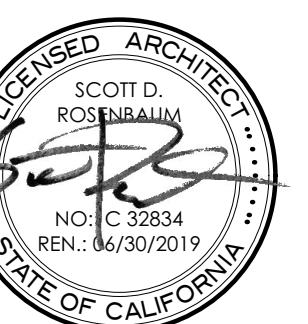


141 EMERALD BAY CONCEPT

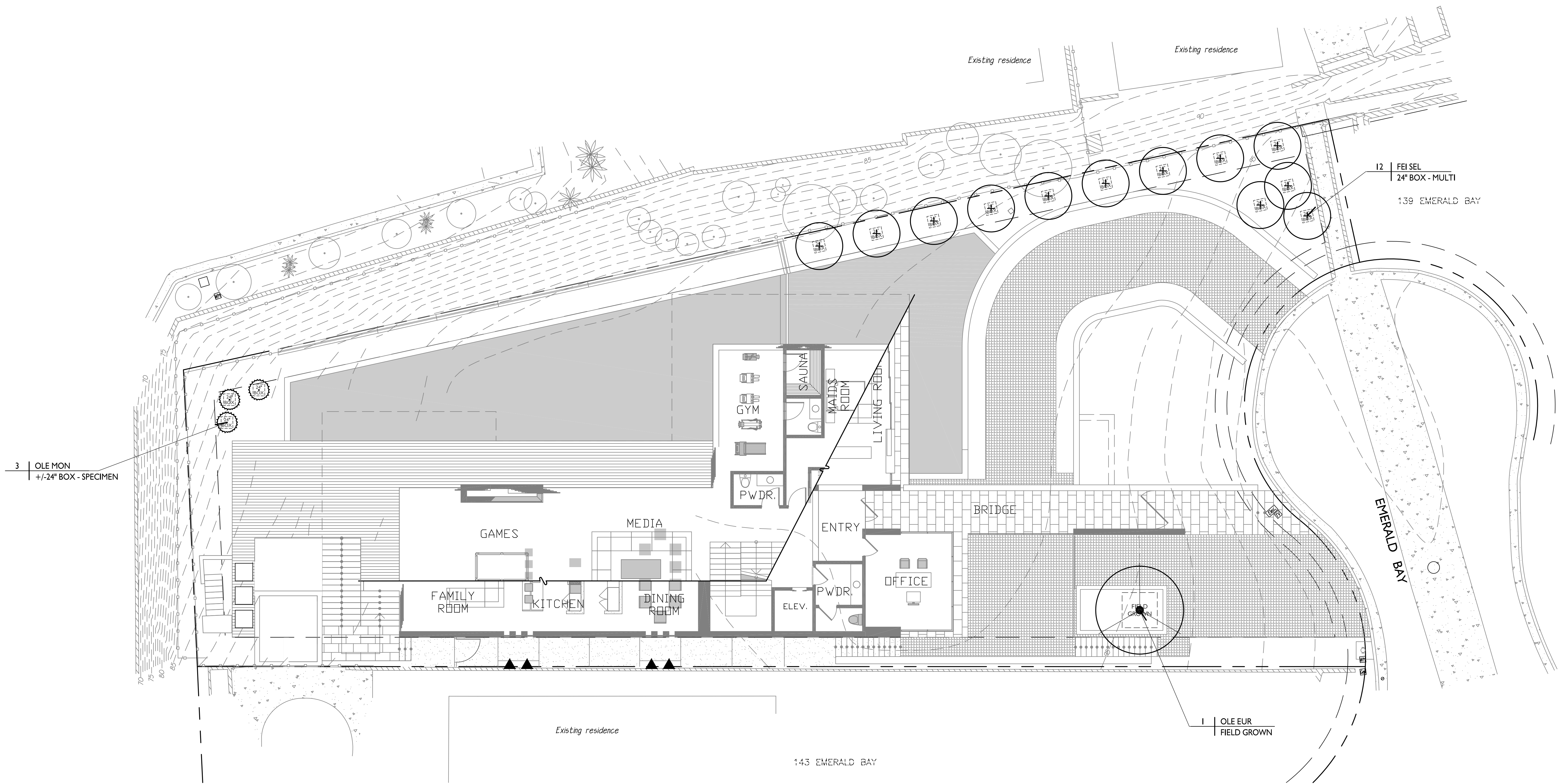
141 Emerald Bay Drive,
Laguna Beach, CA 92651



TOOMA RESIDENCE
141 EMERALD BAY, LAGUNA BEACH, CALIFORNIA



T.O



GENERAL PLANTING NOTES:

1. PRIOR TO ANY FINE GRADING OR PLANTING, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL REPORT AND SOIL AMENDMENT RECOMMENDATIONS PER SPECIFICATIONS, WHICH SHALL SUPERSEDE THOSE WITHIN THE SPECIFICATIONS.
2. LANDSCAPE CONTRACTOR SHALL PURCHASE AND PROVIDE ALL PLANTER FILL NECESSARY TO BRING SOIL LEVEL TO 2\"/>

LEGEND:

SYMBOL	NAME	SIZE	COMMENTS	HEIGHT/SPREAD at MATURITY
TREES:				
FEI SEL	FEIJOA SELLOWIANA PINEAPPLE GUAVA	PER PLAN	MULTI	18' x 18'
OLE EUR	OLEA EUROPAEA OLIVE	FIELD GROWN	APPROX. (15' X 15')	
OLE MON	OLEA EUROPAEA 'MONTRA' 'LITTLE OLLIE' DWARF OLIVE	SPECIMEN ±24" BOX MAY VARY	ORB FORM - MAINTAINED AS FORMAL SPHERE	5' x 5'
ESPALIER:				
▲	CAMELLIA JAPONICA 'SILVER WAVES' CAMELLIA	15 GAL.	-	MAINTAINED FORMAL ESPALIER
ALL SHRUB AREAS	2" THICK WALK-ON BARK MULCH SUBMIT SAMPLE FOR APPROVAL			

