# Custom Residence 311 Emerald Bay Laguna Beach • California • 92651

#### Abbreviations

Mechanical Maximum Metal Minimum New Not In Contract Not To Scale Natural On Center Opening Outside Dim Overhrad Plaster Plate Paint Grade Pair Radius Required Roof Drain Room Revised Redwood Rough Rough Opening Register Schedule Section Similar Standard Stee Structural Suspended Telephone Temporary Tongue And Groove Top Of Curb/Concrete Top Of Slab Typical Top Of Wall Vent Thru Roof Vertical Vinyl Tile Water Closet Water Heater Weigh Wood Welded Wire Mesh Wrought Iron Weather Strip

Dimension Drawing Drinking Fountain Each Electrical Elevation Equipment Existing Expansion Joint Exterior Eaual Face Of Finish Face Of Concrete Face Of Stud Finish Fire Proof Finish Surface Foot Footing Fire Department Connection Galvanized Galvanived Iron Gauge Glass Gypsum Contractor Hardware Hardwood Heiah Hollow Core Hollow Metal Horizontal Hose Bibb Heating Venting Ac Inch Inside Dim. Insulation Interior Invert Joint Kitchen Lavatory Linear Foot Linoleum Long Laminated Light Machine Bolt

MECH

MAX MET MIN

(N) NIC N.T.S. NAT OC OPG OD OH PLAS PLPG

PG

PR RAD REQ RD RM REV RWD

RO

R.O. REG SCH SECT SIM STD STL STL

SUSP TEL TEMP T&G TC

TS

TYP

ΤW

VTR

VERT

VT

WC

WΗ

WT

WD

WI

WS

WWM

General

DIM DR D.F. EΑ ELEC ELEV EQUIP EX EXP. JT EXT EQ FOF FOC FOS FIN FP FS FT FTG F.D.C GI G.I. GA GL GYP GC HDWR HWD HT HC ΗМ HORIZ HB HVAC IN ID INSUL INT INV JT KIT LAV LIN. FT LINOL LG LAM LT MB

AB	Anchor Bol
AC	Air Conditioning
ACOU	Acoustica
AD	Area Drair
ADJ	Adjustable
ADJT	Adjacen
AL	Aluminun
ALT	Alternate
APPRX	Approximate
ARCH	Architec
ASB	Asbesto
ASP	Asbhal
ASBO	As Selected By Owne
BOT BED BRK CAB CB CM CER C. I. CLG CA CL CLOS CLR CONC CONC CONC CONC CONT CONT CONT CONT	Bottom Bedroom Bracke Cabine Catch Basin Cemen Ceramic Cast Iron Ceramic Cast Iron Center Line Close Clea Concrete Masonry Uni Counte Close Clea Concrete Masonry Uni Counte Column Concrete Condition Concrete Condition Concrete Condition Construction Construction Construction Construction Contracto Contracto Corrido Center Line Ceramic Tile Clea Detai Diamete

### Scope of Work

Demolish existing single family residence and 2-car garage. Construct approximate 3,340 SF of total area including a new 2-car garage of approximately 488 SF. New landscape/ hardscape/grade design. Construct new site and retaining walls.

### Codes

This Project Shall Comply With The Following Codes:

2016 CBC	2016 CPC	2016 T-24
2016 CEC	2016 CRC	
2016 CMC	2016 CalGreen	

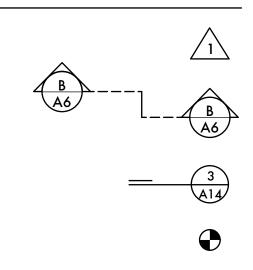
### Symbols

Revision

Section Line Section Designation Sheet Number

Detail Key Detail Designation Sheet Number

Datum



## 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

#### **STRUCTURAL ENGINEER:**

TMM Structural Engineers, Inc 31645 S. Coasta Hwy Laguna Beach, CA 92651 (949) 499-6254 Contact: Tarek Mokhtar

#### LANDSCAPE:

Daniel Stewart & Assoc. Landscape Architects 2753 Camino Capistrano B-2 San Clemente, CA 92672 (949) 361-9388 Contact: Daniel Stewart

#### **SOILS ENGINEER:**

GMU 23241 Arroyo Vista Rancho Santa Margarita, CA 92688 (714) 870-1211 Contact: Dave Hansen

# Project Data

Legal Description

Lot :	Lot 91 and Por. Lot 90
Tract :	977
APN :	053-072-24

Site General	
Approximate Site Area:	4,935 sq ft
Max. Allowable Coverage: 40%	1,974 sq ft
Proposed Coverage: 39.9%	1,973.5 sq ft

Flat Height Limit: 15' + 132.75'(at NE building corner) = 147.75' flat Sloped Height Limit: 20' above 60's topo (varies)

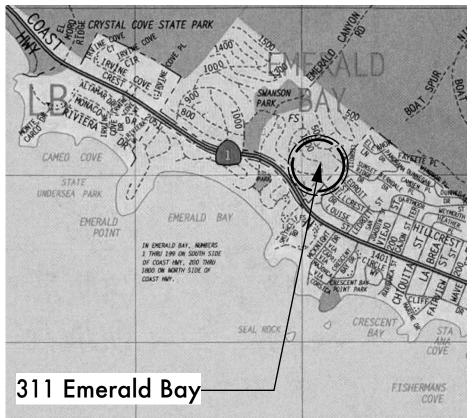
A r e a s		
Entry Level		1,360.0 sq ft
Basement Level		1,491.5 sq ft
Total Habitable Area		2,851.5 sq ft
2-Car Garage		487.5 sq ft
Total Project		3,339 sq ft
2-Car Parking Spot		-430 sq ft
	Parking Calculation	2,909 sq ft
		2 cars required
Decks & Patios		
Rear Cantilevered Deck		±240 sq ft

<u>Sheet Index</u>			
Architectural			
CS SP1/A1 A2 A3 A3.1 A4 A5 A6	Cover Sheet Site Plan/Entry Level Floor Plan Basement Level Floor Plan Roof Plan Staking Plan Elevations Elevations Sections		
OV1 OV2 OV3 OV4	Coverage SF Entry Level SF Basement Level SF Flat Roof SF		
Landscape 1A 1B 2A 2B 3A 3B 4 5A 5B 6	Entry Grading Plan Basement Grading Plan Entry Construction Plan Basement Construction Plan Entry Planting Plan Basement Planting Plan Details Entry Lighting Plan Basement Lighting Plan Lighting Cut Sheet		
Civil C1 C2 C3 C4 C5 TP1	Title Sheet Grading & Drainage Plan Sections & Details Erosion Control Plan Topographic Survey 1960's Topo		
Structural S1 S1.1 S2 S3 S4 S5 S6 S7 S8	Structural Notes/Typical Details Structural Details Structural Details Basement Level/Foundation Plan Entry Level Floor Framing Plan Roof Framing Plan Structural Details Structural Details Structural Details		

## Owner / Client

Richard & Karen Varner

## Vicinity Map



## HOA Notes

1. Masonry property line walls to be finished on all sides, where applicable.



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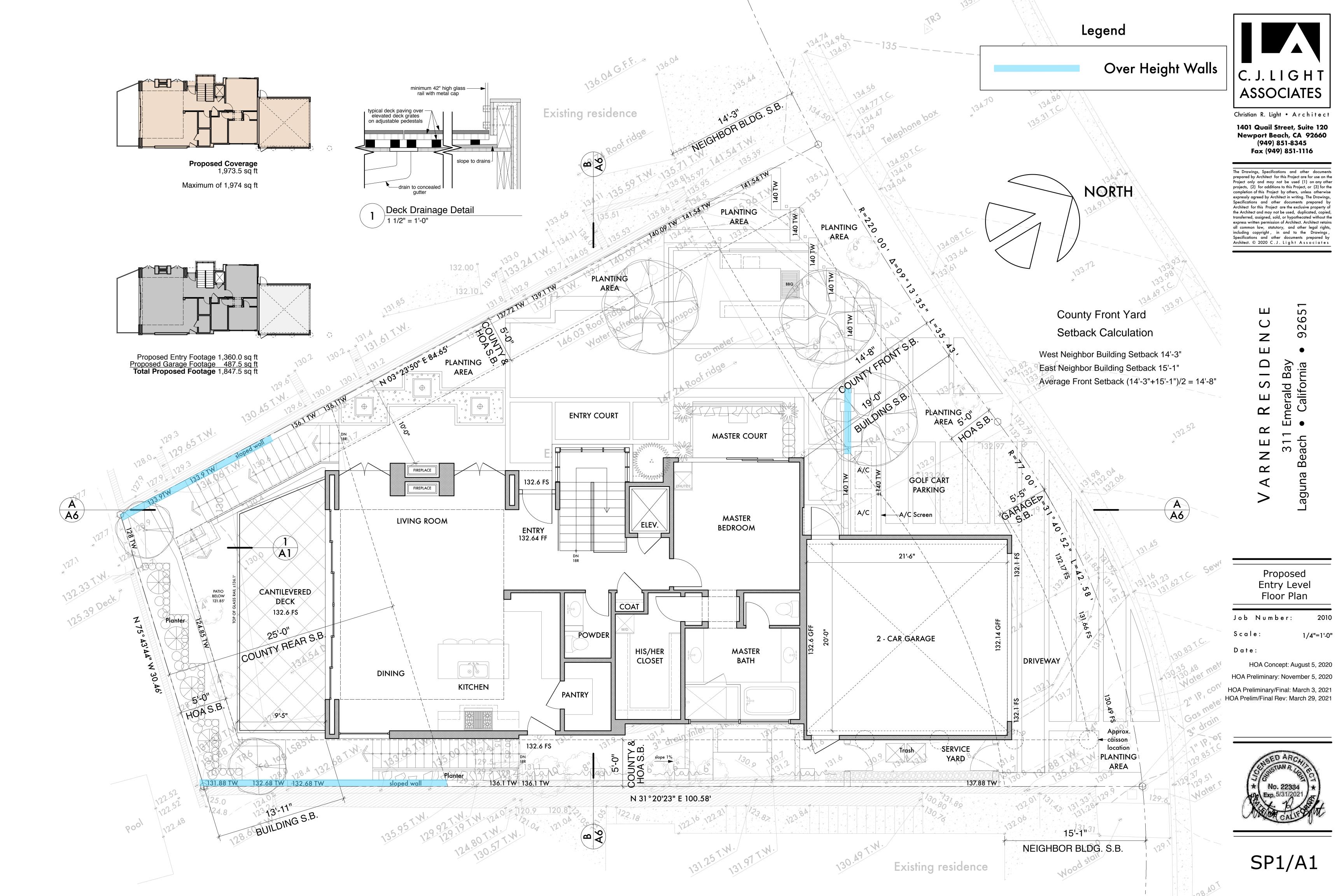
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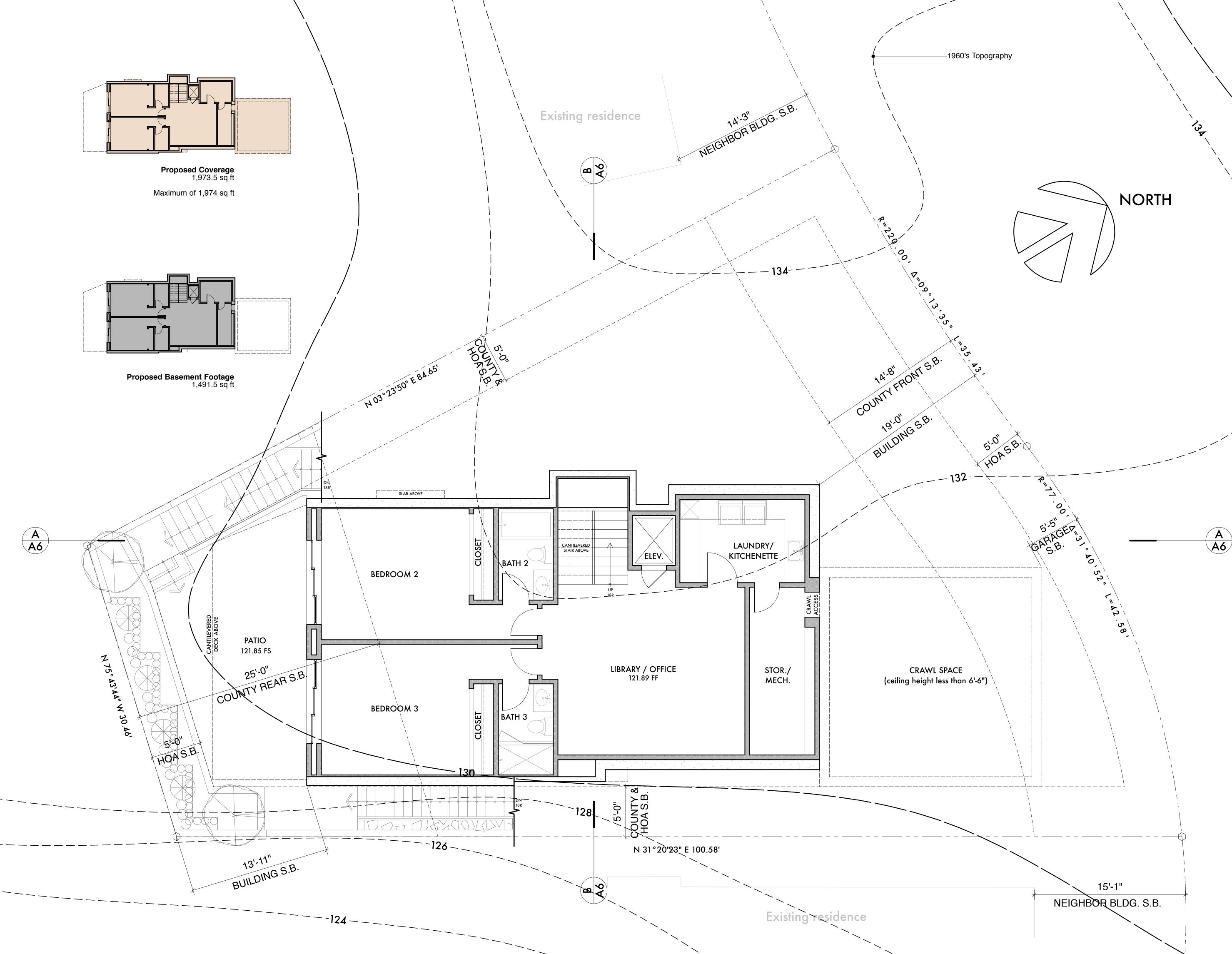
#### **Cover Sheet**

Job Numb	e r: 2010
Scale:	NA
Date:	Concept Submittal 1: August 5, 2020

HOA Preliminary: November 5, 2020 HOA Preliminary/Final: March 3, 2021









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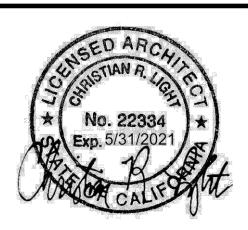
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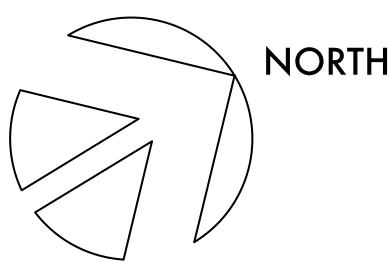
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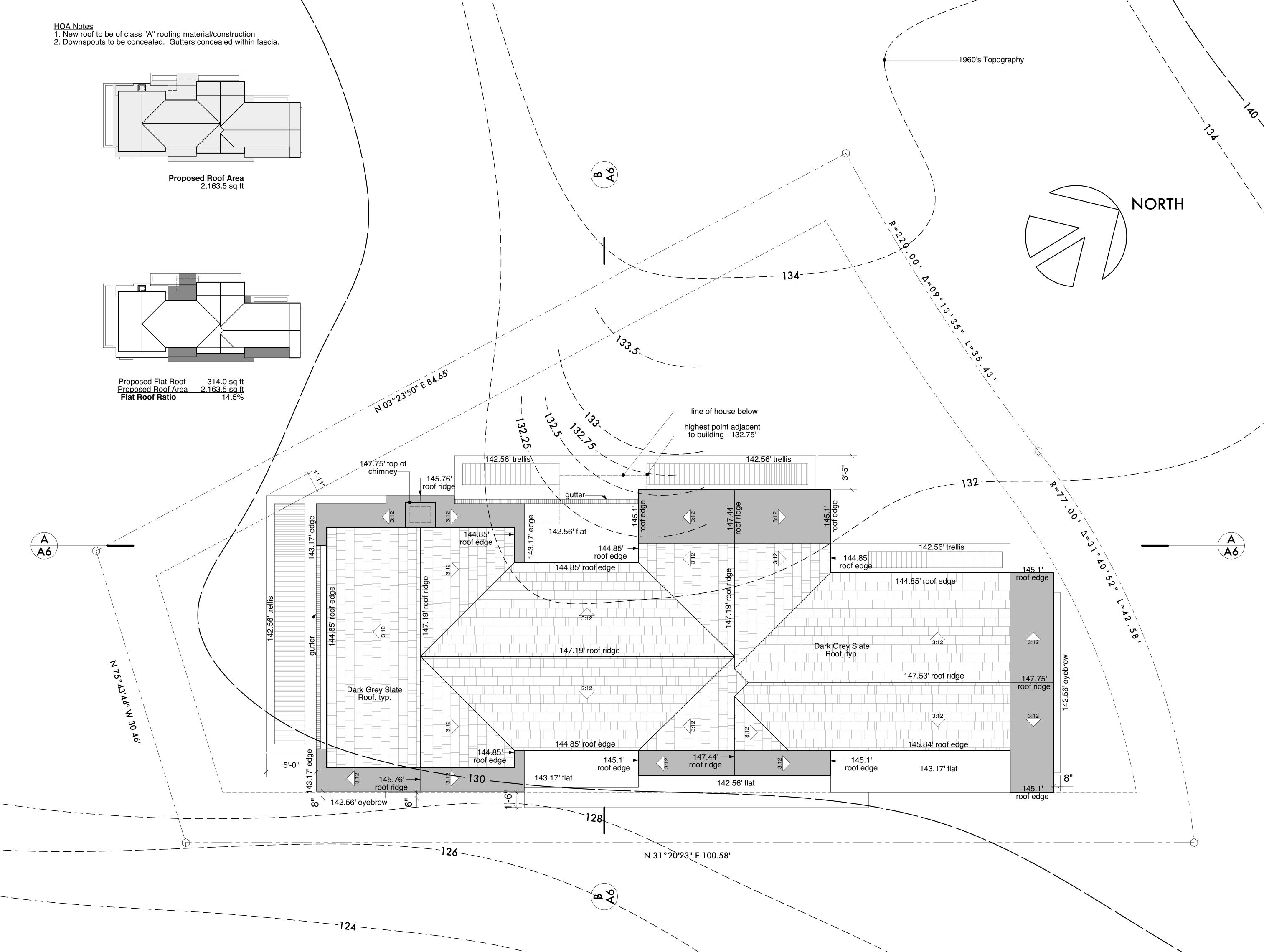
Proposed Basement Level Floor Plan

HOA Preliminary: November 5, 2020 HOA Preliminary/Final: March 3, 2021 HOA Prelim/Final Rev: March 29, 2021



A2







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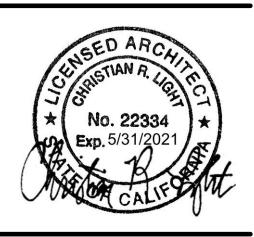
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# Proposed Roof Plan

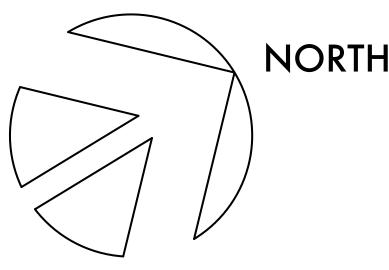
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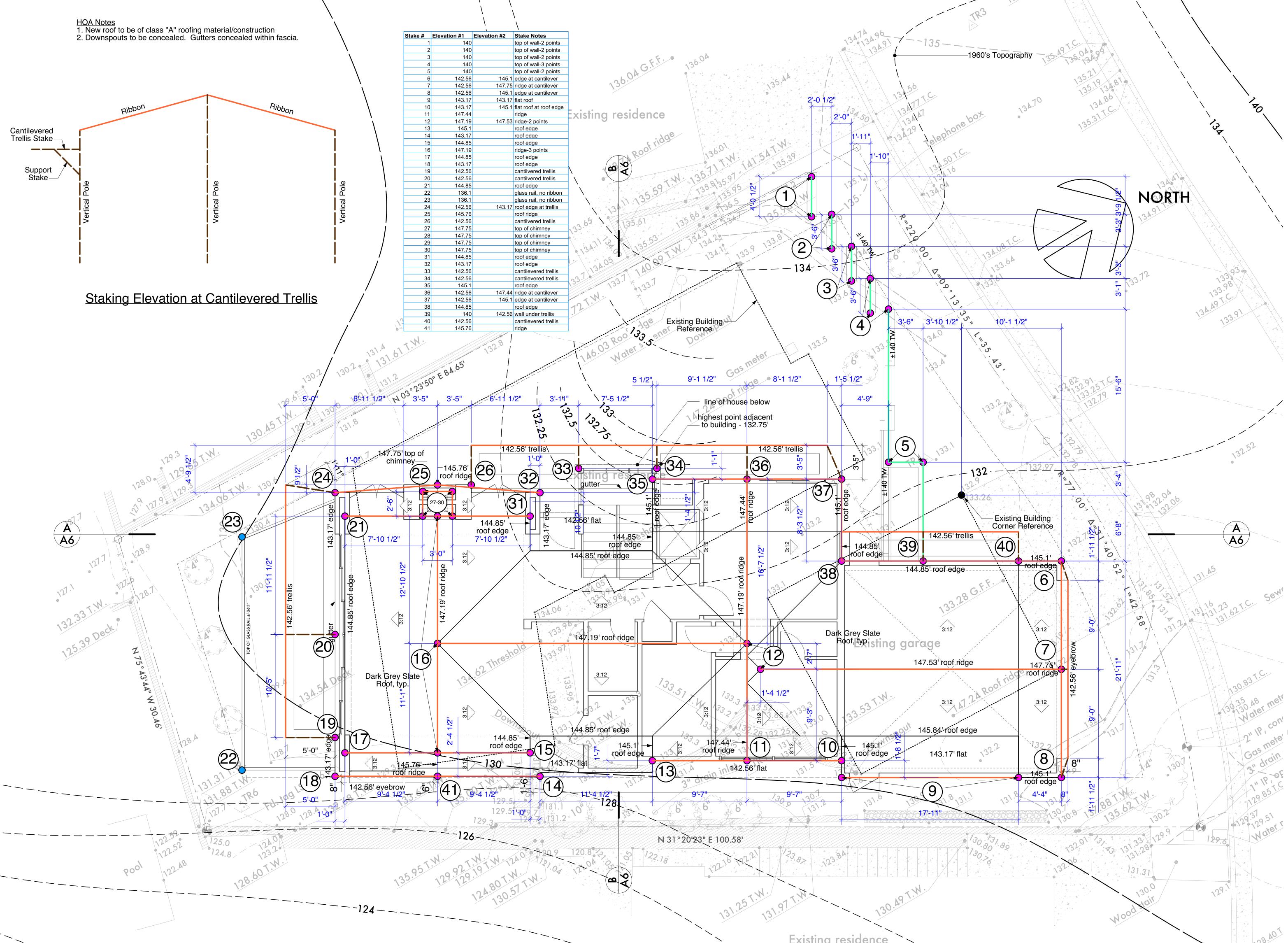
HOA Concept: August 5, 2020 HOA Preliminary: November 5, 2020

HOA Preliminary/Final: March 3, 2021 HOA Prelim/Final Rev: March 29, 2021



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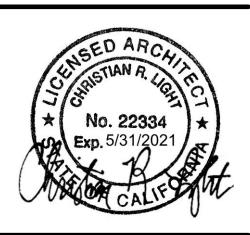
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# Proposed Staking Plan

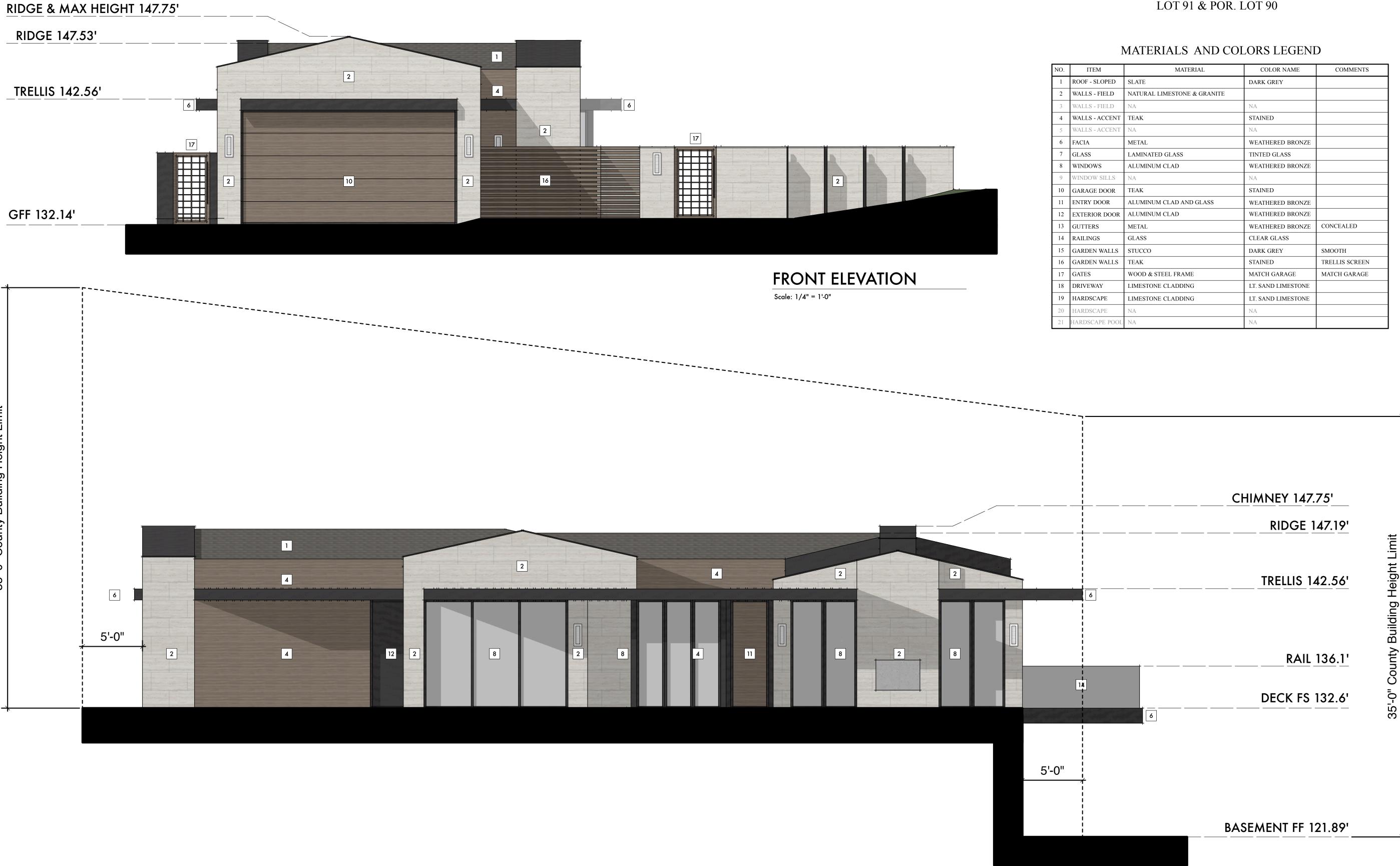
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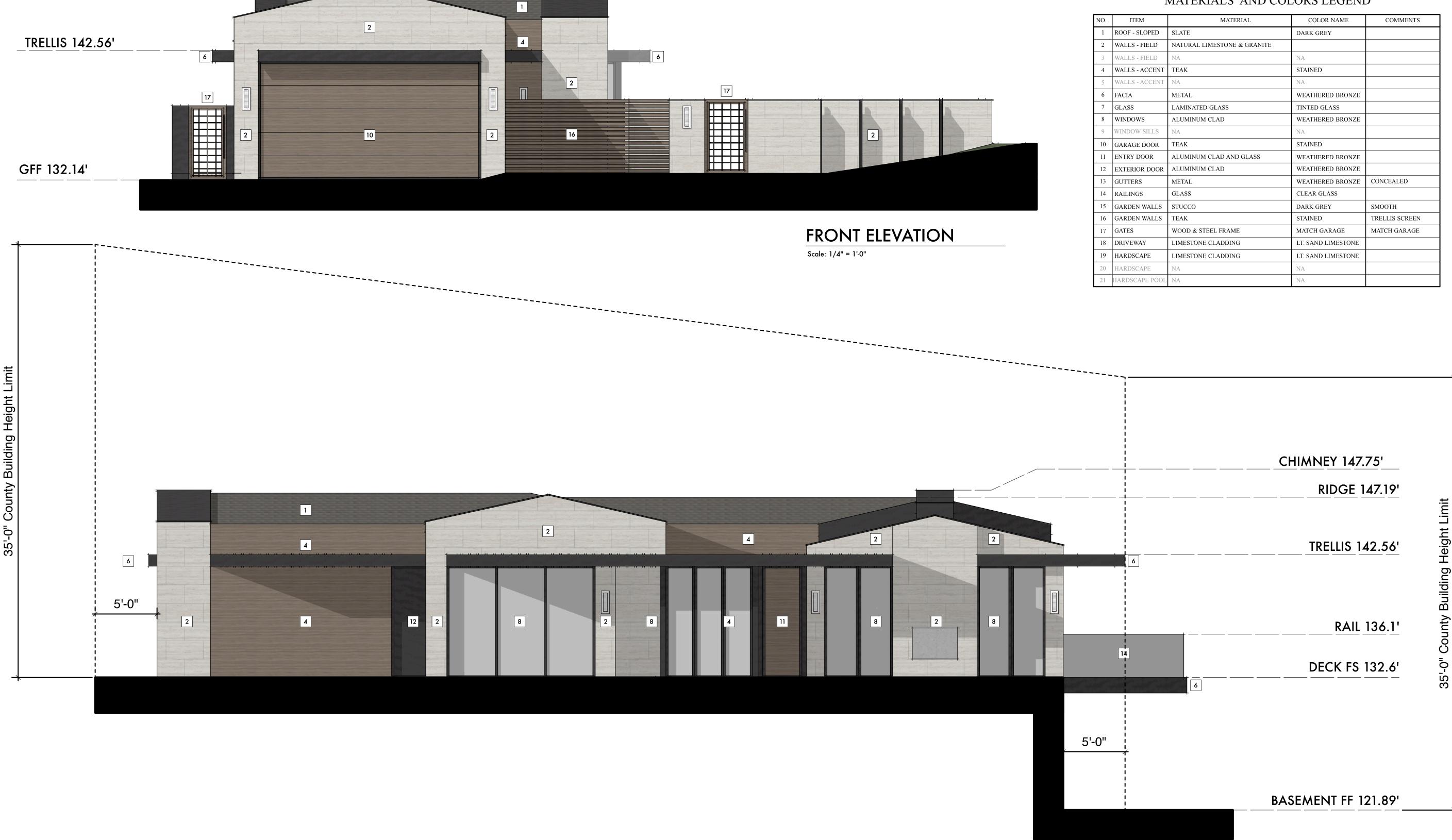
HOA Concept: August 5, 2020 HOA Preliminary: November 5, 2020

