### CITY OF DANA POINT PLANNING COMMISSION AGENDA REPORT

DATE:

**SEPTEMBER 25, 2017** 

TO:

DANA POINT PLANNING COMMISSION

FROM:

**COMMUNITY DEVELOPMENT DEPARTMENT** 

URSULA LUNA-REYNOSA, DIRECTOR JOHN CIAMPA, SENIOR PLANNER

SUBJECT:

COASTAL DEVELOPMENT PERMIT CDP17-0016, VARIANCE V17-0001 AND SITE DEVELOPMENT PERMIT SDP17-0029 FOR AN ADDITION AND REMODEL TO AN EXISTING DUPLEX IN THE RESIDENTIAL BEACH ROAD DUPLEX 18 (RBRD 18) ZONE LOCATED

AT 35099 BEACH ROAD

**RECOMMENDATION:** 

That the Planning Commission adopt the attached resolution

approving Coastal Development Permit CDP17-0016, Variance V17-0001, and Site Development Permit SDP17-

0029.

APPLICANT:

35099 Beach Road, Brent Hallock

REPRESENTATIVE:

Robert Williams, Architect

REQUEST:

Approval of a Coastal Development Permit, Variance, and Site Development Permit for a 364 square foot addition and remodel to a duplex located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals

Jurisdiction of the California Coastal Commission.

LOCATION:

35099 Beach Road (APN 691-141-17)

NOTICE:

Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on September 14, 2017, published within a newspaper of general circulation on September 14, 2017, and posted on September 14, 2017 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the

Dana Point Library.

**ENVIRONMENTAL:** 

Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e) (Class 1 – Existing Facilities) in that the project involves the addition and remodel of a duplex in a residential

zone.

**ITEM #3** 

### ISSUES:

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

**BACKGROUND**: The subject site is a 7,800 square-foot, beach front lot located in the Capistrano Beach Community Association, which consists of an established built-out neighborhood of single-family residences and duplex structures. The project site is situated with the structure located to the southwest and northeast, Pacific Ocean to the south, railroad tracks and Pacific Coast Highway to the north (Supporting Document 2). The site is improved with a 3,656 square-foot, two-story duplex, carport (three vehicles), and additional uncovered parking across Beach Road.

The structure was originally approved in 1964 with a Variance (V-6521) to allow the carport within five feet from the front property line, when 20 feet was required. A condition of the Variance restricted livable area above the carport; however, the records are unclear if the intent was to restrict living area above the entire carport or if the restriction was meant to be applied to any portion within the 15 foot second story front yard setback. In review of the application, staff took the conservative approach and required a Variance to address the restriction from the original approval and to clarify the intent.

Figure – 1

35099 BEACH ROAD

EXISTING TWO STORY
STACKED DUPLEX

EXISTING CARPORT

EXISTING DEVELOPMENT

DEVELOPMENT ENVELOPE

PROPOSED SECOND STORY ADDITION

PORTION OF ADDITION NEEDING NEW VARIANCE DUE TO COA OF ORIGINAL VARIANCE

### Setback Requirements for Property

The property is located within the "Residential Beach Road 18" (RBRD 18) zone and is located within the City's Floodplain Overlay District (FP-3), Coastal Overlay District (the California Coastal Zone), and the Appeals Jurisdiction of the California Coastal Commission. The Floodplain Overlay designation identifies the property as having the potential being subject to inundation by wave action and requires specific structure design and location requirements.

<u>DISCUSSION</u>: The project proposes a 364 square foot addition to the second-floor unit to create a new bedroom and bathroom over the carport, façade improvement, remodel and enclose a portion of the carport, new outdoor stairway, and repair the deteriorated second story deck.

Development standards for this property are set forth in the City's Zoning Code Chapter 9.09 (Residential Development Standards) specifically for the RBRD-18 zone. Table 1 summarizes applicable zoning designation development standards and the project's conformance with those requirements:

Table 1: Compliance with RBRD 18 Development Standards

Development Standard	Requirement	Proposed/Existing	Compliance with Standard
Front Setback	20 feet minimum (1st level)	6 feet*	Yes
	15 feet minimum	15 feet	
	(upper level)		
Side Setbacks	3'-6" minimum	3'-6"	Yes
Structure Stringline	112' west	102'	Yes
	112' east		
Patio Stringline	123' west	111'	Yes
	126' east		
Height	26 feet maximum from	20 feet	Yes
	Beach Road Elevation		
	(16.27')		I.
Lot Coverage	N/A	-	-
Parking Required	4 covered parking spaces	3 covered parking	No
		spaces and guest	,
		spaces across	
		Beach Road	

<sup>\*</sup>Setback is existing and was approved by Variance 6521

The structure is legal non-conforming because it only provides three covered parking stalls when four are required and because it does not comply with the Floodplain Overlay District (FP-3) requirements of Section 9.31.050(c)(3)(A) which requires structures to be elevated out of the Base Flood Elevation. The development standards for the RBRD-18

zone allow the second story to project five feet into the front yard setback which results in a 15 foot setback for the second story. As identified in Table 1, the addition and remodel comply with the development standards of the RBRD-18 zone.

The project includes a façade remodel that modifies architecture of the structure from 1960s architecture to a contemporary design. The proposed façade modifications that convey the contemporary design includes new stucco, vertical oriented windows, large sectional doors, and horizontal wood plank siding (Supporting Document 3). The project's contemporary architectural design improves the design of the structure and its compatibility with the mix of architectural styles of the neighborhood.

### Coastal Development Permit CDP17-0016

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, construction of an addition on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires approval of a Coastal Development Permit (CDP).

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

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

7. Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.

The recommended findings for approval of the CDP are outlined in the draft Resolution No. 17-09-25-XX, attached to this report as Action Document 1.

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

### **VARIANCE 17-0001**

Variance 6521 was approved in 1964 to allow the reduction of the carport setback from 20 feet to five feet. As a condition of approval for the Variance, the living area was restricted from being located over the carport; however, as previously stated, the original intent as to the extent of the restriction is unclear for additions that comply with the development standards.

The new Variance would amend the restriction to allow an addition above the carport. The project is not requesting any special consideration or deviations from the RBRD-18 development standards, as the addition would comply with the required 15 foot second story setback (See Figure-1). The restriction, imposed by the condition of approval associated with V-6521, creates a hardship for the subject property because it results in a 29 foot setback (distance from the front property line to the back of the carport) and it reduces the buildable area of the lot beyond what is required for other properties in the same zone. The addition is consistent with properties in the surrounding area and the RBRD-18 development standards.

Section 9.67.050 of the DPZC stipulates eight findings for approval of a variance, requiring:

- That the strict or literal interpretation and enforcement of the specified regulation(s) would result in practical difficulty or unnecessary physical hardships inconsistent with the objectives of this Chapter; and
- 2. That there are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use of the property which do not apply generally to other properties in the same zoning district; and
- 3. That the strict or literal interpretation and enforcement of the specified regulation(s) would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district with similar constraints; and

- 4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zoning district with similar constraints; and
- 5. That the variance request is made on the basis of a hardship condition and not as a matter of convenience; and
- 6. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity;
- 7. That the variance approval places suitable conditions on the property to protect surrounding properties and does not permit uses which are not otherwise allowed in the zone;
- 8. That granting the variance would not result in adverse impacts, either individually or cumulatively, to coastal access, public recreation opportunities, or coastal resources, and the development would be consistent with the policies of the Local Coastal Program certified land use plan.

The required findings are articulated in the attached draft Resolution identified as Action Document 1.

### Site <u>Development Permit SDP17-0029</u>

Pursuant to Chapter 9.31 of the DPZC, development proposed within the City's Floodplain Overlay District requires approval of a Site Development Permit (SDP). The subject property is located within the Floodplain Overlay District (FP-3), which is applied to coastal areas subject to wave action and determined to be a coastal high hazard area. The structure is also considered a legal nonconforming structure per Section 9.35.080(E) because only three covered spaces are provided when four are required.

Additions and/or remodels to nonconforming structures in the FP-3 are subject to the Section 9.31.050(c)(3)(A) of the DPZC which limits these structures to a one-time expansion of 10 percent of the structure's gross square footage and the annual remodel of no more 10 percent of the current value of the structure. The remodel value is established by the Building Division's structure and improvement valuation rates. The duplex is considered a nonconforming structure per the Floodplain Overlay District because it has a slab on grade foundation that is not elevated above the Base Flood Elevation. The project complies with the nonconforming limitations of the FP-3 because the addition is 364 square feet (10 percent of the structure's gross square footage), and the remodel does not exceed \$71,645 (10 percent of the value of the structure). Compliance with this DPZC provision is also illustrated on sheet T-1 of the plans.

The project's addition of a bedroom does not increase the nonconformity of the property

because the parking requirement is based on the duplex use and not the number of bedrooms. While the property only provides three covered parking stalls, additional parking is provided across Beach Road for the property to ensure that adequate parking is provided.

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

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

The recommended findings for approval of the SDP are outlined in the draft Resolution No. 17-09-25-XX, attached to this report as Action Document 1.

