

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: AUGUST 28, 2017

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
BELINDA DEINES, SENIOR PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP17-0001 AND SITE DEVELOPMENT PERMIT SDP17-0001 TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW 3,705 SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND ATTACHED TWO-CAR GARAGE WITHIN THE RESIDENTIAL BEACH ROAD 12 (RBR 12) ZONE LOCATED AT 35341 BEACH ROAD

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0001 and Site Development Permit SDP17-0001.

APPLICANT: 35341 Beach Road, LLC, Property Owner

REPRESENTATIVE: Jack Garland, Architect

REQUEST: Approval of a Coastal Development Permit and a Site Development Permit to construct a new single-family dwelling and attached two-car garage located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

LOCATION: 35341 Beach Road (APN 691-171-20)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on August 9, 2017, published within a newspaper of general circulation on August 9, 2017, and posted on August 25, 2017 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves construction of one single-family dwelling in a residential zone.

ITEM #4

ISSUES:

- Project consistency with the Dana Point General Plan, Dana Point Zoning Code (DPZC) and Local Coastal Program (LCP);
- Project compliance with the City's Floodplain Regulations;
- Project compatibility with and enhancement of the site and surrounding neighborhood; and
- Project satisfaction of all findings required pursuant to the DPZC and LCP for approval of a Coastal Development Permit (CDP).

BACKGROUND: The subject site is a 4,795 square-foot, oceanfront lot located within the Capistrano Beach Community Association, which consists of an established and built-out neighborhood of single-family residences and duplex structures. The lot is relatively small, approximately 35 feet in width and 137 feet in depth. Currently, the site is improved with an existing 2,491 square-foot, two-story single-family residence with a one-car attached garage. Beach Road is developed with existing residential development located to the southeast and northwest, with the Pacific Ocean located to the south, railroad tracks and Pacific Coast Highway to the north (Supporting Document 2).

The property is located within the "Residential Beach Road 12" (RBR 12) zone, and is located within the City's Floodplain Overlay District (FP-3), Coastal Overlay District (the California Coastal Zone), and the Appeals Jurisdiction of the California Coastal Commission. The Floodplain Overlay designation identifies the property as being subject to potential inundation by wave action and requires specific structure design and location requirements.

DISCUSSION: The proposed scope of work includes demolition of all existing structures, and landscaping, and construction of a new 3,705 square-foot single-family residence and 547 square-foot attached two-car garage with non-habitable storage area. The total program consists of two levels of living area including five bedrooms, seven bathrooms, and an open concept living, dining, and kitchen area. The proposed two-car garage meets the covered parking requirement for a single-family residence with five bedrooms.

The maximum allowable building height is 24 feet measured from 18 inches above the designated "base flood elevation" (BFE) of 19.00 feet to the highest point on the structure's roof. Additional development standards for this property are set forth in the City's Zoning Code Chapter 9.09 (Residential Development Standards) specifically for the RBR 12 zone. Table 1 summarizes applicable RBR 12 zoning designation development standards and the project's conformance with those requirements:

Table 1: Compliance with RBR 12 Development Standards

Development Standard	Requirement	Proposed	Compliant with Standard
Front Setback	20 feet minimum (15 feet minimum upper level cantilever)	20 feet 15 feet	Yes
Side Setbacks	3'-6" minimum	3'-6"	Yes
Structure Stringline	99' west 100' east	98'-3"	Yes
Patio Stringline	111' west 112' east	111' 112'	Yes
Height	26 feet maximum from 18" above the BFE/FP-3 (19.00')	26 feet	Yes
Lot Coverage	N/A	-	-
Landscape Coverage	10% minimum	11.88%	Yes
Parking Required	2 covered parking spaces minimum for five bedrooms	2 covered parking spaces	Yes

The property is subject to special development standards identified in DPZC Section 9.09.040 for all development in the RBR 12 zoning district. The project complies with the development standards for maximum projections into the required setbacks, such as the entry stairs and cantilevered porch, fencing, balcony, and rear deck/patio. The rear deck/patio is proposed to be mounted atop caissons and is designed with a finished surface elevation of 19.495', which is less than 4' above the centerline elevation at Beach Road.

The proposed structure's architectural style is soft contemporary with beach cottage exterior finishes. The design includes standing seam copper metal roofing with a 3:12 pitch, white board and batten siding on the upper level, horizontal plank siding on the lower level, glass railings, windows and doors accented with painted wood louvers and shutters (Supporting Document 3).

The project as designed complies with all applicable development standards, including setbacks, parking, landscape area, and height limits. No deviations are requested.

Coastal Development Permit CDP17-0001

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, construction of a new single-family dwelling on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires approval of a

Coastal Development Permit (CDP).

Section 9.69.070 of the DPZC stipulates a minimum of seven (7) findings to approve a Coastal Development Permit, requiring that the project:

1. *Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*
2. *If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*
3. *Conform with Public Resources Code Section 21000 and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*
4. *Be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.*
5. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*
6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*
7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

The recommended findings for approval of the CDP are outlined in the draft Resolution No. 17-08-28-XX, attached to this report as Action Document 1.

Section 9.69.070 of the DPZC further stipulates that findings be made to require or exempt a project from dedicating one of five types of coastal public access (lateral, bluff top, vertical, trail or recreational). As applied to the subject property, only a lateral access dedication would be applicable. However, pursuant to Section 9.27.030, the project qualifies for an exception from the requirement to dedicate, as public access to the coast exists in close proximity to the north at Capistrano Beach and to the south at Poche Beach.

Site Development Permit SDP17-0001

Pursuant to Chapter 9.31 of the DPZC, development proposed within the City's Floodplain Overlay District requires approval of a Site Development Permit (SDP). The subject property is located within the FP-3 district, which is applied to coastal areas subject to wave action and determined to be a coastal high hazard area.

For construction within coastal high hazard areas, a wave run-up report is required to establish a Base Flood Elevation (BFE), which provides a minimum height at which most structures must be elevated above mean sea level (MSL). A study prepared by a California licensed civil engineer has been provided for the subject property and recommends a BFE of 19.00 feet NAVD88 (vertical datum measurement) for the site and has been reviewed by the City's engineering staff.

The proposed project complies with the standards for all new construction within coastal high hazard areas, pursuant to DPZC Section 9.31.060(f). The main dwelling is designed atop caissons with the lowest horizontal structural member (the dwelling's structure slab) elevated above the BFE, such that habitable portions of the building should not absorb force or wave action during storm events. Construction of horizontal structural elements at or above the BFE further allows the sand below the structure to erode under wave action during storm surges, permitting ocean water to flow under the dwelling and subsequently recede back to the beach. The garage is located below the BFE to facilitate access from adjacent Beach Road and includes breakaway paneling to facilitate flow-through of water to the street in the event of wave inundation, protecting habitable portions of the structure elevated above (Supporting Document 5 – Plan Set, Sheet 6, Section E).

Section 9.71.050 of the DPZC stipulates a minimum of four findings for approval of a SDP, requiring:

- 1. Compliance of the site design with development standards of this Code.*
- 2. Suitability of the site for the proposed use and development.*
- 3. Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines.*
- 4. Site and structural design which are appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture.*

The recommended findings for approval of the SDP are outlined in the draft Resolution No. 17-08-28-XX, attached to this report as Action Document 1.

Development Proximity to Pacific Coast Highway/Train Tracks and Potential Impacts from Ambient Noise

The subject property is located adjacent to both train tracks and Pacific Coast Highway (PCH) - designated noise generators pursuant to the Noise Element of the City's adopted General Plan. Moreover, the subject property is zoned for and presently contains a single-family dwelling - a designated "noise sensitive receptor" per the same Element. The City's Community Noise Measurement Survey (1991) established ambient or baseline noise levels in this and other parts of the community and utilized them to create projections for the area's community noise equivalent level (CNEL) - the average sound level (plus 5 - 10 decibels) in a given area during a 24 hour period. That survey identifies a PCH decibel rating of approximately 65 decibels (dB) within "Zone B" for single-family development and the receipt of a similar amount of sound for properties within close proximity.

That said, the Noise Element recognizes that conventional construction materials and techniques as contained within Chapter 12, Section 1207 of the California Building Code, will normally suffice in reducing interior noise for development within Zone B to acceptable levels (less than 45 decibels). Compliance with standards of the Building Code (via issuance of Building Permits) will ensure the project's compliance with standards and that any excessive noise is reduced to a level of less than significance.

CORRESPONDENCE: To date, no correspondence has been received regarding this project.

CONCLUSION: Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. As the project has been found to comply with all standards of development, staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 17-0001 and Site Development Permit 17-0001 subject to the findings and conditions of approval contained therein.



Belinda Deines, Senior Planner



Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 17-08-28-xx

Supporting Documents

2. Vicinity Map

3. Color and Material Sample Boards

4. Site Photos

5. Architectural Plans

6. Grading Plans

RESOLUTION NO. 17-08-28-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP17-0001 AND SITE DEVELOPMENT PERMIT SDP17-0001 TO CONSTRUCT A NEW 3,705 SQUARE-FOOT SINGLE-FAMILY DWELLING AND 547 SQUARE-FOOT ATTACHED TWO-CAR GARAGE LOCATED WITHIN THE CITY'S FLOODPLAIN AND COASTAL OVERLAY DISTRICTS AT 35341 BEACH ROAD

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Jack Garland, Architect, (the "Representative") has filed an application on behalf of 35341 Beach Road, LLC, ("Applicant"), the owners of real property commonly referred to as 35341 Beach Road (APN 691-171-20) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit and Site Development Permit to allow construction of a new single-family dwelling at the Property; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 - New Construction or Conversion of Small Structures) in that the application proposes the construction of one, new single-family dwelling; and

WHEREAS, the Planning Commission did, on the 28th day of August, 2017, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP17-0001 and Site Development Permit SDP17-0001.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A. That the above recitations are true and correct and incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP17-0001 and SDP17-0001 subject to the following conditions of approval:

ACTION DOCUMENT #1

Findings:

Coastal Development Permit CDP17-0001

1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) **in that the site and architectural design of proposed improvements are found to comply with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property) and will further General Plan Urban Design Element Goal No. 2, which states that development should “*preserve the individual positive character and identity of the City’s communities*” by effecting new, aesthetically pleasing development of the subject property that is compatible and complimentary to surrounding structures.**
2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot zoned for residential use, located within a private community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches and accordingly, the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.**
3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act - CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) **in that the project qualifies as Categorically Exempt from review under CEQA pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that the application proposes the construction of one new single-family dwelling.**
4. That the proposed development will not encroach upon any existing physical access-way legally utilized by the public or any proposed public accessway identified in an adopted Local Coastal Program Land Use Plan, nor will it obstruct any existing public views to and along the coast from any public road or from a recreational area **in that no public access-ways exist on the subject property and so none would be adversely affected**

with implementation of the proposed project. Public access to Trust lands (the beach and ocean) exist within close proximity at Poche Beach, and would be unaffected with implementation of the proposed project. The subject property fronts (private) Beach Road, which borders a sound/privacy wall, with railroad tracks and Pacific Coast Highway beyond. Accordingly, neither the proposed demolition of the property's existing dwelling, nor construction of a replacement structure would result in adverse impacts to any existing public views of or along the coast and as viewed from a public road or recreation area.

5. That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources in that the subject property lies adjacent to the Pacific Ocean, a noted sensitive habitat area, park and recreation area. However, the subject scope-of-work comprises development permitted by the Dana Point Zoning Code and Local Coastal Program, has been reviewed and found by City staff to conform to all development standards therein (including design criteria intended to minimize to the greatest extent feasible, potentially adverse impacts to shoreline processes), no buffer areas (from adjacent ESHA) are required.
6. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards in that the proposed dwelling (and all proposed improvements) are or will be elevated to a height not less than that recommended by a California registered engineer (and pursuant to Wave Analysis documentation dated June 8, 2017 on file with the City). This elevation of foundation and structure negates the need for revetments, seawalls and/or general landform alteration via site grading, and serves to minimize risks from any potential geologic and/or erosional or flood forces.
7. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas in that the subject application proposes construction of a new single-family dwelling within an established community of identical uses. The surrounding neighborhood is comprised of widely varying architectural styles, a design aesthetic the proposed dwelling will wholly complement. The proposed structure has been found to conform to all standards of development prescribed by its respective zoning district. This conforming addition to the project site constitutes fulfillment of General Plan Land Use and Zoning Code intent for the site, and accordingly enhancement of the property.

8. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs in that the subject project has been reviewed by Planning and Building/Safety Division staff as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program Implementation Plan for the subject property). There are no adopted specific plans that apply to the subject property.

Conditions:

General:

1. Approval of this application permits demolition of all existing site improvements and the construction of a new 3,705 square-foot single-family dwelling at 35341 Beach Road in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program Implementation Plan and Zoning Code.
2. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.
3. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
4. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may

approve the amendment without requiring a new public hearing.

5. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
6. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the Applicant or the Applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding. The Applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

The Applicant, and their successors-in-interest, shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

7. The project shall meet all water quality requirements.
8. A grading permit shall be obtained prior to any work, including demolition activities.
9. The Applicant, or Applicant's agent(s), shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The Applicant, or Applicant's agent(s), shall be responsible for coordinating any potential conflicts or existing easements.
10. The Applicant shall exercise special care during the construction phase of this project. The applicant shall provide erosion and sediment control. The erosion control measures shall be constructed prior to the start of any other

grading operations. The applicant shall maintain the erosion and sediment control devices until the final approval for all permits.

11. The Applicant, Applicant's agent(s), or successor-in-interest, shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance.
12. The property owner shall execute and record a deed restriction to include the following restrictions, which cannot be removed or changed without prior City amendment to this Coastal Development Permit. The deed restriction shall be recorded, free of prior liens, to bind the property owner(s) and any successors-in-interest or otherwise recorded to the satisfaction of the City Attorney and Community Development Department.
 - a. *The property owner(s) agrees on behalf of themselves and all other successors and assigns, that no shoreline protective device which would substantially alter natural land form along bluffs and cliffs, cause beach erosion or adversely impact the local shoreline sand supply shall ever be constructed to protect the development approved pursuant to the permits issued hereunder including, but not limited to, the dwelling, foundation, decks and any other future improvements in the event the development is threatened with damage or destruction from waves, erosion, storm conditions or other oceanographic hazards in the future.*
 - b. *The property owner(s) shall be responsible for the removal of any and all pre-existing ocean protective devices directly fronting the subject property at the time they are determined to no longer be required to protect surrounding properties. The property owner shall assume all costs and responsibilities associated with the removal.*
 - c. *The property owner(s) agrees, on behalf of themselves and all other successors and assigns, that the landowner shall remove the development authorized by this permit, including the dwelling, foundation and decks, in any situation where a government agency with appropriate jurisdiction determines that the structures approved by this permit have been damaged to the point where future occupancy can no longer be permitted and repair cannot be accomplished without contributing significantly to erosion, geologic instability or having a significant adverse impact on local shoreline sand supply.*
 - d. *The property owner(s) understands that the project site is subject to coastal wave action and that the owner(s) assumes the liability from these hazards.*

- e. *The property owner(s) unconditionally waive any claim of liability on the part of the City or any other public agency from any damage from such (coastal wave action) hazards.*
- f. *The property owner(s) assume all liability for damages incurred as a result of any required off-site grading.*

Prior to Issuance of a Grading Permit:

- 13. The Applicant, or Applicant's Agent(s), shall submit an application for a grading permit. The application shall include a grading plan, in compliance with City standards, for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
- 14. The Applicant, or Applicant's Agent(s), shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.
- 15. The Applicant, or Applicant's Agent(s), shall submit an application for separate structures, including retaining walls. Retaining walls and other structures not supported by the building foundation require a separate submittal for review and approval to the Building Department. A separate permit submittal shall be made to the Building Department in accordance with the current submittal requirements.
- 16. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
- 17. A performance bond shall be required for all grading activities up to 100% of the proposed improvements.

Prior to Issuance of a Building Permit:

- 18. Building plan check submittal shall include two (2) sets of the following construction documents: building plans (4 sets), energy calculations, structural calculations, soils/geology report, and drainage plan.
- 19. All documents prepared by a professional shall be wet-stamped and signed.

20. The Project Coastal Engineer's recommendations, contained in the coastal engineering reports and addendums, shall be incorporated into and referenced on the project plans. The Project Coastal Engineer shall review, sign, and wet-stamp the final building plans and provide a completed "Floodplain Certification" form to the City.
21. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of three (3) separate sets of building plans directly to the Orange County Fire Authority for review and approval. A fire sprinkler system or waiver is required from the Fire Chief.
22. The Applicant, or Applicant's Agent(s), shall submit payment for all supplemental fees, including school, park, water, sewer and other impact-related fees.
23. The Applicant, or Applicant's agent(s), shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports.
24. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of a grading and drainage plan (and soils report if required) in compliance with all City of Dana Point standards for review and approval. The drainage plan shall show all drainage from proposed improvements being directed to an approved outlet.
25. The Applicant, or Applicant's agent(s), shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project.
26. The Applicant, or Applicant's agent(s), shall submit a rough grade certification from the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical engineer (the City's standard Geotechnical Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the recommendation of the project geotechnical report approved grading plan from a geotechnical standpoint.
27. An as graded geotechnical report may be prepared by the project geotechnical consultant following grading of the subject site. The report

should include the results of all field density testing, depth of reprocessing and recompaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report.

28. The Applicant, or Applicant's Agent(s), shall submit a drainage plan in accordance with all City of Dana Point standards for review and approval. The drainage plan shall be reviewed on a time and materials basis. All grading and drainage shall be in compliance with the City of Dana Point Standards. All drainage shall be directed to Beach Road, in accordance with City of Dana Point Codes and Requirements.
29. The Applicant, or Applicant's Agent(s), shall submit a final Landscape and Irrigation Plan for review and approval by both the Public Works/Engineering Department and the Planning Division. The plan shall include all proposed and existing plant materials (location, type, size, and quantity), an irrigation plan (if irrigation is proposed), site plan and a copy of the entitlement conditions of approval. The plan shall be in substantial compliance with applicable provisions of the Zoning Code, the preliminary plans approved by the Planning Commission and further, recognize the principles of drought tolerant landscaping. Any trees and shrubs proposed within the rear yard beyond the structural string-line shall be a maximum of 42-inches in height.
30. Prior to commencement of framing, the Applicant, or Applicant's Agent(s), shall submit a foundation certification, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP17-0001 and SDP17-0001. The City's standard "Setback Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed civil engineer/surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval. Certification shall verify that the location of the structure is in compliance with the structure and patio string-lines as indicated on the approved plans and the elevation of the grade beams are in compliance with the requirements of the approved Coastal Hazard & Wave Run-Up Study.
31. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the

structure heights included as part of CDP17-0001 and SDP17-0001. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval before release of final roof sheathing is granted.

