CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT

DATE: **JULY 8, 2019**

TO: **DANA POINT PLANNING COMMISSION**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**
MATT SCHNEIDER, DIRECTOR
DANNY GIOMETTI, ASSOCIATE PLANNER

SUBJECT: **COASTAL DEVELOPMENT PERMIT CDP19-0004 TO ALLOW THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING AND AN ATTACHED TWO (2)-CAR GARAGE WITH MINOR SITE DEVELOPMENT PERMIT SDP19-0011(M) TO ALLOW A ROOF DECK LOCATED AT 34715 CAMINO CAPISTRANO.**

RECOMMENDATION: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP19-0004 and Minor Site Development Permit SDP19-0011(M)

APPLICANT: David L. Bailey Architect, Inc.

OWNERS: Susan L. Duerst Trust

REQUEST: Approval of a Coastal Development Permit (CDP) to allow the construction of a new single-family dwelling (SFD) and an attached two (2) car garage with a Minor Site Development Permit (SDP(M)) to allow a roof deck located at 34715 Camino Capistrano.

LOCATION: 34715 Camino Capistrano (APN: 123-081-33)

NOTICE: Notice of the Public Hearing was mailed via first class mail to property owners within a 500-foot radius and occupants within a 100-foot radius of the subject site, and published within a newspaper of general circulation on June 28, 2019, and posted at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, and the Dana Point Library on June 28, 2019.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 – Construction or Conversion of Small

Structures) because the project consists of the construction of a new SFD with a roof deck.

ISSUES:

1. Is the proposal consistent with the Dana Point General Plan, the Dana Point Zoning Code (DPZC) and the Local Coastal Program (LCP)?

2. Does the proposal satisfy all findings required pursuant to the DPZC and the LCP for approval of a CDP and SDP(M)?

3. Is the proposed project compatible with and an enhancement to the site and surrounding neighborhood?

BACKGROUND: The subject site is located on the northwest corner of Camino Capistrano and Palisades Drive within the community of Capistrano Beach (Supporting Document 1). The 9,997 square foot lot is bordered by single-family development along the western side and northern rear yards, and to the south and east across Palisades Drive and Camino Capistrano respectively. The subject site is vacant with no history of development (Supporting Document 2). The subject site is designated Residential Single Family 3 (RSF 3) on the City's Zoning Map, lies within the City's Coastal Overlay District, and is designated Residential 0 - 3.5 DU/AC in the City's current General Plan Land Use Element.

DISCUSSION: Due to the subject site's location in the appeals jurisdiction of the California Coastal Commission within the City's Coastal Overlay District, a CDP is required for the proposed SFD. Since a roof deck is included as part of the new SFD, a SDP(M) is also required and processed concurrently with the requisite CDP.

COASTAL DEVELOPMENT PERMIT CDP19-0004

The applicant proposes the construction of a 2,474 square foot, one story, SFD with a 300 square foot roof deck and an attached, 755 square foot, two (2) car garage on the previously vacant lot. Overall building height of the single-story home is established from the existing lowest grade (133.7' NAVD 88) within the footprint of the proposed dwelling, and it is designed to a height of approximately 17.58 feet to the highest roof peak: well below the 28-foot maximum height allowed for roofs with a 6:12 pitch (Supporting Document 3).

DPZC Section 9.05.040 stipulates the criteria for establishing front lot lines for lots that are adjacent to more than one street. Subsection (b) therein, states that the front lot line for a corner lot is the street identified with the lower classification. Public Works & Engineering Services confirmed that Palisades Drive is a lower classification than Camino Capistrano. Consequently, the property line adjacent to Palisades Drive is the front lot line of the subject property, and the remaining lot lines are established from the Palisades Drive front property line.

Although normally located along the front yard, for more safe and efficient vehicular access, the driveway is proposed along the exterior side yard fronting Camino Capistrano. This design allows for a large driveway and vehicular maneuvering area in the rear yard that leads to the oversized, rear entry, two (2) car garage. The driveway provides more than the required 24-foot backup distance, and a turn-around area allowing vehicles to exit the lot in a forward direction across the adjacent parkway and onto Camino Capistrano.

The project as designed complies with all applicable development standards, including setbacks, parking, and height, and no deviations are requested. Table 1 summarizes the required RSF 3 development standards and the projects' conformance with those requirements.

Table 1: Compliance with RSF 3 Development Standards

Development Standard	Requirement	Proposed	Compliant with Standard
Front Setback (Palisades Drive)	10 feet	11 feet, 0 ½ inches	Yes
Interior Side Setback	8 feet	25 feet, 9 inches	Yes
Exterior Side Setback (Camino Capistrano)	10 feet	19 feet, 1 inch	Yes
Rear Setback	25 feet	25 feet	Yes
Height	28 feet	17.58 feet	Yes
Parking Required	2 stalls in a garage	2-car garage	Yes

The owner proposes to emulate the design and layout of their current single story, plantation style home, which is located on the island of Kauai, Hawaii. The proposed dwelling includes a master bedroom and two other bedrooms with en suite bathrooms and large walk-in closets. Common areas include a great room, off the attached garage, kitchen and dining areas, a pantry/laundry, and an office with large hallways separating the two standard bedrooms at the rear of the structure from the common areas and master bedroom situated toward the dwelling's façade.

A smooth stucco exterior wall finish is proposed for the dwelling painted in a light cream color, while the roof is proposed in a slate colored asphalt shingle. A gable pitched porch entry feature and similarly pitched dormers are included on the façade, providing relief and articulation along the building's primary frontage facing Palisades Drive. The garage door and other finish gutter, downspout, and chimney cap elements are proposed in a bronze finish to compliment the exterior walls and/or roof. All windows will be bordered with a weathered rust color aluminum trim. A combination of drought tolerant landscaping and fruit trees will be arranged throughout the front and side yards of the lot.

The aforementioned materials and landscaping blend together to create a simply designed SFD, with a style, as viewed from the street, suggestive of the plantation style architecture

that the owner seeks to emulate.

Pursuant to Section 9.69.070 "Basis for Action on Coastal Development Permit Applications" of the DPZC, every Coastal Development Permit requires the following findings:

1. *That the proposed development is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code; and,*

2. *That the proposed development, if located between the nearest public roadway and the sea or shoreline of any body of water, is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act; and,*

3. *That the proposed development conforms with Public Resources Code Section 21000 and following and that 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; and,*

4. *That the proposed development 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; and,*

5. *That the proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards; and,*

6. *That the proposed development be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas; and*

7. *That the proposed development conforms to the General Plan, Local Coastal Program and Zoning Code.*

Staff finds the proposed project is consistent with the basis of approval for a CDP as outlined in Section 9.69.070 of the DPZC. Responses supporting the above-mentioned findings are detailed in the attached draft Planning Commission Resolution (Action Document 1).

MINOR SITE DEVELOPMENT PERMIT SDP19-0011(M)

In conjunction with the new SFD, a 300 square foot roof deck running along the western (seaward) side of the roof has also been integrated into the design. The proposed roof deck is in compliance with the size limitations outlined in Section 9.05.230(a) of the DPZC as it comprises approximately seven (7) percent of the roof area of the story directly below the deck, and is designed to the maximum area permitted when comprising less than 25 percent of the roof area below the deck . Additionally, in accordance with Sections 9.05.230 (b thru g)

of the DPZC, the roof deck will not project above the required height limit, be appropriately designed so as not to be visible from all sides of the structure or from the grade below and be architecturally compatible with and structurally integrated into the roof system. The roof deck will be architecturally compatible with the proposed roof as it is inset into the 6:12 sloped roof that surrounds the roof deck with the exception of the landing and accessway (described below) on the western side of the proposed dwelling. With the exception of two vertical parapet walls creating access to the roof deck, the remainder of the roof deck is hidden behind the sloped roof on all sides. The street facing parapet wall providing roof deck access will be finished with slate colored asphalt shingle to blend into the roof (Supporting Document 4).

As mentioned, access to the roof deck will be provided via an exterior vertical platform lift, located in an in-set of the eave on the western side yard elevation of the SFD (Supporting Document 3). Except for the track of vertical platform lift, no portion of the roof deck will project above the proposed roof ridge. The lift will be painted to match the color of the exterior walls of the SFD and be screened by the eave of the SFD when in its uppermost position. Landscaping proposed along the western side yard will assist in creating a visual barrier as seen from the Palisades Drive right-of-way. Therefore, the proposed roof deck meets the design and size limitations contained in DPZC Section 9.05.230.

Pursuant to Section 9.71.050 “Basis for Approval, Conditional Approval, or Denial of a Site Development Permit” of the DPZC, every Site Development Permit requires the following findings:

1. *That the proposed development demonstrates compliance of the site design with development standards of this Code.*

2. *That the proposed development demonstrates suitability of the site for the proposed use and development.*

3. *That the proposed development is in compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines.*

4. *That the proposed development demonstrates site and structural design which is appropriate for the site and function of the proposed use(s), without requiring a particular style or type of architecture.*

Staff finds the proposed project is consistent with the basis of approval for a SDP(M) as outlined in Section 9.71.050 of the DPZC. Responses supporting the above-mentioned findings are detailed in the attached draft Planning Commission Resolution (Action Document 1).

CORRESPONDENCE:

To date, the City has received no correspondence related to the subject application.

CONCLUSION:

Based on the above analysis, Staff determines that the project is consistent with the policies and provisions of the City of Dana Point General Plan, the DPZC, and those portions thereof comprising the LCP, and that the findings contained in the draft Planning Commission resolution, supporting approval of the proposed entitlement requests can be made. Therefore, staff recommends approval of CDP19-0004 and SDP19-0011(M) subject to the conditions contained in the attached draft resolution.

Danny Giometti
Associate Planner

Matt Schneider, Director
Community Development Department

ACTION DOCUMENTS:

1. Draft PC Resolution 19-07-08-XX

SUPPORTING DOCUMENTS

1. Project Vicinity Map
2. Site Photo
3. Development Plans
4. Roof Deck and Lift Simulations

Action Document 1: Draft PC Resolution No. 19-07-08-XX

RESOLUTION NO. 19-07-08-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP19-0004 TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING AND AN ATTACHED TWO (2)-CAR GARAGE, WITH MINOR SITE DEVELOPMENT PERMIT SDP19-0011(M) TO APPROVE A ROOF DECK ON THE SINGLE-FAMILY DWELLING LOCATED AT 34715 CAMINO CAPISTRANO.

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

WHEREAS, Susan L. Duerst Trust. (the "Owner"), owns the real property commonly referred to as 34715 Camino Capistrano (APN 123-081-33) (the "Property"); and

WHEREAS, the Owners authorized David L. Bailey Architect, Inc. (the "Applicant") and the Applicant caused to be filed a verified application for a Coastal Development Permit and to approve the construction of a new single-family dwelling and an attached two (2) car garage and a Minor Site Development Permit to approve a roof deck on the single-family dwelling located at 34715 Camino Capistrano; 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 of the CEQA Guidelines (Class 3 - Construction or Conversion of Small Structures) because the project consists of the construction of a new SFD with a roof deck; and

WHEREAS, the Planning Commission did, on the 8th day of July, 2019, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said Planning Commission Review, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP19-0004 and Minor Site Development Permit SDP19-0011(M).

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

A) The above recitations are true and correct and incorporated herein by this reference.

Findings:

B) Based on the evidence presented, the Planning Commission adopts the

following findings and approves Coastal Development Permit CDP19-0004, subject to conditions:

1. That the proposed development is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code **in that the site and architectural design of the proposed improvements are found to comply with the polices of the Dana Point General Plan, specifically furthering General Plan Urban Design Element Goal Number 2, which states that development should "*preserve the individual positive character and identity of the City's communities*" by constructing a single-family dwelling (SFD) that is similar to other single-story homes in Capistrano Beach. Additionally, the proposed SFD complies with the requisite RSF 4 development standards and provides the necessary parking required for the site and use as prescribed in Chapter 9.75 of the Zoning Code, and consequently, the proposed development meets those elements comprising the Local Coastal Program effective for the subject site.**

2. That the proposed development, if located between the nearest public roadway and the sea or shoreline of any body of water, is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act **in that the proposed development does not alter existing public access or recreation areas in the vicinity as there are none on or adjacent to the property. Moreover, adequate access to public beaches and areas of recreation exist nearby at County and State beaches and accordingly, the site is in conformance with all policies of Chapter Three (3) of the California Coastal Act.**

3. That the proposed development conforms with Public Resources Code Section 21000 and following and that 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 **in that the project is qualified as Categorically Exempt from review under CEQA pursuant to Section 15303 (Class 3 – Construction or Conversion of Small Structures) because the project consists of the construction of a new SFD with a roof deck on a previously undeveloped, residential lot.**

4. That the proposed development 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 **in that the subject lot, is a previously undeveloped parcel zoned for single-family**

residential development. Additionally, the subject site is surrounded by similar SFD development, and is not located adjacent to a parks or recreation areas containing environmentally sensitive habitats and scenic resources, and consequently implementation of the project will not impact such habitats/resources buffer areas are not necessary.

5. That the proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that the subject site is a previously undeveloped property located within an established residentially developed area of Capistrano Beach. The development is proposing to utilize a small amount of fill dirt in order to create a level pad and minimal excavation will be required. Additionally, the proposed development will be in conformance with applicable regulations for geological and erosional forces, flood, and fire thereby minimizing undue risks from these or other hazards.**

6. That the proposed development be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that the proposed SFD, attached garage and roof deck include finish materials and architecture resulting in a design that is complementary to surrounding development in terms of mass, size and scale, in an area containing an eclectic mix of architectural styles, and where no visually degraded areas exist.**

7. That the proposed development conforms to the General Plan, and Local Coastal Program and Zoning Code **in that the proposed project has been reviewed by Planning and Building/Safety Division staffs as well as the Public Works & Engineering Services, and conforms with the City's regulations regarding development of SFD's in the Residential Single Family 3 (RSF 3) Zoning District designation of the Dana Point Zoning Code, the Residential 0-3.5 DU/AC designation in the Land Use Element of the City's General Plan, and the requirements of the City's Coastal Overlay District.**

C) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Minor Site Development Permit SDP19-0011(M), subject to conditions:

1. That the site design is in compliance with the development standards of the Dana Point Zoning Code **in that the proposed 300 square foot roof deck is in compliance with Section 9.05.230 (Roof Decks) of the Dana Point Zoning Code (DPZC) as it is appropriately designed so**

as not to be visible from all sides of the building or from the grade below. Additionally, the roof deck will be integrated into the roof system and not visible from all sides of the SFD or the grade below. No portion of the roof deck will project over the highest roof ridge of the SFD. Any visible portions of the roof deck and the proposed vertical platform lift will be painted or shingled to match the finished materials and colors of the SFD.

2. That the site is suitable for the proposed use and development **in that roof decks are a permitted general development standard in any zoning district, subject to the provisions of DPZC Section 9.05.230. the proposed roof deck is situated on the single-story roofed dwelling and within the perimeter of the dwellings footprint, and designed in a manner meeting the standards prescribed for roof decks in residential districts and outlined in DPZC Section 9.05.230, and is consequently the site is suitable for the proposed residential use and the accompanying roof deck requested in conjunction with development of the site.**

3. That the project is in compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines **in that pursuant to Policy 5.2 of the Urban Design Element of the General Plan, the proposed roof deck encourages site and building design that takes advantage of the City's excellent climate to maximize indoor-outdoor spatial relationships, by creating an elevated private outdoor open space that is accessible from the interior of the SFD.**

   That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture **in that the proposed roof deck will be contained within the roof framing of the SFD so that it appears as an integral part of the roof system, that is not visible from the grade below as required by Section 9.05.230(d) of the DPZC. Although not requiring a particular type of architecture to achieve a site and structural design that is appropriate for the site, visible portions of the roof deck and vertical platform lift will be finished with materials and colors that will match the slate shingle roof proposed on the SFD.**

Conditions:

A. General:

1. Approval of this application permits the construction of a new single-family dwelling with a roof deck and an attached two (2)-car garage located at 34715 camino capistrano. 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 discretionary permit(s) will become void two (2) years following the effective date of the approval if the privileges authorized are not implemented or utilized or, if construction work is involved, such work is not commenced with such two (2) year time period or; the Director of Community Development or the Planning Commission, as applicable grants an extension of time. Such time extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the initial two-year approval period, or any subsequently approved time extensions.

3. 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 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 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 of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing.

4. 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.

5. 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's 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 offers, 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's 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.

6. The applicant and applicant's 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 applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.

8. The construction site shall be posted with signage indicating that construction may not commence before 7:00 AM and must cease by 8:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or Federal holidays.

9. The applicant, property owner or successor in interest shall submit a standard Waste Reduction and Recycling 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. The standard Waste Reduction and Recycling Plan shall be reviewed and approved and deposit posted prior to issuance of any permits.

10. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.

11. A grading permit shall be obtained prior to any work including demolition activities.

12. The applicant 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 is responsible to coordinate any potential conflicts or existing easements.

13. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion and sediment control measures at all times. The

applicant shall maintain the erosion and sediment control devices until the final approval of all permits.

14. The applicant, property owner 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.

15. Separate review, approval, and permits are required for:

    - Fire Sprinklers
    - Site walls over 3'
    - Retaining Walls
    -

B. Prior to the issuance of a grading permit the applicant shall meet the following conditions:

16. The applicant 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.

17. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.

18. The applicant shall submit a final landscape and irrigation plan for review and approval by Public Works & Engineering Services and Community Development Department. The plan shall be prepared by a State licensed landscape architect and shall include all proposed and existing plant materials (location, type, size, quantity), an irrigation plan (if irrigation utilized), note wall/fence locations, a grading plan, an approved site plan and a copy of the entitlement conditions of approval. The plan shall be in substantial compliance with the applicable provisions of the Zoning Code, the preliminary plan approved by the Planning Commission, and further, recognize the principles of drought tolerant landscaping. Landscape documentation shall also comply with Chapter 9.55 (Water Efficient Landscape Standards and Requirements) of the Dana Point Zoning Code and with the *Submittal Requirements and Guidelines for Implementation of the Chapter 9.55 of the DPZC*, as may

be applicable.

The Landscape plan shall be in accordance with the approved grading plan, 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.

19. A performance bond shall be required for all grading activities up to 100% of the proposed improvements. A separate performance bond may be required for shoring activities to ensure completion of grading activities and protection of adjoining improvements.

C. Prior to Building Plan Check Submittal:

20. Building(s) shall comply with the 2016 editions of the Building Code with all local amendments.

21. 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.

22. Building plan check submittal shall include the following construction documents:

    - Building Plans with Electrical/Plumbing/Mechanical plans (4 sets)
    - Energy Calculations (2 sets)
    - Structural Calculations (2 sets)
    - Soils/Geology Report (3 sets)

    All documents prepared by a registered-design-professional shall be wet-stamped & signed.

23. **Undergrounding of all onsite utilities is required**. An Approved SDG&E Work Order and Undergrounding Plan is required prior to permit issuance.

24. Fire Department review may be required. Submit plans directly to the Orange County Fire Authority for their review.

25. Minimum roofing classification is Class "A".

26. Fire-rated Construction: Plans should clearly identify and detail the fire-rated construction for any construction due to close proximity to the

property line.

27. Separate review, approval, and permits are required for separate structures.

28. Soils Report (1803): Submit a foundation and soils investigation report by a Registered Design Professional and conducted in conformance with CBC Section 1803.3 through 1803.5. The report shall comply with CBC Section 1803.6.

29. Foundation system to provide for expansive soils and soils containing sulfates unless a soils report can justify otherwise. Use Type V cement, w/c ratio of 0.45, f'c of 4500 psi.

30. Green Building: Plans shall show compliance & indicate method of verification of compliance with all CAL Green requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures.

31. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval. The review of the submitted geotechnical report shall be done on a time and materials basis.

D. Prior to the Issuance of a Building Permit or release on certain related inspections, the applicant shall meet the following conditions:

32. The applicant shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports.

33. The applicant 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 (along with 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 complies with the vertical (grade) position approved for the project.

34. An as graded geotechnical report shall 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.

35. Approvals are required from:
    - Planning Division
    - Public Works & Engineering Services
    - Obtain Orange County Fire Authority Approval
    - Obtain "*Will Serve*" letter from Water District.
    - Provide an SDG&E service work order for proposed service location

36. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.

37. A separate erosion control plan shall be included in the project plans. The erosion control plan shall address the potential erosion and sediment loss for the proposed hillside development.

38. Prior to commencement of framing, the applicant shall verify, by survey, that each structure will be constructed in compliance with the dimensions shown on plans approved by the City, including finish floor elevations and setbacks to property-lines included as part of this entitlement. The City's standard "Setback Certification" form shall be obtained from the Project Planner and be prepared by a licensed civil engineer/surveyor and shall be delivered to the City of Dana Point Building/Safety and Planning Divisions for review and approval.

39. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structures and any encroachments above the height limit are in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP19-0004 and SDP19-0011(M). The City's standard "Height Certification" form shall be obtained from the Planning Division and prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval before release of final

roof sheathing is granted.

E. <u>Prior to the issuance of a certificate of occupancy, the applicant shall meet the following:</u>

40. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.

41. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved grading plan and which specifically approves construction for all engineered drainage devices and retaining walls.

42. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.

43. Verification of all conditions of approval is required by all City Departments.

44. Condition requiring installation of all landscaping prior to issuance of C. of O.

45. The applicant shall contact both the Planning Division and Public Works & Engineering Services to schedule a final inspection prior to final project sign-off by the Building Division. The final inspection shall include a review of, among other things, landscaping, finish architecture/materials, approved through discretionary action, and compliance with any outstanding project conditions of approval.

