# Custom Residence

235 Emerald Bay Laguna Beach • California • 92651

## Abbreviations

4.5	A   D	D11.4	<b>5</b>	\.FC!!	
AB	Anchor Bolt	DIM	Dimension	MECH	Mechanical
ACOLL	Air Conditioning	DR	Drawing	MAX	Maximum
ACOU	Acoustical	D.F.	Drinking Fountain	MET	Metal
AD	Area Drain	EA	Each	MIN	Minimum
ADJ	Adjustable	ELEC	Electrical	(N)	New
ADJT	Adjacent	ELEV	Elevation	NIC	Not In Contract
AL	Aluminum	EQUIP	Equipment	N.T.S.	Not To Scale
ALT	Alternate	EX	Existing	NAT	Natural
APPRX	Approximate	EXP. JT.	Expansion Joint	OC	On Center
ARCH	Architect	EXT	Exterior	OPG	Opening
ASB	Asbestos	EQ	Equal	OD	Outside Dim
ASP	Asphalt	FOF	Face Of Finish	ОН	Overhrad
ASBO	As Selected By Owner	FOC	Face Of Concrete	PLAS	Plaster
BD	Board	FOS	Face Of Stud	PLPG	Plate
BUILD	Building	FIN	Finish	PG	Paint Grade
BL	Block	FP	Fire Proof	PR	Pair
BLK	Blocking	FS	Finish Surface	RAD	Radius
BM	Beam	FT	Foot	REQ	Required
BOT	Bottom	FTG	Footing	RD	Roof Drain
BED	Bedroom	F.D.C.	Fire Department Connection	RM	Room
BRK	Bracket	GI	Galvanized	REV	Revised
CAB	Cabinet	Ğ.İ.	Galvanived Iron	RWD	Redwood
СВ	Catch Basin	GA	Gauge	RO	Rough
CM	Cement	GL	Glass	R.O.	Rough Opening
CER	Ceramic	GYP	Gypsum	REG	Register
C. I.	Cast Iron	GC	General Contractor	SCH	Schedule
CLG	Ceiling	HDWR	Hardware	SECT	Section
CA	Calking	HWD	Hardwood	SIM	Similar
CL	Center Line	HT	Height	STD	Standard
CLOS	Closet	HC	Hollow Core	STL	Steel
CLR	Clear	HM	Hollow Metal	STR	Structural
CEM	Concrete Masonry Unit	HORIZ	Horizontal	SUSP	Suspended
CTR	Counter	HB	Hose Bibb	TEL	Telephone
COL	Column	HVAC	Heating Venting Ac	TEMP	
CONC	Concrete	IN	Inch	T&G	Temporary Tongue And Groove
COND	Condition	ID	Inside Dim.	TC	
COND		INSUL	_		Top Of Curb/Concrete
	Connection		Insulation	TS TVD	Top Of Slab
CONST	Construction	INT	Interior	TYP	Typical
CONT	Continuous	INV	Invert	TW	Top Of Wall
CONTR	Contractor	JT	Joint	VTR	Vent Thru Roof
COR	Corridor	KIT	Kitchen	VERT	Vertical
CT	Center	LAV	Lavatory	VT	Vinyl Tile
CTSK	Countersunk	LIN. FT.	Linear Foot	WC	Water Closet
CL	Center Line	LINOL	Linoleum	WH	Water Heater
C.T.	Ceramic Tile	LG	Long	WT	Weight
CLR	Clear	LAM	Laminated	WD	Wood
DET	Detail	LT	Light	WWM	Welded Wire Mesh
DIA	Diameter	MB	Machine Bolt	WI	Wrought Iron
				2/4/	\\\aathar Ctrin

## Owner / Client

Offield Trust 235 Emerald Bay Laguna Beach, CA. 92651

## Symbols

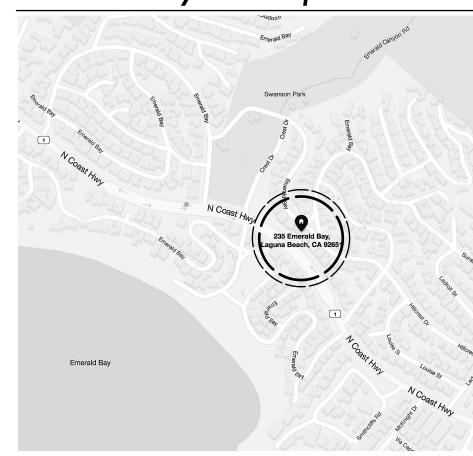
Revision	1
Section Line Section Designation Sheet Number	B A6 B A6
Detail Key Detail Designation Sheet Number	$\frac{3}{A14}$
Datum	lacktriangle

## Codes

This Project Shall Comply With The Following Codes:

2019 CBC	2019 CPC	2019 T-24
2019 CEC	2019 CRC	
2019 CMC	2019 CalGreen	

## Vicinity Map



## Consultants

### **ARCHITECT:**

C.J. Light Associates 1401 Quail Street, Suite 120 Newport Beach, CA 92660 (949) 851-8345 Architect: Christian R. Light Contact: Nolan Mead

## **CIVIL ENGINEER:**

Toal Engineering, Inc. 139 Avenida Navarro San Clemente, CA 92672 (949) 492-8586 Contact: Caleb Rios

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## Scope of Work

Demolish existing single family residence and 2-car garage. Construct approximate 4,425 SF of total area including a new 2-car garage of approximately 477 SF. New landscape/ hardscape/grade design. Construct new site and retaining walls.

## Project Data

Lot:	19
Tract :	977
APN:	053-073-36
Site General	
Approximate Site Area:	7,108 sq ft
Max. Allowable Coverage: 40%	2,843 sq ft
Proposed Coverage: 39.29%	2,793sq ft
Flat Height Limit: 15' above $\pm 94.0' = \pm 109'$ flat	

Street Level	313 s	q ft
Main Level	1,990 s	q ft
Basement Level	1,645 s	q ft
Total Habitable Area	3,948 s	q ft
2-Car Garage	480 se	q ft
Total Project	2,428 so	q ft
2-Car Parking Spot	-430 so	q ft
	Parking Calculation 3,998 s	~ L

Decks & Patios Street Level Deck

171 sq ft 545 sq ft Main Level Deck 716 sq ft 975 sq ft **Basement Patio** 

3 cars required



Christian R. Light • Architect

1401 Quail Street, Suite 120 Newport Beach, CA 92660 (949) 851-8345 Fax (949) 851-1116

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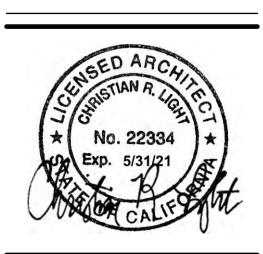
Cover Sheet

Job Number:

Date:

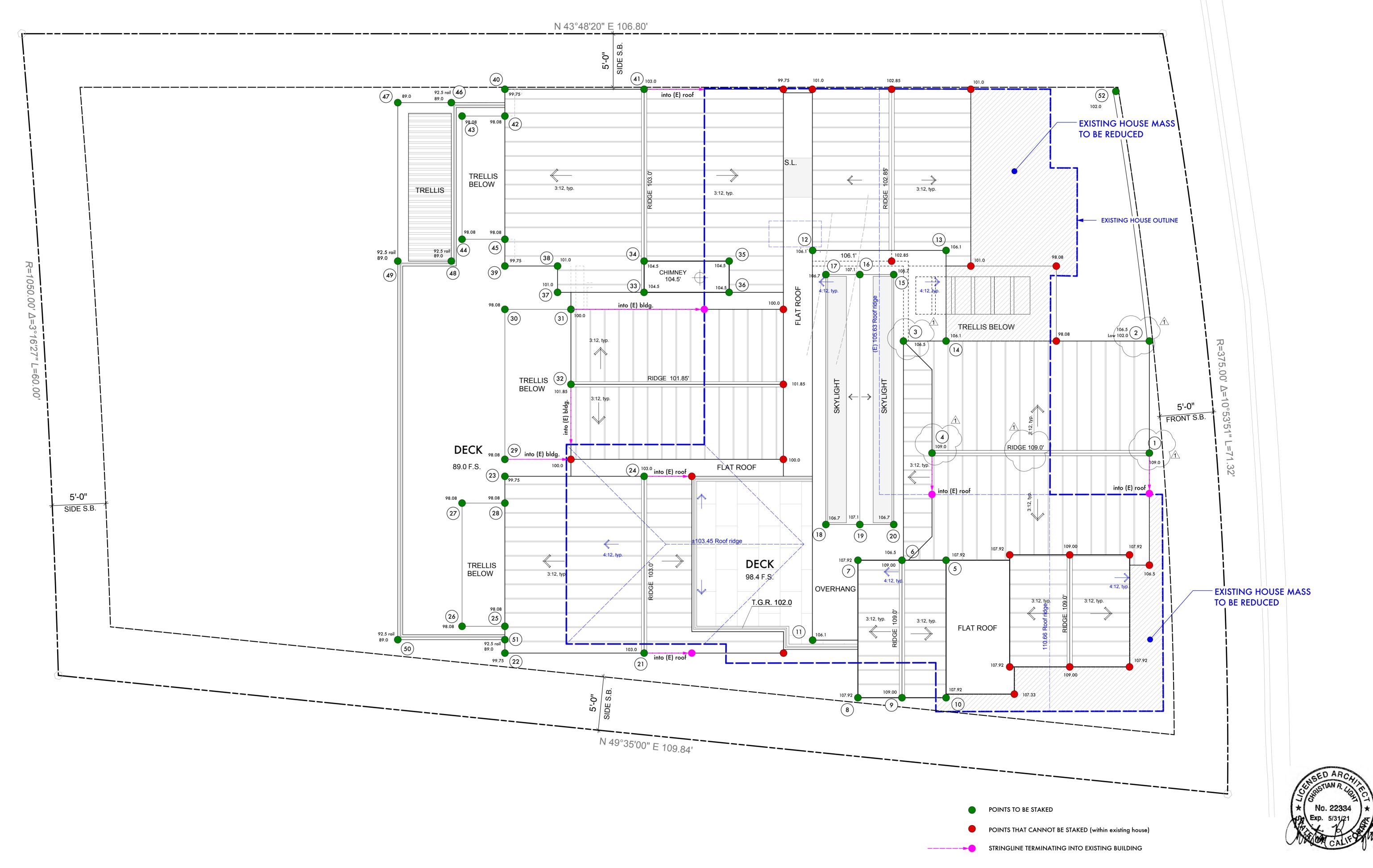
Concept Submittal 1:

Preliminary Submittal 1 March 4, 2021



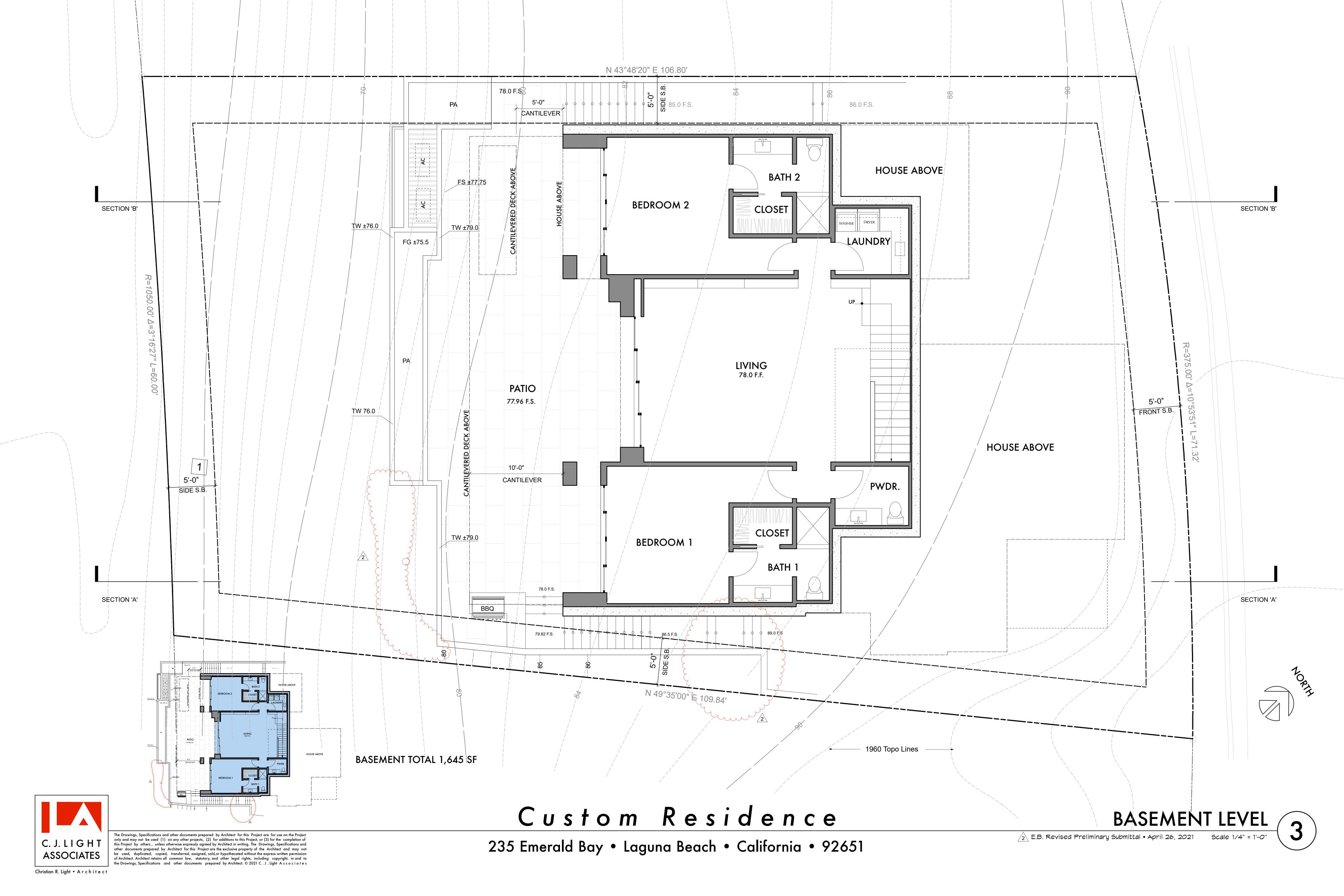
## Legend Over Height Walls County Front Yard Setback Calculation LOT 17 Up to 8' Up to 8' Northwest Neighbor 10'-2" building setback Southeast Neighbor 4'-10" building setback Average Setback (10'-2"+4'-10")/2 = 7'-6" 10'-2" 96.0 T.W. PA 91.36 F.S. Up to 13' 7'-6" COUNTY FRONT S.B. LATTICE WOOD SCREEN TO MATCH OTHERS AT FRONT OF HOUSE COURTYARD 4' ABOVE GRADE PRIVACY WALL TW 76.0 PROPOSED RESIDENCE LOT 19 TRACT 977 EXISTING PLANTING TO REMAIN, SEE LANDSCAPE SHEET L1.01 **PATIO** 77,96 F.S. /25'-0"/ COUNTY REAR S.B. 98.96 T.W 97.5 G.F.F. 98.43 TC BUILDING SETBACK Up to 8'

