

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

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**DATE:** AUGUST 24, 2015

**TO:** DANA POINT PLANNING COMMISSION

**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT:** COASTAL DEVELOPMENT PERMIT CDP15-0011 TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING ON A VACANT LOT CONTAINING A COASTAL BLUFF AT 24682 EL CAMINO CAPISTRANO

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**RECOMMENDATION:** That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP15-0011.

**APPLICANT/OWNER:** DP Harbor Properties, LLC.

**OWNER'S AGENT:** Brandon Architects (Tyler Wilson)

**REQUEST:** Approval of a Coastal Development Permit (CDP) to allow construction of a new, 7,503 square foot single-family dwelling with an attached, 834 square foot garage on a vacant coastal bluff lot located within the City's Coastal Overlay District (the California Coastal Zone) and the appeals jurisdiction of the California Coastal Commission.

**LOCATION:** 24682 El Camino Capistrano  
Assessor Parcel Number (APN): 682-203-05

**NOTICE:** Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on August 12, 2015, published within a newspaper of general circulation on August 13, 2015, and posted on August 14, 2015 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

**ENVIRONMENTAL:** Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures) in that the application proposes the construction of one, new single-family dwelling.

**ITEM #2**

**ISSUES:**

- Project consistency with the development standards of the Dana Point Specific Plan (DPSP).
- Project satisfaction of all findings required pursuant to the DPSP for approval of a Coastal Development Permit (CDP).
- Project compatibility with and enhancement of the site, surrounding neighborhood.

**BACKGROUND:** The subject property measures approximately 10,500 square feet (.24 acre) and is located on land containing a coastal bluff as defined by the Dana Point Specific Plan (DPSP). The lot is presently vacant, varies in elevation as it descends southward toward Dana Point Harbor and the Pacific Ocean and is devoid of major vegetation. The property is the only undeveloped parcel along El Camino Capistrano, with those surrounding properties containing single-family residential structures of varying age. Pursuant to the DPSP, zoning for the property is "Coastal Medium Density Residential" (C-RMD) and the lot is located within the City's Coastal Overlay District (the California Coastal Zone) and the appeals jurisdiction of the California Coastal Commission.

*Previous Approvals*

- ▶ In 2007 the Planning Commission reviewed a proposal to develop the subject property with a new single-family dwelling which included a request for a variance to measure the height of the structure from the top of more than 30 inches of fill. The application was ultimately withdrawn.
- ▶ In 2008, another project, again proposing construction of a new single-family dwelling, was submitted for review by the Planning Commission which omitted the variance request. The project (Coastal Development Permit CDP08-0011) was approved but never acted upon.
- ▶ In 2014, the Planning Commission approved Coastal Development Permit CDP13-0012 and Minor Site Development Permit SDP13-0021(M) for another new single-family dwelling. Pursuant to requirements of the Dana Point Specific Plan, a condition of approval was included that required an irrevocable offer to dedicate a 10-foot wide lateral easement for purposes of eventually creating a continuous trail to traverse multiple bluff-top properties (Supporting Document 4; PC Resolution No. 14-05-12-20; Special Condition no. 19).

Subsequent to that approval, Staff received a letter from the applicant's attorney (Supporting Document 3) requesting, on behalf of the property owner, that a new application for the same previously approved project be approved with identical conditions of approval with the exception of Special Condition No. 19 for the lateral

access easement. The City Attorney and Staff agree with the attorney's analysis that the City cannot impose the condition. The legal basis for this is described in the attorney's letter (Supporting Document 3).

As CDP13-0012 won't expire until May 2016, a condition of approval has been included in the current project's draft Planning Commission Resolution that, should approval be granted, previously approved CDP13-0012 and SDP13-0021(M) will become null and void.

### **DISCUSSION:**

Similarly to the previously approved project, the subject project proposes the construction of a new, two-story single-family dwelling on presently vacant land to comprise 7,503 square feet of habitable floor area, with an attached, 834 square foot, four-vehicle garage. The dwelling would contain five bedrooms as well as several accessory rooms, including a gym, theater and office spaces. Overall height for the structure would be 24 feet tall with predominantly flat roof elements.

The architectural style of the new dwelling would be "Modern," with a façade containing a variety of stone, metal and stucco surfaces. Additional improvements are proposed within all yards, including new landscaping throughout, property-line walls standing a maximum of six feet in height and, in the rear specifically, a new "infinity" swimming pool. A preliminary landscaping plan has been submitted and, in compliance with standards, proposes a mixture of California native and drought tolerant plantings within the rear of the property as well as the absence of any new irrigation. The project has been found to meet all standards of development - including height, lot and landscaping coverage - and no variances from standards are requested.

As stated, the property contains a coastal bluff as defined in the Dana Point Specific Plan. Submitted geotechnical analysis for the subject project recommends a minimum structure setback from the edge of the bluff of 30 feet and the proposed dwelling complies with that recommendation.

### **Coastal Development Permit CDP15-0011**

The subject application proposes the construction of a new single-family dwelling and accessory development on vacant land located within the City's Coastal Overlay District thereby necessitating a Coastal Development Permit pursuant to the Implementing Actions Program of the DPSP. Supportive findings can be made for the CDP request, and are enumerated in the attached resolution.

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

The property is not located within a homeowner's association (HOA).

**CONCLUSION:** Staff finds that the subject project is consistent with the policies and provisions of the Dana Point Specific Plan and Zoning Code. As the project has been found to comply with all standards of development and findings can be made for approval of the request, staff recommends the Planning Commission adopt the attached resolution, approving Coastal Development Permit CDP15-0011.

  
Evan Langan, AICP  
Associate Planner

  
Ursula Luna-Reynosa, Director  
Community Development Department

**ATTACHMENTS:**

**Action Documents**

1. Draft Planning Commission Resolution No. 15-08-24-xx

**Supporting Documents**

2. Vicinity Map
3. Attorney Letter request
4. PC Resolution No. 14-05-12-20
5. Site Photos
6. Project Plans (architectural only)

## **RESOLUTION NO. 15-08-24-xx**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA APPROVING COASTAL DEVELOPMENT PERMIT CDP15-0011 TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING ON A VACANT LOT CONTAINING A COASTAL BLUFF AT 24682 EL CAMINO CAPISTRANO**

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

WHEREAS, DP Harbor Properties, LLC, a California Limited Liability Company (the “Applicant”) is the owner of real property commonly referred to as 24682 El Camino Capistrano (APN 682-203-05) (the “Property”); and

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

WHEREAS, said verified application constitutes a request as provided by the Implementing Actions Program of the Dana Point Specific Plan; and

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

WHEREAS, the Planning Commission did, on the 24<sup>th</sup> day of August, 2015 hold a duly noticed public hearing as prescribed by law to consider said requests; and

WHEREAS, at said public hearing, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP15-0011.

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.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP15-0011 subject to conditions:

Findings:

Coastal Development Permit CDP15-0011

1. That the development project proposed by the application conforms to the Certified Local Coastal Program **in that all development proposed is permissible under the standards of the Dana Point Specific Plan and, that the project has been reviewed by the City and found to conform to those standards.**
2. That the application is consistent with the purpose and intent as well as the other provisions of the Orange County Zoning Code or district regulations of the specific plan applicable to the property **in that the Dana Point Specific Plan envisions single-family residential development of the lot. The structures proposed under this application conform to the stated use requirements as well as to regulations concerning location, form and massing and accordingly, the proposal is consistent with both the intent and purpose of the referenced documents.**
3. That the project conforms to the public access and public recreation policies of the California Coastal Act **in that adequate public access to vicinity coastal bluffs and to the coastline exist in close proximity at Lantern Bay Park, as well as at overlooks at the terminus of Amber, Violet and Old Golden Lantern Streets. No public access to the bluff or to the coastline would be impacted with implementation of the proposed project.**

Conditions:

**A. General:**

1. Approval of this application permits the construction of a new, two-story, 7,503 square foot single-family dwelling with an attached, 834 square foot garage on a vacant coastal bluff lot at 24682 El Camino Capistrano. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point Specific Plan and Zoning Code.

2. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.

3. Prior Authorizations Are Voided:

*By approval of this permit, all rights and/or entitlements that may exist relative to the City's approval of Coastal Development Permit CDP13-0012 and Site Development Permit SDP13-0021(M) and Resolution No. 14-05-12-20 are hereby extinguished and are null and void, effective immediately.*

4. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing.
5. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
6. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

7. 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.
8. The Applicant and their successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
9. 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.
10. A grading permit shall be obtained prior to any work including demolition activities.
11. An Encroachment Permit shall be obtained prior to any work within the City Right-of-Way.
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 control measures of a type, size and location as approved by the Director of Public Works. The erosion control measures shall be shown and specified on the grading plan and shall be constructed to the satisfaction of the Director of Public Works prior to the start of any other grading operations. Prior to the removal of any erosion control devices so constructed, the area served shall be protected by additional drainage facilities, slope erosion control measures and other methods as may be required by the Director of Public Works. The Applicant shall maintain the erosion control devices until the Director of Public Works approves of the removal of said facilities.
13. The project shall meet all water quality requirements including Low



Impact Development (LID) implementation.

14. 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 all utilities.
15. The Applicant or successor in interest shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The Waste Management Plan shall indicate the estimated quantities of material to be recycled and the locations where the material is to be taken for recycling. Said plan shall be reviewed and approved by the City's C&D Compliance Official prior to issuance of any permits.
16. No new structure foundations shall be permitted closer than 30 feet from the property's delineated edge of coastal bluff.
17. The Applicant shall submit payment for any and all applicable development impact fees prior to issuance of a building permit.

**B. Prior to Issuance of a Grading Permit**

18. The Applicant shall submit a grading plan, in compliance with City standards, for review and approval by the Director of Public Works. The Applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
19. The Applicant shall submit an application for a grading permit. The grading permit application, in compliance with City standards, submitted for review and approval by the Director of Public Works. The Applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
20. The Applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.

**C. Prior to Building Plan Check Submittal and/or prior to Issuance of a Building Permit or release on certain related inspections:**

21. The Applicant shall submit payment of a fee of \$275 for each residential unit into the Coastal Access fund in compliance with the Dana Point Specific Plan/Local Coastal Program.
22. Prior to commencement of framing, the Applicant shall submit a foundation certification, by survey that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP15-0011. The City's standard "Line & Grade Certification" form shall be obtained from the Project Planner at time of permit issuance, prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval.
23. Prior to release of the roof sheathing inspection, the Applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP15-0011. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of permit issuance, prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval before release of final roof sheathing is granted.
24. The Applicant shall complete rough grading (establishment of building pads) in accordance with approved grading plans and reports.
25. The Applicant shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (along with the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project.

26. An as-graded geotechnical report shall be prepared by the project geotechnical consultant following grading of the subject site. The report should include the results of all field density testing, depth of reprocessing and re-compaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report.
27. All documents prepared by a professional shall be wet-stamped and signed.
28. Prior to issuance of a building permit for the project, the Applicant shall submit for review and approval by the Planning and (if applicable) Building/Safety Divisions, a Final Landscaping Plan that complies with the standards of the Dana Point Zoning Code, preliminary plans approved by the Planning Commission, as well as the following:

All landscaping proposed within the rear half of the property shall comply with the following:

- *All plantings proposed within the 30 foot setback from edge of bluff shall be of a variety that is both CA native and drought tolerant.*
- *No more than 50 percent of the area of the setback from the property's edge of bluff shall be comprised of hardscape.*
- *No irrigation is permitted within the area of the setback from edge of bluff.*

Any proposed changes to landscaping located within the property's setback from edge of bluff, either under this or a future discretionary request shall be subject to review/approval by the Planning Division.

29. Building plan check submittal shall include three sets of the following construction documents:
- *Building Plans*

- *Energy calculations*
- *Structural Calculations*
- *Soils/Geology Report*
- *Drainage Plan*

**D. Prior to issuance of a Certificate of Occupancy**

30. The Applicant shall execute the City's standard deed restriction or, if prepared by the owner(s), shall be submitted for review and approval by both the Planning Division and the City Attorney. The deed restriction shall stipulate the following:
  - *That the Applicant understands that the subject site is subject to bluff retreat and that the owner(s) assumes the liability from these hazards;*
  - *That the owner(s) unconditionally waive any claim of liability on the part of the City or any other public agency from any damage from such hazards;*
  - *That the owner(s) assume all liability for damages incurred as a result of any required off-site grading.*
31. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
32. A written approval by the Geotechnical Engineer of Record approving the grading as being in conformance with the approved grading plan from a geotechnical standpoint.
33. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved grading plan and which specifically approves construction of line and grade for all engineered drainage devices and retaining walls.
34. All work in the right-of-way shall be completed in conformance with the Encroachment Permit conditions to the satisfaction of the City Engineer.
35. An As-Built Grading Plan shall be prepared by the Civil Engineer of

Record.

36. All permanent BMP's shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.
37. The Applicant shall record a standard deed restriction for the reliance on a sump pump for site drainage. The standard Deed Restriction shall be provided by the Public Works Department for signature and recordation by the property owner or lease holder.
38. The Applicant shall submit to the Project Planner, a wet-stamped and signed certification from a licensed landscape architect stipulating that all landscaping was installed in conformance with the project's final landscaping plan. This certification shall be submitted and approved prior to final inspection of the project by the Project Planner (Planning Division).
39. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
40. 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 architecture/materials, approved through discretionary action, and compliance with any outstanding project conditions of approval.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 24<sup>th</sup> day of August, 2015, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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April O'Connor, Chairwoman  
Planning Commission

ATTEST:

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Ursula Luna-Reynosa, Director  
Community Development Department



City of Dana Point

**CDP15-0011**

**Evan Langan, AICP, Associate Planner**

Community Development Department

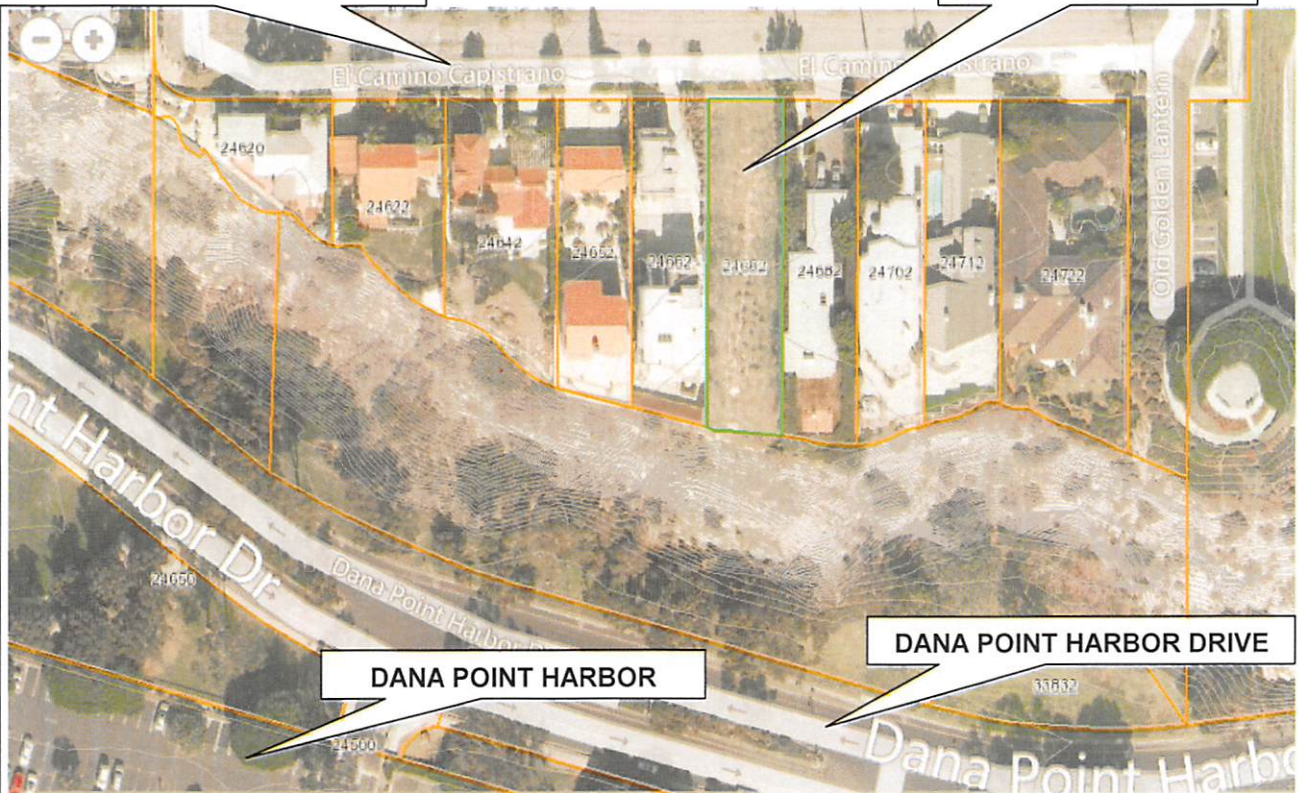
33282 Golden Lantern, Suite 209

Dana Point, CA 92629-1805

## VICINITY MAP

EL CAMINO CAPISTRANO (STREET)

SUBJECT PROPERTY



DANA POINT HARBOR

DANA POINT HARBOR DRIVE

Project : **CDP15-0011**

Applicant: **Brandon Architects, Inc.**

Location: **24682 El Camino Capistrano**



# SUPPORTING DOCUMENT #2

FRED GAINES  
SHERMAN L. STACEY  
LISA A. WEINBERG  
REBECCA A. THOMPSON  
NANCI S. STACEY  
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July 1, 2015

Ursula Luna-Reynosa  
Director of Community Development  
City of Dana Point  
33282 Golden Lantern  
Dana Point, California 92629

Re: 24682 El Camino Capistrano  
CDP and Minor Site Permit Application

Dear Ms. Luna-Reynosa:

I am enclosing an application for a Coastal Development Permit and Minor Site Permit Application related to the construction of a single family residence located at 24682 El Camino Capistrano. On May 12, 2014, the City approved CDP No. 13-00012 and Minor Site Permit No. SDP 13-0021(M) for the development of this single family residence. However, the decision of the Planning Commission imposed a Special Condition No. 19 which reads as follows:

A lateral access easement shall be irrevocably offered for dedication to ensure implementation of the bluff top trail system shown in the Dana Point Specific Plan. Said easement shall be ten feet wide and set back a sufficient distance from the bluff edge to assure safety from the threat of erosion for 50 years. Said dedication shall be in the form of a recorded, irrevocable offer to dedicate until the City acquires the same rights from continuous bluff top property owners. This offer to dedicate shall be valid for 21 years or until the City accepts the easement, or until an amendment of the Local Coastal Program deleting the requirement of the dedication of a lateral easement access for trail purposes, whichever occurs first. The irrevocable offer to dedicate shall be in the standard City format, or if prepared by the property owner(s), submitted for approval by the Director of Community Development and the City Attorney prior to being executed and recorded.

I had written to you previously on May 4, 2015 setting forth my reasons that the access condition was improper and requesting that the City initiate proceedings to remove the condition.

**SUPPORTING DOCUMENT #3**



Ursula Luna-Reynosa  
Director of Community Development  
City of Dana Point  
July 1, 2015  
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The City appears unwilling or unable to do so. After discussions with City Attorney Munoz, I concluded that an appropriate manner in which to remove this improper condition was to make a new application for the project at which time objections to the condition could be raised. Since the Applicant has not commenced any construction under the prior permits, action on a new application is not constrained by the prior decision. (See, *Bowman v. California Coastal Commission* (2014) 230 Cal.App.4th 1136.) Amending the prior permits appeared to be unnecessarily complicated by Municipal Code §9.69.130.

The Applicant requests that this new application be approved on the identical conditions with the exception of Condition No. 19. It appears that the requirement for the dedication of an easement may have become a part of the City's Local Coastal Program and Dana Point Specific Plan as of April 23, 1987. Decisions of the United States Supreme Court since 1987 prohibit the exaction of an easement as a condition of a permit to develop property unless (1) a nexus exists between the construction of the house and the public access easement required as a condition of the house. (*Nollan v. California Coastal Commission* (1987) 483 U.S. 847), and (2) the burden of the public access easement on the LLC's property is roughly proportional to the impacts on the public of the construction of the house. (*Dolan v. City of Tigard* (1991) 512 U.S.387.)

There are no facts which demonstrate a nexus between the public trail access easement and the Applicant's house. Figure 8 and Page 64 of the Local Coastal Program portion of the Dana Point Specific Plan are the provisions which were referenced in the Planning Commission findings. The four paragraphs of text and the map on Figure 8 showing a "blufftop trail" extending from Laguna Niguel to Doheny State Beach do not set forth any nexus or rough proportionality to taking easements from private property owners. All that the Dana Point Specific Plan states on Page 64 is that "[t]he dedication of a easement from a property owner for the trail system is exacted at the time of development or redevelopment of his property."