46. All permanent BMP's, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.

47. All approvals from outside Departments and Agencies (i.e. Fire Department) is/are required.

48. A written approval by the Geotechnical Engineer of Record approving the construction as being in conformance with the approved plan from a geotechnical standpoint.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 8th day of July 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Roy Dohner, Chairman
Planning Commission

ATTEST:

_____
Matt Schneider, Director
Community Development Department

Supporting Document 1: Project Vicinity Map

City of Dana Point
CDP19-0004; SDP19-0011(M)
Danny Giometti, Associate Planner
Community Development Department
33282 Golden Lantern (Danny Giometti, Associate Planner)
Dana Point, CA 92629-1805

VICINITY MAP

Project : *CDP19-0004; SDP19-0011(M)*
Applicant: *David L. Bailey, Architect*
Location: *34715 Camino Capistrano*

N
W E
S

Supporting Document 2: Site Photo

Supporting Document 3: Development Plans

ATTACHMENT

DUERST RESIDENCE

GENERAL GRADING SPECIFICATIONS:

GENERAL

1. ALL WORK SHALL CONFORM TO DANA POINT MUNICIPAL CODE (NBMC), THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT.
2. DUST SHALL BE CONTROLLED BY WATERING AND/OR DUST PALLIATIVE.
3. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
4. WORK HOURS ARE LIMITED FROM 7:00 AM TO 6:30 PM MONDAY THROUGH FRIDAY; 8:00 AM TO 6:00 PM SATURDAYS; AND NO WORK ON SUNDAYS AND HOLIDAYS PER.
5. NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER CITY STANDARDS.
6. THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
7. PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
8. APPROVED DRAINAGE PROVISIONS AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
9. CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OFFICIALS.
10. HAUL ROUTES FOR IMPORT OR EXPORT OF MATERIALS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER.
11. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDING AND SLOPE AREAS.
12. FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN FORFEITURE OF THE CONSTRUCTION SITE CLEANUP DEPOSIT.
13. ALL PLASTIC DRAINAGE PIPE SHALL CONSIST OF PVC OR ABS PLASTIC AND EITHER ASTM 2751, ASTM D1527, ASTM D3034 OR ASTM D1785.
14. NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, GUTTERS OR STORM DRAINS. ALL MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE.
15. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.

EROSION CONTROL

1. TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15.
2. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON SITE BETWEEN OCTOBER 15 AND MAY 15.
3. BETWEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OR RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
4. LANDSCAPING PLANS SHALL BE SUBMITTED FOR APPROVAL, WORK COMPLETED AND A CERTIFICATE OF CONFORMANCE RECEIVED BY THE CITY GRADING ENGINEER PRIOR TO CLOSURE OF PERMIT, UNLESS WAIVED BY THE CITY GRADING ENGINEER.
5. TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

SHEET INDEX:

PROJECT PARTICIPANTS

OWNER
Susan L. Duerst as Trustee of the
Susan L. Duerst Trust, Dated June 27, 2018
34715 Camino Capistrano
Dana Point, California 92624
(808) 826-8981

ARCHITECT
Design Professional in Responsible Charge for the Project
David L. Bailey Architect, Inc.
23183 La Cadena Dr., Suite 101
Laguna Hills, CA 92653
(949) 573-1050 ph
License #C27404

STRUCTURAL ENGINEER
AQX ENGINEERING INC.
1520 Brookhollow Dr. #45
Santa Ana, CA. 92705
OFF. (714) 662-0510
FAX. (714) 662-0559
info@aqxeng.com

ENERGY CONSULTANT
Building Economics, LLC
17961 Larcrest Circle
Huntington Beach, CA 92647
(562) 221-8344 ph

⚠ SOILS ENGINEER
Heatherington Engineering
Contact: Paul A. Bogseth
333 Third Street, Suite #2
Laguna Beach, CA 92651
(949) 715-5440

BUILDING CODE DATA:

OCCUPANCY: R3/U
TYPE OF CONSTRUCTION: V-B
SPRINKLERS: YES, IN ACCORDANCE WITH NFPA 13D

GOVERNING BODY: CITY OF DANA POINT, CALIFORNIA

APPLICABLE CODES:

2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ELECTRIC CODE
2016 CALIFORNIA T-24 ENERGY CONSERVATION REGULATIONS
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
ALL LOCAL CODES, AMENDMENTS, AND CITY ORDINANCE

LEGAL DESCRIPTION:

ASSESSORS PARCEL NUMBER: 123-081-33
RESIDENTIAL ZONING DISTRICT: RSF 3

PROJECT SCOPE EXISTING VACANT LOT

1. NEW 1 STORY SINGLE FAMILY RESIDENCE WITH ROOF DECK AND 2-CAR GARAGE.
2. NEW WALKWAYS AND DRIVEWAYS PER LANDSCAPE AND GRADING PLANS.

LOT SIZE AND COVERAGE RATIO

LOT SQUARE FOOTAGE: 10,138 SQ FT
MAXIMUM LOT COVERAGE: ⚠ 3548 SQ FT OR 35.00%
PROPOSED LOT COVERAGE: 3,282 SQ FT OR 33.13%

ROOF DECK AREA RATIO

⚠ TOTAL ROOF AREA: 4,274 SQ FT
MAX ROOF DECK AREA: 25% (1,061) OR 300 SQ FT
ROOF DECK DIMENSIONS: 30 FT BY 10 FT
ROOF DECK AREA: 300 SQ FT
FLOOR AREA BELOW DECK: 300 SQ FT

DEFERRED SUBMITTALS:

1. FIRE SPRINKLER SHOP DRAWINGS

DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW

MISCELLANEOUS NOTES:

1. POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
2. ASSOCIATION APPROVAL (ADVISORY). ISSUANCE OF A BUILDING PERMIT BY THE CITY DOES NOT RELIEVE THE APPLICANT OF LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN COMMUNITY ASSOCIATION APPROVAL OF PLANS.
3. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
4. CONTRACTOR TO SUBMIT TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION, FOR HVAC EQUIPMENT:
SUBMIT SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT PER ARI STD. 275. SOUND LEVEL NOT TO EXCEED 50 DBA (55 DBA WITH TIMER; 65 DBA WITH TIMER AND NEIGHBORS CONSENT).

RESIDENTIAL DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	RESIDENTIAL ZONING DISTRICT	
	RSF 3 REQUIRED	RSF 3 PROPOSED
MINIMUM LOT SIZE	12,000 SF	10,138 SF
MINIMUM LOT WIDTH - STANDARD LOT	50 FT	133.27 FT
MINIMUM LOT DEPTH	80 FT	80.63 FT
MAXIMUM LOT COVERAGE	35% OR 3,548 SF	33.13% OR 3,282 SF
MINIMUM LAND AREA PER UNIT	11,667 SF	10,138 SF
MAXIMUM HEIGHT	28'-0"	⚠ 17'-7" FLAT ROOF
MINIMUM FRONT YARD SETBACK	10 FT	10 FT MIN.
MINIMUM INT. SIDE YARD SETBACK	8 FT	8 FT
MINIMUM EXT. SIDE YARD SETBACK	10 FT	10 FT
MINIMUM REAR YARD SETBACK	25 FT	25 FT
MINIMUM LANDSCAPE COVERAGE	25% 2,535 SF	52.80% 5,353 SF
MINIMUM BUILDING SEPARATION	10 FT	28'-10"

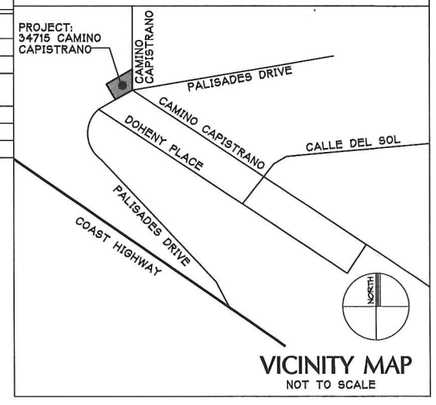
PARKING STANDARDS	STALLS PER UNIT		
	COVERED	UNCOVERED	PROVIDED
SINGLE FAMILY UNITS			
3-BEDROOM UNIT	2.0	0.5/UNIT	2

HEIGHT ANALYSIS

STRUCTURE LOW POINT	133.1'
TOP OF ROOF	151.35'
MAX HEIGHT ALLOWED	161.1'

AREA CALCULATIONS

LIVING AREA:	2,474 Sq. Ft.
2-CAR GARAGE:	755 Sq. Ft.
NEW ROOF DECK:	297 Sq. Ft.
COVERED ENTRY PORCH:	52 Sq. Ft.
	June 17, 2019



VICINITY MAP
NOT TO SCALE

David L. Bailey
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E-Mail: david@dlbarch.com

#	REVISION	DATE
	SITE DEVELOPMENT PERMIT REVIEW	3/28/19
	COASTAL DEVELOPMENT PERMIT SUBMITTAL	4/4/19
⚠	COASTAL DEVELOPMENT PERMIT RESUBMITTAL	6/28/19
△		
△		
△		

LICENSED ARCHITECT
DAVID L. BAILEY
NO. C27404
REN. 1-31-21
STATE OF CALIFORNIA

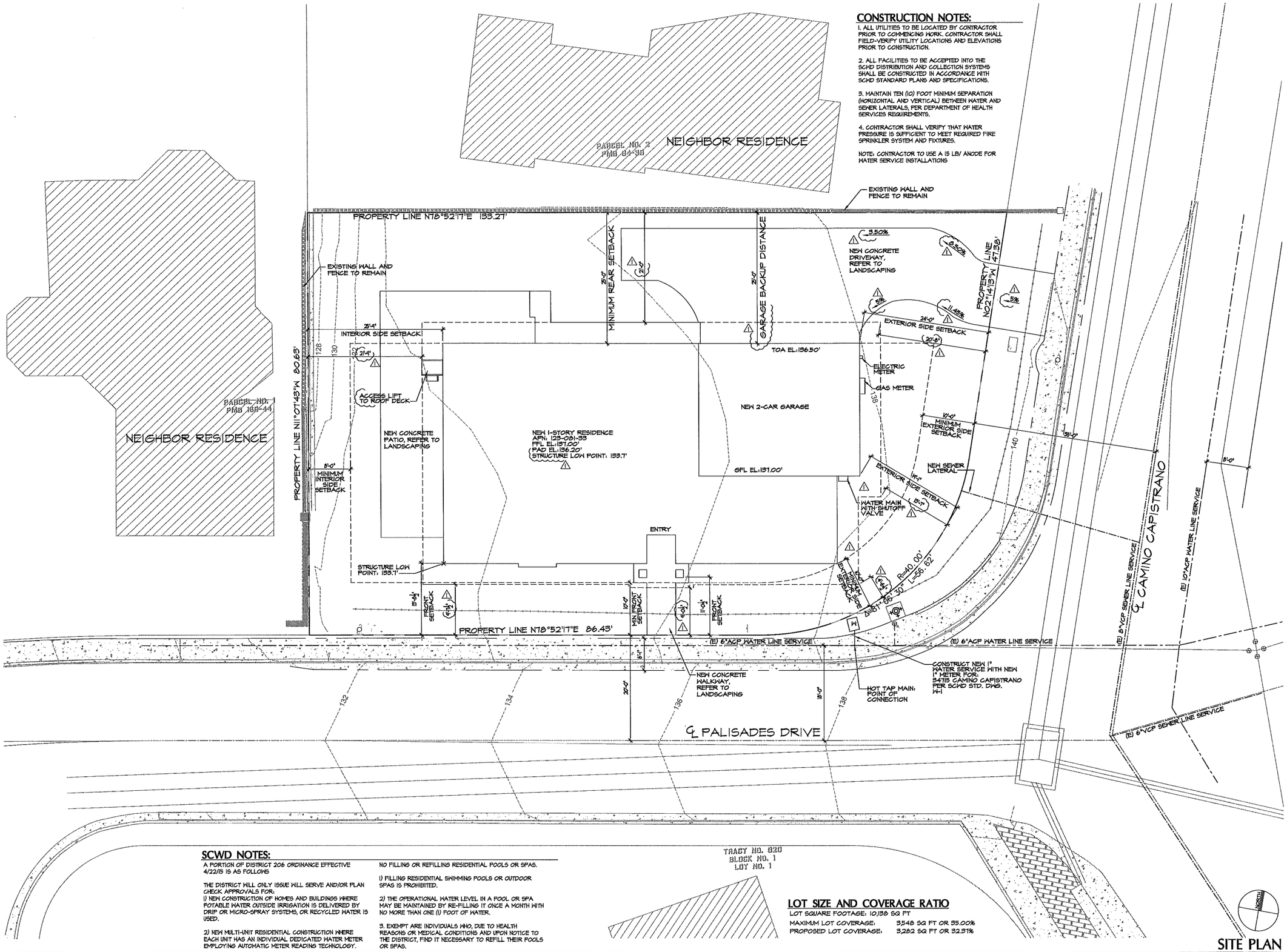
COASTAL DEVELOPMENT PERMIT RESUBMITTAL 6/28/19

PROJECT NAME
DUERST CUSTOM RESIDENCE
34715 Camino Capistrano
Dana Point
California, 92624
(808) 826-8981

SHEET TITLE
TITLE SHEET

PROJECT NO.	18093
DATE	April 4, 2019
SCALE	AS REFERENCED

T-1



CONSTRUCTION NOTES:

1. ALL UTILITIES TO BE LOCATED BY CONTRACTOR PRIOR TO COMMENCING WORK. CONTRACTOR SHALL FIELD-VERIFY UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

2. ALL FACILITIES TO BE ACCEPTED INTO THE SCND DISTRIBUTION AND COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SCND STANDARD PLANS AND SPECIFICATIONS.

3. MAINTAIN TEN (10) FOOT MINIMUM SEPARATION (HORIZONTAL AND VERTICAL) BETWEEN WATER AND SEWER LATERALS, PER DEPARTMENT OF HEALTH SERVICES REQUIREMENTS.

4. CONTRACTOR SHALL VERIFY THAT WATER PRESSURE IS SUFFICIENT TO MEET REQUIRED FIRE SPRINKLER SYSTEM AND FIXTURES.

NOTE: CONTRACTOR TO USE A 15 LB/ ANODE FOR WATER SERVICE INSTALLATIONS

SCWD NOTES:

A PORTION OF DISTRICT 206 ORDINANCE EFFECTIVE 4/22/15 IS AS FOLLOWS

THE DISTRICT WILL ONLY ISSUE WILL SERVE AND/OR PLAN CHECK APPROVALS FOR:
1) NEW CONSTRUCTION OF HOMES AND BUILDINGS WHERE POTABLE WATER OUTSIDE IRRIGATION IS DELIVERED BY DRIP OR MICRO-SPRAY SYSTEMS, OR RECYCLED WATER IS USED.

2) NEW MULTI-UNIT RESIDENTIAL CONSTRUCTION WHERE EACH UNIT HAS AN INDIVIDUAL DEDICATED WATER METER EMPLOYING AUTOMATIC METER READING TECHNOLOGY.

NO FILLING OR REFILLING RESIDENTIAL POOLS OR SPAS.

1) FILLING RESIDENTIAL SWIMMING POOLS OR OUTDOOR SPAS IS PROHIBITED.

2) THE OPERATIONAL WATER LEVEL IN A POOL OR SPA MAY BE MAINTAINED BY RE-FILLING IT ONCE A MONTH WITH NO MORE THAN ONE (1) FOOT OF WATER.

3. EXEMPT ARE INDIVIDUALS WHO, DUE TO HEALTH REASONS OR MEDICAL CONDITIONS AND UPON NOTICE TO THE DISTRICT, FIND IT NECESSARY TO REFILL THEIR POOLS OR SPAS.

LOT SIZE AND COVERAGE RATIO

LOT SQUARE FOOTAGE: 10,138 SQ FT

MAXIMUM LOT COVERAGE:	3,548 SQ FT OR 35.00%
PROPOSED LOT COVERAGE:	3,282 SQ FT OR 32.37%

David L. Bailey
ARCHITECT, INC.

23183 La Cadena Drive, Suite 101
Laguna Hills, CA 92653

Cell: 949-573-1050

E-Mail: david@dlbarch.com

#	REVISION	DATE
	SITE DEVELOPMENT PERMIT REVIEW	3/28/19
	COASTAL DEVELOPMENT PERMIT SUBMITTAL	4/4/19
1	COASTAL DEVELOPMENT PERMIT RESUBMITTAL	6/28/19
2		
3		
4		

LICENSED ARCHITECT
DAVID L. BAILEY
NO. C27404
REN. 1-31-21
STATE OF CALIFORNIA

COASTAL DEVELOPMENT PERMIT RESUBMITTAL 6/28/19

PROJECT NAME
DUERST CUSTOM RESIDENCE
34715 Camino Capistrano
Dana Point
California, 92624
(808) 826-8981

SHEET TITLE
SITE PLAN

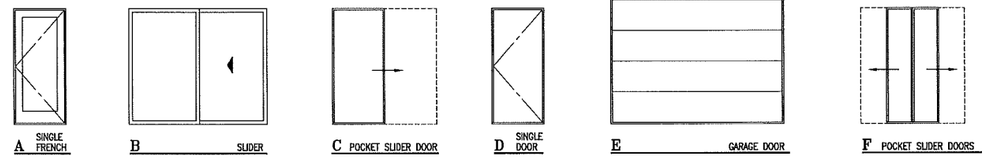
PROJECT NO.	18093
DATE	April 4, 2019
SCALE	AS REFERENCED

SP-1

DOOR SCHEDULE

SYM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR TYPE	DOOR MAT	DOOR FINISH	FRAME MAT	FRAME FINISH	THRESHOLD MAT		GLAZING	U-FACTOR	SHGC	LOCKSET	ROUGH OPENING PER MANUFACTURER'S DRAWINGS	REMARKS
1	3'-6"	6'-8"	–	A	–	–	–	–	–		TEMP	0.73	0.52	EXTERIOR	44 7/16" x 82 1/2"	–
2	3'-0"	6'-8"	–	A	–	–	–	–	–		TEMP	0.28	0.17	EXTERIOR	38 7/16" x 82 1/2"	–
3	6'-0"	6'-8"	–	B	–	–	–	–	–		TEMP	0.29	0.20	EXTERIOR	95 15/16" x 82 1/4"	–
4	10'-0"	9'-0"	–	E	–	–	–	–	–		–	–	–	EXTERIOR	–	–
5	10'-0"	9'-0"	–	E	–	–	–	–	–		–	–	–	EXTERIOR	–	–
6	3'-0"	6'-8"	–	D	–	–	–	–	–		–	–	–	EXTERIOR	–	–
7	3'-0"	6'-8"	–	C	–	–	–	–	–		–	–	–	INTERIOR	–	–
8	3'-0"	6'-8"	–	C	–	–	–	–	–		–	–	–	INTERIOR	–	–
9	3'-0"	6'-8"	–	D	–	–	–	–	–		–	–	–	INTERIOR	–	–
10	3'-0"	6'-8"	–	D	–	–	–	–	–		–	–	–	INTERIOR	–	–
11	PR 1'-6"	6'-8"	–	F	–	–	–	–	–		–	–	–	INTERIOR	–	–
12	3'-0"	6'-8"	–	D	–	–	–	–	–		–	–	–	INTERIOR	–	–
13	2'-8"	6'-8"	–	D	–	–	–	–	–		–	–	–	INTERIOR	–	–
14	3'-0"	6'-8"	–	D	–	–	–	–	–		–	–	–	INTERIOR	–	–
15	PR 1'-6"	6'-8"	–	F	–	–	–	–	–		–	–	–	INTERIOR	–	–
16	3'-0"	6'-8"	–	D	–	–	–	–	–		–	–	–	INTERIOR	–	–
17	3'-0"	6'-8"	–	D	–	–	–	–	–		–	–	–	EXTERIOR	–	NEW 20 MIN RATED DOOR AND ASSEMBLY W/ SELF CLOSURE AND SELF LATCHING
18	3'-0"	6'-8"	–	D	–	–	–	–	–		–	–	–	INTERIOR	–	–
19	3-0"	6'-8"	–	C	–	–	–	–	–		–	–	–	INTERIOR	–	–

DOOR TYPES



A SINGLE FRENCH

B SLIDER

C POCKET SLIDER DOOR

D SINGLE DOOR

E GARAGE DOOR

F POCKET SLIDER DOORS

WINDOW SCHEDULE

SYM	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	TYPE	OPERATION	U-FACTOR	SHGC	MATERIAL	FRAME	GLAZING	ROUGH OPENING PER MANUFACTURER'S DRAWINGS	REMARKS
A	6'-0"	3'-8"	1	CASEMENT	0.25	0.21	–	–	–	72 3/4" x 61 1/4"	MULLED WITH SYMBOL "B"
B	6'-0"	1'-4 1/2"	2	AWNING	0.25	0.19	–	–	–	SEE SYMBOL "A"	–
C	6'-0"	5'-0"	3	CASEMENT	0.25	0.19	–	–	–	72 3/4" x 60 3/4"	–
D	10'-0"	3'-2"	4	CASEMENT XOX	0.25	0.19	–	–	–	120 3/4" x 55 1/4"	MULLED WITH SYMBOLS "E – F"
E	5-0"	1'-4 1/2"	5	AWNING	0.25	0.21	–	–	–	SEE SYMBOL "D"	–
F	5-0"	1'-4 1/2"	6	AWNING	0.25	0.21	–	–	–	SEE SYMBOL "D"	–
G	4'-0"	1'-4 1/2"	7	AWNING	0.25	0.21	–	–	–	48 3/4" x 17 1/4"	–
H	4'-0"	1'-4 1/2"	7	AWNING	0.25	0.21	–	–	TEMP	48 3/4" x 17 1/4"	–
J	4'-0"	1'-4 1/2"	7	AWNING	0.25	0.21	–	–	TEMP	48 3/4" x 17 1/4"	–
K	6'-0"	3'-8"	1	CASEMENT	0.25	0.19	–	–	–	72 3/4" x 61 1/4"	MULLED WITH SYMBOL "L"
L	6'-0"	1'-4 1/2"	2	AWNING	0.25	0.21	–	–	–	SEE SYMBOL "K"	–
M	5'-0"	1'-4 1/2"	7	AWNING	0.25	0.21	–	–	–	60 3/4" x 17 1/4"	–
N	2'-8"	1'-4 1/2"	7	AWNING	0.25	0.21	–	–	TEMP	32 3/4" x 17 1/4"	–
P	2'-8"	1'-4 1/2"	7	AWNING	0.25	0.21	–	–	TEMP	32 3/4" x 17 1/4"	–
Q	4'-0"	1'-4 1/2"	7	AWNING	0.25	0.21	–	–	–	48 3/4" x 17 1/4"	–
R	8'-0"	3'-8"	4	CASEMENT XOX	0.25	0.19	–	–	–	96 3/4" x 61 1/4"	MULLED WITH SYMBOLS "S – T"
S	4'-0"	1'-4 1/2"	5	AWNING	0.25	0.21	–	–	–	SEE SYMBOL "R"	–
T	4'-0"	1'-4 1/2"	6	AWNING	0.25	0.21	–	–	–	SEE SYMBOL "R"	–

NOTES

A. CONTRACTOR SHALL VERIFY ALL WINDOW SIZES WITH PLANS AND EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.

B. CONTRACTOR SHALL FIELD VERIFY ALL ROUGH FRAMING OPENINGS PRIOR TO FABRICATION.

C. CONTRACTOR SHALL VERIFY MINIMUM BEDROOM EGRESS REQUIREMENTS AND SIZES WITH WINDOW MANUFACTURER.

D. CONTRACTOR SHALL VERIFY ALL SLIDING PANEL OF DOORS OR WINDOWS ARE LOCATED WITH A MIN. 3'-0" DISTANCE FROM ANY EXHAUST DISCHARGE & PROVIDE XO OR OX SLIDING PANELS AS REQUIRED.

