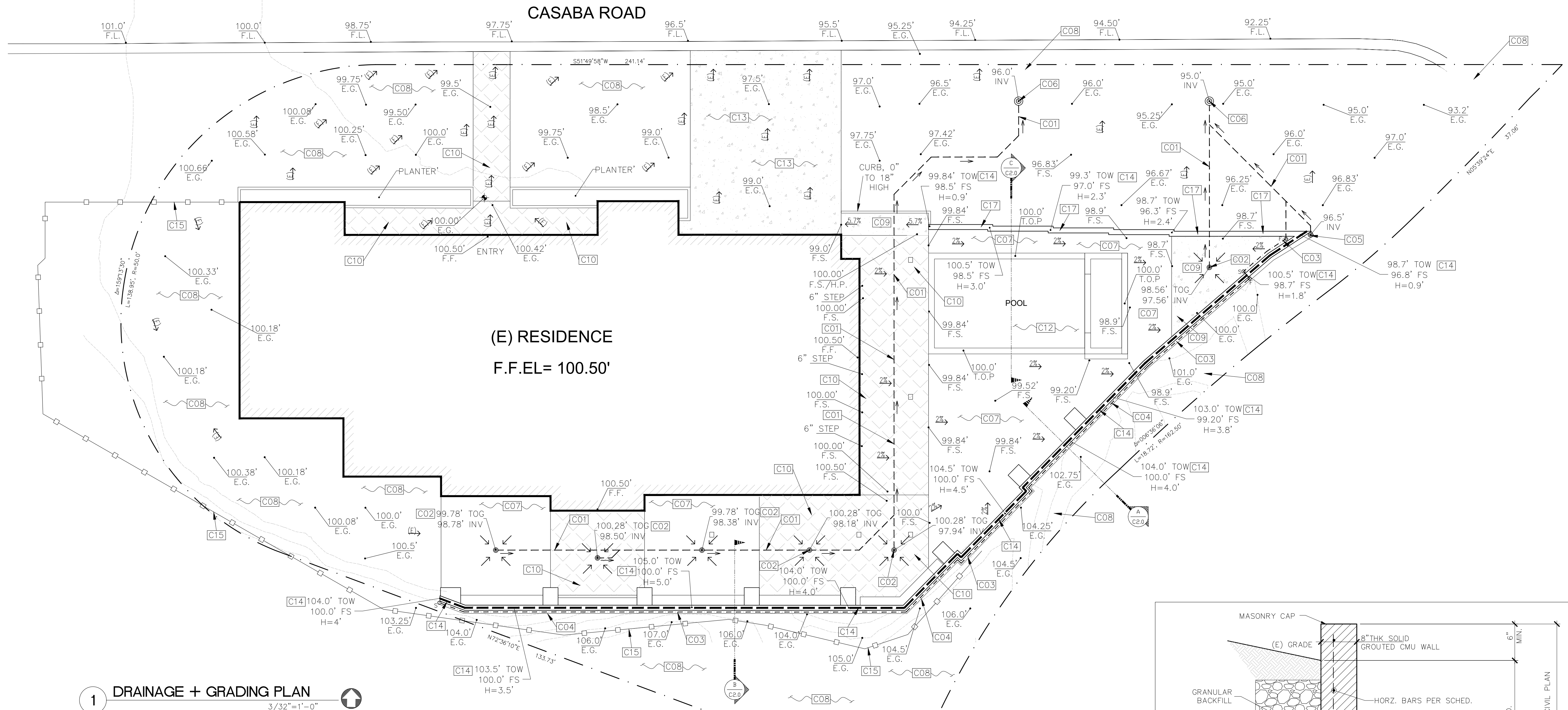
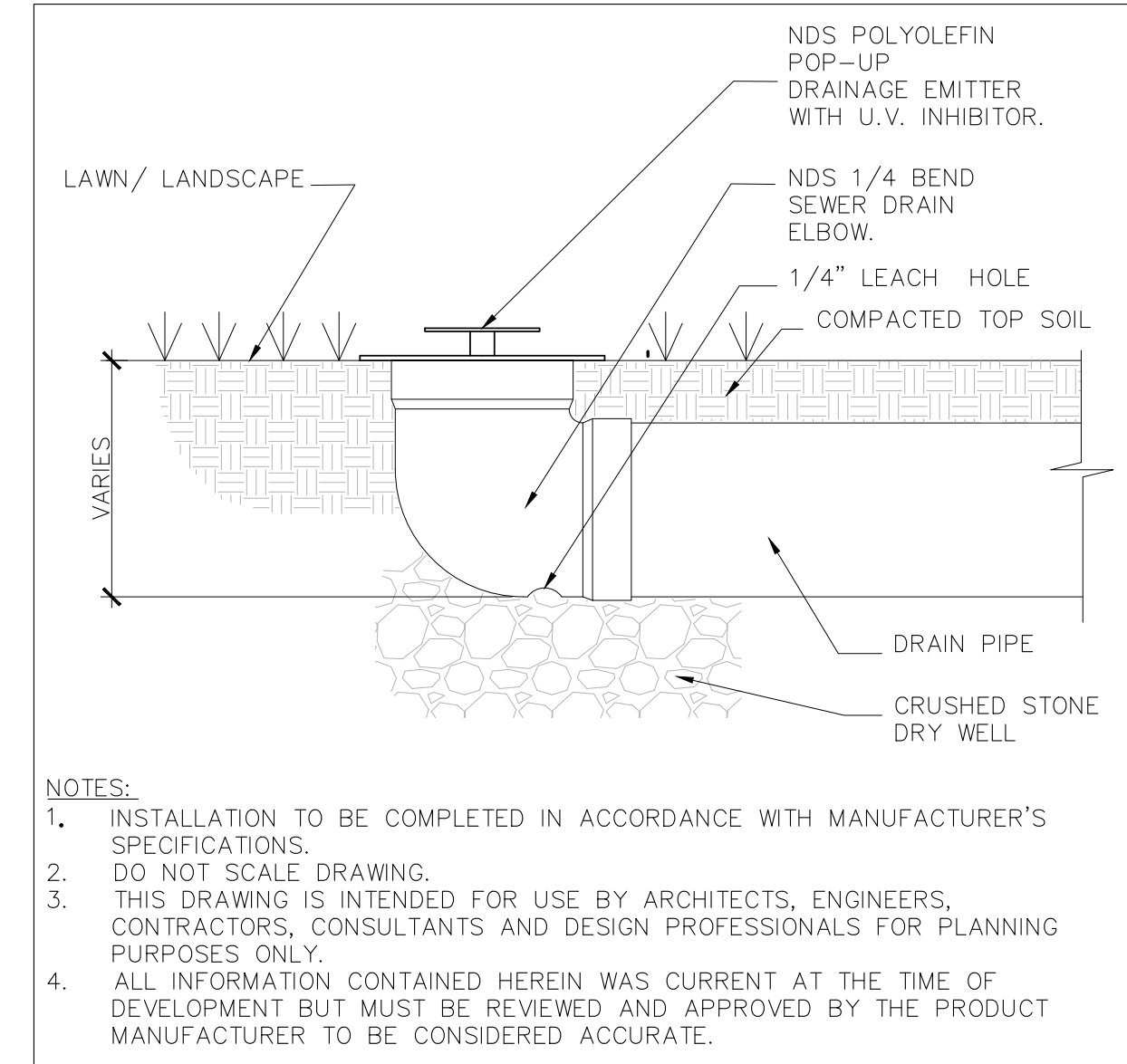


