

AT THE CASE OF EMERGENCY, CALL  
PHONE # \_\_\_\_\_ 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 TACKING, 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 CAUSE 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 NON- CONTAMINATED 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 DESTABILIZING FACILITIES.

THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPONDED 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.

## PROJECT NOTES

CALIFORNIA TITLE 24 REQUIREMENTS HAVE BEEN TAKEN INTO CONSIDERATION. REFER TO TITLE 24 ENERGY ANALYSIS CALCULATIONS FOR MORE INFORMATION.

UNDERGROUND ALL UTILITIES TO THE NEAREST UTILITY POLE OR OTHER SERVICE CONNECTION.

THE FOLLOWING ITEMS REQUIRE A SEPARATE REVIEW AND PERMIT AS THEY APPLY TO THIS PROJECT:

- (i) SITE WALLS, PLANTERS, FENCES/GATES, HARDSCAPE.
- (ii) A/C CONDENSERS, AND MECHANICAL EQUIPMENT.
- (iii) GRADING & RETAINING WALLS.
- (iv) WORK W/ PUBLIC RIGHT OF WAY
- (v) POOLS, SPAS & FOUNTAINS.
- (vi) FIRE SPRINKLER SYSTEMS.

THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN FROM CAL/OSHA (714-558-4451). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO BEGINNING ANY WORK.

THE CONSTRUCTION DOCUMENTS ARE PREPARED BASED ON CERTAIN HEIGHT LIMITS, SETBACKS, AREA CALCULATIONS AND OTHER DESIGN CRITERIA UNIQUE TO THIS PROJECT. NO CHANGES SHALL BE MADE TO THE PROJECT WITHOUT CONSULTING THE ARCHITECT AND OBTAINING APPROVALS BY THE GOVERNING AGENCIES PRIOR TO CONSTRUCTING THE CHANGES.

ALL NEW PERIMETER FOUNDATION LOCATIONS, FINISH FLOOR & FINISH ROOF HEIGHTS SHALL BE SET & CERTIFIED BY THE LAND SURVEYOR OR RECORD. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NEW CONSTRUCTION THAT IS NOT BUILT IN ACCORDANCE WITH CITY APPROVED DESIGN DRAWINGS AND CONSTRUCTION DOCUMENTS.

PROVIDE SHOP DRAWINGS FOR THE ARCHITECT'S REVIEW FOR THE FOLLOWING ITEMS:

- (i) STRUCTURAL STEEL.
- (ii) CABINETRY, DECORATIVE WOOD WORK, FINISH TRIMS, TILE LAYOUTS.
- (iii) DECORATIVE METAL WORK.

THE GENERAL CONTRACTOR SHALL ANALYZE ALL SECTIONS OF THE WORK, RESOLVE ANY QUESTIONS HE/SHE MAY HAVE WITH THE ARCHITECT REGARDING THE MEANING & INTENT OF THE CONSTRUCTION DOCUMENTS AND APPORTION THE WORK AMONG THE VARIOUS TRADES AS HE/SHE DEEMS MOST SUITABLE.

THE GENERAL CONTRACTOR SHALL RIGIDLY ENFORCE A PROGRESSIVE CLEAN-UP PROGRAM. THE SITE AND BUILDING SHALL BE KEPT CLEAN AND FREE OF ANY HAZARDOUS ENCUMBRANCES AT ALL TIMES DURING WORK. ALL DEBRIS SHALL BE REMOVED FROM THE JOB SITE WEEKLY, TAKE CARE IN PROTECTING WORK, ADJACENT SURFACES AND AREAS NOT BEING REMODELED. THE GENERAL CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED ITEMS AT NO COST TO THE CLIENT.

**DO NOT SCALE THESE DRAWINGS:** WRITTEN DIMENSIONS AND ELEVATION HEIGHTS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES, ERRORS, OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

FLOOR AND ROOF HEIGHTS ARE MAXIMUMS AND ARE TO FINISH MATERIALS, UNLESS OTHERWISE NOTED . THE GENERAL CONTRACTOR SHALL COORDINATE W/ THE LAND SURVEYOR OF RECORD TO ESTABLISH BUILDING SETBACKS, ROUGH CONC. SLAB HEIGHTS, ROUGH FRAMING HEIGHTS AT WOOD FRAMED FLOORS AND ROOFS. FLOOR PLAN DIMENSIONS ARE TO ROUGH FRAMING.

PRIOR TO ANY EXCAVATIONS CONTACT DIG ALERT (DIAL #811) ([WWW.DIGALERT.ORG](http://WWW.DIGALERT.ORG)) TO VERIFY EXIST. CONDITIONS.

THE PROJECT SHALL COMPLY WITH ALL NPDES, SUSMP, & BMP REQUIREMENTS.

ALL PRODUCTS, SYSTEMS, AND EQUIPMENT SHALL BE INSTALL PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. MANUFACTURER'S PRODUCT INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION AND PROVIDED TO THE OWNER AT COMPLETION OF CONSTRUCTION.

**FIRE SPRINKLERS ARE REQUIRED FOR THIS PROJECT**

CIVIL ENGINEER OF RECORD SHALL CERTIFY AT PROJECT COMPLETION THAT THE SITE DRAINAGE IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN.

THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5' OF MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMITS FROM CAL/OSHA. THIS PERMIT, ALONG WITH ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK. CONTACT CAL/OSHA AT 714-558-4451

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USE:		ZONE:		LOT SLOPE:					
14.1									
ZONING STANDARDS									
DESCRIPTION		REQUIRED		EXISTING		PROPOSED		E	P
LOT AREA			sq.ft.	3711.0 sq.ft.		3711.0 sq.ft.			Y
AVG. LOT WIDTH			ft.	59.84 ft.		59.84 ft.			Y
AVG. LOT DEPTH			ft.	61.10 ft.		61.10 ft.			Y
MAX. HEIGHT AT:									
ABV. 1940 TOPO		30.00	ft.	ft.		14.06 ft.		Y	N
ABV. GRADE / F.F.			ft.	ft.		27.33 ft.			N
SETBACK REQUIREMENTS:									
FRONT YARD			9.17 ft.	ft.		9.56 ft.		Y	Y
REAR YARD			9.17 ft.	ft.		5.13 ft.		Y	N
SIDE YARDS		5.00	5.00 ft.		ft.	5.10	5.19 ft.	Y	N
LOT COVERAGE (FOOTPRINT			%	%		59.3 %			N
+NON CANT. OVERHANGS			sq.ft.	sq.ft.		2200.9 sq.ft.			
LANDSCAPE AREA			sq.ft.	sq.ft.		359.7 sq.ft.		Y	Y
IRRIGATED LANDSCAPE AREA			sq.ft.	0 sq.ft.		359.7 sq.ft.		Y	Y
PARKING		4 SPACES				4 SPACES			Y
BUILDING AREA DATA									
TOTAL									
HABITABLE:									
2ND FLOOR						1571.27 sq.ft.			
1ST FLOOR						1658.47 sq.ft.			
BASEMENT						1130.03 sq.ft.			
TOTAL						sq.ft.			
NON-HABITABLE:						4359.77 sq.ft.			
GARAGE						752.00 sq.ft.			
MECH. / STOR.						105.46 sq.ft.			
DECKS						660.91 sq.ft.			
PARKING REQUIREMENT									
LIVING AREA		GARAGE AREA		EXCLUDED GARAGE		MECH/STOR. (W/ >6' HGT. CLG.		PARKED AREA	
4359.77 sq.ft.	+	752.00 sq.ft.	-	430 sq.ft.	+	0 sq.ft.	=	4681.77 sq.ft.	
4681.77 sq.ft. / 1 SPACE/1000 sq.ft. = 4 SPACES REQUIRED									

ALL DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT AND/OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY HOA.

1. SOLAR PANELS TO BE APPROVED IN FUTURE SUBMITTAL. NOT INCLUDED AS PART OF THIS APPROVAL.
2. USE PERMIT REQUIRED FOR FRONT WATER FEATURE WALL (STAND ALONE WALL NOT PART OF STAIRS >3.5' TALL)
3. VARIANCE REQUEST AND APPROVAL NEEDED FOR FRONT AREA ENCROACHMENTS, REAR YARD, AS WELL AS MINIMUM SETBACK FOR MAIN STRUCTURE AND GARAGE DOOR.

1. SAN JOAQUIN HILLS TRANSPORTATION FEE.
2. STD. PLAN 1117 (SIGHT DISTANCE)
3. CONSTRUCT DRIVEWAY APPROACH PER OCPW STD. PLAN 1209

<b>PROJECT ADDRESS:</b>	6 EMERALD BAY DRIVE LAGUNA BEACH, CA 92651
<b>LEGAL DESCRIPTION:</b>	LOT 3 TRACT 940
<b>ASSESSOR'S PARCEL NUMBER:</b>	053-060-62
<b>OCCUPANCY:</b> R-3/U	<b>CONSTRUCTION:</b> TYPE V-B SPRINKLERED
<b>CODES:</b> CALIF. ADMINISTRATIVE CODE 2016 / CALIF. BUILDING CODE 2016 / CALIF. RESIDENTIAL CODE 2016 / CALIF. ELECTRICAL CODE 2016 / CALIF. MECHANICAL CODE 2016 / CALIF. PLUMBING CODE 2016 / CALIF. ENERGY CODE 2016 / CALIF. FIRE CODE 2016 / CALIF. GREEN CODE 2016 / CALIF. REFERENCED STANDARDS CODE 2016 / LOCAL MUNICIPAL CODE / ASSOCIATION GUIDELINES AND CC&R'S	
<b>PROJECT DESCRIPTION:</b> NEW 2 STORY SINGLE FAMILY RESIDENCE W/ BASEMENT - RETAINING WALLS, SITE STAIRS, ELEVATED DECKS, AND SOLAR PANELS	
<b>VICINITY MAP</b>	



**OWNER:** BILL AND PAULA STEELE  
2285 LORRAINE ROAD, MARINO CA, 91108  
626-458-2310  
BILL3@TOWERMGMT.COM

**DESIGNER:** GEOFF SUMICH DESIGN  
31511 CAMINO CAPISTRANO, SUITE A, SAN JUAN CAPISTRANO, CA 92675  
949-280-6514  
GEOFF@GEOFFSUMICHDESIGN.COM

**CIVIL ENGINEER:** TOAL ENGINEERING INC.  
139 AVENIDA NAVARRO, SAN CLEMENTE, CA 92672  
PHONE : 949-492-8586  
CRIOS@TOALENGINEERING.COM

**LANDSCAPE ARCHITECT:** EPT DESIGN  
844 E. GREEN ST. SUITE 201 PASADENA, CA 91101  
PHONE: 626-795-2008  
NERIKSSON@EPTDESIGN.COM

**SOILS ENGINEER:** GEOFIRM  
801 GLENNEYRE STREET, LAGUNA BEACH, CA 92651  
949-494-2122  
EMAIL@GEOFIRM.COM

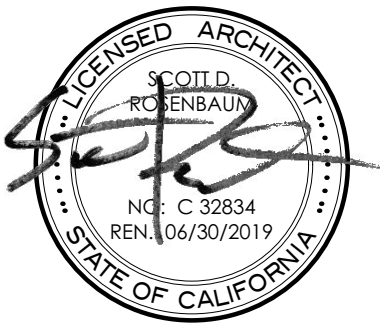
**INTERIOR DESIGNER:** ERROL DEJAGER  
250 NEWPORT CENTER DR. #200 NEWPORT BEACH, CA 92660  
PHONE: 949-673-7700  
ERROL@DEJAGERDESIGNINC.COM

**STRUCTURAL ENGINEER:** COASTLINE ENGINEERING, INC.  
191 CALLE MAGDALENA, ENCINITAS, CA 92024  
PHONE: 858-414-6167  
MIKE@COASTLINEENGINEING.COM