FOR PLANTING DETAILS SEE SHEET LP-3
FOR PLANTING SPECIFICATIONS SEE SHEET LP-4



LANDSCAPE ARCHITECTURE
PLANNING DESIGN

2330 SECOND AVENUE CORONA DEL MAR, CA 92635
LIC# 2976 TEL 949.673.0800 FAX 949.673.0806



PROJECT
Tooma Residence
141 Emerald Bay
Laguna Beach, CA 92651

REVISIONS

▲	
▲	
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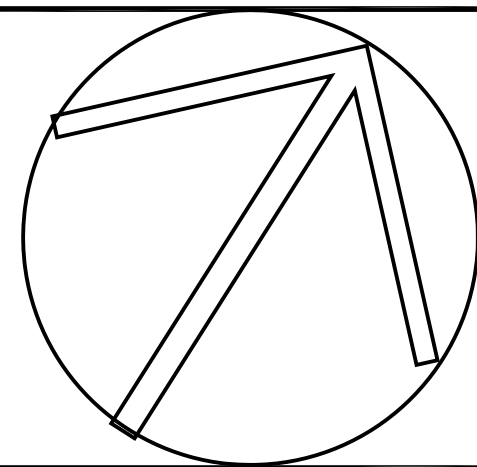
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DRAWN BY: SH

CHECKED BY: MD

DATE: October 18, 2018

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

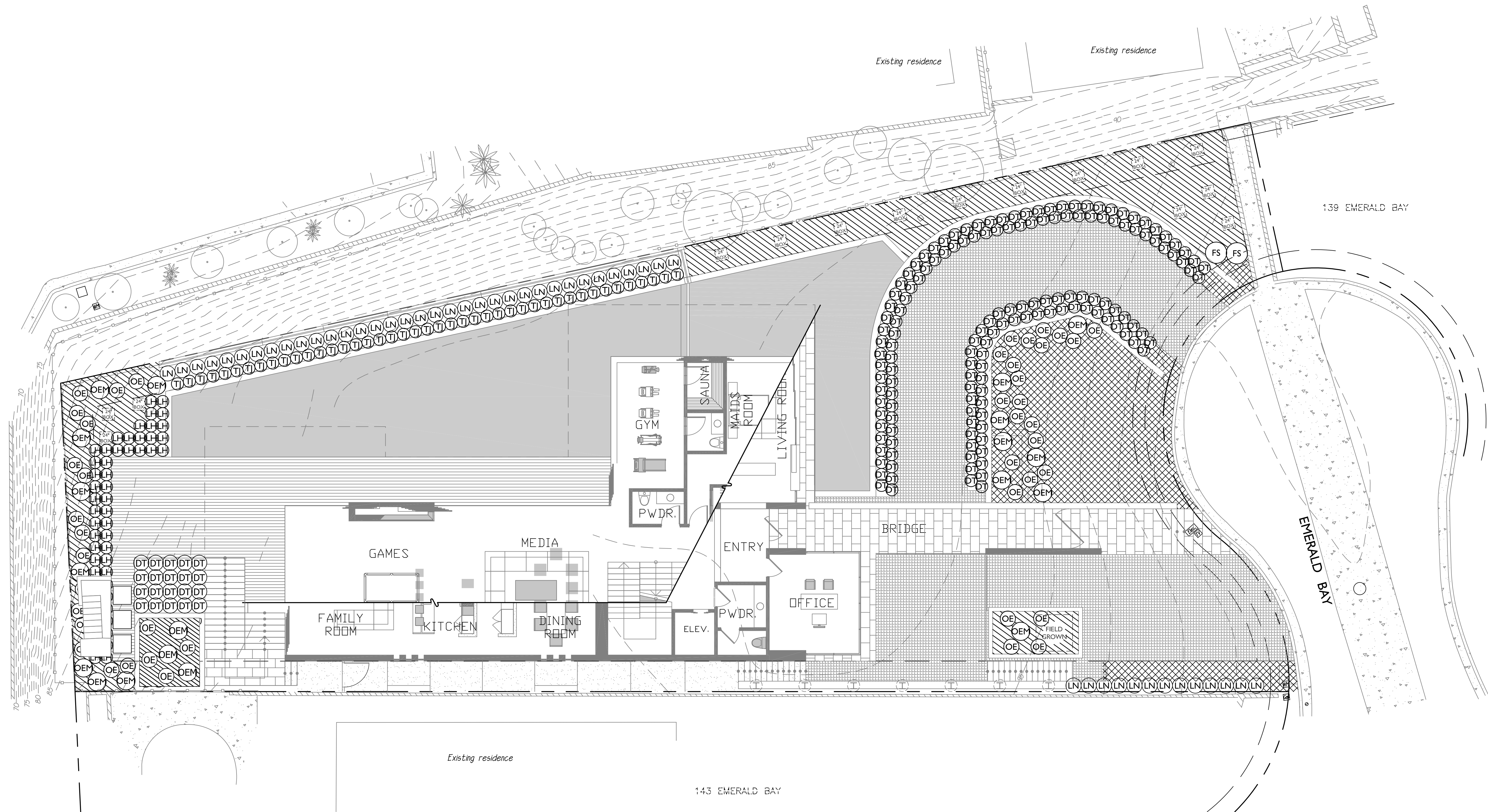


TITLE:

**TREE
PLANTING
PLAN**

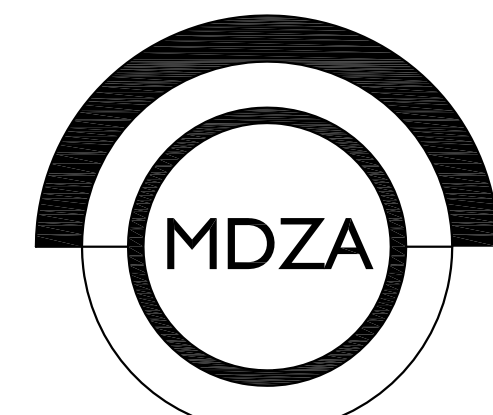
SHEET NO.:

LP-1



SHRUB LEGEND:				
SYMBOL	NAME	SIZE	COMMENTS	HEIGHT/SPREAD at MATURITY
DT	DIANELLA TAZMANICA 'SILVER STREAK' SILVER STREAK FLAX LILY	5 GAL.	-	3' x 3'
FS	FEIJOA SELLOWIANA PINEAPPLE GUAVA	5 GAL.	-	8' x 6'
LH	LAVANDULA HETEROPHYLLA SWEET LAVENDER	5 GAL.	-	3' x 3'
LN	LAURUS NOBILIS GRECIAN BAY	15 GAL.	HEDGE	MAINTAINED as 6' HIGH FORMAL HEDGE
OE	OLEA EUROPAEA 'MONTRA' 'LITTLE OLLIE' DWARF OLIVE	5 GAL.	ORB FORM - MAINTAINED AS FORMAL SPHERE	2'-2.5' x 2'-2.5'
DEM	OLEA EUROPAEA 'MONTRA' 'LITTLE OLLIE' DWARF OLIVE	15 GAL.	ORB FORM - MAINTAINED AS FORMAL SPHERE	3'-3.5' x 3'-3.5'
ROSE	ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET DWARF ROSEMARY	1 GAL.	@ 18" O.C.	18" x 3'
SESL	SESLERIA CAERULEA BLUE MOOR GRASS	1 GAL.	@ 6" O.C.	8" x 8"
TJ	TRACHELOSPERMUM JASMINIODES STAR JASMINE	1 GAL.	-	2' x 4'
ALL SHRUB AREAS	2" THICK WALK-ON BARK MULCH SUBMIT SAMPLE FOR APPROVAL			

FOR PLANTING NOTES SEE SHEET LP-1
FOR PLANTING DETAILS SEE SHEET LP-3
FOR PLANTING SPECIFICATIONS SEE SHEET LP-4



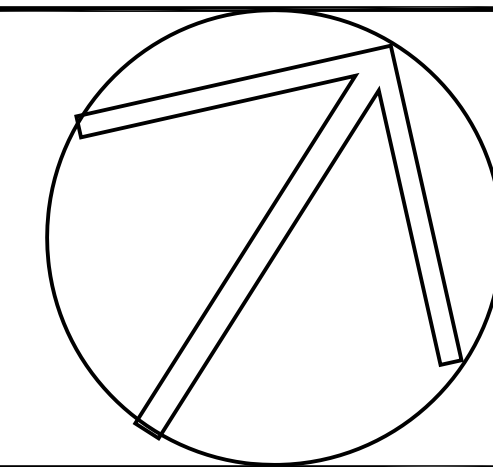
LANDSCAPE ARCHITECTURE
PLANNING DESIGN

2330 SECOND AVENUE CORONA DEL MAR, CA 92655
LIC# 2976 PH: 949.673.0800
FAX: 949.673.0806



PROJECT
Tooma Residence
141 Emerald Bay
Laguna Beach, CA 92651

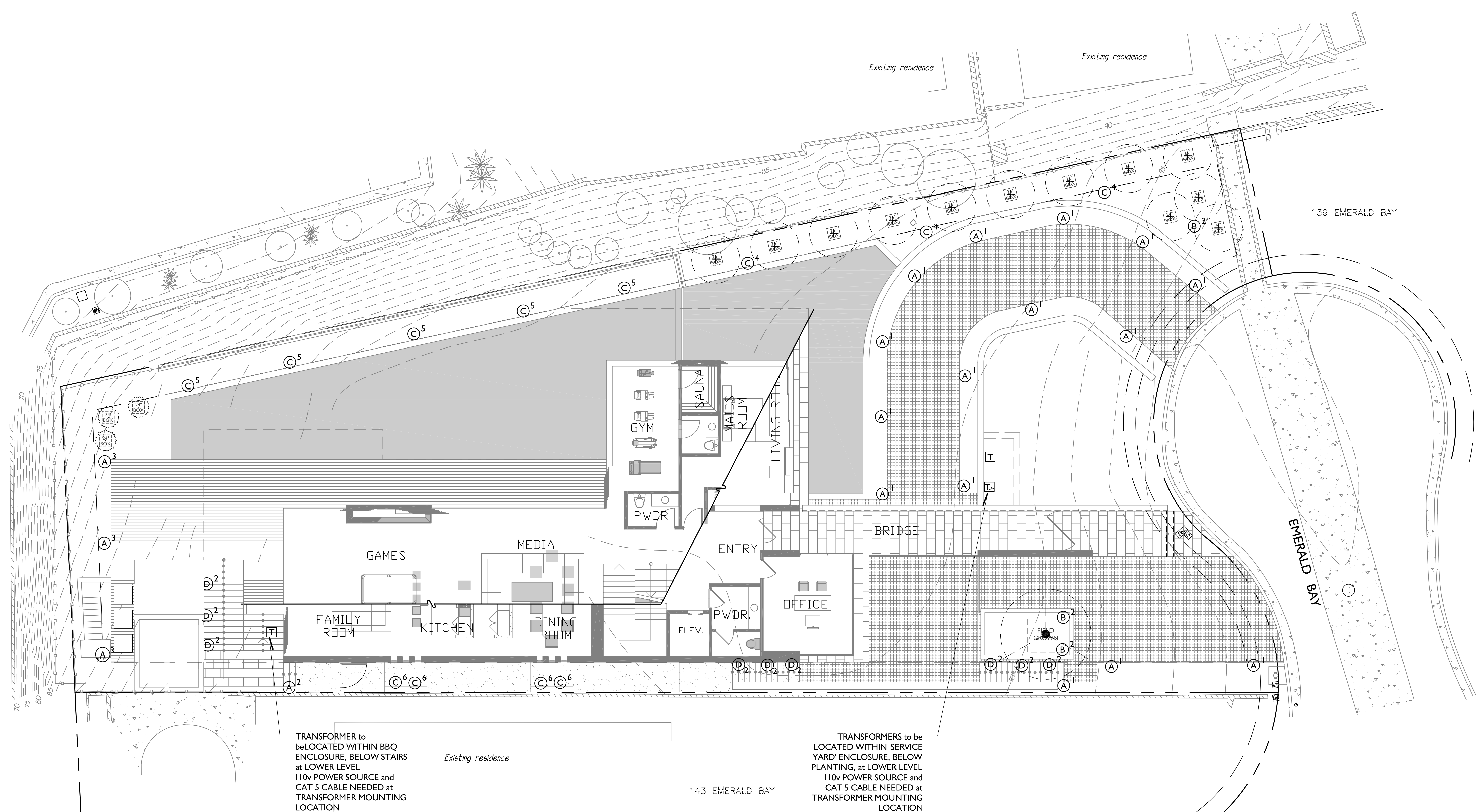
REVISIONS	
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JOB NO.:	
DRAWN BY: SH	
CHECKED BY: MD	
DATE: October 18, 2018	
SCALE: 1/8" = 1'-0"	