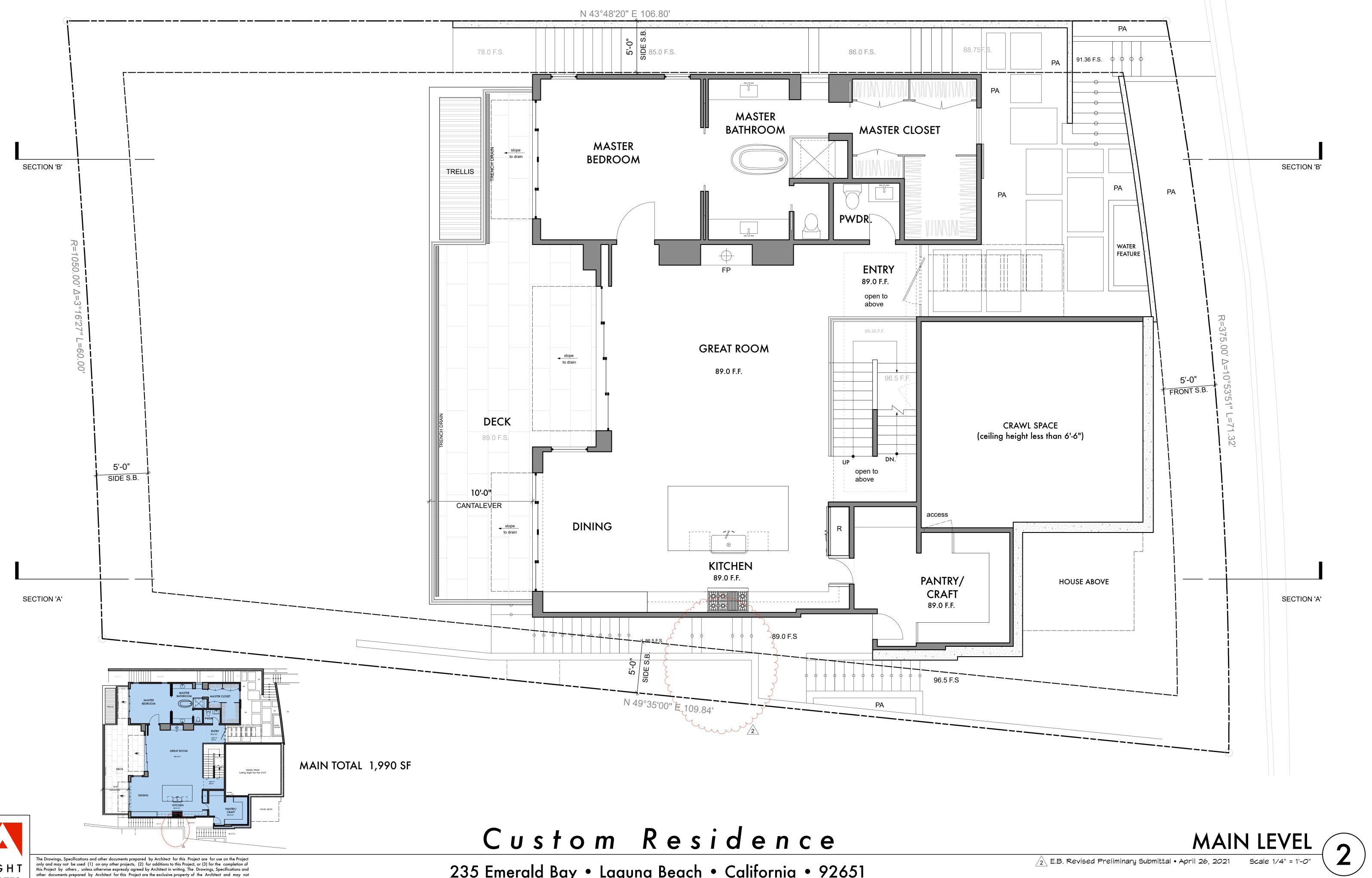




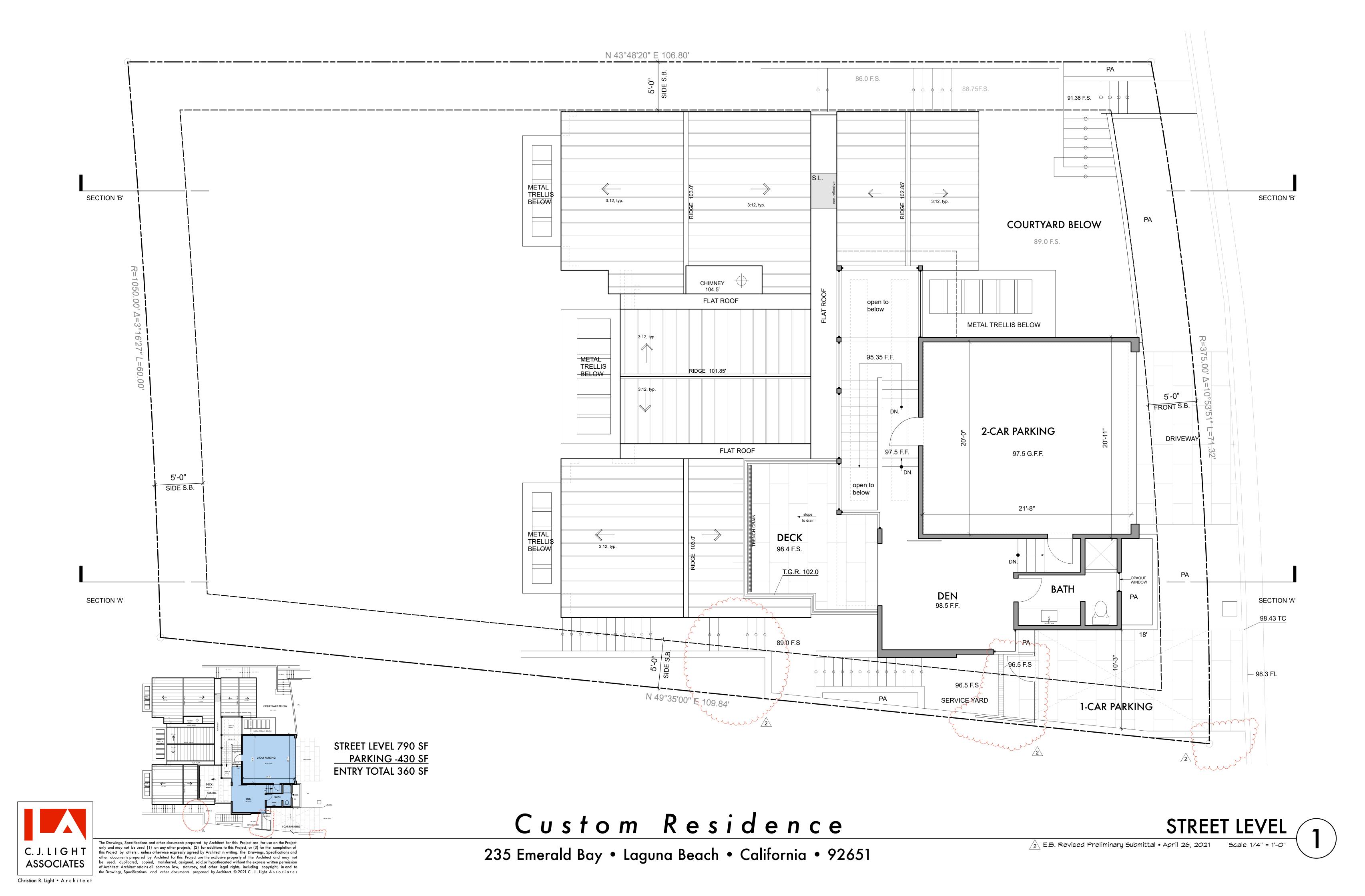


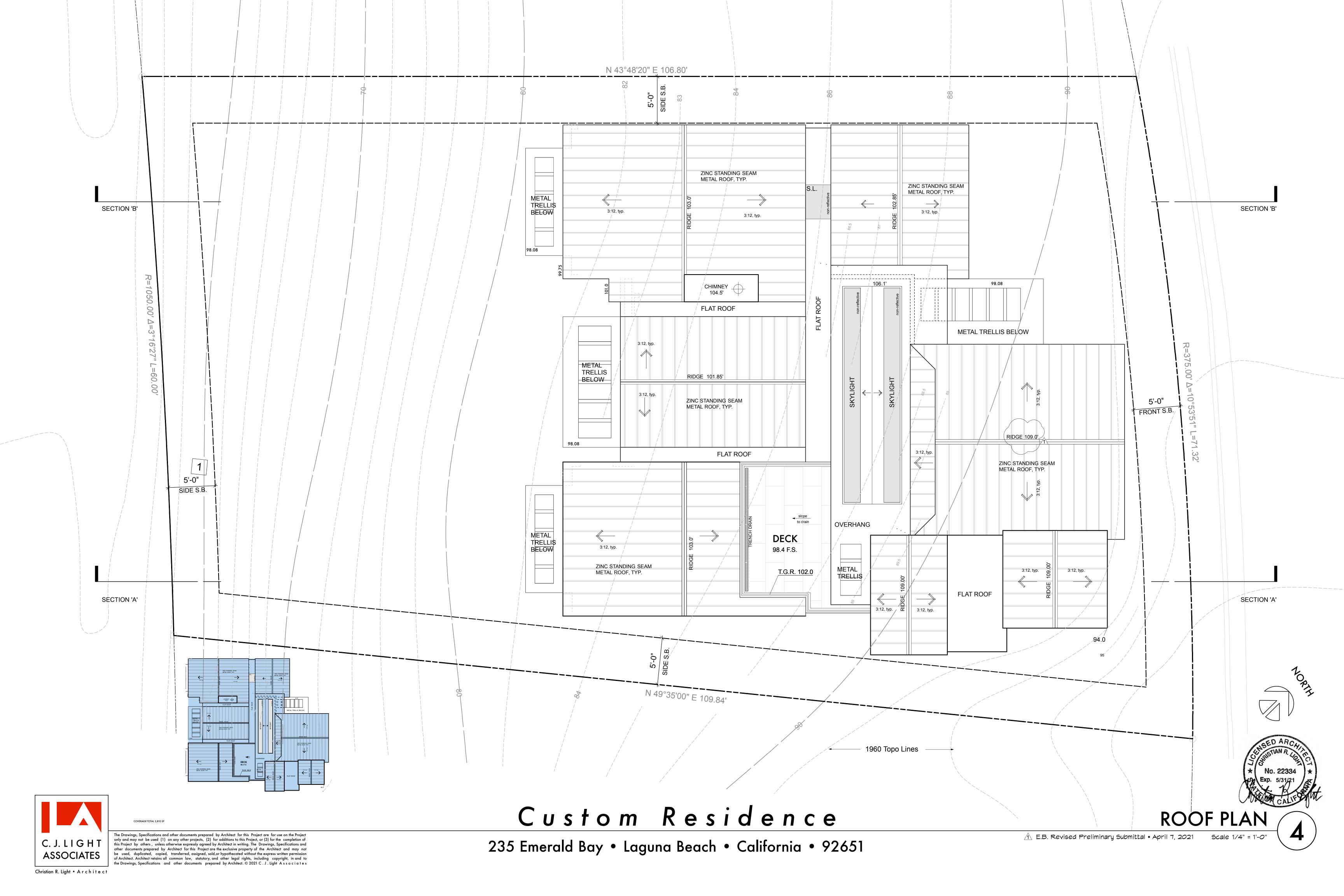


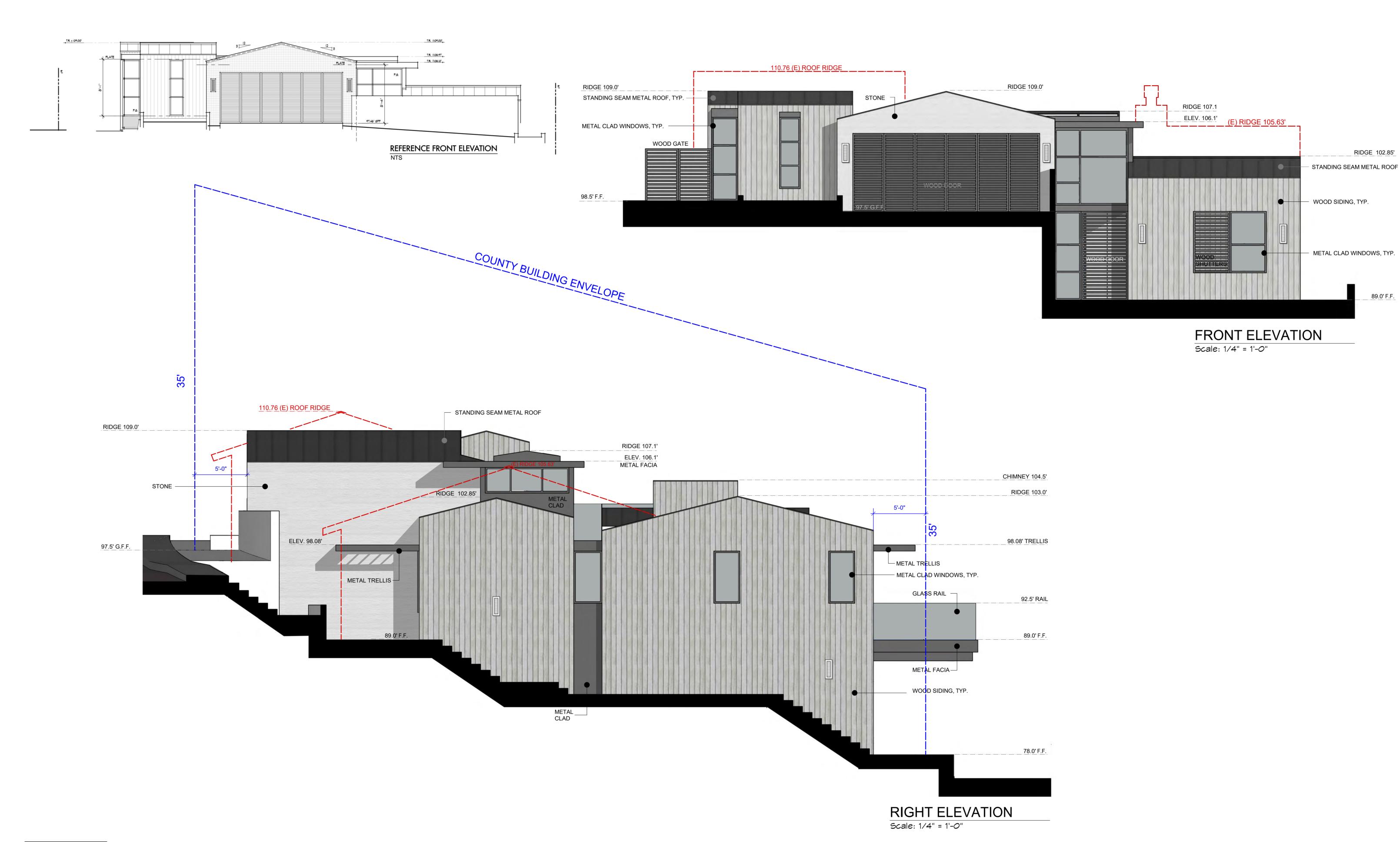




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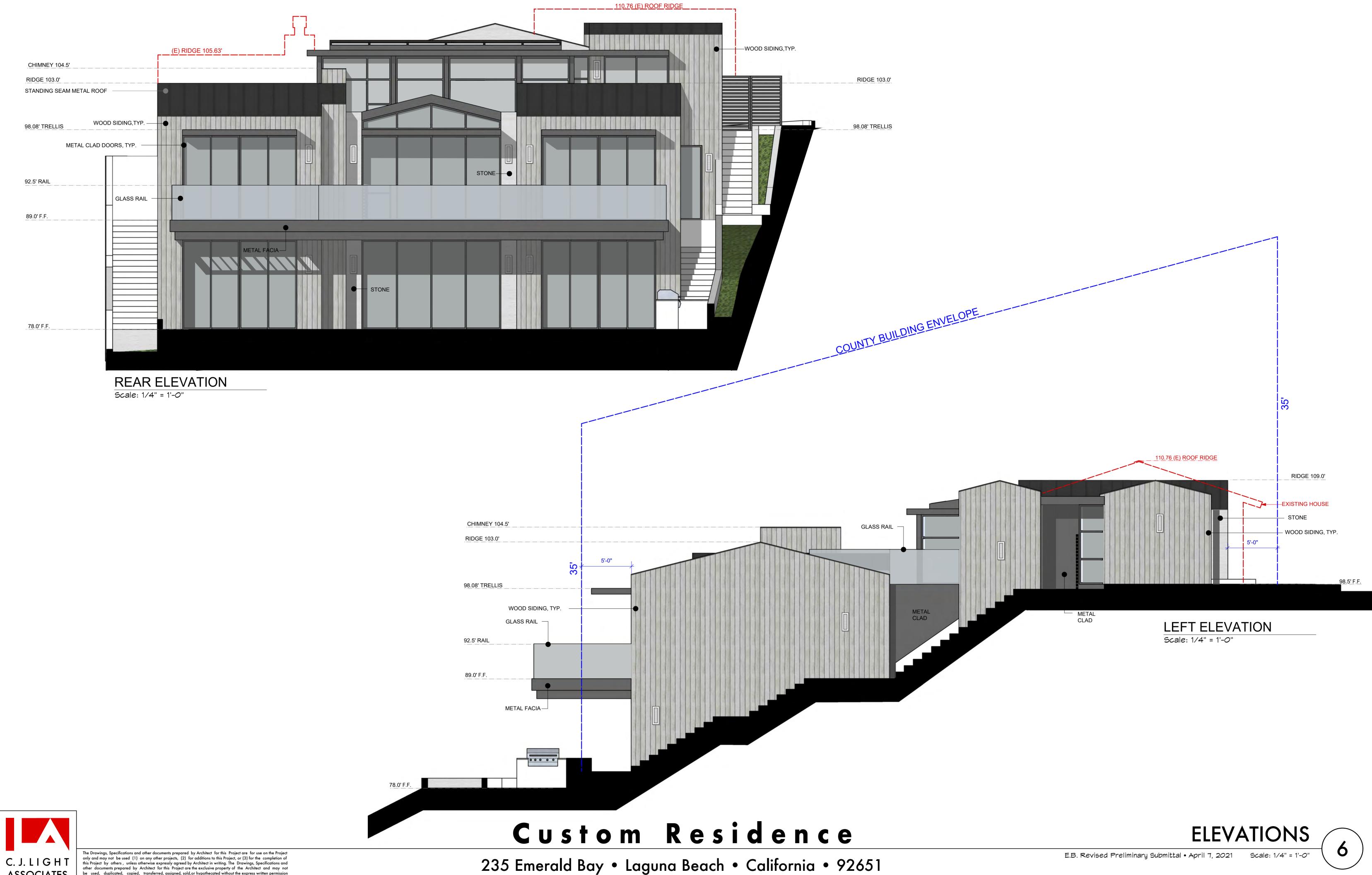


