

# TITLE PAGE

9 ARRIATE ST, LADERA RANCH, CA 92694

## FRAME RESIDENCE BACKYARD REMODEL AND SPA INSTALLATION

Zoning: Angelm

6/11/2020

Building&Safety: Roshanak Amirazizi

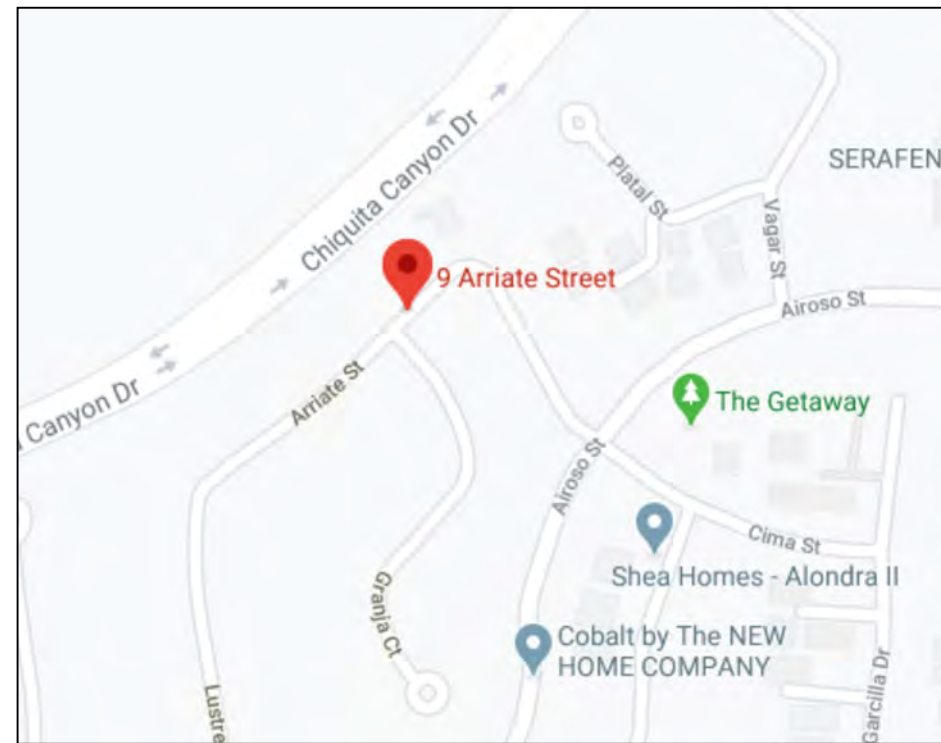
6/12/2020

Permits: BLD20-0596

County of Orange - OC Public Works  
OC Development Services  
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee  
BUILDING OFFICIAL



VICINITY MAP

NOTE:  
There shall be no trenches or excavations 5 feet or more in depth into which a person is required to descend.

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA RESIDENTIAL BUILDING CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2018 INTERNATIONAL POOL AND SPA SAFETY CODE

NOTE:  
The discharge of any pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, soil particulates, construction waste, materials or waste water generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or drain system.

OC Public Works  
**NPDES Notes**

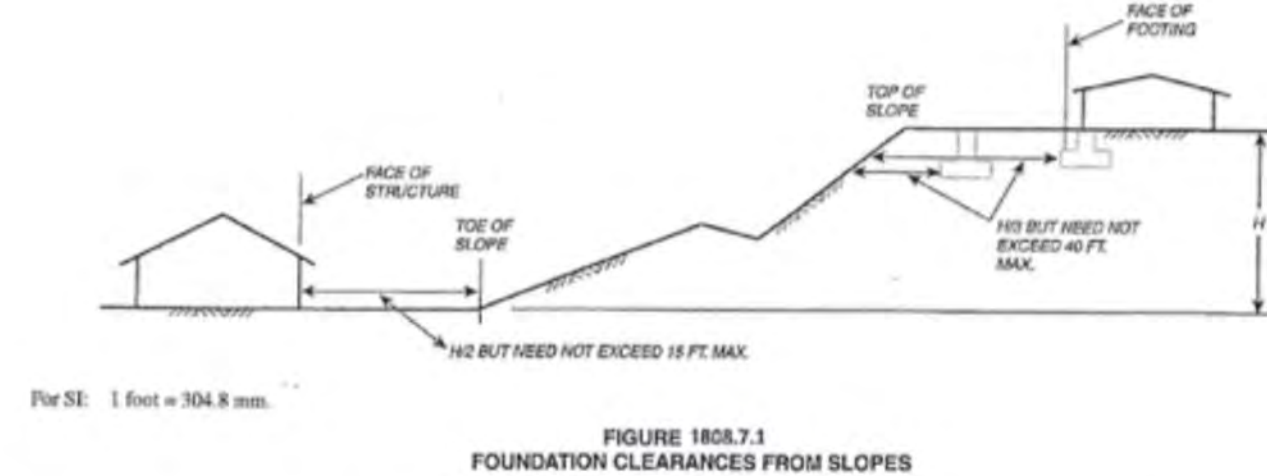
Notes must be shown as worded, on the title sheet of the plan.

- In the case of emergency, call Victor Herrera at Work Phone # (949) 379-0469 or Home Phone # (951) 317-5558.
- Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super chlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

300 N. Flower Street, Santa Ana, CA 92703  
P.O. Box 4048, Santa Ana, CA 92702-4048  
Revised 10/2015

www.ocpublicworks.com  
P: 714.667.8888 | F: 714.667.7575  
ocpCustomerCare@ocpw.ocgov.com

OC Public Works  
**2016 California Building Code  
Soils and Foundation**



**1808.7.1 Building clearance from ascending slopes.** In general, buildings below slopes shall be set a sufficient distance from the slope to provide protection from slope drainage, erosion and shallow failures. Except as provided for in Section 1808.7.5 and Figure 1808.7.1, the following criteria shall be assumed to provide this protection. Where the existing slope is steeper than one unit vertical in one unit horizontal (100-percent slope), the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees (0.79 rad) to the horizontal. Where a retaining wall is constructed at the toe of the slope, the height of the slope shall be measured from the top of the wall to the top of the slope.

**1808.7.2 Footing setback from descending slope surface.** Footings on or adjacent to slope surfaces shall be founded in firm material with an embedment and set back from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in Section 1808.7.5 and Figure 1808.7.1, the following setback is deemed adequate to meet the criteria. Where the slope is steeper than 1 unit vertical in 1 unit horizontal (100-percent slope), the required setback shall be measured from an imaginary plane 45 degrees (0.79 rad) to the horizontal, projected upward from the toe of the slope.

**1808.7.3 Pools.** The setback between pools regulated by this code and slopes shall be equal to one-half the building footing setback distance required by this section. That portion of the pool wall within a horizontal distance of 7 feet (2134 mm) from the top of the slope shall be capable of supporting the water in the pool without soil support.

300 N. Flower Street, Santa Ana, CA 92703  
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Revised 2/2017

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OC Public Works  
**Swimming Pool/Spa Note Sheet**

- Pool and/or spa shall be completely enclosed by 5' minimum high fencing and gates with no openings greater than 4". Gates to be self-closing and self-latching with latch a minimum of 5' high and must be swinging outward.
- Glazing within 5' of water edge shall be tempered.
- Pool equipment not to exceed noise level required by Orange County Noise Ordinance Section 4-6-5 of Division 6 Orange County Codified Ordinance.
- Special Inspection is required on pools/spas during gunite or shotcrete placement in accordance with 2019 CBC Sections 1705.3, 1908 and Table 1705.3.
- Concrete, gunite and shotcrete used in pools/spas construction shall be resistant to sulfates per 2019 CBC Chapter 19 and ACI 318 Table 19.3.1.1. Use F=4500 psi 28 day compressive strength with Type V Cement (maximum water/cement ratio = 0.45 per ACI Table 19.3.2.1) unless otherwise specify by soil report.
- For expansive soils, use an Equivalent Fluid Pressure of 100 PCF (for level lot) and 125 PCF (for slopes) when soils report is not available.
- All electrical shall be in conformance with the 2019 CEC.
- Pool shell and perimeter paved and unpaved surfaces shall be bonded in accordance with CEC 680.26(B). Bonding to perimeter surfaces shall be provided as specified in CEC 680.26(B)(2)(a) or (2)(b) and shall be attached to the pool reinforcing steel or copper conductor grid at a minimum of four (4) points uniformly spaced around the perimeter of the pool.
- Pool/spa water heater and gas piping installation to be in conformance with the 2019 CPC.
- Two return drains required, one drain at the bottom and one drain at the side 2" within bottom, minimum 4" apart with anti-vortex covers.
- Contractor is advised to refer to Section 115928 of the California Health and Safety Code for proper installation of the pool drain system.
- All drains, grates, protective devices & skimmer cover for swimming pools/spas must be approved by this agency prior to installation.
- All equipment shall be installed per manufacturers' recommendations and in accordance with the County of Orange regulations.
- Prior to steel inspection, Building Inspection will require a memo from the Soil/Geotechnical Engineer stating "Pool excavation is suitable for the support of the structure and the design assumptions are considered adequate."
- Any pool or spa heating system or equipment shall be installed only if the manufacturer has certified the system per 2019 California Energy Code section 110.4. Cover shall be installed if outdoor pool/spa has a heat pump or gas heater.
- Dirt and construction debris shall go to a legal dump site.
- Property markers must be visible at the time of inspection or a survey will be required.

**NOTICE COUNTY PROPERTY PERMIT REQUIRED**  
CURB CUTS, DRIVEWAYS, EXCAVATIONS, STORAGE OF MATERIAL OR ANY REPAIR WORK IN, OVER, ALONG A CROSS OR THROUGH ANY HIGHWAY WITHOUT FIRST OBTAINING A PERMIT TO DO SO FROM OC PUBLIC WORKS | OC PLANNING IS AN UNLAWFUL ACT. Sec 6-1-2 Orange County Code (may take 4-6 weeks to obtain permit).

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Revised: 2/2017

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ocpCustomerCare@ocpw.ocgov.com



A OMEGA DESIGN AND DRAFTING  
16331 CONSTRUCTION CIR E  
IRVINE, CA 92606  
(949) 379-0469

**PROPERTY DESCRIPTION:**

2 STORY SINGLE FAMILY RESIDENCE

**LEGAL DESCRIPTION:**

LOT 5  
TRACT NO. 17581  
PHASE MBO  
VIRIDIAN AT ESENCIA  
CITY - LADERA RANCH  
COUNTY - ORANGE  
STATE - CALIFORNIA  
LOT = 5,636 SQUARE FEET  
HOUSE = 2,516 SQUARE FEET

**OWNER INFORMATION**

SCOTT FRAME  
9 ARRIATE ST  
LADERA RANCH, CA 92694  
562-304-6460  
SCOTTFRAME@MSN.COM

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- N1 = POOL NOTES
- N2 = OC NOTE PAGE
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- Q1 = EQUIPMENT PLAN
- P1 = PLUMBING / ELECTRICAL
- D1 = DRAINAGE PLAN
- E1 = POOL ELEVATIONS
- S2 = STRUCTURAL ENGINEERING
- C1 = NORTH CROSS SECTION
- C2 = EAST CROSS SECTION

**PROPOSED SCOPE OF WORK:**

- 8X16 SPA
- BARBECUE ISLAND
- FIRE PIT
- WALL FOUNTAIN
- CONCRETE
- ARTIFICIAL TURF

**SCALE:**

AS SHOWN ON EACH PAGE  
ALL DIMENSIONS SHALL BE FIELD  
VERIFIED.

**DRAWN BY:**

VICTOR HERRERA  
(949) 379-0469  
aomegacompany@gmail.com

Lot 5 - Tract No.	Drawing: TITLE PAGE	Project: BACKYARD REMODEL AND SPA INSTALLATION	Drawn: VICTOR HERRERA	Owner: SCOTT FRAME 9 ARRIATE ST LADERA RANCH, CA 92694
Title: VIRIDIAN AT ESENCIA	Scale: N.T.S.	Date: 05/26/2020	Rev: A	

T1

# POOL NOTES

9 ARRIATE ST, LADERA RANCH, CA 92694

Zoning: Angelm 6/11/2020  
 Building&Safety: Roshanak Amirazizi 6/12/2020  
 Permits: BLD20-0596



County of Orange - OC Public Works  
 OC Development Services  
**National Electrical Code Article 680 Illustrations**  
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**Hadi Tabatabaee**  
 BUILDING OFFICIAL

**Pool Notes:**

**Definition:**

Any swimming pool, spa, pond or other body of water on private property designed or intended to contain water more than 18 inches in depth at any point, including in-ground, above ground and on ground pools, hot tubs and portable spas. (City Ord. 6.56.010 & Appendix 419-421)

**Barrier Requirements:**

**Fences:**  
 The top of the fences or gates shall be at least 60 inches above any surface on the side of the fence that faces away from the pool. The space under a fence shall not exceed 2 inches to earth. Openings in a fence (if any) shall not be large enough to allow passage of a 4-inch sphere.

**Decorative design:**  
 Work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited

**Chain link fence:**  
 Material for fencing shall be a minimum 11 gauge wire and shall not allow passage of a 1-3/4 inch diameter sphere.

**Lattice Fences:**  
 The maximum opening formed by the diagonal members shall be no more than 1-3/4 inches

**Wood or wrought iron fence or combination with masonry walls composed of horizontal and vertical members:**  
 Where the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the pool side of the fence and the space between the vertical members shall not exceed 1-3/4 inches in width. Where the distance between the tops of the horizontal members is 45 inches or more the spacing between the vertical members shall not allow the passage of a 4 inch sphere. Where there are decorative cutouts within the vertical members, spacing within the cutouts shall not exceed 1-3/4 inches in width.

Pool and/or spa shall be completely enclosed by 5' minimum high fencing and gates with no openings greater than 4" Gates to be self-closing and self-latching with latch a minimum of 5' high and must be swinging outward.

**Doors from the house:**  
 When the wall of a dwelling serves as part of the barrier to the pool, any door (including sliding glass and screen doors) accessing pool area requires self-closing and self-latching devices with a release mechanism located a minimum of 54 inches above floor OR an approved pool alarm installed on all doors and screen having direct access to pool. (Self-contained spas with LISTED covers are exempt from Barrier requirements).

**Equipment:**

Heater must be at least 4 feet from the property line. Pool drain line and P-Traps are required on all pools and spas over 300-gallon capacity regardless of filter system.

**Pool Location:**

Subject to zoning approval, no minimum dimensions to building, property line or slope is required provided engineer has calculated the surcharge. Pool not permitted in Public Utility Easement. If pool is under private power lines, the lines must be at least 22 feet above water line.

**Glazing:**

Glazing in walls and fences used as the barrier for indoor and outdoor pools and spas shall be safety glass when all of the following conditions are present:  
 • The bottom edge of the glazing is less than 60 inches above grade.  
 • The glazing is within 5 feet of a pool deck or area.

**Gates:**

Gates shall swing away from the pool, and shall be self-closing with self-latching device. When the release mechanism of the self-latching device is less than 54 inches from the ground, the release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate and the fence shall have no openings greater than 1/2 inch within 18 inches of the release mechanism. Pedestrian doors from a garage shall have a self-closing, self-latching device 54 inches above the garage floor inside the garage.

**Electrical Requirements:**

At least on 125-volt outlet with GFI protection is required within 10 to 20 feet from a permanently installed pool. Outlets are not permitted less than 10 feet from pool. Exception: single locking, ground type outlet for pump motor allowed up to 5 feet with GFI protection.

All metal surfaces (fence, flashings, motors, sliding doors, post bases, building weep screed, switches, re-bar or mesh in concrete decking, etc.) within 5 feet of water shall be bonded to the pool shell reinforcement. Bond connection shall be lug screwed or welded to the metal surface. Light fixtures (110-volts or low voltage) are not permitted within 10 feet of horizontal pool edge. Area in front of panel/timer to have a clear working space of 36 inches by 30 inches wide.

When using P.V.C. conduit to shell of light niche, leave container from potting compound for inspector's approval. Under certain conditions it may be necessary to increase the electrical service size to install pool/spa.

GFCI protection is required for outlets supplying pool-pump motors connected to 1-phase, 120V through 240V circuits, whether by receptacle or direct connection.

**Pool Notes Continued:**

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- Glazing within 5' of water edge shall be tempered.
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**Sediment and Erosion Control**

- In the case of emergency, call Julio Gonzalez, Mobile Phone # (714) 501-2895
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- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than storm water only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Part 117 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super chlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state and federal requirements.
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 Soils and Foundation**

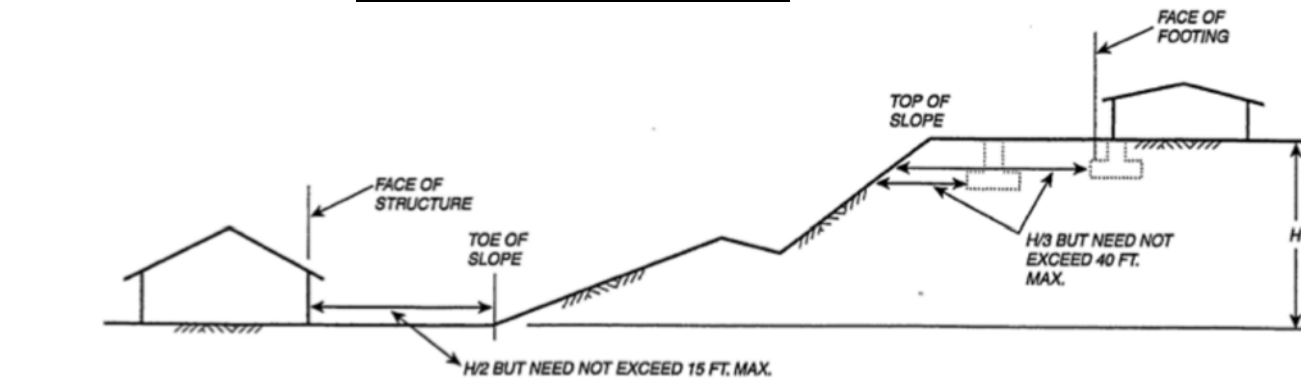


Figure 1808.7.1  
 Foundation Clearances From Slopes

**1808.7.1 Building clearance from ascending slopes.**  
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**1808.7.3 Pools.**  
 The setback between pools regulated by this code and slopes be equal to one-half the building footing setback distance required by this section. That portion of the pool wall within a horizontal distance of 7 feet (2134 mm) from the top of slope shall be capable of supporting the water in the pool without soil support.