The City has reflected the *Nollan* and *Dolan* standards in its Municipal Code. Municipal Code 9.27.030(a)(3)(A) requires that the findings required by Municipal Code 9.27.030(a)(5)(A) through 9.27.030(a)(5)(C) be made in order to impose a condition of approval to dedicate an easement. There are 23 separate factors on which findings are required. The factors which are to be considered and the findings which are required to be made take several pages of the Municipal Code and are too long to be reproduced here. However, the requirements of Municipal Code 9.27.030(a)(5)(A) describe several of the required findings which cannot be made.

1. "A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to Section 9.27.030(a)(5)(B). The type of affected public access and recreation opportunities shall be clearly described." There is no burden imposed on public access by the Applicant constructing the house.

Ursula Luna-Reynosa  
Director of Community Development  
City of Dana Point  
July 1, 2015  
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The facts are indistinguishable from *Nollan v. California Coastal Commission, supra*. In *Nollan*, the Coastal Commission required an easement along the beach in front of the house. The Supreme Court struck the requirement. Here, the City required an easement along the bluff in front of the house. The house has nothing to do with whether or not there is a need for an easement, it is no more than an opportunity to use the permitting power to exact an interest in the Applicant's property. No access condition can be imposed.

2. "An analysis based on applicable factors identified in Section 9.27.030(a)(5)(B) and 9.27.030(a)(5)(C) of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act." Based on the applicable factors, no necessity for requiring public access on the Applicant's property can be shown.
3. "An explanation of how imposition of a public access dedication requirement alleviates the access burdens identified and is reasonably related to those burdens in both nature and extent." Since the house imposes no burdens on public access, the extent of the burden which the access easement would impose upon the Applicant would have no relationship, roughly proportional or not, to the impacts of the house.

Further, the City's permit authority is limited by the provisions of Public Resources Code §30010 which provides:

"The Legislature hereby finds and declares that this division is not intended, and shall not be construed as authorizing the commission, port governing body, or local government acting pursuant to this division to exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without the payment of just compensation therefor. This section is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or the United States." [emphasis added]

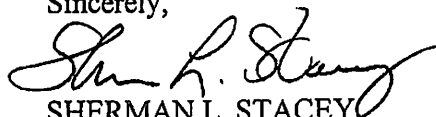
Without findings, or even evidence which would support findings, that a nexus exists between the Applicant's house and the easement across the Applicant's property, the City of Dana Point, a local government acting pursuant to the Coastal Act, cannot impose an access condition because it would take private property for public use without payment of just compensation therefor.

Ursula Luna-Reynosa  
Director of Community Development  
City of Dana Point  
July 1, 2015  
Page 4

Please schedule these applications before the Planning Commission at the earliest possible date. CEQA compliance was completed in connection with the prior permits and the nature of the development has not changed. A single family house is categorically exempt under CEQA Guideline §15303. Findings should be proposed which will explain the facts that lead to the conclusion that no easement can be required as a condition of the permit.

I recognize that the final action by the City will be the subject of a Notice of Final Action to the Coastal Commission and that the project lies within the appeal jurisdiction of the Coastal Commission. I believe that the Coastal Commission will recognize that a condition for access, although included in the LCP, cannot be imposed, particularly if the City's findings explain it. I do not think that the Coastal Commission will appeal the decision.

If you or any member of your staff should have any questions, please do not hesitate to contact me.

Sincerely,  
  
SHERMAN L. STACEY

cc: City Attorney A. Patrick Munoz, Esq.  
Mr. Frank Ultimo

**RESOLUTION NO. 14-05-12-20**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA APPROVING COASTAL DEVELOPMENT PERMIT CDP13-0012 TO ALLOW THE CONSTRUCTION OF A NEW, TWO-STORY, 7,504 SQUARE FOOT SINGLE-FAMILY DWELLING WITH AN ATTACHED, 834 SQUARE FOOT GARAGE ON A VACANT COASTAL BLUFF LOT AND; MINOR SITE DEVELOPMENT PERMIT SDP13-0021(M) TO ALLOW MEASUREMENT OF BUILDING HEIGHT FROM ATOP A MAXIMUM OF 30 INCHES OF FILL AT 24682 EL CAMINO CAPISTRANO**

**Applicant:** Brandon Architects, Inc.  
**Owner:** DP Harbor Properties, LLC

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

WHEREAS, the applicant filed a verified application for a Coastal Development Permit and Minor Site Development Permit to allow the construction of a new single-family dwelling on vacant land, as well to measure structure height from the top of a maximum of 30 inches of fill at 24682 El Camino Capistrano (APN 682-203-05); and

WHEREAS, said verified application constitutes a request as provided by the Implementing Actions Program of the Dana Point Specific Plan, as well as Title 9 of the Dana Point Municipal Code; and

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

WHEREAS, the Planning Commission did, on the 12<sup>th</sup> day of May, 2014 hold a duly noticed public hearing as prescribed by law to consider said requests; and

WHEREAS, at said public hearing, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP13-0012 and SDP13-0021(M);

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

- A. The above recitations are true and correct.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP13-0012 and SDP13-0021(M) subject to conditions:

Findings:

Coastal Development Permit CDP13-0012

1. That the development project proposed by the application conforms with the Certified Local Coastal Program in that **all development proposed is permissible under the standards of the Dana Point Specific Plan and, that the project has been reviewed by the City and found to conform to those standards.**
2. That the application is consistent with the purpose and intent as well as the other provisions of the Orange County Zoning Code or district regulations of this specific plan applicable to the property in that **the specific plan envisions and requires single-family residential development of the lot subject to particular development standards. Development proposed under this application conforms to use requirements as well as development regulations concerning location, form and massing and accordingly, the proposal is consistent with both the intent and purpose of the referenced documents.**
3. That the project conforms with the public access and public recreation policies of the California Coastal Act in that **the project has been conditioned to provide an Irrevocable Offer to Dedicate (IOD) an easement for connection to the area's existing bluff-top trail, in compliance with the requirements of the certified Dana Point Specific Plan and so conforming to the public access and public recreation policies of the California Coastal Act.**

Minor Site Development Permit SDP13-0021(M)

1. That the site design is in compliance with the development standards of the Dana Point Zoning Code in that **the existing lot slopes downward from front to back, disallowing water flow via gravity to the street in compliance with development standards. The application proposes the minimum amount of fill required to correct the drainage pattern, resulting in a project that complies with all development standards, while simultaneously minimizing alteration of the topographical form of the lot.**
2. That the site is suitable for the proposed use and development in that **the proposed use of fill will facilitate drainage away from the coastal bluff toward El Camino.**

3. That the project is in compliance with all elements of the General Plan and all applicable provision of the Urban Design Guidelines in that the proposed fill has been found to comply with all standards of development and, would not be in conflict with any recommendations of the City's Urban Design Guidelines.
4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style in that the application proposes to measure building height from the top of a maximum of 30 inches of fill. Approval of the request will allow development of the site in a manner that complies with code, while simultaneously improving safety and stability of the property.

Conditions:

**A. General:**

1. Approval of this application permits the construction of a new, two-story, 7,504 square foot single-family dwelling with an attached, 834 square foot garage on a vacant coastal bluff lot and, for building height to be measured from the top of 30 inches of fill, at 24682 El Camino Capistrano. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point Specific Plan and Zoning Code.
2. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
3. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and

the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing.

4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.
6. 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.
7. The applicant and owner, and their successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
8. 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.
9. A grading permit shall be obtained prior to any work including demolition activities.

10. An Encroachment Permit shall be obtained prior to any work within the City Right-of-Way.
11. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion control measures of a type, size and location as approved by the Director of Public Works. The erosion control measures shall be shown and specified on the grading plan and shall be constructed to the satisfaction of the Director of Public Works prior to the start of any other grading operations. Prior to the removal of any erosion control devices so constructed, the area served shall be protected by additional drainage facilities, slope erosion control measures and other methods as may be required by the Director of Public Works. The applicant shall maintain the erosion control devices until the Director of Public Works approves of the removal of said facilities.
12. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
13. 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, telephone and cable television services.
14. The applicant, property owner or successor in interest shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The Waste Management Plan shall indicate the estimated quantities of material to be recycled and the locations where the material is to be taken for recycling. Said plan shall be reviewed and approved by the City's C&D Compliance Official prior to issuance of any permits.
15. Per Zoning Code Section 9.27.030, no new structure foundations will be allowed closer than 30 feet bluff from the property's delineated edge of coastal bluff.
16. The applicant shall submit payment for any and all applicable development impact fees prior to issuance of a building permit.



**B. Prior to Issuance of a Grading Permit**

17. The applicant shall execute the City's standard deed restriction or, if prepared by the owner(s), shall be submitted for review and approval by both the Planning Division and the City Attorney. The deed restriction shall stipulate the following:

- *That the applicant understands that the subject site is subject to bluff retreat and that the owner(s) assumes the liability from these hazards;*
- *That the owner(s) unconditionally waive any claim of liability on the part of the City or any other public agency from any damage from such hazards;*
- *That the owner(s) assume all liability for damages incurred as a result of any required off-site grading.*

The deed restriction shall be recorded, free of prior liens, to bind the owner(s) and any successors in interest or otherwise recorded to the satisfaction of the City Attorney.

18. The applicant shall submit a grading plan, in compliance with City standards, for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.

19. A lateral access easement shall be irrevocably offered for dedication to ensure implementation of the bluff top trail system shown in the Dana Point Specific Plan. Said easement shall be ten feet wide and set back a sufficient distance from the bluff edge to assure safety from the threat of erosion for 50 years. Said dedication shall be in the form of a recorded, irrevocable offer to dedicate until the City acquires the same rights from continuous bluff top property owners. This offer to dedicate shall be valid for 21 years or until the City accepts the easement, or until an amendment of the Local Coastal Program deleting the requirement of dedication of a lateral access easement for trail purposes, whichever occurs first. The irrevocable offer to dedicate shall be in the standard City format or, if prepared by the property owner(s), submitted for approval by the Director of Community Development and the City Attorney prior to being executed and recorded.

20. The applicant shall submit an application for a grading permit. The grading permit application, in compliance with City standards, submitted for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.

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

**C. Prior to Building Plan Check Submittal and/or prior to Issuance of a Building Permit or release on certain related inspections:**

22. Prior to commencement of framing, the applicant shall submit a foundation certification, by survey that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP13-0012 and SDP13-0021(M). The City's standard "Line & Grade Certification" form shall be obtained from the Project Planner at time of permit issuance, prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval.

23. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP13-0012 and SDP13-0021(M). The City's standard "Height Certification" form shall be obtained from the Project Planner at time of permit issuance, prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval before release of final roof sheathing is granted.

24. The applicant shall complete rough grading (establishment of building pads) in accordance with approved grading plans and reports.

25. The applicant shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (along with the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the

approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project.

26. An as-graded geotechnical report shall be prepared by the project geotechnical consultant following grading of the subject site. The report should include the results of all field density testing, depth of reprocessing and re-compaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report.
27. All documents prepared by a professional shall be wet-stamped and signed.
28. Prior to issuance of a building permit for the project, the applicant shall submit for review and approval by the Planning and (if applicable) Building/Safety Divisions, a Final Landscaping Plan that complies with the standards of the Dana Point Zoning Code, preliminary plans approved by the Planning Commission, as well as the following:
  - *All landscaping proposed within the rear half of the property shall comply with the following:*
  - *All plantings proposed within the 30 foot setback from edge of bluff shall be of a variety that is both CA native and drought tolerant.*
  - *No more than 50 percent of the area of the setback from the property's edge of bluff shall be comprised of hardscape.*
  - *No irrigation is permitted within the area of the setback from edge of bluff.*

Any proposed changes to landscaping located within the property's setback from edge of bluff, either under this or a future discretionary request shall be subject to review/approval by the Planning Division.

29. Building plan check submittal shall include three sets of the following construction documents:

- *Building Plans*
- *Energy calculations*
- *Structural Calculations*
- *Soils/Geology Report*
- *Drainage Plan*

**D. Prior to issuance of a Certificate of Occupancy**

30. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
31. A written approval by the Geotechnical Engineer of Record approving the grading as being in conformance with the approved grading plan from a geotechnical standpoint.
32. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved grading plan and which specifically approves construction of line and grade for all engineered drainage devices and retaining walls.
33. All work in the right-of-way shall be completed in conformance with the Encroachment Permit conditions to the satisfaction of the City Engineer.
34. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.
35. 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 architecture/materials, approved through discretionary action, and compliance with any outstanding project conditions of approval.

36. All landscaping within the front-yard of the subject project (as illustrated on the submitted Final Landscaping Plan) shall be installed prior to issuance of a certificate of occupancy as well as final sign-off of the project by the Planning Division.
37. All permanent BMP's shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.
38. The property owner shall record a standard deed restriction for the reliance on a sump pump for site drainage. The standard Deed Restriction shall be provided by the Public Works Department for signature and recordation by the property owner or lease holder.
39. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 12<sup>th</sup> day of May, 2014, by the following vote, to wit:

AYES: Claus, Denton, Newkirk, O'Connor, Whittaker

NOES: None

ABSENT: None

ABSTAIN: None



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Liz Claus, Chairwoman  
Planning Commission

ATTEST:



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Ursula Luna-Reynosa, Director  
Community Development Department



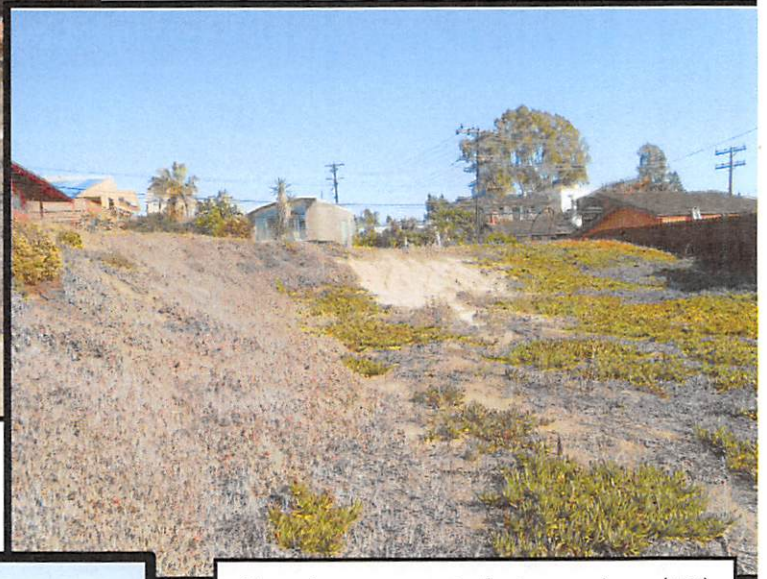
# SITE PHOTOS



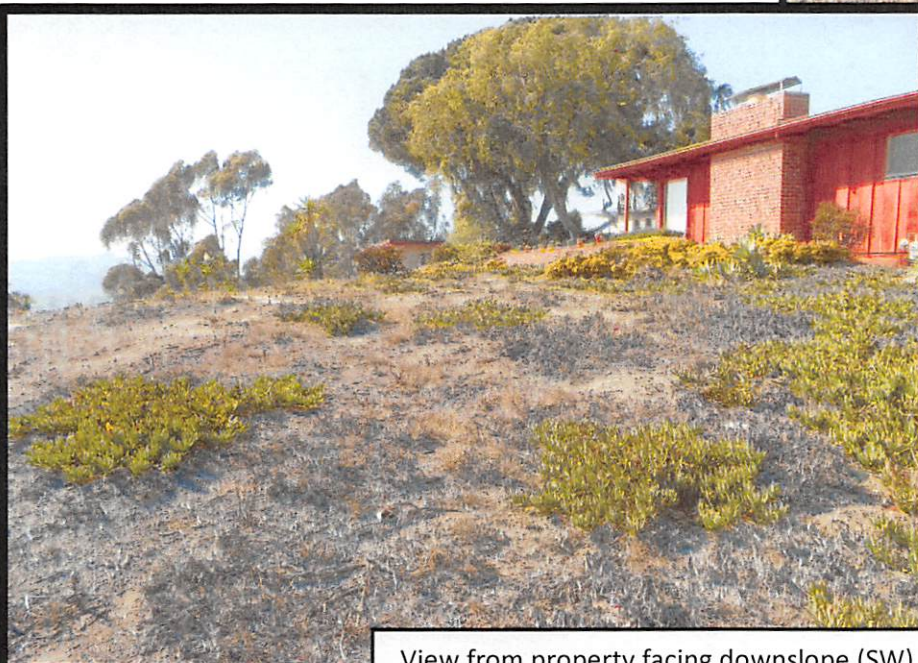
View facing property from Via Canon (SW)



View from property facing downslope (SW)

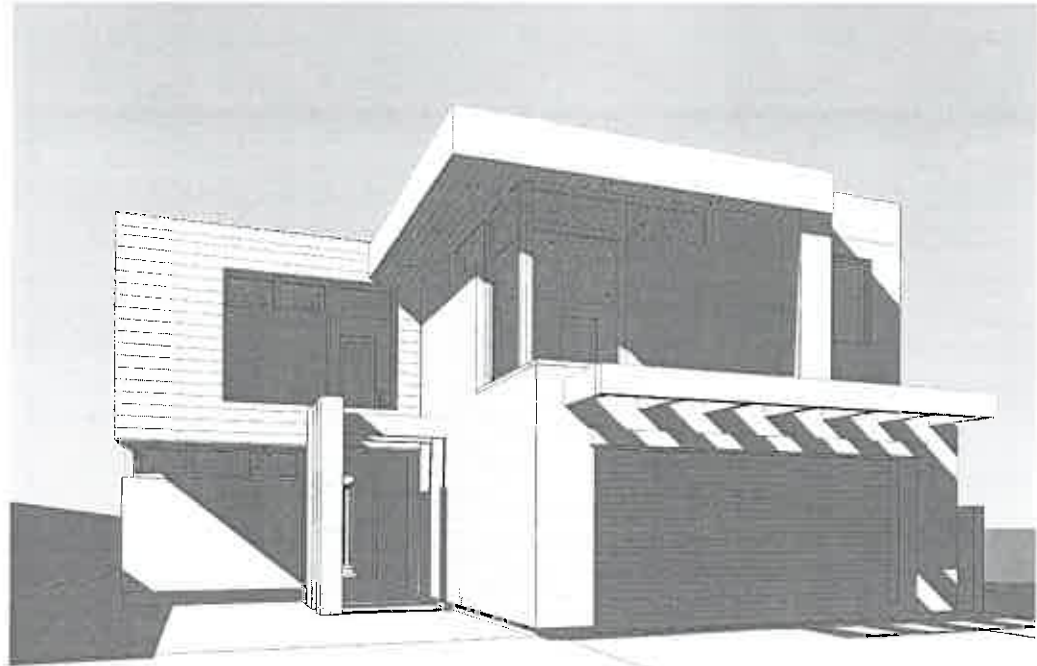


View from property facing upslope (NE)



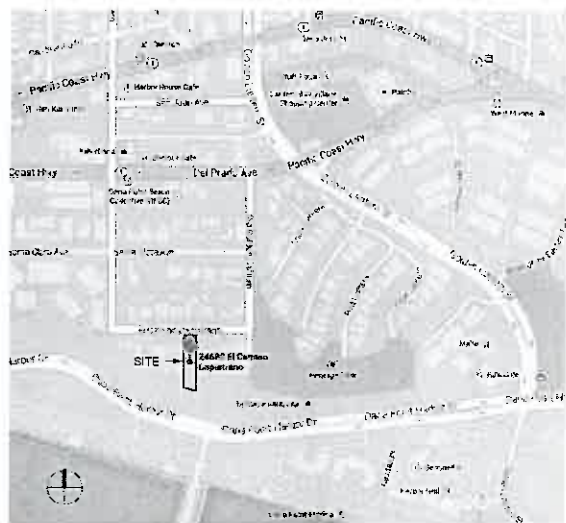
View from property facing downslope (SW)






# DANA POINT RESIDENCE

24682 EL CAMINO CAPISTRANO, DANA POINT CA. 92629

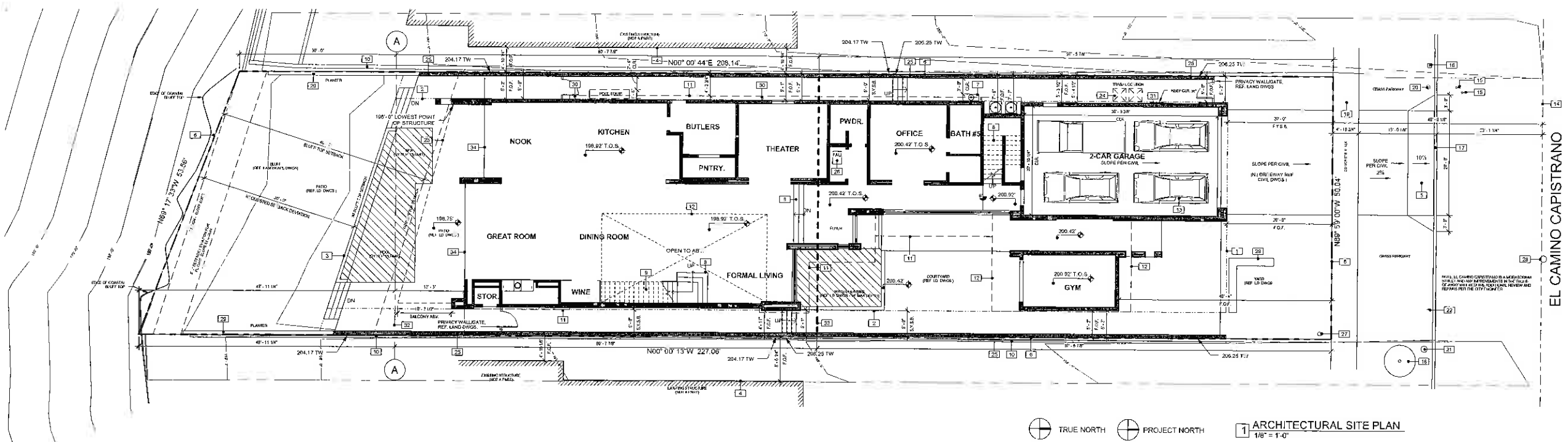


**PROJECT DESCRIPTION:**  
THE SUBJECT PROPERTY IS LOCATED IN DANA POINT, CA ON EL CAMINO CAPISTRANO, SOUTH OF PACIFIC COAST HIGHWAY. THE LOT IS APPROXIMATELY 60' WIDE BY 208' DEEP ON THE WESTERN PROPERTY LINE AND 227' ON THE EASTERN PROPERTY LINE. IT IS ZONED DPSP (C-RMD) AND IS APPX. 10,896 S.F. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY. LOT IS VACANT. CLIENT PROPOSES TO BUILD A 2-STORY SINGLE FAMILY RESIDENCE OF APPX. 7,500 S.F. OF LIVING TO BE WOOD FRAMED WITH A SLAB ON GRADE FOUNDATION. THE PROJECT WILL BE OF A SOFT-CONTEMPORARY DESIGN, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: AMPLE INDOOR/OUTDOOR LIVING SPACES INTEGRATED WITH A MODERN OPEN LIVING FLOOR PLAN WHICH MAXIMIZES POTENTIAL VIEWS FROM LIVING SPACES AS WELL AS OUTDOOR PATIOS AND A BALCONY. AMPLE PARKING WILL BE PROVIDED IN THE FORM OF A 4-CAR GARAGE (TWO TANDUM SPACES). THE EXTERIOR WILL BE PRIMARILY STUCCO SIDING WITH SOME USE OF WOOD, METAL AND STONE. THE HOME WILL HAVE APPROXIMATELY 5 BEDROOMS AND 6.5 BATHS AS WELL AS A MEDIA ROOM, DEN, OFFICE, SECONDARY KITCHEN, LARGE INTERIOR COURTYARD, SPA AND POOL.

