

## OC PLANNING REPORT

**DATE:** September 5, 2019

**TO:** Orange County Zoning Administrator

**FROM:** OC Development Services/Planning Division

**SUBJECT:** Public Hearing on Planning Application PA19-0042 for a Coastal Development Permit and Use Permit

**PROPOSAL:** A request for a Coastal Development Permit and Use Permit approvals required for the construction of a two-level single-family residence with attached garage spaces.

The Coastal Development Permit is required for the demolition of an existing residence and to construct a new single-family dwelling in the Emerald Bay Local Coastal Plan area, with associated grading.

The Use Permit is required to address the proposed over-height walls on the site. A portion of the side wall will be up to eight (8) feet in height where the zoning code allows a six (6) foot maximum height. A Use Permit approval is also required to reduce the driveway depth to 16 feet where the zoning code requires an 18-foot minimum depth.

**GENERAL PLAN DESIGNATION:** 1B "Suburban Residential"

**ZONING:** R1 "Single Family Residence", with a CD "Coastal Development" Overlay and an SR "Sign Restrictions" Overlay

**LOCATION:** The project is located in the community of Emerald Bay at 231 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District.

**APPLICANT:** David and Linda Wirta, Property Owner  
Scott Laidlaw, Laidlaw Schultz Architects

**STAFF CONTACT:** Kevin Canning, Contract Planner  
Phone: (714) 667-8847 Email: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com)

### RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Zoning Administrator:

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (*Existing Facilities*), Class 2 (*Replacement or Reconstruction*) and Class 3 (*New Construction or Conversion of Small Structures*) exemptions

pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,

- c) Approve Planning Application PA190042 for a Coastal Development Permit and Use Permits subject to the attached Findings and Conditions of Approval.

## BACKGROUND AND EXISTING CONDITIONS

The subject property is Lot 17 of Tract 977 recorded in 1931. The property is approximately 7,954 square feet in area, located on first row of homes of the inland side (North of Pacific Coast Highway) of the Emerald Bay community. There is an existing 2,500 square foot two-story residence with attached garage on the property that will be demolished and removed as part of this project. The topography rises approximately 30 feet from the level of Pacific Coast Highway to the proposed first floor elevation.

### Aerial of Project Site



## PROPOSED PROJECT

The proposed project consists of the demolition of an existing residence and the construction of a two-story 4,656 square foot single-family residence with attached garage spaces totaling 678 square feet. Portions of the proposed structure will be subterranean, including living areas as well as mechanical uses and storage space. Project grading is proposed to be an on-site balance of 640 cubic yards of cut



and fill. The applicant also requests Use Permit approvals for an over-height wall, up to 8 feet in height, for an approximate 30-foot segment of the westerly property line, and a shortened driveway depth of 16 feet 2 inches.

### **SURROUNDING LAND USE**

The project site is a residential use and is surrounded on three sides by existing residential uses. The zoning and existing land use for surrounding properties is as follows:

Direction	Zoning Description	Existing Land Use
Project Site	"Single-Family Residence" (R1)(CD)(SR) District	Single-Family Dwelling
North	"Single-Family Residence" (R1)(CD)(SR) District	Single-Family Dwelling
South	n/a	North Coast Highway
East	"Single-Family Residence" (R1)(CD)(SR) District	Single-Family Dwelling
West	"Single-Family Residence" (R1)(CD)(SR) District	Single-Family Dwelling

### **DISCUSSION/ANALYSIS**

Below is a table comparing the development standards for R1 "Single-Family Residence" District with the proposed project:

Project Comparison with R1 "Single-Family Residence" District Site Development Standards		
STANDARD	REQUIRED	PROPOSED
Building Site Area	7,200 square feet	7,954 square feet (existing)
Maximum Building Height	35 feet maximum	26 feet
Structural Front Setback	5 feet <sup>1</sup>	7 feet
Structural Side Setback	5 feet minimum	5 feet minimum
Structural Rear Setback	25 feet	32 feet 2 inches
Wall height on side property lines	6 feet maximum	Walls up to 8 feet in height <sup>2</sup>
Garage setback/driveway depth	18 Feet <sup>3</sup>	16 feet 2 inches <sup>2</sup>

<sup>1</sup> Average of adjoining setbacks (Zoning Code Section 7-9-128.4) (6'0" + 4'0"/2 = 5'0")

<sup>2</sup> Indicates Use Permit requested by the applicant

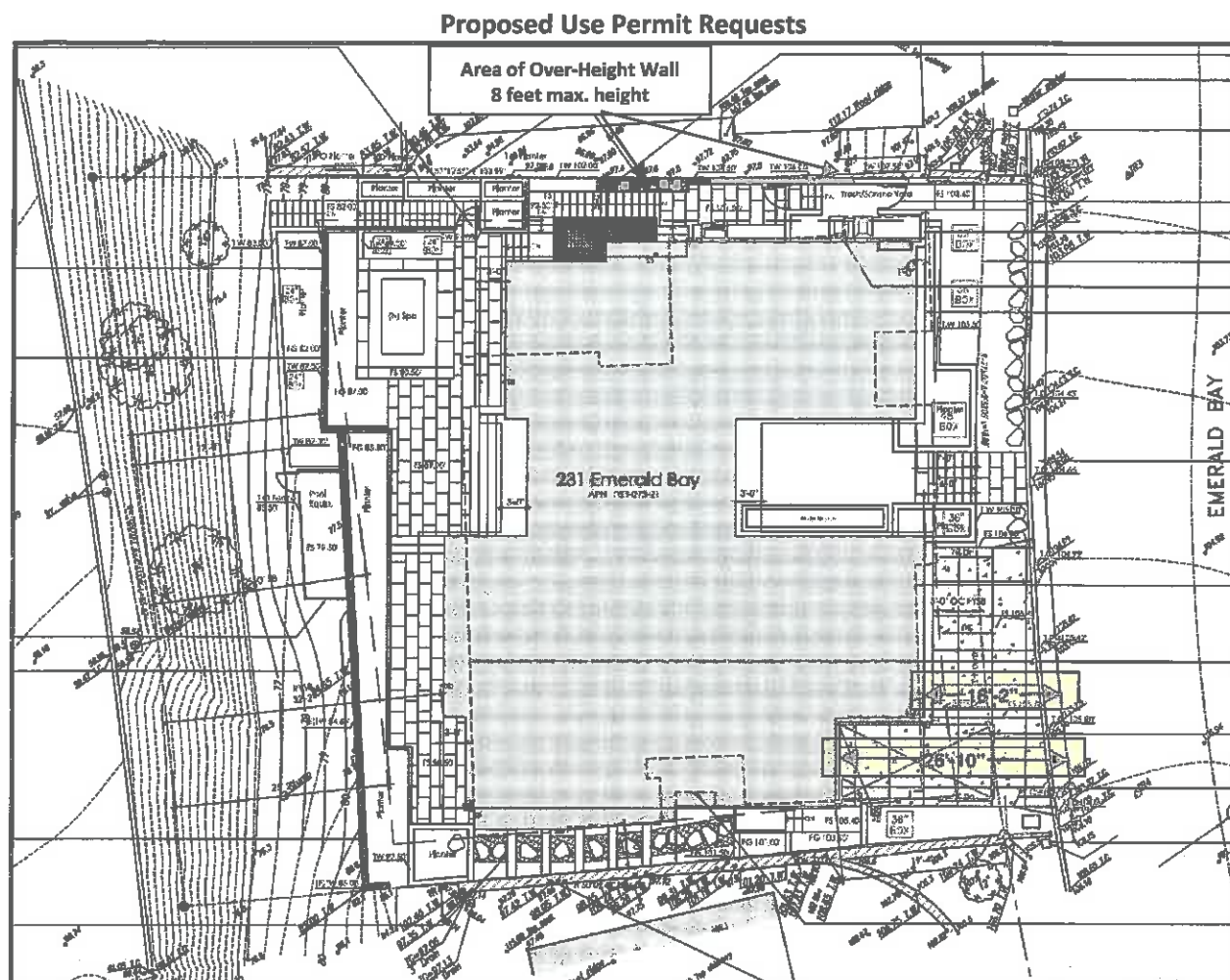
<sup>3</sup> Garage setback/driveway depth is measured to curb (Zoning Code Section 7-9-137.1)

### Coastal Development Permit

The project would allow the demolition of the existing residence and the construction a new two-level single-family residence with a total of 4,656 square feet of livable space and two attached garages of 480 and 198 square feet. The project would include a 640 cubic yard balance grading scheme.

Within the Coastal Development Overlay zone, and specifically within the Emerald Bay Local Coastal Program (LCP), the demolition and the construction of a structure, with the associated site grading, requires the approval of a Coastal Development Permit (Zoning Code Sections 7-9-118.3, 7-9-118.4, 7-9-118.5 and Emerald Bay Local Coastal Program Section III.A.). The proposed project conforms to the goals and objectives of the LCP through its design and the application of standard conditions of approval, included within Attachment 2. The project is consistent with the approved intensity of development, as well as the applicable Land Use Policies contained in LCP Section E regarding resources Management - Watershed, Environmental Hazards – Geologic and Fire Hazard.

The project is compatible with surrounding development in its size, design and massing. The subject property is not within the 'appealable jurisdiction' area of the LCP.



#### Use Permit – Driveway Depth

The proposed project design includes both a two-car garage and a single-car garage. The two-car garage will have a setback (driveway depth) of 16 feet 2 inches where Zoning Code Section 7-9-137.1 would require an 18-foot distance (with rollup doors) to the curb. Although this portion of the driveway will be shortened, the one-car garage will have a driveway depth of 26 feet 10 inches. The combined secondary garage and its driveway depth will provide two additional off-street parking spaces.

The zoning code allows for alternatives to off-street parking regulations subject to the approval of a Use Permit pursuant to Section 7-9-145.7 of the zoning code based upon the following findings by the approving authority finds:

- (1) Applicable off-street parking requirements are excessive or inappropriate due to the nature of the specific use involved or because of special circumstances applicable to the property; and
- (2) The proposed off-street parking facilities comply with the intent of these regulations as specified by section 7-9-145.1.

Staff recommends that Finding 1 can be made based upon the topography of the site which has approximately 20% of the rear area of the lot as a downslope to Pacific Coast Highway, thus necessitating the location of the structure and garage more towards the frontage street.

Staff recommends that Finding 2 can be made because the project design includes a third enclosed garage space where the zoning code only requires two enclosed space and that the second garage space does provide for the full 18-foot depth required by the zoning code.

#### Use Permit – Over-Height Wall

The proposed project design also includes a privacy wall located along the westerly property line at five (5) feet to six (6) feet in height except for an approximate 30-foot segment which is proposed at eight (8) feet in height. This additional height measurement is due to the topography on the adjoining property where the slope falls more steeply towards the rear of the lots.

Zoning Code Section 7-9-137.5(f), Modifications permitted, states that exceptions and modifications to the fence and wall height provisions may be permitted by approval of a Use Permit by the Zoning Administrator if the following findings can be made:

- 1) That the height and location of the fence or wall as proposed will not result in or create a traffic hazard.
- 2) That the location, size, design and other characteristics of the fence or wall will not create conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.

The proposed walls will be located on or parallel to property lines away from the street and will not result in or create a traffic hazard. The location, size and design of the walls are consistent with similar improvements throughout Emerald Bay and will not be objectionable, detrimental or incompatible with other permitted uses within the community. Staff recommends that the two required findings to modify permitted wall height can be made. Recommended findings are included in Attachment 1.

#### **REFERRAL FOR COMMENT AND PUBLIC NOTICE**

A Notice of Hearing was mailed to all property owners of record within 300 feet of the subject site and all occupants of dwelling units within 100 feet of the site (Coastal Development Permit Requirement) on August 22, 2019. Additionally, a notice was posted at the project site, the County Hall of Administration and at the 300 N. Flower Street Osborne Building, as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to County Divisions, Orange County Fire Authority, and the Emerald Bay Community Association. All comments by County Divisions and OCFA have been addressed through incorporation of proposed Conditions of Approval provided as Appendix 2. The Emerald Bay Community Association approved the proposed project at their Board meeting on December 11, 2018.

#### **CEQA COMPLIANCE**

The California Environmental Quality Act (CEQA) allows categorical exemptions for projects that have been determined not to have a significant effect on the environment. (CEQA Guidelines §15300-15332). Following is a brief analysis of the project's consistency with Class 1, Class 2 and Class 3 categorical exemptions.



*Class 1 Categorical Exemption*

The Class 1 (Section 15301) exemption provides for the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination. Examples include:

- (l) Demolition and removal of individual small structures listed in this subdivision:*
- (1) One single-family residence. . .*

The project includes the demolition of an existing home and the construction of a new 4,565 square foot single-family residence with attached garage spaces for three vehicles. Accessory structures are also listed in the Class 1 exemption, and demolition of "Accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences" are exempt. The project will include demolition of an existing residence and fences/walls as well as other hardscape improvements, all of which are addressed in the Class 1 exemption.

*Class 2 Categorical Exemption*

The Class 2 (Section 15302) exemption consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. As noted in the Class 1 Exemption discussion above, the existing residence will be demolished, and a new residence will be constructed in substantially the same footprint as shown on the attached site plan. While Class 2 does not specifically list a single-family residence, it is noted that the exemption is not limited to the examples provided. The reconstruction of the residence is consistent with the Class 2 Exemption because the new residence will have substantially the same purpose and capacity as the structure replaced.

*Class 3 Categorical Exemption*

The Class 3 (Section 15303) exemption consists of construction and location of limited numbers of new, small facilities or structures. Examples of the exemption include:

- (a) One single-family residence or a second dwelling unit in a residential zone. . .*
- (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.*

The proposed project is eligible for a Class 3 exemption because construction of a single-family residence and the related improvements including the garage, pool, patio and fences are specifically included in the list of examples.

Section 15300.2 of the Guidelines includes criteria where, if applicable to a project, would except a project from a Class 3 exemption. None of the exceptions listed in Section 15300.2, such as location in a sensitive environment, etc., apply to the project. Each component of the project, including the demolition of the existing residence and accessory structures, and the reconstruction of the residence and accessory structures, meets criteria outlined in the Class 1, Class 2 and Class 3 exemptions. The project will not result in a cumulative impact, significant environmental effect, and will not damage scenic or historic resources and the appropriate environmental document for this project is a Notice of Exemption. Standard conditions of approval applied by the County for all construction projects of this nature will address any less than significant short-term construction related concerns.

## CONCLUSION

Staff has reviewed the applicant's request for a Coastal Development Permit and Use Permit and found the proposed project to be compliant with the Emerald Bay Local Coastal Program. It is an allowed Principal Permitted Use in the "Single-Family Residence" District and has been found to be compatible with adjacent residential uses, including similar previous approvals. Staff supports approval of the project subject to the Findings and Conditions of Approval provided as Attachments 1 and 2.

Submitted by:



Richard Vuong, Division Manager  
Planning, OC Development Services

Concurred by:



Colby Cataldi, Deputy Director  
OC Public Works/Development Services

## ATTACHMENTS:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Applicant's Letter
4. EBCA Board Approval
5. Site Photos
6. Project Plans

## APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a deposit of \$500 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services / Planning.



# Attachment 1

## Findings

### PA190042

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1	<b>GENERAL PLAN</b>	<b>PA190042</b>
That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.		
2	<b>ZONING</b>	<b>PA190042</b>
That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.		
3	<b>COMPATIBILITY</b>	<b>PA190042</b>
That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.		
4	<b>GENERAL WELFARE</b>	<b>PA190042</b>
That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.		
5	<b>PUBLIC FACILITIES</b>	<b>PA190042</b>
That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).		
6	<b>COASTAL DEVELOPMENT PERMIT 1</b>	<b>PA190042</b>
That the development project proposed by the application conforms to the certified Local Coastal Program.		
7	<b>COASTAL DEVELOPMENT PERMIT 2</b>	<b>PA190042</b>
That the project conforms to the public access and public recreation policies of the California Coastal Act.		
8	<b>COASTAL DEVELOPMENT PERMIT 3</b>	<b>PA190042</b>
That the approval of this application will result in no modification to the requirements of the certified land use plan.		

