

TAYLOR RESIDENCE

44 Emerald Bay Drive
Laguna Beach, CA

COUNTY OF ORANGE, CA PERMIT FILING SET

ARCHITECT OF RECORD

Ritner Group

502 32nd Street, Suite 130
Newport Beach, CA 92663

(949) 584-8987

STRUCTURAL ENGINEER

Right Engineering

26040 Acero, Suite 100
Mission Viejo, CA 92691

(949) 855-2300

OWNER

JB and Hillary Taylor

10149 Altavilla Drive
Sandy, UT 84092

(---) --- - ---

CONTRACTOR

DO Corp

2700 East Coast Highway, Suite 201 & 203
Corona del Mar, CA 92625

(310) 441-5001

ARCHITECT DESIGN

Bories & Shearron Architecture DPC

36 East 20th Street, 3rd Floor
New York, NY 10003

(212) 706-8262

MEP ENGINEER

Gregory Design

4 Shetland
Trabuco Canyon, CA 92679

(949) 888-9511

CIVIL ENGINEER

Toal Engineering, Inc

139 Avenida Navarro
San Clemente, CA 92672

(949) 492-8586

LANDSCAPE ARCHITECT

EPT Design

234 North Molino Ave, Suite 100
Pasadena, CA 91101

(626) 795-2008

INDEX OF DRAWINGS

ARCHITECTURAL

A-000 COVER SHEET
GN-000 CA GREEN BUILDING STANDARDS
GN-001 CA GREEN BUILDING STANDARDS
TP-000 1960 TOPOGRAPHIC SURVEY
TP-001 TOPOGRAPHIC MAP
DM-100 DEMOLITION PLAN
SP-100 ARCHITECTURAL SITE PLAN
SP-101 OCCA SITE PLAN- TO BE FILED SEPARATELY

A-101 SUB-CELLAR FLOOR PLAN
A-102 BASEMENT FLOOR PLAN
A-103 1st FLOOR PLAN
A-104 2nd FLOOR PLAN
A-105 ROOF PLAN

A-111 SUB-CELLAR OVERLAY PLAN
A-112 BASEMENT OVERLAY PLAN
A-113 1st FLOOR OVERLAY PLAN
A-114 2nd FLOOR OVERLAY PLAN
A-115 ROOF OVERLAY PLAN
A-116 SITE COVERAGE OVERLAY PLAN

A-121 SUB-CELLAR FLOOR RCP
A-122 BASEMENT FLOOR RCP
A-123 1st FLOOR RCP
A-124 2nd FLOOR RCP

A-201 NORTH ELEVATION
A-202 EAST ELEVATION
A-203 SOUTH ELEVATION
A-204 WEST ELEVATION
A-205 ENTRY COURT ELEVATIONS

A-301 BUILDING SECTION A-A
A-302 BUILDING SECTION B-B
A-303 BUILDING SECTION C-C
A-304 BUILDING SECTIONS D-D & E-E
A-305 STAIR SECTIONS

A-410 EXTERIOR DETAILS- WALLS
A-411 EXTERIOR DETAILS- WALLS
A-412 EXTERIOR DETAILS- WALLS
A-413 EXTERIOR DETAILS- WALLS
A-414 EXTERIOR DETAILS- WALLS
A-415 EXTERIOR DETAILS- ROOF

A-500 EXT DOOR & WINDOW SCHEDULES
A-501 EXT DOOR & WINDOW TYPES

T-24.1a TITLE 24 ENERGY COMPLIANCE
T-24.1b TITLE 24 ENERGY COMPLIANCE
T-24.MM TITLE 24 ENERGY COMPLIANCE

STRUCTURAL

SN-1 GENERAL NOTES
SN-2 GENERAL NOTES
SN-3 GENERAL NOTES
S-11 LOWER FOUNDATION
S-12 UPPER FOUNDATION
S-13 2ND FLOOR FRAMING PLAN
S-14 3RD FLOOR FRAMING PLAN
S-15 ROOF FRAMING PLAN
SD-1 FOUNDATION DETAILS
SD-11 FOUNDATION DETAILS
SD-2 FRAMING DETAILS
SD-3 FRAMING DETAILS
SD-4 FRAMING DETAILS
SD-5 FRAMING DETAILS

MECHANICAL

M-1 SITE PLAN EQUIP SCHED & NOTES
M-2 SUB-CELLAR FLOOR PLAN
M-3 BASEMENT FLOOR PLAN
M-4 1st FLOOR PLAN
M-5 2nd FLOOR PLAN
M-6 ROOF PLAN
M-7 DETAILS

ELECTRICAL

EN NOTES & SPECS
E-1 SITE ELECTRICAL PLAN
E-2 SUB-CELLAR & BASEMENT ELECTRICAL PLANS
E-3 SUB-CELLAR & BASEMENT LIGHTING PLANS
E-4 1st & 2nd FLOOR ELECTRICAL PLANS
E-5 1st & 2nd FLOOR LIGHTING PLANS
E-6 PANEL SCHEDULES

PLUMBING

P-1 SITE PLAN EQUIP SCHED & NOTES
P-2 SUB-CELLAR FLOOR PLAN
P-3 BASEMENT FLOOR PLAN
P-4 1st FLOOR PLAN
P-5 2nd FLOOR PLAN
P-6 ROOF PLAN
P-7 DETAILS
P-8 GAS RISER DIAGRAM
P-9 HOT&COLD WATER RISER DIAGRAM
P-10 WASTE & VENT RISER DIAGRAM
P-11 DETAILS
P-12 WATER HEATER SPECS
P-13 SEWAGE EJECTOR SPECS

CIVIL (UNDER SEPARATE PERMIT)

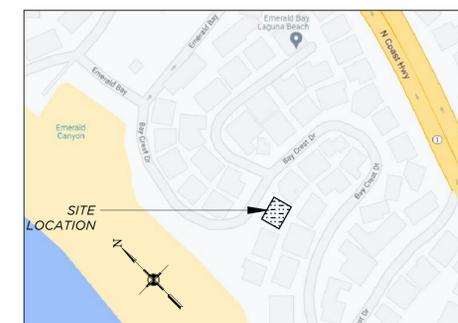
C-1 GRADING PLAN

TS1 NOTES
TS2 NOTES
TS3 GEOTECHNICAL RECOMMENDATIONS
TS4 SHORING/ WALL PLAN
TS5 DETAILS
TS6 DETAILS/ SECTIONS
TS7 SHORING/ WALL PROFILE

LANDSCAPE (UNDER SEPARATE PERMIT)

L-1.01 HARDSCAPE & PLANTING PLAN
L-2.01 IRRIGATION PLAN
L-4.01 LIGHTING PLAN

VICINITY MAP



NPDES NOTES

- In the case of emergency, call: _____ at Work Phone #: _____ or Home Phone #: _____
- Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- 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.
- 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.
- 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 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super chlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of noncontaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- 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.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- 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.
- 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.
- 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%.
- 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 streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- 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.

GENERAL NOTES:

- Required HERS testing and/or verification must be done by a certified home energy rater under the supervision of a CEC-approved hERS provider using CEC approved testing and/or verification methods and must be reported on the cF-4r installation certificate.
- Deferred submittal to be reviewed by project architect or engineer of record and certified prior to submittal for plan review.
- Separate permit(s) / are required for landscape, patio covers, fences, swimming pool, retaining wall, demolition
- There shall be no trenches or excavations 5 feet or more in depth into which a person required to descend, or obtain permit from state of California, division of occupational safety and health, this permit and any other safety permit shall be obtained prior to commencement of any work.
- Contact Cal/OSHA at (714) 568-4451 for additional information.
- New landscape walls not to exceed 6'.
- New Courtyard walls not to exceed 8'- to be filed under separate work permit.

ABBREVIATIONS

W/O	WITHOUT	MFR	MANUFACTURER
WI	WROUGHT IRON	MC	MEDICINE CABINET
WH	WATER HEATER	MB	MACHINE BOLT
WDW	WINDOW	MAX	MAXIMUM
WD	WOOD	MAS	MASONRY
WC	WATER CLOSET	LTWT	LIGHTWEIGHT
W/	WITH	LB	LAG BOLT
W	WASHER	INT	INTERIOR
VTR	VENT THROUGH ROOF	INSUL	INSULATION
VERT	VERTICAL	HORIZ	HORIZONTAL
UON	UNLESS OTHERWISE NOTED	HDR	HEADER
UNFIN	UNFINISHED	HC	HOLLOW CORE
UBC	UNIFORM BUILDING CODE	GYP BD	GYPSPUM WALLBOARD
TV	TELEVISION	GL	GLASS / GLAZING
TOW	TOP OF WALL	GLB	GLUE LAMINATED BEAM
TOP	TOP OF PAVING	GD	GARAGE DISPOSAL
TOM	TOP OF MASONRY	GALV	GALVANIZED
TOC	TOP OF CURB	GA	GAUGE
T & G	TONGUE AND GROOVE	FTG	FOOTING
TEL	TELEPHONE	FT	FOOT/FEET
TC	TRASH COMPACTOR	FOS	FACE OF STUD
T & B	TOP AND BOTTOM	FOM	FACE OF MASONRY
TB	TOWEL BAR	FLUOR	FLUORESCENT
TPD	TOILET PAPER DISPENSER	FLR	FLOOR
TEMP	GL TEMPERED GLASS	FJ	FLOOR JOIST
SQ	SQUARE	FIN	FINISH
STD	STANDARD	FG	FUEL GAS / FINISH GRADE
STAG	STAGGERED	FF	FINISH FLOOR
SS	SERVICE SINK	FDM	FOUNDATION
S & P	SHELF AND POLE	FAU	FORCED AIR UNIT
SL	SLIDING	EXT	EXTERIOR
SIM	SIMILAR	EW	EACH WAY
SHOW	SHOWER	EQUIP	EQUIPMENT
SHTG	SHEATHING	EQ	EQUAL
SH	SINGLE HUNG	ELEV	ELEVATOR
SS	SELECT STRUCTURAL	EA	EACH
SC	SOLID CORE	DS	DOWNSPOUT
RO	ROUGH OPENING	DWG	DRAWING
RJ	ROOF JOIST	DN	DOWN
REQ'D	REQUIRED	DH	DOUBLE HUNG
REINF	REINFORCING	DM	DIMENSION
REFR	REFRIGERATOR	DIAG	DIAGONAL
RDWD	REDWOOD	DIA	DIAMETER
RD	ROOF DRAIN	DET	DETAIL
RAG	RETURN AIR GRILLE	DF	DRINKING FOUNTAIN
R	RADIUS	DBL	DOUBLE
PVC	POLY VINYL CHLORIDE	D	DRYER
PTDF	PRESSURE TREATED	CON	CONTINUOUS
PSI	POUNDS/SQUARE INCH	CONC	CONCRETE
PSF	POUNDS/SQUARE FOOT	COL	COLUMN
PR	PAIR	CLR	CLEAR
PLYWDD	PLYWOOD	CLG	CEILING
PB	PUSH-BUTTON	CJ	CEILING JOIST
OSA	OUTSIDE AIR	CI	CAST IRON
OPT	OPTIONAL	BTM	BOTTOM
OPP	OPPOSITE	BM	BEAM
OC	ON CENTER	BLKG	BLOCKING
NTS	NOT TO SCALE	BLDG	BUILDING
NO	NUMBER	APPROX	APPROXIMATELY
NIC	NOT IN CONTRACT	AL	ALUMINUM
NG	NATURAL GRADE	ALT	ALTERNATE
MO	MASONRY OPENING	A/C	AIR CONDITIONING
MIN	MINIMUM		

PROJECT DATA

PROJECT ADDRESS

44 EMERALD BAY
LAGUNA BEACH, CA 92651

LOT 45
TRACT 940
M.M. 29/28.29

PROJECT DESCRIPTION:

PROPOSED SCOPE:
REMOVE EXISTING RESIDENCE AND LANDSCAPE IMPROVEMENTS.
CONSTRUCT NEW FOUR-STORY RESIDENCE WITH FOUR CAR ATTACHED GARAGE, COVERED REAR PORCH, COVERED REAR BBQ TERRACE, THREE FRONT OPEN TERRACES, OUTDOOR SHOWER

NUMBER OF STORIES: 3 + BASEMENT
CONSTRUCTION TYPE: U-B
OCCUPANCY: R-3 DWELLINGS, U-GARAGES
FIRE SPRINKLERS: REQUIRED, CRC SEC. R313.2

CODE COMPLIANCE:

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE
COUNTY OF ORANGE REGULATIONS AND ORDINANCES

SPECIAL INSTRUCTIONS: FIRE SPRINKLERS
OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION

DEFERRED SUBMITTALS: FIRE SPRINKLERS
DEFERRED SUBMITTALS: MANUFACTURED ROOF TRUSS

INSPECTION PROGRAM:
1. DEPUTY INSPECTORS ARE REQUIRED TO BE REGISTERED WITH THE COUNTY OF ORANGE.

2. SPECIAL AND / OR DEPUTY INSPECTIONS SHALL BE PROVIDED DURING CONSTRUCTION ON THE FOLLOWING TYPES OF WORK

PORTION OF WORK REQUIRING INSPECTION	CONTINUOUS	PERIODIC	DESCRIPTION, LOCATIONS, REMARKS, ETC.
EXPANSION / EPOXY ANCHORS	X	---	---
ALL STRUCTURAL WELDING	X	---	---
SHEAR WALL NAILING	---	X	---
STRUCTURAL MANSORY	---	X	GROUTING, STEM AND FOOTING REINF.
"HERS" VERIFICATION	---	X	---

PLANNING CRITERIA

SETBACKS:
FRONT 5' FT
SIDE YARD 5' FT
REAR 5' FT

MAXIMUM HEIGHT:
FLAT ROOF (LESS THAN 3:12 SLOPE) 35' FT
PITCHED ROOF (GREATER THAN 3:12 SLOPE) 35' FT

LOT COVERAGE:
SITE AREA 3,352.80 SQ FT
TOTAL COVERAGE S' 2,031.66 SQ FT
2031 SF/ 3352 SF = 60%

AREA TABULATION
SUB-CELLAR FLOOR AREA 799.78 SQ FT
BASEMENT FLOOR AREA 916.06 SQ FT
FIRST FLOOR AREA 1,663.71 SQ FT
SECOND FLOOR AREA 884.79 SQ FT
TOTAL LIVING 4,264.34 SQ FT

GARAGE ACTUAL 862.19 SQ FT
4 CAR REQUIRED -742.00 SQ FT
GARAGE REMAINDER 120.19 SQ FT

TOTAL MECHANICAL ACTUAL 246.32 SQ FT

TOTAL COVERED AREA 4,630.85 SQ FT

TOTAL BALCONY ACTUAL 351.54 SQ FT

ZONE R1 (CD) (SR) "Single Family Residence" District

GRADING:

No areas of excavation have slopes of 30% or greater

EXCAVATION:	CUT	FILL
FILL:	650 CY	0 CY
OVEREXCAVATION/RECOMPATION:	0 CY	3 CY
EXPORT:	350 CY	350 CY
TOTAL:	1,000 CY	1,000 CY

BORIES & SHEARRON ARCHITECTURE



36 East 20th Street, 3rd Floor
New York, NY 10003
T: (212) 706-8462



The design and concepts shown are the sole property of Bories & Shearron Architecture DPC. The drawings may not be used except with the express written consent of Bories & Shearron Architecture DPC.

SCALE: AS NOTED

If this drawing is not 24" x 36", it has been modified from its original size.
Scale is no longer applicable.

ISSUE DATE:

NO.	DATE	ISSUE
-	9/23/24	REVIEW

REVISION DATE:

NO.	DATE	ISSUE
1	9/19/25	Planning Response
2	11/19/25	Planning Response
3	01/19/26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

COVERSHEET

PROJECT NO.: 202404

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO:

A-000

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

BORIES & SHEARON
ARCHITECTURE



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New York, NY 10003
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2	11/19/25	Planning Response
3	01/19/26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

CAGREEN RESIDENTIAL
MINIMUM REQUIREMENTS

PROJECT NO.: 202204

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO:

GN-000

Y	NA	RESPON. PARTY
		CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL
		301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists included in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.
		301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
		The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
		Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.
		Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
		301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
		SECTION 302 MIXED OCCUPANCY BUILDINGS
		302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
		Exceptions:
		1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
		2. For CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.
		DIVISION 4.1 PLANNING AND DESIGN
		ABBREVIATION DEFINITIONS:
		HCD Department of Housing and Community Development
		BSC California Building Standards Commission
		DSA-SS Division of the State Architect, Structural Safety
		OSHPD Office of Statewide Health Planning and Development
		LR Low Rise
		HR High Rise
		AA Additions and Alterations
		N New
		CHAPTER 4 RESIDENTIAL MANDATORY MEASURES
		SECTION 4.102 DEFINITIONS
		4.102.1 DEFINITIONS
		The following terms are defined in Chapter 2 (and are included here for reference)
		FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.
		WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
		4.106 SITE DEVELOPMENT
		4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
		4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.
		1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
		2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
		3. Compliance with a lawfully enacted storm water management ordinance.
		Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.
		(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
		4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:
		1. Swales
		2. Water collection and disposal systems
		3. French drains
		4. Water retention gardens
		5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
		Exception: Additions and alterations not altering the drainage path.
		4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.
		Exceptions:
		1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
		1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
		1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
		2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
		4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
		Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.
		4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y	NA	RESPON. PARTY
		4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.
		4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.
		1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 ampers.
		The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
		Exceptions:
		1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.
		2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.
		Notes:
		a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
		b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.
		2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
		Exception: Areas of parking facilities served by parking lifts.
		4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.
		1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 ampers.
		The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
		Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.
		Notes:
		a. Construction documents shall show locations of future EV spaces.
		b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.
		2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
		Exception: Areas of parking facilities served by parking lifts.
		3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.
		When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 ampers, and installed EVCS shall have a capacity of not less than 30 ampers. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.
		4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.
		Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.
		4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:
		1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
		2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.
		Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.
		4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:
		1. The minimum length of each EV space shall be 18 feet (5486 mm).
		2. The minimum width of each EV space shall be 9 feet (2743 mm).
		3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
		a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.
		4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.
		4.106.4.2.3 EV space requirements.
		1. Single EV charging stations shall install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.
		Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.
		2. Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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		Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.	
		4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.	
		4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).	
		4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.	
		Notes:	
		1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.	
		2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.	
		DIVISION 4.2 ENERGY EFFICIENCY	
		4.201 GENERAL	
		4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.	
		DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION	
		4.303 INDOOR WATER USE	
		4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.	
		Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.	
		4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.	
		Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.	
		4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.	
		4.303.1.3 Showerheads.	
		4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.	
		4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.	
		Note: A hand-held shower shall be considered a showerhead.	
		4.303.1.4 Faucets.	
		4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.	
		4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.	
		4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.	
		4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.	
		Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.	
		4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.	
		FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).	
		TABLE H-2	
		STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019	
		PRODUCT CLASS (Spray force in ounces force (ozf))	MAXIMUM FLOW RATE (gpm)
		Product Class 1 (≤ 5.0 ozf)	1.00
		Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
		Product Class 3 (> 8.0 ozf)	1.28
		Title 20 Section 1605.3 (h)(4)(A) Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)(113 grams-force)(gf)	
		4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual retail dwelling units in accordance with the California Plumbing Code.	
		4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.	
		NOTE: THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.	
		TABLE - MAXIMUM FIXTURE WATER USE	
		FIXTURE TYPE	FLOW RATE
		SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
		LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
		LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
		KITCHEN FAUCETS	1.8 GPM @ 60 PSI
		METERING FAUCETS	0.2 GAL/CYCLE
		WATER CLOSET	1.28 GAL/FLUSH
		URINALS	0.125 GAL/FLUSH

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		4.304 OUTDOOR WATER USE
		4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
		NOTES:
		1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov
		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
		4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
		4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in solebottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
		4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
		4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
		Exceptions:
		1. Excavated soil and land-clearing debris.
		2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
		3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
		4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
		1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
		2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
		3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
		4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
		5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
		4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
		Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
		4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq. ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
		4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
		4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.
		Notes:
		1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)"



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SCALE: AS NOTED

If this drawing is not 24" x 36", it has been modified from its original size. Scale is no longer applicable.

ISSUE DATE:

NO.	DATE	ISSUE
-	9/23/24	REVIEW

REVISION DATE:

NO.	DATE	ISSUE
1	9/19/25	Planning Response
2	11/19/25	Planning Response
3	01/19/26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

DEMOLITION
PLAN

PROJECT NO.: 202404

DRAWN BY: DM

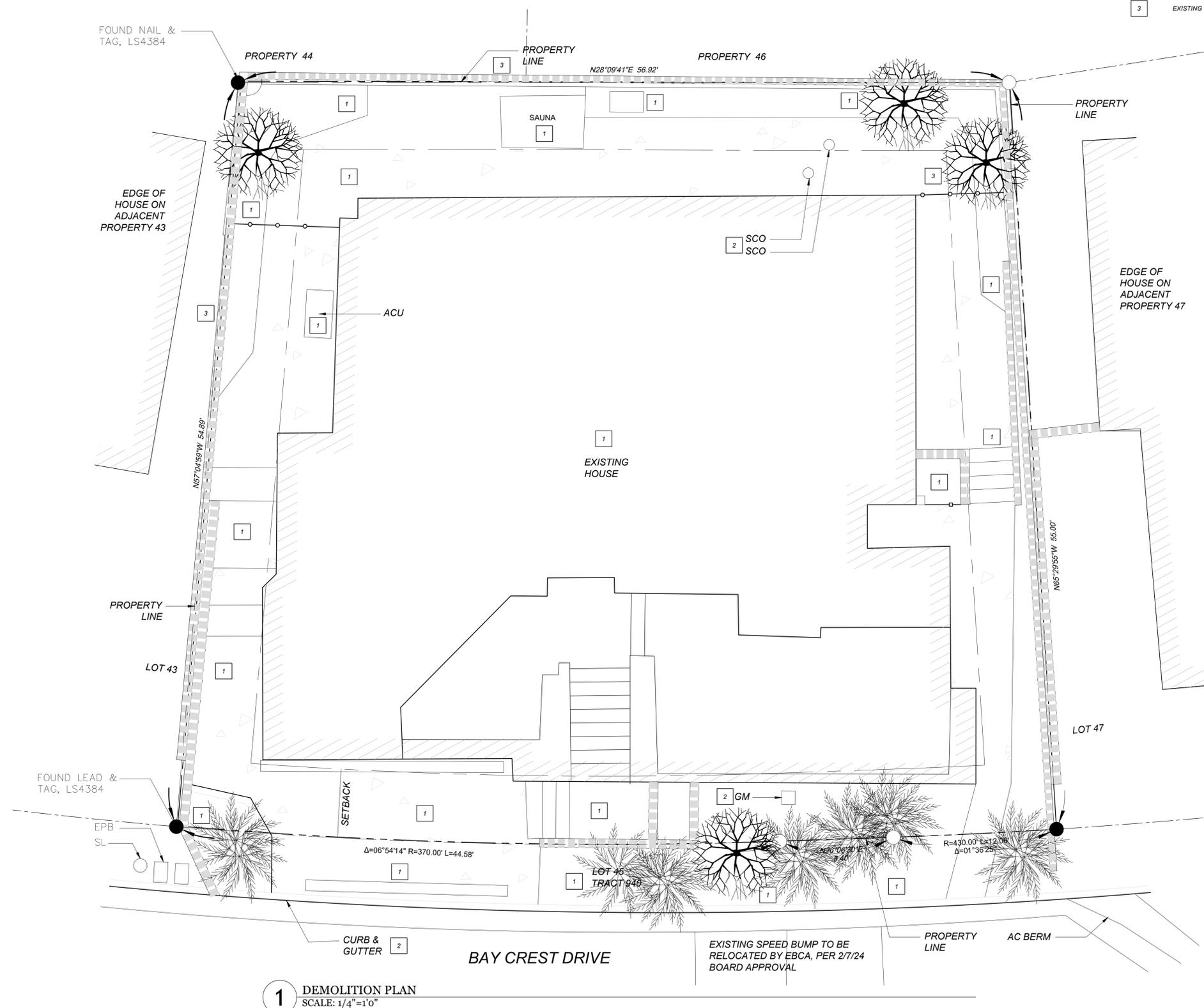
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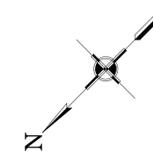
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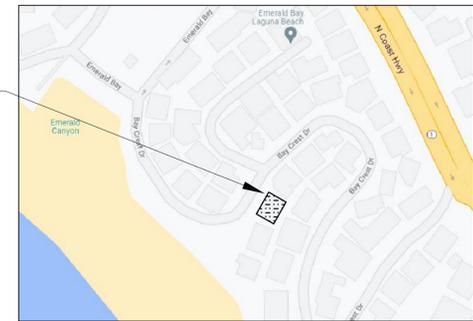
DEMOLITION PLAN KEY NOTES

- 1 REMOVE EXISTING
- 2 REMOVE EXISTING AND REPLACE
- 3 EXISTING TO REMAIN IN PLACE



1 DEMOLITION PLAN
SCALE: 1/4"=1'0"





SITE PLAN NOTES

- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE FACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR OTHER PORTION OF ANY STORM DRAIN SYSTEM.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE SEWER LATERAL SHALL BE VIDEOTAPED AND AN INSPECTION REPORT ON THE VIDEOTAPING SUBMITTED TO THE CITY BY A PLUMBER AUTHORIZED BY THE CITY, PER ORDINANCE 1439, CHAPTER 17.50 OF THE CITY OF LAGUNA BEACH MUNICIPAL CODE.
- ALL CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE DISPOSED OF PER THE CITY OF LAGUNA BEACH'S CONSTRUCTION AND DEMOLITION WASTE DISPOSAL ORDINANCE. CONTRACTOR TO SUBMIT REQUIRED FORM TO THE COMMUNITY DEVELOPMENT DEPARTMENT AND USE WASTE MANAGEMENT ROLL-OFF BINS FOR ALL DEBRIS TO COMPLY WITH THE ORDINANCE, CALL (949) 642-1191 TO ORDER BINS FOR THIS PURPOSE.
- REFER TO SITE DRAINAGE PLAN SHEET FOR EXISTING GRADE ELEVATIONS AND FINISH GRADE ELEVATIONS.
- SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.
- FENCES, GATES, WALLS, PLANTER BOXES, PATIO COVERS, AND OTHER FREE STANDING STRUCTURES CANNOT EXCEED 6' MEASURED FROM NATURAL GRADE WITHIN THE REQUIRED SIDE YARD SETBACK.
- ALL WORK SHALL COMPLY WITH THE 2013 CBG, CMC, GPC, & CEC, TITLE 24 AND LOCAL ORDINANCES.
- A CERTIFIED ENGINEERING GEOLOGIST SHALL INSPECT AND APPROVE ALL GRADING AND EXCAVATIONS PRIOR TO PLACEMENT OF FORMS, REBAR OR CONCRETE. IF ENGINEERED SOIL IS REQUIRED, THE SOIL ENGINEER SHALL INSPECT AND APPROVE.
- IN ADDITION TO REGULAR INSPECTIONS, SPECIAL INSPECTIONS PER CBC SHALL BE REQUIRED FOR FIELD WELDING, HIGH STRENGTH BOLTS, EXPANSION ANCHORS AND SPECIAL MASONRY.
- CONTRACTOR SHALL OBTAIN OSHA PERMIT FOR EXCAVATIONS DEEPER THAN 5'-0".
- ANY EXISTING CONDITIONS THAT VARY FROM THOSE SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND ALL WORK IN THE AREA STOPPED UNTIL OWNER OR ARCHITECT GIVE APPROVAL TO PROCEED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES, ORDINANCES AND LAWS.
- ALL MECHANICAL AND ELECTRICAL WORK SHALL BE DONE ON A DESIGN CONSTRUCT BASIS BY THE GENERAL CONTRACTOR UNDER PERMITS GRANTED BY THE CITY BUILDING OFFICIAL.
- PROVIDE GUARD RAIL PER CBC AT ANY "HUMAN ACCESSIBLE OPEN AREA" WHERE A DROP OFF IN EXCESS OF 30" OCCURS.
- ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESTRICTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERINGS, AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
- SLOPE GRADE A MINIMUM OF 1/4" PER FOOT AWAY FROM STRUCTURE FOR 3'-0" AND WHERE NECESSARY TO AVOID PONDING.
- MASONRY CHIMNEYS SHALL BE CONSTRUCTED ACCORDING TO THE CALIFORNIA BUILDING CODE. FACTORY BUILT CHIMNEYS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE AND THE MANUFACTURER'S RECOMMENDATIONS. SEPARATION FROM COMBUSTIBLES SHOULD BE A MINIMUM OF 3 FEET. FACTORY BUILT FIREPLACE SHALL BE LISTED FOR USE. ALL OUTDOOR CHIMNEYS SHALL BE NATURAL GAS ONLY.
- SUCH DEVICES, STRUCTURES OR EQUIPMENT SHALL NOT BE USED FOR THE DISPOSAL OF RUBBISH, TRASH OR COMBUSTIBLE MATERIALS THAT PRODUCE OBJECTIONABLE SMOKE OR ODOR EMISSIONS.
- SUCH DEVICES, STRUCTURES OR EQUIPMENT SHALL NOT BE LOCATED WITHIN THREE FEET OF ANY COMBUSTIBLE STRUCTURE, COMBUSTIBLE MATERIAL OR VEGETATION AND FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR CLEARANCES.
- TIKI TYPE TORCHES MAY NOT BE LOCATED WITHIN TEN FEET OF ANY COMBUSTIBLE MATERIAL.
- OPEN BURNING THAT IS OFFENSIVE OR OBJECTIONABLE BECAUSE OF SMOKE ODOR EMISSIONS AS DETERMINED BY THE FIRE CODE OFFICIAL OR HE OR HER DESIGNEE (FIRE CAPTAINS) OR WHEN ATMOSPHERIC CONDITIONS OR LOCAL CIRCUMSTANCES MAKE SUCH FIRES HAZARDOUS SHALL BE PROHIBITED.