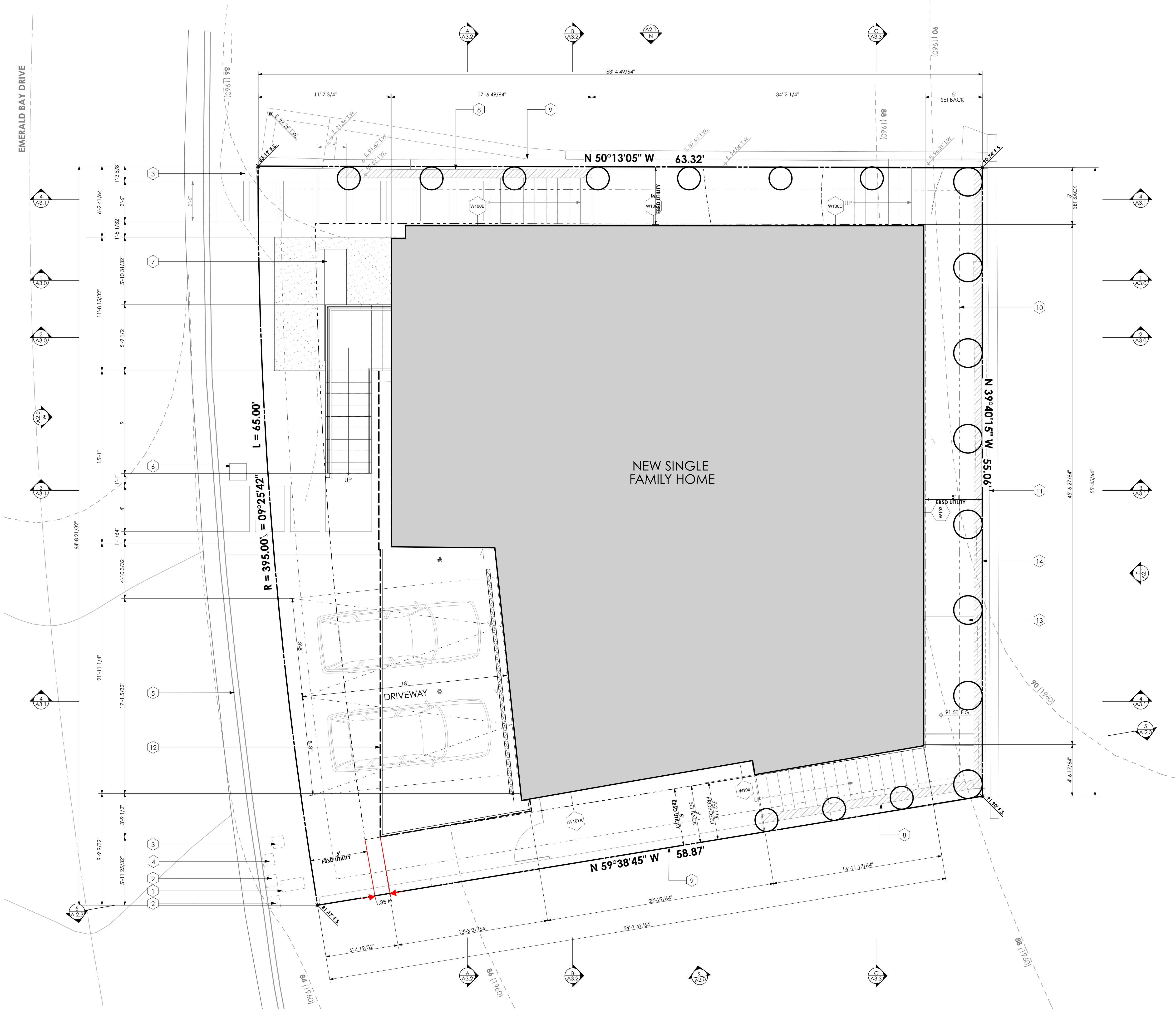
**MEP ENGINEER:** ABSOLUTE CONSULTING ENGINEERS  
3839 BIRCH ST., NEWPORT BEACH, CA 92660  
949-852-8700  
SNOUR@ABSOLUTE.CO.M

**GENERAL CONTRACTOR:** DAVID GABAY GENERAL BUILDING CONTRACTOR INC.  
31726 RANCHO VIEJO RD. SUITE 108 SAN JUAN CAPISTRANO, CA 92675  
949-370-0478  
[DAVID@DAVIDGABAY.COM](mailto:DAVID@DAVIDGABAY.COM)

**FIRE SPRINKLER CONTRACTOR:**

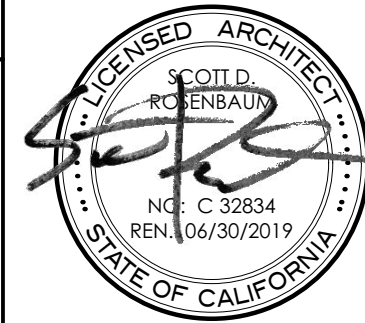
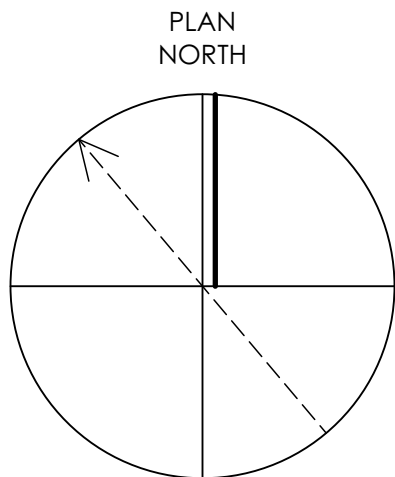






KEY NOTES	
1	ELECTRICAL BOX
2	WATER METER
3	TELEPHONE BOX
4	RELOCATED GAS METER
5	REPLACE ENTIRE CURB AND GUTTER PER EBSD STANDARDS
6	MAILBOX
7	WATER FEATURE - LOW NOISE VOLUME TO MEET OR EXCEED EBCA AND COUNTY STANDARDS
8	NEW PERMANENT SHORING WALL (4 CAISSONS) PER SEPARATE PLAN
9	EXISTING SITE WALL EQUAL TO OR LESS THAN 6' TO REMAIN
10	24" EBSD ENCROACHMENT LIMIT
11	EXISTING 6' HIGH PL WALL W/ MAX. 2' WIDE FTG.
12	LINE OF LOWER DECK
13	TEMPORARY SHORING CAISSONS PER STRUCTURAL
14	TEMPORARY SHORING (TYP.)

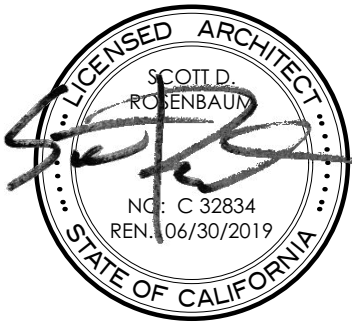
NOTES	
1.	UNDERGROUND ALL UTILITY LINES TO THE NEAREST EXISTING POLE.
2.	SLOPE ALL GRADES TO DIRECT WATER AWAY FROM THE STRUCTURE. HARDSCAPE SHALL BE SLOPED AWAY FROM THE STRUCTURE AT A MIN. OF 1% AND SOFT SCAPE AT A MIN. OF 2% UNLESS OTHERWISE NOTED ON THE GRADING AND DRAINAGE PLAN.
3.	ALL SITE WALLS EXISTING & NEW TO NOT EXCEED 6 FEET IN HEIGHT.
4.	SOLAR PANELS TO BE APPROVED IN FUTURE SUBMITTAL. NOT INCLUDED AS PART OF THIS APPROVAL.
5.	PROPERTY LINE WALLS ARE TO BE FINISHED ON BOTH SIDES



SITE PLAN - STEELE RESIDENCE  
6 EMERALD BAY DRIVE, LAGUNA BEACH CA

A1.0





BASEMENT FLOOR PLAN - STEELE RESIDENCE  
6 EMERALD BAY DRIVE, LAGUNA BEACH CA

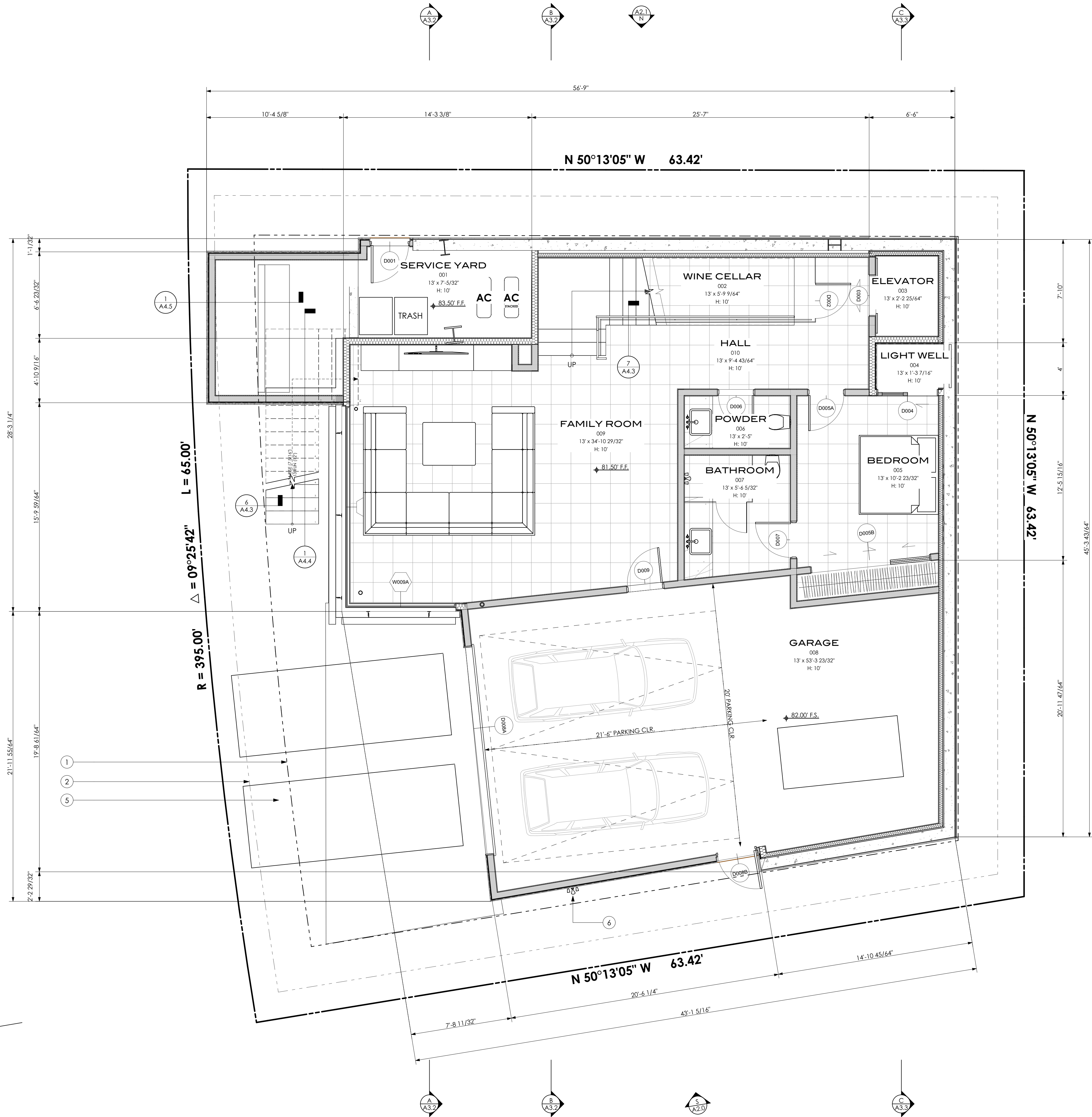
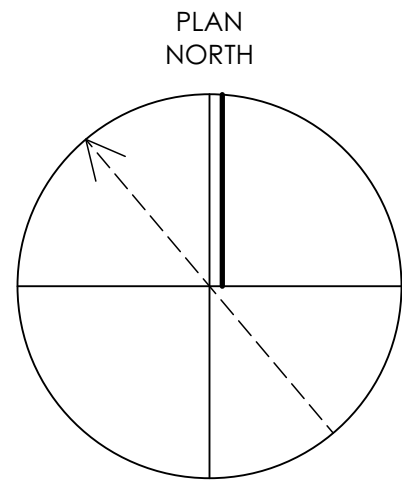
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KEY NOTES

