CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT

DATE: **NOVEMBER 27, 2017**

TO: **DANA POINT PLANNING COMMISSION**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**
URSULA LUNA-REYNOSA, DIRECTOR
JOHN CIAMPA, SENIOR PLANNER

SUBJECT: **COASTAL DEVELOPMENT PERMIT CDP17-0009 AND MINOR SITE DEVELOPMENT PERMIT 17-0033(M) TO DEMOLISH A SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW 5,502 SQUARE-FOOT SINGLE-FAMILY RESIDENCE, RETAINING WALL IN THE REAR YARD SETBACK THAT IS OVER SIX FEET IN HEIGHT AND TO LOCATE THE POOL EQUIPMENT IN THE SIDE YARD SETBACK FOR A PROPERTY IN THE RESIDENTIAL SINGLE FAMILY 4 (RSF-4) ZONE LOCATED AT 107 MONARCH BAY DRIVE.**

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0009, and Minor Site Development Permit SDP17-0033 (Action Document 1).

APPLICANT: Alan & Janet Schryer, Property Owners

REPRESENTATIVE: Allan Teta, Architect

REQUEST: A request to demolish a single-family dwelling (SFD) and construct a new SFD, retaining wall in the rear yard setback that exceeds six feet in height, and to locate the pool equipment in the side yard setback.

LOCATION: 107 Monarch Bay Drive (APN 670-111-53)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on November 16, 2017, published within a newspaper of general circulation on November 16, 2017, and posted on November 16, 2017 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project

involves the construction of one SFD in a residential zone.

ISSUES:

- Project consistency with the Dana Point General Plan, Dana Point Zoning Code (DPZC) and Local Coastal Program (LCP).

- Project satisfaction of all findings required pursuant to the LCP and DPZC for approval of a Coastal Development Permit (CDP).

- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND: The subject site is a 10,223 square foot lot located in Monarch Bay, a built-out private neighborhood comprised of Single Family Dwellings (SFD's). The existing residence was constructed while under County jurisdiction in 1965 with a Variance (V-6491) to allow a reduction in the SFD's front yard setback from 25 feet to 16 feet. Pursuant to Section 9.67.080, Continuing Validity, of the DPZC, the Variance is still valid for the proposed project and runs with the land. The site is improved with a 2,375 square foot SFD, and attached garage. All of the site improvements are proposed to be demolished and replaced with a new SFD and pool.

The site is located in the Residential Single Family 4 DU/AC (RSF 4) in the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

DISCUSSION: The project includes the demolition of the existing residence, and the construction of a new 5,502 SFD, attached two car garage, pool, and site improvements. The project requires a Coastal Development Permit due to its location in the Coastal Zone, and a Minor Site Development Permit to allow a retaining wall to exceed six feet in the rear yard setback and to locate the pool equipment in the five foot side yard setback.

The project complies with all applicable development standards, including setbacks, parking, lot coverage, landscape area, and height limits, with the exception for the requested Minor Site Development Permits which are discussed later in the report. Table 1 summarizes the applicable RSF-4 development standards and the project's conformance with those requirements:

Table 1: Compliance with RSF-4 Development Standards

Development Standard	Requirement	Proposed	Compliant with Standard
Front Setback (Monarch Bay Drive)	16 feet minimum*	16'	Yes
Side Setbacks	5 feet minimum	6'-10"; 6'-8"	Yes
Rear Setback	25 feet minimum	35'	Yes
Height	24 feet maximum (less than 3:12 roof pitch)	23'11" feet (½":12" roof pitch)	Yes
Lot Coverage	45% maximum	42.3%	Yes
Landscape Coverage	25% minimum	25.2%	Yes
Parking Required	2 parking spaces	2 parking spaces	Yes

*The RSF4 front yard setback is typically 20 feet; however, V-6491 approved a 16 foot front yard setback for the property.

The proposed structure's architectural style is a contemporary architectural design with craftsman-inspired features. The exterior finishes include white wood siding, decorative molding, stone veneer, and a flat roof. The house would maintain the same general footprint and height above finished grade.

The structure's lower level consists of storage, flex room, bathroom, and a wine room. The lower level is partially subterranean sitting below the existing grade of the site and appears as one story from the street. Since the light well is oversized, the lower level is considered a floor and not a basement and is included in the overall height of the structure at 23 feet 11 inches. The main level sits 13 feet above the existing grade of the site and consists of the living room, bedrooms, kitchen, theater, office, and an attached two-car garage.

The proposed landscape plan is subject to compliance with DPZC Chapter 9.55, Water Efficient Landscape Standards and Requirements, based on the total rehabilitated landscape area for the site. Condition of Approval #23 is included in the draft Resolution to ensure the landscape design complies with the State and City landscape and water use regulations.

COASTAL DEVELOPMENT PERMIT CDP17-0009

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, demolition of a SFD and construction of a new residence in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires the approval of a Coastal Development Permit (CDP). The project complies with all of the applicable provisions of the Dana Point Zoning Code for the issuance of a Coastal Development Permit as the construction of the new house does not impact public access, and the site does not

impact any Environmentally Sensitive Habitat Areas (ESHA) as the parcel is already developed.

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

MINOR SITE DEVELOPMENT PERMIT SDP17-0033(M)

Pursuant to Section 9.05.120(d)(2) of the Dana Point Zoning Code, retaining walls exceeding six feet in height in the rear yard setback are permitted, with the approval of a Minor Site Development Permit. The project site is a generally flat lot; however, there is a 1.5/1 downward slope at the back of the lot that has an approximate 11 foot grade change. The project is proposing a poured in place 11 foot tall retaining wall at its highest point to stabilize the slope and to provide additional outdoor living area for the

property. The wall would be landscaped to soften its appearance and improve visual compatibility with the abutting property. The proposed retaining wall should not result in a visual impact to the abutting property as the existing slope already creates an 11 foot tall vertical obstruction to the abutting property and the proposed landscaping in front of the wall would improve its aesthetics.

Pursuant to Section 9.05.080 a Minor Site Development Permit is required to locate the pool equipment in the property's five foot side yard setback. To ensure the reduced setback for the pool equipment does not create noise impacts for the adjacent properties, the equipment must comply with the City's Noise Ordinance Section 11.10 which requires a maximum noise level of 50 decibels (dB(A)). Supporting Document 4 includes the manufactures specifications for the proposed pool equipment which identifies its operating decibel level below the City's maximum level of 45dB(A). Staff has also placed a condition of approval #47 on the attached draft Resolution that requires the verification of the decibel level of the pool equipment prior to Planning final of the project and the requirement for continued compliance of the equipment after it is installed.

The approval of Site Development Permits are subject to the following findings:

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.*

Recommended approval findings for the Site Development Permit are included in the attached draft Resolution (Action Document 1).

CORRESPONDENCE: The only correspondence received as of the publication date of this staff report is a letter of project approval from the Monarch Bay Homeowners Association (Supporting Document 2).

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 is found to comply with all standards of development, staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 17-0009 and Minor Site Development Permit 17-0033 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. 17-11-27-xx

Supporting Documents

2. Approval Letter from Monarch Bay Association
3. Vicinity Map
4. Pool Equipment Specifications
5. Site Photos
5. Architectural Plans

RESOLUTION NO. 17-11-27-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP17-0009 AND MINOR SITE DEVELOPMENT PERMIT 17-0033 TO DEMOLISH AN EXISTING HOUSE AND CONSTRUCT A NEW DWELLING, RETAINING WALL IN THE REAR YARD SETBACK THAT EXCEEDS SIX FEET, AND TO LOCATE THE POOL EQUIPMENT IN THE SIDE YARD SETBACK IN THE RESIDENTIAL SINGLE FAMILY 4 (RSF-4) ZONE LOCATED AT 107 MONARCH BAY DRIVE.

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

WHEREAS, Allan Teta (the "Representative") has filed an application on behalf of Alan and Janet Schryer (collectively, the "Applicant"), the owners of real property commonly referred to as 107 Monarch Bay Drive (APN 670-111-53) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit and Minor Site Development Permit to allow the demolition of an existing single-family dwelling and the construction of a new single-family dwelling at the Property, construct a new retaining wall in the rear yard setback that exceeds six feet, and to locate the pool equipment in the side yard setback area; and

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

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 - New Construction or Conversion of Small Structures) in that the project involves the construction of one SFD in a residential zone; and

WHEREAS, the Planning Commission did, on the 27th day of November, 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 CDP17-0009 and Minor Site Development Permit 17-0033.

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 CDP17-0009, and SDP17-0033(M) subject to the following conditions of approval:

Findings:

Coastal Development Permit CDP17-0009

A) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves a Coastal Development Permit CDP16-0013, subject to conditions:

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 the proposed improvements are found to strictly comply with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property). 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 effecting new, aesthetically pleasing development of the subject property that is compatible and complimentary to surrounding structures in that the project maintains the house's established setbacks and the structure is limited to one level above the existing finished grade of the lot to be consistent with the surrounding development.**

2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that, while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot, zoned for residential use, located within a private, gated 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; therefore, 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 is qualified as Categorically Exempt from review under CEQA pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that it proposes the construction of one new single-family dwelling.**

4. That the project has been located 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 is an already developed parcel containing no environmentally sensitive habitat area (ESHA) and the proposed improvements would not result in adverse impacts.**

5. 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 subject site is an already developed property located in an established area of residential uses with no natural landforms present. The proposed development will be constructed in conformance with applicable regulations for flood and fire, minimizing undue risks from these or other hazards.**

6. 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 proposed project would construct a new single-family dwelling utilizing materials and methods that conform to the development and design standards of the Dana Point Zoning Code and result in development of the property in a manner that is complementary to surrounding development in terms of mass, size, and scale.**

7. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs **in that the subject project 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), with the exception of the requested Minor Site Development Permits. There are no adopted specific plans that apply to the subject property.**

B) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Minor Site Development Permit SDP17-0033, subject to conditions:

1. That the site design is in compliance with the development standards of the Dana Point Zoning Code (DPZC) **in that, the site and architectural design of the proposed improvements are found to strictly comply with all development standards of the Dana Point Zoning Code, with**

the exception to the requested Minor Site Development Permits to increase the retaining wall height in the rear yard setback up to 11 feet in height and to locate the pool equipment in the five foot side yard setback, both mechanisms are outlined in Section 9.05.120(d)(2) and 9.05.080, respectively. The retaining wall is over six feet in the rear yard setback and designed with landscaping in front of it to screen the wall in accordance with the requirements identified in Section 9.05.120(d)(2) of the DPZC. The pool equipment's noise generation is 45 decibels (dB(A)) which is below the City's Noise Ordinance maximum of 50 dB(A) and will not exceed the allowed decibels to ensure the adjacent properties will not be impacted by the generated noise.

2. That the site is suitable for the proposed use and development **in that the project results in the demolition of the original house and the development of a new house which is a permitted use in the RES-4 zoning district. The retaining wall at the back of the property will not create conditions detrimental to or incompatible with other uses or improvements in the vicinity as the wall is at the base of an 11 foot, 1.5/1 slope, which already creates a visual obstruction to the abutting property. The retaining wall will be landscaped to mitigate its visual impact. The pool equipment proposed in the side yard setback operates below the City's Maximum noise level of 50 dB(A) to ensure there are no impacts to the adjacent properties. The HOA approved the wall design and pool equipment location, deeming them compatible with the neighborhood and suitable for the site.**

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.*" The requested SDP(M)s comply with this goal in that proposed retaining wall is located at the bottom of a steep 1.5/1 slope and will be landscaped to mitigate impacts to surrounding properties. The request to locate the pool equipment in the five foot side yard setback would not impact adjacent neighbors because it would operate below the City's allowed decibel level of 50dB(A) to comply with the City's Noise Ordinance and avoid impacts to the adjacent properties.**

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 consists of a single-family dwelling unit which is consistent with the RSF-4 zoning district and associated regulations.**

The Minor Site Development Permit request is to allow the increased the exception to the 11 foot retaining wall at the back of the property and the placement of the pool equipment in the side yard setback. The retaining wall design is compatible with the house and appropriate for the site because it will be landscaped to soften the appearance of the wall. The retaining wall will not create conditions detrimental to or incompatible with other uses or improvements in the vicinity as the wall is at the base of an 11 foot, 1.5/1 slope, which already creates a visual obstruction to the abutting property. The pool equipment will be located in the side yard setback and will be located out of view from the street and the adjacent properties to not impact the design of the house. The pool equipment proposed in the side yard setback operates below the City's allowed noise level of 50 dB(A) to ensure there are no impacts to the adjacent properties. The HOA approved the wall design and pool equipment location and deemed them compatible with the neighborhood and suitable for the site.

Conditions:

General:

1. Approval of this application permits demolition of all existing site improvements and the construction of a new two-story 5,502 square-foot single-family dwelling, retaining wall in the rear yard setback over six feet, and to locate pool equipment in the side yard setback at 107 Monarch Bay Drive in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program Implementation Plan and Zoning Code.

2. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.

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

4. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding

the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.

5. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.

6. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

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. The project shall meet all water quality requirements.

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

11. 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.

12. The Applicant shall exercise special care during the construction phase of this project. The applicant shall provide erosion and sediment control. The erosion

control measures shall be constructed prior to the start of any other grading operations. The applicant shall maintain the erosion and sediment control devices until the final approval for all permits.

13. The Applicant, Applicant's agent(s), or successor-in-interest, shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance.

14. A separate permit for all retaining walls shall be required by the Building Department. A separate submittal shall be required in accordance with Building Department standards.

15. 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.

Prior to Issuance of a Grading Permit:

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

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

18. The applicant shall submit an application for separate structures, including retaining walls. Retaining walls and other structures no supported by the building foundation require a separate submittal for review and approval to the Building Department. A separate permit submittal shall be made to the Building Department in accordance with the current submittal requirements.

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

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

21. A Boundary/Record of Survey shall be completed for the project site and recorded at the County of Orange prior to issuance of a Grading Permit.

22. Separate review, approval, and permits are required for:
    - Separate Structures
    - Retaining Walls
    - Site Walls over 3 ft.
    - Fire Sprinklers
    - Demolition of Structures
    - Swimming Pool/Spa

Prior to Issuance of a Building Permit:

23. The applicant shall submit a Landscape Plan, in compliance with City standards, for review and approval by the Director of Public Works. The landscape plan shall include planting and beautification of the property parkways at the surrounding sidewalk. The landscape plan shall be in accordance with the approved grading plan, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements. Landscaping shall be incorporated into the final plans that screens the wall at the back of the property to comply with the design requirements of Section 9.05.110.c.2 of the DPZC.

24. Building plan check submittal shall include the following construction documents:
    - Building Plans (4 sets)
    - Electrical/Plumbing/Mechanical plans by a Registered Design Professional
    - Energy Calculations (2 sets)
    - Structural Calculations (2 sets)
    - Soils/Geology Report (3 sets)
    - Drainage Plan

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

25. 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.

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

27. Minimum roofing classification is Class "A".

28. Fire sprinkler system is required.

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

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

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

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

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

34. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of a grading and drainage plan (and soils report if required) in compliance with all City of Dana Point standards for review and approval. The drainage plan shall show all drainage from proposed improvements being directed to an approved outlet.

35. The Applicant, or Applicant's agent(s), shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project.

36. The Applicant, or Applicant's agent(s), shall submit a rough grade certification from the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical engineer (the City's standard Geotechnical Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the recommendation of the project geotechnical report approved grading plan from a geotechnical standpoint.

37. An as graded geotechnical report shall be prepared by the project geotechnical consultant following grading of the subject site. The report should include the results of all field density testing, depth of reprocessing and recompaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that

grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report.

Prior to issuance of a Certificate of Occupancy

38. 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 CDP17-0009 and SDP17-0033(M). The City's standard "Line & Grade 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.

39. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP17-0009 and SDP17-0033(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.

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

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

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

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

44. All permanent best management practices, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.

45. Public Works final approval will be required for all permits.

46. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.

47. Prior to final Building Department approval, the applicant shall schedule an inspection with City staff so that noise level readings with the proposed pool

equipment running can be taken. Noise level readings shall be taken from adjacent residential property in accordance with the requirements of Chapter 11.10 (Noise Control) of the DPMC. Should the pool equipment exceed the noise level limitations of Section 11.10.010 (Exterior Noise Standards), mitigation including but not limited to enclosures, alternative pool equipment or removal/relocation of pool equipment or other measures shall be utilized to bring the noise level into compliance with City noise standards. Once modifications have been made in an attempt to reduce the noise level of the pool equipment, subsequent noise level readings shall be conducted by City confirming compliance with the limitations of DPMC Section 11.10.010.

48. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of landscaping, finish architecture/materials and compliance with any outstanding project conditions of approval.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 27th day of November, 2017 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Scott McKhann, Chairperson
Planning Commission

ATTEST:

_____
Ursula Luna-Reynosa, Director
Community Development Department

Monarch Bay Association

January 31, 2017

Alan and Janet Schryer *via e-mail*
107 Monarch Bay Drive
Monarch Beach, CA 92629

RE: 107 MONARCH BAY DRIVE
APPROVAL OF HOME REMODEL PLANS DATED 1/16/17 BY TRE ARCHITECTURE

Dear Mr. and Mrs. Schryer,

Thank you for submitting detailed, revised plans to the Monarch Bay Association Architectural Control Committee for the remodel of your home, as well as the variances required to complete these plans including:

-A roof height increase of 1' over the entry area as an architectural feature;

-The lot coverage for this home will reach 42.3%, which exceeds the maximum lot coverage provided in our Guidelines of 40%.

The Committee has reviewed and approved the plans as submitted. Two sets of stamped approved plans were provided to Allan Teta at the January 23rd meeting.

Please note that a construction deposit of $10,000 and additional review fees of $5,350, made payable to the Monarch Bay Association are required at this time. The construction deposit will be refunded, minus road use fees pursuant to the attached schedule, upon the successful completion of your project.

We thank you for your on-going cooperation. We wish you luck with your project.