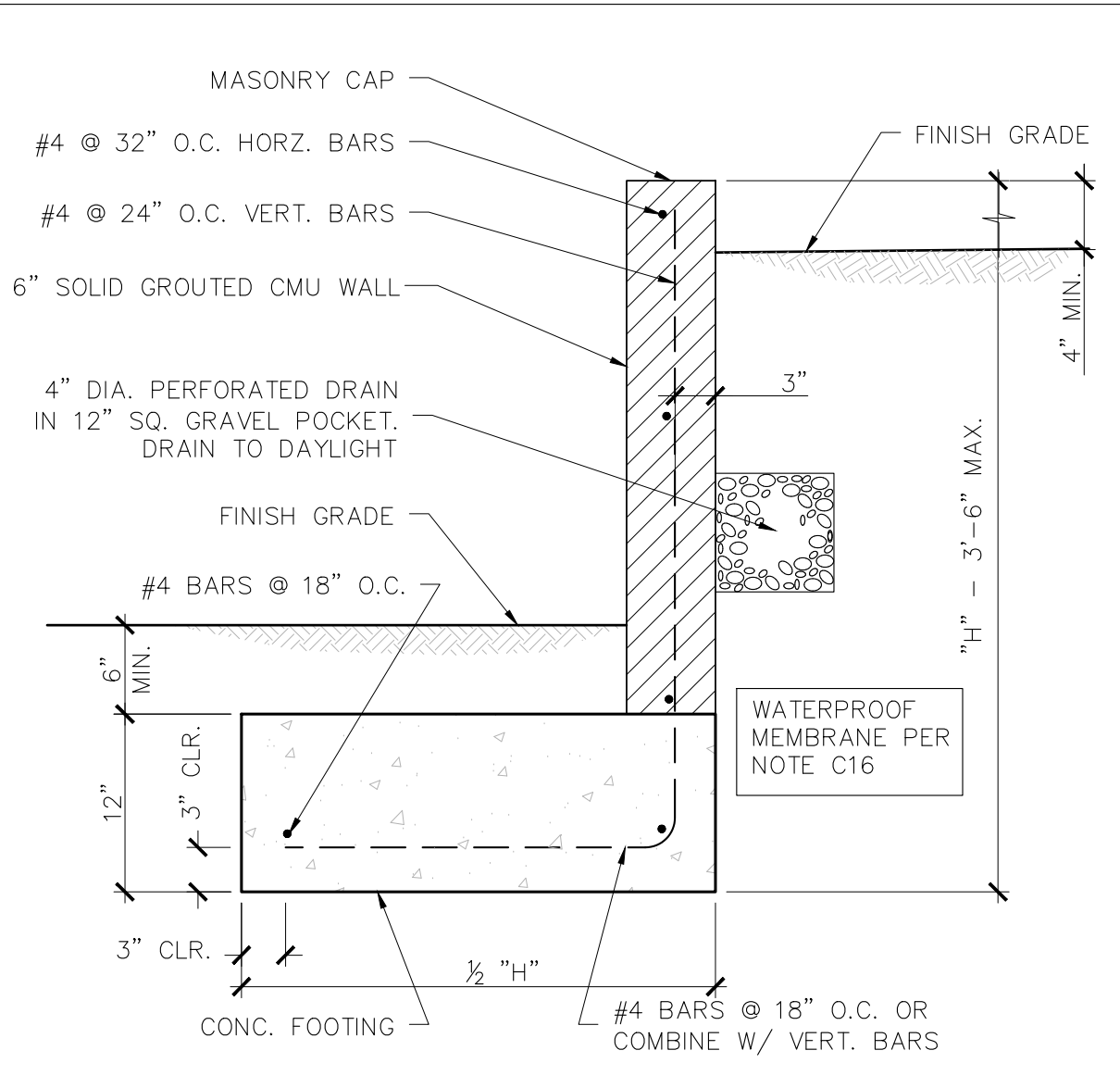
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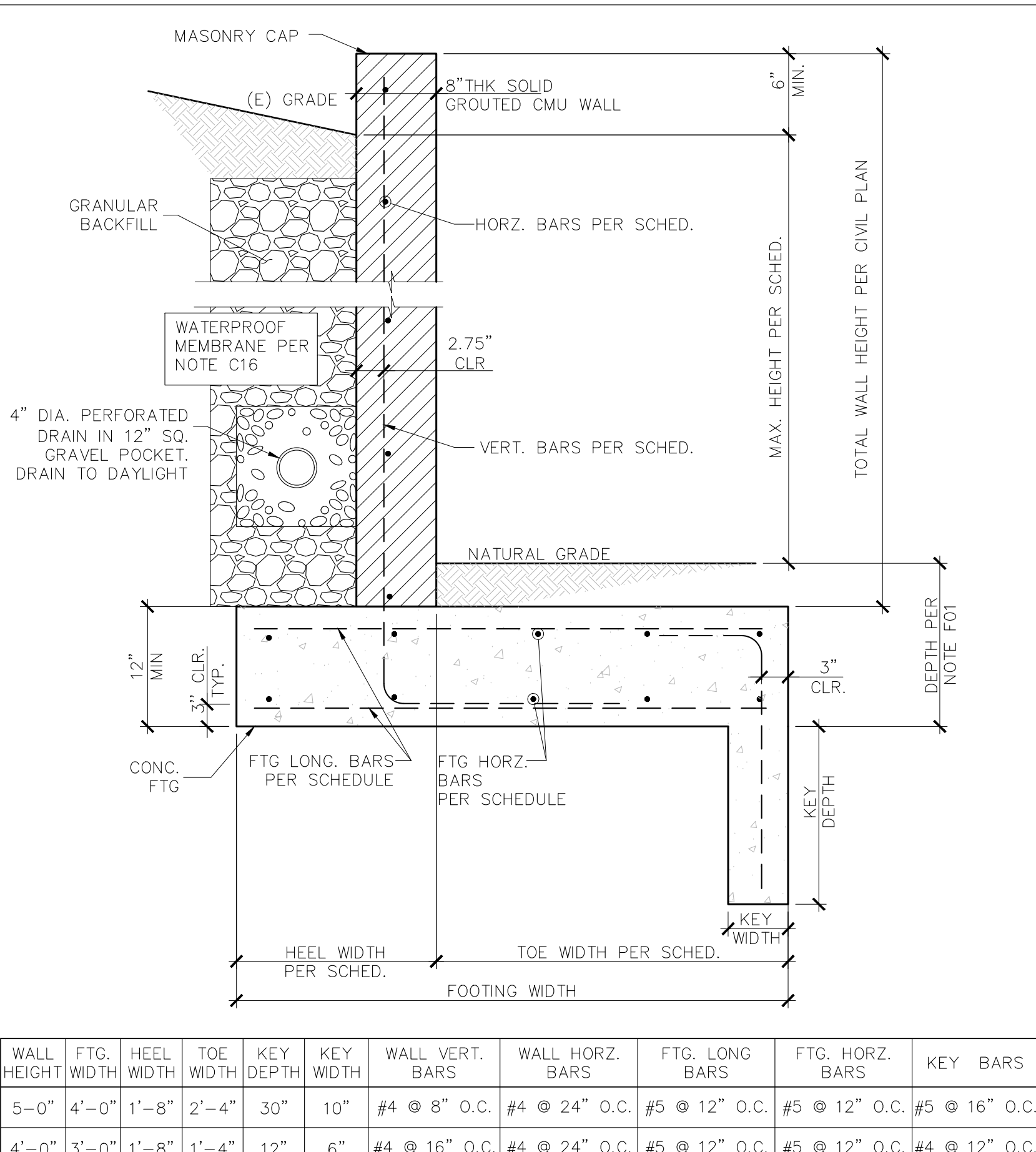
- DRAINAGE NOTES**
- C01 4" PVC SCH. 40 DRAIN PIPE, 1% MIN SLOPE TYP.
 - C02 4" AREA DRAIN PER DETAIL 1/C0.1
 - C03 RET. WALL FRENCH DRAIN, SEE DETAIL 6/C0.1
 - C04 12" WIDE CONC. SWALE, 2% SLOPE MIN. PER DETAIL 2/C0.1
 - C05 CONSTRUCT 12"x12" CATCH BASIN PER DETAIL 3/C0.1
 - C06 4" NDS POP-UP EMITTER PER DETAIL 9/-
 - C07 LAWN PER ARCH PLANS
 - C08 (E) LANDSCAPE TO REMAIN.
 - C09 HARDSCAPE PER ARCH PLANS.
 - C10 PERMEABLE PAVERS PER ARCH PLANS.
 - C11 (E) PERMEABLE PAVERS TO REMAIN.
 - C12 POOL PER ARCH PLANS. PER SEPARATE PERMIT.
 - C13 (E) DRIVEWAY TO REMAIN.
 - C14 5.5' MAX HT. RETAINING WALL PER DETAIL 6/- & 3/-
 - C15 (E) FENCE TO REMAIN.
 - C16 PROTECTION BOARD OVER WATERPROOF MEMBRANE MAR-FLEX 5000 ICC-ESR REPORT # ESR-3062
 - C17 30" MAX HT. GARDEN WALL
- PLAN LEGEND:**
- FG 600.00 PROPOSED ELEVATIONS
 - FG 600.00 EXISTING ELEVATIONS
 - RETAINING WALL
 - (E) EXISTING, ITEMS NOT NOTED (E) SHALL BE CONSIDERED NEW
 - E.G. EXISTING GRADE
 - E.O.G. EXISTING GRADE
 - T.O.W. TOP OF WALL
 - T.O.G. TOP OF GRADE
 - F.S. FINISH SLAB
 - F.G. FINISH GRADE
 - F.L./H.P. FLOW LINE / HIGH POINT
 - SHEET FLOW DIRECTION, MIN. 1% SLOPE.
 - AREA DRAIN
 - DS DOWN SPOUT, SEE ARCH FOR ROOF LAYOUT.
 - START & FINISH OF FRENCH DRAIN
 - 4" Ø DRAIN PVC PIPE MIN. 1% OF SLOPE
 - FRENCH DRAIN PIPE MIN. 1% OF SLOPE
 - BENCHMARK: ASSUMED EL=100.0 AT MAIN ENTRANCE
 - CONCRETE
 - PAVERS