Prior to Final Approval of All Permits:

32. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
33. A written approval by the Geotechnical Engineer of Record approving the grading as being in conformance with the approved grading plan from a geotechnical standpoint.
34. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved plans and which specifically approves construction for all engineered drainage devices and retaining walls.
35. All permanent best management practices, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.
36. A FEMA Elevation Certificate shall be filed for the development in the floodplain. The Elevation Certificate shall be prepared in accordance with all City of Dana Point requirements and all applicable FEMA guidelines.
37. Public Works final approval will be required for all permits.
38. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
39. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of landscaping, finish architecture/materials and compliance with any outstanding project conditions of approval. All landscaping within the front-yard of the subject property shall be installed (per plan) prior to final inspection by the Planning Division.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 28th day of August, 2017 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

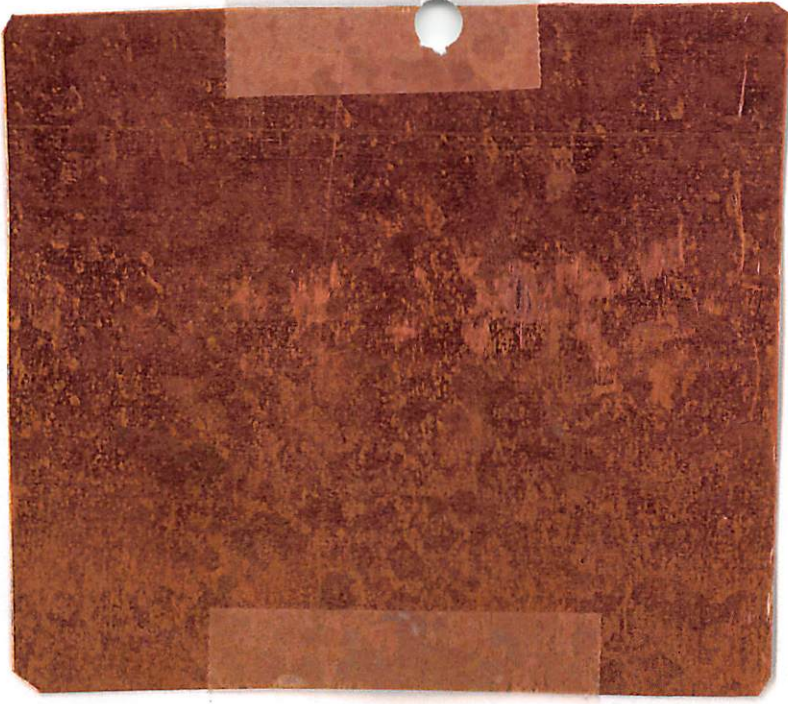
**Scott McKhann, Chairperson
Planning Commission**

ATTEST:

**Ursula Luna-Reynosa, Director
Community Development Department**

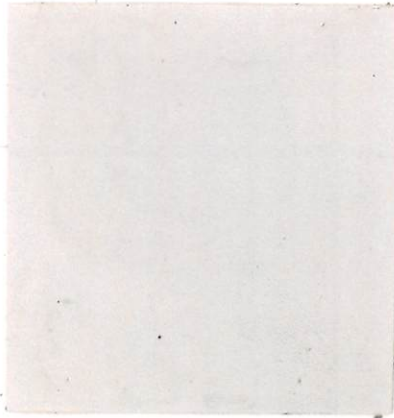
VICINITY MAP - 35341 BEACH ROAD



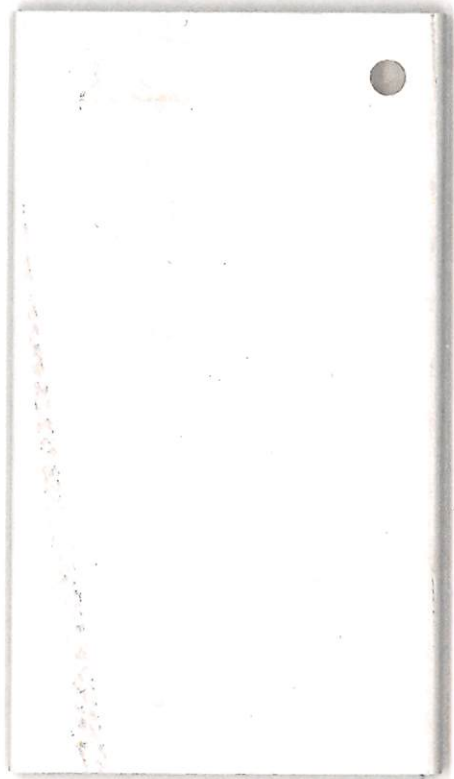


COPPER ROOF
GUTTERS, DOWNSPOUTS

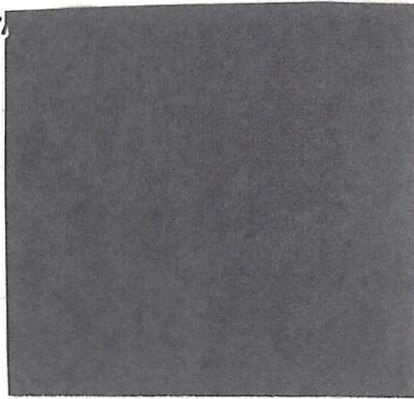
HARDIE
SIDING:
ARTIC WHITE



ANDERSON
WINDOWS: WHITE

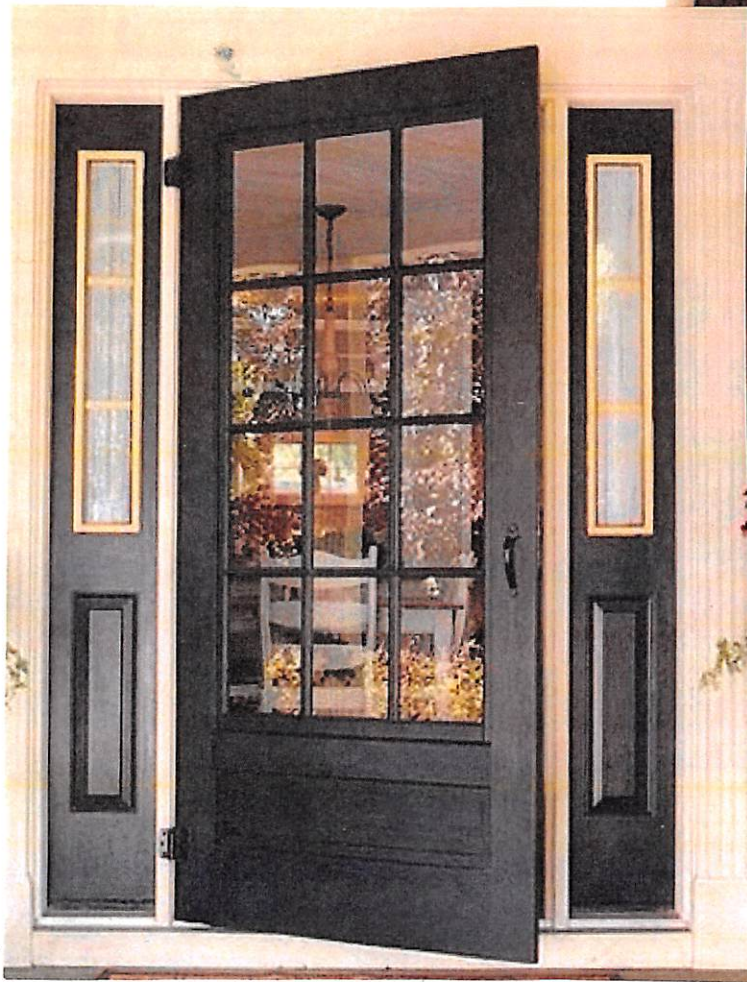


LOUVERS,
SHUTTERS:
DEG341
VULCAN



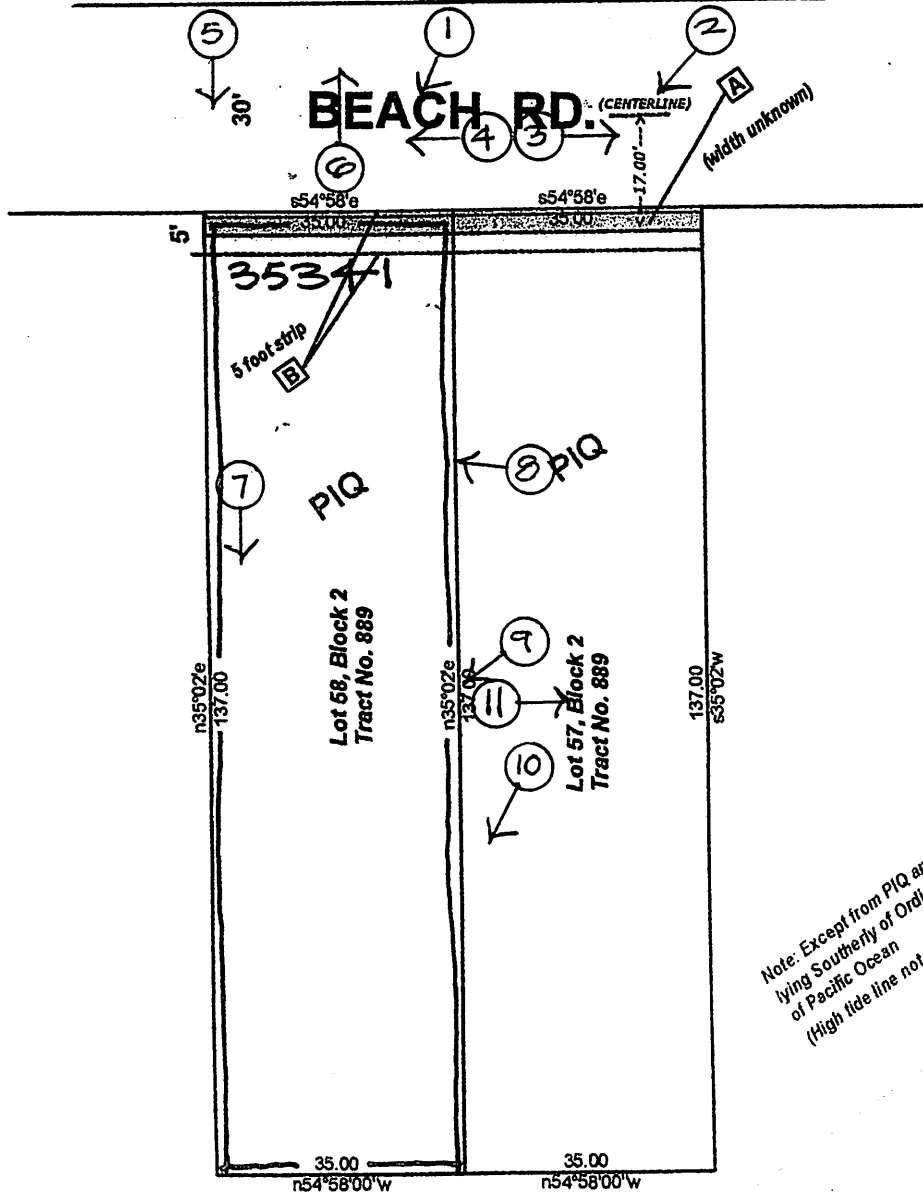
35341 BEACH RD

SUPPORTING DOCUMENT #3

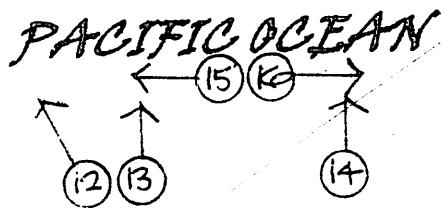


35341 BEACH RD.

35341
PHOTO LOG



Note: Except from PIQ any portion lying southerly of Ordinary High tide of Pacific Ocean (High tide line not plotted herein)





1



2



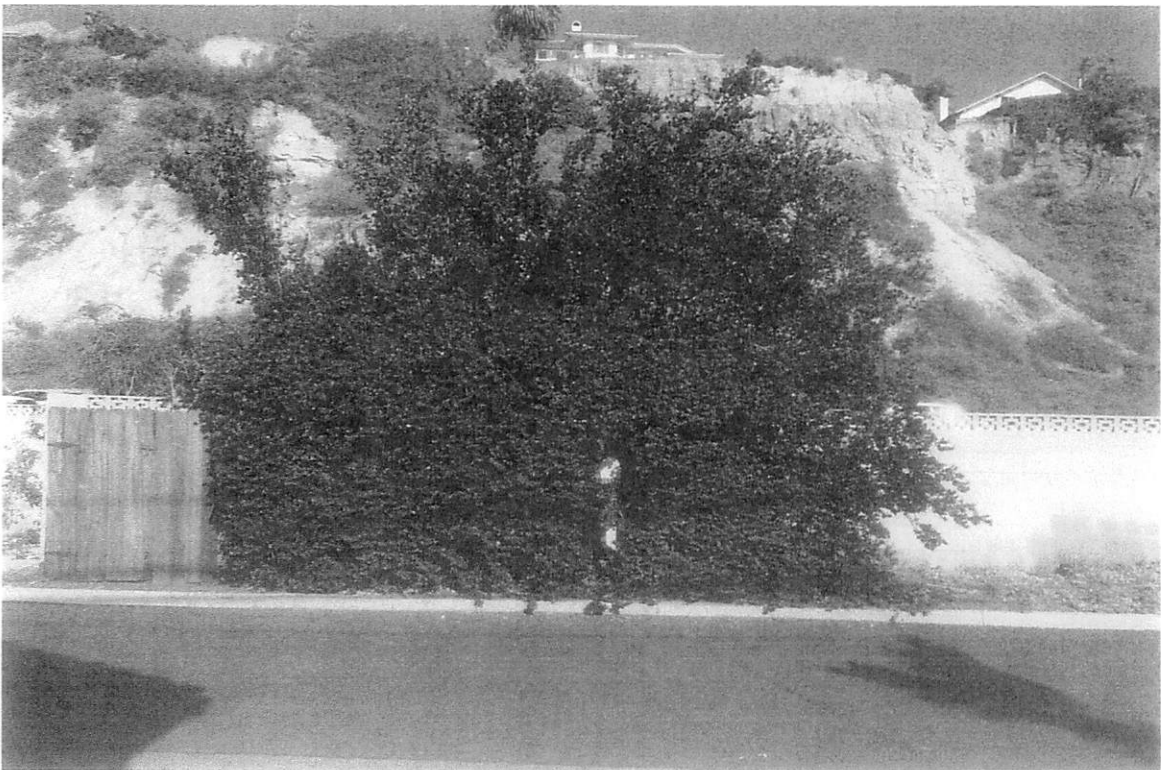
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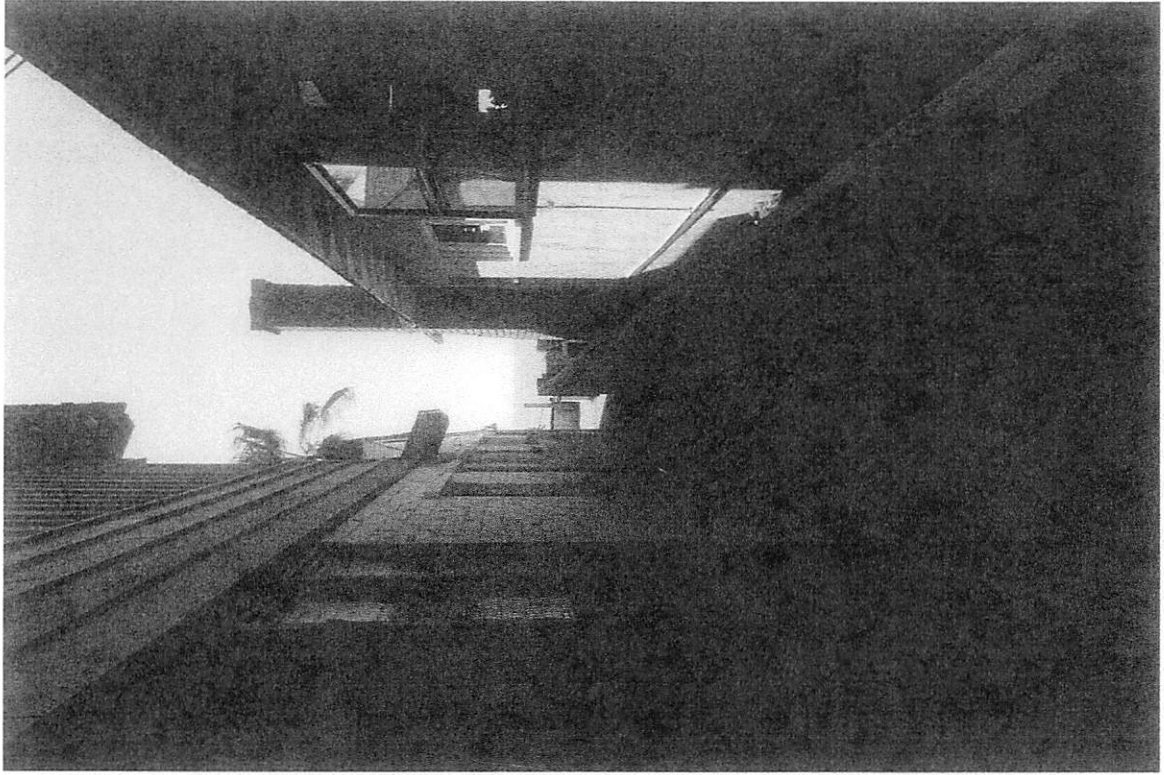
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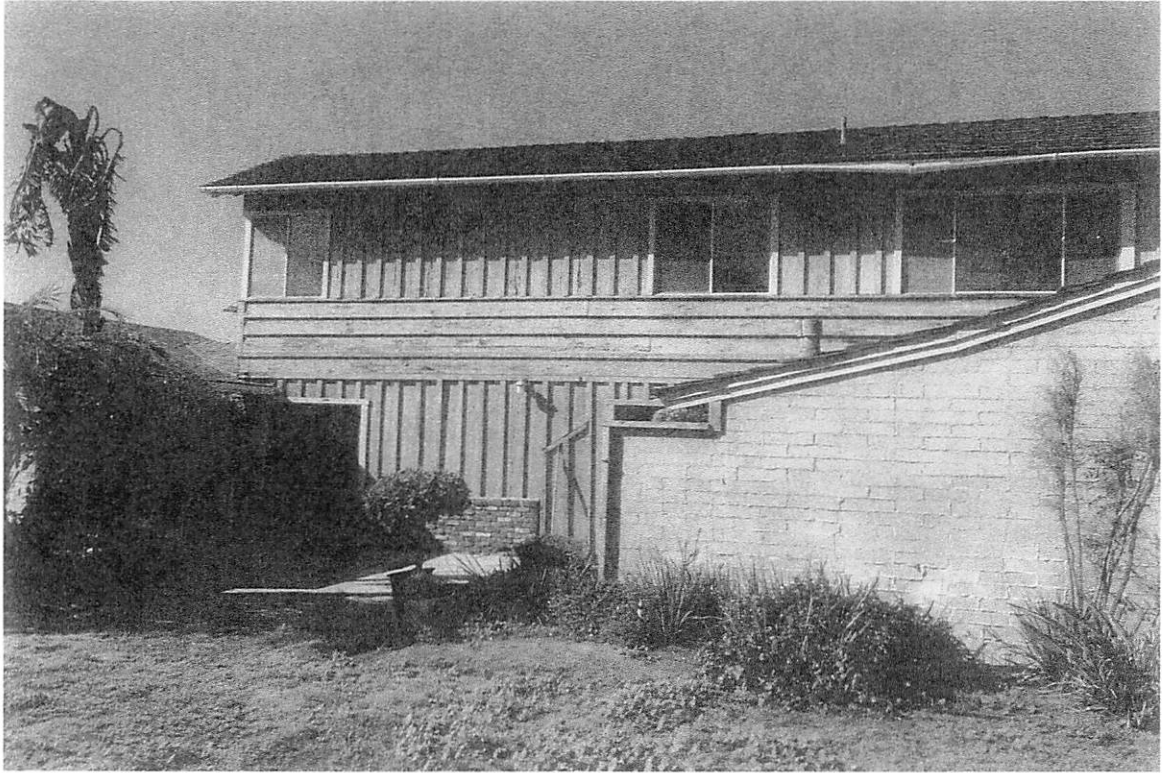
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7