PLANNING CRITERIA

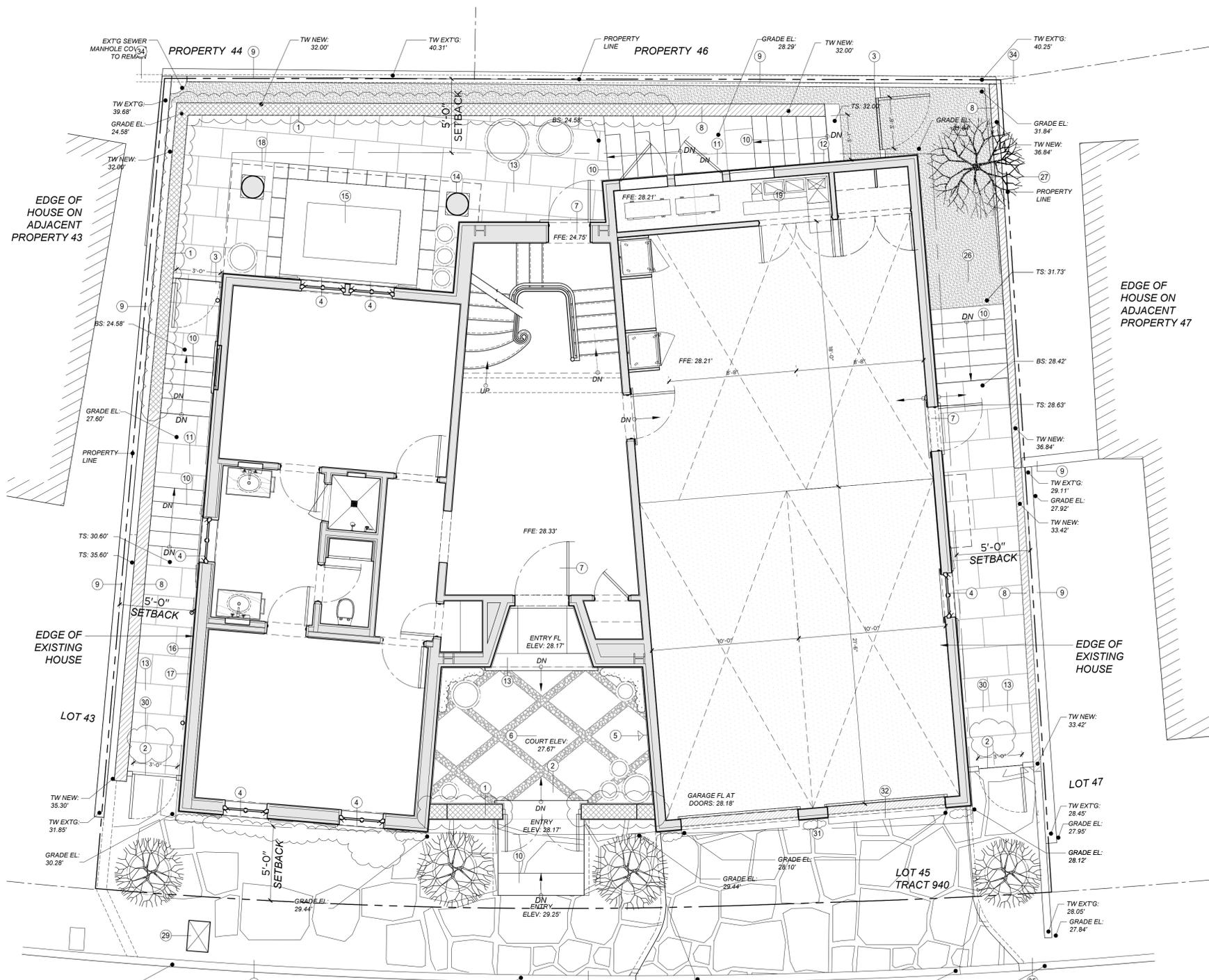
LOT 45 TRACT 940	M.M. 29/28/29
SETBACKS:	
FRONT	5' FT
SIDE YARD	5' FT
REAR	5' FT
MAXIMUM HEIGHT:	
FLAT ROOF (LESS THAN 3:12 SLOPE)	35' FT
PITCHED ROOF (GREATER THAN 3:12 SLOPE)	35' FT
LOT COVERAGE:	
SITE AREA	3,352.80 SQ FT
SITE AREA HAS NO RESTRICTIONS	
TOTAL COVERAGE "S"	2,031.66 SQ FT
	2031 SF/ 3352 SF = 60%
AREA TABULATION	
SUB-CELLAR FLOOR AREA	799.78 SQ FT
BASEMENT FLOOR AREA	916.06 SQ FT
FIRST FLOOR AREA	1,663.71 SQ FT
SECOND FLOOR AREA	884.78 SQ FT
TOTAL LIVING	4,264.34 SQ FT
GARAGE ACTUAL	862.19 SQ FT
4 CAR REQUIRED	-742.00 SQ FT
GARAGE REMAINDER	120.19 SQ FT
TOTAL MECHANICAL ACTUAL	246.32 SQ FT
TOTAL COVERED AREA	4,630.85 SQ FT
TOTAL BALCONY ACTUAL	351.54 SQ FT

LANDSCAPE WALL LEGEND

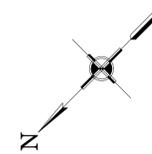
- EXISTING LANDSCAPE WALL TO REMAIN
- NEW LANDSCAPE WALL
- NEW LANDSCAPE/RETAINING WALL NOT TO EXCEED 8'-0" TO BE FILED UNDER SEPARATE WORK PERMIT.

SITE PLAN KEYNOTES

- STUCCO FINISHED WALL NOT TO EXCEED 8'-0" HT. TO BE FILED UNDER SEPARATE WORK PERMIT.
- WOOD GATE 3'-10" W/ METAL HARDWARE
- WOOD GATE 5'-0" W/ SELF-CLOSING AND SELF-LATCHING METAL HARDWARE TO SATISFY O.C. POOL CODE AND REGULATIONS.
- PAINTED METAL WINDOWS AND DOORS
- EXTERIOR SHOWER- TO BE COLD WATER ONLY.
- STONE & PEBBLE PAVING ENTRY COURT
- WOOD DOOR WITH GLASS PANEL
- NEW STUCCO FINISHED WALL NEAR PROPERTY LINE. TO BE 6" MAX ABOVE NEIGHBOR'S GRADE AND 5" MIN ABOVE SIDE YARD FINISH GRADE TO SATISFY O.C. POOL CODE AND REGULATIONS AS NEEDED.
- EXISTING WALL AT PROPERTY EDGE TO REMAIN
- STONE TREADS AND RISERS
- STONE LANDING/PAVING
- LOUVERED PANELS FOR MECHANICAL CLOSET AIR INTAKE AND EXHAUST
- STONE PAVING
- STUCCO FINISHED STRUCTURAL COLUMNS
- IN GROUND TILED SPA
- GAS METER
- ELECTRICAL METER
- EDGE OF WALL ABOVE
- SPA AND HVAC MECHANICAL EQUIPMENT ROOM
- LCC FLAT SEAM METAL ROOF WITH MINIMAL SLOPE
- STUCCO FINISHED CHIMNEY WITH LCC FLAT SEAM METAL CRICKET FOR FIREPLACE VENTILATION
- METAL AND GLASS NON REFLECTIVE SKYLIGHT
- FLAT SEAM METAL ROOF
- CLAY BARREL TILE ROOF
- BALCONY WITH PAINTED METAL RAILING PER CODE
- GRAVEL PAVING
- EXISTING FICUS TO REMAIN
- 6" HALF ROUND LCC GUTTER
- STUCCO FINISHED MAIL BOX TO COMPLY TO POSTMASTER'S GUIDELINES FOR HEIGHT AND LOCATION RELATIVE TO CURB.
- SERVICE YARD
- EXISTING GAS METER TO BE RELOCATED
- WOOD OVERHEAD GARAGE DOORS
- STUCCO RAILING PIER WITH STUCCO CAP AT BALCONY
- EXISTING SEWER MAIN BELOW GRADE TO REMAIN UNDISTURBED
- REPLACE ALL CURB AND GUTTER ALONG STREET FRONTAGE PER EMERALD BAY SERVICE DISTRICT GUIDELINES
- TERRACE DRAINAGE PITCHED TO SCUPPERS BELOW PAVERS ON PEDESTALS.



1 ARCHITECTURAL SITE PLAN
SCALE: 1/4"=1'-0"



Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

PROJECT NO.: 202404
DRAWN BY: DM
CHECKED BY: MK

DRAWING NO.:
SP-100

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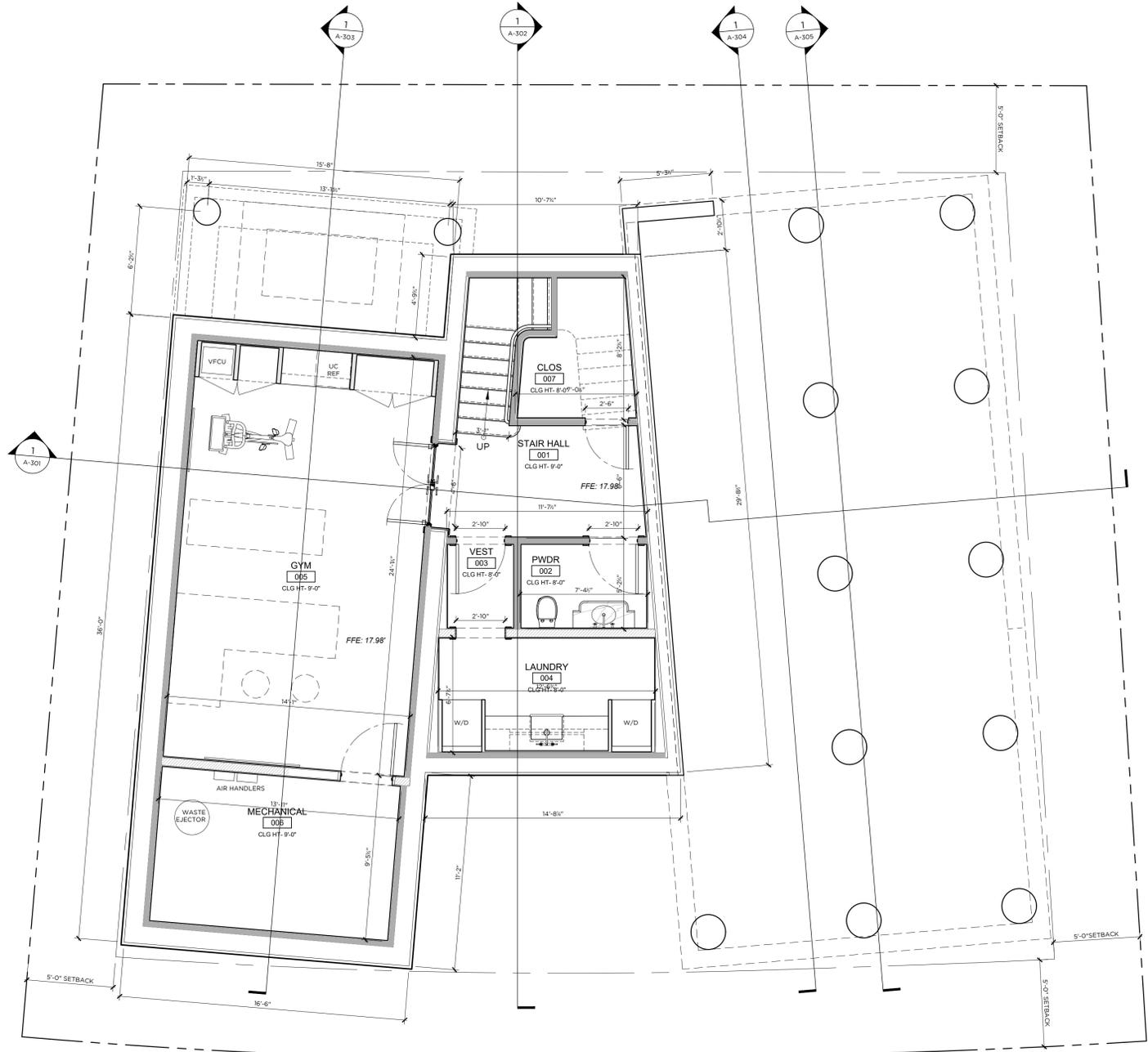
ISSUE DATE:

NO.	DATE	ISSUE
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1	9/19/25	Planning Response
2	11/19/25	Planning Response
3	01/19/26	Planning Response

PROJECT TITLE:



1 SUB CELLAR PLAN
SCALE: 1/4"=1'0"

FLOOR PLAN NOTES

- SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT AT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH A BATTERY BACK UP. CARBON MONOXIDE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH A BATTERY BACK UP. CRC R314 & CRC R315.3
- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM. CBC 1203.4.2.1, CMC T4-4
- SHOWERS AND TUB / SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. PER CPC
- WATER CLOSETS SHALL USE NO MORE THAN 128 GALLONS OF WATER PER FLUSH. LAVATORIES FAUCETS NO MORE THAN 1.5 GPM AT 60 PSI, KITCHEN FAUCETS NO MORE THAN 1.8 GPM AT 60 PSI, SHOWER HEAD NO THAN 2 GPM, CGC SECTION 4.303
- WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED THE 20% REDUCED LIMIT, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CGC 4.303.2
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 4.304
- PROVIDED WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN WHERE POTABLE WATER USE DOES NOT EXCEED 65% OF THE ETO. (TIER 1)
- A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1
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- VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2
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- PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACK DRAFT DAMPER. PER CMC.
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- DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF THE FACTORY-BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTION. CMC 802.5.2.4 GASEOUS FUEL BURNING PAN MUST BE PERMANENTLY ANCHORED TO THE FIREBOX. FIREPLACE MUST COMPLY WITH THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES..

WALL LEGEND

- 2X4 STUD WALL
- 2X6 STUD WALL
- 2X8 STUD WALL



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ISSUE DATE:

NO.	DATE	ISSUE
-	9/23/24	REVIEW

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NO.	DATE	ISSUE
1	9/19/25	Planning Response
2	11/19/25	Planning Response
3	01/19/26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

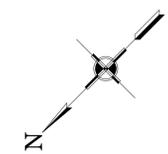
DRAWING TITLE:

SUB-CELLAR FLOOR PLAN

PROJECT NO.:	202404
DRAWN BY:	DM
CHECKED BY:	MK

DRAWING NO.:

A-101





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PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

BASEMENT
FLOOR PLAN

PROJECT NO.: 202404

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO.:

A-102

FLOOR PLAN NOTES

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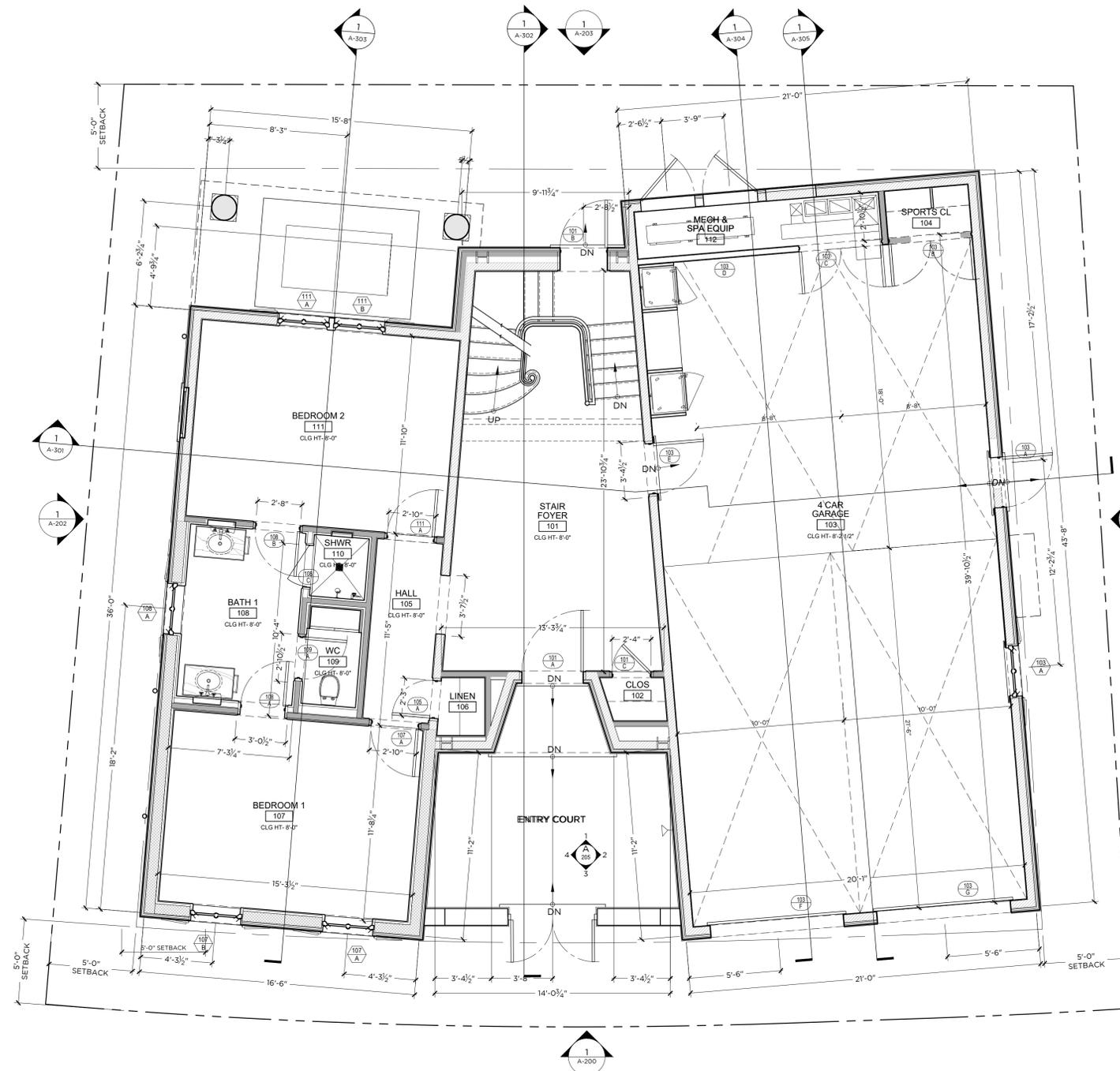
WALL LEGEND

- 2X4 STUD WALL
- 2X6 STUD WALL
- 2X8 STUD WALL

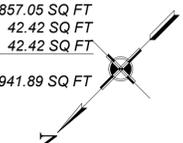
BASEMENT FLOOR COVERAGE
OVERLAY TABULATION

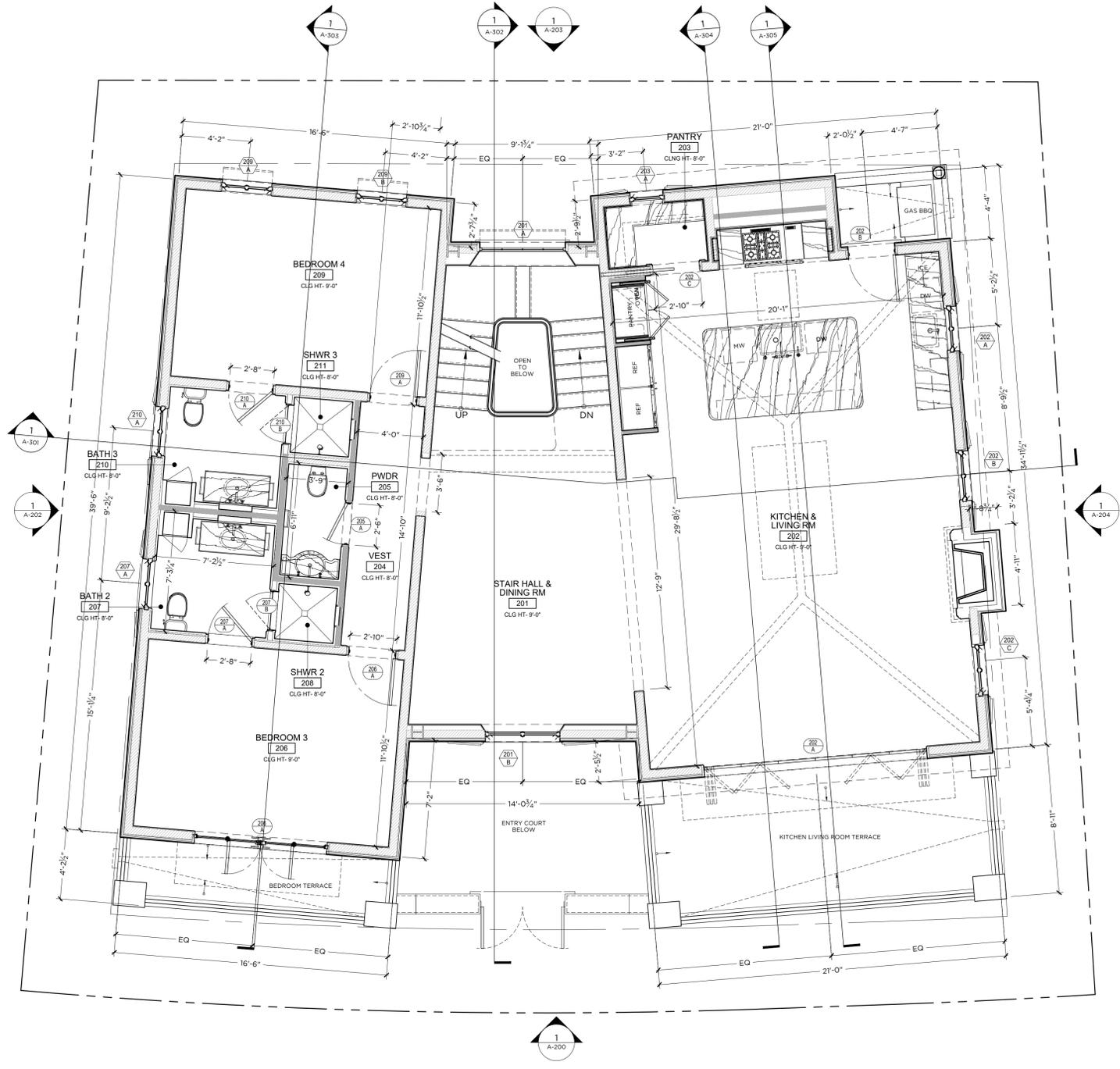
B1	617.16 SQ FT
B2	291.27 SQ FT
B3	50.38 SQ FT
TOTAL BASEMENT FLOOR AREA	958.81 SQ FT

G1	857.05 SQ FT
G2	42.42 SQ FT
G3	42.42 SQ FT
TOTAL BASEMENT GARAGE AREA	941.89 SQ FT



1 BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"





1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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WALL LEGEND

- 2X4 STUD WALL
- 2X6 STUD WALL
- 2X8 STUD WALL

1ST FLOOR COVERAGE OVERLAY TABULATION

F1	744.23 SQ FT
F2	335.50 SQ FT
F3	698.95 SQ FT
F4	64.19 SQ FT
TOTAL 1ST FLOOR AREA	1842.87 SQ FT



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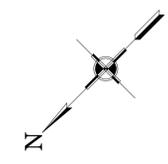
PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