Respectfully,

THE MONARCH BAY ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE

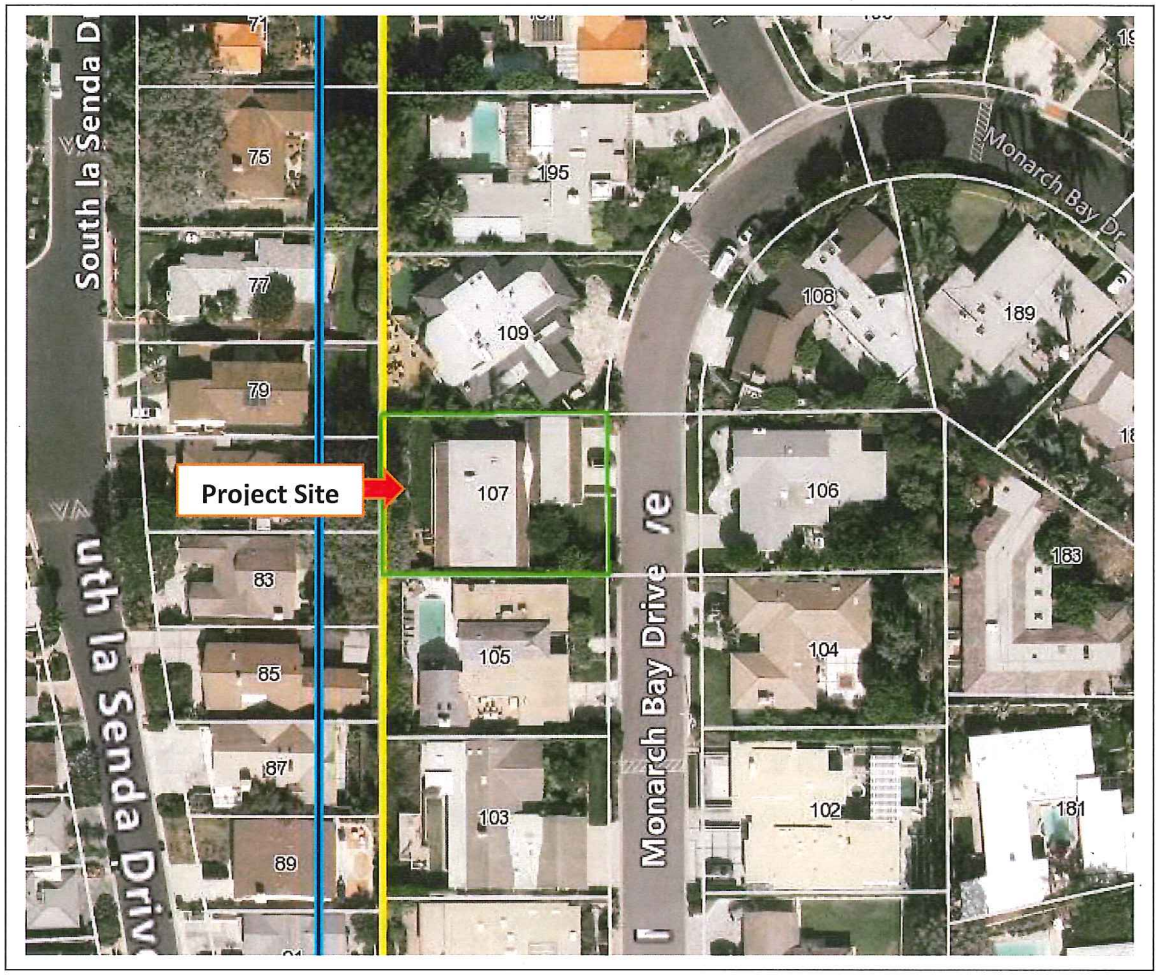
CC: Board
Allan Teta via email
MB/107/arch/variance and home remodel approval/01.31.17

c/o Progressive Community Management • 27405 Puerta Real • Suite 300 •
Mission Viejo, CA 92691 (949) 582-7770 • Fax (949) 582-7796

SUPPORTING DOCUMENT #2

Vicinity Map

107 Monarch Bay Dr, CDP17-0009, SDP17-0033(M)



SUPPORTING DOCUMENT #3

WHY MORE POOL OWNERS SAVE WITH INTELLIFLO® VARIABLE SPEED PUMPS

Want to know why IntelliFlo pumps outsell all other variable speed pool pumps?

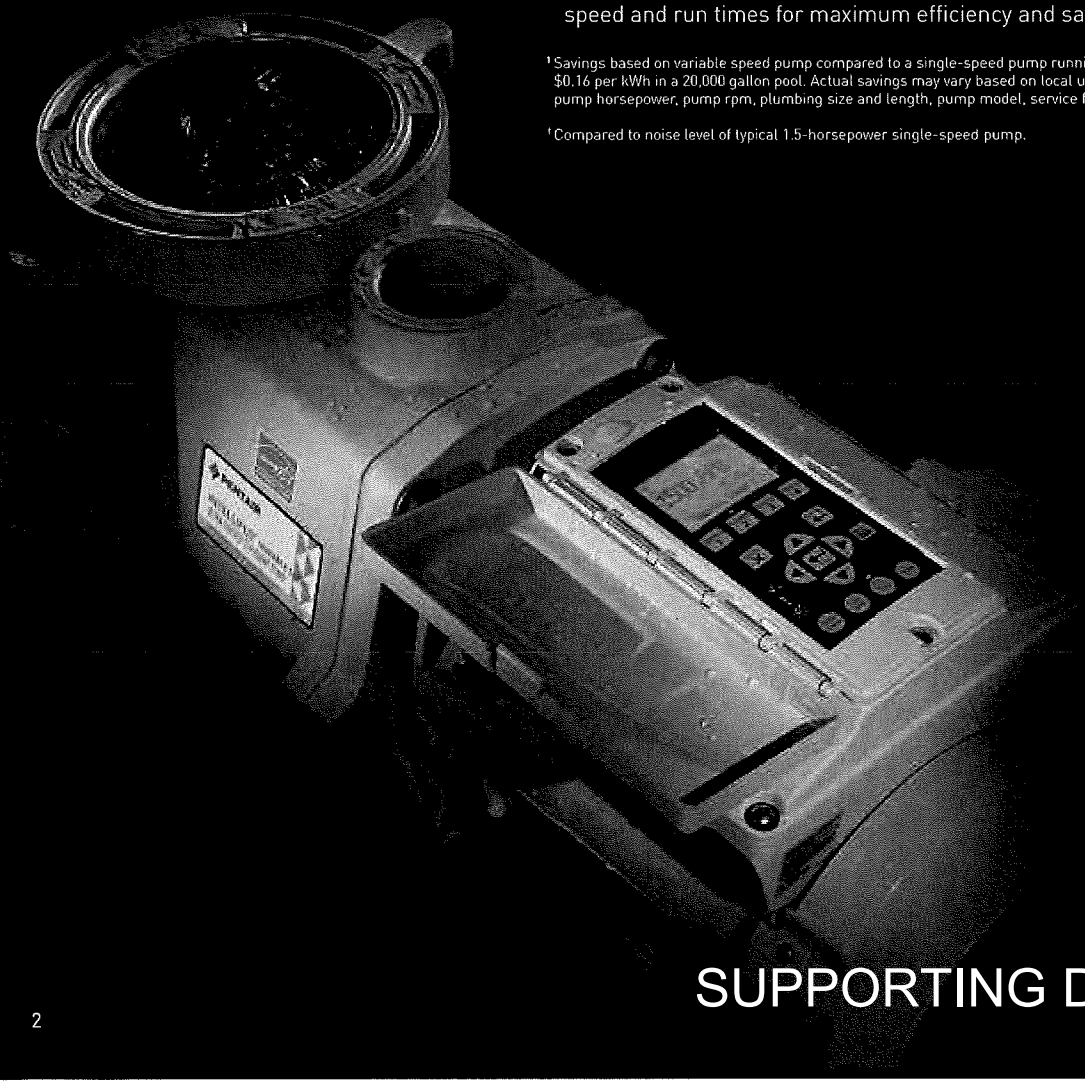
When Pentair first introduced IntelliFlo variable speed technology, it set off a marketplace revolution with its energy efficiency, near-silent operation and long service life.

The IntelliFlo Variable Speed Pump further refines the field-proven advancements that have led IntelliFlo pumps to outsell all other variable speed brands. Check out these advantages, and you'll quickly see why:

- Estimated cost **savings of up to $1,500** each year.[1]
- Energy savings up to 90% versus traditional pumps.
- Dramatically quieter operation—as low as **45 decibels**.[†]
- 8 programmable speed settings and built-in timer assure optimum speed and run times for maximum efficiency and savings.

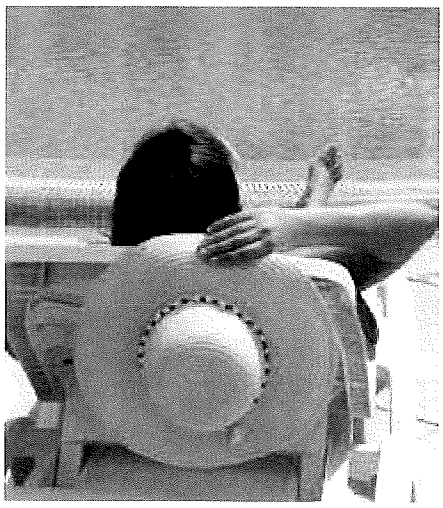
[1] Savings based on variable speed pump compared to a single-speed pump running 12 hours per day at an average of $0.16 per kWh in a 20,000 gallon pool. Actual savings may vary based on local utility rates, pool size, pump run time, pump horsepower, pump rpm, plumbing size and length, pump model, service factor and other hydraulic factors.

[†] Compared to noise level of typical 1.5-horsepower single-speed pump.



SUPPORTING DOCUMENT #4

POOLSIDE PEACE AND QUIET.



IntelliFlo pumps introduced a new level of quiet to the pump world. With their permanent magnet motors, totally enclosed fan-cooled (TEFC) design and low average operating speed, they're so whisper-quiet that you may not even know they're operating.

But, the quantity of sound is only one measure of quietness. Sound quality is important, too. That's why we engineered the IntelliFlo pump's permanent magnet motor to virtually eliminate the unpleasant high-pitched noise found in other so-called "quiet" variable speed pumps—so you enjoy a more relaxing, satisfying pool and spa experience.

How quiet is the IntelliFlo pump?

Lawnmower	Alarm Clock	Vacuum Cleaner	Single-Speed Pump*	Car traffic	Dishwasher	Moderate Rainfall	IntelliFlo Pump	Library
90 dB	80 dB	70 dB	67 dB	67 dB	60 dB	50 dB	45 dB	30 dB

Decibels (dB)

*1.5-horsepower pool pump. Pumps at distance of 3.28 feet. U.S. car traffic at 50 feet.
Sources: American Speech-Language-Hearing Association, OSHA.

SUPPORTING DOCUMENT #5

SCHRYER RESIDENCE

PHOTO KEY

DANA POINT, CALIFORNIA
MAY 8, 2017

TRE ARCHITECTURE

1

2

3

4

SCHRYER RESIDENCE

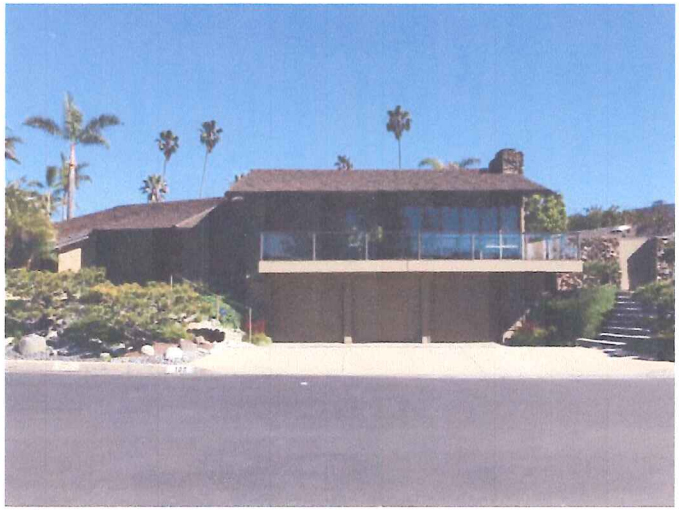
DANA POINT, CALIFORNIA
MAY 8, 2017

PHOTO LOG OF EXISTING CONDITIONS

TRE ARCHITECTURE

5

6



7

8

SCHRYER RESIDENCE

DANA POINT, CALIFORNIA
MAY 8, 2017

PHOTO LOG OF EXISTING CONDITIONS

TRE ARCHITECTURE

9

10

11

SCHRYER RESIDENCE

DANA POINT, CALIFORNIA
MAY 8, 2017

PHOTO LOG OF EXISTING CONDITIONS

TRE ARCHITECTURE

CDP 17-0009

SCHRYER RESIDENCE

107 MONARCH BAY DRIVE
DANA POINT, CA 92629
APN: 670-111-53

PROJECT DATA

SITE ADDRESS: 107 MONARCH BAY DR., DANA POINT, CA 92629
APN: 670-111-53

OWNER: ALAN & JANET SCHRYER

APPLICANT: TRE ARCHITECTURE - ALLAN TETA
300 CARLSBAD VILLAGE DRIVE
SUITE 108A-336
CARLSBAD, CA 92008
760-268-9090

PROJECT INFORMATION

LEGAL DESCRIPTION
LOT 39, TRACT NO. 3748 CITY OF DANA POINT
MM BOOK 142 PAGES 30-34 INCLUSIVE OF MISC. MAPS,
RECORDS OF ORANGE COURT CALIFORNIA

ZONING:
RS-4

LOT COVERAGE
LOT COVERAGE
LOT AREA: 10223.34 SF
EXISTING: 35% OR 3541 SF
REQUIREMENT: 45% OR 4601 SF
PROPOSING: 42.3% OR 4328 SF

AREA CALCULATION
EXISTING HOME: 2375 SF
EXISTING GARAGE: 622 SF

PROPOSED 1ST FLOOR: 3900 SF
PROPOSED BASEMENT: 1602 SF
PROPOSED GARAGE: 428 SF

SETBACKS
FRONT SETBACK (FROM CENTERLINE)
FRONT SETBACK PER V-6491: 41FT
RECORDED VARIANCE
SIDE (N) SETBACK - 5 FT
SIDE (S) SETBACK - 5 FT
REAR SETBACK - 25 FT

LANDSCAPE COVERAGE:
2571 SF =25.2%

PLANS TO COMPLY WITH 2016 CALIFORNIA CODES AND DANA POINT MUNICIPAL CODE

PROJECT SCOPE

- DEMOLISH EXISTING 1-STORY HOME
- CONSTRUCT NEW 2-STORY RESIDENCE WITH SUBTERRANEAN LOWER LEVEL AND 2-CAR GARAGE
- NEW POOL & EQUIPMENT
- NEW REAR YARD RETAINING WALL
- NEW LANDSCAPING
- NEW DRIVEWAY
- FIRE SPRINKLERS REQUIRED
- CONDITION OF APPROVAL

PROJECT TEAM

CLIENT
JANET AND ALAN SCHRYER
contact: ALAN SCHRYER
email: schryer@aol.com

APPLICANT / ARCHITECT
TRE ARCHITECTURE
300 Carlsbad Village Drive
Suite 108A #336
Carlsbad, CA 92008
contact: ALLAN TETA
phone: 760 268 9090
fax: 760 268 9167
email : allan@tre.team

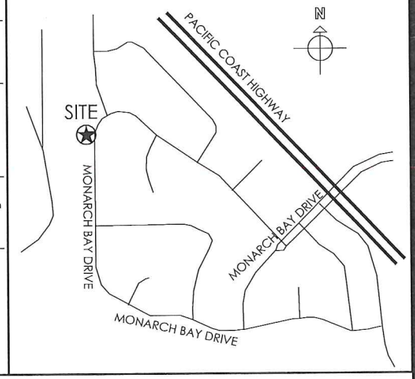
LANDSCAPE ARCHITECT
LEGENDS DESIGN STUDIO, INC.
33851 Golden Lantern St.
Dana Point, CA 92629
contact: YVONNE ENGLISH
phone: 949 443 1000
email : info@legendsdesignstudio.com

CIVIL ENGINEER
PETER & ASSOCIATES
1519 Calle Valle
San Clemente, CA 92672
contact: STEVE PETER
phone: 949 492 3735
email : steve@peterassoc.com

SHEET INDEX

A1	TITLE SHEET
A2	EXISTING SITE PLAN
A3	PROPOSED SITE PLAN
A4	FLOOR PLANS
A5	ROOF PLAN
A6	EXTERIOR ELEVATIONS
L-1	LANDSCAPE CONCEPT PLAN
C-1	CIVIL TITLE SHEET
C-2	CIVIL DEMO PLAN
C-3	CIVIL PRECISE GRADING PLAN
C-4	CIVIL SECTIONS
C-5	CIVIL BMP'S & EROSION CONTROL PLAN
C-6	TOPOGRAPHIC MAP
C-7	SOIL REPORT RECOMMENDATIONS
C-8	SOIL REPORT RECOMMENDATIONS
C-9	SOIL REPORT RECOMMENDATIONS

VICINITY MAP



TRE ARCHITECTURE
300 CARLSBAD VILLAGE DR
SUITE 108a-336
CARLSBAD CA 92008
office 760 268 9090
fax 760 268 9167
WWW.TRE.TEAM

PROFESSIONAL STAMP

LICENSED ARCHITECT
AMATO N. TETA
C-5148
REN. 1-31-19
STATE OF CALIFORNIA

PROJECT TITLE

SCHRYER RESIDENCE
107 MONARCH BAY DR., DANA POINT, CA 92629
CITY OF DANA POINT CDP SUBMITTAL

PROJECT NUMBER
TA 1601

DOCUMENT LOG
5/8/17 COASTAL 1
8/2/17 COASTAL 2
9/28/17 COASTAL 3

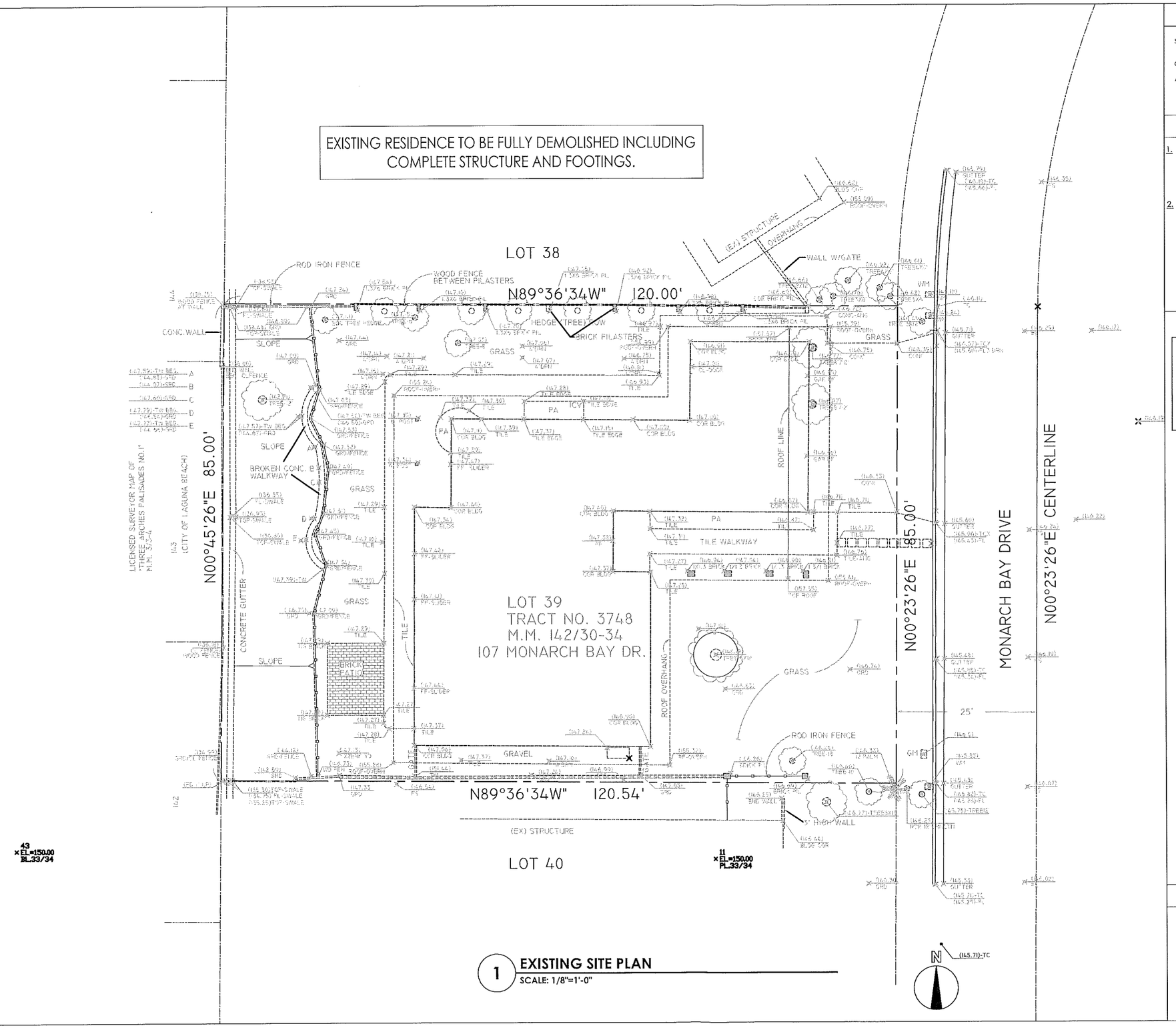
DOCUMENT TITLE
TITLE SHEET

DOCUMENT NUMBER
A1

SUPPORTING DOCUMENT #5

CDP 17-0009

EXISTING RESIDENCE TO BE FULLY DEMOLISHED INCLUDING COMPLETE STRUCTURE AND FOOTINGS.