Lot 5 - Tract No. 17591 - Phase MBO	Drawing: POOL NOTES	Project: BACKYARD REMODEL AND SPA INSTALLATION	Drawn: VICTOR HERRERA	Owned: SCOT FRAME 9 ARRIATE ST LADERA RANCH, CA 92694	<b>N1</b>
Title: VERIDIAN AT ESENCIA	Scale: N. T. S.	Date: 05/26/2020	Rev: A		

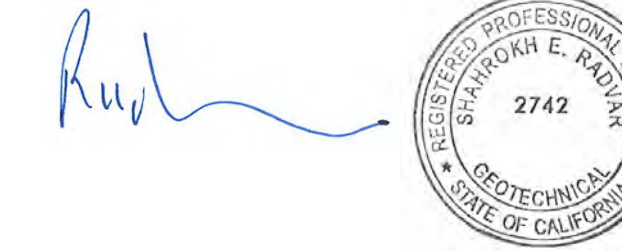
# COUNTY OF ORANGE NOTE PAGE

## 9 ARRIATE, LADERA RANCH

Zoning: Angelm 6/11/2020

Building&Safety: Roshanak Amirazizi 6/12/2020

Permits: BLD20-0596



*Rud*



**County of Orange - OC Public Works  
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This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

**Hadi Tabatabaee  
BUILDING OFFICIAL**

### Red Imported Fire Ant

Orange, Los Angeles, and Riverside County Agricultural Commissioners – CDFA – USDA  
California Department of Food and Agriculture - RIFA Program  
3180 Cridge Street Riverside, CA 92507  
PH: (760) 275-0144 FAX: (951) 784-8932  
EMAIL: douimay@cdfa.ca.gov

**TO ALL CONCERNED WITH SOIL MOVEMENT IN ORANGE COUNTY AND THE QUARANTINED AREAS OF RIVERSIDE AND LOS ANGELES COUNTIES:**

There are quarantines established against the red imported fire ant (RIFA) in all of Orange County and parts of Los Angeles and Riverside Counties (California Code of Regulations 3432 and Code of Federal Regulation 301.81). Articles and commodities regulated include soil; baled hay and baled straw stored in direct contact with ground; plants and sod with roots and soil attached; used soil moving equipment, unless free of all non-compacted soil and any other product, article, or means of conveyance when it is determined by the department or county agricultural commissioner to present hazard of spreading live red imported fire ant and the person in possession has been so notified. It is unlawful to move within or from the quarantine area a commercial shipment of any commodity mentioned, except when certified by the department or county agricultural commissioner in accordance with the regulations.

RIFA Project would certify movement of soil from or within the quarantine area. The inspections are free. Please contact at least 3 days in advance to schedule an inspection, by sending a fax of this document and attached RIFA Form CA-1 (Notification of Intent to Move Soil). Inspection consists of determining if RIFA are present by visual survey or by trapping the area using protein baits (canned lunch meat). Certification for movement of soil within the quarantined area will be based on the severity of RIFA in the general area where the soil is being excavated in conjunction with where the soil is to be moved. RIFA Form CA-1 (attached) may be faxed to RIFA Project office with the appropriate information each time you have soil-moving project. If no RIFA are found at the site of origination, movement is permitted and a certification will be provided stating that the site found negative for RIFA. If RIFA are found at the origination site, movement is prohibited until a pesticide treatment plan is established as required by Project personnel.

The certification requirement for movement of soil would apply to persons dealing in soil movement such as grading, digging, landscaping, and other building projects. If you are unsure as to whether or not your project is subject to these requirements, please fax a copy of RIFA Form CA-1 to (916) 654-0986. We will respond within 3 to 4 business days (Mon-Thru).

Thank you for your cooperation and help in this matter.

I have read and understand this document: RIFA Compliance Agreement No\*

VICTOR HERRERA  
(print name)   
(signature)

Company: A. AMBULA CONSTRUCTION Phone #: (949) 519-0469  
Address: 16551 CONSTRUCTION CIR E, IRVINE, CA 92614 05/20/2020  
Job Site Address: 9 ARRIATE ST, LADERA RANCH, 92694

300 N. Flower Street, Santa Ana, CA 92703 www.ocpublicworks.com  
P.O. Box 4048, Santa Ana, CA 92702-4048 P: 714.667.8888 | F: 714.667.7575  
Revised 02/2017 ocpCustomerCare@ocpw.ocgov.com

### Special Inspection Program and Designation of Special Inspectors

SPECIAL INSPECTIONS <small>(Only checked items are required)</small>	
INSPECTION ITEMS	SPECIAL INSPECTOR(S) <small>NAME, PHONE NUMBER, REGISTRATION #</small>
<input type="checkbox"/> Concrete (Design Mix, Form Work, Placement, etc., per table 1705.3)	
<input type="checkbox"/> Erection of Pre-Cast Concrete Members	
<input type="checkbox"/> Bolts Installed in Concrete	
<input type="checkbox"/> Reinforcing Steel and Pre-Stressing Steel Tendons	
<input type="checkbox"/> Structural Welding/Rebar Welding	
<input type="checkbox"/> High-Strength Bolting/Material Verification	
<input type="checkbox"/> Steel Frame Joint Details	
<input type="checkbox"/> All Masonry Construction	
<input type="checkbox"/> Sprayed Fire-Resistive Materials	
<input checked="" type="checkbox"/> Shotcrete (Curing Temperature, Design Mix, Placement, Strength etc. per table 1705.3)	<u>JOHN WATSON #2957</u> <u>OC# 825 0062 (714) 406-0040</u>
<input type="checkbox"/> Soils (Excavation, Fill, etc. per table 1705.6)	
<input type="checkbox"/> Smoke-Control System	
<input type="checkbox"/> Driven Piles per Table 1705.7	
<input type="checkbox"/> Cast in Place Piles per Table 1705.8	
<input type="checkbox"/> Mastic and Intumescent Fire-Resistant Coatings	
<input type="checkbox"/> Exterior Insulation and Finish Systems (EIFS)	
<input type="checkbox"/> Wood for High-Load Diaphragms	
<input type="checkbox"/> Others	
<input type="checkbox"/> Others	
<input type="checkbox"/> Others	
<input type="checkbox"/> Others	

**DECLARATION BY OWNER OR ARCHITECT/ENGINEER OF RECORD:**  
I, the  Owner  Engineer or  Architect of record, declare that the above listed Special Inspector(s) is/are hired by me.

VICTOR HERRERA   
Print Name Signature 5-20-2020  
Date

300 N. Flower Street, Santa Ana, CA 92703 http://ocpublicworks.com  
P.O. Box 4048, Santa Ana, CA 92702-4048 P: 714.667.8888 | F: 714.667.7575  
Revised : 02/2017 ocpCustomerCare@ocpw.ocgov.com

### Swimming Pool/Spa

**APPLICATION QUESTIONNAIRE**  
(TO BE COMPLETED BY APPLICANT)

Building Permit/Plan Check Number: PG20-0388

	YES	NO
1. Is the Pool/Spa for a single-family dwelling?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Do you have an approved Orange County Standard Plans? <small>Indicate number: _____</small>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Do you have an approved Erosion and Sediment control plan approved by Building Permit Services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Do you have an approved fire ant form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Does the project site have an active grading permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the project located in a floodplain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the project site served by a septic system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Declaration:**  
*I declare that the foregoing is true and correct to the best of my knowledge. I understand that incorrect answer will cause delay to inspection approval and issuance of a stop work order.*

9 ARRIATE, LADERA RANCH   
SITE ADDRESS SIGNATURE OF APPLICANT 5-20-2020  
DATE

300 N. Flower Street, Santa Ana, CA 92703 www.ocpublicworks.com  
P.O. Box 4048, Santa Ana, CA 92702-4048 P: 714.667.8888 | F: 714.667.7575  
Revised 10/2015 ocpCustomerCare@ocpw.ocgov.com

Site: <b>LOT 5 - TRACT NO. 17591 - PHASE MBO</b>	Drawing: <b>NOTE PAGE</b>	Project: <b>BACKYARD REMODEL &amp; SPA INSTALLATION</b>	Drawn: <b>VICTOR HERRERA</b>
Title: <b>VERIDIAN AT ESENCIA</b>	Scale: <b>N. T. S.</b>	Date: <b>05/26/2020</b>	Rev: <b>SCOTT FRAME 9 ARRIATE ST. LADERA RANCH, CA 92694</b>

N2

# SITE PLAN

(AS IS)

9 ARRIATE ST, LADERA RANCH, CA 92694

Zoning: Angelm 6/11/2020

Building&Safety: Roshanak Amirazizi 6/12/2020

Permits: BLD20-0596

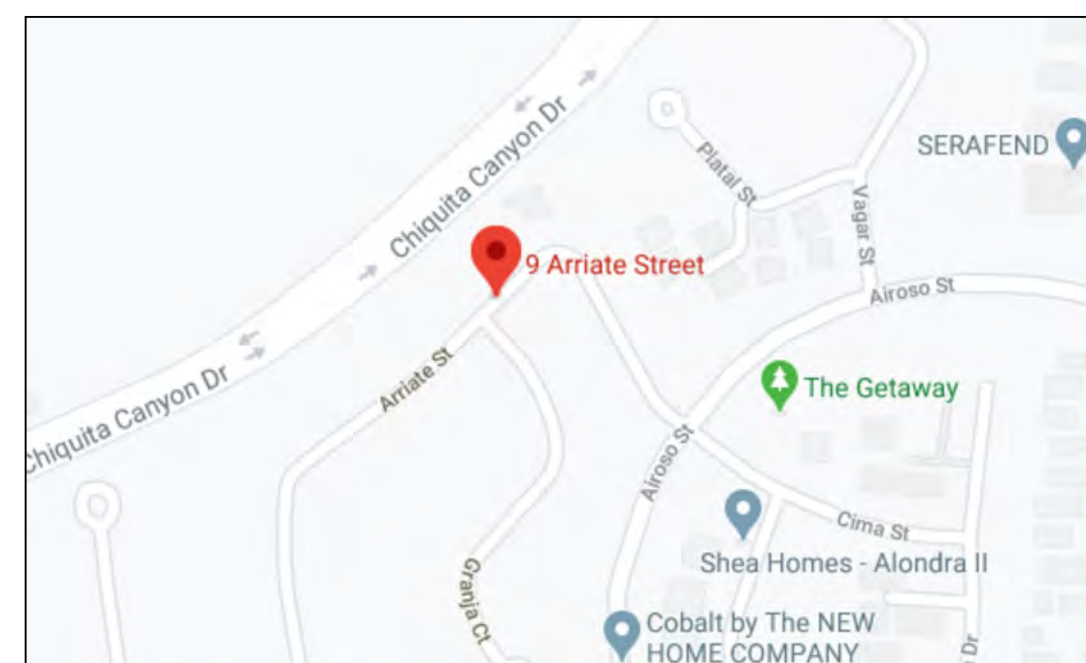
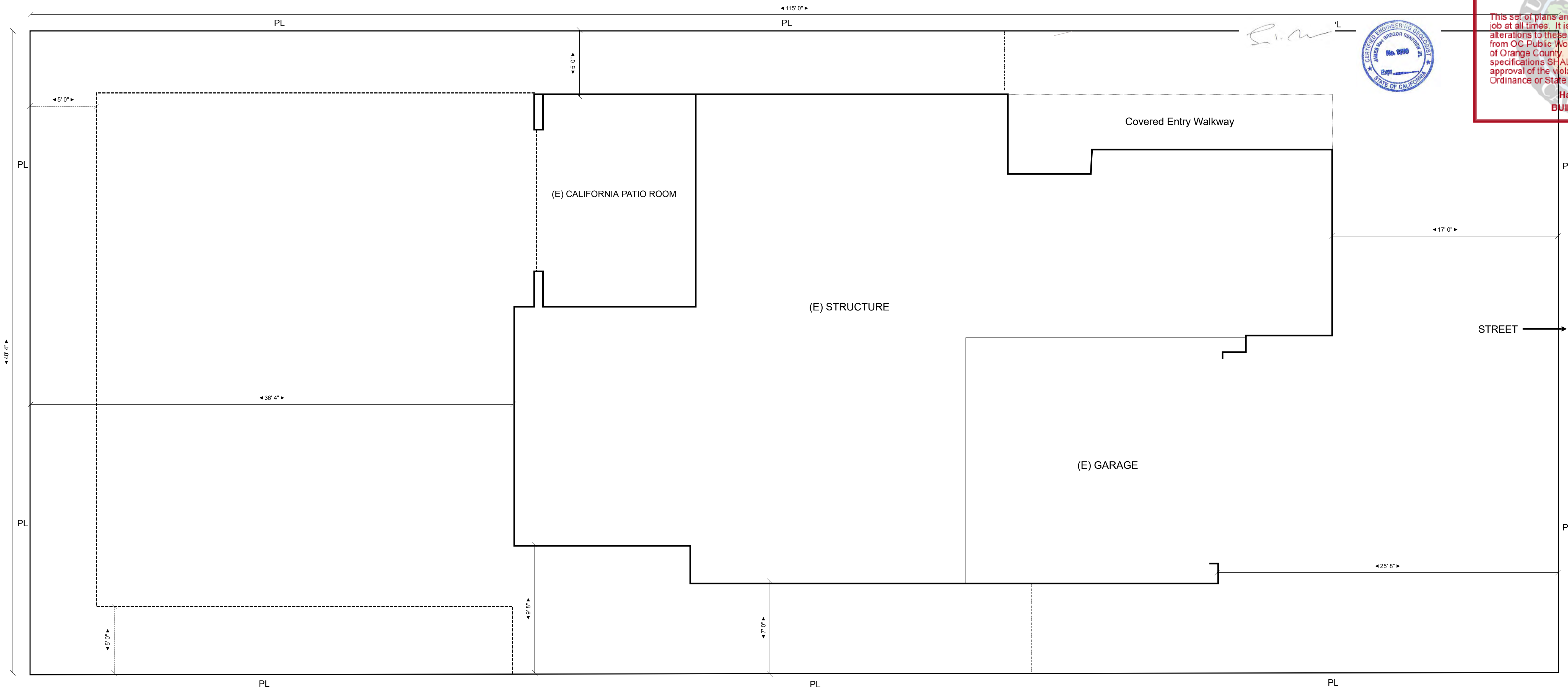
*Rud*



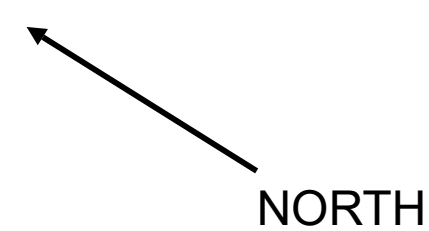
**County of Orange - OC Public Works  
OC Development Services  
APPROVED**

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

**Hadi Tabatabaee  
BUILDING OFFICIAL**



VICINITY MAP



LOT 5 - Tract No. 17591 - Phase MBO Title: VIRIDIAN AT ESCENCIA	Drawing: SITE PLAN Scale: 1/4" = 1' 0"	Project: BACKYARD REMODEL & SPA INSTALLATION Date: 05/26/2020	Drawn: VICTOR HERRERA Rev:	Owner: SCOTT FRAME 9 ARRIATE ST LADERA RANCH, CA 92694 562-304-6460	<h1>S1</h1>
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# EQUIPMENT PLAN

