

4 Site / Roof Plan

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

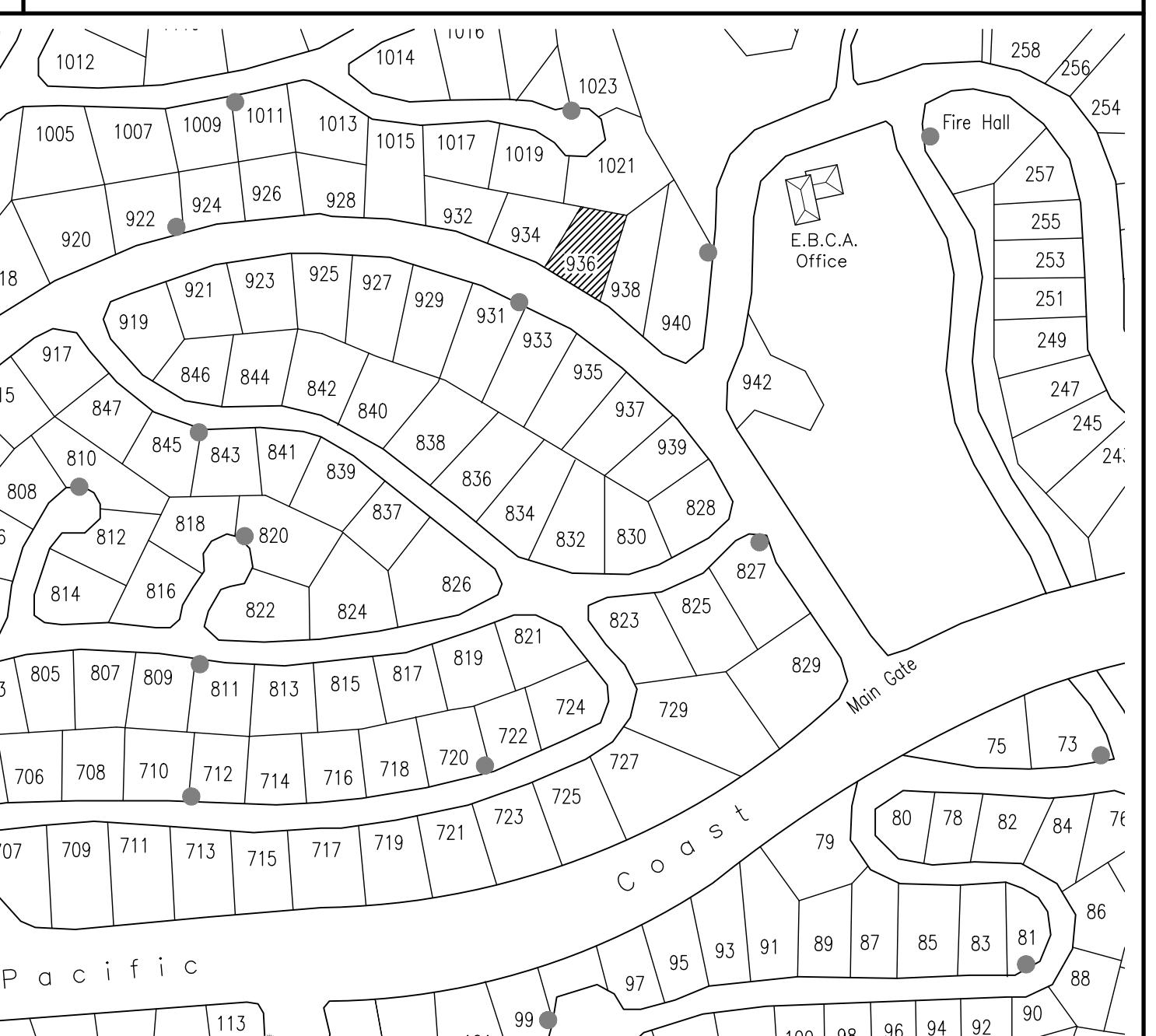
Vicinity Map

Project Address:	936 Emerald Bay Laguna Beach, CA 92651	Sheet List:
Legal Description:	Lot: 86, Tract:1092	<u>Architectural:</u>
Assessor's Parcel Number:	053-021-24	A.100 Site Plan A.200 Basement Plan A.201 First Floor Plan A.202 Second Floor Plan A.203 Roof Plan A.300-303 Elevations
Project Description:	(E) Single Family Residence to be Demolished (N) 2-Story Single Family Residence w/ attached garage. (N) Spa. (N) Site walls + Fencing	
Owner:	Nick and Diane Brown Phone: 310.487.7500 Email: nickb@wamerica.com	<u>Civil:</u>
Design Professional in Responsible Charge:	Scott Laidlaw - Laidlaw Schultz Architects 3111 Second Ave. Corona del Mar, CA 92625 Phone 949.645.9982 FAX 949.645.9554 E-mail: SLaidlaw@LSarchitects.com	C-1 Project Data C-2 Precise Grading plan C-3 Sections & Details C-4 Erosion Control Plan TP-01 Topographic Survey
Soils Engineer:	Erick Aldrich - Aldrich Consulting Engineers 247 Forest Ave, Suite C, Laguna Beach, CA 92651 Phone: 760.783.6222 Email: ealdrich@aldrichconsultingengineers.com Report #: 25G096.0, September 4, 2025	<u>Landscape:</u>
Civil Engineer:	Caleb Rios - Toal Engineering Inc. 139 Avenida Navarro, San Clemente, CA 92672 Phone: 949.497.8586 Email: crios@toalengineering.com	Cover Prelim. Landscape Plan LP-1 Tree Plan LP-2 Shrub Plan LL-1 Lighting Plan
Zone:	R-1	
Occupancy/Construction:	Group R-3/U / Type V-B Sprinklered	
Area Calculation:		
Project Footage:	New	
Basement	1,210.0 sf	
1st Floor	2,425.5 sf	
2nd Floor	970.5 sf	
Total Living Space	4,606.0 sf	
Storage	17.8 sf	
Garage	687.6 sf	
Total Structure	5,311.4 sf	
Number of Stories:	2 + Basement	
Footprint Area:	7,123.0 sf	
Foot Coverage:		
Parking:	4 Total; 2 Covered, 2 Off-street	
Fire Sprinklers:	Yes, Provide NFPA 13D Fire Sprinklers	

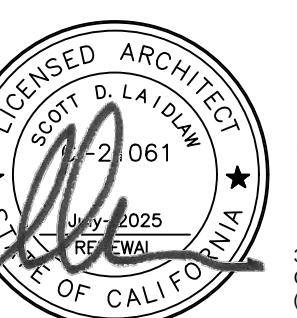
Project Data

1. Roof nailing minimum requirements:
 - a. 11 Ga. corrosion resistant 3/4" into sheathing per UBC Table 15-D-1
 - b. All roof fasteners shall be installed per manufacturer's instructions. Fasteners to resist wind loads for winds over 80 mph.
2. Class 'A' roof covering
3. Roofing shall be fire-stopped at eave ends to preclude entry of flame or embers under the roofing materials.
4. Provide approved backwater drainage valve for fixtures located below the elevation of next upstream manhole cover. Fixtures above this elevation shall not discharge through valve.
5. Provide 6" house street number visible and legible from street. Numbers shall be of non-combustible materials in Special Fire Protection Areas. O.C. Bldg. Ord. No. 03-003.
6. All roofs to have gutters and downspouts
7. All downspouts, area drains and planter drains to be connected to solid drainlines and conveyed to street or to sump and pumped back to street.
8. Provide 2% slope grade away from structures within 5'-0" of structure. Existing drainage to remain U.N.O.
9. Concrete Curb and Gutter along entire frontage to be replaced per EBSD requirements

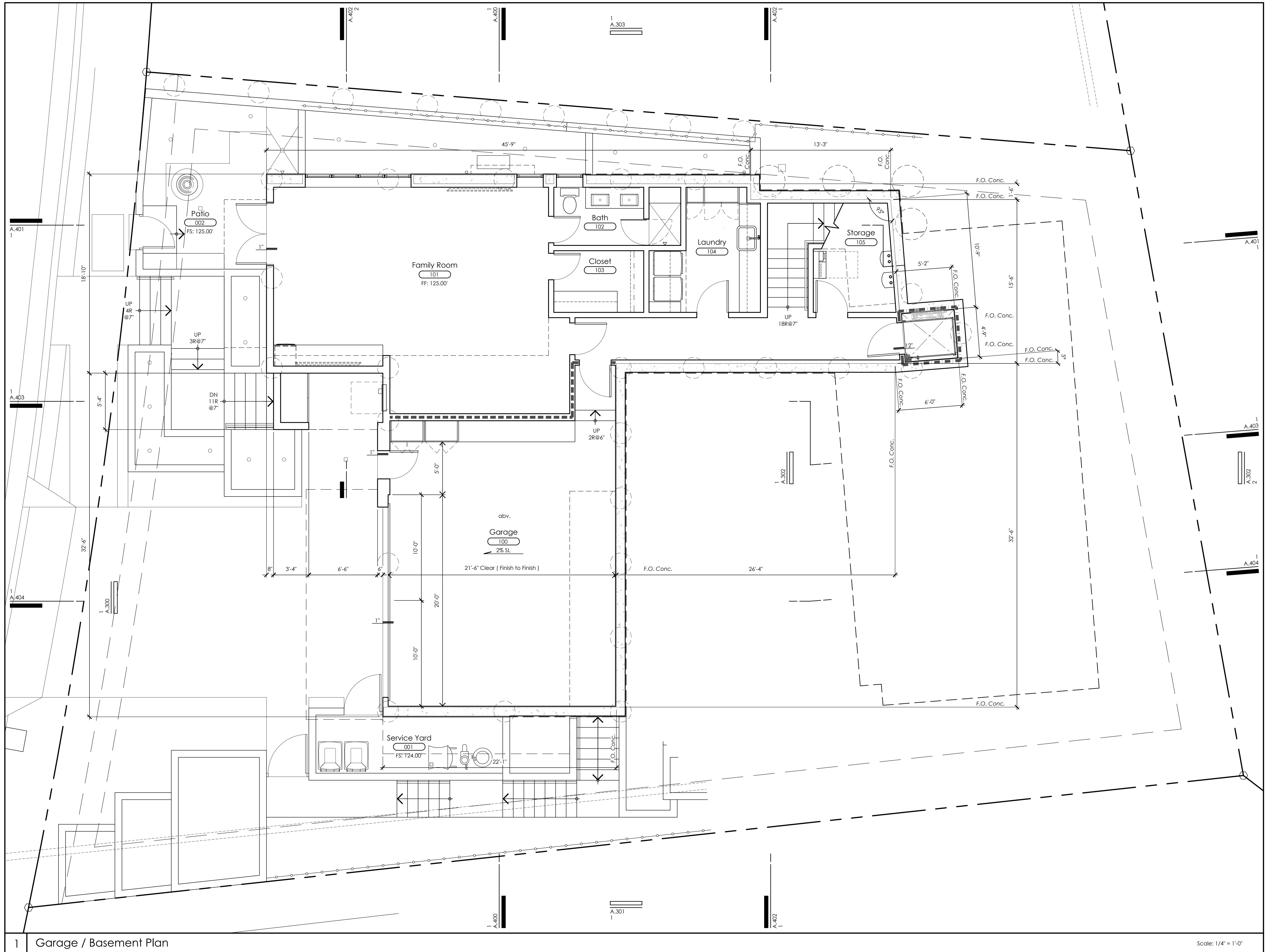
General Site Notes



A.100



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PROJECT
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Laguna Beach, CA 92651

