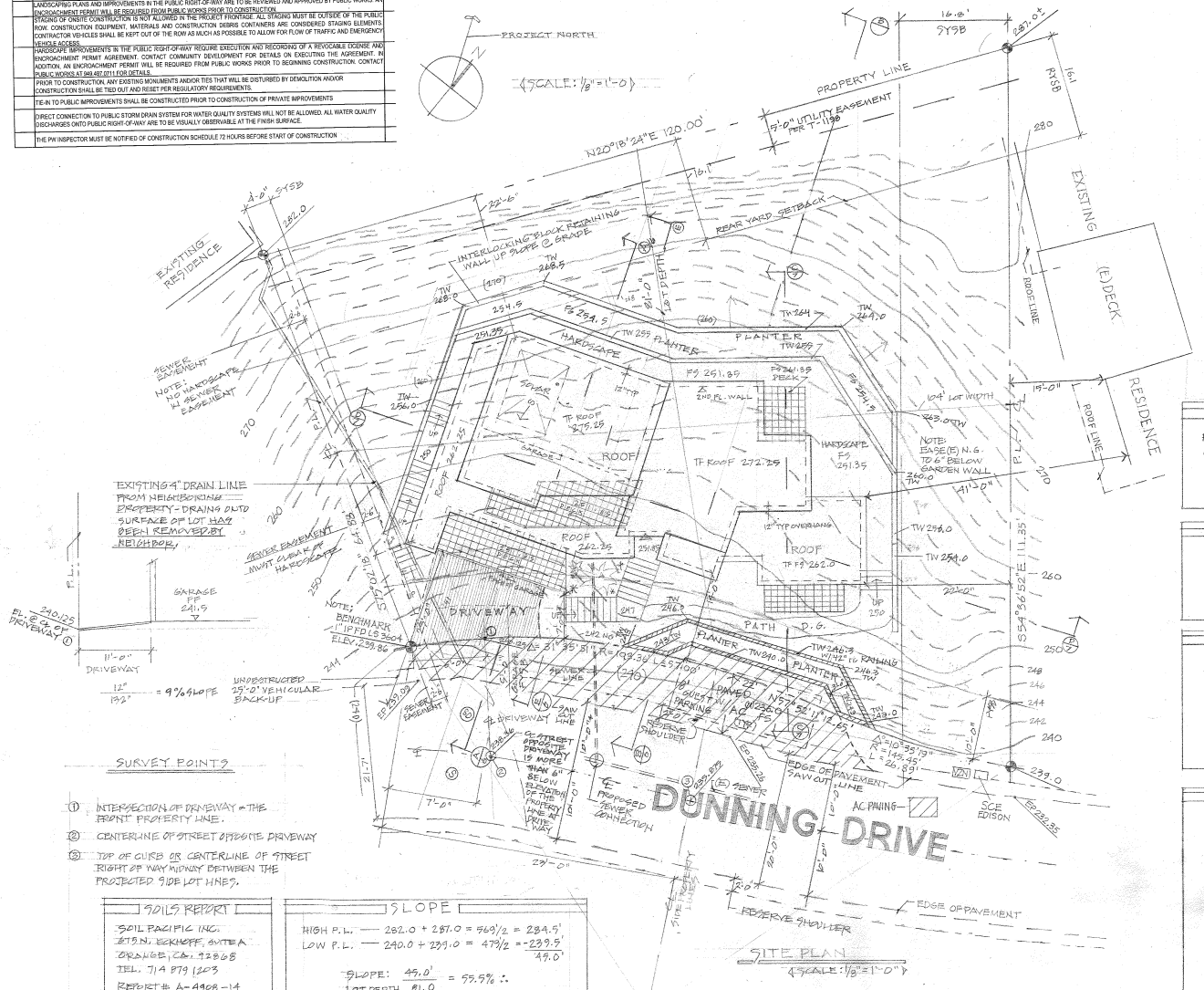
	PRIOR TO START OF CONSTRUCTION, PROPERTY LINES AND/OR CORNERS ARE CLEARLY FLAGGED AROUND THE PROJECT SITE.
	PRIOR TO FINAL INSPECTION, WRITTEN CERTIFICATION SIGNED BY A LICENSED SURVEYOR SHALL BE PROVIDED STATING ALL PROPERTY CORNERS ARE MONUMENTED PER THE REQUIREMENTS OF THE COUNTY SURVEYOR UNDER PROVISIONS OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.
	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.
	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.
	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 EXECUTING 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.
	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.
	TIE-IN TO PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION OF PRIVATE IMPROVEMENTS
	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.
	THE PW INSPECTOR MUST BE NOTIFIED OF CONSTRUCTION SCHEDULE 72 HOURS BEFORE START OF CONSTRUCTION



NOTE: SEE SHEET 10 FOR LBFD CODE REQUIREMENTS.

SURVEY POINTS

① INTERSECTION OF DRIVEWAY & THE FRONT PROPERTY LINE.

② CENTERLINE OF STREET OPPOSITE DRIVEWAY

③ TOP OF CURB OR CENTERLINE OF STREET RIGHT OF WAY MIDWAY BETWEEN THE PROJECTED SIDE LOT LINES.

