GILBERT RESIDENCE

16961 Coral Cay Lane, Huntington Beach, CA

Site Coverage

Front Yard Setback

Rear Yard Setback

Side Yard Setback

50% site coverage

PROJECT DATA

OWNER JOHN AND DIANE GILBERT 16961 CORAL CAY LANE HUNTINGTON BEACH, CA 92649 (714) 745-4447

PROJECT 16961 CORAL CAY LANE **ADDRESS** LOT 97, TRACT NO. 8040

APN 157-654-7 ZONING RL

BUILDING V-B (BUILDING SHALL BE FULLY FIRE SPRINKLERED WITH APPROVED NFPA 13 D SYSTEM)

OCCUPANCY R-3/U (5 BEDROOMS / 5 BATHS)

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA BUILDING COD 2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

2022 CALIFORNIA ENERGY CODE HB MUNICIPAL CODE 17.05 AND HBZO 230.84

SITE AREA 7,297 SQ FT

SITE COVERAGE ALLOWABLE 3,648.5 SQ FT (50.0%)

PROPOSED 3,520.0 SQ FT (48.2%) NOTE: DOES NOT INCLUDE 108.0 SQ FT OF OVERHANGS EXCEEDING 2.5 FT IN DEPTH (1.5% PROVIDED, 5.0% MAXIMUM

ALLOWABLE FOR COVERED AREAS OPEN 2 SIDES MINIMUM)

SCOPE OF PROJECT

LIVING

1ST FLOOR TOTAL

2,489.0 SQ FT 4,987.0 SQ FT 2 CAR GARAGE 710.0 SQ FT 1 CAR GARAGE

BALCONY

120.0 SQ FT 131.0 SQ FT

2,498.0 SQ FT

CONSULTANTS

ARCHITECT

Jeffrey A Dahl / Architect 1102 Main Street Huntington Beach, CA 92648

(714) 847-8480 jeffreyadahl@verizon.net

STRUCTURAL ENGINEER

Beyond Engineering Inc. 15901 Hawthorne Blvd., Suite 200 Lawndale, CA 90260 (310) 793-8410

info@beyondengineeringinc.com

CIVIL ENGINEER Jones-Cahl & Associates Inc. 18090 Beach Blvd. Suite #12 Huntington Beach, CA 92648 (714) 848-0566

Code Section

Section 210.06

HBMC Title 21

HBMC Title 21

Section 210.06

contributing to maximum Section 210.07 (V)

Section 210.07 (L)

Maximum

Section 210.07 (N.1.c) (35 ft with CUP)

Allowed /Required

Existing

27.0 ft

5 ft (west)

11 ft (east)

Proposed

48.2%

30.0 ft

7 spaces

21.0 ft

5 ft (west)

5 ft (east)

108.0 sq ft

(including 3 in drivewa

coastgeotechnical@gmail.com

LANDSCAPE

Studio Berzunza 5000 Birch Street, Ste. 3000 Newport Beach, CA 92600 (714) 795-8080 jca@jonescahl.com

FIRE DEPARTMENT NOTES

code enforcement/plan-check-services.cfm

1) A 13D residential fire sprinkler system is required. A separate submittal for fire sprinklers (complying with NFPA 13D) is required. Two sets of fire sprinkler plans shall be submitted to the HBFD for review and approval.

Note: Fire flow information from the City of Huntington Beach is required to be included with any sprinkler plan submittals. To obtain the Fire Flow information, have the sprinkler contractor complete the "Fire Flow Information Form" in Word Format available at the following link http://surfcity-hb.org/government/departments/Fire/fire prevention

Send this fire flow information request to steve.eros@surfcity-hb.org. Once submitted, the HBFD will forward the request to the Public Works Department. The average turnaround time for Fire Flow Information requests is 10 business days.

2) Maintain jobsite safety during construction as per Chapter 33 of the 2021 California Fire Code. 3) Address numbers must be placed in clear view of the fronting public street as per City Specification #428. Minimum size of numbers is 4 inches with a minimum 1/2 inch stroke, and they must contrast with background. 4) Discovery of soil contamination/pipelines, etc., must be reported to the Fire Department immediately and all

work stopped until approval to proceed is obtained from the Fire Department. 5) For Fire Department inspections, call (714) 536-5411 at least 3 days in advance to schedule inspections.

APT 13-654-60 SPA UHUER SEPARATE 10.55 16905 CORAL GAY LH AN 170-654-00 E TON TON ACCOMPANY

9/00

SITE PLAN

Section 222.14. Conclusion: requirement satisfied, worksheet not applicable.

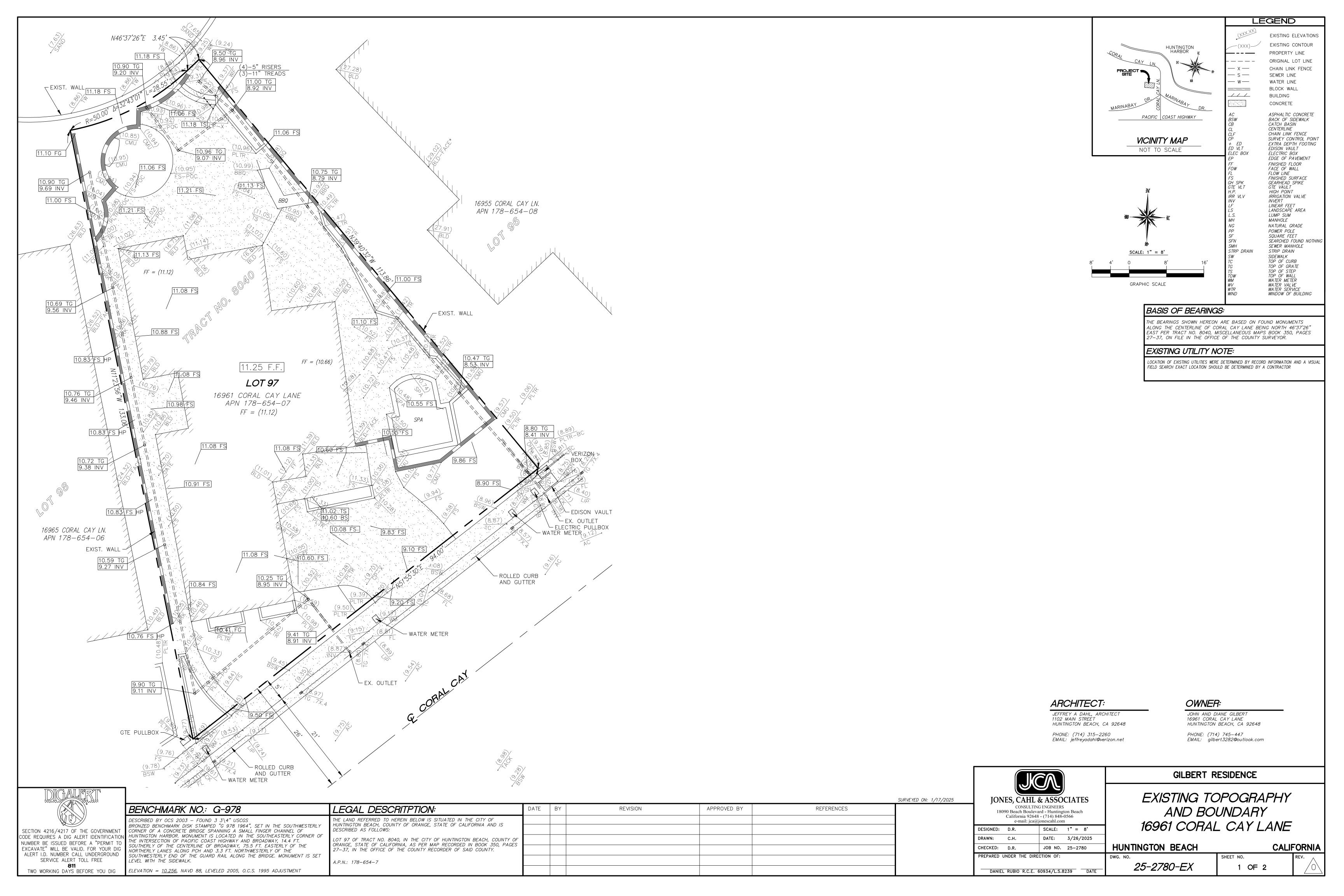
NOTE: Per FEMA Flood Zone AE designation map, the base

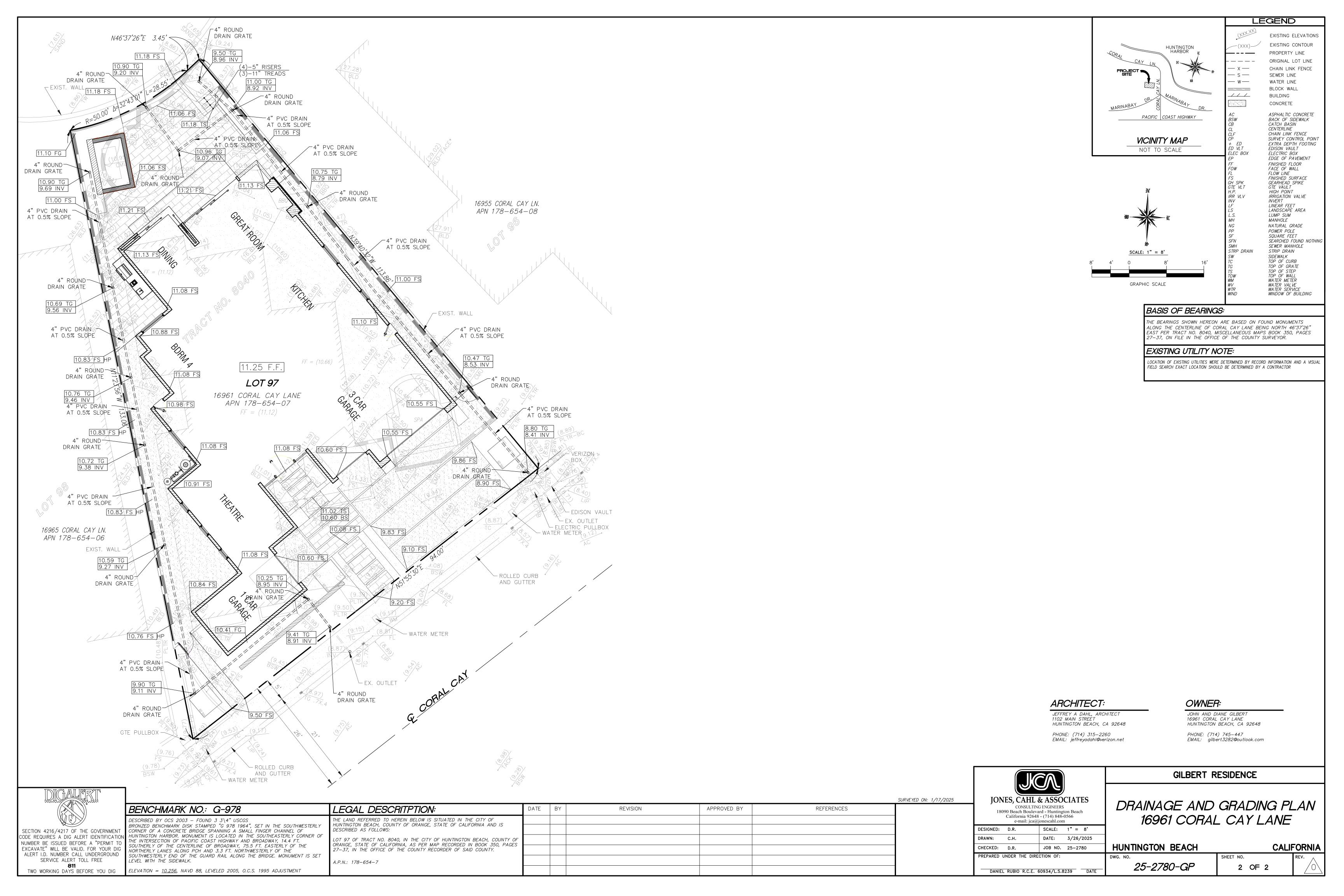
flood elevation is 8. The existing/proposed finish floor elevation is 11.25, 2.25 ft above the minimum required elevation HBZSO

RECEIVED 3/27/2025

JEFFREY A DAHL ARCHITECT 1102 Main Street Huntington Beach, CA 92648

714.315.2260





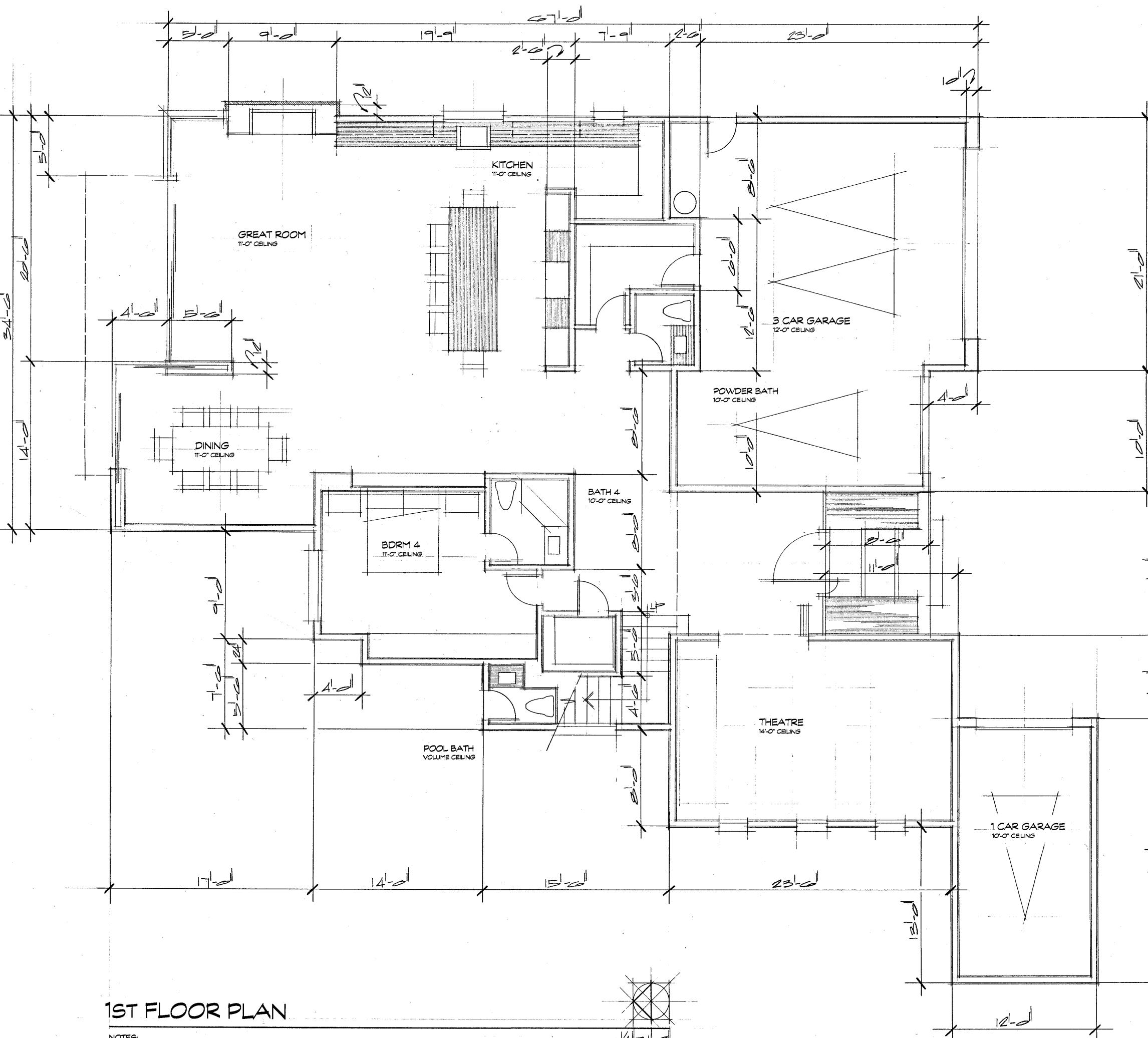
03/26/2025

NOTE: As of March 9, 2009 state agency (AQMD) has passed a law that solid fuel burning fireplaces (wood burning) are no longer legal. Construction os such appliances or masonry units may still be constructed in exterior conditions as such with the requirements that a complete gas burning assembly be permanently secured attached in the firebox at final inspection.

(ALL FIREPLACES MUST BE LISTED/APPROVED DGA's)

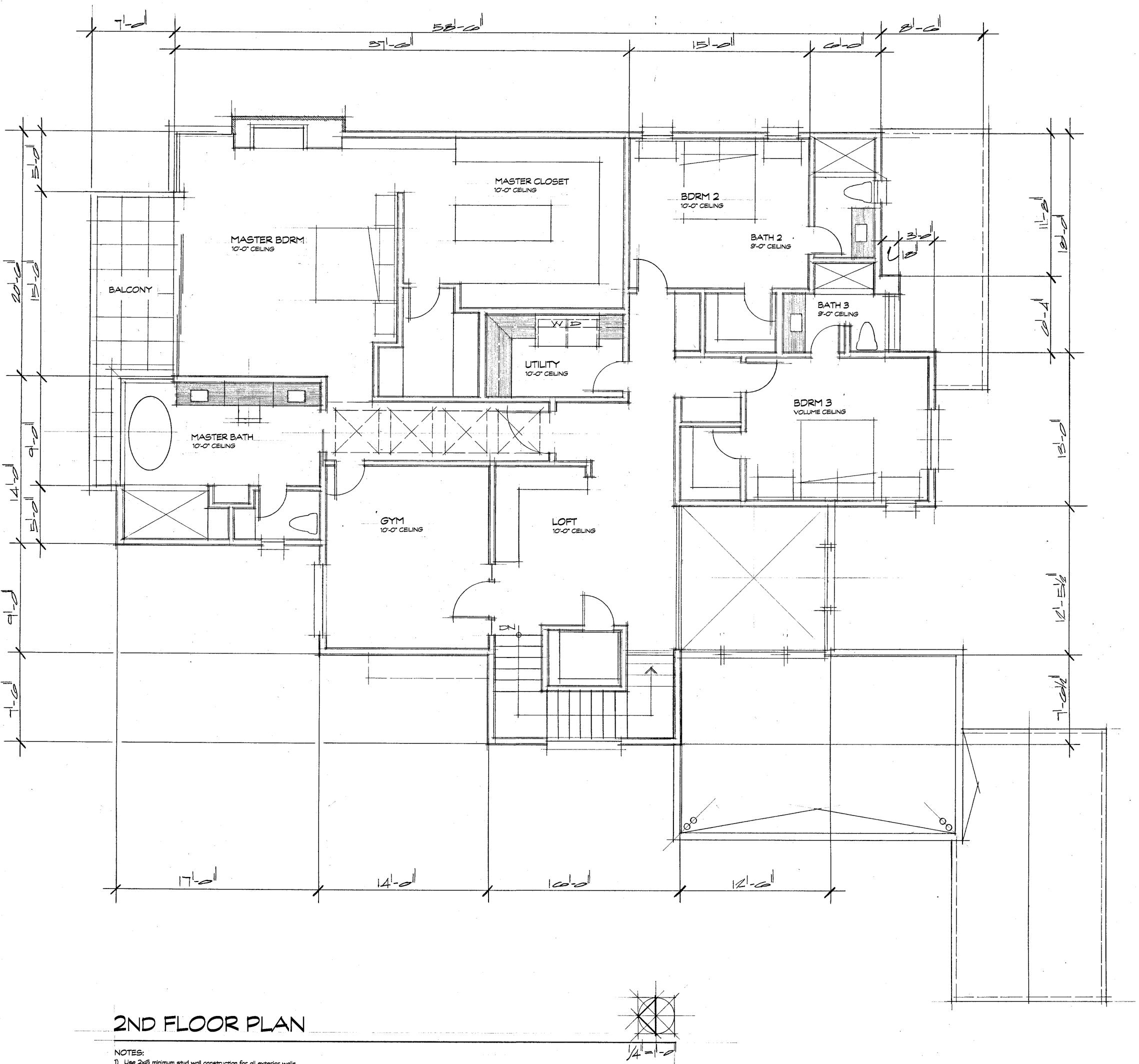
NOTE

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED PER CRC SECTION R313.2



- Use 2x6 minimum stud wall construction for all exterior walls.
 All exterior doors shall have a minimum 36 inch landing on each side of the door. Landings or floors
- at the required egress doors shall be not more than 11/2 inches lower than the top of the threshold.
- 3) All hallways, closets, etc. to have 8'-0" minimum ceiling heights (unless noted otherwise).
 4) Penetrations through roof or exterior wall assemblies by ducts, pipes and/or other appurtenances shall be made water tight (CPC 312.8).

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM
IS REQUIRED PER CRC SECTION R313.2



1) Use 2x6 minimum stud wall construction for all exterior walls.

2) All exterior doors shall have a minimum 36 inch landing on each side of the door. Landings or floors at the required egress doors shall be not more than 1 1/2 inches lower than the top of the threshold.
3) All hallways, closets, etc. to have 8'-0" minimum ceiling heights (unless noted otherwise).
4) Penetrations through roof or exterior wall assemblies by ducts, pipes and/or other appurtenances shall be made water tight (CPC 312.8).

ROOF DRAIN AND OVERFLOW DRAIN

40 (1015) x 20 (510) -

- Polyethylene Dome

with Securing

1850C......CAULK OUTLET 1850Y...... NO-HUB OUTLET

VARIATIONS:

Expansion Joint (Specify Fig.1710)

Extension (Specify Height) -E

L Speedi-Set Service Weight

LXH Speedi-Set Extra Heavy

Secondary Flashing Clamp -C2
Vandal Proof Dome -U
T Threaded Outlet

OPTIONAL MATERIALS:
Aluminum Dome -AD
Cast Iron Dome -CID

Rough Bronze Dome -RBD

Galvanized Cast Iron Dome -CIDG Galvanized Cast Iron Body & Collar -G

NOTE: Dimensions shown in parentheses are in millimeters.

1850

* NOTE: This Dimension to Internal

REGULARLY FURNISHED: Duco Cast Iron Body, Double Deck Plate with Securing Holes,

Combined Flashing Clamp and Gravel Stop for Roof Drain and

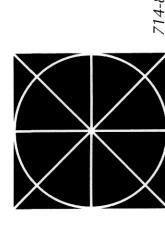
External Water Dam for Overflow Drain, both with Polyethylene Dome.

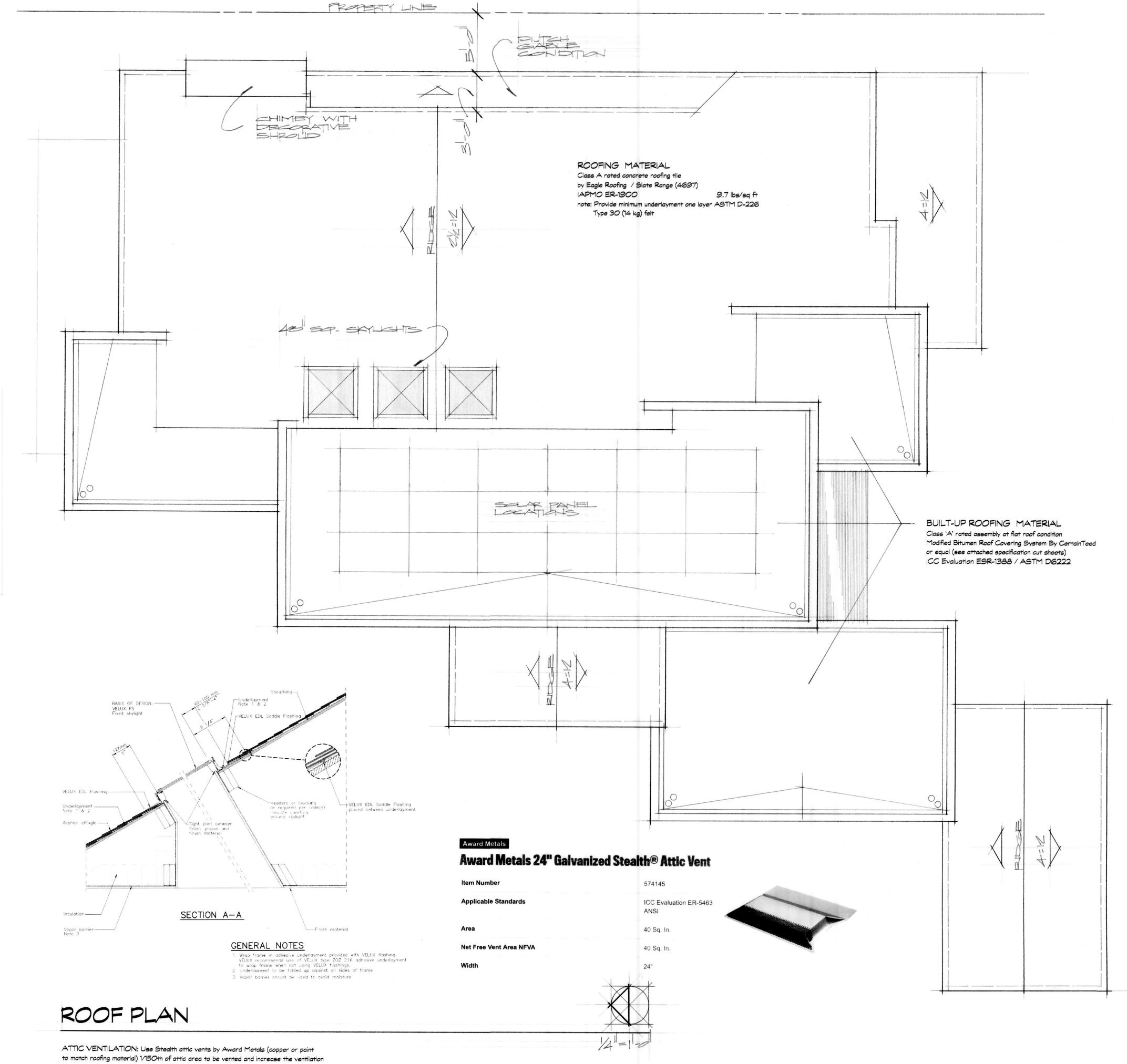
NOTE: Stated flow rates for roof drains are based on particular test piping configurations and dimensions. Installed roof drain flow rates cannot be stated unless the attached piping configuration is known and the effects of the drainage calculated.