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**COASTAL DEVELOPMENT PERMIT 4****PA190042**

That the approval of the application will result in a project which is in full compliance with the requirements of the certified land use plan.

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**CATEGORICALLY EXEMPT****PA190042 (Custom)**

That the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (*Existing Facilities*), Class 2 (*Replacement or Reconstruction*) and Class 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

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**FISH & GAME - EXEMPT****PA190042**

That pursuant to Section 711.4 of the California Fish and Game Code, this project is exempt from the required fees as it has been determined that no adverse impacts to wildlife resources will result from the project.

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**NCCP NOT SIGNIFICANT****PA190042**

That the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and therefore, will not preclude the ability to prepare an effective subregional Natural Communities Conservation Planning (NCCP) Program.

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**FENCE AND WALL 1****PA190042**

That the height and location of the over-height walls within the front setback area and along the side and rear property lines areas will not result in or create a traffic hazard.

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**FENCE AND WALL 2****PA190042**

That the height and location of the over-height walls as proposed will not create conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.

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**PARKING MODIFICATION 1****PA190042**

That there are special circumstances applicable to the subject building site which, when applicable off-street parking requirements are strictly applied, are excessive or inappropriate due to the nature of the property, specifically its location, shape and slope.

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**PARKING MODIFICATION 2****PA190042**

That the proposed off-street parking facilities comply with the intent of the regulations as specified by section 7-9-145.1 by proving a third enclosed parking space and a full-length driveway in front of the secondary garage.



**Attachment 2**  
**Conditions of Approval**  
PA190042

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**1 BASIC/ZONING REGULATIONS PA190042**

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.

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**2 BASIC/TIME LIMIT PA190042**

This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

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**3 BASIC/PRECISE PLAN PA190042**

Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

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**4 BASIC/COMPLIANCE PA190042**

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Zoning Administrator.

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**5 INDEMNIFICATION PA190042**

Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Subdivision Committee, Zoning Administrator, Director of OC Public Works, or Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. The County may, at its sole discretion, require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. Applicant shall reimburse the County for any court costs and attorney's fees that the

County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

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<b>6</b>	<b>BASIC/APEAL EXACTIONS</b>	<b>PA190042</b>
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Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

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<b>7</b>	<b>GEOLOGY REPORT</b>	<b>PA190042</b>
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Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager, Building and Safety Division, for approval. The report shall include the information and be in the form as required by the Grading and Excavation Code and Grading Manual.

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<b>8</b>	<b>CONSTRUCTION NOISE</b>	<b>PA190042</b>
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A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building and Safety Division, that:

(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.

(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).

(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.

B. Notations in the above format appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition.

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<b>9</b>	<b>EROSION AND SEDIMENT CONTROL PLAN</b>	<b>PA190042</b>
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Prior to the issuance of any grading or building permit, the applicant shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building and Safety Division, to demonstrate compliance with the County's NPDES Implementation Program and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. The ESCP shall be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP shall be kept at the project site and be available for County review on request.

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**DRAINAGE FACILITIES**

**PA190042**

Prior to issuance of grading or building permits, drainage studies that demonstrate the following shall be submitted to and approved by Manager, Building and Safety Division:

1. All surface runoff and subsurface drainage directed to the nearest acceptable drainage facility, as determined by the Manager, Building and Safety Division
  2. Drainage facilities discharging onto adjacent property shall be designed to imitate the manner in which runoff is currently produced from the site and in a manner meeting the satisfaction of the Manager, Permit Services. Alternatively, the project applicant may obtain a drainage acceptance and maintenance agreement, suitable for recordation, from the owner of said adjacent property. All drainage facilities must be consistent with the County of Orange Grading Ordinance and Local Drainage Manual.
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**PRIVATE LANDSCAPING**

**PA190042**

A. Prior to the issuance of precise grading permits, the applicant shall submit a detailed landscape plan for the project area which shall be approved by the Manager, Permit Services in consultation with the Manager, OC Planning. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, and water conservation measures contained in the County of Orange Landscape Code (Ord. No. 09-010).

B. Prior to the approval of final inspection, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan.

C. Prior to the approval of final inspection, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Permit Services.

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**ROAD FEE PROGRAM**

**PA190042**

Prior to the issuance of building permits, the applicant shall pay applicable fees for the Major Thoroughfare and Bridge Fee Program listed below, in a manner meeting the approval of the Manager, Building and Safety Division.

- a. San Joaquin Hills Transportation Corridor
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**SIGHT DISTANCE**

**PA190042**

Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager, Permit Services. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager, Permit Services.



3111 Second Avenue Corona del Mar, CA 92625-2322 T: (949) 645-9982 F: (949) 645-9554 W: LSarchitects.com

December 17, 2018

County of Orange, OC Public Works, OC Planning  
Land Use Planning  
300 N. Flower Street  
Santa Ana, CA

**RE: Letter of Justification/Explanation  
CDP & Variance for 231 Emerald Bay, Laguna Beach, CA 92651  
Wirta Residence**

**Owner:** David and Linda Wirta  
231 Emerald Bay  
Laguna Beach, CA 92651  
APN: 053-073-21

This letter of explanation is submitted on behalf of the owners of 231 Emerald Bay, David and Linda Wirta. The project involves the demolition of the existing 2,500 sf. 2-story single-family residence with attached two car garage, landscape, hardscape and site walls to be replaced with a new 4,650 sf. 2-story single-family residence with attached three car garage, landscape, hardscape, spa and site walls.

**Request:**

As the location is in the Emerald Bay LCP, and involves the demolition of the existing house to be replaced by a new residence, a Coastal Development Permit will be required. Due to the steeply sloping topography at the rear of the lot and the existing pattern of development within Emerald Bay the house is located closer to the street requiring a front yard variance. The minimum setback to the residence is 7'-0" and to the garage is 6'-0" where 20' is required. A site development permit should not be required since the project will not exceed the cut/fill requirements with most of the grading associated with the project occurring within the building footprint. All site walls have been kept to less than 8' (typically 5') so a use permit for over height walls should not be required.

**Compatibility:**

The proposed development is oriented similarly to the existing built condition, has proposed setbacks similar to the adjacent residence and maintains a single story profile from the street consistent with the homes on the downs sloping side of the street.

**General Welfare:**

The proposed residence and site development will not be detrimental to the public health, safety or welfare of the community of which it is a part.

**Special Circumstances:**

Due to the location of the existing pad and the steeply sloping nature of the rear of the property the residence is located closer to the street than the required 20 ft setback. The proposed reduced setback is consistent with the residence on each side and the neighborhood in general.

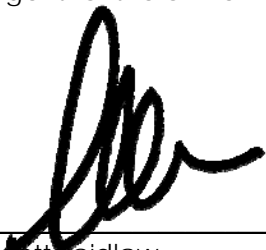
The community of Emerald Bay is developed under a standard that is inconsistent with the general plan and zoning regulations of Orange County. Throughout the community, residences, as a matter of course, stand outside the County zoning regulations. While this project exceeds standard Orange County zoning regulations it is consistent with the community of which it is a part.

**No Special Privileges:**

The requested variance is consistent with development of neighboring properties in the community either by land use privileges, "Grandfather Conditions," or by variance. The proposed development will help bring this underdeveloped property in line with the community of which it is a part.

Sincerely,

Agent for the owner – architect

A handwritten signature in black ink, appearing to read 'Scott Laidlaw', written over a horizontal line.

Scott Laidlaw

Laidlaw Schultz architects



Emerald Bay Community Association  
Architectural Committee Meeting

Final Committee Recommendations  
December 4, 2018  
Board Approved – December 11, 2018

**APPLICANT:** WIRTA  
**ADDRESS:** #231  
**PROJECT:** 2891 TRACT: 977 LOT: 17  
**SCOPE OF WORK:** NEW RESIDENCE w/ MAJOR LANDSCAPE/HARDSCAPE  
**SUBMITTAL:** PRELIMINARY RESUBMITTAL  
**ARCHITECT:** Scott Laidlaw  
Phone: 949-645-9982  
License: C21061  
**LANDSCAPE ARCHITECT:** Michael Dilley  
Phone: 949-673-0800

*Architectural review by Ken Wilkins*

*Landscape review by James Dockstader*

**FINAL COMMITTEE RECOMMENDATION: APPROVAL**

**HISTORY OF SUBMITTALS:**

- |                |             |              |
|----------------|-------------|--------------|
| • August 2018  | CONCEPT     | ACKNOWLEDGED |
| • October 2018 | PRELIMINARY | DISAPPROVAL  |

**SUMMARY OF PROPOSED ARCHITECTURAL IMPROVEMENTS:**

The scope of work indicated in the Submittal Application is the construction of a new residence of approximately 5,330 SF (previous application indicated 5,422.5 SF), which includes a 3-car garage. There are 85 SF of supported deck and 171 SF of cantilevered deck. The residence is two stories. Overlays were provided.

The areas are indicated on the submittal to be:

	PRELIMINARY	PROPOSED	CHANGE
• Second (Upper) Floor Level	2,289.2 SF	2,256.8 SF	-32.4 SF
• First (Lower) Floor Level	2,444 SF	2,399.8 SF	-44.2 SF
• Garage	688.9 SF	673.5 SF	-15.4 SF
• Supported (Anchored) Deck	94.3 SF	85 SF	-9.3 SF
• Cantilevered Deck	224.6 SF	171 SF	-53.6 SF

**SUMMARY OF PROPOSED LANDSCAPE IMPROVEMENTS:**

Proposed landscape improvements include: Spa, BBQ, firepit, walls, paving, outdoor shower, planting, irrigation.

**STAFF ARCHITECTURAL FINDINGS:**

1. ARCHITECT STAMP (Section B.2): The plans are stamped and signed. **OK This will be verified at each submittal.**
2. ARCHITECTURAL REVIEW - SUBMITTAL COMPLETENESS (Section B.5): Submittal is generally complete enough for review. **OK**

3. **LOT COVERAGE (Section C.1):** A structure shall not exceed 40% coverage of the lot. Lot coverage shall be calculated as the total area of the roof less the overhang including anchored decks. Elevated surfaces (patios, pools, planters) greater than 5'-0" above finished grade are included in lot coverage.

Cantilevered decks and covered below grade structures less than 6'-6" in height are not included.

The lot coverage is stated on the Submittal Application as  $(3,120.8 / 7,954) = 39.2\%$ . Overlays were provided. The Entry Trellis spacing was increased to be 2/3's open. **OK**

4. **SETBACKS (Section C.2):** The existing structure appears to respect the 5'-0" minimum setbacks. The Committee may require greater setbacks. The minimum setbacks measured to the property line are indicated as: 5'-0" at front, 5'-0" and 7'-6" at sides and 32'-2-1/2" at rear to the structure. **The portion of the residence at the North end of the front elevation was pushed forward +/- 2', leaving a setback of 7'-1". OK**

5. **UTILITY EASEMENTS (Section C.3):** Portions of retaining walls, stairs and planters are allowed within the Utility Easements. **Show concept of below grade structural foundation and shoring system.**

**These will be reviewed by the Emerald Bay Service District prior to Final approval. The Service District is limiting encroachments into the utility easements to 18" – 24" max.**

**The Service District is looking closely at downward sloping driveway drainage and may ask for a hydrology study prior to the next submittal. Please contact Mike Dunbar, General Manager of EBSD to arrange a review meeting.**

6. **PARKING (Section C.4):** The parking requirement shown on the Submittal Application is 4,988 SF. The garage area used for required parking 20' x 21'-6" (430 SF) and 8'-8" x 18' (156 SF) is not included in the parking calculations. EBCA calculation is 5,330.1 SF - 586 SF = 4,744.1 SF. This requires a two car garage and two additional off-street parking spaces. Four spaces (3 in the garage and 1 in the driveway) are provided. **OK**
7. **SERVICE YARD (Section C.5):** Shown on the revised North sideyard. **OK**
8. **BACKFLOW PREVENTION DEVICES (Section C.8):** New residences and renovations/remodels/additions which include the addition of 2 or more plumbing fixtures require a backflow prevention device. **The Committee will review at the Final review.**
9. **NUMBER OF STORIES (Section D.1):** The Submittal Application indicates a proposed structure with 2 stories. **OK**
10. **BUILDING HEIGHT (Section D.2):** "No portion of the Structure disclosed by the lot building plans shall exceed fifteen (15) feet above the highest point of that portion of the Lot or Parcel where the Natural Grade of the Lot or Parcel intersects the exterior wall of the Structure nearest to the highest portion of the Natural Grade of the Lot or Parcel, nor shall any portion of the Structure exceed twenty (20) feet in height above the Natural Grade of the building Lot or Parcel." The roof height was raised at portions over the Garage and lowered elsewhere.  
The structure appears to respect the height envelope. **OK**
11. **COMPATIBILITY (Section D.3):** Materials indicated include standing seam copper roofing, **no exterior wall material noted**, painted metal and glass railings, painted steel entry trellis and aluminum clad exterior doors and windows. **Materials will be verified at Final review.**

**See Initial Committee Recommendations.**



12. **NON-CONFORMING STRUCTURES (Section D.4):** A pre-existing, non-conforming Structure or portions of a Structure may be retained where the proposed alteration does not increase the square footage by 25% or more, increase the height of the Structure such that it is above the height envelope for the Tract and there is no change to the existing broad style of architecture.

**N/A All new elements must conform to the current Architectural Regulations**

**Existing non-conforming elements:**

- N/A

**New non-conforming elements:**

- None

13. **ROOFS (Section D.5):** The intent of the roof requirements includes that design is consistent with prevailing appearances within the Community.

Roof pitch: 3:12. **OK**

Flat roof: The new flat roof area (no material noted) is shown on the overlay to be 85.7 SF / 2,877 SF of total roof = 2.9% < 15%. **OK**

**Roof materials:** Noted as Class "A", Standing Seam Zinc. **The added flat roof material is not identified.**

Roof Equipment: None shown. **OK**

Parapet: Shown at the added flat roof areas, less than the maximum 25% permitted. **OK**

14. **ROOF DECKS (Section D.6):** None shown. **OK**

15. **MATERIALS AND COLORS (Section D.7):** Actual materials samples and exterior colors are required to be submitted on a board no smaller than 11 x 17 and no larger than 18 x 24. A color rendering must be included on the board to clearly identify the location of all proposed materials and colors. **The Committee will review the color and materials at the Final review.**

16. **WINDOWS AND DOORS (Section D.8):** Aluminum clad. **OK**

17. **ANTENNAS (Section D.9):** None shown. **OK**

18. **SOLAR PANELS (Section D.10):** None shown. **OK**

19. **SKYLIGHTS (Section D.11):** Noted as non-reflective. **OK**

20. **ARCHITECTURAL EXTERIOR LIGHTING (Section D.12):** Light fixtures must be down lit or shielded to prevent glare or be a nuisance to neighbors. Light fixtures must be complementary to the architectural style of the residence.

Elevations include shielded LED light fixture locations. **Fixture cutsheets may be required at Final submittal for review of style and shielding of light source.**

21. **GUTTERS AND DOWNSPOUTS (Section D.13):** Noted on the elevations and roof plan as zinc. **OK**

22. **OTHER COMMENTS:**

- A signed copy of the 1960 topo plan showing the lot area was submitted.