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

The subject property is a duplex which the General Plan identifies as a noise sensitive receptor located adjacent to designated noise generators (train tracks and Pacific Coast Highway (PCH)), pursuant to the Noise Element of the City's adopted General Plan. The City's Community Noise Measurement Survey (1991) established ambient or baseline noise levels in this and other parts of the community and utilized them to create projections for the area's community noise equivalent level (CNEL). The survey identifies a PCH decibel rating of approximately 65 decibels (dB) within "Zone B" for duplex development and the receipt of a similar amount of sound for properties within close proximity. The Noise Element recognizes that conventional construction materials and techniques as contained within Chapter 12, Section 1207 of the California Building Code, will normally suffice in reducing interior noise for development within Zone B to acceptable levels (less than 45 decibels). Compliance with standards of the Building Code (via issuance of Building Permits) for the addition and remodel would ensure the project's compliance with standards and that any excessive noise is reduced to a level of less than significance.

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

PLANNING COMMISSION AGENDA REPORT CDP17-0016, V17-0001, AND SDP17-0029 SEPTEMBER 25, 2017 PAGE 8

**CONCLUSION**: Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. As the project has been found to comply with all standards of development, staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 17-0016, Variance 17-0001, and Site Development Permit 17-0029 subject to the findings and conditions of approval contained therein.

John Ciampa, Senior Planner

Ursula Luna-Reynosa, Director Community Development Department

### **ATTACHMENTS:**

### **Action Documents**

1. Draft Planning Commission Resolution No. 17-09-25-xx

### **Supporting Documents**

- 2. Vicinity Map
- 3. Color Rendering
- 4. Variance 6521 Approval
- 5. Site Photos
- 6. Architectural Plans

### **RESOLUTION NO. 17-09-25-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP17-0016, VARIANCE 17-0001, AND SITE DEVELOPMENT PERMIT SDP17-0029 FOR AN ADDITION AND REMODEL TO AN EXISTING DUPLEX LOCATED WITHIN THE CITY'S FLOODPLAIN AND COASTAL OVERLAY DISTRICTS AT 35099 BEACH ROAD

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

WHEREAS, Robert Williams, Architect, (the "Representative") has filed an application on behalf of Brent Hallock, ("Applicant"), the owner of real property commonly referred to as 35099 Beach Road (APN 691-141-17) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit, Variance, and Site Development Permit to allow the addition and remodel of a duplex at the Property; and

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

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15301 (Class 1 – Existing Facility) in that the application proposes the construction of a 364 square foot addition and remodel to a duplex; and

WHEREAS, the Planning Commission did, on the 25<sup>th</sup> day of September, 2017, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP17-0016, Variance V17-0001, and Site Development Permit SDP17-0029.

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

- A. That the above recitations are true and correct and incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP17-0001, V17-0001, and SDP17-0029 subject to the following conditions of approval:

Action Document #1

### Findings:

### Coastal Development Permit CDP17-0016

- 1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) in that the site and architectural design of proposed addition and remodel are found to comply with all applicable development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property). The project will further General Plan Urban Design Element Goal No. 2, which states that development should "preserve the individual positive character and identity of the City's communities" by the project's design that is compatible and complimentary to surrounding structures.
- 2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) in that while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot zoned for residential use, located in a private community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County, and State beaches. For the reasons stated the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.
- 3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) in that the project qualifies as Categorically Exempt from review under CEQA pursuant to Section 15301 (Class 1 Existing Facility) in that the application proposes the construction of a 364 square foot addition and remodel to a duplex.
- 4. That the proposed development will not encroach upon any existing physical access-way legally utilized by the public or any proposed public accessway identified in an adopted Local Coastal Program Land Use Plan, nor will it obstruct any existing public views to and along the coast from any public road or from a recreational area in that no public access-ways exist on the subject property and as a result none would be adversely affected with implementation of the proposed project. Public access to Trust lands (the beach and ocean) exist in close proximity at Poche

Beach, and would be unaffected with the implementation of the project. The subject property fronts (private) Beach Road, which borders a sound/privacy wall, with railroad tracks and Pacific Coast Highway beyond the project would not result in adverse impacts to any existing coastal public views.

- 5. That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources in that the subject property lies adjacent to the Pacific Ocean, a noted sensitive habitat area, park and recreation area; however, the scope-of-work comprises development permitted by the Dana Point Zoning Code and Local Coastal Program. The project was reviewed and found by City staff to conform to all development standards therein (including design criteria intended to minimize to the greatest extent feasible, potentially adverse impacts to shoreline processes), no buffer areas (from adjacent ESHA) are required.
- 6. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards in that the proposed addition and remodel to the duplex does not expand the structure's existing building footprint. The addition is located on the landward side of the structure's second floor to not alter any natural landforms. The addition and remodel comply with the 10 percent expansions and 10 percent remodel valuation thresholds established by the DPZC to ensure the project does not result in undue risks from geologic and erosional forces from coastal flooding.
- 7. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas in that the subject application proposes the construction of a 364 square foot addition to a duplex within an established community of residential uses. The project modifies the structure's 1960s architecture and improves its design with a contemporary style that is compatible with the varying architectural character of the neighborhood. The proposed addition and remodel conform to all of the applicable development standards of the RBRD-18 zone.
- 8. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs in that the project was reviewed by Planning and Building/Safety Division staff as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which

serves as the implementing document for the General Plan and Local Coastal Program Implementation Plan for the subject property). There are no adopted specific plans that apply to the subject property.

### Variance 17-0001

- 1. That the strict or literal interpretation and enforcement of the specified regulation(s) would result in practical difficulty or unnecessary physical hardships inconsistent with the objectives of this Chapter; in that, Variance 6521 was approved in 1964 to allow the carport to have up to a five foot front yard setback from Beach Road. The Variance also included a restriction that no living area could be constructed above the carport. This restriction created a hardship for the property by requiring a 29 foot front yard setback (distance from the property line to the back of the carport) for the second floor of the structure. The restriction is more limiting than the RBRD-18 setback standard which allows second stories to be setback 15 feet from the front property line. The proposed addition would comply with the RBRD-18 second story setback and would be consistent with the setbacks for other structures in the area.
- 2. That there are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use of the property which do not apply generally to other properties in the same zoning district; in that, Variance 6521 created an extraordinary circumstance for the subject property because it requires the second story to be located behind the carport, resulting in a 29 foot setback, when the other properties in the RBRD-18 zone are allowed a 15 foot setback. The 29 foot setback for the second floor reduces the buildable area of the lot beyond limitations of other properties in the same zone. The project's request for a 15 foot second story setback is consistent with properties in the surrounding area.
- 3. That the strict or literal interpretation and enforcement of the specified regulation(s) would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district with similar constraints; in that, Variance 6521 deprives the site of privileges enjoyed by other properties because it requires a 29 foot second story front yard setback when other properties in the RBRD-18 zone are allowed a 15 foot setback. The restriction for the second floor reduces the buildable area of the lot beyond limitations of other properties in the same zone. The project's request for a 15 foot second story setback is consistent with properties in the

## surrounding area, including the adjacent property located at 35101 Beach Road

- 4. That the granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zoning district with similar constraints; in that the proposed 15 foot second story setback is not a granting of special privilege as it complies with all of the applicable development standards and it is consistent with setbacks for other structures in the neighborhood. The proposed addition over the carport would comply with the RBRD-18 setback requirement which is the standard that all other structures are held to in the area.
- 5. That the Variance request is made on the basis of a hardship condition and not as a matter of convenience; the property's location adjacent to the Pacific Ocean and in the FP-3 limits the buildable area of the property and restricts seaward development of the structure. The restrictions of Variance 6521 creates a hardship for the subject property because it requires a 29 foot setback when other properties in the RBRD-18 zone are allowed a 15 foot setback on the second floor. The restriction to not allow livable area above the carport reduces the buildable area of the lot beyond what is required for the other properties in the same zone. The project's request for a second story setback of 15 feet is consistent with properties in the surrounding area, and complies with the zone's required setback.
- 6. That the granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity; in that the proposed improvements will comply with the development standards for the RBRD-18 including the second story front yard setback of 15 feet. The proposed addition is on the second floor and located out of the hazard area associated with the FP-3. The foundations required for the project are designed to comply with the soil conditions for the area to ensure the structure would withstand the soil conditions for the site. The proposed addition and remodel are required to comply with the Building Code and other applicable standards.
- 7. That the Variance approval places suitable conditions on the property to protect surrounding properties and does not permit uses which are not otherwise allowed in the zone; in that conditions of approval are applied to the project from the Community Development and Public works to ensure it is constructed to the City's requirements. The project is conditioned to ensure best management practices are in

place during construction to protect the adjacent structures and uses. The project results in the addition and remodel of a duplex which is a permitted use in the RBRD-18 zoning district. The proposed addition over the carport complies with the applicable development standards for the RBRD-18 zoning district.

9. That granting the variance would not result in adverse impacts, either individually or cumulatively, to coastal access, public recreation opportunities, or coastal resources, and the development would be consistent with the policies of the Local Coastal Program certified land use plan. in that while the project is located between the nearest public roadway and the sea or shoreline, the property is a developed lot zoned for residential use, located within a private community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches. The project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act for reasons previously stated.