	ALUMINUM	1. REF. STRUCT. FOR SPECIAL INSPECTIONS BY STRUCTURAL ENGINEER, SHIT SHW		DIO ALERT:		1.800.227.2600		ARCHITECT:		OWNER:			
	CONCRETE	2. HERE VERIFICATION REQUIRED - PLEASE REFER TO SHEETS		SOUTHERN CALIFORNIA Edison:		1.714.695.0246		BRANDON ARCHITECTS, INC.		PO BOX 308 SANTA ANA, CA 92702			
	EARTH	NOTE: DEPTH INSPECTIONS ARE REQUIRED TO BE NOTIFIED WITH THE CITY OF DANA POINT		SOUTHERN CALIFORNIA GAS:		1.800.427.2500		3001 RED HILL AVE. BLDG. 1 STE. 102		COSTA MESA, CA 92626			
	GYPSUM - PLASTER	SPECIAL INSPECTIONS		6		CITY WATER & SEWER:		1.949.644.3011		www.brandonarchitects.com		PO BOX 308 SANTA ANA, CA 92702	
						PACIFIC BELL TELEPHONE:		1.800.750.2335		STRUCTURAL ENGINEER:		CIVIL ENGINEER:	
	INSULATION - RIGID	1. PERIDA, UFAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEW AND PERMITS		CITY OF DANA POINT:		1.949.248.3500		559 FIVE		6726 ENGINEERING		RONALD L. DEANALVA	
	MASONRY - BRICK	2. SUBMIT SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT PER AIR SEC. 275 SOUND LEVEL NOT TO EXCEED 55DBA WITH TUNER 55DBA WITH TUNER AND HIGHERING CONSENTS. LOCATION OF MEASUREMENT TO BE AT ADJACENT PROPERTY PLT 10.0' OFF-GROUND		ORANGE COUNTY FIRE AUTHORITY:		1.714.573.6000		190 S. MARINOLA AVE.		PO BOX 308 SANTA ANA, CA 92702		P. 949.940.7500	
	MASONRY - CONCRETE BLOCK	3. A CALIFORNIA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 4' AND FOR SHORING AND UNDERPINNING. CONTRACTOR TO PROVIDE A COPY OF USHA PERMIT		1. FIRE AUTHORITY (FACD), IRVINE CA 92602		P. 714.824.3382		P. 714.824.3382		GENERAL CONTRACTOR:		INTERIOR DESIGNER:	
	PLYWOOD / GLULAM TIMBER	4. FIRE SPRINKLERS REQUIRED. CONTRACTOR TO SUBMIT FIRE SPRINKLER DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO SUBMITTING TO CITY. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SLEAHING INSPECTION		ORANGE COUNTY HEALTH SERVICES:		PO BOX 308 SANTA ANA, CA 92702		P. 714.824.3382		FRANK ULTRAO		NORM SMITH	
	SAND	5. STEEL CANTILEVERED STAIRCASE		P. 714.824.3382		P. 714.824.3382		P. 714.824.3382		7500 CAMPBELL AVE.		DETAILS DESIGN	
STEEL	6. STAIR MOUNTED GLASS RAILINGS		P. 714.824.3382		P. 714.824.3382		P. 714.824.3382		2500 CAMPBELL AVE.		P. 949.940.7500		
WOOD	7. SOLAR PANELS		P. 714.824.3382		P. 714.824.3382		P. 714.824.3382		SURVEYOR:		SOLID ENGINEER:		
		NOTE: DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL TO LOCAL AGENCY FOR REVIEW								LEONARD C. STILES		VINCEDES	
		NOTE: CHRISTOPHER BRANDON ARCHITECT IS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE OF THE PROJECT. RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING FINISHED AND DETAILING SUBMITTALS, FOR COMPLETION WITH THE DESIGN OF THE BUILDING								2500 CAMPBELL AVE.		MICHAEL B. CHILDS	
										P. 949.940.7500		P. 949.940.7500	
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[illegible]



TRUE NORTH PROJECT NORTH 1 ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"

1. DIMENSION NOTE:  
ALL DIMENSIONS ARE TO FACE OF SHEATHING (FXT WALLS) OR FACE OF STRUCTURE (F.O.S.)  
TYP. UNLESS NOTED TO THE NEAREST 1/8" - CONTACT ARCHITECT IN WRITING FOR ANY  
CLARIFICATION OF NOTED DIMENSIONS, DO NOT SCALE PLANS.

KEYNOTE LEGEND	
1	FRONT YARD SETBACK
2	REAR YARD SETBACK
3	EXISTING SIDEWALK, NO. 4 PAVT
4	NEW DRIVEWAY APPROACH - RES. CIVIL DWGS
5	PROPERTY LINE
6	1/4" CONDENSER UNIT - SIZE TBD - PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D (GROUND ATT. REQ'D BY C.M.B.)
7	STAIRS - MAX. 7" RISE, MIN. 10" RUN, PROVIDE IDEAL ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE (FC) BY 2020.4 REF. DTL. SMD. 4
8	CUSTOM CANTILEVERED STAIR TREADS, REF. STRUCT. DTL. ARCH. TO APPROP. SHOP DWGS.
9	EXIST. PROPERTY LINE, WAIT. TO REMAIN
10	LINE OF ROOF ABOVE
11	LINE OF SECOND FLOOR ABOVE
12	VEHICLE - MINIMUM PARKING DIMENSIONS ON PLANS
13	CONCRETE RT. BRIDGE
14	RE WATER VALVE LOCATION (REF. SURVEY & CIVIL DWGS.)
15	RE WATER METER LOCATION (REF. SURVEY & CIVIL DWGS.)
16	RE WATER METER LOCATION (REF. SURVEY & CIVIL DWGS.)
17	RE WATER METER LOCATION (REF. SURVEY & CIVIL DWGS.)
18	RE STREET TREE TO REMAIN, PROTECT IN PLACE
19	RE STREET TREE TO REMAIN, PROTECT IN PLACE
20	RE STREET TREE TO REMAIN, PROTECT IN PLACE
21	RE STREET TREE TO REMAIN, PROTECT IN PLACE
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23	RE STREET TREE TO REMAIN, PROTECT IN PLACE
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33	RE STREET TREE TO REMAIN, PROTECT IN PLACE
34	RE STREET TREE TO REMAIN, PROTECT IN PLACE

POOL NOTES: (BY SEP. PERMIT)  
ALL EXTERIOR DOORS WITH ACCESS TO POOL SHALL BE EQUIPPED WITH AN ALARM. A 5'-0"  
POOL FENCE IS REQ'D AROUND THE PROPERTY FOR POOL SAFETY. PLEASE REF. POOL  
ENGINEERING D'GS. FOR ADDITIONAL POOL NOTES.

NOTES:  
THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO  
SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE  
MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITE OR BY  
CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE  
STREET, OUTLET OR STORM DRAIN SYSTEM.

PROJECT NAME  
EL CAMINO CAPISTRANO  
STATUS  
PERMIT  
BRANDON ARCHITECTS, INC.  
3001 Red Hill Ave. Bldg. 1 Ste. 102  
Costa Mesa, CA 92626  
P: 714.734.4000 F: 714.734.4004  
www.brandonarchitects.com

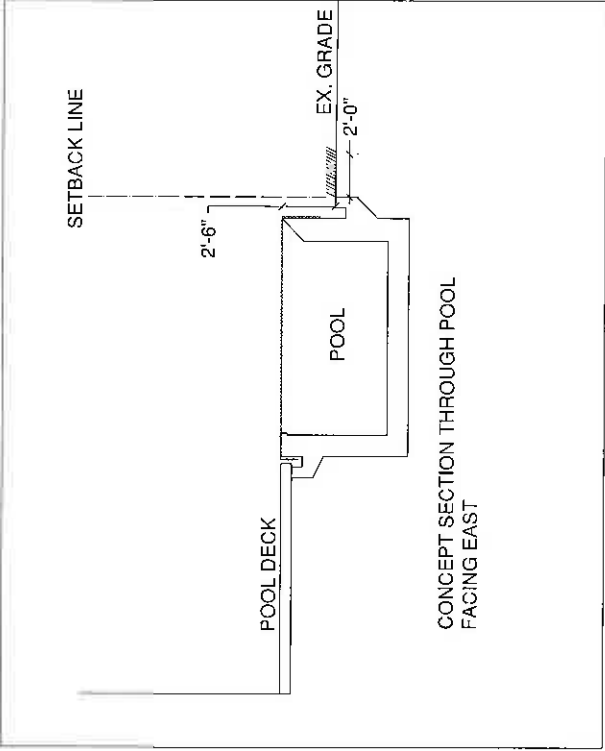
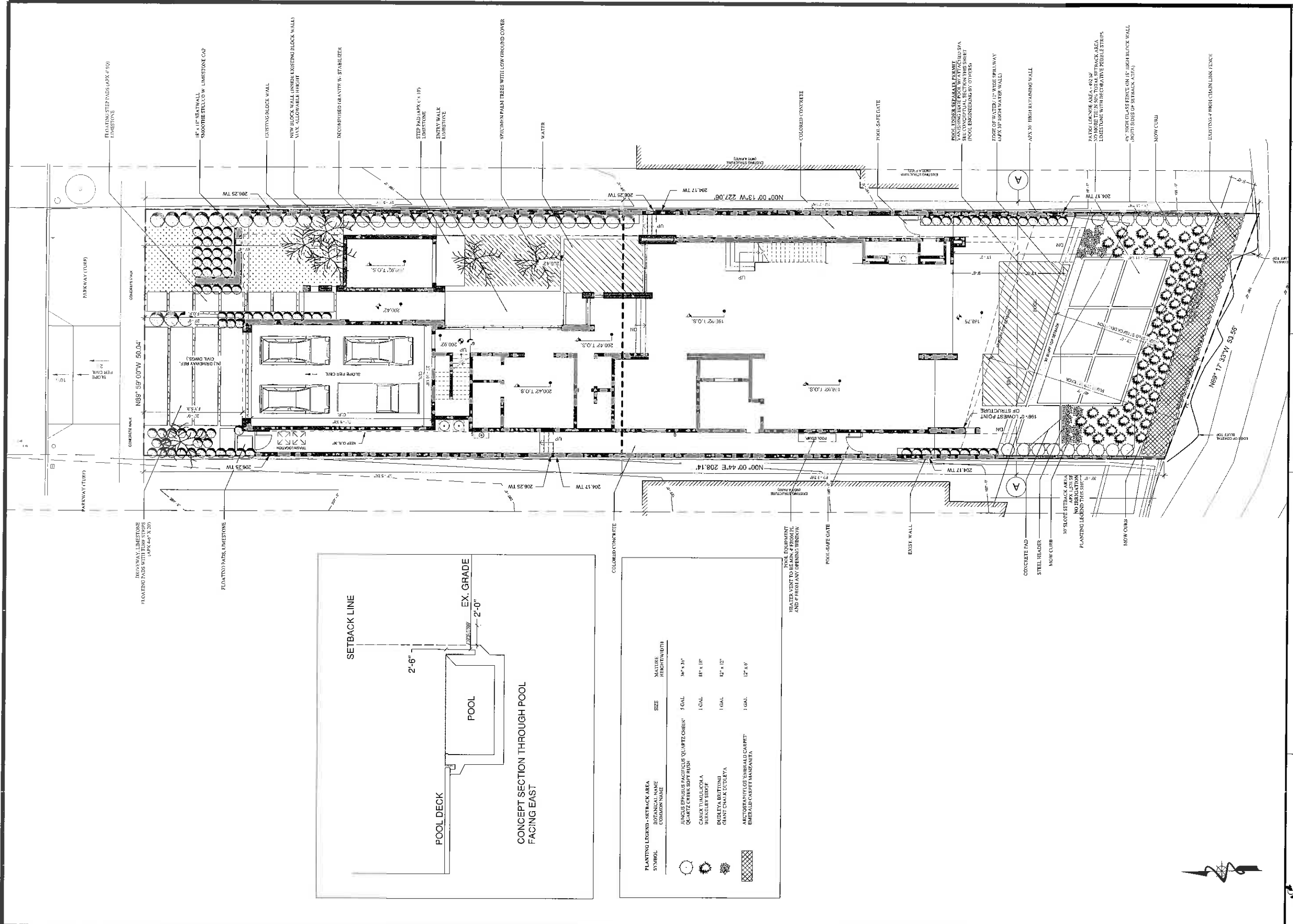
OWNER INFORMATION  
DP HARBOR PROPERTIES  
L.L.C.  
708.5 MARIGOLD AVE  
CORNELIA, GA 30506

EL CAMINO CAPISTRANO  
24682 EL CAMINO CAPISTRANO, DANA  
POINT CA. 92629

DOCUMENT VALID UPON  
ORIGINAL SIGNATURE

ARCHITECTURAL SITE PLAN  
REVISIONS  
NO. REVISION DATE

JOB NO. 24692-13  
DATE 12/19/14  
SHEET NO. A-0



PLANTING LEGEND - SETBACK AREA		
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
[Symbol]	JUNCUS EFFRUSUS PACIFICUS 'QUARTZ CRYSTAL'	5 GAL
[Symbol]	QUARTZ CREEK SOFT RUSH	1 GAL
[Symbol]	CAREX TUMULOSA SUNBLEY SEDGE	1 GAL
[Symbol]	DUDLEYA BRITTONI GIANT CHALK DUDLEYA	1 GAL
[Symbol]	ARCTOSTAPHYLOS EMERALD CARPET EMERALD CARPET MANZANITA	1 GAL

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Preserve - Create - Manage  
422 Lakeside Avenue  
Corona Del Mar, CA 92625  
949.375.5105  
www.trueorthlandscape.com

# LANDSCAPE CONCEPT

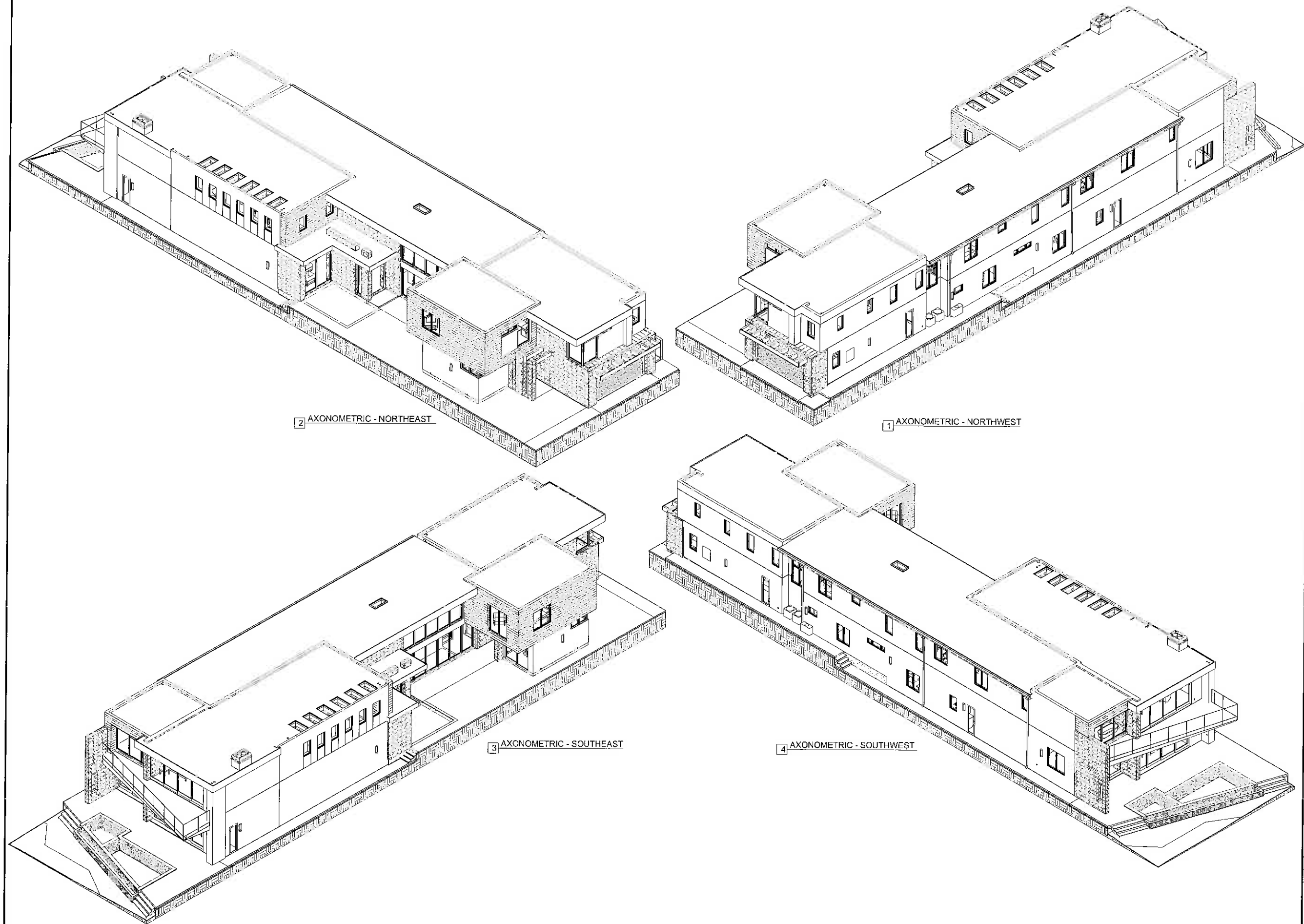
## 24682 EL CAMINO CAPISTRANO

### DANA POINT

PROJECT NAME	ULTIMO DP
PROJECT ADDRESS	24682 EL CAMINO CAPISTRANO
DRAWN BY	PAS
SCALE	1/8" = 1'
DATE	DEC 10, 2013
REVISION	OCT 30, 2014