- **Written communication was received from the owners of 232 EB (Preston) via an email between the neighbors. This was shared with the Committee. The Committee appreciates the applicants working with the neighbors.**

#### **STAFF LANDSCAPE FINDINGS:**

1. **SUBMITTAL COMPLETENESS (Section B.5):** Submittal must be generally complete enough for review. **OK**
2. **LANDSCAPE STRUCTURES ARE SET BACK 5' FROM LOT BOUNDARIES (Tract Schedule A Exhibits):** Except for fences and walls, structures are 5' from PL. **OK**

**UTILITY ELEMENTS / EBSD SUBMITTAL:** Evidence of EBSD review and approval will be required at the time of final submittal. **Submit at time of final submittal.**

3. **LOT COVERAGE (Sec C.1):** Landscape features such as raised patios and/or freestanding structures must not create a lot coverage overage. **Unclear. Landing in north sideyard at elevation 84 may be more than 5' higher than adjacent neighbor's finished surfaces.**
4. **SITE DRAINAGE (Sec C.6):** A conceptual grading and drainage plan must be included, generally showing adequate site drainage. **OK**
5. **CURBS AND GUTTERS (Sec C.7):** For new residences and major remodels, plans must show complete replacement of curb and gutter along entire street frontage with reference to EBSD requirements. **OK**
6. **BACKFLOW PREVENTION (Sec C.8):** A backflow prevention device must be installed for proposed irrigation systems and must not be located on Association Property. **Show at time of final**
7. **EXTERIOR MECHANICAL EQUIPMENT (Sec E.1):** Mechanical equipment shall not be located in easement areas. **AC conensors are shown in small narrow space just outside east sideyard setback. It is unclear if visual and/or sound attenuation is achieved, and unclear if space is large enough for units.**

**Spa equipment appears to be shown on the slope facing Coast Highway.**

Mechanical spa equipment appears to be screened from view. **OK**

Noise impacts on adjacent neighbors must be avoided and/or minimized. **OK**

An acoustical report prepared by a qualified expert is submitted showing that anticipated noise impacts are less than the County maximum at the nearby property lines. **Submit at time of Final**

Acoustical report assumptions and recommendations are consistent with submittal drawings. **To be reviewed at time of Final**



8. EXTERIOR LIGHTING (Sec E.2): Landscape lighting proposals must be shown and must appear to limit glare and annoyance. **OK**

9. FENCES, WALLS, AND HEDGES (Sec E.3):

In front yard setback areas fences, hedges, and walls are to be 4' high or less as compared to adjacent top of curb elevations. For corner lots, the maximum height is 3'. **OK**

Between the front yard setback and the house structure fences, walls, hedges, railings or other features are to be 4' high or less compared to finished grade. **OK**

Front yard improvements address issues of visual impact, compatibility, and contributions to common visual streetscape. **OK**

In side yard and rear yard setback areas fences and/or walls must be 6' high or less as compared to existing grade along neighbor's side of property line. **In both sideyards proposed grade is significantly higher than neighbors' grades and may result in walls and guardrails that exceed height restrictions (front and back)**

Property line fences, walls, and footings must be constructed completely on the subject property. **OK**

Block walls are finished on all sides. **Unclear**

At the street fences, walls, and railings must be held back a minimum of 18 inches from face of curb. **OK**

10. PLAY EQUIPMENT AND PLAY HOUSES (Sec E.5): Issues of noise and visual impact have been adequately addressed. **None proposed. NA**

11. MAILBOXES (Sec E.6): Design and location must be shown. **OK**

12. OUTDOOR FIREPLACES, FIREPITS, COOKING ELEMENTS (Sec E.7): Outdoor fireplaces, BBQs, and ovens shall be a minimum of 5' clear of any property line and must be gas only. **OK**

The minimum setback for any open firepit shall be a minimum of 10'. **OK**

13. WATER FEATURES, SWIMMING POOLS, SPAS (Sec E.8): Pool and spa structures are located entirely outside the 5' utility easement area. **OK**

Issues of noise and visual impact must be adequately addressed.

Security/pool fencing is shown. **OK**

14. PARKWAY ACCESS (Sec E.12): Planting and paving within 18-24" of face of curb shall allow for convenience of on-street parking **OK**

15. IMPROVEMENTS ON EBCA PROPERTY Section C, Part 21): Trees, hedges, and structures are not proposed on EBCA property. **OK**

16. POTENTIAL OBSTRUCTION OF VIEW (Sec A.5): Trees and shrubs must not unreasonably block a neighbor's view. **OK**

17. PREPARATION BY LANDSCAPE ARCHITECT (Sec B.2): **OK**

18. FUEL MODIFICATION (Sec E.14): Highly flammable target species shall not be proposed. **OK**

Perimeter properties appear to be consistent with Orange County requirements for Zone A.

19. OTHER:

- It is not clear if an apron has been incorporated into the short driveway
- Rear terrace and patio railings do not appear to be staked (finished surfaces staked, not railings)
- The rear slope planting does not appear to be complementary and consistent with other slope plantings nearby

#### FINAL COMMITTEE RECOMMENDATIONS:

1. The Committee initially recommended disapproval of the plans submitted. The following items were adequately addressed by the Tuesday meeting. Therefore, the Committee recommends **Approval**.

a. The Committee reviewed the stakes and finds:

- i. Changes to the roof structure as proposed are appreciated and lowering the roof and pulling it further away from the right sideyard would have a positive impact on neighbors. The Committee did not review changes from neighbors however acknowledgement was received from the neighbors that the applicant has been working with the neighbors to address their view concerns.
- ii. The height of several proposed improvements at the rear yard terrace wall and railing are overheight in the sideyard setback. These types of elements are not allowed in the setbacks. **Corrected**

b. Contact Mike Dunbar, the General Manager of the Emerald Bay Service District to arrange to discuss the driveway. It appears the downward slope has been rectified however, it may require a variance or waiver from the EBSD Board if the EBSD engineer has drainage concerns. **OK Driveway concept approved**

c. Show the anticipated location of the structural foundation system and shoring in concept to ensure the projection into the utility easement is not greater than 24". **Shown – Will be reviewed by EBSD prior to Final**

d. Address issues of compatibility with respect to existing conditions along the highway. **Adequately addressed**

e. Indicate the flat roof material and show as Class 'A'. **Built-up roof with gravel indicated. Class "A" note added**



- f. Provide practical location for AC condensers that is large enough and that can be screened, sound attenuated, and that minimizes impacts to neighbors as required. **Moved to rear with spa equipment. Screening provided**
  - g. Propose spa equipment location that is not on rear slope, exposed. Assuming plants will provide adequate screening is not acceptable. **Screening provided**
  - h. Remove portions of walls and railings that exceed the 6' height restriction compared to neighbor's adjacent grades along north sideyard at service yard. **Addressed**
  - i. With respect to proposed walls and railings in rear area side setbacks remove railings over 6' in height compared to neighbor's grade (both sideyards). **Addressed by adding planters and lowering grade**
  - j. Clarify driveway design that includes an apron. **Added**
  - k. Regarding planting proposals on rear slope show plantings that are durable and consistent in character with other Pacific Coast Highway slope areas. **Citrus is OK as shown in planter – Planting updated**
  - l. Show how new walls are finished, both sides. **So noted**
  - m. Demonstration that landing at elevation 84 in north sideyard does not contribute to lot coverage by comparing with neighbor's finished grades/surfaces. **Addressed**
2. At time of FINAL submittal:
- a. An executed Easement Agreement recorded with the County of Orange for improvements on EBCA property will be required. An Encroachment Permit application and exhibits prepared by a licensed civil engineer describing the area of the Easement and legal descriptions are required for EBCA to prepare the Agreement. This is required to be approved by the EBCA Board of Directors prior to the approval of the project.
  - b. Submit drawings and the application fee of \$400 to EBSD for review. Provide evidence of EBSD review and approval. The preliminary plans must be developed in sufficient detail to confirm that there will be no structural encroachments into the 5' easement. If caissons are required for the foundation, they must be shown on the Final submittal for review by the Service District Engineer.
  - c. For review of proposed changes to the existing color and materials, a board must be submitted of actual color and material samples, not photographs.
  - d. An acoustical report prepared by a qualified expert must be submitted showing that anticipated noise impacts are less than the County maximum at the closest property line. Submitted plans must be consistent with the recommendations of the report.
3. Note:
- a. Approvals are valid for one year. See extension request requirements in the Architectural Regulations for additional information.
  - b. All future submittals must be accompanied by a detailed scope of work and highlighting revisions to previous scope of work, if any.
  - c. Any changes to the Final approved plans must be submitted for Architectural Committee's review prior to construction.

Emerald Bay Community Association  
Architectural Committee Meeting

Final Committee Recommendations  
December 4, 2018  
Board Approved – December 11, 2018

- d. If it becomes necessary or desirable for the Association to utilize its easements within private property boundaries, it is the responsibility of the owner of such property to remove improvements (whether previously approved by the Association or not) to provide access and to replace or repair improvements subsequent to Association access at no cost to the Association.
- e. The Committee reserves the right to reclassify a project at any time before or after construction begins.

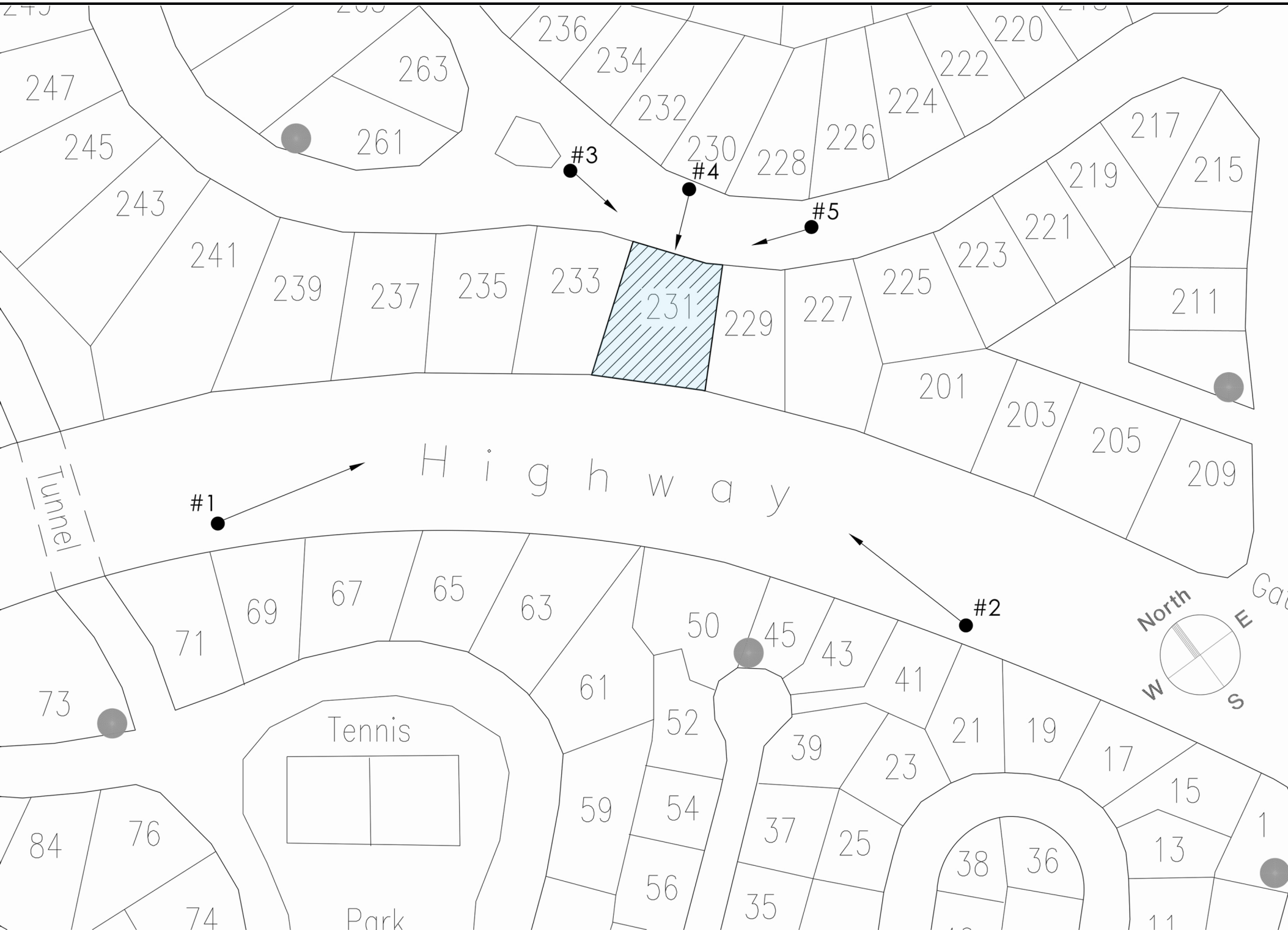
**Scott Laidlaw (Architect), Mike Dilley (Landscape Architect), and David Wirta (Owner) were in attendance to discuss the submittal.**

**At their meeting on December 11, 2018 the Board voted to approve the recommendation of the Architectural Committee.**



















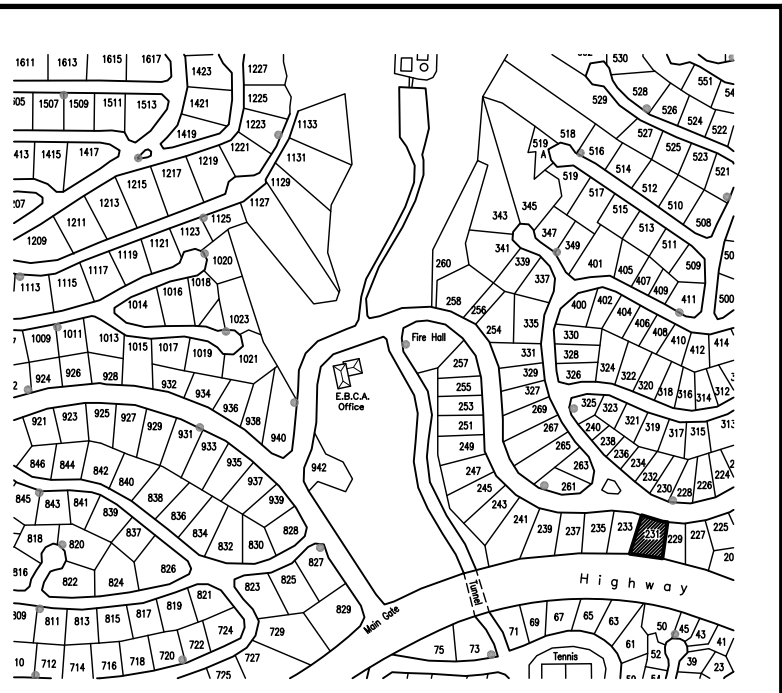
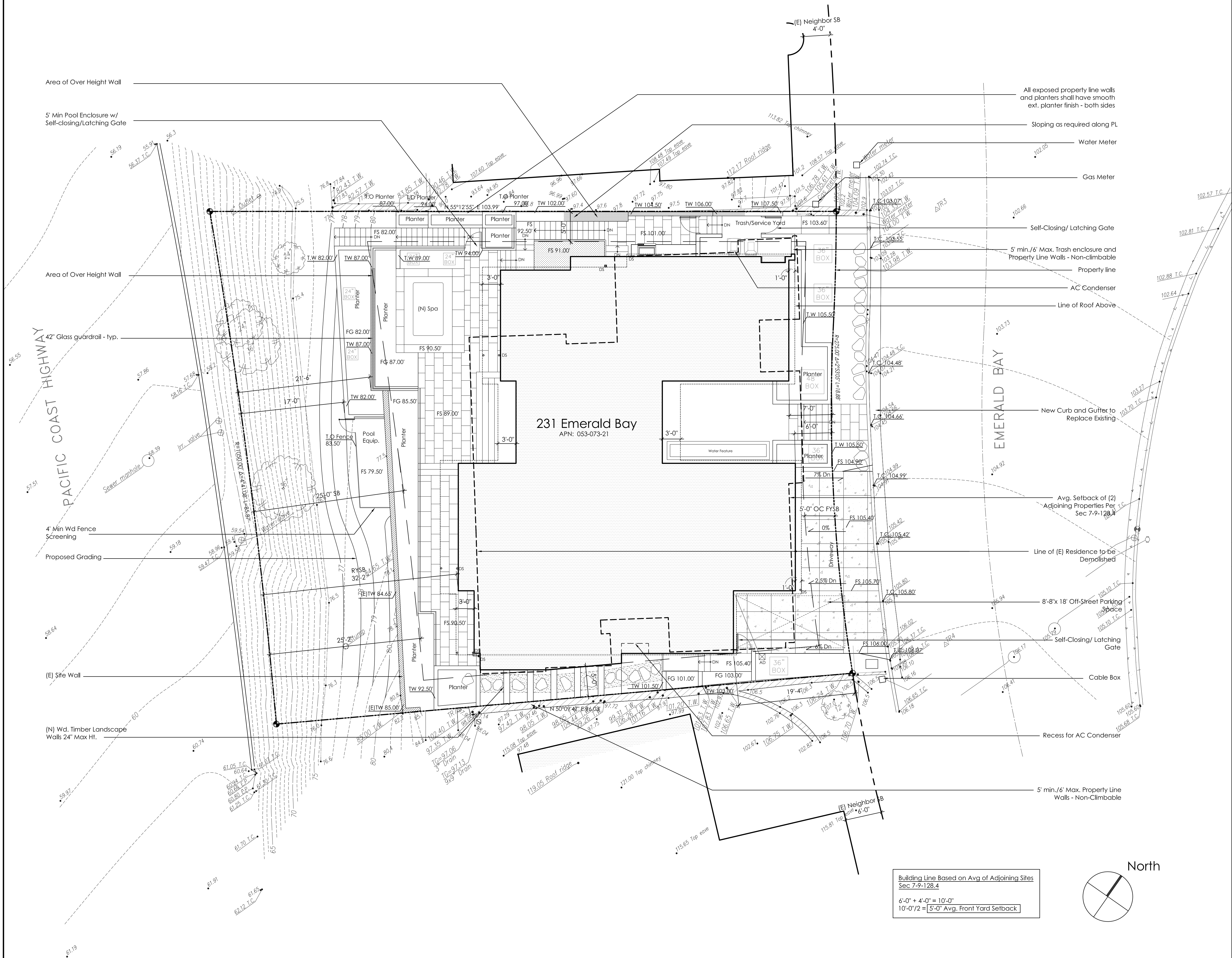




