TREE BOX LEGEND

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

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

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

REFERENCE NOTES

1. REFER TO GRADING PLAN SET FOR EROSION CONTROL PLAN.
2. REFER TO GRADING PLAN SET FOR SITE DRAINAGE PLAN.
3. REFER TO GRADING PLAN FOR ALL PRECISE GRADE REFERENCES & SPECIFIC ELEVATION CALL-OUTS & PROPERTY LINE TOP OF WALL ELEVATIONS.
4. REFER TO LANDSCAPE PLANS FOR ALL WALL & HARDSCAPE DIMENSIONS, MATERIALS & COLORS.
5. REFER TO LANDSCAPE PLANS FOR PLANT MATERIAL, PLANT CONTAINER SIZE, AND PRECISE LOCATIONS.

FIRE SPRINKLER NOTES

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

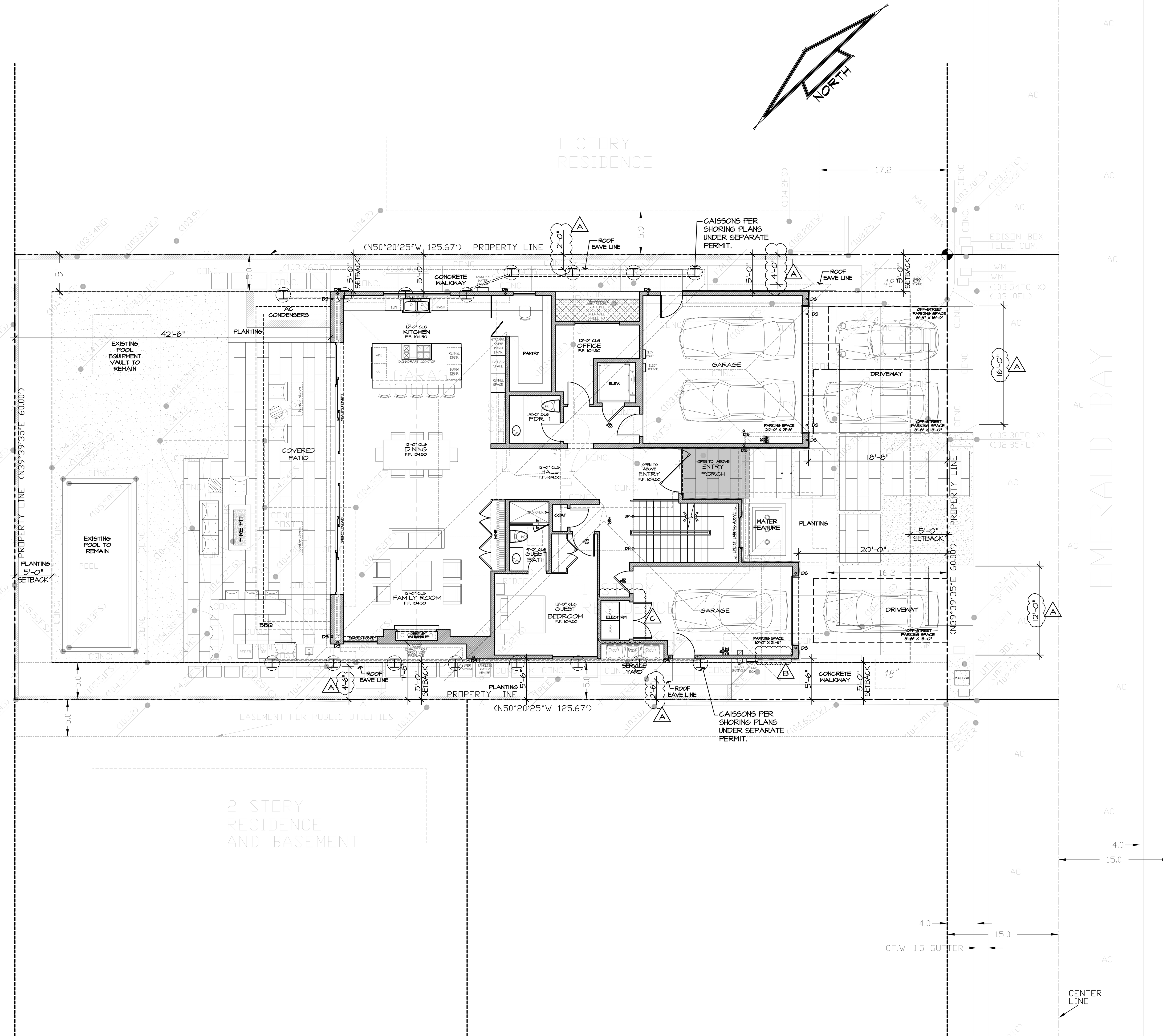
2. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION. DEFERRED SUBMITTAL TO BE CERTIFIED BY PROJECT DESIGNER PRIOR TO SUBMITTAL.

NOTES FOR ACOUSTICAL ANALYSIS OF HVAC INSTALLATIONS

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

SITE NOTES

1. DRIVEWAY SLOPE SHOULD COMPLY WITH THE COUNTY OF ORANGE ZONING CODE SEC. 7-9-145.2.e.5.
2. SEPARATE PERMIT IS REQUIRED FOR FENCE WALLS, RETAINING WALLS, INDOOR/ OUTDOOR SWIMMING POOLS & SPAS. (BLDG. ORDINANCE)
3. TEMPORARY INGRESS-EGRESS, STOCKPILING MATERIALS, LANDSCAPING, DRIVE APPROACHES AND/OR UTILITY INSTALLATION WITHIN PUBLIC RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT.
4. CRC R319.1 ADDRESS NUMBERS.
   BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
5. ADDRESS NUMBERS SHALL BE OF NON-COMBUSTIBLE MATERIALS IN SPECIAL FIRE PROTECTION AREAS, SHALL BE A MINIMUM 4" HIGH AND ILLUMINATED AT NIGHT. PER OCFA GUIDELINE B-09.
6. FOOTINGS AT TREE LOCATIONS MUST BE BOARD FORMED TO ELIMINATE BOIL OVER, AND ALL EXTRANEOUS CONCRETE MUST BE REMOVED FROM THE PROJECT SITE.
7. ALL DOORS FROM HOUSE TO POOL/SPA YARD MUST BE EQUIPPED WITH AN APPROVED DROWNING PREVENTION DEVICE PER 2019 CRC.
   ALL DOORS PROVIDING DIRECT ACCESS FROM THE RESIDENCE TO THE POOL/SPA SHALL BE EQUIPPED WITH:
   A. EXIT ALARMS ON ALL DOORS PROVIDING DIRECT ACCESS TO THE POOL/SPA, OR
   B. SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED AT 54 INCHES OR MORE ABOVE THE FLOOR.
8. BOTH SIDES OF THE PERIMETER WALLS, FENCES & PILASTERS MUST BE COMPLETELY FINISHED PER ASSOCIATION DESIGN GUIDELINES.
9. ALL SEWER COLLECTION SYSTEMS, WATER AND/OR GAS DISTRIBUTION SYSTEMS ARE PUBLIC.
10. EDISON COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION.
11. GATES IN FENCES IMPEDING FIREFIGHTER ACCESS TO THE STRUCTURE SHALL BE PROVIDED WITH A KNOX BOX (OR A KEY SWITCH IF THE GATE IS ELECTRICALLY OPERATED) TO ALLOW ACCESS TO THE STRUCTURE. PER CFC 503.1.1
12. ABS AND PVC INSTALLATIONS ARE LIMITED TO RESIDENTIAL CONSTRUCTION NOT MORE THAN TWO (2) STORIES IN HEIGHT.
13. PROPERTY MARKERS MUST BE VISIBLE AT ALL THE TIME OF INSPECTION OR SURVEY WILL BE REQUIRED.
14. ALL WALLS, GATES, FENCES & PILASTERS OUTSIDE BUILDING ENVELOPE CANNOT EXCEED 6'-0" ABOVE EXISTING NATURAL GRADE.
15. THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND; OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF ANY WORK. CONTACT CAL/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION.
16. REFER TO CIVIL DRAWINGS FOR EXACT PROPERTY LINE DIMENSIONS, LOCATION(S) OF EXISTING CURB & GUTTER, UTILITY EASEMENT(S), TOPOGRAPHY, PRECISE GRADING PLAN, EROSION CONTROL PLAN, TOP OF WALL HEIGHTS, PAD & FLOOR ELEVATIONS, SITE DRAINAGE, LOCATION(S) OF BACKWATER VALVES, LOCATION & DIRECTION OF FLOW OF THE STORM & SEWER CONNECTIONS, LOCATION OF NATURAL GAS & WATER METERS, ETC.
17. REFER TO STRUCTURAL DRAWINGS FOR ALL (if any) SITE RETAINING WALL INFORMATION
18. GENERAL CONTRACTOR SHALL SCHEDULE A PRE-GRADE MEETING WITH THE CITY INSPECTOR, ARCHITECT, GEOTECHNICAL ENGINEER, CIVIL ENGINEER & GRADING CONTRACTOR AT THE SITE PRIOR TO THE START OF GRADING.
19. A. ALL NEW BUILDINGS SHALL BE SOLAR & EV READY PER 2019 CALGREEN CODE.
    B. PROVIDE 2" CONDUIT FROM ELECTRICAL SERVICE TO ROOF.
    C. NEWLY CONSTRUCTED ONE- & TWO- FAMILY DWELLING & TOWNHOUSES WITH ATTACHED PRIVATE GARAGES SHALL COMPLY WITH EV INFRASTRUCTURE REQUIREMENTS IN ACCORDANCE WITH CBC CHAPTER 4, DIVISION 4.1 (R309.8)
    D. ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION - CGBSC 4.106.4
    NEW CONSTRUCTION SHALL COMPLY WITH SECTIONS 4.106.4.1 AND 4.106.4.2 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGES. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE 2019 CEC, ARTICLE 625.
    E. IDENTIFICATION CGBSC 4.106.4.1.1
    THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".
20. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS & ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY. (CRC R317.1, ITEM 2)
21. SILLS & SLEEPERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE GROUND & GIRDERS WITH LESS THAN ½" CLEARANCE TO MASONRY & CONCRETE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY. (CRC R317.1, 3 & 4).
22. FIELD-CUTTING ENDS, NOTCHES & DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. (CRC R317.1.1)
23. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING & FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL & VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR & LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS & FIREPLACES. (CRC R302.11)
24. THERE SHALL BE POOL/SPA SAFETY WALLS AND GATES AROUND THE PROPERTY. WALLS SHALL BE 5'-0" HIGH MINIMUM AND GATES SHALL BE 5' HIGH SELF-CLOSING AND SELF-LATCHING SWINGING OUTWARD.
25. JOINTS & OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION & EXFILTRATION (2019 BEES SEC. 110.7)
26. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED FOR ALL NEW CONSTRUCTION & RECONSTRUCT STRUCTURES. ACCESSORY STRUCTURES SUCH AS PATIO COVERS, STORAGE SHEDS, BRIDGES, DECKS, CARPORTS, GREENHOUSES OR SIMILAR STRUCTURES ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
27. FOR EROSION CONTROL PLAN, REFER TO GRADING PLAN SET.
28. FOR SITE DRAINAGE, REFER TO GRADING PLAN SET.
29. FOR NEW CONSTRUCTION, ALL UTILITY SERVICES LOCATED WITHIN THE EXTERIOR BOUNDARY LINES OF LOT OR PARCEL OF PROPERTY SHALL BE INSTALLED UNDERGROUND.



OWNER

135 EMERALD BAY, LLC
PALMERO TRUST

CONTACT PERSON: BOB KOURY
200 MAIN STREET, #206
HUNTINGTON BEACH, CA. 92648

JOB ADDRESS

135 EMERALD BAY
LAGUNA BEACH, CA 92651

LEGAL DESCRIPTION

LOT-N TRACT-POINT
CITY OF LAGUNA BEACH, CA
APN 053-040-04

SITE FOOTAGE CALCULATION

TOTAL LOT AREA	7,540.00 SQ. FT.
TOTAL BUILDING FOOTPRINT (39.99%)	3,014.80 SQ. FT.

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

SCOPE OF WORK

C NEW CUSTOM 2-STORY SFD WITH FINISHED BASEMENT (6,732.00 SQ. FT.) & GARAGE (761.50 SQ. FT.)

BASEMENT	2,187.70 SQ FT.	C
FIRST FLOOR	1,940.30 SQ FT.	
SECOND FLOOR	2,604.0 SQ FT.	
TOTAL LIVING AREA	6,732.00 SQ. FT.	C
GARAGE	761.50 SQ. FT.	
DECK (2ND FLOOR)	435.00 SQ. FT.	
BALCONY (2ND FLOOR)	52.00 SQ. FT.	
ELECTRICAL RM	26.00 SQ. FT.	C

LEGEND

RAISED DECK OVER BASEMENT

OCFA RESIDENTIAL SITE PLAN NOTES

1. OCFA SITE INSPECTIONS MAY BE REQUIRED FOR THIS PROJECT - SEE APPROVAL STAMP. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 72 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
2. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
3. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
4. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
5. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
6. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
7. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09.
8. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
9. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2019 CFC/CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

RELATED PERMITS

COASTAL COMMISSION	PA21-0210
BLDG PERMIT	BLD22-0100
GRADING PERMIT	GRD
LANDSCAPE PERMIT	LND
SOLAR PERMIT	SLR22-0094
MECHANICAL PERMIT	MEC22-0083
ELECTRICAL PERMIT	ELE22-0104
PLUMBING PERMIT	PLB22-0103
SHORING PERMIT	BLD22-0105
DEMOLITION PERMIT	DMO

ERIC TRABERT & ASSOCIATES

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PALMERO TRUST

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LAGUNA BEACH, CA 92651

APN 053-040-04

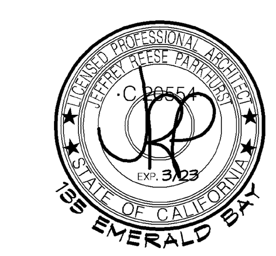
SITE PLAN

SUBMITTALS:

11-08-21	COASTAL/PLANNING SUB 1
2-1-22	COASTAL/PLANNING SUB 2

REVISIONS:

A	12-14-21 COASTAL COMMISSION PC 1 - CT
B	01-05-22 ETA CHANGES - CT
C	01-26-22 ETA CHANGES - CT



DATE : 3.17.2020

STYLE :

DRAWN BY: JT

JOB NO. 02.0-SP-KOURY

SCALE 1/8"= 1'-0"