## 9 ARRIATE ST, LADERA RANCH, CA 92694

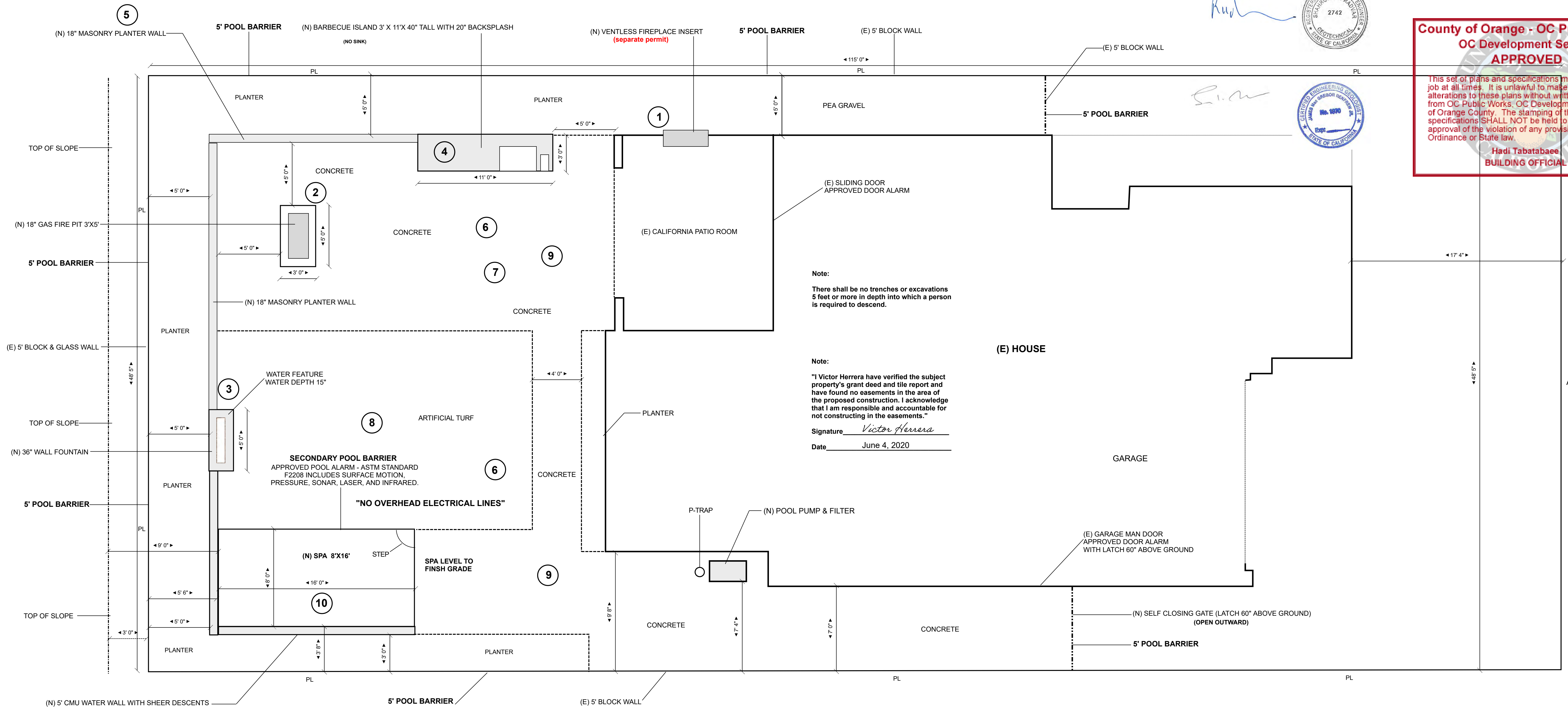
Zoning: Angelm 6/11/2020  
 Building&Safety: Roshanak Amirazizi 6/12/2020  
 Permits: BLD20-0596



**County of Orange - OC Public Works**  
**OC Development Services**  
**APPROVED**

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**Hadi Tabatabaee**  
 BUILDING OFFICIAL



DISTANCE TO WATER LINE
9'-0" FROM TOP OF SLOPE TO WATER LINE
5'-6" FROM REAR PROPERTY WALL TO WATER LINE
3'-8" FROM SIDE PROPERTY WALL TO WATER LINE
12'-7" BOTTOM OF SPA TO DAYLIGHT AT REAR SLOPE

PROPOSED WORK
1) INSTALL VENTLESS FIREPLACE INSERT (separate permit)
2) BUILD 18" FIRE PIT 3' X 5'
3) BUILD 36" WALL FOUNTAIN 2' X 5'
4) BUILD 3' X 11' BARBECUE ISLAND
5) BUILD 18" PLANTER WALL - 51 L.F.
6) INSTALL UNDERGROUND PLUMBING & ELECTRICAL
7) INSTALL AREA LANDSCAPE DRAINS
8) INSTALL ARTIFICIAL TURF 358 S.F.
9) POUR SAND WASH FINISH CONCRETE 925 S.F.
10) BUILD 8 X 16 SPA

PROPOSED POOL EQUIPMENT
(1) PENTAIR INTELIFLO VARIABLE SPEED PUMP 2 HORSE POWER
(1) PENTAIR SUPERFLO VARIABLE SPEED PUMP 3 HORSE POWER
(1) PENTAIR HEATER 400,000 BTU
(1) PENTAIR CLEAN AND CLEAR CARTRIDGE FILTER
(1) PENTAIR SALT CHLORINATOR

POOL SPECIFICATIONS
POOL 8X16 AREA = 128 SQ.FT.
POOL DEPTH 4' END TO END
PERIMETER 48 LINEAR FEET
VOLUME = 3,840 GALLONS
INTERIOR FINISH = MINI PEBBLE

FIREPLACE SPECIFICATIONS
MODEL = SUPERIOR VRL4543
FUEL TYPE = NATURAL GAS
IGNITION = ELECTRONIC
OVERALL DEPTH = 17 1/2"
OVERALL WIDTH = 55 1/16"
OVERALL HEIGHT = 29 13/16"
TYPE = VENTLESS

**BARBECUE = NATURAL GAS**  
**FIRE PIT = NATURAL GAS**

**NOTE:**  
 SEE N1 FOR POOL INSTALLATION REQUIREMENTS

LOT 5 - Tract No 17591 - Phase MBO	Drawing: EQUIPMENT PLAN	Project: BACKYARD REMODEL AND SPA INSTALLATION	Drawn: VICTOR HERRERA	Owner: SCOTT FRAME 9 ARRIATE ST LADERA RANCH, CA 92694
Title: VIRIDIAN AT ESCENCIA	Scale: 1/4" = 1'0"	Date: 05/26/2020	Rev:	

Q1

# PLUMBING/ELECTRICAL PLAN

9 ARRIATE ST, LADERA RANCH, CA 92694

Zoning: Angelm 6/11/2020

Building&Safety: Roshanak Amirazizi 6/12/2020

Permits: BLD20-0596

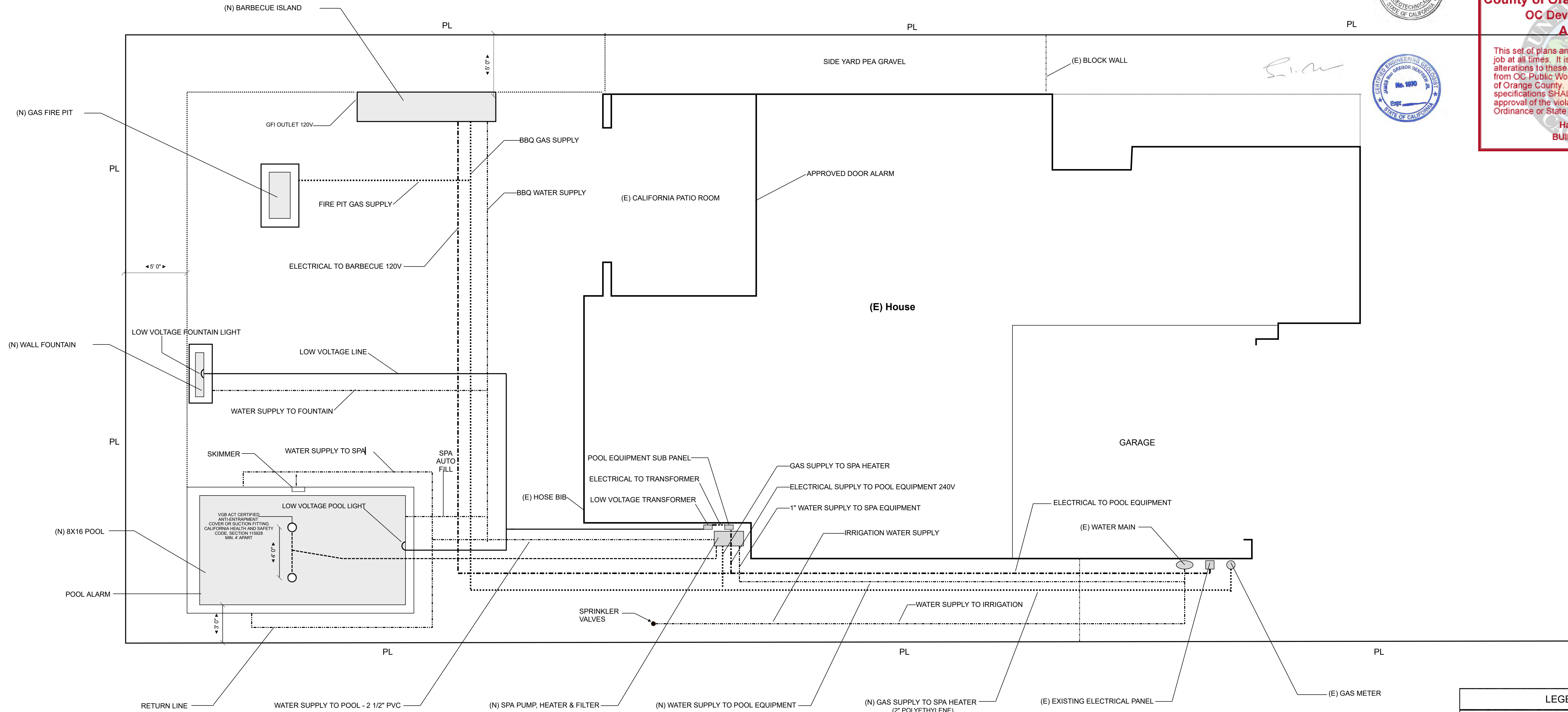
*Rub*



**County of Orange - OC Public Works  
OC Development Services  
APPROVED**

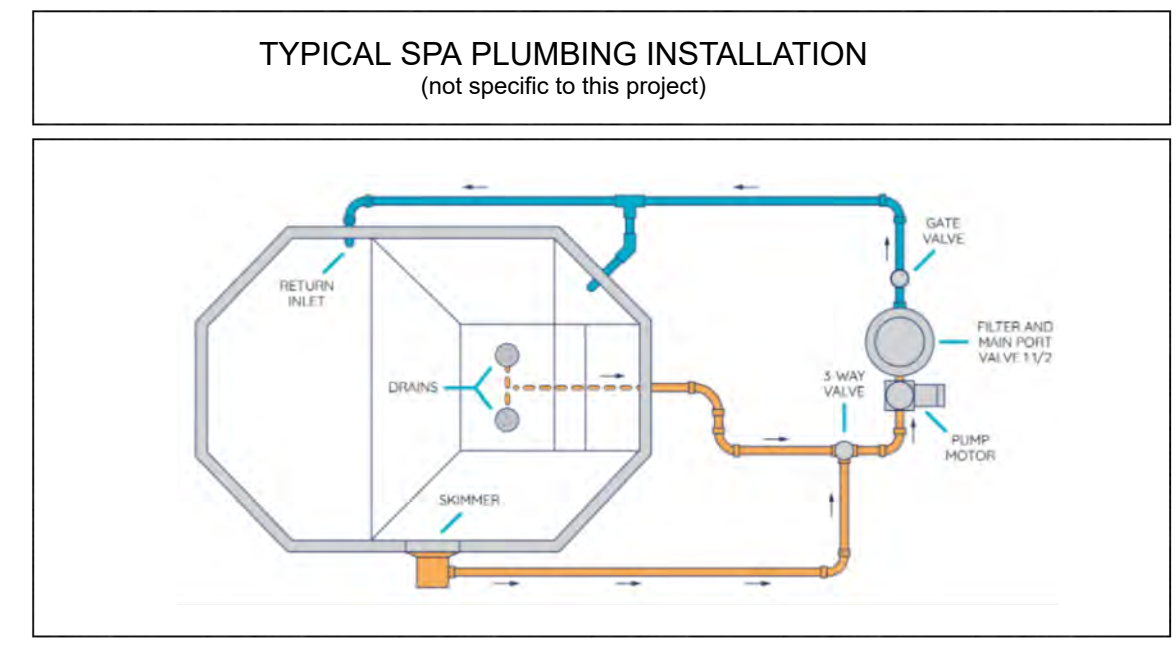
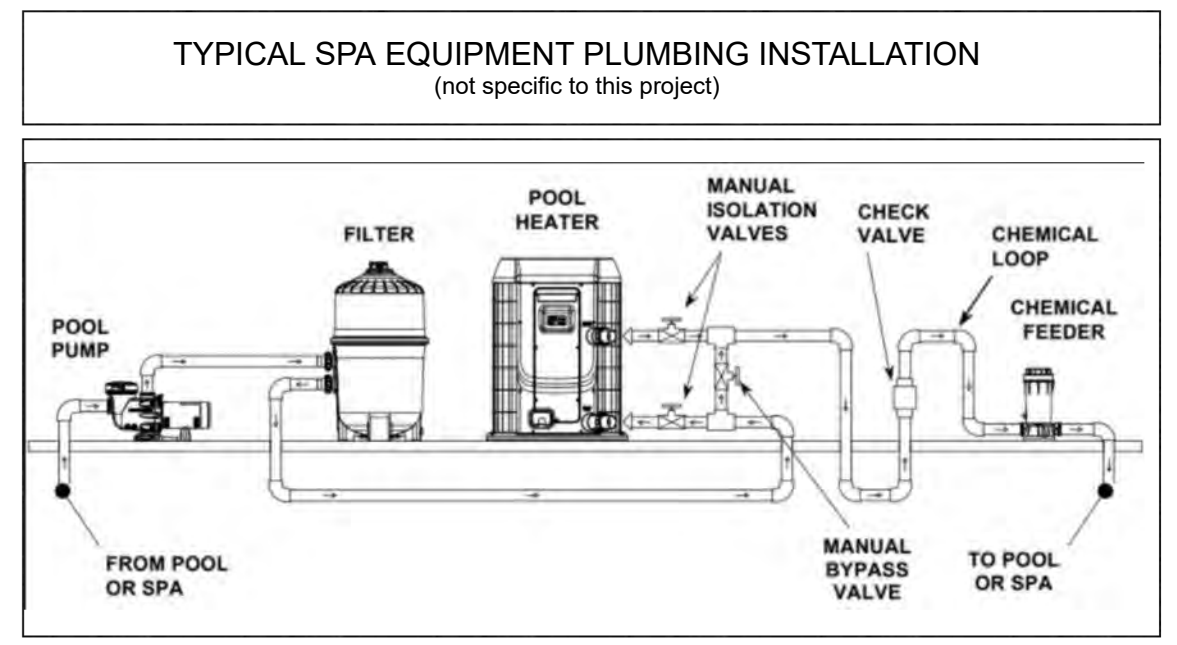
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BUILDING OFFICIAL**



LEGEND	
-----	1" PVC WATER SUPPLY LINE
—	LOW VOLTAGE LINE FOR LIGHTS
-----	VGB ACT COMPLIANT DRAIN
.....	2" POLYETHYLENE GAS LINE
-----	1" ELECTRICAL CONDUIT SCHEDULE 80

1" WATER LINE = 175 L.F.
2" POLY GAS LINE = 112 L.F.
1" CONDUIT = 105 L.F.
2 1/2" PVC = 84 L.F.