12-1-15

DATE

DESCRIPTION

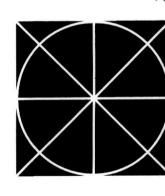




area by one square inch per 1,000 BTUs if the forced air unit(s) are located in the attic. TOTAL VENTILATION REQUIRED: 1,896 SQUARE INCHES

OLL BEACH RESIDENCE 16961 Coral Cay Lane, Huntington Beach, CA

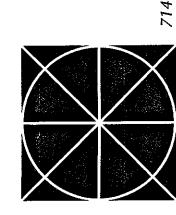
ARCHITECT
1102 Main Street
Huntington Beach, CA 92648



O3/26/2025

revision

ARCHITECT
1102 Main Street



STUDIO BERZUNZA

5000 BIRCH ST. STE. 3000 NEWPORT BEACH CA 92660



GILBERT RESIDENCE 16961 CORAL CAY LANE HUNTINGTON BEACH, CA 92649 APN: 157-654-7, LOT:97, TRACT:8040



STUDIO BERZUNZA LUXURY INTEGRAL DESIGNS

ESIDENCTIAL + LANDSCAPE + INTERIORS

5000 Birch St. Ste. 3000 Newport Beach, CA 92660

t: 714.795.8080 e: vladimir@studioberzunza.com

STUDIOBERZUNZA.COM

PROJECT ADDRESS: GILBERT RESIDENCE

16961 CORAL CAY LANE HUNTINGTON BEACH, CA 92649 LOT:97 TRACT:8040 APN:157-654-7

DRAW BY: V. BERZUNZA

CHECKED BY:

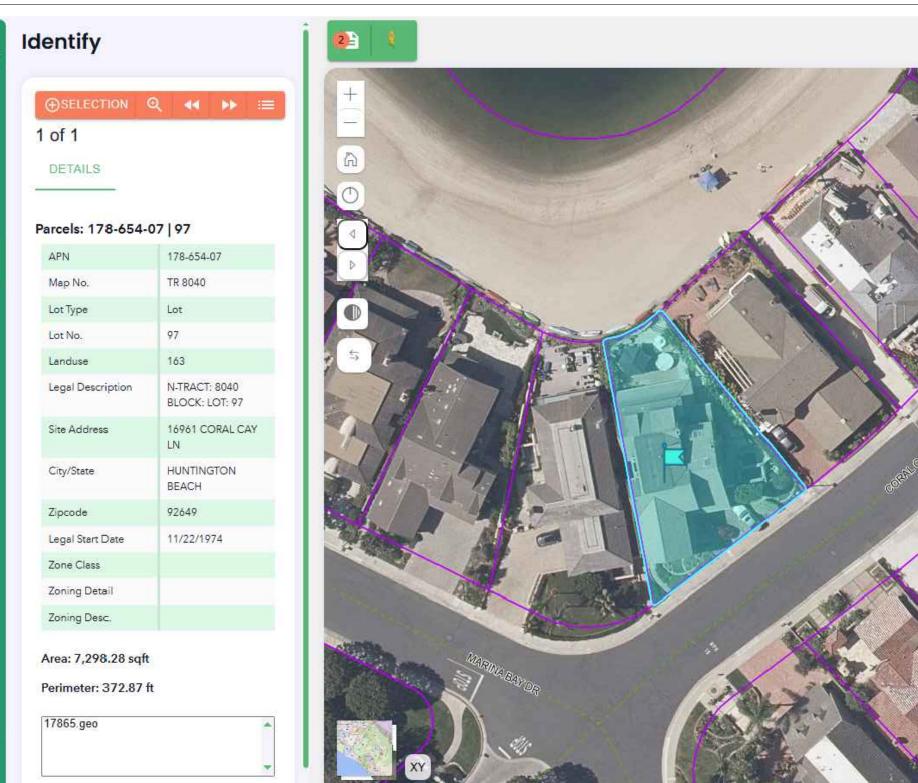
V. BERZUNZA

REVISIONS:

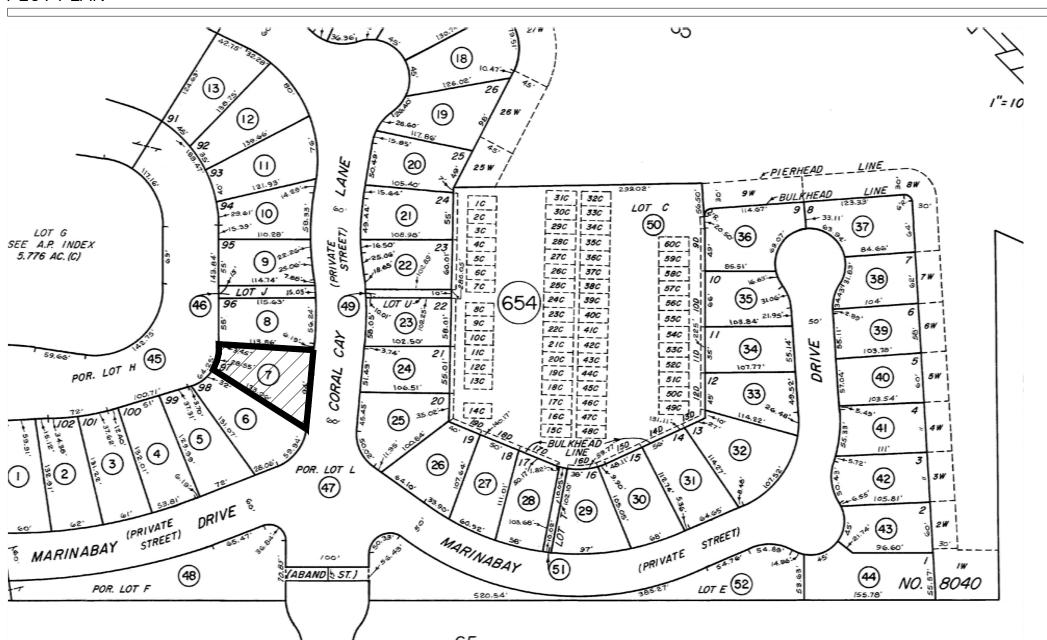


SHEET DESCRIPTION: COVER SHEET

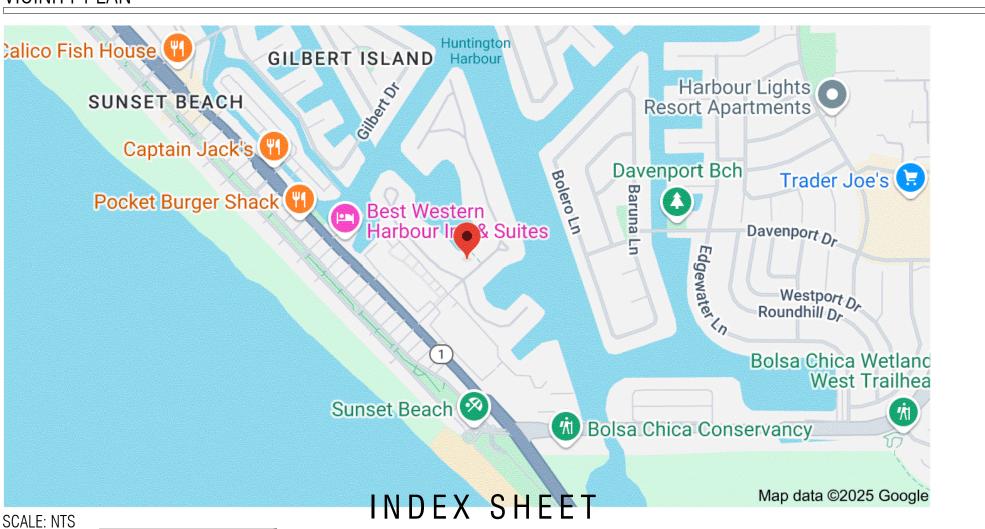




PLOT PLAN



VICINITY PLAN



NPDES NOTES:

PAIR PART. PARTITION ABOVE FINISHED FLOOR PLYWD. PLYWOOD PNT. PAINT PROPERTY LINE PERFORATED

PLASTER P.S.F. POUNDS PER SQUARE FOOT QUARRY TILL QTR. QUARTER

ABBREVIATIONS

ACOUS. ACCOUSTICAL

ALTERNATE

ALUMINUM

ANODIZED

ACCESS PANEL

ANCHOR BOLT

ASPHALT

BOARD

BUILDING

BRONZE

BITUMINOUS

BOUNDRY NAIL

BLOCKING

BEAM

BOTTOM

BRICK

CEMENT

CAULK

CEILING

CLOSET

COLUMN

CENTER

CIRCLE

COLUMN

COMPOSITION

CONNECTION

COUNTERSUNK

CABLE TELEVISION

DRINKING FOUNTAIN

CONTINUOUS

COLD WATER

DOUBLE

DIAGONAL

DIMENSION

DIAMFTER

DOWN

DOOR

DRAWING

DIVISION

DRAWER

EQUAL

EACH

FACE

FXHAUS1

EXTERIOR

FXISTING

EQUIPMENT

EXPANSION

ENCLOSURE

FINISH GRADE

FLOOR DRAIN

FINISH FACE

FLOOR

FOOT

FOUNTAIN

FURRED(ING)

FACE NAIL

FLOOR JOIST

FACE OF BRICK

FACE OF CONCRETE

FACE OF FINISH

GAUGE, GAGE

GALVANISED

GLASS, GLAZING

HOLLOW CORE

HOSE BIBB

HARDWOOD

HARDWARF

HORIZONTAL

INTERIOR

JOIST

JOINT

KITCHEN

KICK PLATE

LAVATORY

MARBLE

METAL

MAXIMUM

MINIMUM

MIRROR

MULLION

MOULDING

MEZZANINE

MIRROR

NUMBER

NATURAL

OFFICE

OPFNING

ON CENTER

OUTSIDE DIAMETER

MOUNT (ED), (ING)

MACHINE BOLT

MEDICINE CABINET

MANUFACTURER

NOT IN CONTRACT

NOT TO SCALE

NOISE REDUCTION COEF

MISCELLANIOUS

LAMINATE(D)

LENGHT, LONG

MECHANICAL

INSULATION

JOIST HANGER

HEIGHT

HANDICAPPED

HOLLOW METAL

INSIDE DIAMETER

HEATING/VENT/AIR/COND

HFADFR

GLU-LAMINATED BEAM

GROUND FAULT INTERRUPTER

GRAB BAR

GRANITE

GYP.BRD. GYPSUM BOARD

GYPSUM

FACE OF STUD

FOOTING

FACE OF MASONRY

FIRE HOUSE CABINET

DISPOSAL

DOWNSPOU'

EMERGENCY

DISHWASHER

ELEVATION. ELEVATOR

FURNISHED BY OTHERS

FINISHED FLOOR ELEVATION

DETAIL

CONCRETE

CONSTRUCTION

CERAMIC TILE

CATCH BASIN

CONCRETE MASONRY UNIT

JOIST, CONTROL JOINTS

CLEAR(ANCE)

ARCHITECT (URAL

A.F.F.

ALUM

ANOD.

ARCH.

A.B.

ASPH

BLDG.

BITUM.

BLKG.

BM.

BOT.

BRK.

CEM.

CK. CLG.

CLO.

CLR.

COL.

CTR.

C.B.

CIR.

C.M.U.

COMP.

CONN.

CONT.

CSK.

D.F.

DIAM.

DIM.

DR. DWG.

DISP.

D.S.

ELEV.

EQ.

EMER.

EQUIP.

ENCL.

F.F.E.

FFC

FUR.

F.O.B.

F.O.C.

F.O.F.

F.O.M.

F.O.S.

GALV.

GF.C.I.

GRAN.

GLB.

HDR.

HCP.

HGT.

H.M.

H.V.A.C.

HORIZ.

INSUL.

LAM

MAR.

MAX.

MTL.

MIN.

MIR.

MLD.

MTD.

MUL.

MB

M.C.

MEZZ.

MFG. MISC.

MIRR.

N.I.C.

N.R.C.

N.T.S.

O.C. O.D.

OPNG.

MECH.

HDWR.

HRDWD.

EXP.

CONC.

CONST.

BRZ.

AIR CONDITIONING

POLYVINYLCHLORIDE RAD. RADIUS R.B. RUBBER BASE RECEP. RECEPTACLE REF. REFERENCE REFRG. REFRIGERATOR REV. REVISION(S), REVISED REQ. REQUIRED RM. ROOM

RDWD. REDWOOD REG. REGULAR ROOFJOISTS R.O. ROUGH OPENING R.R. ROOF RAFTER R.W.L. RAIN WATER LEADER REINF REINFORCING (ED) SCH. SCHEDULE SQUARE FEET

S.F. SHT. S.S. STAINLESS STEEL CONSTRUCTION JOINT CEILING STD. STANDARD STA. STATION STEEL SUSP. SUSPENDED S.D. STORM DRAIN S#P SHELF & POLE SQ. SQUARE STAG. STAGGERED STOR. STORAGE STRUC. STRUCTURAL

SYM. SYMMETRICAL TEMP. TEMPERED THK. THICK(NESS THR. THRESHOLD TELEVISION TYP. TYPICAL TONGUE & GROOVE T.O.BM. TOP OF BEAM T.O.C. TOP OF CURB T.O.D. TOP OF DRAIN T.O.P. TOP OF PLATE

T.O.S. TOP OF STEEL T.O.W. TOP OF WALL T.S. TUBE STEEL T.P.D. TOILET PAPER DISPENSER T.V. TELEVISION UNFIN. UNFINISHED

U.O.N. UNLESS OTHERWISE NOTED

VENEER V.I.F. VERIFY IN FIELD VERT. VERTICAL VT. VINYL TILE V.C.T. VINYL COMPOSITION TILE

WALL COVERING WATER CLOSET

WITHOUT

FIRE EXTINGUISHER CABINET WD. WNDW. WINDOW W/O WWF WELDED WIRE FABRIC

GENERAL PLAN NOTES

NOTES MUST BE SHOWN AS WORDED, ON THE TITLE SHEET OF THE PLAN.

SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE

STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE

WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT

FORM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING

CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE

6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL

PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT

CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED

ARE TO BE MADE AWARE OR THE REQUIRED BEST MANAGEMENT

SIDE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH CONDITION

THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR

POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN

STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND

COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO

NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY

POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR

LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS.

GLUES, LIMES, PESTICIDE, HERBICIDES, WOOD PRESERVATIVES AND

FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR

OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER

AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE

WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR

CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER

DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH

MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA

ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER

RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL,

10. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING

CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED.

DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM

THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN

AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH

WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING

12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL

CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE

SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY

OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN

15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE

MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT

AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY

CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF

16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT

THE END OF EACH WORKING DAY WHEN A 5-DAY RAIN PROBABILITY

RETAINED ON SITE USING AND EFFECTIVE COMBINATION OF EROSION

AND SEDIMENT CONTROL TO THE MAXIMUM EXTENT PRACTICABLE, AND

FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING,

WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED

DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE

17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE

SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE

ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS,

18. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS,

AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS

13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION

14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS,

SYSTEM OR THE WATERSHED IS PROHIBITED.

TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO

AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL

AND PROPERTY DISPOSED IN TRASH OR RECYCLE BINDS

STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION,

SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL

SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO

REGULATIONS 40 CFR PARTS 117 AND 302.

STATE AND FEDERAL REQUIREMENTS.

WITH THE APPROVED PLANS.

FORECAST EXCEEDS 40%.

LINE FLUSHING.

CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS

SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE

4. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS,

RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE

OR REMOVE SEDIMENT AND OTHER POLLUTANTS.

RETAINED ON SITE DURING STRUCTURAL CONTROLS TO THE MAXIMUM

FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING,

1. I.IN THE CASE OF EMERGENCY, CALL:

PROPERTIES BY WIND OR RUNOFF.

EXTENT PRACTICABLE.

. BASE INFORMATION, INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, BUILDINGS, ROADS, & CURBS HAVE BEEN REFERENCED

FROM BUILT SITE 2.REFER TO COUNTY/CITY STANDARD PLANS & SPECIFICATIONS WHERE APPLICABLE

3.VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, TOP \$ BOTTOMS OF SLOPES, ROADWAY CURB & GUTTERS, UTILITIES & OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED IN THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE DESIGN PLANS, THE CONTRACTOR SHALL CONTACT LANDSCAPE DESIGNER AND STOP ALL WORK, IF CONTRACTOR FAILS TO DO SO, CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY

4.EXCAVATION IN THE VICINITY OF UTILITIES & EXISTING MATERIALS SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED

IMMEDIATELY AT NO EXPENSE TO THE OWNER 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE SET IN PLACE

PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS 6. CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH COUNTY/CITY REPRESENTATIVE, APPROPRIATE AGENCIES & PLANS, FOR THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES & STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES

7.PRIOR TO COMMENCEMENT OF ANY WORK, THE LOCATION OF ALL EXISTING, UNDERGROUND UTILITIES SHALL BE DETERMINED THROUGH 'BLUE STAKE' OR. OTHER METHOD. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING, UNDERGROUND UTILITIES CAUSED AS A RESULT OF THEIR WORK. 8.CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE HOME OWNER'S. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISION DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS

9. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION. O. ALL LOW VOLTAGE LIGHTING SHALL BE IN PLANTING AREAS AND LOCATIONS

REVIEWED BY THE OWNER APPROVAL. STAKE LOCATION PRIOR TO INSTALLATION. I. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS IN

DRAINAGE SYSTEM

FIELD PRIOR TO CONSTRUCTION.

DESIGN DRAIN LINES FOR WATER FLOW EFFICIENCY, AVOIDING FLOODS OR BACK FLOW WHEN HEAVY RAIN OCCURS.

. PROVIDE TRENCH DRAINAGE SYSTEM WHERE NEEDED . PROVIDE 4 INCH QUALITY PVC PIPE AND PROVIDE BRASS DECK DRAIN CAP. 4. CONNECT TO ALL EXISTING RAIN-GUTTER TO GARDEN DRAINAGE SYSTEM TO PROTECT FROM WATER COMING FROM ROOF

5. EVERY PLANTING SPACE WILL RECEIVE DRAIN OUTLET FOR EFFICIENT WATER FLOW AND RAIN DRAINAGE

S. ALL OF THE FLAT OR ATRIUM DRAIN CAPS ARE MINIMUM 4 INCH SIZE WITH GRAVEL

. ALLOW PLENTY OF DRAIN OUTLETS THROUGHOUT GARDEN AND LAWN AREA. 8. ALWAYS SEPARATE DRAIN CHANNEL ON BOTH SIDES OF THE HOUSE.

SOIL PREPARATION & GENERAL GRADING

. COMPLETE ROTOTILLING AND ROCK REMOVAL, GENERAL FINE GRADING. 2. PROVIDE QUALITY COMPOST, GROW-POWER FERTILIZER. 3. PROVIDE GIPSON PRODUCT WHEN CLAY SOIL CONDITIONS OCCUR. 4. PROVIDE SOD WITH SOUTHLAND MARATHEN II NAME BAND PRODUCT

SITE PREPARATION (Clearing & Grubbing)

EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE

A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE) B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED

ON THE PLANS. UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

SOILS NOTES:

THE EXPANSIVE NATURE OF SOIL AND THE POTENTIAL FOR SLOPE CREEP WITHIN 15' (OR MORE) FROM TOP OF SLOPE IS NORMAL. SPECIAL ENGINEERING IS REQUIRED ON STRUCTURES, WALLS, SPA, ETC. FOR THESE CONDITIONS. PLANTER BEDS WITHIN THIS SLOPE CREEP ZONE AND THOSE ADJACENT TO BUILDINGS MUST BE WELL DRAINED AND SEALED PER THE SOILS ENGINEER'S RECOMMENDATIONS. THE COMPLETE REMOVAL AND REPLACEMENT OF EXISTING SOILS MAY BE REQUIRED.

DUE TO THE EXPANSIVE NATURE OF SOIL, ALL PAVING SLABS SHALL HAVE INTERNAL REINFORCING. EXPANSION JOINTS AND CONTROL JOINTS AND A COMPACTED SAND SUB-BASE. SUB-GRADE SOILS SHALL BE PRE-SATURATED AND COMPACTED, PER THE RECOMMENDATIONS OF A SOILS ENGINEER. FOOTINGS OR CUT-OFF-WALLS AROUND THE EDGES OF PATIO SLABS ARE RECOMMENDED AND MAY BE REQUIRED TO REDUCE WATER INFILTRATION UNDER SLAB.

EVEN WITH THESE PRECAUTIONS SOME CRACKING AND MOVEMENT OF STRUCTURES AND PAVING SHOULD BE EXPECTED.

STRUCTURAL NOTE

THESE LANDSCAPE DOCUMENTS ARE FOR CONCEPTUAL DESIGN AND AESTHETIC LAYOUT ONLY. IT IS NOT THE INTENT OF THESE DOCUMENTS TO PROVIDE COMPREHENSIVE 'STAND ALONE' PLANS FOR THE FULL SCOPE OF CONSTRUCTION NECESSARY ON THIS PROJECT. ALL HARDSCAPE STRUCTURES DESCRIBED IN THESE PLANS, INCLUDING BUT NOT LIMITED TO: POOLS, SPAS, FOUNTAINS, WALLS, RAILINGS, GLASS WINDSCREENS, OVERHEAD STRUCTURAL MEMBERS AND CONNECTIONS. ANY FOOTINGS AND REINFORCING. SUB-BASE AND SUB-GRADE OVEREXCAVATION, COMPACTION AND MOISTURE CONTENT, ANY DRAINAGE DEVICES AND TECHNIQUES AND ALL PLUMBING, MECHANICAL AND ELECTRICAL CONNECTIONS TO SURROUNDING STRUCTURES AND PAVING, SHALL BE DESIGNED BY QUALIFIED, LICENSED, STRUCTURAL, CIVIL, OR SOILS ENGINEERS WITH REFERENCE TO THE CURRENT SOILS REPORT. IN THE CASE WHERE THERE ARE DISCREPANCIES BETWEEN THESE LANDSCAPE ARCHITECTURAL PLANS AND ANY OF THE ENGINEER'S RECOMMENDATIONS, THE ENGINEER SHALL

REFER TO THE STRUCTURAL, CIVIL AND SOILS ENGINEER'S RECOMMENDATIONS AND THE CURRENT SOILS REPORTS FOR ANY SPECIAL REQUIREMENTS THAT MAY BE NECESSARY FOR THIS PROJECT IF APPLICABLE:

SHEET INDEX

L 301

L 302

L 400

L 401

L 402

L 500

L 501

LANDSCAPI CS-000 COVER SHEET IN-00 I PROJECT DATA, VICINITY MAP, PROPERTY INFO, PLOT PLAN GN-000 POOL GENERAL NOTES GN-00 I POOL ALARM POOL BONDING GN-002 GN-003 BMP'S GN-004 3D PROJECT IMAGERY L 100 SITE PLAN L 200 DESIGN DETAILS L 201 DESIGN DETAILS L 300 PLANTING PLAN

PLANTING DETAILS

PLANTING NOTES

IRRIGATION PLAN

IRRIGATION DETAILS

IRRIGATION NOTES

LIGHTING DETAILS

2. ABOVE GROUND SPA W/ WATER FEATURE WALL

3. PROPOSED LANDSCAPE AND LOW VOLTAGE LIGHTING

LIGHTING PLAN

Newport Beach, CA 92660 t: 714.795.8080 e: vladimir@studioberzunza.com

STUDIOBERZUNZA.COM

STUDIO BERZUNZA

LUXURY INTEGRAL DESIGNS

RESIDENCTIAL + LANDSCAPE + INTERIORS

5000 Birch St. Ste. 3000

LADIMIR BERZUNZA

RINCIPAL VISIONARY DESIGNER

LOT: 97 TRACT: 8040 APN: 157-654-7 SOURCE: ORANGE COUNTY GIS

PROJECT ADDRESS: 16961 CORAL CAY LANE, HUNTINGTON BEACH CA 92649

ZONING: RL

SCOPE OF WORK

PROPOSED GAS BBQ W/ STUB UP

PROJECT SUMMARY

JOHN AND DIANE GILBERT 16961 CORAL CAY LANE HUNTINGTON BEACH, CA 92649 JOHN AND DIANE GILBER

POOL ENGINEERING INC. 1201 N. TUSTIN AVE. ANAHEIM, CA 92807 T: 714.630.6100 TIM KNOLL

PROJECT DESIGNER V3 STUDIO BERZUNZA 5000 BIRCH ST. STE. 3000 NEWPORT BEACH, CA 92660 T: 714.795.8080

CODE REFERENCE

ALL WORK SHALL CONFORM TO THE 2022 CBC, CRC, CMC, CPC, CEC, CGBS, \$ THE 2022 TITLE 24 ENERGY REGULATION (CEES) \$ CITY ORDINANCE.

CITY OR COUNTY PERMITS & ENGINEERING

CITY OR COUNTY PERMITS ALONG WITH PROFESSIONAL DESIGN ENGINEER ARE REQUIRED TO LEGALLY COMPLETE A PROJECT, SUCH AS POOL, SPA, ROOF TOP PAVILLION, FIRE-PLACE, BBQ, FIRE-PIT, ETC. CONTRACTOR WILL START ENGINEERING AND PERMIT PROCESS IMMEDIATELY, KEEP IN MIND THAT SOME CITIES TAKE SOME TIME TO REVIEW, CORRECT AND APPROVE PLANS AND ALSO REQUIRE H.O.A. APPROVAL LETTER PRIOR TO ISSUING A PERMIT. IT'S VERY IMPORTANT TO HANDLE AL PERMITS BY PROFESSIONALS AND EXPERIENCED PERSONNEL IN ORDER TO COMPLETE IN A TIMELY MANNER.

ENCROACHMENT PERMIT NOTE

PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

A CITY ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

CAL/OSHA NOTE

"THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (Cal/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF ANY WORK"

CONTACT Cal/OSHA AT 7 | 4-558-445 | FOR ADDITIONAL INFORMATION.

SURVEY MONUMENTS NOTE:

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY DISTURBED MONUMENTS SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH LOS ANGELES COUNTY.

EXISTING UTILITIES

UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, V3 STUDIO BERZUNZA OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL 811 TO HAVE

EXISTING UTILITIES MARKED THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO

LOSE DESIGN ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS.

DEVELOPMENT

- NOTIFY OWNER AND V3 STUDIO BERZUNZA AT 50, 95, AND 100 PERCENT COMPLETION OF EVERY PHASE OF CONSTRUCTION.
- ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND
- ALL CONSTRUCTION TO COMPLY WITH LOCAL/COUNTY ZONING AND CODES STANDARDS AND STATE OF TENNESSEE STORMWATER REGULATIONS.

