

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

DATE: SEPTEMBER 28, 2020

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
BRENDA WISNESKI, DIRECTOR
JUSTIN R. POLEY, ASSISTANT PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP20-0012 A REQUEST TO PERMIT THE DEMOLITION AND RECONSTRUCTION OF A FREESTANDING BLOCK WALL AND ASSOCIATED STRUCTURES AND MINOR SITE DEVELOPMENT PERMIT SDP20-0015(M) FOR THE WALL TO EXCEED MAXIMUM HEIGHT LIMITS LOCATED NEAR THE SOUTHEAST CORNER OF PACIFIC COAST HIGHWAY AND MONARCH BAY DRIVE/CROWN VALLEY PARKWAY

RECOMMENDATION: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP20-0012 and Minor Site Development Permit SDP20-0015(M) (Action Document 1).

OWNER: Lisa Klasky, Monarch Bay Land Association, c/o Keystone Pacific

APPLICANT: Summers/Murphy & Partners, Inc.

REQUEST: A request to permit the demolition and reconstruction of a freestanding masonry block wall which exceeds the maximum height limit. Associated improvements include landscape and hardscape rehabilitation on both sides of the wall, including a new irrigation system, and amenities including a bench, picnic table and trash receptacle on the Monarch Bay community's side of the wall.

LOCATION: Near the southeast corner of the intersection of Pacific Coast Highway and Monarch Bay Drive/Crown Valley Parkway, (APN(s): 670-131-16, 670-151-01, 670-151-29 and 670-131-15) and the adjacent PCH right-of-way.

NOTICE: Public Hearing notices were mailed to property owners within 500 feet, and to occupants within 100 feet of the site on September 18, 2020. The same notice was published in the Dana Point News on September 18, 2020, and notices were posted on September 18, 2020, at Dana Point City Hall, the Dana Point post office, the Capistrano Beach post office, and the Dana Point Library.

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) since the project consists of the construction of a freestanding wall and associated appurtenant structures.

ISSUES:

1. Is the proposal consistent with the City's adopted Dana Point Specific Plan/Local Coastal Program?
2. Is the proposal compatible with and an enhancement to the surrounding neighborhood and City?
3. Does the project satisfy all the findings required for approving a Coastal Development Permit and a Minor Site Development Permit?

BACKGROUND: The project area spans a total of four (4) parcels totaling 66,895 square feet: all of which are located within the Residential Single Family 4 (RSF 4) Zoning District. The portion of work performed in the PCH right-of-way is zoned Transportation Corridor (TC). The site is bordered by the Monarch Bay Plaza shopping center to the northeast across PCH and single family homes located within Monarch Bay and Monarch Bay Terrace communities. The sites are designated Residential 3.5–7 DU/AC and Transportation Corridor on the Land Use Policy Diagram of the General Plan.

The site is also located within the Appeals Jurisdiction of the City's Coastal Overlay District (the California Coastal Zone). Due to the projects location in the Coastal Appeals Jurisdiction of the California Coastal Commission, and the height of the proposed wall and pilasters, both a Coastal Development Permit and a Minor Site Development permit are required to implement the project.

DISCUSSION: The proposed scope of work includes demolition of a freestanding masonry block wall which ranges in height from three-feet to six-feet and the reconstruction of a freestanding masonry block wall. The proposed freestanding wall will extend south from the entrance to the Monarch Bay Community, located at the intersection of Monarch Bay Drive and PCH (Supporting Document 2). The wall then follows the portion of Monarch Bay Drive and extends to the edge of the parcel boundary which borders the existing residential property at 311 Monarch Bay Drive. The freestanding block wall has varying heights which range from five feet, six inches to a maximum height of seven feet, six inches. At each end of the wall is a pilaster, one reaching a maximum height of six feet and the other reaching a maximum height of eight feet. The entire wall will be screened from PCH by a combination of existing and proposed trees.

The project also includes rehabilitation of existing landscape and hardscape areas of which are located on both sides of the proposed wall as well as a new irrigation system, and

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amenities including a bench, picnic table and trash receptacle.

COASTAL DEVELOPMENT PERMIT:

A Coastal Development Permit is required for all development, as defined in Section 9.75.040 of the Dana Point Zoning Code (DPZC), located within the Coastal Overlay District. Since the existing wall will be demolished, the proposed wall and associated structures are considered “coastal development”, per the DPZC definition in Section 9.75.040. The development is located within the appeals jurisdiction of the California Coastal Commission, therefore, there are no exemptions applicable to the project. Accordingly, a Coastal Development Permit (CDP) is required for the project.

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

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

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 as the proposed wall and associated structures

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will be compatible with the surrounding area and will enhance visual quality along the Pacific Coast Highway and Monarch Bay Community. In addition, as the proposed wall and other improvements onsite are replacing what is currently existing, minimal alterations to existing landforms will occur. Responses supporting approval of the project based on the above quoted findings are detailed in the draft Planning Commission Resolution attached as Action Document 1.

MINOR SITE DEVELOPMENT PERMIT:

The application proposes a new freestanding masonry block wall, and pilasters to be greater than 6-feet in height extending along PCH and which is located within the landscaped areas in front of the Monarch Bay Association. Pursuant to the requirements of the DPZC Section 9.05.120, a Minor Site Development Permit is required for any wall, fence or hedge located within the setback area of the underlying zoning designation and of which exceeds a maximum height of six (6) feet, as measured from the finished grade at the base of the fence, wall or hedge to the top of the fence, wall or hedge.

1. That the site design is in compliance with the development standards of the Dana Point Zoning Code; and
2. That the site is suitable for the proposed use and development; and
3. That the project is in compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines; and
4. 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

Staff finds the proposed project is consistent with the basis of approval for a SDP(M) as outlined in Sections 9.71.050 of the DPZC as the proposed wall and other improvements are appropriate for the site on which they are located by providing functionality in the form of a buffer between the Monarch Bay Community and Pacific Coast Highway. In addition, the proposed wall and other improvements are being developed in compliance with the development standards outlined within the DPZC. Responses supporting the above mentioned findings are detailed in the attached draft Planning Commission Resolution.

CONCLUSION:

Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. Since the findings can be made to support the requested discretionary actions, staff recommends the Planning Commission adopt the attached draft Resolution, approving CDP20-0012 and SDP20-0015(M) subject to the findings and conditions of approval contained therein.


Justin R. Poley
Assistant Planner


Brenda Wisneski
Director of Community Development

ACTION DOCUMENT:

1. Draft Planning Commission Resolution 20-09-28-XX

SUPPORTING DOCUMENTS:

2. Vicinity Map
3. Site Photos
4. Submitted Plans

ACTION DOCUMENT 1: Draft Planning Commission Resolution 20-09-28-XX

RESOLUTION NO. 20-09-28-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP20-0012 COASTAL DEVELOPMENT PERMIT CDP20-0012 A REQUEST TO PERMIT THE DEMOLITION AND RECONSTRUCTION OF A FREESTANDING BLOCK WALL AND ASSOCIATED STRUCTURES AND MINOR SITE DEVELOPMENT PERMIT SDP20-0015(M) FOR THE WALL TO EXCEED MAXIMUM HEIGHT LIMITS LOCATED NEAR THE SOUTHEAST CORNER OF PACIFIC COAST HIGHWAY AND MONARCH BAY DRIVE/CROWN VALLEY PARKWAY

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

WHEREAS, Lisa Klasky, Monarch Bay Land Association, c/o Keystone Pacific (the "Owner"), owns the real property commonly referred to as the Monarch Bay Community Association (APNs: 670-131-16, 670-151-01, 670-151-29 and 670-131-15) (the "Property"); and

WHEREAS, the Owners authorized Summers/Murphy & Partners, Inc. (the "Applicant") and the Applicant caused to be filed a verified application for a Coastal Development Permit, to permit the demolition and reconstruction of a freestanding masonry block wall exceeding maximum height limits and associated improvements including landscape and hardscape rehabilitation on both sides of the wall, a new irrigation system, and amenities including a bench, picnic table and trash receptacle on the Monarch Bay community's side of the wall; and

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

WHEREAS, the Planning Commission did, on the 28th day of September, 2020, hold a duly noticed public hearing as prescribed by law to consider said request; 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); and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP20-0012 and Site Development Permit SDP20-0015.

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 are incorporated herein by this reference.

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Findings:

- B) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Coastal Development Permit CDP20-0012, subject to conditions:
- 1) That the proposed development is in conformity with the certified Local Coastal Program (LCP) as defined in Chapter 9.75 of the Zoning Code **in that the proposed development involves the demolition and reconstruction of a freestanding masonry block wall that exceeds the maximum height limit is permitted pursuant to Chapter 9.05 (General Development Standards)—specifically Section 9.05.120(c) of the Dana Point Zoning Code (DPZC)/LCP through approval of a Minor Site Development Permit (see Section C). Walls exceeding height limits are typically considered when visual impacts to adjacent properties and rights-of-way are mitigated and conditions requiring landscape screening of the masonry block wall are included.**
 - 2) That the proposed development is 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 adequate coastal access exists near the project location and the project involves the demolition and reconstruction of an existing freestanding wall will not further restrict public access.**
 - 3) That the proposed development conforms with Public Resources Code Section 21000 (the California Environmental Quality Act) **in that the project is Categorically Exempt per Section 15303 of the California Code of Regulations (Class 3-Construction or Conversion of Small Structures) since the project consists of the construction and location of a new, small appurtenant structures (walls).**
 - 4) That the proposed development will 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

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resources in that the sites neither contain nor are located adjacent to any parks or recreation area containing environmentally sensitive habitats and therefore no buffer area is required. Additionally, landscape screening for the masonry block wall is proposed along Pacific Coast Highway that will include drought tolerant species and will enhance the aesthetic quality of the designated scenic Pacific Coast Highway corridor.

- 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 proposed project includes negligible movement of soil, is not located within a special flood hazard area, and will be designed in accordance with adopted City's building, grading and drainage codes therefore not resulting in undue risks from geologic or erosional forces and/or flood and fire hazards.
- 6) That the proposed development will 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 development replaces an existing masonry block wall presumably constructed in the early 1960's along with the adjacent single-family residential development, with a freestanding masonry block wall and includes rehabilitation of adjacent landscaped areas that will enhance visual quality in an area where no visually degraded areas exist.
- 7) That the proposed development will conform with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or other applicable adopted plans and programs in that the subject project has been reviewed by the Planning and Building/Safety Division and the City's Public Works & Engineering Services, and conforms with the applicable policies and requirements of the DPZC/LCP, does not require any variances, and includes landscape rehabilitation and a freestanding block wall which are consistent with the residential development throughout the City generally and specifically with the Residential Single Family 4 and Transportation Corridor Zoning Districts in which the proposed project is located.

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- C) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Site Development Permit SDP20-0015, subject to conditions:
- 1) That the site design is in compliance with the development standards of the Dana Point Zoning Code **in that Section 9.05.120(c) of the DPZC allows alternatives to the height limits for fences, walls and hedges subject to the approval of a Minor Site Development Permit. Approval of over height walls is considered when they are adequately screened from view from adjacent property and public rights-of-way. The project is conditioned requiring landscape screening, and all other provisions of the DPZC, including Section 9.05.090 (Sight Visibility Areas) related to adequate vehicular sight distance at intersections has been accounted for on the submitted project plans.**
 - 2) That the site is suitable for the proposed use and development **in that the project provides functionality in the form of a buffer between the Monarch Bay Community and Pacific Coast Highway as the combination of the proposed wall, landscaping and other improvements will soften or mitigate the effects of increased noise levels generated from traffic traveling on Pacific Coast Highway. In addition, the proposed landscaping will provide an increased aesthetic value to the community and to individuals traveling past the community via the Pacific Coast Highway.**
 - 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 5.5 of the Urban Design Element of the General Plan, 14,299 square feet of rehabilitated drought tolerant landscaping is proposed in addition to the new wall. This landscaping will also be used to visually screen the wall from view, therefore “promoting extensive landscaping...while emphasizing the use of drought –tolerant plant materials.”**
 - 4) 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 siting and**

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structural design for the masonry block wall is appropriate for the site since it replaces an existing wall in nearly the same location, and those portions of the wall visible to adjacent properties or public rights-of-way will be screened from view with landscape screening that does not require a particular style or type of architecture.

Conditions:

A. General:

1. Approval of this application is to permit the demolition and reconstruction of a freestanding masonry block wall exceeding maximum height limits, and associated improvements including landscape and hardscape rehabilitation on both sides of the wall, a new irrigation system, and amenities consisting of a bench, picnic table and trash receptacle on the Monarch Bay community's side of the wall located near the southeast corner of Pacific Coast Highway and Monarch Bay Drive/Crown Valley Parkway and south along Pacific Coast Highway. 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, and the Dana Point Zoning Code (DPZC)/Local Coastal Program (LCP).
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 and such work is not commenced within 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 and in accordance with the appropriate sections of the Dana Point Zoning Code.
3. The application is approved 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

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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 plans, the Director 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 officers, employees, or agents arising out of or resulting from the negligence of the applicant or the applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney'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.

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8. The project shall comply with all General Provisions of the DPZC/LCP.
9. Applicant shall obtain written approval for any work proposed on adjoining property.
10. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
11. 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.
12. 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.
13. 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.
14. Prior to commencement of any work, including staging, within the public right-of-way, the applicant shall notify the Public Works Department and be approved for an encroachment permit.
15. All proposed landscaping in the public right of way shall be in accordance with water conservation and the existing right of way landscaping in the Monarch Beach area and northern Dana Point.
16. The existing traffic loops for the traffic signal at Pacific Coast Highway shall be shown on the civil and architectural plan and noted to be protect at all times or replaced per City standards if damaged.
17. The required line of sight triangle per DPZC Section 9.05.090 (Sight Visibility Area) shall be shown on all plans. All proposed planting and work shall be in accordance with all requirements of the sight triangle.

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18. The City of Dana Point Historic Monument shall be shown on all plans and shall be protected during all construction activities.

B. Prior to issuance of a Building Permit:

19. An encroachment permit application for work in the Pacific Coast Highway right-of-way shall be issued prior to, or concurrently with any building permit or landscape permit.
20. A separate building permit will be required for the proposed wall(s). The Building Division should be consulted for all permitting and submittal requirements.
21. The applicant shall submit a drainage plan in compliance with all City of Dana Point standards for review and approval. The drainage plan shall show all drainage from proposed improvements being directed to an approved outlet. The drainage plan set shall clearly show the right of way line for Pacific Coast Highway.
22. No new ficus trees shall be planted in the right of way. All existing ficus trees shall be replaced with Prunus Caroliniana or an alternative species approved by the Director of Public Works.
23. The applicant shall submit a separate Landscape Plan, in compliance with City standards, for review and approval by the Director of Public Works/City Engineer and Director of Community Development. The Landscape Plan shall be in accordance with the City of Dana Point Municipal Code, the City of Dana Point Grading Manual, the City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements. 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, note wall/fence locations, a grading plan, an approved site plan and a copy of the entitlement conditions of approval. The landscape plan shall include plant species in container sizes that will screen the proposed masonry block wall as expeditiously as possible, and emphasize water conservation through the appropriate use and groupings of plant materials, including California native plants, appropriate to the particular sites and local climatic, geological, or topographical conditions. Landscaping and the corresponding Landscape Documentation Package shall comply with Chapter 9.55 (Water Efficient Landscape Standards and Requirements) of the Dana Point Zoning Code and the associated Submittal Requirements and Guidelines referenced therein. Any structural

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elements included as part of the landscaping plan shall also include appropriate structural plans and calculations prepared by the appropriate State licensed professional and be reviewed concurrently by the Building Division.

The Landscape Plan shall specify screening and/or decorative finishes for all above grade walls, utilities and other structures to the satisfaction of the Director of Public Works/City Engineer and the Community Development Director.

All landscaping (including planting, irrigation, decorative features, etc.) within the City right-of-way surrounding the development shall also be a part of the landscape plan and shall be maintained by the applicant.

C. Prior to final approval of all permits:

24. Public Works final approval will be required for all permits.
25. The applicant shall schedule a final inspection with the Community Development Department at the site that shall include a review of, among other things, landscaping, finish materials, approved through this discretionary action, and compliance with any outstanding project conditions of approval.
26. All structural best management practices (BMPs), including landscaping, shall be constructed and installed in conformance with approved plans and specifications.

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 28th day of September, 2020, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

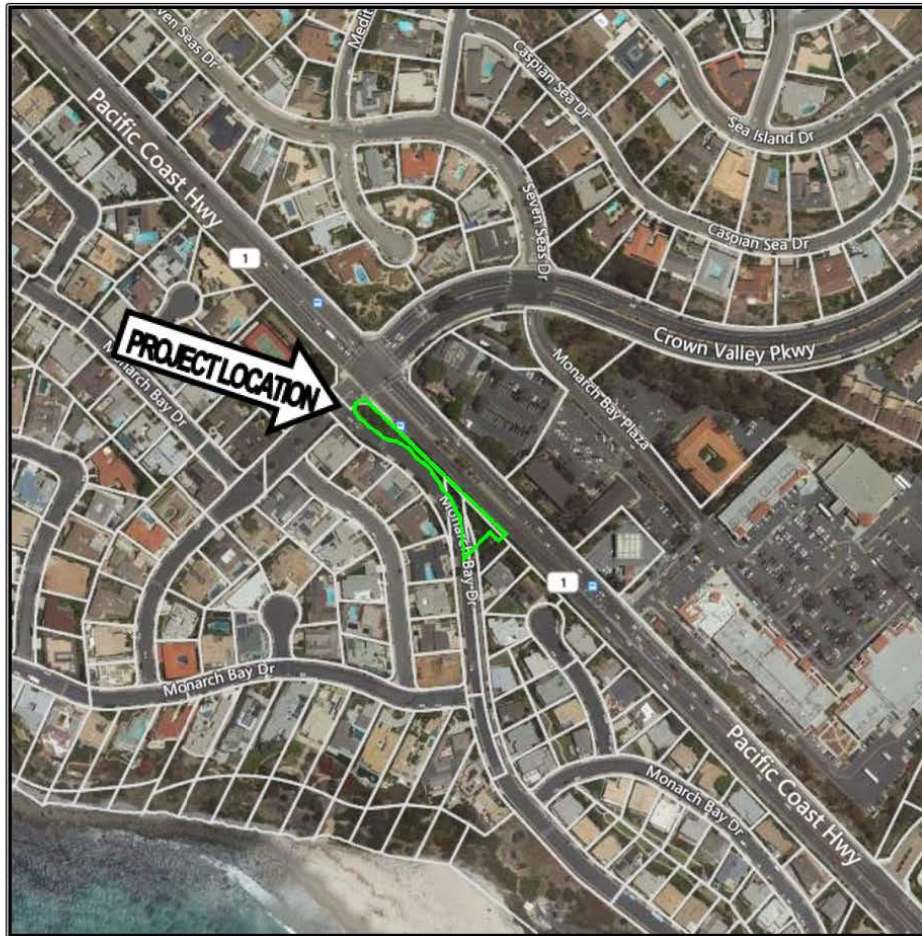
Mary Opel, Chairwoman
Planning Commission

ATTEST:

Brenda Wisneski, Director
Community Development Department

SUPPORTING DOCUMENT 2: Vicinity Map

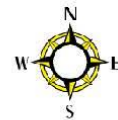
VICINITY MAP



Project: Coastal Development Permit CDP20-0012 and Minor Site Development Permit SDP20-0015(M)

Applicant: Summers/Murphy & Partners, Inc.

Location: Near the intersection of Pacific Coast Highway and Monarch Bay Drive/Crown Valley Parkway (Monarch Bay Association), (APN(s): 670-131-16, 670-151-01, 670-151-49 and 670-131-15).



SUPPORTING DOCUMENT 3: Site Photos

ATTACHMENT











BIKE
LANE

636-RIDE

FREE
SHUTTLE
STOP

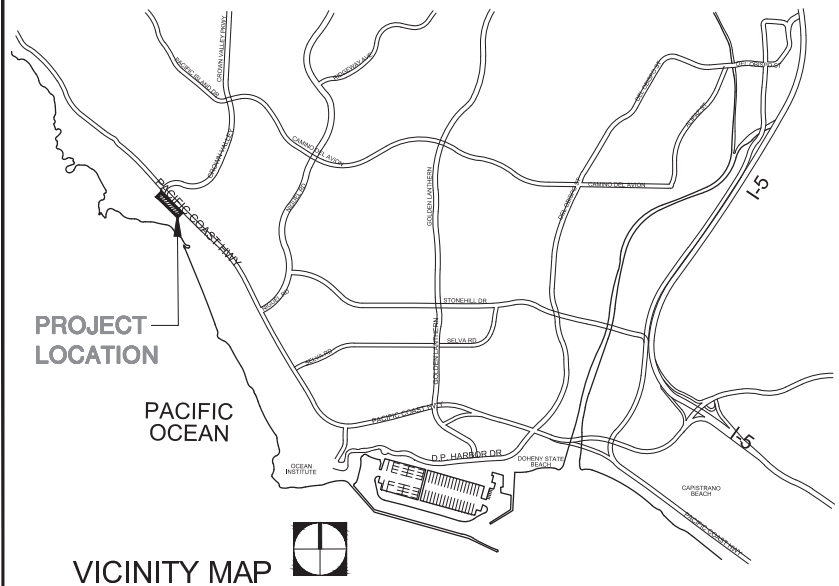






SUPPORTING DOCUMENT 4: Submitted Plans

ATTACHMENT

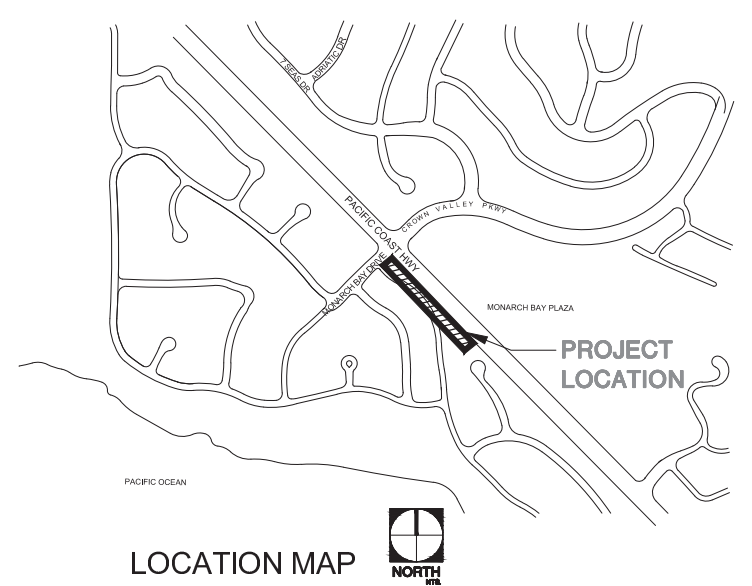


MONARCH BAY HOA

TENTATIVE TRACT

34380 & 34300 PACIFIC COAST HIGHWAY

APPLICANT: KEYSTONE PACIFIC
 APN: 670-131-15, 670-131-16, 670-151-01, 670-151-49.
 CONTACT: ELIZABETH REED
 EMAIL: ereed@keystonepacific.com



WALL AND FENCE PLANS

CONSTRUCTION NOTES AND LEGEND

GENERAL NOTES

- All work shall be in accordance with the latest edition of the Standard Specifications for Public Works Construction, The City of Dana Point Landscape Manual and Standard Plans, The City of Dana Point Street Design Manual, Standard Encroachment Conditions, special requirements of the Construction Permit, California MUTCD and the Work Area Traffic Control Handbook (W.A.T.C.H. Manual). Whenever special requirements conflict on any subject matter, the City Engineer or his representative shall determine which special requirement or code will govern.
- The City of Dana Point Inspection Services Division must be notified before starting any work. The Contractor shall request a pre-job meeting and submit required items at least 48 hours in advance of the meeting. The City Inspector, Contractor, Landscape Architect, Engineer, and Developer's Representative shall be present to review grading, irrigation, planting and related items.
- All inspections shall be made by the City Inspection Services Division. The Contractor shall request inspection and deliver required submittals at least 48 hours in advance of the time inspection is required. No item shall be covered or enclosed until it has been inspected and approved by the City Inspector. Each item shall be inspected for conformance to the plans and specifications. Any substitutions shall be approved by the City Engineer prior to installation. Installation and warranty of any approved substitution shall be Contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of the City.
- The Contractor shall maintain record drawings on the job site at all times. He shall record accurately on one set of record drawings all changes in the work constituting departures from the original record drawings. The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the City Inspector. Dimensions shall be from two permanent points of reference (buildings, monuments, sidewalks, curbs, pavements, etc.) Data to be shown on record drawings shall be recorded day to day as the project is being installed.
- It shall be the Contractor's responsibility to verify the location and to protect all existing underground utilities. The Contractor shall notify Underground Service Alert (U.S.A.) 800/422-4133 at least 72 hours prior to any excavation to locate existing utilities.
- The Contractor shall obtain all necessary O.S.H.A. permits.
- After completion of rough grading and prior to soil preparation, the Contractor shall provide the testing of planting soils and composted organic humus materials by an independent agronomic soils testing laboratory (member of the California Association of Agricultural Labs). Representative soil samples shall be taken in the field and a written report shall be prepared by the soil scientist and shall include recommendations for soil amendments, preplant fertilization, planting backfill mix, hydromulch slurry, and auger hole requirements, and post-maintenance fertilization program. Test results and recommendations shall be approved by the City Engineer prior to soil preparation.
- The Contractor shall not store any equipment or materials on the street.
- The Contractor shall not store materials or equipment, permit burning, operate or park equipment under the branches of any existing tree. The Contractor shall provide fences or other barriers as necessary at the drip line to protect existing trees from damage during construction.

