

(General Information)	
• Grading Permit Application No. GR	*
• Earthwork Volumes Cut _____ 178 (cy), Fill _____ 76 (cy) *	
• Over Excavation/ Alluvial Removal & Compaction _____ 0 (cy) *	
• Export _____ 102 (cy), Export Location _____ N/A *	
• Total Disturbed Area _____ 0.2309 (Acres) *	
• Total Proposed Landscape Area _____ 0.2039 Square Feet *	
• Total Turf Area _____ 0 % (Percent of Total Proposed Landscaping) *	
• Total Drought Tolerant Landscaping Area _____ 100 % (Percent of Total Proposed Landscaping) *	
• Pre-Development Impervious area _____ ±0.025 (Acres) *	
• Post-Development Impervious area _____ ±0.052 (Acres) *	
• Waste Discharge Identification Number (WDID #)	N/A
• Construction & Demolition Debris Recycling and Reuse Plan (RPP ID)	N/A *
• Post-construction BMP feature(s) GPS coordinates x _____ N/A - LAT. _____ y _____ N/A - LONG.	

(Property Information)

• Property Address _____ 1 CASABA ROAD (If exist *)

• Tract / Parcel Map No. _____ LACA MAP 51 AM 1-1 Lot/Parcel No. 7

• Property Owner _____ MATTHEW & KIMBERLY POWERS *

• Assessors ID Number(s) _____ *

(Zoning, Regional Planning, and other Agency Information)

• Property Zoning: _____ Residential *

• Intended Land Use: _____ Single Family Residence *

(For proposed graded areas - i.e. ... Single Family Residence)

• Certificate of Compliance: CC NO. _____ N/A

• Plot Plan Number: PP NO. _____ N/A

• Conditional Use Permit: CUP NO. _____ N/A Expiration Date: _____ N/A

• Oak Tree Permit Number: OTP NO. _____ N/A Expiration Date: _____ N/A

• Community Standards District: _____ N/A

• California Coastal Commission Area: _____ N/A Yes, _____ N/A No Approved volume: _____ N/A (cy)

• Coastal Development Permit CDP: _____ N/A Expiration Date: _____ N/A

• Fish & Wildlife, Army Corp of Engineers, Regional Water Control Board, AQMD & Other Agency Permits should be added as applicable. (Permit Number: _____ N/A Expiration date: _____ N/A)

Note: Items marked * are required on all grading plan.

GENERAL NOTES:

1. All grading and construction shall conform to the 2020 County of Los Angeles Building Codes and the State Model Water Efficiency Landscape Ordinance unless specifically noted on these plans.

2. Any modifications of or changes to approved grading plans must be approved by the Building Official.

3. No grading shall be started without first notifying the Building Official. A Pre-grading meeting at the site is required before the start of the grading with the following people present: Owner, grading contractor, design civil engineer, soils engineer, geologist, County grading inspector(s) or their representatives, and when required the archeologist or other jurisdictional agencies. Permittee or his agent are responsible for arranging Pre-grade meeting and must notify the Building Official at least two business days prior to proposed pre-grade meeting.

4. Approval of these plans reflect solely the review of plans in accordance with the County of Los Angeles Building Codes and does not reflect any position by the County of Los Angeles or the Department of Public Works regarding the status of any title issues relating to the land on which the improvements may be constructed. Any disputes relating to title are solely a private matter not involving the County of Los Angeles or the Department of Public Works.

5. All grading and construction activities shall comply with County of Los Angeles Code, Title 12, Section 12.12.030 that controls and restricts noise from the use of construction and grading equipment from the hours of 8:00 PM to 6:30 AM, and on Sundays and Holidays. (More restrictive construction activity times may govern, as required by the Department of Regional Planning and should be shown on the grading plan when applicable.)

6. California Public Resources Code (Section 5097.98) and Health and Safety Code (Section 7050.5) address the discovery and disposition of human remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the law requires that grading immediately stops and no further excavation or disturbance of the site, or any nearby area where human remains may be located, occur until the following has been measured have been taken:

a. The County Coroner has been informed and has determined that no investigation of the cause of death is required, and
b. If the remains are of Native American origin, the descendants from the deceased Native Americans have made a recommendation for the means of treating or disposing, with appropriate dignity, of the human remains and any associated grave goods.

7. The location and protection of all utilities is the responsibility of the Permittee.

8. All export of material from the site must go to a permitted site approved by the Building Official or a legal dumpsite. Receipts for acceptance of excess material by a dumpsite are required and must be provided to the Building Official upon request.

9. A copy of the grading permit and approved grading plans must be in the possession of a responsible person and available at the site at all times.

10. Site boundaries, easements, drainage devices, restricted use areas shall be located per construction staking by Field Engineer or licensed surveyor. Prior to grading, as requested by the Building Official, all property lines, easements, and restricted use areas shall be staked.

11. No grading or construction shall occur within the protected zone of any oak tree as required per Title Order 22-56 of the County of Los Angeles Zoning Code. The protected zone shall meet that area within the drip line of an oak tree extending there from a point at least five feet outside the drip line, or 15 feet from the trunk(s) of a tree, whichever is greater. If no oak tree permit is obtained:

12. The standard retaining wall details shown on the grading plans are for reference only. Standard retaining walls are not checked, permitted, or inspected per the Grading Permit. A separate retaining wall permit is required for standard retaining walls. Geogrid fabric and segmental retaining walls do not require a separate retaining wall permit. Details and construction notes for all Geogrid walls must be on the grading plan.

13. A preventive program to protect the slopes from potential damage from burrowing rodents is required per Section J01.8 of the County of Los Angeles Building Code. Owner is to inspect slopes periodically for evidence of burrowing rodents and a first evidence of their existence shall employ an exterminator for their removal.