TITLE:
**SHRUB
PLANTING
PLAN**

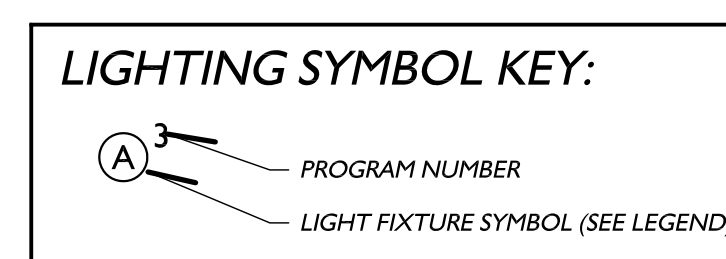
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LP-2



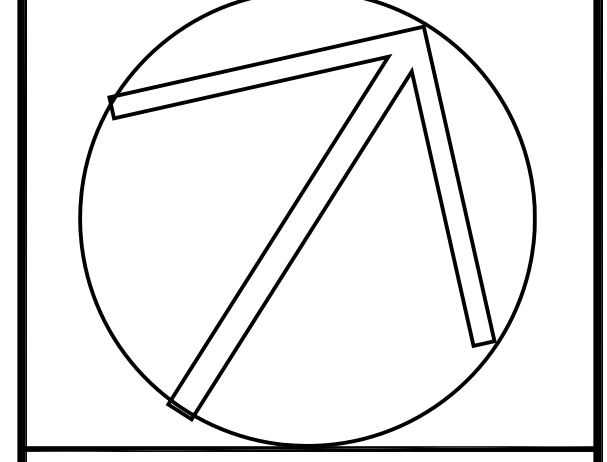
TRANSFORMER to be LOCATED WITHIN BBQ ENCLOSURE, BELOW STAIRS at LOWER LEVEL. 110v POWER SOURCE and CAT 5 CABLE NEEDED at TRANSFORMER MOUNTING LOCATION

