

BLDG MATERIALS / FINISHES

FEATURE	MATERIAL	FINISH / COLOR
ROOF	AMERICAN SLATE	SLATE - # CUPA 14
WALLS - STUCCO	LA HABRA	SMOOTH - EL DONADO . P6
VENEER	COCKER STONE	SEALIFT
WINDOW	MARVIN	GLAZ - BLACK
TRIM	GRH	PRECAST CONCR
ENTRY DOOR	CUSTOM	METAL - BLACK
GARAGE DOOR	-	CEMENT NATURAL
GUARD RAILING	CUSTOM	WROUGHT IRON - BLACK

SCOPE OF WORK

- DEMO EXIST HOUSE
- PREPARE SOIL PER REPORT
- CONSTRUCT 3 STORY RESIDENCE WITH 3 CAR GARAGE

PROJECT CONSULTANTS

- DESIGNER
RON WIKSTROM
2027 N. ROSS ST
SANTA ANA 92706
714-402-0124
- ENGINEER / T24
LWS ENGINEERING
7601 BROWN GROVE
BROWN GROVE 92801
714-617-5970
- SOILS
COST GEOTECHNICAL
1202 W COMMONWEALTH
FULLERTON 92833
714-870-1211
- ELECTRICAL / T-24
ANHA
13472 JESSICA DR
GARDEN GROVE 92643
714-200-4122
- CIVIL
RAW ENGINEERING
8751 GYPSUM CREEK
ESTABLISHED 92830
951-741-1618
- LANDSCAPE
ANDY DEYOUNG
201 W BIXBY RD
LONG BEACH 90807
562-424-6781
- SOLAR

BLDG AREA

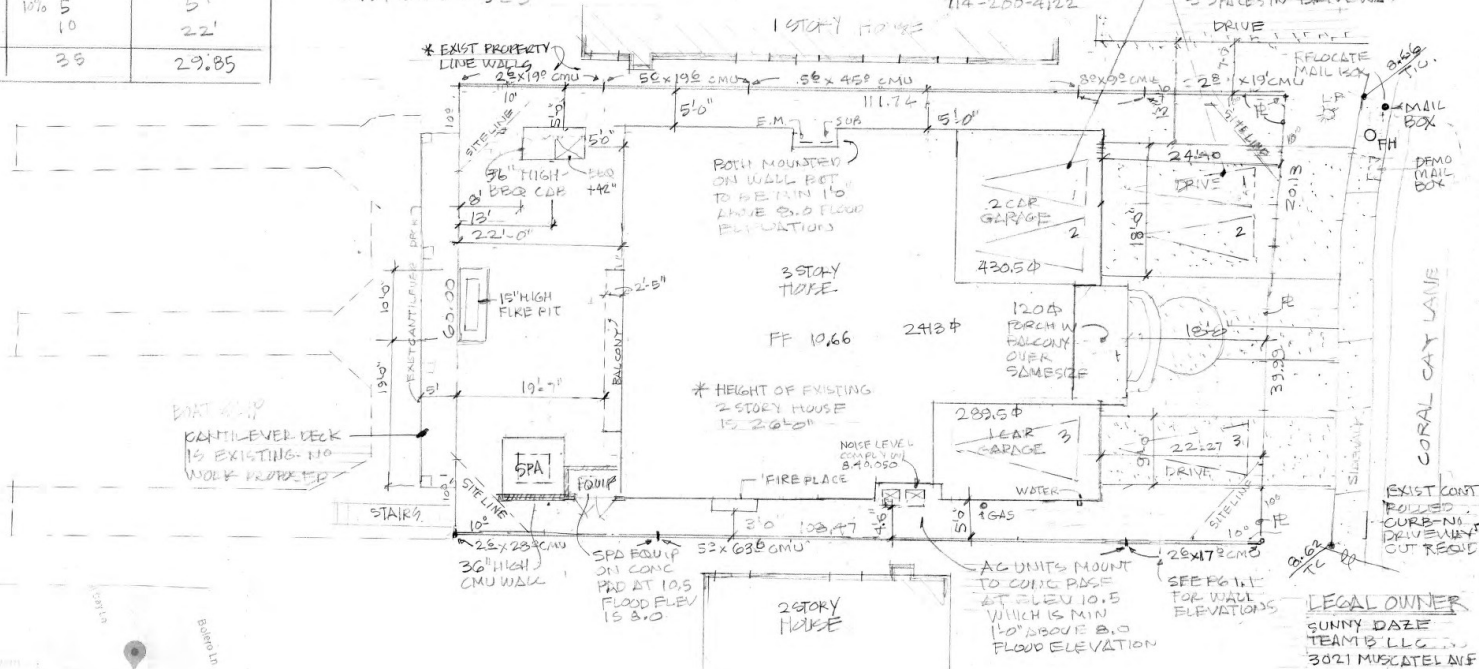
1ST FLR	2413
2ND FLR	2679
3RD FLR	1686
TOTAL	6778
GARAGE	720
PORCH	120
BALCONY	300

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	REQUIRED	PROVIDED
PARKING	3/3	3/3
LANDSCAPE	8%	8.6%
GITE COVER	50%	49.8%
SETBACK F	15	22'
S	10%	5'
R	10	22'
HEIGHT	35	29.85

* SEE LANDSCAPE PLAN
 * FRONT YARD LANDSCAPE = 381
 * 40% REPAIRS = 360
 * TOTAL LANDSCAPE = 741
 * 8% REQ'D = 523



LEGAL
 TRACT 8040
 LOT 21
 APN 173 054-14

LOT COVERAGE

6584 x .50	= 3292
HOUSE	2413
GARAGE	720
PORCH	120
TOTAL	3253
% COVERAGE	49.8%

LEGAL OWNER
 SUNNY DAZE
 TEAM B LLC
 3021 MUSCATEL AVE
 ROSEMEAD, CA 91770
 626-858-9984

APPLICANT
 KEVIN VOONG
 16902 CORAL CAY
 HUNTINGTON BEACH
 714-838-9981

NOTES

CODES:
 2025 CRC
 2025 CBC
 2022 CFC
 2025 SMC
 2025 CBC
 2025 CEC
 2025 CEE9
 CITY TITLE 17
 CANNOT
 • V.D

OGC/HP
 • R3/D

ZONES
 • RL-CZ

SPRINKLER
 • YES 1SD

03/03/2026

REVISIONS BY

01		
02	26-26	PA

GROUP DESIGN

CUSTOM RESIDENCE FOR:
SUNNY DAZE TEAM B LLC
 3021 MUSCATEL AVENUE
 ROSEMEAD, CA 91770
 626-838-9881 KEVIN

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

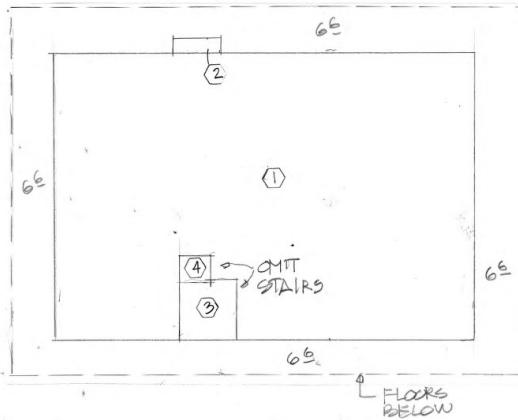
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Job: [Signature]

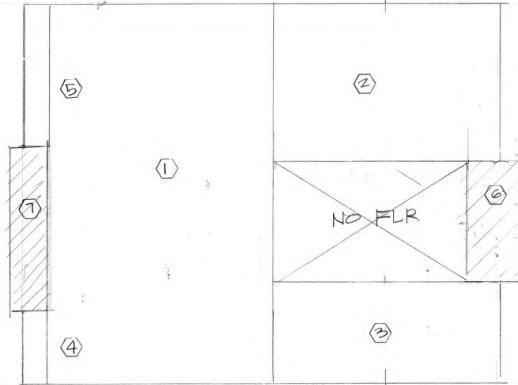
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of 40 Sheets

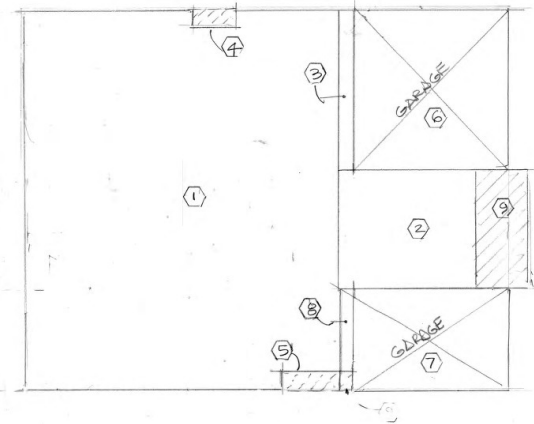
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



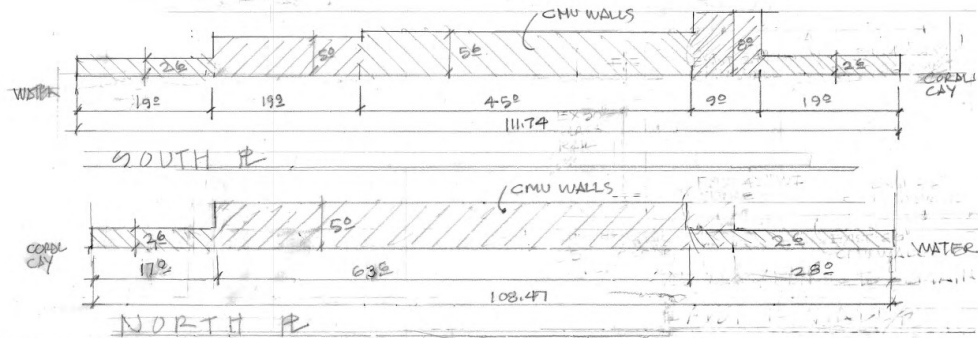
①	47.5 x 27.0 =	1282.5
②	1.5 x 6.0 =	9.0
③	7.5 x 8.5 =	<64.0>
④	4.0 x 4.0 =	<16.0>
		1686 HOUSE

①	50.0 x 31.5 =	1575
②	24.0 x 30.0 =	720.0
③	13.0 x 30.0 =	390.0
④	9.0 x 9.0 =	81.0
⑤	19.0 x 3.0 =	57.0
		2679 HOUSE
⑥	7.5 x 16.0 =	120
⑦	22.0 x 5.4 =	119
		239 DECK

①	56.0 x 42.0 =	2352
②	16.0 x 18.5 =	296
③	2.0 x 21.0 =	42
④	2.0 x 5.0 =	<10.0>
⑤	2.0 x 7.5 =	<15.0>
		2413 HOUSE
⑥	20.5 x 21.0 =	430.5
⑦	13.0 x 21.0 =	273
⑧	1.5 x 11.0 =	16.5
		720.0 GARAGE
⑨	16.0 x 7.5 =	120.0 PORCH

BUILDING AREA COUNT BY FLOOR

1/8"=1'-0"

