

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

---

**DATE: JUNE 10, 2019**

**TO: DANA POINT PLANNING COMMISSION**

**FROM: COMMUNITY DEVELOPMENT DEPARTMENT  
MATT SCHNEIDER, DIRECTOR OF COMMUNITY DEVELOPMENT  
JOHN CIAMPA, SENIOR PLANNER**

**SUBJECT: COASTAL DEVELOPMENT PERMIT CDP19-0007 TO CONSTRUCT A  
614 SQUARE-FOOT DETACHED GUEST LIVING QUARTERS FOR AN  
EXISTING 4,305 SQUARE-FOOT SINGLE-FAMILY DWELLING IN THE  
RESIDENTIAL SINGLE FAMILY 4 (RSF-4) ZONING DISTRICT  
LOCATED AT 39 MONARCH BAY DRIVE**

---

**RECOMMENDATION:** That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP19-0007.

**APPLICANT:** Mr. and Mrs. Paphites, Property Owners

**REPRESENTATIVE:** Scott Hudgins, Architect

**REQUEST:** Approval of a Coastal Development Permit to construct a 614 square-foot detached guest quarters for an existing single family residence in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

**LOCATION:** 39 Monarch Bay Drive (APN 670-141-33)

**NOTICE:** Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on May 31, 2019 published within a newspaper of general circulation on May 31, 2019, and posted on May 31, 2019 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 Sections 15301 and 15303 (Class 1 - Existing Facilities and Class 3 – New Construction) in that the project involves the construction of a 614 square foot guest living quarters.

**ISSUES:**

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

**BACKGROUND:**

The subject site is a 20,400 square foot lot improved with a 4,305 square foot single-family residence and a detached four car garage in the private Monarch Bay community. The site is located on a coastal bluff lot and is bounded by other single-family dwellings, the Pacific Ocean (Supporting Document 2). The property is in the “Residential Single Family 4” (RSF 4) Zoning District, and located within the Coastal Overlay District (the California Coastal Zone), and the Appeals Jurisdiction of the California Coastal Commission.

**DISCUSSION:**

The project proposes a 614 square-foot detached guest living quarters in the front half of the lot. The new one story structure would provide two bedrooms and two bathrooms. The living quarters would not provide any cooking facilities; therefore, it would not be an accessory dwelling unit. The structure is designed to match the Cape Cod architecture of the residence and detached garage with the use of wood shingle siding, wood trim, and roof shingles.

The single-family residence (SFR) was constructed in 1964 with a 24 foot setback from the coastal bluff edge. Since the setback is less than 25 feet from the bluff edge, the residence is legal nonconforming. The proposed structure would be detached from the SFR and its own independent structure; therefore, a Minor Site Development Permit is not required for this project.

City staff reviewed the geotechnical report for the project and is supportive given the stability of the site and the proposed structure’s 117 foot setback from the bluff edge. The project complies with all applicable development standards, including setbacks, parking, and height limits. Table 1 summarizes the project’s conformance with applicable development standards of the RSF-4 zoning district.

**Table 1: Guest Quarters Compliance with RSF 4 Development Standards**

<b>Development Standard</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliant with Standard</b>
Front Setback	20 feet	20 feet	Yes
Side Setbacks	5 feet	5 feet	Yes
Bluff Edge Setback	25 feet	117 feet	Yes
Building Separation	10 feet	10 feet	Yes
Height	24 feet	14 feet	Yes
Lot Coverage	45%	12.9%	Yes
Landscape Coverage	25%	42.4%	Yes
Parking Required	3 covered parking spaces minimum for five bedrooms	4 car garage	Yes

**Coastal Development Permit CDP19-0007**

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, any improvements located in the City's Coastal Overlay District Appeals Jurisdiction of the California Coastal Commission requires approval of a Coastal Development Permit (CDP). The proposed 614 square-foot guest quarters would be located outside of the 25 foot required coastal bluff setback for the property and complies with the applicable development standards of the RSF 4 Zoning District. The project would not result in any landform alterations to the site.

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

- 1. Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*
- 2. If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*
- 3. Conform with Public Resources Code Section 21000 and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*

4. *Be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.*
5. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*
6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*
7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

The recommended findings for approval of the CDP are outlined in the draft Resolution No. 19-06-10-XX, attached to this report as Action Document 1.

**CORRESPONDENCE:** On May 1, 2019, the project received approval from the Monarch Bay Association Architectural Review Committee.

**CONCLUSION:** Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. As the project has been found to comply with all standards of development, staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 19-0007 subject to the findings and conditions of approval contained therein.

  
\_\_\_\_\_  
John Ciampa, Senior Planner  
\_\_\_\_\_  
Matt Schneider, Director  
Community Development Department

**ATTACHMENTS:**

**Action Documents**

1. Draft Planning Commission Resolution No. 19-06-10-xx

**Supporting Documents**

2. Vicinity Map
3. HOA Approval
4. Site Photos
5. Architectural Plans

**Action Document 1:** Draft Planning Commission Resolution No. 19-06-10-xx

**RESOLUTION NO. 19-06-10-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP19-0007 TO CONSTRUCT A 614 SQUARE-FOOT DETACHED GUEST LIVING QUARTERS FOR A SINGLE-FAMILY DWELLING IN THE RESIDENTIAL SINGLE FAMILY 4 (RSF 4) ZONING DISTRICT LOCATED AT 39 MONARCH BAY DRIVE**

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

WHEREAS, Scott Hudgins, Architect, (the "Representative") has filed an application on behalf of Mr. and Mrs. Paphites, ("Applicant"), the owners of real property commonly referred to as 39 Monarch Bay Drive (APN 670-141-33) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit to allow construction of a 416 square-foot detached guest living quarters for a single-family residence (SFR); 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 Sections 15301 and 15303 (Class 1 - Existing Facilities and Class 3 - New Construction) in that the project involves the construction of a 614 square foot guest living quarters; and

WHEREAS, the Planning Commission did, on the 10<sup>th</sup> day of June, 2019, 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 CDP19-0007.

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 CDP19-0007 subject to the following conditions of approval:

Findings:

Coastal Development Permit CDP19-0007

PLANNING COMMISSION RESOLUTION NO. 19-06-10-XX  
CDP19-0007  
PAGE 2

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 proposed improvements are found to 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) and would result in the property being maintained as a SFR.**
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 a developed lot zoned for residential use, located in a private community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches; 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 qualifies as Categorically Exempt from review under CEQA pursuant to Sections 15301 and 15303 (Class 1 – Existing Facilities and Class 3 – New Construction) in that the application involves new guest living quarters that are less than 2,500 square feet.**
4. That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that, the subject property lies adjacent to the Pacific Ocean, a noted sensitive habitat area, park and recreation area. However, the proposed project is sited on the landward side of the existing structure and in an area without Environmentally Sensitive Habitat. The project is sited to ensure it is geologically stable and avoids sensitive resources to comply with the requirements of the Dana Point Zoning Code and Local Coastal Program. The project was reviewed and found by City staff to conform to all development and geotechnical standards.**
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

PLANNING COMMISSION RESOLUTION NO. 19-06-10-XX  
CDP19-0007  
PAGE 3

fire hazards in that, the project was reviewed for geotechnical feasibility, including slope stability, edge retreat, and seismic considerations. City staff reviewed and approved the geotechnical report dated March 23, 2015, and the subsequent addendum dated May 28, 2019 (on file with the City) as certified by a registered Engineering Geologist and a Geotechnical Engineer. The report concludes that the proposed site improvements are feasible and provides design, construction, and maintenance recommendations to minimize risks from any potential geologic and/or erosional or flood forces.

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 site improvements are in an established community of identical uses. The project conforms to all standards of development prescribed by its respective zoning district and is consistent with the architectural style of the house to visually enhance the site.
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). There are no adopted specific plans that apply to the subject property.

Conditions:

General:

1. Approval of this application permits construction of a 614 square foot guest living quarters at 39 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.

PLANNING COMMISSION RESOLUTION NO. 19-06-10-XX  
CDP19-0007  
PAGE 4

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.

The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the Applicant or the Applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney 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.

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

PLANNING COMMISSION RESOLUTION NO. 19-06-10-XX  
CDP19-0007  
PAGE 5

on the project site.

7. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
8. 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.
9. 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.
10. 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. The Waste Management Plan shall indicate the estimated quantities of material to be recycled and the locations where the material is to be taken for recycling.
11. The Applicant shall limit all construction activities within the coastal bluff top setback area. The coastal bluff shall be protected at all times from potential erosion and construction activity.
12. The coastal bluff edge and setbacks shall be clearly shown on all plans submitted for review and approval.
13. A grading permit shall be obtained prior to any work.
14. Per Dana Point Municipal Code Section 9.27.030, no new structure foundations or improvements requiring a building permit will be allowed within the bluff edge setback. Review of the submitted plans indicates that all work associated with the proposed building will be located landward of the coastal bluff edge setback line.

**Prior to Issuance of a Grading Permit:**

15. The applicant shall submit an application for a grading permit. The grading permit application, in compliance with City standards, submitted for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code

PLANNING COMMISSION RESOLUTION NO. 19-06-10-XX  
CDP19-0007  
PAGE 6

and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.

**Prior to Issuance of a Building Permit:**

16. Building plan check submittal shall include two (2) sets of the following construction documents: building plans (4 sets), energy calculations, structural calculations, and soils/geology report.
17. All documents prepared by a professional shall be wet-stamped and signed.
18. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of a geotechnical report in compliance with City of Dana Point standards for review and approval.
19. All submitted plans shall reflect the determined coastal bluff edge and all associated setbacks, as shown on the approved geotechnical report dated March 23, 2015 and the subsequent addendum dated May 28, 2019 as a part of the Coastal Development Permit.
20. The applicant shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports.
21. The applicant shall submit a rough grade certification from the Civil Engineer of Record 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 satisfaction of the City Engineer. 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.
22. The applicant 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.

PLANNING COMMISSION RESOLUTION NO. 19-06-10-XX  
CDP19-0007  
PAGE 7

**Prior to Issuance of Certificate of Use and Occupancy:**

23. All landscaping and/or structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
24. The final condition of the bluff edge setback shall be in accordance with Dana Point Municipal Code Section 9.27.030, with no new structure foundations or improvements requiring a building permit within the bluff edge setback.
25. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final on-site inspection with the Community Development Department that shall include a review of compliance with any outstanding project conditions of approval.
26. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
27. 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.
28. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved grading plan and which specifically approves construction of line and grade for all engineered drainage devices and retaining walls.
29. An As-Built Grading Plan, as needed, shall be prepared by the Civil Engineer of Record.

PLANNING COMMISSION RESOLUTION NO. 19-06-10-XX  
CDP19-0007  
PAGE 8

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 10<sup>th</sup> day of June, 2019 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Roy Dohner, Chairperson  
Planning Commission

ATTEST:

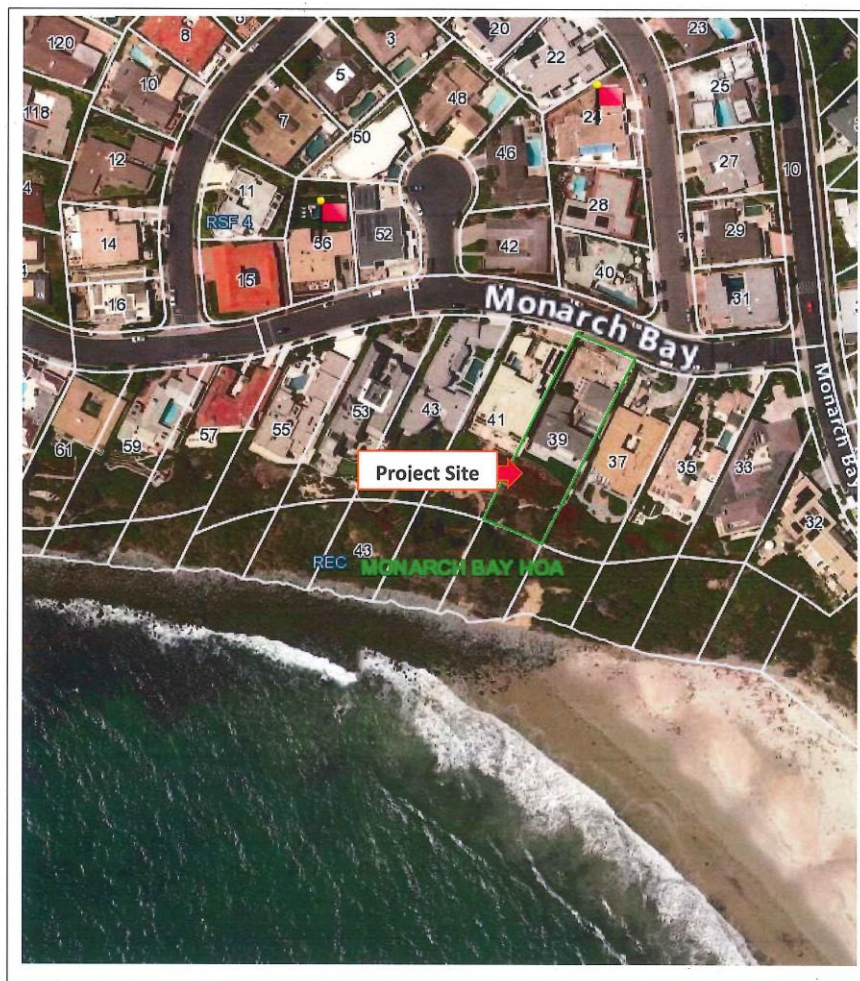
\_\_\_\_\_  
Matthew Schneider, Director  
Community Development Department

Supporting Document 2: Vicinity Map



## Vicinity Map

39 Monarch Bay Dr, CDP19-0007



Supporting Document 3: HOA Approval



## Monarch Bay Association

May 1, 2019

Tassos Paphites  
39 Monarch Bay Drive  
Monarch Beach, CA 92629

via e-mail

RE: 39 MONARCH BAY DRIVE  
APPROVAL- REMODEL ACCESSORY UNIT PLANS  
reference dated 19/04/29 (but actual date 4/29/19) by Hudgins Design Group

Dear Mr. Paphites,

We are pleased to advise that the Monarch Bay Association Architectural Control Committee unanimously approved your home remodel plan for the accessory unit at your home as submitted.

We are in receipt of your Architectural Review retainer of \$5,000. Prior to the commencement of your construction, it will be necessary for you to submit a refundable construction deposit of \$10,000 made payable to the Monarch Bay Association. Upon the successful completion of your project, the deposit will be refunded to you minus the road use fees as tracked per the attached schedule.

The Committee truly appreciates your on-going cooperation and wish you luck with your project.