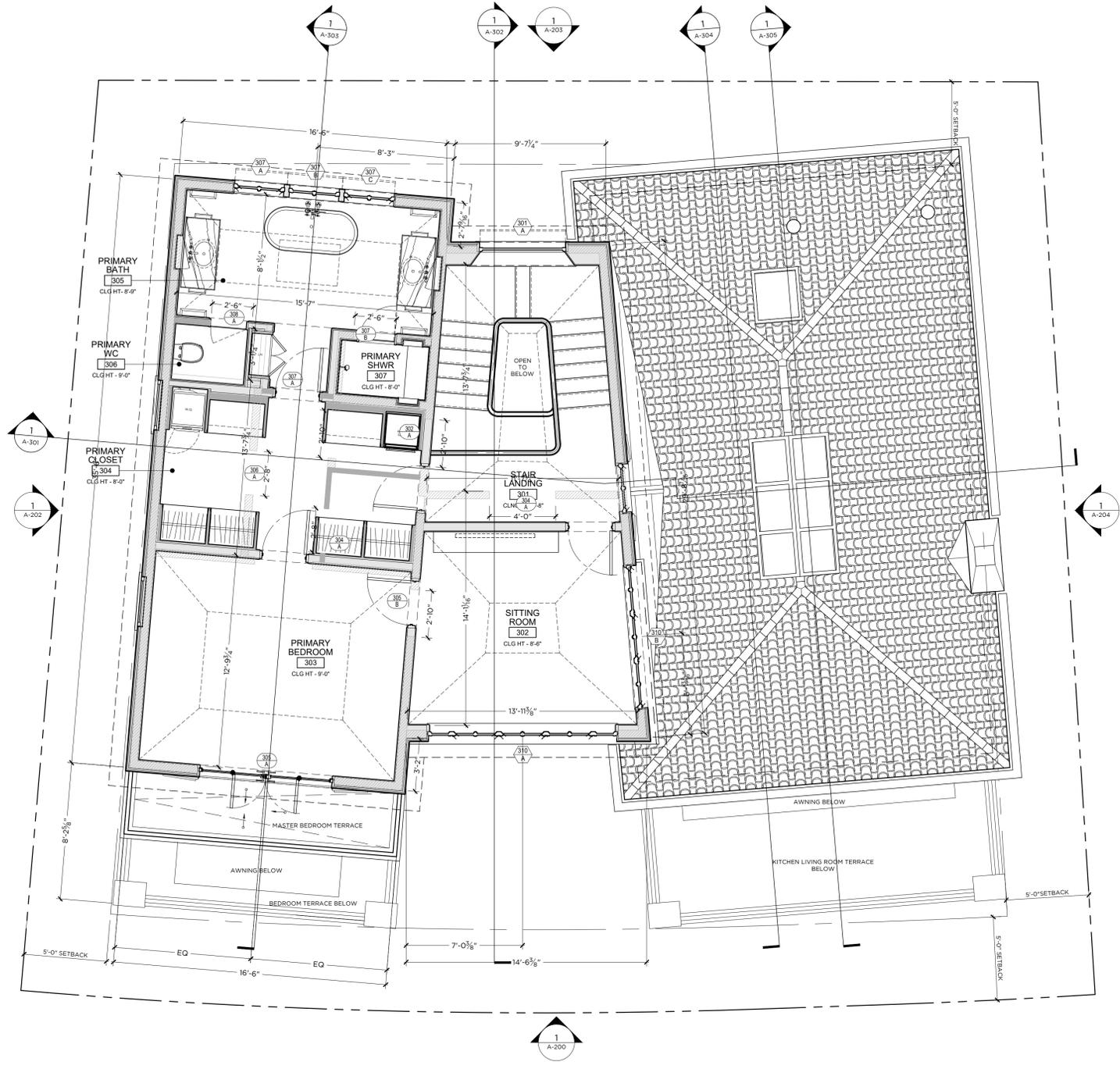
DRAWING TITLE:

FIRST FLOOR PLAN

PROJECT NO.:	202404
DRAWN BY:	DM
CHECKED BY:	MK
DRAWING NO.:	



A-103



1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR PLAN NOTES

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WALL LEGEND

- 2X4 STUD WALL
- 2X6 STUD WALL
- 2X8 STUD WALL

2ND FLOOR COVERAGE OVERLAY TABULATION

S1	676.44 SQ FT
S2	362.50 SQ FT
TOTAL 2ND FLOOR AREA	1038.94 SQ FT
E2 BALCONY	69.84 SQ FT



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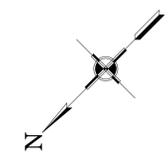
DRAWING TITLE:

2ND FLOOR PLAN

PROJECT NO.:	202404
DRAWN BY:	DM
CHECKED BY:	MK

DRAWING NO.:

A-104





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PROJECT TITLE:

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DRAWING TITLE:

ROOF PLAN

PROJECT NO.: 202404

DRAWN BY: DM

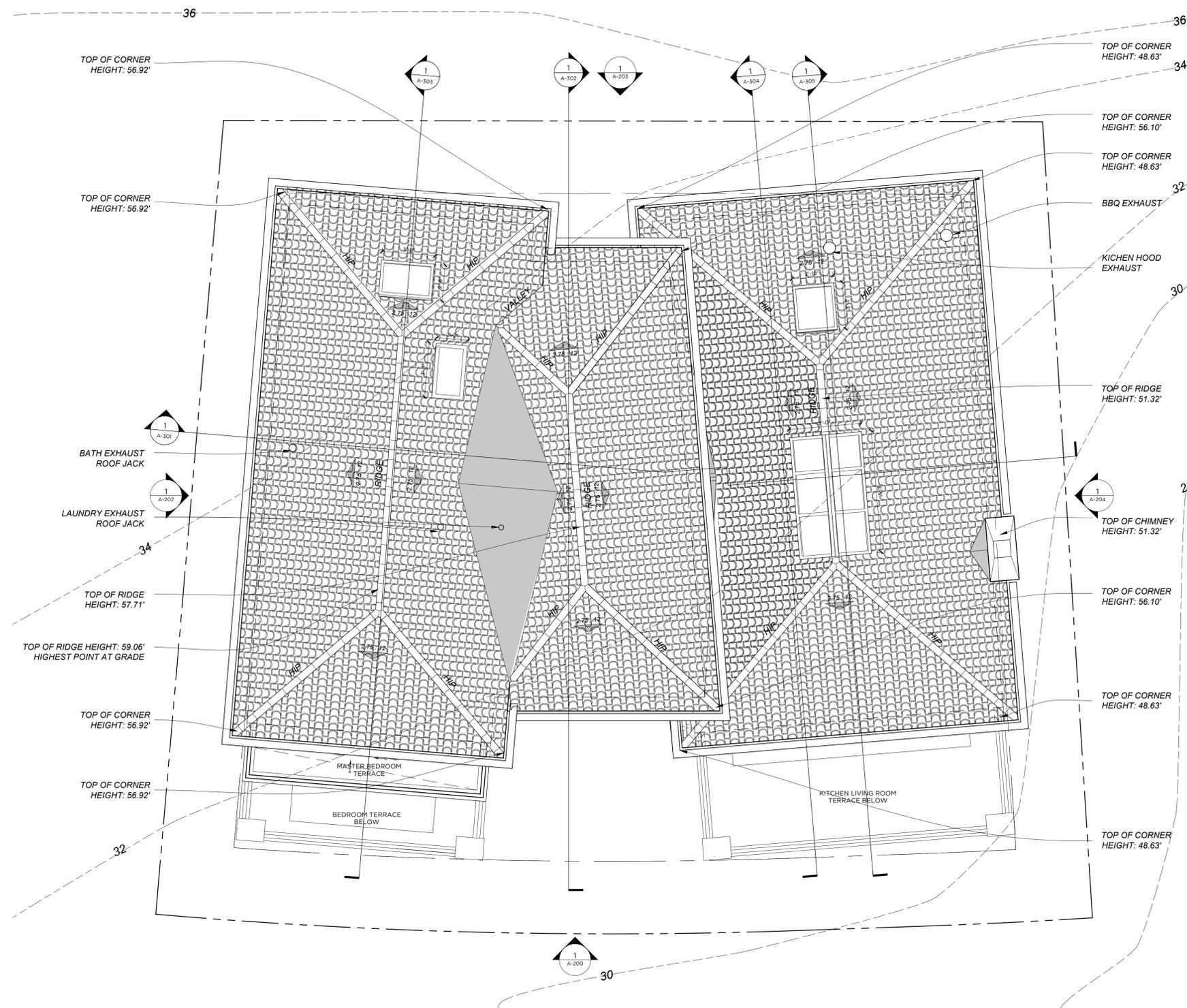
CHECKED BY: MK

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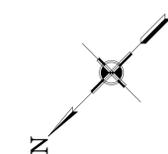
A-105

ROOF PLAN KEYNOTES

1. CONTRACTOR SHALL VERIFY AREA OF ALL ATTIC VENTS WITH MANUFACTURER.
2. ALL ROOF SHEATHING EDGES SHALL BE BLOCKED AND NAILED PER STRUCTURAL IN ADDITION, CONTRACTOR SHALL ALSO PROVIDE MIN. BLOCKING AND NAILING AS REQUIRED BY THE ROOFING MFR.
3. PROVIDE CLASS "A" ROOF WITH FIRESTOP TO PREVENT INTRUSIONS OF FLAMES AND EMBERS OR 1 LAYER OF NO. 72 ASTM CAP SHEET.
4. PROVIDE COPPER FLASHING AT ALL VALLEYS AND ROOF TO WALL CONDITIONS OVER NO. 72 ASTM CAP SHEET.
5. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS. ATTIC VENTS SHALL MEET THE FOLLOWING REQUIREMENTS, CBC 1203.2.
6. RADIANT BARRIER SILVER SHIELD BY FI-FOIL COMPANY OR APPROVED EQUAL. RADIANT BARRIER MUST BE TESTED ACCORDING TO ASTM C-1371 OR ASTM E 408 AND MUST BE CERTIFIED BY THE DEPARTMENT OF CONSUMER AFFAIRS. REFER TO SHEET T-24.MM FOR INSTALLATION METHODS AND NOTES.
7. SPRAY FOAM INSULATION SHALL BE USED FOR ALL RAFTER BAYS IN VOLUME CEILINGS.



1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'0"





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DRAWING TITLE:

SUB-CELLAR
OVERLAY PLAN

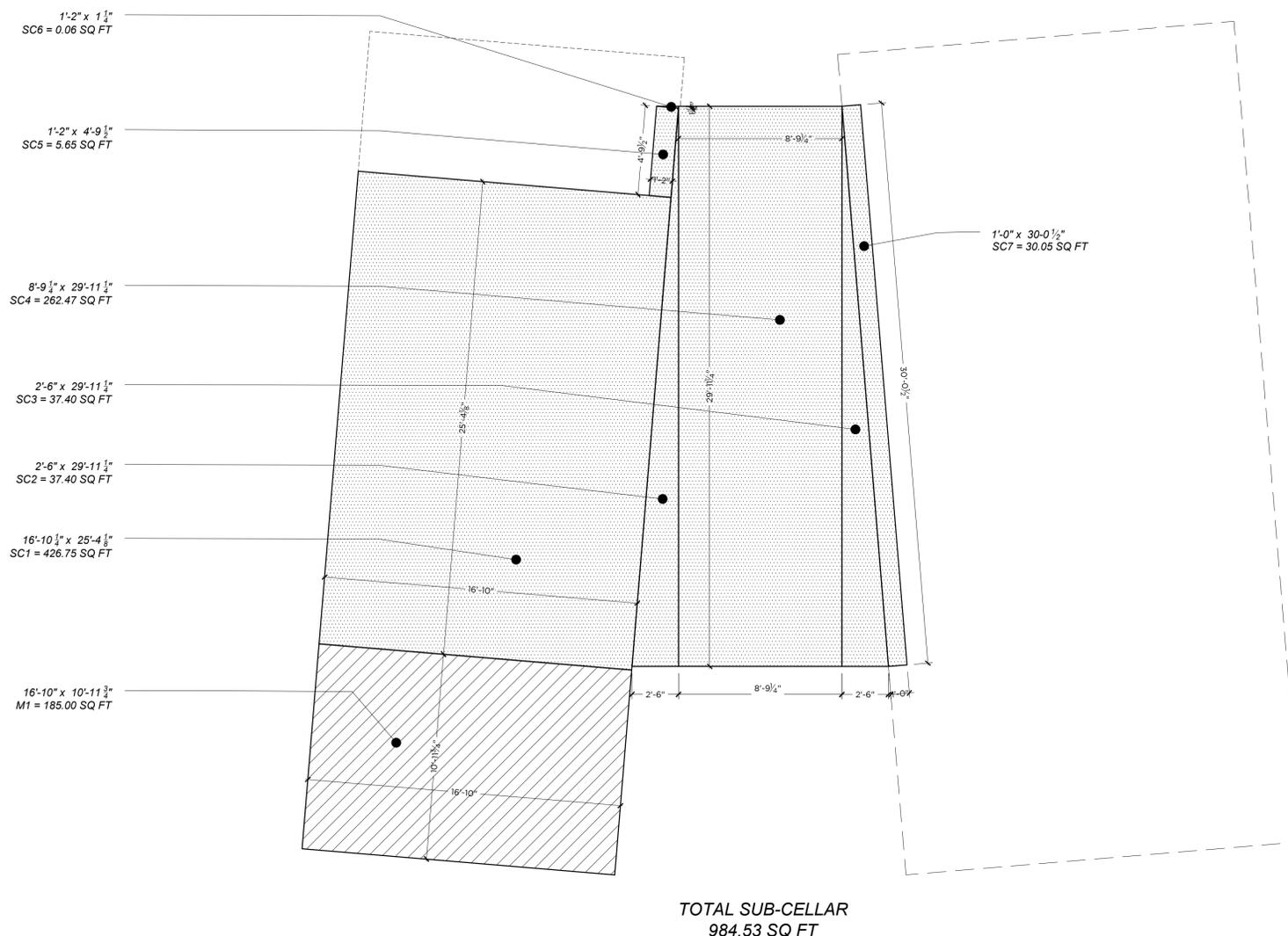
PROJECT NO.: 202404

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO.:

A-III



TOTAL SUB-CELLAR
984.53 SQ FT

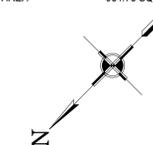
HATCHING LEGEND

- HATCHING INDICATES SUB-CELLAR AREA
- HATCHING INDICATES MECHANICAL AREA

SUB-CELLAR COVERAGE
OVERLAY TABULATION

SC1	426.75 SQ FT
SC2	37.40 SQ FT
SC3	37.40 SQ FT
SC4	262.47 SQ FT
SC5	5.65 SQ FT
SC6	0.06 SQ FT
SC7	30.05 SQ FT
SUB-TOTAL	799.78 SQ FT

M1	185.00 SQ FT
TOTAL SUB-CELLAR FLOOR AREA	984.78 SQ FT



1 SUB CELLAR OVERLAY PLAN
SCALE: 1/4"=1'0"



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ISSUE DATE:

NO.	DATE	ISSUE
-	9-23-24	REVIEW

REVISION DATE:

NO.	DATE	ISSUE
1	9-19-25	Planning Response
2	11-10-25	Planning Response
3	01-19-26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

BASEMENT
OVERLAY PLAN

PROJECT NO.:

202404

DRAWN BY:

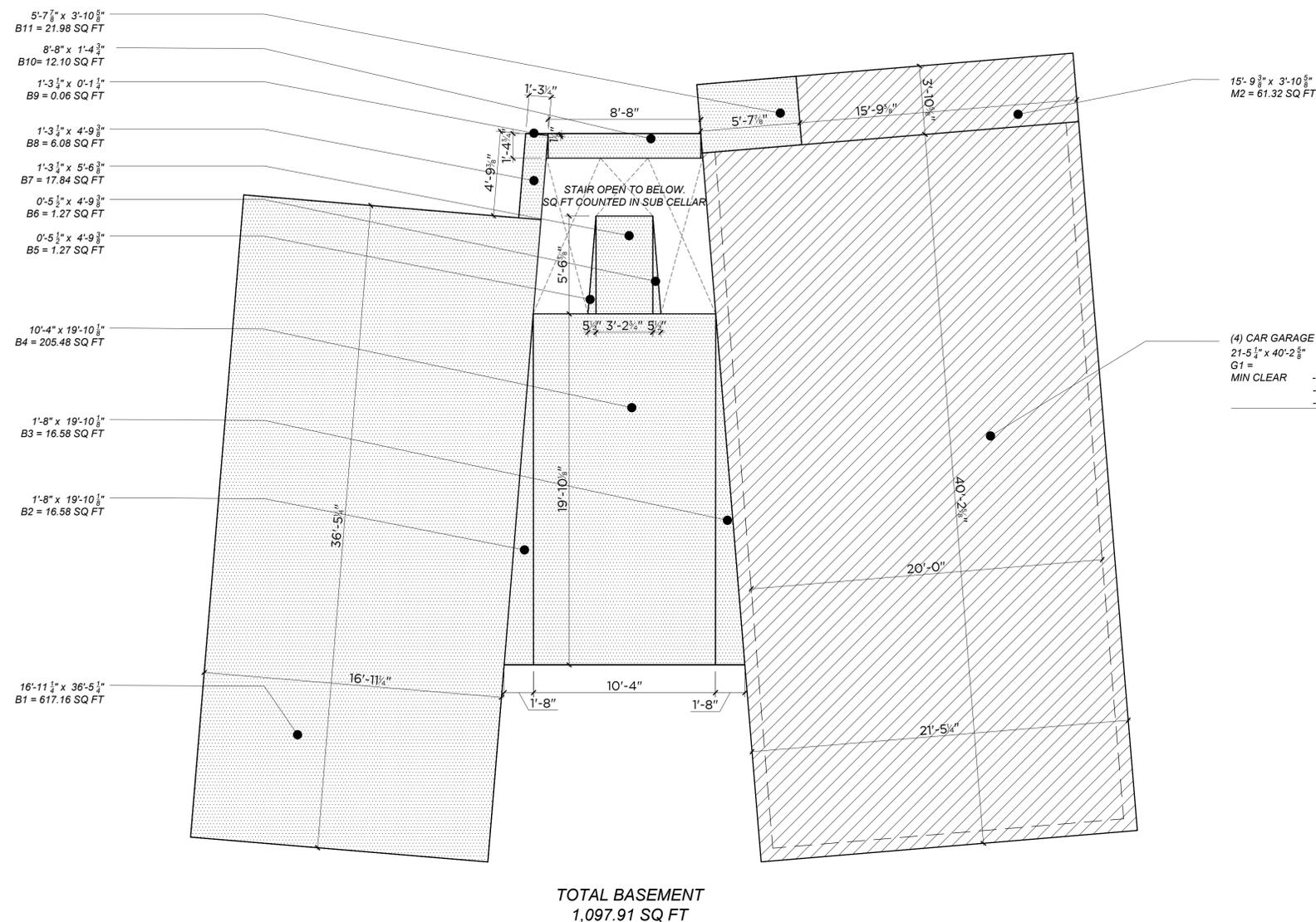
DM

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DRAWING NO.:

A-112



HATCHING LEGEND

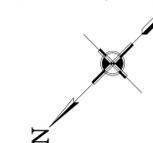
- HATCHING INDICATES BASEMENT AREA
- HATCHING INDICATES GARAGE AREA

BASEMENT FLOOR COVERAGE
OVERLAY TABULATION

B1	617.16 SQ FT
B2	16.58 SQ FT
B3	16.58 SQ FT
B4	205.48 SQ FT
B5	1.27 SQ FT
B6	1.27 SQ FT
B7	17.84 SQ FT
B8	6.08 SQ FT
B9	0.06 SQ FT
B10	12.10 SQ FT
B11	21.98 SQ FT
SUB-TOTAL	916.06 SQ FT

GARAGE ACTUAL	862.19 SQ FT
2X STANDARD CARS	-430.00 SQ FT
2X ADDITIONAL CARS	-312.00 SQ FT
GARAGE TOTAL	120.19 SQ FT

M2	61.32 SQ FT
TOTAL BASEMENT FLOOR AREA	1,097.91 SQ FT



1 BASEMENT FLOOR OVERLAY AREA PLAN
SCALE: 1/4"=1'0"



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REVISION DATE

NO.	DATE	ISSUE
1	9-19-25	Planning Response
2	11-19-25	Planning Response
3	01-19-26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

1ST FLOOR
OVERLAY PLAN

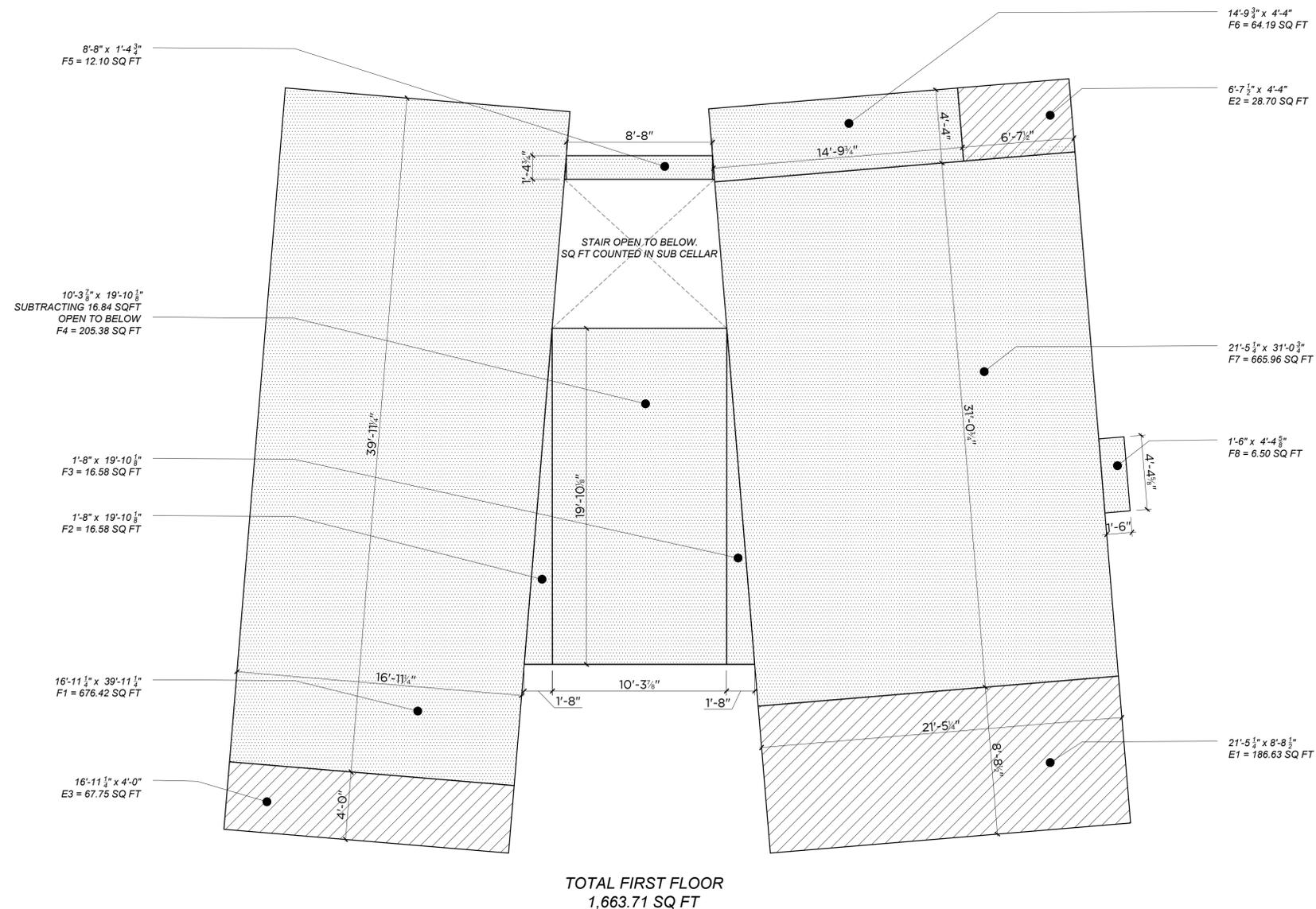
PROJECT NO.: 202404

DRAWN BY: DM

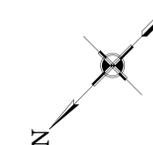
CHECKED BY: MK

DRAWING NO:

A-113



1 FIRST FLOOR OVERLAY AREA PLAN
SCALE: 1/4"=1'-0"





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REVISION DATE:

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1	9-19-25	Planning Response
2	11-19-25	Planning Response
3	01-19-26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

2ND FLOOR
OVERLAY PLAN

PROJECT NO.:

202404

DRAWN BY:

