

Parking Requirement Square Footage	
Total Structural Area = 5,048 sq. ft.	(4,326 s.f. conditioned + 722 s.f. garage)
Garage Credit = 586 sq. ft.	430 (20.0' x 21.5') + 156 (8.67' x 18.0')
Parking Square Footage = 4,462 sq. ft.	
Parking Spaces Required = 4 (4 provided)	
REFER TO SHEETS AS01-AS02 FOR SQUARE FOOTAGE CALCULATION EXHIBITS	

Lot Coverage Square Footage	
Lot Area:	11,601 sq. ft.
Total Existing Site Coverage:	3,240 S.F. (27.9%) (2,518 + 722)
Proposed Addition:	962 S.F.
Total Proposed Site Coverage:	4,202 S.F. (36.2%)
Max. Allowable Site Coverage:	4,640.4 (40.0%)
REFER TO SHEET AS03 FOR LOT COVERAGE CALCULATION EXHIBITS	

**Key:**

- EXISTING HOUSE FOOTPRINT
- NEW CONSTRUCTION AREA TO BE ADDED
- AREA TO BE REMOVED
- NEW RETAINING WALL

**site plan notes**

1. "NATURAL GRADE" OR "ROUGH GRADE" SHALL BE DEFINED AS THE ORIGINAL GRADE OF LOT IN ITS ORIGINAL PURCHASED CONDITION, AS SHOWN ON TOPOGRAPHIC MAP PROVIDED BY TOAL ENGINEERS.
2. PAD ELEVATIONS DETERMINED BY THE CIVIL ENGINEER SHALL COMPLY WITH THE DESIGN REQUIREMENTS OF BOTH THE SOILS REPORT AND THE STRUCTURAL PLANS. THE CIVIL ENGINEER SHALL VERIFY THE STRUCTURAL ENGINEER'S DETAILS FOR SLAB-ON-GRADE PRIOR TO DETERMINING FINAL PAD ELEVATIONS ON THE PRECISE GRADINGS PLAN.
3. FINISHED GRADE ADJACENT TO THE HOUSE, DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE A MINIMUM OF 8" BELOW THE TOP OF ANY ADJACENT FOUNDATION WALL OR SLAB-ON-GRADE FOUNDATION, IN ORDER TO MAINTAIN THE PROPER SEPARATION BETWEEN EARTH AND WOOD FRAMING.
4. THE LANDSCAPE ARCHITECT SHALL VERIFY FINISH GRADES AND ELEVATIONS OF ALL PAVING, HARDSCAPE AND LANDSCAPE STRUCTURES WITH THE ARCHITECT PRIOR TO FINALIZING LANDSCAPE PLAN.
5. THE LANDSCAPE ARCHITECT SHALL PROVIDE DETAILS AND DIMENSIONS FOR REINFORCEMENT FOR ALL PLATFORS.
6. ALL PAVED SURFACES SHALL SLOPE AWAY FROM BUILDING AT 2% GRADE MIN. USE 5# FOR SOIL OR ROUGH TEXTURED HARDSCAPING.
7. LANDSCAPE ARCHITECT SHALL LOCATE AREA DRAINS.
8. LANDSCAPE ARCHITECT SHALL PROVIDE COLOR AND MATERIAL SAMPLES AND SCHEDULES FOR ALL LANDSCAPE AREAS.
9. LANDSCAPE ARCHITECT SHALL DESIGN SCREENING FOR ALL AIR-CONDITIONING AND TRASH CONTAINERS PER E.B.C.A. DESIGN GUIDELINES. ALL ENCLOSURES FOR AIR CONDITIONER UNITS SHALL PROVIDE SUFFICIENT CLEARANCES AROUND THE UNIT AS SPECIFIED BY THE MANUFACTURER. LATTICE OR TRELLIS ABOVE AIR CONDITIONER UNITS SHALL BE NO MORE THAN 30% GLOUED, OR AS SPECIFIED BY THE UNITS MANUFACTURER.
10. NO LANDSCAPE STRUCTURE OUTSIDE OF THE BUILDING ENVELOPE SHALL EXCEED 4' IN HEIGHT AS MEASURED FROM NATURAL GRADE, PER E.B.C.A. DESIGN GUIDELINES.
11. SEE GRADINGS PLANS FOR TOP-OF-WALL ELEVATIONS OF PROPERTY LINE WALLS.
12. RETAINING WALL DETAILS SHALL BE PROVIDED BY CIVIL OR STRUCTURAL ENGINEER, AND SHALL COMPLY WITH SOILS REPORT.
13. ALL WALL FOOTINGS SHALL BE L-SHAPED AND BOARD-FORMED. PROVIDE CLEARANCES FOR TREE BOXES IN DESIGN OF ALL FOOTINGS AND RETAINING WALLS.
14. ROOF DRAINS AND DOWNSPOUTS SHALL BE CONNECTED TO THE SITE AREA DRAIN SYSTEM.
15. PLANTERS AND OTHER PLANT CONTAINERS INSTALLED ON EXTERIOR DECKS SHALL BE CONNECTED TO THE SITE AREA DRAIN SYSTEM.
16. RETAINING WALLS TO BE UNDER SEPARATE PERMIT.
17. POOLS AND SPAS SHALL BE COVERED UNDER SEPARATE PERMIT.
18. BACKFLOW VALVE: PER THE IRWD, THE BACKFLOW DEVICE SHALL BE INSTALLED IN LINE WITH THE WATER METER, ON THE LOT SIDE OF THE SIDEWALK, NO MORE THAN ONE-FOOT FROM THE SIDEWALK IN A SHADE PLANTING AREA. CONTRACTOR SHALL VERIFY LOCATION WITH WATER DISTRICT PRIOR TO CONSTRUCTION.
19. STANDARD MAILBOX PER E.B.C.A. DESIGN GUIDELINES, PROVIDE ADDRESS NUMBERS TO BE FOUR INCHES IN HEIGHT AND ILLUMINATED AT NIGHT.
20. HOUSE STREET NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET. NUMBERS SHALL BE OF NON-COMBUSTIBLE MATERIALS IN SPECIAL FIRE PROTECTION AREAS.
21. SEE ROOF PLAN FOR ROOF ELEVATIONS AND CALCULATIONS FOR BUILDING ENVELOPE.
22. DRAINAGE PIPING SERVING FIXTURES WHICH HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH PIPING SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE BACKWATER VALVE. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. SEE TABLE FOR AFFECTED FIXTURES.
23. PROPERTY MARKERS MUST BE VISIBLE AT THE TIME OF INSPECTION OR A SURVEY WILL BE REQUIRED.
24. ALL LIGHTING EXTERIOR AND INTERIOR SHALL BE DESIGNED AND LOCATED SO AS TO CONFINE DIRECT RAYS TO THE PREMISES.
25. PROVIDE A SOLID GATE AT MECHANICAL AREA, THE GATE SHOULD PRESENT A SOLID FACE WITH MINIMAL GAPS OR OPENINGS AND INCLUDE A CORE WITH INSULATION MADE WITH FIBERGLASS FOAM, OR OTHER MATERIALS THAT CAN ABSORB OR DEFLECT NOISE EMANATIVE FROM THE UNIT.

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**Architectural Site Plan**

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**Residence for Dr. Ray and Dr. Lisa Ricci**  
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 Laguna Beach, CA 92651

DRAWN
CHECKED
DATE 7/19/2023
REVISION
SCALE 1/8" = 1'-0"
SHEET NO. <b>A1.1</b>

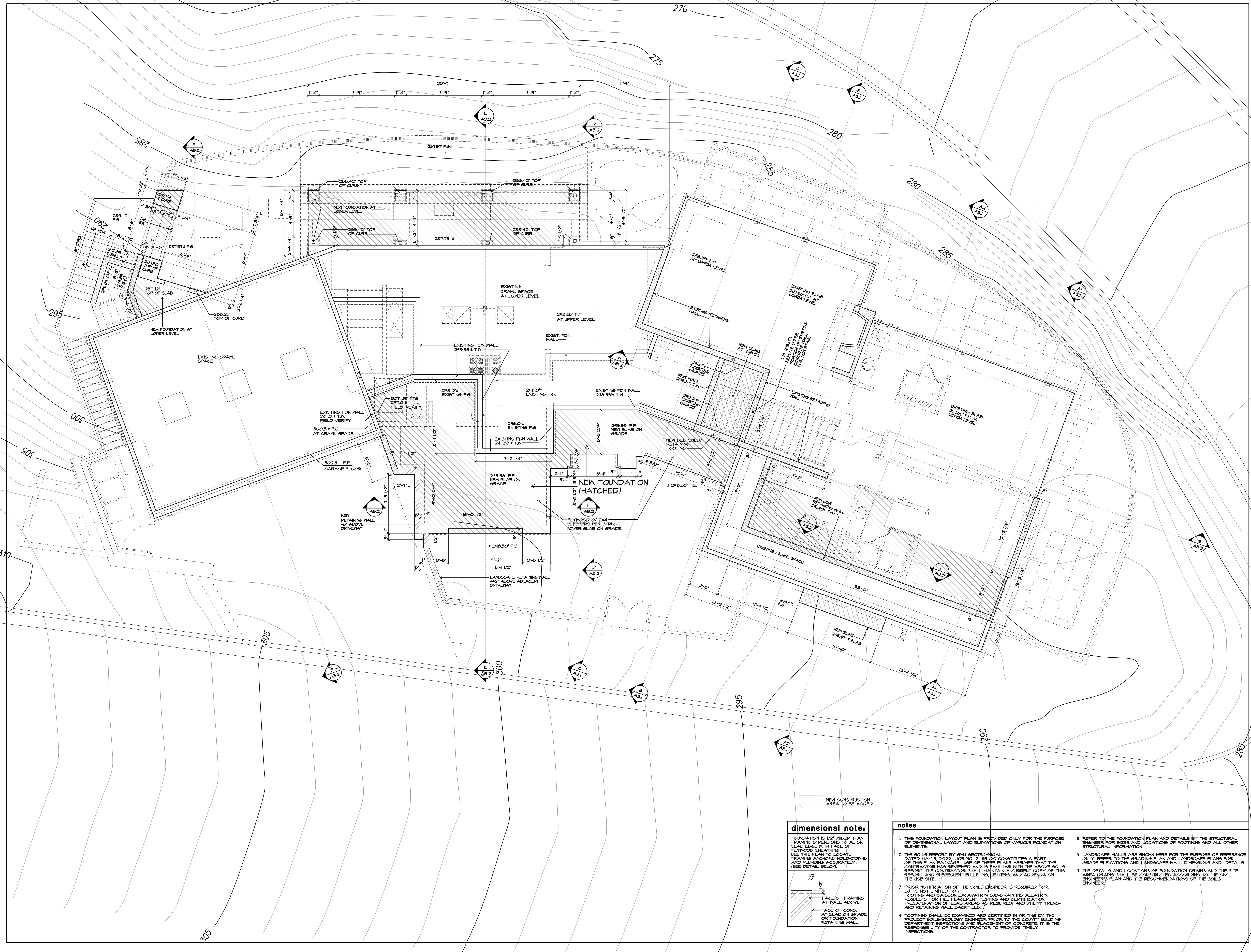


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**Foundation Layout Plan**

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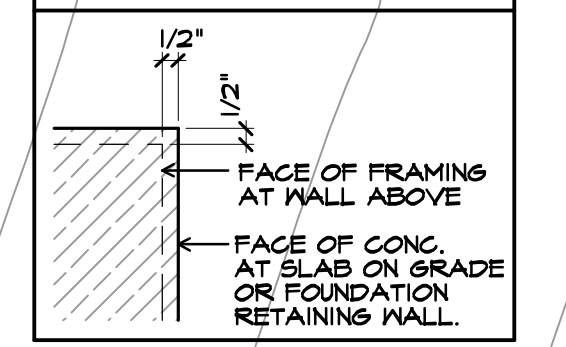
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DATE	7/15/2023
REVISION	
SCALE	1/4" = 1'-0"
SHEET NO.	<b>A2.0</b>



NEW CONSTRUCTION AREA TO BE ADDED

**dimensional note:**

FOUNDATION IS 1/2" WIDER THAN FRAMING DIMENSIONS TO ALIGN SLAB EDGE WITH FACE OF PLYWOOD SHEATHING.  
 USE THIS PLAN TO LOCATE FRAMING ANCHORS, HOLD-DOWNS AND PLUMBING ACCURATELY. (SEE DETAIL BELOW.)

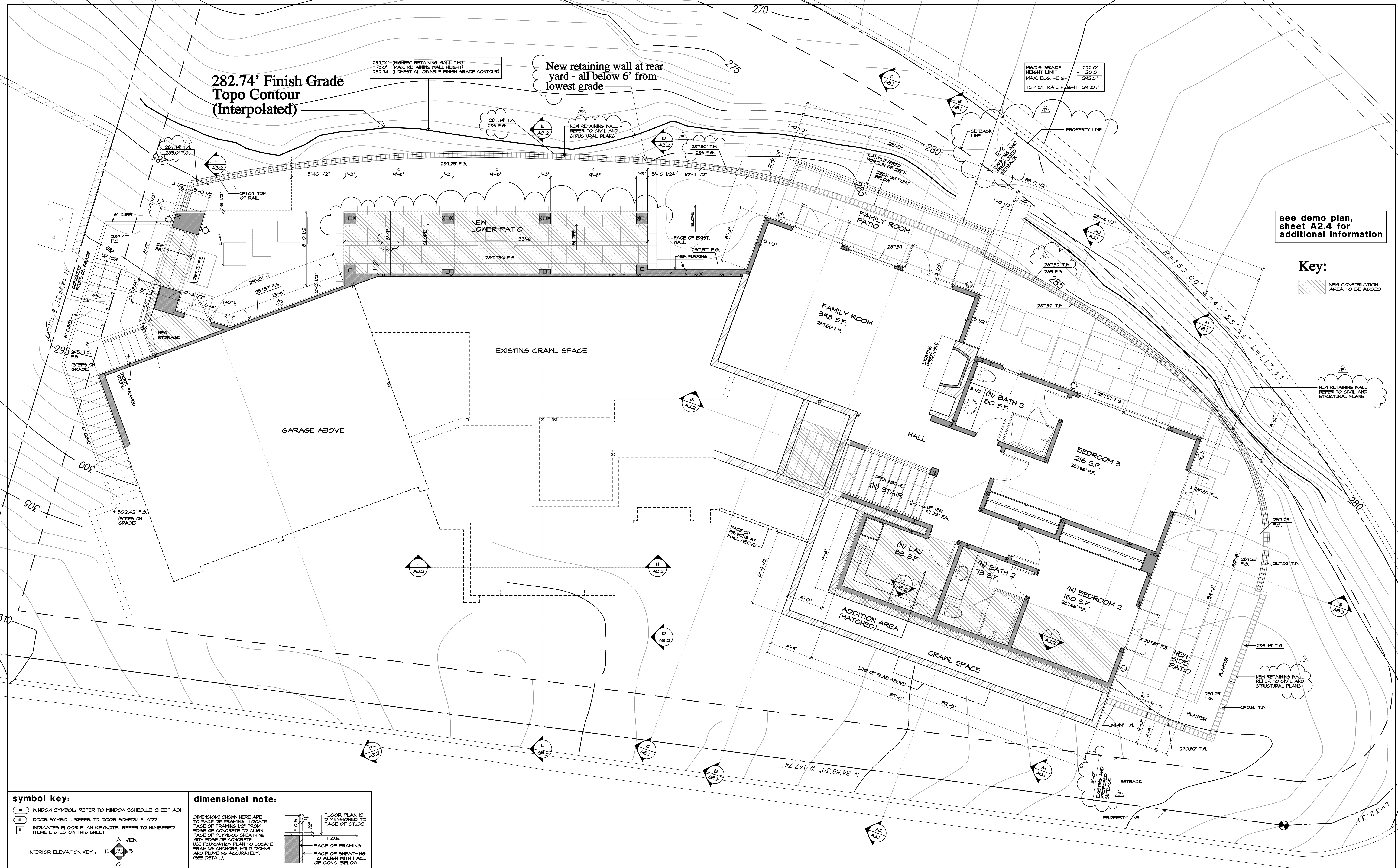


**notes**

1. THIS FOUNDATION LAYOUT PLAN IS PROVIDED ONLY FOR THE PURPOSE OF DIMENSIONAL LAYOUT AND ELEVATIONS OF VARIOUS FOUNDATION ELEMENTS.
2. THE SOILS REPORT BY SH41 GEOTECHNICAL, DATED MAY 5, 2022, JOB NO. 21118-020 CONSTITUTES A PART OF THIS PLAN PACKAGE. USE OF THESE PLANS ASSUMES THAT THE CONTRACTOR HAS REVIEWED AND IS FAMILIAR WITH THE ABOVE SOILS REPORT. THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THIS REPORT, AND SUBSEQUENT BULLETINS, LETTERS, AND ADDENDA ON THE JOB SITE.
3. PRIOR NOTIFICATION OF THE SOILS ENGINEER IS REQUIRED FOR, BUT IS NOT LIMITED TO, FOOTINGS AND GARRISON EXCAVATION SUB-DRAIN INSTALLATION. REQUESTS FOR FILL PLACEMENT, TESTING AND CERTIFICATION, PRESATURATION OF SLAB AREAS AS REQUIRED, AND UTILITY TRENCH AND RETAINING WALL BACKFILLS.
4. FOOTINGS SHALL BE EXAMINED AND CERTIFIED IN WRITING BY THE PROJECT SOILS/GEOLOGY ENGINEER PRIOR TO THE COUNTY BUILDING DEPARTMENT INSPECTIONS AND PLACEMENT OF CONCRETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TIMELY INSPECTIONS.
5. REFER TO THE FOUNDATION PLAN AND DETAILS BY THE STRUCTURAL ENGINEER FOR SIZES AND LOCATIONS OF FOOTINGS AND ALL OTHER STRUCTURAL INFORMATION.
6. LANDSCAPE WALLS ARE SHOWN HERE FOR THE PURPOSE OF REFERENCE ONLY. REFER TO THE GRADING PLAN AND LANDSCAPE PLANS FOR GRADE ELEVATIONS AND LANDSCAPE WALL DIMENSIONS AND DETAILS.
7. THE DETAILS AND LOCATIONS OF FOUNDATION DRAINS AND THE SITE AREA DRAINS SHALL BE CONSTRUCTED ACCORDING TO THE CIVIL ENGINEER'S PLAN AND THE RECOMMENDATIONS OF THE SOILS ENGINEER.

**282.74' Finish Grade Topo Contour (Interpolated)**

New retaining wall at rear yard - all below 6' from lowest grade



see demo plan, sheet A2.4 for additional information

**Key:**  
 NEW CONSTRUCTION AREA TO BE ADDED

symbol key:	dimensional note:
<ul style="list-style-type: none"> <li>WINDOW SYMBOL: REFER TO WINDOW SCHEDULE, SHEET AD1</li> <li>DOOR SYMBOL: REFER TO DOOR SCHEDULE, A22</li> <li>INDICATES FLOOR PLAN KEYNOTE: REFER TO NUMBERED ITEMS LISTED ON THIS SHEET</li> </ul>	<p>DIMENSIONS SHOWN HERE ARE TO FACE OF FRAMING. LOCATE FACE OF FRAMING 1/2" FROM EDGE OF CONCRETE TO ALIGN WITH EDGE OF CONCRETE. USE FOUNDATION PLAN TO LOCATE FRAMING ANCHORS, HOLD-DOWNS AND PLUMBING ACCRATLY. (SEE DETAIL.)</p> <p>FLOOR PLAN IS DIMENSIONED TO FACE OF STUDS</p> <p>F.O.S.</p> <p>FACE OF FRAMING</p> <p>FACE OF SHEATHING TO ALIGN WITH FACE OF CONC. BELOW</p>