14. Where a grading permit is issued and the Building Official determines that the grading will not be completed prior to November 1, the owner of the site on which the grading is being performed shall, on or before October 1, file or cause to be filed with the Building Official an ESCP per Section J10.8.3 of the County of Los Angeles Building Code.

15. Transfer of Responsibility: If the Field Engineer, the Soils Engineer, or the Engineering Geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approved relative compaction of the work. It shall be the duty of the permittee to notify the Building Official in writing of such change prior to the recommencement of such grading.

SCOPE OF WORK:

1. DRAINAGE, GRADING & EROSION CONTROL PLAN

INSPECTION NOTES

16. The permittee or his agent shall notify the Building Official at least one working day in advance of required inspections of following stages of the work. (Section J105.7 of the Building Code.)
(a) Pre-grade - Before the start of any earth disturbing activity or construction.
(b) Initial - When the site has been cleared of vegetation and unapproved fill has been scarified, benching or otherwise prepared for fill. Fill shall not be placed prior to this inspection. Note: Prior to any construction activities, including grading, all storm water pollution prevention measures including erosion control devices which contain sediments must be installed.
(c) Rough - When approximate final elevations have been established; drainage terraces, swales and berms installed at the top of the slope; and the statements required in this Section have been made.
(d) Final - When grading has been completed; all drainage devices installed; slope planting established; irrigation systems installed and the As-Built plans, required statements, and reports have been submitted and approved.

17. In addition to the inspection required by the Building Official for grading, reports and statements shall be submitted to the Building Official in accordance with Section J105 of the County of Los Angeles Building Code.

18. Unless otherwise directed by the Building Official, the Field Engineer for all engineered grading projects shall prepare routine inspection reports as required under Section J105.11 of the County of Los Angeles Building Code. These reports, known as "Report of Grading Activities", shall be submitted to the Building Official as follows:

1. Bi-weekly during all times when grading of 400 cubic yards or more per week is occurring on the site;
2. Monthly, at all other times; and
3. at any time when requested in writing by the Building Official.

Such "Report of Grading Activities" shall certify to the Building Official that the Field Engineer has inspected the grading site and related activities and has found them in compliance with the approved grading plans and specifications, the building code, all grading permit conditions, and all other applicable ordinances and requirements. This form is available at the following website <http://dpw.lacounty.gov/bpd/dg/default.aspx>. "Report of Grading Activities" may be scanned and uploaded at the website or faxed to (310) 530-5482. Failure to provide required inspection reports will result in a "Stop Work Order".

19. All graded sites must have drainage swales, berms, and other drainage devices installed prior to rough grading approval per Section J105.7 of the County of Los Angeles Building Code.

20. The grading contractor shall submit the statement to the grading inspector as required by Section J105.12 of the County of Los Angeles Building Code at the completion of rough grading.

21. Final grading must be approved before occupancy of buildings will be allowed per Section J105 of the County of Los Angeles Building Code.

22. A property line survey, prepared by a CA licensed land surveyor or a civil engineer with a license number below C33966, may be required by the Building Official based upon site conditions in accordance with LACBC Section 108.1.

DRAINAGE NOTES

23. Roof drainage must be diverted from graded slopes.

24. Provisions shall be made for contributory drainage at all times.

25. All construction and grading within a storm drain easement are to be done per Private Drain PD No. _____ or miscellaneous Transfer Drain MTD No. _____.

26. All storm drain work is to be done under continuous inspection by the Field Engineer. Status reports required under note 18 and Section J105.11 of the County of Los Angeles Building Code shall include inspection information and reports on the storm drain installation.

AGENCY NOTES (Add - Applicable Notes)

27. An encroachment permit from (County of Los Angeles Department of Public Works) (CALTRANS) (City of _____) is required for all work within or affecting road right of way. All work within Road right of way shall conform to (County of Los Angeles Department of Public Works) (CALTRANS) (City of _____) encroachment permit.

28. An encroachment permit /connection permit is required from the County of Los Angeles Flood Control District for all work within the County of Los Angeles Flood Control District Right of Way. All work shall conform to conditions set by the Permit.

29. Permission to operate in Very High Fire Hazard Severity Zone must be obtained from the Fire Prevention Bureau or the local Fire Station prior to commencing work.

30. All work within the streambed and areas outlined on grading plans shall conform to:

a. Army Corp 404 Permit Number: _____ N/A
b. California Fish & Wildlife Permit No: _____ N/A

31. All construction/demolition, grading, and storage of bulk materials must comply with the local AQMD rule 403 for Fugitive Dust. Information on rule 403 is available at AQMD's website <http://www.aqmd.com>.

32. All work must be in compliance with the recommendations included in the geotechnical consultant's report(s) and the approved grading plans and specifications.

33. Grading operations must be conducted under periodic inspections by the geotechnical consultants with monthly inspection reports to be submitted to the Geology and Soils Section, (900 S. Fremont, Alhambra CA 91803 - 3rd Floor)

34. The Soil Engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the plan and applicable Code requirements.

35. Rough grading must be approved by a final engineering geology and soils engineering report. An As-Built Geologic Map must be included in the final geology report. Provide a final report statement that verifies work done was in accordance with report recommendations and code provisions (Section J105.12 of the County of Los Angeles Building Code). The final report(s) must be submitted to the Geotechnical and Materials Engineering Division for review and approval.

36. Foundation, wall and pool excavations must be inspected and approved by the consulting geologist and soil engineer, prior to the placing of steel or concrete.

37. Building pads located in cut/fill transition areas shall be over-excavated a minimum of three (3) feet below the proposed bottom of footing.

38. All fill shall be compacted to the following minimum relative compaction criteria:

a. 90 percent of maximum dry density within 40 feet below finish grade.

b. 93 percent of maximum dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the geotechnical engineer.