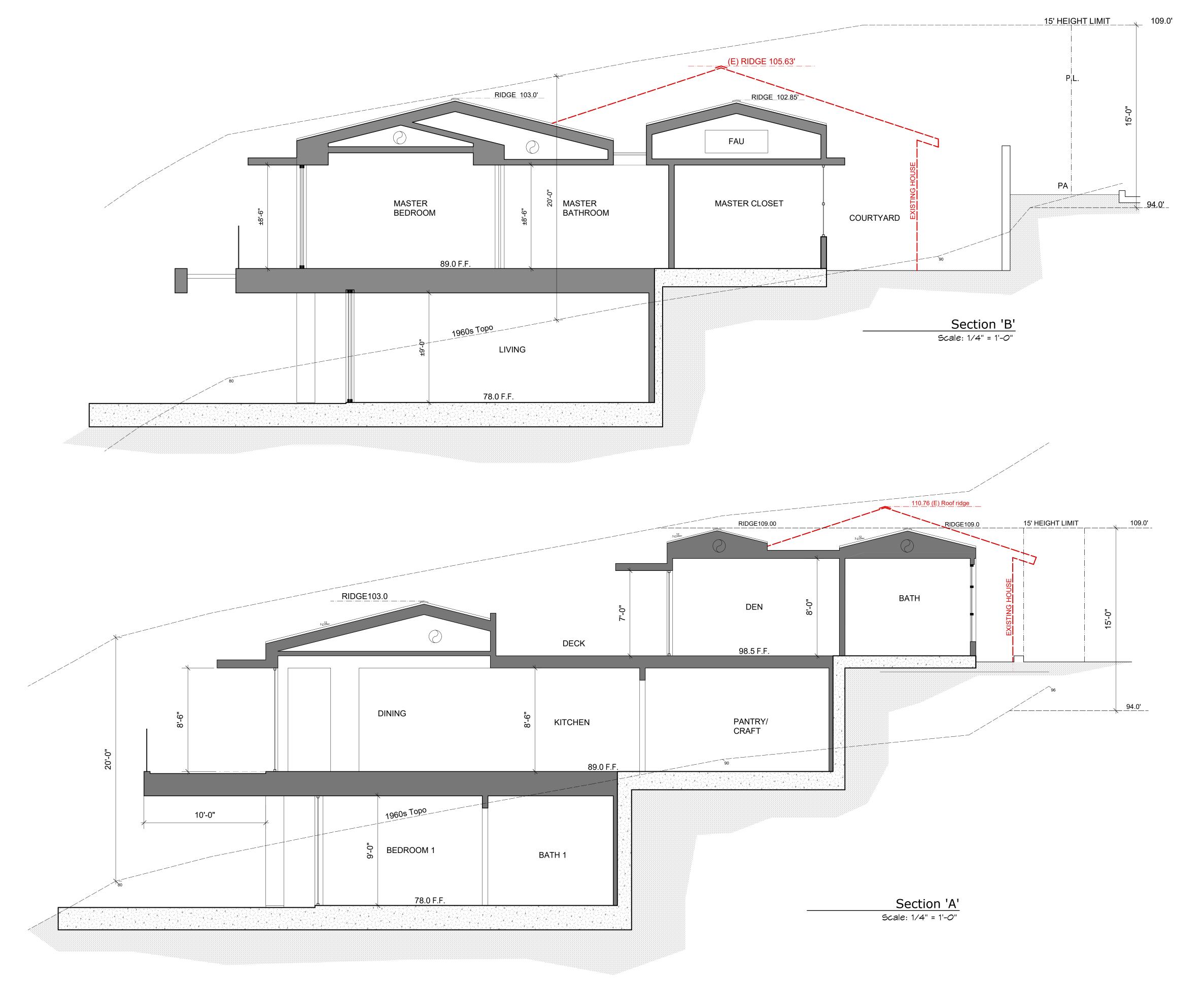




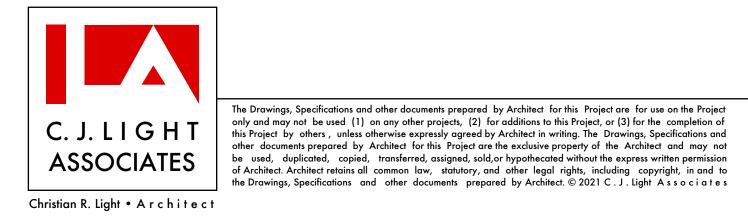


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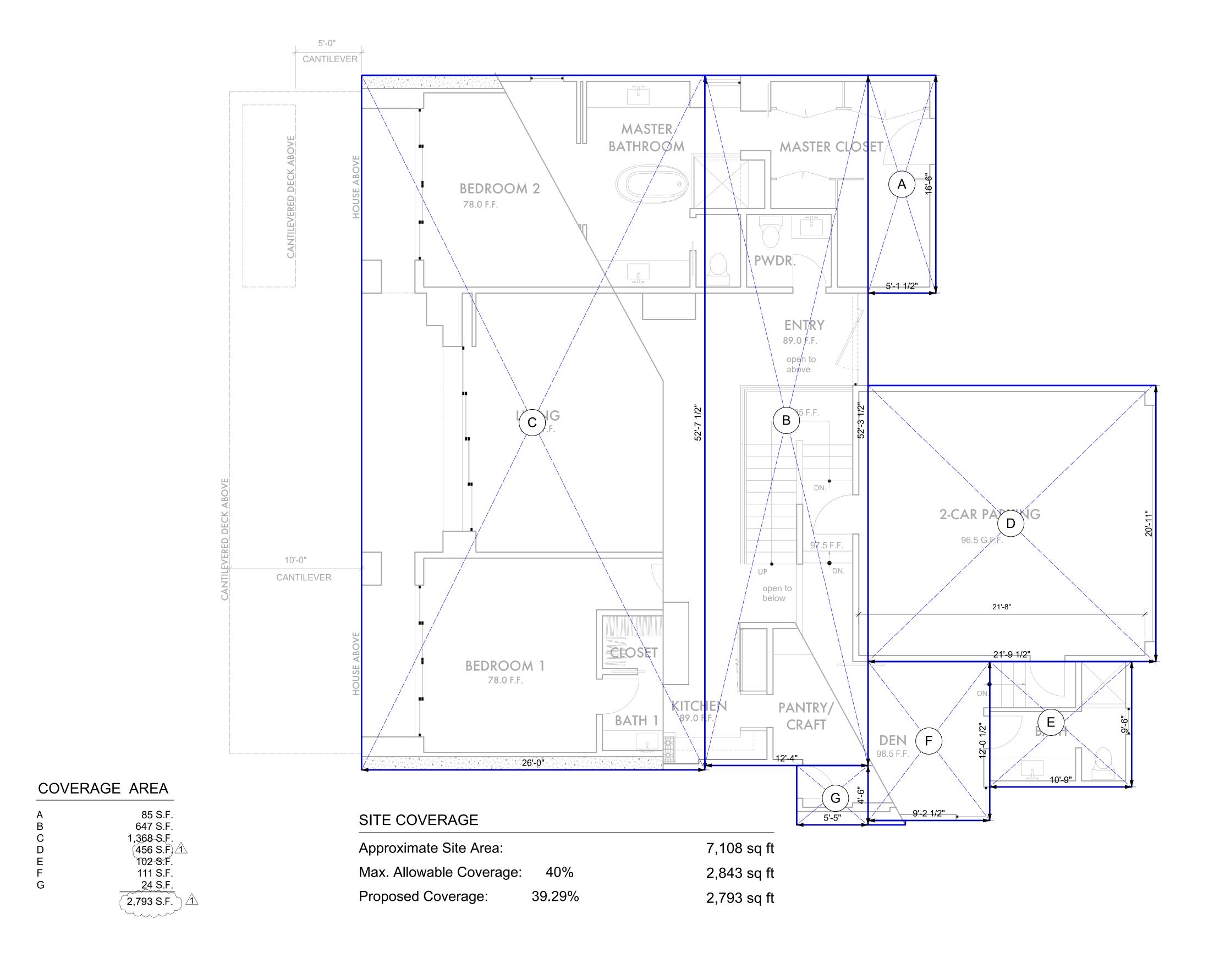