SHEET **2.0**

NOT FOR CONSTRUCTION

1/26/2022 11:28:23 AM, eta3

GREEN BUILDING STANDARDS

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

NOTES FOR ACOUSTICAL ANALYSIS OF HVAC INSTALLATIONS

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

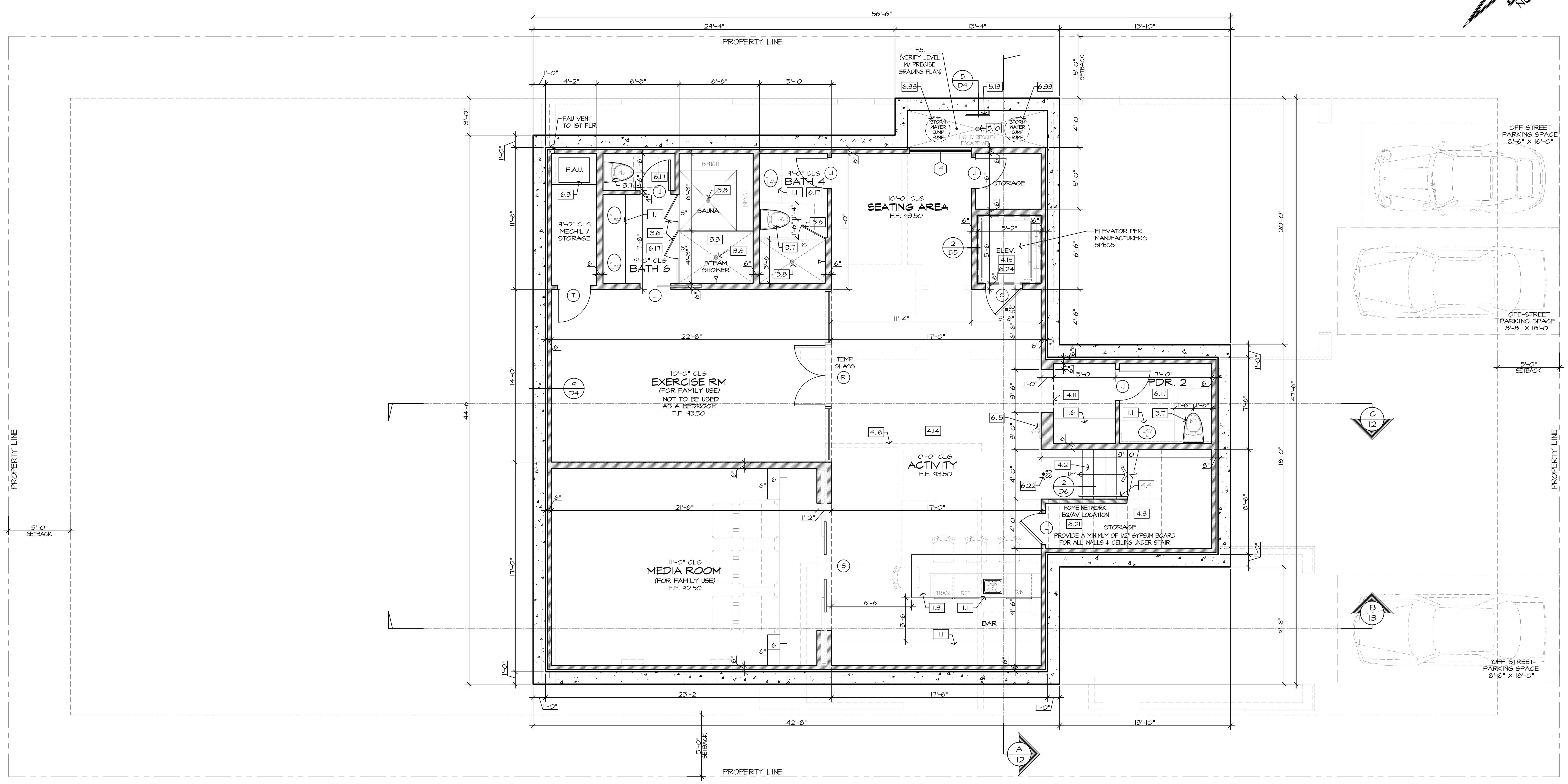
GENERAL NOTES

1. FOR FLOOR PLAN KEYNOTES, PLEASE REFER TO ARCHITECTURAL SHEET 5.
2. NOT USED.
3. ALL EXTERIOR LIGHTING MUST BE LOW VOLTAGE & NOT SHINE ON NEIGHBOR'S PROPERTY.
4. PROVIDE A MINIMUM OF 100 SQ. IN. OPENING ABOVE THE DOOR @ LAUNDRY ROOM FOR MAKEUP AIR
5. EMERGENCY ESCAPES SHALL OPEN DIRECTLY INTO A PUBLIC WAY, YARD OR COURT.
6. EXTERIOR WINDOWS AND DOORS SHALL BE TESTED AND LABELED IN ACCORDANCE WITH CRC R612.3, R612.4 AND R612.R. MULLIONS SHALL BE TESTED IN ACCORDANCE WITH CRC R612.8. (CRC R612)
7. FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE IN ACCORDANCE WITH CRC R302.11.
8. OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS/NOXIOUS CONTAMINANT IN ACCORDANCE WITH CRC R303.5.1. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS.
9. ROOF AND DECK AREA DRAINS TO BE DESIGNED FOR RAINFALL PER TABLE 11-1 (CPC 1105).
10. OVERFLOW DRAINS SHALL HAVE SEPARATE INDEPENDENT PIPING AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. OVERFLOW SCUPPERS SHALL HAVE AN AREA 3 TIMES THE ROOF DRAIN, A MINIMUM OPENING HEIGHT OF 4", AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. (CRC R903.4.1)
11. (CRC R310.1) BASEMENTS SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD, OR EXIT COURT. EACH SLEEPING ROOM AT BASEMENT SHALL HAVE ITS EMERGENCY EGRESS AND RESCUE OPENING. ESCAPE WINDOWS WITH A FINISHED SILL HEIGHT BELOW ADJACENT GROUND ELEVATION SHALL HAVE A WINDOW WELL AND LADDER PER CRC R310.2.
12. ELEVATOR SHALL BE IN COMPLIANCE WITH ASME A17.1/CSA B44. CRC R321.1
13. FOR EXHAUST VENT DUCT SIZE & ROUTE FOR KITCHEN HOOD & LAUNDRY ROOM DRYER, REFER TO MECHANICAL PLAN SET.
14. FENESTRATION PRODUCTS SHALL BE CERTIFIED FOR OVERALL U-VALUES & OVERALL SHGC, AND SHALL HAVE A TEMPORARY LABEL WHICH LISTS THE CERTIFIED U-VALUE AND SHGC, AND CERTIFIES THAT APPLICABLE AIR INFILTRATION REQUIREMENTS ARE MET. CEC 110.6(a)(2), 110.6(a)(3) & 110.6(a)(5).

LEGEND

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

NORTH



BASEMENT PLAN

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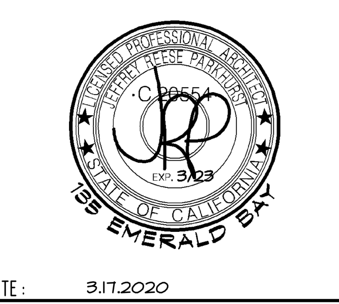
APN 053-040-04

SUBMITTALS:

REVISIONS:



DATE: 3.17.2020

STYLE:

DRAWN BY: JT

JOB NO. 06-OFP-KOURY

SCALE 1/4"= 1'-0"

SHEET 6

NOT FOR CONSTRUCTION

1/26/2022 11:29:49 AM, eta3

GREEN BUILDING STANDARDS

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2. AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, ACCEPTABLE TO THE ENFORCING AGENY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. (PER SECTION CGBS 4.410)

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GENERAL NOTES

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4. PROVIDE A MINIMUM OF 100 SQ. IN. OPENING ABOVE THE DOOR @ LAUNDRY ROOM FOR MAKEUP AIR
5. EMERGENCY ESCAPES SHALL OPEN DIRECTLY INTO A PUBLIC WAY, YARD OR COURT.
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7. FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE IN ACCORDANCE WITH CRC R302.11.
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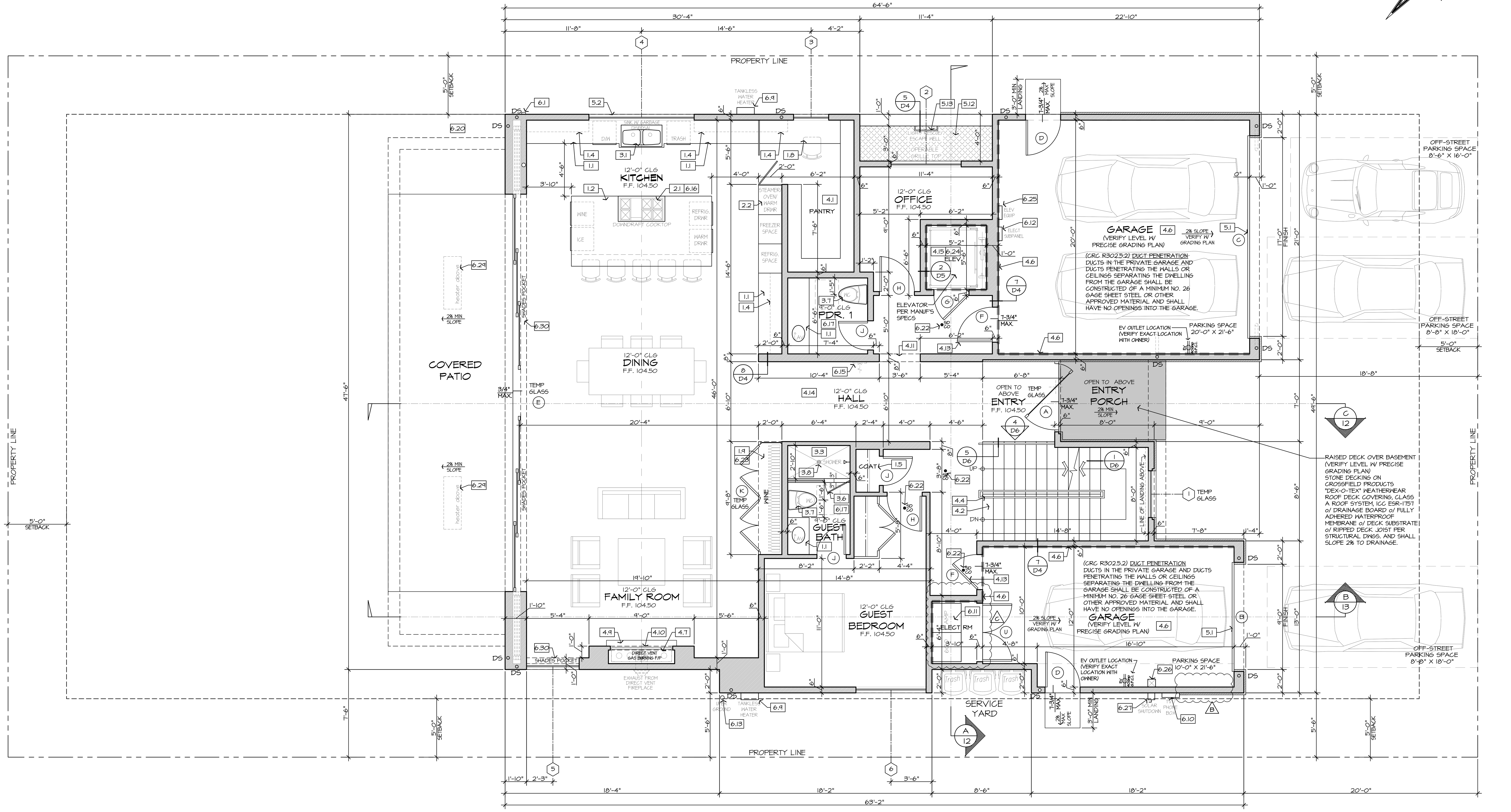
LEGEND

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

NORTH



FIRST FLOOR PLAN

ERIC TRABERT & ASSOCIATES

E.T.A.
RESIDENTIAL DESIGN

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APN 053-040-04

SUBMITTALS:

REVISIONS:

B	01-05-22 ETA CHANGES - CT
C	01-26-22 ETA CHANGES - CT

LICENSED PROFESSIONAL ARCHITECT
JEFFREY REESE PARKHURST
C 20554
EXP. 3/23
STATE OF CALIFORNIA
135 EMERALD BAY

DATE: 3.17.2020

STYLE:

DRAWN BY: JT

JOB NO. 07-1FP-KOURY

SCALE 1/4"= 1'-0"

SHEET 7

NOT FOR CONSTRUCTION

1/26/2022 11:30:23 AM, eta3

GREEN BUILDING STANDARDS

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

NOTES FOR ACOUSTICAL ANALYSIS OF HVAC INSTALLATIONS

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

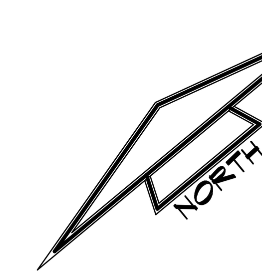
GENERAL NOTES

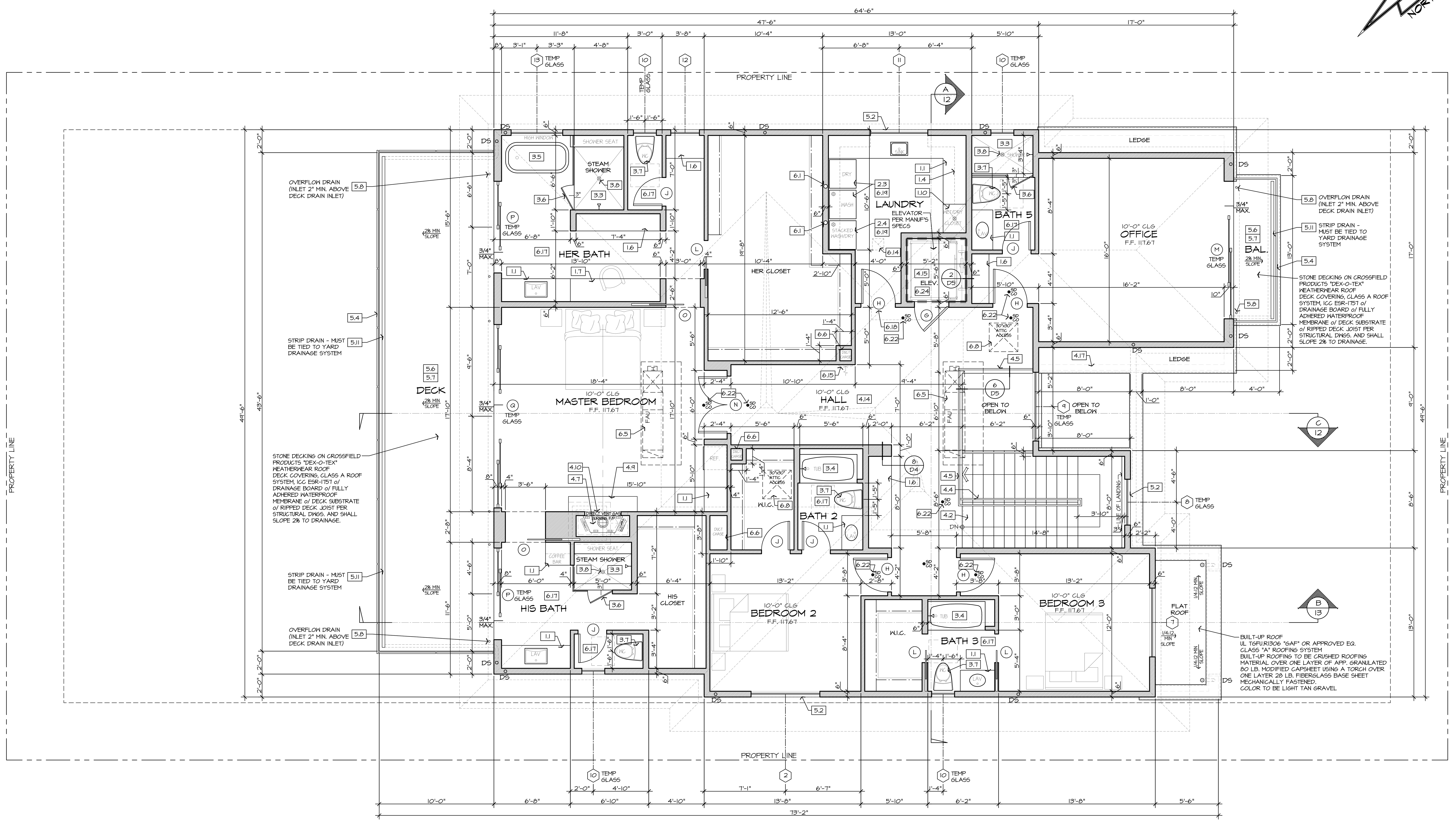
1. FOR FLOOR PLAN KEYNOTES, PLEASE REFER TO ARCHITECTURAL SHEET 5.
2. NOT USED.
3. ALL EXTERIOR LIGHTING MUST BE LOW VOLTAGE & NOT SHINE ON NEIGHBOR'S PROPERTY.
4. PROVIDE A MINIMUM OF 100 SQ. IN. OPENING ABOVE THE DOOR @ LAUNDRY ROOM FOR MAKEUP AIR
5. EMERGENCY ESCAPES SHALL OPEN DIRECTLY INTO A PUBLIC WAY, YARD OR COURT.
6. EXTERIOR WINDOWS AND DOORS SHALL BE TESTED AND LABELED IN ACCORDANCE WITH CRC R612.3, R612.4 AND R612.R. MULLIONS SHALL BE TESTED IN ACCORDANCE WITH CRC R612.8. (CRC R612)
7. FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE IN ACCORDANCE WITH CRC R302.11.
8. OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS/NOXIOUS CONTAMINANT IN ACCORDANCE WITH CRC R303.5.1. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS.
9. ROOF AND DECK AREA DRAINS TO BE DESIGNED FOR RAINFALL PER TABLE 11-1 (CPC 1105).
10. OVERFLOW DRAINS SHALL HAVE SEPARATE INDEPENDENT PIPING AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. OVERFLOW SCUPPERS SHALL HAVE AN AREA 3 TIMES THE ROOF DRAIN, A MINIMUM OPENING HEIGHT OF 4", AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. (CRC R903.4.1)
11. (CRC R310.1) BASEMENTS SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD, OR EXIT COURT. EACH SLEEPING ROOM AT BASEMENT SHALL HAVE ITS EMERGENCY EGRESS AND RESCUE OPENING. ESCAPE WINDOWS WITH A FINISHED SILL HEIGHT BELOW ADJACENT GROUND ELEVATION SHALL HAVE A WINDOW WELL AND LADDER PER CRC R310.2.
12. ELEVATOR SHALL BE IN COMPLIANCE WITH ASME A17.1/CSA B44. CRC R321.1
13. FOR EXHAUST VENT DUCT SIZE & ROUTE FOR KITCHEN HOOD & LAUNDRY ROOM DRYER, REFER TO MECHANICAL PLAN SET.
14. FENESTRATION PRODUCTS SHALL BE CERTIFIED FOR OVERALL U-VALUES & OVERALL SHGC, AND SHALL HAVE A TEMPORARY LABEL WHICH LISTS THE CERTIFIED U-VALUE AND SHGC, AND CERTIFIES THAT APPLICABLE AIR INFILTRATION REQUIREMENTS ARE MET. CEC 110.6(a)(2), 110.6(a)(3) & 110.6(a)(5).

