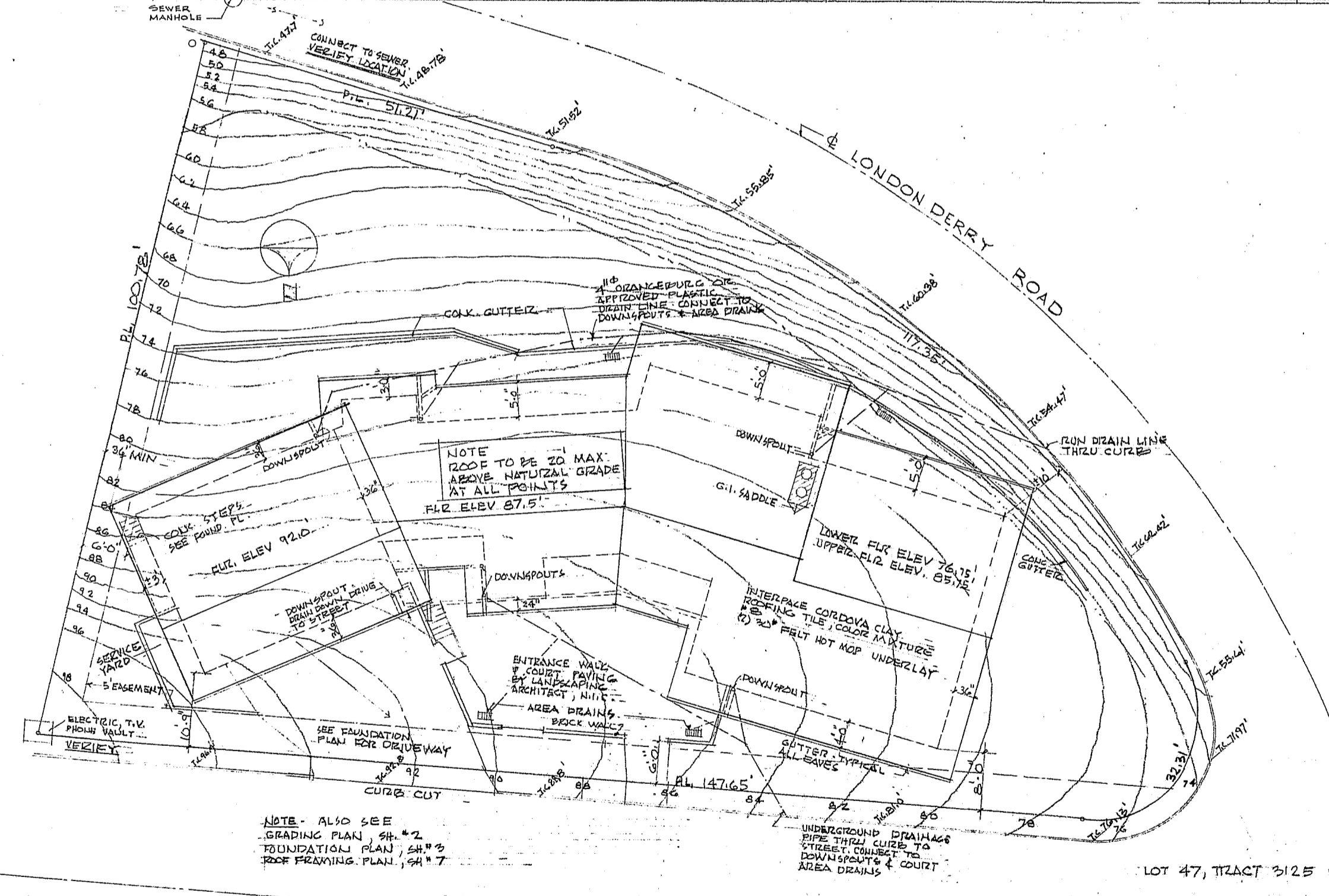


ROOM FINISH SCHEDULE								DOOR SCHEDULE					WINDOW SCHEDULE									
AREA	FLOOR	BASE	WALLS	CEILING	TRIM	CABINETS	REMARKS	Nº	WIDTH	HT.	THK.	GLASS	SCREEN	DESCRIPTION	REMARKS	SYM.	WIDTH	HT.	GLASS	SCREEN	DESCRIPTION	REMARKS
ENTR.	TILE	SEE DET. 2/10	PLASTER	3/8" R/3 PLY	MILCOIZ	STAIN GRADE	SEE INTERIORS	1	10'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	STAIN GRADE	A	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
LIVING	TILE	"	WOOD	"	WOOD	"	"	2	6'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	B	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
DINING	TILE	"	WOOD	"	WOOD	"	"	3	6'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	C	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
LIBRARY	CARPET	"	WOOD	"	WOOD	"	"	4	5'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	D	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
HALL-1	TILE	"	PLASTER	"	MILCOIZ	"	"	5	5'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	E	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
KITCHEN	SH. VINYL	COVE	PLASTER	"	"	ASH	"	6	4'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	F	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
NOOK	"	"	"	"	"	"	"	7	3'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	G	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
PANTRY	"	"	"	"	"	PAINT GRADE	"	8	2'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	H	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
POWDER	TILE	SEE DET. 2/10	"	"	"	"	"	9	2'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	I	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
COAT CLO.	"	"	"	"	"	"	"	10	2'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	J	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
M. BEDROOM	CARPET	"	"	"	"	"	SEE INTERIORS	11	2'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	K	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