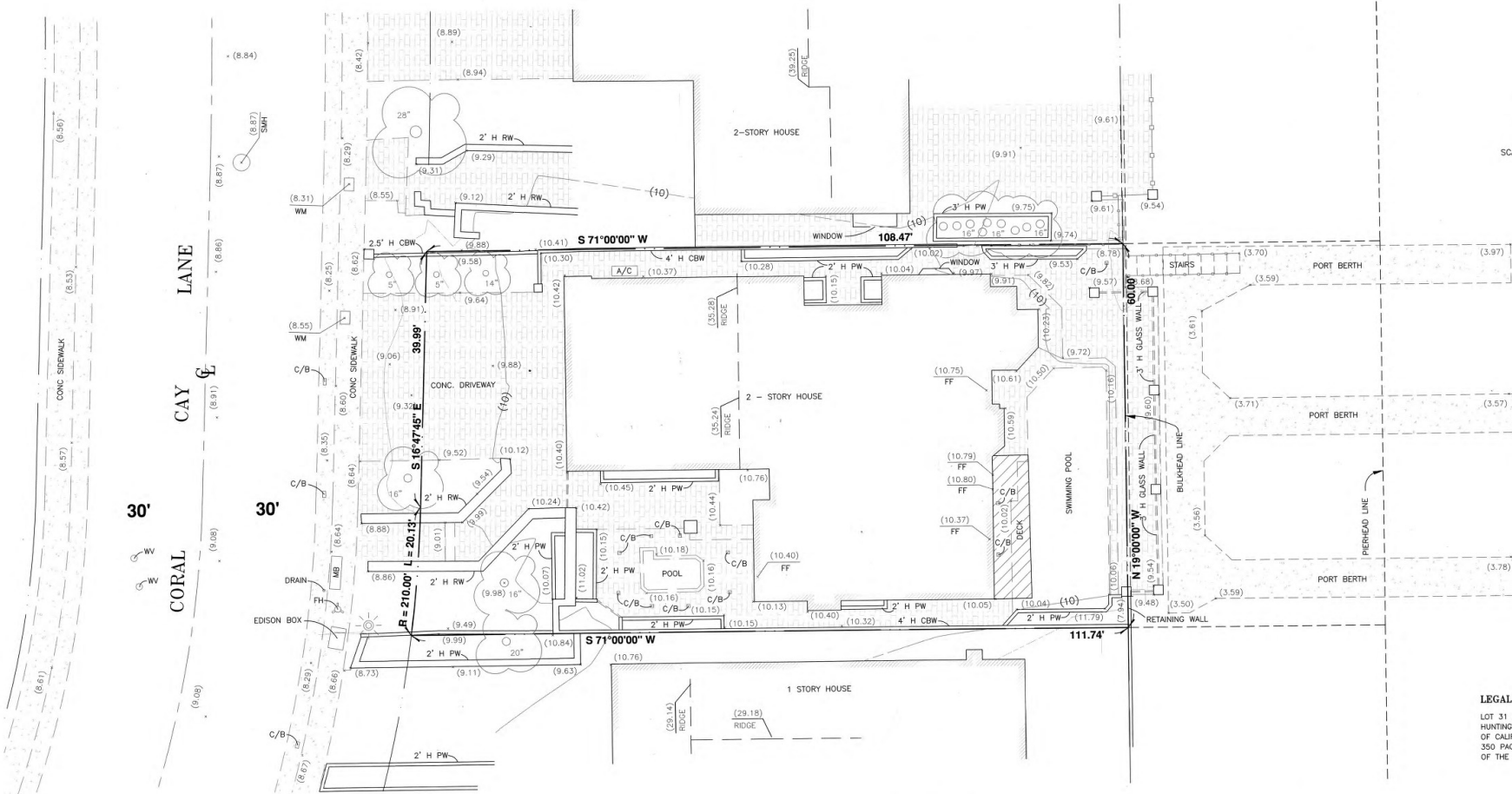


03/03/2026

TOPOGRAPHIC MAP



SCALE: 1"=8'



LEGAL DESCRIPTION:
 LOT 31 OF TRACT 8040, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 350 PAGE 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ABBREVIATIONS:

- A/C Air Conditioner
- C/B Catch Basin
- CBW Conc. Block Wall
- CONC. Concrete
- FF Finish Floor Elevation
- FH Fire Hydrant
- FL Flow Line Elevation
- MB Mail Box
- PW Plant Wall
- RW Retaining Wall
- SMH Sewer Manhole
- WF Wooden Fence
- WM Water Meter
- WV Water Valve

LEGEND:

- (375.55) Existing Elevation
- (375) Ex. Ground Contour Line
- Ex. Structure
- Ex. Tree, Diameter
- Area Lighting
- Wrought Iron Fence
- Fire Hydrant

BENCH MARK:

B.M. NUMBER: G-978
 YEAR: 2005
 ELEVATION: 10.256 FT
 DESCRIPTION: DESCRIBED BY GCS 2003 - FOUND 3 3/4" USGS BRONZED BENCHMARK DISK STAMPED "378 1964". SET IN THE SOUTHWESTERLY CORNER OF A CONCRETE BRIDGE SPANNING A SMALL FINGER CHANNEL OF HUNTINGTON HARBOR MONUMENT IS LOCATED IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND BROADWAY, 14.4 FT. SOUTHERLY OF THE CENTERLINE OF BROADWAY, 72.5 FT. EASTERLY OF THE NORTHERLY LANES ALONG PCH AND 3.3 FT. NORTHWESTERLY OF THE SOUTHWESTERLY END OF THE GUARD RAIL ALONG THE BRIDGE. MONUMENT IS SET LEVEL WITH THE SIDEWALK



PLANS PREPARED BY:

JIM
 8-1-2024
 Date
Land's End Surveying & Engineering, Inc
 Subdivision Engineering Design Survey
 3000 Teister Ave, Suite 303
 El Monte, CA 91731
 Tel: (626) 298-0581
 Email: JIM@ESSURVEYING.COM

TOPOGRAPHIC MAP

SCALE: 1"=8' APN: 178-654-14 DATE: 8-1-2024

16902 CORAL CAY LANE
 HUNTINGTON BEACH, CA 90004

03/03/2026

PRECISE GRADING PLANS

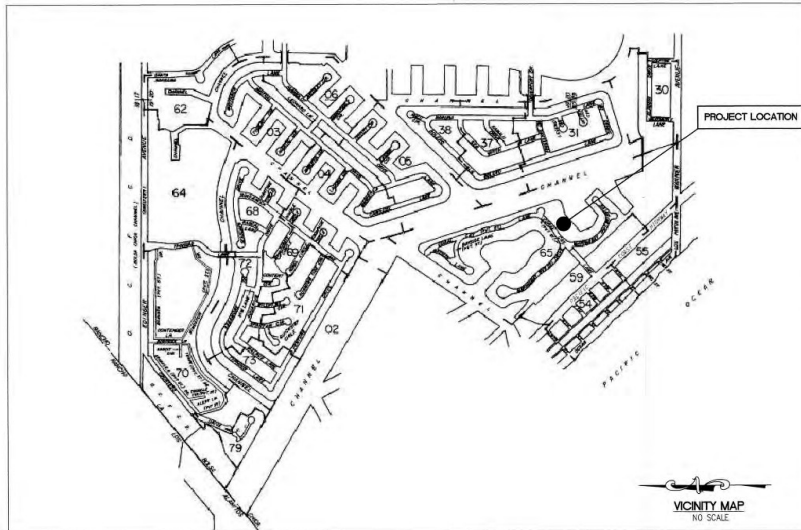
FOR
16902 CORAL CAY LANE
HUNTINGTON BEACH, CA 92649

NPDES GENERAL NOTES:

- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING INDUSTRY ACCEPTED BEST MANAGEMENT PRACTICES (BMPs). THESE BMPs SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY SUCH AS GRADING THAT MAY CAUSE SOIL DISTURBANCE. THESE BMPs ARE TO BE MAINTAINED YEAR-ROUND OR UNTIL ALL LOOSE SEDIMENT HAS BEEN STABILIZED.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES AND ADJACENT PROPERTIES VIA RAINFALL, WIND, TRACKING, OR WIND. STOCKPILED MATERIAL SHALL BE NO MORE THAN 8 FEET IN HEIGHT AND SHALL BE COMPLETELY COVERED WITH A SECURE IMPERMEABLE COVER AT THE END OF EACH WORK DAY. ALL STOCKPILES SHALL BE LOCATED AWAY FROM ANY STORM DRAIN LINES AND AWAY FROM ANY STORM WATER CONVEYANCE STRUCTURES. AT NO TIME SHALL ANY RAW MATERIAL BE STAGED OR STOCKPILED ON CITY STREETS, SIDEWALKS, AND/OR GUTTERS WITHOUT A VALID OBSTRUCTION PERMIT.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, AND ADJACENT PROPERTY BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED ON THE CONSTRUCTION SITE AND SHALL NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE STORM DRAIN SYSTEM.
- CONCRETE WASH OUT WATER SHALL BE CONTAINED IN A WATER-TIGHT DEVICE TO PREVENT CEMENT DEPOSITION ONTO THE GROUND AND RUNOFF INTO STREETS, DRAINAGE FACILITIES, AND RECEIVING WATERS.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMPs AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH WORK DAY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OR COVERED TRASH OR RECYCLE BINS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A MANNER THAT STORMWATER DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIALS OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL, AGENCIES PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- ALL UNPAVED CONSTRUCTION ENTRANCES AND SITES SHALL BE PROTECTED USING AN EFFECTIVE COMBINATION OF TRACKING CONTROL BMPs TO MINIMIZE AND/OR ELIMINATE OFF-SITE TRACKING OF SEDIMENT. THESE BMPs SHALL BE MAINTAINED AND INSPECTED DAILY.
- ALL TEMPORARY PORTABLE RESTROOMS MUST HAVE A CATCHMENT PAN AND MUST BE LOCATED AT LEAST 50 FEET AWAY FROM ANY STORM DRAIN INLETS.
- POLLUTANTS ARE ANY SUBSTANCES INTRODUCED INTO THE ENVIRONMENT THAT ADVERSELY AFFECTS THE USEFULNESS OF A RESOURCE. POTENTIAL POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO: SEDIMENT; SOLID OR LIQUID CHEMICALS SUCH AS: PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, OILS, LIME, PESTICIDE, HERBICIDE, FERTILIZERS, FUELS, PRESERVATIVES AND ABSORBENT FIBERS; PAINT FLUXES OR STUCCO FRAGMENTERS; WOOD OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS, CONCRETE, AND RELATED CUTTING OR CURING RESIDUES; FLAMMABLE WATER; WASTES FROM ENGINE EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANERS; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHINGS AND TESTING.
- DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED MANNER. A DESIGNATED TEMPORARY AREA ON-SITE SHALL BE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DISCHARGING CONTAMINATED GROUNDWATER, PRODUCED BY DETERIORATING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE DROPPED IS ALSO PROHIBITED. DISCHARGING OF CONTAMINATED GROUNDWATER PRODUCED BY DETERIORATING ACTIVITIES REQUIRES A NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- DISCHARGES OF STORM WATER FROM CONSTRUCTION SITES SHALL NOT BE LOADED WITH SEDIMENT. ALL STORM WATER DISCHARGES MUST BE RELATIVELY FREE OF SEDIMENT.
- ALL CONTRACTORS AND CONSTRUCTION PERSONNEL SHALL MEET THE REGULATORY CONSTRUCTION REQUIREMENTS ON THE PROJECT SITE IN COMPLIANCE WITH THE CITY MUNICIPAL CODE 16.5, STORMWATER AND URBAN RUNOFF MANAGEMENT AND MUNICIPAL CODE 17.06, GRADING AND EXCAVATION CODE.