LEGEND

1-HOUR FIRE RATED SEPARATION

EXTERIOR WALL TO BE MINIMUM OF 2X6





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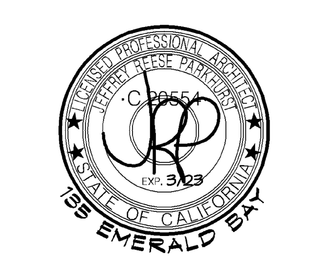
LAGUNA BEACH, CA 92651

APN 053-040-04

SECOND FLOOR PLAN

SUBMITTALS:

REVISIONS:



DATE: 3.17.2020

STYLE:

DRAWN BY: JT

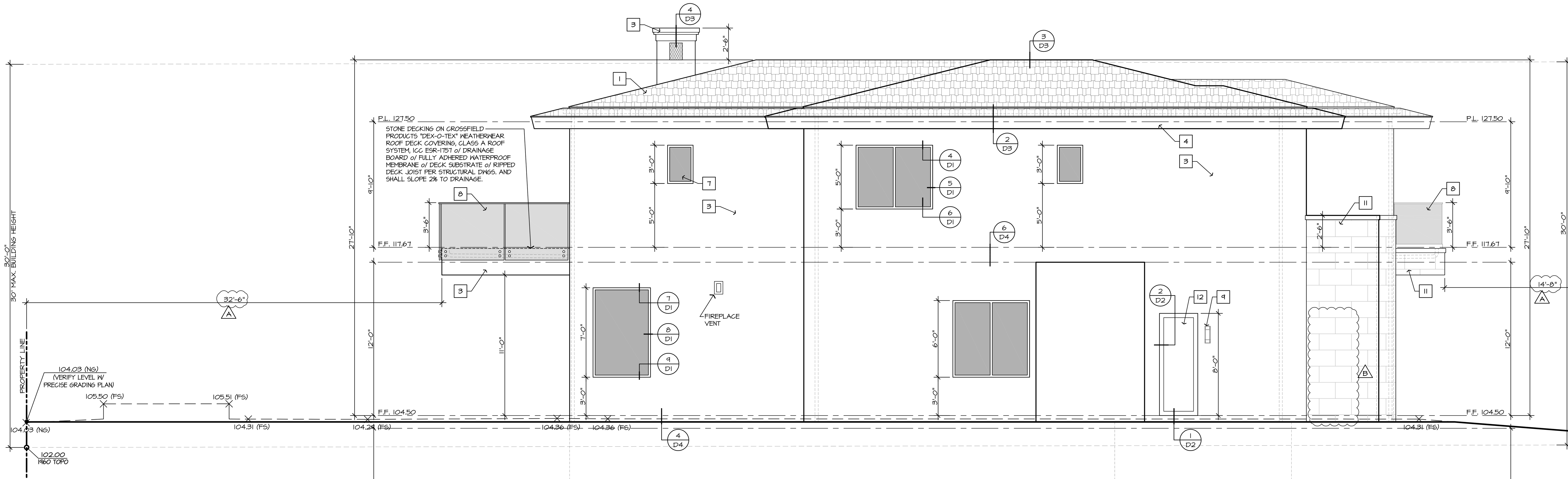
JOB NO. 08-2FP-KOURY

SCALE 1/4"= 1'-0"

SHEET 8

NOT FOR CONSTRUCTION

1/26/2022 11:30:56 AM, eta3

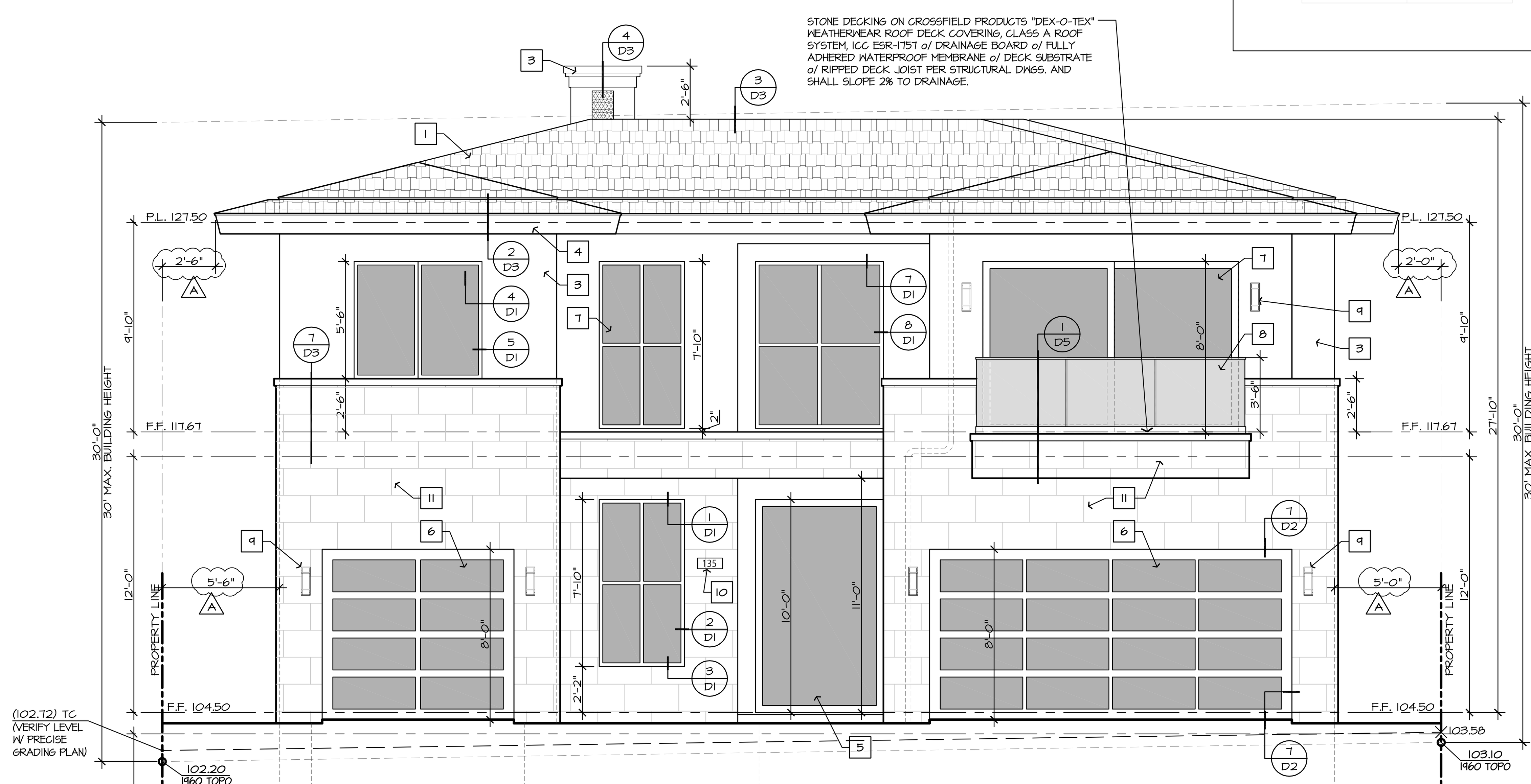


LEFT ELEVATION

EXTERIOR LIGHT FIXTURE NOTES

1. EXTERIOR LIGHT FIXTURE TO BE "EGLO" RIGA 2 LIGHT WALL SCONCE, MATTE BLACK FINISH

2. EXTERIOR LIGHT FIXTURES FOR 1ST FLOOR WILL BE RECESSED LIGHTS IN CEILING / DECK FROM ABOVE TO BE "COOPER LIGHTING" HALO HL36SAR



EMERALD BAY (FRONT) ELEVATION

ELEVATION KEYNOTES & COLORS

1	MAIN ROOFING TO BE: "EAGLE ROOFING PRODUCTS" IAPMO ER-1900 STANDARD WEIGHT CONCRETE ROOF TILE GOLDEN EAGLE (199) CHARCOAL BLEND CLASS "A" ROOFING WEIGHT: 9.7 LBS/SQ FT
2	BUILT-UP ROOF: UL TGFU.R1306 "GAF" OR APPROVED EQ. CLASS "A" ROOFING SYSTEM BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP. GRANULATED 80 LB. MODIFIED CAPSHEET USING A TORCH OVER ONE LAYER 28 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED. COLOR TO BE LIGHT TAN GRAVEL.
3	7/8" THICK STUCCO ON CORROSION RESISTANT METAL LATH O/ 2 LAYERS OF GRADE D' BUILDING PAPER OR 60 MIN. GRADE D' PAPER SHALL BE APPLIED O/ ALL WOOD BASE SHEATHING. "MERLEX" COLOR TO BE ½ P 941 SBF.
4	METAL FASCIA COLOR TO BE DARK GREY
5	ENTRY DOOR TO BE "ANDERSEN" E-SERIES BLACK PIVOT GLASS DOOR
6	GARAGE DOOR TO BE BLACK ALUMINUM FRAME WITH WHITE LAMINATED TEMPERED GLASS
7	EXTERIOR DOORS & WINDOWS TO BE "ANDERSEN" E-SERIES BLACK.
8	42" MIN. HIGH TEMP. GLASS GUARDRAIL PER ELEV.
9	EXTERIOR LIGHT FIXTURE TO BE "EGLO" RIGA 2 LIGHT WALL SCONCE, MATTE BLACK FINISH
10	HOUSE STREET NUMBER VISIBLE & LEGIBLE FROM STREET. MINIMUM 4" HIGH x 1" WIDE (PER CRC R319) AND ILLUMINATED AT NIGHT.
11	ADHERED LIMESTONE TO BE "ROCK MILL TILE AND STONE" LIMESTONE TO BE AMENDOA VEIN CUT HONED MAXIMUM THICKNESS: 1-¼" MAXIMUM WEIGHT: - PSF
12	EXTERIOR WOOD DOOR TO BE PAINTED BLACK

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTES FOR ACOUSTICAL ANALYSIS OF HVAC INSTALLATIONS

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

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PALMERO TRUST
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APN 053-040-04

ELEVATIONS

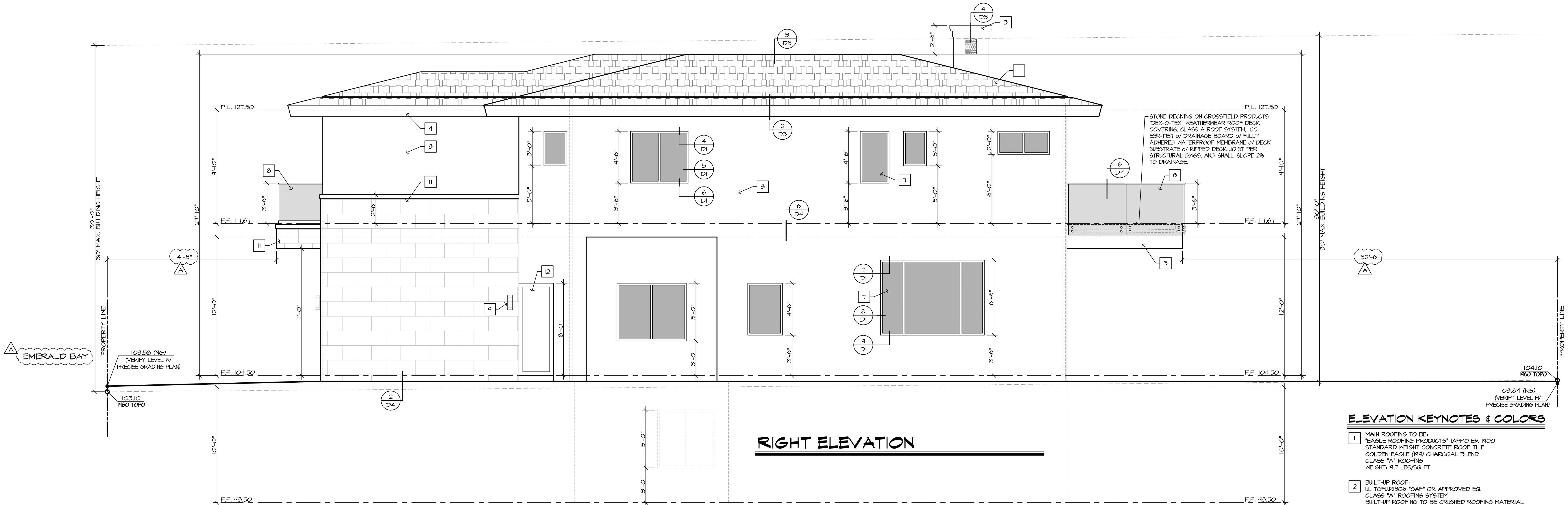
SUBMITTALS:

REVISIONS:
A 12-14-21 COASTAL COMMISSION PC 1 - CT
B 01-05-22 ETA CHANGES - CT

LICENSED PROFESSIONAL ARCHITECT
JEFFREY REESE PARKHURST
C 20554
EXP. 3/23
STATE OF CALIFORNIA
135 EMERALD BAY

DATE: 3.17.2020
STYLE:
DRAWN BY: JT
JOB NO. 10-ELE-KOURY
SCALE 1/4"= 1'-0"
SHEET 10

NOT FOR CONSTRUCTION



RIGHT ELEVATION

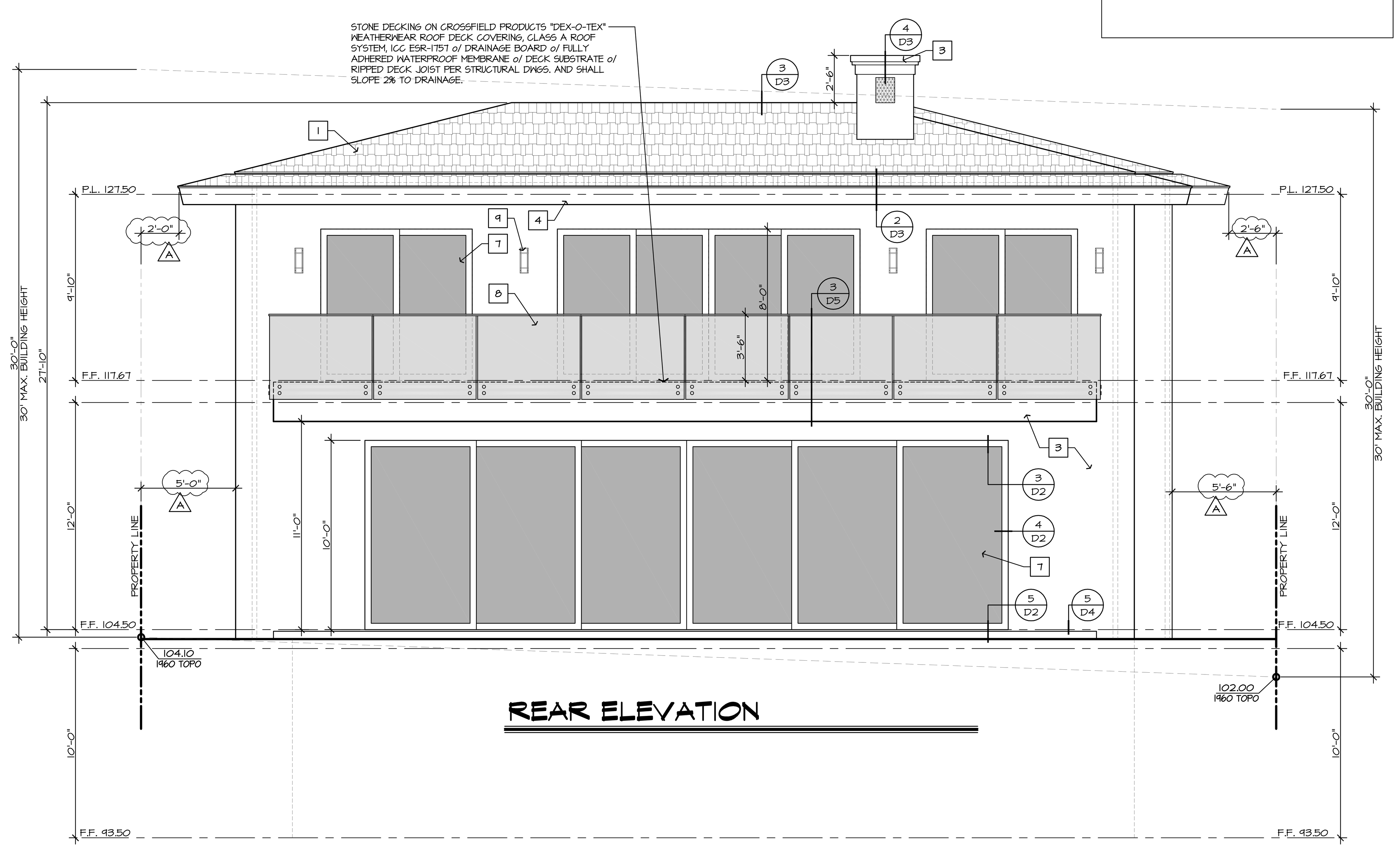
EXTERIOR LIGHT FIXTURE NOTES

1. EXTERIOR LIGHT FIXTURE TO BE "EGLO" RIGA 2 LIGHT WALL SCONCE, MATTE BLACK FINISH

2. EXTERIOR LIGHT FIXTURES FOR 1ST FLOOR WILL BE RECESSED LIGHTS IN CEILING / DECK FROM ABOVE TO BE "COOPER LIGHTING" HALO HL36SAR

ELEVATION KEYNOTES & COLORS

1	MAIN ROOFING TO BE: "EAGLE ROOFING PRODUCTS" IAPMO ER-1900 STANDARD WEIGHT CONCRETE ROOF TILE GOLDEN EAGLE (199) CHARCOAL BLEND CLASS "A" ROOFING WEIGHT: 9.7 LBS/SQ FT
2	BUILT-UP ROOF: UL TGFU.R1306 "GAF" OR APPROVED EQ. CLASS "A" ROOFING SYSTEM BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP. GRANULATED 80 LB. MODIFIED CAPSHEET USING A TORCH OVER ONE LAYER 28 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED. COLOR TO BE LIGHT TAN GRAVEL.
3	7/8" THICK STUCCO ON CORROSION RESISTANT METAL LATH O/ 2 LAYERS OF GRADE D' BUILDING PAPER OR 60 MIN. GRADE D' PAPER SHALL BE APPLIED O/ ALL WOOD BASE SHEATHING. "MERLEX" COLOR TO BE ½ P 941 SBF.
4	METAL FASCIA COLOR TO BE DARK GREY
5	ENTRY DOOR TO BE "ANDERSEN" E-SERIES BLACK PIVOT GLASS DOOR
6	GARAGE DOOR TO BE BLACK ALUMINUM FRAME WITH WHITE LAMINATED TEMPERED GLASS
7	EXTERIOR DOORS & WINDOWS TO BE "ANDERSEN" E-SERIES BLACK.
8	42" MIN. HIGH TEMP. GLASS GUARDRAIL PER ELEV.
9	EXTERIOR LIGHT FIXTURE TO BE "EGLO" RIGA 2 LIGHT WALL SCONCE, MATTE BLACK FINISH
10	HOUSE STREET NUMBER VISIBLE & LEGIBLE FROM STREET. MINIMUM 4" HIGH x 1" WIDE (PER CRC R319) AND ILLUMINATED AT NIGHT.
11	ADHERED LIMESTONE TO BE "ROCK MILL TILE AND STONE" LIMESTONE TO BE AMENDOA VEIN CUT HONED MAXIMUM THICKNESS: 1-¼" MAXIMUM WEIGHT: - PSF
12	EXTERIOR WOOD DOOR TO BE PAINTED BLACK



REAR ELEVATION

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTES FOR ACOUSTICAL ANALYSIS OF HVAC INSTALLATIONS

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

ERIC TRABERT & ASSOCIATES
E.T.A.
RESIDENTIAL DESIGN

9521 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618

TEL: 949.861.2244
FAX: 949.861.2233
www.etadesign.com

135 EMERALD BAY, LLC
PALMERO TRUST
135 EMERALD BAY DR.
LAGUNA BEACH, CA 92651

APN 053-040-04

ELEVATIONS

SUBMITTALS:

REVISIONS:
A 12-14-21 COASTAL COMMISSION PC 1 - CT

LICENSED PROFESSIONAL ARCHITECT JEFFREY REESE PARKHURST C 20554 EXP. 3/23 STATE OF CALIFORNIA
135 EMERALD BAY

DATE: 3.17.2020
STYLE:
DRAWN BY: JT
JOB NO. 11-ELE-KOURY
SCALE 1/4"= 1'-0"
SHEET 11

NOT FOR CONSTRUCTION

PRECISE GRADING PLAN
KOURY RESIDENCE
POR. R.S.B. 14/20 (APN: 053-040-04)
135 EMERALD BAY, LAGUNA BEACH, CA 92651

811 Know what's below. Call before you dig.
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
DATE REVISED: 7-1-06

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NOTICE TO CONTRACTOR

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF ANY WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
2. IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY SURVEY CREWS UNDER HIS DIRECT SUPERVISION.
3. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO, THESE LINES OR STRUCTURES.