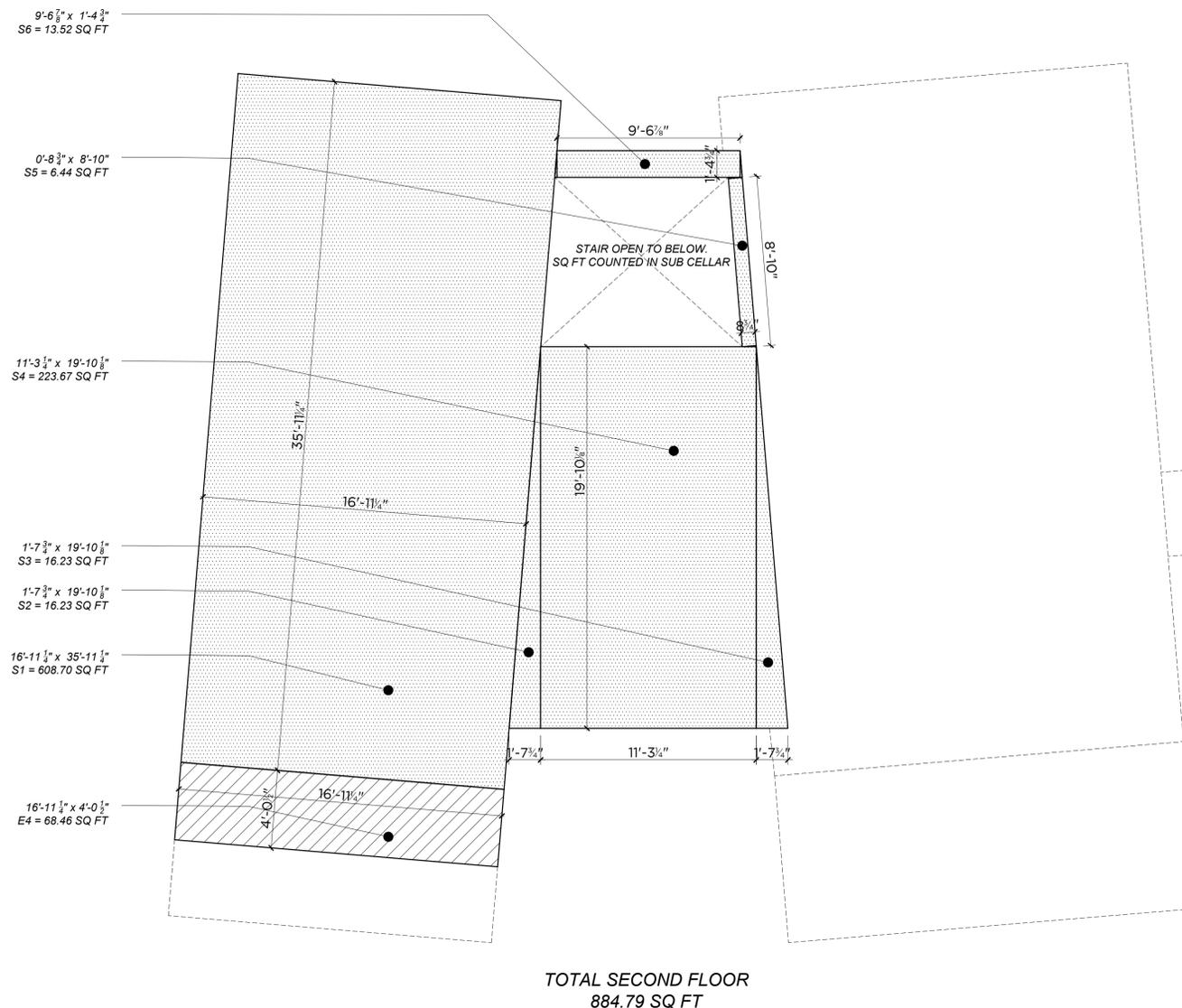
DM

CHECKED BY:

MK

DRAWING NO.:

A-114



TOTAL SECOND FLOOR
884.79 SQ FT

HATCHING LEGEND

	HATCHING INDICATES 2ND FLOOR AREA
	HATCHING INDICATES DECK AREA

2ND FLOOR COVERAGE
OVERLAY TABULATION

S1	608.70 SQ FT
S2	16.23 SQ FT
S3	16.23 SQ FT
S4	223.67 SQ FT
S5	6.44 SQ FT
S6	13.52 SQ FT
TOTAL 2ND FLOOR AREA	884.79 SQ FT

NOT INCLUDED
E4 BALCONY 68.46 SQ FT

AREA TABULATION

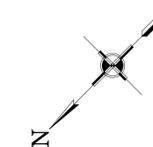
SUB-CELLAR	799.78 SQ FT
BASEMENT	916.06 SQ FT
1ST FLOOR	1,663.71 SQ FT
2ND FLOOR	884.79 SQ FT
TOTAL FLOOR AREA	4,264.34 SQ FT

TOTAL GARAGE 120.19 SQ FT

TOTAL MECHANICAL 246.32 SQ FT

TOTAL BALCONY 351.54 SQ FT

1 SECOND FLOOR OVERLAY AREA PLAN
SCALE: 1/4"=1'-0"





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REVISION DATE:

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2	11/10/25	Planning Response
3	01/19/26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

ROOF
OVERLAY PLAN

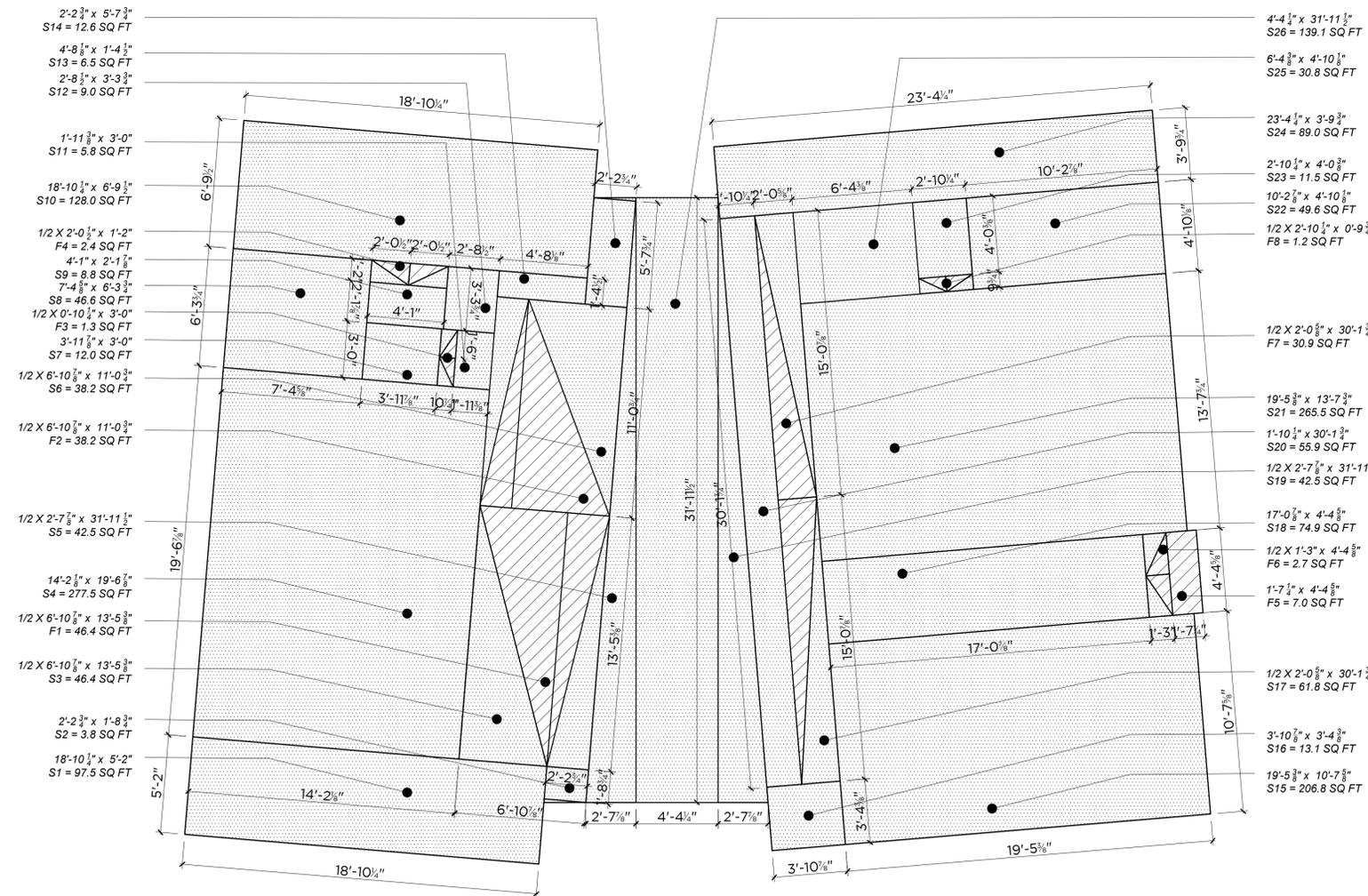
PROJECT NO.: 202404

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO.:

A-115



TOTAL ROOF
1909.8 SQ FT **

HATCHING LEGEND

- HATCHING INDICATES ROOF AREA
- HATCHING INDICATES FLAT ROOF AREA

ROOF FLAT ROOF
OVERLAY TABULATION

S1	97.5 SQ FT
S2	3.8 SQ FT
S3	46.4 SQ FT
S4	277.5 SQ FT
S5	42.5 SQ FT
S6	38.2 SQ FT
S7	12.0 SQ FT
S8	46.6 SQ FT
S9	8.8 SQ FT
S10	128.0 SQ FT
S11	5.8 SQ FT
S12	9.0 SQ FT
S13	6.5 SQ FT
S14	12.6 SQ FT
S15	206.8 SQ FT
S16	13.1 SQ FT
S17	61.8 SQ FT
S18	74.9 SQ FT
S19	42.5 SQ FT
S20	55.9 SQ FT
S21	265.5 SQ FT
S22	49.6 SQ FT
S23	11.5 SQ FT
S24	89.0 SQ FT
S25	46.6 SQ FT
S26	139.1 SQ FT
TOTAL ROOF AREA	1909.8 SQ FT

NOT INCLUDED	
F1 FLAT ROOF	46.4 SQ FT
F2 FLAT ROOF	38.2 SQ FT
F3 CRICKET	1.3 SQ FT
F4 CRICKET	2.4 SQ FT
F5 CHIMNEY CAP	7.0 SQ FT
F6 CRICKET	2.7 SQ FT
F7 CRICKET	30.8 SQ FT
F8 CRICKET	1.2 SQ FT
TOTAL FLAT ROOF	130.0 SQ FT

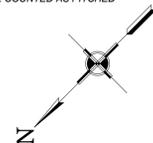
ROOF AREA TABULATION

UPPER ROOF AREA	1099.1 SQ FT
LOWER ROOF AREA	810.7 SQ FT
TOTAL ROOF AREA	1909.8 SQ FT

MAX ALLOWABLE:	
FLAT ROOF AREA 15% OF TOTAL	286.5 SQ FT
TOTAL FLAT ROOF AREA	130.0 SQ FT

** VARIANCE HAS BEEN REQUESTED TO ALLOW 2.75:12 TO BE COUNTED AS PITCHED ROOF.

1 ROOF OVERLAY AREA PLAN
SCALE: 1/4"=1'0"





BORIES & SHEARRON
ARCHITECTURE DPC

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SCALE: SEE DRAWING

ISSUE DATE: AS NOTED

NO.	DATE	ISSUE
1	03/09/2023	1st SUBMISSION FOR EMERALD BAY ARCHITECTURAL REVIEW
2	01/04/2024	"PRELIMINARY" SUBMISSION FOR EBCA ARCH REVIEW
3	03/07/2024	"PRELIMINARY" SUBMISSION FOR EBCA ARCH REVIEW
4	03/27/2024	"PRELIMINARY" SUBMISSION FOR EBCA ARCH REVIEW APPROVED FULL SET

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, California

DRAWING TITLE:

**SITE
COVERAGE
OVERLAY PLAN**

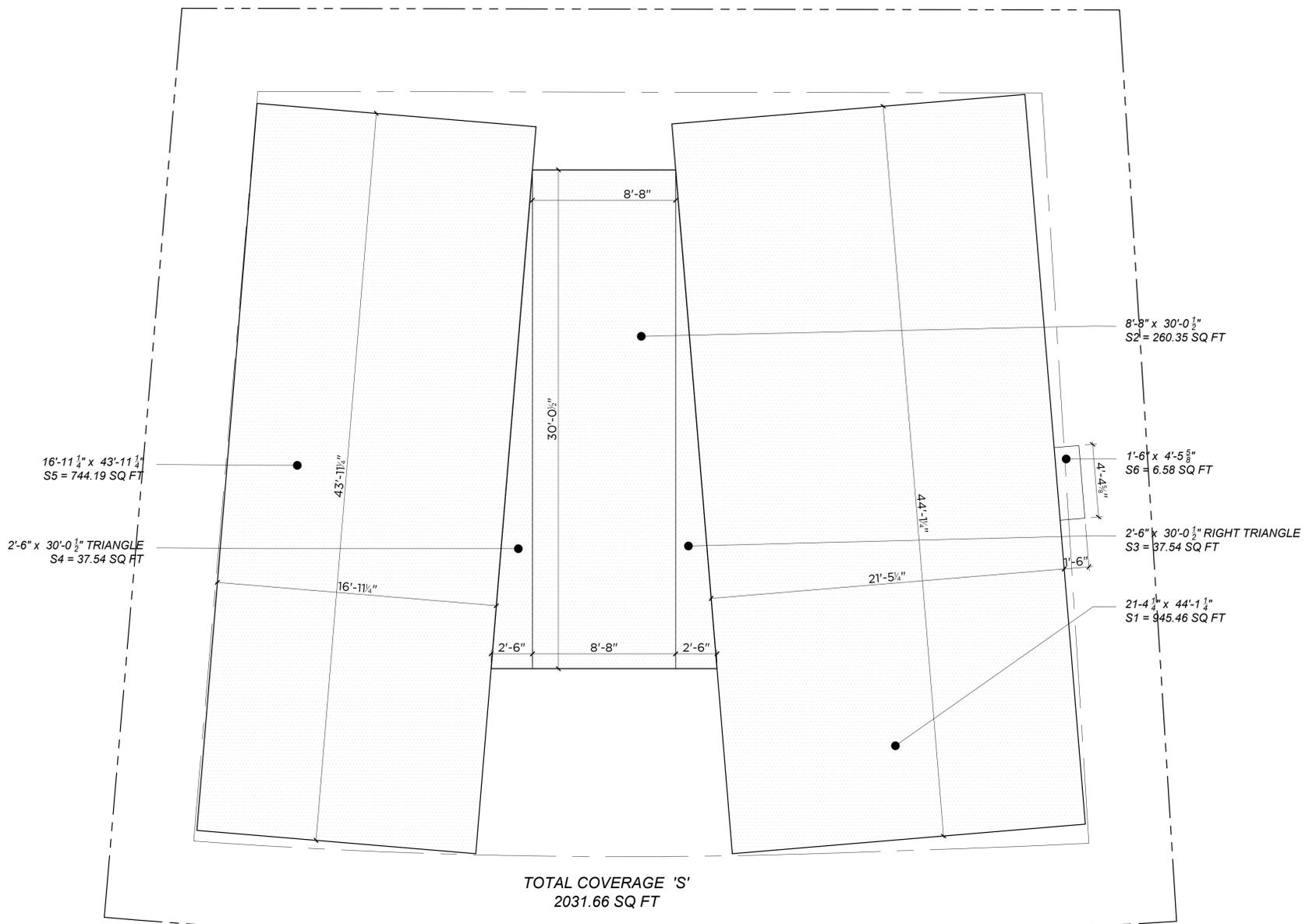
PROJECT #: 202202

DRAWN BY:

CHECKED BY:

DRAWING NO:

A-116



TOTAL COVERAGE 'S'
2031.66 SQ FT

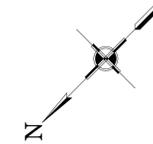
HATCHING LEGEND

HATCHING INDICATES
SITE COVERAGE

**SITE COVERAGE
OVERLAY TABULATION**

S1	945.46 SQ FT
S2	260.35 SQ FT
S3	37.54 SQ FT
S4	37.54 SQ FT
S5	744.19 SQ FT
S6	6.58 SQ FT
TOTAL COVERAGE AREA	2,031.66 SQ FT

1 SITE COVERAGE OVERLAY PLAN
SCALE: 1/4"=1'0"





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ISSUE DATE:

NO.	DATE	ISSUE
-	9-23-24	REVIEW

REVISION DATE:

NO.	DATE	ISSUE
1	9-19-25	Planning Response
2	11-10-25	Planning Response
3	01-19-26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

**SUB CELLAR
REFLECTED CEILING PLAN**

PROJECT NO.: 202404

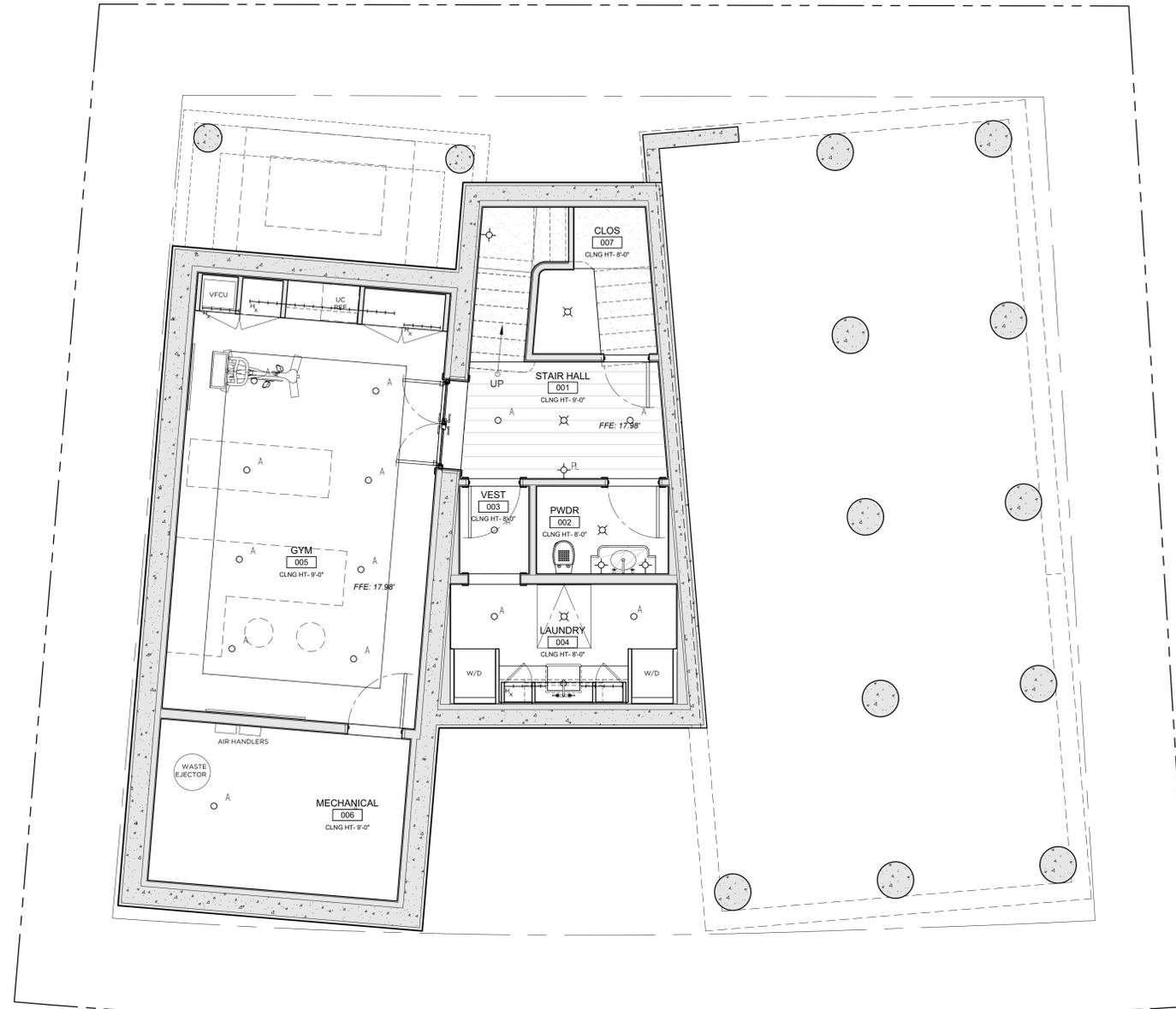
DRAWN BY: DM

CHECKED BY: MK

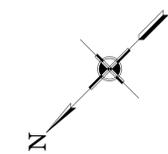
DRAWING NO:

A-121

- LEGEND
- EXHAUST FAN
 - RECESSED LIGHT
 - WATERPROOF RECESSED LIGHT
 - SURFACE-MOUNTED LIGHT FBO
 - SCONCE FBO
 - CLOSET LIGHT
 - PICTURE LIGHT
 - VERTICAL LED LIGHT STRIP
 - LED LIGHT STRIP
 - UNDER-CABINET LIGHTS
 - JAMB SWITCH
 - SMOKE DETECTOR
 - HEAT DETECTOR



1 SUB CELLAR REFLECTED CEILING PLAN
SCALE: 1/4"=1'0"





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ISSUE DATE:

NO.	DATE	ISSUE
-	12/08/25	HTI

REVISION DATE:

NO.	DATE	REVISION

TAYLOR RESIDENCE
44 EMERALD BAY
LAGUNA BEACH, CA 92651

**BASEMENT
REFLECTED CEILING PLAN**

PROJECT NO. : 202202

DRAWN BY : DM

CHECKED BY : MK

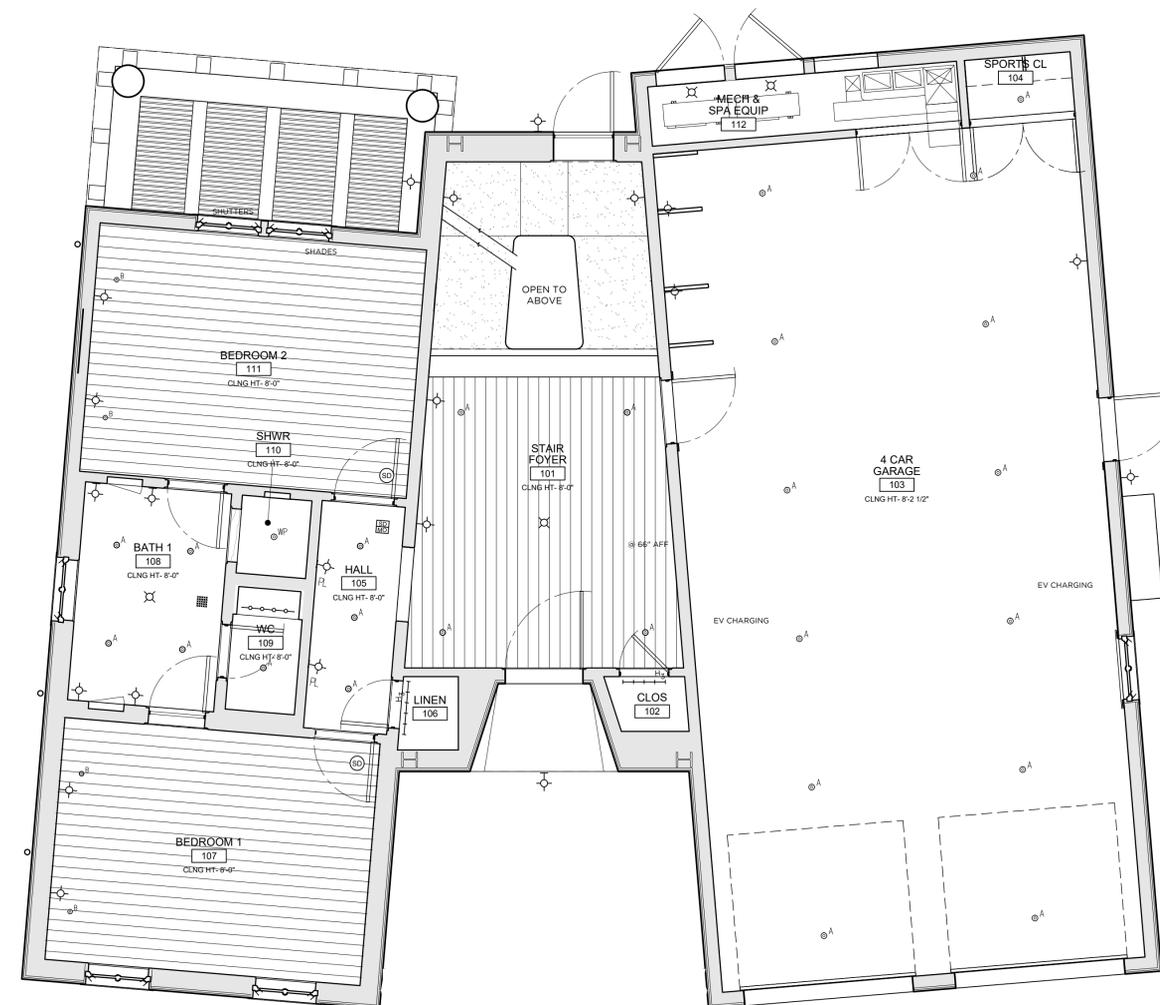
DRAWING NO:

A-121

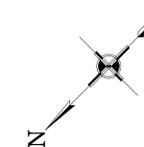
LEGEND

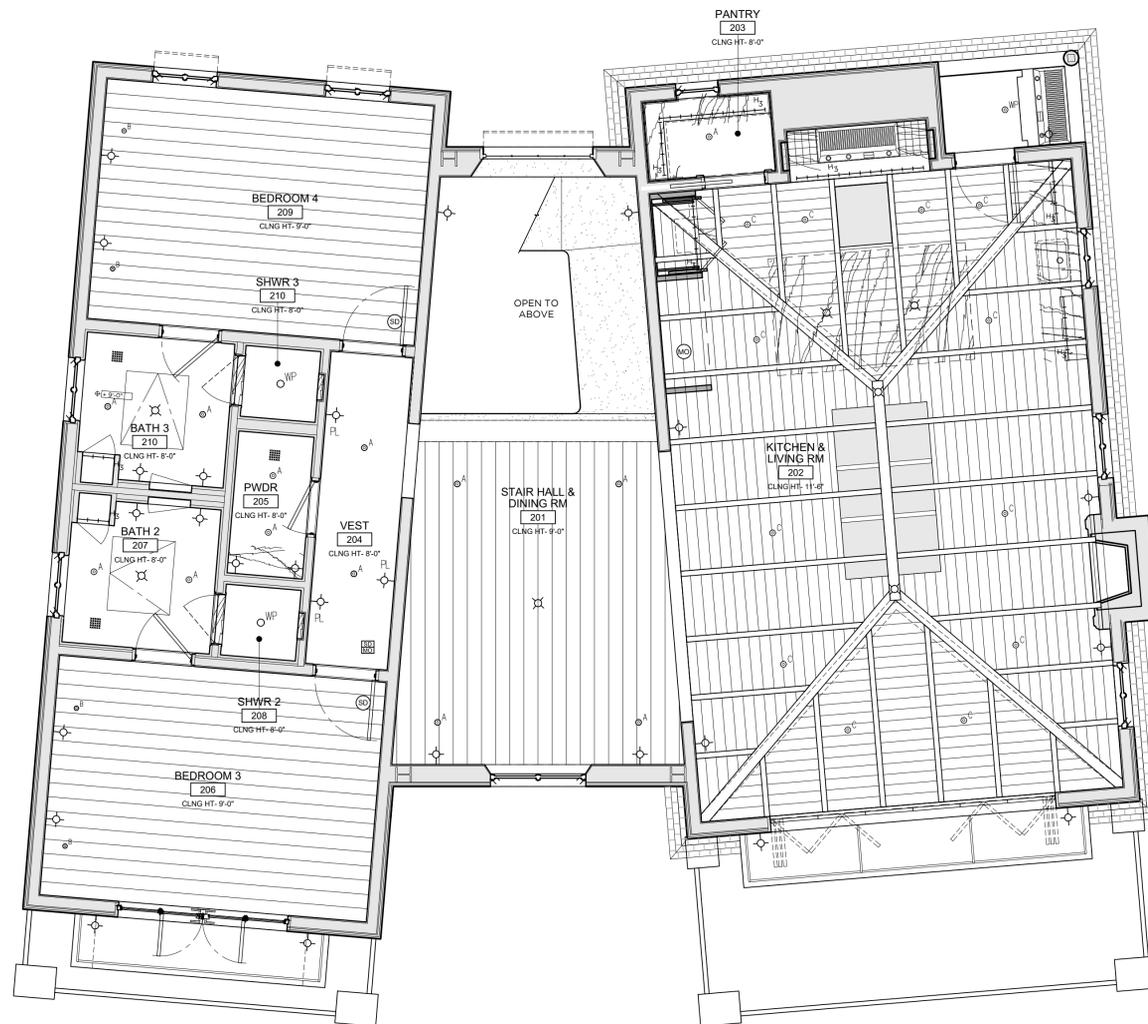
- ⊙^A RECESSED LIGHT
- ⊙^B RECESSED MILLWORK TRIM MICRO LIGHT
- ⊙^C RECESSED PITCHED CEILING LIGHT
- ⊙^{WP} WATERPROOF RECESSED LIGHT
- ⊗ SURFACE-MOUNTED LIGHT FBO
- ⊕ SCONCE FBO
- ⊙^{CL} CLOSET LIGHT
- ⊙^{PL} PICTURE LIGHT
- ⊗^L VERTICAL LED LIGHT STRIP
- LED LIGHT STRIP
- UNDER-CABINET LIGHTS
- ⊕ JAMB SWITCH
- ⊙ SMOKE DETECTOR
- ⊙ CO DETECTOR
- ⊙ SMOKE/CO DETECTOR
- ⊙ EXHAUST FAN