GRADING GENERAL NOTES:

- ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HUNTINGTON BEACH REQUIREMENTS.
- CITY GRADING INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY GRADING AT THE DEPARTMENT OF PUBLIC WORKS- 714.536.5481.
- DUST SHALL BE CONTROLLED BY WATERING.
- REMOVE ALL VEGETATION AND DEBRIS PRIOR TO ANY GRADING, INSPECTION IS REQUIRED.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
- IMPORT SOIL SHALL BE A GRANULAR MATERIAL WITH LOW EXPANSION POTENTIAL AND SHALL BE COMPACTED TO AT LEAST 90% RELATIVE COMPACTION, U.N.O. IN THE SOILS REPORT.
- THE SUBGRADE OF THE DRIVE AND PARKING AREAS SHALL BE SCARIFIED, BROUGHT TO OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90%. CALL FOR CITY INSPECTION PRIOR TO PLACING OF CLASS 2 AGGREGATE BASE AND THE CASTING OF CONCRETE CURBS & GUTTERS.
- A SOIL COMPACTION REPORT SHALL CERTIFY COMPACTION WITHIN BUILDING AND PAVING AREAS.
- A LICENSED ENGINEER, OR A LICENSED LAND SURVEYOR, SHALL CERTIFY LINE AND GRADE OF FINISHED FLOOR FORMS PRIOR TO PLACING ANY CONCRETE.
- THE SOILS ENGINEER SHALL CERTIFY THAT ALL GRADING HAS BEEN COMPLETED PER SOILS REPORT PRIOR TO FINAL RELEASE, INCLUDING ALL DISCREPANCY REQUIREMENTS CONTAINED THEREIN.
- THE ENGINEER OF RECORD SHALL CERTIFY THAT GRADES FOR ALL LANDSCAPE AND DRAINAGE DEVICES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED GRADING PLAN PRIOR TO FINAL RELEASE.
- ALL GRADING SHALL BE DONE IN ACCORDANCE WITH APPROVED SOILS REPORT NOTED HEREIN.
- STANDARD PLAN 100, SHEETS 1-4 ARE INCORPORATED INTO THESE PLANS BY REFERENCE.
- THE SOILS ENGINEER AND CIVIL ENGINEER SHALL NOT BE SUBSTITUTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
- USE THE AMERICAN PUBLIC WORKS ASSOCIATION SOUTHERN CALIFORNIA CHAPTER (APWA) WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH MANUAL) TENTH EDITION, 2008 WHEN WORKING IN ANY STREET OR ALLEY. THE CITY INSPECTOR SHALL APPROVE BARRICADING PRIOR TO ANY WORK.
- STANDARD PLAN 000 GENERAL NOTES ARE INCORPORATED INTO THESE PLANS BY REFERENCE.
- ANY DAMAGE TO THE STREET LIGHT SYSTEM SHALL BE REPAIRED AND CONDUIT AND CONDUCTORS SHALL BE REPLACED POLE TO POLE PER CURRENT HUNTINGTON BEACH STANDARD PLANS AND STANDARD SPECIAL PROVISIONS FOR THE CONSTRUCTION OF TRAFFIC SIGNALS AND LIGHTING SYSTEMS IN THE CITY OF HUNTINGTON BEACH 2011 EDITION.
- REFER TO THE LANDSCAPE ARCHITECT PLANS FOR ADDITIONAL INFORMATION AND SLEEVING THAT MAY BE REQUIRED.



GENERAL WATER NOTES:

- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST CITY OF HUNTINGTON BEACH WATER DIVISION STANDARDS.
- THE CITY OF HUNTINGTON BEACH PUBLIC WORKS WATER INSPECTOR MUST BE NOTIFIED 48 HOURS BEFORE START OF WORK AT (714) 536-5481.
- DEVELOPER IS RESPONSIBLE TO COORDINATE WITH CITY OF HUNTINGTON BEACH DEPARTMENT OF BUILDING AND SAFETY FOR THE SIZE OF WATER METERS (AND/OR SERVICE LATERALS) REQUIRED. METER AND SERVICE LATERAL SIZES SHOWN ON THIS PLAN WILL REQUIRE CITY BUILDING AND/OR FIRE DEPARTMENT APPROVAL. DEVELOPER IS RESPONSIBLE FOR COST OF REPLACING UNDERSIZED LATERALS & METERS DUE TO INCOMPLETE FUTURE UNIT COUNTS, GALLON PER MINUTE CALCULATIONS, OR LACK OF COORDINATION WITH CITY OF HUNTINGTON BEACH DEPARTMENT OF BUILDING AND SAFETY.
- ALL BACKFLOW PREVENTING DEVICES SHALL BE SLEEVED AND BACKFILLED WITH 2 BAGG SUREGRY TO 16-INCHES BELOW FINISHED GRADE.
- SEWERING OF BACKFLOW PROTECTION DEVICE SHALL BE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT AND PLANNING DEPARTMENT.
- CONTRACTOR SHALL NOT TAP EXISTING MAINS WITHOUT A CERTIFIED WATER INSPECTOR. PRESSURE TEST TAPPING SLEEVE IN CERTIFIED WATER INSPECTORS PRESENCE BEFORE TAPPING EXISTING MAIN.
- CITY OF HUNTINGTON BEACH PRIOR TO ACCEPTANCE WILL BE LIMITED TO PLAN REVIEW AND CONSTRUCTION INSPECTION. ANY ADDITIONAL WORK BY THE CITY FORCES DEEMED NECESSARY BY CERTIFIED WATER INSPECTORS TO ENSURE COMPLIANCE WITH CITY STANDARDS WILL BE BACK CHARGED TO THE DEVELOPER OR CONTRACTOR. FINAL ACCEPTANCE WILL NOT OCCUR UNTIL REIMBURSEMENT IS RECEIVED.

NOTE: ANY WATER SERVICE WITH A FUTURE EXCEEDING 20 FEET ABOVE THE TOP OF LOWEST CURB ELEVATION SHALL HAVE BACKFLOW PROTECTION PER CITY OF H.B. STD. PLAN 006A. COMMERCIAL AND INDUSTRIAL REQUIRE PROTECTION ALL THE TIME.

NEW WATER METER ELEVATION CERTIFICATION

THE ENGINEER OF RECORD OR A LICENSED SURVEYOR SHALL STATE THE LOCATION AND THE FINISH ELEVATION OF THE NEW WATER METER. PER WATER DIVISION STANDARDS, THE METER SHALL BE LOCATED 7 INCHES FROM THE TOP OF FINISH SURFACE TO THE CENTERLINE/LOW LINE OF THE METER. PRIOR TO THE ALLEY PAVING, THE OWNER/DEVELOPER SHALL PROVIDE AN APPROVED WRITTEN CERTIFICATION TO THE PUBLIC WORKS DEPARTMENT CERTIFYING THAT THE ELEVATION OF THE NEW WATER METER COMPLIES WITH THE SURVEY DATA.

FIRE DEPARTMENT NOTES:

- ALL SOILS SHALL CONFORM TO THE CITY OF HUNTINGTON BEACH SOIL CLEANUP STANDARD, CITY SPECIFICATION 431-32.
- ALL ABANDONED OIL WELLS MUST MEET THE CRITERIA SPECIFIED WITH THE CITY SPECIFICATION 422. OIL WELL ABANDONMENT PERMIT PROCESS, AND ALL REQUIREMENTS OF THE DEPARTMENT OF OIL, GAS, AND GEOTHERMAL RESOURCES, CONTACT AT 714-816.6847.
- ALL DEBRIS/CONTAMINATED SOIL SHALL BE REMOVED AND PROPERLY DISPOSED OF PER CITY, COUNTY, AND STATE REQUIREMENTS.
- SOIL STOCKPIILING, REMEDIATION, MIXING FOR RE-USE, AND/OR DEBRIS REMOVAL REQUIRES THE FOLLOWING NOTIFICATION:
 - HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT- 714.536.5431
 - HUNTINGTON BEACH FIRE DEPARTMENT- 714.536.5411
 - CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD- 909.320.3024
 - ORANGE COUNTY HEALTH CARE AGENCY- 714.667.3623
- A REGISTERED, STATE LICENSED ENVIRONMENTAL AUDITING FIRM SHALL AT ALL TIMES BE PRESENT WITH THE APPROPRIATE NUMBER OF SITE AUDITORS.
- ANY ADDITIONAL DISCOVERY OF OIL FIELD WASTE, HAZARDOUS MATERIALS, OR OTHERWISE SHALL BE DISCLOSED IMMEDIATELY TO THE HUNTINGTON BEACH FIRE DEPARTMENT. ALL GRADING OPERATIONS SHALL CEASE UNTIL A NEW REMEDIATION WORK PLAN IS APPROVED.
- ALL STRUCTURES SO AFFECTED UNDER THE REQUIREMENTS OF THE CITY OF HUNTINGTON BEACH SOIL CLEANUP STANDARD, CITY SPECIFICATION 431-32, AND METHANE DISTRICT PERMIT REQUIREMENTS, CITY SPECIFICATION #429, SHALL HAVE SAFETY MEASURES SUCH AS METHANE BARRIERS, FUGITIVE COMBUSTIBLE GAS COLLECTION SYSTEMS, WELL VENT COLLECTION SYSTEMS, AND CLASSIFIED ELECTRICAL INSTALLATION, SOME OR ALL IN THE SUB-SLAB AREA.
- THE GRADING PLANS MUST STATE THE SPECIFIC SAFETY MEASURES REQUIRED. THE FIRE DEPARTMENT PERIODEM/DEVELOPMENT SECTION MAY BE CONTACTED AT 714.536.5411

CABLE TELEVISION CONSTRUCTION NOTES:

- CABLE TV FACILITIES MUST BE PLACED BY THE DEVELOPER.
- ROUTING OF UNDERGROUND CONDUIT SYSTEM TO BE DETERMINED BY TIME WARNER COMMUNICATIONS UPON RECEIPT OF TWO COPIES EACH OF UTILITY UNDERGROUND CONSTRUCTION PRINTS (EDISON & VERIZON) AND EXECUTED AGREEMENT.
- DESIRED ROUTING TO BE HIGHLIGHTED ON SUPPLIED UTILITY PRINT AND ONE COPY TO BE RETURNED TO THE DEVELOPER.
- PRE-WIRING OF FACILITIES TO BE DONE IN ACCORDANCE WITH TIME WARNER COMMUNICATIONS AGREEMENT AND SPECIFICATIONS WHICH WILL HAVE ONE HOME RUN TO EACH UNIT FROM "MULTI TAP" TO BE 250 FEET.
- CONTACT INFORMATION: CONSTRUCTION DEPARTMENT 611 JANKOWSKI CONSTRUCTION SUPERVISOR
7441 CHAPMAN AVENUE 714.903.8446
GARDEN GROVE, CA 92641 (BY APPOINTMENT ONLY)
714.903.8336
MIKE PURSELL, DIRECTOR 714.903.8339
- THE DEVELOPER WILL PROVIDE THE LABOR WITH THE EXCEPTION OF PULLING DISTRIBUTION CABLE, SPLICING, AND ACTIVATION.
- TIME WARNER COMMUNICATIONS RESERVES THE RIGHT TO REVOKE THE OFFER TO PROVIDE MATERIALS WITHOUT PRIOR NOTICE.

RECORD DRAWING CERTIFICATION STATEMENT

THE UNDERSIGNED CERTIFIES THAT ALL IMPROVEMENTS SHOWN HEREIN HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE DIMENSIONS, LINES AND ELEVATIONS INDICATED

RYAN WALKER, P.E. R.C.E. NUMBER DATE

ARCHITECT/CONSULTANT

GROUP W DESIGN
RON WINKSTROM
2027 N. ROSS STREET
SANTA ANA, CA 92706
groupwdesign@gmail.com
714.462.0164

PROPERTY INFORMATION

CURRENT LAND USE: SINGLE FAMILY RESIDENTIAL
NEW LAND USE: SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA: 4.084 SF
EXIST. BLDG AREA: 2,065 SF
PROP. BLDG AREA: 3,137 SF

LEGAL PROPERTY OWNER(S)

SUNNY SAGE TEAM II, LLC
DEVIN YANG, CONTACT
16902 CORAL CAY LANE
HUNTINGTON BEACH, CA 92649
628.638.9661

LEGAL DESCRIPTION

PORTION OF TRACT MAP NO. 10000, CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 200 PAGE 22 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APR: 178-664-14

SHEET INDEX

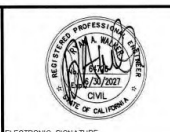
#1 TITLE/GENERAL NOTES
#2 GRADING PLAN
#3 SECTIONS AND DETAILS
#4 EROSION CONTROL PLAN