- floor plan notes**
- INSTALL ALL EQUIPMENT AND APPLIANCES ACCORDING TO MANUFACTURER'S INSTRUCTIONS. VERIFY DIMENSIONS AND REQUIREMENTS BEFORE INSTALLATION. THIS PROJECT SHALL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA STANDARD 13D, RESIDENTIAL OR QUICK-RESPONSE STANDARD SPRINKLER HEADS SHALL BE INSTALLED IN THE DWELLING PORTION OF THE BUILDING.
  - EXTERIOR WALL FRAMING IS 2X6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
  - PROVIDE MIN 5/8" PLYWOOD SHEATHING AT ALL EXTERIOR WALLS.
  - 2X6 PLUMBING WALLS: SEE CARPENTRY DIVISION OF GENERAL NOTES AND STRUCTURAL NOTES TO VERIFY BORING OR NOTCHING OF STUDS AND PLATES.
  - ALL INTERIOR WALLS 10' OR MORE IN HEIGHT SHALL BE OF 2X6 STUDS, TYP. UNO.
  - INTERIOR WALLS LESS THAN 10' IN HEIGHT MAY BE FRAMED OF 2X4 STUDS, UNO.
  - KITCHEN SINK: VERIFY SIZE WITH INTERIOR DESIGN PLANS.
  - "SUB-ZERO" REFRIGERATOR / FREEZER: VERIFY SIZE WITH INTERIOR DESIGN PLANS. PROVIDE ROUGH PLUMBING FOR ICE MAKER.
  - COMMERCIAL-STYLE GAS RANGE WITH VENT HOOD ABOVE. VERIFY SIZE AND MODEL NUMBER WITH INTERIOR DESIGN PLANS. APPLIANCE SHALL BE LISTED AS APPROVED FOR RESIDENTIAL USE. MAINTAIN ALL NECESSARY CLEARANCES PER MANUFACTURER'S INSTRUCTIONS.
  - DISHWASHER: PLUMB WATER SUPPLY AND WASTE, AND PROVIDE ELECTRICAL OUTLET BENEATH COUNTER.
  - TRASH COMPACTOR: VERIFY SIZE WITH INTERIOR DESIGN PLANS. DOUBLE STACKED OVENS: VERIFY MODEL WITH INTERIOR DESIGNER'S PLANS.
  - BAR SINK OR VEGETABLE SINK: REFER TO INTERIOR DESIGN PLANS FOR MODEL.
  - "DRIP-DRY" NET LAUNDRY HANGING RACK WITH FIBERGLASS PAN AND DRAIN.
  - RECESSED WALL-MOUNTED IRONS BOARD AND CABINET WITH ELECTRICAL OUTLET.
  - SPECIALTY WINE STORAGE REFRIGERATOR: SEE INTERIOR DESIGN PLANS FOR MODEL AND SIZE.
  - PROVIDE TEMPERED GLASS IN WINDOWS WITHIN 5 FEET OF FLOOR, AND SANAAS AND STEAM ROOMS.
  - PEDESTAL SINK: PROVIDE FINISHED HARDWARE FOR WATER SUPPLY LINES. VERIFY LOCATION WITH INTERIOR DESIGN PLANS.
  - TOILET (120 GAL./FLUSH MAX) CENTERLINE OF TOILET TO BE A MINIMUM OF 57" FROM ADJACENT VERTICAL SURFACES.
  - BIDET: VERIFY MODEL NUMBER WITH INTERIOR DESIGNER.
  - LAUNDRY SINK: VERIFY SIZE WITH INTERIOR DESIGNER.
  - WASHER SPACE: PROVIDE WATER SUPPLY AND WASTE IN RECESSED WALL BOX.
  - DRYER SPACE: PROVIDE 4" DIA. SMOOTH SHEET-METAL DUCT TO OUTSIDE AIR. MAXIMUM 14" WITH (2) 90° BENDS. TO BE TERMINATED ON OUTSIDE OF BUILDING WITH BACKDRAFT DAMPER.
  - PROVIDE ANTI-SCALDING VALVES AT TUBS AND SHOWERS.
  - CAST-IRON ENAMELLED TUB / SHOWER: TILE FINISH AT WALLS TO 12" ABOVE FLOOR. PROVIDE TEMPERED GLASS ENCLOSURE AND SHOWER DOOR. PLUMB SHOWER HEAD AT 80" ABOVE FLOOR. VERIFY HEIGHT OF TILE AND SHOWER HEAD WITH INTERIOR DESIGNER'S PLANS.
  - SPECIALTY TUB OR WHIRLPOOL BATH SET IN FRAMED TUB DECK WITH CERAMIC TILE FINISH OVER HORTAR BED. METAL LATH AND WATERPROOF MEMBRANE SURROUND. PROVIDE HOT-MOPPED PAN BENEATH. TUB DRAIN TO OUTSIDE. REFER TO INTERIOR DESIGNER'S PLANS FOR SIZE. VERIFY TILE HEIGHT WITH INTERIOR DESIGN PLANS.
  - SHOWER: CURBLESS, WALK-IN SHOWER. DROP FLOOR FRAMING BY 5" AT SHOWER WITH NOT-MOPPED METAL SHOWER PAN TILE FINISH AT FLOOR AND WALLS TO 12" MIN. ABOVE FLOOR. PROVIDE TEMPERED GLASS ENCLOSURE AND SHOWER DOOR. PLUMB SHOWER HEAD AT 80" ABOVE FLOOR. VERIFY HEIGHT OF TILE AND SHOWER HEAD WITH INTERIOR DESIGNER'S PLANS.
  - WATER HEATER: PROVIDE P11 DISCHARGE LINE TO OUTSIDE. PROVIDE 3" CLEARANCE ON ALL SIDES, BACK AND TOP AND 6" IN FRONT, AND SEISING STRAPS ANCHORED SECURELY TO WALL FRAMING.
  - PROVIDE 18" HIGH PLYWOOD PLATFORM BENEATH F.A.U. AND WATER HEATER LOCATED IN GARAGE.
  - FURNACE / F.A.U.: PROVIDE COMBUSTION AIR SUPPLY PER U.M.C. PROVIDE 5" CLEARANCE ON ALL SIDES, BACK AND TOP AND 6" CLEARANCE IN FRONT OF THE FURNACE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
  - FURNACE / F.A.U. IN ATTIC: PROVIDE SWITCHED LIGHT TUB. 6-6.9 5/8" OUT AND ELECTRICAL OUTLET. PROVIDE UNOBSTRUCTED 30" WIDE FLOORING FROM ATTIC ACCESS TO CONTROL SIDE OF EQUIPMENT. PROVIDE 30" WIDE CLEAR WORKSPACE IN FRONT OF UNIT. PROVIDE ALL NECESSARY CLEARANCES TO COMBUSTIBLES AS LISTED IN MANUFACTURER SPECIFICATIONS.
  - APPROVED UL 217 RATED WIRE PULSED SMOKE DETECTOR WITH BATTERY BACKUP. ALL SMOKE DETECTORS SHALL BE PERMANENTLY WIRED TO HOUSE CURRENT WITHOUT ANY DISCONNECTING SWITCH EXCEPT AS REQUIRED FOR OVERCURRENT PROTECTION. WIRE ALL DETECTORS TOGETHER FOR SHUNT-TYPE ALARM. THE ALARM SHALL BE CLEARLY LABELLED IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. SMOKE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR LEVEL. (CFC R34.3) DO NOT INSTALL WITH UNFINISHED ATTICS OR GARAGES, WITHIN 20' OF COOKING APPLIANCE, WITHIN 5' OF BATHROOM DOOR THAT CONTAINS BATHSHOWER.
  - FREE STANDING SPECIALTY TUB OR WHIRLPOOL BATH.
  - DUCT CHASE: PROVIDE REQUIRED DRAFT STOPS.
  - UNDER-COUNTER REFRIGERATOR.
  - TOWN AND COUNTRY DIRECT-VENT SEALED-COMBUSTION TYPE FIREPLACE PER CALIFORNIA GREEN BUILDING STANDARD CODE SECTION 4.303. (CPM TEST LAB REPORT: ANS 22-88-2001). INSTALL PER MANUFACTURER'S INSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCES. REFER TO PLAN FOR FIREBOX SIZE.
  - FACE OF EXTERIOR FRAMING ABOVE.
  - WALLS BETWEEN HOUSE LIVING AREAS AND GARAGES SHALL BE 3/8" TYPE "X" DRYWALL ON GARAGE SIDE FROM FLOOR TO ROOF SHEATHING WITH TAPED JOINTS. WHERE GARAGES ARE BENEATH LIVING AREAS, CEILING SHALL BE 3/8" TYPE "X" DRYWALL ON GARAGE SIDE WITH TAPED JOINTS. SUPPORT POSTS IN GARAGE SHALL BE WRAPPED IN 3/8" TYPE "X" DRYWALL.
  - PROVIDE 5/8" TYPE "X" GYP. BOARD AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS, AT BOTTOM OF STRINGERS AND AT ADJACENT WALLS.
  - PROVIDE WATER-RESISTANT GYPSUM WALLBOARD AT ALL ROOMS SUBJECT TO MOISTURE. WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND WALLS WITH PLUMBING FIXTURES.
  - PROVIDE PAN CAPABLE OF MIN 5" AIR CHANGES PER HOUR. MINIMUM 50 C.F.M. REQUIRED FOR INTERMITTENT VENTILATION OR 25 C.F.M. FOR CONTINUOUS.
  - 1/4" SOLID WOOD TIGHT FITTING DOOR OR 20 MIN. RATED DOOR WITH SELF-CLOSING AND SELF-LATCHING DEVICE.
  - DECKS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED. DECK WATERPROOFING: KESTICOAT ALX PRO RES-2201. SLOPE MIN. 1/4" PER FOOT TO DRAIN.
  - FIBERGLASS LINED PLANTER: PROVIDE WATER SUPPLY FOR IRRIGATION, AND CONNECT DRAIN TO SITE DRAINAGE SYSTEM.
  - PROVIDE IRRIGATION SUPPLY LINE AND DRAIN LINE FOR PLANT POT. REFER TO LANDSCAPE PLANS FOR LOCATION.
  - GUARD 42" MIN. FROM FLOOR. DESIGN PER INTERIOR DESIGNER (GRILLWORK OR BALUSTERS SHALL BE SPACED SUCH THAT A 4" SPHERE CAN NOT PASS THROUGH). GUARD AT THE OPEN SIDE OF STAIR THAT SERVES AS HANDRAIL SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 36" FROM NOSE OF TREAD. THE OPEN SPACE BETWEEN TREAD AND BOTTOM ELEVATION OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.
  - PROVIDE A CONTINUOUS HANDRAIL AT EACH STAIR FLIGHT. HANDRAILS SHALL BE CONTINUOUS FROM THE FACE OF THE BOTTOM RISER TO THE FACE OF THE TOP RISER, LOCATED BETWEEN 34" AND 38" FROM NOSE OF TREADS. RETURN ENDS OF RAIL TO WALL.
  - HANDRAIL WITH REGULAR CROSS SECTION SHALL HAVE OUTSIDE DIAMETER MIN. 1 1/4" AND MAX. 2". IF NOT CIRCULAR, THEN IT SHALL HAVE PERIMETER MIN. 4" AND MAX. 6 1/4" WITH MAX. CROSS SECTION OF 2 1/4". HANDRAILS WITH A PERIMETER DIMENSION 6 1/4" SHALL HAVE A GRASPABLE FINISH ON BOTH SIDES OF THE PROFILE BETWEEN 1 1/4" TO 2 3/4" BEGINNING WITHIN 3/4" FROM THE TOP OF THE PROFILE AND ACHIEVE A MIN. 5/8" DEPTH WITHIN 1/8" BELOW THE INDIENT PROFILE POINT AND SHALL CONTINUE A MIN. 5/8" TO A LEVEL NOT LESS THAN 1/4" BELOW THE TALLEST PORTION OF THE PROFILE. CFC R511.7
  - FLOOR DRAIN THROUGH DRAIN AT DECK EDGE.
  - PROVIDE TEMPERED GLASS AT INDICATED AREA AND IN ANY OF THE FOLLOWING LOCATIONS:  
 A. GLAZING IN SWINGING DOORS.  
 B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.  
 C. GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 80" ABOVE THE WALKING SURFACE.  
 D. GLAZING IN ANY PANEL WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:  
 - EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 1.55 SQ. FT.  
 - EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.  
 - EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.  
 - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF GLAZING.  
 E. GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE WALKING SURFACE.  
 F. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN THE FOLLOWING CONDITIONS ARE PRESENT:  
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 40" ABOVE THE POOL SIDE OF THE GLAZING.  
 - THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA WATER'S EDGE.  
 G. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMP WITHIN 36" HORIZ. OF A WALKING SURFACE WHEN GLASS IS LESS THAN 36" ABOVE WALKING SURFACE.  
 H. GLAZING ADJACENT TO STAIRWAYS WITHIN 80" HORIZ. OF THE BOTTOM TREAD OF A STAIRWAY WHEN GLASS IS LESS THAN 36" ABOVE NOSE OF TREAD.  
 I. EACH PANEL OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDING WHICH IT COMPLES. MULTIPANE ASSEMBLIES SHALL BE IDENTIFIED PER CFC R200.1.
  - DOORS WITH DIRECT ACCESS TO AN OUTDOOR POOL SHALL BE EQUIPPED WITH ONE OF THE FOLLOWING:  
 1. A SELF-CLOSING AND SELF LATCHING DEVICE WITH THE RELEASE MECHANISM LOCATED A MINIMUM OF 54" ABOVE THE FLOOR.  
 2. AN ALARM WHICH RINGS CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS WITHIN SEVEN SECONDS OF THE DOOR BEING OPENED. CAPABLE OF BEING AT 10 FEET AND AUTOMATIC RESET. THE ALARM SHALL BE EQUIPPED WITH A MANUAL SWITCH OR TOUCHPAD CAPABLE OF DEACTIVATING THE ALARM FOR A SINGLE OPENING OF THE DOOR. LOCATED A MINIMUM OF 54" ABOVE THE FLOOR. THE DEACTIVATION SHALL LAST FOR NO MORE THAN 15 SECONDS.  
 3. EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 1.55 SQ. FT.  
 4. EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.  
 5. EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.  
 6. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF GLAZING.  
 7. GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE WALKING SURFACE.  
 8. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN THE FOLLOWING CONDITIONS ARE PRESENT:  
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 40" ABOVE THE POOL SIDE OF THE GLAZING.  
 - THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA WATER'S EDGE.  
 9. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMP WITHIN 36" HORIZ. OF A WALKING SURFACE WHEN GLASS IS LESS THAN 36" ABOVE WALKING SURFACE.  
 10. EACH PANEL OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDING WHICH IT COMPLES. MULTIPANE ASSEMBLIES SHALL BE IDENTIFIED PER CFC R200.1.
  - LAUNDRY CHUTE: MIN. 26 GA. GALVANIZED STEEL LINING. FINISH ALL SEAMS TO BE LOGIC-APPLIED DOWNWARD AND LAY FLAT SO THAT WALLS ARE SMOOTH. BENDS SHALL NOT EXCEED 45°.
  - AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITH HIGH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. ALARMS SHALL BE PERMANENTLY WIRED TO HOUSE CURRENT WITHOUT ANY DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. ALL CARBON MONOXIDE DETECTORS SHALL BE UL 2004-2015 RATED.
  - UNDER COUNTER MICROWAVE.
  - PROVIDE 100 S.I. OF MAKEUP AIR TO LAUNDRY ROOM PER CMC 504.5. PROVIDE LOUVERED DOOR OR JUMP DUCT AT CEILING.
  - STACKED WASHER AND DRYER COMBINATION: PROVIDE 4" DIA. SMOOTH SHEET-METAL DUCT TO OUTSIDE AIR. MAX. 14" W/ (2) 90° BENDS. TO BE TERMINATED ON OUTSIDE OF BUILDING WITH BACKDRAFT DAMPER.
  - RECESSED MOTORIZED SHADE / DRAPERY ROCKET AT CEILING. VERIFY REQUIRED POCKET DIMENSIONS WITH INTERIOR DESIGNER AND SHADE MANUFACTURER.

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**Proposed Lower Level Plan**

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Residence for Dr. Ray and Dr. Lisa Ricci  
 1209 Emerald Bay  
 Laguna Beach, CA 92651

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DRAWN	CHECKED
RK	RK
DATE	REVISION
7/15/2023	
SCALE	SHEET NO.
1/4" = 1'-0"	A2.1

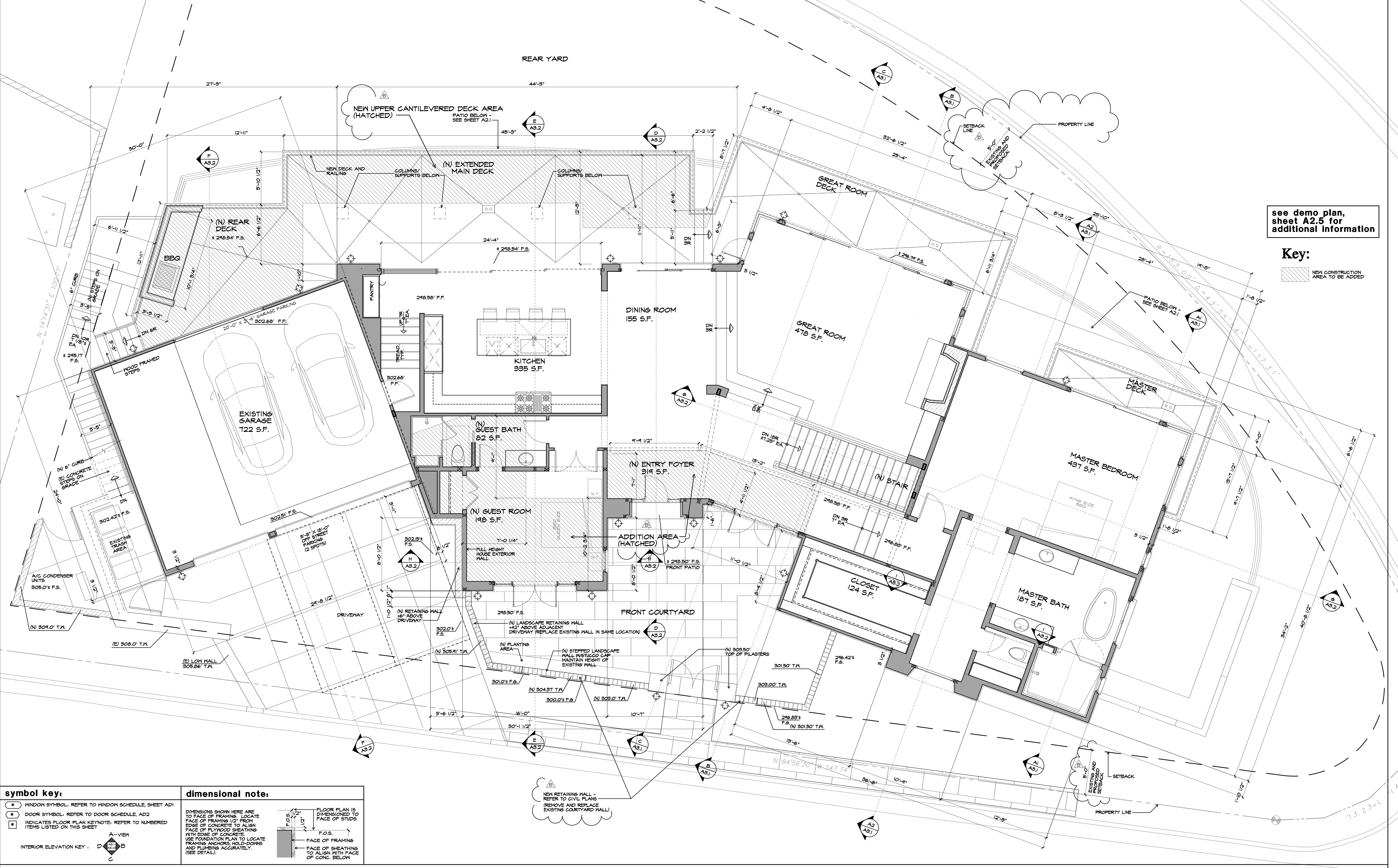


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**Proposed Upper Level Plan**

**Residence for Dr. Ray and Dr. Lisa Ricci**  
 1209 Emerald Bay  
 Laguna Beach, CA 92651

DRAWN: R.K.  
 CHECKED: R.K.  
 DATE: 7/15/2023  
 REVISION:  
 SCALE: 1/4" = 1'-0"  
 SHEET NO: **A2.2**



see demo plan, sheet A2.5 for additional information

**Key:**  
 [Hatched Area] NEW CONSTRUCTION AREA TO BE ADDED

symbol key:	dimensional note:
<ul style="list-style-type: none"> <li>WINDOW SYMBOL: REFER TO WINDOW SCHEDULE, SHEET A21</li> <li>DOOR SYMBOL: REFER TO DOOR SCHEDULE, A22</li> <li>INDICATES FLOOR PLAN KEYNOTE. REFER TO NUMBERED ITEMS LISTED ON THIS SHEET</li> </ul>	<p>DIMENSIONS SHOWN HERE ARE TO FACE OF FRAMING. LOCATE FACE OF FRAMING 1/2" FROM EDGE OF CONCRETE TO ALIGN FACE OF PLYWOOD SHEATHING WITH EDGE OF CONCRETE. USE FOUNDATION PLAN TO LOCATE FRAMING ANCHORS, HOLD-DOWNS AND PLUMBING ACCURATELY. (SEE DETAIL.)</p> <p>FLOOR PLAN IS DIMENSIONED TO FACE OF STUDS</p> <p>F.O.S.</p> <p>FACE OF FRAMING</p> <p>FACE OF SHEATHING</p> <p>FACE OF CONC. BELOW</p>

