FIRE SPRINKLER NOTES

1. PROVIDE HOME FIRE SPRINKLER SYSTEM PER NFPA 13D. CONTRACTOR SHALL SUBMIT PLANS & SPECIFICATIONS PRIOR TO INSTALLATION.

2. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION. DEFERRED SUBMITTAL TO BE CERTIFIED BY PROJECT DESIGNER PRIOR TO SUBMITTAL.

NOTES FOR ACOUSTICAL ANALYSIS OF HVAC AND POOL EQUIPMENT INSTALLATIONS

THE REQUIRED SOUND WALL MAY BE CONSTRUCTED USING ANY MATERIAL WITH A SURFACE WEIGHT OF AT LEAST 3.5 POUNDS PER SQUARE FOOT. SUCH MATERIALS INCLUDE, CONCRETE BLOCK, STUCCO ON FRAME, MINIMUM 3/4" PLYWOOD, 1/4" TEMPERED GLASS OR LEXAN AND OTHERS. CUTOUTS OR OTHER OPENINGS ARE NOT PERMITTED. EXHIBIT 1 SHOWS A GATE PROPOSED IN THE REQUIRED LOCATION OF THE SOUND WALL. THE GATE MAY BE RETAINED AS LONG AS IT IS CONSTRUCTED OF 3/4" PLYWOOD, PRESENTS A SOLID FACE UP TO A HEIGHT OF FIVE FEET (5'), AND STRIKER PLATES ARE INCORPORATED TO ELIMINATE GAPS BETWEEN THE GATE AND THE REST OF THE WALL.

TREE BOX LEGEND

1. BOX SIZES OF TREES ARE SHOWN ON ALL SITE PLANS TO PREVENT CONCRETE FOOTINGS OR ANY PIPING FROM IMPEDING THE INSTALLATION OR GROWTH OF SPECIFIED TREES.

2. ALL CONTRACTORS ARE REQUIRED TO RESPECT THE PROPOSED LOCATION OF ALL PLANT MATERIAL.

- 24" — 24" SQUARE TREE BOX
- 36" — 36" SQUARE TREE BOX
- 48" — 48" SQUARE TREE BOX
- 60" — 60" SQUARE TREE BOX
- 72" — 72" SQUARE TREE BOX

SITE FOOTAGE CALCULATION

TOTAL LOT AREA	8,052.00 SQ. FT.
TOTAL BUILDING FOOTPRINT (39.0%)	3,141.40 SQ. FT.

NOTE: BUILDING FOOTPRINT & AREA UNDER THE ROOF EAVES & SOLID ROOFS ARE INCLUDED IN THE CALCULATION OF THE LOT COVERAGE

SCOPE OF WORK

NEW CUSTOM 2-STORY SFD WITH FINISHED BASEMENT (1,615.00 SQ. FT.) & SUBTERRANEAN GARAGE (876.00 SQ. FT.)

BASEMENT	2,063.00 SQ FT.
FIRST FLOOR	2,871.00 SQ FT.
SECOND FLOOR	2,681.00 SQ FT.
TOTAL LIVING AREA	7,615.00 SQ. FT.
GARAGE	876.00 SQ. FT.
DECKS (1ST FLOOR)	473.40 SQ. FT.
PATIO (SLAB ON GRADE)	605.80 SQ. FT.
DECKS (2ND FLOOR)	364.40 SQ. FT.
STORAGE (BASEMENT)	200.00 SQ. FT.

REFERENCE NOTES

1. REFER TO GRADING PLAN FOR ALL PRECISE GRADE REFERENCES & SPECIFIC ELEVATION CALL-OUTS & PROPERTY LINE TOP OF WALL ELEVATIONS.

2. REFER TO LANDSCAPE PLANS FOR ALL WALL & HARDSCAPE DIMENSIONS, MATERIALS & COLORS.

3. REFER TO LANDSCAPE PLANS FOR PLANT MATERIAL, PLANT CONTAINER SIZE, AND PRECISE LOCATIONS.

OWNER

SCOTT & PAULA BONER

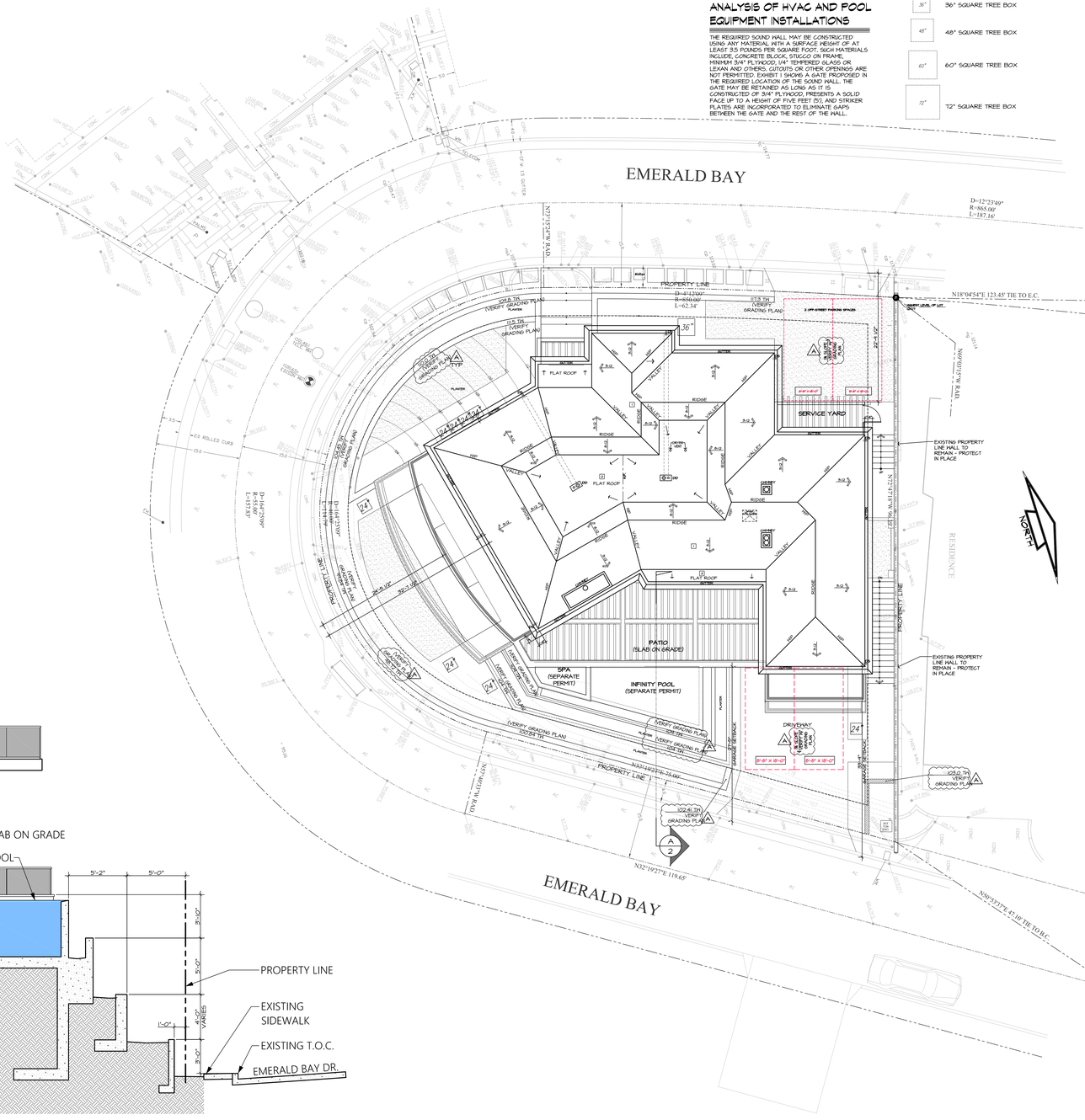
10 EMERALD BAY
LAGUNA BEACH, CA 92651

JOB ADDRESS

191 EMERALD BAY
LAGUNA BEACH, CA 92651

LEGAL DESCRIPTION

LOT 24 TRACT 1104
CITY OF LAGUNA BEACH, CA
APN 053-040-22



SECTION - A-2

SCALE 1/4"= 1'-0"

SITE NOTES

1. DRIVEWAY SLOPE SHOULD COMPLY WITH THE COUNTY OF ORANGE ZONING CODE SEC. 7-9-145.2.e.5.

2. SEPARATE PERMIT IS REQUIRED FOR FENCE WALLS, RETAINING WALLS, INDOOR/ OUTDOOR SWIMMING POOLS & SPAS. (BLDG. ORDINANCE)

3. TEMPORARY INGRESS-EGRESS, STOCKPILING MATERIALS, LANDSCAPING, DRIVE APPROACHES AND/OR UTILITY INSTALLATION WITHIN PUBLIC RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT.

4. CRC R319.1 ADDRESS NUMBERS. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

5. ADDRESS NUMBERS SHALL BE OF NON-COMBUSTIBLE MATERIALS IN SPECIAL FIRE PROTECTION AREAS, SHALL BE A MINIMUM 4" HIGH AND ILLUMINATED AT NIGHT. PER OCFA GUIDELINE B-09.

6. FOOTINGS AT TREE LOCATIONS MUST BE BOARD FORMED TO ELIMINATE SPOIL OVER, AND ALL EXTRANEOUS CONCRETE MUST BE REMOVED FROM THE PROJECT SITE.

7. ALL DOORS FROM HOUSE TO POOL/SPA YARD MUST BE EQUIPPED WITH AN APPROVED DROWNING PREVENTION DEVICE PER 2016 CRC.

8. BOTH SIDES OF THE PERIMETER WALLS, FENCES & PILASTERS MUST BE COMPLETELY FINISHED PER ASSOCIATION DESIGN GUIDELINES.

9. ALL SEWER COLLECTION SYSTEMS, WATER AND/OR GAS DISTRIBUTION SYSTEMS ARE PUBLIC.

10. EDISON COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION.

11. GATES IN FENCES IMPEDING FIREFIGHTER ACCESS TO THE STRUCTURE SHALL BE PROVIDED WITH A KNOX BOX (OR A KEY SWITCH IF THE GATE IS ELECTRICALLY OPERATED) TO ALLOW ACCESS TO THE STRUCTURE. PER CFC 503.1.

12. ABS AND PVC INSTALLATIONS ARE LIMITED TO RESIDENTIAL CONSTRUCTION NOT MORE THAN TWO (2) STORIES IN HEIGHT.

13. PROPERTY MARKERS MUST BE VISIBLE AT ALL THE TIME OF INSPECTION OR SURVEY WILL BE REQUIRED.

14. ALL WALLS, GATES, FENCES & PILASTERS OUTSIDE BUILDING ENVELOPE CANNOT EXCEED 6'-0" ABOVE EXISTING NATURAL GRADE.

15. THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CALOSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF ANY WORK. CONTACT CALOSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION.

16. REFER TO CIVIL DRAWINGS FOR EXACT PROPERTY LINE DIMENSIONS, LOCATION(S) OF EXISTING CURB & GUTTER, UTILITY EASEMENT(S), TOPOGRAPHY, PRECISE GRADING PLAN, EROSION CONTROL PLAN, TOP OF WALL HEIGHTS, PAD & FLOOR ELEVATIONS, SITE DRAINAGE, LOCATION(S) OF BACKWATER VALVES, LOCATION & DIRECTION OF FLOW OF THE STORM & SEWER CONNECTIONS, LOCATION OF NATURAL GAS & WATER METERS, ETC.

17. REFER TO STRUCTURAL DRAWINGS FOR ALL (if any) SITE RETAINING WALL INFORMATION

18. GENERAL CONTRACTOR SHALL SCHEDULE A PRE-GRADE MEETING WITH THE CITY INSPECTOR, ARCHITECT, GEOTECHNICAL ENGINEER, CIVIL ENGINEER & GRADING CONTRACTOR AT THE SITE PRIOR TO THE START OF GRADING.

19. a. ALL NEW BUILDINGS SHALL BE SOLAR & EV READY PER 2019 CALGREEN CODE.
b. PROVIDE 2" CONDUIT FROM ELECTRICAL SERVICE TO ROOF.
c. ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION - CalBSC 4.106.4
NEW CONSTRUCTION SHALL COMPLY WITH SECTIONS 4.106.4.1 AND 4.106.4.2 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGES. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE 2019 CEC, ARTICLE 625.
d. IDENTIFICATION CalBSC 4.106.4.1.1
THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

20. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS & ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY. (CRC R317.1, ITEM 2)

21. SILLS & SLEEPERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE GROUND & GIRDERS WITH LESS THAN 18" CLEARANCE TO MASONRY & CONCRETE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY. (CRC R317.1, 3 & 4).

22. FIELD-CUTTING ENDS, NOTCHES & DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. (CRC R317.1.1)

23. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING & FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL & VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR & LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS & FIREPLACES. (CRC R302.11)

24. THERE SHALL BE POOL/SPA SAFETY WALLS AND GATES AROUND THE PROPERTY. WALLS SHALL BE 5'-0" HIGH MINIMUM AND GATES SHALL BE 5' HIGH SELF-CLOSING AND SELF-LATCHING SWINGING OUTWARD.

25. JOINTS & OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION & EXFILTRATION (2019 BEES SEC. 110.7)

26. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED FOR ALL NEW CONSTRUCTION & RECONSTRUCT STRUCTURES. ACCESSORY STRUCTURES SUCH AS PATIO COVERS, STORAGE SHEDS, BRIDGES, DECKS, CARPORTS, GREENHOUSES OR SIMILAR STRUCTURES ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

27. ALL DOORS PROVIDING DIRECT ACCESS FROM THE RESIDENCE TO THE POOL/SPA SHALL BE EQUIPPED WITH.
A. EXIT ALARMS ON ALL DOORS PROVIDING DIRECT ACCESS TO THE POOL/SPA, OR
B. SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED AT 54 INCHES OR MORE ABOVE THE FLOOR.

ERIC TRABERT & ASSOCIATES

E.T.A.
RESIDENTIAL DESIGN

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SCOTT & PAULA BONER

191 EMERALD BAY
LAGUNA BEACH, CA 92651

APN 053-040-22

SITE PLAN

SUBMITTALS:

03-08-21	Planning/Coastal Resub 1

REVISIONS:

1	02-16-21 COASTAL COMMISSION PC1 - GT

DATE: 11.11.2019

STYLE: -

DRAWN BY: JT

JOB NO. 02-SP-191 EMERALD BAY

SCALE 1/8"= 1'-0"

SHEET 2

NOT FOR CONSTRUCTION

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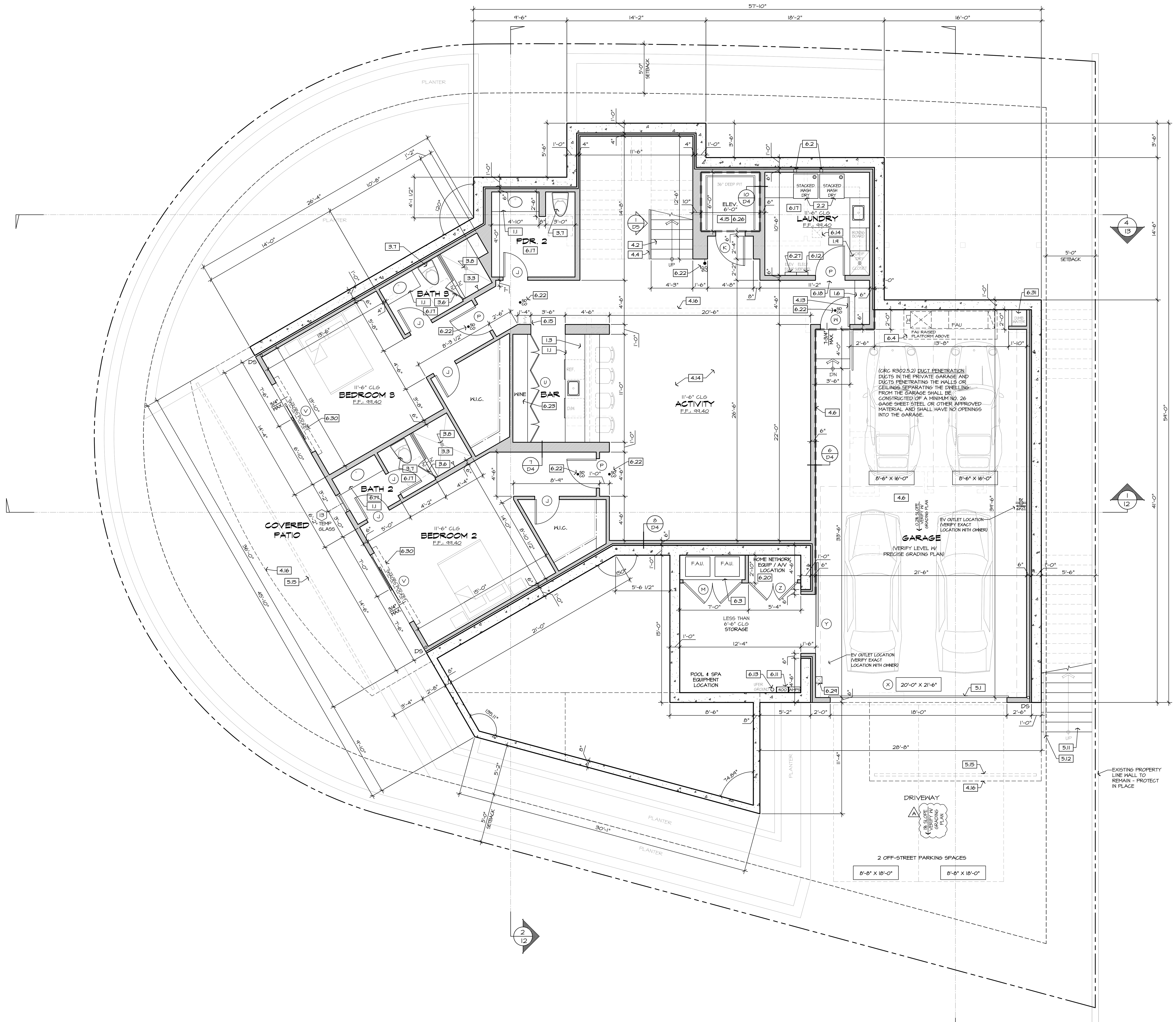

LEGEND

1-HOUR FIRE RATED SEPARATION

EXTERIOR WALL TO BE MINIMUM OF 2X6

BASEMENT RETAINING WALL

NOTES

1. FOR FLOOR PLAN KEYNOTES, PLEASE REFER TO ARCHITECTURAL SHEET 5.
2. INTERIOR LIGHTING WILL BE CONTROLLED WITH OCCUPANCY SENSORS AND AUTOMATIC SHADE DEVICES.
3. ALL EXTERIOR LIGHT FIXTURES WILL BE RECESSED LIGHTS IN CEILING / DECK FROM ABOVE.
4. (CRC R310.1) BASEMENTS SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD, OR EXIT COURT. EACH SLEEPING ROOM AT BASEMENT SHALL HAVE ITS EMERGENCY EGRESS AND RESCUE OPENING. ESCAPE WINDOWS WITH A FINISHED SILL HEIGHT BELOW ADJACENT GROUND ELEVATION SHALL HAVE A WINDOW WELL AND LADDER PER CRC R310.2.
5. ELEVATOR SHALL BE IN COMPLIANCE WITH ASME A17.1/CSA B44. CRC R321.1
6. PROVIDE A MINIMUM OF 100 SQ. IN. OPENING ABOVE THE DOOR @ LAUNDRY ROOM FOR MAKEUP AIR
7. EMERGENCY ESCAPES SHALL OPEN DIRECTLY INTO A PUBLIC WAY, YARD OR COURT.
8. EXTERIOR WINDOWS AND DOORS SHALL BE TESTED AND LABELED IN ACCORDANCE WITH CRC R612.3, R612.4 AND R612.R. MULLIONS SHALL BE TESTED IN ACCORDANCE WITH CRC R612.8. (CRC R612)
9. FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE IN ACCORDANCE WITH CRC R302.11.
10. OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS/NOXIOUS CONTAMINANT IN ACCORDANCE WITH CRC R303.5.1. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS.
11. ROOF AND DECK AREA DRAINS TO BE DESIGNED FOR RAINFALL PER TABLE 11-1 (CPC 1105).
12. OVERFLOW DRAINS SHALL HAVE SEPARATE INDEPENDENT PIPING AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. OVERFLOW SCUPPERS SHALL HAVE AN AREA 3 TIMES THE ROOF DRAIN, A MINIMUM OPENING HEIGHT OF 4", AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. (CRC R903.4.1)

