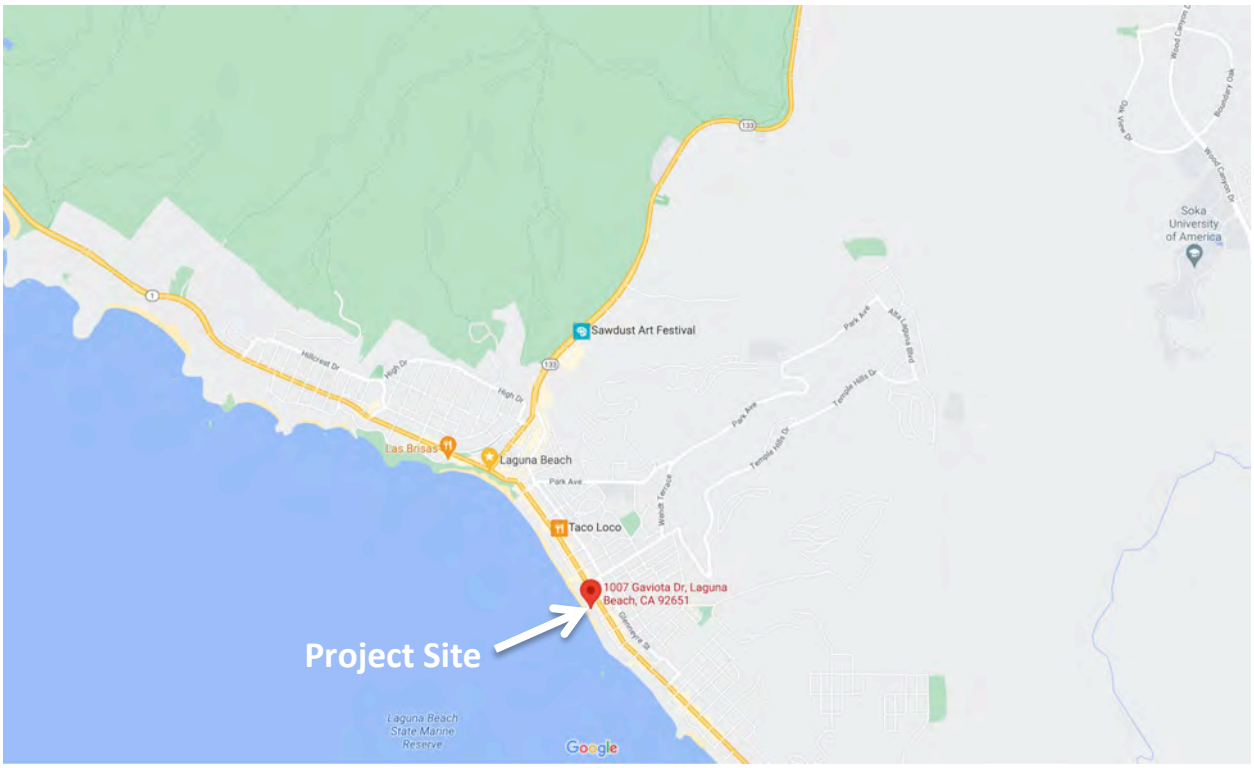
W11b

A-5-LGB-22-0025 (GRAY)
April 12, 2023

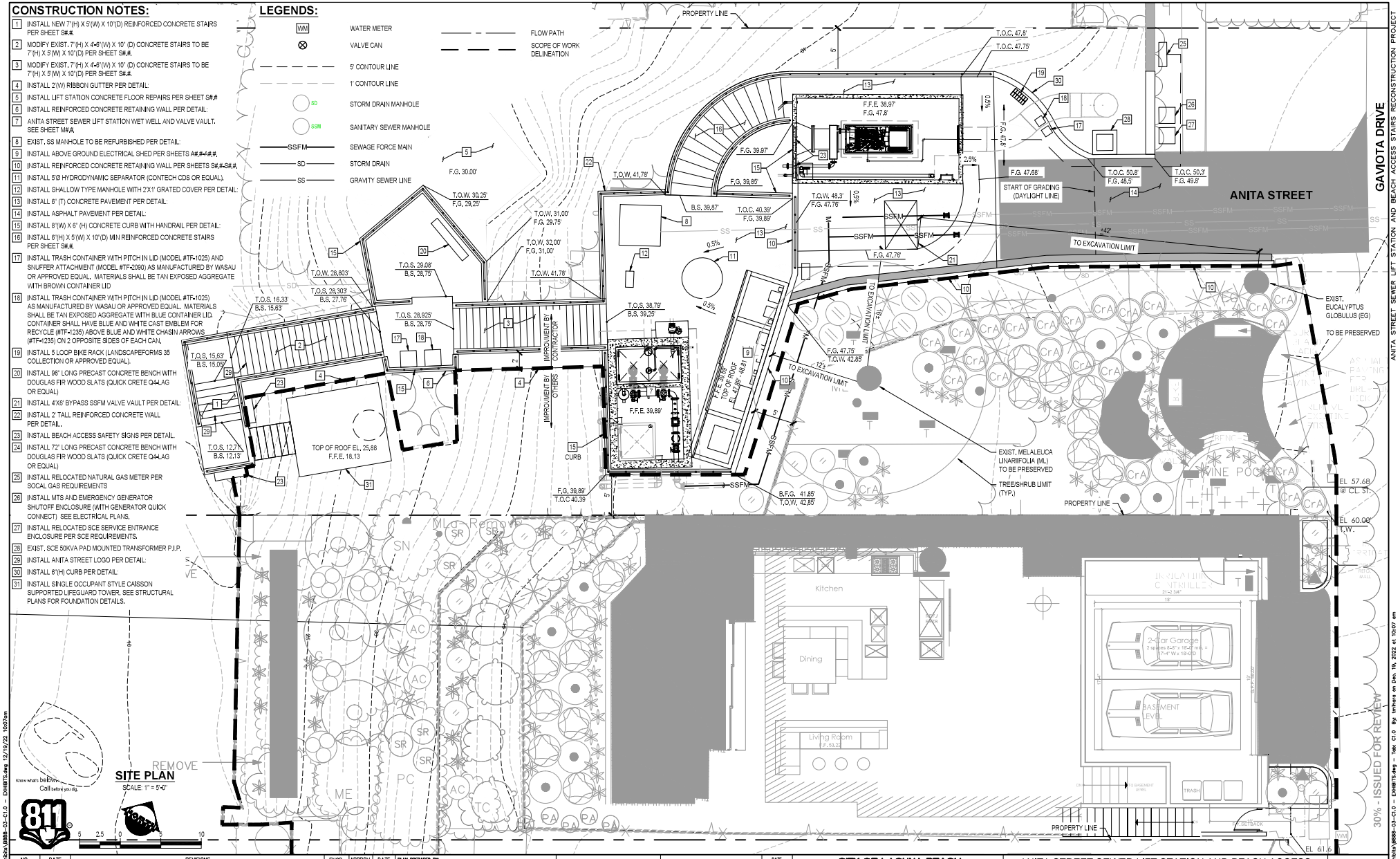
EXHIBITS

Table of Contents

Project Site: 1007 Gaviota Drive, Laguna Beach (APN: 644-076-01)




Project
Site



NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE
7					
6					
5					
4					
3					
2					
1					

PLAN PREPARED BY:
PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.paceware.com
ROBERT RUSSELL MURPHY R.C.E. No. C63207 EXP. DATE 03/31/23

DRAWN BY: MARK S. DATE JUNE 2022
DESIGNED BY: ROBERT M./THOMAS M. JUNE 2022
CHECKED BY: ROBERT M. JUNE 2022

CITY OF LAGUNA BEACH
WATER QUALITY DEPARTMENT
RECOMMENDED BY: SENIOR PROJECT MANAGER HANNAH JOHNSON
APPROVED BY: DIRECTOR OF WATER QUALITY DAVID SHISSLER

ANITA STREET SEWER LIFT STATION AND BEACH ACCESS STAIRS RECONSTRUCTION PROJECT
SITE PLAN
CITY OF LAGUNA BEACH
WATER QUALITY DEPARTMENT

PROJECT NO. CIP NO. 18-106
SHEET C1.0
---- OF ##

W:\18888\Engineering\GradedExhibits\18888-03-C1.0 - EXHIBITS.dwg 12/19/22 10:07am
W:\18888\Engineering\GradedExhibits\18888-03-C1.0 - EXHIBITS.dwg - Tab: C1.0 By: tmhare on Dec. 19, 2022 at 10:07 am

Mike and Lori Gray Residence

1007 Gaviota Drive
Laguna Beach, CA 92651

ARCHITECTURAL RENDERING IS NOT FOR CONSTRUCTION

Abreviations

[illegible]

Symbols

- CONCRETE WALL
- 2 x 6 STUD WALL
- 2 x 4 STUD WALL
- 2 x 4 STUD WALL
- CONCRETE UNIT
- DOOR TAG
- WINDOW TAG
- FLOOR CHANGE
- GRID LINE BUBBLE
- KEYNOTE
- ROOM NAME / ROOM DATA
- SLOPE PER FT — SLOPE INDICATOR
- BLDG. SECTION MARK
- DETAIL MARK
- REVISIONS

Codes

This Project Shall Comply With The Following codes:

2016 C.B.C.	2016 C.P.C.
2016 C.E.C.	2016 C.M.C.
2016 C.E.C.	2016 Cal Green Building Code

2016 Title-24 energy conservation requirements have been taken into consideration.

- Any [illegible] lighting to be 3 watt or less.
- Sitework quantities to be verified at final design.
- Automatic Fire Sprinklers System shall be installed.

Demolition Calc.

- 100% OF EXISTING ROOF TO BE DEMOLISHED
- 18% OF EXISTING SECOND FLOOR EXTERIOR WALLS TO BE DEMOLISHED OR REPLACED
- 100% OF EXISTING SECOND FLOOR INTERIOR WALLS TO BE DEMOLISHED
- 59% OF EXISTING FIRST FLOOR EXTERIOR WALLS TO BE DEMOLISHED. (ALL WOOD FRAMED)
- 41% OF EXISTING FIRST FLOOR EXTERIOR WALLS TO REMAIN. (CONCRETE RETAINING WALLS AT GARAGE)
- 100% OF EXISTING FIRST FLOOR SLAB TO REMAIN.
- 100% OF EXISTING SECOND FLOOR FRAMING TO REMAIN.
- 75% OF EXISTING STRUCTURAL STEEL COLUMNS TO REMAIN.
- 75% OF EXISTING STRUCTURAL STEEL BEAMS TO REMAIN.

Deferred Sub.

1. Automatic Fire Sprinklers System.

Vicinity Map

Scope of Work

- Change (E) non-conforming duplex into a two-story single family residence.
- Demolition of existing structure with Main Level foundation concrete retaining walls to remain. Upper level floor to remain. Steel columns and beams to remain.
- New construction of a two-story single family residence with attached 2 car garage newly accessible from Gaviota Drive.
- A basement and a cantilevered deck at the west side of the second story.

Consultants

ARCHITECTURE
Lohrbach Studio
31742 South Coast Hwy
Laguna Beach, CA 92651
(949) 661.5068
e-mail: Ed@edlohrbach.com
Contact: Ed Lohrbach

STRUCTURAL ENGINEERING:
Nelson Consulting
8915 Research Drive Suite 200
Irvine, CA 92618
(949) 752-2070 tel.
(949) 752-2071
Contact: Bill Nelson, S.E.

CIVIL ENGINEERING:
Toal Engineering
139 Avenida Navarro
San Clemente, CA 92672
(949) 496-8586
Contact: Caleb Rios

GEOTECHNICAL ENGINEERING:
GeoFirm
801 Glenneyre St. Suite 1
Laguna Beach, CA 92651
(949) 494-2122 tel
(949) 497-0270
Contact Erik Hilde P.G.

CIVIL ENGINEERING:
Cal Coast Engineering & Design Group
303 Broadway Suite 209
LagunaBeach,CA 92651
(949) 235-5068
Contact: Arsalan Naderi P.E.

LANDSCAPE ARCHITECT:
Ann Christoph Landscape Architect
31713 S. Coast Hwy
Laguna Beach, CA 92651
(949) 499-3574
e-mail: ann@ac-la.com
Contact: Ann Christoph

Owner / Client

Mike and Lori Gray
224 Via Mentone
Newport Beach, CA 92663

Legal Data

Lot:	Lots 1 in Block 1 Tract No. 83 (And Nwly 15 Ft Lot 2 Blk 1)
APN:	644-076-01
Occupancy Group:	R3/U
Zone:	R2
Number of Stories:	2
Type of Construction:	Type VB / Sprinklered

Project Data

ZONING STANDARDS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (Y/N)
USE	SFD	DUPLEX	SFD	YES
ZONE	R2			
LOT AREA	6,000 SF	5,181 SF	5,181 SF	NO
LOT WIDTH (AVG.)	50 FT	40.00 FT	40.00 FT	NO
LOT DEPTH (AVG.)	60 FT	101.48 FT	No change	YES
LOT SLOPE (%)		±18.3%	No change	YES
MAX. BUILDING HT.	30 FT [illegible]	17.69' [illegible]	17.40 FT	YES
MAX. HT. FROM GRADE	30 FT	30 FT	30 FT	YES
SETBACKS:				
FRONT YARD	10.0 FT	2.38 FT	2.35 FT	NO
REAR YARD				N/A
SIDE YARD	4 FT each	[illegible]	4 FT each	YES
LOT COVERAGE (BSC)	41.3% [illegible]	37.5%	34.8%	NO
OPEN SPACE	[illegible]		2,739 SF = 52.9%	YES
PARKING	2 covered	2 covered	2 covered	YES

PROJECT DATA

DESCRIPTION	EXISTING	PROPOSED	REMODEL	TOTAL
LIVING AREA:				
FIRST FLOOR	1,172.5 SF	[illegible] SF		[illegible] SF
BASEMENT FLOOR		+484.9 SF		484.9 SF
SECOND FLOOR+MEZZ	1,563.7 SF	+169.5 SF		1,733.2 SF
TOTAL LIVABLE	2,736.2 SF	+815.3 SF		3,551.5 SF
GARAGE	568.0 SF	-79.2 SF		488.8 SF
MAIN LEVEL PATIO	1,195.0 SF	-741.1 SF		453.9 SF
UPPER LEVEL DECK	355.2 SF	-35.9 SF		319.3 SF
MECHANICAL [illegible]		+275.5 SF		275.5 SF

SITE WORK

GRADING (CUBIC YARDS)	OUTSIDE BLDG FOOTPRINT	INSIDE BLDG FOOTPRINT	TOTAL
CUT	75/ CY	125 / CY	200 / CY
FILL	35/ CY	0/ CY	35 / CY
NET EXPORT	40/ CY	125/ CY	165 / CY

IMPERVIOUS SURFACES	LOT AREA EXISTING	LOT AREA PROPOSED	% OF LOT AREA EXISTING	% OF LOT AREA PROPOSED
STRUCTURE	1783.8 SF	2104.0 SF	34.4%	40.1%
HARDSCAPE (including [illegible])	1932.0 SF	628.8 SF	37.3%	17.6%
HARDSCAPE UNDER [illegible]			1.8%	1.8%
TOTAL	3715.8 SF	2732.8 SF	71.7%	59.5%
PERVIOUS SURFACES [illegible]				40.5%

DEMOLITION

	EXISTING	REMOVED	REMAINING	DEMO TOTAL %
ROOF AREA			00.0%	100.0%
LOWER LEVEL AREA			N/A	N/A
MAIN LEVEL AREA			41.3%	[illegible]
UPPER LEVEL AREA			00.0%	100.0%
TOTAL FLOOR + ROOF				
TOTAL EXTERIOR WALL			20.0%	80.0%

EXTERIOR BUILDING LIGHTING

EXISTING EGRESS DOORS	4 DEMO	PROPOSED EGRESS DOORS		6
EXISTING FIXTURE COUNT	4 DEMO	PROPOSED FIXTURE COUNT		14
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AUROLIGHT [illegible]	3.0 WATTS	300	3	LED LIGHTING
LUMENS	2.6 WATTS	270	11	LED LIGHTING
		TOTAL	14	

LANDSCAPE LIGHTING

EXISTING FIXTURE COUNT		PROPOSED FIXTURE COUNT	20	
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
AUROLIGHT LH1 DOWNLIGHT	2.5 WATTS	115	5	LED LIGHTING
AUROLIGHT HRL5 PATHWAY	3.5 WATTS	136	6	LED LIGHTING
		TOTAL	11	
COMBINED EXTR-LAND TOTAL			25	

POOL / SPA DETAILS

	DIMENSIONS (L x W x D)	VOLUME (GALLONS: 7.48 GAL/CU.FT.)
POOL	N/A	N/A
SPA	N/A	N/A

Sheet Index

SEE SHEET FD-SAP for LBFD code requirements.

lohrbach

31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:

No.	Date	Revision

Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

DESIGN REVIEW BOARD APPROVED
SIGNATURE cdominguez
DATE 04/29/2022

Sheet Title: TITLE SHEET

Sheet No.: A-0.0

Vicinity Parking

NOTICE TO CONTRACTOR:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON CIVIL PLANS AND SURVEY ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THE SURVEY. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THE SURVEY OR CIVIL PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO, THESE LINES OR STRUCTURES.

Consultants

DESIGN CONSULTANT
ED LOHRBACH
31742 SOUTH COAST HWY
LAGUNA BEACH, CA 92651
TEL. 949.661.5060
FAX. 949.715.9528
EMAIL: ED@EDLOHRBACH.COM

GEOTECHNICAL ENGINEERING
COASTAL GEOTECHNICAL
1200 W. COMMONWEALTH AVE
FULLERTON, CA 92833
714 870.1211

CIVIL ENGINEERING
TOAL ENGINEERING, INC
139 AVENIDA NAVARRO
SAN CLEMENTE, CA 92672
949 492.8586
FAX 949-498-8625
EMAIL: TOALENGINEERING@EARTHLINK.NET

STRUCTURAL ENGINEER
LTO BURKE ENGINEERING
LTO BURKE
SOUTH COAST HWY
DANA POINT, CA 92629
TEL. 949. 497. 4810
FAX. 949. 497. 4819

LANDSCAPE DESIGN
FONG, HART, SCHNEIDER INC.
TERRY HART
31740 SOUTH COAST HWY.
LAGUNA BEACH, CA 92651
TEL. 949 .443.9444
FAX. 949 .715.7286
EMAIL: THART@FHSINC.NET

INTERIOR DESIGN
DANIEL DUBAY
EMAIL: DANIEL@DANIELDUBAY.COM

GENERAL CONTRACTOR
JL MADISON
JEFF MADISON
630 FOREST AVENUE STE 12
LAGUNA BEACH, CA 92651
(949) 715-5440

ENERGY ANALYSIS ENGINEER
SOUTHLAND ENERGY CONSULTANTS
1480 GLENEYRE AVE.
LAGUNA BEACH, CA 92651
(949) 497-3091

General Notes

1. MAINTAIN 10'-0" TRAVEL LANE FOR PASSING TRAFFIC IN FRONT OF SUBJECT PROPERTY.
2. CONSTRUCTION WORKERS MUST NOT PARK IN FRONT OF PROPERTY AND MUST PARK IN DESIGNATED PARKING SPACES ALONG GAVIOTA OR AREA BELOW THE PROPERTY. MATERIAL AND/OR EQUIPMENT DELIVERS MUST BE MADE WITHOUT OBSTRUCTING THROUGH TRAFFIC ON ANACAPA WAY AND SKYLINE DRIVE.
3. EXCAVATED EARTH TO BE REMOVED FROM THE SITE VIA A CHUTE TO A 10 YARD ROLLOFF ON GAVIOTA. EQUIPMENT FOR THIS OPERATION TO BE PARKED NEAR THE SITE PROPERTY LINE IN AN EFFORT NOT TO INTERFERE WITH MYSTIC WAY.
4. APPROPRIATE SCREENING FROM DAMAGE DUE TO CONSTRUCTION MATERIALS, DIRT OR DEBRIS TO BE PLACED AS NEEDED FOR THE PROTECTION TO ADJACENT PROPERTIES.
5. MOVEMENT OF EQUIPMENT AND MATERIAL ALONG THE STEEP SLOPED SIDE SETBACK AREAS WILL INCLUDE THE USE OF TEMPORARY STAIRS WHEN NECESSARY.
6. ONE WEEKS NOTICE TO BE GIVEN BY CONTRACTOR TO RESIDENTS REGARDING THE SCHEDULING OF CONCRETE POURS AND USE OF CRANE EQUIPMENT TO MITIGATE IMPACT ON THE RESIDENTIAL MOVEMENT.
7. CONTRACTOR TO PROVIDE PROJECT SUPERINTENDENT CONTACT INFORMATION TO THE RESIDENTS FOR COORDINATION PURPOSES.

SUPPLEMENTAL NOTE

IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY SURVEY CREWS UNDER HIS DIRECT SUPERVISION.

CALIFORNIA COUNCIL OF CIVIL ENGINEERS AND LAND SURVEYORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

SUPPLEMENTAL NOTE

1. A COMPLETE SET OF THESE PLANS AND A COMPLETE SET OF LAGUNA BEACH STANDARD DRAWINGS SHALL BE MAINTAINED ON THE JOB THROUGHOUT THE CONSTRUCTION.
2. UTILITIES AND SUBSTRUCTURES SHOWN HEREIN ARE BASED ON LATEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF SAME AND SHALL SATISFY HIMSELF ON THEIR LOCATION, AND THE LOCATION OF ANY OTHER UTILITIES NOT SHOWN.
3. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AFFECTED BY CONSTRUCTION AT LEAST 2 WORKING DAYS PRIOR TO CONSTRUCTION.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER, AND THE CITY OF LAGUNA BEACH HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER, OR THE CITY OF LAGUNA BEACH.
5. DEVELOPER SHALL MAINTAIN ADJACENT STREETS IN A NEAT, SAFE, CLEAN AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY'S INSPECTOR. THE ADJACENT STREETS SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP OF ADJACENT STREETS AFFECTED BY HIS CONSTRUCTION. METHOD SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS ON A WEEKLY BASIS, OR AT THE DIRECTION JOF THE FIELD INSPECTOR.
6. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARDS OF THE CITY OF LAGUNA BEACH AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 ED.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE CITY OF LAGUNA BEACH AND ANY SPECIAL REQUIREMENTS OF THE PERMIT [illegible]. A COPY OF EMA STANDARD PLANS SHALL ALSO BE RETAINED ON SITE.
2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE THE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, CITY GRADING INSPECTOR AND WHEN REQUIRED THE ARCHAELOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THE MEETING.
3. AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
4. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2-FOOT HORIZONTAL TO 1-FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
5. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT, AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.
6. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
7. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER DETAILS OR AS DIRECTED BY THE SOILS ENGINEER.
8. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
9. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED, OR CRUSHED IN PLACE, AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
10. STOCK PILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
11. THE DESIGN ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKES SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
12. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE.
13. THE ENGINEERING GEOLOGIST AND THE SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUB-DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
14. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
15. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
16. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
17. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF ROUGH GRADING.
18. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR DRIVE RING AND SHALL BE SO NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
19. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
20. THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
21. THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
22. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
23. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
24. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
25. ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY CITY OF LAGUNA BEACH.
26. ANY EXISTING OIL WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE ORANGE COUNTY OIL CODE TO THE APPROVAL OF EMA/REGULATION, SPECIAL SERVICES SECTION.
27. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF THE CITY BUILDING OFFICIAL.
28. PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE BUILDING OFFICIAL THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
29. ASPHALT CONCRETE SHALL BE CONSTRUCTED PER EMA STANDARD PLAN 805.
30. AGGREGATE BASE SECTION SHALL BE CONSTRUCTED PER EMA STANDARD PLAN 804.
31. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE 5 CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULPHATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
32. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE.
33. SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
34. THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
35. ASPHALT SECTIONS MUST BE AS FOLLOWS: PARKING STALLS = 3" A/C OVER 6" A/B, DRIVES 3" A/C OVER 10" (COMM.) 12" (INDUSTRIAL). OR THE SOIL ENGINEER SHALL SUBMIT, PAVEMENT SECTION RECOMMENDATIONS FOR APPROVAL BASED ON "R" VALUE ANALYSIS OF THE SUB-GRADE SOILS AND EXPECTED TRAFFIC INDICES.
36. PRELIMINARY SOIL AND GEOLOGY AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE CITY ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
37. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN IN NATURAL CONDITION UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED BY THE BUILDING OFFICIAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
38. GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. DAILY OR ON SATURDAYS OR SUNDAYS.
39. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES.
40. THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
41. IN CASE OF EMERGENCY CALL [illegible] AT (714) [illegible]
42. 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.
43. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
44. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST EXCEEDS 40%.
45. AFTER A RAINSTORM ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND BASINS.
46. GRADED AREA ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE TO BE DIRECTED TOWARD DESILTING FACILITIES.
47. THE PERMITTEE SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
48. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
49. ROOF DRAINAGE SYSTEMS SHALL BE INSTALLED IN A MANNER TO MINIMIZE EROSION OF SLOPES. ROOF DRAINAGE SHOULD BE DISSIPATED INTO THE GROUND ON THE SUBJECT PROPERTY WHENEVER POSSIBLE.
50. THE APPROVED EROSION CONTROL PLAN, THE CITY OF LAGUNA BEACH EROSION CONTROL STANDARDS, AND THE CITY OF LAGUNA BEACH WATER QUALITY NOTES ARE A PART OF THE PLANS.
51. PRIOR TO FINAL APPROVAL OF THE GRADING, THE RESPONSIBLE CIVIL ENGINEER MUST CERTIFY THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED PLANS.

WATER QUALITY NOTES

1. SEDIMENTS FORM AREAS DISTRIBUTED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL DRAINAGE CONTROLS TO THE MAXIMUM EXTEND PRACTICABLE.
2. STOCKPILE OF SOIL SHALL BE CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
3. CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS, OR RESIDES SHALL BE RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS,DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.
4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE UNLESS TREATED TO REMOVE SEDIMENT AND OTHER POLLUTANTS.
5. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSE-KEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
6. 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.
7. CONSTRUCTION SITE SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN THE STORM-WATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO VIOLATION OF ANY WATER QUALITY STANDARDS; 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.
8. POTENTIAL POLLUTANTS INCLUDE BUT NOT LIMITED TO: SEDIMENTS, CEMENT PRODUCTS, SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIME, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES, AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OIL LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPER-CHLORINATED POTABLE WATER LINE FLUSHING.
9. DURING CONSTRUCTION, DISPOSAL OFMATERIALS AND POTENTIAL POLLUTANTS OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORM-WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REQUIREMENTS.
10. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOIL VIA SURFACE EROSION IS PROHIBITED. TRUE DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANTS DISCHRGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

EROSION CONTROL STANDARDS

1. THE FACES OF THE CUT AND FILL SLOPES AND PROJECT SITE SHALL BE PREPARED AND MAINTAINED AT ALL TIMES TO CONTROL AGAINST EROSION IN ACCORDANCE WITH THESE STANDARDS. WHERE CUT SLOPES ARE NOT SUBJECT TO EROSION DUE TO THE EROSION-RESISTANT CHARACTER OF THE MATERIALS, SUCH PROTECTION MAY BE OMITTED UPON APPROVAL BY THE BUILING OFFICAIL. EARTH THAT IS GENERATED DURING FOUNDATION EXCAVATION MUST BE PLACED ON SLOPES; IT MUST EITHER BE REMOVED FROM THE SITE OR STORED ON-SITE IN AN APPROVED LOCATION THAT WILL NOT CAUSE EROSION OR DRAINAGE PROBLEMS.
2. WHERE NECESSARY, TEMPORARY AND/OR PERMANENT EROSION CONTROL DEVICES OR METHODS, AS APPROVED BY THE BUILDING OFFICIAL, SHALL BE EMPLOYED TO CONTROL EROSION AND PROVIDE SAFETY. SEDIMENT SHALL BE RETAINED ON SITE.
3. NO BUILDING OR GRADING WORK WILL BE ALLOWED ON ANY BUILDING OR GRADING SITE UNDER PERMIT UNLESS AN EROSION CONTROL SYSTEM HAS BEEN APPROVED AND INSTALLED OR WAIVED BY BY THE BUILDING OFFICIAL.
4. PAVED STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS, AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO PRVERT CONSTRUCTION RUN-OFF OF STORM FLOWS FROM SEDIMENT AND DEBRIS OUTSIDE THE PROJECT BOUNDARIES. WATERING SHALL ONLY BE USED TO CLEAN STREETS EXCEPT WHEN ALL STORM DRAINS ARE BLOCKED AND WHEN ALL WASH-WATER IS RECOVERED. NO WASH-WATER MAY ENTER THE STORM DRAIN.
5. THE CIVIL ENGINEER OR OTHER QUALIFIED INDIVIDUAL WHO PREPARED THE GRADING OR BUILDING PLAN SHALL BE RESPONSIBLE FOR INSPECTION AND MODIFICATION OF THE EROSION CONTROL DEVICES AS NECESSARY.
6. A PROPERLY DESIGNED STORM-WATER DESILTING BASIN SHOULD BE USED WHEREVER POSSIBLE AT DRAINAGE OUTLETS FROM THE CONSTRUCTION SITE. DESILTING BASINS MUST REMOVE ALL SEDIMENT PRIOR TO DISCHARGING STORM WATER FROM THE SITE.
7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
8. EROSION PROTECTION SHALL CONSIST OF TEMPORARY SLOPE STABILIZATION MATERIAL OR THE EFFECTIVE PLANTING OF ALL SLOPES IN EXCES OF FIVE (5) FEET HIGH UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. SLOPES EXCEEDING FIFTEEN (15) FEET HIGH MAY REQUIRE AN ADEQUATE SPRINKLER SYSTEM, AS DETERMINED BY THE BUILDING OFFICIAL.
9. THE EROSION CONTROL PROVISION SHALL TAKE INTO ACCOUNT DRAINAGE DURING THE CURRENT AND FUTURE PHASES OF GRADING OR BUILDING.
10. ALL REMOVABLE PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE (5) DAY RAIN PROBABILITY FORECAST EXCEEDS FORTY (40) PERCENT.
11. GRADED AREAS MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE MUST BE DIRECTED TOWARD DESILTING FACILITIES.

lohrbach

31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

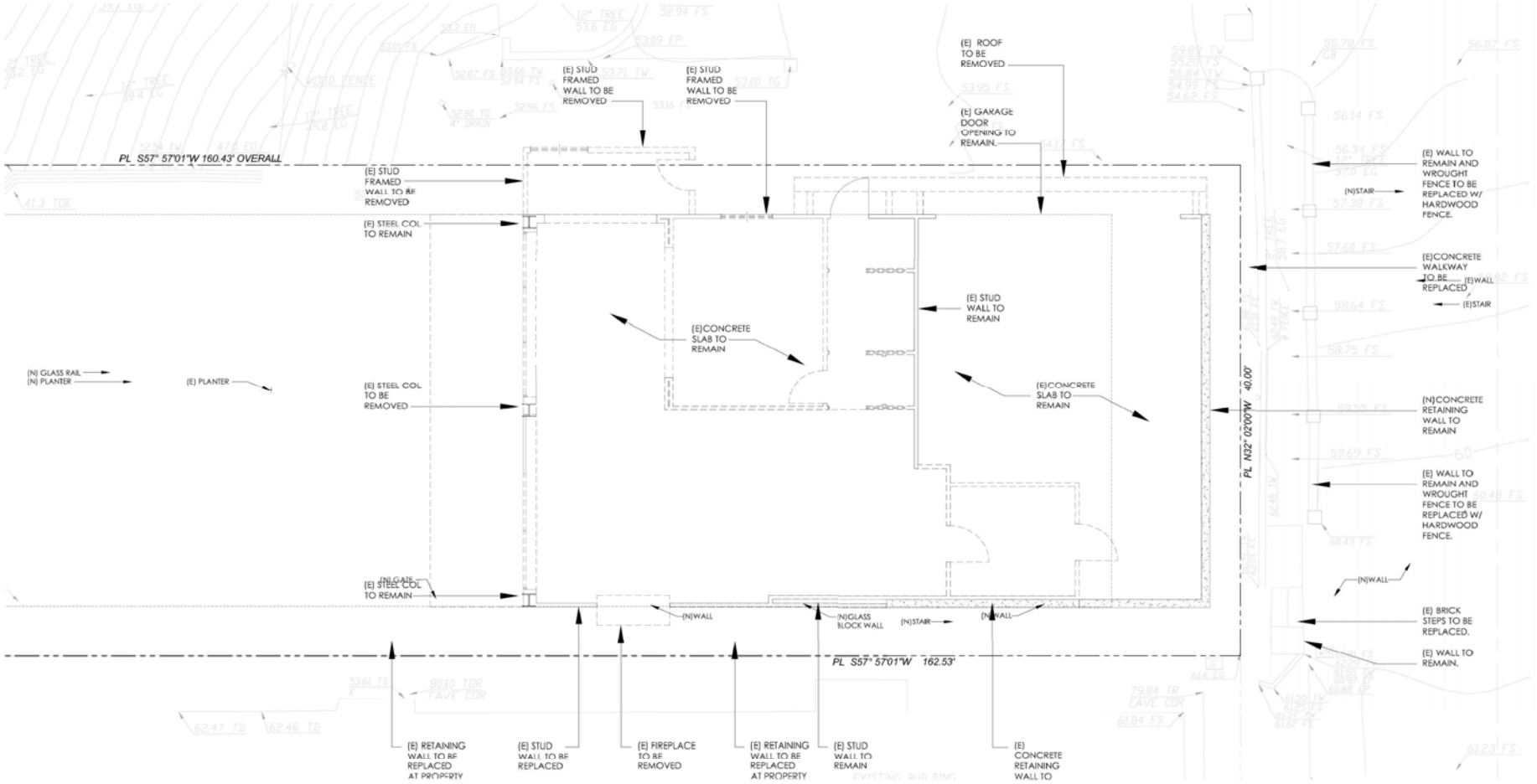
Revisions:

No.	Date	Revision

Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

Sheet Title:
CONSTRUCTION STAGING PLAN

Sheet No.:
A-0.1



FIRST FLOOR DEMO PLAN

WALL LEGEND

- (E) 2 X 4 STUD WALL TO REMAIN
- (E) 2 X 4 STUD TO BE REMOVED
- (N) CONCRETE WALL
- (E) CONCRETE WALL TO REMAIN

0 4 8
SCALE: 1/4" = 1'-0"

lohrbach
31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

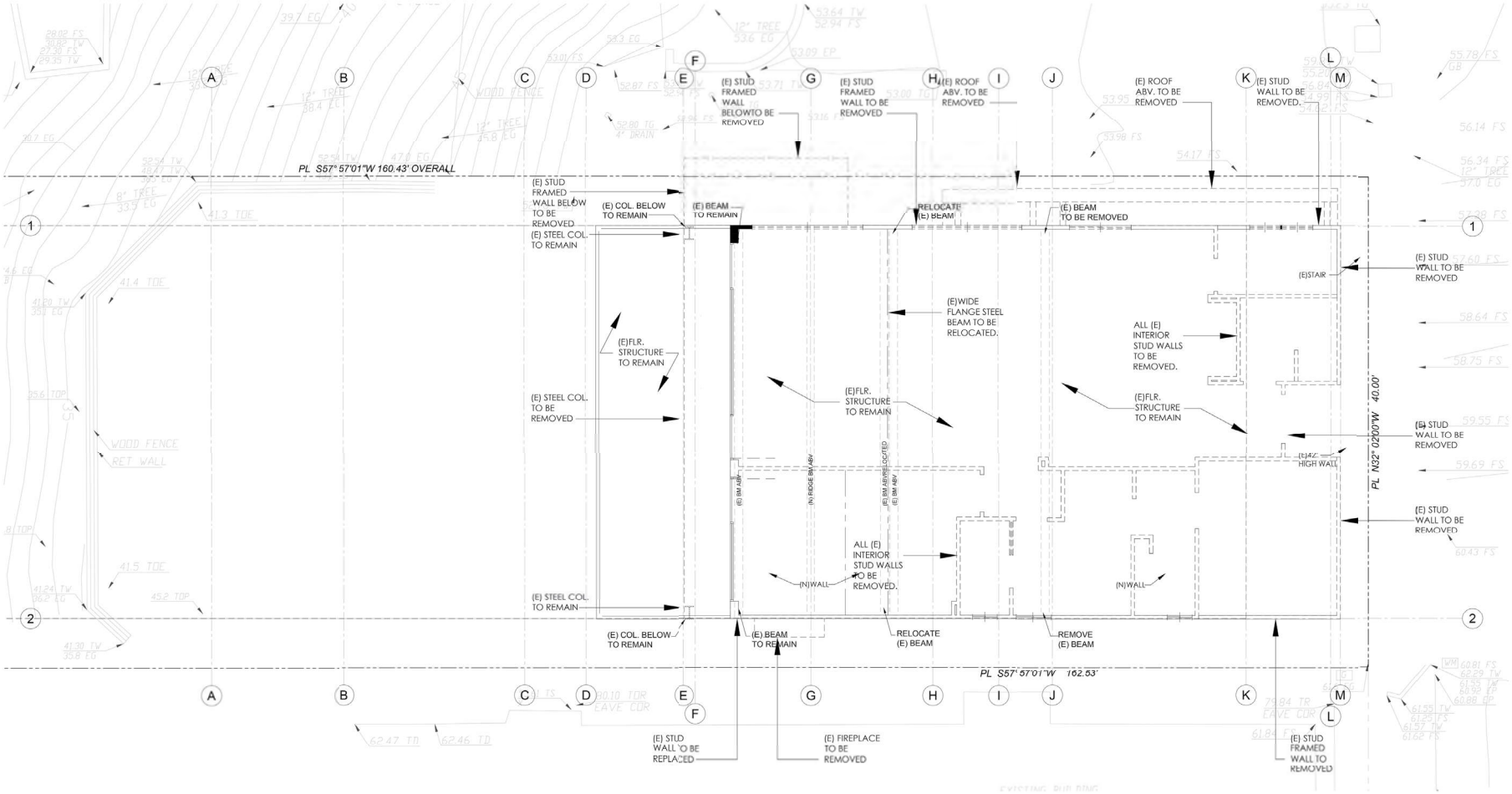
Revisions:

No.	Date	Revision
1		
2		
3		
4		

Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

Sheet Title:
DEMOLITION
FIRST FLOOR

Sheet No.:
A-0.2



UPPER LEVEL FLOOR PLAN

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

lohrbach

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:

No.	Date	Revision

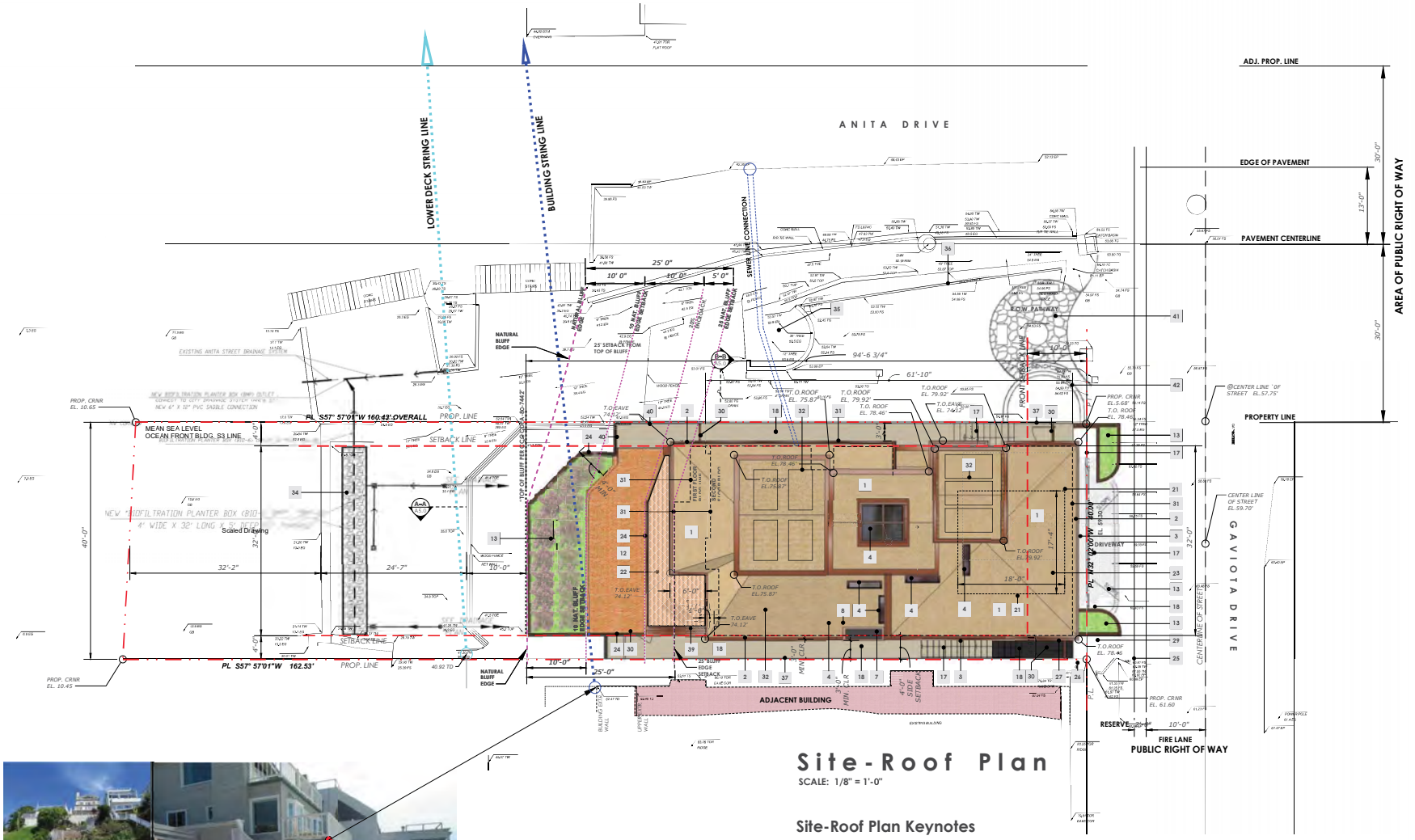
Date: 03.21.22

Job No.:

Planning Submittal: ZONING-REV. 03.21.22

Sheet Title:
DEMOLITION
SECOND FLOOR

Sheet No.:
A-0.3



Site-Roof Plan

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

Site-Roof Plan Keynotes

X

1. LOW SLOPE CLASS 'A' ROOF W/WATER PROOF MEMBRANE BY 'MFR'. ICC-ER XXXX
2. ROOF LINE
3. COPPER GUTTER
4. SKYLIGHT
5. EQUIPMENT ENCLOSURE
6. DRAINAGE RIDGE
7. CHIMNEY WITH DIRECT VENT GAS FIREPLACE WITH 'CLASS A' VERTICAL FLUE. CHIMNEY TO BE 6 FT. MAX. IN LENGTH AND 12" MAX. INTO THE SIDE SETBACK.
8. CRICKET
9. HVAC DUCT ENCLOSURE
10. AC CONDENSERS
11. DRAIN TO EXTERIOR WALL
12. (E) PATIO BELOW
13. PLANTER AREA W/ 42" HIGH SHRUBBERY. SEE LANDSCAPE PLANS.
14. EQUIPMENT ENCLOSURE METAL SCREENED COVER
15. NOT USED.
16. EQUIPMENT ACCESS GATE
17. MINIMUM 3 FT. WIDE STAIRS. OF A NON-CUMBUSTIBLE CONSTRUCTION AND IN COMPLIANCE WITH CBC CHAPTER 10 REQUIREMENTS AND TO BE OF IMPERVIOUS MATL.
18. MINIMUM 3 FT. WIDE ALL WEATHER PATH FOR FD ACCESS AREAS SHALL NOT HAVE A SLOPE EXCEEDING 10% AND TO BE OF IMPERVIOUS MATERIAL.
19. (E) 6" ASPHALT BURM @ ENTRANCE OF DRIVEWAY AREA.
20. (N) BIOFILTRATION PLANTER BOX - SEE CIVIL PLANS.
21. LINE OF REQUIRED 2 PARKING SPACES- 17'-4" W x 18'-0" L.
22. CANTILEVERED DECK BELOW.
23. TRASH AREA IN GARAGE.
24. GLASS RAILING OVER (E) RETAINING WALL.
25. WATER MAIN.
26. GAS UTILITY.
27. ELECTRIC METER AND PANEL.
28. (E) 4' HIGH BRICK WALL.
29. (E) STEPS TO BE REMOVED.
30. SIDE YARD GATE.
31. BUILDING EXTERIOR WALL.
32. FUTURE SOLAR PANEL LOCATION.
33. NOT USED.
34. (N)BIO-FILTRATION PLANTER BOX - SEE CIVIL PLANS.
35. (E) TREE TO REMAIN.
36. (E) FENCE TO BE REMAIN.
37. (N) 3/8" THK. COR-TEN STEEL PROP. LINE WALL.
38. 4' MAX. HT. DRIVEWAY ENTRY COLUMN.
39. GLASS RAILING OVER 6" BASE.
40. GLASS RAILING OVER 30" WALL.
41. R.O.W. ENTRY PATHWAY.
42. R.O.W. ENTRY PLANTER.

NOTE.

1. UNDERGROUND ALL UTILITIES TO NEAREST POLE.
2. STAGING OF ONSITE CONSTRUCTION IS NOT ALLOWED ON THE PROJECT FRONTAGE. ALL STAGING HAS TO BE OUTSIDE OF THE PUBLIC RIGHT OF WAY.

00 8' 16' 32'

lohrbach
31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

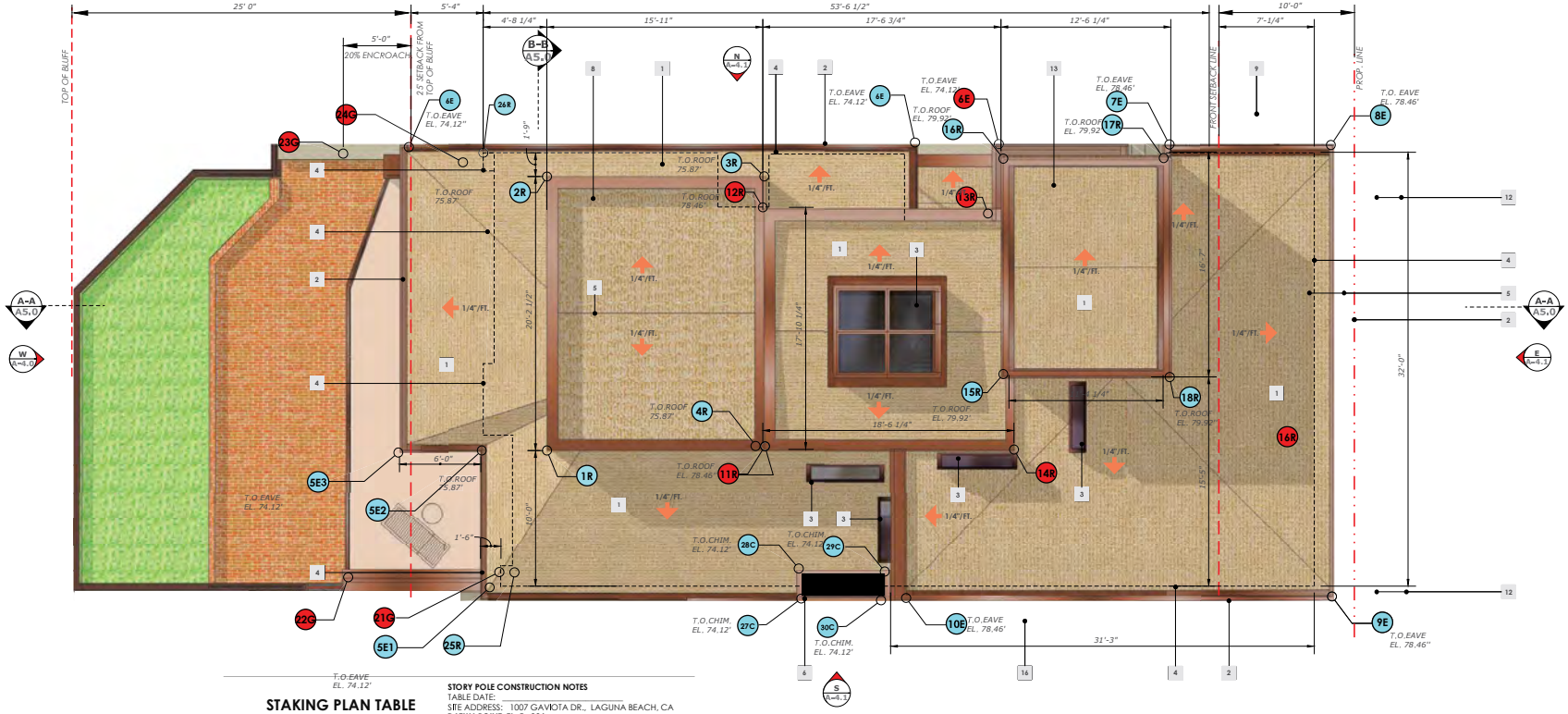
Revisions:

No.	Date	Revision

Date:	03.21.22
Job No.:	
Planning Submittal: ZONING-REV.	03.21.22

Sheet Title: SITE - ROOF PLAN

Sheet No.: A-1.0



STAKING PLAN TABLE

STORY POLE CONSTRUCTION NOTES
TABLE DATE:
SITE ADDRESS: 1007 GAVIOTA DR., LAGUNA BEACH, CA
DATUM POINT: EL. 53.22'
DATUM POINT DESIGNATED AS EXISTING T.O.SLAB.
SURVEYOR OR ENGINEER:

POLE #	DESCRIPTION	HUB ELEV.	POLE ELEV.	ELEVATION
1R	T.O. ROOF			75.87
2R	T.O. ROOF			75.87
3R	T.O. ROOF			75.87
4R	T.O. ROOF			75.87
5E1, 5E2, 5E3	T.O. EAVE			74.12
6E	T.O. EAVE			74.12
7E	T.O. EAVE			78.46
8E	T.O. EAVE			78.46
9E	T.O. EAVE			78.46
10E	T.O.EAVE			78.46
11R	T.O.ROOF			78.46
12R	T.O.ROOF			78.46
13R	T.O.ROOF			78.46
14R	T.O.ROOF			78.46
15R	T.O.ROOF			79.92
16R	T.O.ROOF			79.92
17R	T.O.ROOF			79.92
18R	T.O.ROOF			79.92
19C	NOT USED			
20C	NOT USED			
21G	T.O.GUARDRAIL			66.72
22G	T.O.GUARDRAIL			66.72
23G	T.O.GUARDRAIL			66.72
24G	T.O.GUARDRAIL			66.72
25R	T.O.ROOF			74.12
26R	T.O.ROOF			74.12
27C	T.O. CHIM			74.12
28C	T.O. CHIM			74.12
29C	T.O. CHIM			74.12
30C	T.O. CHIM			74.12

STAKING ELEVATION LEGEND

(XXX) ORIGINAL STAKING ELEVATION POINT

(XXX) NEW STAKING ELEVATION POINTS

I HEREBY CERTIFY THAT THE STORY POLES LOCATED ON THE SITE PLAN ABOVE WERE CONSTRUCTED UNDER MY SUPERVISION AND SURVEY, AND TEH STORY POLES ARE IN CONFORMANCE WITH THE DESIGN, HEIGHT AND LOCATION AS SHOWN ON THE APPROVED STAKING PLAN. I FURTHER CERTIFY THE THE ATTACHED TABLE IDENTIFYING 1) THE STORY POLE NUMBER, 2) ELEVATIONS OF THE OFFSET HUBS IS TRUE AND CORRECT. I ACKNOWLEDGE AND UNDERSTAND THE THE REQUIRED PROJECT STAKING IS THE PURPOSE OF INFORMING THE OWNER, ARCHITECT, DESIGNER, CITY STAFF, DESIGN REVIEW AUTHORITY AND THE PUBLIC AS THE ACCURATE LOCATION AND EXTERIOR DIMENSIONS OF THE PROPOSED STRUCTURE OF ADDITION.

Signature of Registered Land Surveyor or Civil Engineer

Name (printed or typed)

Licencse No. / Expiration Date

Date

SIGN & STAMP BELOW

IF STANDARD SURVEY HUBS ARE NOT FEASIBLE BECAUSE OF THE EXISTENCE OF ROCKS OR EXISTING STRUCTURAL IMPROVEMENTS, THEN THE SURVEYOR OR ENGINEER MAY USE AN ALTERNATIVE METHOD OF ESTABLISHING HORIZONTAL AND VERTICLE CONTROL FOR STORY POLES THAT CAN BE OBSERVED IN THE FIELD. THE SURVEYOR OR ENGINEER SHALL DESCRIBE THE CONTROL METHOD USED DIRECTLY ON THE FULL SIZE ROOF PLAN. SUCH ALTERNATIVE METHODS MAY INCLUDE PAINTED MARKINGS OR NAIL WITH INFORMATION TAGS ATTACHED.

NOTE:
STORY POLES SHALL BE STRUNG AND CONNECTED WITH RIBBON OR STRING TO DEPICT BUILDING OUTLINE

Staking Plan

SCALE: 1/8 = 1'-0"

NOTE:
DATUM POINT 53.22'
DESIGNATED AS (E)FIRST FLR. T.O.CONC. SLAB

Roof Plan Keynotes

X

1. CLASS 'A' ROOF WATER PROOF MEMBRANE BY 'MFR'. ICC-ER XXXX
2. COPPER GUTTER
3. SKYLIGHT
4. BUILDING EXTERIOR WALL LINE
5. DRAINAGE RIDGE
6. CHIMNEY
7. CRICKET
8. HVAC DUCT ENCLOSURE
9. AC CONDENSERS
10. DRAIN TO EXTERIOR WALL
11. DECK BELOW
12. PLANTER AREA BELOW
13. EQUIPMENT ENCLOSURE METAL SCREENED COVER
14. NOT USED.
15. CHIMNEY- 6 FT. MAX. IN LENGTH AND 12" MAX. INTO THE SIDE SETBACK.
16. EQUIPMENT ACCESS GATE
17. MINIMUM 3 FT. WIDE STAIRS OF A NON-CUMBUSTIBLE CONSTRUCTION AND IN COMPLIANCE WITH CBC CHAPTER 10 REQUIREMENTS AND TO BE OF IMPERVIOUS MATL.
18. MINIMUM 3 FT. WIDE ALL WEATHER PATH FOR FD ACCESS AREAS SHALL NOT HAVE A SLOPE EXCEEDING 10% AND TO BE OF IMPERVIOUS MATERIAL.

00 4' 8' 16'

lohrbach
31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

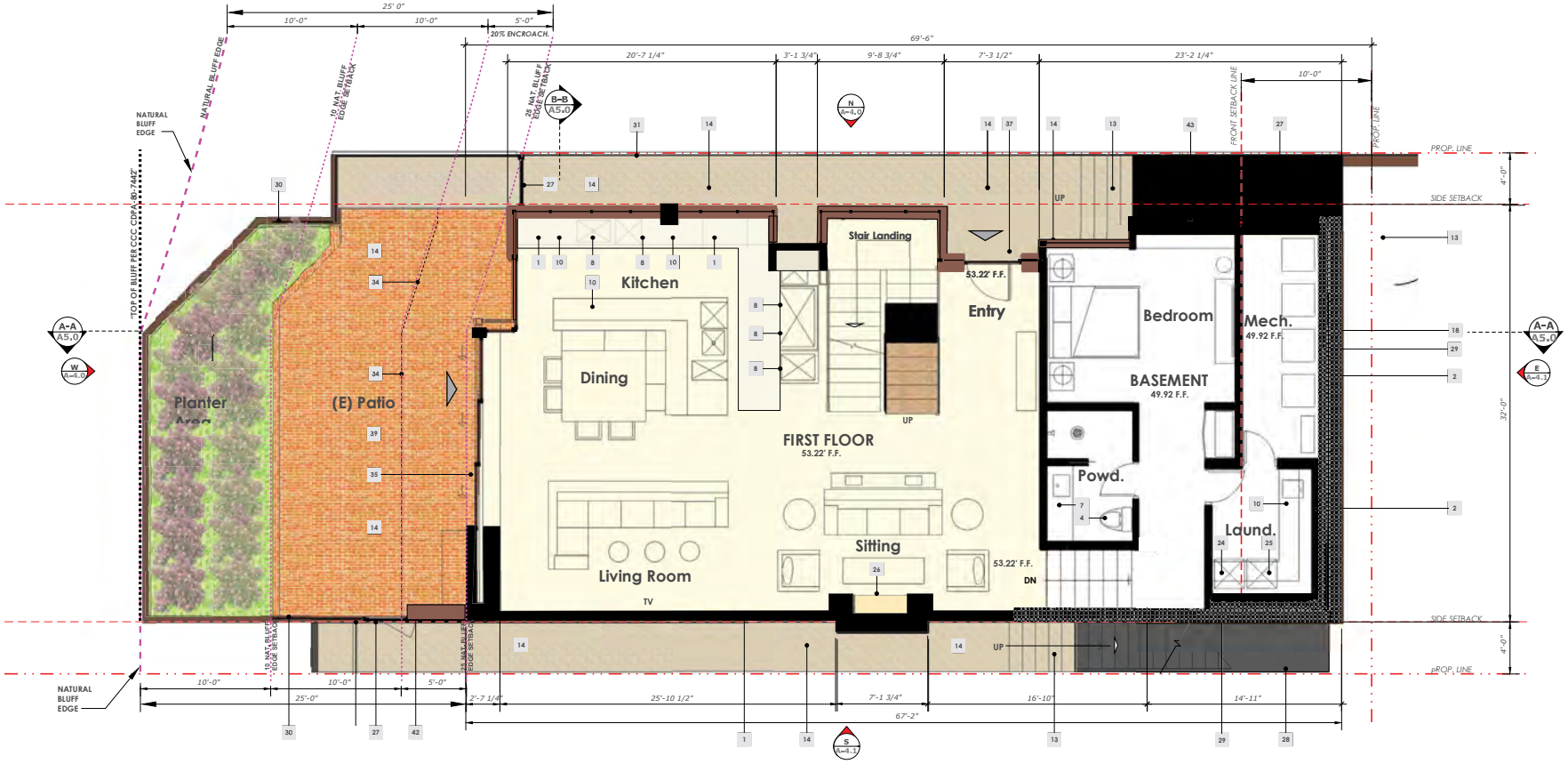
Revisions:

No.	Date	Revision
1		
2		
3		

Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

Sheet Title: STAKING PLAN

Sheet No.: A1.1



First Floor & Basement Plan

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

General Floor Plan Notes

1. REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING, BEARING AND SHEAR WALLS.
2. PENETRATIONS THROUGH THE WALL OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE PROTECTED (SUCH AS THOSE FOR VENTS, PIPE, DUCTS, CABLES AND WIRES) WITH AND APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.5). DUCTS THROUGH GARAGE INTO DWELLING SHALL BE MINIMUM 26-GAUGE GALVANIZED STEEL.
3. THE CONTROL VALVES IN BATHTUBS, WHIRLPOOL BATHTUBS, SHOWERS AND TUB-SHOWER COMBINATIONS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTION 414.5 AND 418.0.
4. ALL PLUMB IN FIXTURES SHALL BE COMPLY WITH THE MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS. SE E SHEET GN-1 GENERAL NOTES.

Floor Plan Keynotes

x

1. 2x6 WOOD FRAMING AT 16" O.C. PER C.R.C.
2. W/EXTERIOR WALL: 7/8" EXTERIOR PLASTER OVER METAL BUILDING PAPER PTDF SILL PLATE AT CONCRETE SLAB INSULATION THROUGHOUT ALL INTERIOR WALLS AND FLOOR.
3. 2x4 WOOD FRAMING AT 16" O.C. PER C.R.C.
4. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL GARAGE WALLS, CEILING AND UNDER STAIRS. TAPE AND SAND.
5. WATER CLOSET WITH 30" CLEAR MIN. SPACE IN WIDTH AND 24" SPACE IN FRONT PER CPC 407.5. WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE AND CPC SECTION 402.0.
6. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR TO 6'-0" ABOVE THE DRAIN. DOOR SHALL SWING OUT. ENCLOSURE SHALL NOT BE LESS THAN 1,024 SQ. INCH (7.1 SQ. FT) OF FLOOR AREA AND A MINIMUM OF 30 INCHES DIAMETER CIRCLE.
7. TUB/SHOWER OR SHOWER SURROUND WITH TILE WALLS "MUDSET" WITH CEMENT PLASTER BACKING OVER WATERPROOF (WP) MEMBRANE TO +72" ABOVE THE DRAIN PER TILE COUNCIL OF NORTH AMERICA. INSTALL DOOR SHALL SWING OUT.
8. LAVATORY WITH COUNTERTOP.
9. APPLIANCES BY OWNER. VERIFY DIMENSIONS WITH MANUFACTURER AND INTERIOR DESIGNER.
10. ISLAND WITH COUNTERTOP.
11. BASE CABINETS WITH COUNTERTOP.
12. STAIR HANDRAIL MOUNTED 34-38" ABOVE NOSING OF TREADS. R311.7.7.1. HANDRAIL WITH CIRCULAR CROSS-R311.7.7.3 ITEM 1. HANDRAILS WITH OTHER THAN CIRCULAR CROSS-SECTIONS SHALL HAVE A PERIMETER SECTION OF 2.25 INCHES. R311.7.7.3 ITEM 1. HANDRAILS SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POST OR OTHER OBSTRUCTION, EXCEPT AT THE LANDING, & 2. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1.5 INCHES MAXIMUM. R311.7.7.2.
13. (N) CONDENSER TO HAVE A SOUND ATTENUATED CONCRETE BLOCK ENCLOSURE TO MEET LAGUNA BEACH EXTERIOR NOISE REQUIREMENTS FOR A RESIDENCE. (7.25.040 EXTERIOR NOISE STANDARDS)
14. MINIMUM 3 FT. WIDE STAIRS OF A NON-CUMBUSTIBLE CONSTRUCTION AND IN COMPLIANCE WITH CBC CHAPTER 10 REQUIREMENTS AND TO BE OF IMPERVIOUS MATL.
15. MINIMUM 3 FT. WIDE ALL WEATHER PATH FOR FD ACCESS AREAS SHALL NOT HAVE A SLOPE EXCEEDING 10%. AND TO BE OF IMPERVIOUS MATL.
16. (E) CONCRETE RETAINING WALL TO REMAIN.
17. (E) STEEL COLUMN TO REMAIN .
18. (N) STEEL COLUMN.
19. (N) CONCRETE RETAINING WALL.
20. (E) BRICK WALL TO REMAIN.
21. (E) STEPS TO BE REPAIRED.
22. (E) WALL TO BE REPAIRED.
23. (E) WALKWAY TO BE REPAIRED.
24. TRASH AREA.
25. WASHER
26. DRYER.
27. DIRECT VENT GAS FIREPLACE.
28. HARDWOOD GATE.
29. (E)PROPERTY LINE WALL/FENCE.
30. (E) CONCRETE RETAINING WALL.
31. GLASS RAILING OVER RETAINING WALL.
32. GLASS RAILING OVER 30" WALL.
33. GLASS RAILING OVER 6" BASE.
34. 2-CAR PARKING SPACE LINE.
35. LINE OF DECK ABOVE.
36. POCKET-SLIDING DOORS.
37. SECTIONAL GARAGE DOOR.
38. CUSTOM PIVOT DOOR.
39. GLASS GUARDRAIL @ DECK WALL.
40. (E)DECK CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL
41. CLERESTORY ALUMINUM WINDOW
42. ROOF MAINTENANCE ACCESS LADDER.
43. 42" HIGH WALL
44. (N) CONC. RETAINING WALL
45. METAL WINDOWS

00 4' 8' 16'

lohrbach
31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:

No.	Date	Revision

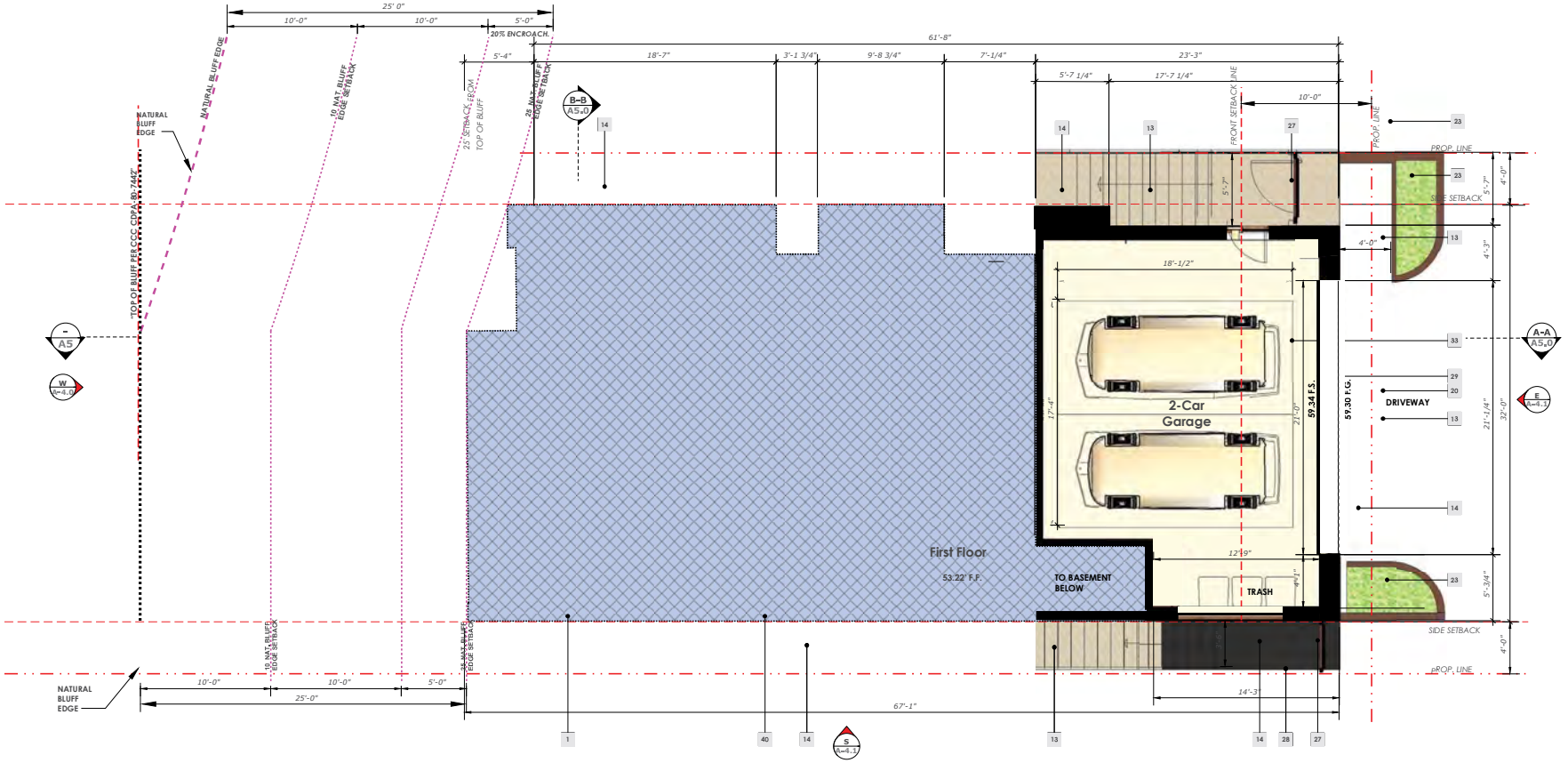
Date: 03.21.22

Job No.:

Planning Submittal: ZONING-REV. 03.21.22

Sheet Title: FIRST FLOOR & BASEMENT PLAN

Sheet No.: A-2.0



Garage Floor Plan

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

General Floor Plan Notes

1. REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING, BEARING AND SHEAR WALLS.
2. PENETRATIONS THROUGH THE WALL OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE PROTECTED (SUCH AS THOSE FOR VENTS, PIPE, DUCTS, CABLES AND WIRES) WITH AND APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.5). DUCTS THROUGH GARAGE INTO DWELLING SHALL BE MINIMUM 26-GAUGE GALVANIZED STEEL.
3. THE CONTROL VALVES IN BATHTUBS, WHIRLPOOL BATHTUBS, SHOWERS AND TUB-SHOWER COMBINATIONS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTION 414.5 AND 418.0.
4. ALL PLUMB IN FIXTURES SHALL BE COMPLY WITH THE MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS. SE E SHEET GN-1 GENERAL NOTES.