- Trees shall be planted a minimum distance of:
 - Three feet from any city maintenance limit line.
 - Four feet from utility installations including, but not limited to sewers, gas, water lines, meter vaults, catch basins, etc.
 - Four feet from fire hydrants.
 - Twenty feet from light standards.
 - Tree limbs must have a clearance of 14.5 feet over streets, 8 feet over bicycle trails, and 7 feet over pedestrian-traveled ways.
- Revisions made on the plans after approval by the City Engineer shall be approved by the City Engineer and so noted on the title sheet to implementation in the field.
- Notification of Noncompliance: If, in the course of fulfilling their responsibility the Design Landscape Architect finds that the work is not being done in conformance with the approved plans, the discrepancies shall be reported immediately in writing to the person in charge of the work and to the City Inspector. Recommendations for corrective measures, if necessary, shall be submitted to the City Engineer for approval.
- The Design Landscape Architect shall provide a certificate of compliance to the City Inspection Services Division prior to beginning the maintenance period.
- All concrete work shown on plans shall be constructed with type 5, seven (7) sack cement unless deemed unnecessary by the sulphate content tests conducted by the soils engineer and approved by the City.
- Permanent power to automatic controllers shall be continuous and established prior to the beginning of the maintenance period.
- The Contractor shall provide full maintenance of all landscape areas for a minimum of 90 days after initial field approval. The maintenance period shall commence when all elements of the project are completed in accordance with the approved plans and written approval from the City Inspection Division has been obtained. Partial acceptance of improvements within the scope of work of approved plans will not be authorized without approval by the City Engineer.
- Utility costs incurred during the maintenance period shall not be the responsibility of the City.
- The project improvements will be accepted by the City on the 1st or 15th day of the month following completion of the maintenance period. The Contractor shall notify the City Inspection Services Division and submit turnover items 10 days prior to completion of the 90 day maintenance period. Deficiencies noted during inspection shall extend the maintenance period until noted deficiencies are corrected.

LEGEND

Ø	DIAMETER	—	DIRECTION OF FLOW
FF	FINISH FLOOR ELEVATION	—	DRAINAGE PIPE
GF	GARAGE FLOOR ELEVATION	⊗	ATRIUM DRAIN
PE	PAD ELEVATION	⬡	DECK DRAIN
TW	TOP OF WALL	○	TURF DRAIN
TF	TOP OF FOOTING ELEVATION	—3"	PROPOSED CONTOUR
BW	BOTTOM OF WALL	—3"	EXISTING CONTOUR
TS	TOP OF STEP	—	BERM - BUILT-UP LANDSCAPE GRADE
BS	BOTTOM OF STEP	—	DETAIL REFERENCE
CB	CATCH BASIN	—	SHEET LOCATION
FG	FINISH GRADE	—	SECTION REFERENCE
FS	FINISH SURFACE	—	SHEET LOCATION
HP	HIGH POINT	—	
LP	LOW POINT	—	
FL	FLOW LINE	—	
OC	ON CENTER	—	
CB	CATCH BASIN	—	
TG	TOP OF GRATE ELEVATION	—	
INV	INVERT ELEVATION	—	
BB	BOND BEAM ELEVATION	—	
(33.60)	EXISTING SPOT ELEVATION	—	
33.60	PROPOSED SPOT ELEVATION	—	
HT	HEIGHT	—	
BCR	BEGINNING OF CURB RADIUS	—	
ECR	END OF CURB RADIUS	—	
TC	TOP OF CURB	—	
BC	BOTTOM OF CURB	—	
EJ	EXPANSION JOINT	—	
SJ	SCORE JOINT	—	
SC	SAW CUT	—	
R	RADIUS	—	
RDWD	REDWOOD	—	
MAX	HEADER	—	
NJ	LANDSCAPE ARCHITECT	—	
TYP	TYPICAL	—	
PA	PLANTING AREA	—	
HDR	MAXIMUM	—	
LA	MASTIC JOINT	—	
MIN	MINIMUM	—	
○	ALIGN	—	
1.0%	GRADIENT IN PERCENTAGE	—	
4:1	RATIO: 4' HORIZONTAL DISTANCE PER 1' OF VERTICAL HEIGHT	—	
R	RIDGE	—	
GB	GRADE BREAK	—	

CONSULTANTS

ARCHITECT	CIVIL ENGINEER
MICHAEL FOX/ FOXLIN ARCHITECTS 392 CAMINO DE ESTRELLA, SAN CLEMENTE, CA 92672 PHONE: (310) 621-5685 CONTACT: MICHAEL FOX EMAIL: mafox@foxlin.com	SAXON ENGINEERING 2605 TEMPLE HILLS DR. SUITE A OCEANSIDE, CA 92056 PHONE: (949) 366-2180 CONTACT: KURT SAXON EMAIL: kurts@saxonengr.com
LANDSCAPE ARCHITECT	APPLICANT
SUMMERS MURPHY & PARTNERS, INC. 34197 COAST HIGHWAY - SUITE 200 DANA POINT, CA 92629 PHONE: (949) 443-1446 x.235 CONTACT: MIKE MANN EMAIL: mmann@smpinc.net	KEYSTONE PACIFIC 16775 VON KARMAN AVENUE, SUITE 100 IRVINE, CA 92606 PHONE: (949) 430-5849 CONTACT: ELIZABETH REED EMAIL: ereed@keystonepacific.com
STRUCTURAL ENGINEER	GEOTECHNICAL
SDC ENGINEERING, S.E. 28052 CAMINO CAPISTRANO #201 LAGUNA NIGUEL, CA 92677 PHONE: (949) 481-9669 CONTACT: STEVE SHEPPARD EMAIL: steve@sd-engineering.com	ASSOCIATED SOILS 2860 WALNUT AVENUE SIGNAL HILL, CA 90755 PHONE: (562) 426-7990 CONTACT: TED RIDDELL EMAIL: ted@associatedsoils.com

INDEX

SHT #	SHEET DESCRIPTION
TS-1	TITLE SHEET
D-1	DEMOLITION PLAN
CL-1	CONSTRUCTION LAYOUT
CD-1	CONSTRUCTION DETAILS
CD-2	CONSTRUCTION DETAILS
CS-1	CONSTRUCTION SPECIFICATIONS
IR-1	IRRIGATION LAYOUT AND CALCS
ID-2	IRRIGATION DETAILS AND NOTES
ID-3	IRRIGATION DETAILS
PL-1	PLANTING LAYOUT
PD-1	PLANTING DETAILS
PS-1	PLANTING SPECIFICATIONS
S-1	STRUCTURAL DETAILS

UNDERGROUND SERVICE ALERT

CALL: TOLL FREE 1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

SCOPE OF WORK

SCOPE OF WORK TO INCLUDE NEW PUBLIC:
 THE EXISTING 6" HIGH COMMUNITY MASONRY WALL SOUTH OF THE GATED ENTRY ALONG PACIFIC COAST HWY IS IN POOR CONDITION AND WILL BE REPLACED BY AN 8" HIGH SPLIT-FACE MASONRY BLOCK WALL. SOME OF THE EXISTING TREES WILL BE REPLACED AS THEY WILL BE IMPACTED BY THE EXISTING WALL REMOVAL. ALL OF THE EXISTING SHRUBS WILL BE REPLACED AND A NEW IRRIGATION SYSTEM WILL BE INSTALLED ALONG WITH A FEW AMENITIES IN LAWN AREA (TRASH RECEPTACLE, DOG WASTE STATION) AS WELL AS NEW CONCRETE SIDEWALK TO THE LAWN AREA.

PLANTER AREAS: 14,299 S.F.

FINAL INSPECTION REQUIREMENTS

PROJECT SHALL COMPLY WITH THE:
 2019 CALIFORNIA BUILDING CODE (CBC)
 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
 2019 CALIFORNIA PLUMBING CODE (CPC)
 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGSBS)
 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
 CITY OF DANA POINT LOCAL ORDINANCES

NOTE:
 A SEPARATE PERMIT(S) IS / ARE REQUIRED FOR GRADING, ACCESSORY BUILDINGS, SWIMMING POOLS, SPAS, SHORING, RETAINING AND BLOCK WALLS OVER 3' TALL (MEASURED FROM BOTTOM OF FOOTING), PATIO COVERS, DEMOLITION, ETC.

"THE DESIGN OF THIS PROJECT COMPLIES WITH REQUIREMENTS OF CHAPTER 9.55 OF THE DANA POINT ZONING CODE, WATER EFFICIENT LANDSCAPE STANDARDS AND REQUIREMENTS"

PATRICK MURPHY RLA NO. 1881 DATE 02/27/2020

REVISIONS				
No.	Description	Sht.	Approved	Date
1	XXXX			

PLANS PREPARED BY:

SMP
 ENVIRONMENTAL DESIGN
 SUMMERS/MURPHY & PARTNERS, INC.
 34197 COAST HWY SUITE 200
 DANA POINT CA 92629
 (949) 443-1446

REGISTERED LANDSCAPE ARCHITECT
 Patrick C.M. Murphy No. 1881
 Signature 7-31-18
 Renewal Date
 Date

APPROVALS

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:

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 PLANNING DEPARTMENT DATE

CITY OF DANA POINT

MONARCH BAY HOA

WALL AND FENCE PLANS
 TITLE SHEET

CAD FILE NAME: 969_TS.dwg

DESIGNED SMP
 DRAWN AC
 CHECKED MM
 DATE 07-30-2020
 JOB NO. 742969

TS-1

1 OF 12 SHEETS

PERMIT #

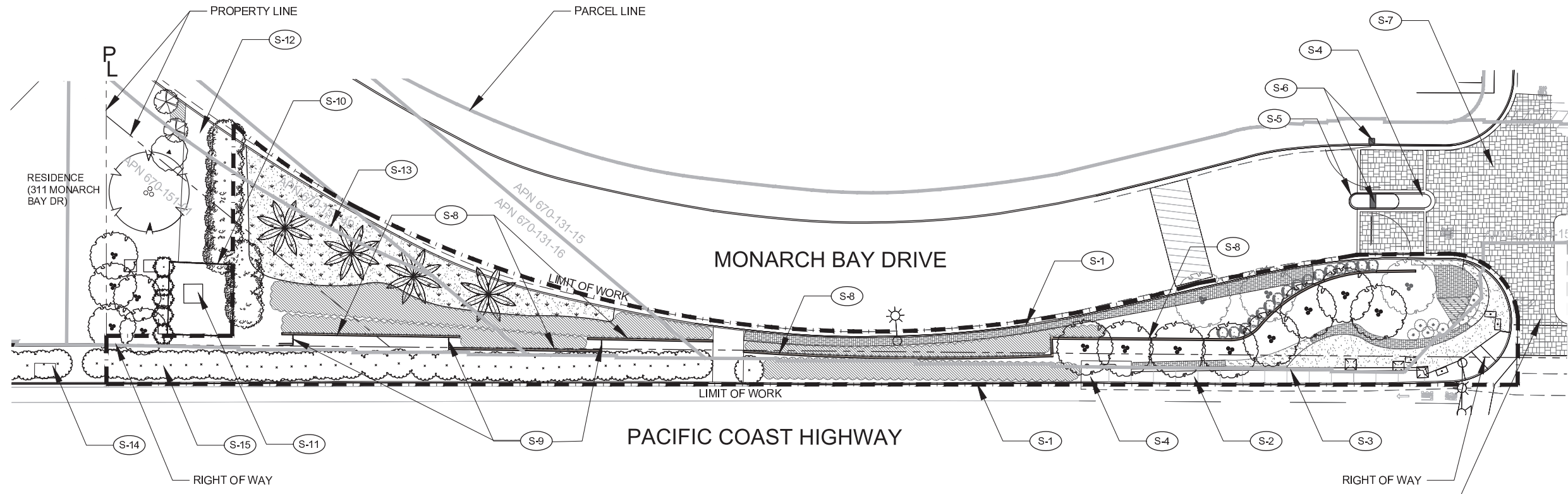
PLAN SET "E"
 DATED: 09-22-2020
 SMP PLAN CONTROL

DEMOLITION LEGEND		
SYMBOL	DESCRIPTION	DETAIL / SHEET
S-1	EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE	
S-2	EXISTING SIDEWALK TO REMAIN. PROTECT IN PLACE	
S-3	EXISTING LOW RETAINING WALL TO REMAIN. PROTECT IN PLACE	
S-4	EXISTING BUS STOP AREA W/ BENCH TO REMAIN. PROTECT IN PLACE	
S-5	PROPOSED MEDIAN WITH NEW CURB (PER ENTRY IMPROVEMENTS PLANS PREPARED BY S.M.P)	
S-6	PROPOSED STONE WALL AND PILASTERS (PER ENTRY IMPROVEMENTS PLANS PREPARED BY S.M.P)	
S-7	PROPOSED ENHANCED PAVING (PER ENTRY IMPROVEMENTS PLANS PREPARED BY S.M.P)	
S-8	EXISTING BLOCK WALL TO BE REMOVED	
S-9	EXISTING LOW WALL AND FENCE TO BE REMOVED	
S-10	EXISTING SCREEN FENCE TO REMAIN. PROTECT IN PLACE	
S-11	EXISTING TRANSFORMER TO REMAIN. PROTECT IN PLACE	
S-12	EXISTING ASPHALT ROAD TO REMAIN. PROTECT IN PLACE	
S-13	EXISTING TURF TO REMAIN IN THIS AREA. PROTECT IN PLACE	
S-14	EXISTING HISTORICAL MONUMENT TO REMAIN. PROTECT IN PLACE	
S-15	EXISTING FIGUS TREE HEDGE TO REMAIN. PROTECT IN PLACE	

EXISTING TREES TO REMAIN		
SYMBOL	BOTANICAL/COMMON NAME	QTY.
	CALLISTEMON VIMINALIS WEeping BOTTLEBRUSH	5
	ERYTHRINA CAFFRA CORAL TREE	1
	FEIJOA SELLOWIANA PINEAPPLE GUAVA	2
	FICUS BENJAMINA WEeping FIG	13
	FICUS NITIDA (TREE SHAPE) INDIAN LAUREL	46
	NERIUM OLEANDER OLEANDER	1
	PODOCARPUS GRACILIOR FERN PODOCARPUS	10
	SYAGRUS ROMANZOFFIANA QUEEN PALM	4

EXISTING TREES TO BE REMOVED			
SYMBOL	BOTANICAL/COMMON NAME	SIZE/ SPACING	QTY.
	FICUS BENJAMINA WEeping FIG		3
	PODOCARPUS GRACILIOR FERN PODOCARPUS		16

EXISTING SHRUBS/ TURF TO BE REMOVED	
	PITTOSPORUM TOBIRA MOCK ORANGE
	ROSA 'ICEBERG' ICEBERG ROSES
	LIGUSTRUM J. TEXANUM WAXLEAF PRIVET
	TECOMA CAPENSIS CAPE HONEYSUCKLE
	TURF
	ROSMARINUS OFFICINALIS PROSTRATUS CREEPING ROSEMARY



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"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
PA	PLANTING AREA		ALIGN
S-1	CALL OUT		MOUNDING
CL	CENTER LINE		
	ADA PATH OF TRAVEL CENTER LINE		
	AREA LIGHT. REFER TO LIGHTING PLANS		

SCALE: 1" = 20'-0"

NORTH

REVISIONS				
No.	Description	Sht.	Approved	Date
1	XXXX			

PLANS PREPARED BY:

SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

APPROVALS

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:

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

MATTHEW V. SINACORI, CITY ENGINEER
RCE #59239 EXP. 06/30/19

DATE _____

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CITY PLANNING DEPARTMENT DATE _____

CITY OF DANA POINT

MONARCH BAY HOA

WALL AND FENCE PLANS
DEMOLITION PLAN

DESIGNED SMP
DRAWN AC
CHECKED MM
DATE 07-30-2020
JOB NO. 742969

D-1

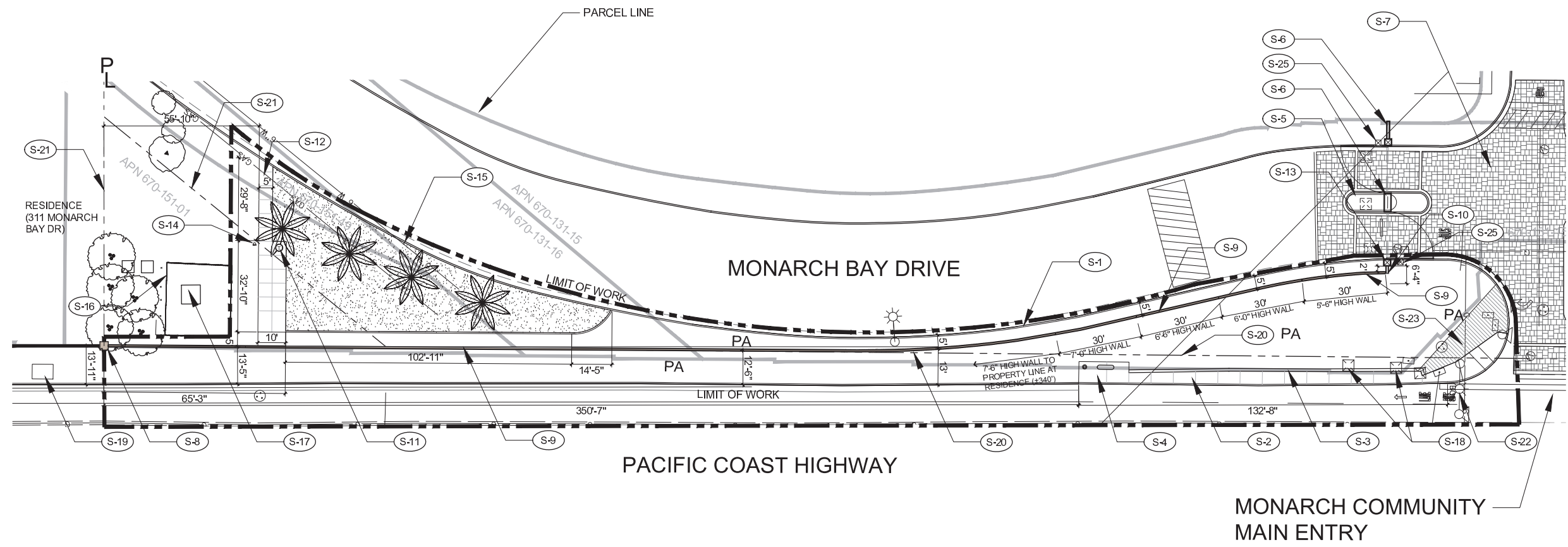
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2 OF 12 SHEETS

PERMIT #

FINISH SCHEDULE

SYMBOL	DESCRIPTION	DETAIL / SHEET
S-1	EXISTING CURB AND GUTTER TO REMAIN	
S-2	EXISTING SIDEWALK TO REMAIN	
S-3	EXISTING LOW RETAINING WALL TO REMAIN IN PLACE	
S-4	EXISTING BUS STOP AREA WITH BENCH TO REMAIN	
S-5	PROPOSED MEDIAN WITH NEW CURB (PER ENTRY IMPROVEMENTS PLANS)	
S-6	PROPOSED STONE WALL AND PILASTERS (PER ENTRY IMPROVEMENTS PLANS)	
S-7	PROPOSED ENHANCED PAVING (PER ENTRY IMPROVEMENTS PLANS)	
S-8	MASONRY PILASTER BLOCK: 16"x8"x16" RING SPLIT 4-SIDES COLOR: OAK BY ANGELUS BLOCK CO. CAP: 19.5"x4"x19.5" BEVELED PLASTER CAP COLOR: SANDSTONE BY ANGELUS BLOCK CO.	1 / CD-1
S-9	MASONRY BLOCK WALL BLOCK: 6"x8"x16" SPLIT FACE BLOCK COLOR: OAK BY ANGELUS BLOCK CO. CAP: 8"x2"x16" PRECISION CAP COLOR: SANDSTONE BY ANGELUS BLOCK CO.	3 / CD-1
S-10	STONE VENEER WALL VENEER: TBS WALL CAP: TBS	4 / CD-1
S-11	TRASH RECEPTACLE BEACON HILL THERMORY RECEPTACLE WITH BONNET TOP FRAME COLOR: TEXTURED PEWTER THERMORY SLAT COLOR: THERMORY HORIZONTAL BY ANOVA FURNISHINGS anova-furnishings.com	2 / CD-2
S-12	CONCRETE PAVING COLOR: NATURAL FINISH: SAND	4 / CD-2
S-13	STONE VENEER GATE PILASTER VENEER: TBS WALL CAP: TBS	5 / CD-1
S-14	DOG WASTE STATION COMPLETE WASTE STATION ONE PULL COLOR: BLACK BY DOG ON IT PARKS dogonit-parks.com	1 / CD-2
S-15	CONCRETE MOW CURB	3 / CD-2
S-16	EXISTING SCREEN FENCE TO REMAIN - PROTECT IN PLACE	
S-17	EXISTING ELECTRICAL TRANSFORMER TO REMAIN - PROTECT IN PLACE	
S-18	EXISTING ELECTRICAL BOX TO REMAIN - PROTECT IN PLACE	
S-19	EXISTING HISTORICAL DANA POINT MONUMENT TO REMAIN - PROTECT IN PLACE	
S-20	RIGHT OF WAY LINE PER CIVIL ENGINEER'S PLANS	
S-21	PROPERTY LINE PER CIVIL ENGINEER'S PLAN	
S-22	EXISTING TRAFFIC LIGHTS TO REMAIN, EXISTING TRAFFIC LOOPS TO BE REPLACED PER SEPARATE ENTRY PLANS PREPARED BY SUMMERS/MURPHY & PARTNERS.	
S-23	LINE OF SIGHT TRIANGLE PER DPMC 9.05.090	
S-24	STONE VENEER GATE PILASTER STONE VENEER: NATURAL LIMESTONE TO BE SELECTED PILASTER CAP: NATURAL STONE CAP TO BE SELECTED GROUT COLOR: TO BE SELECTED	5 / CD-1
S-25	GATE ARM BOX (PER ENTRY IMPROVEMENTS PLANS)	



UNDERGROUND SERVICE ALERT

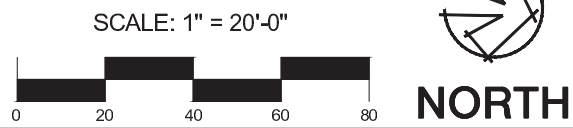
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1-800
422-4133

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SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
PA	PLANTING AREA	ALIGN	ALIGN
S-1	CALL OUT	MOUNDING	MOUNDING
⊕	CENTER LINE		
○ ○ ○ ○ ○	ADA PATH OF TRAVEL CENTER LINE		
⊙	AREA LIGHT. REFER TO LIGHTING PLANS		



REVISIONS

No.	Description	Sht.	Approved	Date
1	xxxx			

PLANS PREPARED BY:

SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

APPROVALS

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

MONARCH BAY HOA

WALL AND FENCE PLANS
CONSTRUCTION LAYOUT PLAN

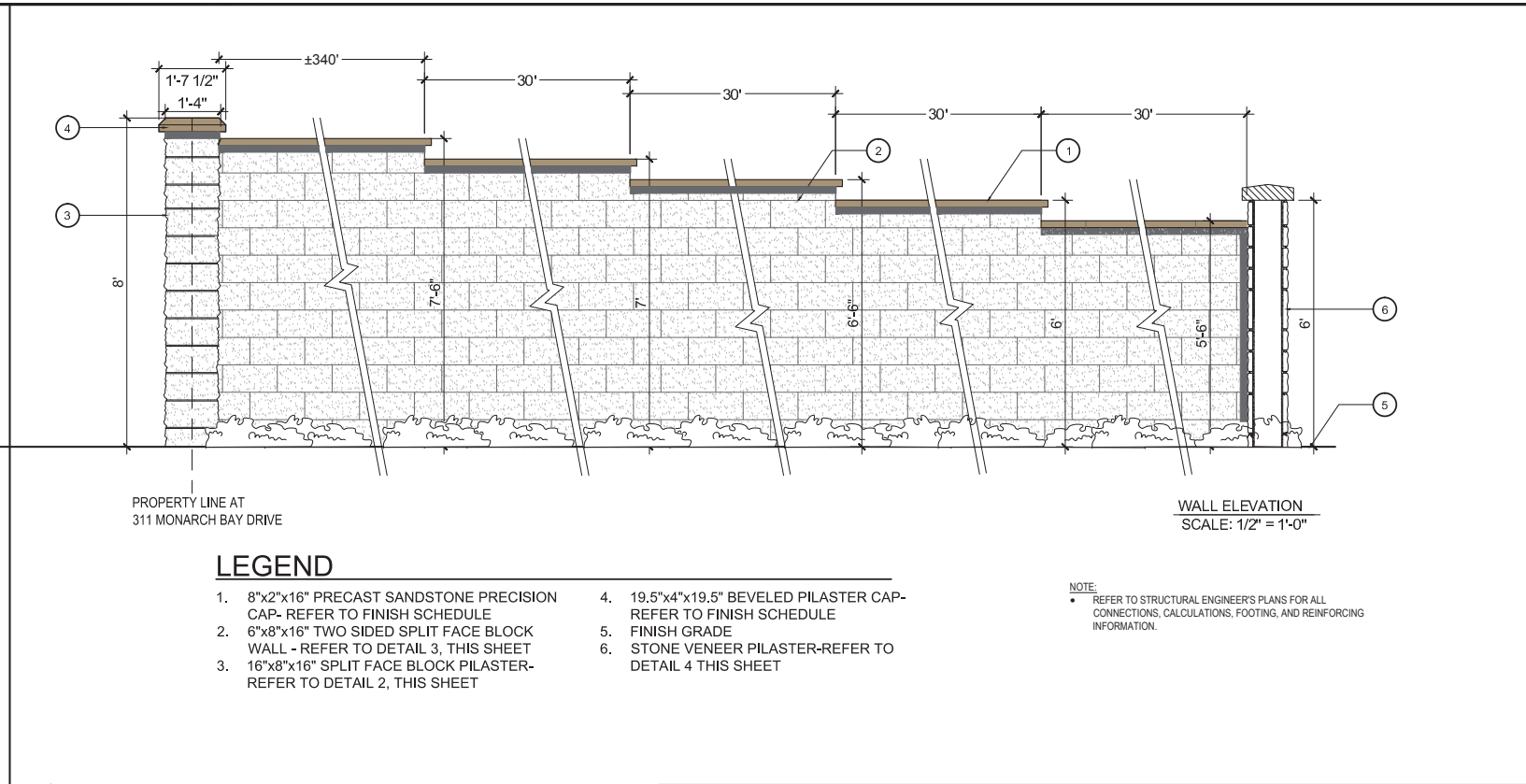
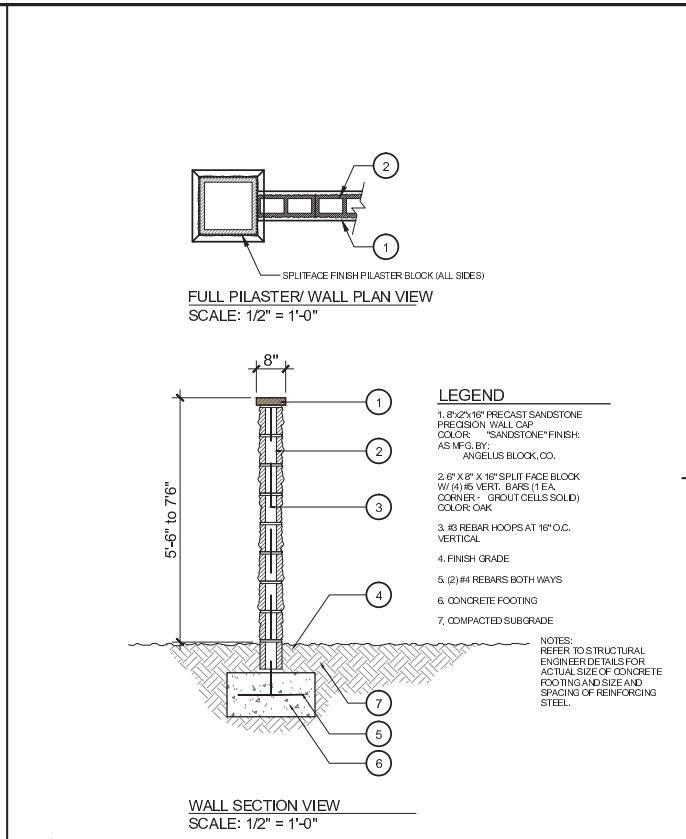
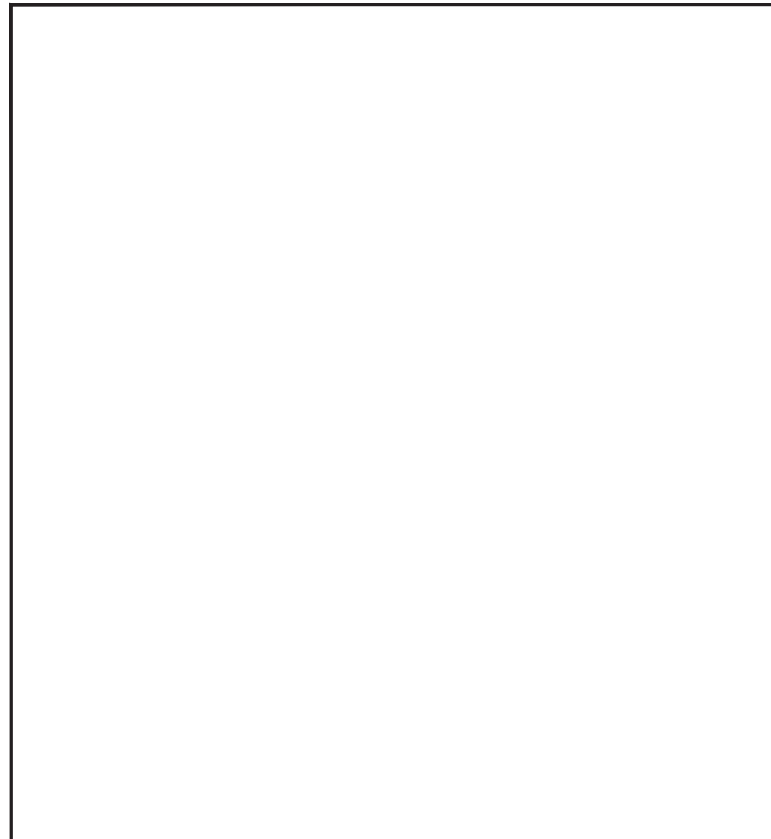
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DESIGNED	SMP
DRAWN	AC
CHECKED	MM
DATE	07-30-2020
JOB NO.	742969

CL-1

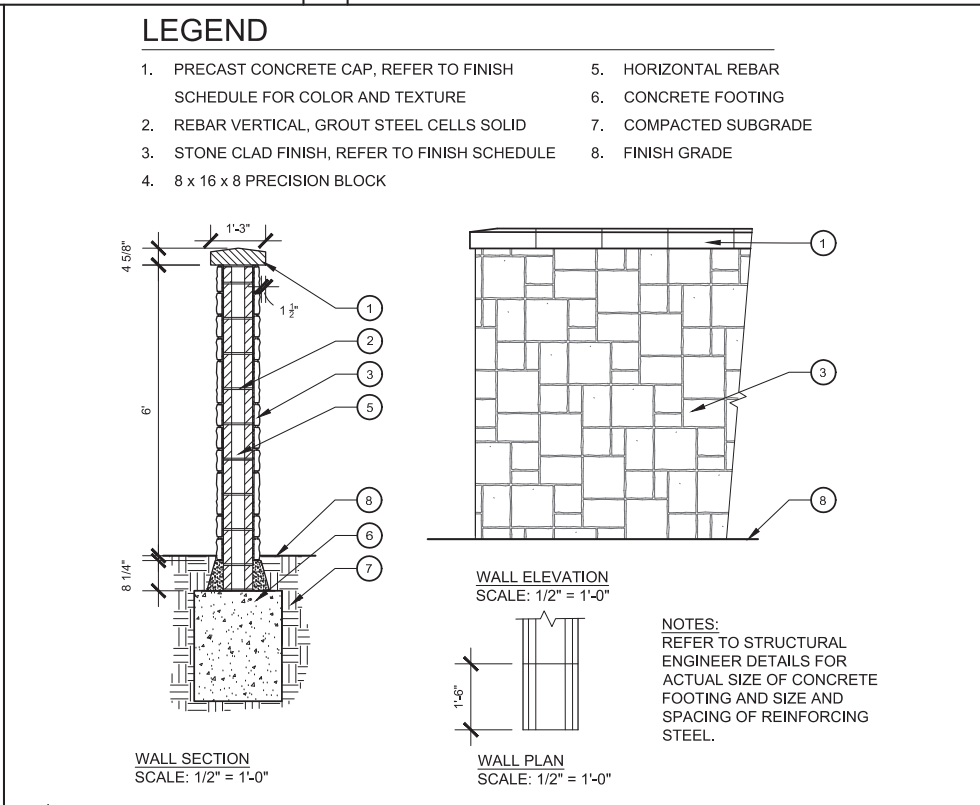
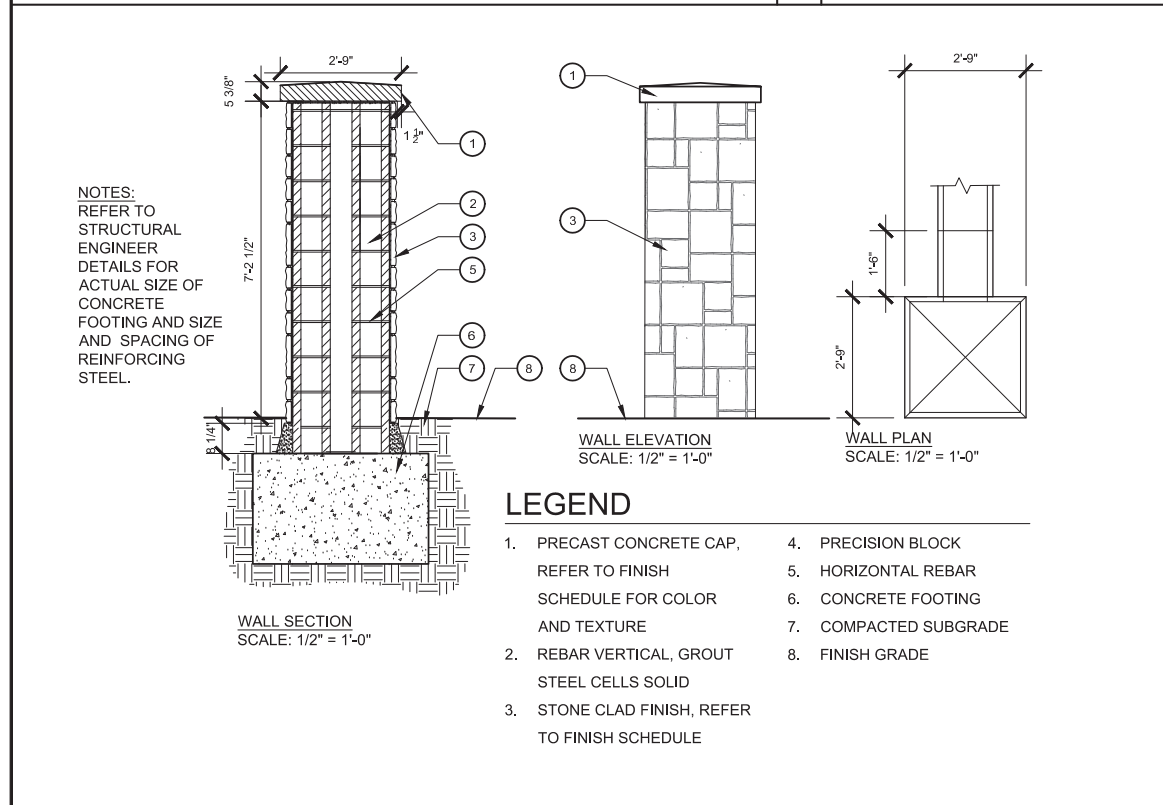
3 OF 12 SHEETS

PERMIT #

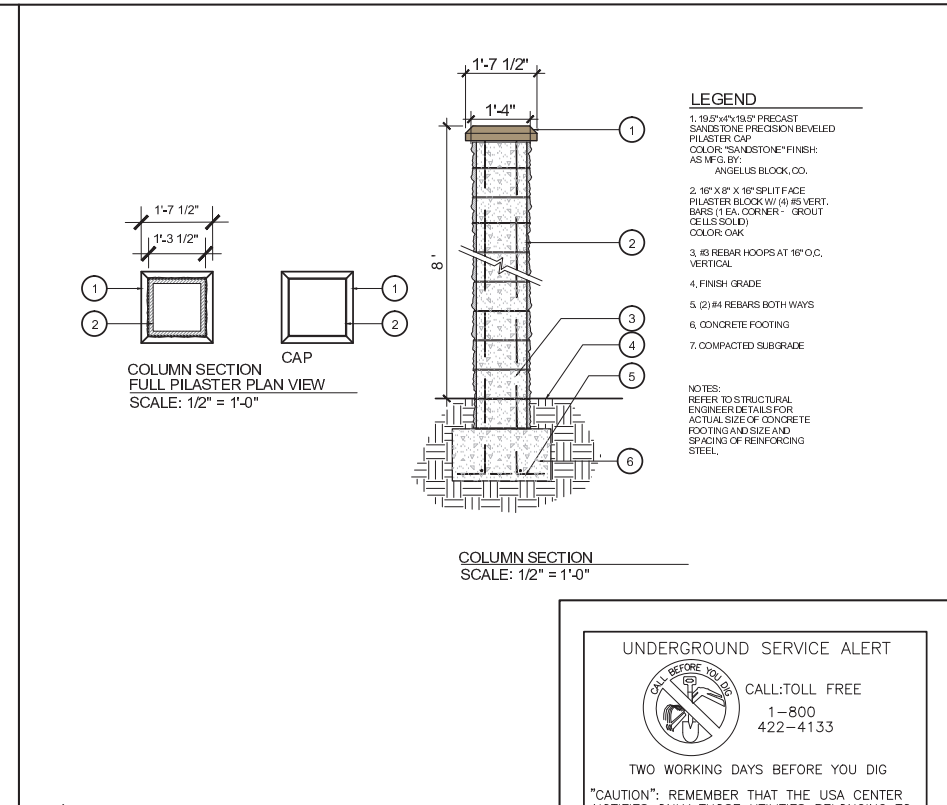


3 MASONRY WALL

1 WALL ELEVATION



4 STONE VENEER WALL



2 MASONRY PILASTER

5 STONE VENEER GATE PILASTER

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REVISIONS			
No.	Description	Sht.	Date
1	XXXX		

PLANS PREPARED BY:

SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

REGISTERED LANDSCAPE ARCHITECT
Frank C.M. Murphy No. 0681
Signature: [Signature]
7-31-18
Renewal Date: [Date]
Date: [Date]
STATE OF CALIFORNIA

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

APPROVALS

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

MATTHEW V. SINACORI, CITY ENGINEER
RCE #59239 EXP. 06/30/19

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CITY OF DANA POINT

MONARCH BAY HOA

WALL AND FENCE PLANS
CONSTRUCTION DETAILS

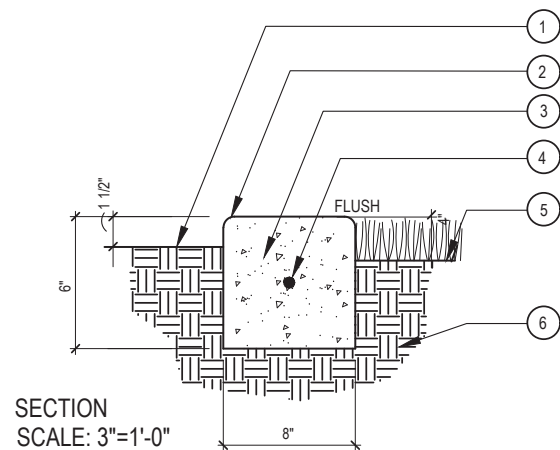
DESIGNED SMP
DRAWN AC
CHECKED MM
DATE 07-30-2020
JOB NO. 742969

CD-1

CAD FILE NAME: 969_CD

4 OF 12 SHEETS

PERMIT #



- 1. FINISH GRADE - SHRUB AREA.
- 2. 1/4" RADIUS NOSE TYP.
- 3. CONCRETE MOW CURB W/ WITH MEDIUM BROOM FINISH, SCORE JOINTS @ 10' O.C. AND EXPANSION JOINTS @ 20' O.C.
- 4. #3 REBAR CONTINUOUS.
- 5. FINISH GRADE - DECORATIVE GRAVEL OR DECOMPOSED GRANITE - REFER TO FINISH SCHEDULE
- 6. COMPACTED SUBGRADE.



**7408S
COMPLETE
DOG WASTE
STATION -
ONEPUL™**

Commercial grade,
powder coated
aluminum dispenser,
sign and receptacle

Color Options:
Green or Black

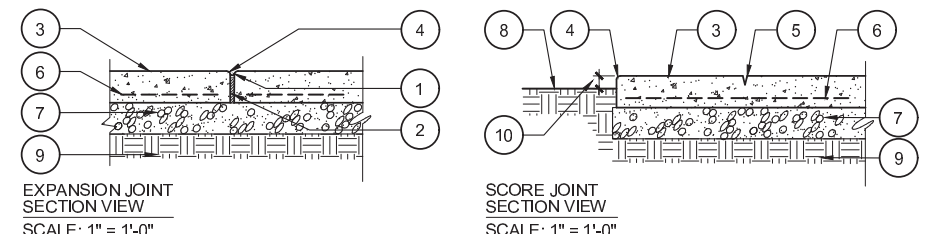
Square or Round 11
gallon receptacle

Dimensions:
72"H x 11.25"W

METHOD OF ATTACHMENT:
INSTALL POST IN CONCRETE
FOOTING 12"x12" WIDE, 18"
DEEP

DOG-ON-IT-PARKS
4818 Evergreen Way
Ste 250
Everett, WA 98203
P: 877-348-3647
www.dog-on-it-parks.com
Refer to installation manual for
more detailed specifications
Copyright 2016

3 CONCRETE MOW CURB



- LEGEND**
- 1. POLYSTYRENE JOINT CAP OVER EXPANSION BOARD. REMOVE TOP OF JOINT CAP PRIOR TO CAULKING. (SEE NOTE)
 - 2. 3/8" WIDE FULL DEPTH ASPHALT SATURATED FIBER EXPANSION BOARD
 - 3. CONCRETE PAVING - REFER TO FINISH SCHEDULE, SHEET CL-1 FOR COLOR, FINISH AND/OR PATTERN - REFER TO SOILS REPORT FOR THICKNESS (5")
 - 4. 1/4" RADIUS - ALL EDGES
 - 5. 3/4" DEEP X 3/8" WIDE (MAX.) SCORE JOINT WITH 1/4" RADIUS EDGES WHERE OCCURS SEE CONSTRUCTION PLAN
 - 6. REINFORCING STEEL - REFER TO SOILS ENGINEER REPORT FOR REQUIREMENTS (#4 @18" EACH WAY)
 - 7. AGGREGATE SUB-BASE - REFER TO SOILS REPORT FOR DEPTH (5") REQUIREMENTS
 - 8. FINISH GRADE
 - 9. COMPACTED SUBGRADE - REFER TO SOILS REPORT FOR REQUIREMENTS
 - 10. 1" MINIMUM, 2" AT TURF AREAS
- NOTE:**
- APPLY 1/2" DEEP JOINT SEALANT (CAULKING) INTO GROOVE. SAND IN WITH #60 SILICA SAND. MATCH COLOR OF PAVING

4 CONCRETE PAVING

1 DOG WASTE STATION

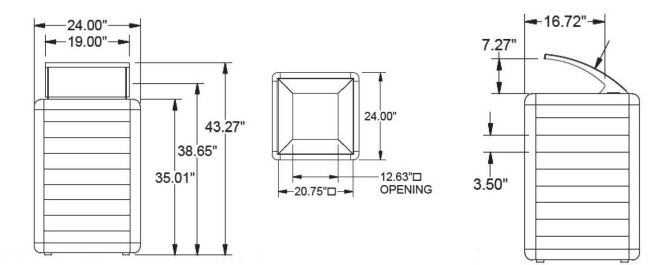


211 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1327 tel | 314.754.0835 fax
specify@anova-furnishings.com
anova-furnishings.com

BH1845TBT — Beacon Hill Thermory® Receptacle with Bonnet Top
45-gallon receptacle with Thermory planks, bonnet top, plastic liner and rubber feet

Material
The receptacle is 43.27" tall and is composed of nominal 1" x 4" Thermory planks with choice of horizontal or vertical plank placement and an extruded aluminum frame. Flexible modular design allows for customization; call for information.
The built-in, tapered bonnet top is 7.27" tall, made from 11-gauge steel and covers a 12.63" square waste opening. The top lifts off for easy waste disposal.
The receptacle is designed to be portable for flexibility in placement or surface mounted using .50" pre-drilled holes in the base to prevent movement. The rubber feet are adjustable to assist in leveling the receptacle. The reusable plastic liner is made of high-density polyethylene. The mounting hardware is not included.
Low-maintenance Thermory is made from thermally modified North American White Ash—a sustainably-harvested and renewable temperate hardwood. It is an environmentally-friendly hardwood and a great alternative to commonly used tropical rainforest hardwoods because of its dimensional stability and Class 1 durability (25+ years). Thermory has a slower carbon footprint than tropical hardwoods.

Finish
Fade-resistant, powder coated steel and aluminum components feature a state-of-the-art primer grown to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.
Thermory is a lustrous chocolate brown color when new and will naturally age to uniform silver/gray over time. The color-changing process begins immediately and varies with the amount of UV-exposure.



METHOD OF ATTACHMENT:
NO ATTACHMENT. SET ON
CONCRETE PAD IN LOCATION
SHOWN ON PLAN.

2 TRASH RECEPTACLE

REVISIONS				
No.	Description	Sht.	Approved	Date
1	xxxx			

PLANS PREPARED BY:

SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

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

APPROVALS

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

MATTHEW V. SINACORI, CITY ENGINEER

RCE #59239 EXP. 06/30/19

DATE

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

MONARCH BAY HOA

WALL AND FENCE PLANS
CONSTRUCTION DETAILS

CAD FILE NAME: 969_CD

DESIGNED SMP
DRAWN AC
CHECKED MM
DATE 07-30-2020
JOB NO. 742969

CD-2

5 OF 12 SHEETS

PERMIT #

I. GENERAL

- A. Contractual Relationship**
In the performance of this contract, Contractor shall hold Landscape Architect and Owner harmless from any and all liability, costs and charges arising out of, or in connection with, contractors, employees, or its agent's negligence, omissions, errors.
- B. Errors or Conflicts**
If any errors or conflicts are discovered in the plans or notes, they shall be interpreted so as to accomplish the real purpose of those plans and notes.
- C. Additions, Deviations and Alterations**
No deviations or alterations from the plans and specifications will be permitted unless authorized by the Owner or the Landscape Architect. Should deviation from plans and notes become necessary due to conflicting site conditions, Owner and Landscape Architect shall approve in advance any such deviation. No additional work will be authorized without the express written authorization from the Owner.
- D. Interpretation**
The Contractor shall comply with the obvious intent and meaning of these plans and specifications which shall be construed to include all labor, material, tools and equipment necessary to complete the work specified herein in a workmanlike manner in strict accordance with plans and notes. Should any questions arise as to the intent and interpretation of these plans and notes, Contractor shall refer to Owner and Landscape Architect whose decision thereon shall be final.
- E. Observation and Rejection of Materials and Workmanship**
All materials and workmanship furnished or performed by Contractor shall be subject to final observation and acceptance by Owner and Landscape Architect upon completion of all contract work whether previously paid for or not. At any and all times during the performance of this contract, Contractor shall make available for observation, test and approval, materials and workmanship. Failure of such observers to make observation, tests or approvals shall not prejudice the right of Landscape Architect or Owner on final observation. Contractor shall promptly replace any and all material, workmanship and equipment which does not conform to the plans and notes. All materials used on this contract shall be new and the best marked quality unless specified otherwise.
- F. Samples**
When so required by the Owner or Landscape Architect, Contractor shall submit for approval samples of the various materials, and specify finish thereon.
- G. Local Codes**
All construction shall conform to all local building codes and ordinances. It is Contractor's responsibility to verify all codes prior to commencing work.
- H. Utilities**
Contractor shall be responsible for verifying the location of all underground utilities, electric cables, conduits, sprinkler lines and utility lines prior to any construction.
- I. Removal of Debris and Clean-Up**
Contractor shall thoroughly clean and keep free of debris and waste material entire construction area to the satisfaction of the Owner.
- J. General**
The general conditions and any special conditions that Owner may require shall apply with the same force and effect as though written in full herein for all construction sections.