PROJECT ADDRESS: GILBERT RESIDENCE

16961 CORAL CAY LANE HUNTINGTON BEACH, CA 92649

LOT:97 TRACT:8040 APN:157-654-7

DRAW BY: V. BERZUNZA

CHECKED BY: V. BERZUNZA

REVISIONS:

DESCRIPTION

PROJECT:03.002.2

NUMBER BE ISSUED BEFORE A "PERMIT I EXCAVATE" WILL BE VALID. FOR YOUR DI SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG



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PRECAUTION IN CONNECTION WITH THE PROJECT SHEET DESCRIPTION: INDEX



City of Huntington Beach Department of Community Development POOL & SPA GENERAL STANDARDS 2000 Main Street, Huntington Beach, CA 92648 Office: (714) 536 - 5241 Fax: (714) 374 - 1647

- 1. Pool and Spa Guidelines document shall be a part of the submitted plans.
- 2. Audible alarms at doors opening to pools shall be at least 85 dBA when measured 10 feet away from the alarm mechanism, and should sound for at least 30 seconds.
- 3 All new block walls above 42 inches high requires a separate building permit.
- 4. No Backfill against property line walls.
- 5. It is the sole responsibility of the property owner to maintain all safety fencing requirements to be in conformance to all governing laws in perpetuity for the life of the pool/spa. Maintenance of pool/spa barrier shall account for improvements of adjacent properties when perimeter fences are utilized as part of the safety fencing and/or
- 6. For projects in the methane district, all underground conduit shall be sealed consistent with Community Development Department Standard B-6-3.
- 7. The following items are required at pre-plaster inspection: Listed anti-entrapment drain covers, listed vacuum suction cap, listed hydrostatic valve
- 8. At least two of the seven drowning prevention safety features and pool enclosure specified on approved plans shall be equipped at pre-plaster inspection.
- 9. Pool heater vents shall be minimum of 4 feet below or horizontally from, nor 1 foot above any opening into any building, nor less than 4 feet from any property line except a public way.
- 10. Rock formations shall be setback 1 foot from the side and/or rear property lines for each foot of rock formation height, maximum 5foot setback required.
- 11. Per Ordinance 230.68, Air Conditioning units and Mechanical equipment shall maintain a minimum 30-inch clearance form side and/or rear property lines.
- 12. No private easements are located within pool/spa area. All dirt removed shall be disposed of at a legal dumpsite.

By my signature below, I acknowledge that I have read all of the above and agree to comply with those requirements.

Property Address:	Permit #:
Permittee Name:	
Permittee Signature:	Date:

ENCLOSURE, BARRIER & DROWNING PREVENTION

. EVERY POOL AND/OR SPA SHALL BE FULLY ENCLOSED BY A FENCE OR OTHER BARRIER. THE FENCE OR BARRIER SHALL COMPLY WITH THE FOLLOWING:

- a. 5 FT OR GREATER HEIGHT ABOVE GRADE, MEASURED FROM OUTSIDE OF
- THE POOL AREA. b. MINIMUM 45 INCHES SPACING OF HORIZONTAL MEMBERS WHEN PLACED
- ON THE OUTSIDE OF THE FENCE. C. MAXIMUM 4 INCH SPACING OF VERTICAL MEMBERS.
- d. DECORATIVE CUTOUTS SHALL NOT EXCEED 1.75 INCHES WIDE. e. MAXIMUM 2 INCH VERTICAL CLEARANCE BETWEEN THE BOTTOM OF THE FENCE AND GRADE, 4 INCH MAXIMUM ABOVE CONCRETE FINISH.
- F. MAXIMUM 2.25 INCH SQUARE CHAIN LINK MESH, UNLESS PROVIDED WITH SLATS FASTENED AT THE TOP AND BOTTOM WHICH REDUCE THE OPENINGS TO 1.75 INCHES OR LESS.
- 1. DIAGONAL MEMBERS SHALL FORM OPENINGS OF 1.75 INCHES OR LESS. h. GATES SHALL HAVE SELF CLOSING, AND SELF-LATCHING MECHANISMS. IF THE LATCH CAN BE REACHED FROM OUTSIDE THE POOL AREA, LATCH MECHANISM SHALL BE AT LEAST 54 INCHES ABOVE THE BOTTOM OF THE
- . ALL GATES SHALL SWING OUT OF THE POOL AREA.
- 2. A DROWNING PREVENTION SAFETY FEATURE SHALL BE PROVIDED WHEN A DWELLING WALL SERVES AS PART OF A POOL/SPA BARRIER, AND DOORS FROM THE DWELLING PROVIDE DIRECT ACCESS TO THE POOL AREA. IDENTIFY THE DROWNING PREVENTION SAFETY FEATURE TO BE UTILIZED
- FOR THIS POOL INSTALLATION. (CIRCLE ONE) a. INTERMEDIATE POOL ENCLOSURE BETWEEN THE HOUSE AND POOL b. AN ASTM SPECIFICATIONS F 1346 APPROVED SAFETY POOL COVER.
- c. EXIT ALARMS ON ALL DOORS PROVIDING DIRECT ACCESS TO THE d. ALL DOORS PROVIDING DIRECT ACCESS TO THE POOL/SPA AREA SHALL
- BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED AT 54 INCHES OR MORE ABOVE THE
- e. PERMANENTLY INSTALLED IN-POOL SONAR ALARM SYSTEM CERTIFIED TO MEET ASTM STD. F2208. 3. WHEN INSTALLED. DOOR ALARMS SHALL COMPLY WITH THE FOLLOWING:
- a. ALARM SHALL PRODUCE AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, ARE OPENED.
- b. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS WITHIN 7 SECONDS AFTER THE DOOR IS OPENED, AT A SOUND PRESSURE LEVEL OF NOT LESS THAN 85 DBA WHEN MEASURED INSIDE THE DWELLING AT TO FT FROM THE ALARM.

DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE

- c. THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. d. THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. THE DEACTIVATION SHALL LAST NOT MORE THAN 15 SECONDS. THE
- THE THRESHOLD OF THE DOOR. 4. IF A DROWNING PREVENTION SAFETY SYSTEM/DEVICE OTHER THAN INTERMEDIATE BARRIERS, DOOR ALARMS OR SELF-CLOSING DEVICES WILL BE USED; COMPLETE THE
- FOLLOWING INFORMATION: a. PRODUCT MANUFACTURER:
- c. INCLUDE INSTALLATION AND COVERAGE DIAGRAMS ON THE PLANS.
- d. A COPY OF THE ASTM TESTING AGENCY APPROVAL LETTER SHALL BE INCLUDED ON THE PLANS.
- 5. SAFETY GLAZING IS REQUIRED IN FENCES, DOORS AND WINDOWS, WHERE THE GLASS IS WITHIN 5 FT OF THE POOL/SPA EDGE AND LESS THAN 60 INCHES ABOVE GRADE. CBC (2406.4.5)

ELECTRICAL & HEATING SYSTEMS

. ANY WALK SURFACE WITHIN 5 FT OF THE POOL EDGE SHALL BE BONDED, INCLUDING UNREINFORCED OR LANDSCAPED AREAS.

DRAWING PREVENTION SAFETY

*PROPOSED DOOR ALARM SPECIFICATIONS:

POOL GUARD: DOOR ALARM DAPT-2 AUTOMATIC RESET THE DOOR ALARM IS ALWAYS ON AND WILL AUTOMATICALLY RESET UNDER ALL

UL LISTED UNDER UL 2017 COMPLIES WITH BUILDING CODES T:812.346.2648

POOL ALARM (PA)

POOL GUARD: POOL ALARM - MODEL PGRM-2

ASTM F 2208-08 T:812.346.2648

MECHANICAL NOTE:

- SHOW LOCATION OF POOL/SPA HEATING EQUIPMENT (TITLE 24) WEATHERPROOF PLATE ON HEATER THAT PROVIDES INSTRUCTIONS FOR THE
- ENERGY EFFICIENT OPERATION OF THE SWIMMING POOL (TITLE 24) B. HEATER TO HAVE ON / OFF SWITCH ON HEATER (TITLE 24) 4. 75% THERMAL EFFICIENCY REQUIRED FOR GAS HEATER (TITLE 24)
- 5. TIME CLOCK REQUIRED (TITLE 24) S. ALL POOL EQUIPMENT MANUFACTURES SPECIFICATIONS TO REMAIN ON SITE WITH APPROVED PLANS FOR ROUGH MECHANICAL INSPECTION.

PLUBING NOTE:

- POOL TO BE PLUMBED FOR FUTURED SOLAR HEATING (TITLE 24) . DIRECTIONAL WATER INLET REQUIRED TO PREVENT STRATIFICATION OF THE
- HEATED WATER AND THE COLDER EXISTING WATER (TITLE 24) 3. 3" P-TRAP REQUIRED FOR ALL SWIMMING POOLS AND SPA.
- 4. PROVIDE A SEDIMENT TRAP FOR A GAS APPLIANCE PER SECTION 5 I 2.4 OF THE 2009 UNIFORM SWIMMING POOL, SPA & HOT TUB CODE.

BONDING NOTES:

- BONDING MUST BE PROVIDED PER CEC SEC 680.26 FOR THE FOLLOWING ITEMS
- A) CONDUCTIVE POOL SHELL B) PERIMETER PAVED OR UNPAVED SURFACES/DECK
- WITHIN 3' OF POOL EDGE C) METALLIC COMPONENTS
- D) UNDERWATER LIGHTING E) METAL FITTINGS
- F) ELECTRICAL EQUIPMENT G) FIXED METAL PARTS
- H) POOL WATER MUST BE BONDED WITH A 9 INCH SQUARE MINIMUM CONDUCTIVE SURFACE.

NOTES REQUIRED ON THE PLANS:

- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS, A SUCCESSFUL INSPECTION IS NOT OBTAINED WITHIN 180 DAYS, OF IF WORK IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A RENEWAL FEE OF 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE WORK HAS BEEN SUSPENDED FOR UP TO ONE (I YEAR. WHEN WORK AUTHORIZED BY A PERMIT HAS BEEN SUSPENDED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE RENEWAL FEE SHALL BE 100% OF THE
- ORIGINAL PERMIT FEE. . ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE AND CALIFORNIA
- ENERGY CODE. . ALL DAMAGE TO CURBS, GUTTERS, SIDEWALK AND DRIVEWAY CAUSED DURING CONSTRUCTION OF A POOL SHALL BE REPAIRED PRIOR TO THE PRE-PLASTER
- A LETTER STATING THAT MATERIALS FROM THE POOL EXCAVATION HAS BEEN DISPOSED OF AT THE ORANGE COUNTY DISPOSAL STATION MUST BE RECEIVED BY THE BUILDING OFFICIAL PRIOR TO PRE-PLASTER INSPECTIONS.
 - AN ENCLOSURE SHALL BE INSTALLED AROUND THE POOL AREA COMPLYING WITH SECTION 3 I 09 OF THE CALIFORNIA BUILDING CODE PRIOR TO THE PRE-PLASTER INSPECTION.



STUDIO BERZUNZA LUXURY INTEGRAL DESIGNS RESIDENCTIAL + LANDSCAPE + INTERIORS

5000 Birch St. Ste. 3000 Newport Beach, CA 92660

t: 714.795.8080 e: vladimir@studioberzunza.com



PRINCIPAL VISIONARY DESIGNER

/LADIMIR BERZUNZA

PROJECT ADDRESS: GILBERT RESIDENCE

16961 CORAL CAY LANE HUNTINGTON BEACH, CA 92649 LOT:97 TRACT:8040

APN:157-654-7 DRAW BY:

V. BERZUNZA

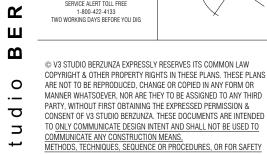
CHECKED BY: V. BERZUNZA

REVISIONS:

DESCRIPTION

PROJECT:03.002.2





PRECAUTION IN CONNECTION WITH THE PROJECT. SHEET DESCRIPTION: POOL GENERAL NOTES



IMPORTANT

OPERATING INSTRUCTIONS MANUAL

HELPFUL HINTS & TIPS



This product has been designed to aid in the detection of unwanted intrusions into unsupervised pools. POOLGUARD IS A SAFETY ALARM SYSTEM AND NOT A LIFE SAVING DEVICE. "This device is not intended to replace any other safety consideration - i.e., adult supervision, lifeguards, fences, gates, pool covers, locks, etc., and some devices may not detect gradual entry."

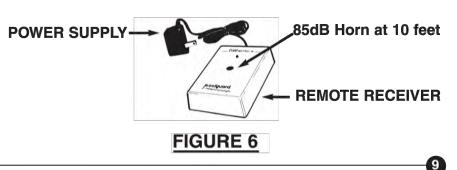
POOLGUARD REMOTE RECEIVER

The POOLGUARD REMOTE RECEIVER has been integrated with the standard POOLGUARD unit to provide a wireless remote alert operating at distances of up to 200 feet. The POOLGUARD REMOTE RECEIVER sounds an alarm in the house when the POOLGUARD unit is activated at the pool. The remote system consists of the following functional elements:

• A coded pulse receiver (Remote Receiver), (See Figure 6).

• A standard wall outlet power supply, (See Figure 6).

The REMOTE RECEIVER is a compact unit powered by a UL and CSA approved AC/DC power supply. The REMOTE RECEIVER can be placed on a table or a counter top inside the house. The pulse coded radio frequency signal is transmitted from the pool unit and is received and decoded to sound the remote receiver. The remote receiver will sound for an additional 3 seconds after the pool unit has been silenced. If the REMOTE RECEIVER beeps once approximately every 10 seconds. it is indicating that the 9v battery in the pool unit is low and needs to **be replaced.** After you have purchased your POOLGUARD alarm and you wish to add another remote receiver to your alarm system you can acquire one from PBM Industries, Inc. Contact PBM by phone or mail or contact your place of purchase.



CERTIFICATION

NSF International Certifies that the POOLGUARD Pool Alarm Model PGRM-2 conforms to the requirements of ASTM F2208 - Standard Safety Specification for Residential Pool alarms.

1. Certified to ASTM F2208-2008 for performance. 2. Certified to NSF/ANSI Standard 50 for material safety. Certified

POOLGUARD Pool Alarm Model PGRM-2 will meet or exceed all parts of the Tennessee Pool Alarm requirements of the Katie Beth Law.

INSPECTION

POOLGUARD is packaged in a shipping carton that minimizes the chance of damage due to handling. Check for damage and confirm that the contents of the carton include the following items:

- POOLGUARD Unit
- Red Reset/Sleep Key Remote Receiver and Power Supply

pool and spa end use temperatures.

 Operating Instructions Manual If an item is missing, contact either the place of purchase or PBM

Industries, Inc. for replacement.

CARE AND HANDLING

POOLGUARD is constructed from sturdy plastic to withstand the adverse moisture environment of a swimming pool. Care needs to be taken when handling to ensure against being dropped, kicked, etc. ALWAYS REMOVE THE POOL UNIT FROM THE POOL WHEN THE POOL IS BEING USED. STORE THE ALARM IN THE UPRIGHT POSITION (See Figure 1) AWAY FROM POOL ACTIVITY. If the pool unit accidentally falls into your pool, remove it immediately and drain the water from it. Take the pool unit apart as indicated in the Battery Installation/Replacement section and remove the battery. Remove all the water from the inside of the unit, the battery and the circuit board area with a paper towel or cloth. Completely test the alarm before each use as described in the manual to ensure proper operation. CAUTION: KEEP THE RED RESET/SLEEP KEY OUT OF THE REACH OF CHILDREN. INTERNAL MAGNET MAY BE HARMFUL IF SWALLOWED!

TO OPERATE YOUR REMOTE RECEIVER

Try to locate your REMOTE RECEIVER in a convenient part of your house close to the pool. Avoid steel walls or any other large metal objects or obstructions that might interfere with the signal reception. The REMOTE RECEIVER has to be placed on the same level or a level above the pool in the house (do not place receiver in an underground basement). The ideal location for your REMOTE RECEIVER would be by a window overlooking your pool. Test your REMOTE RECEIVER in different locations in your house to find the best working place for your receiver. Connect the power supply to any 120V, electrical outlet and insert the jack into the receiver. Check that indicator light is on. Your REMOTE RECEIVER unit is now ready to receive a transmission from your POOLGUARD unit. **DO NOT USE YOUR REMOTE RECEIVER OUTDOORS.**

NOTE: THE MANUFACTURER IS NOT RESPONSIBLE FOR ANY RADIO OR TV INTERFERENCE CAUSED BY UNAUTHORIZED MODIFICATIONS TO THIS EQUIPMENT. SUCH MODIFICATIONS COULD VOID THE USER'S AUTHORITY TO OPERATE THE EQUIPMENT.

ATTACHING HANDLE

when it is re-installed into your pool!

The two handle screws are located in the top of the alarm, remove them and attach the handle, (See Figure 1).

OPERATING YOUR ALARM

RESET/SLEEP MODE (SEE FIGURE 1)

RESET: When the pool unit is installed in the pool and the horn is sounding; place the red reset/sleep key on the reset/sleep decal to reset and silence the alarm. The pool unit is now monitoring your pool for an intrusion. **SLEEP MODE:** When the pool unit is removed from the pool and the horn is

sounding; place the red reset/sleep key on the reset/sleep decal for 3 to 4 seconds to activate sleep mode and silence the alarm. To store the alarm, place the alarm in leakage or corrosion if present before installing new battery.) the upright position (See Figure 1). The pool unit will automatically wake up

SILENT INSTALLATION AND REMOVAL FEATURE

• The Poolguard system will sound an alarm (Horn will sound) when you install or remove the pool unit from your pool. If you would like the Poolguard system not to sound an alarm (Horn will not sound) when you install or remove the pool

unit from your pool, follow the directions below. 1. SILENT INSTALLATION (HORN WILL NOT SOUND)

 Hold the red reset/sleep key on the reset/sleep decal for 1 second until you hear the pool units horn beep. Remove the red reset/sleep key, you now have 10 seconds to install the pool unit into your pool without the horn sounding. AFTER 10 SECONDS, THE POOL UNITS HORN WILL BEEP INDICATING THAT POOL-GUARD IS NOW MONITORING YOUR POOL FOR AN INTRUSION. IF THE POOL UNIT <u>WAS NOT</u> INSTALLED INTO YOUR POOL, IT WILL GO TO SLEEP.

2. SILENT REMOVAL (HORN WILL NOT SOUND)

• Before removing the pool unit from your pool. Place the red reset/sleep key on the reset/sleep decal for 1 second until you hear the pool units horn beep. Remove the red reset/sleep key, you now have 5 seconds to remove the pool unit from your pool without the horn sounding. AFTER 5 SECONDS THE POOL UNITS HORN WILL BEEP. IMPORTANT: IF THE POOL UNIT WAS REMOVED FROM YOUR POOL, THE POOL UNIT WILL GO TO SLEEP. BE SURE TO STORE YOUR ALARM IN THE UPRIGHT POSITION (SEE FIGURE 1). IF THE POOL UNIT WAS NOT REMOVED FROM YOUR POOL, IT WILL CONTINUE TO MONITOR YOUR POOL FOR AN INTRUSION. (Cont. on next page)

SWIMMING POOL SAFETY TIPS

Supervise children at all times.

• Never permit swimming alone. Never leave a child alone, even to answer the telephone.

 Always remove the entire solar cover from a pool before swimming. Remember that alcohol and water safety do not mix. • Have your pool area fenced and the gate locked to prevent

unauthorized entry to the pool, and install a gate alarm. Lock and secure all doors in the house which permit easy access to the pool, and install a door alarm.

• Have a responsible adult teach swimming and water safety to your

• Maintain clean, clear water in the pool. Do not swim during electrical storms.

• Do not permit bottles, glass, or sharp objects to be used around the pool.

• Ask your pool dealer how you can improve your pool safety – they will be glad to assist you. Above all: remember that common sense, awareness, and

caution will allow you to enjoy your pool. WARRANTY AND REPAIRS

POOLGUARD is sold with a limited warranty to cover defects in parts and workmanship for three years from date of purchase, (retain proof of purchase).

If POOLGUARD exhibits a defect, please call Customer Service at 1-800-242-7163. Unauthorized returns will not be accepted. Proper repair is only ensured when the unit is returned to the manufacturer. Visit our website at www.poolguard.com to fill out your warranty

SEND CORRESPONDENCE TO:

and some devices may not detect gradual entry."

PBM INDUSTRIES, INC. P.O.BOX 658, NORTH VERNON, IN 47265

1-800-242-7163 This product has been designed to aid in the detection of unwanted intrusions into unsupervised pools. POOLGUARD IS A SAFETY ALARM SYSTEM AND NOT A LIFE SAVING DEVICE. "This device is not intended to replace any other safety consideration - i.e., adult supervision, lifeguards, fences, gates, pool covers, locks, etc.,







REV. 2/2016

SILENT INSTALLATION AND REMOVAL FEATURE (Cont.)

3. POOLGUARD has designed this feature for "ONLY" those who have the responsibility of removing the alarm from the pool!

BATTERY INSTALLATION / REPLACEMENT

(Battery not included)

POOLGUARD is powered by a standard 9 volt alkaline battery, **POOLGUARD** recommends Energizer No. 522. To install or replace the battery: • Remove the screw from the bottom of the unit, (See Figure 1).

 Carefully slide out electronics assembly; do not pull or jerk on internal hook up cable. (If necessary, gently shake unit to remove assembly.) • Remove old battery and check for leakage or corrosion. (Remove any

IMPORTANT: WHEN A 9 VOLT BATTERY IS FIRST INSTALLED IN THE POOL UNIT, THE HORN WILL SOUND. TO SILENCE THE ALARM HOLD THE RED RESET/SLEEP KEY ON THE RESET/SLEEP DECAL FOR 3 TO 4 SECONDS TO ACTIVATE SLEEP MODE AND SILENCE THE ALARM. THE POOL UNIT WILL AUTOMATICALLY WAKE UP WHEN IT IS INSTALLED INTO THE POOL.

• Install a new battery by attaching the battery snap (BE SURE THE CONNECTION **IS TIGHT).** Slide battery into battery holder.

 Slide the electronic assembly into the pool unit; DO NOT PUT IN UPSIDE DOWN OR PINCH THE INTERNAL HOOK UP CABLE.

• Replace the screw, hand tighten until screw is all the way in and flush against the pool unit. To prevent possible damage, battery should be removed whenever storing

the alarm, for an extended period of time. **ON/OFF INDICATOR - GREEN LED**

When POOLGUARD is installed and monitoring your pool for an intrusion, the green LED will flash once approximately every 10 seconds to indicate that the alarm is ON and OPERATING. When POOLGUARD is installed in your pool and the alarm is sounding, the green LED will flash

approximately 2 times per second When POOLGUARD is removed from your pool the GREEN LED will not flash indicating that the alarm is OFF and NON-OPERATIONAL

LOW BATTERY FUNCTION

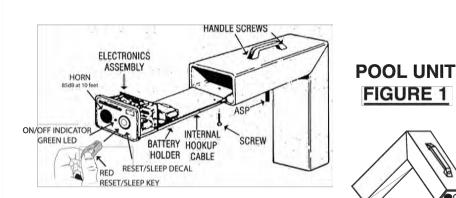
The POOL UNIT AND THE REMOTE RECEIVER will beep once approximately every 10 seconds to alert you that the battery is low in the pool unit and needs to be replaced.

IELPFUL HINTS AND TROUBLESHOOTING



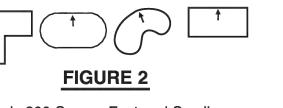
All pool alarms will false alarm on occasion for different reasons. False alarms can be minimized; however, it is important to remember that a false alarm is better than no alarm at all. WEATHER & WIND-POOLGUARD sets stationary on the deck of the pool so the wind will not effect the alarm unit itself. Wind may trigger a false alarm if it is strong enough or steady enough that it causes the water in the pool to rock or bounce up and down the pool wall. When the water in the pool moves up and down the POOLGUARD sensing throat, it may finally cause the alarm to sound. On extremely windy days when the pool water is rocking it is advised to remove the POOLGUARD from the pool. Light wind or rain will not effect the POOLGUARD alarm.

Another false alarm occurs when the pool owner tries to install the alarm too soon after swimming. After swimming, the water in the pool will rock or bounce up and down the pool wall for some time depending on the size of the pool and the type of swimming activity. Before installing the alarm, after swimming, the pool must be given time to calm. Time will vary (around 10 to 30 minutes); once the pool owner sees that the pool water is no longer rocking up and down the pool wall, it is time to install the alarm. Certain automatic cleaners may set the POOLGUARD unit off in some cases. If the cleaner head hits the POOLGUARD alarm it may cause it to false alarm. Solutions to this problem are to use your cleaner at night and your alarm during the day. Another option would be to find a place around the pool where the cleaner does not interfere with the alarm. Certain water features such as waterfalls can cause POOLGUARD to false alarm. To avoid this problem do not install the POOLGUARD alarm too close to the water feature. If you are having a problem with any type of water feature call POOLGUARD at 1-800-242-7163.



PLACEMENT IN YOUR POOL

Figure 2 illustrates locations best suited for detecting intrusions from any area of the pool. If your pool is larger than 800 square feet, if you have more than 2 return lines, any concerns about the size, or if you have an irregular shaped pool or water features such as waterfalls, please call for alarms: 1-800-242-7163. Poolguard Pool Alarms have been tested and comply to the ASTM Standard Specifications for Residential Pool Alarms ASTM F 2208, in a 16' x 32' pool. POOLGUARD alarms can be used in pools up to 20' x 40' or 800 square feet.



Pools 800 Square Feet and Smaller.

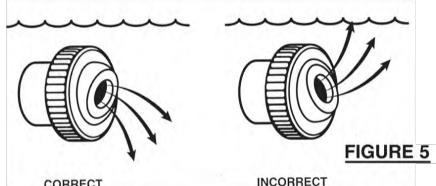
•After resetting the alarm and allowing time for the water action to settle, repeat the procedure from another point in the pool until you are confident of detection performance.

•POOLGUARD includes a timer function which automatically resets the unit after the alarm has sounded for approximately 5 minutes.