Floor Plan Keynotes

X

1. 2x6 WOOD FRAMING AT 16" O.C. PER C.R.C. W/EXTERIOR WALL: 7/8" EXTERIOR PLASTER OVER METAL BUILDING PAPER PTDF SILL PLATE AT CONCRETE SLAB INSULATION THROUGHOUT ALL INTERIOR WALLS AND FLOOR.
2. 2x4 WOOD FRAMING AT 16" O.C. PER C.R.C.
3. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL GARAGE WALLS, CEILING AND UNDER STAIRS. TAPE AND SAND.
4. WATER CLOSET WITH 30" CLEAR MIN. SPACE IN WIDTH AND 24" SPACE IN FRONT PER CPC 407.5. WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE AND CPC SECTION 402.0.
5. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR TO 6'-0" ABOVE THE DRAIN. DOOR SHALL SWING OUT. ENCLOSURE SHALL NOT BE LESS THAN 1,024 SQ. INCH (7.1 SQ. FT) OF FLOOR AREA AND A MINIMUM OF 30 INCHES DIAMETER CIRCLE.
6. TUB/SHOWER OR SHOWER SURROUND WITH TILE WALLS "MUDSET" WITH CEMENT PLASTER BACKING OVER WATERPROOF (WP) MEMBRANE TO +70" ABOVE THE DRAIN PER TILE COUNCIL OF NORTH AMERICA. INSTALL DOOR SHALL SWING OUT.
7. LAVATORY WITH COUNTERTOP.
8. APPLIANCES BY OWNER. VERIFY DIMENSIONS WITH MANUFACTURER AND INTERIOR DESIGNER.
9. ISLAND WITH COUNTERTOP.
10. BASE CABINETS WITH COUNTERTOP.
11. STAIR HANDRAIL MOUNTED 34-38" ABOVE NOSING OF TREADS. R311.7.7.1. HANDRAIL WITH CIRCULAR CROSS-R311.7.7.3 ITEM 1. HANDRAILS WITH OTHER THAN CIRCULAR CROSS-SECTIONS SHALL HAVE A PERIMETER SECTION OF 2.25 INCHES. R311.7.7.3 ITEM 1. HANDRAILS SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POST OR OTHER OBSTRUCTION, EXCEPT AT THE LANDING, & 2. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1.5 INCHES MAXIMUM. R311.7.7.2.
12. (N) CONDENSER TO HAVE A SOUND ATTENUATED CONCRETE BLOCK ENCLOSURE TO MEET LAGUNA BEACH EXTERIOR NOISE REQUIREMENTS FOR A RESIDENCE. (7.25.040 EXTERIOR NOISE STANDARDS)
13. MINIMUM 3 FT. WIDE STAIRS OF A NON-CUMBUSTIBLE CONSTRUCTION AND IN COMPLIANCE WITH CBC CHAPTER 10 REQUIREMENTS AND TO BE OF IMPERVIOUS MAT'L.
14. MINIMUM 3 FT. WIDE ALL WEATHER PATH FOR FD ACCESS AREAS SHALL NOT HAVE A SLOPE EXCEEDING 10%. AND TO BE OF IMPERVIOUS MAT'L.
15. (E) CONCRETE RETAINING WALL TO REMAIN.
16. (E) STEEL COLUMN TO REMAIN .
17. (N) STEEL COLUMN.
18. (N) CONCRETE RETAINING WALL.
19. NOT USED
20. (N) BRICK DRIVEWAY
21. NOT USED
22. NOT USED
23. TRASH AREA.
24. WASHER
25. DRYER.
26. DIRECT VENT GAS FIREPLACE.
27. HARDWOOD GATE.
28. (E)PROPERTY LINE WALL/FENCE.
29. (E) CONCRETE RETAINING WALL.
30. GLASS RAILING OVER 12" PARAPET WALL.
31. GLASS RAILING OVER 30" WALL.
32. GLASS RAILING OVER 6" BASE.
33. 2-CAR PARKING SPACE LINE.
34. LINE OF DECK ABOVE.
35. POCKET-SLIDING DOORS.
36. SECTIONAL GARAGE DOOR.
37. CUSTOM PIVOT DOOR.
38. GLASS GUARDRAIL @ DECK WALL.
39. (E)DECK CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL
40. CLERESTORY ALUMINUM WINDOW
41. NOT USED.
42. 42" HIGH WALL
43. (N) CONC. RETAINING WALL
44. METAL WINDOWS

00 4' 8' 16'

lohrbach
31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

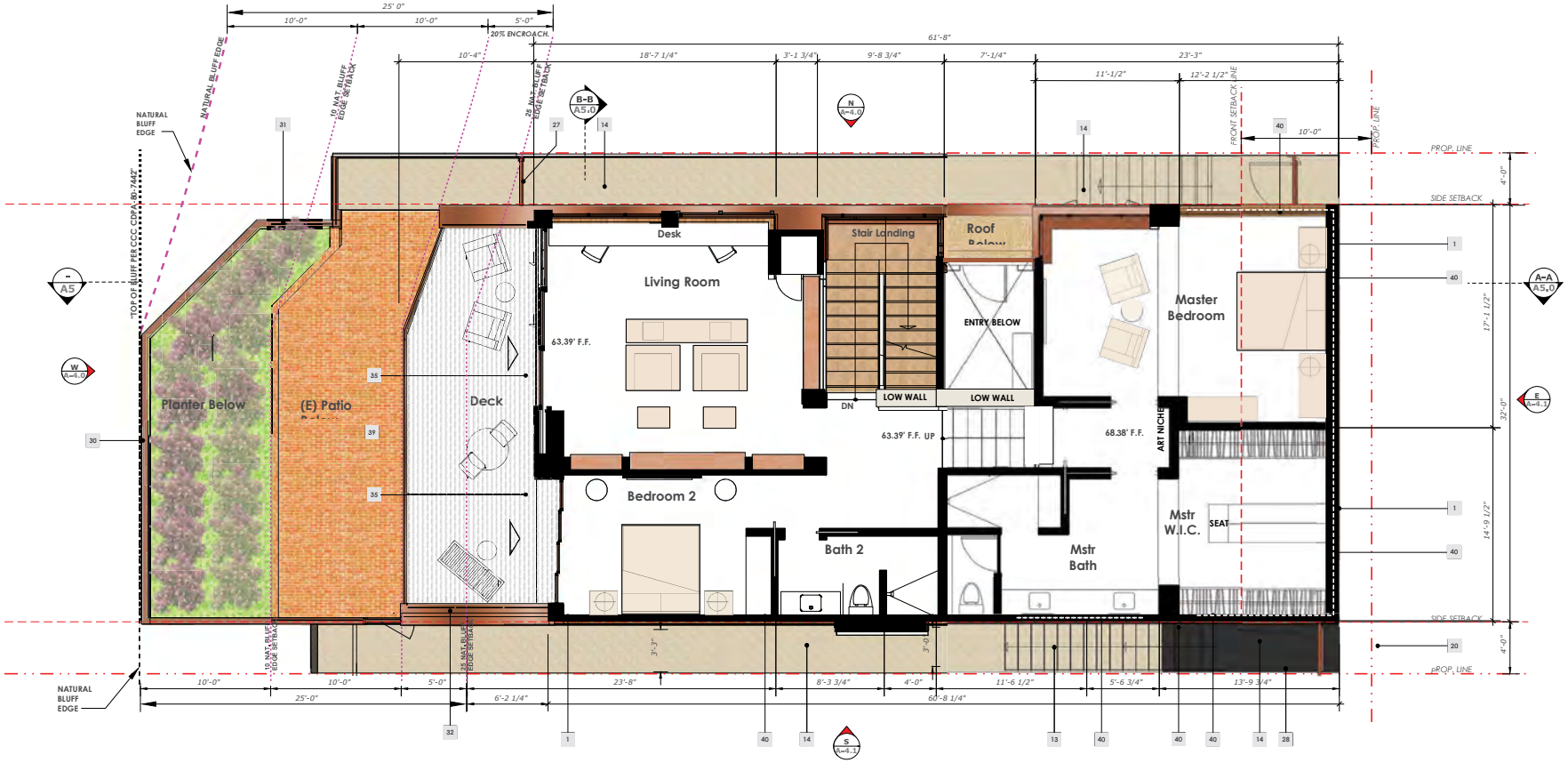
Revisions:

No.	Date	Revision
1		
2		
3		

Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

Sheet Title: GARAGE FLOOR PLAN

Sheet No.: A-2.1



Second Floor & Mezzanine Plan

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

General Floor Plan Notes

1. REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING, BEARING AND SHEAR WALLS.
2. PENETRATIONS THROUGH THE WALL OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE PROTECTED (SUCH AS THOSE FOR VENTS, PIPE, DUCTS, CABLES AND WIRES) WITH AND APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.5). DUCTS THROUGH GARAGE INTO DWELLING SHALL BE MINIMUM 26-GAUGE GALVANIZED STEEL.
3. THE CONTROL VALVES IN BATHTUBS, WHIRLPOOL BATHTUBS, SHOWERS AND TUB-SHOWER COMBINATIONS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTION 414.5 AND 418.0.
4. ALL PLUMB IN FIXTURES SHALL BE COMPLY WITH THE MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS. SE E SHEET GN-1 GENERAL NOTES.

Floor Plan Keynotes

X

1. 2x6 WOOD FRAMING AT 16" O.C. PER C.R.C. W/EXTERIOR WALL: 7/8" EXTERIOR PLASTER OVER METAL BUILDING PAPER PTDF SILL PLATE AT CONCRETE SLAB INSULATION THROUGHOUT ALL INTERIOR WALLS AND FLOOR.
2. 2x4 WOOD FRAMING AT 16" O.C. PER C.R.C.
3. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL GARAGE WALLS, CEILING AND UNDER STAIRS. TAPE AND SAND.
4. WATER CLOSET WITH 30" CLEAR MIN. SPACE IN WIDTH AND 24" SPACE IN FRONT PER CPC 407.5. WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE AND CPC SECTION 402.0.
5. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR TO 6'-0" ABOVE THE DRAIN. DOOR SHALL SWING OUT. ENCLOSURE SHALL NOT BE LESS THAN 1,024 SQ. INCH (7.1 SQ. FT) OF FLOOR AREA AND A MINIMUM OF 30 INCHES DIAMETER CIRCLE.
6. TUB/SHOWER OR SHOWER SURROUND WITH TILE WALLS "MUDSET" WITH CEMENT PLASTER BACKING OVER WATERPROOF (WP) MEMBRANE TO +70" ABOVE THE DRAIN PER TILE COUNCIL OF NORTH AMERICA. INSTALL DOOR SHALL SWING OUT.
7. LAVATORY WITH COUNTERTOP.
8. APPLIANCES BY OWNER. VERIFY DIMENSIONS WITH MANUFACTURER AND INTERIOR DESIGNER.
9. ISLAND WITH COUNTEROP.
10. BASE CABINETS WITH COUNTERTOP.
11. STAIR HANDRAIL MOUNTED 34-38" ABOVE NOSING OF TREADS. R311.7.7.1. HANDRAIL WITH CIRCULAR CROSS-R311.7.7.3 ITEM 1. HANDRAILS WITH OTHER THAN CIRCULAR CROSS-SECTIONS SHALL HAVE A PERIMETER SECTION OF 2.25 INCHES. R311.7.7.3 ITEM 1. HANDRAILS SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POST OR OTHER OBSTRUCTION, EXCEPT AT THE LANDING, & 2. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1.5 INCHES MAXIMUM. R311.7.7.2.
12. (N) CONDENSER TO HAVE A SOUND ATTENUATED CONCRETE BLOCK ENCLOSURE TO MEET LAGUNA BEACH EXTERIOR NOISE REQUIREMENTS FOR A RESIDENCE. (7.25.040 EXTERIOR NOISE STANDARDS)
13. MINIMUM 3 FT. WIDE STAIRS OF A NON-CUMBUSTIBLE CONSTRUCTION AND IN COMPLIANCE WITH CBC CHAPTER 10 REQUIREMENTS AND TO BE OF IMPERVIOUS MATL.
14. MINIMUM 3 FT. WIDE ALL WEATHER PATH FOR FD ACCESS AREAS SHALL NOT HAVE A SLOPE EXCEEDING 10%. AND TO BE OF IMPERVIOUS MATL.
15. (E) CONCRETE RETAINING WALL TO REMAIN.
16. (E) STEEL COLUMN TO REMAIN .
17. (N) STEEL COLUMN.
18. (N) CONCRETE RETAINING WALL.
19. NOT USED
20. (N) BRICK DRIVEWAY
21. NOT USED
22. NOT USED
23. TRASH AREA.
24. WASHER
25. DRYER.
26. DIRECT VENT GAS FIREPLACE.
27. HARDWOOD GATE.
28. (E)PROPERTY LINE WALL/FENCE.
29. (E) CONCRETE RETAINING WALL.
30. GLASS RAILING OVER 12" PARAPET WALL.
31. GLASS RAILING OVER 30" MATL.
32. GLASS RAILING OVER 6" BASE.
33. 2-CAR PARKING SPACE LINE.
34. LINE OF DECK ABOVE.
35. POCKET-SLIDING DOORS.
36. SECTIONAL GARAGE DOOR.
37. CUSTOM PIVOT DOOR.
38. GLASS GUARDRAIL @ DECK WALL.
39. (E)DECK CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL
40. CLERESTORY ALUMINUM WINDOW
41. ROOF MAINTENANCE ACCESS LADDER.
42. 42" HIGH WALL
43. (N) CONC. RETAINING WALL
44. METAL WINDOWS

00 4' 8' 16'

lohrbach
31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

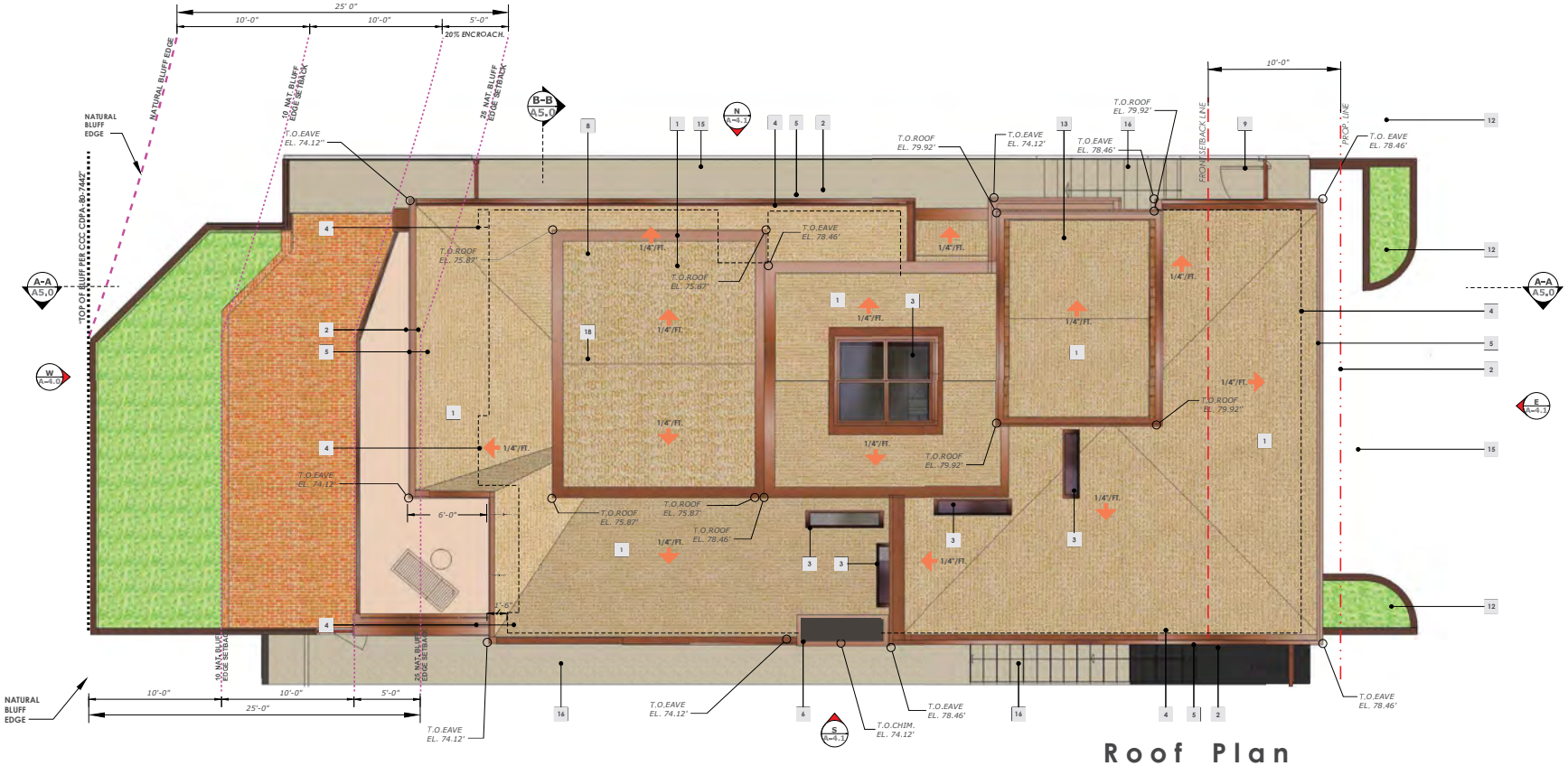
Revisions:

No.	Date	Revision
1		
2		
3		

Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

Sheet Title: SECOND FLOOR & MEZZANINE PLAN

Sheet No.: A-2.2



Roof Plan

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

General Roof Notes

ALL RIDGES, HIPS AND VALLEYS SHALL BE FLASHED WITH 24 GA. G.I. METAL FLASHING CONTINUOUS UNDERNEATH TILE AND SHALL NOT BE VISIBLE. FLASHING SHALL EXTEND UP AND DOWN ADJACENT SURFACES A MIN. OF 12" TYPICAL. FLASHING SHALL BE LAID ON A CONTINUOUS STRIP (36" WIDE) OF 30# FELT PAPER. (2) LAYERS OF #30 FELT PAPER SHALL LAY IN CONTINUOUS STRIPS OVERLAPPED IN FIELD.

ALL RIDGES, HIPS AND VALLEYS SHALL BE FLASHED WITH 24 GA. G.I. METAL FLASHING CONTINUOUS UNDERNEATH TILE AND SHALL NOT BE VISIBLE. FLASHING SHALL EXTEND UP AND DOWN ADJACENT SURFACES A MIN. OF 12" TYPICAL. FLASHING SHALL BE LAID ON A CONTINUOUS STRIP (36" WIDE) OF 30# FELT PAPER. (2) LAYERS OF #30 FELT PAPER SHALL LAY IN CONTINUOUS STRIPS OVERLAPPED IN FIELD.

ALL RIDGES, HIPS AND VALLEYS SHALL BE FLASHED WITH 24 GA. G.I. METAL FLASHING CONTINUOUS UNDERNEATH TILE AND SHALL NOT BE VISIBLE. FLASHING SHALL EXTEND UP AND DOWN ADJACENT SURFACES A MIN. OF 12" TYPICAL.

FLASHING SHALL BE LAID ON A CONTINUOUS STRIP (36" WIDE) OF 30# FELT PAPER. (2) LAYERS OF #30 FELT PAPER SHALL LAY IN CONTINUOUS STRIPS OVERLAPPED IN FIELD.

ALL RIDGES, HIPS AND VALLEYS SHALL BE FLASHED WITH 24 GA. G.I. METAL FLASHING CONTINUOUS UNDERNEATH TILE AND SHALL NOT BE VISIBLE. FLASHING SHALL EXTEND UP AND DOWN ADJACENT SURFACES A MIN. OF 12" TYPICAL. FLASHING SHALL BE LAID ON A CONTINUOUS STRIP (36" WIDE) OF 30# FELT PAPER. (2) LAYERS OF #30 FELT PAPER SHALL LAY IN CONTINUOUS STRIPS OVERLAPPED IN FIELD.

METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND ROOF WITH TWO 1 1/2" BY 1/8" METAL STRAPS WRAPPED AROUND THE OUTSIDE OF THE CHIMNEY INSTALLATION AND NAILED WITH NOT LESS THAN (6) 8d NAILS PER STRAP. CHIMNEYS SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. OPENINGS SHALL NOT PERMIT PASSAGE OF A SPHERE LARGER THAN 1/2" DIA., AND SHALL NOT BLOCK SPHERES HAVING A DIA. OF LESS THAN 3/8".

Gutters and Drains

GUTTERS SHALL BE CONSTRUCTED OF PAINTED ALUMINUM WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.

GUTTER SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS.

UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.

PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER.

ROOF DRAINAGE TO BE TAKEN TO SPLASH BLOCKS AT GRADE. ALL RAIN WATER SHALL BE DIRECTED TO ON-SITE COLLECTION AREA.

Roof Penetrations

VENTS AND APPLIANCE VENTS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.

ALL VENTS TO HAVE RAIN PROTECTION CAPS.

CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATION SHALL BE PROVIDED, ROUGH CARPENTER SHALL PROVIDE 2 X STRIPPING @ 16" O.C. AND PLYWOOD. W.R. GRACE 4000" BITUTHENE WRAPPING AND 26 OZ. G.I. SHALL BE USED FOR ALL FLASHING AND COUNTERFLASHING. ALL JOINTS AT SHEETMETAL SHALL BE CAULKED.

COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL.

ALL FLUES AND VENTS SHALL BE LOCATED IN UNOBTRUSIVE AREAS RELATIVE TO VIEWS FROM THE STREET AS MUCH AS POSSIBLE.

PROTECTION OF OPENINGS INTO ATTICS, FLOORS OR OTHER ENCLOSED AREAS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" MIN., & 1/2" MAX. IN DIMENSION.

Roof Plan Keynotes

X

1. CLASS 'A' ROOF WATER PROOF MEMBRANE LOW SLOPE ROOF. RUBBEROID MATERIAL CORP.-(ICC-ESR-1274). SEE ATTACHED DOCUMENT.
2. COPPER GUTTER
3. SKYLIGHT
4. BLDG. EXTERIOR WALL LINE
5. ROOF LINE
6. CHIMNEY- 6 FT. MAX. IN LENGTH AND 12" MAX. INTO THE SIDE SETBACK.
7. CRICKET
8. HVAC DUCT ENCLOSURE
9. ENTRY HARDWOOD GATE
10. DRAIN TO EXTERIOR WALL
11. DECK BELOW
12. PLANTER AREA BELOW
13. LOW SLOPE ROOF AREA
14. NOT USED
15. FIRE DEPARTMENT SIDE YARD ACCESS PATHWAY
16. FIRE DEPARTMENT SIDE YARD ACCESS STAIRS TO REAR OF BUILDING
17. HARDWOOD SIDE YARD GATE
18. DRAINAGE RIDGE

00 4' 8' 16'

lohrbach
31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:

No.	Date	Revision

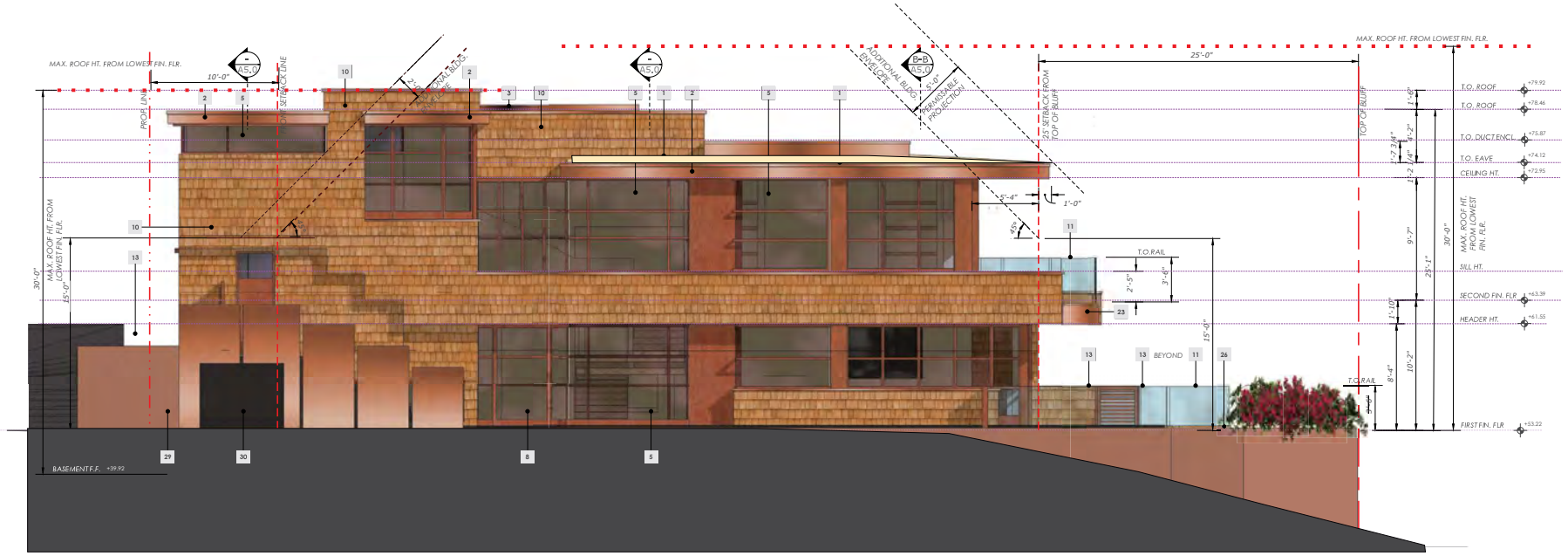
Date: 03.21.22

Job No.:

Planning Submittal: ZONING-REV. 03.21.22

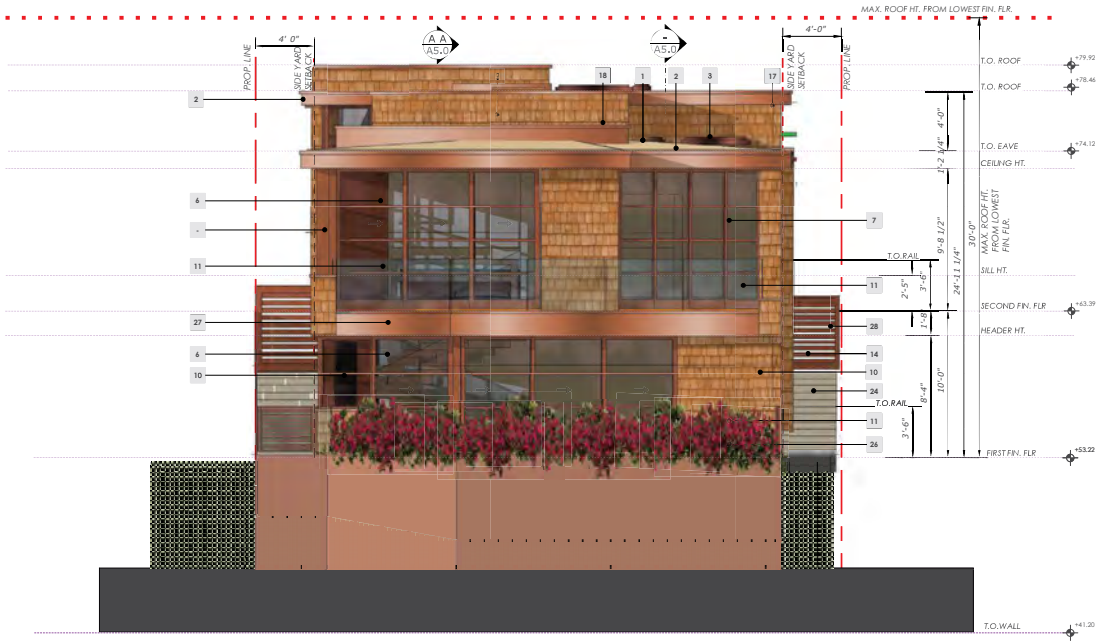
Sheet Title: ROOF PLAN

Sheet No.: A-3.0



North Elevation

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



West Elevation

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

Elevation Keynotes

x

1. LOW SLOPE ROOF
2. COPPER GUTTER
3. SKYLIGHT
4. NOT USED
5. ALUMINUM WINDOWS
6. ALUMINUM SLIDING DOORS
7. ALUMINUM DOORS
8. CUSTOM ENTRY DOOR
9. SILL MATERIAL
10. EXTERIOR WALL WOOD SHINGLE
11. GLASS GUARDRAIL
12. LOW WALL
13. HARDWOOD SIDE GATE
14. SIDE YARD STEPS FOR FIRE DEPT. ACCESS
15. PROPERTY LINE WALL AND FENCE
16. SECTIONAL GARAGE DOOR
17. CHIMNEY- 6 FT. MAX. IN LENGTH AND 12" MAX. INTO THE SIDE SETBACK.
18. DUCT ENCLOSURE
19. (E) STEPS TO BE REMOVED
20. (E) BRICK WALL TO BE REPAIRED
21. HARDWOOD FENCING TO REPLACE (E) WROUGHT IRON FENCING
22. (E) CONCRETE WALL TO BE REPAIRED
23. CANTILEVERED DECK- NON COMBUSTIBLE STRUCTURAL AND FINISH MATERIALS TO BE USED IN THE CONSTRUCTION OF THE DECK TO COMPLY WITH FIRE DEPT. ACCESS PLAN REQUIREMENTS. SEE ALSO FIRE DEPT. NOTE ON SHEET FD-SAP.
24. MINIMUM 3 FT. WIDE STAIRS. OF A NON-COMBUSTIBLE CONSTRUCTION AND IN COMPLIANCE WITH CBC CHAPTER 10
25. MINIMUM 3 FT. WIDE ALL WEATHER PATH FOR FDACCESS AREAS SHALL NOT HAVE A SLOPE EXCEEDING 10%. AND TO BE OF IMPERVIOUS MAT'L.
26. EXISTING FIRST FLOOR DECK CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.
27. ELEVATED DECK GUTTER
28. PROPERTY LINE WALL
29. PLANTER
30. SCREENED VENTILATION ENCLOSURE

00 4' 8' 16'

lohrbach
31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

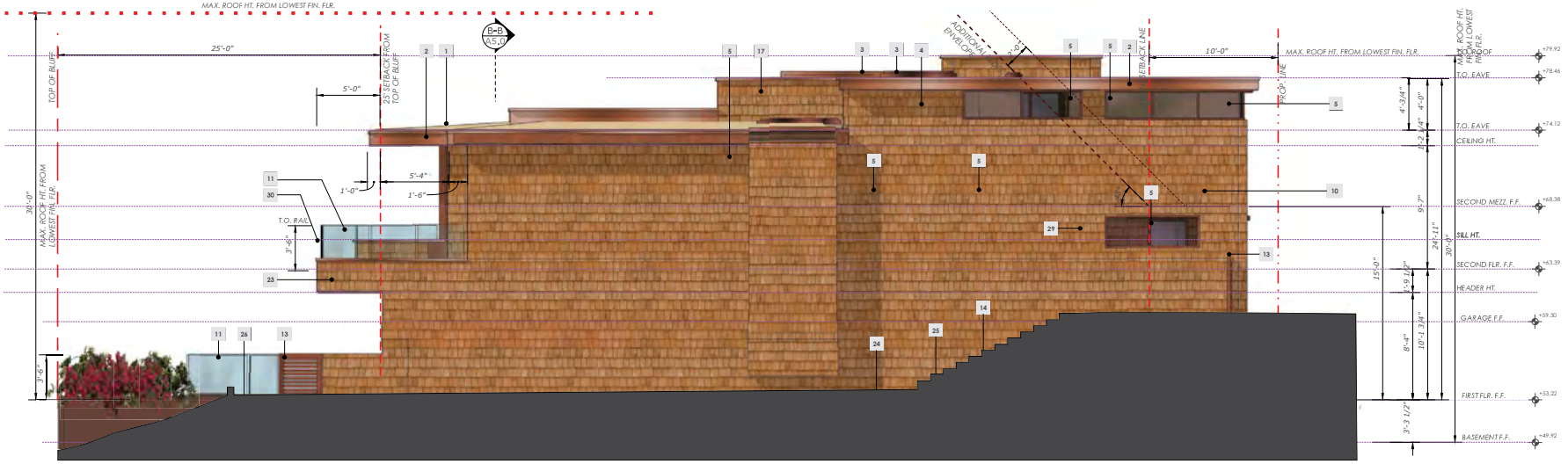
Revisions:

No.	Date	Revision
1		
2		
3		

Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

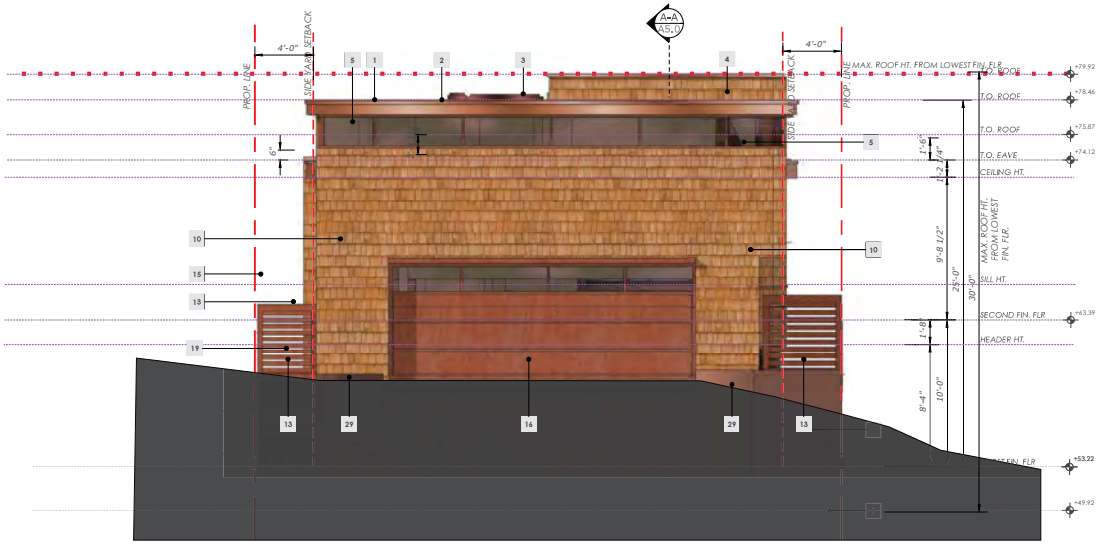
Sheet Title:
ELEVATIONS
NORTH-WEST

Sheet No.:
A-4.0



South Elevation

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



East Elevation

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

Elevation Keynotes

1. LOW SLOPE ROOF
2. COPPER GUTTER
3. SKYLIGHT
4. NOT USED
5. ALUMINUM WINDOWS
6. ALUMINUM SLIDING DOORS
7. ALUMINUM DOORS
8. CUSTOM ENTRY DOOR
9. SILL MATERIAL
10. EXTERIOR WALL WOOD SHINGLE
11. GLASS GUARDRAIL
12. LOW WALL
13. HARDWOOD SIDE GATE
14. SIDE YARD STEPS FOR FIRE DEPT. ACCESS
15. PROPERTY LINE WALL AND FENCE
16. SECTIONAL GARAGE DOOR
17. CHIMNEY - 6 FT. MAX. IN LENGTH AND 12" MAX. INTO THE SIDE SETBACK.
18. DUCT ENCLOSURE
19. (E) STEPS TO BE REMOVED
20. (E) BRICK WALL TO BE REPAIRED
21. HARDWOOD FENCING TO REPLACE (E) WROUGHT IRON FENCING
22. (E) CONCRETE WALL TO BE REPAIRED
23. CANTILEVERED DECK- NON COMBUSTIBLE STRUCTURAL AND FINISH MATERIALS TO BE USED IN THE CONSTRUCTION OF THE DECK TO COMPLY WITH FIRE DEPT. ACCESS PLAN REQUIREMENTS. SEE ALSO FIRE DEPT. NOTE ON SHEET FD-SAP.
24. MINIMUM 3 FT. WIDE STAIRS. OF A NON-COMBUSTIBLE CONSTRUCTION AND IN COMPLIANCE WITH CBC CHAPTER 10
25. MINIMUM 3 FT. WIDE ALL WEATHER PATH FOR FDACCESS AREAS SHALL NOT HAVE A SLOPE EXCEEDING 10%, AND TO BE OF IMPERVIOUS MAT'L.
26. EXISTING FIRST FLOOR DECK CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.
27. ELEVATED DECK GUTTER
28. PROPERTY LINE WALL
29. PLANTER

0 4' 8' 16'

lohrbach
31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

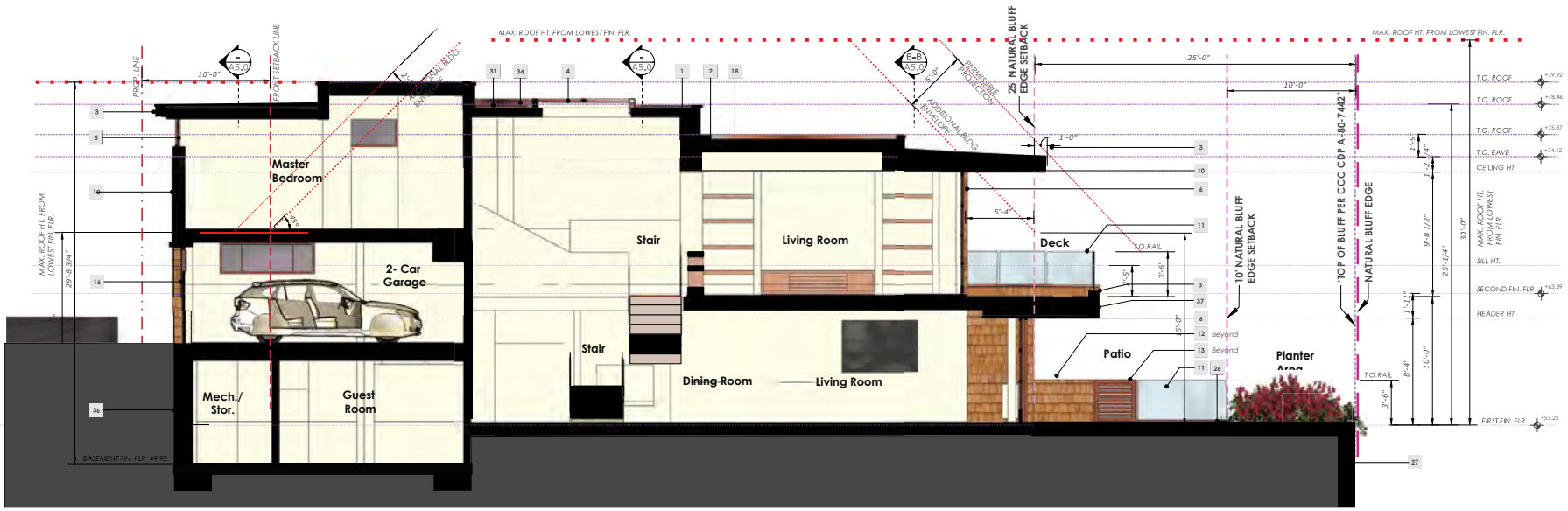
Revisions:

No.	Date	Revision

Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

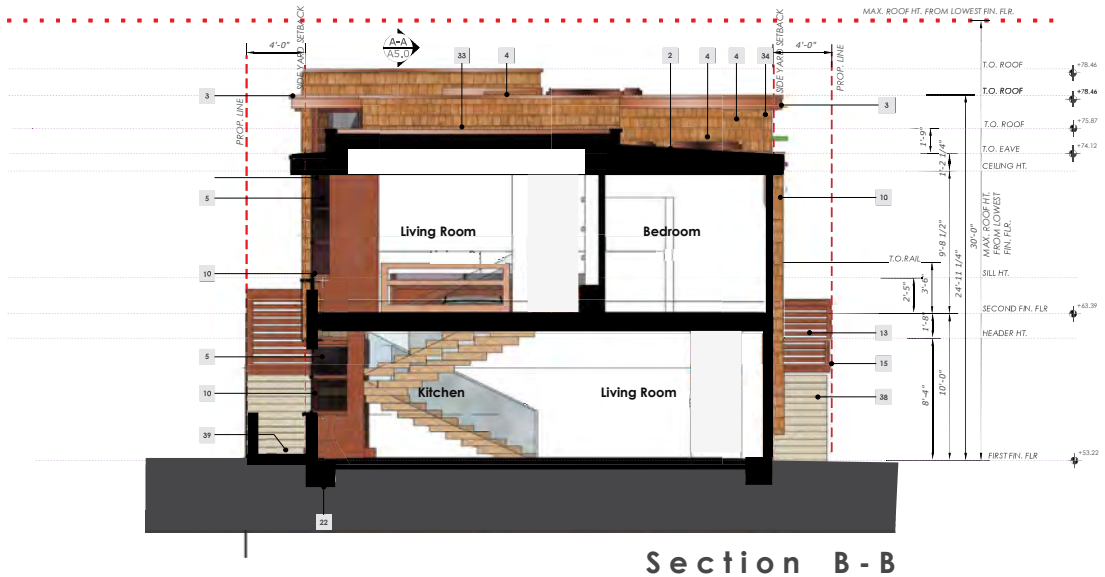
Sheet Title:
ELEVATIONS
SOUTH-EAST

Sheet No.:
A-4.1



Section A-A

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



Section B-B

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

Section Keynotes

x

1. LOW SLOPECLASS 'A' ROOF W/ WATERPROOFING MEMBRANE - BY 'XXXX' SEE ICC-ER XXXX. FOR SPECIFICATIONS.
2. ROOF ASSEMBLY - SEE STRUCTURAL DWGS.
3. COPPER GUTTER
4. SKYLIGHT BY 'VELUX' - SEE DETAIL
5. ALUMINUM WINDOWS
6. ALUMINUM SLIDING DOORS
7. ALUMINUM DOORS
8. CUSTOM ENTRY DOOR
9. EXTERIOR STUCCO FINISH
10. EXTERIOR WALL WOOD SHINGLE
11. TEMPERED GLASS GUARDRAIL
12. LOW WALL
13. HARDWOOD SIDE GATE
14. SIDE YARD CONCRETE STEPS FOR FIRE DEPT. ACCESS
15. PROPERTY LINE WALL
16. SECTIONAL GARAGE DOOR
17. R-21 BATTING INSULATION @ EXTERIOR WALL
18. R-38 RIGID INSULATION @ ROOF ASSEMBLY.
19. WEEP SCREED @ EXTERIOR WALL - SEE DETAIL.
20. WEEP SCREED @ DECK - SEE DETAIL.
21. WINDOW SILL FINISH MATERIAL.
22. FOUNDATION - SEE STRUCTURAL DWGS.
23. LIGHT WEIGHT CONCRETE O/ 1-1/8" PLYWOOD SUBFLOOR.
24. STONE FLOOR FIN. MATERIAL O/ CONCRETE.
25. CARPET O/LT. WT. CONC.
26. EXTERIOR DECK SURFACE - 'WEST COAT ALX' STANDARD COATING SYSTEM., WALKING DECK WITH CLASS 'A' FIRE CLASSIFICATION -SEE ICC-ES EVALUATION REPORT ESR-2201 SUBJECT TO RENEWAL JULY, 2020. FINISH MATERIAL TO BE NON-COMBUSTIBLE.
27. EXISTING CONCRETE RETAINING WALL.
28. HARDWOOD PLANKING FIN. MATERIAL @ EAVE.
29. STONE FIN. STAIRS.
30. TEMPERED GLASS GUARDRAIL @ STAIRS
31. CONDENSER UNITS - MAX. 55db NOISE LEVEL @ ADJACENT PROPERTY OPENINGS.
32. NOT USED.
33. NOT USED.
34. CHIMNEY- 6 FT. MAX. IN LENGTH AND 12" MAX. INTO THE SIDE SETBACK.
35. GLASS GUARDRAIL
36. (E) CONCRETE RETAINING WALL.
37. CANTILEVERED DECK TO BE CONSTRUCTED WITH NON-COMBUSTIBLE STRUCTURAL AND FINISH MATERIALS. TO COMPLY WITH FIRE DEPT. SITE ACCESS PLAN REQUIREMENTS. SEE ALSO FD-SAP FIRE DEPT. NOTE REGARDING ALTERNATE METHODS AND MATERIALS.
38. MINIMUM 3 FT. WIDE STAIRS OF A NON-CUMBUSTIBLE CONSTRUCTION AND IN COMPLIANCE WITH CBC CHAPTER 10 REQUIREMENTS AND TO BE OF IMPERVIOUS MATL.
39. MINIMUM 3 FT. WIDE ALL WEATHER PATH FOR FD ACCESS AREAS SHALL NOT HAVE A SLOPE EXCEEDING 10%. AND TO BE OF IMPERVIOUS MATL.

00 4' 8' 16'

lohrbach

31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

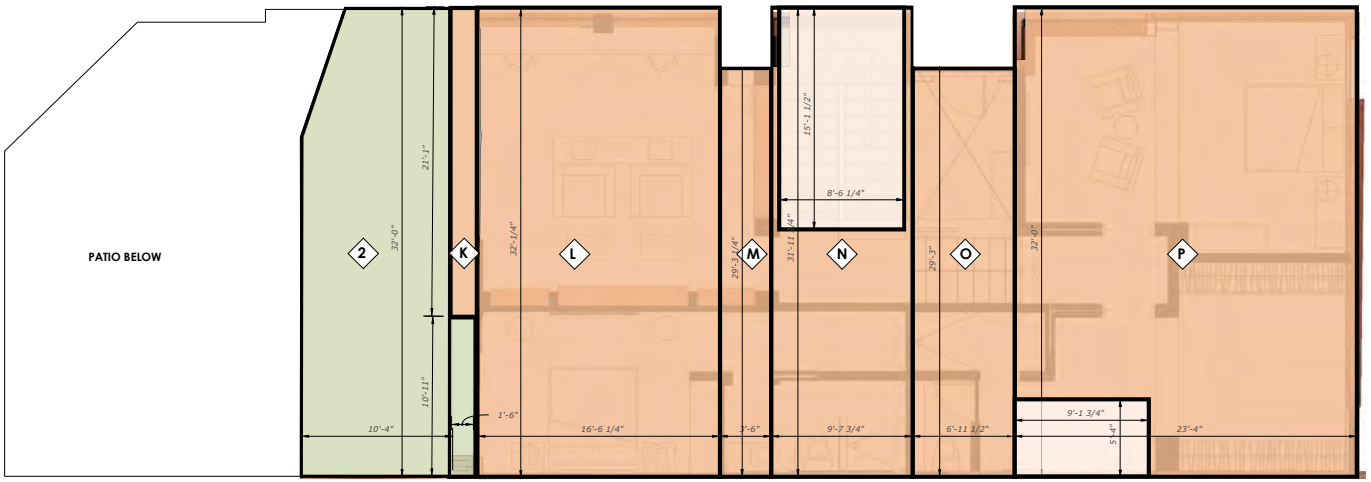
Revisions:

No.	Date	Revision
1		
2		
3		

Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

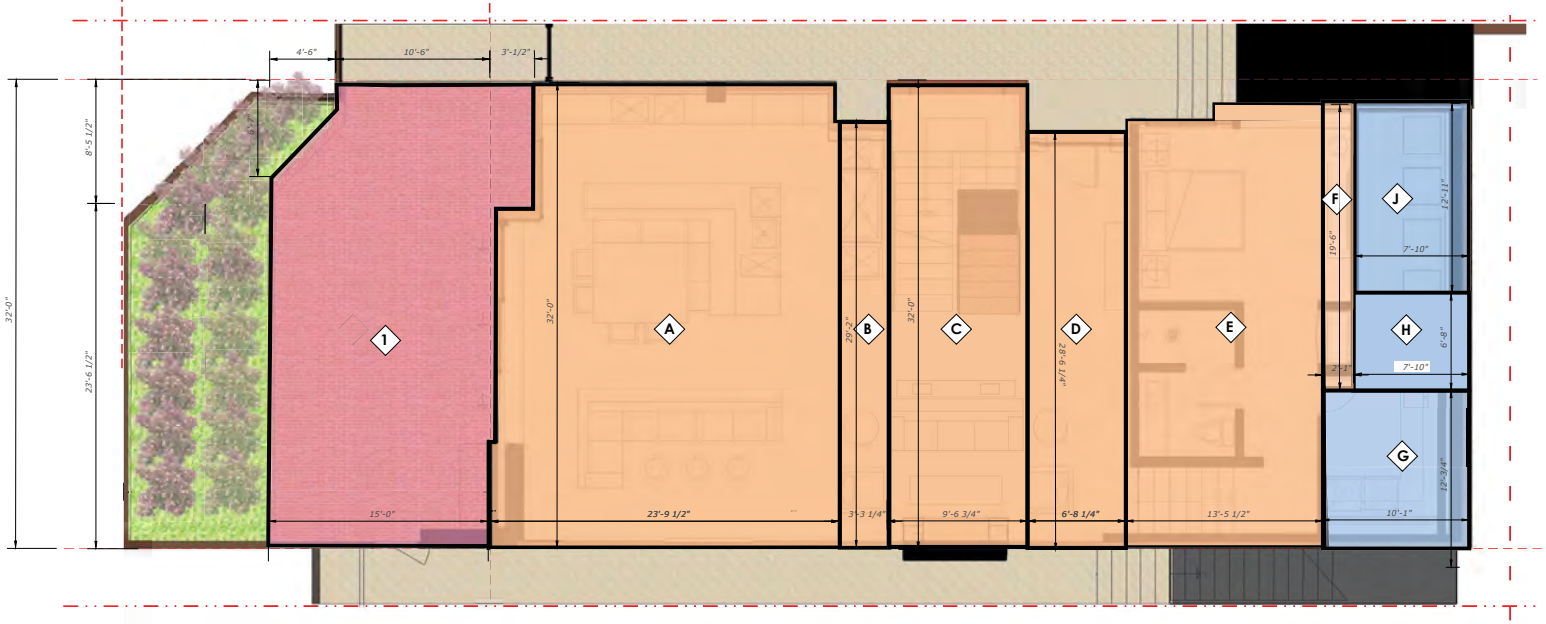
Sheet Title:
SECTIONS
A-A & B-B

Sheet No.:
A-5.0



Second Floor Plan

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



First Floor Plan

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

AREA CALCULATIONS

◇ SYMBOL #	
FIRST FLOOR- BASE. LIVABLE AREA	
A	761.6 SF
B	94.3 SF
C	306.6 SF
D	190.9 SF
E	424.0 SF (BASEMENT)
F	40.9 SF(BASEMENT)
TOTAL LIVABLE AREA	**1,818.3 SF**
MECH./STORAGE	
G	123.0 SF
H	51.9 SF
J	100.6 SF
FIRST FLOOR PATIO	
I	453.9 SF
SECOND FLOOR LIVABLE AREA	
K	31.5 SF
L	528.0 SF
M	102.4 SF
N	170.1 SF
O	203.6 SF
P	697.6 SF (MEZZANINE)
SECOND FLOOR DECK	
2	319.3 SF
TOTAL SECOND LIVABLE	**1,733.2 SF**
GARAGE	
Q	488.8 SF
TOTAL LIVABLE AREA	**3,551.5 SF**
TOTAL DECK AREA	**319.3 SF**

LIVABLE AREA

GARAGE AREA

DECK AREA

PATIO AREA

MECH. AREA

lohrbach

31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:

No.	Date	Revision
1		
2		
3		

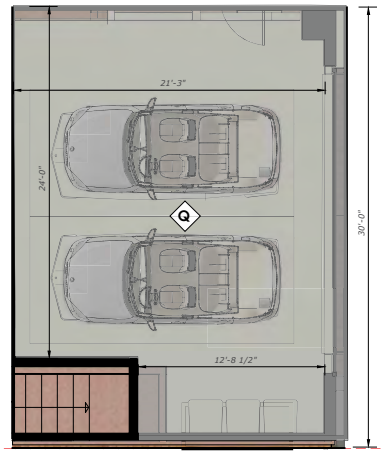
Date: 03.21.22

Job No.:

Planning Submittal: ZONING-REV. 03.21.22

Sheet Title:
AREA CALCULATIONS

Sheet No.:
AC-1.0



LIVABLE AREA

GARAGE AREA

DECK AREA

GARAGE AREA = 488.8 SF

00 4' 8' 16'

Garage Floor Plan

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

lohrbach

31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:

No.	Date	Revision

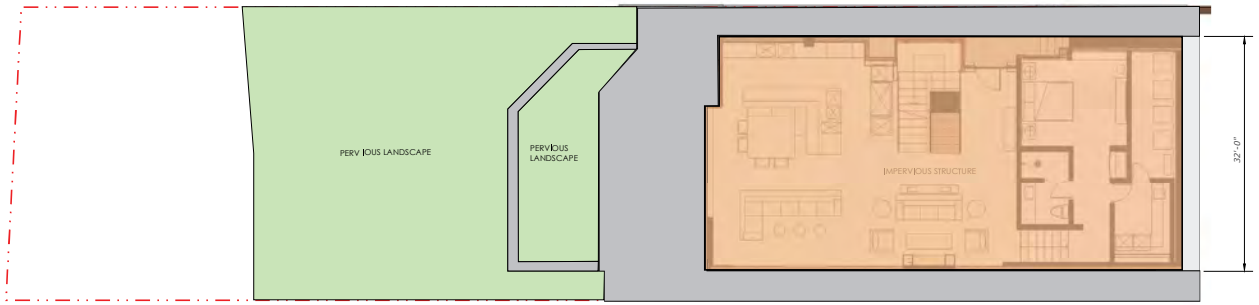
Date: 03.21.22

Job No.:

Planning Submittal: ZONING-REV. 03.21.22

Sheet Title:
AREA CALCULATIONS

Sheet No.:
AC-1.1



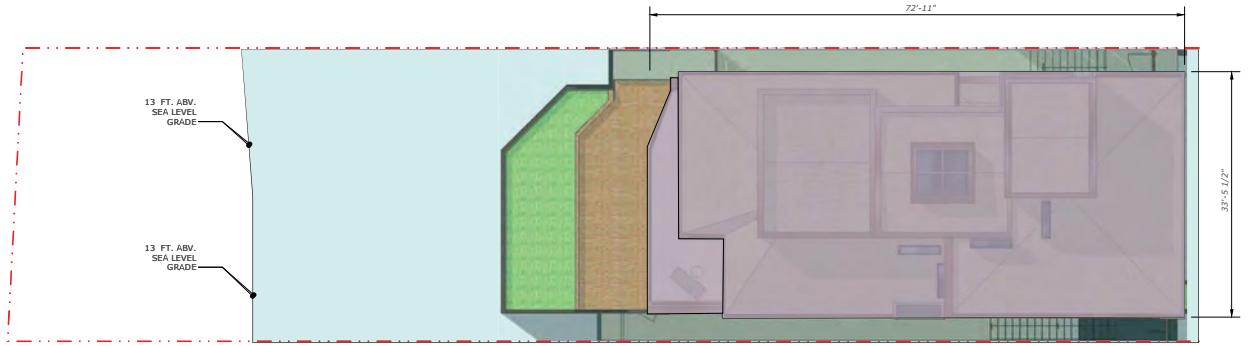
IMPERVIOUS AREA LEGEND

LOT AREA	5,181 SF
IMPERVIOUS STRUCTURE	2,076 SF (40.1%)
IMPERVIOUS HARDSCAPE	914 SF (17.6%)
AREA UNDER 3' SIDE	94 SF (1.8%)
TOTAL IMPERVIOUS	**2,990 SF (59.5%)**
PERVIOUS LANDSCAPE	**1,941 SF (40.5%)**

PREVIOUS LANDSCAPE
IMPERVIOUS LANDSCAPE
IMPERVIOUS STRUCTURE
AREA UNDER 3' WIDE

Impervious Surface Proposed

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



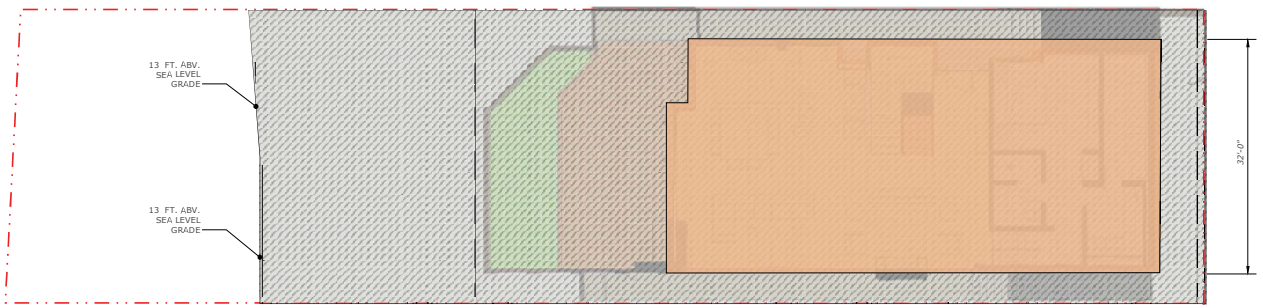
OPEN SPACE AREA LEGEND

40% OF GROSS FLOOR AREA = (.4) x 3,551.5 = 1,421 SF
OPEN SPACE PROPOSED = 2,739SF
= 52.9%

OPEN SPACE AREA
STRUCTURE UNDER ROOF

Open Spaced Proposed

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



BUILDING AREA LEGEND

LOT AREA = 5,181 SF
BUILDING AREA = 2,830 SF
LOT COVERAGE = 2,830/5,181 = 54.6%

LOT AREA
LIVABLE BUILDING AREA BASED ON MUNICIPAL CODE 25.50.004(2).

Lot Coverage Proposed

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

00 4' 8' 16'

lohrbach

31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

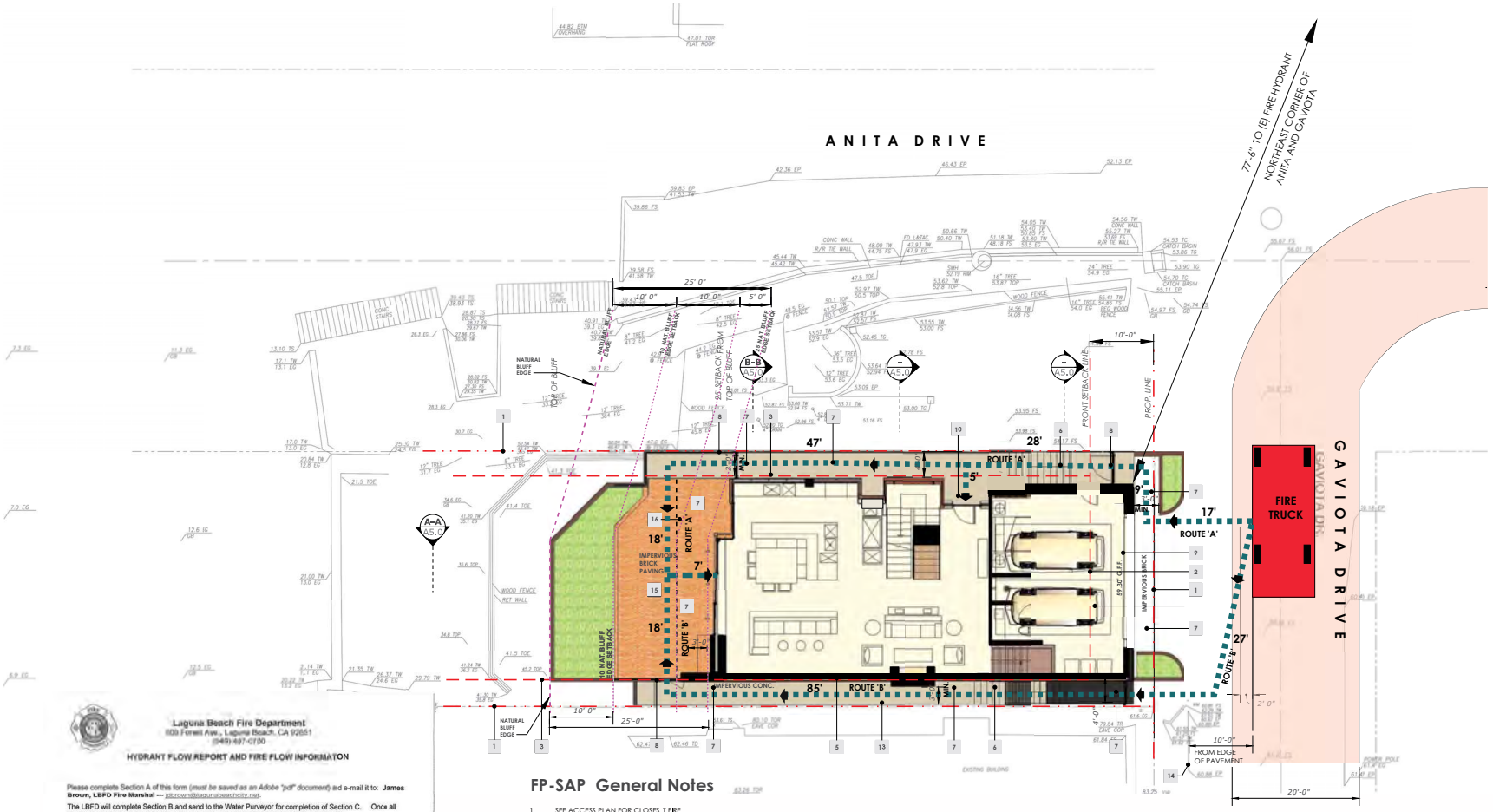
Revisions:

No.	Date	Revision
1		
2		
3		

Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

Sheet Title:
AREA CALCULATIONS

Sheet No.:
AC-1.2



Laguna Beach Fire Department
505 Forest Ave., Laguna Beach, CA 92651
(949) 497-0700

HYDRANT FLOW REPORT AND FIRE FLOW INFORMATION

Please complete Section A of this form (*must be saved as an Adobe "pdf" document*) and e-mail it to: **James Brown, LBFD Fire Marshal** --- jbrown@lagunabeachcity.net.

The LBFD will complete Section B and send to the Water Purveyor for completion of Section C. Once all Sections are complete, the LBFD will send a copy back to the requesting party via e-mail.

NOTE: Water Purveyors require a fee to be paid prior to completing Section C. Please contact them for payment information.

SECTION A: TO BE COMPLETED BY APPLICANT

Date of Request: 7-8-19 Construction Type: SPRINKLERED TYP VB Square Footage*: 4,773

Contact Name: OWEN GELLATLY Project Address: 1007 GAVIOTA

Data Requested for: 7/19 Fire Protection System Design** X Fire Hydrant Flow Report (Check which apply)

*Square Footage must include all attached garages, carports and solid roof patio covers.

**Include estimated water (Fire Flow) needed for System Design: _____GPM

SECTION B: TO BE COMPLETED BY LAGUNA BEACH FIRE DEPARTMENT

As required by Appendix B of the 2016 CFC, the minimum Hydrant Flow is: 875 GPM for 1 hours at a minimum residual pressure of 20 PSI. Completed by: James Brown, Fire Marshal Name and Title of LBFD Representative Date: 7/10/2019

Water Purveyor ☑LBCWD ☐SCWD

SECTION C: TO BE COMPLETED BY WATER PURVEYOR

The test shall be provided from the closest junction node on the same pressure system as the proposed project. **NOTE:** All water information is provided using the water purveyors' current hydraulic water model simulated under maximum day demand conditions. The pressure provided reflects at street level elevations unless noted otherwise.

Fire Flow Requested in Section A: _____GPM Static Press.: _____ PSI Residual Press.: _____PSI

Hydrant Flow Required by Section B: 3510 GPM at 20 PSI residual pressure

Junction Node location and elevation: 1007 GAVIOTA DRIVE/ELEV. 58ft (NODE-W-FIT-13-586)

Elevation of water meter for project: 62ft

Completed by: Eric Callahan ENGINEERING TECH Date: 07-12-19
Name and Title of Water Purveyor Representative

FP-SAP General Notes

1. SEE ACCESS PLAN FOR CLOSES T FIRE HYDRANT LOCATION WITH DIMENSIONS TO PROPERTY LINE ENTRY GATE.
2. GAVIOTA IS CONSTRUCTED FOR 74,000 LB. FIRETRUCK LOADING (VERIFY).
3. TYPE OF CONSTRUCTION FOR THIS PROJECT IS TYPE VB.
4. THIS PROJECT WILL BE PROVIDED WITH A FIRE SPRINKLER SYSTEM THROUGHOUT.
5. PROVIDE GAVIOTA ROADWAY CLEARANCE AS REQUIRED DURING CONSTRUCTION.
6. A SEPARATE (DEFERRED) SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED. SYSTEM DESIGN MUST COMPLY WITH THE 2019 CFC AND 2016 NFPA 13D STANDARD. PLANS MUST BE DESIGNED AND INSTALLED BY A QUALIFIED FIRE PROTECTION CONTRACTOR. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE LBFD, WITH PERMIT ISSUED AND APPROPRIATE INSPECTIONS CONDUCTED.
7. ALL EXTERIOR FIRE PLACES AND FIRE PITS MUST BE GAS FIRED **ONLY**. NO SOLID FUEL IS ALLOWED PER THE LBFD MUNICIPAL CODE. FIRE PLACES MUST BE A MINIMUM OF 10 FEET FROM ALL COMBUSTIBLE MATERIALS AND FIRE PITS MUST BE A MINIMUM OF 20 FEET FROM ALL COMBUSTIBLE MATERIALS.
8. MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2019 CALIFORNIA FIRE CODE.
9. COMPLETE FIREFIGHTER ACCESS AROUND THE BUILDING IS REQUIRED AND MUST BE IN COMPLIANCE WITH DRB APPROVED PLANS. SEE THIS SHEET FOR DETAILS. THIS IS SUBJECT TO FINAL FIRE INSPECTION AND REQUIRES APPROVAL PRIOR TO OCCUPANCY.
10. ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR FACING THE STREET ADDRESSED TO. MINIMUM SIZE OF NUMBERS IS 4", AND THEY MUST CONTRAST WITH BACKGROUND.
11. FOR FIRE DEPARTMENT INSPECTIONS, CALL (949) 497-0352 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE.

Fire Dept. Site Access Plan

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

FP-SAP Keynotes

1. PROPERTY LINE
2. FRONT YARD SETBACK LINE
3. SIDE YARD SETBACK LINE
4. REAR YARD SETBACK LINE
5. BUILDING FOOTPRINT
6. MINIMUM 3 FT. WIDE STAIRS OF A NON-COMBUSTIBLE CONSTRUCTION AND IN COMPLIANCE WITH 2019 CFC.
7. MINIMUM 3 FT. WIDE ALL WEATHER PATH FOR FD ACCESS AREAS SHALL NOT HAVE A LOPE EXCEEDING 10%.
8. SIDE YARD GATE.
9. CUSTOM SECTIONAL GARAGE DOOR.
10. ENTRY DOOR.
11. SLIDING DOOR ENTRANCE.
12. NOT USED.
13. PROPERTY LINE WALL.
14. EDGE OF PAVEMENT.
15. EXISTING DECK CONSTRUCTED OF CONC. RETAINING WALLS AND A SLAB ON GRADE. NEW NON- COMBUSTIBLE BRICK FINISH MATERIAL WILL BE APPLIED.
16. CANTILEVERED DECK ABOVE TO BE NON-COMBUSTIBLE STRUCTURAL STEEL AND ADDITIONAL NON- COMBUSTIBLE FINISH MATERIALS (THOMAS HARDIE) TO BE USED AT THE UNDERSIDE OF THE DECK.
17. EXTERIOR FIREPIT. MATERIALS WITHIN 20' MUST BE NON-COMBUSTIBLE.

ROUTE LENGTH CALCULATIONS

- ROUTE 'A' LENGTH = 17' + 28' + 47' +18' + 7' = 117'
- ROUTE 'B' LENGTH = 27'+ 85' + 18' + 7' = 137'

FIRE DEPT. NOTE

"A REQUEST FOR ALTERANATE METHODS AND MATERIALS IS BEING MADE FOR THE FIRE FIGHTER ACCESS PATH UNDER THE CANTILEVERED DECK ON THE WEST SIDE OF THE BUILDING. THE COMPENSATING ITEM WILL BE A 4 HEAD HYDRAULIC CALCULATION FOR THE FIRE SPRINKLET SYSTEM".

00 8' 16' 32'

lohrbach

31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:

No.	Date	Revision

Date: 03.21.22

Job No.:

Planning Submittal: ZONING-REV. 03.21.22

Sheet Title:
FIRE DEPT.
SITE ACCESS PLAN

Sheet No.:
FD-SAP

North Elevation - Ex. 1

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

OUTLINE OF RESIDENCE TOTHE SOUTH

00 4' 8' 16'

N-E Perspective - Ex. 2

lohrbach

31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:

No.	Date	Revision
1		
2		
3		

Date: 03.21.22

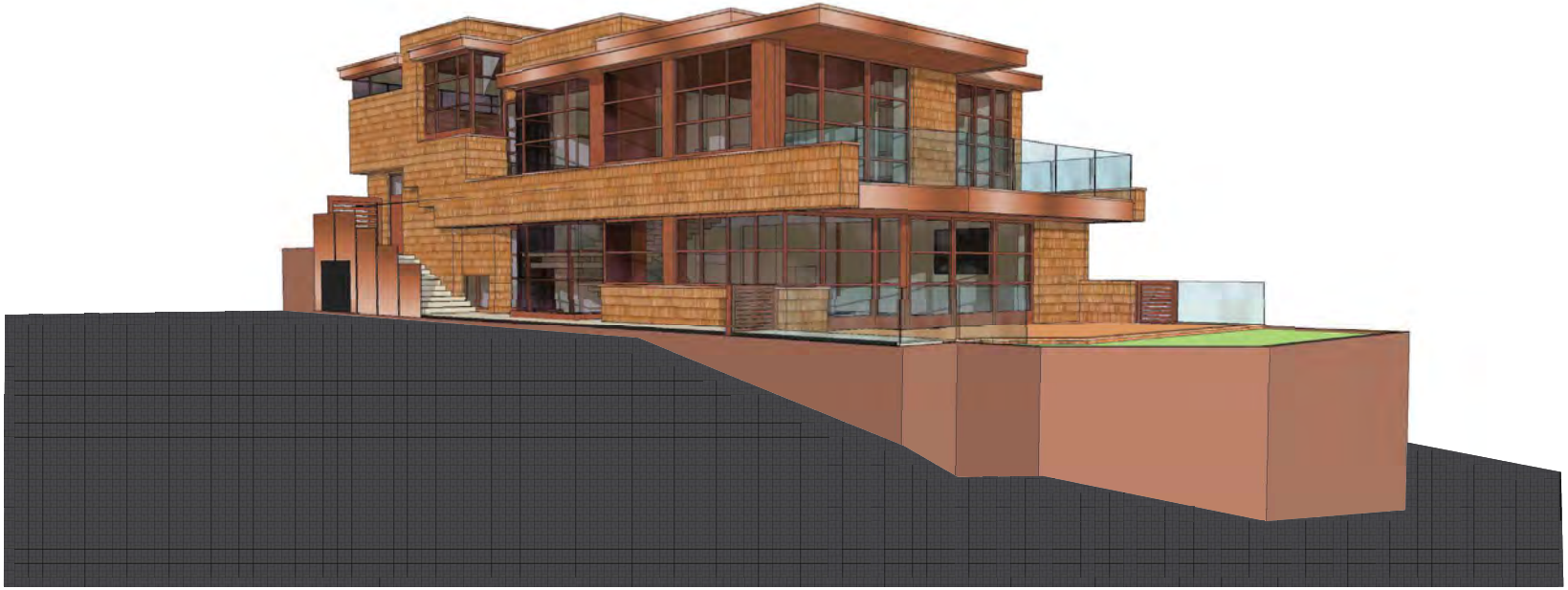
Job No.:

Planning Submittal: ZONING-REV. 03.21.22

Sheet Title:
NORTH ELEVATION
N-E PERSPECTIVE

Sheet No.:
EXHIBIT 1-2

North Perspective Ex. 3



N-W Perspective Ex. 4

lohrbach

31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:

No.	Date	Revision
1		
2		
3		

Date: 03.21.22

Job No.:

Planning Submittal: ZONING-REV. 03.21.22

Sheet Title:
NORTH ELEVATION
N-E PERSPECTIVE

Sheet No.:
EXHIBIT 3 & 4

N-W Perspective Ex. 5

lohrbach

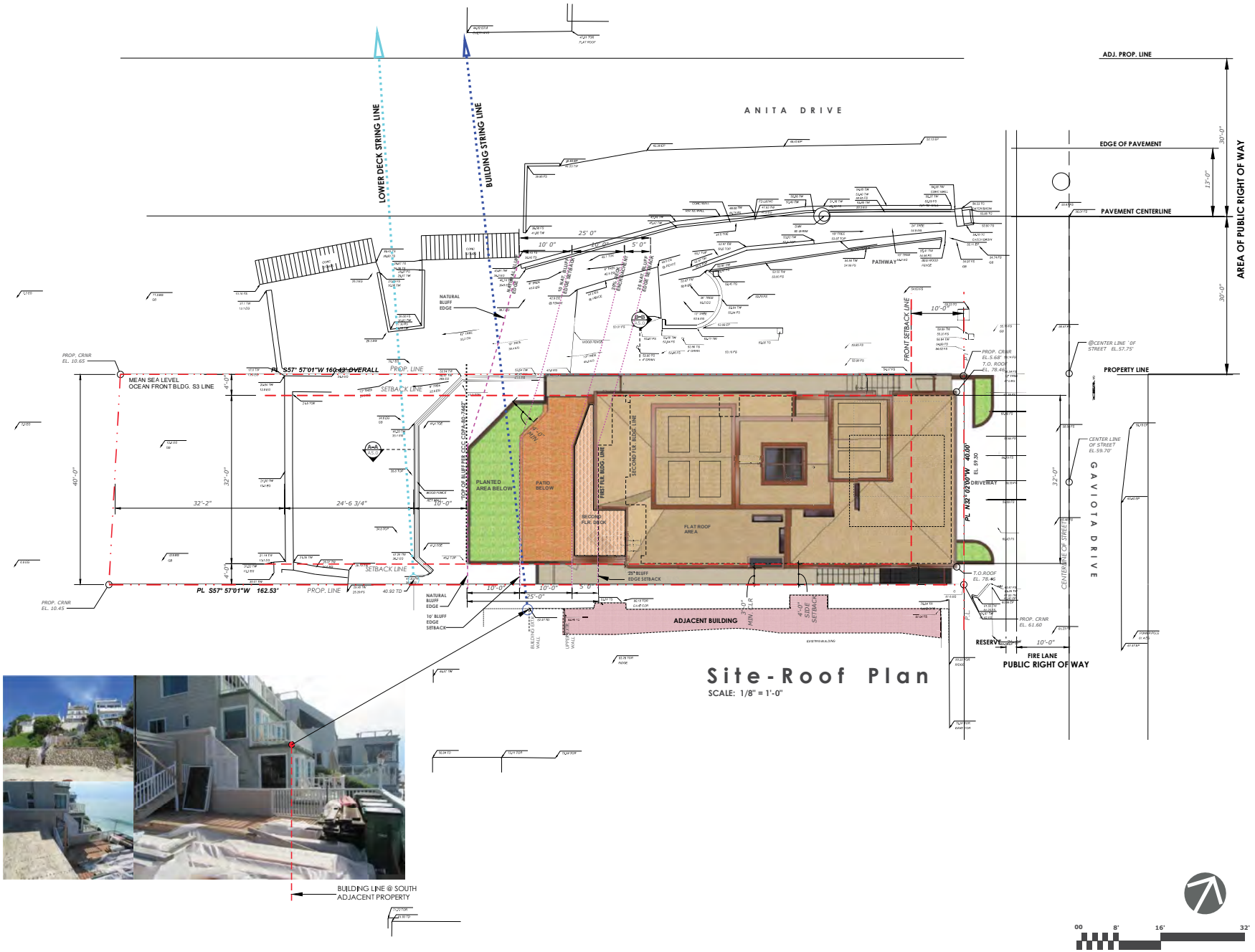
Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:
No. Date Revision

Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

Sheet Title:
N-W PERSPECTIVE

Sheet No.:
EXHIBIT 5



Site-Roof Plan

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

00 8' 16' 32'

lohrbach

31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:

No.	Date	Revision

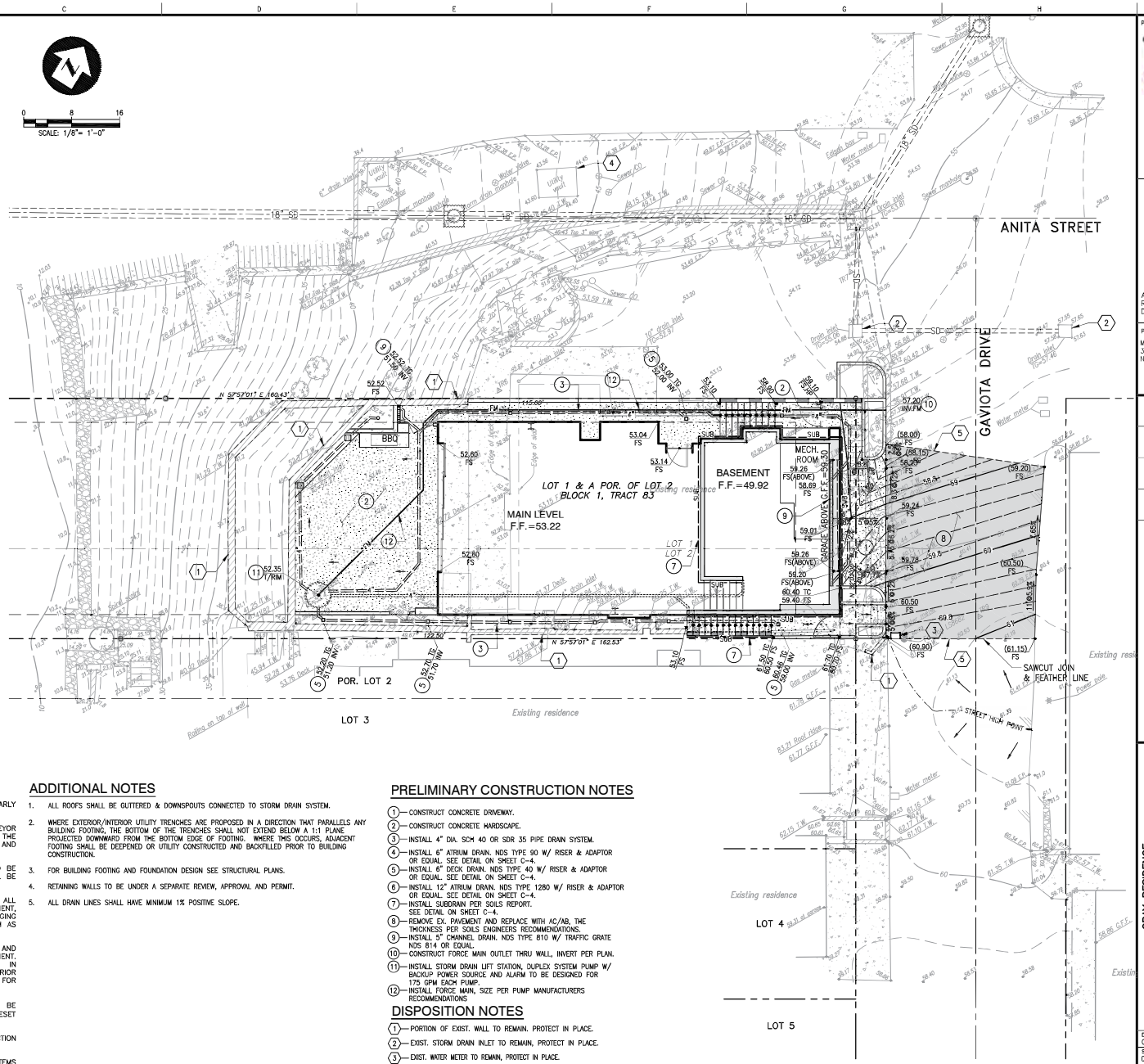
Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

Sheet Title:
NATURAL BLUFF & STRINGLINE EXHIBIT

Sheet No.:
EXHIBIT 6

LEGEND

100	EXISTING CONTOUR
100	PROPOSED CONTOUR
100.00	SPOT ELEVATION
	PROPOSED GRASSCRETE DRIVEWAY
	PROPOSED GRAVEL
	PROPOSED CONCRETE PAVING
FM	PROP. FORCE MAIN
4"	PROPOSED STORM DRAIN
SUB	PROP. SUBDRAIN
	PROPOSED BEARING/RETAINING WALL
	EXISTING SCREEN WALL
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
PAD	PROPOSED PAD ELEVATION
T/SLAB	PROPOSED TOP OF SLAB
FS	PROPOSED FINISHED SURFACE
	DOWNSPOUT
N.B.	NEWPORT BEACH
FG	PROPOSED FINISHED GROUND
F.F.	PROPOSED FINISHED FLOOR
INV	INVERT OF PIPE
TG	TOP OF GRATE
P.L.	PROPERTY LINE
TW	TOP OF WALL
BW	BOTTOM OF WALL
TF	TOP OF FOOTING
BW	BOTTOM OF WALL
S.C.E.	SOUTHERN CALIFORNIA EDISON
S.Y.S.B.	SIDE YARD SETBACK
T.P.	TOP OF PILASTER
P.A.	PLANTER AREA
R.Y.S.B.	REAR YARD SETBACK
F.P.	FIRE PIT
	GRADING LIMITS
T.G.B.	TOP OF GRADE BEAM
H.P.	HIGH POINT



PUBLIC WORKS STANDARD NOTES

1. PRIOR TO START OF CONSTRUCTION, PROPERTY LINES AND/OR CORNERS ARE CLEARLY FLAGGED AROUND THE PROJECT SITE.
2. PRIOR TO FINAL INSPECTION, WRITTEN CERTIFICATION SIGNED BY A LICENSED SURVEYOR SHALL BE PROVIDED STATING ALL PROPERTY CORNERS ARE MONUMENTED PER THE REQUIREMENTS OF THE COUNTY SURVEYOR UNDER PROVISION OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA..
3. LANDSCAPING PLANS AND IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE TO BE REVIEWED AND APPROVED BY PUBLIC WORKS. AN ENCROACHMENT PERMIT WILL BE REQUIRED FROM PUBLIC WORKS PRIOR TO CONSTRUCTION.
4. STAGING OF ONSITE CONSTRUCTION IS NOT ALLOWED IN THE PROJECT FRONTAGE. ALL STAGING MUST BE OUTSIDE OF THE PUBLIC ROW. CONSTRUCTION EQUIPMENT, MATERIALS AND CONSTRUCTION DEBRIS CONTAINERS ARE CONSIDERED STAGING ELEMENTS. CONTRACTOR VEHICLES SHALL BE KEPT OUT OF THE ROW AS MUCH AS POSSIBLE TO ALLOW FOR FLOW OF TRAFFIC AND EMERGENCY VEHICLE ACCESS.
5. HARDSCAPE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY REQUIRE EXECUTION AND RECORDING OF A REVOCABLE LICENSE AND ENCROACHMENT PERMIT AGREEMENT. CONTACT COMMUNITY DEVELOPMENT FOR DETAILS ON EECUTING THE AGREEMENT. IN ADDITION, AN ENCROACHMENT PERMIT WILL BE REQUIRED FROM PUBLIC WORKS PRIOR TO BEGINNING CONSTRUCTION. CONTACT PUBLIC WORKS AT 949.497.0711 FOR DETAILS.
6. PRIOR TO CONSTRUCTION, ANY EXISTING MONUMENTS AND/OR TIES THAT WILL BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION SHALL BE TIED OUT AND RESET PER REGULATORY REQUIREMENTS.
7. TIE-IN TO PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION OF PRIVATE IMPROVEMENTS.
8. DIRECT CONNECTION TO PUBLIC STORM DRAIN SYSTEM FOR WATER QUALITY SYSTEMS WILL NOT BE ALLOWED. ALL WATER QUALITY DISCHARGES ONTO PUBLIC RIGHT-OF-WAY ARE TO BE VISUALLY OBSERVABLE AT THE FINISH SURFACE.
9. THE PW INSPECTOR MUST BE NOTIFIED OF CONSTRUCTION SCHEDULE 72 HOURS BEFORE START OF CONSTRUCTION.

ADDITIONAL NOTES

1. ALL ROOFS SHALL BE GUTTERED & DOWNSPOUTS CONNECTED TO STORM DRAIN SYSTEM.
2. 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 DEEPENED OR UTILITY CONSTRUCTED AND BACKFILLED PRIOR TO BUILDING CONSTRUCTION.
3. FOR BUILDING FOOTING AND FOUNDATION DESIGN SEE STRUCTURAL PLANS.
4. RETAINING WALLS TO BE UNDER A SEPARATE REVIEW, APPROVAL AND PERMIT.
5. ALL DRAIN LINES SHALL HAVE MINIMUM 1% POSITIVE SLOPE.

PRELIMINARY CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE DRIVEWAY.
2. CONSTRUCT CONCRETE HARDSCAPE.
3. INSTALL 4" DIA. SCH 40 OR SDR 35 PIPE DRAIN SYSTEM.
4. INSTALL 6" ATRIUM DRAIN. NDS TYPE 90 W/ RISER & ADAPTOR OR EQUAL SEE DETAIL ON SHEET C-4.
5. INSTALL 6" DECK DRAIN. NDS TYPE 40 W/ RISER & ADAPTOR OR EQUAL. SEE DETAIL ON SHEET C-4.
6. INSTALL 12" ATRIUM DRAIN. NDS TYPE 1280 W/ RISER & ADAPTOR OR EQUAL SEE DETAIL ON SHEET C-4.
7. INSTALL SUBDRAIN PER SOILS REPORT. SEE DETAIL ON SHEET C-4.
8. REMOVE EX. PAVEMENT AND REPLACE WITH AC/AB, THE THICKNESS PER SOILS ENGINEERS RECOMMENDATIONS.
9. INSTALL 5" CHANNEL DRAIN. NDS TYPE 810 W/ TRAFFIC GRATE NDS 814 OR EQUAL.
10. CONSTRUCT FORCE MAIN OUTLET THRU WALL, INVERT PER PLAN.
11. INSTALL STORM DRAIN LIFT STATION, DUPLEX SYSTEM PUMP W/ BACKUP POWER SOURCE AND ALARM TO BE DESIGNED FOR 175 GPM EACH PUMP.
12. INSTALL FORCE MAIN, SIZE PER PUMP MANUFACTURERS RECOMMENDATIONS

DISPOSITION NOTES

1. PORTION OF EXIST. WALL TO REMAIN. PROTECT IN PLACE.
2. EXIST. STORM DRAIN INLET TO REMAIN, PROTECT IN PLACE.
3. EXIST. WATER METER TO REMAIN, PROTECT IN PLACE.
4. EXIST. UTILITY VAULT TO REMAIN, PROTECT IN PLACE.
5. SAWCUT LINE, JOIN EXISTING.

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

REGISTERED PROFESSIONAL ENGINEER ADAM L. TOAL No. 59275 CIVIL STATE OF CALIFORNIA

ADAM L. TOAL
R.C.E. 59275
DATE:

PREPARED FOR:
MICHAEL GRAY
309 VIA LIDO SOUD,
NEWPORT BEACH, CA

REVISIONS	BY	DATE	APVD.	DATE

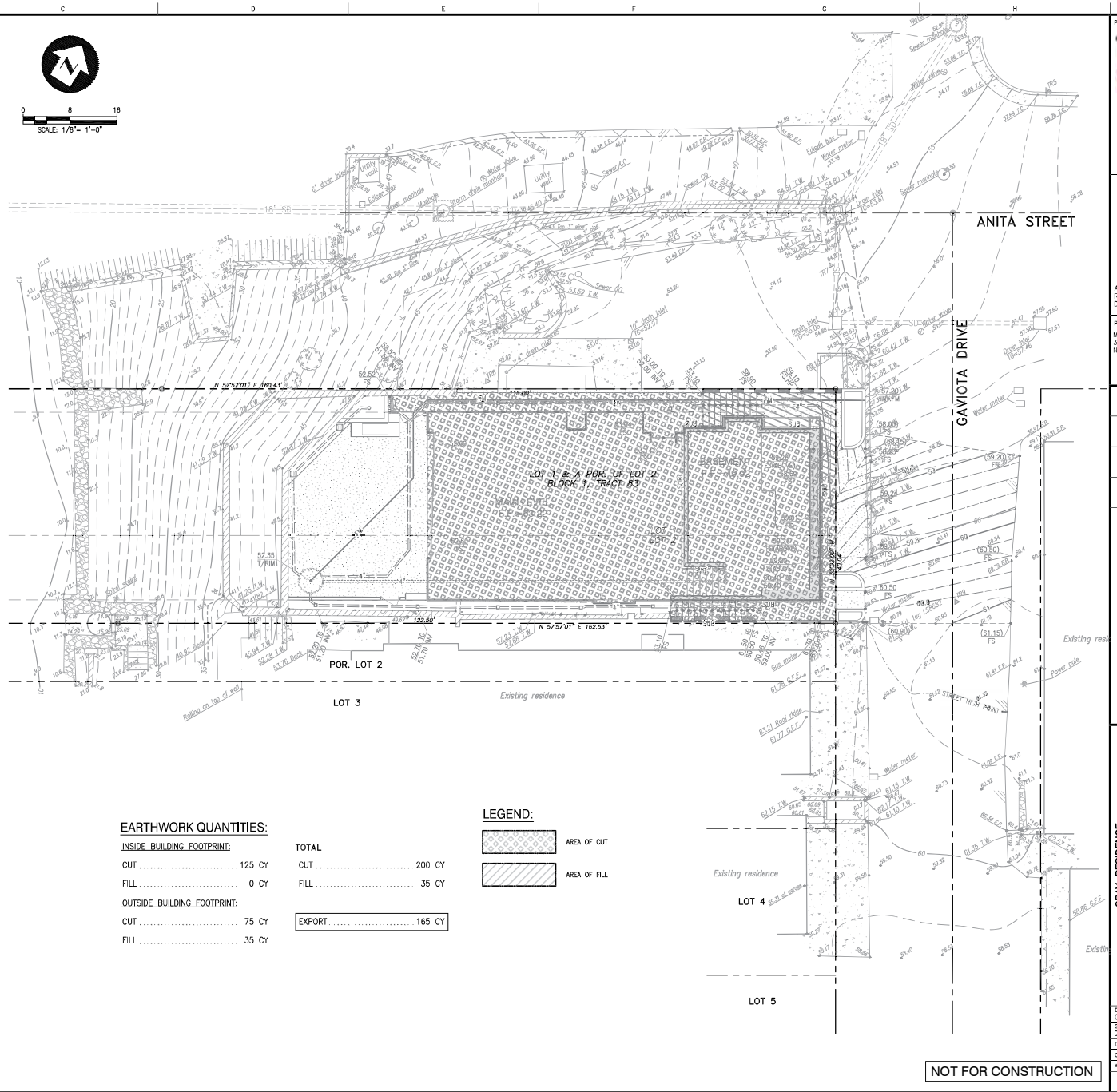
GRAY RESIDENCE

PRELIMINARY GRADING PLAN

LOT 1 & POR. OF LOT 2, BLOCK 1, TRACT 83
1007 GAVIOTA DRIVE, LAGUNA BEACH, CA

DATE: 09/22/2021	H. SCALE: 1/8" = 1'-0"
SURVEY DATE: 01/03/2019	V. SCALE: N/A
DRN.: A.A.	DWG. NO. C-1
CHD.: C.R.	
APPD.: C.R.	
JOB NO. 21200	SHEET 1 OF 2

10/29/2021 8:10:20 PM N:\21xxx\21200\Drawings\CivilX\21200-gp-02.dwg



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

REGISTERED PROFESSIONAL ENGINEER
ADAM L. TOAL
No. 59275
CIVIL
STATE OF CALIFORNIA

ADAM L. TOAL
R.C.E. 59275
DATE: _____

PREPARED FOR:
MICHAEL GRAY
309 VIA LIDO SOUD,
NEWPORT BEACH, CA

REVISIONS	BY	DATE	APVD.	DATE

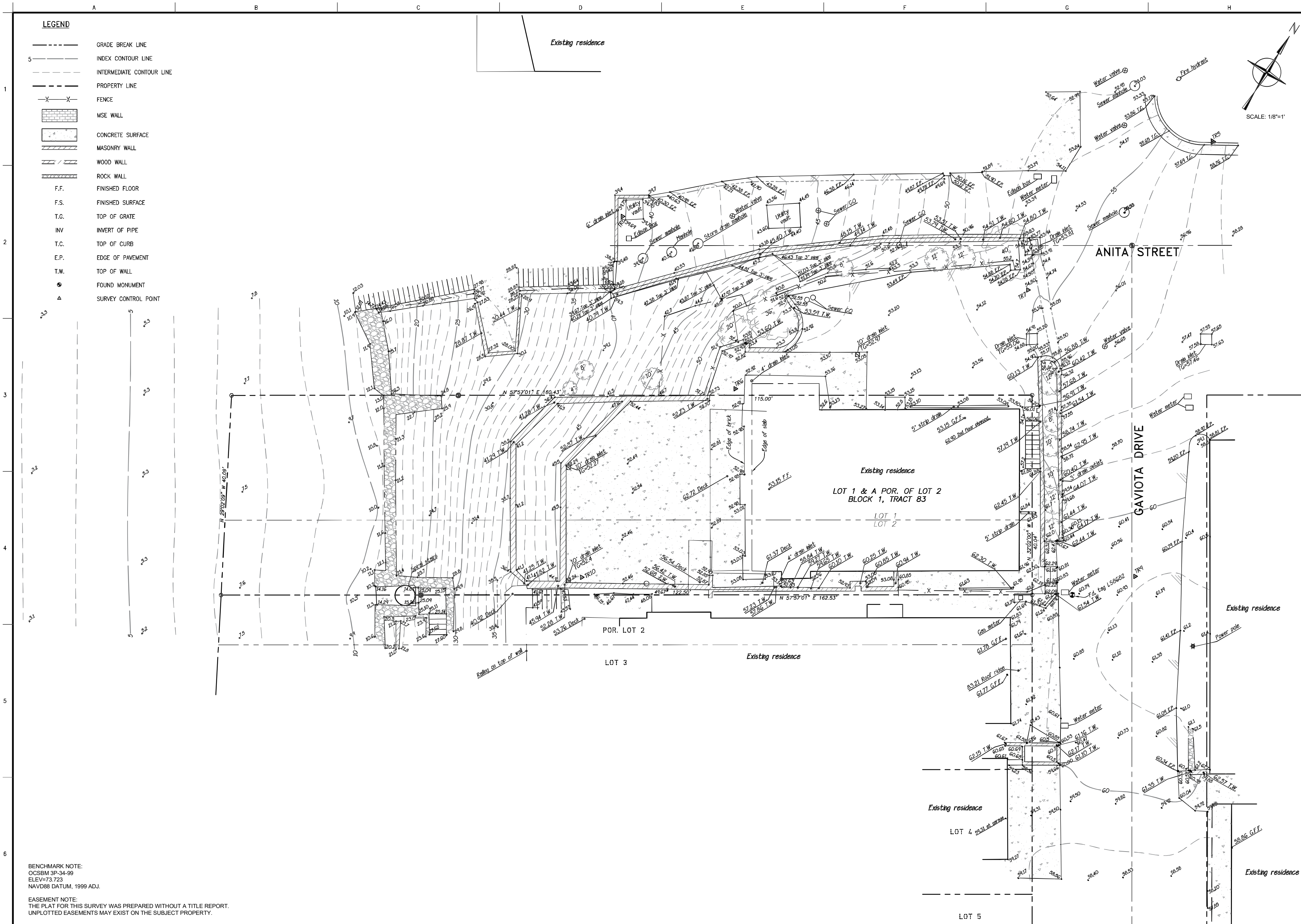
GRAY RESIDENCE

CUT AND FILL EXHIBIT

LOT 1 & POR. OF LOT 2, BLOCK 1, TRACT 83
1007 GAVIOTA DRIVE, LAGUNA BEACH, CA

DATE: 09/22/2021	H. SCALE: 1/8" = 1'-0"
SURVEY DATE: 01/03/2019	V. SCALE: N/A
DRN.: A.A.	DWG. NO.
CHD.: C.R.	C-2
APPD.: C.R.	
JOB NO. 21200	SHEET 2 OF 2

10/29/2021 8:10:48 PM N:\21xxx\21200\Drawings\Civil\21200-gpr-03.dwg



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

LICENSED LAND SURVEYOR
VIKTOR P. MEUM
No. 8682
STATE OF CALIFORNIA

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

PREPARED FOR:
MICHAEL GRAY

				DATE	APVD.	DATE	BY

REVISIONS

TOPOGRAPHIC AND BOUNDARY SURVEY

LOT 1 & POR. LOT 2, BLOCK 1, TRACT 83
1007 GAVIOTA DRIVE, LAGUNA BEACH, CALIFORNIA

DATE: 10-6-21	H. SCALE: 1/8"=1'		
SURVEY DATE: 10-1-21	V. SCALE: -		
DRN.: MSF	DWG. NO.		
CHD.: -	TP-02		
APPD.: VM			
JOB NO. 21200	SHEET 1	OF 1	

10/6/2021 10:45:48 AM N:\212xx\21200\Drawings\Survey\Topo\21200-tp-01.dwg

California Coastal Commission
A-5-LGB-22-0025
Exhibit 2
Page 25 of 32

PLANT LIST (choices)

	BOTANICAL NAME	COMMON NAME	SIZE Status	WIDTH 20 YEARS	HEIGHT	QTY	REMARKS
TREES/LARGE SHRUBS							
	METROSIDEROS COLLINIA 'SRINGFIRE'	OHI 'A LEHUA	15 GAL.	8	15		
	CUPRESSUS MACROCARPA	MONTEREY CYPRESS	24" BOX	20	40		
	MELALEUCA NESOPHILA	PINK MELALEUCA	48" BOX	15 to 20'	15 to 20'		LOW BRANCH/MULTI-TRUNK
	SPATHODEA CAMPANULATA	AFRICAN TULIP TREE	36" BOX	40'	40'		

PLANT LIST (choices)

	BOTANICAL NAME	COMMON NAME	SIZE Status	WIDTH 20 YEARS	HEIGHT	QTY	REMARKS
SHRUBS over 4' tall							
	ALOE ARBORESCENS	TREE ALOE	CUTINGS	6	6		
CrA	CRASSULA ARGENTEA	JADE PLANT	5 GAL.	4	6		
	METROSIDEROS COLLINIA 'SPRINGFIRE'	'OHI 'A LEHUA	5 GAL.	5	6		
	OPUNTIA SP.	PRICKLY PEAR	PADS	5	5		BLOCKING WINDOWS SLOPE
	PEDILANTHUS BRACTEATUS	TALL SLIPPER PLANT	5 GAL	4	8		
PA	PORTULACARIA AFRA	ELEPHANT FOOD	5 GAL.	4	7		
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.	8	8		SLOPE
SR	STRELITZIA REGINA	BIRD OF PARADISE	5 GAL.	6	6		

LIGHTING LEGEND

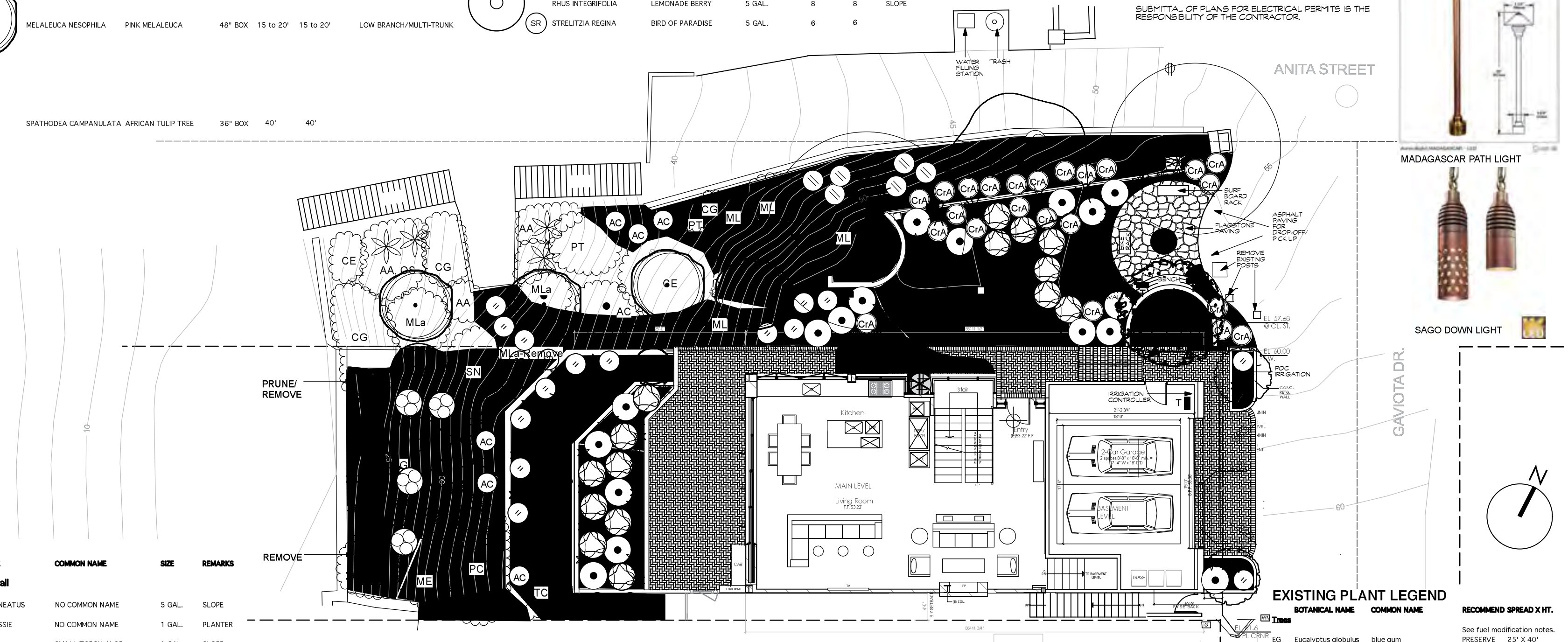
	LIGHT TYPE QUANTITY	MODEL	REMARKS	
▲	MADAGASCAR PATH LIGHT, COPPER	AURORA HPL5	3.5 WATTS LOW VOLTAGE, LED	6
	SAGO DOWN LIGHT, COPPER	AURORA LHL1	2.5 WATTS LOW VOLTAGE, LED	5
	TRANSFORMER	250 WATT	12	

THIS LIGHTING PLAN IS A SCHEMATIC LAYOUT OF EXTERIOR ELECTRICAL IMPROVEMENTS. THE ELECTRICAL DESIGN SHALL BE PERFORMED BY LICENSED ELECTRICAL PROFESSIONALS USING THIS LAYOUT AS A GUIDE.

SUBMITTAL OF PLANS FOR ELECTRICAL PERMITS IS THE RESPONSIBILITY OF THE CONTRACTOR.

MADAGASCAR PATH LIGHT

SAGO DOWN LIGHT



SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS under 4' tall				
AC	ADENANTHOS CUNEATUS 'CORAL DRIFT'	NO COMMON NAME	5 GAL.	SLOPE
	ALOE GRASSY LASSIE	NO COMMON NAME	1 GAL.	PLANTER
	ALOE MUTABILIS	SMALL TORCH ALOE	1 GAL.	SLOPE
	ALOE STRIATA	CORAL ALOE	1 GAL.	PLANTER
	AGAVE ATTENUATA 'BLUE GLOW' 'BOUTINE BLUE'	FOXTAIL AGAVE	CUTTINGS	SLOPE PLANTER PLANTER
	BOUGAINVILLEA ROSENKA	PINK/CORAL BOUGAINVILLEA	5 GAL.	
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL.	PLANTER,
	CARISSA GRANDIFLORA TUTTLEI OR 'GREEN CARPET'	TUTTLE'S NATAL PLUM	5 GAL.	SEMI-SHADE SLOPE
	CLIVIA MINIATA	KAFIR LILY	1 GAL.	SHADE
	COTYLEDON ORBICULATA	PIG'S EARS	1 GAL.	PLANTER
	CYRTOMIUM FALCATUM	HOLLY FERN	1 GAL.	SHADE
	ECHEVERIA PROLIFICA SECUNDA	HEN AND CHICKS "	POTS "	PLANTER "
	GRAPTOPETALUM SP.	NO COMMON NAME	POTS	PLANTER
	LANTANA CAMARA DW.	DWARF YELLOW LANTANA	1 GAL.	PLANTER
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL.	
	MELALEUCA INCANA PROSTRATE FORM	GRAY HONEY MYRTLE PROSTRATE VAR.	5 GAL.	PLANTER SLOPE
	RUSCUS HYPOGLOSSUM	BUTCHER'S BROOM	1 GAL.	SHADE
	RUSSELIA EQUISETIFORMIS	CORAL ALOE	1 GAL.	PLANTER
	SANSEVIERIA SP	MOTHER-IN-LAW TONGUE	1 GAL.	SHADE
	SEDUM SP	STONECROP	1 GAL.	PLANTER

SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
VINES AND ESPALIERS				
GC	GREWIA CAFFRA	LAVENDER STAR FLOWER	5 GAL.	TRAIN TO WALL
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL.	TRAIN TO WALL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL.	TRAIN TO WALL
GROUND COVERS				
	ALOE CILIARIS	CLIMBING ALOE	CUTTINGS	
	BACCHARIS PILULARIS DW	PROSTRATE COYOTE BUSH Or other suitable biofiltration plants	FLATS	SLOPE
	CRASSULA MULTICAVA	GROUND COVER JADE	CUTINGS	SHADE
	DELOSPERMA NUBIGENUM	YELLOW ICEPLANT	FLATS	SLOPE
	DYMONDIA MARGARETAE	SILVER CARPET	FLATS	BETWEEN STEPPING STONES
	LANTANA SELLOWIANA	LOW LANTANA	FLATS	LAVENDER & WHITE
	MALEPHORA CROCEA	RED ICEPLANT	FLATS	SLOPE
	SEDUM CLAVATUM	TISCALATENGO GORGE SEDUM	POTS	PLANTER
	SENECIO SERPENS	BLUE ICEPLANT	POTS	PLANTERS, SLOPE
	ROSA	FLOWER CARPET ROSE	1 GAL.	AMBER & PINK

LANDSCAPE AREAS:

PLANTED AREAS ON PROPERTY 1,547 sq. ft.

LANDSCAPE OPEN SPACE 1,547 sq. ft.

BEACH 1,300 sq. ft.

ALL PLANTED AREAS TO BE PERMANENTLY AUTOMATICALLY IRRIGATED USING DRIP AND SPRAY EQUIPMENT. IRRIGATION TO BE MANAGED BY A WEATHER SENSITIVE CONTROLLER. PIPING TO BE BURIED EXCEPT FOR STEEP SLOPE CONDITIONS WHERE IT WILL BE ANCHORED ON GRADE.

LANDSCAPING FOR THE PROJECT SHALL BE DESIGNED TO COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND WITH THE GUIDELINES FOR IMPLEMENTATION OF THE WATER EFFICIENT LANDSCAPE ORDINANCE

EXISTING PLANT LEGEND

	BOTANICAL NAME	COMMON NAME	RECOMMEND	SPREAD X HT.
Trees			See fuel modification notes.	
EG	Eucalyptus globulus	blue gum	PRESERVE	25' X 40'
FB	Ficus Benjamina	banyon tree	Save	20' X 25'
ML	Melaleuca linariifolia	Narrow leaf paperbark	PRESERVE	20' x 20'
ME	Metrosideros excelsa	New Zealand Christmas Tree	Save	15' x 15'
MLa	Myoporum laetum	coast myoporum	Remove	
PC	Prunus caroliniana	Carolina cherry	Remove due to const.	
SN	Strelitzia nicolai	giant bird of paradise	Remove due to const.	
Shrubs				
AC	Acacia sp.	acacia	Remove	
AG	Agave Americana	century plant	Save and Relocate	5'x 5'
AA	Aloe arborescens	tree aloe	Save and Relocate	6' x 6'
CG	Carissa grandiflora	Natal plum	Save, prune or remove where noted.	6' x 5'
ES	Euphorbia sp.	ncn	Relocate as directed	4' x 4'
OS	Opuntia sp.	prickly pear	Save	8' X 8'
PT	Pittosporum tobira	mock orange	Prune	12' X 12'
TC	Tecomaria capensis	cape honeysuckle	Remove due to const.	
Small shrubs (under 4' tall) and groundcovers				
AS	Asparagus sprengerii	asparagus fern	Remove	
CE	Carpobrotus edulis	iceplant	Save	
CA	Crassula argentea	jade plant	Save	
G	Bermuda with Gazania	Grasses with Gazania	Remove	
MC	Malephora crocea	red iceplant	Save	

Save = Keep where feasible, can be replaced if needed.
PRESERVE = Use all approved measures to protect during construction.
Do not damage. Do not remove unless authorized by owner, landscape architect and city.