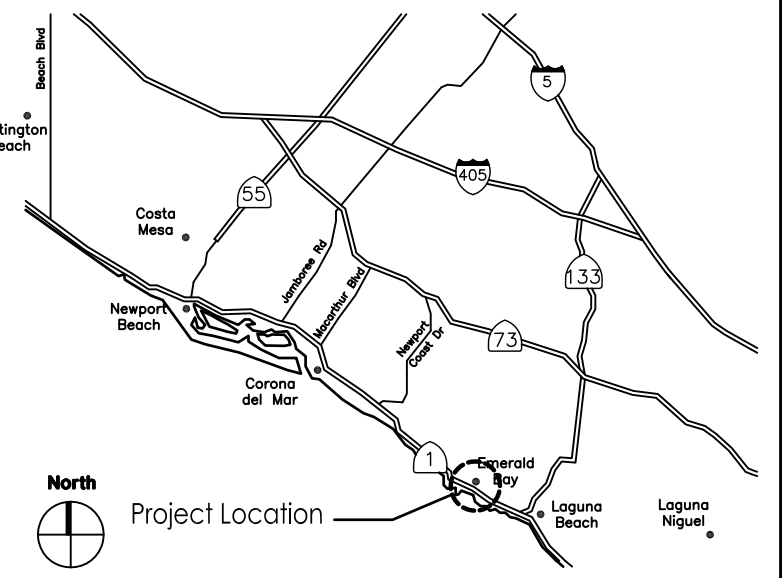








Fire Hydrant Plan



Project Location

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

General Site Notes

Project Address:	231 Emerald Bay Laguna Beach, CA 92651
Legal Description:	APN: 053-073-21 Lot: 17, Tract: 977
Project Description:	Demolition of existing residence with attached garage and construction of new two level residence with attached three car garage and small spa.
Owner:	David and Linda Wirta
Design Professional:	Scott Laidlaw Laidlaw Schultz Architects 3111 Second Ave Corona Del Mar, CA 92625 Phone: 949.645.9982 Fax: 949.645.9554 Slaidlaw@LSarchitects.com
Zoning District:	R-1 (CD)(SR)
Occupancy:	R-3/U
Construction:	Type V-B, Sprinklered
Area of Structure:	
First Floor	2399.8 sf
Second Floor	2256.8 sf
Total Living Space	4656.6 sf
Area of Deck:	
Supported	85.2 sf
Cantilevered	171.1 sf
Total Deck	256.3 sf
Number of Stories:	2- Story
Lot Area:	7,954 sf
Lot Coverage:	3,120.8 sf (3120.8/7954= 39.2% O.K.)
Parking:	(3) garage, (1) Off-Street
(2) Car Garage	480 s.f
(1) Car Garage	198 s.f
Note: Property is in "Very High Fire Hazard Severity Zone," construction shall be in compliance w/ CBC Chapter 7a	

PROJECT  
**David and Linda Wirta Residence**  
**231 Emerald Bay**  
**Laguna Beach CA, 92651**

DRAWING DESCRIPTION  
**Site Plan**

DATE	ISSUE/REVISION	REVIEW
8-1-18	EB Concept Submittal	SDL
10-2-18	EB Prelim. Submittal	SDL
11-6-18	EB Rev. Prelim. Submittal	SDL
12-4-18	EB Rev. Prelim. Submittal	SDL
12-14-18	O.C Planning	SDL
1-30-18	Rev. O.C Planning Submittal	SDL
4-18-19	Rev. O.C Planning Resubmittal	SDL

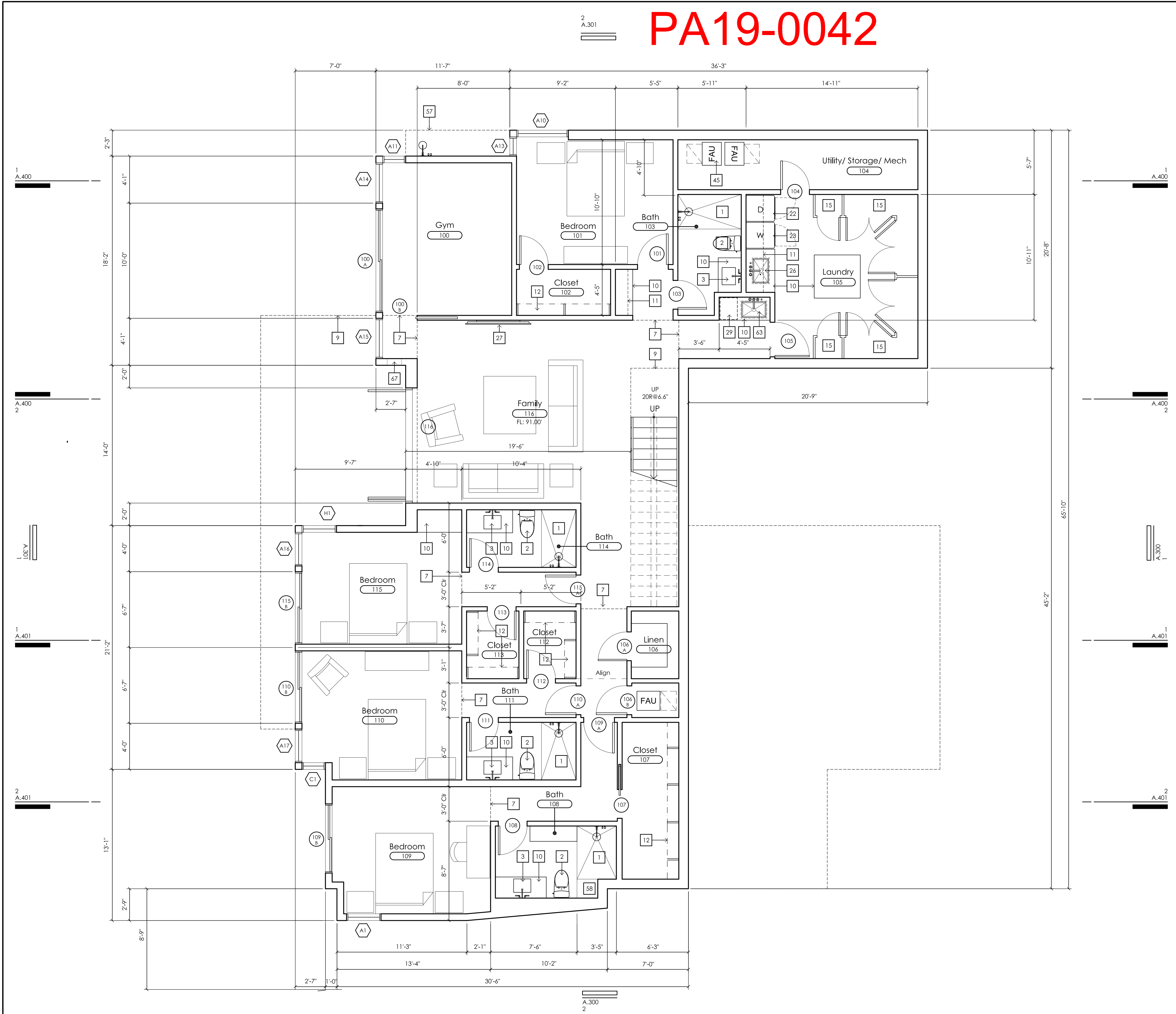
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SHEET NO.

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3111 Second Avenue  
Corona del Mar, CA 92625-2322  
(949) 645-9982 Fax: (949) 645-9554  
www.LSarchitects.com



PA19-0042



1. Tub, Shower, or Tub/Shower combination w. anti-scalding fixtures. Provide 1/2" round cleanouts. Wall covering of shower shall be tile, or approved equal, to a height of min. 72" abv. drain inlet. Floor tile over cement plaster backing. Single shower head not to exceed 2 gpm at 80psi. Multiple shower heads combined flow rate not to exceed 2gpm at 80psi.
2. Water Closet - 1.28 gallon /flush to meet standards set by American National Inst. Stds. A112.19.2 H and S Code. Conceal water supply. Provide 30" clear width & 24" min. clear in front of watercloset. Provide adjacent area drain.
3. Lavatory - 1.5 gpm at 80psi
4. Kitchen Sink & garbage disposal w/ Faucet - Not to exceed 1.5 gpm @ 60 psi. Provide Instanthot and water filtration
5. Line of wall below
6. Line of roof above
7. Line of soffit above
8. "VMZinc" Zinc Gutter and Downspout, tie to hard line drainage system
9. Line of floor, deck above
10. Built-in cabinet & counter @ +36" AFF
11. Upper cabinets
12. Pole and shelf
13. Area drain
14. Overflow drain
15. Full height Millwork
16. 34"-38" high handrail
17. +42" high guardrail
18. Roof cricket - "VMZinc" to match roof
19. 2.5" Marine grade S.S. custom length continuous slot drain. Infinity Drain Fixed Flange FFAS 65 or equal, tie to hard line drainage system.
20. Provide min. 5/8" Type 'X' GWB @ underside of floor framing, abv.
21. Isokern 48" Maximus Series Direct Vent (Gas-Only) Fireplace & Chimney System. Tested & Listed by PFS Corp., USA Report No. FI4-100. Install per Mfrt. specs.
22. Washing machine. Shall be qualified ENERGY STAR appliance with maximum water use factor of 6 gallons per cubic feet of drum capacity (NBMC 15.11.010)
23. Clothes dryer, 4" Ø vent w/ max. (2) 90° bends, 14' max run. Exhaust vent duct shall terminate at exterior of building. Equip w/ back draft damper.
24. Dishwasher shall be qualified ENERGY STAR appliance with maximum water use as follows (NBMC 15.11.010) Standard Dishwasher: 4.25 gallons per cycle, Compact Dishwashers: 3.5 gallons per cycle
25. 48" Professional Range w/ exhaust hood
26. Utility Sink
27. LED Television, owner supplied. Provide backing as required for wall mounting. Provide conduit to A/V cabinet.
28. Pantry shelves
29. Pull-out trash drawer
30. Integrated 36" Column Refrigerator
31. Integrated 36" Column Freezer
32. Mirror, Re: Interiors
33. Continuous slot drain
34. Specified pavers. Slope to area drains, 2% min.
35. Scheduled Gas Oven
36. Scheduled microwave drawer
37. Internal downspout, tie to hard line
38. Built-in Gas BBQ
39. Scheduled undercounter refrigerator
40. Tankless Water Heater, Re: MEP
41. +42" Guardrail - 18" channel siding w/ 24" glass above
42. Built-in Desk @ +30" AFF
43. Bench, +18" AFF
44. Line of architectural trim above
45. FAU, Re: T-24 requirements and mech. drawings
46. HVAC chase as req'd. Coordinate w. MEP & Arch. prior to construction. Firestop @ floor penetration per mfr specifications.
47. A/C units, Re: Acoustical report & MEP
48. Built-in Shelves
49. A/V Cabinet
50. Class 'A' Flintlastic Modified Bitumen roof covering by Certainteed, ICC# ESR-1388.
51. "VMZinc" Standing seam zinc roofing o/ Metalayment by Certainteed, ICC# ESR-1492.
52. Electric Panel, Re: Electrical
53. Scheduled wine refrigerator cabinet
54. 42" pony wall w/ glass above
55. Built-in Cabinet & counter @+30" AFF
56. Pot Filler, provide water filtration
57. Exterior Shower- permanently supplied with cold water only per ConB policy UPC 304.0
58. Built-in Shower shelf @ 18"
59. Mantel
60. Planters - Re: Landscape
61. Skylight Above
62. Zinc gutters above
63. Bar sink w/ garbage disposal
64. Structural glass floor
65. 36" Range
66. Reclaimed Wd. Trellis
67. Dog Door
68. "VMZinc" Zinc Scupper and Downspout, tie to hard line drainage system

### Plan Notes

- All dimensions are to be to the finished face or centerline of the partition U.N.O.
- G.C. to layout (in paint) the locations of all partitions, doors, lighting, ceiling elements, sprinklers, switches, dimmers, thermostats, power & comm. outlets, millwork and furniture for approval by the Architect prior to construction.
- It is the responsibility of the contractor to bring to the attention of the Architect any field conditions that do not allow construction or installation as drawn.
- Do not scale drawings. Dimensions as indicated take precedent over drawings.
- Provide continuous metal backing for reinforcing of walls to hang millwork, furniture shelving or cabinetry.
- Provide millwork shop drawings for Architect's approval. Millwork to comply with the recommendations of the Woodwork Institute of California (WIC).
- Any door hardware associated with millworker provided doors is to be ordered by the millworker.
- G.C. to provide full-time superintendents' supervision on the project.
- For pre-fabricated stairs, shop drawings to be approved by Building Plan Check prior to installation

### General Notes

- 2x6 Stud Wall
- 2x4 Stud Wall
- Concrete Retaining wall  
Re: Struct. for thickness. Provide GWB o/ furring channel & Insul. per T-24.
- Fire Separation Wall - 1/2" min GWB shall be applied to garage side

### Legend

LS architects  
LAIDLAW SCHULTZ

PROJECT  
**David and Linda Wirta Residence**  
**231 Emerald Bay**  
**Laguna Beach CA, 92651**