II. SITE EXCAVATION AND ROUGH GRADING

- Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for the completion of all clearing, stripping, excavating, backfilling, grading and related work as shown on the drawings, including but not limited to the following:
- A. Protection of all curbs, walks, walls, structures and other existing work which is to remain.**
- B. Clearing and stripping site of brush, debris and other foreign materials as outlined in the drawings.**
- C. Excavation for all foundations and footings to the dimension and depth shown on the drawings. Bottoms of excavations shall be smooth and level. All loose material shall be removed therefrom.**
- D. Subgrades shall be watered and compacted to a relative compaction of 95%.**
- E. Subgrades under all paving shall be true to grade and cross section, hard, uniform and smooth prior to placement of base material.**
- F. Backfilling of all excavations and trenches after placement of foundations, walls, walks, utilities, etc., as outlined on the drawings. Compaction of backfill shall be in accordance with Engineer's specifications.**
- G. Grading of areas indicated in the drawings including bringing existing grades to within 1/10 foot plus or minus. Final design grades as indicated on the drawings.**
- H. Stockpiling of excavation material or import top soil fill and sand shall be as outlined on the drawings or as approved by Landscape Architect.**
- I. Clean up and remove all debris and surplus material and remove from site.**

III. DRAINAGE

- Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for the completion of all drainage systems as shown on the drawings, including but not limited to the following:
- A. Materials**
- Acrylonitrile Butadiene - Styrene (ABS) Schedule 40 drain pipe, perforated or non-perforated in diameters shown on the drawings.
 - Basins and Drains - High impact plastic Styrene drain basins, catch basins with grates, high impact plastic Styrene deck drains, and/or precast concrete drain box and catch basins and cast iron grate in diameters and sizes as shown on the drawings. Stainless steel or brass deck drains in hardscape as shown on the drawings.
- B. Trenching and Laying Pipe**
- Trenches to pitch a minimum of 1/8" per foot unless otherwise indicated on the drawings. Contractor to verify all invert elevations and trench depth prior to excavation.
 - Bottom of trench shall be smooth and continuous to flow direction. A hollow shall be made to receive bell of pipe so the joint will not bear upon the subgrade. Adjustments to line and grade shall be made by scraping away or filling in with backfill under the base of the pipe and not by wedging or blocking.
 - Trench material shall be used for backfill. However, no rocks or lumps shall be used. Welded joints shall be given at least 15 minutes setup before handling. Above the level of initial backfill, the trench may be backfilled with trench material.
 - Compaction - Compaction by tamping shall not be done in layers exceeding eight inches in loose depth with each layer thoroughly compacted between.
- C. Clean-Up and Testing**
- Prior to covering of trenches, drain line and basins shall be checked to insure proper flow and water tightness.
 - The piping systems shall be flushed and cleaned prior to connecting to existing drain line, catch basin or storm drain systems.
 - Upon completion of work, remove debris, tools and surplus material from site.

IV. CONCRETE

- Scope of work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for the completion of all concrete flatwork as shown on the drawings including but not limited to the following:
- A. Materials**
- Cement - Standard Portland Cement, per designation C-150 of the ASTM Type II, III, or V, low alkali, single brand throughout. Refer to Soil Engineer's Report for Recommendations.
 - Aggregate - ASTM Specification C-33 3/4" maximum size. Decorative aggregates or pea rock as shown on drawings. Fine natural sand, well graded conforming to ASTM C-144.
 - Water - Water used shall be of potable quality.
 - Steel - Reinforcing steel for decks and walls to be intermediate grade deformed bars conforming to ASTM A-615 and/or Grade 40. Mesh ASTM A-496, size where shown on drawings.
 - Expansion Joints - Asphalt impregnated felt. Polyfelt Ethafoam as indicated on the drawings.
 - Control Joints - Saw cut joint 1/4 of slab thickness. Hand tooled score joints 1/4" deep minimum where shown on the drawings.
 - Cold Joints - Butt type, butt type with dowels. Scribed key joint as indicated on the drawings.
 - Joint Sealant - Two parts Polysulfide sealant as manufactured by Thibkol, Class AS, self leveling or multi-part polyurethane construction sealant by L.M. Scofield, in matching color.
 - Curing Material - Hunts process MD7C. "Lithochrome" color wax for color conditioned concrete by L.M. Scofield, in matching color of concrete as indicated on the drawings.
 - Color Conditioned Concrete - Chromix admixtures for integral colored concrete by L.M. Scofield Company.
 - Dust-On Color - "Lithochrome" color hardener by L.M. Scofield Company.
 - Surface Retardant - "Litholux" top surface retarder as manufactured by L.M. Scofield Company, or "Sikal" surface retardant or "Rugosol" as manufactured by Sika Corporation.
- B. Subgrade**
- Grade all subgrades to a uniform depth and compaction. Moisten all subgrades prior to pouring of concrete.
 - Cut all footings in undisturbed or compacted soil.
 - Place sand or aggregate base as shown on the drawings and as specified by a Soils Engineer.
- C. Forms**
- Use only finished lumber. Set all forms true to grade and position.
 - Moisten all forms prior to pouring of concrete or use approved form release agents.
- D. Expansion Joints**
- Place expansion joints in concrete at intersection of concrete and fixed structures, i.e., garage, walls, base of steps, pool bond beam as indicated on the drawings.
 - Place control joint in concrete not to exceed a horizontal spacing as specified by a soils engineer.
 - Place construction joints in concrete where casting on concrete is to be stopped and subsequent casting is to be started.
- E. Concrete**
- Class A concrete shall contain not less than 5 sacks of cement per cubic yard and be proportioned to attain a maximum cylinder strength of 2,000 PSI in 28 days. Compressive strengths are to be determined in accordance with ASTM C-39. The slump shall not exceed 4".
 - Concrete mixing - All transit mixed concrete shall be mixed and delivered in accordance with the requirement of Standard Specifications for ready mixed concrete ASTM C-694.
- F. Concrete Finishing**
- Broom Finish - Tamp fresh concrete with heavy metal grid. Screed with straight edge to remove all irregularities. Float to a smooth surface, steel trowel and edge to an even hard surface. Score as indicated on drawings. Use a new manila hemp bristle broom. Brush markings on slab in uniform fashion as shown on the drawings.
 - Rock Salt Finish - Tamp fresh concrete with heavy metal grid. Screed with straight edge to remove all irregularities. Float to a smooth surface, steel trowel and edge to an even hard surface. Score as indicated on drawings. Hand broadcast rock salt in even distribution and tamp in. Wash off concrete with enough pressure to dissolve rock salt after concrete has set.
 - Pea Rock Retarded Finish - Tamp fresh concrete with heavy metal grid. Screed with straight edge to remove all irregularities. Float to a smooth surface, steel trowel and edge to an even hard surface. Apply surface retardant to finished surface, prior to initial set per manufacturer's recommendations. L.M. Scofield, using sprayer, providing even distribution. Reveal aggregate by using water jet and coarse fiber brush to remove retardant paste from surface, washing thoroughly until surface is clean and exposure is complete and uniform.
 - Hard Seeded Aggregate Finish - Tamp fresh concrete with heavy metal grid. Screed with straight edge to remove all irregularities. Float to a smooth surface. Hand seed surface in uniform fashion over entire area keeping stone 1/2" minimum from edges and expansion joints. Tamp aggregate to a uniform depth below concrete surface.
 - Stamped Concrete - Tamp fresh concrete with heavy metal grid. Screed with straight edge to remove all irregularities. Float to a smooth surface. Apply color hardener "Lithochrome" by L.M. Scofield by the dry shake method using a minimum of 60 pounds per 100 square feet. Apply in 2 or more shakes and float after each shake. Trowel only after final floating while concrete is still plastic using imprinting tools to make pattern as shown on the drawings. Apply coloring compound "Lithochrome" color wax by L.M. Scofield Company using roller or sprayer. If "Bomacron" type surface is shown on drawings, a release agent must be applied prior to tending the concrete. Color curing compound may be optional, as indicated on the drawings.
 - Sand Finish - Tamp fresh concrete with heavy metal grid. Screed with straight edge to remove all irregularities. Float to a smooth surface, steel trowel and edge to an even hard surface. Prior to set, lightly sponge surface to reveal small surface lines while not exposing aggregate. Alternate method, after initial set, surface to be washed with a diluted solution of muriatic acid and water, and brushed to reveal surface lines. Surface must be continuously wet to avoid acid burn.
- G. Clean-Up**
- Upon completion of work, remove all forms, debris, material and tools from site.

V. BLOCK MASONRY


- Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for the completion of all block masonry as shown on the drawings, including but not limited to the following:
- A. Materials**
- Slump block units meeting grade A, ASTM C-90, concrete block units Grade A, ASTM C-90.
 - Cement - Standard Portland Cement ASTM designation C-150 Type I or II, low alkali.
 - Sand - Clean, well graded ASTM designation C-144.
 - Water - Water used shall be of potable quality.
 - Steel - Reinforced steel for wall to be Grade 40 deformed bars ASTM designation A-165.
 - Concrete - Class A concrete minimum 2,000 PSI at 28 days.
 - Mortar - by volume, freshly prepared, uniformly mixed in ratio 1 part cement, 1/2 part lime putty, 4-1/4 parts sand, conforming to ASTM C-270. Omit lime putty if plastic cement is used.
 - Grout - by volume freshly prepared, uniformly mixed 1 part cement, 3 parts sand, 2 parts pea gravel.
- B. Laying of Masonry**
- Lay all masonry straight and true to line with vertical joints plumb over each other. Horizontal joints shall be level. Headers and corner units to show finished faces where exposed. Joints and bond pattern to be as shown on the drawings.
- C. Reinforcing**
- All bars in masonry shall be lapped a minimum of 40 bar diameters. Dowels for walls and columns to be same size as wall reinforcing. Refer to Structural Engineer's specifications for all steel sizes and locations.
- D. Cutting of Masonry**
- No cutting of masonry units shall be allowed unless shown on the drawings.
- E. Grouting of Masonry**
- Grout all cells with vertical steel solid as shown on the drawings.
 - Grout all cells below grade solid.
 - Provide minimum 3/4" between steel reinforcing and blocks.
- F. Weepholes**
- Open joint weep holes at 32" O.C. maximum on bottom course of retaining walls with 1 cubic foot gravel if shown on drawings or approved drainage system per Structural Engineer's specifications.
- G. Expansion Joints**
- Provide vertical expansion joints in wall per local code and Structural Engineer's specifications.
- H. Waterproofing**
- Waterproof all retaining walls below grade with asphalt emulsion, 2 coats.
- I. Cleaning**
- Clean all masonry work, remove all mortar stains.
 - Upon completion of work, remove all mortar droppings, debris, materials and tools from site.
- VI. BRICK MASONRY**
- Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for the completion of all brick or stone masonry as shown on the drawings, including but not limited to the following:
- A. Materials**
- Brick or stone conforming to ASTM A-62 grade MW as shown on the drawings.
 - Cement - Standard Portland Cement ASTM designation C-150, Type II, III, or V low alkali single brand throughout. Refer to Soils Engineer's report for recommendations.
 - Sand - Clean, well graded ASTM designation C-144.
 - Water - Water used shall be of potable quality.
 - Steel - Reinforced steel for walls to be Grade 40 deformed bars ASTM designation A-165.
 - Mortar - by volume, freshly prepared, uniformly mixed in ratio 1 part cement, 1/2 part lime putty, 3 parts sand, conforming to ASTM C-270. Omit lime putty if plastic cement is used.
 - Grout - by volume, freshly prepared, uniformly mixed in ratio 1 part cement, 3 parts sand or 1 part cement, 3 parts sand and 2 parts pea gravel.
- B. Laying of Brick**
- Lay all masonry straight and true to line with brick vertical joints plumb over each other. Horizontal joints shall be level. Headers and corner units to show finished faces where exposed. Joints and bond pattern to be as shown on the drawings.
- C. Reinforcing**
- All bars in masonry shall be lapped a minimum of 40 bar diameters. Dowels for walls and columns to be same size as wall reinforcing. Refer to Structural Engineer's specifications for all steel sizes and locations.
- D. Cutting of Masonry**
- Use masonry saw for brick cuts unless specified otherwise. Bricks cut less than 1/2 length shall not be used. Stone to be cut with chisel and hammer.
- E. Grouting of Masonry**
- Grout core walls solid as shown on the drawings.
 - Provide minimum of 2-1/2" grout space between double brick walls. Provide minimum 3/4" between steel reinforcing and brick.
- H. Waterproofing**
- Waterproof all retaining walls below grade with asphalt emulsion, or other as specified by Soils Engineer.
- I. Cleaning and Sealing**
- Clean all masonry work. Remove all mortar stains. Remove alkali with solution of muriatic acid and water. Apply clear sealer to exposed surfaces if shown on the drawings.
 - Upon completion of work, remove all mortar droppings, debris, materials and tools from site.
- VII. CARPENTRY**
- Scope of work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for completion of all carpentry as shown on the drawings, including but not limited to the following:
- A. Materials**
- Wood - rough sawn, resawn, surfaced 4 sides where shown on the drawings, straight, sound, free from marks, pin head knots, sap pockets, slivers, and checks. Select grade or better where shown on the drawings.
 - Douglas Fir, Redwood, Western Red Cedar or as shown on the drawings.
 - Posts, Plates and other at-grade connections to be Redwood, Western Red Cedar or pressure treated Douglas Fir as shown on the drawings.

- Hardware - column bases - Simpson Strong Tie or equal, Post caps and strap ties - Simpson Strong Tie or equal, Joist hangers and heavy angles - Simpson Strong Tie or equal. Screws, hinges, nails, bolts, and washers. All hardware material to be galvanized.
 - Stain and paint - as selected and shown on drawings.
 - Concrete - Class A minimum 2,000 PSI at 28 days.
- B. Rough Carpentry**
- Set all posts, beams, rails and framing plumb and true to line as shown on the drawings.
 - Connections - make all connections as shown on the drawings. Splice lumber at posts only. Utilize all nail and/or bolt holes for all hardware.
 - Ease all top edges of exposed lumber for bench tops, low walls, etc., where surface contact is provided.
 - Post base - set post column base as shown on drawings, providing minimum 1" clear all sides from finished post base to top of paving.
 - Countersink nails and bolts in all locations where surface contact is provided, i.e., bench top etc.
- C. Painting and Stain**
- Fill all seams and cracks with latex caulk and/or wood dough to insure an even surface.
 - Sand smooth all exposed surfaces is specified as S 45.
 - Prime all painted surfaces with one coat primer.
 - Paint with minimum two finish coats for painted surfaces.
 - Stain with minimum two finish coats for stain surfaces.
- D. Protection and Cleanup**
- Protect all existing work from paint overspray.
 - Upon completion of work, remove all scrap wood, debris, materials and tools from site.

VIII. METAL WORK

- Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for completion of all metal work where shown on the drawings, including but not limited to the following:
- A. Materials**
- Steel tubing in sizes shown on the drawings ASTM designation 500 and/or hand forged, cold rolled wrought iron in sizes as shown on the drawings.
 - Hardware - hinges, latches, bolts, washers, screws, etc., to be heavy duty.
 - Concrete - Class A concrete minimum 2,000 PSI at 28 days and/or Por-Rock as shown on the drawings.
 - Paint - Zinc Chromate primer, "Rustoleum" finish surface coats or equal. "Metalizing" or galvanizing or powder coating if shown on the drawings.
- B. Fabrication and Installation**
- Contractor shall make all measurement for fabrication in field prior to starting work.
 - Horizontal bars to taper with grade or step with grade as shown on the drawings. Vertical bars to be plumb.
- C. Welding**
- Welding to comply with the requirements of standard code for ARC and gas welding.
 - Weld to only clean, rust-free surface.
 - All welds to be continuous and free of cracks, craters and porosity. Tack welds not acceptable.
 - Grind smooth all exposed welds, match adjoining surfaces.
 - Plug all open ends and tops, and weld.
- D. Painting**
- Prime all metal work with one coat Zinc Chromate primer.
 - Paint all metal work with 2 coats "Rustoleum" in semi-gloss or flat as shown on the drawings. Paint to be 4 mils minimum dry thickness each.
 - Prime and paint per above, all field welds.
- E. Protection and Cleanup**
- Protect all existing work from paint overspray.
 - Obtain fire permit where required for on-site welding.
 - Upon completion of work, remove all scrap iron, debris, materials and tools from site.
- VIII. Landscape Lighting**
- Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for completion of all landscape lighting where shown on the drawings, including but not limited to the following:
- A. Materials**
- Lighting fixtures - Landscape up-lights, pole mounted fixtures, wall mounted fixtures, and low voltage lighting as shown on the drawings and fixture schedule.
 - Conduit - Schedule 40 or better per local electrical code, wire and sizes per drawing and schedules and/or non-metallic direct burial sheathed cable as shown on the drawings.
 - Panel, breakers, meters, electrical service pedestals, time switches, photo cells and related hardware as shown the drawings.
 - Concrete - Class A concrete minimum 2,000 PSI at 28 days.
- B. Lighting Fixture Installation**
- Provide all lighting fixtures with Underwriters Laboratories labeling and where exposed to weather "lamp area" labeling. Provide all fixtures, poles, etc. with permanent level or perpendicular support and guarantee to stay in alignment for a period of one year minimum. Posts to be direct burial or mounted to template base, all as shown on drawings and fixture schedules.
- C. Underground Distribution**
- Provide plastic conduit and conductors in utility trenches per local code. The use of non metallic sheathed cable rated for underground use is approved (if allowed by local authority) if suitably protected (i.e. in a trench with other piping with a concrete 3" cap or with buried Redwood planking).
- D. Distribution Panel, Pedestal**
- Provide panels, breakers, electrical service pedestals as shown on the drawings complete with time switches, photo cells and related hardware as required.

UNDERGROUND SERVICE ALERT




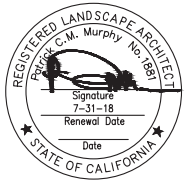
CALL-TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

REVISIONS			
No.	Description	Sht.	Date
1	xxxx		

PLANS PREPARED BY:

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:

MATTHEW V. SINACORI, CITY ENGINEER
RCE #59239 EXP. 06/30/19


DATE _____

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 PLANNING DEPARTMENT DATE _____

APPROVALS

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



CITY OF DANA POINT

MONARCH BAY HOA

WALL AND FENCE PLANS
CONSTRUCTION SPECIFICATIONS

DESIGNED	SMP
DRAWN	AC
CHECKED	MM
DATE	07-30-2020
JOB NO.	742969
CS-1	
CAD FILE NAME:	969_CS
6 OF 12 SHEETS	

PERMIT #

Water Efficient Landscape Worksheet
This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.
One worksheet per point of connection (water meter)*

Select your city: **Dana Point** Project name or address: **MONARCH BAY**
Reference Evapotranspiration (ET₀): **45.0** Landscape Area Sector Type: **Non-Residential**

California Water Efficient Landscape Worksheet						
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method†	Irrigation Efficiency (IE)‡	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area (Estimated Total Water Use (ETWU))§
Regular Landscape Areas						
B1/Shrub Drip (Med)	0.2	Drip	0.81	0.25	1243	307
B2/Turf Rotor (High)	0.8	Overhead	0.75	1.07	2752	2935
B3/Turf Spray (High)	0.8	Overhead	0.75	1.07	543	579
B4/Shrub Drip (Low)	0.2	Drip	0.81	0.25	1881	464
B5/Shrub Drip (Med)	0.5	Drip	0.81	0.62	1512	933
B6/Shrub Drip (Low)	0.2	Drip	0.81	0.25	1486	367
B7/Shrub Drip (Med)	0.5	Drip	0.81	0.62	3300	2037
B8/Shrub Drip (Med)	0.5	Drip	0.81	0.62	1675	1034
B9/Tree Bubblers (Med)	0.5	Bubbler	0.77	0.65	32	21
Average	0.10	Total	14,424	Total	8,678	

Average ETAF for Regular Landscape Areas - In Compliance

SLA-1 (B2 & B3)	1	3,295	3295	91931
Totals	1	3,295	3295	91931

Total Landscape Area 14,424
Statewide ETAF 0.68
ETWU Total 242,117
Maximum Allowed Water Allowance (MAWA)* 273,024

Percentage of MAWA 89%

**SOUTH COAST WATER DISTRICT
ENGINEERING DEPARTMENT**

Requirements to meet "Recycled Water Ready Irrigation Systems"

The Landscape Irrigation Plans shall comply with the requirements of the South Coast Water District's Rules and Regulations for Recycled Water Use and applicable State requirements. The plans shall include all components of the recycled water irrigation system with the exception of signage, which will be required when recycled water is available for use.

The South Coast Water District Rules and Regulations for Recycled Water Use are available at:
<http://scwd.org/services/watersupply/recycled.asp>

The Landscape Irrigation plans shall include the following certification statement, signed and dated:

HYDROZONE LEGEND

HYDROZONE #	DESCRIPTION
H-ZONE B1	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B2	HIGH WATER TURF IRRIGATED WITH ROTOR
H-ZONE B3	HIGH WATER TURF IRRIGATED WITH SPRAY
H-ZONE B4	LOW WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B5	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B6	LOW WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B7	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B8	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B9	MEDIUM WATER TREES IRRIGATED WITH BUBBLER

RECYCLED WATER GENERAL NOTES:

Standard Notes - As a minimum, standard notes that are to be listed on the plans area as follows:

- The design and installation of the onsite recycled irrigation system shall conform to SCWD "Rules and Regulations for Recycled Water Use" and SCWD general notes for recycled water.
- Systems have been designed with pressure and flows as noted on plans.
- SCWD's Operations Office shall be notified 72 hours prior to the start of any construction at the proposed recycled water use site.
- All onsite irrigation piping installed under this design shall be identified as recycled water piping in accordance with SCWD "Rules and Regulations for Recycled Water Use".
- Quick coupling valves on the recycled irrigation mainline shall be installed in accordance with Standard Specifications.
- See specifications for reference to alternative material and special identification required.
- AS-built shall be submitted and approved by SCWD before regular service is started.
- All remote control valves, gate valves and pressure relief valves shall be installed in suitable valve boxes in accordance the Standard Specifications.
- All facilities and equipment shall be consistently colored, marked, to otherwise identified as recycled water facilities in accordance with Standard Specifications.
- Final As-built Documents
- Final as-built shall be submitted by the design engineer or landscape architect registered with the state of California and approved by SCWD before a request for regular service start-up is made. The following shall apply:
 - Recording Changes - All changes in the work constituting departures from the original design drawings, including changes in both pressure and nonpressure lines, shall be accurately recorded on one set of drawings. Upon completion of each increment of work, all such information and dimensions shall be transferred to a set of reproducible drawings.
 - Dimensioning - All dimensions shall be taken from two permanent points of reference such as buildings, monuments, sidewalks, curbs or pavements. Locations shown on as-built shall be kept day by day as the project is being installed.
 - Specific Call-Outs - The locations and depths of the following items shall be shown:
 - Points of connection
 - Routing of irrigation supply lines and all related appurtenances
 - Gate valves
 - Sprinkler control valves
 - Quick coupling valves
 - Routing of control wires
 - Irrigation controllers
 - Remote control valves
 - Irrigation-related appurtenances

Availability - For the purpose of reference, as-built shall be maintained onsite at all times. Control Charts shall be prepared by the design engineer or landscape architect, submitted with the as-built, and approved by SCWD before formal request for service start-up is made. The chart submittals shall include the following:

Chart Requirement - One controller chart shall be provided for each automatic controller supplied showing the system area covered by the controller.

Chart Scale - Each chart shall be a reduced drawing of the as-built system. The controller sequence shall be clearly legible at the reduction chosen.

Chart Coloring - Each chart shall be black-line print with a different color used to show the area of coverage for each valve station system.

Chart Packaging - After approval by SCWD, all charts shall be sized 11" by 17" and laminated between two minimum 10 mil-thick pieces of plastic.