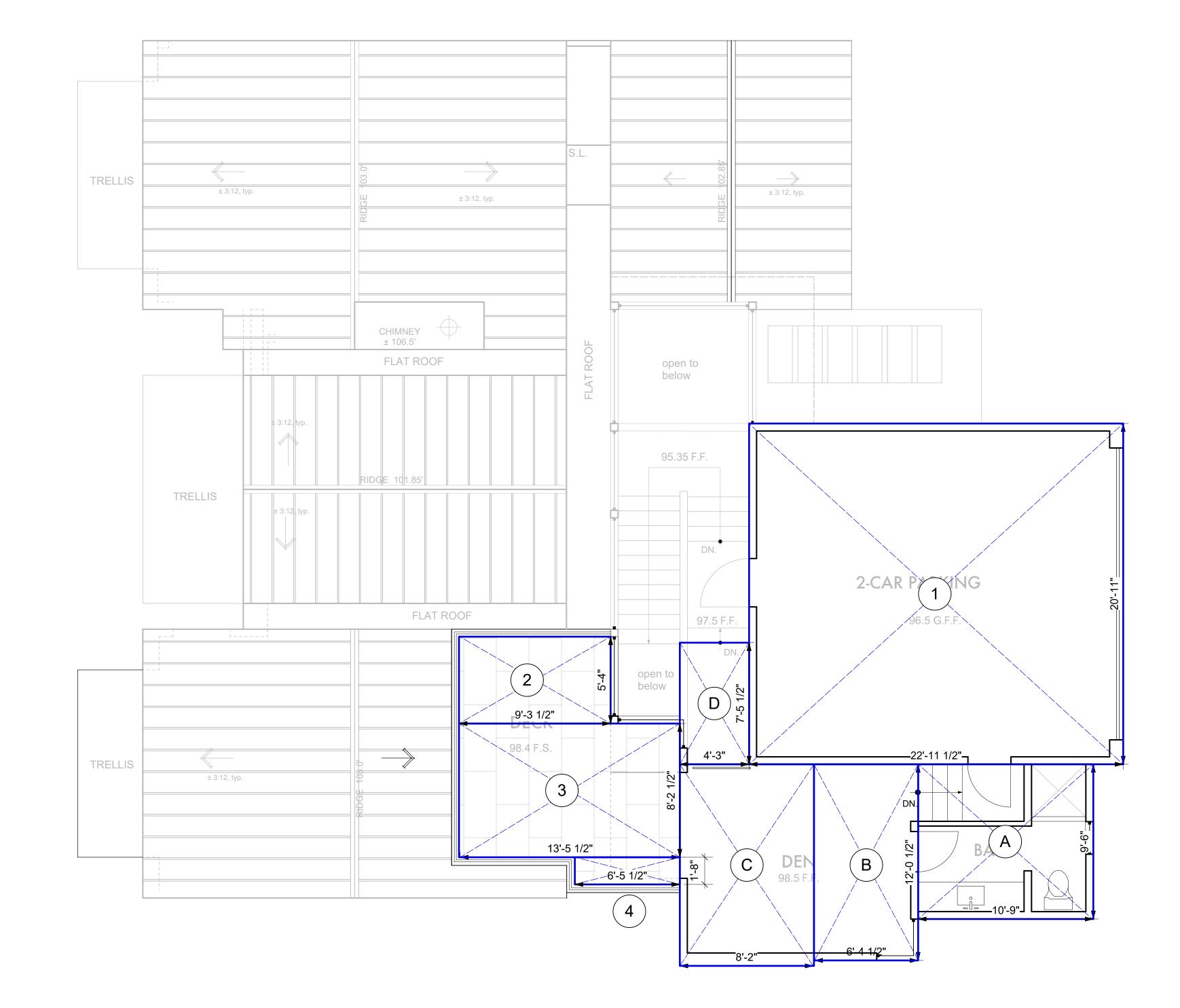














102 S.F. 77 S.F. 313 S.F.

GARAGE AREA (480 S.F.) <u>1</u>

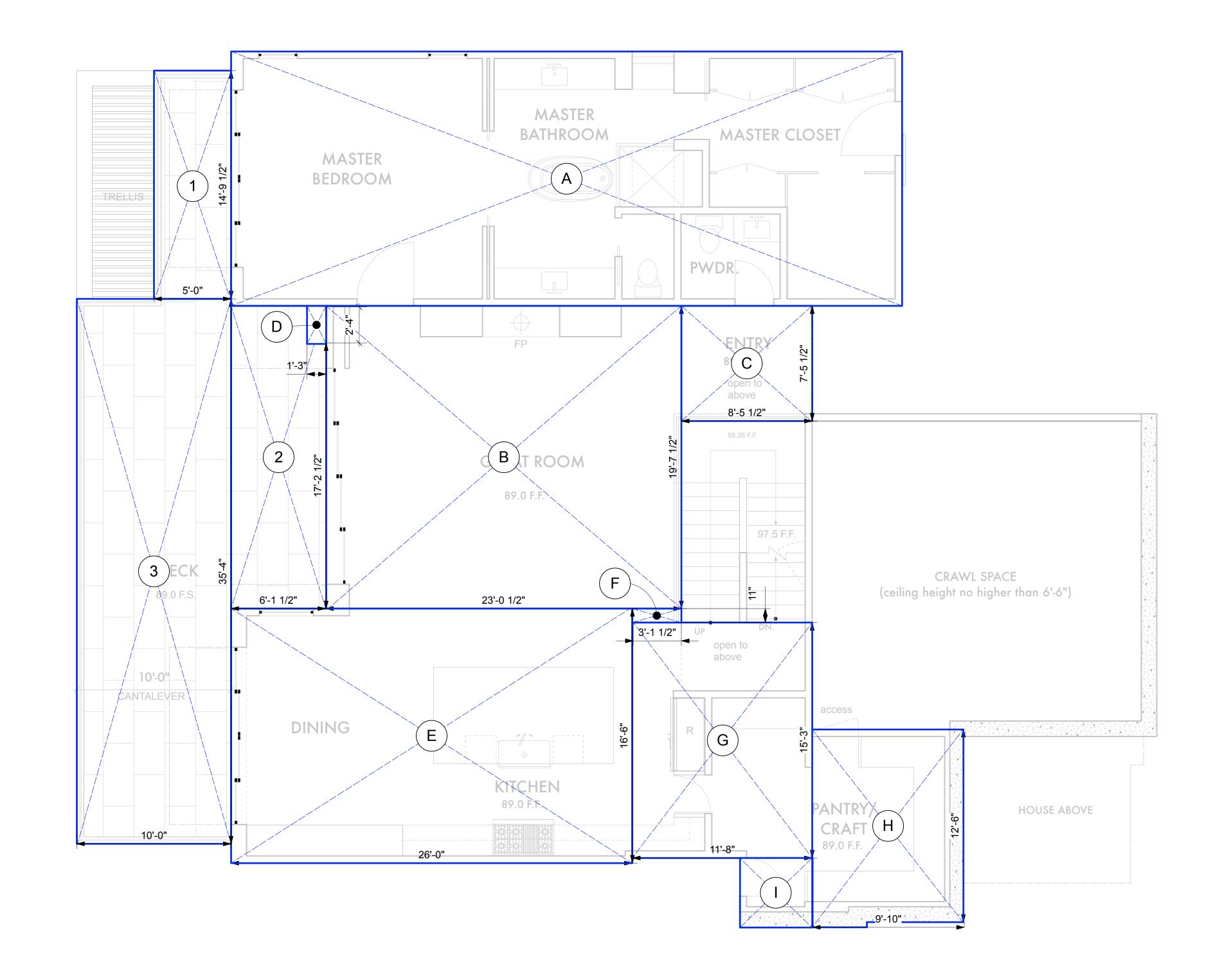
**DECK AREA** 

49 S.F. 111 S.F. 11 S.F. 171 S.F.

STREET LEVEL 793 SF PARKING -430 SF ENTRY TOTAL 363 SF







### HABITABLE AREA

A	718 S.F.
В	452 S.F.
С	63 S.F.
D	3 S.F.
E	429 S.F.
F	3 S.F.
G	178 S.F.
Н	123 S.F.
I	21 S.F.
	1,990 S.F.

## DECK AREA

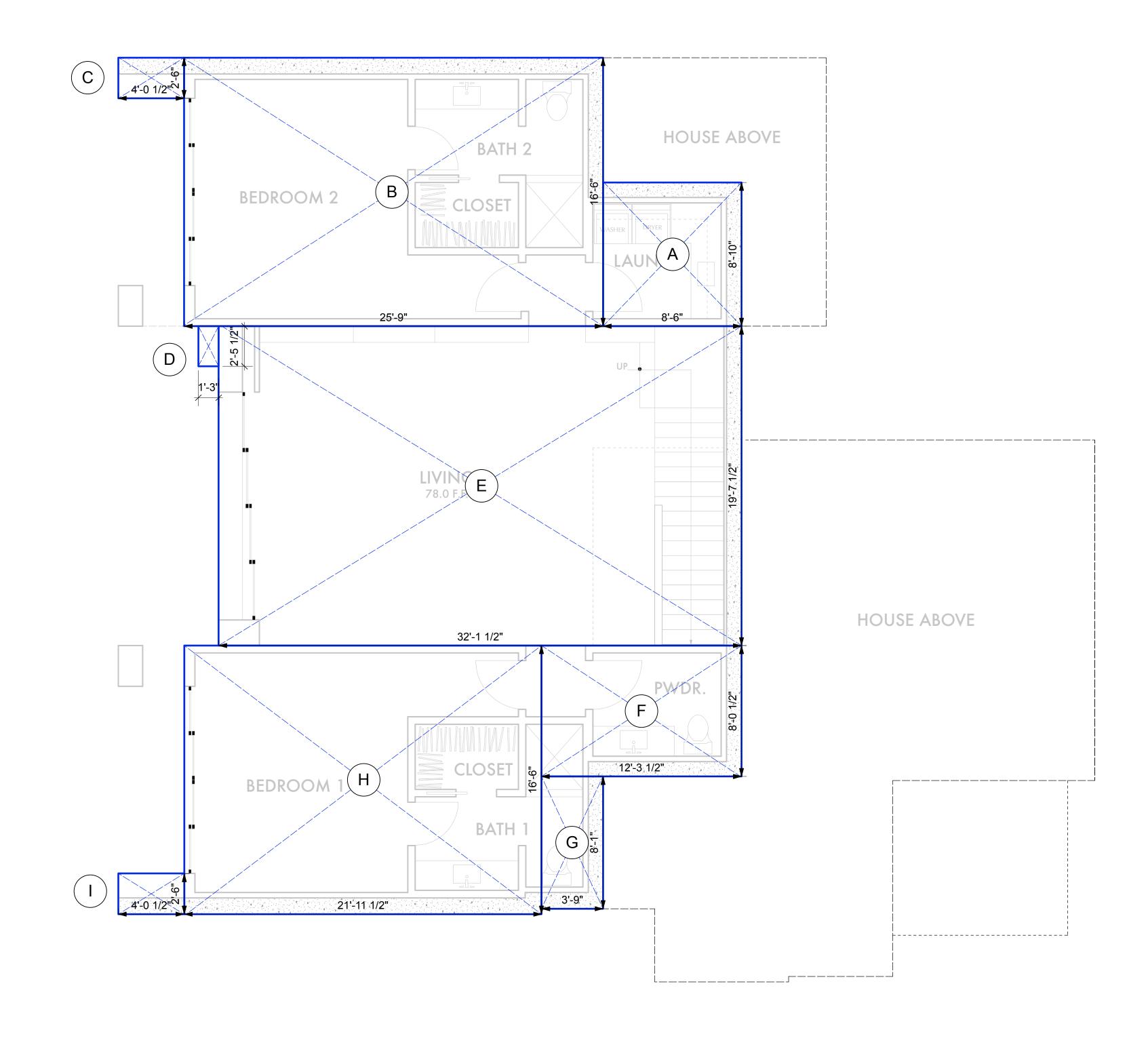
	· · · · · · · · · · · · · · · · · · ·
1	74 S.F.
2	118 S.F.
3	353 S.F.
	545 S.F.

MAIN TOTAL 1,990 SF







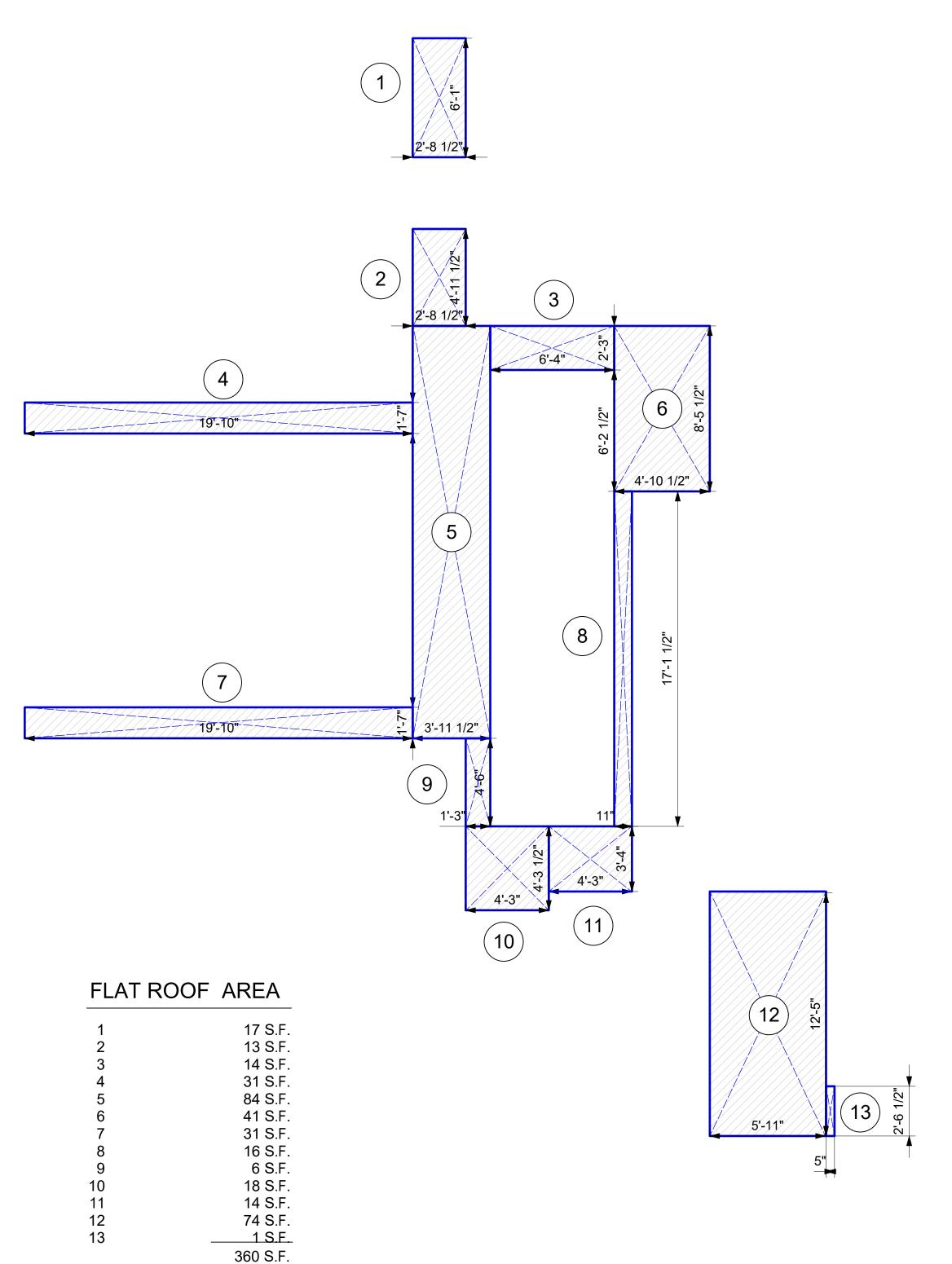


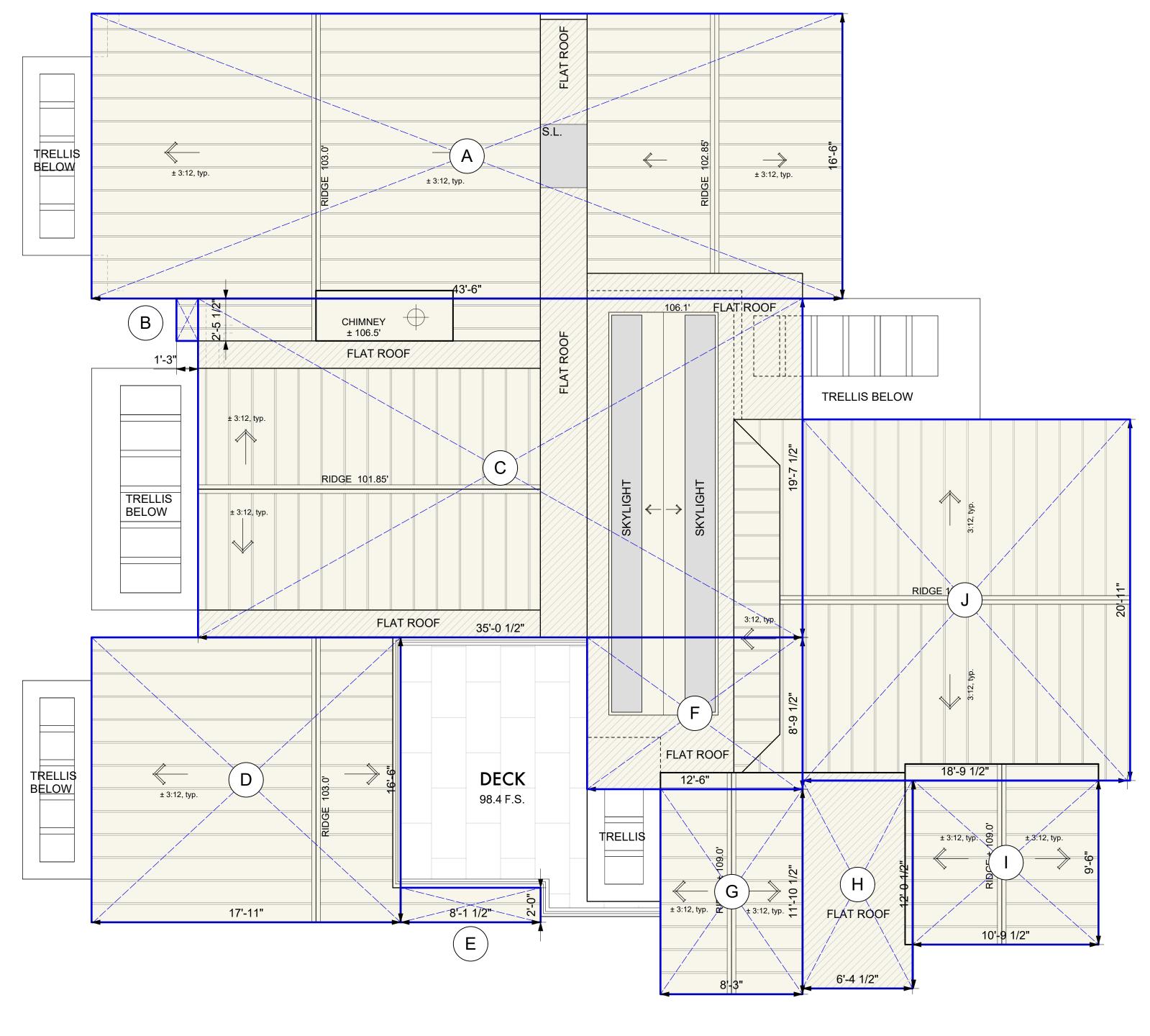
A 75 S.F.
B 426 S.F.
C 10 S.F.
D 3 S.F.
E 630 S.F.
F 99 S.F.
G 30 S.F.
H 362 S.F.
I 10 S.F.
I 1,645 S.F.

BASEMENT TOTAL 1,645 SF









A 718 S.F.
B 3 S.F.
C 687 S.F.
D 296 S.F.
E 16 S.F.
F 110 S.F.
G 97 S.F.
H 77 S.F.
I 102 S.F.
J 397 S.F.

OVERALL ROOF:

FLAT ROOF ALLOWED: (15%)

2,503 S.F. 375 S.F.