GREEN BUILDING STANDARDS

1. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD. (PER CGBS SEC. 4.406)
2. AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, ACCEPATABLE TO THE ENFORCING AGENY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. (PER SECTION CGBS 4.410)

ERIC TRABERT & ASSOCIATES

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SCOTT & PAULA BOWER

191 EMERALD BAY
LAGUNA BEACH, CA 92651

APN 053-040-22

BASEMENT PLAN

SUBMITTALS:

REVISIONS:
A 02-16-21 COASTAL COMMISSION PC1 - CT

LICENSED PROFESSIONAL ARCHITECT JEFFREY REESE PARKHURST C-20554 EXP. 3/21 STATE OF CALIFORNIA
191 EMERALD BAY

DATE: 11.11.2019

STYLE: -

DRAWN BY: JT

JOB NO. 06-OFP-191 EMERALD BAY

SCALE 1/4"= 1'-0"

SHEET 6

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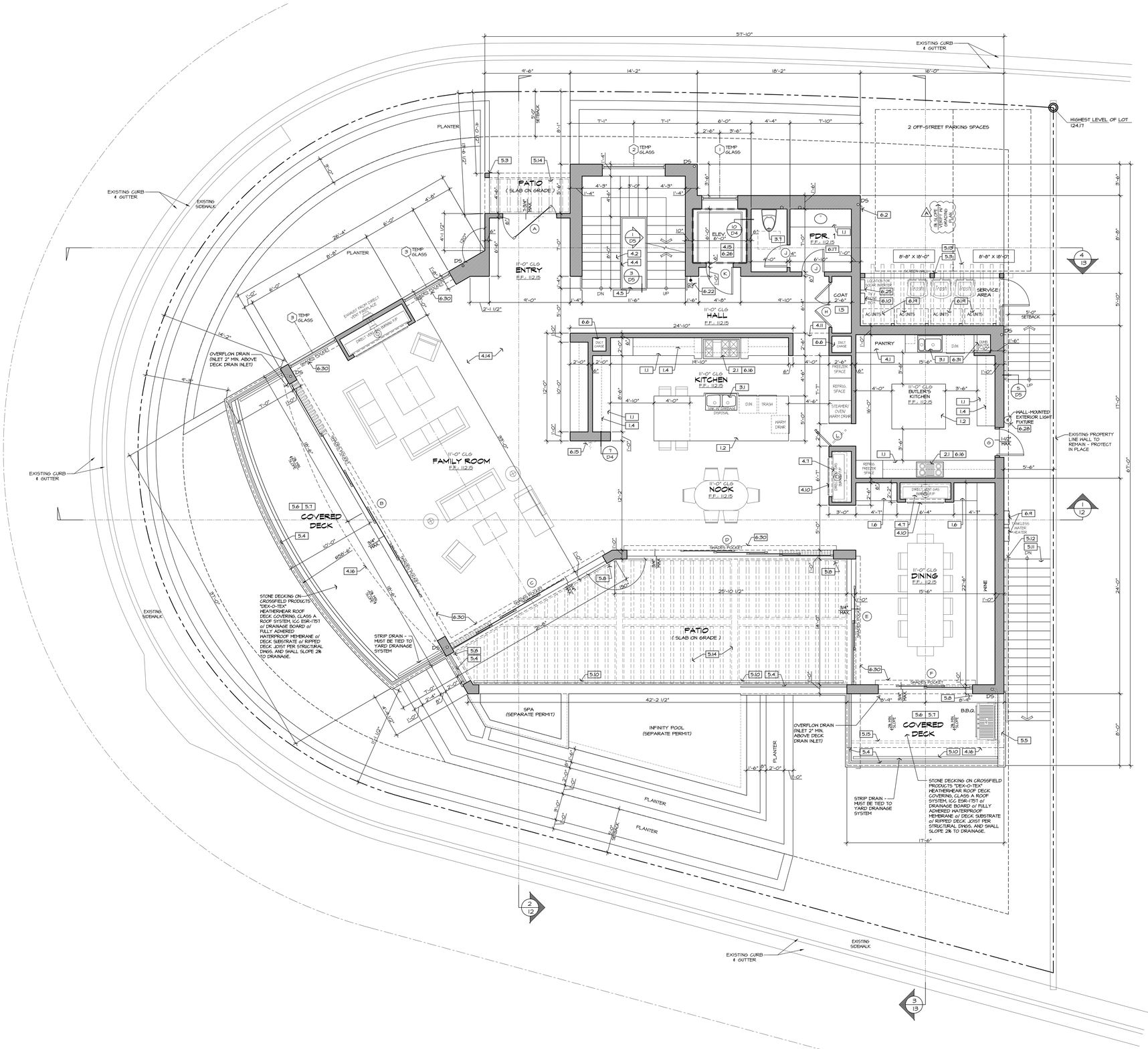

NORTH

LEGEND

1-HOUR FIRE RATED SEPARATION

EXTERIOR WALL TO BE MINIMUM OF 2X6

NOTES

1. FOR FLOOR PLAN KEYNOTES, PLEASE REFER TO ARCHITECTURAL SHEET 5.
2. INTERIOR LIGHTING WILL BE CONTROLLED WITH OCCUPANCY SENSORS AND AUTOMATIC SHADE DEVICES.
3. ALL EXTERIOR LIGHT FIXTURES WILL BE RECESSED LIGHTS IN CEILING / DECK FROM ABOVE.
4. (CRC R310.1) BASEMENTS SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD, OR EXIT COURT. EACH SLEEPING ROOM AT BASEMENT SHALL HAVE ITS EMERGENCY EGRESS AND RESCUE OPENING. ESCAPE WINDOWS WITH A FINISHED SILL HEIGHT BELOW ADJACENT GROUND ELEVATION SHALL HAVE A WINDOW WELL AND LADDER PER CRC R310.2.
5. ELEVATOR SHALL BE IN COMPLIANCE WITH ASME A17.1/CSA B44. CRC R321.1
6. PROVIDE A MINIMUM OF 100 SQ. IN. OPENING ABOVE THE DOOR @ LAUNDRY ROOM FOR MAKEUP AIR.
7. EMERGENCY ESCAPES SHALL OPEN DIRECTLY INTO A PUBLIC WAY, YARD OR COURT.
8. EXTERIOR WINDOWS AND DOORS SHALL BE TESTED AND LABELED IN ACCORDANCE WITH CRC R612.3, R612.4 AND R612.R. MULLIONS SHALL BE TESTED IN ACCORDANCE WITH CRC R612.B. (CRC R612)
9. FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE IN ACCORDANCE WITH CRC R302.11.
10. OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS/NOXIOUS CONTAMINANT IN ACCORDANCE WITH CRC R303.5.1. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS.
11. ROOF AND DECK AREA DRAINS TO BE DESIGNED FOR RAINFALL PER TABLE 11-1 (CPC 1103).
12. OVERFLOW DRAINS SHALL HAVE SEPARATE INDEPENDENT PIPING AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. OVERFLOW SCUPPERS SHALL HAVE AN AREA 3 TIMES THE ROOF DRAIN, A MINIMUM OPENING HEIGHT OF 4", AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. (CRC R903.4.1)

GREEN BUILDING STANDARDS

1. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD. (PER CGBS SEC. 4.406)
2. AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, ACCEPATABLE TO THE ENFORCING AGENT SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. (PER SECTION CGBS 4.410)

NOTES FOR ACOUSTICAL ANALYSIS OF HVAC AND POOL EQUIPMENT INSTALLATIONS

THE REQUIRED SOUND WALL MAY BE CONSTRUCTED USING ANY MATERIAL WITH A SURFACE WEIGHT OF AT LEAST 3.5 POUNDS PER SQUARE FOOT. SUCH MATERIALS INCLUDE, CONCRETE BLOCK, STUCCO ON FRAME, MINIMUM 3/4" PLYWOOD, 1/4" TEMPERED GLASS OR LEXAN AND OTHERS. CUTOUTS OR OTHER OPENINGS ARE NOT PERMITTED. EXHIBIT 1 SHOWS A GATE PROPOSED IN THE REQUIRED LOCATION OF THE SOUND WALL. THE GATE MAY BE RETAINED AS LONG AS IT IS CONSTRUCTED OF 3/4" PLYWOOD, PRESENTS A SOLID FACE UP TO A HEIGHT OF FIVE FEET (5'), AND STRIKER PLATES ARE INCORPORATED TO ELIMINATE GAPS BETWEEN THE GATE AND THE REST OF THE WALL.

FIRST FLOOR PLAN

ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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141 EMERALD BAY
LAGUNA BEACH, CA 92651

APN 053-040-22

SUBMITTALS:

REVISIONS:

A	02-16-21 COASTAL COMMISSION PCI - CT

DATE: 11.11.2019

STYLE: -

DRAWN BY: JT

JOB NO. 07-IFP-141 EMERALD BAY

SCALE 1/4"= 1'-0"

SHEET 7

3/3/2021 5:27:40 PM JT

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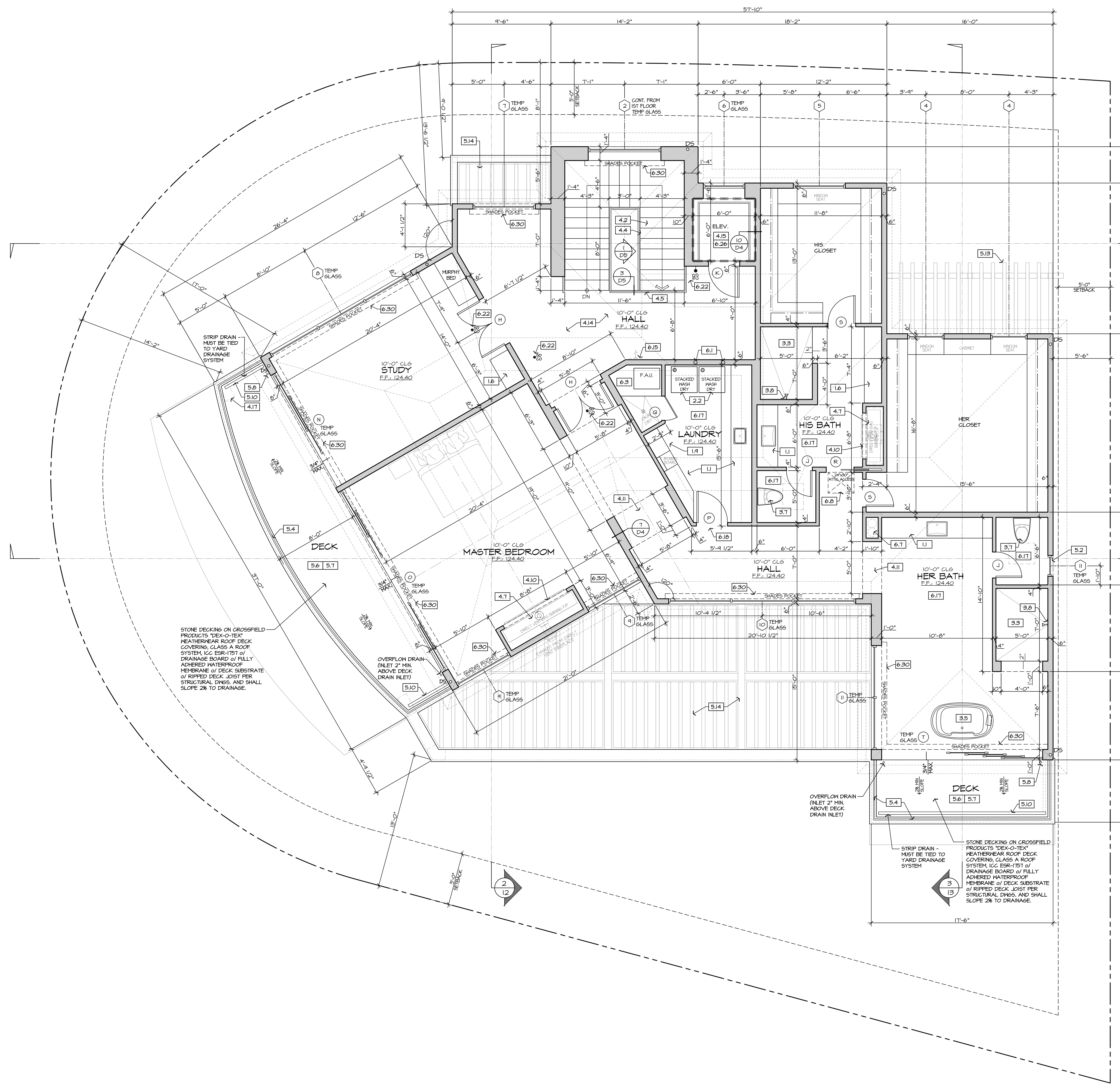

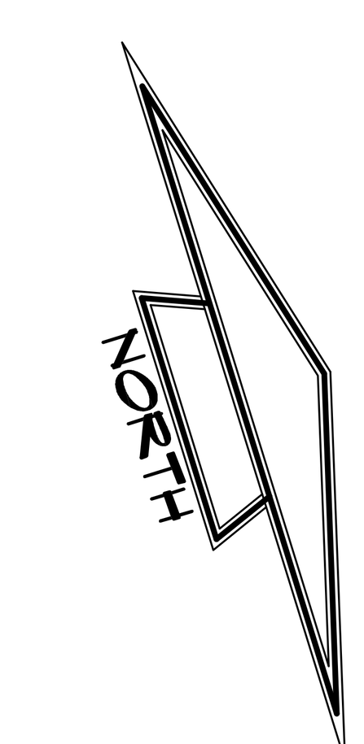

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SCOTT & PAULA BOWER

191 EMERALD BAY
LAGUNA BEACH, CA 92651

APN 053-040-22

SECOND FLOOR PLAN

LEGEND

1-HOUR FIRE RATED SEPARATION	
EXTERIOR WALL TO BE MINIMUM OF 2X6	

NOTES

1. FOR FLOOR PLAN KEYNOTES, PLEASE REFER TO ARCHITECTURAL SHEET 5.
2. INTERIOR LIGHTING WILL BE CONTROLLED WITH OCCUPANCY SENSORS AND AUTOMATIC SHADE DEVICES.
3. ALL EXTERIOR LIGHT FIXTURES WILL BE RECESSED LIGHTS IN CEILING / DECK FROM ABOVE.
4. (CRC R310.1) BASEMENTS SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD, OR EXIT COURT. EACH SLEEPING ROOM AT BASEMENT SHALL HAVE ITS EMERGENCY EGRESS AND RESCUE OPENING. ESCAPE WINDOWS WITH A FINISHED SILL HEIGHT BELOW ADJACENT GROUND ELEVATION SHALL HAVE A WINDOW WELL AND LADDER PER CRC R310.2.
5. ELEVATOR SHALL BE IN COMPLIANCE WITH ASME A17.1/CSA B44. CRC R321.1
6. PROVIDE A MINIMUM OF 100 SQ. IN. OPENING ABOVE THE DOOR @ LAUNDRY ROOM FOR MAKEUP AIR
7. EMERGENCY ESCAPES SHALL OPEN DIRECTLY INTO A PUBLIC WAY, YARD OR COURT.
8. EXTERIOR WINDOWS AND DOORS SHALL BE TESTED AND LABELED IN ACCORDANCE WITH CRC R612.3, R612.4 AND R612.R. MULLIONS SHALL BE TESTED IN ACCORDANCE WITH CRC R612.8. (CRC R612)
9. FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE IN ACCORDANCE WITH CRC R302.11.
10. OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS/NOXIOUS CONTAMINANT IN ACCORDANCE WITH CRC R303.5.1. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS.
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12. OVERFLOW DRAINS SHALL HAVE SEPARATE INDEPENDENT PIPING AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. OVERFLOW SCUPPERS SHALL HAVE AN AREA 3 TIMES THE ROOF DRAIN, A MINIMUM OPENING HEIGHT OF 4", AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. (CRC R903.4.1)

GREEN BUILDING STANDARDS

1. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD. (PER CGBS SEC. 4.406)
2. AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, ACCEPATABLE TO THE ENFORCING AGENY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. (PER SECTION CGBS 4.410)

SUBMITTALS:

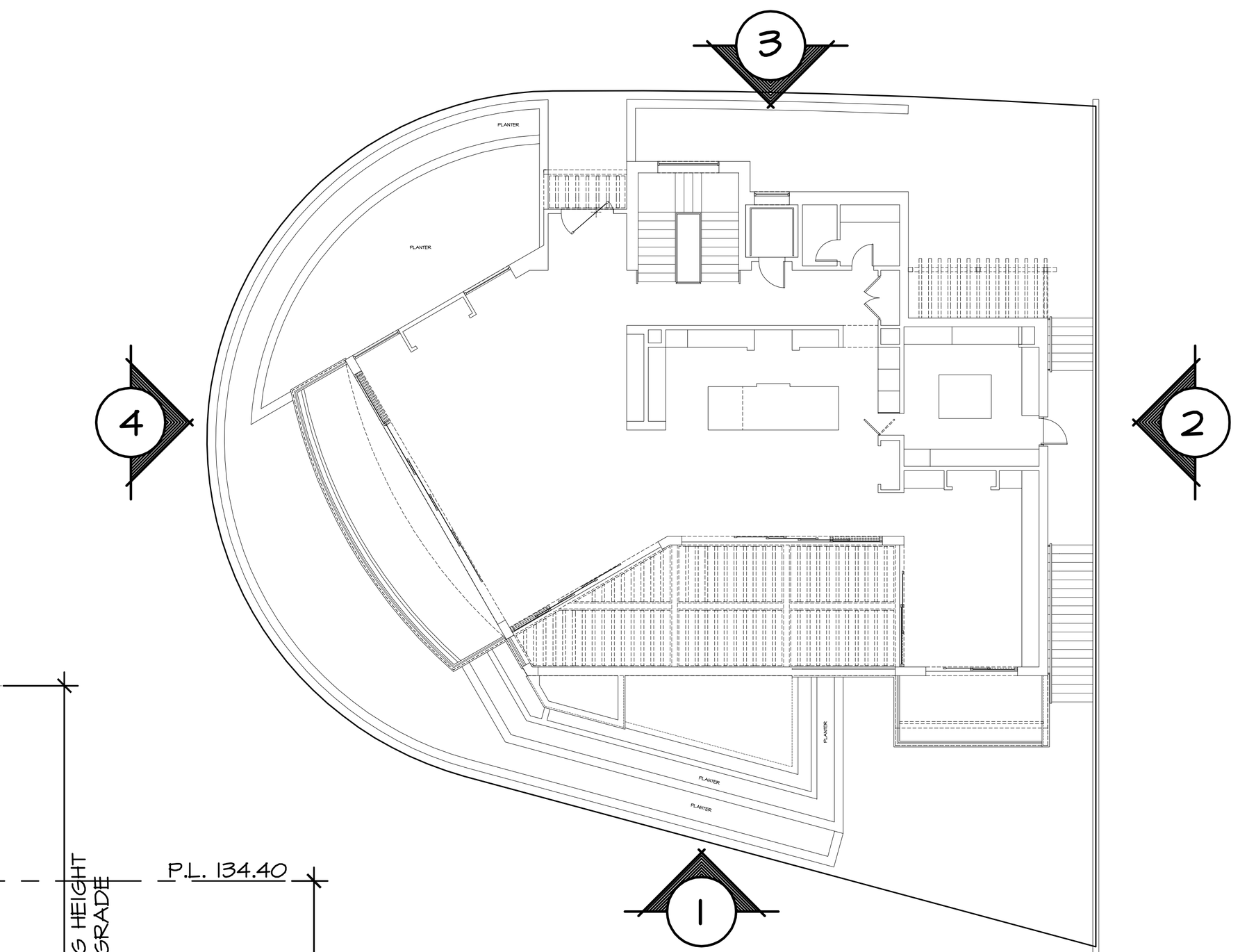
REVISIONS:

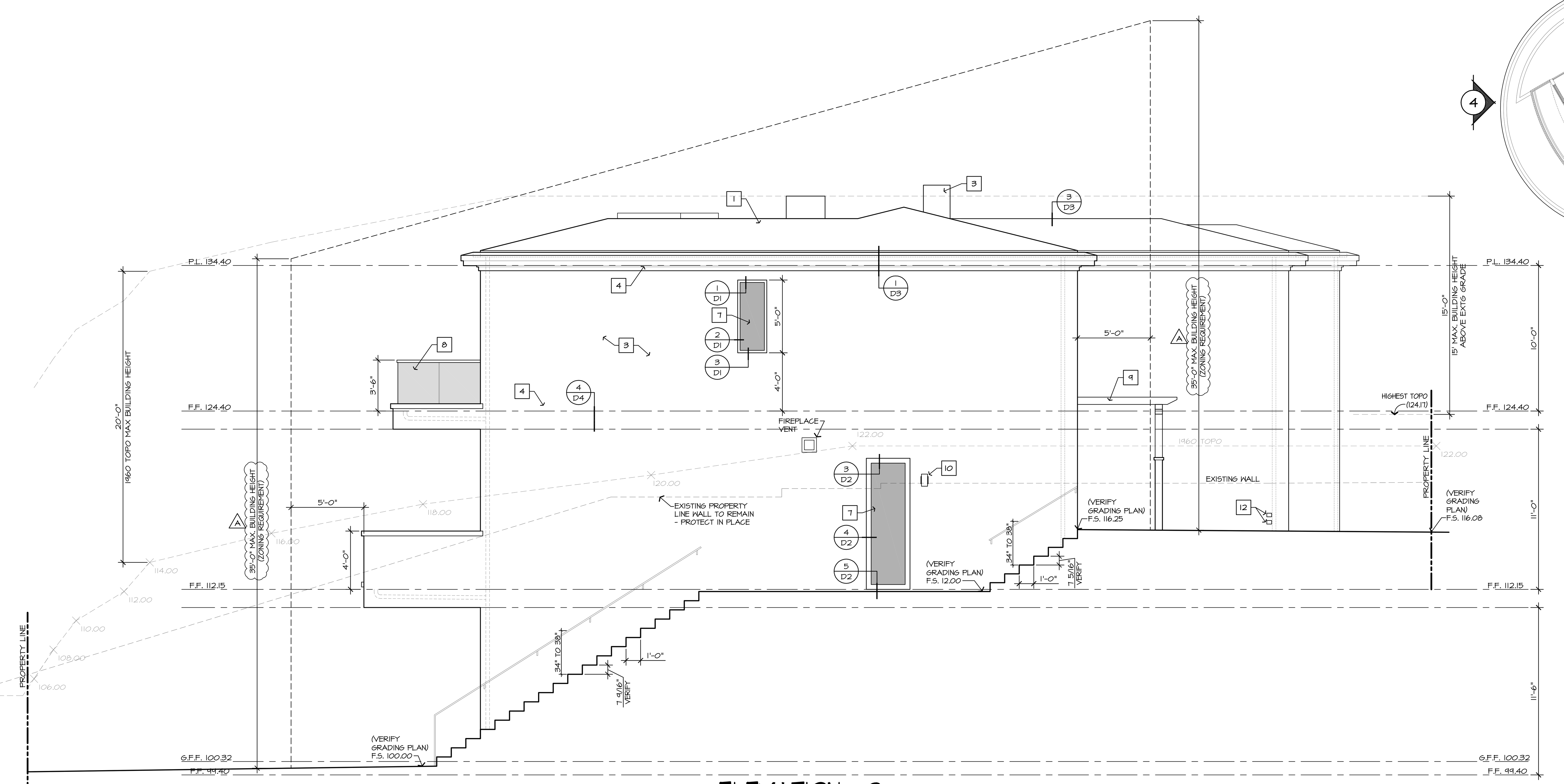
LICENSED PROFESSIONAL ARCHITECT JEFFREY REESE PARKHURST C-20554 EXP. 3/21 STATE OF CALIFORNIA
191 EMERALD BAY

DATE :	11.11.2019
STYLE :	-
DRAWN BY:	JT
JOB NO.	08-2FP-191 EMERALD BAY
SCALE	1/4"= 1'-0"
SHEET	8

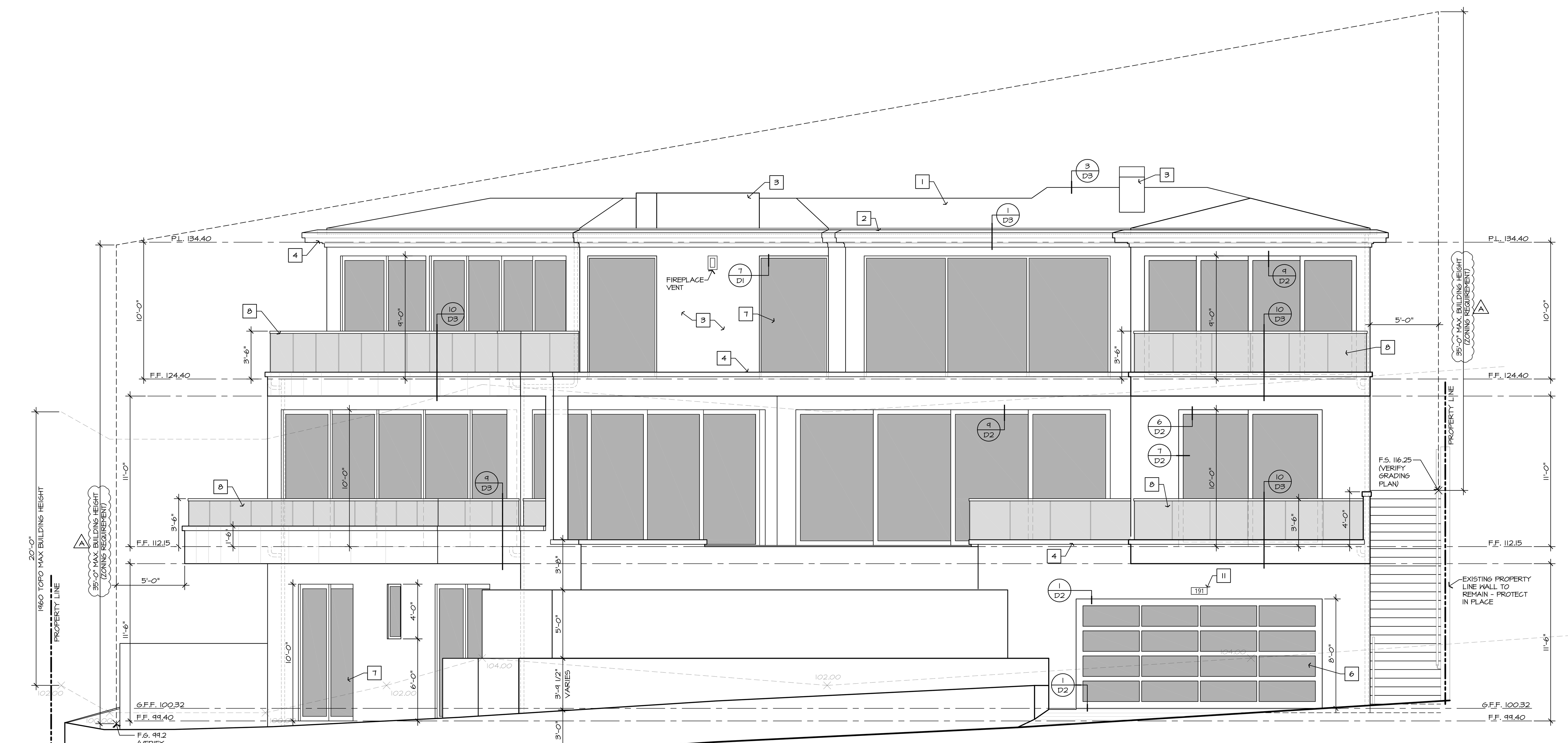
2/18/2021 9:37:37 AM, eta3

NOT FOR CONSTRUCTION





ELEVATION - 2



ELEVATION - 1

GENERAL NOTES

1. ANY CHANGES TO THE SHAPE, SIZE AND DIVISIONS OF WINDOWS & DOORS MUST BE REVIEWED & APPROVED BY DESIGNER.

2. THE MUNTIN BARS FOR ALL THE DOOR AND WINDOW BREAK-UPS SHALL BE PROVIDED WITH A MINIMUM OF 1-1/4".

3. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIAL. (e.g. ROOF TILES)

4. ROOF ATTIC VENTS MUST BE WELL HIDDEN FROM NEIGHBORING VIEWS AND THE STREET. CONCEALED ROOF VENTS ARE PREFERRED.

5. ALL PLUMBING & EQUIPMENT VENTS MUST BE CONSOLIDATED & LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE & SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES.

6. FIELD-CUTTING ENDS, NOTCHES & DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. (CRC R317.1.1)

7. ROOF MATERIAL SHALL BE CLASS "A" WITH FIRESTOP TO PREVENT THE INTRUSION OF FLAMES & EMBERS OR 1 LAYER OF NO. 72 ASTM CAP SHEET.

8. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES & DEBRIS.

9. CORNICES, EAVE OVERHANGS, SOFFITS, EXTERIOR BALCONIES AND SIMILAR APPENDAGES AND PROJECTIONS SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION OR ENCLOSED IN ONE-HOUR FIRE-RESISTIVE MATERIAL OR HEAVY TIMBER CONSTRUCTION.

10. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION SHALL BE IN ACCORDANCE WITH CRC SECTIONS R337.6.1 THROUGH R337.6.3 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENING; AND SHALL BE FULLY COVERED WITH NONCOMBUSTIBLE AND CORROSION RESISTANT METAL WIRE MESH, VENTS, OTHER MATERIALS, OR OTHER DEVICES WITH THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16-INCH (1.6mm) AND SHALL NOT EXCEED 1/8-INCH (3.2mm). (CRC R337.6)

11. ALL EXTERIOR WALLS SHALL BE OF NONCOMBUSTIBLE MATERIALS OR 1-HOUR FIRE-RESISTIVE CONSTRUCTION FOR THE EXTERIOR PORTION.
EXCEPTION 1: 1-3/8" SOLID CORE DOORS, METAL DOORS & MULTIGLAZED WINDOWS & DOORS ARE PERMITTED

12. PROVIDE SPECIFICATIONS FOR LATH, PLASTER & DRYWALL TO CONFORM TO THE REQUIREMENTS OF CRC R337.

13. (CRC R337) EXTERIOR WALL CONSTRUCTION ASSEMBLY SHALL HAVE A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT SHALL BE APPLIED OVER STUDS OF ALL EXTERIOR WALLS. TWO LAYERS OF GRADE D OR 60 MINUTE GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING.

14. WEEP SCREED SHALL BE OF MINIMUM NO. 26 GALVANIZED SHEET GAGE, CORROSION-RESISTANT LOCATED BELOW FOUNDATION PLATE LINE AND 4-INCHES ABOVE GRADE ON ALL EXTERIOR STUD WALLS OR 2-INCHES ABOVE PAVED AREAS (CRC R337)

15. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM ONE TEMPERED PANE; OR SHALL BE CONSTRUCTED OF GLASS BLOCK UNITS; OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20-MINUTES, WHEN TESTED ACCORDING TO NFPA 257; OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2. (CRC R337.8.2.1)

16. EXTERIOR DOORS: THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL; OR SHALL BE CONSTRUCTED OF SOLID CORE WOOD HAVING STILES & RAILS NOT LESS THAN 1-3/8" THICK; OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252; OR SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. (CRC R337.8.3)

17. DECKING ASSEMBLIES: THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIR TREADS, RISERS & LANDINGS WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048mm) OF THE BUILDING SHALL BE CONSTRUCTED OF IGNITION-RESITANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SFM STANDARD 12-7A-5; OR EXTERIOR FIRE RETARDANT TREATED WOOD; OR NONCOMBUSTIBLE MATERIALS; OR ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4 WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESITANT MATERIAL. (CRC R337.9)

18. NO VENTILATION OPENINGS OR OTHER OPENINGS SHALL BE PERMITTED IN EAVE OVERHANGS, SOFFITS, BETWEEN RAFTERS AT EAVES OR IN OTHER OVERHANGING AREAS.

19. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS & ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY. (CRC R317.1, ITEM 2)

20. SILLS & SLEEPERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE GROUND & GIRDERS WITH LESS THAN 1/2" CLEARANCE TO MASONRY & CONCRETE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY. (CRC R317.1.3 & 4).

21. TWO LAYERS OF UNDERLAYMENT IS REQUIRED FOR ROOF SLOPE LESS THAN 4:12.

22. WOOD AND WOOD-BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN ACCORDANCE WITH CRC R317.1

23. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD, OR FIRE-RETARDANT-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3)

24. WOOD/PLASTIC COMPOSITES USED IN EXTERIOR DECK BOARDS, STAIR TREADS, HANDRAILS & GUARDRAIL SYSTEMS SHALL BE LABELED FOR COMPLIANCE WITH ASTM D 7032.

ELEVATION KEYNOTES & COLORS

1	MAIN ROOFING TO BE: "AMERICAN SLATE" CLASS "A" ROOFING FAIRWEATHER WAY NATURAL SLATE COMMON-LAP COURSES
2	BUILT-UP ROOF: UL TGFU.R1306 "GAF" OR APPROVED EQ. CLASS "A" ROOFING SYSTEM BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP. GRANULATED 80 LB. MODIFIED CAPSHEET USING A TORCH OVER ONE LAYER 28 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED. COLOR TO BE LIGHT TAN GRAVEL.
3	7/8" THICK STUCCO ON CORROSION RESISTANT METAL LATH O/ 2 LAYERS OF GRADE D' BUILDING PAPER OR 60 MIN. GRADE D' PAPER SHALL BE APPLIED O/ ALL WOOD BASE SHEATHING. "MERLEX" COLOR TO BE ½ P 941 SBF.
4	ROOF EAVE CORNICE & TRIM TO BE STUCCO "MERLEX" COLOR TO BE ½ P 941 SBF.
5	ENTRY DOOR TO BE BLACK ALUMINUM FRAME PIVOT GLASS DOOR
6	GARAGE DOOR TO BE BLACK ALUMINUM FRAME WITH WHITE LAMINATED TEMPERED GLASS
7	EXTERIOR DOORS & WINDOWS TO BE "FLEETWOOD" BLACK WITH TEMP. GLASS
8	42" MIN. HIGH TEMP. GLASS GUARDRAIL PER ELEV.
9	ALUMINUM TRELLIS TO BE BLACK BIOCLIMATIQUE ROTATING LOUVER ROOF BY RETRACTABLE AWNINGS
10	SIDEYARD EXTERIOR LIGHT FIXTURE TO BE "EGLO" RIGA 2 LIGHT WALL SCONCE, MATTE BLACK FINISH
11	HOUSE STREET NUMBER VISIBLE & LEGIBLE FROM STREET. MINIMUM 4" HIGH x 1" WIDE (PER CRC R319) AND ILLUMINATED AT NIGHT.
12	4" DRYER VENT LOCATION PER PLAN. 14' MAX. W/ TWO 90° BENDS FOR METAL DUCT; 6' MAX. FOR FLEX GAS CONNECTOR

EXTERIOR LIGHT FIXTURE NOTE

1. ALL EXTERIOR LIGHT FIXTURES WILL BE RECESSED LIGHTS IN CEILING / DECK FROM ABOVE.
   a. FOR BASEMENT & 1ST FLOOR - "COOPER LIGHTING" HALO HL36SAR
   b. FOR 2ND FLOOR - "COOPER LIGHTING" LUMIERE BOCA 631
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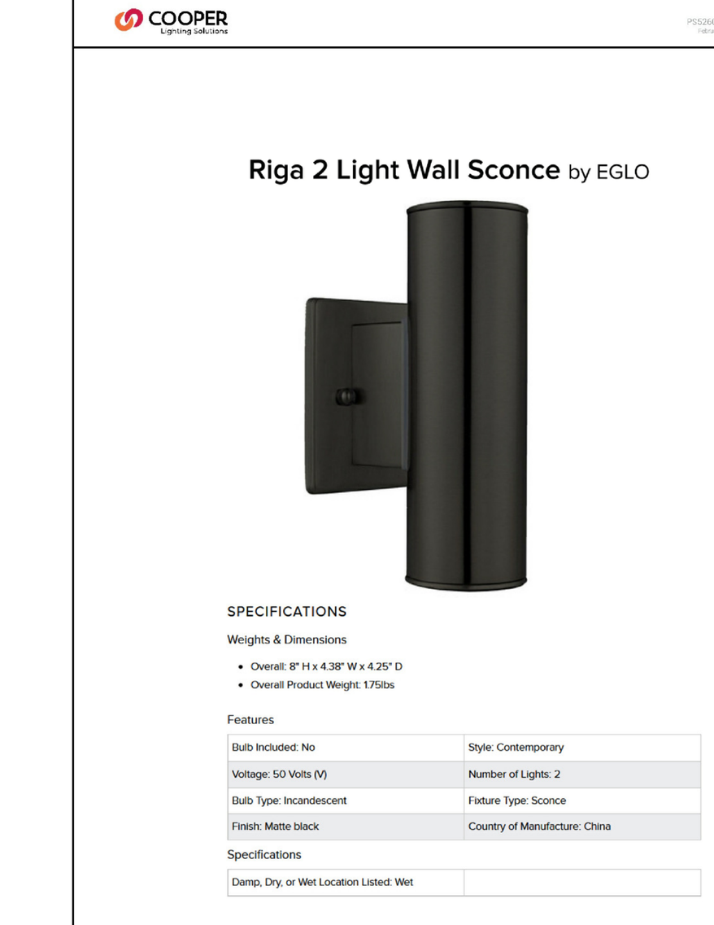

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SCOTT & PAULA BOWER

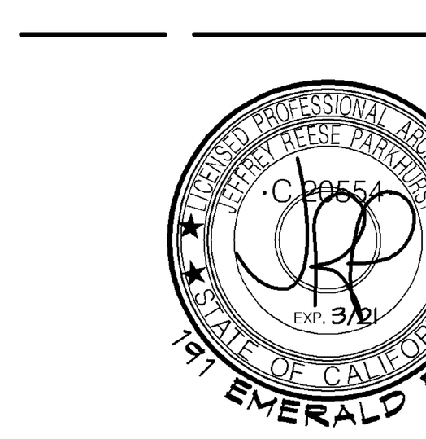
191 EMERALD BAY
LAGUNA BEACH, CA 92651

APN 053-040-22

ELEVATIONS

SUBMITTALS:

REVISIONS:
A 02-16-21 COASTAL COMMISSION PC1 - CT



DATE: 11.11.2019

STYLE: -

DRAWN BY: JT

JOB NO. 10-ELE-191 EMERALD BAY

SCALE 1/4"= 1'-0"