#### DRAWING DESCRIPTION

##### Floor Plans

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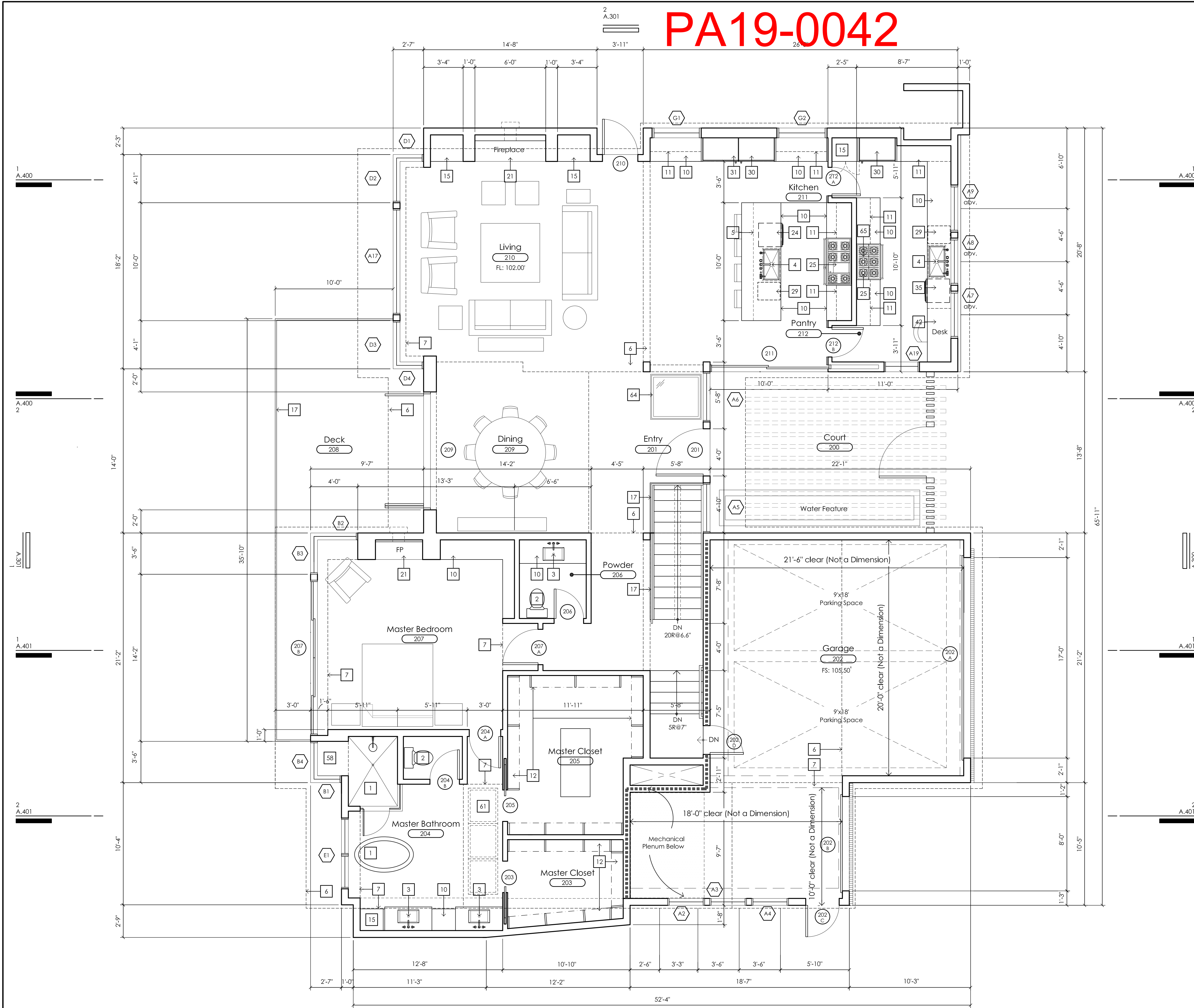


**A.200**  
SHEET NO.

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4. Kitchen Sink & garbage disposal w/ Faucet - Not to exceed 1.5 gpm @ 60 psi. Provide Instanthot and water filtration
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14. Overflow drain
15. Full height millwork
16. 34"-38" high handrail
17. +42" high guardrail
18. Roof cricket - "VMZinc" to match roof
19. 2.5" Marine grade S.S. custom length continuous slot drain. Infinity Drain Fixed Range FFAS 65 or equal, tie to hard line drainage system.
20. Provide min. 5/8" Type 'X' GWB @ underside of floor framing, abv.
21. Isokern 48" Maximus Series Direct Vent (Gas-Only) Fireplace & Chimney System. Tested & Listed by PFS Corp., USA Report No. FI4-100. Install per Mfrt. specs.
22. Washing machine. Shall be qualified ENERGY STAR appliance with maximum water use factor of 6 gallons per cubic feet of drum capacity (NBMC 15.11.010)
23. Clothes dryer, 4" Ø vent w/ max. (2) 90° bends, 14" max run. Exhaust vent duct shall terminate at exterior of building. Equip w/ back draft damper.
24. Dishwasher shall be qualified ENERGY STAR appliance with maximum water use as follows (NBMC 15.11.010) Standard Dishwasher: 4.25 gallons per cycle, Compact Dishwashers: 3.5 gallons per cycle
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26. Utility Sink
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34. Specified pavers. Slope to area drains, 2% min.
35. Scheduled Gas Oven
36. Scheduled microwave drawer
37. Internal downspout, tie to hard line
38. Built-in Gas BBQ
39. Scheduled undercounter refrigerator
40. Tankless Water Heater, Re: MEP
41. +42" Guardrail - 18" channel siding w/ 24" glass above
42. Built-in Desk @ +30" AFF
43. Bench, +18" AFF
44. Line of architectural trim above
45. FAU, Re: T-24 requirements and mech. drawings
46. HVAC chase as req'd. Coordinate w. MEP & Arch. prior to construction. Firestop @ floor penetration per mfr specifications.
47. A/C units, Re: Acoustical report & MEP
48. Built-in Shelves
49. A/V Cabinet
50. Class 'A' Flintlastic Modified Bitumen roof covering by Certainteed, ICC# ESR-1388.
51. "VMZinc" Standing seam zinc roofing o/ Metalayment by Certainteed, ICC# ESR-1492.
52. Electric Panel, Re: Electrical
53. Scheduled wine refrigerator cabinet
54. 42" pony wall w/ glass above
55. Built-in Cabinet & counter @+30" AFF
56. Pot Filler, provide water filtration
57. Exterior Shower- permanently supplied with cold water only per ConB policy UPC 304.0
58. Built-in Shower shelf @ 18"
59. Mantel
60. Planters - Re: Landscape
61. Skylight Above
62. Zinc gutters above
63. Bar sink w/ garbage disposal
64. Structural glass floor
65. 36" Range
66. Reclaimed Wd. Trellis
67. Dog Door
68. "VMZinc" Zinc Scupper and Downspout, tie to hard line drainage system

## Plan Notes

- All dimensions are to be to the finished face or centerline of the partition U.N.O.
- G.C. to layout (in point) the locations of all partitions, doors, lighting, ceiling elements, sprinklers, switches, dimmers, thermostats, power & comm. outlets, millwork and furniture for approval by the Architect prior to construction.
- It is the responsibility of the contractor to bring to the attention of the Architect any field conditions that do not allow construction or installation as drawn.
- Do not scale drawings. Dimensions as indicated take precedent over drawings.
- Provide continuous metal backing for reinforcing of walls to hang millwork, furniture shelving or cabinetry.
- Provide millwork shop drawings for Architect's approval. Millwork to comply with the recommendations of the Woodwork Institute of California (WIC).
- Any door hardware associated with millworker provided doors is to be ordered by the millworker.
- G.C. to provide full-time superintendents' supervision on the project.
- For pre-fabricated stairs, shop drawings to be approved by Building Plan Check prior to installation

## General Notes

- 2x6 Stud Wall
- 2x4 Stud Wall
- Concrete Retaining wall  
Re: Struct. for thickness. Provide GWB o/ furring channel & Insul. per T-24.
- Fire Separation Wall - 1/2" min GWB shall be applied to garage side

## Legend

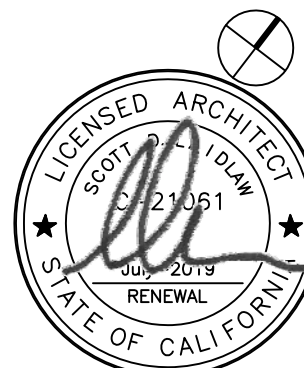
LS architects  
LAIDLAW SCHULTZ

PROJECT  
**David and Linda Wirta Residence**  
**231 Emerald Bay**  
**Laguna Beach CA, 92651**

## DRAWING DESCRIPTION

Main Floor Plan

DATE	ISSUE/REVISION	REVIEW
8-1-18	EB Concept Submittal	SDL
10-2-18	EB Prelim. Submittal	SDL
11-6-18	EB Rev. Prelim. Submittal	SDL
12-4-18	EB Rev. Prelim. Submittal	SDL
12-14-18	O.C Planning	SDL
1-30-18	Rev. O.C Planning Submittal	SDL
4-18-19	Rev. O.C Planning Resubmittal	SDL

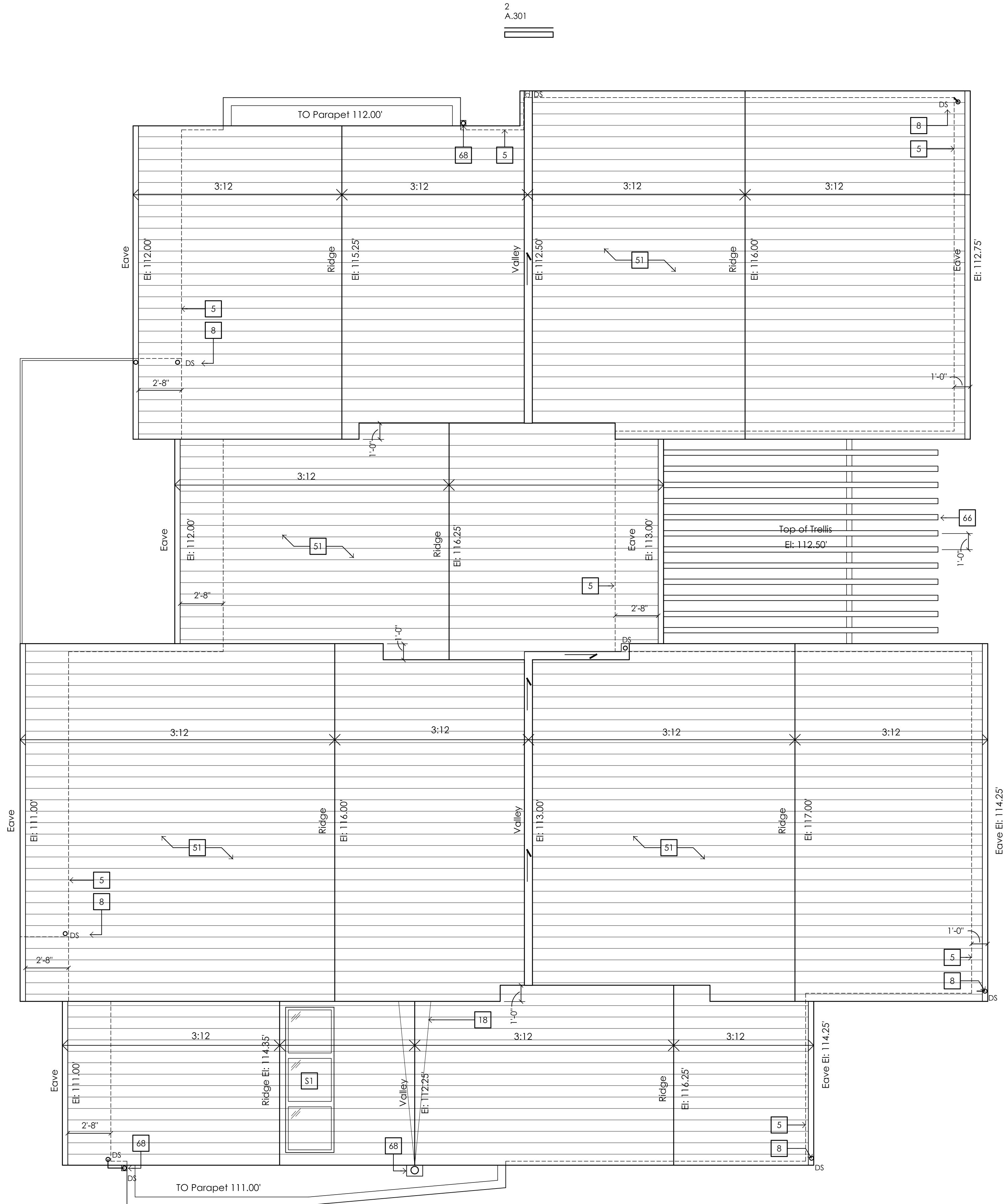


**A.201**  
SHEET NO.

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1. Tub, Shower, or Tub/Shower combination w. anti-scalding fixtures. Provide 12" round cleanouts. Wall covering of shower shall be tile, or approved equal, to a height of min. 72" abv. drain inlet. Roof tile over cement plaster backing. Single shower head not to exceed 2 gpm at 80psi. Multiple shower heads combined flow rate not to exceed 2gpm at 80psi.
2. Water Closet - 1.28 gallon /flush to meet standards set by American National Inst. Stds. A112.19.2 H and S Code. Conceal water supply. Provide 30" clear width & 24" min. clear in front of watercloset. Provide adjacent area drain.
3. Lavatory - 1.5 gpm at 80psi
4. Kitchen Sink & garbage disposal w/ Faucet - Not to exceed 1.5 gpm @ 60 psi. Provide Instahot and water filtration
5. Line of wall below
6. Line of roof above
7. Line of soffit above
8. "VMZinc" Zinc Gutter and Downspout, tie to hard line drainage system
9. Line of floor, deck above
10. Built-in cabinet & counter @ +36" AFF
11. Upper cabinets
12. Pole and shelf
13. Area drain
14. Overflow drain
15. Full height Millwork
16. 34"-38" high handrail
17. +42" high guardrail
18. Roof cricket - "VMZinc" to match roof
19. 2.5" Marine grade S.S. custom length continuous slot drain, Infinity Drain Fixed Flange FFAS 65 or equal, tie to hard line drainage system.
20. Provide min. 5/8" Type 'X' GWB @ underside of floor framing, abv.
21. Isokern 48" Maximus Series Direct Vent (Gas-Only) Fireplace & Chimney System. Tested & Listed by PFS Corp., USA Report No. FI4-100. Install per Mnfr. specs.
22. Washing machine. Shall be qualified ENERGY STAR appliance with maximum water use factor of 6 gallons per cubic feet of drum capacity (NBMC 15.11.010)
23. Clothes dryer, 4" Ø vent w/ max. (2) 90° bends, 14' max run. Exhaust vent duct shall terminate at exterior of building. Equip w/ back draft damper.
24. Dishwasher shall be qualified ENERGY STAR appliance with maximum water use as follows (NBMC 15.11.010) Standard Dishwasher: 4.25 gallons per cycle. Compact Dishwashers: 3.5 gallons per cycle
25. 48" Professional Range w/ exhaust hood
26. Utility Sink
27. LED Television, owner supplied. Provide backing as required for wall mounting. Provide conduit to A/V cabinet.
28. Pantry shelves
29. Pull-out trash drawer
30. Integrated 36" Column Refrigerator
31. Integrated 36" Column Freezer
32. Mirror, Re: Interiors
33. Continuous slot drain
34. Specified paves. Slope to area drains, 2% min.
35. Scheduled Gas Oven
36. Scheduled microwave drawer
37. Internal downspout, tie to hard line
38. Built-in Gas BBQ
39. Scheduled undercounter refrigerator
40. Tankless Water Heater, Re: MEP
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68. "VMZinc" Zinc Scupper and Downspout, tie to hard line drainage system



PROJECT  
**David and Linda Wirta Residence**  
**231 Emerald Bay**  
**Laguna Beach CA, 92651**

Plan Notes

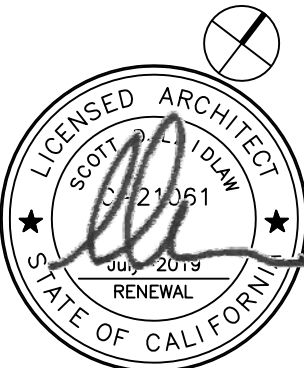
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General Notes

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- Concrete Retaining wall  
Re: Struct. for thickness. Provide GWB o/  
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- Fire Separation Wall - 1/2" min GWB shall  
be applied to garage side