(1) ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE COUNTY OF ORANGE AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF OCPW STANDARD PLANS SHALL BE RETAINED ON THE SITE.

(2) GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, DISTRICT GRADING INSPECTOR AND WHEN REQUIRED THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.

(3) ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.

(4) THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.

(5) PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE OC PLANNING,
GRADING SECTION, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.

(6) THE SOIL ENGINEER AND THE ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.

(7) THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.

(8) THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.

(9) SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.

(10) THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS-GRADED PLANS.

(11) AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOILS ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.

(12) FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER O.C.P.W. STANDARD PLAN NO. 1322.

(13) ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.

(14) FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE DENSITY. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO MINIMUM OF 95% RELATIVE DENSITY. MAXIMUM DENSITY SHALL BE DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT, AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.

(15) CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.

(16) ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICAL FOR APPROVAL.

(17) WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPE IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE BUILDING OFFICAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.

(18) WHEN CUT PADS ARE BROUGHT NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER A COMPACTED FILL BLANKET WILL BE PLACED.

(19) ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE.

(20) ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED, OR CRUSHED IN PLACE, AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.

(21) ANY EXISTING WATER WELLS SHOULD BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY, HEALTH CARE AGENCY, AND DIVISION OF ENVIRONMENTAL HEALTH.

(22) ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF OC PLANNING/BUILDING INSPECTION.

(23) STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICAL PRIOR TO EXCAVATION.

(24) EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE DISTRICT GRADING INSPECTOR.

(25) THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OR EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS.

(26) THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.

(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 SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.

(28) ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULPHATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.

(29) SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.

GRADING NOTES (cont.)

(30) ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

(31) SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

(32) THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.

(33) APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.

(34) GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-HALF MILE OF A HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8:00 P.M. AND 7:00 A.M. DAILY, ON SUNDAY OR ON A FEDERAL HOLIDAY.
(A) ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000' OR A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
(B) ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL)
(C) STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OR GRADING PERMIT.

(35) GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AQMD MEASURES F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUCH AS SANTA ANA WIND CONDITIONS.

(36) ASPHALT SECTIONS MUST BE PER CODE: PARKING STALLS = 3" A/C OVER 6" A/B, DRIVES 3: A/C OVER 10" (COMM) 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE DISTRICT GRADING INSPECTOR. THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON "R" VALUE ANALYSIS OF THE SUBGRADE SOILS, AND EXPECTED TRAFFIC INDICES.

(37) ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OCPW STANDARD PLAN 1805.

(38) AGGREGATE BASE SECTION SHALL BE CONSTRUCTED PER OCPW STANDARD PLAN 1804.

(39) ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES.

(40) THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.

(41) PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE BUILDING OFFICIAL THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.

(42) THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.

(43) THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.

(44) THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.

(45) IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY HCA/ENVIRONMENTAL HEALTH AND OC PLANNING/GRADING.

EROSION CONTROL NOTES

(46) IN CASE OF EMERGENCY CALL: BOB KOURY AT (714)-960-5495

(47) EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

(48) EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICAL.

(49) ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

(50) AFTER A RAINSTORM ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS & BASINS.

(51) GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE TO BE DIRECTED TOWARD DESILTING FACILITIES.

(52) THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

(53) THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

ENVIRONMENTAL NOTES

(54) THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.

(55) PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE. AND FEDERAL REQUIREMENTS.

(56) PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

(57) DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

(58) SPECIAL NOTE: SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE.

CALIFORNIA CIVIL CODE (SECTION 832)

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

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.
3. 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 OR IS BEING MADE.
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 THEN 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.

1. IN THE CASE OF EMERGENCY, CALL BOB KOURY AT WORK PHONE # (714) 960-5495 OR HOME PHONE # ____________
2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.
4. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, AND SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT 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, VEHICLE/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.
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 OR 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 COMMENCE OF ANY WORK." CONTACT CAL/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION.

NOT FOR CONSTRUCTION

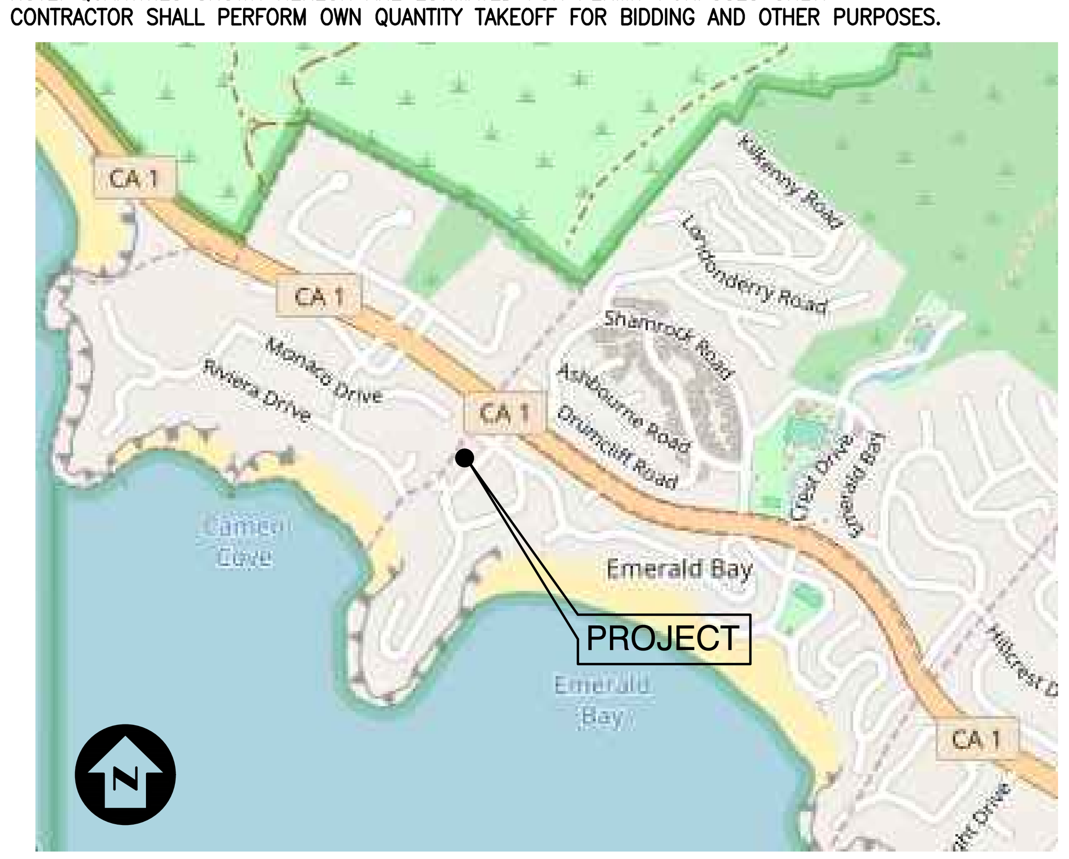
CONSTRUCTION NOTES AND QUANTITY ESTIMATE

EARTHWORK	CUT	FILL
EXCAVATION	900 CY	
EMBANKMENT		0 CY
OVEREXCAVATION/RECOMPACTION	200 CY	200 CY
EXPORT		900 CY
TOTAL	1,100 CY	1,100 CY

CONSTRUCTION NOTES

		QTY
1	CONSTRUCT CONCRETE HARDSCAPE PER DETAIL ON SHEET C-3.	1,750 S.F.
2	CONSTRUCT CONCRETE DRIVEWAY PER DETAIL ON SHEET C-3.	310 S.F.
3	INSTALL 4" DIA. SCHEDULE 40 PVC OR SDR 35 PIPE DRAIN SYSTEM.	480 S.F.
4	INSTALL 12"X18" CONC. BOX W/ PEDESTRIAN RATED GRATE, BROOKS PRODUCT CB-1218 OR EQUAL. SEE DETAIL ON SHEET C-3.	1 EA.
5	INSTALL 6" ATRIUM DRAIN NDS 90 W/ RISER & ADAPTOR, OR EQUAL PER DETAIL ON SHEET C-3.	16 EA.
6	INSTALL 6" FLAT DRAIN NDS 40 W/ RISER & ADAPTOR, OR EQUAL PER DETAIL ON SHEET C-3.	3 EA.
7	INSTALL 9" FLAT DRAIN NDS 940 W/ RISER & ADAPTOR, OR EQUAL PER DETAIL ON SHEET C-3.	6 EA.
8	INSTALL SUBDRAIN PER SOILS REPORT. SEE DETAIL ON SHEET C-3.	210 L.F.
9	CONSTRUCT DRIVEWAY APPROACH PER OCPW STD. 1209. W=PER PLAN, X=3'.	95 S.F.
10	DOWNSPOUT TO BE CONNECTED TO STORM DRAIN SYSTEM PER DETAIL ON SHEET C-3.	6 EA.
11	CONSTRUCT CURB AND GUTTER TYPE A1-6 PER O.C.P.W. STD. 120-2-0C.	60 L.F.
12	REMOVE 18" OF EXIST. PAVEMENT AND REPLACE WITH FULL DEPTH OF AC(MIN.8").	60 L.F.
13	INSTALL FORCE MAIN, SIZE PER PUMP MANUFACTURERS RECOMMENDATIONS.	215 L.F.
14	INSTALL LIFT STATION #1 , DUPLEX SYSTEM PUMP W/ BACKUP POWER SOURCE PER PUMP SPEC. LSD-1	1 EA.
15	INSTALL LIFT STATION #2 , DUPLEX SYSTEM PUMP W/ BACKUP POWER SOURCE PER PUMP SPEC. LSD-2.	1 EA.
16	INSTALL CURB OUTLET, 2-3" OUTLET PER DETAIL ON SHEET C-3.	1 EA.
17	CONSTRUCT SIDEYARD SWALE PER DETAIL ON SHEET C-3.	160 L.F.

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



VICINITY MAP
NOT TO SCALE

JOB ADDRESS
135 EMERALD BAY
LAGUNA BEACH, CA 92651

ARCHITECT
ERIC TRABERT & ASSOC, INC.
9521 IRVINE CENTER DR
IRVINE, CA 92618
TEL: (949) 861-2244

GEOTECHNICAL CONSULTANT
GMU
23241 ARROYO VISTA
RANCHO SANTA MARGARITA, CA 92688
TEL: (949) 888-6513

LEGAL DESCRIPTION
POR. R.S.B. 14/20
APN: 053-040-04

BASIS OF BEARINGS
BEING THE MOST NORTHERLY PROPERTY LINE SHOWN HEREON AS N50°20'25"W

BENCH MARK
OCSBM E-783
ELEV=99.739
NAVD88 DATUM

OWNER
BOB KOURY
135 EMERALD BAY
LAGUNA BEACH CA, 92651
714-960-5495

DEVELOPMENT STATISTICS

SITE AREA	0.173 AC	7,540 S.F.
DISTURBED AREA	0.173 AC	7,540 S.F.
IMPERVIOUS AREA		
PRE-PROJECT	0.100 AC	4,380 S.F.
NEW/REPLACEMENT	0.112 AC	4,880 S.F.
POST-PROJECT	0.112 AC	4,880 S.F.

GRD22-

PLANS PREPARED BY:
TOAL ENGINEERING, INC.
CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY
139 Avenida Navarro
San Clemente, CA 92672
949.492.8586
www.toalengineering.com

REGISTERED PROFESSIONAL ENGINEER
CALEB RIOS
No. 57587
CIVIL
STATE OF CALIFORNIA

CALEB RIOS
R.C.E. 57587
DATE:

PREPARED FOR:
BOB KOURY
135 EMERALD BAY DRIVE
LAGUNA BEACH, CA 92651
TEL: (714) 960-5495

REVISIONS | BY | DATE | APVD. | DATE

KOURY RESIDENCE
TITLE SHEET
POR. R.S.B. 14/20
135 EMERALD BAY, LAGUNA BEACH, CA 92651

DATE: 01/20/22	H. SCALE: 1"=8'
SURVEY DATE: 5/14/2020	V. SCALE: N/A
DRN.: O.R.	DWG. NO.
CHD.: C.R.	C-1
APPD.: C.R.	
JOB NO. 20031	SHEET 1 OF 6

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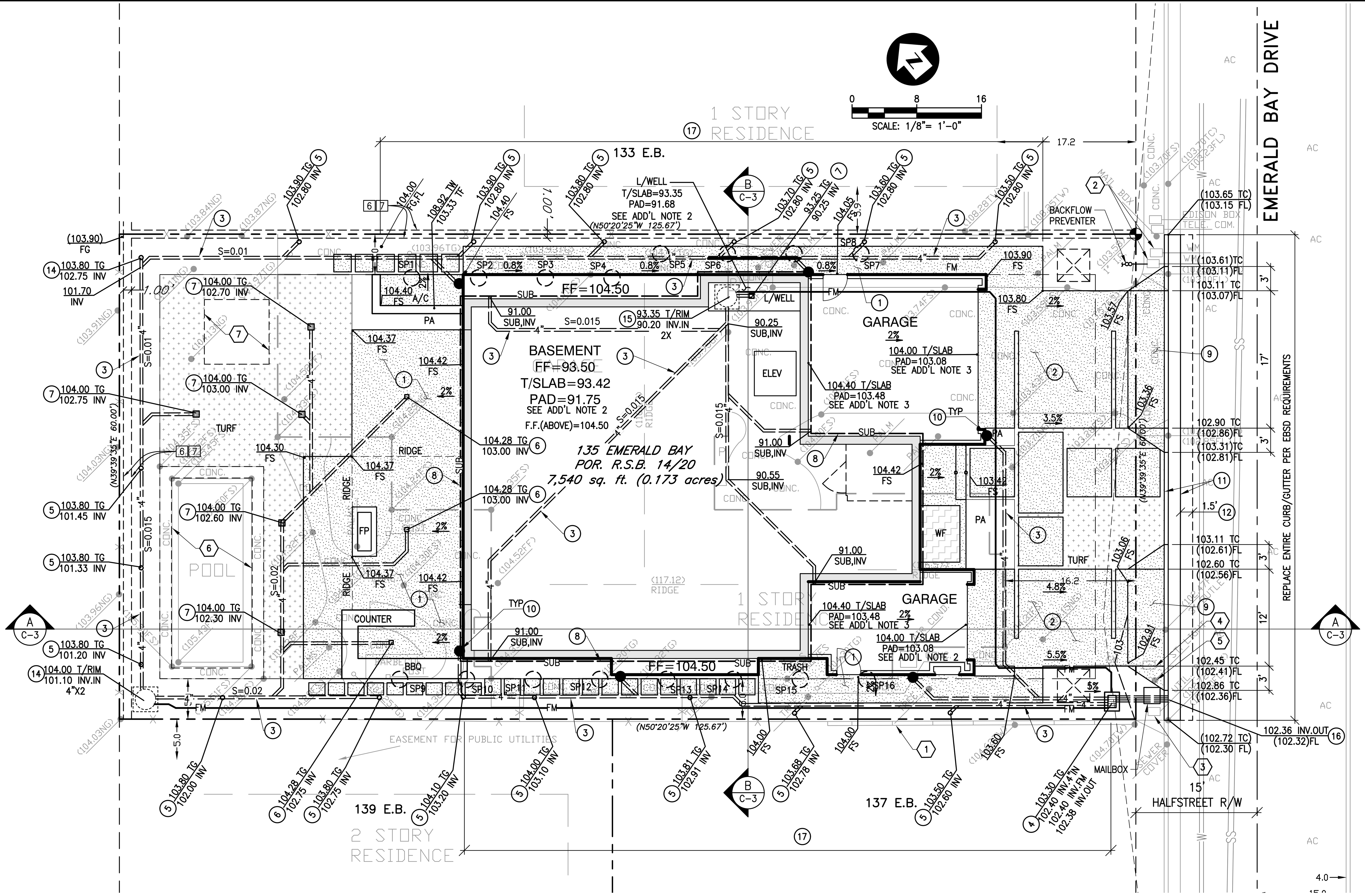

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE HARDSCAPE PER DETAIL ON SHEET C-3.
2. CONSTRUCT CONCRETE DRIVEWAY PER DETAIL ON SHEET C-3.
3. INSTALL 4" DIA. SCHEDULE 40 PVC OR SDR 35 PIPE DRAIN SYSTEM.
4. INSTALL 12"X18" CONC. BOX W/ PEDESTRIAN RATED GRATE, BROOKS PRODUCT CB-1218 OR EQUAL. SEE DETAIL ON SHEET C-3.
5. INSTALL 6" ATRIUM DRAIN NDS 90 W/ RISER & ADAPTOR, OR EQUAL PER DETAIL ON SHEET C-3.
6. INSTALL 6" FLAT DRAIN NDS 40 W/ RISER & ADAPTOR, OR EQUAL PER DETAIL ON SHEET C-3.
7. INSTALL 9" FLAT DRAIN NDS 940 W/ RISER & ADAPTOR, OR EQUAL PER DETAIL ON SHEET C-3.
8. INSTALL SUBDRAIN PER SOILS REPORT. SEE DETAIL ON SHEET C-3.
9. CONSTRUCT DRIVEWAY APPROACH PER OCPW STD. 1209. W=PER PLAN, X=3'.
10. DOWNSPOUT TO BE CONNECTED TO STORM DRAIN SYSTEM PER DETAIL ON SHEET C-3.
11. CONSTRUCT CURB AND GUTTER TYPE A1-6 PER O.C.P.W. STD. 120-2-0C.
12. REMOVE 18" OF EXIST. PAVEMENT AND REPLACE WITH FULL DEPTH OF AC(MIN.8").
13. INSTALL FORCE MAIN, SIZE PER PUMP MANUFACTURERS RECOMMENDATIONS.
14. INSTALL LIFT STATION #1 , DUPLEX SYSTEM PUMP W/ BACKUP POWER SOURCE PER PUMP SPEC. LSD-1
15. INSTALL LIFT STATION #2 , DUPLEX SYSTEM PUMP W/ BACKUP POWER SOURCE PER PUMP SPEC LSD-2.
16. INSTALL CURB OUTLET, 2-3" OUTLET PER DETAIL ON SHEET C-3.
17. CONSTRUCT SIDEYARD SWALE PER DETAIL ON SHEET C-3.