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3/2/2021 1:47:58 PM, JT

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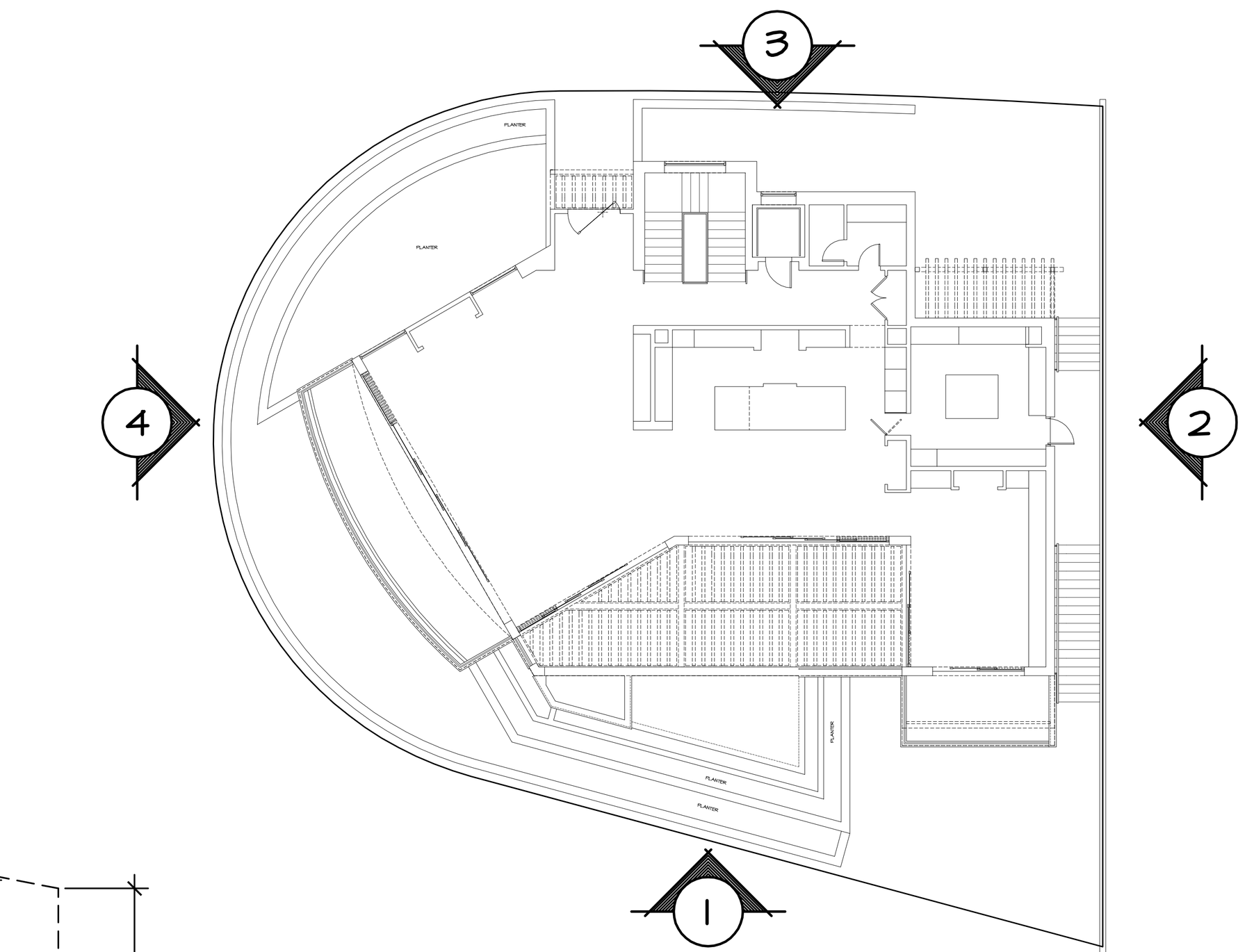
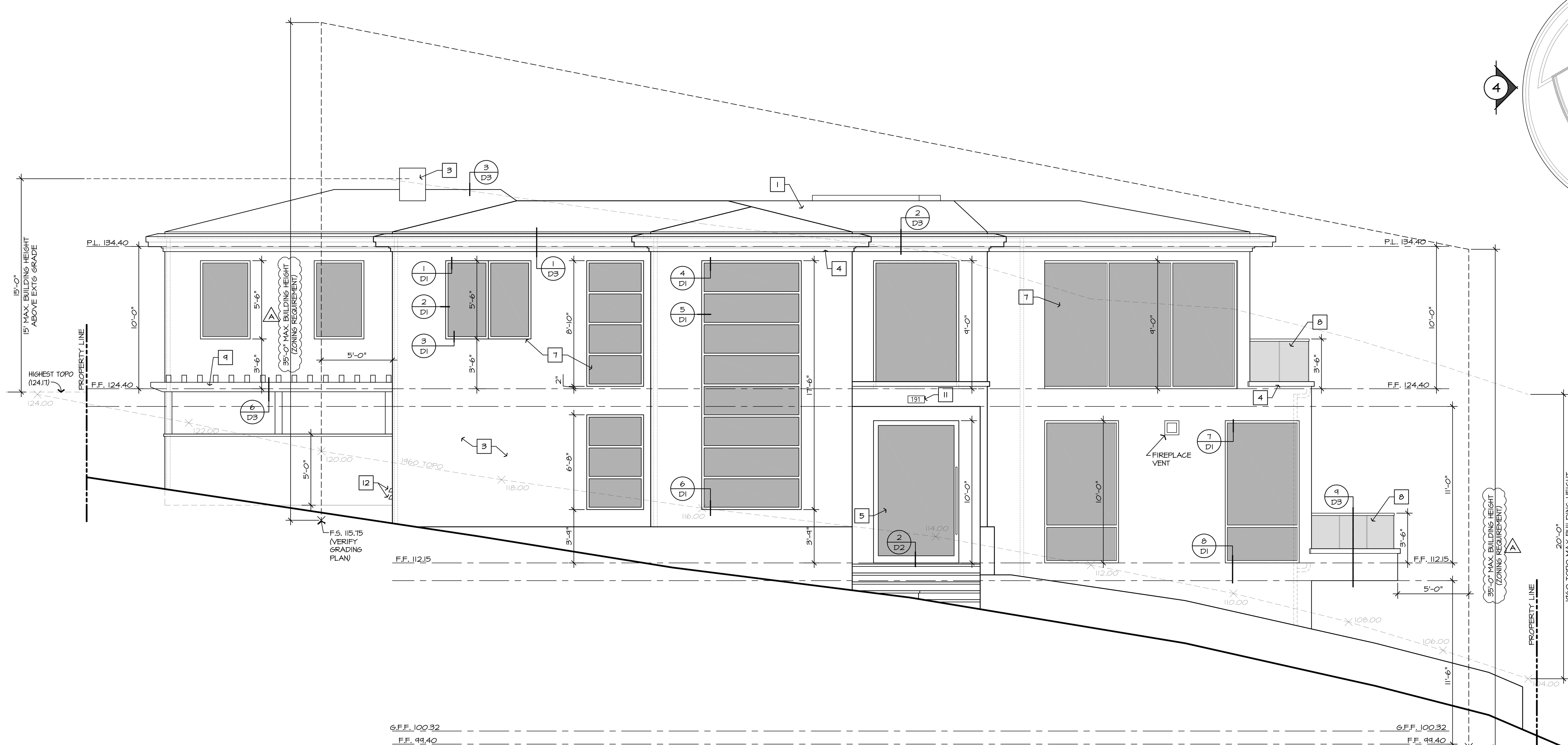
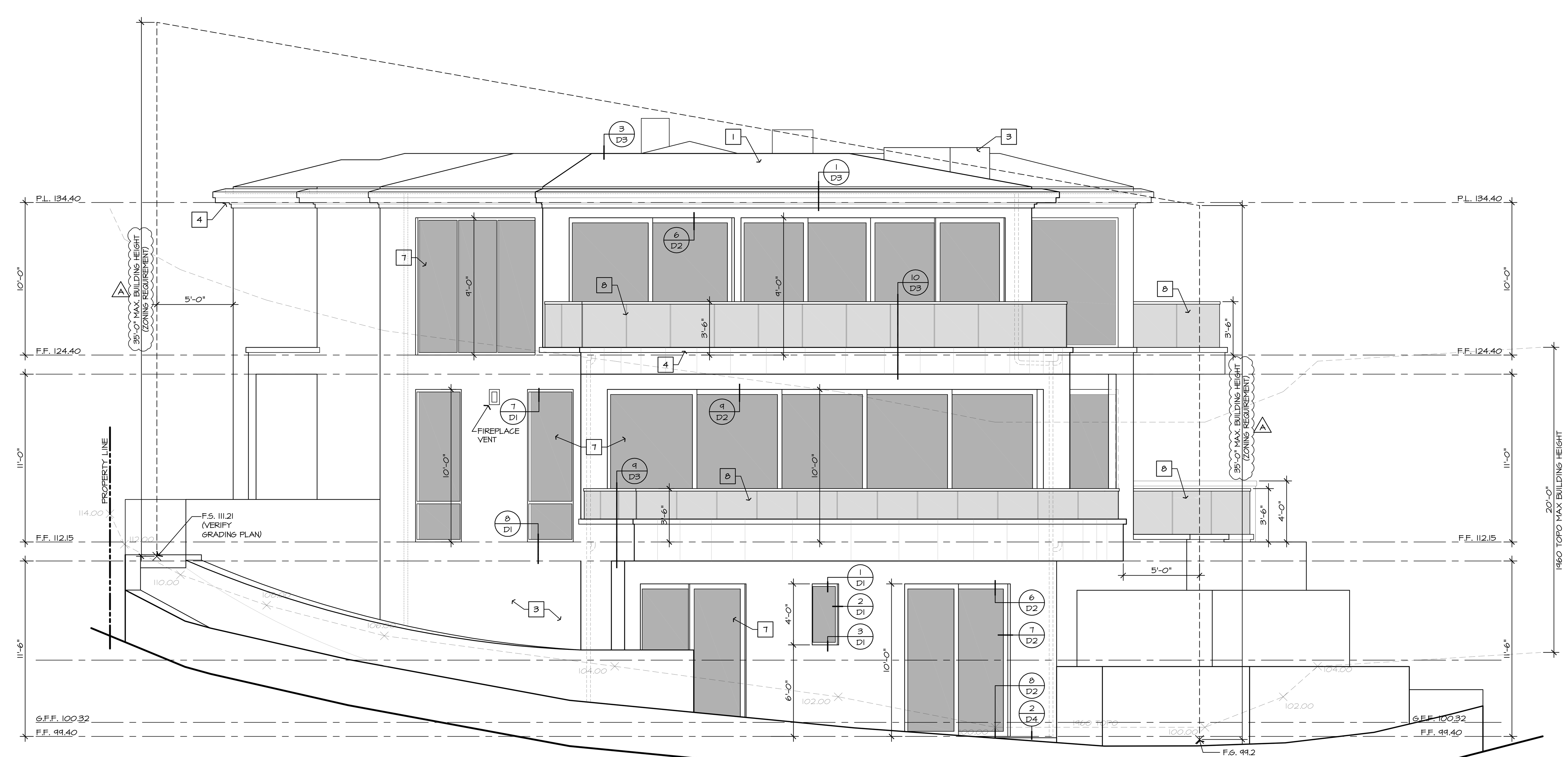




ELEVATION - 3



ELEVATION - 4

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SCOTT & PAULA BOWER

191 EMERALD BAY
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APN 053-040-22

ELEVATIONS

SUBMITTALS:

REVISIONS:
A 02-16-21 COASTAL COMMISSION PC1 - CT

LICENSED PROFESSIONAL ARCHITECT JEFFREY REESE PARKHURST C 20554 EXP. 3/21 STATE OF CALIFORNIA
191 EMERALD BAY

DATE: 11.11.2019

STYLE: -

DRAWN BY: JT

JOB NO. 11-ELE-191 EMERALD BAY

SCALE 1/4"= 1'-0"

SHEET 11

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NOT FOR CONSTRUCTION

grading plans for:

PROPOSED RESIDENCE

191 Emerald Bay Drive, Laguna Beach, CA 92651

GENERAL

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE COUNTY OF ORANGE AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF OC PUBLIC WORKS STANDARD PLANS SHALL ALSO BE RETAINED ON SITE.
2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE DISTRICT GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST, DISTRICT GRADING INSPECTOR AND WHEN REQUIRED THE ARCHEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTION FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
3. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
4. THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
5. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY OC PLANNING, GRADING SECTION, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
6. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
7. THE CIVIL ENGINEER SHAL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITHIN THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW
8. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILLS IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
9. SUBDRAIN OULTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
10. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS-GRADED PLANS.
11. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
12. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER OC PUBLIC WORKS STANDARD PLAN NO. 1322.
13. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
14. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.
15. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2-FOOT HORIZONTAL TO 1-FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
16. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
17. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
18. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
19. ALL TRENCH BACKFILL SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE.
20. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
21. ANY EXISTING WATER WELLS SHALL ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY, HEALTH CARE AGENCY, AND DIVISION OF ENVIRONMENTAL HEALTH.
22. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF OC PLANNING/BUILDING INSPECTION.
23. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
24. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE DISTRICT GRADING INSPECTOR.
25. THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS.
26. THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
27. THE PERMITTEE IS RESPONSIBLE FOR GIVING REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDING PRIOR TO THE BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE ALSO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
28. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULFATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
29. SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
30. ALL EXISTING DRAINAGE COURSES THROUGH THIS-SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORMWATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
31. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
32. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
33. APPROVED PROTECTIVE MEASURES AND TEMPOPARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
34. GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-HALF MILE OF HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8 P.M. AND 7 A.M. DAILY, ON SUNDAY OR ON A FEDERAL HOLIDAY.
    (A) ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000' OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
    (B) ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTRY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL).
    (C) STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AT PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OF GRADING PERMITS.
35. GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS . ACCORDING TO AQMD MEASUREP-4, HIGH WINDS ARE DEFINED AS 30MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUCH AS SANTA ANA WIND CONDITIONS.
36. ASPHALT SECTIONS MUST BE PER CODE: PARKING STALLS = 3" A/C OVER 6" A/B, DRIVES 3" A/C OVER 10" (COMM.) 12" (INDUSTRIAL), OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE DISTRICT GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON "R" VALUE ANALYSIS OF TE SUB-GRADE SOILS, AND EXPECTED TRAFFIC INDICES.
37. ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OC PUBLIC WORKS STANDARD PLAN NO. 1805.
38. AGGREGATE BASE SECTION SHALL BE CONSTRUCTED PER OC PUBLIC WORKS STANDARD NO. 1804.
39. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES.
40. THE CIVIL ENGINEER, AS CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH-POINT REFLECTING THE HIGH POINT ELEVATION OF PRELIMINARY PERMITS.
41. PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER, SHALL CERTIFY TO THE BUILDING OFFICIAL THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
42. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTION AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF ROUGH GRADING.
43. THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
44. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIANS.
45. IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY HCA/ENVIRONMENTAL HEALTH AND OC PLANNING/GRADING.

EROSION CONTROL NOTES

46. IN THE CASE OF EMERGENCY, CALL SCOTT AND PAULA BOWER AT WORK PHONE # OR (24 HRS) HOME PHONE #
47. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
48. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
49. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
50. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND BASINS.
51. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
52. THE PERMITTEE AND CONTRACTOR SHALL BE RESPOSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
53. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

ENVIRONMENTAL NOTES

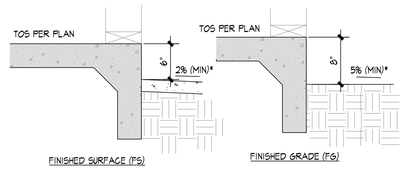
54. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEMS OR THE WATERSHED IS PROHIBITED.
55. PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER, CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING.
    DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
56. PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN HAZARDOUS SUBSTANCE IN QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
57. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
58. SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE.

NOTES TO OWNER, CONTRACTOR & ARCHITECT

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON PROJECT.
2. ALL EXISTING TOPOGRAPHY AND PROPOSED GRADES SHOULD BE FIELD VERIFIED.
3. NO UTILITY SEARCH WAS CONDUCTED. A UTILITY SEARCH BY THE CONTRACTOR SHOULD BE CONDUCTED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURE FOUND ON THE SITE AND TO NOTIFY THE OWNERS OF THE UTILITIES IMMEDIATELY UPON THEIR DISCOVERY.
4. EARTHWORK AND OTHER CONSTRUCTION ITEM QUANTITIES SHOWN ON THESE PLANS ARE ESTIMATES FOR AGENCY SUBMITTAL AND NOT TO BE USED FOR CONSTRUCTION COST ESTIMATES FOR BIDDING PURPOSES. CONTRACTOR (S) MUST DEVELOP ITS OWN QUANTITIES FOR BIDDING PURPOSES.
5. A SOILS INVESTIGATION MUST BE MADE BY A QUALIFIED SOILS ENGINEER AND/OR GEOLOGIST. SOIL AND EARTH ACCEPTABILITY ARE NOT UNDER THE PURVIEW OR THE RESPONSIBILITY OF THE DESIGN ENGINEER FOR THIS PLAN. DZNE, INC. DOES NOT TEST OR OBSERVE SOIL CONDITIONS PRIOR TO, DURING OR AFTER CONSTRUCTION AND HAS NO RESPONSIBILITY FOR SOIL (EARTH) STRUCTURES.
6. ALL RETAINING WALL DESIGNS ARE TO BE BUILT PER STRUCTURAL ENGINEER'S PLAN AND NOT BY INFORMATION SHOWN ON THIS PLAN. DESIGN OF RETAINING WALL IS BY OTHERS, NOT DZNE, INC.

GRADING NOTES

1. ALL EXISTING TOPOGRAPHY AND PROPOSED GRADES SHOULD BE FIELD VERIFIED.
2. NO UTILITY SEARCH WAS CONDUCTED. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT UTILITIES OR STRUCTURES FOUND ON THE SITE AND TO NOTIFY OWNER/ENGINEER IMMEDIATELY TO RESOLVE ANY CONFLICTS OR ISSUES WITH PROPOSED GRADING DESIGN.
3. GRADING AND/OR LANDSCAPE CONTRACTOR SHALL GRADE ALL AREAS TO POSITIVE DRAIN (2% MIN) AND SHALL EXERCISE CARE IN CONSTRUCTION OF MOUNDS AND SWALES SO PONDING WILL NOT OCCUR.
4. UNLESS OTHERWISE NOTED, FINISHED FLOOR ELEVATION MUST BE ABOVE ADJACENT FINISHED GRADE OR SURFACE AS SHOWN BELOW:



5. COMPLY WITH MINIMUM SLOPE AT THE FOLLOWING AREAS:

EARTH (FG)	5% (MINIMUM)
FLATWORK (FS)	2% (MINIMUM)
SLOPE DRAIN LINES	1% (MINIMUM)

6. PAD ELEVATION IS ASSUMED TO BE BASED ON SOILS REPORT & STRUCTURAL PLANS. CONTRACTOR TO VERIFY WITH LATEST SOILS REPORT AND STRUCTURAL ENGINEER FOR EXACT DESIGN RECOMMENDATIONS.
7. ALL ROOF SHALL BE GUTTERED AND DOWNSPOUTS CONNECTED TO THE NEAREST AREA DRAIN INLET TO THE STORM DRAIN SYSTEM.
8. TREE BOXES SHALL HAVE ROOT BARRIERS PER LANDSCAPE PLANS.

OSHA NOTE

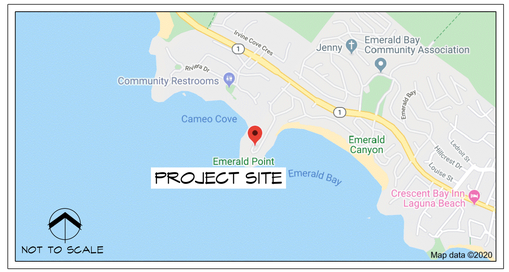
THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY, AND HEALTH (Cal/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF ANY WORK. CONTACT Cal/OSHA at 714-558-4451 FOR ADDITIONAL INFORMATION.

GRADING LEGEND, SYMBOLS AND ABBREVIATIONS

PROPOSED 6" STORM DRAIN LINE
PROPOSED 4" STORM DRAIN LINE
PERF SUBDRAIN — PROPOSED PERFORATED SUBDRAIN
PROPOSED SQ. GRATE DRAIN INLET
PROPOSED PLANTER DRAIN INLET
PROPOSED ROOF DOWN SPOUT
PROPOSED MAIN CATCH BASIN
PROPOSED RETAINING WALL
PROPOSED SITE SCREEN WALL
PROPOSED SIDE PROPERTY WALL
PROPOSED TREE BOX LOCATION
PROPERTY LINE

F.G. :	FINISHED GRADE
F.S. :	FINISHED SURFACE
T.W.F. :	TOP OF WOOD FENCE
D.F. :	DOWNSPOUT
INV. :	INVERT ELEVATION
T.O.S. :	TOP OF SLAB
T.G. :	TOP OF GRATE (DRAIN INLET)
F.L. :	FLOW LINE
(ELE) :	EXISTING OR NATURAL GRADE ELEV
T.C. :	TOP OF COPING - POOL/SPA
TW :	TOP OF WALL
TF :	TOP OF FOOTING
TP :	TOP OF PILASTER
F.F. :	FINISHED FLOOR
G.F.F. :	GARAGE FINISHED FLOOR

VICINITY MAP



SHEET INDEX

PROJECT TEAM

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9521 IRVINE CENTER DRIVE
LAGUNA BEACH, CA 92618
TEL: 949-861-2244

CIVIL ENGINEER: DZN ENGINEERNG
166 MATISSE CIRCLE
ALISO VIEJO, CA 92656
TEL: 949-305-8920
CONTACT: RONIE DEMA-ALA

SOILS ENGINEER: GMU GEOTECHNICAL
23241 ARROYO VISTA
RANCHO SANTA MARGARITA, CA 92688
PHONE: 949-888-6513
FAX: 949-888-1380
CONTACT: DAVID HANSEN

LAND SURVEYOR: RDM SURVEYING, INC.
23016 LAKE FOREST DRIVE #409
LAGUNA HILLS, CA 92653
PHONE: 949-858-2924
FAX: 949-858-3438

SOILS AND GEOLOGIST CERTIFICATION

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE FOLLOWING SOILS AND GEOLOGIST REPORT FOR THIS PROJECT.