REVISIONS	BY
3-9-22	AC

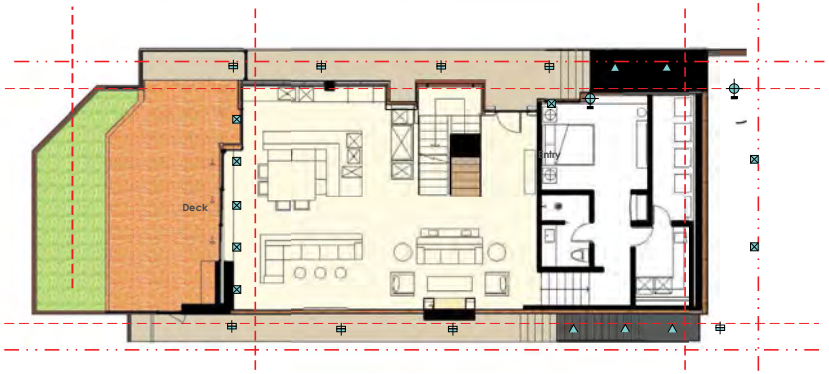
ANN CHRISTOPH
LANDSCAPE ARCHITECT · ASLA
California State License #1419
Fellow, American Society of Landscape Architects
31713 COAST HIGHWAY · SOUTH LAGUNA · CA · 92651
TEL (949) 499 3574 FAX (949) 499 1804

PRELIMINARY LANDSCAPE PLAN

GRAY RESIDENCE
1007 GAVIOTA
LAGUNA BEACH, CA 92651

DRAWN A.C.
CHECKED
DATE 1-19-22
SCALE 1/8" = 1'
JOB NO.
SHEET **L-1**
OF SHEETS

Second Floor Plan
SCALE: 1/8" = 1'-0"



First Floor Plan
SCALE: 1/8" = 1'-0"

Building Exterior Lighting Legend

SYMBOL	TYPE	MANUFACTURER	MODEL #	UNITS	WATTAGE	LUMENS
	EXTERIOR WALL LIGHT	AURORALIGHT	LWM250-C8-GTL CYRANOS	2	3 WATTS (CREE XLAMP LED 2700)	600/UNIT
	RECESSED DOWN LIGHT	AURORALIGHT	TAOS: HD11	12	2 WATTS (CREE XLAMP® HIGH INTENSITY (XP-L) LED 2700)	165/UNIT
	STEP LIGHT	AURORALIGHT	MERIDIAN-LED: LSW8	5	1.25 WATTS (CREE XLAMP® (XP-G) LED 2700)	130/UNIT
	PATHWAY LIGHT	AURORALIGHT	MAGLIO-LED: LMG1-AF	8	2.5 WATTS (CREE XLAMP® (XP-G) LED 2700)	305/UNIT

00 8' 16' 32'

lohrbach

31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:

No.	Date	Revision

Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

Sheet Title:
EXTERIOR BLDG. LIGHTING

Sheet No.:
L-2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
(solid line)	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4" MIN. SIZE. INSTALL PER TRENCH DETAIL.	728.7 L.F.	M/L2.3
(dashed line)	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"-1 1.5" SIZE. SIZE NOTED ON PLANS. INSTALL PER TRENCH DETAIL.	132.9 L.F.	M/L2.3

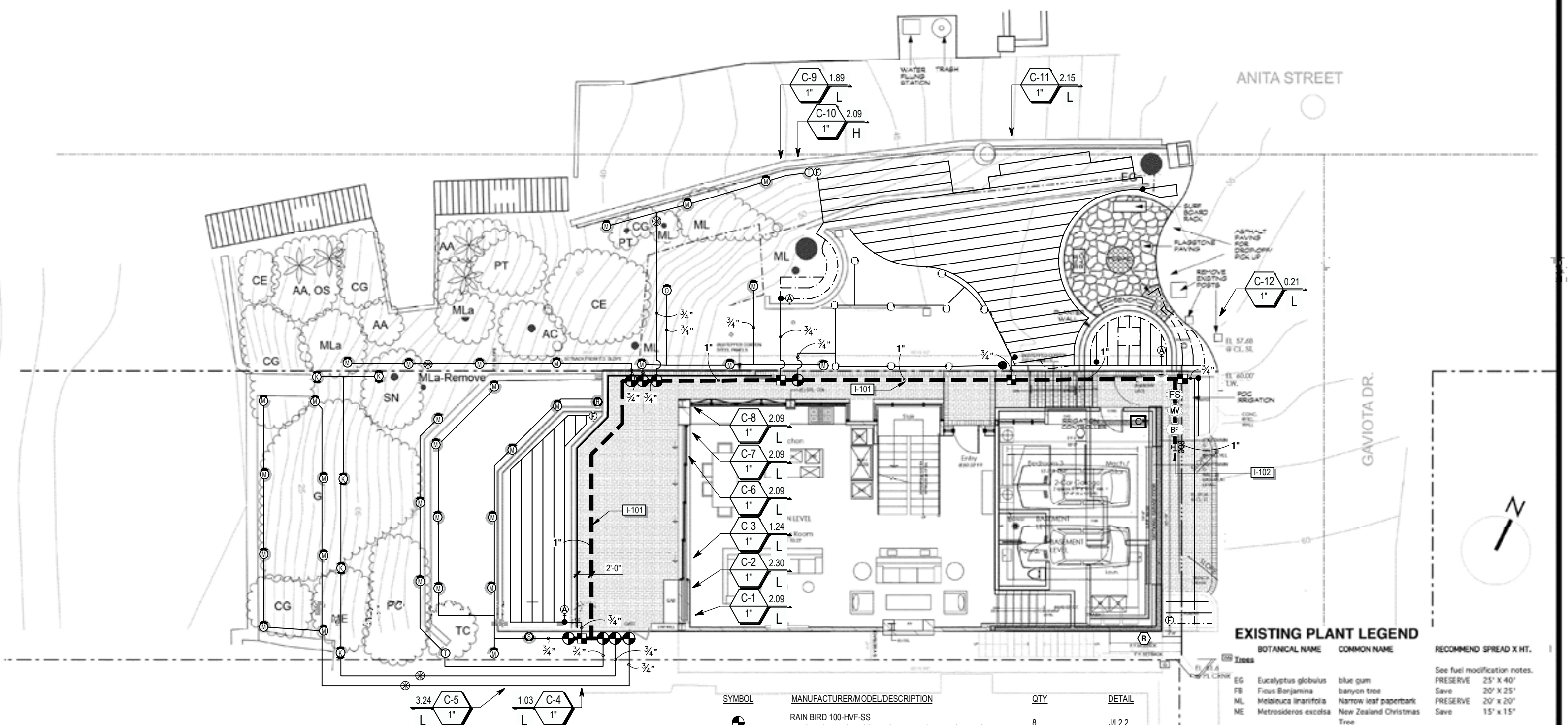
VALVE CALLOUT: # VALVE NUMBER; # VALVE FLOW; # HYDROZONE; # SF HYDROZONE SF; #" VALVE SIZE

SEE HYDROZONE PLAN FOR HYDROZONE TABLE AND EXPLANATION OF HYDROZONE NUMBERS. REFER TO THE WATER EFFICIENT LANDSCAPE WORKSHEET FOR WATER BUDGET CALCULATIONS.

IRRIGATION KEY NOTES

SYMBOL	IRRIGATION KEYNOTES DESCRIPTION
I-101	INSTALL MAINLINE 2`-0" OUTSIDE EDGE OF PAVEMENT.
I-102	POINT OF CONNECTION: TIE INTO HOME SERVICE LINE.

NOTE:
FOR IRRIGATION DETAILS, SEE SHEETS L2.2 AND L2.3
FOR IRRIGATION CALULCATIONS, SEE SHEET L2.3



IRRIGATION SCHEDULE PLAN

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
Q T H F	RAIN BIRD 1806 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	9	30	F/L2.2
4 6 8 10 12 15 18	RAIN BIRD 1806 ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	1	30	F/L2.2
T	HUNTER MP CORNER PROS-12-PRS30-CV SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS30 BODY.	2	30	F/L2.2
LST SST RST	HUNTER MP STRIP PROS-12-PRS30-CV SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	2	30	F/L2.2
M L O	HUNTER MP1000 PROS-12-PRS30-CV SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	32	30	F/L2.2
K G R	HUNTER MP2000 PROS-12-PRS30-CV SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	5	30	F/L2.2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.	4	N/L2.3
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM 12" BURIED PVC LATERAL TO 4" BURIED DRIP TUBING WITH RISER TO THE BELOW GRADE INSTALLATION.	6	A/L2.2
F	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	3	B/L2.2
A	RAIN BIRD ARV050 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6" DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	3	B/L2.2
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-06-18 XFS-CV SUB-SURFACE AND ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS.	1,192 S.F.	A/L2.2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD 100-HVF-SS ELECTRIC REMOTE CONTROL VALVE 1" WITH SLIP X SLIP CONFIGURATION. WITH FLOW CONTROL.	8	J/L2.2
	APOLLO VALVES 102TK1 NPT GATE VALVE, INLET SIZE 1", NON RISING STEM, PART NUMBER: 30-035-01K	1	D/L2.2
MV	GRISWOLD 2160H 1" 1" SOLENOID, NORMALLY OPEN MASTER VALVE. CAST IRON AND BRONZE MATERIAL. NPT END CONNECTION.	1	I/L2.2
	NETAFIM TLCV050M1-B IN LINE CHECK VALVE WITH 1/2" MALE PIPE THREAD. LARGE INLET OPENING, AND PREVENTS BACK FLOW OF WATER AND DRAINAGE OF THE SYSTEM INTO LOW AREAS. FLOW RATE: 0.9GPM TO 4.4GPM.	4	G/L2.2
BF	FEBCO 825YA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER	1	C/L2.2
C	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	K/L2.3
R	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	L/L2.3
FS	FLOMEC QS200-10 1" 1" INSERTION FLOWMETER, SCHEDULE 80 PVC HOUSING. 0.22-33 GPM RANGE, MAX. OPERATING PRESSURE 150PSI. 2-WIRE CONNECTOR W/ LED INDICATORS FOR POWER AND PULSE. STORAGE TEMPS -20 F TO +160 F.	1	H/L2.2
POC	POINT OF CONNECTION 1" VERIFY AVAILABLE PRESSURE	1	

EXISTING PLANT LEGEND

	BOTANICAL NAME	COMMON NAME	RECOMMEND	SPREAD X HT.
Trees				
			See fuel modification notes.	
EG	Eucalyptus globulus	blue gum	PRESERVE	25' X 40'
FB	Ficus Benjamina	banyon tree	Save	20' X 25'
ML	Melaleuca linarifolia	Narrow leaf paperbark	PRESERVE	20' x 20'
ME	Metrosideros excelsa	New Zealand Christmas Tree	Save	15' x 15'
MLa	Myoporum laetum	coast myoporum	Remove	
PC	Prunus caroliniana	Carolina cherry	Remove due to const.	
SN	Strelitzia nicolai	giant bird of paradise	Remove due to const.	
Shrubs				
AC	Acacia sp.	acacia	Remove	
AG	Agave Americana	century plant	Save and Relocate	5'x 5'
AA	Aloe arborescens	tree aloe	Save and Relocate	6' x 6'
CG	Carissa grandiflora	Natal plum	Save, prune or remove where noted.	6' x 5'
ES	Euphorbia sp.	ncn	Relocate as directed	4' x 4'
OS	Opuntia sp.	prickly pear	Save	8' X 8'
PT	Pittosporum tobira	mock orange	Prune	12' X 12'
TC	Tecomaria capensis	cape honeysuckle	Remove due to const.	
Small shrubs (under 4' tall) and groundcovers				
AS	Asparagus sprengerii	asparagus fern	Remove	
CE	Carpobrotus edulis	iceplant	Save	
CA	Crassula argentea	jade plant	Save	
G	Bermuda with Gazania	Grasses with Gazania	Remove	
MC	Malephora crocea	red iceplant	Save	

Save = Keep where feasible, can be replaced if needed.
PRESERVE = Use all approved measures to protect during construction.
Do not damage. Do not remove unless authorized by owner, landscape architect and city.

REVISIONS	BY
3-9-22	AC

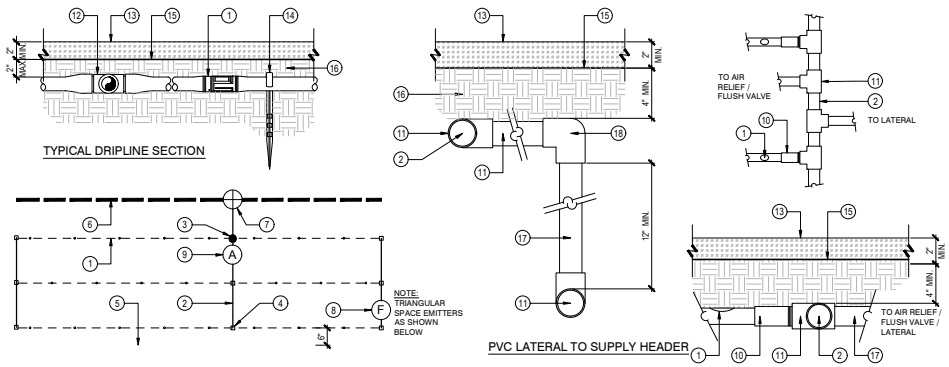
ANN CHRISTOPH
LANDSCAPE ARCHITECT • ASLA

REGISTERED LANDSCAPE ARCHITECT
ARTHUR D GUY III
2214
Signature 3/18/22
Date
EXP. 5/31/2022
STATE OF CALIFORNIA

IRRIGATION PLAN

GRAY RESIDENCE
1007 GAVIOTA
LAGUNA BEACH, CA 92651

DRAWN A.C.
CHECKED
DATE 1-19-22
SCALE 1/8" = 1'
JOB NO.
SHEET **L2.1**
OF # SHEETS



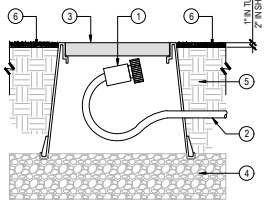
1. PRESSURE-COMPENSATING IN-LINE EMITTER TUBING: SEE LEGEND
2. PVC SUPPLY HEADER
3. PVC RISER FROM 12" LATERAL TO 4" SUPPLY HEADER
4. PIPE TRANSITION POINT FROM PVC HEADER TO EMITTER TUBING
5. CONCRETE CURB OR HARDSCAPE
6. PVC MAINLINE - SEE PLAN
7. XERIGATION CONTROL VALVE - SEE LEGEND
8. FLUSH VALVE AT LOW POINT OF SYSTEM - SEE LEGEND
9. AIR RELIEVE VALVE AT HIGH POINT OF SYSTEM - SEE LEGEND
10. ¼" COMP X ¾" MPT ADAPTER
11. SCH 40 PVC TEE (SxSxT)
12. BARB x BARB TEE
13. TOP OF MULCH (SEE SPECS)
14. TIE DOWN STAKE @ 6'-0" O.C. AND AT BENDS AND ENDS.
15. FINISHED GRADE
16. TOP SOIL COVER
17. PVC SCH 40
18. PVC SCH 40 ELBOW

A TYPICAL DRIP LINE SYSTEM LAYOUT
SCALE: N.T.S. PLAN VIEW / SECTION

PIPE TRANSITION FROM SUPPLY HEADER TO DRIP TUBING

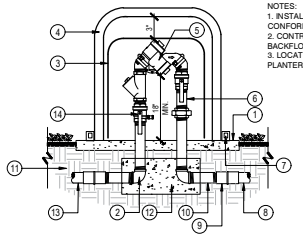
1. DRIPLINE FLUSH VALVE - SEE IRRIGATION LEGEND AND SPECIFICATION
2. 1/2" SCH. 40 UVR PVC LATERAL LINES INSTALLED ON FINISHED GRADE
3. RAIN BIRD VB-6RND.
4. PEA GRAVEL (3" THICK)
5. 90% COMPACTED SUB-GRADE
6. FINISH GRADE IN PLANTING AREAS

NOTE:
TEFLON TAPE ALL CONNECTIONS FLUSH CAP TO REMAIN IN PLACE UNLESS FLUSHING DRIP LATERAL LINES. A HOSE SHALL BE ATTACHED TO MHT MALE ADAPTER WHENEVER FLUSHING OF LINES IS PERFORMED TO PREVENT EROSION OF SLOPE MATERIALS.



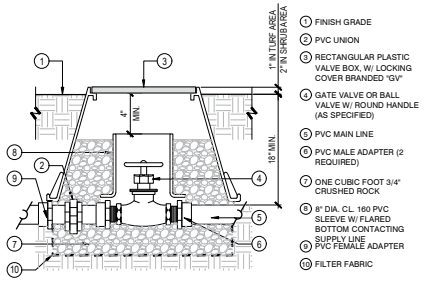
B DRIPLINE FLUSH VALVE
SCALE: N.T.S. SECTION

NOTES:
1. INSTALLATION MUST CONFORM TO LOCAL CODES
2. CONTRACTOR MUST PROVIDE BACKFLOW CERTIFICATION
3. LOCATE BACKFLOW IN PLANTER WHERE POSSIBLE



1. 4" THICK CONCRETE PAD SET 2" ABOVE GRADE
2. BRASS ELL 90
3. POLAR BEAR COVER (IF SPECIFIED)
4. ENCLOSURE PER LEGEND & SPECS
5. BACKFLOW PREVENTER PER LEGEND & SPECS
6. BRASS NIPPLE LINE SIZE TYPICAL
7. HASP W/ MASTER #2526 PADLOCK
8. SCH 80 PVC TO MASTER VALVE
9. SCH 80 FEMALE ADAPTER
10. BRASS NIPPLE
11. NATIVE SOIL COMPACTED TO ORIGINAL DENSITY
12. 2' X 1'-2" X 24" CONCRETE THRUST BLOCKS
13. SCH 80 PVC TO METER
14. BALL VALVE

C REDUCED PRESSURE ASSEMBLY (1/2" - 2")
SCALE: N.T.S. VIEW

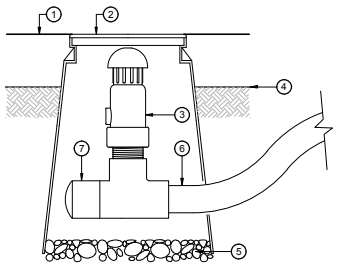


1. FINISH GRADE
2. PVC UNION
3. RECTANGULAR PLASTIC VALVE BOX, W/ LOCKING COVER BRANDED "GV"
4. GATE VALVE OR BALL VALVE W/ ROUND HANDLE (AS SPECIFIED)
5. PVC MAIN LINE
6. PVC MALE ADAPTER (2 REQUIRED)
7. ONE CUBIC FOOT 3/4" CRUSHED ROCK
8. 8" DIA. CL. 160 PVC SLEEVE W/ FLARED BOTTOM CONTACTING SUPPLY LINE
9. PVC FEMALE ADAPTER
10. FILTER FABRIC

NOTE:
INSTALL VALVE BOX SO THAT TOP OF COVER IS 2" ABOVE FINISH GRADE IN GROUND COVER AREAS AND ½" IN TURF AREAS

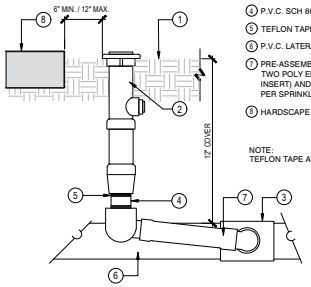
D BALL OR GATE VALVE - 2 1/2" OR LESS
SCALE: N.T.S. SECTION

1. TOP OF MULCH
2. 6" ROUND VALVE BOX: RAINBIRD VB-6RND OR EQUAL
3. RAINBIRD AIR RELIEF VALVE KIT OR EQUAL
4. FINISH GRADE
5. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
6. 1/2" POLY PIPE
7. BUILT-IN FLUSH CAP



E AIR RELIEF
SCALE: N.T.S. VIEW

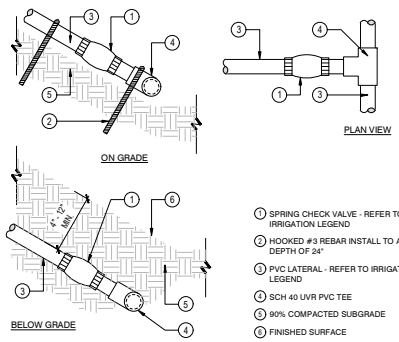
NOTE:
CONTRACTOR MAY USE PRE-FABRICATED TRIPLE SWING JOINT ASSEMBLY AS APPROVED BY THE LANDSCAPE ARCHITECT



1. FINISH GRADE
2. POP-UP SPRAY HEAD
3. SCH 40 P.V.C. S x S x T FITTING LATERAL x SPRINKLER INLET SIZE
4. P.V.C. SCH 80 NIPPLE
5. TEFLON TAPE THREADS
6. P.V.C. LATERAL
7. PRE-ASSEMBLED SWING JOINT WITH TWO POLY ELLS (THREADED x INSERT) AND 6" POLY TUBING. SIZE PER SPRINKLER OUTLET.
8. HARDSCAPE

NOTE:
TEFLON TAPE ALL CONNECTIONS

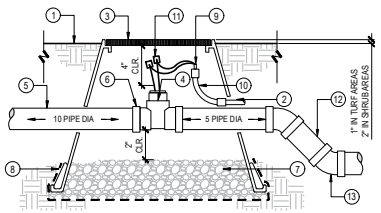
F LAWN / SHRUB POP-UP (TRIPLE SWING JOINT)
SCALE: N.T.S. SECTION



1. SPRING CHECK VALVE - REFER TO IRRIGATION LEGEND
2. HOOKED #3 REBAR INSTALL TO A DEPTH OF 24"
3. PVC LATERAL - REFER TO IRRIGATION LEGEND
4. SCH 40 UVR PVC TEE
5. 90% COMPACTED SUBGRADE
6. FINISHED SURFACE

G SPRING CHECK VALVE
SCALE: 3" = 1'-0" SECTION

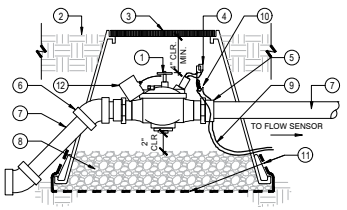
1. FINISH GRADE
2. 1" ELECTRICAL CONDUIT & SWEEP ELLS
3. PLASTIC VALVE BOX, W/ LOCKING COVER. HEAT BRAND "FS" ONTO COVER
4. FLOW SENSOR - SEE LEGEND FOR SPECIFICATIONS
5. PVC MAIN LINE TO MASTER VALVE. LENGTH PER SPECS AND PLAN.
6. PVC MALE ADAPTER (2 REQ.)
7. TWO CUBIC FOOT ¾" CRUSHED ROCK
8. FILTER FABRIC
9. BELDEN #9883 CABLE (SENSOR LEADS TO DATA RECORDER)
10. CONDUIT BUSHING
11. 3M DBY-6 DIRECT BURY SPLICE KIT W/ SKOTCHLOK SPRING CONNECTORS
12. PVC MAINLINE PIPE PER SPECIFICATION
13. PVC SCH. 80 - 45° ELL- (2) REQUIRED



H FLOW SENSOR TO MASTER VALVE
SCALE: N.T.S. SECTION

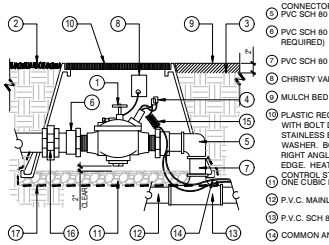
1. MASTER CONTROL VALVE
2. FINISH GRADE
3. JUMBO PLASTIC VALVE BOX - W/ LOCKING COVER BRANDED 'MV' ON COVER
4. 3m DBY-6' ELECTRICAL CONNECTORS
5. PVC MALE ADAPTER - (2) REQ.
6. PVC SCH. 80 - 45° ELL - (2) REQ.
7. SCH 80 SUPPLY LINE SECTION
8. 1-1/2 CUBIC FT. CRUSHED ROCK
9. COMMON & CONTROL WIRES BACK TO CONTROLLER IN CONDUIT (LMD ONLY)
10. 24" MIN. EXPANSION LOOP
11. FILTER FABRIC
12. CHRISTY ID TAG (ID-MAX-P-2-RC-006)

NOTE: DO NOT CUT ADDITIONAL HOLES IN BOX.



I MASTER VALVE TO FLOW SENSOR
SCALE: N.T.S. SECTION

1. CONTROL VALVE
2. FINISH GRADE OF TURF
3. FINISH GRADE OF SHRUB AREA
4. 3M DBY-6 DIRECT BURY SPLICE KIT W/ SCOTCHLOK SPRING CONNECTORS
5. PVC SCH 80 ELL
6. PVC SCH 80 MAIL ADAPTER (TWO REQUIRED)
7. PVC SCH 80 NIPPLE
8. CHRISTY VALVE SEQUENCE TAG
9. MULCH BED
10. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "RCV" AND CONTROL STATION # ONTO LID
11. ONE CUBIC FT. CRUSHED ROCK
12. P.V.C. MAINLINE
13. P.V.C. SCH 80 TEE
14. COMMON AND CONTROL WIRES
15. 24" MIN. EXPANSION LOOP
16. SCH 80 UNION (SxS)
17. FILTER FABRIC



J REMOTE CONTROL VALVE
SCALE: N.T.S SECTION

REVISIONS	BY
3-9-22	AC

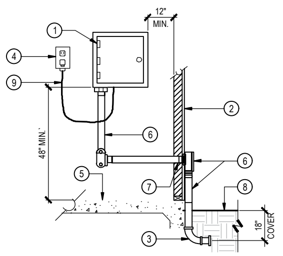
ANN CHRISTOPH
LANDSCAPE ARCHITECT

REGISTERED LANDSCAPE ARCHITECT
ANTHONY D. GIA
2214
Signature 3/18/22
Date
Exp. 6/31/2023
STATE OF CALIFORNIA

IRRIGATION PLAN

GRAY RESIDENCE
1007 GAVIOTA
LAGUNA BEACH, CA 92651

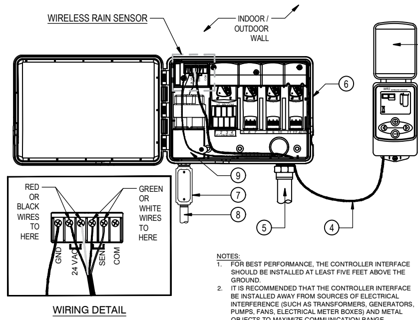
DRAWN A.C.
CHECKED
DATE 1-19-22
SCALE 1/8" = 1'
JOB NO.
SHEET L2.2
OF # SHEETS



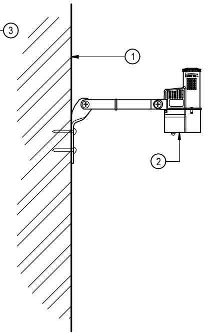
1. CONTROLLER - REFER TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR MOUNTING. SEE LEGEND FOR MODEL NUMBER
2. BUILDING WALL
3. PVC SCH 80 SWEEP ELL
4. 120 VAC POWER PROVIDED BY OTHERS
5. FINISH FLOOR
6. 1" SCH 80 UVR-PVC CONDUIT / JUNCTION BOX FOR VALVE WIRING
7. PROVIDE SILICON WATERPROOF SEAL AT PIPE PENETRATION
8. FINISH GRADE
9. 120 VAC 60Hz TRANSFORMER (OUTPUT 24 VAC, .75 A) W/ POWER CORD TO CONTROLLER

NOTE:
INSTALL RAIN SHUT-OFF TRANSMITTER AT THE TOP CORNER EAVE ABOVE GARAGE DOOR CLOSEST TO THE WALL OF CONTROLLER. KEEP CLEAR FROM OVERHEAD OBJECTS, PER MFR. RECOMMENDATIONS.

(K) INTERIOR WALL MOUNT CONTROLLER
SCALE: N.T.S. SECTION / ELEVATION



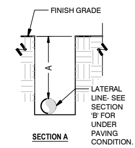
NOTES:
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.



1. EXTERIOR WALL (SEE NOTE BELOW)
2. WIRELESS RAIN SENSOR
3. WIRELESS SENSOR CONTROLLER INTERFACE
4. CABLE HARNESS FOR CONTROLLER INTERFACE - (30" MAXIMUM)
5. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS FOR VALVE WIRES
6. INDOOR / OUTDOOR CONTROLLER PER IRRIGATION LEGEND
7. JUNCTION BOX
8. 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY
9. GROUNDING WIRE TO GROUNDING GRID

WALL MOUNTING NOTE:
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 300' FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.

(L) WIRELESS RAIN SENSOR
SCALE: NTS VIEW / ELEVATION



SECTION A

LATERAL PIPES	
DIMENSION	A
ALL HEADS (UNLESS OTHERWISE SPEC'D)	12"

SECTION B

MAIN LINE & CONTROL WIRES UNDER PAVING		
DIMENSION	A	B
	24"	4"

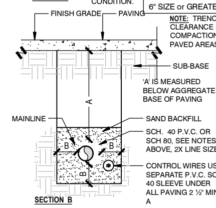
SECTION C

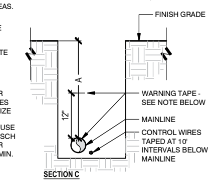
MAIN LINE AND CONTROL WIRES IN AVERAGE SOIL CONDITIONS	
DIMENSION (PIPE)	A
UP TO 2 1/2" SIZE	18"
3" - 5-1/2" SIZE	24"
6" SIZE or GREATER	24"

SLEEVES UNDER ROADS / PAVING:
6" DIA OR LESS 36" COVER
GREATER THAN 6" 48" COVER
SCH 80 PVC

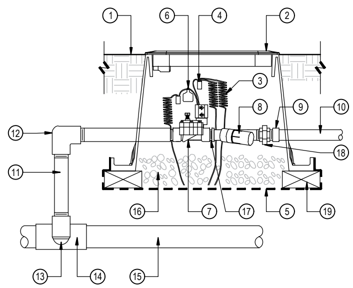
SLEEVES UNDER PAVING (NON-ROAD)
LESS THAN 3" DIA. 18" COVER
3" - 5 1/2" 24" COVER
6" OR GREATER 36" COVER
SCH 40 PVC

NOTE: TRENCHES TO BE WIDE ENOUGH TO ALLOW 4" MIN. HORIZONTAL CLEARANCE BETWEEN PARALLEL PIPES. COMPACT TRENCH BACKFILL TO COMPACTION SAME AS ADJACENT AREAS AND TO 90% COMPACTION IN PAVED AREAS.





(M) PIPE SLEEVING AND TRENCHING
SCALE: N.T.S. SECTION



1. FINISH GRADE / TOP OF MULCH
2. VALVE BOX WITH COVER: JUMBO SIZE HEAT BRAND 'RCV' AND CONTROLLER STATION # ONTO LID.
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION
5. FILTER FABRIC
6. CHRISTY ID TAG
7. REMOTE CONTROL VALVE (INCLUDED ON CONTROL ZONE KIT) SEE PLAN FOR SIZE.
8. PRESSURE REGULATING QUICK FILTER (INCLUDED IN CONTROL ZONE KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE (TO SYSTEM)
11. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN)
12. PVC SCH 80 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 80 ELL
14. PVC SCH 80 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MIN. DEPTH OF 3/4-INCH WASHED GRAVEL
17. 1" X 3/4" REDUCING COUPLING
18. PVC UNION
19. BRICK (1 OF 4)

(N) XERIGATION CONTROL ZONE KIT - LOW FLOW
SCALE: N.T.S. SECTION

VALVE		
C-1	404	SPRAY
C-2	269	SPRAY
C-3	240	SPRAY
C-4	232	DRIPLINE
C-5	436	SPRAY
C-6	401	SPRAY
C-7	224	SPRAY
C-8	221	SPRAY
C-9	424	DRIPLINE
C-10	322	SPRAY
C-11	557	DRIPLINE
C-12	55	DRIPLINE
TOTAL	3743	
TOTAL SPRAY	2517	
TOTAL DRIPLINE	1268	

WATER EFFICIENT LANDSCAPE WORKSHEET Project: ***Gray Residence***

REFERENCE EVAPORATION (Eto): **50.1** ETAF: **0.55** POINT OF CONNECTION # **C**

Hydrozone # / Planting Description *	Plant Factor (PF)	Irrigation Method **	Irrigation Efficiency (IE) ***	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
A / LOW SHRUB	**0.2**	**DRIP**	**0.81**	0.25	**1,268**	313	9,725
B / MED SHRUB	**0.5**	**DRIP**	**0.81**	[illegible]	**0**	0	[illegible]
C/ LOW TREE	**0.5**	**BUBBLER**	**0.8**	0.63	**0**	0	0
D/ MED TREE	**0.2**	**BUBBLER**	**0.8**	0.25	**0**	0	0
E/ HIGH TURF	**0.8**	**ROTARY SPRAY**	**0.75**	1.07	**232**	247	7,687
				Totals	1,500	561	17,412
					(A)	(B)	
Special Landscape Areas							
turf				1	**5,732**	5,732	178,047
N/A				1	**0**	0	0
N/A				1	**0**	0	0
				TOTALS	5,732	5,732	178,047
					(C)	(D)	
						ETWU Total	17,412
					Maximum Allowed Water Allowance		203,674

* Hydrozone # / Planting Description E.g
1) Front Lawn
2) Low Water use Plantings
3) Medium Water use Planting

** Irrigation Method
Overhead Spray or Drip

*** Irrigation
0.75 for Spray
0.81 for Drip

Formulas Used:
MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)+((1-ETAF) x SLA)]
Where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential

**** ETWU (Annual Gallons Required) Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor that converts acreinches per acre per year to gallons per square foot peryear.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	(B)	561
Total Area	(A)	1,500
Average ETAF	B ÷ A	0.37

All Landscape Areas		
Total ETAF x Area	(B+D)	6,293
Total Area	(A+C)	7,232
Sitewide ETAF	(B+D) ÷ (A+C)	0.87

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION NOTES:

MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE PIPE TO BE SLEEVED OR AS INDICATED ON THE DRAWINGS. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.

LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.

PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE SAID TIME OF REJECTION.

FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.

120 V.A.C. ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.

SPRINKLER HEADS SHALL BE PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.

IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ITEMS DAMAGED BY WORK. SHALL ALSO COORDINATE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.

DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

ADV (ANTI-DRAIN VALVES) UNITS AS SHOWN IN THE DETAILS ARE FOR TYPICAL INSTALLATION ONLY AND MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION THE CONTRACTOR SHALL VERIFY WITH THE ON-SITE GRADES. IF THERE IS AN ELEVATION DIFFERENCE OF 24" OR MORE BETWEEN THE HIGHEST HEAD AND THE LOWEST HEAD ON A SYSTEM, THE ADV'S SHALL BE INSTALLED PER THE DETAIL. NO LOW HEAD DRAINAGE ALLOWED

CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT WITH ANY WORK UNDER THIS CONTRACT.

THE CONTRACTOR SHALL CARRY ALL WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY THE OWNER.

INSTALL ALL EQUIPMENT AND MATERIALS AS SHOWN ON THE DRAWINGS AND PER THE SPECIFICATIONS.

PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND COORDINATE ALL INSPECTIONS

EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO ANY UTILITIES.

THE CONTRACTOR SHALL PROTECT WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT THEIR EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER.

THIS SYSTEM DESIGN IS BASED ON THE REGULATED OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION.

THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH.

PRESSURE LINES SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR TWO HOURS AND SHALL BE PROVEN WATER TIGHT.

IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

MATERIALS AND EQUIPMENT SHALL CONFORM TO APPLICABLE STATE OF CALIFORNIA AND LOCAL CODES.