DISPOSITION NOTES

1. EXISTING WALL TO REMAIN, PROTECT IN PLACE.
2. EXISTING WATER METER TO REMAIN PROTECT IN PLACE.
3. EXISTING UTILITY VAULT TO REMAIN, PROTECT IN PLACE.
4. EXISTING GAS METER TO BE RELOCATED.
5. EXISTING LIGHT POLE TO REMAIN, PROTECT IN PLACE.
6. EXISTING POOL TO REMAIN, PROTECT IN PLACE.
7. EXISTING POOL VAULT TO REMAIN, PROTECT IN PLACE.

LEGEND

100	EXISTING CONTOUR	FG	PROPOSED FINISHED GROUND
100	PROPOSED CONTOUR	F.F.	PROPOSED FINISHED FLOOR
100.00	SPOT ELEVATION	INV	INVERT OF PIPE
	PROPOSED CONCRETE PAVING	TG	TOP OF GRATE
4"	PROPOSED STORM DRAIN	P.L.	PROPERTY LINE
SUB	PROP. SUBDRAIN	TW	TOP OF WALL
	PROP. BACKDRAIN PER SOILS REPORT	TF	TOP OF FOOTING
	PROPOSED BEARING/RETAINING WALL	BW	BOTTOM OF WALL
	EXISTING SCREEN WALL	W.F.	WATER FEATURE
	PROPOSED SCREEN WALL	T.P.	TOP OF PILASTER
	PROPOSED RETAINING WALL	P.A.	PLANTER AREA
	GRADING LIMITS	F.P.	FIRE PIT
PAD	PROPOSED PAD ELEVATION	T.G.B.	TOP OF GRADE BEAM
T/SLAB	PROPOSED TOP OF SLAB	L.P.	LOW POINT
FS	PROPOSED FINISHED SURFACE	H.P.	HIGH POINT
●	DOWNSPOUT	W.L.	WATER LEVEL
H.P.	HIGH POINT	T/COP	TOP OF COPING
TGB	TOP OF GRADE BEAM	X	CAISSON LOCATION
BW	BOTTOM OF WALL		

ADDITIONAL NOTES

1. ALL ROOFS SHALL BE GUTTERED & DOWNSPOUTS SHALL CONNECT TO THE STORM DRAIN SYSTEM.
2. PAD ELEVATIONS ARE BASED ON 12" MAT SLAB OVER 4" WASTE SLAB OVER 4" PROTECTION SLAB PER STRUCTURAL PLANS BY ESI/FME, INC. CONTRACTOR SHALL VERIFY WITH STRUCTURAL DRAWINGS AND SOILS ENGINEER PRIOR TO GRADING.
3. PAD ELEVATIONS ARE BASED ON 5" CONC SLAB OVER 2" SAND LAYER OVER 15 MIL VAPOR BARRIER OVER 4" PEA GRAVEL PER STRUCTURAL PLANS BY ESI/FME, INC. CONTRACTOR SHALL VERIFY WITH STRUCTURAL DRAWINGS AND SOILS ENGINEER PRIOR TO GRADING.
3. OVEREXCAVATION AND RECOMPACTION IS 2 FEET BELOW EXISTING GRADES WITHIN THE NEW BUILDING STRUCTUREPER THE SOILS REPORT.
4. FOR FOOTING AND FOUNDATION DESIGN, SEE STRUCTURAL PLANS.
5. ALL RECOMMENDATIONS CONTAINED IN THE SOILS REPORT BY GMU DATED MAY 21, 2021 PROJ NO 20-310-00 ARE CONSIDERED PART OF THIS PLAN.

NOTICE TO CONTRACTOR

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
2. IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY SURVEY CREWS UNDER HIS DIRECT SUPERVISION.
3. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO, THESE LINES OR STRUCTURES.

SHORING CAISSON SCHEDULE

(CAISSONS PER DAVID PURKIS SHORING PLANS)

SUPPORT SCHEDULE

#	H ft.	d in.	Beam Size (min.)	e ft.
SP1-SP16	12	24	W14x43	15

H = approximate maximum exposed height
d = minimum pile diameter
e = minimum embedment depth below lowest excavation

(CAISSON SCHEDULE IS SHOWN FOR REFERENCE ONLY. SEE PLANS BY DAVID PURKIS FOR ACTUAL CONSTRUCTION DRAWINGS.)

NOT FOR CONSTRUCTION

GRD22-

PLANS PREPARED BY:

TOAL ENGINEERING, INC.

CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

139 Avenida Navarro
San Clemente, CA 92672
949 492 8586
www.toalengineering.com

REGISTERED PROFESSIONAL ENGINEER CALEB RIOS No. 57587 CIVIL STATE OF CALIFORNIA

CALEB RIOS
R.C.E. 57587
DATE:

PREPARED FOR:

BOB KOURY
135 EMERALD BAY DRIVE
LAGUNA BEACH, CA 92651
TEL: (949)861-2244
FAX: (949)861-2233

BY	DATE	APVD.	DATE

REVISIONS

KOURY RESIDENCE

PRECISE GRADING PLAN

POR. R.S.B. 14/20
135 EMERALD BAY, LAGUNA BEACH, CA 92651

DATE: 01/20/22	H. SCALE: 1"=8'
SURVEY DATE: 5/14/2020	V. SCALE: N/A
DRN.: O.R.	DWG. NO. C-2
CHD.: C.R.	
APPD.: C.R.	
JOB NO. 20031	SHEET 2 OF 6

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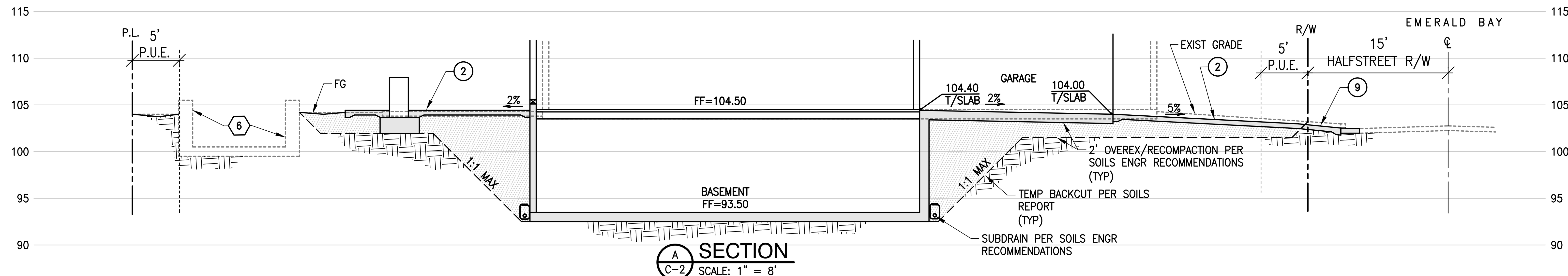
SECTION NOTES:

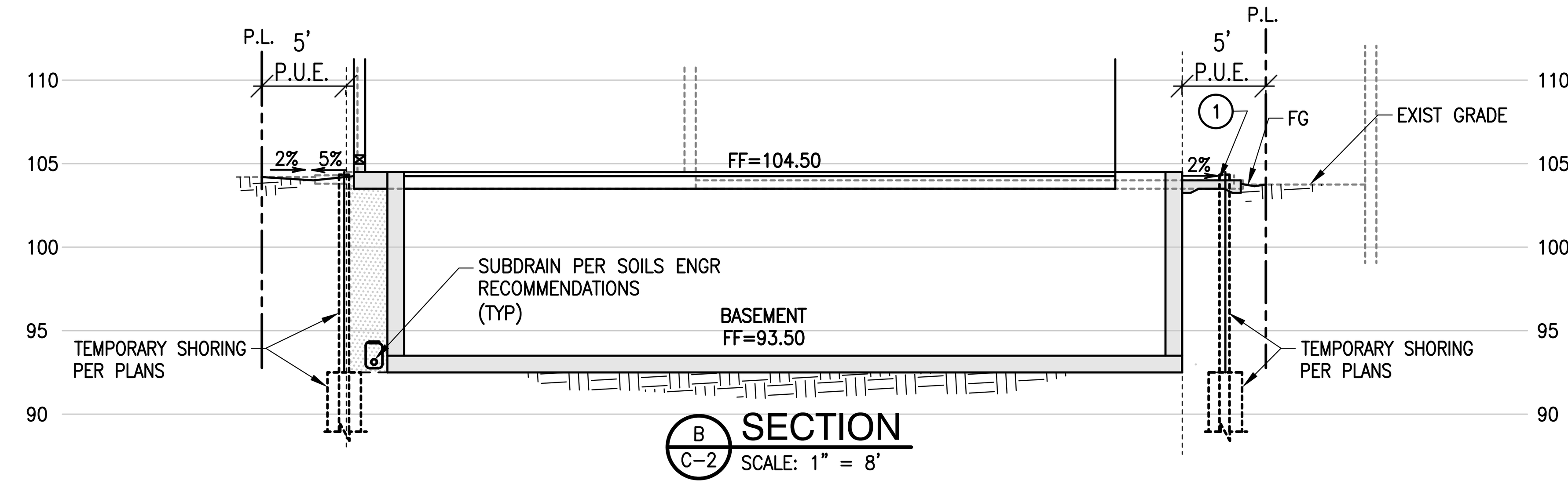
1. ACTUAL LIMITS OF EXCAVATION TO BE DETERMINED IN THE FIELD BY THE SOILS ENGINEER.
2. RETAINING WALLS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE CONSTRUCTED PER SEPARATE PLANS AND PERMIT.
3. FOR FOOTING AND FOUNDATION PLANS, SEE STRUCTURAL DRAWINGS.
4. RETAINING WALL BACKFILL SHALL CONFORM TO THE SOILS REPORT AND THE STRUCTURAL DRAWINGS.



A SECTION
C-2
SCALE: 1" = 8'

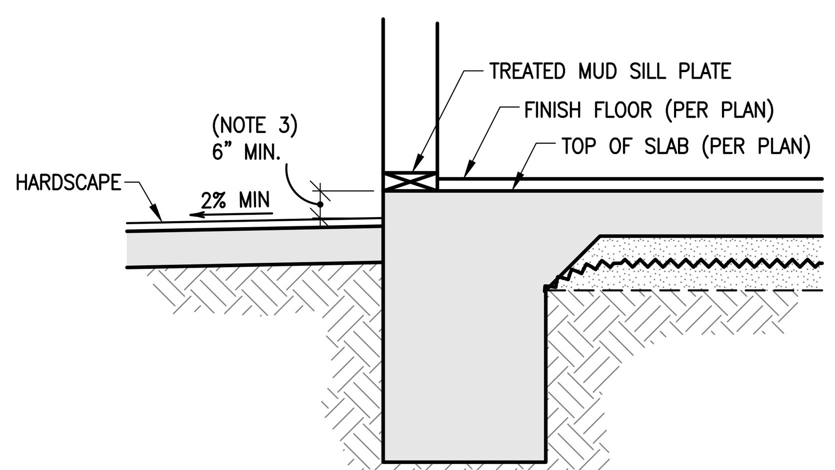
CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE HARDSCAPE PER DETAIL ON SHEET C-3.
2. CONSTRUCT CONCRETE DRIVEWAY PER DETAIL ON SHEET C-3.
3. INSTALL 4" DIA. SCHEDULE 40 PVC OR SDR 35 PIPE DRAIN SYSTEM.
4. INSTALL 12"X18" CONC. BOX W/ PEDESTRIAN RATED GRATE, BROOKS PRODUCT CB-1218 OR EQUAL. SEE DETAIL ON SHEET C-3.
5. INSTALL 6" ATRIUM DRAIN NDS 90 W/ RISER & ADAPTOR, OR EQUAL PER DETAIL ON SHEET C-3.
6. INSTALL 6" FLAT DRAIN NDS 40 W/ RISER & ADAPTOR, OR EQUAL PER DETAIL ON SHEET C-3.
7. INSTALL 9" FLAT DRAIN NDS 940 W/ RISER & ADAPTOR, OR EQUAL PER DETAIL ON SHEET C-3.
8. INSTALL SUBDRAIN PER SOILS REPORT. SEE DETAIL ON SHEET C-3.
9. CONSTRUCT DRIVEWAY APPROACH PER OCPW STD. 1209. W=PER PLAN, X=3'.
10. DOWNSPOUT TO BE CONNECTED TO STORM DRAIN SYSTEM PER DETAIL ON SHEET C-3.
11. CONSTRUCT CURB AND GUTTER TYPE A1-6 PER O.C.P.W. STD. 120-2-OC.
12. REMOVE 18" OF EXIST. PAVEMENT AND REPLACE WITH FULL DEPTH OF AC(MIN.8").
13. INSTALL FORCE MAIN, SIZE PER PUMP MANUFACTURERS RECOMMENDATIONS.
14. INSTALL LIFT STATION #1 , DUPLEX SYSTEM PUMP W/ BACKUP POWER SOURCE PER PUMP SPEC. LSD-1
15. INSTALL LIFT STATION #2 , DUPLEX SYSTEM PUMP W/ BACKUP POWER SOURCE PER PUMP SPEC. LSD-2.
16. INSTALL CURB OUTLET, 2-3" OUTLET PER DETAIL ON SHEET C-3.
17. CONSTRUCT SIDEYARD SWALE PER DETAIL ON SHEET C-3.



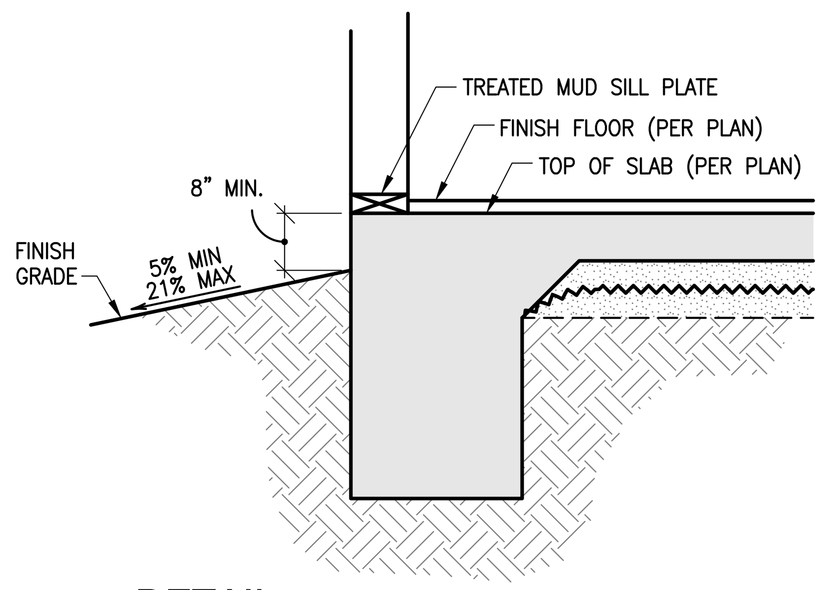
B SECTION
C-2
SCALE: 1" = 8'

NOTES:
1. SEE STRUCTURAL PLANS FOR FOUNDATION DESIGN.
2. SEE SOILS REPORT FOR SUBGRADE PREPARATION REQUIREMENTS.
3. OTHER MIN. VALUES MAY APPLY DEPENDING UPON ARCHITECTURAL DETAILS.

