CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT

DATE: **JULY 8, 2019**

TO: **DANA POINT PLANNING COMMISSION**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**
MATT SCHNEIDER, DIRECTOR OF COMMUNITY DEVELOPMENT
NICK ZORNES, ASSISTANT PLANNER

SUBJECT: **COASTAL DEVELOPMENT PERMIT CDP19-0002 TO PERMIT A 2,314 SQUARE FOOT ADDITION AND REMODEL TO AN EXISTING DWELLING AND A MINOR SITE DEVELOPMENT PERMIT SDP19-0010(M) TO PERMIT OVER HEIGHT WALLS WITHIN REQUIRED SETBACKS IN THE RESIDENTIAL SINGLE FAMILY 4 ZONING DISTRICT LOCATED AT 92 MONARCH BAY DRIVE.**

RECOMMENDATION: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP19-0002 and Minor Site Development Permit SDP19-0010(M) (Action Document 1).

APPLICANT: Derek Navarro-Anderson

OWNER: MMB Management LLC 92 Monarch Bay Drive LLC

REQUEST: A request to allow a 2,314 square foot addition and remodel to a single family residence that would expand the gross floor area of the house and garage to 4,135 square feet, and a request to allow walls exceeding maximum height limits in required yards.

LOCATION: 92 Monarch Bay Drive (APN 670-121-21)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on June 28, 2019, published within a newspaper of general circulation on June 28, 2019, and physically posted at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, and at the Dana Point Library on June 28, 2019.

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 – Construction of Small Structures) in that the application proposes an addition and remodel to an existing

single-family dwelling, new retaining walls.

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) and Minor Site Development Permit (SDP(M)).

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

BACKGROUND: The subject site is an 11,911 square foot lot located in the Monarch Bay private community in Dana Point (Supporting Document 2). The property is improved with a one-story, 2,303 square foot house, and 550 square foot attached garage constructed in 1967. Additional improvements to the site include a pool, site walls, and decorative hardscape and landscaping. Based on the City's Zoning Map, the project site is located in the Residential Single Family 4 (RSF 4) zoning district, and falls within the City's Coastal Overlay District. According to the Post Certification Permit and Appeal Jurisdiction Map, the subject site also falls within the Appeals Jurisdiction of the California Coastal Commission (CCC).

DISCUSSION: Due to the subject site's location within the Appeals Jurisdiction of the CCC and pursuant to Section 9.69.040(a)(2)(A) of the DPZC, a CDP is required for an increase of ten percent (10%) or more of the internal floor area of a structure. The inclusion of two walls exceeding the maximum 42-inch height limit in the required front yard necessitate the need for a SDP(M) in accordance with DPZC Section 9.05.120(c).

COASTAL DEVELOPMENT PERMIT CDP19-0002

The proposal includes a 2,314 square foot addition and remodel that would expand the house and garage to a total of 4,135 square feet: 3,320.3 square feet of habitable and 814.7 square feet of garage space respectively (Supporting Document 3). The project includes the demolition of the existing 1,031 square foot garage that shares a roof with the existing single-family dwelling (SFD) and is separated therefrom by a doored breezeway, and demolition of a large portion of the SFD.

The proposed improvements add a new lower story that includes a three-car garage, guest bedroom with en suite bathroom, laundry room, and internal stair accessing the upper story of the residence. The upper story includes a new master bedroom with en suite bathroom, and three bedrooms all with en suite bathrooms, relocation of the entry to the east, side yard facing building elevation, and a complete revision of the floor plan. After completion of the proposed project, the SFD will include five bedrooms, five and a half bathrooms, kitchen,

dining, and living rooms and three-car garage. The project complies with all applicable development standards, including yard setbacks, lot coverage, and height limit.