Legend

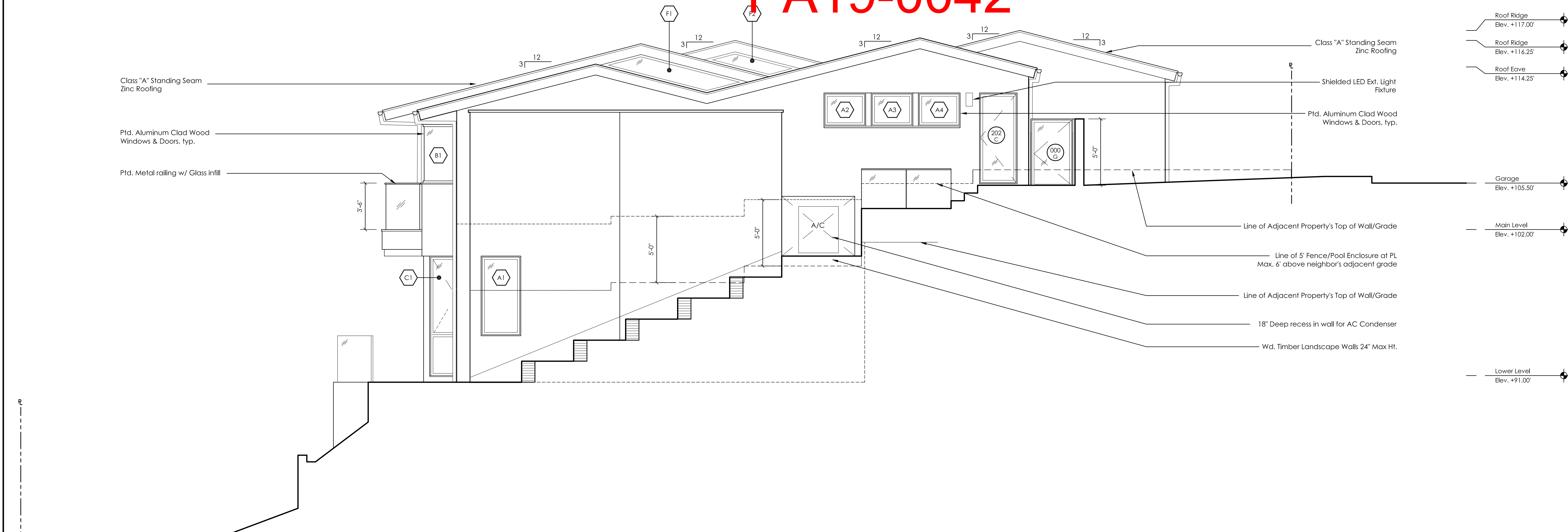
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12-14-18	O.C Planning	SDL
1-30-18	Rev. O.C Planning Submittal	SDL
4-18-19	Rev. O.C Planning Resubmittal	SDL



**A.202**  
SHEET NO.

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2 South Elevation Scale: 1/4" = 1'-0"

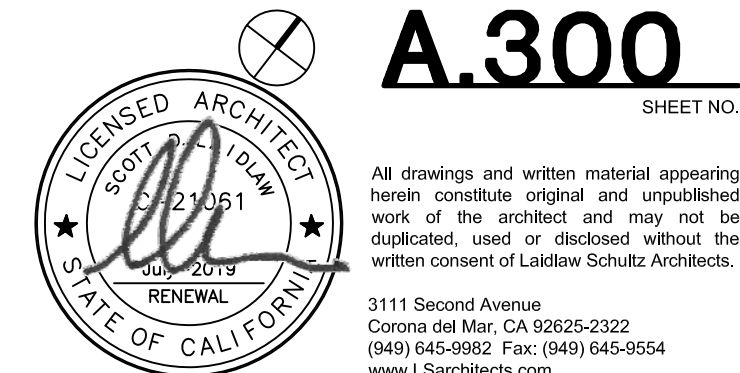


1 East Elevation Scale: 1/4" = 1'-0"



PROJECT  
**David and Linda Wirta Residence**  
**231 Emerald Bay**  
**Laguna Beach CA, 92651**

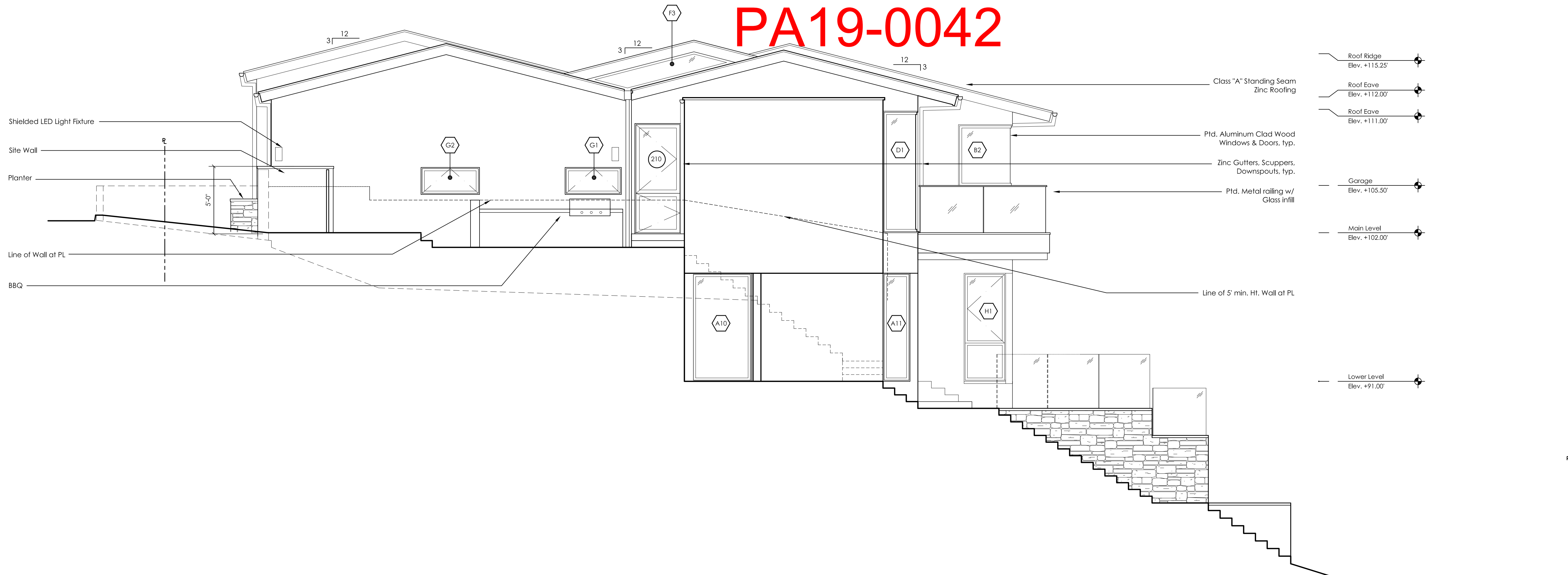
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Exterior Elevations		
DATE	ISSUE/REVISION	REVIEW
8-1-18	EB Concept Submittal	SDL
10-2-18	EB Prelim. Submittal	SDL
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2 North Elevation

Scale: 1/4" = 1'-0"



1 West Elevation

Scale: 1/4" = 1'-0"

LS architects  
LAIDLAW SCHULTZ

PROJECT  
**David and Linda Wirta Residence**  
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**Laguna Beach CA, 92651**

DRAWING DESCRIPTION  
Exterior Elevations

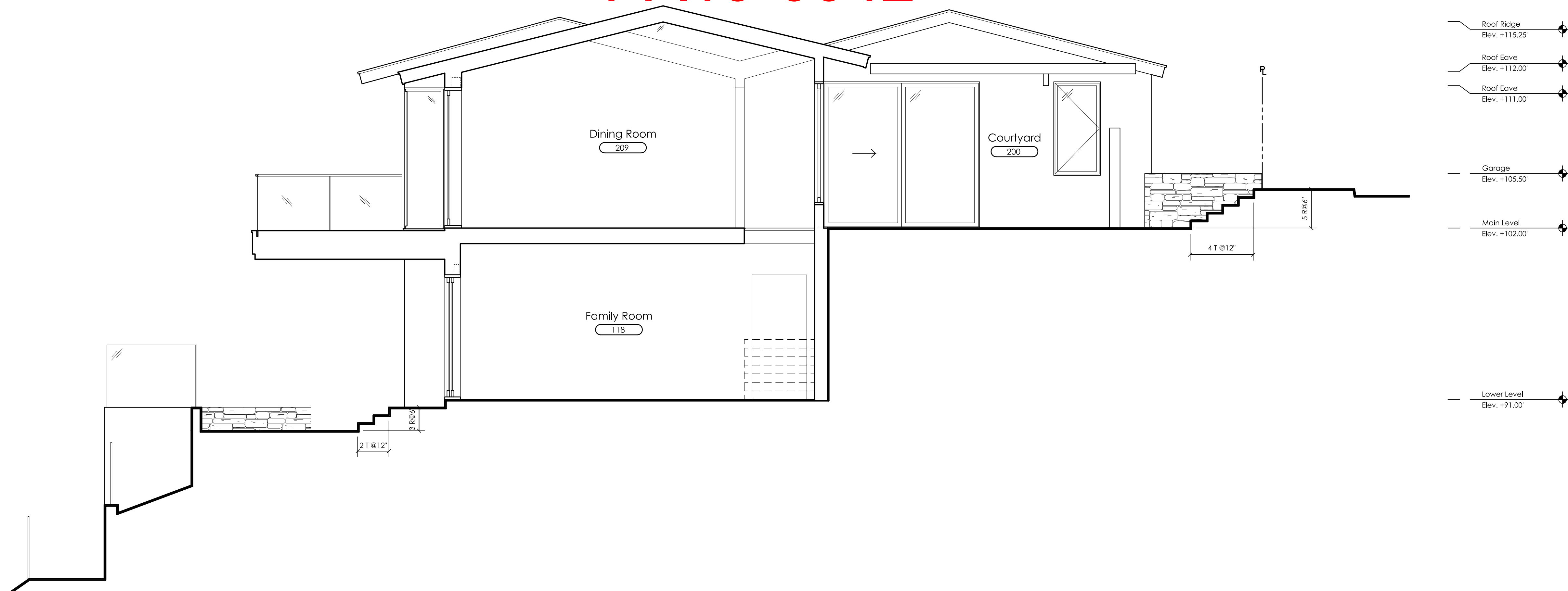
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12-14-18	O.C Planning	SDL
1-30-18	Rev. O.C Planning Submittal	SDL
4-18-19	Rev. O.C Planning Resubmittal	SDL

**A.301**  
SHEET NO.

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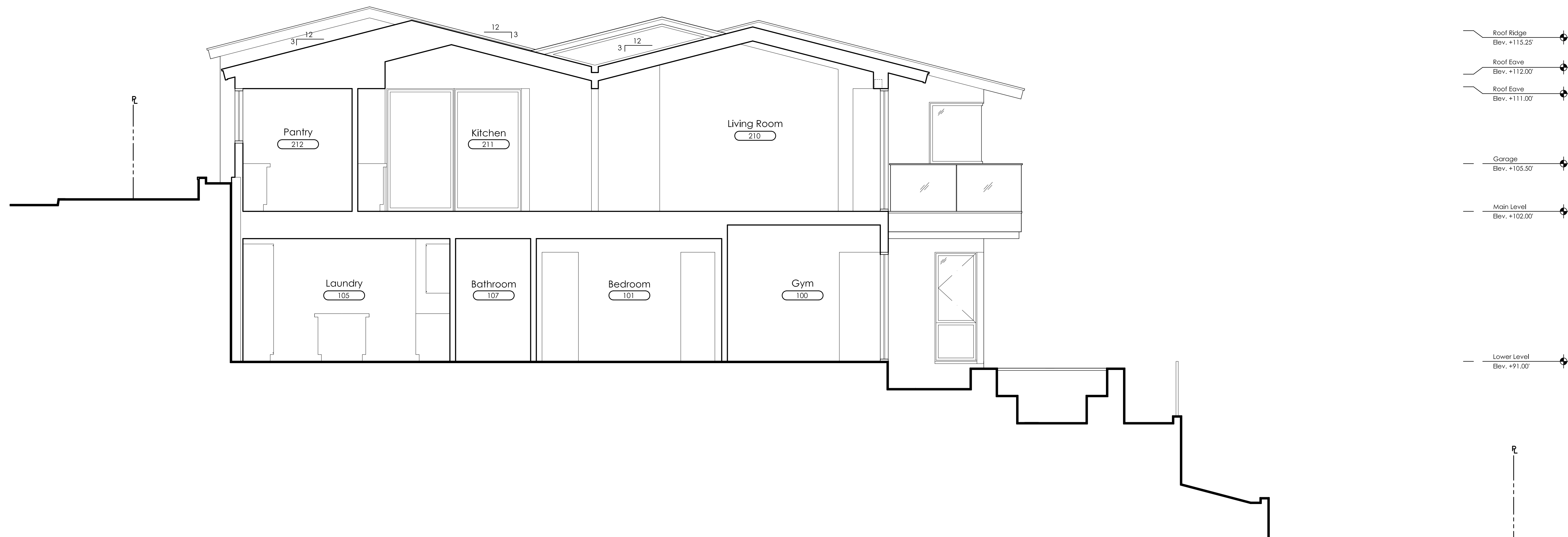
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2 Building Section

Scale: 1/4" = 1'-0"



1 Building Section

Scale: 1/4" = 1'-0"

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PROJECT  
**David and Linda Wirta Residence**  
**231 Emerald Bay**  
**Laguna Beach CA, 92651**

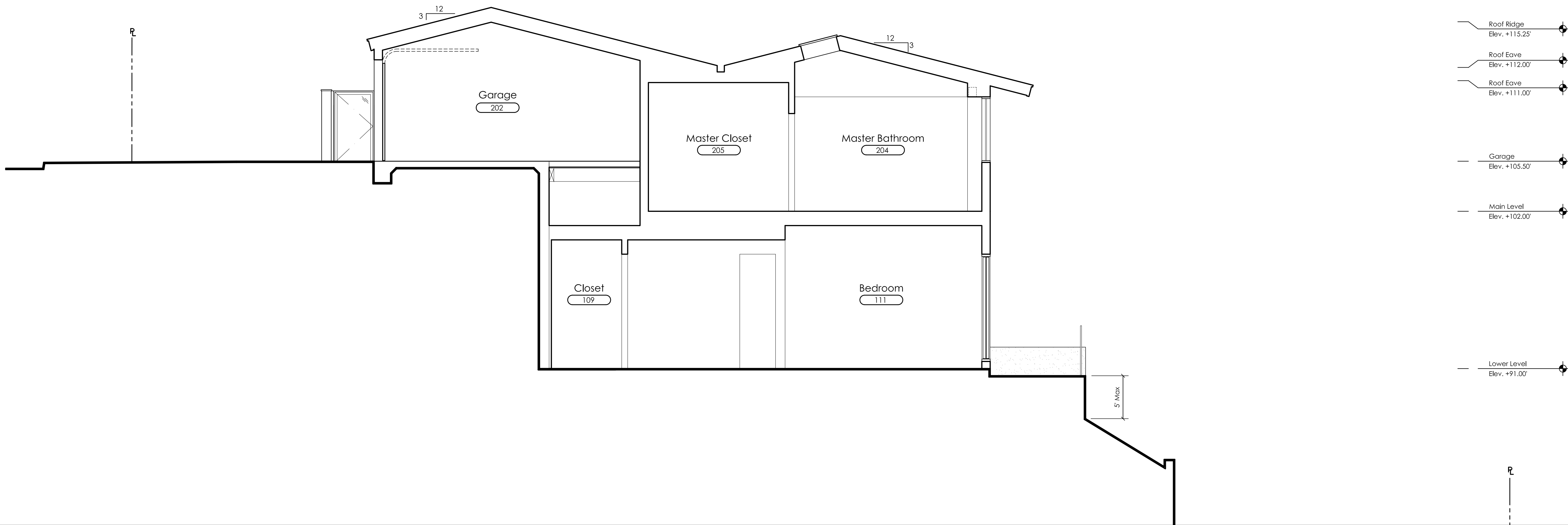
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1-30-18	Rev. O.C Planning Submittal	SDL
4-18-19	Rev. O.C Planning Resubmittal	SDL