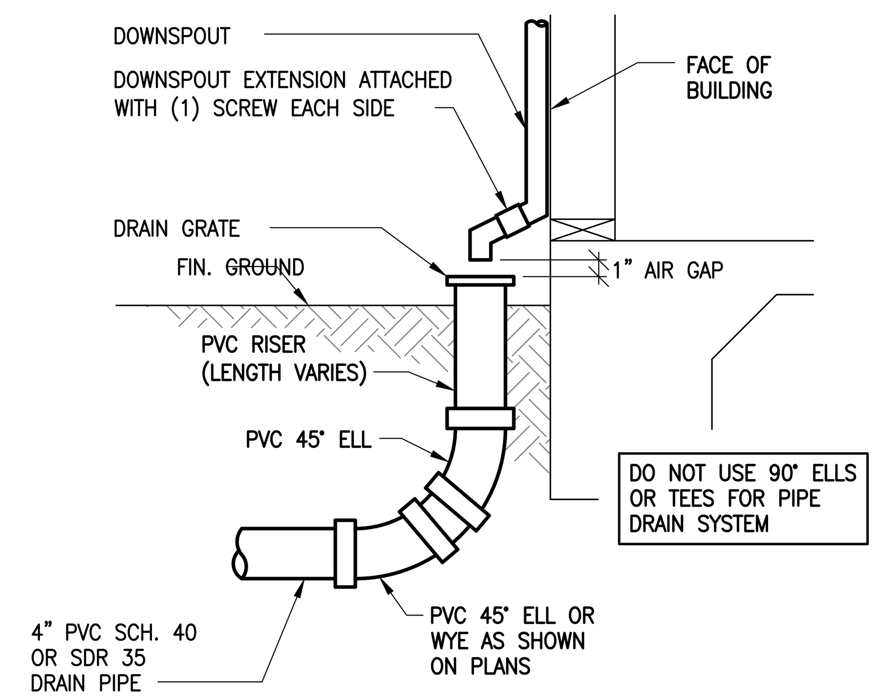


DETAIL
TYPICAL BUILDING DRAINAGE AT HARDSCAPE
NOT TO SCALE

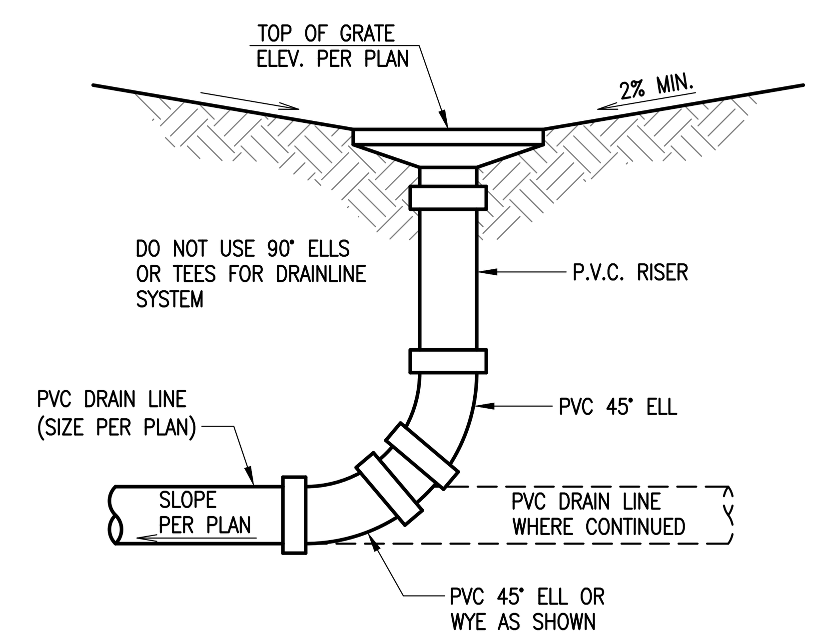
NOTES:
1. SEE STRUCTURAL PLANS FOR FOUNDATION DESIGN.
2. SEE SOILS REPORT FOR SUBGRADE PREPARATION REQUIREMENTS.



DETAIL
TYPICAL BUILDING DRAINAGE AT LANDSCAPING
NOT TO SCALE

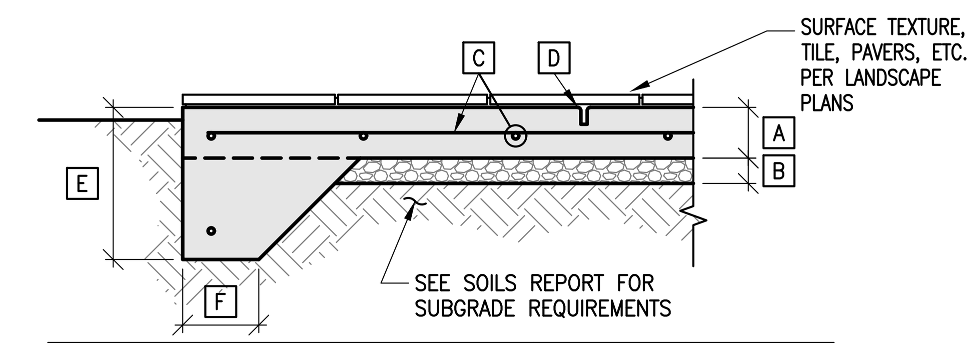


10 DETAIL
DOWNSPOUT CONNECTION TO S.D.
NOT TO SCALE



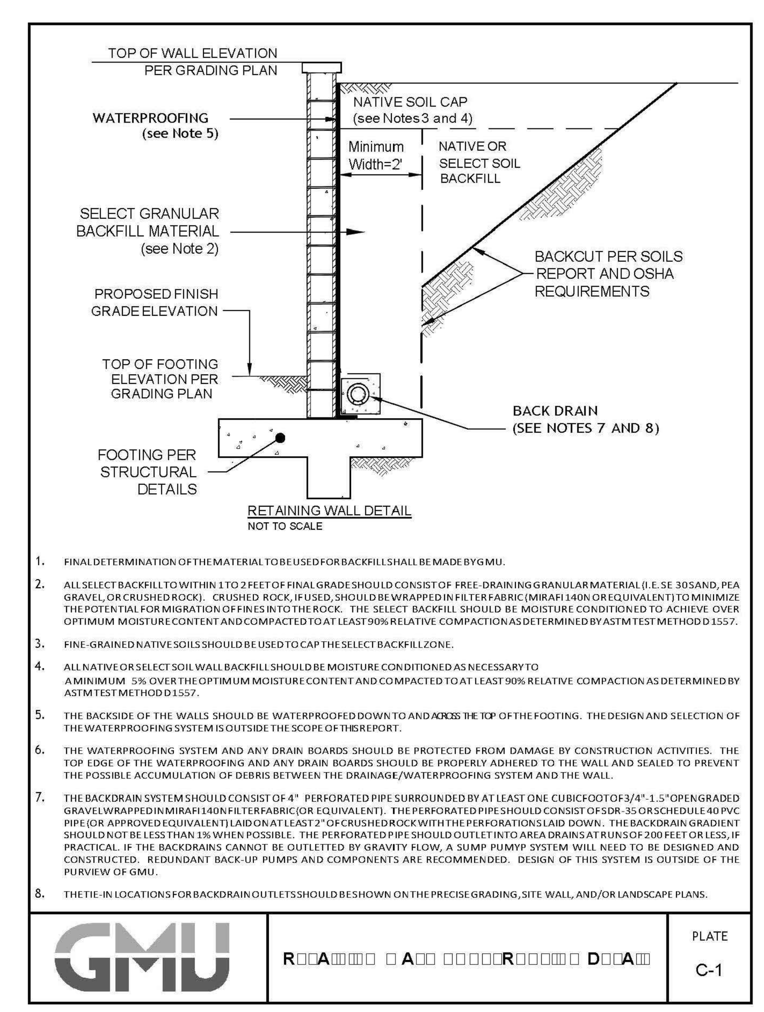
5 6 7 DETAIL
TYPICAL DRAIN INLET
NOT TO SCALE

NOTES:
1. THIS DETAIL IS FOR REFERENCE ONLY TO ILLUSTRATE SOILS REPORT REQUIREMENTS. HARDSCAPE DESIGN BY OTHERS.
2. SEE SOILS REPORT FOR OVEREXCAVATION AND SUBGRADE PREPARATION REQUIREMENTS.

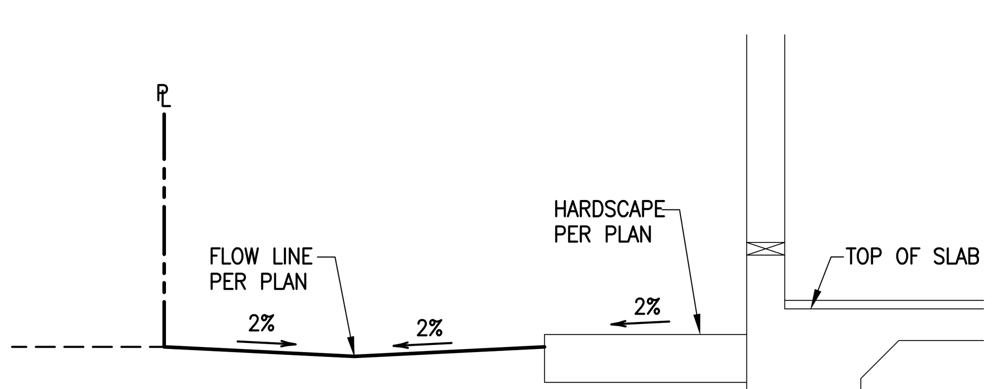


		DRIVEWAYS	HARDSCAPE
A	MIN. SLAB THICKNESS	6"	5"
B	MIN. AGG. BASE THICKNESS	2" CLASS II BASE	2" CLASS II BASE
C	MIN. REINFORCEMENT (O.C. / E.W.)	#3@24"	#3@24"
D	MAX. SAWCUT OR COLD JT. SPACING	10'	8'
E	THICKENED EDGE DEPTH	8"	8"
F	THICKENED EDGE WIDTH	8"	8"

1 2 DETAIL
TYPICAL DRIVEWAY / HARDSCAPE SECTION
PER GMU SOILS REPORT DATED MAY 21,2021 (PROJ NO. 20-310-00)
NOT TO SCALE



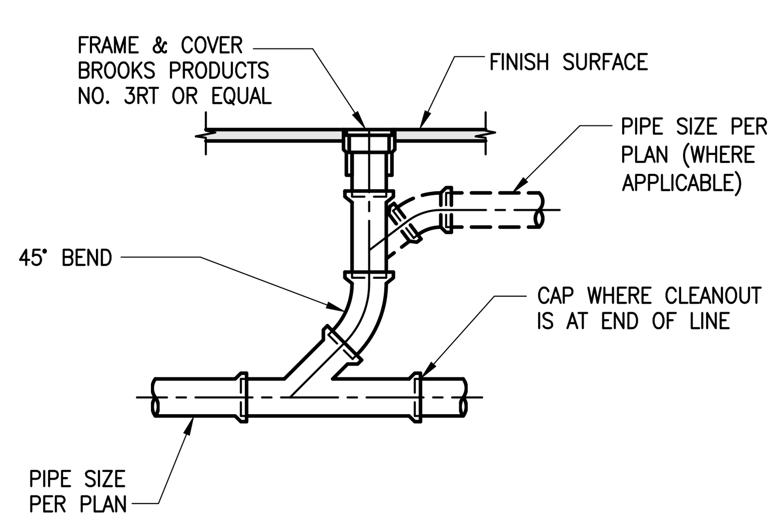
8 DETAIL
SUBDRAIN
PER GMU SOILS REPORT DATED MAY 21,2021 (PROJ NO. 20-310-00)
NOT TO SCALE



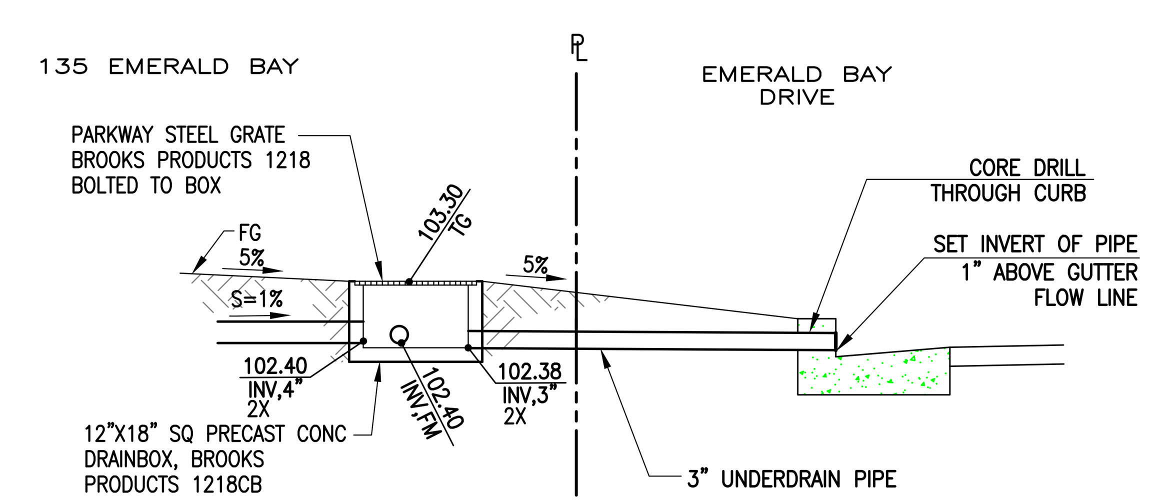
	LANDSCAPE	HARDSCAPE
A*	6" MIN.	3.5" MIN.
B	5% MIN.	2% MIN.
C	2% MIN.	1% MIN.

*OTHER VALUES MAY APPLY DEPENDING UPON ARCHITECTURAL DETAILS

17 DETAIL
TYPICAL SIDE YARD SWALE
NOT TO SCALE



11 DETAIL
DRAIN CLEANOUT
NOT TO SCALE



4 16 DETAIL
12" X 18" DRAINBOX / CURB OUTLET
NOT TO SCALE

NOT FOR CONSTRUCTION

GRD22-

PLANS PREPARED BY:

TOAL ENGINEERING, INC.

CIVIL ENGINEERING
LAND SURVEYING
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135 EMERALD BAY DRIVE
LAGUNA BEACH, CA 92651
TEL: (949)861-2244
FAX: (949)861-2233

REVISIONS

BY	DATE	APVD.	DATE

KOURY RESIDENCE

SECTIONS AND DETAILS

POR. R.S.B. 14/20
135 EMERALD BAY, LAGUNA BEACH, CA 92651

DATE: 01/20/22	H. SCALE: 1"=8'
SURVEY DATE: 5/14/2020	V. SCALE: N/A
DRN.: O.R.	DWG. NO.
CHD.: C.R.	C-3
APPD.: C.R.	
JOB NO. 20031	SHEET 3 OF 6

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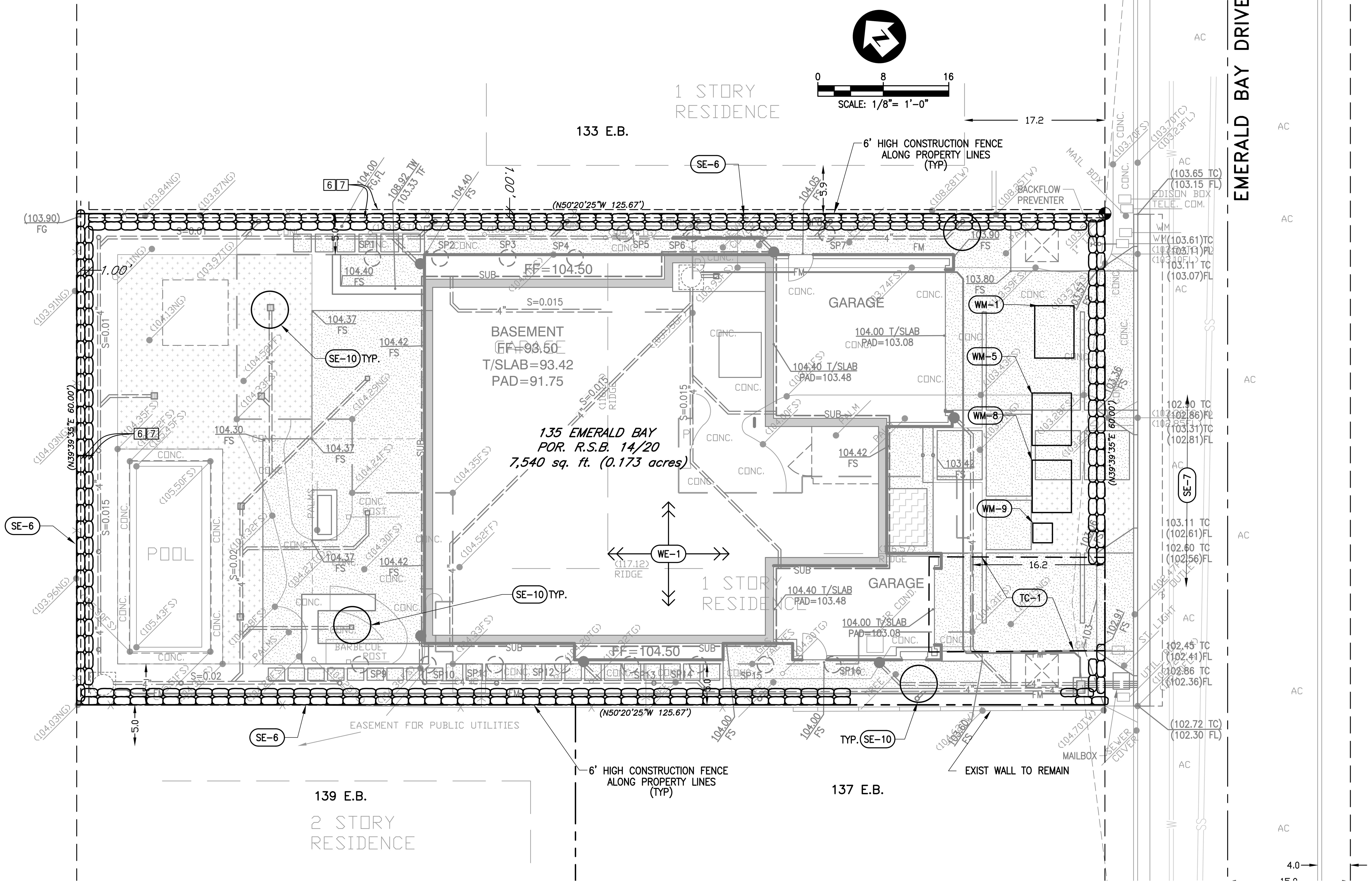


NOTE: BMPs SHOWN BELOW ARE TO BE IMPLEMENTED/USED ON THIS PROJECT.

TRACKING CONTROL BMPs		
TC-1	STABILIZED CONSTRUCTION ENTRANCE	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE FOR CONSTRUCTION VEHICLE ACCESS TO & FROM SITE.
EROSION CONTROL BMPs		
EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION.
TEMPORARY SEDIMENT CONTROL		
SE-5	FIBER ROLL	INSTALL WHERE SHOWN ON PLAN
SE-6	GRAVEL BAG BERM	GRAVEL BAGS SHALL BE PLACED WHERE SHOWN ON PLAN (2 ROWS, 2 BAGS HIGH).
SE-7	STREET SWEEPING AND VACUUMING	STREET SHALL BE SWEPT OR VACUUMED DAILY AND COLLECTED MATERIAL DISPOSED OF ON-SITE.
SE-10	STORM DRAIN INLET PROTECTION	SURROUND INLETS WITH GRAVEL BAGS OR COVER EXPOSED RISERS WITH FILTER FABRIC, AS NEEDED.
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.