1	SETBACK
2	24" EBSD ENCROACHMENT LIMIT
3	OUTDOOR HEATERS IN SOFFIT
4	LINE OF UPPER DECK LEVEL
5	DRIVEWAY PARKING
6	OUTDOOR SHOWER
7	LINE OF ROOF ABOVE

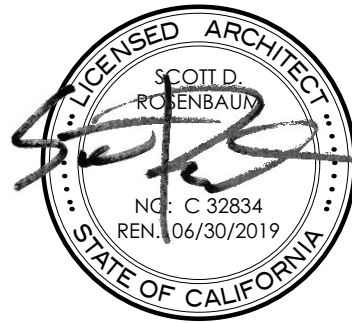
NOTES

- Smoke and co combination alarms shall be hardwired with battery back up and meet standards of NFPA 72 and listed with UL 217 and UL 2034. Smoke and co combination alarms shall be installed in every sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, on each level of the dwelling unit, including habitable basements and attics. smoke alarms shall not be located within 3' horizontally of bathroom (CRC R31.4).
- All plumbing fixtures shall comply with maximum flow rates specified in the cal green building standards and local green building standards, whichever is more restrictive.
- All water closets or bidets shall maintain a minimum of a 15" horizontal clearance from the of its center to the nearest side wall or obstruction, and not closer than 30" to the center of an adjacent fixture and shall maintain a minimum of 24" clear in front of the fixture (CPC 402.5).
- All showers compartments, regardless of shape, shall maintain a minimum of 1024 sq.in. and encompass 30" diameter clear space inside the shower enclosure (CPC 408.6) and a ceiling height of not less than 6'-8" (CRC R305.1). Shower walls shall be tile or stone from floor to min. hgt. of 6'-0" above shower floor (CPC 408.7). all glass shower enclosures shall be constructed with tempered safety glass CRC R308.5. Shower lining and receptors shall be constructed on site and watertight by approved non-absorbent, non-corrosive materials and reinforced in accordance with manuf. specifications (CPC 408.7). where a shower receptor has a finished dam, curb or threshold it shall be not less than 1" lower than the sides and back of such receptor, and not less than 2" or exceeding 9" in depth where measured from the top of the dam or threshold to the top of the drain (CPC 408.5).
- Garages shall be separated from habitable area by a min. 5/8" thk. type x gyp. bd. wall finish on the garage side of stud framing (CRC R302.6).
- Gas fired appliances located in garages shall be installed so that burners and ignition devices are located a minimum of 18" above the floor (CPC 507.13).
- Fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings in the following locations and constructed of an approved material (CRC R302.11):
  - in stud walls and partitions including flurred spaces and parallel rows of studs or staggered studs; vertically at ceiling and floor levels, and horizontally at intervals not exceeding 10'.
  - at interconnections between concealed vertical and horizontal spaces such as soffits, dry ceilings, and cove ceilings.
  - in concealed spaces between stairs stringers and top and bottom of run.
  - at openings around vents, pipes, ducts, cables, and wires at ceiling and floor levels, with an approved material to resist the free passage of flame and products of combustion.
- Draftstopping shall be provided in usable space both above and below the concealed space of a floor-ceiling assembly such that the area of concealed space does not exceed 1000 sq.ft. draftstopping shall divide the space into roughly equal areas and shall be provided when the ceiling framing is dropped below the floor framing or when open web truss or perforated joists are used (CRC r 302.12).
- tank water heaters shall be anchored or strapped to resist seismic displacement. strapping shall be at points within the upper 1/3 and lower 1/3 of its vertical dimensions. a min. of 4" shall be maintained between strapping and controls.(CPC 507.2). where a water heater is located in an attic or on a floor/ceiling assembly - a min. 1 1/2" dp. watertight corrosion resistant pan shall be installed beneath the water heater w/ a 3/4"Ø drain to an approved location (CPC 507.5).



BASEMENT FLOOR PLAN 1/4" = 1'-0" BP  
A1.1

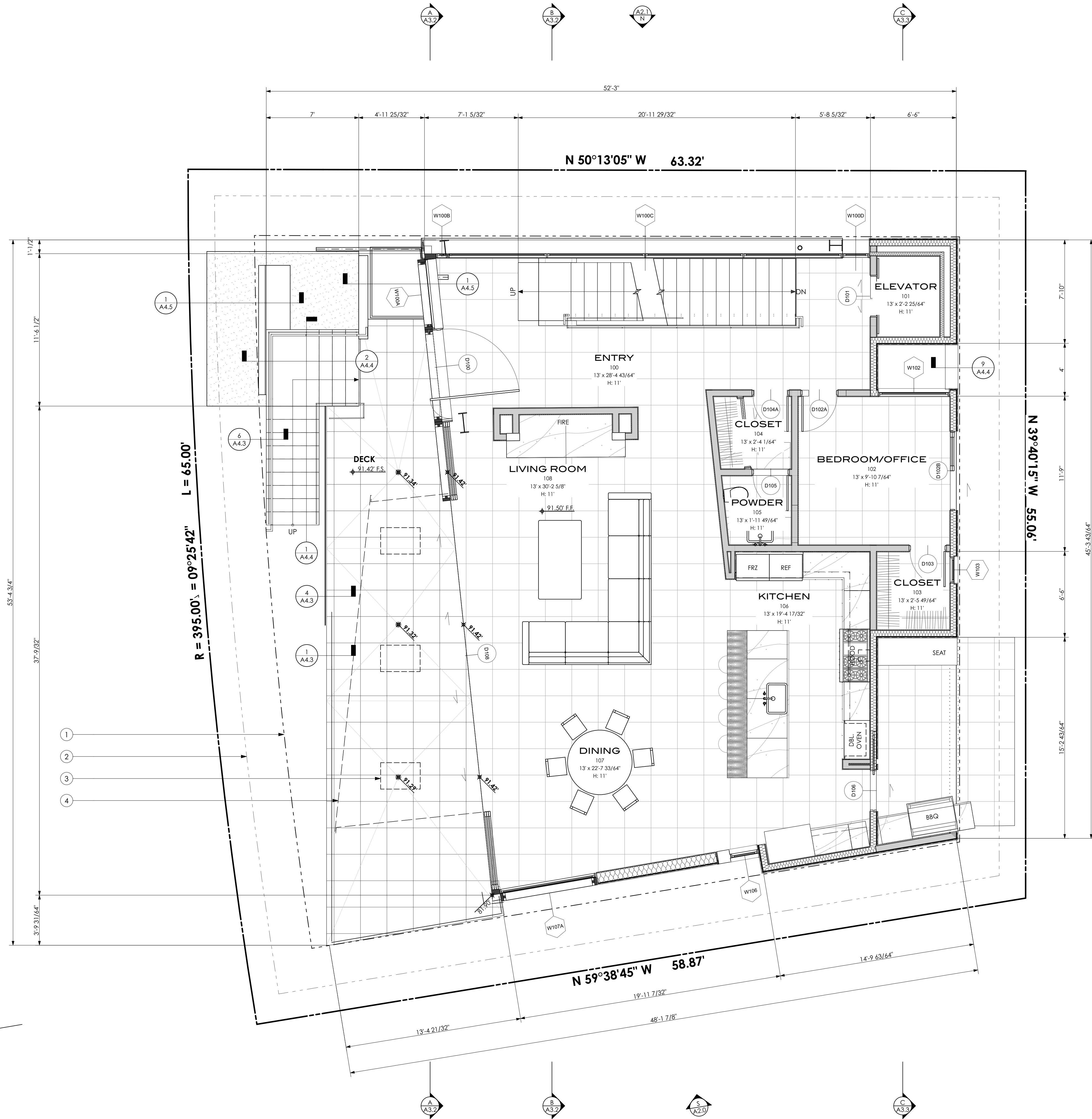
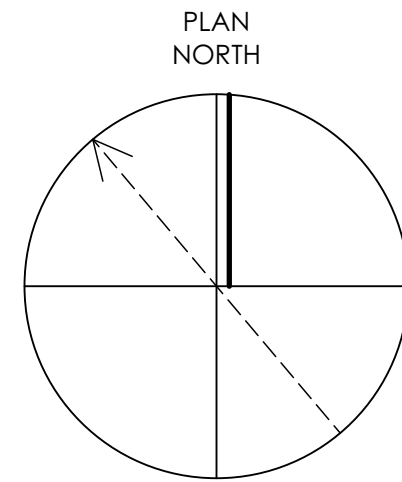




1ST FLOOR PLAN - STEELE RESIDENCE  
6 EMERALD BAY DRIVE, LAGUNA BEACH CA

KEY NOTES	
①	SETBACK
②	24" EBSD ENCROACHMENT LIMIT
③	OUTDOOR HEATERS IN SOFFIT
④	LINE OF UPPER DECK LEVEL
⑤	DRIVEWAY PARKING
⑥	OUTDOOR SHOWER
⑦	LINE OF ROOF ABOVE

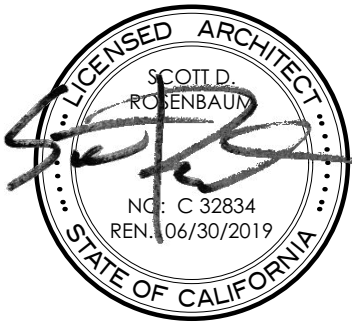
NOTES	
1.	Smoke and co combination alarms shall be hardwired with battery back up and meet standards of NFPA 72 and listed with UL 217 and UL 2034. Smoke and co combination alarms shall be installed in every sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, on each level of the dwelling unit, including habitable basements and attics. smoke alarms shall not be located within 3' horizontally of bathroom (CRC R31.4).
2.	All plumbing fixtures shall comply with maximum flow rates specified in the cal green building standards and local green building standards, whichever is more restrictive.
3.	All water closets or bidets shall maintain a minimum of a 15" horizontal clearance from the of its center to the nearest side wall or obstruction, and not closer than 30" to the center of an adjacent fixture and shall maintain a minimum of 24" clear in front of the fixture (CPC 402.5).
4.	All showers compartments, regardless of shape, shall maintain a minimum of 1024 sq.in. and encompass 30" diameter clear space inside the shower enclosure (CPC 408.4) and a ceiling height of not less than N 6'-8" (CRC R305.1). Shower walls shall be tile or stone from floor to min. hgt. of 6'-0" above shower floor (CPC 408.7). all glass shower enclosures shall be constructed with tempered safety glass CRC R308.5. Shower lining and receptors shall be constructed on site and watertight by approved non-absorbent, non-corrosive materials and reinforced in accordance with manuf. specifications (CPC 408.7). where a shower receptor has a finished dam, curb or threshold it shall be not less than 1" lower than the sides and back of such receptor, and not less than 2" or exceeding 9" in depth where measured from the top of the dam or threshold to the top of the drain (CPC 408.5).
5.	Garages shall be separated from habitable area by a min. 5/8" thk. type x gyp. bd. wall finish on the garage side of stud framing (CRC R302.6).
6.	Gas fired appliances located in garages shall be installed so that burners and ignition devices are located a minimum of 18" above the floor (CPC 507.13).
7.	Fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings in the following locations and constructed of an approved material(CRC R302.11): 1. in stud walls and partitions including furred spaces and parallel rows of studs or staggered studs; vertically at ceiling and floor levels, and horizontally at intervals not exceeding 10'. 2. at interconnections between concealed vertical and horizontal spaces such as soffits, dry ceilings, and cove ceilings. 3. in concealed spaces between stairs stringers and top and bottom of run. 4. at openings around vents, pipes, ducts, cables, and wires at ceiling and floor levels, with an approved material to resist the free passage of flame and products of combustion.
8.	Draftstopping shall be provided in usable space both above and below the concealed space of a floor-ceiling assembly such that the area of concealed space does not exceed 1000 sq.ft. draftstopping shall divide the space into roughly equal areas and shall be provided when the ceiling framing is dropped below the floor framing or when open web truss or perforated joists are used (CRC r 302.12).
9.	tank water heaters shall be anchored or strapped to resist seismic displacement; strapping shall be at points within the upper 1/3 and lower 1/3 of its vertical dimensions. a min. of 4" shall be maintained between strapping and controls.(CPC 507.2). where a water heater is located in an attic or on a floor/ceiling assembly - a min. 1 1/2" dp. watertight corrosion resistant pan shall be installed beneath the water heater w/ a 3/4"Ø drain to an approved location (CPC 507.5).