Respectfully,

THE MONARCH BAY ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE

CC: Board  
Architectural Control Committee  
Scott Hudgins via email  
MB/039/arch/remodel approval/05.01.19

**Supporting Document 4:**            Site Photos



REAR ELEVATION OF SUBJECT PROPERTY



39 MONARCH BAY DRIVE

FRONT ELEVATION OF SUBJECT PROPERTY



SIDE ELEVATION OF SUBJECT PROPERTY



39 MONARCH BAY DRIVE

SIDE ELEVATION OF SUBJECT PROPERTY



Break Metal  
 Kynar 500 finish, statutory bronze



Wood Siding  
 Shingle to match size and color of existing



Fenestration Trim  
 White paint to match existing



Stone Floor  
 Aqua Step White Travertine



Wood Stain and Fencing  
 Existing fence gate

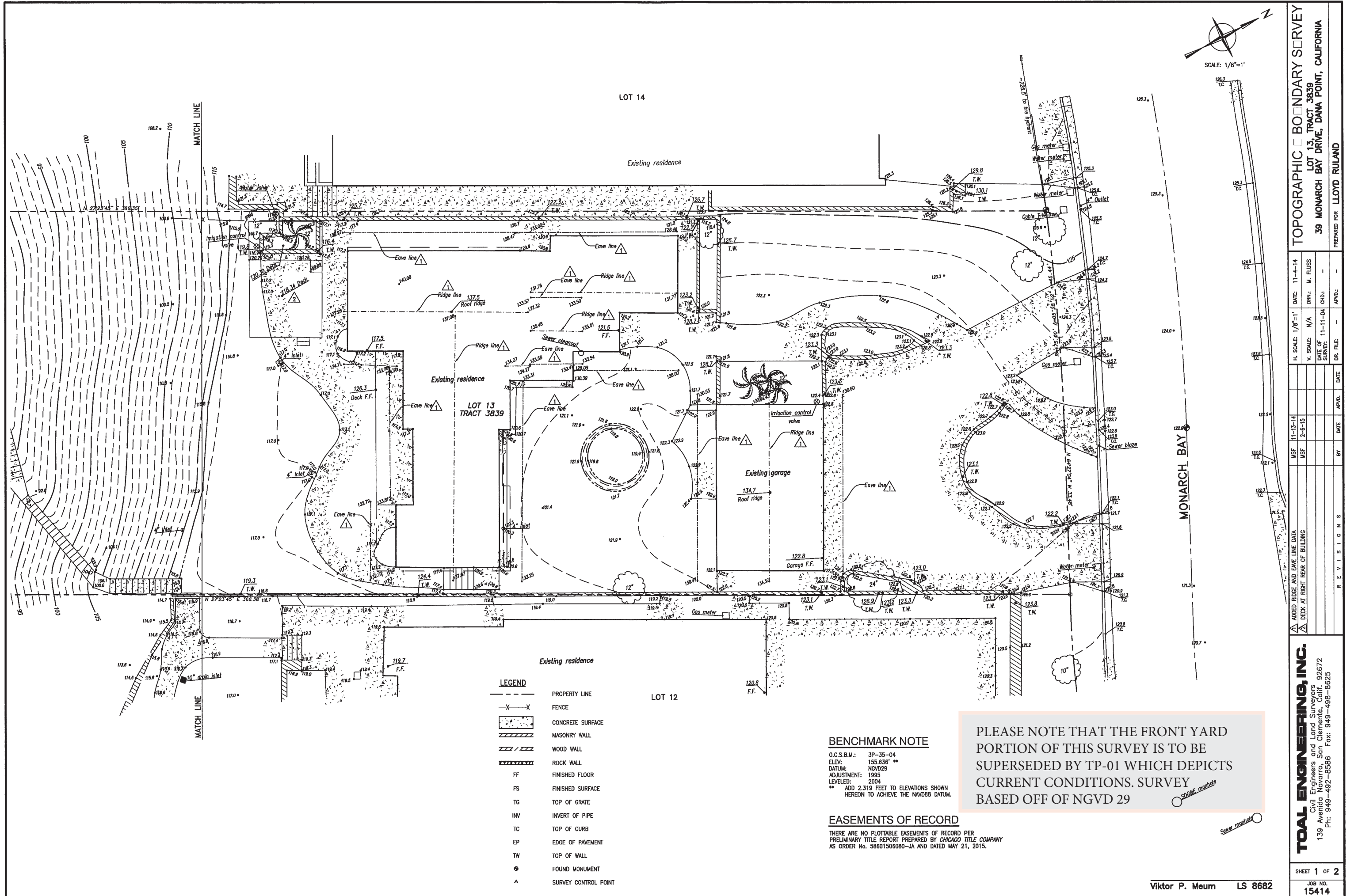
**Supporting Document 5:** Architectural Plans  
ATTACHMENT

DANA POINT, CA

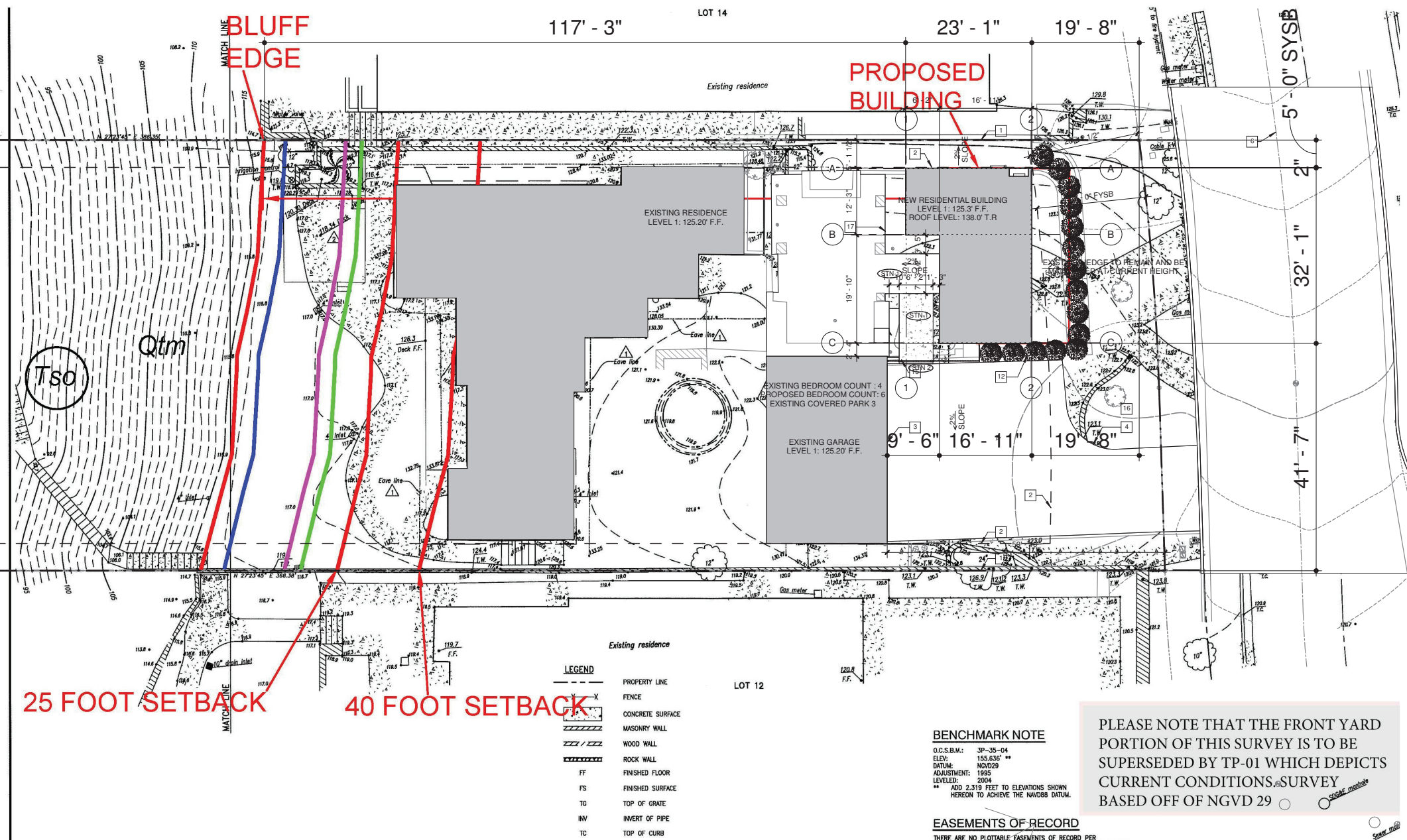
19/05/31

[illegible]