- floor plan notes**
- INSTALL ALL EQUIPMENT AND APPLIANCES ACCORDING TO MANUFACTURER'S INSTRUCTIONS. VERIFY DIMENSIONS AND REQUIREMENTS BEFORE INSTALLATION. THIS PROJECT SHALL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA STANDARD 13B, RESIDENTIAL OR QUICK-RESPONSE STANDARD SPRINKLER HEADS SHALL BE INSTALLED IN THE DWELLING PORTION OF THE BUILDING.
  - EXTERIOR WALL FRAMING IS 2X6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE MIN 5/8" PLYWOOD SHEATHING AT ALL EXTERIOR WALLS.
  - 2X6 PLUMBING WALL: SEE CARPENTRY DIVISION OF GENERAL NOTES AND STRUCTURAL NOTES TO VERIFY BORING OR NOTCHING OF STUDS AND PLATES.
  - ALL INTERIOR WALLS 10' OR MORE IN HEIGHT SHALL BE OF 2X6 STUDS, TYP. UNO.
  - INTERIOR WALLS 10' OR MORE IN HEIGHT MAY BE FRAMED OF 2X4 STUDS, UNO.
  - KITCHEN SINK: VERIFY SIZE WITH INTERIOR DESIGN PLANS.
  - "SUB-TERR" REFRIGERATOR / FREEZER: VERIFY SIZE WITH INTERIOR DESIGN PLANS. PROVIDE ROUGH PLUMBING FOR ICE MAKER.
  - COMMERCIAL-STYLE GAS RANGE WITH VENT HOOD ABOVE. VERIFY SIZE AND MODEL NUMBER WITH INTERIOR DESIGN PLANS. APPLIANCE SHALL BE LISTED AS APPROVED FOR RESIDENTIAL USE. MAINTAIN ALL NECESSARY CLEARANCES PER MANUFACTURER'S INSTRUCTIONS.
  - DISHWASHER: PLUMB WATER SUPPLY AND WASTE, AND PROVIDE ELECTRICAL OUTLET BENEATH COUNTER.
  - KITCHEN COMPACTOR: VERIFY SIZE WITH INTERIOR DESIGN PLANS.
  - DOUBLE STACKED OVENS: VERIFY MODEL WITH INTERIOR DESIGNER'S PLANS.
  - BAR SINK OR VEGETABLE SINK: REFER TO INTERIOR DESIGN PLANS FOR MODEL.
  - "DRIP-DRY" MET LAUNDRY HANGING RACK WITH FIBERGLASS PAN AND DRAIN.
  - RECESSED WALL-MOUNTED IRONS BOARD AND CABINET WITH ELECTRICAL OUTLET.
  - SPECIALTY WINE STORAGE REFRIGERATOR. SEE INTERIOR DESIGN PLANS FOR MODEL AND SIZE.
  - PROVIDE TEMPERED GLASS IN WINDOWS WITHIN 5 FEET OF FLOOR, AND SANSAS AND STEAM ROOMS.
  - PEDESTAL SINK: PROVIDE FINISHED HARDWARE FOR WATER SUPPLY AND DRAIN. VERIFY LOCATION WITH INTERIOR DESIGN PLANS.
  - TOILET (128 GAL/FLUSH MAX): CENTERLINE OF TOILET TO BE A MINIMUM OF 31" FROM ADJACENT VERTICAL SURFACES.
  - BIDET: VERIFY MODEL NUMBER WITH INTERIOR DESIGNER.
  - LAUNDRY SINK: VERIFY SIZE WITH INTERIOR DESIGNER.
  - WASHER SPACE: PROVIDE WATER SUPPLY AND WASTE IN RECESSED WALL BOX.
  - DRYER SPACE: PROVIDE 4" DIA. SMOOTH SHEET-METAL DUCT TO OUTSIDE AIR. MAXIMUM 14" WITH (2) 40" BENDS. TO BE TERMINATED ON OUTSIDE OF BUILDING WITH BACKDRAFT DAMPER.
  - PROVIDE ANTI-SCALDING VALVES AT TUBS AND SHOWERS.
  - CAST-IRON ENAMELLED TUB / SHOWER: TILE FINISH AT WALLS TO 12" ABOVE FLOOR. PROVIDE TEMPERED GLASS ENCLOSURE AND SHOWER DOOR. PLUMB SHOWER HEAD AT 80" ABOVE FLOOR. VERIFY HEIGHT OF TILE AND SHOWER HEAD WITH INTERIOR DESIGNER'S PLANS.
  - SPECIALTY TUB OR WHIRLPOOL BATH SET IN FRAMED TUB DECK WITH CERAMIC TILE FINISH OVER HORTAR BED. METAL LATH AND WATERPROOF MEMBRANE SURROUND. PROVIDE HOT-MOPPED PAN BENEATH WITH DRAIN TO OUTSIDE. REFER TO INTERIOR DESIGNER'S PLANS FOR SIZE. VERIFY TILE HEIGHT WITH INTERIOR DESIGN PLANS.
  - SHOWER: CURBLESS, WALK-IN SHOWER. DROP FLOOR FRAMING BY 5" AT SHOWER WITH HOT-MOPPED METAL SHOWER PAN. TILE FINISH AT FLOOR AND WALLS TO 12" MIN. ABOVE FLOOR. PROVIDE TEMPERED GLASS ENCLOSURE AND SHOWER DOOR. PLUMB SHOWER HEAD AT 80" ABOVE FLOOR. VERIFY HEIGHT OF TILE AND SHOWER HEAD WITH INTERIOR DESIGNER'S PLANS.
  - WATER HEATER: PROVIDE P1T DISCHARGE LINE TO OUTSIDE. PROVIDE 3" CLEARANCE ON ALL SIDES. BACK AND TOP AND 6" IN FRONT, AND SEISING STRAPS ANCHORED SECURELY TO WALL FRAMING.
  - PROVIDE 18" HIGH PLYWOOD PLATFORM BENEATH F.A.U. AND WATER HEATER LOCATED IN GARAGE.
  - FURNACE / F.A.U.: PROVIDE COMBUSTION AIR SUPPLY PER U.M.C. PROVIDE 5" CLEARANCE ON ALL SIDES. BACK AND TOP AND 6" CLEARANCE IN FRONT OF THE FURNACE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
  - PURCHASE / F.A.U. IN ATTIC: PROVIDE SWITCHED LIGHT TUB. GAS SUB-OUT AND ELECTRICAL OUTLET. PROVIDE UNOBSTRUCTED 30" WIDE FLOORING FROM ATTIC ACCESS TO CONTROL SIDE OF EQUIPMENT. PROVIDE 30" WIDE CLEAR WORKSPACE IN FRONT OF UNIT. PROVIDE ALL NECESSARY CLEARANCES TO COMBUSTIBLES AS LISTED IN MANUFACTURER SPECIFICATIONS.
  - 32" X 30" ATTIC ACCESS.
  - APPROVED UL 217 RATED HARED PIPED SMOKE DETECTOR WITH BATTERY BACKUP. ALL SMOKE DETECTORS SHALL BE PERMANENTLY WIRRED TO HOUSE CURRENT WITHOUT ANY DISCONNECTING SWITCH EXCEPT AS REQUIRED FOR OVERCURRENT PROTECTION. WIRE ALL DETECTORS TOGETHER FOR SHUNT TRIP. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. SMOKE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR LEVEL. (CFC RS14.3) DO NOT INSTALL WITH UNFINISHED ATTICS OR GARAGES, WITHIN 20' OF COOKING APPLIANCE, WITHIN 5' OF BATHROOM DOOR THAT CONTAINS BATHSHOWER.
  - FREE STANDING SPECIALTY TUB OR WHIRLPOOL BATH.
  - DUCT CHASE: PROVIDE REQUIRED DRAFT STOPS.
  - UNDER-COUNTER REFRIGERATOR.
  - TOWN AND COUNTRY DIRECT-VENT SEALED-COMBUSTION TYPE FIREPLACE PER CALIFORNIA GREEN BUILDING STANDARD CODE SECTION 4.303. (CIVIL TEST LAB REPORT AND 22-488-20041, INSTALL PER MANUFACTURER'S INSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCES. REFER TO PLAN FOR FIREBOX SIZE.
  - FACE OF EXTERIOR FRAMING ABOVE.
  - HALLS BETWEEN HOUSE LIVING AREAS AND GARAGES SHALL BE 3/8" TYPE "X" DRYFALL ON GARAGE SIDE FROM FLOOR TO ROOF SHEATHING WITH TAPED JOINTS. WHERE GARAGES ARE BENEATH LIVING AREAS, CEILING SHALL BE 3/8" TYPE "X" DRYFALL ON GARAGE SIDE WITH TAPED JOINTS. SUPPORT POSTS IN GARAGE SHALL BE WRAPPED IN 5/8" TYPE "X" DRYFALL.
  - PROVIDE 5/8" TYPE "X" GYP. BOARD AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS, AT BOTTOM OF STRINGERS AND AT ADJACENT WALLS.
  - PROVIDE WATER-RESISTANT GYPSUM WALLBOARD AT ALL ROOFS SUBJECT TO MOISTURE. WATER GLEIST COMPARTMENTS, LAUNDRY ROOMS AND WALLS WITH PLUMBING FIXTURES.
  - PROVIDE PAN CAPABLE OF MIN. 5 AIR CHANGES PER HOUR. MINIMUM 50 CF/M. REQUIRED FOR INTERMITTENT VENTILATION OR 25 CF/M. FOR CONTINUOUS.
  - 3/4" SOLID WOOD TIGHT FITTING DOOR OR 20 MIN. RATED DOOR WITH SELF-CLOSING AND SELF-LATCHING DEVICE.
  - DECKS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED. DECK WATERPROOFING: KESTIC-100 ALX PRO RSR-2201. SLOPE MIN. 1/4" PER FOOT TO DRAIN.
  - FIBERGLASS LINED PLANTER: PROVIDE WATER SUPPLY FOR IRRIGATION, AND CONNECT DRAIN TO SITE DRAINAGE SYSTEM.
  - PROVIDE IRRIGATION SUPPLY LINE AND DRAIN LINE FOR PLANT POT. REFER TO LANDSCAPE PLANS FOR LOCATION.
  - GUARD 42" MIN. FROM FLOOR. DESIGN PER INTERIOR DESIGNER (GRILLWORK OR BALUSTERS SHALL BE SPACED SUCH THAT A 4" SPHERE CAN NOT PASS THROUGH). GUARD AT THE OPEN SIDE OF STAIR THAT SERVES AS HANDRAIL SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 36" FROM NOSE OF TREAD. THE OPEN SPACE BETWEEN TREAD AND BOTTOM ELEMENT OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.
  - PROVIDE A CONTINUOUS HANDRAIL AT EACH STAIR FLIGHT. HANDRAILS SHALL BE CONTINUOUS FROM THE FACE OF THE BOTTOM RISER TO THE FACE OF THE TOP RISER, LOCATED BETWEEN 34" AND 38" FROM NOSE OF TREADS. RETURN ENDS OF RAIL TO WALL.
  - HANDRAIL WITH CURVULAR CROSS SECTION SHALL HAVE OUTSIDE DIAMETER MIN. 1 1/4" AND MAX. 2". IF NOT CURVULAR, THEN IT SHALL HAVE PERIMETER MIN. 4" AND MAX. 6 1/4" WITH MAX. CROSS SECTION OF 2 1/4". HANDRAILS WITH A PERIMETER DIMENSION 6 1/4" SHALL HAVE A GRASPABLE FINISH ON BOTH SIDES OF THE PROFILE BETWEEN 1 1/4" TO 2 3/4" BEGINNING WITHIN 3/4" FROM THE TOP OF THE PROFILE AND ACHIEVE A MIN. 5/16" DEPTH WITHIN 1/8" BELOW THE INDEIST PROFILE POINT AND SHALL CONTINUE A MIN. 5/8" TO A LEVEL NOT LESS THAN 1/4" BELOW THE TALLEST PORTION OF THE PROFILE. (CFC RS11.7)
  - FLOOR DRAIN THROUGH DRAIN AT DECK EDGE.
  - PROVIDE TEMPERED GLASS AT INDICATED AREA AND IN ANY OF THE FOLLOWING LOCATIONS: A. GLAZING IN SWINGING DOORS. B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES. C. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN THE FOLLOWING CONDITIONS ARE PRESENT: - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE POOL SURFACE. - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR. - EXPOSED AREA OF AN INDIVIDUAL PANEL IS GREATER THAN 4.5 SQ. FT. - EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR. - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF GLAZING. E. GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE WALKING SURFACE. F. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN THE FOLLOWING CONDITIONS ARE PRESENT: - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE POOL SURFACE. - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR. - EXPOSED AREA OF AN INDIVIDUAL PANEL IS GREATER THAN 4.5 SQ. FT. - EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
  - LAUNDRY CHUTE: MIN. 26 GA. GALVANIZED STEEL LINING. FINISH ALL SEAMS TO BE LOCKED, LAPPED DOWNWARD AND LAY FLAT SO THAT WALLS ARE SMOOTH. BENDS SHALL NOT EXCEED 45°.
  - AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITH HIGH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALARMS SHALL BE INTERCONNECTED AND WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING. ATTIC: A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. ALL CARBON MONOXIDE DETECTORS SHALL BE UL 2084-2015 RATED.
  - UNDER COUNTER MICROWAVE.
  - PROVIDE 100 S.I. OF MAKEUP AIR TO LAUNDRY ROOM PER CMC 504.5. PROVIDE LOWERED DOOR OR LAMP DUCT AT CEILING.
  - STACKED WASHER AND DRYER COMBINATION: PROVIDE 4" DIA. SMOOTH SHEET-METAL DUCT TO OUTSIDE AIR. MAX. 14" W/ (2) 40 BENDS. TO BE TERMINATED ON OUTSIDE OF BUILDING WITH BACKDRAFT DAMPER.
  - RECESSED MOTORIZED SHADE / DRAWERY POCKET AT CEILING. VERIFY REQUIRED POCKET DIMENSIONS WITH INTERIOR DESIGNER AND SHADE MANUFACTURER.

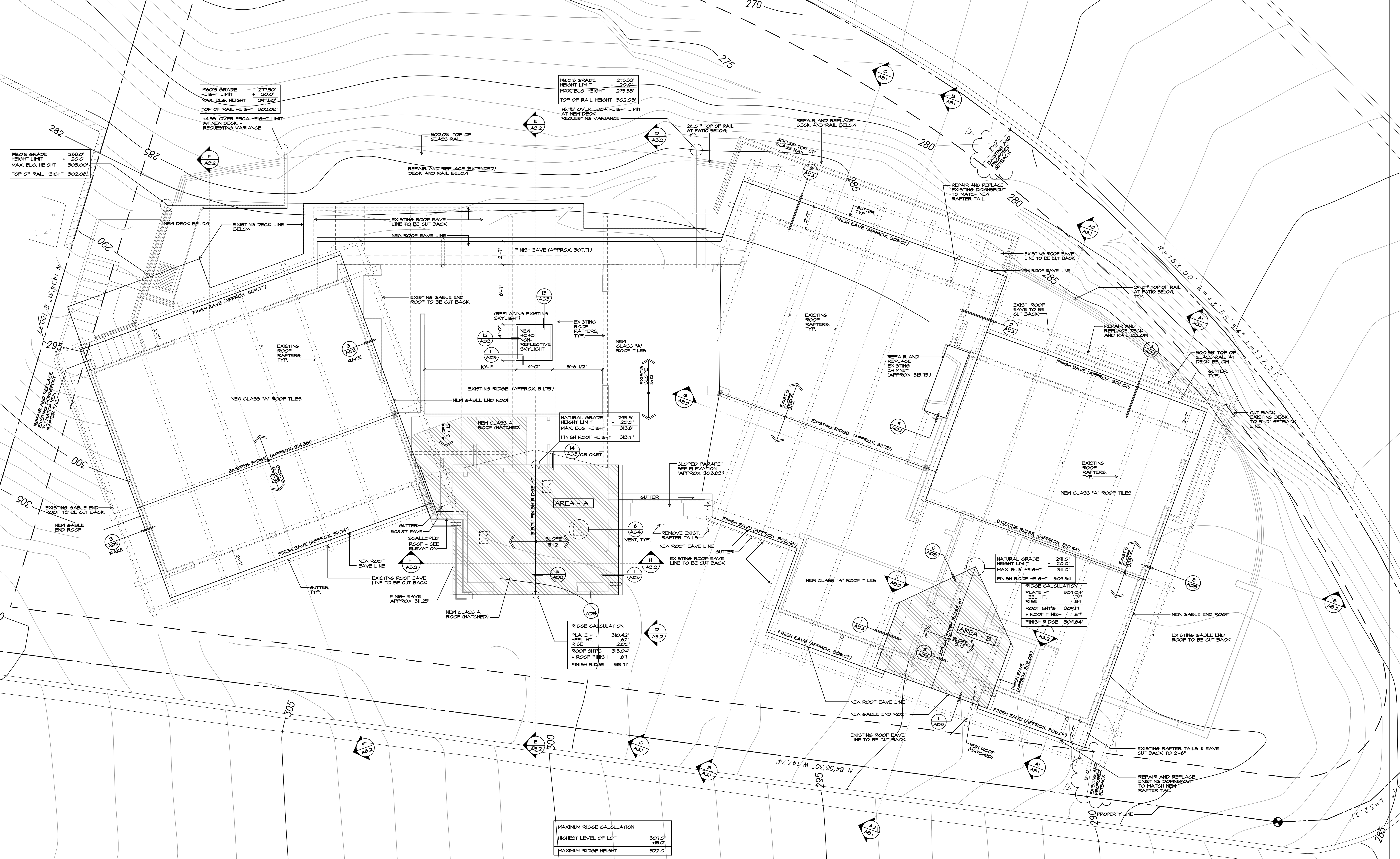


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**Roof Plan**

**Residence for Dr. Ray and Dr. Lisa Ricci**  
 1209 Emerald Bay  
 Laguna Beach, CA 92651

DRAWN
CHECKED
RK
DATE
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REVISION
SCALE
1/4" = 1'-0"
SHEET NO.
<b>A2.3</b>



**MAXIMUM RIDGE CALCULATION**

HIGHEST LEVEL OF LOT	307.0'
HEEL HT.	+18.0'
MAXIMUM RIDGE HEIGHT	322.0'

**key**

	NEW ROOF FRAMINGS
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- roof plan notes**
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ROOF ENTIRELY WITHIN THE BUILDING ENVELOPE AS SHOWN AND NOTED IN THESE PLANS.
  - ALL ROOF HIP AND RIDGE ELEVATIONS ARE DIMENSIONED TO THE TOP OF TILE, 18" OF FINISH MATERIALS IS ASSUMED.
  - ROOFING MATERIAL:  
LUDOVICI FLAT CERAMIC ROOF TILE  
CLASS 'A'  
IAFHO UES ER-482
  - GUTTERS: NO. 26 GALVANIZED METAL, PAINTED PER FINISH ROOF SCHEDULE SHEET A41. SOLIDER ALL JOINTS, DOWNSPOUTS AND ROOF DRAINS TO BE CONNECTED TO SITE AREA DRAIN SYSTEM. INSTALL GUTTER PROTECTION WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
  - ALL EXPOSED FLASHINGS AND SHEET METAL SHALL BE NO. 26 GALVANIZED METAL (PAINTED PER FINISH SCHEDULE ON SHEET A4.1).
  - IF FORGED AIR UNITS ARE TO BE LOCATED IN THE ATTIC, THEY MUST BE POSITIONED IN SUCH A MANNER THAT THE REQUIRED TILE LENGTH FROM THE FURNACE TO THE CAP IS PROVIDED WITHIN THE ATTIC, ALLOWING THE CAP TO BE THE MINIMUM HEIGHT ABOVE THE FINISHED ROOFING ALLOWED BY CODE.

- ALL MECHANICAL AND PLUMBING VENTS MUST BE CONSOLIDATED AND LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE, AND COMPLY WITH THE DESIGN GUIDELINES. TOP OF VENTS MUST NOT BE HIGHER THAN ADJACENT RIDGE.
- CUSTOM SKYLIGHT BY BRISTOLITE (C.C. NO. EBR-317) SKYLIGHTS SHALL HAVE FLAT GLASS, AND THE CONSTRUCTION MATERIALS AND FINISH SHALL BE IN COMPLIANCE WITH THE DESIGN GUIDELINES. UP LIGHTING IS NOT ALLOWED IN THE VICINITY OF SKYLIGHTS. GLAZING MATERIAL SHALL BE FULLY TEMPERED, HEAT-STRENGTHENED, WIND-RESISTANT RIGID PLASTIC, OR LAMINATED IN ACCORDANCE WITH C.R.C. SECTION 2.2.
- THIS PROJECT IS BEING CONSTRUCTED IN A "SPECIAL WIND REGION" AS DETERMINED BY THE COUNTY. ALL ROOF FASTENERS SHALL BE INSTALLED PER THE ROOFING MANUFACTURER'S INSTRUCTIONS. FASTENERS SHALL BE ABLE TO RESIST A WIND LOAD OF NOT LESS THAN 110 M.P.H. (C.C. BLDG. ORD. NO. 9489). THE HEADS OF ALL TILES SHALL BE NAILED. THE NOSES OF ALL EAVE TILES SHALL BE FASTENED WITH APPROVED CLIPS.
- ALL RAFTER TILES SHALL BE NAILED WITH TWO NAILS. THE NOSES OF ALL HIP, RIDGE AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC.
- AT PLYWOOD-DECKED ROOFS PROVIDE MINIMUM 11 GAUGE, LARGE HEADED, NON-CORROSIVE BOX NAILS OF SUFFICIENT LENGTH TO PENETRATE 1/2" TO 3/4" INTO THE DECK.
- PROVIDE WATERPROOF MEMBRANE OVER RIDGE BOARDS, BENEATH ALL VALLEY FLASHINGS, SHEET METAL CRICKETS, AND ENCLOSED TROUGH DRAINS OR GUTTERS.

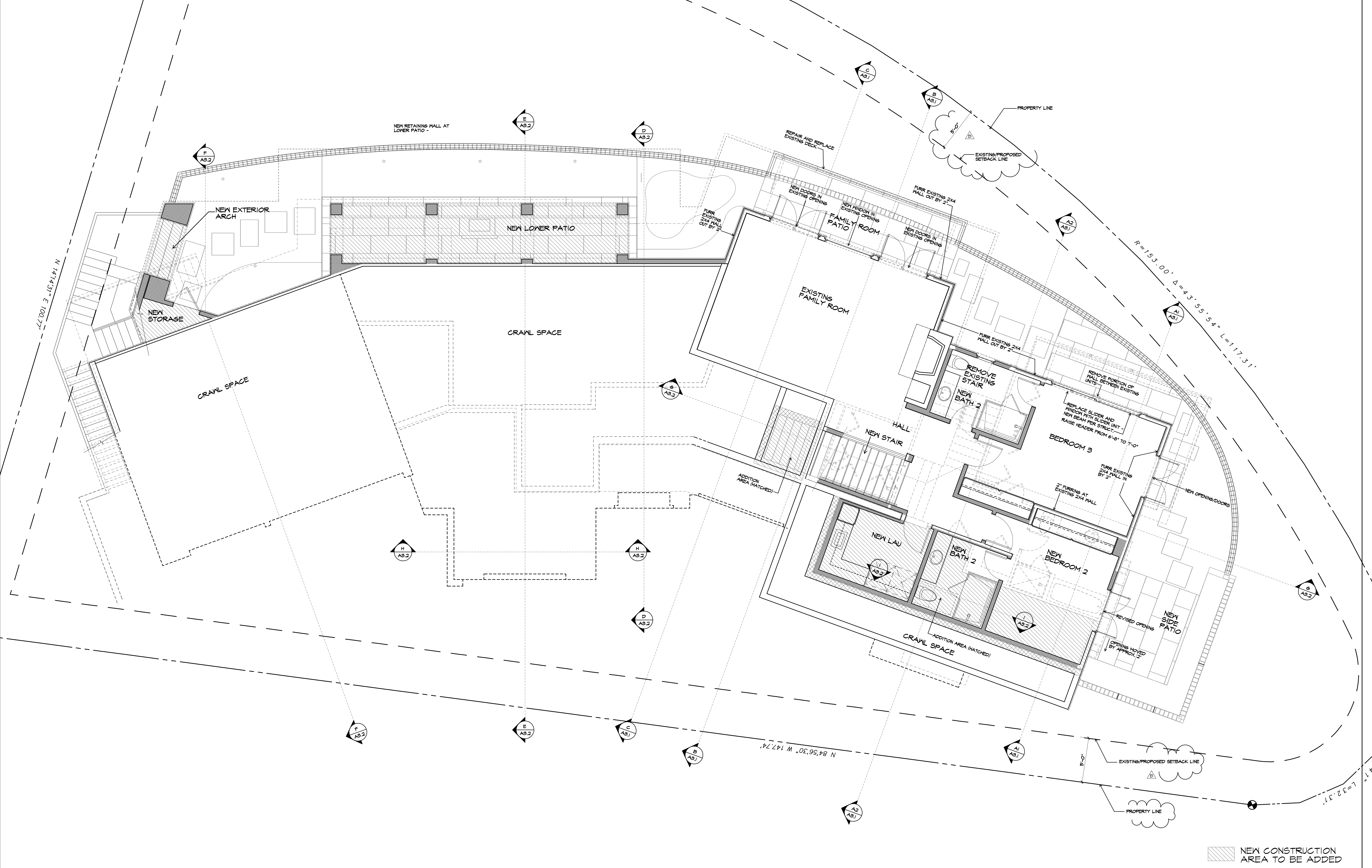
- DECK DRAINS SHALL BE CONNECTED TO SITE AREA DRAIN SYSTEM.
- CHIMNEY CAPS SHALL BE FINISHED IN COMPLIANCE WITH EBGA DESIGN GUIDELINES.  
CHIMNEY TO EXTEND AT LEAST 2' ABOVE ANY PORTION OF THE BUILDING WITHIN 10' OF CHIMNEY, AND NOT LESS THAN 3' FROM POINT WHERE CHIMNEY PASSES THROUGH ROOF. C.R.C. SECT. R206.4
- MECHANICAL EQUIPMENT OF ANY TYPE IS NOT PERMITTED ON ANY EXTERIOR SURFACE OF THE BUILDING.
- VENT HOOD FROM KITCHEN RANGE TO TERMINATE IN A HOODED COPPER VENT WITH SCREEN MAX. 6" ABOVE ROOF SHEATHING.  
THE KITCHEN EXHAUST FAN SHALL BE LOCATED WITHIN THE KITCHEN VENT HOOD OR CEILING. NO MECHANICAL EQUIPMENT IS PERMITTED ON THE EXTERIOR SURFACE OF THE BUILDING.