5 DRAINAGE EMITTER



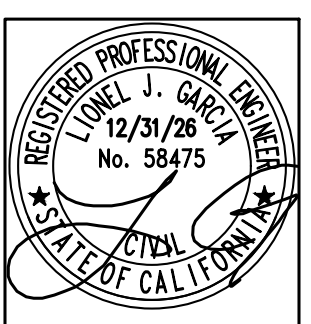
6 GARDEN WALL TYPE "A" - 30" MAX



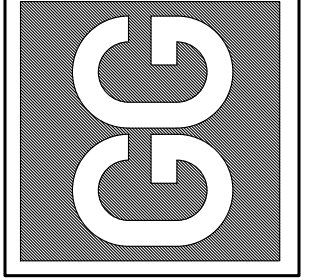
3 SITE RETAINING WALL (W/ HEEL)

WALL HEIGHT	FTG. WIDTH	HEEL WIDTH	TOE WIDTH	KEY DEPTH	KEY WIDTH	WALL VERT. BARS	WALL HORZ. BARS	FTG. LONG BARS	FTG. HORZ. BARS	KEY BARS
5'-0"	4'-0"	1'-8"	2'-4"	30"	10"	#4 @ 8" O.C.	#4 @ 24" O.C.	#5 @ 12" O.C.	#5 @ 12" O.C.	#5 @ 16" O.C.
4'-0"	3'-0"	1'-8"	1'-4"	12"	6"	#4 @ 16" O.C.	#4 @ 24" O.C.	#5 @ 12" O.C.	#5 @ 12" O.C.	#4 @ 12" O.C.

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TEL (310) 294-8111 FAX (310) 294-8112