GENERAL NOTES	LIGHT & VENTILATION	STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL PROVIDE AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING. CRC R303.7	FIRE-BLOCKING MATERIALS
HUDGINS DESIGN GROUP, INC. hereby expressly reserves its common law copy right and other property rights in these plans. These plans are not to be reproduced, copied or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the expressly written permission and consent of HUDGINS DESIGN GROUP, INC.	1. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. (R303.1) EXCEPTION: A) THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE. B) THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 'A' ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR AREA. C) USE OF SUNROOMS AND PATIO COVERS, AS DEFINED IN SECTION R202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40 PERCENT OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING. D) THE WINDOWS, DOORS, LOUVERS AND OTHER APPROVED CLOSEABLE OPENINGS NOT REQUIRED BY SECTION R310 MAY OPEN INTO A PASSIVE SOLAR ENERGY COLLECTOR FOR VENTILATION REQUIRED BY THIS SECTION. THE AREA OF VENTILATION OPENINGS TO THE OUTSIDE OF THE PASSIVE SOLAR ENERGY COLLECTOR SHALL BE INCREASED TO COMPENSATE FOR THE OPENINGS REQUIRED BY THE INTERIOR SPACES. E) GLAZED OPENINGS MAY OPEN INTO A PASSIVE SOLAR ENERGY COLLECTOR PROVIDED THE AREA OF EXTERIOR GLAZED OPENING(S) INTO THE PASSIVE SOLAR ENERGY COLLECTOR IS INCREASED TO COMPENSATE FOR THE AREA REQUIRED BY THE INTERIOR SPACE. 2. FOR THE PURPOSE OF DETERMINING LIGHT AND VENTILATION, ANY ROOM SHALL BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHEN AT LEAST 50% OF THE AREA OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING OF NOT LESS THAN 10% OF THE FLOOR AREA OF THE INTERIOR ROOM BUT NOT LESS THAN 25 S.F. (R303.2) EXCEPTION: OPENINGS REQUIRED FOR LIGHT AND VENTILATION SHALL BE PERMITTED INTO SUNROOMS AND PATIO COVERS PROVIDED THERE IS AN OPENABLE AREA BETWEEN THE ADJOINING ROOM AND THE SUNROOM OR PATIO COVER NOT LESS THAN 10% OF THE FLOOR AREA OF THE INTERIOR ROOM BUT NOT LESS THAN 20 S.F. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE BASED ON THE TOTAL FLOOR AREA BEING VENTILATED. 3. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH GLAZED AREA IN WINDOWS OF NOT LESS THAN 3 S.F., ONE HALF SHALL BE OPENABLE. (R303.3) EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE MINIMUM LOCAL EXHAUST RATES SHALL BE 50 CUBIC FEET PER MINUTE FOR NTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. A) BATHROOM EXHAUST FANS: EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5. NOTE: WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL. 4. REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBC ALLEY, YARD OR COURT LOCATED ON THE SAME LOT. (R303.8) A) REQUIRED GLAZED OPENINGS MAY FACE INTO A ROOFED PORCH WHERE THE PORCH ABUTS A STREET, COURT OR YARD AND THE LONGER SIDE OF THE PORCH IS AT LEAST 65% UNOBSTRUCTED AND THE CEILING HEIGHT IS NOT LESS THAN 7'. EAVE PROJECTIONS SHALL NOT BE CONSIDERED AS OBSTRUCTING THE CLEAR OPEN SPACE OF A YARD OR COURT. C) REQUIRED GLAZED OPENINGS MAY FACE INTO AN AREA UNDER A DECK, BALCONY, BAY OR FLOOR CANTILEVER PROVIDED A CLEAR VERTICAL SPACE AT LEAST 36" HIGH IS PROVIDED. D) GLAZED OPENINGS COVERED BY A PASSIVE SOLAR ENERGY COLLECTOR IN ACCORDANCE WITH SECTION R303.1, EXCEPTION 5. 5. EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING 68 DEG. MINIMUM AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. THE INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE. (R303.9) 6. UNDER-FLOOR VENTILATION: THE UNDER FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOIST AND THE EARTH SHALL BE PROVIDED WITH VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS. ONE SUCH OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING. MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1/150 OF THE UNDER-FLOOR SPACE AREA. OPENINGS SHALL ALSO BE NOT LESS THAN 1" S.F. FOR EACH 150 SQUARE FEET OF EXTERIOR WALL. OPENINGS SHALL BE COVERED WITH OPENINGS NOT EXCEEDING 1/4". (R408.1 CRC), COORDINATE ONTO PLANS.	FOR LIGHT OUTLETS INSTALLED AT INTERIOR STAIRS WITH 6 OR MORE RISERS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHTING.	FIRE-BLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11.1): A. TWO-INCH NOMINAL LUMBER B. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS C. ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANEL D. ONE THICKNESS OF 3/4-INCH PARTICLE BOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLE BOARD E. 1/2-INCH GYPSUM BOARD F. 1/4-INCH CEMENT-BASED MILLBOARD G. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT HORIZONTAL FIRE-BLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UN-FACED FIBERGLASS BATT INSULATION USED AS FIRE-BLOCKING SHALL FILL THE ENTIRE CROSS-SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIRE-BLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
1. All work, including materials and workmanship, shall conform to the requirements of local codes, laws, and ordinances and as specified by all by all governing authorities where applicable. Reference is to the latest accepted edition or revision. In the event of conflict with code requirements, that code requirement or note which establishes the higher standard shall take precedence.	2. The intention of the Contract Documents is to include all labor and materials, equipment, and transportation necessary for the complete and proper execution of the work.	MINIMUM HABITABLE AREA OF 70 SQ.FT. OF LOOR AREA PER CRC R304. MINIMUM ROOM WIDTH IN HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE NOT LESS THAN 7 FEET IN ANY PLAN WIDTH. CRC R304.3	FIRE-BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CRC R302.11 IN THE FOLLOWING LOCATIONS:  A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: i. VERTICALLY AT THE CEILING AND FLOOR LEVELS. ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10' B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. C. WHERE ANNULAR SPACE PROTECTION IS PROVIDED IN ACCORDANCE WITH CRC R302.4 FIRE-BLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. (CBC 717.2.5, R1003.19) D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN E. AT CHIMNEYS AND FIREPLACES F. CORNICES OF A TWO-FAMILY DWELLING AT THE LINE OF DWELLING-UNIT SEPARATION
3. The Contractor shall visit the job site prior to bidding any portion of the work. The Contractor shall verify all dimensions and existing conditions prior to beginning work, including but not limited to existing interior walls and roof structures. Should any condition arise where the intent of the drawings is in doubt or where there is a discrepancy between the Contract Documents and the field conditions, or within the Contract Documents, the Contractor shall notify the Architect immediately for clarification. Acceptance of these contract documents releases the Architect from any liability of inaccurate portrayal of existing conditions whatsoever as established by consulting engineers and/or surveyors.	4. Dimensions are from face of studs or to center of wall as indicated on drawings, unless noted otherwise.	DRAFT STOPPING  IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12): A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS	ALL STUDS PENETRATING THE WALL OR CEILING SEPARATING A GARAGE AND A DWELLING UNIT SHALL BE CONSTRUCTED OF A MINIMUM 26 GAUGE (0.019 INCH THICK) SHEET METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (R302.5.2 CRC)
5. Written dimensions take precedence. Do not scale drawings. Field verify all dimensions and conditions. Walls not dimensioned are to align with existing walls or be abutted or applied to existing walls per drawings. Doors not dimensioned and shown jamb tight shall be set 3" from perpendicular wall to outer edge of door jamb.	6. Reference to any detail or drawing is for convenience only and does not limit the application of such details or drawings.	COMBUSTIBLE INSULATION CLEARANCE: COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT-PRODUCING DEVICES. (CRC R302.13)	FIRE-BLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL. SUCH OPENINGS SHALL BE FIRE-BLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION (CRC R302.11)
7. The design, adequacy and safety of erection bracing, shoring, temporary supports, etc., is the sole responsibility of the Contractor. The Contractor shall be responsible for the stability of the structure and provide necessary bracing prior to the application of all shear walls, roof and floor diaphragms, and finish materials. The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work.	8. The Structural, Mechanical, Plumbing, and Electrical Drawings, as well as the drawings of other consultants, are supplementary to the Architectural Drawings. It shall be the responsibility of the General Contractor to check with the Architectural Drawings before the installation of work shown on the drawings of consultants. The Contractor shall bring any discrepancy between the Architectural Drawings and the drawings of the consulting engineers to the attention of the Architect for clarification. Any work installed in conflict with the Architectural drawings and not brought to the Architect's attention shall be corrected by the Contractor at the Contractor's expense and at no expense to the Owner or Architect.	STAIRWAYS  A. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH ABOVE THE HANDRAILS. HANDRAIL PROJECTIONS ARE LIMITED TO NOT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY. THE CLEAR STAIRWAY WIDTH AT AND BELOW THE HANDRAIL SHALL BE 31-1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES (CRC SEC.R311.7.1) B. HEADROOM SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSINGS. (CRC R311.7.2) C. RISER HEIGHT SHALL NOT EXCEED 7 1/8 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC SEC.R311.7.4.1) D. TREAD DEPTH (MEASURED BETWEEN THE NOSINGS) SHALL BE AT LEAST 10 INCHES. THE LARGEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 1/4". (CRC SEC.R311.7.4.2) E. NOSINGS NOT LESS THAN 0.75" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS IF THE TREAD DEPTH IS LESS THAN 11". THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16 INCH. (CRC SEC.R311.7.4.3) F. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. (CRC SEC.R311.7.4.3)	ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIRE-BLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIRE-BLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. (CRC R1003.19)
9. Prior to performance of work, the Contractor shall require each subcontractor to notify the Contractor of any work called out in the drawings for his trade that cannot be fully guaranteed.	10. Contractor shall verify the location and size of all openings with all drawings and manufactured items where applicable.	HANDRAILS  RESIDENTIAL STAIRWAYS WITH 4 OR MORE RISERS ARE REQUIRED TO HAVE A CONTINUOUS HANDRAIL THE FULL LENGTH OF THE STAIRS. THE TOP OF HANDRAILS SHALL NOT BE PLACED LESS THAN 34 INCHES NOR MORE THAN 38 INCHES ABOVE THE NOSING OF THE TREADS. HANDRAILS SHALL BE CONTINUOUS EXCEPT AT LANDINGS WHERE A NEWEL POST MAY INTERRUPT; OR AT THE LOWEST TREAD A VOLUTE, TURNOUT OR STARTING EASING IS PERMISSIBLE. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION DIMENSION OF 2 1/4 INCHES. HANDRAILS WITH A PERIMETER DIMENSION GREATER THAN 6-1/4 INCHES SHALL AHVE A GRASPABLE FINGER ON BOTH SIDES OF THE PROFILE BETWEEN 1-1/4" TO 2-3/4" BEGINNING WITHIN 3/4" FROM THE TOP OF THE PROFILE AND ACHIEVE A MINIMUM 5/16" DEPTH WITHIN 7/8" BELOW THE LOWEST PROFILE POINT AND SHALL CONTINUE A MINIMUM 3/8" TO A LEVEL NOT LESS THAN 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE. [CRC R311.7.7.3 (2)] HANDRAIL EDGES SHALL HAVE A MINIMUM RADIUS OF .01 INCHES. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND HANDRAIL. EACH HANDRAIL MAY PROJECT INTO THE REQUIRED STAIRWAY WIDTH A DISTANCE OF 4 1/2 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT SHALL NOT BE LESS THAN 31 1/2" WHERE THE HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE THE HANDRAILS ARE PROVIDED ON BOTH SIDES. THE MOUNTING OF HANDRAILS SHALL BE SUCH THAT THE COMPLETED HANDRAIL AND SUPPORTING STRUCTURE ARE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL.	COMBUSTIBLE CONSTRUCTION AND FLAME & SMOKE SPREAD NOTES  - SEAL ALL PENETRATIONS IN WALLS BETWEEN GARAGES AND DWELLING WITH NON-COMBUSTIBLE FIRE RATED MATERIAL. (CBC 708.6) - PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH CRC R302.4. PENETRATIONS SHALL BE FIRE-STOPPED BY A SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, AND SHALL HAVE AN F-RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE-RATING OF THE WALL PENETRATED. (CRC R302.4.1.2) - JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED AN APPROVED FIRE-RESISTANT JOINT SYSTEM WITH A FIRE-RESISTANCE RATING NOT LESS THAN THAT OF THE ASSEMBLY IN WHICH IT IS INSTALLED. (CBC 714.1) - WALL, AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CRC R302.9. WALL AND CEILING FINISHES SHALL HAVE A SPREAD FLAME INDEX NOT GREATER THAN 200. WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 - CONCEALED INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450. CRC R302.10.1
11. The Contractor shall supervise and direct the Work and be solely responsible for all construction, means, methods, techniques, sequences, procedures, safety and for coordinating all portions of the Work. Erect and install all work to be level, plumb, square, true and in proper alignment.	12. The Contractor here-in agrees to repair or replace any or all work, together with any other adjacent work which may be displaced in connection with such replacement, that may prove to be defective in workmanship or materials within a period of one year from the date of acceptance, ordinary wear and unusual abuse or neglect excepted.	EMERGENCY ESCAPE AND RESCUE OPENINGS - SECURITY BARS, GRILLES, GRATES AND COVERS 1. COVERS AND SECURITY DEVICES OVER EMERGENCY ESCAPE WINDOW WELLS MUST BE EASILY OPERABLE FROM THE INSIDE OF THE WELL WITHOUT THE USE OF SPECIAL KNOWLEDGE, TOOLS, OR KEYS, AND, WHEN REQUIRED BY THE BUILDING DIVISION, AN OPENING ASSISTING DEVICE (SUCH AS SPRING LOADING) SHALL BE EMPLOYED. 2. THE OWNER MUST MAINTAIN EFFICIENT AND SMOOTH OPERATION OF ALL SUCH REMOVABLE COVERS AND SECURITY DEVICES TO INSURE THEIR RELIABLE OPERATION FOR THE LIFE OF THE COVER OR DEVICE. 3. COVERS AND SECURITY DEVICES ARE DESIGNED TO SUPPORT ACTUAL AND/OR ANTICIPATED LOADS. FOR EXAMPLE, COVERS AND DEVICES WHICH ARE ACCESSIBLE TO FOOT TRAFFIC AND CONTAIN "STANDING SURFACES" SHALL BE DESIGNED TO WITHSTAND AT LEAST 40 LBS. PER SF. 4. THE MINIMUM CLEAR OPENING AT GRADE LEVEL FOR WINDOW WELLS USED FOR EMERGENCY ESCAPE OR RESCUE SHALL BE 9 SF WITH A MINIMUM DIMENSION OF 36 INCHES. 5. WHEN A COVER OR SECURITY DEVICE IS UTILIZED AT AN EMERGENCY ESCAPE OR RESCUE WELL, A PERMANENT SIGN, AS APPROVED BY THE BO SHALL BE AFFIXED TO THE HOME ADJACENT TO THE WELL STATING: "EMERGENCY ESCAPE & RESCUE WELL - DO NOT BLOCK" 6. WHEN A COVER OR SECURITY GRILLE IS USED AT EMERGENCY ESCAPE AND RESCUE WINDOW WELLS, IT MAY NOT BE APPARENT TO A PERSON LOOKING UP AT THE COVER OR DEVICE THAT THEY CAN READILY EXIT THE WINDOW WELL IN AN EMERGENCY. THEREFORE, A PERMANENT SIGN, AS APPROVED BY THE BUILDING DIVISION SHALL BE AFFIXED TO THE WALL ADJACENT TO SUCH WINDOWS STATING: "EMERGENCY EXIT"	ALL FOAM PLASTIC INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 (CRC R316.3)
13. Contractor shall protect all existing structures, landscaping, materials, etc., during construction. Contractor shall patch and repair all surfaces disrupted or damaged during construction to match existing adjacent surfaces.	14. The Contractor shall on a daily basis keep the premises free from all accumulations of waste material or rubbish caused by his employees, subcontractors, or work, and at the completion of the work shall remove all rubbish, debris, equipment, and surplus materials from in and about the building and leave the premises "broom clean".	WINDOW REQUIREMENTS  WINDOWS WHICH ARE INSTALLED IN EXTERIOR WALLS OF DWELLING UNITS, WHERE THE OPENING IS LOCATED MORE THAN 72 INCHES ABOVE THE EXTERIOR FINISHED GRADE OR OTHER SURFACE SHALL: A. HAVE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW BE A MINIMUM OF 24 INCHES ABOVE FINISHED FLOOR OF THE ROOM IT IS LOCATED IN. B. GLAZING BETWEEN FINISHED FLOOR AND A HEIGHT OF 24 INCHES SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS. C. OPENINGS BETWEEN FINISHED FLOOR AND A HEIGHT OF 24 INCHES MAY HAVE GUARDS WHICH COMPLY WITH ASTM F2090. SAFETY GLAZING OR TEMPERED GLASS IS REQUIRED IN HAZARDOUS LOCATIONS PER R308	PENETRATIONS THROUGH WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE PROTECTED (SUCH AS THOSE FOR VENTS, PIPES, DUCTS, CABLES AND WIRES) WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTSO F COMBUSTION (CRC R302.5)
15. Any deviation from the Construction Documents or specifications by the Contractor or Owner without the Architect's approval releases the Architect of responsibility and liability in connection with all work so involved.	16. Clarifications on and/or inconsistencies with the drawings and specifications shall be brought to the attention of the Architect by the Contractor prior to commencement of work.	BATHROOMS / SHOWERS  THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE-BALANCING SET AT A MAXIMUM 120" F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120" F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (CPC 408.3, 409.4)	EMERGENCY ESCAPE: LADDER AND STEPS  WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES (305 MM), SHALL PROJECT AT LEAST 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. PER R310.2.1
17. The Contractors are responsible for site review and verification of all quantities of materials required to complete the installation.	18. Separate reviews, approvals and permits are required for grading, accessory buildings and structures, signs, trash enclosures, block walls, retaining walls not supporting the building, and demolition work. Contact city for procedural information.	NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC 408.5, 408.6)	COVER SHEET
19. Prior to any excavation, a meeting will be held on site that will be attended by the project engineer, geologist, project building inspector, general and shoring contractors.	20. A CAL OSHA permit is required where excavations exceed 5ft and a copy of the permit shall be supplied to the city prior to issuing a building permit.	HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDRO MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (CEC 680.60)	COVER SHEET
21. The requirements of the 2016 edition of the California Building Code and 2016 California Residential Code (Title 24) have been taken in consideration.	22. All new utilities will be underground to nearest utility pole.	THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5)	COVER SHEET
23. The responsible certified geotechnical engineer will inspect and approve all grading and excavations prior to placement of forms, reinforcing steel or concrete. In cases involving engineered fill, a soils engineer shall provide the inspection and approval.	24. Licensed civil engineer that prepared the drainage plan shall certify at the completion of the project that the site drainage is in substantial compliance with the approved drainage plan.	WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)	COVER SHEET
25. The plans shall comply with the 2016 California Codes. CBC, CRC, CPC, CMC, CEC and CGBS, 2013 CEES and all applicable Local codes and ordinances.	26. Project shall comply with NPDES, SUSMP and BMP requirements.	BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)	COVER SHEET
27. Contact dig alert.	28. Structural observations by design engineer.	CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER- REINFORCED GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (CRC R702.4.2)	COVER SHEET
29. Owners on adjacent properties that must underpin their buildings due to the proposed excavation shall be notified in writing ten days prior to beginning the excavation. Copies of these notification letters shall be provided to the city prior to beginning the excavation.	30. Termitte protection. In geographical areas where hazard of termitte damage is known to be very heavy, wood floor framing shall be of naturally durable species (termite resistant) or preservative treated in accordance with AWPA U1 for the species, product preservative and end use or provided with approved methods of termitte protection. 2304.11.6 FIGURE 2603.8	INTERIOR ENVIRONMENT  HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. CRC R303.1	COVER SHEET
31. Wood supported by exterior foundation walls. Wood framing members, including wood sheathing, that rest on exterior foundation walls and are less than 8 inches (203 mm) from exposed earth shall be of naturally durable or preservative-treated wood. 2304.11.2.2	32. Fasteners for preservative treated and fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153, 2304.9.5. Exception: Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B695, Class 55 minimum. 2304.9.5. Fasteners for wood foundations shall be as required in AF&PA Technical Report No. 7.	ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR. CRC R303.1E2	COVER SHEET
33. Provide house street number visible and legible from the street with a minimum size of 4" high and 1" wide (per CRC R319).		FOR THE PURPOSE OF DETERMINING LIGHT AND VENTILATION REQUIREMENTS, ANY ROOM SHALL BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHEN AT LEAST ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM BUT NOT LESS THAN 25 SQUARE FEET. CRC303.2	COVER SHEET
		STAIRWAYS WITHIN DWELLING UNITS AND EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT-CANDLE MEASURED AT THE CENTER OF THE TREADS AND LANDINGS. CRC R303.7	COVER SHEET
		EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. CRC R303.7	COVER SHEET







25 FOOT SETBACK

40 FOOT SETBACK

LEGEND	
---	PROPERTY LINE
-X-	FENCE
	CONCRETE SURFACE
	MASONRY WALL
	WOOD WALL
	ROCK WALL
---	FF FINISHED FLOOR
---	FS FINISHED SURFACE
---	TG TOP OF GRATE
---	INV INVERT OF PIPE
---	TC TOP OF CURB

BENCHMARK NOTE

O.C.S.B.M.: 39-35-04  
ELEV: 155.835 ±  
DATE: NOV029  
ADJUSTMENT: 1995  
LEVELLED: 2004  
\*\* ADD 2.319 FEET TO ELEVATIONS SHOWN  
HEREIN TO ACHIEVE THE NAVD83 DATUM.