ENTITLED: _____

DATED: _____ JOB NUMBER: _____

FIRM NAME: _____

BY: _____ DATE

BY: _____ DATE

DRAINAGE METHODOLOGY

THE PROPOSED METHOD OF DRAINAGE FOR THIS PROJECT INVOLVES THE COLLECTION OF SURFACE DRAINAGE IN LANDSCAPED AREAS AND THE COLLECTION OF FLOWS VIA AREA DRAINS AND ENTRANCE INTO A SUBTERRANEAN DRAIN PIPE NETWORK TO SAFELY DISCHARGE STORM RUNOFF TO THE EXISTING MAINLINE STORM DRAIN SYSTEM. ROOF DOWNSPOUTS AND DECK DRAINS WILL CONNECT DIRECTLY TO NEAREST AREA DRAINS.

SITE DATA

ITEM	DESCRIPTION	QTY
1	SITE (DISTURBED AREA)	8, 055 SF
3	BUILDING	3, 348 SF
4	HARDSCAPE	1, 375 SF
	TOTAL IMPERVIOUS AREA	4, 723 SF

THIS PROJECT DOES NOT FALL IN ANY OF THE CATEGORIES FOR SIGNIFICANT REDEVELOPMENT, AS PER ORANGE COUNTY CHECKLIST FOR CATEGORIZING DEVELOPMENT PROJECTS AS "PRIORITY" OR "NON PRIORITY", SINCE TOTAL IMPERVIOUS AREA IS LESS THAN 5,000 SF, ON AN ALREADY DEVELOPED SITE.

THUS, WATER QUALITY MANAGEMENT PLAN (WQMP) IS NOT REQUIRED.

EARTHWORK QUANTITIES

ITEM	DESCRIPTION	QTY
1	RAW CUT	1,640 CY
2	RAW FILL	50 CY
3	NET EXPORT	1,590 CY
4	OVER EXCAVATION	- CY

THE ESTIMATE OF QUANTITIES AS SHOWN HEREON ARE PROVIDED ONLY FOR THE PURPOSE OF SATISFYING PLAN INFORMATION REQUIREMENTS. THE CONTRACTOR SHALL PERFORM AN INDEPENDENT ESTIMATE OF ALL QUANTITIES AS A BASIS FOR HIS BIDS AND CONTRACTS.

PLANS PREPARED BY:
d'zn engineering
166 MATISSE CIRCLE
ALISO VIEJO, CA 92656
TEL: (949) 305-8920

CLIENT:
SCOTT & PAULA BOWER
191 Emerald Bay Driv, Laguna Beach, CA 92651

SHEET_TITLE
COVER SHEET

PROJECT_ADDRESS
191 Emerald Bay Drive
Laguna Beach, CA 92651

BENCHMARK
-

BASIS OF BEARINGS
-

APN: 053-040-22

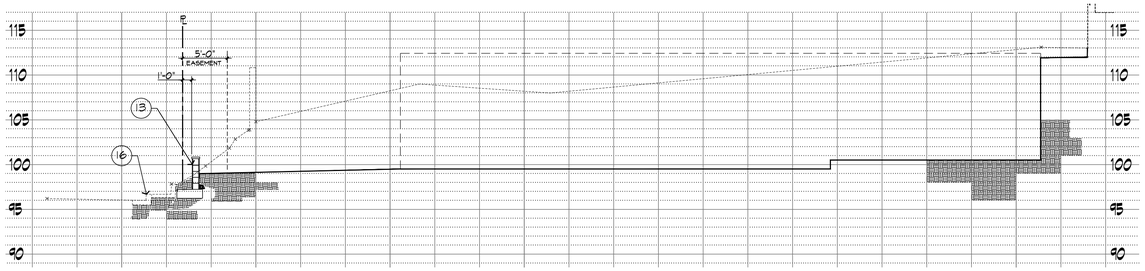
THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

DATE: 05-MAR-2021
ENGINEER: R. DEMA-ALA
CHECKER: R. DEMA-ALA
PROJECT_No: 1867

REVISIONS
1
2
3

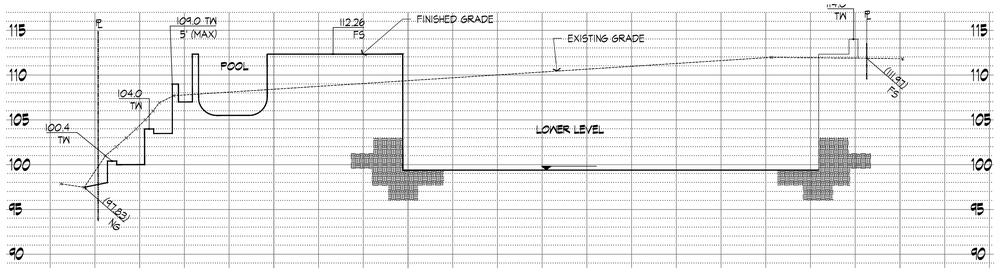
STATUS:
SUBMITTAL 4 (HOA)

SHEET
G-01
1 OF 4 SHEETS



SECTION A - A

SCALE: 1/8"=1'-0"



SECTION B - B

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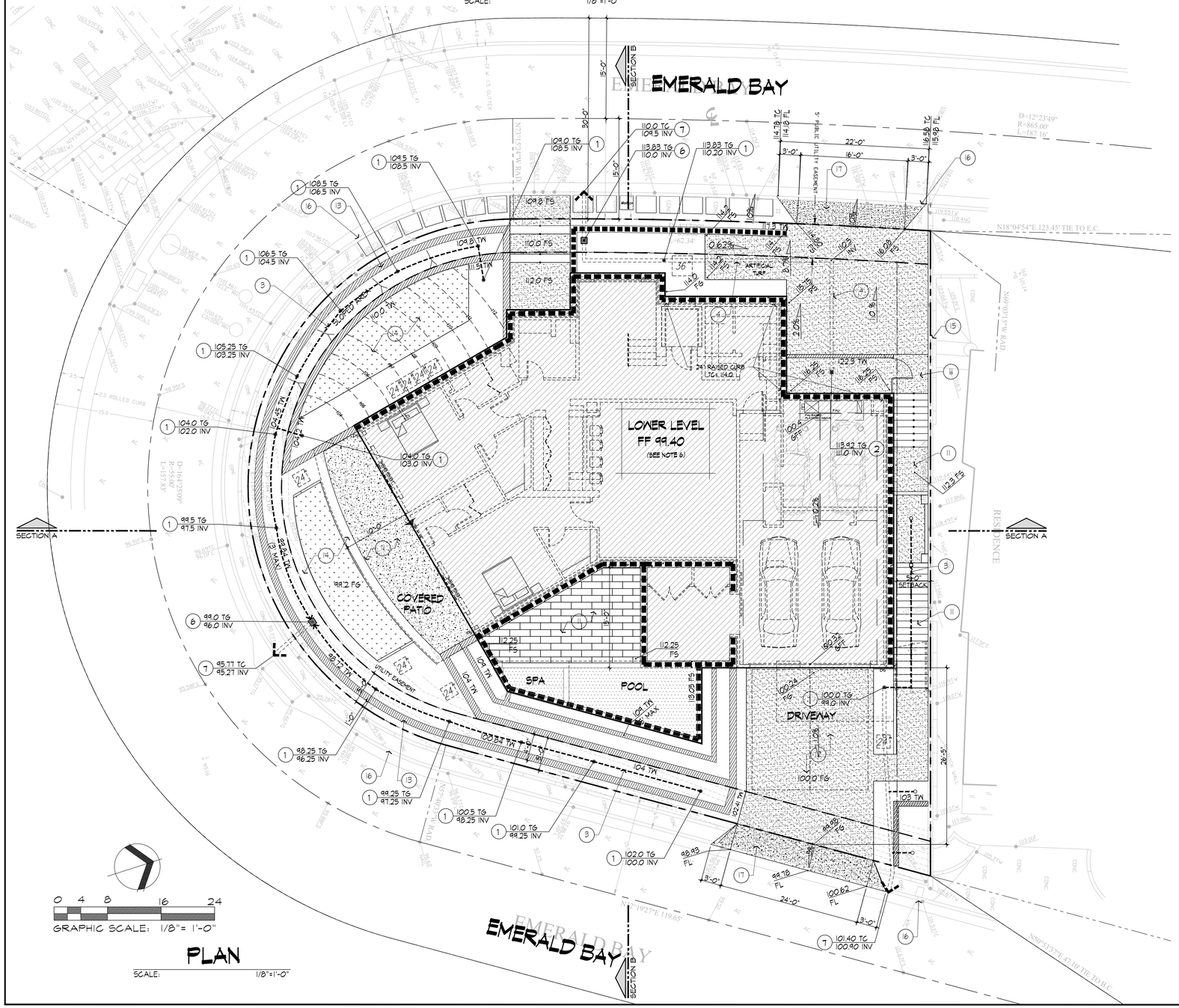


0 4 8 16 24

GRAPHIC SCALE: 1/8"= 1'-0"

PLAN

SCALE: 1/8"=1'-0"

GRADING LEGEND, SYMBOLS AND ABBREVIATIONS

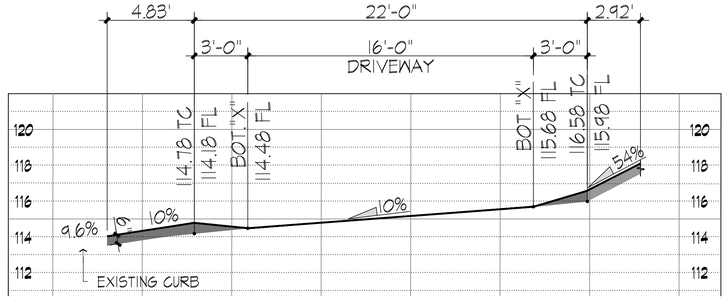
PROPOSED 6" STORM DRAIN LINE	PROPERTY LINE
PROPOSED 4" STORM DRAIN LINE	F.G. : FINISHED GRADE
PROPOSED PERFORATED SUBDRAIN	F.S. : FINISHED SURFACE
PROPOSED SQ. GRATE DRAIN INLET	T.W.F. : TOP OF WOOD FENCE
PROPOSED PLANTER DRAIN INLET	D.F. : DOWNSPOUT
PROPOSED ROOF DOWN SPOUT	INV. : INVERT ELEVATION
PROPOSED MAIN CATCH BASIN	T.O.S. : TOP OF SLAB
PROPOSED RETAINING WALL	T.G. : TOP OF GRATE (DRAIN INLET)
PROPOSED SITE SCREEN WALL	F.L. : FLOW LINE
PROPOSED SIDE PROPERTY WALL	(ELE) : EXISTING OR NATURAL GRADE ELEV
PROPOSED TREE BOX LOCATION	T.C. : TOP OF CURB
	TW : TOP OF WALL
	TF : TOP OF FOOTING
	TP : TOP OF PILASTER
	F.F. : FINISHED FLOOR
	G.F.F. : GARAGE FINISHED FLOOR

6" GRAVITY FLOW TO LOWER LEVEL SUMP

2" FORCE MAIN DISCHARGE TO DRY STREAM BED AND LEAVE SITE @ STREET LEVEL

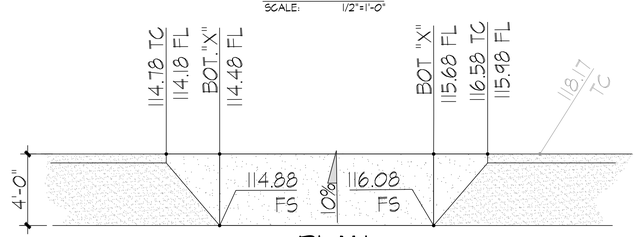
CONSTRUCTION NOTES:

ITEM	DESCRIPTION
1	INSTALL 4" PLANTER DRAIN W/ ATRIUM GRATE, NDS 80 OR EQUAL. SEE DETAIL 1 ON SHEET 3.
2	INSTALL 4" SQUARE CATCH BASIN, NDS 637 OR EQUAL. SEE DETAIL 2 ON SHEET 3.
3	INSTALL 4" DRAIN PIPE, SDR 35 PVC, (ASTM D3034).
4	INSTALL 6" DRAIN PIPE, SDR 35 PVC, (ASTM D3034).
5	INSTALL 6" CHANNEL DRAIN, NDS 864 WITH TRAFFIC RATED GRATE, NDS 816 OR EQUAL. SEE DETAIL 4 ON SHEET 3.
6	INSTALL 12" SQ CATCH BASIN PER NDS 1200 WITH GRATE OR CITY APPROVED EQUAL. SEE DETAIL 3 ON SHEET 3.
11	PROPOSED 4" THICK CONC. HARDSCAPE TREATMENT AND FINISH PER LANDSCAPE PLANS.
12	CONSTRUCT 4" (MIN) THICK DRIVEWAY BASE CONCRETE FINISHED SURFACE TREATMENT PER LANDSCAPE PLANS.
13	CONSTRUCT SITE FENCE/WALL 42" HIGH (MAX), 8" BLOCK PER ARCHITECTURAL PLANS, SHEET A-1.
14	PROPOSED LANDSCAPE AREAS PER ARCHITECTURAL PLANS, SHEET L-4.
15	CONSTRUCT 6' MAX HEIGHT NEW PROPERTY LINE BLOCK WALL PER ARCHITECTURAL PLANS, SHEET A-1.



PROFILE

SCALE: 1/2"=1'-0"



PLAN

SCALE: 1/4"=1'-0"

PLANS PREPARED BY:

d'zn engineering
166 MATISSE CIRCLE
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TEL: (949) 305-8920

CLIENT:

SCOTT & PAULA BOWER

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SHEET_TITLE

PRECISE GRADING PLAN

PROJECT_ADDRESS

191 Emerald Bay Drive
Laguna Beach, CA 92651

BENCHMARK

-

BASIS OF BEARINGS

-

APN: 053-040-22

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESS IONAL ENGINEER R. DEMA-ALA EXP. 12/31/21 CIVIL STATE OF CALIFORNIA

DATE: 05-MAR-2021
ENGINEER: R. DEMA-ALA
CHECKER: R. DEMA-ALA
PROJECT_No: 1867

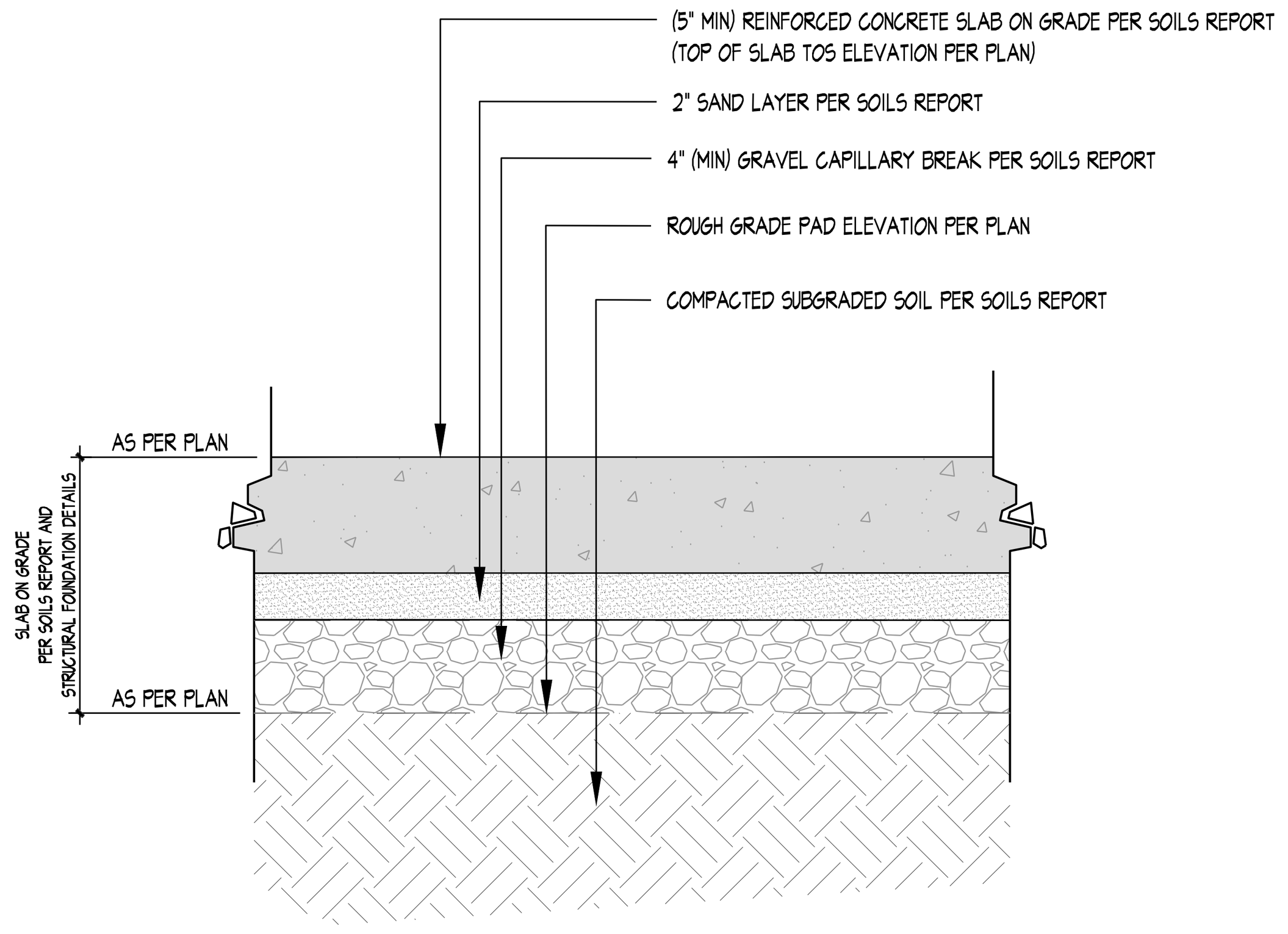
REVISIONS

STATUS: SUBMITTAL 4 (HOA)