8



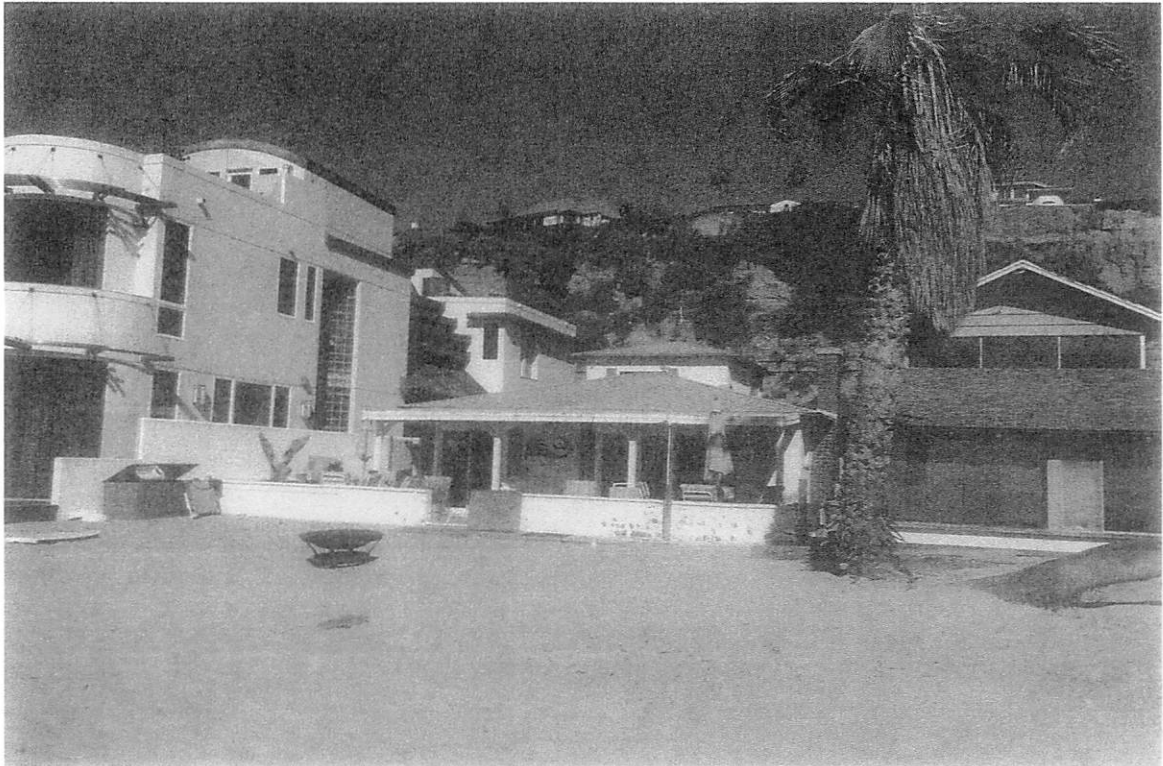
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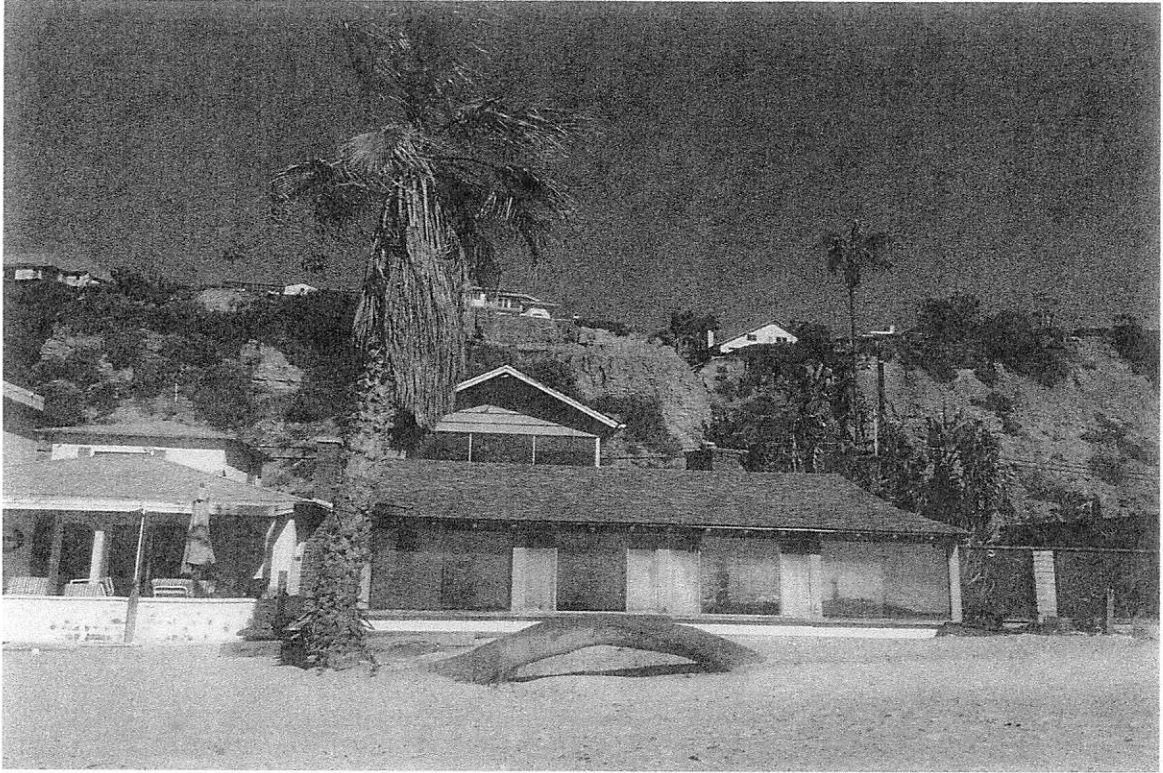
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11



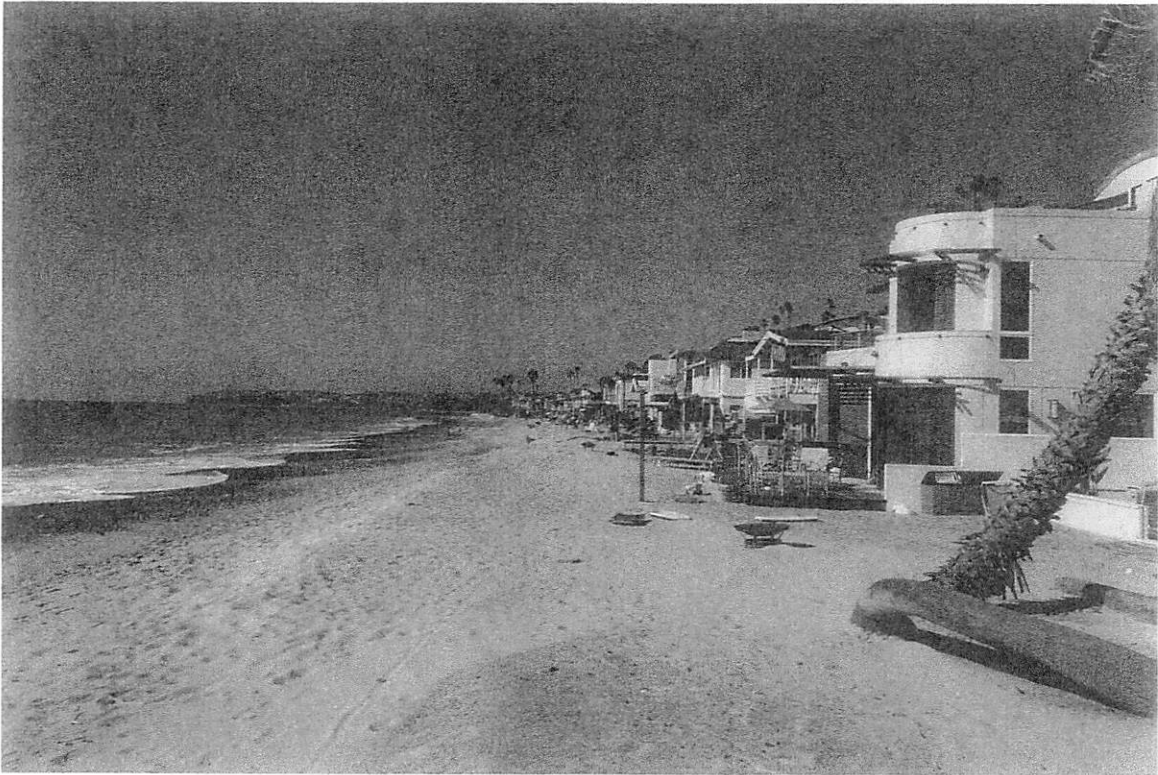
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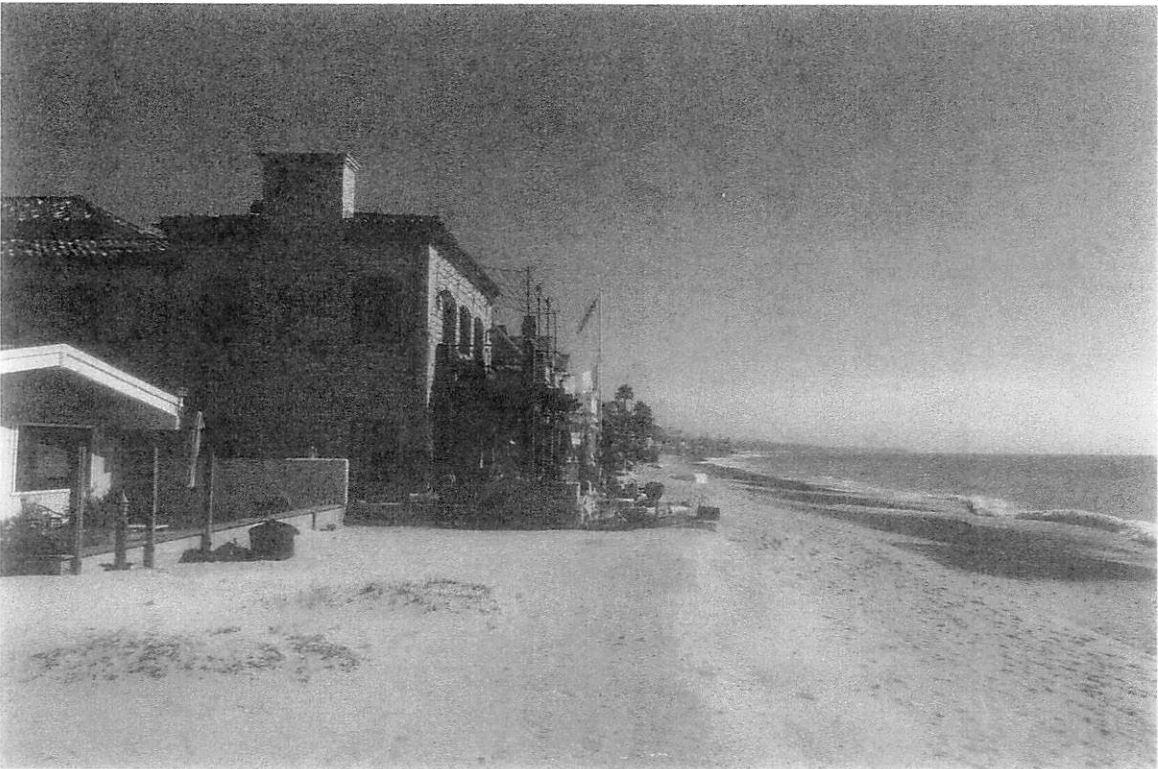
13



14



15



16

SHEET INDEX	
SHT.	DESCRIPTION
1	SITE PLAN & PROJECT INFORMATION
2	FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	FRONT & LEFT EXT. ELEVATIONS
5	RIGHT & RIGHT EXT. ELEVATIONS SECTION A
6	SECTION B & ROOF PLAN
7-1	EXISTING TOPOGRAPHIC SURVEY

DESCRIPTION OF EXIST. STRUCTURE

THE EXISTING TWO STORY STRUCTURE WAS BUILT IN 1949.
 THE STRUCTURE CONTAINS 4 BEDROOMS & 4 BATHROOMS.
 APPROX. FIRST FLOOR AREA 1641 #
 APPROX. SECOND FLOOR AREA 860 #
 TOTAL HABITABLE AREA 2491 #
 ONE CAR ATTACHED GARAGE APPROX. 320 #

THE EXIST. HEIGHT OF THE STRUCTURE IS AT 37.11' (APPROX 21' 2" ABOVE EXIST. GRADE)

NO RAFTS EXIST ON THE STRUCTURE.
 3 OPEN PARKING SPACES ARE PROVIDED DIRECTLY ACROSS BEACH RD.

* REFER TO SHT 7-1 TOPOGRAPHIC MAP FOR EXIST. SITE INFORMATION
 * REFERS TO PHOTO LOSS INCLUDED WITH APPLICATION

COURTYARD BRICKRATIO 575 #
 490 #

- MUNICIPAL CODE REQUIREMENTS:**
- Please note that all horizontal foundation members, such as grade beams, joists, lower-level-deck, etc., shall be located above the base flood elevation (BFE) line that is presented in the wave run-up study and in conformance with Dana Point Municipal Code Section 9.31.060. The base flood elevation shall be established per the conclusions presented in the most recent "Revise Response to the City of Dana Point May 5, 2017 Memorandum Concerning 35341 & 35345 Beach Road, Dana Point, Orange County, CA," by GSI dated June 2, 2017. This document recommends a BFE of 19' NAVD.
 - Please add a note to the plans and sections stating, "The lowest horizontal portion of the structural members of the lowest floor excluding the pilings or columns shall be elevated to or above the base flood elevation per Dana Point Municipal Code 9.31.060(f)(1)."

CONSULTANT LIST

ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEERING
LUCAS GARLAND 170 BOX 2036 GARD. BCH. 92624 949 415-3045	PETER J. ASSO. 159 CALLE VALLE, SAN CLEMENTE, 92672 949 492-3735	
GEOTECHNICAL & WAVE RUN-UP STUDY	ENERGY	LANDSCAPE DESIGN
GEOTECHNICAL INC. 5741 PALAZO WAY SUITE D CARLSBAD, CA 92010 760-438-5165		MARK J. ASSO. 10 PARADISE COVE LAGUNA BEACH, CA 92653 949 272-8302

A NEW SINGLE FAMILY RESIDENCE FOR
35341 BEACH ROAD L.L.C.
 19 EAST ST. JOSEPH ST.
 ARCADIA, CA 91006
 PH: 626 447 0958

PROJECT INFORMATION

ADDRESS: 35341 BEACH ROAD, GARISTRANO BCH. 92624
 LEGAL: LOT 58, BLOCK 2, TRACT 289
 APN: 691-151-20

REFERENCE: COASTAL DEVELOPMENT PERMIT: CDP 17-0001
 AND SITE DEVELOPMENT PERMIT: SDP 17-0001

EXISTING PROPERTY: A TWO STORY 2491 SQUARE FT. SINGLE FAMILY RESIDENCE W/ ATTACHED TWO CAR GARAGE TO BE DEMOLISHED

ZONING: RBA 12
 TYPE OF CONSTRUCTION: II-B FULLY SPRINKLERED OCCUPANCY: R-3, U

AREA CALCULATIONS

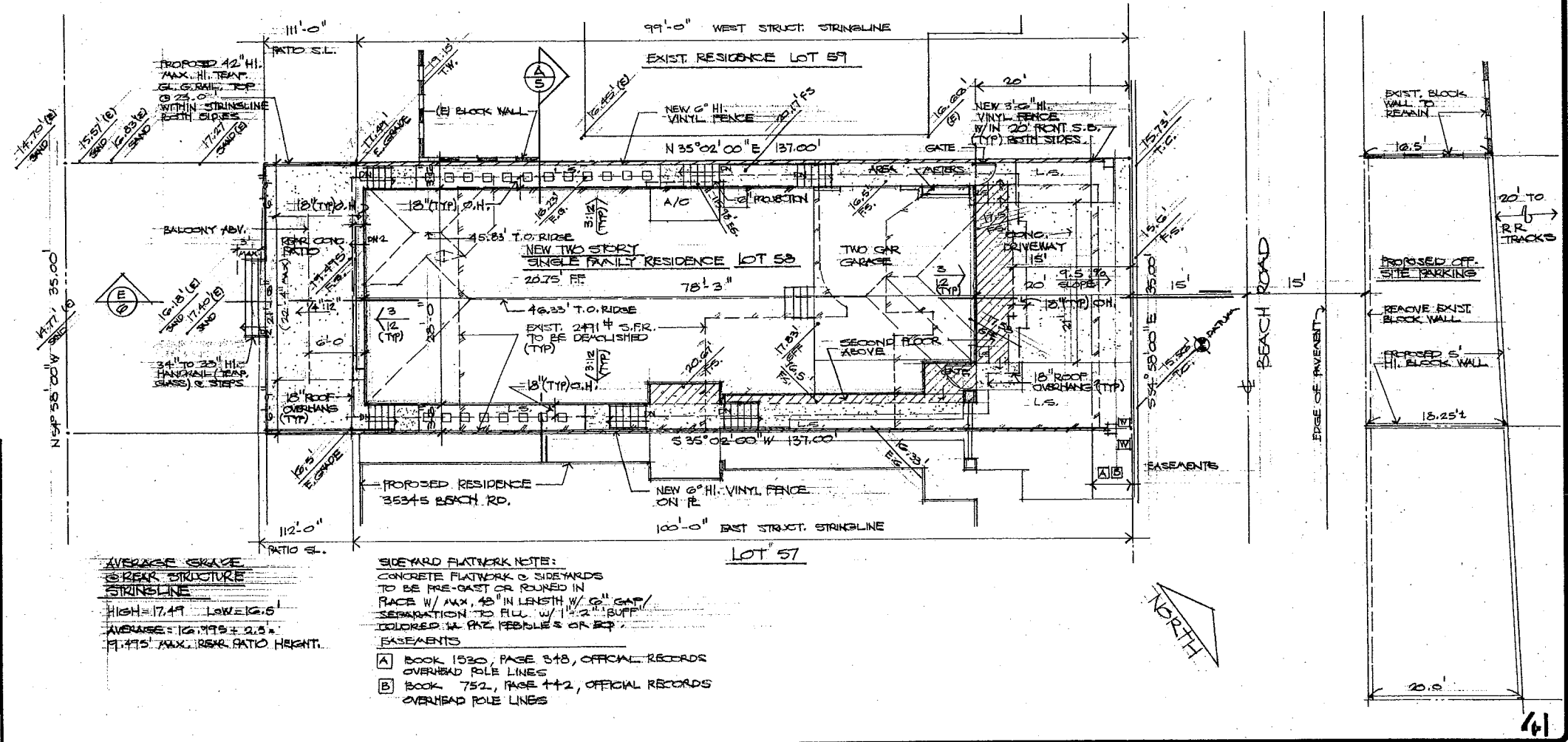
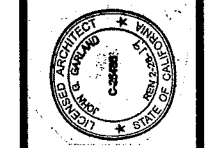
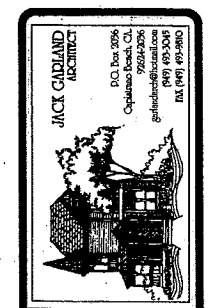
LOT AREA	4795 #
FIRST FLOOR	1,530 #
SECOND FLOOR	2,175 #
TOTAL	3,705 #
GARAGE & STORAGE COVERED PORCH	547 #
A/C ENCLOSURE	18 #
SECOND FLOOR BALCONY	41 #
EXIST. RESIDENCE TO BE DEMOLISHED	137 #
BUILDING STRINGLINE AREA	2491 #
LANDSCAPE AREA	945 #
	11.28% 414 #

COASTAL DESIGN ELEVATIONS

BASE FLOOD ELEVATION (B.F.E.) 19.00 NAVD88
 MAX. BREAKING WAVE ELEVATION 17.00 NAVD88

A TOPOGRAPHIC MAP PREPARED BY PETER J. ASSO. DATED 11/4/2016 WAS USED FOR SITE ELEVATIONS

REVISIONS	BY
3/2/17	
7/24/17	



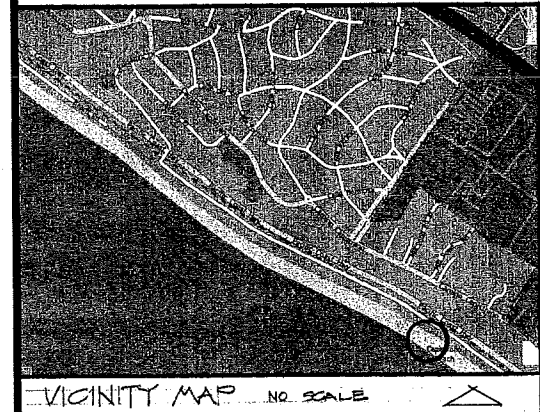
AVERAGE GRADE BREAK STRUCTURE STRINGLINE

HIGH = 17.47' LOW = 16.5'
 AVERAGE = 16.995 ± 0.5'
 19.475' MAX. REAR PATIO HEIGHT.