LOT 5 - Tract No. 17591 - Phase MBO	Drawing: PLUMBING AND ELECTRICAL PLAN	Project: BACKYARD REMODEL AND SPA INSTALLATION	Drawn: VICTOR HERRERA	Owner: SCOTT FRAME 9 ARRIATE ST LADERA RANCH, CA 92694 (562) 304-6460
Title: VIRIDIAN AT ESCENCIA	Scale: 1/4" : 1' 0"	Date: 05/26/2020	Rev:	<b>PE1</b>

# DRAINAGE PLAN

## 9 ARRIATE ST, LADERA RANCH, CA 92694

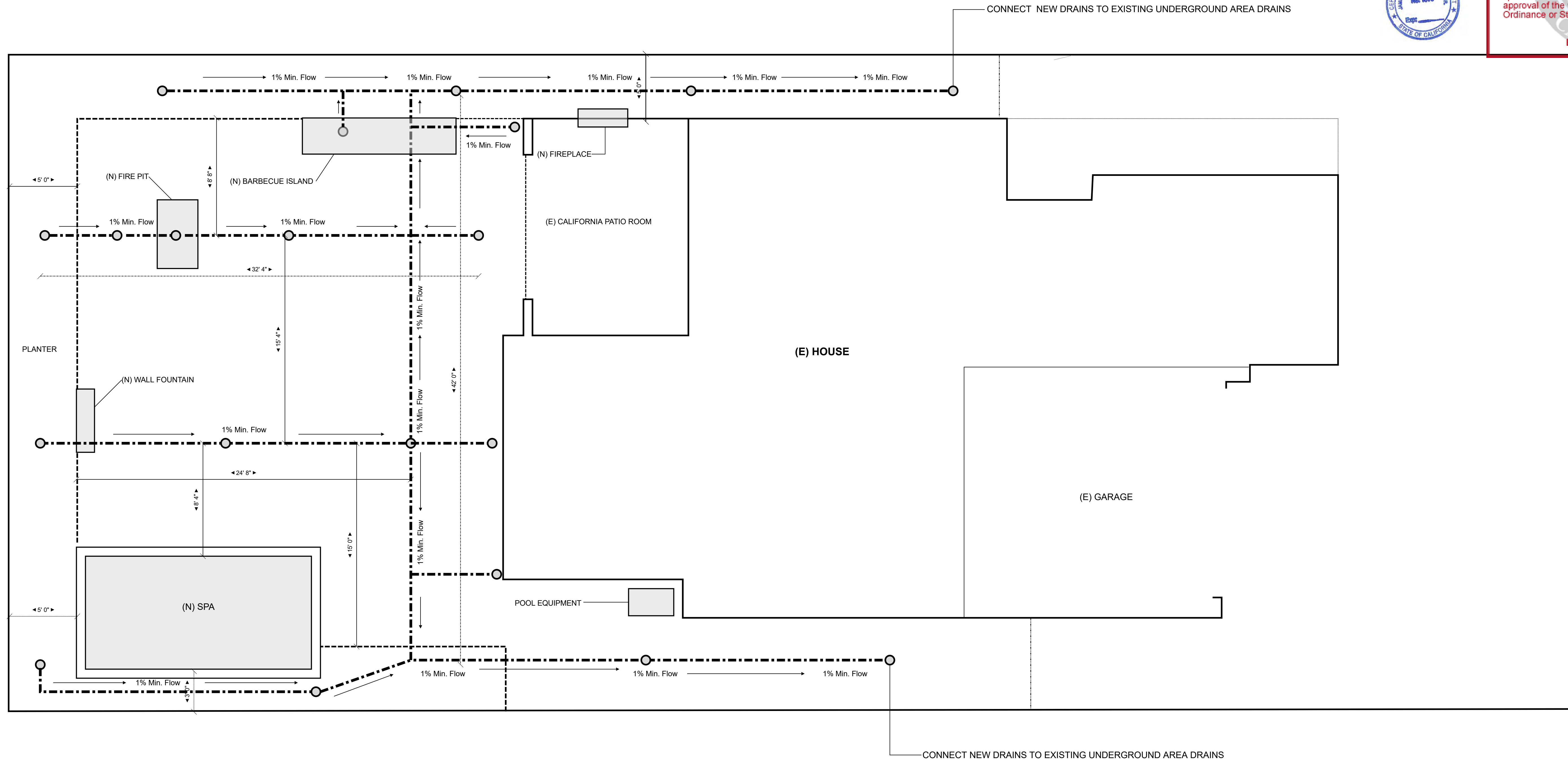
Zoning: Angelm 6/11/2020  
 Building&Safety: Roshanak Amirazizi 6/12/2020  
 Permits: BLD20-0596



**County of Orange - OC Public Works  
 OC Development Services  
 APPROVED**

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**Hadi Tabatabaee  
 BUILDING OFFICIAL**



----- 3" PVC DRAIN PIPE SDR 35 (323 L.F.)



LOT 5 - Tract No. 17591 - PHASE MBO Title: VIRIDIAN AT ESCENCIA	Drawing: DRAINAGE PLAN Scale: 1/4" : 1'0"	Project: BACKYARD REMODEL AND SPA INSTALLATION Date: 05/26/2020	Drawn: Rev:	Owner: SCOTT FRAME 9 ARRIATE ST LADERA RANCH, CA 92694
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D1

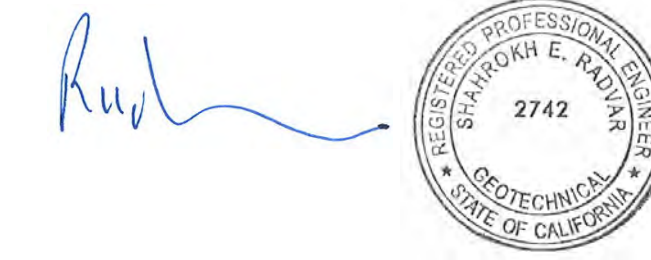
# POOL ELEVATIONS

## 9 ARRIATE, LADERA RANCH, CA 92694

Zoning: Angelm 6/11/2020

Building&Safety: Roshanak Amirazizi 6/12/2020

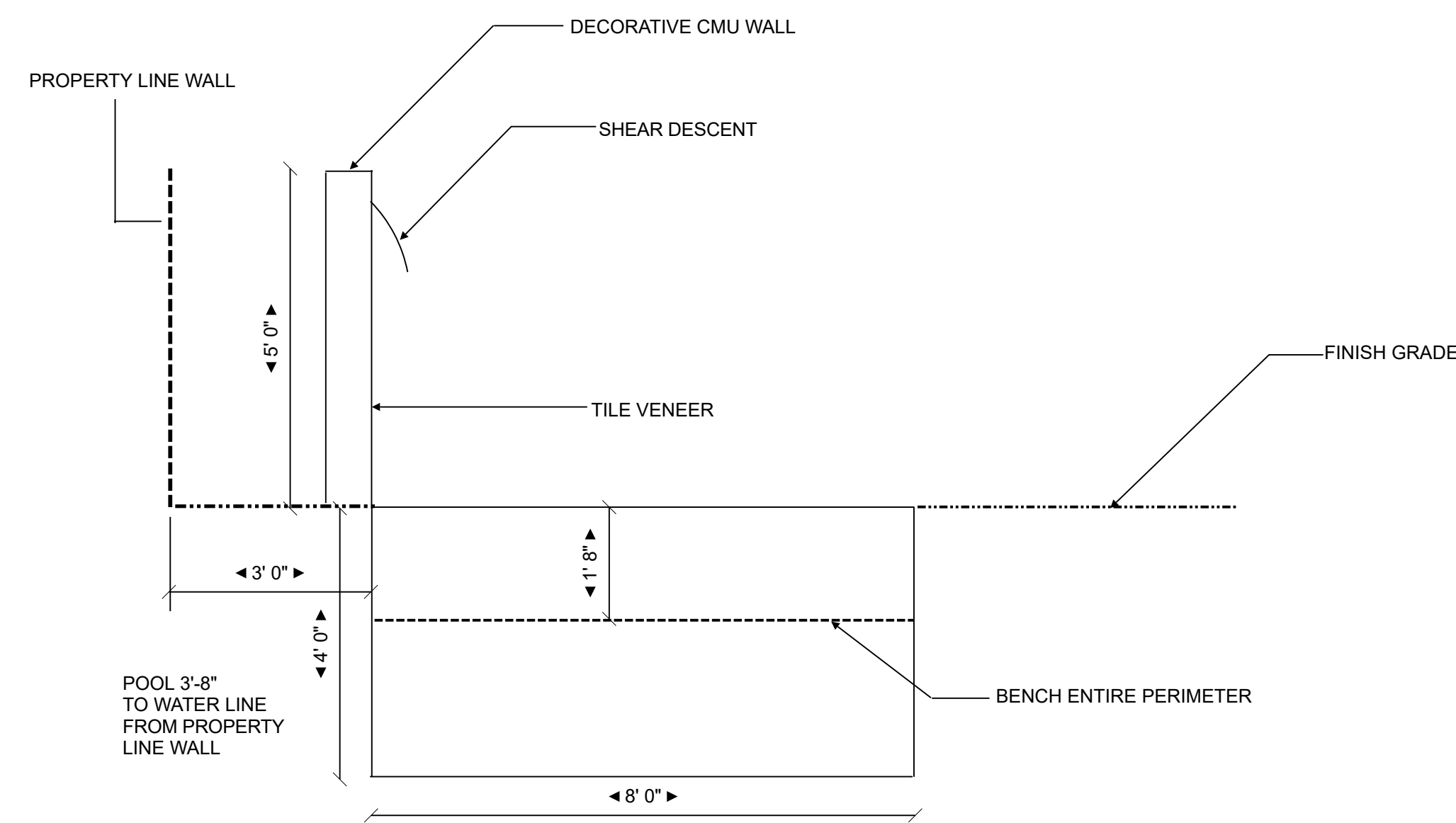
Permits: BLD20-0596



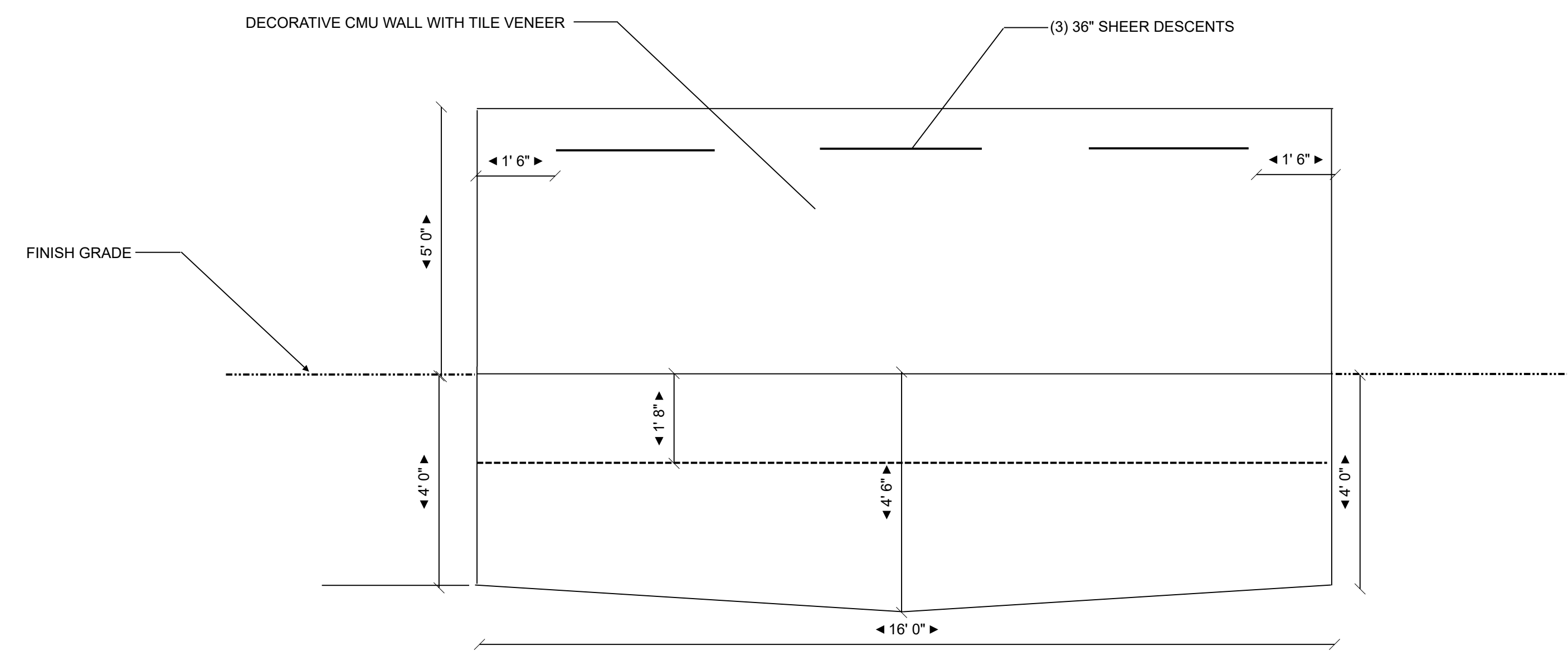
**County of Orange - OC Public Works**  
**OC Development Services**  
**APPROVED**

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**Hadi Tabatabaee**  
**BUILDING OFFICIAL**



SPA SIDE ELEVATION



SPA FRONT ELEVATION

POOL MUST HAVE  
 SPLIT SUCTION DRAIN  
 WITH VGB ACT CERTIFIED  
 ANTI-ENTRAPMENT  
 COVER OR SUCTION FITTING  
 CALIFORNIA HEALTH AND SAFETY  
 CODE, SECTION 115928  
 MIN. 4' APART

SPA DETAILS
SPA SIZE - 8 X 16
AREA - 128 SQUARE FEET
SPA FINISH SURFACE - MINI PEBBLE
PERIMETER - 32 LINEAR FEET
COPING - PRECAST MASONRY
SURFACE AREA - 192 SQUARE FEET
VOLUME - 3,840 GALLONS

Site: LOT 5 - TRACT No. 17591 - Phase MBO	Drawing: POOL ELEVATIONS	Project: BACKYARD REMODEL AND SPA INSTALLATION	Drawn: VICTOR HERRERA	Owner: SCOTT FRAME 9 ARRIATE ST LADERA RANCH, CA 92694
Title: VIRIDIAN AT ESENCIA	Scale: 1/2" : 1'0"	Date: 05/26/2020	Rev: A	



# SITE PLAN

(PROPOSED WORK)

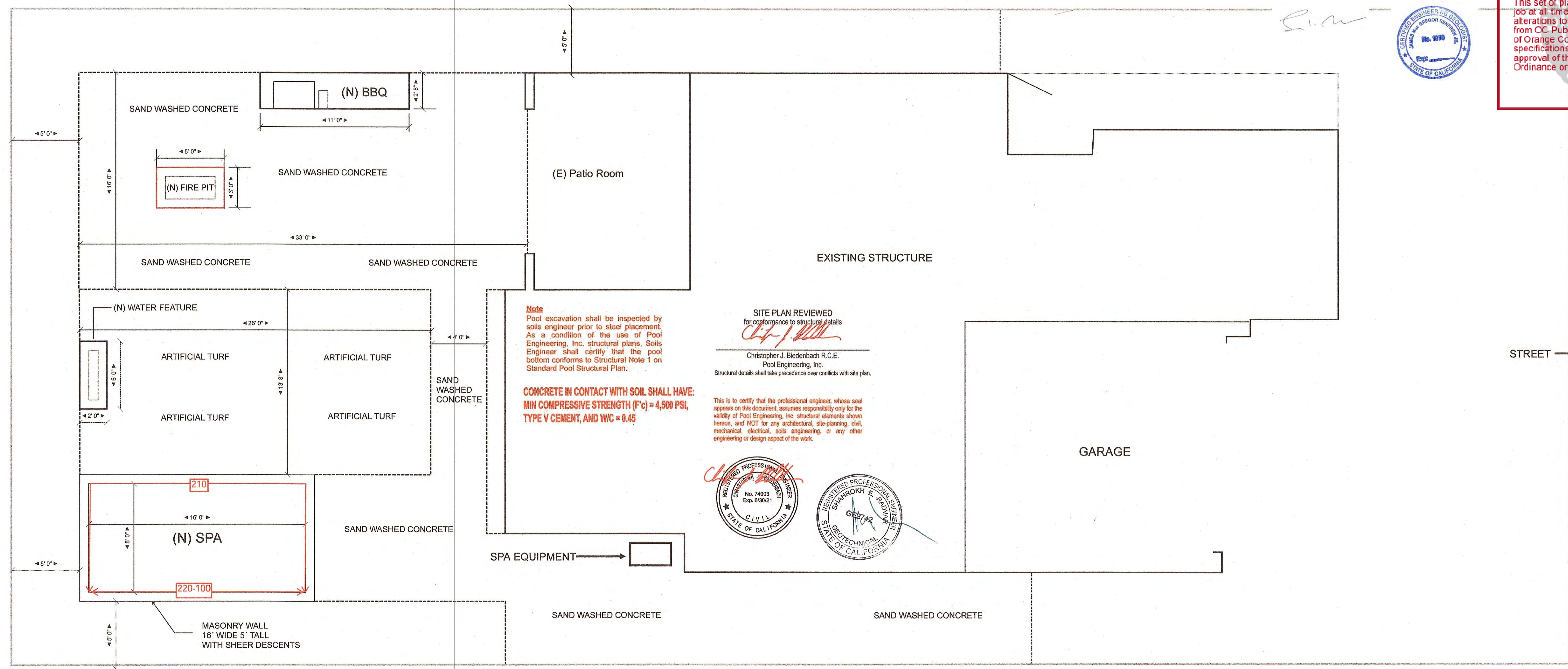
*Rud*  
*S.M.*



**County of Orange - OC Public Works  
OC Development Services  
APPROVED**

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**Hadi Tabatabaee  
BUILDING OFFICIAL**

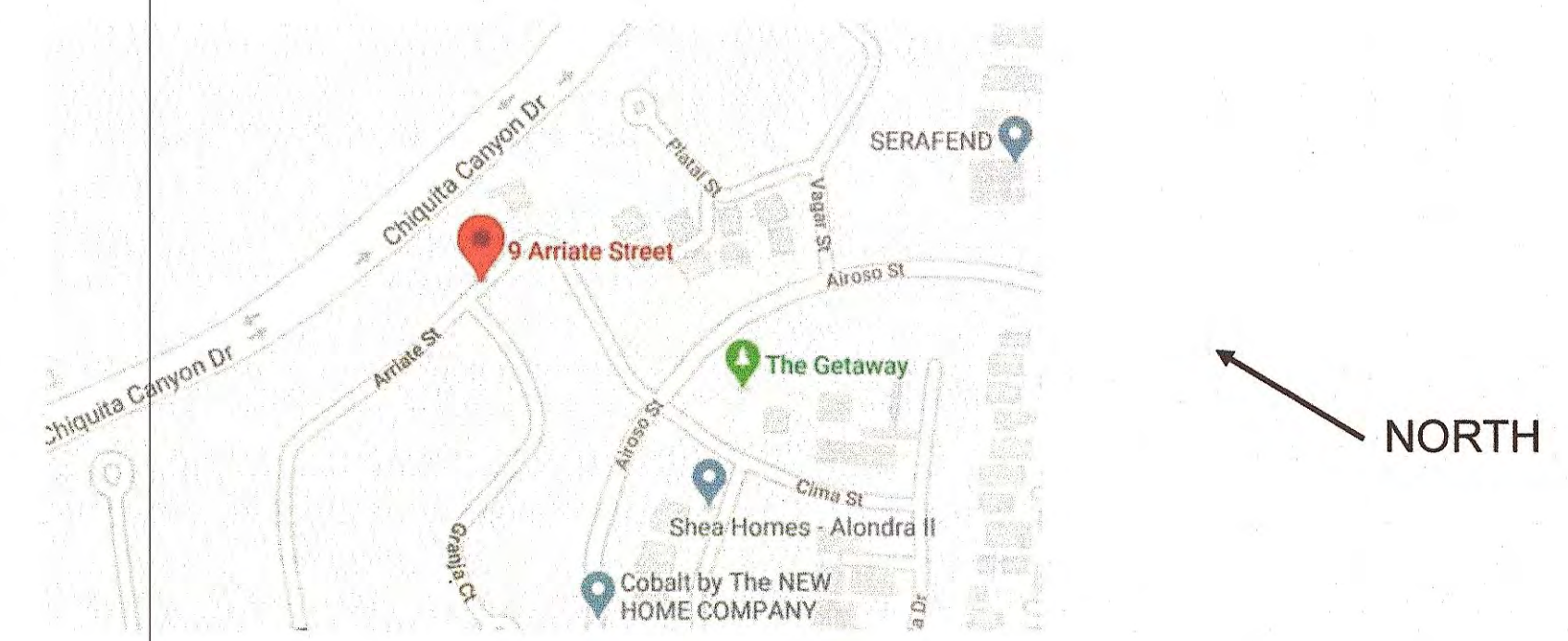




**Note**  
Pool excavation shall be inspected by soils engineer prior to steel placement. As a condition of the use of Pool Engineering, Inc. structural plans, Soils Engineer shall certify that the pool bottom conforms to Structural Note 1 on Standard Pool Structural Plan.