SHEET

G-02

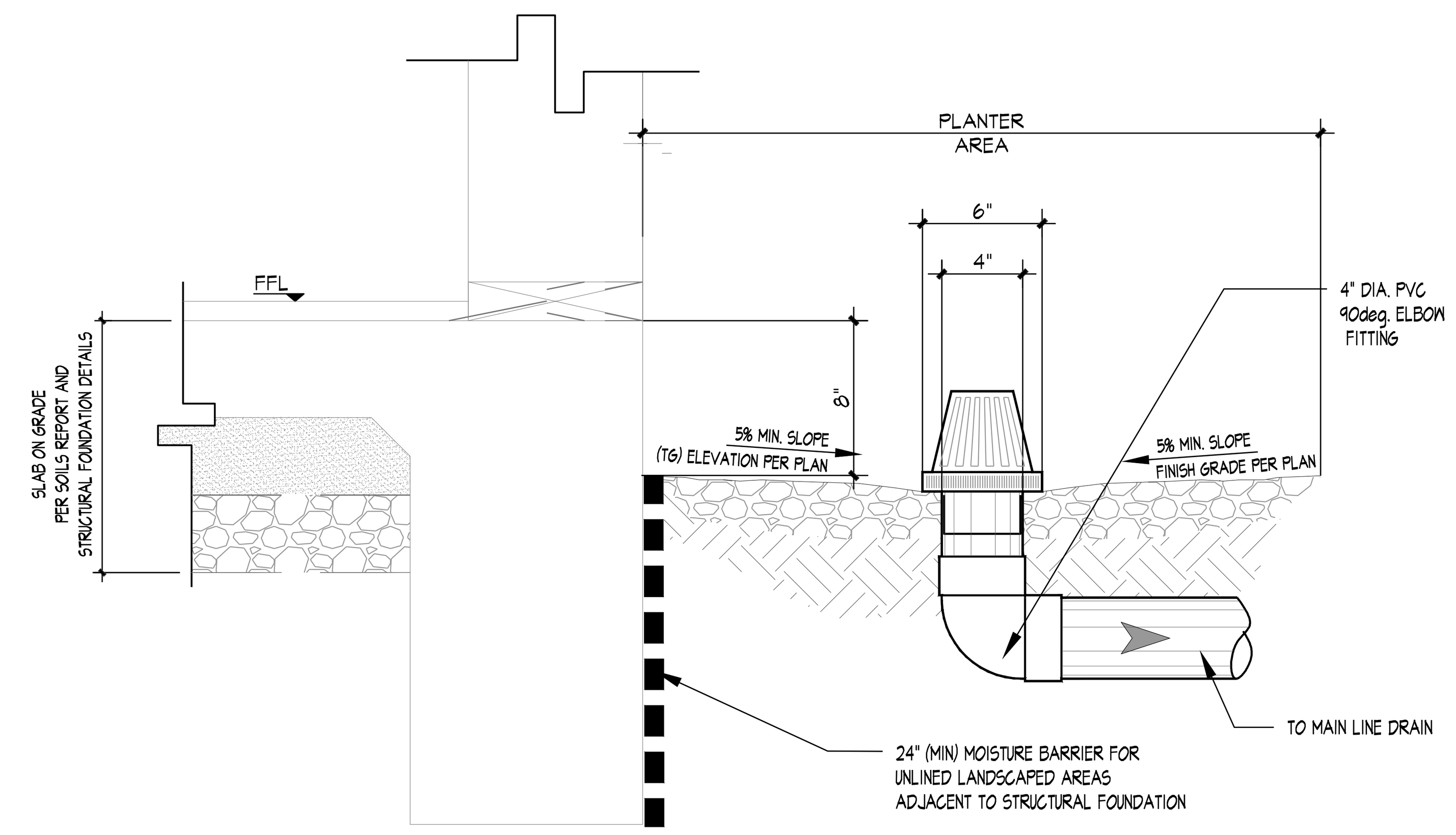
2 OF 5 SHEETS



NOTE :
FOR REFERENCE ONLY.
REFER STRUCTURAL FOUNDATION PLAN AND SOILS REPORT FOR ADDITIONAL REQUIREMENTS

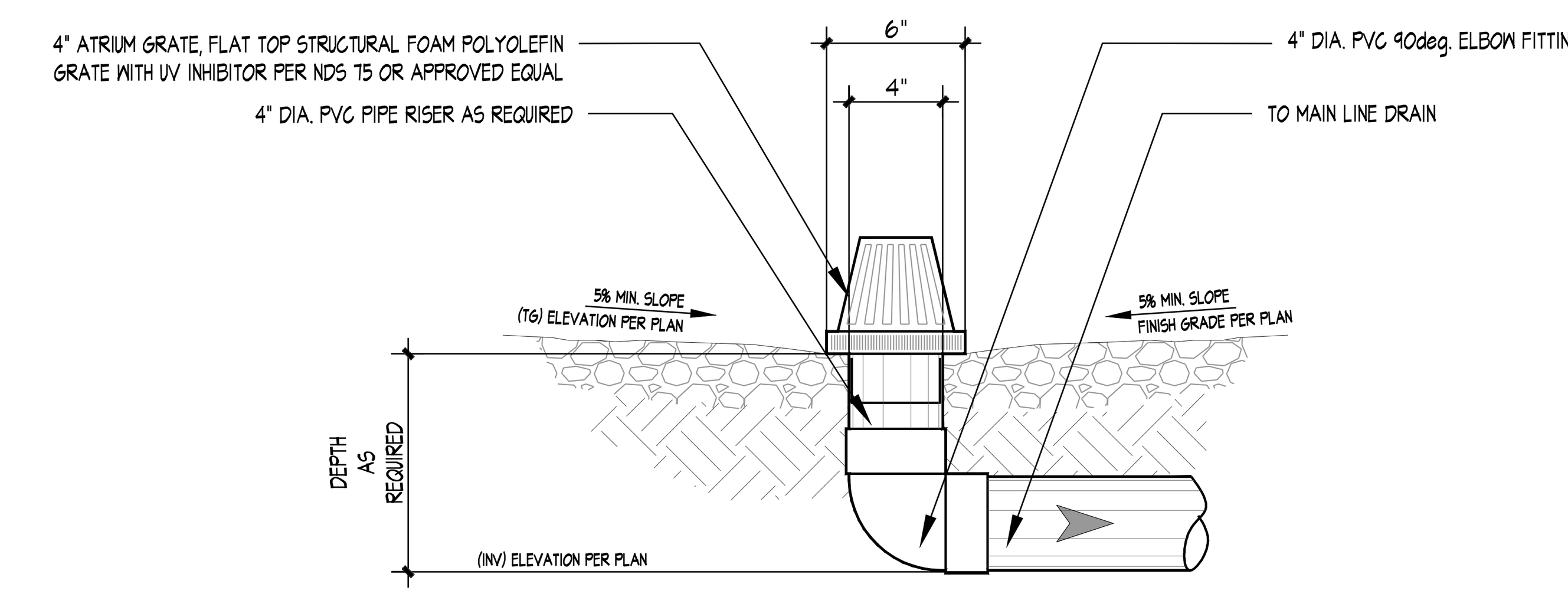
7 TYPICAL FOUNDATION DESIGN (SLAB ON GRADE)

SCALE: 1 1/2"=1'-0"



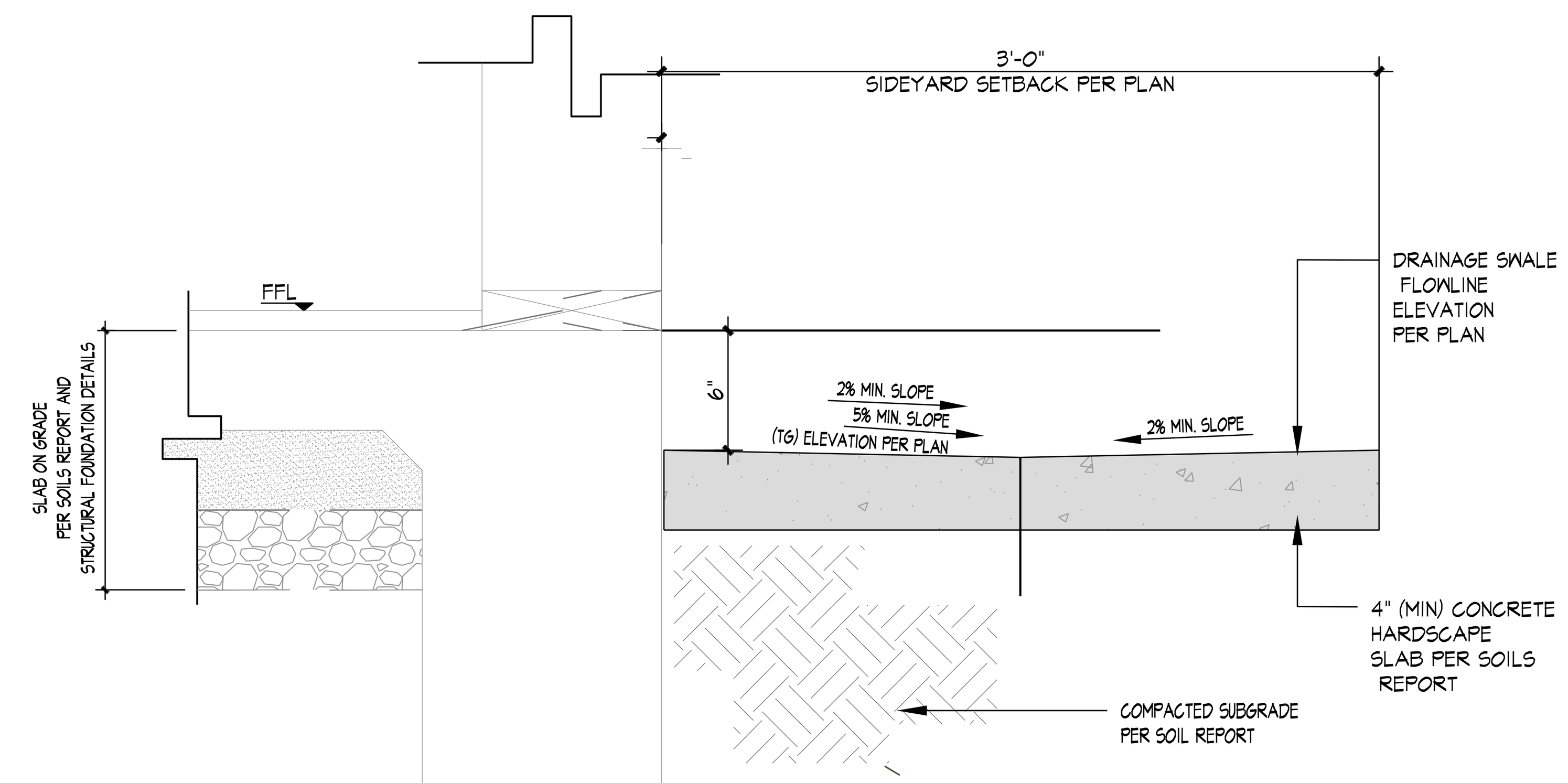
4 TYPICAL DETAIL FOR PLANTERS ADJACENT TO FOUNDATION SLAB

SCALE: 1 1/2"=1'-0"



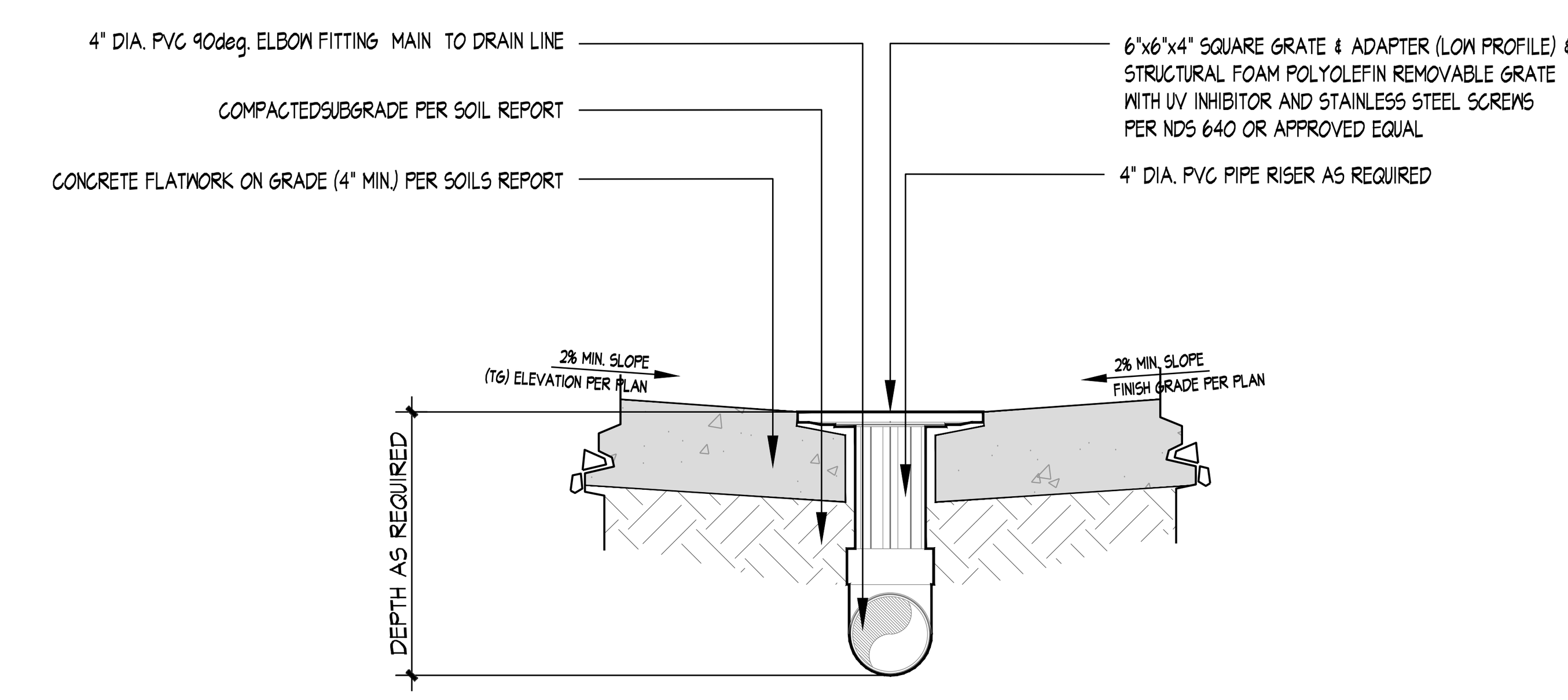
1 AREA DRAIN - ATRIUM GRATE(FINISHED GRADE)

SCALE: 1 1/2"=1'-0"



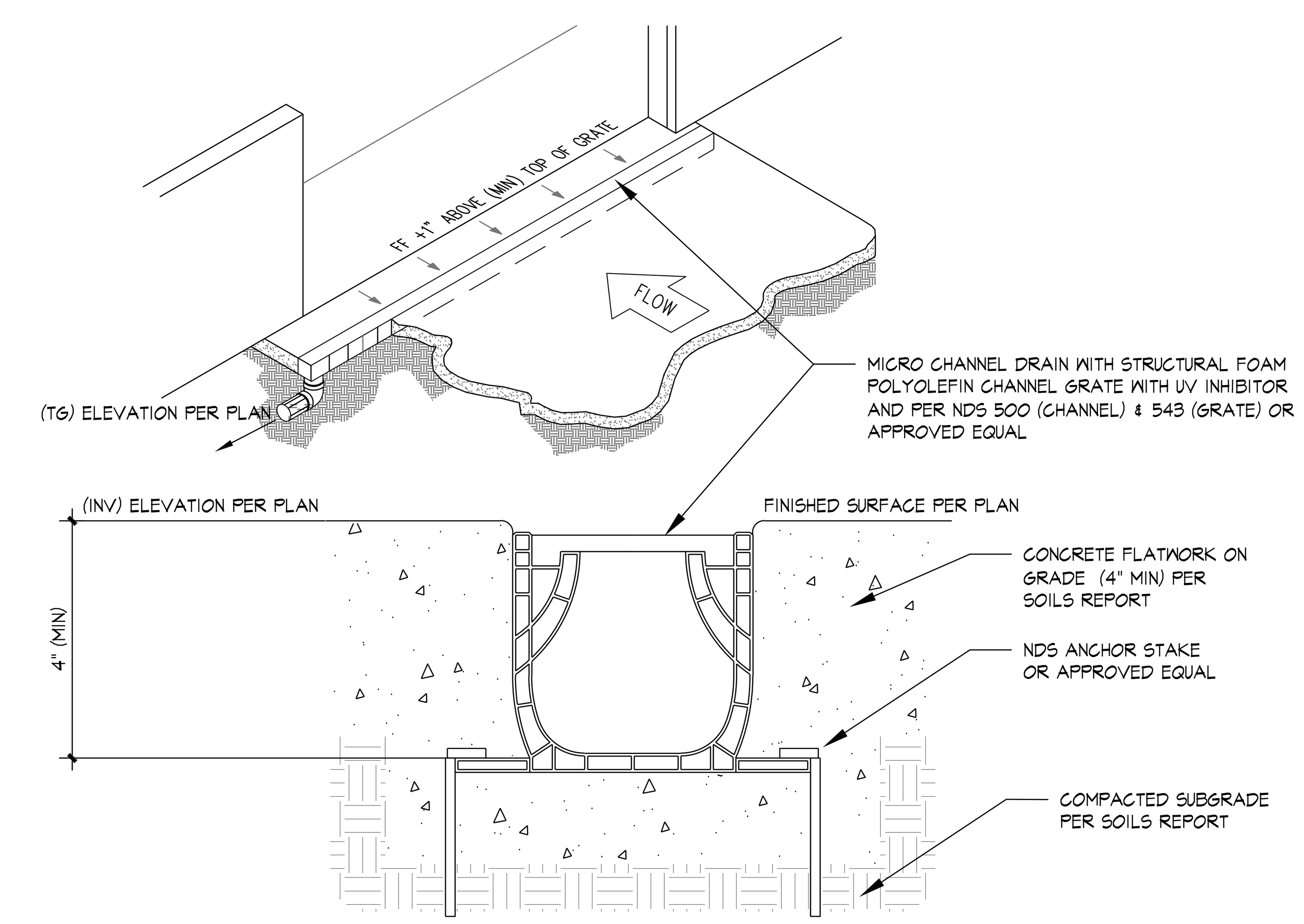
5 TYPICAL DETAIL FOR HARDSCAPE ADJACENT TO FOUNDATION SLAB

SCALE: 1 1/2"=1'-0"



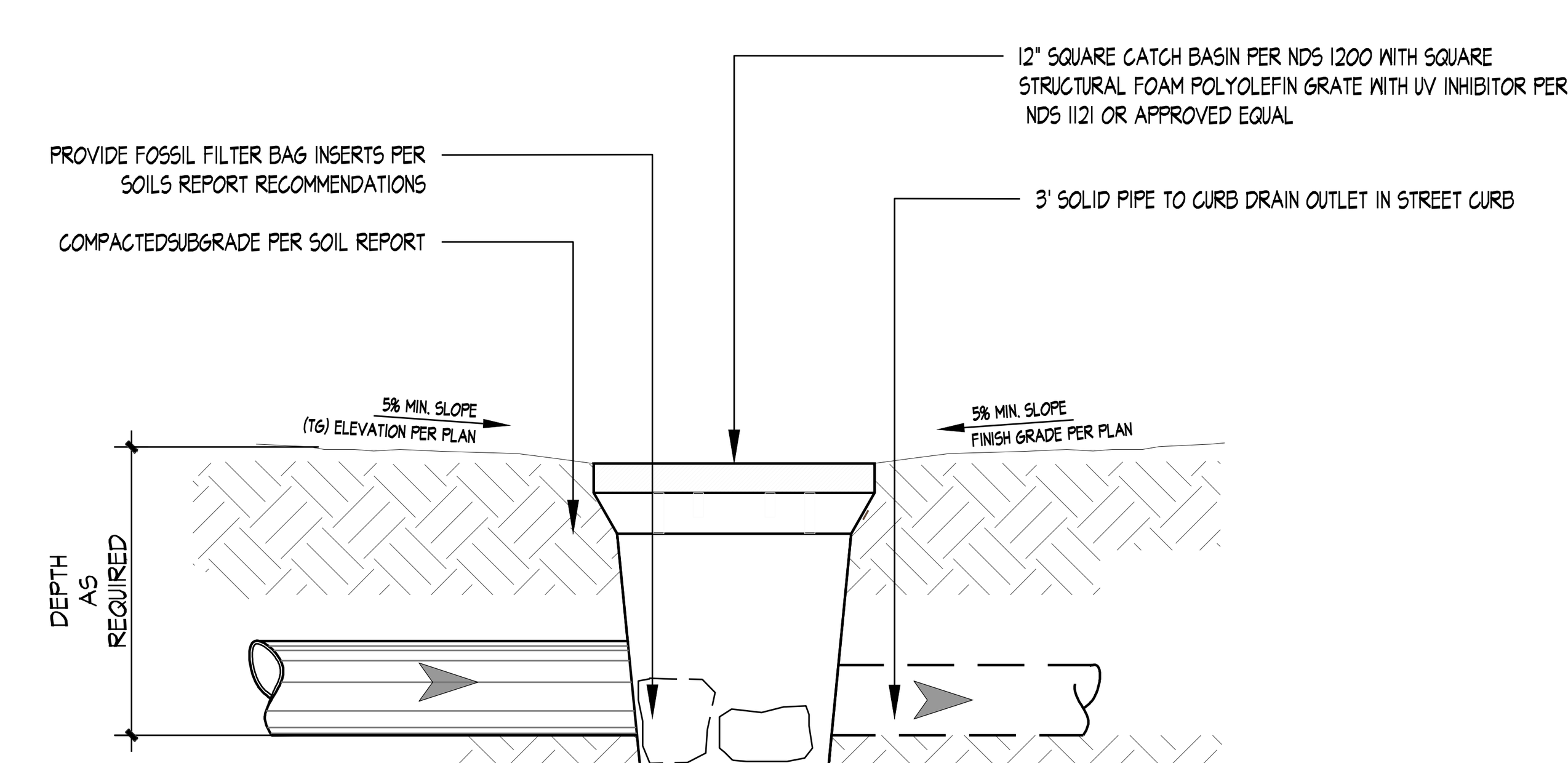
2 AREA DRAIN - SQUARE GRATE(FINISHED SURFACE)

SCALE: 1 1/2"=1'-0"



6 CHANNEL DRAIN/GRATE (FINISHED SURFACE)

SCALE: 1 1/2"=1'-0"



3 MAIN DRAIN OUTLET

SCALE 1 1/2"=1'-0"

PLANS PREPARED BY:
d'zn engineering
166 MATISSE CIRCLE
ALISO VIEJO, CA 92656
TEL: (949) 305-8920