HOA Preliminary/Final: March 3, 2021 HOA Prelim/Final Rev: March 29, 2021



A3.1





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



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#### CUSTOM RESIDENCE 311 EMERALD BAY LOT 91 & POR. LOT 90

ITEM	MATERIAL	COLOR NAME	COMMENTS	
ROOF - SLOPED	SLATE	DARK GREY		
WALLS - FIELD	NATURAL LIMESTONE & GRANITE			
WALLS - FIELD	NA	NA		
WALLS - ACCENT	ТЕАК	STAINED		
WALLS - ACCENT	NA	NA		
FACIA	METAL	WEATHERED BRONZE		
GLASS	LAMINATED GLASS	TINTED GLASS		
WINDOWS	ALUMINUM CLAD	WEATHERED BRONZE		
WINDOW SILLS	NA	NA		
GARAGE DOOR	ТЕАК	STAINED		
ENTRY DOOR	ALUMINUM CLAD AND GLASS	WEATHERED BRONZE		
EXTERIOR DOOR	ALUMINUM CLAD	WEATHERED BRONZE		
GUTTERS	METAL	WEATHERED BRONZE	CONCEALED	
RAILINGS	GLASS	CLEAR GLASS		
GARDEN WALLS	STUCCO	DARK GREY	SMOOTH	
GARDEN WALLS	TEAK	STAINED	TRELLIS SCREEN	
GATES	WOOD & STEEL FRAME	MATCH GARAGE	MATCH GARAGE	
DRIVEWAY	LIMESTONE CLADDING	LT. SAND LIMESTONE		
HARDSCAPE	LIMESTONE CLADDING	LT. SAND LIMESTONE		
HARDSCAPE	NA	NA		
HARDSCAPE POOL	NA	NA		

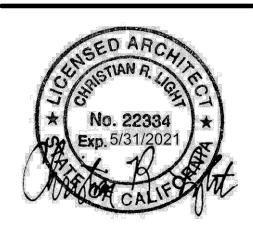
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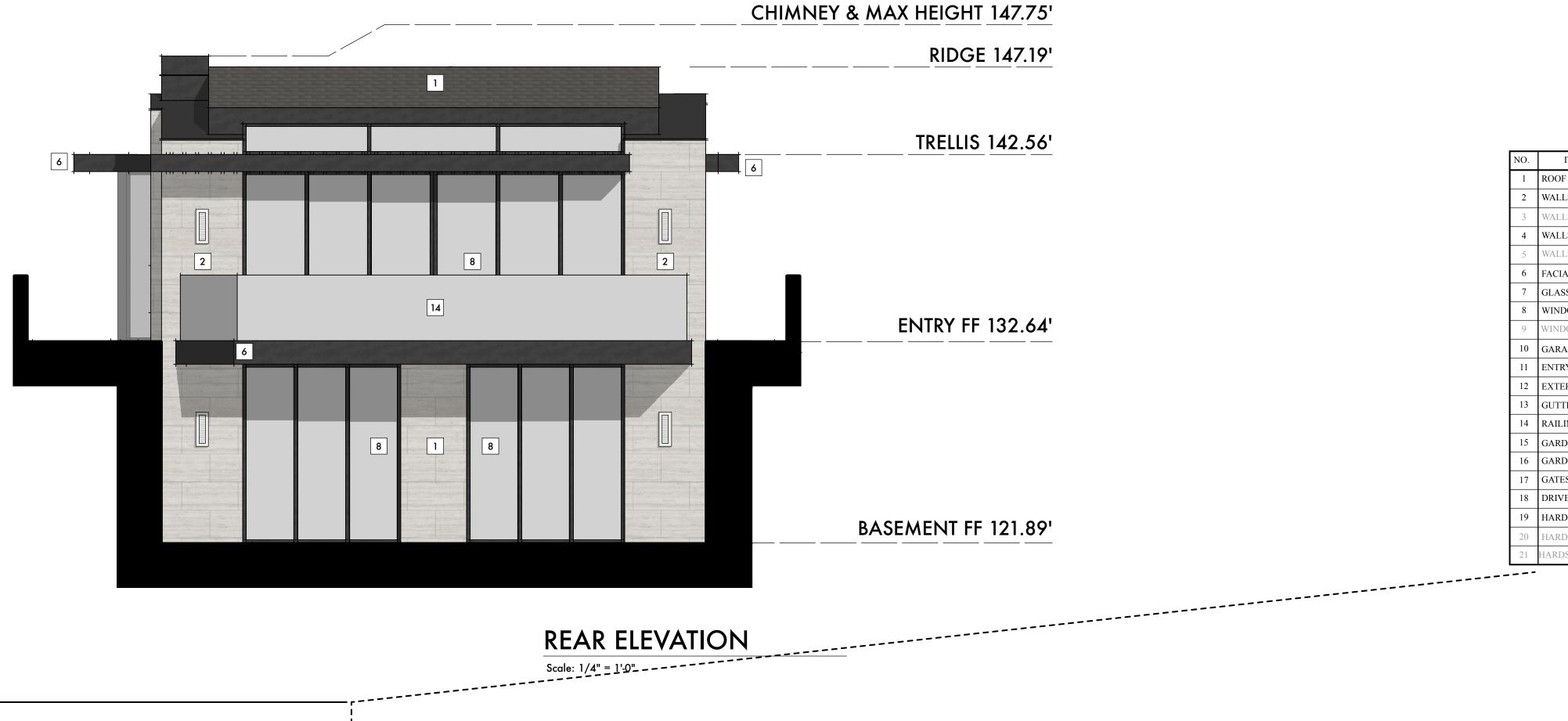
# Front and Right Elevations

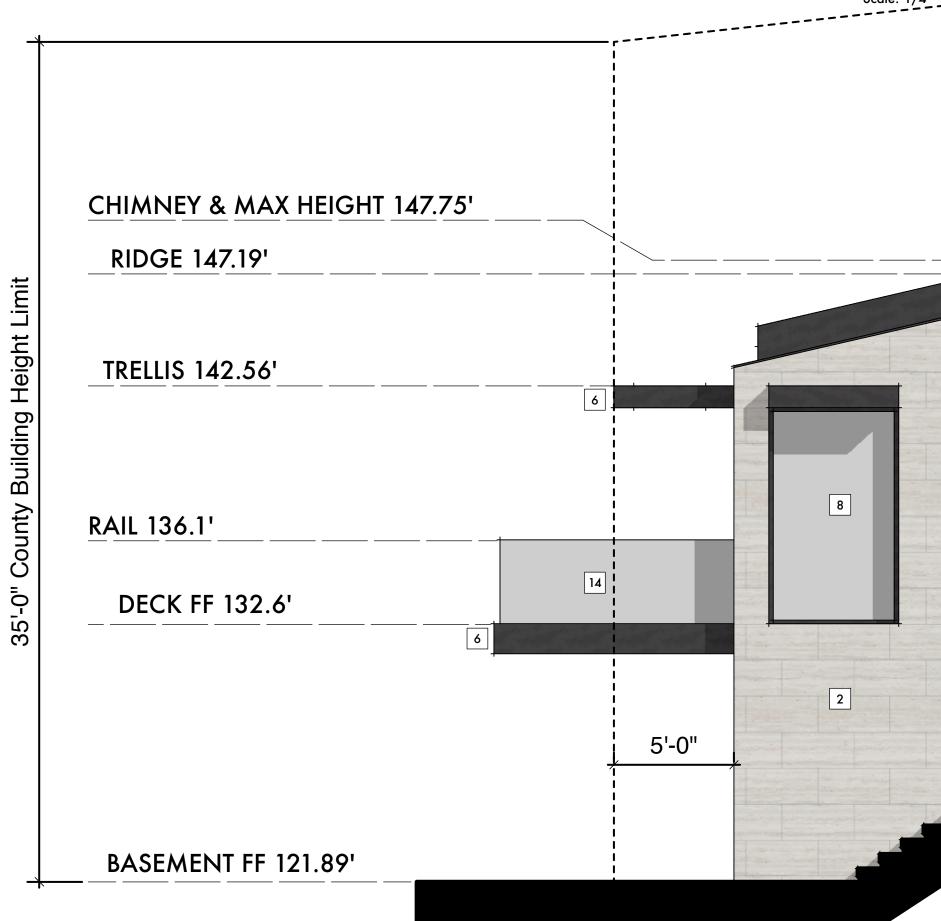
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HOA Concept: August 5, 2020 HOA Preliminary: November 5, 2020 HOA Preliminary/Final: March 3, 2021 HOA Prelim/Final Rev: March 29, 2021



## **RIGHT ELEVATION**





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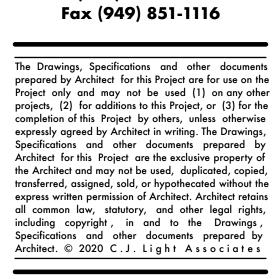
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(949) 851-8345

#### CUSTOM RESIDENCE 311 EMERALD BAY LOT 91 & POR. LOT 90

#### MATERIALS AND COLORS LEGEND

NO.	ITEM	MATERIAL	COLOR NAME	COMMENTS
1	ROOF - SLOPED	SLATE	DARK GREY	
2	WALLS - FIELD	NATURAL LIMESTONE & GRANITE		
3	WALLS - FIELD	NA	NA	
4	WALLS - ACCENT	ТЕАК	STAINED	
5	WALLS - ACCENT	NA	NA	
6	FACIA	METAL	WEATHERED BRONZE	
7	GLASS	LAMINATED GLASS	TINTED GLASS	
8	WINDOWS	ALUMINUM CLAD	WEATHERED BRONZE	
9	WINDOW SILLS	NA	NA	
10	GARAGE DOOR	ТЕАК	STAINED	
11	ENTRY DOOR	ALUMINUM CLAD AND GLASS	WEATHERED BRONZE	
12	EXTERIOR DOOR	ALUMINUM CLAD	WEATHERED BRONZE	
13	GUTTERS	METAL	WEATHERED BRONZE	CONCEALED
14	RAILINGS	GLASS	CLEAR GLASS	
15	GARDEN WALLS	STUCCO	DARK GREY	SMOOTH
16	GARDEN WALLS	ТЕАК	STAINED	TRELLIS SCREEN
17	GATES	WOOD & STEEL FRAME	MATCH GARAGE	MATCH GARAGE
18	DRIVEWAY	LIMESTONE CLADDING	LT. SAND LIMESTONE	
19	HARDSCAPE	LIMESTONE CLADDING	LT. SAND LIMESTONE	
20	HARDSCAPE	NA	NA	
21	HARDSCAPE POOL	NA	NA	



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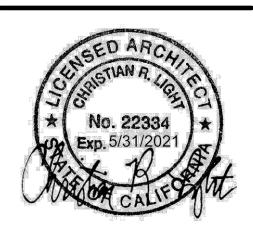
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35'-0"

### Rear and Left Elevations

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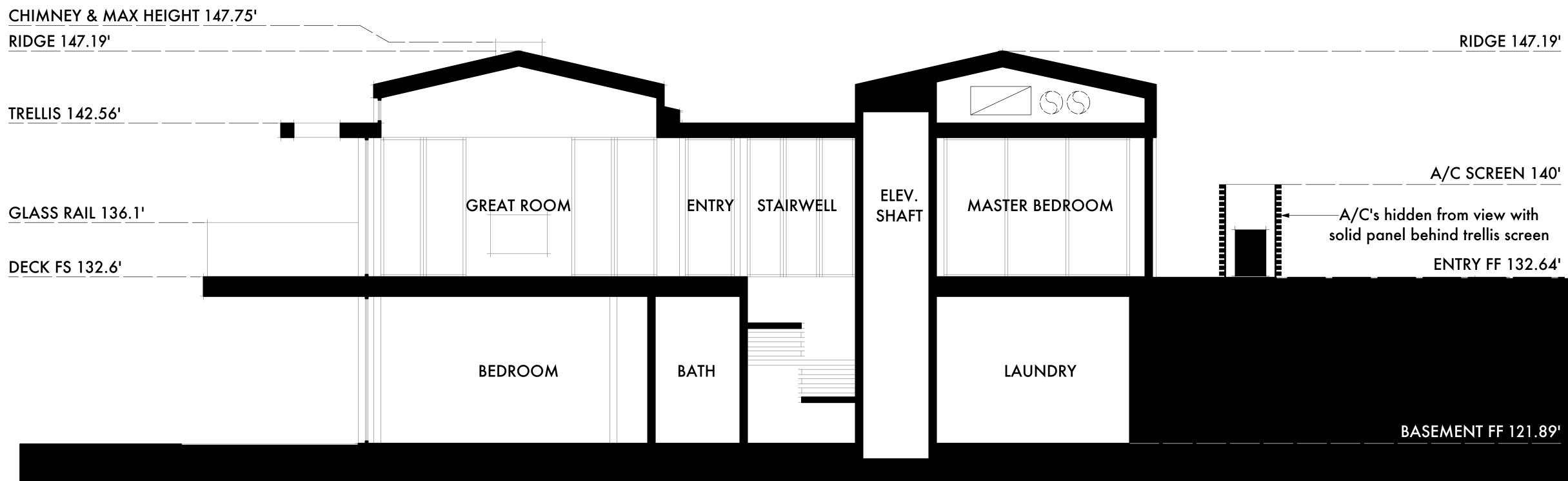
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5'-0"

LEFT ELEVATION

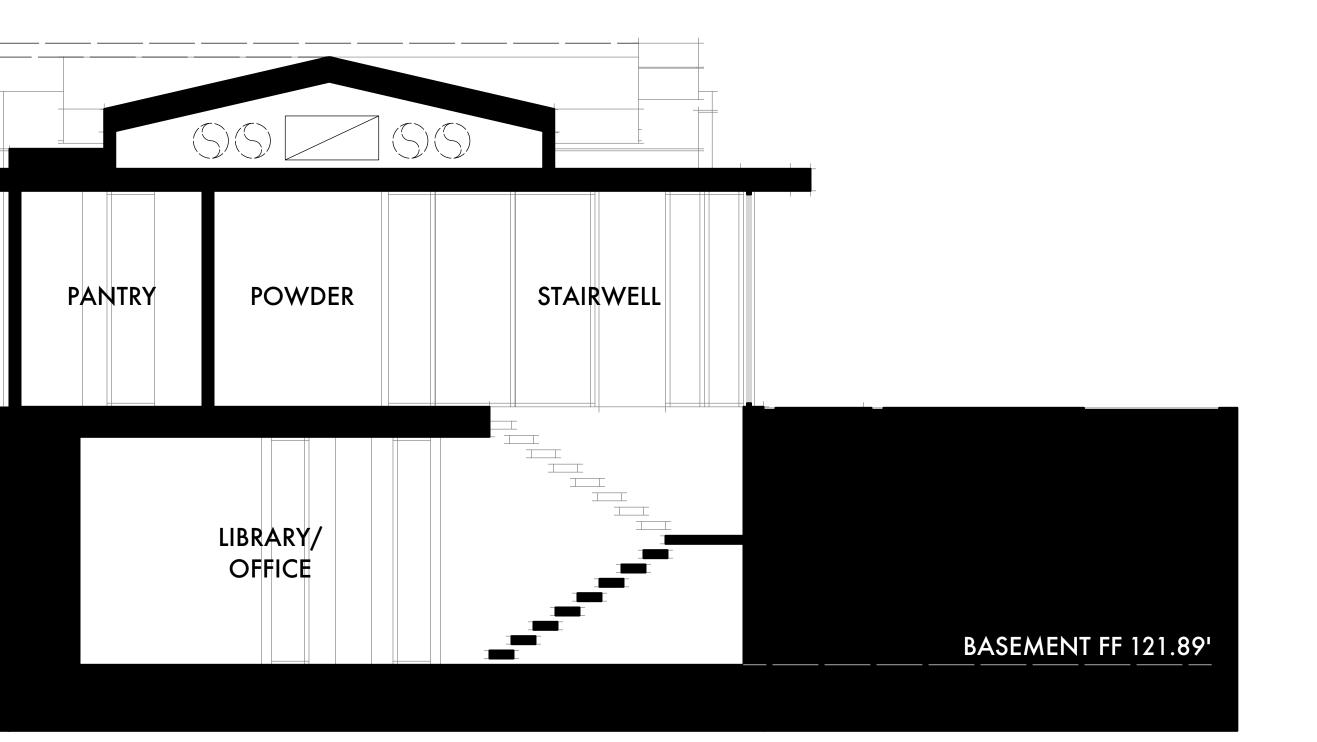
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CHIMNEY & MAX HEIGHT 147.75' RIDGE 147.19'

FASCIA 142.56'

ENTRY FF 132.64'



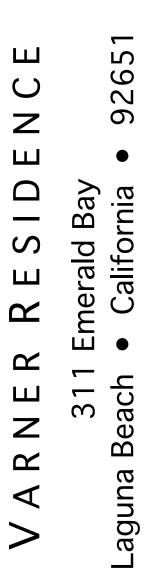
SECTION "B" Scale: 1/4" = 1'-0"



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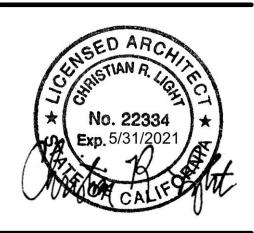
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### Sections

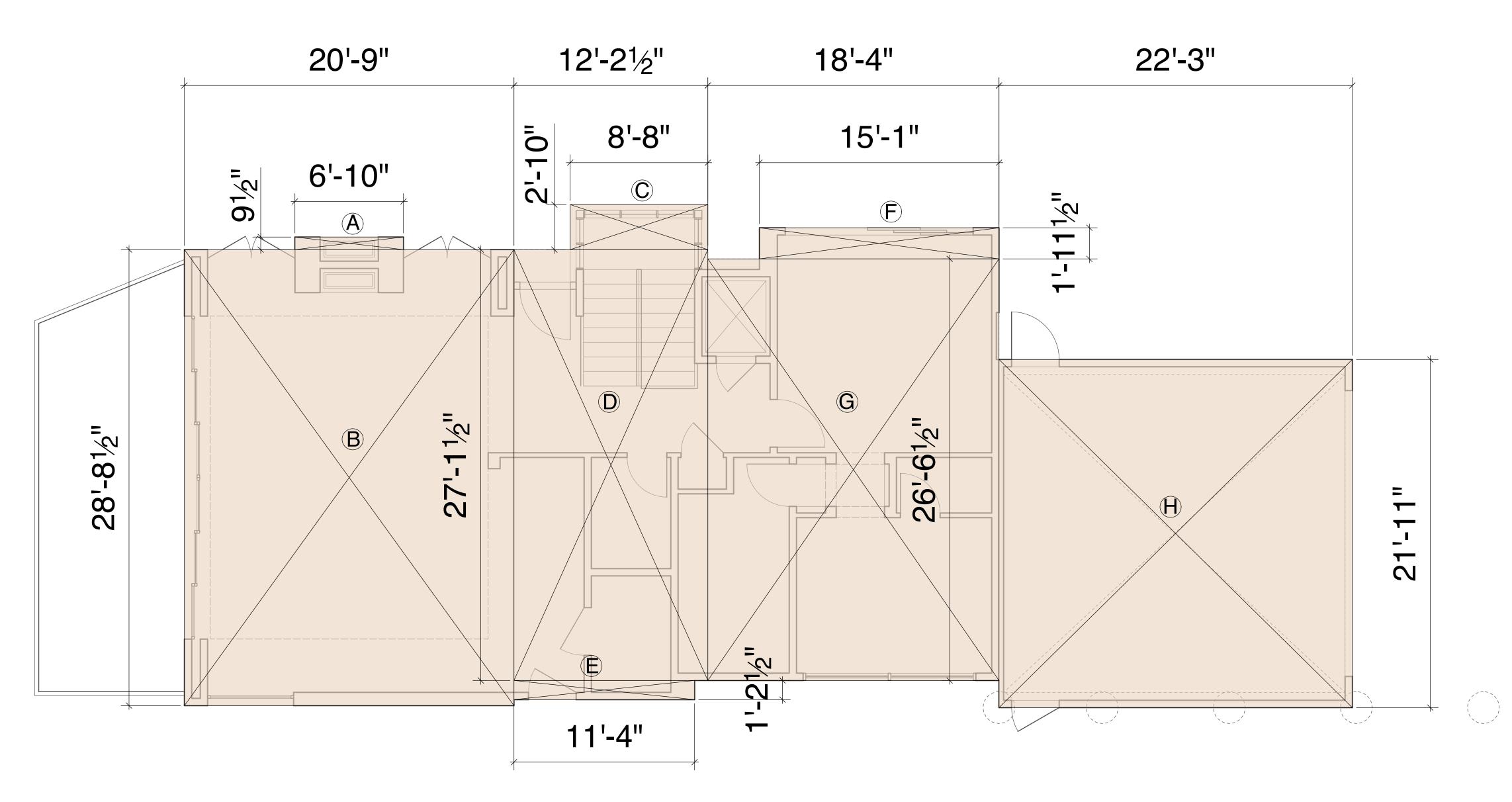
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#### SECTION "A" Scale: 1/4" = 1'-0"



# Proposed CoverageMaximum Coverage1,973.5 sq ft1,974 sq ft



Area (SF)

5.5

595.5

331.0

24.5

13.5

29.5

486.5

487.5

1,973.5

Box

A

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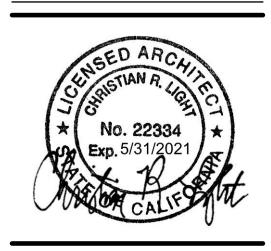
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Job N Scale: Date: HOA Concept: August 5, 2020 HOA Preliminary: November 5, 2020 HOA Preliminary/Final: March 3, 2021



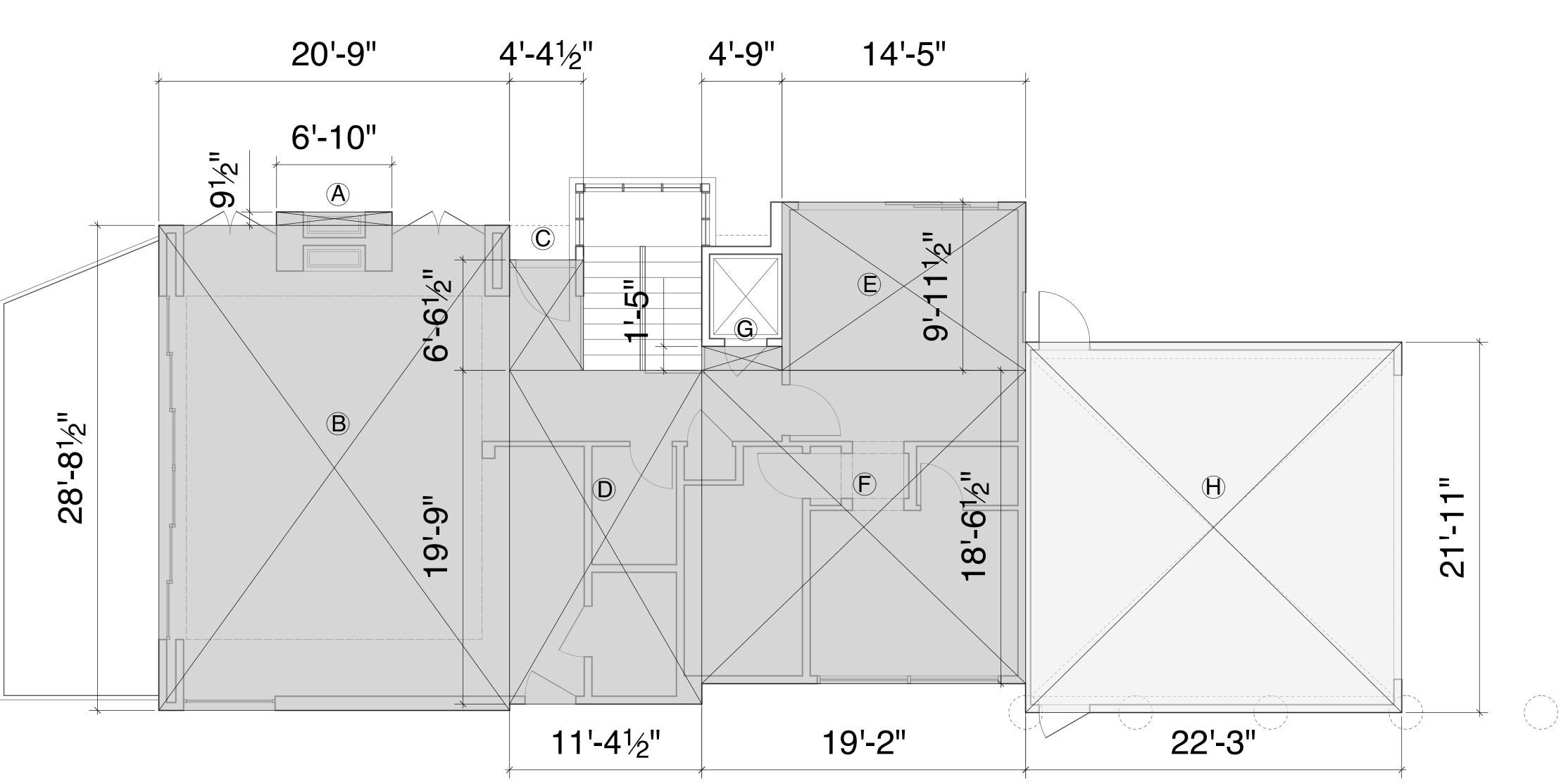


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RESIDENCE	Emerald Bay <ul> <li>California</li> </ul>
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VARNE	311 I Laguna Beach

#### Coverage

Number:	2010
:	1/4"=1'-0"





# Proposed Entry Footage 1,360.0 sq ft <u>Proposed Garage Footage</u> 487.5 sq ft **Total Proposed Footage** 1,847.5 sq ft



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Job N Scale: Date:



Box	Area (SF)
Α	5.5
B	595.5
С	28.5
D	224.5
E	143.5
F	355.5
G	7.0
Η	487.5
Total	Total