E. ALL DOORS AND WINDOWS SHALL MEET MIN. INFILTRATION REQUIREMENTS PER CALIFORNIA ENERGY STANDARDS AND TITLE-24.

F. ALL DOORS AND WINDOWS SHALL MEET MIN. STC RATINGS. AS MINIMUM STANDARDS ALL RESIDENTIAL ENTRY DOORS SHALL HAVE STC RATING NOT LESS THAN 26.

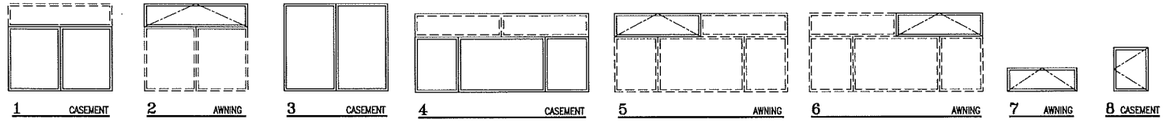
G. ALL OUT SWING DOORS EXTERIOR DOORS SHALL HAVE NON-REMOVABLE & NON-CORROSIVE PIN HINGES.

H. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.

J. ALL WINDOWS TO BE WOOD U.N.O., MANUFACTURER AS SELECTED BY OWNER. GLAZING PER T-24.

K. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM ALL SLEEPING ROOMS WITH A NET CLEAR WINDOW OPENING AREA OF NOT LESS THAN 5.7 SQ FT. (821 SQ. IN.). MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAXIMUM 44" ABOVE THE FLOOR. (CBC SECTION 1026)

WINDOW TYPES



1 CASEMENT

2 AWNING

3 CASEMENT

4 CASEMENT

5 AWNING

6 AWNING

7 AWNING

8 CASEMENT

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	COASTAL DEVELOPMENT PERMIT SUBMITTAL	4/4/19
1	COASTAL DEVELOPMENT PERMIT RESUBMITTAL	6/28/19

LICENSED ARCHITECT
DAVID L. BAILEY
NO. C27404
REN. 1-31-21
STATE OF CALIFORNIA

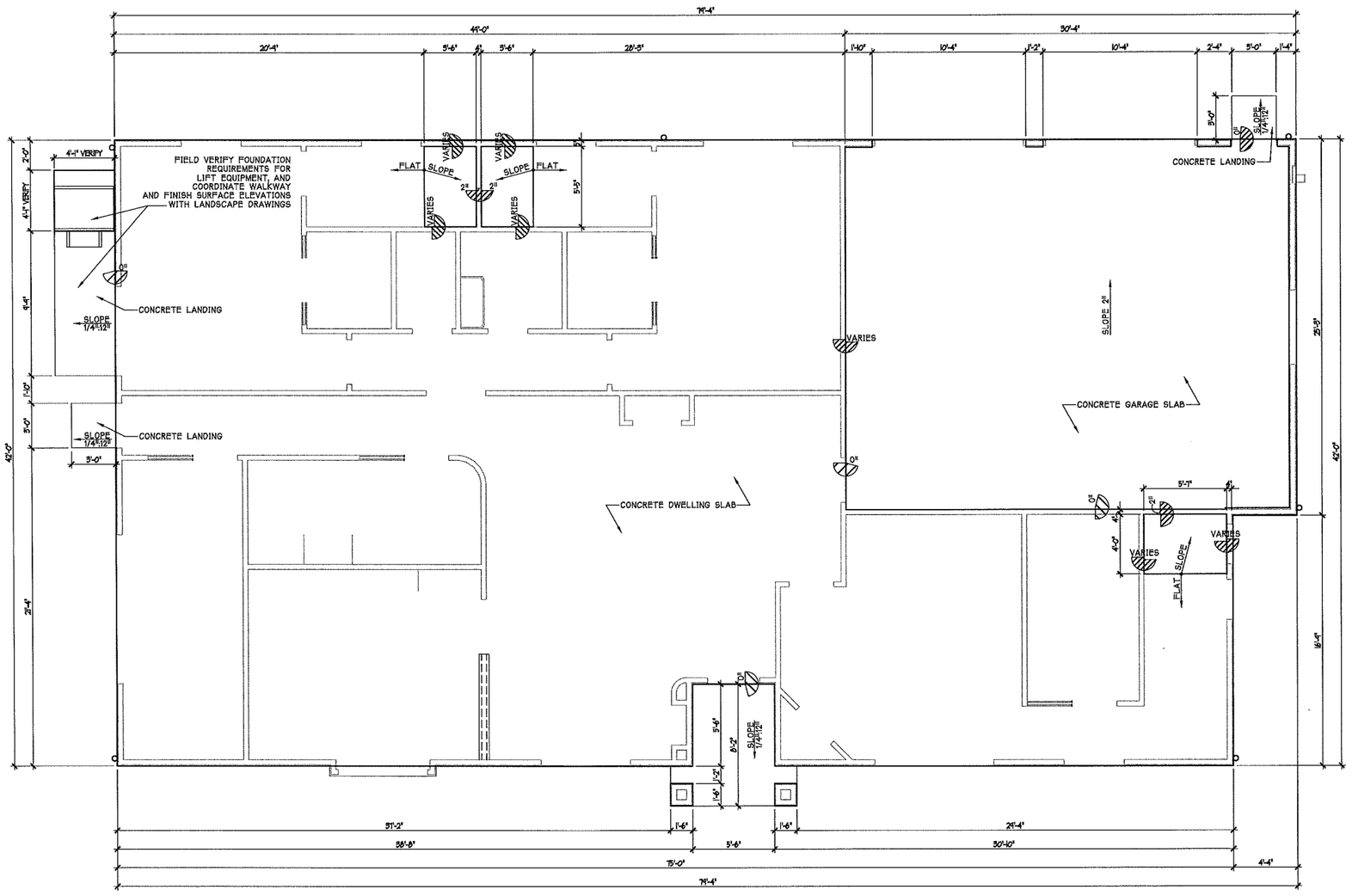
COASTAL DEVELOPMENT PERMIT RESUBMITTAL 6/28/19

PROJECT NAME
DUERST CUSTOM RESIDENCE
34715 Camino Capistrano
Dana Point
California, 92624
(808) 826-8981

SHEET TITLE
DOOR AND WINDOW SCHEDULE

PROJECT NO.	18093
DATE	April 4, 2019
SCALE	AS REFERENCED

1
SCH-1



ARCHITECTURAL SLAB DIMENSION PLAN

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

SLAB DIMENSION PLAN NOTES:

A. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO BEGINNING WORK. NOTIFY THE ENGINEER IMMEDIATEDLY IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN OR NOTED.

B. REFER TO STRUCTURAL DRAWINGS FOR HOLD-DOWNS, FOOTINGS, AND STRUCTURAL DETAILS.

C. FOR LOCATION OF DRIVEWAYS, WALKWAYS, REFER TO CIVIL ENGINEER AND LANDSCAPE PLANS.

D. NEW DWELLING SLAB SHALL INSTALL A CAPILLARY BREAK IN COMPLIANCE WITH THE FOLLOWING: A 2-INCH THICK LAYER OF SAND OVER A VAPOR BARRIER MEETING ASTM 1745 [15MIL] OVER 2 INCHES OF SAND, OVER A 4-INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE.

PLUMBING FIXTURE, PLUMBER TO FIELD VERIFY EXACT LOCATIONS.

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ARCHITECTURAL SLAB DIMENSION PLAN

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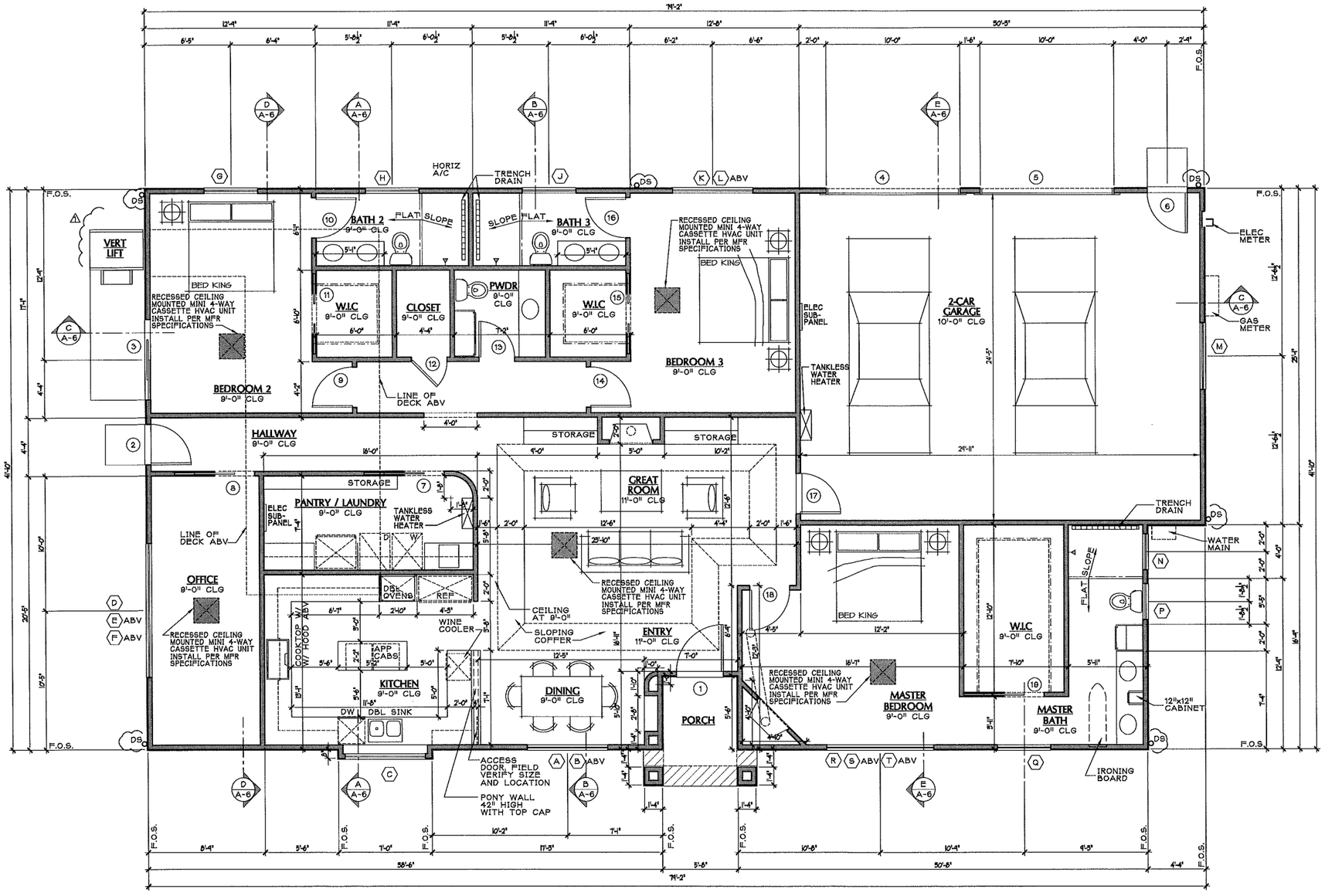
A-1
1

COASTAL DEVELOPMENT PERMIT RESUBMITTAL 6/28/19



PROPOSED FLOOR PLAN

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

FLOOR PLAN NOTES

A. ALL NEW WINDOWS TO BE HOLLOW VINYL MANUFACTURER, MILGUARD DUAL GLAZED. NEW FRAMES TO MATCH EXISTING FRAME, COLOR AND PROFILE
B. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD
C. WINDOWS LOCATED IN FRAMED OPENINGS SHALL BE CENTERED ON OPENING, U.N.O.
D. NEW ATTIC MOUNTED HVAC EQUIPMENT AND DUCTING. PROVIDE R-21 INSULATION IN NEW EXTERIOR WALLS PROVIDE R-38 INSULATION IN NEW ATTIC SPACES
E. AT SHOWERS AND TUB/SHOWER COMBO ALL WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" MIN. ABOVE DRAIN AT SHOWER OR TUB W/SHOWER(C.R.C. CHAPTER 7) (REFER TO INTERIOR ELEVATIONS FOR FINISH SURFACE ELEVATION) COMPARTMENT SHALL BE NOT LESS THAN 1,024 SQ. IN.
F. PROVIDE BACK-DRAFT DAMPERS AT, HOOD VENT AND EXHAUST FANS.(PER C.R.C.)
G. PROVIDE 2" CLEARANCE BETWEEN NEW FRAMING AROUND EXISTING FIREBOX. VERIFY WITH MFRS. SPECS.
H. PROVIDE CLEARANCE TO COMBUSTIBLES AT EXISTING FIREPLACEOPENING PER CRC R1001.11.
I. WATER CLOSETS TO BE LOW FLUSH UNITS W/ MAXIMUM 1.28 GALLONS PER FLUSH.
J. PROVIDE SAFETY GLAZING IN LOCATIONS SPECIFIED IN CRC R308.4. GLASS TO BE ETCH MARKED.
K. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING SHALL BE COVERED DURING CONSTRUCTION.
L. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
   A. PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS
   B. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
   C. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED
   D. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
   E. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
M. INTERIOR MOISTURE CONTROL ELEMENTS PER CGBS SECTION 4.505. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED FOR THE MINIMUM REQUIREMENTS BEFORE CLOSURE.
N. MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS.

A. WATER CLOSETS	1.28 GALLONS PER FLUSH
B. SHOWER HEADS	2.0 GPM AT 80 PSI
C. KITCHEN FAUCETS	1.5 GPM AT 60 PSI
D. LAVATORY FAUCETS	1.5 GPM AT 60 PSI

O. MIN 4" DIAMETER TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14 FEET WITH 2 ELBOWS. OTHER LENGTHS OR SIZES AS PERMITTED OR REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTION AND APPROVED BY THE BUILDING OFFICIAL.
P. NOTE: 30"X30" ATTIC ACCESS PROVIDED BETWEEN EXISTING FRAMING. CONTRACTOR TO VERIFY AND PROVIDE ATTIC MOUNTED HVAC EQUIPMENT SIZED TO PASS THROUGH ATTIC ACCESS OPENING. FIELD VERIFY PRIOR TO INSTALLATION.
G. MINIMUM R-8 DUCT INSULATION PER ENERGY DESIGN.

REFER TO SHEET GN-1 FOR CALGREEN RESIDENTIAL MANDATORY MEASURE CHECKLIST:

FLOW RATES FOR PLUMBING FIXTURES.
JOINTS AND OPENINGS.
BUILDING MAINTENANCE AND OPERATION.
POLLUTANT CONTROL AND DOCUMENTATION TO INSPECTOR.
FLOORING AND INTERIOR FINISH SYSTEMS.
FRAMING MOISTURE PERCENT CONTENT.
WHOLE HOUSE FAN.
DUCT SYSTEM REQUIREMENTS.
INSTALLER AND SPECIAL INSPECTION REQUIREMENTS.
VARIFICATION OF COMPLIANCE.

FLOOR PLAN KEY

NEW 2x4 METAL STUDS AT 24" O.C. MAX U.N.O. ON STRUCTURAL DRAWINGS PROVIDE 1" EXTERIOR INSULATION BOARD ON EXTERIOR WALLS

NEW 2x4 METAL STUDS AT 24" O.C. MAX U.N.O. ON STRUCTURAL DRAWINGS IN INTERIOR WALLS

NEW 2x6 METAL STUDS AT 24" O.C. MAX U.N.O. ON STRUCTURAL DRAWINGS PROVIDE R-21 INSULATION IN EXTERIOR WALLS

NEW SOFFIT OR DROP CEILING

AREA CALCULATIONS

LIVING AREA:	2,474 Sq. Ft.
2-CAR GARAGE:	755 Sq. Ft.
NEW ROOF DECK:	297 Sq. Ft.
COVERED ENTRY PORCH:	52 Sq. Ft.
	June 17, 2019

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	SITE DEVELOPMENT PERMIT REVIEW	3/28/19
	COASTAL DEVELOPMENT PERMIT SUBMITTAL	4/4/19
1	COASTAL DEVELOPMENT PERMIT RESUBMITTAL	6/28/19
2		
3		
4		

LICENSED ARCHITECT
DAVID L. BAILEY
NO. C27404
REN. 1-31-21
STATE OF CALIFORNIA

COASTAL DEVELOPMENT PERMIT RESUBMITTAL 6/28/19

PROJECT NAME
DUERST CUSTOM RESIDENCE
34715 Camino Capistrano
Dana Point
California, 92624
(808) 826-8981

SHEET TITLE
FLOOR PLAN

PROJECT NO.	18093
DATE	April 4, 2019
SCALE	AS REFERENCED

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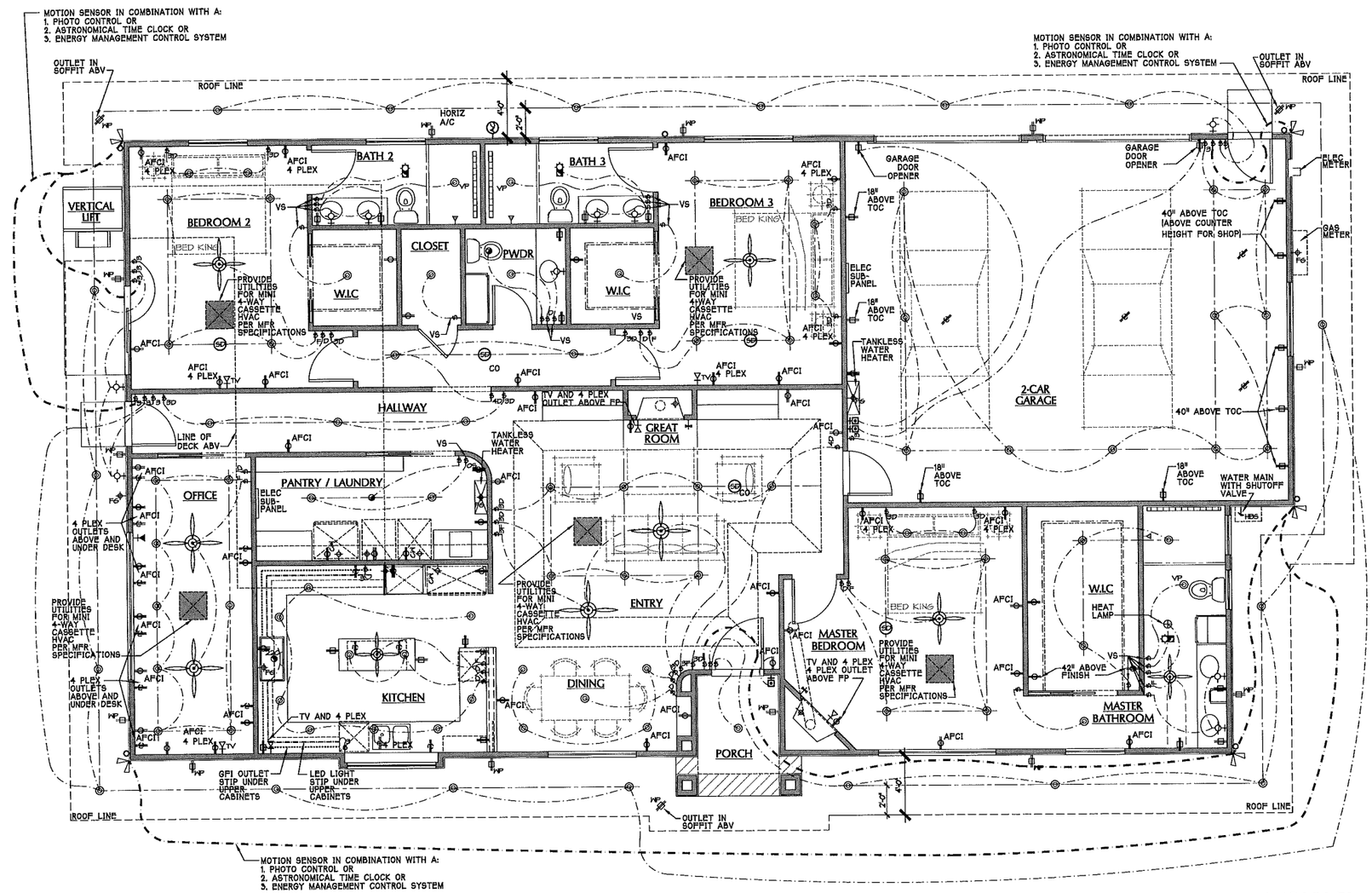
PROVIDE WHOLE-BUILDING VENTILATION BY EXHAUST AIR, SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR SYSTEM
MIN. REQUIRED RATE OF VENTILATION: 2,474/100 = 24.74 cfm OCC LOAD (3) BED =1 =4x7.5= 30cfm
MIN. REQUIRED: 54.74 cfm

PROVIDE WHOLE-BUILDING EXHAUST SYSTEM VENTED TO OUTDOORS W/ MIN EXHAUST RATE AT 6120 cfm
MFR: AIR KING VENTILATION PRODUCTS
MODEL No.: AK100L56H
SONES= 1.0
RATE= 100 cfm

THE WHOLE-BUILDING VENTILATION EXHAUST FAN WILL OPERATE CONTINUOUSLY AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON/OFF SWITCH BUT THE SWITCH MUST BE LABLED TO INFORM THE OCCUPANT THAT THE EXHAUST FAN IS THE WHOLE-BUILDING VENTILATION EXHAUST FAN AND IS INTENDED TO OPERATE CONTINUOUSLY, NO SPECIFIC WORDING IS MANDATED, BUT THE WORDING NEEDS TO MAKE CLEAR WHAT THE CONTROL IS FOR AND THE IMPORTANCE OF OPERATING THE SYSTEM. THIS MAY BE AS SIMPLE AS "VENTILATION CONTROL" OR MIGHT INCLUDE WORDING SUCH AS: "OPERATE WHEN THE HOUSE IS IN USE" OR "KEEP ON EXCEPT WHEN GONE OVER 7 DAYS" OR "FAN IS TO BE LEFT ON TO ENSURE INDOOR AIR QUALITY:.