CLIENT:
SCOTT & PAULA BOWER
191 Emerald Bay Driv, Laguna Beach, CA 92651

SHEET_TITLE
DRAINAGE DETAILS

PROJECT_ADDRESS
191 Emerald Bay Drive
Laguna Beach, CA 92651

BENCHMARK
-

BASIS OF BEARINGS
-

APN: 053-040-22

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

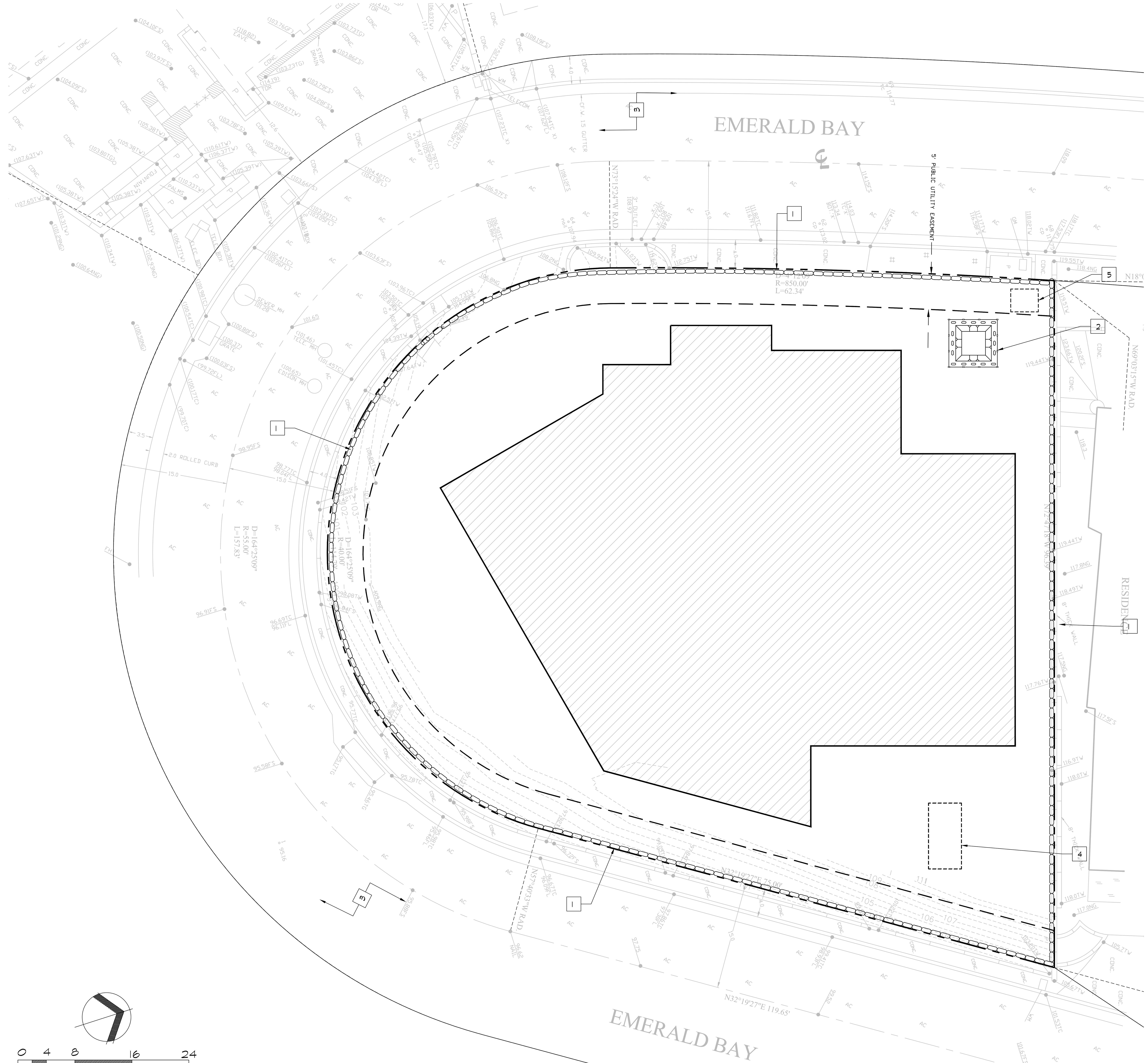
DATE: 05-MAR-2021
ENGINEER: R. DEMA-ALA
CHECKER: R. DEMA-ALA
PROJECT_No.: 1867
REVISIONS
△
△
△
STATUS:
SUBMITTAL 4 (HOA)
SHEET
G-03
3 OF 4 SHEETS

WET SEASON REQUIREMENTS (OCTOBER-APRIL)

1. WHERE APPROPRIATE SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AT THE SITE PERIMETER, AT ALL OPERATIONAL STORM DRAIN INLETS, AND AT ALL NON-ACTIVE SLOPES, TO PROVIDE SUFFICIENT PROTECTION FOR STORMS LIKELY TO OCCUR DURING THE RAINY SEASON.
2. ADEQUATE PHYSICAL OR VEGETATION EROSION CONTROL BMPS (TEMPORARY OR PERMANENT) SHALL BE INSTALLED AND ESTABLISHED FOR ALL COMPLETED SLOPES PRIOR TO THE START OF THE RAINY SEASON. THESE BMPS MUST BE MAINTAINED THROUGHOUT THE RAINY SEASON. IF A SLECTED BMPS FAILS, IT MUST BE REPAIRED AND IMPROVED, OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO. THE FAILURE OF A BMP MAY INDICATE THAT THE BMP, AS INSTALLED, WAS NOT ADEQUATE FOR THE CIRCUMSTANCES IN WHICH IT WAS USED. REPAIRS OR REPLACEMENTS MUST RESULT IN A MORE ROBUST BMP, OR ADDITIONAL BMPS SHOULD BE INSTALLED TO PROVIDE ADEQUATE PROTECTION.
3. THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHAL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY DEPLOYING STANDBY EROSION CONTROL AND SEDIMENT CONTROL BMPS PRIORT TO A PREDICTED RAINSTORM.
4. A DISTURBED AREA THAT IS NOT COMPLETED BY THAT IS NOT BEING ACTIVELY GRADED (NON-ACTIVE AREA) SHALL BE FULLY PROTECTED FROM EROSION WITH TEMPORARY OR PERMANENT BMPS (EROSION AND SEDIMENT CONTROL). THE ABILITY TO DEPLOY STANDBY BMP MATERIALS IS NOT SUFFICIENT FOR THESE AREAS. EROSION AND SEDIMENT CONTROL BMPS MUST ACTUALLY BE DEPLOYED. THIS INCLUDES ALL BUILDING PADS, UNFINISHED ROADS, AND SLOPES.
5. SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY EROSION AND SEDIMENTS BMPS NECESSARY TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SDEIMENT DISCHARGES SHALL BE STORED ON-SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PERMANENT PHYSICAL STABLILZATION OR ESTABLISHED VEGETATION STABILIZATION BMPS ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.

DRY SEASON REQUIREMENTS (MAY-SEPTEMBER)

1. WIND EROSION BMPS (DUST CONTROL) SHAL BE IMPLEMENTED.
2. SEDIMENT CONTROL BMPS SHALL BE INSTALLED AND MAINTAINED AT ALL OPERATIONAL STORM DRAIN INLETS.
3. BMPS TO CONTROL OFF-SITE SEDIMENT TRACKING SHALL BE IMPLEMENTED AND MAINTAINED.
4. APPROPRIATE WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPS SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER BY WASTES AND CONSTRUCTION MATERIALS.
5. APPROPRIATE NON-STORM WATER BMPS SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER FROM CONSTRUCTION ACTIVITIES.
6. THERE SHALL BE A "WEATHER TRIGGERED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMPS AS NEEDED TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT (A PREDICTED STORM IS DEFINED AS A FORECASTED, 50% CHANCE OF RAIN).
7. SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY SEDIMENT CONTROL BMPS (AT THE SITE PERIMETER, SITE SLOPES AND OPERATIONAL INLETS WITHIN THE SITE) NECESSARY TO PREVENT SEDIMENT DISCHARGES FROM EXPOSED PORTIONS OF THE SITE SHALL BE STORED ON SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMPS AS DESCRIBED IN ITEM H ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.
8. DEPLOYMENT OF PERMANENT EROSION CONTROL BMPS (PHYSICAL OR VEGETATION) SHOULD COMMENCE AS SOON AS PRACTICAL ON SLOPES THAT ARE COMPLETED FOR ANY PORTION OF THE SITE. STANDBY BMP MATERIALS SHOULD NOT BE RELIED UPON TO PREVENT EROSION OF SLOPES THAT HAVE BEEN COMPLETED.



PLAN

SCALE: 1/8"=1'-0"

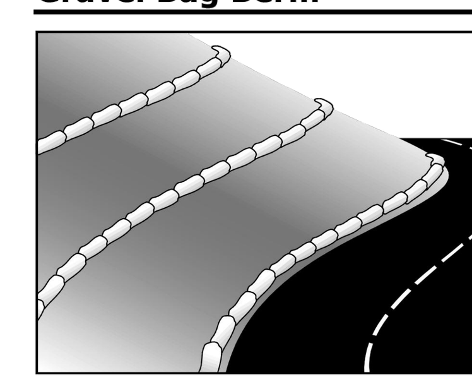
N.P.D.E.S. NOTES:

1. IN CASE OF EMERGENCY, CALL SCOTT & PAULA BOWER AT OFFICE PHONE #
2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS. DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.
4. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, AND SPILLS, SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITES AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD: CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE: OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 & 302.
9. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS: FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLES/ EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON SITE. PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
10. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
12. THE PERMITEE AND CONTRACTOR SHALL BE RESPONSIBLE AND TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TREPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
13. THE PERMITEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
14. THE PERMITEE AND CONTRACTOR SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LACATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOILS SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
18. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

EROSION CONTROL NOTES:

1	INSTALL TEMPORARY EROSION CONTROL GRAVEL BAGS - 2 HIGH SE-6 BMP
2	INSTALL TEMPORARY CONCRETE WASH OUT BASIN WITH PLASTIC LINER - WM-8 BMP
3	STREET SWEEPING AND VACUUMING AS REQUIRED - SE-7 BMP
4	INSTALL STOCKPILE MANAGEMENT - WM-3 BMP
5	INSTALL SANITARY/SEPTIC WASTE MANAGEMENT - WM-9 BMP

Gravel Bag Berm SE-6



Categories
- EC Erosion Control ☒
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend: ☑ Primary Category ☒ Secondary Category

Description and Purpose
A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications
Gravel bag berms may be suitable:
- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - As sediment traps at culvert/pipe outlets
  - Below other small cleared areas
  - Along the perimeter of a site
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas
  - Along streams and channels
- As a linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Targeted Constituents
- Sediment ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives
- SE-1 Silt Fence
- SE-5 Fiber Roll
- SE-8 Sandbag Barrier
- SE-12 Temporary Silt Dike
- SE-14 Biofilter Bags

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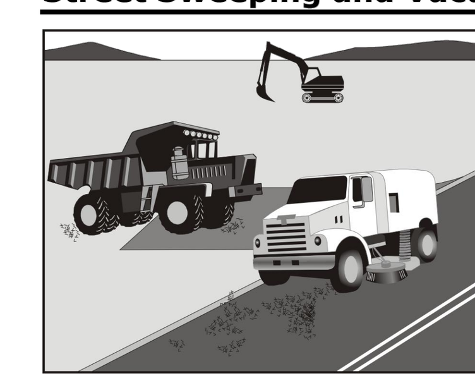
Street Sweeping and Vacuuming SE-7



Categories
- EC Erosion Control
- SE Sediment Control ☒
- TC Tracking Control ☑
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend: ☑ Primary Objective ☒ Secondary Objective

Description and Purpose
Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications
Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations
Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

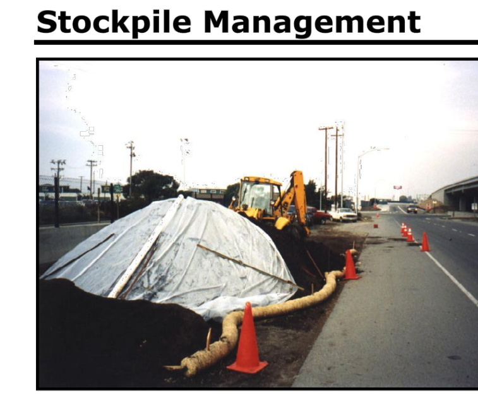
Implementation
- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.

Targeted Constituents
- Sediment ☑
- Nutrients
- Trash ☑
- Metals
- Bacteria
- Oil and Grease ☑
- Organics

Potential Alternatives
None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Stockpile Management WM-3



Objectives
- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control ✓

Legend: ✓ Primary Objective ✓ Secondary Objective

Description and Purpose
Stockpile Management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications
Implement in all projects that stockpile soil and other materials.

Limitations
None identified.

Implementation
Protection of stockpiles is a year-round requirement. To properly manage stockpiles:
- Locate stockpiles a minimum of 50 ft away from concentrated flows of stormwater, drainage courses, and inlets.
- Protect all stockpiles from stormwater runon using a temporary perimeter sediment barrier such as berms, dikes, fiber rolls, silt fences, sandbag, gravel bags, or straw bale barriers.

Targeted Constituents
- Sediment ✓
- Nutrients ✓
- Trash ✓
- Metals ✓
- Bacteria
- Oil and Grease ✓
- Organics ✓

Potential Alternatives
None

CASQA California Stormwater Quality Association

Sanitary/Septic Waste Management WM-9

Categories
- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category ☒ Secondary Category

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications
Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations
None identified.

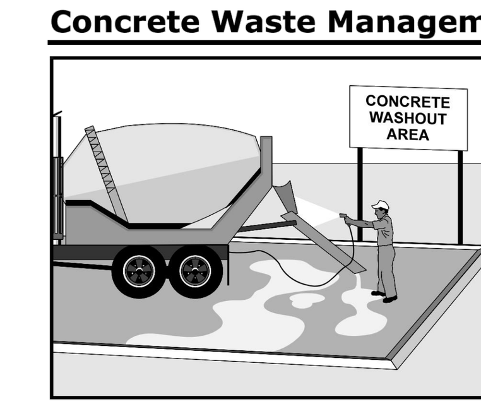
Implementation
Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures
- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

Targeted Constituents
- Sediment
- Nutrients ☑
- Trash ☑
- Metals
- Bacteria ☑
- Oil and Grease
- Organics ☑

Potential Alternatives
None

Concrete Waste Management WM-8



Categories
- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☒
- WM Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category ☒ Secondary Category

Description and Purpose
Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications
Concrete waste management procedures and practices are implemented on construction projects where:
- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.

Targeted Constituents
- Sediment ☑
- Nutrients
- Trash
- Metals ☑
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives
None

PLANS PREPARED BY:
d'zn engineering
166 MATISSE CIRCLE
ALISO VIEJO, CA 92656
TEL: (949) 305-8920

CLIENT:
SCOTT & PAULA BOWER
191 Emerald Bay Driv, Laguna Beach, CA 92651

SHEET_TITLE
EROSION CONTROL PLAN

PROJECT_ADDRESS
191 Emerald Bay Drive
Laguna Beach, CA 92651

BENCHMARK
-

BASIS OF BEARINGS
-

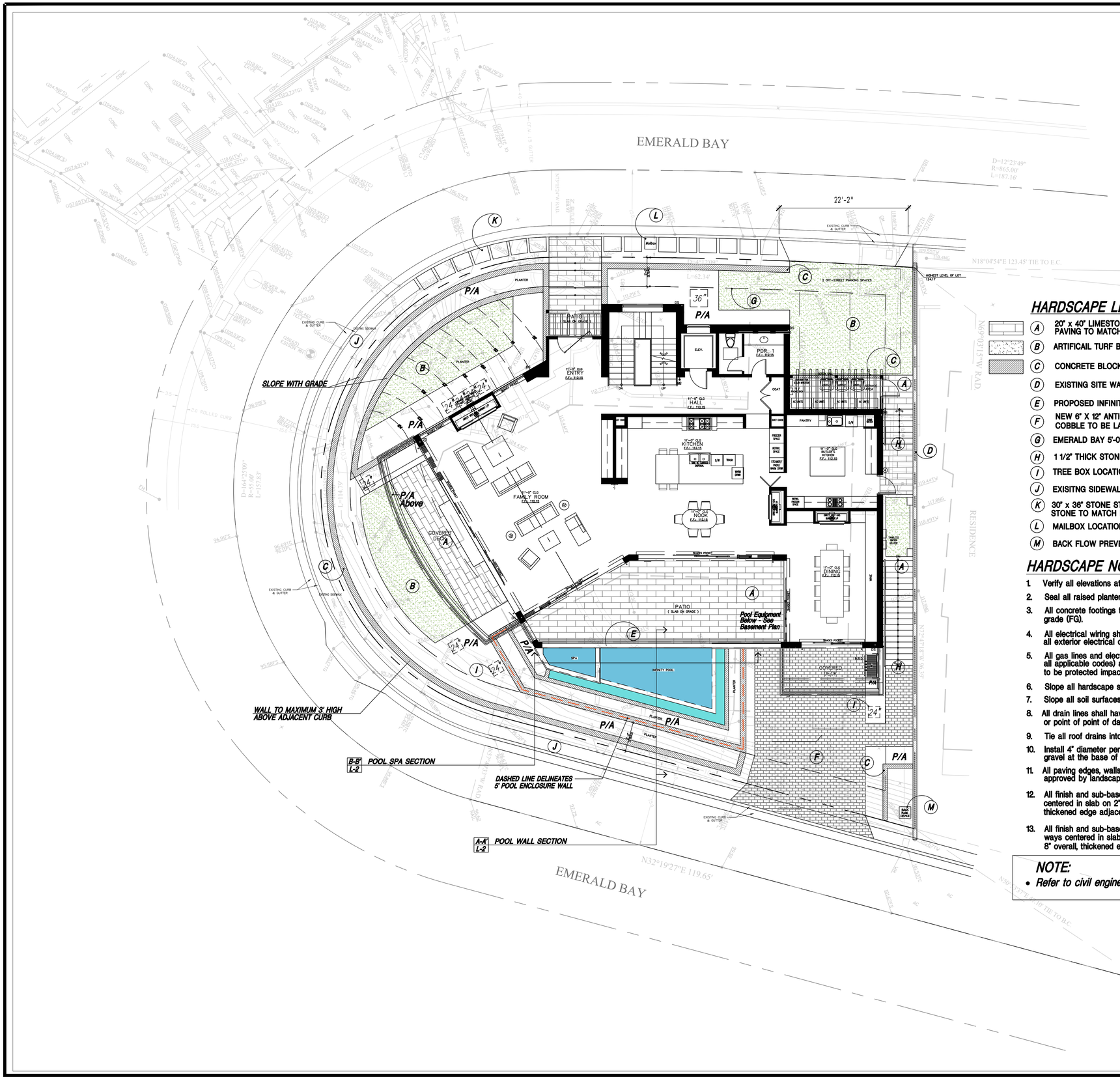
APN: 053-040-22

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:
REGISTERED PROFESSIONAL ENGINEER RONIEL L. DEMA-ALA No. [illegible] EXP. 12/31/21 CIVIL STATE OF CALIFORNIA

DATE: 05-MAR-2021
ENGINEER: R. DEMA-ALA
CHECKER: R. DEMA-ALA
PROJECT_No: 1867
REVISIONS

STATUS: SUBMITTAL 4 (HOA)

SHEET
G-04
4 OF 4 SHEETS



GRADING LEGEND

FF = Finish Floor
FS = Finish Surface
FG = Finish Grade
TW = Top of Wall
TP = Top of Pilaster
TC = Top of Coping
TF = Top of Fence
P/A = Planting area

HARDSCAPE LEGEND

- (A) 20" x 40" LIMESTONE PAVING SET ON 4" THICK CONCRETE BASE, TYPICAL PAVING TO MATCH INTERIOR STONE SELECTION PER OWNER.
- (B) ARTIFICAIL TURF BY BOONE ACTION TURF - PELICAN NORTH SELECTION.
- (C) CONCRETE BLOCK WALLS WITH STUCCO FINISH AND STONE CAP TO MATCH HOUSE.
- (D) EXISTING SITE WALLS TO REMAIN - STUCCO COLOR AND FINISH TO MATCH HOUSE.
- (E) PROPOSED INFINITY EDGE POOL AND SPA
- (F) NEW 6" X 12" ANTIQUE TUMBLED COBBLESTONE PAVED DRIVEWAY ON 6" CONCRETE BASE. COBBLE TO BE LAID IN RUNNIGN BOND PATTERN
- (G) EMERALD BAY 5'-0" SETBACK LINE
- (H) 1 1/2" THICK STONE STAIR TREADS TO MATCH PAVING.
- (I) TREE BOX LOCATIONS - SEE PLANTING PLAN FOR SPECIES.
- (J) EXISITNG SIDEWALK TO REMAIN.
- (K) 30" x 36" STONE STEPPERS WITH 5" MONDO GRASS BORDERS STONE TO MATCH ENTRY PAVING. LAY ON 4" CONCRETE BASE
- (L) MAILBOX LOCATION - SEE DETAIL SHEET L-2
- (M) BACK FLOW PREVENTION DEVICE - LOCATION TO BE APPROVED BY EBUSD

HARDSCAPE NOTES

1. Verify all elevations at site prior to construction
2. Seal all raised planters and retaining walls with polyguard membrane sealant or equal.
3. All concrete footings to be 6" minimum below finished surface (FS) or finished grade (FG).
4. All electrical wiring shall be within rigid conduit, SCH. 80 PCV or equal, all exterior electrical outlets shall have G.F.C.I. protection.
5. All gas lines and electrical conduit to be underground (installation and depth per all applicable codes) and or concealed, any exposed PVC pipe or conduit to be protected impact, hazzard, and direct sunlight.
6. Slope all hardscape surfaces towards drains at 1% min. slope, typical.
7. Slope all soil surfaces towards drains at 2% min. slope, typical
8. All drain lines shall have 1% min. fall toward street, storm drain connection or point of point of daylight, typical.
9. Tie all roof drains into drainage systems, typical.
10. Install 4" diameter perforated drain lines encased by filter fabric and 3/4" dia. gravel at the base of all raised planters and retaining walls and tie to drainage system.
11. All paving edges, walls, curbs, and headers to be chalked out in the field and approved by landscape architect prior to installation.
12. All finish and sub-base concrete to be 4" thick with #3 bars at 18" both ways centered in slab on 2" sand base over 90% min. compacted sub grade 6" overall, thickened edge adjacent to all planting areas.
13. All finish and sub-base driveway concrete to be 6" thick with #3 bars at 18" both ways centered in slab on 2" sand base over 90% min. compacted sub-grade. Provide 8" overall, thickened edge adjacent tp all edges.