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RESIDENCE	Emerald Bay <ul> <li>California</li> </ul>
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VARNEF	311   Laguna Beach

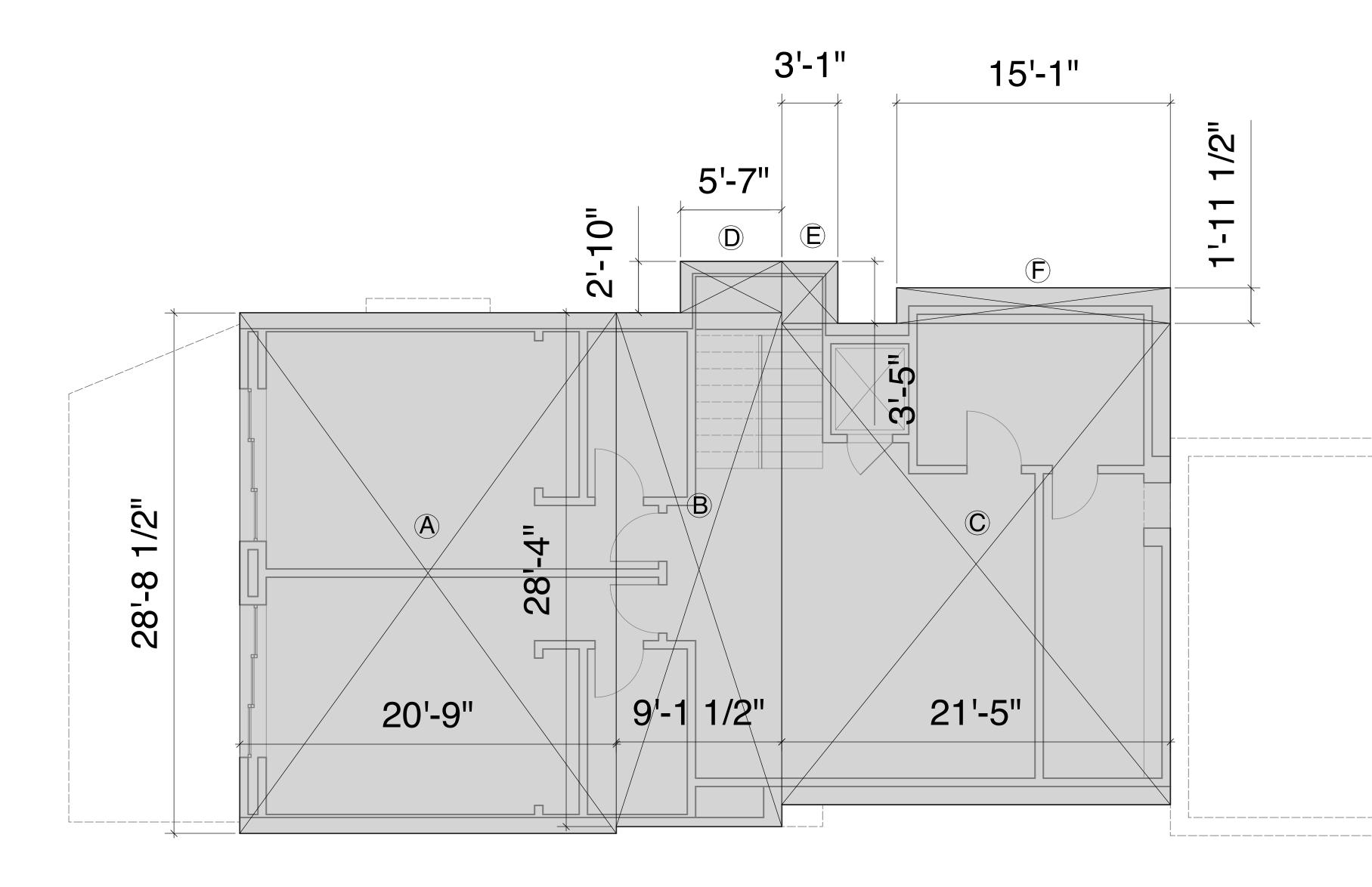
#### Entry Level SF

Number:	2010
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HOA Concept: August 5, 2020 HOA Preliminary: November 5, 2020 HOA Preliminary/Final: March 3, 2021



OV2



# Proposed Basement Footage 1,491.5 sq ft



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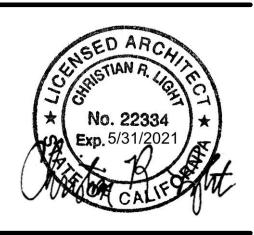
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#### Basement Level SF

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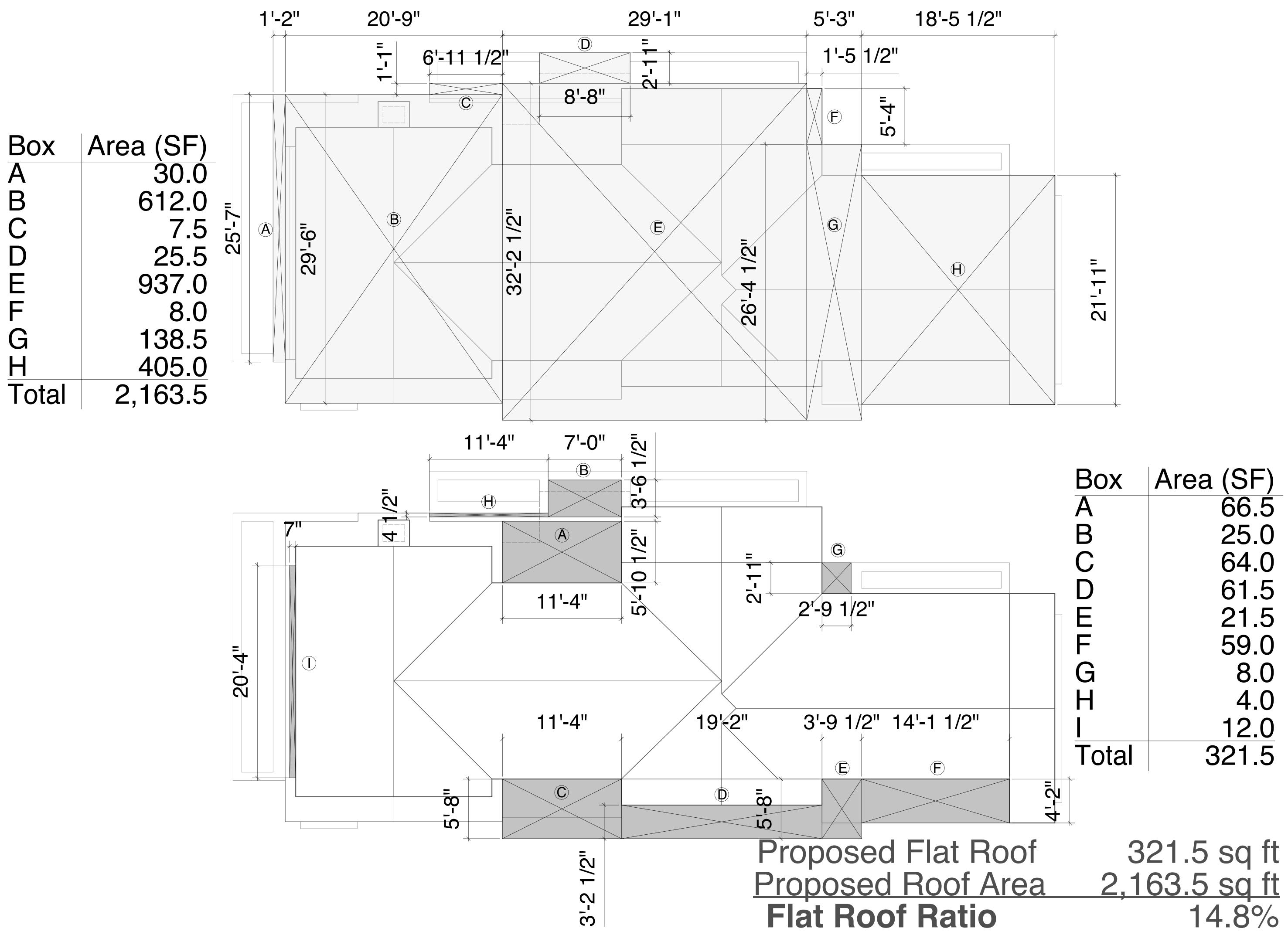
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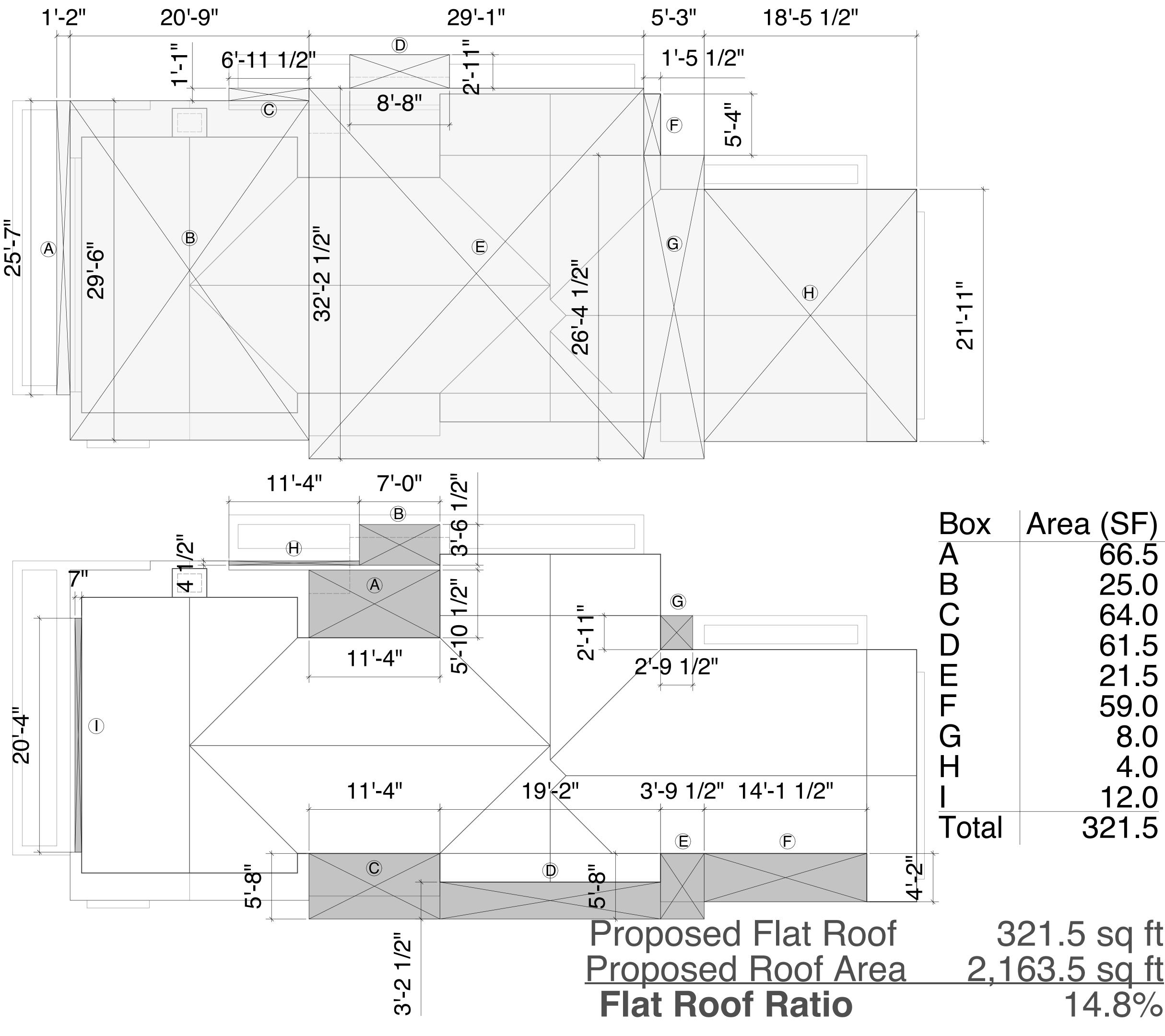


OV3

# Box A В С D E F G Total

Area (SF) 595.5 258.5 568.5 16.0 10.5 29.5 13.0 1,491.5







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> 92651 ш C Z ш nerald Bay California S Emerald ш  $\mathbf{r}$  $\mathbf{x}$ <del>-</del> Beach VARNEI 31 Laguna

#### Flat Roof SF

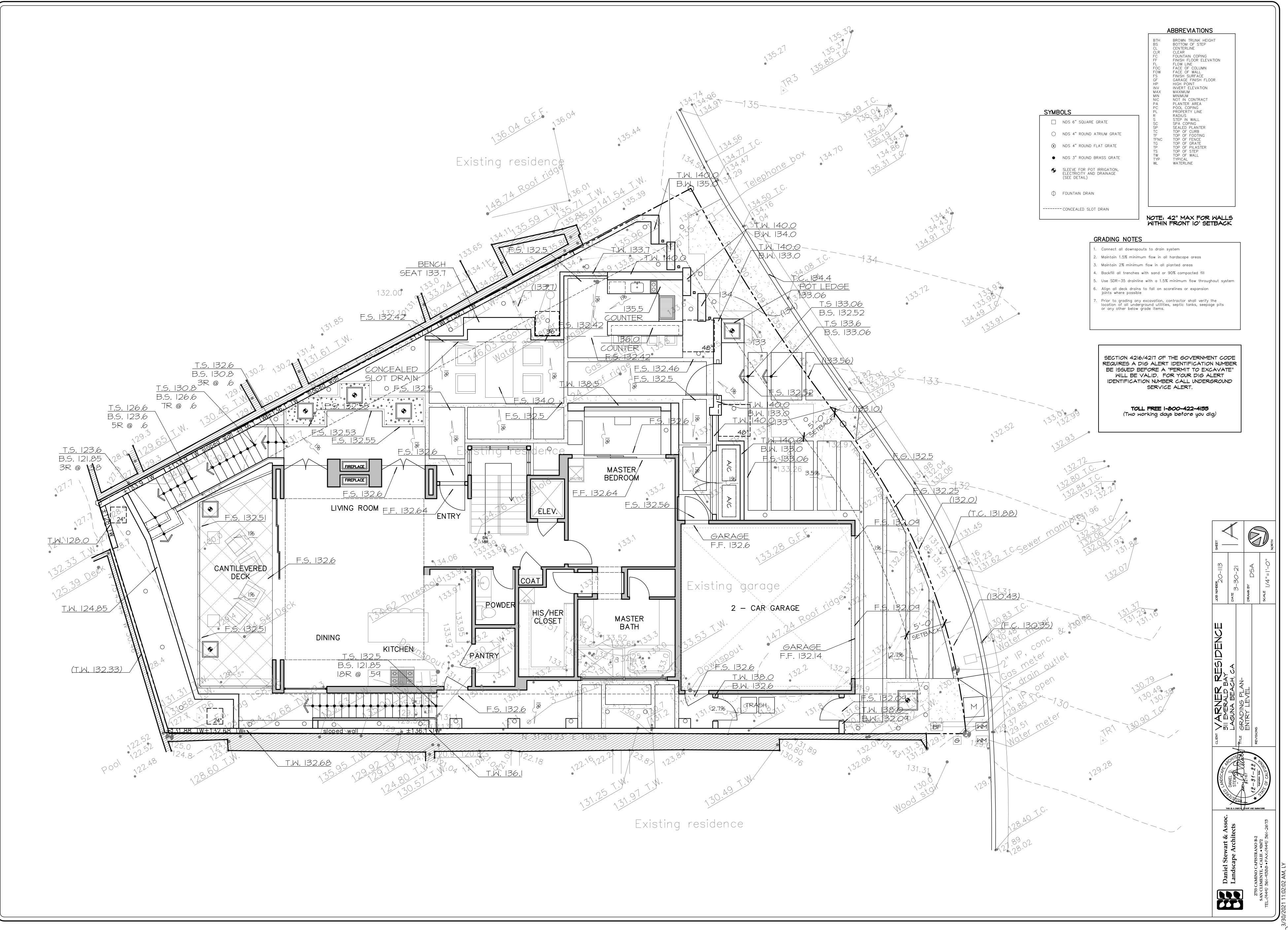
Job Number:	2010
Scale:	1/4"=1'-0"
Date:	

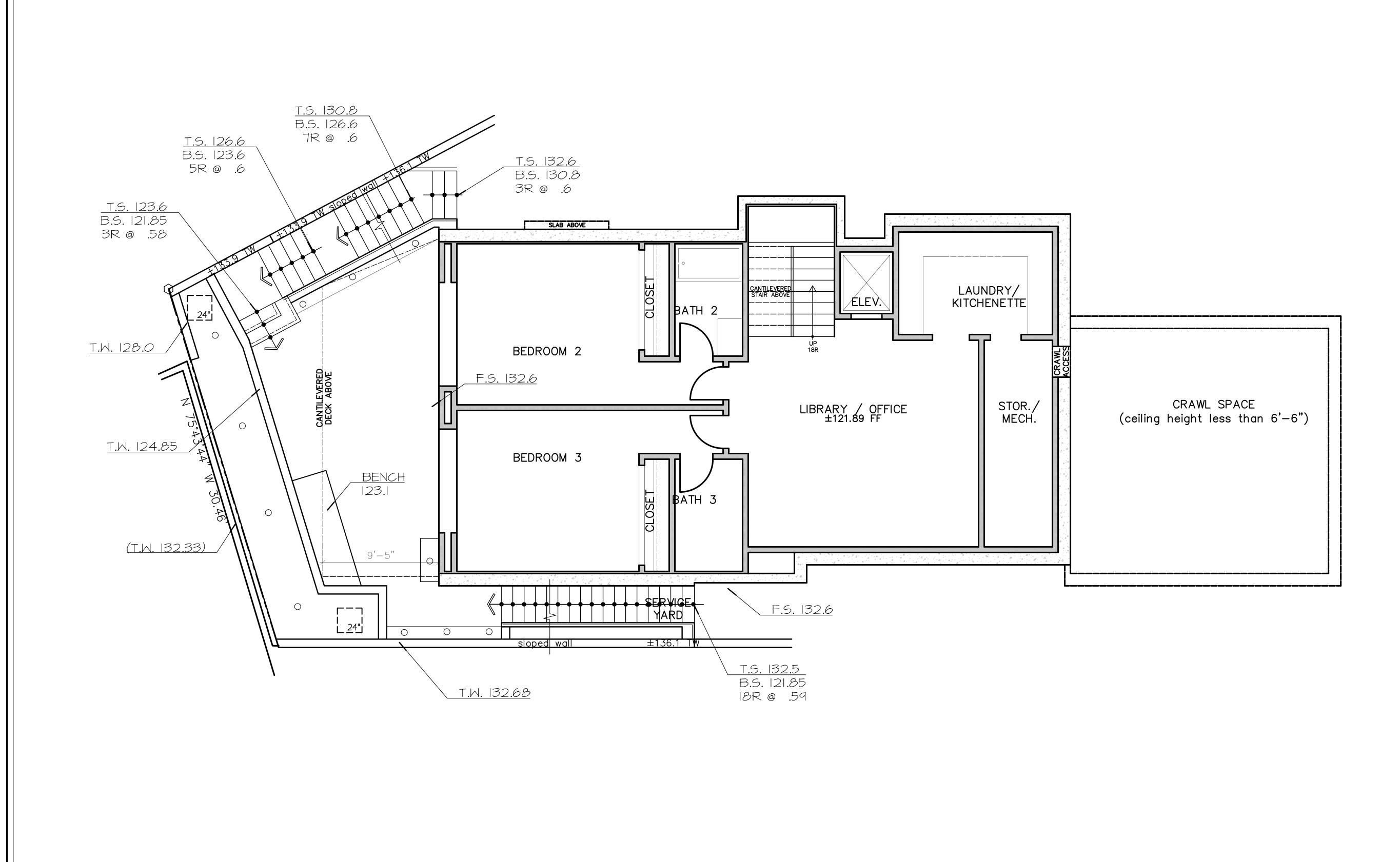
HOA Concept: August 5, 2020 HOA Preliminary: November 5, 2020

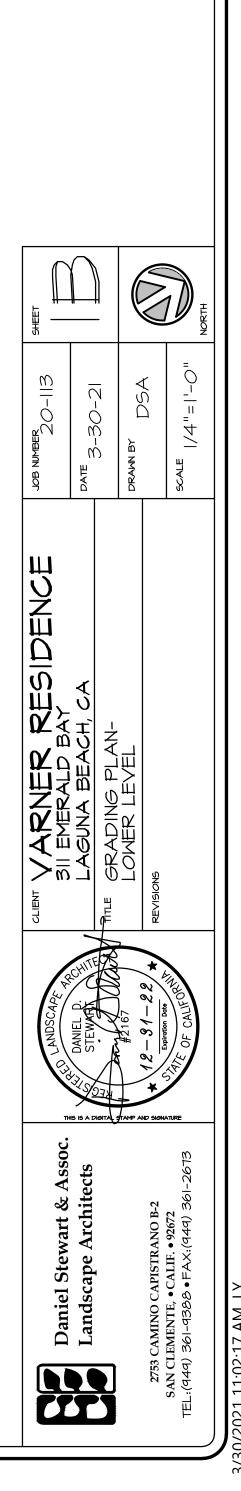
HOA Preliminary/Final: March 3, 2021 HOA Prelim/Final Rev: March 29, 2021

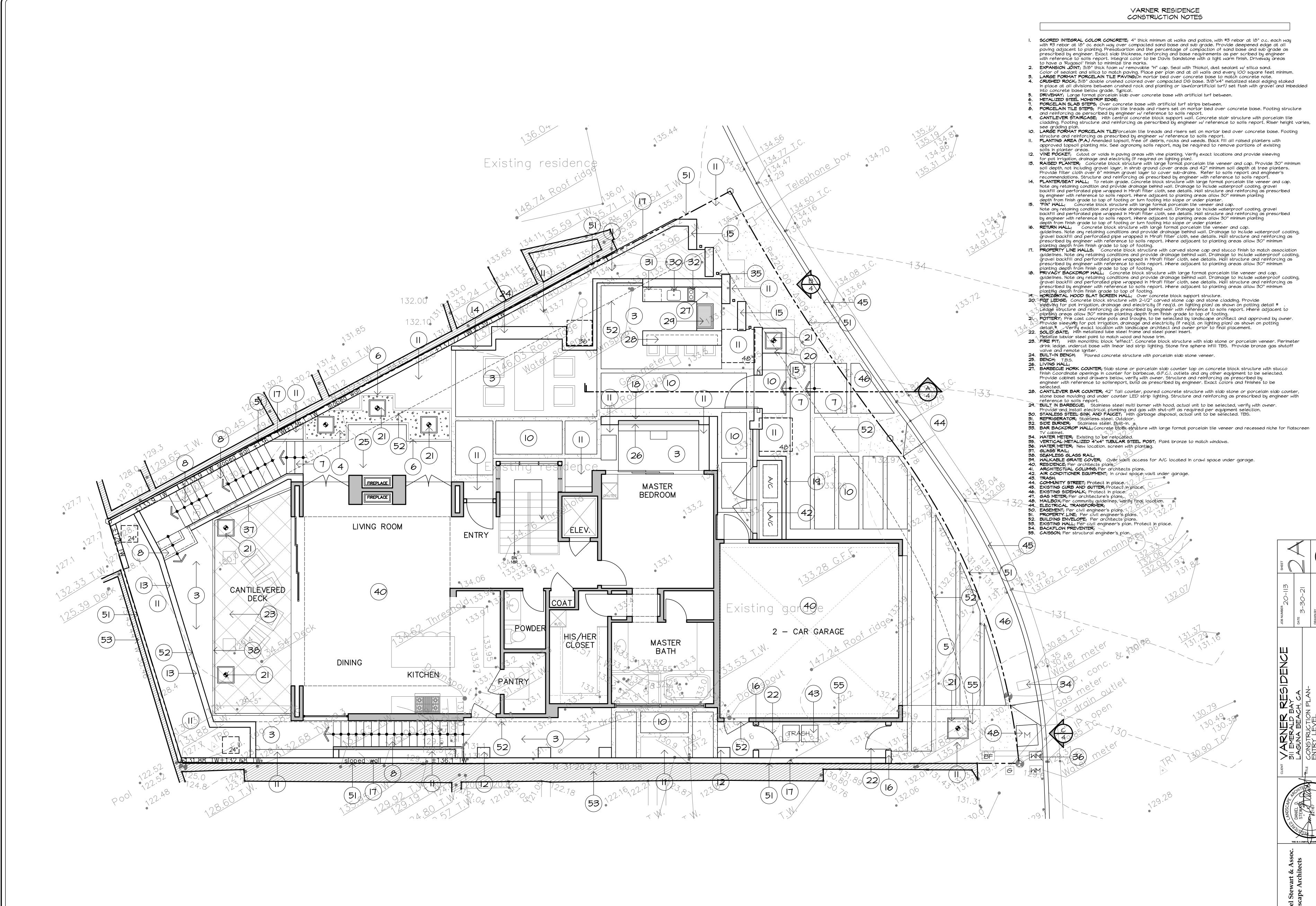


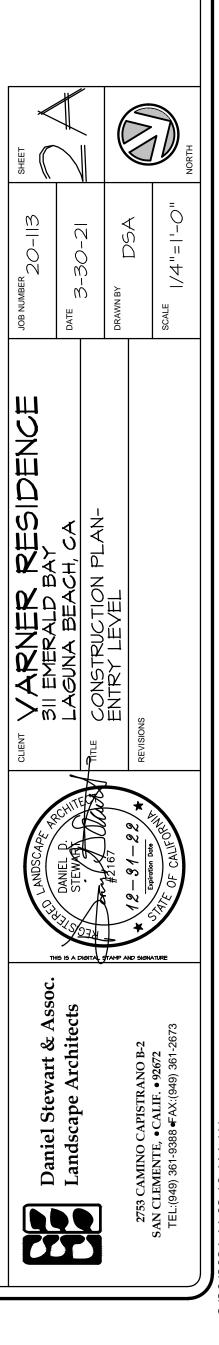
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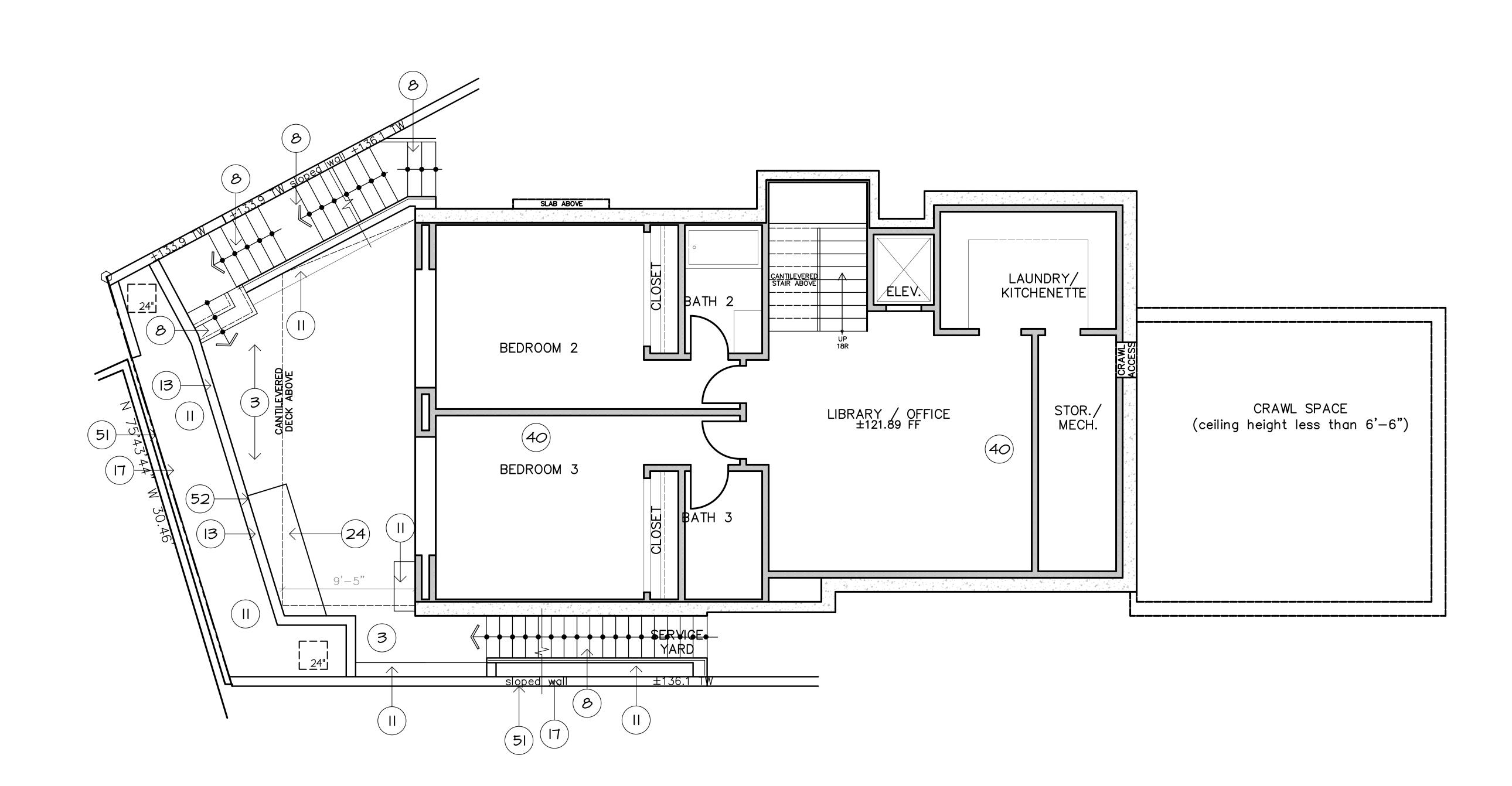