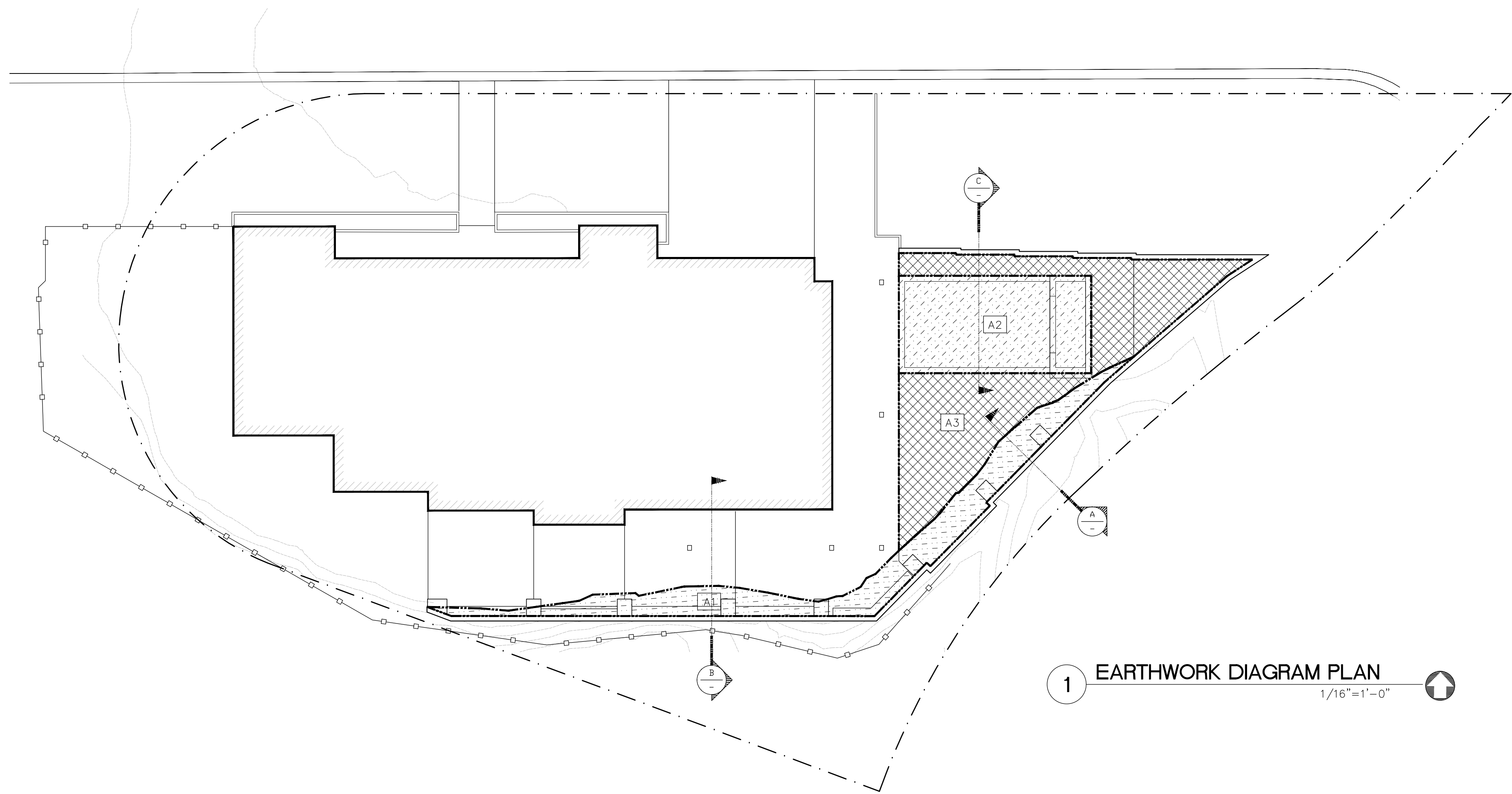


sheet description
DRAINAGE PLAN + DETAILS
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POWERS RESIDENCE
1 CASABA ROAD
ROLLING HILLS ESTATES, CA 90275

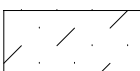
date: 07/14/2025
scale: 1/8"=1'-0"
drawn by: M.A.
job no.: 24-295
sheet:

C1.0



- PLAN NOTES**
1. SEE ARCH. DWG'S. FOR DIMENSIONS, DEPRESSIONS, CURBS AND OTHER INFORMATION NOT SHOWN.

PLAN LEGEND:



CUT



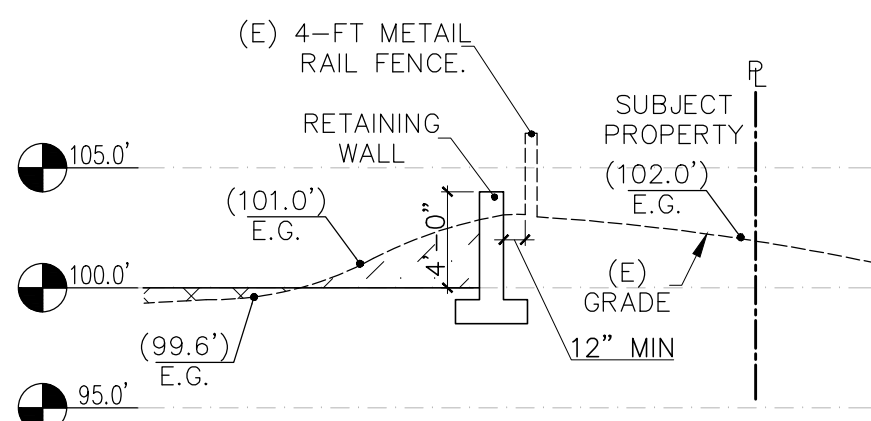
FILL

AREA ID	AVERAGE HEIGHT	PLAN AREA [SF]		VOLUME [CYD]		REMARKS
		CUT	FILL	CUT	FILL	
A1	1.80	732	0	49	0	SIDE YARD
A2	4.50	775	0	129	0	POOL
A3	1.63	0	1252	0	76	POOL
OVERALL CUT & FILL				178	76	
OVERALL TOTAL EXPORT [CYD]				102		
OVERALL COMBINED (CUT & FILL) [CYD]				254		

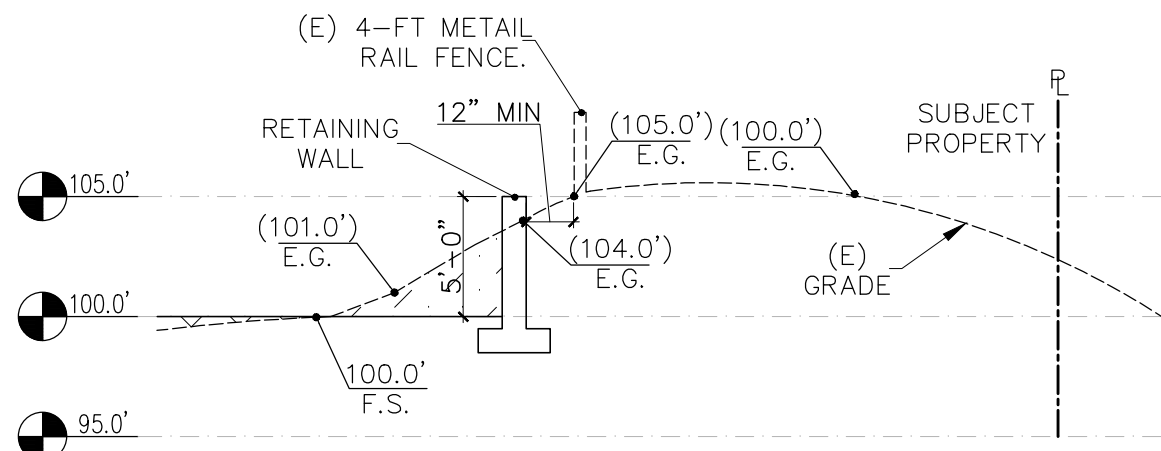
CYD= CUBIC YARDS
SF= SQUARE FEET
FT= FEET

* AVERAGE HEIGHT CALCULATED FROM SPOT ELEVATIONS @ 4 CORNERS.

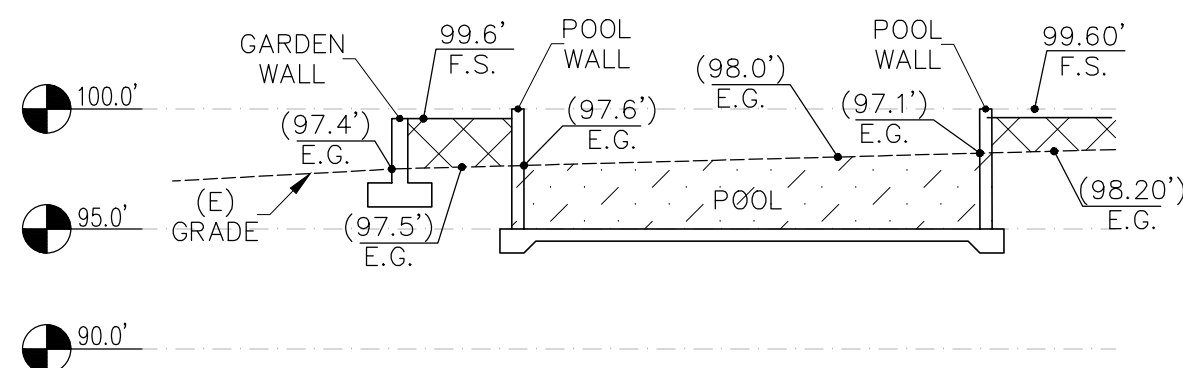
2 EARTHWORK CALCULATIONS



A SECTION
1/8"=1'-0"