The relative compaction shall be determined by A.S.T.M. soil compaction test D1557-91 where applicable. Where not applicable, a test acceptable to the Building Official shall be used. (Section J107.5 of the County of Los Angeles Building Code.)

39. Field density shall be determined by a method acceptable to the Building Official. (Section J107.5 of the County of Los Angeles Building Code.) However, not less than 10% of the required density test, uniformly distributed, and shall be obtained by the Sand Cone Method.

40. Sufficient tests of the fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:

a. One test for each two-foot vertical lift.

b. One test for each 1,000 cubic yards of material placed.

c. One test at the location of the final fill slope for each building site (lot) in each four-foot vertical lift or portion thereof.

d. One test in the vicinity of each building pad for each four-foot vertical lift or portion thereof.

BEST MANAGEMENT PRACTICE NOTES:
1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.

2. 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.

3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.

4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil 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.

5. 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.

6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

7. 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 be washed down by rain or other means.

8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

9. I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my knowledge and belief, the person or persons who prepared this system 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.

10. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all fill placement and compaction operations where fills have a depth greater than 30 feet or slope surface steeper than 2:1. (Section J107.8 of the County of Los Angeles Building Code)

11. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all subdrain installation. (Section J107.2 of the County of Los Angeles Building Code)

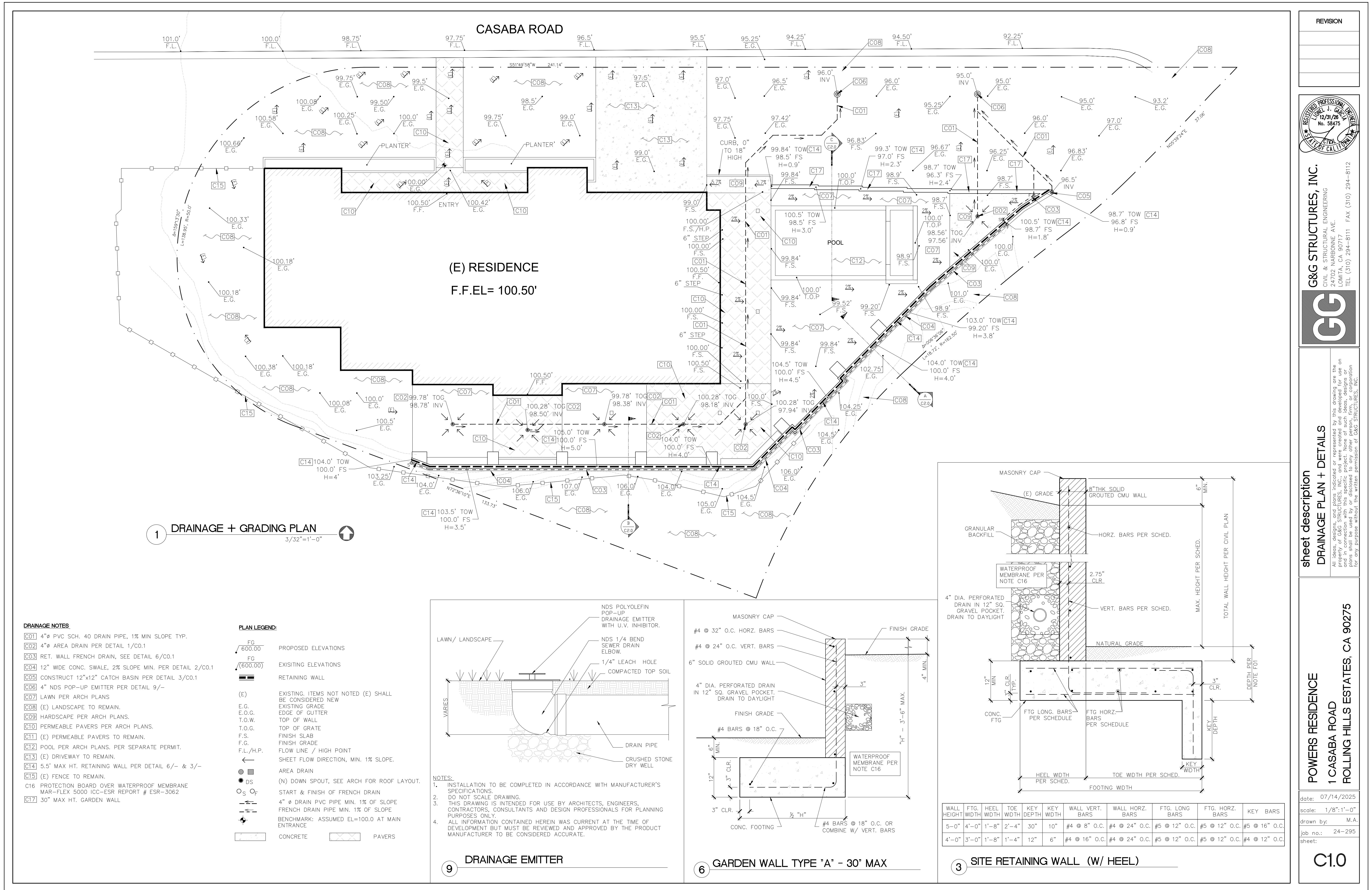
12. All subdrain outlets are to be surveyed for line and elevation. Subdrain information must be shown on an "As Built" grading plan.