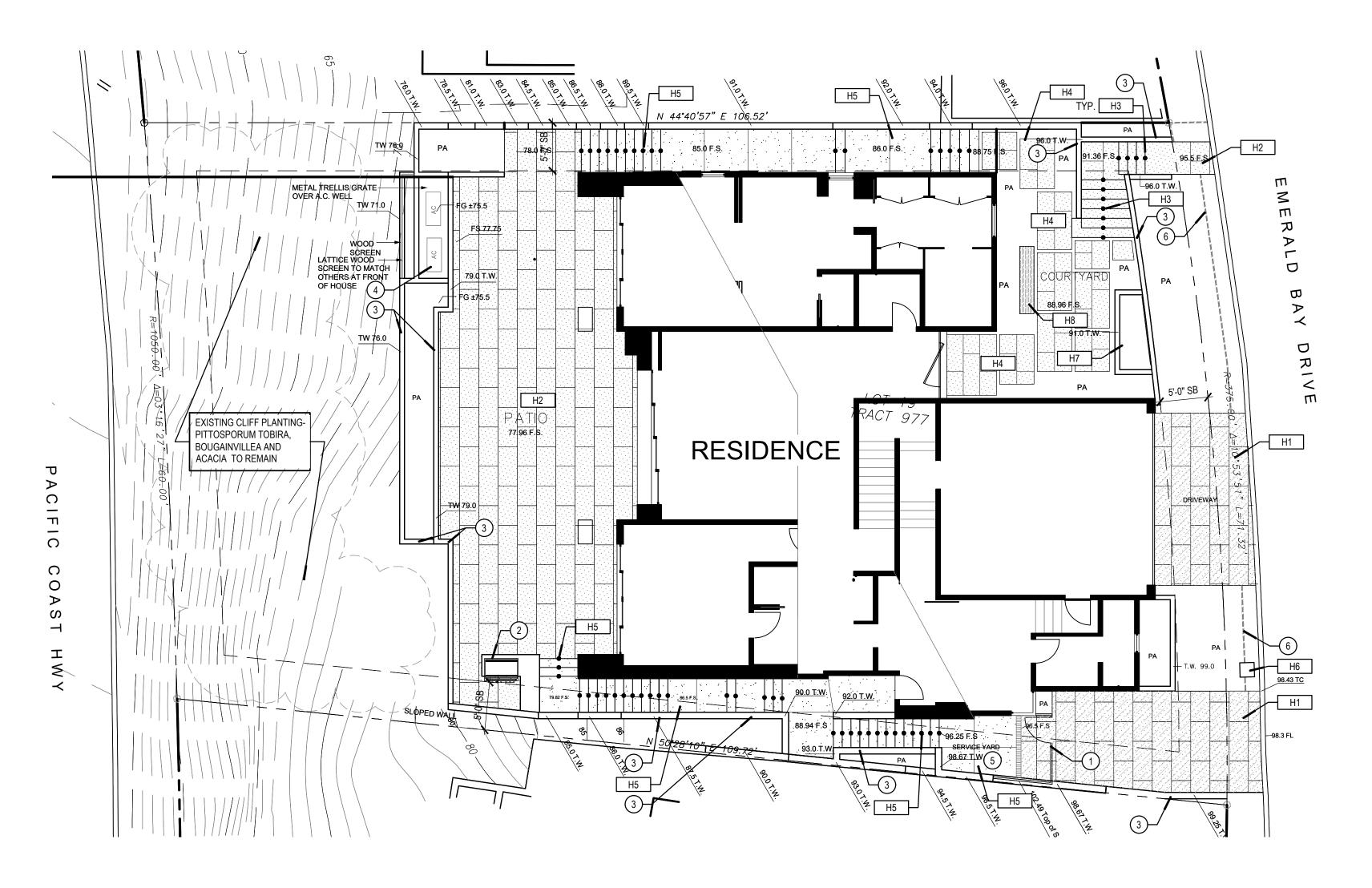
FLAT ROOF PROPOSED: (14.4%)

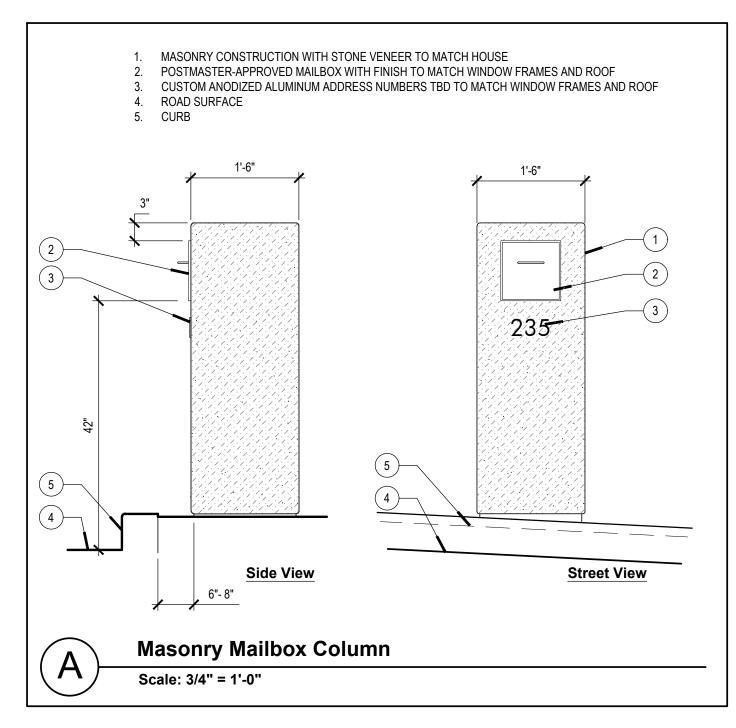
360 S.F.



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## Custom Residence





### REFERENCE LEGEND

- ITEM DESCRIPTION WOOD FENCE AND GATE PER ARCHITECTURAL DRAWINGS TO MATCH ELEVATION
- ② GRILL AND COUNTER PER ARCHITECTURAL DRAWINGS
- BLOCK SITE WALL WITH SMOOTH PLASTER TO MATCH HOUSE PER ARCHITECTURAL DRAWINGS
- 4 AC CONDENSORS
- 5 SERVICE YARD
- STEEL EDGING FOR DECORATIVE PEBBLE PER PLANTING PLAN

### HARDSCAPE LEGEND ITEM DESCRIPTION DETAIL LIMESTONE PAVING ON 6" REINFORCED J CONCRETE SUBSLAB - PATTERN TBD H2 LIMESTONE PAVING ON 4" REINFORCED CONCRETE SUBSLAB - PATTERN TBD H3 LIMESTONE STEPS H4 LIMESTONE PAVING W/ 4" GAPS BETWEEN <sup>」</sup> PADS, TYP. - PATTERN TBD H5 CONCRETE STEPS AND WALK 'A ' THIS SHEET H6 MAILBOX WATER FEATURE - WALL FOUNTAIN WITH SMOOTH PLASTER BASIN 12" ABOVE FS H8 CUSTOM WOOD BENCH

## Offield Residence

235 Emerald Bay Laguna Beach, California 92651

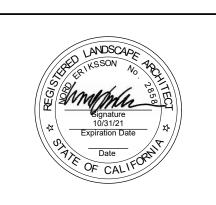
Lot 19, Tract 977 APN 053-073-36

Client

Jena & Chase Offield

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PASADENA, CA 91101 626,795,2008 **EPTDESIGN.COM** 



ARCHITECT: **CJ LIGHT ASSOCIATES** 1401 QUAIL STREET, SUITE 120 **NEWPORT BEACH, CA 92660** 949.851.8345

#### Revisions Revised Prelim. KB 04.07.21 Revised Prelim. KB 04.26.21

E21-008 Job Number Design Staff **Project Manager** 

Hardcape

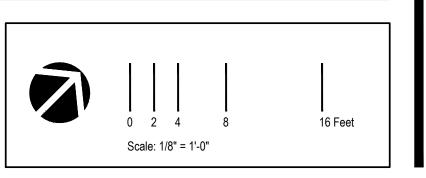
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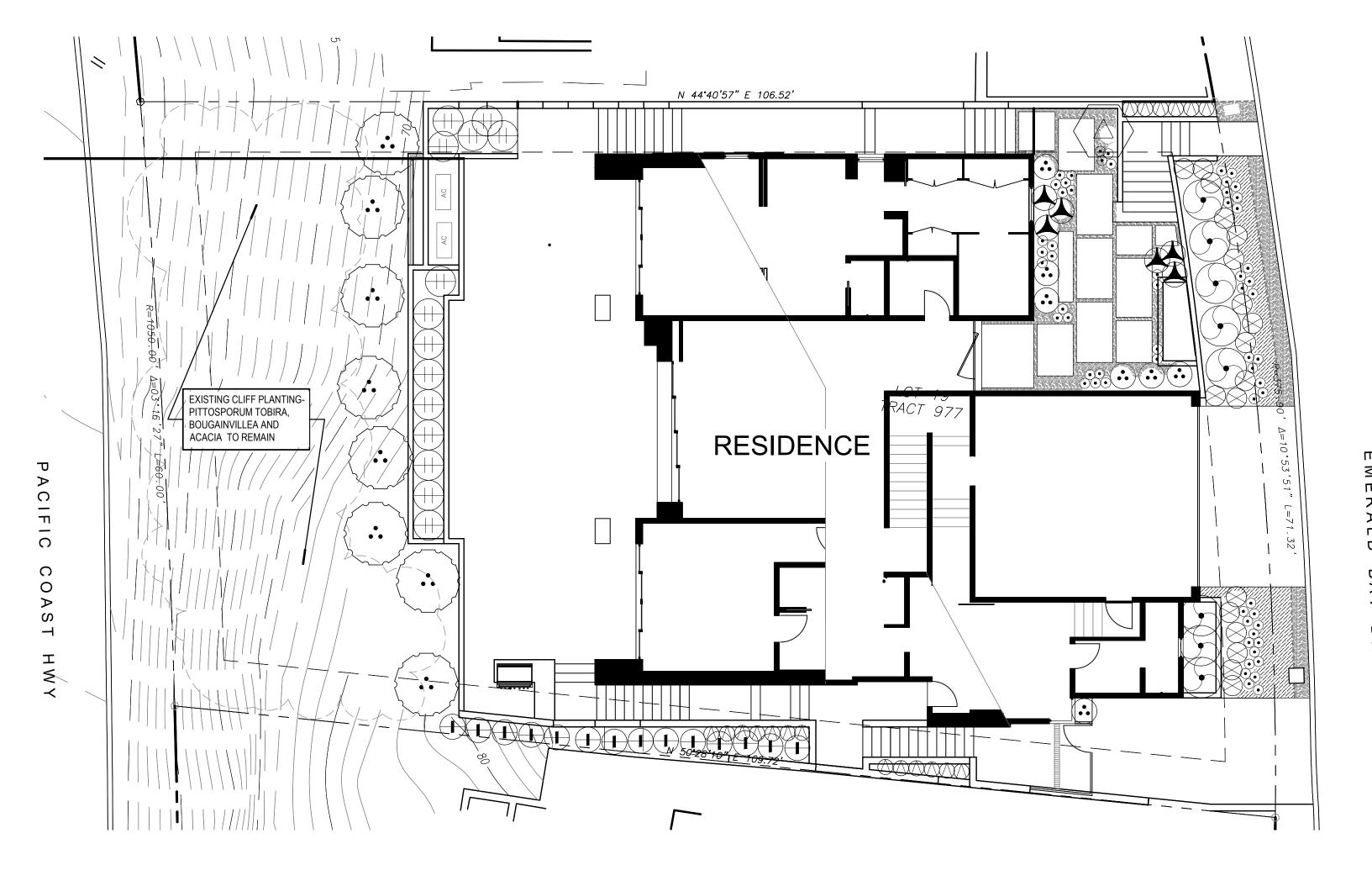
## GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS GRADES, EXISTING STRUCTURES, AND FIELD CONDITIONS AT THE SITE BEFORE COMMENCING WORK. HE/SHE SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