**attic ventilation at new roof areas**

ROOF AREA	REQUIRED VENTILATION (S.I.) (1/150)	# VENTS (APPROX. 88.25 S.I. EA.)
A	218 S.F. (AREA X144)/150 = 209	3
B	120 S.F. (AREA X144)/150 = 115	2

PER C.R.C. SECTION R206, THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE ATTIC SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/200 IS PERMITTED PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3' BELOW THE RIDGE OR THE HIGHEST POINT OF THE SPACE, WITH THE BALANCE TO BE PROVIDED BY EAVE OR CORNICE VENTS.





NEW CONSTRUCTION  
AREA TO BE ADDED

DEMOLITION LEGEND	
	EXISTING WALL TO BE DEMO'D
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW FDN. WALL

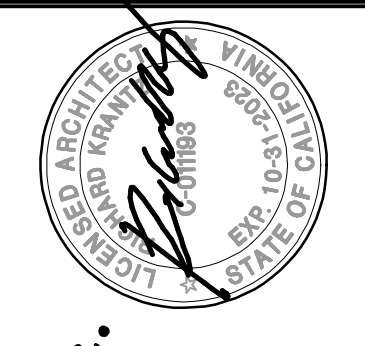
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**Lower Level Demolition Plan**

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 R = 150.0'  
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 Laguna Beach, CA 92651

DRAWN	
CHECKED	RK
DATE	7/18/2023
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SCALE	1/4" = 1'-0"
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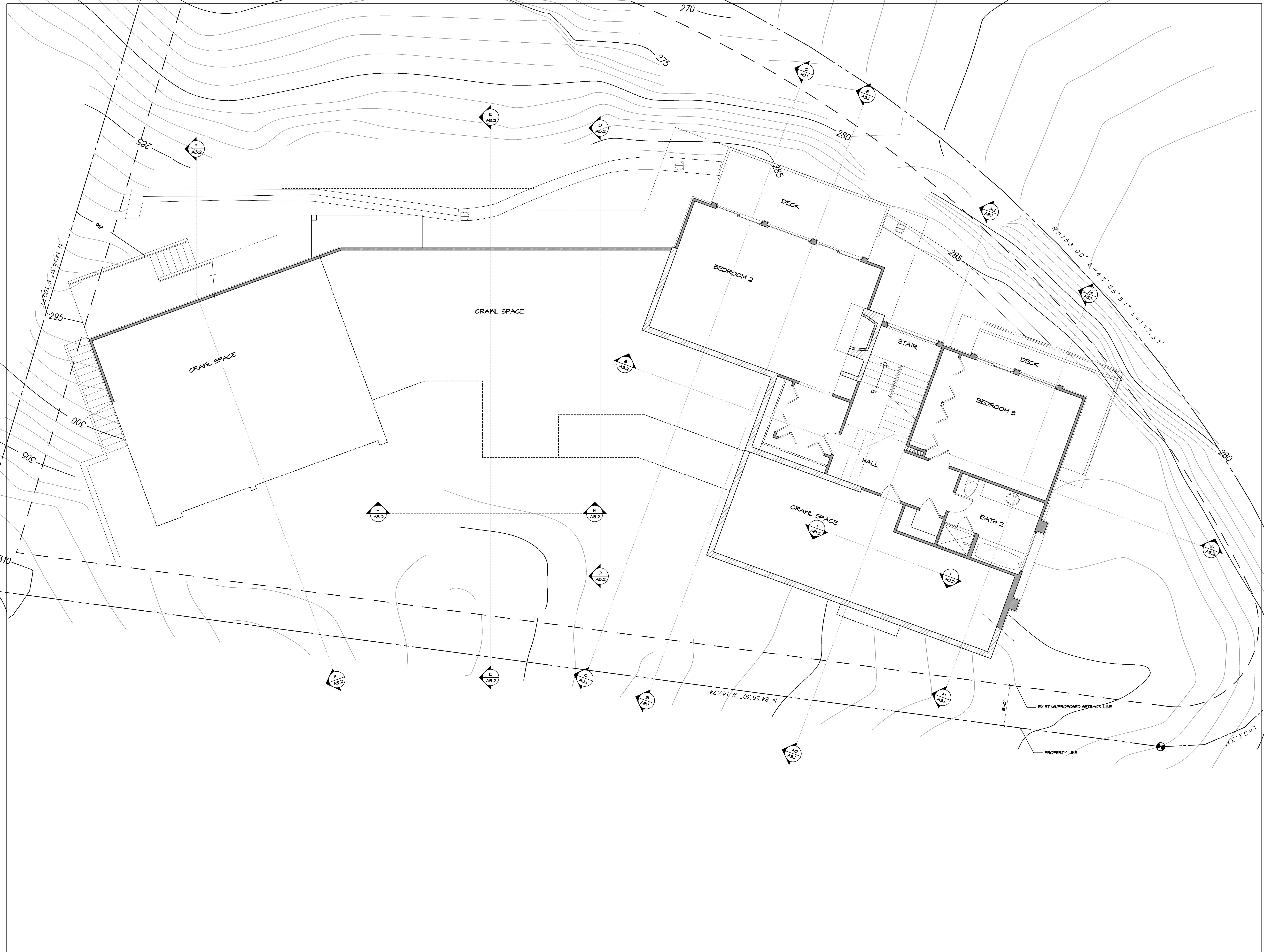
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**Lower Level Existing Floor Plan**

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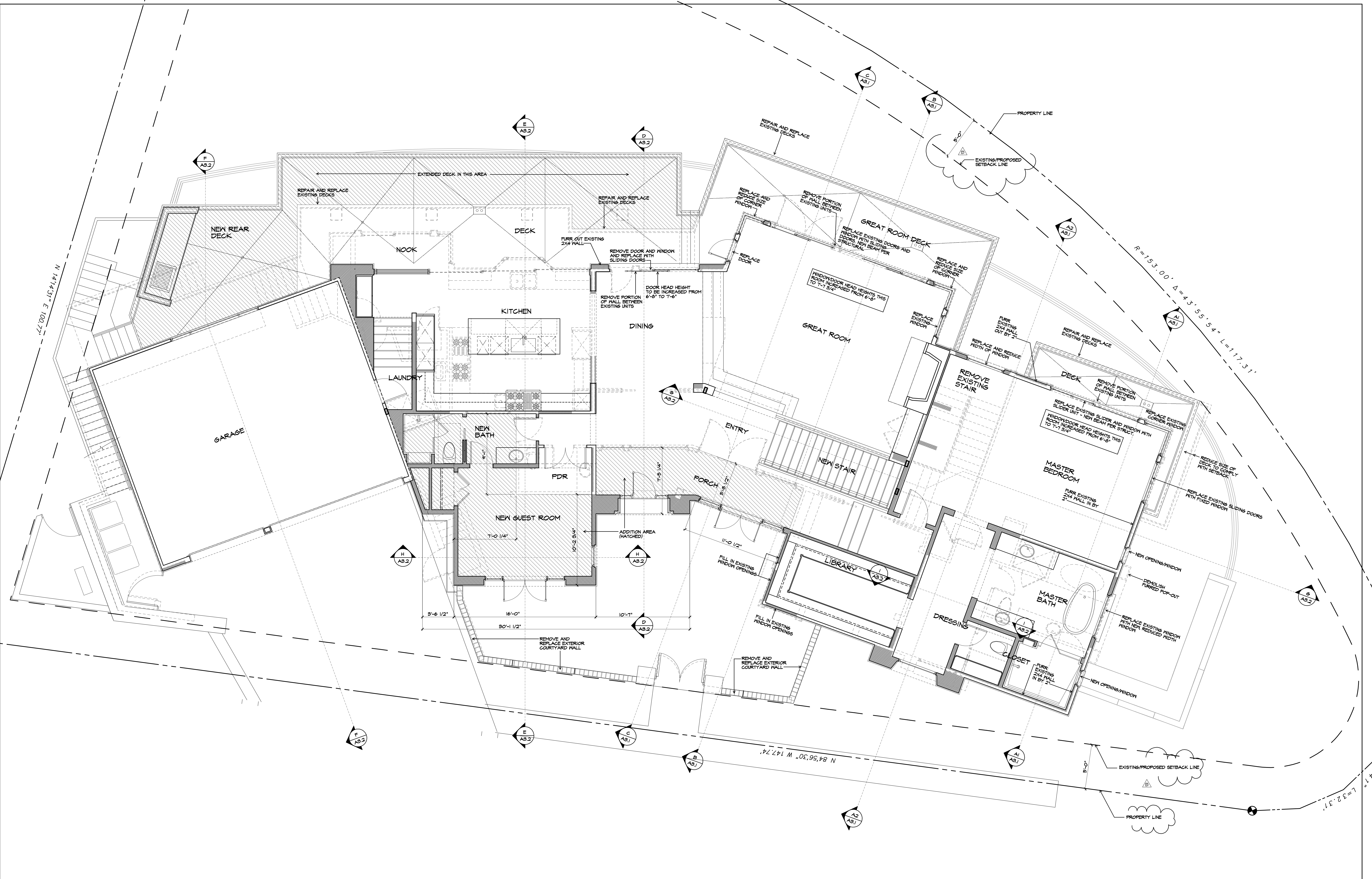
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**Upper Level Demolition Plan**

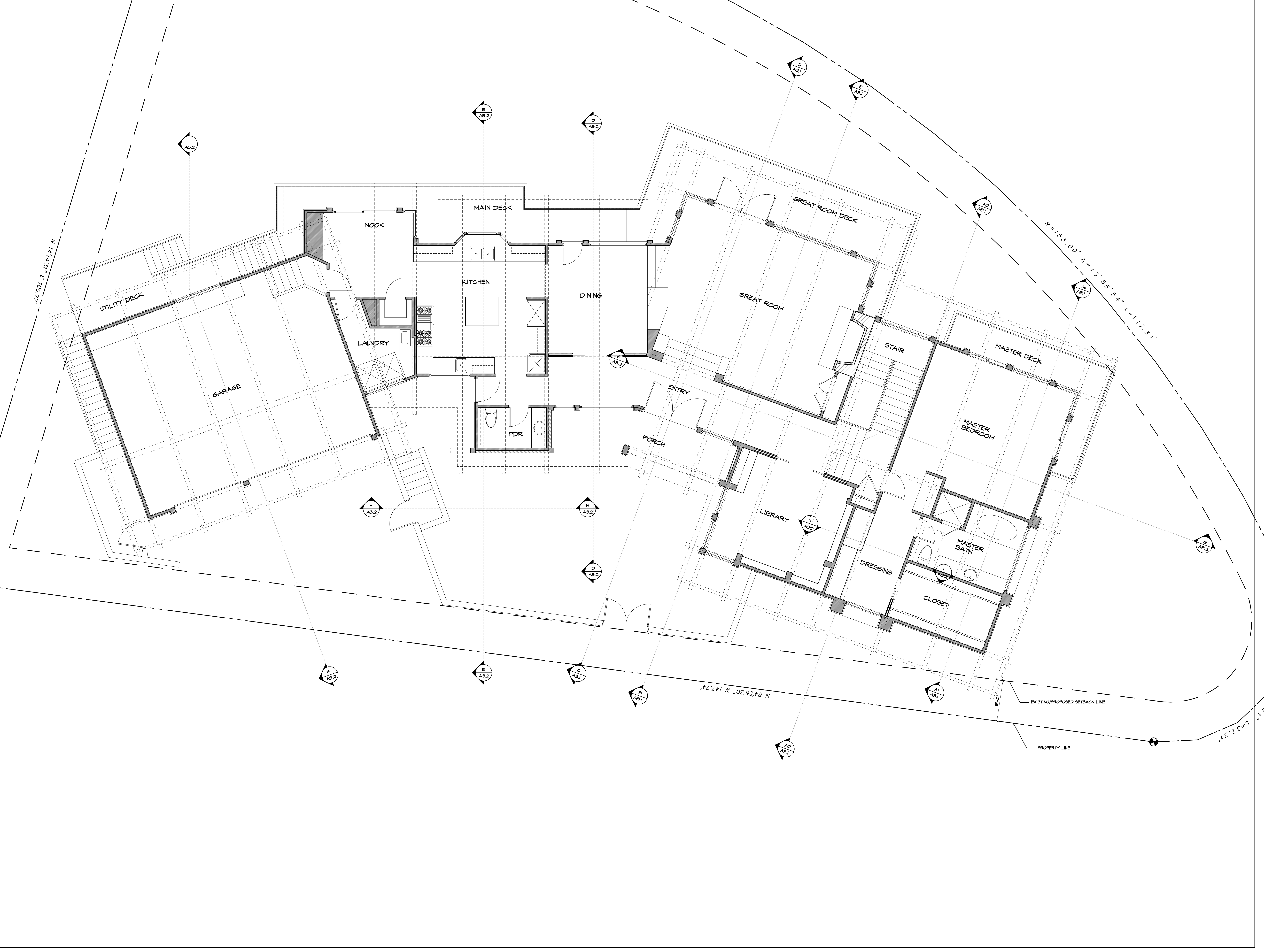
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DEMOLITION LEGEND	
	EXISTING WALL TO BE DEMO'D
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW CONSTRUCTION AREA TO BE ADDED



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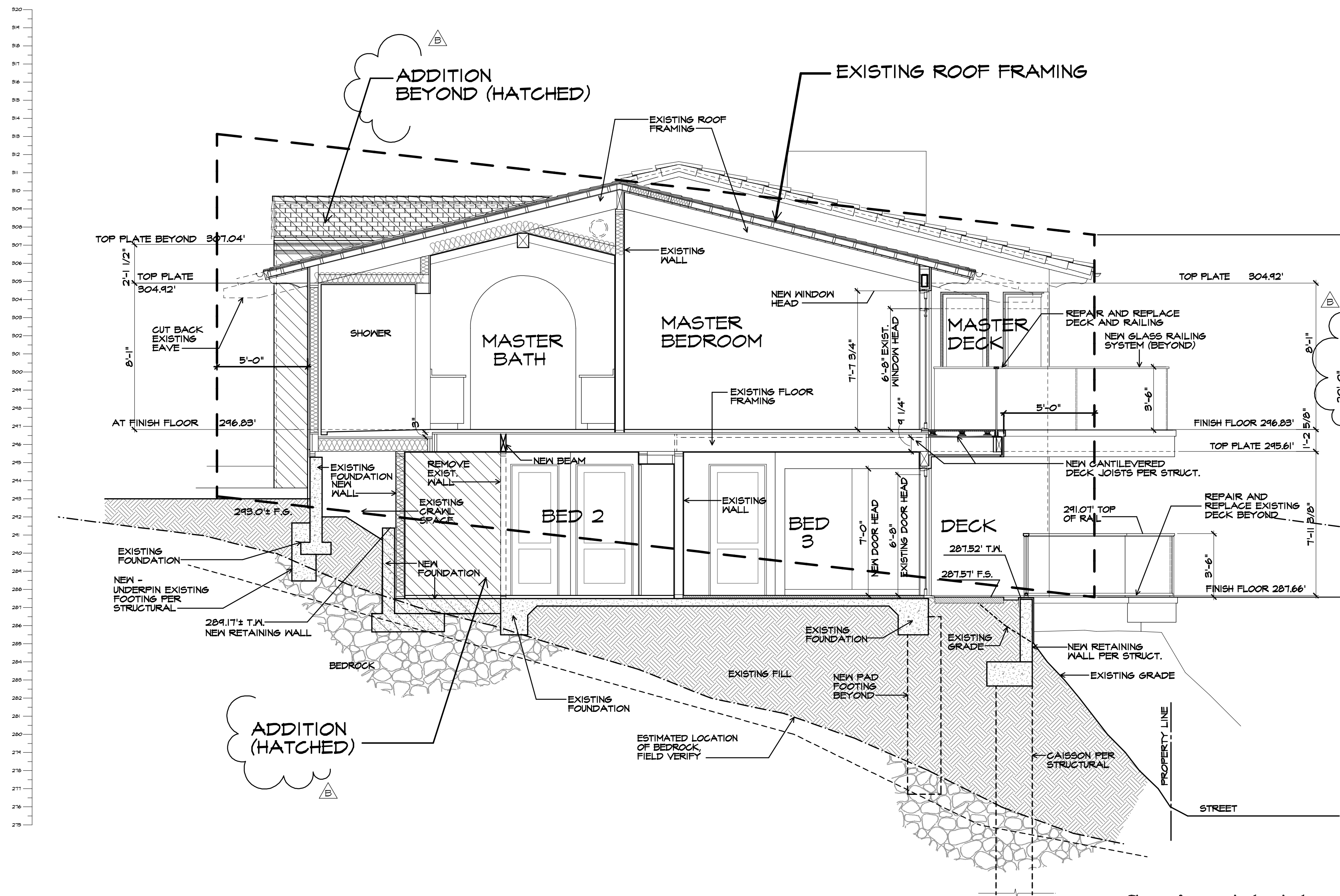
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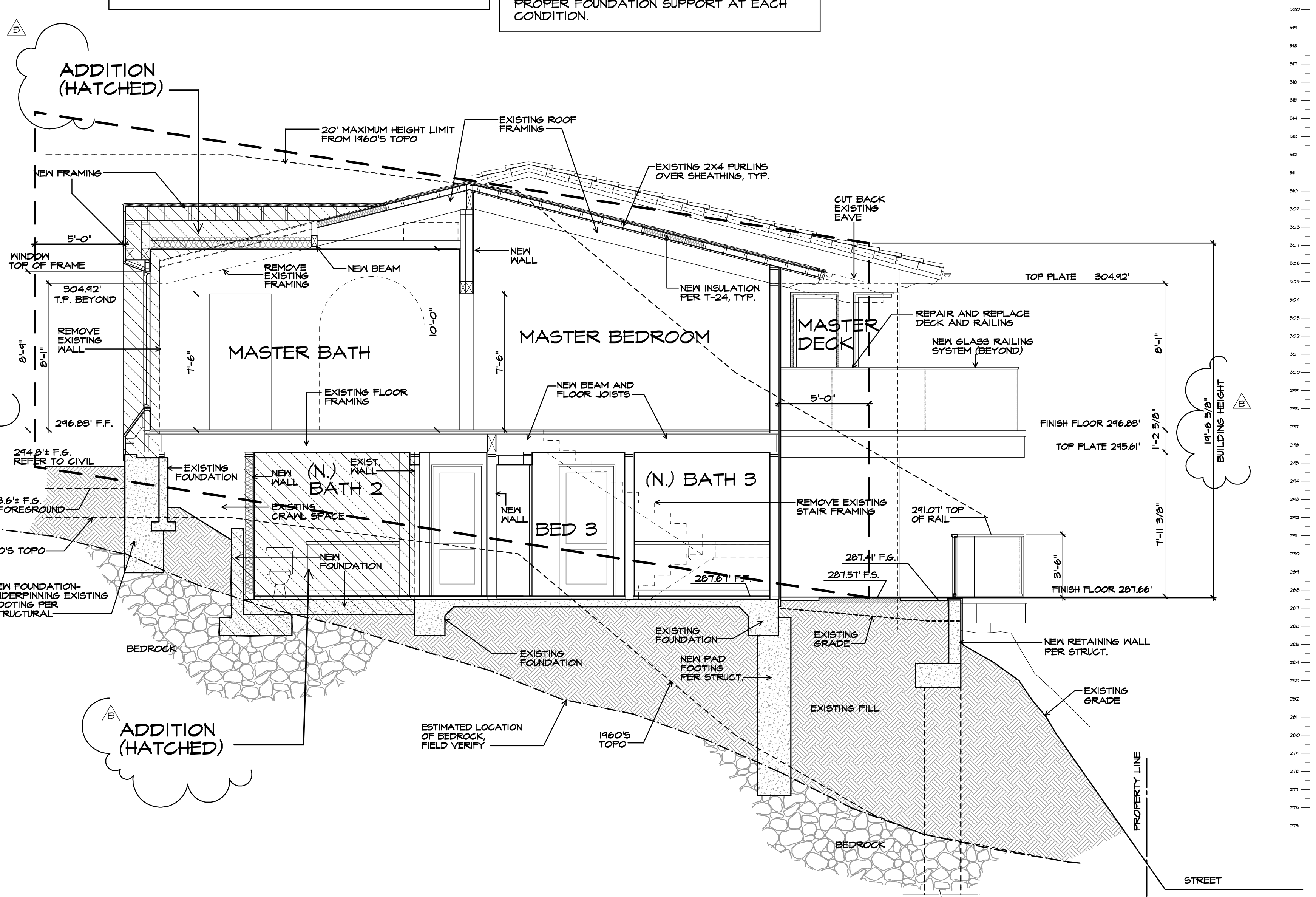
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THE SOILS REPORT BY G&J GEOTECHNICAL, DATED MAY 5, 2022, JOB NO. 2118-00 CONSTITUTES A PART OF THIS PLAN PACKAGE. USE OF THESE PLANS ASSUMES THAT THE CONTRACTOR HAS REVIEWED AND IS FAMILIAR WITH THE ABOVE SOILS REPORT. THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THIS REPORT AND SUBSEQUENT BULLETINS, LETTERS, AND ADDENDA ON THE JOB SITE.