NOTE:
DIMENSIONS FOUND ON INTERIOR
ELEVATION PAGES



1 BASEMENT REFLECTED CEILING PLAN
SCALE: 1/4"=1'0"





- LEGEND
- ⊙^A RECESSED LIGHT
 - ⊙^B RECESSED MILLWORK TRIM MICRO LIGHT
 - ⊙^C RECESSED PITCHED CEILING LIGHT
 - ⊙^{WP} WATERPROOF RECESSED LIGHT
 - ⊙ SURFACE-MOUNTED LIGHT FBO
 - ⊙ SCONCE FBO
 - ⊙ CLOSET LIGHT
 - ⊙ PICTURE LIGHT
 - ⊙ VERTICAL LED LIGHT STRIP
 - LED LIGHT STRIP
 - UNDER-CABINET LIGHTS
 - ⊙ JAMB SWITCH
 - ⊙ SMOKE DETECTOR
 - ⊙ CO DETECTOR
 - ⊙ SMOKE/CO DETECTOR
 - ⊙ EXHAUST FAN

1 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

BORIES & SHEARRON ARCHITECTURE



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ISSUE DATE

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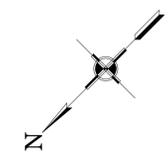
REVISION DATE

NO.	DATE	ISSUE
1	9/19/25	Planning Response
2	11/19/25	Planning Response
3	01/19/26	Planning Response

PROJECT TITLE:
Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:
FIRST FLOOR REFLECTED CEILING PLAN

PROJECT NO.:	202404
DRAWN BY:	DM
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DRAWING NO.:	



A-122



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-	9-23-24	REVIEW

REVISION DATE:

NO.	DATE	ISSUE
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2	11-19-25	Planning Response
3	01-19-26	Planning Response

PROJECT TITLE:

Taylor Residence
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DRAWING TITLE:

SECOND FLOOR
REFLECTED CEILING PLAN

PROJECT NO.: 202404

DRAWN BY: DM

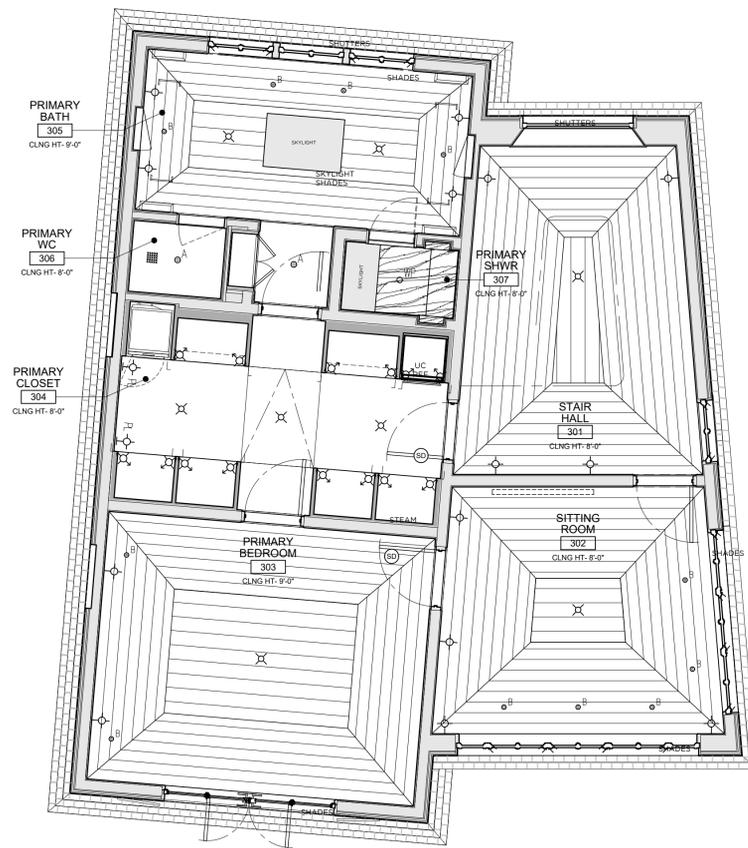
CHECKED BY: MK

DRAWING NO.:

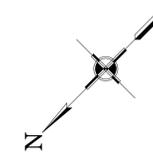
A-123

LEGEND

	EXHAUST FAN
	RECESSED LIGHT
	RECESSED LIGHT WITH MILLWORK
	RECESSED LIGHT WITH MICRO LIGHT
	WATERPROOF RECESSED LIGHT
	SURFACE MOUNTED RECESSED LIGHT
	SURFACE MOUNTED LIGHT FBO
	CLOSET LIGHT
	SCOUNCE FBO
	PICTURE LIGHT
	CLOSET LIGHT
	VERTICAL LED LIGHT
	LED LIGHT STRIP
	VERTICAL LED LIGHT
	LIGHT STRIP
	UNDER-CABINET LIGHTS
	JAMB SWITCH
	UNDER-CABINET LIGHTS
	SMOKE DETECTOR
	JAMB SWITCH
	HEAT DETECTOR
	SMOKE DETECTOR
	CO DETECTOR
	SMOKE/CO DETECTOR
	EXHAUST FAN



1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4"=1'0"





47.

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3	01/19/26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

NORTH ELEVATION

PROJECT NO.:

202404

DRAWN BY:

DM

CHECKED BY:

MK

DRAWING NO.:

A-201

ELEVATION NOTES

ROOFING MATERIAL:
CLAY BARREL TILES ROOFING ON CLASS 'A' UNDERLAYMENT INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS, IAPMO UES ER 412 EVALUATION REPORT

FLAT SEAM ROOFING:
SOLDERED FLAT SEAM WEATHERED ZINC FINISH, SRI = 22, CLASS A INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS

FLAT SEAM ROOFING:
STANDING SEAM SOLDERED WEATHERED ZINC FINISH, SRI = 22, CLASS A, INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS

STUCCO SIDING:
3 LAYER STUCCO FINISH ON METAL LATH, ON 2 LAYERS OF GRADE 'D' BUILDING PAPER

STUCCO TRIM:
3 LAYER STUCCO FINISH ON METAL LATH, ON 2 LAYERS OF GRADE 'D' BUILDING PAPER

BUILDING PAPER:
PROVIDE 2 LAYERS OF GRADE 'D' BUILDING PAPER OVER ALL WOOD BASED SHEATHING AND UNDER ALL MASONRY VENEERS

VAPOR BARRIER:
PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING WINDOWS AND DOORS

ELEVATION KEY NOTES

- CLAY BARREL TILE ROOF
- CLAY BARREL TILE FRIEZE
- 3 LAYER STUCCO WALL FINISH
- 3 LAYER STUCCO FINISH WATER TABLE, BEHIND 5'-0" SETBACK
- LIMESTONE WINDOW SILL
- LIMESTONE WINDOW 6" HEADER
- LIMESTONE DOOR 10" HEADER
- 3 LAYER STUCCO FINISH WINDOW AND DOOR JAMB
- STUCCO FINISH WALL WITH CAP 3" Ht NOT TO EXCEED 8'-0". TO BE FILED UNDER SEPARATE WORK PERMIT
- 3 LAYER STUCCO FINISH CHIMNEY WITH LCC FLAT SEAM METAL CRICKET FOR GAS FIREPLACE EXHAUST
- PAINTED METAL RAILING PER CODE
- FIXED AWNING
- FLAT SEAM METAL ROOF
- WOOD OVERHEAD GARAGE DOORS WITH DECORATIVE METAL HARDWARE
- STUCCO RAILING PIER WITH STUCCO CAP AT BALCONY
- PAINTED WOOD ACOUSTICAL LOUVERED PANELS SPA & TO HVAC UNITS
- STONE TREADS 2" TH WITH 1 1/2" TH STONE RISERS
- STONE PAVING
- STUCCO FINISHED STRUCTURAL COLUMN
- 10" PROFILED STONE BASE
- 6" TH STONE COLUMN CAPITAL
- WEATHERED WOOD SOFFIT WITH DECORATIVE WOOD BRACKETS
- WOOD BI-FOLD SHUTTERS
- PAINTED WOOD OPERABLE BERMUDA STYLE SHUTTERS
- PAINTED WOOD MOTORIZED BERMUDA STYLE SHUTTERS
- STUCCO FINISHED COLUMN WITH STONE CAP AND BASE WITH WEATHERED WOOD SOFFIT
- PAINTED METAL AND GLASS NON-REFLECTIVE SKYLIGHT
- PAINTED METAL WINDOWS AND DOORS
- PAINTED WOOD SHUTTERS WITH METAL HARDWARE
- STUCCO CAP AT BALCONY EDGE
- PAINTED WOOD & GLASS DOOR WITH STUCCO JAMB
- SPLAYED STUCCO JAMB
- PAINTED WOOD GATE WITH METAL HARDWARE
- DOWN LIT OR SHIELDED FOR GLARE PREVENTION LANTERN
- STUCCO CORBELLING AT CHIMNEY
- FIXED WOOD SHUTTERS IN STUCCO FINISHED WALL RECESS
- 6" WEATHERED WOOD LINTEL
- IN GROUND SPA
- 6" HALF ROUND LCC GUTTERS
- 5" DIAMETER LCC DOWNSPOUTS
- 4" DIAMETER LCC DOWNSPOUTS WITH LCC DECORATIVE CONDUCTOR HEAD
- EXTERIOR SHOWER
- NOT IN USE
- WOOD GATE PER POOL CODE WITH SELF-CLOSING & LATCHING METAL HARDWARE
- STONE & PEBBLE PAVING ENTRY COURT
- STUCCOED IN PLACE, SHIELDED STEP DOWN-LIGHT



1 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



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NO.	DATE	ISSUE
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REVISION DATE:

NO.	DATE	ISSUE
1	9/19/25	Planning Response
2	11/19/25	Planning Response
3	01/19/26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

EAST ELEVATION

PROJECT NO.: 2024/04

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO.:

A-202

ELEVATION NOTES

ROOFING MATERIAL:
CLAY BARREL TILES ROOFING ON CLASS 'A' UNDERLAYMENT INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS, IAPMO UES ER 412 EVALUATION REPORT

FLAT SEAM ROOFING:
SOLDERED FLAT SEAM WEATHERED ZINC FINISH, SRI = 22, CLASS A INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS

FLAT SEAM ROOFING:
STANDING SEAM SOLDERED WEATHERED ZINC FINISH, SRI = 22, CLASS A, INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS

STUCCO SIDING:
3 LAYER STUCCO FINISH ON METAL LATH, ON 2 LAYERS OF GRADE 'D' BUILDING PAPER

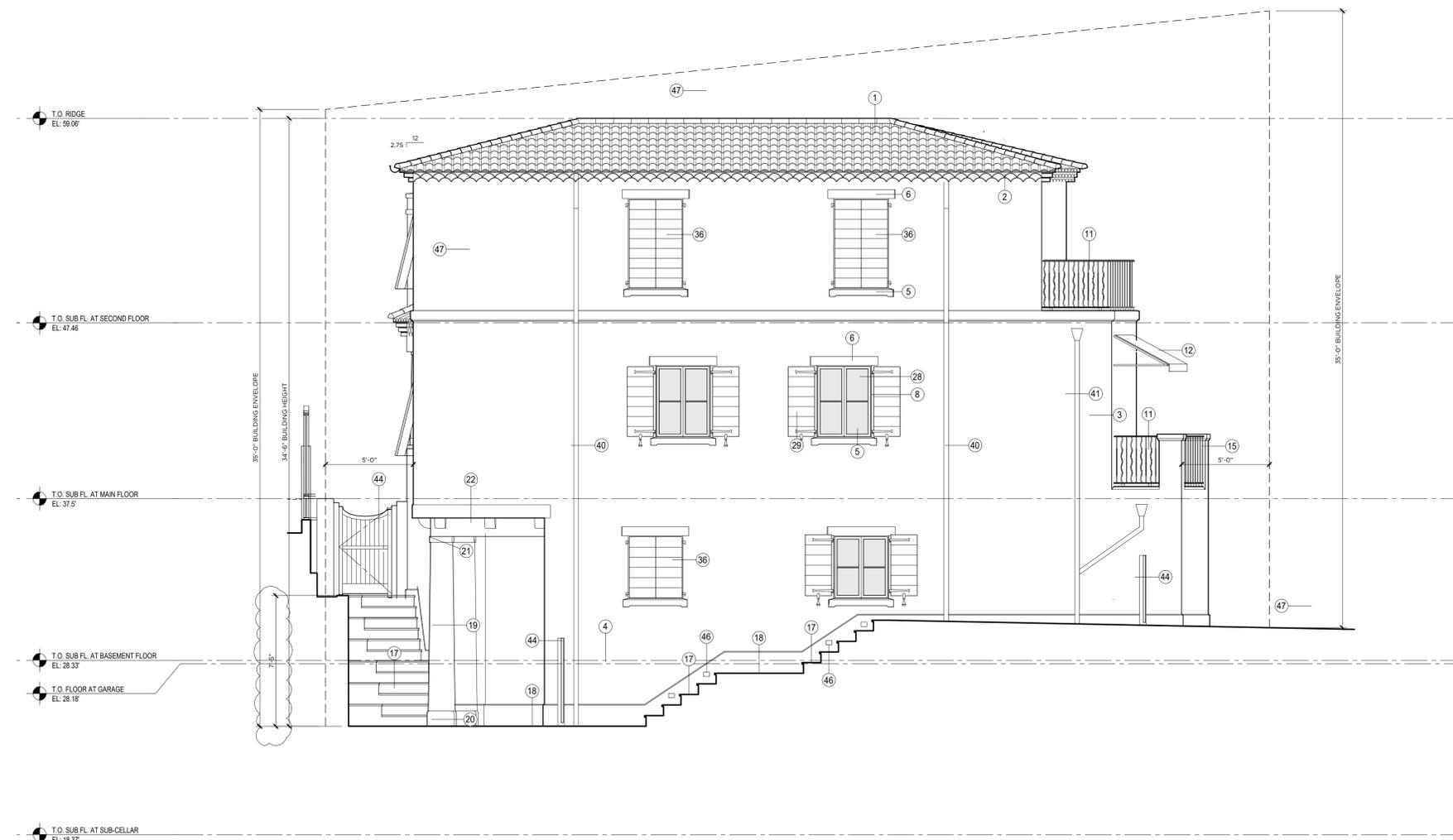
STUCCO TRIM:
3 LAYER STUCCO FINISH ON METAL LATH, ON 2 LAYERS OF GRADE 'D' BUILDING PAPER

BUILDING PAPER:
PROVIDE 2 LAYERS OF GRADE 'D' BUILDING PAPER OVER ALL WOOD BASED SHEATHING AND UNDER ALL MASONRY VENEERS

VAPOR BARRIER:
PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING WINDOWS AND DOORS

ELEVATION KEY NOTES

1. CLAY BARREL TILE ROOF
2. CLAY BARREL TILE FRIEZE
3. 3 LAYER STUCCO WALL FINISH
4. 3 LAYER STUCCO FINISH WATER TABLE, BEHIND 5'-0" SETBACK
5. LIMESTONE WINDOW SILL
6. LIMESTONE WINDOW 6" HEADER
7. LIMESTONE DOOR 10" HEADER
8. 3 LAYER STUCCO FINISH WINDOW AND DOOR JAMB
9. STUCCO FINISH WALL WITH CAP 3" ht
10. 3 LAYER STUCCO FINISH CHIMNEY WITH LCC FLAT SEAM METAL CRACKET FOR GAS FIREPLACE EXHAUST
11. PAINTED METAL RAILING PER CODE
12. FIXED AWNING
13. FLAT SEAM METAL ROOF
14. WOOD OVERHEAD GARAGE DOORS WITH DECORATIVE METAL HARDWARE
15. STUCCO RAILING PIER WITH STUCCO CAP AT BALCONY
16. PAINTED WOOD ACOUSTICAL LOUVERED PANELS SPA & TO HVAC UNITS
17. STONE TREADS 2" th WITH 1 1/2" th STONE RISERS
18. STONE PAVING
19. STUCCO FINISHED STRUCTURAL COLUMN
20. 10" PROFILED STONE BASE
21. 6" th STONE COLUMN CAPITAL
22. WEATHERED WOOD SOFFIT WITH DECORATIVE WOOD BRACKETS
23. WOOD BI-FOLD SHUTTERS
24. PAINTED WOOD OPERABLE BERMUDA STYLE SHUTTERS
25. PAINTED WOOD MOTORIZED BERMUDA STYLE SHUTTERS
26. STUCCO FINISHED COLUMN WITH STONE CAP AND BASE WITH WEATHERED WOOD SOFFIT
27. PAINTED METAL AND GLASS NON - REFLECTIVE SKYLIGHT
28. PAINTED METAL WINDOWS AND DOORS
29. PAINTED WOOD SHUTTERS WITH METAL HARDWARE
30. STUCCO CAP AT BALCONY EDGE
31. PAINTED WOOD & GLASS DOOR WITH STUCCO JAMB
32. SPLAYED STUCCO JAMB
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36. FIXED WOOD SHUTTERS IN STUCCO FINISHED WALL RECESS
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41. 4" DIAMETER LCC DOWNSPOUTS WITH LCC DECORATIVE CONDUCTOR HEAD
42. EXTERIOR SHOWER
43. NOT IN USE
44. WOOD GATE PER POOL CODE WITH SELF-CLOSING & LATCHING METAL HARDWARE
45. STONE & PEBBLE PAVING ENTRY COURT
46. STUCCOED IN PLACE, SHIELDED STEP DOWN-LIGHT
47. OUTLINE OF EXISTING HOUSE TO BE REMOVED



1 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'0"



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PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

SOUTH ELEVATION

PROJECT NO.: 202404

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO.:

A-203

ELEVATION NOTES

ROOFING MATERIAL:
CLAY BARREL TILES ROOFING ON CLASS 'A' UNDERLAYMENT INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS, IAPMO UES ER 412 EVALUATION REPORT

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STUCCO SIDING:
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STUCCO TRIM:
3 LAYER STUCCO FINISH ON METAL LATH, ON 2 LAYERS OF GRADE 'D' BUILDING PAPER

BUILDING PAPER:
PROVIDE 2 LAYERS OF GRADE 'D' BUILDING PAPER OVER ALL WOOD BASED SHEATHING AND UNDER ALL MASONRY VENEERS

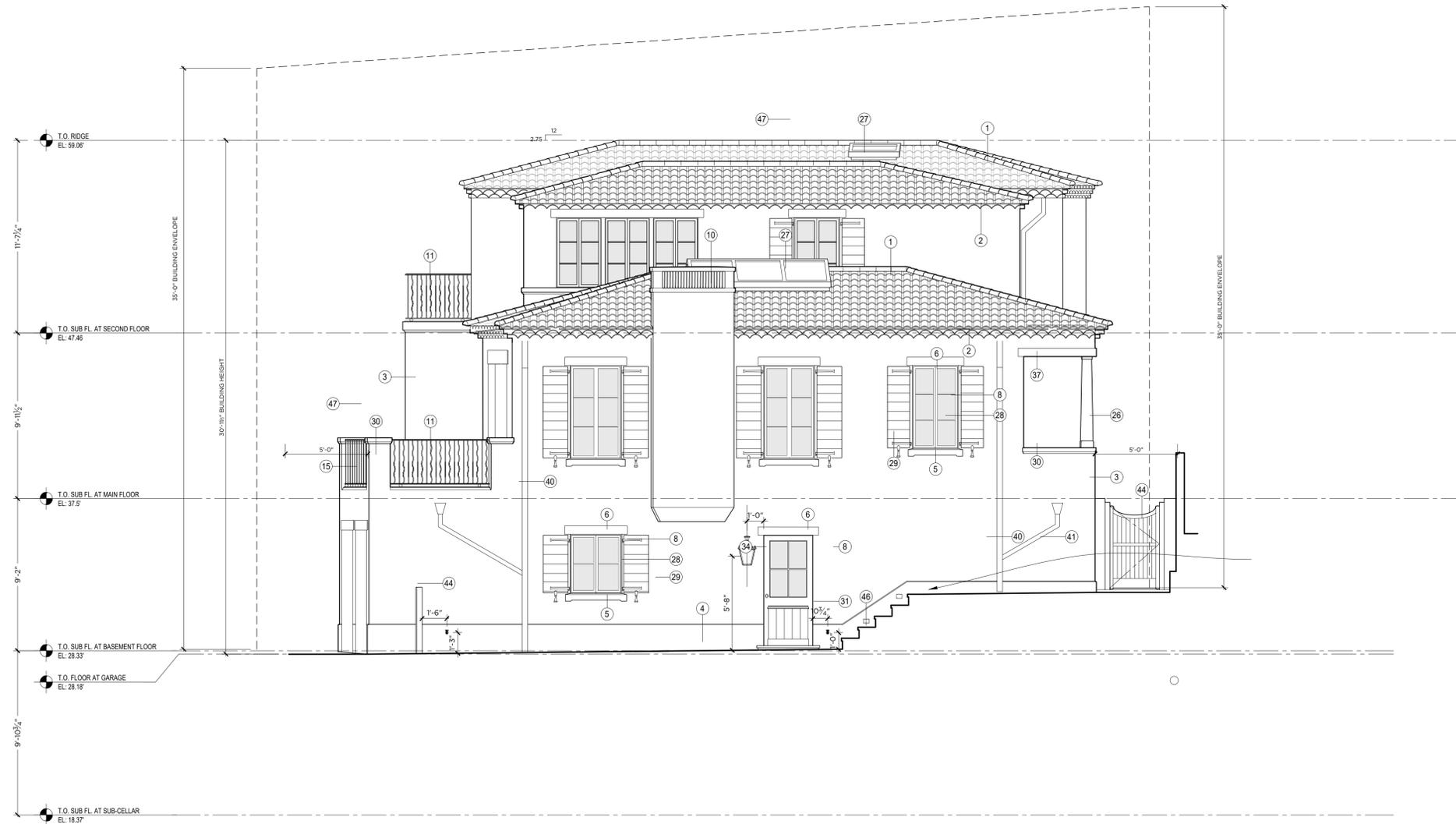
VAPOR BARRIER:
PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING WINDOWS AND DOORS

ELEVATION KEY NOTES

- CLAY BARREL TILE ROOF
- CLAY BARREL TILE FRIEZE
- 3 LAYER STUCCO WALL FINISH
- 3 LAYER STUCCO FINISH WATER TABLE, BEHIND 5'-0" SETBACK
- LIMESTONE WINDOW SILL
- LIMESTONE WINDOW 6" HEADER
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- PAINTED METAL RAILING PER CODE
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1 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'0"

ELEVATION NOTES

- ROOFING MATERIAL:**
CLAY BARREL TILES ROOFING ON CLASS 'A' UNDERLAYMENT INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS, IAPMO UES ER 412 EVALUATION REPORT
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**BORIES & SHEARRON
ARCHITECTURE**



36 East 20th Street, 3rd Floor
New York, NY 10003
T: (212) 766-8862



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PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

WEST ELEVATION

PROJECT NO.:	202404
DRAWN BY:	DM
CHECKED BY:	MK

DRAWING NO.:

A-204



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PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

**ENTRY COURT
ELEVATIONS**

PROJECT NO.: 202404

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO.:

A-205

ELEVATION NOTES

ROOFING MATERIAL:
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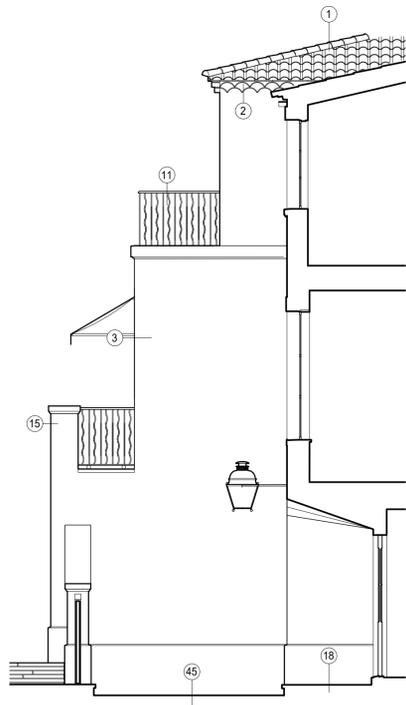
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VAPOR BARRIER:
PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING WINDOWS AND DOORS