BLDG. PERMIT #2025-XXXXXX
PWG #2025-XXXX, RD #00X
L#25-XXX

03/03/2026

RAW CIVIL DESIGN
Civil Engineers / Construction Managers

6751 GYPSUM CREEK DR.
EASTVALE, CA 92880
(951) 741-1616
department751@gmail.com



MARK	REVISIONS	BY	APPR.	DATE

REVIEWED BY:	REVIEWED BY:	REVIEWED BY:
FIRE _____ DATE _____	PLANNING _____ DATE _____	PUBLIC WORKS _____ DATE _____
BASIS OF BEARING: THE BASIS OF BEARING FOR THIS PLAN SET IS THE CENTERLINE OF CORAL CAY LANE TAKEN AS N16°47'40"W, AS SHOWN ON TRACT MAP 8040 RECORDED IN MM 350/27-37 ORANGE COUNTY.		
BENCH MARK: COUNTY OF ORANGE BENCHMARK #0-78		
DESCRIBED BY CGS 2003 - FOUND 3.4" U.S. BROWNS BRONZED BENCHMARK DISK STAMPED 10 878 1867, SET IN THE SOUTHWESTERLY CORNER OF A CONCRETE BRIDGE SPANNING A SMALL FRESH CHANNEL OF HUNTINGTON HARBOR MONUMENT IS LOCATED AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND BROADWAY, 1/4 MI. SOUTHERLY OF THE CENTERLINE OF BROADWAY, 7.5 FT. EASTERLY OF THE NORTHERLY LINES ALONG PC# AND 3.1 FT. NORTHWESTERLY OF THE SOUTHWESTERLY END OF THE GARAGE RAIL ALONG THE BRIDGE MONUMENT IS SET LEVEL WITH THE SIDEWALK ELEV. = 10.236 (NOV08 DATUM, YEAR LEVELS 2008)		
PREPARED UNDER THE DIRECT SUPERVISION OF	RYAN A. WALKER REGISTERED CIVIL ENGINEER NO. 054726	
DRAWN BY:	RYAN A. WALKER	
CHECKED BY:	RYAN A. WALKER	
RECOMMENDED BY:	RYAN A. WALKER	

CITY OF HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT

PRECISE GRADING PLAN

A NEW TWO-STORY SINGLE FAMILY RESIDENCE
AT
16902 CORAL CAY LANE
HUNTINGTON BEACH, CA 92649

DRAWING NO. TS1-2025

3

PRECISE GRADING PLAN

DATED: JUNE 2025

CONSTRUCTION NOTES

DESCRIPTION	QUANTITY
1. CONSTRUCT 12" SLAB ON GRADE OVER 4" SAND INSULATED VAPOR BARRIER, OVER GRADED BUILDING PAD	3,137 SF
2. OVEREXCAVATE AND RECOMPACT FOR NEW HOUSE PAD (REFER TO DETAIL 2 ON SHEET 3)	4,172 SF
3. INSTALL 6"x6" PVC GRADED INLET/DRAINAGE BOX (FLUSH WITH SURROUNDING GROUND) (SEE SECTIONS AND DETAIL 1 ON SHEET 3) REFER TO MANUFACTURER'S DATA @ www.ridgops.com	8-TOTAL
4. INSTALL 3" PVC DRAIN PIPE, SCH 40 w/GLUED JOINTS (SLOPE NEW DRAIN PER PLAN- 1% MINIMUM)	190 LF
5. INSTALL 3" PVC SCH 40 DRAIN PIPE IN THE HOA COMMON AREA MATERIAL PER ASTM D2729 (CONTROLLED CURB HEIGHT, AND INSTALLED PER DETAIL 2 ON SHEET 3)	2-TOTAL (19.5 LF)
6. CONSTRUCT NEW SIDEWALK OVER NEW DRAIN PER CITY OF HUNTINGTON BEACH STD. PLAN 207	1-PANEL (10 SF)

EARTHWORK QUANTITIES

BUILDING AREA FILL	0 CY
BUILDING AREA CUT	45 CY
SAND/VAPOR BARRIER	39 CY (REFER TO NOTE 9, THIS SHT.)
OVEREXCAVATE/RECOMPACT	105 CY (REFER TO NOTE 6, THIS SHT.)
REMAINING SITE FILL	0 CY
REMAINING SITE CUT	0 CY
TOTAL	60 CY (EXPORT MATERIAL)

(ALL QUANTITIES ARE ESTIMATES, AND DO NOT INCLUDE BULKING OR SHRINKAGE FACTORS OF EXIST. MATERIAL)
*FOR GRADING PERMITS ONLY. CONTRACTOR SHALL CONFIRM QUANTITIES

PROPOSED SURFACES

- (REFER TO THE LANDSCAPE ARCHITECT'S PLAN)
- A STAMPED/COLORED CONCRETE
 - B LANDSCAPING
 - C CUT OUTS OVER CONCRETE SUB-BASE

LEGEND

C&G	CURB & GUTTER	F.F.E.	PROP. FINISHED PAD ELEVATION		STREET LIGHT
CL	STREET CENTERLINE	F.F.E.	PROP. FINISHED FLOOR ELEVATION		LIMITS OF BLOCK PAD
CONG	CONCRETE	(XXX)	EXIST. ELEVATION		FIRE HYDRANT
CMU	CEMENT MASONRY UNITS	XXX	PROP. ELEVATION		OVEREXCAVATION AND RECOMPACT ZONE
EG	EXISTING GROUND	---	STREET CENTERLINE		
FG	FINISHED GRADE	---	OUTSIDE TRACT BOUNDARY/CITY ROW		
FL	FLOW LINE	---	SUBJECT PROPERTY BOUNDARY LINE		
FS	FINISHED SURFACE	---	NEW DRAIN PIPE		
FTG	FOOTING	---	EXIST. CONCRETE SURFACE		
HPFL	HEAD PONTA/CLOW LINE	---	NEW CONCRETE SURFACE		
INV	PIPE RIVERT	---			
LOW	LIMITS OF WORK	---			
TG	TOP OF GRAIN GRATE	---			
TW	TOP OF WALL	---			
VAR	VARIABLES	---			
WM	WATER METER	---			

DEMOLITION NOTE:

ALL EXISTING IMPROVEMENTS IN THE AREA BOUND BY THE BOLD PROPERTY LINES BE DEMOLISHED UNDER SEPARATE BUILDING PERMIT

EXCAVATION NOTE:

THERE SHALL BE NO TRENCHES OR EXCAVATIONS 6 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 COMMENCEMENT OF ANY WORK.

RECORD DRAWING CERTIFICATION STATEMENT

THE UNDERSIGNED CERTIFIES THAT ALL IMPROVEMENTS SHOWN HEREIN HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE DIMENSIONS, LINES AND ELEVATIONS INDICATED

RYAN WALKER, P.E. R.C.E. NUMBER DATE



REVIEWED: _____ DATE: _____
CITY OF HUNTINGTON BEACH PUBLIC WORKS BLDG. PERMIT #2025-100000 PWG #2025-XXXX, RD #000, 1/25-XXXX

PRECISE GRADING NOTES

- GEOTECHNICAL CERTIFICATION OF COMPACTION IS REQUIRED IN THE AREA BOUND BY THE PROPOSED IMPROVEMENTS. (90% RELATIVE COMPACTION IS REQUIRED BELOW ALL PROP. SLABS AND WALLS, U.N.O.D. BY THE GEOTECHNICAL/STRUCTURAL ENGINEER).
- THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES WHILE WORKING AROUND ADJACENT PROPERTY. ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY AND TO THE SATISFACTION OF THE ADJACENT PROPERTY OWNERS).
- ALL WORK PERFORMED WITHIN A PUBLIC R-O-W SHALL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY OF HUNTINGTON BEACH.
- THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL. IN CASE OF CONFLICTS WITH BUILDING PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR A FINAL DETERMINATION.
- CONCRETE FOR FLATWORK SHALL BE 2,500 PSI MINIMUM. (THE CONTRACTOR SHALL REFER TO THE STRUCTURAL PLANS FOR FOOTING AND SLAB DE BEARS AND CONCRETE STRENGTH).
- CRUSHED AGGREGATE BASE/MISCELLANEOUS BASE (IF APPLICABLE) SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK, LATEST EDITION).
- NEW HOUSE SUBGRADE SHALL BE OVEREXCAVATED TO A DEPTH OF 4" BELOW EXISTING GRADE AND SHALL EXTEND 2' BEYOND THE FOOTPRINT (LIMITS PER PLAN).
- CONCRETE BUILDING SLABS SHALL BE CONSTRUCTED ON 4" OF SAND OVER A 10mil VISQUELEUM VAPOR BARRIER.
- ALL ROOF DRAIN DRAINS SHALL BE INSTALLED WITH CONCRETE SPLASH BLOCKS IN LANDSCAPED AREAS, OR DIRECTLY CONNECTED TO THE ONSITE DRAINS.
- ALL EXISTING PUBLIC INFRASTRUCTURE SHALL REMAIN UNAFFECTED, UNLESS OTHERWISE INDICATED.
- LIMITS OF GRADING SHALL BE STRICTLY CONFINED BY THE BOLD PROPERTY BOUNDARY AS INDICATED ON THIS PLAN. NO GRADING, OR DEMOLITION SHALL OCCUR BEYOND THE PROPERTY LINES NOR IN THE PUBLIC ROW.

03/03/2026

GRADING PLAN
SCALE: 1" = 10'

Underground Service Alert
Call: TOLL FREE 1-800-422-4133
www.walrus.com before you dig

RAW CIVIL DESIGN
Civil Engineers / Construction Managers

6751 GYPSIUM CREEK DR.
EASTVALE, CA 92680
(951) 741-1618
department7@rawcivil.com



ELECTRONIC SIGNATURE

MARK	REVISIONS	BY	APPR.	DATE

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS PLAN SET IS THE CENTERLINE OF CORAL CAY LANE TAKEN AS N10°42'40"W, AS SHOWN ON TRACT MAP 8040 RECORDED IN MAP 3502/27-37 ORANGE COUNTY.

BENCH MARK: COUNTY OF ORANGE BENCHMARK #0-78 DESCRIBED BY OCS 2003 - FOUND 3.54' UGCS BROWDED BENCHMARK DISK STAMPED '6 878 1994', SET IN THE SOUTHWESTERLY CORNER OF A CONCRETE BRIDGE SPANNING A SMALL TINDER CHANNEL OF HUNTINGTON HARBOR. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND BROADWAY, 14.4 FT. SOUTHERLY OF THE CENTERLINE OF BROADWAY, 75.5 FT. EASTERLY OF THE NORTHERLY LANE ALONG POB AND 3.3 FT. NORTHEASTERLY OF THE SOUTHWESTERLY END OF THE GUARD RAIL ALONG THE BRIDGE. MONUMENT IS SET LEVEL WITH THE SIDEWALK ELEV. = 10.266 NAVIGOS DATUM, YEAR LEVELLED: 2002.