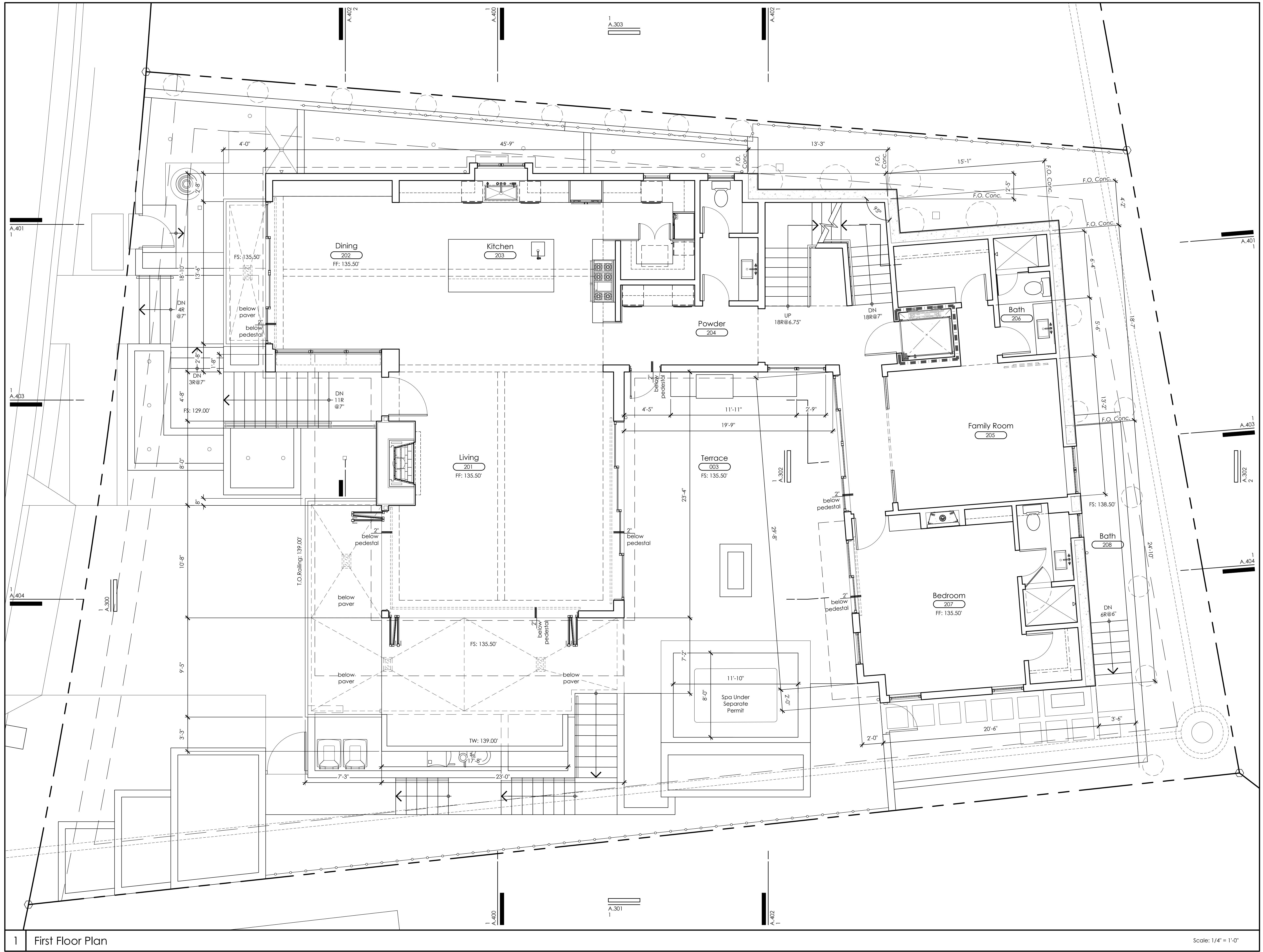
DRAWING DESCRIPTION
Floor Plan

DATE 02.05.2025	ISSUE/REVISION EB Concept	REVIEW SDL
05.07.2025	EB Preliminary	SDL
05.24.2025	EB Preliminary Clarifications	SDL
11.24.2025	Plan Check	SDL

A.200



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DRAWING DESCRIPTION
Floor Plan

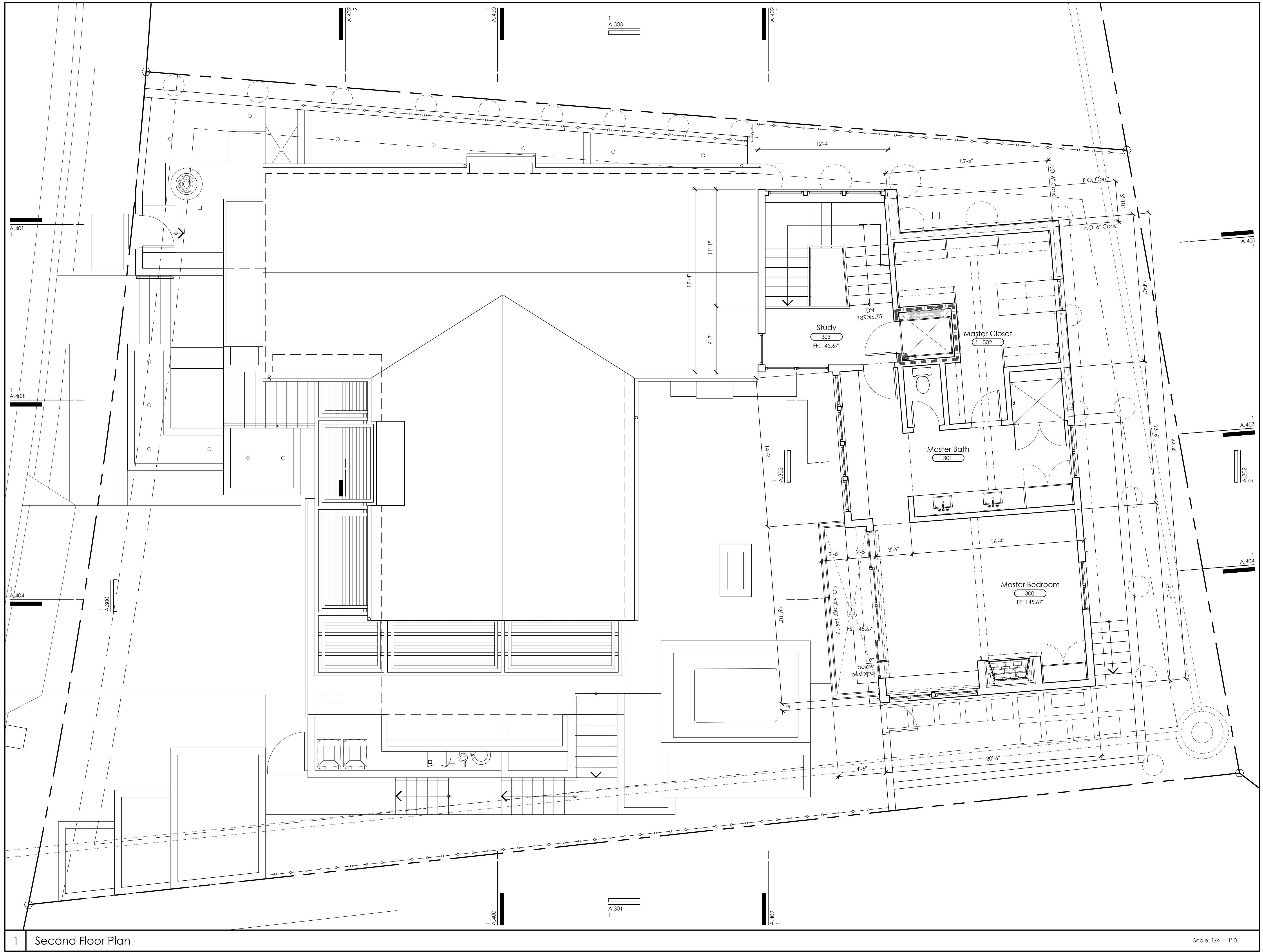
DATE
02.05.2025
05.07.2025
05.24.2025
11.24.2025

ISSUE/REVISION
EB Concept
EB Preliminary
EB Preliminary Clarifications
Plan Check

A.201



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Aguna Beach, CA 92651

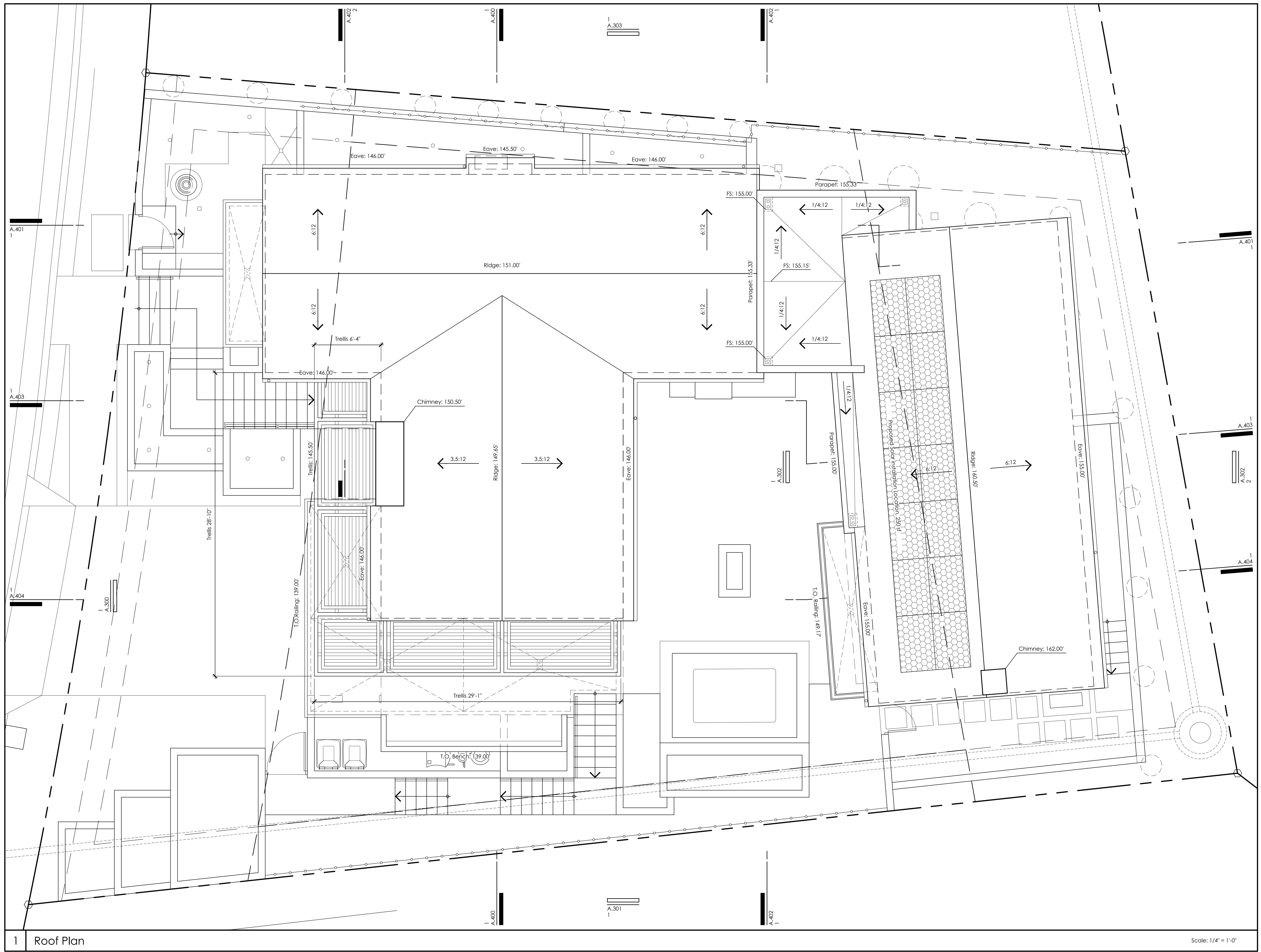
DRAWING DESCRIPTION

DATE	ISSUE/REVISION	REVIEW
2.05.2025	EB Concept	SDL
5.07.2025	EB Preliminary	SDL
5.24.2025	EB Preliminary Clarifications	SDL
24.2025	Plan Check	SDL

A.202



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PROJECT
**rown Residence
36 Emerald Bay
aguna Beach, CA 92651**

AWING DESCRIPTION

2.05.2025 EB
5.07.2025 EB
5.24.2025 EB

24.2025

Concept Preliminary Preliminary Applications Check

SDL
SDL
SDL

A.203

IT NO.