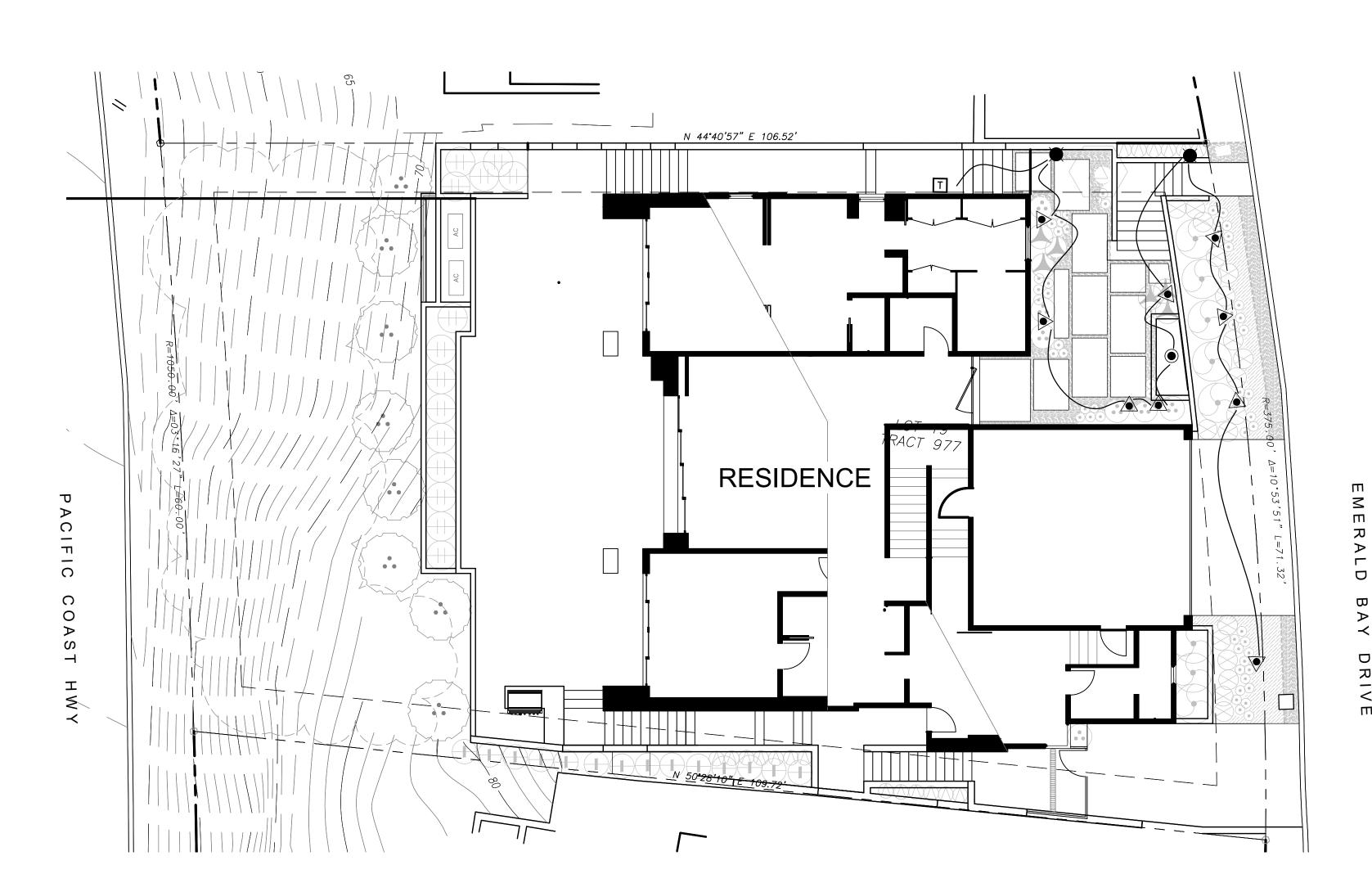
PA PLANTING AREA

- 2. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION WHERE NO DETAILS ARE GIVEN. THE CONSTRUCTION SHALL BE AS FOR SIMILAR WORK. OMISSIONS, AND/OR FIELD CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK SO INVOLVED.
- 3. REFERENCES OF THE A.S.T.M.S. AND THE UNIFORM BUILDING CODE SHALL BE TO THE LATEST EDITIONS AS ADOPTED BY LOCAL JURISDICTION.
- 4. IMPORT SOIL SHALL BE APPROVED ON SITE BY OWNER'S REPRESENTATIVE. REFER TO SPECIFICATIONS FOR SOIL REQUIREMENTS. SOIL SHALL BE FREE FROM ROCK, DEBRIS, BERMUDA GRASS OR OTHER DELETERIOUS MATERIAL.
- 5. AREAS WITHIN SCOPE OF WORK SHALL BE WEED KILLED WITH AN APPLICATION OF ROUNDUP TEN DAYS PRIOR TO START OF WORK. VERIFY WITH LANDSCAPE ARCHITECT.
- 6. AREAS TO BE GRADED OR PAVED SHALL BE GRUBBED AND STRIPPED OF ALL VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIAL. ALL LOOSE SOIL DISTURBED BY REMOVAL OF TREES, EXISTING FILL AND LOOSE OR DISTURBED TOPSOIL SHALL BE REMOVED.
- 7. EXCESS SOIL SHALL BE REMOVED FROM SITE.
- 8. CONCRETE SHALL BE TRANSIT MIXED FROM A LICENSED BATCHING PLANT, WHICH SHALL BE 2500 P.S.I. AT 28 DAYS. ANY EXPOSED FINISHED CONCRETE SHALL HAVE A COLOR ADDITIVE. COLOR AND STRENGTH TO BE SELECTED BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT A 5'X5' SAMPLE OF FINISHED CONCRETE TO LANDSCAPE ARCHITECT FOR APPROVAL.
- 9. REINFORCING STEEL: A.S.T.M. A-615, GRADE 40 FOR ALL REINFORCING. MINIMUM CLEARANCE FOR BARS SHALL BE 3" AT BOTTOM OF FOOTING AND 1 1/2" AT BOTTOM OF SLABS ON GRADE.
- 10. SLEEVES: CONCRETE CONTRACTOR SHALL PROVIDE PVC UNDER PAVING. THE LOCATIONS SHALL BE COORDINATED WITH THE ELECTRIC CONTRACTOR AND IRRIGATION CONTRACTOR.
- 11. MORTAR SHALL BE 1: 3 1/2 : 1/4 TO 1/2 PARTS BY VOLUME OF PORTLAND CEMENT, TO MORTAR SAND, TO LIME PUTTY. USE NO FIRE CLAY, ADD 1 PINT ADMIXTURE PER SACK OF CEMENT TO INHIBIT EFFLORESCENCE.
- 12. USE AT LEAST A 1-SACK MIXER. MEASURE PARTS BY VOLUME FOR UNIFORMITY. A. FOR MORTAR, LOAD MORTAR SAND, PORTLAND CEMENT, ADMIXTURE, AND WATER INTO MIXER
- IN THAT ORDER, AND MIX FOR 3 MINUTES THEN ADD LIME PUTTY AND MIX ADDITIONAL 10 MINUTES. B. FOR GROUT, LOAD PEA GRAVEL, IF USED, SAND, PORTLAND CEMENT, ADMIXTURE, AND WATER INTO THE MIXER FOR 3 MINUTES. USE ENOUGH WATER TO FORM A POURING CONSISTENCY AND
- COLOR PER PLANS. C. DO NOT USE ANY MORTAR OR GROUT AFTER MORE THAN 1 1/2 HOURS OF ITS INITIAL MIXING, EXCEPT MORTAR MAY BE RE-TEMPERED.
- 13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REFER TO PLANTING PLANS TO DETERMINE LOCATION OF SPECIMEN TREES AND TO ROUTE UNDERGROUND STRUCTURES AROUND THESE LOCATIONS.





## PLANTING PLAN



LANDSCAPE LIGHTING PLAN

	NG LEGEND: Shrubs		Г	T	
SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
$\odot$	ALOE ARBORESCENS TORCH ALOE	15 GAL	8	LOW	-
	AGAVE ATTENUATA 'BOUTIN BLUE' BLUE FOXTAIL AGAVE	15 GAL	6	LOW	-
$\bigcirc$	ALOE CILIARIS CLIMBING ALOE	1 GAL	19	LOW	-
•	COTYLEDON ORBICULATA VAR. OBLONGA 'MACRANTHA'	1 GAL	61	LOW	-
$\langle \triangle \rangle$	EUPHORBIA LAMBII TREE EUPHORBIA	24" BOX	1	LOW	-
<b>(</b>	GREVILLEA 'SUPERB' NCN	15 GAL	6	LOW	-
••	PEDILANTHUS BRACTEATUS TALL SLIPPER PLANT	15 GAL	7	LOW	-
1	PODOCARPUS ELONGATUS 'MONMAL' BLUE ICE YELLOWWOOD	24" BOX	14	MED	-
$\otimes$	SENECIO CYLINDRICUS NARROW-LEAF CHALKSTICKS	5 GAL	18	LOW	-
	WESTRINGIA 'WYNYABBIE GEM' COAST ROSEMARY	15 GAL	14	LOW	-

PLANTING LEGEND: Groundcover							
SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL		
	SENECIO SERPENS BLUE CHALKSTICKS	1 GAL @ 9" O.C.	-	LOW	-		
2.00	1"-2" BEACH PEBBLE - MALAYSIAN MIX WHITE ANI FROM SUNBURST ROCK -PROVIDE SAMPLE- STE		-	-	-		

\*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: http://ucanr.eduedu/sites/WUCOLS/

LANDSCA	APE LIGHTING LEGEND		
SYMBOL	MANUFACTURER/MODEL	DESCRIPTION	QTY
	AURORA-LSL10 AGAVE -60-WF-27-GS-BLP	12V LED - UPLIGHT - W/ SHIELD - GROUND STAKE MOUNT - WIDE FLOOD - BRONZE FINISH - 3W MAX.	9
•	AURORA-LMG1-90 MAGLIO-27-18-GS-BLP	12V LED - PATHLIGHT- GROUND STAKE MOUNT -WIDE FLOOD - BRONZE FINISH - 2.5 W	2
•	AURORA-H2011SIRENA-60-LED-2W-WF -27-H-10-CS-BLP	12V LED - UNDERWATER LIGHT-W/ SHIELD -WIDE FLOOD - BRONZE FINISH - 2W	1
Τ	TRANSFORMER - CONTROL TYPE TO BE COORDINATED W/ GENERAL CONTRACTOR	TBS BY CONTRACTOR	1

OW VOLTAGE LIGHTING NO	OTES
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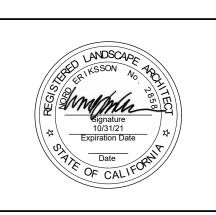
- 1. CONTRACTOR SHALL SECURE PERMITS AND ARRANGE FOR ALL INSPECTIONS.
- 2. CONTRACTOR SHALL COORDINATE POWER AND SWITCHING WITH GENERAL CONTRACTOR. 3. ALL 110V WIRE IN CONDUIT AND LOW VOLTAGE WIRE SHALL BE INSTALLED AT A MINIMUM OF 12" BELOW
- 4. CONTRACTOR SHALL COORDINATE ANY SLEEVING UNDER PAVING WITH CONCRETE CONTRACTOR.
- 5. CONTRACTOR SHALL SPECIFY TRANSFORMERS TO ACCOMMODATE MAX. WATTAGE PER FIXTURE AND NOT EXCEED 80% OF TRANSFORMER WATTAGE.
- 6. LOCATE TRANSFORMERS WHERE THEY ARE HIDDEN FROM PLAIN VIEW.
- 7. CONTRACTOR SHALL SIZE WIRING TO FIXTURES TO OBTAIN ZERO VOLTAGE DROP AT THE END OF THE

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

8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUIT AND HARDWIRE RUNS PER LOCAL

SIZE	QTY	WATER REQ.*	DETAIL	Offield Residence
15 GAL	8	LOW	-	235 Emerald Bay
15 GAL	6	LOW	-	Laguna Beach, California
1 GAL	19	LOW	-	92651
1 GAL	61	LOW	-	Lot 19, Tract 977
24" BOX	1	LOW	-	APN 053-073-36 ———————————————————————————————————
15 GAL	6	LOW	-	Client
15 GAL	7	LOW	-	Jena & Chase Offield
24" BOX	14	MED	-	1087 Skyline Dr.
5 GAL	18	LOW	<u> </u>	Laguna Beach, CA 92651

844 EAST GREEN STREET, SUITE 201 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM

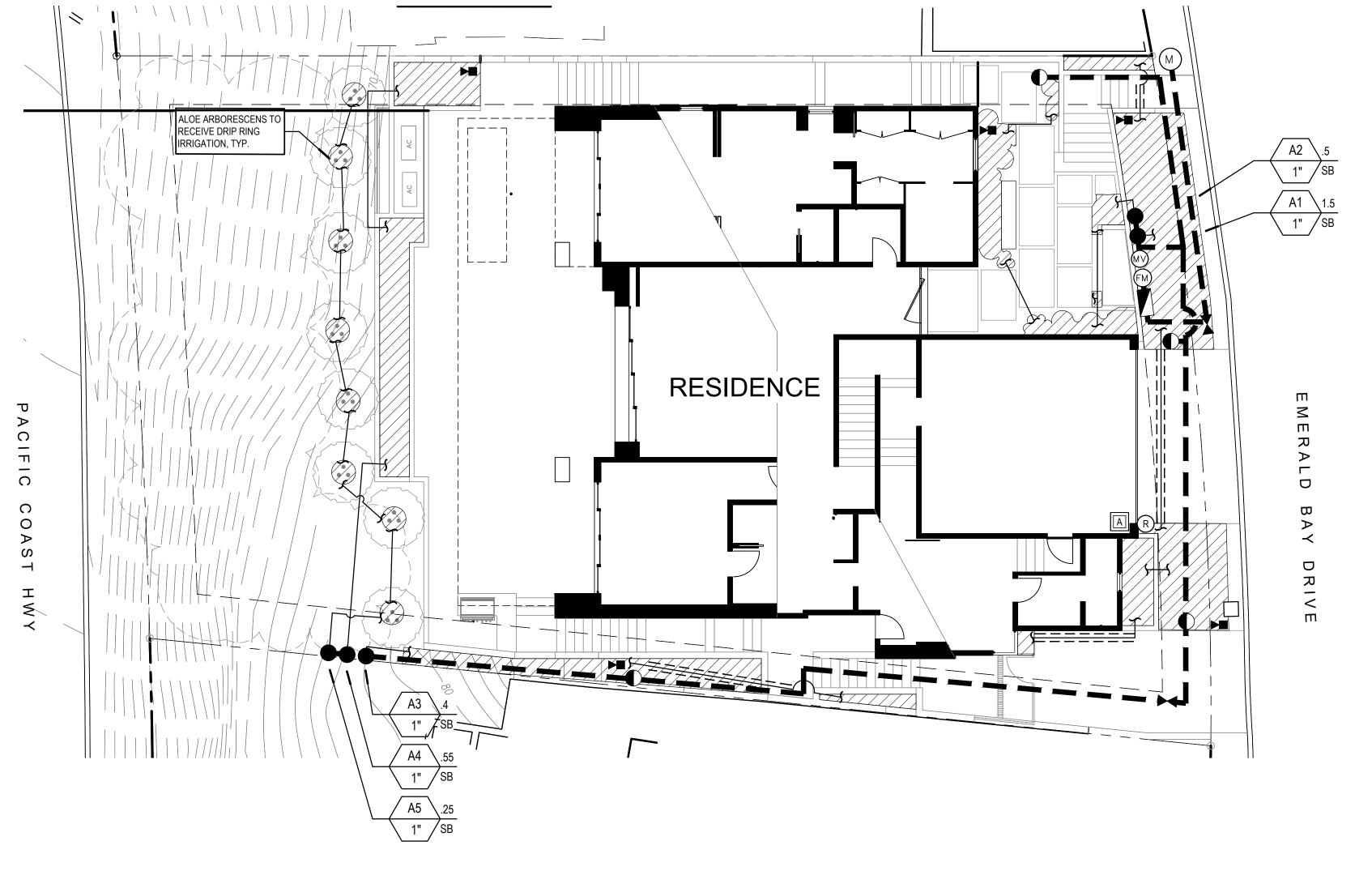


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visions	Ву	Date	
Revised Prelim.	KB	04.07.21	
Revised Prelim.	KB	04.26.21	

Planting and Lighting Plan

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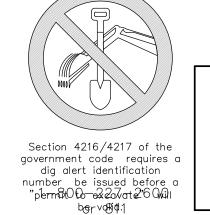


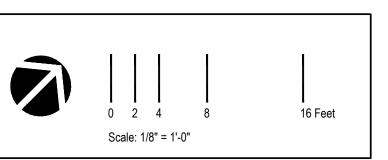
### GENERAL IRRIGATION NOTES

- 1. The irrigation contractor shall be responsible for familiarizing themselves with all differences in grade, location of seatwalls, location of retaining walls, etc. The contractor shall be responsible for coordinating all irrigation work with the general contractor, electrical contractor, and all other subcontractors for the location and the installation of irrigation related sleeves through walls, structures, under roadways, paving, etc.
- 2. The irrigation design presented in these documents is intended to be diagrammatic. All irrigation equipment, piping and valve locations, etc. shown within paved areas are for design clarification and shall only be installed in planting areas. Irrigation contractor shall install all remote control valves, quick couplers, and gate valves, in shrub planting areas or as approved by owner's representative & the landscape irrigation designer. Avoid any conflicts between the sprinkler system, planting and architectural features.
- 3. The irrigation system design is based upon the minimum operating pressure and the maximum flow demand shown on the irrigation drawings at each point of connection. The irrigation contractor shall verify water pressure prior to construction. Any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection shall be immediately reported in writing to the owner's authorized representative. If the pressure differences are not immediately reported prior to beginning construction, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system deemed necessary by the owner's representative and all costs associated with those revisions.
- 4. When it is apparent to the landscape contractor in the field that obstructions, grade differences, or differences in the calculated area dimensions exist that may have not been considered in the design of the system, the irrigation contractor shall not willfully install the irrigation system as indicated on the construction drawings. The owner's authorized representative shall be notified in writing of any such obstructions or differences prior to beginning any irrigation installation. If notification is not received prior to beginning installation, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system as deemed necessary by owner's representative and all costs associated with those revisions.
- 5. The irrigation contractor shall be responsible for installing all control wire sleeving of sufficient size, under all paved areas in addition to the control wire sleeving shown on the drawings.
- All piping and equipment shall be installed per the irrigation details. Teflon tape or Teflon pipe dope shall be applied to all male PVC pipe threads on all irrigation valve assemblies.
- The irrigation contractor shall be responsible for flushing and adjusting all irrigation heads for optimum performance and to prevent over spray onto areas not intended for irrigation. This shall include selecting the proper the arc pattern, adjusting the spray radius of the irrigation head with PRS screens and/or also throttling the flow control at each valve to obtain the optimum operating pressure for each system.
- The irrigation contractor shall be responsible for adjusting the pressure regulator on each electric control valve so the irrigation head farthest and highest in elevation from its associated control valve functions within the operating pressure shown on the irrigation legend (not to exceed 5 PSI above the indicated operating pressure).
- 9. The irrigation contractor shall be responsible for making the final connection between the power source and the automatic controller.

  120 volt electrical power source shall be provided by others at the automatic controller location.
- Adhesives, sealants and caulks shall meet local or regional air pollution control or south coast AQMD rule 1168 VOC and statewide VOC standards.
- 1. Contractor shall verify exterior mounted rain sensor location and provide wiring between rain sensor and controller.