ELEVATION KEY NOTES

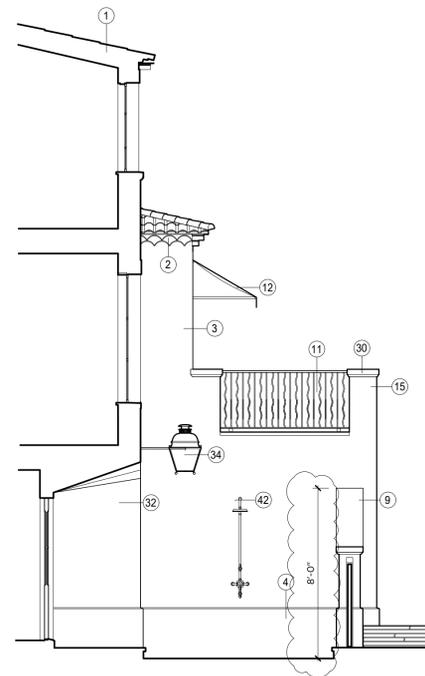
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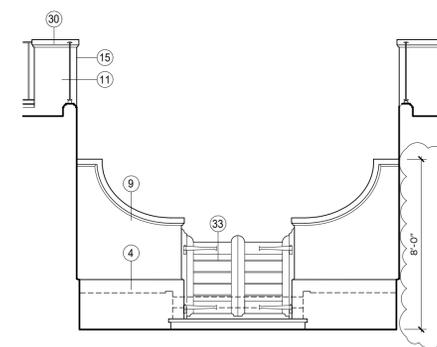
1 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'0"



3 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'0"



4 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'0"



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PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

BUILDING SECTIONS

PROJECT NO.:

202404

DRAWN BY:

DM

CHECKED BY:

MK

DRAWING NO.:

A-301

SECTION NOTES

ROOFING MATERIAL:
CLAY BARREL TILES ROOFING ON CLASS 'A' UNDERLAYMENT INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS, IAPMO UES ER 412 EVALUATION REPORT

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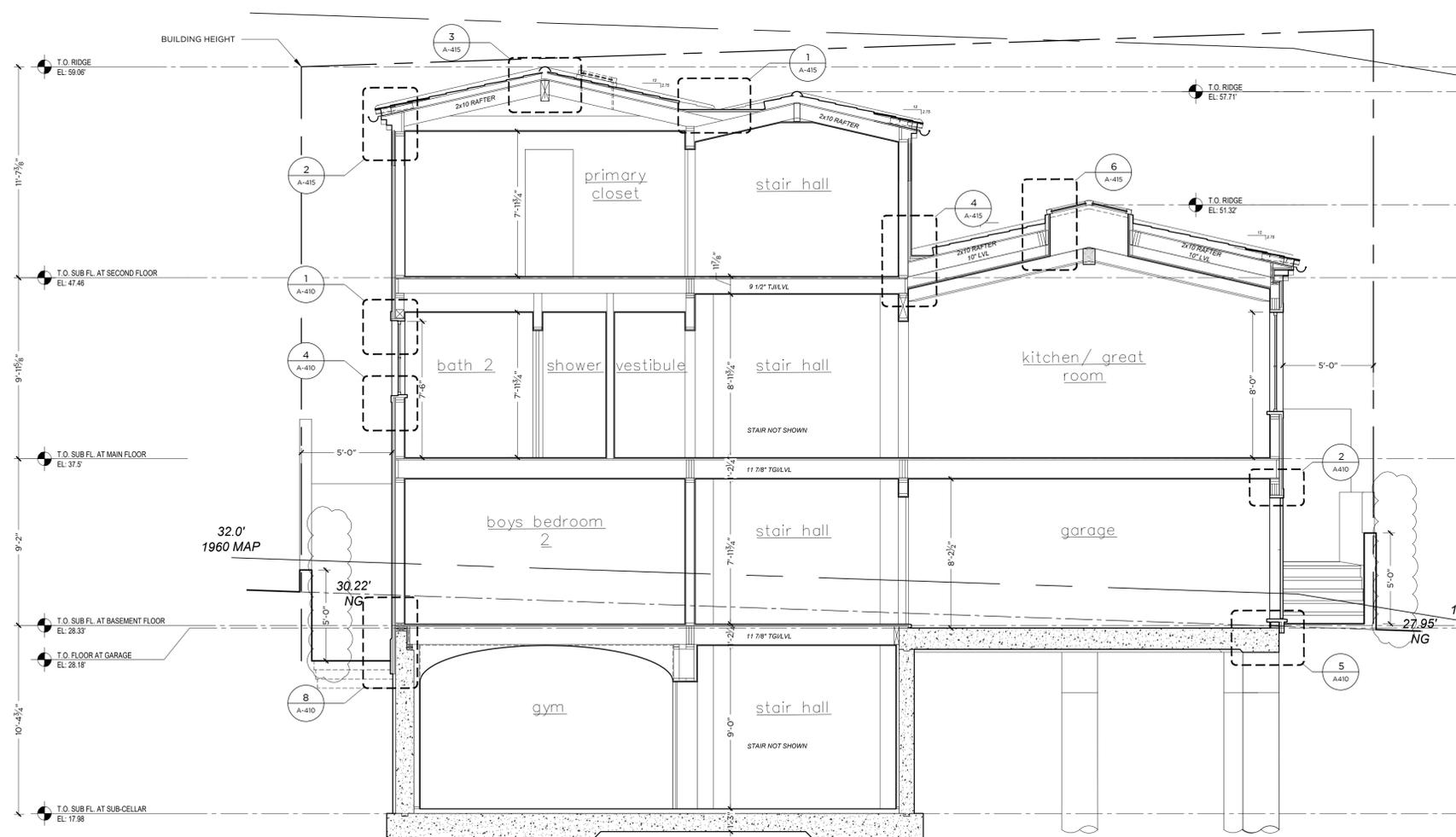
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BUILDING PAPER:
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VAPOR BARRIER:
PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING WINDOWS AND DOORS

- REFER TO STRUCTURAL ENGINEER DRAWINGS.
- DETAILS REFERENCED IN THESE DRAWINGS ARE FOR CLARIFICATION OF THE ARCHITECTURAL DESIGN. REFER TO ENGINEERING DRAWINGS PREPARED BY OTHERS FOR DETAILED INFORMATION.
- UPPER FLOOR DIMENSIONS ARE TAKEN FROM TOP OF SUB FLOOR SHEATHING MATERIAL.
- FIRE BLOCKING IS REQUIRED FOR CONCEALED SPACES 10' O/C HORIZONTAL, VERTICALLY AT CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES (CRC R302.11)

INSULATION SCHEDULE	
CEILING	R-38
EXTERIOR WALL - 2x8	R-19
EXTERIOR WALL - 2x6	R-19
RAISED FLOOR	R-19
SLAB EDGE	NONE
DUCT	R-6



1 PROPOSED BUILDING SECTION 1
SCALE: 1/4"=1'0"



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PROJECT TITLE:

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44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

BUILDING SECTIONS

PROJECT NO.: 202404

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO.:

A-302

SECTION NOTES

ROOFING MATERIAL:
CLAY BARREL TILES ROOFING ON CLASS 'A' UNDERLAYMENT INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS, IAPMO UES ER 412 EVALUATION REPORT

FLAT SEAM ROOFING:
SOLDERED FLAT SEAM WEATHERED ZINC FINISH, SRI = 22, CLASS A INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS

FLAT SEAM ROOFING:
STANDING SEAM SOLDERED WEATHERED ZINC FINISH, SRI = 22, CLASS A, INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS

STUCCO SIDING:
3 LAYER STUCCO FINISH ON METAL LATH, ON 2 LAYERS OF GRADE 'D' BUILDING PAPER

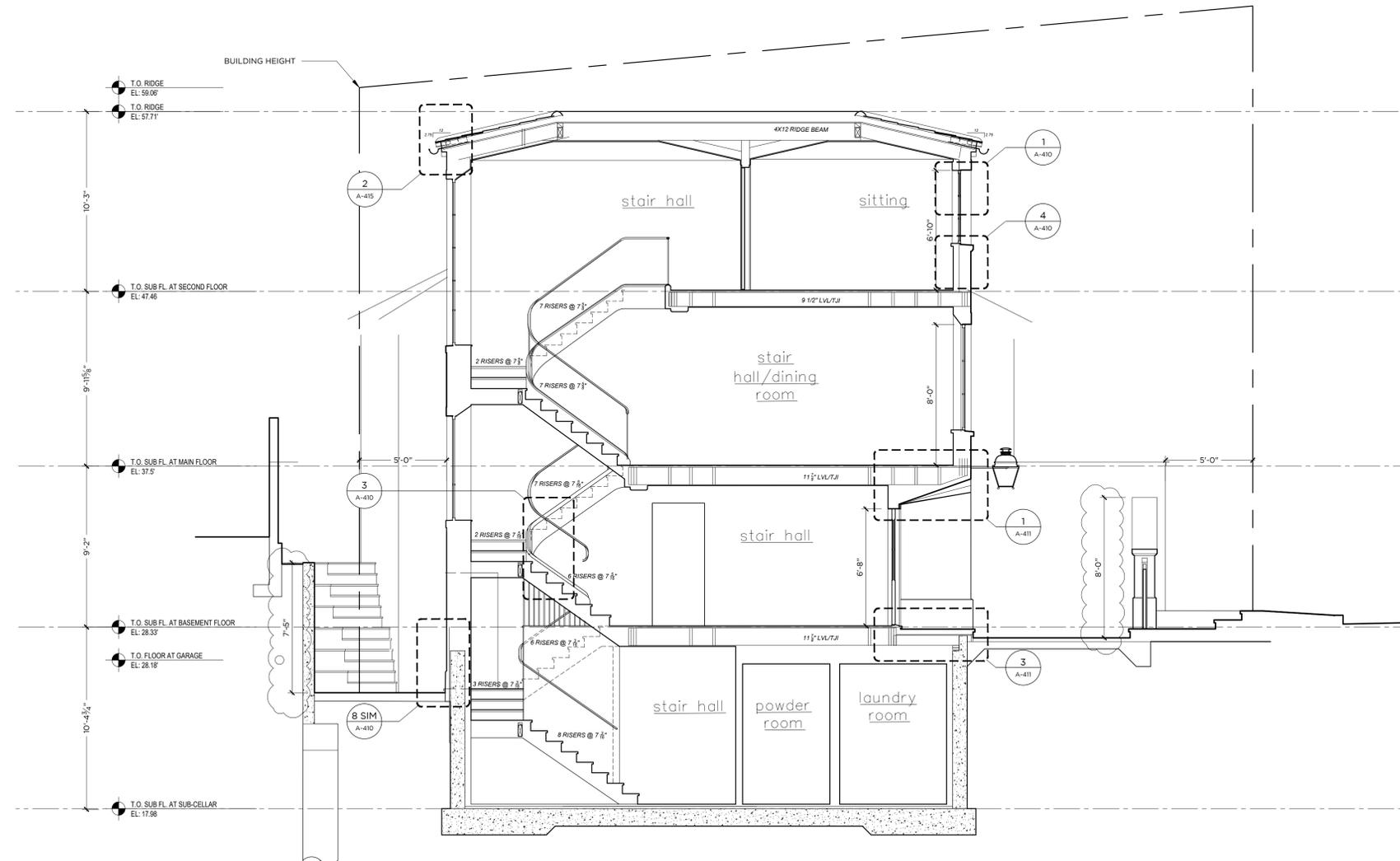
STUCCO TRIM:
3 LAYER STUCCO FINISH ON METAL LATH, ON 2 LAYERS OF GRADE 'D' BUILDING PAPER

BUILDING PAPER:
PROVIDE 2 LAYERS OF GRADE 'D' BUILDING PAPER OVER ALL WOOD BASED SHEATHING AND UNDER ALL MASONRY VENEERS

VAPOR BARRIER:
PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING WINDOWS AND DOORS

- REFER TO STRUCTURAL ENGINEER DRAWINGS.
- DETAILS REFERENCED IN THESE DRAWINGS ARE FOR CLARIFICATION OF THE ARCHITECTURAL DESIGN. REFER TO ENGINEERING DRAWINGS PREPARED BY OTHERS FOR DETAILED INFORMATION.
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INSULATION SCHEDULE	
CEILING	R-38
EXTERIOR WALL - 2x8	R-19
EXTERIOR WALL - 2x6	R-19
RAISED FLOOR	R-19
SLAB EDGE	NONE
DUCT	R-6



1 PROPOSED BUILDING SECTION 2
SCALE: 1/4" = 1'0"



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ISSUE DATE:

NO.	DATE	ISSUE
-	9-23-24	REVIEW

REVISION DATE:

NO.	DATE	ISSUE
1	9-19-25	Planning Response
2	11-19-25	Planning Response
3	01-19-26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

BUILDING SECTIONS

PROJECT NO.: 202404

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO.:

A-303

SECTION NOTES

ROOFING MATERIAL:
CLAY BARREL TILES ROOFING ON CLASS 'A' UNDERLAYMENT INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS, IAPMO UES ER 412 EVALUATION REPORT

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STUCCO SIDING:
3 LAYER STUCCO FINISH ON METAL LATH, ON 2 LAYERS OF GRADE 'D' BUILDING PAPER

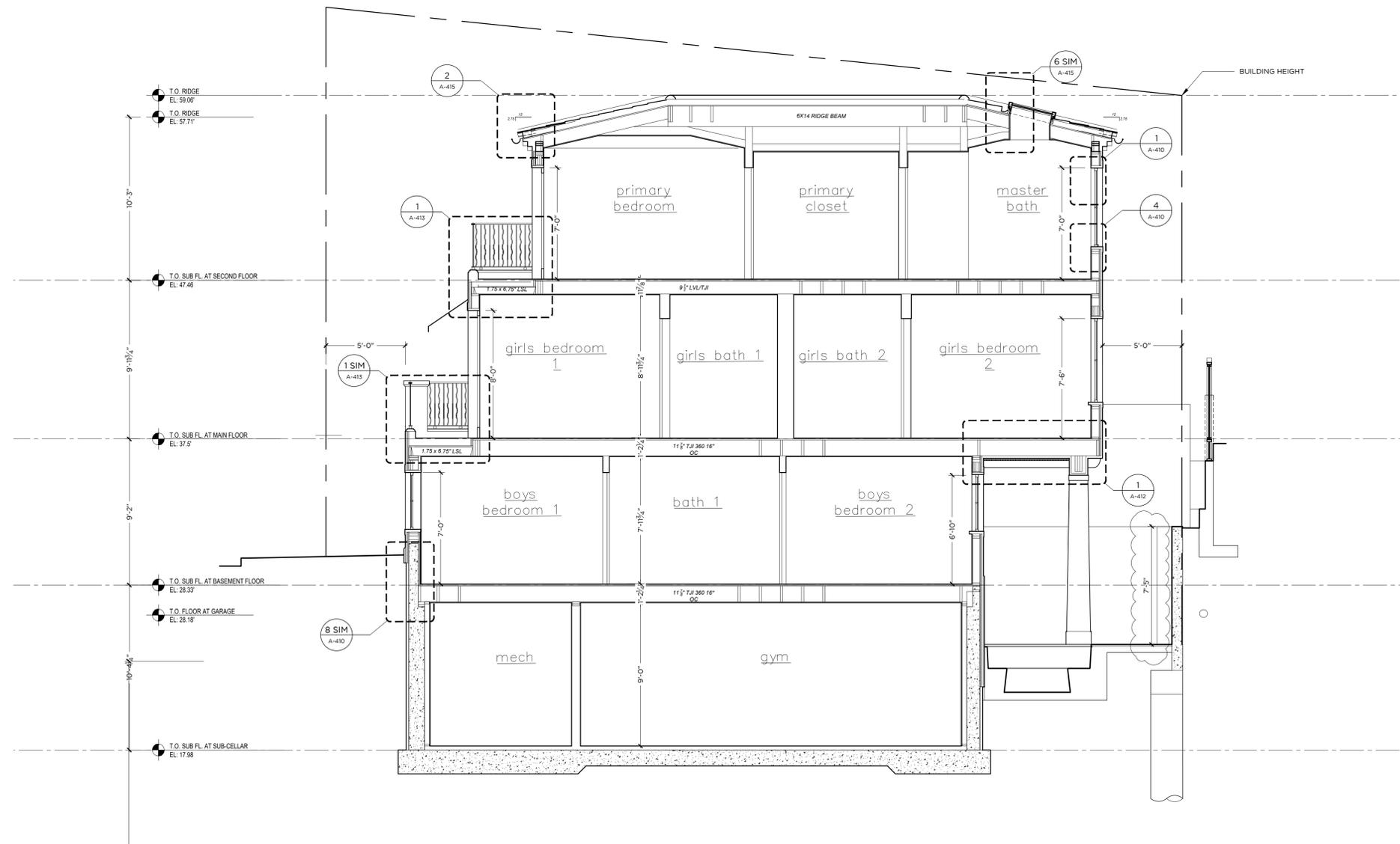
STUCCO TRIM:
3 LAYER STUCCO FINISH ON METAL LATH, ON 2 LAYERS OF GRADE 'D' BUILDING PAPER

BUILDING PAPER:
PROVIDE 2 LAYERS OF GRADE 'D' BUILDING PAPER OVER ALL WOOD BASED SHEATHING AND UNDER ALL MASONRY VENEERS

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INSULATION SCHEDULE	
CEILING	R-38
EXTERIOR WALL - 2x8	R-19
EXTERIOR WALL - 2x6	R-19
RAISED FLOOR	R-19
SLAB EDGE	NONE
DUCT	R-6



1 PROPOSED BUILDING SECTION 3
SCALE: 1/4"=1'0"



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REVISION DATE:

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2	11-19-25	Planning Response
3	01-19-26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

BUILDING SECTIONS

PROJECT NO.: 202404

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO.:

A-304

SECTION NOTES

ROOFING MATERIAL:
CLAY BARREL TILES ROOFING ON CLASS 'A' UNDERLAYMENT INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS, IAPMO UES ER 412 EVALUATION REPORT

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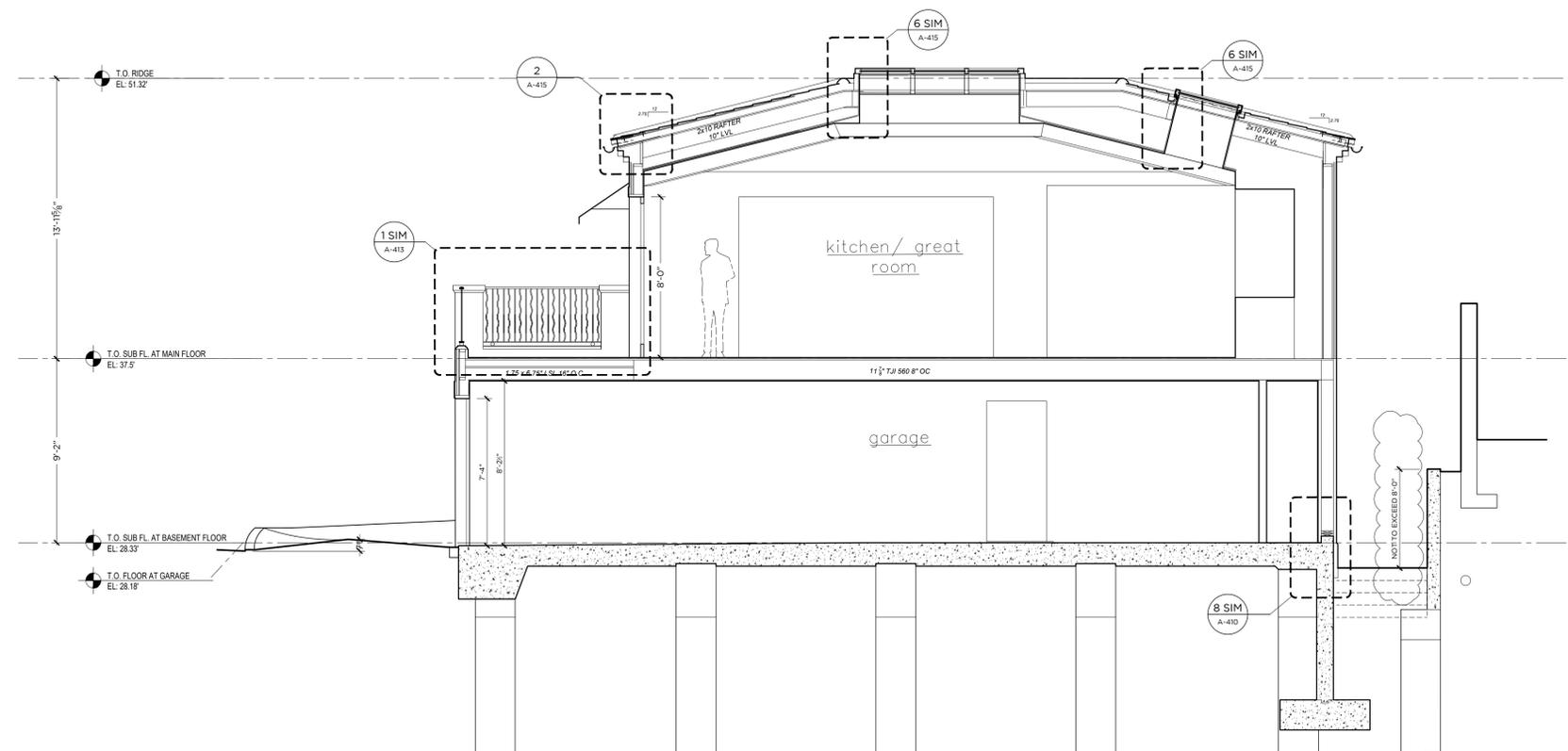
STUCCO TRIM:
3 LAYER STUCCO FINISH ON METAL LATH, ON 2 LAYERS OF GRADE 'D' BUILDING PAPER

BUILDING PAPER:
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INSULATION SCHEDULE	
CEILING	R-38
EXTERIOR WALL - 2x8	R-19
EXTERIOR WALL - 2x6	R-19
RAISED FLOOR	R-19
SLAB EDGE	NONE
DUCT	R-6



1 PROPOSED BUILDING SECTION 4
SCALE: 1/4"=1'0"



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3	01-19-26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

BUILDING SECTIONS

PROJECT NO.: 202404

DRAWN BY: DM

CHECKED BY: MK

DRAWING NO.:

A-305

SECTION NOTES

ROOFING MATERIAL:
CLAY BARREL TILES ROOFING ON CLASS 'A' UNDERLAYMENT INSTALL PER MANUFACTURERS SPECIFICATIONS AND PRINTED INSTALLATION INSTRUCTIONS, IAPMO UES ER 412 EVALUATION REPORT

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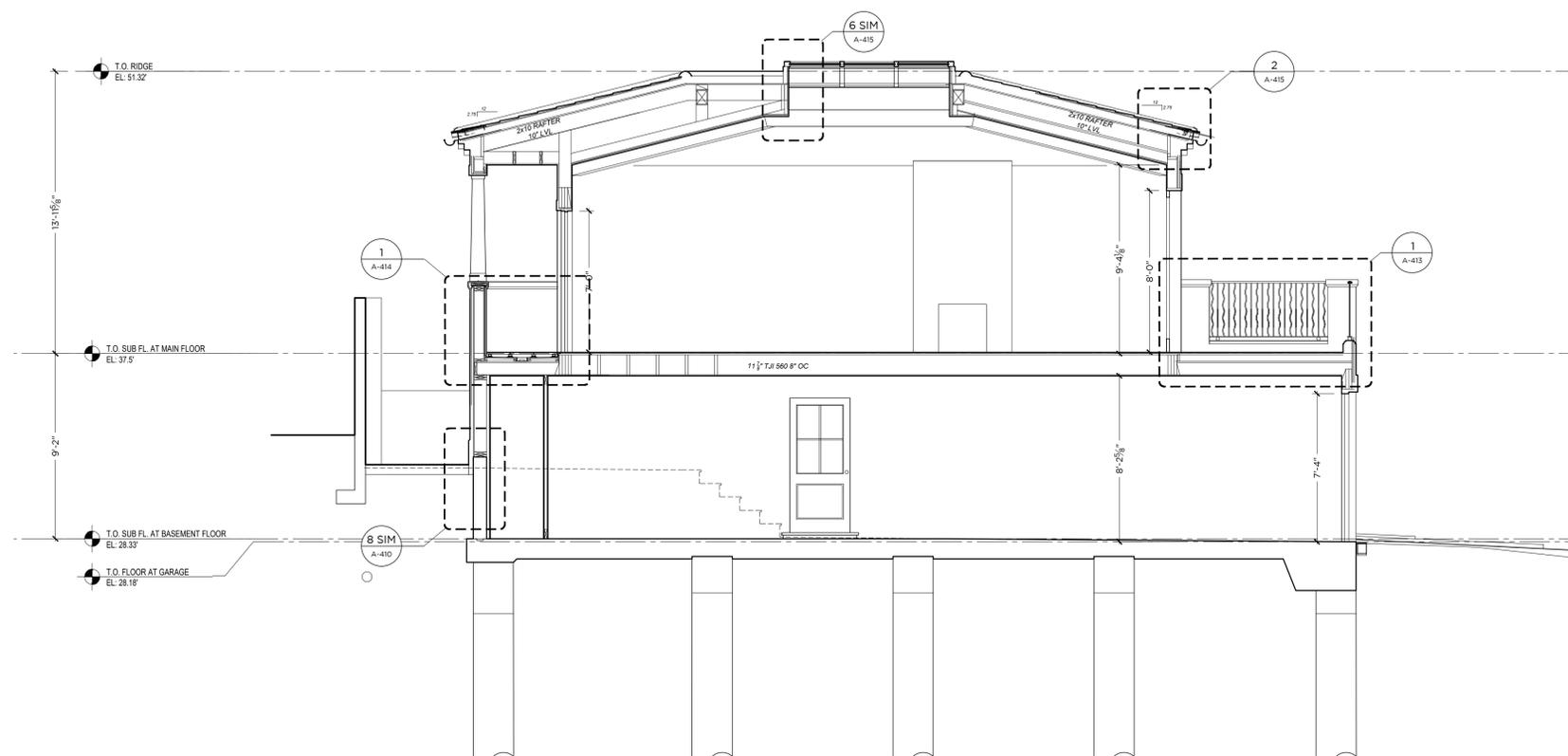
STUCCO TRIM:
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INSULATION SCHEDULE	
CEILING	R-38
EXTERIOR WALL - 2x8	R-19
EXTERIOR WALL - 2x6	R-19
RAISED FLOOR	R-19
SLAB EDGE	NONE
DUCT	R-6



1 PROPOSED BUILDING SECTION 5
SCALE: 1/4"=1'0"



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1	9/19/25	Planning Response
2	11/10/25	Planning Response
3	01/19/26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