PREPARED UNDER THE DIRECT SUPERVISION OF
RYAN A. WALKER
REGISTERED CIVIL ENGINEER NO. C84726
DRAWN BY: RYAN A. WALKER
CHECKED BY:
RECOMMENDED BY: RYAN A. WALKER

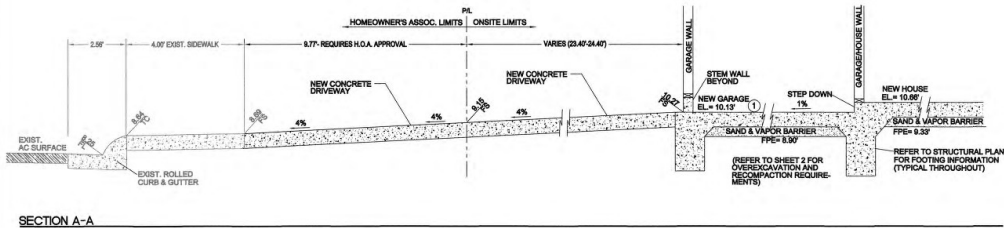
CITY OF HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
PRECISE GRADING PLAN
FOR
A NEW TWO-STORY SINGLE FAMILY RESIDENCE
AT
16902 CORAL CAY LANE
HUNTINGTON BEACH, CA 92649

DRAWING NO.
GP1-2025

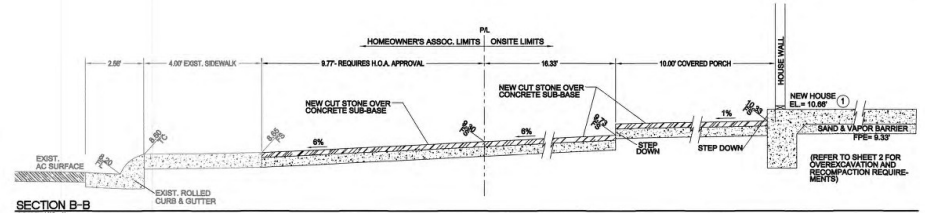
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SECTIONS AND DETAILS

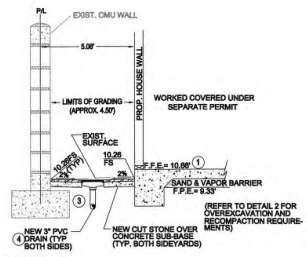
DATED: JUNE 2025



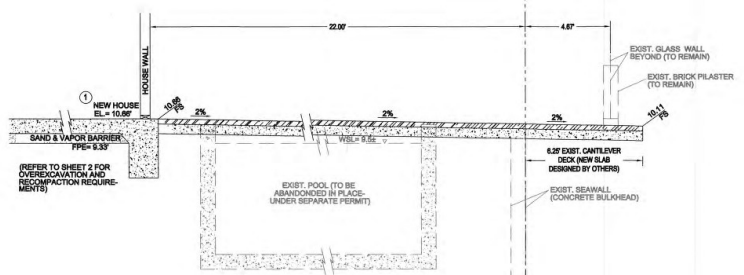
SECTION A-A
SCALE: 1/2" = 1'



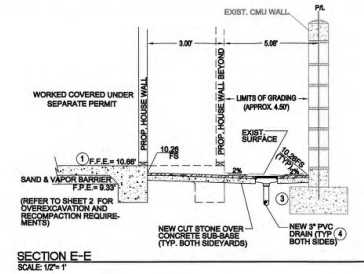
SECTION B-B
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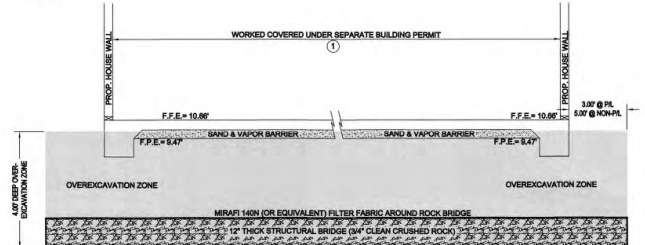
SECTION C-C
SCALE: 1/2" = 1'



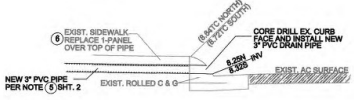
SECTION D-D
SCALE: 1/2" = 1'



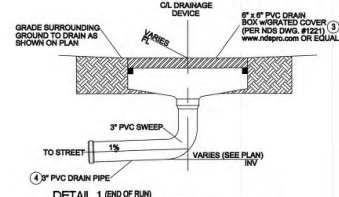
SECTION E-E
SCALE: 1/2" = 1'



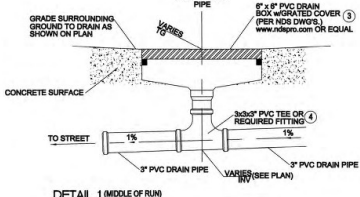
DETAIL 2 - STRUCTURAL OVEREXCAVATION REQUIREMENTS: 2
SCALE: 1/2" = 1'



SECTION D-D
SCALE: 1/2" = 1'



DETAIL 1 (END OF RUN)
SCALE: 1/2" = 1'



DETAIL 1 (MIDDLE OF RUN)
SCALE: 1/2" = 1'

RECORD DRAWING CERTIFICATION STATEMENT
THE UNDERSIGNED CERTIFIES THAT ALL IMPROVEMENTS SHOWN HEREIN HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE DIMENSIONS, LINES AND ELEVATIONS INDICATED.

RYAN WALKER, P.E. R.C.E. NUMBER DATE



REVIEWED: _____ DATE: _____
CITY OF HUNTINGTON BEACH PUBLIC WORKS _____ DATE: _____
BLDG. PERMIT #2025-XXXXX
PWG #2025-XXXX, RD #000
LP25-XXX

WATER METER UPGRADE CHECK LIST

3009 Main Street 2nd Floor
Huntington Beach, CA 92648
714-536-5241

Owner's / Applicant's Name: KEVIN YANG
Job Address: 16902 CORAL CAY LANE
Permit Number (if applicable):
Contact Number: (626) 838-9981

ADU: If you plan to use one combined meter for a new ADU and an existing SFR please calculate all the fixtures together.

NOTE: Provide ALL counts of New and Existing Fixtures Below!!

Water Closet Toilet	B	x	2.5	20.0
Bath Tub with 1/2" BS valve	1	x	1.0	3.0
Bath Tub with 3/4" valve	1	x	4.0	4.0
Shower Stall (per head)	1	x	2.0	16.0
Address Sink	1	x	1.0	1.0
Laundry Sink	1	x	1.0	1.0
Kitchen Sink	1	x	1.0	1.0
House Siph	1	x	2.5	2.5
Flow Siph (each address)	1	x	1.0	1.0
TOTAL FUTURE COUNT			62.54	

EXAMPLE

Water Closet: 2 x 2.5 = 5.0
Bath Tub: 1 x 1.0 = 1.0
Shower Stall: 1 x 2.0 = 2.0
Address Sink: 1 x 1.0 = 1.0
Laundry Sink: 1 x 1.0 = 1.0
Kitchen Sink: 1 x 1.0 = 1.0
House Siph: 1 x 2.5 = 2.5
Flow Siph: 1 x 1.0 = 1.0
TOTAL: 14.5

Water Meter SFR's have about 80 to 100 ft. actual planting length. Verify your local Bureau codes on the table below. See the SFR's manual. SFR's are not allowed to be upgraded your meter service to 1" and meter ends 1" to 1 1/2" apply.

The above calculations have shown that the water demand on the existing water meter has increased such that the meter needs to be upgraded to properly service the ADU. The above calculation also shows that the meter requires an upgrade to 1 1/2" SFR's for more information, AN ENCROACHMENT PERMIT SHALL BE OBTAINED PRIOR TO SCHEDULING A FINISHING INSPECTION.

RAW CIVIL DESIGN
Civil Engineers / Construction Managers

6781 GYPSUM CREEK DR.
EASTVALE, CA 92680
(951) 741-1618
department78.nv@gmail.com

MARK	REVISIONS	BY	APPR.	DATE

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS PLAN SET IS THE CENTERLINE OF CORAL CAY LANE TAKEN AS N116°47'42"W, AS SHOWN ON TRACT MAP 8040 RECORDED IN MW 350/27-37 GRANGE COUNTY

BENCH MARK: COUNTY OF ORANGE BENCHMARK #0-78
DESCRIBED BY OCS 2009 - FOUND 3/4" USGS BRONZED BENCHMARK DISK STAMPED "18 1964" SET IN THE SOUTHWESTLY CORNER OF A CONCRETE BRIDGE SPANNING A SMALL PAVED CHANNEL OF HAWTHORN HARBOR MONUMENT IS LOCATED IN THE SOUTHEASTLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND BROADWAY, 144 FT. SOUTHERLY OF THE CENTERLINE OF BROADWAY, 73.5 FT. EASTERLY OF THE NORTHERLY LANE ALONG POI AND 33 FT. NORTHWESTLY OF THE SOUTHWESTLY END OF THE SANDWAL ALONG THE BRIDGE. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEV. = 10.259 (NAD83 DATUM), YEAR LEVELLED: 2005

PREPARED UNDER THE DIRECT SUPERVISION OF
RYAN A. WALKER
REGISTERED CIVIL ENGINEER NO. C64726
DRAWN BY: RYAN A. WALKER
CHECKED BY:
RECOMMENDED BY: RYAN A. WALKER

CITY OF HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT
PRECISE GRADING PLAN
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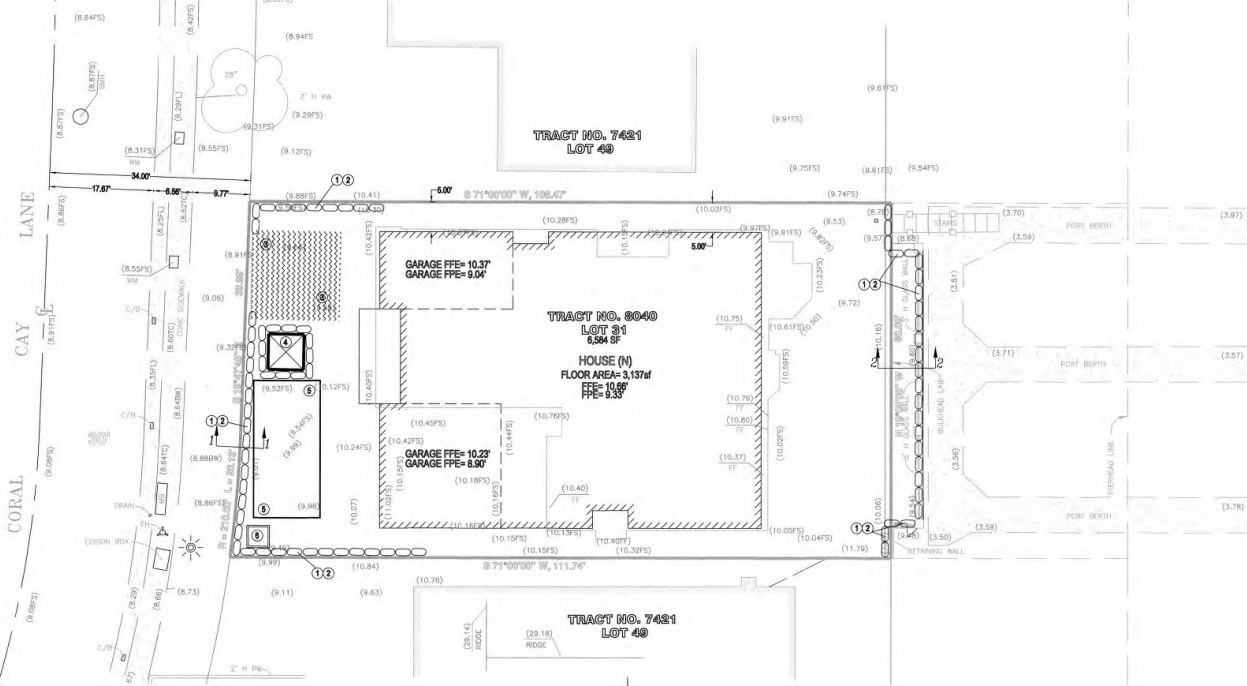
DRAWING NO. GP2-2025
5

03/03/2026

EROSION CONTROL PLAN

DATE: JUNE 2025

EROSION CONTROL PLAN
SCALE: 1" = 10'

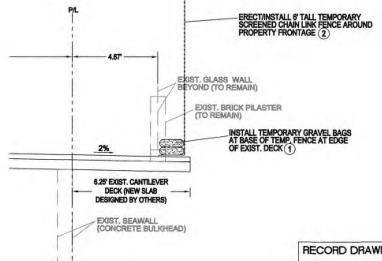
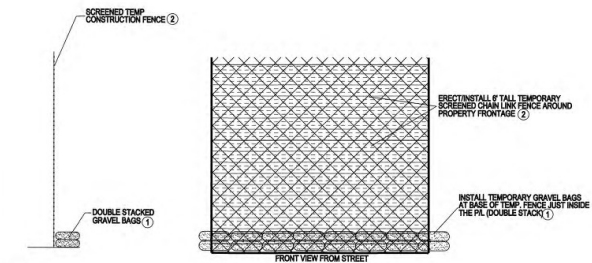


EROSION CONTROL GENERAL NOTES:

- EROSION CONTROL IS REQUIRED FOR GRADING OPERATIONS DURING "DRY SEASON" REQUIREMENTS (MAY 1 THROUGH SEPTEMBER 30) AND FOR "WET SEASON" REQUIREMENTS (OCTOBER 1 THROUGH APRIL 30). APPROVED PLANS ARE REQUIRED FOR ALL ROUGH GRADING OPERATIONS.
- IN CASE OF EMERGENCY CALL:
KEVIN YANG
SUNNY SAGE TEAM B, LLC
(RESPONSIBLE PERSON)
(FIRM)
AT (626) 838-9981
(24 HOUR PHONE NO.)
- THE DESIGN CIVIL ENGINEER WILL SUPERVISE EROSION CONTROL WORK AND ENSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS (IF REQUIRED).
- THERE SHALL BE A "WEATHER TRIGGERED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMP'S AS NEEDED TO PROTECT ALL EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT (A PREDICTED STORM EVENT IS DEFINED AS A NATIONAL WEATHER SERVICE FORECASTED, 50% CHANCE OF RAIN).
- EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
- ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS, SILT FENCES, AND DESILTING BASINS, ETC.
- GRADED AREAS AROUND THE TRACT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- DESILTING BASINS ARE TO BE CONSTRUCTED AS GRADING OF INDIVIDUAL GRADING AREAS COMPLETE PER ROUGH GRADING PLANS.
- THE CITY ENGINEER RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THIS PLAN AS DEEMED NECESSARY.
- INFORMATION ON THIS PLAN IS FOR EROSION CONTROL ONLY. ALL OTHER INFORMATION IS SUBJECT TO CHANGE.
- TEMPORARY EROSION PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.
- AREAS SHALL BE MAINTAINED IN SUCH A STATE THAT FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).
- SLOPES CONSTRUCTED PRIOR TO OCTOBER 1 SHALL BE TREATED FOR EROSION CONTROL PRIOR TO OCTOBER 15. SLOPES CONSTRUCTED AFTER OCTOBER 1 SHALL BE TREATED FOR EROSION CONTROL AS THE CONSTRUCTION OF SLOPE PROGRESSES IN INCREMENTS OF 25 FEET OR LESS MEASURED VERTICALLY.
- FILL AREAS WHILE BEING BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE SHALL BE PROTECTED BY VARIOUS MEASURES TO ELIMINATE EROSION AND THE SILTATION OF DOWNSTREAM FACILITIES AND ADJACENT AREAS. THESE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: TEMPORARY DOWNDRAINS, EITHER IN THE FORM OF PIPES OR PAVED DITCHES WITH PROTECTED OUTFALL AREAS; GRADED BERMS AROUND AREAS TO ELIMINATE EROSION OF FILL SLOPES BY SURFACE RUNOFF; CONFINED PONDING AREAS TO DESILT RUNOFF; TEMPORARY CHECK DAMS IN TOE OF SLOPE DITCHES TO DESILT RUNOFF; PROTECTION SUCH AS SAND BAGS AROUND INLETS WHICH HAVE NOT BEEN BROUGHT UP TO GRADE; AND EARTH BERMS AND APPROPRIATE GRADING TO DIRECT DRAINAGE AWAY FROM THE EDGE OF THE TOP OF SLOPES SHALL BE CONSTRUCTED AND MAINTAINED ON THOSE FILL AREAS WHERE EARTH-WORK OPERATIONS ARE NOT IN PROGRESS.
- TOP OF CUT BROW DITCHES, WHERE REQUIRED ON THE PLANS, SHALL BE CONSTRUCTED PRIOR TO EXCEEDING 12 FEET OF CUT MEASURED VERTICALLY.
- CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS THAT HAVE BEEN CLEARED AND GRUBBED PRIOR TO GRADING OPERATION, AND THAT ARE SUBJECT TO RUNOFF DURING THE PERIOD FROM THE BEGINNING OF THE "WET SEASON". THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO: GRADED DITCHES; BRUSH BARRIERS AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND THE LIMITS OF GRADING.
- CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
- NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR DURING THE "WET SEASON", UNLESS ADEQUATE TEMPORARY / PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PRACTICAL STREET, STORM DRAIN OR NATURAL WATER COURSE.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELLED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.
- CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO THIS SITE AND ADJACENT PROPERTIES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL, AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.

EROSION CONTROL CONSTRUCTION NOTES:

- INSTALL DOUBLE (2) ROW HIGH GRAVEL BAGS (FILLED w/PEA GRAVEL) 170 LF
- INSTALL 6" HIGH TEMP. CONSTRUCTION FENCING w/GREEN NON-TRANSPARENT FABRIC ON OWNERS SIDE 170 LF
- INSTALL 18" X 18" STABILIZED CONSTRUCTION ENTRANCE USE CORRUGATED STEEL PLATE (AT EXIST. DRIVEWAY BEHIND EXISTING DRIVE GATE) T-1 1-TOTAL
- SET TEMPORARY CONCRETE WASHOUT AREA PER BMP #4 (WASHOUT AREA SHALL BE 10'X10' MINIMUM) 1-TOTAL
- TEMPORARY MATERIAL DELIVERY AND STORAGE AREA PER BMP #1 AND #3 AS SHOWN 1-TOTAL (STORAGE AREA SHALL BE 19'W X 45' MINIMUM)
- SET TEMPORARY SANITARY FACILITIES PER BMP #9 1-TOTAL



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THE UNDERSIGNED CERTIFIES THAT ALL IMPROVEMENTS SHOWN HEREIN HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE DIMENSIONS, LINES AND ELEVATIONS INDICATED

RYAN WALKER, P.E.	R.C.E. NUMBER	DATE
PREPARED UNDER THE DIRECT SUPERVISION OF	REGISTERED CIVIL ENGINEER NO. 064726	CHECKED BY: RYAN A. WALKER
CITY OF HUNTINGTON BEACH PUBLIC WORKS	DATE	RECOMMENDED BY: RYAN A. WALKER

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS PLAN SET IS THE CENTERLINE OF CORAL CAY LANE TAKEN AS N16°47'45"W, AS SHOWN ON TRACT MAP #040 RECORDED IN MM 350/27-37 ORANGE COUNTY
BENCH MARK: COUNTY OF ORANGE BENCHMARK #0-78 DESCRIBED BY OC03 2000 - FOUND 3-4" USGS BRONZED BENCHMARK DISK STAMPED "O 878 1964", SET IN THE SOUTHWESTERLY CORNER OF A CONCRETE BRIDGE SPANNING A SMALL FINGER CHANNEL OF HUNTINGTON HARBOR. MONUMENT IS LOCATED IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND BROADWAY, 44.4 FT. SOUTHERLY OF THE CENTERLINE OF BROADWAY, 74.5 FT. EASTERLY OF THE NORTHERLY LINES ALONG #0-80 133 FT. NORTHWESTERLY OF THE SOUTHWESTERLY END OF THE GUARD RAIL ALONG THE BRIDGE. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEV. = 10.28' (NAVD80 DATUM), YEAR LEVELLED 2000

RAW CIVIL DESIGN
Civil Engineers / Construction Managers
6781 GYPSUM CREEK DR.
EASTVALE, CA 92880
(851) 741-1818
department@rawcivil.com

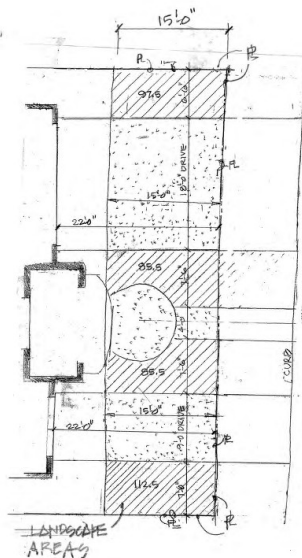


MARK	REVISIONS	BY	APPR.	DATE
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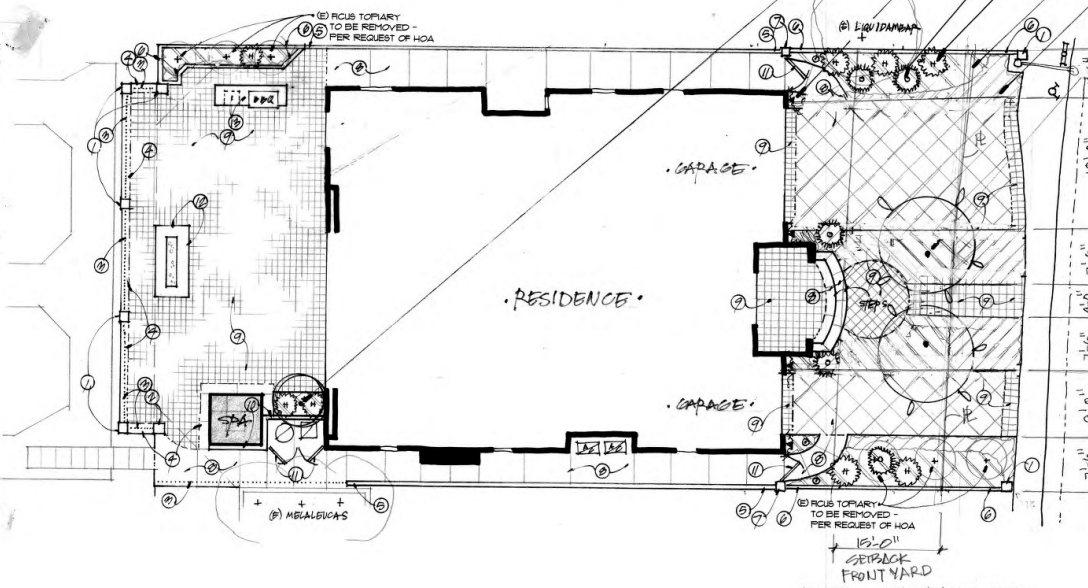
CITY OF HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
EROSION CONTROL PLAN
FOR
A NEW TWO-STORY SINGLE-FAMILY RESIDENCE
AT
16902 CORAL CAY LANE
HUNTINGTON BEACH, CA 92649

DRAWING NO. EC1-2025
6

03/03/2026



60 x 10 = 900
300 x 40% = 360
PROVIDED 112.5
85.5
65.5
47.5
381.0



- 1 MICHELIA CHAMPACA - 90" BOX
- 4 STEPHANOTIS FLORIBUNDA
- 5 CAL. MADAGASCAR JASMINE - ON METAL TRELLIS
- 5 GARDENIA 'VEITCHI' - PATIO TREE FORM GRAFTED
- 8 OWNER PROVIDED HYDRANGEA
- 5 CAL.
- 18" O.C. TRACHELOSTERNUM JASMINOIDES
- 1 CAL. STAR JASMINE
- 18" O.C. PELARGONIUM ZELTATUM
- 1 CAL. LAVENDER COLOR IVY CERANIVM
- 4 MAGNOLIA SOULANGEANA
- 90" BOX CHINESE MAGNOLIA

- CONSTRUCTION LEGEND**
- 1 STUCCO EXIST BRICK PLASTER - PROVIDE NEW PRECAST CONC. CAP - FINISH & COLOR TO MATCH HOUSE.
 - 2 NEW STUCCO PLASTER W/ CONC. PRECAST CAP TO MATCH 1.
 - 3 NEW W.I. PAVING TO MATCH HOUSE.
 - 4 PRECAST CONC. COPING - FINISH & COLOR TO MATCH HOUSE.
 - 5 EXIST 6" HIGH BRICK WALL.
 - 6 STUCCO EXIST BRICK WALL - PROVIDE NEW PRECAST CONC. CAP - FINISH & COLOR TO MATCH HOUSE.
 - 7 STONE COLUMN - MATCH HOUSE - TO HIDE WALL CUT.
 - 8 COLOR CONC. PAVING - JOINTS AS SHOWN, FINISH & COLOR TO MATCH PRECAST.
 - 9 CUT STONE OR TILE MOUNTED ON CONC. BASE.
 - 10 STONE PRIVACY & POOL EQUIPMENT SCREEN WALL - 6' HIGH MATCH HOUSE.
 - 11 SOLID GRATES PER ARCHITECTURAL PLANS.
 - 12 STONE FIRE PIT - MATCH HOUSE W/ PRECAST CONC. CAP. 16" HIGH.
 - 13 STONE BBQ - MATCH HOUSE W/ COLOR CONC. COUNTER - W/ FRIG. BENEATH.

