

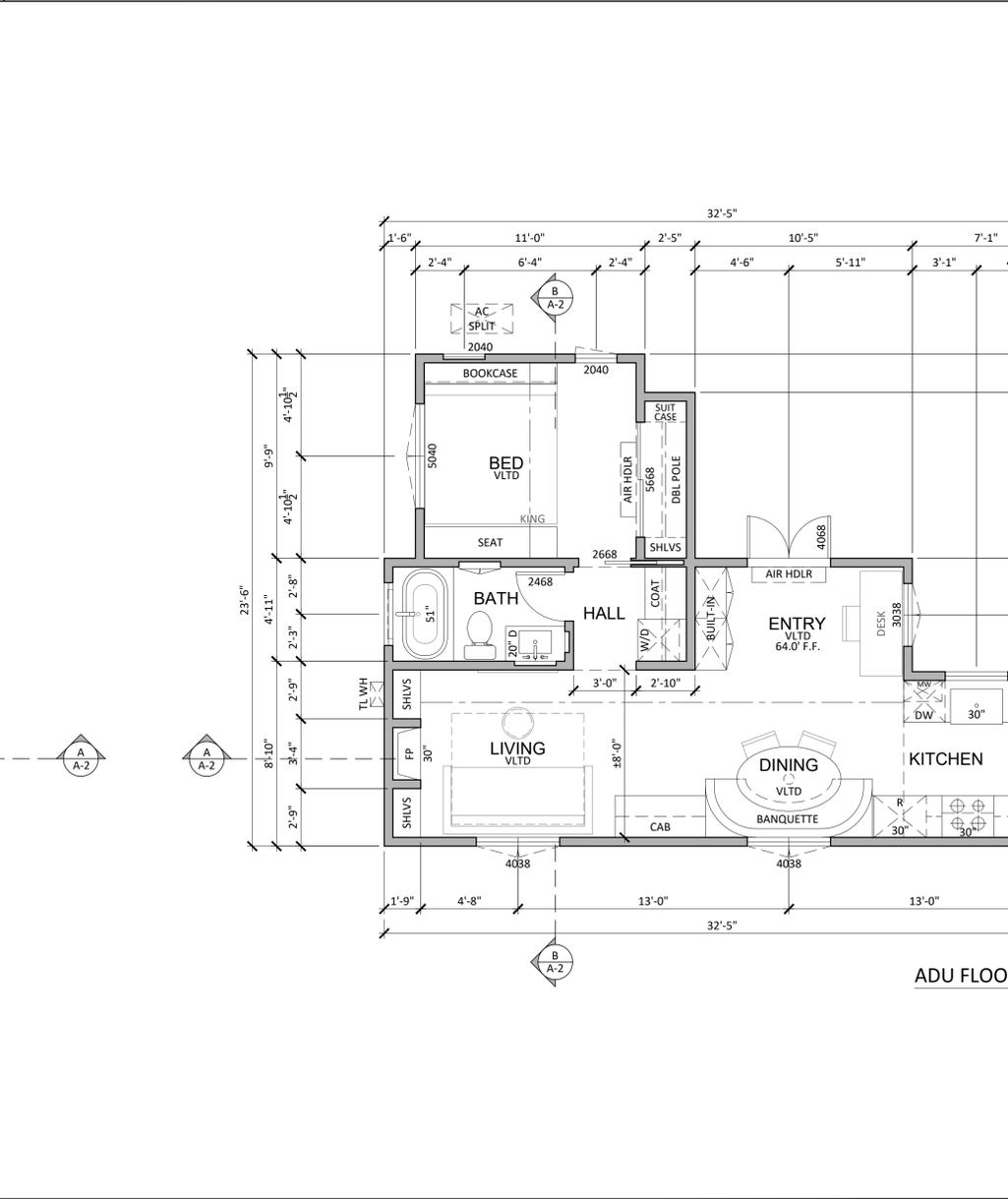
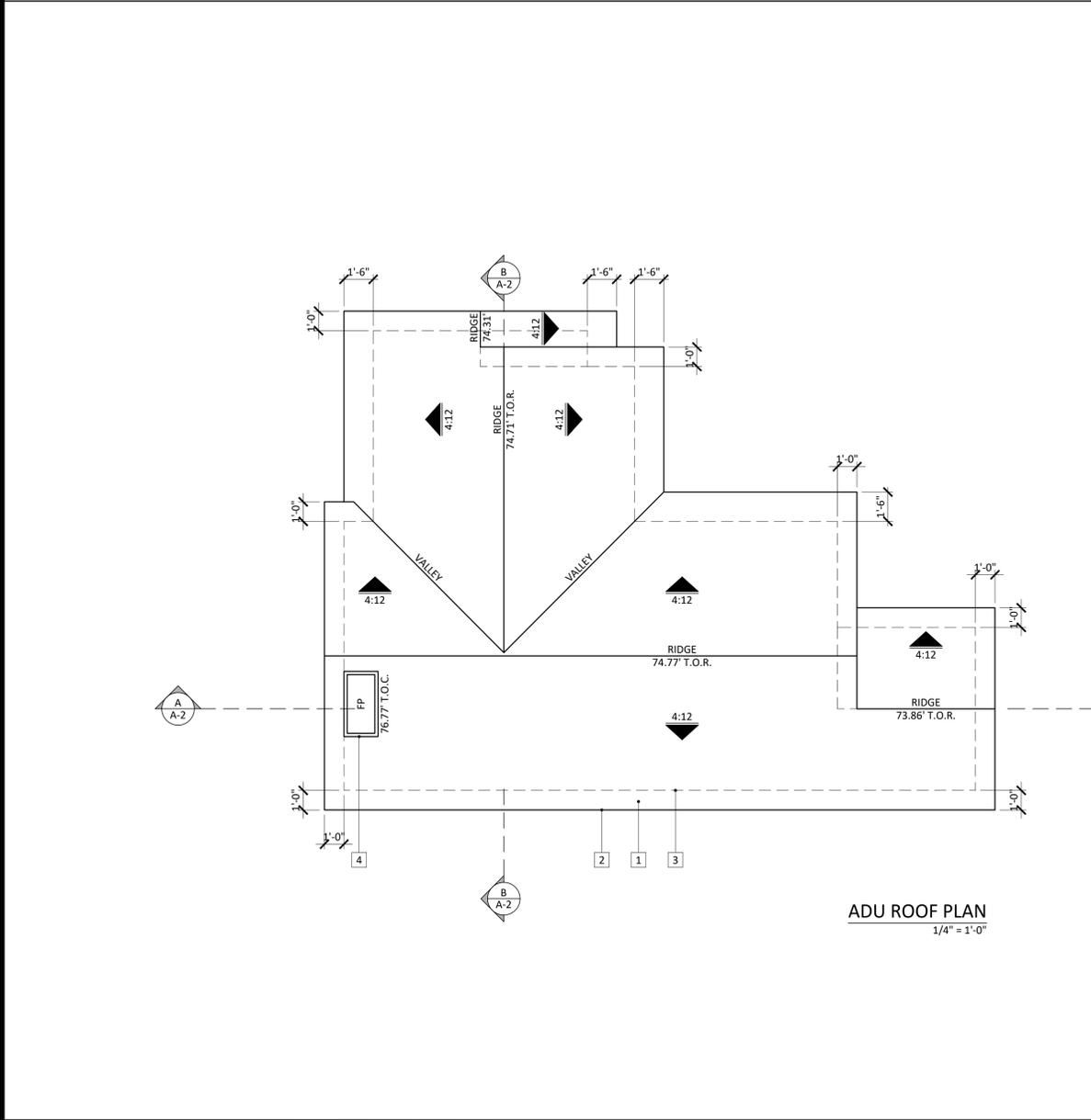
ROOF PLAN KEYNOTES:

1. NEW CLASS 'A' COMPOSITION ROOFING (ICC: ESR-1475) OVER WATERPROOF MEMBRANE, "PRESIDENTIAL" SERIES BY CERTAINTEED, CRRC PRODUCT ID 0668-0128 TO MATCH EXISTING
2. LINE OF ROOF OVERHANG
3. LINE OF BUILDING PROFILE BELOW
4. NEW BRICK FUAX CHIMNEY

ROOF PLAN NOTES:

ROOF PLAN LEGEND:

XX:12
 NEW ROOF PITCH/DIRECTION



WDW/DR LEGEND:

- WINDOW SYMBOL - SEE SCHEDULE, SHEET A-XX
- DOOR SYMBOL - SEE SCHEDULE, SHEET A-XX

WALL LEGEND:

- NEW WD FRAMED WALL CONSTRUCTION - PER STRUCTURAL

FLOOR PLAN KEYNOTES:

FLOOR PLAN NOTES:

REVISIONS

NO.	DESCRIPTION

CONCEPTUAL
 PLANNING / ZONING
 DESIGN REVIEW
 CONST. DOCUMENTS
 PLAN CHECK
 BID SET

DATE
 AUGUST 5, 2025
DESIGNED BY
 JL
DRAWN BY
 D.C.
SCALE
 1/4" = 1'-0"
SHEET
A-1

JULIE LAUGHTON
 DESIGN BUILD

2885 WOODSPRING CIRCLE
 TRABUCO CANYON, CA 92679
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 GENERAL CONTRACTOR LIC. # 938819

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Julie Loughton

PROJECT - RESIDENTIAL ADDITION/REMODEL FOR:
395 PARK AVE ADU
 395 PARK AVE
 LAGUNA BEACH, CA 92651

FLOOR PLAN AND ROOF PLAN

THESE PLANS ARE FOR USE BY IEGC, INC ONLY



OPEN SPACE PLAN

SCALE: 1/4" = 1'-0"



LEGEND:

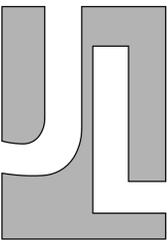
	GROUND TO SKY OPEN SPACE
	LANDSCAPE OPEN SPACE

PROJECT DATA

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA	MIN 4,000 SF	3,405.99 SF	NO CHANGE
BUILDING LOT COVERAGE (1)	44% / 1,498.64 SF	29.20% / 994.67 SF	44.87% / 1,528.42 SF
OPEN SPACE (1)	40% / 611.37 SF	> 1,389.45 SF	57.64% / 880.94 SF
LANDSCAPE OPEN SPACE	16.51% / 562.33 SF	> 1,213.70 SF	19.96% / 679.95 SF

NOTES

(1) Gov. Code, § 66321, subd. (b)(3).



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Julie Laughton

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395 PARK AVE ADU
 395 PARK AVE
 LAGUNA BEACH, CA 92651

REVISIONS

NO.	DESCRIPTION

OPEN SPACE PLAN

DATE: AUGUST 5, 2025
 DESIGNED BY: JL
 DRAWN BY: D.C.
 SCALE: 1/4" = 1'-0"
 SHEET: **ZOS-1**