DETAILS
EXTERIOR

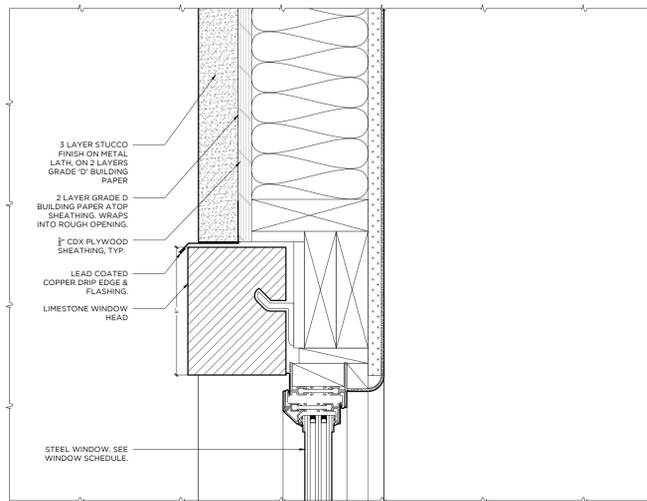
PROJECT NO.: 202404

DRAWN BY: DM

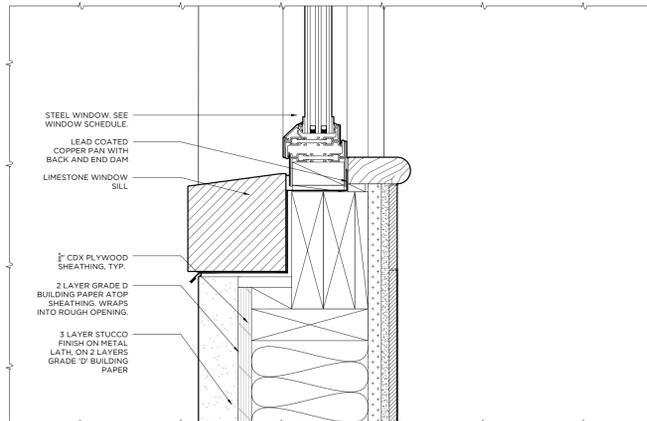
CHECKED BY: MK

DRAWING NO.:

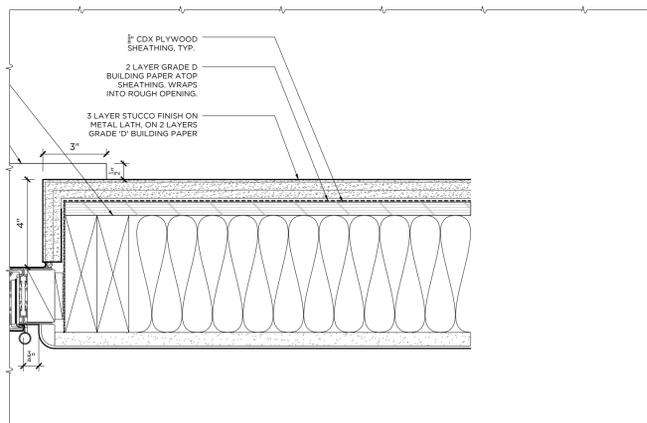
A-410



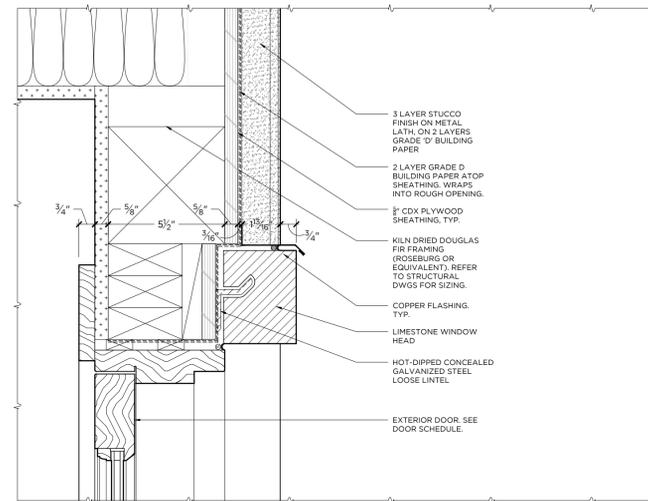
1 WALL SECTION DETAIL - WINDOW HEAD
SCALE: 3"=1'0"



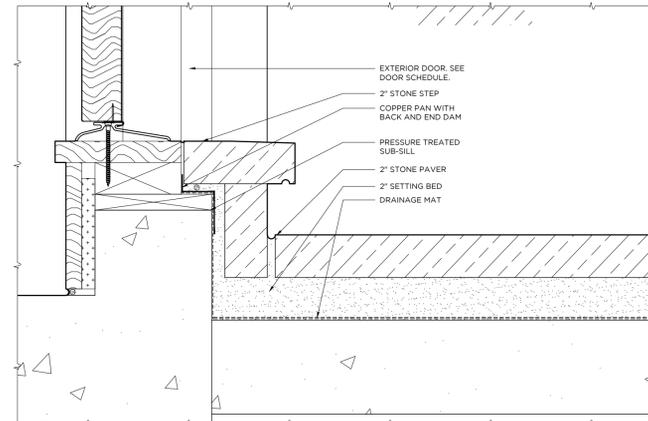
4 WALL SECTION DETAIL - WINDOW SILL
SCALE: 3"=1'0"



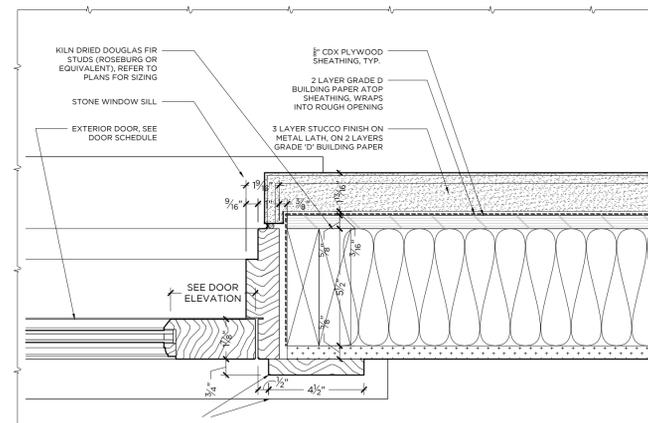
6 WALL PLAN DETAIL - WINDOW JAMB
SCALE: 3"=1'0"



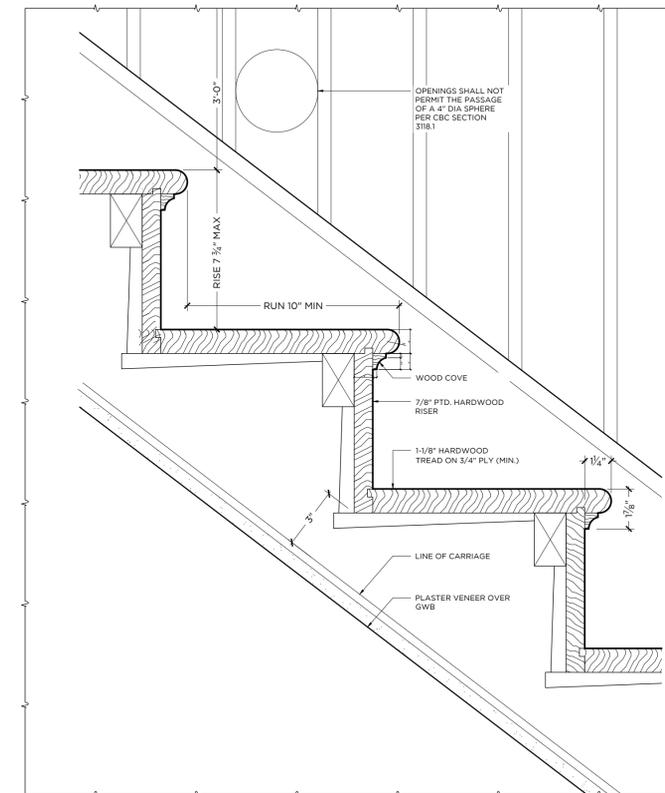
2 WALL SECTION DETAIL - DOOR HEAD
SCALE: 3"=1'0"



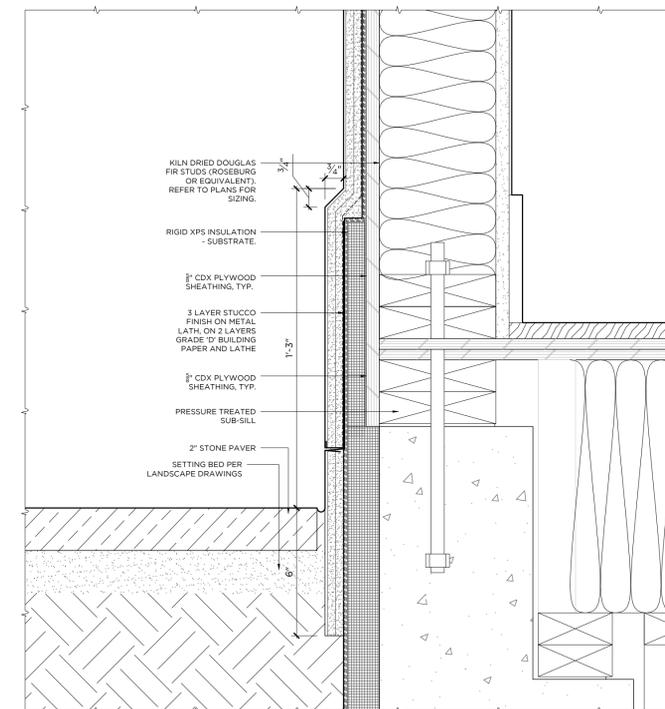
5 WALL SECTION DETAIL - DOOR SILL
SCALE: 3"=1'0"



7 WALL PLAN DETAIL - DOOR JAMB
SCALE: 3"=1'0"



3 SECTION DETAIL - TYP. STAIR DETAIL
SCALE: 3"=1'0"



8 WALL SECTION DETAIL - WATERTABLE
SCALE: 3"=1'0"



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PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

**EXTERIOR
DETAILS**

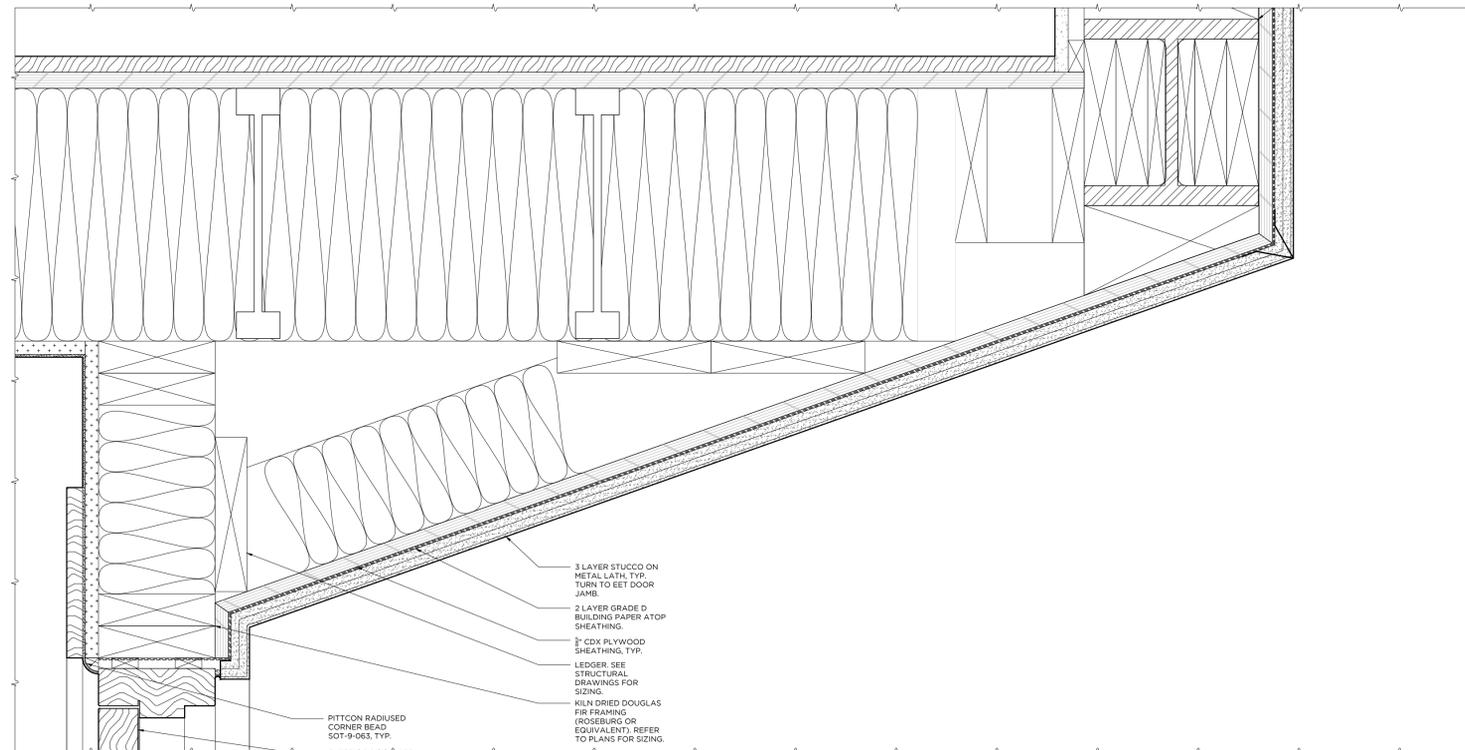
PROJECT NO.: 202404

DRAWN BY: DM

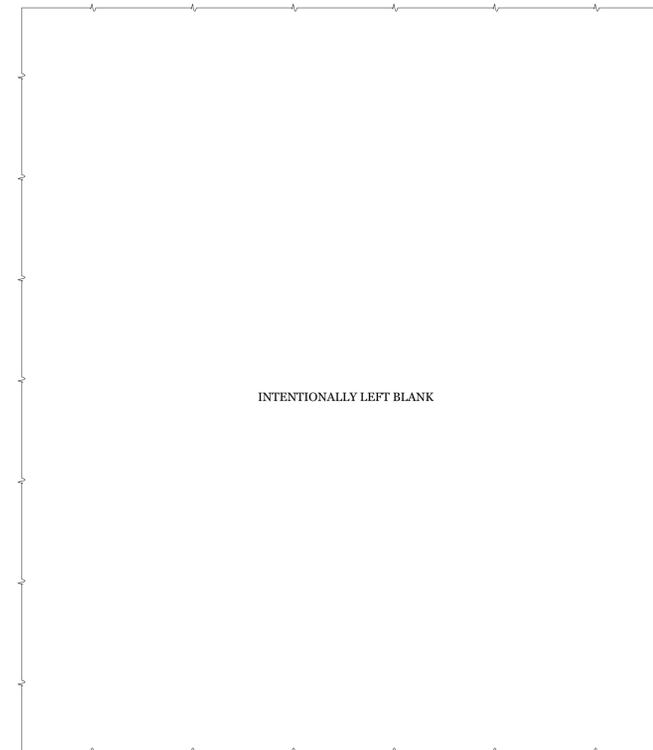
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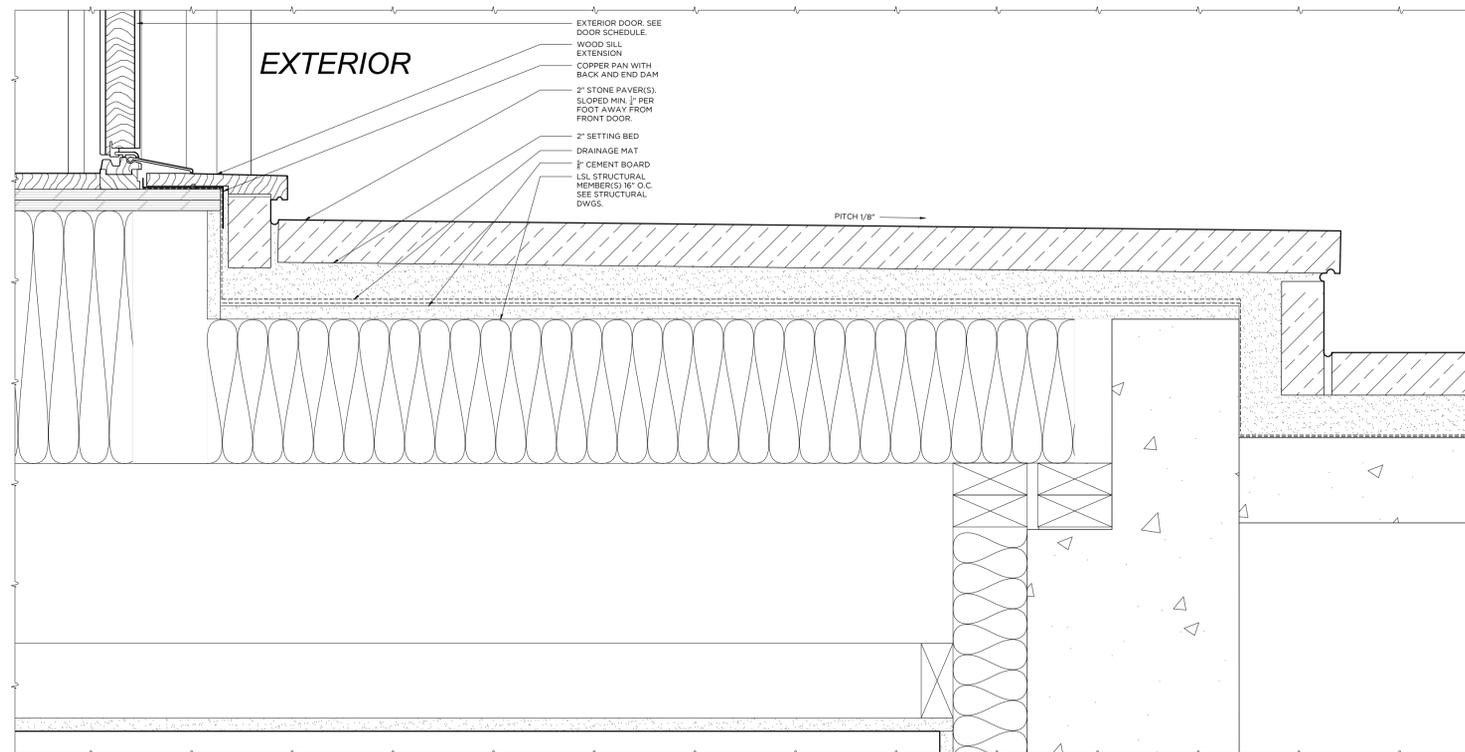
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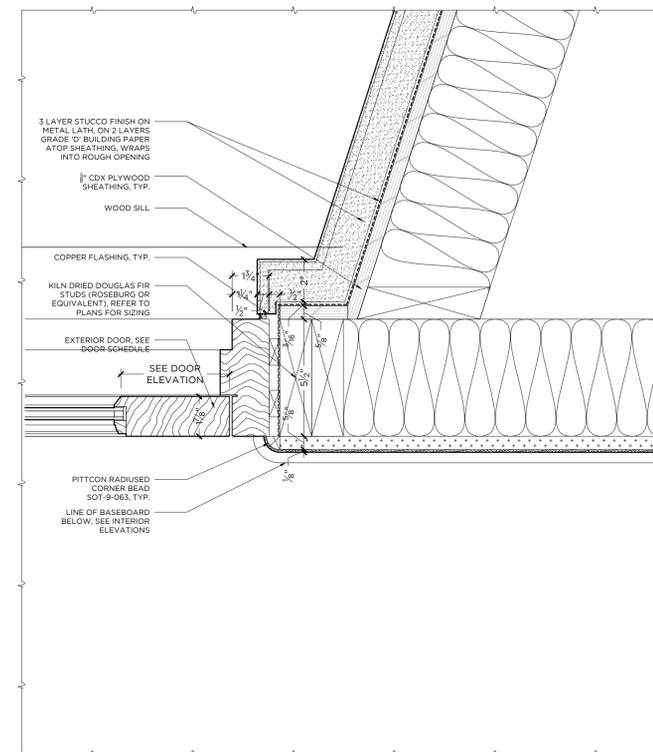
1 WALL SECTION DETAIL - ENTRY CANOPY & DOOR HEAD
SCALE: 3"=1'0"