B SECTION
1/8"=1'-0"

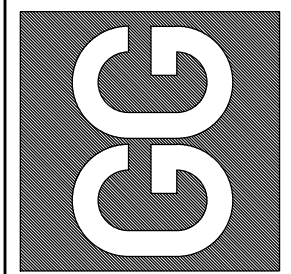


C SECTION
1/8"=1'-0"

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sheet description
EARTHWORK DIAGRAM + SECTIONS

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POWERS RESIDENCE
1 CASABA ROAD
ROLLING HILLS ESTATES, CA 90275

date: 08/04/2025
scale: AS NOTED
drawn by: M.A.
job no.: 24-295
sheet:

C2.0

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

1. In case of emergency, call G&G STRUCTURES at (310) 294-8111 (24-Hour telephone).
i. Please fill in name and number
2. Total Disturbed Area 0.23095 ACRES WDD # _____
i. Risk Level 1 2 3 (circle one as determined by State General Permit for sites greater than 1 acre)
3. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
4. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.
5. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off-site property shall be stabilized or removed from the site on a daily basis.
6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
7. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply must comply with the appropriate BMP for dewatering operations.
8. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.
9. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.
10. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.
11. Every effort should be made to eliminate the discharge of non-storm water from the project sites at all times.
12. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
13. Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.
14. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
15. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
16. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).
17. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
18. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
19. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
20. As the engineer/QSD of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness.

LIONEL GARCIA
Civil Engineer/QSD Signature

03/18/2025
Date

21. The following notes must be on the plan:

As the project owner or authorized agent of the owner, I certify that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to ensure that a qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

LIONEL GARCIA
Owner or Authorized Representative (Permittee)

03/18/2025
Date

22. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.

TEMPORARY EROSION CONTROL SHALL BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. (EC1)

23. The following BMPs from the "2009 Construction BMP Handbook/Portal" must be implemented for all construction activities as applicable. As an alternative, details from "Caltrans Stormwater Quality Handbooks, Construction Site Best Management Practices (BMP) Manual" may be used. Additional measures may be required if deemed appropriate by the Building Official.

EROSION CONTROL

- EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES & MATS
EC8 - WOOD MULCHING
EC9 - EARTH DIKES AND DRAINAGE SWALES
EC10 - VELOCITY DISSIPATION DEVICES
EC11 - SLOPE DRAINS
EC12 - STREAMBANK STABILIZATION
EC13 - RESERVED
EC14 - COMPOST BLANKETS
EC15 - SOIL PREPARATION/ROUGHENING
EC16 - NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

- 16 - SE1 - SILT FENCE
SE2 - SEDIMENT BASIN
SE3 - SEDIMENT TRAP
SE4 - CHECK DAM
SE5 - FIBER ROLLS
SE6 - GRAVEL BAG BERM
SE7 - STREET SWEEPING AND VACUUMING
SE8 - SANDBAG BARRIER
SE9 - STRAW BALE BARRIER
SE10 - STORM DRAIN INLET PROTECTION
SE11 - ACTIVE TREATMENT SYSTEMS
SE12 - TEMPORARY SILT DIKE
SE13 - COMPOST SOCKS & BERMS
SE14 - BIOFILTER BAGS

WIND EROSION CONTROL

- 10 - WE1 - WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL

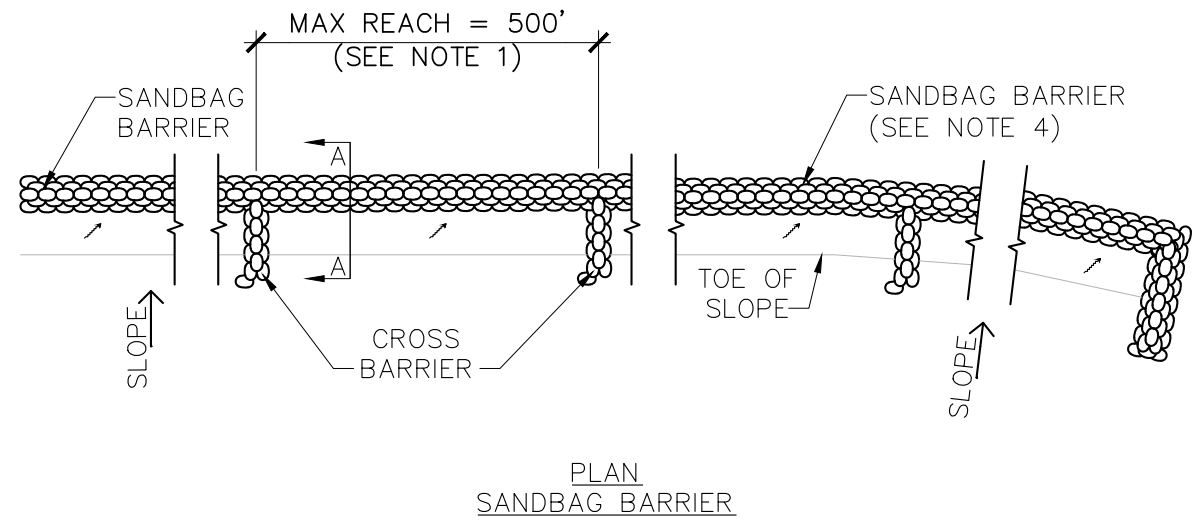
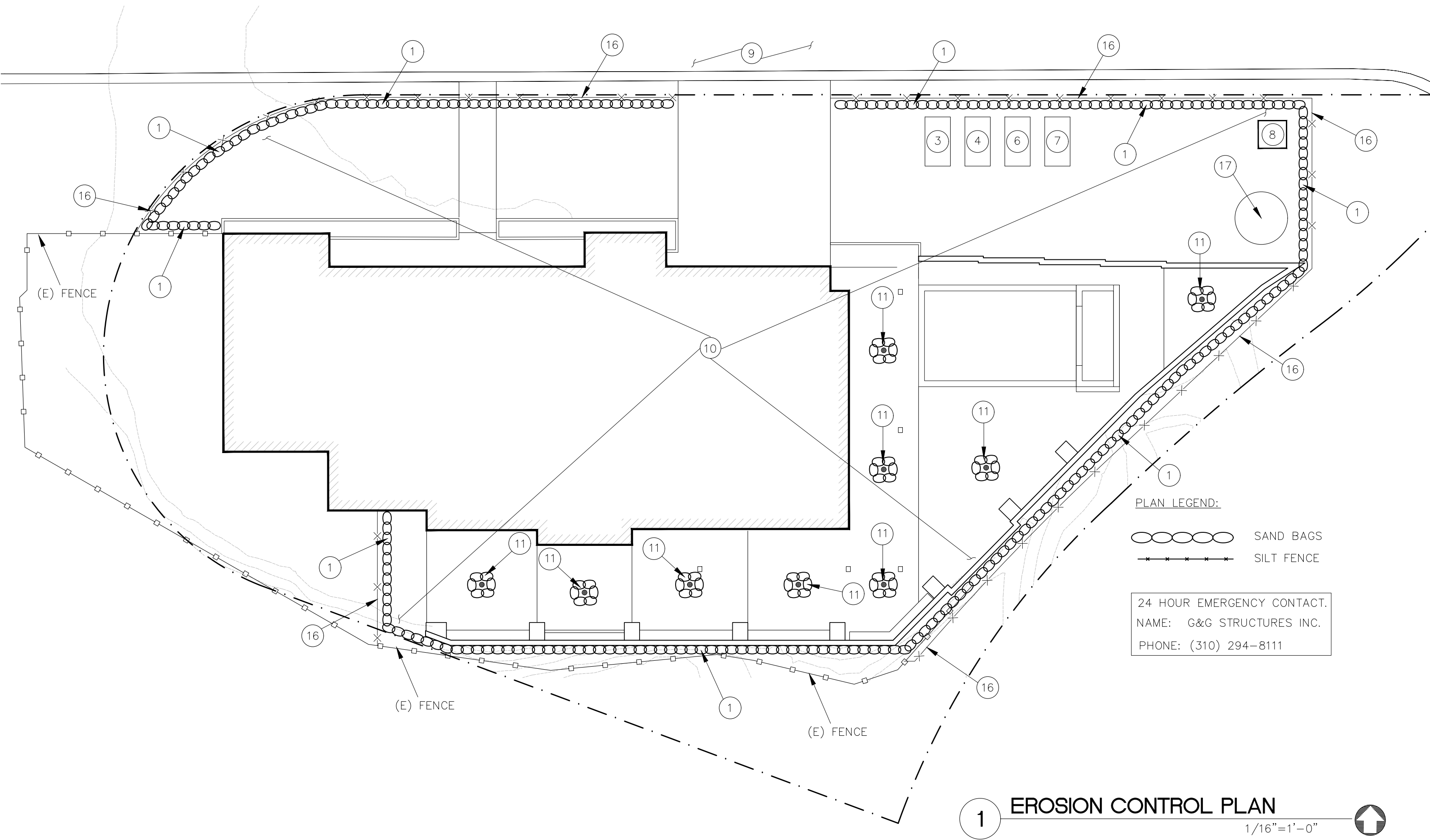
- TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 - STABILIZED CONSTRUCTION ROADWAY
TC3 - ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