LANDSCAPE LIGHTING

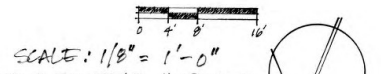
ALL PLANTS W/ @ SYMBOL SHALL RECEIVE A LOW VOLTAGE LED UP-LIGHT (12) TOTAL PLUS (+) PATH LIGHTS INDICATED BY @ SYMBOL. PROVIDE & INSTALL TIMER/TRANSFORMER IN A LOCATION APPROVED BY OWNER.

03/03/2026

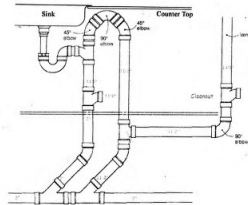
Andy De Young, Landscape Architect, Inc. #2666
562 | 424-6201

landscape concept design
6/25

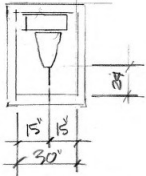
VOONG RESIDENCE



16902 CORAL CAY LN. HUNTINGTON BEACH, CA. 92649



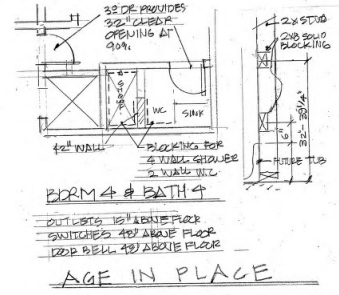
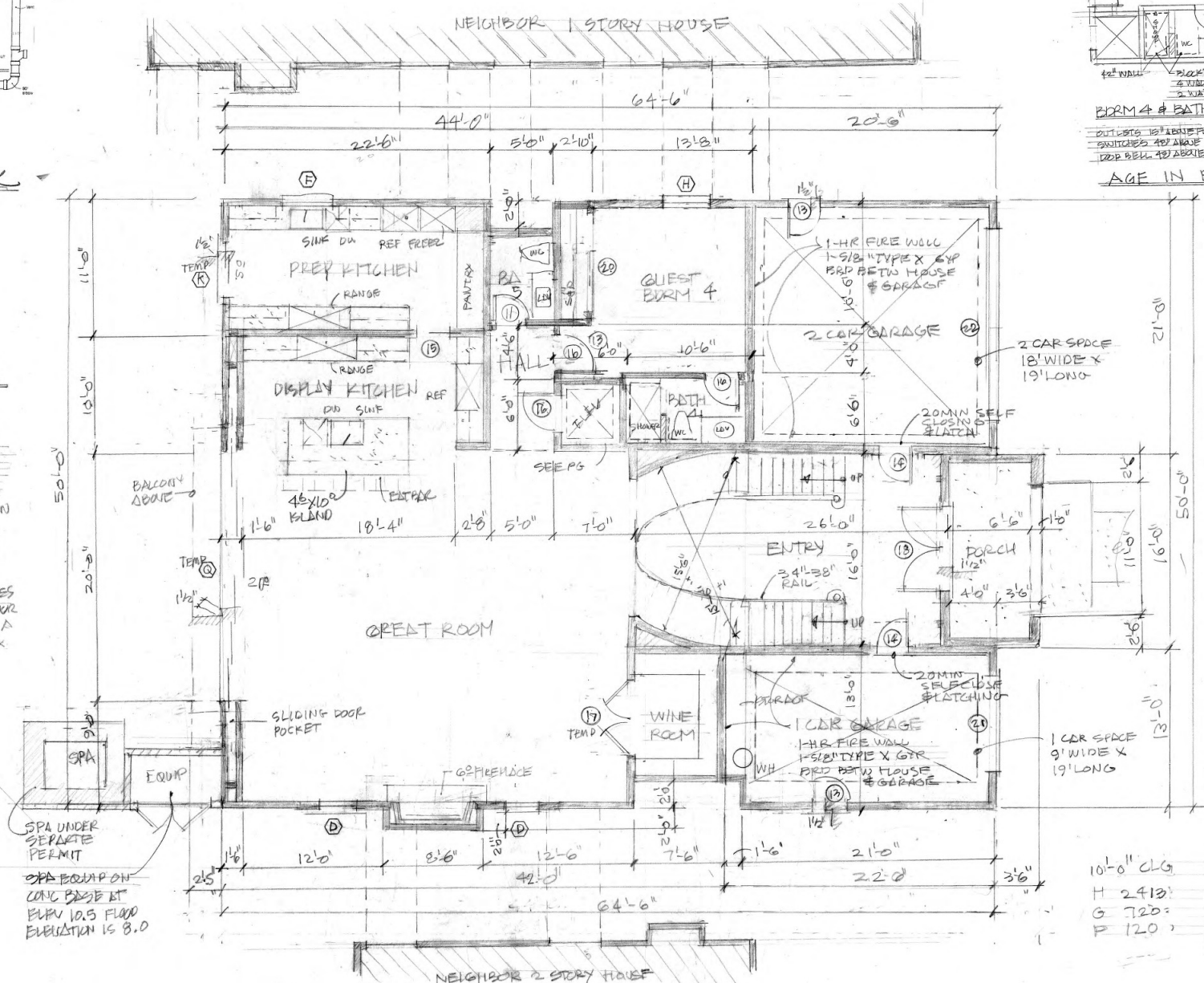
ISLAND SINK



W.C. SPACE

SHOWER

FLOOR PAN AREA TO BE MIN 30" x CLEAR - HOT MOP PAN TILE OVER ALL WALKS TILE ON CEMENT FIBER BACKER BOARD MIN 1/2" SLOPE FLOOR HEAD TO GO WITH ANTI SCALD VALVES SAFETY GLASS DOOR SWINGS OUT IF A BELCH HT 20" X 12" DP



AGE IN PLACE

SPA UNDER SEPARATE PERMIT
SPA EQUIP ON CONC BASE AT ENTRY 10.5 FLOOR ELEVATION IS 8.0

CLG	HOUSE
H 2413	1 - 2413
G 720	2 - 2679
P 120	3 - 1686
TOTAL 6778	

FIRST FLOOR PLAN

1/4" = 1'-0"

CLG P.O.D
HOR B-3

03/03/2026

REVISIONS

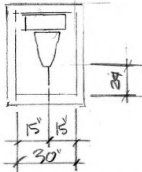
CUSTOM RESIDENCE FOR:
SUNNY DAZE TEAM B LLC
3021 MUSCATEL AVENUE
ROSEMEAD, CA 91770
626-838-9881 KEVIN

DATE: _____
SCALE: _____
DRAWN: _____
JOB: _____
SHEET: _____
OF SHEETS: 8

GROUP DESIGN

RON WIKSTROM
2027 1/4" = 1'-0" (SCALE)
3021 MUSCATEL AVENUE
ROSEMEAD, CA 91770
626-838-9881 KEVIN
ronwikstrom@gmail.com

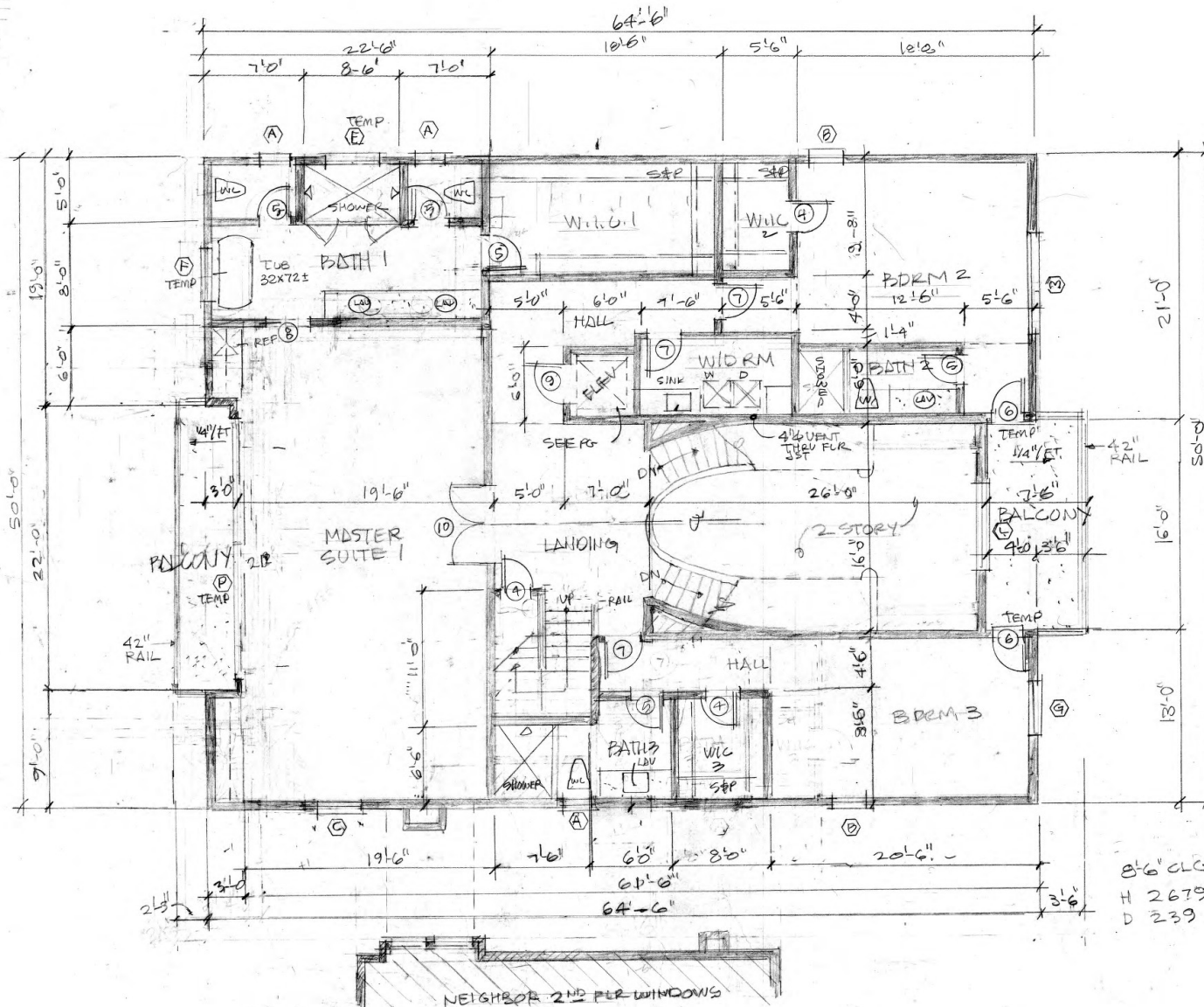
WALKING DECK
BALCONY
 AVM INDUSTRIES
 ELASTO PIPERDECK 100
 CLASS "A" FIRE
 100-ESR 2123
 INSTALL OVER MIN 5/8" PLY
 SLOPE MIN 1/4"/FT



W.C. SPACE

SHOWER

FLOOR PAN AREA
 TO BE MIN 30"φ
 CLEAR - HOT MOP
 PAN TILE OVER
 ALL WALLS TILE ON
 CEMENT FIBER
 BACKER BOARD MIN
 1/2" ABOVE FLOOR
 HEAD TO 8 WITH
 ANTI SCALD VALVES
 SAFETY GLASS DOOR
 SWINGS OUT, IF A
 BENCH HT 32" X
 12" DP