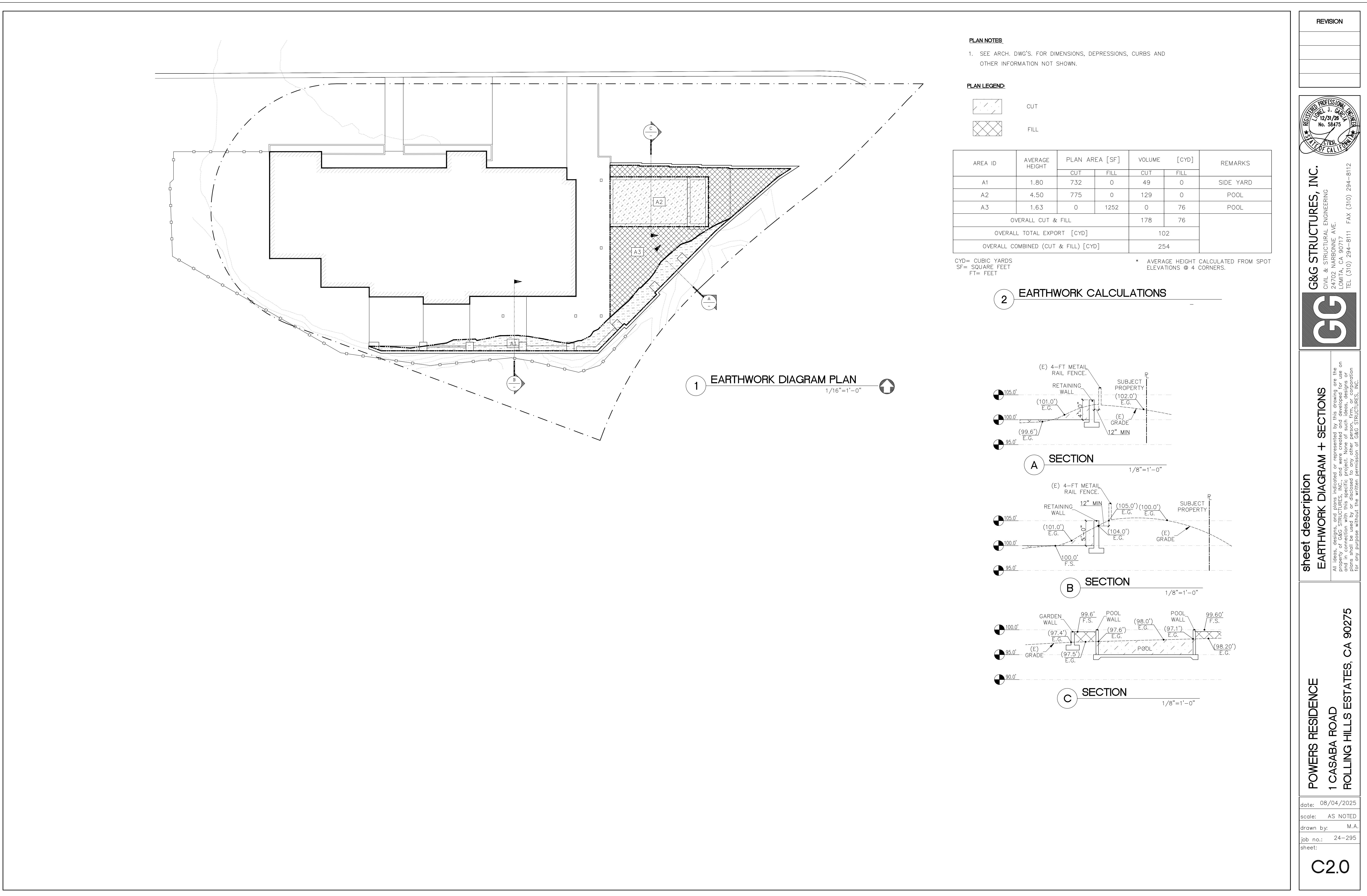
13. Fill slopes in excess of 2:1 steepness ratio are to be constructed by the placement of soil at sufficient distance beyond the proposed final slope to allow compaction equipment to be operated at the outer limits of the final slope surface. The excess fill is to be removed prior to completion of rough grading. Other construction procedures may be used when it is demonstrated to the satisfaction of the Building Official that the angle of slope, construction method and other factors will have equivalent effect. (Section J107.5 of the County of Los Angeles Building Code)

14. Planting and irrigation systems must comply with the following minimum guidelines:

a. The surface of all cut slopes more than 5 feet in height and fill slopes more than 3 feet in height shall be protected against damage by erosion by planting with grass or groundcover plants. Slopes exceeding 15 feet in vertical height shall also be planted with shrubs, spaced at not to exceed 10 feet on centers; or trees, spaced at not to exceed 20 feet on centers, or a combination of shrubs and trees at equivalent spacing, in addition to the grass or groundcover. The plants selected and planting method used shall be suitable for the soil and climatic conditions of the plant material shall be selected which will produce a cover of ground, stabilize soil, reduce soil erosion, and shall be given to deep-rooted plants material needing limited watering, maintenance, high root to shoot ratio, wind susceptibility and fire-retardant characteristics. All plant materials must be approved by the building official prior to installation.

Note: Planting may be modified for the site if specific recommendations are provided by the Soils Engineer and a Landscape Architect. Specific recommendations must consider soils and soil characteristics, irrigation requirements, plant characteristics, water efficiency, maintenance needs, and other regulatory requirements. Recommendations must include a finding that the alternative planting will provide a permanent and effective method of erosion control. Modifications to planting must be approved by the Building Official prior





EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

- In case of emergency, call G&G STRUCTURES at (310) 294-8111 (24-Hour telephone).
i. Please fill in name and number
- Total Disturbed Area 0.23095 ACRES WDID # _____
i. Risk Level 1 2 3 (circle one as determined by State General Permit for sites greater than 1 acre)
- 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.
- 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.
- 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.
- All silt and debris shall be removed from all devices within 24 hours after each rainstorm and disposed of properly.
- 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 with the appropriate BMP for dewatering operations.
- 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.
- 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.
- 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.
- Every effort should be made to eliminate the discharge of non-storm water from the project sites at all times.
- 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.
- Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.
- 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.
- 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.
- 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).
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- 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.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- 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)
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.