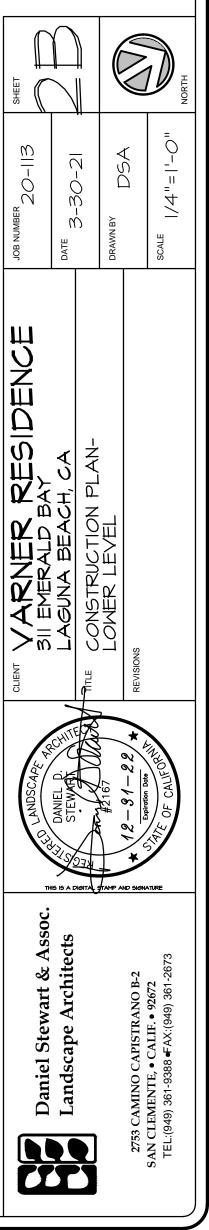


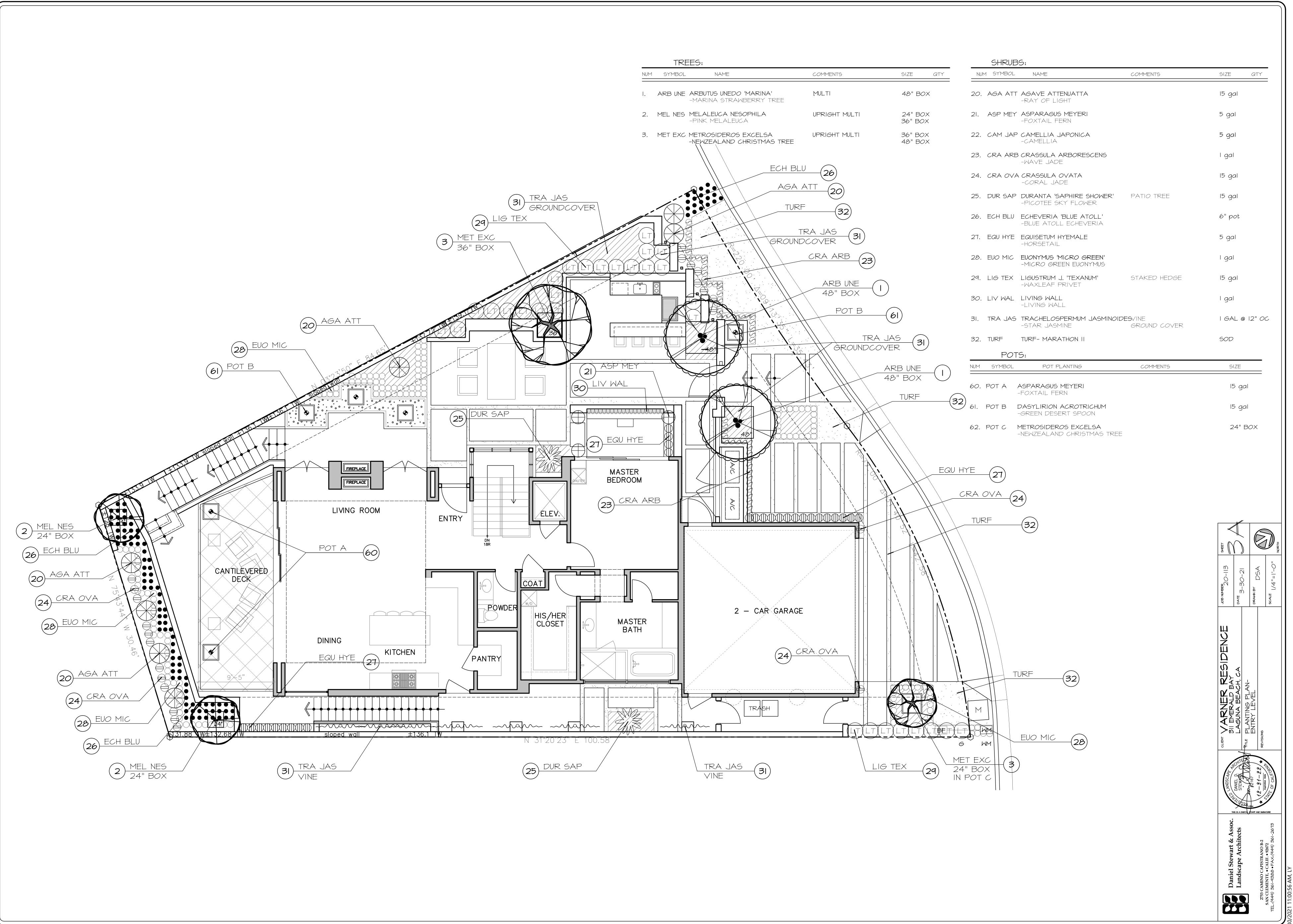




#### VARNER RESIDENCE CONSTRUCTION NOTES

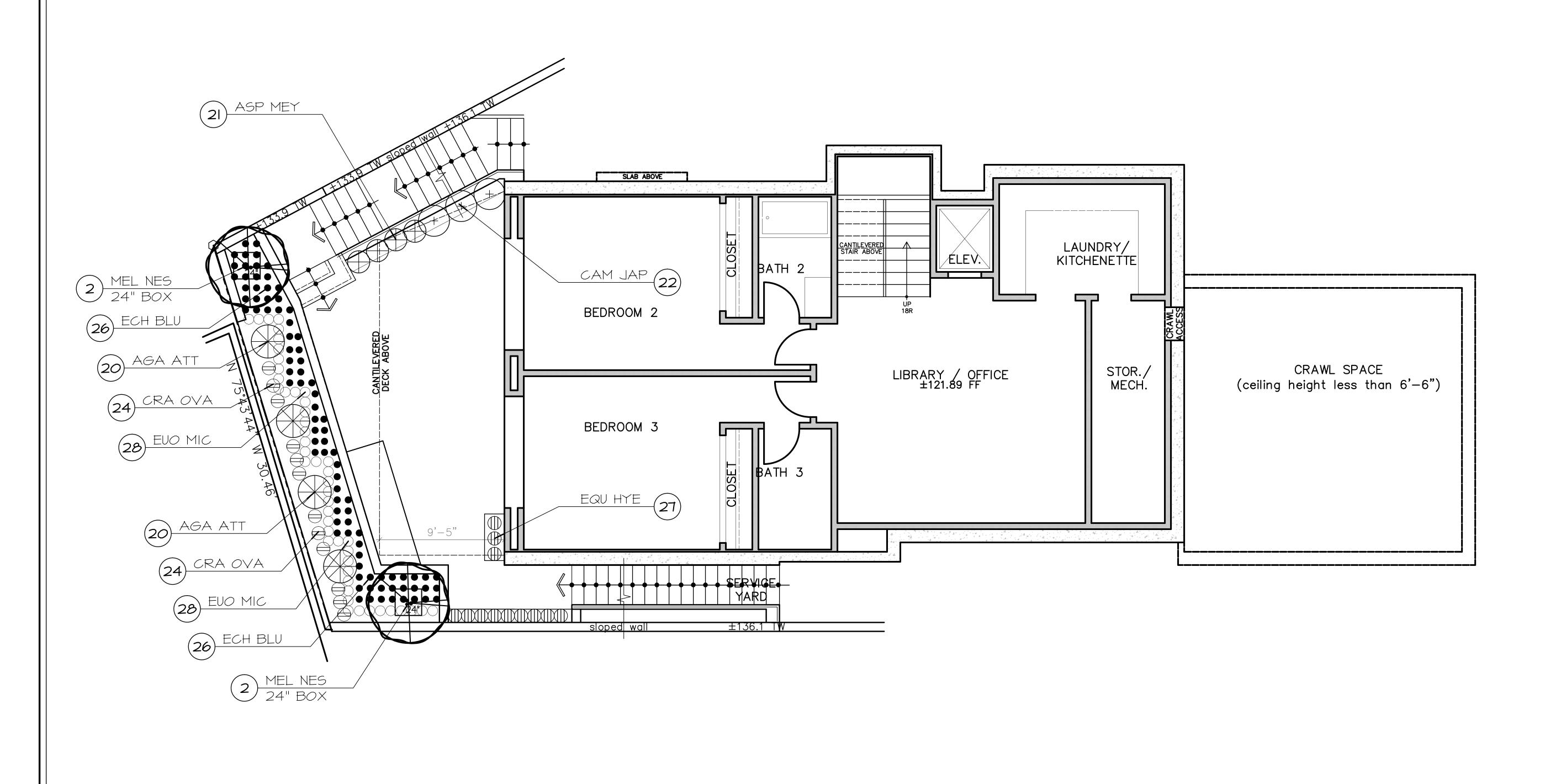
- I. SCORED INTEGRAL COLOR CONCRETE; 4" thick minimum at walks and patios, with #3 rebar at 18" o.c. each way with #3 rebar at 18" oc each way over compacted sand base and sub grade. Provide deepened edge at all paving adjacent to planting. Presatuartion and the percentage of compaction of sand base and sub grade as prescribed by engineer. Exact slab thickness, reinforcing and base requirements as per scribed by engineer with reference to soils report. Integral color to be Davis Sandstone with a light warm finish. Driveway areas
- to have a 'Rugasol' finish to minimize tire marks. 2. EXPANSION JOINT; 3/8" thick foam w/ removable "H" cap. Seal with Thiokol, dust sealant w/ silica sand. Color of sealant and silica to match paving. Place per plan and at all walls and every 100 square feet minimum. LARGE FORMAT PORCELAIN TILE PAVING On mortar bed over concrete base to match concrete note.
- 4. CRUSHED ROCK; 3/8" double crushed colored over compacted DG base. 3/8"x4" metalized steal edging staked in place at all divisions between crushed rock and planting or lawn(orartificial turf) set flush with gravel and imbedded into concrete base below grade. Typical. DRIVEWAY; Large format porcelain slab over concrete base with artificial turf between. METALIZED STEEL MOWSTRIP EDGE;
- PORCELAIN SLAB STEPS; Over concrete base with artificial turf strips between. PORCELAIN TILE STEPS; Porcelain tile treads and risers set on mortar bed over concrete base. Footing structure and reinforcing as perscribed by engineer w/ reference to soils report. 9. CANTILEVER STAIRCASE; With central concrete block support wall. Concrete stair structure with porcelain tile cladding. Footing structure and reinforcing as perscribed by engineer w/ reference to soils report. Riser height varies,
- see grading plan. IO. LARGE FORMAT PORCELAIN TILEPorcelain tile treads and risers set on mortar bed over concrete base. Footing structure and reinforcing as prescribed by engineer w/ reference to soils report. II. PLANTING AREA (P.A.) Amended topsoil, free of debris, rocks and weeds. Back fill all raised planters with approved topsoil planting mix. See agronomy soils report, may be required to remove portions of existing
- soils in planter areas. 12. VINE POCKET; Cutout or voids in paving areas with vine planting. Verify exact locations and provide sleeving for pot irrigation, drainage and electricity (if required on lighting plan). 13. RAISED PLANTER; Concrete block structure with large format porcelain tile veneer and cap. Provide 30" minimum soil depth, not including gravel layer, in shrub ground cover areas and 42" minimum soil depth at tree planters. Provide filter cloth over 6" minimum gravel layer to cover sub-drains. Refer to soils report and engineer's
- recommendations. Structure and reinforcing as prescribed by engineer with reference to soils report. 14. PLANTER/SEAT WALL; To retain grade. Concrete block structure with large format porcelain tile veneer and cap. Note any retaining condition and provide drainage behind wall. Drainage to include waterproof coating, gravel backfill and perforated pipe wrapped in Mirafi filter cloth, see details. Wall structure and reinforcing as prescribed by engineer with reference to soils report. Where adjacent to planting areas allow 30" minimum planting depth from finish grade to top of footing or turn footing into slope or under planter.
- 15. "FIN" WALL; Concrete block structure with large format porcelain tile veneer and cap. Note any retaining condition and provide drainage behind wall. Drainage to include waterproof coating, gravel backfill and perforated pipe wrapped in Mirafi filter cloth, see details. Wall structure and reinforcing as prescribed by engineer with reference to soils report. Where adjacent to planting areas allow 30" minimum planting depth from finish grade to top of footing or turn footing into slope or under planter. 16. RETURN WALL; Concrete block structure with large format porcelain tile veneer and cap.
- quidelines. Note any retaining conditions and provide drainage behind wall. Drainage to include waterproof coating, gravel backfill and perforated pipe wrapped in Mirafi filter cloth, see details. Wall structure and reinforcing as prescribed by engineer with reference to soils report. Where adjacent to planting areas allow 30" minimum planting depth from finish grade to top of footing. 17. PROPERTY LINE WALLS; Concrete block structure with carved stone cap and stucco finish to match association
- guidelines. Note any retaining conditions and provide drainage behind wall. Drainage to include waterproof coating, gravel backfill and perforated pipe wrapped in Mirafi filter cloth, see details. Wall structure and reinforcing as prescribed by engineer with reference to soils report. Where adjacent to planting areas allow 30" minimum planting depth from finish grade to top of footing. 18. PRIVACY BACKDROP WALL; Concrete block structure with large format porcelain tile veneer and cap. quidelines. Note any retaining conditions and provide drainage behind wall. Drainage to include waterproof coating,
- gravel backfill and perforated pipe wrapped in Mirafi filter cloth, see details. Wall structure and reinforcing as prescribed by engineer with reference to soils report. Where adjacent to planting areas allow 30" minimum planting depth from finish grade to top of footing. I. HORIZONTAL WOOD SLAT SCREEN WALL; Over concrete block support structure. 20. POT LEDGE; Concrete block structure with 2-1/2" carved stone cap and stone cladding. Provide sleeving for pot irrigation, drainage and electricity (if req'd. on lighting plan) as shown on potting detail #
- Ledge structure and reinforcing as prescribed by engineer with reference to soils report. Where adjacent to planting areas allow 30" minimum planting depth from finish grade to top of footing. 21. POTTERY; Pre cast concrete pots and troughs, to be selected by landscape architect and approved by owner. Provide sleeving for pot irrigation, drainage and electricity (if req'd. on lighting plan) as shown on potting
- detail # . Verify exact location with landscape architect and owner prior to final placement. 22. SOLID GATE; With metalized tube steel frame and steel panel insert. Metalize tubular steel paint to match wood and house trim. 23. FIRE PIT; With monolithic block "effect". Concrete block structure with slab stone or porcelain veneer. Perimeter drink ledge. undercut base with linear led strip lighting. Stone fire sphere infill TBS. Provide bronze gas shutoff
- valve and remote igniter. 24. BUILT-IN BENCH; Poured concrete structure with porcelain slab stone veneer. 25. BENCH; T.B.S.
- 26. LIVING WALL;
  27. BARBECUE WORK COUNTER; Slab stone or porcelain slab counter top on concrete block structure with stucco
  27. BARBECUE WORK COUNTER; Slab stone or porcelain slab counter top on concrete block structure with stucco finish Coordinate openings in counter for barbecue, G.F.C.I. outlets and any other equipment to be selected. Provide cabinet sand drawers below, verify with owner. Structure and reinforcing as prescribed by engineer with reference to soils report, build as prescribed by engineer. Exact colors and finishes to be selected.
- 28. CANTILEVER BAR COUNTER; 42" Tall counter, poured concrete structure with slab stone or porcelain slab counter, stone base moulding and under counter LED strip lighting. Structure and reinforcing as prescribed by engineer with reference to soils report. 29. BUILT IN BARBECUE; Stainless steel multi burner with hood, actual unit to be selected, verify with owner.
- Provide and install electrical, plumbing and gas with shut-off as required per equipment selection. 30. STANLESS STEEL SINK AND FAUCET; With garbage disposal, actual unit to be selected. TBS. REFRIGERATOR; Stainless steel. Outdoor. SIDE BURNER; Stainless steel. Built-in.
- 33. BAR BACKDROP WALL; Concrete block structure with large format porcelain tile veneer and recessed niche for flatscreen TV cabinet. 34. WATER METER; Existing to be relocated.
  35. VERTICAL METALIZED 4"x4" TUBULAR STEEL POST; Paint bronze to match windows.
- 36. WATER METER; New location. screen with planting. 37. GLASS RAIL; 38. SEAMLESS GLASS RAIL;
- 39. WALKABLE GRATE COVER; Over vault access for A/C located in crawl space under garage. 40. **RESIDENCE**; Per architects plans. 41. ARCHITECTUAL COLUMNS; Per architects plans. 42. AIR CONDITIONER EQUIPMENT; In crawl space vault under garage.
- 43. TRASH; 44. COMMUNITY STREET; Protect in place.
- 45. EXISTING CURB AND GUTTER; Protect in place.
  46. EXISTING SIDEWALK; Protect in place. 47. GAS METER; Per architecture's plans.
- 48. MAILBOX; Per community guidelines, verify final location. 49. ELECTRICAL TRANSFORMER; 50. EASEMENT; Per civil engineer's plans.
- 51. PROPERTY LINE; Per civil engineer's plans.
- 52. BUILDING ENVELOPE; Per architects plans. 53. EXISTING WALL; Per civil engineer's plan. Protect in place.
  54. BACKFLOW PREVENTER;





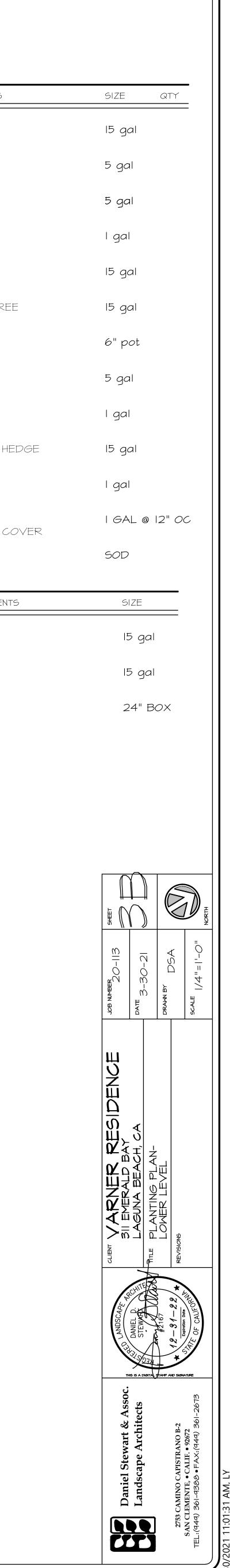
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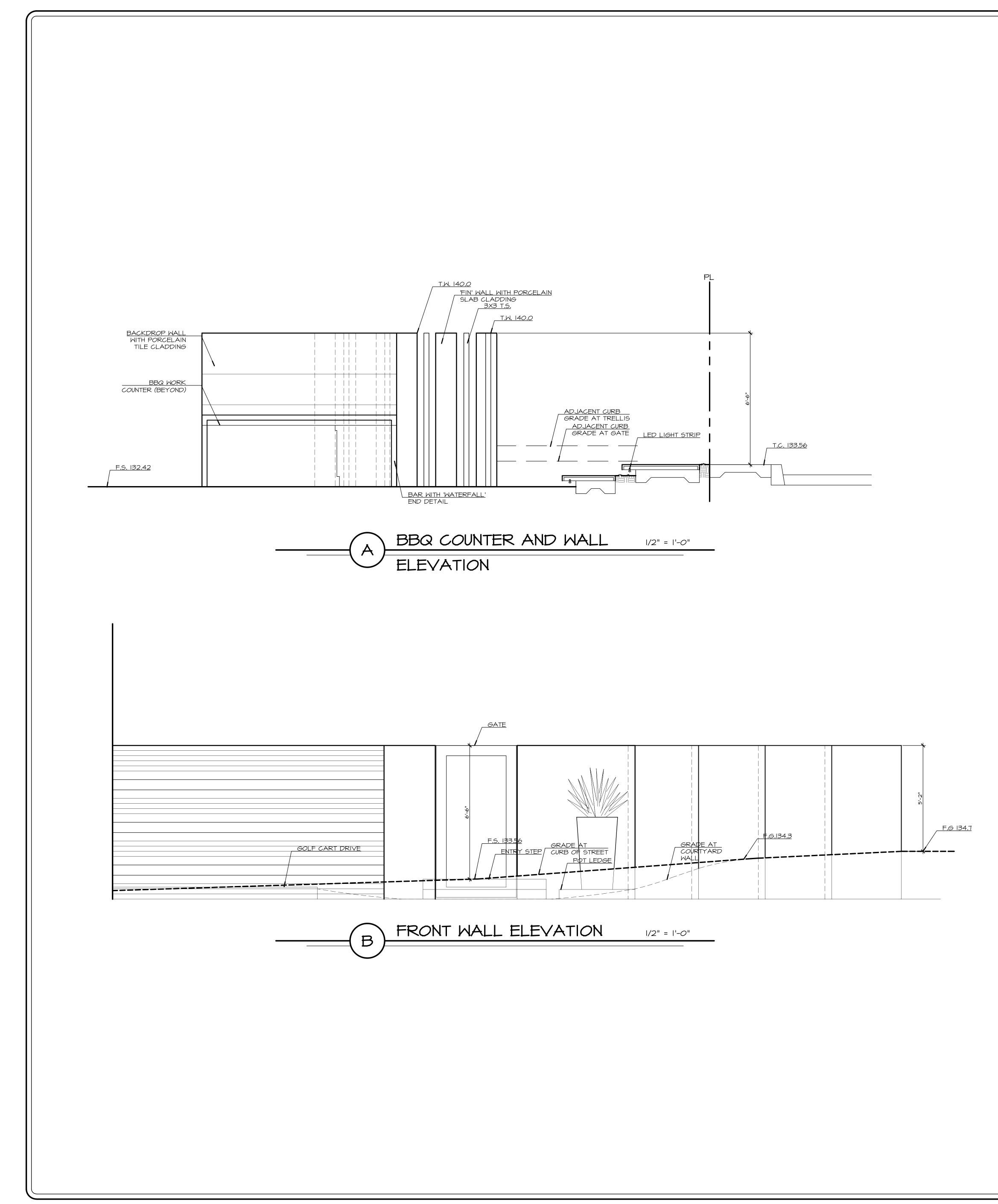
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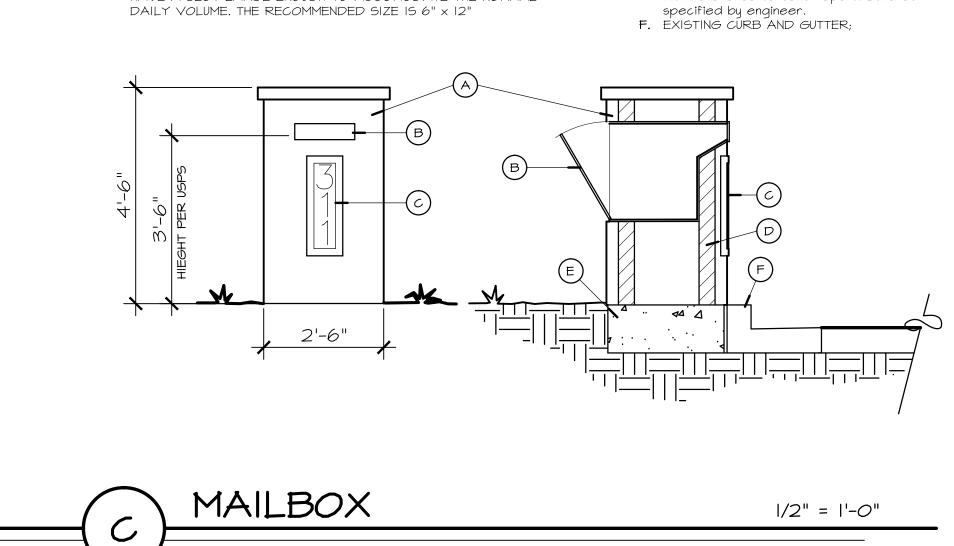


TREES:				
	SYMBOL	NAME	COMMENTS	SIZE QTY
۱.	ARB UNE	<b>ARBUTUS UNEDO 'MARINA'</b> -MARINA STRAWBERRY TREE	MULTI	48" BOX
2.	MEL NES	MELALEUCA NESOPHILA -PINK MELALEUCA	UPRIGHT MULTI	24" BOX 36" BOX
З.	MET EXC	METROSIDEROS EXCELSA -NEWZEALAND CHRISTMAS TREE	UPRIGHT MULTI	36" BOX 48" BOX

	SHRUB	S:	
NUI	M SYMBOL	NAME	COMMENTS
20.	AGA ATT	AGAVE ATTENUATTA -RAY OF LIGHT	
21.	ASP MEY	ASPARAGUS MEYERI -FOXTAIL FERN	
22.	CAM JAP	CAMELLIA JAPONICA -CAMELLIA	
23.	CRA ARE	CRASSULA ARBORESCENS -WAVE JADE	
24.	CRA OVA	CRASSULA OVATA -CORAL JADE	
25.	DUR SAP	DURANTA 'SAPHIRE SHOWER' -PICOTEE SKY FLOWER	PATIO TREE
26.	ECH BLU	ECHEVERIA 'BLUE ATOLL' -BLUE ATOLL ECHEVERIA	
27.	EQU HYE	EQUISETUM HYEMALE -HORSETAIL	
28.	EUO MIC	EUONYMUS 'MICRO GREEN' -MICRO GREEN EUONYMUS	
29.	LIG TEX	LIGUSTRUM J. 'TEXANUM' -WAXLEAF PRIVET	STAKED HEDG
30.	LIV WAL	LIVING WALL -LIVING WALL	
31.	TRA JAS	TRACHELOSPERMUM JASMINOIDE -STAR JASMINE	SVINE GROUND COVE
32.	TURF	TURF- MARATHON II	
	POT	S:	
	SYMBOL	POT PLANTING	COMMENTS
60.		<b>ASPARAGUS MEYERI</b> -F <i>o</i> xtail Fern	
61.		DASYLIRION ACROTRICHUM -GREEN DESERT SPOON	
62.		METROSIDEROS EXCELSA -NEWZEALAND CHRISTMAS TREE	