### Site Development Permit 17-0016

- 1. That the site design is in compliance with the development standards of the Dana Point Zoning Code (DPZC) in that, the addition and remodel strictly comply with all development standards of the Dana Point Zoning Code for the RBRD-18 zone. The project also complies with the Floodplain Overlay District (FP-3) requirements in Section 9.31.050(c)(3)(A) in that the addition does not exceed the one time allowed expansion of 10 percent of the gross square footage of the duplex and the remodel does not exceed the 10 percent of the value of the structure.
- 2. That the site is suitable for the proposed use and development in that the project maintains the structure as a duplex and the addition and remodel improvements comply with the setback requirements of the RBRD-18 zoning district. While the property is nonconforming because it only provides three covered parking stalls, additional parking is provided across Beach Road for the duplex to ensure that adequate parking is provided for the property. The project design also complies with the limitations and construction design requirements for nonconforming Floodplain Overlay District (FP-3) requirements as identified in Section 9.31.050(c)(3)(A) because the addition is located on the second floor which would not be subject to the hazards associated with the FP-3.

- 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 improvements are found to be consistent with all elements of the Dana Point General Plan and will further General Plan Urban Design Element Goal No. 2, which states that development should "preserve the individual positive character and identity of the City's communities" by redesigning the 1960s duplex with a new contemporary style that is aesthetically pleasing and compatible and complimentary to surrounding neighborhood. The second story addition is in compliance with the Design Guideline II.C. Architectural Character Section 2 - Reduction of Building Bulk in that the second story addition reduces the apparent bulk of the second story with articulation and wall plain breaks. The project design would also comply with Section III.A - Residential Development Site Planning Guidelines in that the façade remodel would establish a front orientation to the duplex and create a sense of address with the front entry and remodeled carport design.
- 4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture, in that, the project is appropriate for the site as the structure would comply with the development standards of the RBRD-18 zoning district. The project design addresses the requirements of the Floodplain Overlay District to avoid hazards associated with the FP-3 by locating the addition on the second floor of the duplex. The façade improvement modifies the structure to a contemporary style to improve the design and its compatibility with the mix of architectural styles of the neighborhood. The remodel of the carport partially encloses it to improve the structures curb appeal and its compliance with the City's Urban Design Element and Design Guidelines.

### Conditions:

### General:

 Approval of this application permits the 364 square foot addition and remodel of a duplex at 35099 Beach Road in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program Implementation Plan and Zoning Code.

- 2. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.
- 3. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
- 4. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.
- Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
- 6. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.
- 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 offers, employees, or agents arising out of or resulting from the negligence of the Applicant or the Applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney 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. 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.
- 10. This Resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.
- 11. Based on the City's review of the submitted plans, all work associated with the proposed remodel/addition of the existing single-family residence is within private property, does not include grading or drainage improvements. Per the Planning Department the work for the remodel is permitted within the flood plain by a one-time exemption.
- 12. As the proposed building addition is located at the landward side of the existing residence and reportedly consists of a carport with the living area located above (and no new foundation elements are proposed within the existing residence seaward of the carport), a wave runup and coastal hazard study is not being requested as part of this review.
- 13. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion control measures of a type, size and location as approved by the Director of Public Works. The erosion control measures shall be constructed to the satisfaction of the Director of Public Works prior to the start of construction. 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.
- 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. The project, as approved, is based on a preliminary geotechnical report. A complete Geotechnical report submittal and approval is required prior to building permit issuance and may include the proposed caisson foundation system or require foundation modifications. The final approved foundation system is determined upon the final approved geotechnical report under the building permit review phase of the project.
- Please note that no concentrated storm water may be outlet to the beach or Pacific Ocean, as it is an Environmentally Sensitive Area. All concentrated drainage shall be directed toward Beach Road. Open roof gutter downspouts discharging to a splash block are not acceptable on Beach Road; the downspouts must discharge to an approved outlet such as an infiltration system (an infiltration system with an overflow to Beach Road is a typical drainage outlet system on Beach Road). Pervious surfaces are allowed to drain uncollected and infiltrate directly into the existing site. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
- 17. The Applicant, or Applicant's agent(s), shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The Applicant, or Applicant's agent(s), shall be responsible for coordinating any potential conflicts or existing easements.

### Prior to Issuance of a Building Permit:

- 18. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval. The geotechnical report provided as part of this submittal is preliminary and not complete at this time. The consultant has provided an opinion that the proposed construction is feasible from a geotechnical standpoint. The report has been reviewed as it relates to this Costal Development Permit, Variance, and Site Development Permit. However, as the report is not complete, it has not been thoroughly reviewed at this time. A thorough review of the report will be performed as part of the building plan permit process.
- 19. Building plan check submittal shall include two (2) sets of the following construction documents: building plans (4 sets), energy calculations, structural calculations, soils/geology report, and drainage plan.
- 20. All documents prepared by a professional shall be wet-stamped and signed.
- 21. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of three (3) separate sets of building plans directly to the Orange County Fire Authority for review and approval. A fire sprinkler system or waiver is required from the Fire Chief.

- 22. The Applicant, or Applicant's Agent(s), shall submit payment for all supplemental fees, including school, park, water, sewer and other impact-related fees.
- 23. Submit a foundation and Soils investigation report by a Registered Design Professional and conducted in conformance with CBC Section 1803.3 through 1803.5. The report shall comply with CBC Section 1803.6.
- 24. A fire sprinkler system is required or justified.
- 25. Building plans shall show compliance and indicate method of verification of compliance with all CALGreen requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures.
- 26. In Group R occupancies (two units or more) wall and floor-ceiling assemblies separating dwelling units or guest rooms from each other and from public space shuch as interior corridors and service areas shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies.
- 27. Separate review, approval, and permits are required for separate structures, retaining walls, site walls over three feet, and fire sprinklers.

### **Prior to Final Approval of All Permits:**

- 28. Prior to commencement of framing, the Applicant, or Applicant's Agent(s), shall submit a foundation certification, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP17-0016, V17-0001 and SDP17-0029. The City's standard "Setback Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed civil engineer/surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval. Certification shall verify that the location of the structure is in compliance with the structure and patio string-lines as indicated on the approved.
- 29. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP17-0016, V17-0001 and SDP17-0029. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval before release of final roof sheathing is

# PLANNING COMMISSION RESOLUTION NO. 17-09-25-XX CDP17-0016, V17-0001 AND SDP17-0029 PAGE 12

granted.

- 30. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
- 31. All landscaping and/or structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
- 32. Public Works final approval will be required for all permits.
- 33. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
- 34. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of finish architecture/materials 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 25<sup>th</sup> day of September, 2017 by the following vote, to wit:

	AYES:			
	NOES:			
	ABSENT:			
	ABSTAIN:			
		Scot	tt McKhann, Chairperso Planning Commissio	_ n n
ATTEST:				



## **Vicinity Map**

35099 Beach Road, CDP17-0016, V17-0001, SDP17-0029



Supporting Document #2



V.6521 - Switzex+ L. Blenz

### APPLICATION FOR VARIANCE PERMIT

UNDER ORANGE COUNTY ZONING CODE, AS AMENDED, COUNTY of ORANGE, CALIFORNIA

BY ACTION OF THE

ORANGE COUNTY
AREA VARIANCE COMMITTEE

40.	٧	Remove	652	1			-
		190#1				- 5	
		DATE:			A 14	1	965
		CIAN:		C I	25	75	
a. D.	M.	NO		2:	2 - 8	- ö	

Glenn Switzer  Bernard H. Stark  Box 346. Capistrano Beach  496-9221  The series of a duplex in the front yard in the R20 Two Family Residence District.  Front Yard Variance: From 20 ft, from front property line to a minimum 5 ft with a maximum 2 ft, eave.						8. 0.	M. NO	25-8-8
TO PERMIT the construction of a duplex in the front yard in the R2D Two Family Residence District.  Front Yard Variance: From 20 ft. from front property line to a minimum 5 ft	L. Glenn S	ditzer	Million milliandinos sin sandan (light) - Thomas de const			erriginis salvislateres. Symmetrises malicinary com		
Family Residence District.  Front Yard Variance: From 20 ft, from front property line to a minimum 5 ft	Bernard H.	Stark				Beach		
Front Yard Variance: From 20 ft, from front property line to a minimum 5 ft with a maximum 2 ft. eave.	TO PERMIT	the const	ruction sidence	of a dupl District.	ex in the	front ya	ard in the	R2 D Two
	Front Yard	Variance: with a ma	From 2 ximum 2	0 ft, fro ft, eave,	m front p	roperty 1	line to a	minimum 5 ft
•								
				Wi				
All in accordance with the attoched plot plan which is hereby made a part hereof. In any case of conflict between the language of this application and the plot plan, the plot plan shall preveil.					a part haraaf.	in any case of c	conflict between	the language of this
LEGAL DESCRIPTION or SUBJECT PROPERTY: Lot 117, Block 2, Tract 889.	LEGAL DESCRIPT	TION SUBJE	CT PROPERT	v: Lot 1	17, Block	2, Tract	889.	
Lecellon of property: On the southwest side of Beach Road (a private street)	Lucation of propertys	On the s	outhwest	side of	Beach Road	d (a priv	ate stree	t)
approximately 1860 ft, southeast of the entrance from Coast Highway, in Capistrano Beach.	approximate Capistrano	Beach.		east of t	he entrand	ce from (	Coast High	way, in
Procent use of property: Yecont .								
Adjoining property owner's leased by applicants. HONGs							tayaha Mitara Salaman S	transformation control designation (in the constitution of the con
OD A BITTED	-			A STATE OF THE STATE OF TH		Server de respectivo dada "Mando despirimpo da		
GRANTED	GKA	MIL	)					

Letter of Consent.