UTILITY LAYOUT PLAN

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

UTILITY PLAN SYMBOLS:

SWITCHES:

- SINGLE PULL SWITCH
- 3-WAY SWITCH (4- INDICATES 4-WAY SWITCH, WHERE OCCURS)
- DIMMER SWITCH
- CEILING FAN SWITCH
- MANUAL-ON WITH MOTION SENSOR OFF SWITCH (OCCUPANCY SENSOR)
- MANUAL-ON WITH MOTION SENSOR OFF 3-WAY SWITCH (OCCUPANCY SENSOR)

OUTLETS:

- 110V DUPLEX CONV OUTLET -UNDER CABINET
- 110V DUPLEX CONV OUTLET - HALF HOT
- 110V DUPLEX CONV OUTLET
- 110V DUPLEX CONV OUTLET PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(S)
- 220V OUTLET
- WEATHERPROOF GROUND FAULT INTERRUPTED DUPLEX OUTLET
- GROUND FAULT INTERRUPTED DUPLEX OUTLET
- JUNCTION BOX (J-BOX)

LIGHTING: ALL NEW LIGHTING TO BE HIGH EFFICACY

- SURFACE MOUNTED CEILING LIGHT FIXTURE
- HANGING CEILING LIGHT FIXTURE -PENDENT
- RECESSED CAN LIGHT FIXTURE
- VAPOR PROOF, RECESSED CAN LIGHT FIXTURE UL. APPROVED FOR INSTALLATION AROUND WET AREAS
- WALL MOUNT MULTI-LIGHT FIXTURE
- WALL HUNG LIGHT FIXTURE
- WALL HUNG SCONCE LIGHT FIXTURE
- LED LIGHT STRIP -UNDER UPPER CABINET, SEE PLANS
- LED TRACK LIGHTING
- RECESSED DECK LIGHT

EXHAUST FANS:

- EXHAUST FAN
- COMBINATION LIGHT AND EXHAUST FAN

NOTE: MECHANICALLY VENTILATED TO OUTSIDE AIR, A MINIMUM RATE OF 50 CFM, A MAXIMUM SOUND RATING OR 3 SONE FOR INTERMITTENT OPERATION, BE LISTED AS ENERGY STAR RATED AND CONTROLLED BY A HUMIDITY CONTROL UNLESS EXEMPTED ELSEWHERE

CLIMATE CONTROL:

- THERMOSTAT
- 220V DISCONNECT WEATHERPROOF FOR AIR COMPRESSOR
- ELECTRONIC HEAT LAMP
- WALL MOUNTED RETURN AIR GRILLE -VERIFY SIZE AND LOCATION PER MECHANICAL CONTRACTOR
- PRE-WIRED CEILING FAN

WATER AND GAS:

- FUEL GAS
- FIREPLACE LOOSE GAS KEY
- HOSE BIB WITH SHUT OFF VALVE w/ NON-REMOVABLE BACKFLOW PREVENTION DEVICE.
- HOSE BIB VALVE SHALL BE FITTED w/ NON-REMOVABLE BACKFLOW PREVENTION DEVICE.
- WATER SOFTENER
- RECESSED COLD WATER STUB OUT FOR ICE MAKER
- GAS METER (VERIFY LOCATION WITH LOCAL GAS COMPANY)

ELECTRICAL:

- PHONE JACK
- TELEVISION JACK
- CHIMES -PUSHBUTTON AT ENTRY DOOR
- PUSHBUTTON
- SMOKE DETECTOR HARD WIRED INTO ELECTRICAL WITH BATTERY BACK-UP) ALARM SHALL SOUND IN ALL SLEEPING AREAS
- CO MONITOR HARD WIRED INTO ELECTRICAL (WITH BATTERY BACK-UP) ALARM SHALL SOUND IN ALL SLEEPING AREAS
- ILLUMINATED ADDRESS SIGN VISIBLE FROM STREET CONNECT TO PHOTOCELL
- ELECTRICAL MAIN PANEL -VERIFY SIZE AND LOCATION WITH ELECTRICAL CONTRACTOR

SMOKE/CARBON MONOXIDE DETECTOR NOTES:

1. SMOKE DETECTORS 10 YEARS OLD OR OLDER SHALL BE REPLACED PER THE MANUFACTURERS INSTRUCTIONS UNDER "END OF LIFE"/
2. ALL NEW SMOKE AND CARBON MONOXIDE DETECTORS SHALL HAVE 10-YEAR LIFE BATTERIES IN A SEALED UNIT.
3. PROVIDE SMOKE DETECTORS AT THE FOLLOWING LOCATIONS:
   -ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
   -IN EACH ROOM THAT CAN BE USED FOR SLEEPING PURPOSES
   -IN EACH STORY, INCLUDING BASEMENTS.
   -ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING $1,000 SHALL REQUIRE THE INSTALLATION OF SMOKE DETECTORS, WHICH SHALL BE A SEALED UNIT WITH A 10-YEAR BATTERY LIFE (315.2.2)
4. PROVIDE CARBON MONOXIDE DETECTORS IN DWELLING UNITS WITH FUEL BURNING APPLIANCES AND ALSO AT THE FOLLOWING LOCATIONS:
   -ON CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
   -IN EACH STORY, INCLUDING BASEMENTS.
   -ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING $1,000 SHALL REQUIRE THE INSTALLATION OF CARBON MONOXIDE DETECTORS, WHICH SHALL BE A SEALED UNIT WITH A 10-YEAR BATTERY LIFE (315.2.2)

UTILITY PLAN NOTES:

1. PROVIDE SWITCH, LIGHT, POWER AND GAS AT F.A.U.
2. SMOKE ALARMS MUST RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
3. GROUND-FAULT CIRCUIT-INTERRUPTERS (GFCI). GFCI PROTECTED RECEPTACLES SHALL BE INSTALLED IN GARAGE AND OUTDOOR WITH DIRECT ACCESS TO GRADE. CEC ARTICLE 210-8.
4. RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT FOR ALL 15 AND 20 AMPERE RECEPTACLES IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS PER CEC SECTION 406.12.
5. OCCUPANCY SENSOR: ULTRASONIC OR MICROWAVE; 30 MINUTE MAXIMUM; NO MANUAL OVERRIDE.
6. LIGHTING FIXTURES LOCATED OVER THE SPA OR WITHIN 5 FEET OF THE SPA SHALL BE MINIMUM OF 7 FEET 6 INCHES (UNLESS FIXTURES RECESSED OR SURFACE MOUNTED WITH GLASS OR PLASTIC LENS AND NON-METALLIC BODY AND TRIM) ABOVE THE MAXIMUM WATER LEVEL AND SHALL BE PROTECTED BY G.F.C.I. NEC 680-41 (b)(1).
7. BATHROOM RECEPTACLE OUTLETS SHALL BE A MIN. OF (1) 20 AMP. CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM CEC 210-11(C)(3)
8. OUTLETS THAT PROVIDE POWER FOR INDOOR SPA/JACUZZI TUBS SHALL BE G.F.C.I. PROTECTED (NEC 680-41(a)(3).
9. WALL SWITCHES SHALL BE LOCATED AT LEAST 5 FEET HORIZONTALLY FROM THE INSIDE WALLS OF SPA TUB (NEC 680-41(b)(2)(c).
10. BATHROOM EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH CGBS 4.506 AND SHALL INCLUDE THE FOLLOWING:
    A. ENERGY STAR COMPLIANT AND BE DUCTED TO THE OUTSIDE AIR
    B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL
       a. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF ≤ 50% TO A MAXIMUM OF 80%.
       b. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (BUILT IN) TO THE FAN.
       c. FOR THE PURPOSES OF THIS SECTION A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION. (BATHING FACILITIES)
11. OUTDOOR RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT PER SECTION 406.9(B)(1)
12. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION (AFCI) IS REQUIRED FOR ALL 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS PER CEC SECTION 210.12(A)
15. IN EXISTING DWELLING UNITS WHERE BRANCH CIRCUIT WIRING IS MODIFIED, REPLACED, OR EXTENDED, THE BRANCH CIRCUIT SHALL BE PROTECTED BY A LISTED COMBINATION TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT OR BY A LISTED OUTLET BRANCH CIRCUIT TYPE AFCI DEVICE LOCATED AT THE FIRST RECEPTACLE OUTLET OF THE EXISTING BRANCH PER CIRCUIT PER CEC 210.12(B)
14. PROVIDE A MINIMUM OF 2-20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED CEC 210-11(C)(1)
15. PROVIDE A MINIMUM OF 1-20 AMP LAUNDRY BRNACH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS, CEC 210.11(C)(2)
16. ANY CHANGES TO THE WATER OR SEWER CONNECTIONS, INCLUDING A NEW WATER METER, UPGRADED WATER METER OR A NEW ALTERED SEWER LATERAL CONNECTION REQUIRES THE APPLICABLE WATER UTILITY APPROVAL.

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#	REVISION	DATE
	SITE DEVELOPMENT PERMIT REVIEW	3/28/19
	COASTAL DEVELOPMENT PERMIT SUBMITTAL	4/4/19
1	COASTAL DEVELOPMENT PERMIT RESUBMITTAL	6/28/19

LICENSED ARCHITECT — DAVID L. BAILEY — NO. C27404 — REN. 1-31-21 — STATE OF CALIFORNIA

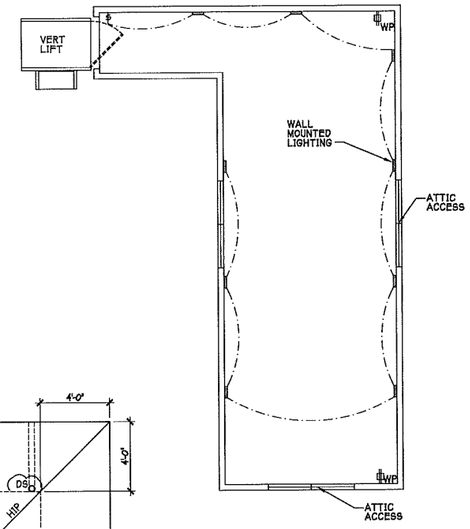
COASTAL DEVELOPMENT PERMIT RESUBMITTAL 6/28/19

PROJECT NAME
DUERST CUSTOM RESIDENCE
34715 Camino Capistrano
Dana Point
California, 92624
(808) 826-8981

SHEET TITLE
UTILITY LAYOUT PLANS

PROJECT NO.	18093
DATE	April 4, 2019
SCALE	AS REFERENCED

A-3



DECK UTILITY PLAN

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

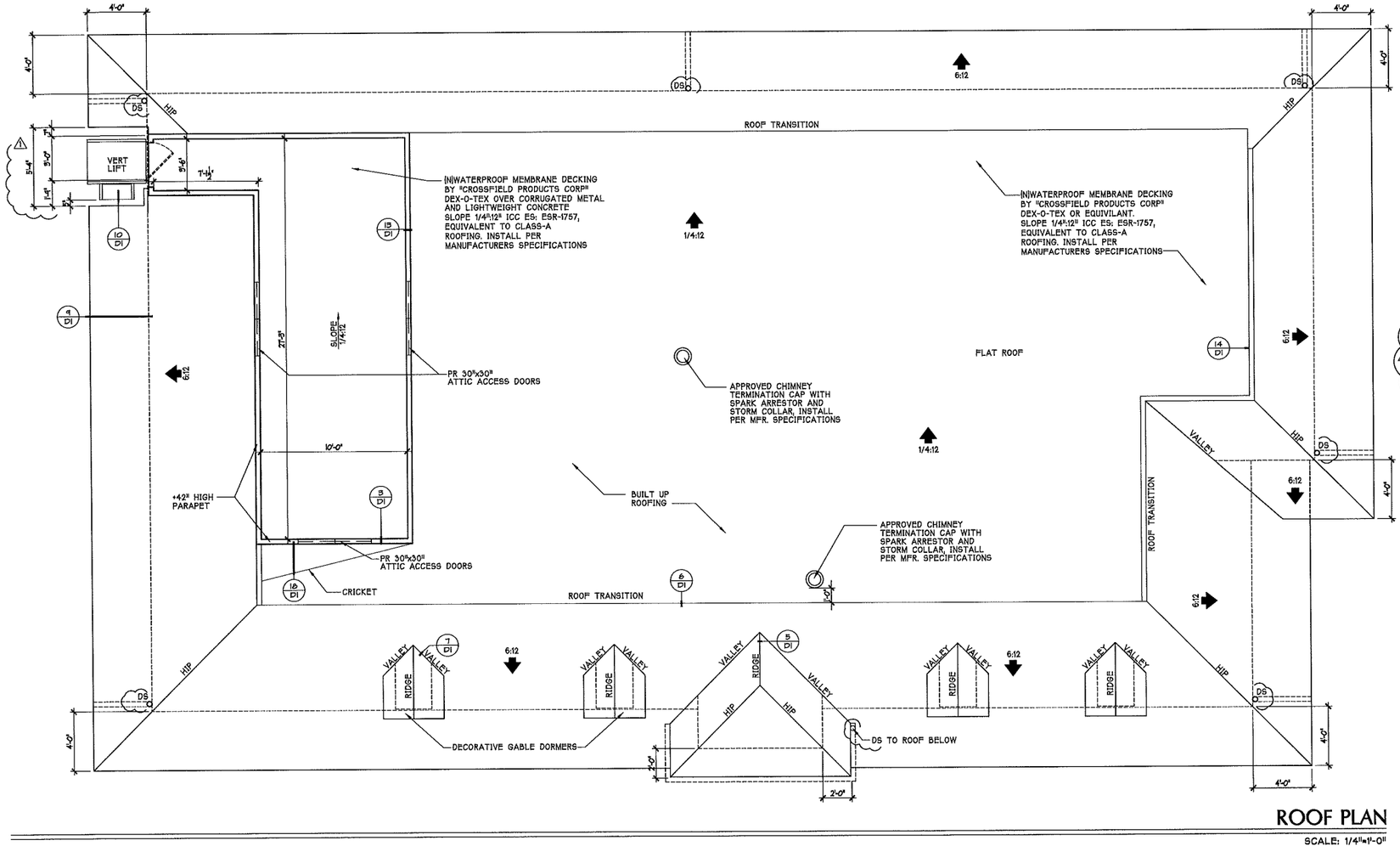
ROOF PLAN NOTES:

BUILT-UP ROOF: NEW WATERPROOF MEMBRANE DECKING BY "CROSSFIELD PRODUCTS CORP." OR EQUIVALENT
MODEL: DEX-O-TEX OR EQUIVALENT. SLOPE 1/4"/12", ICC ESR-1757
EQUIVALENT TO CLASS-A ROOFING, INSTALL PER MFR SPECS
INSTALL NEW 4-PLY BUILT UP ROOF SYSTEM WITH 380 RAIN CAP
BY G.A.F. OVER ALL FLAT ROOF AREAS. THIS IS A 20+ YEAR
FLAT ROOM SYSTEM

"DAVINCI ROOFSCAPES" MULTI-WIDTH SLATE TILES (MIN CLASS 'A')
OVER ONE LAYER OF TYPE 30 FELT UNDERLAYMENT
ICC No. ESR-2119
INSTALL PER MANUFACTURER'S SPECIFICATIONS
AND PRINTED INSTALLATION INSTRUCTIONS

ROOF DECK AREA RATIO

TOTAL ROOF AREA: 4,274 SQ FT
⚠ MAX ROOF DECK AREA: 25% (1,067) OR 300 SQ FT
ROOF DECK DIMENSIONS: 30 FT BY 10 FT
ROOF DECK AREA: 300 SQ FT
FLOOR AREA BELOW DECK: 300 SQ FT



ROOF PLAN

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

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LICENSED ARCHITECT
DAVID L. BAILEY
NO. C27404
REN. 1-31-21
STATE OF CALIFORNIA

COASTAL DEVELOPMENT PERMIT RESUBMITTAL 6/28/19

PROJECT NAME
DUERST CUSTOM RESIDENCE
34715 Camino Capistrano
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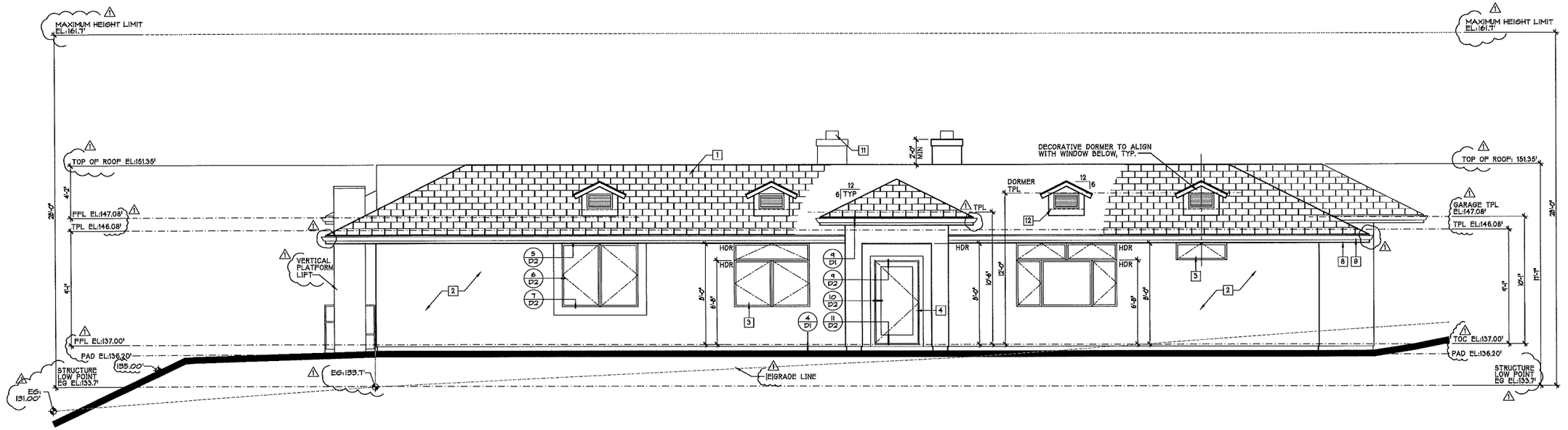
SHEET TITLE
ROOF PLAN / DECK UTILITY / SECTIONS