SIDEYARD PLATWORK NOTE:
 CONCRETE PLATWORK ON SIDEYARDS TO BE PRE-CAST OR ROUNDED IN PLACE W/ MAX. 48" IN LENGTH W/ 6" GAP SEPARATION TO FILL W/ 1" ± 2" BUFF COLORED W/ PAT. PEBBLES & OR ETC.

EASEMENTS

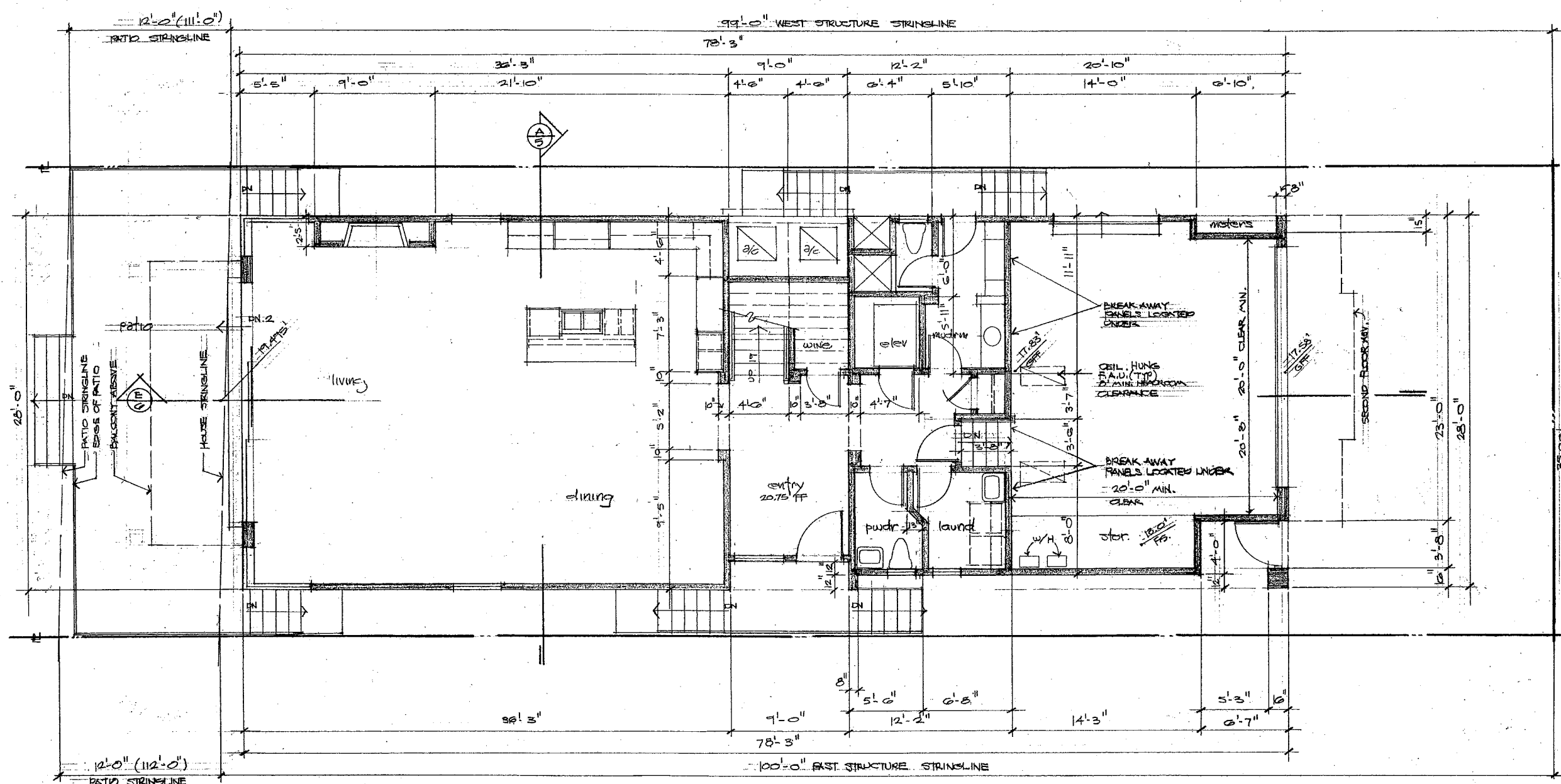
A) BOOK 1520, PAGE 348, OFFICIAL RECORDS OVERHEAD POLE LINES
 B) BOOK 752, PAGE 442, OFFICIAL RECORDS OVERHEAD POLE LINES



A NEW SINGLE FAMILY RESIDENCE FOR
35341 BEACH ROAD L.L.C.
 19 EAST ST. JOSEPH ST.
 ARCADIA, CA 91006
 PH: 626 447 0958
 PROJECT ADDRESS: 35341 BEACH ROAD, GARISTRANO BEACH, CA 92624

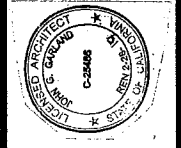
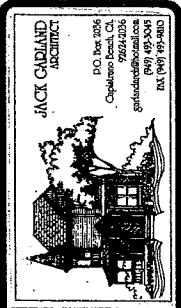
DRAWN	1/24/17
CHECKED	1/28/17
SCALE	1/8" = 1'-0"
JOB NO.	35341 BEACH RD
SHEET	1

CDP 17-0001



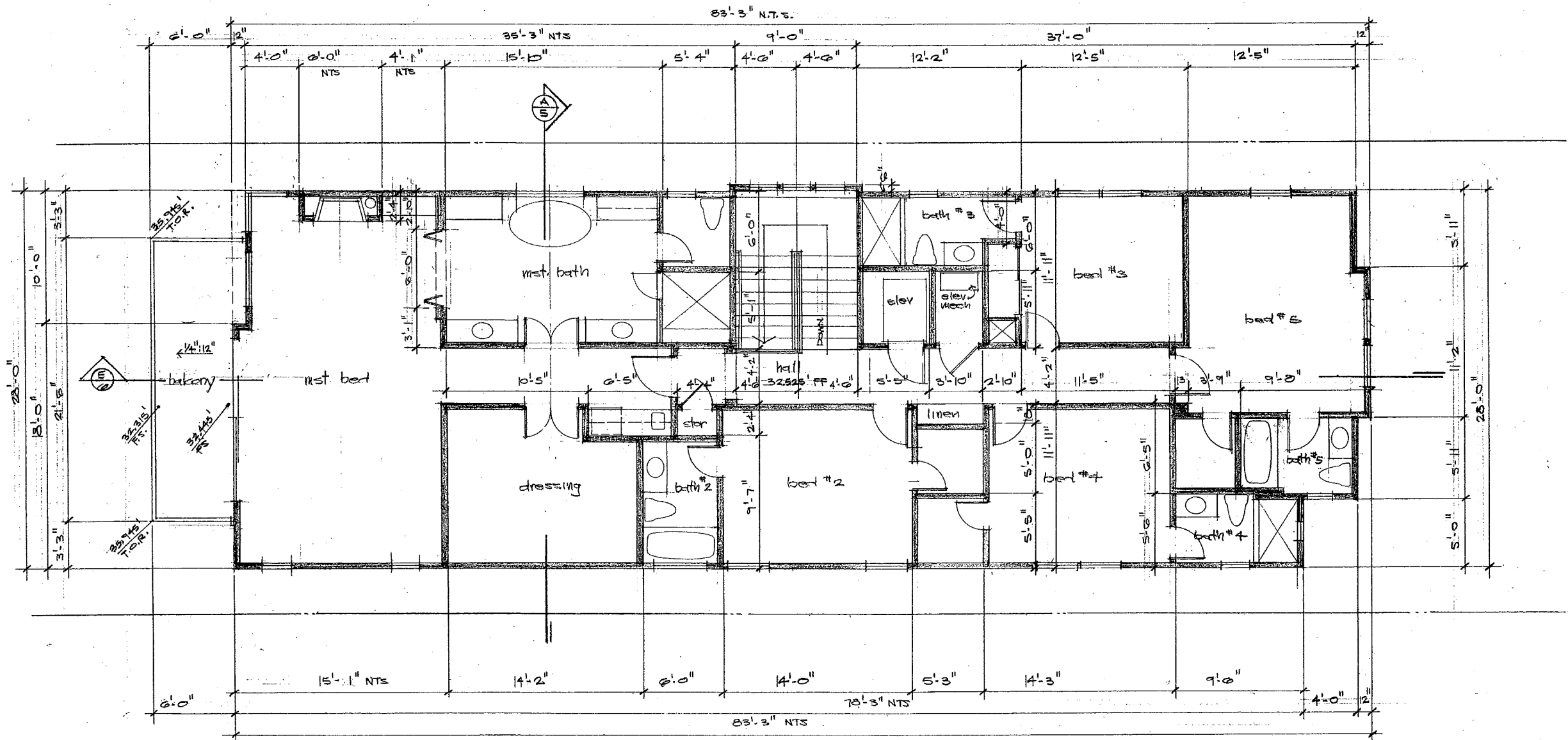
FIRST FLOOR PLAN
 1530# FIRST FLOOR
 1547# GARAGE

REVISIONS	BY
3/2/17	
7/24/17	



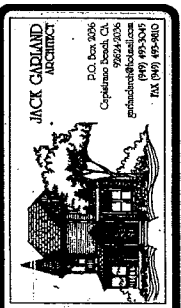
ANew SINGLE FAMILY RESIDENCE for
 35341 BEACH ROAD L.L.C.
 THE EAST ST. CLAYTON ST.
 ANCHORAGE, CA 94504
 PH: 415.447.1080
 PROJECT ADDRESS: 35341 BEACH ROAD, CAPISTRANO BEACH, CA 94026

DRAWN
CHECKED
1/24/17
SCALE 1/4" = 1'-0"
JOB NO. 35341 BEACH RD
SHEET
2
OF SHEETS



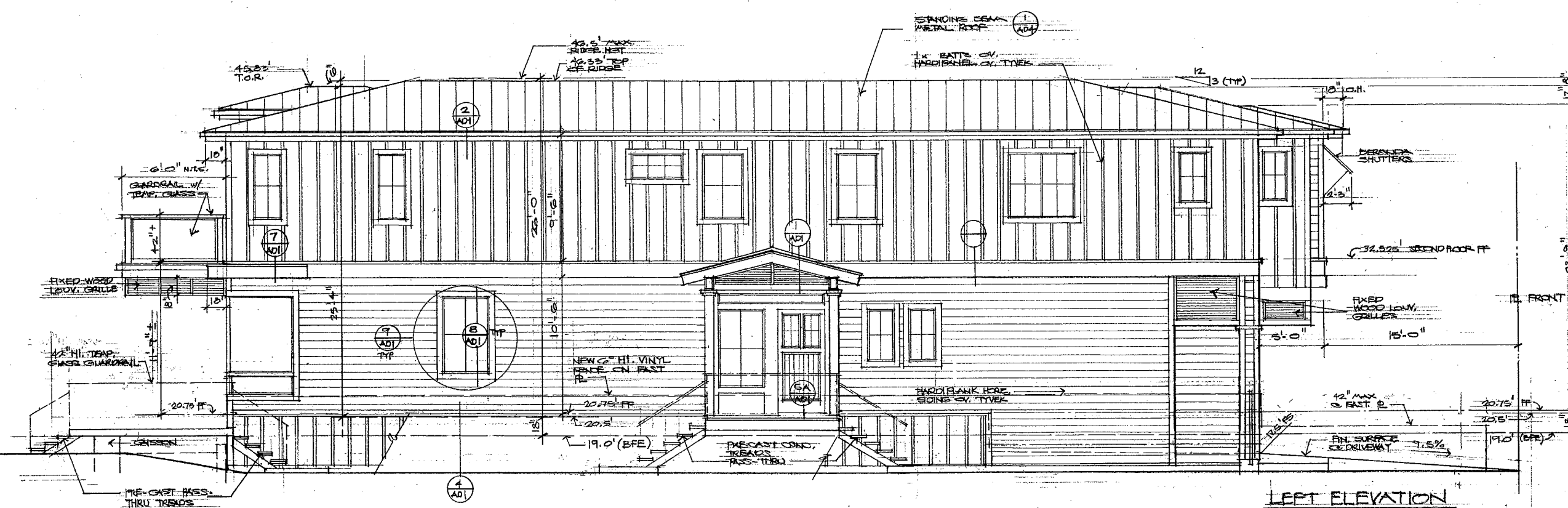
SECOND FLOOR PLAN
 2175[#] SECOND FLOOR
 172[#] BALCONY

REVISIONS	BY
3/2/17	
7/24/17	

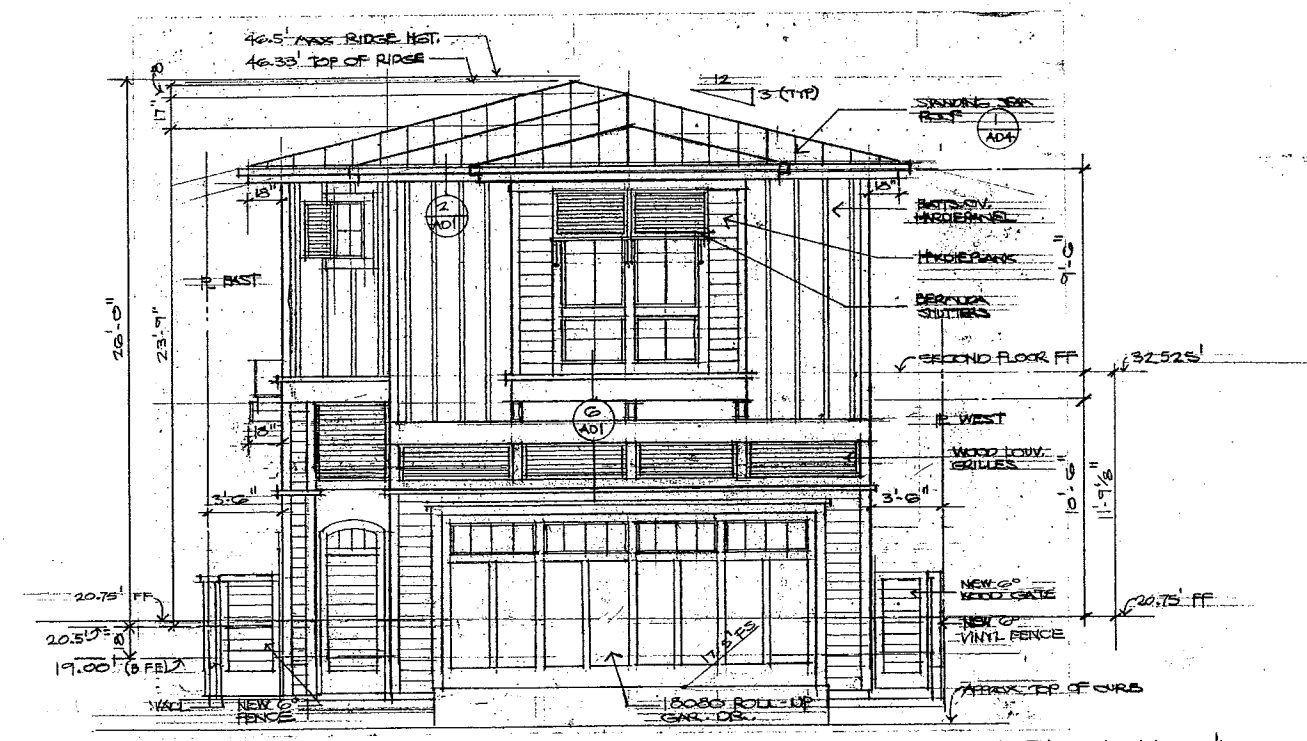


A NEW SINGLE FAMILY RESIDENCE FOR:
 35341 BEACH ROAD LLC
 181 EAST ST. JOSEPH ST.
 ARCADIA, CA 91709
 PH: 924-447-0500
 PROJECT ADDRESS:
 35341 BEACH ROAD, CAPISTRANO BEACH, CA 92626

DRAWN
CHECKED
DATE 1/24/17
SCALE 1/4" = 1'-0"
PROJECT 35341 BEACH RD.
SHEET 3
OF SHEETS

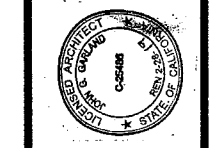
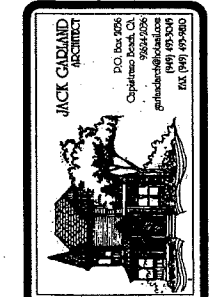


LEFT ELEVATION



FRONT ELEVATION

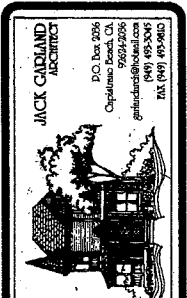
REVISIONS	BY
3/2/17	
7/24/17	



A NEW SINGLE FAMILY RESIDENCE FOR:
 35341 BEACH ROAD L.L.C.
 117 EAST ST. JOSEPH ST.
 ARCADIA, CA 91709
 PH 922-447-0550
 PROJECT ADDRESS:
 35341 BEACH ROAD, CARISTRANO BEACH, CA 91022