- NS1 - WATER CONSERVATION PRACTICES
NS2 - DEWATERING OPERATIONS
NS3 - PAVING AND GRINDING OPERATIONS
NS4 - TEMPORARY STREAM CROSSING
NS5 - CLEAR WATER DIVERSION
NS6 - ILLICIT CONNECTION/DISCHARGE
NS7 - POTABLE WATER/IRRIGATION
NS8 - VEHICLE AND EQUIPMENT CLEANING
NS9 - VEHICLE AND EQUIPMENT FUELING
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
NS11 - PILE DRIVING OPERATIONS
NS12 - CONCRETE CURING
NS13 - CONCRETE FINISHING
NS14 - MATERIAL AND EQUIPMENT USE
NS15 - DEMOLITION ADJACENT TO WATER
NS16 - TEMPORARY BATCH PLANTS

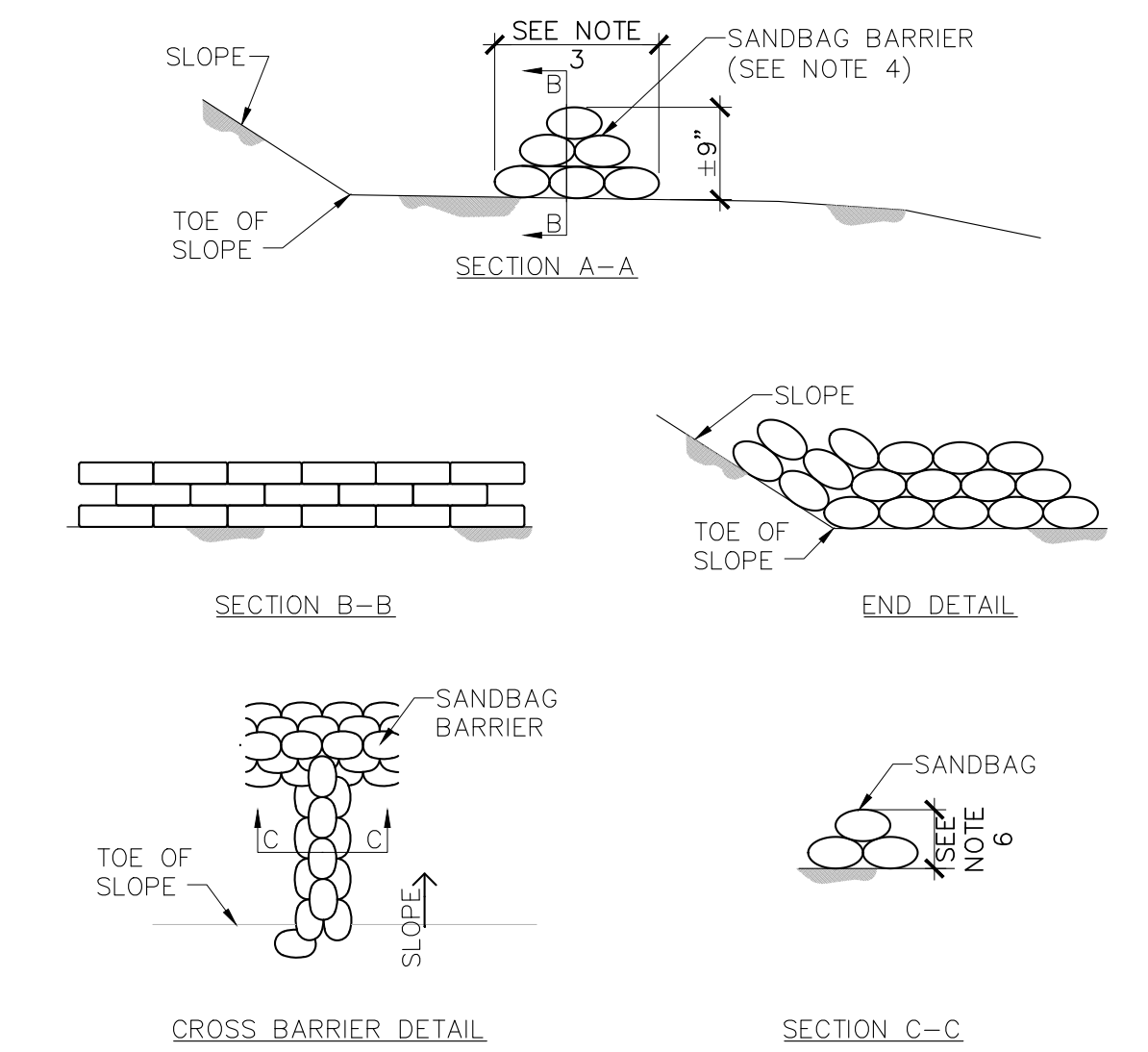
WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