ADJUSTING YOUR RETURN LINE FITTINGS

TEST BEFORE USING (continued)

The POOLGUARD alarm should not be placed too close to a return line. also do not place POOLGUARD in a location in the pool where a return line is pointing in the alarms direction. Water turbulence may be too strong, falsely setting the alarm off or the water turbulence may interfere with the alarms ability to detect an intrusion. If you have more than 2 return lines please call customer service at 1-800-242-7163. It is very important in pools to adjust all the eyeball fittings on your return lines so that the water flow will not interfere with your pool alarm. Point all the eyeball fittings down and your pool will still circulate properly and this will allow POOLGUARD to function properly, (See Fgure 5). Pointing the eyeball fittings down also helps prevent algae growth.

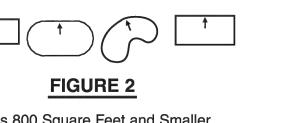


INCORRECT CORRECT

poolguard rame you can trust, since 1982. pool safety alarms, number one in stomer service All products nade in the USA. POOL ALARM **ABOVE GROUND** POOL ALARM **SOUNDS IMMEDIATELY** Family of Products DOOR ALARM **GATE ALARM** Helps Protect Your Family! www.poolguard.com Call Toll Free 1-800-242-7163

P.O. Box 658 • North Vernon, Indiana 47265

customer service to clarify the recommended number of alarms and locations



(Cont. on next page)

QUICK DO'S AND DON'TS

Do read the manual carefully

Do install a 9 volt battery

bottom of the pool

Do untie the bow on the power supply

•Do test the alarm properly Do turn your return line eyeball fittings towards the

Do remove alarm before swimming

•Do be extremely careful when using an electric drill around your pool

•DON'T leave alarm in pool while swimming

•DON'T drop your alarm, it may break •DON'T let your alarm fall into the pool

•DON'T install your alarm immediately after •DON'T turn your return eyeball fittings towards the

top of the pool •DON'T use your alarm on extremely windy days

•DON'T be careless with an electric drill around vour IN GROUND POOL. Extreme caution should always be used when using electricity around water!

STUDIO BERZUNZA LUXURY INTEGRAL DESIGNS RESIDENCTIAL + LANDSCAPE + INTERIORS 5000 Birch St. Ste. 3000 Newport Beach, CA 92660

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RINCIPAL VISIONARY DESIGNER

LADIMIR BERZUNZA

DOOR ALARM (DA)

. LOW BATTERY FUNCTION & REPLACEMENT When the 9-volt battery in the door alarm is low and needs to be before connecting the new 9-volt battery. The 9-volt battery life for the door alarm is approximately 6 months. Test your door alarm weekly b

PG DAPT-WT Manual 021115:Layout 1 2/12/15 12:21 PM Page 1

ot replaceable. Contact Poolguard /ireless Transmitter, Model #OWT WARRANTY AND REPAIRS POOLGUARD is sold with a limited warranty to cover defects in parts and workmanship for one year from date of purchase. (Retain proof of purchase). If Poolguard exhibits a defect, please call our Customer Service department at 1-800-242-7163. Unauthorized returns will not be accepted. Proper repair is only ensured when the unit is returned to the nanufacturer. Visit our website at www.poolguard.com to fill out