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL		
WM-1	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-2	MATERIAL USE	MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH PRODUCT DIRECTIONS.
WM-3	STOCKPILE MANAGEMENT	SOIL AND CONSTRUCTION MATERIAL STOCKPILES, IF PRESENT, SHALL BE SURROUNDED BY A TEMPORARY BARRIER AND COVERED.
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 CONSTRUCTED, USED, AND 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-STORMWATER MANAGEMENT		
NS-1	WATER CONSERVATION PRACTICES	MAINTAIN EQUIPMENT TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-3	PAVING AND GRINDING OPERATIONS	APPLY PERIMETER CONTROLS AND VACUUMING TO PREVENT NON-STORMWATER DISCHARGES.
NS-6	ILLICIT CONNECTION / DISCHARGE	CONTRACTOR SHALL REPORT ILLICIT CONNECTIONS OR ILLEGALLY DUMPED MATERIALS ON SITE TO THE ENGINEER AND THE CITY INSPECTOR AND SHALL TAKE NO FURTHER ACTION UNTIL DIRECTED.
NS-7	POTABLE WATER / IRRIGATION	EXERCISE CARE DURING CONSTRUCTION TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
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.

LEGEND

(XX-X) BMP DESIGNATION IN CALIFORNIA STORMWATER BMP HANDBOOK - CONSTRUCTION, LATEST EDITION, BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.

GRAVEL BAGS (SE-6)

NOTE

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.

NOT FOR CONSTRUCTION

GRD22-

PLANS PREPARED BY:

TOAL ENGINEERING, INC.

CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

139 Avenida Navarro
San Clemente, CA 92672
949.492.8586
www.toalengineering.com

REGISTERED PROFESSIONAL ENGINEER CALEB RIOS No. 57587 CIVIL STATE OF CALIFORNIA

CALEB RIOS
R.C.E. 57587
DATE:

PREPARED FOR:

BOB KOURY
135 EMERALD BAY DRIVE
LAGUNA BEACH, CA 92651
TEL: (949)861-2244
FAX: (949)861-2233

DATE	APVD.	DATE	BY	REVISIONS

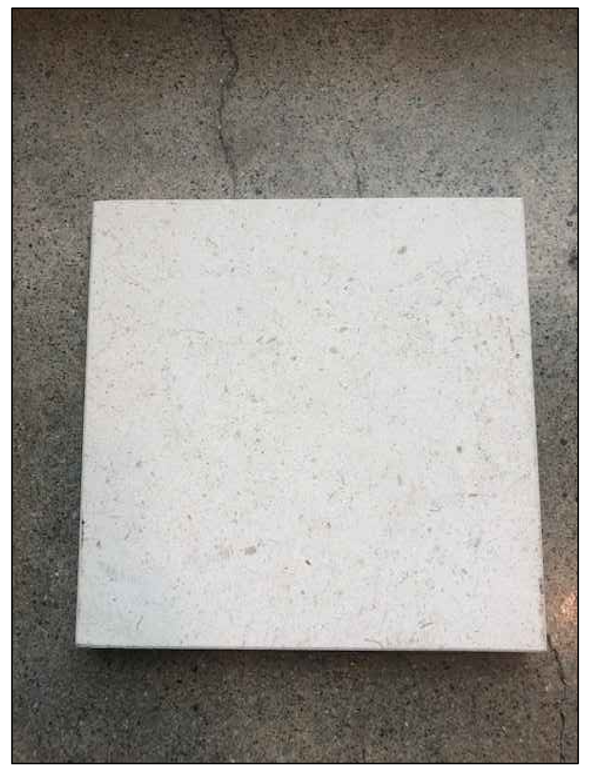
KOURY RESIDENCE

EROSION CONTROL PLAN

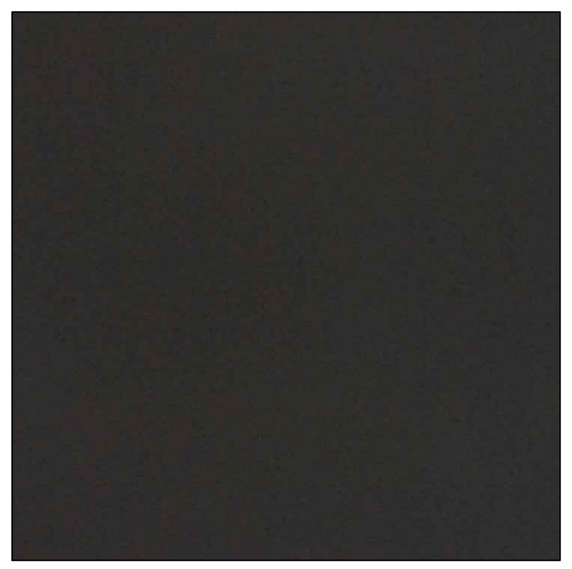
POR. R.S.B. 14/20
135 EMERALD BAY, LAGUNA BEACH, CA 92651

DATE: 01/20/22	H. SCALE: 1"=8'
SURVEY DATE: 5/14/2020	V. SCALE: N/A
DRN.: O.R.	DWG. NO. C-4
CHD.: C.R.	
APPD.: C.R.	
JOB NO. 20031	SHEET 4 OF 6

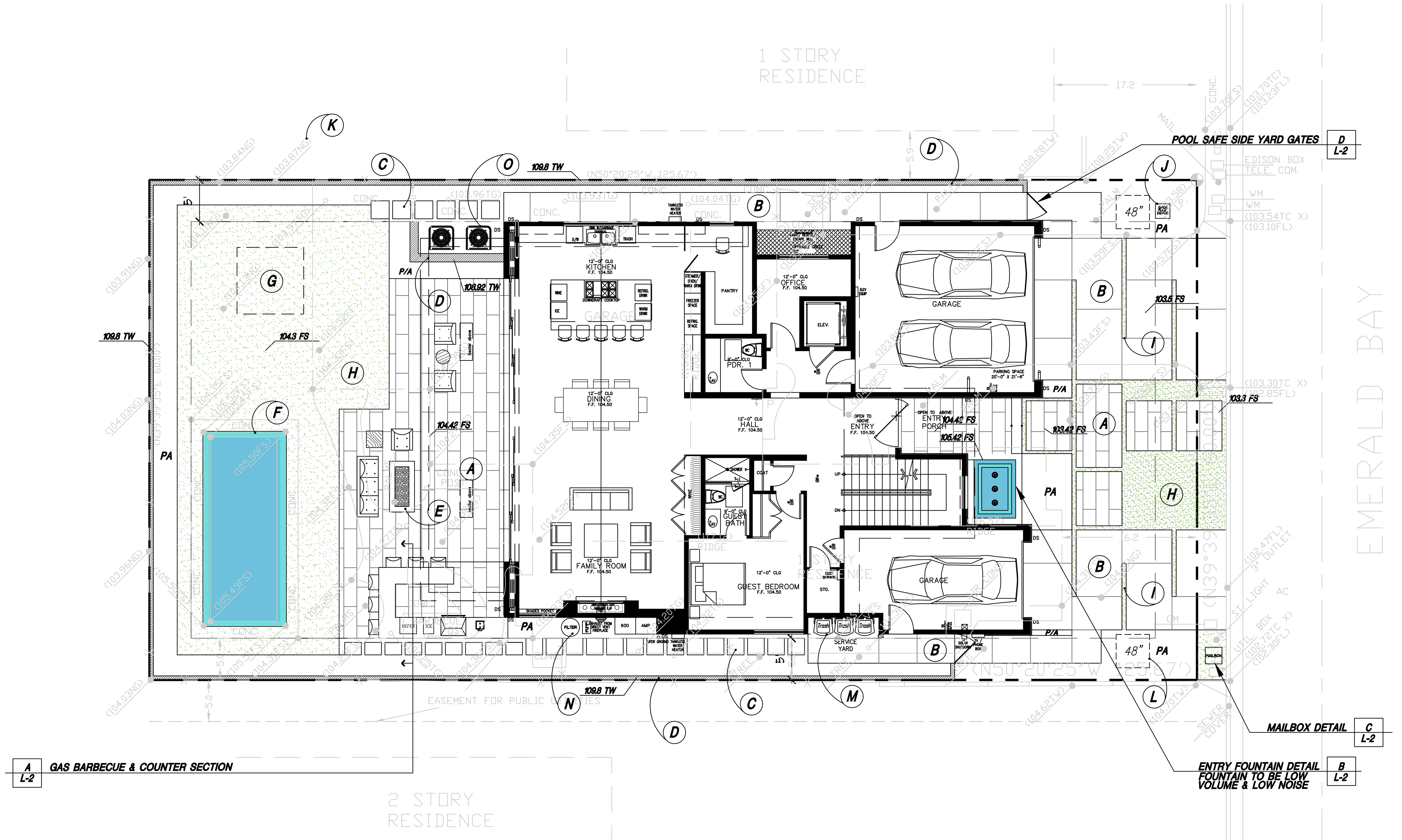
1/31/2022 4:51:29 PM N:\200xx\20031\Drawings\Civil\20031-gp-04.dwg


LIMESTONE PAVING


GRAY CONCRETE-TOPCAST


BLACK TUBULAR STEEL


BLACK GRANITE FOUNTAIN VENEER



EBCA NOTES

ALL STRTUCTURES WITHIN SETBACK AREA SHALL NOT EXCEED 6' HEIGHT RESTRICTION.

GRADING LEGEND

FF = Finish Floor
FS = Finish Surface
FG = Finish Grade
TW = Top of Wall
TP = Top of Pilaster
TC = Top of Curb
TF = Top of Fence
PA = Planting area
HP = High Point/Grade Break
= Area Drain
FLOW = Flow Direction

HARDSCAPE NOTES

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

HARDSCAPE LEGEND

A 16" X 32" LIMESTONE PAVING SET ON 4" CONCRETE SUB-BASE TYPICAL. LIMESTONE TO MATCH INTERIOR, TO BE SELECTED.
B NATURAL GRAY CONCRETE PAVING WITH A TOPCAST RELEASE FINISH - SAWCUT FINISHED CONCRETE PER PLAN.
C POURED IN PLACE NATURAL GRAY CONCRETE STEPPERS WITH A TOPCAST RELEASE FINISH.
D CONCRETE BLOCK WALLS WITH STUCCO VENEER AND CAP TO MATCH HOUSE WALLS TO BE FINISHED ON BOTH SIDES - COORDINATE WITH NEIGHBORS
E PALOFORM NATURAL GAS FIRE PIT - STUB GAS TO LOCATION.
F EXISTING POOL TO REMAIN.
G EXISTING POOL EQUIPMENT VAULT TO REMAIN.
H ARTIFICIAL TURF BY IMPERIAL TURF COMPANY - SELECTION PER OWNER.
I 5" LINEAR TURF STRIPS AT DRIVEWAY.
J IRRIGATION BACKFLOW PREVENTION DEVICE.
K EXISITNG TOPOGRAPHY/BACKGROUND
L TREE BOX LOCATIONS - REFER TO PLANTING PLAN
M TRASH LOCATION
N FRONT YARD FOUNTAIN EQUIPMENT LOCATION
O AC CONDENSOR LOCATION - ACCOUSTICAL REPORT TO BE PROVIDED.

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Cell 949 285 9692
www.exteriorsinc.net rick@exteriorsinc.net

Project Name

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Palmero Trust
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Laguna Beach, CA
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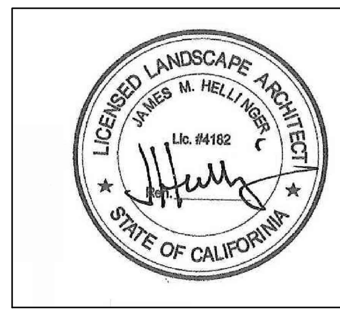
Sheet Title

HARDSCAPE PLAN



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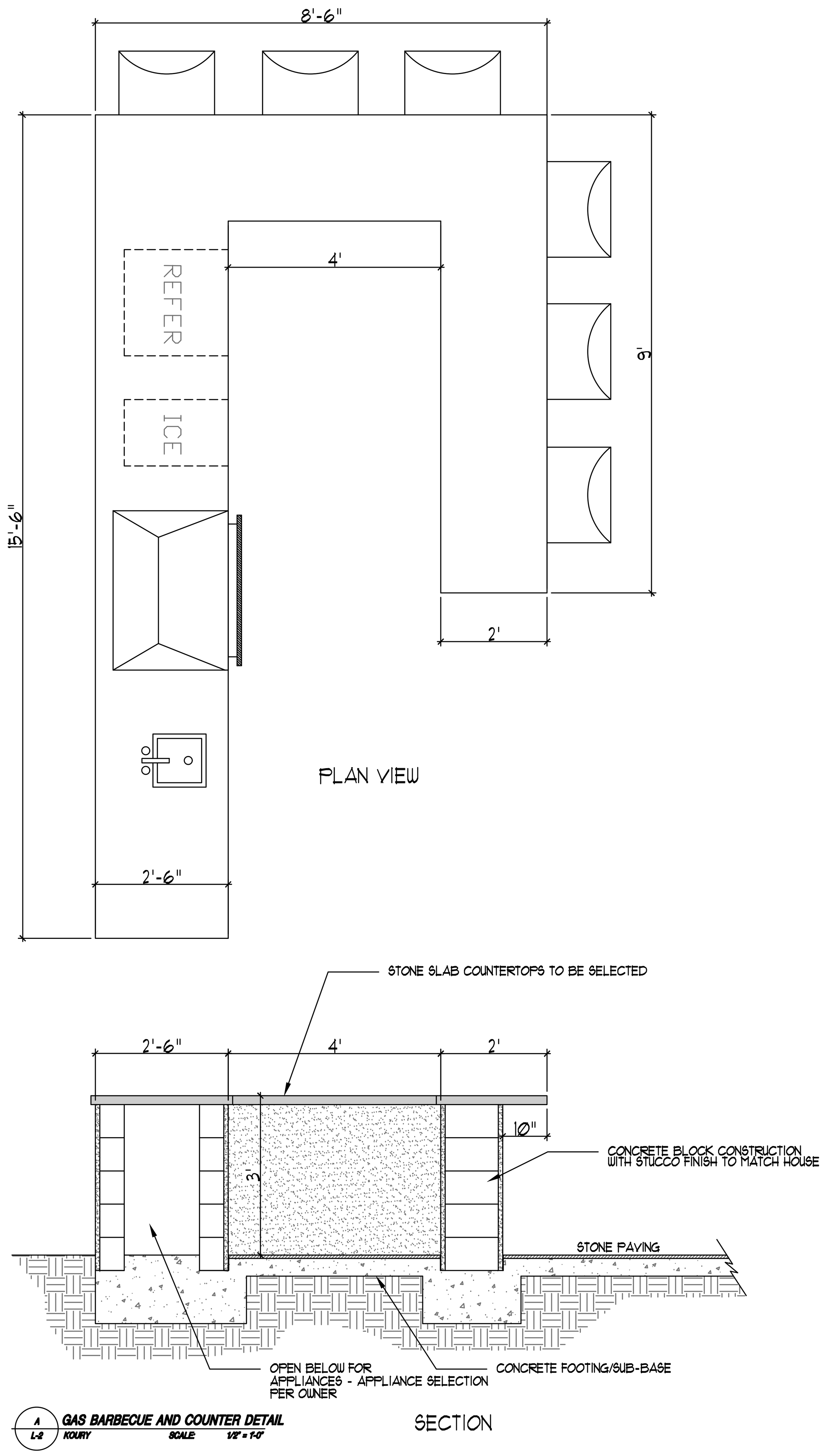
Project No.