FEE: \$10.00

No. V 6521



TELEPHONE: \$47-0547 AREA CODE 714

400 WEST EIGHTH STREET SANTA ANA, CALIFORNIA ZIP CODE 92701

PLANNING COMMISSION
May 26, 1965

Orange County Department of Building and Safety 400 West Eighth Street Santa Ang, California

Attention:

Mr. F. G. McLellan, Jr., Director

Re: Y-6521

Gentlemen:

The Area Variance Committee at its regular meeting of May 20, 1965 authorized the issuance of Variance Permit Application No. V-6521, of L. Glenn Switser, subject to the condition as stated in the enclosed copy of their Minutes.

The determination of the Area Variance Committee is now final.

Very truly yours,

GRANGE COUNTY PLANNING DEPARTMENT

Forest S. Dickason

Planning Director

Enclosures:

Application (3) Committee Action

## MINUTES ORANGE COUNTY AREA VARIANCE COMMITTEE MEETING - MAY 20, 1965

AVC TAPE NO. 32, RECORDING INDEX: 1101.5

58D V-6521, OF L. GLENN SWITZER, IN CAPISTRANO BEACH.

<u>Location</u>: On the southwest side of Beach Road (a private street) approximately 1860 feet southeast of the entrance from Coast Highway.

Request: Variance to permit the construction of a duplex in the front yard in the R2D "Two Family Residence" District, according to application on file.

ACTION: 111: Granted on condition there shall be no enclosed living portion of the dwelling located above the proposed carports,

(finding in accordance with provisions of the Orange County Zoning Code) on motion of Remland.

The applicant s letter was read.

Mr. Gene Switzer, the brother of the applicant, was present.

He stated the applicant proposed a sundeck above the carports and intended to connect it with a bridge to the dwelling.

Commissioner Foley pointed out the ordinance would not permit the sundeck to be enclosed.

Mr. Switzer commented the sundeck would be too small to enclose.

Mr. Remland commented a condition placed on the application would make it a matter of record in case the property is sold at a future date.

The Committee was of the opinion the granting of this variance would not affect the utility and value of adjoining property in the neighborhood.

I HEREBY CERTISY THAT THIS IS A THUE COPY OF A-EXCEPT FOR THE MINUTES OF THE GRANGE COUNTY FREA VARIOUS COMMITTEE.

Forest S. Dickason, Planning Director

To Change Courty Planning Copt. May 5 1965 To whomist may concern. This is to authorize Mr Bunart Hattail To alt as agent for me to seeme a Front gaid variance on Fot 117 Block 2 Tract 889 Cazistieno Beach Calif. J. Glenn Switzer

ORANGE COUNTY PLANNING DEET ENGINEERING BLOG 400 WEIGHTH ST SANTA AND CALLE.

0

R.E. REQUEST FOR FRONT VARD SETBACK VARIANCE ON LOT 117 BLOCK 2 TRACT 889 CAPISTRAND BCH CALIF.

### GENTLENIAN -

WE WOULD LIKE TO BUILD A DUPLEX RESIDENCE ON THE ABOVE NIENTIONED LOT TO CONFORM WITH THE DUPLEX'S IN THE AREA. THE LOTS WHICH HAVE EXISTING DWELLINGS ON THEM AND APPEAR TO HAVE A FIVE FOOT FRONT YARD SET BACK ARE ADDRESSED AS FOLLOWS, 35 091, 35057, 35083, 35077, 35067, AND 35055 BEACH RD. THESE ARE TO THE NORTH OF OUR LOT.

WE ALSO WOULD LIKE TO BUILD A DWELLING WITH A FRONT YARD SETBACK OF S' AND SIDE YARDS OF JET WE WOULD MAINTAIN COVERED PARKING FOR 2 CARS AND OPEN PARKING FOR 1 GAR.

THE GENITING OF THIS VARIANCE WOULD CONFORM TOTHE EXISTING MODERN HOMES INTHE AREA AND WOULD ENHANCE THE SURROUNDING PROPERTIES AND VALUES.

LI GLENNI SWITZER CUNEX.

BURNARD HOTHER HEENT

1-6521

AN APPLICA	TION HAS BEEN FILED BY	L. GLENN SW	ITZER
FOR A	VARIANCE PERMIT	, NO	V-6521
TO PERMIT	THE CONSTRUCTION OF A DUPL	EX 5 FT. FRO	M THE FRONT
PROPERTY L	INE INSTEAD OF THE REQUIRED	20 FT. THERE	FROM IN THE
R2D TWO FA	MILY RESIDENCE DISTRICT.		
LOCATED OF APPROXIMATE	N THE SOUTHWEST SIDE OF BEAC ELY 1860 FT. SOUTHEAST OF TH N CAPISTRANO BEACH.	H ROAD (A PR	ROM COAST

A PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE ORANGE COUNTY AREA VARIANCE COMMITTEE ON THURSDAY, MAY 20, 1965 AT 1:00 P.M., IN THE PLANNING COMMISSION HEARING ROOM, ENGINEERING BUILDING, 400 WEST EIGHTH STREET, SANTA ANA, CALIFORNIA.

FOR PARTICULARS, PHONE 547-0547 OR CALL AT THE OFFICE OF THE ORANGE COUNTY PLANNING DEPARTMENT, ENGINEERING BUILDING, 400 WEST EIGHTH STREET, SANTA ANA.

& Dlana Swetzer

This list accompanies Application No. 1-652/ and is submitted to the ORANGE COUNTY PLANNING COMMISSION in compliance with Ordinance No. 1008.

30 All of the following persons listed are on the latest adopted Orange County Tax Roll as the legal owners of all parcels of land within three hundred (300) feet of the exterior boundaries of the attached legally described parcel of land which is the subject property of the above numbered application.

NAME TO

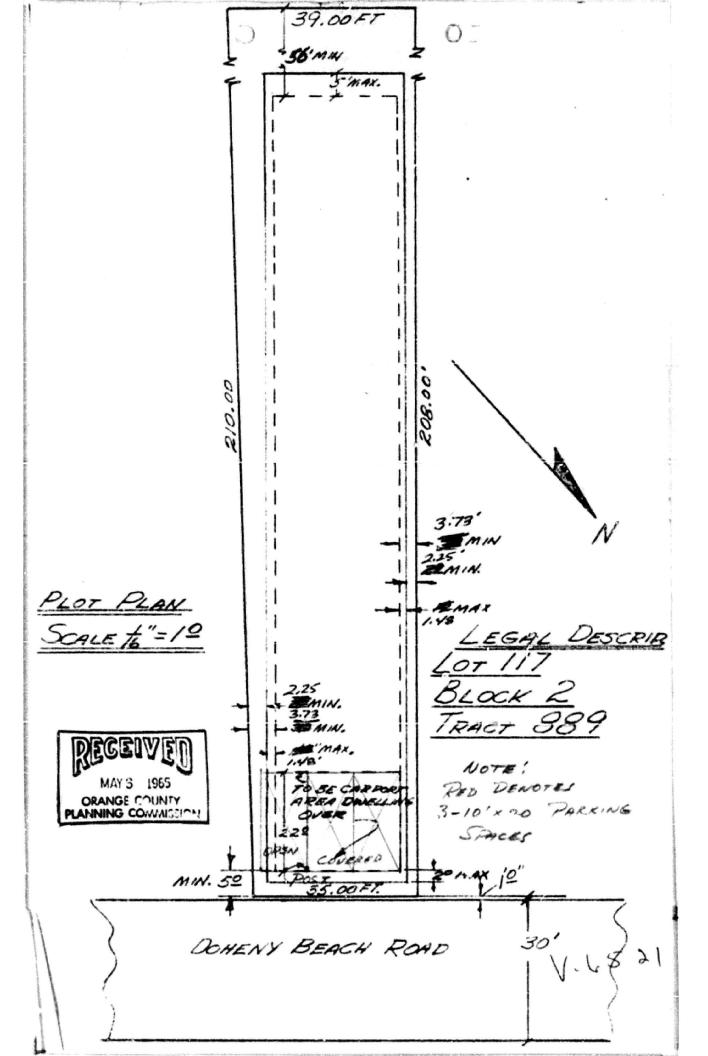
**ADDRESS** 

ASSESSOR'S PARCEL NO.