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PROJECT
Brown Residence
936 Emerald Bay
Laguna Beach, CA 92651

DRAWING DESCRIPTIC

Elevations

DATE	ISSUE/REVISION	REVIEW
02.05.2025	EB Concept	SDL
05.07.2025	EB Preliminary	SDL
05.24.2025	EB Preliminary Clarifications	SDL
11.01.2025	Plan Change	SDL

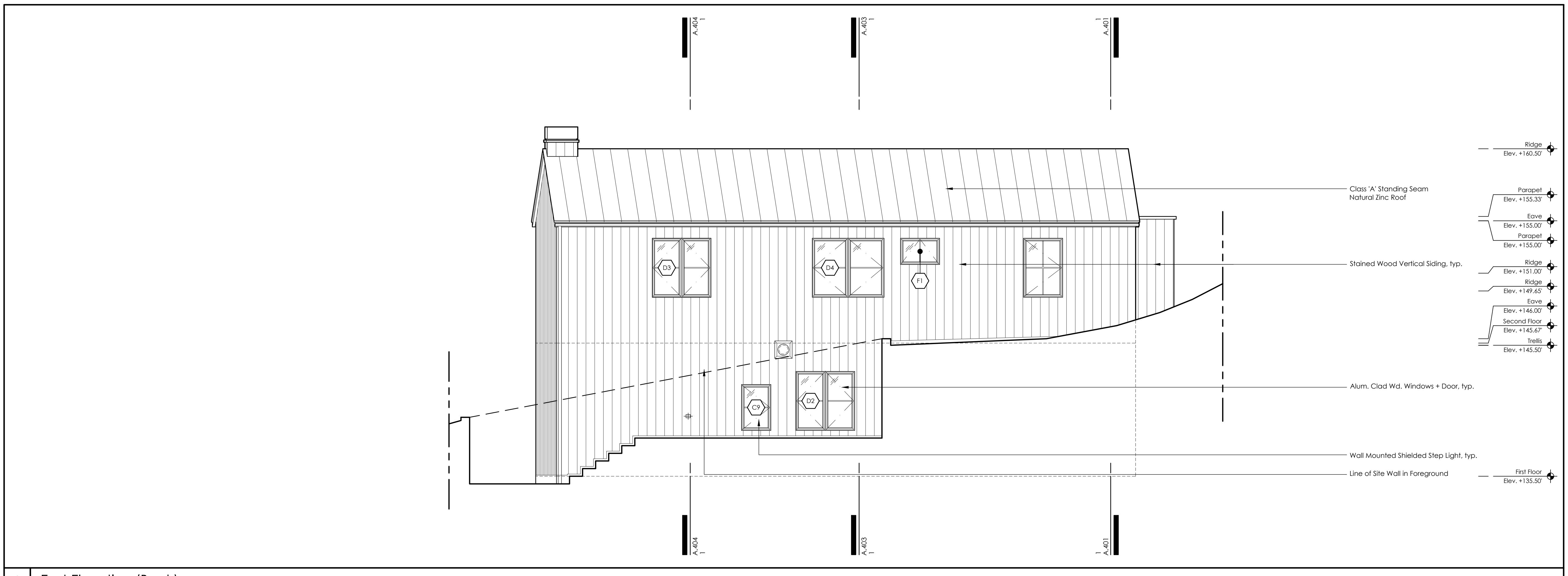
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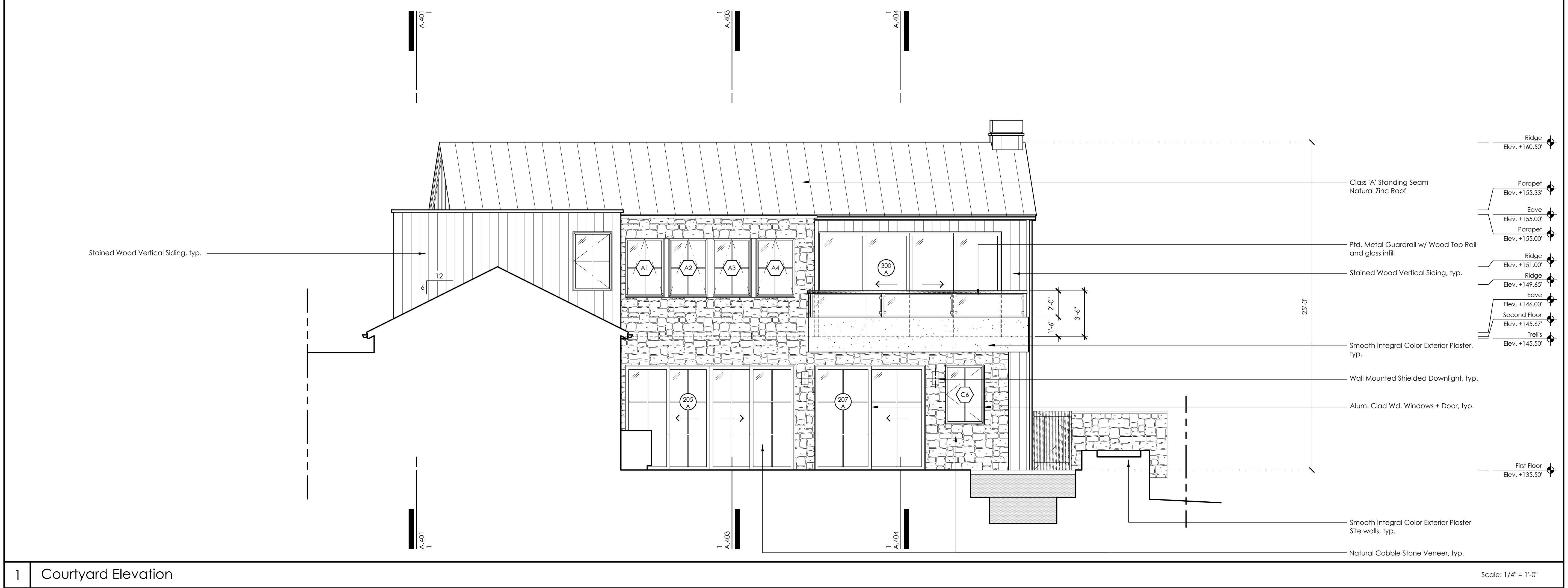
A circular license seal for Scott D. Laidlaw, Licensed Architect, State of California, Renewal July 2025. The seal is white with black text and features a signature in the center.

SHEET NO. 1





2 | East Elevation (Back)



A.302



STATE OF CALIFORNIA
REVIEWED BY
LICENCED ARCHITECT
02/06/2025
REF. #W1
3111 Second Avenue
(949) 645-9892, Fax: (949) 645-9554
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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 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.

GRADING NOTES

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

2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE ASSIGNED OC 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, ENGINEERING GEOLOGIST, OC GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST, PALEONTOLOGIST, AND SURVEYOR. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THE 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 APPROVED GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE GRADING WORK IS IN PROGRESS.

5. PRELIMINARY SOIL AND GEOLOGY REPORTS, AND ALL SUBSEQUENT REPORTS AS APPROVED BY OC DEVELOPMENT SERVICES, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.

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

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

8. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO 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 OR REVISED PLANS.

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

12. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER OC PUBLIC WORKS STANDARD PLAN NO. 1322.

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

14. FILLS SHALL BE COMPACTION THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTION TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE DETERMINED BY ASTM D1557 OR APPROVED EQUIVALENT AND FILED DENSITY BY ASTM D1556 (SAND-CONE) AND ASTM D6938 (NUCLEAR GAUGE METHOD) OR AN APPROVED EQUIVALENT.

15. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2-FEET HORIZONTAL TO 1-FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED BY THE OC BUILDING OFFICIAL.

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

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

18. WHEN CUT PADS ARE BROUGHT TO 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 BACKFILL SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE OC GRADING CODE.

20. ANY EXISTING IRRIGATION LINES AND DISTERS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE OC BUILDING OFFICIAL AND THE SOIL ENGINEER.

21. ANY EXISTING WATER WELLS SHALL 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 CALIFORNIA PLUMBING CODE TO THE APPROVAL OF OC BUILDING OFFICIAL.

23. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE OC BUILDING OFFICIAL PRIOR TO EXCAVATION.

24. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE OC BUILDING OFFICIAL OR HIS/ HER DESIGNEE.

25. THE PERMITTEE SHALL COMPLY WITH THE OC GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF 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 BUILDING PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF THE EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.

28. ALL CONCRETE STRUCTURES THAT ARE EXPOSED TO THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULFATE-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 OC BUILDING OFFICIAL.

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.

PRECISE GRADING PLAN

BROWN RESIDENCE

LOT 86 OF TRACT 1092 (APN: 053-021-24)
936 EMERALD BAY, LAGUNA BEACH, CA

SHEET INDEX

C-1	TITLE SHEET
C-2	PRECISE GRADING PLAN
C-3	SECTIONS & DETAILS
C-4	EROSION CONTROL PLAN

PLANS PREPARED BY:

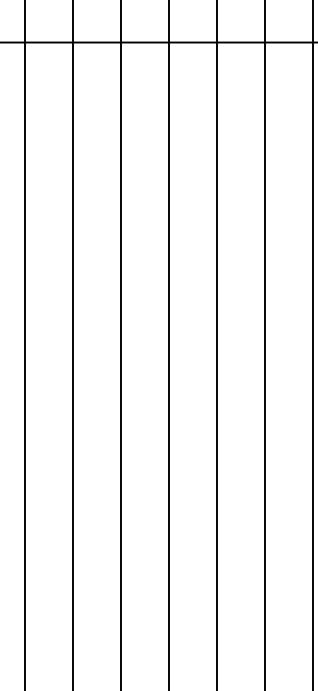


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STORMWATER QUALITY
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San Clemente, CA 92672
949.485.8866
www.toalengineering.com



CALEB RIOS
R.C.E. 57587
DATE: _____
NICHOLAS BROWN
936 EMERALD BAY
LAGUNA BEACH, CA 92651
PREPARED FOR:

DATE
APD.
DATE
BY
DATE



VICINITY MAP
1"=500'

REVISIONS
TITLE SHEET
BROWN RESIDENCE
LOT 86; TRACT 1092 APN: 053-021-24
936 EMERALD BAY, LAGUNA BEACH, CA

DATE: 2/15/25 H. SCALE: 1/8"=1'
SURVEY DATE: 2/18/25 V. SCALE: N/A
DRN.: A.L.C. APPD.: C.R.
CHD.: C.R.
DIAL TOLL FREE 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
AT LEAST TWO DAYS
BEFORE YOU DIG.
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
DATE REVISED: 7-1-06
Dwg. No. C-1
Job No. 24122
Sheet 1 of 4
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CALIFORNIA CIVIL CODE (SECTION 832)

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

EACH CO-TERMINOUS 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 TO BE 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 CO-TERMINOUS OWNER THERE IS ANY BUILDING OR OTHER STRUCTURE THE WALL OR FOUNDATION OF WHICH GOES TO STANDARD DEPTH OR DEEPER THAN THE OWNER OF THE LAND ON WHICH THE EXCAVATION IS BEING MADE SHALL, IF GIVEN THE NECESSARY LICENSE TO ENTER THE ADJOINING LAND, PROTECT THE SAID ADJOINING LAND AND ANY SUCH BUILDING OR OTHER STRUCTURE THEREON WITHOUT COST TO THE OWNER THEREOF, FROM ANY DAMAGE BY REASON OF THE EXCAVATION, AND SHALL BE LIABLE TO THE OWNER OF SUCH PROPERTY FOR ANY SUCH DAMAGE, EXCEPTING ONLY FOR MINOR SETTLEMENT CRACKS IN BUILDINGS OR OTHER STRUCTURES.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES:

1. IN THE CASE OF EMERGENCY, CALL NICHOLAS BROWN AT WORK PHONE # (310) 487-7500 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, VEHICLES/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPER-CHLORINATED POTABLE WATER LINE FLUSHING.

DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

10. Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a national pollutant discharge elimination system permit from the respective state regional water quality control board.
11. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
12. The permittee and contractor shall be responsible and take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
13. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
14. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners that dumping of chemicals into the storm drain system or the watershed is prohibited.
15. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
16. All removable erosion protective devices shall be in place at the end of each working day when the 5-day rain probability forecast exceeds 40%.
17. Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to the streets, drainage facilities of adjacent properties via runoff, vehicle tracking, or wind.
18. Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

NOTE:
"THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY, AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK." CONTACT CAL/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION.

DEVELOPMENT STATISTICS

SITE AREA	0.163 AC	7,113 SF
DISTURBED AREA	0.163 AC	7,113 SF
IMPERVIOUS AREA		
PRE-PROJECT	0.080 AC	3,500 SF
NEW OR REPLACEMENT	0.108 AC	4,715 SF
POST-PROJECT	0.108 AC	4,715 SF

COUNTY OF ORANGE PLAN CHECK NO. GRDX-XXXX

LEGEND

— 100 —	EXISTING CONTOUR	PAD	PROPOSED PAD ELEVATION
— 100 —	PROPOSED CONTOUR	T/SLAB	PROPOSED TOP OF SLAB
• 100.00	SPOT ELEVATION	FG	PROPOSED FINISHED GROUND
	PROPOSED CONCRETE PAVING	F.F.	PROPOSED FINISHED FLOOR
	EXISTING Hardscape	FS	PROPOSED FINISHED SURFACE
	PROPOSED FORCE MAIN	INV	INVERT OF PIPE
	PROPOSED STORM DRAIN	T.G.	TOP OF GRATE
	PROPOSED SUBDRAIN	P.L.	PROPERTY LINE
	NEW BUILDING OUTLINE	TW	TOP OF WALL
	EXISTING BUILDING OUTLINE	BW	BOTTOM OF WALL
	PROPOSED BEARING/RETAINING WALL	TF	TOP OF FOOTING
	EXISTING SCREEN WALL	C.I.	CAST IRON
	PROPOSED SCREEN WALL	S.Y.S.B.	SIDE YARD SETBACK
	PROPOSED RETAINING WALL	T.P.	TOP OF PILASTER
	GRADING LIMITS	P.A.	PLANTER AREA
	DOWNSPOUT	R.Y.S.B.	REAR YARD SETBACK
	SHORING/WALL CAISSON	T.G.B.	TOP OF GRADE BEAM
●	B1	H.P.	HIGH POINT

MISCELLANEOUS NOTES

- ALL ROOFS SHALL BE GUTTERED. ROOF DOWNSPOUTS SHALL CONNECT DIRECTLY TO THE SITE DRAINAGE SYSTEM, UNLESS NOTED OTHERWISE.
- SEE SOIL REPORT FOR ALL OVEREXCAVATION, FILL SOIL, AND RECOMPACT REQUIREMENTS.
- SEE SOILS REPORT FOR RECOMMENDATIONS REGARDING CONCRETE STRENGTH, CEMENT TYPE, AND WATER/CEMENT RATIO FOR SITE CONCRETE.
- WHERE EXTERIOR/INTERIOR UTILITY TRENCHES ARE PROPOSED IN A DIRECTION THAT PARALLELS ANY BUILDING FOOTING, THE BOTTOM OF THESE TRENCHES SHALL NOT EXTEND BELOW A 1:1 PLANE PROJECTED DOWNWARD FROM THE BOTTOM EDGE OF FOOTING. WHERE THIS OCCURS, ADJACENT FOOTING SHALL BE DEEPPENED OR UTILITY CONSTRUCTED & BACKFILLED PRIOR TO CONSTRUCTION. SEE GEOTECHNICAL REPORT FOR UTILITY LINE TRENCHING, INSTALLATION, AND BACKFILL RECOMMENDATIONS.
- SITE WALLS ARE SHOWN HEREON FOR REFERENCE ONLY, AND ARE TO BE CONSTRUCTED PER SEPARATE PLANS AND PERMIT.
- FOR FOOTING AND FOUNDATION DESIGN, SEE STRUCTURAL PLANS.
- PROVIDE DRAINAGE FOR ALL PLANTER POTS AS SHOWN ON THE PROJECT LANDSCAPE PLAN, AND CONNECT TO SITE DRAINAGE SYSTEM SHOWN HEREON.
- CONCRETE DRIVEWAY MUST HAVE A ROUGHENED SURFACE TO ASSIST IN TRACTION DUE TO THE STEEP GRADES.

CONSTRUCTION NOTES

- CONSTRUCT DRIVEWAY. SEE DETAIL ON SHEET C-3.
- CONSTRUCT Hardscape. SEE DETAIL ON SHEET C-3.
- INSTALL 4" PVC SCH40 OR SDR35 PIPE DRAIN SYSTEM.
- INSTALL 6" DECK DRAIN. NDS TYPE 40 W/ RISER AND ADAPTOR OR EQUAL.
- INSTALL 6" ATRIUM DRAIN NDS TYPE 90 W/ RISER & ADAPTOR OR EQUAL.
- INSTALL 12" ATRIUM DRAIN NDS TYPE 1280 W/ RISER & ADAPTOR OR EQUAL.
- DOWNSPOUT LOCATION PER ARCH. PLAN. SEE SHEET C-3 FOR CONNECTION DETAIL.
- INSTALL SUBDRAIN PER SOILS REPORTS RECOMMENDATIONS AND DETAIL ON SHEET C-2.
- INSTALL 12" SQUARE CATCH BASIN W/ TRAFFIC GRATE. BROOKS SERIES 1212 OR EQUAL.
- INSTALL 9" AREA DRAIN. NDS TYPE 980 W/ RISER & ADAPTOR OR EQUAL.
- CONSTRUCT 3" CURB CORE FOR DRAIN LINE.

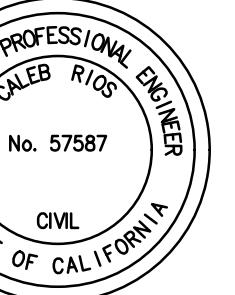
PRECISE GRADING & DRAINAGE PLAN

LOT 86; TRACT 1092 APN: 053-021-24
936 EMERALD BAY, LAGUNA BEACH, CA

DATE: 2/15/25 H. SCALE: 1/8" = 1'
SURVEY DATE: 2/18/25 V. SCALE: N/A
DRN.: A.L.C. DWG. NO.
CHD.: C.R.
APPD.: C.R.
JOB NO. SHEET OF
24122 2 4
11/24/2025 3:42:40 PM N:24122\24122 Brown 936 Emerald Bay\Drainage\053-021-24.dwg

PLANS PREPARED BY:
TOAL
ENGINEERING, INC.

CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY
139 Avenida Navarro
San Clemente, CA 92672
949.485.8666
www.toalengineering.com



CALEB RIOS
R.C.E. 57587
DATE: _____
PREPARED FOR:
NICHOLAS BROWN
936 EMERALD BAY
LAGUNA BEACH, CA 92651

REVISIONS	BY	DATE	APD.	DATE	BY

DATE: 2/15/25 H. SCALE: 1/8" = 1'
SURVEY DATE: 2/18/25 V. SCALE: N/A
DRN.: A.L.C. DWG. NO.
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24122 2 4
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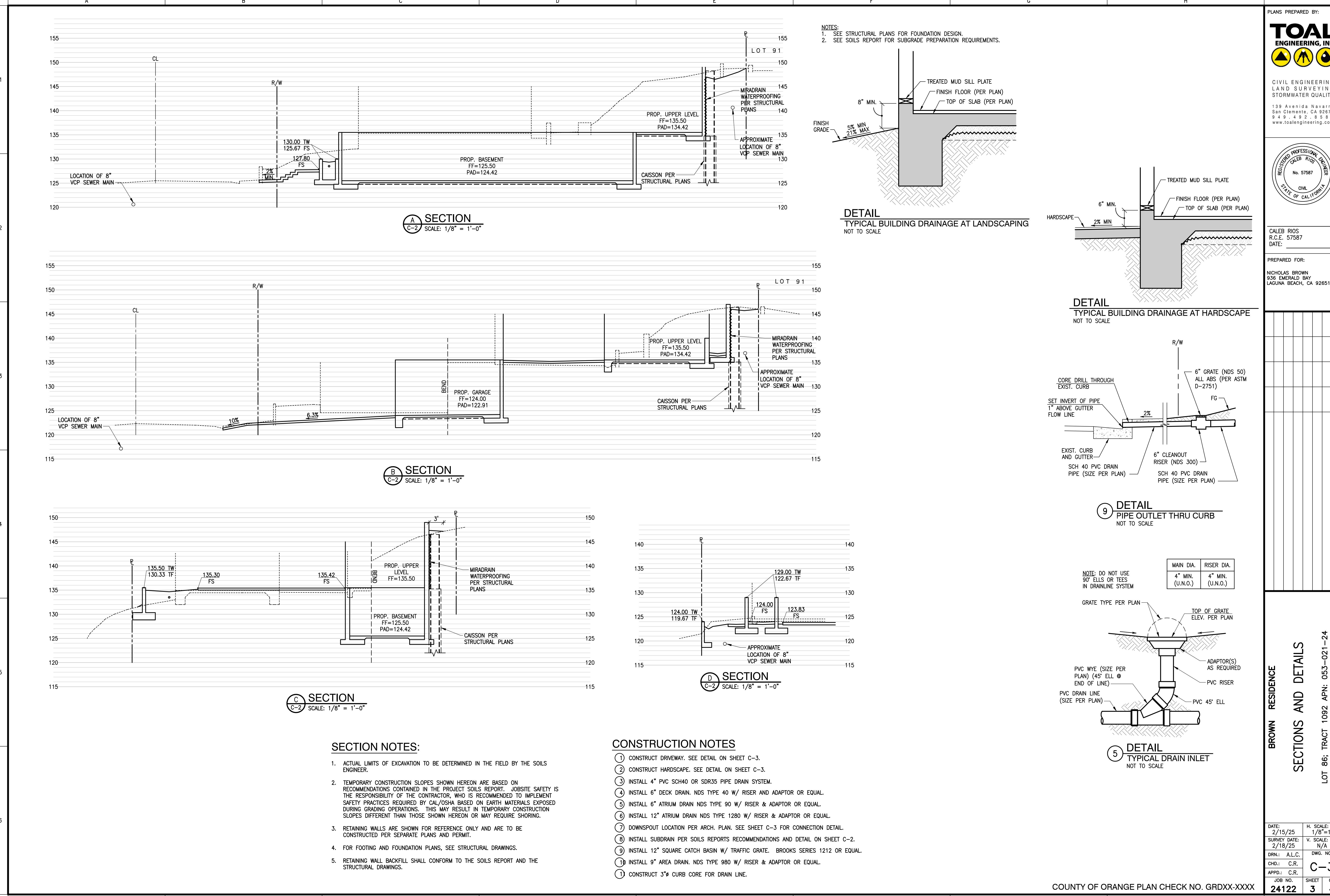


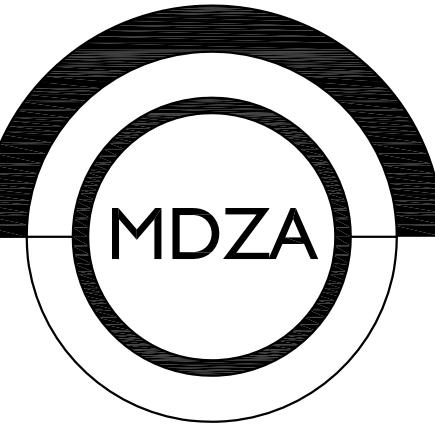
REVISIONS	DATE	APD.	DATE	BY

MAIN DIA.	RISER DIA.
4" MIN. (U.N.O.)	4" MIN. (U.N.O.)