PROJECT NO.	18093
DATE	April 4, 2019
SCALE	AS REFERENCED

A-4



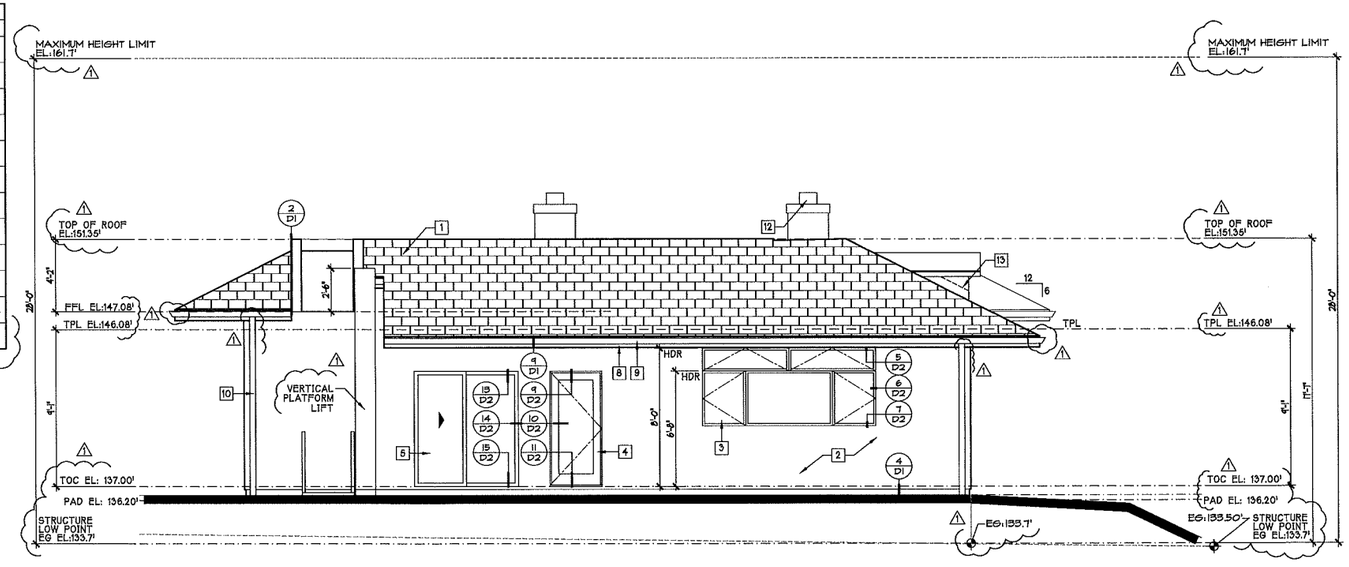
FRONT ELEVATION

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

FINISH SCHEDULE						
#	ITEM	MATERIAL	MANUFACTURER	MODEL	COLOR	REMARKS
1	ROOF	SLATE	DAVINCI ROOFSCAPES	MULTI-WIDTH	-	CLASS 'A' ROOFING, WHITE REFLECTIVE TOP COAT ON CENTER OF ROOF
2	WALLS	STUCCO	STO CORP	POWERFLEX SILCO FINE	ACCESSIBLE BEIGE SW 7036	3-COAT EXTERIOR STUCCO, FINE FINISH
3	WINDOWS	CLAD ALUMINUM/ CLEAR ALDER	SIERRA PACIFIC WINDOWS	-	WEATHERED RUST	-
4	DOORS	CLEAR ALDER	-	-	PAPRIKA (STAINED)	-
5	SLIDING DOOR	CLAD ALUMINUM/ CLEAR ALDER	SIERRA PACIFIC WINDOWS	-	WEATHERED RUST	-
6	SHOP DOOR	PAINT-GRADE CLEAR ALDER	-	-	PAINTED TO MATCH GARAGE DOOR	-
7	GARAGE DOOR	GALVANIZED STEEL	RAYNOR GARAGE DOORS	SHOWCASE	OPTIFINISH, MATCH STUCCO	SECTIONAL OVERHEAD GARAGE DOOR
8	EAVES	2x8 WOOD	-	-	WHITE	STUCCO SOFFIT AT EAVE WITH GUTTER
9	GUTTERS	ALUMINUM	TBD	OGGIE	BRONZE	METAL GUTTER, INSTALL PER MFR SPECS
10	DOWNSPOUT	ALUMINUM	TBD	ROUND	BRONZE	METAL DOWNSPOUT, INSTALL PER MFR SPECS
11	CHIMNEY CAPS	METAL	TBD	-	BRONZE	CHIMNEY TERMINATION CAP WITH APPROVED SPARK ARRESTOR
12	FLASHING	GALVANIZED IRON	-	-	PAINT TO MATCH	@ L FLASHING AT ALL ROOF TO WALL INTERSECTIONS INSTALL OVER ROOFING PER ROOFING MFR SPECIFICATIONS

ELEVATION NOTES

ROOFING:	REFER TO ROOF PLAN FOR ADDITIONAL INFORMATION
EAVE:	2x WOOD TRIM, REFER TO DETAILS
VAPOR BARRIER:	PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING DOORS, WINDOWS AND VENTS PER DETAILS:
EXTERIOR WALLS:	PAINTED 3-COAT EXTERIOR PLASTER 7/8" THICK THREE-COAT PORTLAND CEMENT PLASTER W/ FINISH TO MATCH EXISTING O/ LATH AND BUILDING PAPER (PROVIDE 2 LAYERS OF GRADE D PAPER AT SHEAR WALLS, AND WOOD SHEATHING, PER CBC. TEXTURE TO MATCH EXISTING
EXTERIOR SOFFITS:	STUCCO OVER EXPANDED METAL LATH, SEE ELEVATIONS AND DETAILS NOTED



LEFT ELEVATION

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

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LICENSED ARCHITECT
DAVID L. BAILEY
NO. C27404
REN. 1-31-21
STATE OF CALIFORNIA

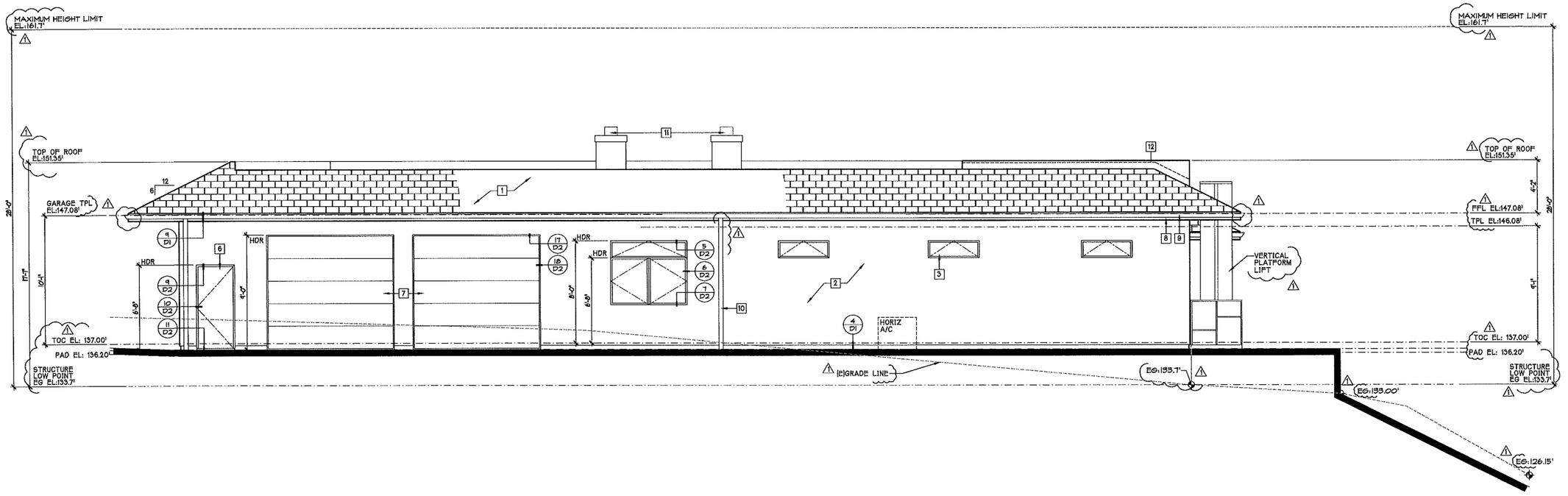
COASTAL DEVELOPMENT PERMIT RESUBMITTAL 6/28/19

PROJECT NAME
DUERST CUSTOM RESIDENCE
34715 Camino Capistrano
Dana Point
California, 92624
(808) 826-8981

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NO.	18093
DATE	April 4, 2019
SCALE	AS REFERENCED

A-5



REAR ELEVATION

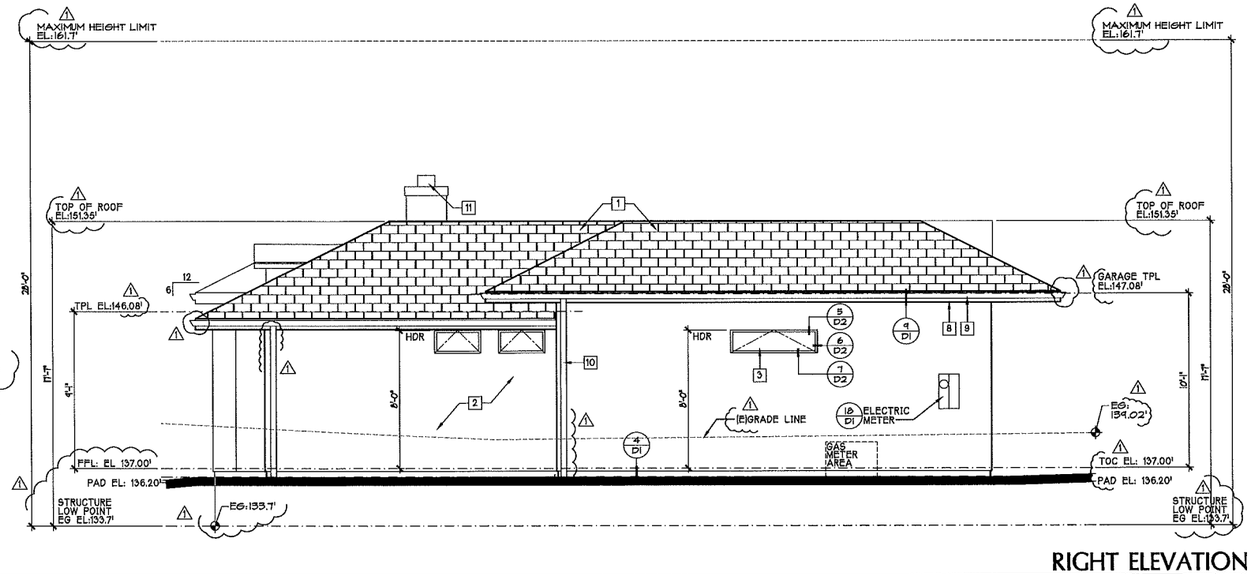
SCALE: 1/4"=1'-0"

#	ITEM	MATERIAL	MANUFACTURER	MODEL	COLOR	REMARKS
1	ROOF	SLATE	DAVINCI'S ROOFSCAPES	MULTI-WIDTH	-	CLASS 'A' ROOFING, WHITE REFLECTIVE TOP COAT ON CENTER OF ROOF
2	WALLS	STUCCO	STO CORP	POWERFLEX SILCO FINE	ACCESSIBLE BEIGE SW 7036	3-COAT EXTERIOR STUCCO, FINE FINISH
3	WINDOWS	CLAD ALUMINUM/ CLEAR ALDER	SIERRA PACIFIC WINDOWS	-	WEATHERED RUST	-
4	DOORS	CLEAR ALDER	-	-	PAPRIKA (STAINED)	-
5	SLIDING DOOR	CLAD ALUMINUM/ CLEAR ALDER	SIERRA PACIFIC WINDOWS	-	WEATHERED RUST	-
6	SHOP DOOR	PAINT-GRADE CLEAR ALDER	-	-	PAINTED TO MATCH GARAGE DOOR	-
7	GARAGE DOOR	GALVANIZED STEEL	RAYNOR GARAGE DOORS	SHOWCASE	OPTIFINISH, MATCH STUCCO	SECTIONAL OVERHEAD GARAGE DOOR
8	EAVES	2x8 WOOD	-	-	WHITE	STUCCO SOFFIT AT EAVE WITH GUTTER
9	GUTTERS	ALUMINUM	TBD	OGGIE	BRONZE	METAL GUTTER, INSTALL PER MFR SPECS
10	DOWNSPOUT	ALUMINUM	TBD	ROUND	BRONZE	METAL DOWNSPOUT, INSTALL PER MFR SPECS
11	CHIMNEY CAPS	METAL	TBD	-	BRONZE	CHIMNEY TERMINATION CAP WITH APPROVED SPARK ARRESTOR
12	FLASHING	GALVANIZED IRON	-	-	PAINT TO MATCH	G.I. FLASHING AT ALL ROOF TO WALL INTERSECTIONS INSTALL OVER ROOFING PER ROOFING MFR SPECIFICATIONS

FINISH SCHEDULE

ELEVATION NOTES

ROOFING:	REFER TO ROOF PLAN FOR ADDITIONAL INFORMATION
EAVE:	2x WOOD TRIM, REFER TO DETAILS
VAPOR BARRIER:	PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING DOORS, WINDOWS AND VENTS PER DETAILS.
EXTERIOR WALLS:	PAINTED 3-COAT EXTERIOR PLASTER 7/8" THICK THREE-COAT PORTLAND CEMENT PLASTER W/ FINISH TO MATCH EXISTING O/ LATH AND BUILDING PAPER (PROVIDE 2 LAYERS OF GRADE D PAPER AT SHEAR WALLS, AND WOOD SHEATHING, PER CBC. TEXTURE TO MATCH EXISTING
EXTERIOR SOFFITS:	STUCCO OVER EXPANDED METAL LATH, SEE ELEVATIONS AND DETAILS NOTED



RIGHT ELEVATION

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

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#	REVISION	DATE
	SITE DEVELOPMENT PERMIT REVIEW	3/28/19
	COASTAL DEVELOPMENT PERMIT SUBMITTAL	4/4/19
1	COASTAL DEVELOPMENT PERMIT RESUBMITTAL	6/28/19

LICENSED ARCHITECT
DAVID L. BAILEY
NO. C27404
REN. 1-31-21
STATE OF CALIFORNIA

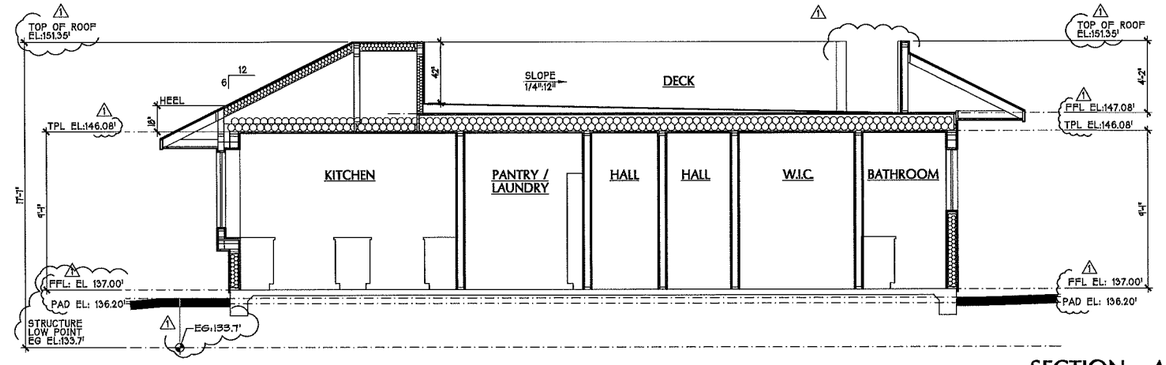
COASTAL DEVELOPMENT PERMIT RESUBMITTAL 6/28/19

PROJECT NAME
DUERST CUSTOM RESIDENCE
34715 Camino Capistrano
Dana Point
California, 92624
(808) 826-8981

SHEET TITLE
EXTERIOR ELEVATIONS

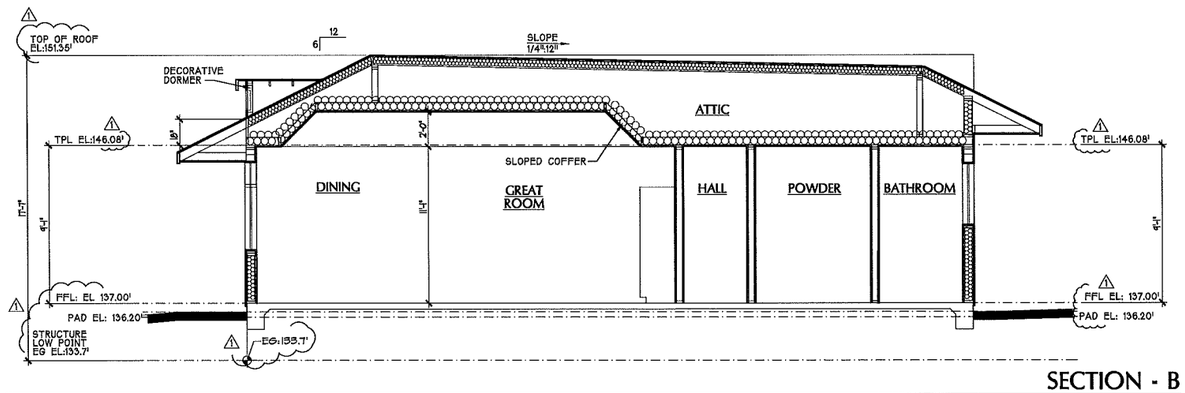
PROJECT NO.	18093
DATE	April 4, 2019
SCALE	AS REFERENCED

A-6



SECTION - A

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



SECTION - B

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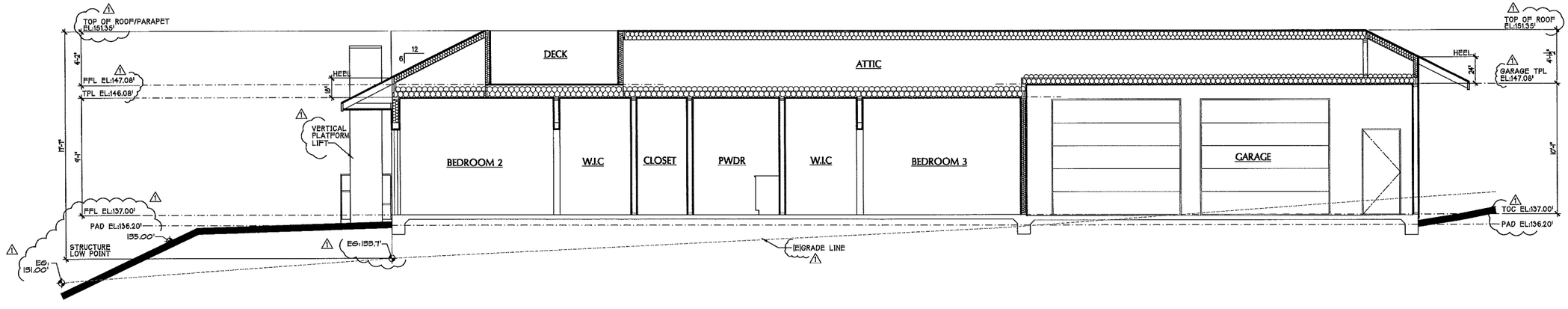

SECTION - C

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

SECTION NOTES

A. SEE FRAMING PLANS FOR ALL STRUCTURAL NOTES AND DETAILS

B. LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED

C. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE (I.C. RATED).

D. PROVIDE FIRE BLOCKING IN WALLS AT 10'-0" HORIZONTAL AND VERTICAL. IN ADDITION PROVIDE FIRE BLOCKING AT ALL PLACES WHERE VERTICAL WALL CAVITIES ARE ADJACENT TO CONTINUOUS HORIZONTAL CAVITIES.