1 **EXISTING SITE PLAN**
SCALE: 1/8"=1'-0"

PROJECT DATA

SITE ADDRESS: 107 MONARCH BAY DR., DANA POINT, CA 92629
APN: 670-111-53

OWNER: ALAN & JANET SCHRYER

APPLICANT: TRE ARCHITECTURE - ALLAN TETA
300 CARLSBAD VILLAGE DRIVE
SUITE 108A-336
CARLSBAD, CA 92008
760-268-9090

PROJECT INFORMATION

1. LOT COVERAGE
   LOT AREA: 10223.34 SF
   EXISTING: 35% OR 3541 SF
   REQUIREMENT: 45% OR 4601 SF
   PROPOSING: 42.3% OR 4328 SF

2. FRONT SETBACK (FROM CENTERLINE) -
   FRONT SETBACK PER V-6491: 41FT
   RECORDED VARIANCE
   SIDE (N) SETBACK - 5 FT
   SIDE (S) SETBACK - 5 FT
   REAR SETBACK - 25 FT

SURVEY PREPARED BY PETER & ASSOCIATES. SURVEY BENCHMARK BASED ON DATUM NAVD88. BASED ON GUIDELINE APPENDIX WHICH UTILIZES DATUM NGV29, ORIGINAL PAD ELEVATION TO BE 144.7 9. THERE IS A +2.3' DIFFERENTIAL BETWEEN DATUM NGVD29 AND DATUM NAVD88. THEREFORE, AN ORIGINAL PAD ELEVATION OF 147.0 HAS BEEN UTILIZED.

SITE PLAN NOTES

1 PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. THE GRADE SHALL FALL A MINIMUM OF 5% WITHIN THE FIRST 10 FEET (2% FOR IMPERVIOUS SURFACES)

2 SEE CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.

3 ALL DIMENSIONS ARE TO THE FACE OF FINISH MATERIALS FOR BUILDING SETBACKS

4 SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.

5 GAS LINE SHALL NOT BE RUN IN GRADE UNDER ANY STRUCTURE OR COVER, INCLUDING LATTICE WORK, ETC.

TRE ARCHITECTURE

300 CARLSBAD VILLAGE DR
SUITE 108a-336
CARLSBAD CA 92008

office 760 268 9090
fax 760 268 9167

WWW.TRE.TEAM

PROFESSIONAL STAMP

LICENSED ARCHITECT
AMATO N. TETA
C-5148
REN. 1-31-19
STATE OF CALIFORNIA

PROJECT TITLE

SCHRYER RESIDENCE

107 MONARCH BAY DR., DANA POINT, CA 92629

CITY OF DANA POINT CDP SUBMITTAL

PROJECT NUMBER

TA 1601

DOCUMENT LOG

5/8/17 COASTAL 1
8/2/17 COASTAL 2
9/28/17 COASTAL 3

DOCUMENT TITLE

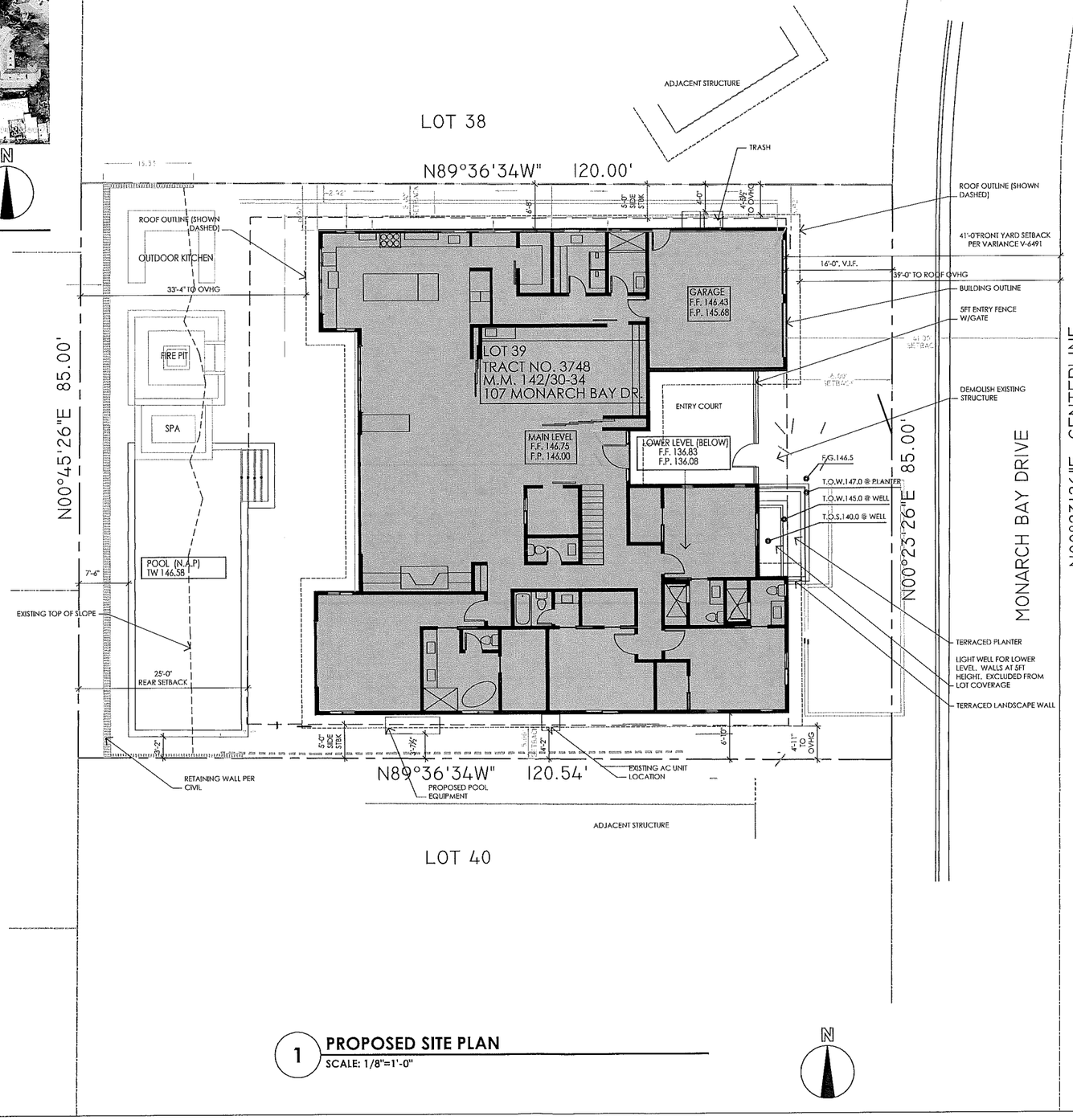
EXISTING SITE PLAN

DOCUMENT NUMBER

A2

CDP 17-0009

2 AERIAL PHOTOGRAPH
SCALE: NTS



1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

PROJECT DATA

SITE ADDRESS: 107 MONARCH BAY DR., DANA POINT, CA 92629
APN: 670-111-53

OWNER: ALAN & JANET SCHRYER

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300 CARLSBAD VILLAGE DRIVE
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   REQUIREMENT: 45% OR 4601 SF
   PROPOSING: 42.3% OR 4328 SF

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SURVEY PREPARED BY PETER & ASSOCIATES. SURVEY BENCHMARK BASED ON DATUM NAVD88. BASED ON GUIDELINE APPENDIX WHICH UTILIZES DATUM NGV29, ORIGINAL PAD ELEVATION TO BE 144.7 9. THERE IS A +2.3' DIFFERENTIAL BETWEEN DATUM NGVD29 AND DATUM NAVD88. THEREFORE, AN ORIGINAL PAD ELEVATION OF 147.0 HAS BEEN UTILIZED.

SITE PLAN NOTES

1 PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. THE GRADE SHALL FALL A MINIMUM OF 5% WITHIN THE FIRST 10 FEET (2% FOR IMPERVIOUS SURFACES)

2 SEE CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.

3 ALL DIMENSIONS ARE TO THE FACE OF FINISH MATERIALS FOR BUILDING SETBACKS

4 SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.

5 GAS LINE SHALL NOT BE RUN IN GRADE UNDER ANY STRUCTURE OR COVER, INCLUDING LATTICE WORK, ETC.

TRE ARCHITECTURE

300 CARLSBAD VILLAGE DR
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CARLSBAD CA 92008

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WWW.TRE.TEAM

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LICENSED ARCHITECT
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REN. 1-31-19
STATE OF CALIFORNIA

PROJECT TITLE

SCHRYER RESIDENCE
107 MONARCH BAY DR., DANA POINT, CA 92629
CITY OF DANA POINT CDP SUBMITTAL

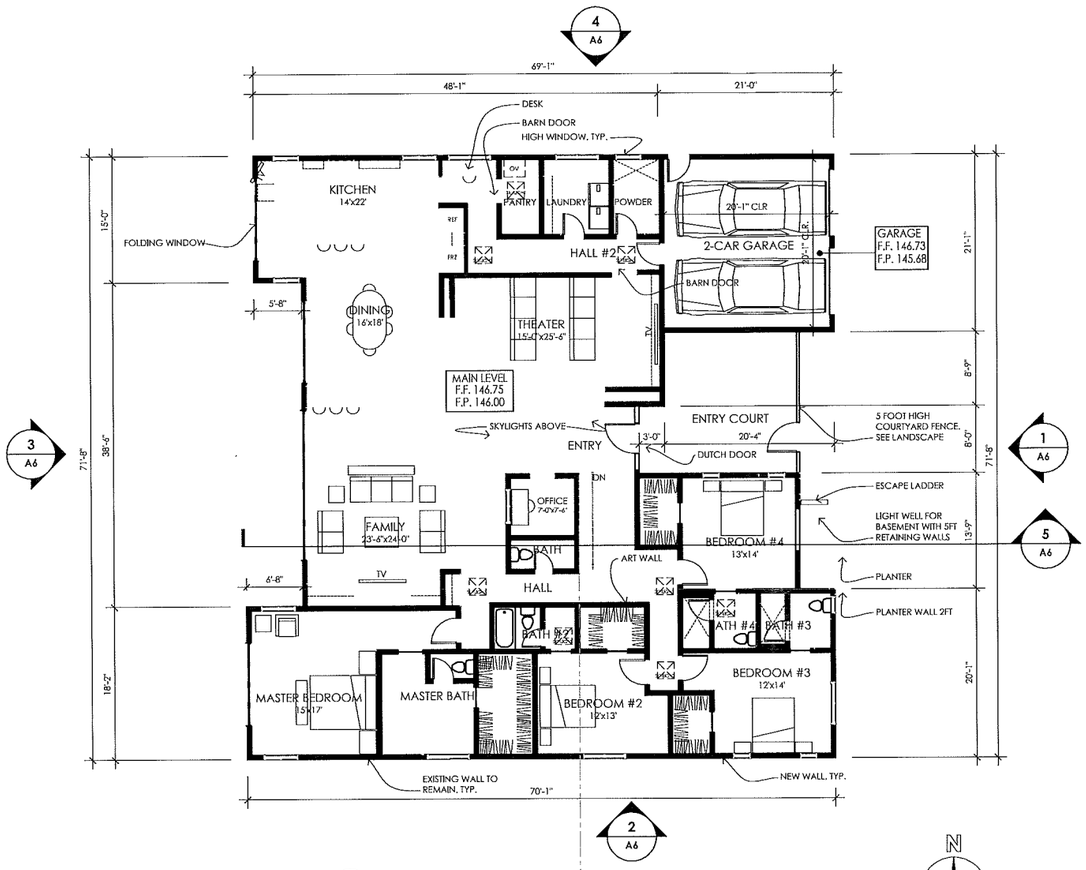
PROJECT NUMBER
TA 1601

DOCUMENT LOG
5/8/17 COASTAL 1
8/2/17 COASTAL 2
9/28/17 COASTAL 3

DOCUMENT TITLE
PROPOSED SITE PLAN

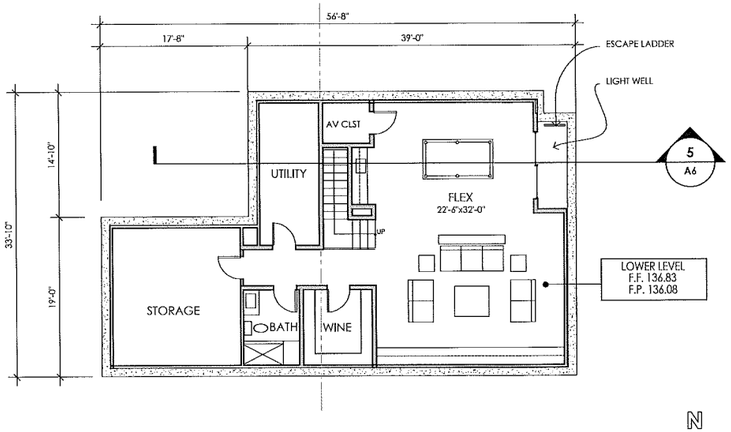
DOCUMENT NUMBER
A3

CDP 17-0009



2 MAIN LEVEL FLOOR PLAN - NEW CONSTRUCTION

SCALE: 1/8" = 1'-0"



1 LOWER LEVEL FLOOR PLAN - NEW CONSTRUCTION

SCALE: 1/8" = 1'-0"

PROJECT DATA

SITE ADDRESS: 107 MONARCH BAY DR., DANA POINT, CA 92629
APN: 670-111-53

OWNER: ALAN & JANET SCHRYER

APPLICANT: TRE ARCHITECTURE - ALLAN TETA
300 CARLSBAD VILLAGE DRIVE
SUITE 108A-336
CARLSBAD, CA 92008
760-268-9090

FLOOR PLAN NOTES

1 SEE LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION, INCLUDING FINISHED GRADE ELEVATIONS, DRAINAGE AND TOP OF SITE WALL ELEVATIONS.
2 PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
3 ALL DIMENSIONS ARE TO FACE OF FINISH MATERIAL, U.N.O.
4 SEE SHEET RCP/ELECTRICAL PLANS FOR SMOKE DETECTOR LOCATIONS.
5 PROVIDE 5 AIR CHANGES PER HOUR FOR LAUNDRY AND BATHROOM VENTILATION.
6 ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CMC.
7 PROVIDE 30" UNOBSTRUCTED WORKING SPACE IN FRONT OF FURNACE
8 1/2" MIN DROP IN EXTERIOR SLABS AT EXTERIOR OPENINGS THAT OPEN OUT. THRESHOLDS WHERE THE DOOR DOES NOT SWING OUT SHALL BE NO MORE THAN 7-3/4"
9 AUTOMATION SYSTEM FOR LIGHTING, AUDIO, SECURITY AND HVAC PER SPECIFICATIONS

TRE ARCHITECTURE
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LICENSED ARCHITECT
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STATE OF CALIFORNIA

PROJECT TITLE

SCHRYER RESIDENCE

107 MONARCH BAY DR., DANA POINT, CA 92629

CITY OF DANA POINT CDP SUBMITTAL

PROJECT NUMBER

TA 1601

DOCUMENT LOG

5/8/17 COASTAL 1
8/2/17 COASTAL 2
9/28/17 COASTAL 3

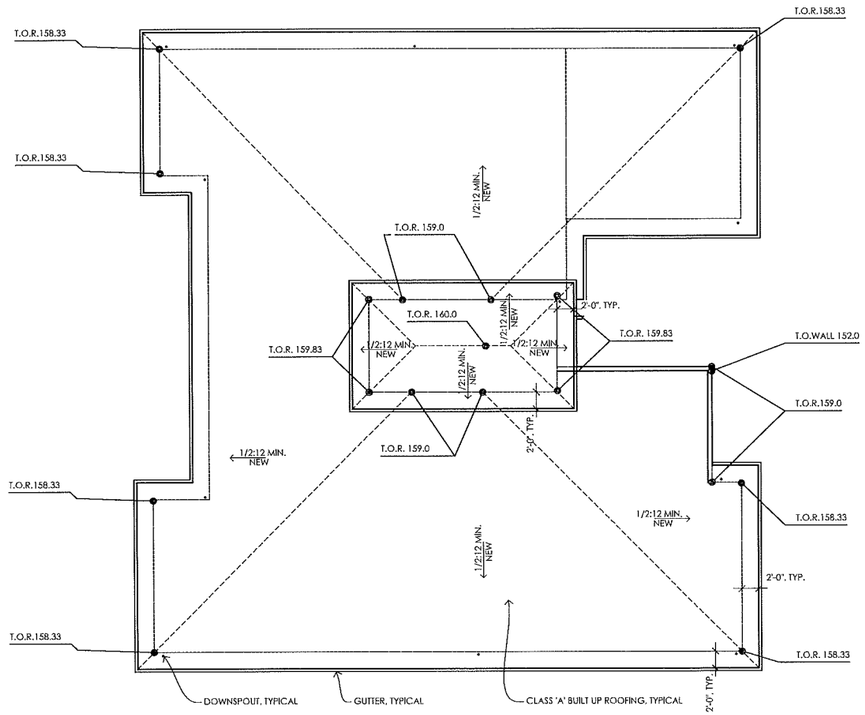
DOCUMENT TITLE

FLOOR PLANS - NEW CONSTRUCTION

DOCUMENT NUMBER

A4

CDP 17-0009



1 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

N

PROJECT DATA

SITE ADDRESS: 107 MONARCH BAY DR., DANA POINT, CA 92629
APN: 670-111-53

OWNER: ALAN & JANET SCHRYER

APPLICANT: TRE ARCHITECTURE - ALLAN TETA
300 CARLSBAD VILLAGE DRIVE
SUITE 108A-336
CARLSBAD, CA 92008
760-268-9090

SURVEY PREPARED BY PETER & ASSOCIATES. SURVEY BENCHMARK BASED ON DATUM NAVD88. BASED ON GUIDELINE APPENDIX WHICH UTILIZES DATUM NGV29, ORIGINAL PAD ELEVATION TO BE 144.79. THERE IS A +2.3' DIFFERENTIAL BETWEEN DATUM NGVD29 AND DATUM NAVD88. THEREFORE, AN ORIGINAL PAD ELEVATION OF 147.0 HAS BEEN UTILIZED.