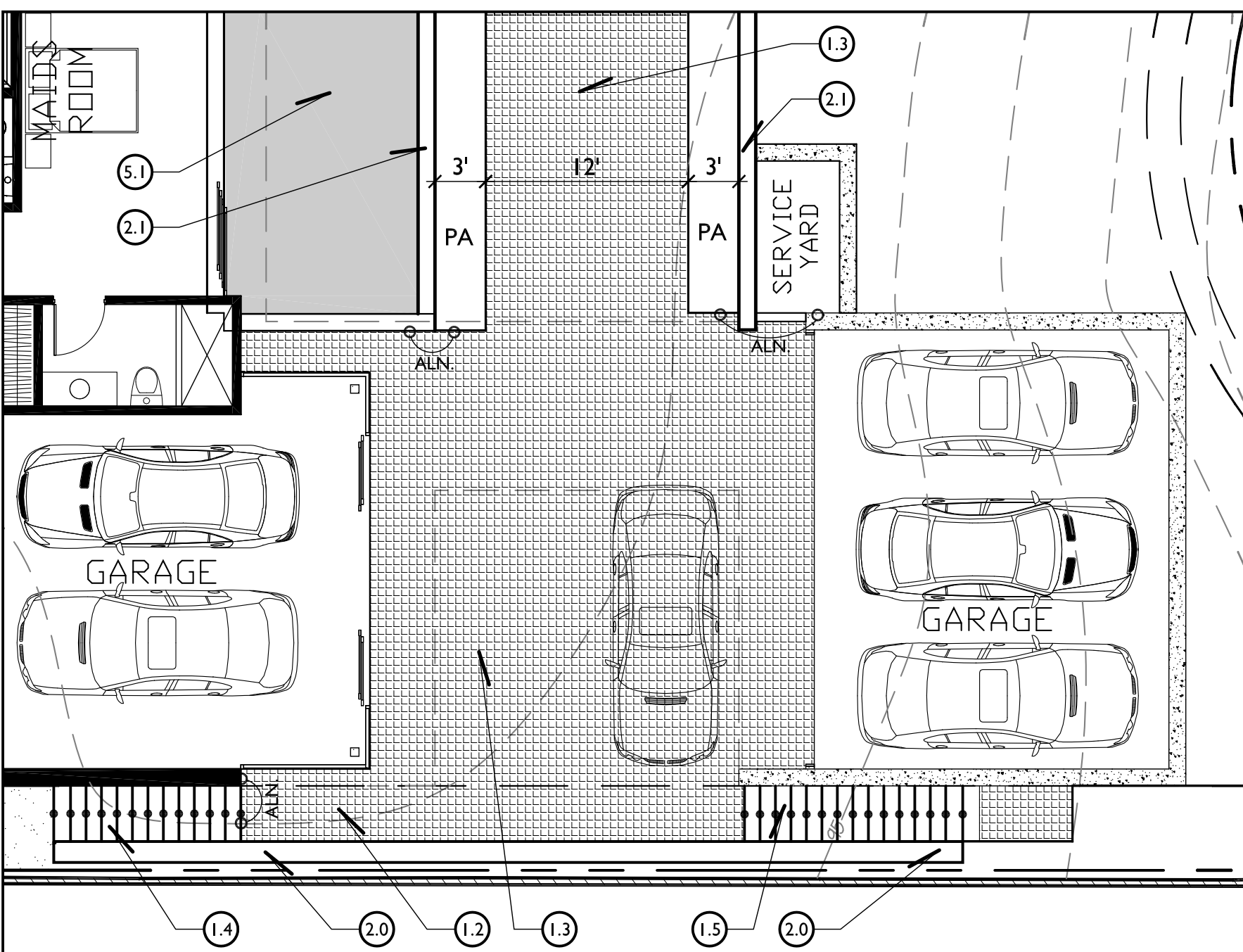
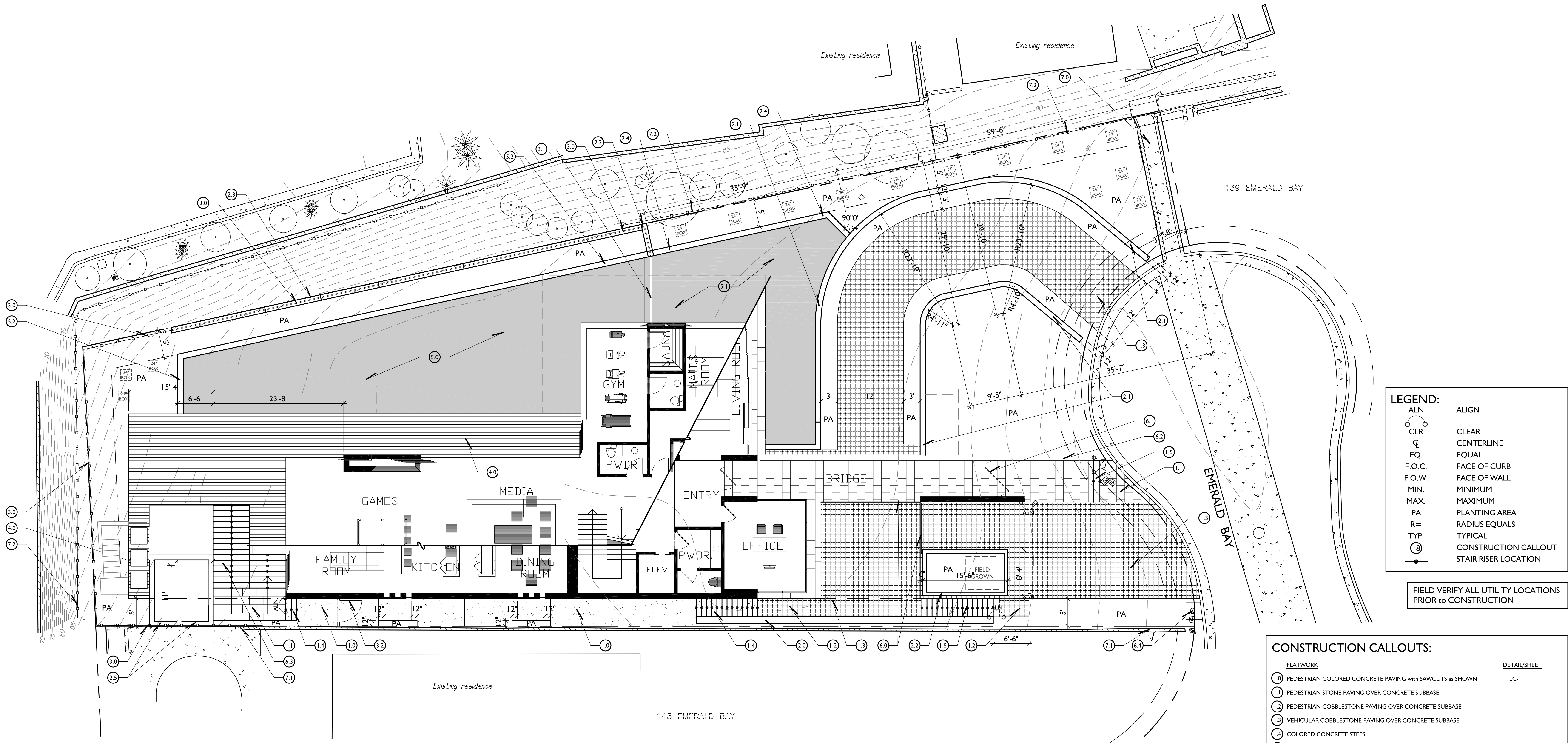
TRANSFORMERS to be LOCATED WITHIN 'SERVICE YARD' ENCLOSURE, BELOW PLANTING, at LOWER LEVEL. 110v POWER SOURCE and CAT 5 CABLE NEEDED at TRANSFORMER MOUNTING LOCATION



- LIGHTING NOTES:**
- CONTRACTOR TO USE 12/2 DIRECT BURIAL SINGLE CIRCUIT CABLE. ALL CABLE TO BE SLEEVED UNDER ALL PAVING AREAS.
 - CONTRACTOR SHALL INSTALL LIGHTS PER MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE AGENCY CODES.
 - INGROUND UPLIGHTS ARE TO BE LOCATED TO ILLUMINATE SELECTED TREES. SEE PLANTING PLAN
 - POOL AND REFLECTING POND LIGHTING UNDER SEPARATE PERMIT.