EASEMENTS OF RECORD

THERE ARE NO PLATTABLE EASEMENTS OF RECORD PER  
LOCAL ORDINANCE 111.0 C. GRANT DISCLOSURE BY PLATTING TITLE COMPANY

PLEASE NOTE THAT THE FRONT YARD  
PORTION OF THIS SURVEY IS TO BE  
SUPERSEDED BY TP-01 WHICH DEPICTS  
CURRENT CONDITIONS SURVEY  
BASED OFF OF NGVD 29

LEGEND:

- Qtm** MARINE TERRACE
- Tso** BEDROCK, SAN ONOFRE BRECCIA (CIRCLED WHERE BURIED)
- BLUFF EDGE (SCGS, 2015, 1272-02)
- ESTIMATED BLUFF RETREAT (50 YEAR), (SCGS, 2015, 1272-02)
- STATIC FACTOR OF SAFETY (SCGS, 2015, 1272-02)
- STATIC FACTOR OF SAFETY & 50 YEAR FUTURE RETREAT (est.) (SCGS, 2015, 1272-02)

Bluff edge and setback lines were derived from the review of CDP15-002

KEYNOTES

- ASPH ASPHALT ROOF SHINGLE - CLASS "A" TO MATCH EXISTING ROOF
- GLS-1 TRANSPARENT GLASS
- STN-1 STONE FLOORING - ASBO
- MTL-1 METAL TRIM - STATUTORY BRONZE ASBO
- WD-1 WOOD SHINGLE SIDING TO MATCH EXISTING
- WD-2 WOOD TRIM - WHITE WOOD
- WD-3 DARK WOOD STAIN
- VEG VEGETATION / PLANTING

MATERIALS

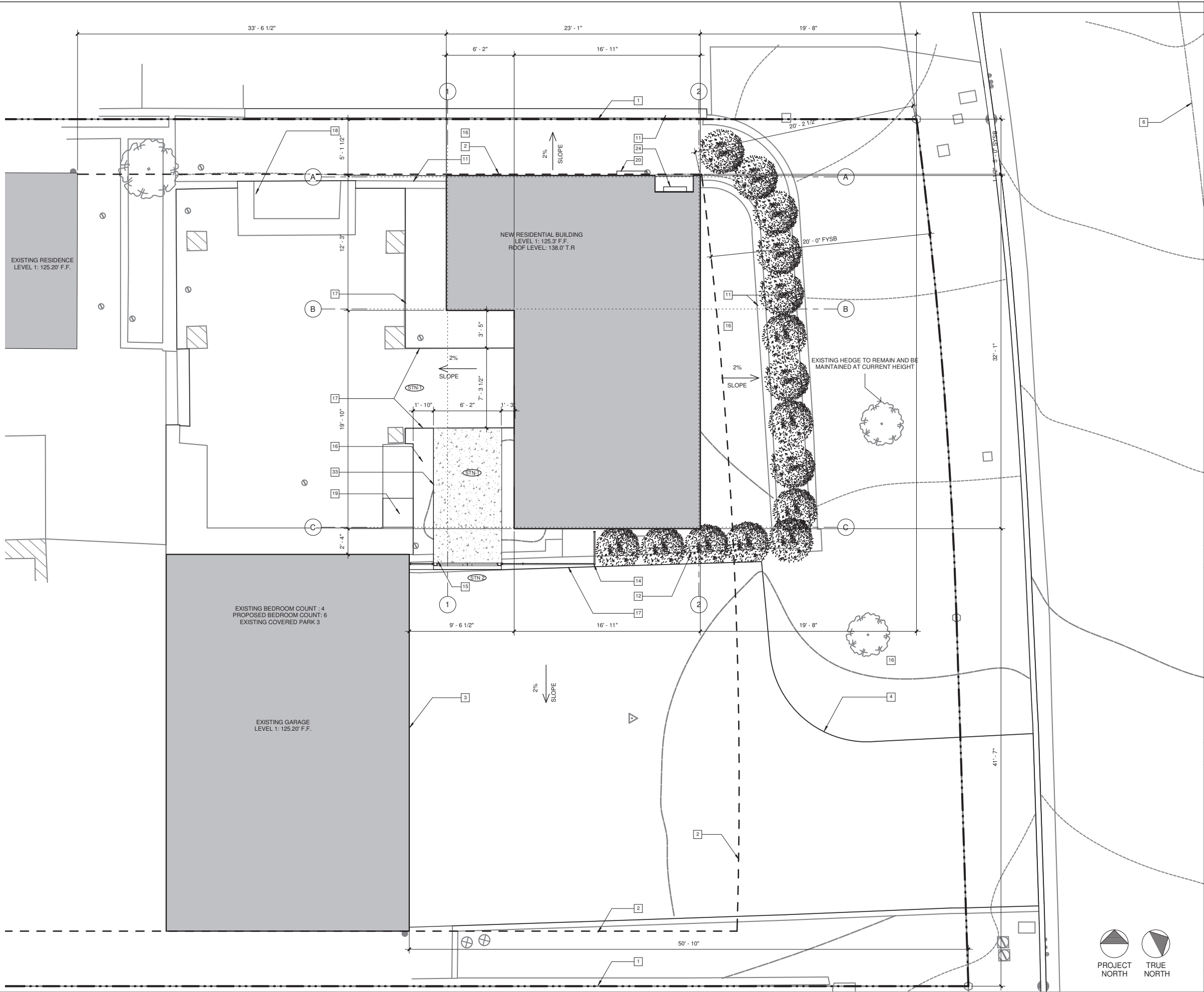
- 2 1/2" FRAMING
- 3 5/8" FRAMING
- 5 1/2" FRAMING
- 7 1/4" FRAMING
- CONCRETE WALL
- BUILDING FOOTPRINT
- SECOND STORY FOOTPRINT
- HARDSCAPE
- SOFTSCAPE
- WATER
- EARTH

LEGEND

SITE PLAN LARGE

PAPHITES RESIDENCE  
39 MONARCH BAY DRIVE  
DANA POINT, CA

A100



- 1 PROPERTY LINE
- 2 BUILDING SETBACK
- 3 (E) BUILDING FOOTPRINT
- 4 (E) DRIVEWAY - SLOPE TO REMAIN
- 5 (E) CURB / EDGE OF PAVEMENT
- 6 CENTERLINE OF RIGHT OF WAY
- 7 EDGE OF WALL (ABV./BLW. AS OCCURS)
- 8 EDGE OF ROOF / FLOOR (ABV./BLW. AS OCCURS)
- 9 MAX BUILDING HEIGHT 15'-0" ABV. EST. PAD ELEV
- 10 NOT USED
- 11 (E) SITE WALL TO REMAIN
- 12 (E) SITE WALL TO DEMO
- 13 (N) SITE WALL - MAX 62" IN SYSB, 42" IN RYSB
- 14 (N) WROUGHT IRON SITE FENCE - MAX 62" IN SYSB, 42" IN RYSB
- 15 (N) DARK STAINED WOOD GATE TO MATCH EXISTING, MAX 6'-0" ABV. F.S
- 16 PLANTING / SOFTSCAPE - REFER TO LANDSCAPE
- 17 (E) HARDSCAPE
- 18 (E) OUTDOOR FIREPLACE / FIREPIT W/ DRAINAGE +18" A.F.F
- 19 (E) BBQ
- 20 (N) SUB PANEL (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - VERIFY LOCATION W/ SO. CA. EDISON
- 21 (E) GAS METER LOCATION
- 22 (E) WATER METER LOCATION (REF CIVIL & SURVEY DWGS)
- 23 (N) FAU - PROVIDE GAS S/O,ELEC, VENTING PER MFGR,(CMC 904.1)
- 24 (N) TANKLESS WATER HEATER - (PROVIDE WATER & GAS)
- 25 ROOF RIDGE
- 26 DARK COPPER GUTTER TO MATCH EXISTING
- 27 ROOF DRAIN W/ OVERFLOW AND COPPER PIPES PER CPC TABLES 11-1 AND 11-2
- 28 SHOWER W/ HOT MOPPED PAN RECESSED 4" BELOW ADJ. F.F W/ FLOOR TO CEILING TILE PER OWNER
- 29 CASEWORK
- 30 INSULATION PER T24 ENERGY REPORT
- 31 NEW WHITE WINDOW FRAMES W/ WHITE WOOD TRIM TO MATCH EXISTING FENESTRATION
- 32 NEW DOOR WITH DARK BRONZE STEEL FINISH
- 33 (N) HARDSCAPE TO MATCH EXISTING

KEYNOTES

- ASPH ASPHALT ROOF SHINGLE - CLASS "A" TO MATCH EXISTING ROOF
- GLS-1 TRANSPARENT GLASS
- STN-1 STONE FLOORING - ASBO
- MTL-1 METAL TRIM - STATUTORY BRONZE ASBO
- WD-1 WOOD SHINGLE SIDING TO MATCH EXISTING
- WD-2 WOOD TRIM - WHITE WOOD
- WD-3 DARK WOOD STAIN
- VEG VEGETATION / PLANTING

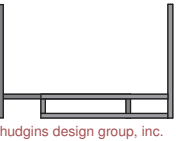
MATERIALS

- 2 1/2" FRAMING
- 3 5/8" FRAMING
- 5 1/2" FRAMING
- 7 1/4" FRAMING
- CONCRETE WALL
- BUILDING FOOTPRINT
- SECOND STORY FOOTPRINT
- HARDSCAPE
- SOFTSCAPE
- WATER
- EARTH

- P.L.
- SETBACK
- RETAINING WALL DEMO
- ABOVE/BELOW

LEGEND

SITE PLAN



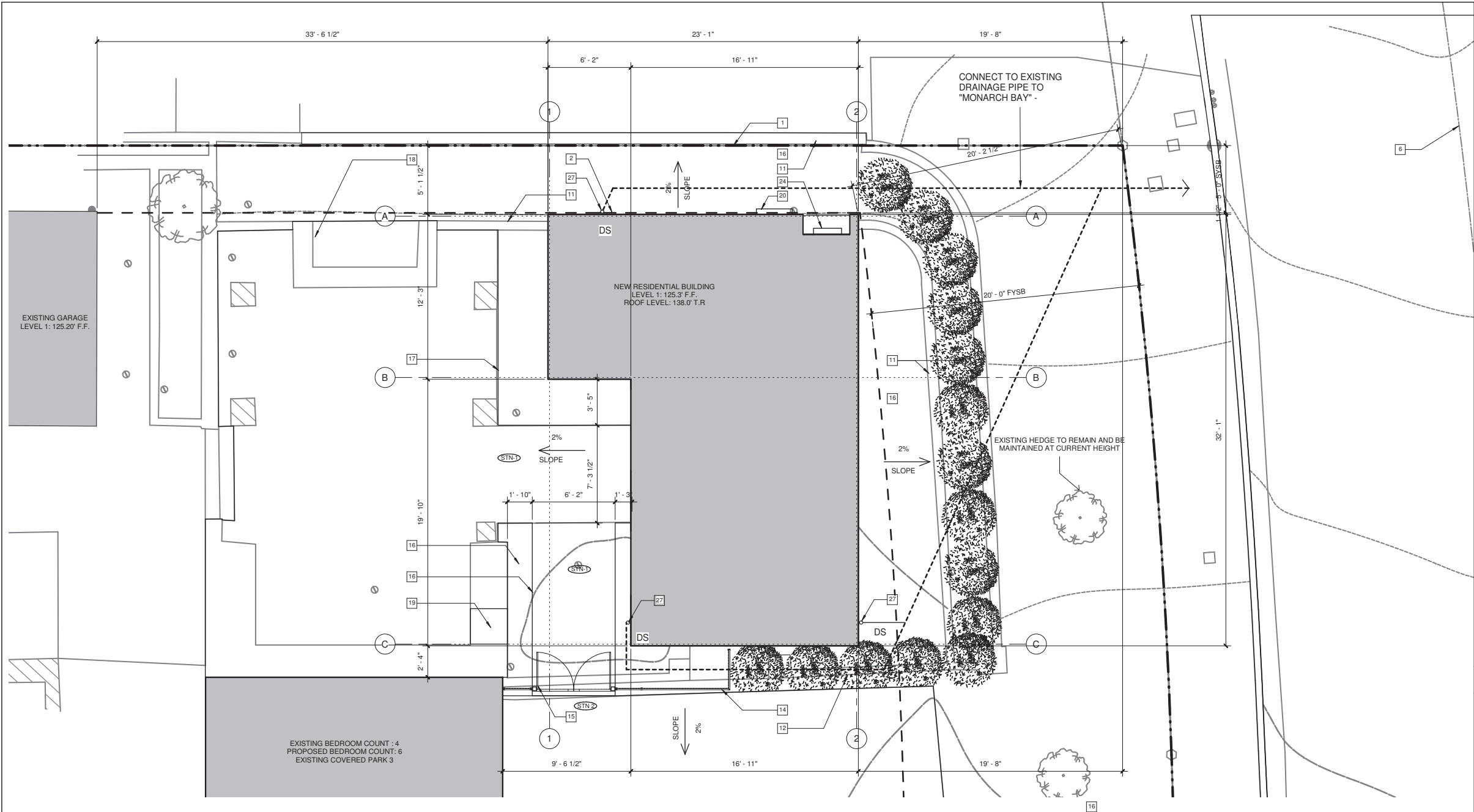
1107 south coast hwy  
laguna beach, ca, 92651  
949.322.7922  
info@hudginsdesign.com

PAPHITES RESIDENCE  
39 MONARCH BAY DRIVE  
DANA POINT, CA

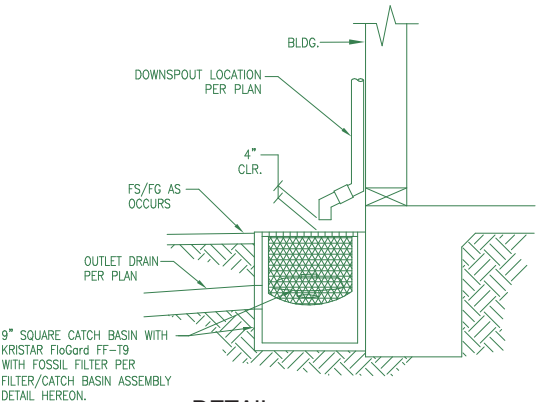
SCALE: 1/4" = 1'-0"

PLOT DATE: 19/05/31

SHEET NUMBER: A101



- 1) ALL DRAINAGE IS REQUIRED TO BE DIRECTED TO MONARCH BAY AND AWAY FROM THE BLUFF EDGE.  
2) ANY POTENTIAL PONDING OR CLOGGED DRAININGS SHALL NOT RESULT IN STORM WATER AT THE BLUFF EDGE.