ROOF PLAN NOTES

1. ALL DIMENSIONS ARE FACE OF WALL, GRID LINE, OR FACE OF STUD. (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE (3/8" PER FOOT) PRIOR TO ROOF INSULATION INSTALLATION.
3. CONTRACTOR TO VERIFY AND COORDINATE ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
4. ALL ROOFING AND WATERPROOFING TO COMPLY WITH THE NATIONAL ROOFING CONTRACTOR'S ASSOCIATION MANUAL (CURRENT EDITION).
5. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING

CONTRACTOR TO PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION

TRE ARCHITECTURE

300 CARLSBAD VILLAGE DR
SUITE 108a-336
CARLSBAD CA 92008

office 760 268 9090
fax 760 268 9167

WWW.TRE.TEAM

PROFESSIONAL STAMP

LICENSED ARCHITECT
AMATO N. TETA
C-5148
REN 1-31-19
STATE OF CALIFORNIA

PROJECT TITLE

SCHRYER RESIDENCE

107 MONARCH BAY DR., DANA POINT, CA 92629

CITY OF DANA POINT CDP SUBMITTAL

PROJECT NUMBER

TA 1601

DOCUMENT LOG

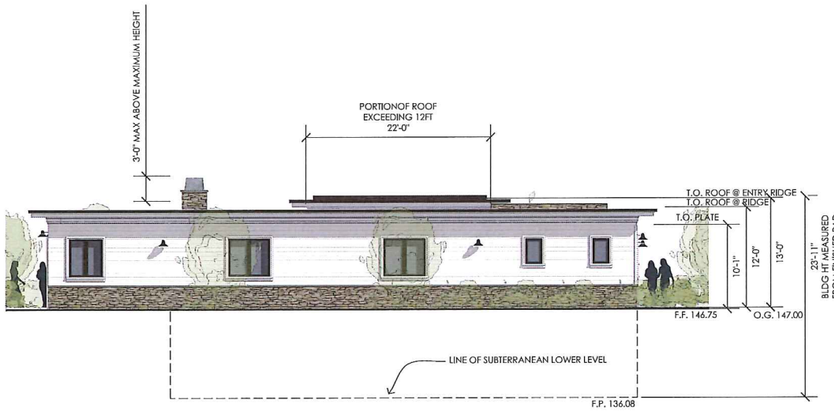
5/8/17 COASTAL 1
8/2/17 COASTAL 2
9/28/17 COASTAL 3

DOCUMENT TITLE

ROOF PLAN

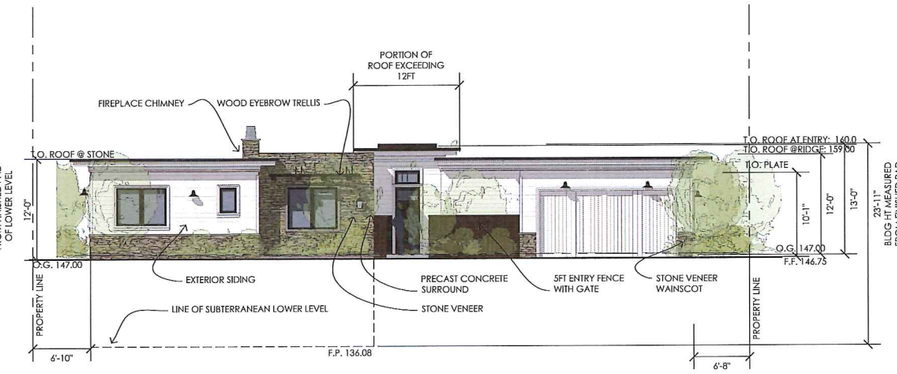
DOCUMENT NUMBER

A5



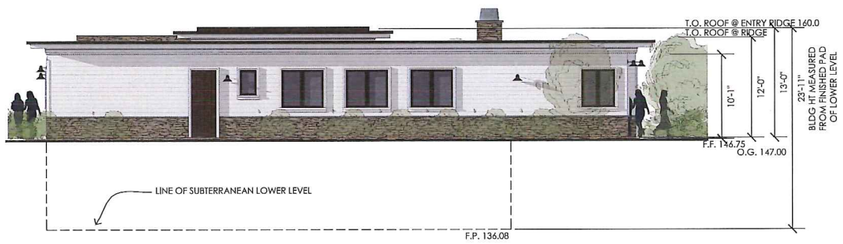
2 EXTERIOR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



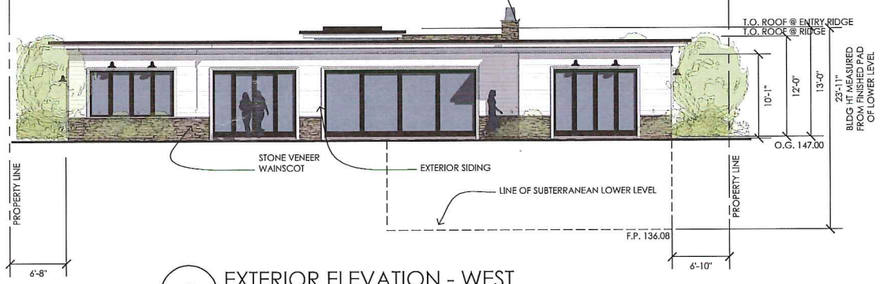
1 EXTERIOR ELEVATION - EAST

SCALE: 1/8" = 1'-0"



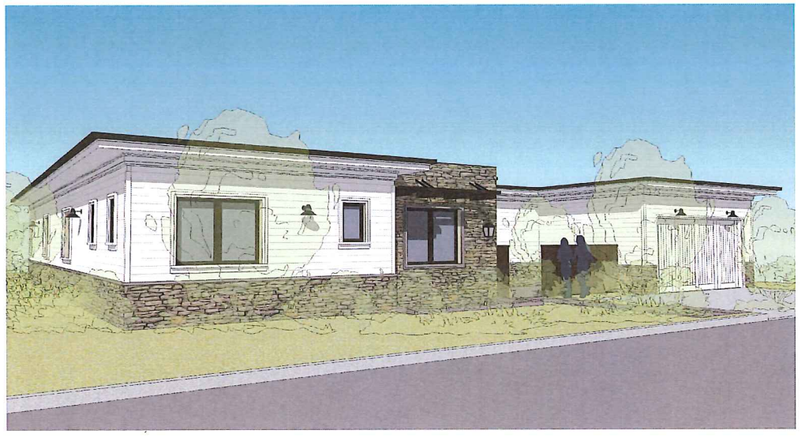
4 EXTERIOR ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



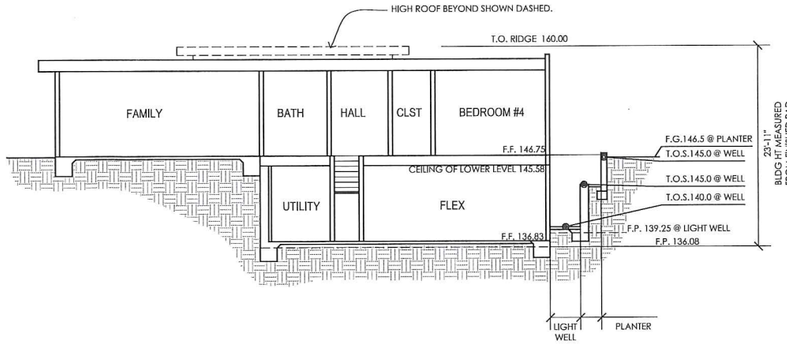
3 EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"



PERSPECTIVE

SCALE: NTS



5 CROSS SECTION

SCALE: 1/8" = 1'-0"

PROJECT DATA

SITE ADDRESS: 107 MONARCH BAY DR., DANA POINT, CA 92629
APN: 670-111-53

OWNER: ALAN & JANET SCHRYER

APPLICANT: TRE ARCHITECTURE - ALLAN TETA
300 CARLSBAD VILLAGE DRIVE
SUITE 108A-336
CARLSBAD, CA 92008
760-268-9090

SURVEY PREPARED BY PETER & ASSOCIATES. SURVEY BENCHMARK BASED ON DATUM NAVD88. BASED ON GUIDELINE APPENDIX WHICH UTILIZES DATUM NGV29, ORIGINAL PAD ELEVATION TO BE 144.7 9. THERE IS A +2.3' DIFFERENTIAL BETWEEN DATUM NGVD29 AND DATUM NAVD88. THEREFORE, AN ORIGINAL PAD ELEVATION OF 147.0 HAS BEEN UTILIZED.

EXT. ELEVATION NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING (U.N.O.).
2. WRITTEN DIMENSIONS TO PREVAIL OVER SCALE OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPENCIES
3. ALL DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS, WHETHER SPECIFICALLY REFERENCED OR NOT.
4. ALL EXPOSED METAL AND FLASHING TO BE COMPATIBLE WITH GUTTERS.
5. SEE ROOF PLAN, SHEET A4.1, FOR GUTTER AND DOWN SPOUT LOCATIONS.
6. ALL EXTERIOR WINDOWS AND DOORS TO HAVE 8'-0" HEAD HEIGHTS U.N.O.

TRE ARCHITECTURE
300 CARLSBAD VILLAGE DR
SUITE 108a-336
CARLSBAD CA 92008
office 760 268 9090
fax 760 268 9167
WWW.TRE.TEAM

PROFESSIONAL STAMP

LICENSED ARCHITECT
AMATO N. TETA
C-5148
REN. 1-31-19
STATE OF CALIFORNIA

PROJECT TITLE

SCHRYER RESIDENCE
107 MONARCH BAY DR., DANA POINT, CA 92629
CITY OF DANA POINT CDP SUBMITTAL

PROJECT NUMBER

TA 1601

DOCUMENT LOG

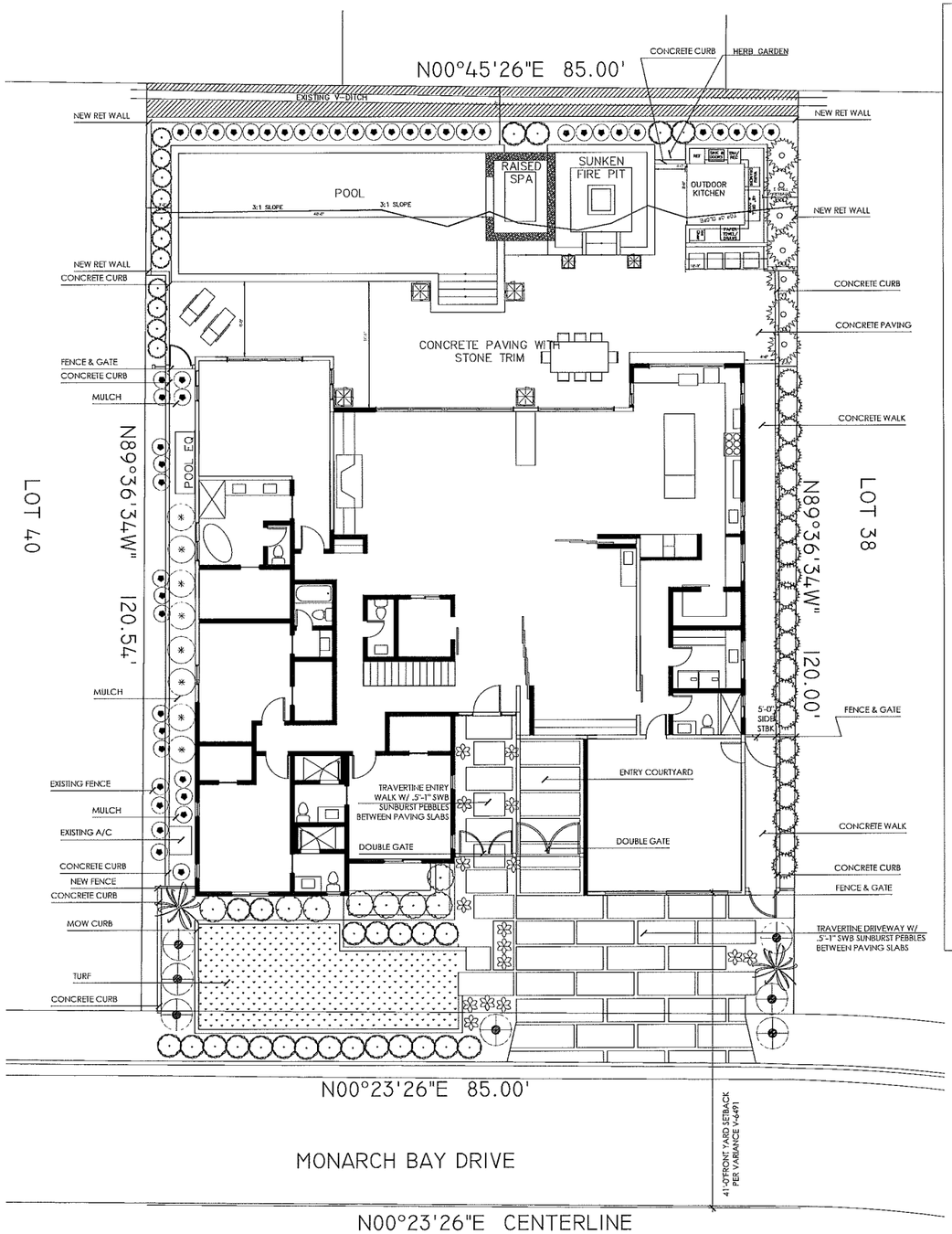
5/8/17 COASTAL 1
8/2/17 COASTAL 2
9/28/17 COASTAL 3

DOCUMENT TITLE

EXTERIOR ELEVATIONS

DOCUMENT NUMBER

A6



CYCAS REVOLUTA 8'X8' SLOW
SAGO PALM

PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON' 8'-12'X6'-8' SHEAR TO 5' WIDE
MARJORIE CHANNON PITTOSPORUM

PODOCARPUS MACROPHYLLUS 'MAKI' 8'-10'X3'-4'
SHRUBBY YEW PODOCARPUS

ILEX CRENATA 'SKY PENCIL 6'-8'X2'-3'
SKY PENCIL HOLLY

WESTRINGIA FRUTICOSA 'WES06' 10"-12"X24"-27"
LOW HORIZON WESTRINGIA

PITTOSPORUM TENUIFOLIUM 'LITTLE BURGER2' PPAF 3'-4'X3'-4'
BEACH BALL PITTOSPORUM

CAMELLIA JAPANICA 'NUCCIO'S BELLA ROSSA' PLANT PATENT #13,023 6'-8'X6'-8'
NUCCIO'S BELLA ROSSA CAMELLIA

ROSA 'MEIRADENA' PLANT PATENT APPLIED FOR 2'X3'
ICE CAP ROSE

WESTRINGIA FRUTICOSA 'WES03' PLANT PATENT #25,674 SHEAR TO 4'X4'
BLUE GEM WESTRINGIA

AGAVE 'BLUE GLOW' 18"X24"
BLUE GLOW AGAVE

POTS: SUCCULENTS, COPROSMA

MARATHON II TURF

ECHEVERIA X IMBRICATA 4"-6"X4"-8"
HENS AND CHICKS

TOTAL PROPERTY AREA:	10208 SF
25% MIN LANDSCAPE AREA:	2552 SF
LANDSCAPE AREA PROPOSED:	
FRONT:	
NORTH OF DRIVEWAY PLANTING	80 SF
FRONT OF RESIDENCE SOUTH:	647 SF
FRONT ENTRANCE PLANTING AROUND WALK:	110 SF
DECORATIVE WALKWAY PAVING:	145 SF
DECORATIVE DRIVEWAY PAVING:	476 SF
FRONT TOTAL:	1458 SF
SIDES:	
NORTH SIDE OF RESIDENCE:	112 SF
SOUTH SIDE OF RESIDENCE:	448 SF
SIDES TOTAL:	560 SF
REAR:	
BACK PL TO RETAINING WALL	233 SF
BACK OF PROPERTY	435 SF
BACK TOTAL:	668 SF
TOTAL LANDSCAPE AREA:	2686 SF

DECORATIVE PAVING WITH PEBBLE BETWEEN SLABS IS 681 SF IS < 24% OF THE LANDSCAPE AREA

PLANTING NOTES:

1. DRAWING IS DIAGRAMMATIC. INSTALLING CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIALS BEFORE BIDDING.
2. INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. ALL TREE STAKING LOCATIONS TO BE APPROVED BY DESIGNER PRIOR TO DIGGING.
3. CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
4. NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LEGEND.
5. ALL PLANT MATERIAL TO BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL STORE PLANT MATERIALS IN SHADE AND PROTECT FROM SUN. ENSURE ONSITE WATERING PRIOR TO PLANTING.
6. ALL EXISTING TREES DESIGNATED TO REMAIN ON SITE DURING CONSTRUCTION MUST BE PROTECTED BY FOLLOWING ARBORICULTURE INDUSTRY BEST MANAGEMENT PRACTICES.
7. FINISH SOIL GRADE TO BE 1" BELOW PAVED SURFACES.
8. ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. AMENDMENTS TO BE INCORPORATED INTO COMPOST AND TO BE APPLIED ON TOP OF FINELY GRADED PLANTER AREAS. DO NOT ROTOTILL UNLESS APPROVED BY DESIGNER,SEE SOILS REPORT FOR FINAL AMENDMENT RECOMMENDATIONS
   - ORGANIC WORM CASTINGS AT RATE OF 2.75 CUBIC FEET PER 100 SQUARE FEET
   - 4 CU. YARDS OF ORGANIC "COMPOST 100"PER 1,000 SQUARE FEET FROM AGROMIN 805-405-9200.
9. CONTRACTOR SHALL MULCH (3" MIN.) WITH ORGANIC SHREDDED MULCH FROM AQUINAGA
10. PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. FILL HOLE WITH WATER AND ALLOW TO DRAIN PRIOR TO PLANTING. AFTER PLANTING, BACKFILL AND COMPACT TO 80% WITH 60% SOIL OF SITE AND 40% ORGANIC COMPOST, UNLESS OTHERWISE NOTED.
11. WATER AND TAP BACKFILL TO REMOVE AIR POCKETS.
12. ALL PLANTS TO BE NURSERY GRADE QUALITY.