# SHT

# L-1



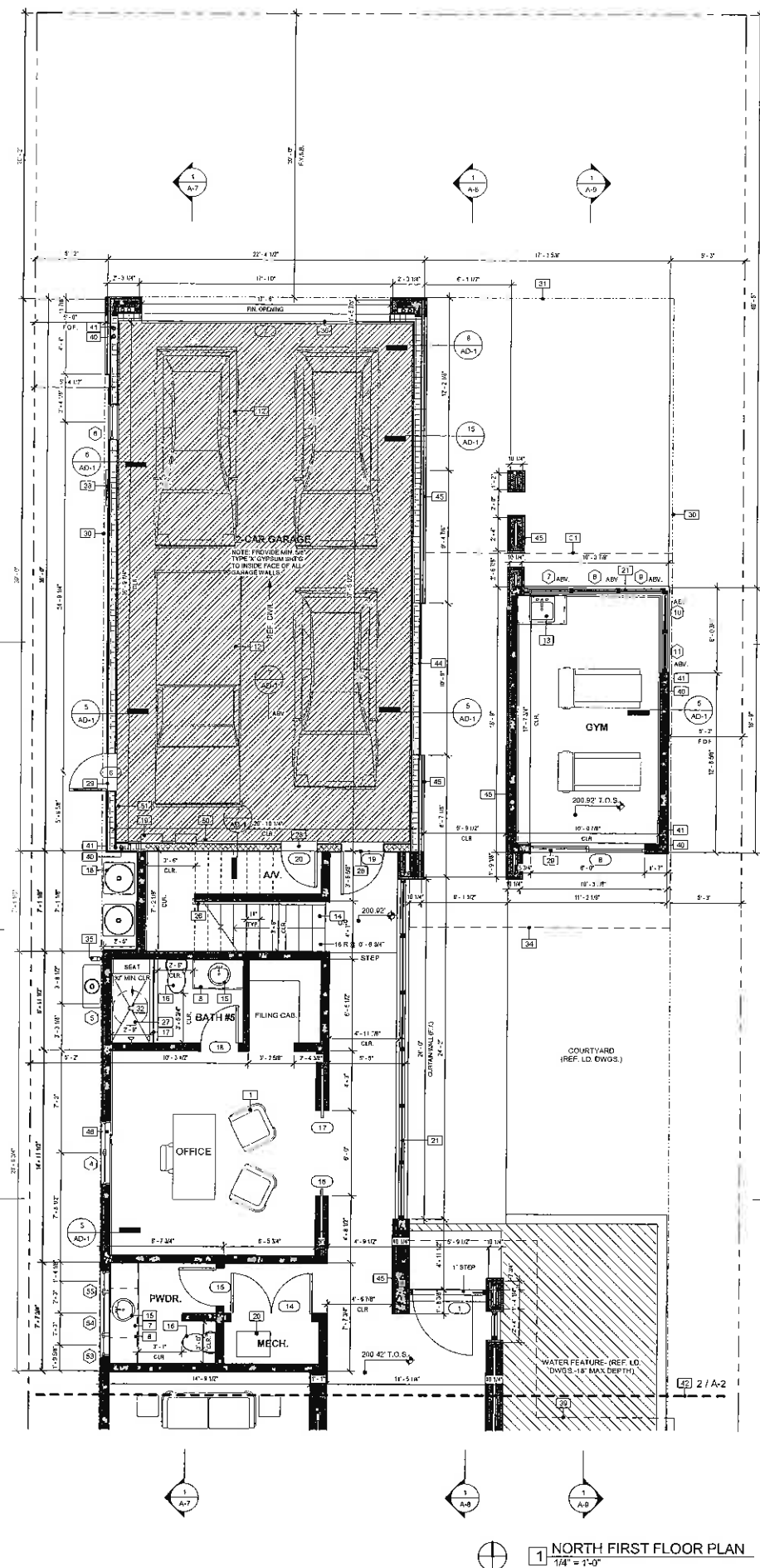
2 AXONOMETRIC - NORTHEAST

1 AXONOMETRIC - NORTHWEST

3 AXONOMETRIC - SOUTHEAST

4 AXONOMETRIC - SOUTHWEST

PROJECT NAME EL CAMINO CAPISTRANO	
STATUS PERMIT	
<b>BA</b> BRANDON ARCHITECTS, INC.	
BRANDON ARCHITECTS, INC. serving design in better living 3001 Red Hill Ave. Bldg. 1 Ste. 102 Costa Mesa, CA 92626 P: 714.734.4040 F: 714.734.4004 www.BrandonArchitects.com	
OWNER INFORMATION DP HARBOR PROPERTIES LLC 708.5 MARGOLD AVE. CORONA DEL MAR, CA 92625	
<b>EL CAMINO CAPISTRANO</b> 24682 EL CAMINO CAPISTRANO, DANA POINT CA. 92629	
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REVISIONS NO. REVISION DATE	
JOB NO. 24682-13	
DATE 12/10/14	
SHEET NO.	
A-1	

[illegible]

**\*WERS VERIFICATION REQUIRED- REFERENCE T-24.1 FOR  
ADDITIONAL INFORMATION**


















**POOL NOTES: (BY REF. PERMITS)**  
ALL EXTERIOR DOORS WITH ACCESS TO POOL SHALL BE EQUIPPED WITH AN ALARM. A 4" POOL FENCE IS REQUIRED AROUND THE PERIMETER FOR POOL SAFETY. PLEASE REF. POOL ENGINEERING DWG. FOR ADDITIONAL POOL NOTES

**DIMENSION NOTE:**  
ALL DIMENSIONS ARE TO FACE OF THE SHEATHING (E.G. WALLS & FLOOR OF STRUCTURE (O.B.T.) TO THE CENTERLINE OF THE ROUGH FRAMING. DO NOT ARCHITECT NOTED IN VENTING FOR ANY CLARIFICATION OF NOTED DIMENSIONS. DO NOT SCALE PLANS.

**STAIRWAY NOTE:**  
ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE PER SQ. FOOT.

**PLUMBING NOTE:**  
ALL PLUMBING FIXTURES TO COMPLY WITH MAXIMUM FLOW RATES AS NOTED IN RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS-REF. JET-11

**BACK-WATER VALVE:**  
WHEN FLOOR IS LOCATED LOWER THAN THE UPHILL MAIN HOLE CATCH SECTION 710.1

 FIRE RATED CEILING ASSY. REF. DTL. 71AD-1  
 FIRE RATED INT. PARTITION REF. DTL. 71AD-1  
 FIRE RATED EXT. PARTITION REF. DTL. 15AD-1  
 WALL - 2 x 4 STUDS @ 16" O.C.  
 WALL - 2 x 6 STUDS @ 16" O.C.  
 WALL W/ STONE VENEER - 2 x 6 STUDS @ 16" O.C.  
 DOUBLE WALL CONSTRUCTION - 2 x 4 MIN. STAGGERED STUD @ 16" O.C.  
 CONCRETE RETAINING WALL/ C.I.P. WALL  
 WINDOW - REFERENCE SCHEDULE  
 DOOR - REFERENCE SCHEDULE  
 CABINET - BUILT IN CASEWORK  
 COLUMN - WOOD, STEEL, REF. STRUCTURAL DWGS.  
 FURNITURE - FOR PRESENTATION PURPOSES ONLY  
 FIREPLACE - PREFAB GAS-ONLY APPLIANCE  
 PLUMBING FIXTURE - SINK (AS SELECTED)  
 PLUMBING FIXTURE - TOILET (AS SELECTED)  
 LIGHTING FIXTURE - REFERENCE ELECTRICAL PLANS

[illegible]





## KEYNOTE LEGEND

1	FURNISHINGS--AS SELECTED
2	FOOTWEARER--AS SELECTED
3	ITCH--AS SELECTED
4	ITCH--AS SELECTED
5	ITCH--AS SELECTED
6	ITCH--AS SELECTED
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99	ITCH--AS SELECTED
100	ITCH--AS SELECTED

FIRE RATED CEILING ASSY. REF. DTL. 7/AD-1

FIRE RATED INT. PARTITION REF. DTL. 7/AD-1

FIRE RATED EXT. PARTITION REF. DTL. 15/AD-1

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WINDOW - REFERENCE SCHEDULE

DOOR - REFERENCE SCHEDULE

CABINET - BUILT IN CASEWORK

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FURNITURE - FOR PRESENTATION PURPOSES ONLY

FIREPLACE - PREFAB GAS-ONLY APPLIANCE

PLUMBING FIXTURE- SINK (AS SELECTED)

PLUMBING FIXTURE - TOILET (AS SELECTED)

LIGHTING FIXTURE - REFERENCE ELECTRICAL PLANS

<b>SECOND LEVEL FLOOR PLAN</b>								
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REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 60%;">REVISION</th> <th style="width: 30%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE				JOB NO. <b>24692-13</b>  DATE <b>12/19/14</b>  SHEET NO.	<h1 style="margin: 0;">A-3</h1>
NO.	REVISION	DATE						

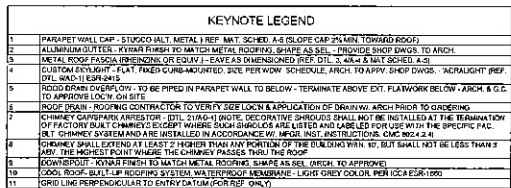
**EL CAMINO CAPISTRANO**

24692 EL CAMINO CAPISTRANO, DANA POINT CA. 92629

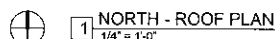
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<b>OWNER INFORMATION:</b>  DP HARBOR PROPERTIES 706 S MARIGOLD AVE CORONA DEL MAR CA 92625	<b>BRANDON ARCHITECTS, INC.</b> <small>seal design = ballot voting</small>  3001 Red Hill Ave. Bldg. 1 Sw. 102 Costa Mesa, CA 92626 P: 714.754.4040 F: 714.754.4004 <a href="http://www.BrandonArchitect.com">www.BrandonArchitect.com</a>	<b>PROJECT NAME:</b> EL CAMINO CAPISTRANO  <b>STATUS:</b> 
---	--	---



**2 SOUTH - ROOF PLAN**  
1/4" = 1'-0"



1. PROVIDE WHOLE BUILDING MECHANICAL VENTILATION PER ASHRAE STANDARD 62.2-2007 SECTION 4, WITH EXCEPTION THAT NATURAL VENTILATION THROUGH DOORS AND WINDOWS IS NOT AN ACCEPTABLE ALTERNATIVE TO WHOLE BUILDING VENTILATION (IEES 192(a), EXCEPTION 5 TO SECTION 132(a)). FOR CONTINUOUS WHOLE BUILDING VENTILATION, MIN. REQUIRED RATE OF VENTILATION IS 1 CFM FOR EACH 10 S.F. OF CONDITIONED FLOOR AREA PLUS 7.5 CFM FOR EACH OCCUPANT (ONE OCCUPANT PER BEDROOM + 1). VENTILATION TO BE PROVIDED BY EXHAUST FAN.

[illegible][illegible]

Age Group	Percentage of Respondents
18-29	95%
30-49	90%
50-69	85%
70+	80%

FLASHING

ST/GO PER STRUCT

ROOF FEMING (SLF STRUCT)

EXT 1/2" METAL FLASHING OR  
MODIFIED WATER-RESISTANT  
MEMBRANE (OR EQUIV.) REF  
MAY BE REQD

2'-0" MIN

VAPOR BARRIER (TYVEK OR  
EQUIV.)

PLYWD SHEET PER STRUCT

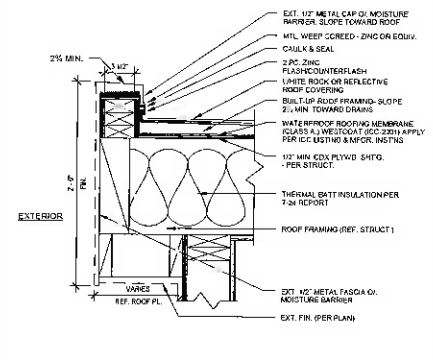
VARIES

REF. ROOF PL

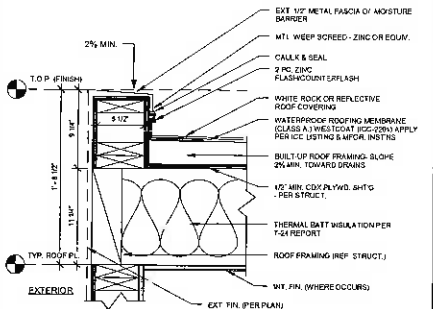
2'-0" EXT. FINISH  
(PER PLAN)

EXT. FINISH PER PLAN

3 CANTILEVER EAVE DTL.  
1 1/2" = 1'-0"



4 PARAPET EAVE DTL.  
1 1/2" = 1'-0"



5 PARAPET WALL DETAIL  
1 1/2" = 1'-0"

STATUS PERMIT

**BA**

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 LLC  
 708.5 MARIGOLD AVE.  
 CORONA DEL MAR, CA  
 92625

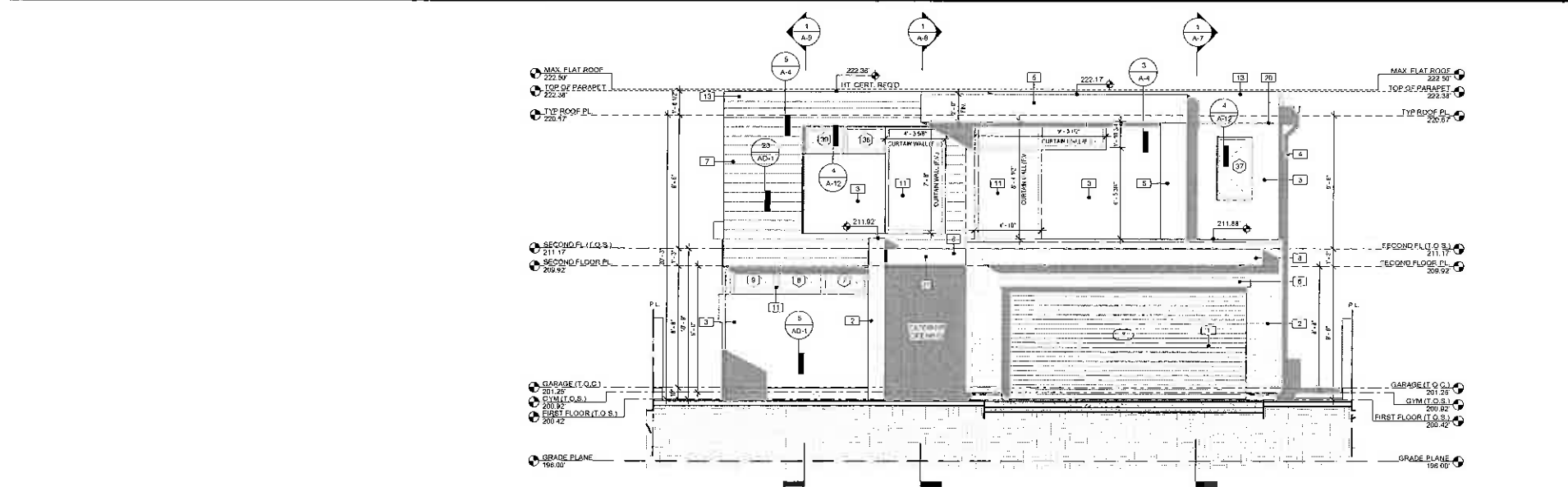
**CAMINO CAPISTRANO**  
24682 EL CAMINO CAPISTRANO, DANA  
POINT CA. 92629

## DOOF PLAN & DETAILS

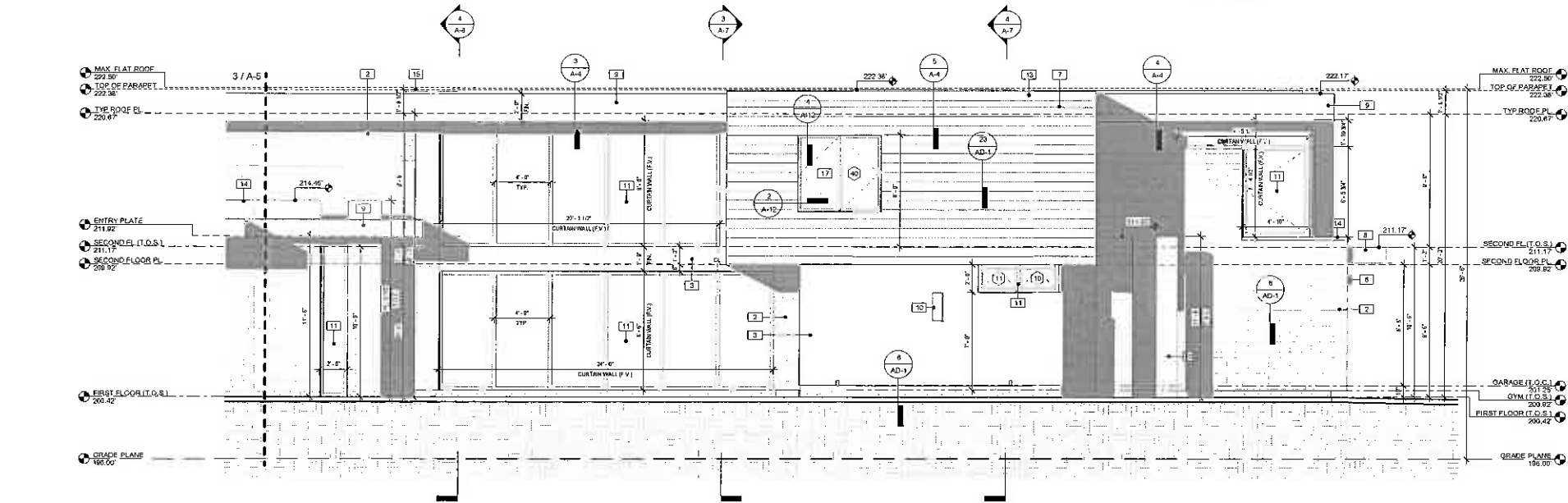
NO.	REVISION	DATE
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JOB NO.	24892-13
DATE	12/19/14

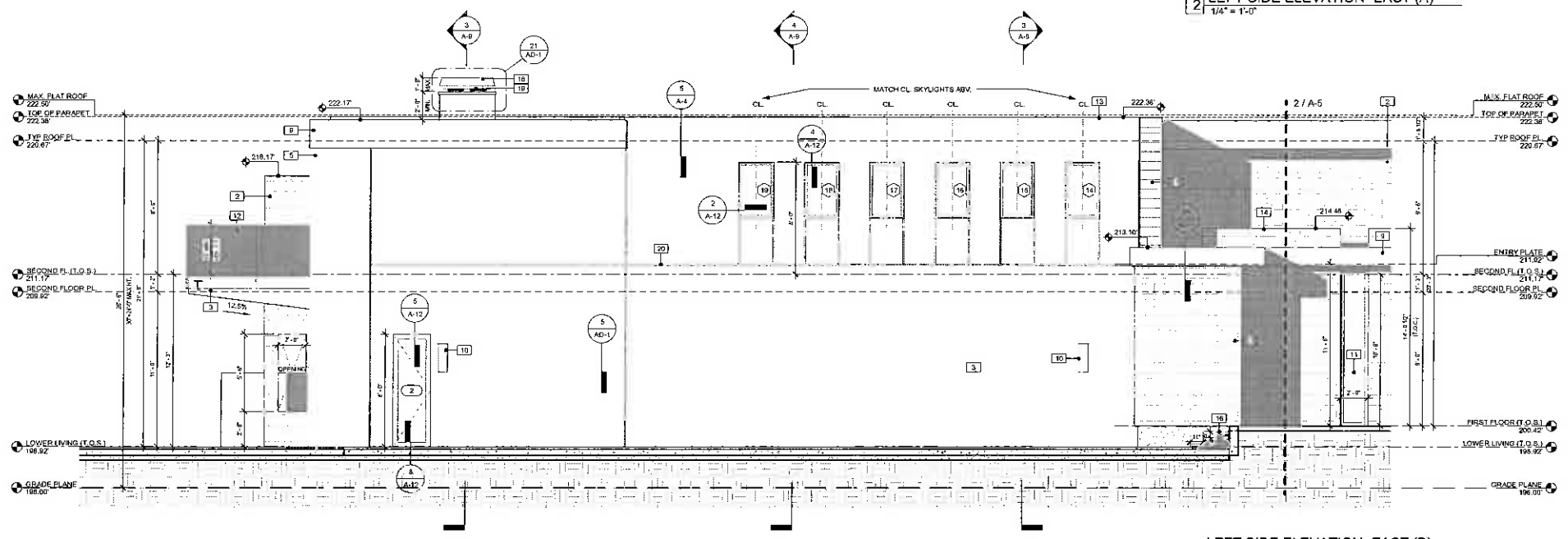
A-4



1 FRONT ELEVATION - NORTH  
1/4" = 1'-0"



2 LEFT SIDE ELEVATION - EAST (A)  
1/4" = 1'-0"



3 LEFT SIDE ELEVATION - EAST (B)  
1/4" = 1'-0"

**WINDOWS & DOORS:**  
 AUTHORIZED DEALER (PRODUCTS LISTED BELOW)  
 SUPPLIER: ASSOCIATED BUILDING SUPPLY  
 ADDRESS: 2815 RED HILL AVE., COSTA MESA, CA 92626  
 PHONE: 714 441-1111  
 FAX: 714 441-1111  
 WWW: WWW.ASSOCIATEDBUILDINGSUPPLY.COM

**ALUMINUM GLAZING WINDOWS & DOORS:**  
 MANUFACTURER: JELD-WEN WINDOWS & DOORS  
 ADDRESS: 208 LAKEVIEW BLVD., SUITE 100, ALAMOGON, NM 87001  
 PHONE: 505 486-7400  
 FAX: 505 486-7400  
 WWW: WWW.JELD-WEN.COM

**ALUMINUM WOOD POCKET DOOR:**  
 MANUFACTURER: WESTERN WINDOW SYSTEMS  
 ADDRESS: 501 S. 28TH ST., PHOENIX, AZ 85040  
 PHONE: 1 800 368-1300  
 WWW: WWW.WESTERNWINDOWSYSTEMS.COM

**STUCCO VENEER:**  
 MANUFACTURER: PERLEX STUCCO  
 ADDRESS: 2911 ORANGE GLEN RD., FRAMINGHAM, MA 01901  
 PHONE: 508 881-1100  
 WWW: WWW.PERLEXSTUCCO.COM

**EXTERIOR STONE VENEER:**  
 SUPPLIER: WESTCOAT NATURAL STONE & HOLLOW SUPPLY  
 ADDRESS: 700 N. 10TH ST., SAN ANTONIO, TX 78207  
 PHONE: 214 341-1100  
 WWW: WWW.WESTCOAT.COM

**ZINC HORIZONTAL PANELING:**  
 MANUFACTURER: RHENAZINC  
 ADDRESS: 1000 N. 10TH ST., SAN ANTONIO, TX 78207  
 PHONE: 214 341-1100  
 WWW: WWW.RHENAZINC.COM

**COOL ROOFING:**  
 PRODUCT: BUILT-UP COOL ROOFING SYSTEM  
 MANUFACTURER: BUILT-UP ROOFING, INC.  
 ADDRESS: 1000 N. 10TH ST., SAN ANTONIO, TX 78207  
 PHONE: 214 341-1100  
 WWW: WWW.BUILTUPROOFING.COM

**FLASHING & WEATHERSTRIPPING:**  
 PROVIDE 3/16" ALUMINUM FLASHING OR EQUIV. 1/2" MIN. THICK. VERIFY FOR ALL EXTERIOR FLASHING & WEATHERSTRIPPING APPLICATIONS. VERIFY W/ ARCHITECT ANY UNCONVENTIONAL ENVELOPE WATERPROOFING AREAS PRIOR TO INSTALLATION.