10 **DETAIL**  
**DOWNSPOUT OUTLET**  
NOT TO SCALE

KEYNOTES

- ASPH ASPHALT ROOF SHINGLE - CLASS "A" TO MATCH EXISTING ROOF
- GLS-1 TRANSPARENT GLASS
- STN-1 STONE FLOORING - ASBO
- MTL-1 METAL TRIM - STATUTORY BRONZE ASBO
- WD-1 WOOD SHINGLE SIDING TO MATCH EXISTING
- WD-2 WOOD TRIM - WHITE WOOD
- WD-3 DARK WOOD STAIN
- VEG VEGETATION / PLANTING

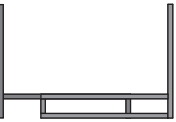
MATERIALS

- |                    |                        |
|--------------------|------------------------|
| 2 1/2" FRAMING     | SECOND STORY FOOTPRINT |
| 3 5/8" FRAMING     | HARDSCAPE              |
| 5 1/2" FRAMING     | SOFTSCAPE              |
| 7 1/4" FRAMING     | WATER                  |
| CONCRETE WALL      | EARTH                  |
| BUILDING FOOTPRINT |                        |

- P.L.
- SETBACK
- RETAINING WALL DEMO
- ABOVE/BELOW

LEGEND

DRAINAGE PLAN



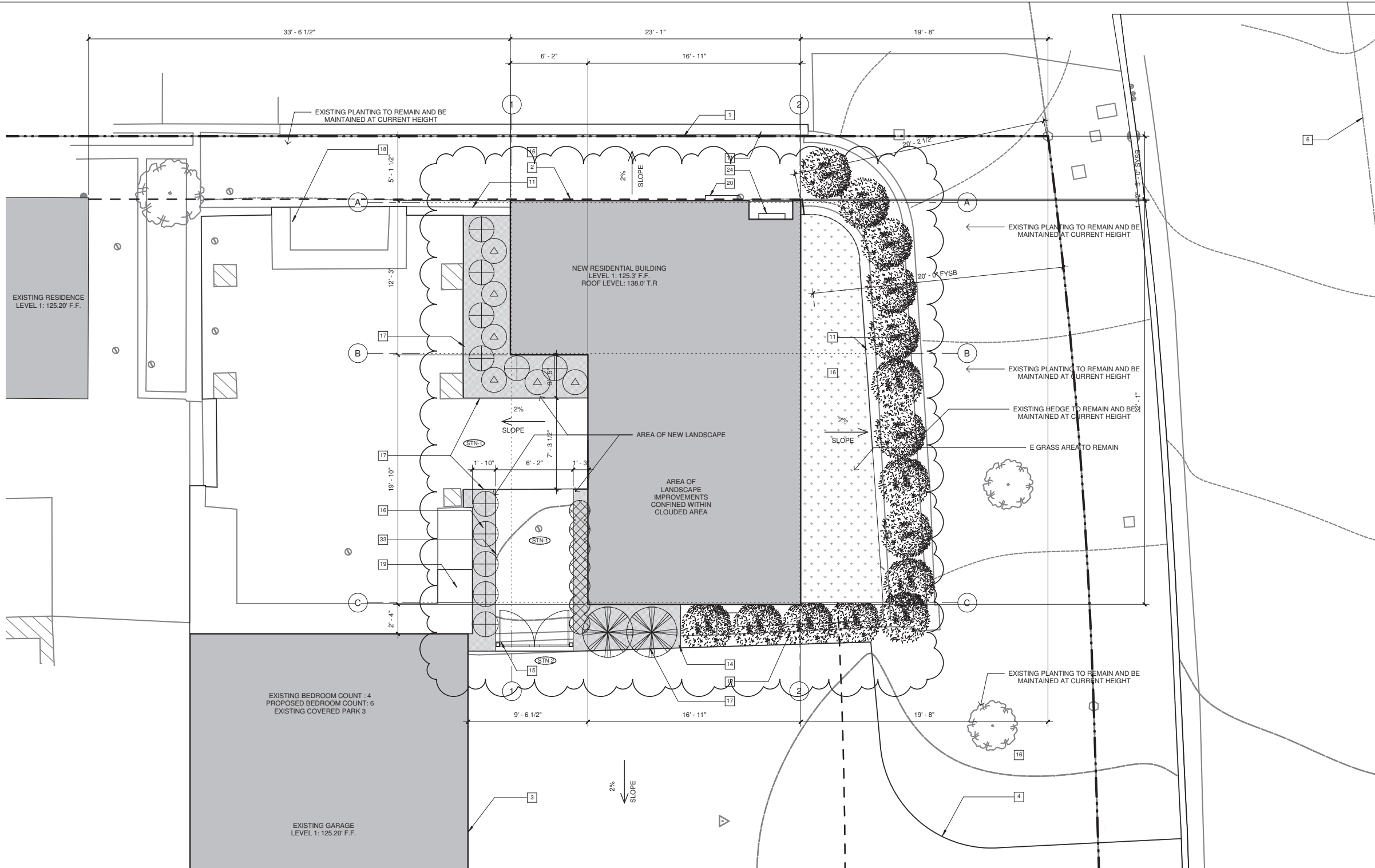
hudgins design group, inc.

1107 south coast hwy  
laguna beach, ca, 92651  
949.322.7922  
info@hudginsdesign.com

PAPHITES RESIDENCE  
39 MONARCH BAY DRIVE  
DANA POINT, CA

SCALE: 1/4" = 1'-0"  
PLOT DATE: 19/05/31  
SHEET NUMBER:

A102



- CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND DRAWINGS TO VERIFY EXISTING LOCATIONS OF PROPERTY LINES, UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF THESE UTILITIES, PIPES, OR STRUCTURES IF PROPER VERIFICATION BY CONTRACTOR WAS NOT PERFORMED.
- DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
- OBTAIN APPROVAL OF FINAL GRADE CERTIFICATION FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BEGINNING PLANTING OPERATIONS THAT CERTIFIES THAT ROUGH GRADES ARE WITHIN 1110TH OF AN INCH FROM SPECIFIED GRADES. ENSURE THAT FINISH GRADE ELEVATIONS OF PLANTING AREAS ARE SET TO THE PROPER ELEVATIONS RELATIVE TO THE FINISH SURFACES OF PAVING, UTILITY COVERS, AND CURBS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AND SQUARE FOOTAGES.
- WHERE DIMENSIONS ARE CALLED TO, ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES. OTHERWISE, DIMENSIONS TO CENTER LINES ARE INDICATED.
- PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- ALIGN AND EQUALLY SPACE, IN ALL DIRECTIONS, ALL SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
- TRIANGULAR SPACE GROUND COVERS AND SHRUBS, UNLESS INDICATED OTHERWISE ON DRAWINGS-REFER TO PLANTING DETAILS.
- ALL SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED TO BE IN A HEALTHY AND FLOURISHING CONDITION FOR 90 DAYS AND ALL TREES SHALL BE GUARANTEED TO BE IN A HEALTHY AND FLOURISHING CONDITION FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE PER THE SPECIFICATIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- FURNISH COPIES OF ALL DELIVERY SLIPS OF SPECIFIED AMENDMENTS TO LANDSCAPE ARCHITECT UPON DELIVERY OF MATERIAL TO THE SITE.
- FURNISH PLANT MATERIAL FREE OF PESTS, POOR CONDITION, OR DISEASE, INCLUDING PRE-SELECTED OR "TAGGED" PLANT MATERIAL PROVIDED BY OWNER'S AUTHORIZED REPRESENTATIVE.
- FINISH GRADES OF ALL TURF AREAS SHALL BE 1" AND SHRUB AREAS SHALL BE 2" BELOW ADJACENT CURB, PAVEMENT, OR HEADER.
- TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS AT PLACE OF GROWTH. ENSURE THAT TOP OF TREE ROOTBALLS ARE SET 2" ABOVE FINISH GRADE AND SHRUB ROOTBALLS ARE SET 1" ABOVE FINISH GRADE.
- PLANT MATERIAL (I.E. TREES, SHRUBS, VINES, ESPALIER, AND GROUNDCOVERS), MUST BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PLANT MATERIAL INSTALLED WITHOUT OWNER'S AUTHORIZED REPRESENTATIVE'S APPROVAL MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH RELATED COSTS BORNE BY CONTRACTOR.

- FINAL LOCATIONS OF PLANT MATERIALS ARE SUBJECT TO APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PERFORM THE FOLLOWING BEFORE BEGINNING PLANTING PIT EXCAVATION: SHRUBS, PLACE IN CONTAINERS ON-SITE IN "FINAL" LOCATIONS, TREES-STAKE OR FLAG CENTERPOINT OF TREE, CONTAINER POTS-LOCATE POTS PRIOR TO PLANTING.
- CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND DRAWINGS TO 16. PROVIDE A REPRESENTATIVE EXAMPLE OF A TYPICAL TREE STAKING AND GUYING ( IF ANY) INSTALLATION FOR OWNER'S AUTHORIZED REPRESENTATIVE REVIEW BEFORE PERFORMING TREE STAKING AND GUYING ( IF ANY) OPERATIONS-REFER TO PLANTING DETAILS.
- PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
- KEEP TURF 3' CLEAR OF TREE TRUNKS UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL COLLECT A MINIMUM OF FOUR SOIL SAMPLES FOR AGRICULTURAL SUITABILITY TESTING. TEST LOCATIONS TO BE REVIEWED WITH LANDSCAPE ARCHITECT. TESTING SHALL BE UNDERTAKEN BY GARN WALLACE, WALLACE LABS, EL SEGUNDO (310) 615-0116. THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS FROM SOIL TESTING LABORATORY.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL.
- RECIRCULATED WATER SHALL BE UTILIZED FOR ALL WATER FEATURES.
- INSTALL JUTE MESH FOR ALL PLANTS ON SLOPE AREAS. TURF AREA DOES NOT EXCEED 25% OF LANDSCAPE PLANTING AREA (PROHIBITED ON SLOPE AREAS AND PARKWAYS LESS THAN 10 FEET WIDE.

75% OF LANDSCAPE AREA MUST BE PLANTED WITH CLIMATE ADAPTED PLANTS WITH AN AVERAGE WUCOLS PLANT FACTOR OF 0.3

COMPOST AT A RATE OF FOUR CUBIC YARDS PER 1,000 SF TO A DEPTH OF SIX INCHES  
3 INCH MULCH LAYER APPLIED TO ALL PLANTING AREAS (EXCLUDING TURF AREAS)  
AUTOMATIC IRRIGATION CONTROLLERS WITH MANUAL SHUT-OFF VALVES

HOLD ON FINAL FOR SUBMITTAL OF CERTIFICATION OF COMPLETION PACKAGE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWEO

TOTAL (N) LANDSCAPE AREA 170 SF TIED INTO (E) W/ UNDERGROUND DRIP IRRIGATION SYSTEM

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WUCOL WATER USE
Ⓐ	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	15 GALLON	LOW
⊕	WESTRINGIA FRUTICOSA	MORNING LIGHT COAST ROSEMARY	5 GALLON	LOW
⊗	HESPERALOE PARVIFLORA	RED YUCCA	15 GALLON	MODERATE
⊕	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	15 GALLON	MODERATE
⊕	GRASS	GRASS	NA	

- PROPERTY LINE
- BUILDING SETBACK
- (E) BUILDING FOOTPRINT
- (E) DRIVEWAY - SLOPE TO REMAIN
- (E) CURB / EDGE OF PAVEMENT
- CENTERLINE OF RIGHT OF WAY
- EDGE OF WALL (ABV./BLW. AS OCCURS)
- EDGE OF ROOF / FLOOR (ABV./BLW. AS OCCURS)
- MAX BUILDING HEIGHT 15'-0" ABV. EST. PAD ELEV
- NOT USED
- (E) SITE WALL TO REMAIN
- (E) SITE WALL TO DEMO
- (N) SITE WALL - MAX 62" IN SYSB, 42" IN RYSB
- (N) WROUGHT IRON SITE FENCE - MAX 62" IN SYSB, 42" IN RYSB
- (N) DARK STAINED WOOD GATE TO MATCH EXISTING, MAX 6'-0" ABV. F.S
- PLANTING / SOFTSCAPE - REFER TO LANDSCAPE
- (E) HARDSCAPE
- (E) OUTDOOR FIREPLACE / FIREPIT W/ DRAINAGE +18" A.F.F
- (E) BBQ
- (N) SUB PANEL (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - VERIFY LOCATION W/ SO. CA. EDISON
- (E) GAS METER LOCATION
- (E) WATER METER LOCATION (REF CIVIL & SURVEY DWGS)
- (N) FAU - PROVIDE GAS S/O.ELEC. VENTING PER MFGR.(CMC 904.1)
- (N) TANKLESS WATER HEATER - (PROVIDE WATER & GAS)
- ROOF RIDGE
- DARK COPPER GUTTER TO MATCH EXISTING
- ROOF DRAIN W/ OVERFLOW AND COPPER PIPES PER CPC TABLES 11-1 AND 11-2
- SHOWER W/ HOT MOPPED PAN RECESSED 4" BELOW ADJ. F.F W/ FLOOR TO CEILING TILE PER OWNER
- CASEWORK
- INSULATION PER T24 ENERGY REPORT
- NEW WHITE WINDOW FRAMES W/ WHITE WOOD TRIM TO MATCH EXISTING FENESTRATION
- NEW DOOR WITH DARK BRONZE STEEL FINISH
- (N) HARDSCAPE TO MATCH EXISTING