SYMBOL	MANF.	MODEL	DESCRIPTION	PSI	FLOW RATE IN GPM	DETA
	Netafim (Shrub)	Irrigation Dripline - Techline CV Dripline TLCV18	Space lateral rows at 18".  Dripper spacing at 18".  Install 3" min - 6" max below grade per specific Application rate: 0.43 in/hr. Time to apply 1/-		0.6 GPH Flow Rate	-
<b>&gt;=</b>	Netafim	TLSOV - Manual Flush Valve	Install per manufacturers specifications.			-
5	Netafim	Drip Connector	-			-
M	-	Existing Water Meter	See civil engineers plans for additional information	ation.		-
FM	Hunter	Flow Meter HC-150-FLOW	Irrigation submeter to be installed in rectangle specifications.	valve bo	x. Install per manufacturer's	-
	Febco	825YA - 1-1/2" Reduced Pressure Zone Assembly Backflow Preventer	Verify location in field prior to installation.			-
MV	Superior	3300 - 1-1/2" Normally Open Master Valve	Master Valve to be installed in rectangle valve	box.		-
×	Nibco	T-111 Gate Valve - Line Size	Assemble with stainless steel hardware. Insta	ll in a 10	round valve box.	-
	-	Hose Bib	Brass Hose Bib on Riser			-
	RainBird	XACZ-075-PRF: 3/4" .2 - 5 GPM	Remote Control Anti-Siphon Valve with PR RE view from House and Street	BY Filter.	Install in landscape out of	-
R	Hunter	Rain - Clik	Rain Sensor. Verify location in field.			-
A	Hunter	HC-600 - with Rain Sensor	Irrigation controller - 6 Station with WI-FI Conr	nection		-
		Mainline	Irrigation Mainline - PVC SCH. 40 IPS white p PVC SCH. 40 IPS for mainline sizes 1" to 2" Sleeve mainline per notes and details.	ipe.		-
		Lateral Line	Lateral Pipe - PVC SCH. 40 IPS white pipe. Minimum pipe size shall be 3/4" - size laterals PVC SCH. 40 IPS for sizes 3/4" to 2 1/2"	per plan		-
======	====	PVC Sleeves	PVC SCH. 40 IPS white pipe - sleeves shall be wires crossing under hardscape per irrigation times the pipe diameter or wire bundle.			-
IRRIGATION VALVE CALL	OUT:  Station No.  COMPANY  GPM  X Plant Type Valve Size	LATERAL LINE SIZING CHART	TF Turf H	Dizone: High Medium Low		





## Offield Residence

235 Emerald Bay Laguna Beach, California 92651

Lot 19, Tract 977 APN 053-073-36

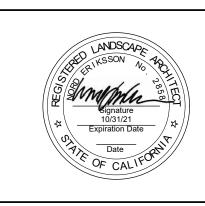
Client

Jena & Chase Offield

1087 Skyline Dr. Laguna Beach, CA 92651

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Revisions	Ву	Date
Revised Prelim.	KB	04.07.2
Revised Prelim.	KB	04.26.2

Job Number E21-008

Design Staff CV

Project Manager KB

Principal NE

Irrigation Plan

L2.01

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#### NOTICE TO CONTRACTOR

- 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 THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN **PROFESSIONAL**
- 2. IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY SURVEY CREWS UNDER HIS DIRECT SUPERVISION.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO, THESE LINES OR STRUCTURES.

#### **GRADING NOTES**

- ( 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 OCPW STANDARD PLANS SHALL BE RETAINED ON THE SITE.
- (2) GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, DISTRICT GRADING INSPECTOR AND WHEN REQUIRED THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS 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
- (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 THE OC PLANNING. GRADING SECTION. ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN
- (6) THE SOIL ENGINEER AND THE 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 SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, (38) AGGREGATE BASE SECTION SHALL BE CONSTRUCTED PER OCPW STANDARD PLAN 1804 SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
- ( 8) THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND 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 OUTLETS 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 SOILS ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
- (12) FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER O.C.P.W. STANDARD PLAN NO. 1322.
- (13) ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL
- (14) FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE DENSITY, AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO MINIMUM OF 95% RELATIVE DENSITY. 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 T DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS (46) IN CASE OF EMERGENCY CALL: \_\_CHASE OFFIELD\_ OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICAL FOR APPROVAL.
- (17) WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPE IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER. THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE BUILDING OFFICAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- (18) WHEN CUT PADS ARE BROUGHT 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 BACKFILLS 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
- (21) ANY EXISTING WATER WELLS SHOULD BE 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 OFFICAL 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 OR EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS.
- (26) THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.

THE BUILDING OFFICIAL AND SOIL ENGINEER.

- (27) THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO 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 SO 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 SULPHATE-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 (57) DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.

## PRECISE GRADING PLAN

## **CUSTOM RESIDENCE**

LOT 19, TR. 977 235 EMERALD BAY, ORANGE COUNTY, CA

CALIFORNIA CIVIL CODE (SECTION 832)

LATERAL AND SUBJACENT SUPPORT; EXCAVATION; DEGREE OF CARE; DAMAGES; PROTECTION OF OTHER STRUCTURES.

DEPTH TO WHICH SUCH EXCAVATION IS INTENDED TO BE MADE, AND WHEN THE EXCAVATING WILL BEGIN.

BY REASON OF THE EXCAVATION, EXCEPT AS OTHERWISE PROVIDED OR ALLOWED BY LAW.

FOR MINOR SETTLEMENT CRACKS IN BUILDINGS OR OTHER STRUCTURES.

1. IN THE CASE OF EMERGENCY, CALL <u>CHASE OFFIELD</u>

TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.

COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.

DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

TO THE MAXIMUM EXTENT PRACTICABLE

CONSTRUCTION STAGING AREAS.

REGULATIONS 40 CFR PARTS 117 & 302.

ACCORDANCE WITH THE APPROVED PLANS.

SUPER-CHLORINATED POTABLE WATER LINE FLUSHING.

OR HOME PHONE #

EACH COTERMINOUS OWNER IS ENTITLED TO THE LATERAL AND SUBJACENT SUPPORT WHICH HIS LAND RECEIVES FROM

THE ADJOINING LAND, SUBJECT TO THE RIGHT OF THE OWNER OF THE ADJOINING LAND TO MAKE PROPER AND USUAL

ANY OWNER OF LAND OR HIS LESSEE INTENDING TO MAKE OR TO PERMIT AN EXCAVATION SHALL GIVE REASONABLE

2. IN MAKING ANY EXCAVATION, ORDINARY CARE AND SKILL SHALL BE USED, AND REASONABLE PRECAUTIONS TAKEN TO SUSTAIN THE ADJOINING LAND AS SUCH, WITHOUT REGARD TO ANY BUILDING OR OTHER STRUCTURE WHICH MAY BE

NOTICE TO THE OWNER OR OWNERS OF ADJOINING LANDS AND OF BUILDINGS OR OTHER STRUCTURES, STATING THE

THEREON, AND THERE SHALL BE NO LIABILITY FOR DAMAGE DONE TO ANY SUCH BUILDING OR OTHER STRUCTURE

IF AT ANY TIME IT APPEARS THE EXCAVATION IS TO BE OF A GREATER DEPTH THAN ARE THE WALLS OR

FOUNDATIONS OF ANY ADJOINING BUILDING OR OTHER STRUCTURE AND IS TO BE SO CLOSE AS TO ENDANGER THE

BUILDING OR OTHER STRUCTURE IN ANY WAY, THEN THE OWNER OF THE BUILDING OR OTHER STRUCTURE MUST BE

ALLOWED AT LEAST 30 DAYS IF HE SO DESIRES. IN WHICH TO TAKE MEASURES TO PROTECT THE SAME FROM ANY

DAMAGE, OR IN WHICH TO EXTEND THE FOUNDATIONS THEREOF, AND HE MUST BE GIVEN FOR THE SAME PURPOSE

IF THE EXCAVATION IS INTENDED TO BE OR IS DEEPER THAN THE STANDARD DEPTH OF FOUNDATIONS, WHICH

DEPTH IS DEFINED TO BE A DEPTH OF \*\*\* NINE FEET BELOW THE ADJACENT CURB LEVEL, AT THE POINT WHERE

THE JOINT PROPERTY LINE INTERSECTS THE CURB AND IF ON THE LAND OF THE COTERMINOUS OWNER THERE IS

ANY BUILDING OR OTHER STRUCTURE THE WALL OR FOUNDATION OF WHICH GOES TO STANDARD DEPTH OR

DEEPER THAN THE OWNER OF THE LAND ON WHICH THE EXCAVATION IS BEING MADE SHALL, IF GIVEN THE

NECESSARY LICENSE TO ENTER THE ADJOINING LAND, PROTECT THE SAID ADJOINING LAND AND ANY SUCH BUILDING

OR OTHER STRUCTURE THEREON WITHOUT COST TO THE OWNER THEREOF, FROM ANY DAMAGE BY REASON OF THE

EXCAVATION, AND SHALL BE LIABLE TO THE OWNER OF SUCH PROPERTY FOR ANY SUCH DAMAGE, EXCEPTING ONLY

3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO

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 FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED

BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED

6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED

7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE

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

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

DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE

PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE

10. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS

11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE

13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN

ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.

TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

REASONABLE LICENSE TO ENTER ON THE LAND ON WHICH THE EXCAVATION IS TO BE OR IS BEING MADE.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES:

STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.

EXCAVATIONS ON THE SAME FOR PURPOSES OF CONSTRUCTION OR IMPROVEMENT, UNDER THE FOLLOWING CONDITIONS:

#### GRADING NOTES (cont.)

- (30) ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY 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 TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
- (34) GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE—HALF MILE OF A HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8:00 P.M. AND 7:00 A.M. DAILY, ON SUNDAY OR ON A FEDERAL HOLIDAY.
- (A) ALL CONSTRUCTION VEHICLES OR EQUIPMENT. FIXED OR MOBILE. OPERATED WITHIN 1.000' OR A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS
- (B) ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NDISE CONTROL) (C) STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OR GRADING PERMIT.
- (35) GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AQMD MEASURES F-4. HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY 4. EXTREME CONDITIONS. SUCH AS SANTA ANA WIND CONDITIONS.
- 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 THE SUBGRADE SOILS, AND EXPECTED TRAFFIC INDICES.
- (37) ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OCPW STANDARD PLAN 1805.
- (39) ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES.
- (40) THE CIVIL ENGINEER, AS A 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 2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH
- (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 INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
- (43) THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIDR 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 THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD
- (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**

POINT ELEVATION FOR PRELIMINARY PERMITS.

- \_ <sub>AT</sub> <u>(949) 851–8345 24 HR.</u>
- (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 OFFICAL.
- (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 & 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 TO BE DIRECTED TOWARD DESILTING FACILITIES.
- (52) THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO
- (53) THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

#### **ENVIRONMENTAL NOTES**

- (54) THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEESS. AND PROPERTY OWNERS THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS
- (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, PAINTS 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 WATES: WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS. 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 TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
- PROHIBITED. DEWATERING OF NON—CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- (58) SPECIAL NOTE: SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE.

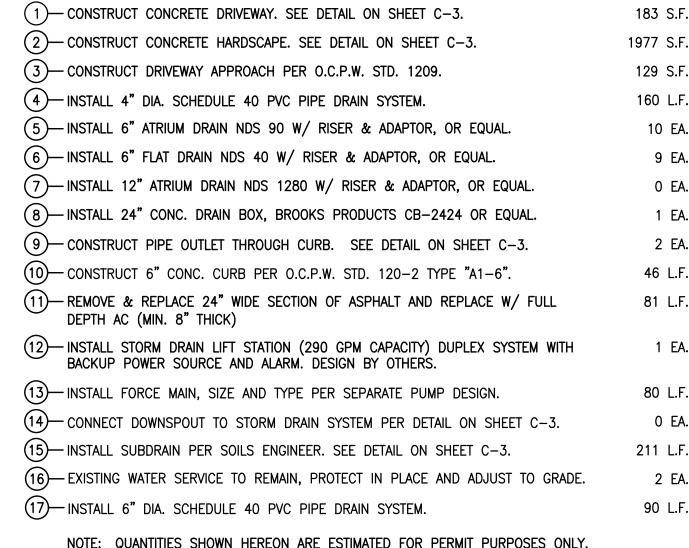
## PRECISE GRADING PLAN SECTIONS & DETAILS EROSION CONTROL PLAN

TITLE SHEET TOPOGRAPHIC SURVEY

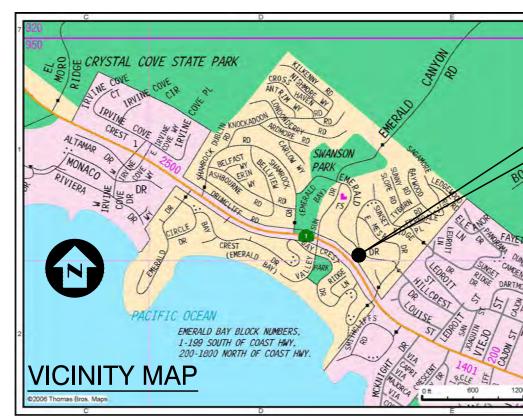
## SHEET INDEX LSD-1 PUMP SPECIFICATION DETAIL

#### CONSTRUCTION NOTES AND QUANTITY ESTIMATE

<u>EARTHWORK</u>		
	<u>CUT</u>	<u>FILL</u>
EXCAVATION	1400 CY	
EMBANKMENT		0 CY
OVEREXCAVATION/RECOMPACTION	100 CY	100 CY
EXPORT		1400 CY
TOTAL	1500 CY	1500 CY



CONTRACTOR SHALL PERFORM OWN QUANTITY TAKEOFF FOR BIDDING AND



OTHER PURPOSES.

#### 12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC MR. CHASE OFFIELD c/o C.J. LIGHT ASSOCIATES 1401 QUAIL STREET, SUITE 120

NEWPORT BEACH, CA 92660 TEL: (949) 851-8345 14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND ARCHITECT PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS C.J. LIGHT ASSOCIATES

23241 ARROYO VISTA

CONTACT: DAVID HANSEN

(949) 888-6513

NEWPORT BEACH, CA 92660 15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY TEL: (949) 851-8345 SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT. SOILS ENGINEER

AT WORK PHONE # (949) 851-8345 - 24 HR.

- 16. 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%.
- 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 SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO THE 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 SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

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 COMMENCEMENT OF ANY WORK." CONTACT CAL/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION

LEGAL DESCRIPTION

LOT 19 TRACT 977 EMERALD BAY ORANGE COUNTY, CA

JOB ADDRESS 235 EMERALD BAY LAGUNA BEACH, CA 92651 1401 QUAIL STREET, SUITE 120 BASIS OF BEARINGS

> BEING THE NORTHWESTERLY PROPERTY LINE OF 311 EMERALD BAY SHOWN HEREON AS N 44°40'57" E. **BENCH MARK**

OCSBM R-1415 ELEV=70.62 NGVD29 DATUM, 2004 ADJ.

#### DEVELOPMENT STATISTICS

RANCHO SANTA MARGARITA, CA 92688

SITE AREA	0.163 AC	7,093
DISTURBED AREA	0.163 AC	7,093
IMPERVIOUS AREA		
PRE-PROJECT	0.091 AC	3,990
NEW OR REPLACEMENT	0.10 AC	4,673
POST-PROJECT	0.10 AC	4,673

8 1 1 Know what's **below**. Call before you dig. UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

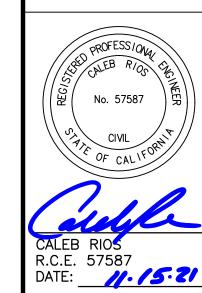
COUNTY OF ORANGE PLAN CHECK NO. GRD21-0147

N/A N/A DWG. NO. SHEET 20124

**ENGINEERING, INC** CIVIL ENGINEERING LAND SURVEYING

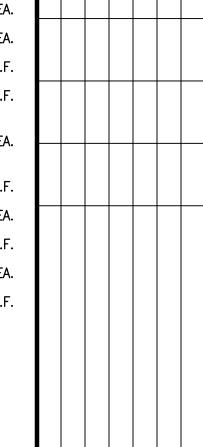
STORMWATER QUALITY 139 Avenida Navarro San Clemente, CA 92672 9 4 9 . 4 9 2 . 8 5 8 6 www.toalengineering.com

PLANS PREPARED BY:



PREPARED FOR:

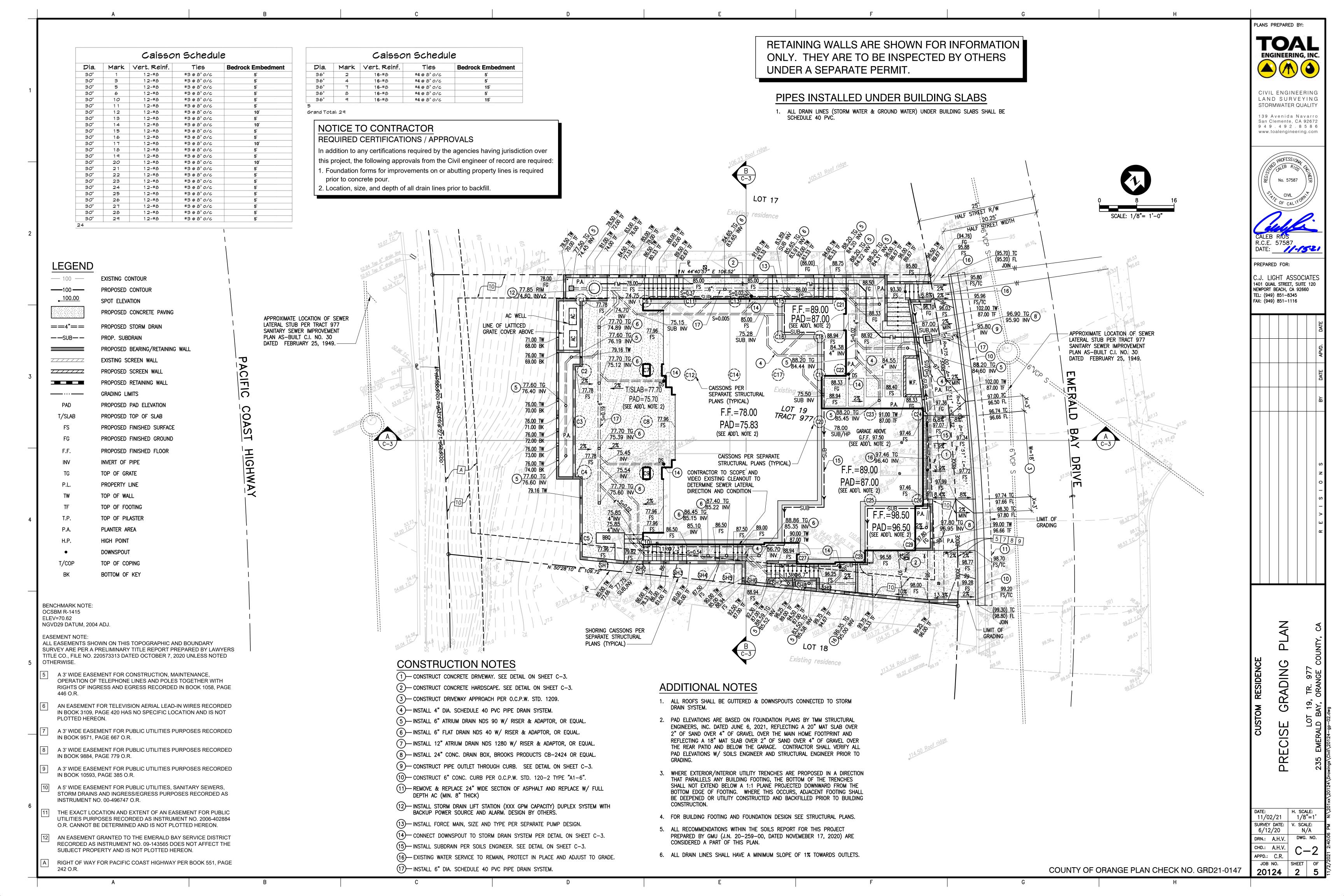
C.J. LIGHT ASSOCIATES 1401 QUAIL STREET, SUITE 120 NEWPORT BEACH, CA 92660 TEL: (949) 851-8345 FAX: (949) 851-1116

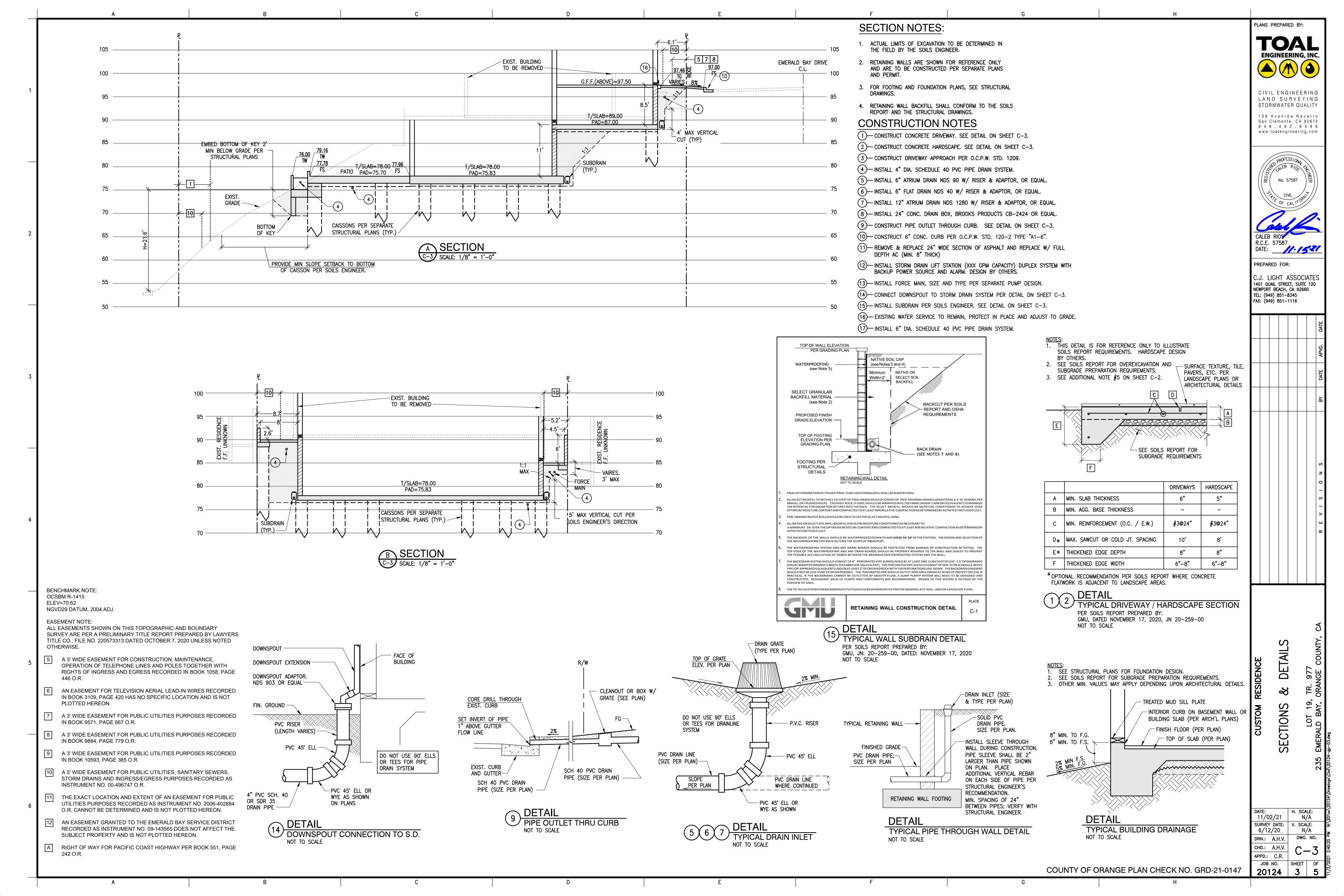


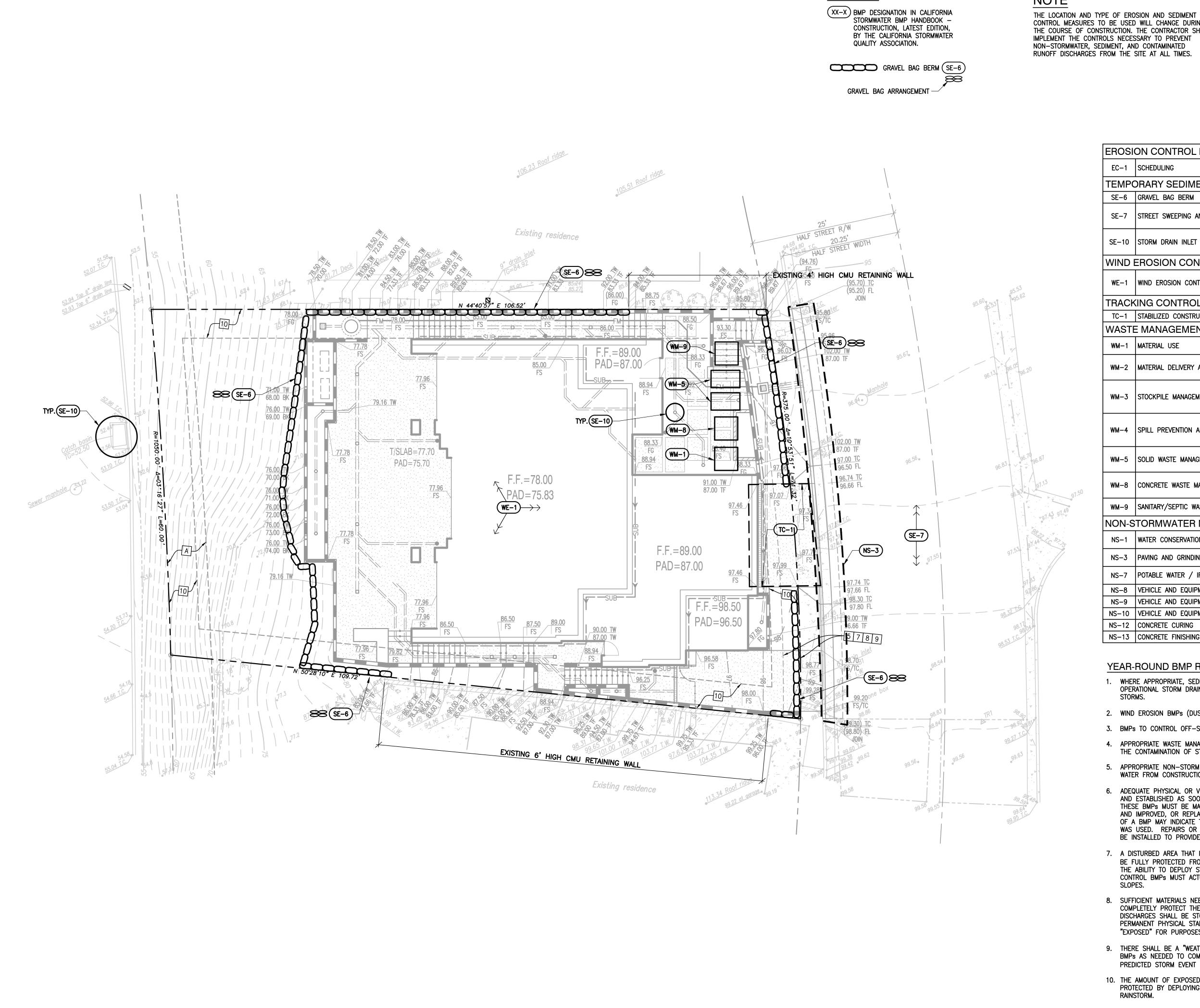
PROJECT

SH

11/02/21 SURVEY DATE: V. SCALE: 6/12/20 DRN.: A.H.V. CHD.: A.H.V. APPD.: C.R. JOB NO.







LEGEND

CONTROL MEASURES TO BE USED WILL CHANGE DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE CONTROLS NECESSARY TO PREVENT NON-STORMWATER, SEDIMENT, AND CONTAMINATED RUNOFF DISCHARGES FROM THE SITE AT ALL TIMES.

## NOTE

THE LOCATION AND TYPE OF EROSION AND SEDIMENT

		COUEDINE DREDADED BY CONTRACTOR CHAIL DE ON CITE
EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION.
TEMP	ORARY SEDIMENT CONTROL	
SE-6	GRAVEL BAG BERM	PLACE AS SHOWN ON PLAN.
SE-7	STREET SWEEPING AND VACUUMING	STREET SHALL BE SWEPT AND SEDIMENT COLLECTED AND PROPERLY DISPOSED OF, ON OR OFF—SITE, ON A DAILY BASIS.
SE-10	STORM DRAIN INLET PROTECTION	CAP RISERS, CUT RISERS ABOVE GRADE, AND/OR PROVIDE GRAVEL BAGS AT INLETS TO PREVENT SEDIMENT INTRODUCTION INTO THE AREA DRAIN SYSTEM.
WIND	EROSION CONTROL	
WE-1	WIND EROSION CONTROL	WATER OR COVER MATERIAL SHALL BE USED TO ALLEVIATE DUST NUISANCE FROM ANY DISTURBED AREAS DURING CONSTRUCTION.
TRAC	KING CONTROL	
TC-1	STABILIZED CONSTRUCTION EXIT	CONSTRUCT WHERE SHOWN ON PLAN.
WAST	E MANAGEMENT AND MATERIALS	POLLUTION CONTROL
WM-1	MATERIAL USE	MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH PRODUCT DIRECTIONS.
WM-2	MATERIAL DELIVERY AND STORAGE	IF MATERIALS ARE STORED ON SITE, THEY SHALL BE STORE IN ORIGINAL MARKED CONTAINERS AND COVERED FROM RAIN AND WIND.
WM-3	STOCKPILE MANAGEMENT	TEMPORARY SOIL STOCKPILES SHALL BE SURROUNDED BY PERIMETER CONTROLS AS SHOWN ON THE PLAN. GEOTEXTILE OR PLASTIC COVERS ARE REQUIRED DURING HIG WINDS OR RAIN EVENTS.
WM-4	SPILL PREVENTION AND CONTROL	AMPLE CLEAN—UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON—SITE. EMPLOYEES SHALL BE EDUCATED ON THE CLASSIFICATIONS OF SPILLS AND APPROPRIATE RESPONSES.
WM-5	SOLID WASTE MANAGEMENT	SOLID WASTE FROM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE DISPOSED OF PROPERLY.
WM-8	CONCRETE WASTE MANAGEMENT	AN ON-SITE CONCRETE WASHOUT AREA SHALL BE USED. WASTE SHALL BE DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENTS OF THE CITY.
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	ON-SITE FACILITIES SHALL BE PROVIDED AND MAINTAINED B THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
NON-S	STORMWATER MANAGEMENT	
NS-1	WATER CONSERVATION PRACTICES	MAINTAIN EQUIPMENT TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-3	PAVING AND GRINDING OPERATIONS	APPLY PERIMETER CONTROLS AND VACUUMING TO PREVENT NON-STORMWATER DISCHARGES.
NS-7	POTABLE WATER / IRRIGATION	EXERCISE CARE DURING CONSTRUCTION TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-8	VEHICLE AND EQUIPMENT CLEANING	SHALL NOT BE PERFORMED ON SITE.
NS-9	VEHICLE AND EQUIPMENT FUELING	SHALL NOT BE PERFORMED ON SITE.
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE	SHALL NOT BE PERFORMED ON SITE.
NS-12	CONCRETE CURING	APPLIES TO ALL CONCRETE CONSTRUCTION.

#### YEAR-ROUND BMP REQUIREMENTS

- 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 FROM
- 2. WIND EROSION BMPs (DUST CONTROL) SHALL BE IMPLEMENTED AND MAINTAINED.
- 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. ADEQUATE PHYSICAL OR VEGETATION EROSION CONTROL BMPs (TEMPORARY OR PERMANENT) SHALL BE INSTALLED AND ESTABLISHED AS SOON AS PRACTICAL FOR ALL COMPLETED SLOPES OR SLOPES IN NON-ACTIVE AREAS. THESE BMPs MUST BE MAINTAINED THROUGHOUT THE YEAR. IF A SELECTED BMP 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.
- 7. 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.
- 8. SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY EROSION AND SEDIMENT CONTROL BMPs NECESSARY TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES SHALL BE STORED ON-SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PERMANENT PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMPs ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.
- 9. 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).
- 10. THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY DEPLOYING STANDBY EROSION CONTROL AND SEDIMENT CONTROL BMPs PRIOR TO A PREDICTED

COUNTY OF ORANGE PLAN CHECK NO. GRD21-0147

APPLIES TO ALL CONCRETE CONSTRUCTION.

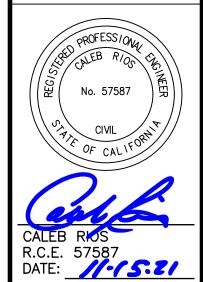
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PLANS PREPARED BY:

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STORMWATER QUALITY



PREPARED FOR:

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ONTRO  $\circ$ 

DATE: H. SCALE: 1/8"=1' SURVEY DATE: V. SCALE: 6/12/20 N/A DWG. NO. DRN.: A.H.V. CHD.: A.H.V. APPD.: C.R. JOB NO. SHEET

20124 4 5