LIGHTING LEGEND:					
SYMBOL	TYPE:	MANUFACTURER:	MODEL:	FINISH:	QNTY:
(A)	L.V. LED PATH LIGHT	HINKLEY	ATLANTIS 15014BZ	BRONZE	19
(B)	L.V. LED SPOT UPLIGHT	FX LUMINAIRE	FR-ZD-3LED-LS-CU	COPPER	5
(C)	L.V. LED WASH UPLIGHT	FX LUMINAIRE	PB-ZD-3LED-BS	BRASS	9
(D)	L.V. LED WALL MOUNT	FX LUMINAIRE	PO-ZD-1LED-RD-AT	BRONZE	12
(T)	OUTDOOR MOUNTED 12V TRANSFORMER *With TIMER SYSTEM or CONNECT to HOUSE CONTROL SYSTEM	FX LUMINAIRE	LZD-300-SS & LAM & LANMOD or WIFIMOD. LUXOR 300W TRANSFORMER with LANMOD (LOCAL AREA NETWORK MODULE for CAT5 CABLE/HARD WIRE) or WIFIMOD (WI-FI MODULE - if NO CAT5) LAM (LIGHT ASSIGN MODULE) ALSO NEEDED for INITIAL SETUP	STAINLESS STEEL	2
---	LED STRIP LIGHT *NOTE: USE "PVC-39" CHANNEL for ALL STRAIGHT RUNS of STRIP LIGHTING	SPJ LIGHTING, INC.	SPJ-FLEX-STRIP	N/A	3
(Tm)	OUTDOOR MOUNTED 24V TRANSFORMER *With TIMER SYSTEM or CONNECT to HOUSE CONTROL SYSTEM	CORE LIGHTING GROUP	PSDM-150W-24 150W INDOOR/OUTDOOR MAGNETIC DIMMABLE LED DRIVER / 24V DC TRANSFORMER	N/A - BLACK	1
NO SYMBOL	12/2 DIRECT BURIAL SINGLE CIRCUIT CABLE. ALL CABLE TO BE SLEEVED UNDER ALL PAVING AREAS.				
(•)	PROPOSED TREE, PALM OR SPECIMEN SHRUB LOCATION				





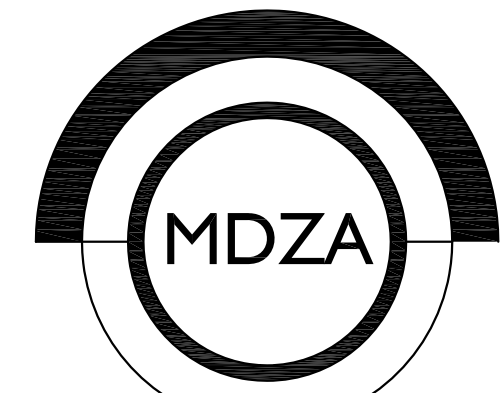
LOWER LEVEL GARAGE AREA

FINISH SCHEDULE:

SYMBOL	ITEM	MANUFACTURER/SUPPLIER	COLOR	FINISH	COMMENTS
(10) (14)	PEDESTRIAN COLORED CONCRETE PAVING AND STEPS	L.M. SCOFIELD CO. 800-800-9900	C-12 MESA BEIGE	MEDIUM RELEASE FINISH	with SAWCUTS as SHOWN
(11) (15)	STONE PAVING AND STEPS		BEIGE LIMESTONE	TO BE SELECTED	
(12) (13)	VEHICULAR COBBLESTONE PAVING		BROWN TONES		5" SQUARE COBBLE SIZE
(20) (21) (22) (23) (24) (25)	PLASTER / STUCCO FINISH		TO MATCH HOUSE	TO MATCH HOUSE	
(30) (31) (32)	STEEL POOL ENCLOSURE FENCING		STORM GRAY SR-29.68 E-04 SRJ-29	SMOOTH	
(52)	POOL COPING		TO MATCH STONE PAVING / STEPS	TO MATCH STONE PAVING / STEPS	

NOTE:
CONTRACTOR TO PROVIDE 3' X 3' SAMPLE OF CONCRETE PAVING & STONE PAVING ON SITE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

CONSTRUCTION CALLOUTS:	
FLATWORK	DETAIL/SHEET
(10) PEDESTRIAN COLORED CONCRETE PAVING with SAWCUTS as SHOWN	LC_
(11) PEDESTRIAN STONE PAVING OVER CONCRETE SUBBASE	
(12) PEDESTRIAN COBBLESTONE PAVING OVER CONCRETE SUBBASE	
(13) VEHICULAR COBBLESTONE PAVING OVER CONCRETE SUBBASE	
(14) COLORED CONCRETE STEPS	
(15) STONE STEPS OVER CONCRETE SUBBASE	
MASONRY	LC_
(20) SHORING / RETAINING WALL at LOWER DRIVEWAY. SEE STRUCTURAL ENGINEER'S PLANS. TO RECEIVE PLASTER FINISH and CAP	
(21) LOW, 12" WIDE RETAINING WALL ALONG DRIVEWAY with PLASTER FINISH and CAP	
(22) 42" HIGH PLANTER WALL at OFF STREET PARKING with PLASTER FINISH and CAP	
(23) CMU RETAINING WALL ALONG PROPERTY LINE with PLASTER FINISH and CAP and STEEL POOL ENCLOSURE FENCING ATOP	
(24) WALL at PLANTING / REFLECTING POND SEPARATION with PLASTER FINISH and CAP. SEE GRADING PLAN for HEIGHT	
(25) PLANTER WALLS at REAR YARD with PLASTER FINISH and CAP	
METAL	LC_
(30) 5' HIGH TUBULAR STEEL POOL ENCLOSURE FENCE ALONG PROPERTY LINE	
(31) 5' HIGH TUBULAR STEEL POOL ENCLOSURE FENCE at REFLECTING POND / SWIMMING POOL BREAK	
(32) STEEL PEDESTRIAN GATE at SIDE YARD. TO BE SELF CLOSING and SELF LATCHING TO MEET ALL CURRENT POOL CODES	
WOOD/CARPENTRY	
(40) WOOD DECK. SEE ARCHITECT'S PLANS	
POOL/WATER FEATURES	LC_
(50) POOL (per POOL CONTRACTOR)	
(51) 18" DEEP MAX. REFLECTING POND (per POOL CONTRACTOR)	
(52) CUT STONE POOL COPING	
GENERAL SITE IMPROVEMENTS	LC_
(60) GLASS GUARDRAIL. SEE ARCHITECT'S PLANS	
(61) PIVOT ENTRY DOOR. SEE ARCHITECT'S PLANS	
(62) GUARDRAIL / WALL at ENTRY BRIDGE. SEE ARCHITECT'S PLANS	
(63) STEPS / STAIRS - FINISH PER ARCHITECT'S PLANS	
(64) RELOCATED FIRE HYDRANT. SEE CIVIL ENGINEER'S PLANS	
EXISTING SITE FEATURES	
(70) EXISTING DRAINAGE CHANNEL and WALLS - to REMAIN	
(71) EXISTING WALL ALONG PROPERTY LINE - to REMAIN	
(72) EXISTING FENCE	