## KEYNOTES

- ASPH ASPHALT ROOF SHINGLE - CLASS "A" TO MATCH EXISTING ROOF
- GLS-1 TRANSPARENT GLASS
- STN-1 STONE FLOORING - ASBO
- MTL-1 METAL TRIM - STATUTORY BRONZE ASBO
- WD-1 WOOD SHINGLE SIDING TO MATCH EXISTING
- WD-2 WOOD TRIM - WHITE WOOD
- WD-3 DARK WOOD STAIN
- VEG VEGETATION / PLANTING

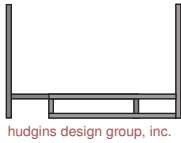
## MATERIALS

- 2 1/2" FRAMING
- 3 5/8" FRAMING
- 5 1/2" FRAMING
- 7 1/4" FRAMING
- CONCRETE WALL
- BUILDING FOOTPRINT
- SECOND STORY FOOTPRINT
- HARDSCAPE
- SOFTSCAPE
- WATER
- EARTH

- P.L.
- SETBACK
- RETAINING WALL DEMO
- ABOVE/BELOW

## LEGEND

## LANDSCAPE PLAN

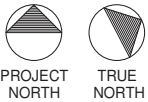
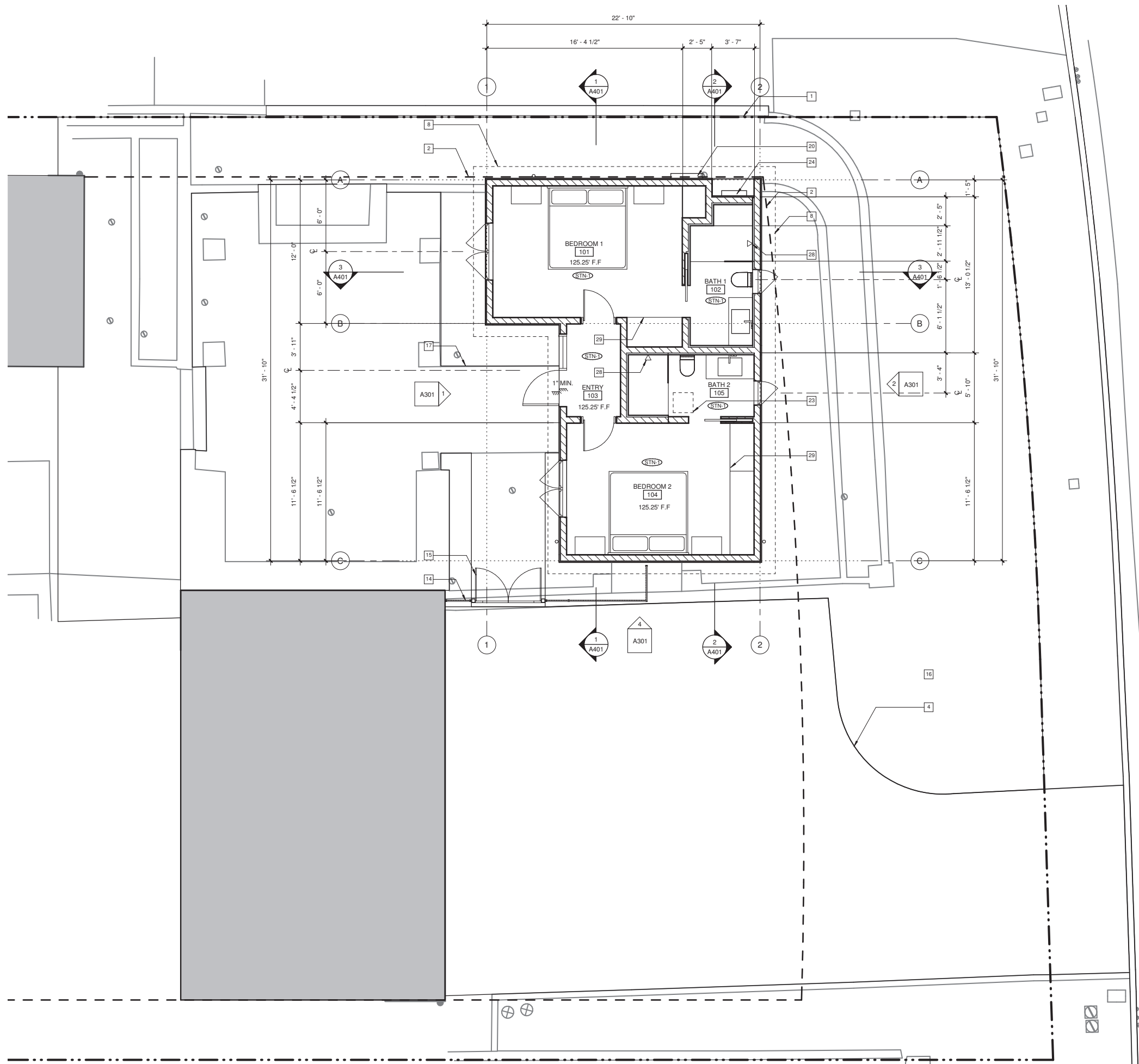


1107 south coast hwy  
laguna beach, ca, 92651  
949.322.7922  
info@hudginsdesign.com

PAPHITES RESIDENCE  
39 MONARCH BAY DRIVE  
DANA POINT, CA

SCALE: As indicated  
PLOT DATE: 19/05/31  
SHEET NUMBER:

A103



- PROPERTY LINE
- BUILDING SETBACK
- (E) BUILDING FOOTPRINT
- (E) DRIVEWAY - SLOPE TO REMAIN
- (E) CURB / EDGE OF PAVEMENT
- CENTERLINE OF RIGHT OF WAY
- EDGE OF WALL (ABV./BLW. AS OCCURS)
- EDGE OF ROOF / FLOOR (ABV./BLW. AS OCCURS)
- MAX BUILDING HEIGHT 15'-0" ABV. EST. PAD ELEV
- NOT USED
- (E) SITE WALL TO REMAIN
- (E) SITE WALL TO DEMO
- (N) SITE WALL - MAX 62" IN SYSB, 42" IN RYSB
- (N) WROUGHT IRON SITE FENCE - MAX 62" IN SYSB, 42" IN RYSB
- (N) DARK STAINED WOOD GATE TO MATCH EXISTING, MAX 6'-0" ABV. F.S
- PLANTING / SOFTSCAPE - REFER TO LANDSCAPE
- (E) HARDSCAPE
- (E) OUTDOOR FIREPLACE / FIREPIT W/ DRAINAGE +18" A.F.F
- (E) BBQ
- (N) SUB PANEL (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - VERIFY LOCATION W/. SO. CA. EDISON
- (E) GAS METER LOCATION
- (E) WATER METER LOCATION (REF CIVIL & SURVEY DWGS)
- (N) FAU - PROVIDE GAS S/O,ELEC, VENTING PER MFGR,(CMC 904.1)
- (N) TANKLESS WATER HEATER - (PROVIDE WATER & GAS)
- ROOF RIDGE
- DARK COPPER GUTTER TO MATCH EXISTING
- ROOF DRAIN W/ OVERFLOW AND COPPER PIPES PER CPC TABLES 11-1 AND 11-2
- SHOWER W/ HOT MOPPED PAN RECESSED 4" BELOW ADJ. F.F W/ FLOOR TO CEILING TILE PER OWNER
- CASEWORK
- INSULATION PER T24 ENERGY REPORT
- NEW WHITE WINDOW FRAMES W/ WHITE WOOD TRIM TO MATCH EXISTING FENESTRATION
- NEW DOOR WITH DARK BRONZE STEEL FINISH
- (N) HARDSCAPE TO MATCH EXISTING

#### KEYNOTES

- ASPH ASPHALT ROOF SHINGLE - CLASS "A" TO MATCH EXISTING ROOF
- GLS-1 TRANSPARENT GLASS
- STN-1 STONE FLOORING - ASBO
- MTL-1 METAL TRIM - STATUTORY BRONZE ASBO
- WD-1 WOOD SHINGLE SIDING TO MATCH EXISTING
- WD-2 WOOD TRIM - WHITE WOOD
- WD-3 DARK WOOD STAIN
- VEG VEGETATION / PLANTING

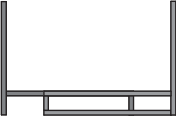
#### MATERIALS

- 2 1/2" FRAMING
- 3 5/8" FRAMING
- 5 1/2" FRAMING
- 7 1/4" FRAMING
- CONCRETE WALL
- BUILDING FOOTPRINT
- SECOND STORY FOOTPRINT
- HARDSCAPE
- SOFTSCAPE
- WATER
- EARTH

- P.L.
- SETBACK
- RETAINING WALL DEMO
- ABOVE/BELOW

#### LEGEND

PLAN - LEVEL 1



1107 south coast hwy  
laguna beach, ca, 92651  
949.322.7922  
info@hudginsdesign.com

# PAPHITES RESIDENCE

39 MONARCH BAY DRIVE DANA POINT, CA

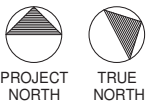
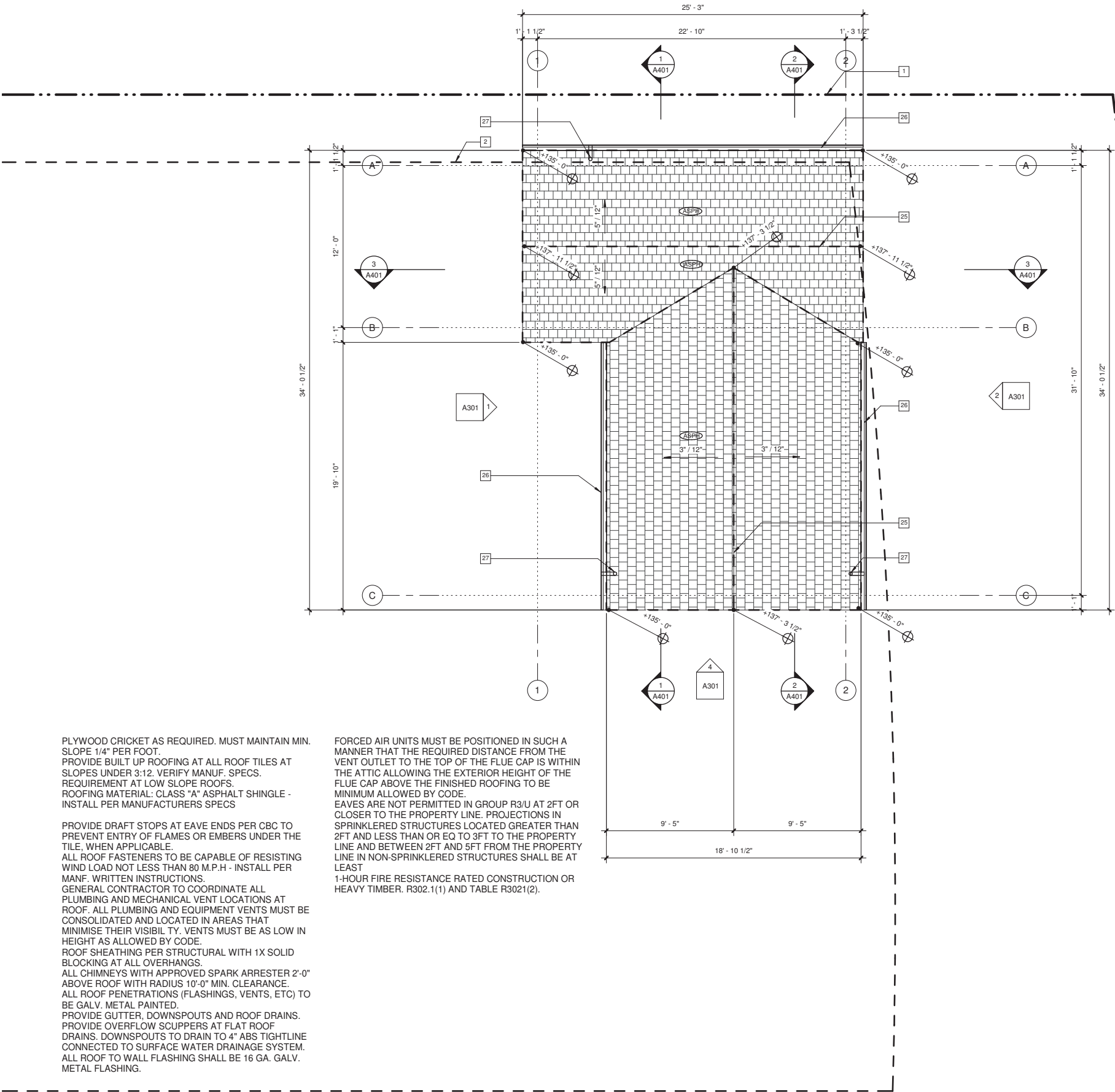
A201

SCALE: 1/4" = 1'-0"  
PLOT DATE: 19/05/31  
SHEET NUMBER:

PLYWOOD CRICKET AS REQUIRED. MUST MAINTAIN MIN. SLOPE 1/4" PER FOOT.  
PROVIDE BUILT UP ROOFING AT ALL ROOF TILES AT SLOPES UNDER 3:12. VERIFY MANUF. SPECS.  
REQUIREMENT AT LOW SLOPE ROOFS.  
ROOFING MATERIAL: CLASS "A" ASPHALT SHINGLE - INSTALL PER MANUFACTURERS SPECS

PROVIDE DRAFT STOPS AT EAVE ENDS PER CBC TO PREVENT ENTRY OF FLAMES OR EMBERS UNDER THE TILE, WHEN APPLICABLE.  
ALL ROOF FASTENERS TO BE CAPABLE OF RESISTING WIND LOAD NOT LESS THAN 80 M.P.H - INSTALL PER MANF. WRITTEN INSTRUCTIONS.  
GENERAL CONTRACTOR TO COORDINATE ALL PLUMBING AND MECHANICAL VENT LOCATIONS AT ROOF. ALL PLUMBING AND EQUIPMENT VENTS MUST BE CONSOLIDATED AND LOCATED IN AREAS THAT MINIMISE THEIR VISIBIL TY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE.  
ROOF SHEATHING PER STRUCTURAL WITH 1X SOLID BLOCKING AT ALL OVERHANGS.  
ALL CHIMNEYS WITH APPROVED SPARK ARRESTER 2'-0" ABOVE ROOF WITH RADIUS 10'-0" MIN. CLEARANCE.  
ALL ROOF PENETRATIONS (FLASHINGS, VENTS, ETC) TO BE GALV. METAL PAINTED.  
PROVIDE GUTTER, DOWNSPOUTS AND ROOF DRAINS.  
PROVIDE OVERFLOW SCUPPERS AT FLAT ROOF DRAINS. DOWNSPOUTS TO DRAIN TO 4" ABS TIGHTLINE CONNECTED TO SURFACE WATER DRAINAGE SYSTEM.  
ALL ROOF TO WALL FLASHING SHALL BE 16 GA. GALV. METAL FLASHING.