IRRIGATION MATERIAL LEGEND

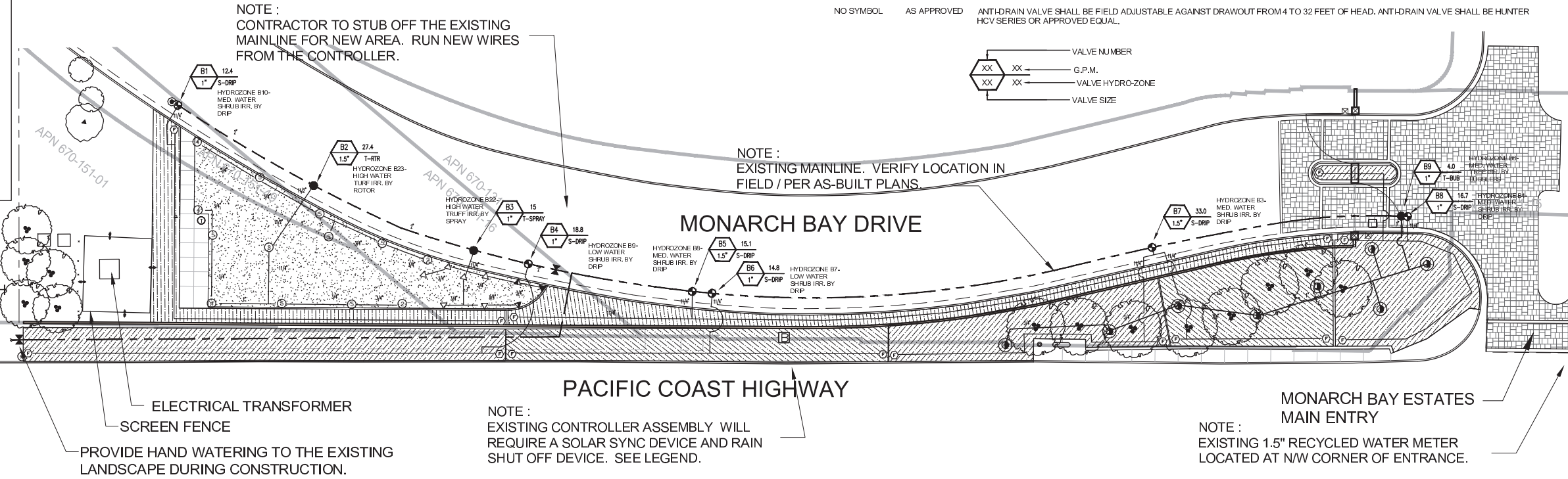
SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	GPM	PSI	RADIUS	PRECIP. RATE
▽	RAIN BIRD	RD06-S-NPUJ-8-Q,H,F	8Q-90, 8H-180,	26, 52, 105	30	8 FT 1.58
▽	RAIN BIRD	RD06-S-NPUJ-12-Q,H,F	12Q-90, 12H-180, 12F-360	65, 130, 260	30	12 FT 1.54
▽	RAIN BIRD	RD06-S-NPUJ-15-Q,H,F	15Q-90, 15H-180, 15F-360	92, 185, 370	30	15 FT 1.58
① ② ③	HUNTER	I-20-6-R MPR 25 (RED) - Q, H, F		.88, 1.73, 3.34	35	24 FT 0.56
④ ⑤ ⑥	HUNTER	I-20-6-R MPR 30 (GREEN) - Q, H, F		1.23, 2.59, 2.4	35	30 FT 0.54
⊙	RAIN BIRD	1806-SAM-PRS POP-UP BODY W/ 1401 BUBBLER NOZZLE		0.25 (0.50)	30	2' - 5' 1.58 (3.0)

SHRUB DRIPLINE

- 11/4" SCH 40 PVC MANIFOLD TO RUN THE LENGTH OF EACH DRIPLINE SYSTEM. LOCATE VALVE CENTRALLY WITHIN EACH SYSTEM.
- FITTINGS WITH PVC TEE OR ELL FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIPLINE TUBING INSTALL PER MANUFACTURERS SPECIFICATIONS.
- ALL CONNECTIONS BETWEEN DRIPLINE TUBING SHALL BE MADE USING "EASY FIT" COMPRESSION FITTINGS. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- MDFCAP MANUAL FLUSH VALVE AT END/MIDDLE OF DRIPLINE 3/4" PCV FLUSH MANIFOLD LINE, INSTALL FLUSH VALVE INSIDE A SEPARATE VALVE BOX, ONE AT THE END OF TUBING RUNS IN EACH DIRECTION. INSTALL MIN. ONE FLUSH VALVE PER 1000' OF TUBING IN EACH DIRECTION ON DRIPLINE FLUSH MANIFOLD. INSTALL 18" FROM PAVING. INSTALL ALL FLUSH EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.
- EXISTING 2" RECYCLED WATER METER FOR IRRIGATION. SEE PLAN FOR LOCATION
- CONTRACTOR TO LOCATE AND FLUSH BASKET STRAINER PRIOR TO BEGIN 90 DAY MAINTENANCE.
- T-113 GATE VALVES, LINE SIZE.
- 33-DNP QUICK COUPLER VALVE W/ (PURPLE) LOCKING CAP
- (0.2 - 22.0 GPM) PESB-R REMOTE CONTROL VALVE. SIZE AS INDICATED (REUSE THE EXISTING VALVES IF POSSIBLE-CONTRACTOR WARRANTY FROM VALVE TO FLUSH VALVE)
- 1" -XCZ-100-PRBR-COM FOR FLOW 3-20 GPM / 1.5" -XCZ-150-PRBR-COM FOR FLOWS 15-40GPM. DRIPLINE CONTROL ZONE KIT COMPLETE WITH A 1" PESB VALVE AND 1" PRESSURE REGULATING (40 PSI), QUICK-CHECK BASKET FILTER. INSTALL CONTROL ZONE KIT IN A SINGLE STANDARD RECTANGULAR VALVE BOX.
- EXISTING CONTROLLER - CONTRACTOR TO VERIFY THE CONTROLLER HAS AVAILABLE STATIONS AND INSTALL A HUNTER MINI-CLICK RAIN SENSOR IN A SG-MC MOUNTED TO THE CONTROLLER ENCLOSURE. IF THE CONTROLLER NEEDS TO BE UPGRADED TO COMPLY WITH CITY REGULATIONS, THE CONTRACTOR WILL INSTALL A HUNTER I2C-800-PL-ICM-2200 WITH A SOLAR SYNC.
- PVC PIPE 3/4" - 2" SCH. 40 AS LATERAL LINES 12" BELOW GRADE
- PVC PIPE SCH. 40 AS MAINLINES 24" MINIMUM BELOW GRADE, REFER TO DETAIL FOR DEPTH.
- ALL MAINLINE SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED PER DETAIL
- PVC PIPE SCH. 40 AS SLEEVING, 1-1/2 TIMES THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. SLEEVE ALL DRIVEWAYS AND SIDEWALK CROSSINGS, EXTEND 2' PAST CURB EDGE.
- IRRIGATION CONTROL WIRE, USE AWG - 14 GAUGE MINIMUM - UL APPROVED - U.F. 600 VOLT DIRECT BURIAL COPPER WIRE 14 GAUGE MINIMUM - UL APPROVED - U.F. 600 VOLT DIRECT BURIAL COPPER FOR COMMON WIRE. CONTROL WIRES SHALL BE A DIFFERENT COLOR WIRE FOR EACH AUTOMATIC CONTROLLER. COMMON WIRES SHALL BE WHITE WITH A DIFFERENT COLOR STRIPE FOR EACH AUTOMATIC CONTROLLER. COLOR OF STRIPE SHALL MATCH COLOR OF CONTROL WIRES PROVIDE SPARE WIRES PER DESIGN GUIDELINES.
- "DBY" DIRECT BURY SPLICE KITS, FOR USE ON ALL WIRE CONNECTIONS.
- ANTI-DRAIN VALVE SHALL BE FIELD ADJUSTABLE AGAINST DRAWOUT FROM 4 TO 32 FEET OF HEAD. ANTI-DRAIN VALVE SHALL BE HUNTER HCV SERIES OR APPROVED EQUAL.

IRRIGATION MAINTENANCE SPEC'S

- A. Over Head (spray) and drip Irrigated Areas**
- Scheduling: Grass and shrub areas shall be irrigated as often as necessary, staying within local drought restrictions, to maintain healthy growth and appearance. Irrigation times should be scheduled for early morning hours (3:00 am to 6:00 am) whenever possible to reduce disease problems. Watering schedules shall be controlled by the Et based Control System. A qualified person shall be responsible for operating and scheduling the irrigation control boxes along with the duties of adjusting controllers, observing the distribution of water, and making minor adjustments to correct any problems within the system.
 - On turf, water should be applied at a rate higher than the infiltration rate of the soil, if runoff occurs, frequent and shortened water cycles should be scheduled, programmed to avoid run-off.
 - Soil sampling at 5" to 8" depths at several locations throughout property shall be done biweekly to check for adequate moisture. Hand watering of localized "brown areas" shall be done when necessary.
 - Watering schedules shall be arranged so as not to coincide with herbicide applications, mowings, or other events that may interfere with the use of the facility.
 - Records shall be maintained to record precipitation rates and monthly irrigation scheduling. These include: precipitation rates, day, time, and length of watering for each station (valve) for each controller. Copies of such records shall be provided to Owner.
- B. Trees, Shrubs, Groundcovers, and Vines shall be checked weekly for adequate water requirements.** Conditions such as: wilt, color change, vigor, stress, growth necessary. Conduct a review of the drip systems in operation if plant material appears stressed in an isolated area. Repair and/or replace drip tubing as necessary.
- C. System Maintenance**
- The irrigation system shall be maintained for optimum performance by: cleaning, adjusting all sprinkler nozzles, wye and basket strainers, drip emitters and screens for proper coverage (head to head or beyond) and to reduce overspray onto sidewalks and pavement.
 - Weekly inspections of the irrigation system while in operation should be made during the warmer months (May 1st through September 15th), and biweekly in other spring and fall months to detect and malfunctioning of the system.
 - All manufacturing equipment shall be replaced prior to the next scheduled irrigation.
 - All replacement heads and other equipment shall be the same manufacturer, type, and application rates.



UNDERGROUND SERVICE ALERT

CALL-TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

REVISIONS

No.	Description	Sht.	Approved	Date
1	XXXX			

PLANS PREPARED BY:

SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

REGISTERED LANDSCAPE ARCHITECT
P. C. MURPHY No. 0887
Signature: [Signature]
Renewal Date: [Blank]
Date: [Blank]
STATE OF CALIFORNIA

APPROVALS

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

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:

MATTHEW V. SINACORI, CITY ENGINEER DATE: [Blank]
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 PLANNING DEPARTMENT DATE: [Blank]

CITY OF DANA POINT

MONARCH BAY HOA

WALL AND FENCE PLANS
IRRIGATION LAYOUT PLAN

CAD FILE NAME: 969_IR

DESIGNED SMP
DRAWN AC
CHECKED MM
DATE 07-30-2020
JOB NO. 742969

IR-1

7 OF 12 SHEETS

PERMIT #

RECYCLED WATER GENERAL NOTES:

SOUTH COAST WATER DISTRICT
ENGINEERING DEPARTMENT

Requirements to meet "Recycled Water Ready Irrigation Systems"

The Landscape Irrigation Plans shall comply with the requirements of the South Coast Water District's Rules and Regulations for Recycled Water Use and applicable State requirements. The plans shall include all components of the recycled water irrigation system with the exception of signage, which will be required when recycled water is available for use.

The South Coast Water District Rules and Regulations for Recycled Water Use are available at:

<http://scwd.org/services/watersupply/recycled.asp>

The Landscape Irrigation plans shall include the following certification statement, signed and dated:

Standard Notes - As a minimum, standard notes that are to be listed on the plans area as follows:

- The design and installation of the onsite recycled irrigation system shall conform to SCWD "Rules and Regulations for Recycled Water Use" and SCWD general notes for recycled water.
- Systems have been designed with pressure and flows as noted on plans.
- SCWD's Operations Office shall be notified 72 hours prior to the start of any construction at the proposed recycled water use site.
- All onsite irrigation piping installed under this design shall be identified as recycled water piping in accordance with SCWD "Rules and Regulations for Recycled Water Use".
- Quick coupling valves on the recycled irrigation mainline shall be installed in accordance with Standard Specifications.
- See specifications for reference to alternative material and special identification required.
- AS-built shall be submitted and approved by SCWD before regular service is started.
- All remote control valves, gate valves and pressure relief valves shall be installed in suitable valve boxes in accordance with Standard Specifications.
- All facilities and equipment shall be consistently colored, marked, to otherwise identified as recycled water facilities in accordance with Standard Specifications.

Final As-built Documents

Final as-built shall be submitted by the design engineer or landscape architect registered with the state of California and approved by SCWD before a request for regular service start-up is made. The following shall apply:

Recording Changes - All changed in the work constituting departures from the original design drawings, including changes in both pressure and nonpressure lines, shall be accurately recorded on one set of drawings. Upon completion of each increment of work, all such information and dimensions shall be transferred to a set of reproducible drawings.

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- Routing of control valves
- Irrigation controllers
- Remote control valves
- Irrigation-related appurtenances

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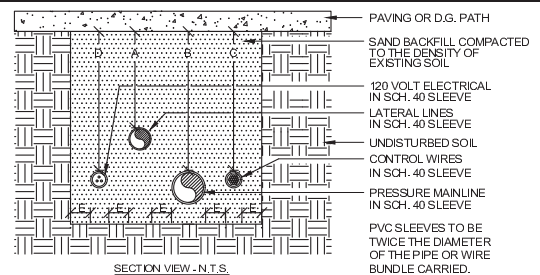
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Chart Coloring - Each chart shall be black-line print with a different color used to show the area of coverage for each valve station system.

Chart Packaging - After approval by SCWD, all charts shall be sized 11" by 17" and laminated between two minimum 10 mil-thick pieces of plastic.

PLANS REVIEWED BY:
SOUTH COAST WATER DISTRICT
31592 WEST STREET
LAGUNA BEACH, CA 92651

RICK A. SHINTAKU, P.E. DATE
CHEF ENGINEER R.C.E.NO.

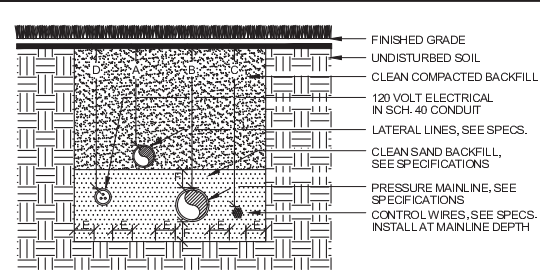


DIMENSION	A	B	C	D	E
DEPTH BELOW GRADE	24"	36"	36"	36"	6"

TIE A 36" LOOP IN ALL WIRING AT CHANGES OF DIRECTION GREATER THAN 90 DEGREES, UNTIL AFTER ALL CONNECTIONS HAVE BEEN MADE.

NOTE:
ALL PVC MAINLINE, PVC LATERAL LINES, AND CONTROL WIRES SHALL BE SLEEVED BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC, 2 TIMES THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
ALL CURBS SHALL BE MARKED WITH A "SCORE" MARK TO DESIGNATE SLEEVE LOCATION.
HORIZONTAL DIMENSION BETWEEN SLEEVES SHALL BE A MINIMUM OF 4 INCHES.
DEPTHS OF SLEEVES, BACKFILL, AND COMPACTION OF TRENCH SHALL BE IN ACCORDANCE WITH STANDARD PLANS FOR CROSSINGS OF STREETS AND SHALL BE IN ACCORDANCE WITH STANDARD PLAN NO. 500 FOR CROSSINGS OF PARKING LOTS, SIDEWALKS, OR OTHER HARDSCAPE ELEMENTS.

NOTE:
USE PURPLE PVC FOR RECYCLED WATER IN HOA AREAS ONLY

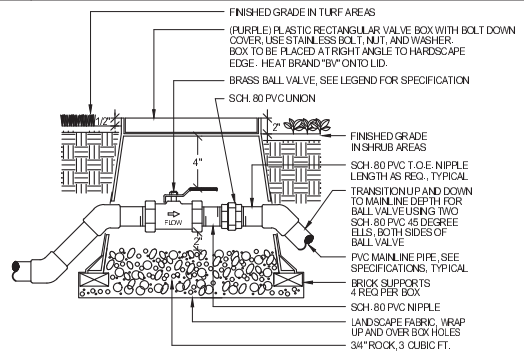


DIMENSION	A	B	C	D	E	F
1/2" TO 1 1/2" SIZE	12"	18"	18"	30"	6"	6"
2" TO 2 1/2" IN SIZE	12"	24"	24"	30"	6"	6"
3" AND LARGER	18"	24"	24"	30"	6"	6"

NOTE:
ALL PLASTIC PIPING SHALL BE SNAKED WITHIN TRENCH. BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS. ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS.

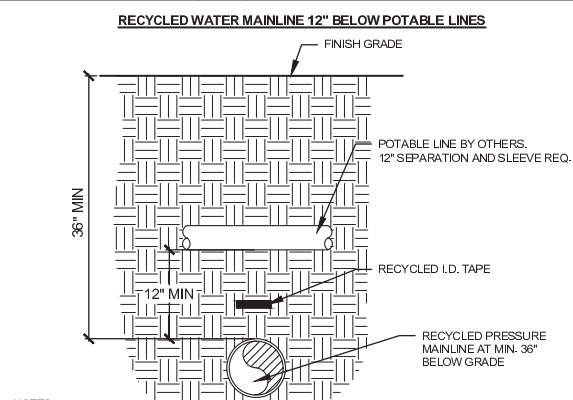
NOTE:
USE PURPLE PVC FOR RECYCLED WATER IN HOA AREAS ONLY

A SLEEVE TRENCHING

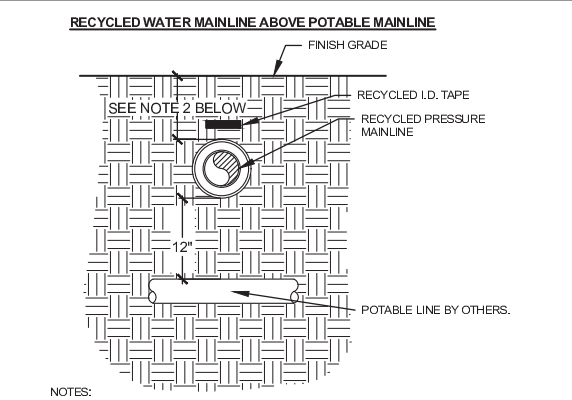


NOTE:
BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE. INSTALL VALVE AND BOX PARALLEL TO HARDSCAPE EDGE. INSTALL BOX OFF-CENTER OF VALVE. INSTALL VALVE BOX EXTENSIONS AS REQ. TO ACHIEVE PROPER VALVE AND PIPE DEPTH. WRAP LANDSCAPE FABRIC AROUND SIDES AND BOTTOM OF BOX TO COVER ALL OPENINGS.

B PIPE AND WIRE TRENCHING

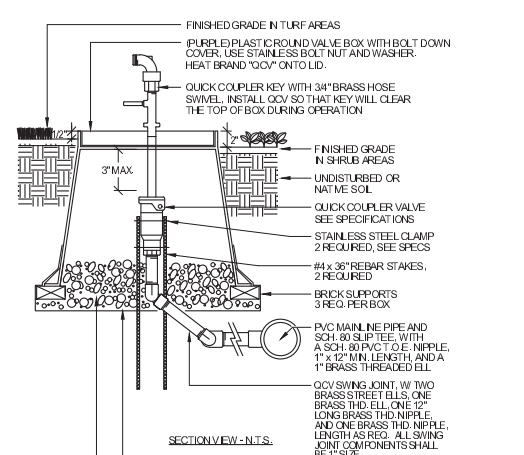


NOTES:
1. SEPARATION BETWEEN POTABLE AND RECYCLED MAINLINE SHALL MEET THE LATEST REQUIREMENTS OF CDPH REGULATORY CRITERIA FOR THE SEPARATION OF WATER MAINS AND NON-POTABLE PIPELINES. CURRENTLY 4\"/>



NOTES:
1. SEPARATION BETWEEN POTABLE AND RECYCLED MAINLINE SHALL MEET THE LATEST REQUIREMENTS OF LOCAL REGULATORY CRITERIA FOR THE SEPARATION OF WATER MAINS AND NON-POTABLE PIPELINES. CURRENTLY 4\"/>

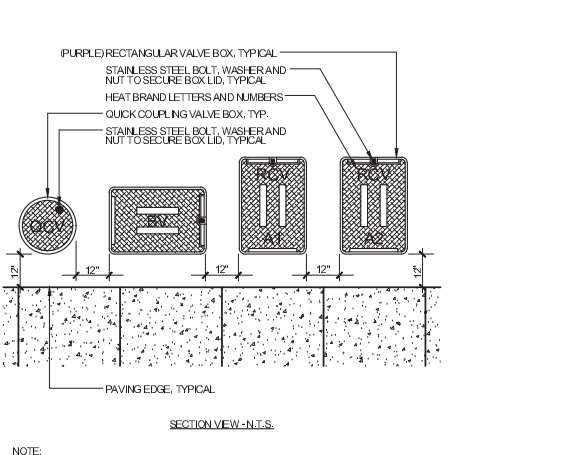
C BALL VALVE 2" & SMALLER



NOTE:
USE ANON-HARDENING TEFロン PIPE SEALANT ON ALL THREADED CONNECTIONS. QUICK COUPLER KEYS MUST CLEAR VALVE BOX. WRAP LANDSCAPE FABRIC AROUND SIDES AND BOTTOM OF BOX TO COVER ALL OPENINGS.

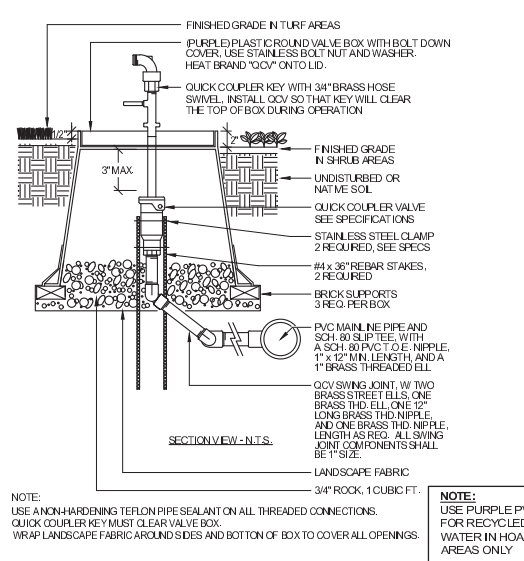
NOTE:
USE PURPLE PVC FOR RECYCLED WATER IN HOA AREAS ONLY

D RECYCLED / POTABLE PIPE CROSSING



NOTE:
CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE VALVE MAINTENANCE. INSTALL VALVE BOXES IN SHRUB AND GROUND-COVER AREAS WHERE POSSIBLE. INSTALL VALVE BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO PAVING EDGES. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOXES. DRIP RCV AND WYE STRAINER BOXES IN THE SAME ORIENTATION AS THE BALL VALVE BOX.

E QUICK COUPLER VALVE



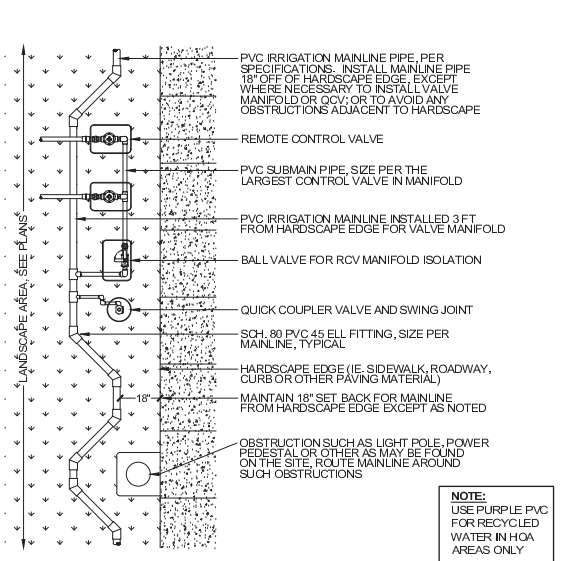
NOTE:
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F VALVE BOX PLACEMENT



NOTE:
CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE VALVE MAINTENANCE. INSTALL VALVE BOXES IN SHRUB AND GROUND-COVER AREAS WHERE POSSIBLE. INSTALL VALVE BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO PAVING EDGES. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOXES. DRIP RCV AND WYE STRAINER BOXES IN THE SAME ORIENTATION AS THE BALL VALVE BOX.