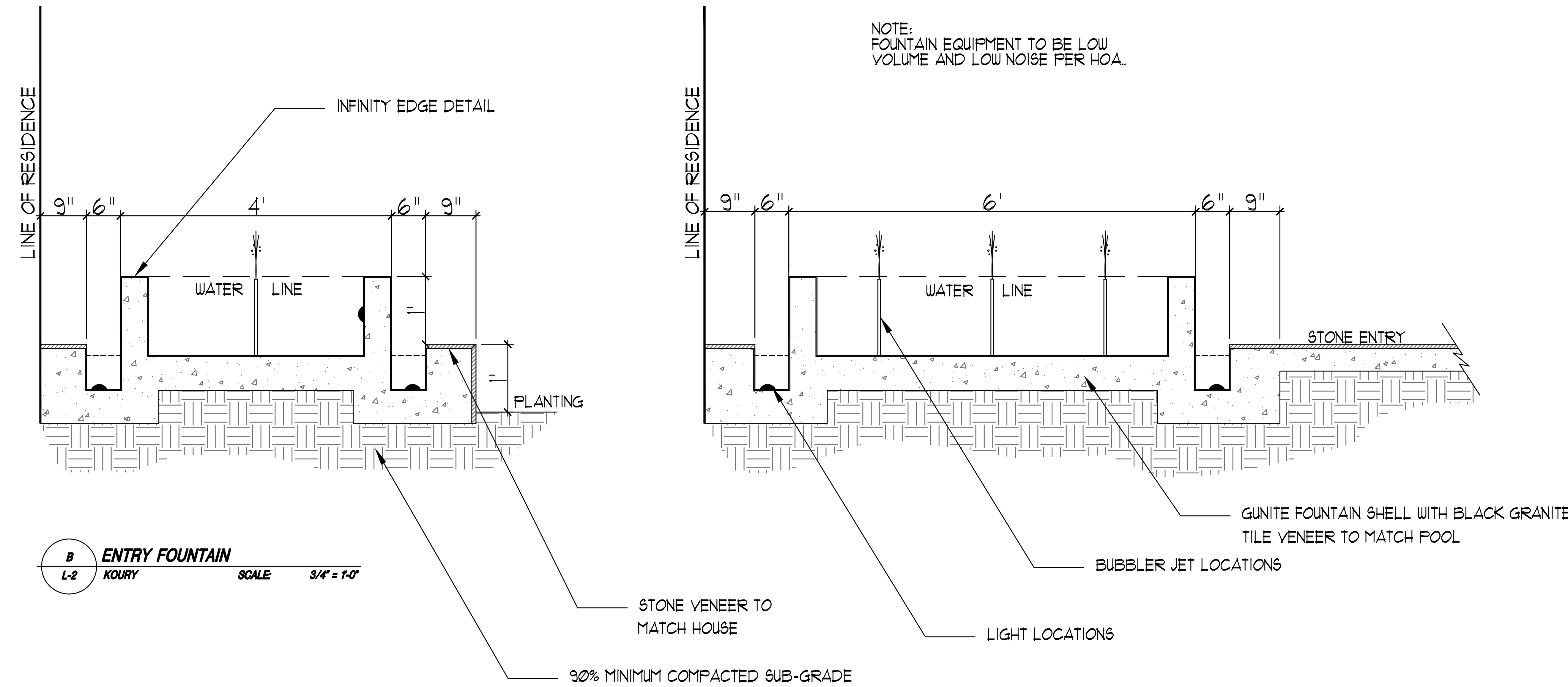
Scale: 1/8" = 1'-0"
Date: October 6, 2021

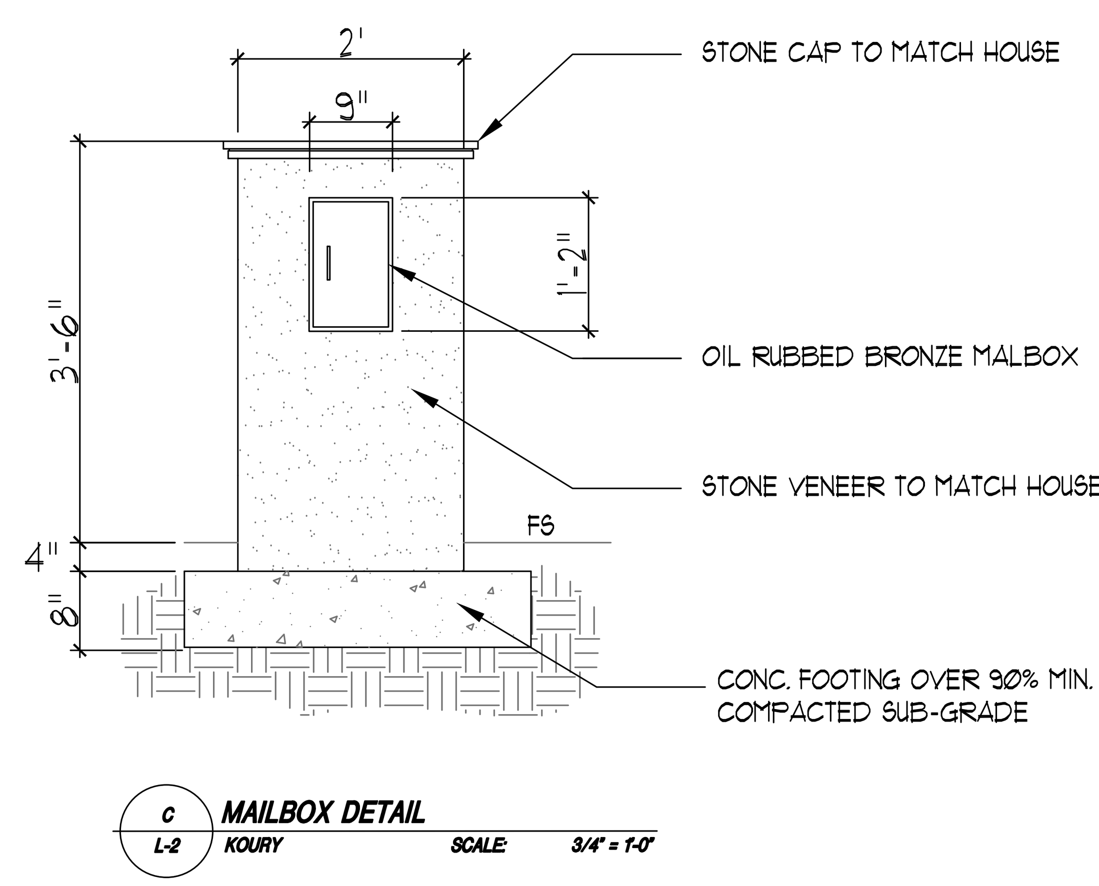
Revision No.	Description
10-26-21	Per HOA Comments
1-12-22	Final Submittal

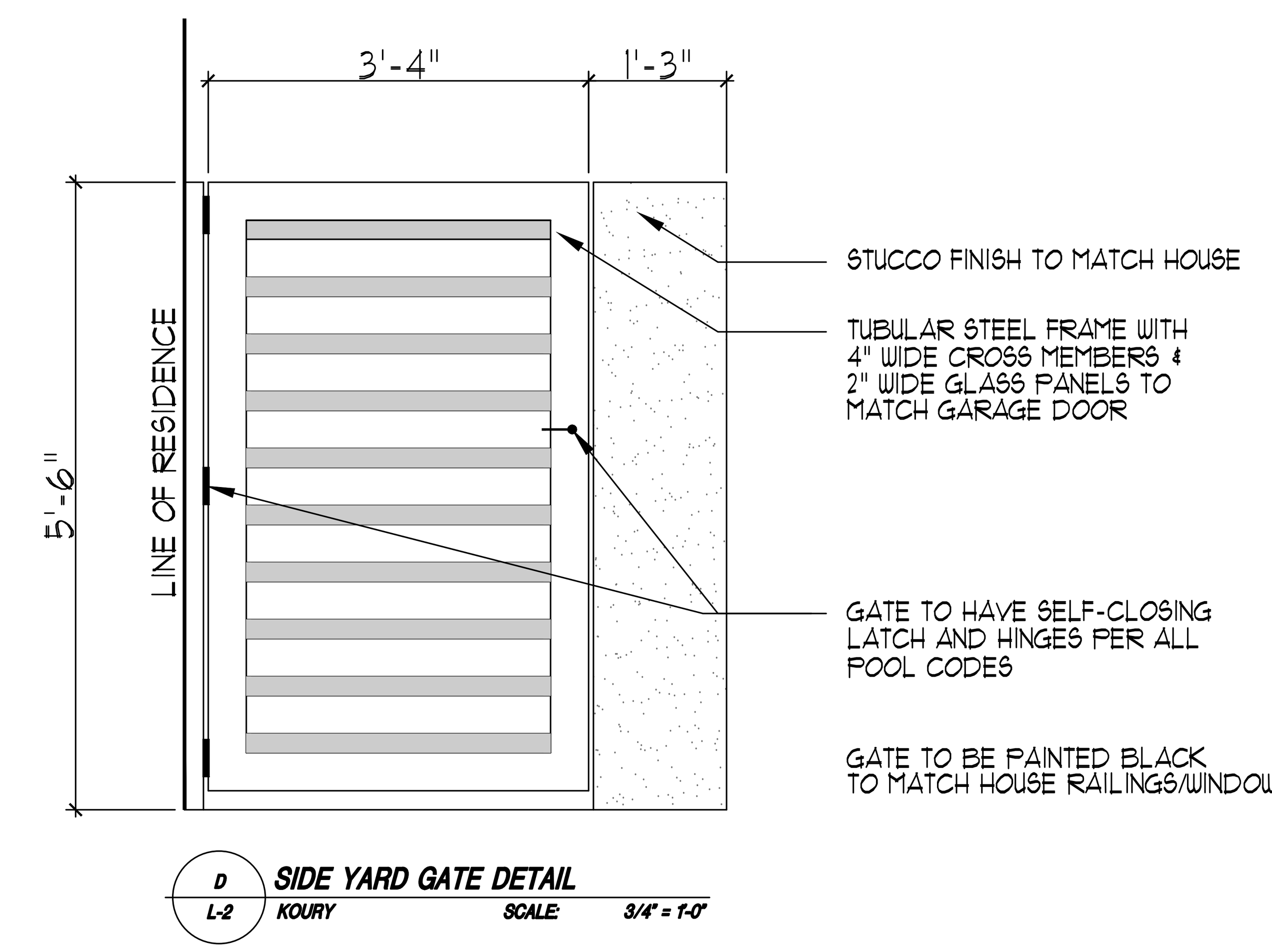
Sheet No.

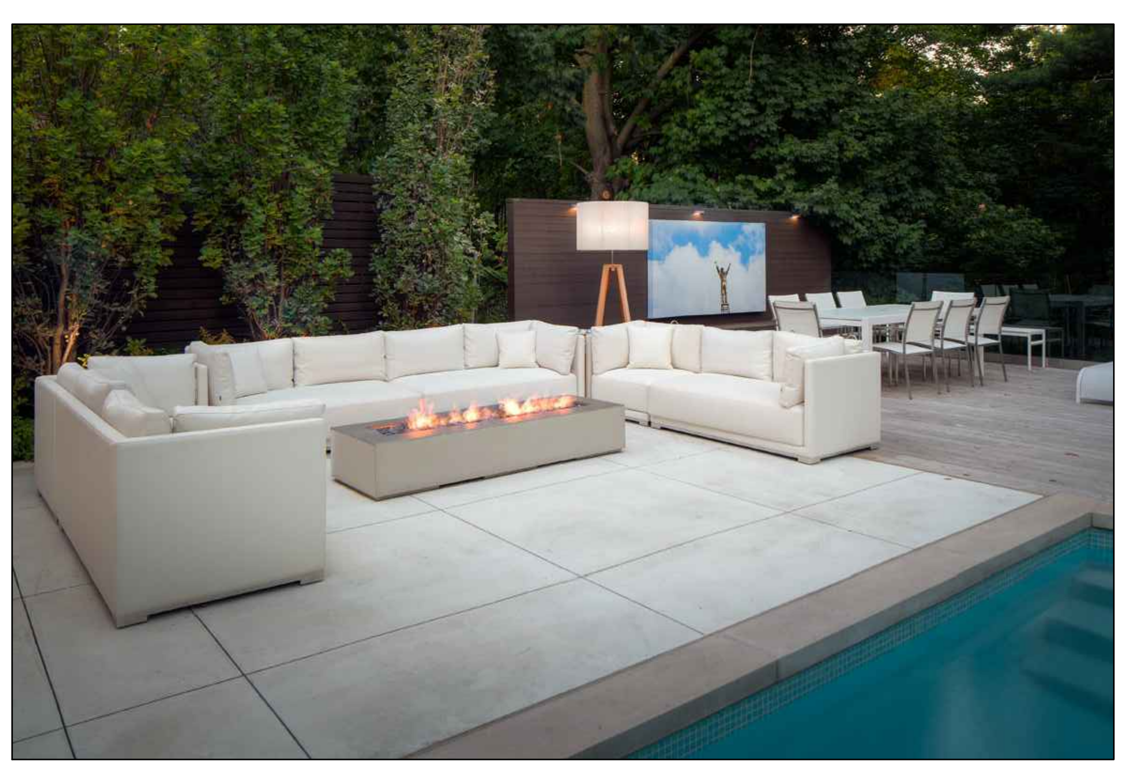
L-1











PALOFORM ROBATA LINEAR GAS FIRE PIT

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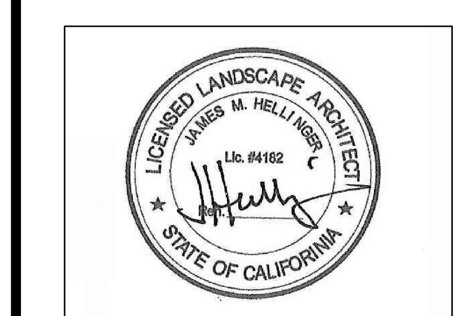
HARDSCAPE DETAILS



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Sheet No.

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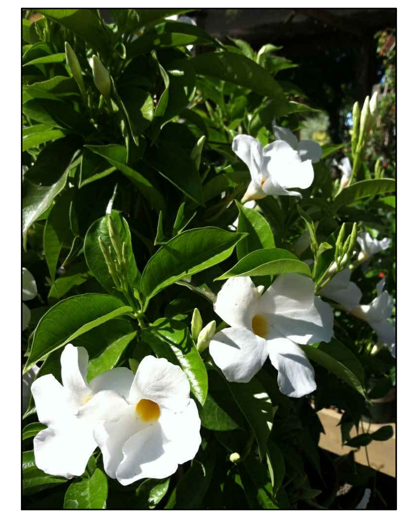
Kentia Palm

Yeddo Hawthorn

Begonia 'Baby Wings'

Stephanotis



Mandevillea

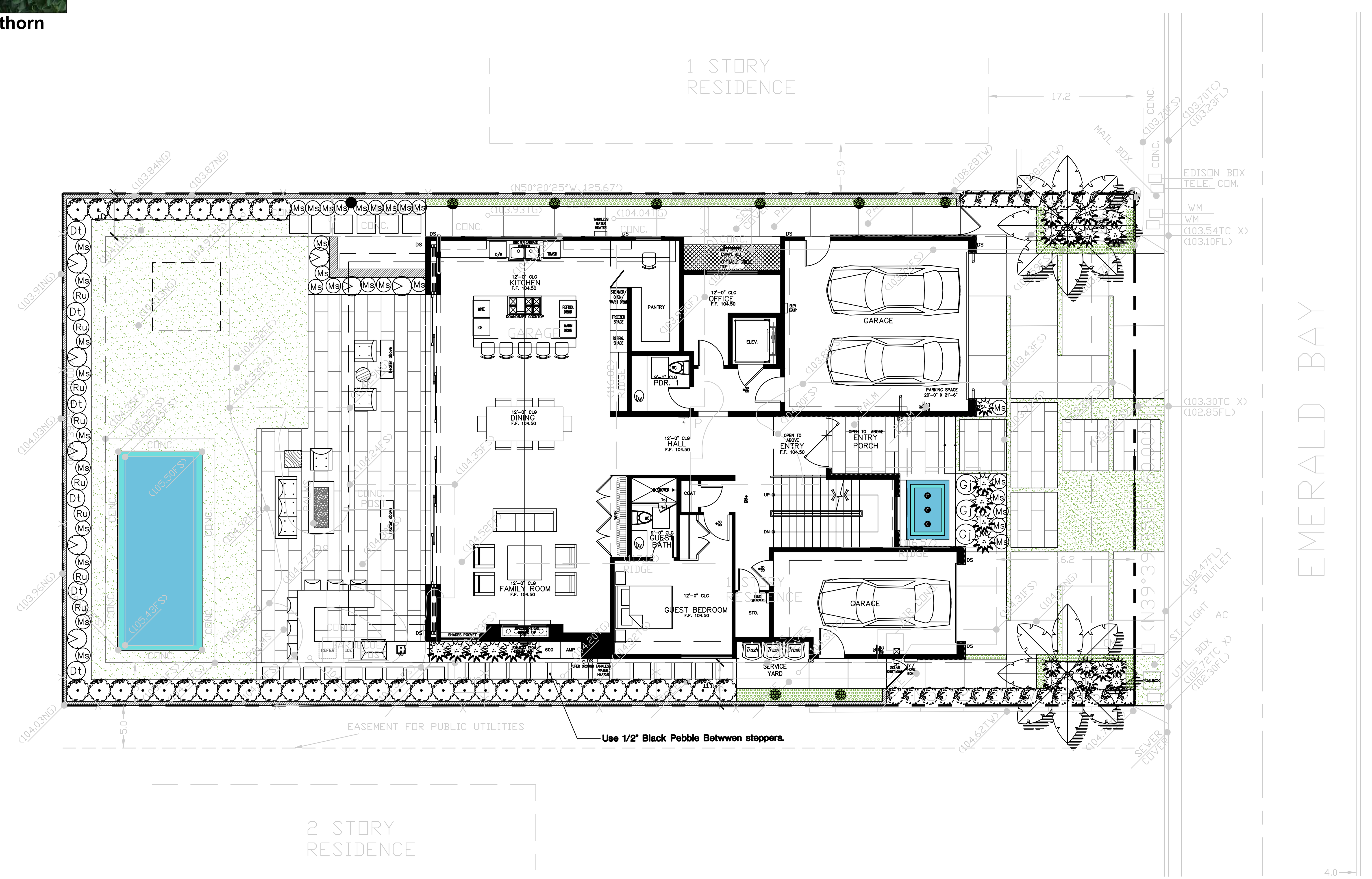
Silver Streak Lily

Japanese Blueberry Hedge

Texas Privet

Caladium

Star Jasmine



TREES

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht. W x H	Water Requirements
	Howea forsterniana	Kentia Palm	48" Box	2	14" BTH	8' x 20'	Medium - .5

SHRUBS

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht. W x H	Water Requirements
	Camelia sasanqua 'White Doves'	Camelia	15 gal	8	Espalier	5'x 5'	Medium - .5
Gj	Gardenia jasminoides 'Mystery'	Mystery Gardenia	15 gal	3	-	3' x 3'	Medium - .5
	Caladium lindenii magnificum	Caladium Magnificent	5 Gal.	29	-	30" x 30"	Medium - .5
Ms	Mandevillea x Sunparacoho	White Mandevillea	5 gal	36	-	4' x 2'	Low - .2
Ru	Raphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 gal	8	-	2' x 3'	Medium - .5
Dt	Dianella tasmanica	Silver Streak Lily	5 gal	6	-	2' x 2'	Low - .2

HEDGES

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht. W x H	Water Requirements
	Ligustrum japonica 'Texanum'	Texas Privet	15G	26	-	30" x 36"	Medium - .5
	Elaeocarpus decipiens	Japanese Blueberry Hedge	15G	43	Columns	30" x 8'	Medium - .5

VINES

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht.	Water
●	Stephanotis floribunbda	Madagascar Jasmine	15G	9	-	Climber	Medium - .5

GROUND COVER

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht. W x H	Water Requirements
	Begonia 'Baby Wings'	White Begonia	1 gal.	12" o.c.	Triangulate	2' x 1'	Medium - .5

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PLANTING PLAN

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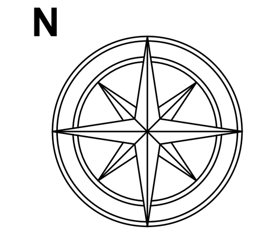

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Date: October 6, 2021

Revision No.	Description
1-12-22	Final Submittal

Sheet No.

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