FORCED AIR UNITS MUST BE POSITIONED IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT OUTLET TO THE TOP OF THE FLUE CAP IS WITHIN THE ATTIC ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE MINIMUM ALLOWED BY CODE.  
EAVES ARE NOT PERMITTED IN GROUP R3/U AT 2FT OR CLOSER TO THE PROPERTY LINE. PROJECTIONS IN SPRINKLERED STRUCTURES LOCATED GREATER THAN 2FT AND LESS THAN OR EQ TO 3FT TO THE PROPERTY LINE AND BETWEEN 2FT AND 5FT FROM THE PROPERTY LINE IN NON-SPRINKLERED STRUCTURES SHALL BE AT LEAST  
1-HOUR FIRE RESISTANCE RATED CONSTRUCTION OR HEAVY TIMBER. R302.1(1) AND TABLE R3021(2).



- 1 PROPERTY LINE
- 2 BUILDING SETBACK
- 3 (E) BUILDING FOOTPRINT
- 4 (E) DRIVEWAY - SLOPE TO REMAIN
- 5 (E) CURB / EDGE OF PAVEMENT
- 6 CENTERLINE OF RIGHT OF WAY
- 7 EDGE OF WALL (ABV./BLW. AS OCCURS)
- 8 EDGE OF ROOF / FLOOR (ABV./BLW. AS OCCURS)
- 9 MAX BUILDING HEIGHT 15'-0" ABV. EST. PAD ELEV
- 10 NOT USED
- 11 (E) SITE WALL TO REMAIN
- 12 (E) SITE WALL TO DEMO
- 13 (N) SITE WALL - MAX 62" IN SYSB, 42" IN RYSB
- 14 (N) WROUGHT IRON SITE FENCE - MAX 62" IN SYSB, 42" IN RYSB
- 15 (N) DARK STAINED WOOD GATE TO MATCH EXISTING, MAX 6'-0" ABV. F.S
- 16 PLANTING / SOFTSCAPE - REFER TO LANDSCAPE
- 17 (E) HARDSCAPE
- 18 (E) OUTDOOR FIREPLACE / FIREPIT W/ DRAINAGE +18" A.F.F
- 19 (E) BBQ
- 20 (N) SUB PANEL (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - VERIFY LOCATION W/. SO. CA. EDISON
- 21 (E) GAS METER LOCATION
- 22 (E) WATER METER LOCATION (REF CIVIL & SURVEY DWGS)
- 23 (N) FAU - PROVIDE GAS S/O,ELEC. VENTING PER MFGR.(CMC 904.1)
- 24 (N) TANKLESS WATER HEATER - (PROVIDE WATER & GAS)
- 25 ROOF RIDGE
- 26 DARK COPPER GUTTER TO MATCH EXISTING
- 27 ROOF DRAIN W/ OVERFLOW AND COPPER PIPES PER CPC TABLES 11-1 AND 11-2
- 28 SHOWER W/ HOT MOPPED PAN RECESSED 4" BELOW ADJ. F.F W/ FLOOR TO CEILING TILE PER OWNER
- 29 CASEWORK
- 30 INSULATION PER T24 ENERGY REPORT
- 31 NEW WHITE WINDOW FRAMES W/ WHITE WOOD TRIM TO MATCH EXISTING FENESTRATION
- 32 NEW DOOR WITH DARK BRONZE STEEL FINISH
- 33 (N) HARDSCAPE TO MATCH EXISTING

#### KEYNOTES

- (ASPH) ASPHALT ROOF SHINGLE - CLASS "A" TO MATCH EXISTING ROOF
- (GLS-1) TRANSPARENT GLASS
- (STN-1) STONE FLOORING - ASBO
- (MTL-1) METAL TRIM - STATUTORY BRONZE ASBO
- (WD-1) WOOD SHINGLE SIDING TO MATCH EXISTING
- (WD-2) WOOD TRIM - WHITE WOOD
- (WD-3) DARK WOOD STAIN
- (VEG) VEGETATION / PLANTING

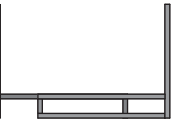
#### MATERIALS

- 2 1/2" FRAMING
- 3 5/8" FRAMING
- 5 1/2" FRAMING
- 7 1/4" FRAMING
- CONCRETE WALL
- BUILDING FOOTPRINT
- SECOND STORY FOOTPRINT
- HARDSCAPE
- SOFTSCAPE
- WATER
- EARTH

- P.L.
- SETBACK
- RETAINING WALL DEMO
- ABOVE/BELOW

#### LEGEND

PLAN - ROOF PLAN



1107 south coast hwy  
laguna beach, ca, 92651  
949.322.1922  
info@hudginsdesign.com

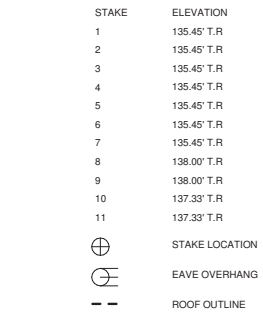
PAPHITES RESIDENCE  
39 MONARCH BAY DRIVE  
DANA POINT, CA

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

PLOT DATE:  
19/05/31

SHEET NUMBER:

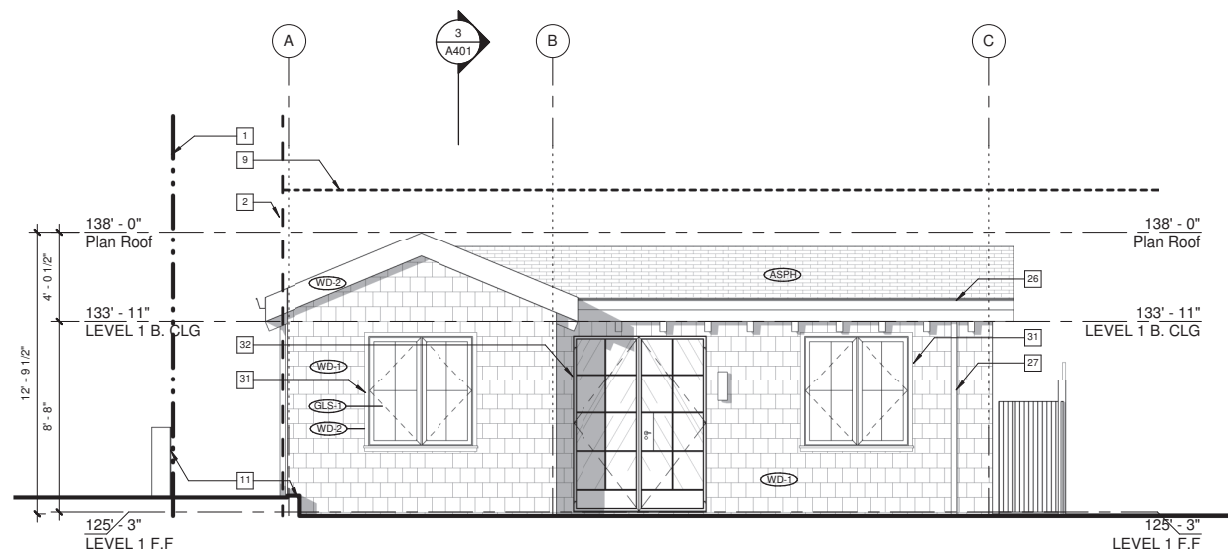
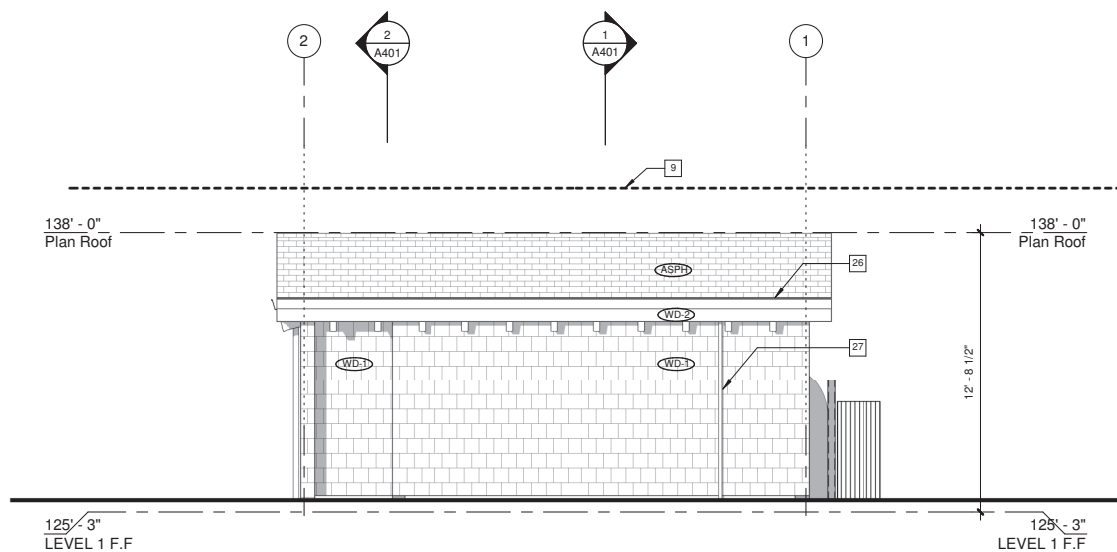
A202



ASPH	ASPHALT ROOF SHINGLE - CLASS "A" TO MATCH EXISTING ROOF
GLS-1	TRANSPARENT GLASS
STN-1	STONE FLOORING - ASBO
MTL-1	METAL TRIM - STATUTORY BRONZE ASBO
WD-1	WOOD SHINGLE SIDING TO MATCH EXISTING
WD-2	WOOD TRIM - WHITE WOOD
WD-3	DARK WOOD STAIN
VEG	VEGETATION / PLANTING

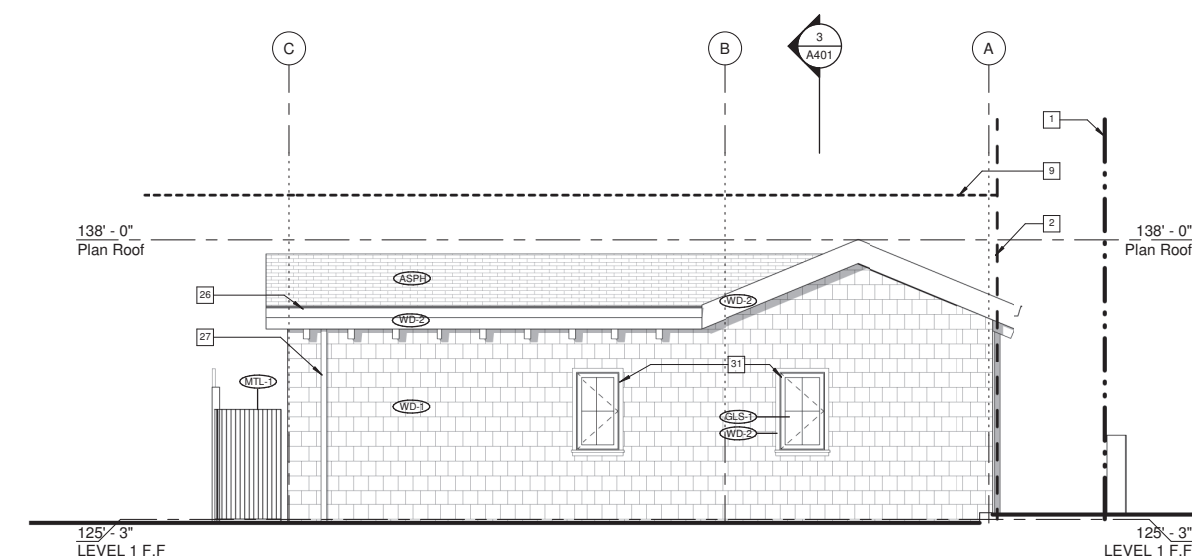
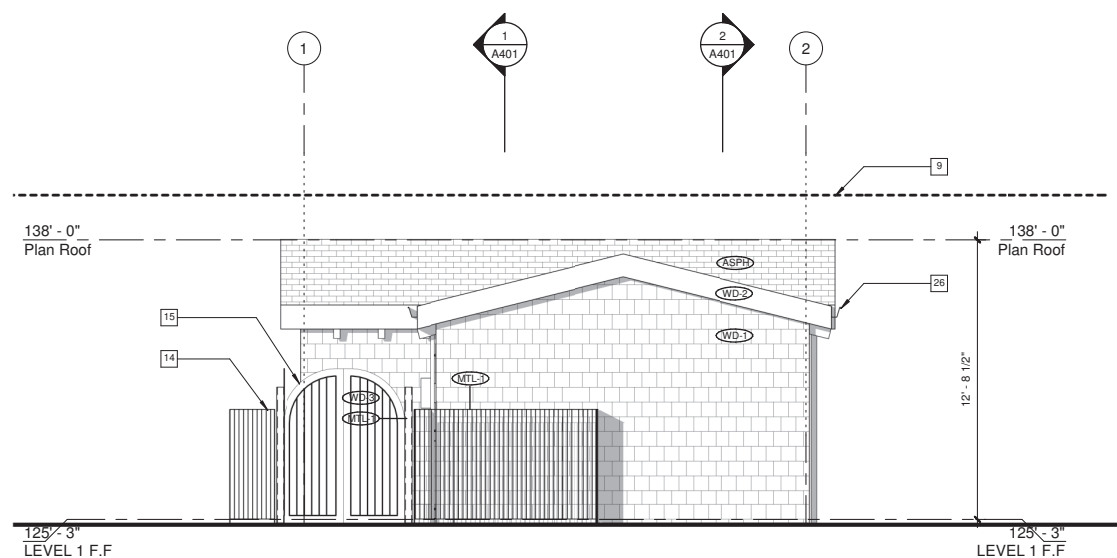
	2 1/2" FRAMING		SECOND STORY FOOTPRINT
	3 5/8" FRAMING		HARDSCAPE
	5 1/2" FRAMING		SOFTSCAPE
	7 1/4" FRAMING		WATER
	CONCRETE WALL		EARTH
	BUILDING FOOTPRINT		