BROWN RESIDENCE	SECTIONS AND DETAILS
	LOT 86; TRACT 1092 APN: 053-021-24 936 EMERALD BAY, LAGUNA BEACH, CA

DATE: 2/15/25	H. SCALE: 1/8" = 1'
SURVEY DATE: 2/18/25	V. SCALE: N/A
DRN.: A.L.C.	DWG. NO.:
CHD.: C.R.	
APPD.: C.R.	
JOB NO. 24122	SHEET OF 3 4





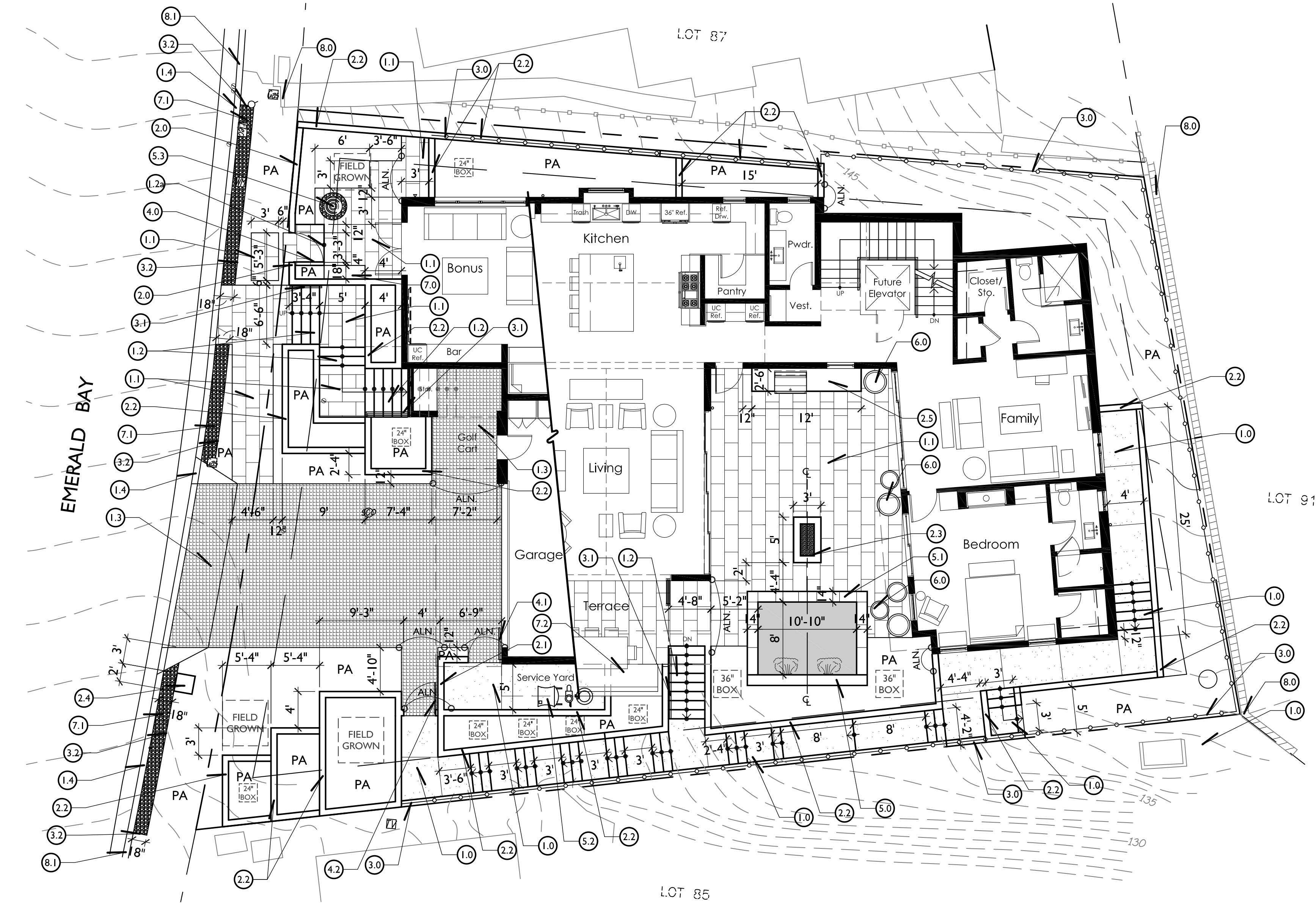
LANDSCAPE ARCHITECTURE
PLANNING DESIGN

2330 SECOND AVENUE CORONA DEL MAR, CA 92625
LIC # 2976 PHONE: 949.673.0800
FAX: 949.673.0806



Brown Residence

936 EMERALD BAY
LAGUNA BEACH, CA 92651



LEGEND:

(18)	CONSTRUCTION CALLOUT STAIR RISER LOCATION
ALN	ALIGN
CLR	CLEAR
EQ.	CENTERLINE
F.O.C.	EQUAL
F.O.W.	FACE OF CURB
MIN.	FACE OF WALL
MAX.	MINIMUM
PA	MAXIMUM
R=	PLANTING AREA
TYP.	RADIUS EQUALS
	TYPICAL

FIELD VERIFY ALL UTILITY LOCATIONS
PRIOR to CONSTRUCTION

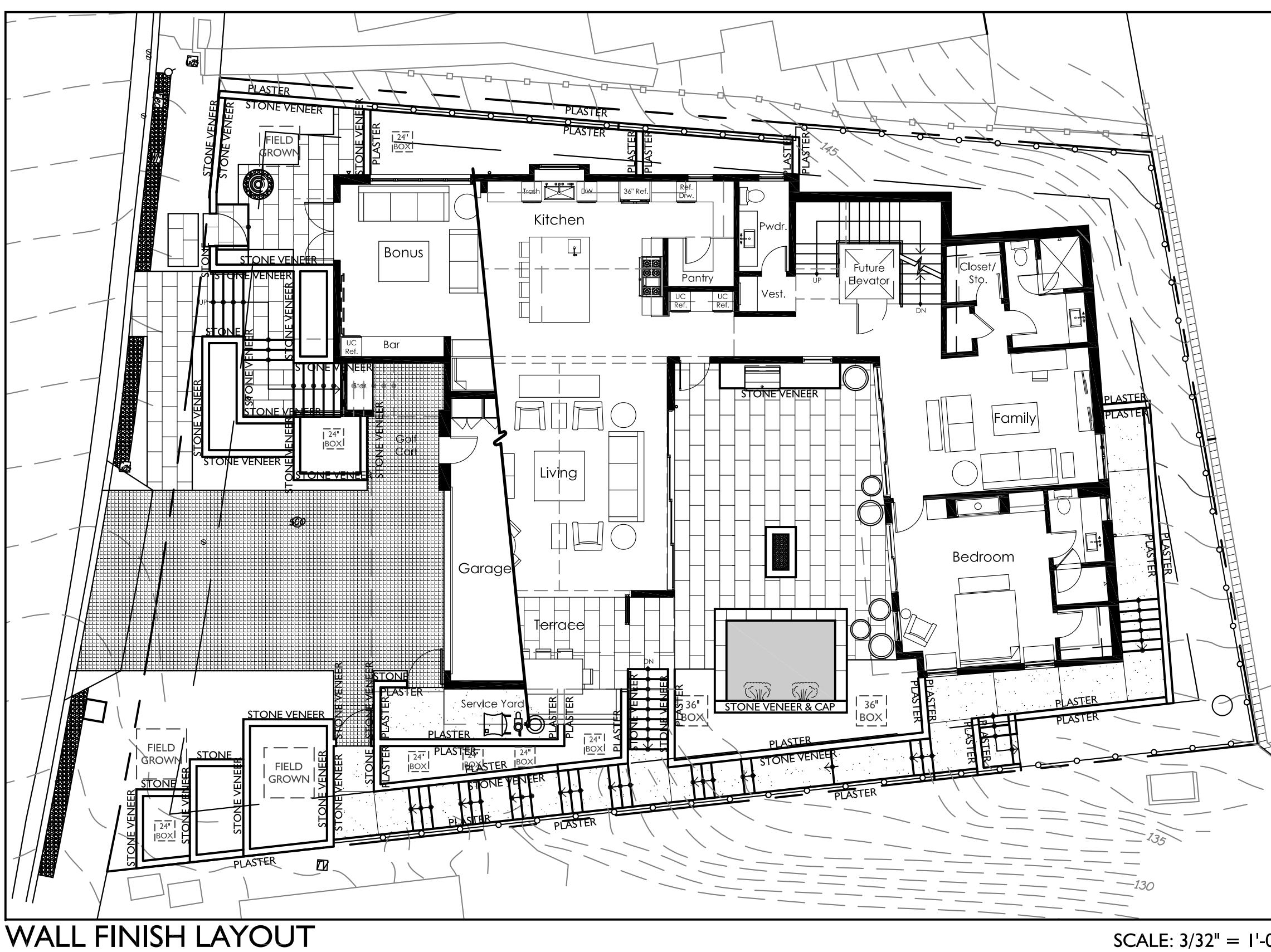
CONSTRUCTION CALLOUTS:

FLATWORK	
(1.0)	PEDESTRIAN COLORED CONCRETE PAVING and STEPS. With SAWCUTS as SHOWN
(1.1)	PEDESTRIAN STONE PAVING OVER CONCRETE SUBBASE
(1.2)	STONE STEPS OVER CONCRETE SUBBASE
(1.3)	SINGLE STONE STEP/RISER
(1.4)	VEHICULAR COBBLESTONE PAVING OVER CONCRETE SUBBASE
	NEW CURB, GUTTER and DRIVE APRON. PER CIVIL ENGINEER'S PLANS and PER EBSD GUIDELINES
MASONRY	
(2.0)	4'-6" HIGH FREESTANDING WALL with STONE VENEER and CAP
(2.1)	5' HIGH WALL at SERVICE YARD/POOL EQUIPMENT. STONE VENEER and CAP on OUTSIDE and PLASTER FINISH on INSIDE
(2.2)	RETAINING/PLANTER WALL with STONE VENEER or PLASTER FINISH with CUT STONE CAP. SEE GRADING PLAN for HEIGHT and WALL FINISH LAYOUT on THIS SHEET for TYPES of FINISH on WALL FACES.
(2.3)	FIRE PIT with STONE VENEER and CAP
(2.4)	MAILBOX with STONE VENEER and CAP
(2.5)	BBQ with STONE VENEER and GRANITE COUNTERTOP
METAL	
(3.0)	5'-6" HIGH OPEN STEEL FENCE
(3.1)	METAL HANDRAIL. SEE ARCHITECT'S PLAN - to MATCH DECORATIVE IRON WORK on HOUSE
(3.2)	COR-TEN STEEL HEADER (4" THICK x 6" TALL) at STONES BEHIND CURB
WOOD/CARPENTRY	
(4.0)	4'-6" HIGH WOOD PEDESTRIAN GATE at FRONT COURTYARD
(4.1)	5' HIGH WOOD PEDESTRIAN GATE at SERVICE YARD
(4.2)	5' HIGH WOOD PEDESTRIAN GATE at SIDE YARD ACCESS. TO BE SELF CLOSING and SELF LATCHING to MEET ALL CURRENT POOL CODES
POOL/WATER FEATURES	
(5.0)	SPA with CUT STONE COPING and 4' HIGH RAISED WALL at BACK (per POOL CONTRACTOR)
(5.1)	CUT STONE SPA COPING. STONE to MATCH PATIO
(5.2)	SPA EQUIPMENT (per POOL CONTRACTOR)
(5.3)	DECORATIVE FOUNTAIN / WATER FEATURE. To be SELECTED by OWNER / LANDSCAPE ARCHITECT
SITE FURNISHING/POTTERY	
(6.0)	DECORATIVE POTTERY. To be SELECTED by LANDSCAPE ARCHITECT
GENERAL SITE IMPROVEMENTS	
(7.0)	CARVED STONE BENCH
(7.1)	DECORATIVE STONES at BACK of CURB
(7.2)	BUILT-IN BANQUETTE SEATING. SEE ARCHITECT'S PLAN
EXISTING SITE FEATURES	
(8.0)	EXISTING WALL
(8.1)	EXISTING CURB and GUTTER (BEYOND SUBJECT PROPERTY)

FINISH SCHEDULE:

SYMBOL	ITEM	MANUFACTURER/SUPPLIER	COLOR	FINISH	COMMENTS
(1.0)	COLORED CONCRETE PAVING and STEPS	L.M. SCOFIELD CO. 800-800-9900	C-12 MESA BEIGE	MEDIUM RELEASE FINISH	with SAWCUTS as SHOWN
(1.1) (1.2)	PEDESTRIAN STONE PAVING and STEPS	AVAILABLE THRU: GREG DRAZIL STONE SOLUTIONS CONTACT: GREG DRAZIL (949) 761-2634	BLUESTONE SELECT (BLUE-GREY)	THERMAL	STEPS = 2" THICK
(1.3)	VEHICULAR COBBLESTONE PAVING	AVAILABLE THRU: GREG DRAZIL STONE SOLUTIONS CONTACT: GREG DRAZIL (949) 761-2634	NAVAJO TAN	TUMBLED	4x4 COBBLE SIZE
(2.0) (2.1) (2.2)	STONE VENEER	AVAILABLE THRU: GREG DRAZIL STONE SOLUTIONS CONTACT: GREG DRAZIL (949) 761-2634	TO MATCH STONE ON HOUSE	TO MATCH STONE ON HOUSE	
(2.1) (2.2) (2.3) (2.4) (2.5)	CUT STONE CAP	AVAILABLE THRU: GREG DRAZIL STONE SOLUTIONS CONTACT: GREG DRAZIL (949) 761-2634	TO MATCH STONE ON HOUSE	TO MATCH STONE ON HOUSE	WALLS = 2" THICK MAILBOX - 3" THICK
(2.2)	PLASTER / STUCCO FINISH		TO MATCH HOUSE	TO MATCH HOUSE	
(2.3)	GRANITE CAP and VENEER on FIRE PIT	AVAILABLE THRU: CONCEPT STUDIO 3195 RED HILL AVE. SUITE G COSTA MESA, CA 92626 ATTN: RICHARD GODDARD - 949.759.0606	ZIMBABWE (BLACK)	BRUSHED	CAP = 3 CM VENEER = 2 CM
(2.5)	GRANITE CAP on BBQ	AVAILABLE THRU: CONCEPT STUDIO 3195 RED HILL AVE. SUITE G COSTA MESA, CA 92626 ATTN: RICHARD GODDARD - 949.759.0606	ZIMBABWE (BLACK)	BRUSHED	3 CM
(3.0) (3.1)	STEEL FENCE and HANDRAILS		BLACK	SEMGLOSS	
(4.0) (4.1) (4.2)	WOOD GATES		TO MATCH GARAGE DOORS	TO MATCH GARAGE DOORS	
(5.1)	SPA COPING	AVAILABLE THRU: GREG DRAZIL STONE SOLUTIONS CONTACT: GREG DRAZIL (949) 761-2634	BLUESTONE SELECT (BLUE-GREY)	THERMAL	2" THICK
(7.0)	CARVED STONE BENCH	AVAILABLE THRU: SANDRINE SCOTT COMMODITIES - (714) 514-2107 CONTACT: AUSTIN GOMEZ			
(7.1)	DECORATIVE STONES at BACK of CURB	SEPULVEDA BUILDING MATERIALS www.sepulveda.com	YOSEMITE (GREY TONES)		2" - 3" BLEND

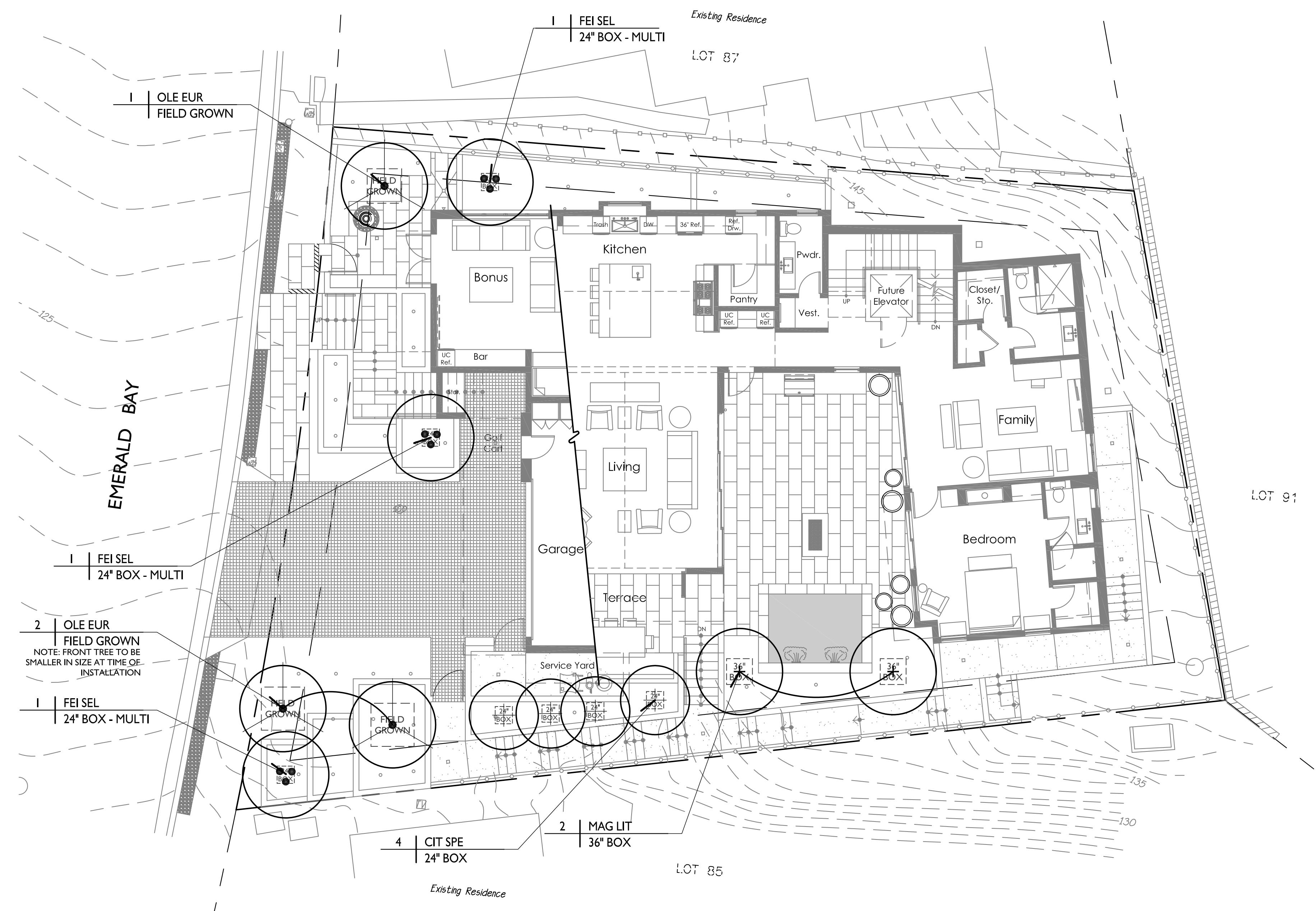
NOTE: CONTRACTOR TO PROVIDE 3' x 3' SAMPLE OF CONCRETE PAVING & STONE PAVING ON SITE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



WALL FINISH LAYOUT

SCALE: 3/32" = 1'-0"

LC-1



GENERAL PLANTING NOTES:

- PRIOR TO ANY FINE GRADING OR PLANTING, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL REPORT AND SOIL AMENDMENT RECOMMENDATIONS PER SPECIFICATIONS, WHICH SHALL SUPERSEDE THOSE WITHIN THE SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL PURCHASE AND PROVIDE ALL PLANTER FILL NECESSARY TO BRING SOIL LEVEL TO 2' BELOW TOP OF PLANTER WALLS.
- LANDSCAPE CONTRACTOR SHALL PURCHASE AND PROVIDE ENOUGH WALK-ON BARK MULCH TO PROVIDE A 2" COVERAGE OF ALL SHRUB PLANTING AREAS. SAMPLE TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PURCHASING.
- LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL NOT LESS THAN 1 WEEK PRIOR TO ANTICIPATED PLANTING DATE.
- CONTRACTOR TO COORDINATE APPROVALS. CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER TO DRAINAGE INLETS SO AS TO PREVENT STANDING WATER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS FOR A PERIOD OF 90 DAYS AFTER "START OF MAINTENANCE" PERIOD.

- CONTRACTOR SHALL GUARANTEE SHRUBS FOR 6 MONTHS AND TREE/PALM MATERIAL FOR 12 MONTHS (1 YEAR).
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT PRIOR TO INSTALLATION.

THE FOLLOWING MINIMUM CRITERIA SHALL BE OBSERVED BY THE LANDSCAPE CONTRACTOR:

NO TREES SHALL BE PLANTED CLOSER THAN 5' TO A BUILDING OR ROOF STRUCTURE. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO PAVING OR FREESTANDING WALLS.

TREES OR PALMS SHALL NOT BE PLANTED WHERE FUTURE GROWTH WILL OBVIOUSLY CONFLICT WITH ROOF OVERHANGS.

NO SHRUBS OR TREES SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF VEHICLE TRAFFIC.