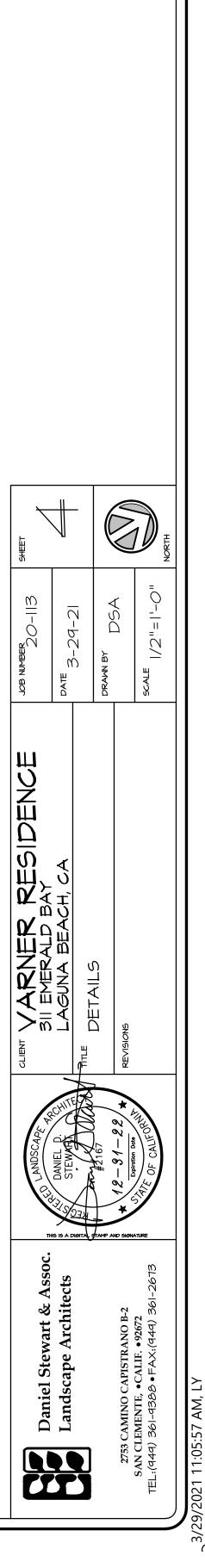


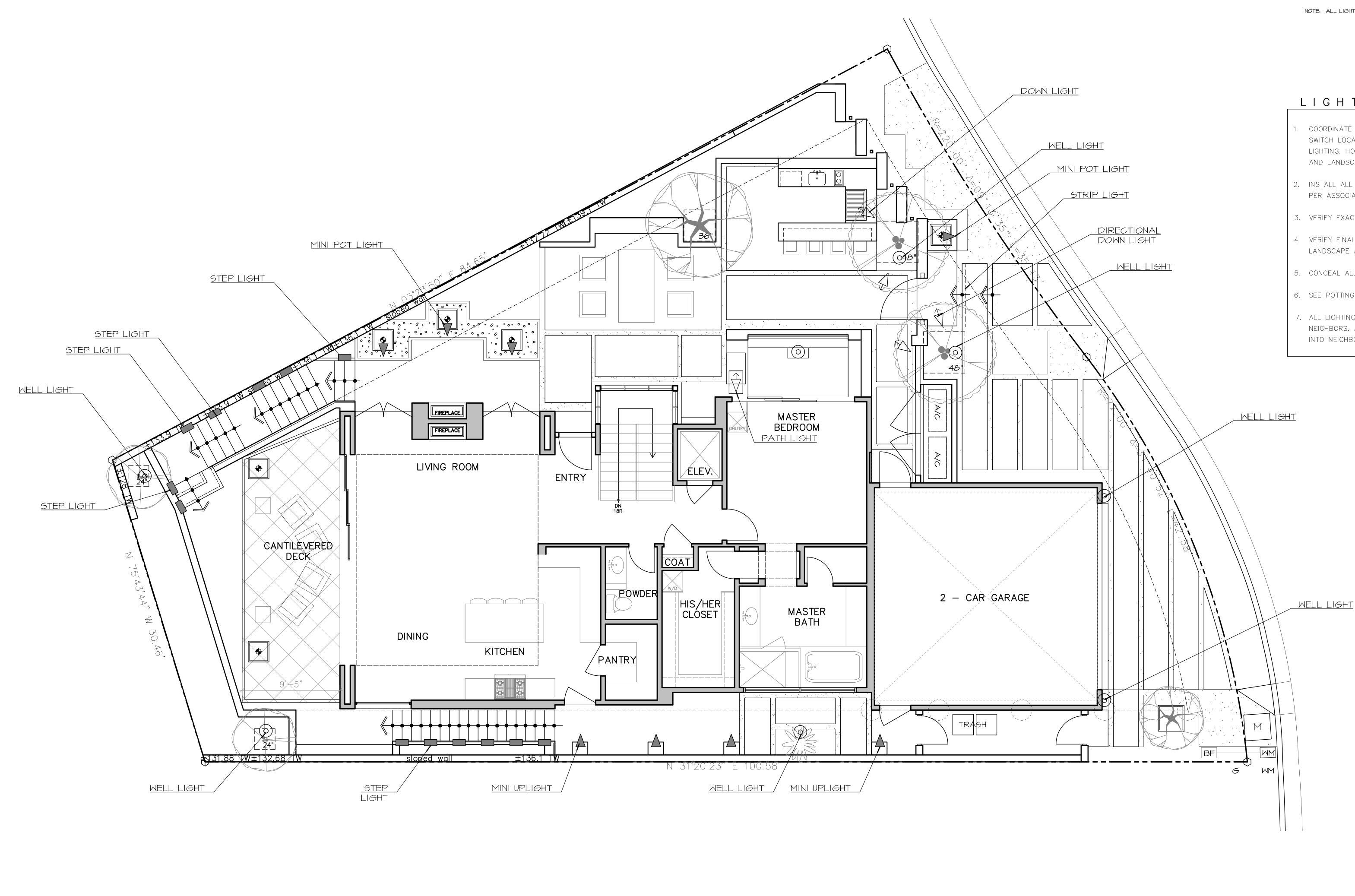
THE FACE OF MAILBOX SHALL BE LOCATED IMMEDIATELY ADJACENT TO THE BACK OF CURB. MAILBOX SHALL BE 30" WIDE BY A MAXIMUM OF 60" HIGH MAILBOX SHALL MATCH THE ARCHITECTUAL STYLE OF THE HOUSE IF ALOCK IS USED ON A RECEPTACLE, THE RECEPTACLE MUST HAVE A SLOT LARGE ENOUGH TO ACCOMODATE THE NORMAL DAILY VOLUME. THE RECOMMENDED SIZE IS 6" × 12"

NOTE: POSTAL BOX TO BE PER USPS REQUIREMENTS

- final location.
  B. MAILBOX INSERT; Copper box insert with hinged lid and locking access door behind.
  C. ADDRESS NUMBERS; Stained concrete plaque with recessed numbers, exact size per postal codes.
  D. WALL STRUCTURE; Concrete block structure with stone veneer to match house.
  E. CONVENTIONAL FOOTING; Reinforced concrete structure, size and reinforcing per engineer with reference to soils report. Build as specified by engineer
- final location.

A. MAILBOX; With stone veneer to match walls, verify





## LIGHTING LEGEND-SOLID BRASS SYM MANUFACTURE MODEL DESCRIPTION

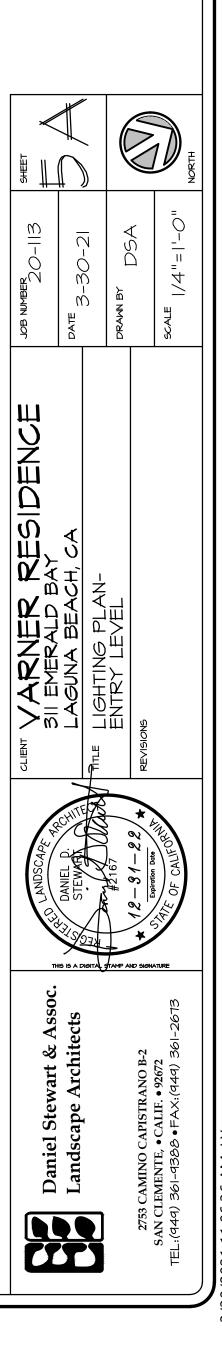
	ALLIANCE OUTDOOR LIGHTING	SLIOO LED	SOLID BRASS EYE B
$\diamondsuit$	ALLIANCE OUTDOOR LIGHTING	DLIOO LED	SOLID BRASS DIREC SHIELD IN TREE
$\triangleleft$	ALLIANCE OUTDOOR LIGHTING	BL50 LED	SOLID BRASS MINI B
$\odot$	ALLIANCE OUTDOOR LIGHTING	GLI50 LED	SOLD BRASS IN GRO
$\triangleleft$	FOCUS INDUSTRIES	PL-17-BAR	SOLID BRASS PATH
	ALLIANCE OUTDOOR LIGHTING	TAPE LED	L.E.D STRIP LIGHTING

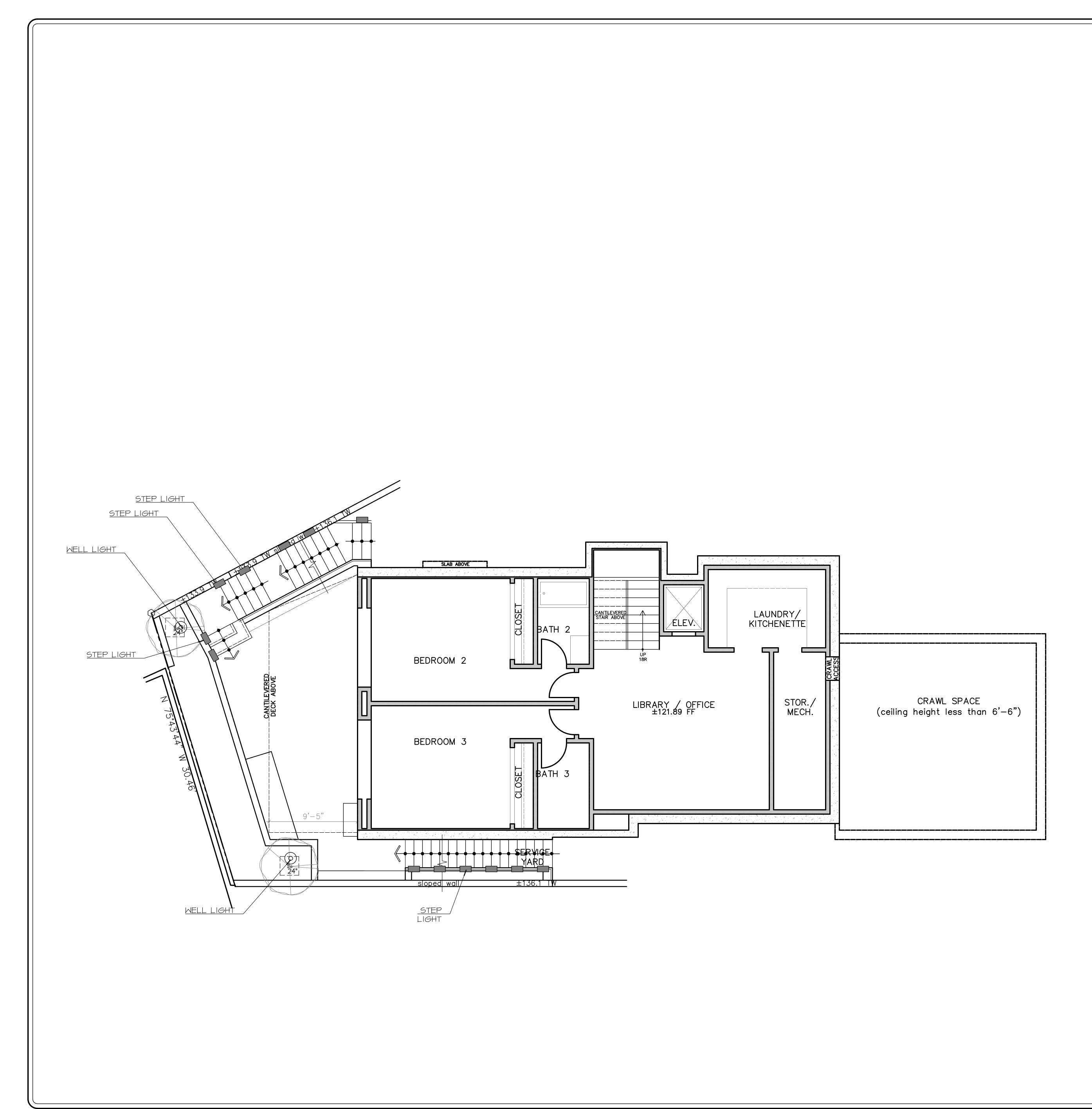
NOTE: ALL LIGHT SOLID BRASS LED ON DIMMERS.

#### LIGHTING NOTES

- I. COORDINATE W/ ARCHITECT; EXTERIOR HOUSE FIXTURES, CONTROL SWITCH LOCATIONS AND LOAD REQUIREMENT OF LANDSCAPE LIGHTING. HOUSE ELECTRIC PANEL MUST BE ADEQUATE FOR HOUSE AND LANDSCAPE REQUIREMENTS.
- 2. INSTALL ALL LIGHTING TO CONFORM WITH ALL LOCAL CODES AND PER ASSOCIATION GUIDELINES.
- 3. VERIFY EXACT FIXTURES WITH OWNER PRIOR TO INSTALLATION.
- 4 VERIFY FINAL FIXTURE AND CONTROL SWITCH LOCATIONS WITH LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- 5. CONCEAL ALL WIRING AND HARDWARE
- 6. SEE POTTING DETAIL FOR MORE INFORMATION.
- ALL LIGHTING TO BE DIRECTED AWAY FROM STREET AND NEIGHBORS. ADJUST LIGHTING TO AVOID GLARE OR OVER SPILL INTO NEIGHBORING PROPERTIES.



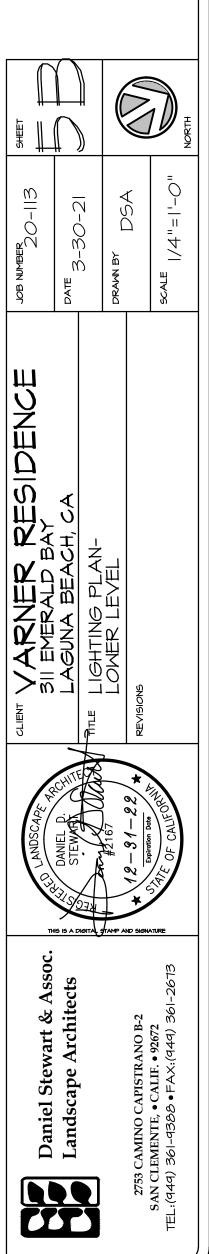


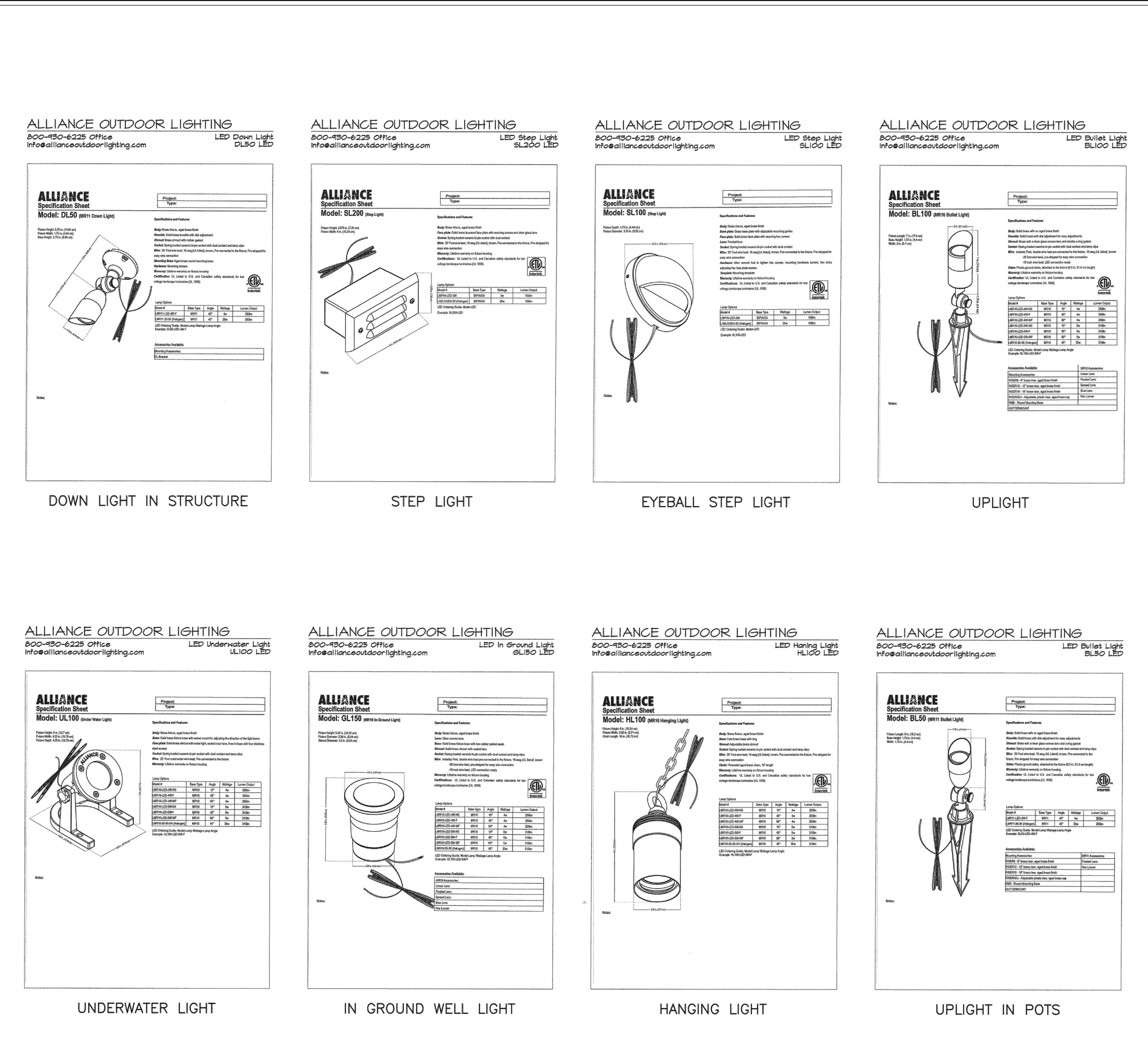


SYM	MANUFACTURE	MODEL	DESCRIPTION	QUA	N WATT
	ALLIANCE OUTDOOR LIGHTING	SLIOO LED	SOLID BRASS EYE BALL STEP LIGHT	13	3 W
$\triangleleft$	ALLIANCE OUTDOOR LIGHTING	DLIOO LED	SOLID BRASS DIRECTIONAL LIGHT WITH	4	4 W
$\triangleleft$	ALLIANCE OUTDOOR LIGHTING	BL50 LED	SHIELD IN TREE SOLID BRASS MINI BULLET UPLIGHT WITH SHIELD	8	3 W
$\odot$	ALLIANCE OUTDOOR LIGHTING	GLI50 LED	IN POT OR PLANTER SOLD BRASS IN GROUND WELL LIGHT	8	4 W
$\diamondsuit$	FOCUS INDUSTRIES	PL-17-BAR	SOLID BRASS PATH LIGHT WITH HAT ON STAKE	I	3 W
	ALLIANCE OUTDOOR LIGHTING	TAPE LED	L.E.D STRIP LIGHTING	_	5 M
	NOTE: ALL LIGHT SOLID BRAS	6 LED ON DIMM	ERG.		

#### LIGHTING NOTES

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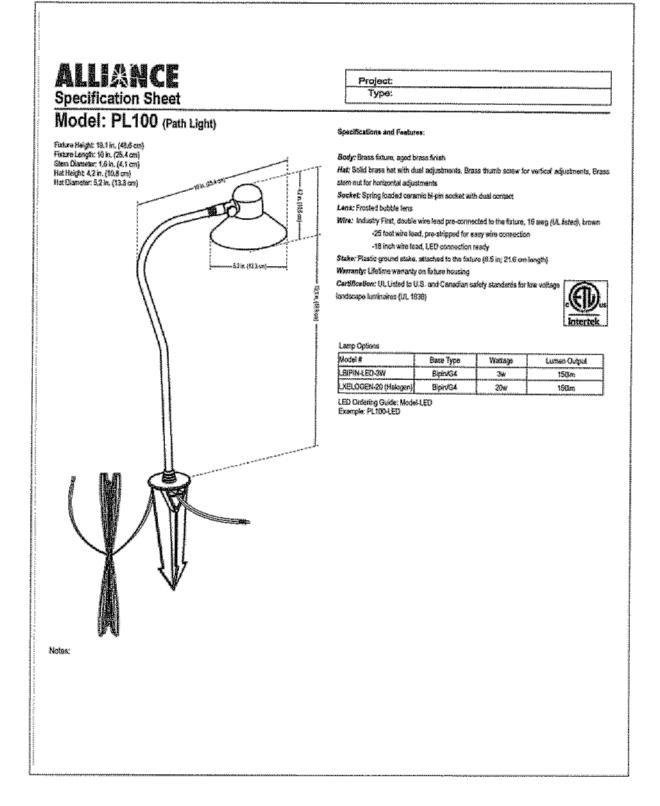
### ALLIANCE OUTDOOR LIGHTING

LED Path Light

LED Down Light DLIOO LED

PLIOO LED

800-930-6225 Office info@allianceoutdoorlighting.com

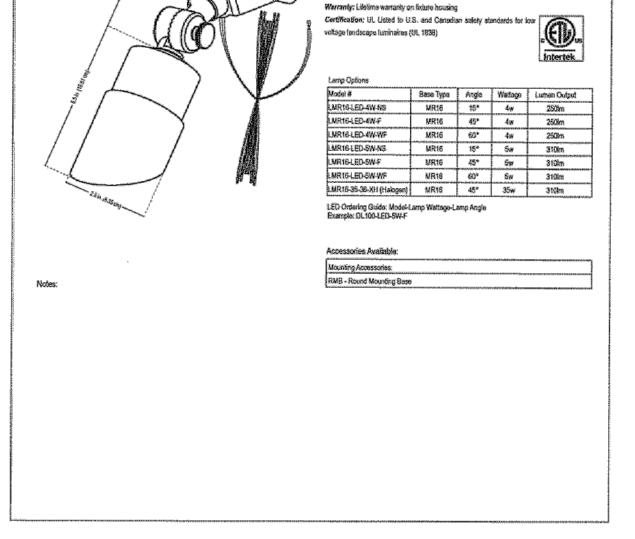


PATH LIGHT

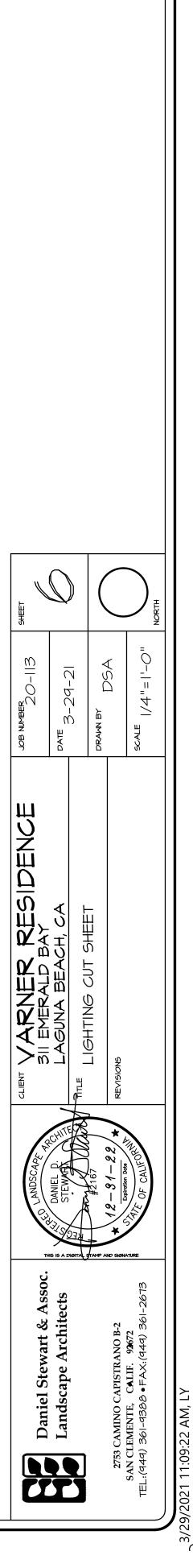
ALLI&NCE Project: Type: **Specification Sheet** Model: DL100 (MR16 Down Light) Specifications and Features: Fixture Height 8,5 in. (16,5 i cm) Fixture Width: 2,5 in. (6,35 cm) Base Height 3 in. (7,52 cm) Base Width: 4,5 in. (11,43 cm) Body: Brass fixture, aged brass finish Knuckle: Solid brass knuckle with dial adjustment Shroud: Brass shroud with rubber gasket Socket: Spring loaded ceramic bi-pin socket with dual contact and lamp clips Wire: 25 Fool wire lead, 16 awg (UL listed), brown, Pre-connected to the fixture, Pre-stripped for easy wire connection Bracket: Solid brass mounting bracket, aged brass finish Mounting Nut: Bress mounting nut for pracise adjustment Hardware: Mounting screws

ALLIANCE OUTDOOR LIGHTING

800-930-6225 Office info@allianceoutdoorlighting.com



DIRECTIONAL DOWN LIGHT



	( (   	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		
	2.   - 	PROFESSIONAL. F 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 DBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING JTILITIES 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.		ADING NOTES (cont.) ALL EXISTING DRAINAGE COURSES TH WATER ARE APPROVED AND FUNCTIO ANY DAMAGE DUE TO OBSTRUCTING N
	<u>GR</u>	ADING NOTES	. ,	SANITARY FACILITIES SHALL BE MAINTA
	(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.	• •	THE LOCATION AND PROTECTION OF A APPROVED PROTECTIVE MEASURES AN PROPERTIES DURING GRADING.
	(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.	(34)	<ul> <li>GRADING OPERATIONS INCLUDING MAIL</li> <li>SHALL NOT BE CONDUCTED BETWEEN</li> <li>FEDERAL HELLIDAY.</li> <li>(A) ALL CONSTRUCTION VEHICLES OF</li> <li>SHALL BE EQUIPPED WITH PROPE</li> <li>(B) ALL OPERATIONS SHALL COMPLY</li> </ul>
	(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.	(35)	(C) STOCKPILING AND/OR VEHICLE S AND WITHIN THE LIMITS OR GRAD GRADING AND EXCAVATION SHALL BE
	(4)	THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.	(00)	F-4, HIGH WINDS ARE DEFINED AS EXTREME CONDITIONS, SUCH AS SANT
	(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.	(36)	(COMM) 12" (INDUSTRIAL). OR: PR
	(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		GRADING INSPECTOR. THE SOIL ENG BASED ON "R" VALUE ANALYSIS OF TH
	(7)	THE CODE WITHIN THEIR PURVIEW. THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS,	(37) (38)	ASPHALT CONCRETE SHALL BE CONST AGGREGATE BASE SECTION SHALL BE
		SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.		ROOF GUTTERS SHALL BE INSTALLED
		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.	(40)	THE CIVIL ENGINEER, AS A CONDI ACCOMPANYING WITNESS STAKE, SET PERMITS AND A BLUE TOP WITH WITN POINT ELEVATION FOR PRELIMINARY P
		SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON	(41)	PRIOR TO FINAL APPROVAL, THE CINE EARTH MOVED DURING THE GRADING
		AS-GRADED PLANS. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOILS ENGINEER AND	(42)	THE ENGINEERING GEOLOGIST SHALL UPON COMPLETION OF THE ROUGH G
		THE BUILDING OFFICIAL PRIOR TO PLACING FILL.	(43)	THE GRADING CONTRACTOR SHALL SU
		FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER O.C.P.W. STANDARD PLAN NO. 1322. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL	(44)	TE FINAL APPREVAL.
		FILLS. 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		PERFORMED. THE METHOD OF OBT DRIVE RING, OR NUCLEAR, AND SHAL SHALL BE PERFORMED TO VERIFY TECHNICIAN.
	(15)	UNIFORM BUILDING CODE STANDARD NO. 70–2 OR APPROVED EQUIVALENT. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT	(45)	IN THE EVENT THAT SOIL CONTAMIN TANK, WORK SHALL BE STOPPED SUBMITTED AND APPROVED BY HCA/E
		WHERE SPECIFICALLY APPROVED OTHERWISE.	ER	OSION CONTROL NOTES
	(10)	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 OFFICAL FOR APPROVAL.		IN CASE OF EMERGENCY CALL: EQUIPMENT AND WORKERS FOR EMER SEASON. NECESSARY MATERIALS SH
	(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.	(48)	FACILITATE RAPID CONSTRUCTION OF T EROSION CONTROL DEVICES SHALL OFFICAL.
	(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	(49)	ALL REMOVABLE EROSION PROTECTIVE THE 5-DAY RAIN PROBABILITY FOREC
	(40)	ENGINEERING GEOLOGIST AND SOIL ENGINEER A COMPACTED FILL BLANKET WILL BE PLACED.	(50)	AFTER A RAINSTORM ALL SILT AND DE
		ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED, OR CRUSHED IN PLACE, AND APPROVED BY	(51)	GRADED AREAS ON THE PERMITTED CONCLUSION OF EACH WORKING DAY.
		THE BUILDING OFFICIAL AND SOIL ENGINEER. ANY EXISTING WATER WELLS SHOULD BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY	(52)	THE PERMITTEE AND CONTRACTOR PREVENT PUBLIC TRESPASS ONTO ARI
	(22)	ORANGE COUNTY, HEALTH CARE AGENCY, AND DIVISION OF ENVIRONMENTAL HEALTH. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM	(53)	THE PERMITTEE AND CONTRACTOR SH IN ACCORDANCE WITH THE APPROVED
		PLUMBING CODE TO THE APPROVAL OF OC PLANNING/BUILDING INSPECTION.		VIRONMENTAL NOTES
	. ,	STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICAL PRIOR TO EXCAVATION. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE DISTRICT GRADING INSPECTOR.	(54)	THE PERMITTEE SHALL NOTIFY ALL AND PROPERTY OWNERS THAT DUMP PROHIBITED.
	(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.	(55)	PERMITTEE SHALL MAINTAIN CONSTRUC CARRY WASTES OR POLLUTANTS OFF OR LIQUID CHEMICAL SPILLS; WASTES
	(26)	THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.		WOOD PRESERVATIVES AND SOLVENTS LUBRICANTS, AND HYDRAULIC, RADIATO CONCRETE WASH WATER; CONCRETE,
	(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.		STEAM CLEANING OR CHEMICAL DEGR CONSTRUCTION, PERMITTEE SHALL DI AREA ON—SITE, PHYSICALLY SEPARA ACCORDANCE WITH LOCAL, STATE. ANI
;	(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.	(56)	PERMITTEE MAY DISCHARGE MATERIAL COMPLETION OF CONSTRUCTION PRAC ANY WATER QUALITY STANDARD; CAUS CONTAIN A HAZARDOUS SUBSTANCE IN AND 302.
	(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.	(57)	
			(58)	SPECIAL NOTE: SURVEY MONUMENTS REPLACED AFTER CONSTRUCTION PURS
		A B		С

NOTICE TO CONTRACTOR

# PRECISE GRADING PLAN

CUSTOM RESIDENCE

LOT 91 & POR. LOT 90, TR. 977 311 EMERALD BAY, ORANGE COUNTY, CA

SHE	ET INI
C-1	TITLE
C-2	PRECI
C-3	SECTI
C-4	EROSI
C-5	TOPO

#### CALIFORNIA CIVIL CODE (SECTION 832)

HROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM ONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR NATURAL DRAINAGE PATTERNS.

AINED ON THE SITE.

ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.

ND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING

INTENANCE OF EQUIPMENT WITHIN ONE-HALF MILE OF A HUMAN OCCUPANCY THE HOURS OF 8:00 P.M. AND 7:00 A.M. DAILY, ON SUNDAY OR ON A

R EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000' OR A DWELLING 3 PERLY OPERATING AND MAINTAINED MUFFLERS. WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL) STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS DING PERMIT.

HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AQMD MEASURES TA ANA WIND CONDITIONS.

CODE: PARKING STALLS = 3" A/C OVER 6" A/B, DRIVES 3: A/C OVER 10" RIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE DISTRICT GINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS THE SUBGRADE SOILS, AND EXPECTED TRAFFIC INDICES.

TRUCTED PER THE REQUIREMENTS OF OCPW STANDARD PLAN 1805.

CONSTRUCTED PER OCPW STANDARD PLAN 1804.

TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLEPES.

ITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH NESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH FRMITS

IVIL ENGINEER SHALL CERTIFY TO THE BUILDING OFFICIAL THE AMOUNT OF **OPERATION.** 

PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP RADING

UBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIDR

aining the in-place density shall be identified whether sand cone; L BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD

NATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED. ENVIRONMENTAL HEALTH AND OC PLANNING/GRADING.

<u>CHARD\_VARNER\_\_\_\_\_AT\_\_\_(949)\_851-8345\_\_\_24\_HR.</u>

RGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY HALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING

DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN CAST EXCEEDS 40%.

DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS & BASINS.

AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE DRAINAGE TO BE DIRECTED TOWARD DESILTING FACILITIES.

SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO REAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

HALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS PLANS.

GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEESS, PING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS

JCTION SITE IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID S FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES FOR, OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND DETERGENT OR FLOATABLE WATES: WASTES FROM ANY ENGINE/EQUIPMENT REASING: AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS. DURING DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY ATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ID FEDERAL REQUIREMENTS.

OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND CTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF SE OR THREATEN TO TO CAUSE POLLUTION. CONTAMINATION. OR NUISANCE: OR IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117

UNDWATER. OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE HE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

S SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND RSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE.

D

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

1. ANY OWNER OF LAND OR HIS LESSEE INTENDING TO MAKE OR TO PERMIT AN EXCAVATION SHALL GIVE REASONABLE NOTICE TO THE OWNER OR OWNERS OF ADJOINING LANDS AND OF BUILDINGS OR OTHER STRUCTURES, STATING THE DEPTH TO WHICH SUCH EXCAVATION IS INTENDED TO BE MADE, AND WHEN THE EXCAVATING WILL BEGIN.

- 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 THEREON, AND THERE SHALL BE NO LIABILITY FOR DAMAGE DONE TO ANY SUCH BUILDING OR OTHER STRUCTURE BY REASON OF THE EXCAVATION, EXCEPT AS OTHERWISE PROVIDED OR ALLOWED BY LAW.
- 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 REASONABLE LICENSE TO ENTER ON THE LAND ON WHICH THE EXCAVATION IS TO BE OR IS BEING MADE.
- 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY 4. 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 FOR MINOR SETTLEMENT CRACKS IN BUILDINGS OR OTHER STRUCTURES.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES:

- 1. IN THE CASE OF EMERGENCY, CALL \_RICHARD VARNER \_\_\_\_ AT WORK PHONE # (949) 851-8345 24 HR. OR HOME PHONE #
- 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 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
  - RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED - 5. TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
- ROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING 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 SITE 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, PERMITTEE 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 PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- 13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- 14. THE PERMITTEE 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 LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- S; ASBESTOS FIBERS, PAINTS FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, 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.

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

E

DEX
SHEET
ISE GRADING PLAN
IONS & DETAILS
ION CONTROL PLAN
GRAPHIC SURVEY

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

G

CONSTRUCTION NOTES AND	QUANTITY ES	STIMATE
EARTHWORK		
	<u>CUT</u>	<u>FILL</u>

(1) CONSTRUCT CONCRETE DRIVEWAY SEE DETAIL ON SHEET C-3

EXCAVATION	1300 CY	
EMBANKMENT		15 CY
OVEREXCAVATION/RECOMPACTION	300 CY	300 CY
EXPORT		1285 CY
TOTAL	1600 CY	1600 CY

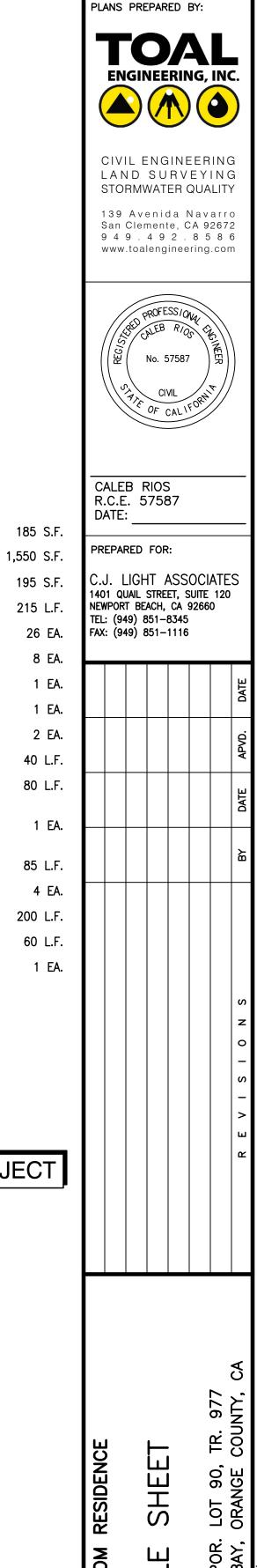
() - CONSTRUCT CONCRETE DRIVEWAY. SEE DETAIL ON SHEET C-3.
2 — CONSTRUCT CONCRETE HARDSCAPE. SEE DETAIL ON SHEET C-3.
3 CONSTRUCT DRIVEWAY APPROACH PER O.C.P.W. STD. 1209.
(4)—INSTALL 4" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM.
(5)—INSTALL 6" ATRIUM DRAIN NDS 90 W/ RISER & ADAPTOR, OR EQUAL.
6
$\overline{7}$ - Install 12" atrium drain NDS 1280 W/ Riser & Adaptor, or Equal.
(8) - Install 24" conc. Drain box, brooks products CB-2424 or Equal.
9 - Construct PIPE outlet through curb. See detail on sheet C-3.
10-CONSTRUCT 6" CONC. CURB AND GUTTER PER O.C.P.W. STD. 120-2 TYPE "A2-6".
11- REMOVE & REPLACE 24" WIDE SECTION OF ASPHALT AND REPLACE W/ FULL DEPTH AC (MIN. 8" THICK)
(12)—INSTALL STORM DRAIN LIFT STATION (XXX GPM CAPACITY) DUPLEX SYSTEM WITH BACKUP POWER SOURCE AND ALARM. DESIGN BY OTHERS.
(13)—INSTALL FORCE MAIN, SIZE AND TYPE PER SEPARATE PUMP DESIGN.
(14)— Connect downspout to storm drain system per detail on sheet C-3.
(15)—INSTALL SUBDRAIN PER SOILS ENGINEER. SEE DETAIL ON SHEET C-3.
16-INSTALL 6" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM.
17)— ADJUST WATER METER TO GRADE.

#### NOTE: QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL PERFORM OWN QUANTITY TAKEOFF FOR BIDDING AND OTHER PURPOSES.

B20 B50 B50 B50 B50 B50 B50 B50 B5	NOCKADOON AROMOREAN RD	NSON EMA 55 C DR DR DR DR	PROJECT				REVIS
CONTACT: DAVID HANSEN	BLOCK NUMBERS, OF COAST HWY, ATH OF COAST HWY.	LOT 91 & TRACT 97 EMERALD ORANGE C JOB ADE 311 EMER LAGUNA B BASIS O BEING THE LINE OF 3 HEREON A <u>BENCH I</u> OCSBM R- ELEV=70.6	BAY COUNTY, CA DRESS ALD BAY EACH, CA 92651 F BEARINGS E SOUTHWESTERLY PROPERTY 511 EMERALD BAY SHOWN AS N 31°20'23" E. MARK -1415	CUSTOM RESIDENCE	TITLE SHEET	LOT 91 & POR. LOT 90, TR. 977	BAΥ,
DEVELOPMENT STATIS	0.113 AC	4,935 SF					
DISTURBED AREA	0.113 AC	4,935 SF		DATE: 12/0	9/2021	h. scale: N/A	
IMPERVIOUS AREA			DIAL TOLL FREE	SURVE	EY DATE:	V. SCALE:	
PRE-PROJECT	0.070 AC	3,050 SF	8 1 1 Know what's below. AT LEAST TWO DAYS		12/20 A.M.S.	N/A DWG. NO.	
NEW OR REPLACEMENT	0.083 AC	3,600 SF	Know what's below. AT LEAST TWO DAYS Call before you dig. BEFORE YOU DIG	CHD.:			4
POST-PROJECT	0.083 AC	3,600 SF	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA DATE REVISED: 7-1-06	APPD.		∣ C−1	I
					B NO.	SHEET O	)F

COUNTY OF ORANGE PLAN CHECK NO.

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20106 | 1 | 5

EASEMENT	NOTE

ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY FILE NO. 220571758 DATED JUNE 20. 2020 UNLESS NOTED OTHERWISE.

4 A 3' WIDE EASEMENT FOR TELEPHONE AND TELEPHONE LINE PURPOSES RECORDED IN BOOK 1058, PAGE 446 O.R

5 AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 3109, PAGE 420 O.R. HAS NO SPECIFIC LOCATION AND IS NOT PLOTTED HEREON.

THE FOLLOWING KNOWN EASEMENTS ARE NOT IN THE PRELIMINARY TITLE REPORT BUT ARE PLOTTED HEREON

A 3' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED IN BOOK 1364. PAGE 158 O.R.

B A 5' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED AS INSTRUMENT NO. 20000496747 O.R.

C AN 8' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN ON A MAP OF TRACT 977.

#### LEGEND

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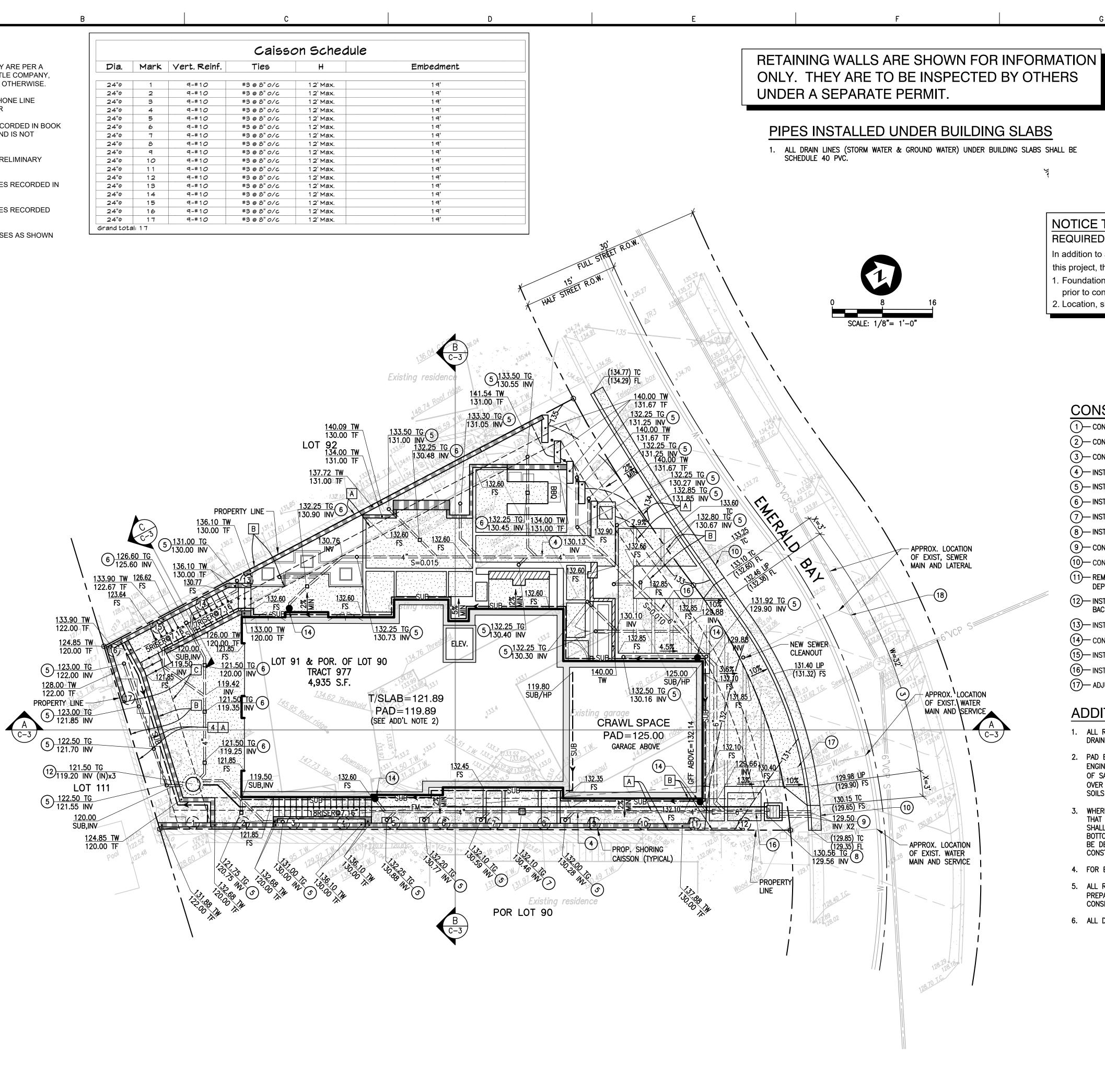
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— 100 —	EXISTING CONTOUR
<u>    100                               </u>	PROPOSED CONTOUR
100.00	SPOT ELEVATION
	PROPOSED CONCRETE PAVING
===4"===	PROPOSED STORM DRAIN
	PROP. SUBDRAIN
	PROPOSED BEARING/RETAINING WAL
	EXISTING SCREEN WALL
/////	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
	GRADING LIMITS
PAD	PROPOSED PAD ELEVATION
T/SLAB	PROPOSED TOP OF SLAB
FS	PROPOSED FINISHED SURFACE
FG	PROPOSED FINISHED GROUND
F.F.	PROPOSED FINISHED FLOOR
INV	INVERT OF PIPE
TG	TOP OF GRATE
P.L.	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
T.P.	TOP OF PILASTER
P.A.	PLANTER AREA
H.P.	HIGH POINT
•	DOWNSPOUT
T/COP	TOP OF COPING

Caisson Sche						
Dia.	Mark	Vert. Reinf.	Ties	H		
24"¢	1	9-#10	#3 @ 8" o/c	1 2' Max		
<b>24</b> "Φ	2	9-#10	#3 @ 8" 0/c	1 2' Max		
<b>2</b> 4"¢	з	9-#10	#3 @ 8" 0/c	1 2' Max		
<b>24</b> "¢	4	9-#10	#3 @ 8" 0/c	1 2' Max		
<b>24</b> "¢	5	9-#10	#3 @ 8" 0/c	1 2' Max		
<b>24</b> "¢	6	9-#10	#3 @ 8" 0/c	1 2' Max		
24"¢	7	9-#10	#3 @ 8" 0/c	1 2' Max		
<b>24</b> "Ø	8	9-#10	#3 @ 8" 0/c	1 2' Max		
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<b>24</b> "¢	10	9-#10	#3 @ 8" 0/c	1 2' Max		
<b>24</b> "¢	11	9-#10	#3 @ 8" 0/c	1 2' Max		
<b>24</b> "¢	12	9-#10	#3 @ 8" 0/c	1 2' Max		
<b>24</b> "¢	13	9-#10	#3 @ 8" 0/c	1 2' Max		
<b>24</b> "¢	14	9-#10	#3 @ 8" 0/c	1 2' Max		
<b>24</b> "¢	15	9-#10	#3 @ 8" 0/c	1 2' Max		
<b>24</b> "¢	16	9-#10	#3 @ 8" 0/c	1 2' Max		
24"¢	17	9-#10	#3 @ 8" 0/c	12' Max		

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#### NOTICE TO CONTRACTOR

**REQUIRED CERTIFICATIONS / APPROVALS** 

In addition to any certifications required by the agencies having jurisdiction over

- this project, the following approvals from the Civil engineer of record are required: 1. Foundation forms for improvements on or abutting property lines is required prior to concrete pour.
- 2. Location, size, and depth of all drain lines prior to backfill.

CONSTRUCTION NOTES

DEPTH AC (MIN. 8" THICK)

(17)— ADJUST WATER METER TO GRADE.

**ADDITIONAL NOTES** 

DRAIN SYSTEM.

CONSTRUCTION.

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CONSIDERED A PART OF THIS PLAN.

(1)— CONSTRUCT CONCRETE DRIVEWAY. SEE DETAIL ON SHEET C-3.

(3)— CONSTRUCT DRIVEWAY APPROACH PER O.C.P.W. STD. 1209.

(4)—INSTALL 4" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM.

(2)— CONSTRUCT CONCRETE HARDSCAPE. SEE DETAIL ON SHEET C-3.

(5)—INSTALL 6" ATRIUM DRAIN NDS 90 W/ RISER & ADAPTOR, OR EQUAL.

(7)—INSTALL 12" ATRIUM DRAIN NDS 1280 W/ RISER & ADAPTOR, OR EQUAL.

(8)—INSTALL 24" CONC. DRAIN BOX, BROOKS PRODUCTS CB-2424 OR EQUAL.

(9)—CONSTRUCT PIPE OUTLET THROUGH CURB. SEE DETAIL ON SHEET C-3.

BACKUP POWER SOURCE AND ALARM. DESIGN BY OTHERS.

(13)—INSTALL FORCE MAIN, SIZE AND TYPE PER SEPARATE PUMP DESIGN.

(15)—INSTALL SUBDRAIN PER SOILS ENGINEER. SEE DETAIL ON SHEET C-3.

1. ALL ROOFS SHALL BE GUTTERED & DOWNSPOUTS CONNECTED TO STORM

2. PAD ELEVATIONS ARE BASED ON FOUNDATION PLANS BY TMM STRUCTURAL

SOILS ENGINEER AND STRUCTURAL ENGINEER PRIOR TO GRADING.

ENGINEERS, INC., DATED 07/07/2021, SHOWING AN 18" MAT SLAB OVER 2"

OVER 4" OF GRAVEL. CONTRACTOR SHALL VERIFY ALL PAD ELEVATIONS W/

WHERE EXTERIOR/INTERIOR UTILITY TRENCHES ARE PROPOSED IN A DIRECTION

BOTTOM EDGE OF FOOTING. WHERE THIS OCCURS, ADJACENT FOOTING SHALL

BE DEEPENED OR UTILITY CONSTRUCTED AND BACKFILLED PRIOR TO BUILDING

THAT PARALLELS ANY BUILDING FOOTING. THE BOTTOM OF THE TRENCHES SHALL NOT EXTEND BELOW A 1:1 PLANE PROJECTED DOWNWARD FROM THE

4. FOR BUILDING FOOTING AND FOUNDATION DESIGN SEE STRUCTURAL PLANS.

PREPARED BY GMU (J.N. 20-308-00, DATED MARCH 31, 2021) ARE

6. ALL DRAIN LINES SHALL HAVE A MINIMUM SLOPE OF 1% TOWARDS OUTLETS.

5. ALL RECOMMENDATIONS WITHIN THE SOILS REPORT FOR THIS PROJECT

OF SAND OVER 15 MIL "STEGO WRAP" OVER "MIRAFI 140N FILTER FABRIC

(16)—INSTALL 6" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM.

(10)— CONSTRUCT 6" CONC. CURB AND GUTTER PER O.C.P.W. STD. 120-2 TYPE "A2-6".

(11)— REMOVE & REPLACE 24" WIDE SECTION OF ASPHALT AND REPLACE W/ FULL

(12)—INSTALL STORM DRAIN LIFT STATION (XXX GPM CAPACITY) DUPLEX SYSTEM WITH

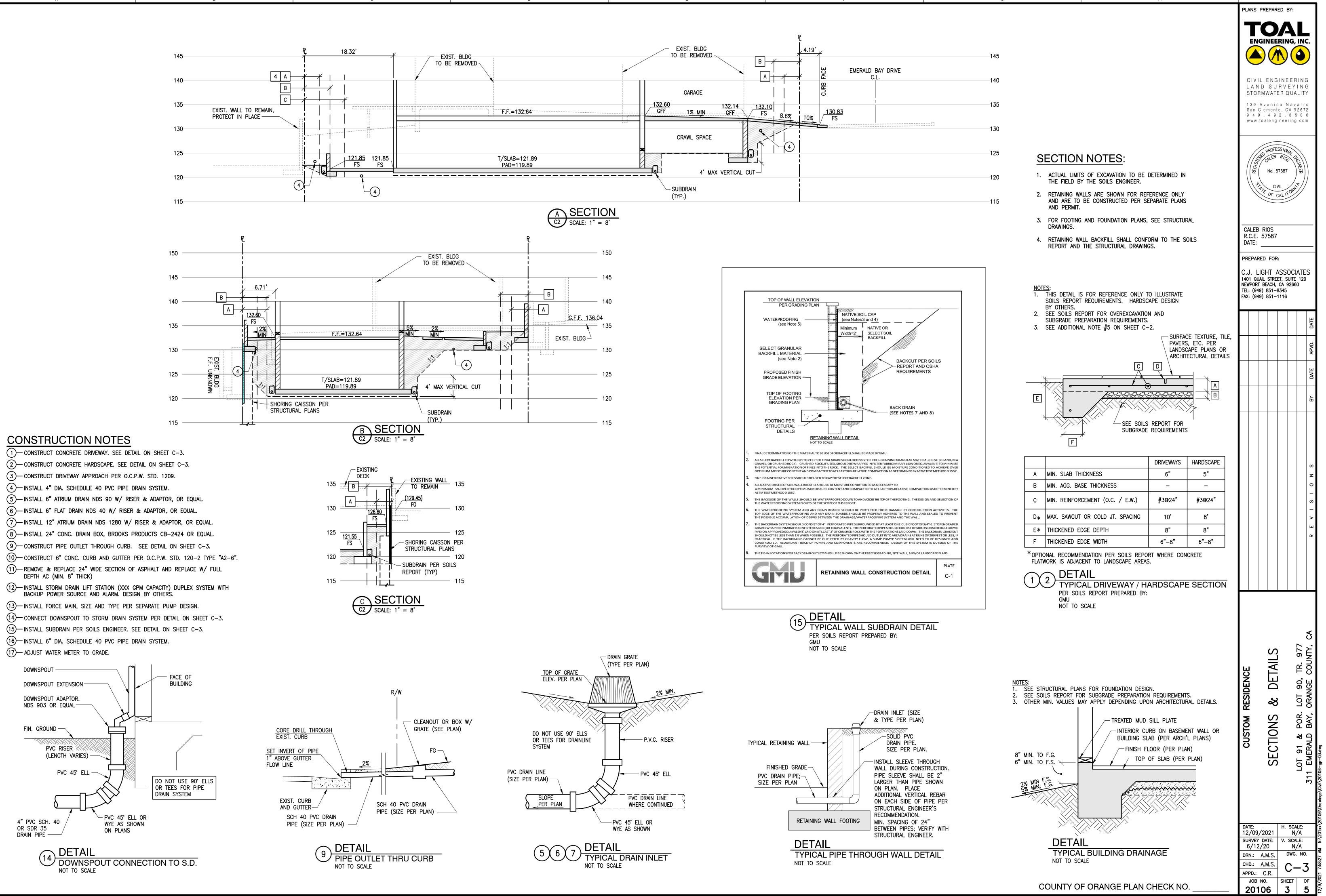
(14)— connect downspout to storm drain system per detail on sheet C-3.

(6)—INSTALL 6" FLAT DRAIN NDS 40 W/ RISER & ADAPTOR, OR EQUAL.

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CUSTOM RESIDENCE			PRECISE GRADING PLAN			LOT 91 & POR. LOT 90, TR. 977	311 EMERALD BAY, ORANGE COUNTY, CA	0106\Drawings\Civil\20106-gp-02.dwg
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PLANS PREPARED BY:

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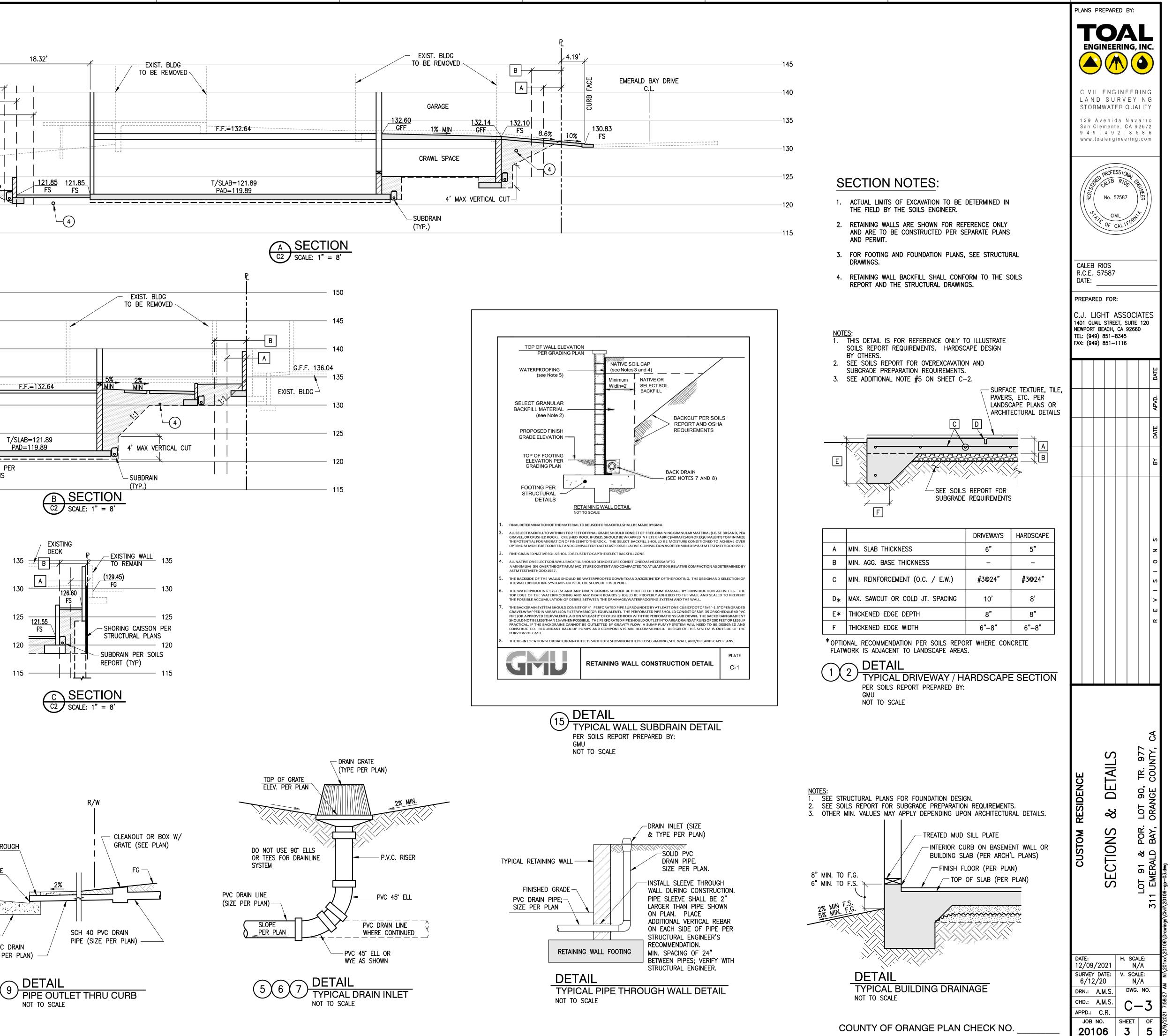


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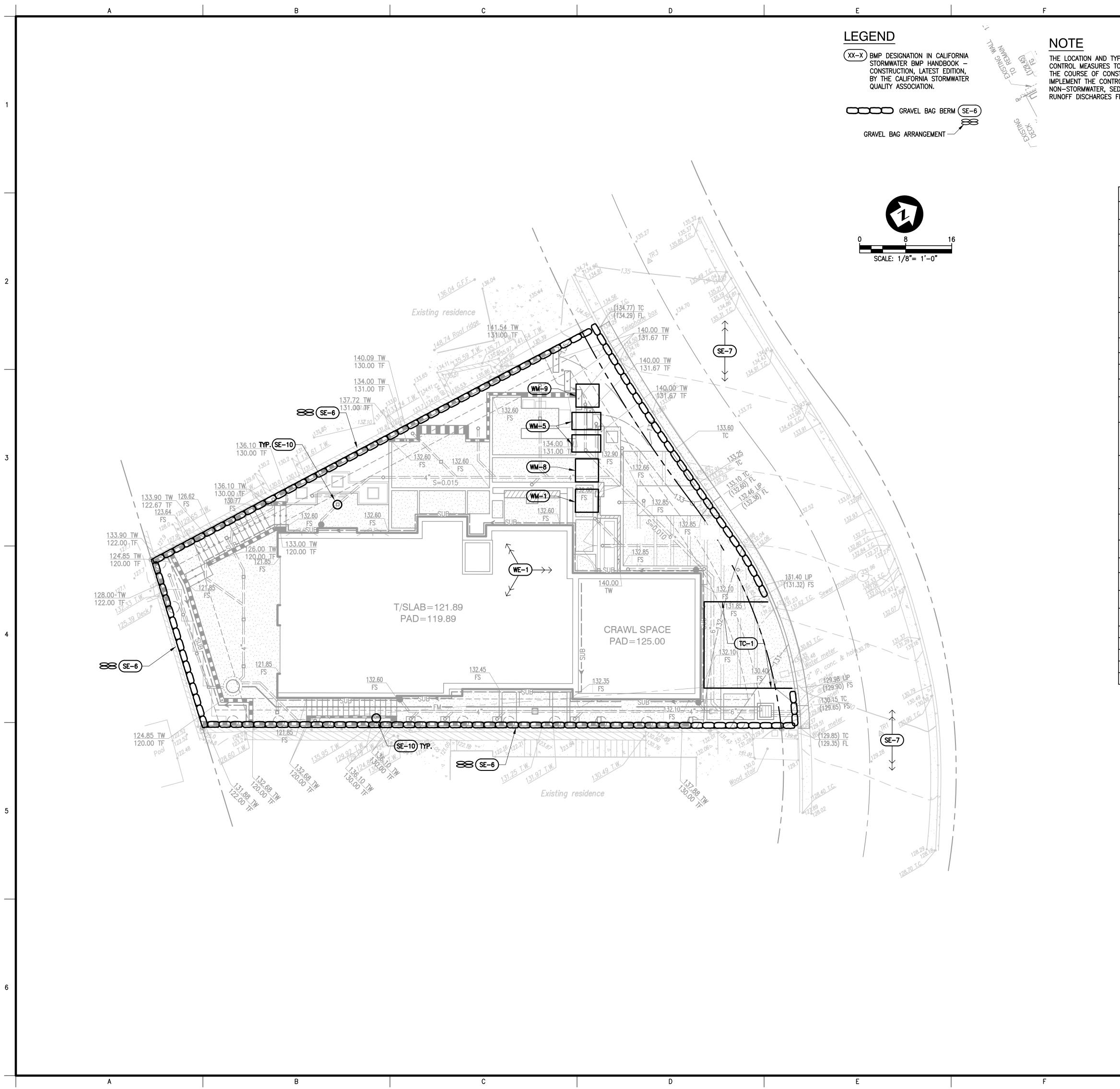


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THE LOCATION AND TYPE OF EROSION AND SEDIMENT CONTROL MEASURES TO BE USED WILL CHANGE DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE CONTROLS NECESSARY TO PREVENT NON-STORMWATER, SEDIMENT, AND CONTAMINATED RUNOFF DISCHARGES FROM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

EROSI	ON CONTROL BMPs	
EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION.
TEMPO	DRARY 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.
TRACK	KING CONTROL	
TC-1	STABILIZED CONSTRUCTION EXIT	CONSTRUCT WHERE SHOWN ON PLAN.
WASTE	E MANAGEMENT AND MATERIALS PO	OLLUTION 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 STORED 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 HIGH 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 BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
NON-S	TORMWATER 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.
NS-13	CONCRETE FINISHING	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 STORMS.
- 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 RAINSTORM.