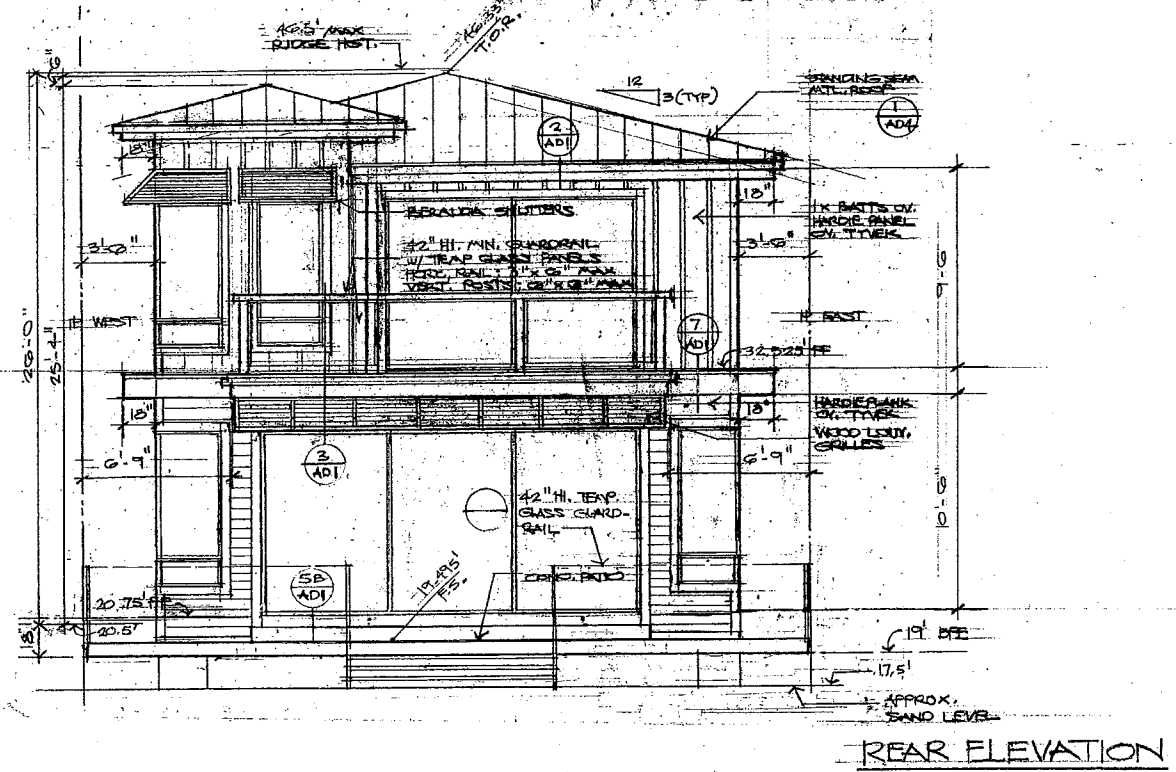
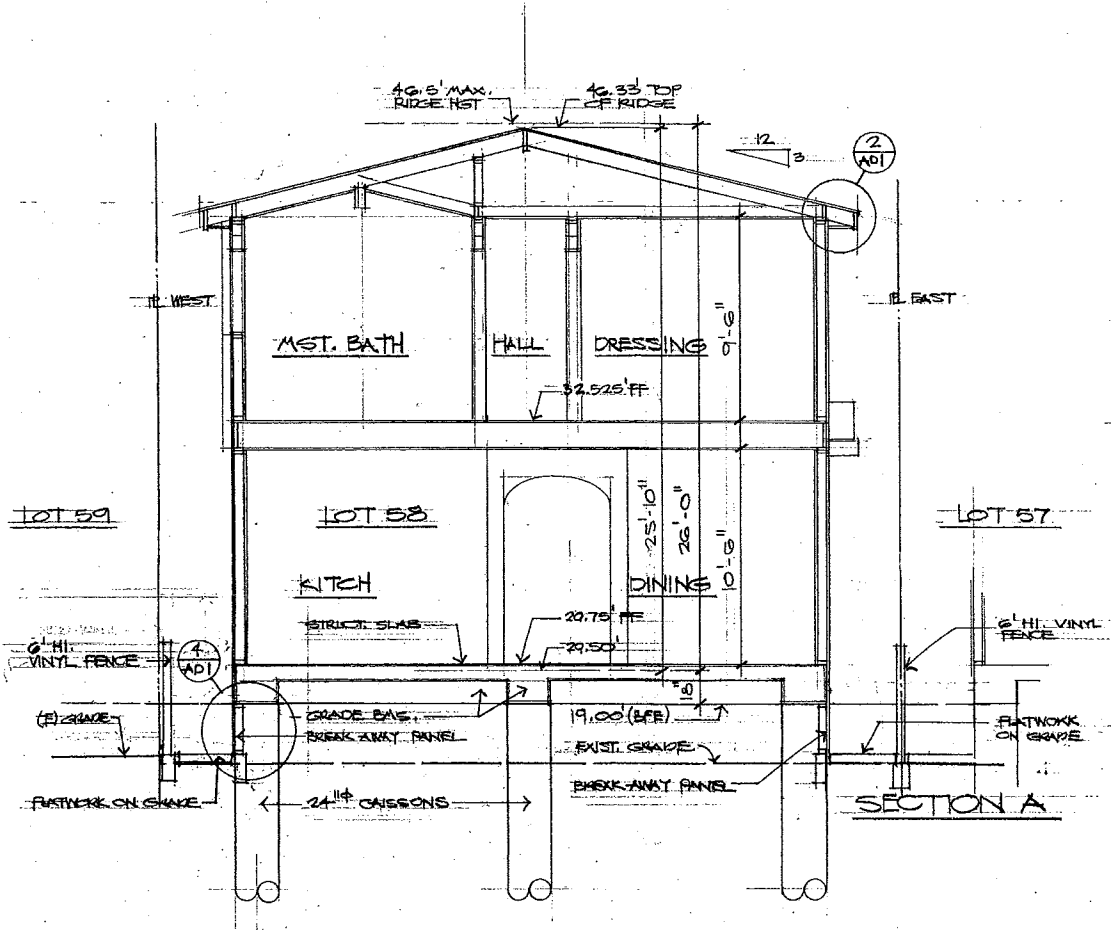
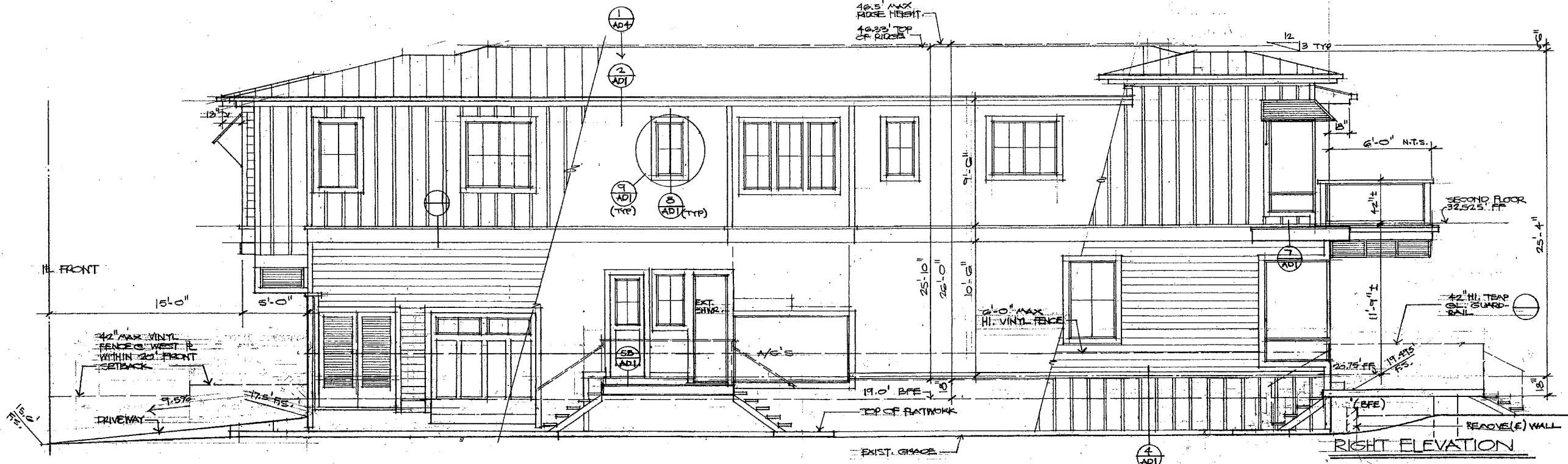
DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
		1/24/17	1/4" = 1'-0"	35341 B.O.H. RD	

REVISIONS	BY
2/2/17	
7/24/17	

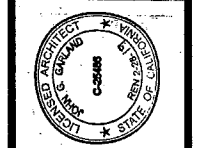
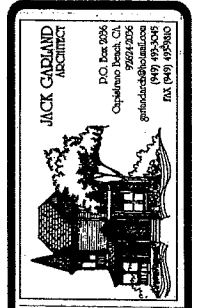


A NEW SINGLE FAMILY RESIDENCE AT:
 31534 BEACH ROAD L.L.C.
 115 EAST ST. JOSEPH ST.
 ARCHONIA, CA 92008
 PH: 626-447-0050
 PROJECT ADDRESS: 31534 BEACH ROAD
 BEVERLY BEACH, CA 92624

DRAWN	DATE
CHECKED	1/24/17
	SCALE
	1/4" = 1'-0"
	SHEET
	5
	OF SHEETS

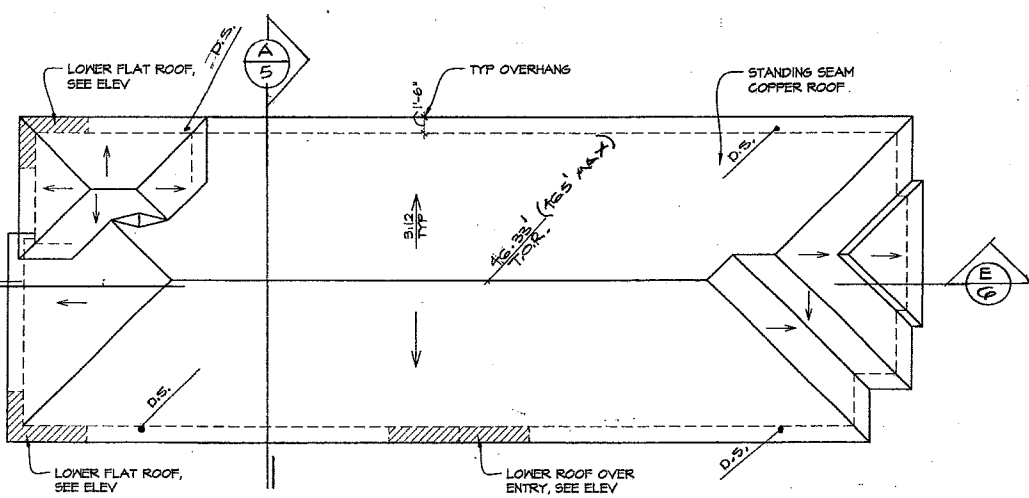


REVISIONS	BY
3/2/17	
7/24/17	



ROOFING NOTES:

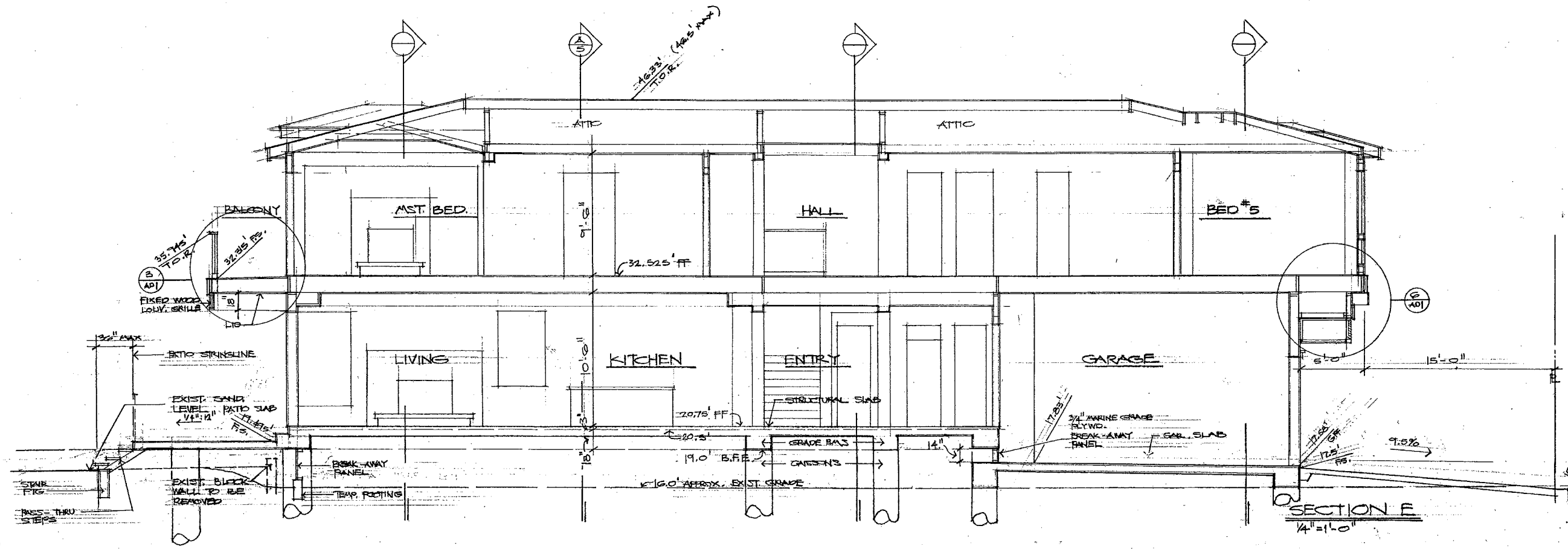
1. 1/2" CDX EXT GR PLYWOOD ROOF SHTS (REFER TO STRUCTURAL PLANS).
2. WATER WHICH ACCUMULATES ON A ROOF SHALL BE EFFECTIVELY DRAINED AND CONVEYED FROM THE ROOF TO A STORM DRAIN, STREET GUTTER, OR OTHER LOCATIONS APPROVED BY THE BUILDING OFFICIAL. SUCH WATER SHALL BE CONVEYED THROUGH GUTTERS, LEADERS, ASSOCIATED PIPING OR OTHER NON-ERODABLE SURFACE DRAINAGE DEVICES AS APPROVED BY THE BUILDING OFFICIAL.
3. ALL ROOF FLASHING TO BE COPPER.
4. PROVIDE COPPER GUTTERS W/ DOWNSPOUTS AT ALL EAVES.
5. ALL EAVE SOFFIT MATERIAL TO BE HARDIESOFFIT
6. ALL ROOF OVERHANGS 18" U.N.O.
7. ALL ROOF SADDLES & CRICKETS TO BE COPPER
8. ALL OUTLOOKERS TO BE COPPER TOPPED.
9. SEE ROOF PLAN FOR ROOF SLOPE



STANDING SEAM COPPER ROOFING:

CLASS A, 24 GA COPPER, 0.910# P.S.F.
 STANDING SEAMS AT 16" O.C., INSTALL PER MANUFACTURERS SPECIFICATIONS. INSTALL OVER "VERSA SHIELD" & 30# FELT UNDERLAYMENT.

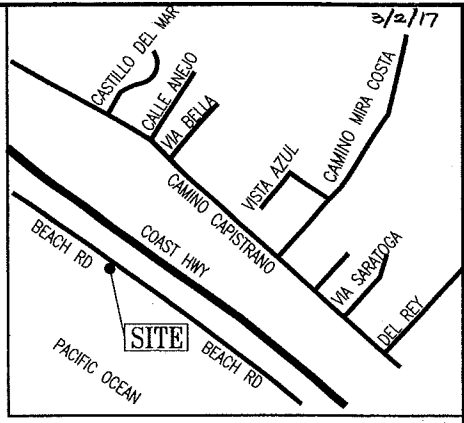
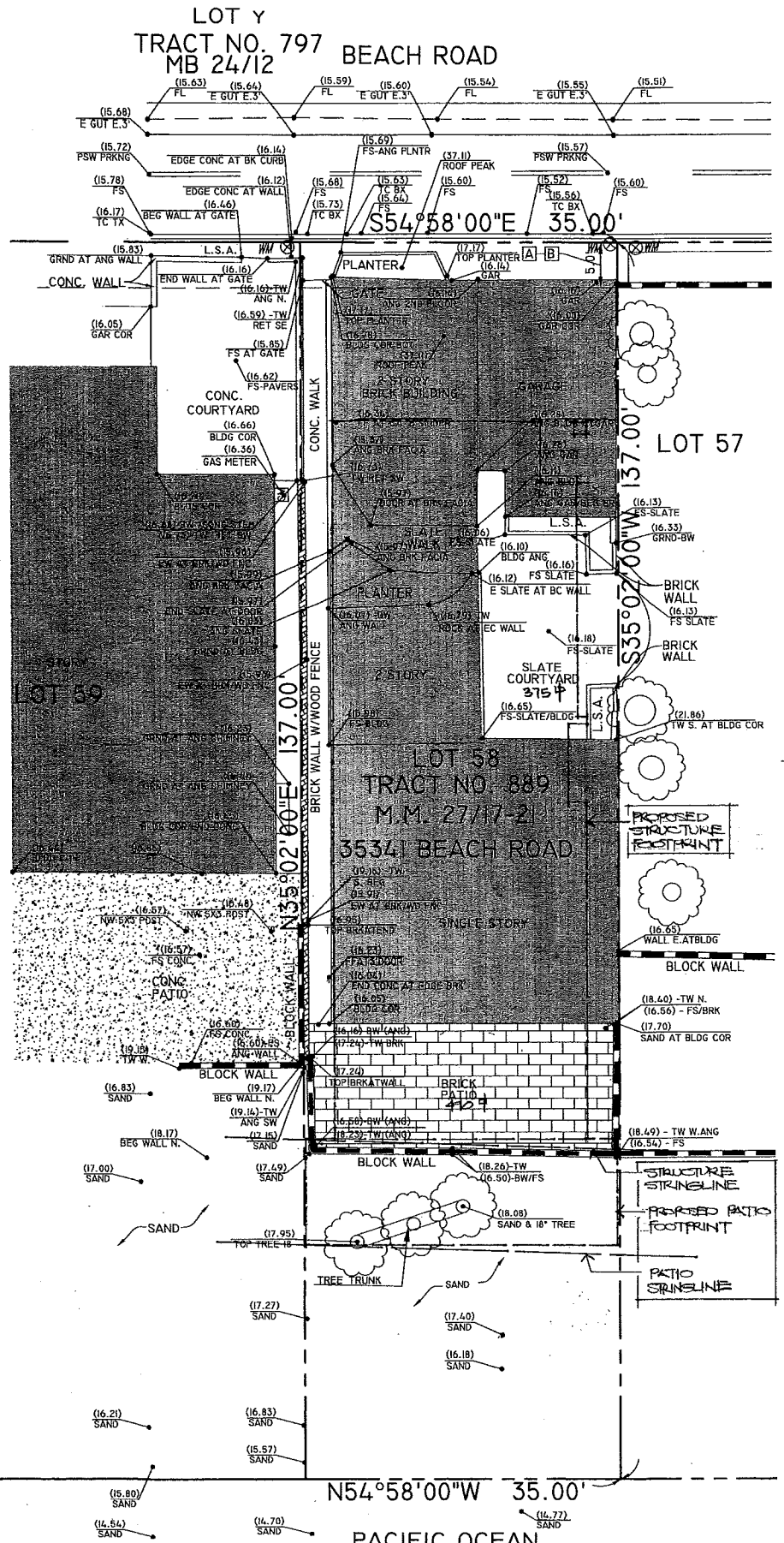
ROOF PLAN
 1/8" = 1'-0"



SECTION E
 1/4" = 1'-0"

A NEW SINGLE FAMILY RESIDENCE for:
 35341 BEACH ROAD L.L.C.
 1181 EAST ST. JOSEPH ST.
 ARROYO, CA 91720
 PH 926-447-0558
 PROJECT ADDRESS:
 35341 BEACH ROAD, CARLSBAND BEACH, CA 92008

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
OF SHEETS

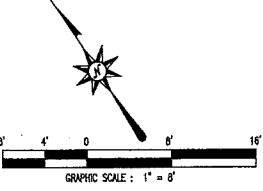


VICINITY MAP
N.T.S.

SITE ADDRESS:
35341 BEACH ROAD
CAPISTRANO BEACH, CA 92624

LEGAL DESCRIPTION:
LOT 58, TRACT NO 889, BLOCK 2,
M.M. 27/17-21 INCLUSIVE OF MISCELLANEOUS MAPS,
RECORDS OF ORANGE COURT CALIFORNIA.

OWNER:
HCD INVESTMENTS, LLC,
119 E. ST. JOSEPH STREET,
ARCADIA, CA 91006
(GEORGE VOIGT: (562)400-4473;
EMAIL: GEORGEATSGVFUND.COM)



- EASEMENTS:**
- [A] BOOK 1530, PAGE 348, OFFICIAL RECORDS
 - [B] BOOK 752, PAGE 442, OFFICIAL RECORDS

DESCRIPTION OF EXIST. STRUCTURE

THE EXISTING TWO STORY STRUCTURE WAS BUILT IN 1949.
THE STRUCTURE CONTAINS 4 BEDROOMS & 4 BATHROOMS.
APPROX. FIRST FLOOR AREA 1641 #
APPROX. SECOND FLOOR AREA 850 #
TOTAL HABITABLE AREA 2491 #
ONE CAR ATTACHED GARAGE APPROX. 320 #

THE EXIST. HEIGHT OF THE STRUCTURE IS AT 37.11' (APPROX 21' 2" ABOVE EXIST. GRADE).

NO PLANS EXIST ON THE STRUCTURE
3 OPEN PARKING SPACES ARE PROVIDED DIRECTLY ADJACENT BEACH RD.