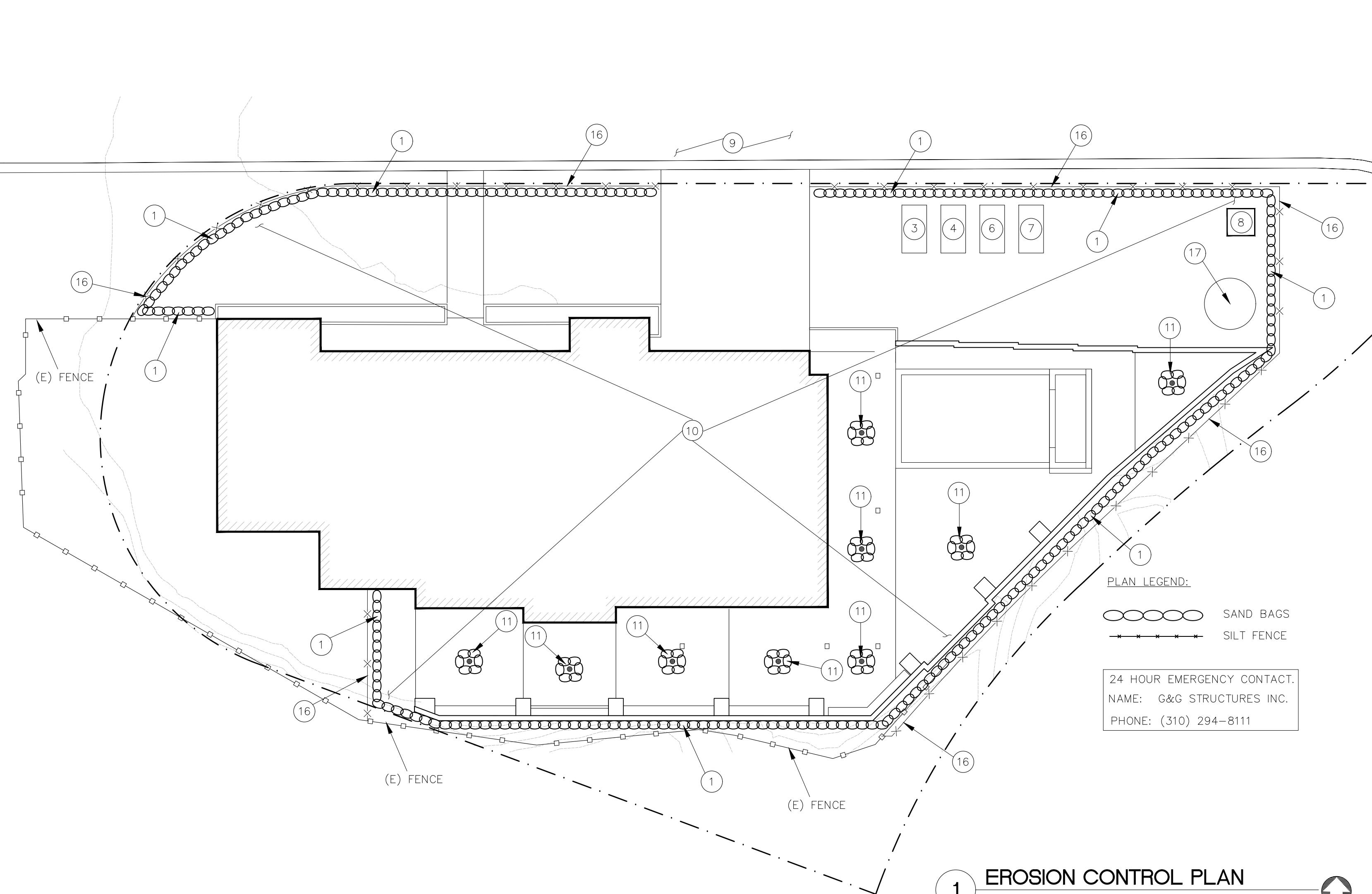
TEMPORARY EROSION CONTROL SHALL BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. (EC1)

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

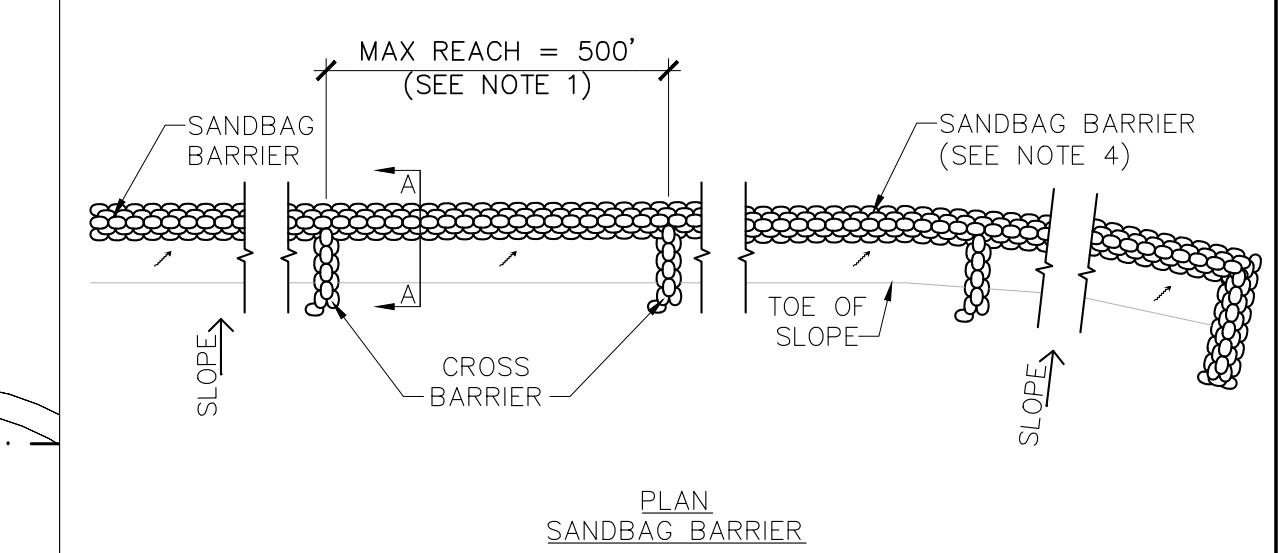
TEMPORARY SEDIMENT CONTROL
EC16 - SILT FENCE
SE1 - SEDIMENT BASIN
SE2 - SEDIMENT TRAP
SE3 - CHECK DAM
SE4 - FIBER ROLLS
SE5 - GRAVEL BAG BERM
SE6 - STRAW BALE BARRIER
SE7 - STREET SWEEPING AND VACUUMING
SE8 - SANDBAG BARRIER
SE9 - STRAW BALE BARRIER
SE10 - STORM DRAIN INLET PROTECTION
SE11 - ACTIVE TREATMENT SYSTEMS
SE12 - TEMPORARY SILT DIKE
SE13 - COMPOST SOCKS & BERM
SE14 - BIOFILTER BAGS