**A.400**  
SHEET NO.

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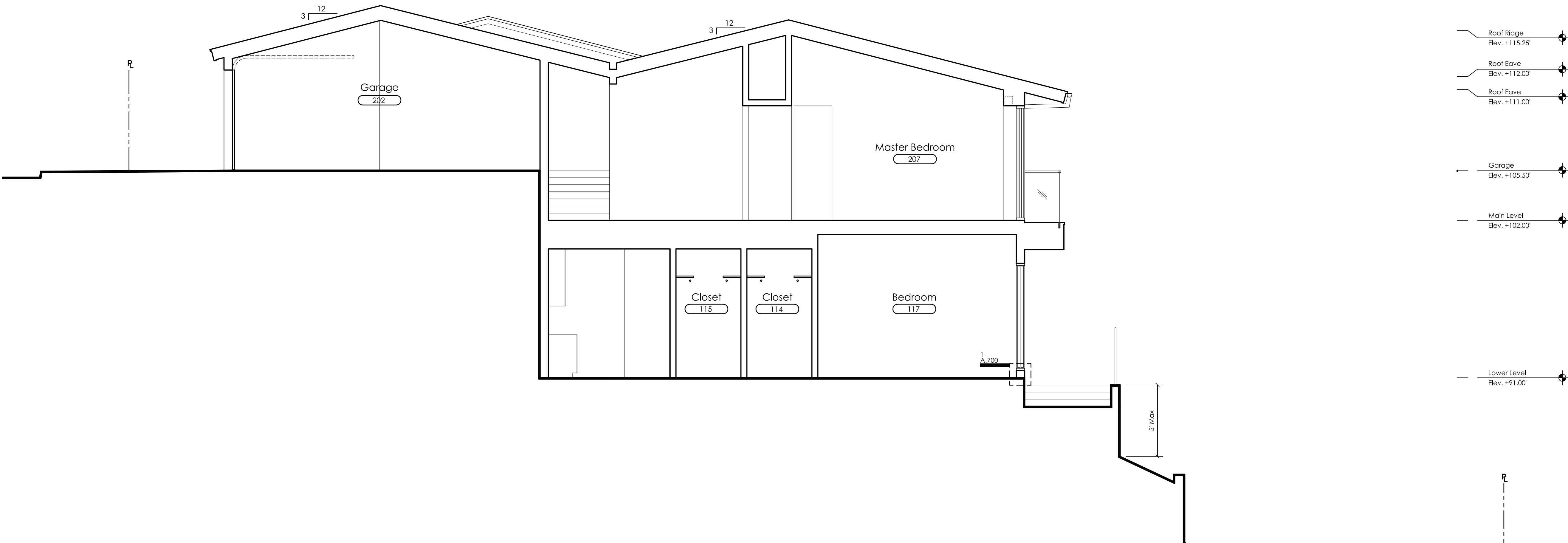


PA19-0042



2 Building Section

Scale: 1/4" = 1'-0"



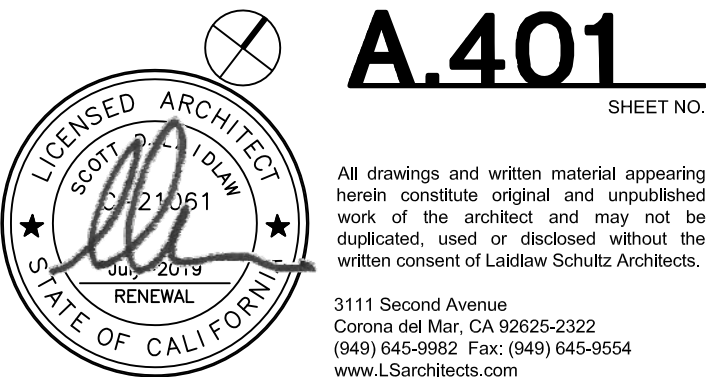
1 Building Section

Scale: 1/4" = 1'-0"



PROJECT  
**David and Linda Wirta Residence**  
**231 Emerald Bay**  
**Laguna Beach CA, 92651**

DRAWING DESCRIPTION		
Section		
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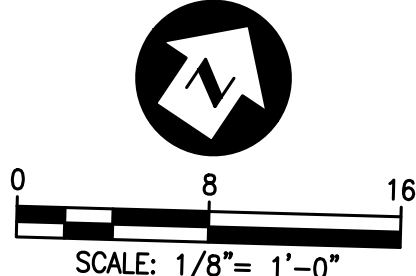
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PACIFIC COAST HIGHWAY

EMERALD BAY



**SHORING NOTE:**  
CAISSONS TO BE CONSTRUCTED AND INSPECTED UNDER SEPARATE PERMIT.

**UTILITY NOTE:**  
SEWER, WATER, AND STORM DRAIN INFORMATION SHOWN HEREON PER TRACT 977 IMPROVEMENT PLANS.

RETAINING WALLS ARE SHOWN FOR INFORMATION ONLY . THEY ARE TO BE CONSTRUCTED AND INSPECTED BY OTHERS UNDER A SEPARATE WALL PERMIT RW180021.

**NOTICE TO CONTRACTOR**  
**REQUIRED CERTIFICATIONS / APPROVALS**

In addition to any certifications required by the agencies having jurisdiction over this project, the following approvals from the Civil engineer of record are required:

- Foundation forms for improvements on or abutting property lines is required prior to concrete pour.
- Location, size, and depth of all drain lines prior to backfill.

### EARTHWORK QUANTITIES

EARTHWORK	CUT	FILL
EXCAVATION	640 CY	
EMBANKMENT		375 CY
OVEREXCAVATION/RECOMPACTION	TBD	TBD
EXPORT		265 CY
TOTAL	640 CY	640 CY

### ADDITIONAL NOTES

- ALL DRAINLINES SHALL HAVE A MIN. POSITIVE SLOPE OF 1% TOWARD OUTLET.
- PER FOUNDATION PLANS BY XX. AND SOILS REPORT PREPARED BY XX DATED XX, PAD ELEVATIONS ARE BASED ON X STRUCTURAL SLAB OVER MIN. X GRAVEL OVER 15 MIL VAPOR RETARDER OVER X OF CLEAN SAND.
- WHERE EXTERIOR/INTERIOR UTILITY TRENCHES ARE PROPOSED IN A DIRECTION THAT PARALLELS ANY BUILDING FOOTING, THE BOTTOM OF THE TRENCHES SHALL NOT EXTEND BELOW A 1:1 PLANE PROJECTED DOWNWARD FROM THE BOTTOM EDGE OF FOOTING. WHERE THIS OCCURS, ADJACENT FOOTING SHALL BE DEEPEMED OR UTILITY CONSTRUCTED AND BACKFILLED PRIOR TO BUILDING CONSTRUCTION.
- FOR BUILDING FOOTING AND FOUNDATION DESIGN SEE STRUCTURAL PLANS.
- ALL ROOFS SHALL BE GUTTERED & DOWNSPOUTS CONNECTED TO STORM DRAIN SYSTEM.
- PRECONSTRUCTION SURVEY AND VIBRATION MONITORING OF EXISTING STRUCTURES IS RECOMMENDED BY THE SOILS ENGINEER. SEE SOILS REPORT FOR DETAILED MONITORING PROCEDURE.
- ALL RECOMMENDATIONS WITHIN THE SOILS REPORT FOR THIS PROJECT BY X GEOLOGIST PROJECT NO 171512 DATED X AND ALL ADDENDA ARE CONSIDERED A PART OF THIS PLAN.

### PRELIMINARY CONSTRUCTION NOTES

- CONSTRUCT CONCRETE DRIVEWAY.
- CONSTRUCT CONCRETE HARDSCAPE.
- INSTALL 4" Ø PIPE DRAIN SYSTEM: SCHED. 40 PVC (ASTM D1785).
- INSTALL 6" Ø PIPE DRAIN SYSTEM: SCHED. 40 PVC (ASTM D1785).
- INSTALL 6" ATRIUM DRAIN NDS TYPE 90 W/ RISER & ADAPTOR OR EQUAL.
- INSTALL 12" ATRIUM DRAIN NDS TYPE 1280 W/ RISER & ADAPTOR OR EQUAL.
- INSTALL 6" DECK DRAIN NDS TYPE 40 W/ RISER & ADAPTOR OR EQUAL.
- INSTALL 6" DECK DRAIN NDS TYPE 10 W/ RISER & ADAPTOR OR EQUAL.
- CONSTRUCT DRIVEWAY APPROACH PER COUNTY STANDARD.
- DOWNSPOUT LOCATION PER ARCH. PLAN. TO BE CONNECTED TO SD SYSTEM.
- INSTALL LIFT STATION.
- INSTALL MICRO CHANNEL DRAIN, 3" WIDE, NDS TYPE
- INSTALL FORCE MAIN, SIZE PER PUMP MANUFACTURERS RECOMMENDATIONS.
- INSTALL CHANNEL DRAIN, 5" WIDE, NDS TYPE
- INSTALL CATCH BASIN, 12X18 BROOKS PRODUCT W/ TRAFFIC RATED GRATE.
- INSTALL PARKWAY CULVERT PER COUNTY STD.

### DISPOSITION NOTES

- EXISTING WALL TO REMAIN, PROTECT IN PLACE.
- EXISTING UTILITY VAULT TO REMAIN, PROTECT IN PLACE.
- EXISTING WALL TO BE REMOVED.

PLANS PREPARED BY:

**TOAL**  
ENGINEERING, INC.



CIVIL ENGINEERING  
LAND SURVEYING  
STORMWATER QUALITY

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



CALEB RIOS  
R.C.E. 57587  
DATE:

PREPARED FOR:  
WIRTA FAMILY  
231 EMERALD BAY  
LAGUNA BEACH, CA 92651  
TEL: (949)645-9982  
EMAIL: sloldow@isarchitects.com

REVISIONS	BY	DATE	APVD.	DATE

WIRTA RESIDENCE

PRELIMINARY GRADING PLAN

LOT 17, TRACT 977  
231 EMERALD BAY, LAGUNA BEACH

DATE: 4/18/2019	H. SCALE: N/A
SURVEY DATE: FEB. 2017	V. SCALE: N/A
DRN.: A.A.	DWG. NO.
CHD.: C.R.	C-01
APPD.: C.R.	
JOB NO. 18143	SHEET 1
	OF 2



PA19-0042

LOT 17  
TRACT 977

EMERALD BAY

PROPOSED RESIDENCE

PROPOSED BASEMENT  
F.F. = 91.00

EXISTING GRADE

EXISTING SLOPE

PROP. CAISSON  
(BY OTHERS)

SLOPE SETBACK PER  
SOILS REPORTS  
RECOMMENDATIONS  
(TYP.)

OVEREXCAVATION AND  
RECOMPACTION PER  
SOILS REPORT. (TYP.)

PROP. SHORING  
(BY OTHERS)

25'  
HALF-STREET R.O.W.

EX. AC

2%

NOTE:  
FOR FOUNDATION DESIGN,  
SEE STRUCTURAL PLANS.

LOT 17  
TRACT 977

PROPOSED RESIDENCE

PROPOSED BASEMENT  
F.F. = 91.00

102.00  
FF

R/W

PROP. CAISSON  
(BY OTHERS)

OVEREXCAVATION AND  
RECOMPACTION PER  
SOILS REPORT. (TYP.)

PROP. SHORING  
(BY OTHERS)

NOTE:  
FOR FOUNDATION DESIGN,  
SEE STRUCTURAL PLANS.

1

## PRELIMINARY CONSTRUCTION NOTES

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- ② - CONSTRUCT CONCRETE HANDSCAPE.
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- ⑦ - INSTALL 6" DECK DRAIN NDS TYPE 40 W/ RISER & ADAPTOR OR EQUAL.
- ⑧ - INSTALL 8" DECK DRAIN NDS TYPE 10 W/ RISER & ADAPTOR OR EQUAL.
- ⑨ - CONSTRUCT DRIVEWAY APPROACH PER COUNTY STANDARD.
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- ⑫ - INSTALL MICRO CHANNEL DRAIN, 3" WIDE, NDS TYPE
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- ⑭ - INSTALL CHANNEL DRAIN, 5" WIDE, NDS TYPE
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- ⑯ - INSTALL PARKWAY CULVERT PER COUNTY STD.

- 1— EXISTING WALL TO REMAIN, PROTECT IN PLACE.
- 2— EXISTING UTILITY VAULT TO REMAIN, PROTECT IN PLACE.
- 3— EXISTING WALL TO BE REMOVED.



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PREPARED FOR:  
WIRTA FAMILY  
231 EMERALD BAY  
LAGUNA BEACH, CA 9265  
TEL: (949)645-9982  
EMAIL:  
slaidlaw@lsarchitects.com

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WIRTA RESIDENCE

## SECTIONS

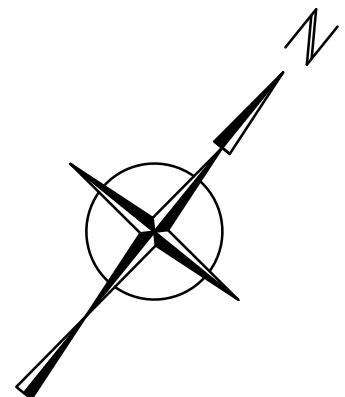
LOT 17, TRACT 977  
231 EMERALD BAY, LAGUNA BEACH

DATE: 4/18/2019		H. SCALE: N/A	
SURVEY DATE: FEB. 2017		V. SCALE: N/A	
DRN.: A.A.		DWG. NO.	
CHD.: C.R.		<b>C-02</b>	
APPD.: C.R.			
JOB NO. <b>18143</b>	SHEET <b>2</b>	OF <b>2</b>	

4/18/2019 6:10:12 PM N:\181xx\18143\Drawings\Civil\18143-qp-03.dwg



PA19-0042



SCALE: 1/8"=1'

PLANS PREPARED BY:

**TOAL**  
ENGINEERING, INC.

CIVIL ENGINEERING  
LAND SURVEYING  
STORMWATER QUALITY

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www.toalengineering.com



VIKTOR P. MEUM  
P.L.S. 8682  
DATE:

PREPARED FOR:  
DAVID AND LINDA WIRTA

[illegible]

# TOPOGRAPHIC SURVEY





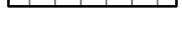
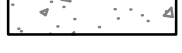
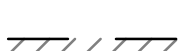
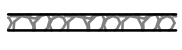
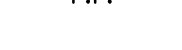
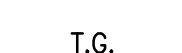


LOT 17, TRACT 977

231 EMERALD BAY, LAGUNA BEACH, CALIFORNIA

8/28/2018 1:16:29 PM N:\181xx\18143\Drawings\Survey\Topo\18143-tp-01.dwg

DATE: 8-28-18		H. SCALE: 1/8"=1'	
SURVEY DATE: 8-8-18		V. SCALE: -	
DRN.: MCH	DWG. NO.  <b>18143</b>		
CHD.: MSF			
APPD.: VM			
JOB NO. TP-01	SHEET 1	OF 1	

LEGEND

- |   |                           |
|---|---------------------------|
|    | GRADE BREAK LINE          |
| 5  | INDEX CONTOUR LINE        |
|    | INTERMEDIATE CONTOUR LINE |
|    | ESTIMATED PROPERTY LINE   |
|    | FENCE                     |
|    | MSE WALL                  |
|    | CONCRETE SURFACE          |
|    | MASONRY WALL              |
|    | WOOD WALL                 |
|    | ROCK WALL                 |
| F.F.  | FINISHED FLOOR            |
| F.S.  | FINISHED SURFACE          |
| T.G.  | TOP OF GRATE              |
| INV   | INVERT OF PIPE            |
| T.C.  | TOP OF CURB               |
| E.P.  | EDGE OF PAVEMENT          |
| T.W.  | TOP OF WALL               |
|    | FOUND MONUMENT            |
|    | SURVEY CONTROL POINT      |