**CONCRETE IN CONTACT WITH SOIL SHALL HAVE:  
MIN COMPRESSIVE STRENGTH (F'c) = 4,500 PSI,  
TYPE V CEMENT, AND W/C = 0.45**

SITE PLAN REVIEWED  
for conformance to structural details  
*Christopher J. Biedenbach*  
Christopher J. Biedenbach R.C.E.  
Pool Engineering, Inc.  
Structural details shall take precedence over conflicts with site plan.

This is to certify that the professional engineer, whose seal appears on this document, assumes responsibility only for the validity of Pool Engineering, Inc. structural elements shown hereon, and NOT for any architectural, site-planning, civil, mechanical, electrical, soils engineering, or any other engineering or design aspect of the work.



VICINITY MAP

SCOTT FRAME
9 ARRIATE ST, RANCHO MISSION VIEJO
TRACT NO. 17591 - PHASE MBO / LOT 5

S2



# CALCULATIONS

## METHODOLOGY:

$\gamma$  = EQUIVALENT FLUID PRESSURE

$$OTM = 1/6 \gamma H^3$$

WHERE  $\gamma = 100$  pcf

NET MOM = OTM - RESIST. MOMENT

$$f_s = \frac{M(12 \text{ in/ft})}{A_s j d} = \frac{M_t (12)}{A_s (0.887) d}$$

$$f_c = \frac{M(2) 12 \text{ in/ft}}{j k b d^2} = \frac{M_t (2)(12)}{(0.887)(0.339)(12) d^2} < 1125 \text{ psi}$$

$$\nu_c = \frac{(1/2) \gamma H^2}{(12 \text{ in/ft}) j d}$$

$$= \frac{\gamma H^2}{(2)(12)(0.887) d} < 55 \text{ psi}$$

$f'_c = 2,500$  p.s.i.

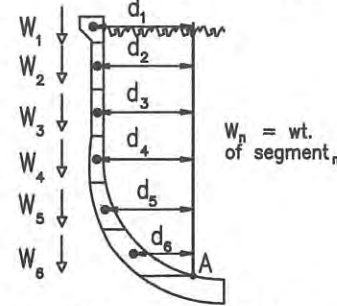
$F_s = 20,000$  p.s.i.

$f_c = 0.45 f'_c = 1125$  p.s.i.

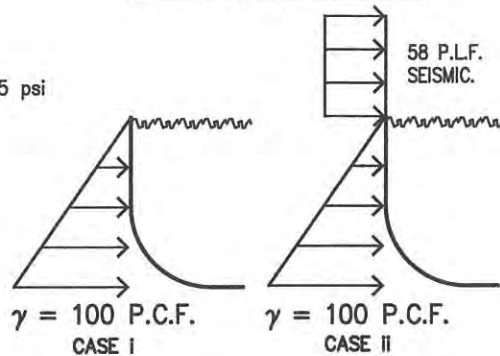
$\nu_c = 1.1 \sqrt{f'_c} = 55$  p.s.i.

## RESISTING MOMENT:

RESISTING MOMENT ABOUT POINT A  
 $RM = W_1 d_1 + W_2 d_2 + \dots + W_n d_n$



## LOADING DIAGRAM:



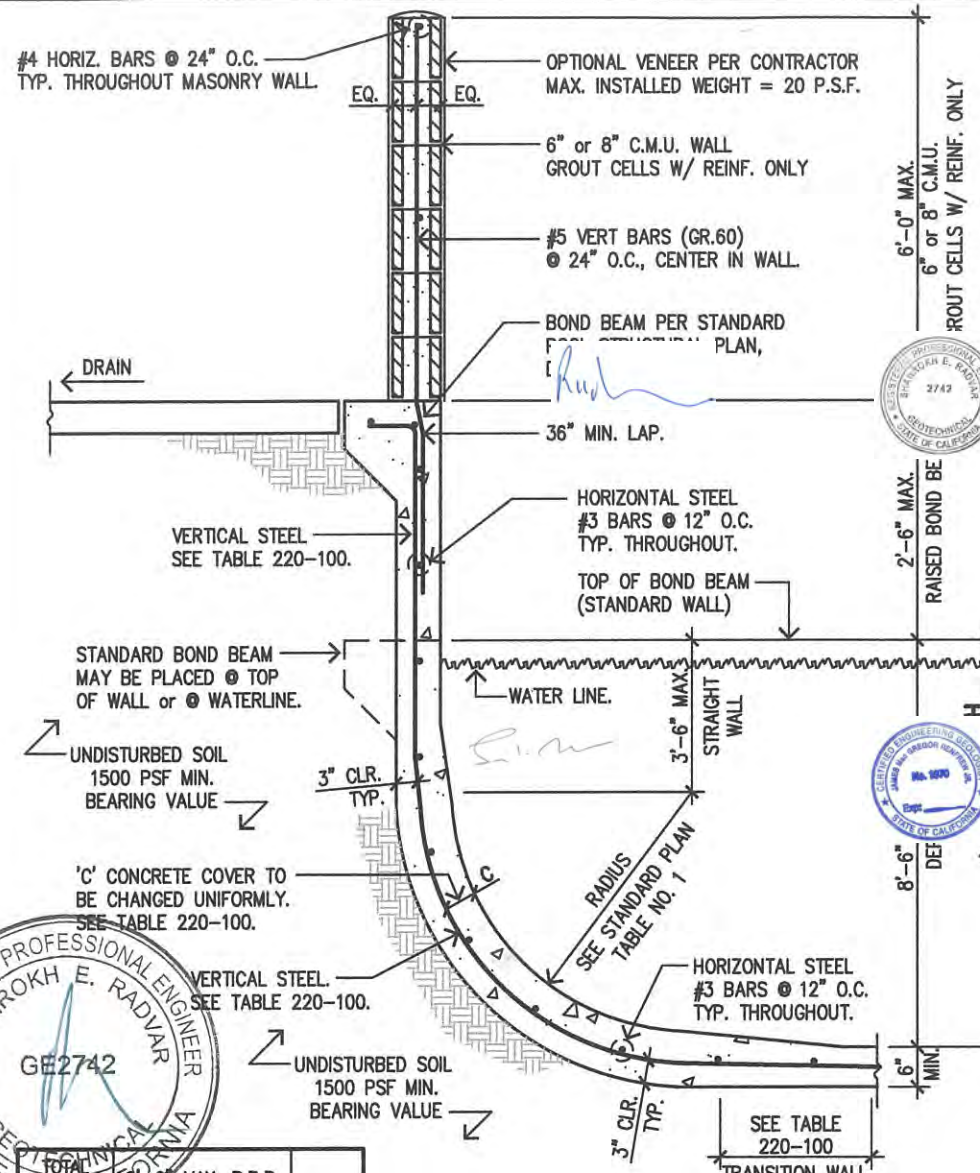
## CALCULATION RESULTS: 6'-0" BLOCK WALL ON BOND BEAM

EQUIVALENT FLUID PRESSURE = 100 P.C.F.  
 RESULTS FOR NO RAISED BOND BEAM WITH SEISMIC

DEPTH 'D'	SOIL OTM ft-#	LOAD OTM ft-#	SOIL RM ft-#	NET Mom	t	VERTICAL STEEL	$f_s$ p.s.i.	$f_c$ p.s.i.	$\nu_c$ p.s.i.
1'-0"	17	1398	64	1351	8"	#3 @ 6"	16591	523	7.6
2'-0"	133	1788	102	1820	9"	"	18378	520	8.5
3'-0"	450	2178	150	2478	10 1/2"	"	19740	492	9.6
3'-6"	715	2373	179	2909	10 1/2"	#3 @ 3"	11887	439	11.4
4'-6"	1519	2714	288	3945	10 1/2"	"	16120	595	16.0
5'-6"	2773	2950	552	5171	11"	"	19723	700	20.3
6'-6"	4577	3057	1096	6538	12 1/2"	add 3 #4	13472	567	22.5
7'-6"	7031	2961	2202	7790	12 1/2"	"	16051	675	28.9
8'-6"	10235	1893	6689	5439	12 1/2"	"	11208	471	36.1

## RESULTS FOR 2'-6" MAX. RAISED BOND BEAM WITH SEISMIC

HEIGHT 'H'	SOIL OTM ft-#	LOAD OTM ft-#	SOIL RM ft-#	NET Mom	t	VERTICAL STEEL	$f_s$ p.s.i.	$f_c$ p.s.i.	$\nu_c$ p.s.i.
1'-6"	56	1593	81	1569	8"	#3 @ 6"	19267	607	8.7
2'-6"	260	1983	122	2122	9 1/2"	"	19674	532	9.3
3'-6"	715	2373	175	2912	10"	#3 @ 3"	12813	493	12.3
4'-6"	1519	2763	231	4051	10 1/2"	"	16552	611	16.0
5'-6"	2773	3153	296	5630	12"	"	18946	628	18.0
6'-0"	3600	3348	333	6615	12"	add 3 #5	10069	554	21.0
7'-0"	5717	3689	496	8909	12 1/2"	"	12786	681	25.8
8'-0"	8533	3925	904	11554	13"	"	15683	808	30.9
9'-0"	12150	4032	1703	14479	13 1/2"	#5 @ 3"	15801	878	36.3
10'-0"	16667	3936	3241	17361	14 1/2"	"	17167	901	40.1
11'-0"	22183	2868	9282	15769	14 1/2"	"	15593	819	48.0

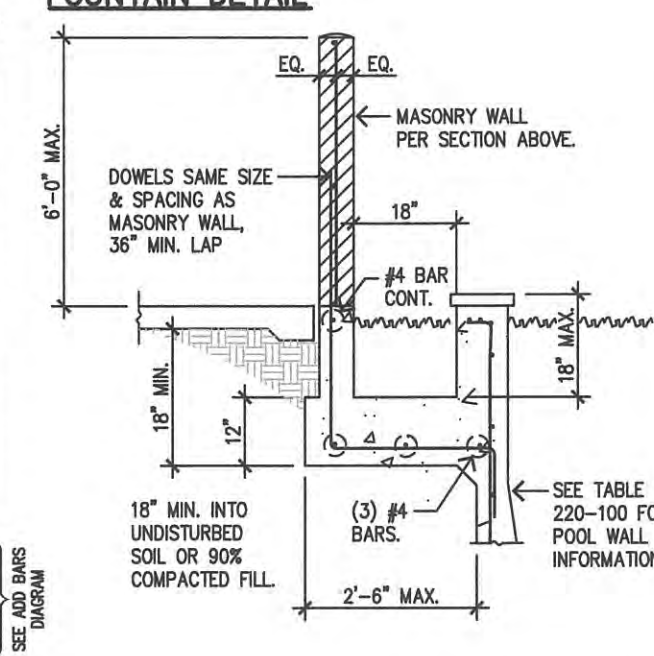


H	C	VERTICAL STEEL	REQ'D TRANS.
0 to 1'6"	5"	#3 @ 6"	2'-0"
2'-0"	6"	"	2'-0"
2'-6"	6 1/2"	"	2'-0"
3'-0"	7 1/2"	"	2'-0"
3'-6"	7"	#3 @ 3"	2'-0"
4'-0"	7 1/2"	"	2'-0"
4'-6"	7 1/2"	"	2'-0"
5'-0"	8"	"	2'-4"
5'-6"	9"	"	2'-8"
6'-0"	8 1/2"	add 3 #5	3'-0"
6'-6"	8 1/2"	"	3'-5"
7'-0"	9"	"	3'-10"
7'-6"	9"	"	3'-11"
8'-0"	9 1/2"	"	4'-0"
8'-6"	9 1/2"	"	4'-2"
9'-0"	10"	#5 @ 3"	4'-3"
10'-0"	11"	"	4'-6"
11'-0"	11"	"	5'-0"

**TABLE 220-100**  
 'D' OR 'H' IS DISTANCE FROM TOP OF POOL WALL DOWNWARD. BEGIN SPECIFIED STEEL & GUNITE THICKNESS AT INDICATED 'D' OR 'H' DEPTH. (SEE STANDARD STRUC. PLAN, DETAIL #2)

POOL DEPTH	NO R.B.B.	REQ'D TRANS.	
0 to 1'0"	5"	#3 @ 6"	2'-0"
2'-0"	6"	"	2'-0"
2'-6"	6 1/2"	"	2'-0"
3'-0"	7 1/2"	"	2'-0"
3'-6"	7 1/2"	#3 @ 3"	2'-0"
4'-6"	7 1/2"	"	2'-0"
5'-0"	7 1/2"	"	2'-0"
5'-6"	8"	"	2'-8"
6'-0"	8 1/2"	add 3 #5	3'-0"
6'-6"	8 1/2"	"	3'-5"
7'-0"	9"	"	3'-10"
7'-6"	9"	"	3'-11"
8'-0"	9 1/2"	"	4'-0"
8'-6"	9 1/2"	"	4'-2"
9'-0"	10"	#5 @ 3"	4'-3"
10'-0"	11"	"	4'-6"
8'-6"	9"	"	2'-3"

## FOUNTAIN DETAIL



Zoning: Angelm  
 Building & Safety: Roshanak Amirazizi  
 Permits: BLD20-0596  
 6/11/2020  
 6/12/2020

**County of Orange - OC Public Works**  
**OC Development Services**  
**APPROVED**

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**MASONRY NOTES:**  
 Hadi Tabatabaee  
 BUILDING OFFICIAL

1. CONCRETE BLOCK SHALL BE NORMAL WEIGHT UNITS & SPACING TO CBC/IBC SEC. 2103, AND ASTM C 90. ALL CONCRETE BLOCK SHALL HAVE A DESIGN STRENGTH OF  $f'_m = 2,000$  psi.  
 2. GROUT SHALL CONFORM TO CBC/IBC SEC. 2103 & ASTM C 476 WITH  $f'_c = 2,000$  PSI.  
 3. MORTAR SHALL BE TYPE M WITH  $f'_c = 2,500$  psi AND SHALL CONFORM TO CBC/IBC SEC. 2103 & ASTM C 270.  
 4. MORTAR BED JOINTS USED IN CONSTRUCTION SHALL NOT EXCEED 5/8" THICKNESS.

**FOR USE ONLY AT**  
 9 Arriate St  
 Rancho Mission Viejo  
 CA 92694

Date: 4/3/2020

**STANDARD WALL**  
 WITH 6'-0" BLOCK WALL ON BOND BEAM  
 EXPANSIVE SOIL  
 EQUIVALENT FLUID PRESSURE = 100 P.C.F.

**DETAIL #220-100**

PLAN VALID ONLY WITH ENGINEER'S SIGNATURE IN RED INK ON PLAN.  
 THIS DETAIL TO BE USED IN CONJUNCTION WITH STANDARD POOL STRUCTURAL PLAN

pool engineering inc.  
 R.C.E.  
 1201 N. Tustin Ave.  
 Anaheim, CA 92807  
 (714) 630-6100  
 info@pooleng.com

# CALCULATIONS

## METHODOLOGY:

$\gamma$  = EQUIVALENT FLUID PRESSURE

$$OTM = 1/6 \gamma H^3$$

WHERE  $\gamma = 100$  pcf

NET MOM = OTM = RESISTING MOMENT

$$f_s = \frac{M(12 \text{ in/ft})}{A_s j d} = \frac{Mt (12)}{A_s (0.887) d}$$

$$f_c = \frac{M(2) 12 \text{ in/ft}}{j k b d^2} = \frac{Mt (2)(12)}{(0.887)(0.339)(12) d^2} < 1125 \text{ psi}$$

$$v_c = \frac{(1/2) \gamma H^2}{(12 \text{ in/ft}) j d} = \frac{\gamma H^2}{(2)(12)(0.887) d} < 55 \text{ psi}$$

$f'_c = 2,500$  p.s.i.