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CIVIL ENGINEERING LAND SURVEYING STORMWATER QUALITY 139 Avenida Navarro San Clemente, CA 92672 949.492.8586 www.toalengineering.com No. 57587 CALEB RIOS R.C.E. 57587 DATE: PREPARED FOR: C.J. LIGHT ASSOCIATES 1401 QUAIL STREET, SUITE 120 NEWPORT BEACH, CA 92660 TEL: (949) 851-8345 FAX: (949) 851-1116 Z Δ σĘ R IO ONTROI LOT 90, ORANGE POR. BAY,  $\mathbf{O}$ SION ି କ୍ଷ ପ୍ର LOT 91 , EMERAL  $\mathbf{O}$ RO Ш DATE: H. SCALE: 12/09/2021 1/8"=1' SURVEY DATE: V. SCALE: 6/12/20 N/A DWG. NO. DRN.: A.M.S. CHD.: A.M.S.  $\mathbf{U}-4$ APPD.: C.R. JOB NO. SHEET 20106 4 5

PLANS PREPARED BY:

**ENGINEERING, INC** 

COUNTY OF ORANGE PLAN CHECK NO.

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#### EASEMENT NOTE

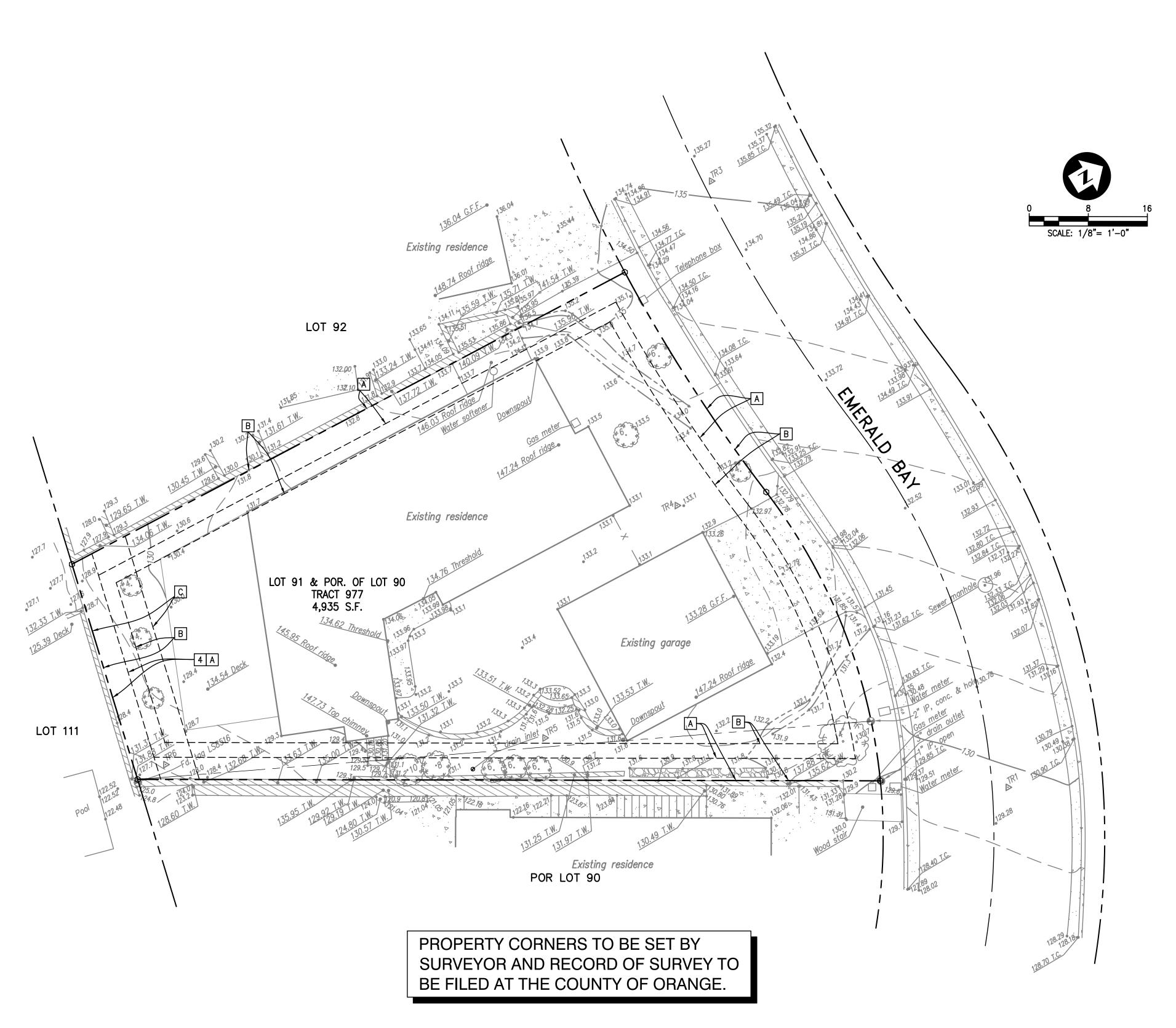
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ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, FILE NO. 220571758 DATED JUNE 20, 2020 UNLESS NOTED OTHERWISE.

- 4 A 3' WIDE EASEMENT FOR TELEPHONE AND TELEPHONE LINE PURPOSES RECORDED IN BOOK 1058, PAGE 446 O.R
- 5 AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 3109, PAGE 420 O.R. HAS NO SPECIFIC LOCATION AND IS NOT PLOTTED HEREON.

THE FOLLOWING KNOWN EASEMENTS ARE NOT IN THE PRELIMINARY TITLE REPORT BUT ARE PLOTTED HEREON

- A 3' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED IN BOOK 1364, PAGE 158 O.R.
- B A 5' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED AS INSTRUMENT NO. 20000496747 O.R.
- C AN 8' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN ON A MAP OF TRACT 977.



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BENCHMARK NOTE: OCSBM R-1415 ELEV=70.62 NGVD29 DATUM, 1004 ADJ.

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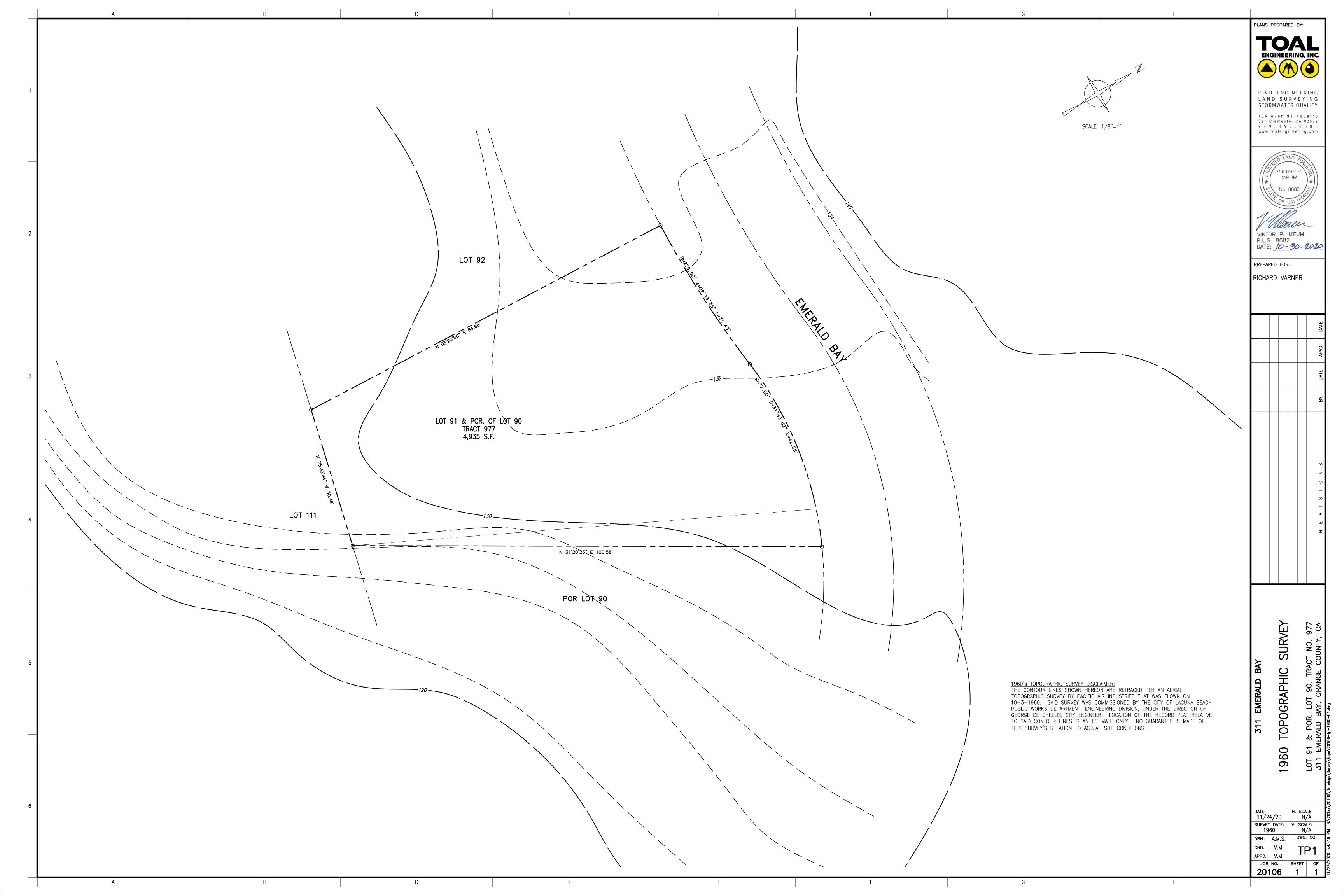
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COUNTY OF ORANGE PLAN CHECK NO.

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#### NOTES:

#### G E N E R A I

<u>1.</u> The Contractor shall verify all dimensions, elevations and site conditions before starting work and notify the Architect and Structural Engineer immediately of any discrepancies.

2. All omissions and conflicts between the various elements of the working drawings and/or specifications shall be brought to the attention of the Architect before proceeding with any work so involved.

<u>3.</u> Resolve any conflicts on the drawing with the Architect and Structural Engineer before proceeding with construction.

4. The Contractor shall determine the location of utility services in the area to be excavated prior to beginning excavation.

5. No pipes, ducts, sleeves, chases, etc., shall be placed in slabs, beams, or walls unless specifically shown or noted. Nor shall any structural member be cut for pipes, ducts, etc. Refer to Architectural and Mechanical shop drawings for locations.

6. All material and workmanship shall conform to the requirements of the latest edition of the C.B.C.

<u>7.</u> During the construction period, the contractor shall be responsible for the safety of the building. The contractor shall provide adequate shoring, bracing and guys in accordance with all national, state and local safety ordinances. Any deviation must be approved prior to erection. <u>8</u>. Skylight, storefront, steel stairs, stone and precast contractors shall submit structural design calculations and drawings for all framing members and connections (including connections to structural members) to the structural engineer and building department for their review prior to fabrication. Calculations and drawings shall comply with all the requirements of the latest applicable building code. These drawings shall be designed and signed by a registered engineer.

#### FOUNDATION

Soil design pressure: 4000 PSF- See Soils report By GMU Geotechnical dated 8-10-2020, Project # 20-197-00 Bottom of footings shall be at least 18" below top of grade or 18" below the top of slab.

Soil Engineer shall verify that construction at the site is in <u>3.</u> accordance with the recommendations and conclusions of his report. Finished excavation for foundation shall be neat and true to line with 4. all loose material and standing water removed from excavations.

Before any concrete is placed, excavation shall be checked and <u>5.</u> approved by a qualified Soils Engineer to insure compliance with the requirements.

<u>6.</u> All fill material is to be approved by the Soils Engineer and is to be compacted to 90% of maximum density (or more as directed). Inspection is required during fill and compaction.

All disturbed soils are to be overexcavated and recompact-

#### ed per Soils Engineer. <u>REINFORCED CONCRETE</u>

<u>1.</u> Cement shall conform to ASTM C-150. Cement Type V.

2. Aggregates shall conform to ASTM C-33 for normal-weight concrete and ASTM C-330 for lightweight concrete.

<u>3.</u> Ready-mix concrete shall be mixed and delivered in accordance with ASTM C-94.

4. Concrete shall have a minimum compressive strength at 28 days of 4500 PSI.

5. Maximum concrete slump shall not exceed 4".

<u>6.</u> Admixtures may be used with approval of the Engineer. Admixtures used to increase the workability of the concrete shall not be considered to reduce the specified minimum cement content.

7. Refer to architectural drawings for moulds, grooves, ornaments, clips, or textures required to be cast into concrete and for extent of depressions, curbs, and ramps.

8. Projecting corners of slabs, beams, walls, columns, etc. shall be formed with a 3/4" chamfer unless otherwise noted.

9. Concrete form tolerances shall be within the standards set by the American Concrete Institute.

10. All reinforcing steel, anchor bolts, dowels and other inserts shall be secured in position and inspected by the local building department inspector prior to the pouring of any concrete.

<u>11.</u> Location of all construction joints not specifically indicated on the drawings shall be approved by the Engineer prior to placing reinforcing

12. Concrete floor slab variation from level to 1/8" in 10 feet maximum. <u>13.</u> The maximum placing temperature of the concrete, when deposited, shall be 80 degrees F. If the weather causes the placing temperature to exceed 80 degrees F., the mix shall be cooled by wetting the aggregate or other appropriate method of approved by the Engineer.

<u>14.</u> Immediately after stripping forms, patch minor defects, form-tie holes, honey-combed areas before concrete is thoroughly dry. Remove ledges and bulges. Repair gravel pockets by cutting out to solid surface, form key, and thoroughly wet before placing patching mortar consisting of 1 part cement to 2 parts fine sand: compact into place and neatly finish to match surface. Grind or fill surfaces to produce level, true planes. <u>15.</u> Drypacking or non-shrink grouting shall have a minimum ultimate compressive strength of 2500 psi at 7 days and 6000 psi at 28 days.

G.T. - GIRDER TRUSS

A.B.-ANCHOR BOLT ABV.-ABOVE BLK'G-BLOCKING BM - BEAM BTM-BOTTOM B.N.-BOUNDARY NAIL CANT. - CANTILEVER CL.-CENTERLINE CLR.-CLEAR COMM. - COMMON CONC.-CONCRETE CONT.-CONTINUOUS DET. – DETAIL D.F. - DOUGLAS FIR DBL-DOUBLE D.S. - DOUBLE STUD EA.-EACH E.N - EDGE NAILING E.W.-EACH WAY FL. – FLUSH FLR.-FLOOR FTG - FOOTING GLB.-GLULAM BEAM

GLP - GLU-LAM POST HORIZ .- HORIZONTAL HDR. - HEADER HGR. - HANGER HT - HEIGHT K.P.-KING POST K.S. - KING STUD LVL. - LAMINATED VENEER LUMBER TS - TUBE STEEL MAX.-MAXIMUM M.B.-MACHINE BOLTS MIN - MINIMUM 0/-0VER DIA.-DIAMETER O/C or O.C.-ON CENTER P.C. - PIPE COLUMN PERF.-PERFORATED PL.-PLATE PLY. - PLYWOOD PSL - PARALLEL STRAND LUMBER (PARALLAM/2) PTDF-PRESSURE TREATED DOUGLAS FIR

REQ'D-REQUIRED SHT - SHEET SIM.-SIMILAR STD.-STUD STND - STANDARD S.W. - SHEAR WALL SW EN - SHEARWALL EDGE NAILING TRIM. - TRIMMER TYP.-TYPICAL UNO-UNLESS NOTED OTHERWISE VERT.-VERTICAL -WITH \$ - AND **a -** AT /-PER

A) For horizontal members: Joists, Rafters, Beams & Stringers - 4x and smaller --- DF#1 6x and greater --- DF#1 B) For vertical members: 2 x 4 studs ---Construction Grade 2 x 6 & larger studs --DF # Posts & Timbers -----DF # 1 . For rafters more than 8 inches in depth, at 10 feet o.c. . For floor joists more than 4 inches in depth, at 8 feet o.c.

#### 3. Wood grades (unless noted otherwise):

STRUCT<u>URAL WOOD</u> <u>1.</u> All wood members shall be Douglas Fir(DF) or Larch grade marked by a recognized grading agency (WWPA, WCLIB). Moisture content shall not exceed 19% at time of wraping <u>2.</u> Plywood sheathing shall be Douglas Fir conforming to commercial produce Standard PS-1-07 and shall be grade marked in accordance with APA. <u>4.</u> Cutting, notching or drilling of beams, plates or joists to be permitted only as detailed or approved by the Engineer. 5. Unless otherwise specified, all nailing shall conform to Table 2304.9.1 <u>6.</u> All sills or plates resting on concrete or masonry shall be pressure treated Douglas Fir in accordance with AWPA standards. Bolts shall be placed 9" from the end of a board or from a notch and spaced at intervals noted. 7. All bolt heads and nuts bearing on wood shall have standard cut washers. Bolt heads and nuts at shear wall locations shall have Simpson BP5/8 bearing washers. All bolt holes in wood shall be drilled 1/32" dia. larger than normal bolt diameter. <u>8.</u> All framing anchors, post caps, column bases, etc. shall be as manufactured by "Simpson Company". Alternatives may be used with the approval of the structural engineer. <u>9.</u> Provide double joists under all parallel partitions. 10. Provide solid blocking under all trimmers, and posts. <u>11.</u> Top plates of all wood stud walls to be (2)-2x (same width as studs), unless otherwise noted. Join plate splices with Simpson ST6236 straps U.N.O.. <u>12</u>. All walls not solidly sheathed shall have a  $1 \times 6$  diagonal let-in brace at each end at 25 feet o.c. Let-in brace shall extend diagonally from bottom of lowest plate to top of upper plate at an angle sufficient to include at least four stud spaces. <u>13</u>. Approved cross-bridging or solid blocking shall be spaced as follows: maximum. maximim. <u>14</u>. All posts shall have connections at top and bottom with Simpson "CC", "CB" or "BC half base" unless specifically detailed otherwise. <u>15</u>. Sheet metal hangers, ties, bridging anchors, etc. shall be by the Simpson Company or approved equal by the structural engineer. <u>16</u>. The use of pneumatic nailers (machine applied nailing) is subject to approval of the structural engineer subject to a satisfactory job site demonstration, and continued staisfactory performance. If nail heads penetrate outer ply more than would be normal for a hand hammer or if minimum allowable edge distance is not maintained, the performance will be deemed unsatisfactory. <u>17</u>. Nailed connections shall conform to the minimum nailing schedule below, except as otherwise noted. All nails shall be common wire nails, where driving of nails cause splitting, holes for the nails shall be subdrilled, predrill for all nails 20d or larger. Ring shank (strong hold) nails shall be used where nail is subject to withdrawal. A. Joists or rafters to sides of studs, or rim joists to joists 1) 8 in. joists or less, face nails (end nails at rim joists)...3-16D nails 2) For each additional 4 inches in depth of joist....1-16D nails. B. Joists or rafters at all bearing, toe nails at each side ...2-10D nails C. Rim joist to plate, toe nails ...16D at 16 in o.c. D. Beam or grider to post, toe nails ...4-16D nails E. Blocking between joists, rafters or studs to joist, rafter or stud, toe nails 1) Each end....2-10D nails 2) To joist or rafter bearings, toe nails each siade ...2-10D nails F. Cross bridging to joist or rafter, toe nails each end...2-8D nails G. Sole plate to joist or Blkg, face nails...16D at 16 in. o.c. H. Post to plate, toe nails...4-16D nails I. Double top plates (min. 4 feet lap at splices ) 1) Lower plate to top of studs, end nails... 2-16D nails 2) Upper pl. to lower pl. face nails...16D at 16 in. o.c. 3) Laps at corner & intersect, face nails...4-16D nails

4) At each side of the 4 ft min. lap slice...see framing plans J. Double studs or built-up corner studs, face nails...16D at 12in. o.c. K. Studs to bearings, toe nails each side...2-10D nails L. Double joists, rafters or headers...16D at 16 in. o.c.

M. Ribbons to studs

1) One inch ribbons (1 x 4 min.)...2-8D nails 2) Two inch ribbons (2 x 4 min.)...2-16D nails N. Diagonal let-in brace (1 x 16 min.) to each stud and plate, face nails...3-8D nails. Nails shall be driven perpendicular where posible instead of toe nailed.

O. All nails at exterior siding and trim shall be stainless steel.

PLYWOOD WEB JOISTS AND PARALAM JOISTS 1. Floor I Joist, LVL, LSL, and PSL Beams shall be manufactured by the Trus-Joist Macmilan Corporation, NER #s 119, 126, 200, &292 Alternatives may be used with the approval of the structural

engineer. 2. Installation, Bracing, and Blocking shall be in accordance with Manufacturer's specification.

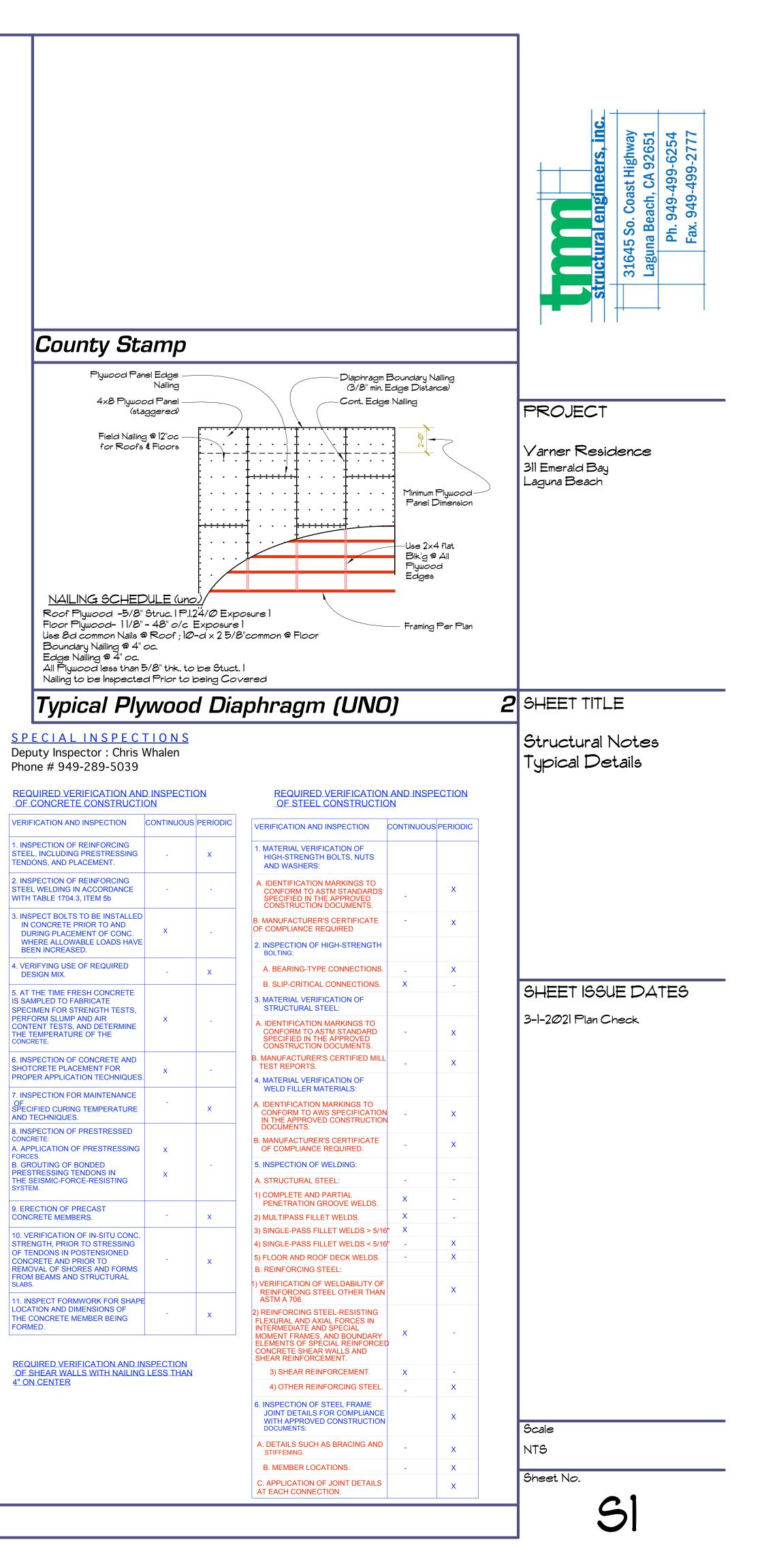
#### Typical Structural Notes & Abbreviations