PBM INDUSTRIES, INC. NORTH VERNON, IN 47265 812-346-2648 poolguard_{_} PBM INDUSTRIES. II

~~~~

opening the door and allowing the alarm to sound. When the battery power in the Outdoor Wireless Transmitter is low the door alarm will give 5 QUICK BEEPS instead of ONE BEEP like it does when you are enter- Have your pool area fenced and the gate locked to prevent unauthorized entry to the pool, and install a gate alarm. Lock and secure all doors in the house which permit easy ing the dwelling, see section 5B for normal operating conditions. The access to the pool, and install a door alarm Outdoor Wireless Transmitter battery life is several years, this battery i · Have a responsible adult teach swimming and water safety to aintain clean, clear water in the pool

> poolguard° ~~~~ www.poolguard.com

# Always remove the entire solar cover from a pool before

•Do not permit bottles, glass, or sharp objects to be used around the pool.

\*Ask your pool dealer how you can improve your pool safety—they will be glad to assist you.

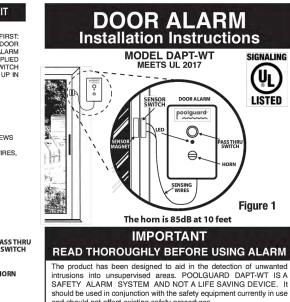
\*Above all: remember that common sense, awareness, and caution will allow you to enjoy your pool.

#### INSTALLATION OF <u>OPTIONAL</u> SCREEN DOOR KIT CONNECTING DOOR ALARM TO SENSOR SWITCHE ES GO ON THE FRAME BY THE DOOR · MAGNETS GO ON THE DOOR ITSELF - SEE PICTURE IN MANUAL

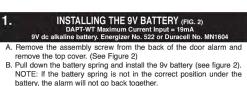
EQUIPMENT NEEDED

A. ONE DOOR ALARM AND 2 MOUNTING SCREWS

B. ONE SET OF SENSOR SWITCH AND SENSOR MAGNET AND 4 SCREWS C. ONE SET OF SENSOR SWITCH AND SENSOR MAGNET, JUMPER WIRES, IF YOU HAVE ANY QUESTIONS CALL US AT 1-800-242-7163 SEN DOOR MAIN DOOR



PG DAPT-WT Manual 021115:Layout 1 2/12/15 12:21 PM Page 2



battery, the alarm will not go back together.

C. When the 9v battery is installed, the LED will flash once every 10 seconds. When the alarm sounds, the LED will flash once every D. Reassemble the door alarm with the assembly screw, NOTE: Once he battery is installed the alarm may sound accidentally until the sensors are connected properly. Your Poolguard Door Alarm is designed to be installed within 12" of the sensor switch for the sensor wire connection. To mount the door alarm BATTERY SPRING

mine the best location. DO NOT MOUNT THE DOOR ALARM hreshold of the door. With a pencil, mark 2 spots 2 1/2" apart vertically (up & down) where the alarm will be mounted. These 2 marks are where 2 of the 4 larger supplied screws will be inserted into the wall to hang the door . Insert 2 of the 4 larger supplied screws into the wall on the 2 marks eave about 5/32" (not including the head of the screw) of the screw D. Hang the door alarm on the mounted screws and pull downward until the screws are positioned in the small end of the hanger holes in the back of the alarm.

NSTALLING OUTDOOR WIRELESS TRANSMITTER (FIG. 3) Determine the best location, DO NOT MOUNT THE OUTDOOR WIRELESS TRANSMITTER ON METAL. The outdoor wireless transmitter is designed to be installed on the outside of the dwelling directly across (thru the wall) with a maximum distance of 2 feet from the inside door alarm. The Outdoor Wireless Transmitter must be installed at least 54 inches above the threshold of the door. The battery is already installed in the transmitter. Mount the transmitter with the 2 remaining larger supplied screws PASSTHRU NOTE: If you are mounting the

INSTALLING DOOR SENSOR (FIG. 1) A. The Door Alarm comes with, one sensor switch and one sensor magnet; remove the covers from both of these parts by using your fingernail or small tool to unclip the cover from the bottom side and sliding it off the sensor. . Each sensor has 2 holes for mounting (Note: Do not mount the sensors on the side of the door that is Hinged). The sensor magnet usually goes on the door and the sensor switch is usually mounted to

. Metal framed doors may need a space between the sensors and the door using a small piece of wood or double sided foam tape.
Install the Sensors Vertically (as shown in Figure 1) or Horizontally.

Maximum space between sensors is 1+1/4". IMPORTANT: If you install the sensors Horizontally at the top of a SLIDING door, spacing between the sensors needs to be between 1" and 1+1/4". E. Loosen the two terminals on the sensor switch by loosening the screws then place either wire end coming from the door alarm between each of the terminals. It doesn't matter which wire goes to which terminal, Replace Plastic Covers.

of the sensor wires, remove the knockout from the side of the sensor switch cover. (See Figure 4)

OPERATING YOUR DOOR ALARM (FIG. 1) he Poolguard Door alarm Model #DAPT-WT uses a outdoor wirele transmitter Model #OWT. This unique feature allows your door ala to sound **IMMEDIATELY** when a child opens the door but allow adults to enter or exit thru the door without the alarm sounding. The Door Alarm will sound immediately if either pass thru switch is no

A. When exiting the dwelling, press the pass thru switch on the door alarm. This will allow 14 seconds to open the door, exit the dwelling and close the door. If the door is not closed in the 14 seconds the alarm will sound, to silence the alarm close the door and press th pass thru switch on the door alarm or press and hold the outdoor

B. When re-entering the dwelling from the outside, utilize Poolguard's outdoor wireless transmitter pass thru switch. To utilize this feature press and hold the outdoor wireless transmitter pass thru switch for approximately 2 - 4 seconds. This will allow time for the door alarm to receive the signal. When the door alarm recognizes the signal it will give ONE BEEP. You now have 14 seconds to open the door, or through the door and close it. If the door is not closed at the end of the 14 seconds, the alarm will sound. To silence the alarm, close the door and press the pass thru switch on the door alarm or press an hold the outdoor wireless transmitter pass thru switch for approxi-

IOTE: If the alarm sounds for approximately 5 minutes and the door is

still open. The alarm horn will start to pulsate, 5 seconds ON and 5

seconds OFF. The alarm will continue to do this until an adult closes the door and pushes the PASS THRU switch on the door alarm to silence the alarm. If the alarm sounds for approximately 5 minutes

and the door is closed, the alarm will reset.

#### PROJECT ADDRESS: GILBERT RESIDENCE 16961 CORAL CAY LANE HUNTINGTON BEACH, CA 92649

LOT:97 TRACT:8040 APN:157-654-7 DRAW BY:

CHECKED BY: V. BERZUNZA

V. BERZUNZA

**REVISIONS:** 

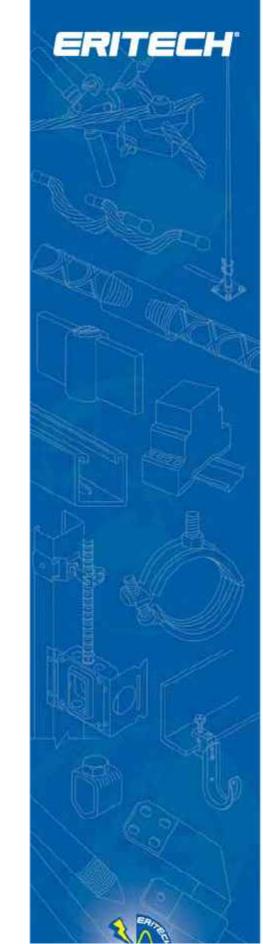
DESCRIPTION PROJECT:03.002.2

NUMBER BE ISSUED BEFORE A "PERMIT I XCAVATE" WILL BE VALID. FOR YOUR DI 7 SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

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PRECAUTION IN CONNECTION WITH THE PROJECT SHEET DESCRIPTION:

POOL ALARM



ERITECH® EQUIPOTENTIAL BONDING

area created by bonding the metallic parts together is known as an equipotential plane.

Underwater lighting. All metallic parts (housings and mounting brackets).

recirculating equipment, heaters and blowers and automatic covers.

In addition to metal wiring methods and equipment, any component

Metal fittings. Metal fittings for pipes, drains and water inlets.

within 5' horizontally and 12' vertically from the water

What is Equipotential Bonding?

solid or larger conductor.

must be bonded.

Equipotential Bonding of Permanently Installed Swimming Pools

Article 680.26 details the bonding requirements for permanently installed swimming pools in order to "eliminate voltage gradients in the pool area as prescribed." Bonding the metallic parts in and around the pool area prevents differences of

potential from developing in the event of an electrical equipment fault and reduces the possibility of electric shock. The

The NEC requires bonding all of the following metallic parts in a permanently installed swimming pool with a #8 AWG

· Concrete reinforcing steel and all metallic structural components. Uncoated reinforcing steel and all other metallic

. Electrical equipment. All metal parts of any electrical equipment associated with the pool including pumps and

3' wide

Concrete or other

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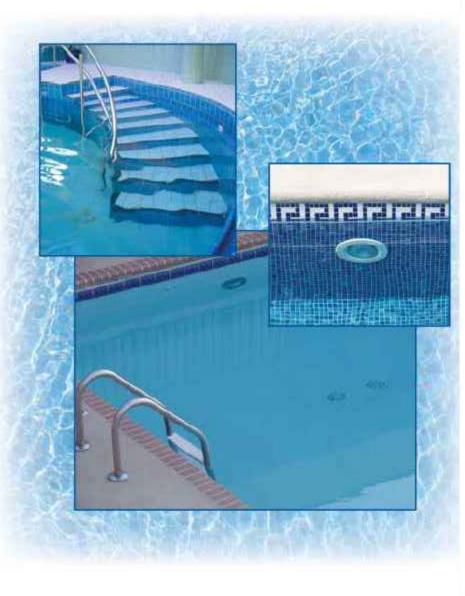
Metallic tubing and conduit, metal-sheathed cable, metal piping and all fixed metal parts.

The requirements for bonding and grounding permanently installed indoor and outdoor swimming pools are provided

in Article 680 "Swimming Pools, Fountains and Similar Installations" of the 2005 Edition of the National Electrical

# Equipotential Bondin | ERITECH® EQUIPOTENTIAL BONDING

of Permanently Installed Swimming Poo



| Pool Grounding - Parts List  ERITECH* Prefabricated Mesh                                                                                                                                                                                                                             |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| POOLMESH350 #8 copper wire, 12" x 12" mesh, 3' wide, 50' long<br>POOLMESH3100 #8 copper wire, 12" x 12" mesh, 3' wide, 100' long                                                                                                                                                     | H        |
| ERITECH Direct-Burial Grounding Clamps                                                                                                                                                                                                                                               |          |
| EK16 & EK17 direct burial ground clamps: #10 to #2 conductor. Use on pipe up to 1", ground rods up to 1", rebar #4 to #8                                                                                                                                                             |          |
| SRGC46 grid connector #10 - 4 solid or stranded wire                                                                                                                                                                                                                                 | >        |
| ERITECH Split Bolts & Water Pipe Clamps                                                                                                                                                                                                                                              |          |
| CWP2JU bronze pipe clamp 1-1/4* to 2* pipe, #10 - 2                                                                                                                                                                                                                                  | PA       |
| ESB8 branze split bolt #8 to #14                                                                                                                                                                                                                                                     |          |
| ERITECH Grounding and Bonding Lugs                                                                                                                                                                                                                                                   |          |
| EL4 bronze mechanical lug #14 solid to #4 stranded                                                                                                                                                                                                                                   | UAD-     |
| CADWELD* Copper Wire Mesh CADWELD Molds                                                                                                                                                                                                                                              |          |
| PGT08CU CADWELD mold with frame #8 solid copper mesh requires #15 F20 CADWELD welding material                                                                                                                                                                                       | S. S. S. |
| CADWELD Horizontal Rebar CADWELD Molds                                                                                                                                                                                                                                               |          |
| RRAS21D CADWELD mold with frame #8 solid to #4 rebar, requires #25 F20 welding material and B143A packing RRC511D CADWELD mold for #8 solid to #3 rebar, requires #25 F20 welding material and L160 handle clamp                                                                     |          |
| CADWELD Vertical Rebar CADWELD Molds                                                                                                                                                                                                                                                 |          |
| RJC521D CADWELD mold for #8 solid wire with B1331K sleeve to #4 rebar, requires #45 F20 welding material and B140A packing, & L160 handle  RJC511D CADWELD mold for #8 solid wire with B1331K sleeve to #3 rebar, requires #45 F20 welding material and B140A packing, & L160 handle |          |
| CADWELD Versical Pipe or Fence Post CADWELD Mold                                                                                                                                                                                                                                     |          |
| VSC1DV3C#8 solid copper with B1331K sleeve to 1-1/2" to 4" pipe requires #45 F20 welding material & B160V pipe chain support clamp                                                                                                                                                   |          |
| CADWELD Cable to Lug CADWELD Mold                                                                                                                                                                                                                                                    |          |
| GLCCE1D #8 solid with B1331K sleeve to 1/8" x 1" type GL lug<br>#32 F20 welding material, L160 handle clamp                                                                                                                                                                          | 1        |
| CADWELD Type GL Lug                                                                                                                                                                                                                                                                  |          |
| B121CE 1/8" x 1" tin plated lug with one 9/16" diameter hole                                                                                                                                                                                                                         | 00       |

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#### Equipotential Bonding Grid

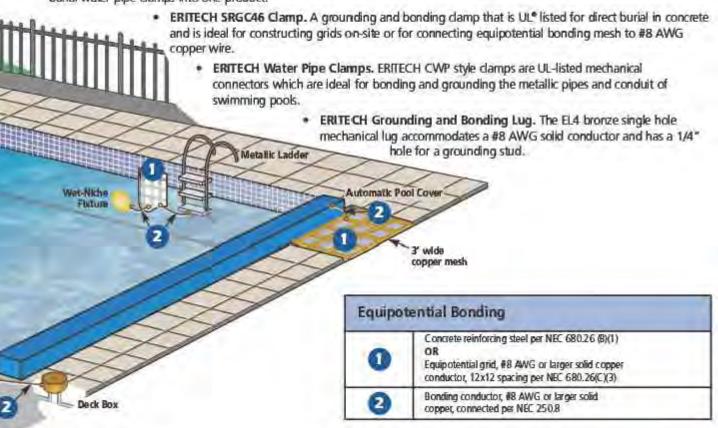
All of the bonded parts in or around the swimming pool must be attached to an equipotential bonding grid. This grid must extend 3' beyond the inside surface of the pool under concrete, stone or other paved walking surfaces. This grid can

- . Reinforcing Steel. Uncoated reinforcing steel of a concrete pool (poured or sprayed, with painted or plaster coatings) can be used as the equipotential bonding grid.
- Copper Grid. A grid constructed with a minimum of #8 AWG bare solid copper conductors with 12" x 12" spacing.

Pools made of non-conductive materials (fiberglass composite, vinyl lined polymer or other non-conductive materials) do not require an equipotential grid that covers the full contour of the bottom and sides of the pool, however an equipotential grid is still required around the perimeter of the pool extending 3' beyond the sides of the pool.

#### EQUIPOTENTIAL BONDING SOLUTIONS FROM ERICO\* INCLUDE THE FOLLOWING:

- . ERITECH® Prefabricated Mesh. Convenient, efficient and economical for equipotential bonding grids. Prefabricated mesh is constructed with #8 AWG solid copper conductor with 12" x 12" spacing and is available in 3' x 100' rolls and other
- CADWELD® Welded Electrical Connections. For connecting the bonding conductor to rebar and to the copper grid. CADWELD provides a permanent, low-resistance connection needed to create a long-lasting, reliable bonding network. CADWELD connections will not deteriorate with age, cannot loosen and are made with inexpensive, lightweight and
- ERITECH® Direct-Burial Grounding Clamps. EK16 / EK17 a timesaving, cost-effective, versatile product that combines four damps into one. The bronze-alloy damp consolidates separate rebar damps, ground rod damps, water pipe damps and directburial water pipe damps into one product.



PROJECT ADDRESS: GILBERT RESIDENCE

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STUDIO BERZUNZA

LUXURY INTEGRAL DESIGNS

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APN:157-654-7 DRAW BY:

V. BERZUNZA CHECKED BY:

V. BERZUNZA

REVISIONS:

DESCRIPTION PROJECT:03.002.25

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SECTION 4216/4217 OF THE GOVERNMENT
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PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION: POOL BONDING

ERICO

Removal of Temporary Concrete Washout Facilities

concrete washout facilities should be backfilled and repaired.

accordance with federal, state or local regulations..

accordance with federal, state or local regulations.

determine the cost of the washout.

**Inspection and Maintenance** 

conclusion of rain events.

once the washout is 75% full.

all identified damage.

The base of a washout facility should be free of rock or debris that may damage a plastic

hardened concrete should be removed and properly disposed or recycled in accordance with

federal, state or local regulations. Materials used to construct temporary concrete washout

facilities should be removed from the site of the work and properly disposed or recycled in

■ Holes, depressions or other ground disturbance caused by the removal of the temporary

All of the above are low cost measures. Roll-off concrete washout facilities can be more costly

■ BMPs must be inspected in accordance with General Permit requirements for the associated

project type and risk level. It is recommended that at a minimum, BMPs be inspected

weekly, prior to forecasted rain events, daily during extended rain events, and after the

Temporary concrete washout facilities should be maintained to provide adequate holding

capacity with a minimum freeboard of 4 in. for above grade facilities and 12 in. for below

and disposing of hardened concrete and returning the facilities to a functional condition.

Hardened concrete materials should be removed and properly disposed or recycled in

Washout facilities must be cleaned, or new facilities must be constructed and ready for use

■ Inspect washout facilities for damage (e.g. torn liner, evidence of leaks, signage, etc.). Repair

Blueprint for a Clean Bay: Best Management Practices to Prevent Stormwater Pollution from

Construction Related Activities; Santa Clara Valley Nonpoint Source Pollution Control Program,

Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual,

State of California Department of Transportation (Caltrans), November 2000, Updated March

Stormwater Management for Construction Activities; Developing Pollution Prevention Plans

and Best Management Practice, EPA 832-R-92005; USEPA, April 1992.

grade facilities. Maintaining temporary concrete washout facilities should include removing

traditional washouts. The type of washout facility, size, and availability of materials will

than other measures due to removal and replacement; however, provide a cleaner alternative to

• When temporary concrete washout facilities are no longer required for the work, the

or surrounding area.

■ Temporary washout facilities should have a temporary pit or bermed areas of sufficient

Washout of concrete trucks should be performed in designated areas only.

 Only concrete from mixer truck chutes should be washed into concrete wash out. ■ Concrete washout from concrete pumper bins can be washed into concrete pumper trucks and discharged into designated washout area or properly disposed of or recycled offsite.