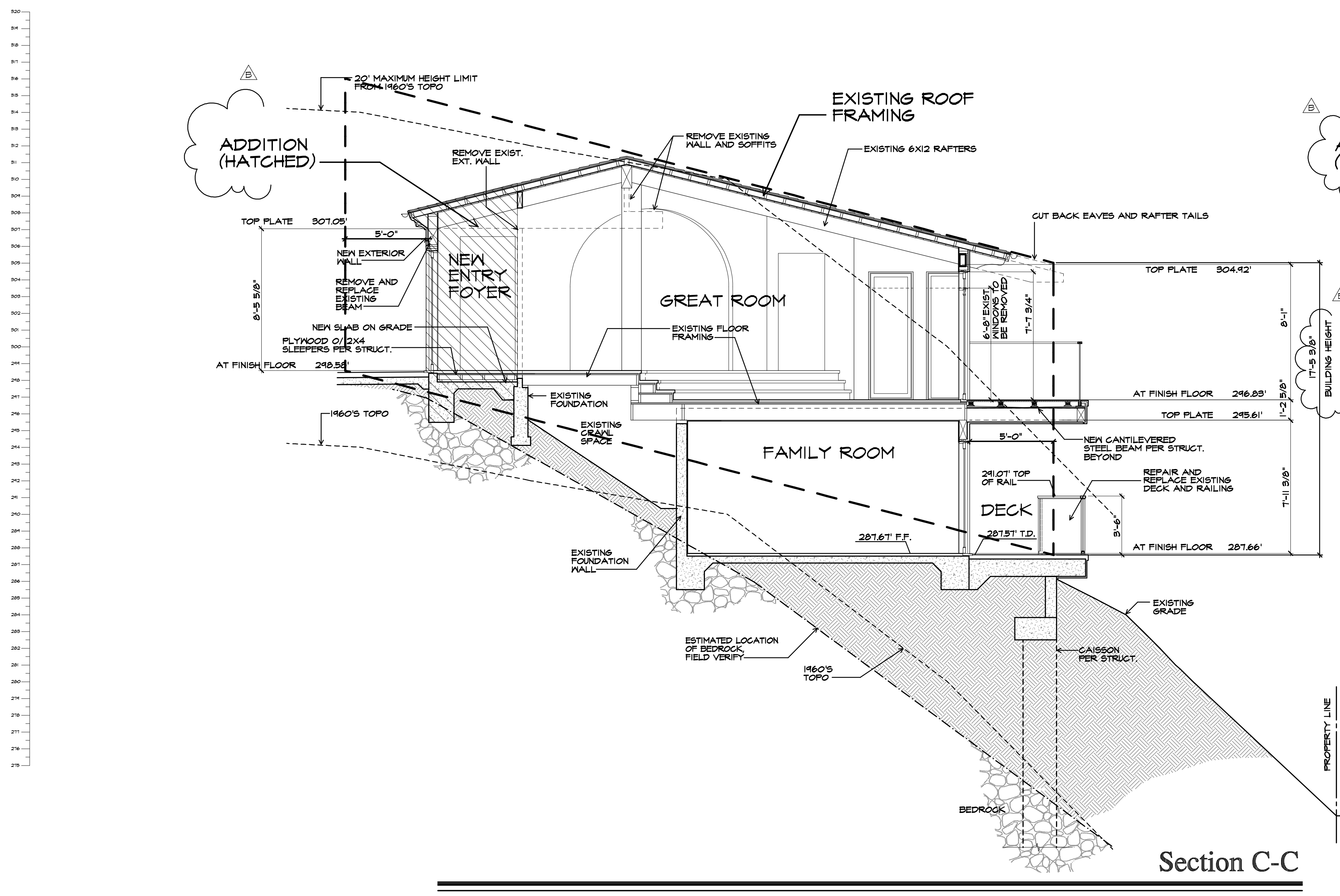
NOTE: AT DEMOLITION, EXPLORE AND IDENTIFY BEDROCK LOCATIONS AND SOILS CONDITIONS. GEOLOGIST, STRUCTURAL ENGINEER, AND CONTRACTOR TO DETERMINE PROPER FOUNDATION SUPPORT AT EACH CONDITION.



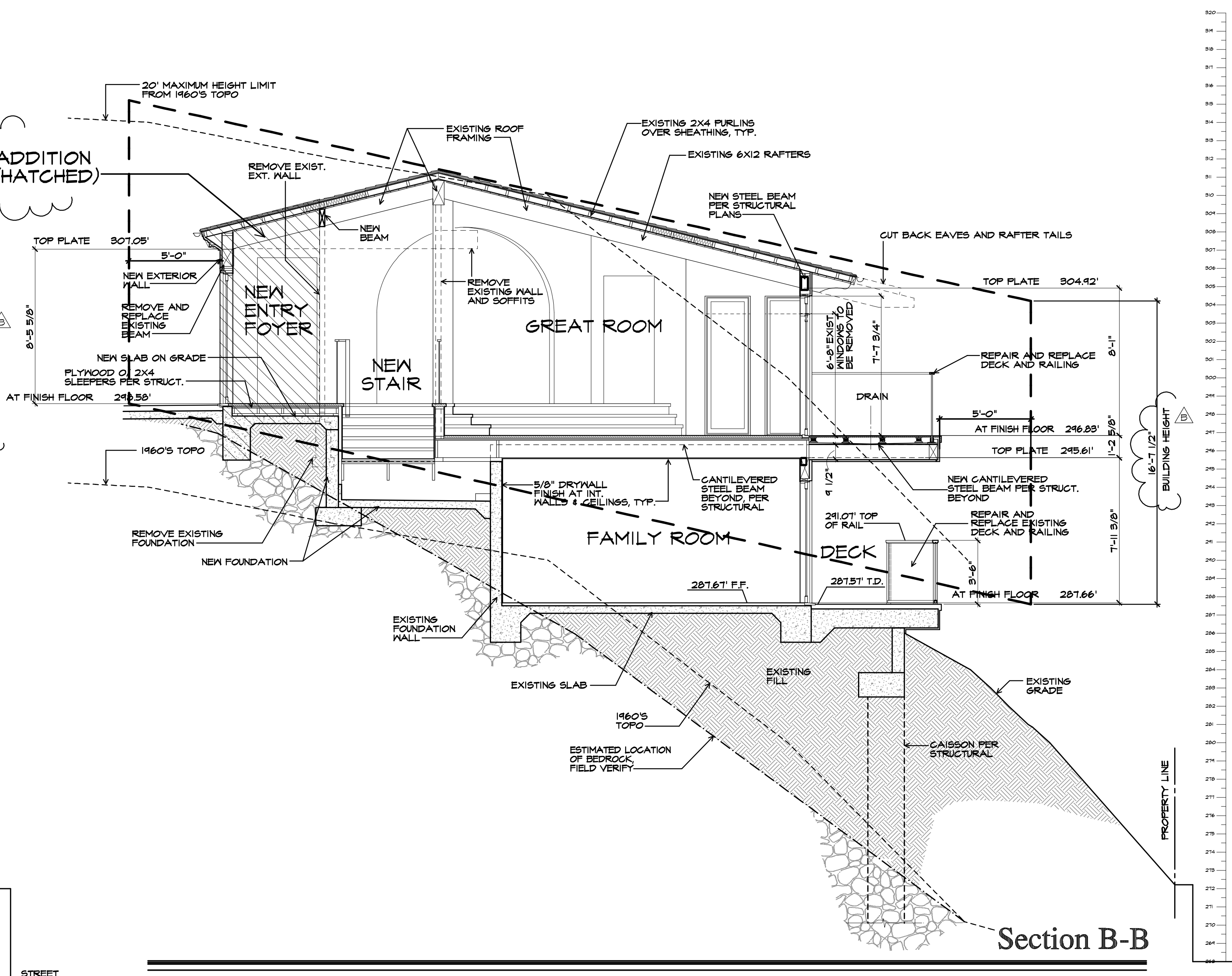
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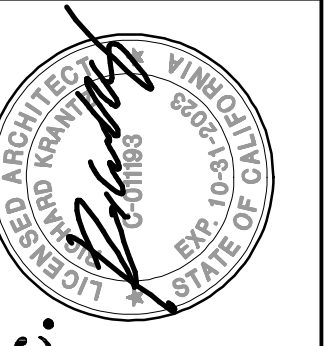
Section A2-A2



Section C-C



Section B-B



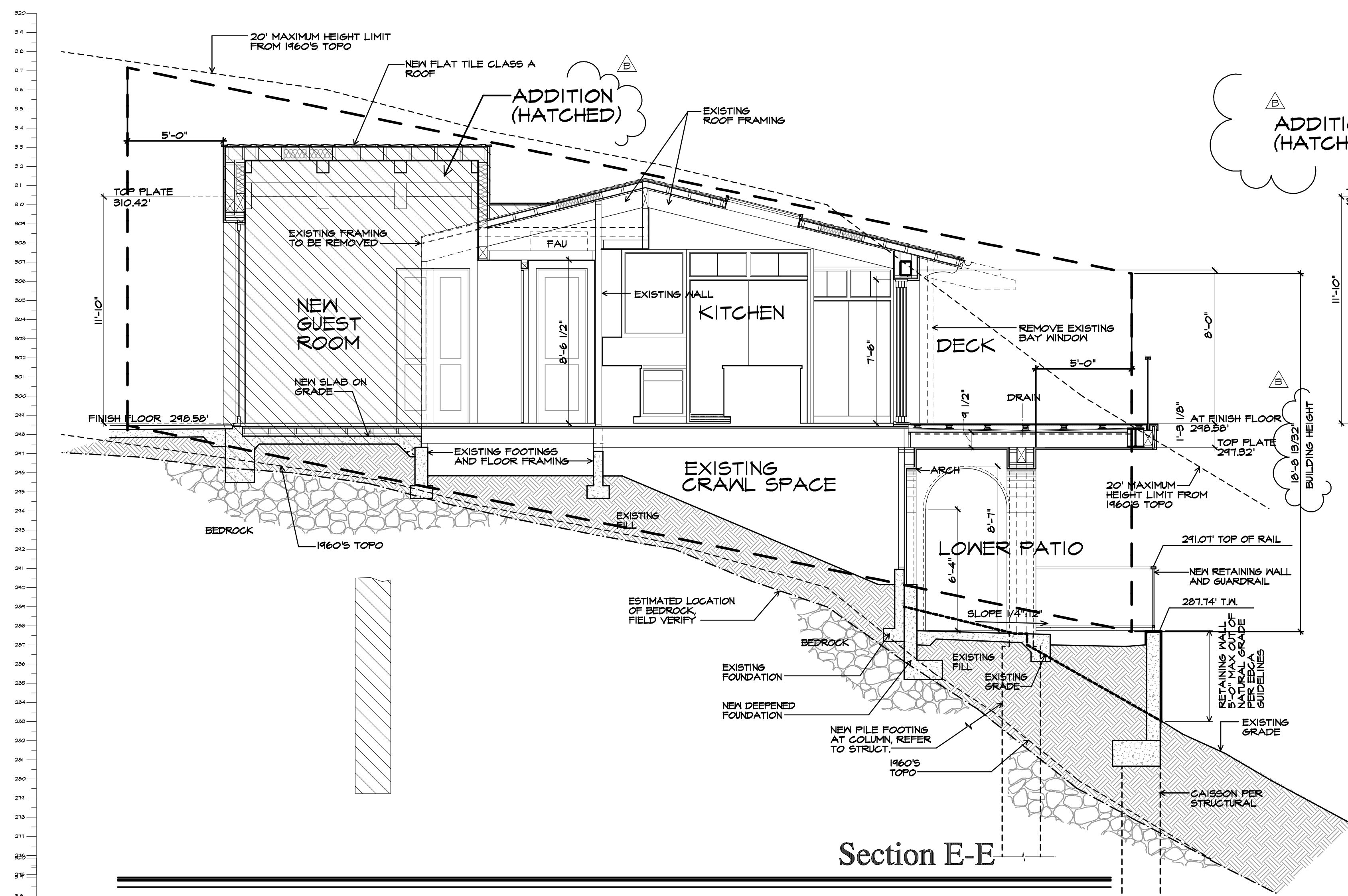
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 1500 Quail Street, Suite 520  
 Newport Beach, CA 92660  
 (949) 752-6345 Fax: (949) 752-6345

Building Sections

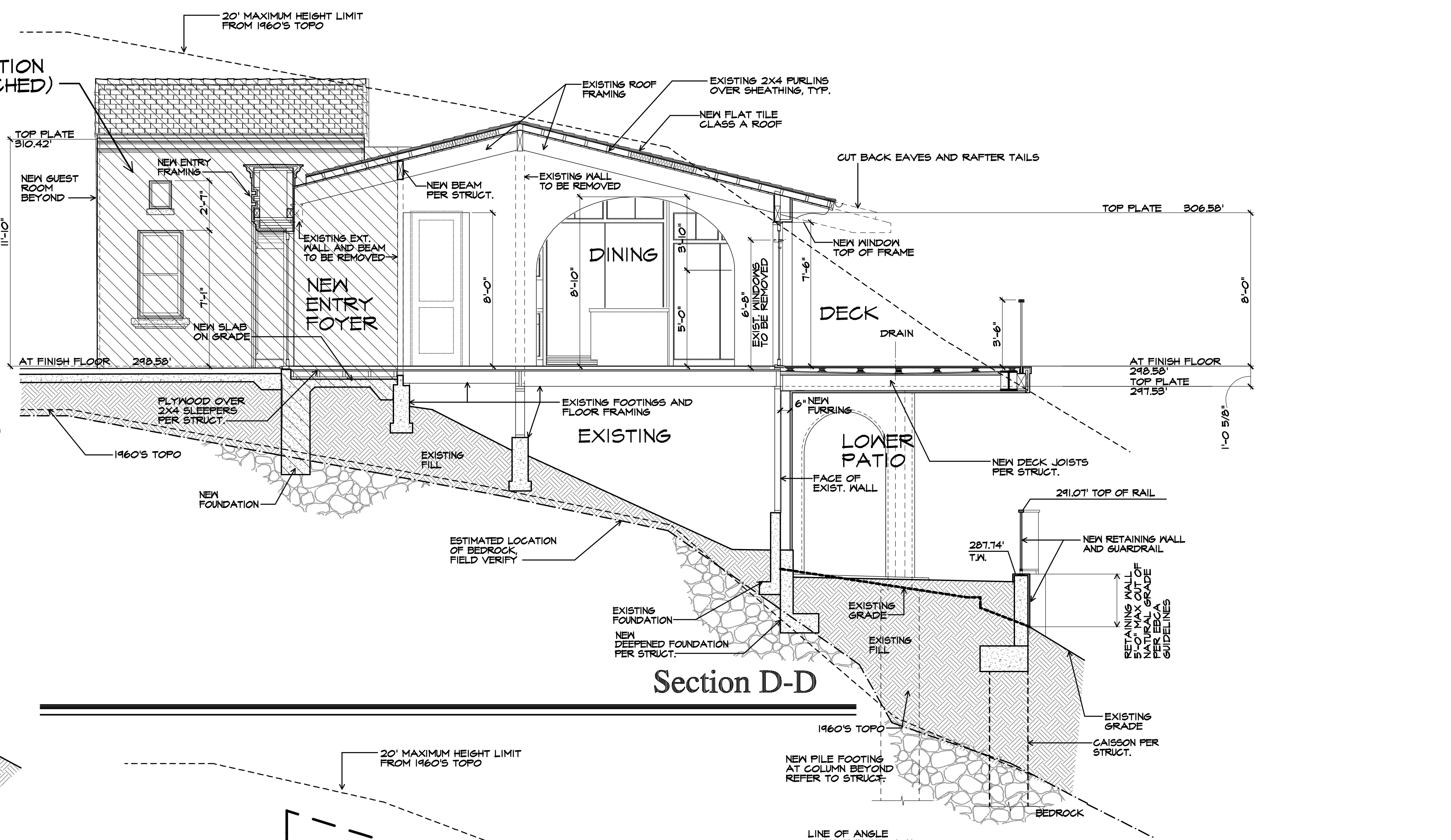
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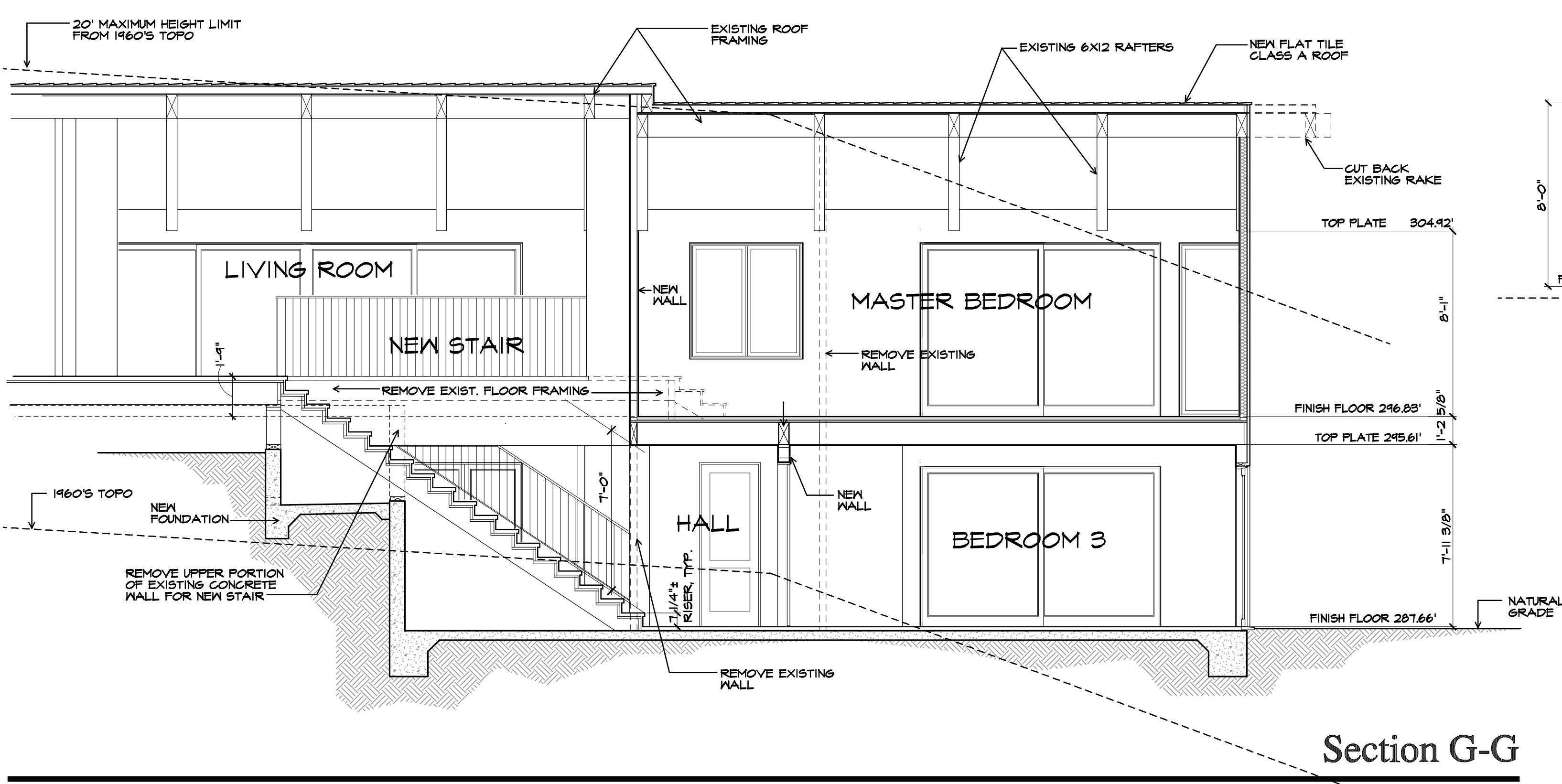
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<b>A3.1</b>