1ST FLOOR PLAN 1/4" = 1'-0" 1

A1.2



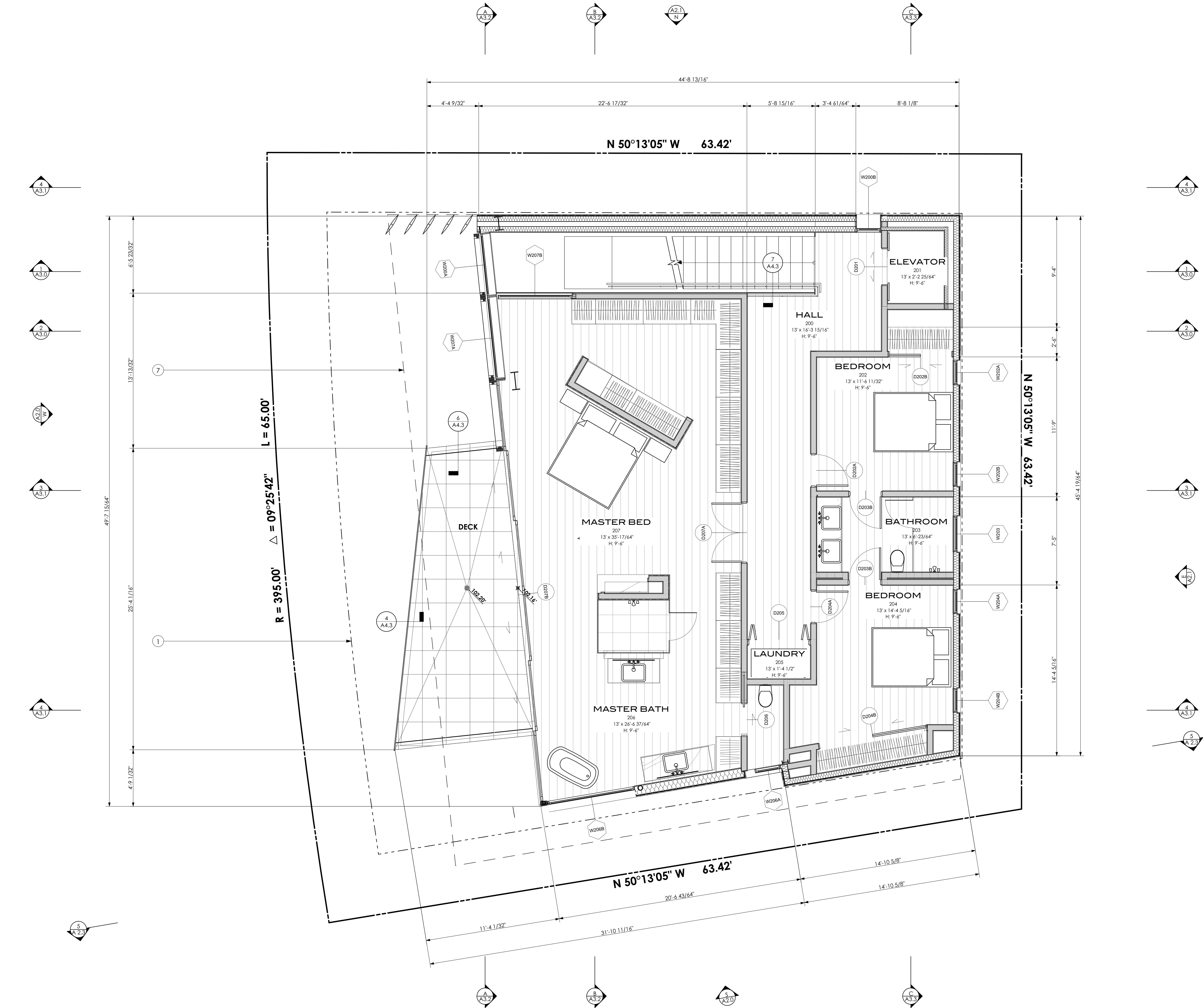


2ND FLOOR PLAN - STEELE RESIDENCE  
6 EMERALD BAY DRIVE, LAGUNA BEACH CA

A1.3

KEY NOTES	
①	SETBACK
②	24" EBSD ENCROACHMENT LIMIT
③	OUTDOOR HEATERS IN SOFFIT
④	LINE OF UPPER DECK LEVEL
⑤	DRIVEWAY PARKING
⑥	OUTDOOR SHOWER
⑦	LINE OF ROOF ABOVE

NOTES	
1.	Smoke and co combination alarms shall be hardwired with battery back up and meet standards of NFPA 72 and listed with UL 217 and UL 2034. Smoke and co combination alarms shall be installed in every sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, on each level of the dwelling unit, including habitable basements and attics. smoke alarms shall not be located within 3' horizontally of bathroom (CRC R31.4).
2.	All plumbing fixtures shall comply with maximum flow rates specified in the cal green building standards and local green building standards, whichever is more restrictive.
3.	All water closets or bidets shall maintain a minimum of a 15" horizontal clearance from the of its center to the nearest side wall or obstruction, and not closer than 30" to the center of an adjacent fixture and shall maintain a minimum of 24" clear in front of the fixture (CPC 402.5).
4.	All showers compartments, regardless of shape, shall maintain a minimum of 1024 sq.in. and encompass 30" diameter clear space inside the shower enclosure (CPC 408.4) and a ceiling height of not less than 6'-8" (CRC R305.1). Shower walls shall be tile or stone from floor to min. hgt. of 6'-0" above shower floor (CPC 408.7). all glass shower enclosures shall be constructed with tempered safety glass CRC R308.5. Shower lining and receptors shall be constructed on site and watertight by approved non-absorbent, non-corrosive materials and reinforced in accordance with manuf. specifications (CPC 408.7). where a shower receptor has a finished dam, curb or threshold it shall be not less than 1" lower than the sides and back of such receptor, and not less than 2" or exceeding 9" in depth where measured from the top of the dam or threshold to the top of the drain (CPC 408.5).
5.	Garages shall be separated from habitable area by a min. 5/8" thk. type x gyp. bd. wall finish on the garage side of stud framing (CRC R302.4).
6.	Gas fired appliances located in garages shall be installed so that burners and ignition devices are located a minimum of 18" above the floor (CPC 507.13).
7.	Fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings in the following locations and constructed of an approved material (CRC R302.11): 1. parallel rows of studs or staggered studs; vertically at ceiling and floor levels, and horizontally at intervals not exceeding 10'. 2. at interconnections between concealed vertical and horizontal spaces such as soffits, dry ceilings, and cove ceilings. 3. in concealed spaces between stairs stringers and top and bottom of run. 4. at openings around vents, pipes, ducts, cables, and wires at ceiling and floor levels, with an approved material to resist the free passage of flame and products of combustion.
8.	Draftstopping shall be provided in usable space both above and below the concealed space of a floor-ceiling assembly such that the area of concealed space does not exceed 1000 sq.ft. draftstopping shall divide the space into roughly equal areas and shall be provided when the ceiling framing is dropped below the floor framing or when open web truss or perforated joists are used (CRC r 302.12).
9.	tank water heaters shall be anchored or strapped to resist seismic displacement. strapping shall be at points within the upper 1/3 and lower 1/3 of its vertical dimensions. a min. of 4" shall be maintained between strapping and controls.(CPC 507.2). where a water heater is located in an attic or on a floor/ceiling assembly - a min. 1 1/2" dp. watertight corrosion resistant pan shall be installed beneath the water heater w/ a 3/4"Ø drain to an approved location (CPC 507.5).



2ND FLOOR PLAN

1/4" = 1'-0"

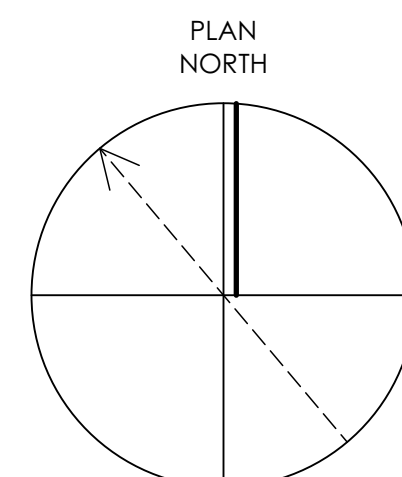
2

A1.3



1	SETBACK
2	SOLAR PANELS
3	1960 TOPOGRAPHY
4	NON REFLECTIVE SKYLIGHT
5	CONCEALED GUTTERS
6	COPPER ROOFING

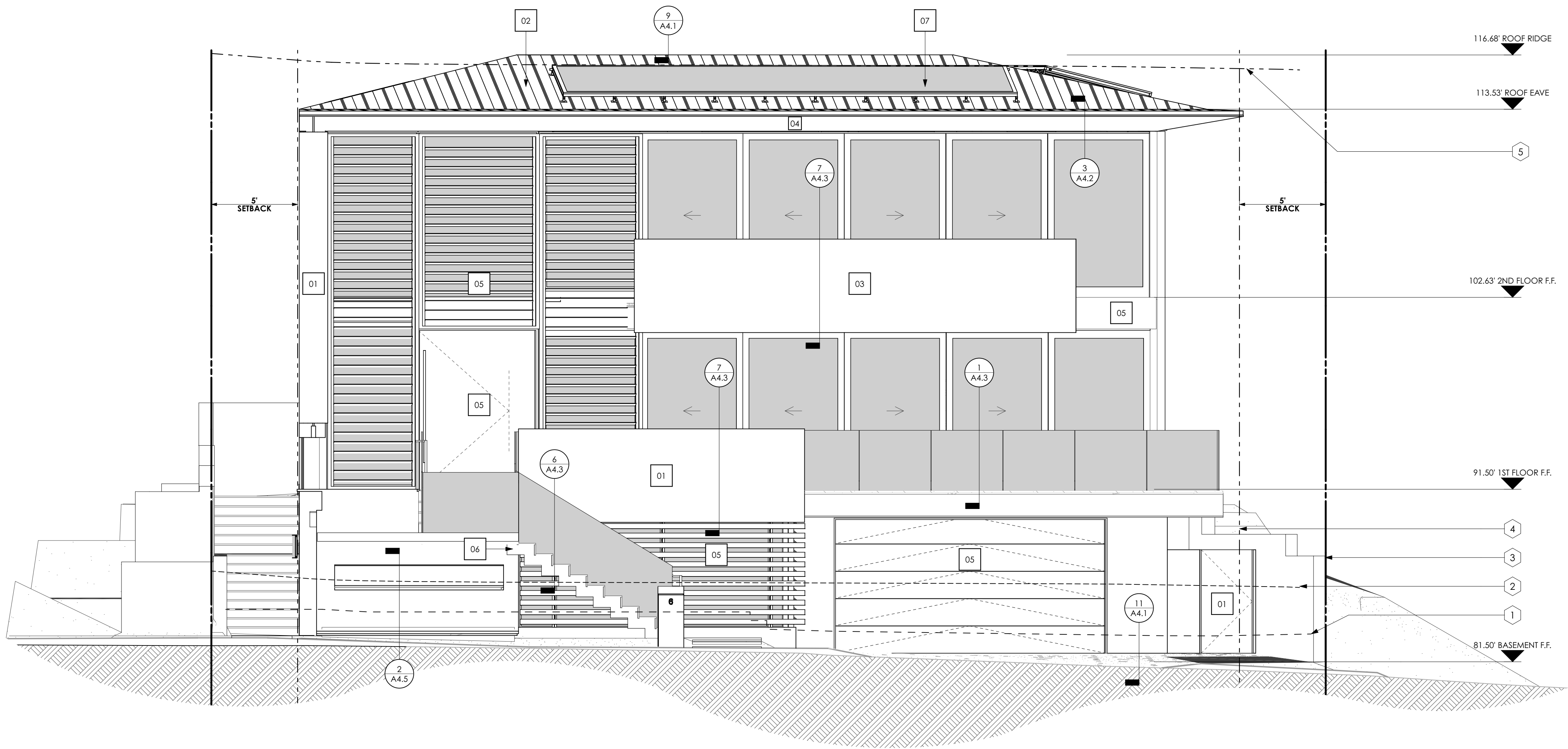
1. Minimum net free attic ventilation area shall be equal or greater than 1/150 of the area of the ventilated space, between 40%-50% of the required ventilating area is provided by vents located in the upper portion of the attic or rafter space.
2. Unvented attic and enclosed rafter assemblies. Unvented attic ASSEMBLIES and UNVENTED ENCLOSED RAFTER ASSEMBLIES shall meet the following requirements [CRC R806.5].
  - I. The unvented attic space is completely within the building thermal envelope.
  - II. No interior class I vapor retarders are installed on the ceiling side (attic floor, of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
  - III. Where wood shingles or shakes are used, a minimum 1/4" vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.
  - IV. In California climate zone 14 and 16, any air-impermeable insulation shall be a class II vapor retarder, or shall have a class I vapor retarder coating or covering in direct contact with the underside of the insulation.
    1. A class I or class II vapor retarder shall be installed on the indirectly conditioned space side of all insulation in an unvented attic with air-permeable insulation, for condensation control.
3. Insulation shall be located in accordance with the following: Item I, II, III or IV shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing. No insulation shall be required in the case of roofed shingles or wood shakes, or any other roofing system using battens and no continuous underlayment is installed. A continuous underlayment shall be considered to exist if sheathing, roofing paper or any continuous layer having a perm rate of no more than one perm under the dry cup method is present.
  - I. Where only air-impermeable insulation is provided, it shall be applied indirect contact with the underside of the structural roof Sheathing.
  - II. Where air-permeable insulation is provided inside the building thermal envelope, it shall be installed in accordance with Section 806.5 of the roofing notes. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.
  - III. Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
  - IV. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F [20°C] is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.
4. Where preformed insulation is used, it shall be the air-impermeable insulation layer. It shall be sealed at the perimeter of each individual sheets to form a continuous layer.
5. Attic access rough framed openings shall not be less than 22"x30" and shall be located in a hallway or other readily accessible location [CRC R807].
6. Roof gutters shall be constructed to prevent the accumulation of leaves and debris [CBC 705A, CRC R327.5.4].