 Once concrete wastes are washed into the designated area and allowed to harden, the concrete should be broken up, removed, and disposed of per WM-5, Solid Waste Management. Dispose of or recycle hardened concrete on a regular basis.

■ Temporary Concrete Washout Facility (Type Above Grade)

Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this BMP, with a recommended minimum length and minimum width of 10 ft; however, smaller sites or jobs may only need a smaller washout facility. With any washout, always maintain a sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations.

Materials used to construct the washout area should conform to the provisions detailed in their respective BMPs (e.g., SE-8 Sandbag Barrier).

Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the

Alternatively, portable removable containers can be used as above grade concrete washouts. Also called a "roll-off"; this concrete washout facility should be properly sealed to prevent leakage, and should be removed from the site and replaced when the container reaches 75% capacity.

■ Temporary Concrete Washout Facility (Type Below Grade)

Temporary concrete washout facilities (type below grade) should be constructed as shown on the details at the end of this BMP, with a recommended minimum length and minimum width of 10 ft. The quantity and volume should be sufficient to contain all liquid and concrete waste generated by washout operations.

Lath and flagging should be commercial type.

Plastic lining material should be a minimum of 10 mil polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the

**Gravel Bag Berm** 

Slope inclination 2:1 (H:V) or greater: Gravel bags should be placed at a maximum interval of 10 ft. (a closer spacing is more effective), with the first row near the slope toe. Turn the ends of the gravel bag barriers up slope to prevent runoff from going around the

 Allow sufficient space up slope from the gravel bag berm to allow ponding, and to provide room for sediment storage.

• For installation near the toe of the slope, gravel bag barriers should be set back from the slope to facilitate cleaning. Where specific site conditions do not allow for a set-back, the gravel bag barrier may be constructed on the toe of the slope. To prevent flows behind the barrier, bags can be placed perpendicular to a berm to serve as cross barriers.

Drainage area should not exceed 5 acres.

■ In Non-Traffic Areas: - Height = 18 in. maximum

Top width = 24 in. minimum for three or more layer construction

- Top width = 12 in. minimum for one or two layer construction

- Side slopes = 2:1 (H:V) or flatter

■ In Construction Traffic Areas:

- Height = 12 in. maximum - Top width = 24 in. minimum for three or more layer construction.

Top width = 12 in. minimum for one or two layer construction.

Side slopes = 2:1 (H:V) or flatter.

Butt ends of bags tightly.

On multiple row, or multiple layer construction, overlap butt joints of adjacent row and row

Use a pyramid approach when stacking bags.

■ Bag Material: Bags should be woven polypropylene, polyethylene or polyamide fabric or burlap, minimum unit weight of 4 ounces/yd², Mullen burst strength exceeding 300 lb/in² in conformance with the requirements in ASTM designation D3786, and ultraviolet stability exceeding 70% in conformance with the requirements in ASTM designation D4355.

Construction

**Gravel Bag Berm** 

At the top of slopes to divert runoff away from disturbed slopes.

As chevrons (small check dams) across mildly sloped construction roads. For use check dam use in channels, see SE-4, Check Dams.

SE-6

 Gravel berms may be difficult to remove. Removal problems limit their usefulness in landscaped areas.

■ Gravel bag berm may not be appropriate for drainage areas greater than 5 acres.

■ Runoff will pond upstream of the berm, possibly causing flooding if sufficient space does not

Degraded gravel bags may rupture when removed, spilling contents.

Installation can be labor intensive.

 Durability of gravel bags is somewhat limited and bags may need to be replaced when installation is required for longer than 6 months.

Easily damaged by construction equipment.

■ When used to detain concentrated flows, maintenance requirements increase.

A gravel bag berm consists of a row of open graded gravel-filled bags placed on a level contour. When appropriately placed, a gravel bag berm intercepts and slows sheet flow runoff, causing temporary ponding. The temporary ponding allows sediment to settle. The open graded gravel in the bags is porous, which allows the ponded runoff to flow slowly through the bags, releasing the runoff as sheet flows. Gravel bag berms also interrupt the slope length and thereby reduce and ultimately gullies, into disturbed, sloped soils. Gravel bag berms are similar to sand bag barriers, but are more porous. Generally, gravel bag berms should be used in conjunction with temporary soil stabilization controls up slope to provide effective erosion and sediment control.

Design and Layout Locate gravel bag berms on level contours.

When used for slope interruption, the following slope/sheet flow length combinations apply: Slope inclination of 4:1 (H:V) or flatter: Gravel bags should be placed at a maximum interval of 20 ft, with the first row near the slope toe.

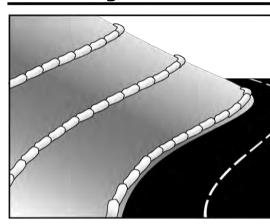
Slope inclination between 4:1 and 2:1 (H:V): Gravel bags should be placed at a maximum

interval of 15 ft. (a closer spacing is more effective), with the first row near the slope toe.

**Gravel Bag Berm** 

operators to utilize the proper facilities.

generated by washout operations.



**Concrete Waste Management** 

**Concrete Demolition Wastes** 

Concrete Slurry Wastes

Waste Management

Transit Truck Washout Procedures, below).

Arrange for contractor's superintendent or representative to oversee and enforce concrete

■ Discuss the concrete management techniques described in this BMP (such as handling of

concrete waste and washout) with the ready-mix concrete supplier before any deliveries are

■ Stockpile concrete demolition waste in accordance with BMP WM-3, Stockpile Management.

Dispose of or recycle hardened concrete waste in accordance with applicable federal, state or

■ PCC and AC waste should be collected and disposed of or placed in a temporary concrete

washout facility (as described in Onsite Temporary Concrete Washout Facility, Concrete

■ A foreman or construction supervisor should monitor onsite concrete working tasks, such as

Residue from grinding operations should be picked up by means of a vacuum attachment to

the grinding machine or by sweeping. Saw cutting residue should not be allowed to flow

■ Concrete slurry residue should be disposed in a temporary washout facility (as described in

Onsite Temporary Concrete Washout Facility, Concrete Transit Truck Washout Procedures

below) and allowed to dry. Dispose of dry slurry residue in accordance with WM-5, Solid

Temporary concrete washout facilities should be located a minimum of 50 ft from storm

A sign should be installed adjacent to each washout facility to inform concrete equipment

Temporary concrete washout facilities should be constructed above grade or below grade at

and maintained in sufficient quantity and size to contain all liquid and concrete waste

the option of the contractor. Temporary concrete washout facilities should be constructed

drain inlets, open drainage facilities, and watercourses. Each facility should be located away

across the pavement and should not be left on the surface of the pavement. See also NS-3,

saw cutting, coring, grinding and grooving to ensure proper methods are implemented.

Saw-cut concrete slurry should not be allowed to enter storm drains or watercourses.

Paving and Grinding Operations; and WM-10, Liquid Waste Management.

Onsite Temporary Concrete Washout Facility, Transit Truck Washout

from construction traffic or access areas to prevent disturbance or tracking.

PCC and AC waste should not be allowed to enter storm drains or watercourses.

Description and Purpose A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion. Suitable Applications

Gravel bag berms may be suitable: As a linear sediment control measure: Below the toe of slopes and erodible slopes

Down slope of exposed soil areas

- As sediment traps at culvert/pipe outlets

Below other small cleared areas SE-8 Sandbag Barrier SE-12 Temporary Silt Dike Along the perimeter of a site

Construction www.casqa.org

SE-14 Biofilter Bags f User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be Parallel to a roadway to keep sediment off paved areas removed from each page and not

appear on the modified version.

EC Erosion Control

SE Sediment Control

TC Tracking Control

WE Wind Erosion Control Non-Stormwater

Primary Category

Waste Management and

Targeted Constituents

**Potential Alternatives** 

Nutrients

Oil and Grease

SE-1 Silt Fence

SE-5 Fiber Roll

Organics

Along streams and channels As a linear erosion control measure:

Around temporary stockpiles and spoil areas

Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

**Concrete Waste Management** 

WM-8

Mortar-mixing stations exist.

WM-8

Stucco mixing and spraying.

■ See also NS-8, Vehicle and Equipment Cleaning.

Offsite washout of concrete wastes may not always be possible.

Multiple washouts may be needed to assure adequate capacity and to allow for evaporation.

The following steps will help reduce stormwater pollution from concrete wastes: ■ Incorporate requirements for concrete waste management into material supplier and

• Store dry and wet materials under cover, away from drainage areas. Refer to WM-1, Material

Delivery and Storage for more information. Avoid mixing excess amounts of concrete.

Perform washout of concrete trucks in designated areas only, where washout will not reach

■ Do not wash out concrete trucks into storm drains, open ditches, streets, streams or onto the ground. Trucks should always be washed out into designated facilities.

■ Do not allow excess concrete to be dumped onsite, except in designated areas.

For onsite washout:

On larger sites, it is recommended to locate washout areas at least 50 feet from storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.

Washout wastes into the temporary washout where the concrete can set, be broken up, and then disposed properly.

Washouts shall be implemented in a manner that prevents leaching to underlying soils. Washout containers must be water tight and washouts on or in the ground must be lined with a suitable impervious liner, typically a plastic type material

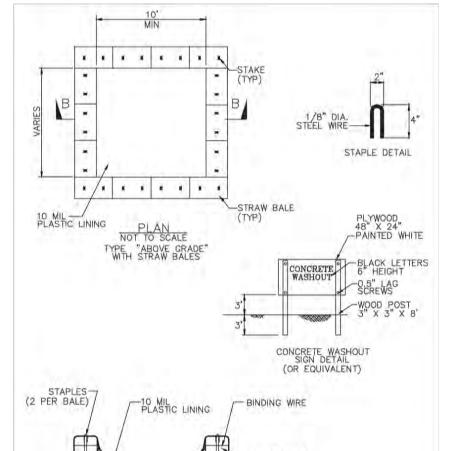
Do not wash sweepings from exposed aggregate concrete into the street or storm drain.

Collect and return sweepings to aggregate base stockpile or dispose in the trash. ■ See typical concrete washout installation details at the end of this fact sheet.

Educate employees, subcontractors, and suppliers on the concrete waste management techniques described herein.

**Concrete Waste Management** 

WM-8



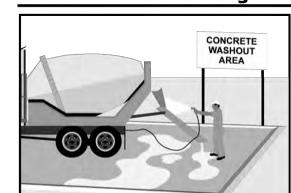
NOTES

1. ACTUAL LAYOUT DETERMINED

Construction

NATIVE MATERIAL-

**Concrete Waste Management** 



Prevent the discharge of pollutants to stormwater from

concrete waste by conducting washout onsite or offsite in a

for pH (see Section 2 of this handbook to determine your

Many types of construction materials, including mortar,

managing these materials to prevent them from coming into

contact with stormwater flows and raising pH to levels outside

designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL)

project's risk level and if you are subject to these requirements).

**Description and Purpose** 

the accepted range.

**Targeted Constituents** 

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SE Sediment Control

TC Tracking Control

WE Wind Erosion Control

Management Control

Secondary Category

WM Waste Management and Materials Pollution Control

☑ Primary Category

NS Non-Stormwater

concrete, stucco, cement and block and their associated wastes Potential Alternatives have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when

Oil and Grease

Suitable Applications Concrete waste management procedures and practices are

mplemented on construction projects where: Concrete is used as a construction material or where

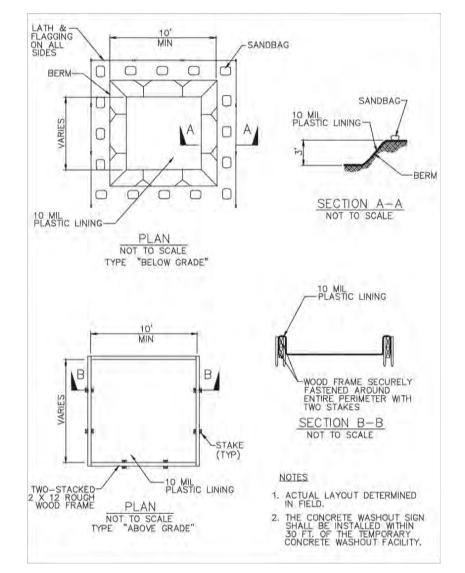
concrete dust and debris result from demolition activities. Slurries containing portland cement concrete (PCC) are

generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.

 Concrete trucks and other concrete-coated equipment are washed onsite.

**Concrete Waste Management WM-8** 

www.casqa.org



Construction

**Gravel Bag Berm** 

SE-6

■ Bag Size: Each gravel-filled bag should have a length of 18 in., width of 12 in., thickness of 3 in., and mass of approximately 33 lbs. Bag dimensions are nominal, and may vary based on locally available materials.

■ *Fill Material:* Fill material should be 0.5 to 1 in. crushed rock, clean and free from clay, organic matter, and other deleterious material, or other suitable open graded, non-cohesive, porous gravel.

Material costs for gravel bags are average and are dependent upon material availability. \$2.50-3.00 per filled gravel bag is standard based upon vendor research.

■ BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.

Gravel bags exposed to sunlight will need to be replaced every two to three months due to

Reshape or replace gravel bags as needed.

Repair washouts or other damage as needed.

Inspection and Maintenance

 Sediment that accumulates in the BMP should be periodically removed in order to maintain BMP effectiveness. Sediment should be removed when the sediment accumulation reaches one-third of the barrier height.

Remove gravel bag berms when no longer needed and recycle gravel fill whenever possible and properly dispose of bag material. Remove sediment accumulation and clean, re-grade, and stabilize the area.

Handbook of Steel Drainage and Highway Construction, American Iron and Steel Institute,

Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), March 2003. Stormwater Pollution Plan Handbook, First Edition, State of California, Department of Transportation Division of New Technology, Materials and Research, October 1992.

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PROJECT ADDRESS: GILBERT RESIDENCE 16961 CORAL CAY LANE

HUNTINGTON BEACH, CA 92649 LOT:97 TRACT:8040 APN:157-654-7

DRAW BY: V. BERZUNZA

CHECKED BY: V. BERZUNZA

REVISIONS:

**DESCRIPTION** 

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BMP - NOTES

Erosion and Sediment Control Manual, Oregon Department of Environmental Quality, February PRECAUTION IN CONNECTION WITH THE PROJECT. SHEET DESCRIPTION: BMP'S











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RESIDENCE

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DRAW BY: V. BERZUNZA

CHECKED BY:

V. BERZUNZA

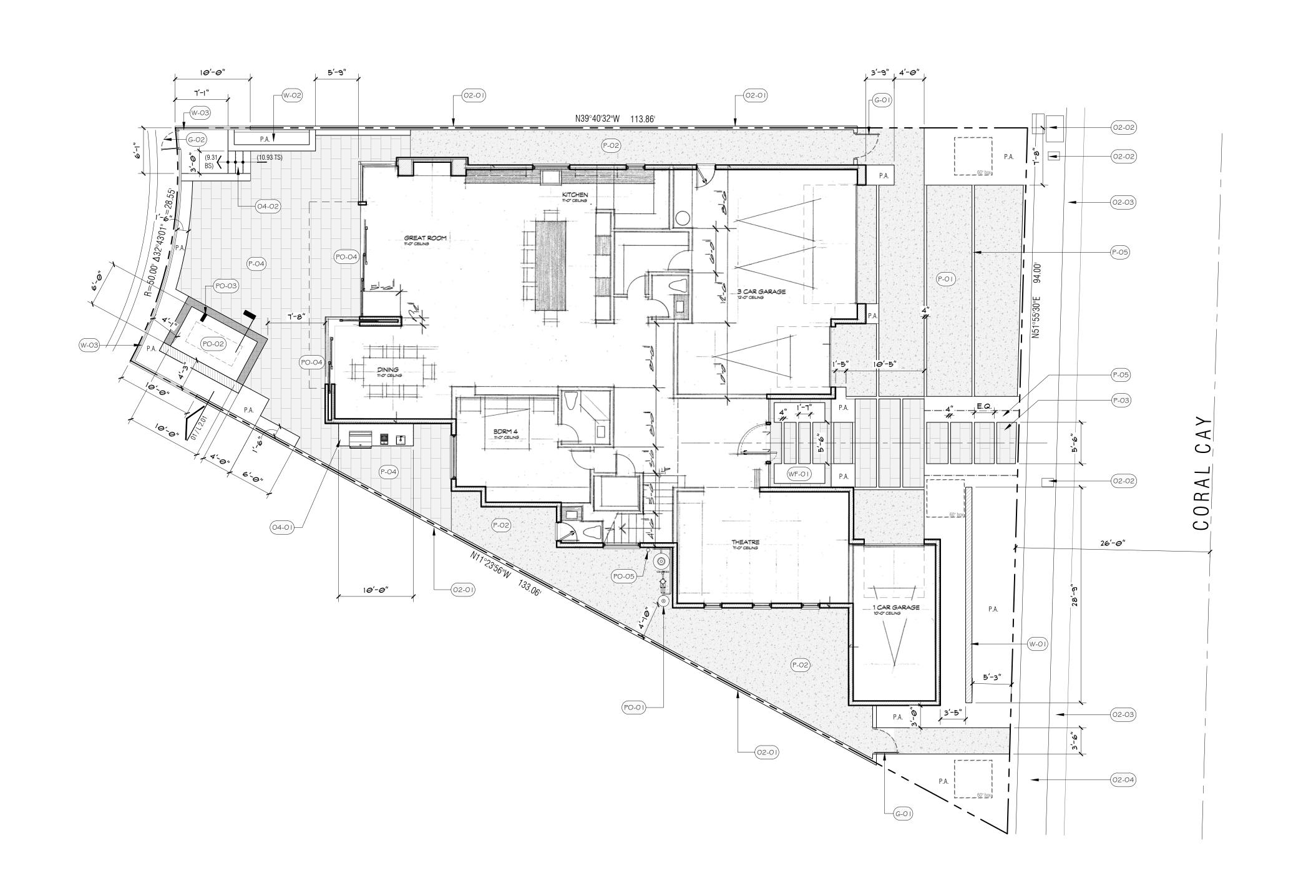
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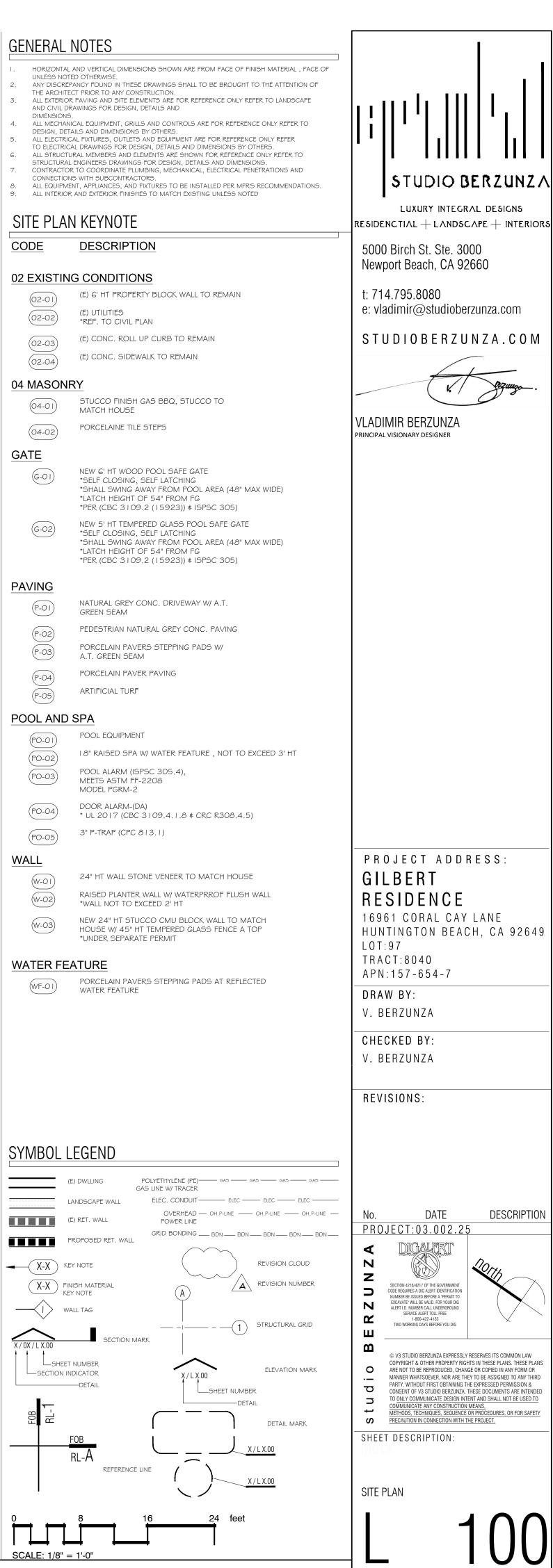
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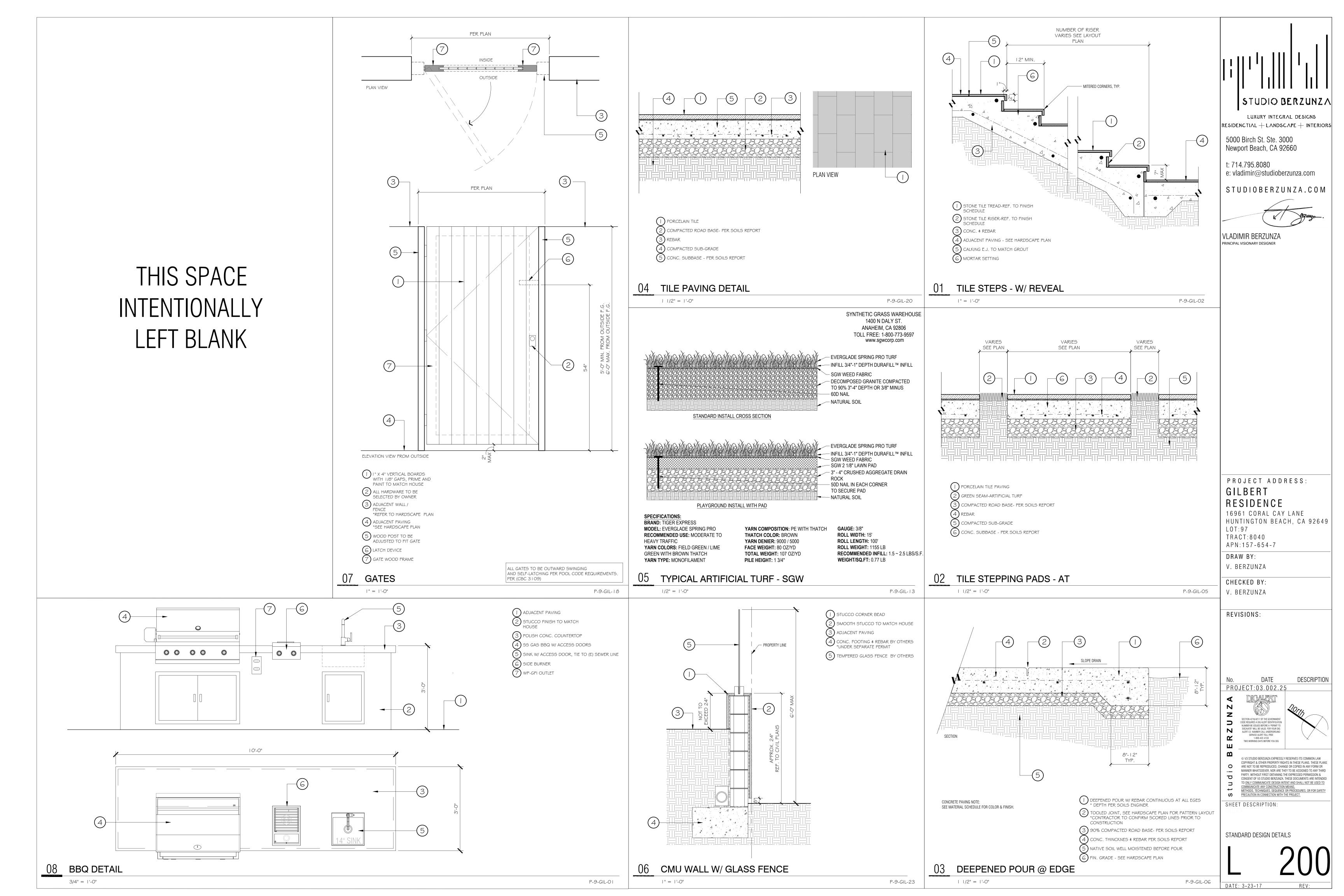


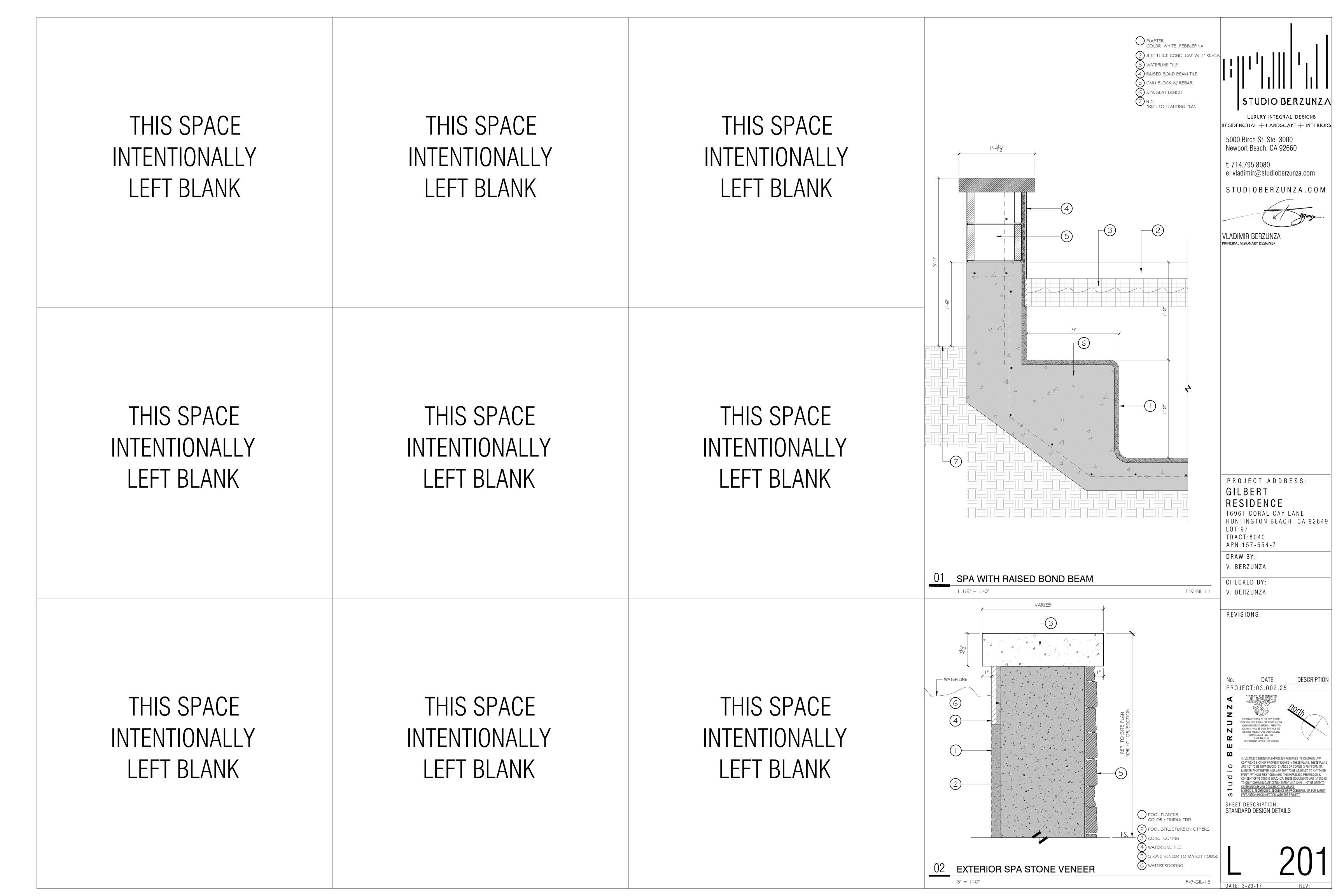
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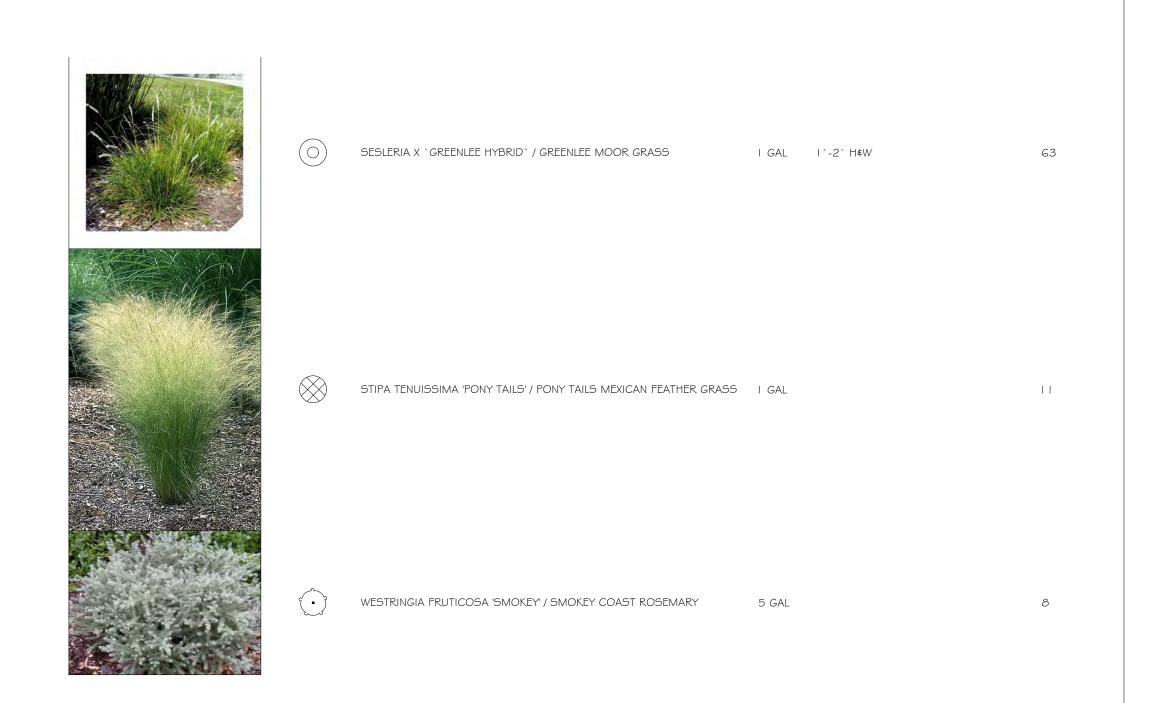
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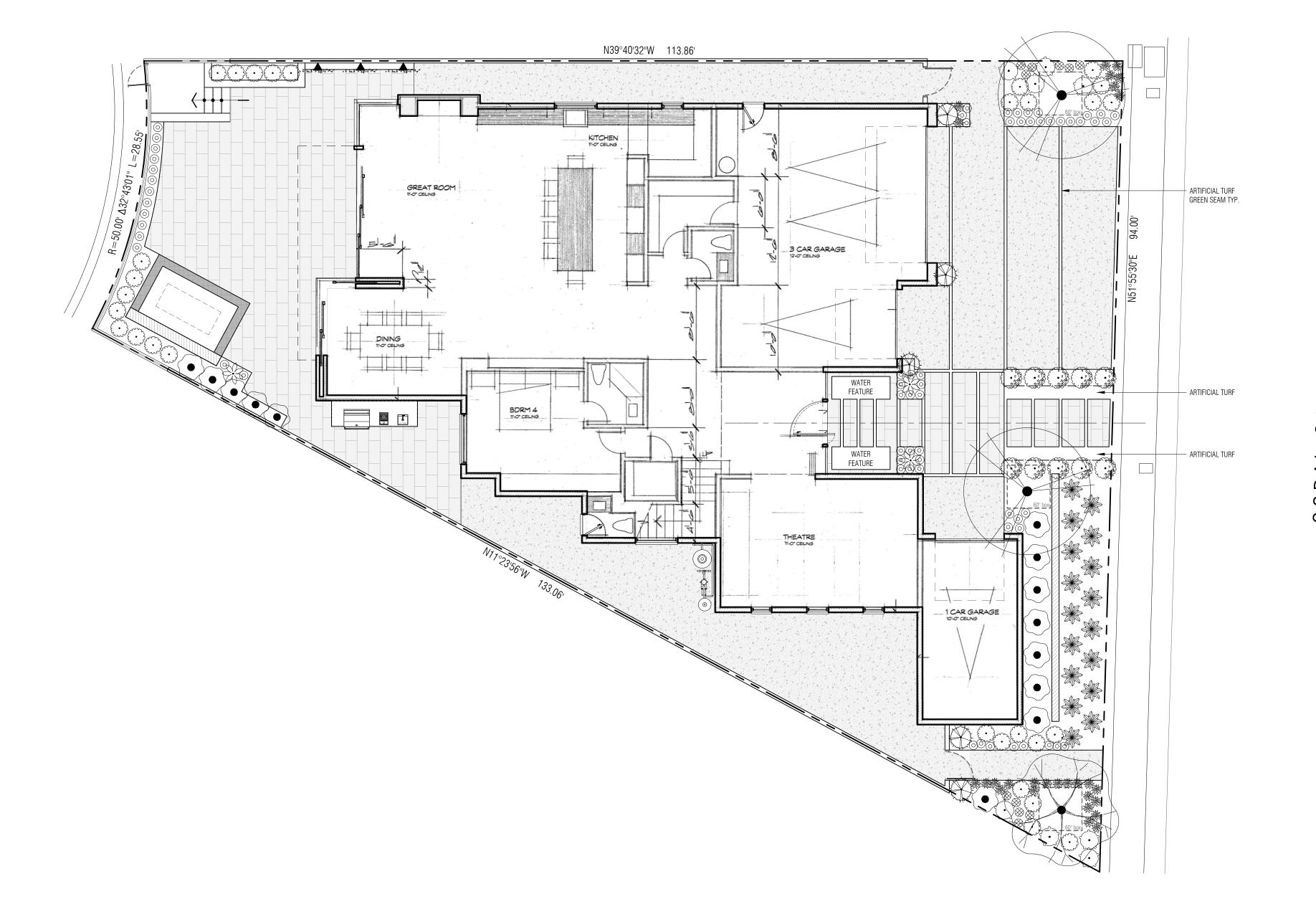
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WALL

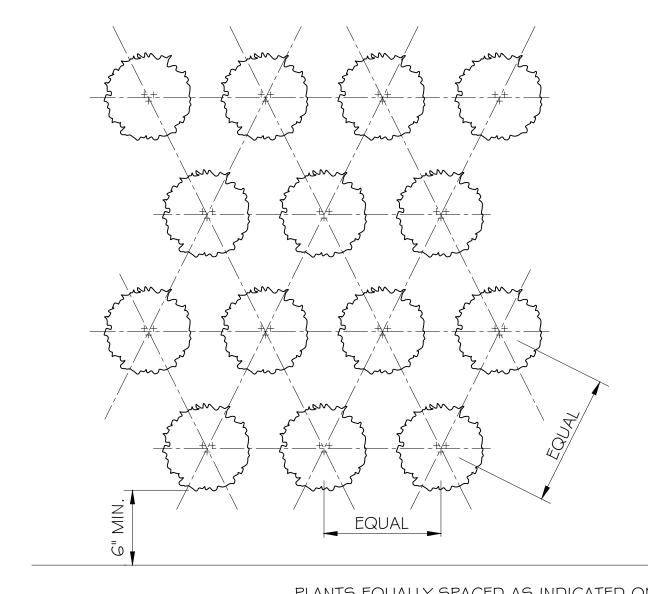




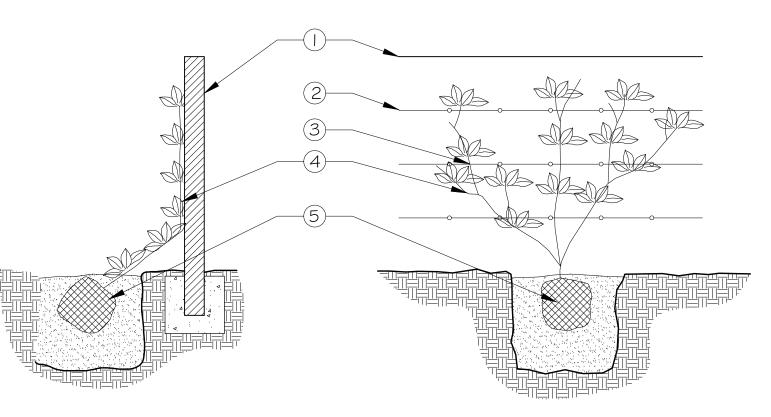








#### PLANTS EQUALLY SPACED AS INDICATED ON PLAN, TYPICAL PLANTING SPACING TRIANGULAR SPACED REQUIRED FOR ALL AREAS.



(I)PROPERTY BLOCK WALL

NTS

- (2) FOR ESPALIER MATERIAL ON WALLS: ATTACH STAINLESS STEEL WIRES TO THE WALL @ 24" O.C. SPACING W/ EYE SCHREWS W/ ANCHORS REMOVE NURSERY TRELLIS OR STAKE.
- 3 ATTACH LEADER TO THE WIRE W/ TWIST TIES OR MIRACLE TIES.
- 4 FOR PLANT MATERIAL SEE PLANTING SCHEDULE
- (5) SEE SHRUB PLANTING DETAIL

#### TYP. VINE PLANTING DETAIL

NTS

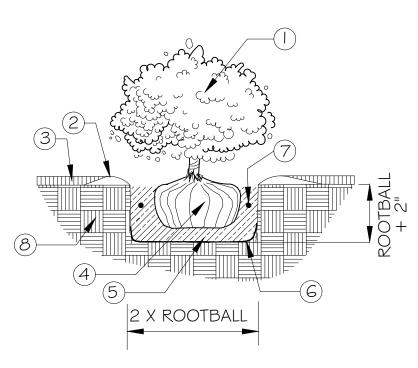


- 1) TYPICAL CONTAINER TREE PREVAILING WIND (2) 36" V.I.T. TWIST-BRACE OR APPROVED EQUAL (3) BACKFILL MIX PER SPEC'S 4 FINISH GRADE (5) FERTILIZER TABS. QTY. PER SPEC'S. 6 SCARIFIED PLANTING PIT 7 3" ORGANIC MULCH TO EDGE OF PLANT PIT PER SPEC'S. 8 DRAIN BASIN (9) ROOTBALL O LODGE POLES STAKE (24" BOX \$36" BOX. PLACE ON THE WINDWARD SIDE FOR THE TREE. (II) NATIVE SOIL
- I. PLACE ROOTBALL INTO COMPACTED BACKFILL MIX; WATER & SETTLE PLANT I" HT CROWN HEIGHT TO AVOID SETTLING BELOW FINISH GRADE. 2. THIS DETAIL APPLIES TO ALL TREES UP TO 36" BOX SIZE.

#### TYP. TREE DETAIL FOR 15 GAL, 24" & 36" BOX

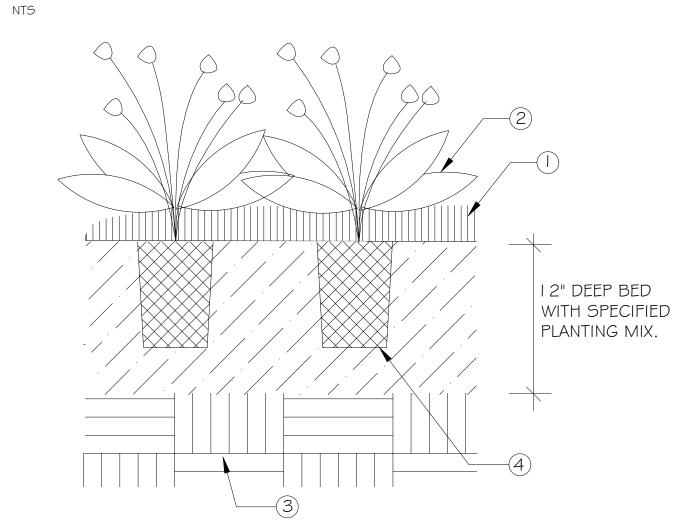
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2 X ROOTBALL



- TYPICAL SHRUB
- 2 4" HIGH WATER BASIN
- 3 3" ORGANIC MULCH TO EDGE OF PLANT PIT PER SPEC'S.
- (4) ROOT BALL
- (5) COMPACTED BACKFILL MIX PER SPEC'S.
- 6 SCARIFIED PLANTING PIT
- 7 FERTILIZER TABS. QTY. PER. SPEC'S.
- 8 NATIVE SOIL
- NOTE: PLACE ROOTBALL INTO COMPACTED BACKFILL MIX; WATER \$SETTLE PLANT TO NORMAL CROWN HEIGHT TO AVOID SETTLING BELOW FINISH GRADE.

## TYP. SHRUB DETAIL



- 3" ORGANIC MULCH PER SPEC'S.
- 2 TYPICAL PERENNIAL
- (3) COMPACT SUBGRADE TO 95%
- 4 REMOVE ALL FIBER, PLASTIC OR METAL CONTAINERS.
- 5 NATIVE SOIL
- TYP. PERENNIAL PLANTING DETAIL

NTS



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CHECKED BY: V. BERZUNZA

REVISIONS:

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PLANTING DETAIL

C.04 GROUND COVER PLANTING PROCEDURES

PRIOR TO PLANTING GROUND COVER PLANTS, SOIL AMENDMENTS & FERTILIZERS. IF USED, SHOULD BE UNIFORMLY INCORPORATED INTO THE SOIL & FINISH GRADES ESTABLISHED PLANTS SHOULD BE EVENLY SPACED AT THE REQUIRED SPACING PLANTED IN MOIST SOIL, \$\pi\$ WATERED THOROUGHLY IMMEDIATELY AFTER PLANTING. I. ALL GROUNDCOVERS SHALL BE WELL ROOTED. INSTALLATION SHALL BE AT EVENLY SPACED DISTANCES, \$ STAGGERED IN ROWS AS INDICATED ON THE

II. DIG GOOD SIZED POCKETS FOR PLANTING, SO THAT THE ROOT SYSTEM LIES FREELY WITHOUT DOUBLING \$ SO THAT ROOTS ARE PLANTED VERTICALLY, NOT

UPON COMPLETION OF PLANTING OF TREES, SHRUBS, & GROUND COVERS, & PRIOR TO THE APPLICATION OF PRE-EMERGENT WEED CONTROL \$ MULCH. ALL PLANTING AREAS SHOULD BE FINAL GRADED TO RE-ESTABLISH PROPER GRADES, \$ RANKED SMOOTH & CLEAN. ALL DEBRIS, & ROCK OR CLAY LUMPS ONE INCH & LARGER SHOULD BE REMOVED.

TREES SHOULD BE STAKED OR GUYER, AS NECESSARY, TO KEEP THEM IN AN UPRIGHT POSITION \$ HOLD THEM ERECT, WHILE ALLOWING THE TOPS \$ TRUNKS TO FLEX WITH THE WIND. SHORT, STOCKY TREES MAY REQUIRE A MINIMUM OF SUPPORT AT THE BASE. WHEN SINGLE STAKING, STAKES SHOULD BE PROTECTED FROM UNNECESSARY ABRASION FROM STAKES \$ TIES. TREE STAKES SHOULD NOT BE BOUND UP AGAINST THE TREE TRUNKS & SHOULD NOT SHADE THE TREE TRUNKS UNNECESSARILY.

C.07 CHEMICAL WEED CONTROL

HERBICIDES USED FOR CHEMICAL WEED CONTROL SHOULD BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS & MUST BE DONE IN ACCORDANCEE WITH ALL REGULATIONS OF GOVERNMENT AGENCIES. USE EXTREME CARE WHEN USING HERBICIDES TO AVOID THE RISK OF DAMAGE TO OTHER PLANT MATERIALS OR INJURY TO HUMANS & WILDLIFE.

C.08 MULCHING / TOP DRESSING

PLANTING AREAS SHOULD BE MULCHED TO HELP KEEP THE SOIL \$ YOUNG PLANT ROOTS AT A DESIRABLE TEMPERATURE, MAINTAIN MOISTURE, \$ REDUCE WEED GROWTH. ALL PLANTING AREAS (4: I SLOPE OR LESS) SHALL RECEIVE A ONE INCH THICK LAYERS OF WOOD SHAVINGS OR EQUIVALENT TOP DRESSING AT AN APPROXIMATE RATE OF ONE CUBIC YARD PER 1,000 SQUARE FEET. MULCH SHOULD BE APPLIED IN AN EVEN & SMOOTH LAYER OVER THE PLANTING AREA AFTER FINAL GRADING IS COMPLETE # AFTER THE APPLICATION OF AN APPROPRIATE HERBICIDE, IF USED.

C.09 SODDED LAWN PLANTING PROCEDURES

I. AFTER SOIL PREPARATIONS IS COMPLETE, THE FINISH GRADE OF AREAS TO BE SODDED SHOULD BE APPROXIMATELY ONE INCH BELOW THE SURFACE OF ADJACENT PAVING OR OTHER EDGING.

II. A SUITABLE FERTILIZER SHOULD BE APPLIED, FOLLOWING MANUFACTURER'S RECOMMENDATIONS, \$ THE SOIL MOISTENED PRIOR TO SODDING.

III. THE SOD SHOULD BE LAID WITH STAGGERED, BUTTED JOINTS & SHOULD BE IN FIRM CONTACT WITH THE SOIL, WITH NO SPACES BETWEEN THE JOINTS. IV. SOD SHOULD BE ROLLED IMMEDIATELY FOLLOWING INSTALLATION \$ PRIOR TO INITIAL WATERING; HEAVY WATER SATURATION IN LIEU OF ROLLING, IS ACCEPTABLE IF A TIGHT BOND CAN BE ENSURED.