**INTERIOR DRYWALL:**  
 LEVEL 5 FINISH DRYWALL WITH SQUARE CORNERS. 5/8" MIN. GYPSUM BOARD.

A MATERIAL SCHEDULE

KEYNOTE LEGEND
1 GARAGE DOOR - CUSTOM BUILT, REF. SCHEDULE, ARCH. TO APPV. SHOP DWGS. PRIOR TO FAB.
2 STUCCO VENEER - REF. DTL. AND 1/2" MATERIAL SCHEDULE
3 STUCCO FINISH - MAX. 1/2" THICK. NO. 4 MESH. COLOR AS SEL.
4 DOWNPOUT - STUCCO FINISH TO MATCH METAL ROOFING. SHAPE AS SEL. (ARCH. TO APPROVE)
5 ZINC HORIZONTAL PANELING - RHENAZINC. GRAPHITE GREY. ARCH. TO APPV. SIZE & REVEAL. INSTALL PER MANUF. SPECIFICATIONS
6 DECORATIVE METAL - ARCH. TO APPV. COLOR
7 WINDOW SILL - PER DTL. AND 1/2"
8 TIE-BACK MEMBER - ARCH. TO APPV.
9 METAL RAIL - PER DTL. AND 1/2". HAVE AS DIMENSIONS (REF. DTL. & 1/2" MAT. SCHED. AS REQUIRED)
10 EXTERIOR LIGHTING - TO BE HIGH EFFICIENCY. LOW EFFICIENCY MAY BE PROVIDED PER ELECTRICAL REQUIREMENTS
11 ALUM. CURTAIN WALL - CLAD AS SHOWN. REF. FLAK & SUE. PROVIDE SHOP DWGS. TO ARCH. FOR APPROVAL PRIOR TO FAB. TEMP. AS REQ'D.
12 EXTERIOR GUARDRAIL - MIN. 4" HEIGHT. REF. DTL. & 1/2" MATERIAL SCHEDULE
13 FRAMING WALL CAP - STUCCO & METAL. REF. MAT. SCHEDULE. 1/2" STUCCO. 1/2" METAL. (ARCH. TO APPROVE)
14 WALL CAP - PRECAST ALTY. STUCCO - CAP TO MATCH EXIST. STUCCO VENEER. ARCH. TO APPV. PROFILE
15 CUSTOM SKYLIGHT - FLAT FIXED CURB-MOUNTED. SIZE PER LOW SCHEDULE. ARCH. TO APPV. SHOP DWGS. - ARCHITECT REF. DTL. AND 1/2"
16 STAIRS - MAX. 7" TREAD. MIN. 1" RUN. PROVIDE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE (IEC 100-01 REF. DTL. 100-01)
17 WINDOW TO MEET EGRESS REQ'S - REF. WINDOW NOTE 1 ON SCHEDULE
18 CHIMNEY SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10'. BUT SHALL NOT BE LESS THAN 12' HIGHER THAN THE HIGHEST POINT WHERE THE CHIMNEY PASSES THRU THE ROOF
19 CHIMNEY CAPS SHALL BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT THOSE CHIMNEYS ARE INSTALLED AND LABELED FOR USE WITH THE SPECIFIC FACTORY BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/ MANUF. INSTRUCTIONS. OAC. AS SHOWN
20 DECOR. STUCCO REGLET - OWNER & ARCH. TO APPV. LAYOUT
21 HOUSE STREET NUMBER - MIN. 1" HIGH. 1" WIDE. PER CIRC. RUNS OWNER TO VERIFY LEGN.

PROJECT NAME  
EL CAMINO CAPISTRANO

STATUS  
PERMIT

BRANDON ARCHITECTS, INC.  
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OWNER INFORMATION:  
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706 S. MARGOLD AVE.  
COSTA MESA, CA 92626

EL CAMINO CAPISTRANO  
24682 EL CAMINO CAPISTRANO, DANA  
POINT CA 92629

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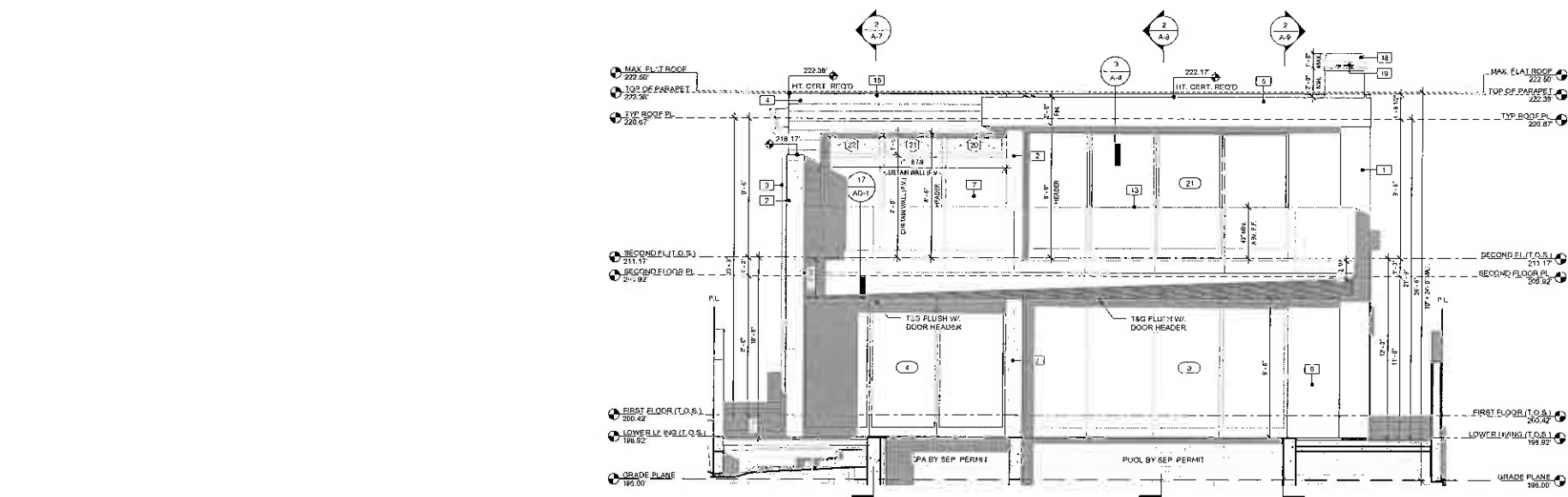
FRONT & LEFT ELEVATIONS & MATERIAL SCHEDULE

REVISIONS

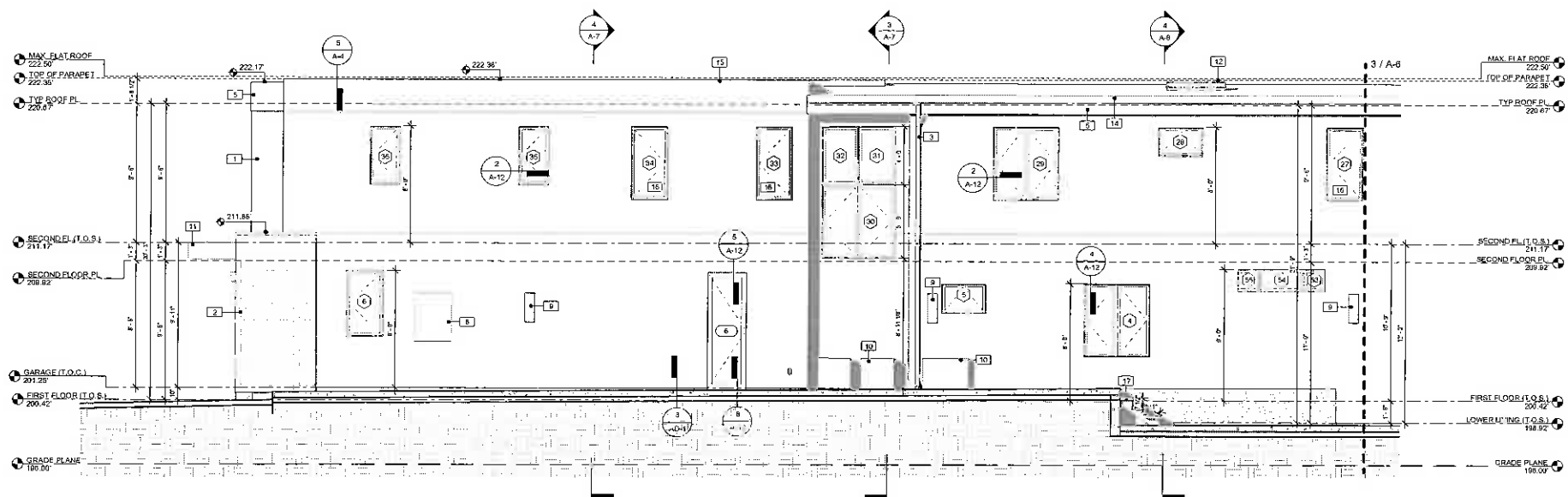
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JOB NO.: 24682-13  
DATE: 12/19/14  
SHEET NO.: A-5

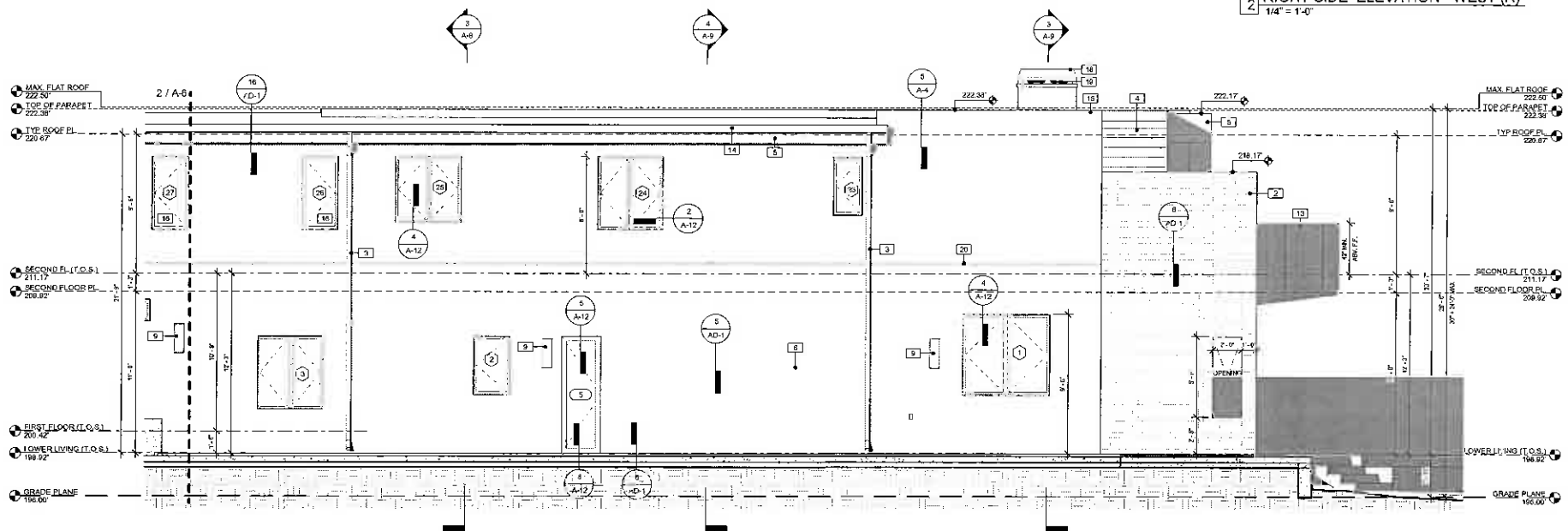




1 REAR ELEVATION - SOUTH  
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION - WEST (A)  
1/4" = 1'-0"



3 RIGHT SIDE ELEVATION - WEST (B)  
1/4" = 1'-0"

KEYNOTE LEGEND	
1	100% HORIZONTAL PANELING (PHEZENIK, GRAMITE GREY, ARCH TO APPV 302 & REVEAL, INSTALL PER MANUF. SPECIFICATIONS)
2	STONE VENEER, REF. DET. AND-1 & MATERIAL LOGGING
3	DOWNSPOUT, KNOX FINISH TO MATCH METAL ROOFING, SHAPE AS SEL. ARCH. TO APPROVE
4	WOOD TRIM, PER DETAIL 200-1
5	METAL ROOF FASCI (PHEZENIK OR EQUIV.), EAVE AS DIMENSIONED (REF. DET. 3, 4A-4 & MAY SOLED 3.5)
6	STUCCO FINISH, MIN. 7/8" THK. W/ BIA. LATH, COLOR AS SEL.
7	ALUM. CURTAIN WALL - CLAD AS SHOWN - REF. PLAN & ELEV., PROVIDE SHOP DWGS. TO ARCH. FOR APPROVAL PRIOR TO FAB. (TEMP. AIR SEALS)
8	PL ELECTRICAL SERVICE AND MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION)
9	EXTERIOR LIGHTING - TO BE HIGH EFFICIENCY, LOW EFFICIENCY MAY BE PROVIDED PER ELECTRICAL NOTE #13
10	A/C CONDENSER UNIT - SIZE TBD - PROVIDE POWER AND SOUND DAMPENING PAD AS REQD. (SOUND RTR REQD. BY C.E.S.)
11	IRRELL'S MEMBER BOLA ARCH. TO APPV
12	CUSTOM SKYLIGHT - FLAT, FIXED, GUMBA AXIOMATED, SIZE PER DWG. SCHEDULE ARCH. TO APPV, SHOP DWGS. - ACUALIGHT (REF. DET. AND-1 & ELEV. 3.5)
13	EXTERIOR GUARDRAIL - MIN. 42" HEIGHT - 4" MAX. SPHERE GREENWOOD, REF. DET. 3, 18A-D
14	ILLUMINATING LIGHTS - KNOX FINISH TO MATCH METAL ROOFING, SHAPE AS SEL. - PROVIDE SHOP DWGS. TO ARCH.
15	DOWNSPOUT WALL CAP - STUCCO VENT METAL TRIM, MAY SOLED 3.5 (SLOPE CAP 24" MIN. TOWARD ROOF)
16	WINDOW, 30" X 48" (REF. DET. 3.5) - REF. WINDOW NOTE #1 ON SCHEDULE
17	STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL ON TREADS OF NOT LESS THAN 1 FOOT CANDLE (300-1000-0 REF. DET. 3.5)
18	CHIMNEY SHALL EXTEND AT LEAST 7' HIGHER THAN ANY PORTION OF THE BUILDING (ON 10' BUT SHALL NOT BE LESS THAN 5' AOV. THE HIGHEST POINT WHERE THE CHIMNEY PASSES THRU THE ROOF)
19	CHIMNEY CAP/PARK ARRESTOR - STL. 200-1 (HATCH, RECOGNITIVE SHINGLES SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH CHIMNEYS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FAC. STL. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/ MANUF. INST. INSTRUCTIONS, UMC, RUC & ILS)
20	DECD. STUCCO RESIDENT-OWNER & ARCH. TO APPV LAYOUT

PROJECT NAME

EL CAMINO CAPISTRANO

STATUS

PERMIT

BRANDON ARCHITECTS, INC.

3001 Red Hill Ave. Bldg. 1 3rd. 102  
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DP HARBOR PROPERTIES

L.L.C.

708.5 MARICOLA AVE.

CORONA DEL MAR, CA

92625

EL CAMINO CAPISTRANO

24682 EL CAMINO CAPISTRANO, DANA

POINT CA. 92629

DOCUMENT VALID UPON

ORIGINAL SIGNATURE

REAR & RIGHT ELEVATIONS

NO.

REVISION

DATE

JOB NO.

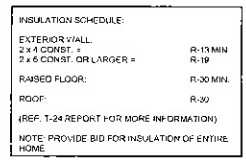
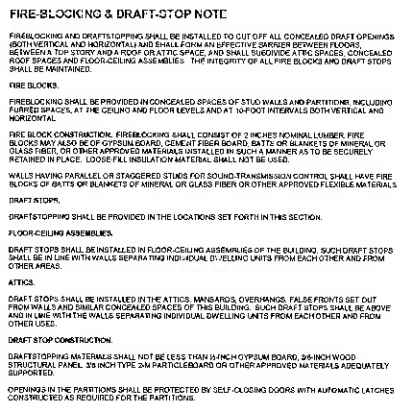
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