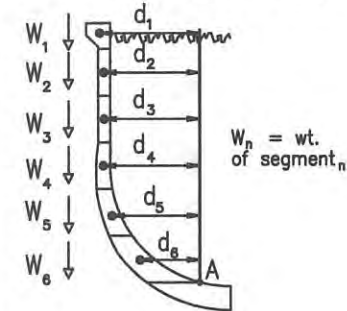
$F_s = 20,000$  p.s.i.

$f_c = 0.45 f'_c = 1125$  p.s.i.

$v_c = 1.1 \sqrt{f'_c} = 55$  p.s.i.

## RESISTING MOMENT:

RESISTING MOMENT ABOUT POINT A  
 $RM = W_1 d_1 + W_2 d_2 + \dots + W_n d_n$



## CALCULATION RESULTS:

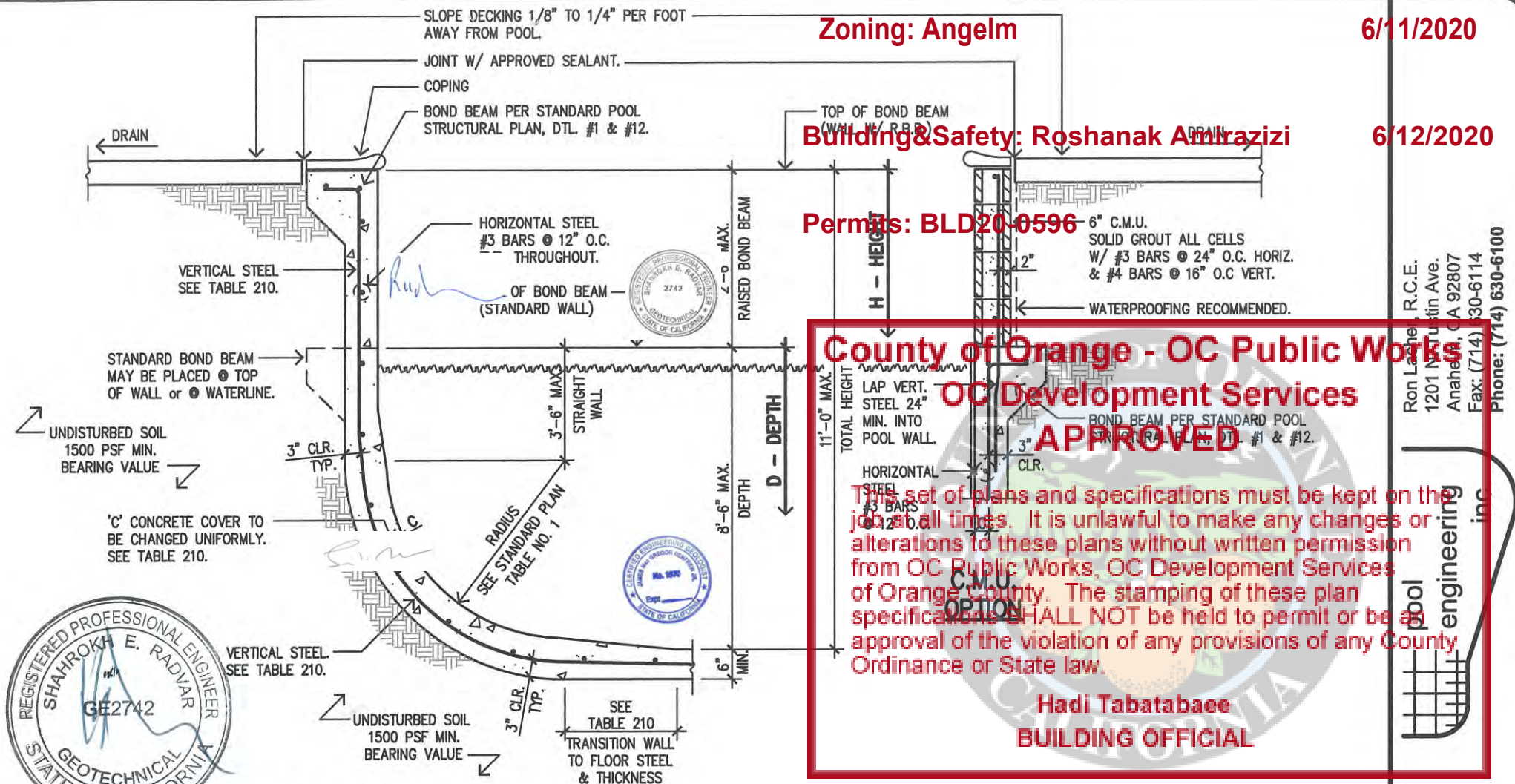
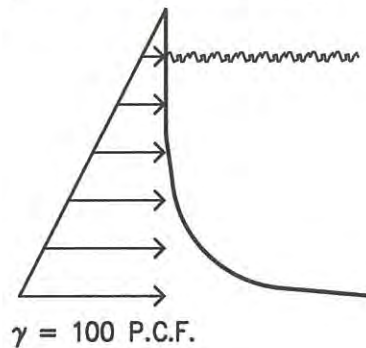
STANDARD WALL  
 EXPANSIVE SOIL  
 EQUIVALENT FLUID PRESSURE = 100 P.C.F.  
 RESULTS FOR NO RAISED BOND BEAM

DEPTH 'D'	SOIL OTM ft-#	SOIL RM ft-#	NET Mom	t	VERTICAL STEEL	$f_s$ p.s.i.	$f_c$ p.s.i.	$v_c$ p.s.i.
3'-0"	450	97	353	6"	#3 @ 12"	14758	426	13.3
4'-0"	1067	129	937	7"	#3 @ 4"	9955	455	17.5
5'-0"	2083	242	1842	7 1/2"	"	17197	730	24.2
6'-0"	3600	506	3094	8 1/2"	#3 @ 3"	17651	785	28.2
7'-0"	5717	1047	4670	10 1/2"	"	19081	704	27.9
8'-0"	8533	2284	6249	12 1/2"	"	19858	638	28.6
8'-6"	10235	5049	5186	12 1/2"	"	16480	529	32.3

RESULTS FOR 2'-6" MAX. RAISED BOND BEAM

HEIGHT 'H'	SOIL OTM ft-#	SOIL RM ft-#	NET Mom	t	VERTICAL STEEL	$f_s$ p.s.i.	$f_c$ p.s.i.	$v_c$ p.s.i.
3'-0"	450	97	353	6"	#3 @ 12"	14758	426	13.3
4'-0"	1067	122	945	7 1/2"	#3 @ 4"	8824	375	15.5
5'-0"	2083	156	1927	9"	"	13178	470	17.9
6'-0"	3600	203	3397	10"	#3 @ 3"	14944	574	22.0
7'-0"	5717	332	5385	12"	"	18120	600	23.2
8'-0"	8533	678	7856	14"	add 3 #4	13835	533	24.8
9'-0"	12150	1381	10769	15"	"	17286	632	28.7
10'-0"	16667	2775	13892	17"	"	18934	633	30.3
11'-0"	22183	8769	13415	17 1/2"	"	17617	577	35.4

## LOADING DIAGRAM:



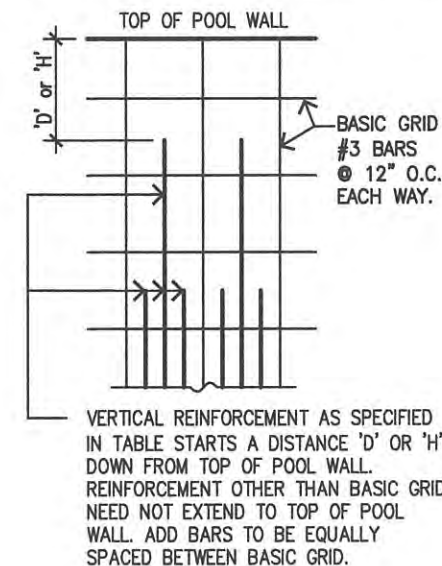
**TABLE 210**

'D' OR 'H' IS THE DISTANCE MEASURED DOWN, FROM TOP OF BONDBEAM, TO INCREASE STEEL AND SHOTCRETE THICKNESS AS SPECIFIED. (SEE STANDARD STRUCTURAL PLAN, DETAIL #2)

POOL DEPTH	NO R.B.B.		REQ'D TRANS.
	D	C	
0 to 3'0"	3"	#3 @ 12"	2'-0"
3'-6"	4"	"	2'-0"
4'-0"	4"	#3 @ 4"	2'-0"
4'-6"	4"	"	2'-0"
5'-0"	4 1/2"	"	2'-0"
5'-6"	5 1/2"	"	2'-0"
6'-0"	5 1/2"	#3 @ 3"	2'-0"
6'-6"	6 1/2"	"	2'-2"
7'-0"	7 1/2"	"	2'-4"
7'-6"	8 1/2"	"	2'-8"
8'-0"	9 1/2"	"	2'-10"
8'-6"	9 1/2"	"	3'-0"

TOTAL HEIGHT	2'-6" MAX. R.B.B.		REQ'D TRANS.
	H	C	
0 to 3'0"	3"	#3 @ 12"	2'-0"
3'-6"	4"	"	2'-0"
4'-0"	4 1/2"	#3 @ 4"	2'-0"
4'-6"	5"	"	2'-0"
5'-0"	6"	"	2'-0"
5'-6"	6 1/2"	"	2'-2"
6'-0"	7"	#3 @ 3"	2'-8"
6'-6"	8"	"	3'-3"
7'-0"	9"	"	3'-9"
7'-6"	10"	"	3'-10"
8'-0"	10 1/2"	add 3 #4	3'-11"
8'-6"	10 1/2"	"	4'-2"
9'-0"	11 1/2"	"	4'-4"
9'-6"	12 1/2"	"	4'-5"
10'-0"	13 1/2"	"	4'-6"
10'-6"	14"	"	4'-9"
11'-0"	14"	"	4'-11"

## TYPICAL ADD BAR REINFORCING DIAGRAM



**FOR USE ONLY AT**  
 9 Arriate St  
 Rancho Mission Viejo  
 CA 92694

Date: 4/3/2020

STANDARD WALL  
 EXPANSIVE SOIL  
 EQUIVALENT FLUID PRESSURE = 100 P.C.F.

**DETAIL #210**

PLAN VALID ONLY WITH ENGINEER'S SIGNATURE IN RED INK ON PLAN.  
 THIS DETAIL TO BE USED IN CONJUNCTION WITH STANDARD POOL STRUCTURAL PLAN

6/11/2020

6/12/2020

R.C.E.  
 Ron Lasher  
 1201 N. Tustin Ave.  
 Anaheim, CA 92807  
 Fax: (714) 30-6114  
 Phone: (714) 630-6100

pool engineering inc

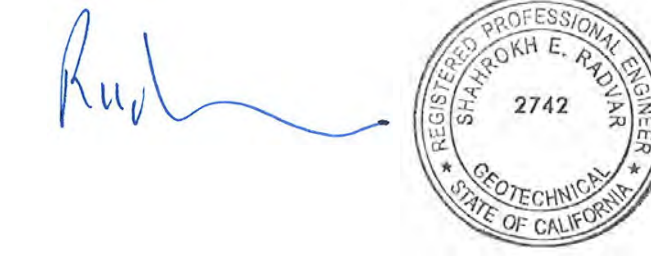
# NORTH CROSS SECTION

9 ARRIATE, LADERA RANCH

Zoning: Angelm 6/11/2020

Building&Safety: Roshanak Amirazizi 6/12/2020

Permits: BLD20-0596

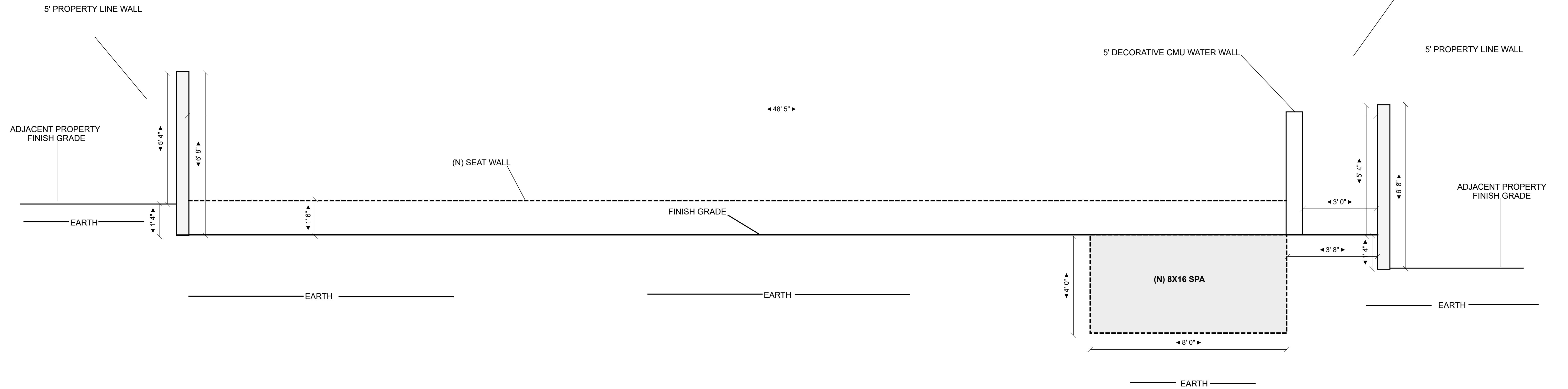


**County of Orange - OC Public Works  
OC Development Services**

**APPROVED**

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

**Hadi Tabatabaee  
BUILDING OFFICIAL**



NORTH FACING CROSS SECTION

Site:	LOT 5 - TRACT NO. 17591 - PHASE MBO	Drawing:	CROSS SECTION NORTH TO SOUTH	Project:	BACKYARD REMODEL	Drawn:	VICTOR HERRERA	Owner:	SCOTT FRAME 9 ARRIATE ST. LADERA RANCH, CA 92694
Title:	VERIDIAN AT ESENCIA	Scale:	1/2" : 1' 0"	Date:	05/26/2020	Rev:			

C1

# EAST CROSS SECTION

9 ARRIATE, LADERA RANCH

Zoning: Angelm

6/11/2020

Building&Safety: Roshanak Amirazizi

6/12/2020

Permits: BLD20-0596

*Rud*



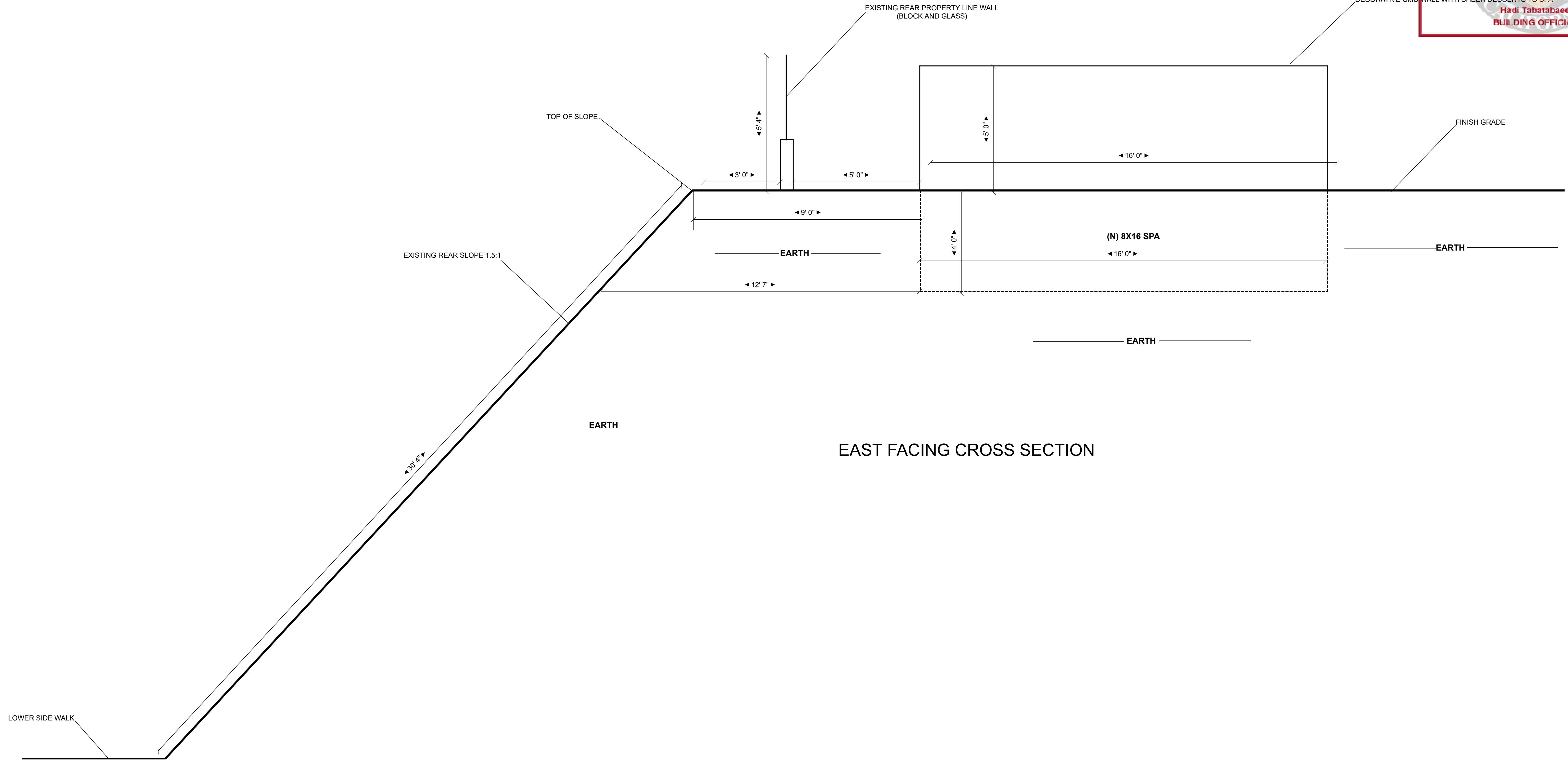
*S.M.*



**County of Orange - OC Public Works  
OC Development Services  
APPROVED**

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**Hadi Tabatabaee  
BUILDING OFFICIAL**