NOTE:

- *Refer to civil engineer plan for all finish surface, top of walls and drainage information*

EXTERIORS | INC
LANDSCAPE DESIGN
24682 Del Prado Ste. 230 Dana Point, CA 92629
Cell 949 285 9692
www.exteriorsinc.net rick@exteriorsinc.net

Project Name

BOWER RESIDENCE
191 Emerald Bay
Laguna Beach, CA 92651

Sheet Title

HARDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
JAMES M. HELLI (ASLA)
Lic. #4162
STATE OF CALIFORNIA

N

Project No.

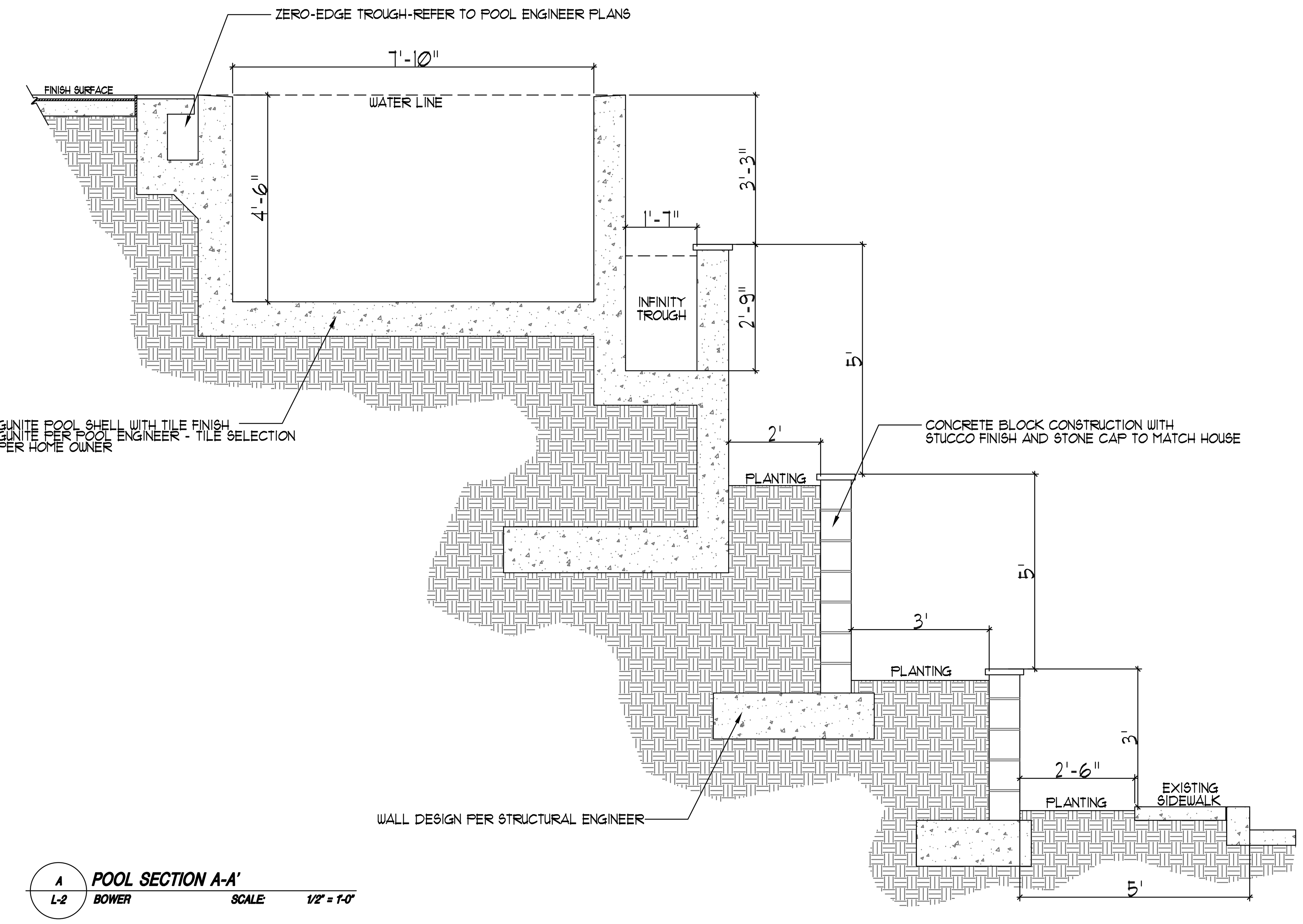
Scale: 1/8" = 1'-0"

Date: August 25, 2020

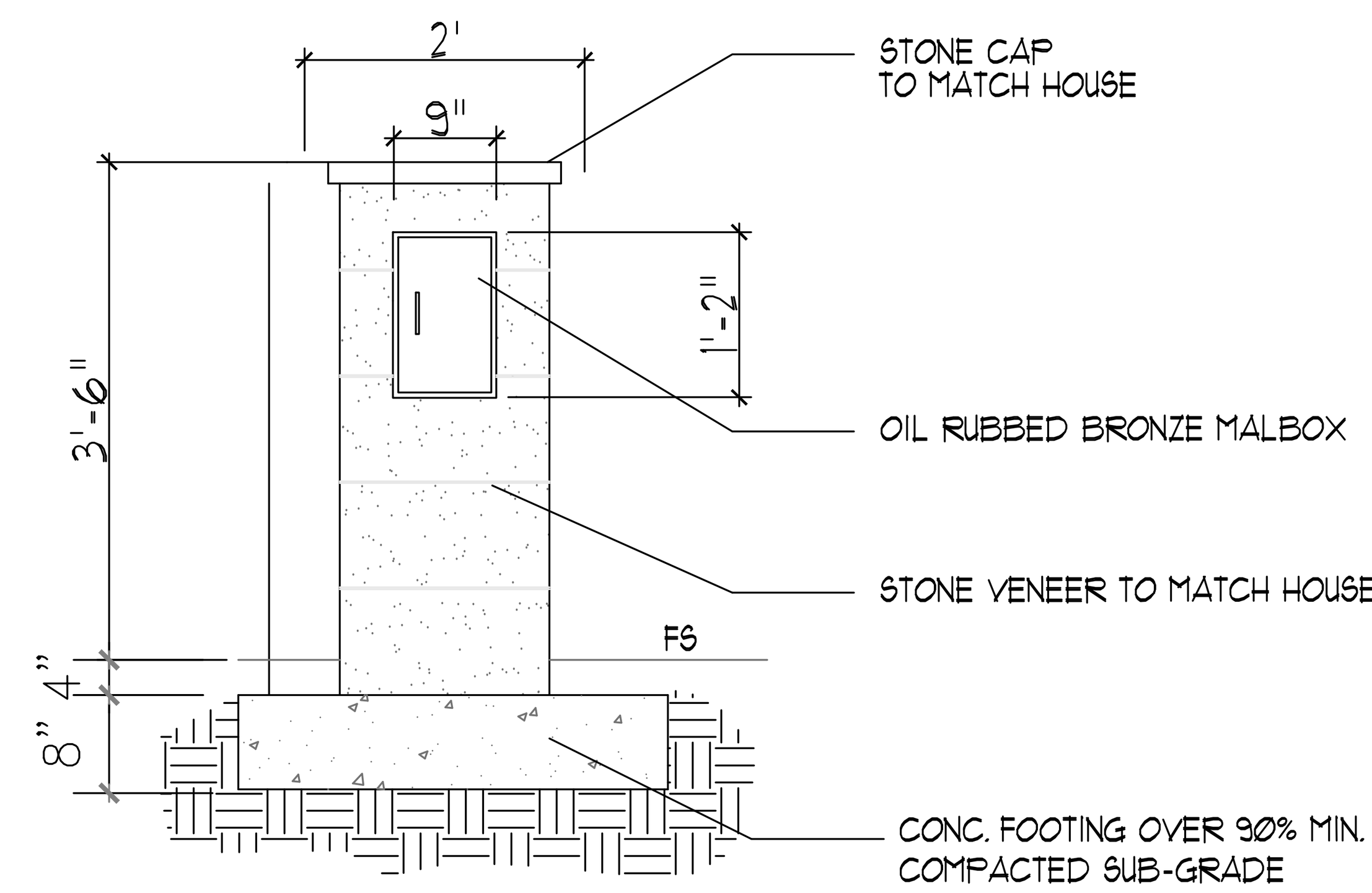
Revision No.	Description
11-24-2020	Per EBCA Comments
1-6-2021	Revised Floor Plan
1-29-2021	Per EBCA Comments
3-2-2021	Final Submittal

Sheet No.

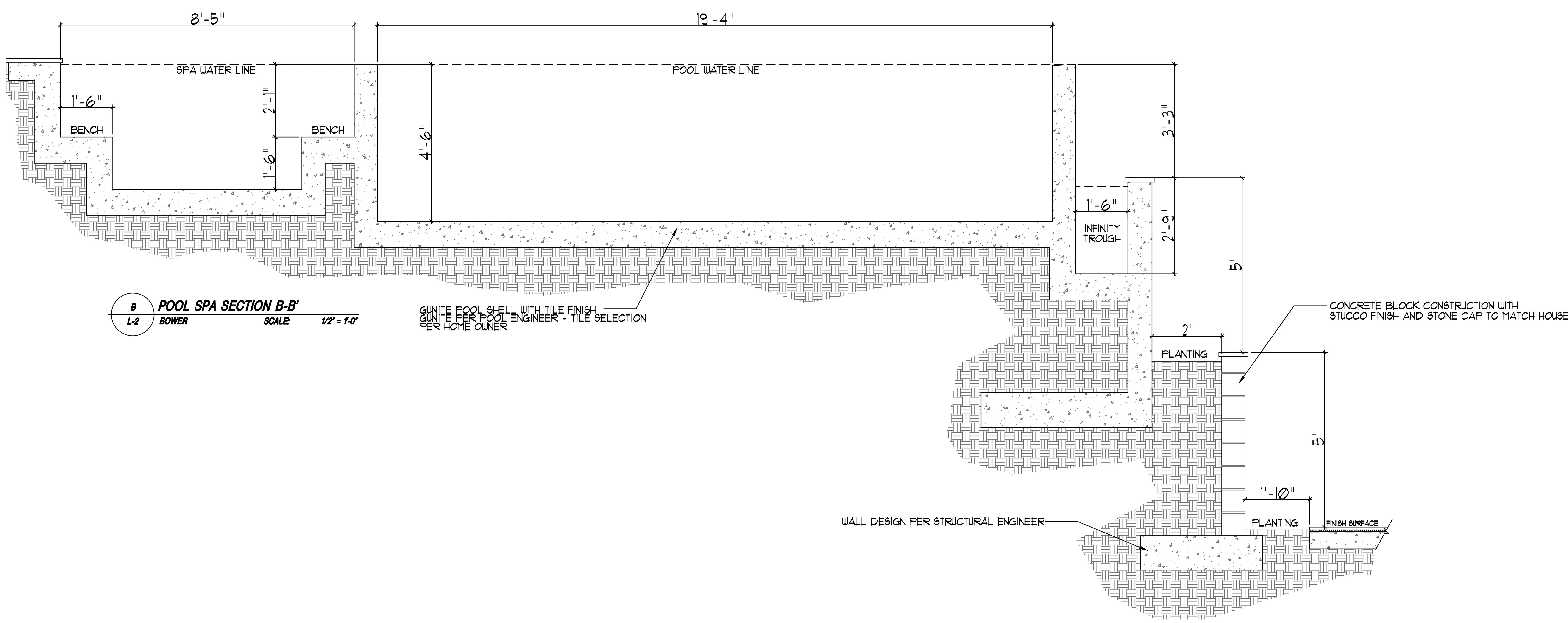
L-1



A / L-2 **POOL SECTION A-A'** BOWER SCALE: 1/2" = 1'-0"



C / L-2 **STONE MAILBOX** BOWER SCALE: 3/4" = 1'-0"



B / L-2 **POOL SPA SECTION B-B'** BOWER SCALE: 1/2" = 1'-0"

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Project Name
BOWER RESIDENCE
191 Emerald Bay
Laguna Beach, CA
92651

Sheet Title
HARDSCAPE DETAILS

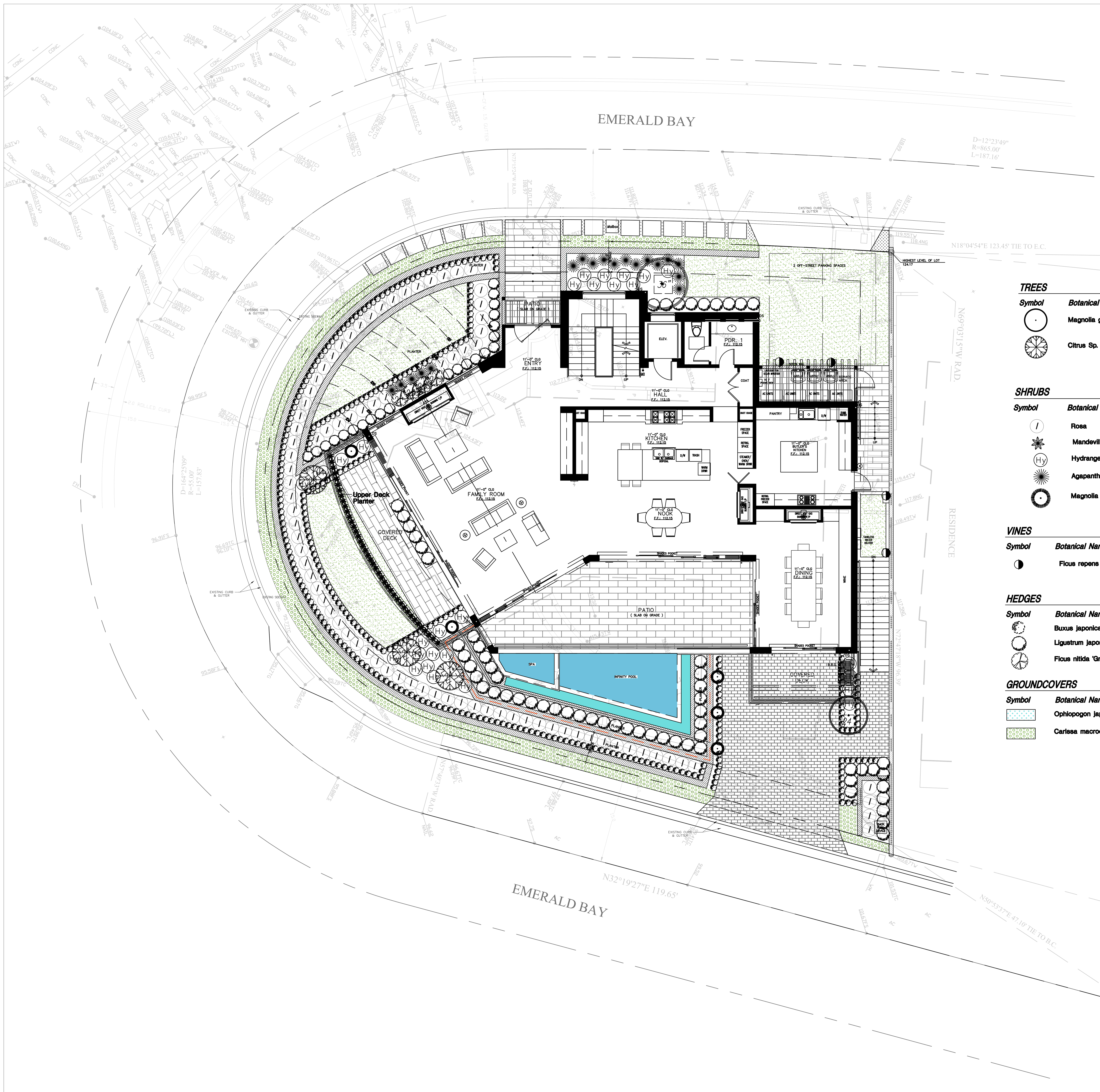
LICENSED LANDSCAPE ARCHITECT JAMES M. HELLINGER Lic. #4162 STATE OF CALIFORNIA

Project No.

Scale: Varies
Date: August 25, 2020

Revision No.	Description
11-3-2020	Per EBCA Comments
3-2-2021	Final Submittal

Sheet No.
L-2



TREES

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht. W x H	Water Requirements
⊙	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	24" Box 36" Box	1 1	-	6' x 15'	Medium - .5
✳	Citrus Sp.	Citrus Tree	24" Box	3	Variety per Owner	5' x 8'	Medium - .5

SHRUBS

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht. W x H	Water Requirements
/	Rosa	Iceberg Rose	5 gal	83	-	3' x 3'	Medium - .5
✳	Mandevillea x Sunparacoho	White Mandevillea	1 gal	41	-	3' x 1'	Medium - .5
Hy	Hydrangea macrophylla	Big Leaf Hydrangea	5 gal	29	White	3' x 3'	Medium - .5
✳	Agapanthus orientalis	African Lily	5 gal	18	White	2' x 2'	Medium - .5
⊙	Magnolia grandiflora 'Little Gem'	Espalier Dwarf Magnolia	15 Gal.	5	Espalier	6' x 8'	Medium - .5

VINES

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht. W x H	Water Needs
◐	Ficus repens	Creeping Fig	5G	4	-	Climber	Med. - .5

HEDGES

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht. W x H	Water Needs
○	Buxus japonica 'Green Beauty'	Japanese Boxwood	5G	323	Green Beauty	1' x 1'	Med. - .5
○	Ligustrum japonica 'Texanum'	Texas Privet	5G	84	-	2' x 3'	Med. - .5
○	Ficus nitida 'Green Gem'	Green Gem Hedge	24" Box	4	-	3' x 8'	Med. - .5

GROUNDCOVERS

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht. W x H	Water Needs
▨	Ophiopogon japonicus	Mondo Grass	1G	8" o.c.	Green Beauty	1' x 6"	Med. - .5
▨	Carissa macrocarpa	Emerald Carpet	1G	18" o.c.	-	3' x 1'	Low - .2

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Laguna Beach, CA
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Sheet Title

PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
JAMES M. HELLINGER
Lic. #4182
[illegible]
STATE OF CALIFORNIA

N

Project No.

Scale: 1/8" = 1'-0"

Date: August 25, 2020

Revision No.	Description
11-23-2020	Per EBCA Comments
11-23-2020	Per EBCA Comments
1-6-2021	Revised Floor Plan
1-27-2021	Per EBCA Comments
3-2-2021	Final Submittal

Sheet No.

L-4