LEGENDS DESIGN STUDIO, INC.
YVONNE C. ENGLISH
PLA 5482
33851 GOLDEN LANTERN ST.
DANA POINT, CA 92629
(949) 443-1000

SCHRYER RESIDENCE
107 Monarch Bay Drive
Dana Point, CA 92629

LICENSED LANDSCAPE ARCHITECT YVONNE CAROL ENGLISH 5482 Signature 11/30/2016 Renewal Date 09/30/2017 Date STATE OF CALIFORNIA

REVISIONS:
07.18.2017
09.28.2017

CONCEPTUAL PLANTING PLAN & LEGEND

NORTH ARROW:

SCALE: 1/8" = 1'-0"

DRAWN BY: YCE

DATE: 04.01.2017

SHEET NUMBER: L-1

PRECISE GRADING PLAN

FOR
107 MONARCH BAY DRIVE
DANA POINT, CA 92629

CITY OF DANA POINT
PUBLIC WORKS /ENGINEERING DEPARTMENT

STANDARD GRADING AND EROSION CONTROL NOTES

EFFECTIVE DECEMBER 23, 2003 REVISED MARCH 25, 2008

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

GRADING AND EQUIPMENT OPERATIONS WITHIN ONE-HALF MILE OF A STRUCTURE FOR HUMAN OCCUPANCY SHALL NOT
BE CONDUCTED BETWEEN THE HOURS OF 5:00 P.M. AND 7:00 A.M. NOR ON SATURDAYS, SUNDAYS AND CITY OF DANA
POINT RECOGNIZED HOLIDAYS.

- A. ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000 FEET OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
- B. ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL).
- C. STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DEWELLINGS
AND WITHIN THE LIMITS OF GRADING PERMIT.

36. ASPHALT SECTIONS MUST BE PER CODE: PARKING LOTS = 3 A/C OVER 10" (COMM.) 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE CITY GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON 'R' VALUE ANALYSIS OF THE SUB-GRADE SOILS, AND EXPECTED TRAFFIC INDICES.
37. ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMD STANDARD PLAN NO. 1805.
38. AGGREGATE BASE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMD STANDARD NO. 1804.
39. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. ROOF GUTTERS SHALL BE DIRECTED TOWARDS VEGETATED AREAS WHERE FEASIBLE.
40. THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SCALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
41. ROUGH GRADE CERIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR PRIOR TO ROUGH GRADE RELEASE. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.
42. PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE CITY ENGINEER OR HIS DESIGNEE THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
43. HE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
44. THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
45. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIANS.
46. PRIOR TO FINAL INSPECTION OR FINAL APPROVAL, FINAL GRADING CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.
47. IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY HCA/ENVIRONMENTAL HEALTH AND CITY GRADING.
48. SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8871 OF THE BUSINESS AND PROFESSIONAL CODE.

EROSION CONTROL

INCLUDED ON THESE SHEETS FOR EROSION CONTROL ARE GENERAL NOTES, STANDARDS AND GUIDELINES FOR THE IMPLEMENTATION OF EROSION, SILTATION AND SEDIMENT CONTROL AND OTHER BEST MANAGEMENT PRACTICES (BMPS) PROPOSED FOR THIS PROJECT. HOWEVER, THE OVERALL GOAL IS THAT ANY WATER THAT LEAVES THE SITE BE FREE AND CLEAR OF POLLUTANTS AT A RATE THAT DOESN"T CAUSE DOWN STREAM EROSION. THE CITY MAY REQUIRE ADDITONAL BMP'S AT ANY TIME TO ACHIEVE THAT GOAL. EROSION CONTROL NOTES:

1. IN THE CASE EMERGENCY WORK IS REQUIRED, CONTACT ______________________
AT PHONE NUMBER ______________
2. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE CITY OF DANA POINT THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
3. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
5. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE CITY OF DANA POINT BETWEEN OCTOBER 1 AND APRIL 30. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
6. CATCH BASINS, DESILTING BASINS, STORM DRAIN SYSTEMS AND ANY OTHER REQUIRED BEST MANAGEMENT PRACTICES (BMPS), SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF DANA POINT.
7. SAND OR GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE CITY OF DANA POINT IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2 DANA POINT.
8. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION AND SEDIMENTATION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE CITY OF DANA POINT. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND/GRAVEL BAGS, CATCH BASINS AND THE DESILTING BASINS AND OTHER BMPS, AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE CITY OF DANA POINT. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE CITY OF DANA POINT.
9. BMPS SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH 3/4 INCH MINIMUM AGGREGATE, CLEAN AND FREE OF CLAY, ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL.
12. SHOULD GERMINATION OF HYDROSEEDED SLOPES FAIL TO PROVIDE EFFECTIVE COVERAGE (90%) OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW.
13. PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

SILTATION AND SEDIMENT CONTROL MEASURES:

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEARED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL-ESTABLISHED ON ALL ERODIBLE SLOPES. SEDIMENT BASINS MUST BE DESIGNED IN ACCORDANCE WITH SECTION A OF THE STATE OF CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES (GENERAL PERMIT), WHEN APPLICABLE. FOR PROJECTS NOT SUBJECT TO THE GENERAL PERMIT, SIZING SHALL BE IN ACCORDANCE WITH THE CITY'S GRADING AND EXCAVATION CONTROL ORDINANCE.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
3. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHOULD BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE.
4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS WITH A TOP ELEVATION TWO SANDBAGS BELOW THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE BUT NOT TO EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2 %	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

5. AFTER SEWER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON FEE CENTERLINE OF A CROWNED STREET.
6. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.
7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

8. PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREET AREAS ACCORDING TO RECOMMENDED CRITERIA INDICATED ON THE ENCLOSED GRAPH ENTITLED "SANDBAG BARRIER SPACING FOR EROSION CONTROL IN GRADED STREETS" VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF SANDBAGS, GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE CITY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE VELOCITY CHECK DAMS. MAY ALSO SERVE AS SEDIMENT TRAPS.
9. PROVIDE EFFECTIVE INLET PROTECTION BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
10. SAND/GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
11. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
12. PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOW THAT MAY BE ANTICIPATED FROM DENUDED SLOPES, OR FROM IMPERVIOUS SURFACES.
13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE CITY AGENCIES.
14. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO ENSURE THAT ON-SITE SEDIMENT IS NOT TRANSPORTED OFF SITE.

STORMWATER PROTECTION NOTES:

1. DURING THE RAINY SEASON, THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125 MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE CITY OF DANA POINT'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION, SILTATION AND SEDIMENT CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPS (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS ON THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE INSTALLATION AND MAINTENANCE OF THE BMPS IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPS MAY RESULT IN ENFORCEMENT ACTION BY THE CITY OF DANA POINT OR OTHERS. IF INSTALLED BMPS FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
4. ON PROJECTS OF GREATER THAN 1 ACRE, ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORMWATER POLLUTION PREVENTION PLAN (BEST (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE WASTE DISCHARGE IDENTIFICATION (WDID) NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WDID##] [ALTERNATIVE: NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED], THE PERMITTEE SHALL KEEP A COPY OF AN UP-TO-DATE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY CITY.
5. BONDED FIBER MATRIX (BFM)

THE USE OF BFM IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS:

- A. APPLICATION RATES SHALL BE 3,500 POUNDS PER ACRE MINIMUM FOR 2:1 OR SHALLOWER SLOPES AND 4,000 POUNDS PER ACRE FOR SLOPES STEEPER THAN 2:1.
- B. BFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL.
- C. THE SITE MUST BE PROTECTED WITH BROW DITCHES AND/OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE.
- D. BFM SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E., APPLICATION FROM MULTIPLE ANGLES). CONTROL VEGETATION OR HAND PLANTING. AS WITH ALL OTHER APPLICATIONS, SFM WILL NOT BE CONSIDERED PERMANENT UNTIL 70% VEGETATION ESTABLISHMENT.
- E. FOR PERMANENT EROSION CONTROL PURPOSES, BFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VEGETATION. GALLONS NON-TOXIC WATER-PERMEABLE SOIL-STABILIZING LIQUID EMULSION WITH 3,000 LBS. OF HYDRAULIC MULCH. THE EMULSION MUST BE DESIGNED TO PROTECT SOIL, PREVENT EROSION, AND FLOCCULATE (CLUMP) SEDIMENT.
- F. A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THE SFM WAS INSTALLED IN ACCORDANCE WITH APPROVED APPLICATION RATES,COVERAGE, AND MANUFACTURER'S DILUTION RATIO SHALL BE SUBMITTED TO THE CITY OF DANA POINT INSPECTOR FOR APPROVAL.

6. STABILIZED FIBER MATRIX (SFM)
   - A. SFM MAY BE USED FOR TEMPORARY EROSION CONTROL FOR DISTURBED AREAS WITH A SLOPE RATIO OF 1 VERTICAL TO 2 HORIZONTAL OR SHALLOWER, INCLUDING PAD AND SEPTIC FIELD AREAS.
   - B. THE SFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL AND SHALL BE APPLIED TO PROVIDE 100 % COVERAGE (I.E., APPLIED FORM MULTIPLE DIRECTIONS AND ANGLES).
   - C. THE APPLICATION AREA MUST BE PROTECTED BY BROW DITCHES AND/OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE PROTECTED SLOPE.
   - D. FOR PERMANENT EROSION CONTROL PURPOSES, SFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VEGETATION OR HAND PLANTING. AS WITH ALL OTHER APPLICATIONS, SFM WILL NOT BE CONSIDERED PERMANENT UNTIL 70% VEGETATION ESTABLISHMENT.
   - E. COVERAGE AND CONCENTRATION: FOR EACH ACRE COVERED, THE MINIMUM APPLICATION VOLUME SHALL BE 10 GALLONS NON-TOXIC WATER-PERMEABLE SOIL-STABILIZING LIQUID EMULSION WITH 3,000 LBS. OF HYDRAULIC MULCH. THE EMULSION MUST BE DESIGNED TO PROTECT SOIL, PREVENT EROSION, AND FLOCCULATE (CLUMP) SEDIMENT.
   - F. A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THE SFM WAS INSTALLED IN ACCORDANCE WITH APPROVED APPLICATION RATES, COVERAGE, AND MANUFACTURER'S DILUTION RATIO SHALL BE SUBMITTED TO THE CITY OF DANA POINT INSPECTOR FOR APPROVAL.

PROJECT INFORMATION

SITE ADDRESS:
107 MONARCH BAY DRIVE,
DANA POINT, CA 92629

OWNER/DEVELOPER:
ALAN & JANET SCHRYER
107 MONARCH BAY DRIVE,
DANA POINT, CA 92629
(888) 272-2008

ARCHITECT:
ALLAN TETA
300 CARLSBAD VILLAGE DRIVE, SUITE 108A-336
CARLSBAD, CA 92008
(949) 294-6400
EMAIL: ALLAN@TARCHITECTURE.COM

CIVIL ENGINEER/SURVEYOR:

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

GEOTECHNICAL ENGINEER
HETHERINGTON ENGINEERING
CONTACT: PAUL A. BOGSETH
5365 AVENIDA ENCINAS, SUITE A
CARLSBAD, CA 92008
PHONE: (760) 931-1917
EMAIL: PBOGSETH@HETHERINGTONENGINEERING.COM

LANDSCAPE ARCHITECT
LEGENDS DESIGN STUDIO, INC.
YVONNE ENGLISH
(949) 443-1000
EMAIL: YVONNE@LEGENDSDESIGNSTUDIO.COM
WWW.LEGENDSDESIGNSTUDIO.COM

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

LOT 39, TRACT NO 3748 CITY OF DANA POINT
M.M. BOOK 142 PAGES 30-34 INCLUSIVE OF MISCELLANEOUS MAPS,
RECORDS OF ORANGE COURT CALIFORNIA.

APN: 670-111-53

GEOTECHNICAL CERTIFICATION:

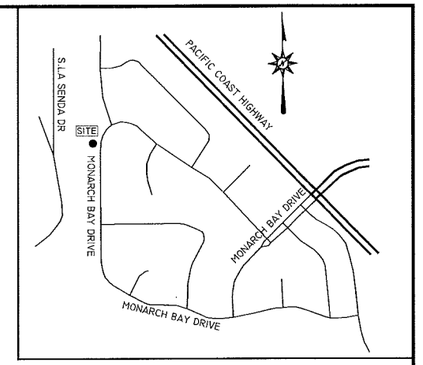
THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE FOLLOWING SOILS AND GEOLOGY REPORT FOR THIS PROJECT:

ENTITLED 'GEOTECHNICAL INVESTIGATION PROPOSED BUILDING ADDITIONS 107 MONARCH BAY DRIVE, DANA POINT, CALIFORNIA'

DATED: NOVEMBER 14, 2016 JOB NUMBER: 7876.1

FIRM NAME: HETHERINGTON ENGINEERING

BY: ______________________________ ______________
GEOTECHNICAL CONSULTANT DATE



VICINITY MAP
N.T.S.

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

SHEET INDEX

SHT. NO.	DESCRIPTION
C-1	TITLE SHEET
C-2	DEMOLITION PLAN
C-3	PRECISE GRADING PLAN
C-4	SECTIONS
C-5	BMP'S & EROSION CONTROL PLAN
C-6	TOPOGRAPHIC MAP
C-7	SOIL REPORT RECOMMENDATIONS
C-8	SOIL REPORT RECOMMENDATIONS
C-9	SOIL REPORT RECOMMENDATIONS

ESTIMATED EARTH QUANTITIES

(CONTRACTOR OF RECORD TO VERIFY EARTH QUANTITIES)

	CUT		FILL
RAW CUT:	1,066 CY	RAW FILL:	90 CY
OVERX:	632 CY	OVERX. FILL: SHRINK(10%)	569 CY 63 CY
IMPORT:	CY	EXPORT:	976 CY
TOTAL:	1,698 CY	TOTAL:	1,698 CY

PREPARED BY OR UNDER DIRECTION OF:
STEPHEN B. PETER DATE
REGISTERED PROFESSIONAL ENGINEER STEPHEN B. PETER No. 38623 Exp. 3/31/19 CIVIL STATE OF CALIFORNIA

REVISION	DESCRIPTION	APPROVED	DATE

SCALE: N/A
ACAD FILE NO. 17E17019
PROJECT NO. 17E17019

DESIGNED: SP
DRAWN: SP
CHECKED: SP

STEPHEN PETER
DATE
38623
R.C.E. NO.

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

BENCHMARK
OCSBM: 3P-35-04
ELEVATION = 157.955
NAVD 88/DATUM

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

CITY PLANNING DEPARTMENT DATE

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

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

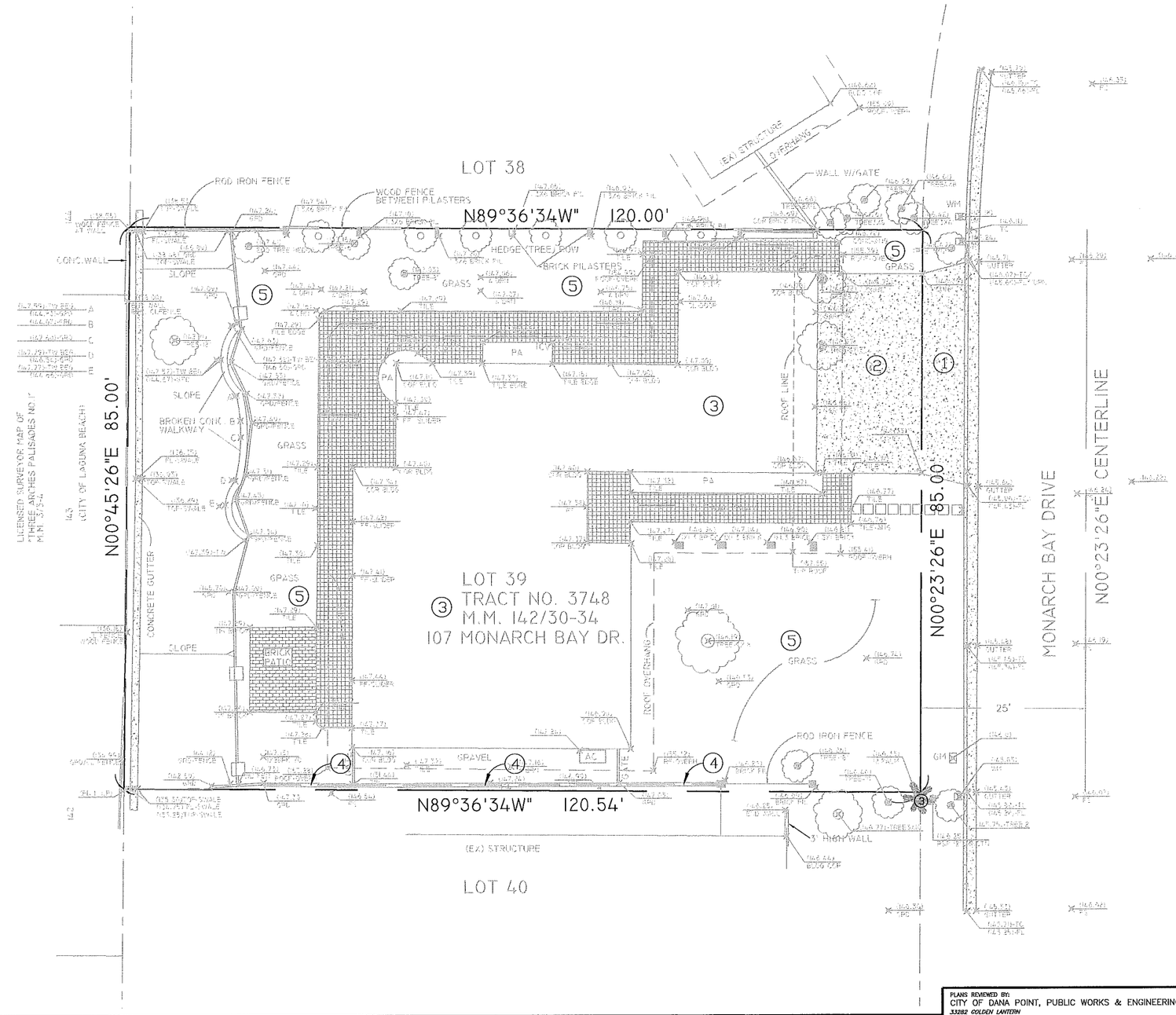
THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.

CITY OF DANA POINT
TITLE SHEET
FOR
107 MONARCH BAY DRIVE
DANA POINT, CA 92629

PLAN CHECK NO.
BLDG 17-____

C-1

PLOT DATE: 09-28-2017



8' 4' 0 8' 16'

GRAPHIC SCALE : 1" = 8'

DEMOLITION NOTES

① REMOVE DRIVEWAY APPROACH, CURB AND GUTTER.

② REMOVE DRIVEWAY CONCRETE PAD.

③ REMOVE EXISTING HOUSE, CONCRETE, FLATWORK AND LANDSCAPING.

④ SIDEYARD MASONRY FENCE WALL TO REMAIN IN-PLACE.

⑤ REMOVE LANDSCAPE, IRRIGATION PIPES, ETC.