REVISIONS	BY
3-9-22	AC

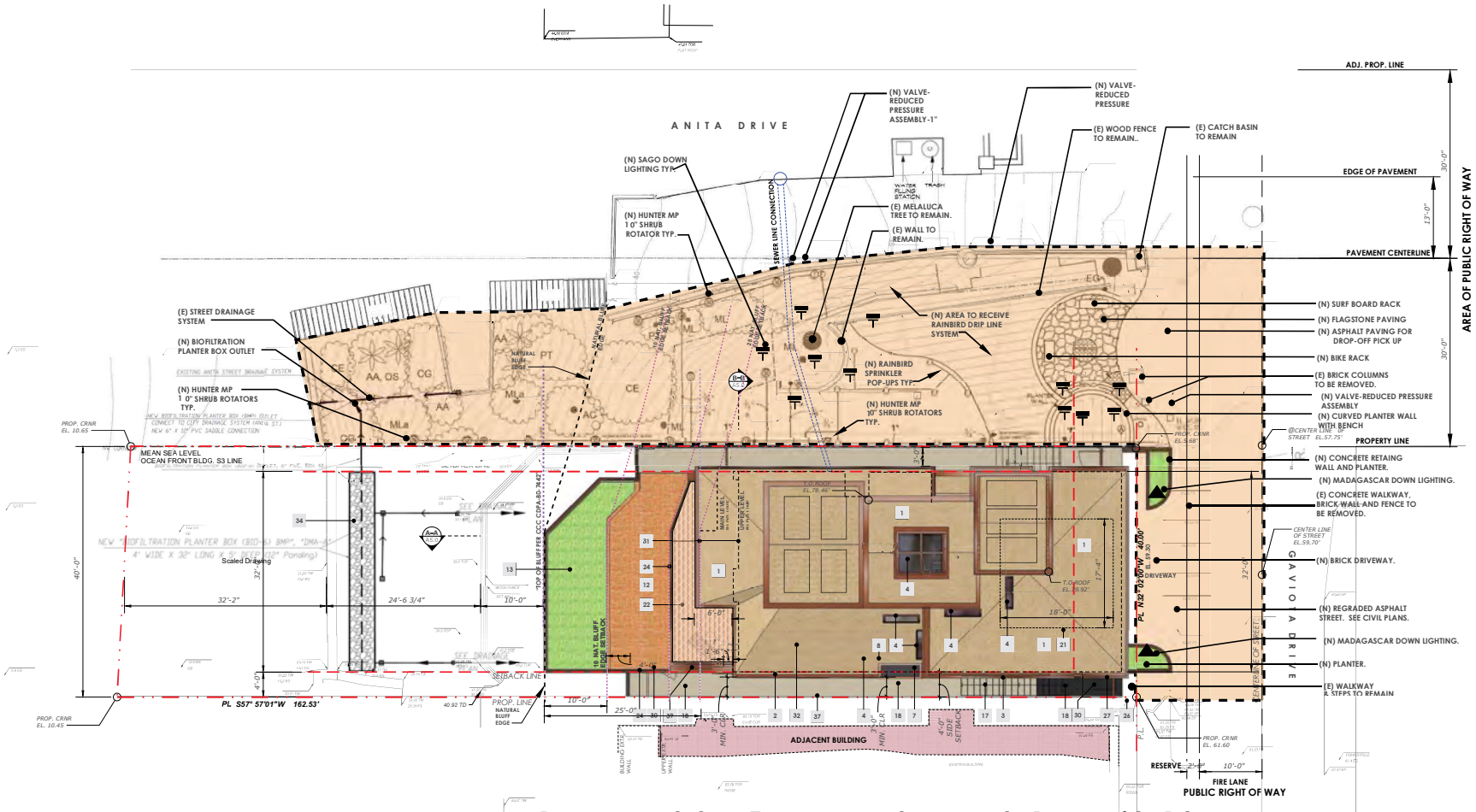
ANN CHRISTOPH
LANDSCAPE ARCHITECT ASLA

REGISTERED LANDSCAPE ARCHITECT
ARTHUR D GUY III
2214
Signature 3/18/22
Date
EXP. 5/31/2022
STATE OF CALIFORNIA

IRRIGATION PLAN

GRAY RESIDENCE
1007 GAVIOTA
LAGUNA BEACH, CA 92651

DRAWN A.C.
CHECKED
DATE 1-19-22
SCALE 1/8" = 1'
JOB NO.
SHEET
L2.3
OF # SHEETS



Revocable Encroachment Permit Plan

SCALE: 1/16" = 1'-0"

Site-Roof Plan Keynotes

1.	LOW SLOPE CLASS 'A' ROOF W/WATER PROOF MEMBRANE BY 'MFR'. ICC-ER XXXX
2.	ROOF LINE
3.	COPPER GUTTER
4.	SKYLIGHT
5.	EQUIPMENT ENCLOSURE
6.	DRAINAGE RIDGE
7.	CHIMNEY WITH DIRECT VENT GAS FIREPLACE WITH 'CLASS A' VERTICAL FLUE. CHIMNEY TO BE 6 FT. MAX. IN LENGTH AND 12" MAX. INTO THE SIDE SETBACK.
8.	CRICKET
9.	HVAC DUCT ENCLOSURE
10.	AC CONDENSERS
11.	DRAIN TO EXTERIOR WALL
12.	(E)PATIO BELOW
13.	PLANTER AREA BELOW
14.	EQUIPMENT ENCLOSURE METAL SCREENED COVER
15.	NOT USED.
16.	EQUIPMENT ACCESS GATE
17.	MINIMUM 3 FT. WIDE STAIRS OF A NON-CUMBUSTIBLE CONSTRUCTION AND IN COMPLIANCE WITH CBC CHAPTER 10 REQUIREMENTS AND TO BE OF IMPERVIOUS MATL.
18.	MINIMUM 3 FT. WIDE ALL WEATHER PATH FOR FD ACCESS AREAS SHALL NOT HAVE A SLOPE EXCEEDING 10% AND TO BE OF IMPERVIOUS MATERIAL.
19.	(E) 6" ASPHALT BURM @ ENTRANCE OF DRIVEWAY AREA.
20.	(N) BIOFILTRATION PLANTER BOX - SEE CIVIL PLANS.
21.	LINE OF REQUIRED 2 PARKING SPACES-17'-4" W x 18'-0" L.
22.	CANTILEVERED DECK BELOW.
23.	TRASH AREA IN GARAGE.
24.	GLASS RAILING OVER 12" PARAPET WALL
25.	WATER MAIN.
26.	GAS UTILITY.
27.	ELECTRIC METER AND PANEL.
28.	(E) 4' HIGH BRICK WALL.
29.	(E) STEPS TO BE REMOVED.
30.	SIDE YARD GATE.
31.	BUILDING EXTERIOR WALL.
32.	FUTURE SOLAR PANEL LOCATION.
33.	(E)6" ASPHALT BURM @ ENTRY TO DRIVEWAY TO REMAIN.
34.	(N)BIO-FILTRATION PLANTER BOX - SEE CIVIL PLANS.
35.	(E) TREE TO REMAIN.
36.	(E) FENCE TO REMAIN.
37.	(N) 3/8" THK. COR-TEN STEEL PROP. LINE WALL.
38.	4' MAX. HT. DRIVEWAY ENTRY COLUMN.
39.	GLASS RAILING OVER 6" BASE.
40.	GLASS RAILING OVER 30" WALL.

NOTE:

1. UNDERGROUND ALL UTILITIES TO NEAREST POLE.
2. STAGING OF ONSITE CONSTRUCTION IS NOT ALLOWED ON THE PROJECT FRONTAGE. ALL STAGING HAS TO BE OUTSIDE OF THE PUBLIC RIGHT OF WAY.

Legend

- AREA OF PUBLIC RIGHT OF WAY
- SAGO DOWN LIGHT
- MADAGASCAR PATH WAY LIGHT
- SPRINKLER HEAD

00 8' 16' 32'

lohrbach
31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

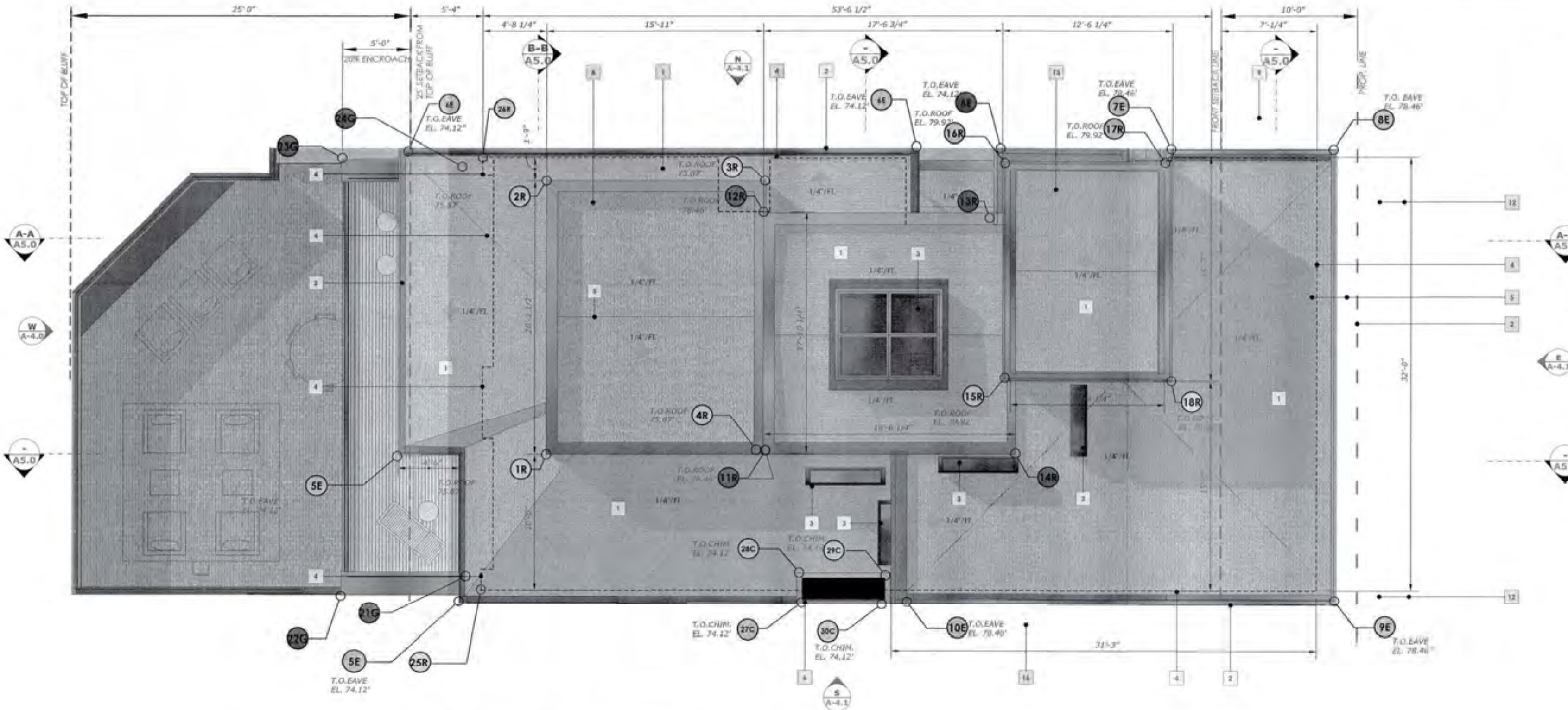
Revisions:

No.	Date	Revision
1		
2		
3		

Date: 03.21.22
Job No.:
Planning Submittal: ZONING-REV. 03.21.22

Sheet Title: REVOCABLE ENCROACHMENT PERMIT PLAN

Sheet No.: REP-1



Staking Plan

SCALE: 1/8 = 1'-0"

STAKING PLAN TABLE

STORY POLE CONSTRUCTION NOTES
TABLE DATE: 1-25-2022
SITE ADDRESS: 1007 GAVIOTA DR., LAGUNA BEACH, CA
DATUM POINT: EL. 53.22.'
DATUM POINT DESIGNATED AS EXISTING T.O.SLAB.
SURVEYOR OR ENGINEER: Viktor Meum

POLE #	DESCRIPTION	HUB ELEV.	POLE ELEV.	ELEVATION
1R	T.O. ROOF	62.75	13.12	75.87
2R	T.O. ROOF	62.76	13.11	75.87
3R	T.O. ROOF	70.05	5.82	75.87
4R	T.O. ROOF	69.96	5.91	75.87
5E	T.O. EAVE	52.71 52.71	21.41 21.41	74.12
6E	T.O. EAVE	52.61 71.62 70.25	21.51 2.50 3.87	74.12
7E	T.O. EAVE	70.48	7.98	78.46
8E	T.O. EAVE	70.39	8.07	78.46
9E	T.O. EAVE	70.06	8.40	78.46
10E	T.O.EAVE	71.96	6.50	78.46
11R	T.O.ROOF	70.06	8.40	78.46
12R	T.O.ROOF	69.99	8.47	78.46
13R	T.O.ROOF	71.60	6.86	78.46
14R	T.O.ROOF	71.03	7.43	78.46
15R	T.O.ROOF	71.59	8.33	79.92
16R	T.O.ROOF	73.70	6.22	79.92
17R	T.O.ROOF	70.41	9.51	79.92
18R	T.O.ROOF	70.79	9.13	79.92
19C	NOT USED			
20C	NOT USED			
21G	T.O.GUARDRAIL	56.00	10.72	66.72
22G	T.O.GUARDRAIL	51.80	14.92	66.72
23G	T.O.GUARDRAIL	52.36	14.36	66.72
24G	T.O.GUARDRAIL	52.70	14.02	66.72
25R	T.O.ROOF	60.54	13.58	74.12
26R	T.O.ROOF	62.64	11.48	74.12
27C	T.O. CHIM	70.91	3.21	74.12
28C	T.O. CHIM	70.83	3.29	74.12
29C	T.O. CHIM	72.45	1.67	74.12
30C	T.O. CHIM	72.49	1.63	74.12

STAKING ELEVATION LEGEND

- (XXX, dark) ORIGINAL STAKING ELEVATION POINT
- (XXX) NEW STAKING ELEVATION POINTS

NOTE:

I HEREBY CERTIFY THAT THE STORY POLES LOCATED ON THE SITE PLAN ABOVE WERE CONSTRUCTED UNDER MY SUPERVISION AND SURVEY, AND TEH STORY POLES ARE IN CONFORMANCE WITH THE DESIGN, HEIGHT AND LOCATION AS SHOWN ON THE APPROVED STAKING PLAN. I FURTHER CERTIFY THE THE ATTACHED TABLE IDENTIFYING 1) THE STORY POLE NUMBER, 2) ELEVATIONS OF THE OFFSET HUBS IS TRUE AND CORRECT. I ACKNOWLEDGE AND UNDERSTAND THE THE REQUIRED PROJECT STAKING IS THE PURPOSE OF INFORMING THE OWNER, ARCHITECT, DESIGNER, CITY STAFF, DESIGN REVIEW AUTHORITY AND THE PUBLIC AS THE ACCURATE LOCATION AND EXTERIOR DIMENSIONS OF THE PROPOSED STRUCTURE OF ADDITION.

[signature]
Signature of Registered Land Surveyor or Civil Engineer

Viktor Meum
Name (printed or typed)

PLS 8682 (Exp. 12-31-2023)
Licencse No. / Expiration Date

1-25-2022
Date

SIGN & STAMP BELOW

PROFESSIONAL LAND SURVEYOR
VIKTOR P. MEUM
NO. 8682
STATE OF CALIFORNIA

IF STANDARD SURVEY HUBS ARE NOT FEASIBLE BECAUSE OF THE EXISTENCE OF ROCKS OR EXISTING STRUCTURAL IMPROVEMENTS, THEN THE SURVEYOR OR ENGINEER MAY USE AN ALTERNATIVE METHOD OF ESTABLISHING HORIZONTAL AND VERTICLE CONTROL FOR STORY POLES THAT CAN BE OBSERVED IN THE FIELD. THE SURVEYOR OR ENGINEER SHALL DESCRIBE THE CONTROL METHOD USED DIRECTLY ON THE FULL SIZE ROOF PLAN. SUCH ALTERNATIVE METHODS MAY INCLUDE PAINTED MARKINGS OR NAIL WITH INFORMATION TAGS ATTACHED.

NOTE:
STORY POLES SHALL BE STRUNG AND CONNECTED WITH RIBBON OR STRING TO DEPICT BUILDING OUTLINE

Roof Plan Keynotes

1. CLASS 'A' ROOF WATER PROOF MEMBRANE BY 'MFR', ICC-ES XXXX
2. COPPER GUTTER
3. SKYLIGHT
4. BUILDING EXTERIOR WALL LINE
5. DRAINAGE RIDGE
6. CHIMNEY
7. CRICKET
8. HVAC DUCT ENCLOSURE
9. AC CONDENSERS
10. DRAIN TO EXTERIOR WALL
11. DECK BELOW
12. PLANTER AREA BELOW
13. EQUIPMENT ENCLOSURE METAL SCREENED COVER
14. NOT USED
15. CHIMNEY- 6 FT. MAX. IN LENGTH AND 12" MAX. INTO THE SIDE SETBACK
16. EQUIPMENT ACCESS GATE
17. MINIMUM 3 FT. WIDE STAIRS OF A NON-COMBUSTIBLE CONSTRUCTION AND IN COMPLIANCE WITH CBC CHAPTER 10 REQUIREMENTS AND TO BE OF IMPERVIOUS MAT'L
18. MINIMUM 3 FT. WIDE ALL WEATHER PATH [illegible] ACCESS AREAS SHALL NOT HAVE A SLOPE EXCEEDING 10% AND TO BE OF IMPERVIOUS MATERIAL

lohrbach

31742 SOUTH COAST HIGHWAY
LAGUNA BEACH CA 92651
TEL 949-307-0002

Seal / Signature:

Mike and Lori Gray Residence
1007 Gaviota Drive
Laguna Beach California 92651

Revisions:

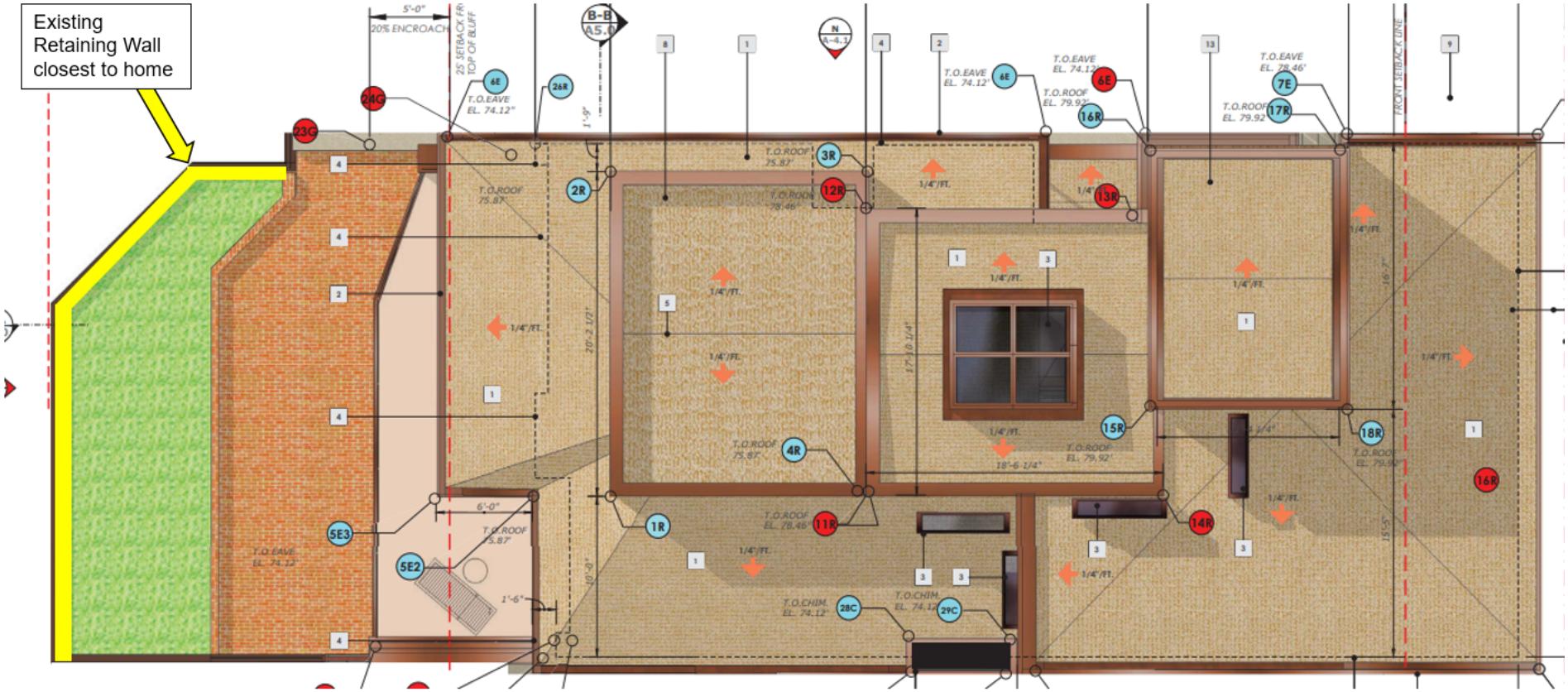
No.	Date	Revision
△		
△		
△		
△		

Date: 01.19.22
Job No.:
Planning Submittal: ZONING-REV. 01.19.22

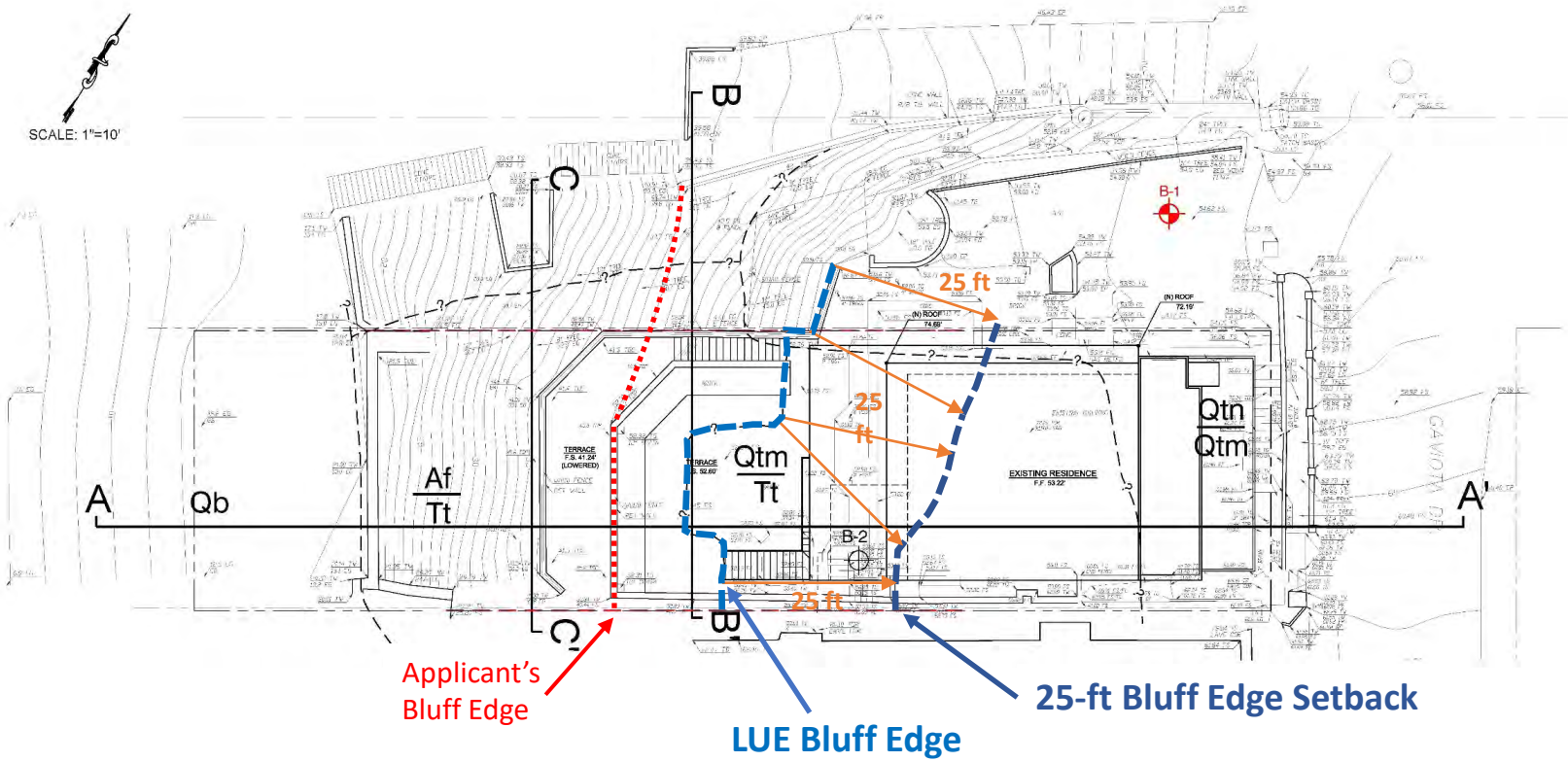
Sheet Title:
STAKING PLAN

Sheet No.:
A1.1

(Toal Engineering JN 21200)


Existing
Retaining Wall
closest to home

Site Plan with Bluff Edge and Setback Locations



(modified from Ref. 12)

CALIFORNIA COASTAL COMMISSION
455 MARKET STREET, SUITE 228
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400

March 30, 2023

REVISED BLUFF EDGE & GEOLOGIC REVIEW MEMORANDUM

To: Bailey Warren, Coastal Program Analyst

From: Joseph Street, Ph.D., P.G., Staff Geologist

Re: 1007 Gaviota Dr., Laguna Beach (Gray Residence)
Appeal No. A-5-LGB-22-0025

This memorandum is an update to the review memo included as Exhibit 5 to the previously published staff recommendation on this appeal, both dated February 24, 2023. The current memo reviews new information provided by the applicant and recovered from City and Commission records, and revises several of the conclusions reached in my earlier review. However, my recommendation as to the location of the bluff edge remains unchanged.

The purpose of this memorandum is to (a) determine the position of the bluff edge, consistent with the City of Laguna Beach Local Coastal Program (LCP) definition, on the subject property; and (b) evaluate the bluff top setback necessary to ensure the stability of the new development over its economic life without reliance on shoreline protection. To this end, I have reviewed the following documents provided by the applicant or otherwise directly addressing conditions on the site:

1) Geofirm, Inc. and E. J. Miller, Inc., 1980, “Limited Geotechnical Investigation, Slope Instability and Remedial Design Recommendations, 1021 and 1031 Gaviota Street, Laguna Beach, California”, May 30, 1980, signed by H. Lawrence and E. J. Miller.
2) E. J. Miller, Inc., 1980, “Proposed Design Scheme for Stabilizing the Failed Slope on the Seaward Side of the Residence at 1007 Gaviota Drive, Laguna Beach, California”, October 23, 1980, signed by E. J. Miller.
3) E. J. Miller, Inc., 1981, “Final Report of Observations and Tests during Repair of the Slope on the Seaward Side of the Residence at 1007 Gaviota Drive, Laguna Beach, California”, May 19, 1981, signed by E. J. Miller.
4) Geofirm, Inc., 2015, “Geotechnical Bluff Top Evaluation, 1007 Gaviota Dr., Laguna Beach, California”, May 8, 2015, signed by H. H. Richter and K. A. Trigg.
5) Geofirm, Inc., 2016, “Preliminary Geotechnical Investigation For Residence Remodel and Additions, 1007 Gaviota Dr., Laguna Beach, California”, July 20, 2016, signed by E. Hilde and E. J. Aldrich.
6) Geofirm, Inc., 2019a, “Geotechnical Slope Stability Determination, 1007 Gaviota Dr., Laguna Beach, California”, April 8, 2019, signed by Z. Wang and K. A. Trigg.

7) Geofirm, Inc., 2019b, “Updated Preliminary Geotechnical Investigation For Residence Remodel and Additions and Response to Review Dated June 17, 2019, 1007 Gaviota Dr., Laguna Beach, California”, July 16, 2019, signed by K. A. Trigg and Z. Wang.

8) Geofirm, Inc., 2019c, “Clarification of Bluff Edge Determination, 1007 Gaviota Dr., Laguna Beach, California”, September 18, 2019, signed by K. A. Trigg.

9) GeoSoils, Inc., 2021, “Discussion of Coastal Hazards and Wave Runup, 1007 Gaviota Drive, City of Laguna Beach, Orange County, California”, October 8, 2021, signed by D. W. Skelly.

10) Geofirm, Inc., 2021, “Review of Slope Retaining Walls and Bluff Edge Determination, 1007 Gaviota Dr., Laguna Beach, California”, October 22, 2021, signed by K. A. Trigg.

11) GeoSoils, Inc., 2022, “Final Coastal Bluff Edge Evaluation, 1007 Gaviota Drive, Laguna Beach, Orange County, California 92651”, dated February 22, 2022, signed by J. P. Franklin and D. W. Skelly.

12) Stoney Miller and Geofirm Consultants, Inc., 2022, “Review of Revised Residence Plans and Slope Stability, Response to Coastal Commission Comments, 1007 Gaviota Dr., Laguna Beach, California”, October 3, 2022, signed by K. A. Trigg and H. H. Richter.

13) Stoney Miller and Geofirm Consultants, Inc., 2023, “Response to Coastal Commission Email dated January 4, 2023, 1007 Gaviota Dr., Laguna Beach, California”, January 13, 2023, signed by K. A. Trigg.

14) Stoney Miller and Geofirm Consultants, Inc., 2023, “Response to Bluff Edge & Geologic Setback Review Memorandum dated February 24, 2023, Exhibit 5 to De Novo Appeal A-5-LGB-22-0025, 1007 Gaviota Drive, Laguna Beach, California”, dated March 3, 2023, signed by K. A. Trigg.

I have also consulted oblique aerial photographs of the site provided by the California Coastal Records Project (https://www.californiacoastline.org) and historical overhead aerial photographs of the site from the University of California Santa Barbara Library archive (https://mil.library.ucsb.edu/ap_indexes/FrameFinder/, accessed January 27, 2023). I have also viewed the bluff and project site from the beach on several occasions, most recently on February 18, 2020.

Site Description

As described in the geotechnical investigations provided by Geofirm (Refs. 5, 7), the coastal bluff at the site is composed of Topanga Formation siltstone and sandstone bedrock overlain unconformably by geologically recent, sandy marine and non-marine terrace deposits. The exterior face of the bluff is largely composed of artificial fill supported by a masonry wall at the bluff toe and two upper bluff retaining walls (Figs. 1, 2). The stabilization system also includes a zone of buried concrete that provides a footing for the upper retaining walls. The fill slope and retaining wall system was constructed in 1980-81 (under Coastal Development Permit No. A-80-7442), in response to bluff erosion and instability affecting both the 1007 Gaviota Dr. property and the neighboring lot to the south (1021 Gaviota Dr.). Ref. 1 described landslides underlying the westernmost portion of the 1007 Gaviota Dr. property, the sewer lift station at the end of Anita St. (neighboring site to the north) the bluff seaward of 1021 Gaviota Dr.:

> The landslides involve the movement of bedrock downslope along bedding in clay-rich shale strata which has an out-of-slope dip component. Movement has been triggered primarily by removal of downslope stratigraphic support due to general seacliff retreat. Failure of the bedrock promoted concomitant slumping of upslope terrace deposits. Such failure was

> probably also promoted by high groundwater pore pressures resulting from the infiltration of dispersed precipitation upon the slope and general region coupled with concentrated discharge from the deck area …

Ref. 14 indicates that the landslides occurred during the rainy winter of 1980. Refs. 5 and 7 suggest that some previous sliding and bluff erosion may have been triggered by heavy rains during the winter of 1969.

Based the information contained in the Geofirm reports (Refs. 1, 4, 7, 8), the subject site extends from an elevation of approximately 10 feet above mean sea level (MSL) at the back of the beach to about +60 feet MSL at Gaviota Dr. (Figs. 1, 2). The edge of the rear-yard patio (i.e., the top of the uppermost retaining wall and edge of the fill slope) occurs at an elevation of about +52 feet MSL, and the geologic reports (e.g., Refs. 5, 7, 13, 14) indicate that the natural marine terrace deposits behind the fill also extend to this elevation. In its current state, including the fill and retaining walls, the bluff (along Section A-A', Fig. 2) has an average slope of about 48 degrees (or about 1:1 horizontal to vertical, h:v). Cross-sections in Refs. 1, 5 and 7 indicate that the natural bluff beneath may have an average slope of 40 – 42 degrees, but with steeper sections of 65 – 80 degrees.

Coastal Bluff Edge Determination

The Land Use Element (LUE) of the City of Laguna Beach's certified Local Coastal Program includes the following definition of "Oceanfront Bluff Edge or Coastal Bluff Edge" (Glossary Definition 101) **[emphasis added]**:

> The California Coastal Act and Regulations define the oceanfront bluff edge as the upper termination of a bluff, cliff or seacliff. In cases where the top edge of the bluff is rounded away from the face of the bluff**,** the bluff edge shall be defined as that point nearest the bluff face beyond which a downward gradient is maintained continuously to the base of the bluff. In a case where there is a step like feature at the top of the bluff, the landward edge of the topmost riser shall be considered the bluff edge. **Bluff edges typically retreat over time because of erosional processes, landslides, development of gullies, or by grading (cut)**. **In areas where fill has been placed near or over the bluff edge, the original bluff edge, even if buried beneath fill, shall be taken to be the bluff edge.**

This definition is similar, though not identical to the definition of "bluff edge" contained in the Coastal Commission's regulations (Cal. Code Reg. Title 14, §13577(h)).[1] Notably, the LUE definition specifies that grading cuts act as an erosional process that cause the bluff edge to retreat, while artificial fill placed near or over the bluff edge is to be discounted and the edge of the buried natural bluff materials used as the bluff edge. The LUE (in Definition 102) further clarifies that a coastal bluff encompasses the entire slope between the upland area and the beach, and not just the steepest portion of the slope:

> **Oceanfront Bluff/Coastal Bluff** – A bluff overlooking a beach or shoreline or that is subject to marine erosion. Many oceanfront bluffs consist of a gently sloping upper bluff and a steeper lower bluff or sea cliff. The term "oceanfront bluff" or "coastal bluff" refers to the entire

[1] Section 13577(h)(2) of the Commission's regulations defines the "bluff edge" as follows:

> *Bluff line or edge shall be defined as the upper termination of a bluff, cliff or seacliff. In cases where the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff face, the bluff line or edge shall be defined as that point nearest the cliff beyond which the downward gradient of the surfaces increases more or less continuously until it reaches the general gradient of the cliff. In a case where there is a steplike feature at the top of the cliff face, the landward edge of the topmost rise shall be taken as the cliff edge.*

slope between a marine terrace or upland area and the sea. The term “sea cliff” refers to the lower, near vertical portion of an oceanfront bluff. [2]

At the project site, a bluff edge determination pursuant to the LUE definition must take into consideration both the grading cuts and placement of fill on the bluff associated with the 1980-81 slope repairs and wall installation, which first modified and then obscured the bluff edge.

The applicant’s earlier bluff edge evaluations (*see* Refs. 4, 5, 7, 8, 10) posed two basic arguments. The first was that seaward facing slope at the site does not constitute a coastal or oceanfront bluff under the LCP because the average slope of the natural (pre-stabilization) bluff is less than 45 degrees, and thus does not meet the threshold in the Municipal Code definition (Sec. 25.50.004(a)). This argument is incorrect for several reasons. First, while I agree that the average slope of the natural bluff face, behind the fill and retaining walls, is slightly less than 45 degrees, it also appears to have multiple steeper sections with slopes exceeding 45 degrees. Thus, the bluff here would appear to be a bluff with irregular slope or “multiple slope condition” under Section 25.50.004(a)(i), with a bluff edge at the “most inland 45 degree or greater slope”, which at the subject site occurs at the upper edge of the marine terrace deposits at an elevation of approximately 52 feet MSL. Second, and more importantly, the coastal bluff and bluff edge definitions in the LUE, which are determinative in this case, contain no slope-based restrictions on what qualifies as an “oceanfront bluff”. The seaward facing slope at this site qualifies as a coastal bluff under the LCP.

The second argument presented, that the Commission has already delineated the bluff edge as the top of the uppermost retaining wall approved under the 1980 CDP, is non-technical in nature and is addressed in the staff report (*see* section C, Coastal Hazards).