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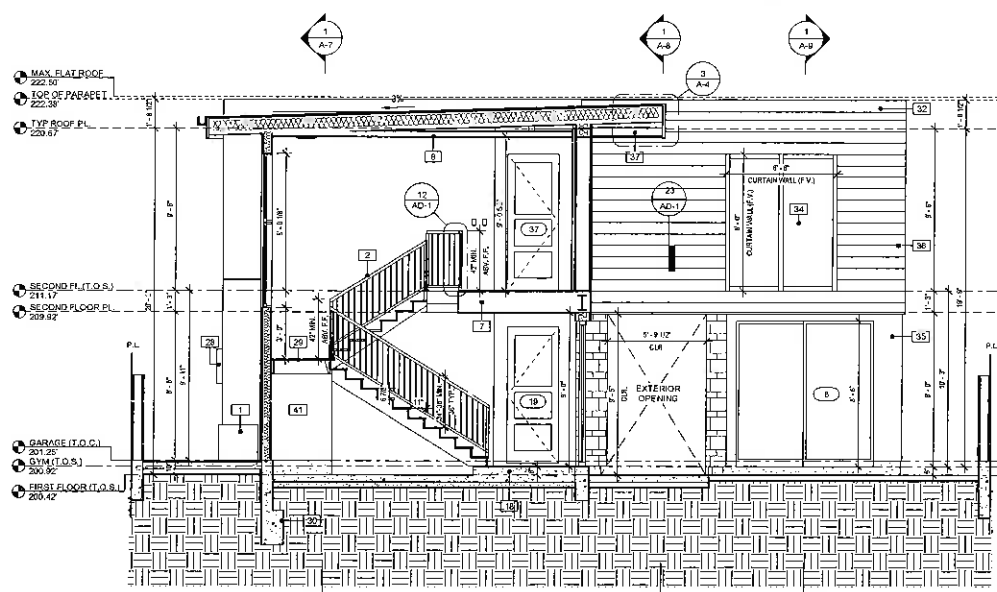
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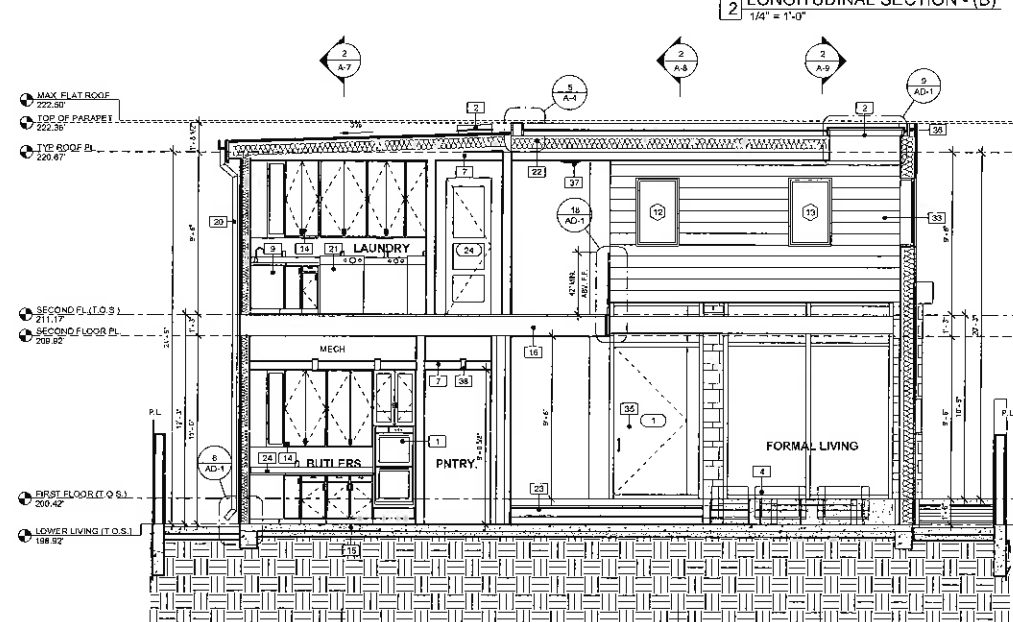
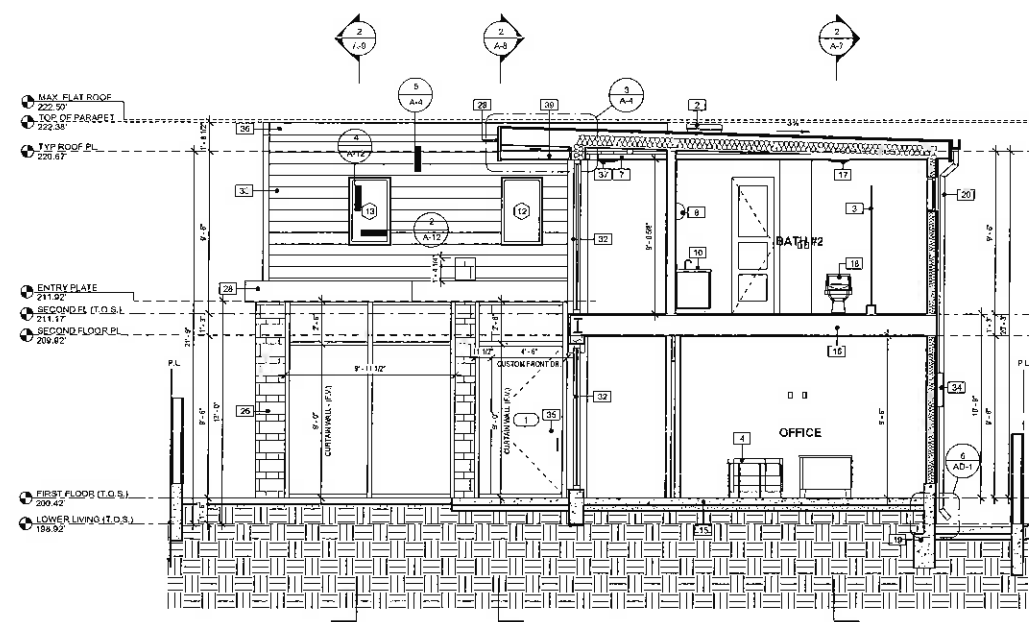
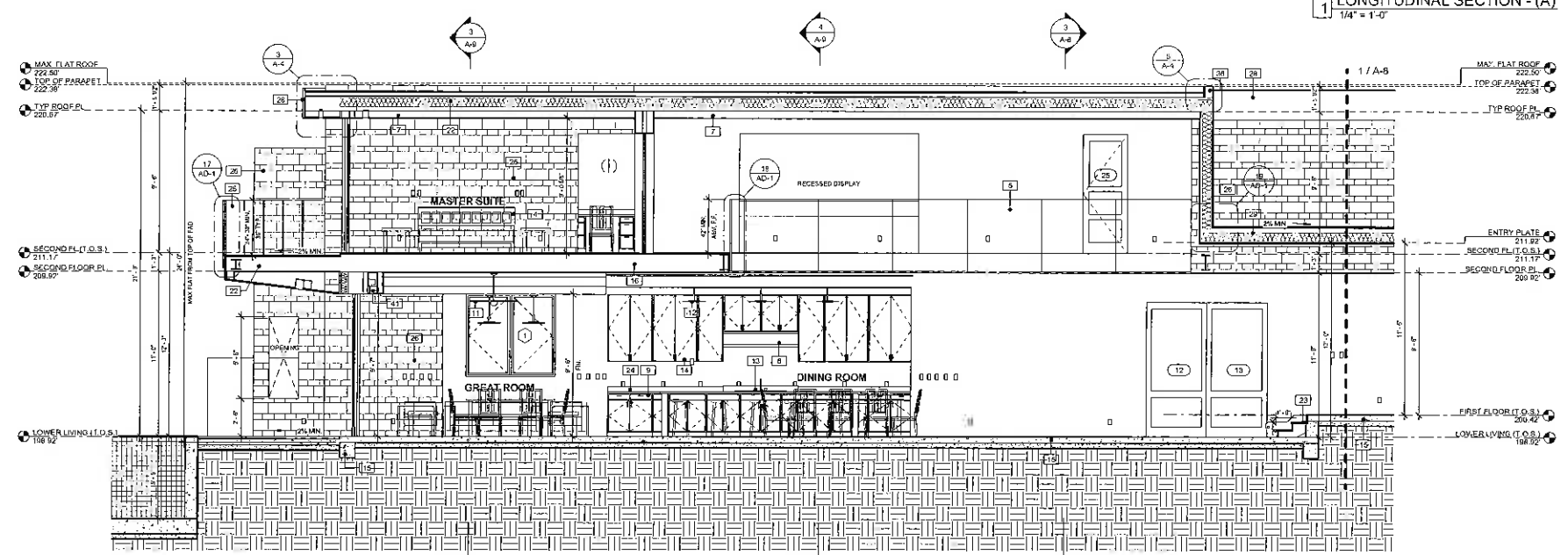
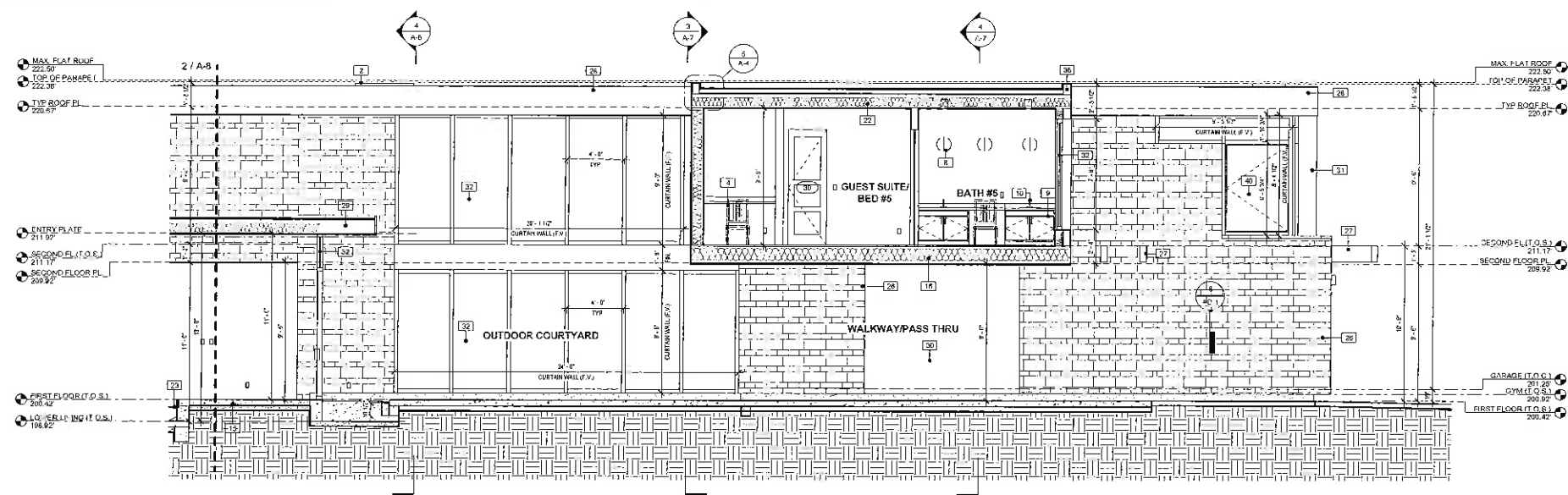
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	1 HR. FLOOR SYSTEM REF. DTL. 7/AID-1
	1 HR. FIRE RATED PARTITION REF. DTL. 7/AID-1
	EXTERIOR FIRE RATED PARTITION REF. DTL. 5/AID-1
	INSULATED SYS. REF. INSULATION SCHEDULE THIS SHIT
	NEW WALL - 2 x 6 STUDS @ 16" O.C. U.N.O.
	NEW WALL - 2 x 4 STUDS @ 16" O.C. U.N.O.
	WALL W/ STONE VENEER - 2x STUDS @ 16" O.C. U.N.O.
	CONCRETE RETAINING WALL - REF. STRUCTURAL

**A** SEPARATION LEGEND



3 TRANSVERSE SECTION  
1/4" = 1'-0"



INSULATION SCHEDULE:	
EXTERIOR WALL: 2 x 4 CONST. = 2 x 6 CONST. OR LARGER =	R-13 MIN. R-19
RAISED FLOOR	R-30 MIN
ROOF	R-30
(REF. T-24 REPORT FOR MORE INFORMATION)	
NOTE: PROVIDE BID FOR INSULATION OF ENTIRE HOME	

[illegible]

**FIRE-BLOCKING & DRAFT-STOP NOTE**

FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS. BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE AND SHALL SURVIVE AT THE SPACES, CONCEALED ROOF SPACES AND FLOOR-CEILING ASSEMBLIES. THE INTEGRITY OF ALL FIRE BLOCKS AND DRAFT STOPS SHALL BE MAINTAINED.

FIRE BLOCKS.

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD PARTS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.

FIRE BLOCK CONSTRUCTION. FIREBLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER FIRE BLOCKS MAY ALSO BE OF GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED.

WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND-TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED FLEXIBLE MATERIAL.

**DRAFT STOPS.**

DRAFT STOPPING SHALL BE PROVIDED IN THE LOCATIONS SET FORTH IN THIS SECTION.

### FLOOR-CEILING ASSEMBLIES

DRAFT STOPS SHALL BE INSTALLED IN FLOOR/CEILING ASSEMBLIES OF THE BUILDING. SUCH DRAFT STOPS SHALL BE IN LINE WITH WALLS SEPARATING INDIVIDUAL DWELING UNITS FROM EACH OTHER AND FROM OTHER AREAS.









ATTACH

DRAFT STOPS SHALL BE INSTALLED IN THE ATTICS, MANGARDS, OVERHANDS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES OF THIS BUILDING. SUCH DRAFT STOPS SHALL BE ABOVE AND IN LINE WITH THE WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER USES.

**DRAFT STOP CONSTRUCTION**

DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANEL, 3/8-INCH TYPE 2-M PARTICLEBOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.

OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES  
CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

	1 HR. FLOOR SYSTEM REF. DTL. 7/A-1
	1 HR. FIRE RATED PARTITION REF. DTL. 7/A-1
	EXTERIOR FIRE RATED PARTITION REF. DTL. 5/A-1
	INSULATED SYS. REF. INSULATION SCHEDULE THIS SHT.
	NEW WALL - 2 x 6 STUDS @ 16" O.C. U.N.O.
	NEW WALL - 2 x 4 STUDS @ 16" O.C. U.N.O.
	WALL W/ STONE VENEER - 2x STUDS @ 16" O.C. U.N.O.
	CONCRETE RETAINING WALL - REF. STRUCTURAL

PROJECT NAME	EL DAMING CAPISTRANO
STATUS	PERMIT
	
BRANDEN ARCHITECTS, INC.	
BRANDEN ARCHITECTS, INC. smart design • better living	
3001 Red Hill Ave. Bldg. 1 Ste. 102 Costa Mesa, CA 92626 P: 714/754-4040 F: 714/754-4804 <a href="http://www.brandenarchitects.com">www.brandenarchitects.com</a>	

OWNER INFORMATION:  
 DP HARBOR PROPERTIES  
 LLC,  
 708 S MARIGOLD AVE,  
 CORONA DEL MAR, CA  
 92625

**CAMINO CAPISTRANO**  
24682 EL CAMINO CAPISTRANO, DANA  
POINT CA. 92629

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ORIGINAL SIGNATURE

## BUILDING SECTIONS

REVISIONS		
NO.	REVISION	DATE

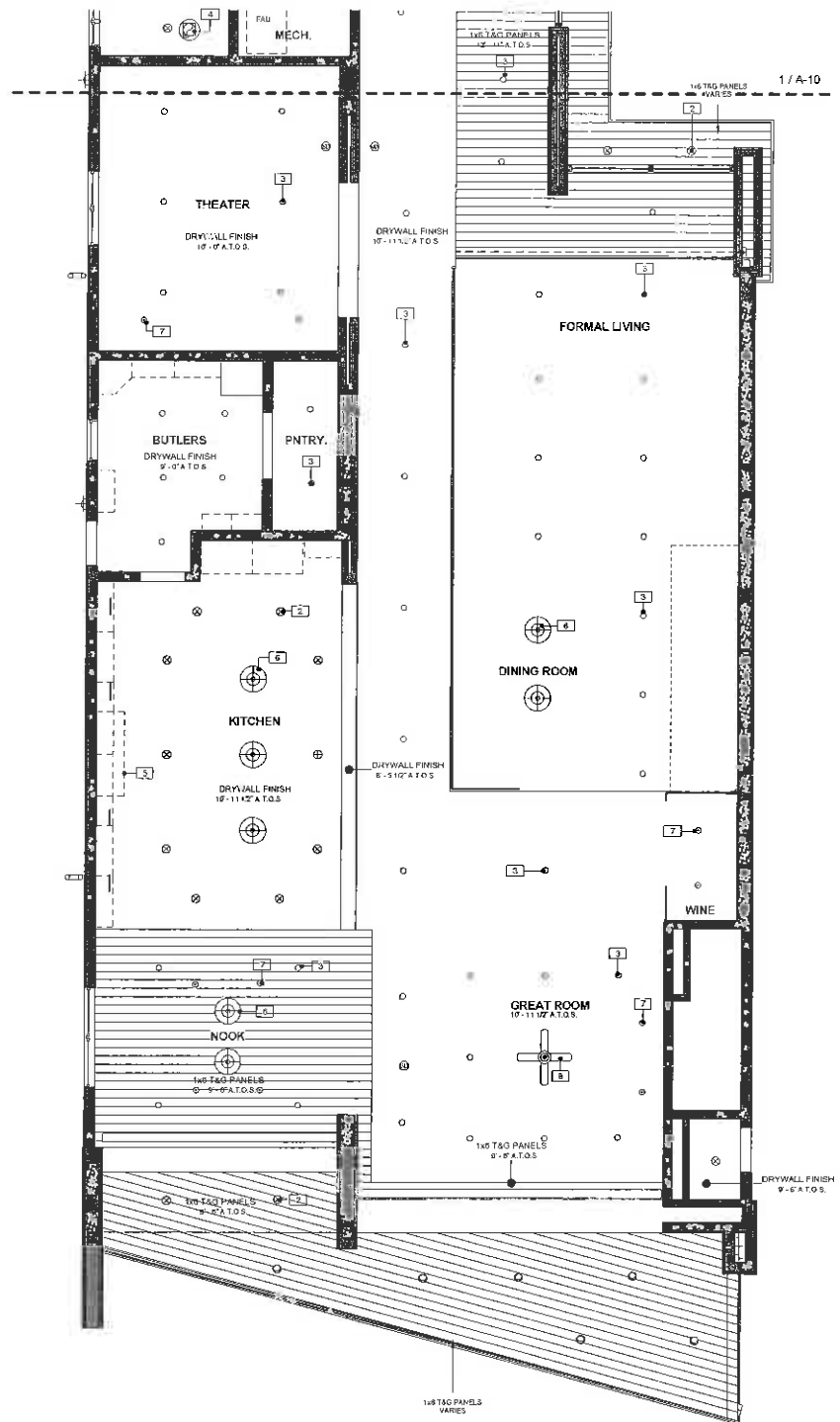
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DATE 12/10/14

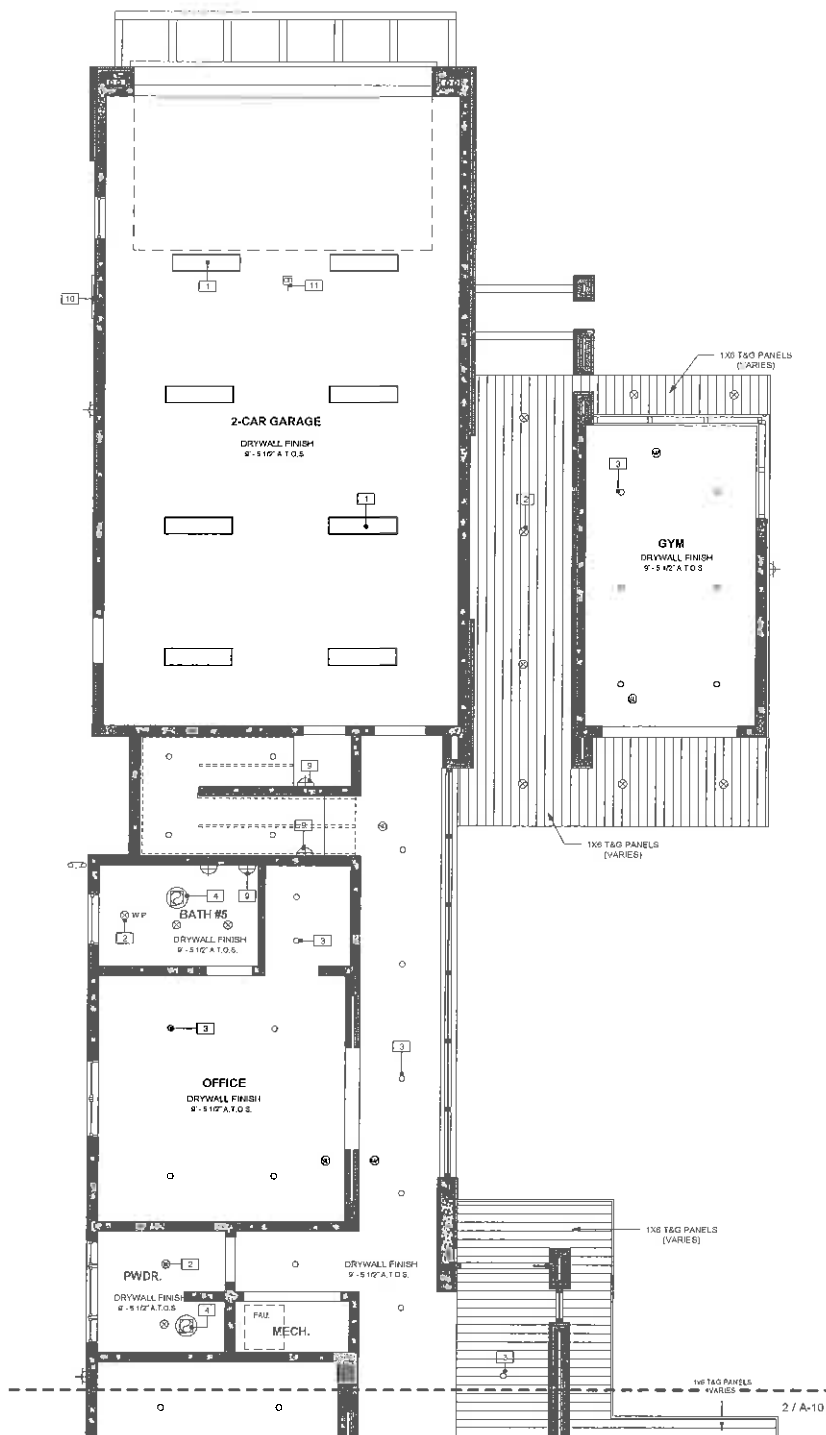
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A-8





2 SOUTH - FIRST FLOOR REFLECTED CEILING PLAN  
1/4" = 1'-0"



1 NORTH - FIRST FLOOR REFLECTED CEILING PLAN  
1/4" = 1'-0"

**MECHANICAL VENTILATION NOTE:**

1. PROVIDE WHOLE BUILDING MECHANICAL VENTILATION PER ASHRAE STANDARD 62.2-2007 SECTION 4, WITH EXCEPTION THAT NATURAL VENTILATION THROUGH DOORS AND WINDOWS IS NOT AN ACCEPTABLE ALTERNATIVE TO WHOLE BUILDING MECHANICAL VENTILATION. EXCEPTIONS TO SECTION 1502H: FOR C. WHOLE BUILDING MECHANICAL VENTILATION MIN. REQUIRED RATE OF VENTILATION IS 1 CFM FOR EACH 100 S.F. OF CONDITIONED FLOOR AREA PLUS 7.5 CFM FOR EACH OCCUPANT (SEE OCCUPANT PER ROOMS); 1.1 VENTILATION TO BE PROVIDED BY EXHAUST AIR SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR.