WIND EROSION CONTROL
WE1 - WIND EROSION CONTROL



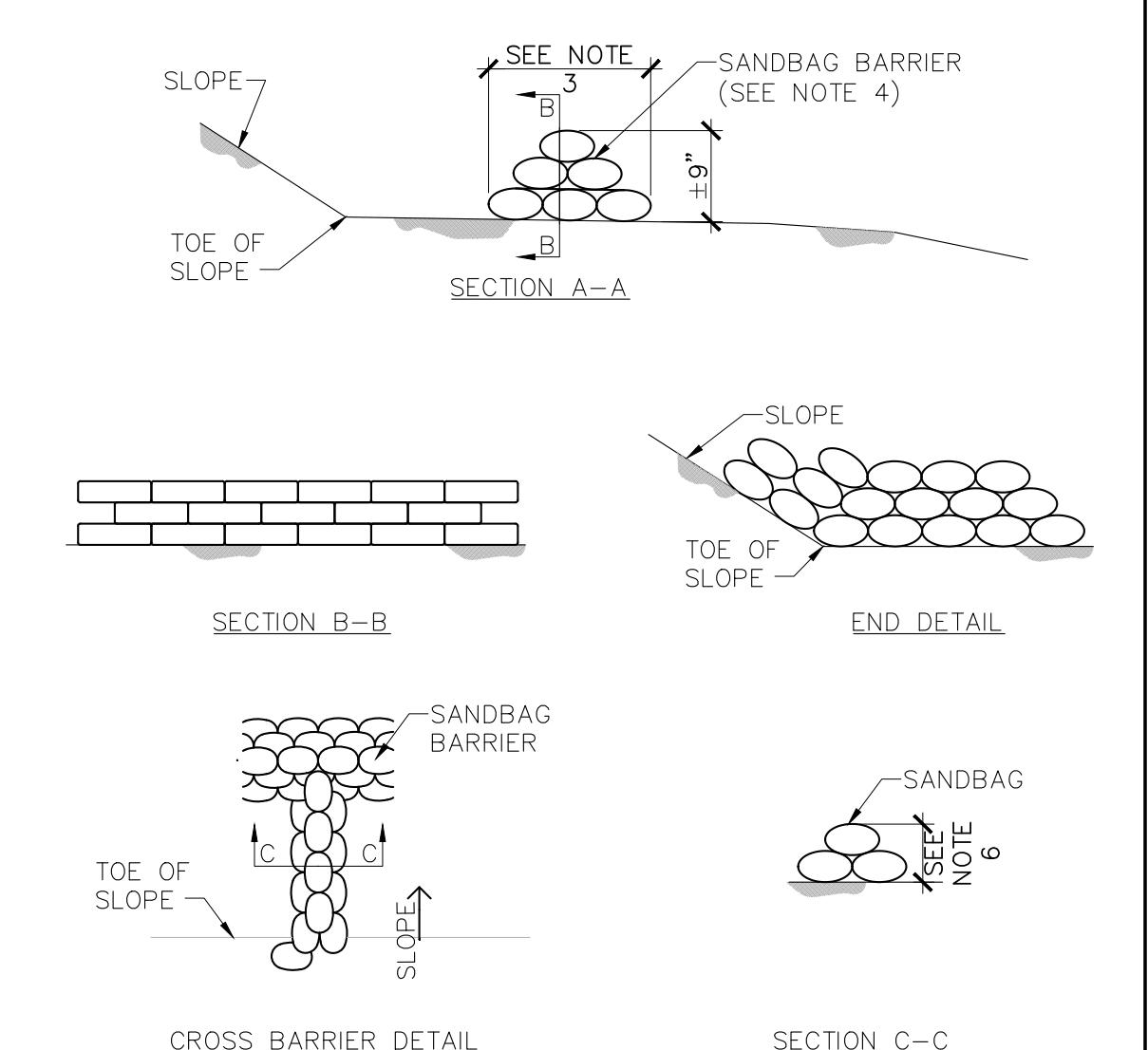
1 EROSION CONTROL PLAN

1/16"=1'-0"



NOTES:

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



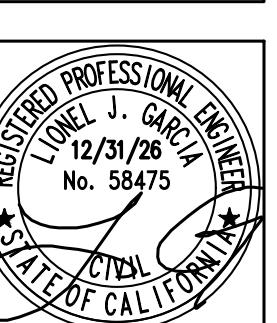
1 SAND BAGS BARRIER DETAIL

sheet description
EROSION CONTROL PLAN

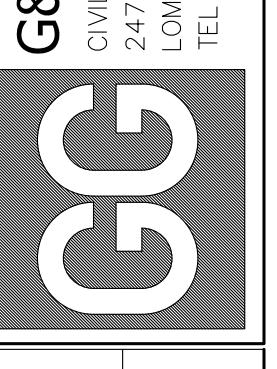
POWERS RESIDENCE
1 CASABA ROAD
ROLLING HILLS ESTATES, CA 90275
date: 07/14/2025
scale: 1/16"; 1'-0"
drawn by: M.A.
job no.: 24-295
sheet:

C3.0

REVISION
12/31/26
No. 58475

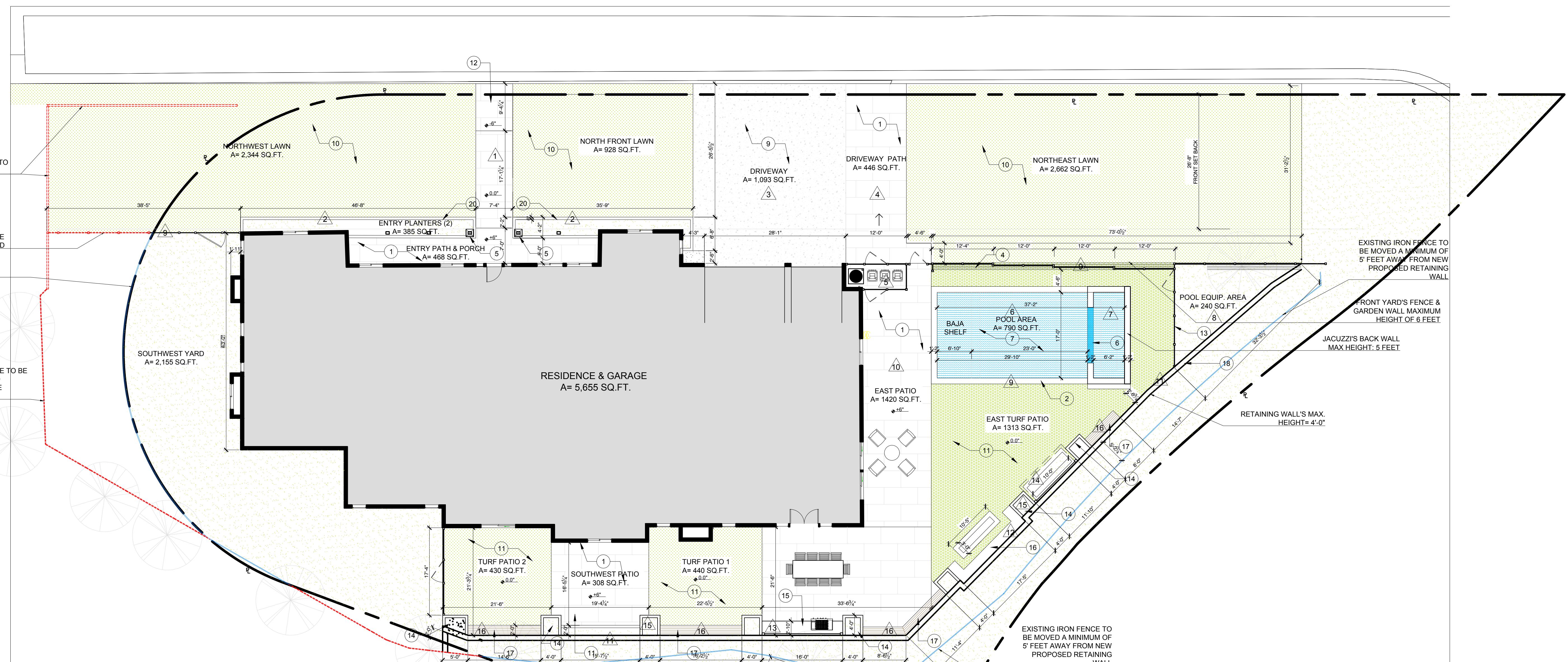


G&G STRUCTURES, INC.
CIVIL & STRUCTURAL ENGINEERING
240-2 NARROWNE AVE.
LOMITA, CA 90717 TEL (310) 294-8111 FAX (310) 294-8112



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01 PROPOSED PLAN
SCALE 3/32" = 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