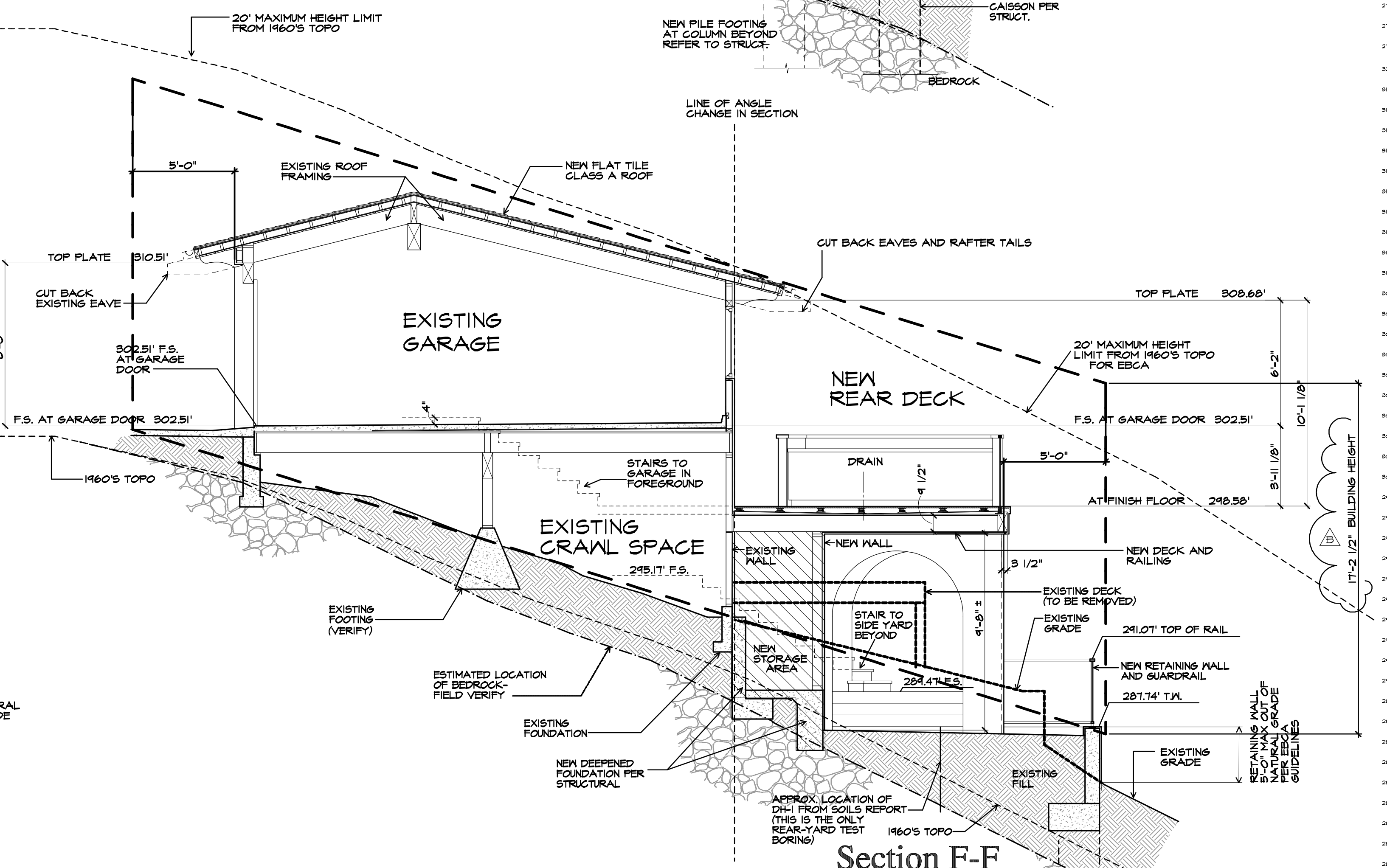
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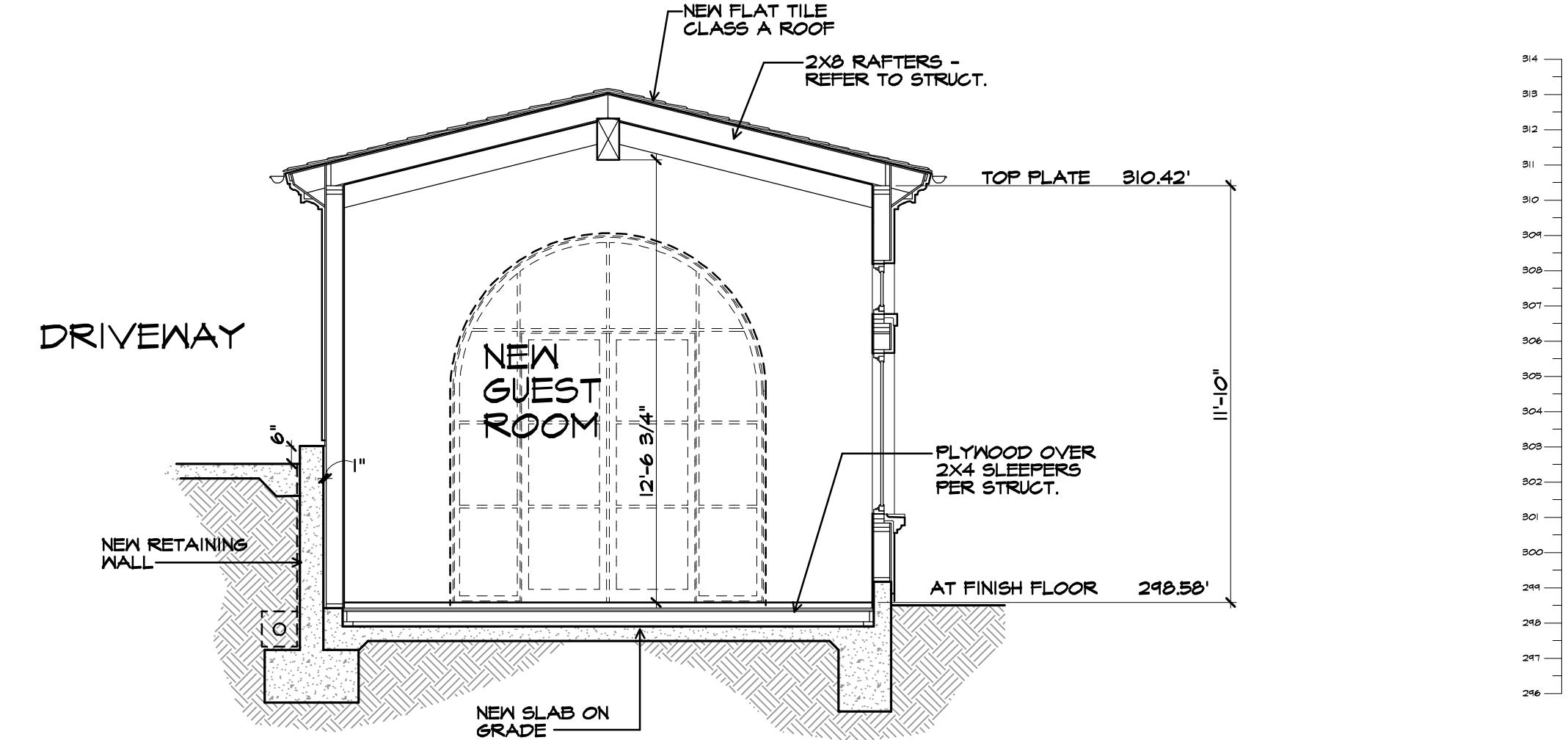
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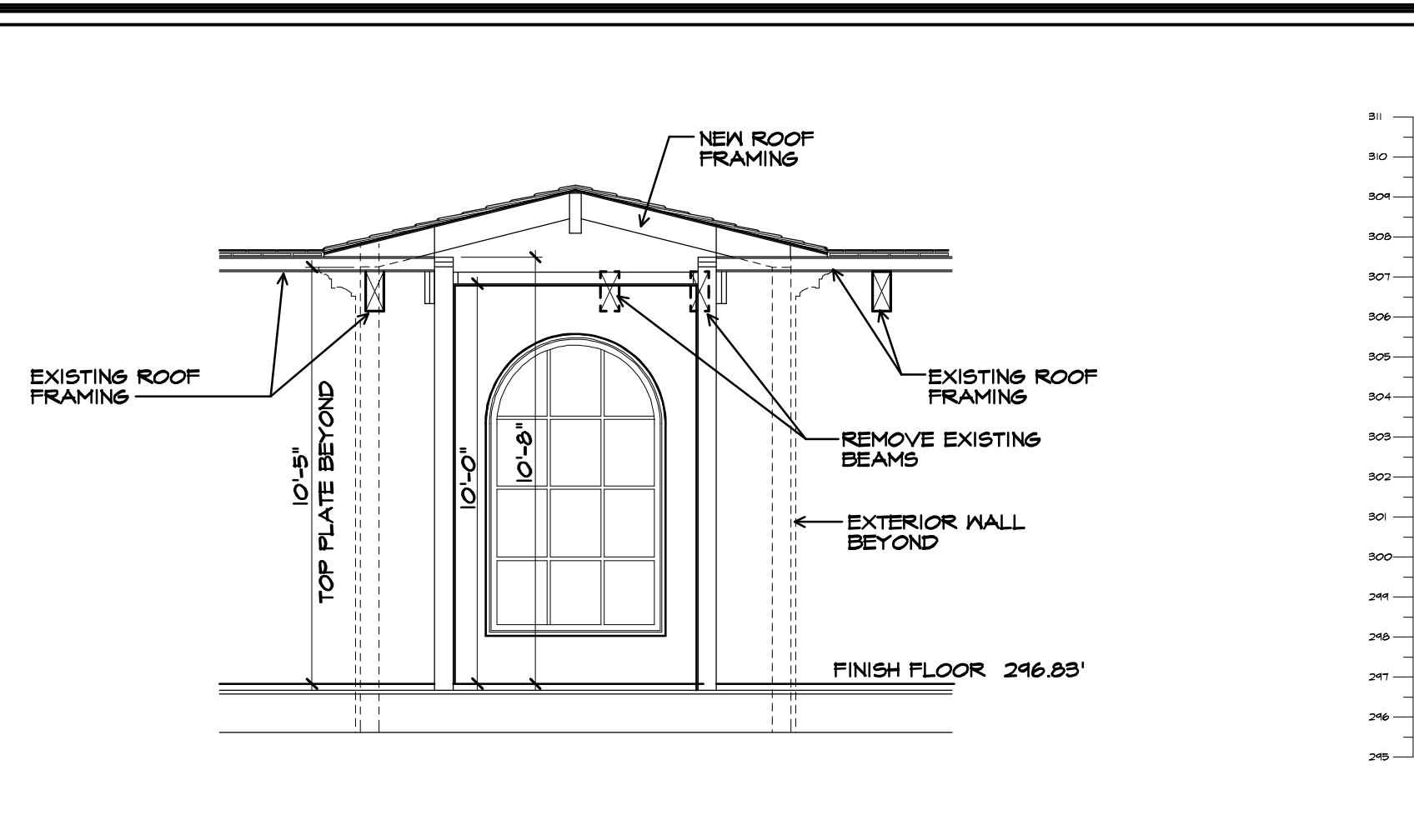
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Section F-F



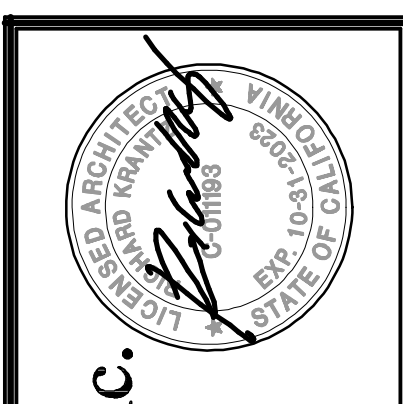
Section H-H



Section I-I

NOTE:  
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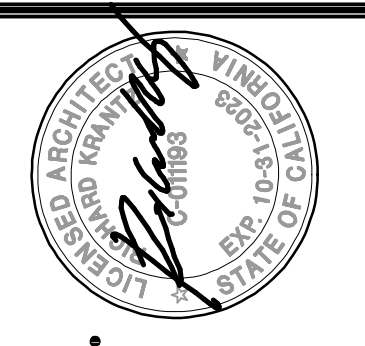


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**Building Sections**

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 1209 Emerald Bay  
 Laguna Beach, CA 92651

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SCALE
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<b>A3.2</b>



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**Exterior Elevations**

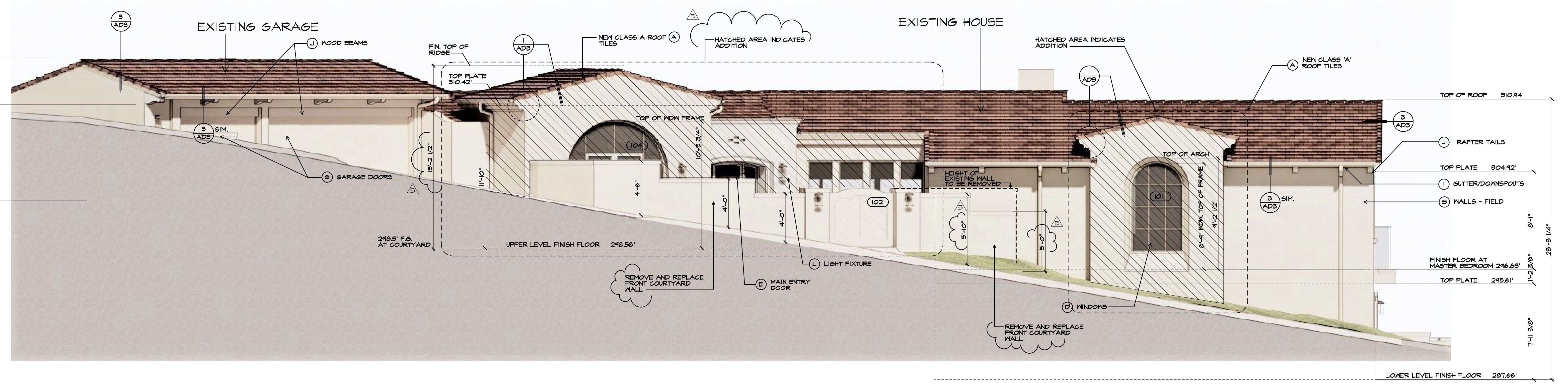
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 DATE: 7/19/2023  
 REVISION:

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SHEET NO. **A4.1**



**Front Elevation**

**stucco notes**

- LATH IS TO BE 3/4 DIAMOND MESH METAL, WITH TWO LAYERS OF BUILDING PAPER.
- PROVIDE STUCCO CORNER AIDE. BUILDER TO VERIFY RADIUS WITH ARCHITECT AND PROVIDE CORNER STUCCO SAMPLE FOR ARCHITECT'S REVIEW PRIOR TO INSTALLATION OF STUCCO.
- PROVIDE A FIBERGLASS MESH OF 4.6 OZ. WEIGHT WITH DRYBOND CEMENTIOUS BINDER COAT AND TOP COAT OF POLYTRON CEMENT ACRYLIC COATINGS TO HELP REDUCE CRACKING OF STUCCO.

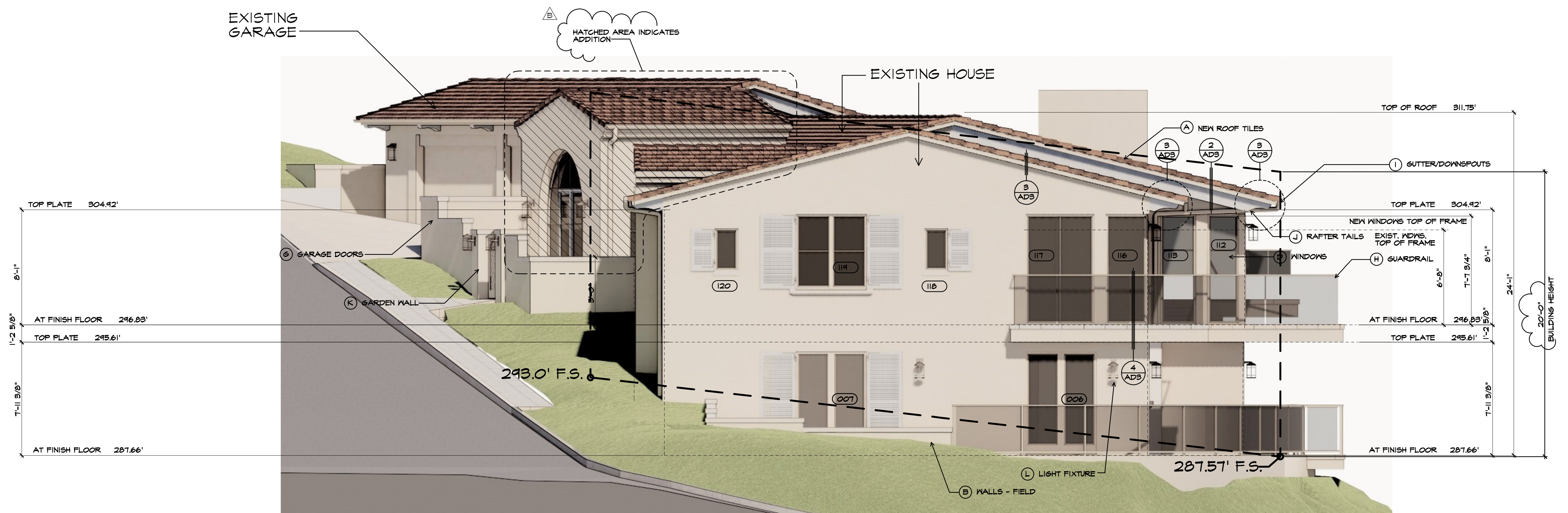
**elevation notes**

- ALL HORIZONTAL SURFACES SHALL BE PROTECTED BY PROVIDING A WATERPROOF MEMBRANE OR METAL FLASHING BENEATH THE FINISH MATERIALS, AND SHALL BE SLOPED A MINIMUM OF 1/4" PER FOOT TO PROVIDE ADEQUATE DRAINAGE.
- IT IS CRITICAL THAT THE DIFFERENT MOLDINGS, PRECAST PIECES AND STONEMARK, ETC. BE COORDINATED TO MATCH THE DETAILS, PROFILES AND ARRANGEMENTS SHOWN ON THE ELEVATIONS. THE MANUFACTURER OF PRECAST OR FOAM MOLDINGS SHALL SUBMIT DETAIL DRAWINGS AND MATERIAL SAMPLES TO THE ARCHITECT FOR APPROVAL IN A TIMELY MANNER. MOLDING PROFILES, MATERIALS, DIMENSIONS OR LOCATIONS SHALL NOT BE CHANGED WITHOUT THE ARCHITECT'S APPROVAL.
- ONLY SOLID CEMENT PLASTER OR PRECAST MOLDINGS SHALL BE USED AT CHIMNEY CAPS, DUE TO HEAT.
- SOLID CEMENT PLASTER OR PRECAST MOLDINGS SHALL BE PROVIDED AT HANDRAILS, PLANTERS, PLASTER AND WALL CAPS, WINDOW SILLS AND AREAS SUBJECT TO HIGH USE OR IMPACT.
- ALL PLASTER CAPS SHALL BE SEALED TO PREVENT MILDEN AND DISCOLORATION.
- ALL EXPOSED PAINTED WOOD SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION.
- ALL FLASHING, SHEET METAL, VENT STACKS AND PIPES SHALL BE PAINTED TO MATCH ADJACENT BUILDING SURFACES.
- CHIMNEY CAPS SHALL BE FINISHED IN COMPLIANCE WITH EMERALD BAY COMMUNITY ASSOCIATION GUIDELINES.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 8" CLEARANCE BETWEEN FINISH GRADE AND ALL SILL PLATES AND OTHER WOOD PER DETAILS AND SECTIONS IN THIS SET.
- MECHANICAL EQUIPMENT OF ANY TYPE IS NOT PERMITTED ON ANY EXTERIOR SURFACE OF THE BUILDING.
- DECKS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED. DECK MEMBRANES SHALL BE MEM-NO EXTERIOR DUAL MEMBRANE SYSTEM BENEATH THIN-SET TILE I.C.G. NO. ESR-2900. SLOPE DECK MIN. 1/4" / 12" TO DRAIN.
- MAXIMUM INDIVIDUAL LAMP SIZE FOR EXTERIOR LIGHT FIXTURES IS 15 WATTS, WITH A MAXIMUM OF 60 WATTS PER FIXTURE. OPACQUE OR TRANSLUCENT GLAZING IS REQUIRED AT GROUND FLOOR FIXTURES, AND SHIELDED BULB FIXTURES ARE REQUIRED AT UPPER FLOOR FIXTURES.
- SHUTTERS SHALL BE INSTALLED TO APPEAR OPERABLE. PROVIDE HINGES, LATCHES AND HOLD-BACKS.
- ALL RAILINGS TO BE A MINIMUM OF 42" HIGH FROM FINISH SURFACE TO TOP OF RAILINGS. RAILING DESIGN SHALL BE SPACED SUCH THAT A 4" SPHERE CAN NOT PASS THROUGH AT ANY POINT.
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- WINDOW FALL PROTECTION IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR. (GRG R32.2)

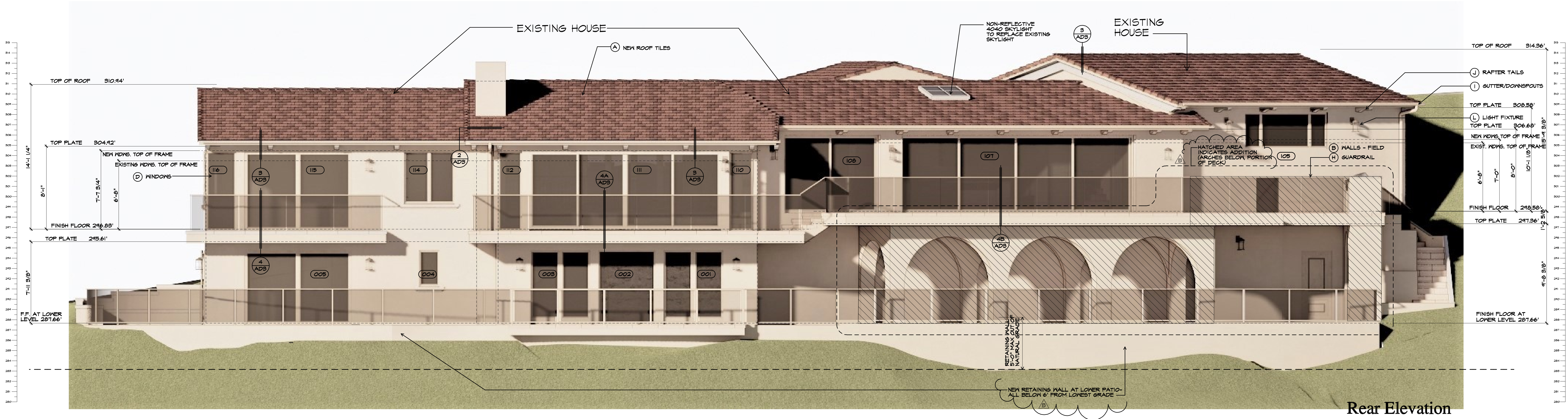
**finishes**

NO CHANGES TO OR SUBSTITUTIONS FOR THESE APPROVED FINISH MATERIALS AND COLORS MAY BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT AND THE EMERALD BAY COMMUNITY ASSOCIATION. ARCHITECT TO FIELD VERIFY ALL FINISH MATERIALS AND COLORS PRIOR TO FINAL APPLICATION.