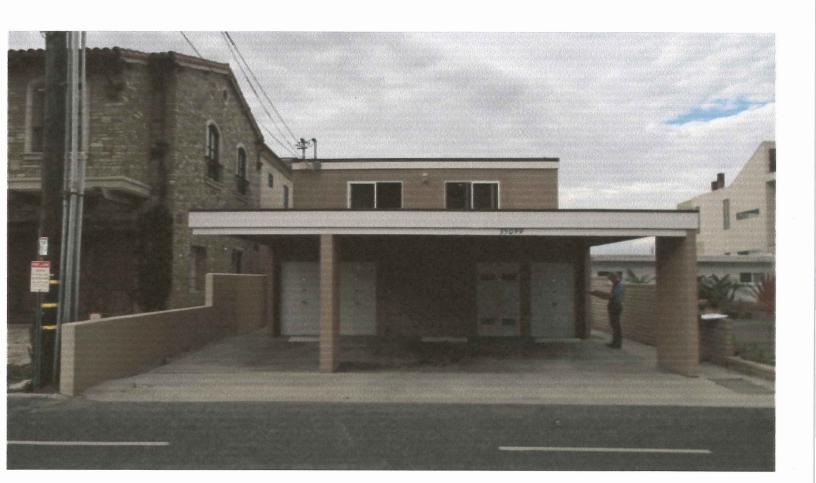
23-210-11 2 5 6 8.6 124-011-10 Box 103 Cap 15 16 17 16 19 Capistrano Bed Properties 20 2.900,0 21 22 line 9 15 W Highland God 23 Muto 24 732 1 2h 25 01 . F 2073-17 Pernand Stere

Box 346

Can Bek 93824



### Studio THE HALLOCK RESIDENCE FRONT OF BUILDING INCLUDING NEIGHBORS 35099 BEACH ROAD, DANA POINT, CA. 92624



## THE HALLOCK RESIDENCE ACROSS THE STREET VIEW 35099 BEACH ROAD, DANA POINT, CA. 92624





# THE HALLOCK RESIDENCE REAR OF BUILDING INCLUDING NEIGHBORS 95091 BEACH ROAD, DANA POINT, CA. 92624





## HALLOCK DUPLEX

## DANA POINT, CALIFORNIA

# Studio

STUDIO 6 ARCHITECTS, INC. ARCHITECTURE + PLANNING 2753 CAMINO CAPISTRANO, SUITE B2 SAN CLEMENTE, CA 92672 (949) 388-5300 PHONE (949) 388-3330 FAX

PROJECT CONTACT:

ARIAN MUEHI BALIER PHONE: (949) 388-5300 FAX: (949) 388-3330

PROJECT TEAM:

DESIGN

PRINCIPAL ARCHITECT

CLIENT: BRENT & HOLLY HALLOCK 35099 BEACH ROAD DANA POINT, CA 92624

HONE NUMBER: AX NUMBER:

### ABBREVIATIONS

AND
ANGLE
AT
CENTERLINE
DIAMETER C
POUND OR Y
EXISTING ANCHOR BOLT
ABOVE
ACOUSTICAL
AREA DRAN
ADJUSTABLE
ABOVE FINISH F
AGGREGATE
ALLIMINUM
ALLIMINUM
ALLIMINUM
ANGLE
APPROXIMATE
ARCHITECTURAL
ASCHALT A.B.
ABV.
ACOUS.
A.D.
A.D.
A.D.
A.F.F.
AGGR.
AL.
ALUM.
APPROX
ARCH.
ARCH'L.
ASPH. EXTENIOR
FIRE ALAM
FLAT DAR
FLACOR DRAM
FOUNDATION
FIRE EXTINGUIGHER
FIRE EXTINGUIGHER
FIRE EXTINGUIGHER
FIRE FOR FINGH FLACOR
FINGH FLACOR
FLAGHING
FLAGHIN FAB.D. FDE. F.E.C. F.G.C. F.H.N. FL.SH. FLOC. F.O.F. M. FLOC. F.O.F. F.O BOARD
BITLMINOUS
BILLIDING
BLUZIK
BLOZIK
BLOZIK
BLOZIK
BLOZIK
BOAT
BOAT
CATCH BASIN
CAMENT
CATCH BASIN
CAMENT
CATCH BASIN
COMENT
CATCH
CATCH
CATCH
CATCH
CATCH
COMENT
COMEN GA.
GALV.
GB.
GL.
GND.
GR.
GYP.
GYP.
BD.
GB.
GWB. GAUGE
GALYANIZED
GRAB BAR
GLASS
GROUND
GRADE
GYPSUM BOARD
GYPSUM BOARD
GYPSUM WALL BOARD GYPEUN WALL BOAR
HOSE BIBB
HOLLON CORE
HARD/WOOD
HARD/WARE
HOLLON METAL
HORIZONTAL
HOR
HEIGHT
HEATING VENTILATING
AIR CONDITIONING
HORIZONTAL DOUBLE
DOUBLE
DEPARTMENT
DEPARTMENT
DEPARTMENT
DETAIL
DIAMETER
DIMENSION
DOWN
DOOR OPENING
DOWNSPOUT
DRY STANDPIP
DISHWASHER
DRANNER
DRANNER 

JAN.

MAXIMUM
MEDICINE CABINE
MACHINE BOLT
MECHANICAL
MEMBRANE
METAL
MANUFACTURER
MANHOLE
MINIMAM
MISCRELANEOUS
MASONIRY OPENIN
MONTED
MULLION N. N.I.C. NO. OR NOM. N.T.S. NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVER
OVERALL
OBSCURE
ON CENTER
ON TSIDE DIAMETER (DM.)
OFFICE
OVERHEAD CABNET
OPENIS
OPPOSITE RECAST
PLATE
PLATE
PLASTIC LAMINATE
PLASTER
PLYPOOD
PANEL
PANEL
PANEL
PLYPOOD
PLIMENO
PLIMENO
PLYPOOD
REFEARLY LINE
PARE
COMBINATION PAPER TOWE
DEPENDER 4 RECEPTACL
GUARRY TILE
RISER PRCST.
PL.
P.LAM.
PLAS.
PLYAD.
PNL.
PTD.
PLIMB.
PLYAD.
PR.
PT.
PREFAB
P.T.D.
P.T.D/R

GUARRY TILE
RISER
RADUS
RADUS
RADUS
RADUS
RADUS
REFERENCE
REFRISERATOR
REVERSE
REINFORCE, RENFORCED
REGISTER
REQUIRED
RESULENT
ROUSH OFENING
REDWOOD
RAN WATER LEADER

SOUTH
SOLID CORE
SOLID SPACE
SPECIFICATIONS
SOUNCE SINK
STANLESS STEEL
STATION
STANDARD
STEEL
STORAGE
STRUCTURAL
STRUCTURAL T.B. T.C. TEL. TER. T.O.C. T.O.P. T.P.D. T.V. T.P. T.YP.

STMMETRICAL
TOYEL BAR
TOP OF CURB
TELEPHONE
TERRAZZO
TONGUE AND SROOVE
THOR
TOP OF PRAPET
TOP OF PRAPET
TOP OF PRAPET
TOLLET PAPE DSPENSEP
TIREAD
TOR OF PALL
TIPECAL

VERT VEST. VERTICAL VESTIBULE MEST
WITH
MATER CLOSET
MOOD
MATER HEATER
MITHOUT
MATERPROOF
MANSCOT
MEIGHT

### DESIGN DATA

THIS PROJECT SHALL COMPLY WITH ALL REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIE AS WELL AS THE FOLLOWING:

AS VELL AS THE FOLLOWING:

CODE: 2016 CALIFORNIA RESIDENTIAL CODE

2016 CALIFORNIA BUILDING CODE

2016 CALIFORNIA PLIMITING CODE

2016 CALIFORNIA MECHANICAL CODE

2016 CALIFORNIA ELECTRICAL CODE

2016 CALIFORNIA ELECTRICAL CODE

2016 CALIFORNIA ENERGY CODE

2016 CALIFORNIA ENERGY CODE

CITY OF DANA POINT AMENDMENTS

JURISDICTION: CITY OF DANA POINT

ZONE: CONSTRUCTION TYPE: OCCUPANCY: V-B (NON-SPRINKLERED) R-3, U

SETBACKS: FRONT: 20'-0" 20'-0" 3'-6" 28'-0" REAR: MAXIMUM HEIGHT:

### LEGAL DESCRIPTION:

LOT: 117 CITY: DANA POI COUNTY: ORANGE DANA POINT

### SQUARE FOOTAGE CALCULATIONS: GROSS LOT AREA:

7800.00 S.F. FIRST FLOOR LIVABLE / STORAGE (EXISTG) = SECOND FLOOR LIVABLE (EXISTG) = TOTAL LIVABLE / STORAGE (EXISTG) = 1883.29 S.F SECOND FLOOR LIVABLE ADDITION (NEW) = (10% ALLOWABLE ADDITION PER CITY CODE = 364.00 S.F. 365.65 S.F. NEW SECOND FLOOR TOTAL LIVABLE = 2137.23 S.F. NEW TOTAL LIVABLE / STORAGE = 4020.52 S.F 3-CAR CARPORT (EXIST'G) = 3-CAR CARPORT (NEW) = NEW TOTAL 3-CAR CARPORT =

### CONSTRUCTION COST CALCULATIONS: EXIST'S SQUARE FOOTAGE & STAIR = CITY VALUATION =

VALUATION OF STRUCTURE =

ALLOWABLE 10% IMPROVEMENT = \$71,645.85 CONSTRUCTION COSTS: WINDOW & DOOR REPLACEMENT: WINDOW & DOOR AREA = CITY VALUATION = VALUATION OF WINDOW / DOOR IMPROV. \$21,396.28 STAIR REPLACEMENT: (TOTAL OF 2) STAIR AREA = CITY VALUATION = 139.26 S.F. \$33.01 / S.F. VALUATION OF STAIR IMPROVENENTS = \$4596.97 DECK REPLACEMENT:
DECK AREA =
CITY VALUATION =
VALUATION OF DECK IMPROVEMENTS = \$11,566,37 HVAC REPLACEMENT: BUILDING AREA = CITY VALUATION : CITY VALUATION = \$6.01 / 9.F.