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/ Existing*	Compliant w/ Standard
Front Setback	20 ft minimum	20 ft	Yes
Side Setback Interior	5 ft minimum	5 ft	Yes
Rear Setback	25 ft minimum	31 ft 6 in*	Yes
Height	24 ft maximum (Less than 3:12 pitch)	19 ft (Flat & 4:12 pitch roof elements)	Yes
	26 ft maximum (3:12-6:12 pitch)		
Lot Coverage	45% maximum	24.3%	Yes
Required Parking	2 parking spaces	3 parking spaces	Yes

As a part of the overall project, the proposed architectural style will modernize the aesthetic of the structure by creating a façade with a flat roof element visible from the street and including complimentary modern finishes. These design elements are similar to other structures in the neighborhood with regard to architectural style, building mass and scale, as well as finish color and materials. The partially enclosed courtyard area off the lower level guest suite would allow for a private open space area within the front yard setback, and includes stone veneer and landscape screening along Monarch Bay Drive for the proposed 6-foot high retaining wall. The project would reconfigure the home's overall layout by lowering the existing garage to become subterranean, creating new living space, and completing the upper level remodel.

The project was reviewed by the Monarch Bay Homeowners Association and approved prior to the submittal of the application for a CDP and SDP(M) (Supporting Document 4).

The proposed project complies with all of the applicable provisions of the DPZC for the issuance of a Coastal Development Permit, as the addition and remodel does not impact public access or any Environmentally Sensitive Habitat Areas (ESHA), as the parcel was previously developed, and surrounded by a fully developed residential neighborhood.

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.*

MINOR SITE DEVELOPMENT PERMIT SDP19-0010(M)

The project includes several new retaining walls: three of which necessitate approval of a SDP(M) based on DPZC Section 9.05.120 (Fences, Walls, and Hedges). Three (3) of the proposed retaining walls are located within required yard setbacks, and exceed the maximum height limits outlined in Section 9.05.120. Pursuant to both Sections 9.05.120(c) and 9.05.120(d)(2) of the DPZC and subject to the approval of a SDP(M), alternatives to height limits of walls in required yards and retaining walls greater than thirty (30) inches from the top of the wall to finished grade may be permitted.

The first retaining wall is a 48 linear feet, six (6) foot high privacy wall proposed near the front property line used to create a partially enclosed courtyard coming off the lower-level guest bedroom, and access to the subterranean garage. A portion of the wall parallel to the driveway is partially retaining and partially freestanding, but maintains an overall height of six (6) feet, where 42 and 30 inches are the height maximums in required front yards for total wall height, and retaining wall height respectively pursuant to DPZC Sections 9.05.120(b)(1) and 9.05.120(b)(4).

Similarly, a second retaining wall along the other side of the driveway is five-and-a-half (5.5') feet high and allows access to the new subterranean garage, and the southern side yard. This wall too is partially retaining and partially freestanding. Both of the walls

bordering the driveway are proposed with the same decorative stone veneer finish proposed for the lower story façade of the SFD, to architecturally integrate the proposed wall with the overall site design.

The third wall is also a partially retaining and partially freestanding wall in the northern side yard and required rear yard setback used to create a "cabana" that provides additional outdoor entertainment area adjacent to the existing pool and spa. The proposed retaining wall includes an overhead lattice to create a shade structure, and finished with stucco in a color to match the SFD.

Pursuant to Section 9.71.050, the Planning Commission shall make the following findings for the approval of a Minor Site Development Permit:

1. *That the site design is in compliance with the development standards of the Dana Point Zoning Code; and*

2. *That the site is suitable of the site for the proposed use and development; and*

3. *That the project is in compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines; and*

4. *That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture; and*

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

CORRESPONDENCE:

No correspondence received as of the date of this staff report.

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. Staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit CDP19-0002 and Minor Site Development Permit SDP19-0010(M) subject to the findings and conditions of approval contained therein.