COURTYARD BRICK PATIO 375 #
470 #

LEGEND:

BOB	BOTTOM OF BRICK	[Symbol]	GRASS	
EOB	EDGE OF BRICK	[Symbol]	GRATE	
BQ	BARBECUE	[Symbol]	HS	HORSE SHOE PIT
[Symbol]	BRICK	[Symbol]	[Symbol]	NATURAL GROUND/LANDSCAPE
[Symbol]	ROCK WALL	[Symbol]	PA	PLANTER AREA
[Symbol]	BUILDING LINE	[Symbol]	TC	TOP OF CURB
[Symbol]	CONCRETE	[Symbol]	[Symbol]	TILE
[Symbol]	DRAIN	[Symbol]	TOS	TOP OF STEPS
[Symbol]	ELECTRICAL BOX	[Symbol]	TS	TOP OF SLOPE
[Symbol]	EXISTING SPOT ELEVATION	[Symbol]	TW	TOP OF WALL
[Symbol]	FINISH FLOOR	[Symbol]	TOB	TOP OF BRICK
[Symbol]	FINISH GRADE	[Symbol]	[Symbol]	WALL-MASONRY
[Symbol]	FINISH SURFACE	[Symbol]	[Symbol]	WATER IRRIGATION
[Symbol]	FIRE HYDRANT	[Symbol]	[Symbol]	WATER METER
[Symbol]	FLOW LINE	[Symbol]	[Symbol]	WATER SPIGOT
[Symbol]	GAS METER	[Symbol]	[Symbol]	WATER VALVE
[Symbol]	POWER POLE	[Symbol]	[Symbol]	WOOD FENCE

SURVEY NOTE:
THIS MAP OR PLAT IS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JEFFREY R. PAUL, P.L.S. 6887
LICENSE EXPIRES: 12/31/16



BY	REVISION	DESCRIPTION	APPROVED	DATE

DESIGNED:	DRAWN:	CHECKED:
	PRIMA	JP

BENCHMARK
OCSBM: 38-50-68
ELEVATION = 16.995
NAVD 88/DATUM

A.P. NUMBER:
691-151-20

PLANS PREPARED BY:
PETER and ASSOCIATES ENGINEERS
GEOLOGISTS & SURVEYORS, INC.
WWW.PETERASSOC.COM
1519 CALLE VALLE, SAN CLEMENTE, CA. 92672
Tel: (949) 492-3735 Fax: (949) 492-1891

TOPOGRAPHIC MAP
35341 BEACH ROAD
CAPISTRANO BEACH, CA 92624
PREPARED FOR: HCD INVESTMENTS, LLC

TI
1 OF 1 SHEETS

PLOT DATE: 11-04-2016

CITY OF DANA POINT
PUBLIC WORKS /ENGINEERING DEPARTMENT
STANDARD GRADING AND EROSION CONTROL NOTES
EFFECTIVE DECEMBER 23, 2003

REVISED MARCH 25, 2008

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE CITY OF DANA POINT AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF PERMITS AND STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
- 2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST, CITY GRADING INSPECTOR AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
- 3. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
- 4. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
- 5. RETAINING WALLS/BLOCK WALLS REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.
- 6. THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
- 7. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE PUBLIC WORKS DEPARTMENT ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
- 8. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
- 9. THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
- 10. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER ORANGE COUNTY RDMD STANDARD PLAN NO. 1322.
- 11. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- 12. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
- 13. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS-GRADED PLANS.
- 14. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO PLACING FILL.
- 15. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
- 16. FILLS SHALL BE COMPLETED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.
- 17. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
- 18. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
- 19. WHERE SUPPORTED OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- 20. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- 21. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE SECTION 8.01.420.
- 22. ANY EXISTING IRRIGATION LINES AND CISTRENS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
- 23. ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY HEALTH CARE AGENCY (714-443-6287 OR 714-433-6288). A PERMIT IS REQUIRED.
- 24. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF THE CITY BUILDING INSPECTOR.
- 25. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO EXCAVATION.
- 26. EXPORT SOIL MUST BE TRANSPORTED TO A CERTIFIED RECYCLING FACILITY OR TO A PERMITTED SITE IN ACCORDANCE WITH THE CITY'S CONSTRUCTION AND DEMOLITION (C&D) ORDINANCE (MUNICIPAL CODE SECTION 6.12). A VALID C&D APPLICATION MUST BE APPROVED WITH THE PUBLIC WORKS AND ENGINEERING DEPARTMENT.
- 27. THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS (SECTION 8.01.280 OF THE GRADING CODE).
- 28. THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
- 29. THE PERMITTEE SHALL GIVE RESPONSIBLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS WITH REASONABLE NOTICE TO PROTECT THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
- 30. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULPHATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
- 31. SLOPES EXCEEDING 4 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE.
- 32. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORMWATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- 33. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- 34. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- 35. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.

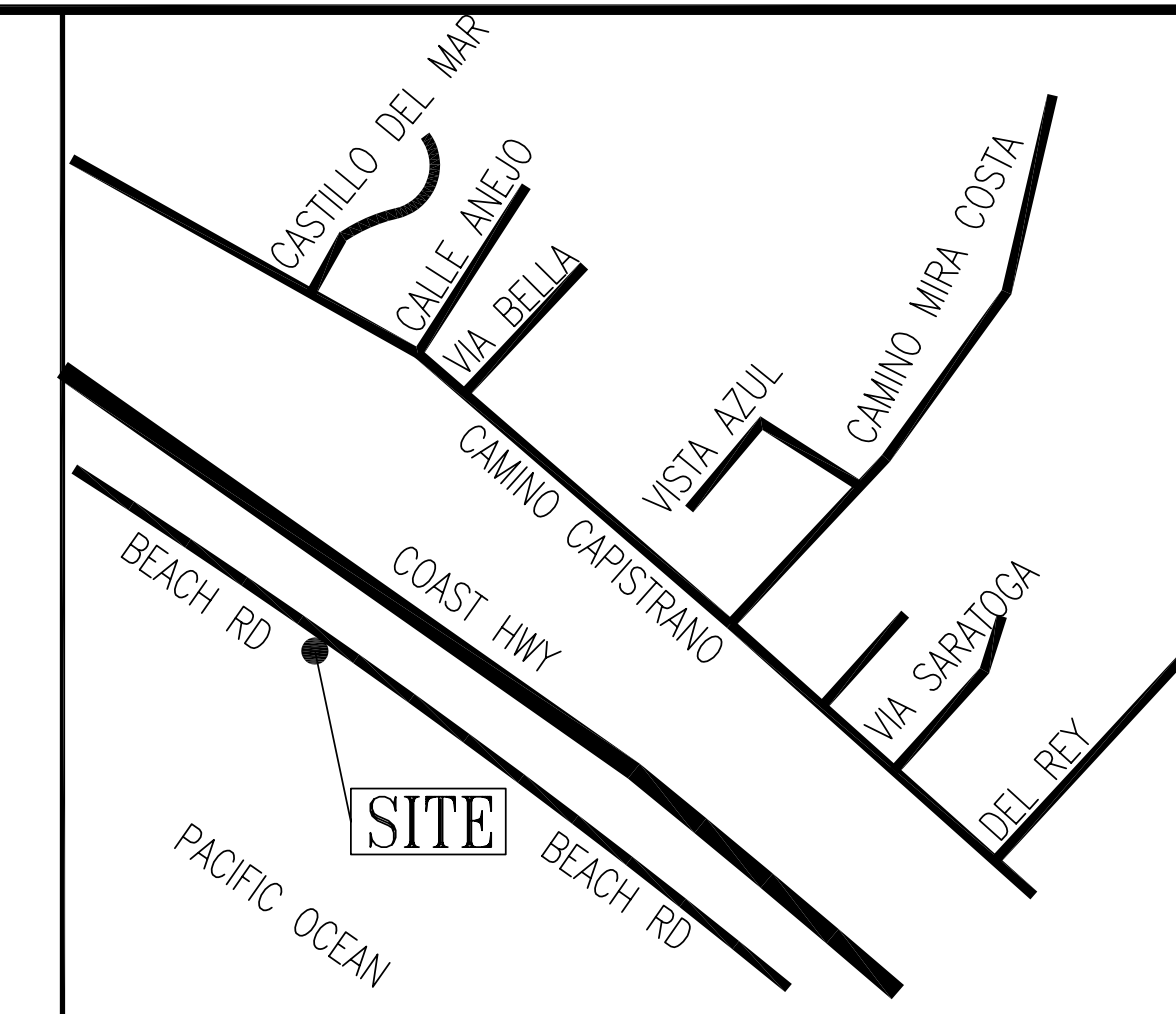
- GRADING AND EQUIPMENT OPERATIONS WITHIN ONE-HALF MILE OF A STRUCTURE FOR HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 5:00 P.M. AND 7:00 A.M. NOR ON SATURDAYS, SUNDAYS AND CITY OF DANA POINT RECOGNIZED HOLIDAYS.
- A. ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000 FEET OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
- B. ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE 10.06 (NOISE CONTROL).
- C. STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OF GRADING PERMIT.
- 36. ASPHALT SECTIONS MUST BE AT LEAST 3" A/C OVER 10" (COMM.) 12" (INDUSTRIAL) OR PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE CITY GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON "R" VALUE ANALYSIS OF THE SUB-GRADE SOILS, AND EXPECTED TRAFFIC INDICES.
- 37. ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMD STANDARD PLAN NO. 1805.
- 38. AGGREGATE BASE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMD STANDARD NO. 1804.
- 39. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. ROOF GUTTERS SHALL BE DIRECTED TOWARDS AREAS WHERE FEASIBLE.
- 40. THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SCALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
- 41. ROUGH GRADE CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR PRIOR TO ROUGH GRADE RELEASE. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.
- 42. PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE CITY ENGINEER OR HIS DESIGNEE THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
- 43. HE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
- 44. THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
- 45. THE COMPACTION REPORT AND APPROVAL FROM THE SOL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIANS.
- 46. PRIOR TO FINAL INSPECTION OR FINAL APPROVAL, FINAL GRADING CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.
- 47. IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY HQA/ENVIRONMENTAL HEALTH AND CITY GRADING.
- 48. SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8871 OF THE BUSINESS AND PROFESSIONAL CODE.

EROSION CONTROL

- INCLUDED ON THESE SHEETS FOR EROSION CONTROL ARE GENERAL NOTES, STANDARDS AND GUIDELINES FOR THE IMPLEMENTATION OF EROSION, SILTATION AND SEDIMENT CONTROL AND OTHER BEST MANAGEMENT PRACTICES (BMPs) PROPOSED FOR THIS PROJECT. HOWEVER, THE OVERALL GOAL IS THAT ANY WATER THAT LEAVES THE SITE BE FREE AND CLEAR OF POLLUTANTS AT A RATE THAT DOESN'T CAUSE DOWN STREAM EROSION. THE CITY MAY REQUIRE ADDITIONAL BMP'S AT ANY TIME TO ACHIEVE THAT GOAL. EROSION CONTROL NOTES:
- 1. IN THE CASE EMERGENCY WORK IS REQUIRED, CONTACT _____ AT PHONE NUMBER _____
- 2. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE CITY OF DANA POINT THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
- 3. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.

PRECISE GRADING PLAN

FOR 35341 BEACH ROAD CAPISTRANO BEACH, CA 92624



VICINITY MAP
N.T.S.

Underground Service Alert

Call: TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

PROJECT INFORMATION

SITE ADDRESS:
35341 BEACH ROAD
CAPISTRANO BEACH, CA 92624

OWNER/DEVELOPER:
HCD INVESTMENTS, LLC,
119 E. ST. JOSEPH STREET,
ARCADIA, CA 91006
(GEORGE VOIGT:(562)400-4473;
EMAIL: GEORGEATSGVFUND.COM)

ARCHITECT:
JACK GARLAND
P.O. BOX 2036
CAPISTRANO BEACH, CA 98624-2036
(949)-493-3045

CIVIL ENGINEER/ENGINEER/SURVEYOR:

PETER & ASSOCIATES
CONTACT: STEPHEN PETER, PE
1519 CALLE VALLE
SAN CLEMENTE, CA 92672
PHONE: (949)492-3735
FAX: (949)492-1891
EMAIL: steve@peterassoc.com

GEOTECHNICAL ENGINEER:

GEOSOILS, INC.
5741 PALMER WAY
CARLSBAD, CA 92010
PHONE: (760) 931-0915
FAX: (760) 931-0915
WWW.GEOSOILS.INC.COM

LEGAL DESCRIPTION & ACCESSOR'S PARCEL NUMBER (APN):

LOT 58, TRACT NO 889, BLOCK 2,
M.M. 27/17-21 INCLUSIVE OF MISCELLANEOUS MAPS,
RECORDS OF ORANGE COURT CALIFORNIA.

APN: 691-151-20

GEOTECHNICAL CERTIFICATION:

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE FOLLOWING SOILS AND GEOLOGY REPORT FOR THIS PROJECT:

ENTITLED: "PRELIMINARY GEOTECHNICAL INVESTIGATION 35341 BEACH ROAD, CAPISTRANO BEACH, DANA POINT, CALIFORNIA."

DATED: JAN 20, 2017 W/O. S7198-SC

FIRM NAME: GEO SOIL, INC.

BY: _____ DATE _____
GEOTECHNICAL CONSULTANT

REVISION	DESCRIPTION	APPROVED	DATE	SCALE:	DESIGNED:	DRAWN:	CHECKED:
				N/A	SP	SP	SP
				ACAD FILE NO. 16E16197			DATE 38623
				PROJECT NO. 1616197	STEPHEN PETER		R.C.E. NO.

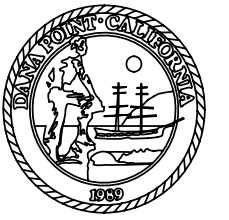
PLANS PREPARED BY:
PETER and ASSOCIATES ENGINEERS
GEOLOGISTS &
SURVEYORS, INC.
1519 CALLE VALLE, SAN CLEMENTE, CA 92672
Tel: (949) 492-3735 Fax: (949) 492-1891
WWW.PETERASSOC.COM INFO@PETERASSOC.COM

BENCHMARK
OCSBM: 3B-50-68
ELEVATION = 16.995
NAVD 88/DATUM

APPROVED BY THE CITY OF DANA POINT
PLANNING DEPARTMENT
THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE.

DATE _____

PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33282 GOLDEN LANTERN
DANA POINT, CA 92629
MATTHEW V. SINACORI, CITY ENGINEER DATE _____
RCE #59239 EXP. 06/30/15
THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.

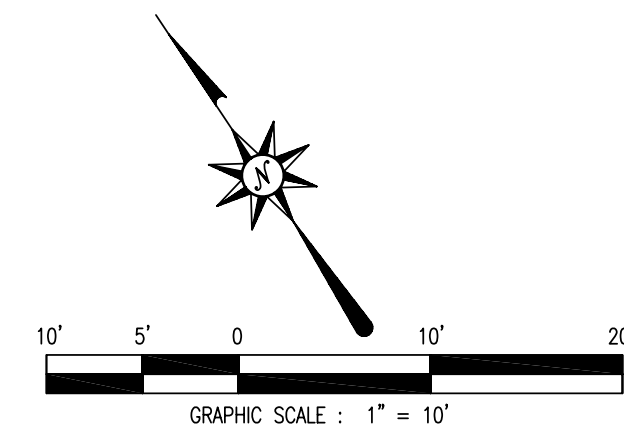
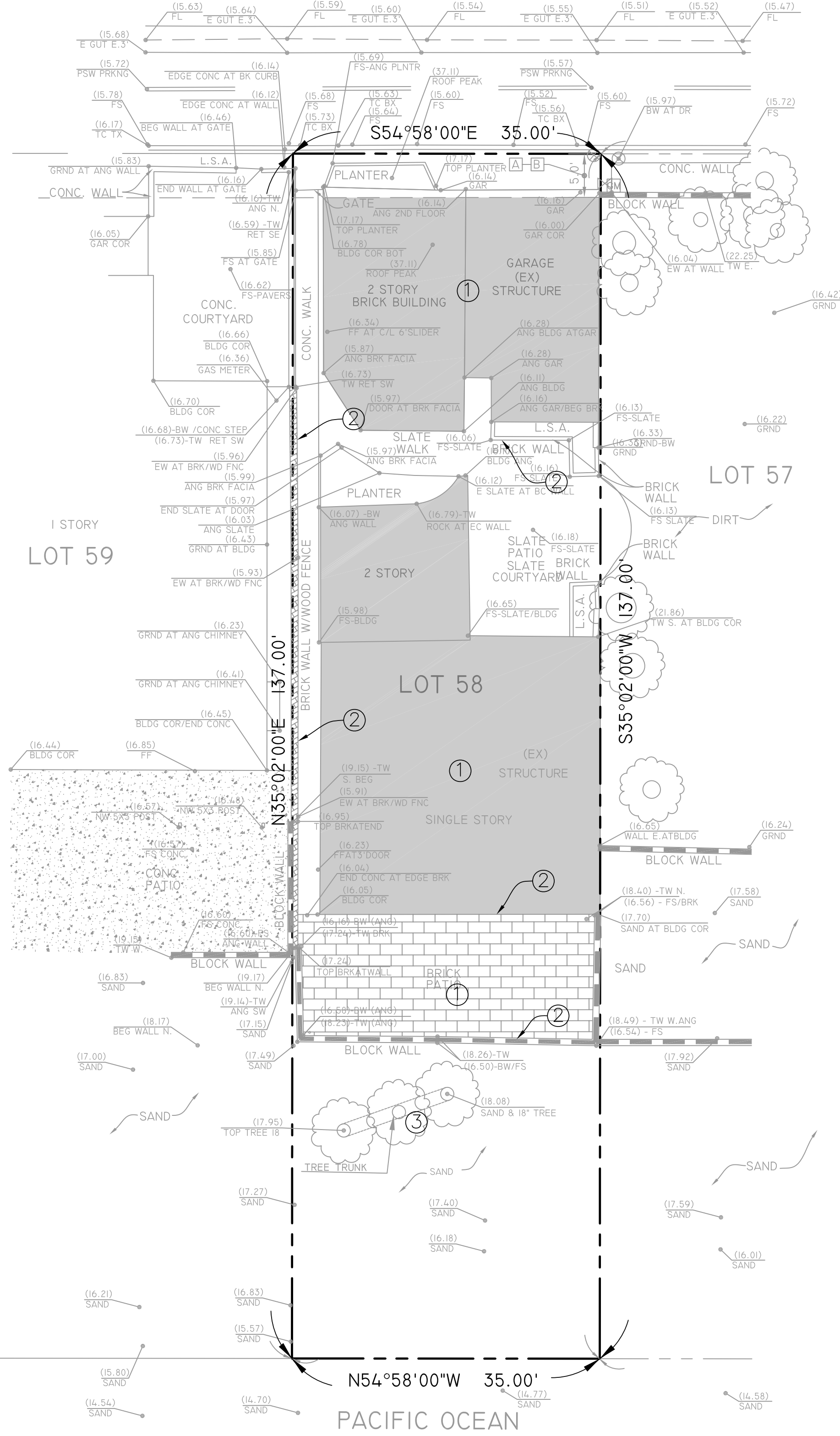


CITY OF DANA POINT
TITLE SHEET
FOR
35341 BEACH ROAD
CAPISTRANO BEACH, CA 92624
PLAN CHECK NO.
BLDG 17-_____
C-1

PLOT DATE: 08-09-2017

08-09-2017

LOT Y
TRACT NO. 797
MB 24/12
BEACH ROAD



DEMOLITION NOTES

- ① REMOVE EXISTING HOUSE, CONCRETE, FLATWORK AND LANDSCAPING.
- ② REMOVE WALLS.
- ③ REMOVE TREES.