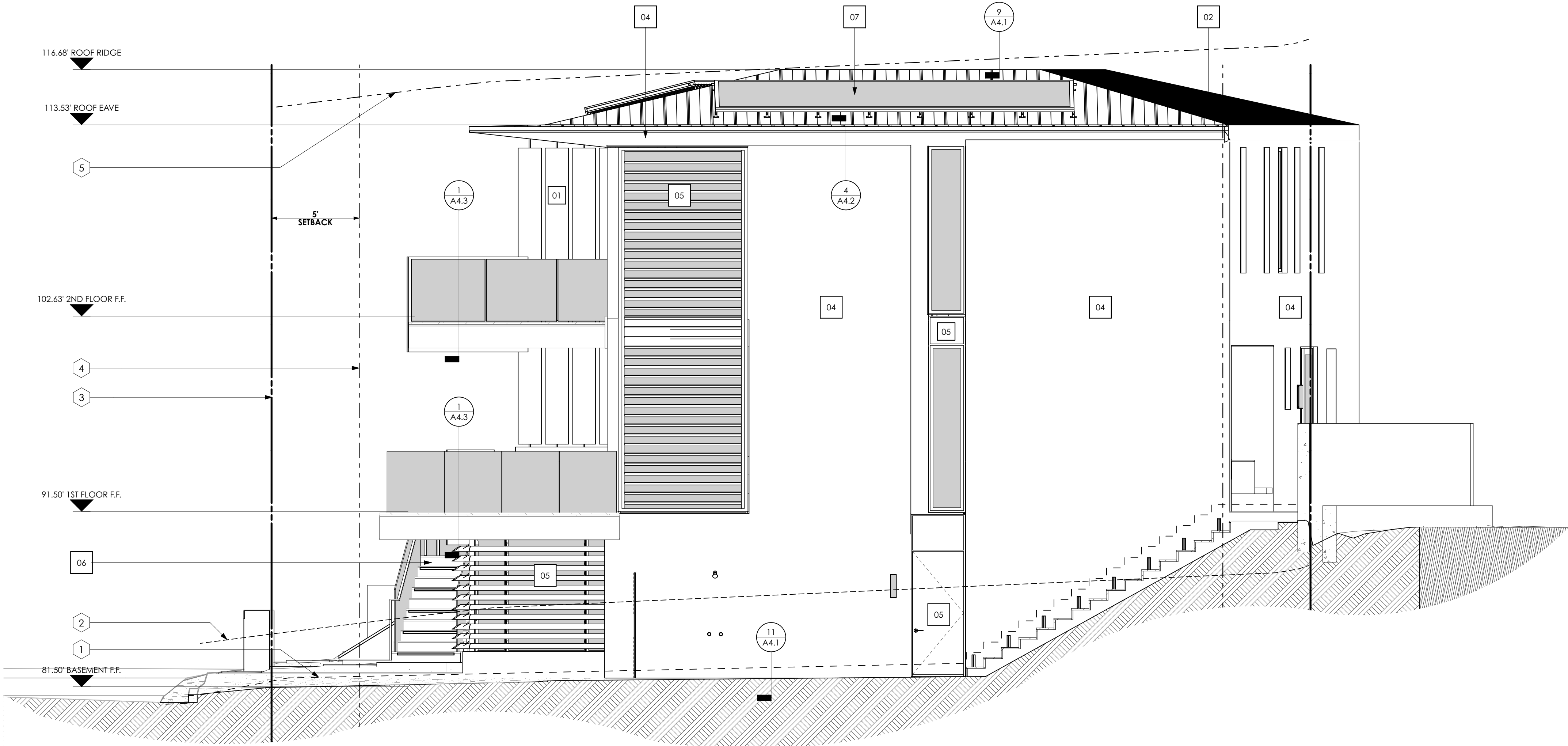
NOTE: SOLAR PANELS TO BE APPROVED IN FUTURE SUBMITTAL. NOT INCLUDED AS PART OF THIS APPROVAL.

ROOF PLAN	1/4" = 1'-0"	RP A1.4
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WEST EXTERIOR ELEVATION 1/4" = 1'-0" 1  
A2.0



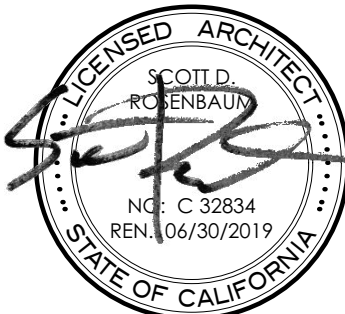
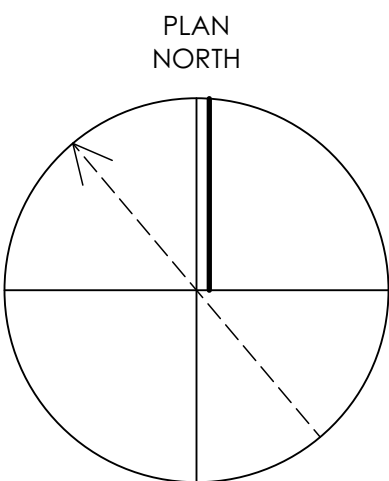
SOUTH EXTERIOR ELEVATION 1/4" = 1'-0" 2  
A2.0

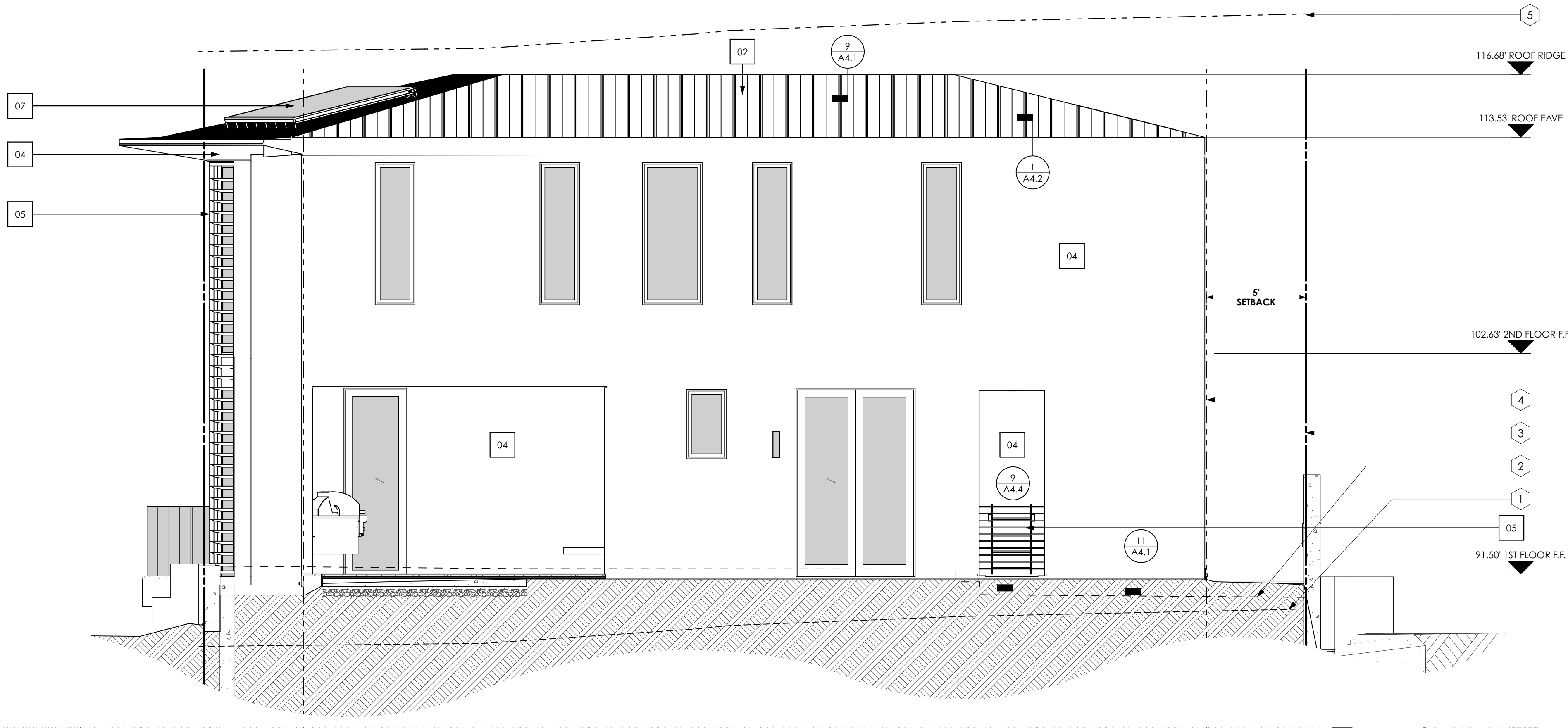
KEY NOTES

- 1 LINE OF EXISTING GRADE
- 2 LINE OF 1960'S GRADE
- 3 PROPERTY LINE
- 4 SETBACK
- 5 LINE OF 30' HEIGHT LIMIT

MATERIALS LEGEND

- 01 DESCRIPTION: WEATHERING STEEL - WALLS, SOLID RAILING, LOUVERS  
COLOR: NATURAL FINISH (RUST)  
MANUFACTURER:  
REMARKS:
- 02 DESCRIPTION: STANDING SEAM METAL ROOF - ROOFING  
COLOR: COPPER | NATURAL PATINA  
MANUFACTURER:  
REMARKS:
- 03 DESCRIPTION: POWDER COATED PLATE STEEL, UPPER LEVEL DECK  
COLOR: WHITE  
MANUFACTURER:  
REMARKS:
- 04 DESCRIPTION: SMOOTH COAT STUCCO - WALLS  
COLOR: CREAM  
MANUFACTURER:  
REMARKS:
- 05 DESCRIPTION: MAHOGONY WOOD - EXT. WINDOWS AND DOORS, GARAGE DOORS EXT. TRIM.  
COLOR: MAHOGANY  
MANUFACTURER:  
REMARKS: DOORS AND WINDOWS STAINED TO MATCH RED BALOU
- 06 DESCRIPTION: LIMESTONE TILE - EXT. STAIRS, DRIVEWAY, HARDSCAPE, DECKS, SOFFITS  
COLOR: 80%/20% WHITE/CREAM BLEND  
MANUFACTURER:  
REMARKS:
- 07 DESCRIPTION: SOLAR PANELS  
COLOR: BLACK PHOTOVOLTAIC CELL  
MANUFACTURER:  
REMARKS: SOLAR PANELS TO BE APPROVED IN FUTURE SUBMITTAL. NOT INCLUDED AS PART OF THIS APPROVAL.
- 08 DESCRIPTION: SMOOTH COAT STUCCO - WALLS  
COLOR: BROWN  
MANUFACTURER:  
REMARKS:

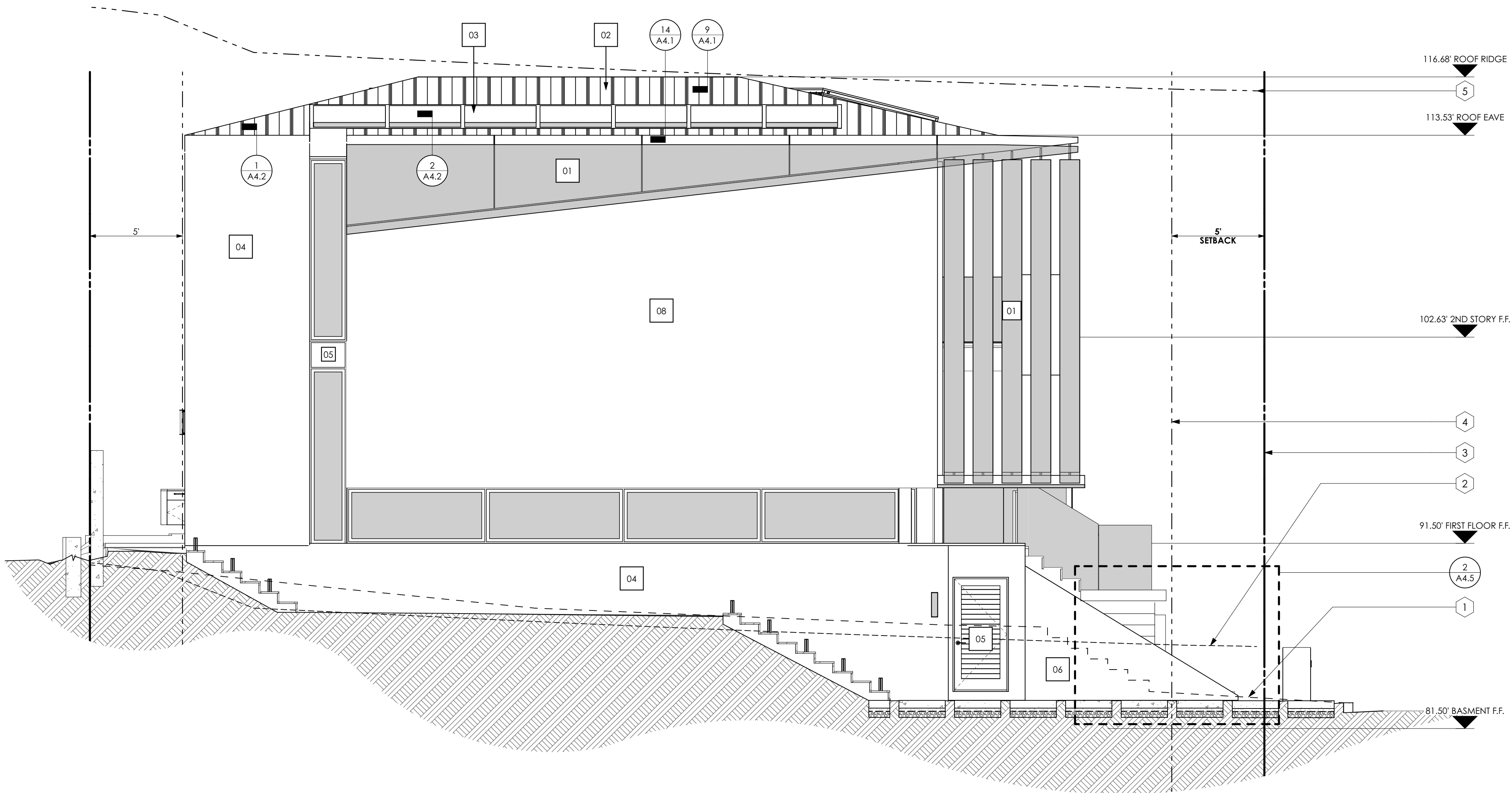




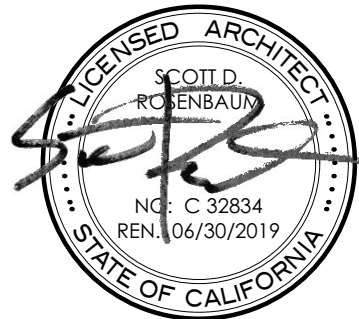
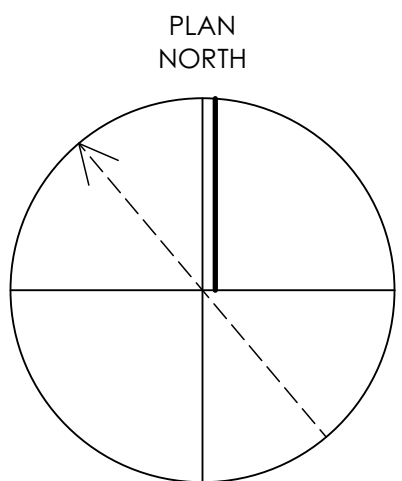
EAST EXTERIOR ELEVATION 1/4" = 1'-0" 1

KEY NOTES	
1	LINE OF EXISTING GRADE
2	LINE OF 1960'S GRADE
3	PROPERTY LINE
4	SETBACK
5	LINE OF 30' HEIGHT LIMIT

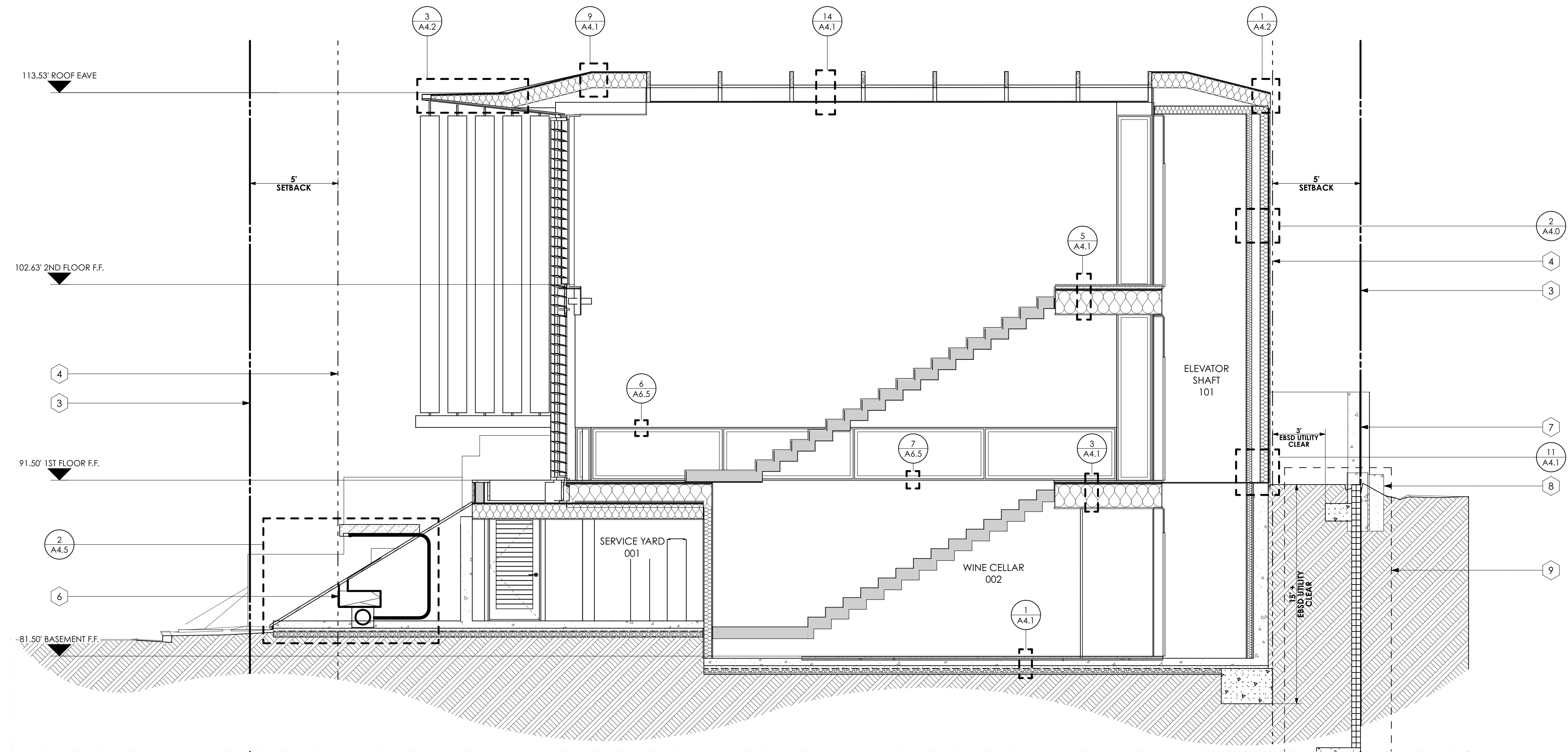
MATERIALS LEGEND	
01	DESCRIPTION: WEATHERING STEEL - WALLS, SOLID RAILING, LOUVERS COLOR: NATURAL FINISH (RUST) MANUFACTURER: REMARKS:
02	DESCRIPTION: STANDING SEAM METAL ROOF - ROOFING COLOR: COPPER   NATURAL PATINA MANUFACTURER: REMARKS:
03	DESCRIPTION: POWDER COATED PLATE STEEL, UPPER LEVEL DECK COLOR: WHITE MANUFACTURER: REMARKS:
04	DESCRIPTION: SMOOTH COAT STUCCO - WALLS COLOR: CREAM MANUFACTURER: REMARKS:
05	DESCRIPTION: MAHOGONY WOOD - EXT. WINDOWS AND DOORS, GARAGE DOORS EXT. TRIM. COLOR: MAHOGANY MANUFACTURER: REMARKS: DOORS AND WINDOWS STAINED TO MATCH RED BALOU
06	DESCRIPTION: LIMESTONE TILE - EXT. STAIRS, DRIVEWAY, HARDSCAPE, DECKS, SOFFITS COLOR: 80%/20% WHITE/CREAM BLEND MANUFACTURER: REMARKS:
07	DESCRIPTION: SOLAR PANELS COLOR: BLACK PHOTOVOLTAIC CELL MANUFACTURER: REMARKS: SOLAR PANELS TO BE APPROVED IN FUTURE SUBMITTAL. NOT INCLUDED AS PART OF THIS APPROVAL.
08	DESCRIPTION: SMOOTH COAT STUCCO - WALLS COLOR: BROWN MANUFACTURER: REMARKS:



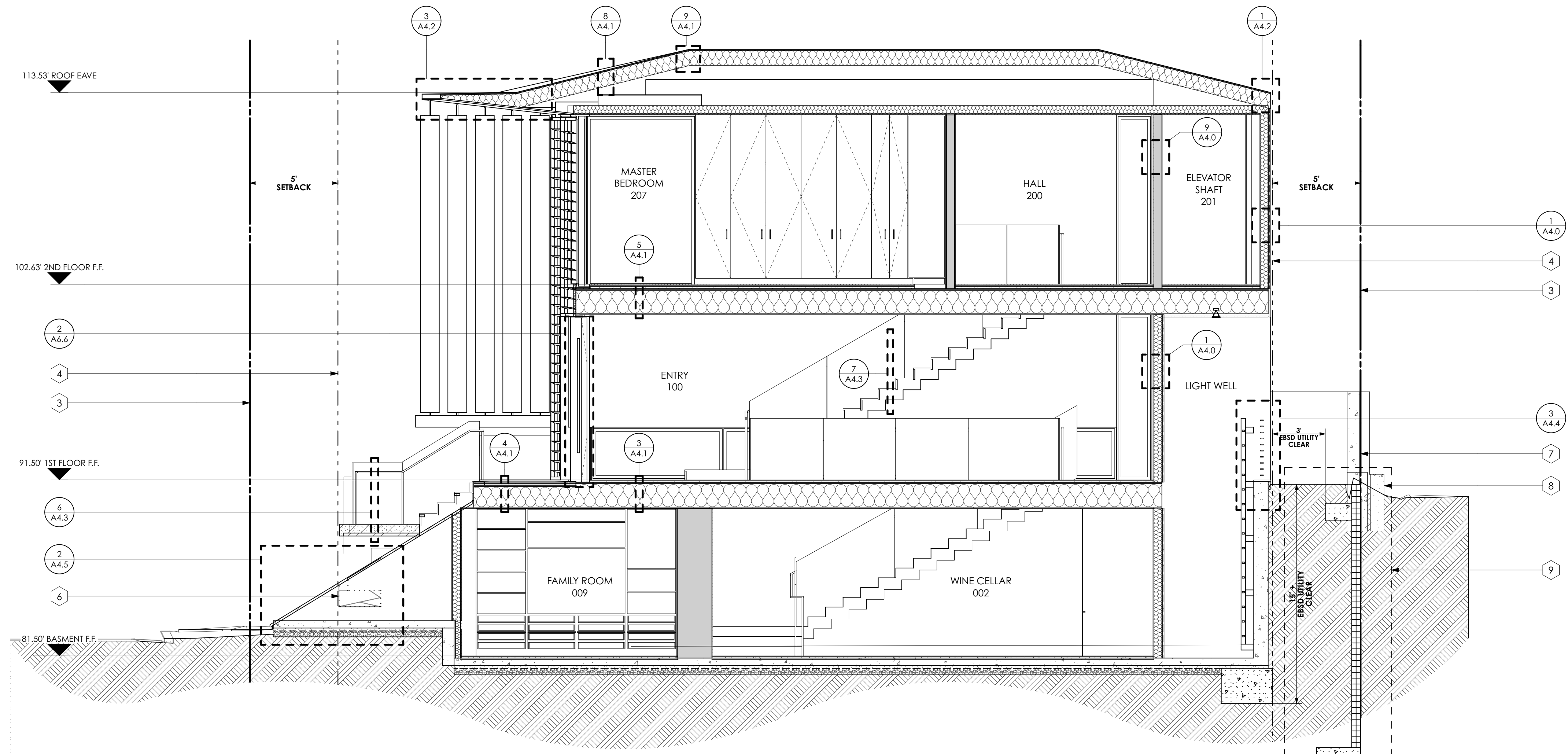
NORTH EXTERIOR ELEVATION 1/4" = 1'-0" 2





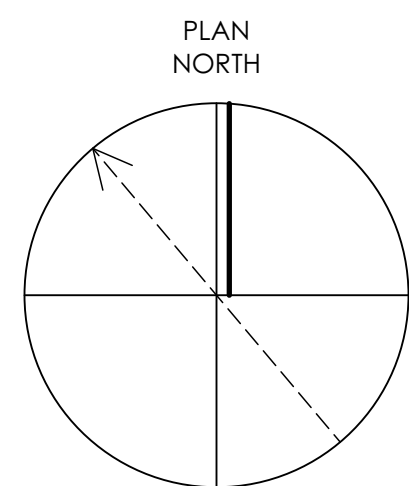


SECTION 1 1/4" = 1'-0" 1  
A3.0



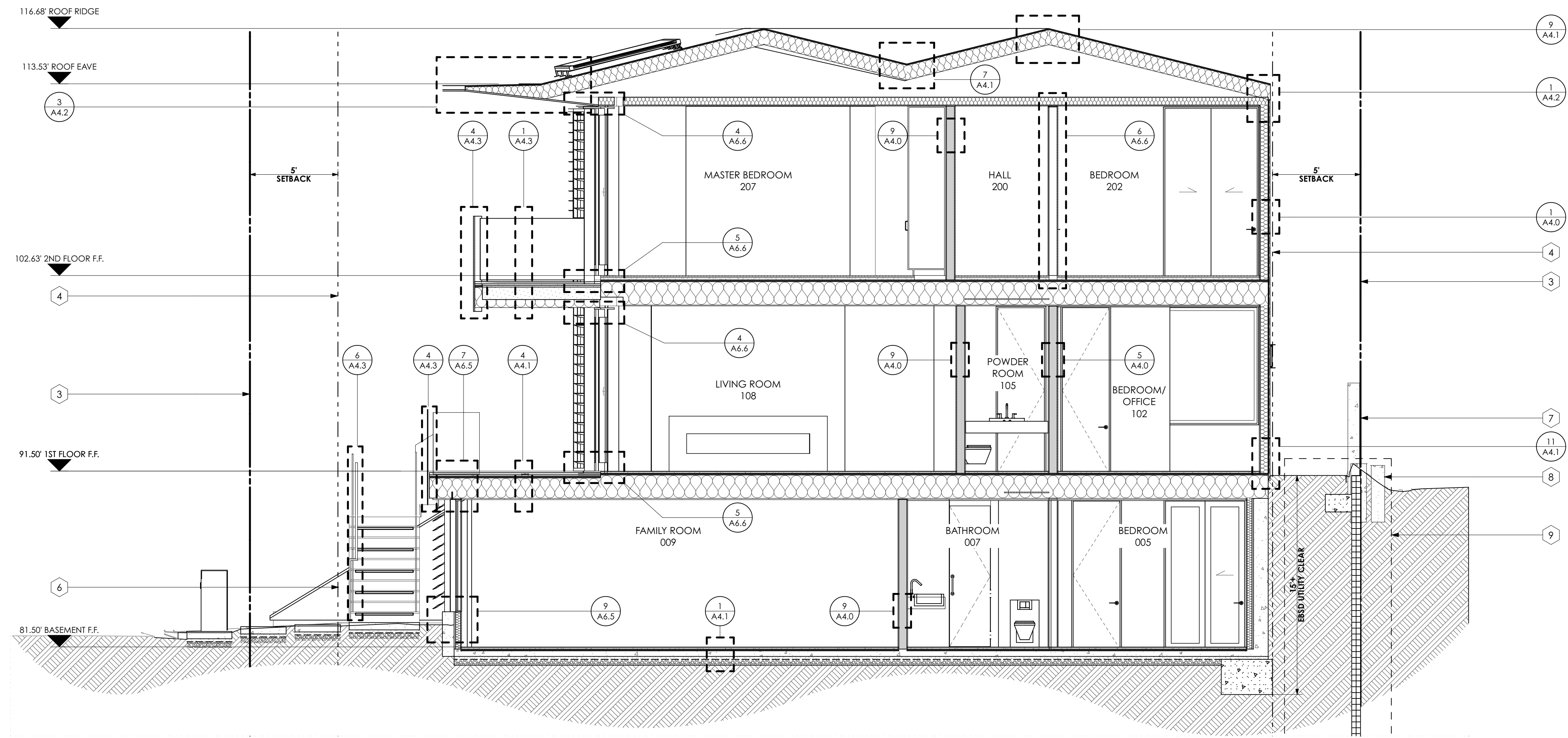
SECTION 2 1/4" = 1'-0" 2  
A3.0

KEY NOTES	
1	LINE OF EXISTING GRADE
2	LINE OF 1960'S GRADE
3	PROPERTY LINE
4	SETBACK
5	LINE OF 30' HEIGHT LIMIT
6	WATER FEATURE - LOW NOISE VOLUME TO MEET OR EXCEED EBCA AND COUNTY STANDARDS - DOES NOT EXCEED 4' HEIGHT IN FRONT SETBACK
7	NEW 6' HEIGHT SITE WALL
8	EXISTING CURB TO REMAIN
9	NEW SHORING REFER TO STRUCTURAL AND CIVIL FOR MORE INFORMATION PER EBSD APPROVAL
10	CAISSON PER STRUCTURAL
11	NEIGHBORS EXISTING SITE WALL

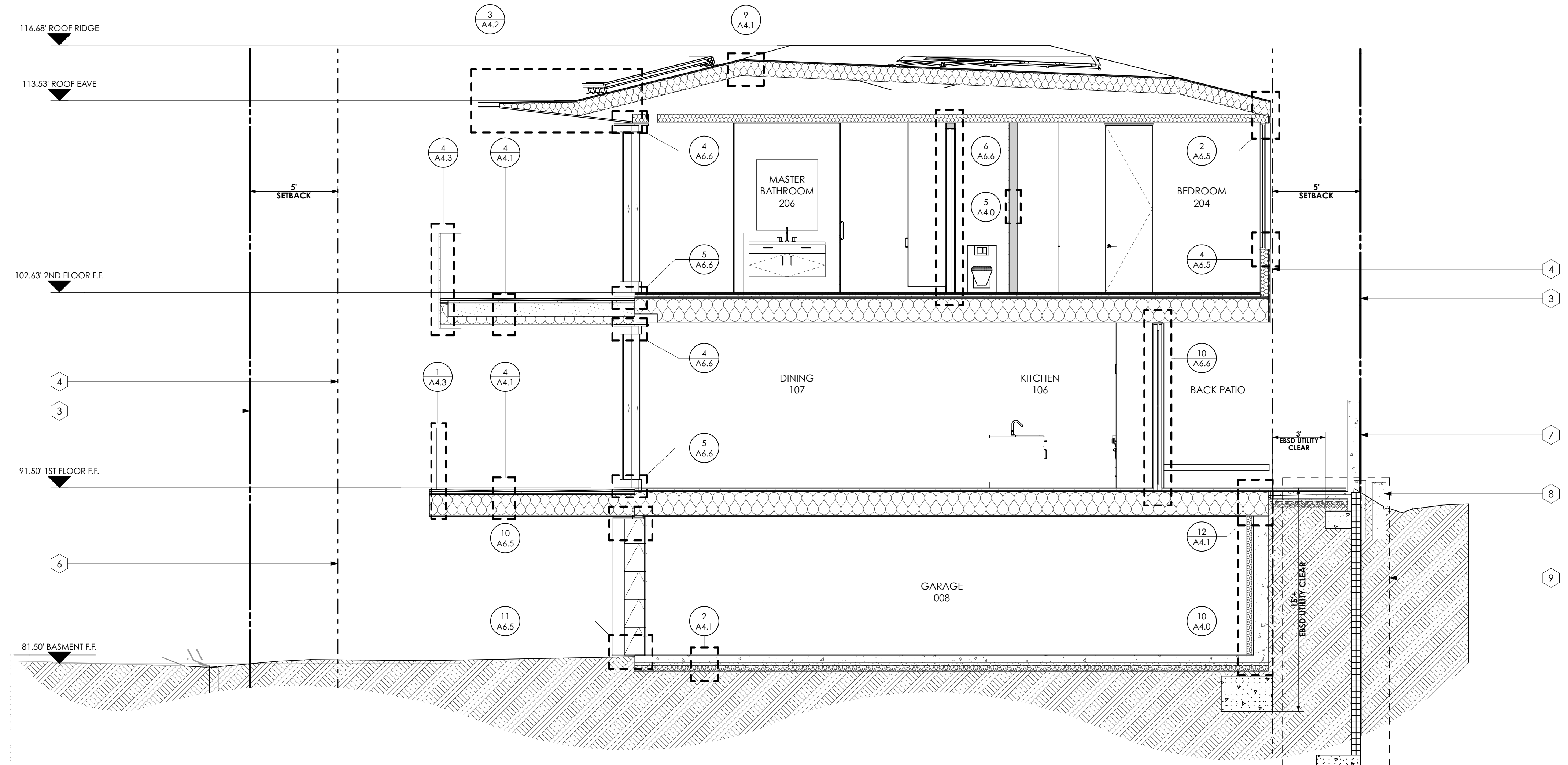


BUILDING SECTIONS 1 & 2 - STEELE RESIDENCE  
6 EMERALD BAY DRIVE, LAGUNA BEACH CA



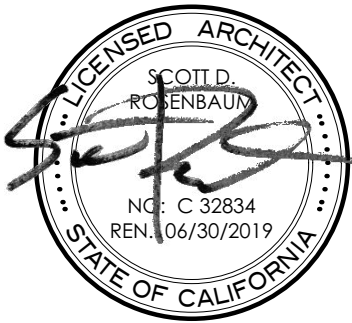
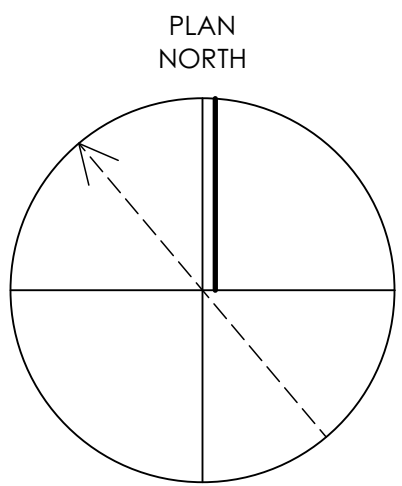