Nick Zornes, Assistant Planner

Matt Schneider, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 19-07-08-xx

Supporting Documents

2. Vicinity Map
3. Development Plans
4. Approval Letter from Monarch Bay Association
5. Site Photos

Action Document 1: Draft Planning Commission Resolution No. 19-07-08-xx

RESOLUTION NO. 19-07-08-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP19-0002 TO PERMIT A REMODEL AND ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING, AND MINOR SITE DEVELOPMENT PERMIT SDP19-0010(M) PERMITTING OVER HEIGHT WALLS WITHIN REQUIRED SETBACKS LOCATED AT 92 MONARCH BAY DRIVE.

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

WHEREAS, MMB Management LLC 92 Monarch Bay Drive LLC, ("the "Owner"), owns the real property commonly referred to as 92 Monarch Bay Drive (APN 670-121-21) (the "Property"); and

WHEREAS, the Owner authorized Derek Navarro-Anderson, Architect, (the "Applicant") and the Applicant caused to be filed a verified application for a Coastal Development Permit to allow an addition, and remodel, and a Minor Site Development Permit for over height walls in required yard setbacks at an existing single-family dwelling (SFD) at the Property; and

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

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 and 15303 (Class 1 – Existing Facilities and Class 3 – Construction of Small Structures) in that the application proposes an addition and remodel to an existing single-family dwelling, new retaining walls; and

WHEREAS, the Planning Commission did, on the 8th day of July, 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 CDP19-0002 and Minor Site Development Permit SDP19-0010(M).

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.

Findings:

B. Based on the evidence presented at the public hearing, the Planning

Commission adopts the following findings and approves CDP19-0002 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 development 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 renovating an older property to create an aesthetically SFD and site that is compatible and complimentary to surrounding structures. Additionally, the site and architectural design of the proposed improvements are found to comply with all development standards within the Dana Point Zoning Code comprising the implementation plan portion of the City's Local Coastal Program.**

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 previously developed lot, located within fully built out community zoned for residential use and the proposal does not alter existing public access and public recreation areas in the vicinity, which is provided nearby at existing County and State beaches and accordingly, 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 – Construction of Small Structures) in that the application proposes an addition and remodel to an existing single-family dwelling, and new retaining walls.**

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 is an already developed parcel containing no environmentally sensitive habitat area (ESHA) in adjacent parks and recreation areas and accordingly, 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 within an established area of residential uses with little to no natural landforms present and; in that the proposed development will be constructed in conformance with applicable regulations for flood, fire, and geologic considerations thereby 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 includes an addition and remodel of an existing 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 has been reviewed by Planning and Building/Safety Division staff as well as Public Works & Engineering Services 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.**

C. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Minor Site Development Permit SDP19-0010 subject to conditions:

1. That the site design is in compliance with the development standards of the Dana Point Zoning Code **in that alternatives to the height limits for walls and retaining walls within the required front and rear yards, and retaining walls higher than 30 inches in height may be permitted pursuant to DPZC Sections 9.05.120(c) and (d)(2) respectively, subject to the**

approval of a Minor Site Development Permit. The installation of the six (6) foot high partially freestanding and partially retaining privacy wall to create a front yard courtyard and the five-and-a-half (5.5) foot high retaining wall along the new driveway, leading to the subterranean garage and access to the southern side yard respectively, and combined with the inclusion of decorative stone veneer and drought tolerant landscaping provides a visually attractive design as viewed from the private right-of-way, while meeting the requirements of the aforementioned DPZC regulations. One additional retaining wall is located in the required rear yard setback adjacent to the pool and spa, not visible from the private right-of-way and is nine (9) feet tall. The retaining wall will include an overhead lattice to create a shade structure, and will be finished with stucco in a color similar to the primary residence.