THE CONTENT OF THE ARCHITECTURAL SECTIONS ARE INTENDED ONLY TO CONVEY THE GENERAL DESIGN CONFIGURATION AND SPATIAL RELATIONSHIPS OF THE BUILDING. SEE STRUCTURAL ENGINEER'S DRAWINGS AND CALCULATIONS FOR ALL ACTUAL STRUCTURAL ELEMENTS AND REQUIREMENTS

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4		

LICENSED ARCHITECT
DAVID L. BAILEY
NO. C27404
REN. 1-31-21
STATE OF CALIFORNIA

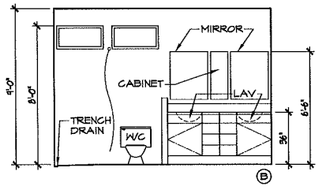
COASTAL DEVELOPMENT PERMIT RESUBMITTAL 6/28/19

PROJECT NAME
DUERST CUSTOM RESIDENCE
34715 Camino Capistrano
Dana Point
California, 92624
(808) 826-8981

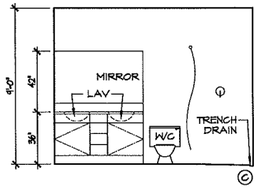
SHEET TITLE
SECTIONS

PROJECT NO.	18095
DATE	April 4, 2019
SCALE	AS REFERENCED

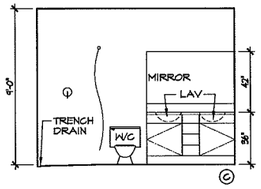
A-7



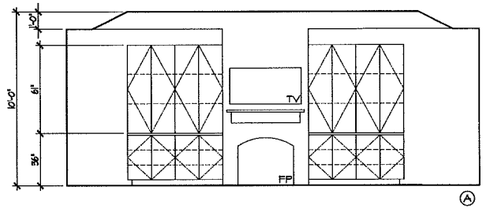
MASTER BATH



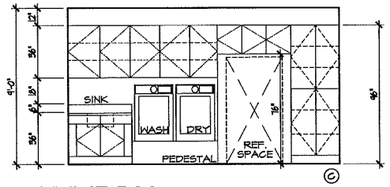
BATHROOM 2

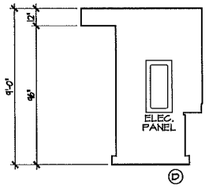


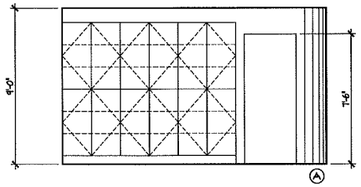
BATHROOM 3

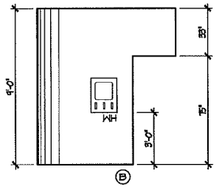


GREAT ROOM

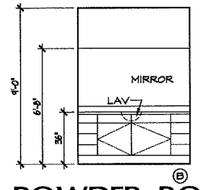


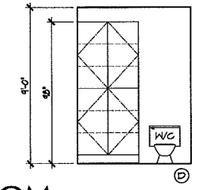




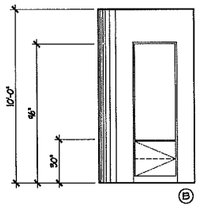


LAUNDRY

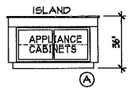


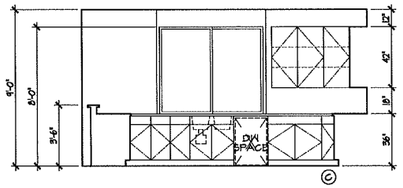


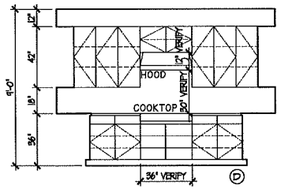
POWDER ROOM

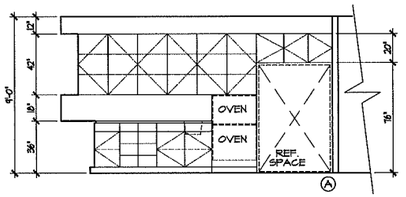


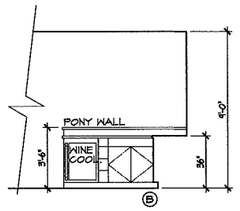
DINING NICHE











KITCHEN

INTERIOR ELEVATIONS

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

SECTION NOTES

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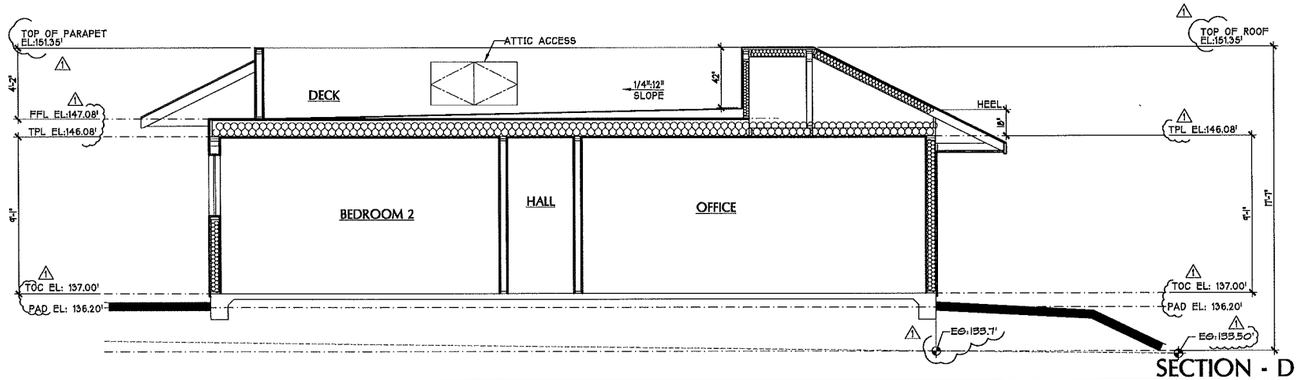
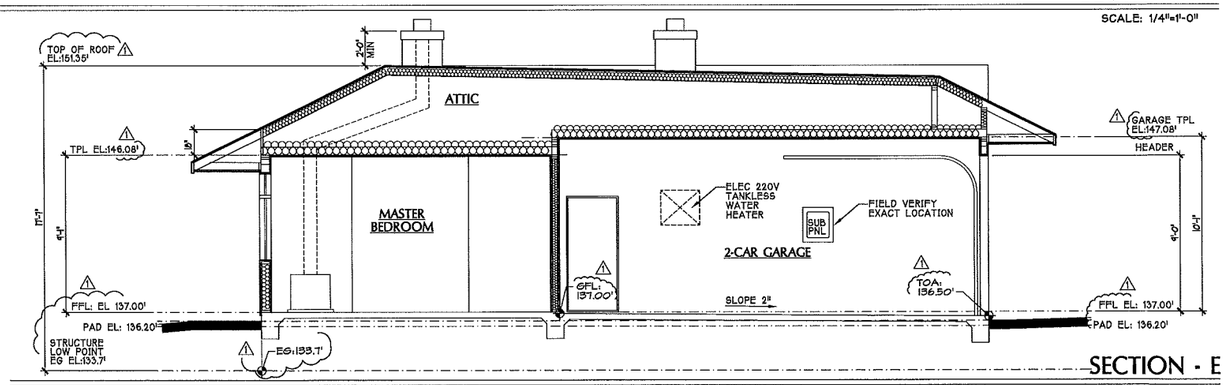


SECTION - D

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



SECTION - E

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

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#	REVISION	DATE
	SITE DEVELOPMENT PERMIT REVIEW	3/28/19
	COASTAL DEVELOPMENT PERMIT SUBMITTAL	4/4/19
1	COASTAL DEVELOPMENT PERMIT RESUBMITTAL	6/28/19
2		
3		
4		

LICENSED ARCHITECT
DAVID L. BAILEY
NO. C27404
REN. 1-31-21
STATE OF CALIFORNIA

COASTAL DEVELOPMENT PERMIT RESUBMITTAL 6/28/19

PROJECT NAME
DUERST CUSTOM RESIDENCE
34715 Camino Capistrano
Dana Point
California, 92624
(808) 826-8981

SHEET TITLE
SECTIONS/ INTERIOR ELEVATIONS

PROJECT NO.	18093
DATE	April 4, 2019
SCALE	AS REFERENCED

A-8

PRECISE GRADING PLAN

FOR

34715 CAMINO CAPISTRANO
DANA POINT, CA

GENERAL GRADING NOTES:

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 ORANGE COUNTY RDMD 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 CANYON, 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 COMPACTED 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 SUPPORT 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 OBSERVE 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 CISTERNS 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 (714-433-6287 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 APPROVED AND ON FILE 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 THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON 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 5 FEET IN HEIGHT SHALL BE PLANTED 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 DIVISION 6 (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.

GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AIR QUALITY MANAGEMENT DISTRICT (AQMD) MEASURE F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUCH AS SANTA ANA WIND CONDITIONS.

36. ASPHALT SECTIONS MUST BE PER CODE: PARKING LOTS = 3 A/C OVER 10" (CONM.) 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.

GENERAL NOTES (CONTINUED):

39. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. ROOF GUTTERS SHALL BE DIRECTED TOWARDS VEGETATED 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. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTION 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 SOIL 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 SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
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 HCA/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.

ENGINEER'S NOTICE TO CONTRACTORS

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
2. IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BY THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY SURVEY CREWS UNDER HIS DIRECT SUPERVISION.
3. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO, THESE LINES OR STRUCTURES.

DECLARATION OF RESPONSIBLE CHARGE FOR THE ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT. THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF MENIFEE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

R. STEVEN AUSTIN — DATE
R.C.E. 68795
EXP. DATE 9/30/2019

OWNER'S STATEMENT

I HAVE VERIFIED THE SUBJECT PROPERTY'S GRANT DEED AND THE TITLE REPORT AND HAVE FOUND NO EXISTING EASEMENT IN CONFLICT WITH THE PROPOSED CONSTRUCTION. I ACKNOWLEDGE THAT I AM RESPONSIBLE AND ACCOUNTABLE FOR CONFLICTS WITH THE EXISTING EASEMENTS AND THE PROPOSED CONSTRUCTION.

OWNER'S SIGNATURE — DATE

PRINTED OWNER'S SIGNATURE

DECLARATION OF RESPONSIBLE CHARGE FOR THE SOILS ENGINEER

I HEREBY DECLARE THAT I AM THE SOILS ENGINEER AND GEOLOGIST FOR THIS PROJECT, THAT I HAVE REVIEWED THE GRADING PLANS AND FIND THEM IN GENERAL CONFORMANCE WITH THE PRELIMINARY SOILS REPORT ENTITLED: GEOTECHNICAL INVESTIGATION, PROPOSED SINGLE FAMILY RESIDENCE, 34715 CAMINO CAPISTRANO, DANA POINT, CALIFORNIA, DATED 2/1/2019 (P.N. 8771.1)

I UNDERSTAND THAT THE CHECK OF THE SOILS REPORT, PLANS AND SPECIFICATIONS BY THE CITY OF DANA POINT IS CONFINED TO A A REVIEW ONLY AND DOES NOT RELIEVE ME OF MY RESPONSIBILITY FOR PROJECT SOILS AND GEOTECHNICAL DESIGN RECOMMENDATIONS.

PAUL A. BOGSETH — DATE
C.E.G. 1153
EXP. DATE

MARK D. HETHERINGTON — DATE
R.G.E. 397
EXP. DATE

CONTACT INFO:

OWNER: MR. GARY DUERST
C/O DAVID L. BAILEY ARCHITECT, INC.
23183 LA CADENA DRIVE, SUITE 101
LAGUNA HILLS, CA 92653
(949) 573-1050
DAVID@DLBARCH.COM

ARCHITECT: DAVID L. BAILEY ARCHITECT, INC.
23183 LA CADENA DRIVE, SUITE 101
LAGUNA HILLS, CA 92653
(949) 573-1050
DAVID@DLBARCH.COM

CIVIL ENGINEER: ADVANCED CIVIL GROUP INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772
STEVE@ADVANCEDCIVILGROUP.COM

SURVEYOR: ADVANCED CIVIL GROUP INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772
STEVE@ADVANCEDCIVILGROUP.COM

GEOTECH: HEATHERINGTON ENGINEERING
CONTACT: PAUL A. BOGSETH
333 THIRD STREET, SUITE 2
LAGUNA BEACH, CA 92651
(949) 715-5440

BASIS OF BEARINGS:

THE SOUTHERLY LINE OF PARCEL NO. 1 OF PARCEL MAP BOUNDARY 84-39 BEING N78°52'17"E

SOURCE OF TOPOGRAPHY:

ADVANCED CIVIL GROUP, INC.

LEGAL DESCRIPTION:

PARCEL NO. 1 OF
PARCEL MAP BK 84 PG 39

SHEET INDEX

CONSTRUCTION NOTES:

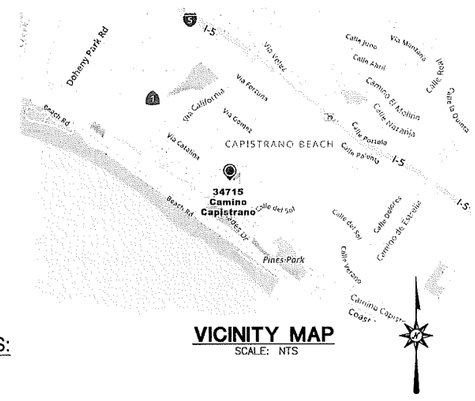
(1)	INSTALL NDS 6" GREEN ROUND ATRIUM GRATE MODEL 80 AREA DRAIN OR APPROVED EQUAL.	4 EA
(2)	INSTALL DRY WEATHER FLOW DIVERSION BASIN PER CITY OF DANA POINT STD. DWG S-14	1 EA
(3)	CONSTRUCT CONCRETE DRIVEWAY APPROACH PER CITY OF DANA POINT STD. DWG DP-103	94 SF
(4)	INSTALL PAVING PER DETAIL HEREON	111 SF
(5)	INSTALL 4" (MIN.) SCH 40 PVC AREA DRAIN LINE	219 LF
(6)	INSTALL STAIRS.	1 EA
(7)	CORE THROUGH EXISTING CURB PER CITY OF DANA POINT STD. DWG S-9A.	1 EA
(8)	INSTALL 3" SCH 40 PVC DRAIN LINE	21 LF
(9)	CONSTRUCT ONSITE DRIVEWAY PER DETAIL HEREON	1,170 SF
(10)	REMOVE EXISTING TREE	2 EA
(11)	REMOVE EXISTING POSTS AND CHAIN	185 SF
(12)	INSTALL 3" ROUND BRASS GRATE INLET (NDS 158R OR EQUAL)	2 EA

EARTHWORK

CUT = 131 YDS
FILL = 171 YDS
IMPORT = 33 YDS

OVEREXCAVATION = 500 YDS

*THE EARTHWORK NUMBERS ABOVE ARE ESTIMATES. ACTUAL EARTHWORK TO BE DETERMINED BY CONTRACTOR.



VICINITY MAP

SCALE: NTS

PROJECT ADDRESS:

34715 CAMINO CAPISTRANO
DANA POINT, CA

BENCHMARK:

O.C. PUBLIC WORKS N-734

DESCRIPTION:
DESCRIBED BY OCS 2003 - FOUND 3 3\4" USCGS BRONZED DISK STAMPED "N 734 1944", SET IN THE NORTHERLY END OF A CONCRETE HEADWALL. MONUMENT IS LOCATED ALONG THE SOUTHWESTERLY SIDE OF EL CAMINO REAL, 0.8 MILES SOUTHERLY OF ITS JUNCTION WITH HIGHWAY 1, 31 FT. SOUTHERLY OF MILE POLE #201 ALONG THE ATCHINSON TOPEKA SANTA FE RAILWAY, 197.8 FT. NORTHERLY OF THE CENTERLINE OF BEACH RD./ PALISADES RD. AND 12 FT. SOUTHWESTERLY OF THE SOUTHWEST RAIL ALONG THE RAILWAY. MONUMENT IS SET 1.3 FT. BELOW THE TRACKS.

ELEV=17.297

AREA OF DISTURBANCE:

AREA OF DISTURBANCE= 10,876 +/- SF

SITE INFORMATION:

DISTURBED AREA = 10,876 SF
EXISTING IMPERVIOUS = 0 SF
PROPOSED IMPERVIOUS = 4,494 SF

REVIEW DRAFT

REGISTERED PROFESSIONAL ENGINEER — STEVEN AUSTIN — No. 68795 — Exp 9-30-2019 — CIVIL — STATE OF CALIFORNIA

REVISION	DESCRIPTION	APPROVED	DATE

SCALE:
ACAD FILE NO.
PROJECT NO. 104901

DESIGNED:	DRAWN:	CHECKED:
RSA	SMC	RSA

R. Steven Austin — 03/01/2019
R. STEVEN AUSTIN, ENGINEER OF WORK — DATE — 68795, R.C.E. NO.

PLANS PREPARED BY: ADVANCED CIVIL GROUP INC. 30251 GOLDEN LANTERN, SUITE E, PMB 251 LAGUNA NIGUEL, CA 92677 (949) 391-7772
STEVE@ADVANCEDCIVILGROUP.COM

BENCHMARK
BRONZED DISK ELEVATION = 17.297
BASED ON O.C. PUBLIC WORKS N-734

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. 06/30/19
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

PRECISE GRADING PLAN
34715 CAMINO CAPISTRANO
PARCEL NO. 1 OF PARCEL MAP BK 84 PG 39
A.P.N 123-081-33

PLAN CHECK NO. ENG XX-XXX

1 OF 5 SHEETS

ORIGINAL SCALE: 0 1" 2" 3" 4" 5" 6" INCHES

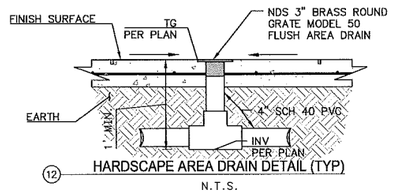
PRECISE GRADING PLAN

LEGEND

TG	TOP OF GRADE
INV	INVERT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
TW	TOP OF WALL
TF	TOP OF FOOTING
NG	NATURAL GRADE
MIN	MINIMUM
TC	TOP OF CURB
TS	TOP OF SLOPE
TYP	TYPICAL
	ADJACENT LOT WATER METER
	WATER VALVE
	PROJECT BOUNDARY
SS	EXISTING SANITARY SEWER
DW	EXISTING DOMESTIC WATER
SD	EXISTING STORM DRAIN LINE
OHE	EXISTING OVER HEAD ELEC.
1630	EXISTING CONTOUR
1630	PROPOSED CONTOUR
	PROPERTY LINE
	RIGHT OF WAY
	EXISTING EASEMENT
	EXISTING CURB
C/F	PROPOSED CUT/FILL
SD	PROPOSED AREA DRAIN PIPE
	PROPOSED AREA DRAIN
	EXISTING STREET SIGN
S	EXISTING SEWER MANHOLE
SS	PROPOSED SANITARY SEWER
DW	PROPOSED DOMESTIC WATER
	PROPOSED WATER METER
	EXISTING STREET CENTER LINE
	EXISTING WOOD FENCE
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
	PROPOSED CONCRETE
	EXISTING CONCRETE
DS	PROPOSED DOWNSPOUT

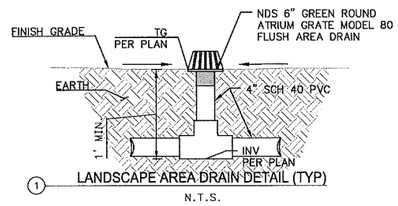
CONSTRUCTION NOTES:

1. INSTALL NDS 6" GREEN ROUND ATRIUM GRATE MODEL 80 AREA DRAIN OR APPROVED EQUAL.
2. NOT USED
3. CONSTRUCT CONCRETE DRIVEWAY APPROACH PER CITY OF DANA POINT STD. DWG DP-103
4. INSTALL PAVING PER DETAIL HEREON
5. INSTALL 4" (MIN.) SCH 40 PVC AREA DRAIN LINE
6. INSTALL STAIRS.
7. CORE THROUGH EXISTING CURB PER CITY OF DANA POINT STD. DWG S-9A.
8. INSTALL 3" SCH 40 PVC DRAIN LINE
9. CONSTRUCT ONSITE DRIVEWAY PER DETAIL HEREON
10. REMOVE EXISTING TREE
11. REMOVE EXISTING POSTS AND CHAIN
12. INSTALL 3" ROUND BRASS GRATE INLET (NDS 15BR OR EQUAL)



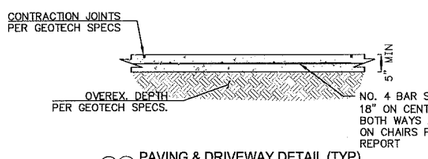
12 HARDSCAPE AREA DRAIN DETAIL (TYP)

N.T.S.



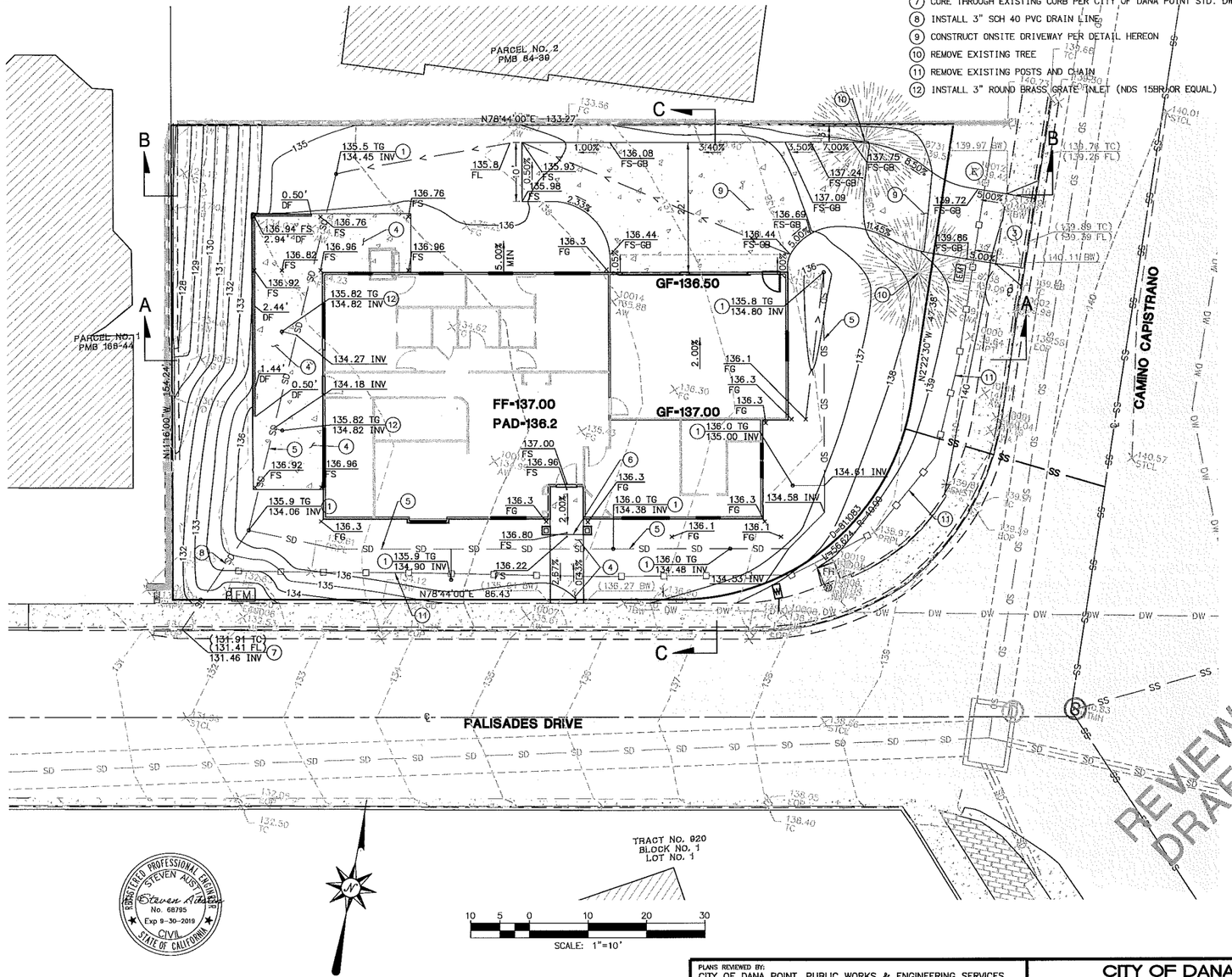
1 LANDSCAPE AREA DRAIN DETAIL (TYP)

N.T.S.