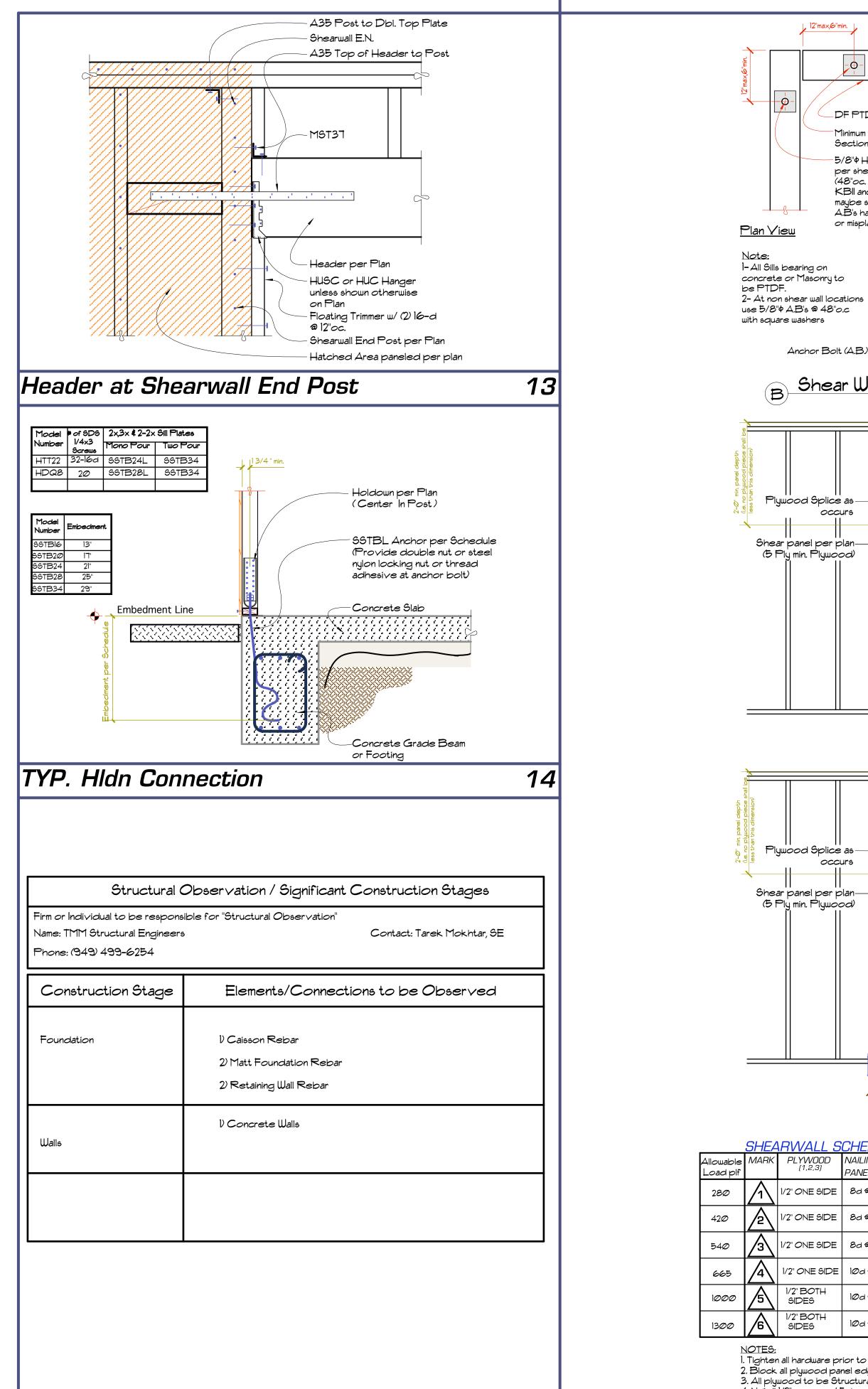
L Bar reinforcement shall conform to ASTM A615, Grade 60fy = 60ksi. 2. Welded wire fabric shall conform to ASTM A185. 3. Reinforcing detailing, bending, and placing shall be in accordance with Concrete Reinforcing Steel Institute "Manual of Standard Practice" latest edition. 4. Welding of reinforcing steel shall conform to AWS D1.4 atest edition. All welded reinforcement to be A706 5. Vertical bars in walls shall be accurately positioned at the center of wall, unless noted otherwise in details and shall be tied in position at top and bottom and at intervals not exceeding 192 ar dla. 6. Reinforcing steel shall be provided with following amounts of concrete cover: Unless Noted Otherwise: -footings (concrete deposite d against earth)	INFORCING STEEL	
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bar dia.       6. Reinforcing steel shall be provided with following amounts of concrete cover: Unless Noted Otherwise         Footings (concrete deposited against earth).       3"         Concrete surface (formed) exposed to earth or weather2"       Column reinforcing (including column ties).       1-1/2"         Beams and Girders       1-1/2"       Beams and Girders       1-1/2"         Stabs (#11 or smaller)       3/4"       2. All reinforcing steel, anchor bolts, dowels and inserts shall be well secured in position prior to placing concrete or grout.       8. Unless otherwise noted in details, furnish #3 spacer ties at approximately 2'-6" O/C in all beams and footings to secure reinforcing in place.         Structural steel shall conform to ASTM A572 Grade 50, UNO.       1.1         1.1 Moment Frame steel shall conform to ASTM A592       2. Steel pipe shall conform to ASTM A500 Grade "B". (fy = 46 ksi).         4. All main members shall have bolts conforming to ASTM A325.       5. Machine bolts and anchor bolts shall conform to ASTM A325.         5. Machine bolts and anchor bolts shall conform to ASTM A325.       5. Machine bolts and anchor bolts shall conform to ASTM A325.         6. Welding of structural steel shall be done by the shielded arc process per AWS D1.1 using E7018 - low hydrogen electodes         porcess per AWS D1.1 using E7018 - low hydrogen electodes         porcess per AWS D1.1 using E7018 - low hydrogen electodes         porcess per AWS D1.1 using E7018 - low hydrogen electodes         porecess per A		
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<ul> <li>1.1 Moment Frame steel shall conform to ASTM A992</li> <li>2. Steel pipe shall conform to ASTM A53. Grade "B".</li> <li>3. Steel tube shall conform to ASTM A500 Grade "B" (fy = 46 ksi).</li> <li>4. All main members shall have bolts conforming to ASTM A325.</li> <li>5. Machine bolts and anchor bolts shall conform to ASTM A307</li> <li>Grade "A" unless noted otherwise.</li> <li>6. Welding of structural steel shall be done by the shielded arc process per AWS D1.1 using E7018 - low hydrogen electodes possessing a Charpy V-notch toughness of 20 ftlb @ -20 degrees F. and should produce weld metal with CVN toughness of at least 20 ftlb at 0 degrees F and 40ftlb at 70 degrees F</li> <li>7. The maximum electrode diameter shall be as follows: Horizontal, complete or partial penetration welds: 1/8" Vertical, complete or partial penetration welds: 5/64" Horizontal, fillet welds: 1/8" Vertical, fillet welds: 5/64"</li> <li>8. Electrode specification sheets shall be provided to the Engineer of record by the fabricator/erector prior to commencing fabrication, erection and field welding.</li> <li>10. Preheat and Interpass tempertures shall strictly conform to AWS D1.1, chapter 4 with special attention to section 4.2.</li> <li>11. All workmanship and materials shall conform to the latest edition of the "AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings"</li> <li>12. Provide continuous inspection for all field welding and high strength booting.</li> <li>13. Ultrasonic inspection by a testing agency approved by the engineer shall be required for all shop and field groove welds. Column flanges over 1/2" directly behind groove welds shall be ultrasonically inspected for discontinuity.</li> <li>14. Web connections of frame beams shall not be tightened until after flange welds are completed along each line of columns at each floor.</li> <li>15. Architectural plans are part of the structural drawings and are to be used to define detail configurations including, but not limited</li></ul>		
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•	•	
minimum size per AISC section J2 and table J2.4	•	
•		
<u>17.</u> All structural steel members shall be primed with a rust resistant primer.	•	
	UT.	
<u>SHOPDRAWING REVIEW</u> 1. TMM Structural Engineers Inc. (TMMSE) will review Contractors shop drawings		
and related submittals (as indicated below) with respect to the ability of the	elated submittals (as indicated below) with respect to the ability of the	
detailed work, when complete, to be a properly functioning integral element of the	led work, when complete, to be a properly functioning integral element of the	
overall system designed by TMMSE. Before submitting a shop drawing or any related material to TMMSE, the		
contractor shall: review each such submission for conformance with the means,	actor shall: review each such submission for conformance with the means,	
methods, techniques, sequences, and operations of construction, and safety precautions and programs incidental thereto, all of which are the sole responsibility		,
of the Contractor: approve each such submission before submitting it: and so	e Contractor: approve each such submission before submitting it: and so	
stamp each submission before submitting it. TMMSE shall assume that no shop	p each submission before submitting it. TMMSE shall assume that no shop	
drawing or related submittal comprises a variation unless the Contractor advises TMMSE otherwise via a written instrument which is acknowledged by TMMSE in	•	
writing. The shop drawing and related material (if any) called for are indicated pelow. In the event that TMMSE will require more than ten (10) working days to	ng. The shop drawing and related material (if any) called for are indicated	

ITEM(S) REQUIRED FOR SHOP DRAWING REVIEW

<u>Structural Steel</u>

TMMSE shall return shop drawings and related materials with comments provided that each submission has been called for and is stamped by the Contractor as indicated above. TMMSE shall return without comment material not called for or which has not been approved by the Contractor.



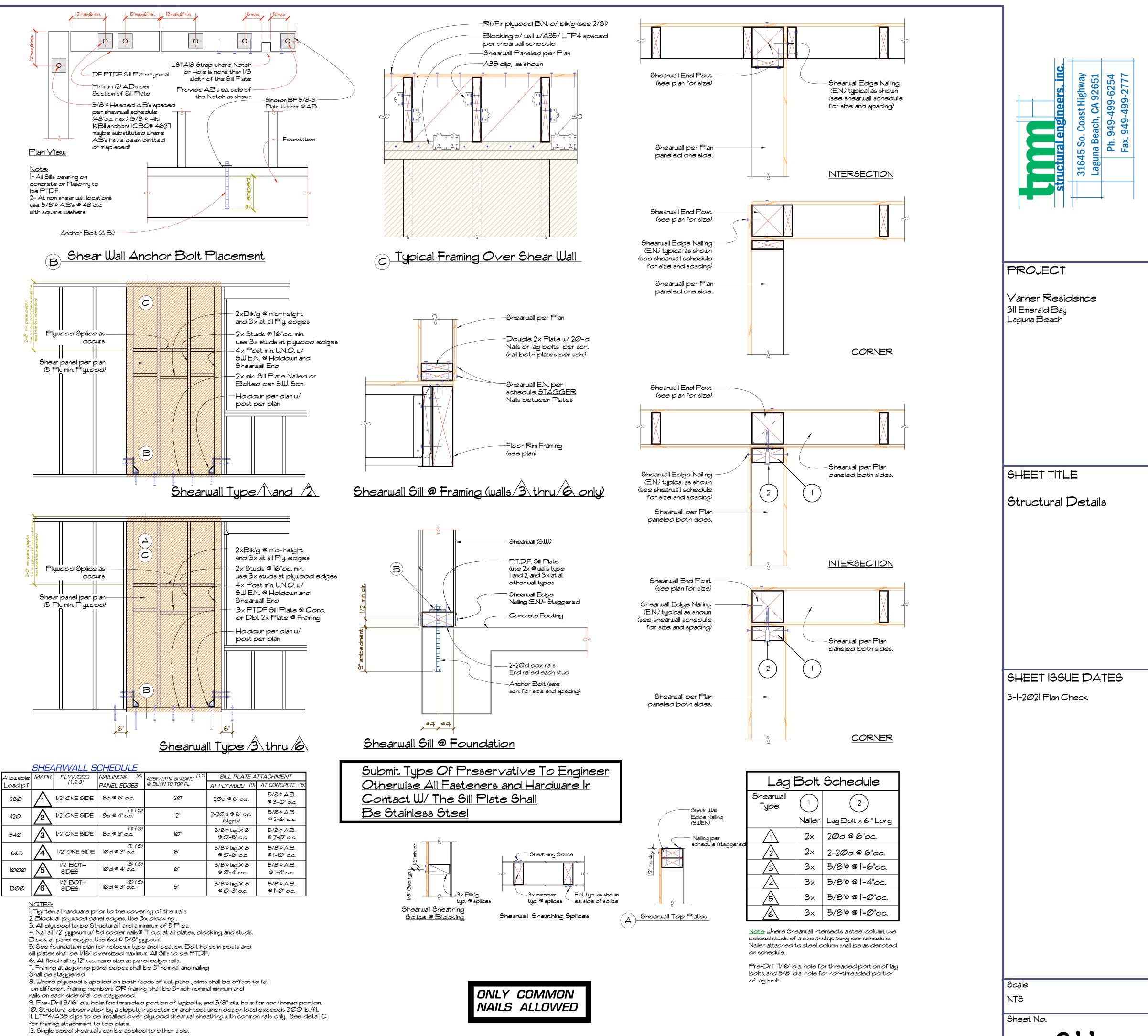


Shall be staggered

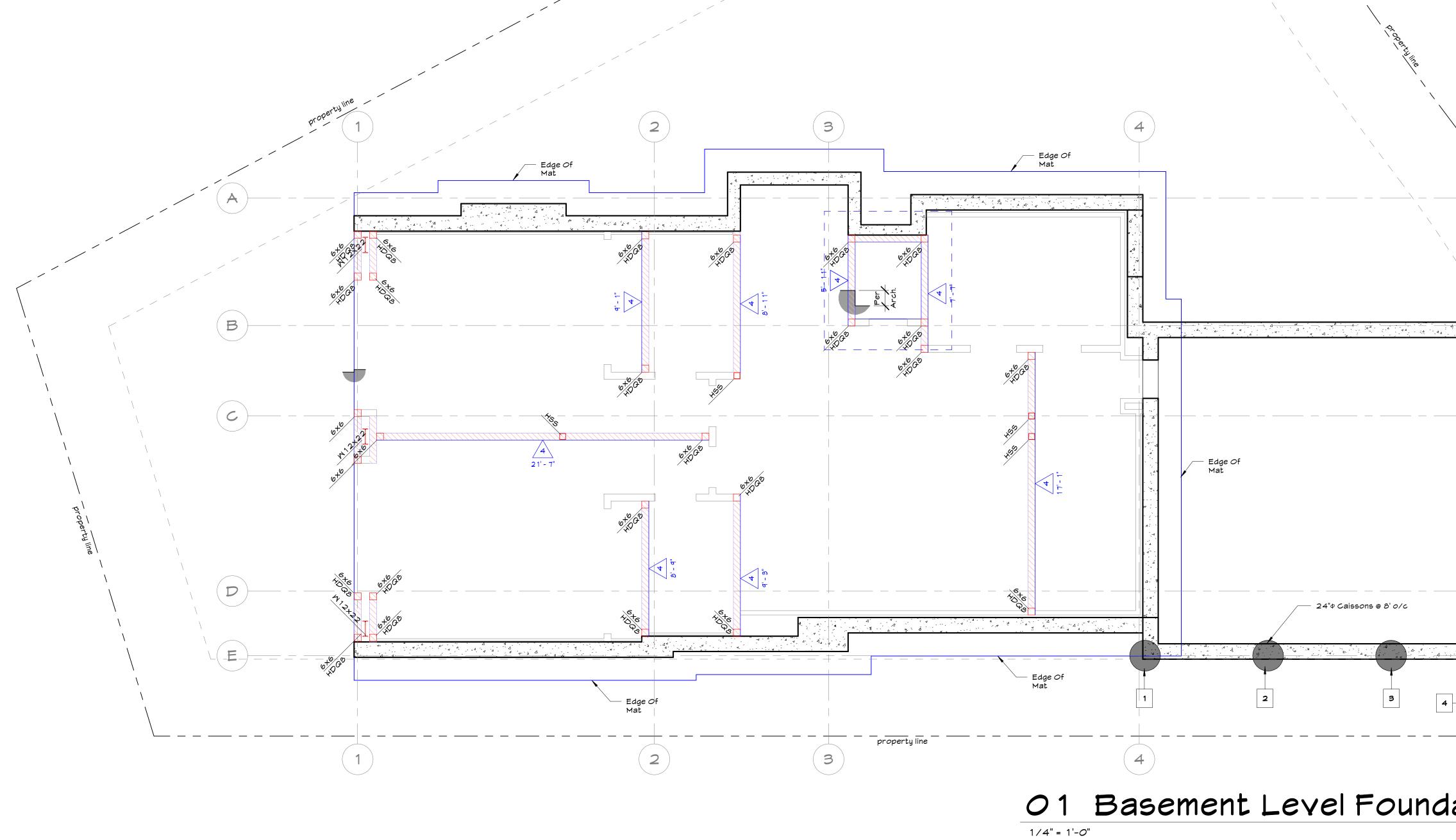
nails on each side shall be staggered.

Structural Observation Requirement

16 ShearWall Details and Notes



SI



#### Foundation Plan Notes

- ALL HOLDOWNS ARE TO BE TIED IN PLACE PRIOR TO THE FOUNDATION INSPECTION
- THE RESPONSIBLE CERTIFIED ENGINEERING GEOLOGIST WILL INSPECT AND APPROVE ALL GRADING AND EXCAVATIONS PRIOR 2.
- TO PLACEMENT OF FORMS, REINFORCING STEEL OR CONCRETE. WHERE ENGINEERED FILL IS TO BE USED, A SOILS ENGINEER SHALL PROVIDE THE INSPECTION AND APPROVAL. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING З.
- DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
- a.
- THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED THE FOUNDATION EXCAVATIONS, FORMINGS AND REINFORCEMENTS COMPLY WITH THE SOILS REPORT AND APPROVED PLAN.



Symbols:

# 

5

DENOTES CONCRETE FOOTING BELOW GRADE

DENOTES RETAINING WALL/CONCRETE ELEMENT

DENOTES EXTENT OF SHEARMALL ABV. FOUNDATION. SEE SHEARMALL SCHEDULE ON SHEET S 1.1

DENOTES A SHEARMALL ABV. FOUNDATION. SEE SHEARMALL SCHEDULE ON SHEET S 1.1 FOR SIZE AND SPACING OF ANCHOR BOLTS.

DENOTES A DETAIL. UPPER NUMBER CORRESPONDS TO THE DETAIL NUMBER AND THE LOWER NUMBER CORRESPONDS TO THE SHEET ON WHICH THE DETAIL IS LOCATED.

 $\mathbf{A}$ 

В

 $\mathcal{C}$ 

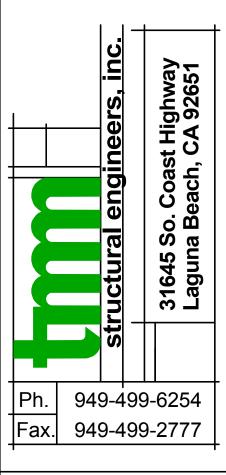
 $\mathcal{D}$ 

E

5

8' - 0" 0/c, Typ.

╧╧╅



Project

#### Varner Residence

311 Emerald Bay Drive Laguna Beach, CA 92651



01 Basement Level Foundation Plan

NO.	Description	Date
	h.o.a. submittal	03.01.202

52

Scale

1/4" = 1'-0"

Sheet No.



# 01 Basement Level Foundation Plan

4

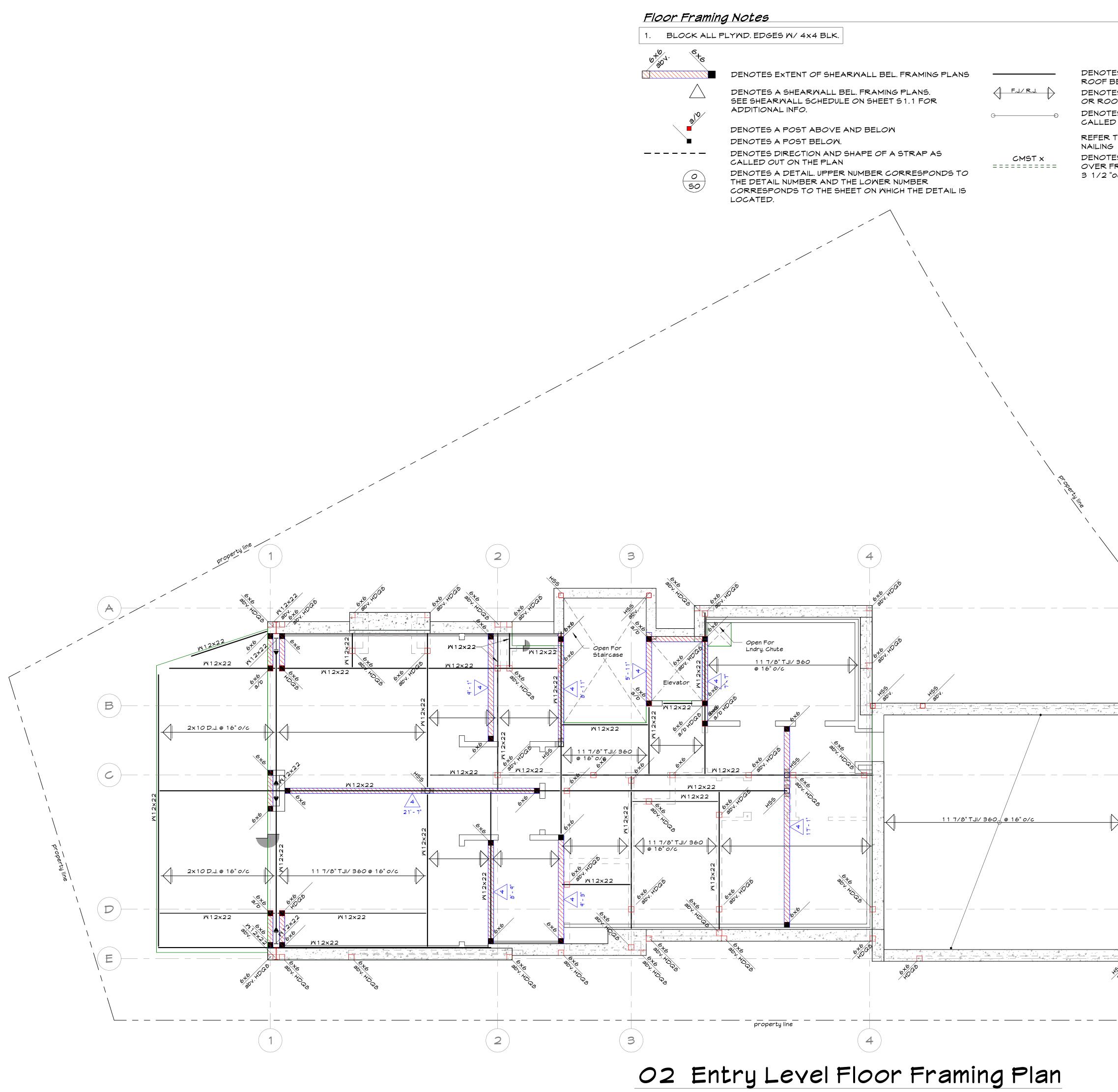
5

24"¢ Caissons @ 8' 0/c

з

4, 2,





1/4" = 1'-0"

DENOTES THE EXTENT AND LOCATION OF FLOOR OR ROOF BEAMS.

DENOTES THE LENGTH AND DIRECTION OF FLOOR OR ROOF JOISTS

DENOTES THE EXTENT OF FLOOR OR ROOF JOISTS CALLED OUT.

REFER TO 2 51 FOR PLYWOOD FLOOR DIAPHRAGM NAILING

DENOTES SIMPSON CMST STRAP OVER PLYWOOD OVER FRAMING OR 4x BLOCKING W/ (2) 10-d @ 3 1/2 "OC. UNO PER PLAN

5

5

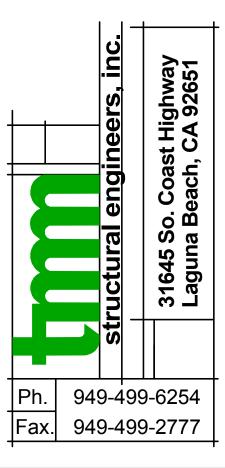
A

В

 $\mathcal{C}$ 

D

E



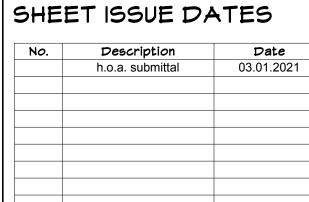
Project

#### Varner Residence

311 Emerald Bay Drive Laguna Beach, CA 92651

SHEET TITLE

02 Entry Level Floor Framing Plan



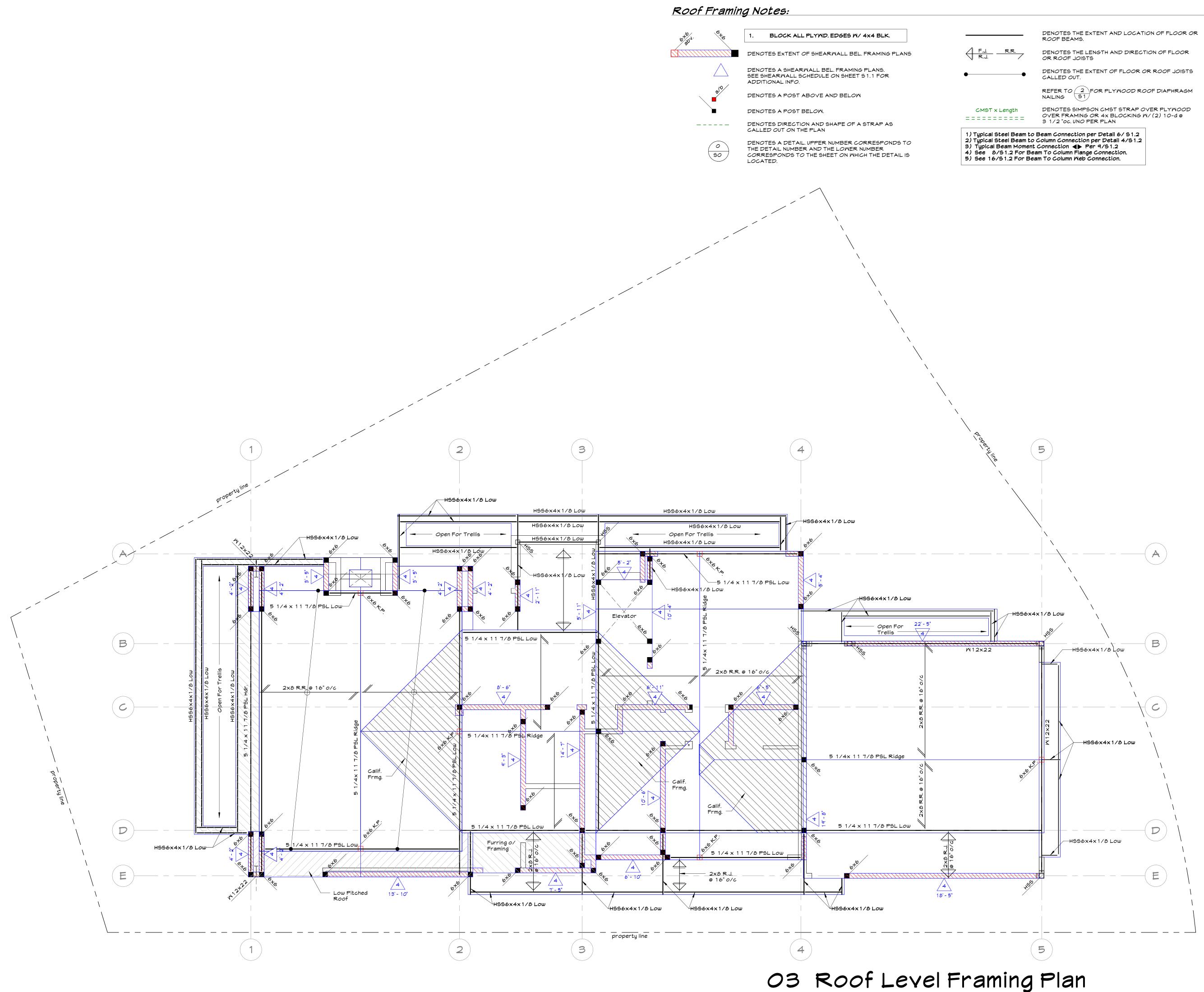
Scale

Sheet No.



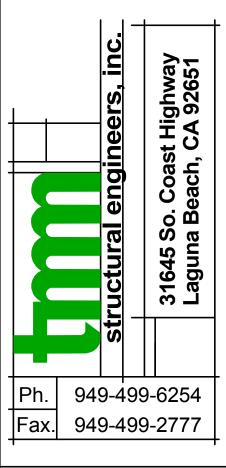
1/4" = 1'-0"





1/4" = 1'-0"

1/4 = 1-0



## Project

Varner Residence

311 Emerald Bay Drive Laguna Beach, CA 92651

SHEET TITLE

03 Roof Framing Plan



NO.	Description	Date
	h.o.a. submittal	03.01.2021
		I
cale		1/4" = 1'-0"

Sheet No.