EAST FACING CROSS SECTION

Site:	LOT 5 - TRACT NO. 17591 - PHASE MBO	Drawing:	CROSS SECTION EAST TO WEST	Project:	BACKYARD REMODEL & SPA INSTALLATION	Drawn:	VICTOR HERRERA	Owner:	SCOTT FRAME 9 ARRIATE ST. LADERA RANCH, CA 92694
Title:	VERIDIAN AT ESENCIA	Scale:	1/2":1'0"	Date:	05/26/2020	Rev:			

# EROSION AND SEDIMENT CONTROL PLAN

FOR

## BACKYARD REMODEL AND NEW SPA INSTALLATION

Zoning: Angelm

6/11/2020

Building&Safety: Roshanak Amirazizi

6/12/2020

Permits: BLD20-0596

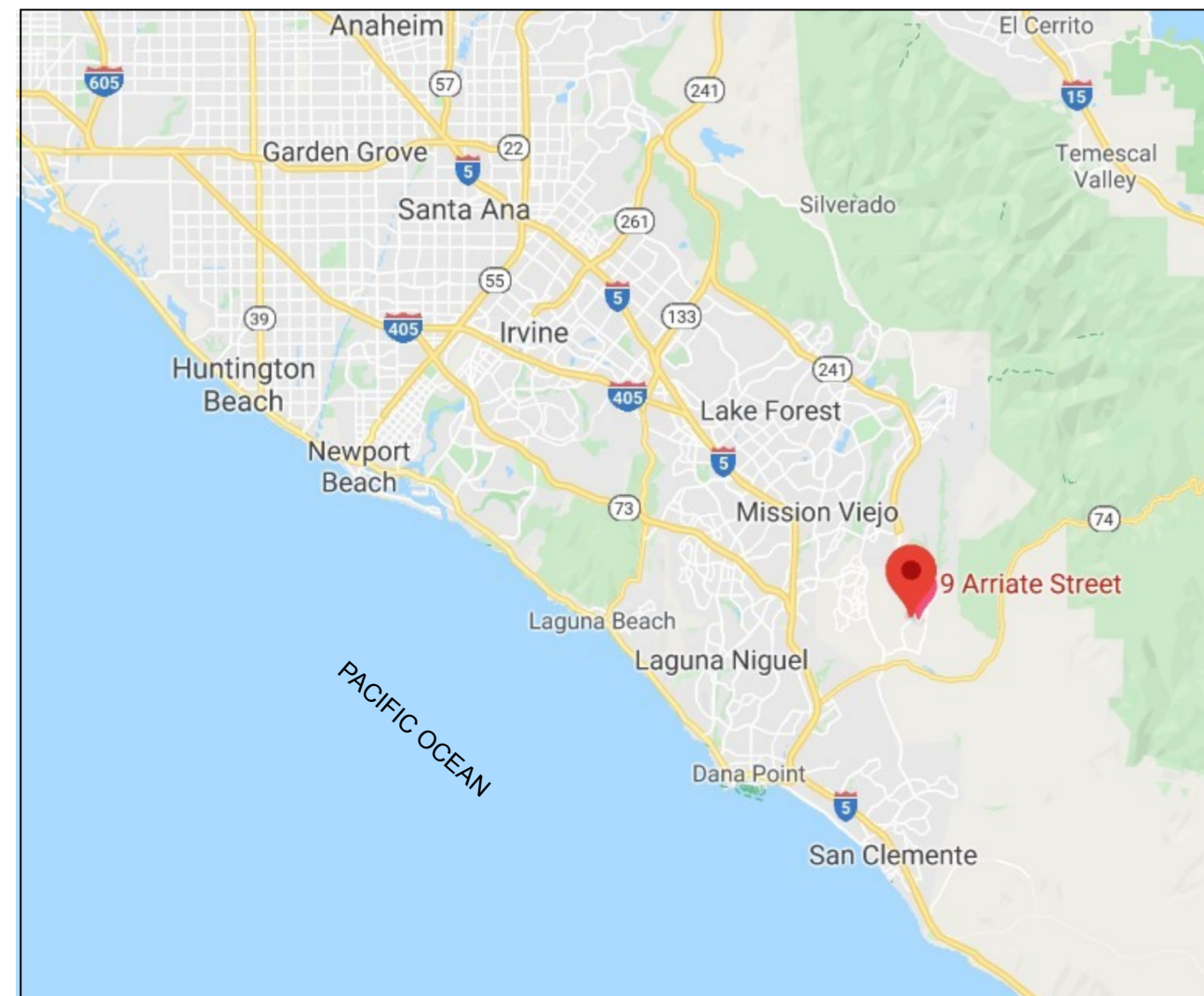


A OMEGA DESIGN AND DRAFTING  
16331 CONSTRUCTION CIR E  
IRVINE, CA 92606  
(949) 379-0469

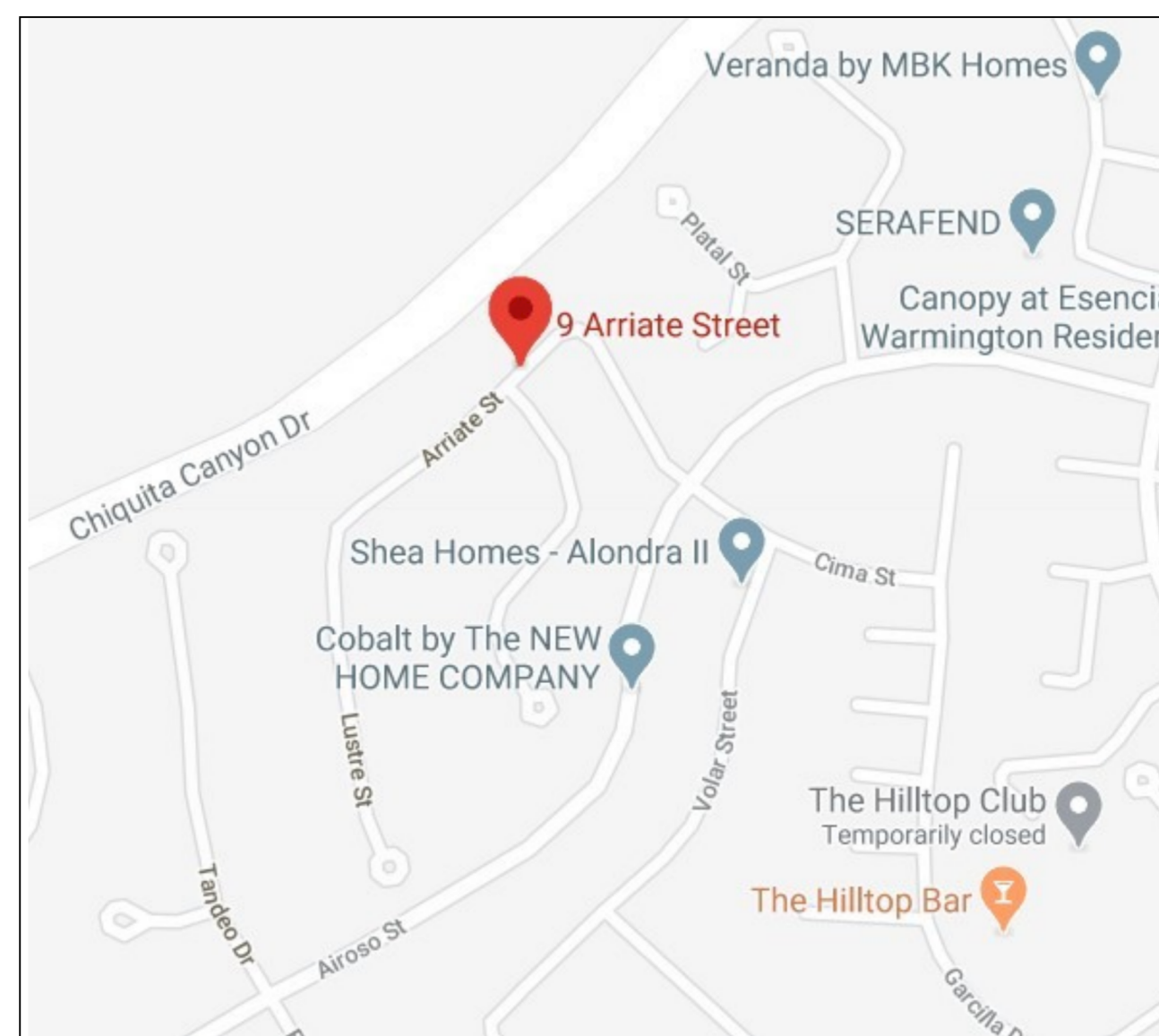
County of Orange - OC Public Works  
OC Development Services  
**APPROVED**

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee  
BUILDING OFFICIAL



LOCATION MAP



VICINITY MAP



Notes must be shown as worded, on the title sheet of the plan.

- In the case of emergency, call  
at Work Phone # VICTOR HERRERA  
or Home Phone # (949) 379-0469  
(951) 317-5558
- Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super chlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

300 N. Flower Street, Santa Ana, CA 92703  
P.O. Box 4048, Santa Ana, CA 92702-4048  
Revised 10/2015

www.ocpublicworks.com  
P: 714.667.8888 | F: 714.667.7575  
ocpCustomerCare@ocpw.ocgov.com

### Site Management Requirements

- Wind erosion BMPs (dust control) shall be implemented.
- Sediment control BMPs shall be installed and maintained at all operational storm drain inlets.
- BMPs to control off-site sediment tracking shall be implemented and maintained.
- Appropriate waste management and materials pollution control BMPs shall be implemented to prevent the contamination of storm water by wastes and construction materials.
- Appropriate non-storm water BMPs shall be implemented to prevent the contamination of storm water from construction activities.
- There shall be a "weather triggered" action plan and the ability to deploy standby sediment control BMPs as needed to completely protect the exposed portions of the site within 48 hours of a predicted storm event (a predicted storm event is defined as a forecasted, 50% chance of rain).
- Sufficient materials needed to install standby sediment control BMPs (at the site perimeter, site slopes and operational inlets within the site) necessary to prevent sediment discharges from exposed portions of the site shall be stored on site. Areas that have already been protected from erosion using physical stabilization or established vegetation stabilization BMPs as described in item H below are not considered to be "exposed" for purposes of this requirement.
- Deployment of permanent erosion control BMPs (physical or vegetation) should commence as soon as practical on slopes that are completed for any portion of the site. Standby BMP materials should not be relied upon to prevent erosion of slopes that have been completed.

PROPERTY DESCRIPTION:  
2 STORY SINGLE FAMILY RESIDENCE

LEGAL DESCRIPTION:  
LOT 5  
TRACT NO. 17581  
PHASE MBO  
VIRIDIAN AT ESENCIA  
CITY : LADERA RANCH  
COUNTY: ORANGE  
STATE: CALIFORNIA  
LOT: 5,636 SQUARE FEET

PROPERTY INFORMATION:  
OWNER:  
SCOTT FRAME  
ADDRESS:  
9 ARRIATE ST, LADERA RANCH, CA 92614

RESPONSIBILITY TO ENSURE FULL COMPLIANCE AND IMPLEMENTATION ALL ITS ELEMENTS, INCLUDING ELIMINATION OF ALL UNAUTHORIZED DISCHARGES, RESTS WITH:  
VICTOR HERRERA (949) 379-0469

RESPONSIBILITY FOR PRESTORM, POST STORM AND STORM EVENT BMP INSPECTIONS RESTS WITH:  
VICTOR HERRERA (949) 379-0469

The discharge of any pollutants to any storm drainage systems is prohibited. No solid waste, petroleum byproducts, soil particulates, construction waste materials or waste water generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or drain system.

INDEX OF SHEETS  
ES1 = EROSION & SEDIMENT CONTROL TITLE PAGE  
EC1 = EROSION CONTROL SITE PLAN  
BM1 = EROSION CONTROL BEST MANAGEMENT PRACTICES

DRAWN BY:  
VICTOR HERRERA (949) 379-0469  
EMAIL:  
aomegacompany@gmail.com

Site:	LOT 5 - TRACT NO. 17591 - PHASE MBO	Drawing:	EROSION TITLE PAGE	Project:	BACKYARD REMODEL & SPA INSTALLATION	Drawn:	VICTOR HERRERA	Owner:	SCOTT FRAME 9 ARRIATE ST. LADERA RANCH, CA 92694
Title:	VERIDIAN AT ESENCIA	Scale:	N. T. S.	Date:	5/26/2020	Rev:			



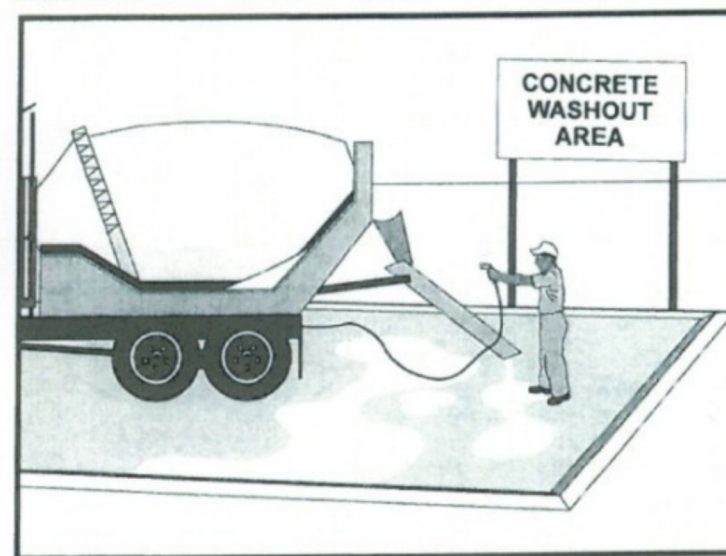


# EROSION CONTROL BEST MANAGEMENT PRACTICES

## 9 ARRIATE, LADERA RANCH

Zoning: Angelm 6/11/2020  
 Building&Safety: Roshanak Amirazi 6/12/2020  
 Permits: BLD20-0596

### Concrete Waste Management WM-8



**Categories**

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

**Legend:**

- ☑ Primary Category
- ☒ Secondary Category

**Targeted Constituents**

- Sediment ☑
- Nutrients
- Trash
- Metals ☑
- Bacteria
- Oil and Grease
- Organics

**Potential Alternatives**

None

**Description and Purpose**

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

**Suitable Applications**

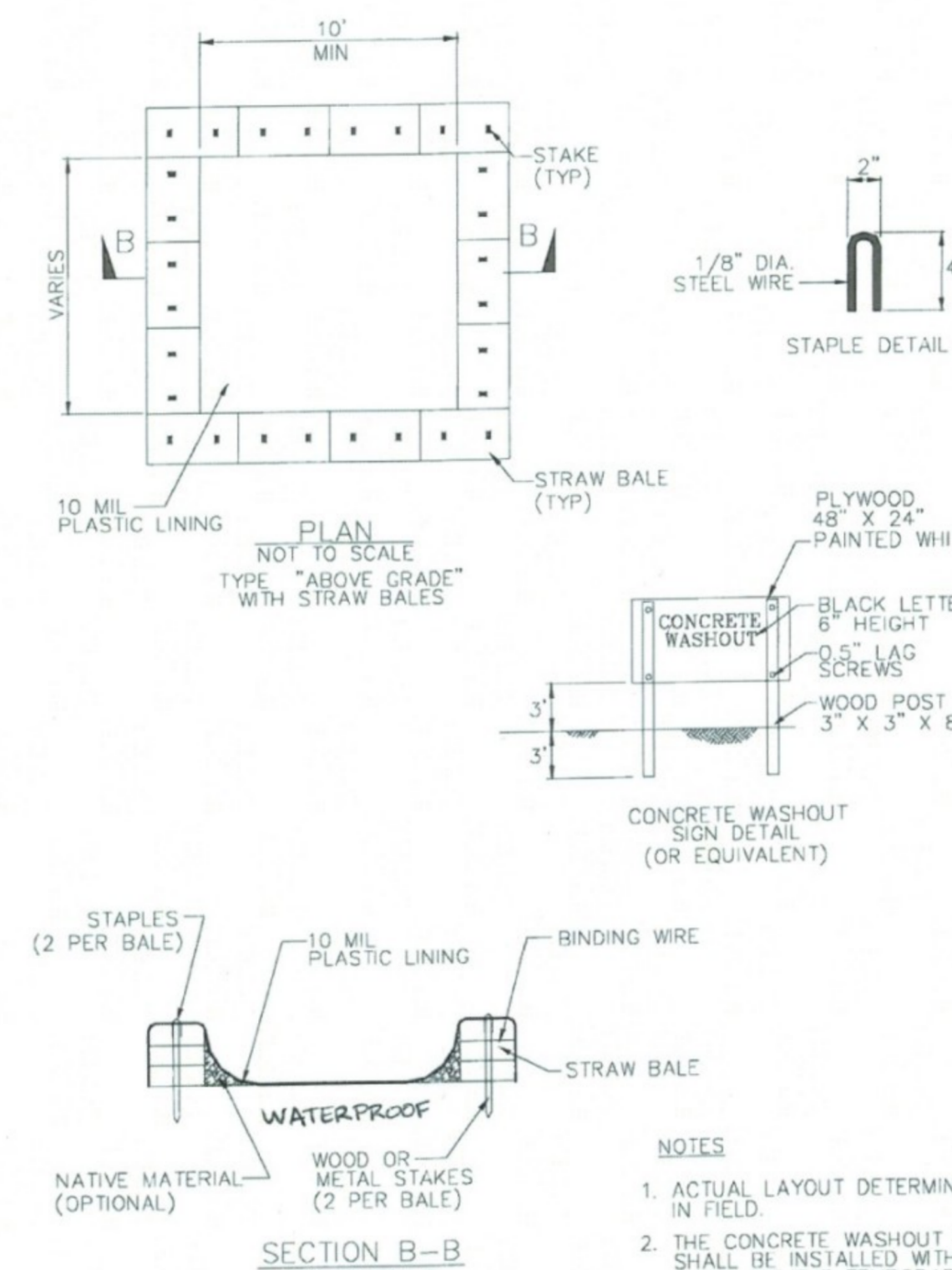
Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.