G MAINLINE AND VALVE



NOTE:
USE PURPLE PVC FOR RECYCLED WATER IN HOA AREAS ONLY

REVISIONS			
No.	Description	Sht.	Approved
1	XXXX		

PLANS PREPARED BY:

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

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:

APPROVED BY: _____ DATE _____
CITY PLANNING DEPARTMENT

APPROVALS

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

MONARCH BAY HOA

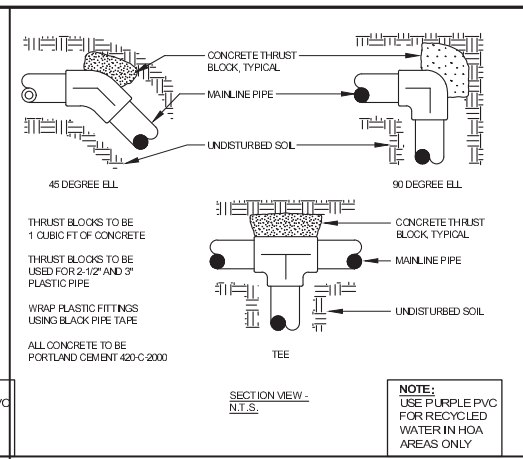
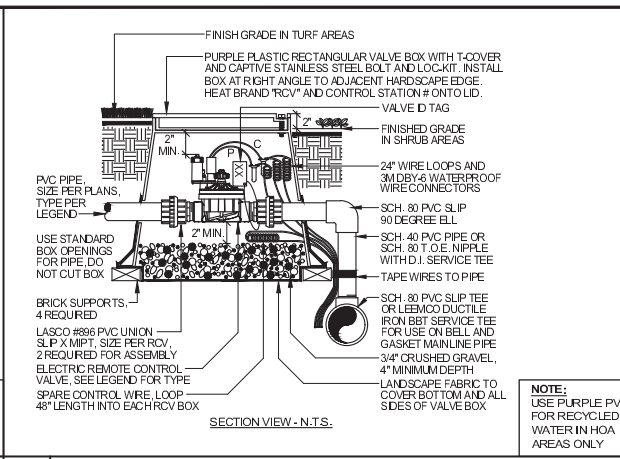
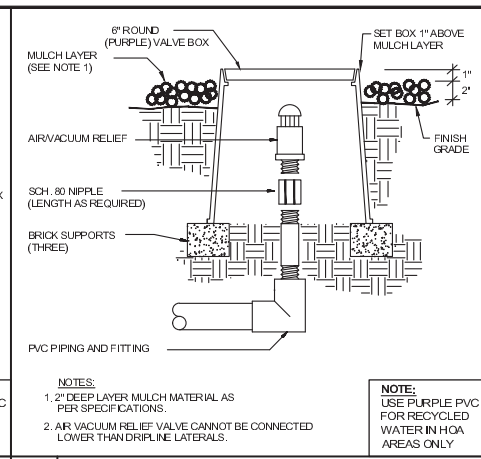
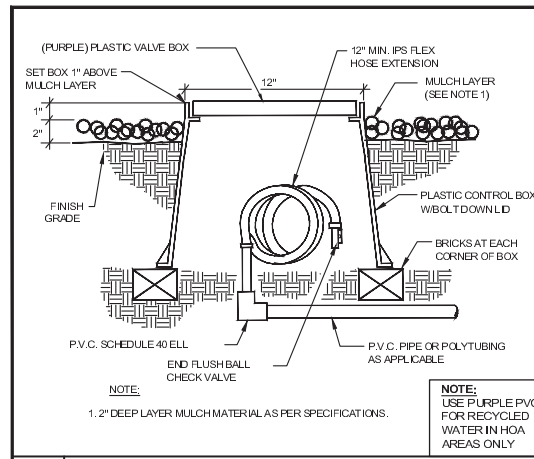
WALL AND FENCE PLANS
IRRIGATION DETAILS & NOTES

DESIGNED SMP
DRAWN AC
CHECKED MM
DATE 07-30-2020
JOB NO. 742969

ID-1

CAD FILE NAME: 969_IR 8 OF 12 SHEETS

PERMIT #

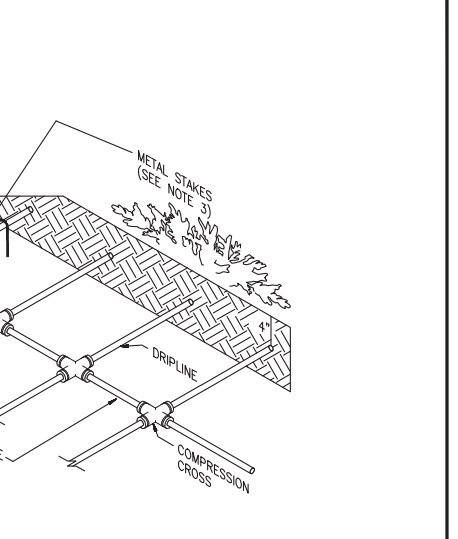
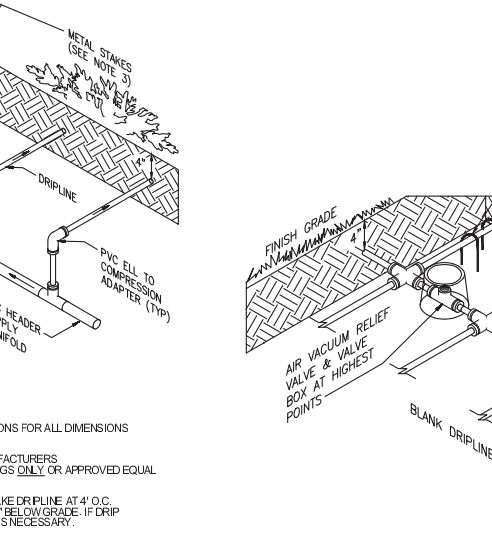
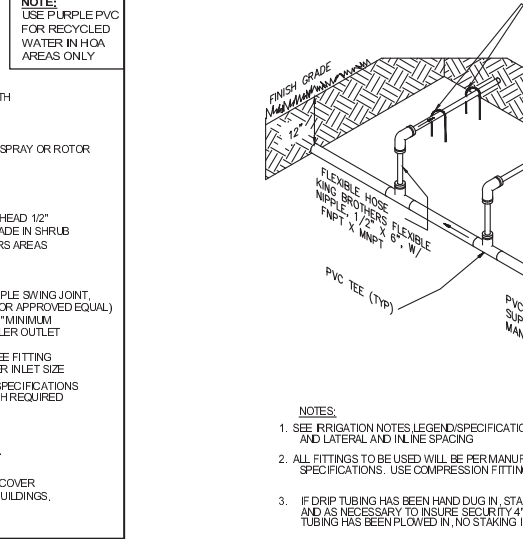
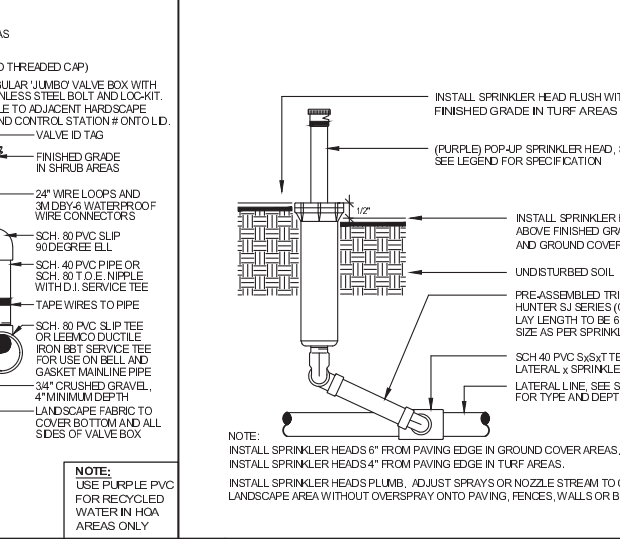
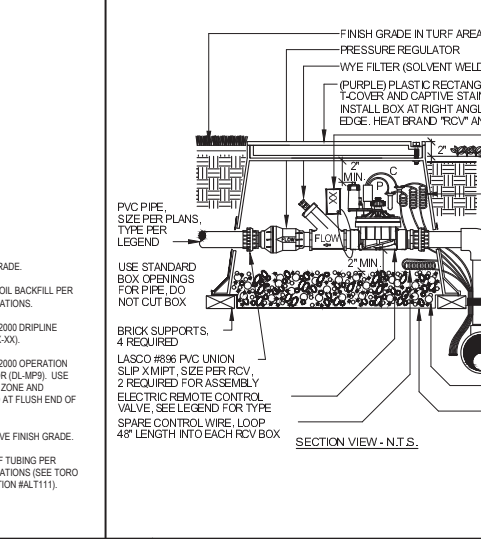
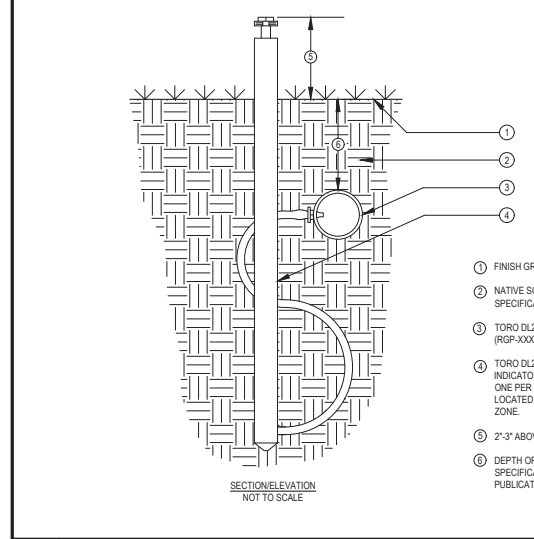


H DRIP FLUSH VALVE

I AIR RELIEF VALVE

J REMOTE CONTROL VALVE

K THRUST BLOCKS



L DRIP INDICATOR

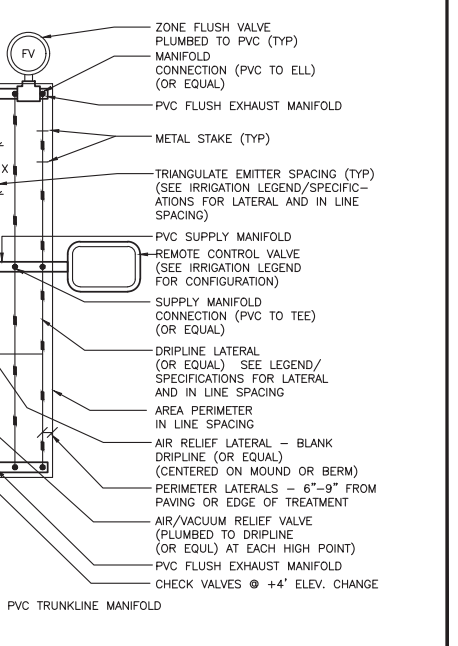
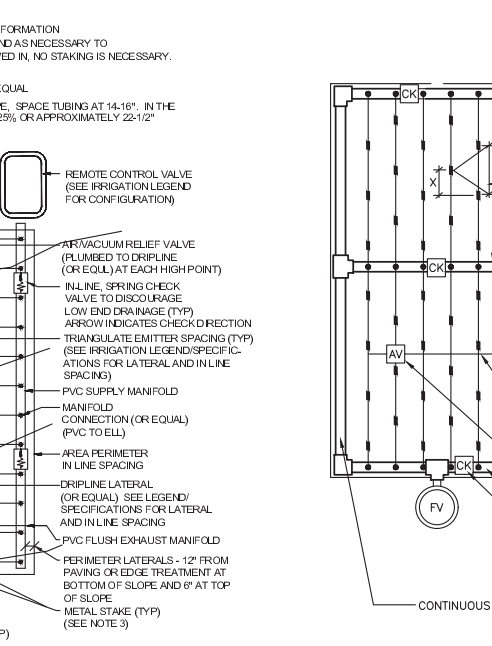
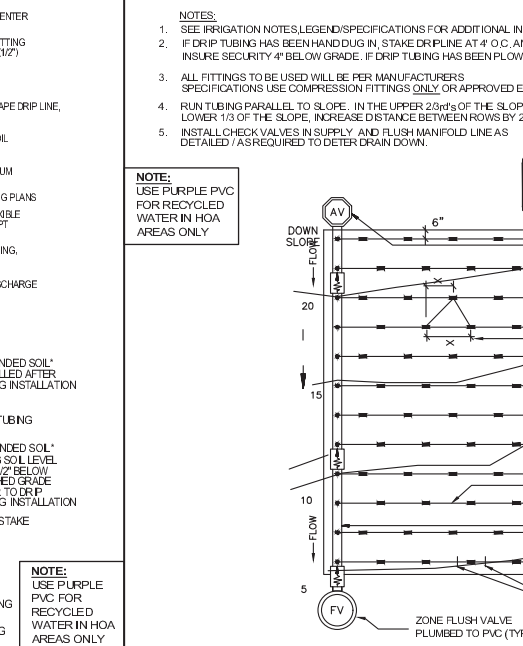
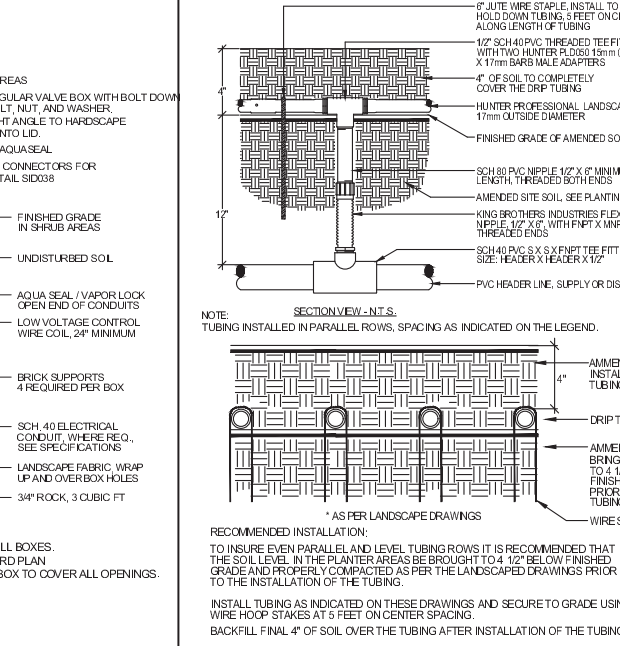
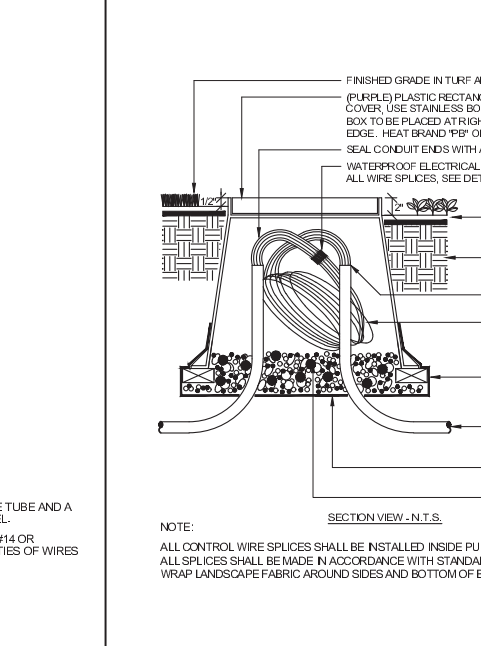
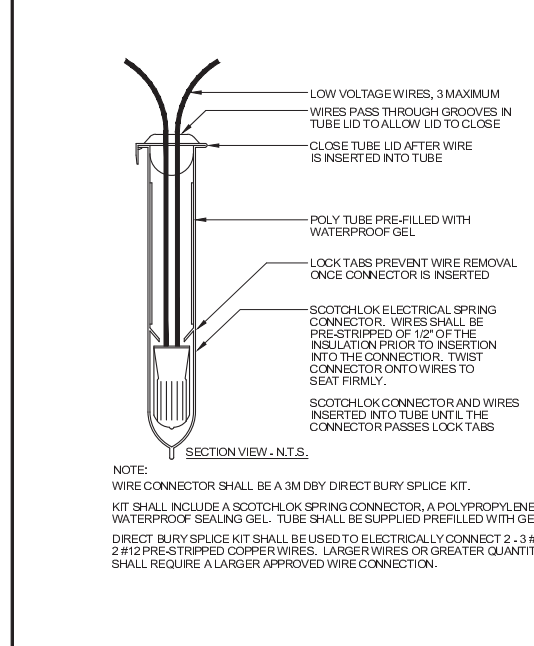
M DRIP RCV ASSEMBLY

N POP-UP SPRINKLER

O WIRE CONNECTOR

P CONTROL WIRE PULL BOX

Q DRIPLINE TUBING CONNECTION



No.	Description	Sht.	Approved	Date
1	XXXX	1	[Signature]	[Date]

PLANS PREPARED BY:

SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

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:

MATTHEW V. SINACORI, CITY ENGINEER
RCE #59239 EXP. 06/30/19

DATE

CITY PLANNING DEPARTMENT

CITY OF DANA POINT
PUBLIC WORKS & ENGINEERING SERVICES
33282 GOLDEN LANTERN
DANA POINT, CA 92629

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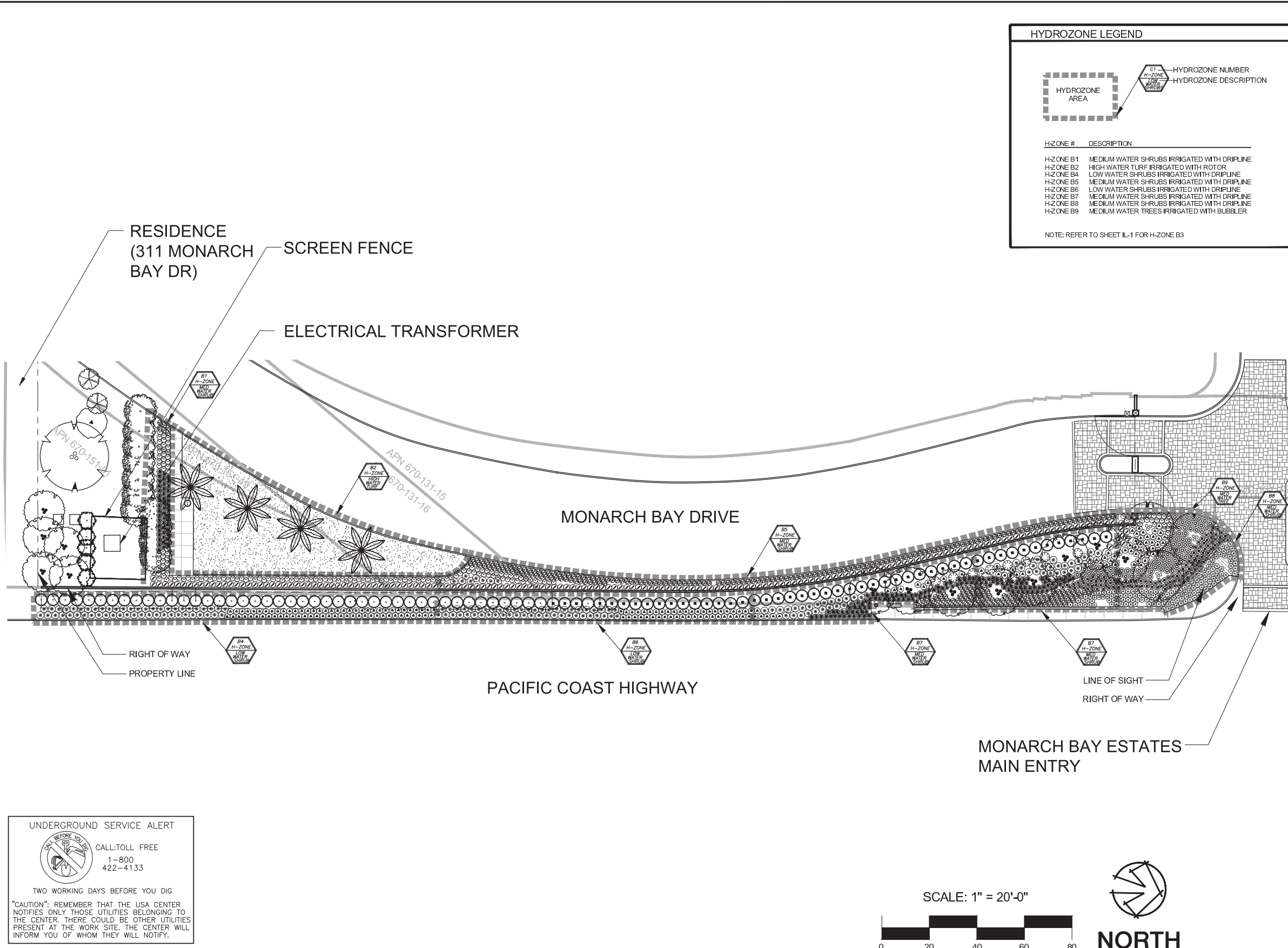
CITY PLANNING DEPARTMENT

CITY OF DANA POINT
MONARCH BAY HOA
WALL AND FENCE PLANS
IRRIGATION DETAILS

CAD FILE NAME: 969_IR

DESIGNED SMP
DRAWN AC
CHECKED MM
DATE 07-30-2020
JOB NO. 742969
ID-2
9 OF 12 SHEETS

PERMIT #



HYDROZONE LEGEND

HYDROZONE AREA

CT H-ZONE LOW WATER SHRUBS

HYDROZONE NUMBER

HYDROZONE DESCRIPTION

H-ZONE #	DESCRIPTION
H-ZONE B1	MEDIUM WATER SHRUBS IRRIGATED WITH DRIFLINE
H-ZONE B2	HIGH WATER TURF IRRIGATED WITH ROTOR
H-ZONE B4	LOW WATER SHRUBS IRRIGATED WITH DRIFLINE
H-ZONE B5	MEDIUM WATER SHRUBS IRRIGATED WITH DRIFLINE
H-ZONE B6	LOW WATER SHRUBS IRRIGATED WITH DRIFLINE
H-ZONE B7	MEDIUM WATER SHRUBS IRRIGATED WITH DRIFLINE
H-ZONE B8	MEDIUM WATER SHRUBS IRRIGATED WITH DRIFLINE
H-ZONE B9	MEDIUM WATER TREES IRRIGATED WITH BUBBLER

NOTE: REFER TO SHEET IL-1 FOR H-ZONE B3

EXISTING TREES TO REMAIN

SYMBOL	BOTANICAL/COMMON NAME	WUCOLS	QTY.	MATURE SIZE (HxW)	GROWTH RATE
⊙	CALLISTEMON VIMINALIS WEEPING BOTTLEBRUSH	L	5	25'x25'	SLOW
⊙	ERYTHRINA CAFFRA CORAL TREE	L	1	40'x60'	FAST
⊙	FELJOA SELLOWIANA PINEAPPLE GUAVA	L	2	25'x25'	MED.
⊙	FICUS BENJAMINA WEEPING FIG	M	13	90'x140'	FAST
⊙	FICUS NITIDA (COLUMNAR SHAPE) INDIAN LAUREL	M	46	20'x6'	MED.
⊙	NERIUM OLEANDER OLEANDER	L	1	15'x10'	MED.
⊙	PODOCARPUS GRACILIOR FERN PODOCARPUS	M	10	45'x30'	MED.
⊙	SYAGRUS ROMANZOFFIANA QUEEN PALM	M	4	50'x25'	FAST

PROPOSED TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE/ SPACING	WUCOLS	QTY.	MATURE SIZE (HxW)	GROWTH RATE
⊙	PRUNUS CAROLINIANA CAROLINA CHERRY (PROPOSED WALL SCREEN)	36" BOX @ 5' O.C.	M	47	20'x6'	MED.
⊙	OLEA EUROPAEA "SWAN HILL" FRUITLESS OLIVE	FIELD GROWN 14-16'	L	3	30'x25'	SLOW

EXISTING LAWN TO REMAIN

GRASS (EXISTING LAWN TO REMAIN, ADD SOD LAWN TO NEW AREAS (MARATHON II FROM SOUTHLAND SOD FARMS))

NEW TURF AREA TO BE ADDED IS APPROXIMATELY 1,200 S.F.

PROPOSED SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE/ SPACING	WUCOLS	QTY.	MATURE SIZE (HxW)	GROWTH RATE
⊙	AGAVE A. 'RAY OF LIGHT' RAY OF LIGHT FOX TAIL AGAVE	15 GAL./ 3'-0" O.C.	L	144	5'x8'	MED.
⊙	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL./ 2'-6" O.C.	L	182	30'x2'	MED.
⊙	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL./ 2'-6" O.C.	L	82	2'x3'	MED.
⊙	ALOE 'BLUE ELF' BLUE ELF ALOE	5 GAL./ 2'-0" O.C.	L	148	18'x2'	MED.
⊙	CARISSA M. 'GREEN CARPET' GREEN CARPET NATAL PLUM	1 GAL./ 2'-0" O.C.	L	278	15'x4'	FAST
⊙	DIANELLA TASMANICA VARIEGATA WHITE STRIPED TASMAN LILY	5 GAL./ 2'-0" O.C.	M	179	18'x11"	MED.
⊙	ALOE STRIATA 'GHOST ALOE' SPIDER ALOE	1 GAL./ 18" O.C.	L	119	1'x18"	MED.
⊙	FURCRAEA MACDOUGALLII MACDOUGALL'S CENTURY PLANT	15 GAL./ AS SHOWN	L	8	20'x8'	MED.
⊙	PITTOSPORUM 'MARJ. CHANNON' VARIEGATED KOHUIHU	15 GAL./ 2'-6" O.C.	M	174	12'x8'	SLOW
⊙	NANDINA 'MOON BAY' MOON BAY NANDINA	5 GAL./ 2'-0" O.C.	M	167	4'x4'	MED.

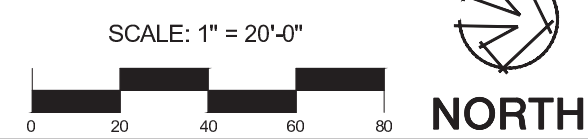
UNDERGROUND SERVICE ALERT

CALL BEFORE YOU DIG

CALL: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.