YALIJATION OF HYAC IMPROVEMENTS = \$21,461.83

GLASS HANDRAIL : 44.00 LF

CITY VALUATION = \$54.30 / LF

VALUATION OF GLASS HANDRAIL IMPROVEMENTS = \$2984.20

STUCCO: RESTUCCO = CITY VALUATION = VALUATION OF STUCCO IMPROVEMENTS = SIDING: NEM SIDING = CITY VALUATION = VALUATION OF SIDING IMPROVEMENTS = \$850.00 CARPORT RENOVATION: FLOOR SYSTEM, WALLS, STUCCO, FOUNDATION, STRUCTURAL BEAMS, ARE DUE TO 10%

ADDITION.
GARAGE DOOR & LOUVER IS PART OF VALUATION. 128.00 S.F CITY VALUATION = VALUATION OF CARPORT IMPROVEMENTS = TOTAL VALUATION OF IMPROVEMENTS =

### PROJECT TEAM:

BRENT & HOLLY HALLOCK 35049 BEACH ROAD DANA POINT, CA 42624 PHONE: (114) 343-2736

STUDIO 6 ARCHITECTS INC STUDIO 6 ARCHITECTS, INC.
2T33 CAMINO CAPISTRANO, SUITE A-100
SAN CLEMENTE, CA 92672
PHONE: (949) 398-3900
FAX: (949) 398-3930
CONTACT: BRIAN MUEHLBAUER
EMAIL: briangstudiosarchitects.com

RDM SURVEYING
23016 LAKE FOREST DRIVE, SUITE #409
LASUNA HILLS, CA 92653
PHONE: (949) 535-2424
PAX: (949) 535-2435
CALAGT: ROM HEDWA
EMAL: ROM HEDWA
MACHINE HEDWA
EMAL: ROM HEDWA BURVEYOR

ESI/FME
1800 EAST 16TH STREET, UNIT B
SANTA ANA, CA 92701
PHONE: (114) 835-2800
FAX: (114) 835-2819
CONTACT: FARHAD MANSHADI
EMAIL: farhad.manshadleesiFme.cc STRUCTURAL ENGINEER:

GEOFIRM 801 GLENNEYRE STREET LASUNA BEACH, CA 92651 PHONE: (949) 494-2122 FAX: (949) 491-0270 CONTACT: KEVIN TRIGG EMAIL: ktrigg@geofirm.com

### PROJECT SCOPE:

ADDITION OF NEW 364.00 S.F. MASTER BEDROOM UITE ABY. EXIST'G CARPORT. REMODEL EXISTIG CARPORT. ADD AN EXTERIOR ONLY STAIRWAY FROM EXISTIG CARPORT TO 2ND FLOOR REMODEL EXISTS DUPLEX PER DRAWINGS, NOT TO - REMODEL EXISTS OF EXISTS DUPLEX, PICKEED 10% OF TOTAL VALUE OF EXISTS DUPLEX, WHICH INCLUDES NEW WINDOWS, SIDING, STUCCO, REMORK EXISTS DECK, NEW GLASS GUARDRAIL & 2 NEW STAIRS.

### PROJECT NOTES:

3656.52 S.F. \$195.94 / S.F.

\$716 458 52

POOLS, SPAS, WALLS, FENCES, PATIO COVERS, FIRE PITS & OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.

PROVIDE PORTABLE TOILET AND HAND WASH STATION PER OSHA REGULATIONS

### PLUMBING FIXTURES:

ALL PLUMBING FIXTURES SHALL BE UPGRADED PER CGBSC 4.903 & CIVIL CODE SECTION 1101.1. AS TOIL ETS: 128 GPE

TOILETS: 1,20 GPF SHOMERHEADS (MAX. FLOM): 2.0 GPM @ 80 PSI LAVATORY FAUCETS (MAX. FLOM): 1.5 GPM @ 60 PSI KITCHEN FAUCETS (MAX. FLOM): 1.8 GPM @ 60 PSI HOMEOWNER OR GENERAL CONTRACTOR TO PROVIDE SIGNED COMPLETED COPY OF THE SB407 FORM TO ITY HALL COUNTER STAFF PRIOR TO OBTAINING A

### DEFERRED SUBMITTALS:

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE PRIOR APPROVAL OF THE BUILDING OFFICIAL THE RESIDETERED PROFESSIONAL (ROPE) IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL. DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL THE SUBMITTAL TO THE GROWN THE BUILDING THAT THE DOCUMENTS HAVE BEEN ANY BEEN ANY BUILDING OFFICIAL. BUILDING THE DEFERRED SUBMITTAL TEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

(CHAPTER 1, DIVISION II, SECTION 101.3.4.2 OF THE 2018 CBC)

DEFERRED SUBMITTALS: DEFERRED SUBMITTALS

### SHEET INDEX

ARCHITECTURE
T-1 TITLE SHEET
A-1 ARCHITECTURAL SITE PLAN
A-2 FIRST FLOOR AS-BUILT/DEMO PLAN & NEW FLOOR PLAN
A-3 SECOND FLOOR AS-BUILT/DEMO PLAN & NEW FLOOR PLAN

EXTERIOR ELEVATIONS
AS-BUILT EXTERIOR ELEVATIONS

FLOOR AREA CALCULATIONS ROOF PLAN / BUILDING SECTION

DUPLE HALLOCK I 35099 BEACH ROAD DANA POINT, CALIFOF

### PROJECT NUMBER 2016020

MILESTONES / REVISIONS

NOTE:

ESUANCE OF A BUILDING PERMIT BY THE CITY OF DANA POINT DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PERMIT OR TO OBTAIN PLANS, YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRICE TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THE PERMIT.



LICENSE STAMP

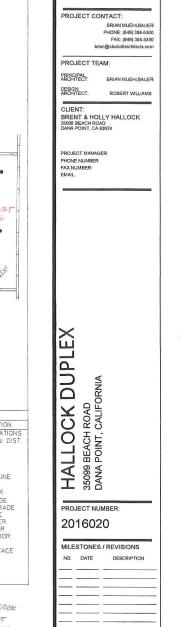


SHEET TITLE

TITLE SHEET

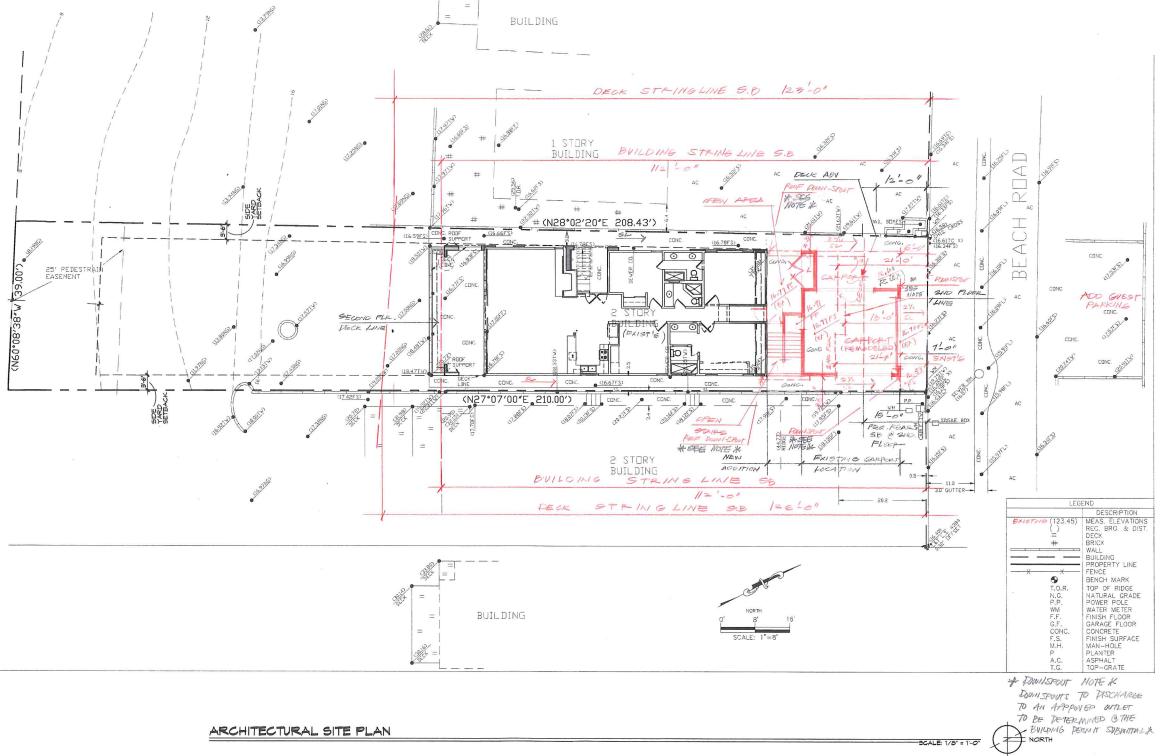
SHEET NUMBER:

3 00 ANG



Studio

STUDIO 6 ARCHITECTS, INC ARCHITECTURE + PLANNING 2753 CAMINO CAPISTRANO, SUITE BO SAN CLEMENTE, CA 92672



### SITE PLAN NOTES:

- 1. DO NOT SCALE DRAWINGS.
- 2. THIS SITE PLAN IS INTENDED FOR BUILDING SETBACK PURPOSES AND LOCATION OF UTILITIES ONLY. SEPARATE DRAWING SUBMITTAL(S) AND FERMIT(S) IS/ARE REQUIRED FOR LANDSCAPE PLAN, SWIMMING FOOL AND SPA, POOL AND SPA MECHANICAL EQUIPMENT SITE RETAINING MALLS, FENCES, GATES, ANY BLOCK MALLS OVER
- 5. REFER TO THE ARCHITECTURAL FLOOR PLANS AND GENERAL NOTES FOR ADDITIONAL ARCHITECTURAL INFORMATION.