PREPARED BY OR UNDER DIRECTION OF:

STEPHEN B. PETER DATE

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

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CITY OF DANA POINT

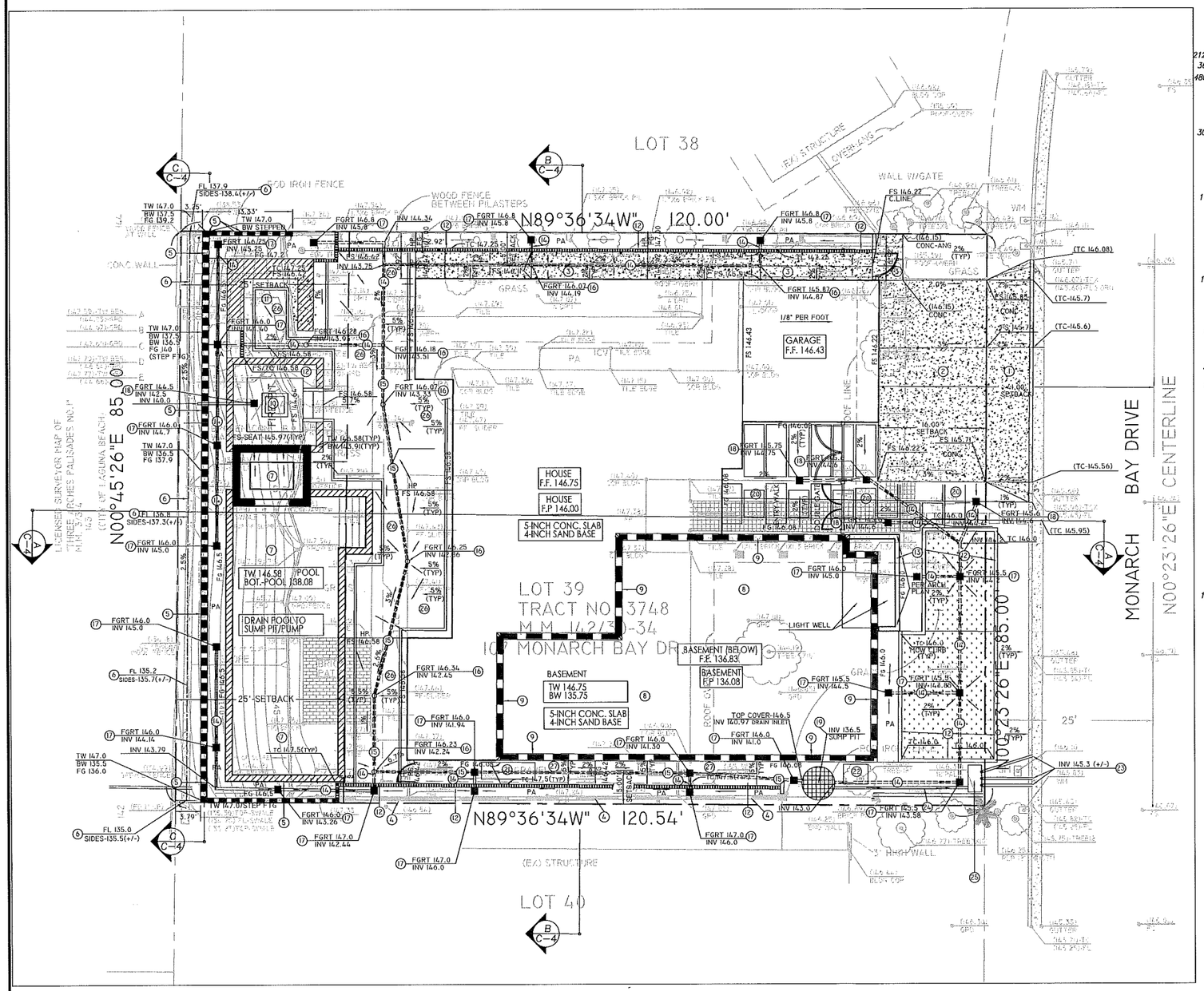
DEMOLITION PLAN

FOR
107 MONARCH BAY DRIVE
DANA POINT, CA 92629

PLAN CHECK NO. BLDG 17-____

C-2

PLOT DATE: 09-28-2017



CONSTRUCTION NOTES:

(CONSTRUCTION QUANTITIES TO BE VERIFIED BY CONTRACTOR OF RECORD)

ESTIMATED QUANTITIES		
212 S.F.(+/-)	(1)	DRIVEWAY RAMP/CURB AND GUTTER PER CITY OF DANA POINT STANDARD PLAN. MAXIMUM RAMP GRADE 2 PERCENT.
36 L.F.(+/-)	(2)	CONSTRUCT NEW CONCRETE DRIVEWAY; 6-INCH THICK WITH #4 REBAR AT 12" O.C. BOTH DIRECTIONS OVER 6" OF CLASS II AGGREGATE BASE, BENEATH THE PROPOSED CONCRETE DRIVEWAY. COMPACT BASE MATERIALS TO 95% PERCENT OF RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557, AND APPROVED BY THE SOILS ENGINEER. PLACE CHAIRS FOR STEEL REINFORCEMENT, TO CENTER OF CONCRETE. CONSTRUCTION JOINTS AT 8-FEET ON CENTERS OR LESS AND/OR PER LANDSCAPE ARCHITECT PLAN.
308 S.F.(+/-)	(3)	CONSTRUCT NEW CONCRETE HARDSCAPE; 5-INCH THICK CONCRETE, CONSTRUCTION JOINTS AT 8-FEET OR LESS. PROVIDE MINIMUM 2-INCH THICK LAYER OF CRUSHED ROCK, GRAVEL OR CLEAN SAND BENEATH THE SLABS AND PLACE #3 REBAR AT 18-INCHES ON CENTERS, BOTH DIRECTIONS. PLACE CHAIRS FOR THE STEEL REINFORCEMENT, TO CENTER OF CONCRETE.
	(4)	EXISTING WALL TO REMAIN IN-PLACE.
118 L.F.(+/-)	(5)	CONSTRUCT NEW RETAINING WALLS, BY OTHERS. REQUIRES SEPARATE PERMIT.
85 L.F.	(6)	CONSTRUCT NEW CONCRETE SWALE, 5-INCH THICK WITH #3 REBAR AT 12-INCHES ON CENTERS, BOTH DIRECTIONS. MINIMUM SLOPE 2 PERCENT. WIDTH OF SWALE: 3'-0".
	(7)	CONSTRUCT NEW POOL AND SPA PER BUILDING PLANS OR BY OTHERS.
	(8)	EXCAVATE FOR NEW BASEMENT PER BUILDING PLANS.
177 L.F.(+/-)	(9)	BASEMENT RETAINING WALLS PER BUILDING PLANS.
	(10)	CONSTRUCT NEW FIRE PIT PER BUILDING PLANS OR LANDSCAPE PLANS.
	(11)	CONSTRUCT NEW OUTDOOR KITCHEN PER BUILDING PLANS OR LANDSCAPE PLANS.
160 L.F.(+/-)	(12)	CONSTRUCT NEW PLANTER CURB PER LANDSCAPE PLANS.
24 L.F.(+/-)	(13)	CONSTRUCT NEW WALL PER ARCHITECT PLANS.
327 L.F.(+/-)	(14)	INSTALL 4-INCH PVC SCHEDULE 40 OR ABS SDR 35 NON-PERFORATED DRAINAGE PIPE.
128 L.F.(+/-)	(15)	INSTALL 6-INCH PVC SCHEDULE 40 OR ABS SDR 35 NON-PERFORATED DRAINAGE PIPE.
(8)	(16)	INSTALL 6-INCH BRASS GRATE/INLET(NDS 918B-SATIN BRASS).
(21)	(17)	INSTALL 12-INCH ATRIUM GRATE/INLET(NDS).
(5)	(18)	INSTALL 12-INCH FLAT GRATE/INLET)NDS).
(1)	(19)	INSTALL 5-FOOT DIAMETER (X) 10-FOOT DEEP SUMP PIT/PUMPS(PSI-LAKE ELSINORE, CA(800-358-9095)). EXISTING MASONRY FENCE WALL TO REMAIN "IN-PLACE".
	(20)	MAIN ENTRANCE SURFACE PER LANDSCAPE PLANS.
	(21)	POOL EQUIPMENT AREA.
	(22)	AC UNIT.
	(23)	CURB DRAINOUT OUTLET.
	(24)	SUMP PIT OUTLET DRAINAGE PIPE SIZE AND QUANTITY BY MANUFACTURE SPECIFICATIONS.
	(25)	SUMP PIT OUTLET PIPE COLLECTION BOX.
1,225 S.F.(+/-)	(26)	PAVERS PER LANDSCAPE ARCHITECT PLANS.
	(27)	LANDSCAPE PER LANDSCAPE ARCHITECT PLANS.
	(28)	MISCELLANEOUS NOTES:

A. REGRADE AREAS WHERE NECESSARY; MINIMUM 5% PERCENT AND 3 FEET AWAY FROM NEW HOUSE AND GARAGE. DIRT SWALES MINIMUM 1% PERCENT.
B. ALL ROOF GUTTER DOWN SPOUTS(DS) SHALL TIE INTO THE AREA DRAIN SYSTEM.
C. MINIMUM DISTANCE BETWEEN EXTERIOR FINISH GRADE AND BOTTOM OF TREATED SILL PLATE SHALL BE AS FOLLOWS:
   (A) 2" TO CONCRETE FINISH
   (B) 8" TO SOIL

LEGEND:

FGRT	FINISH GRATE
FF	FINISH FLOOR
FP	FINISH PAD
INV	INVERT
PA	PLANTER AREA
TW	TOP OF WALL
BW	BOTTOM OF WALL
HP	HIGH POINT

8' 4' 0 8' 16'
GRAPHIC SCALE : 1" = 8'

PREPARED BY OR UNDER DIRECTION OF:
STEPHEN B. PETER DATE
REGISTERED PROFESSIONAL ENGINEER STEPHEN B. PETER No. 38623 Exp. 3/31/19 CIVIL STATE OF CALIFORNIA

REVISION	DESCRIPTION	APPROVED	DATE

SCALE: N/A
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PROJECT NO. 17E17019

DESIGNED: SP | DRAWN: SP | CHECKED: SP

STEPHEN PETER — DATE 38623 R.C.E. NO.

PLANS PREPARED BY:
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WWW.PETERASSOC.COM INFO@PETERASSOC.COM

BENCHMARK
OCSBM: 3P-35-04
ELEVATION = 157.955
NAVD 88/DATUM

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

PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33282 GOLDEN LANTERN
DANA POINT, CA 92629
MATTHEW V. SINACORI, CITY ENGINEER — DATE
RCE #59239 EXP. 06/30/15
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CITY OF DANA POINT

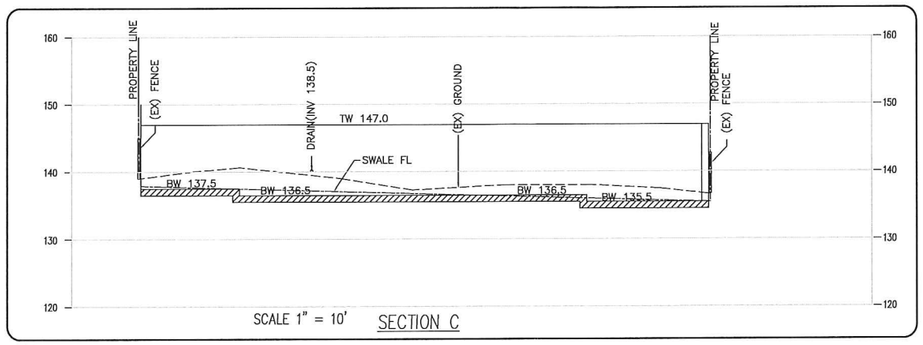
PRECISE GRADING PLAN

FOR
107 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

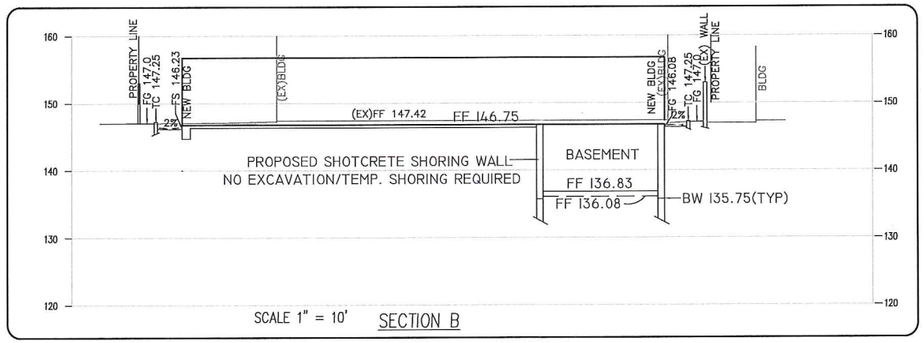
PLAN CHECK NO. BLDG 17-____

C-3

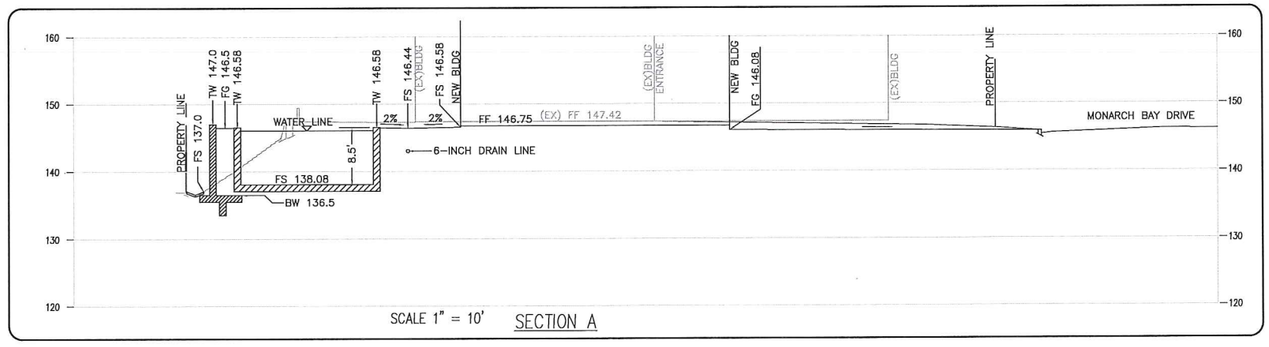
PLOT DATE: 09-28-2017



SCALE 1" = 10' SECTION C



SCALE 1" = 10' SECTION B



SCALE 1" = 10' SECTION A

PREPARED BY OR UNDER DIRECTION OF:

STEPHEN B. PETER DATE

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

REVISION	DESCRIPTION	APPROVED	DATE

SCALE: N/A

ACAD FILE NO. 17E17019

PROJECT NO. 17E17019

DESIGNED: SP | DRAWN: SP | CHECKED: SP

STEPHEN PETER — DATE — 38823 R.C.E. NO.

PLANS PREPARED BY:
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BENCHMARK
OCSBM: 3P-35-04
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APPROVED BY THE CITY OF DANA POINT.
PLANNING DEPARTMENT.
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CITY PLANNING DEPARTMENT — DATE

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

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

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CITY OF DANA POINT

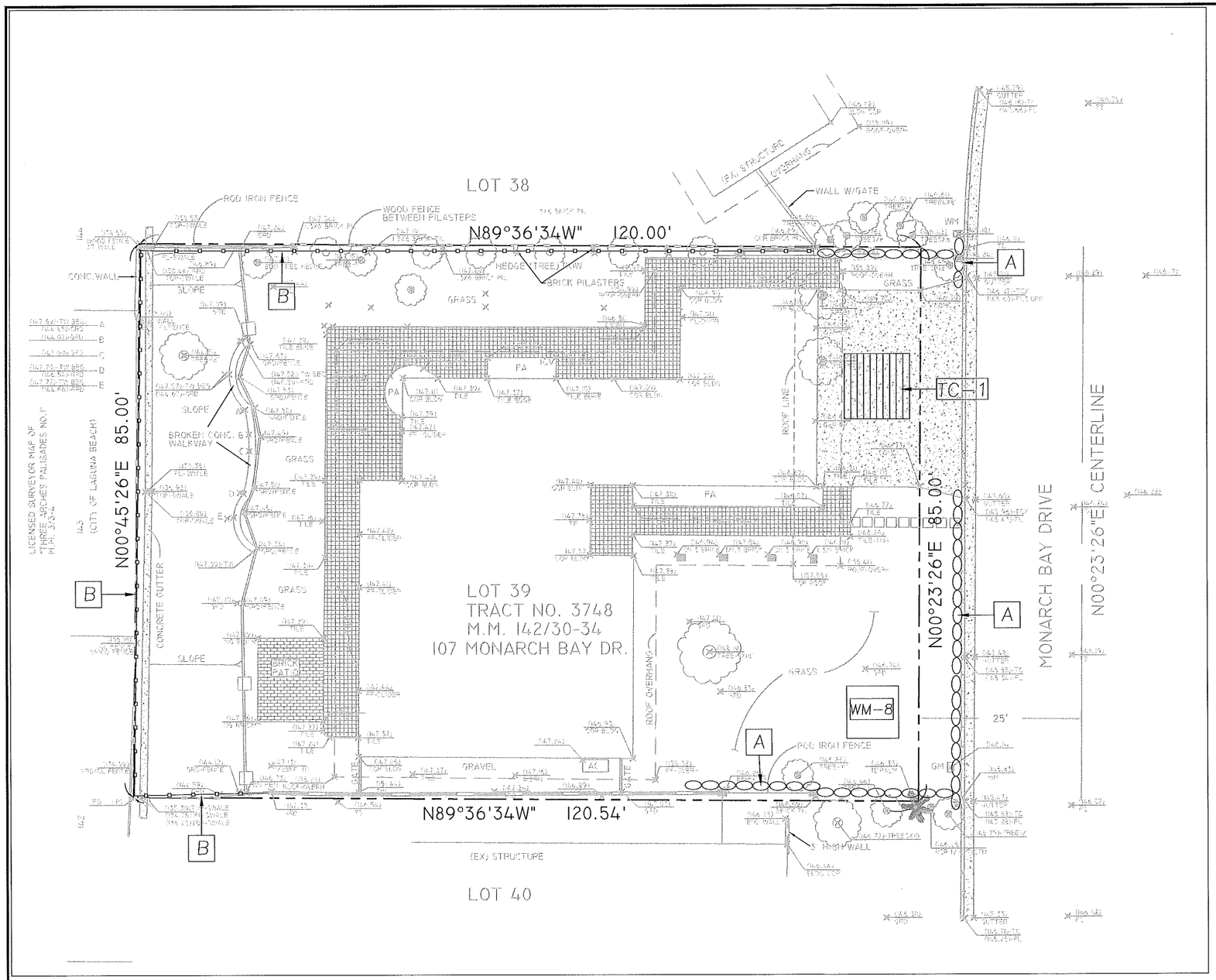
SECTIONS

FOR
107 MONARCH BAY DRIVE
DANA POINT, CA 92629

PLAN CHECK NO. BLDG 17-____

C-4

PLOT DATE: 09-28-2017



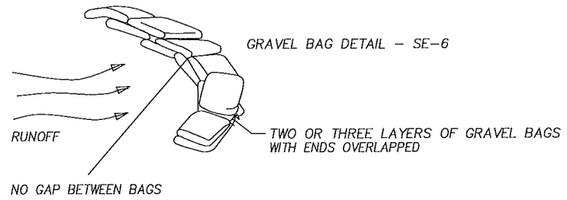
EROSION CONTROL NOTES:

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

EROSION CONTROL NOTES:

A — INSTALL GRAVEL BAGS PER DETAIL SE-6.