PROPOSED LAYOUT PLAN

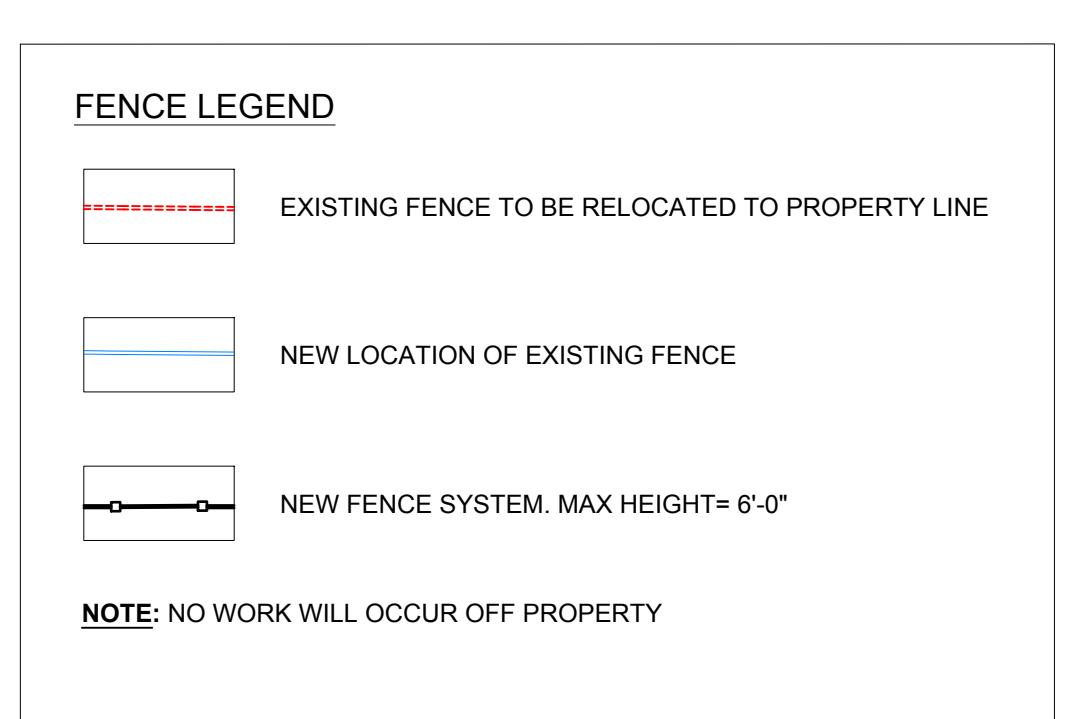
DRAWN BY:
NATALIA
PLAN DATE
11/26/2025

SHEET NUMBER

L-1.0

SPECIFICATIONS LEGEND

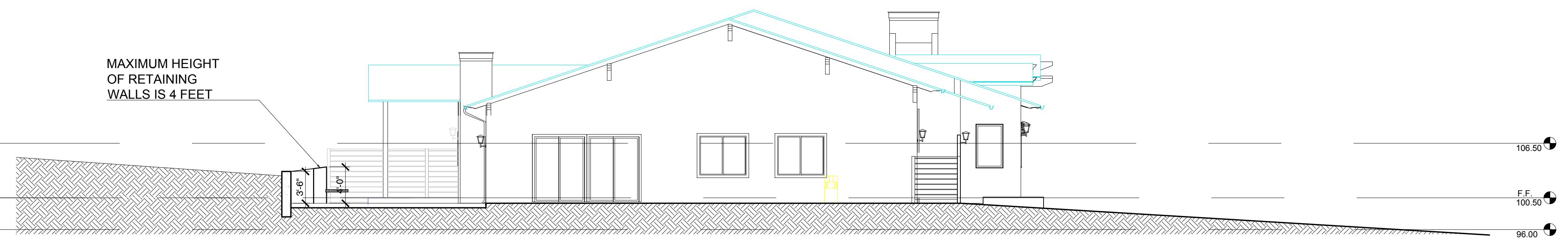
- PORCELAIN TILE UNICA CARBON 24x48 R11 ANTI-SLIP, BY ARIZONA TILE.
- POOL'S COPING 14" THICK TO BE FACED WITH PORCELAIN TILE UNICA CARBON, 24x48 R11 ANTI-SLIP, BY ARIZONA TILE.
- PORCELAIN SLAB ARABESCATO, POLISHED, BY MSI SURFACES - OR SIMILAR.
- NEW ALUMINUM FENCING & GATE SYSTEM, BY SLEEK FENCE. 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 LINER FACED WITH 1x1 GLASS TILE, COLOR SAPPHIRE, 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".



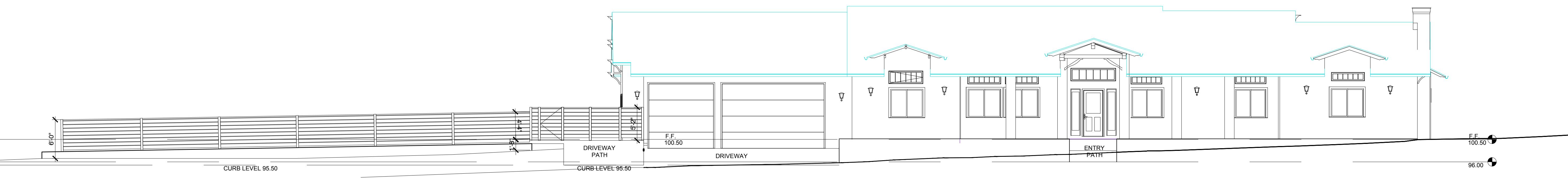
AREAS CHART	
1) ENTRY PATHWAY & PORCH	9) NEW FENCE & GATE SYSTEM
2) FRONT PORCH'S PLANTER WALLS	10) EAST PATIO
3) DRIVEWAY	11) REAR RETAINING WALL
4) DRIVEWAY PATH	12) BUILT-IN CONCRETE COUCH
5) TRASH ENCLOSED AREA / AC	13) BUILT-IN BARBECUE STRUCTURE
6) BUILT-IN POOL	14) SWING STRUCTURE
7) BUILT-IN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

AREA'S SYMBOL

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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

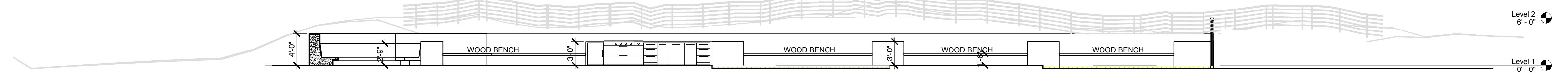
SHEET NUMBER

L-2.0

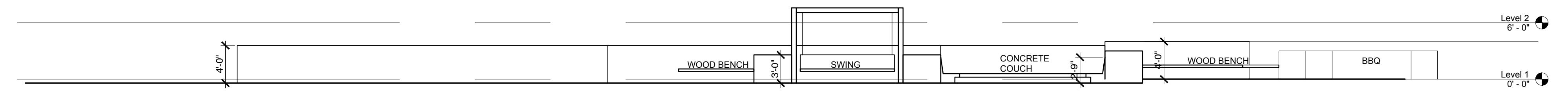
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01 **SOUTH RETAINING WALL ELEVATION**
SCALE
1/8" = 1'-0"



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

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SHEET NUMBER

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