V. PROPER MOISTURE SHOULD BE PROVIDED THROUGHT THE SOD INSTALLATION OPERATIONS, TO AVOID UNECESSARY STRESS TO THE PLANT MATERIAL. SOD SHOULD BE THOROUGHLY WATERED UPON COMPLETION OF INSTALLATION & PROPER SOIL MOISTURE LEVEL MAINTAINED THEREAFTER. VI. THE FIRST MOWING SHOULD BE DONE BEFORE THE GRASS REACHES FOUR INCHES IN HEIGHT & WHEN THE SOIL IS IN A RELATIVELY FIRM CONDITION. NO MORE THAN ONE-THIRD OF THE LEAF SURFACE SHOULD BE REMOVED WITH ANY SINGLE MOWING.

ESTABLISHMENT & MAINTENANCE PERIOD

THE CONTRACTOR SHALL CONTINUOSLY MAINTAIN ALL AREAS INVOLVED IN THIS CONTRACT DURING THE PROGRESS OF THE WORK & DURING THE ESTABLISHMENT PERIOD AS SPECIFIED IN CONTRACT.

THE CONTRACTOR SHALL REQUEST AN INSPECTION TO BEGIN THE PLANT SETABLISHMENT PERIOD AFTER ALL PLANTING & RELATED WORK HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. A FIELD NOTIFICATION SHALL BE ISSUED BY THE CONTRACTOR OT ESTABLISH THE EFFECTIVE BEGINNING DATE OF THE PLANT ESTABLISHMENT \$ MAINTENANCE

MAINTENANCE SHALL BE ACCORDING TO THE FOLLOWING STANDARDS:

I. ALL AREAS SHALL BE KEPT FREE OF DEBRIS, \$ ALL PLANTED AREAS SHALL BE WEEDED & CULTIVATED AT INTERVALS OF NO MORE THAN TEN (10) DAYS. WATERING, TRIMMING, FERTILIZATION, SPRAYING & PEST CONCTROL, AS MAY BE REQUIRED, SHALL BE INCLUDED IN THE ESTABLISHMENT PERIOD. STREET GUTTERS SHALL BE INCLUDED WITHIN THE DEBRIS / SILTATION REMOVAL PROGRAM. II. CLEAN-UP: THE CONTRACTOR SHALL KEEP PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL & DEBRIS. AFTER ALL PLANING OPERATIONS HAVE BEEN COMPLETED. THE CONTRACTOR SHALL REMOVE ALL TRASH. EXCESS SOIL, EMPTY PLANT CONTAINERS, TOOLS & EQUIPMENT USED IN THIS WORK ON THE SITE. ANY SCARS, RUTS, OR MARS IN THE AREA CAUSED BY THE LANDSCAPE WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BROOM CLEAN ALL AREAS WITHIN THE CONTRACTED AREA LEAVING THE PREMISES IN A CLEAN CONDITION. CONTRACTOR SHALL SUPPLY ALL OTHER MATERIALS AS

SOIL ANALYSIS

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE A SOIL ANALYSIS (AGRICULTURAL SUITABILITY TEST) TO VERIFY ADEQUACY OF PROVISIONS IN THESE PLANS, INCLUDING SOIL PREPARATION & TYPES, ALL RESULTS. INFORMATION \$ / OR RECOMMENDATIONS DERIVED FROM THE TEST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER PRIOR TO ANY PLANTING PROCEDURES.

REQUIRED FOR THE COMPLETION OF THIS PROJECT IN ACCORDANCE WITH THE

PLANS & SPECIFICATIONS.

PART A- GENERAL - CONTINUE

**B.07 OTHER MATERIALS** 

I. TREE STAKES STAKES SHOULD BE OF SUFFICIENT SIZE, HEIGHT, \$ STRENGTH TO SUPPORT THE TREE IN AN UPRIGHT POSITION FOR A SUFFICIENT PERIOD OF TIME, TO ALLOW FOR PROPER TRUNK GROWTH. TREE STAKES SHALL BE 2" DIAMETER X 10'-0" LONG LODGE POLE PINE, POINTED AT ONE END AND COMPLETELY TREATED IN A SOLUTION OF COPPER NEPHTHANATE.

TREE TIES TIES SHOULD BE OF DURABLE, NON-ABRASIVE MATERIALS, WITH ADEQUATE FASTENERS TO SECURE THE TREE TO THE STAKE. TREE TIES SHOULD BE OF SUCH QUALITY OF REMAIN INTACT AS LONG AS NEEDED BY THE PLANT. SHALL BE TB 36 - 36" LONG TWIST-BRACE TREE SUPPORT OR EQUAL. MANUFACTURED

BY V.I.T. PRODUCTS, INC. 2063 WINERIDGE PLACE, ESCONDIDO, CA 92029 (800) 729-1314. I. CHEMICAL WEED CONTROLS ALL CHEMICAL WEED CONTROLS (HERBICIDES) MUST BE REGISTERED IN THE

STATE OF CALIFORNIA & CONFORM TO ALL REQUIREMENTS OF THE CALIFORNIA FOOD & AGRICULTURE CODE. TYPES INCLUDE CONTACT, TRASNLOCATED. PRE-PLANT, & PRE-EMERGENT HERBICIDES.

SUITABLE MULCH MATERIALS INCLUDE GROUND BARK, WOOD CHIPS,

COMPOST, & GRAVEL . DEEP ROOT BARRIERS

DEEP ROOT BARRIERS FOR ALL TREES WITH IN 5' FROM PROPERTY LINE WALL SHALL BE ROOT BARRIER BY BIOBARRIER. WWW.BIOBARRIER.COM . LANDSCAPE BOULDERS SHALL BE 'THREE RIVERS BOULDERS' OF THE QUANTITY AND SIZES AS SHOWN ON THE DRAWINGS. LANDSCAPE DESIGNER SHALL SELECT ALL BOUNDERS AT THE QUARRY PRIOR TO DELIVERY TO THE SITE.

PART C-EXECUTION

C.01 SOIL PREPARATION

I. PREPARATION OF PLANTING AREAS SHOULD CONSIST OF CULTIVATION, INCORPORATION OF SOIL AMENDMENTS & FERTILIZER AS NEED, AND FINISH GRADING. FERTILIZERS & AMENDMENTS QUANTITY PER 1,000 AS PER NURSERY SPEC. CONTRACTOR SHOULD BE RESPONSIBLE TO APPLY TO CORRECT FERTILIZERS & AMENDMENTS IN OTHER TO OBTAIN A VIGOROUS PLANT GROWTH. THE PLANTING AREAS SHOULD BE CULTIVATED TO A MINIMUM DEPTH OF SIX INCHES TO COMPLETELY BREAK UP ANY COMPACTED SOIL. PLACE SUFFICIENT PLANTING SOIL UNDER PLANT TO BRING TOP OF ROOTBALL. AFTER WATERING

AND SETTLEMENT TO ONE (1) INCH ABOVE FINISHED GRADE. . ADDITIVES SHOULD BE UNIFORMLY PLACED \$ INCORPORATED INTO THE SOIL AS REQUIRED, OR IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED SOIL LABORATORY \$/OR PROVEN, LOCAL NEEDS IV. WET SOIL THOROUGHLY & ALLOW TO SETTLE. REPEAT THIS COMPACTION PROCEDURE UNTIL SOIL IS STABLE ENOUGH TO HOLD A SMOOTH, UNIFORM

SURFACE, BUT LOOSE ENOUGH TO PERMIT AERATION & DRAINAGE FOR PLANT V. AFTER SOIL HAS SETTLED, PLANTED AREAS SHOULD BE FINISH GRADED TO RE-ESTABLISH ALL SWALES & GRADES TO ENSURE PROPER SURFACE DRAINAGE. FINAL GRADE SHOULD BE TWO INCH BELOW FINISH SURFACE OF ADJACENT PAVED

SURFACE UNLESS OTHERWISE NOTED ON DRAWING WHICH WILL ALLOW FOR SURFACE DRAINAGE AFTER PLACEMENT OF SOD, SEED, OR MULCH. ALL AREAS SHOULD BE SLOPED TO DRAIN AT THE FOLLOWING PERCENTAGES:

LAWN & TURF AREAS... ..1.5-10% SLOPE WITH PLANTS. 3-20%

ALL PLANTING AREAS SHOULD BE SMOOTH, & FREE OF ROCKS & CLAY CLUMPS IN EXCESS OF ONE INCH FINISH GRADE FOR ALL PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE RADY FOR PLANTING.

C.02 PLANTING HOLES I. PLANT HOLE PREPARATION CONSISTS OF LAYING OUT PLANT LOCATIONS,

DIGGING HOLES, & PLACING REQUIRED ADDITIVES, IF NEEDED. II. PLANT LOCATIONS SHOULD BE LAID OUT AS INDICATED ON THE DRAWINGS. ADJUSTING AS NECESSARY TO AVOID EXISTING UNDERGROUND \$ OVERHEAD UTILITIES. PLANTING SHOULD BE LOCATED WHERE THEY WILL NOT OBSTRUCT IRRIGATION SPRINKLERS OR DRAINAGE SWALES & FAR ENOUGH AWAY FROM THOROUGHFARE SO THEY WILL NOT ENCROACH WHEN THEY REACH THEIR ULTIMATE SIZE.

III. IF UNSUITABLE SOIL IS ENCOUNTERED IN EXCAVATION, SUCH SOIL OR MATERIAL SHALL BE REMOVED \$ SUFFICIENT APPROVED SOIL FOR INSTALLING PLANT MATERIAL SHALL BE PROVIDED.

IV. MAKE NECESSARY ADJUSTMENTS & EXCAVATE PITS OF CIRCULATION OUTLINE WITH VERTICAL SIDE FOR ALL PLANTS. SCARITY SIDE  $\sharp$  BOTTOMS FOR ALL PLANT PITS. PLANT HOLES SHOULD BE EXCAVATED TO A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL \$ 1.5 TIMES THE DEPTH OF THE ROOT BALL. THE SIDES OF HOLES SHOULD BE SCARIFIED IF GLAZING OCCURS, SUCH AS COMPACTED-ENGINEERED FILL OF NATURAL STRATIFICATION, \$ TO IMPROVE DRAINAGE IN THE ROOT ZONE.

ADDITIVES SHOULD BE PLACED IN EACH PLANT HOLE IF PEOLUPED THIS MAY BE ACCOMPLISHED BY PLACING ADDITIVES IN EH PLANT HOLE & MIXING WITH NATIVE MATERIAL OR BY REMOVING ALL MATERIAL FROM THE PLANT HOLE, MIXING ADDITIVES, \$ BACKFILLED TO A DEPTH THAT WILL ALLOW PLACEMENT OF THE PLANT VI. TO AVOID UNCONTROLLED FUTURE SETTLING OF LOOSE MATERIAL IN THE PLANT HOLE, WATER SHOULD BE APPLIED TO THE LOWER PORTION OF THE BACKFILL WITH A PIPE OF TUBE INSERTED TO THE BOTTOM OF THE EXCAVATION, IF NECESSARY, UNTIL THE BACKFILL IS SATURATED FOR THE FULL DEPTH.

C.03 TREE & SHRUB PLANTING PROCEDURES

I. TREE & SHRUB PLANTING SHALL COMPLY WITH DETAILS ON PLAN. II. PROTECT ROOTS OR BALL OF PLANTS AT ALL TIMES FROM SUN & DURING

III. PLANTS SHOLD BE REMOVED FROM THE CONTAINERS IN A MANNER TO MINIMIZE DISTURBANCE OF THE PLANT \$ ROOT BALL. CIRCLING ROOTS AT THE PERIPHERY OF THE ROOT BALL SHOULD BE PULLED OUTWARD OR PRUNED DURING PLANTING TO PREVENT FUTURE GIRDLING. IV. EACH PLANT SHOULD BE PLACED IN THE HOLE AT SUCH A DEPTH THAT, AFTER THE SOIL HAS SETTLED, THE TOP OF THE ROOT BALL WILL BE SLIGHTLY ABOVE THE SURROUNDING SOIL, TO AVOID WATER ACCUMULATION AT THE CROWN OF THE PLANT. BACKFILL SHOULD BE PLACED AROUND THE ROOT BALL, USING THE

BACKFILL MATERIAL FROM THE PLANT HOLE PREPARATION. V THE BACKFILL MATERIAL & ROOT SHOULD BE SATURATED TO THE FULL DEPTH IMMEDIATELY AFTER PLANTING. THE BACKFILL MIX SHALL CONSIST OF: a) SIX PARTS BY VOLUME-SOIL

b) THREE PARTS BY VOLUME-NITROGEN STABILIZED ORGANIC AMENDMENT c) AGRIFORM- "THE PILL" (20-10-5) 21 GRAM TABLET VI. AFTER THE WATER HAS COMPLETELY DRAINED, PLANTING TABLETS SHALL BE

PLACED AS INDICATED \*3 TABLETS PER ONE-GALLON CONTAINER \*8 TABLETS PER FIVE-GALLON CONTAINER

\* I 5 TABLETS PER FIFTEEN-GALLON CONTAINER \* I G TABLETS PER 20 - TO 24-INCH BOX \*LARGER SIZES: FOR EACH 1/2" CALIPER MEASURED 14" ABOVE

SOIL LEVEL USE 3 TO 4 TABLETS \*THE REMAINDER OF THE HOLE SHALL THEN BE BACKFILLED. \*\* PLANTING TABLETS SHALL BE SET WITH EACH PLANT ON THE TOP OF THE ROOT BALL WHILE THE PLANTS ARE STILL IN THEIR CONTAINERS SO THE REQUIRED NUMBER OF TABLETS TO BE USED IN EACH HOLE CAN BE EASILY

PART A- GENERAL

A.01 DESCRIPTION PLANTING IS THE INSTALLATION OF TREES, SHRUBS, VINES, GROUND COVER,

LAWN. PERENNIALS & ANNUALS, AND OTHER RELATED MATERIALS TO PROVIDED FUNCTIONAL \$ AESTHETIC ENHANCEMENT OF

THE OUTDOOR ENVIROMENT. A.02 WORK INCLUDED

THIS SECTION INCLUDED SOIL PREPARATION, INSTALLATION OF PLANT MATERIALS, PRE-EMERGENT WEED

CONTROL, MULCHING, \$ OTHER RELATED WORK, CONTRACTOR SHALL PROVIDE LABOR, MATERIALS & EQUIPMENT FOR PLANTING OPERATIONS AS SHOWN ON DRAWINGS & SPECIFICATIONS. CONTRACTOR SHALL EFFICIENTLY COORDINATE PLANTING OPERATIONS WITH OTHER OPERATIONS INVOLVED OR AFFECTED, PARTICULARLY WITH CIVIL WORK INVOLVING THE INSTALLATION OF BACKFILL \$ THE LOCATION OF SUBGRADE DRAIN LINES FOR ALL PLANTER AREAS. REMOVAL OF CONSTRUCTION DEBRIS, TRASH # DELETERIOUS MATERIAL FROM PLANTING AREAS. THE CONTRACTOR SHALL NOTIFY THE STUDIO BERZUNZA 72 HOURS IN ADVANCE OF SCHEDULED DELIVERY.

A0.3 QUALITY ASSURANCE

SOIL ANALYSIS MAY BE REQUIRED TO DETERMINE THE PROPER SOIL AMENDMENTS AND FERTILIZERS REQUIRED FOR THE SITE. CONTRACTOR IS RESPONSIBLE FOR VERIFING THE SOIL QUALITY BEFORE PLANTING & IF NESSESARY OPTAIN A SOIL ANALYSIS FROM A QUALIFIED SOIL LABORATORY.

A.04 SITE CONDITIONS I. EXISTING CONDITIONS ROUGH GRADING, UNDERGROUND UTILITIES, & SITE IMPROVEMENT SHOULD BE COMPLETE PRIOR TO

PLANTING INSTALLATION. II. ENVIROMENTAL CONDITIONS SOIL SHOULD NOT BE WORKED IN A WET OR MUDDY CONDITION.

PLANTING OPERATIONS SHOULD BE SCHEDULED TO AVOID UNNECESSARY HOLDING OF PERISHABLE PLANT MATERIALS \$ AS REQUIRED TO SATISFY THE JOB REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING DELIVERY OF PLANT MATERIAL.

A.06 SUBSTITUTION PLANT MATERIAL SUBSTITUTIONS SHOULD BE OF SIMILAR GROWTH HABIT \$ REQUIREMENTS, SIZE, TEXTURE, \$ COLOR. SUBSTITUTION MUST BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.

A.07 WARRANTY

CONTRACTOR SHOULD BE RESPONSIBLE FOR THE QUALITY OF ALL MATERIALS \$ WORKMANSHIP OF A MINIMUM PERIOD OF 90 DAYS FOLLOWING COMPLETION OF INSTALLATION & FINAL INSPECTION & ACCEPTANCE. ANY TREES OR SHRUBS THAT HAVE DIED DURING THE MAINTENANCE PERIOD SHALL BE IMMEDIATELY REPLACED UPON DISCOVERY. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL AND GROWTH OF ALL TREES 15 GALLON \$ LARGER FOR A PERIOD OF 1 YEAR FOLLOWING THE END OF THE MAINTENANCE PERIOD. ANY TREE THAT DIES OR DECLINES IN HEALTH SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.

PART B-PRODUCTS

I. GROWING MEDIA SHOULD BE FERTILE & FRIABLE & SUCH QUALITY THAT WILL PROMOTE THE HEALTHY GROWTH OF THE PLANT MATERIAL. II. SOIL SHOULD BE REASONABLY FREE OF ROCKS, DEBRIS, & ALL NOXIOUS

III. IMPORTED SOI, IF REQUIRED, SHOULD BE FREE OF DESEASES, PESTS, \$ ALL NOXIOUS WEEDS, & SHOULD BE OF SIMILAR TEXTURE TO THE NATIVE MATERIALS ON THE SITE. PROVIDED THE EXISTING NATIVE MATERIAL IS SUITABLE. ALL IMPORTED SOIL SHOULD BE BLENDED TO A DEPTH OF THREE TO SIX INCHES WITH THE SUB-GRADE MATERIAL, TO PREVENT INTERFACE.

B.02 SOIL AMENDMENTS

SOIL AMENDMENTS SHOULD BE A WOOD OR BARK PRODUCT, OR OTHER RELATIVELY DRY ORGANIC MATTER. THEY SHOULD NOT CONTAIN NOXIOUS VEGETATION, PATHOGENIC VIRUSES, HERBICIDES, OR CHEMICALS THAT COULD INHIBIT PLANT GROWTH. ALL FERTILIZERS MUST CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA FOOD & AGRICULTURE CODE. CONTRACOR SHOLD CONTACT THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE PRIOR TO ANY FERTILIZER APPLICATION. WEBSITE: WWW.CDFG.CA.GOV PHONE NUMBER (916) 654-0462

COMMERCIAL FERTILIZER MAY BE IN PELLET, TABLET, GRANULAR, OR LIQUID COMMERCIAL TYPE. STANDARD COMMERCIAL BRAND CONTAINING THE FOLLOWING MINIMUM PERCENTAGE OF PLANT FOOD BY WEIGHT:

6% AVAILABLE NITROGEN 20% AVAILABLE PHOSPHORUS 20% AVAILABLE POTASH

ALL FERTILIZERS MUST CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA FOOD & AGRICULTURE CODE. CONTRACTOR SHOULD CONTACT THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE PRIOR TO ANY FERTILIZER APPLICATION. WEBSITE: WWW.CDFG.CA.GOV PHONE NUMBER (916) 654-0462

**B.04 PLANT MATERIALS** 

I. QUALITY & SIZE OF PLANT MATERIALS SHOULD CONFORM TO THE CALIFORNIA GRADING CODE OF NURSERY STOCK, NO. I GRADE. THIS REQUIRES THAT STOCK, WHEN SOLD, SHOULD NOT BE DEAD OR IN A DYING CONDITIONS, FROZEN, OR DAMAGED, SHOULD NOT SHOW EVIDENCE OF HAVING HAD ROOT RESTRICTIONS IN PREVIOUS CONTAINERS OR BE ABNORMALLY POT-BOUND. ALL PLANTS SHOULD BE OF A REASONABLE UNIFORM \$ STANDARD SIZE FOR EACH SPECIES, WELL FORMED, \$ IN A HEALTHY, FULL ROOTED THRIVING CONDITIONS. II. ALL PLANTS SHOULD BE TRUE TO TYPE OR NAME, BY SPECIES AND

VARIETY, AS REQUIRED BY THE CALIFORNIA FOOD \$ AGRICULTURE CODE. III. ALL PLANTS SHOULD COMPLY WITH FEDERAL & STATE LAWS REQUIRING INSPECTION FOR PLANT DISEASES \$ INFESTATIONS. INSPECTION CERTIFICATES REQUIRED BY LAW SHOULD ACCOMPANY EACH SHIPMENT OF PLANTS, UNLESS PLANTS ARE AUTHORIZED TO BE COLLECTED.

ALL SOD SHOULD BE FRESHLY CUT SOD GROWN FORM HIGH-QUALITY. PROPAGATE MATERIALS & RELATIVELY FREE OF WEEDS, DISEASES, & INSECTS. SOD SHOULD BE MACHINE-CUT AT A UNIFORM THICKNESS, WIDTH, \$ SHOULD BE WELL ENOUGH DEVELOPED TO RESIST TEARING DURING HANDLING OPERATIONS. SOD SHOULD NOT BE HELD OR STORED FOR A PERIOD OF TIME THAT ALLOWS FOR DECOMPOSITION OF THE GRASS \$ ROOTS.

ALL SEED SHOULD BE LABELED IN ACCORDANCE WITH THE CALIFORNIA FOOD \$ AGRICULTURE CODE.

GILBERT RESIDENCE 16961 CORAL CAY LANE

HUNTINGTON BEACH, CA 92649 LOT:97 TRACT:8040 APN:157-654-7

PROJECT ADDRESS:

STUDIO BERZUNZA

LUXURY INTEGRAL DESIGNS

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CHECKED BY: V. BERZUNZA

**REVISIONS:** 

DESCRIPTION

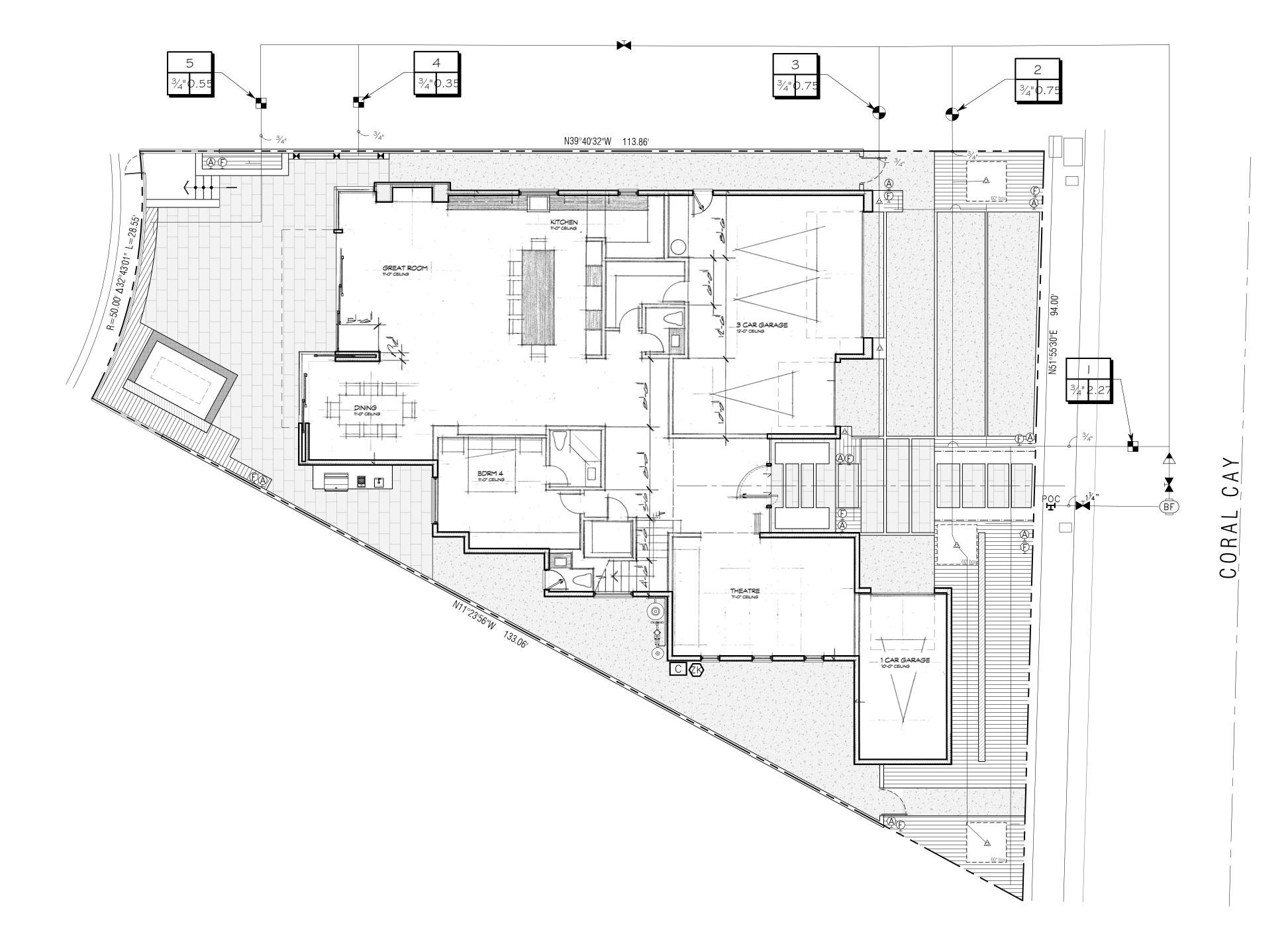
PROJECT:03.002.25 NUMBER BE ISSUED BEFORE A "PERMIT TO XCAVATE" WILL BE VALID. FOR YOUR DIG Ν ALERT I.D. NUMBER CALL UNDERGROUN



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PRECAUTION IN CONNECTION WITH THE PROJECT. SHEET DESCRIPTION: PLANTING NOTES

PLANTING NOTES



#### IRRIGATION SCHEDULE

| MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                   | QTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.                                                | 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                   | QTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| RAIN BIRD XCZ-075-PRF<br>LOW FLOW DRIP CONTROL KIT, 3/4IN. LOW FLOW VALVE, 3/4IN.<br>PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR.<br>0.2GPM-5GPM.                                                                                                                               | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| RAIN BIRD MDCFCAP<br>DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.                                                                                                                                                                                                                    | 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| RAIN BIRD ARVO50 I/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A GIN. 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.                                   | 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH $1/2$ IN. FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.                                                                                          | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-06-18 XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. O.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS. | 441.3 LF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                   | QTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| RAIN BIRD DV<br>ELECTRIC REMOTE CONTROL VALVE, STANDARD CONFIGURATION.<br>PLASTIC RESIDENTIAL IN 3/4IN. OR 1IN                                                                                                                                                                                   | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| LANDSCAPE PRODUCTS INC. CWV THREADED 1/2IN., 3/4IN., 1 IN., 1 - 1/4IN., 1 - 1/2IN., 2IN. THREADED PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 1 25 PSI RATING. SAME SIZE AS MAINLINE.                               | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PRESSURE REDUCING VALVE WILKENS #500XL PRESSURE REGULATOR (LINESIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 85 PSI PRESSURE REQUIRED DOWNSTREAM IS 47.5 PSI                                                                                                                   | I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER                                                                                                                                                                                                                                            | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| RAIN BIRD ESP4ME3 WITH (I) ESP-SM3 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.                                                                                                                                 | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| RAIN BIRD RSD-CEX<br>RAIN SENSING DEVICE, CONDUIT MOUNT. WITH THREADED ADAPTER,<br>EXTENSION WIRE.                                                                                                                                                                                               | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| POINT OF CONNECTION                                                                                                                                                                                                                                                                              | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| POINT OF CONNECTION  IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21                                                                                                                                                                                                                               | 342.4 LF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| - IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21                                                                                                                                                                                                                                                  | 342.4 LF<br>223.5 LF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                  | RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUDE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.  MANUFACTURER/MODEL/DESCRIPTION  RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4IN. LOW FLOW VALVE, 3/4IN. PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.  RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER. RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A GIN. 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.  RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2IN. PPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.  AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-0G-18 XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 18" 0.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.  MANUFACTURER/MODEL/DESCRIPTION  RAIN BIRD DV ELECTRIC REMOTE CONTROL VALVE, STANDARD CONFIGURATION. PLASTIC RESIDENTIAL IN 3/4IN. OR 1IN  LANDSCAPE PRODUCTS INC. CWV THREADED 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN. THREADED PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.  PRESSURE REDUCING VALVE WILKENS #500XL PRESSURE REGULATOR (LINESIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE REGULATOR (LINESIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE REGULATOR (LINESIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 85 PSI PRESSURE REQUIRED DOWNSTREAM IS 47.5 PSI PRESSURE REQUIRED DOWNSTREAM IS 47.5 PSI PRESSURE RESULES DACKFLOW PREVENTER  RAIN BIRD ESP-4MES WITH (1 |