**CASQA**  
CALIFORNIA STORMWATER QUALITY ASSOCIATION

July 2012 California Stormwater BMP Handbook Construction www.casqa.org 1 of 7

### Concrete Waste Management WM-8



**PLAN**  
NOT TO SCALE  
TYPE "ABOVE GRADE" WITH STRAW BALES

**SECTION B-B**  
NOT TO SCALE

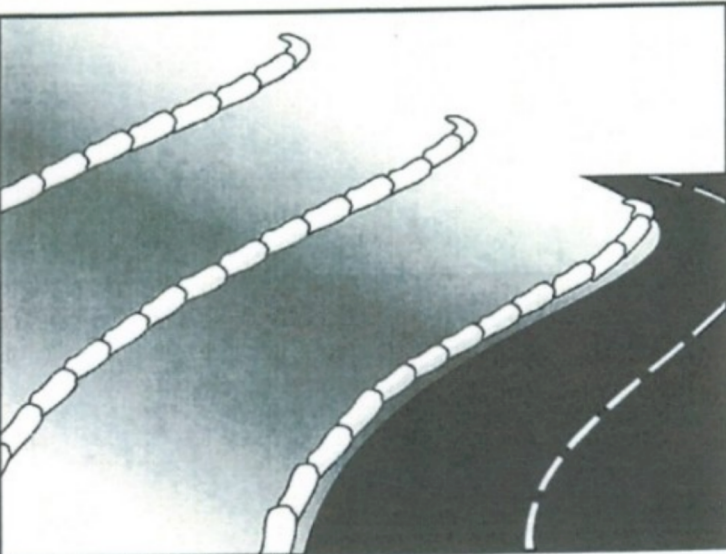
**NOTES**

- ACTUAL LAYOUT DETERMINED IN FIELD.
- THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

**CASQA**  
CALIFORNIA STORMWATER QUALITY ASSOCIATION

July 2012 California Stormwater BMP Handbook Construction www.casqa.org 7 of 7

### Gravel Bag Berm SE-6



**Categories**

- EC Erosion Control ☑
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

**Legend:**

- ☑ Primary Category
- ☒ Secondary Category

**Targeted Constituents**

- Sediment ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

**Potential Alternatives**

- SE-1 Silt Fence
- SE-5 Fiber Roll
- SE-8 Sandbag Barrier
- SE-12 Temporary Silt Dike
- SE-14 Biofilter Bags

**Description and Purpose**

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

**Suitable Applications**

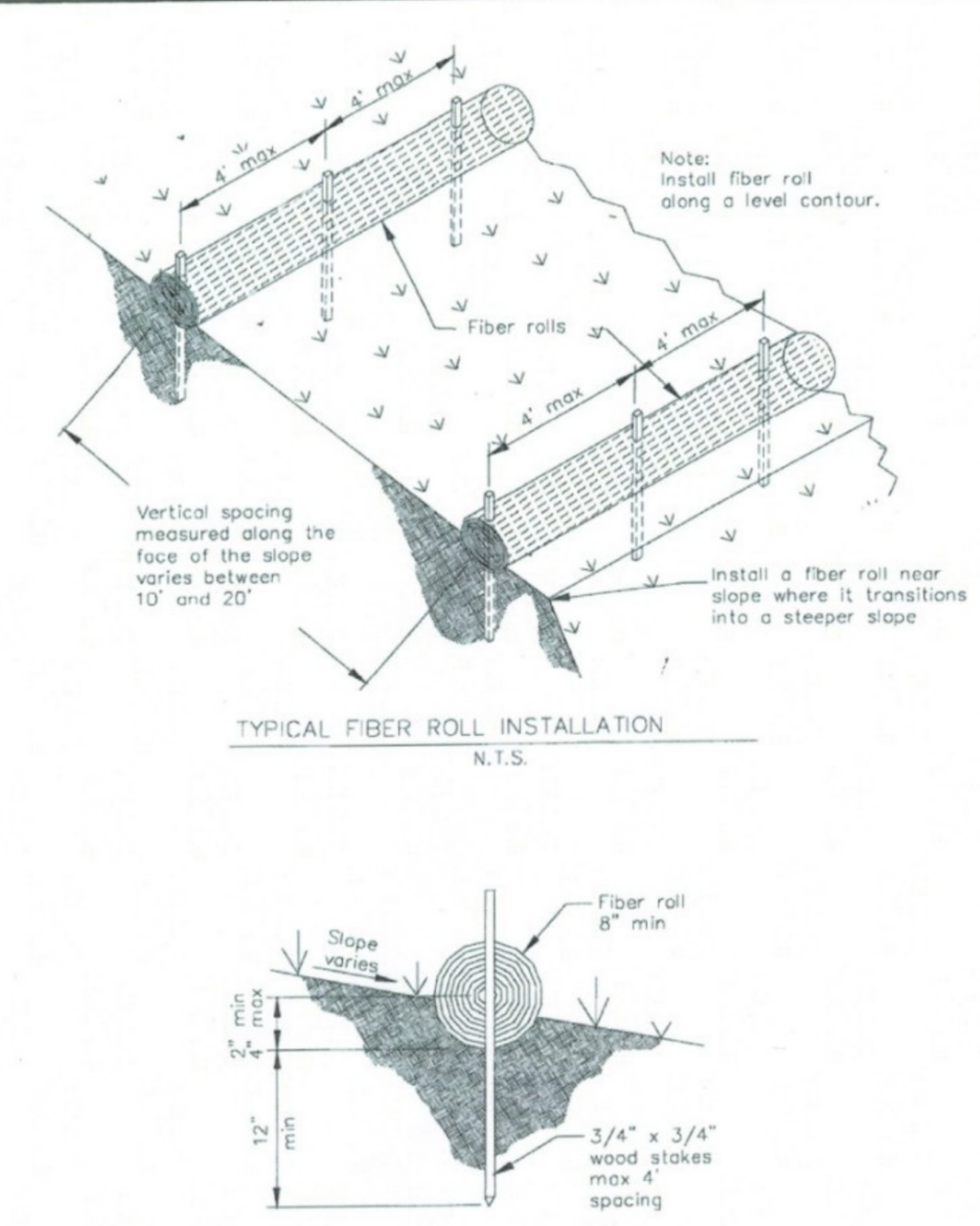
Gravel bag berms may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - As sediment traps at culvert/pipe outlets
  - Below other small cleared areas
  - Along the perimeter of a site
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas
  - Along streams and channels
- As a linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

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CALIFORNIA STORMWATER QUALITY ASSOCIATION

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### Fiber Rolls SE-5



**TYPICAL FIBER ROLL INSTALLATION**  
N.T.S.

**ENTRENCHMENT DETAIL**  
N.T.S.

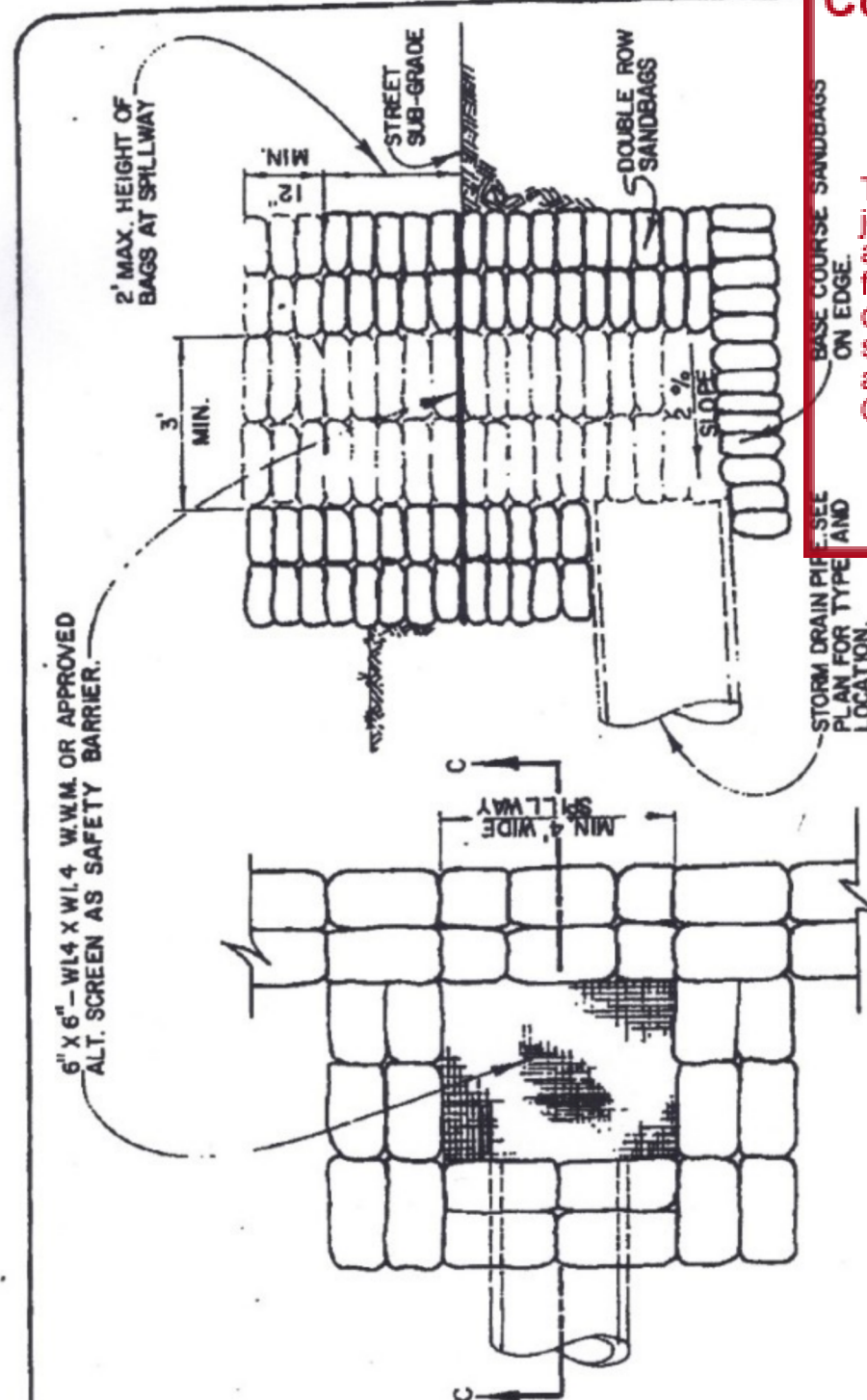
**NOTES:**

- Install fiber roll along a level contour.
- Vertical spacing measured along the face of the slope varies between 10' and 20'.
- Install a fiber roll near slope where it transitions into a steeper slope.
- Fiber roll 8" min.
- 3/4" x 3/4" wood stakes max 4' spacing.

**CASQA**  
CALIFORNIA STORMWATER QUALITY ASSOCIATION

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### TEMPORARY DRAINAGE INLET



**ATTACHMENT 4**  
**County of Orange - OC Public Works**  
**OC Development Services**  
**APPROVED**

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Hadi Tabatabaee  
BUILDING OFFICIAL

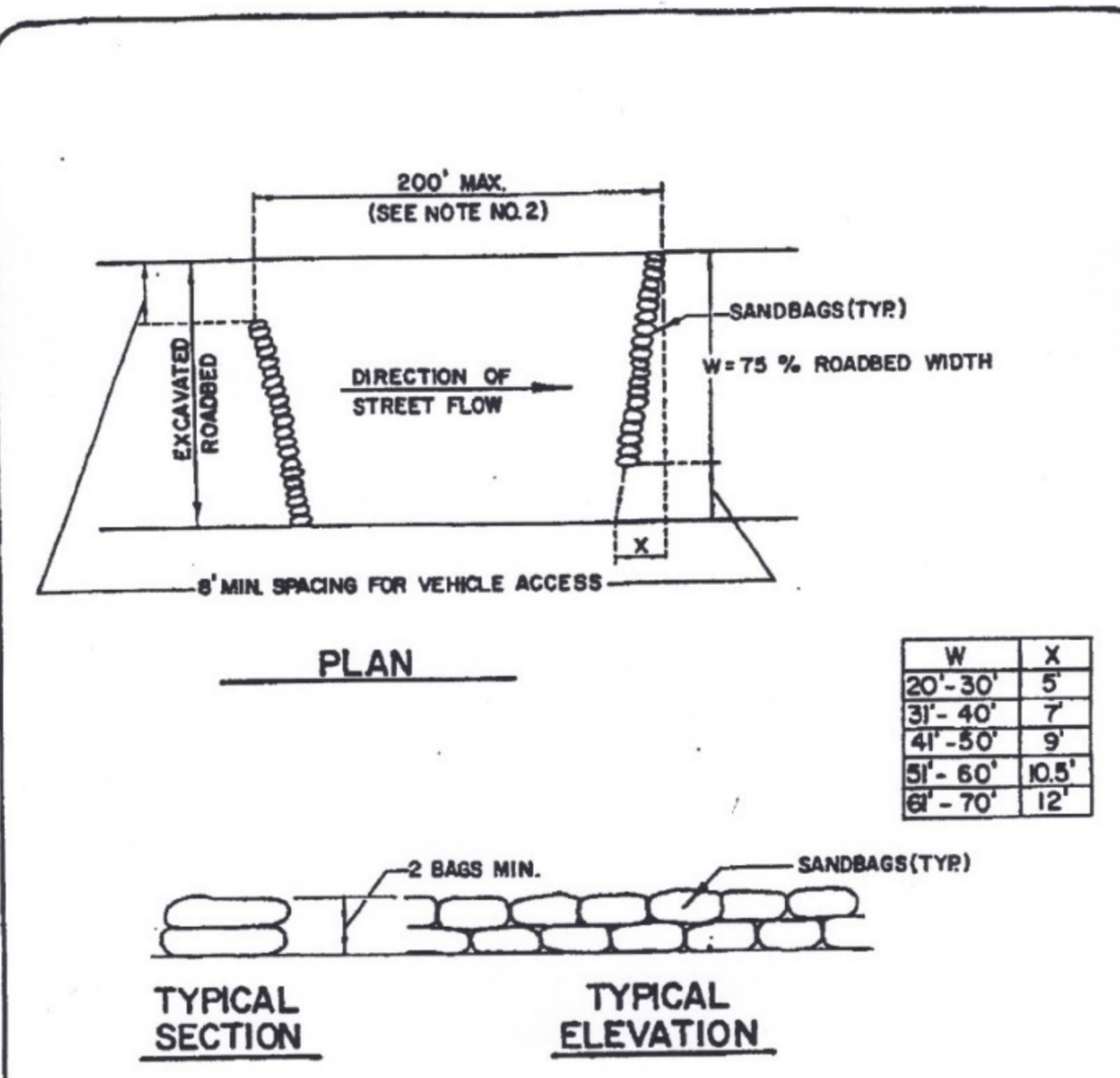
**NOTES:**

- Gravel bags are encouraged over the use of sandbags and may be required in areas which are particularly sensitive to sediment deposition.
- A portion of catch basin may be constructed in place of sandbags.
- This standard detail shall be used as shown on the approved erosion control plan.

**ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY**  
APPROVED: H.J. MIREAN, DIRECTOR OF REGULATION  
Adopted: Res. 82-718

**STD. PLAN**  
**1330**  
SHEET 1 OF 1

### SANDBAG VELOCITY REDUCER



**PLAN**

**TYPICAL SECTION**

**TYPICAL ELEVATION**

**NOTES:**

- Gravel bags are encouraged over the use of sandbags and may be required in areas which are particularly sensitive to sediment deposition.
- Requirements for and spacing of velocity reducers for streets with grades of less than 4% shall be as shown on the approved Erosion Control Plan.
- This standard detail shall be used as shown on the approved Erosion Control Plan.

W	X
20'-30'	5'
31'-40'	7'
41'-50'	9'
51'-60'	10.5'
61'-70'	12'

**ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY**  
APPROVED: H.J. MIREAN, DIRECTOR OF REGULATION  
Adopted: Res. 82-718

**STD. PLAN**  
**1328**  
SHEET 1 OF 1