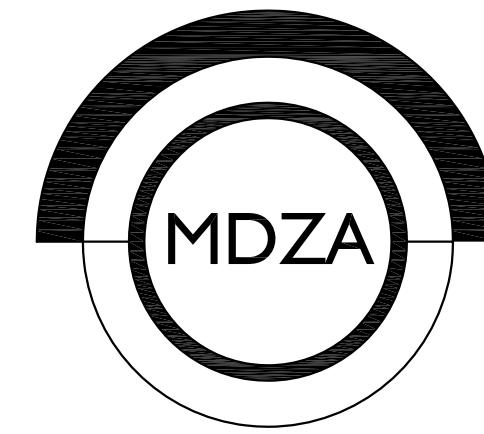
TREES OR PALMS PLANTED IN LANDSCAPE AREAS OF LESS THAN 4" IN WIDTH SHALL BE INSTALLED WITH APPROVED ROOT BARRIERS.

ANY PLANTING SHOWN ON THE PLANS OR EXISTING IN THE FIELD THAT CONTRADICTS THESE CRITERIA IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR TO REMOVE OR RELOCATE PLANT MATERIAL.

LEGEND:

SYMBOL	NAME	SIZE	COMMENTS	HEIGHT x SPREAD at 20 YRS. / Maturity
TREES:				
CIT SPE	CITRUS SPECIES - DWARF DWARF CITRUS	24" BOX	TO BE SELECTED BY OWNER / LANDSCAPE ARCHITECT	10' x 10'
FEI SEL	FEIJOA SELLOWIANA PINEAPPLE GUAVA	24" BOX	MULTI	15' x 15'
MAG LIT	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	36" BOX	-	15' x 10'
MEL NES	MELALEUCA NESOPHYLLA PINK MELALEUCA	PER PLAN	MULTI	15' x 15'
OLE EUR	OLEA EUROPAEA OLIVE	FIELD GROWN	APPROX. 36" - 48" BOX SIZE and 12' x 10' OVERALL SIZE	20' x 20'
GROUNDCOVERS:				
	DYMONDIA MARGARETA DYMONDIA	FROM FLATS	PLANTED @ 12" O.C.	3" x 18"
NO SYMBOL	WALK-ON BARK MULCH (IN ALL SHRUB AREAS)	-	2" THICK LAYER MIN. SUBMIT SAMPLE FOR APPROVAL	-

FOR PLANTING DETAILS SEE SHEET LP-3
FOR PLANTING SPECIFICATIONS SEE SHEET LP-4



LANDSCAPE ARCHITECTURE
PLANNING DESIGN

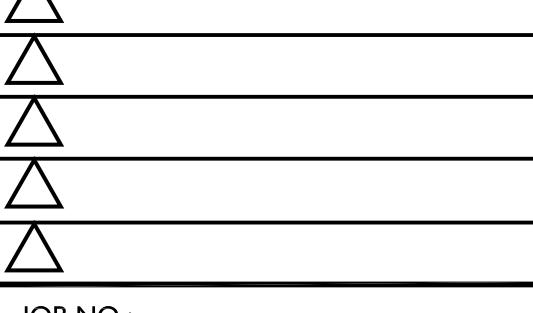
2330 SECOND AVENUE CORONA DEL MAR, CA 92625
LIC # 2976 PHONE: 949.673.0800
FAX: 949.673.0806



Brown Residence
936 EMERALD BAY
LAGUNA BEACH, CA 92651

PROJECT

REVISIONS



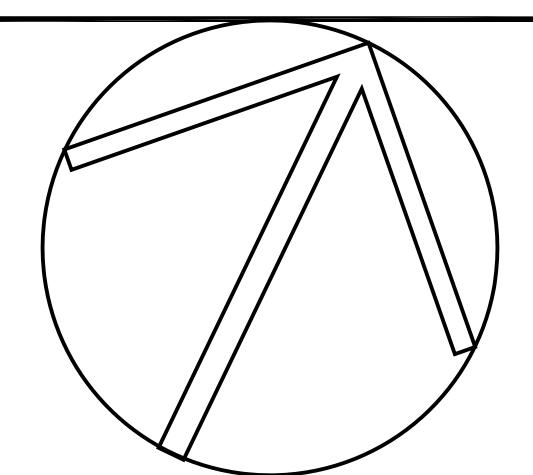
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CHECKED BY: MD

DATE: October 1, 2025

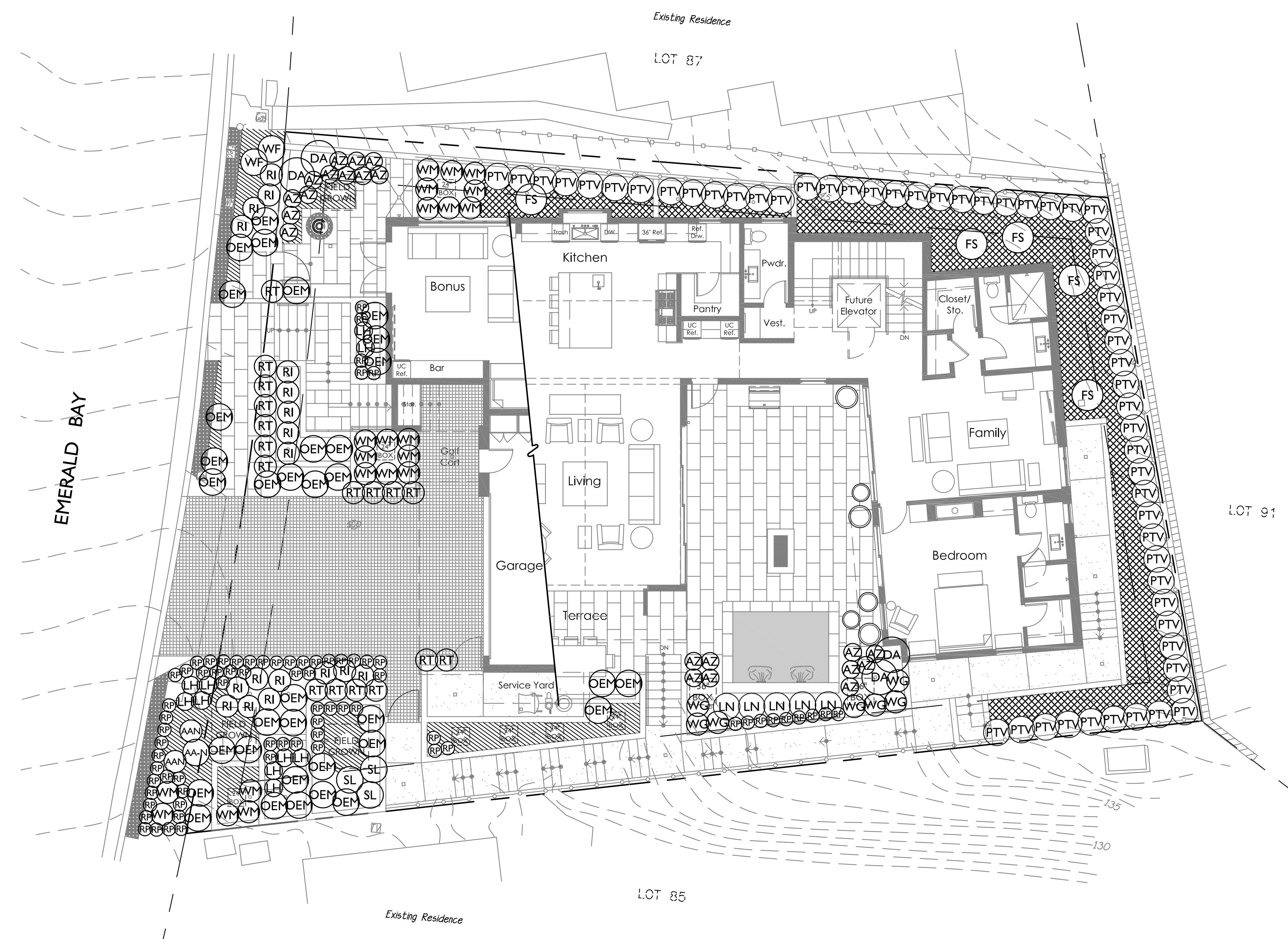
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TITLE:
TREE and
GROUNDCOVER
PLANTING PLAN

SHEET NO.:

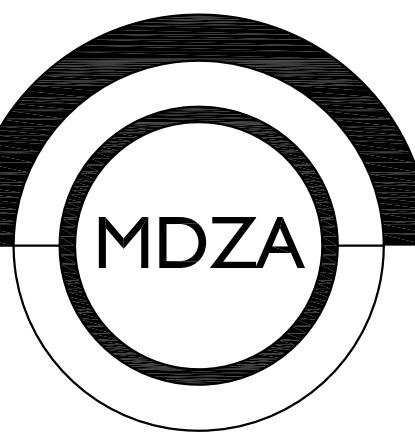
LP-1



SHRUB LEGEND:

SYMBOL	NAME	SIZE	COMMENTS	HEIGHT x SPREAD at 5 YRS. / MATURITY
AA-N	AGAVE ATTENUATA 'NOVA' BLUE FOX TAIL AGAVE	15 GAL.	-	4' x 6'
AA-N	AGAVE ATTENUATA 'NOVA' BLUE FOX TAIL AGAVE	5 GAL.	-	3' x 3'
AZ	AZALEA 'ALASKA' SOUTHERN INDICA AZALEA	5 GAL.	-	4' x 4'
CJS	CAMELLIA JAPONICA 'SILVER WAVES' CAMELLIA	7 GAL.	FROM MONROVIA NURSERIES	5' x 5'
DT	DIANELLA TAZMANICA 'SILVER STREAK' SILVER STREAK FLAX LILY	5 GAL.	-	3' x 3'
DA	DICKSONIA ANTARCTICA TASMANIAN TREE FERN	15 GAL.	-	15' x 7'
EF	ECHIUM FASTUOSUM PRIDE OF MADERA	5 GAL.	-	6' x 6'
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	FROM FLATS	PLANTED @ 6" O.C.	18" x 3'
FS	FEIJOA SELLOWIANA PINEAPPLE GUAVA	15 GAL.	-	8' x 6'
LN	LAURUS NOBILIS SWEET BAY	24" BOX	HEDGE	MAINTAINED as 6' HIGH-FORMAL HEDGE
LH	LAVANDULA HETEROPHYLLA SWEET LAVENDER	5 GAL.	-	3' x 3'
OEM	OLEA EUROPAEA 'MONTRA' 'LITTLE OLLIE' DWARF OLIVE	5 GAL.	-	5' x 5'
PTV	PITTOSPORUM TOBIRA 'VARIEGATA' VARIEGATED MOCK ORANGE	5 GAL.	-	5' x 5'
RI	ROSA 'ICEBERG' 'ICEBERG ROSE	5 GAL.	-	4' x 3'
RP	ROSEMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL.	-	18" x 4'
RT	ROSEMARINUS OFFICINALIS 'TUSCAN BLUE' UPRIGHT ROSEMARY	5 GAL.	-	6' x 3'
SL	SALVIA LEUCANTHA MEXICAN SAGE	5 GAL.	-	4' x 4'
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL.	PLANTED @ 16" O.C.	2' x 4'
WF	WESTRINGIA FRUITICOSA COAST ROSEMARY	5 GAL.	-	5' x 4'
WG	WESTRINGIA FRUITICOSA 'GREY BOX' DWARF COAST ROSEMARY	5 GAL.	-	3' x 3'
WM	WESTRINGIA FRUITICOSA 'MORNING LIGHT' DWARF COAST ROSEMARY	5 GAL.	-	3' x 4'
ALL SHRUB AREAS	2" THICK WALK-ON BARK MULCH SUBMIT SAMPLE FOR APPROVAL			