LUXURY INTEGRAL DESIGNS RESIDENCTIAL + LANDSCAPE + INTERIORS

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APN:157-654-7 DRAW BY: V. BERZUNZA

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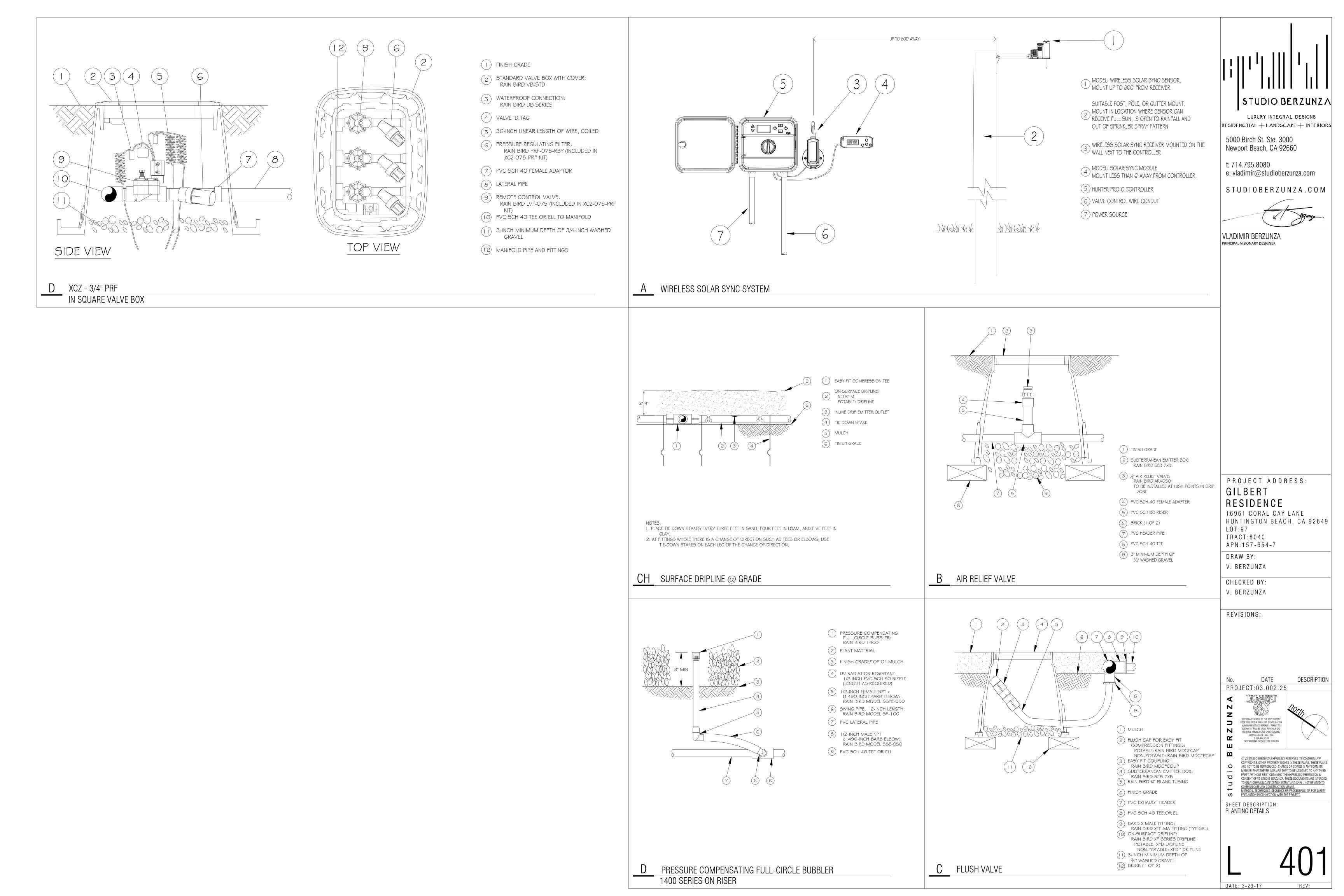
REVISIONS:

DESCRIPTION

PROJECT:03.002.25 SECTION 4216/4217 OF THE GOVERNMENT
CODE REQUIRES A DIG ALERT IDENTIFICATION
NUMBER BE ISSUED BEFORE A "PERMIT TO
EXCAVATE" WILL BE VALID. FOR YOUR DIG
ALERT I.D. NUMBER CALL UNDERGROUND
SERVICE ALERT TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

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CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED
TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO
COMMUNICATE ANY CONSTRUCTION MEANS.
METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY
PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION: IRRIGATION PLAN



#### DRIP IRRIGATION NOTES

ALL PLANTER BEDS SHALL BE IRRIGATED PER PLAN EQUIPMENT OR APPROVED EQUAL. ALL TREES IN THE NOTED AREA ARE TO BE IRRIGATED AS PER DETAIL. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE DRIP SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS.

• AN INLINE DRIP LINE TUBING SHALL PER FINISH SCHEDULE. • ALL ZONES SHALL BE INSTALLED WITH A LINE FLUSHING VALVE AND AIR RELIEF VALVE.

• ALL TUBING SHALL BE STAKED DOWN WITH SOIL STAPLES PER MANUFACTURER'S RECOMMENDATIONS WITH A MIN. OF 4" OF MULCH OR SIMILAR TO PREVENT EXPOSURE OF PIPE THROUGH MULCH.

THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL THE DRIP SYSTEM SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED TO ENSURE THE HEALTH OF ALL PLANT MATERIAL. EXTRA EMITTERS ARE TO BE INSTALLED AT ALL TREES PLANTED WITHIN THE PLANTER BEDS TO INSURE PROPER WATERING IF NFCFSSARY

THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A MEETING WITH THE LANDSCAPE DESIGNER AND THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH ANY IRRIGATION INSTALLATION IN ORDER TO REVIEW WORK

. ALL PVC LATERAL LINES FROM VALVES TO HEADERS ARE TO BE BURIED A MINIMUM DEPTH OF TWELVE INCHES (12"). SIZE AS NECESSARY.

#### I. GENERAL CONDITIONS

IRRIGATION NOTES

THESE DRAWINGS.

THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING WATER PRESSURE (P.S.I.) AND AVAILABLE FLOW (G.P.M.) PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL PRESSURE AND FLOW AVAILABLE WITH THOSE SHOWN IN

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREAS SIZE AND LAYOUT THAT WERE NOT CONSIDERED IN THE ORIGINAL DESIGN. NOTIFY THE O.A.R. OF SUCH OBSTRUCTIONS AND DIFFERENCES IMMEDIATELY. IN THE EVENT THAT THE NOTIFICATIONS REQUIRED BY THESE NOTES ARE NOT

PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REVISION NECESSARY.

#### II. QUALITY ASSURANCE AND REQUIREMENTS

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

#### III. MATERIALS/ INSTALLATION

THE MAINLINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORSEEN OBSTACLES BELOW GRADE. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING

THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE FACTORY ASSEMBLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE O.A.R. PRIOR TO INSTALLATION

THE 120 VOLT ELECTRICAL CONNECTION FOR THE CONTROLLER SHALL BE FURNISHED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE ROUTE OF THE ELECTRICAL SERVICE TO THE APPROVED CONTROLLER LOCATION WITH THE GENERAL CONTRACTOR. THE SERVICE TO THE CONTROLLER JUNCTION BOX SHALL BE INSTALLED BY A LICENSED ELECTRICIAN. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED JUNCTION BOX.

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ALL WIRES FROM THE CONTROLLER TO THE AUTOMATIC VALVES SHALL BE COPPER, DIRECT BURIAL, MINIMUM #14 GUAGE. INSTALL IN THE SAME TRENCH AS THE MAINLINE WHERE POSSIBLE. COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES A MINIMUM OF TEN (10) FEET ON CENTER.

THE CONTRACTOR SHALL RUN THREE (3) SPARE WIRES AND ONE (1) COMMON WIRE FROM THE CONTROLLER TO EACH END OF THE MAIN LINE FOR FUTURE USE. EXTEND THE WIRES AN EXTRA TEN (10) FEET, MAKE A COIL AND PLACE IN A RECTANGULAR PULL BOX, LABEL THE LID "SW

ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. SIZE WIRE SLEEVES SO THAT WIRES ARE NOT BOUND IN PIPE. MINIMUM COVERAGE FOR SLEEVES SHALL BE FOUR (24) INCHES FOR SLEEVED LATERAL LINES, THIRTY (30) INCHES FOR 120 VOLT WIRING IN CONDUIT AND THIRTY SIX (36) INCHES FOR SLEEVED MAINLINE AND/OR CONTROL WIRING.

ALL LATERAL LINE PIPING UNDER PAVEMENT NOT SLEEVED, SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO PAVING.

DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM. TRENCH MUST BE FREE OF ROCKS. DEBRIS OR ANY SHARP OBJECTS. SNAKE PLASTIC PIPE IN TRENCH. MINIMUM COVERAGE FOR MAINLINE SIZES 1-1/2" AND SMALLER IS EIGHTEEN (18) INCHES, FOR SIZES 2" AND LARGER COVERÁGE IS TWENTY FOUR (24) INCHES, FOR LATERAL LINES TWELVE (12) INCHES, 120 VOLT WIRING IN CONDUIT THIRTY (30) INCHES AND LOW VOLTAGE CONTROL WIRE TWELVE (12) INCHES MINIMUM OR THE SAME DEPTH AS THE MAINLINE. DO NOT INSTALL ANY PIPE OR WIRING DIRECTLY OVER ANOTHER.

BALL VALVES, GATE VALVES, REMOTE CONTROL VALVES (EXCEPT FOR ANTI-SIPHON TYPE) AND QUICK COUPLERS SHALL BE INSTALLED IN BELOW GRADE LOCKABLE BOXES" MANUFACTURED BY AMETEK OR CARSON LISE ROUND BOXES FOR GAT VALVE, BALL VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE GREEN COLOR, LABELED "BV", "GV", "QC" OR "RCV" WITH CONTROLLER STATION NUMBER. SET VALVE BOXES ONE (I) INCH ABOVE FINISH GRADE. SET VALVES AT SUFFICIENT DEPTH TO PROVIDE APPROPRIATE CLEARANCE BETWEEN THE COVER AND THE VALVE. INSTALL IRRIGATION EQUIPMENT SO THE VALVE BOXES FIT WITHOUT CUTTING THE WALLS OF THE VALVE BOXES. CUT VALVE BOXES SHALL BE REPLACED

AT NO COST TO THE OWNER. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS, UNLESS DIRECTED ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. INSTALL ALL SPRINKLERS ON RISERS TWELVE (12) INCHES AWAY FROM WALLS AND

ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUNDCOVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE (1)

ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT PAVING. AFTER RECEIVING NOTIFICATION BY THE O.A.R., THE CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE QUARTER (4) INCH ABOVE FINISH GRADE.

INSTALL ANTI DRAIN VALVES TO ELIMINATE LOW HEAD DRAINAGE. ANTI DRAIN VALVE (ADV) UNITS MAY NOT BE REQUIRED ON ALL HEADS., PRIOR TO INSTALLATION, CONTRACTOR SHALL VERIFY WITH ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF TWO (2) FEET OR MORE BETWEEN THE HIGHEST AND LOWEST SPRINKLER HEAD ON A SYSTEM. INSTALL THE ADV WHERE NECESSARY.

ALL SOLVENT WELD PVC PRESSURE LINES AND FITTINGS MUST RECEIVE PRIMER BEFORE SOLVENT WELDING

#### IV. ADJUSTING AND TESTING THE SYSTEM

AFTER PIPELINE ASSEMBLY THE CONTRACTOR SHALL THOROUGHLY FLUSH THE SYSTEM. WITH OPEN ENDS ALL CAPPED PRESSURE TEST FOR FOUR (4) HOURS AT AFTER COVERAGE AND PRESSURE TESTING THE CONTRACTOR SHALL INSTALL ALL

TERMINAL FIXTURES AND PERFORM A COVERAGE TEST. THE CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVERSPRAY. THIS SHALL INCLUDE THE USE OF VARIABLE ARC NOZZLES (VAN) AND PRESSURE COMPENSATING SCREENS (PCS THE SELECTION OF THE BEST DEGREE OF ARC TO FIT THE SITE AND THROTTLING OF THE FLOW CONTROL AT EACH VALVE TO FIND THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

THE ENTIRE SYSTEM SHALL BE IN FULL AUTOMATIC OPERATION FOR ONE SEVEN (7) DAYS PRIOR TO ANY PLANTING.

#### . SUBMITTALS

UPON COMPLETION THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. THESE AS-BUILTS SHALL SHOW THE LOCATIONS OF ALL POINTS OF CONNECTION, VALVES, CROSSINGS QUICK COUPLERS AND OTHER MAINLINE COMPONENTS DIMENSIONED ACCURATELY FROM TWO (2) PERMANENT SITE OBJECTS. IN ADDITION THE CONTRACTOR SHALL SUPPLY TWO (2) CONTROLLER CHARTS SHOWING EACH VALVE'S COVERAGE AREA COLOR CODED TO THE CORRESPONDING CONTROLLER STATION. THE CONTRACTOR MUST ALSO FURNISH TWO (2) SETS EACH OF THE FOLLOWING; ANY SPECIAL VALVE OR SPRINKLER ADJUSTMENT TOOLS, KEYS FOR THE CONTROLLER ENCLOSURES, QUICK COUPLER KEYS AND ANY OPERATION MANUALS FOR THE EQUIPMENT INSTALLED. VI GUARANTEE

THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (I) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE

A QUALIFIED SUPRVISOR SHALL BE RESPONSIBLE FOR OPERATING THE IRRIGATIONS STEMS, ADJUSTING THE CONTROLLERS AND OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM

CHART ALL CONTROLLER PROGRAMS, RECORDING DATE, TIME, LENGHT OF WATERING FOR EACH STATION. RESET CONTROLLER AT LEAST MONTHLY TO ACCOUNT FOR SEASONAL VARIATIONS.

INSPECT AND ADJUST THE ENTIRE IRRIGATION SYSTEM WEEKLY DURING APRIL THRU OCTOBER AND BI-WEEKLY FOR THE REST OF THE YEAR. CHECK FOR LEAKS, WET AND DRY SPOTS, USE A MOISTURE SENSING DEVICE TO EVALUATE ACTUAL SOIL MOISTURE. OBSERVE NOZZLES FOR PROPER PATTERN AND PRESSURE.

#### GENERAL NOTES

- A. THE LANDSCAPE DESIGNER WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
- THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS. . THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS
- LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER
  - FROM ANY POSSIBLE SUIT OR LIEN. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS. ON SITE AT ALL TIMES DURING
  - INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING
  - JURISDICTION OVER THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND
- UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.
- THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS

DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR

REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE

- (O.A.R.) AT NO EXPENSE TO THE OWNER. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.
- M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS
- ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE. CLEAN-UP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, ALL WALKS AND PAVING

SHALL BE BROOMED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS

- SHALL BE REPAIRED TO ORIGINAL CONDITION. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
- ). THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (I) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE
- . UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS. IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED
- COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNER'S EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.

#### MAINTENANCE

THE OWNER OR LESSEE WILL ENGAGE A MAINTENACE CONTRACTOR FOR THE MAINTENANCE OF THE SITE LANDSCAPE FOR THE LIFE OF THE LEASE. MAINTENANCE CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETE MAINTENANCE OF ALL LANDSCAPE

ALL LANDSCAPE AREAS SHALL BE WATERED AS NECESSARY FOR THE PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS CONDITION, IRRIGATION AND DRAINAGE SYSTEMS KEPT IN GOOD WORKING ORDER, AND THE

GENERAL SITE KEPT CLEAN AND WEED FREE. MAINTENANCE CONTRACTOR SHALL ROUTINELY CHECK FOR BLOCKED DRAIN INLETS. AND KEEP SWALES FREE OF LEAVES AND OTHER DEBRIS. ALL LITTER AND TRASH INCLUDING WEEDS, LEAVES, BOTTLES AND OTHER DEBRIS SHALL BE REMOVED FROM ALL AREAS OF THE SITE AND DISPOSED (

#### MAINTENANCE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL.

A QUALIFIED PERSON SHALL BE COMPLETE!RESPONSIBLE FOR OPERATING THE IRRIGATION S STEMS, WITH THE DUTIES OF ADJUSTING CONTROLLERS, OBSERV THE EFFECTIVENESS OF THE IRRIGATION S STEM, AND MAKING MINOR ADJUSTMENTS TO THE SYSTEM.

THE IRRIGATION SYSTEM SHALL BE MAINTAINED FOR OPTIMUM PERFORMANCE. INCLUDES CLEANING AND ADJUSTING ALL SPRINKLER HEADS AND VALVES FOR PROPER COVERAGE.

A CHART SHALL BE MAINTAINED TO RECORD CURRENT IRRIGATION PROGRAMS. INCLUDING DAY, TIME, AND LENGTH OF WATERING FOR EACH STATION AND PROGRAM FOR EACH CONTROLLER. INSPECTIONS OF THE IRRIGATION S STEM. IN OPERATION, SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY

NOVEMBER THROUGH MARCH, TO DETECT A MALFUNCTIONING OF THE SYSTEM CHECK FOR LEAKS OR WET SPOTS TURN ON EACH SYSTEM WITH THE CONTROLLER AND CHECK IT TO ENSURE THAT I OPERATES CORRECTLY -- OPENING AND CLOSING VISUALLY OBSERVE EACH SPRINKLER HEAD I NOZZLE FOR PROPER OPERATION.

SPRAY PATTERN. PRESSURE AND WATER DISTRIBUTION. A SOIL SAMPLING PROBE AND/OR A TENSIOMETER SHALL BE USED REGULARLY TO EVALUATE ACTUAL SOIL MOISTURE LEVELS AND IRRIGATION SCHEDULE. CHECK AT LEAST WEEKLY TO MAKE SURE AREAS ARE NOT BEING OVER OR UNDER

ADJUST THE SCHEDULE AS NEEDED TO CORRECT FOR EITHER OF THESE SITUATIONS. RESET THE SCHEDULE ON OUR CONTROLLER AT LEAST MONTHLY, AT THIS TIME, CHECK THE TIME ON THE CONTROLLER TO MAKE SURE THAT IT IS CORRECT CHECK THE WATER BILL FOR EXCESSIVE CONSUMPTION. COMPARE MONTH TO MONTH AND YEAR TO YEAR. PAY SPECIAL ATTENTION TO LARGE FEE SWINGS.

LOOK AT THE GENERAL HEALTH AND "LOOK" OF THE PLANT MATERIAL. MAKE DESIGN ADJUSTMENTS (ADDING/ DELETING OR MOVING OF HEADS, CHANGING NOZZLE TYPES. TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. ALL MALFUNCTIONING EQUIPMENT MUST BE REPAIRED PRIOR TO THE NEXT

SCHEDULED IRRIGATION ALL REPLACEMENT HEADS SHALL BE OF THE SAME MANUFACTURER, TYPE, AND APPLICATION RATES.

#### III. PLANTINGS ALL AREAS MUST BE KEPT WEED FREE, BY THE USE OF ORGANIC MULCHES, HAND REMOVAL CHEMICAL CONTROLS- IN THAT ORDER

MULCHED AREAS MUST BE REPLENISHED AS MULCH DECOMPOSES. FERTILIZER SHALL BE APPLIED AS NEEDED USING SLOW RELEASE, ORGANIC BASED MATERIALS IN APRIL AND OCTOBER. USE AS INDICATED BY SOILS TEST ANALYSIS. GROUND COVERS BORDERING WALKS AND CURBS SHALL BE EDGED AS NECESSARY TO PROVIDE A CLEAN CRISP LINE. VINES SHALL BE KEPT "PINNED" TO ADJACENT WALLS AS NECESSARY AND TRIMMED TO CONTROL EXCESSIVE GROWTH, NOT ALLOWING VINE TO GROW OVER WINDOWS, DOORS, GATES OR OTHER ARCHITECTURAL ELEMENTS AND EQUIPMENT. TREE PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL

APPEARANCE. SHRUB PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE. SHRUBS ARE INTENDED TO FILL THE PLANTING SPACE AS MUCH AS POSSIBLE.

DO NOT POWER PRUNE SHRUBS INTO ODD TOPIARY SHAPES. TREES AND SHRUBS SHALL BE PRUNED TO CORRECT ANY STRUCTURAL DEFECTS, REMOVE SUCKERS, CRISS-CROSSING BRANCHES, DEAD AND DISEASED LIMBS AND FOLIAGE AND THINNING OF THE CROWN TO REDUCE WIND DAMAGE. SPARSE GROUND COVER AREAS SHALL BE CHECKED FOR, AS THEY MAY INDICATE FAILURE OF IRRIGATION S STEM OR THE NEED FOR FERTILIZER AND SOIL

AMENDMENT BARE AREAS SHALL BE RE-PLANTED TO MATCH ORIGINAL DESIGN.

# STUDIO BERZUNZA

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#### PROJECT ADDRESS: GILBERT RESIDENCE

16961 CORAL CAY LANE HUNTINGTON BEACH, CA 92649 LOT:97

APN:157-654-7 DRAW BY:

/. BERZUNZA

TRACT:8040

CHECKED BY: V. BERZUNZA

REVISIONS:

DESCRIPTION

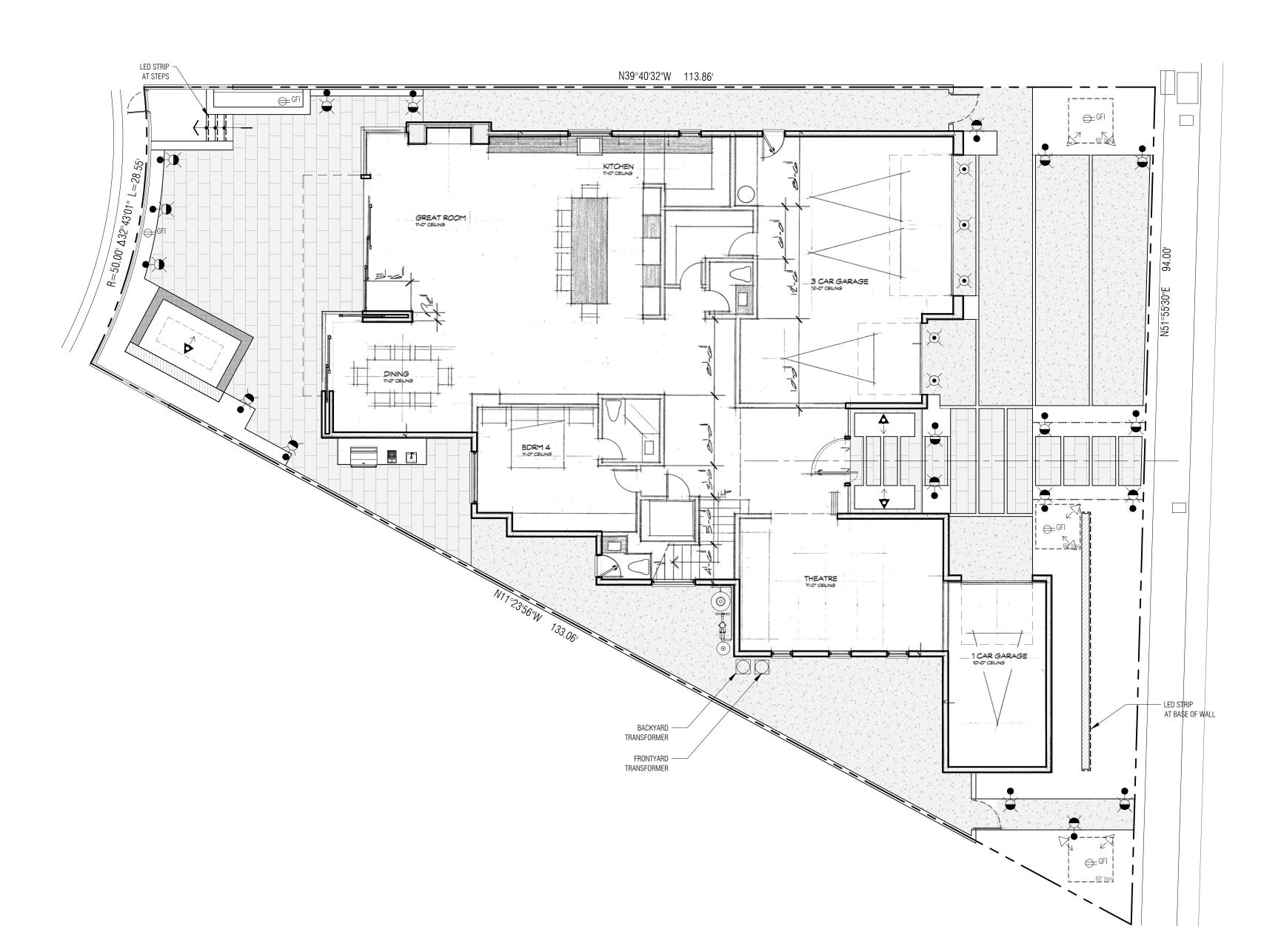
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SHEET DESCRIPTION: IRRIGATION NOTES

IRRIGATION NOTES



LIGHTING SCHEDULE

#### PHOTO SYMBOL

MANUFACTURER/MODEL/DESCRIPTION PI\_HINKLEY ATLANTIS CEDAR PATHLIGHT



U2\_HINKLEY UPLIGHT

WI\_HINKLEY FLAT TOP WELL LIGHTS



 $\triangleleft \rightarrow$ 



LOW VOLTAGE TRANSFORMER SPA / WATER FEATURE LIGHT -MINI LIGHTS -POOL CONTRACTOR CONFIRM WITH DESIGNER

---- LED STRIP

#### GENERAL LIGHTING NOTES

- I. THE ENTIRE SYSTEM SHALL BE WARRANTY BY MANUFACTURER FOR ON FULL YEAR, DATED FROM DATE
- 2. ALL DIMENSIONS & CONDITIONS SHALL BE VERIFIED PRIOR TO THE START OF CONSTRUCTION &
- ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE DESIGNER. 3. THE LIGHTING PLAN IS A DIAGRAMMATICAL AND IS NOT INTENDED TO SHOW EXACT LOCATION OF CABLE RUNS.
- THE INSTALLING CONTRACTOR SHALL RUN WIRES TO BEST SUIT FIELD CONDITIONS. 4. LANDSCAPE DESIGNER SHALL IN NO WAY BE HELD RESPONSIBLE FO THE METHODS AND MEANS OF INSTALLATION,
- SAFETY IN/ON ABOUT THE SITE, PERFORMANCE OF THE WORK OR TIMELINESS IN WHICH WORK IS PERFORMED. 5. ALL ELECTRICAL WORK SHALL BE INSTALLED IN A PROFESSIONAL MANNER AND IN ACCORDANCE WITH
- 6. TRANSFORMERS: ALL TRANSFORMERS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ALL 12 VOLTS TRANSFORMERS INSTALLED ABOVE GROUND SHALL BE INSTALLED AT A MIN. 12 INCHES FROM FINAL GRADE ABOVE GROUND. WHEN MOUNTED TO A WALL THE TRANSFORMER SHALL BE SECURELY ANCHORED TO THE STRUCTURE SO AS NOT TO BE ABLE TO BE PULLED OFF THE WALL. ALL ABOVE GROUND "PLUG IN" TRANSFORMER PLUGGED INTO A RECEPTACLE OUTDOORS SHALL HAVE THE RECEPTACLE PROTECTED BY A "IN USE COVER" WHICH PREVENTS WATER FROM DIRECTLY
- ENTERING THE RECEPTACLE. 7. CABLES: ALL CABLES ARE SCHEMATIC AND THE ACTUAL RUNS MAY VARY IN LENGTHS AND LOCATIONS AND ADJUSTMENTS SHALL BE MADE TO CONFORM TO DESIGN AND SITE CONDITIONS. THE CABLE SIZE SHALL BE DETERMINED BY VOLTAGE DROP WITH A MINIMUM ACCEPTANCE OF # 12. CABLE RUNS IN EXCESS OF 100 FEET SHALL BE AVOIDED. A MAXIMUM RUN OF 100 FEET CAN BE MADE UNDER CERTAIN RESTRICTIONS.CABLE SHALL BE INSTALLED AT 6 INCHES MINIMUM DEPTH AND SHALL BE FOLLOWING NATURAL BARRIERS SUCH AS SIDEWALKS EDGES AND WALLS WHENEVER POSSIBLE. ALLOW 12 INCHES OF EXCESS CABLE AT EACH FINAL FIXTURE LOCATION FOR FINAL ADJUSTMENTS. ALL LOW VOLTAGE CABLE INCLUDING DIRECT BURIAL CABLE SHALL BE INSTALLED IN APPROPRIATE SIZE PVC ELECTRICAL CONDUIT TO ALLOW
- ABS OR BETTER SLEEVE UNDER THE HARDSCAPE AREAS TO ALLOW SERVICE OR EXPANSION OF THE 8. FIXTURES: PLANS INDICATE TYPE AND QUANTITY OF FIXTURES ONLY AND LOCATIONS SHOWN ARE APPROXIMATE. FINAL ADJUSTMENTS OF FIXTURES SHALL BE MADE AT NIGHT TO ACHIEVE MAXIMUM EFFECT. ALL FINAL FIXTURE LOCATIONS SHALL BE VERIFIED W/ THE DESIGNER AS LIGHTING PLANS ARE DIAGRAMMATICAL \$ ARE NOT INTENDED TO SHOW EXACT FIXTURE LOCATIONS.UNDERGROUND SPLICE SHALL BE MADE WITH WIRE NUTS WRAPPED WITH ELECTRICAL TAPE

FUTURE SERVICE OR UPGRADE OF THE SYSTEM. CONTRACTOR SHALL INSTALL A MINIMUM 3-INCH

AND SEALED WITH MOISTURE-PROOF ELECTRICAL SEALANT OR EQUIVALENT. ALL WORK SHALL CONFORM TO THE ATTACHED CONTRACT DOCUMENTS AND SPECIFICATIONS, AND PER GOVERNING CODES AND/ OR ORDINANCES. SUBSTITUTES SHALL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE LANDSCAPE DESIGNER IN ADVANCE IF APPLICABLE. \* ALL GLASS TO BE CLEAR (C)

#### \* NOTE OF CONTRACTOR:

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- THE LOCATION OF THE TRANSFORMERS ON THE PLAN ARE SCHEMATIC VERIFY FINAL LOCATION W/
- OWNER PRIOR TO CONSTRUCTION. CONTRACTOR IS TO DETERMINE \$ NOT TO EXCEED
- 80% OF THE TRANSFORMERS 'LOAD' FOR POTENTIAL FUTURE FIXTURE ADDITIONS ADDITIONALLY THE CONTRACTOR IS TO CONFIRM THE 'RUN' DISTANCE AND SHALL NOT EXCEED THE RECOMMEND LENGTHS AS STATED IN THE
- LIGHTING NOTES LOCATED ON THIS SHEET -(AGAIN IT IS RECOMMEND THAT THE CONTRACTOR PROVIDE FOR FUTURE DEVELOPMENT)

THE CONTRACTOR IS TO CONFIRM QUANTITY OF

#### LIGHTS.

LANDSCAPE LIGHTING DSE LIGHTING 1941 W.5TH STREET SANTA ANA, CA 92703 (714)834-9671 OFFICE/FAX (949)433-1793 MOBILE INFO@DSELIGHTING.COM

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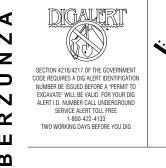
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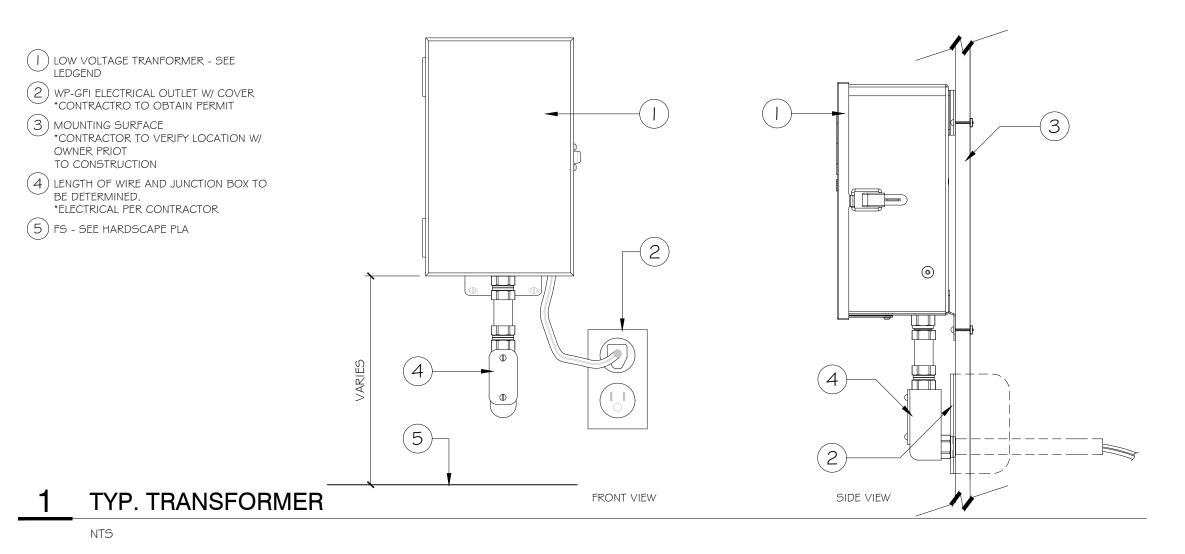
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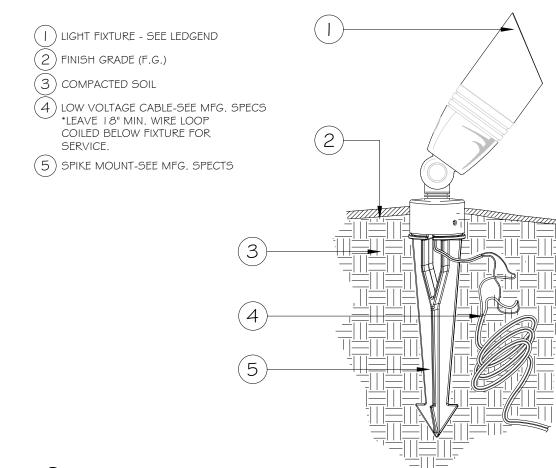
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SHEET DESCRIPTION: LIGHTING PLAN





## 2 TYP. UP LIGHT

LOW VOLTAGE LIGHT FIXTURE-SEE 2) SPIKE MOUNT-SEE MFG. SPECTS (3) COMPACTED SOIL LOW VOLTAGE CABLE-SEE MFG. SPECS \*LEAVE 18" MIN. WIRE LOOP COILED BELOW FIXTURE FOR SERVICE. 5 LANDSCAPE TOP SURFACE MATERIAL, FINISH SURFACE -SEE PLANTING PLAN \*SPIKE MOUNT TO NOT BE EXPOSE, BARIED BELOW TOP SURFACE MATERIAL

TYP. PATHLIGHT

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VLADIMIR BERZUNZA PRINCIPAL VISIONARY DESIGNER

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V. BERZUNZA

CHECKED BY: V. BERZUNZA

REVISIONS:

| No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | DATE                                                                                                                                                                                                                                                           | DESCRIPTION |  |  |
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| ERZUNZA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VAUL FOR YOUR DIG ALERT ID. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG | Dorth       |  |  |
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