ITEM	MATERIAL	COLOR NAME	ITEM	MATERIAL	COLOR NAME
A ROOF	FLAT CERAMIC TILE	LUDOVICI CLASS 'A' ROOF TILE (APMO USR ER-452)	E MAIN ENTRY DOOR	ALUMINUM ARCADIA WINDOWS	WEATHER SHIELD ACCESSIBLE BEIGE PSPFO LRV: 56%
B WALLS - FIELD	STUCCO SFP	COLOR TO MATCH SIAN EDWARDS 'DEB40 WHISPER' (SEE SAMPLE)	F SOLID DOORS	ALUMINUM ARCADIA WINDOWS	COLOR TO MATCH WEATHER SHIELD ACCESSIBLE BEIGE PSPFO LRV: 56%
C CAST STONE ELEMENTS	CAST STONE	MATCH SAMPLE SOUTHERSTONE 910	G GARAGE DOOR	CUSTOM SOLID WOOD SECTIONAL	COLOR TO MATCH WEATHER SHIELD ACCESSIBLE BEIGE PSPFO LRV: 56%
D WINDOWS/DOORS	ALUMINUM ARCADIA WINDOWS	WEATHER SHIELD ACCESSIBLE BEIGE PSPFO LRV: 56%	H GUARD RAILS 42" HIGH MINIMUM	GLASS	FRAMELESS BASE SHOE SYSTEM BY CR LAURANCE ESR-9264
			I SHUTTERS & DOWNSPOUTS	REPAIR AND REPLACE	WEATHER SHIELD ACCESSIBLE BEIGE PSPFO LRV: 56%
			J WOOD ELEMENTS	REPAIR AND REPLACE (RAFTER TAILS OUT BACK)	OLYMPIC STAIN CAPE COD GRAY
			K GARDEN WALLS	STUCCO SFP	COLOR TO MATCH SIAN EDWARDS 'DEB40 WHISPER' (SEE SAMPLE)
			L LIGHT FIXTURES	SOLID BRASS	GLASS - OBSOURED BULBS - 4-IN (LED) 40W INCANDESCENT OR 450 LUMENS
			M DECKS	PORCELAIN	SEE SAMPLE
			N PAVING	LIMESTONE	AMENDDA LIMESTONE SANDBLASTED/BRUSHED



**Right Elevation**



Rear Elevation

**stucco notes**

1. LATH IS TO BE 3/4 DIAMOND MESH METAL, WITH TWO LAYERS OF BUILDING PAPER.
2. PROVIDE STUCCO CORNER AIDE. BUILDER TO VERIFY RADIUS WITH ARCHITECT AND PROVIDE CORNER STUCCO SAMPLE FOR ARCHITECT'S REVIEW PRIOR TO INSTALLATION OF STUCCO.
3. PROVIDE A FIBERGLASS MESH OF 4.6 OZ. WEIGHT WITH DRYBOND CEMENTIOUS BINDER COAT AND TOP COAT OF POLYTRON CEMENT ACRYLIC COATINGS TO HELP REDUCE CRACKING OF STUCCO.

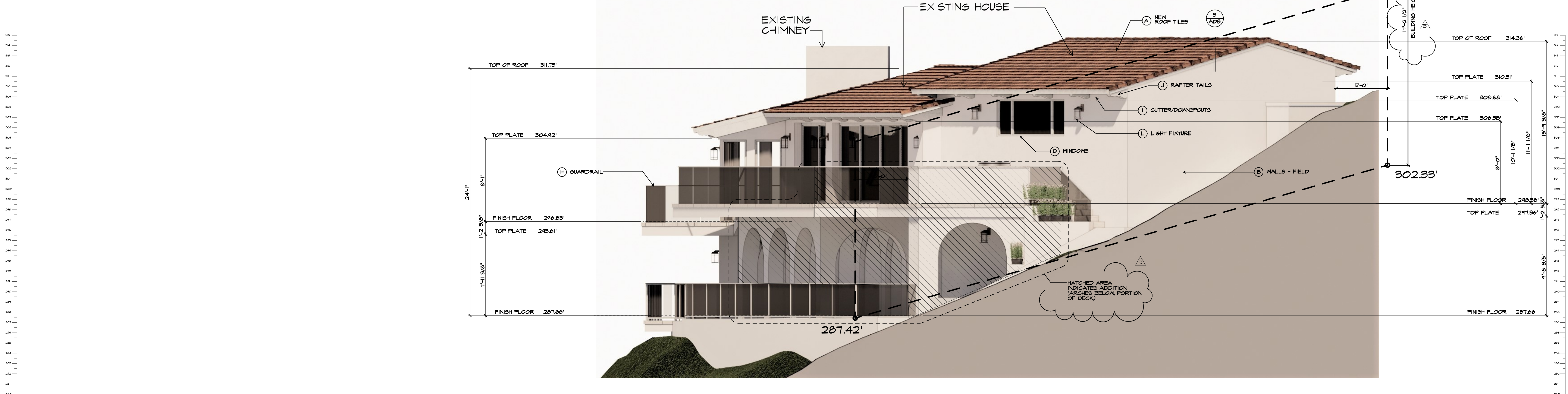
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8. CHIMNEY CAPS SHALL BE FINISHED IN COMPLIANCE WITH EMERALD BAY COMMUNITY ASSOCIATION GUIDELINES.
9. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 8" CLEARANCE BETWEEN FINISH GRADE AND ALL SILL PLATES AND OTHER WOOD PER DETAILS AND SECTIONS IN THIS SET.
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12. ALL ENCLOSED DOWNSPOUT DRAINS SHALL BE HYDROSTATICALLY TESTED PRIOR TO APPLYING STUCCO OR DRYWALL.
13. MAXIMUM INDIVIDUAL LAMP SIZE FOR EXTERIOR LIGHT FIXTURES IS 15 WATTS, WITH A MAXIMUM OF 60 WATTS PER FIXTURE. OBSCURE OR TRANSLUCENT GLASS IS REQUIRED AT GROUND FLOOR FIXTURES, AND SHIELDED BULB FIXTURES ARE REQUIRED AT UPPER FLOOR FIXTURES.
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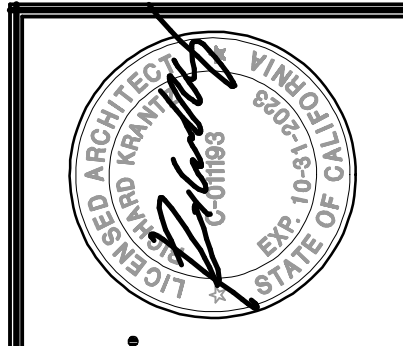
**finishes**

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ITEM	MATERIAL	COLOR NAME	ITEM	MATERIAL	COLOR NAME
A ROOF	FLAT CERAMIC TILE	LUDOVICI GLASS 'A' ROOF TILE (APMO LES ER-452)	E MAIN ENTRY DOOR	ALUMINUM ARCADIA WINDOWS	WEATHER SHIELD ACCESSIBLE BEIGE PSPFO LRV: 56%
B WALLS - FIELD	STUCCO SBF	COLOR TO MATCH DUN EDWARDS 'DEB40 WHISPER' (SEE SAMPLE)	F SOLID DOORS	ALUMINUM ARCADIA WINDOWS	COLOR TO MATCH WEATHER SHIELD ACCESSIBLE BEIGE PSPFO LRV: 56%
C CAST STONE ELEMENTS	CAST STONE	MATCH SAMPLE SOUTHERNSTONE 010	G GARAGE DOOR	CUSTOM SOLID WOOD SECTIONAL	COLOR TO MATCH WEATHER SHIELD ACCESSIBLE BEIGE PSPFO LRV: 56%
D WINDOWS/DOORS	ALUMINUM ARCADIA WINDOWS	WEATHER SHIELD ACCESSIBLE BEIGE PSPFO LRV: 56%	H GUARD RAILS 42" HIGH MINIMUM	GLASS	FRAMELESS BASE SHOE SYSTEM BY CR LAURANCE ESR-3264
			I SHUTTERS & DOWNSPOUTS	REPAIR AND REPLACE	WEATHER SHIELD ACCESSIBLE BEIGE PSPFO LRV: 56%
			J WOOD ELEMENTS	REPAIR AND REPLACE (RAFTER TAILS OUT BACK)	OLYMPIC STAIN CAPE COD GRAY
			K GARDEN WALLS	STUCCO SBF	COLOR TO MATCH DUN EDWARDS 'DEB40 WHISPER' (SEE SAMPLE)
			L LIGHT FIXTURES	SOLID BRASS	GLASS - OBTSCURED BULBS - 4-IN (LED) 40W INCANDESCENT OR 450 LUMENS
			M DECKS	PORCELAIN	SEE SAMPLE
			N PAVING	LIMESTONE	AMENDOIA LIMESTONE SANDBLASTED/BRUSHED



Left Elevation



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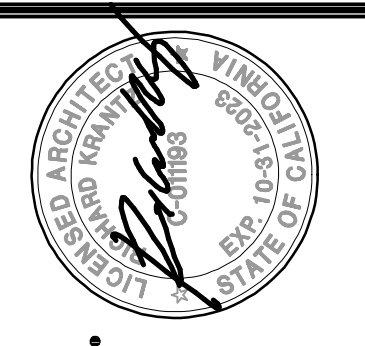
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 1209 Emerald Bay  
 Laguna Beach, CA 92651

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REVISION	
SCALE	1/4" = 1'-0"
SHEET NO.	A4.2





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**Architectural Perspective Renderings**

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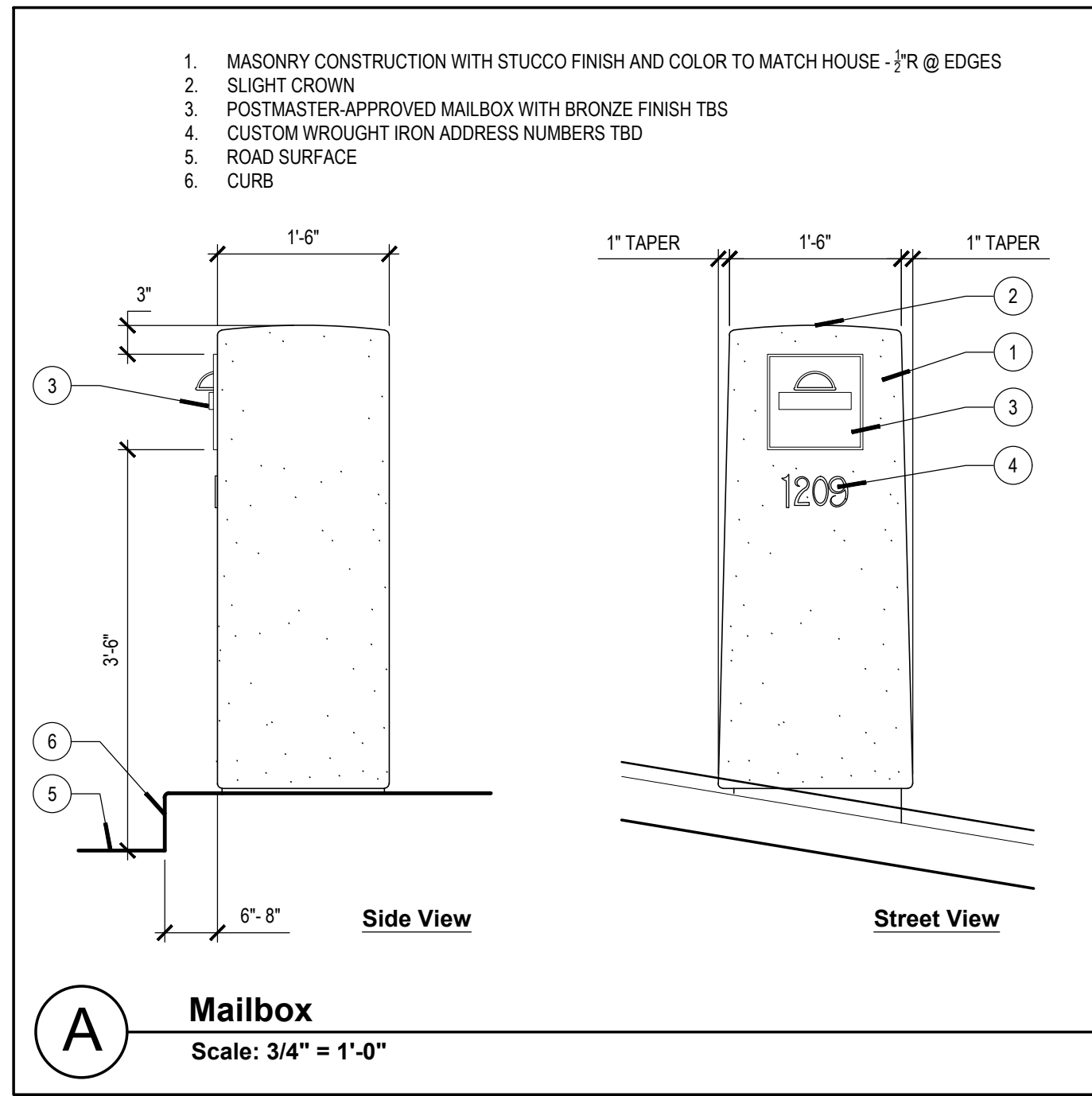
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CHECKED	RK
DATE	7/19/2023
REVISION	
SCALE	1/4" = 1'-0"
SHEET NO.	A4.3

**A4.3**



EXISTING RETAINING WALL BEHIND CURB



PROJECT SCOPE

LANDSCAPE AND HARDSCAPE PROJECT

- NEW CONCRETE DRIVEWAY
- NEW CONCRETE STAIRS
- NEW STONE PAVING THROUGHOUT
- NEW ENTRY COURT
- NEW SEAT WALL
- NEW MAILBOX
- NEW FIRE PIT
- NEW RETAINING WALL WITH GLASS RAIL
- NEW PLANTING AND IRRIGATION EXCEPT ON SLOPE

REFERENCE LEGEND

ITEM	DESCRIPTION
1	RETAINING WALL - SLOPE WITH GRADE - WITH 42" WROUGHT IRON RAILING PER ARCHITECT
2	GATE AND MASONRY PILASTERS PER ARCHITECT
3	LOW PATIO WALL PER ARCHITECT
4	RETAINING WALL PER ARCHITECT - FINISH AND COLOR TO MATCH HOUSE
5	AC CONDENSORS
6	SPA MECHANICAL EQUIPMENT ROOM UNDER DECK
7	SERVICE YARD - EX. WALLS - FINISH TO MATCH HOUSE NEW GATE PER ARCHITECT
8	NOT USED
9	TERRACE DECKING PER ARCHITECT
10	GLASS RAILING PER ARCHITECT
11	NOT USED
12	EXISTING CONCRETE STEPS AND RAIL TO REMAIN
13	EXISTING TREE TO REMAIN - PROTECT IN PLACE
14	EXISTING UTILITIES, TYP.
15	EXISTING RETAINING WALL BEHIND CURB
16	EXISTING 1:1 AND STEEPER ROCK CLIFF - COVERED IN VEGETATION
17	EXISTING STORM DRAIN AND ACCESS HOLE/COVER
18	STEEL LANDSCAPE EDGING PER PLANTING PLAN
19	EXISTING TREE TO BE REMOVED
20	PROPOSED PUTTING GREEN AREA
PA	PLANTING AREA
FF	FINISH FLOOR
FS	FINISH SURFACE
TC	TOP OF CURB
TR	TOP OF RAILING
TW	TOP OF WALL
(XXX)	EXISTING GRADE

HARDSCAPE LEGEND

ITEM	DESCRIPTION	DETAIL
H1	CONCRETE DRIVEWAY - SCORED, WASHED FINISH AND INTEGRAL COLOR	-
H2	CONCRETE STEPS AND WALK	-
H3	STONE PAVING - TBS - RUNNING BOND PATTERN ON 4" REINFORCED CONCRETE SUBSLAB	-
H4	NOT USED	-
H5	MAILBOX	'A' THIS SHEET
H6	NOT USED	-
H7	FIRE PIT	-
H8	RETAINING WALL WITH FINISH AND COLOR TO MATCH BUILDING	-
H9	STONE STEPPING STONES ON MORTAR SETTING BED - ASHLAR PATTERN	-

GENERAL CONSTRUCTION NOTES

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

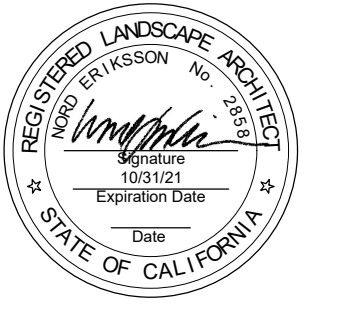
Ricci Residence

1209 Emerald Bay Dr.  
 Laguna Beach, California  
 92651  
 Tract 3125, Lot 47  
 Site Area: .266 acres

Client  
**Dr. Ray and Dr. Lisa Ricci**  
 23 Watercrest  
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Revisions	By	Date
PRELIM REVIEW REV.	KB	08.28.21
CITY SUBMITTAL	AW	10.05.22
CITY SUBMITTAL	AW	11.01.22
CITY SUBMITTAL	AW	02.16.23

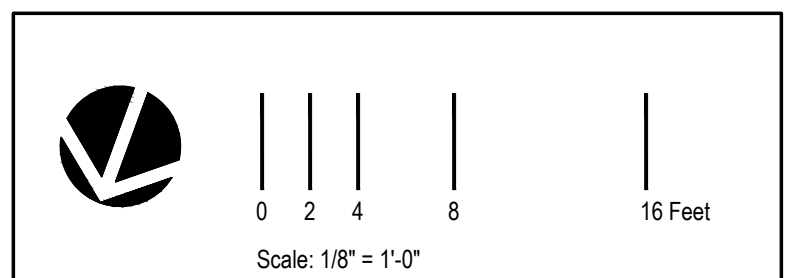
Job Number E21-013  
 Design Staff JC  
 Project Manager AW  
 Principal NE

Hardscape Plan

L1.01

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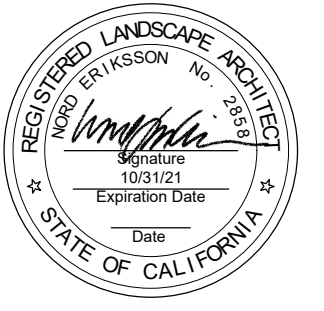
Plan Control: EBCA  
 PRELIM. REVIEW 06.03.21



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CITY SUBMITTAL	AW	02.16.23

Job Number E21-013  
Design Staff JC  
Project Manager AW  
Principal NE

Irrigation Plan

L2.01

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IRRIGATION LEGEND				DESCRIPTION		
SYMBOL	RAD.	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE	PSI	FLOW RATE IN GPM	DETAIL
F H Q A				F	H	Q A
●	-	RainBird	RWS-B-C-1402 (50 GPM)	30	50	-
○	-	RainBird	1402 on 1802 w/ PA-80	30	50	-
▨	-	Netafim (Shrub)	Irrigation Dripline - Techline CV Dripline TLCOV-18	30	0.6 GPH Flow Rate	-
▶	-	Netafim	TLSOV - Manual Flush Valve	-	-	-
⋈	-	Netafim	Drip Connector	-	-	-
M	-	-	Existing Domestic Water Meter	-	-	-
▶	-	Febco	825YA - 1.5" Reduced Pressure Backflow Preventer	-	-	-
⋈	-	Nibco	T-111 Gate Valve - Line Size 2 1/2" and smaller.	-	-	-
M	-	Superior	3300 - 1.5" Normally Open Master Valve	-	-	-
PS	-	Hydropoint	1.5" Flow HD Flow Sensor and Sub-Meter	-	-	-
●	-	Champion	3/4" Brass Hose Bib	-	-	-
●	-	RainBird	EFB-CP-PRS-D Remote Control Valve	-	-	-
●	-	RainBird	XCZ-PRS-100-COM 2-20 GPM Drip Remote Control Valve	-	-	-
●	-	RainBird	RSD-BEX - Rain Sensor	-	-	-
A	-	Hydropoint	WTLC-8-18-PL Irrigation Controller	-	-	-
---	-	-	Mainline	-	-	-
---	-	-	Lateral Line	-	-	-
---	-	-	PVC Sleeves	-	-	-

IRRIGATION VALVE CALLOUT:		LATERAL LINE SIZING CHART		PLANT MATERIAL ABBREVIATIONS:		DOMESTIC WATER POINT OF CONNECTION EQUIPMENT SIZES:	
Station No.	X-X	3/4"	NOTE: THE LATERAL SIZE BETWEEN TWO TYPING SHALL BE THE SAME. MINIMUM PIPE SIZE IS 3/4".	TF	Turf	WM	Water Meter
Plant Type	X	1"		SB	Shrub / Ground Cover	BF	Backflow
Valve Size	X	1 1/4"		TR	Trees	MV	Master Valve
		1 1/2"		CONTROLLER	SEMI-AUTOMATIC OR AUTOMATIC	FSM	Flow Sensor
		2"					
		2 1/2"					
		3"					

- GENERAL IRRIGATION NOTES**
- The irrigation contractor shall be responsible for familiarizing themselves with all differences in grade, location of seatwalls, location of retaining walls, etc. The contractor shall be responsible for coordinating all irrigation work with the general contractor, electrical contractor, and all other subcontractors for the location and the installation of irrigation related sleeves through walls, structures, under roadways, paving, etc.
  - The irrigation design presented in these documents is intended to be diagrammatic. All irrigation equipment, piping and valve locations, etc shown within paved areas are for design clarification and shall only be installed in planting areas. Irrigation contractor shall install all remote control valves, quick couplers, and gate valves, in shrub planting areas or as approved by owner's representative & the landscape irrigation designer. Avoid any conflicts between the sprinkler system, planting and architectural features.
  - The irrigation system design is based upon the minimum operating pressure and the maximum flow demand shown on the irrigation drawings at each point of connection. The irrigation contractor shall verify water pressure prior to construction. Any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection shall be immediately reported in writing to the owner's authorized representative. If the pressure differences are not immediately reported prior to beginning construction, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system deemed necessary by the owner's representative and all costs associated with those revisions.
  - When it is apparent to the landscape contractor in the field that obstructions, grade differences, or differences in the calculated area dimensions exist that may have not been considered in the design of the system, the irrigation contractor shall not willfully install the irrigation system as indicated on the construction drawings. The owner's authorized representative shall be notified in writing of any such obstructions or differences prior to beginning any irrigation installation. If notification is not received prior to beginning installation, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system as deemed necessary by owner's representative and all costs associated with those revisions.
  - The irrigation contractor shall be responsible for installing all control wire sleeving of sufficient size, under all paved areas in addition to the control wire sleeving shown on the drawings.
  - All piping and equipment shall be installed per the irrigation details. Teflon tape or Teflon pipe dope shall be applied to all male PVC pipe threads on all irrigation valve assemblies.
  - The irrigation contractor shall be responsible for flushing and adjusting all irrigation heads for optimum performance and to prevent over spray onto areas not intended to be irrigated. This shall include selecting the proper tire arc pattern, adjusting the spray radius of the irrigation head with PRS screens and/or also throttling the flow control at each valve to obtain the optimum operating pressure for each system.
  - The irrigation contractor shall be responsible for adjusting the pressure regulator on each electric control valve so the irrigation head farthest and highest in elevation from its associated control valve functions within the operating pressure shown on the irrigation legend (not to exceed 5 PSI above the indicated operating pressure).
  - The irrigation contractor shall be responsible for making the final connection between the power source and the automatic controller. 120 volt electrical power source shall be provided by others at the automatic controller location.
  - Adhesives, sealants and caulks shall meet local or regional air pollution control or south coast AQMD rule 1168 VOC and statewide VOC standards.
  - Contractor shall verify exterior mounted rain sensor location and provide wiring between rain sensor and controller.