ARCHITECTURAL SITE PLAN

- REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 5. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC
- 6. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS MITHIN THE PUBLIC RIGHT-OF-MAY, ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY MITH CITY COUNCIL POLICY L-6.
- 7. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT
  INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT
  PERMIT PINAL CAN DE ISSUED. AT THE TIME OF PUBLIC WORKS
  DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC
  MPROVEMENTS SURROUNDING THE SITE ARE DAMAGED, NEW
  CONCRETE SIDEVALK, CURB AND GUTTER, AND ALLEY / STREET
  PAYEMENT VILL BE REQUIRED AND 100% PADD BY THE OWNER.
  SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS
- ALL WORK RELATED TO MASTEMATER IN THE PUBLIC RIGHT-OP-MAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEMER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
- 9. OBTAIN PERMIT FROM CAL/OSHA POR EXCAVATIONS S FEET OR DEEPER AND / OR CONSTRUCTION OF BUILDING OR SCAFFOLDING MORE THAN 3 STORIES (36 FEET) HIGH. (CAL/OSHA CCR TITLE & DIV. 1, CHAPTER 9.2, SUBCHAPTER
- 10. CONTRACTOR TO FIELD INSPECT EXISTING WATER METER TO DETERMINE IF SIZE AND CONDITION ARE ADEQUATE TO ACCOMMODATE THE REQUIREMENTS WITHIN THESE DOCUMENTS. REPLACE AS NEEDED.
- 11. PRIOR TO THE RELEASE OF THE FOOTING INSPECTION . FRIOR TO THE RELEASE OF THE FOOTING INSPECTION, THE APPLICANT SHALL SUBMIT CERTIFICATION, BY SURVEY OR OTHER APPROPRIATE METHOD, THAT THE STRUCTURES WILL BE CONSTRUCTED IN COMPLIANCE WITH THE DIMENSIONS SHOWN AND IN COMPLIANCE WITH THE SETBACKS OF THE APPLICABLE COMMUNITY ASSOCIATION GUIDELINES (IF ANY) AND LOCAL ZONING CODE.
- 12. THE DISCHARGE OF POLLUTANTS TO STORM DRAINAGE THE DISCHARGE OF POLITION TO TOWN DRAINA SYSTEM (FANY) IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER
- 13. FINISHED GRADE AROUND THE NEW STRUCTURE SHALL SLOPE AWA FROM THE BUILDING FOR DRAINAGE PURPOSES. (CRC R408.1.7.9)
- 14. CONTRACTOR TO SCOPE AND INSPECT EXISTING SEMER LINE FROM HOUSE TO SEMER MAIN. AUGER, REPAIR OR REPLACE AS NEEDED.
- 15. REFER TO BMP NOTES ON SHEET GN-2 FOR ADDITIONAL INFORMATION.

### CONSTRUCTION WASTE:

A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED FROM LANDFILLS FOR RECYCLE OR SALVAGE, WASTE MANAGEMENT PLAN (S.C.M.C. HAPTER 8.69) SHALL BE FRE-APPROVED BY CITY ENVIRONMENTAL SERVICES DIVISION

APPLICANTS ARE REQUIRED TO HAVE ONE OF THE

APPLICANTS ARE REQUIRED TO HAVE ONE OF THE FOLLOWING:

- AN APPROVED MASTE MANAGEMENT PLAN (MMP); OR
- ELECT TO USE A C & D RECYCLING BIN PROVIDED BY THE CITY'S PRANCHISE WASTE HAULER.

- . SITE IS TO BE FENCED.
- 2. ALL DEBRIS SHALL BE MET AT TIME OF HANDLING TO PREVENT DUST.

### DEMOLITION NOTES:

- S. STREETS AND SIDEWALKS ARE TO REMAIN CLEAR AND

SITE PLAN

LICENSE STAMP

SHEET NUMBER:

REN. 2/28/17

**ARCHITECTURAL** 

201

0

0

L

Studio/

STUDIO 6 ARCHITECTS, INC ARCHITECTURE + PLANNING 2753 CAMINO CAPISTRANO, SUITE B2 SAN CLEMENTE, CA 92872 VIOLOGIA FORD PHONE

ROJECT CONTACT:

PHONE (949) 388-5300 FAX: (949) 388-3330 brian@studio6a

PROJECT TEAM:

ROBERT WILLIAMS

BRENT & HOLLY HALLOCK 35099 BEACH ROAD DANA POINT CA 92624

PROJECT NUMBER:



2017

9 

2016020

MILESTONES / REVISIONS

LICENSE STAMP



NEW & A.B./DEMO 1ST FLOOR PLANS

SHEET NUMBER:

A-2

Studio/

STUDIO 6 ARCHITECTS, INC ARCHITECTURE + PLANNING 2753 CAMINO CAPISTRANO, SUITE B2 SAN CLEMENTE, CA 92672

PROJECT CONTACT:

BRIAN MUEHLBAUER PHONE: (949) 388-5300 FAX: (949) 388-3330 brian@studio6architects.cor

BRIAN MUEHLBAUER ROBERT WILLIAMS

PROJECT NUMBER:

MILESTONES / REVISIONS

DESCRIPTION

LICENSE STAMF



2017

Permanent

NEW & A.B./DEMO 2ND FLOOR PLANS

2017

0

SEP

Studio

STUDIO 6 ARCHITECTS, INC.
ARCHITECTURE + PLANNING
2753 CAMINO CAPISTRANO, SUITE B2
SAN CLEMENTE, CA 92672
(949) 388-5300 PHONE
(949) 388-5330 FAX
STUDIOSARCHITECTS.COM

BRIAN MUEHLBAUER
PHONE: (949) 388-5300
FAX: (949) 389-3330
brian@studio6architects.com

ROBERT WILLIAMS

PROJECT TEAM:

BRIAN MUEHLBAUER

PROJECT NUMBER:

MILESTONES / REVISIONS

NO. DATE DESCRIPTION



2017

0

SEP

SHEET TITLE:
AS-BUILT EXTERIOR
ELEVATIONS

A-4.1

TOTAL EXISTING LIVABLE AREA NEM LIVABLE AREA =

(K)

(L)

(M)

(N) 241.00 F. 90.00 S.F. /3.008.F. 20.005.F.

TOTAL NEW LIVABLE AREA : 364005P

1778.28 S.F.

TOTAL STRUCTURE LIVABLE AREA = 4,020,578.F.

Studio

STUDIO 6 ARCHITECTS, INC. ARCHITECTURE + PLANNING 2753 CAMINO CAPISTRANO, SUITE B2 SAN CLEMENTE, CA 92672 (949) 388-3300 PHONE (949) 388-3330 FAX STUDIO6ARCHITECTS.COM

PROJECT CONTACT:

BRIAN MUEHLBAUER PHONE: (949) 388-5300 FAX: (949) 388-3330 brian@studio6architects.com

PROJECT TEAM:

PRINCIPAL ARCHITECT:

DESIGN ARCHITECT:

CLIENT: BRENT & HOLLY HALLOCK 35099 BEACH ROAD DANA POINT, CA 92624

PROJECT MANAGER: PHONE NUMBER: FAX NUMBER: EMAIL:

HALLOCK DUPLEX
35099 BEACH ROAD
DANA POINT, CALIFORNIA PROJECT NUMBER:

2016020

MILESTONES / REVISIONS NO. DATE DESCRIPTION

0

SEP

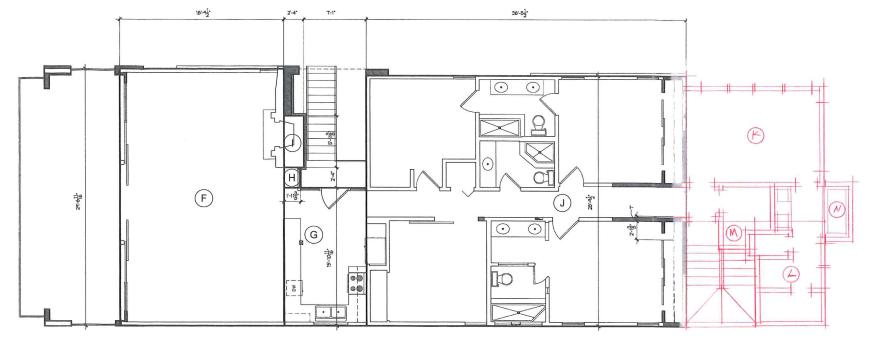
LICENSE STAMP:

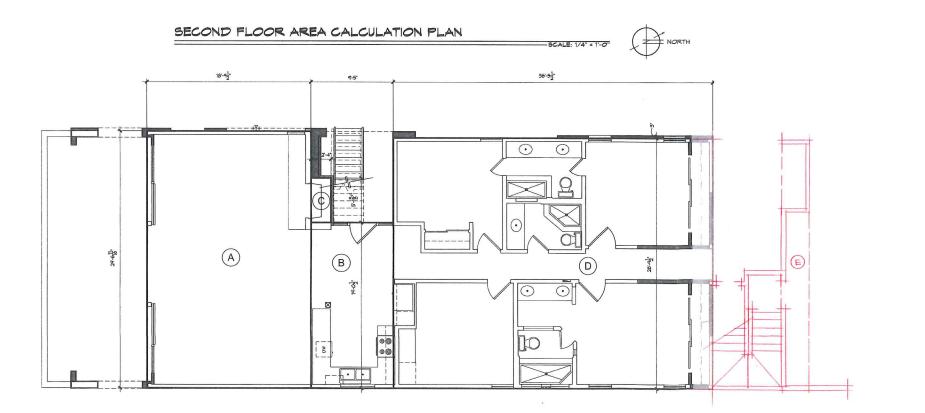


FLOOR AREA CALCULATIONS

SHEET NUMBER:

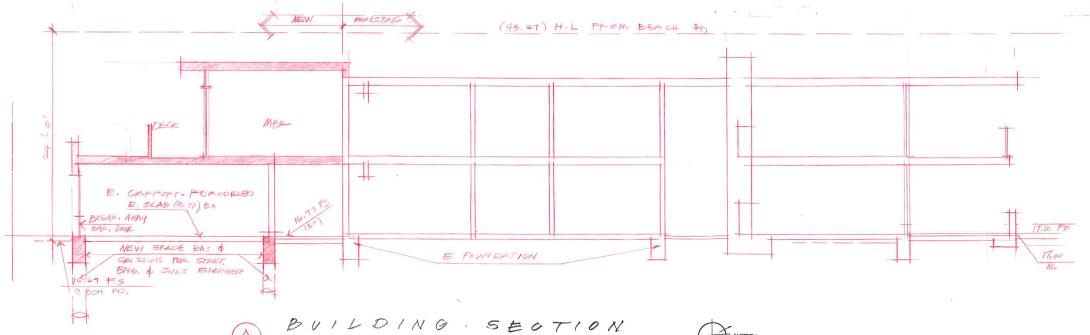
A-4.2





FIRST FLOOR AREA CALCULATION PLAN -SCALE: 1/4" = 1'-0"





### ROOF PLAN NOTES:

1. DO NOT SCALE DRAWINGS.

2. INDICATES ROOF PITCH AS NOTED ON THE

2. INDICATES ROOF PITCH AS NOTED ON THE ROOF PLAN.

5. ALL PLIMENS AND EQUIPMENT VENTS MUST BE CONSOLIDATED AND LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE.

4. ALL FLASHING, SHEET METAL, VENT STACKS AND PIPES SHALL BE COPPER, FLASHING AT ALL VALLEYS AND ROOF TO WALL CONDITIONS. REPER TO DETAILS.

6. IN "CALIFORNIA" DOUBLE REAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION.

VENTILATION

IF "CALIFORNIA" DOUBLE FRAME AREA HAS MORE THAN IF CALIFORNIA DOUBLE FRAME AREA HAS MORE THAN 50" HEADROOM PROVIDE A 20" X 50" MIN. ACCESS THROUGH MAIN ROOF SHEATHING, VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.

8. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN

 ALL BOX COLUMNS AND POP-CUTS FALL REMAIN
OPEN AT TOP PLATE LINE TO ALLOY FOR YEMTLATION.
 AT ALL AREAS MITHIN THE ROOF ATTIC MITH 90" MIN.
CLEAR HEADROOM, PROVIDE A 20" X 90" MIN. ATTIC
ACCESS TO THOSE AREAS. ATTICS WITH AFPLIANCES
OR F.AU UNITS INSTALLED IN THEM, PROVIDE A 90"X90"
MIN. ATTIC ACCESS, (PROVIDED FAUL MAY PASS
THROUGH) MITH 90" MIN. CLEAR HEADROOM. PROVIDE
MEANING THE PROVIDE. WEATHER STRIPS AT PANEL TO PREVENT BACK DRAFT

10. PRIOR TO THE RELEASE OF THE ROOF SHEATHING INSPECTION, THE APPLICANT SHALL SUBNIT CERTIFICATION, BY A SURVEY OR OTHER APPROPRIATE METHOP, THAT THE HEIGHT OF THE STRUCTURES IS IN COMPLIANCE WITH THE ADOPTED APPROVAL
RESOLUTION, AND THE HEIGHT LIMITATIONS (IF ANY) OF THE APPLICABLE ZONING DISTRICT.

11. ALL ROOF EAVE GUTTERS SHALL BE 6" HALF-ROUND NON-EXTRUDED, CONTINUOUS COPPER NITH NO SEAMS, ALL DOWNSPOUTS SHALL BE COPPER, 4" DIA, ROUND WITH WELDED SEAMS, REPER TO ROOP PLAN AND EXTERIOR ELEVATIONS FOR LOCATIONS.

12. COORDINATE CONNECTION OF CONTINUOUS ROOF EAVE 2. COORDINATE CONNECTION OF CONTINUOUS ROOF EAVE GUTTERS AND DOWNSPOUTS TO ALLOW MATER TO FLOW AWAY FROM THE STRUCTURE. DOWNSPOUTS SHOULD BE CONNECTED TO CLOSED PIPES THAT DISCHARGE INTO SITE STORM DRAIN SYSTEM OR ONTO PAYED SURFACES THAT CARRY THE WATER AWAY AT LEAST 5-0" FROM THE BUILDINGS FOUNDATION.

LEAST 5'-O' FROM THE BUILDINGS POUNDATION.

9. ANY FORCED AIR UNITS LOCATED IN THE ATTIC MUST BE POSITIONED IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT CUTLETTO THE TOP OF THE FLUE CAP IS MITHIN THE ATTIC, ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE THE MINIMUM ALLOWED BY CODE.

14. VENTING SHALL EXTEND ABOVE THE ROOF AIND SHALL TERMINATION POINTS SHALL BE AT LEAST 4 FRET BELOW OR HORIZONTALLY FROM AND 12 FROM THE PROPERTY AND THE PROPERTY AND THE PROPERTY OF THE PROPERTY AND THE

DE AT LEAST A PEET DELLOW OR HORIZONTALLY FROM AND 1 FOOT ABOVE ANY OPENING INTO THE BUILDING, DE AT LEAST 9 FEET ABOVE ANY PORCED AIR INLET INTO THE BUILDING LOCATED WITHIN 10 FEET, AND SHALL BE 4 FEET ANAY FROM THE PROPERTY LINE, PER 2010 C.M.C. AND 2010 C.P.C.

15. ROOF ELEVATIONS ARE TO TOP OF FINISHED MATERIAL

16. DS - DENOTES DOWNSPOUT LOCATION.

### ATTIC VENTILATION NOTES:

1. PER 2019 C.R.C. SECTION R806 - ENCLOSED ATTICS AND ENCLOSED SPACES FORMED WHERE CEILINGS ARE AFFLIED DIRECTLY TO THE UNDERSIDE OF R80F RAFTERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS FROTECTED AGAINST THE ENTRANCE OF RAIN OR PROTECTED AGAINST THE BITRANCE OF RAIN OR NOW, VENTLATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/6, INCH MINIMUM AND 1/4, INCH MAXIMUM VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4, INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING. CORROSION-RESISTANT INTECTION SOMETIME AND MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REGUIRENITS OF SECTION ROOZ-1. MINIMUM VENT AREA THE MINIMUM NET PREE VENTILATING AREA SHALL BE

X50 OF THE AREA OF VENTED SPACE.

EXCEPTION:
THE MINIMUM NET FREE VENTILATING AREA SHALL BE
1/800 OF THE AREA OF VENTED SPACE PROVIDE ONE
OR MORE OF THE FOLLOWING CONDITIONS ARE MET: IN CLIMATE ZONES 14 \$ 16. A CLASS | OR II VAPOR RETARDER IS INSTALLED ON THE

WARM-IN-WINTER SIDE OF THE CEILING 2. AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTIONALT, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY BAYE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF PRAM'S MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL

Studio/

STUDIO 6 ARCHITECTS, INC ARCHITECTURE + PLANNING 2753 CAMINO CAPISTRANO, SUITE B2 SAN CLEMENTE, CA 92872 (AN CLEMENTE, CA 92872

PROJECT CONTACT:

PHONE: (949) 388-5300 FAX: (949) 388-3330 brian@studio6architects.com

PROJECT TEAM:

PRINCIPAL ARCHITECT DESIGN ARCHITECT

ROBERT WILLIAMS

BRENT & HOLLY HALLOCK

٦ HALLOCK | 35099 BEACH ROAD DANA POINT, CALIFOL

> PROJECT NUMBER: 2016020

IILE	STONES	/ REVISIONS
NO.	DATE	DESCRIPTION

-	 -
-	 
_	
-	 
_	 _

LICENSE STAMP



SHEET TITLE: SECTION & **ROOF PLAN** 

SHEET NUMBER:

202 9 The state of the s 0 4