SECTION 3 1/4" = 1'-0" 3  
A3.1

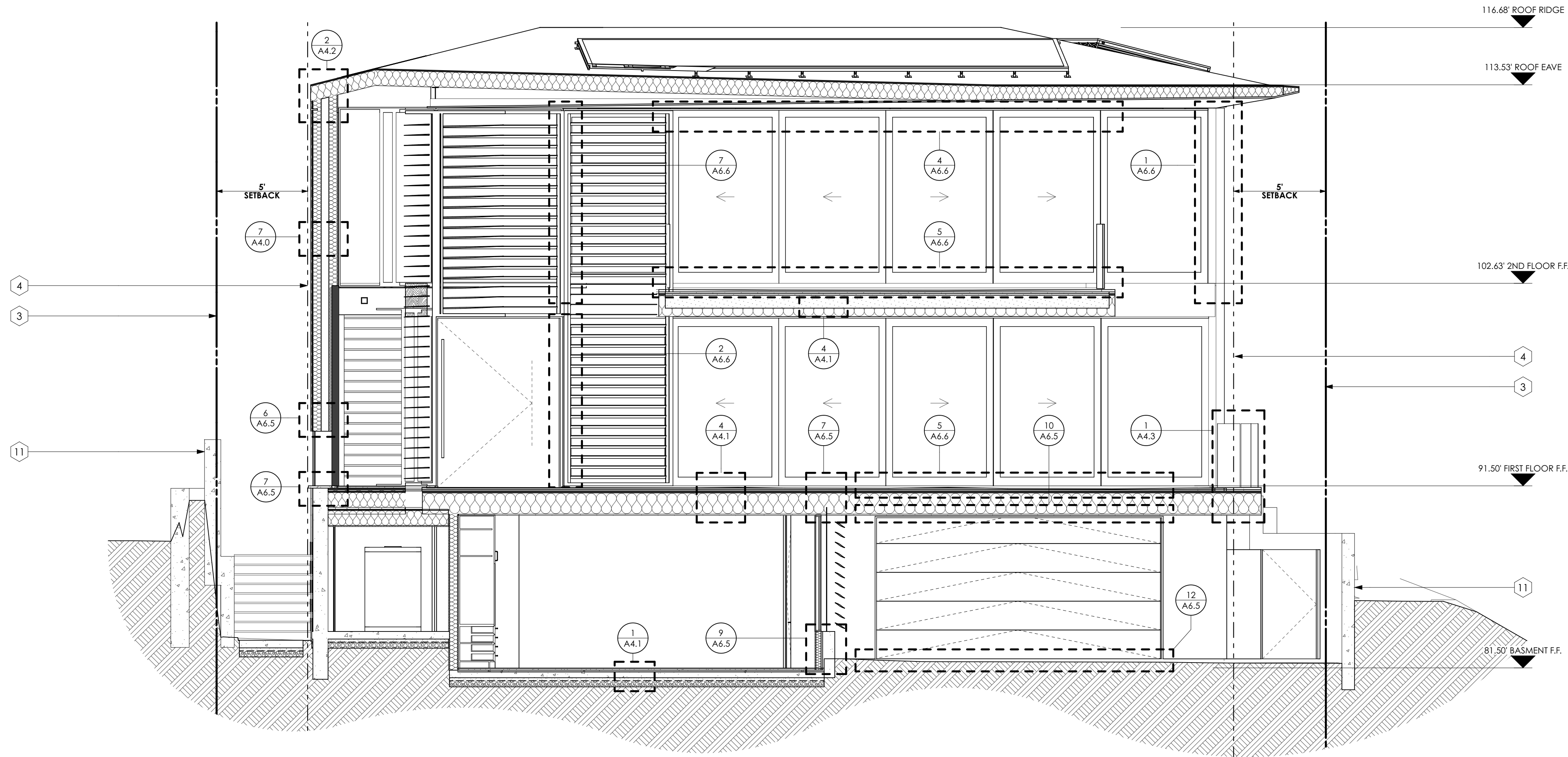


SECTION 4 1/4" = 1'-0" 4  
A3.1

KEY NOTES	
1	LINE OF EXISTING GRADE
2	LINE OF 1960'S GRADE
3	PROPERTY LINE
4	SETBACK
5	LINE OF 30' HEIGHT LIMIT
6	WATER FEATURE - LOW NOISE VOLUME TO MEET OR EXCEED EBCA AND COUNTY STANDARDS - DOES NOT EXCEED 4' HEIGHT IN FRONT SETBACK
7	NEW 6' HEIGHT SITE WALL
8	EXISTING CURB TO REMAIN
9	NEW SHORING REFER TO STRUCTURAL AND CIVIL FOR MORE INFORMATION PER EBSD APPROVAL
10	CAISSON PER STRUCTURAL
11	NEIGHBORS EXISTING SITE WALL





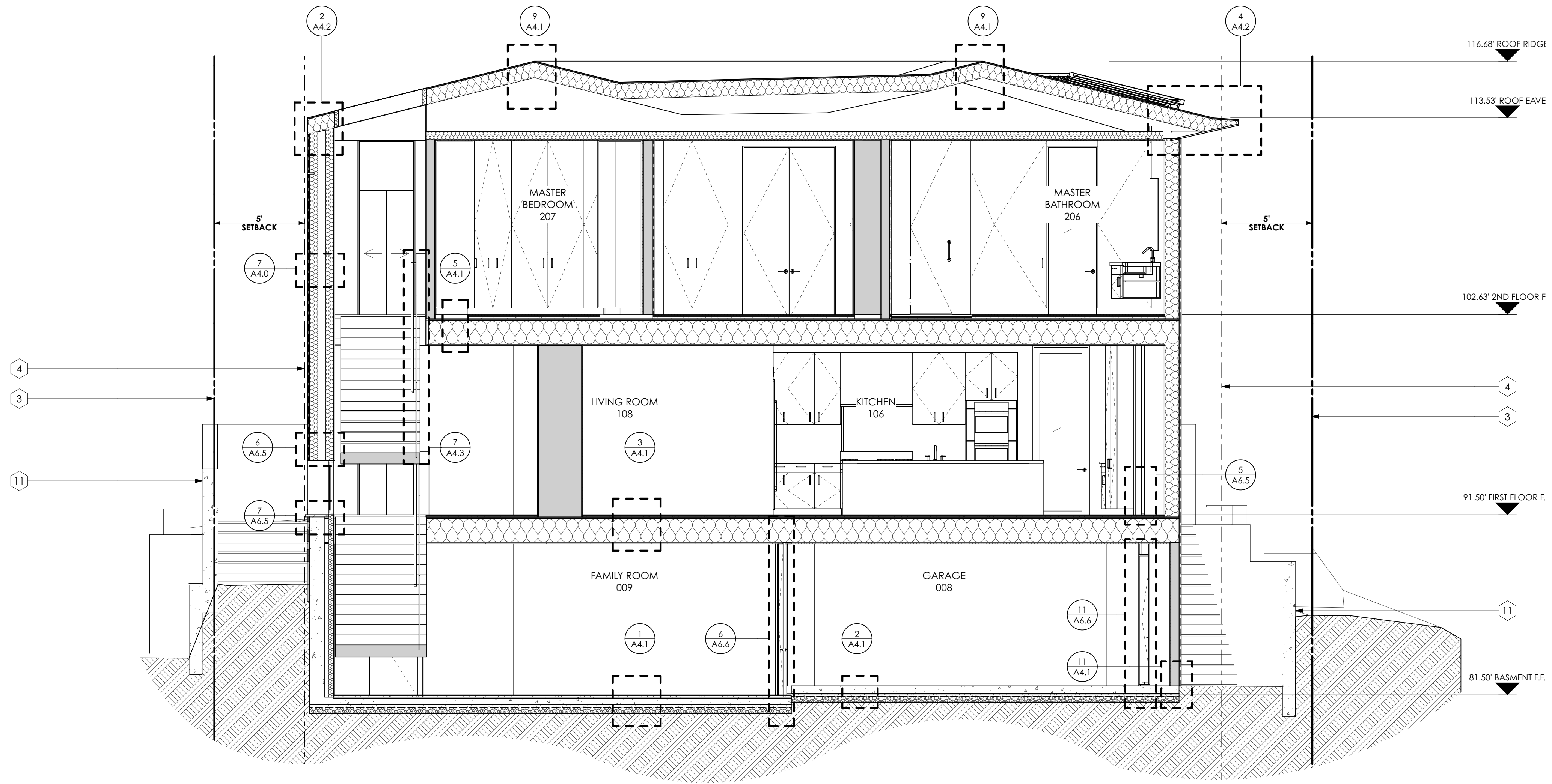


SECTION A

1/4" = 1'-0"

A

A3.2



SECTION B

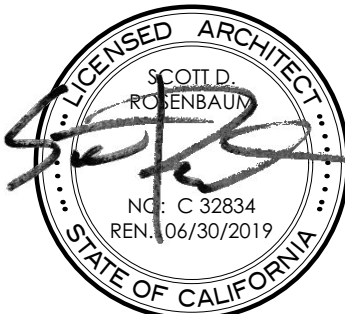
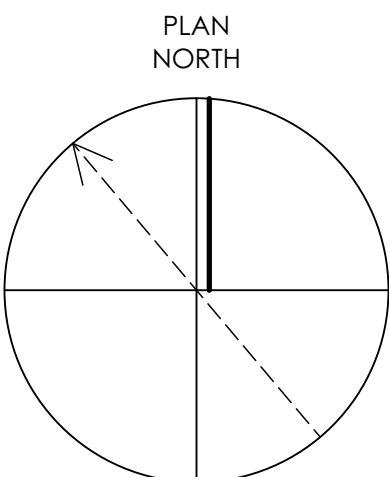
1/4" = 1'-0"

B

A3.2

KEY NOTES

- 1 LINE OF EXISTING GRADE
- 2 LINE OF 1960'S GRADE
- 3 PROPERTY LINE
- 4 SETBACK
- 5 LINE OF 30' HEIGHT LIMIT
- 6 WATER FEATURE - LOW NOISE VOLUME TO MEET OR EXCEED EBCA AND COUNTY STANDARDS - DOES NOT EXCEED 4' HEIGHT IN FRONT SETBACK
- 7 NEW 6' HEIGHT SITE WALL
- 8 EXISTING CURB TO REMAIN
- 9 NEW SHORING REFER TO STRUCTURAL AND CIVIL FOR MORE INFORMATION PER EBSD APPROVAL
- 10 CAISSON PER STRUCTURAL
- 11 NEIGHBORS EXISTING SITE WALL



BUILDING SECTIONS A & B - STEELE RESIDENCE  
6 EMERALD BAY DRIVE, LAGUNA BEACH CA

A3.2

12/31/19