2. That the site is suitable for the proposed use and development **in that the construction of the retaining walls will allow for the construction of the new subterranean garage and lower level living space, while the partially freestanding and retaining wall will provide private open space area within the required front yard setback, and create vehicular access to the proposed subterranean garage and southern side yard. A retaining wall in the required rear yard setback will allow for additional usable open space and will be outfitted with overhead lattice, adjacent to the existing pool and spa.**

3. That the project is in compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines **in that pursuant to Goal 5, Policy 5.2 of the Urban Design Element of the General Plan, the proposed partially freestanding and partially retaining walls facilitate the creation of additional outdoor living space encouraging site and building design that takes advantage of the City's excellent climate to maximize indoor-outdoor spatial relationships**.

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 subject partially freestanding and partially retaining walls are designed to be at a height that is adequate to create a private courtyard, access to the subterranean garage, and side yard access given the proposed creation of a partially subterranean first floor. Additionally, retaining walls in the required rear yard setback will create private open space area for better enjoyment and entertainment. Although not requiring a particular style of**

architecture, the freestanding/retaining walls will be designed and finished with materials and colors which are compatible and complementary to the proposed addition and remodel of the existing single-family dwelling.

Conditions:

A. General:

1. Approval of this application permits the partial demolition of the existing dwelling and site improvements; addition of 2,314 square feet and remodel of 1,821 square feet of the single-family dwelling, over height walls in required yard setbacks and associated exterior improvements at 92 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 discretionary permit(s) will become void two (2) years following the effective date of the approval if the privileges authorized are not implemented or utilized or, if construction work is involved and such work is not commenced within such two (2) year time period or; the Director of Community Development or the Planning Commission, as applicable, grants an extension of time. Such time extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the initial two-year approval period, or any subsequently approved time extensions and in accordance with the appropriate sections of the Orange County Zoning Code and the Dana Point Subdivision Code.

3. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. 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.

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

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

   The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

6. The Applicant, and 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.

7. The project shall meet all water quality requirements.

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

9. 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.

10. 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.

11. 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.

12. The Applicant shall provide a driveway designed in accordance with all requirements of Dana Point Zoning Code Section 9.38.050(b) (Driveways).

13. Separate review, approval, plans and permits are required for:

- Fire Sprinklers
- Site walls over 3'
- Retaining Walls
- Separate Structures
- Demolition of Structures

B. Prior to Issuance of a Grading Permit:

14. 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.

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

16. The applicant shall submit an application for shoring as needed, to the Building Department. In the event shoring is required a separate permit submittal shall be made to the Building Department for review and approval. All shoring permits shall be issued concurrently with the grading permit.

17. The applicant shall submit a final landscape and irrigation plan for review and approval by Public Works & Engineering Services and Community Development Department. The plan shall be prepared by a State licensed landscape architect and shall include all

proposed and existing plant materials (location, type, size, quantity), an irrigation plan (if irrigation utilized), note wall/fence locations, a grading plan, an approved site plan and a copy of the entitlement conditions of approval. The plan shall be in substantial compliance with the applicable provisions of the Zoning Code, the preliminary plan approved by the Planning of Commission, and further, recognize the principles of drought tolerant landscaping. Landscape documentation shall also comply with Chapter 9.55 (Water Efficient Landscape Standards and Requirements) of the Dana Point Zoning Code and with the *Submittal Requirements and Guidelines for Implementation of the Chapter 9.55 of the DPZC*, as may be applicable.

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.

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

19. 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.

C. Prior to Building Plan Check Submittal:

20. 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.

21. Building plan check submittal shall include the following construction documents:

- Building Plans with Electrical/Plumbing/Mechanical plans (4 sets)
- Energy Calculations (2 sets)
- Structural Calculations (2 sets)
- Soils/Geology Report (3 sets)

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

22. Building(s) shall comply with the 2016 editions of the Building Code with all local amendments.

23. Fire Department review may be required. Submit plans directly to the Orange County Fire Authority for their review.

24. Minimum roofing classification is Class "A".

25. Fire-rated Construction: Plans should clearly identify and detail the fire-rated construction for any construction due to close proximity to the property line.

26. 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.

27. 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.