2. PROVIDE IN KITCHEN LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE + 100 CFM (AS PER WHOLE BUILDING MECHANICAL VENTILATION REQUIREMENT).

3. CALCULATIONS: PROVIDE (2) FANS UNIT: 200 S.F. 7.36 S.F. x 11.00 CFM/SF = 81.36 CFM (SEE 1502H) 7.36 S.F. x 11.00 CFM/SF = 81.36 CFM (SEE 1502H) 7.36 S.F. x 11.00 CFM/SF = 81.36 CFM (SEE 1502H)

KEYNOTE LEGEND	
1	LINEAR FLUORESCENT FIXTURE - CEILING MOUNT (ALT. RECESS)
2	RECESSED LIGHT FIXTURE - FLUORESCENT
3	RECESSED LED LIGHT FIXTURE W/ Baffle Trim + Lamp Arch To Apply From
4	EXHAUST FAN TO BE ENERGY STAR COMPLIANT AND BE PLACED TO EXHAUST MIN IN CFM A SMALL COMPLIANT WITH COSB 4500 REF. ELECTRICAL NOTES FOR ON E 1 E 2
5	KITCHEN EXHAUST HOOD - PROVIDE MIN RATE OF 100 CFM - INSTALL & PROVIDE POWER PER MEPS. IN SRS.
6	RECOMBINE PENDING LIGHT FIXTURE
7	RECESSED LIGHT FIXTURE - LOW VOLTAGE HALOGEN
8	CEILING FAN - W/ INCANDESCENT FIXTURE, AS SELECTED
9	WALL MOUNTED LIGHT FIXTURE - BONDOR
10	(N) ELECTRICAL SERVICE AND MAIN SERVICE PANEL, 400 AMP MAX, MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTACLES
11	MOON OUTLET IN CEILING FOR GARAGE DOOR OPENER

	FIRE RATED CEILING ASSY. REF. DTL 7/AD-1
	FIRE RATED INT. PARTITION REF. DTL 7/AD-1
	FIRE RATED EXT. PARTITION REF. DTL 15/AD-1
	WALL - 2 x 4 STUDS @ 16\"/>
	WALL - 2 x 6 STUDS @ 16\"/>
	WALL W/ STONE VENEER - 2 x 6 STUDS @ 16\"/>
	DOUBLE WALL CONSTRUCTION - 2 x 4 MIN. STAGGERED STUD @ 16\"/>
	CONCRETE RETAINING WALL / C.I.P. WALL
	WINDOW - REFERENCE SCHEDULE
	DOOR - REFERENCE SCHEDULE
	CABINET - BUILT IN CASEWORK
	COLUMN - WOOD, STEEL, REF. STRUCTURAL DWGS.
	FURNITURE - FOR PRESENTATION PURPOSES ONLY
	FIREPLACE - PREFAB GAS-ONLY APPLIANCE
	PLUMBING FIXTURE - SINK (AS SELECTED)
	PLUMBING FIXTURE - TOILET (AS SELECTED)
	LIGHTING FIXTURE - REFERENCE ELECTRICAL PLANS

PROJECT NAME

EL CAMINO CAPISTRANO

STATUS

PERMIT

BRANDON ARCHITECTS, INC.

BRANDON ARCHITECTS, INC.

OWNER INFORMATION

DP HARBOR PROPERTIES LLC

708 S. MARICOLA AVE.

LOS ANGELES, CA 90005

EL CAMINO CAPISTRANO

24882 EL CAMINO CAPISTRANO, DANA POINT CA 92629

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ORIGINAL SIGNATURE

FIRST LEVEL REFLECTED CEILING PLAN

REVISIONS

NO.	REVISION	DATE
1		

JOB NO.

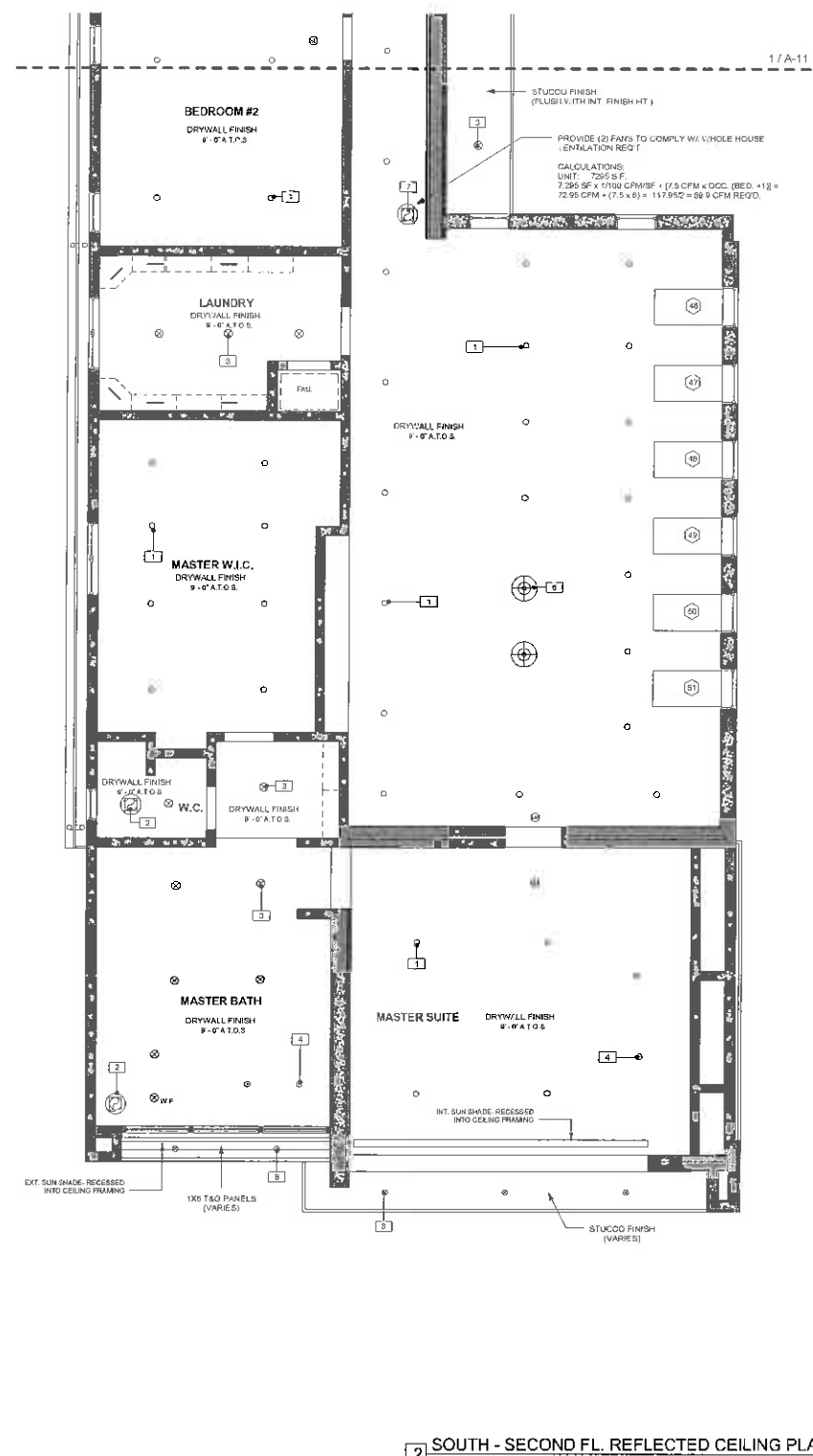
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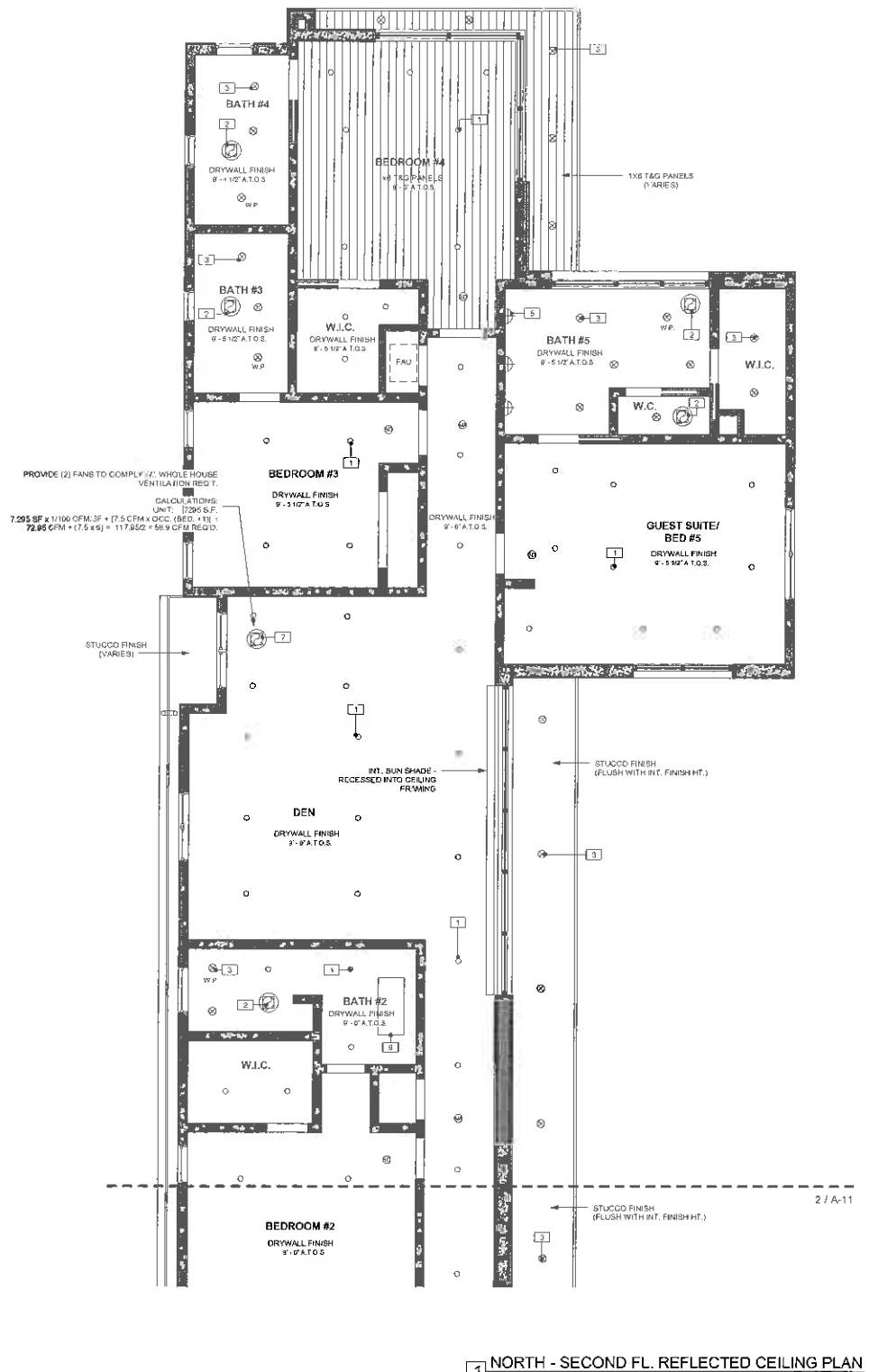
12/19/14

SHEET NO.

A-10



2 SOUTH - SECOND FL. REFLECTED CEILING PLAN  
1/4" = 1'-0"



1 NORTH - SECOND FL. REFLECTED CEILING PLAN  
1/4" = 1'-0"

	FIRE RATED CEILING ASSY. REF. DTL. 7/A-1
	FIRE RATED INT. PARTITION REF. DTL. 7/A-1
	FIRE RATED EXT. PARTITION REF. DTL. 15/A-1
	WALL - 2 x 4 STUDS @ 16" O.C.
	WALL - 2 x 6 STUDS @ 16" O.C.
	WALL W/ STONE VENEER - 2 x 6 STUDS @ 16" O.C.
	DOUBLE WALL CONSTRUCTION - 2 x 4 MIN. STAGGERED STUD @ 16" O.C.
	CONCRETE RETAINING WALL / C.I.P. WALL
	WINDOW - REFERENCE SCHEDULE
	DOOR - REFERENCE SCHEDULE
	CABINET - BUILT IN CASEWORK
	COLUMN - WOOD, STEEL, REF. STRUCTURAL DWGS.
	FURNITURE - FOR PRESENTATION PURPOSES ONLY
	FIREPLACE - PREFAB GAS-ONLY APPLIANCE
	PLUMBING FIXTURE - SINK (AS SELECTED)
	PLUMBING FIXTURE - TOILET (AS SELECTED)
	LIGHTING FIXTURE - REFERENCE ELECTRICAL PLANS

PLAN LEGEND

**MECHANICAL VENTILATION NOTE:**

1. PROVIDE WHOLE BUILDING MECHANICAL VENTILATION PER ASHRAE STANDARD 62.2-2007 SECTION 4. WITH EXCEPTION THAT NATURAL VENTILATION THROUGH DOORS AND WINDOWS IS NOT AN ACCEPTABLE ALTERNATIVE TO WHOLE BUILDING MECHANICAL VENTILATION. EXCEPTION 5 TO SECTION 4.3.1.1. FOR CONTINUOUS WHOLE-BUILDING MECHANICAL VENTILATION, REQUIRED RATE OF VENTILATION IS 1 CFM PER EACH SQ. FT. OF CONDITIONED FLOOR AREA PLUS 1 CFM FOR EACH OCCUPANT (ONE OCCUPANT PER BEDROOM + 1). VENTILATION TO BE PROVIDED BY EXHAUST AIR SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR.

2. PROVIDE MECHANICAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100 CFM PER FT. OF WHOLE-BUILDING VENTILATION REQUIREMENT.

CALCULATIONS: PROVIDE (2) FANS

UNIT: 7295 S.F.

7295 SF x 1/100 CFM/SF = 7.295 CFM x OCC. BED #18 = 72.95 CFM x (7.5 x 5) = 117.95 CFM = 58.9 CFM REQ'D.

KEYNOTE LEGEND	
1	4\"/>
2	EXHAUST FAN TO BE ENERGY STAR COMPLIANT AND BE LISTED TO OUTDOOR AIR SQ. FT. & SHALL COMPLY WITH DOSS 4.000 REF. ELECTRICAL NOTES P15 ON E1 & E2.
3	RECESSED LIGHT FIXTURE - DIMMERLESS
4	RECESSED LIGHT FIXTURE - LOW VOLTAGE HALOGEN
5	WALL MOUNTED LIGHT FIXTURE - SPOON
6	RECESSED LINE VENT LIGHT FIXTURE
7	PROVIDE FAN TO COMPLY W/ WHOLE HOUSE VENTILATION REQUIREMENT - SEE MECH. VENT NOTES - (N/A) TO APPLY.
8	EXTERIOR LIGHTING - TO BE HIGH EFFICIENCY, LOW EFFICIENCY MAY BE PROVIDED PER ELECTRICAL NOTES P15
9	CUSTOM BRIGHT - FLAT - FIXED CURBS MOUNTED, SIZE PER WDW SCHEDULE ARCH. TO APPLY (SHOP ENDS - MATERIAL REF. DTL. 15/A-1 E1 & E2)

PROJECT NAME  
EL CAMINO CAPISTRANO

STATUS  
PERMIT

BRANDON ARCHITECTS, INC.  
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OWNER INFORMATION  
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LLC  
1005 MARIGOLD AVE.  
SAN MARINO DEL MAR, CA  
92625

**EL CAMINO CAPISTRANO**  
24682 EL CAMINO CAPISTRANO, DANA  
POINT CA. 92629

ORIGINAL SIGNATURE

SECOND LEVEL REFLECTED  
CEILING PLAN

REVISIONS  
NO. REVISION DATE

JOB NO. 24682-13  
DATE 12/15/14  
SHEET NO. A-11



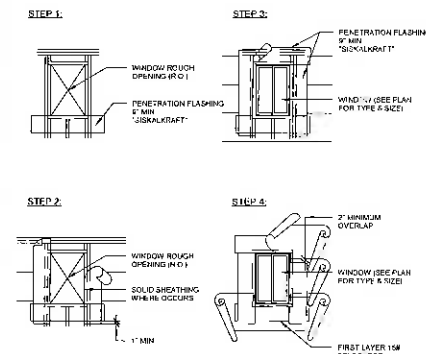
DOOR SCHEDULE												
NO.	LEVEL	DESCRIPTION	WIDTH	HEIGHT	MANUFACTURER	MODEL	FRAME TYPE	GLAZING	FIRE RATING	DETAILS	FINISH	COMMENTS
1	FIRST FLOOR (T.O.S.)	EXTERIOR SINGLE FRENCH-STR. FRONT	31"	100 1/2"	WESTERN WINDOW SYSTEMS	CUSTOM		TEMP.		ALUM. N/A	CUSTOM DOOR - PROVIDE S.D.S. TO ARCH.	
2	LOWER LIVING (T.O.S.)	EXTERIOR SINGLE FRENCH	31"	96"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION		TEMP.		ALUM. N/A		
3	LOWER LIVING (T.O.S.)	4-PANEL MULTI SLIDE POCKET DOOR	219"	114"	WESTERN WINDOW SYSTEMS	SERIES 600		TEMP.		ALUM. N/A		
4	LOWER LIVING (T.O.S.)	3-PANEL SLIDING DOOR	174 1/2"	114"	WESTERN WINDOW SYSTEMS	SERIES 600		TEMP.		ALUM. N/A		
5	LOVER LIVING (T.O.S.)	EXTERIOR SINGLE FRENCH	32"	96"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION		TEMP.		ALUM. N/A		
6	GARAGE (T.O.C.)	EXTERIOR SINGLE FRENCH	32"	96"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION		TEMP.		ALUM. N/A	CUSTOM DOOR - PROVIDE S.D.S. TO ARCH.	
7	GARAGE (T.O.C.)	GARAGE DOOR	210"	96"	CUSTOM		SPECIAL	TEMP.		ALUM. N/A		
8	GYM (T.O.S.)	2-PANEL SLIDING DOOR	90"	102"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION		TEMP.		ALUM. N/A		
9	LOWER LIVING (T.O.S.)	INTERIOR SINGLE	30"	132"	CUSTOM	CUSTOM		TEMP.		GLASS	N/A	
10	LOWER LIVING (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	
11	LOWER LIVING (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	
12	LOWER LIVING (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	
13	LOWER LIVING (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	
14	FIRST FLOOR (T.O.S.)	INTERIOR DOUBLE	68"	96"	TBD					STAIN	STAIN	
15	FIRST FLOOR (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	
16	FIRST FLOOR (T.O.S.)	INTERIOR POCKET	36"	96"	PERFECT POCKET					STAIN	STAIN	
17	FIRST FLOOR (T.O.S.)	INTERIOR POCKET	36"	96"	PERFECT POCKET					STAIN	STAIN	
18	FIRST FLOOR (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	
19	GARAGE (T.O.C.)	INTERIOR SINGLE - RATED	34"	96"	TBD				20 MIN.	STAIN	STAIN	SELF-CLOSING HINGES, SELF-LATCHING; SOLID CORE; 1-1/8" MIN. THK.
20	GARAGE (T.O.C.)	INTERIOR SINGLE - MECH	30"	96"	TBD				20 MIN.	STAIN	STAIN	SELF-CLOSING HINGES, SELF-LATCHING; SOLID CORE; 1-1/8" MIN. THK.
21	SECOND FL. (T.O.S.)	4-PANEL MULTI SLIDE POCKET DOOR	219"	108"	WESTERN WINDOW SYSTEMS	SERIES 600		TEMP.		ALUM. N/A		
22	SECOND FL. (T.O.S.)	INTERIOR POCKET	42"	96"	PERFECT POCKET					STAIN	STAIN	
23	SECOND FL. (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	
24	SECOND FL. (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	
25	SECOND FL. (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	
26	SECOND FL. (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	
27	SECOND FL. (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	
28	SECOND FL. (T.O.S.)	INTERIOR SINGLE	30"	96"	TBD					STAIN	STAIN	
29	SECOND FL. (T.O.S.)	INTERIOR SINGLE	30"	96"	TBD					STAIN	STAIN	
30	SECOND FL. (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	
31	SECOND FL. (T.O.S.)	INTERIOR POCKET	32"	96"	PERFECT POCKET					STAIN	STAIN	
32	SECOND FL. (T.O.S.)	INTERIOR POCKET	28"	96"	PERFECT POCKET					STAIN	STAIN	
33	SECOND FL. (T.O.S.)	INTERIOR POCKET	28"	96"	PERFECT POCKET					STAIN	STAIN	
34	SECOND FL. (T.O.S.)	INTERIOR SINGLE	30"	96"	TBD					STAIN	STAIN	
35	SECOND FL. (T.O.S.)	INTERIOR SLIDING CLOSET	60"	96"	TBD					STAIN	STAIN	
36	SECOND FL. (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	
37	SECOND FL. (T.O.S.)	INTERIOR SINGLE	30"	96"	TBD					STAIN	STAIN	
38	SECOND FL. (T.O.S.)	INTERIOR POCKET	32"	96"	PERFECT POCKET					STAIN	STAIN	
39	SECOND FL. (T.O.S.)	INTERIOR POCKET	32"	96"	PERFECT POCKET					STAIN	STAIN	
40	SECOND FL. (T.O.S.)	INTERIOR SINGLE	32"	96"	TBD					STAIN	STAIN	

ALL WINDOWS AND DOORS TO HAVE A MIN. U-FACTOR OF 0.34 AND A MIN. SHGC OF 0.33  
ALL SKYLIGHTS TO HAVE A MIN. U-FACTOR OF 0.55 AND A MIN. SHGC OF 0.67

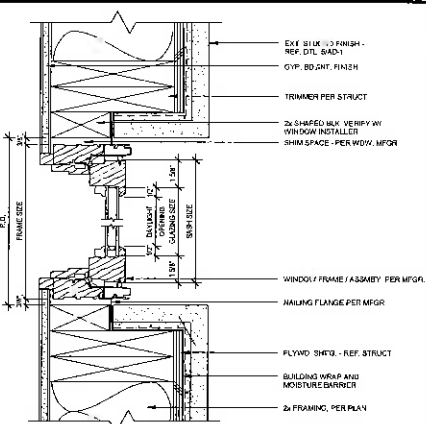
- DOOR & WINDOW NOTES:
- ALL WINDOWS ARE DUAL GLAZED U.N.O.
  - FENESTRATIONS MUST HAVE PERMANENT AND TEMPORARY LABELS.
  - ALL TEMPERED GLASS TO BE ETCH MARKED
  - ONE WINDOW IN EACH BEDROOM MUST HAVE AT LEAST 5.7 S.F. OPENABLE AREA WITH FINISHED SILL NO MORE THAN 44" ABOVE FLOOR LEVEL, MIN. OPENING HEIGHT OF 24" & MIN. OPENING WIDTH OF 20" (CLEAR).
  - ALL WINDOWS WHERE GLAZING AREA IS >9 S.F. TO BE TEMPERED
  - ALL WINDOWS WHERE GLAZING AREA'S BOTTOM EDGE IS <18" ABV. F.F. & TOP EDGE IS >38" ABV. F.F. TO BE TEMPERED.
  - FRONT DOOR TO BE CUSTOM MADE, PROVIDE SHOP DRAWINGS TO ARCH. PRIOR TO FABRICATION.