M. BATH	"	"	WOOD	"	"	"	"	12	2'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	L	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
M. DRESS	"	"	PLASTER	"	"	"	"	13	2'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	M	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
M. CLO.	"	"	"	"	"	"	"	14	2'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	N	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
STAIR WELL	"	"	"	"	"	"	"	15	2'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	O	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
B.R. 2	CARPET	"	PLASTER	PLASTER	"	"	"	16	2'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	P	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
B.R. 5	"	"	"	"	"	"	"	17	2'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	Q	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
HALL-2	"	"	"	"	"	"	"	18	2'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	R	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
BATH-2	"	"	"	"	"	"	"	19	2'	6'	3/8"	1/2" R. TEMP.	FIBERGLASS	ALUM. SLDG. PR. 3' x 6'	"	S	6'	6'	1/2" POL. R.	FIBERGLASS	ALUM. SLDG. PR.	
** INTERSPACE PEBBLE FLAGGED VAULT, HEX SHAPE								** SHALL BE MARSHALL SERIES 200 W/ #2 MED. BRONZE FIN.					** SHALL BE SOLAR GRAY TINT									



- ### GENERAL NOTES
- 0 VERIFY ALL DIMENSIONS & CONDITIONS ON SITE
  - 0 ALL CONCRETE TO BE 2000#/28 DAYS.
  - 0 ALL FRAMING LUMBER TO BE D.F. #2 OR BETTER
  - 0 ALL LATH, PLASTER & DRYWALL AS PER U.B.C., CHAPT. 47
  - 0 ALL GLASS & GLAZING AS PER U.B.C., CHAPT. 54
  - 0 ALL EXTERIOR OPENINGS TO HAVE APPROVED FLASHING
  - 0 ALL INTERIOR WALLS SUBJECT TO WATERSPLASH, PROTECTED W/ 15# FELT.
  - 0 ALUM. WIRE #6 AWG OR SMALLER SHALL NOT BE USED FOR ELECTRIC WIRING
  - 0 ALL WATER PIPE TO BE TYPE "L" COPPER
  - 0 ALL PLUMBING & ELECTRIC TO CONFORM W/ ORANGE COUNTY CODE