- WM1 - MATERIAL DELIVERY AND STORAGE
WM2 - MATERIAL USE
WM3 - STOCKPILE MANAGEMENT
WM4 - SPILL PREVENTION AND CONTROL
WM5 - SOLID WASTE MANAGEMENT
WM6 - HAZARDOUS WASTE MANAGEMENT
WM7 - CONTAMINATION SOIL MANAGEMENT
WM8 - CONCRETE WASTE MANAGEMENT
WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
WM10 - LIQUID WASTE MANAGEMENT



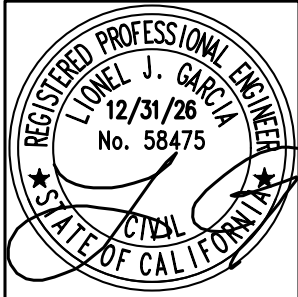
NOTES:

1. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/2 THE HEIGHT OF THE LINEAR BARRIER. IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
2. PLACE SANDBAGS TIGHTLY.
3. DIMENSION MAY VARY TO FIT FIELD CONDITION.
4. SANDBAG BARRIER SHALL BE A MINIMUM OF 2 BAG HIGH.
5. THE END OF THE BARRIER SHALL BE TURNED UP SLOPE.
6. CROSS BARRIERS SHALL BE A MIN OF 1/2 AND MAX OF 3/4 THE HEIGHT OF THE LINEAR BARRIER.
7. SANDBAG ROWS AND LAYERS SHALL BE STAGGERED TO ELIMINATE GAPS.

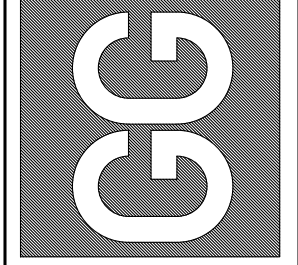


SAND BAGS BARRIER DETAIL

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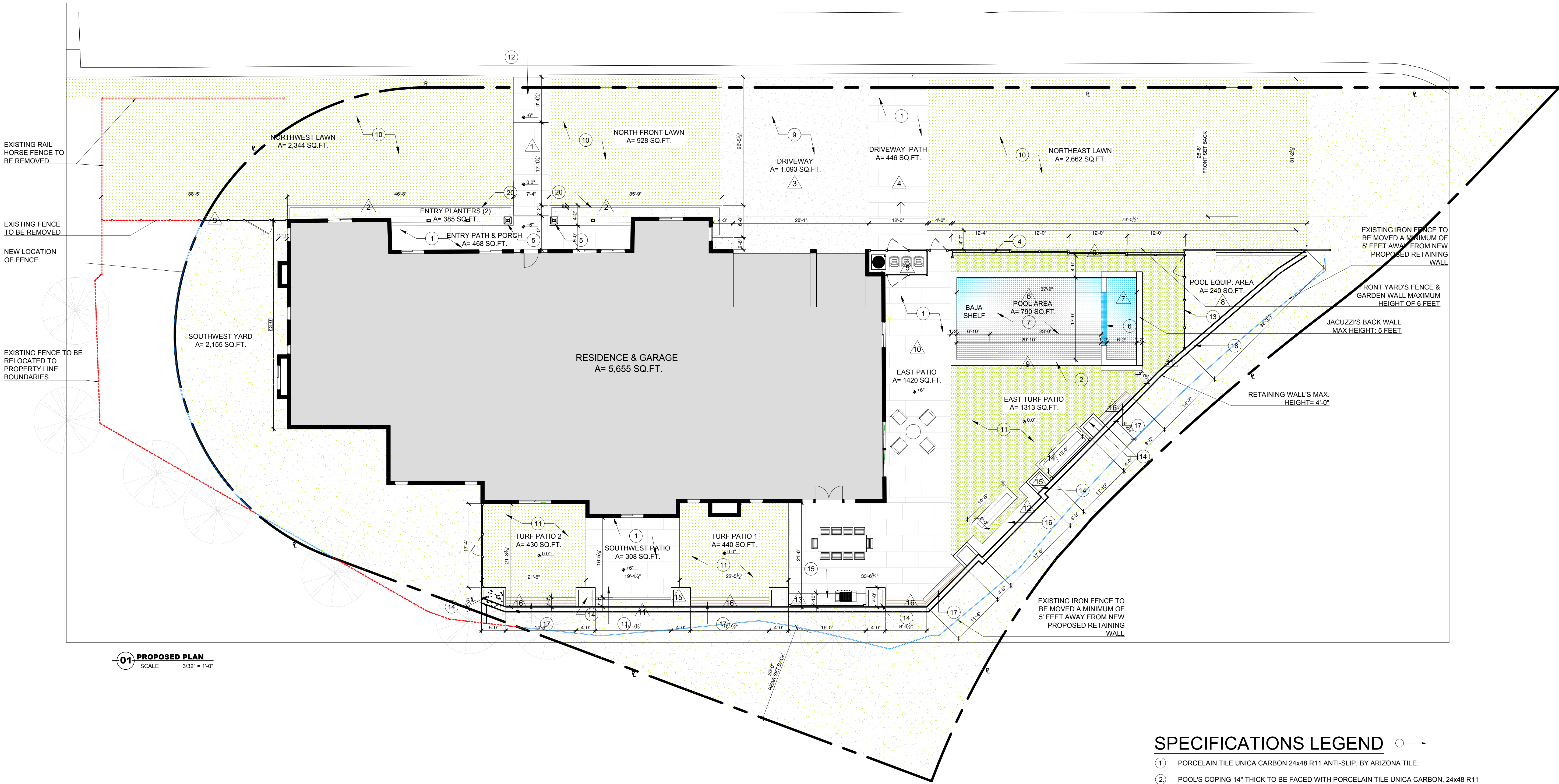
sheet description
EROSION CONTROL PLAN
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1 CASABA ROAD
ROLLING HILLS ESTATES, CA 90275

date: 07/14/2025
scale: 1/16"=1'-0"
drawn by: M.A.
job no.: 24-295
sheet:

C3.0

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01 PROPOSED PLAN
SCALE 3/32" = 1'-0"

FENCE LEGEND

- EXISTING FENCE TO BE RELOCATED TO PROPERTY LINE
- NEW LOCATION OF EXISTING FENCE
- NEW FENCE SYSTEM. MAX HEIGHT= 6'-0"

NOTE: NO WORK WILL OCCUR OFF PROPERTY

AREAS CHART

1) ENTRY PATHWAY & PORCH	9) NEW FENCE & GATE SYSTEM
2) FRONT PORCH'S PLANTER WALLS	10) EAST PATIO
3) DRIVEWAY	11) REAR RETAINING WALL
4) DRIVEWAY PATH	12) BUILT-IN CONCRETE COUCH
5) TRASH ENCLOSED AREA / AC	13) BUILT-IN BARBECUE STRUCTURE
6) BUILT-IN POOL	14) SWING STRUCTURE
7) BUILT-IN JACUZZI	15) SQUARED PLANTERS
8) POOL'S EQUIP. AREA (SOFTSCAPE)	16) IPE WOOD BENCH