LANDSCAPE ARCHITECTURE
PLANNING DESIGN

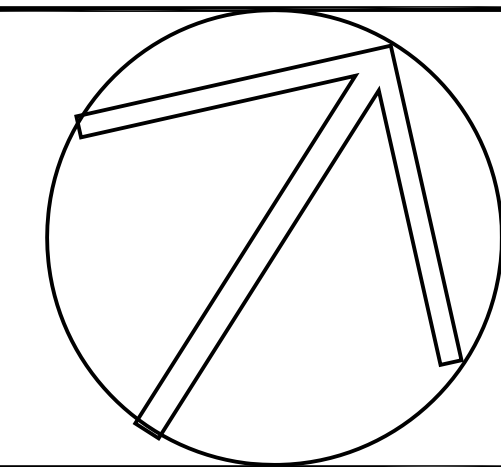
2330 SECOND AVENUE CORONA DEL MAR, CA 92653
LIC# 2976 PH: 949.673.0800 FAX: 949.673.0806



PROJECT
Tooma Residence
141 Emerald Bay
Laguna Beach, CA 92651

REVISIONS

JOB NO.:
DRAWN BY: SH
CHECKED BY: MD
DATE: October 18, 2018
SCALE: 1/8" = 1'-0"



TITLE:
**LANDSCAPE
CONSTRUCTION
PLAN**

SHEET NO.:
LC-1

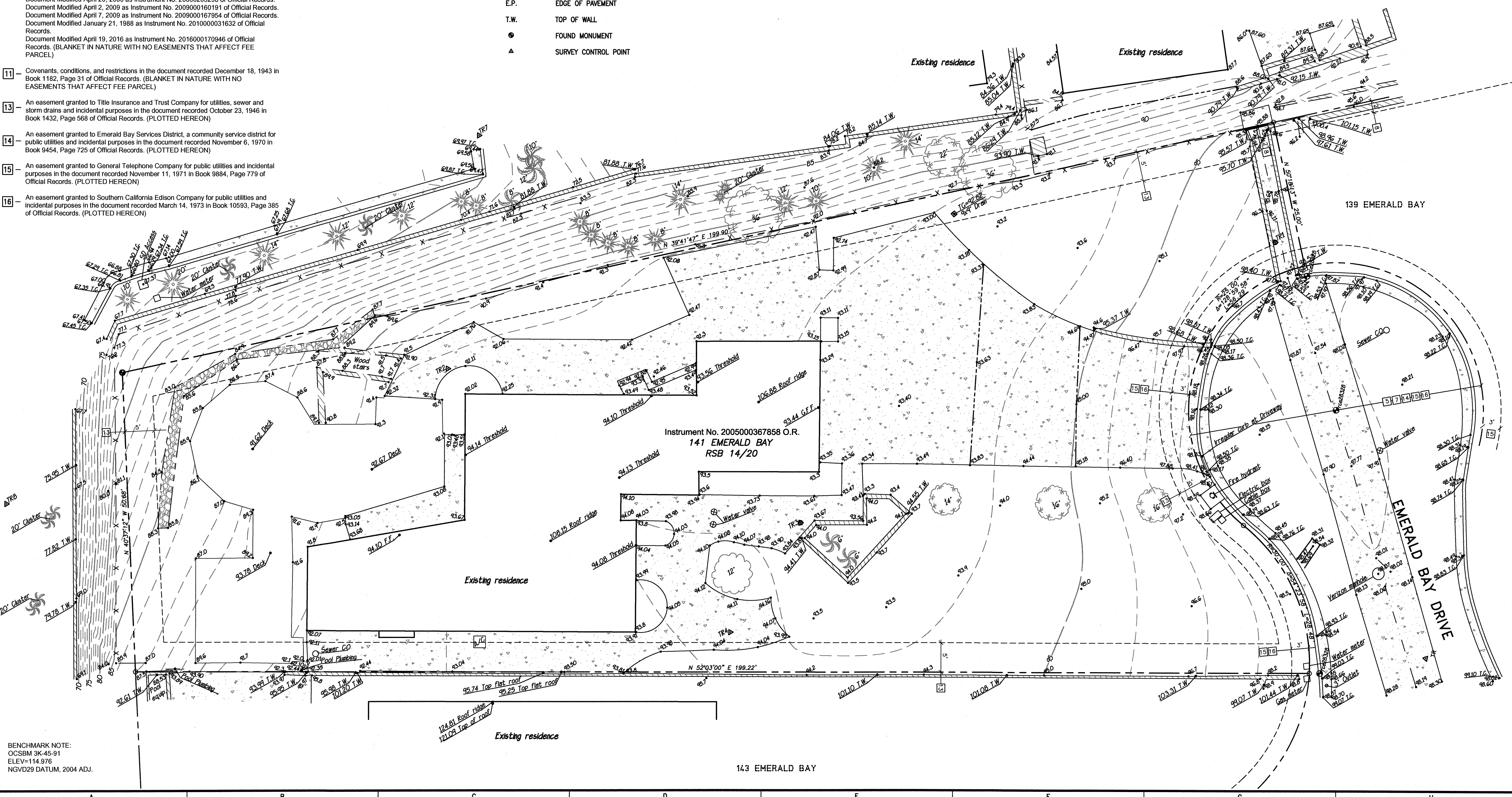
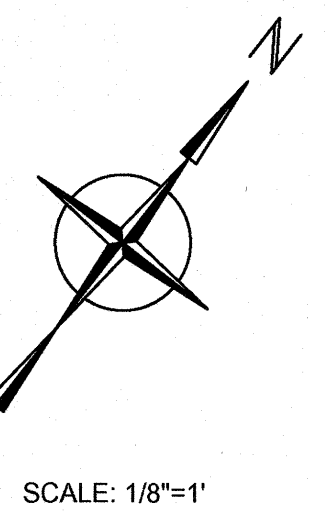
EASEMENT NOTES:

NUMBERING SEQUENCE PER CHICAGO TITLE COMPANY PRELIMINARY REPORT NO.00090280-987-OC1-SG4, DATED MAY 4, 2018

- [A] Any easements or servitudes appearing in the public records. (NO EASEMENTS IN FEE PARCEL) (Easements per Record of Survey map RSB 14/20)
- [5] Easement or Right of Way for the purpose of ingress, egress, pipelines, and/or public utilities and incidental purposes thereto over, under, along and across the easement parcel in the document recorded November 29, 1937 in Book 913, Page 410 of Official Records. (PLOTTED HEREON)
- [6] Covenants, conditions, and restrictions in the document recorded September 13, 1928 in Book 197, Page 234 of Official Records. (BLANKET IN NATURE WITH NO EASEMENTS THAT AFFECT FEE PARCEL)
- [7] An easement granted to Southern Counties Gas Company of California for pipelines, ingress and egress and incidental purposes in the document recorded November 29, 1937 in Book 913, Page 410 of Official Records. (PLOTTED HEREON)
- [8] An easement granted to Southern California Edison Company for poles, guys and anchors and incidental purposes in the document recorded November 11, 1938 in Book 930, Page 41 of Official Records. (PLOTTED HEREON)
- [9] An easement granted to Associated Telephone Company for pipelines, ingress and egress and incidental purposes in the document recorded September 14, 1939 in Book 1011, Page 381 of Official Records. (PLOTTED HEREON)
- [10] Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded February 25, 1943 in Book 1161, Page 260 of Official Records.
Document Modified December 18, 1943 in Book 1219, Page 465 of Official Records.
Document Modified October 14, 1944 in Book 1288, Page 272 of Official Records.
Document Modified February 6, 1968 in Book 8511, Page 880 of Official Records.
Document Modified February 6, 1968 in Book 8511, Page 946 of Official Records.
Document Modified November 18, 1988 as Instrument No. 88-594765 of Official Records.
Document Modified April 20, 2000 as Instrument No. 20000205298 of Official Records.
Document Modified April 2, 2009 as Instrument No. 2009000160191 of Official Records.
Document Modified April 7, 2009 as Instrument No. 2009000167954 of Official Records.
Document Modified January 21, 1988 as Instrument No. 201000031632 of Official Records.
Document Modified April 19, 2016 as Instrument No. 2016000170946 of Official Records. (BLANKET IN NATURE WITH NO EASEMENTS THAT AFFECT FEE PARCEL)
- [11] Covenants, conditions, and restrictions in the document recorded December 18, 1943 in Book 1162, Page 31 of Official Records. (BLANKET IN NATURE WITH NO EASEMENTS THAT AFFECT FEE PARCEL)
- [13] An easement granted to Title Insurance and Trust Company for utilities, sewer and storm drains and incidental purposes in the document recorded October 23, 1946 in Book 1432, Page 568 of Official Records. (PLOTTED HEREON)
- [14] An easement granted to Emerald Bay Services District, a community service district for public utilities and incidental purposes in the document recorded November 6, 1970 in Book 9454, Page 725 of Official Records. (PLOTTED HEREON)
- [15] An easement granted to General Telephone Company for public utilities and incidental purposes in the document recorded November 11, 1971 in Book 9884, Page 779 of Official Records. (PLOTTED HEREON)
- [16] An easement granted to Southern California Edison Company for public utilities and incidental purposes in the document recorded March 14, 1973 in Book 10593, Page 385 of Official Records. (PLOTTED HEREON)

LEGEND

- GRADE BREAK LINE
--- INDEX CONTOUR LINE
--- INTERMEDIATE CONTOUR LINE
--- PROPERTY LINE
X-X FENCE
MSE WALL
CONCRETE SURFACE
MASONRY WALL
WOOD WALL
ROCK WALL
F.F. FINISHED FLOOR
F.S. FINISHED SURFACE
T.G. TOP OF GRATE
INV INVERT OF PIPE
T.C. TOP OF CURB
E.P. EDGE OF PAVEMENT
T.W. TOP OF WALL
● FOUND MONUMENT
▲ SURVEY CONTROL POINT



BENCHMARK NOTE:
OCSBM 3K-45-91
ELEV=114.976
NGVD29 DATUM, 2004 ADJ.

PLANS PREPARED BY:

TOAL
ENGINEERING, INC.

CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

139 Avenida Navarro
San Clemente, CA 92672
949.492.8686
www.toalengineering.com

REGISTERED LAND SURVEYOR
VICTOR P. MEUM
No. 8682
STATE OF CALIFORNIA

V. Meum
VICTOR P. MEUM
P.L.S. 8682
DATE: 8-17-2018

PREPARED FOR:
TOM AND MARTA TOOMA

REVISIONS	BY	DATE	APPROVED	DATE

TOPOGRAPHIC AND BOUNDARY
SURVEY

A PORTION OF RSB 14/20 (APN: 053-040-07)
141 EMERALD BAY, LAGUNA BEACH, CALIFORNIA

DATE: 7-17-18 H. SCALE: 1/8"=1'
SURVEY DATE: 6-22-18 V. SCALE:
DRN: MCH DWG. NO.:
CHD: MSF TP-01
APPD: VM
JOB NO. SHEET OF
18119 1 1