PREPARED BY OR UNDER DIRECTION OF:
STEPHEN B. PETER DATE

REGISTERED PROFESSIONAL ENGINEER
STEPHEN B. PETER
No. 38623
Exp. 3/31/19
CIVIL
STATE OF CALIFORNIA

REVISION	DESCRIPTION	APPROVED	DATE

SCALE:	DESIGNED:	DRAWN:	CHECKED:
N/A	SP	SP	SP
ACAD FILE NO. 16E16197	DATE 3/6/23		R.C.E. NO.
PROJECT NO. 16E16197	STEPHEN PETER		

PLANS PREPARED BY:
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ENGINEERS
GEOLOGISTS &
SURVEYORS, INC.
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BENCHMARK
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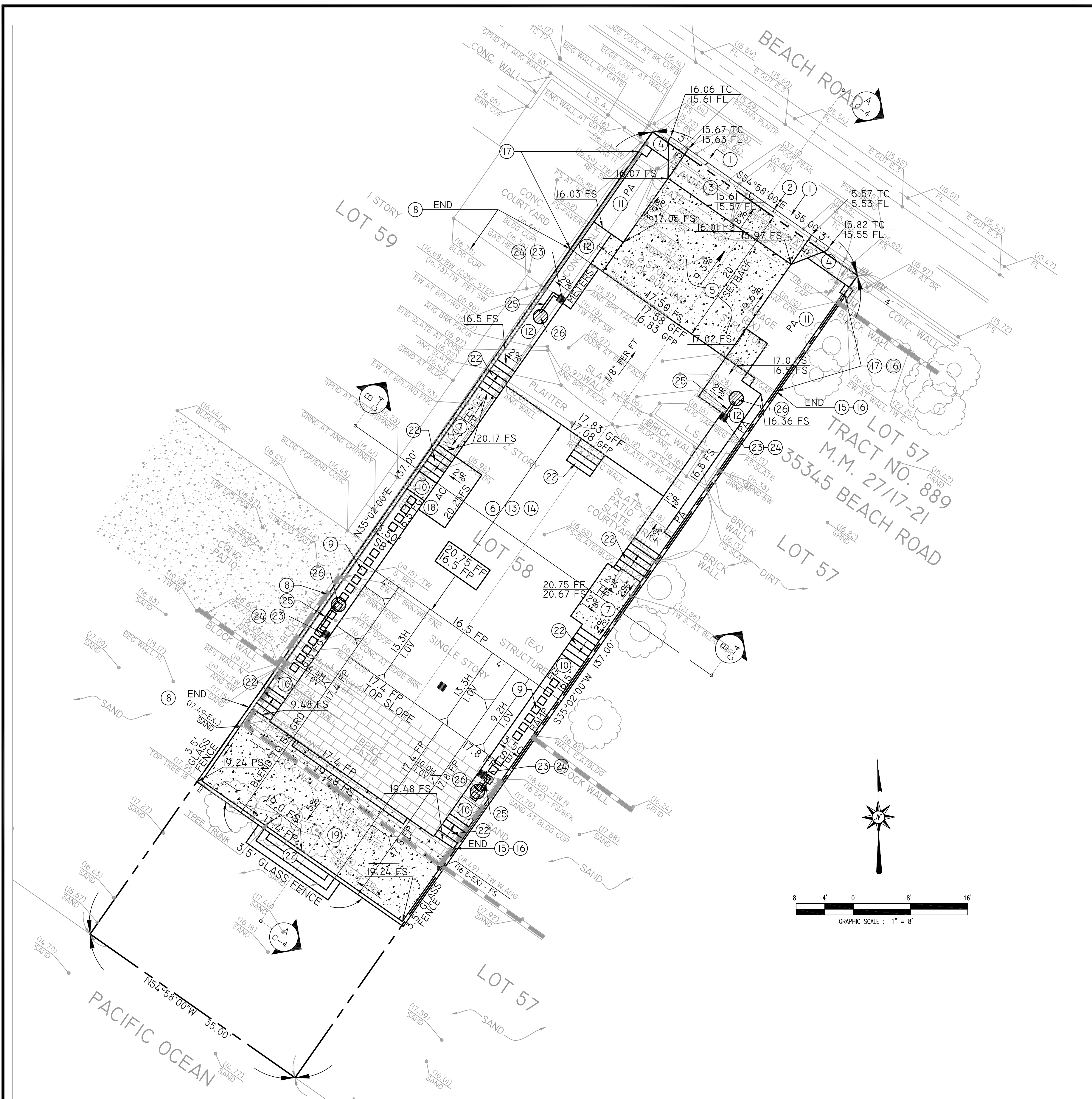
APPROVED BY THE CITY OF DANA POINT
PLANNING DEPARTMENT
THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS
THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE.
CITY PLANNING DEPARTMENT DATE

PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33382 GOLDEN LANTERN
DANA POINT, CA 92629
MATTHEW V. SINACORI, CITY ENGINEER DATE

CITY OF DANA POINT
DEMOLITION PLAN
FOR
35341 BEACH ROAD
CAPISTRANO BEACH, CA 92624

PLAN CHECK NO.
BLDG 17-____
C-2

PLOT DATE: 08-09-2017



- CONSTRUCTION NOTES:**
(CONSTRUCTION QUANTITIES TO BE VERIFIED BY CONTRACTOR OF RECORD)
- ESTIMATED QUANTITIES
- 29 L.F.(+/-) (1) SAWCUT AND REMOVE 1' WIDE EXISTING AC/AB FRONTING DRIVEWAY CURB/CUT.
 - 29 L.F.(+/-) (2) SAWCUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER WHERE EXISTING. CONSTRUCT NEW CURB PER CITY OF DANA POINT PUBLIC WORKS DEPARTMENT STANDARD S-10 AND S-12.
 - 123 SF(+/-) (3) CONSTRUCT NEW CONCRETE RESIDENTIAL DRIVEWAY APPROACH PER CITY OF DANA POINT PUBLIC WORKS CONSTRUCTION DETAILS S-10, S-12, AND COUNTY OF ORANGE PUBLIC WORKS DEPARTMENT STANDARD 1210.
 - 24 SF(+/-) (4) CONSTRUCT NEW CONCRETE SIDEWALK PER CITY OF DANA POINT PUBLIC WORKS CONSTRUCTION DETAIL S-13; NOTE: SIDEWALK WIDTH TO BE LESS THAN CITY STANDARD WIDTH, W=2.5(+/-).
 - 365 SF(+/-) (5) CONSTRUCT NEW CONCRETE DRIVEWAY: 5-INCH THICK WITH #3 REBAR AT 18" O.C.(PLACE ON CHAIRS), AT MIDHEIGHT, BOTH DIRECTIONS OVER 4" OF CLASS II AGGREGATE BASE, GRAVEL OR CLEAN SAND BENEATH THE PROPOSED CONCRETE DRIVEWAY. COMPACT BASE MATERIALS TO 95% PERCENT OF RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557, AND APPROVED BY THE SOILS ENGINEER. CONCRETE SLABS TO BE SCORED OR SAW CUT, 3/8" TO 1/2" INCHES DEEP, 10 FEET BY 10 FEET OR LESS. CONCRETE SLABS TO BE SEPARATED FROM THE FOUNDATIONS AND SIDEWALKS WITH EXPANSION JOINT FILLER MATERIAL. DRIVEWAY CONCRETE SLABS AND APPROACHES SHALL HAVE A THICKENED EDGE (12-INCHES) ADJACENT TO ALL LANDSCAPE AREAS AND DRIVEWAY APRON. SEE GEOSOLS, INC. REPORT FOR EXPANSIVE SOIL CONDITIONS REQUIREMENTS AND OTHER CONCRETE FLATWORK NOTES.
 - (6) REGRADE AREAS WHERE NECESSARY; MINIMUM 5% PERCENT AND 3 FEET AWAY FROM NEW HOUSE AND GARAGE. DIRT SWALES MINIMUM 1% PERCENT; ROUGH GRADE.
 - (7) STRUCTURE LANDING PER ARCHITECT'S PLAN.
 - 79 L.F. (8) CONSTRUCT 6'-0" HIGH VINYL FENCE INSIDE PROPERTY LINE.
 - (9) STEPPING STONE/S ON SAND PER ARCHITECT'S PLAN.
 - (10) CONCRETE LANDING PER ARCHITECT'S PLAN.
 - (11) LANDSCAPE BY OTHERS.
 - 145 SF(+/-) (12) SIDEYARD FLATWORK TO BE PRE-CAST OR POURED IN-PLACE CONCRETE WITH MAXIMUM OF 48-INCHES IN LENGTH WITH 6-INCH GAP/SEPARATION TO FILL WITH 1"-2" BUFF COLORED LA PAZ PEBBLES OR EQUIVALENT.
 - (13) MINIMUM DISTANCE BETWEEN EXTERIOR FINISH GRADE AND BOTTOM OF TREATED SILL PLATE SHALL BE AS FOLLOWS:
(A) 2" TO CONCRETE FINISH
(B) 8" TO SOIL
 - (14) RESIDENTIAL FOUNDATION TO BE SUPPORTED ON CAISSONS, GRADE BEAMS AND CONCRETE STRUCTURAL FLOOR SLAB (BY OTHERS). NOTE: FINISH PAD ELEVATION AS SHOWN ON THIS PLAN MY CHANGE AND IS DEPENDENT ON THE APPROVED STRUCTURAL FOUNDATION PLANS.
 - 79 L.F.(+/-) (15) CONSTRUCT 6'-0" HIGH VINYL FENCE ON CENTERLINE OF PROPERTY LINE.
 - (16) A COMMON WALL AGREEMENT WILL BE REQUIRED FOR THE FENCE WALL BETWEEN LOTS 57 AND 58.
 - 34 L.F.(+/-) (17) CONSTRUCT 3'-6" HIGH VINYL FENCE WITHIN 20 FOOT SETBACK.
 - (18) AC PLATFORM PER ARCHITECT'S PLAN.
 - (19) CONCRETE DECK PER ARCHITECT'S PLAN.
 - (20) NOT USED.
 - (21) STEPPING STONES ON SAND.
 - (22) STAIRS TO HAVE OPEN RISERS.
 - (4) (23) ROOF GUTTER DOWNSPOUT.
 - (4) (24) NDS 1212 CATCH BASIN WITH 12" CATCH BASIN FILTER AND ASSOCIATED ADAPTERS.
 - 15 L.F.(+/-) (25) 4"-SCHEDULE 40 AND/OR ABS SDR 35 DRAINAGE LINE-MINIMUM 2 PERCENT GRADIENT.
 - (4) (26) NDS FLO-WELL: 24" DIAMETER (X) 28.75" HEIGHT; NDS FWAS24WH.

REVISION	DESCRIPTION	APPROVED	DATE	SCALE:	DESIGNED:	DRAWN:	CHECKED:	PLANS PREPARED BY:	BENCHMARK	APPROVED BY THE CITY OF DANA POINT:
				N/A	SP	SP	SP	PETER and ASSOCIATES ENGINEERS GEOLOGISTS & SURVEYORS, INC. 1519 CALLE VALLE, SAN CLEMENTE, CA 92672 Tel: (949) 492-3735 Fax: (949) 492-1891 WWW.PETERASSOC.COM INFO@PETERASSOC.COM	OCSBM: 3B-50-68 ELEVATION = 16.995 NAVD 88/DATUM	CITY OF DANA POINT PLANNING DEPARTMENT THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE: CITY PLANNING DEPARTMENT
				ACAD FILE NO. 16E16197			DATE 3/8/23			DATE
				PROJECT NO. 16E16197	STEPHEN PETER		R.C.E. NO.			

PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33282 GOLDEN LANTERN
DANA POINT, CA 92629

MATTHEW V. SINACORI, CITY ENGINEER
RCE #59239 EXP. 06/30/15

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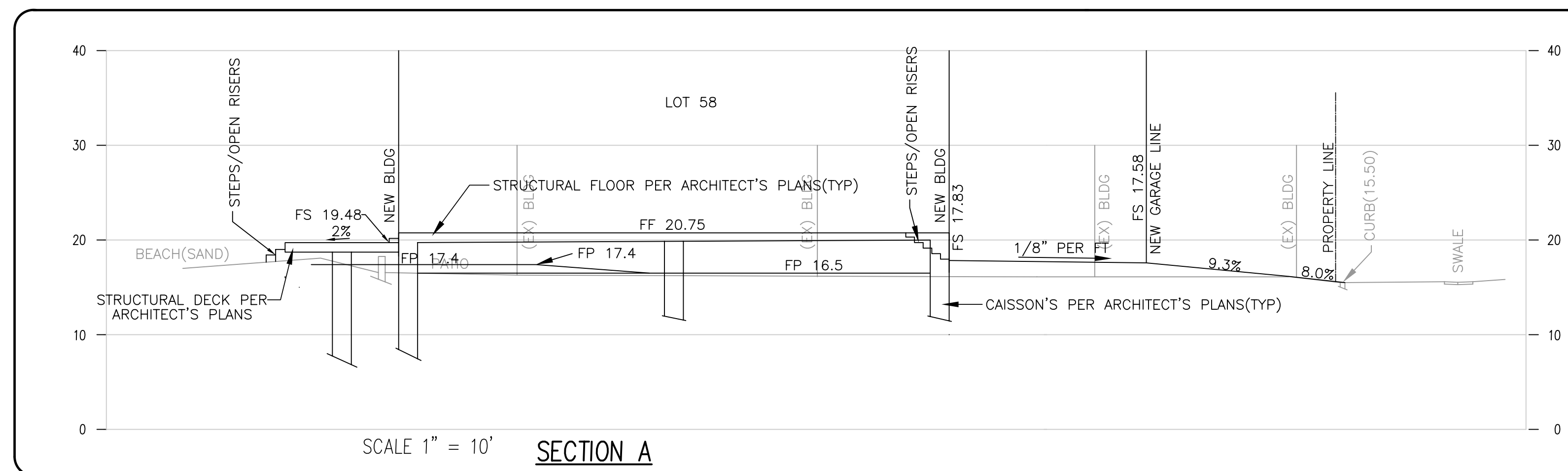
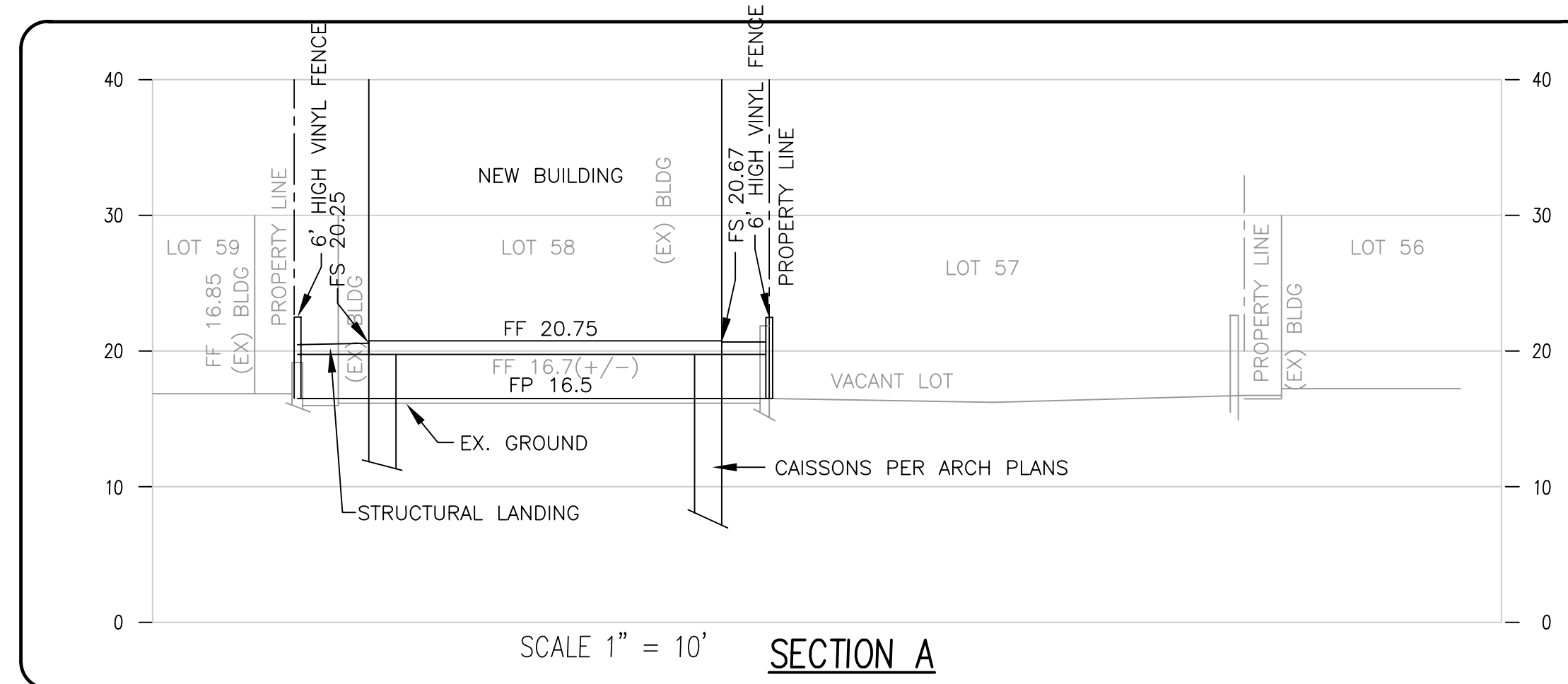
CITY OF DANA POINT
PRECISE GRADING PLAN
FOR
35341 BEACH ROAD
CAPISTRANO BEACH, CA 92624

PREPARED BY OR UNDER DIRECTION OF:
STEPHEN B. PETER DATE

REGISTERED PROFESSIONAL ENGINEER
STEPHEN B. PETER
No. 38623
Exp. 3/31/19
CIVIL
STATE OF CALIFORNIA

PLAN CHECK NO.
BLDG 17-
C-3

PLOT DATE: 08/09/2017



PREPARED BY OR UNDER DIRECTION OF:

STEPHEN B. PETER DATE



REVISION	DESCRIPTION	APPROVED	DATE

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ACAD FILE NO. 16E16197	DATE 3/8/23		R.C.E. NO.
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PLANS PREPARED BY:
PETER and ASSOCIATES ENGINEERS
GEOLOGISTS & SURVEYORS, INC.
1519 CALLE VALLE, SAN CLEMENTE, CA 92672
Tel: (949) 492-3735 Fax: (949) 492-1891
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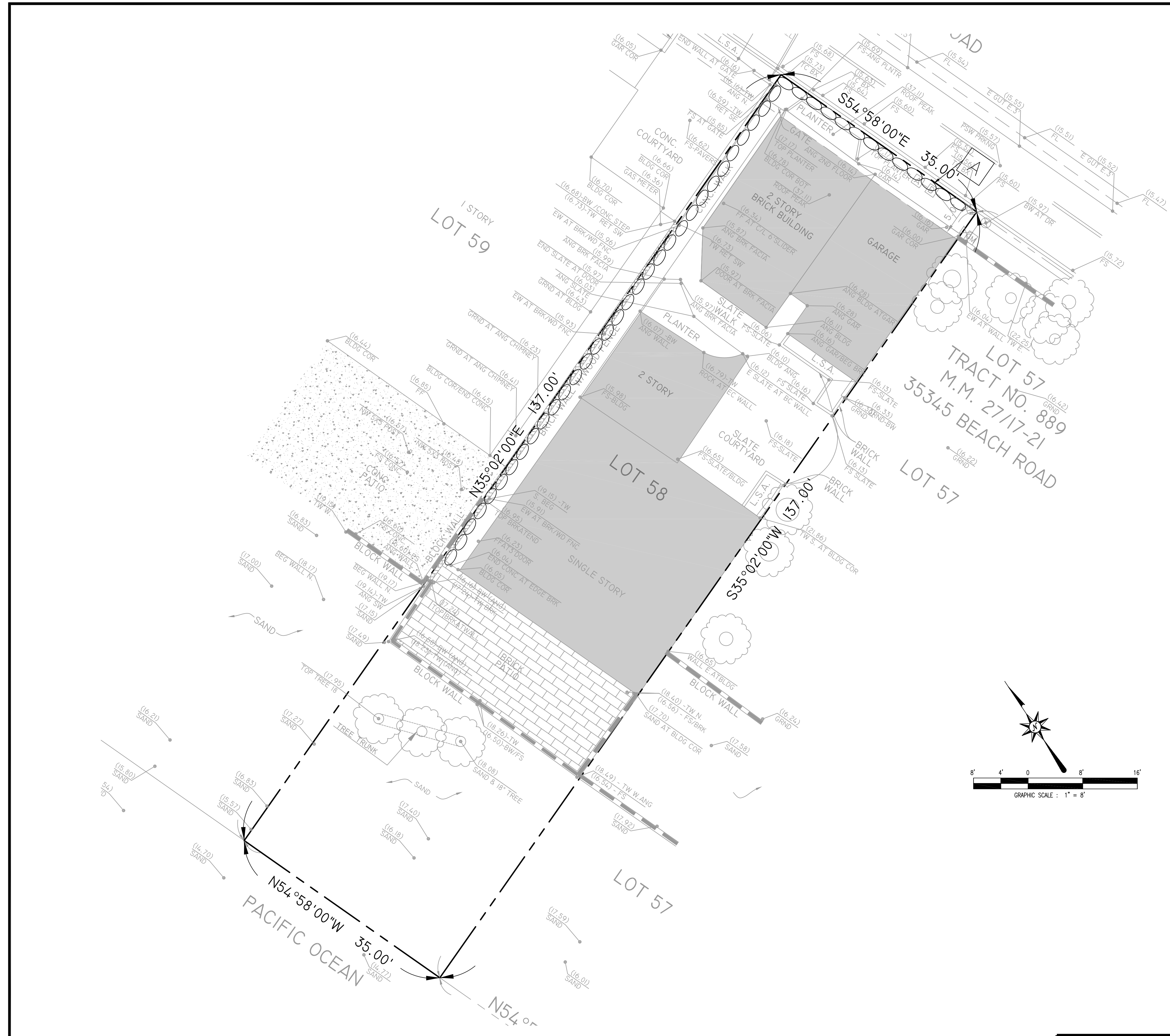
BENCHMARK
OCSBM: 3B-50-68
ELEVATION = 16.995
NAVD 88/DATUM

APPROVED BY THE CITY OF DANA POINT
PLANNING DEPARTMENT
THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS
THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:
CITY PLANNING DEPARTMENT DATE

PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33282 GOLDEN LANTERN
DANA POINT, CA 92629
MATTHEW V. SINACORI, CITY ENGINEER DATE
RCE #59239 EXP. 06/30/15
THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND
REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS
ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.