REVISIONS

No.	Description	Sht.	Approved	Date
1	XXXX			

PLANS PREPARED BY:

SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

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

APPROVALS

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

MATTHEW V. SINACORI, CITY ENGINEER

RCE #59239 EXP. 06/30/19

DATE

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CITY OF DANA POINT

MONARCH BAY HOA

WALL AND FENCE PLANS
PLANTING LAYOUT PLAN

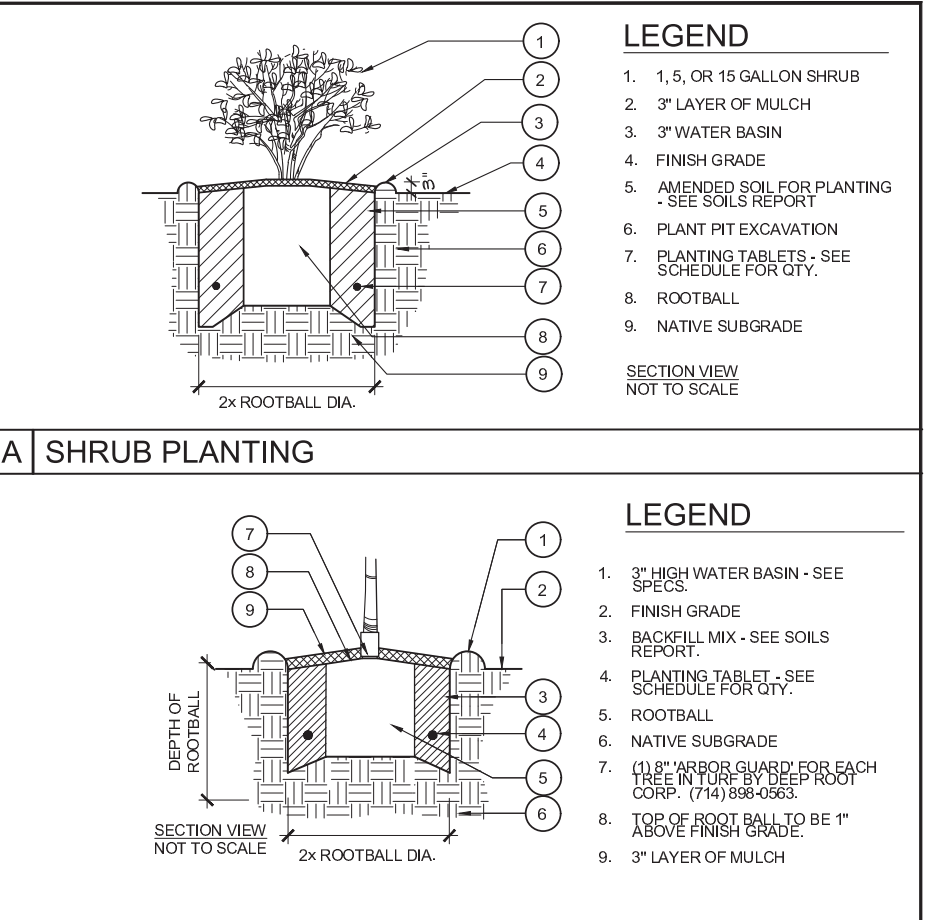
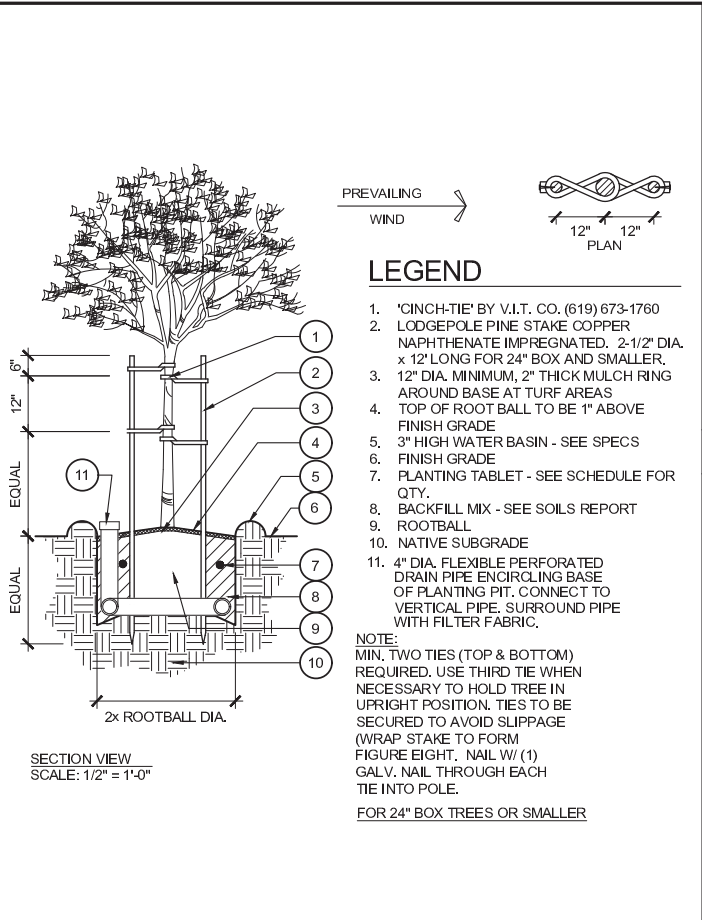
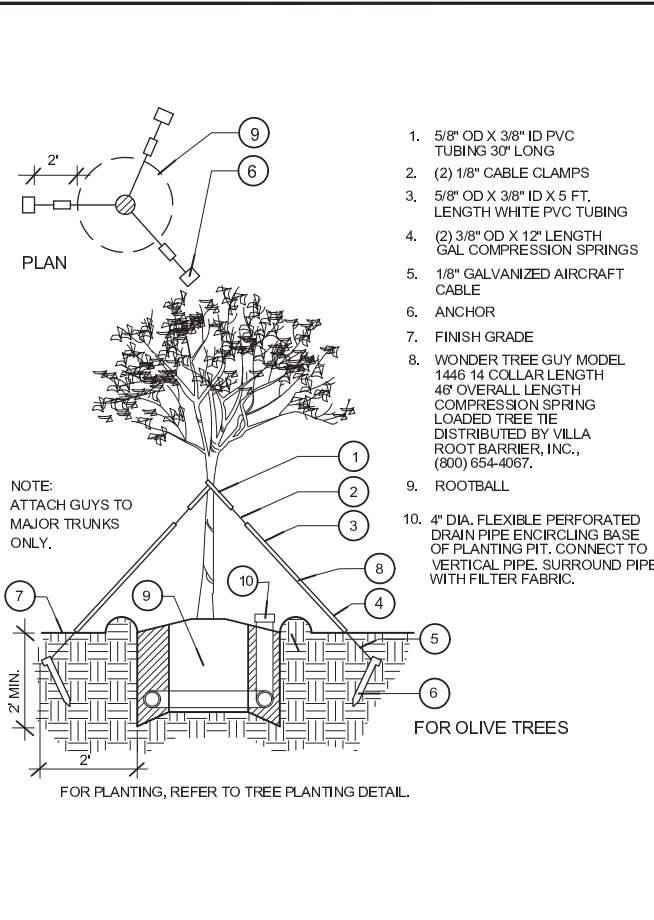
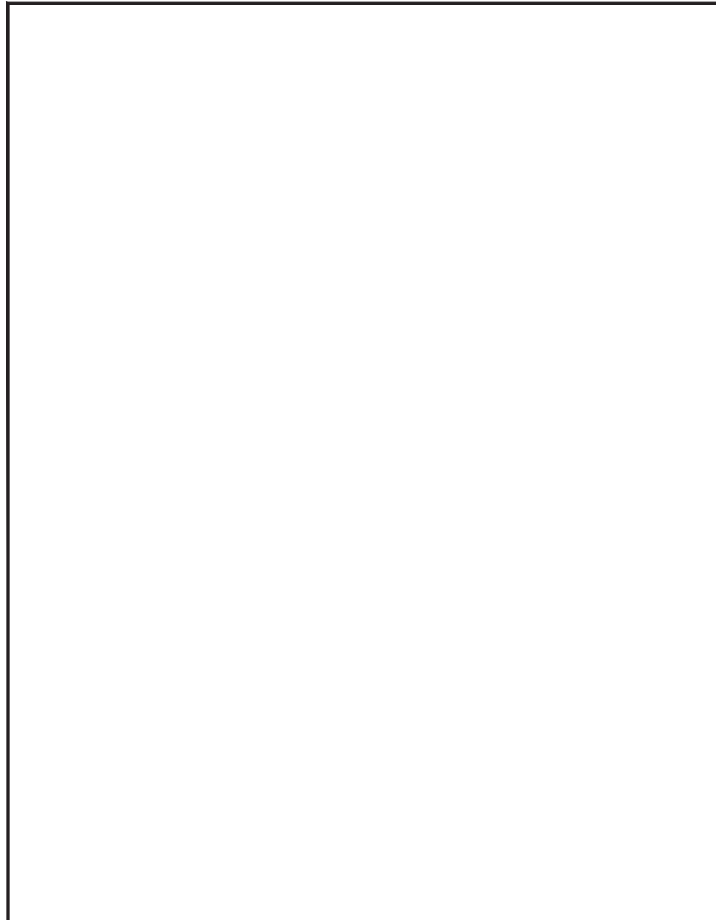
CAD FILE NAME: 969_PL

DESIGNED SMP
DRAWN AC
CHECKED MM
DATE 07-30-2020
JOB NO. 742969

PL-1

10 OF 12 SHEETS

PERMIT #



F TREE GUYING

D DOUBLE STAKED TREE PLANTING

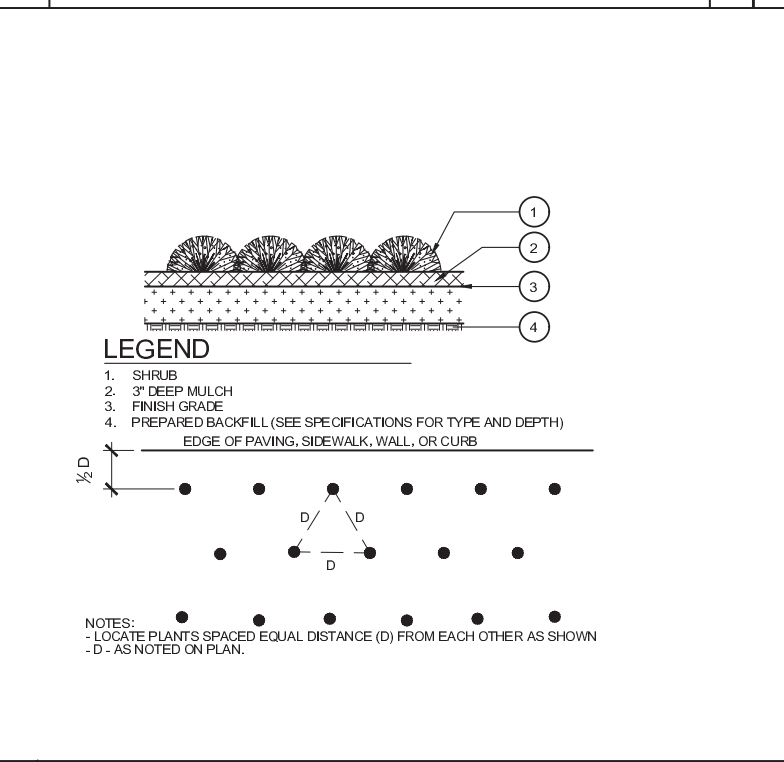
B TREE PLANTING

UNDERGROUND SERVICE ALERT

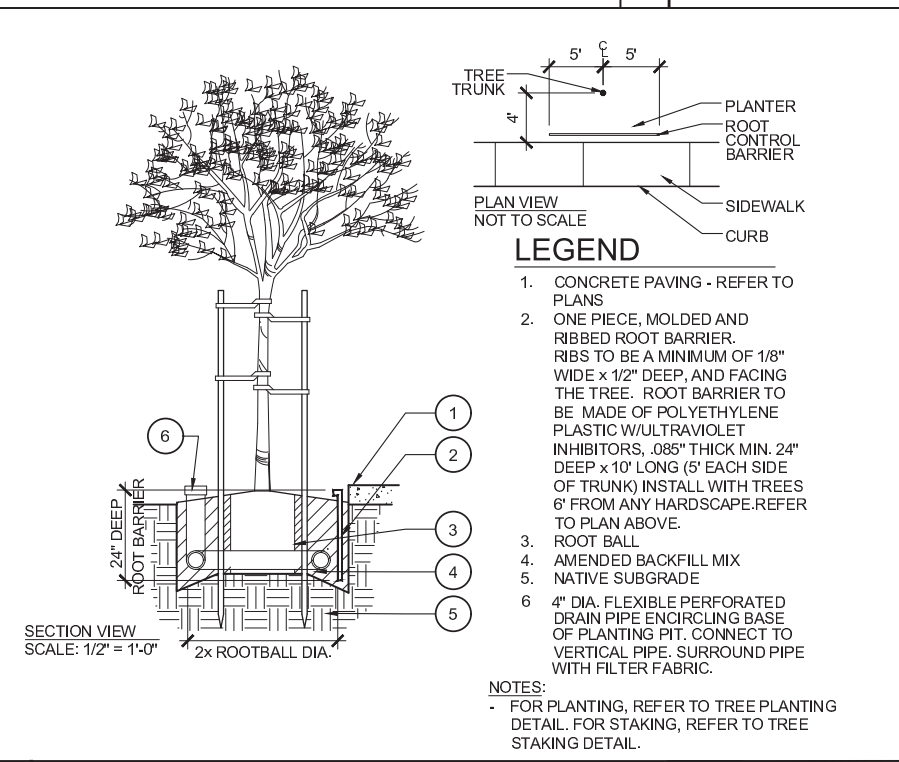
CALL-TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.



G SHRUB PLANTING



E ROOT CONTROL BARRIER

PLANTING TABLET SCHEDULE

GRO-POWER PLANTING TABLETS FOR CONTAINER-GROWN PLANTS

Container Size	Receives	Tablets
1 GALLON	CONTAINER RECEIVES	2-3 TABLETS
3 GALLON	CONTAINER RECEIVES	3-6 TABLETS
5 GALLON	CONTAINER RECEIVES	6-9 TABLETS
7 GALLON	CONTAINER RECEIVES	8-10 TABLETS
10 GALLON	CONTAINER RECEIVES	10-12 TABLETS
15 GALLON	CONTAINER RECEIVES	12-15 TABLETS
20"-24" BOX	RECEIVES	14-16 TABLETS
30" BOX	RECEIVES	16-18 TABLETS
36" BOX	RECEIVES	18-20 TABLETS
42" BOX	RECEIVES	20-22 TABLETS
48" BOX	RECEIVES	22-24 TABLETS
60" BOX	RECEIVES	32-36 TABLETS
LARGER SIZES: FOR EACH 1/2" CALIPER USE:		3-4 TABLETS

SOILS REPORT

AT THE CONCLUSION OF ROUGH GRADING AN AGRONOMIC SOILS REPORT SHALL BE PREPARED BY THE OWNER AND FURNISHED TO THE CONTRACTOR, AND ALL RECOMMENDATIONS FROM SUCH REPORT SHALL BE INCORPORATED BY THE CONTRACTOR INTO INSTALLATION OF ALL PLANTING AREAS.

ORGANIC TOP DRESSING

ALL PLANTING BEDS TO RECEIVE A LAYER OF ORGANIC TOP DRESSING FOREST FLOOR, 0"-2" CUT.
- SHRUB AREAS TO RECEIVE: 3" LAYER MINIMUM

AVAILABLE FROM:
AGUINAGA FERTILIZER
(949) 786-9558

C PLANT TABLET SCHEDULE & NOTES

REVISIONS

No.	Description	Sht.	Approved	Date
1	XXXX			

PLANS PREPARED BY:

SMP
ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

REGISTERED LANDSCAPE ARCHITECT
FRANK C.M. MURPHY No. 987
Signature: [Signature]
Renewal Date: 7-31-18
Date: [Date]
STATE OF CALIFORNIA

APPROVALS

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

MONARCH BAY HOA

WALL AND FENCE PLANS
PLANTING DETAILS

CAD FILE NAME: 969_PD

DESIGNED SMP
DRAWN AC
CHECKED MM
DATE 07-30-2020
JOB NO. 742969

PD-1

11 OF 12 SHEETS

PERMIT #

I. GENERAL SITE PLANNING

The Owner shall have a soil analysis made after completion of the rough grading. The Contractor shall incorporate all soil amendments and fertilizers prescribed herein. The soil preparation specified below shall be adjusted according to the analysis, after approval from landscape architect.

A. Weed Control for Lawn, Shrub & Ground Cover Areas (Except Slopes)

1. Remove all existing weeds from surface. Remove all roots of Bermuda-Johnson Grass, etc. and dispose of off site.
2. Install irrigation.
3. Fertilize all shrub/ground cover areas. Apply 10 lbs. of 16-20-0 commercial fertilizer per 1,000 sq. ft. or as directed by soils report.
4. Water all shrub/ground cover areas for three (3) weeks to germinate weed seeds. Apply water at low rate to avoid erosion.
5. Licensed applicator shall apply systemic weed killer to all planting areas per manufacturer's specifications.

B. Soil Preparation & Finish Grading

1. Rough grade: Site to be received by Landscape Contractor to within 1/10 foot plus or minus by owner based upon Civil Engineer's grading plan.
2. Finish grade: Finish grading to consist of grading, raking and hand work necessary to achieve desired contour and flow line patterns, based upon Civil Engineer's plans, resulting in evenly finished surfaces free of debris and litter.
3. Spread over all lawn, shrub and ground cover areas, amendments and fertilizer prescribed in soils report. Thoroughly mix into soil to depth of 6" or more and fine grade. Shape mounds as shown on plans. Contractor to import soil necessary to attain design grades and berms, all import soil shall be free of weeds, debris, and have balanced Ph. Smooth and even grading without depressions or high spots, to provide smooth and even surfaces for proper drainage. Final grade shall be 1" below walk/top of curb. Remove from the site all stones over 2" in size.

C. Planting

Plant trees, shrubs and ground cover as called for where indicated on Planting Plan and as detailed on Planting Detail sheet.

Substitutions of plants will not be accepted unless approved by Landscape Architect.

1. Ground Cover - Flats and/or Cuttings

All plant materials specified as rooted cuttings or flat stock on Planting Plan shall remain in the flats until time of transplanting. The flat soil shall contain sufficient moisture so that soil does not fall apart when lifting plant from flat. Ground cover plants shall not be allowed to dry out before or while being planted. Roots shall not be exposed to the air except while actually being planted. Wilting plants will not be accepted. At the time of planting, the soil around each plant shall be firmed sufficiently to force out air pockets. Plants to be planted in triangular spacing as specified O.C. (On Center). All cuttings shall be minimum of 6" long. Install plants in 6" X 6" planting pits. Water immediately after each planting until one inch of water penetration is obtained. Care shall be exercised at all times to protect the plants after planting. Any damage to plants by trampling or other operations of this contract shall be repaired immediately.

2. Shrub & Trees

Plant all container-grown plants in planting pits, two (2) times wider and two (2) times deeper than the container, as directed on Planting Detail sheet. Thoroughly mix 1/3 organic backfill (Nitrolized Redwood Shavings or equal) and the amendments specified in the soils analysis with the site soil, prior to backfilling of planting pits. Install Plant Tablets, per the manufacturer's instructions and as detailed on Planting Detail Sheet. Contractor shall construct basins around all trees not in lawn areas; basins shall not exceed top of root ball crown.

3. Top Dressing

Top dress all ground cover and shrub areas with 3" thick layer of OGC (Organic Ground Cover), to be specified on all planting plans.

4. Staking

Stake all trees as detailed on Planting Detail Sheet.

D. Special Backfill Mixes

1. Azaleas - Use 80% coarse Peat Moss, and 20% clean top soil.
2. Camellias & Ferns - Use 50% Peat Moss, 25% Forest Humus and 25% Site Soil

3. Pots and Planters - Use Kellogg's Indoor Planter Mix.

E. Sod - See Planting Details Sheet for sod type.

1. Areas shall have a smooth and continual grade between existing or fixed controls, such as: walks, curbs, catch basins. Roll, scarify, rake and level as necessary to obtain true, even soil structure.

2. Apply fertilizers as specified on Planting Detail Sheet and mix into the soil.

3. Sod shall be installed the same day it is delivered. Sod shall not be left on pallets in the hot sun. Contractor shall be responsible for any and all damage to sod not installed on day of delivery.

4. Unroll sod carefully and place in staggered pattern of strips. Sod shall be installed against adjacent strips to eliminate joints and edges.

5. Trim sod to conform to lawn shapes designated in the Planting Plan.

6. After sod is laid, it shall be irrigated thoroughly to provide moisture penetration to at least 6" into prepared soil.

7. All sod in sodded areas shall be handled and laid in a high standard workmanship manner. All ends, joints, and cuts shall fit tightly so that there are no voids and the final appearance is one of a continuous lawn. Sections of sod less than 18" long or 9" wide shall not be used.

8. No sod area will be accepted until approved by the Landscape Architect.

F. Hydroseed Turf

Hydroseed all areas designated as 'Hydroseeded Turf'. See Planting Detail Sheet for type and quality of seed mix, fertilizer and additional amendments.

1. Application

a. Equipment: Hydraulic equipment used for the application of the fertilizer, seed, and fiber pulp, shall be of the 'Super Hydro-Seeder' type as approved by the Landscape Architect. This equipment shall have a built-in agitator system and operating capacity sufficient to agitate, suspend, and homogeneously mix a slurry containing not less than 40 lbs. of fiber mulch plus a combination of 7 lbs. fertilizer solids for each 100 gallons of water. The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which shall place the slurry tank and spray nozzle within sufficient proximity to be seeded.

b. Preparation: The slurry preparation shall take place at the site of work and shall begin by adding water to the tank when the engine is at half throttle. When the water level has reached the heights of the agitator shaft, good circulation shall be established and at this time the seed shall be added. Fertilizer shall then be added, followed by fiber mulch. The fiber mulch shall be added to the mixture after the seed and when the tank is at least one-third filled with water. All fiber mulch shall be added by the time the tank is two-thirds to three-fourths full. Spraying shall commence immediately when tank is full.

c. Application: Apply hydro-mulch in the form of a slurry consisting of wood cellulose fiber, seed, chemical additives, commercial fertilizer and water. When hydraulically sprayed on the soil surface, the hydromulching shall form a blotter-like ground cover impregnated uniformly with seed and fertilizer and shall allow the absorption of moisture and rain fall and percolation to the underlying soil. Remove construction. Leave site broom-clean.

II. GENERAL SLOPE PLANTING

The Owner shall have a soil analysis made after completion of rough grading. The Contractor shall incorporate all soil amendments and fertilizers prescribed herein. The soil preparation specified below shall be adjusted accordingly to the analysis after approval from the landscape architect.

A. Planting Preparation

1. Slope Texturing

a. Cut Slopes: These surfaces shall be roughened in a horizontal direction following the contour of the slope. The roughened texture shall be made by hand raking or similar mechanical means.

b. Fill Slopes: These surfaces shall be compacted and finished and also roughened in a horizontal direction following the contour of the slope. The roughened texture shall be made by hand raking or similar mechanical means.

2. Weed Eradication Procedures

a. Manually remove all existing vegetation and dispose of it off-site.

b. Fertilize all planting areas with fertilizer based on Soil Labs recommendations. (See Planting Detail Sheet). Add any and all soil amendments as required, per the soil analysis. Begin watering process to activate fertilizer and additive chemicals.

c. Water all planting areas thoroughly and continuously for a period of two (2) consecutive weeks. The Landscape Architect shall approve specific watering duration and frequency program designed to germinate all residual weed seeds.

d. Discontinue watering process for two (2) days, then apply recommendation by licensed applicator, if perennial weeds appear on the slopes. If annual weeds appear use straight contact herbicide as per the pest control advisor's recommendations. No water shall be applied for a minimum of four (4) days following application of contact weed killer.

e. Allow sufficient period of time to insure that all weeds are dead.

f. Water all planting areas thoroughly and continuously for a period of three (3) weeks. A shorter watering period may be permissible at the discretion of the Landscape Architect and/or the pest control advisor. Discontinue the watering process for one (1) day prior to the second application of the herbicide spraying. Re-apply the spraying operation with a straight contact weed killer, as per the pest control advisor's recommendations. Allow a minimum of four (4) days without irrigation, for effective final weed kill.

g. Clear all desiccated weeds from the slopes to the finished grade.

h. Water all planting areas on the regular irrigation controller schedule for three (3) consecutive days prior to the hydroseeding operation.

i. Then allow planting area soil surface to dry out for one (1) day only, prior to the hydroseeding application. Care must be taken not to allow the soil surface to be super-saturated with water prior to the hydroseeding installation. At the same time, the soil surface should not be dry. There should be some residual moisture within the first 1/2" of soil surface.

j. Begin the hydroseeding operation in all areas, as specified.

3. Planting

Plant trees and shrubs as called out where indicated on Planting Plan and as detailed on Planting Detail Sheet. Substitutions of plants will not be accepted unless approved in writing by Landscape Architect. Install planting tablets as called for in legend. Plant all container grown plants in planting pits two (2) times wider and two (2) times deeper than the container. Thoroughly mix the specified materials found in the soil analysis and those specified in the Planting Detail Sheet, with the site soil, prior to backfilling of planting pits.

4. Planting Tablets (See Planting Detail Sheet)

5. Hydroseeding Specifications For Slope Areas

a. Hydroseed Mix

Hydroseed mix and mulch shall be amended to suit specific site conditions. Verify hydroseed mix with the Landscape Architect and Soils Report, upon results of the soil analysis. The mix shall be applied to all slope areas directly after the installation of all plant materials as final dressing. See Planting Detail Sheet for type and quantity of seed mix, fertilizer, and additional amendments.

6. Application

Refer to Hydroseed Lawn Notes for hydroseed application.

III. GENERAL NOTES

A. Clean-Up

1. After all installation operations have been completed, remove all rubbish, excess soil, empty plant container and trash from the site daily. All scars, ruts or other marks in the area caused by this work shall be repaired and the ground left in a neat, orderly condition. Leave site in broom-clean condition at the end of each working day. Hose down all paved areas, including walks and patios, upon completion of all work.

B. Maintenance

1. The Contractor shall maintain during installation a sufficient number of men and adequate equipment to perform the work herein specified. Plant maintenance work shall consist of applying water, weeding, caring of plants, including ground covers, shrubs, vines and trees, edging and mowing lawns, fertilizing, control of pests and diseases, and maintaining walks free of debris and dirt. Upon completion of each area of installation, the Contractor, Landscape Architect and Owner shall conduct an inspection of completed area, along with the Owner's maintenance representative. At this time, a list of corrections, if any, shall be made which are the responsibility of the Contractor.