B — INSTALL SILT FENCE PER DETAIL SE-1.



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

8' 4' 0 8' 16'
GRAPHIC SCALE : 1" = 8'

PREPARED BY OR UNDER DIRECTION OF:
STEPHEN B. PETER DATE
REGISTERED PROFESSIONAL ENGINEER STEPHEN B. PETER No. 38623 Exp. 3/31/19 CIVIL STATE OF CALIFORNIA

REVISION	DESCRIPTION	APPROVED	DATE

SCALE: N/A
ACAD FILE NO. 17E17019
PROJECT NO. 17E17019

DESIGNED: SP | DRAWN: SP | CHECKED: SP

STEPHEN PETER — DATE — 38623 R.C.E. NO.

PLANS PREPARED BY:
PETER and ASSOCIATES ENGINEERS GEOLOGISTS & SURVEYORS, INC.
1519 CALLE VALLE, SAN CLEMENTE, CA. 92672
Tel: (949) 492-3700 Fax: (949) 492-1891
WWW.PETERASSOC.COM INFO@PETERASSOC.COM

BENCHMARK
OCSBM: 3P-35-04
ELEVATION = 157.955
NAVD 88/DATUM

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

CITY PLANNING DEPARTMENT — DATE

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

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

THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.

CITY OF DANA POINT

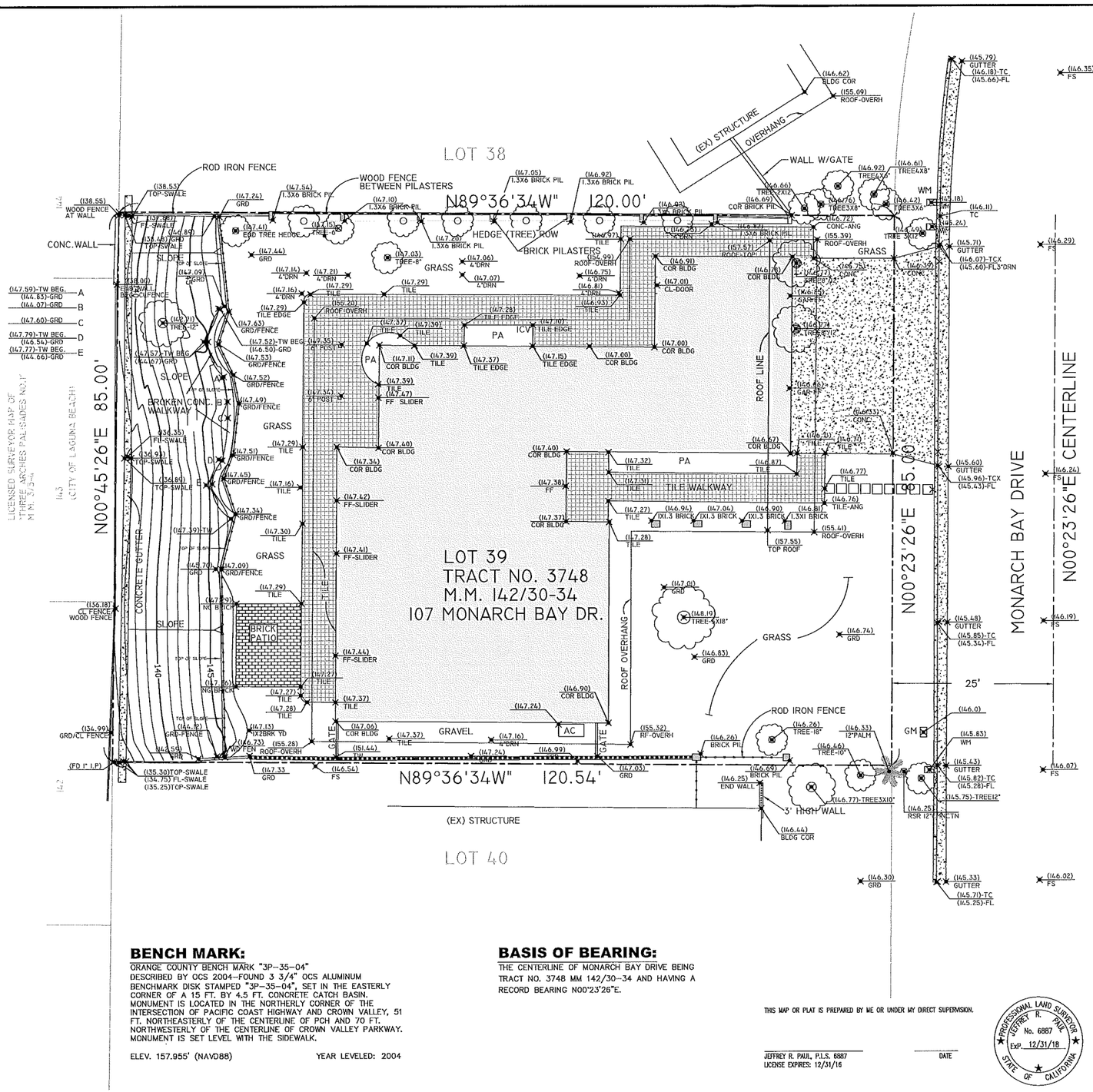
BMP's AND EROSION CONTROL PLAN

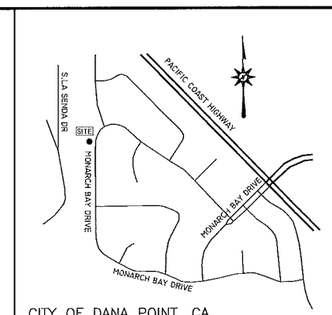
FOR
35341 BEACH ROAD
CAPISTRANO BEACH, CA 92624

PLAN CHECK NO. BLDG 17-___

C-5

PLOT DATE: 09-28-2017

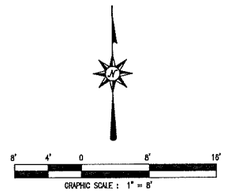




CITY OF DANA POINT, CA

VICINITY MAP

N.T.S.



SITE ADDRESS:

107 MONARCH BAY DRIVE, DANA POINT, CA 92629

LEGAL DESCRIPTION:

REAL PROPERTY IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 39 OF TRACT 3748 AS PER MAP RECORDED IN BOOK 142, PAGES 30–34 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK:

ORANGE COUNTY BENCH MARK "3P–35–04"
DESCRIBED BY OCS 2004–FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3P–35–04", SET IN THE EASTERLY CORNER OF A 15 FT. BY 4.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND CROWN VALLEY, 51 FT. NORTHEASTERLY OF THE CENTERLINE OF PCH AND 70 FT. NORTHWESTERLY OF THE CENTERLINE OF CROWN VALLEY PARKWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV. 157.955' (NAVD88) YEAR LEVELED: 2004

BASIS OF BEARING:

THE CENTERLINE OF MONARCH BAY DRIVE BEING TRACT NO. 3748 MM 142/30–34 AND HAVING A RECORD BEARING N00°23'26"E.

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

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

PROFESSIONAL LAND SURVEYOR JEFFREY R. PAUL No. 6887 Exp. 12/31/18 STATE OF CALIFORNIA

LEGEND:

BQ	BARBECUE		GRASS
	BRICK	G	GRATE
	ROCK WALL	HS	HORSE SHOE PIT
	BUILDING LINE	LS	NATURAL GROUND/LANDSCAPE
	CHAIN LINK FENCE	PA	PLANTER AREA
	CONCRETE	TC	TOP OF CURB
	DRAIN		TILE
E	ELECTRICAL BOX		
(XX.XX)	EXISTING SPOT ELEVATION	TS	TOP OF SLOPE
		TW	TOP OF WALL
FF	FINISH FLOOR		WALL–MASONRY
FG	FINISH GRADE	WI	WATER IRRIGATION
FS	FINISH SURFACE	WM	WATER METER
FH	FIRE HYDRANT	WS	WATER SPIGOT
FL	FLOW LINE	WV	WATER VALVE
GM	GAS METER		WOOD FENCE
PP	POWER POLE		

SURVEY NOTE:

THE MAP AS SHOWN IS A TOPOGRAPHIC MAP AND NOT A BOUNDARY SURVEY. RECORD BOUNDARY INFORMATION IS SHOWN.

BY	REVISION	DESCRIPTION	APPROVED	DATE

SCALE: SCALE : 1" = 8'
ACAD FILE NO. 16S16003
PROJECT NO. 16S16003

DESIGNED: | DRAWN: SBP | CHECKED: JP
DATE

BENCHMARK
OCSBM 3P–35–04
ELEVATION = 157.955
YEAR LEVELED: 2004
NAVD 88/DATUM

A.P. NUMBER:
670–111–53

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

TOPOGRAPHIC MAP

107 MONARCH BAY DRIVE
DANA POINT, CA 92629
PREPARED FOR: MR.&MRS. ALAN SCHRYER

C–6

PLOT DATE: 09–28–2017

GEOTECHNICAL INVESTIGATION
Proposed Building Additions
107 Monarch Bay Drive
Dana Point, California

HETHERINGTON ENGINEERING, INC.

HETHERINGTON ENGINEERING, INC.
SOIL & FOUNDATION ENGINEERING • ENGINEERING GEOLOGY • HYDROGEOLOGY

November 14, 2016
Project No. 7876.1
Log No. 18572

Alan and Janet Schryer
107 Monarch Bay Drive
Dana Point, California 92629

Subject: GEOTECHNICAL INVESTIGATION
Proposed Building Additions
107 Monarch Bay Drive
Dana Point, California

Dear Mr. and Ms. Schryer:

In accordance with your request, we have performed a geotechnical investigation for the proposed building additions at the subject site. Our work was performed during September through November 2016. The purpose of our investigation was to evaluate the soil and geologic conditions within the area of the proposed construction, and to provide grading and foundation recommendations.

Our scope of work included the following:

- Research and review of readily available plans and geologic map/literature pertinent to the site (see References).
- Subsurface exploration consisting of three limited access borings for soil sampling and geologic observation.
- Laboratory testing of samples obtained from the subsurface exploration.
- Engineering and geologic analysis.
- Preparation of this report presenting the results of our field and laboratory work, analyses, and our conclusions and recommendations.

SITE DESCRIPTION

The subject property is located at 107 Monarch Bay Drive, Dana Point, California (see Location Map, Figure 1). The property is a rectangular shaped lot that is developed with a one-story, single-family residence and various flatwork features. We anticipate that the existing structure is supported by conventional continuous/spread footings with slab-on-grade and/or raised wood floors. The property is bounded by Monarch Bay Drive to the east; and similarly developed properties to the north, south and west. Topographically,

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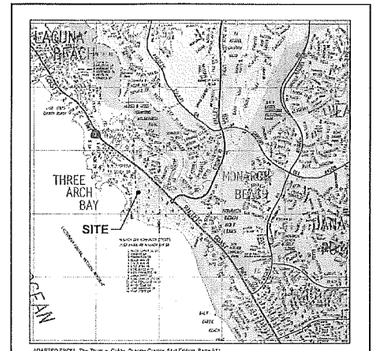
333 Third Street, Suite 2 • Laguna Beach, CA 92651-2308 • (949) 715-5440 • Fax (760) 931-0545
www.hetheringtonengineering.com



ADAPTED FROM: The Thomas Guide, Orange County 31st Edition, Page 671

N

SCALE: 1" = 2000'
(1 Grid Equals 0.3 x 0.3 miles)

LOCATION MAP

HETHERINGTON ENGINEERING, INC. GEOTECHNICAL CONSULTANTS	107 Monarch Bay Drive Dana Point, California	
	PROJECT NO. 7876.1	FIGURE NO 1

the property consists of a relatively level building pad with an approximately 15-feet high (maximum), approximately 1.5 to 1 (horizontal to vertical) descending slope to the west.

PROPOSED DEVELOPMENT

We understand the proposed development consists of building additions to the existing structure, including a new partial basement, swimming pool/spa, and gazebo. The approximate locations of the proposed construction are shown on the attached Plot Plan, Figure 2. We anticipate wood-frame and masonry construction founded on conventional continuous/spread footings with slab-on-grade floors and retaining walls to facilitate grade changes. Building loads are expected to be typical for this type of relatively light construction. Grading will apparently consist of cut on the order of approximately 10-feet for the partial basement. No new slopes are anticipated. Grading plans were not available at the time of this report.

SUBSURFACE EXPLORATION

Subsurface conditions were explored by excavating two borings with a limited-access drill rig to depths of 16.5 and 21-feet below existing site grades and manually excavating one boring to a depth of 3-feet below existing site grades. The approximate locations of the borings are shown on the attached Plot Plan, Figure 2.

The subsurface exploration was supervised by an engineer from this office, who visually classified the soil, and obtained bulk and relatively undisturbed samples for laboratory testing. The soils were visually classified according to the Unified Soil Classification System. Classifications are shown on the attached Boring Logs, Figures 4 through 6.

LABORATORY TESTING

Laboratory testing was performed on samples obtained during the subsurface exploration. Tests performed consisted of the following:

- Dry Density/Moisture Content (ASTM: D 2216)
- Maximum Dry Density/Optimum Moisture Content (ASTM: D 1557)
- Expansion Index (ASTM: D 4829)
- Atterberg Limits (ASTM: D 4318)

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- Direct Shear (ASTM: D 3080)
- Soluble Sulfate (Cal Test 417)
- Single-Point Consolidation (ASTM: D 2435)

Results of the dry density and moisture content determinations are presented on the Boring Logs, Figures 4 through 6. The remaining laboratory test results are presented on the attached Laboratory Test Results, Figure 7.

SOIL AND GEOLOGIC CONDITIONS

1. Geologic Setting

The site area is contained within the USGS Dana Point 7.5 minute quadrangle, and lies within the coastal plain region of the Peninsular Ranges geomorphic province. The site and vicinity are situated along an irregular trending stretch of coastline that is characterized by numerous coves and pocket beaches that are backed by a landward succession of steep to near vertical sea cliffs, typically gently to moderately seaward sloping terrace terrain, and ultimately by moderately to steeply sloping resistant hills that comprise the western flank of the San Joaquin Hills.

Based on the results of our subsurface exploration, and review of the referenced geologic maps/literature, the area intended for new construction appears to be underlain by fill, colluvium, and Pleistocene continental/marine terrace deposits which are, in turn, underlain at depth by middle Miocene San Onofre Breccia sedimentary bedrock.

A brief description of the geologic units observed within the site follows. The distribution of the geologic units is indicated on the attached Geologic Cross-Section, Figure 3.

2. Geologic Units

a) Fill/Colluvium – As exposed in the borings, approximately 1 to 7-feet of fill/colluvium exists in the areas of proposed construction. The fill/colluvium consists generally of brown silty sand that is damp to moist and loose to dense. The fill/colluvium possesses a very low expansion potential.

HETHERINGTON ENGINEERING, INC.

b) Terrace Deposits – Exposed in the borings beneath the fill/colluvium, the site is underlain by terrace deposits. The terrace deposits consist generally of red brown silty sand that is moist and dense.

3. Groundwater

Groundwater or seepage was not encountered in the exploratory borings. It should be noted, however, that fluctuations in the amount and level of groundwater may occur due to variations in rainfall, irrigation and other factors that may not have been evident at the time of our field investigation.

SEISMICITY

Based on our review of the available geologic maps/literature, there are no active or potentially active faults that traverse the subject site, and the property is not located within the currently mapped limits of an Alquist-Priolo Earthquake Fault Zone. The following table lists the known active faults that would have the most significant impact on the site:

Fault	Maximum Probable Earthquake (Moment Magnitude)	Slip Rate (mm/year)
Newport-Inglewood (offshore) (3 kilometers/2 miles southwest)	7.1	1.5
San Joaquin Hills Blind Thrust (13 kilometers/8 miles north)	7.1	0.5
Elsinore (Glen Ivy Segment) (37 kilometers/23 miles northeast)	6.9	5.0

SEISMIC EFFECTS

1. Ground Accelerations

The most significant probable earthquake to affect the property would be a 7.1 magnitude earthquake on the Newport-Inglewood fault. Based on Section 1803.5.12 of the 2013 California Building Code and Section 11.8.3 of ASCE 7-10, peak ground accelerations (PGA_M) of 0.643g are possible for the design earthquake.

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2. Landsliding

Review of the referenced geologic maps/literature indicates that the subject property is not included within the limits of any previously mapped landsliding and is not within a State of California Seismically Induced Landslide hazard zone. The risk of landsliding is considered very low.

3. Ground Cracks

The risk of fault surface rupture due to active faulting is considered low due to the absence of an active fault on site. Ground cracks due to shaking from seismic events in the region are possible, as with all of southern California.

4. Liquefaction

The site is not within a State of California seismically induced liquefaction hazard zone. The risk of seismically induced liquefaction within the site is considered low due to the dense nature of the terrace deposits and absence of shallow groundwater.

5. Tsunamis

The site is not located within a mapped tsunami inundation area. The risk of a tsunamis adversely impacting the site is considered low due to the elevation of the property above sea-level and distance of the property from the coast.

CONCLUSIONS AND RECOMMENDATIONS

1. General

The proposed development is considered feasible from a geotechnical standpoint. Grading and foundation plans should take into account the appropriate geotechnical features of the site. Provided that the recommendations presented in this report and good construction practices are utilized during design and construction, the proposed construction is not anticipated to adversely impact the adjacent properties from a geotechnical standpoint.

2. Seismic Parameters for Structural Design

Seismic considerations that may be used for structural design at the site include the following:

HETHERINGTON ENGINEERING, INC.

a. Ground Motion - The proposed additions should be designed and constructed to resist the effects of seismic ground motions as provided in Section 1613 of the 2013 California Building Code.

Site Address: 107 Monarch Bay Drive, Dana Point, California

Latitude: 33.48764°

Longitude: -117.73206°

b. Spectral Response Accelerations - Using the location of the property and data obtained from the U.S.G.S. Earthquake Hazard Program, short period Spectral Response Accelerations S_s (0.2 second period) and S_1 (1.0 second period) are:

$S_s = 1.557g$
$S_1 = 0.580g$

c. Site Class - In accordance with Chapter 20 of ASCE 7, and the underlying geologic conditions, a Site Class D is considered appropriate for the subject property.

d. Site Coefficients F_a and F_v - In accordance with Table 1613.3.3 and considering the values of S_s and S_1, Site Coefficients for a Class D site are:

$F_a = 1.000$
$F_v = 1.500$

e. Spectral Response Acceleration Parameters Sm_s and Sm_1 - In accordance with Section 1613.3.3 and considering the values of S_s and S_1, and F_a and F_v, Spectral Response Acceleration Parameters for Maximum Considered Earthquake are:

$Sm_s = 1.557g$
$Sm_1 = 0.870g$

f. Design Spectral Response Acceleration Parameters Sd_s and Sd_1 - In accordance with Section 1613.3.4 and considering the values of Sm_s and Sm_1, Design Spectral Response Acceleration Parameters for Maximum Considered Earthquake are:

$Sd_s = 1.038g$
$Sd_1 = 0.580g$

HETHERINGTON ENGINEERING, INC.