AREA'S SYMBOL

SPECIFICATIONS LEGEND

- PORCELAIN TILE UNICA CARBON 24x48 R11 ANTI-SLIP, BY ARIZONA TILE.
- POOL'S COPING 14" THICK TO BE FACED WITH PORCELAIN TILE UNICA CARBON, 24x48 R11 ANTI-SLIP, BY ARIZONA TILE.
- PORCELAIN SLAB ARABESCATO, POLISHED, BY MSI SURFACES - OR SIMILAR.
- NEW ALUMINUM FENCING & GATE SYSTEM, BY SLEEK FENCE. MAXIMUM HEIGHT = 6'-0".
- WIDEN EXISTING POSTS WITH TREATED LUMBER STRUCTURE TO BE FACED WITH SMOOTH STUCCO, COLOR #10, BY OMEGA.
- 6" POOL'S WATER LINEFACED WITH 1x1 GLASS TILE, COLOR SAPHIRE, FROM MUSE COLLECTION, IRIDESCENT, BY OCEANSIDE.
- POOL FINISH WITH PEBBLEFINA COLOR ACQUOS, BY PEBBLETECHNOLOGY.
- DECORATIVE WALL TO BE FACED WITH TILES (TBD).
- KEEP EXISTING DRIVEWAY CONCRETE SLAB.
- MARATHON SOD 2 TURF.
- SYNTHETIC LAWN DIAMOND LIGHT FESCUE, BY TIGER TURF.
- ENTRY PATHWAY BY FORM, REBAR AND POURED IN PLACE CONCRETE FACED WITH 24X48 TILE TO BE DETERMINED.
- POOL EQUIPMENT ENCLOSURE WITH ALUMINUM FENCING & GATE SYSTEM, BY SLEEK FENCE. MAXIMUM H= 6'-0.
- PLANTERS WALLS BY FORM, REBAR AND POURED IN PLACE CONCRETE (WITH WATERPROOFING) FACED WITH SMOOTH STUCCO, COLOR #10, BY OMEGA. MAXIMUM H = 36".
- BUILT-IN BARBECUE STRUCTURE BY FORM, REBAR AND POURED IN PLACE CONCRETE, FACED WITH SMOOTH STUCCO, COLOR #426, BY OMEGA, & COUNTERTOP SLAB ARABESCATO.
- BUILT-IN CONCRETE COUCH STRUCTURE BY FORM, REBAR AND POURED IN PLACE CONCRETE, FACED WITH SMOOTH STUCCO, COLOR #426, BY OMEGA. SEAT HEIGHT= 12".
- IPE WOOD BENCH. HEIGHT= 18"
- NEW RETAINING WALL, STRUCTURE BY FORM, REBAR AND POURED IN PLACE CONCRETE (WITH WATERPROOFING) FACED WITH SMOOTH STUCCO, COLOR #10, BY OMEGA. HEIGHT= 4'-0".

FLOOR PLANS FOR POWERS RESIDENCE

1 CASABA ROAD,
ROLLING HILLS ESTATES, CA 90275

CMS
Interior
Design

220 S. PACIFIC COAST HWY.,
SUITE 104,
REDONDO BEACH, CA, 90277

SHEET TITLE

PROPOSED LAYOUT PLAN

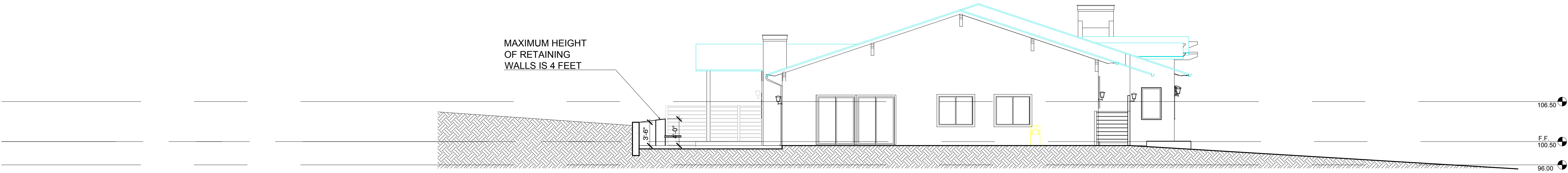
DRAWN BY:
NATALIA
PLAN DATE
11/26/2025

SHEET NUMBER

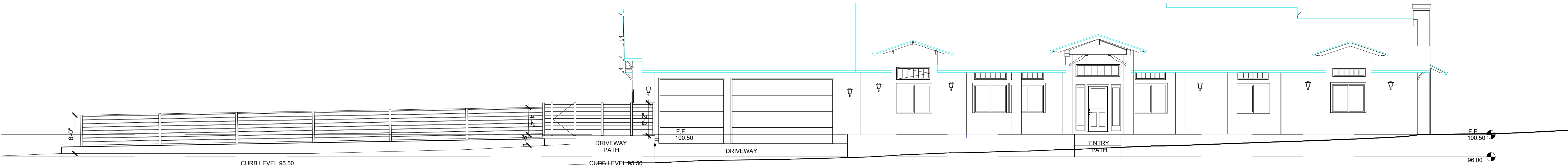
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01 EAST ELEVATION
SCALE 1/8" = 1'-0"



02 FRONT (NORTH) ELEVATION
SCALE 1/8" = 1'-0"

FLOOR PLANS FOR
POWERS RESIDENCE
1 CASABA ROAD,
ROLLING HILLS ESTATES, CA 90275

CMS
Interior
Design

220 S. PACIFIC COAST HWY.,
SUITE 104,
REDONDO BEACH, CA, 90277

SHEET TITLE

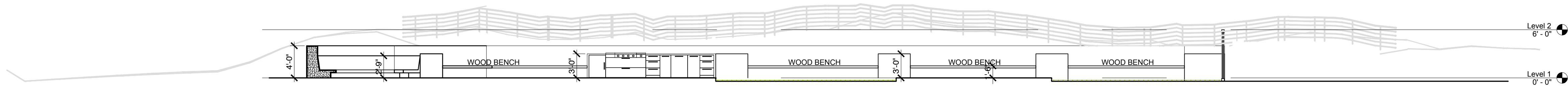
**SECTION
ELEVATIONS**

DRAWN BY:
NATALIA
PLAN DATE
11/26/2025

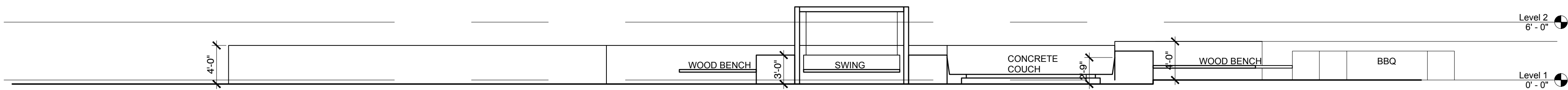
SHEET NUMBER

L-2.0

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01 SOUTH RETAINING WALL ELEVATION
SCALE 1/8" = 1'-0"



02 EAST RETAINING WALL ELEVATION
SCALE 1/8" = 1'-0"

FLOOR PLANS FOR
POWERS RESIDENCE
1 CASABA ROAD,
ROLLING HILLS ESTATES, CA 90275

CMS
Interior
Design

220 S. PACIFIC COAST HWY.,
SUITE 104,
REDONDO BEACH, CA, 90277

SHEET TITLE
**RETAINING WALL
ELEVATIONS**

DRAWN BY:
NATALIA
PLAN DATE
11/26/2025

SHEET NUMBER
L-3.0