- ### TABLE OF CONTENTS
- 1 PLOT, ROOF & DRAINAGE PLANS, SCHEDULES
  - 2 GRADING, FOOTING DETAILS
  - 3 FOUNDATION, FOOTING DETAILS
  - 4 UPPER FLOOR PLAN
  - 5 LOWER FLOOR PLAN, REFERENCE NOTES.
  - 6 ELEVATIONS
  - 7 ROOF FRAMING PLAN
  - 8 SECTIONS
  - 9 STAIR DETAIL, MISC. DETAILS
  - 10 ARCH. DETAILS.
  - 11 INTERIORS
  - 12 INTERIORS
  - 13 ELECTRIC, HEATING & PLUMBING

NOTE - ALSO SEE  
 GRADING PLAN, SH. #2  
 FOUNDATION PLAN, SH. #3  
 ROOF FRAMING PLAN, SH. #7

LOT 47, TRACT 3125

KNOCKADON ROAD

### PLOT & ROOF & DRAINAGE PLAN

1/8" = 1'-0"  
 INFORMATION FROM SURVEY & TOPOGRAPHY  
 MAP BY ALAN CLARK, L.S. 3064, SEPT 21, 1973

AREAS	AREA
UPPER FLOOR	2540 SQ. FT.
LOWER FLOOR	1075 " "
GARAGE	720 " "

Vern Threlkeld  
 BUILDING DESIGN  
 1070 E. SANTA ANA AVE.  
 COSTA MESA, CALIF. 92626  
 (714) 766-3000

RESIDENCE FOR  
 MR. & MRS. M. N. MAC RAE  
 EMERALD BAY  
 CALIFORNIA

DEC. 1973

PUBLIC HEARING:  
Z.A. TAPR NO. 2, RECORDING INDEX: Side 1

SSD V-8295, OF MURDOCK N. MACRAE, IN EMERALD BAY.

Location: At the most easterly corner of Knockodoo Road and Londonderry Road (1209 Emerald Bay).

Request: To permit the construction of a single family residence on an irregular shaped parcel, to be located a minimum of 8 feet from the northerly property line, a minimum of 6 feet from the easterly property line and a minimum of 10 feet from the westerly property line, and a fence of more than the permitted height in the front setback area, in the R1 (SR) "Single Family Residence - Sign Restrictions" District, according to application on file.

Murdock N. Macrae, applicant, was present.

Zoning Administrator Reed pointed out that deed restrictions require architectural approval by the Emerald Bay Association and these plans have been approved.

ACTION: Side 1: Granted,

(finding in accordance with provisions of the Orange County Zoning Code).

AP# 53-320-60

Categorically Exempted Project March 28, 1974

5-1524  
ZA

APPLICATION FOR VARIANCE PERMIT

UNDER ORANGE COUNTY ZONING CODE, AS AMENDED,  
COUNTY OF ORANGE, CALIFORNIA

NO. V 8295  
SUPERVISORIAL DISTRICT 5th  
FILING DATE March 28, 1974  
HEARING DATE April 25, 1974  
TECHNICIAN SCC:mll  
S.C. NO. IRS-164  
ROAD  
EMERALD BAY ASSOC.

E.B.

MURDOCK N. MACRAE 1031 Gaviota Drive, Laguna Beach 92651 494-7703

TO PERMIT the construction of a single family residence on an irregular shaped parcel, to be located a minimum of 8 feet from the northerly property line, a minimum of 6 feet from the easterly property line and a minimum of 10 feet from the westerly property, and a fence of more than the permitted height in the front setback area, in the R1 (SR) "Single Family Residence - Sign Restrictions" District.

Setback Variance: a minimum of 8 feet from the northerly property line, 6 feet from the easterly property line and 10 feet from the westerly property line.

Fence Height Variance: from the permitted 3 1/2 feet in height to a maximum of 6 feet in height.

FIELD COPY

All in accordance with the attached plot plan which is hereby made a part hereof. In any case of conflict between the language of this application and the plot plan, the plot plan shall prevail.