## STAKING PLAN



Elevation 2 1/4" = 1'-0"	3
-----------------------------	---

Elevation 1	.
1/4" = 1'-0"	



Elevation 4 1/4" = 1'-0"	4
-----------------------------	---

Elevation 3	
1/4" = 1'-0"	



- 1 PROPERTY LINE
- 2 BUILDING SETBACK
- 3 (E) BUILDING FOOTPRINT
- 4 (E) DRIVEWAY - SLOPE TO REMAIN
- 5 (E) CURB / EDGE OF PAVEMENT
- 6 CENTERLINE OF RIGHT OF WAY
- 7 EDGE OF WALL (ABV./BLW. AS OCCURS)
- 8 EDGE OF ROOF / FLOOR (ABV./BLW. AS OCCURS)
- 9 MAX BUILDING HEIGHT 15'-0" ABV. EST. PAD ELEV
- 10 NOT USED
- 11 (E) SITE WALL TO REMAIN
- 12 (E) SITE WALL TO DEMO
- 13 (N) SITE WALL - MAX 62" IN SYSB, 42" IN RYSB
- 14 (N) WROUGHT IRON SITE FENCE - MAX 62" IN SYSB, 42" IN RYSB
- 15 (N) DARK STAINED WOOD GATE TO MATCH EXISTING, MAX 6'-0" ABV. F.S
- 16 PLANTING / SOFTSCAPE - REFER TO LANDSCAPE
- 17 (E) HARDSCAPE
- 18 (E) OUTDOOR FIREPLACE / FIREPIET W/ DRAINAGE +18" A.F.F
- 19 (E) BBQ
- 20 (N) RUBB PANEL (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION - VERIFY LOCATION W/ SO. CA. EDISON
- 21 (E) GAS METER LOCATION
- 22 (E) WATER METER LOCATION (REF CIVIL & SURVEY DWGS)
- 23 (N) FAU - PROVIDE GAS S/O,ELEC, VENTING PER MFGGR.(CMC 904. 1)
- 24 (N) WATKLESS WATER HEATER - (PROVIDE WATER & GAS)
- 25 ROOF RIDGE
- 26 DARK COPPER GUTTER TO MATCH EXISTING
- 27 ROOF DRAIN W/ OVERFLOW AND COPPER PIPES PER CPC TABLES 11-1 AND 11-2
- 28 SHOWER W/ HOT MOPPED PAN RECESSED 4" BELOW ADJ. FL W/ FLOOR TO CEILING TIE PER OWNER
- 29 CASEWORK
- 30 INSULATION PER T24 ENERGY REPORT
- 31 NEW WHITE WINDOW FRAMES W/ WHITE WOOD TRIM TO MATCH EXISTING FENESTRATION
- 32 NEW DOOR WITH DARK BRONZE STEEL FINISH
- 33 (N) HARDSCAPE TO MATCH EXISTING

## KEYNOTES

- ASPH ASPHALT ROOF SHINGLE - CLASS "A" TO MATCH EXISTING ROOF
- GLS-1 TRANSPARENT GLASS
- STN-1 STONE FLOORING - ASBO
- MTL-1 METAL TRIM - STATUTORY BRONZE ASBO
- WD-1 WOOD SHINGLE SIDING TO MATCH EXISTING
- WD-2 WOOD TRIM - WHITE WOOD
- WD-3 DARK WOOD STAIN
- VEG VEGETATION / PLANTING

## MATERIALS

- |  |                       |  |                           |
|--|-----------------------|--|---------------------------|
|  | 2 1/2" FRAMING        |  | SECOND STORY<br>FOOTPRINT |
|  | 3 5/8" FRAMING        |  | HARDSCAPE                 |
|  | 5 1/2" FRAMING        |  | SOFTSCAPE                 |
|  | 7 1/4" FRAMING        |  | WATER                     |
|  | CONCRETE WALL         |  | EARTH                     |
|  | BUILDING<br>FOOTPRINT |  |                           |

- |   |   |             |
|---|---|-------------|
|  |  | P.L.        |
| -----   | -----   | SETBACK     |
| -----   | -----   | RETAIN WALL |
| -----   | -----   | DEMO        |
| -----   | -----   | ABOVE BELOW |

## LEGEND

## EXTERIOR ELEVATIONS



HUDGINS DESIGN GROUP, INC.

1107 south coast hwy  
laguna beach, ca, 92651  
949.322.7922  
info@huddinsdesign.com

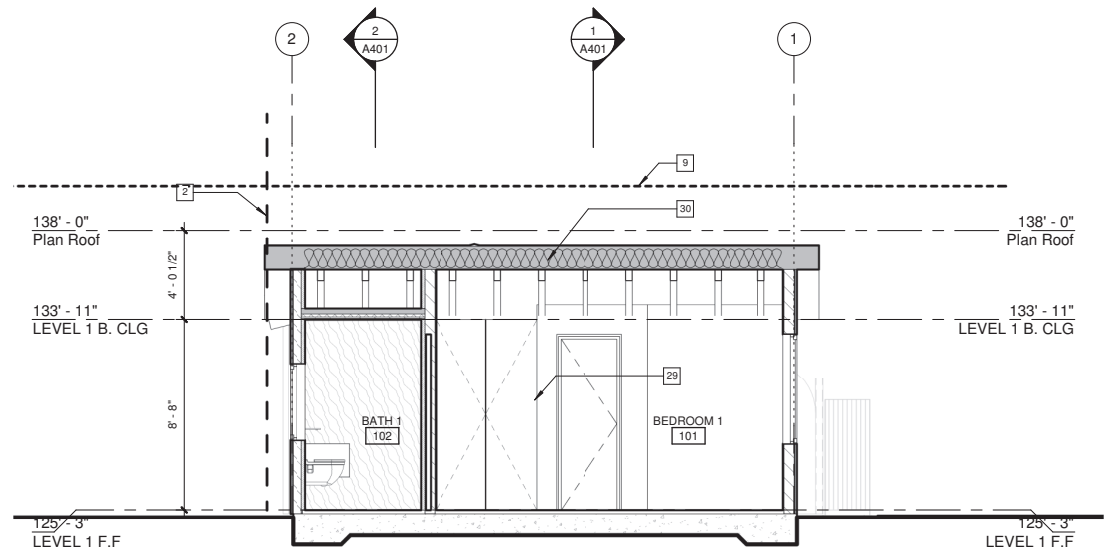
PAPHITES RESIDENCE

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

PLOT DATE: 19/05/31

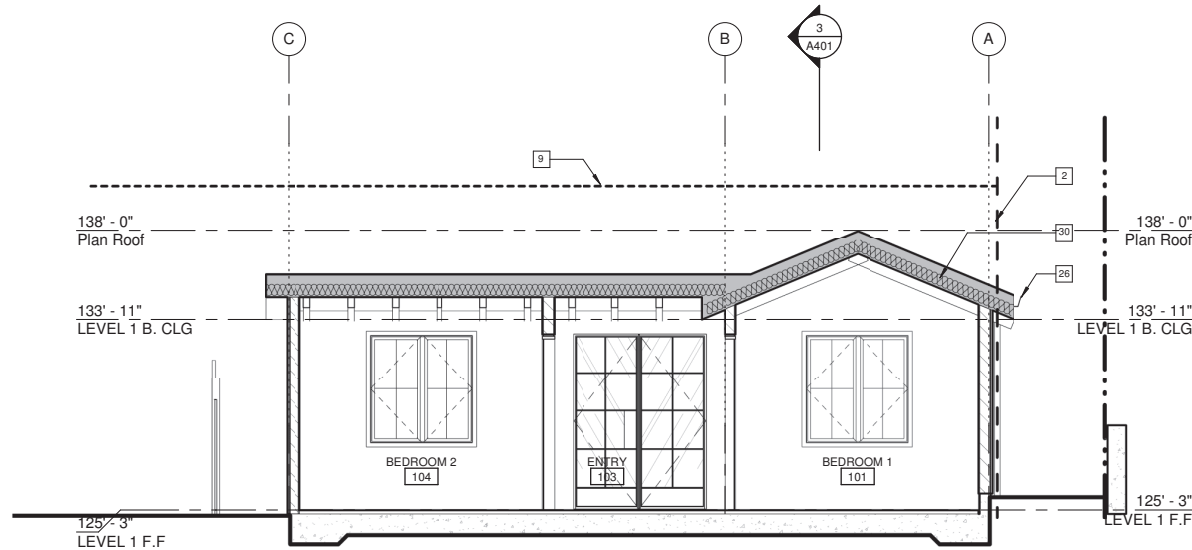
SHEET NUMBER:

A301



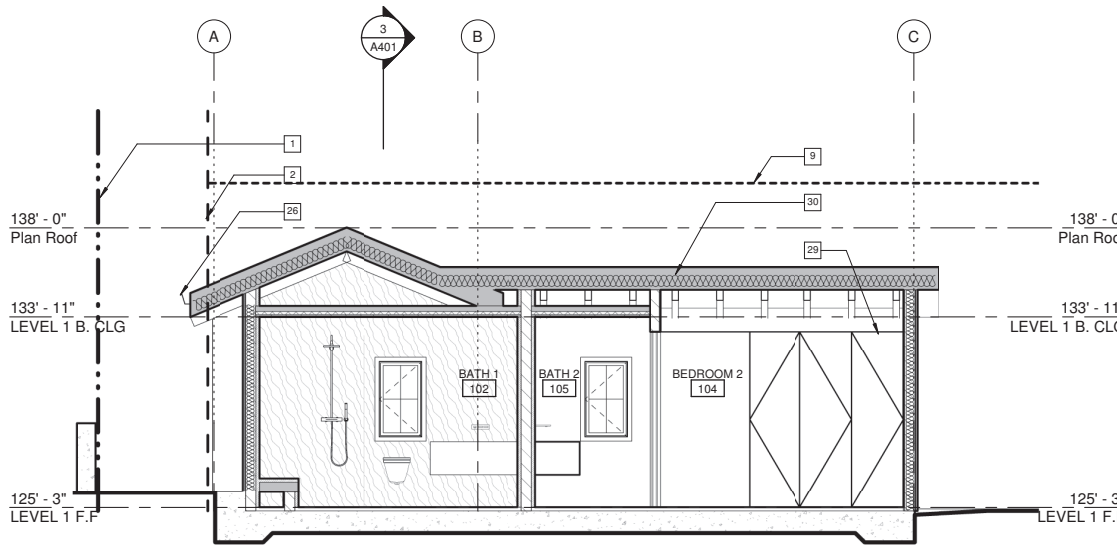
Section 1  
1/4" = 1'-0"

3



Section 4  
1/4" = 1'-0"

1



Section 3  
1/4" = 1'-0"

2

- 1 PROPERTY LINE
- 2 BUILDING SETBACK
- 3 (E) BUILDING FOOTPRINT
- 4 (E) DRIVEWAY - SLOPE TO REMAIN
- 5 (E) CURB / EDGE OF PAVEMENT
- 6 CENTERLINE OF RIGHT OF WAY
- 7 EDGE OF WALL (ABV./BLW. AS OCCURS)
- 8 EDGE OF ROOF / FLOOR (ABV./BLW. AS OCCURS)
- 9 MAX BUILDING HEIGHT 15'-0" ABV. EST. PAD ELEV
- 10 NOT USED
- 11 (E) SITE WALL TO REMAIN
- 12 (E) SITE WALL TO DEMO
- 13 (N) SITE WALL - MAX 62" IN SYSB, 42" IN RYSB
- 14 (N) WROUGHT IRON SITE FENCE - MAX 62" IN SYSB, 42" IN RYSB
- 15 (N) DARK STAINED WOOD GATE TO MATCH EXISTING, MAX 6'-0" ABV. F.S
- 16 PLANTING / SOFTSCAPE - REFER TO LANDSCAPE
- 17 (E) HARDSCAPE
- 18 (E) OUTDOOR FIREPLACE / FIREPIT W/ DRAINAGE +18" A.F.F
- 19 (E) BBO
- 20 (N) SUB PANEL (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - VERIFY LOCATION W/ SO. CA. EDISON
- 21 (E) GAS METER LOCATION
- 22 (E) WATER METER LOCATION (REF CIVIL & SURVEY DWGS)
- 23 (N) FAU - PROVIDE GAS S/O,ELEC, VENTING PER MFGR.(CMC 904. 1)
- 24 (N) TANKLESS WATER HEATER - (PROVIDE WATER & GAS)
- 25 ROOF RIDGE
- 26 DARK COPPER GUTTER TO MATCH EXISTING
- 27 ROOF DRAIN W/ OVERFLOW AND COPPER PIPES PER CPC TABLES 11-1 AND 11-2
- 28 SHOWER W/ HOT MOPPED PAN RECESSED 4" BELOW ADJ. F.F.W FLOOR TO CEILING TILE PER OWNER
- 29 CASEWORK
- 30 INSULATION PER T24 ENERGY REPORT
- 31 NEW WHITE WINDOW FRAMES W/ WHITE WOOD TRIM TO MATCH EXISTING FENESTRATION
- 32 NEW DOOR WITH DARK BRONZE STEEL FINISH
- 33 (N) HARDSCAPE TO MATCH EXISTING

#### KEYNOTES

- ASPH ASPHALT ROOF SHINGLE - CLASS "A" TO MATCH EXISTING ROOF
- GLS-1 TRANSPARENT GLASS
- STN-1 STONE FLOORING - ASBO
- MTL-1 METAL TRIM - STATUTORY BRONZE ASBO
- WD-1 WOOD SHINGLE SIDING TO MATCH EXISTING
- WD-2 WOOD TRIM - WHITE WOOD
- WD-3 DARK WOOD STAIN
- VEG VEGETATION / PLANTING

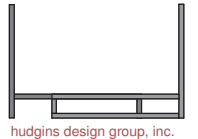
#### MATERIALS

- 2 1/2" FRAMING
- 3 5/8" FRAMING
- 5 1/2" FRAMING
- 7 1/4" FRAMING
- CONCRETE WALL
- BUILDING FOOTPRINT
- SECOND STORY FOOTPRINT
- HARDSCAPE
- SOFTSCAPE
- WATER
- EARTH

- P.L.
- SETBACK
- RETAINING WALL DEMO
- ABOVE/BELOW

#### LEGEND

#### BUILDING SECTIONS



1107 south coast hwy  
laguna beach, ca, 92651  
949.322.7922  
info@hudginsdesign.com

PAPHITES RESIDENCE  
39 MONARCH BAY DRIVE  
DANA POINT, CA

SCALE:  
1/4" = 1'-0"  
PLOT DATE:  
19/05/31  
SHEET NUMBER:  
A401