4 9 PAVING & DRIVEWAY DETAIL (TYP)

SCALE: 1" = 2'



SCALE: 1"=10'

REGISTERED PROFESSIONAL ENGINEER — STEVEN AUSTIN — No. 68795 — Exp 9-30-2019 — CIVIL — STATE OF CALIFORNIA

REVISION	DESCRIPTION	APPROVED	DATE

SCALE: 1"=8'

ACAD FILE NO.

PROJECT NO. 104901

DESIGNED: RSA | DRAWN: SMC | CHECKED: RSA

R. Steven Austin — 03/01/2019 DATE

R. STEVEN AUSTIN, ENGINEER OF WORK — 68795 R.C.E. NO.

PLANS PREPARED BY: ADVANCED CIVIL GROUP INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772
STEVE@ADVANCEDCIVILGROUP.COM

BENCHMARK

BRONZED DISK ELEVATION = 17.297

BASED ON O.C. PUBLIC WORKS N-734

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. 06/30/19

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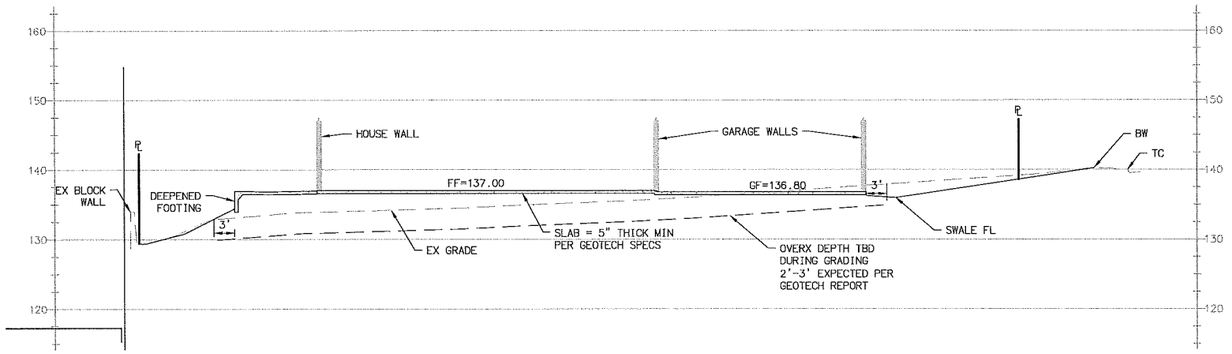
CITY OF DANA POINT

PRECISE GRADING PLAN
34715 CAMINO CAPISTRANO
PARCEL NO. 1 OF PARCEL MAP BK 84 PG 39
A.P.N 123-081-33

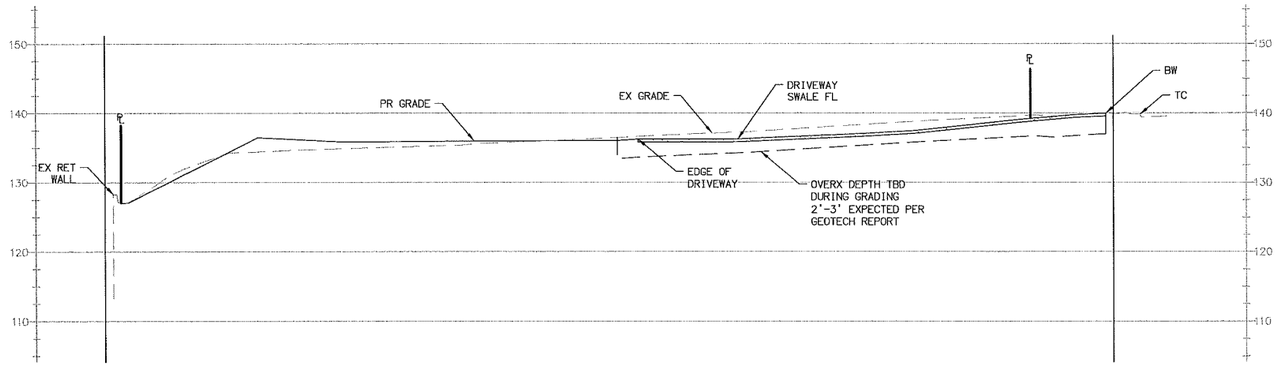
PLAN CHECK NO. ENG XX-XXX

2 OF 5 SHEETS

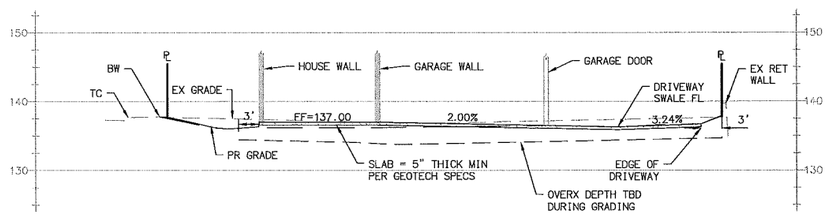
ORIGINAL SCALE: 16 INCHES 1 2 3 4



SECTION A-A



SECTION B-B



SECTION C-C

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
Exp 9-30-2019
CIVIL
STATE OF CALIFORNIA

REVIEW DRAFT

REVISION	DESCRIPTION	APPROVED	DATE

SCALE: 1"=5'

ACAD FILE NO.

PROJECT NO. 104901

DESIGNED:	DRAWN:	CHECKED:
RSA	SMC	RSA

R. Steven Austin — 03/01/2019 (DATE)
R. STEVEN AUSTIN, ENGINEER OF WORK — 68795 R.C.E. NO.

PLANS PREPARED BY: ADVANCED CIVIL GROUP INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772
STEVE@ADVANCEDCIVILGROUP.COM

BENCHMARK

BRONZED DISK ELEVATION = 17.297
BASED ON O.C. PUBLIC WORKS N-734

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. 06/30/19

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CITY OF DANA POINT

PRECISE GRADING PLAN
34715 CAMINO CAPISTRANO
PARCEL NO. 1 OF PARCEL MAP BK 84 PG 39
A.P.N 123-081-33

PLAN CHECK NO. ENG XX-XXX

3 OF 5 SHEETS

ORIGINAL SCALE: 0 1" 2" 3" 4" INCHES

EROSION CONTROL PLAN

BMP AND EROSION CONTROL NOTES:

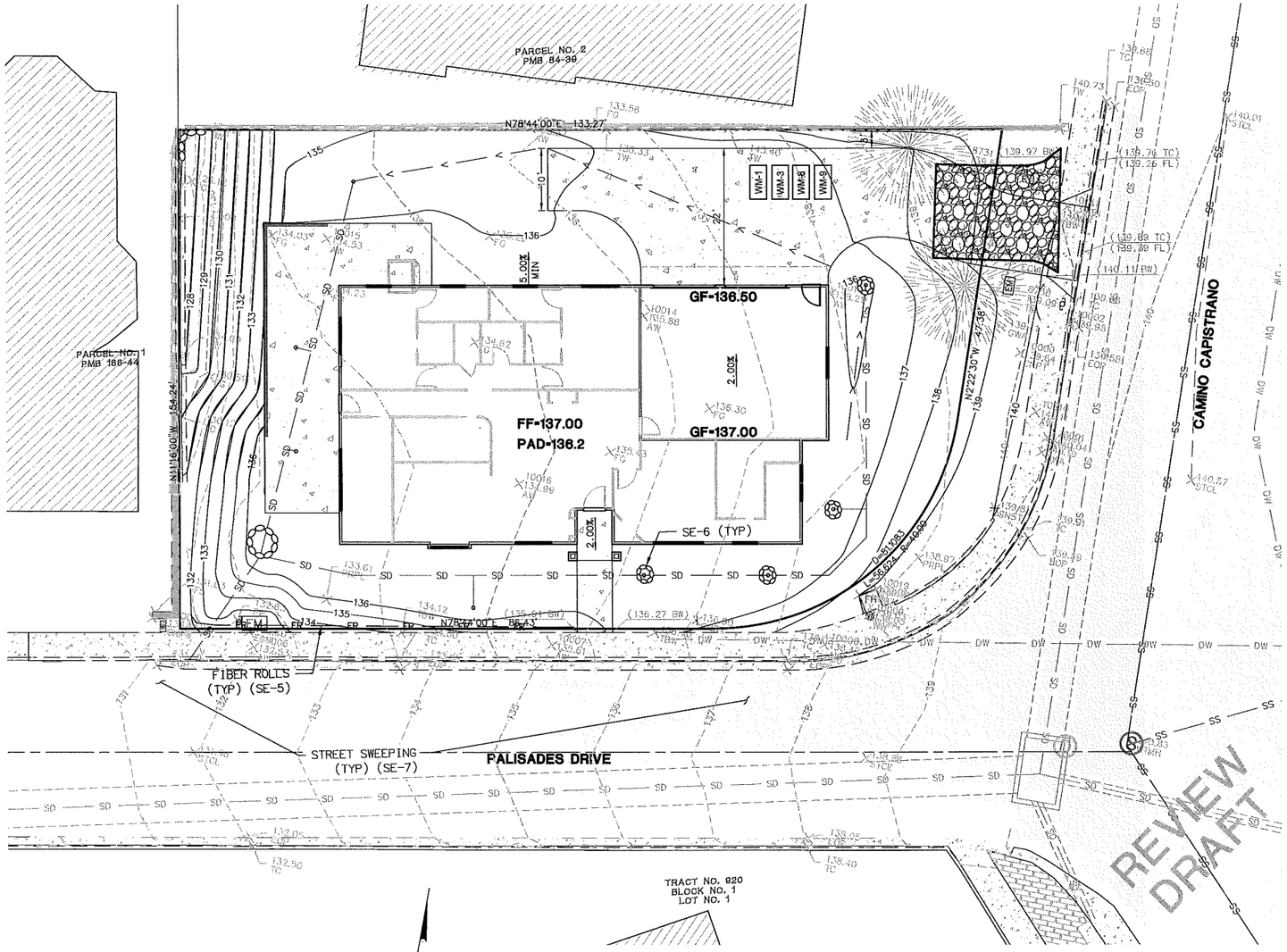
1. IN THE CASE EMERGENCY WORK IS REQUIRED, CONTACT ROBERT HOFFMAN AT (714) 964-1539.
2. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE 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.
4. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY
5. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE CITY OF DANA POINT BETWEEN OCTOBER 1 AND APRIL 30. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
6. CATCH BASINS, DESILTING BASINS, STORM DRAIN SYSTEMS AND ANY OTHER REQUIRED BEST MANAGEMENT PRACTICES (BMPS), SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF DANA POINT.
7. SAND OR GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE CITY OF DANA POINT IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE CITY OF DANA POINT.
8. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION AND SEDIMENTATION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE CITY OF DANA POINT. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND/GRAVEL BAGS, CATCH BASINS AND THE DESILTING BASINS AND OTHER BMPS, AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE CITY OF DANA POINT. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE CITY OF DANA POINT.
9. BMPS SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH ¾ INCH MINIMUM AGGREGATE, CLEAN AND FREE OF CLAY, ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL.
12. SHOULD GERMINATION OF HYDROSEEDED SLOPES FAIL TO PROVIDE EFFECTIVE COVERAGE (90%) OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW.
13. PERMITTEE MAY DISCHARGE 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.

REGISTERED PROFESSIONAL ENGINEER
STEVEN AUSTIN
No. 68795
Exp 9-30-2019
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL LEGEND:

THE FOLLOWING BEST MANAGEMENT PRACTICES ARE TO BE ABIDED WITH IN ACCORDANCE TO THE LATEST CALIFORNIA STORMWATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK ("CASQA BMP HANDBOOK")

—o—o—	SE-1	SILT FENCE PER CASQA BMP HANDBOOK DETAILS
—FR—FR—	SE-5	FIBER ROLLS PER CASQA BMP HANDBOOK
oooo	SE-6	GRAVEL BAG BERM (3 HIGH W/ 3: 2: 1 STACKING) PER CASQA BMP HANDBOOK
	SE-10	STORM DRAIN INLET PROTECTION PER CASQA BMP HANDBOOK
	TC-1	TEMPORARY CONSTRUCTION ENTRANCE WITH 3" TO 6" ROCK OVER FILTER FABRIC DEPTH=8" PER CASQA BMP HANDBOOK
	EC-7	GEOTEXTILES AND MATS (JUTE NETTING)
	SE-7	STREET SWEEPING
	WM-3	STOCKPILE MANAGEMENT PER CASQA BMP HANDBOOK
WM-1	WM-1	MATERIAL DELIVERY AND STORAGE PER CASQA BMP HANDBOOK
WM-3	WM-3	STOCKPILE MANAGEMENT
WM-8	WM-8	TEMPORARY CONCRETE WASHOUT PER CASQA BMP HANDBOOK
WM-9	WM-9	SANITARY MANAGEMENT (PORTABLE TOILET)
	WE-1	WIND EROSION CONTROL PER CASQA BMP HANDBOOK



10 5 0 10 20 30
SCALE: 1"=10'

ADDITIONAL BMP NOTES:

THE FOLLOWING BEST MANAGEMENT PRACTICES ARE TO BE DONE OFFSITE.

NS-8 VEHICLE AND EQUIPMENT CLEANING
NS-9 VEHICLE AND EQUIPMENT FUELING
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE

REVISION	DESCRIPTION	APPROVED	DATE

SCALE: 1"=8'
ACAD FILE NO.
PROJECT NO. 104901

DESIGNED: RSA | DRAWN: SMC | CHECKED: RSA

R. Steven Austin — 03/01/2019
R. STEVEN AUSTIN — DATE
ENGINEER OF WORK — 68795 R.C.E. NO.

PLANS PREPARED BY: ADVANCED CIVIL GROUP INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772
STEVE@ADVANCEDCIVILGROUP.COM

BENCHMARK
BRONZED DISK ELEVATION = 17.297
BASED ON O.C. PUBLIC WORKS N-734

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. 06/30/19
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

PRECISE GRADING PLAN
34715 CAMINO CAPISTRANO
PARCEL NO. 1 OF PARCEL MAP BK 84 PG 39
A.P.N 123-081-33

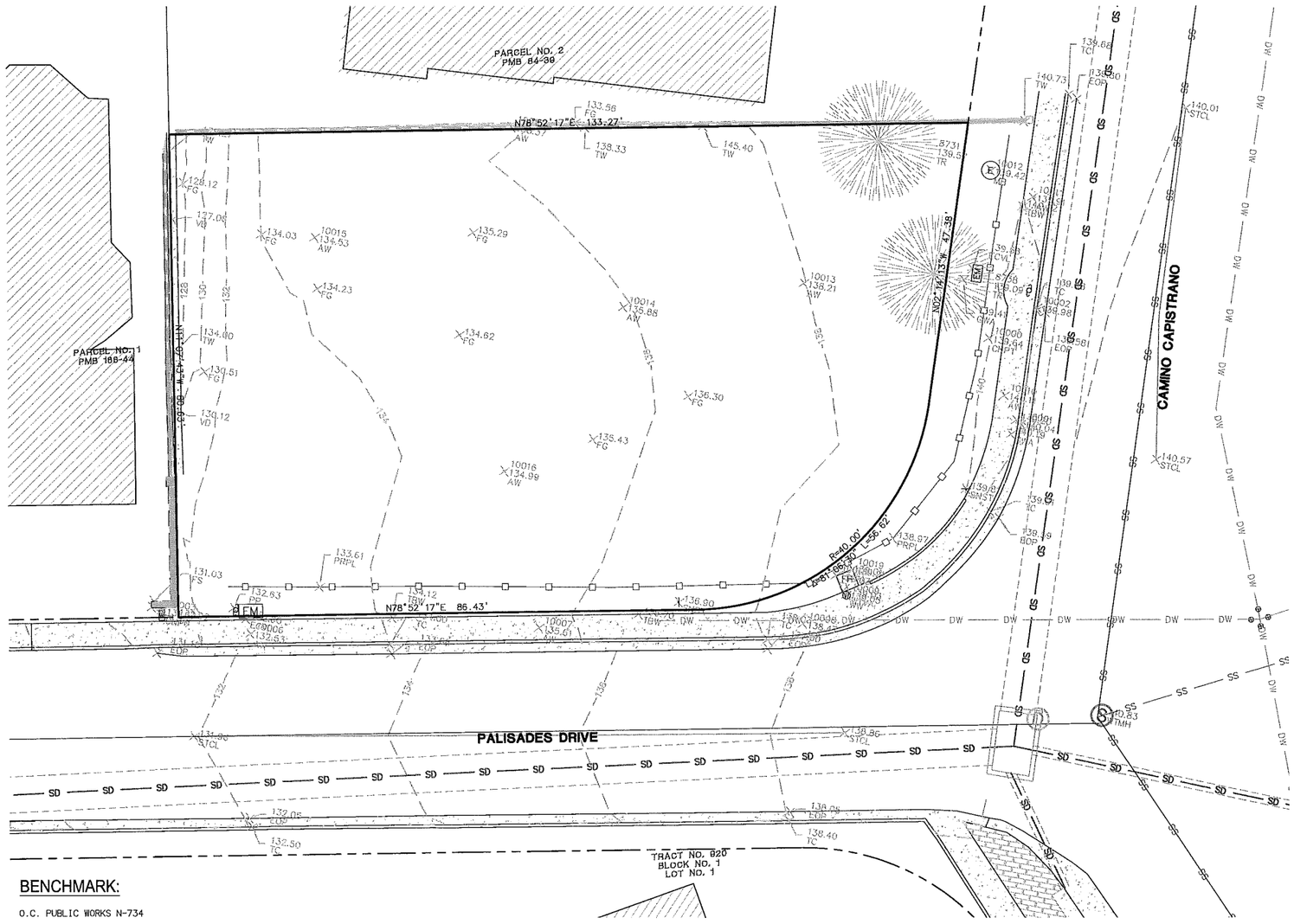
PLAN CHECK NO. ENG XX-XXX

4 OF 5 SHEETS

ORIGINAL SCALE: 0 1" 2 3 4 5 6 INCHES

LEGEND

EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
MAX	MAXIMUM
MB	MAIL BOX
MIN	MINIMUM
PUE	PUBLIC UTILITY ESMT
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SD	STORM DRAIN
TC	TOP OF CURB
TS	TOP OF SLOPE
TYP	TYPICAL
FH	FIRE HYDRANT
AIR	AIR CONDITIONER
EM	ELECTRIC METER
IR	IRRIGATION CONTROL VALVE
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
	ROAD SIGN
	PROJECT BOUNDARY
SS	EXISTING SANITARY SEWER
DW	EXISTING DOMESTIC WATER
SD	EXISTING STORM DRAIN LINE
OHE	EXISTING OVER HEAD ELEC.
1630	EXISTING CONTOUR
1630	PROPOSED CONTOUR
	PROPERTY LINE
	RIGHT OF WAY
	EXISTING EASEMENT
	PROPOSED CURB
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	PROPOSED DRAINAGE SWALE
	PROPOSED CONCRETE V-DITCH
	EXISTING BLOCK WALL
	EXISTING RETAINING WALL
	PROPOSED CONCRETE
	EXISTING CONCRETE
	EXISTING BRICK
	EXISTING STREET SIGN
D	EXISTING STORM DRAIN MANHOLE
S	EXISTING STORM DRAIN MANHOLE
	EXISTING TREE
	EXISTING POWER POLE



BENCHMARK:

O.C. PUBLIC WORKS N-734

DESCRIPTION:
DESCRIBED BY OCS 2003 - FOUND 3 3\4" USCGS BRONZED DISK STAMPED "N 734 1944", SET IN THE NORTHERLY END OF A CONCRETE HEADWALL. MONUMENT IS LOCATED ALONG THE SOUTHWESTERLY SIDE OF EL CAMINO REAL, 0.8 MILES SOUTHERLY OF ITS JUNCTION WITH HIGHWAY 1, 31 FT. SOUTHERLY OF MILE POLE #201 ALONG THE ATCHINSON TOPEKA SANTA FE RAILWAY, 197.8 FT. NORTHERLY OF THE CENTERLINE OF BEACH RD./ PALISADES RD. AND 12 FT. SOUTHWESTERLY OF THE SOUTHWEST RAIL ALONG THE RAILWAY. MONUMENT IS SET 1.3 FT. BELOW THE TRACKS.

ELEV=17.297

LEGAL DESCRIPTION:

PARCEL NO. 1
PARCEL MAP BK 84 PG 39

OWNER:

MR. GARY DUERST

NOTE:

THE BOUNDARY SHOWN HERE ON IS PER RECORD INFORMATION AND IS NOT THE RESULTS OF A BOUNDARY SURVEY. THIS SURVEY WAS COMPLETED FOR TOPOGRAPHIC PURPOSES ONLY.