LEGAL DESCRIPTION of SUBJECT PROPERTY: Tract 3125, Lot 47

Location of property: At the most easterly corner of Knockodoo Road and Londonderry Road (1209 Emerald Bay), in Emerald Bay.

Present use of property: Vacant.

Adjoining property owned or leased by applicant: None.

Justification: See attached letter.

GRANTED  
BY ACTION OF THE  
ORANGE COUNTY  
ZONING ADMINISTRATOR

*M. Macrae*  
Signature of applicant or his agent  
*M. Macrae*  
Signature of property owner or his agent

P 0422-51

4/25/74

FEE: \$65.00

NO. V 8295

1031 Gaviota Drive  
Laguna Beach, California 92651

March 25, 1974

Orange County Planning Department  
First Floor, Room 151  
400 Civic Center Drive West  
Santa Ana, California 92701

Re: Setback variances, Lot 47, Tract 3125  
(also known as 1209 Emerald Bay, Laguna Beach)

Dear Sirs:

It is requested that a variance be granted reducing the "setback" requirements for construction of a single family residence on the above property to:

Eight (8) feet at front property line, and

Ten (10) feet at rear property line.

This property is located on a hillside and because of the special shape and topography (in particular the slope) it is not possible to conform with the standard setback requirements without depriving the property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

It is anticipated that the granting of this variance would not be in conflict with the development of other property in the vicinity since the construction plans for the residence, including its location on the property, have been approved by the Architectural Committee of the Emerald Bay Community Association.

Yours truly,

*M. Macrae*  
Murdock N. MacRae

V 8295



PUBLIC HEARING:  
Z.A. TAPE NO. 2, RECORDING INDEX: Side 1

SSD V-8295, OF MURDOCK N. MACRAE, IN EMERALD BAY.

**Location:** At the most easterly corner of Knockodoon Road and Londonderry Road (1209 Emerald Bay).

**Request:** To permit the construction of a single family residence on an irregular shaped parcel, to be located a minimum of 8 feet from the northerly property line, a minimum of 6 feet from the easterly property line and a minimum of 10 feet from the westerly property line, and a fence of more than the permitted height in the front setback area, in the R1 (SR) "Single Family Residence - Sign Restrictions" District, according to application on file.

Murdock N. Macrae, applicant, was present.

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**ACTION:** Side 1: Granted,

(finding in accordance with provisions of the Orange County Zoning Code).

AP# 53-320-60  
Categorically Exempted Project March 28, 1974

**ZA**

APPLICATION FOR VARIANCE PERMIT

UNDER ORANGE COUNTY ZONING CODE, AS AMENDED  
COUNTY OF ORANGE, CALIFORNIA

NO. V 8295  
SUPERVISORIAL DISTRICT 5th  
FILING DATE March 28, 1974  
HEARING DATE April 25, 1974  
TECHNICIAN SCC:mll  
S.C.M. NO. IRS - 164  
ROAD EMERALD BAY ASSOC.

MURDOCK N. MACRAE 1031 Gaviota Drive Laguna Beach 92651 494-7703

TO PERMIT the construction of a single family residence on an irregular shaped parcel to be located a minimum of 8 feet from the northerly property line, a minimum of 6 feet from the easterly property line and a minimum of 10 feet from the westerly property, and a fence of more than the permitted height in the front setback area, in the R1 (SR) "Single Family Residence - Sign Restrictions" District.

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Adjoining property owned or leased by applicant: None.

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**GRANTED**  
BY ACTION OF THE  
ORANGE COUNTY  
ZONING ADMINISTRATOR

4/25/74 FEE: \$65.00 No. V 8295

3

1031 Gaviota Drive  
Laguna Beach, California 92651

March 25, 1974

Orange County Planning Department  
First Floor, Room 151  
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Santa Ana, California 92701

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Yours truly,

*Murdock N. MacRae*  
Murdock N. MacRae

V-8295