CITY OF DANA POINT
SECTIONS
FOR
35341 BEACH ROAD
CAPISTRANO BEACH, CA 92624
PLAN CHECK NO.
BLDG 17-____
C-4

PLOT DATE: 08-09-2017

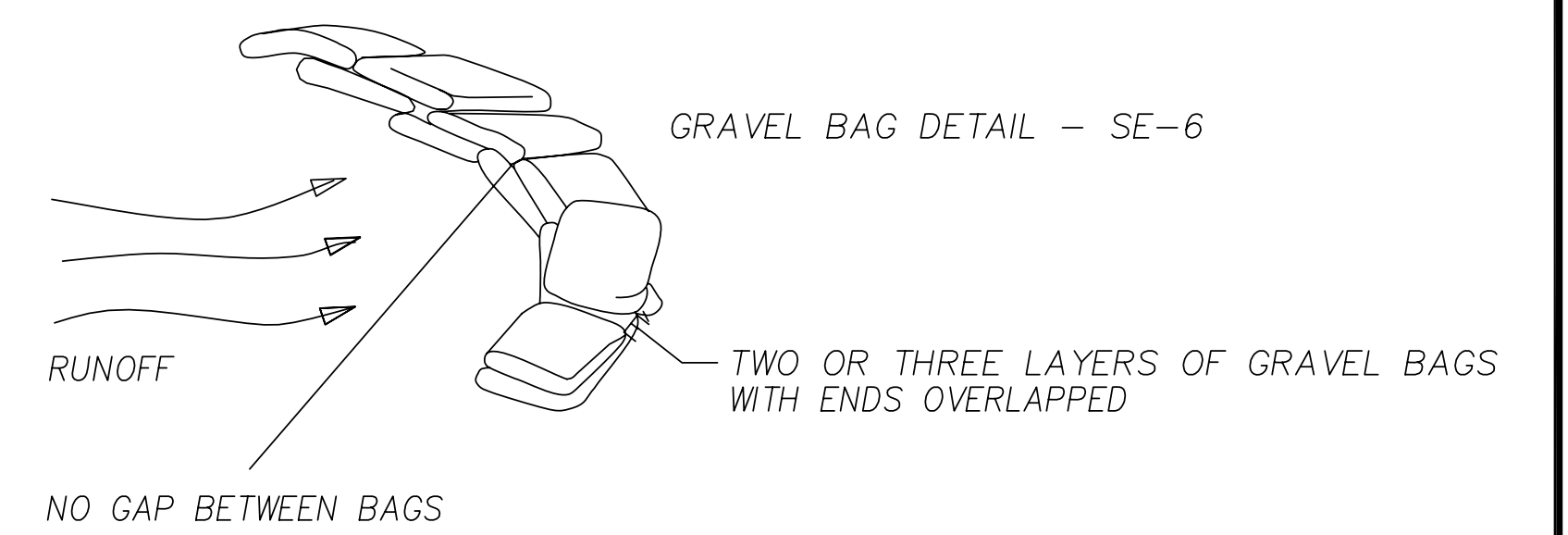


EROSION CONTROL NOTES:

DETAILS BELOW ARE PER THE "CALIFORNIA BEST MANAGEMENT PRACTICES HANDBOOK".

EROSION CONTROL NOTES:

- A — INSTALL GRAVEL BAGS PER DETAIL SE-6.



THE FOLLOWING GENERAL SITE MANAGEMENT BMP'S SHALL BE MAINTAINED/IMPLEMENTED ON PROJECT SITE AT ALL TIMES.

EC-1	SCHEDULING
EC-2	PRESERVATION OF EXISTING VEGETATION
EC-4	HYDROSEEDING: EARTHGUARD @ 2000#/AC
NS-1	WATER CONSERVATION PRACTICES
NS-3	PAVING AND GRINDING OPERATION
NS-6	ILLICIT CONNECTION/ILLEGAL DISCHARGE
SE-1	SILT FENCE
SE-5	FIBER ROLLS
SE-6	GRAVEL BAG BERM
SE-7	STREET SWEEPING AND VACUUMING
SE-10	STORMDRAIN INLET PROTECTION
WE-1	WIND EROSION CONTROL
WM-1	MATERIAL DELIVERY & STORAGE
WM-2	MATERIAL USE
WM-3	STOCKPILE MANAGEMENT
WM-4	SPILL PREVENTION AND CONTROL
WM-5	SOLID WASTE MANAGEMENT
WM-6	HAZARDOUS WASTE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT
TC-1	STABILIZATION CONSTRUCTION ENTRANCE/EXIT

REVISION	DESCRIPTION	APPROVED	DATE

SCALE:	N/A
ACAD FILE NO.	16E16197
PROJECT NO.	16E16197
DESIGNED:	SP
DRAWN:	SP
CHECKED:	SP
DATE:	3/8/23
R.C.E. NO.	

PLANS PREPARED BY:
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 GEOLOGISTS & SURVEYORS, INC.
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 THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:
 CITY PLANNING DEPARTMENT DATE

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 33282 GOLDEN LANTERN
 DANA POINT, CA 92629
 MATTHEW V. SINACORI, CITY ENGINEER
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CITY OF DANA POINT
 BMP'S AND EROSION CONTROL PLAN
 FOR
 35341 BEACH ROAD
 CAPISTRANO BEACH, CA 92624

PREPARED BY OR UNDER DIRECTION OF:
 STEPHEN B. PETER DATE
 REGISTERED PROFESSIONAL ENGINEER
 STEPHEN B. PETER
 No. 38623
 Exp. 3/31/19
 CIVIL
 STATE OF CALIFORNIA
 PLAN CHECK NO.
 BLDG 17-____
 C-5

PROJECT

35341, LLC
35341 Beach Rd.
Dana Point

35341 Beach Road
Dana Point
California

SHEET TITLE

Planting Plan

INFO

AW
DRAWN

7.25.17
DATE

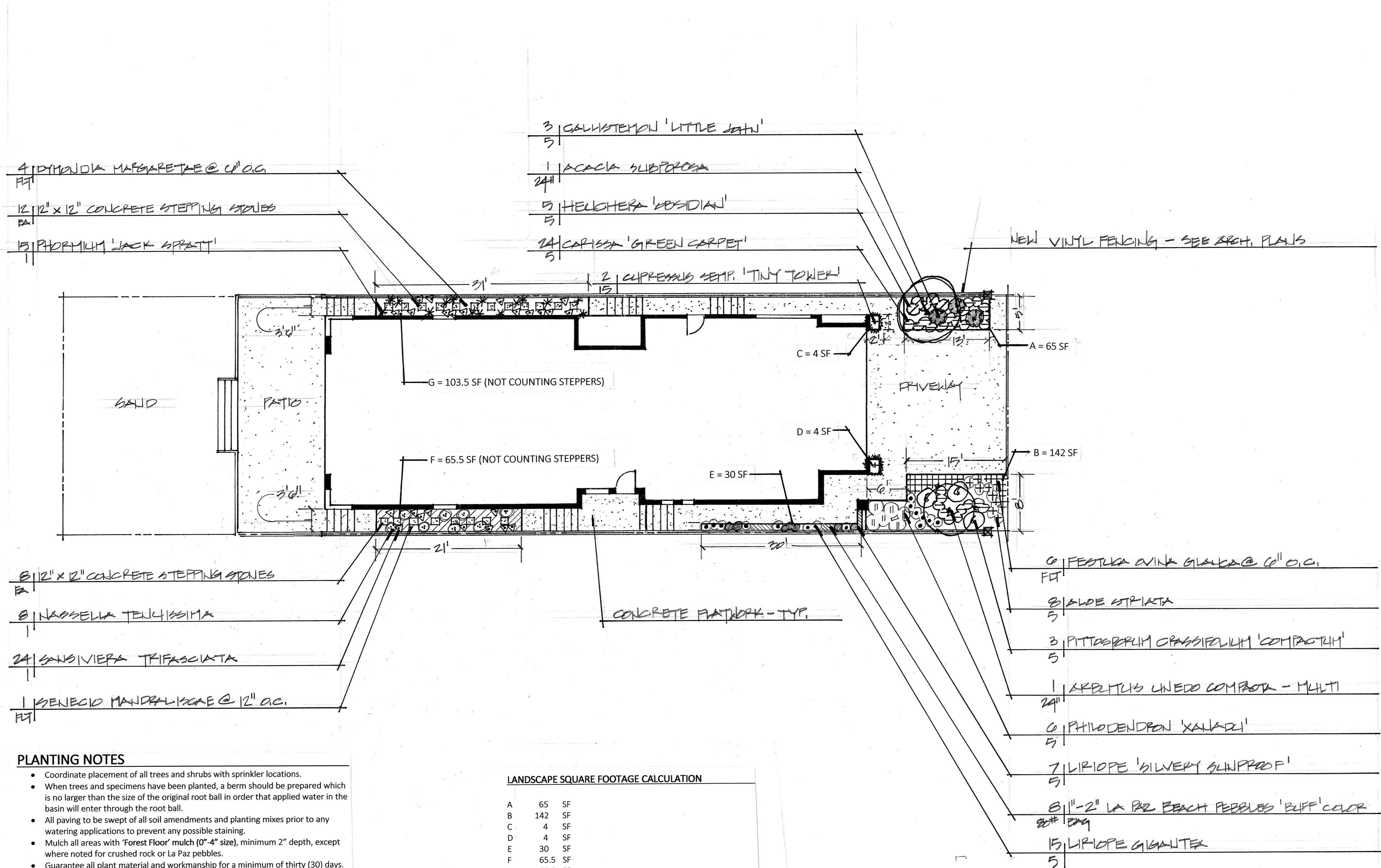
1/8" = 1' - 0'
SCALE

35341, LLC
PROJECT

REVISIONS

NO.	DESCRIPTION	BY

SHEET #



PLANTING NOTES

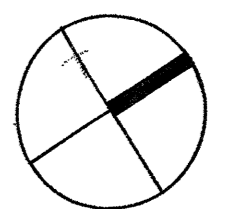
- Coordinate placement of all trees and shrubs with sprinkler locations.
- When trees and specimens have been planted, a berm should be prepared which is no larger than the size of the original root ball in order that applied water in the basin will enter through the root ball.
- All paving to be swept of all soil amendments and planting mixes prior to any watering applications to prevent any possible staining.
- Mulch all areas with "Forest Floor" mulch (0"-4" size), minimum 2" depth, except where noted for crushed rock or La Paz pebbles.
- Guarantee all plant material and workmanship for a minimum of thirty (30) days.
- Install root barrier, NDS or equivalent, at all plants/trees 15 gallon and larger, minimum 24" deep.
- Install perforated 3" drain pipe (2 per tree) the depth of the root ball, backfill with 3/4" crushed rock, to serve as deep-feeding/deep-watering method for all trees/shrubs 15 gallon or larger.
- Remove all tags, labels, etc. from plant material. Thin/prune/groom all plant material after planting.
- Read, become familiar with and understand all plant species and locations before commencing planting
- Water all plants in containers thoroughly one (1) day prior to planting.
- Fill all planting pits with water and allow to drain prior to placing plant into hole/pit. Amend all planting pits with redwood compost and Gro Power Plus fertilizer, minimum. Other soil amendments may be added as appropriate.

LANDSCAPE SQUARE FOOTAGE CALCULATION

A	65	SF
B	142	SF
C	4	SF
D	4	SF
E	30	SF
F	65.5	SF
G	103.5	SF
414		SF = 11.88% OF 3483 SF

SIDEYARD FLATWORK NOTE

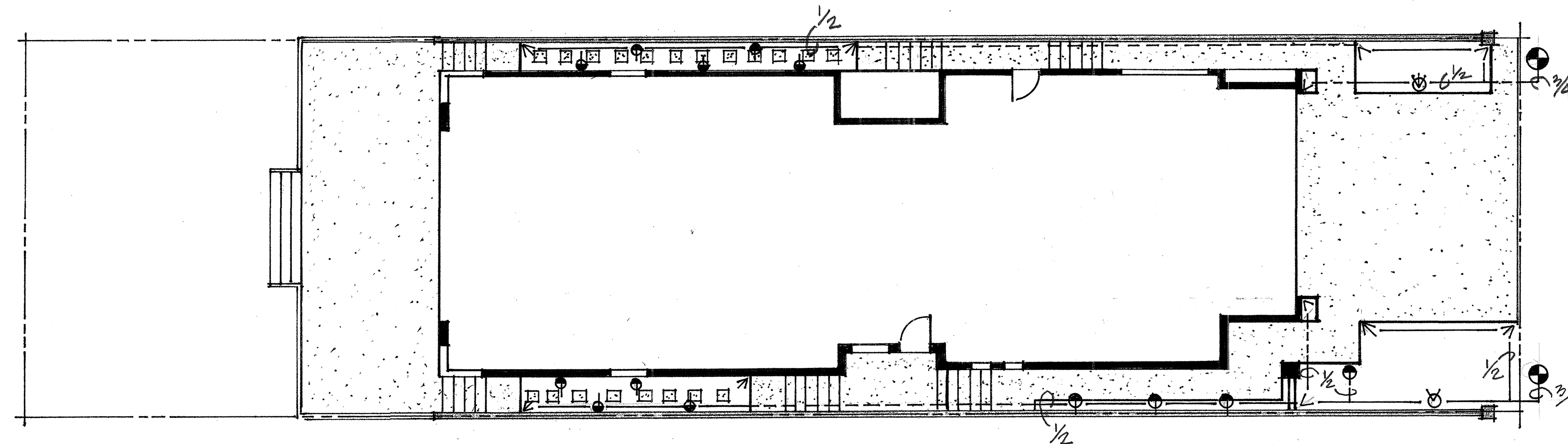
CONCRETE FLATWORK AT SIDEYARDS TO BE POURED-IN-PLACE, MAXIMUM 48" IN LENGTH, WITH 6" GAP/SEPARATION TO FILL WITH 1" - 2" "BUFF" COLORED LA PAZ BEACH PEBBLES, OR EQUAL.



NO.	DATE	BY

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	PATTERN
∇	TORO 570S 12Q SHRUB SPRAY ON 12" RISER	QUARTER
⊗	TORO 570S 12H	HALF
○	TORO 570S 12F	FULL
●	TORO 570S 12-120	120
◻	TORO 570S 4-EST	END STRIP
◻	TORO 570S 4-SST	SIDE STRIP
▼	TORO 5704P 12Q 4" POP-UP	QUARTER
●	TORO 5704P 12H	HALF
⊗	TORO 5704P 12F	FULL
⊗	TORO 5704P 12-120	120
◻	TORO 5704P 4-EST	END STRIP
◻	TORO 5704P 4-SST	SIDE STRIP
∇	TORO 5706P 12Q 6" POP-UP	QUARTER
⊗	TORO 5706P 12H	HALF
⊗	TORO 5706P 12F	FULL
⊗	TORO 5706P 12-120	120
◻	TORO 5706P 4-EST	END STRIP
◻	TORO 5706P 4-SST	SIDE STRIP
◇	TORO STREAM BUBBLER	FULL
⊕	TORO AUTOMATIC CONTROL VALVE	
⊗	TORO BACKFLOW PREVENTION DEVICE	
⊕	HUNTER (OR EQUAL) MULTI-FUNCTION CONTROLLER	
---	1" (OR AS NEEDED) PVC SCHEDULE 40 MAINLINE	
---	PVC SCHEDULE SLEEVING (SIZE NOTED)	
---	PVC CLASS 200 OR BETTER LATERAL LINE (SIZE NOTED)	



IRRIGATION NOTES

- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas where possible. Avoid any conflicts between the sprinkler system, planting and architectural features.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimensions exist that might not have been considered in the design of the plan.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc. Irrigation contractor shall coordinate his work with other sub-contractors for the location and installation of pipe sleeves through walls, under roadways, patios, walks, structures, etc. prior to installation of any concrete or paving.
- Verify point(s) of connection on site prior to commencing project. Always use mainline source as point of connection for proposed irrigation system. Do not use faucets or hose bibs from house as a point of connection, as water pressure may not be adequate or may be tied into a soft water system.
- Installation to be in conformance of city and/or county codes, using normal approved standards of procedure and manufacturer's specifications.
- Install backflow prevention device 12" above highest sprinkler heads.
- Mainlines and lateral lines shall be placed in the same trench whenever possible.
- All piping under paved areas shall be installed prior to paving using PVC Schedule 40 pipe for both pressure and lateral lines.
- Electric power for the automatic controller shall be provided by irrigation contractor, or most logical tradesman on site, using Irrigation Plan as a guide for controller location. Coordination of installation and location to be responsibility of the irrigation contractor. Final location of controller shall be determined by homeowner.
- Install controller wires in same trench with main line wherever possible.
- All control valves to be in planting areas as indicated, close to walks or walls. Install in the most logical location. Verify proper use of valves if using existing valves. Install in one of two ways, as preferred by homeowner: Either below grade in valve boxes, or above grade, maximum 18" high.
- The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to minimize overspray onto walks, roadways, and structures as much as possible. This shall include selecting the best degree of arc to fit the existing site condition and to throttle the flow control at each valve to obtain the optimum operating pressure for each system.
- The irrigation contractor shall guarantee entire irrigation system against defective materials and workmanship for a period of one (1) year from date of acceptance by owner. Should any repairs be necessary during this period, due to defective materials and/or workmanship, the irrigation contractor shall repair at his expense.
- Install hose bibs/faucets at location(s) to be designated by homeowner prior to project start.
- Install all risers on "Marlex" double swing joints.
- Backfill and compact to 90% all trenches for mainline, lateral lines, and any trench left unfilled, unless informed otherwise. Verify backfill of trenches other than irrigation with appropriate contractor on site prior to do so.
- Consult with landscape designer prior to making any substitutions.