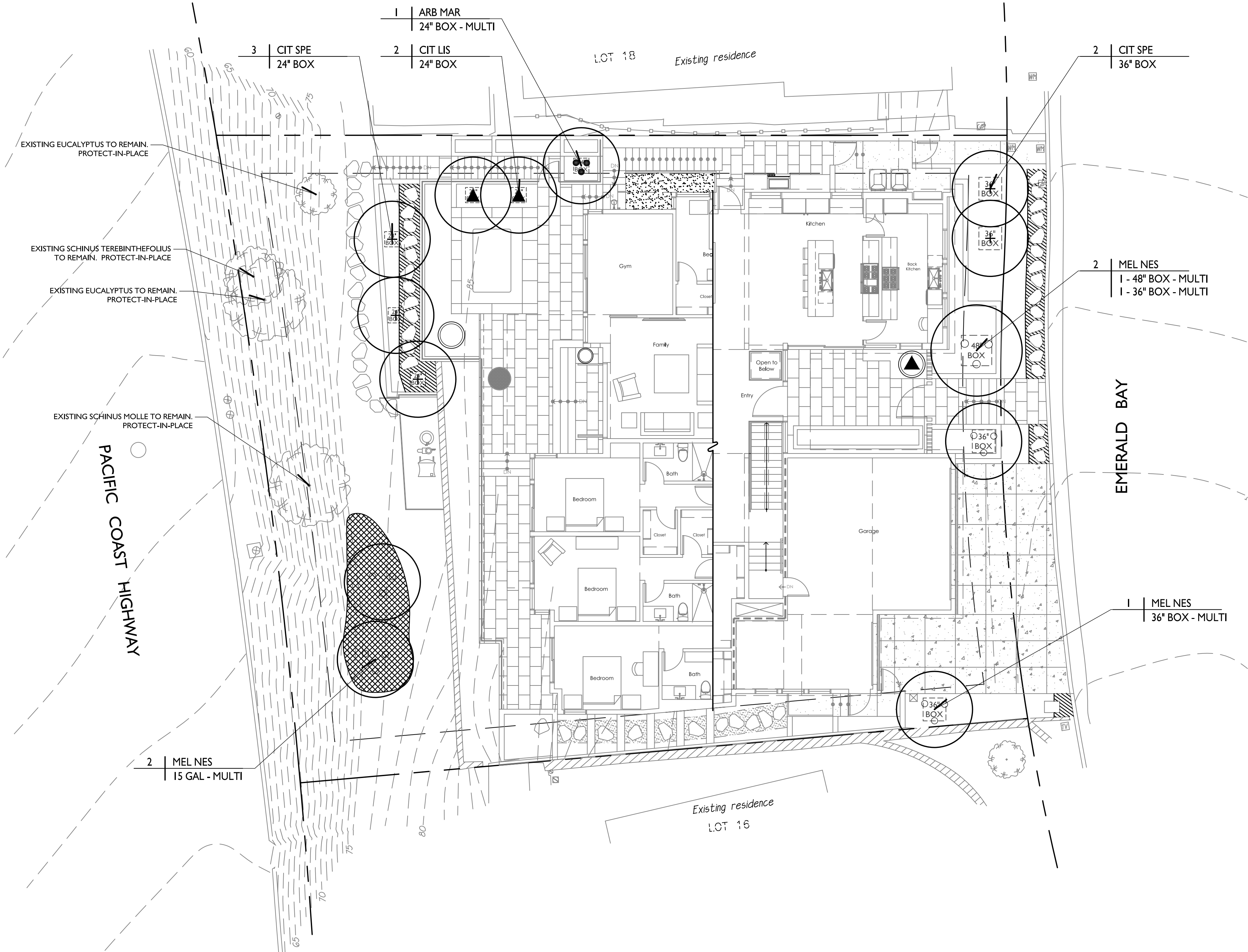
BENCHMARK NOTE:  
OCSBM R-1415  
ELEV=70.620  
NGVD29 DATUM, 2004 ADJ.

EASEMENT NOTE:  
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT.  
UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

BOUNDARY NOTE:

THE PLAT SHOWN HEREON REPRESENTS A BEST FIT OF THE RECORD BOUNDARY TO THE FOUND MONUMENTS AND LINES OF OCCUPATION. IT SHALL NOT BE CONSIDERED THE FINAL BOUNDARY, AND A BOUNDARY SURVEY IS RECOMMENDED PRIOR TO DESIGN OR CONSTRUCTION OF IMPROVEMENTS.





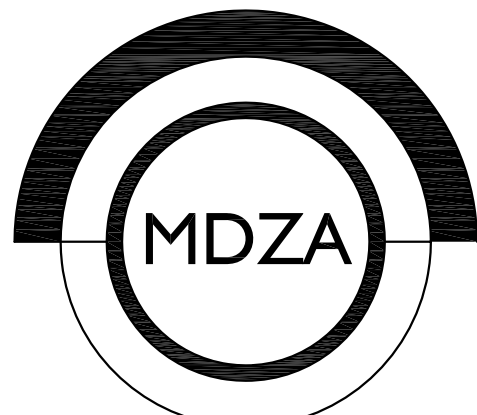
LEGEND:

SYMBOL	NAME	SIZE	COMMENTS	HEIGHT/SPREAD at MATURITY
TREES:				
ARB MAR	ARBUTUS MARINA ARBUTUS	PER PLAN	TO BE MAINTAINED AT 15' HIGH MAX.	18' x 18'
CIT LIS	CITRUS X LIMON 'LISBON' LISBON LEMON	PER PLAN	-	12' x 12'
CIT SPE	DWARF CITRUS SPECIES CITRUS - SEMI DWARF	PER PLAN	SEMI-DWARF VARIETY TO BE SELECTED BY OWNER LANDSCAPE ARCHITECT	10' x 10'
MEL NES	MELALEUCA NESOPHYLLA PINK MELALEUCA	PER PLAN	MULTI	15' x 15'
SPECIMEN SHRUB:				
▲	CAMELLIA JAPONICA 'SILVER WAVES' CAMELLIA	25 GAL. TUB	MONROVIA	5' x 5'
GROUNDCOVERS:				
	DYMONDIA MARGARETAE DYMONDIA	FROM FLATS	PLANTED @ 12" O.C.	3' x 18"
	HEDERA CANARIENSIS ALGERIAN IVY	FROM FLATS	PLANTED @ 18" O.C.	SPRAWLING
	SYNTHETIC TURF AVAILABLE THRU: BOONE ACTION TURF 2661 DOW AVE., TUSTIN, CA 92780		TO BE INSTALLED BY: BOONE ACTION TURF 1-888-528-8873	
	ALL SHRUB AREAS		2" THICK WALK-ON BARK MULCH SUBMIT SAMPLE FOR APPROVAL	

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

GENERAL PLANTING NOTES:

- PRIOR TO ANY FINE GRADING OR PLANTING, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL REPORT AND SOIL AMENDMENT RECOMMENDATIONS PER SPECIFICATIONS, WHICH SHALL SUPERSEDE THOSE WITHIN THE SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL PURCHASE AND PROVIDE ALL PLANTER FILL NECESSARY TO BRING SOIL LEVEL TO 2" BELOW TOP OF PLANTER WALLS.
- LANDSCAPE CONTRACTOR SHALL PURCHASE AND PROVIDE ENOUGH WALK-ON BARK MULCH TO PROVIDE A 2" COVERING OF ALL SHRUB PLANTING AREAS. SAMPLE TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PURCHASING.
- LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL NOT LESS THAN 1 WEEK PRIOR TO ANTICIPATED PLANTING DATE.
- CONTRACTOR TO COORDINATE APPROVALS. CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER TO DRAINAGE INLETS SO AS TO PREVENT STANDING WATER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS FOR A PERIOD OF 90 DAYS AFTER "START OF MAINTENANCE" PERIOD.
- CONTRACTOR SHALL GUARANTEE SHRUBS FOR 6 MONTHS AND TREE/PALM MATERIAL FOR 12 MONTHS (1 YEAR).
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT PRIOR TO INSTALLATION. THE FOLLOWING MINIMUM CRITERIA SHALL BE OBSERVED BY THE LANDSCAPE CONTRACTOR:  
  
NO TREES SHALL BE PLANTED CLOSER THAN 5' TO A BUILDING OR ROOF STRUCTURE. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO PAVING OR FREESTANDING WALLS.  
  
TREES OR PALMS SHALL NOT BE PLANTED WHERE FUTURE GROWTH WILL OBVIOUSLY CONFLICT WITH ROOF OVERHANGS.  
  
NO SHRUBS OR TREES SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF VEHICLE TRAFFIC.  
  
TREES OR PALMS PLANTED IN LANDSCAPE AREAS OF LESS THAN 4' IN WIDTH SHALL BE INSTALLED WITH APPROVED ROOT BARRIERS.  
  
ANY PLANTING SHOWN ON THE PLANS OR EXISTING IN THE FIELD THAT CONTRADICTS THESE CRITERIA IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR TO REMOVE OR RELOCATE PLANT MATERIAL.



LANDSCAPE ARCHITECTURE  
PLANNING DESIGN

2320 SECOND AVENUE CORONA DEL MAR, CA 92625  
LIC# 2976 PHONE: 949.673.0800  
FAX: 949.673.0806



Wirta Residence  
231 Emerald Bay  
Laguna Beach, CA 92651

REVISIONS

▲	
▲	
▲	
▲	
▲	

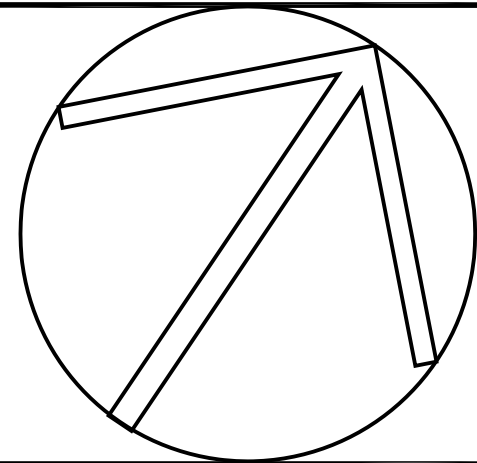
JOB NO.:

DRAWN BY: SH

CHECKED BY: MD

DATE: April 17, 2019

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



TITLE:

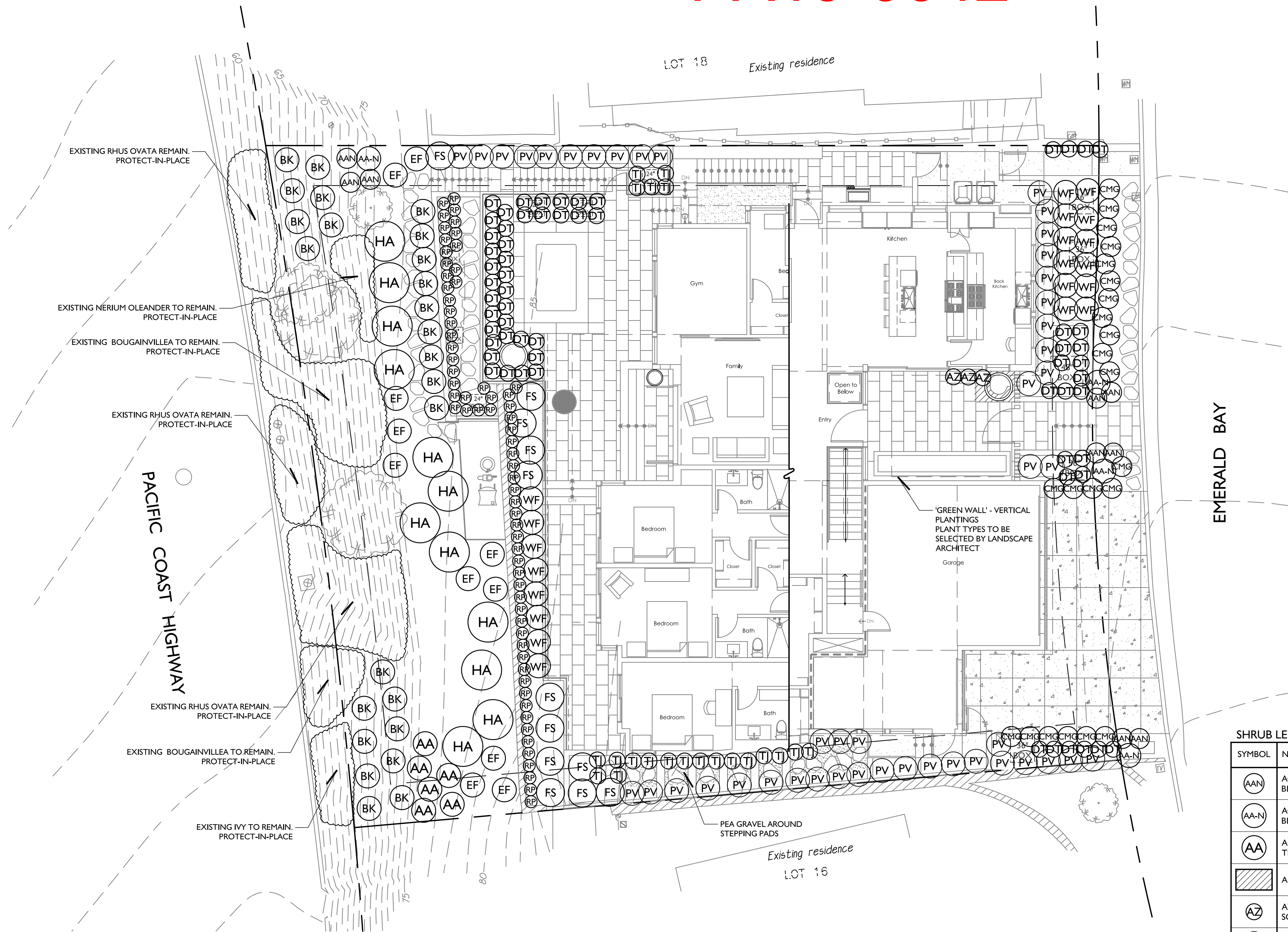
TREE, VINE &  
GROUNDCOVER  
PLANTING PLAN

SHEET NO.:

LP-1



PA19-0042



SHRUB LEGEND:

SYMBOL	NAME	SIZE	COMMENTS	HEIGHT/SPREAD at MATURITY
	AGAVE ATTENUATA 'NOVA' BLUE FOX TAIL AGAVE	5 GAL.	-	3' x 3'
	AGAVE ATTENUATA 'NOVA' BLUE FOX TAIL AGAVE	15 GAL.	-	4' x 6'
	ALOE ARBORESCENS TREE ALOE	5 GAL.	PLANT at 6" O.C. - VARIETY to be SELECTED by OWNER / L. A.	5' x 3'
	ANNUAL COLOR	FROM FLATS		12" x 12"
	AZALEA 'ALASKA' SOUTHERN INDICA AZALEA	5 GAL.	-	4' x 4'
	BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	5 GAL.	-	SPRAWLING/VINE
	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	5 GAL.	-	15" x 4'
	DIANELLA TAZMANICA 'SILVER STREAK' SILVER STREAK FLAX LILY	5 GAL.	-	3' x 3'
	ECHIUM FASTUOSUM PRIDE OF MADERA	5 GAL.	-	6' x 6'
	FEIJOA SELLOWIANA PINEAPPLE GUAVA	15 GAL.	-	8' x 6'
	HETEROMELES ARBUTIFOLIA TOYON	15 GAL.	-	10' x 8'
	PITTOSPORUM TOBIRA 'VARIEGATA' VARIEGATED MOCK ORANGE	5 GAL.	-	5' x 5'
	ROSEMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL.	-	18" x 4'
	TRACHELOSPERMUM JASMINIODES STAR JASMINE	1 GAL.	-	2' x 4'
	WESTRINGIA FRUITICOSA COAST ROSEMARY	5 GAL.	-	5' x 4'
	ALL SHRUB AREAS	2" THICK WALK-ON BARK MULCH SUBMIT SAMPLE FOR APPROVAL		

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



LANDSCAPE ARCHITECTURE  
PLANNING DESIGN

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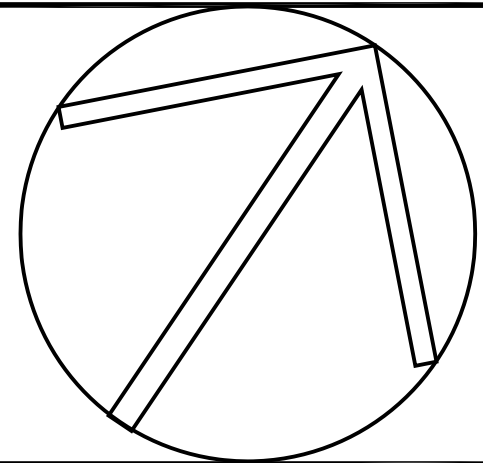


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Laguna Beach, CA 92651

PROJECT

REVISIONS

JOB NO.:	
DRAWN BY: SH	
CHECKED BY: MD	
DATE: April 17, 2019	
SCALE: 1/8" = 1'-0"	



TITLE:

SHRUB  
PLANTING  
PLAN

SHEET NO.:

LP-2