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

D. Prior to Issuance of a Building Permit or release on certain related inspections, the applicant shall meet the following conditions:

29. Approvals are required from:

- Planning Division
- Public Works & Engineering Services
- Obtain Orange County Fire Authority Approval

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

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

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

33. The applicant shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (along with the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve

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

34. 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.

35. 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.

36. The applicant shall submit a retaining wall plan in compliance with all the City of Dana Point standards for review and approval. Please contact the Building Department for submittal requirements.

37. Prior to commencement of framing, the applicant shall verify, by survey, that each structure will be constructed in compliance with the dimensions shown on plans approved by the City, including finish floor elevations and setbacks to property-lines included as part of this entitlement. The City's standard "Setback Certification" form shall be obtained from the Planning Division and be prepared by a licensed civil engineer/surveyor and shall be delivered to the City of Dana Point Building/Safety and Planning Divisions for review and approval.

38. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structures and any encroachments above the height limit are in

compliance with plans approved by the Planning Commission and the structure heights included as part of CDP19-0002. The City's standard "Height Certification" form shall be obtained from the Planning Division and 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.

E. Prior to the issuance of a certificate of occupancy, the applicant shall meet the following:

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

40. 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.

41. 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 for all engineered drainage devices and retaining walls.

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

43. All permanent BMP's, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.

44. Applicant shall contact both the Planning Division and Public Works & Engineering Services to schedule a final inspection prior to final project sign-off by the Building Division. The final inspection shall include a review of, among other things, landscaping, finish architecture/materials, approved through discretionary action, and compliance with any outstanding project conditions of approval.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 8th day of July, 2019 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Roy Dohner, Chairperson
Planning Commission

ATTEST:

_____
Matt Schneider, Director
Community Development Department

Supporting Document 2: Vicinity Map

VICINITY MAP

PROJECT : CDP19-0002, SDP19-0010(M)

APPLICANT: DEREK NAVARRO-ANDERSON

LOCATION: 92 MONARCH BAY DRIVE

Supporting Document 3: Development Plans

ATTACHMENT

General Notes

1. All construction shall be completed in full compliance with the 2016 California Building Code (CBC),Electrical (CEC), Energy (T24-6), Mechanical (CMC), Plumbing (CPC) and all other applicable county and state codes and requirements.