2. After all work has been completed, inspected and accepted, all areas will be maintained for a period of ninety (90) calendar days or as long as is necessary to establish thriving trees, shrubs, turf, and ground cover without bare spots.

3. Keep all areas weed-free, adequately watered, and neatly cultivated for the ninety (90) day period. Remove all debris from site and keep the entire site broom-clean. Mow turf areas weekly. Hydroseeded turf areas shall be irrigated after the slurry mulch has been applied and allowed to set for one (1) day. The soil surface must be kept moist at all times during the germination period to avoid desiccation of seedlings.

4. Re-seed all bare spots in turf areas at two (2) week intervals and maintain until an even stand of turf, without bare spots, is obtained. Re-seed all slope areas that fail to germinate evenly. Repair all eroded surfaces at no cost to the Owner.

5. Damage to any planted area shall be repaired immediately. Depressions caused by vehicles or foot traffic shall be filled with topsoil, leveled and replanted. Exterminate gophers, moles and repair damage.

6. The project shall be so cared for that a neat, clean condition will be presented at all times to the satisfaction of the Owner and Landscape Architect. The Landscape Contractor shall be expected to make a minimum of one weekly visit for maintenance purposes.

7. At the end of the maintenance period, all areas that have been planted shall be fertilized with commercial fertilizer, analysis and rate of application shall be per the soils report.

8. The Contractor shall request a final site visit seven (7) days prior to the end of the maintenance period. This request shall be written and directed to the Owner and the Landscape Architect. Upon written acceptance of the project, the Contractor shall be relieved of any further maintenance.

C. Guarantee

All turf, hand-planted and hydroseeded ground cover, and shrubs shall be guaranteed to live and grow to a period of ninety (90) days after installation and acceptance by the Owner. Trees shall be guaranteed for one year. Any material that fails to grow through the specified maintenance and guarantee period shall be replaced by the Contractor at no cost to the Owner.

D. Observation

1. Observation visits specified herein shall be made by the Landscape Architect or his representative. The Contractor shall request observation at least two (2) working days in advance of the time that the observation is requested.

2. Observation visits are suggested for the following parts of the work:

a. Upon completion of grading and soil conditioning prior to planting.

b. When trees are spotted for planting, but before planting holes are excavated.

c. Written acceptance of the project to release the Contractor from further maintenance shall occur after Final Observation with the Owner or his representative at the end of the maintenance period.

E. Verification of Dimensions

1. All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately notify the Landscape Architect of any discrepancy between the drawings and/or specifications and actual conditions. No work shall be done in any area where there is such a discrepancy until approval for same has been given by the Landscape Architect.

F. Utilities


1. The Contractor shall be responsible for verifying the location of all underground utility lines prior to any construction, so that proper precautions may be taken not to damage such lines and plant locations, promptly notify the Landscape Architect who will arrange for relocations of one or the other. Failure to follow this procedure places upon the Contractor the responsibility for, at his own expense, making any and all repairs for damages resulting from his work.

G. Existing Trees

1. Contractor is to insure the preservation of any existing trees on the site. Damage or loss of these trees will result in replacement of equal size by the Landscape Contractor.

H. See Planting Detail Sheet for additional notes.

UNDERGROUND SERVICE ALERT



CALL-TOLL FREE
1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

REVISIONS			
No.	Description	Sht.	Date
1	xxxx		

PLANS PREPARED BY:



ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446




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

APPROVALS

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

DESIGNED SMP
DRAWN AC
CHECKED MM
DATE 07-30-2020
JOB NO. 742969

MONARCH BAY HOA

WALL AND FENCE PLANS
PLANTING SPECIFICATIONS

CAD FILE NAME: 969_PS

PS-1

12 OF 12 SHEETS

PERMIT #



ENGINEERING
28052 CAMINO CAPISTRANO
SUITE 201
LAGUNA NIGUEL, CA 92677
(949) 481-9669

SIGNATURE



4/21/20

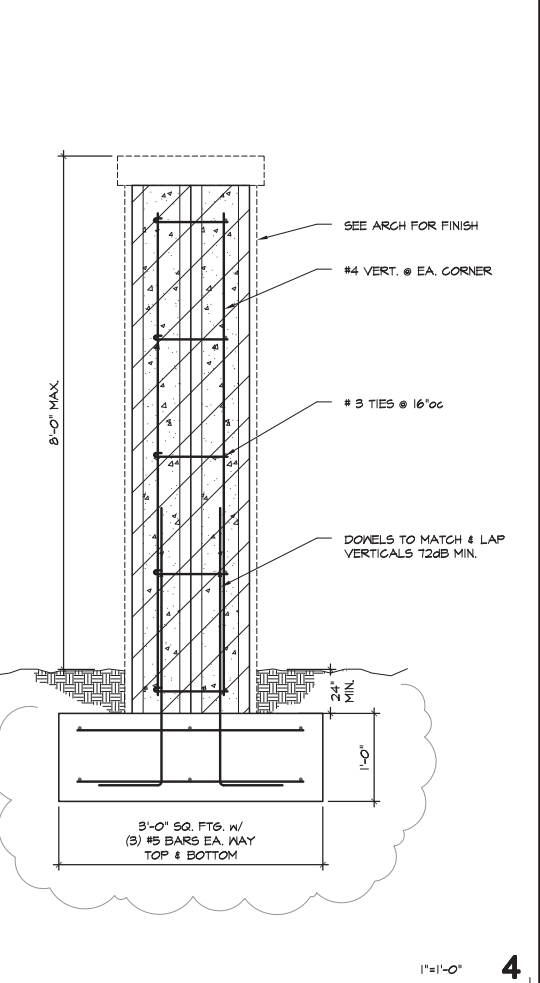
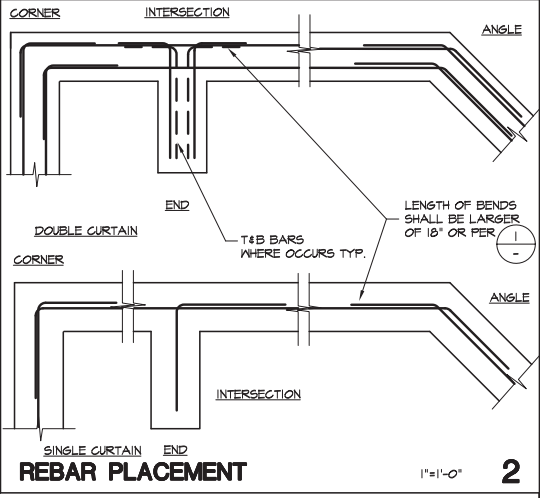
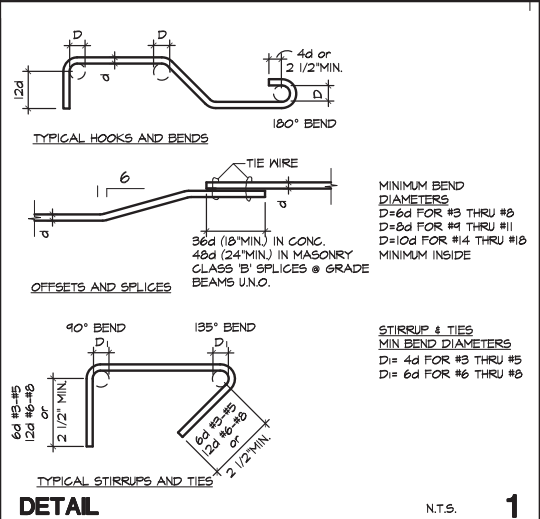
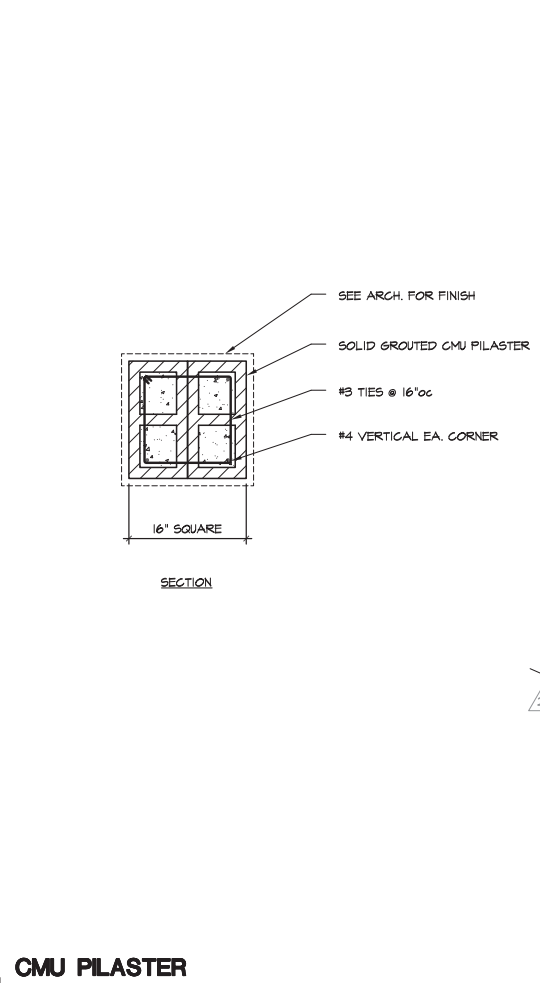
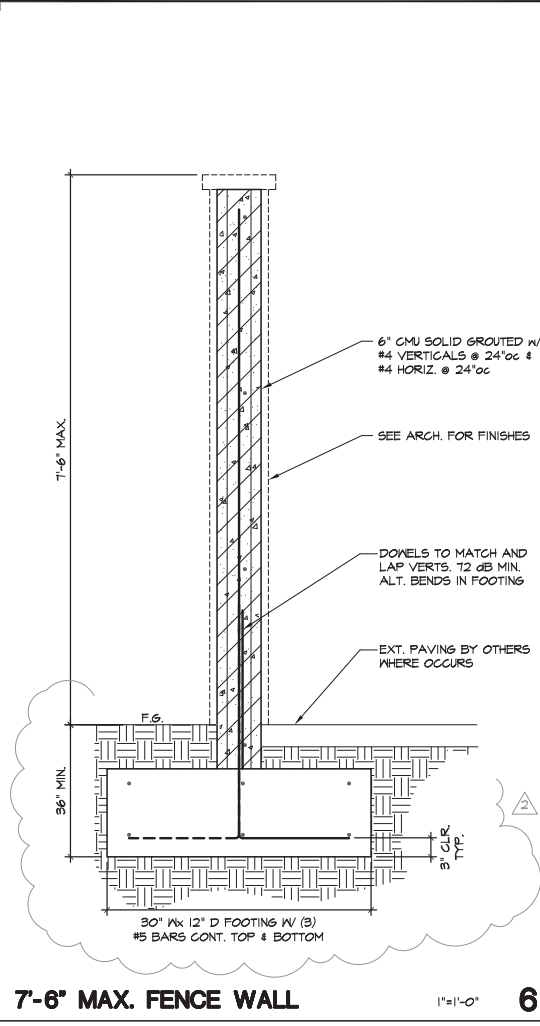
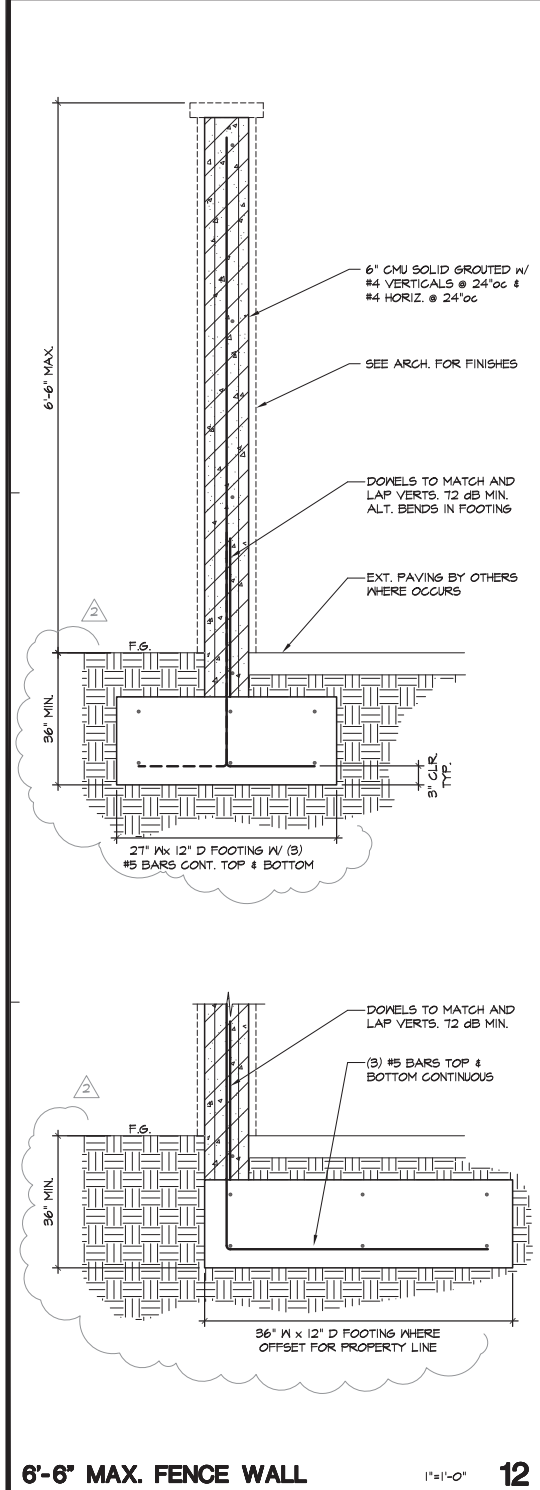
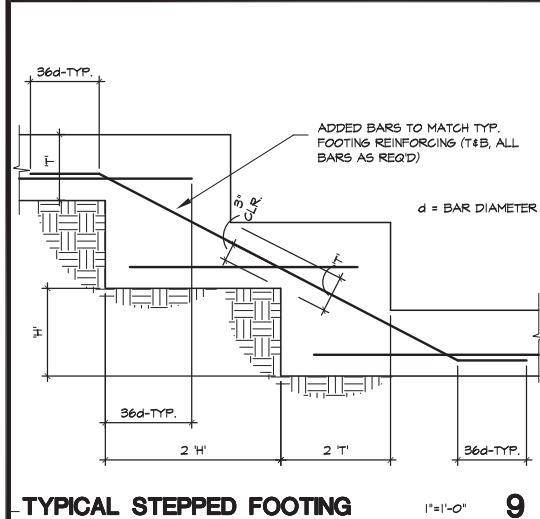
THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ENGINEER FOR THIS PROJECT ARE INSTRUMENTS OF THE ENGINEER'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ENGINEER SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE ENGINEER'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY THE ENGINEER.

<input type="checkbox"/>	PROGRESS PRINT	
<input type="checkbox"/>	PLAN CHECK	
<input type="checkbox"/>	BID SET	
<input type="checkbox"/>	CONSTRUCTION	
<input checked="" type="checkbox"/>	CLARIFICATION	4/10/20
<input checked="" type="checkbox"/>	SOILS UPDATE	4/21/20
<input type="checkbox"/>		
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**MONARCH BAY HOA
CMU FENCE WALL
SE PCH & CROWN VALLEY PKWY.
DANA POINT, CA**

SHEET TITLE
**STRUCTURAL NOTES,
& DETAILS**

DRAWN CP
CHECKED SS
SCALE
JOB NO. D20008
SHEET NUMBER
S1
OF SHEETS



MASONRY:

- BLOCK MASONRY UNITS SHALL BE SINGLE OR DOUBLE OPEN END BOND BEAM UNITS, MEDIUM HEIGHT (1/3 PCF), GRADE 'N' CONFORMING TO ASTM C-90. LATEST REVISION. MINIMUM ULTIMATE STRENGTH OF MASONRY SHALL BE 1500 PSI AT 28 DAYS.
- GROUT FOR THE BLOCK UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. MORTAR SHALL MEET ASTM C270, TYPE S. AVERAGE COMPRESSIVE STRENGTH OF TEST PRISMS SHALL MEET OR EXCEED 2000 PSI.
- SEE "REINFORCING STEEL" SECTION OF GENERAL NOTES FOR ASTM SPECIFICATIONS OF REINFORCING STEEL.
- MINIMUM LAP OF REINFORCING STEEL SHALL BE 40 BAR DIAMETERS OR A MINIMUM OF 2'-0".
- GROUTING PROCEDURE FOR LIFTS EXCEEDING 4'-0": PROVIDE CLEAN-OUT OPENINGS AT THE BOTTOM OF THE LIFT IN EVERY CELL TO BE FILLED. LIFT IS NOT TO EXCEED 8'-0".
- MINIMUM GROUTING: GROUT ALL REINFORCED CELLS. SOLID GROUT ALL CELLS TYP. UNLESS NOTED OTHERWISE.
- SPECIAL INSPECTION IS REQUIRED FOR MASONRY CONFORMING TO LEVEL B QUALITY ASSURANCE AS DEFINED IN ACI 530 LATEST REVISION.
- ALL BOLTS SHALL BE GROUTED IN PLACE WITH AT LEAST 1 INCH OF GROUT BETWEEN THE BOLT AND THE MASONRY.
- ALL MASONRY SHALL BE LAID IN RUNNING BOND TYPICAL.
- ALL LINTELS SHALL HAVE A 4" MINIMUM BEARING, TYPICAL.
- MASONRY CONTROL JOINTS SHALL BE PLACED AT 20 FEET ON CENTER WITH A CONTINUOUS VERTICAL MORTAR JOINT AND ONE VERTICAL BAR EACH SIDE OF THE JOINT, OR TWO EACH SIDE AT WALLS REINFORCED AT EACH FACE UNLESS NOTED OTHERWISE.

FOUNDATIONS:

- FOUNDATION DESIGN IS BASED ON THE SOIL INVESTIGATION REPORT BY: ASSOCIATED SOILS ENGINEERS, INC. PROJECT NO: 6425.20 DATED: APRIL 20, 2020 DESIGN SOIL BEARING PRESSURE IS 2500 PSF @ 36" MIN. BELOW GRADE.
- PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPT. FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL, IN WRITING, THAT THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.
- THE SOILS REPORT SHALL BE PART OF THE PLANS AND SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.

STATEMENT OF SPECIAL INSPECTION

2019 CALIFORNIA BUILDING CODE 1705 BUILDING PERMIT APPLICATION # _____ PROJECT ADDRESS: _____ REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: _____ APN: _____ SPECIAL INSPECTION AGENCY: _____ GEOTECHNICAL SPECIAL INSPECTION AGENCY: _____

THIS PROJECT INCLUDES INSPECTION FOR SEISMIC PER CBC 1502.12 OR 1705.13: YES () NO (X)
THIS PROJECT INCLUDES INSPECTION FOR WIND RESISTANCE PER CBC 1705.11: YES () NO (X)

IF YES, THE CONTRACTOR SHALL SUBMIT A STATEMENT OF RESPONSIBILITY TO INCLUDE:

- ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.
- ACKNOWLEDGMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE INSPECTION DOCUMENTS APPROVED BY THE LOCAL BUILDING DEPARTMENT.
- PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD & FREQUENCY OF REPORTING & THE DISTRIBUTION OF THE REPORTS; AND
- IDENTIFICATION & QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL & THEIR POSITION(S) IN THE ORGANIZATION.

CONTRACTOR: PRINT: _____ DATE: _____
SIGNATURE: _____
OWNER/BUILDER EXEMPTIONS: PROPERTY OWNER
SIGNATURE: _____

SPECIAL INSPECTION NOTES:

REQUIRED SPECIAL INSPECTIONS

IN ADDITION TO THE REGULAR INSPECTIONS PER THE TABLE, THE FOLLOWING CHECKED ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH CHAPTER 17 OF THE CALIFORNIA BUILDING CODE (CBC).

- POST INSTALLED ANCHORS & REBAR (EPOXY & MECHANICAL)

THE SPECIAL INSPECTOR SHALL BE EMPLOYED BY THE OWNER, THE ENGINEER OR ARCHITECT OF RECORD OR AN AGENT OF THE OWNER, BUT NOT THE CONTRACTOR OR ANY OTHER PERSON RESPONSIBLE FOR THE WORK.

SPECIAL INSPECTION REQUIREMENTS		
TYPE OF SPECIAL INSPECTION	APPLICABLE SECTION	REQ'D. VERIFICATION & INSPECTION
STEEL CONSTRUCTION	1705.2	AISC 360 QA
CONCRETE CONSTRUCTION	1705.3	TABLE 1705.3
MASONRY CONSTRUCTION	1705.4	ACI 530
WOOD CONSTRUCTION	1705.5	-
SITE & FOUNDATION SOILS	1705.6	TABLE 1705.6
PILE FOUNDATIONS	1705.7a,b	TABLE 1705.7a,b
WOOD SHEAR WALLS 1' & HIGHER	1705.12.2	-

LATERAL DESIGN CRITERIA

WIND DESIGN DATA:
EXPOSURE B
RISK CATEGORY II
BASIC WIND SPEED = 110 mph

EARTHQUAKE DESIGN DATA:
S_w = 1.304 S_{ps} = 0.872
S₁ = 0.467 S_p = 0.467
RISK CATEGORY II
SEISMIC CATEGORY = D
SITE CLASS
EXT. WALL ELEMENT CH. 13 a_{w12} R_{w2.5}
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

GENERAL STRUCTURAL NOTES:

- ALL PHASES OF WORK SHALL CONFORM TO 2019 CALIFORNIA BUILDING CODE (CBC) AND ALL REFERENCED STANDARDS AS AMENDED BY LOCAL ORDINANCE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB SITE PRIOR TO STARTING CONSTRUCTION AND THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
- THE CONTRACTOR CONSTRUCTION DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO BRACING, ALL SHORING, FORMS, AND SCAFFOLDING.
- OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS, BEAMS, COLUMNS, WALLS, ETC., UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
- ALL ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE OF THE LATEST REVISION.
- IN THE EVENT THAT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY & WAIT FOR INSTRUCTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE ALL NECESSARY MEASURES TO ENSURE THAT DEAD AND LIVE LOADS LISTED ARE NOT EXCEEDED FOR ANY GIVEN PORTION OF THE STRUCTURE. THIS INCLUDES BUT IS NOT LIMITED TO MATERIALS, EQUIPMENT, AND WORKERS.

REINFORCING STEEL:

- ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60 FOR NO.5 AND LARGER, ASTM A-615 GRADE 40 FOR NO.4 AND SMALLER.
- CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS:
A. CONCRETE POURED DIRECTLY AGAINST EARTH, 3" CLEAR.
B. STRUCTURAL SLAB, 3/4" CLEAR TOP AND BOTTOM UNLESS NOTED OTHERWISE.
C. CONCRETE FORMED AGAINST EARTH OR EXPOSED TO WEATHER, 1 1/2" CLEAR FOR #6 BARS & LARGER, 1 1/2" CLEAR FOR #4 BARS & SMALLER.
D. INTERIOR BEAMS & COLUMNS, 1/2" CLEAR TO FACE OF STIRRUP.
E. FORMED CONCRETE NOT INCLUDED ABOVE, 3/4" CLEAR.
- WIRE MESH SHALL CONFORM TO ASTM A-185, AND SHALL BE LAPPED 1/2" SPACES OR 12" MINIMUM.
- ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- REINFORCING STEEL SHALL BE SPLICED WITH CLASS B SPLICES UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR SHALL NOT PLACE ANY REINFORCING UNTIL APPROVED SHOP DRAWINGS ARE RECEIVED ON THE JOB.
- LOW HYDROGEN ELECTRODES SHALL BE USED WHEREVER REINFORCING STEEL IS WELDED.
- WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ANSI / AWS D1.4.
- ABIS REINFORCEMENT SHALL BE PROVIDED SUCH THAT MILL TEST YIELD STRENGTH DOES NOT EXCEED SPECIFIED YIELD STRENGTH BY MORE THAN 18,000PSI & SUCH THAT THE ACTUAL ULTIMATE TENSILE STRESS IS A MINIMUM OF 25% GREATER THAN ACTUAL YIELD STRESS.
- WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ANSI/AWS D1.4.

DESIGNS

LOCATION	FC	CEMENT TYPE	W/C RATIO	SUMP (4")
FOUNDATIONS	2500 P.S.I	TYPE II	0.60	3"

CONCRETE MATERIAL SPECIFICATIONS

MATERIAL	STANDARD	REMARKS
PORTLAND CEMENT	ASTM C150	TYPE II / V
AGGREGATES	ASTM C39	MAX SIZE PER APPLICATION PER ACI 211.1
LIGHTWT. AGGREGATES	ASTM C390	NOT USED
READY MIX	ASTM C44	
AIR-ENTRAINING ADMIX.	ASTM C260	SEE NOTE #5
CHEMICAL ADMIXTURES	ASTM C494	SEE NOTE #8
FLYASH	ASTM C681/F	SEE NOTE #8
66BFS (SLAG)	ASTM C989	SEE NOTE #8