ALL WINDOW AND DOOR SIZES ARE NOMINAL SIZES, THEY ARE SUBJECT TO CHANGE UPON FINAL MANUFACTURER SELECTION. CONTRACTOR TO PROVIDE CUT SHEETS AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

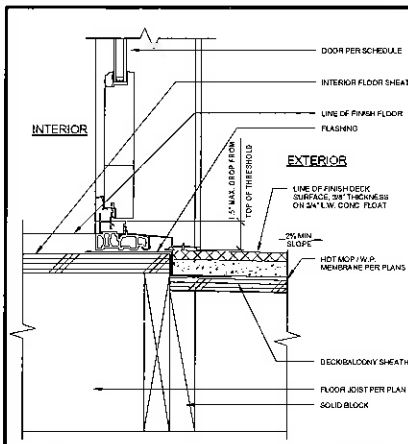
WINDOW SCHEDULE												
NO.	LEVEL (SILL)	DESCRIPTION	OPERATION	ROUGH OPENING	MANUFACTURER	MODEL	MATERIAL	FINISH	DETAIL	GLAZING	HEAD HT.	COMMENTS
1	LOVER LIVING (T.O.S.)	ALUM. CLAD WD.	DOUBLE CASEMENT	6'-0" x 5'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
2	LOWER LIVING (T.O.S.)	ALUM. CLAD WD.	CASEMENT	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
3	LOVER LIVING (T.O.S.)	ALUM. CLAD WD.	DOUBLE CASEMENT	4'-6" x 5'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
4	FIRST FLOOR (T.O.S.)	ALUM. CLAD WD.	DOUBLE CASEMENT	4'-6" x 5'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
5	FIRST FLOOR (T.O.S.)	ALUM. CLAD WD.	AWNING	3'-0" x 2'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
6	GARAGE (T.O.C.)	ALUM. CLAD WD.	CASEMENT	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
7	FIRST FLOOR (T.O.S.)	ALUM. STOREFRONT	AWNING	2'-11 1/4" x 1'-6"	WESTERN	CUSTOM	ALUM.	CLAD			8'-0"	
8	FIRST FLOOR (T.O.S.)	ALUM. STOREFRONT	AWNING	3'-0 3/4" x 1'-6"	WESTERN	CUSTOM	ALUM.	CLAD			8'-0"	
9	FIRST FLOOR (T.O.S.)	ALUM. STOREFRONT	AWNING	2'-11 1/4" x 1'-6"	WESTERN	CUSTOM	ALUM.	CLAD			8'-0"	
10	FIRST FLOOR (T.O.S.)	ALUM. STOREFRONT	AWNING	2'-6 1/4" x 1'-6"	WESTERN	CUSTOM	ALUM.	CLAD			8'-0"	
11	FIRST FLOOR (T.O.S.)	ALUM. STOREFRONT	AWNING	2'-6 1/4" x 1'-6"	WESTERN	CUSTOM	ALUM.	CLAD			8'-0"	
12	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	FIXED	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
13	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	FIXED	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
14	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	FIXED	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
15	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	FIXED	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
16	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	FIXED	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
17	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	FIXED	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
18	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	FIXED	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
19	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	FIXED	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
20	SECOND FL. (T.O.S.)	ALUM. STOREFRONT	AWNING	3'-10 1/2" x 1'-1 1/2"	WESTERN	CUSTOM	ALUM.	CLAD			8'-0"	
21	SECOND FL. (T.O.S.)	ALUM. STOREFRONT	AWNING	4'-0" x 1'-1 1/2"	WESTERN	CUSTOM	ALUM.	CLAD			8'-0"	
22	SECOND FL. (T.O.S.)	ALUM. STOREFRONT	AWNING	3'-10 1/2" x 1'-1 1/2"	WESTERN	CUSTOM	ALUM.	CLAD			8'-0"	
23	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	CASEMENT	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
24	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	DOUBLE CASEMENT	4'-6" x 5'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
25	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	DOUBLE CASEMENT	4'-6" x 5'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
26	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	DOUBLE CASEMENT	2'-6" x 5'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
27	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	CASEMENT	2'-6" x 5'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
28	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	AWNING	3'-0" x 2'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
29	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	DOUBLE CASEMENT	4'-6" x 5'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
30	FIRST FLOOR (T.O.S.)	ALUM. CLAD WD.	DOUBLE CASEMENT	5'-0" x 5'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
31	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	FIXED	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
32	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	FIXED	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
33	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	CASEMENT	2'-6" x 5'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
34	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	CASEMENT	2'-6" x 5'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
35	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	CASEMENT	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
36	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	CASEMENT	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
37	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	CASEMENT	2'-6" x 4'-0"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
38	SECOND FL. (T.O.S.)	ALUM. STOREFRONT	AWNING	2'-6 1/4" x 1'-6"	WESTERN	CUSTOM	ALUM.	CLAD			8'-0"	
39	SECOND FL. (T.O.S.)	ALUM. STOREFRONT	AWNING	2'-6 3/4" x 1'-6 1/2"	WESTERN	CUSTOM	ALUM.	CLAD			8'-0"	
40	SECOND FL. (T.O.S.)	ALUM. CLAD WD.	DOUBLE CASEMENT	6'-0" x 5'-6"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
41	TYP. ROOF PL.	SKYLIGHT	FIXED	2'-0" x 2'-0"	VELUX	AS SEL					8'-0"	
42	TYP. ROOF PL.	SKYLIGHT	FIXED	2'-6" x 4'-6"	VELUX	AS SEL					8'-0"	
43	TYP. ROOF PL.	SKYLIGHT	FIXED	2'-6" x 4'-6"	VELUX	AS SEL					8'-0"	
44	TYP. ROOF PL.	SKYLIGHT	FIXED	2'-6" x 4'-6"	VELUX	AS SEL					8'-0"	
45	TYP. ROOF PL.	SKYLIGHT	FIXED	2'-6" x 4'-6"	VELUX	AS SEL					8'-0"	
46	TYP. ROOF PL.	SKYLIGHT	FIXED	2'-6" x 4'-6"	VELUX	AS SEL					8'-0"	
47	TYP. ROOF PL.	SKYLIGHT	FIXED	2'-6" x 4'-6"	VELUX	AS SEL					8'-0"	
48	TYP. ROOF PL.	SKYLIGHT	FIXED	2'-6" x 4'-6"	VELUX	AS SEL					8'-0"	
49	TYP. ROOF PL.	SKYLIGHT	FIXED	2'-6" x 4'-6"	VELUX	AS SEL					8'-0"	
50	TYP. ROOF PL.	SKYLIGHT	FIXED	2'-6" x 4'-6"	VELUX	AS SEL					8'-0"	
51	TYP. ROOF PL.	SKYLIGHT	FIXED	2'-6" x 4'-6"	VELUX	AS SEL					8'-0"	
52	SECOND FL. (T.O.S.)	ALUM. STOREFRONT	CASEMENT	4'-4 1/4" x 6'-1 1/4"	WESTERN	CUSTOM	ALUM.	CLAD			8'-0"	
53	FIRST FLOOR (T.O.S.)	ALUM. CLAD WD.	FIXED	1'-6" x 1'-6"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
54	FIRST FLOOR (T.O.S.)	ALUM. CLAD WD.	FIXED	1'-6" x 1'-6"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	
55	FIRST FLOOR (T.O.S.)	ALUM. CLAD WD.	FIXED	1'-6" x 1'-6"	JELD-WEN WINDOWS & DOORS	CUSTOM COLLECTION	WOOD	CLAD			8'-0"	



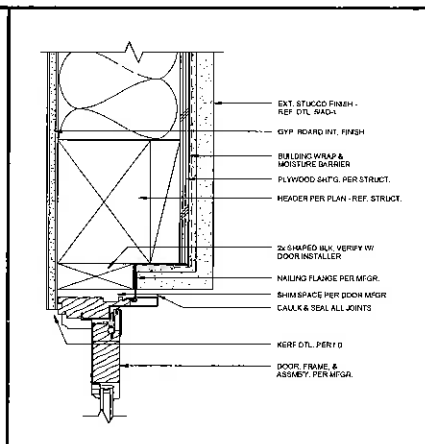
1 TYP. WINDOW PENETRATION DETAIL  
1" = 3/8"



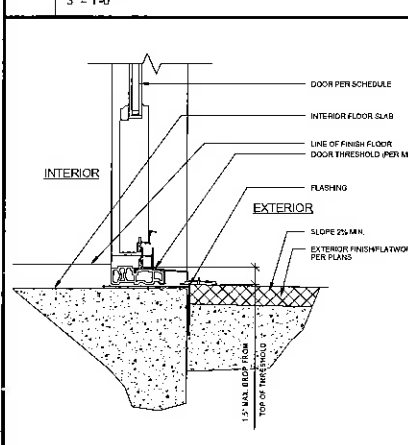
2 WINDOW JAMB RECESSED  
3" = 1'-0"



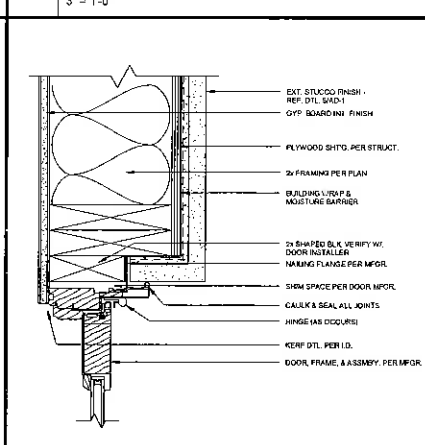
7 THRESHOLD - OUTSWING (FRM.G.)  
3" = 1'-0"



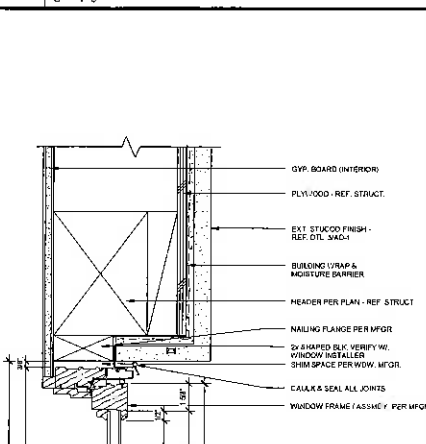
5 EXTERIOR DOOR HEAD RECESSED  
3" = 1'-0"



8 THRESHOLD - OUTSWING (SLAB)  
3" = 1'-0"



6 EXTERIOR DOOR JAMB RECESSED  
3" = 1'-0"



4 WINDOW HEAD/SILL - RECESSED  
3" = 1'-0"

PROJECT NAME: EL CAMINO CAPISTRANO  
STATUS: PERMIT

**BRANDON ARCHITECTS, INC.**  
3001 Red Hill Ave. Bldg. 1 Ste. 102  
Corte Madera, CA 94929  
P: 714.754.4040 F: 714.754.4044  
www.brandonarchitect.com

OWNER INFORMATION:  
DP HARBOR PROPERTIES LLC  
708 S MARIGOLD AVE  
CORNWALL DEL MAR, CA 92025

**EL CAMINO CAPISTRANO**  
24682 EL CAMINO CAPISTRANO, DANA POINT CA 92629

DOCUMENT VALID UPON

ORIGINAL SIGNATURE

DOOR & WINDOW SCHEDULES & DETAILS

REVISIONS

NO.	REVISION	DATE
1		

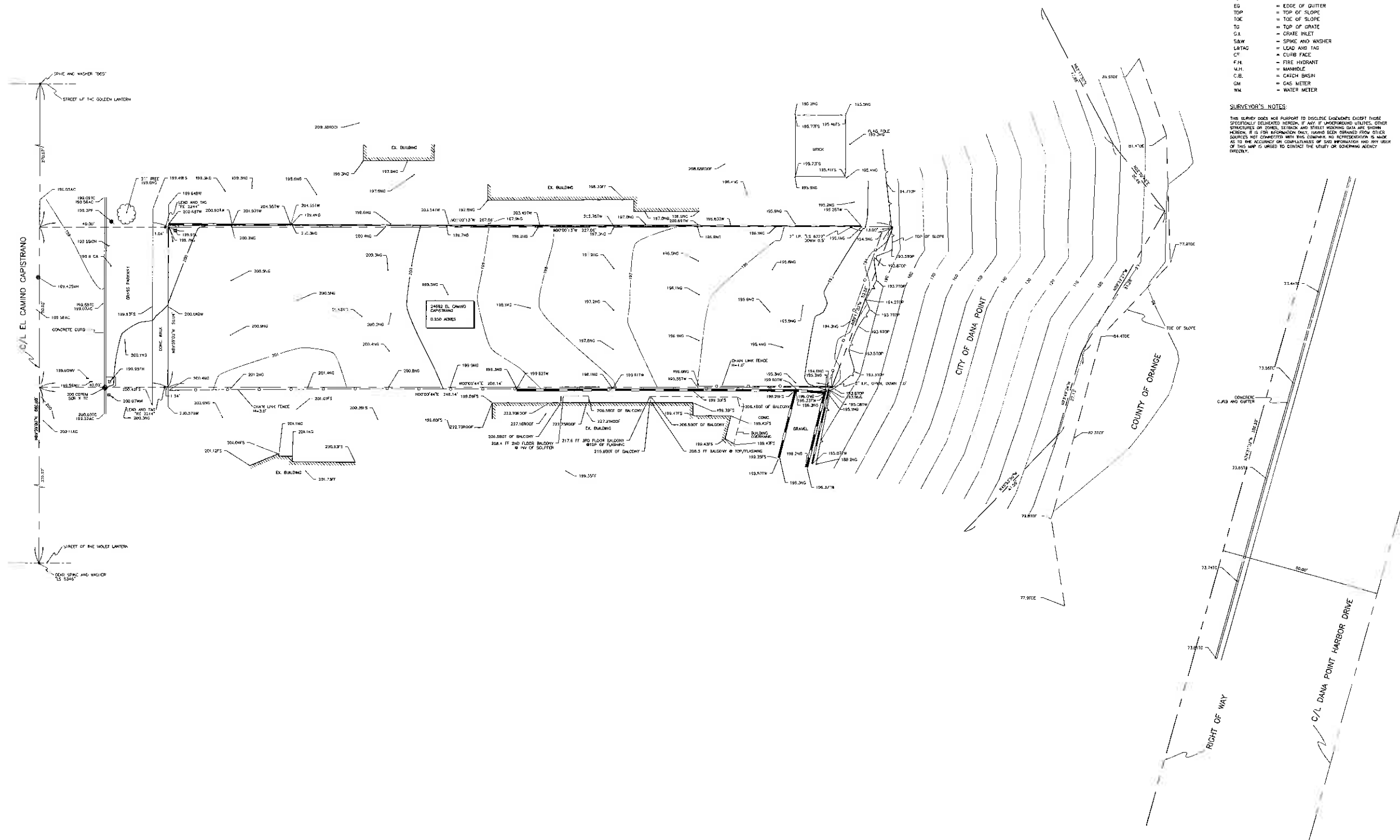
JOB NO: 24602-13  
DATE: 12/19/14  
SHEET NO: A-12



- |      |                             |
|------|-----------------------------|
| LP   | = IRON PIPE                 |
| TC   | = TOP OF CURB               |
| FL   | = FLOW LINE                 |
| TW   | = TOP OF WALL               |
| BR   | = BACK OF WALK              |
| NC   | = NATURAL GROUND            |
| FG   | = FINISHED GRADE            |
| P.L. | = PROPERTY LINE             |
| C.L. | = CENTER LINE               |
| FS   | = FINISHED SURFACE          |
| P.F. | = FINISHED FLOOR            |
| SWH  | = SEWER HANDHOLE            |
| WV   | = WATER VALVE               |
| P.P. | = POWER POLE                |
| EP   | = EDGE OF PAVEMENT          |
| AC   | = ASPHALT CONCRETE PAVEMENT |
| TB   | = TOP OF BEAM               |
| EG   | = EDGE OF GUTTER            |
| TS   | = TOP OF SLOPE              |
| TOE  | = TOE OF SLOPE              |
| TG   | = TOP OF GRATE              |
| CI   | = CURB INLET                |
| SW   | = SEWER AND WALKER          |
| LEAD | = LEAD AND TAG              |
| CB   | = CURB FACE                 |
| F.H. | = FIRE HYDRANT              |
| M.H. | = MANHOLE                   |
| C.B. | = CATCH BASIN               |
| GM   | = GAS METER                 |
|      | = WATER METER               |

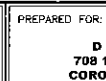
SURVEYOR'S NOTES:

THIS SLAYER DOES NOT PURPORT TO DISCLOSE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, IF ANY. IF UNDERGROUND UTILITIES, OTHER STRUCTURES OR ZONES, SETBACK AND STREET CROSSING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION AND ANY USER OF THIS MAP IS URGED TO CONTACT THE UTILITY OR GOVERNING AGENCY OFFICIALS FOR FURTHER INFORMATION.



714-538-4276

LEONARD C. STILES, P.L.S. 5023



**D P PROPERTIES, LLC**  
**708 1/2 MARIGOLD AVENUE**  
**CORONA DEL MAR, CA 92625**

BENCH MARK:  
ELEVATIONS SHOWN HEREON ARE BASED ON A CHISELED X IN A CHISELED BOX ON TOP OF THE  
CURB, NADSON, INTERSECTION, ASTORIA, OREGON. ELEVATION = 2000.00'

**BASIS OF BEARINGS:**  
BEARINGS SHOWN HEREIN ARE BASED ON THE CENTERLINE OF EL CAMINO CARISTIANO BEARING NORTH 88°00' WEST, PER THE MAP RECORDED IN BOOK 106, PAGE 11 OF PUBLIC MAPS IN THE OFFICE OF THE CLERK OF COUNTY RECORDS.

**TOPOGRAPHIC SURVEY OF:  
LOT 4, TRACT NO. 573, MM 20/29, EXCEPT THE  
EASTERLY 50 FEET THEREOF  
24682 EL CAMINO CAPISTRANO  
DANA POINT, CA**

NO.	DATE	REVISION	CHECKED BY:	D.M.W.
1	5-31-13	TRANSPOSED ELEVATION BY +100.00' TO AVOID NEGATIVE ELEVATIONS	DRAWN BY:	D.M.W.
2	11-11-15	ADDED OFFSETS TO JOINTS AND SPOT ELEVATIONS AND DETAIL	SURVEY CREW:	RP/JU
			DATE OF SURVEY:	04/09/13
			COORDINATE FILE:	SS-486.CRD
			DRAWING FILE:	SS-1030.DWG
			SCALE:	1"=10'
			SHEET:	1 OF 3 SHEETS