SOILS REPORT

SOIL PACIFIC INC.
875 N. ECKHOFF, SUITE A
ORANGE, CA. 92868
TEL. 714 879 1203
REPORT # A-4908-14
FEB. 28, 2019

SLOPE

HIGH P.L. — 282.0 + 287.0 = 569/2 = 284.5'
LOW P.L. — 240.0 + 239.0 = 479/2 = -239.5'
49.0'

SLOPE: 45.0' / LOT DEPTH 81.0 = 55.5% ∴
= MAXIMUM ALLOWABLE BLD. HT. = 30'

PROJECT SUMMARY TABLES

USE: SFD | ZONE: R-1 | LOT SLOPE (%): 55%

ZONING STANDARDS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (yes/no)
LOT AREA	6000	8665	8665	Y
LOT WIDTH (AVG.)	50	104'	104'	Y
LOT DEPTH (AVG.)	80	81'	81'	Y
MAX. BUILDING HEIGHT	15' ABV. ROAD	–	20'	Y
MAX. HEIGHT FROM GRADE	30'	–	30'	Y
SETBACKS:				
Front Yard	5'OAR/10'REC	–	5'OAR/18'REC	Y
Rear Yard	18.1'	–	28'-6"	Y
Side Yards (combined/each)	20'-8"/TOTAL	–	47'-6.5"/ 21'-11.25"	Y
LOT COVERAGE (SQ)	35%/3033	–	33%/2,871	Y
FLOOR AREA RATIO				
LANDSCAPE OPEN SPACE	2533/2190	–	78%/6765	Y
IRRIGATED AREA	–	–	50%/1733	Y
PARKING	2 CAR GARAGE	–	2 CAR GARAGE	Y

PROJECT DATA

DESCRIPTION	EXISTING	PROPOSED	TOTAL	REMODEL
LIVING AREA:				
LOWER LEVEL	–	1,607	1,607	–
UPPER LEVEL	–	875	875	–
STORAGE	–	80	80	–
TOTAL	–	2,482	2,482	–
GARAGE	–	482	482	–
ELEVATED DECK/TERRACE	–	385	385	–
MECHANICAL		50	50	–

DEMOLITION	EXISTING	REMOVED	REMAINING	DEMO TOTAL %
ROOF AREA				
FLOOR AREA		N.A.		
LOWER LEVEL				
UPPER LEVEL				
TOTAL FLOOR + ROOF				
TOTAL EXTERIOR WALL				

SITE WORK

GRADING (CUBIC YARDS)	OUTSIDE BUILDING FOOTPRINT	INSIDE BUILDING FOOTPRINT	POOL/SPA	TOTAL
CUT	198	154	—	352
FILL	6	—	—	6
NET EXPORT	192	154	—	306

IMPERVIOUS SURFACES	LOT AREA EXISTING	LOT AREA PROPOSED	% OF LOT AREA EXISTING	% OF LOT AREA PROPOSED
STRUCTURE	—	1920	—	23.0%
HARDSCAPE (INCL. DRIVEWAY)	—	2868	—	1095
TOTAL		2788		32.1%

POOL/SPA DETAILS	DIMENSIONS (L x W x D)	VOLUME/GALLONS
POOL	N.A.	
SPA		
	TOTAL	

EXTERIOR BUILDING LIGHTING

EXISTING EGRESS DOORS	—	PROPOSED EGRESS DOORS	5
EXISTING FIXTURE COUNT	—	PROPOSED FIXTURE COUNT	6

FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
SCONCE	8	250	4	
DOWN SPOT	5	580	2	
STEP LIGHT	0.3	210	10	
		TOTAL	16	

LANDSCAPE LIGHTING

EXISTING FIXTURE COUNT	—	PROPOSED FIXTURE COUNT	17	
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY	COMMENTS
PATH LIGHT	3.8	250	9	
WELL LIGHT	2	160	8	
SPOT LIGHT	6	300	9	
		TOTAL	26	
		COMBINED TOTAL	42	

DATA

PROPERTY OWNER:
MOHAMMAD SHAHID
7129 ACORN PL.
RANCHO CUCAMONGA, CA 91739
TEL 909-367-1504

DESIGNER:
STEVE ZOLLER
245 ASTER ST. #6
LAGUNA BEACH, CA 92651
TEL. 949-547-3010

LEGAL DESCRIPTION

LOT 15 IN BLOCK 172 OF TRACT NO. 1198, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 644 PAGE 17 OF THE MISCELLANEOUS MAPS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 644-172-08

SCOPE of WORK

THE SCOPE OF THE PROJECT ENTAILS THE CONSTRUCTION OF A SINGLE FAMILY HOME CONSISTING OF A TWO CAR GARAGE INCLUDING TRASH ENCLOSURE AREA, A KITCHEN, DINING & LIVING ROOM WITH A VIEW DECK OFF THE LIVING ROOM & GUEST BATH. THERE ARE ALSO TWO BEDROOM SHARING A BATH + LAUNDRY ROOM ON THE LOWER LEVEL. ON THE UPPER LEVEL THERE WILL BE A MASTER BEDROOM, CLOSET & BATHROOM WITH A VIEW DECK AS WELL AS AN OFFICE/GUEST BEDROOM WITH DECK AND BATHROOM

INDEX

T TITLE PLAN
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1 FIRST FLOOR PLAN (GARAGE)
2 SECOND FLOOR PLAN
3 ROOF PLAN
4 ELEVATIONS - SOUTH - WEST
5 ELEVATIONS - NORTH - EAST
6 SECTION A & B
7 SECTION C & D
8 FLOOR AREA CALCULATIONS
9 LOT COVERAGE - OPEN SPACE
10 FIRE DEPT. ACCESS PLAN
11 LIGHTING PLAN
12 PRELIMINARY GRADING PLAN
13 STAKING PLAN
14 RIGHT-OF-WAY IMPROVEMENT PLAN
15 TOPOGRAPHIC SURVEY
L1 & L2 LANDSCAPE PLANS

STEVE ZOLLER DESIGN
245 ASTER PL #6 LAGUNA BEACH, CA 92651
949-547-3010

SHAHID RESIDENCE
1246 DUNNING DR., LAGUNA BEACH, CA 92651

SITE PLAN
ROOF PLAN

T