In a later applicant submittal, the GeoSoils “Final Coastal Bluff Edge Evaluation” (Ref. 11), the coastal bluff edge as it existed historically, prior to the 1980-81 stabilization work, was evaluated using stereoscopic analysis of overhead aerial photographs dating from 1947 and 1963. GeoSoils reported that the position of the bluff edge did not change between these two dates, and that the historical bluff edge line was coincident with the top of the uppermost retaining wall across much of the subject site (Fig. 1). This is a useful study, as it provides an estimate of the bluff edge position prior to both the 1980 landslide and the grading cuts and fill placement associated with the construction of the retaining walls. However, the applicant’s bluff edge line does not represent the bluff edge under the LUE definition because it does not account for the bluff edge retreat that resulted from grading cuts during the upper retaining wall construction in 1980-81 (described in Refs. 3 and 14).

---

[2] The Laguna Beach Municipal Code Section 25.50.004 contains a somewhat different definition of a coastal/oceanfront bluff and coastal bluff edge:

(a) An “oceanfront bluff” is an oceanfront landform having a slope of forty-five degrees or greater from horizontal whose top is ten or more feet above mean sea level.

(i) In cases where an oceanfront bluff possesses an irregular or multiple slope condition, the setback will be taken from the most inland forty-five degree or greater slope.

(ii) In cases where the landform constitutes an oceanfront bluff whose slope is less than forty-five degrees, a determination as to whether or not the specific landform is subject to this provision shall be made by the director of community development.

However, the Municipal Code definitions predate the certification of the 2012 Land Use Element, and the Commission has through numerous prior actions found that the LUE coastal bluff and bluff edge definitions supersede the older definitions in cases where they conflict.

Rather, Ref. 11 posits a bluff edge line that longer existed (or had been substantially altered) by the time walls were constructed.

The construction of the existing retaining wall system at 1007 and 1021 Gaviota Dr. required significant excavation and grading on the bluff face to install the wall footings (Refs. 3, 14). At the top of the bluff, the installation of the upper wall involved a significant cut (8-10 feet wide, up to 12-14 feet deep) into the native upper bluff materials. This cut removed the pre-existing bluff edge, and along the central portion of the site (section A-A', Fig. 2), retreated the bluff edge (the top edge of the natural marine terrace deposits) approximately 10 feet landward. Once the wall and footings were installed, the cut was backfilled with sandy fill.

Ref. 14 notes that the cuts associated with the wall installation were temporary, lasting only as long as the construction effort, and were backfilled to restore the bluff to near its former position. While recognizing the validity of these statements, I do not see that they change the bluff edge delineation under the LUE definition. The LUE definition explicitly recognizes that "[b]luff edges typically retreat over time because of erosional processes, landslides, development of gullies, or by grading (cut)", and does not make a distinction between situations in which a cut is backfilled or left open. To the contrary, the LUE definition provides specific direction that fill be discounted when delineating the bluff edge. In the present context, the most logical interpretation of the phrase "original bluff edge" cited in the definition is the bluff edge as it existed immediately prior to the fill placement, i.e., the edge of recently cut natural upper bluff materials. Otherwise, the phrase "original bluff edge" could be taken to mean the bluff edge at any arbitrary past point in time.

With these considerations in mind, the coastal bluff edge on the subject lot, as defined in the LUE, occurs at the seaward edge of the natural marine terrace deposits where they contact the artificial fill. This is the remnant edge of the cut described in Ref. 3. Along cross-section A-A', across the central portion of lot, the LUE bluff edge occurs about 10 feet landward of the top of the upper retaining wall (i.e., the seaward edge of the fill), at an elevation of about +52 feet MSL (Fig. 2). Geofirm (Refs. 5, 7, 13, 14) has traced the location of this geologic contact (between fill, "Af", and upper bluff marine and non-marine terrace deposits, "Qtm" and "Qtn", respectively) across the site in its plan view figures (*see* Fig. 1). Along the northwestern flank of the site, on the lot immediately upcoast, the contact between the fill and non-marine terrace deposits appears to curve seaward (downslope), such that the upper portion of the bluff consists of natural terrace deposits rather than fill. In this area, the bluff edge is taken to be the top of the slope, approximately following the +53 ft MSL contour (Fig. 1).

Bluff Top Setback

The City of Laguna Beach LCP requires new principal development to be set back a minimum of 25 feet from the coastal bluff edge (LUE Action 10.2.7), with additional provisions that the setback be increased as necessary to address coastal hazards. Specifically, LUE Action 10.2.6 requires the setback be "a sufficient distance to ensure stability, ensure that it will not be endangered by erosion, and to avoid the need for protective devices during the economic life of the structure (75 years)." The policy further specifies that the development must *maintain* a minimum factor of safety against landsliding of 1.5 (static) or 1.2 (pseudostatic) over this timeframe, taking into account future bluff retreat and, among other things, the effects of sea level rise. In order to

conform to this policy, it is necessary to estimate a safe setback distance without relying on existing or future protective devices, including the existing retaining walls.

Bluff Stability

As noted above, the project site has experienced landsliding and bluff instability in the past, likely occurring along inclined strata in the Topanga Formation bedrock and triggered by (i) marine erosion at the bluff toe over time and (ii) saturation of upper bluff materials during winter storms (Refs. 1, 5, 7, 14). Without the protection and support provided by the existing wall system, similar bluff erosion and instability would be likely to recur in the future. The applicant's initial slope stability analyses (Refs. 5 - 7), relying on relatively conservative assumptions about the shear strengths of the bluff materials (and the bedrock strata in particular), indicated the need for a large setback (about 59 feet from the top of the upper retaining wall) in order to achieve a 1.5 (static) factor of safety; based on this analysis, use of a lateral stability caisson array was recommended to increase bluff stability and allow for the proposed redevelopment, which at that point involved a larger, more seaward-located structure. Ref. 12, submitted in support of the current project proposal, included a revised slope stability analysis using a higher along-bedding shear strength value for the Topanga Formation strata. This revision was based on newly recovered, site-specific information contained in the engineering design reports for the existing retaining wall system (Ref. 3). The revised analysis indicated that, in the absence of the retaining wall system, a 1.5 factor of safety against landsliding was achieved approximately 14 feet landward of the top of the uppermost retaining wall (Section A-A').

The use of greater along-bedding shear strength values for the Topanga Formation rock appears to be justified by prior data, indicating that the revised slope stability analysis is valid. However, it is worth noting that though the retaining wall system was excluded from the analysis, the buried concrete fill that provides foundation support for the walls was not, and thus the analysis may not represent a completely "unprotected" bluff condition. This concrete fill is integrated into the existing bluff face and could not be removed without significant excavation and damage to the natural bluff, and in my view the revised analysis in Ref. 12 provides a reasonably realistic snapshot of bluff stability if the primary protective structures – the exterior walls -- were absent.

Bluff Retreat

Assessing the amount of future bluff erosion and retreat that could occur at the project site in the absence of the shoreline protection is complicated by the fact that the existing wall system has been in place for the last 40 years, and has effectively halted natural erosion processes at the site over that time period. As a result there is only limited historical information, and no recent evidence, on which to base future retreat estimates. The applicant's coastal hazards analysis (Ref. 9) does not address this issue directly, simply noting that there is little visual evidence of bedrock or upper bluff erosion or beach narrowing in the area in a comparison of recent (March 2020) and historical (February 1963) aerial photographs, and estimating an erosion rate of 0 ft/yr. over this period. Ref. 9 does not discuss the prior landsliding at the site or the large amount of fill that was placed on the bluff during the 1980-81 stabilization work, which would have obscured any visual evidence of bluff erosion that occurred between 1963 – 1980 (Refs. 1, 5, 7, 14). Ref. 9 also makes no allowance for the possibility that future sea level rise could increase bluff erosion at the site.

The geologic reports by Geofirm provide more information about historical bluff erosion at the site, generally concluding that past erosion episodes have been relatively minor. Past rates of erosion and retreat at the bluff toe, pre-dating the lower seawall, appear to have been low, consistent with the relatively resistant nature of the Topanga Formation bedrock. Ref. 1 reports a bedrock erosion rate of 0.5 – 1 inch/year (0.04 – 0.08 ft/yr.) from a prior study. Ref. 7, based on examination of historical aerial photographs dating to 1931, finds no evidence of bluff toe erosion but indicates that some upper bluff erosion may have occurred between 1964 and 1970:

> In addition, the yard area backing the residence appears significantly reduced on the seaward edge in the images from 1970. It appears some material was lost at the top, possibly following the winter of 1969. The 1970 toe of the slope appears to be in the same location as 1931 and 1964, suggesting the material loss is not associated with a gross failure. It is our interpretation the upper portion of the slope, possibly within the terrace sand, failed after increased saturation and flowed along the terrace bedrock contact following the heavy rainfall season.

However, the amount of bluff edge retreat thought to have occurred in 1969 was not quantified. As noted above, additional landsliding occurred at the site during the rainy winter of 1980 and provided the impetus for the construction the existing retaining wall system (Refs. 1 – 3, 14). However, cross-sections of the 1007 and 1021 Gaviota sites attached to Ref. 1 (newly recovered from Commission files) indicate that the landsliding was more severe on the 1021 Gaviota lot, and that bluff erosion at the 1007 Gaviota site was confined to the bluff face, with little or no retreat of the bluff edge. As described above, most or all of the bluff edge retreat that occurred in 1980-81 was due to grading cuts during the installation of the upper wall rather than natural erosion.

The available evidence suggests that significant bluff erosion at the site occurred only infrequently in the past, typically in conjunction with extreme rainfall events, but does not provide a strong basis for estimating future bluff retreat over the next 75 years. This is particularly true due to the potential for significant sea level rise over this period. By driving shoreline retreat, narrowing beaches, and increasing the frequency and energy of wave attack at the base of coastal bluffs, sea level rise is expected to increase rates of bluff erosion. Relying on historical observations alone risks underestimating future bluff retreat. The applicant's coastal hazards report (Ref. 9) discounts the potential for sea level rise to increase bluff erosion at the site. Nonetheless, the wave runup analysis contained in this study does indicate that storm waves can reach and overtop the lower seawall, and would reach progressively higher elevations on the bluff face in the future with sea level rise (SLR). Particularly in the absence of armoring, this would be expected to trigger new episodes of bluff erosion, potentially at rates higher than observed historically.

In order to get a rough sense of how much bluff retreat could occur at the site in the future, I have consulted the USGS CoSMoS bluff retreat tool (Barnard et al. 2018), which includes bluff retreat projections for several transects in the immediate project area, for several different sea level rise scenarios. The direct CoSMoS projections are less useful in the Laguna Beach area because one of the key model inputs, the historical bluff retreat rate, tends to be inaccurate due to the low resolution of the historical maps used in estimating these rates. To partially circumvent this weakness, I have instead (a) used the CoSMoS projections to calculate the factor by which bluff retreat is projected to increase, above the initial rate, for a given amount of SLR (in 2100), and (b) applied this factor to several estimates of the historical bluff retreat rate to generate future bluff retreat projections for several SLR scenarios. For the historical bluff retreat rate, I used the range cited by Ref. 1

(0.04 – 0.08 ft/yr.), along with an average rate (0.24 ft/yr.) provided by USGS for the four CoSMoS transects nearest the project site. For SLR scenarios of 1 – 2 m (3.3 – 6.6 ft) by 2100, CoSMoS projects that average bluff erosion rates (for the period 2016 – 2100) in the project vicinity could increase by factors of 1.3 – 2 (130 - 200%) above the historical baseline. Applied to the historical retreat rates from Ref. 1, these factors of increase in the rate of bluff erosion would result in 4 – 16 feet of bluff retreat over the next 75 years. Using the higher USGS historical retreat rate, the projections increase to 23 – 48 ft over the next 75 years.

Total Setback (No Armoring Condition)

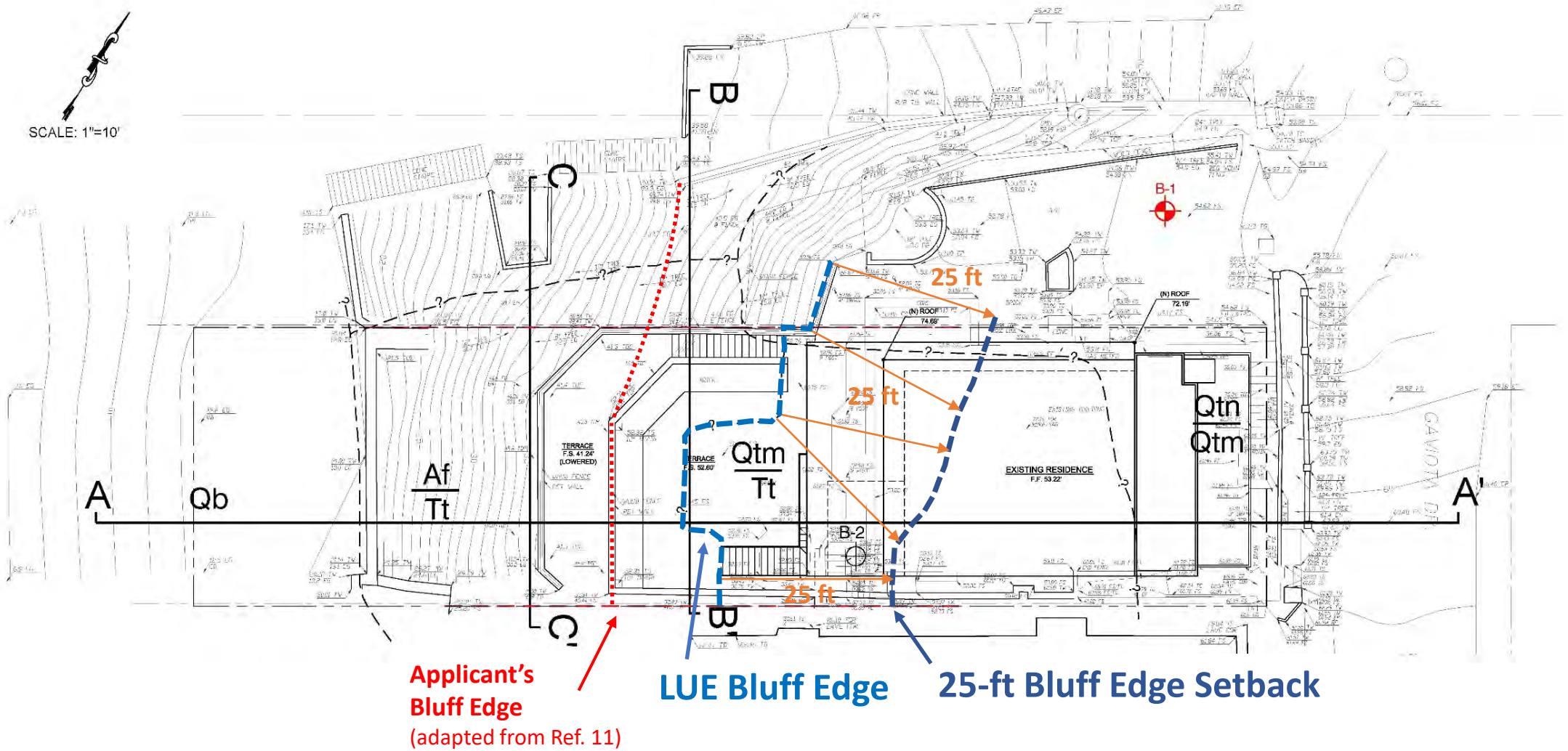
Combined with the 14-foot setback needed to assure a 1.5 (static) factor of safety under present day conditions, the above bluff retreat projections suggest the need for a total geologic setback on the order of 18 – 30 feet (for the more realistic historical bluff retreat rates from Ref. 1) or 37 – 62 feet (for the higher USGS retreat rates), without relying on shoreline protection. Based on the relatively resistant bedrock present at the bluff toe, and the low frequency of significant bluff erosion episodes observed in the decades prior to 1980, I suspect that the lower bluff retreat projections are more realistic, even for the relatively high sea level rise scenarios examined in my rough analysis. Nonetheless, the large range in the bluff retreat projections underscores the high level of uncertainty in predicting the bluff erosion response to future conditions.

The City LCP requires a minimum 25-foot development setback from the bluff edge for new principal development. As shown in Fig. 1, a 25-ft setback from the LUE bluff edge, would result in larger setbacks – on the order of 40 – 50 feet from the top of the existing fill slope (i.e., top of the upper retaining wall), which extends seaward of the natural bluff face, across most of the subject lot. The 40 – 50-foot geologic setbacks that would result from applying the default 25-foot *bluff edge* setback[3] would provide a substantial buffer against future increases in the bluff erosion rate due to SLR. For these reasons, I believe that a development setback of 25 feet from the coastal bluff edge, as defined in the City's certified LUE and illustrated in Fig. 1, is likely to ensure the safety and stability of new development at the site over a 75-year economic life, without reliance on shoreline protection. However, given the uncertainties involved, it would still be prudent to include special conditions to further minimize hazards, such as a deed restriction and assumption of risk provision to make the permittee and future owners aware of the hazards inherent to this location, and a requirement that the new development be removed or relocated if it is threatened by erosion in the future.

Attachments: Figures 1, 2

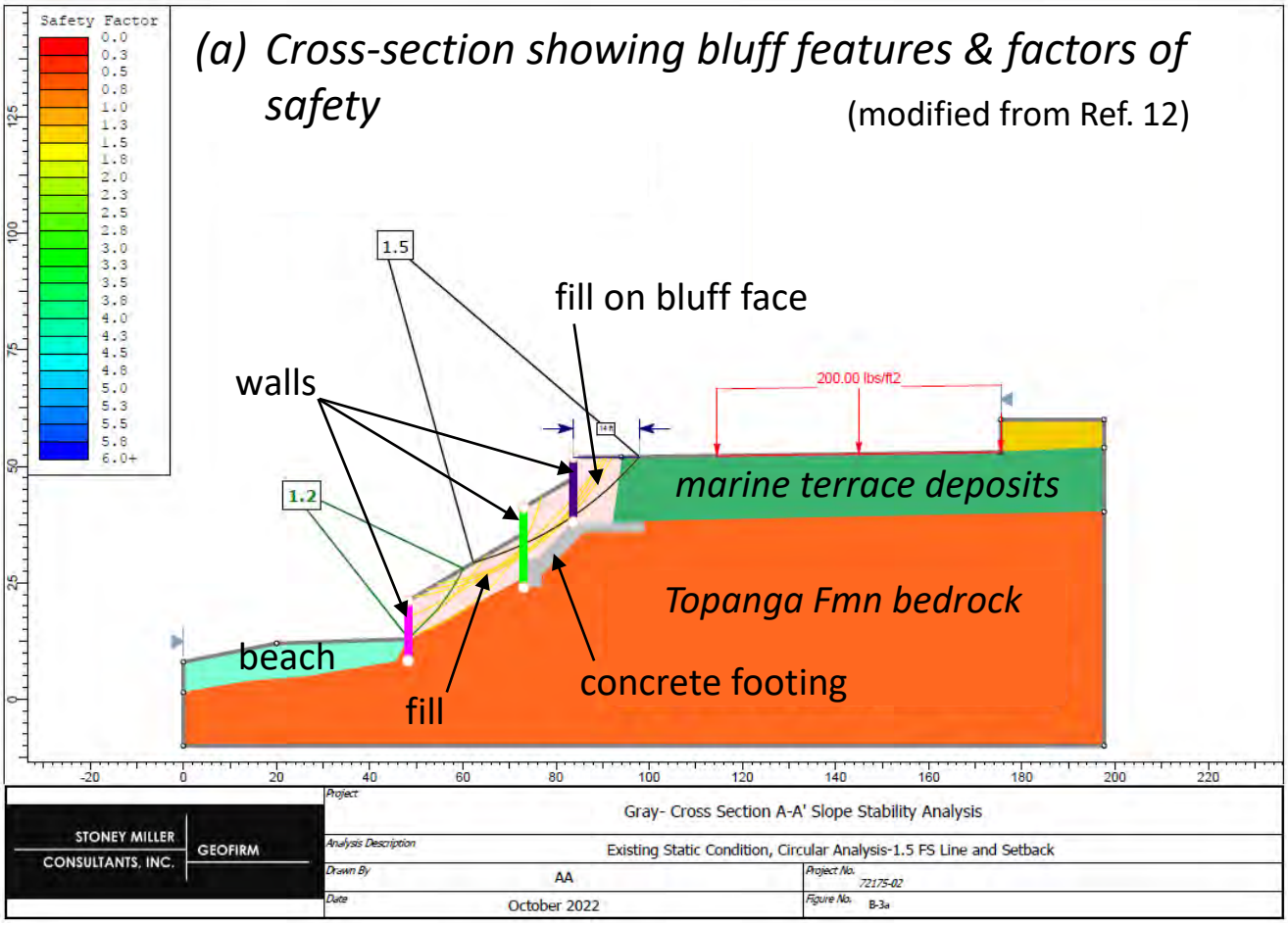
[3] These relatively large distances result in part from measuring the 25-ft setback from all points and at all angles on the irregular bluff edge line (*see* Fig. 1).

Figure 1 – Geologic Site Plan with LUE Bluff Edge and 25-ft Setback

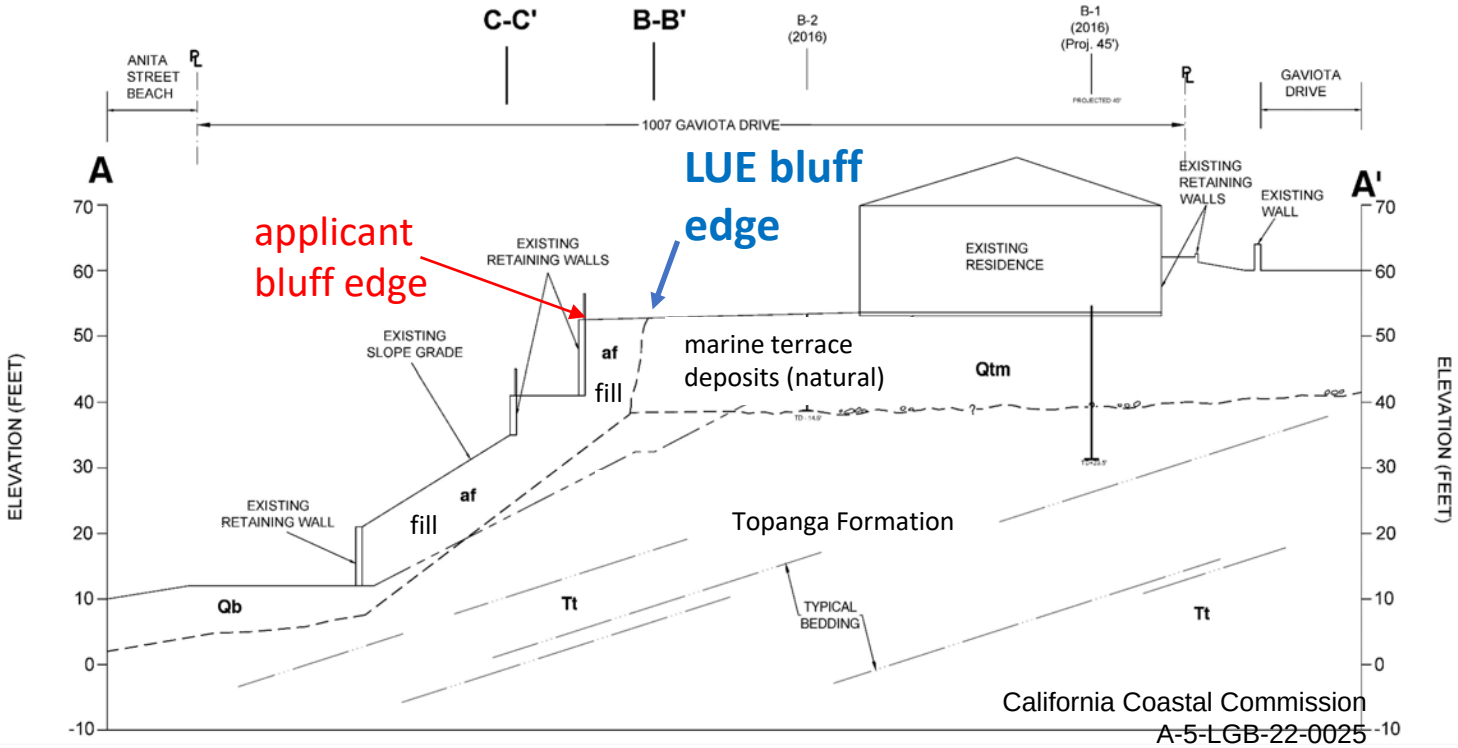


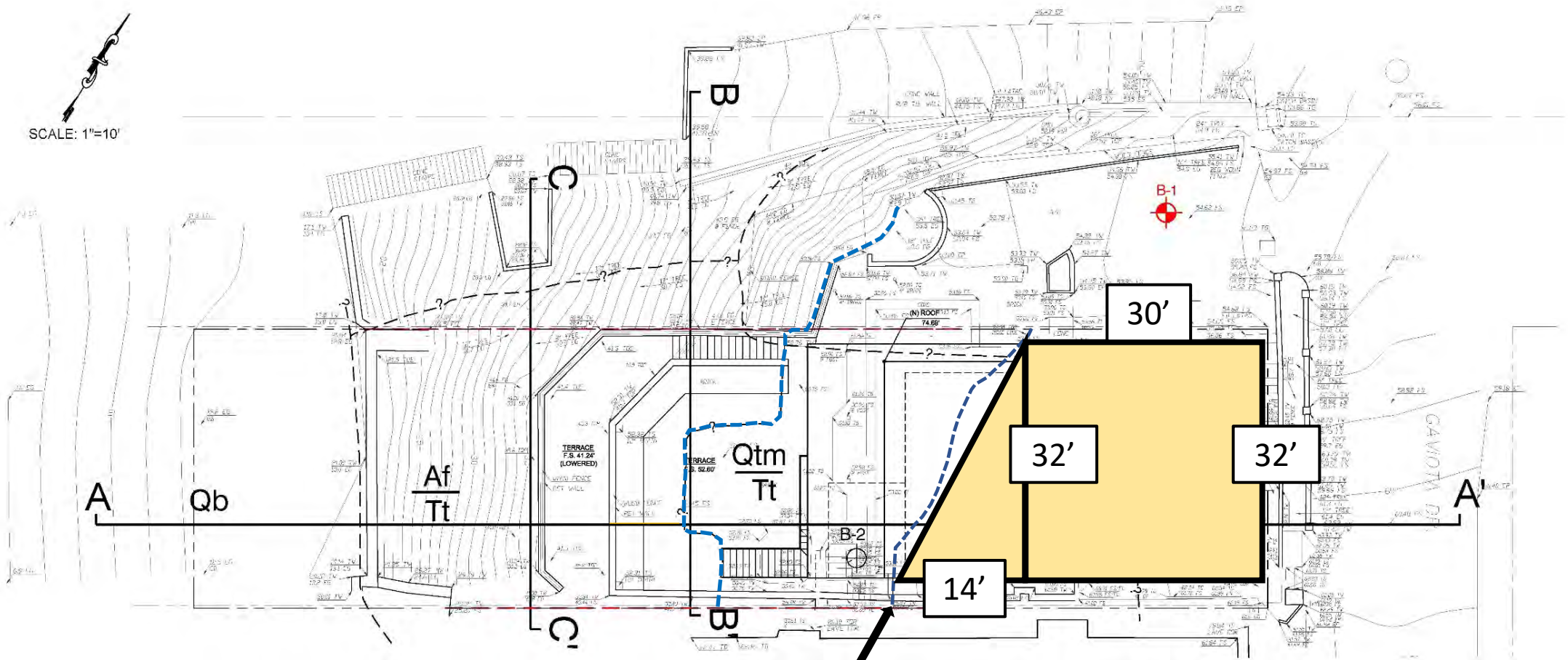
(modified from Ref. 13)

Figure 2: Site Cross-Section (A-A')



(b) Cross-section with LUE bluff edge position *(modified from Ref. 13)*





25-ft Bluff Edge Setback

Approximate 1st floor buildable area = 1,184'
Approximate Two-story buildable area = 2,368'

ZPC 14-1194

CITY OF LAGUNA BEACH DEPARTMENT OF COMMUNITY DEVELOPMENT 505 FOREST AVENUE LAGUNA BEACH CALIFORNIA 92651

DEVELOPMENT REVIEW APPLICATION

Please completely fill-in the top half of side one

PROJECT LOCATION ADDRESS 1007 CAVIOTA DRIVE

VALUATION OF WORK $ 98,000 LOT SIZE 40'x161.48 AVER = 6647.0

ASSESSOR S PARCEL NO 644-076-01

DESCRIBE IN DETAIL SCOPE OF WORK THERE WILL BE INTERIOR REMODEL WORK ONLY:
(1) CONVERT 150.6SF OF CRAWL SPACE TO GARAGE, WITH NEW RETAINING WALL AT A PORTION OF THE BACK AND EAST SIDE OF CRAWL SPACE.
(2) GROUND FLOOR LIVING - RECONFIGURE EXISTING BATHROOMS #3 & 4 AND CLOSET TO NEW BATHROOM AND SHOWER - 160 8 SF.
(3) MAIN FLOOR LIVING - RECONFIGURE EXISTING KITCHEN/DEN AND BATH #2 INTO NEW KITCHEN/LAUNDRY AND POWDER BATH. RECONFIGURE EXISTING MASTER BATH/CLOSET/BATH #1 AND BEDROOM #1 INTO NEW MASTER BATH AND CLOSET - MAIN FLR REMODEL OF 638.SF

	FLOOR APEA	GARAGE AREA	DECK AREA	~~STORAGE AREA~~ CRAWL SPACE	TOTAL REMODEL AREA	NO O STORIES
EXISTING BUILDING	2,638	478.3	322.8	229	980 SF	2
~~NEW CONSTRUCTION~~ CONVERT CRAWLSPACE	∅	+150.6	∅	(-150.6)		
TOTALS	2,638	629	322.8	78.4	980 SF	2

The remainder of side one is for staff use only See other side for required certificates and signatures

TYPE OF APPLICATION	FEE	DATE RECEIVED	APPLICATION NUMBER	DATE APPROVED / DENIED			
				ADMIN	BOA/DRB	PC	CC
PRE APPLICATION SITE MEETING							
ZONING PLAN CHECK							
DESIG REVIEW							
COASTAL DEVELOPMENT PERMIT							
VARIANCE							
SUBDIVISION							
CEQA							
OTHER							

YARDS	MAIN BUILDING MINIMUM	MAIN BUILDING SHOWN	ACCESSORY BUILDING MINIMUM	ACCESSORY BUILDING SHOWN	HEIGHTS SHOWN	HEIGHTS MAXIMUM
FRONT						
RIGHT SIDE						
LEFT SIDE					SLOPE	HEIGHT FF/FG
REAR						
DISTANCE BETWEEN BUILDINGS						

CLEARANCE	BY	DATE
CEQA		
ZONING PLAN CHECK		
ZONING / PLANNING		
STRUCTURAL PLAN CHECK		
FINAL CHECK		

Coastal Development Permit

Development Category
____ Local Coastal Development Permit is required and it is ____ is not ____ appealable to Coastal Commission
____ Coastal Commission Permit is required
____ Categorical Exclusion
____ Exempt (List Code Section) _____

PERMIT DETAILED REPORT (RBP-2014-1270)

Permit Type Building - Residential
Work Class: Minor Remodel
Status: Issued
Description: Remodel an existing SFR: Convert 151 sq ft storage area to expand garage with new retaining wall at the rear east elevation; Remodel 980 sq ft. Lower Level - Reconfigure bathroom #3 and #4, add closet and shower to new bathroom. Main Level - Reconfigure existing kitchen, den and bathroom #2 into new kitchen, laundry and powder bathroom; Reconfigure existing master bathroom, closet, bedroom and bathroom #1 into a new master bath and closet. Includes grading of 38 cu yds cut in garage area only per approved plans.

Project:
District: None
Square Feet: 0.00
Valuation: $ 173,039.10

App Date: 07/14/2014
Issue Date: 08/06/2014
Exp Date: 02/02/2015
Final Date: NOT FINALED

Parcel: 644-076-01 Main

Address: 1007 Gaviota Dr Main
Laguna Beach, CA 92651

Zone: R2 (Residential Medium Density)

Owner	Contractor	Applicant
		John Mcinnes
1007 Gaviota Drive	21761 Hermosa Ln	933 Coast S Highway
Laguna Beach, CA 92651	Trabuco Canyon, CA 92679	Laguna Beach, CA 92651
Home:	Home:	Home:
Business: 949-500-0166	Business: 949-589-5999	Business: 949-494-0476
Mobile:	Mobile: 949-584-1000	Mobile: 949-338-2848

Activity Type	Activity Number	Name	User	Created On
E-mail	PMACT-001949-07-14Y	- Ready	Melinda Dacey	7/31/2014 9:46:43AM
Requirements Prior to Permit Issuance	PMACT-001948-07-14Y		Melinda Dacey	7/31/2014 9:00:41AM

Type of Hold	Created By	Date Created	Comments	Active
Code Enf Alert	Maria Ring	12/18/2014 8:27:54AM	Construction Deviation	Yes

Invoice No.	Fee	Fee Amount	Amount Paid
00011270	Electrical Appliance Fee	$35.00	$35.00
	Document Retention Fee	$95.17	$95.17
	Electrical Fixtures Fee	$35.00	$35.00
	SMIP Fee - Residential (Category 1)	$22.50	$22.50
	Plumbing Permit Base Fee	$32.00	$32.00
	Electrical Outlets Fee	$23.00	$23.00
	Building Permit Fee	$2,180.47	$2,180.47
	Water Heater and/or Vent	$5.00	$5.00
	Fixture, trap, or set of fixtures on 1 trap	$70.00	$70.00
	Electrical Permit Base Fee	$32.00	$32.00
	Building Sewer	$32.00	$32.00
	Mechanical Permit Base Fee	$32.00	$32.00
	Building Permit Plan Check Fee	$1,417.31	$1,417.31
	SB1473-CBSC	$7.00	$7.00
	Furnace or Burner up to 100,000 BTU	$32.00	$32.00
	Water Piping and/or Water Treating Equipment	$70.00	$70.00
	Exhaust Hood	$16.00	$16.00
	Additional Appliance Vents	$88.00	$88.00
	Vent Fan Connected to Single Duct	$77.00	$77.00
	New Subpanel	$21.00	$21.00
	Gas Piping, 1-5 Outlets	$25.00	$25.00
	Total for Invoice 00011270	$4,347.45	$4,347.45
	Grand Total for Permit	$4,347.45	$4,347.45

CITY OF LAGUNA BEACH

BUILDING DIVISION

CORRECTION NOTICE

TO GM NEAL INC PERMIT NO BBE14-1084

ADDRESS 1007 AVIOTA DATE 12/16/14

PER PLANS PERMIT PBP-2014-1270
SCOPE OF WORK IS LIMITED TO GARAGE EXPANSION & INTERIOR RECONFIGURATION ONLY.

*ALL CONSTRUCTION OUTSIDE OF THE APPROVED SCOPE OF WORK MUST CEASE IMMEDIATELY & REVISED PLANS SUBMITTED TO THE CITY FOR REVIEW
* FURTHER CONSTRUCTION RELATED WORK NOT PERMITTED UNDER THE APPROVED SCOPE OF WORK WILL RESULT IN AN IMMEDIATE STOP WORK OF THE ENTIRE PROJECT.

THANK YOU FOR YOUR COOPERATION

(2ND NOTICE)

☐ PLEASE MAKE CORRECTIONS AND CALL FOR REINSPECTION

☐ REINSPECTION FEE REQUIRED

INSPECTOR TODD MORRIS

INSPECTORS OFFICE HOURS 8 00 9 00 A M DAILY AND 4 30 5 00 PM MON FRI

City of Laguna Beach - Stop Work

Address 1007 GAVIOTA

Date: 12-22-14 Time: 3:32 a.m. (p.m.)

Permit # _____

Reason for the work order

CONSTRUCTION WELL BEYOND THE APPROVED PLANS. PLANS REQ'D FOR A NEW S.F.R.

Inspector VB. Complaint # _____

1007 Gaviota 12/18/14

1007 Gaviota

12/18/14

1007 Gaviota 12/18/14

1007 Gaviota 12/18/14