8'6" CLG
 H 2679
 D 239

SECOND FLOOR PLAN

03/03/2026

CLG 8-6
 HOR 7-2

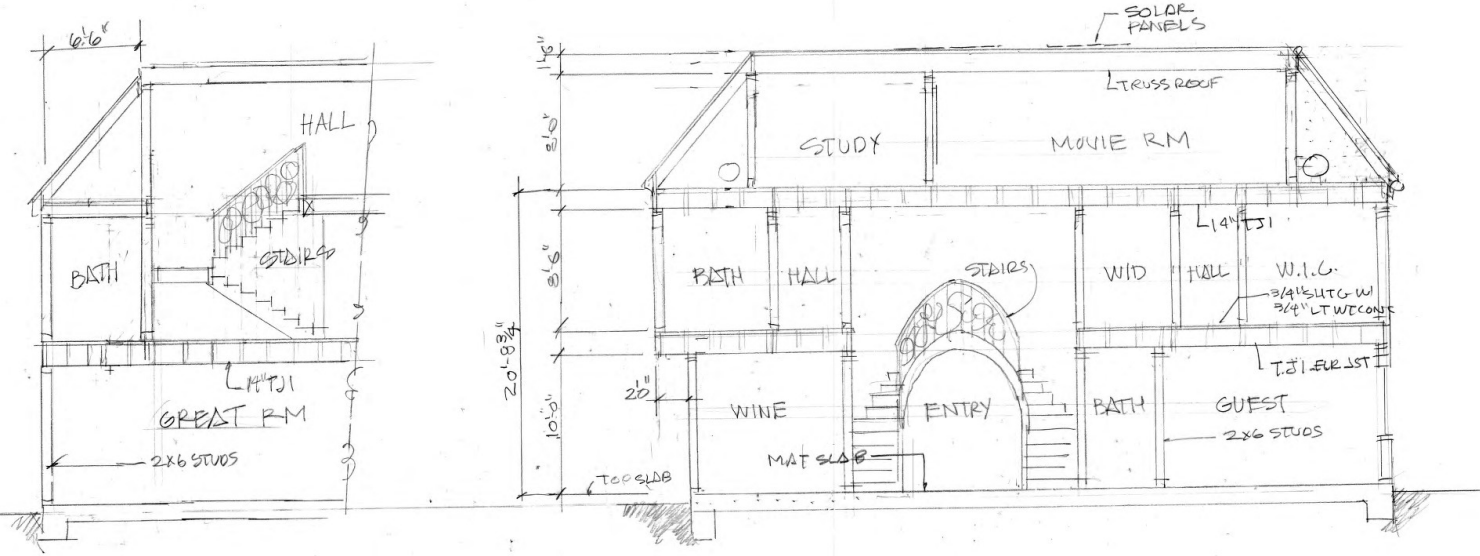
REVISIONS	BY

GROUP **RON WIKSTROM**
 2027 North Ross Street, Suite A, CA 91706
 Call: 714.672.7100 Fax: 714.672.7101
 ron@wikstromdesign.com
 #wikstromdesign

DESIGN **SUNNY DAZE TEAM B LLC**
 3021 MUSCATTEL AVENUE
 ROSEMEAD, CA 91770
 626-838-9881 KEVIN

CUSTOM RESIDENCE FOR:
 SUNNY DAZE TEAM B LLC
 3021 MUSCATTEL AVENUE
 ROSEMEAD, CA 91770
 626-838-9881 KEVIN

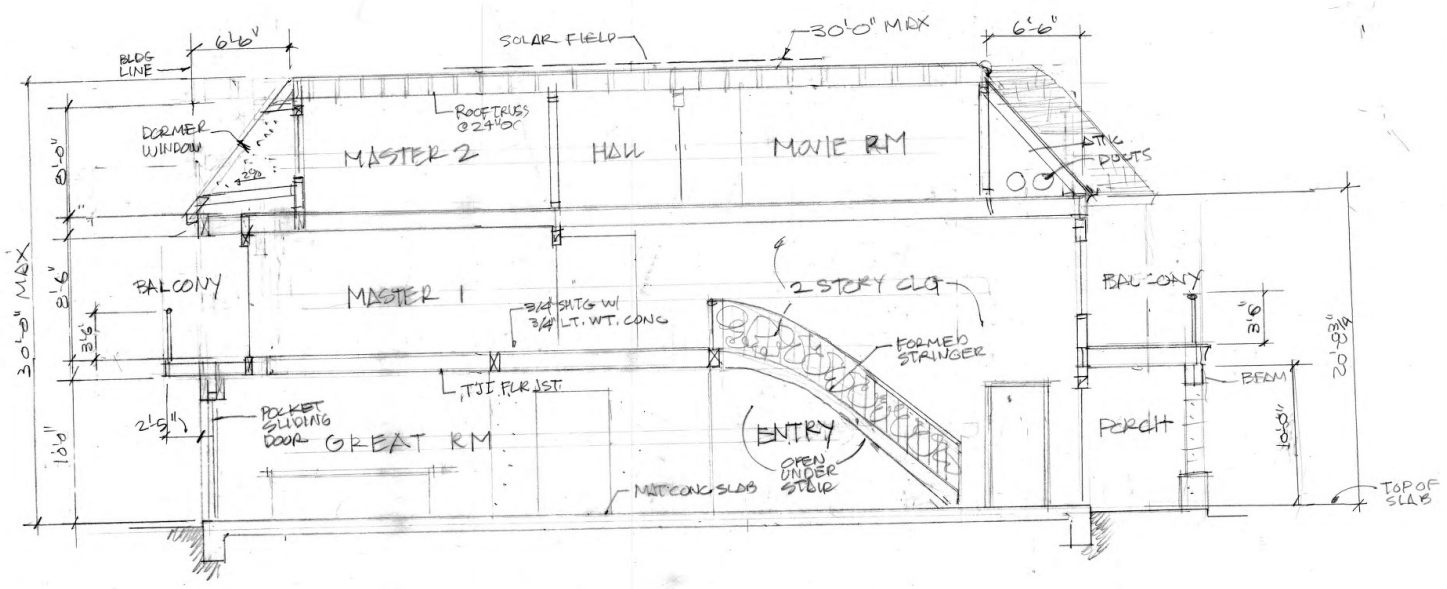
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Sheet	9
Of	Sheets



SECTION "C"

SECTION "A"

1/4" = 1'-0"




SECTION "B"

1/4" = 1'-0"

03/03/2026

REVISIONS	BY

GROUP  DESIGN

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 2027 North Coast
 925.332.9284
 Cell: 714.402.0184 Fax: 714.541.0184
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CUSTOM RESIDENCE FOR:
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 ROSEMEAD, CA 91770
 926-838-9981 KEVIN

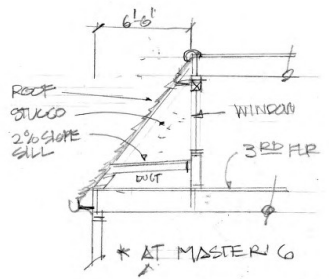
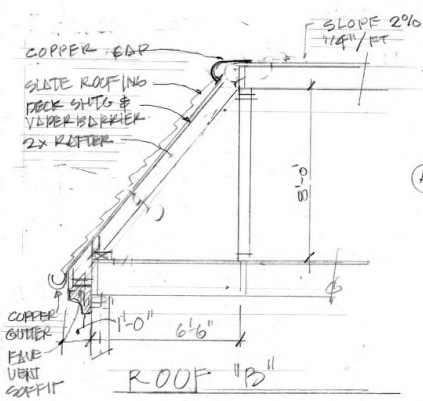
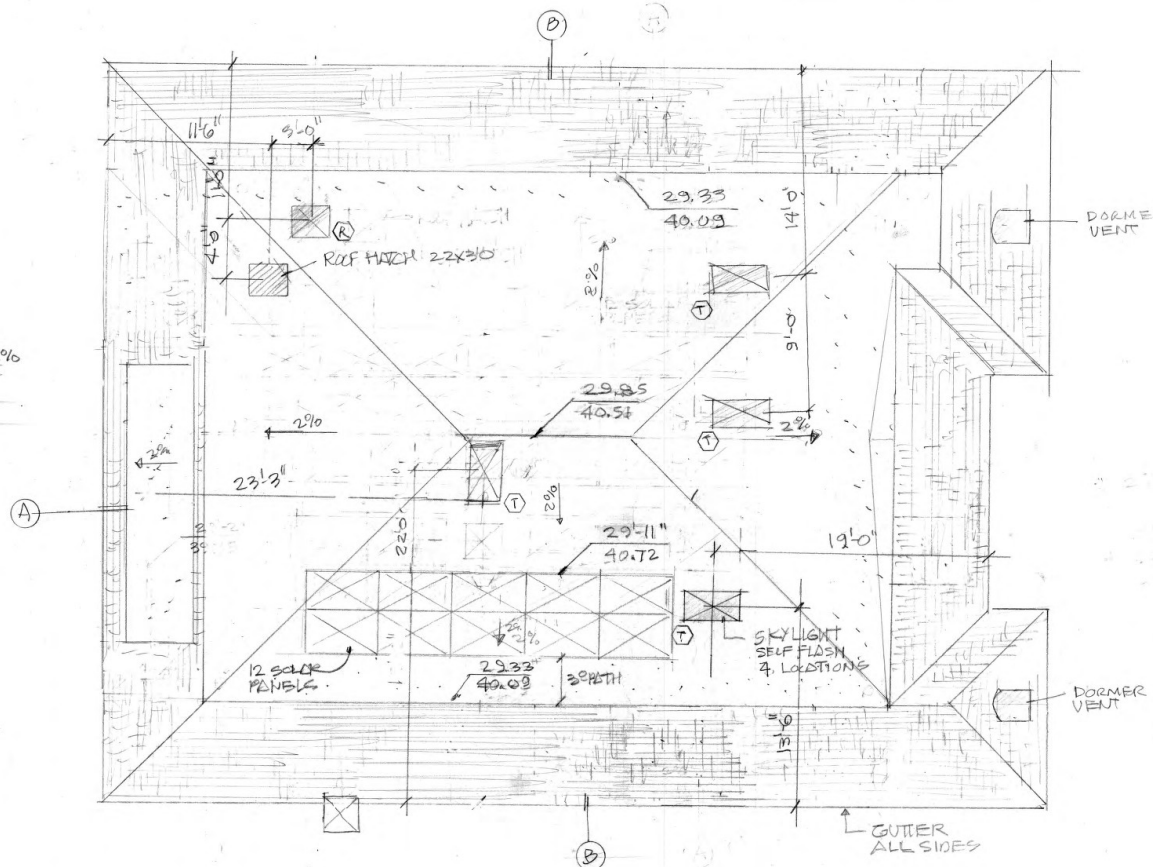
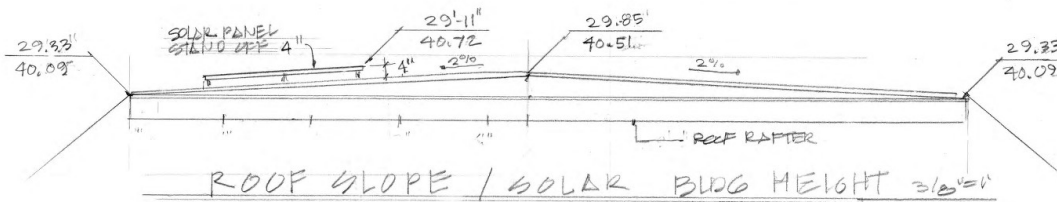
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 Scale: _____
 Drawn: _____
 Job: 20
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 Of: _____ Sheets

NOTES

- PITCH 1/4" PER 1 FOOT MIN
- CERTAINTED FLINTLASTIC SA ICC ESR 1088
- 19192" SHIMS PL 240 CDX
- NAILABLE BASE
- FLINTFLASH SA 9" AT EDGES
- 26 GA GI EDGE METAL SET IN FLINTBOARD
- FLINTLASTIC SA CAP SHEET

SLATE ROOF

- AMERICAN SLATE
- STYLE SLATE CUT A 14
- INSTALL PER MANUFACTURER SPEC



ROOF PLAN 1/4" = 1'-0"

REVISIONS	BY

GROUP DESIGN

RON WIKSTROM
 2027 North Rock Street, Suite 104, CA 92706
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 ronw@groupdesign.com

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 ESCALON, CA 91770
 656-838-9981 KEVIN

Date	
Scale	
Drawn	
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Sheet	14
Of	Sheets

03/03/2026