2 WALL PLAN DETAIL - XXXX
SCALE: 3"=1'0"



3 WALL SECTION DETAIL - ENTRY WALKWAY & DOOR SILL
SCALE: 3"=1'0"



4 WALL PLAN DETAIL - DOOR JAMB
SCALE: 3"=1'0"



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**EXTERIOR
DETAILS**

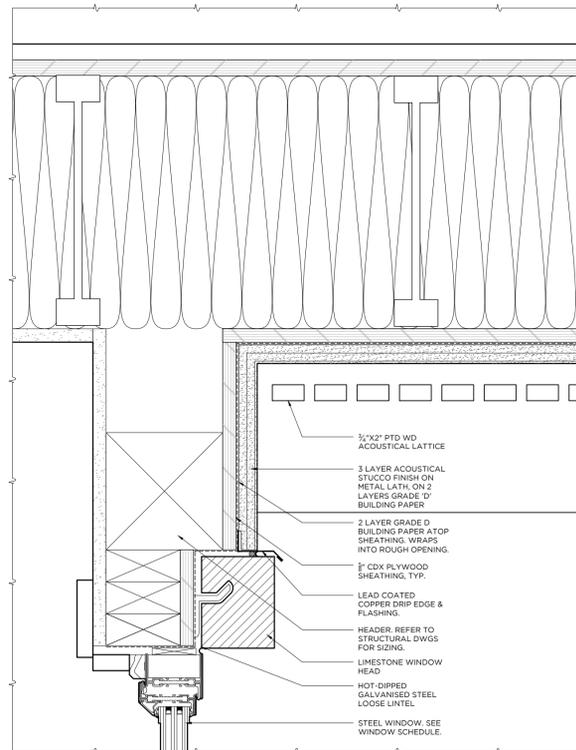
PROJECT NO.: 202404

DRAWN BY: DM

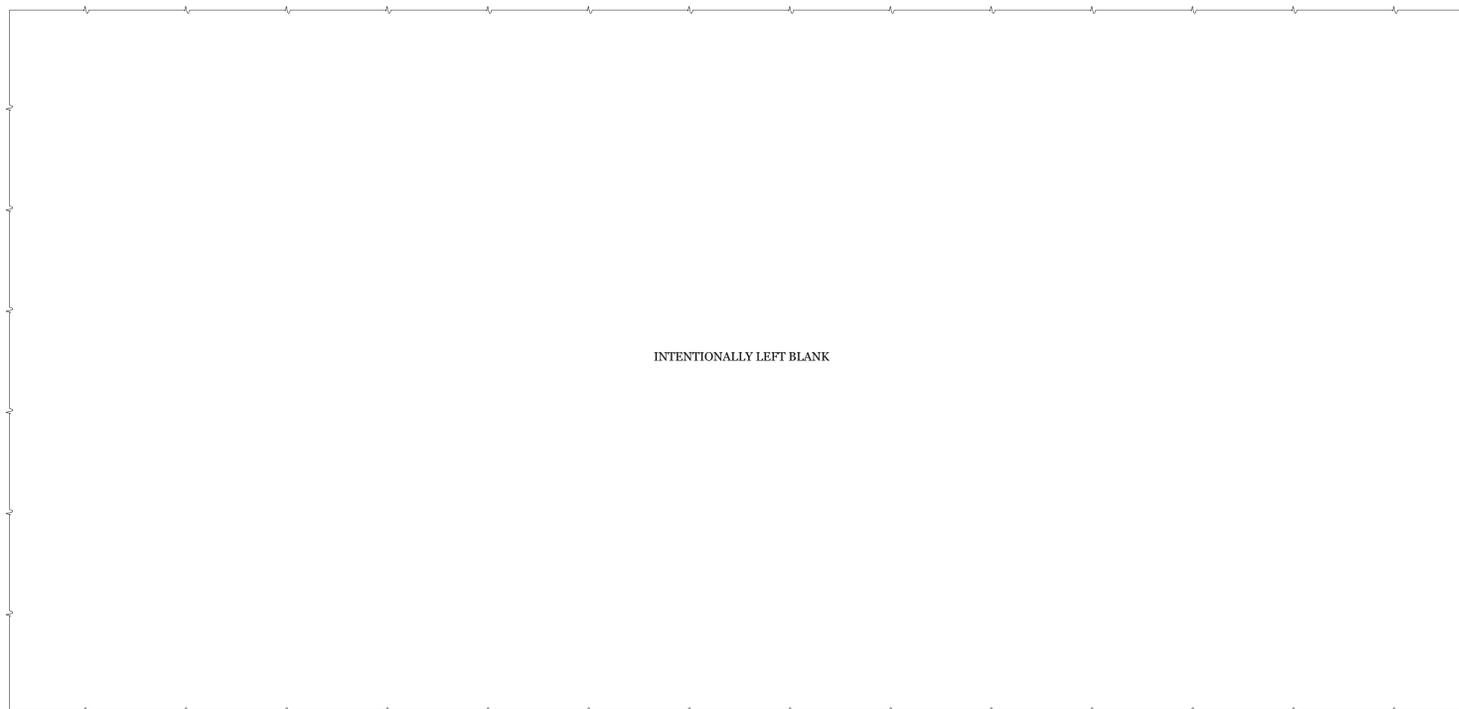
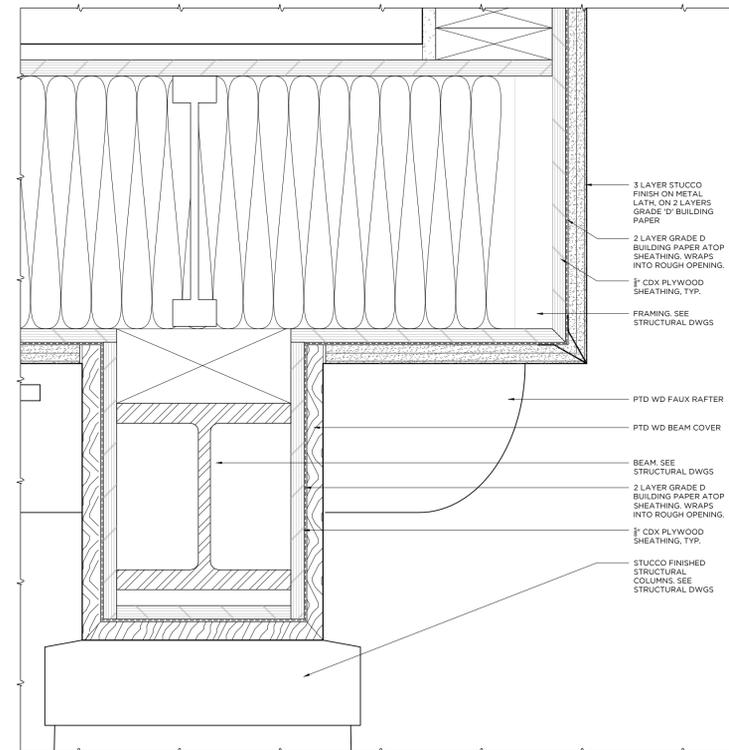
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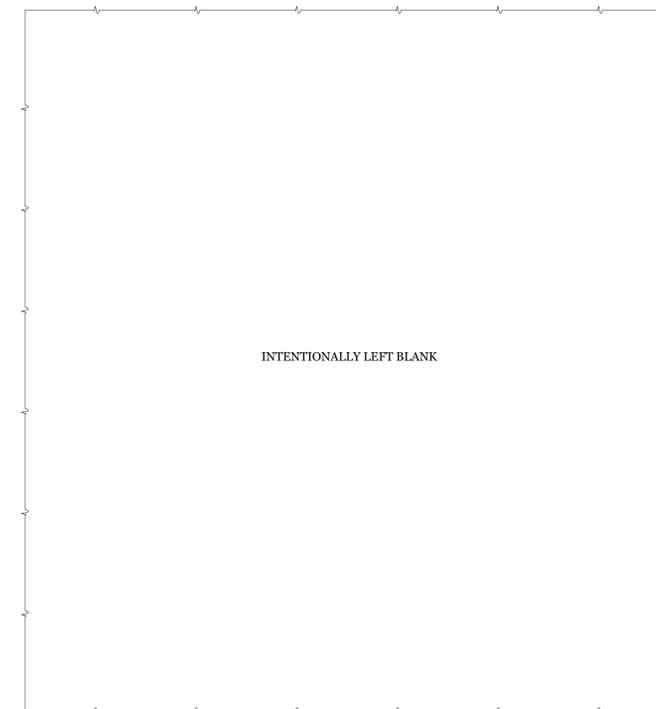
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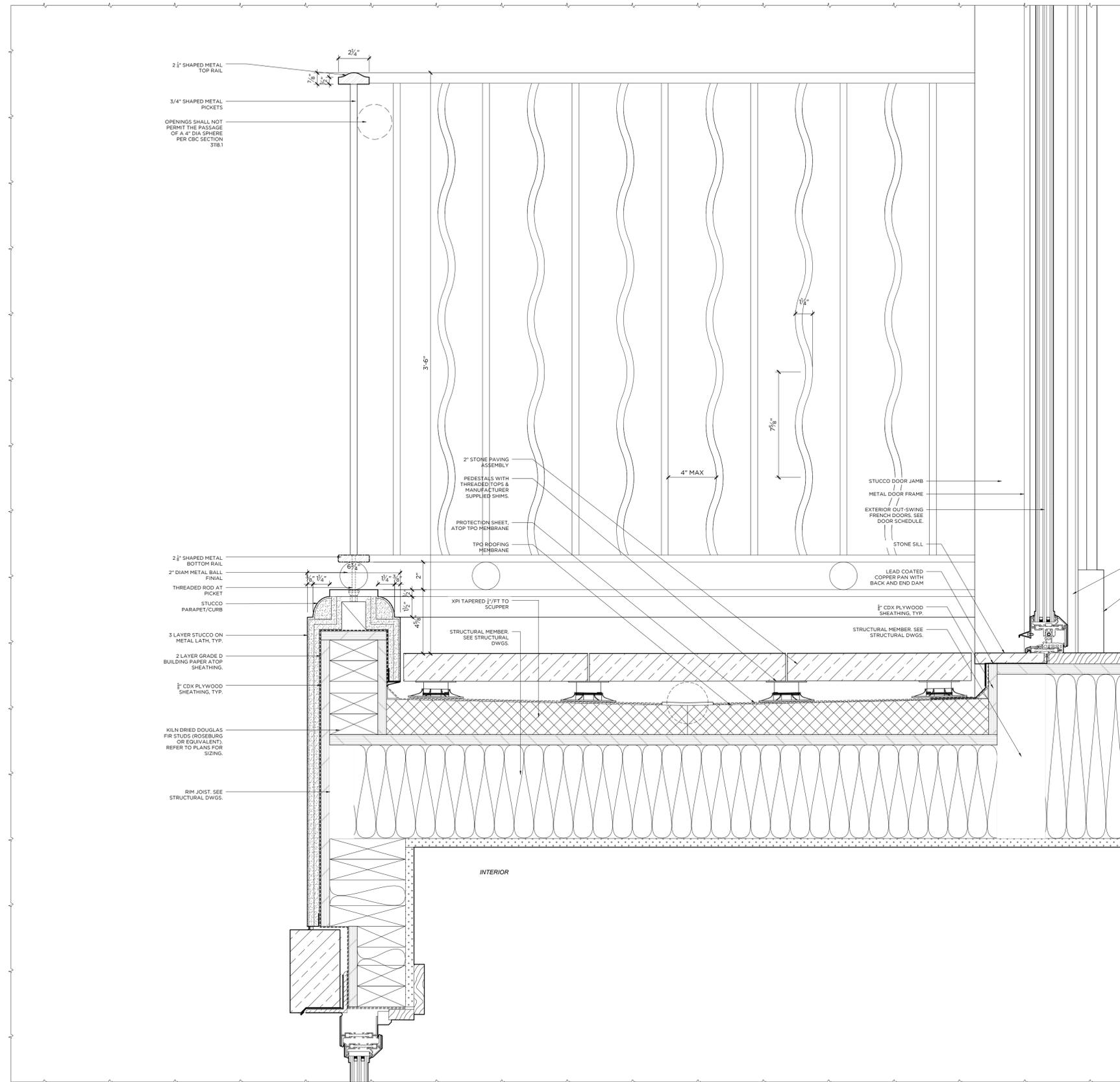
1 WALL SECTION DETAIL - SPA SOFFIT
SCALE: 3"=1'0"



2 WALL SECTION DETAIL - XXXXX
SCALE: 3"=1'0"



3 WALL PLAN DETAIL - XXXXX
SCALE: 3"=1'0"



2 WALL SECTION DETAIL - TERRACE, PARAPET & RAIL
SCALE: 3"=1'0"



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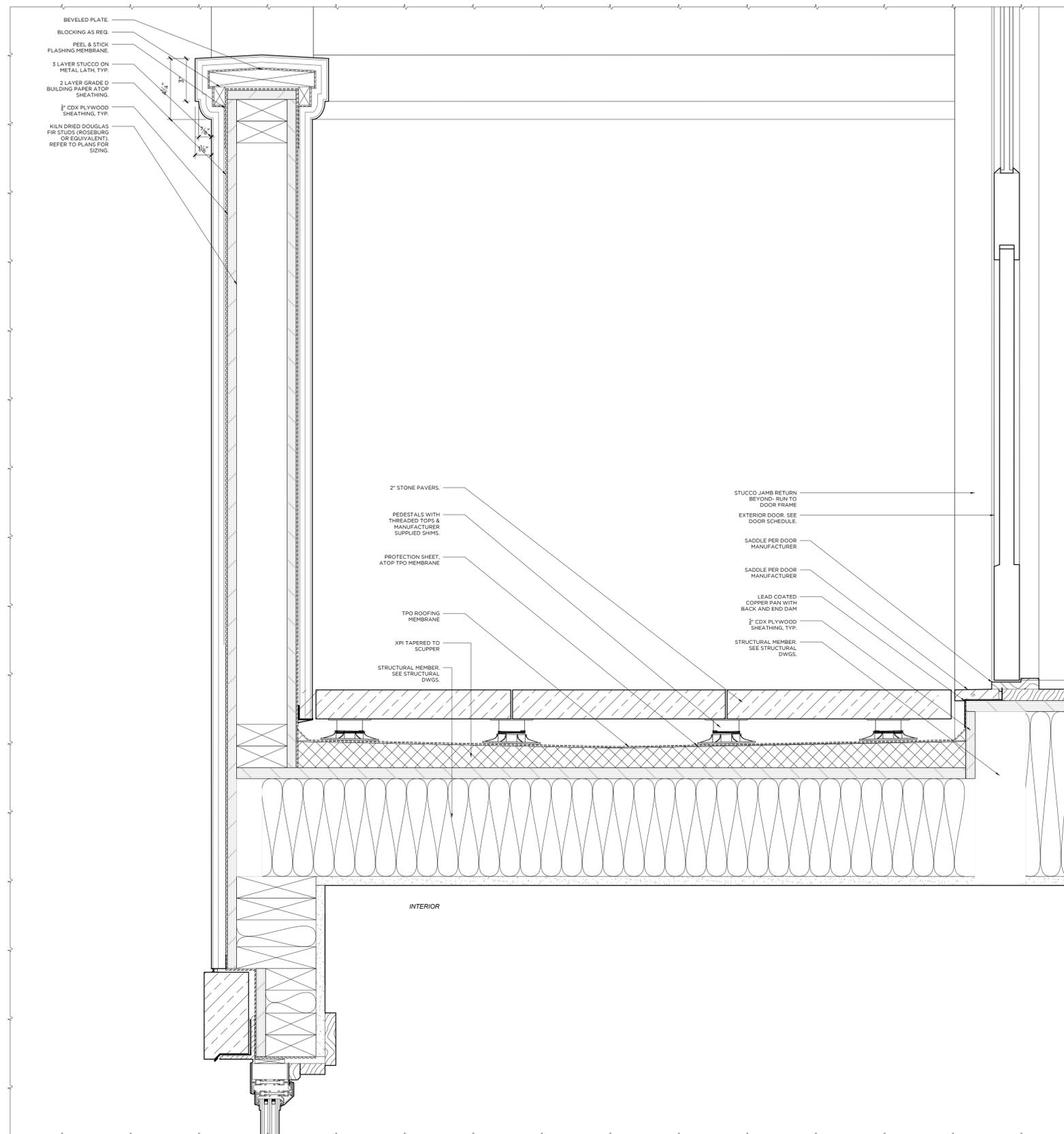
DRAWING TITLE:

**TYP. BALCONY
DETAIL**

PROJECT NO.:	202404
DRAWN BY:	DM
CHECKED BY:	MK

DRAWING NO.:

A-413



1 WALL SECTION DETAIL - BBQ TERRACE, PARAPET & RAIL
SCALE: 3"=1'0"

BORIES & SHEARRON ARCHITECTURE



36 East 20th Street, 3rd Floor
New York, NY 10003
T: (212) 706-8262



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Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

**BBQ TERRACE
DETAIL**

PROJECT NO.:	202404
DRAWN BY:	DM
CHECKED BY:	MK

DRAWING NO.:

A-414



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PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

**ROOF
DETAILS**

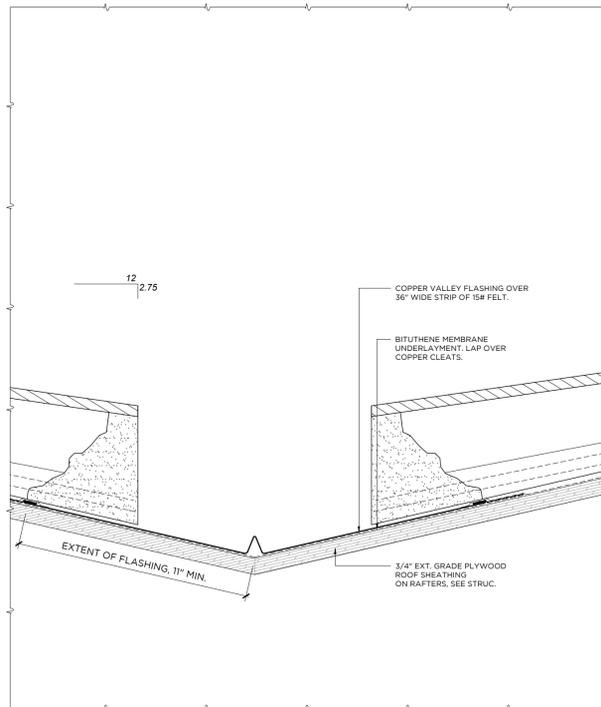
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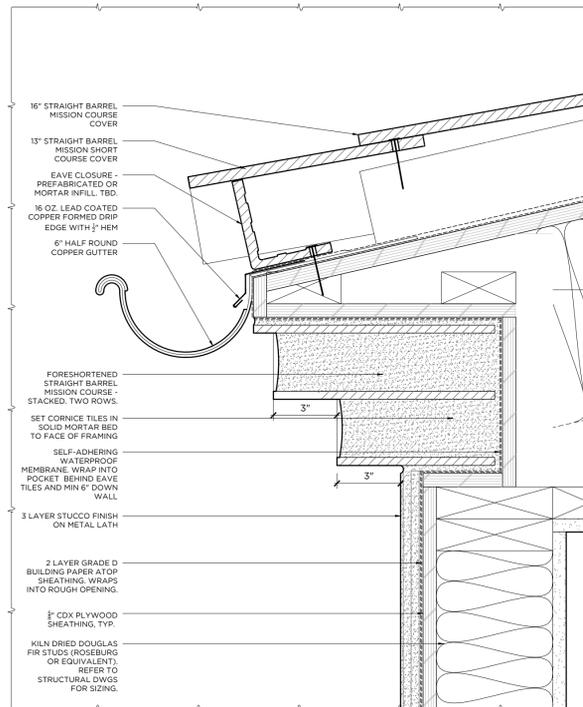
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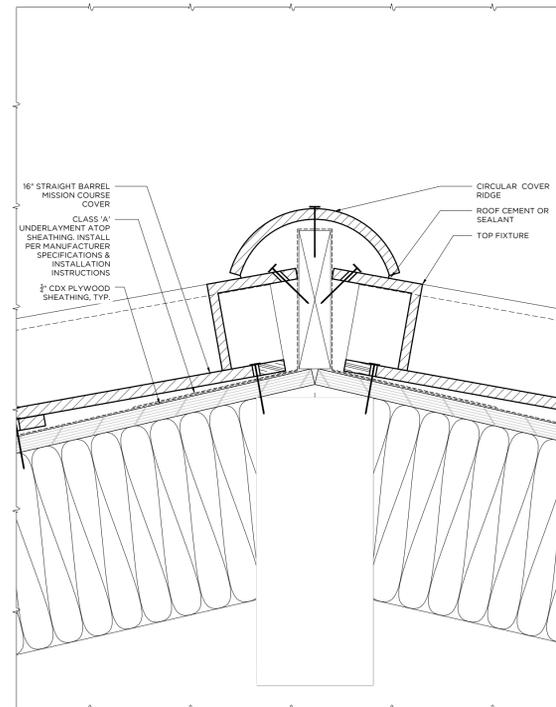
A-415



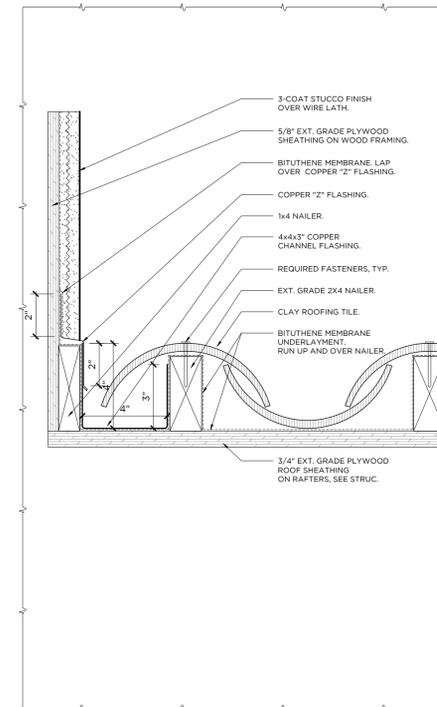
1 ROOF SECTION DETAIL - VALLEY.
SCALE: 3"=1'0"



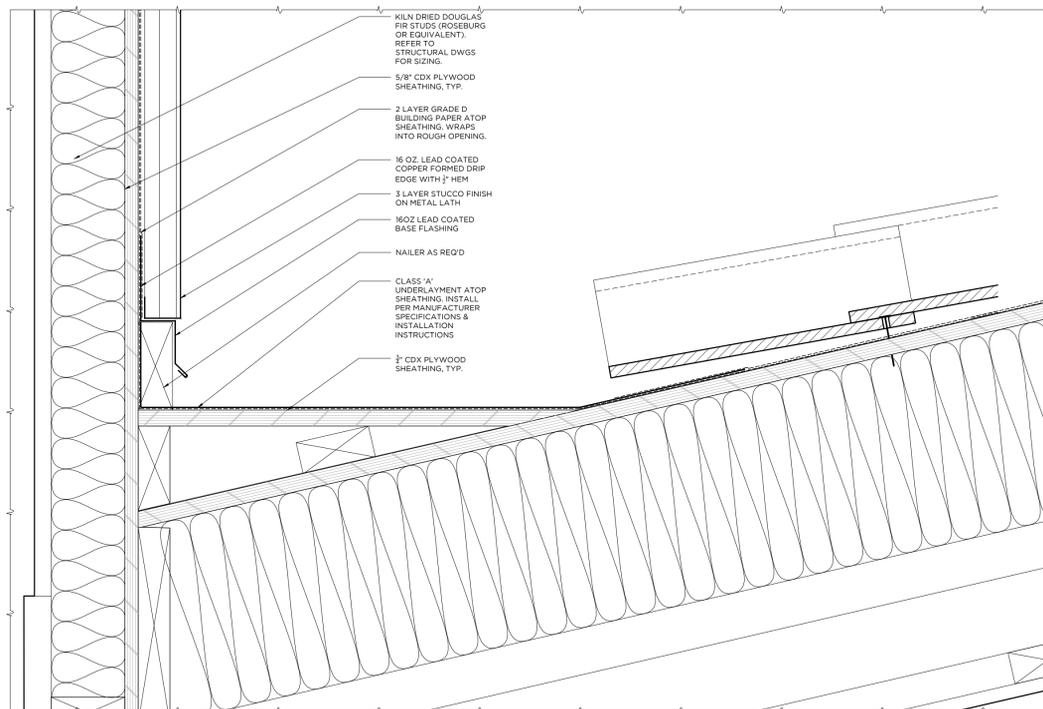
2 ROOF SECTION DETAIL - EAVE
SCALE: 3"=1'0"



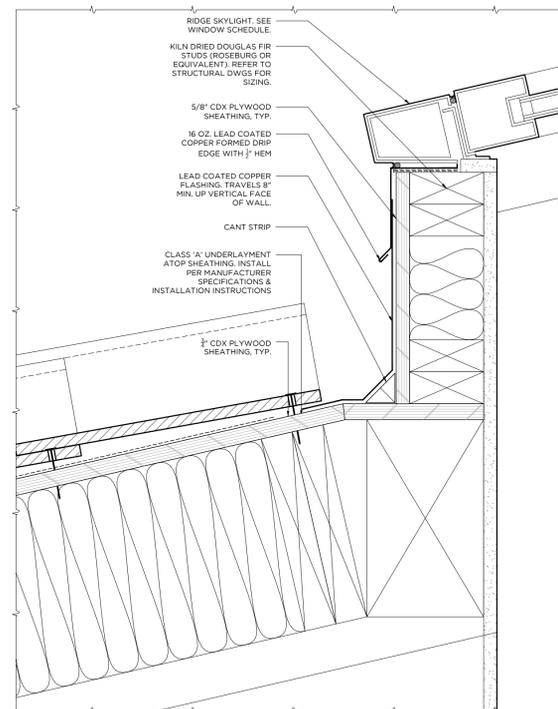
3 ROOF SECTION DETAIL - RIDGE
SCALE: 3"=1'0"



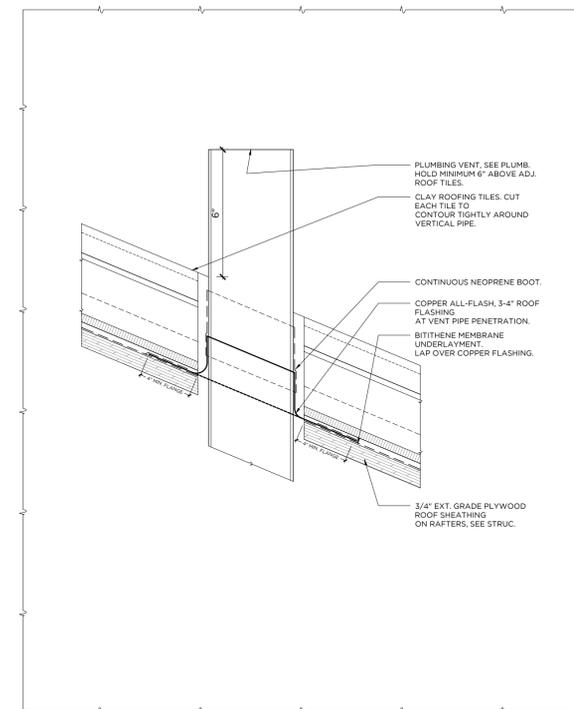
4 ROOF SECTION DETAIL - AT WALL
SCALE: 3"=1'0"



5 ROOF SECTION DETAIL - CRICKET
SCALE: 3"=1'0"



6 ROOF SECTION DETAIL - SKYLIGHT
SCALE: 3"=1'0"



7 ROOF SECTION DETAIL - PLUMBING PENETRATION.
SCALE: 3"=1'0"



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SCALE: AS NOTED

If this drawing is not 24" x 36", it has been modified from its original size. Scale is no longer applicable.

ISSUE DATE:

NO.	DATE	ISSUE
-	9-23-24	REVIEW

REVISION DATE:

NO.	DATE	ISSUE
1	9-19-25	Planning Response
2	11-10-25	Planning Response
3	01-19-26	Planning Response

PROJECT TITLE:

Taylor Residence
44 Emerald Bay
Laguna Beach, CA 92651

DRAWING TITLE:

EXTERIOR
DOORS & WINDOWS TYPES

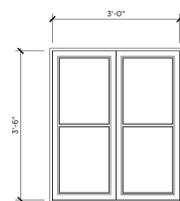
PROJECT NO.: 202404

DRAWN BY: DM

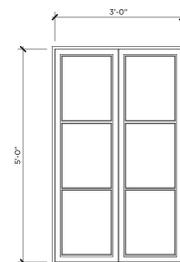
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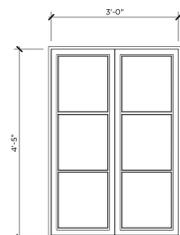
A-502



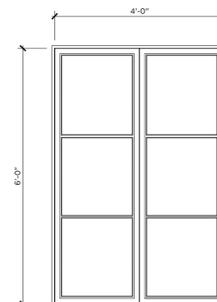
1 WIN-TYPE A
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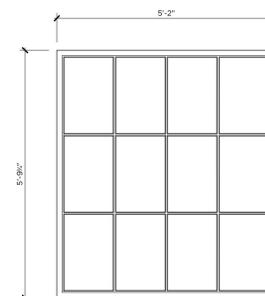
2 WIN-TYPE B
SCALE: 1/2"=1'0"



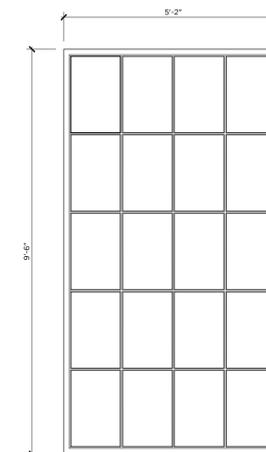
3 WIN-TYPE C
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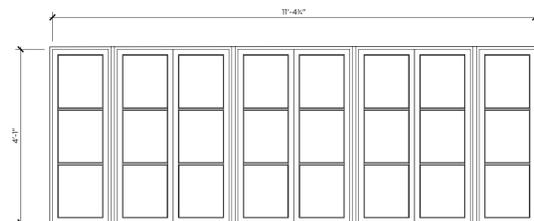
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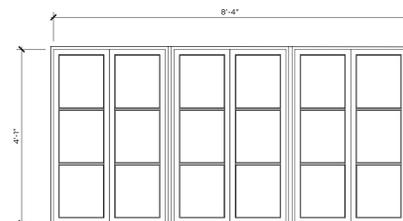
5 TYPE E
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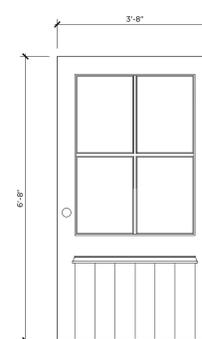
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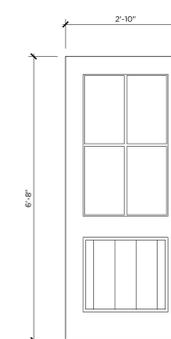
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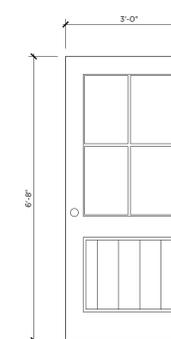
8 WIN-TYPE H
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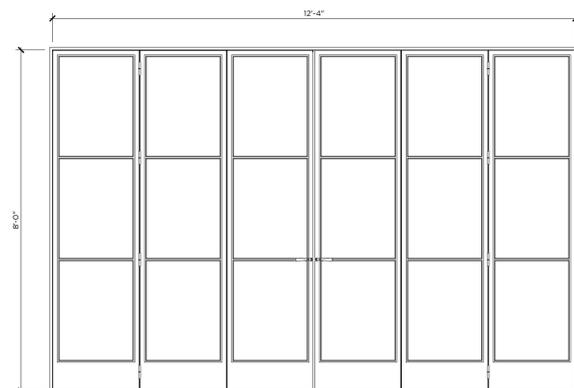
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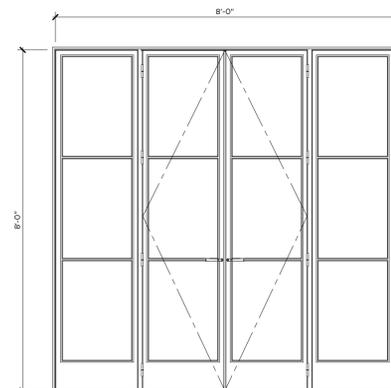
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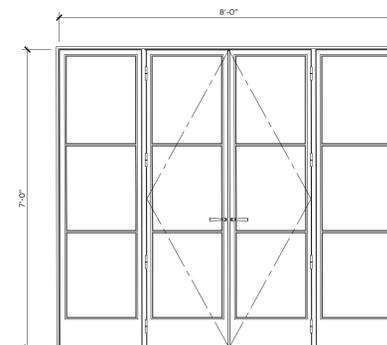
11 DOOR-TYPE C
SCALE: 1/2"=1'0"



12 DOOR-TYPE D
SCALE: 1/2"=1'0"



8 DOOR-TYPE E
SCALE: 1/2"=1'0"



9 DOOR-TYPE F
SCALE: 1/2"=1'0"