FOR PLANTING NOTES SEE SHEET LP-1
FOR PLANTING DETAILS SEE SHEET LP-3
FOR PLANTING SPECIFICATIONS SEE SHEET LP-4



LANDSCAPE ARCHITECTURE
PLANNING DESIGN

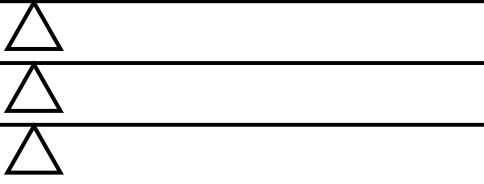
2330 SECOND AVENUE CORONA DEL MAR, CA 92625
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Brown Residence
936 EMERALD BAY
LAGUNA BEACH, CA 92651

PROJECT

REVISIONS



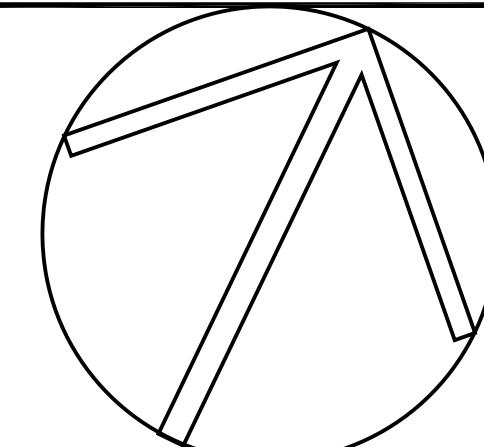
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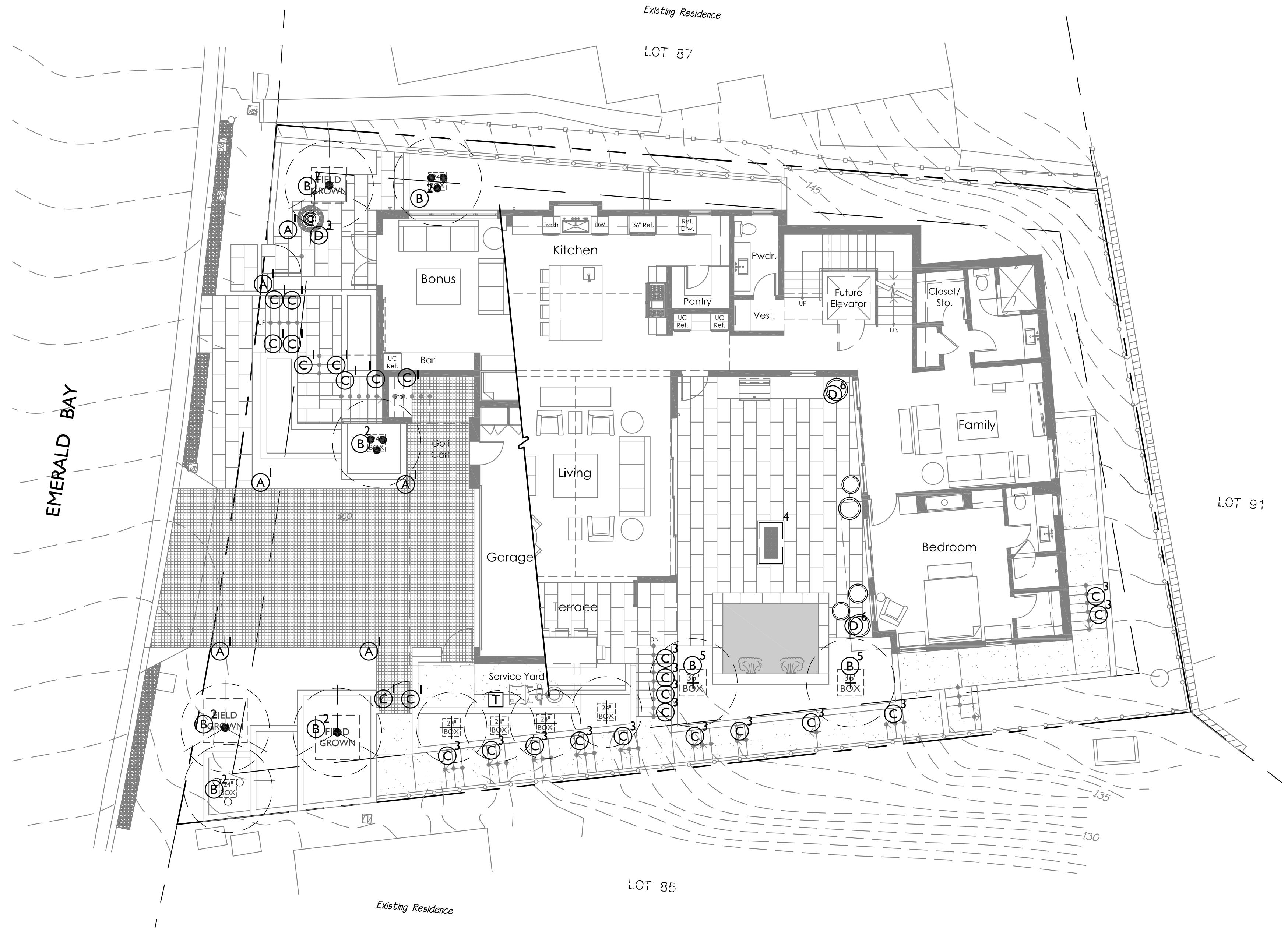


TITLE:

SHRUB
PLANTING
PLAN

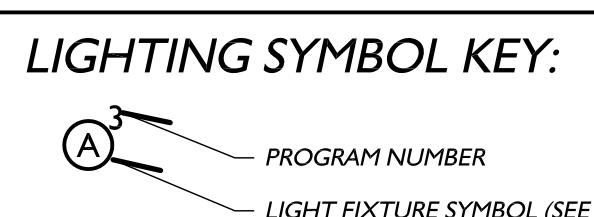
SHEET NO.:

LP-2



LOW VOLTAGE LIGHTING NOTES:

1. CONTRACTOR TO USE 12/2 DIRECT BURIAL SINGLE CIRCUIT CABLE. ALL 120V WIRE IN CONDUIT AND LOW VOLTAGE WIRE SHALL BE INSTALLED AT A MINIMUM OF 12' BELOW FINISH GRADE.
2. ALL CABLE TO BE SLEEVED UNDER ALL PAVING AREAS. CONTRACTOR SHALL COORDINATE ANY NECESSARY PVC SLEEVING UNDER PAVEMENT WITH CONCRETE CONTRACTOR.
3. CONTRACTOR SHALL INSTALL LIGHTS PER MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE AGENCY CODES.
4. LOW VOLTAGE LIGHTING SUB-CONTRACTOR SHALL COORDINATE TRANSFORMER POWER, ETHERNET CABLE RUN AND ANY SWITCHING WITH GENERAL CONTRACTOR.
5. UPLIGHTS ARE TO BE LOCATED TO ILLUMINATE SELECTED TREES. SEE PLANTING PLAN.
6. NO EXTERIOR LIGHTING SHALL BE PLACED OR MAINTAINED UPON ANY LOT SO AS TO CAUSE AN UNREASONABLE AMOUNT OF GLARE OR ILLUMINATION UPON A PROPERTY OUTSIDE OF THE OWNER'S LOT.
7. CONTRACTOR SHALL SECURE ANY/ALL REQUIRED PERMITS AND ARRANGE FOR ANY REQUIRED INSPECTIONS.
8. POOL AND SPA LIGHTING UNDER SEPARATE PERMIT.

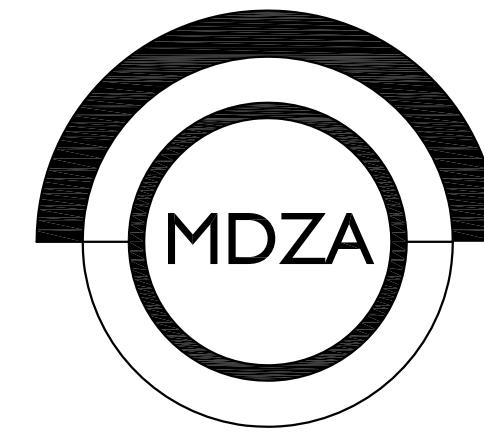


LIGHTING LEGEND:

SYMBOL	TYPE:	MANUFACTURER:	MODEL:	FINISH:	MAX LUMENS:	WATTAGE:
(A)	L.V. LED PATH LIGHT	FX LUMINAIRE	DMLEDTA-CU & G-ZD-3LED-18RA-CU	COPPER	103	4.2
(B)	L.V. LED SPOT UPLIGHT	FX LUMINAIRE	FR-ZD-3LED-LS-CU	COPPER	167	4.2
(C)	L.V. LED WALL MOUNT	FX LUMINAIRE	PO-ZD-1LED-SQ-B5	BRASS	39	2
(D)	L.V. LED SPOT UPLIGHT	FX LUMINAIRE	CC-ZD-3LED-LS-B5	BRASS	123	4.2
(E)	L.V. LED UNDERWATER	FX LUMINAIRE	LP-ZD-3LED-BS	BRASS	173	4.2
---	LED STRIP LIGHT	FX LUMINAIRE	SRP-40-W	N/A	28.7 (per ft.)	0.6 (per ft.)
			<small>*NOTES: 2700 KELVIN TEMP/COLOR. FX "LUXOR CUBE" REQUIRED FOR DIMMING CAPABILITIES - SEE BELOW. CONTRACTOR TO DETERMINE REQUIRED PARTS FOR POWER CONNECTION and LED ATTACHMENT. MOUNT IN "ALUMINUM CHANNEL MOUNT". PART # SRP-CHN (3' LENGTH). ADDITIONAL JUMPER/CONNECTOR KIT(S) POSSIBLY REQUIRED. PART # SRP-CONNECT CUTTER TOOL ALSO AVAILABLE IF REQUIRED. PART # SRP-CUT</small>			
			<small>FX "LUXOR CUBE"</small>	FX LUMINAIRE	LCM-LV	
(T)	OUTDOOR MOUNTED 12V TRANSFORMER *With TIMER SYSTEM or CONNECT to HOUSE CONTROL SYSTEM	FX LUMINAIRE	LUX-300-SS & LAM & LANMOD or WIFIMOD LUXOR 300W TRANSFORMER with WIFIMOD (WI-FI MODULE) if NO CAT5/ETHERNET CABLE RUN to TRANSFORMER LOCATION	STAINLESS STEEL		

NO SYMBOL 12/2 DIRECT BURIAL SINGLE CIRCUIT CABLE.
ALL CABLE TO BE SLEEVED UNDER ALL PAVING AREAS.

● PROPOSED TREE OR SPECIMEN SHRUB LOCATION



LANDSCAPE ARCHITECTURE
PLANNING DESIGN

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PROJECT

REVISIONS



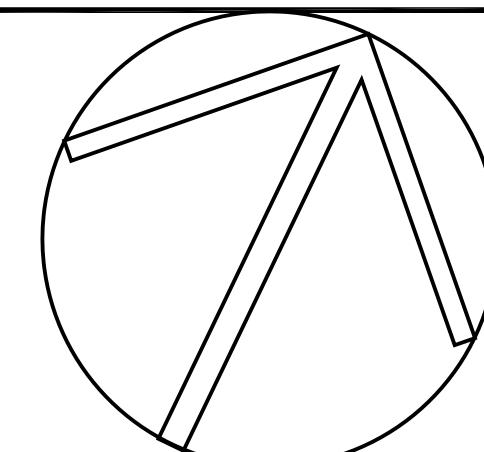
JOB NO.:

DRAWN BY: SH

CHECKED BY: MD

DATE: October 1, 2025

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



TITLE:
**LANDSCAPE
LIGHTING
PLAN**

SHEET NO.:

LL-1