PREPARED BY OR UNDER DIRECTION OF:

STEPHEN B. PETER DATE

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

REVISION	DESCRIPTION	APPROVED	DATE

SCALE: N/A

ACAD FILE NO. 17E17019

PROJECT NO. 17E17019

DESIGNED:	DRAWN:	CHECKED:
SP	SP	SP

STEPHEN PETER — DATE — 38623 R.C.E. NO.

PLANS PREPARED BY:
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1519 CALLE VALLE, SAN CLEMENTE, CA. 92672
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WWW.PETERASSOC.COM INFO@PETERASSOC.COM

BENCHMARK
OCSBM: 3P-35-04
ELEVATION = 157.955
NAVD 88/DATUM

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

CITY PLANNING DEPARTMENT — DATE

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

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

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CITY OF DANA POINT

SOIL REPORT RECOMMENDATIONS

FOR
107 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

PLAN CHECK NO. BLDG 17-____

C-7

PLOT DATE: 09-28-2017

GEOTECHNICAL INVESTIGATION
Project No. 7876.1
Log No. 18572
November 14, 2016
Page 7

g. Long Period Transition Period - A Long Period Transition Period of TL = 8 seconds is provided for use in San Diego County.

h. Seismic Design Category - In accordance with Tables 1604.5, 1613.3.5(1) and 1613.3.5(2), and ASCE 7, a Risk Category II and a Seismic Design Category D are considered appropriate for the subject property.

3. Site Grading

Prior to grading, areas of proposed construction and on-grade improvements should be cleared of existing improvements, surface obstructions, vegetation and debris. Materials generated during clearing should be disposed of at an approved location off-site. Holes resulting from the removal of buried obstructions should be filled with compacted fill or lean concrete. Where not removed as part of planned excavation, existing near surface fill should be removed down to approved compacted fill. We anticipate removal depths on the order of 1 to 3-feet below existing site grades. Actual removal depths should be determined in the field by the Geotechnical Consultant based on conditions exposed during grading.

Provided the exposed subgrade for the basement is not disturbed and exposes competent fill/terrace deposits, additional preparation of the subgrade may not be required. Prior to placing fill the exposed subgrade should be scarified 6 to 8-inches, moisture conditioned as necessary to about optimum moisture content and compacted by mechanical means in uniform horizontal lifts of 6 to 8-inches in thickness. All fill should be compacted to a minimum relative compaction of 90-percent based upon ASTM: D 1557. The on-site materials are suitable for use as compacted fill provided all vegetation and debris are removed. Rock fragments over 6-inches in dimension and other perishable or unsuitable materials should be excluded from the fill.

All grading and compaction should be observed and tested as necessary by the Geotechnical Consultant.

4. Foundation and Slab Recommendations

The following recommendations are considered geotechnical minimums and may be increased by structural requirements.

The proposed additions may be supported by conventional continuous/spread footings founded at least 18-inches into approved compacted fill and/or terrace deposits. Continuous footings should be at least 12-inches wide and reinforced with a

HETHERINGTON ENGINEERING, INC.

GEOTECHNICAL INVESTIGATION
Project No. 7876.1
Log No. 18572
November 14, 2016
Page 8

minimum of four #4 bars, two top and two bottom. Foundations located adjacent to utility trenches should extend below a 1:1 plane projected upward from the bottom of the trench. Foundations bearing as recommended may be designed for a dead plus live load bearing value of 2000-pounds-per-square-foot. This value may be increased by one-third for loads including wind and seismic forces. A lateral bearing value of 250-pounds-per-square-foot per foot of depth and a coefficient of friction between foundation soil and concrete of 0.35 may be assumed. These values assume that footings will be placed neat against the fill and/or terrace deposits. Footing excavations should be observed by the Geotechnical Consultant prior to the placement of reinforcing steel in order to verify that they are founded in suitable bearing materials.

Total and differential settlement of the proposed additions due to foundation loads is considered to be 3/4 and 3/8-inch, respectively, for footings founded as recommended. Differential performance of the foundations and resulting movement between the additions and the existing residence should be expected. Consequently, these connections are subject to cracking and distress. Structural and architectural plans should consider providing details that accommodate expected movement.

Slab-on-grade floors should have a minimum thickness of 5-inches and should be reinforced with #4 bars spaced at 18-inches, center to center, in two directions, and supported on chairs so that the reinforcement is at mid-height in the slab. Floor slabs should be underlain with a moisture vapor retarder consisting of a minimum 10-mil polyethylene membrane. At least 2-inches of sand should be placed over the vapor retarder to assist in concrete curing and at least 2-inches of sand should be placed below the vapor retarder. The vapor retarder should be placed in accordance with ASTM: E 1643. Prior to placing concrete, the slab subgrade soils should be thoroughly moistened.

Vapor retarders are not intended to provide a waterproofing function. Should moisture vapor sensitive floor coverings be planned, a qualified consultant/contractor should be consulted to evaluate moisture vapor transmission rates and to provide recommendations to mitigate potential adverse impacts of moisture vapor transmissions on the proposed flooring.

5. Retaining Walls

Retaining walls free to rotate (cantilevered walls) should be designed for an active pressure of 35-pounds-per-cubic-foot (equivalent fluid pressure). Walls restrained from movement at the top should be designed for an at-rest pressure of 60-pounds-

HETHERINGTON ENGINEERING, INC.

GEOTECHNICAL INVESTIGATION
Project No. 7876.1
Log No. 18572
November 14, 2016
Page 9

per-cubic-foot (equivalent fluid pressure). These values are based on level backfill consisting of onsite granular soils. Any additional surcharge pressures behind retaining walls should be added to these values. Retaining wall foundations should be designed in accordance with the foundation recommendations provided previously in this report.

Retaining walls should be provided with adequate drainage to prevent buildup of hydrostatic pressure and should be adequately waterproofed. The subdrain system behind retaining walls should consist at a minimum of 4-inch diameter Schedule 40 (or equivalent) perforated (perforations "down") PVC pipe embedded in at least 1-cubic-foot of 3/4 inch crushed rock per lineal foot of pipe all wrapped in an approved filter fabric. The subdrain system should be connected to a solid outlet pipe with a minimum of 1-percent fall that discharges to a suitable drainage device. Recommendations for wall waterproofing should be provided by the Project Architect and/or Structural Engineer.

The lateral pressure on retaining walls due to earthquake motions (dynamic lateral force) should be calculated as $P_A = 3/8\ \gamma\ H^2 k_h$ where

P_A = dynamic lateral force (lbs/ft)

γ = unit weight = 120 pcf

H = height of wall (feet)

k_h = seismic coefficient = 0.214

The dynamic lateral force may also be expressed as 14-pcf (equivalent fluid pressure).

The dynamic lateral force is in addition to the static force and should be applied as a triangular distribution at 1/3H above the base of the wall. The dynamic lateral force need not be applied to retaining walls 6-feet or less in height.

6. Temporary Slopes

Temporary slopes necessary to facilitate site grading and the construction of the basement retaining walls may be cut vertically up to 5-feet where the cuts are not influenced by existing structures or property line constraints. Any portion of temporary slopes near existing improvements, higher than 5-feet, or exposing potentially unstable soils should be sloped at a ratio no steeper than 1:1 (horizontal to vertical), slot cut, or shored.

HETHERINGTON ENGINEERING, INC.

GEOTECHNICAL INVESTIGATION
Project No. 7876.1
Log No. 18572
November 14, 2016
Page 10

Field observations by the Engineering Geologist during grading of temporary slopes is recommended and considered necessary to confirm anticipated conditions and provide additional recommendations as warranted. Slot cut/shoring parameters can be provided upon request.

7. Retaining Wall and Utility Trench Backfill

Retaining wall and utility trench backfill should be compacted to at least 90-percent relative compaction (ASTM: D 1557). Backfill should be observed and tested by the Geotechnical Consultant.

8. Swimming Pool

The proposed swimming pool should be supported by drilled piers founded in the underlying terrace deposits. Drilled piers should have a minimum diameter of 24-inches and should be founded a minimum of 5-feet into approved terrace deposits. Drilled piers founded as recommended may be designed for a dead plus live load end bearing capacity of 2000-pounds-per-square-foot. This value may be increased by one-third for wind and seismic forces. A skin friction value of 200-pounds-per-square-foot may be assumed in terrace deposits. Piers may resist lateral loads by a passive pressure of 250-pounds-per-square foot per foot of depth in terrace deposits to a maximum value of 2000-pounds-per-square-foot. The passive resistance may be calculated over two pier diameters. Drilled piers located on or in close proximity to the descending slope should be designed to resist lateral creep loads of 35-pounds-per-cubic-foot (equivalent fluid pressure) within the upper 5-feet below existing slope grades. The lateral loading should be calculated over three pier diameters. Passive resistance and skin friction should be ignored in the upper 5-feet and begin at a depth of 5-feet for drilled piers on or in close proximity to the slope. Drilled piers should be deepened as necessary to provide at least 10-feet of horizontal distance between the edge of the drilled pier and the face of the slope. Drilled piers should be observed by the Geotechnical Consultant at the time of drilling to ensure that the appropriate bearing materials have been encountered.

9. Hardscape

Concrete flatwork should be at least 5-inches thick (actual) and reinforced with No. 4 bars spaced at 18-inches on-center (two directions) and placed on chairs so that the reinforcement is in the center of the concrete. Contraction joints should be provided at 8-feet spacing (maximum). Joints should create square panels where possible. For rectangular panels (where necessary) the long dimension should be no more than 1.5 times the short dimension. Joint depth should be at least 0.25 times the flatwork

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GEOTECHNICAL INVESTIGATION
Project No. 7876.1
Log No. 18572
November 14, 2016
Page 11

thickness. Expansion joints should be thoroughly sealed to prevent the infiltration of water into the underlying soils.

10. Sulfate Content

A representative sample of the on-site soils was submitted for sulfate testing. The result of the sulfate test is summarized on the Laboratory Test Results, Figure 7. The sulfate content is consistent with a negligible/not applicable sulfate exposure classification per Table 4.2.1 of the American Concrete Institute Publication 318, consequently, no special provisions for sulfate resistant concrete are considered necessary. Other corrosivity testing has not been performed, consequently, the on-site soils should be assumed to be severely corrosive to buried metals unless testing is performed to indicate otherwise.

11. Drainage

The following recommendations are intended to minimize the potential adverse effects of water on the structure and appurtenances.

a. Consideration should be given to providing the structure with roof gutters and downspouts that discharge to an area drain system and/or to suitable locations away from the structure.

b. All site drainage should be directed away from the structure and not be allowed to flow over slopes.

c. No landscaping should be allowed against the structure. Moisture accumulation or watering adjacent to foundations can result in deterioration of building materials and may effect the performance of foundations.

d. Irrigated areas should not be over-watered. Irrigation should be limited to that required to maintain the vegetation. Additionally, automatic systems must be seasonally adjusted to minimize over-saturation potential particularly in the winter (rainy) season.

e. All yard and roof drains should be periodically checked to verify they are not blocked and flow properly, and maintained as necessary.

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GEOTECHNICAL INVESTIGATION
Project No. 7876.1
Log No. 18572
November 14, 2016
Page 12

12. Recommended Observation and Testing During Construction

The following tests and/or observations by the Geotechnical Consultant are recommended.

a. Observation and testing during site grading.

b. Observation of foundation excavations prior to placement of forms and reinforcement.

c. Utility trench backfill.

d. Hardscape/driveway sub-grade.

e. Retaining wall backdrains and backfill.

13. Grading and Foundation Plan Review

Grading and foundation plans should be reviewed by the Geotechnical Consultant to confirm conformance with the recommendations presented herein or to modify the recommendations as necessary.

LIMITATIONS

The analyses, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our investigation and further assume the excavations to be representative of the subsurface conditions throughout the site. If different subsurface conditions from those encountered during our exploration are observed or appear to be present in excavations during construction, the Geotechnical Consultant should be promptly notified for review and reconsideration of recommendations.

Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable Geotechnical Consultants practicing in this or similar localities. No other warranty, express or implied, is made as to the conclusions and professional advice included in this report.

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Project No. 7876.1
Log No. 18572
November 14, 2016
Page 13

This opportunity to be of service is sincerely appreciated. If you have any questions, please call this office.

Sincerely,
HETHERINGTON ENGINEERING, INC.

Paul A. Bogseth
Professional Geologist 3772
Certified Engineering Geologist 1153
Certified Hydrogeologist 591
(expires 3/31/18)

CERTIFIED ENGINEERING GEOLOGIST PAUL A. BOGSETH E.G. 1153 STATE OF CALIFORNIA

Mark D. Hetherington
Civil Engineer 30488
Geotechnical Engineer 397
(expires 3/31/18)

REGISTERED PROFESSIONAL ENGINEER MARK D. HETHERINGTON No. 397 Exp. Date GEOTECHNICAL STATE OF CALIFORNIA

Attachments:	Location Map	Figure 1
	Plot Plan	Figure 2
	Geologic Cross-Section	Figure 3
	Boring Logs	Figures 4 through 6
	Laboratory Test Results	Figure 7

Distribution: 1-via e-mail (Schryer@aol.com)
1-via e-mail (Allan@Tarchitecture.com)
4-Addressee

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REFERENCES

1) ASCE 7-10, "Minimum Design Loads for Buildings and Other Structures", American Society of Civil Engineers/Structural Engineers Institute, dated May 2010.

2) Branum, D., Harmsen, S., Kalkan, E., Peterson, M., and Wills, C. "Earthquake Shaking Potential for California," Map Sheet 48, Revised 2008.

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OCSBM: 3P-35-04
ELEVATION = 157.955
NAVD 88/DATUM

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CITY PLANNING DEPARTMENT DATE

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

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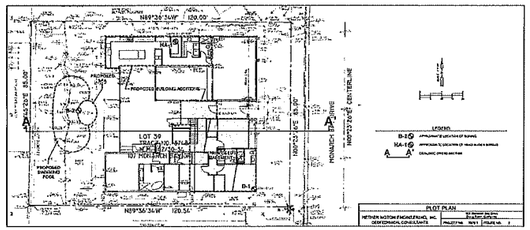
CITY OF DANA POINT

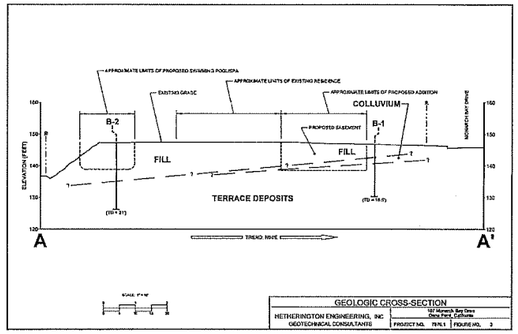
SOIL REPORT RECOMMENDATIONS
FOR
107 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

PLAN CHECK NO.
BLDG 17-____

C-8

PLOT DATE: 09-28-2017





DRILLING COMPANY: Native — RIG: Tripod — DATE: 09/19/16
BORING DIAMETER: 6" — DRIVE WEIGHT: 140 lb — DROP: 30" — ELEVATION: 146' ±

BORING NO. B-1

DEPTH (FEET)	BULK SAMPLE	DRIVE SAMPLE BLOWS/FOOT	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (USCS)	SOIL DESCRIPTION
0.0					SM	FILL: Brown silty sand, damp, dense
		20/6" 50/5"	117	5.8		
5.0					SM	COLLUVIUM: Brown silty sand, damp, medium dense
		5/6" 6/6" 8/6"	109	6.3		TERRACE DEPOSITS: Red brown silty sand, moist, dense
						@ 8': Becomes clayey sand, moist, dense
10.0		11/6" 17/6" 17/6"	112	7.6		
15.0		15/6" 17/6" 22/6"	92	4.7		
20.0						Total depth 16.5-feet No seepage No caving
25.0						

BORING LOG

HETHERINGTON ENGINEERING, INC. — GEOTECHNICAL CONSULTANTS — 107 Monarch Bay Drive, Dana Point, California — PROJECT NO. 7876.1 — FIGURE NO. 4

DRILLING COMPANY: Native — RIG: Tripod — DATE: 09/19/16
BORING DIAMETER: 6" — DRIVE WEIGHT: 140 lb — DROP: 30" — ELEVATION: 147' ±

BORING NO. B-2

DEPTH (FEET)	BULK SAMPLE	DRIVE SAMPLE BLOWS/FOOT	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (USCS)	SOIL DESCRIPTION
0.0					SM	FILL: Brown silty sand, damp to moist, dense
		25/6" 50/4"	110	6.5		@ 5': Red brown silty sand, damp to moist, dense
5.0						TERRACE DEPOSITS: Red brown to tan brown silty sand, moist, dense
10.0		17/6" 17/6" 19/6"	104	3.9		
15.0		17/6" 22/6" 23/6"	110	6.3		
20.0		23/6" 50/5"	107	8.1		
						Total depth 21.0-feet No seepage No caving
25.0						

BORING LOG

HETHERINGTON ENGINEERING, INC. — GEOTECHNICAL CONSULTANTS — 107 Monarch Bay Drive, Dana Point, California — PROJECT NO. 7876.1 — FIGURE NO. 5

DRILLING COMPANY: HEI — RIG: Hand Auger — DATE: 09/19/16
BORING DIAMETER: 3.5" — DRIVE WEIGHT: — DROP: — ELEVATION: 147' ±

BORING NO. HA-1

DEPTH (FEET)	BULK SAMPLE	DRIVE SAMPLE BLOWS/FOOT	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (USCS)	SOIL DESCRIPTION
0.0					SM	FILL: Brown silty sand, damp, loose
						TERRACE DEPOSITS: Red brown brown silty sand, moist, dense
5.0						Total depth 3.0-feet No seepage No caving
10.0						
15.0						
20.0						
25.0						

BORING LOG

HETHERINGTON ENGINEERING, INC. — GEOTECHNICAL CONSULTANTS — 107 Monarch Bay Drive, Dana Point, California — PROJECT NO. 7876.1 — FIGURE NO. 6

LABORATORY TEST RESULTS

MAXIMUM DRY DENSITY/OPTIMUM MOISTURE CONTENT (ASTM 1557)

Sample Location	Description	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
B-1 @ 1 to 8'	Silty sand	111.5	10.5

EXPANSION INDEX (ASTM: D 4829)

Sample Location	Initial Moisture (%)	Compacted Dry Density (pcf)	Final Moisture (%)	Expansion Index	Expansion Potential
B-1 @ 1 to 8'	6.9	115.8	18.6	0	Very low

DIRECT SHEAR (ASTM: D 3080)

Sample Location	Angle of Internal Friction (°)	Cohesion (psf)	Remarks
B-1 @ 1 to 8'	33	0	Remolded to 90% of optimum moisture content, soaked, consolidated, drained

SULFATE TEST RESULTS (CAL-417)

Sample Location	Soluble Sulfate in Soil (%)
B-1 @ 1 to 8'	0.0145

SINGLE-POINT CONSOLIDATION TEST SUMMARY (ASTM: D 2435)

Sample Location	Normal Stress at Saturation (psf)	% Swell (+) or % Consolidation (-) When Water Added
B-1 @ 5'	595	-1.0

Figure 7
Project No. 7876.1
Log No. HA-1

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STEPHEN B. PETER — DATE

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