REGISTERED PROFESSIONAL ENGINEER
STEVEN AUSTIN
No. 68795
Exp 9-30-2019
CIVIL
STATE OF CALIFORNIA

10 5 0 10 20 30
SCALE: 1"=10'

DIG ALERT
DIAL TOLL FREE
1(800) 227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTIONS	DATE	BY
	REVISIONS		

PREPARED BY:
ADVANCED CIVIL GROUP, INC.
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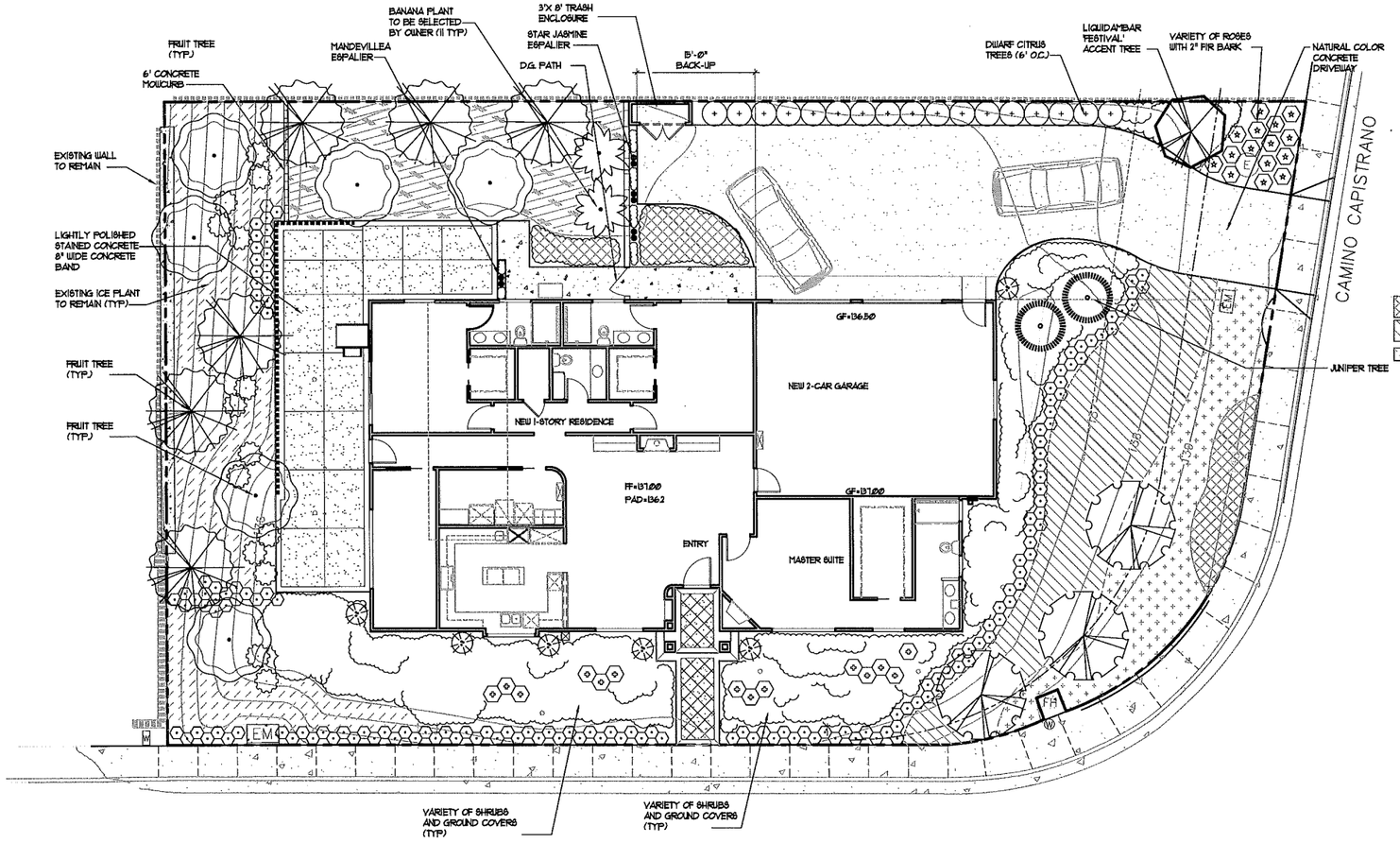
LAGUNA NIGUEL, CA 92647
(949) 391-7772 PHONE
(949) 240-WWW.ADVANCEDCIVILGROUP.COM
WWW.ADVANCEDCIVILGROUP.COM

ADVANCED CIVIL GROUP

34715 CAMINO CAPISTRANO
description: TOPOGRAPHIC SURVEY
prepared for: MR. GARY DUERST

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
SMC	RSA	---	---

JOB NUMBER: 104901
DATE:
SHEET NO: TOPO-1



PALISADES DRIVE

PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	H X W
	TREES		
5 GAL	CITRUS SP.	ORANGE, MANDARINE AND LEMON	10' X 10'
BARE ROOT	DIOSPYROS KAKI	HATCHIYA JAPANESE PERSIMMON	15' X 10'
5 GAL	JUNIPERUS C. 'TORULOSA'	TORULOSA HOLLYWOOD JUNIPER	10' X 10'
15 GAL	LAGERSTROEMIA 'WHITT II'	DYNAMITE CRAPE MYRTLE HYBRID	20' X 15'
15 GAL	LIQUIDAMBAR S. 'FESTIVAL'	FESTIVAL SWEET GUM	30' X 15'
BARE ROOT	MALUS SP.	EDIBLE APPLE	15' X 15'
5 GAL	MUSA CULT.	BANANA CULTIVAR	12' X 18'
BARE ROOT	PERSEA A. 'BACON'	BACON AVOCADO	20' X 10'
BARE ROOT	PERSEA A. 'HOLIDAY'	HOLIDAY AVOCADO	12' X 10'
BARE ROOT	PERSEA A. 'REED'	REED AVOCADO	30' X 25'
BARE ROOT	PERSEA A. 'WURTZ'	WURTZ AVOCADO	10' X 10'
BARE ROOT	PRUNUS PERSICA	PEACH (MULTI)	25' X 25'
BARE ROOT	PRUNUS P. NUCIPERSICA	NECTARINE (MULTI)	12' X 8'
	SHRUBS		
5 GAL	AGAPANTHUS HYBRID	HYBRID LILY OF THE NILE	4' X 3'
5 GAL	ALYOGYNE HUEGELII	BLUE HIBISCUS	4' X 5'
5 GAL	CAMELLIA SASANQUA	ASSORTED CAMELLIA VARITIES	4' X 5'
5 GAL	CARISSA MACROCARPA	NATAL PLUM	2' X 3'
5 GAL	HIBISCUS R. S. 'MOY GRANDE'	MOY GRANDE HIBISCUS	8' X 5'
5 GAL	LEONOTIS LEONORUS	LION'S TAIL	15' X 15'
5 GAL	POLYGALA SP.	SWEET PEA SHRUB	3' X 5'
5 GAL	POTENTILLA FRUTICOSA 'FROSTY'	DWARF WHITE POTENTILLA	3' X 3'
3 GAL	ROSA SP.	ROSE VARIETIES	VARIES
5 GAL	STRELITZIA REGINAE	BIRD OF PARADISE	6' X 6'
	GROUND COVERS		
1 GAL	ARMERIA MARITIMA	SEA PINK	1' X 1'
1 GAL	LANTANA MONTEVIDENSIS SP	TRAILING LANTANA	1' X 6'
1 GAL	MYOPORUM P. 'PUTAH CREEK'	GROUND COVER MYOPORUM	1' X 12'
1 GAL	ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY HUNTINGTON CARPET	2' X 8'
1 GAL	THYMUS SERPYLLUM 'ELFIN'	ELFIN CREEPING THYME	2" X 8"
	VINES		
15 GAL	BOUGAINVILLEA 'RASPBERRY ICE'	BOUGAINVILLEA ESPALIER	3' X 6'
15 GAL	MANDEVILLEA SP.	MANDEVILLEA ESPALIER	5'X 20'
15 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE ESPALIER	8' X 3'

LANDSCAPE OPEN SPACE CALCULATIONS TABLE	TOTAL PROPERTY AREA: 10,952 SF				
306.44 SF 115.4 SF 1,109.40 SF 2,114.6 SF 1,641.5 SF TOTAL: 5,238 SF	DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED	CONFORMS? (YES/NO)
	LANDSCAPE OPEN SPACE:	2,738 SF / 25.00%	5,238 SF / 48%	5,238 SF / 48%	YES

UNDERGROUND SERVICE ALERT

CALL: 811

TWO WORKING DAYS BEFORE YOU DIG

PLANTING NOTES

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO ANY DIGGING. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE CAUSED BY FAILURE TO DO SO.

PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING, FERTILIZING PER SPECIFICATIONS.

THE ENTIRE PROJECT IS TO BE MAINTAINED FOR A PERIOD OF 60 CALENDAR DAYS, COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE MAINTENANCE PERIOD.

CONTRACTOR SHALL RAISE OR LOWER IRRIGATION HEADS TO PROPER LEVEL IF PLANT MATERIAL OBSTRUCTS FULL COVERAGE.

CONTRACTOR TO VERIFY WITH SOIL ANALYSIS, THE SOIL AMENDMENT AND CONTACT THE LANDSCAPE ARCHITECT IF THERE ARE ANY INADEQUATE AMENITIES.

ALL SHRUBS AND GROUND COVER TO BE INSTALLED 1" ABOVE BACKFILL GRADE. COMPACT BACKFILL TO REMOVE MAJOR SETTLING OF PLANT MATERIAL.

PLANTS CALLED OUT ON PLAN ARE CONSIDERED IN CLUSTERS EVEN IF NOT ATTACHED BY CONNECTING LINES. CALLOUTS WILL HAVE TOTAL COUNTS NEEDED.

ALL PLANTING BEDS TO RECEIVE 2" DEPTH OF FIR BARK MULCH - "FOREST FLOOR" OR EQUAL.

ALL TREES WITHIN FIVE FEET (5') OF HARDSCAPE OR WALLS TO BE INSTALLED WITH A ROOT BARRIER.

NORTH

LICENSED LANDSCAPE ARCHITECT — STAN RUSSELL SMITH — Expires 08-31-21 — 03/27/2019 — STATE OF CALIFORNIA

REVISIONS	BY

LANDSCAPE ARCHITECTURE PLANNING - RESEARCH
23011 Moulton Parkway Suite J12 • Laguna Hills, CA 92653
(949) 855-6413 FAX 830-4465
STAN SMITH ASSOCIATES

DUERST CUSTOM RESIDENCE
34715 CAMINO CAPISTRANO
DANA POINT, CALIFORNIA 92624
(808) 826-8981

PLANTING PLAN

DRAWN	SSA
CHECKED	SS
DATE	03/22/2019
SCALE	1/8"= 1'-0"
JOB NO.	
SHEET	L-1
OF	SHEETS

PLANTING SPECIFICATIONS

WEED CONTROL: KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA. UPON COMPLETION OF SOIL PREPARATION, THE CONTRACTOR SHALL APPLY A SELECTIVE PRE-EMERGENT TO ALL PLANTING AREAS EXCEPT SEEDED LAWN AREAS.

UPON COMPLETION OF SOIL PREPARATION AND FERTILIZATION, CONTRACTOR SHALL APPLY A MIXTURE OF ENIDE 160W DIPHENAMID AND TREFLAN (EMULSIBLE CONCENTRATE) AT THE RATE OF 10 LBS., ACTUAL ENIDE 50W AND 2 QUARTS TREFLAN PER ACRE.

WEED CONTROL TO BE APPLIED ON ALL PLANTING AREAS OTHER THAN LAWN AREAS AND AREAS TO BE HYDROSEEDED.

CULTIVATION - IMMEDIATELY AFTER APPLICATION OF WEED CONTROL, CULTIVATE ALL AREAS TO A DEPTH OF 1-1/2".

FINISH GRADING: MAKE ALL SOIL AREAS SMOOTH AND EVEN WITH A FINISH GRADE OF 1" (ONE INCH) BELOW THE SURFACE OF WALKS, PAVED AREAS AND CURBS AND SLIGHTLY LESS THAN FLUSH WITH CATCH BASINS, MANHOLES, CLEAN OUTS, VALVE BOXES AND SIMILAR FEATURES. RAKE CLEAN ALL AREAS.

SOIL PREPARATION AND FERTILIZATION: IN ALL PLANTING AREAS THE FOLLOWING APPLICATION SHALL BE MADE PER 1,000 SQ. FT. OF AREA AND SHALL BE THOROUGHLY CULTIVATED IN TWO DIRECTIONS INTO THE TOP 6" OF SOIL, AND THE AREA WATERED DOWN: 2 CUBIC YARDS NITROGEN STABILIZED SAWDUST, 100 LBS. AGRICULTURAL GYPSUM, 150 LBS. GRO-POWER PLUS COMMERCIAL FERTILIZER.

DEEP RIP ALL AREAS TO BE PLANTED OR SEEDED TO A UNIFORM DEPTH OF AT LEAST 12" AND FOR THIS ENTIRE DEPTH THE SOIL SHALL BE MADE LOOSE AND FRIABLE.

ALL MATERIALS SHALL BE UNIFORMLY AND THOROUGHLY BLENDED BY REPEATED ROTARY CULTIVATION INTO THE 6" OF TOP SOIL.

AT TIME OF PLANTING, THE TOP 2" (TWO INCHES) OF ALL AREAS TO BE PLANTED OR SEEDED SHALL BE FREE OF STONES, WEEDS, ROOTS OR OTHER DELETERIOUS MATTER 1" (ONE INCH) IN DIAMETER OR LARGER AND SHALL BE FREE FROM ALL WIRE, PLASTER OR SIMILAR OBJECTS THAT WOULD BE A HINDRANCE TO PLANTING OR MAINTENANCE. REMOVE ALL DEBRIS FROM THE SITE.

AFTER 30 DAYS (MAINTENANCE PERIOD) APPLY 25 LBS. PER 1,000 SQ. FT. OF GRO-POWER PLUS IN ALL LANDSCAPE AREAS.

REFER TO SOILS REPORT FOR ANY ADDITIONAL SOIL AMENDMENTS.

BACKFILL MIX - TREES, SHRUBS AND VINES:
SOIL MIX FOR BACKFILL IN PITS FOR TREES, SHRUBS AND VINES SHALL CONSIST OF THE FOLLOWING:

AMOUNT/CUBIC YARD
60% BY VOLUME ON-SITE SOIL
40% BY VOLUME ORGANIC AMENDMENT
2 LBS. AGRICULTURAL GYPSUM
15 LBS. GRO-POWER PLUS

PLANTING PITS SHALL BE EXCAVATED TWICE THE DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL. BACKFILL SHALL THEN BE ADDED AS OUTLINED ABOVE. THE PREPARED SOIL SHALL BE UNIFORMLY BLENDED IN AN AREA ADJACENT TO THE PLANTING WORK AND SHALL BE ACCURATELY PROPORTIONED USING A SUITABLE MEASURING CONTAINER. UNUSED EXCAVATED SOIL SHALL BE REMOVED FROM SITE. PROTECT THE MIX FROM WATER UNTIL IT HAS BEEN PLACED IN BACKFILL AROUND PLANTS.

INSTALL PLANTING TABLETS IN THE FOLLOWING APPLICATIONS: 1 GRAM TABLETS BY GRO-POWER INTO PLANTING PITS AS PER DETAIL.

EACH GALLON PLANT - 2 TABLETS
EACH 5 GALLON PLANT - 4 TABLETS
EACH 15 GALLON PLANT - 8 TABLETS

SPECIMEN PLANTS LARGER THAN 15 GALLON SIZE SHALL BE 3 TABLETS PER 1/2" CALIPER OF TREE TRUNK.

AGRONOMIC SOILS REPORT:
a. AFTER COMPLETION OF ROUGH GRADING & PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL PROVIDE THE TESTING OF PLANTING SOILS & COMPOSTED ORGANIC HUMUS MATERIALS BY AN INDEPENDENT AGRONOMIC SOILS TESTING LABORATORY THAT IS A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABS. REPRESENTATIVE SOILS SAMPLES SHALL BE TAKEN IN THE FIELD & A WRITTEN REPORT SHALL BE PREPARED BY THE SOIL SCIENTIST THAT SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS, PRE-PLANT FERTILIZATION, HYDROMULCH SLURRY & POST-MAINTENANCE FERTILIZATION PROGRAM.

b. SOIL PREPARATION SPECIFICATIONS SHALL BE PREPARED BASED ON THE TEST RESULTS & RECOMMENDATIONS AND MUST BE APPROVED BY THE CITY PRIOR TO SOIL PREPARATION.

c. SOIL TESTS SHALL BE PERFORMED AFTER SOIL PREPARATION TO CONFIRM THAT SOIL PREPARATION WAS PERFORMED IN COMPLIANCE WITH PRE-PLANT SOILS REPORT & SPECIFICATIONS. COMPLIANCE OF CONTRACTOR'S WORK WITH SOIL PREPARATION SPECIFICATIONS SHALL BE DETERMINED SOLELY BY THE CITY.

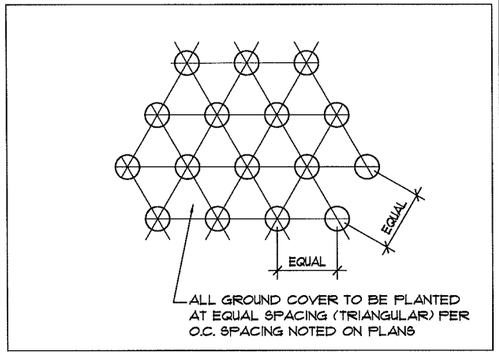
GUARANTEE: ALL SPECIMEN TREES AND ALL SHRUBS OF 15 GALLON SIZE AND LARGER SHALL BE GUARANTEED BY THE CONTRACTOR TO TAKE ROOT AND GROW IN A HEALTHY CONDITION FOR ONE YEAR AFTER COMPLETION OF ALL CONTRACTOR'S LANDSCAPE PLANTING WORK PROVIDING SAID TREES AND SHRUBS HAVE RECEIVED NORMAL CARE AND MAINTENANCE AS DETERMINED BY THE LANDSCAPE ARCHITECT AND OWNER.

ALL OTHER PLANTINGS INCLUDING, BUT NOT NECESSARILY LIMITED TO, GROUND COVER, VINES, ETC. SHALL BE GUARANTEED BY THE CONTRACTOR TO TAKE ROOT AND GROW IN A HEALTHY CONDITION FOR SIXTY (60) DAYS AFTER COMPLETION OF ALL CONTRACTOR'S LANDSCAPE PLANTING WORK.

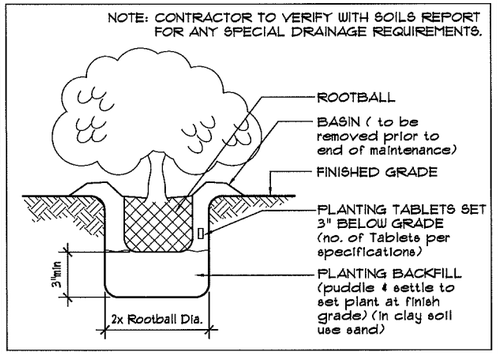
ANY OF SAID TREE, SHRUBS, OR OTHER PLANTINGS WHICH DIE BACK OR LOSE FORM AND SIZE AS ORIGINALLY SPECIFIED SHALL BE REPLACED WITHOUT DELAY BY CONTRACTOR WHEN REQUESTED BY LANDSCAPE ARCHITECT AND/OR OWNER, AT NO COST TO OWNER.

UNDERGROUND SERVICE ALERT

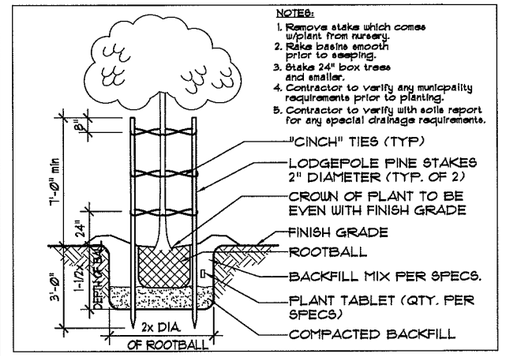
call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG



G G.C. PLANTING



D SHRUB PLANTING



A TREE PLANTING

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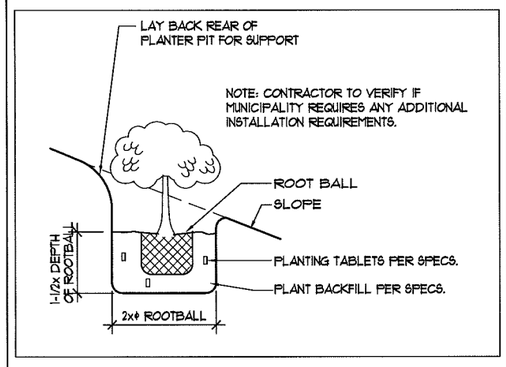
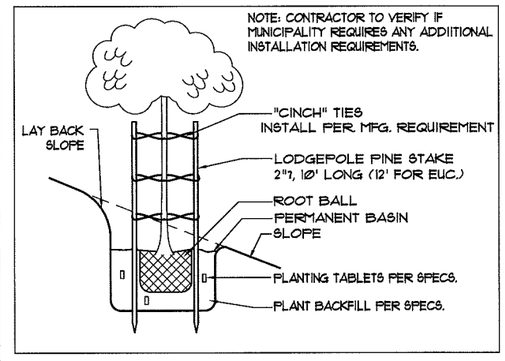
I	.



E SHRUB ON SLOPE

F	



B TREE ON SLOPE

C	

REVISIONS	BY

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(949) 855-6413
FAX 830-4465
PLANNING • RESEARCH
STAN SMITH ASSOCIATES

PLANTING DETAILS

DUERST CUSTOM RESIDENCE
34715 CAMINO CAPISTRANO
DANA POINT, CALIFORNIA 92624
(808) 826-8981

DRAWN	SSA
CHECKED	SS
DATE	05/31/2019
SCALE	N.T.S.
JOB NO.	
SHEET	L-2
OF	SHEETS

Supporting Document 4: Roof Deck and Lift Simulations