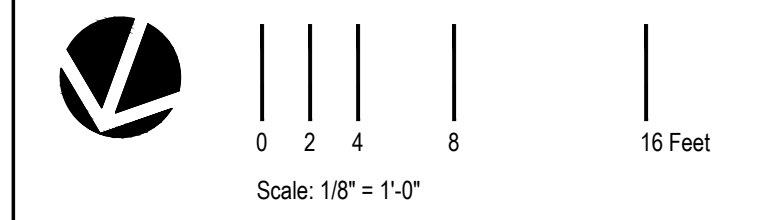
**CONTROL WIRE CONDUIT SIZING CHART**

SLEEVE SIZE	2" MIN.	2-1/2"	3"	4"
WIRES IN SLEEVE	0-16	17-24	25-40	41-48

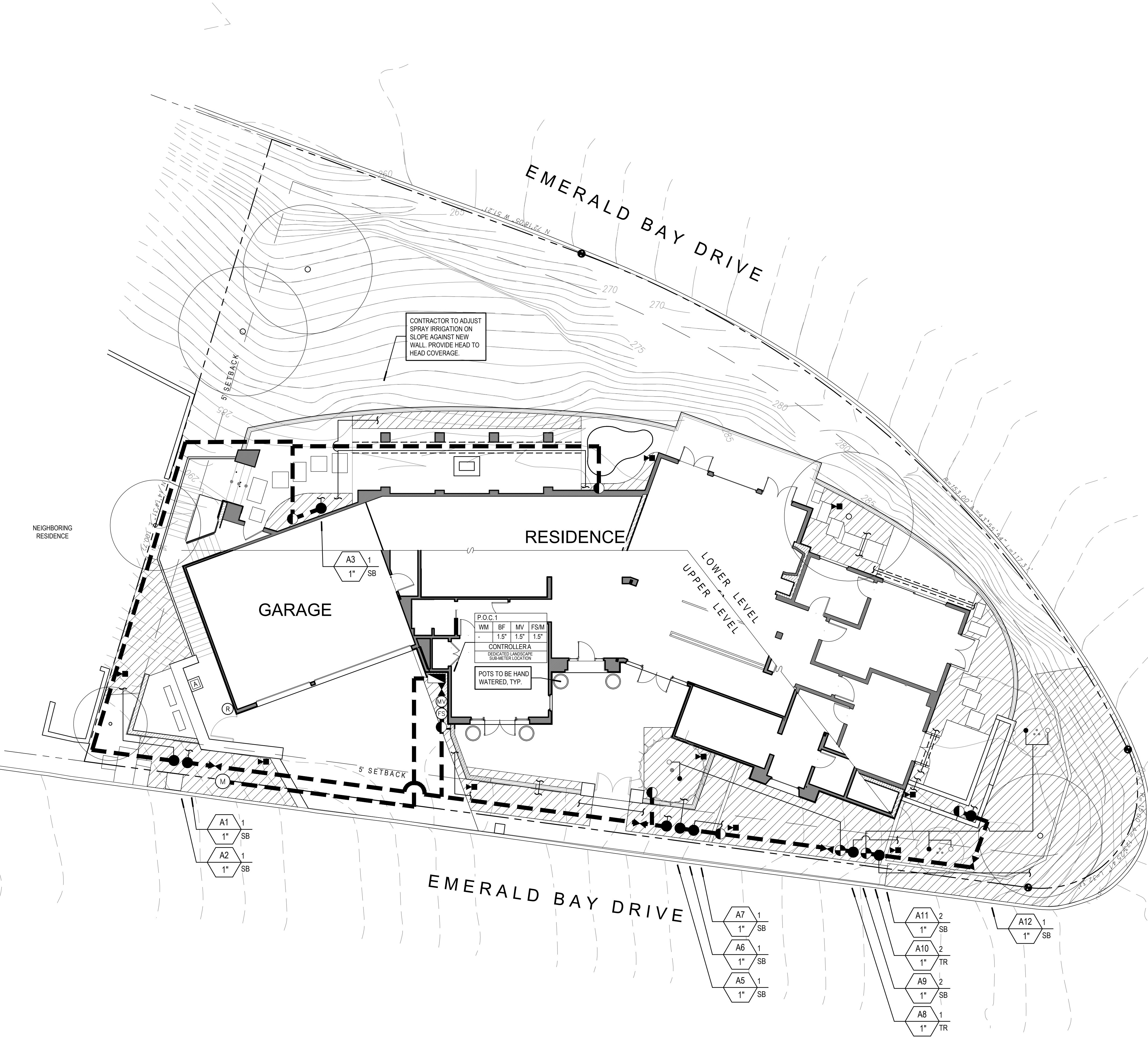
**IRRIGATION SLEEVE SIZING CHART**

PIPE SIZE	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"
SLEEVE SIZE	3"	3"	3"	4"	4"	4"	6"

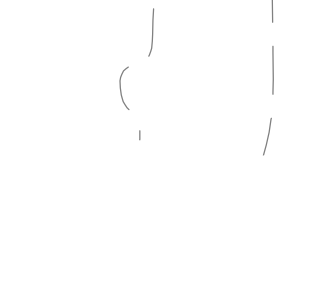
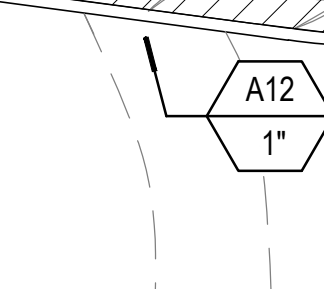
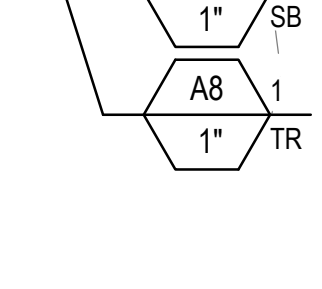
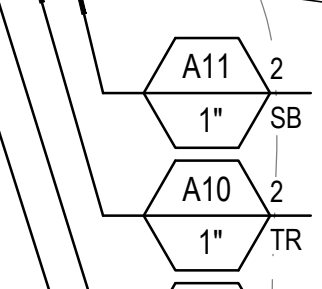
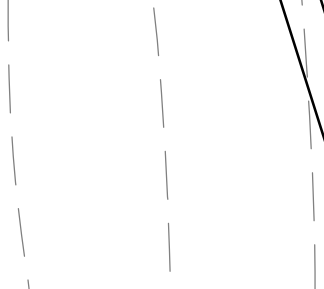
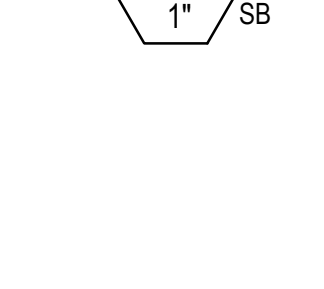
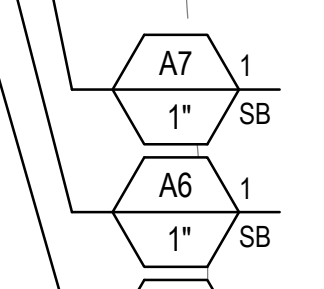
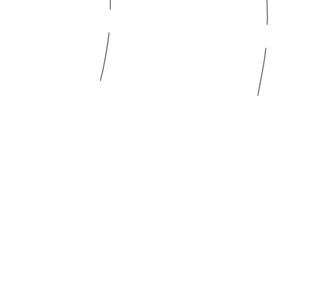
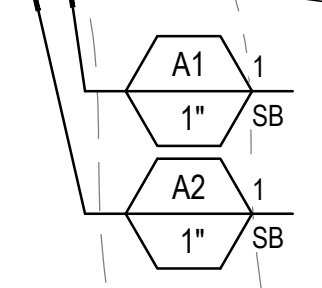
- IRRIGATION SLEEVE AND CONDUIT NOTES**
- Sleeves are required for all irrigation pipe and control wire conduit under paving (typical). Refer to Irrigation Sleeve Sizes and Control Wire Conduit Charts for appropriate sleeve and conduit sizing.
  - For drawing clarity, not all irrigation sleeves are sized but shall be installed and included as part of the contractor's bid. Also, for drawing clarity, not all conduits and irrigation sleeves are shown. Contractor is responsible for installation for sleeves and conduits of appropriate size under all paved areas as well as all sleeve pipes and conduits that are shown on the drawings.
  - The irrigation contractor shall be responsible for familiarizing themselves with all differences in grade, location of seatwalls, location of retaining walls, etc. The contractor shall be responsible for coordinating all irrigation work with the general contractor, electrical contractor, and all other subcontractors for the location and the installation of irrigation related sleeves through walls, structures, under roadways, paving, etc.



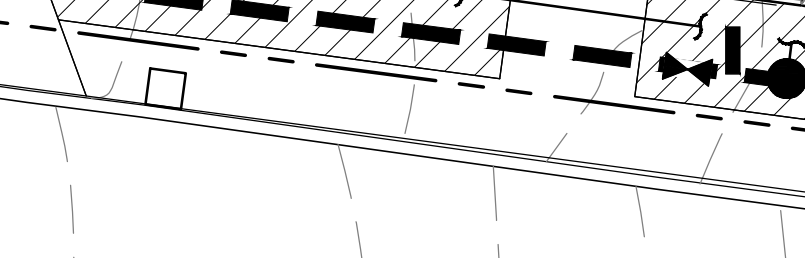
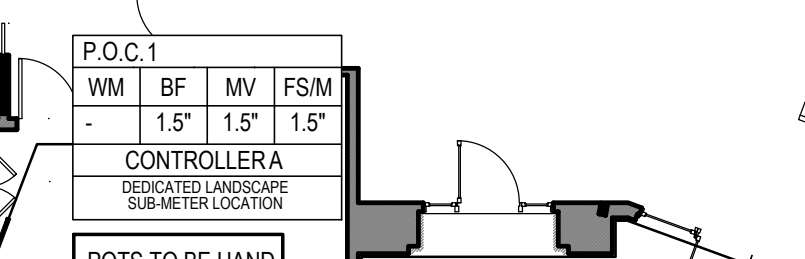
- EQUIPMENT LOCATION NOTE**
- All irrigation equipment, piping and valve locations, etc. shown within paved areas are for design clarification and shall only be installed in planting areas (typical).
  - Locations of automatic controller, backflow preventer, master valve and flow meter/sensor are approximate. Owner's representative shall determine final and precise positioning of above grade irrigation equipment. Contractor to stake out all above grade irrigation equipment locations for review by owner's representative. Owner approval to be obtained prior to installation. Contractor shall provide minor adjustments of above grade irrigation equipment locations at no additional cost to the owner. If owner approval is not received prior to beginning installation, the irrigation contractor shall assume full responsibility for all revisions to the equipment locations as deemed necessary by owner's representative and all costs associated with those revisions.
  - Locations of remote control valves and gate valves are approximate. Owner's representative shall determine final and precise positioning of above grade installation of remote control valves and gate valves. Contractor to stake out all remote control valve and gate valve locations for review by owner's representative. Owner approval to be obtained prior to installation. See irrigation details for additional installation information. Contractor shall provide minor adjustments of remote control valve and gate valve locations at no additional cost to the owner. If owner approval is not received prior to beginning installation, the irrigation contractor shall assume full responsibility for all revisions to the remote control valve and gate valve locations as deemed necessary by owner's representative and all costs associated with those revisions.



NEIGHBORING RESIDENCE



CONTRACTOR TO ADJUST SPRAY IRRIGATION ON SLOPE AGAINST NEW WALL. PROVIDE HEAD TO HEAD COVERAGE.





EXISTING SLOPE PLANTING

**PLANTING LEGEND: Trees**

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	FELICIA SELLOWIANA PINEAPPLE GUAVA	36" BOX	2	LOW	-
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	48" BOX	1	MOD	-

**PLANTING LEGEND: Shrubs**

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	AGAVE ATTENUATA FOXTAIL AGAVE	15 GAL	16	LOW	-
	BUXUS MICROPHYLLA JAPONICA BOXWOOD	1 GAL	59	MOD	-
	BUXUS MICROPHYLLA JAPONICA BOXWOOD SPHERE TOPIARY FORM	5 GAL	5	MOD	-
	ELAEOCARPUS DECIPENS JAPANESE BLUEBERRY	24" BOX	4	LOW	-
	LAVANDULA X INTERMEDIA 'GROSSO' PURPLE LAVANDIN	5 GAL	32	LOW	-
	LIGISTRUM JAPONICUM WAXLEAF PRIVET	15 GAL	17	MED	-
	OLEA 'LITTLE OLLIE' DWARF OLIVE	15 GAL	39	LOW	-
	PELARGONIUM TOMENTOSUM PEPPERMINT GERANIUM	5 GAL	4	LOW	-
	PITTOSPORUM CRASSIFOLIUM 'COMPACTA' DWARF KARO	15 GAL	30	MED	-
	PITTOSPORUM TOBIRA MOCK ORANGE	5 GAL	10	LOW	-
	PLECTRANTHUS ARGENTATUS SILVER PLECTRANTHUS	5 GAL	3	MED	-
	PLECTRANTHUS 'MIKE'S FUZZY WUZZY' VARIEGATED LOBSTER FLOWER	5 GAL	24	LOW	-
	RHUS INTEGRIFOLIA LEMONADE BERRY	15 GAL	15	VERY LOW	-
	WESTRINGIA FRUTICOSA 'GREY BOX' DWARF COAST ROSEMARY	5 GAL	5	LOW	-

**PLANTING LEGEND: Groundcover**

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	ROSMARINUS O. HUNTINGTON CARPET	5 GAL @ 30" O.C.	495 S.F.	LOW	-
	HUNTINGTON CARPET ROSEMARY	-	112 S.F.	-	-
	SYNTHETIC GRASS TO HAVE REALISTIC COLOR AND LOOK	-	189 S.F.	-	-
	GRAVEL - TBD	-	-	-	-

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

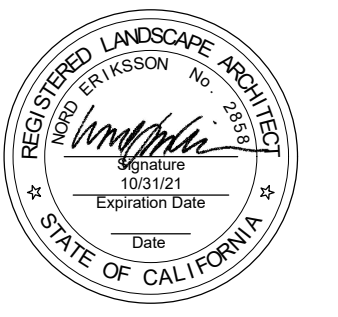
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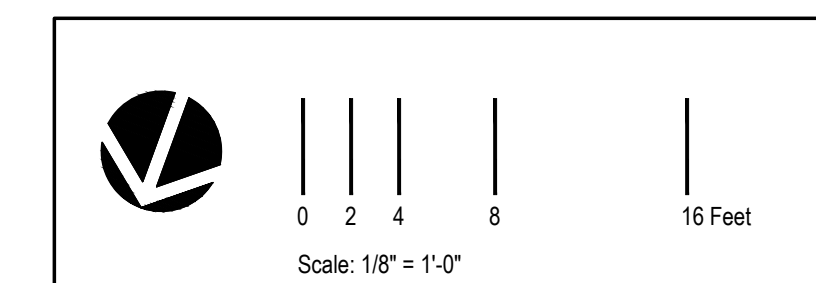
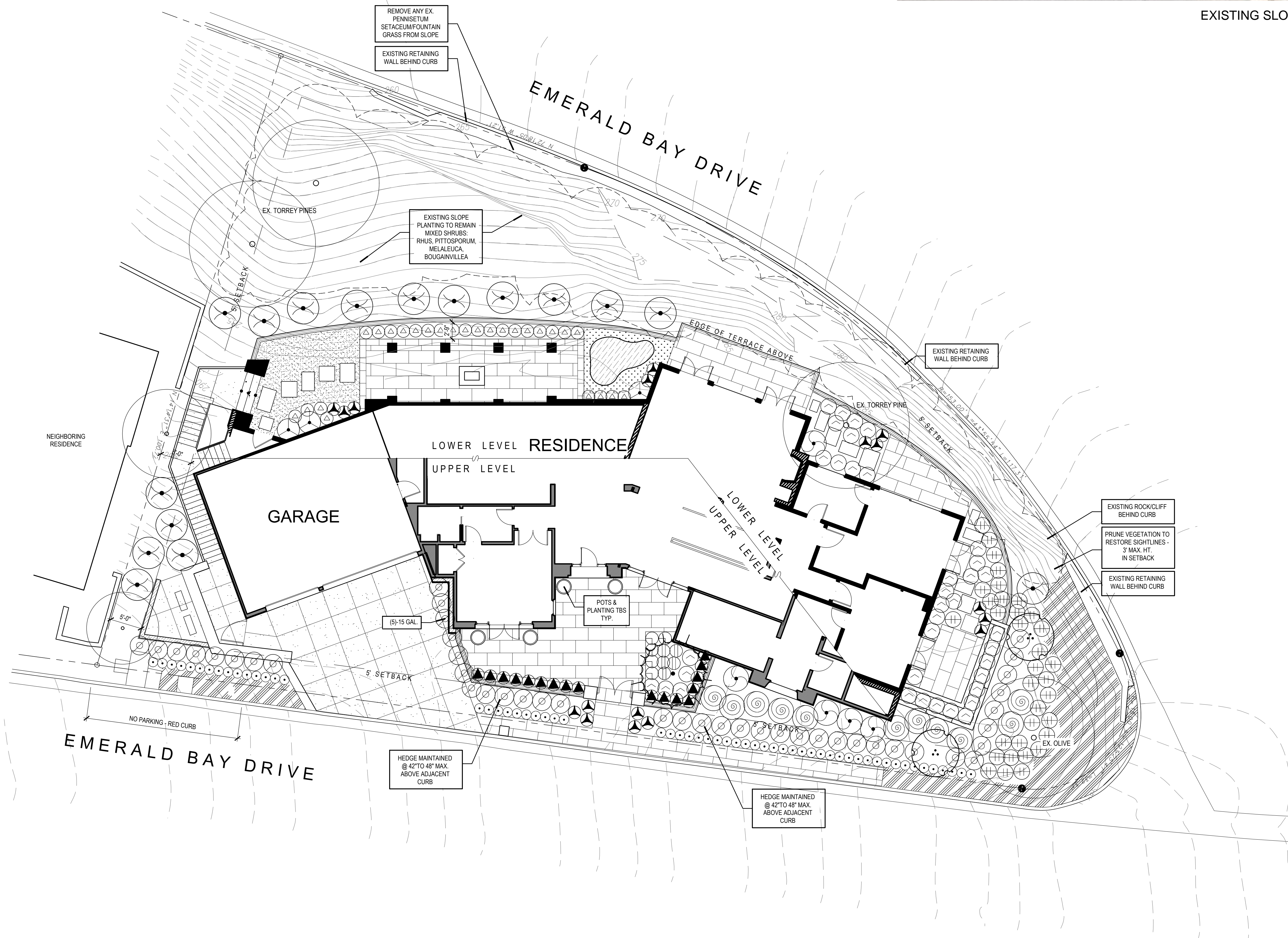
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Design Staff JC  
Project Manager AW  
Principal NE

**Planting Plan**

**L3.01**

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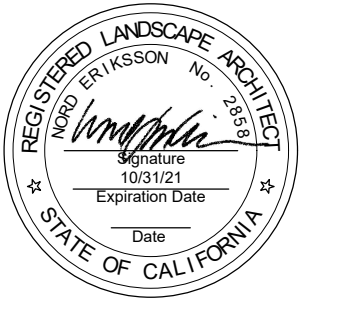
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**Job Number** E21-013  
**Design Staff** JC  
**Project Manager** AW  
**Principal** NE

## Landscape Lighting Plan

# L4.01

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LANDSCAPE LIGHTING LEGEND			
SYMBOL	MANUFACTURER/MODEL	DESCRIPTION	QTY.
	AURORA LSL6-1/2 CYCLOPS-60-N-27-BMS-BLP	12V LED - UPLIGHT - W/ SHIELD - GROUND STAKE MOUNT - NARROW FLOOD - BRONZE FINISH - 3W MAX.	2
	AURORA LSL6-1/2 CYCLOPS-60-WF-27-BMS-BLP	12V LED - UPLIGHT - W/ SHIELD - GROUND STAKE MOUNT - WIDE FLOOD - BRONZE FINISH - 3W MAX.	9
	AURORA LD1-HL-S1-27-ATTACHMENT/MOUNT TBS-BLP	12V LED - PENDANT LIGHT/W/ PERFORATED SHROUD - BRONZE FINISH - 3W - MOUNTED IN TREE	3
	TRANSFORMER - CONTROL TYPE TO BE COORDINATED W/ GENERAL CONTRACTOR	TBS BY CONTRACTOR	1

- LOW VOLTAGE LIGHTING NOTES**
- CONTRACTOR SHALL SECURE PERMITS AND ARRANGE FOR ALL INSPECTIONS.
  - CONTRACTOR SHALL COORDINATE POWER AND SWITCHING WITH GENERAL CONTRACTOR.
  - ALL 110V WIRE IN CONDUIT AND LOW VOLTAGE WIRE SHALL BE INSTALLED AT A MINIMUM OF 12" BELOW FINISH GRADE.
  - CONTRACTOR SHALL COORDINATE ANY SLEEVING UNDER PAVING WITH CONCRETE CONTRACTOR.
  - CONTRACTOR SHALL SPECIFY TRANSFORMERS TO ACCOMMODATE MAX. WATTAGE PER FIXTURE AND NOT EXCEED 80% OF TRANSFORMER WATTAGE.
  - LOCATE TRANSFORMERS WHERE THEY ARE HIDDEN FROM PLAIN VIEW.
  - CONTRACTOR SHALL SIZE WIRING TO FIXTURES TO OBTAIN ZERO VOLTAGE DROP AT THE END OF THE LINE.
  - CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUIT AND HARDWARE RUNS PER LOCAL JURISDICTION'S CODE.