   Contractors shall give all notices and comply with all applicable codes and regulations, laws, ordinances and orders by any public authority having jurisdiction over the project and shall meet or exceed all industry standards.
2. The Contractors shall study and compare the contract documents and shall at once report to the architect in writing all areas inconsistencies or omissions discovered and verify all dimensions on site PRIOR TO COMMENCING THE WORK. If a subcontractor proceeds with any of the work so effected without written instructions from the architect, the subcontractor shall make good at his own cost any resulting error, damage or defects. The subcontractor shall perform no portion of the work without contract documents or, where required, approved shop drawings, product data or samples for such portion of the work.
3. The intent of these drawings is to provide a complete and finished job in all respects. Contractors are to make accurate field inspections of all aspects of the job. Extras will not be allowed unless authorized by the owner and architect for "Authorized Changes and Revisions" to the scope of work.
4. Written dimensions on drawings shall take precedence over dimensions scaled from the drawings. All dimensions affecting materials or equipment with specific tolerances shall be verified by the contractor and/or supplier in the field. Minimum code required clear dimensions shall always be maintained.
5. All dimensions are to face of finish or centerline unless noted otherwise. Finishes at exterior walls cannot encroach on building setbacks. Maximum height restrictions shall be maintained to consider full assembly.
6. Subcontractors shall check with all equipment manufactures to verify dimensions and details prior to commencement of the work. Manufacturers specific requirements shall always be maintained.
7. Subcontractors shall be responsible for initiating, maintaining and supervising all safety precaution programs in connection with their work, and for maintaining appropriate insurance to protect the subcontractor, architect and owner.
8. The architect will submit contract documents for "Plan Check" and make any necessary corrections. The owner will pay for the building permit and attached fees: charges, fees and assessments levied by public authorities for connection to public utilities: and the cost of bonds required for insurance of the work related construction.
9. Contractor shall erect and maintain temporary barricades and dust proof partitions as needed for protection against accident, and to maintain adequate protection of his work and the owner's property from damage or loss arising in connection with any construction. All damage so occurring shall be repaired or replaced by the responsible subcontractor at no cost to the architect or owner.
10. Contractor shall provide temporary toilet facilities at the job as necessary and required by code.
11. Contractor shall slope all decks, patios and walks away from new and existing structures and verify that all areas affected by construction are positively drained.
12. Exterior trim & plant-ons applied over stucco or framing shall be back primed.
13. Plywood and plywood products used as exterior covering on walls, soffits and in other areas exposed directly to weather shall be exterior grade.
14. Provide min. 70" high hard, non-absorbent wall (Vitreous ceramic tile) adj. to shower and above the drain inlet. All bathroom floors shall be over minimum 15# felt underlayment. Provide shower specifications. Per the highest industry standards.
15. Water-resistant gypsum backing board shall be used as a base for tile in water closet compartment walls when installed in accordance with GA-216 or ASTM C 840 and manufacturer recommendations. Refer to CBC Sec. 2509.2
16. Plastered surfaces on walls, ceilings and soffits exposed to the weather shall have exterior lath and plaster conforming to CBC Section 2507 and 2508 respectively, unless exempted by Section 424. Interior plaster reinforced per Section 2507.1 may be applied over gypsum lath on ceilings and soffits.
17. Studs in exterior walls of rooms with sloping ceilings shall extend from floor to roof without intermediate plates unless plates are designed. Maximum allowable height for: 2"x4" is 14 ft. and 2"x6" is 20 ft.
18. No part of the structure shall be overloaded beyond its safe carrying capacity by the placing of materials, equipment, tools, machinery and any other items.
19. Fireblock stud walls and partitions including furred spaces at floors, ceilings and soffits at maximum of 10 ft. o.c. horizontally and vertically.
20. Fireblocking shall be provided per CBC Sec. 717. 1. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels and at 10' intervals both vertical and horizontal. 2. At all interconnections between concealed ver. and hor. spaces such as occur at soffits, drop ceiling and cove ceilings. 3. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the walls under the stairs are unfinished. 4. In openings around vents, pipes, ducts, chimneys, fireplaces and sim. openings which afford a passage for fire at ceiling and floor levels, with non-combustible materials. 5. at openings between attic spaces and chimney chases for factory-built chimneys. 6. Where wood sleepers are used for laying wood flooring on masonry or concrete fire-resistive floors, there should be no space which will exceed 100 sq.ft.
21. Provide access and ventilation in accordance with CBC Section 2317.7 and as shown on the drawings to crawl spaces and plumbing confirming location with the architect prior to construction.
22. Protect all finish floor surfaces from damage and equip mobile equipment with pneumatic tires.
23. Plumbing subcontractor shall verify that all copper water supply lines are sized to provide acceptable pressure and volume and shall connect waste lines to sewer providing cleanouts and ventilation as required by the California Plumbing Code. Cleanout to be located in inconspicuous locations.
24. All metal flashing, gutters and downspouts shall be constructed from min. 24 gauge galvanized sheet metal or copper as noted on the drawings or greater as per industry standards. Joints shall be lapped, joined and sealed so that they are watertight in accordance with SMACNA standards and provide for positive water flow.
25. All glass doors and windows shall be certified and labeled to show compliance with air infiltration standards of the 1972 ANSI A134.1-4. All new glazing shall comply with standards of the U.S. Consumer Product Safety Commission and manufactures certificate of compliance shall be supplied to Owner.
26. Where windows are provided as a means of escape or rescue in all sleeping rooms, they shall have a minimum clear width when fully open of 20", a min. clear height when fully open of 24", a min. clear area when fully open of 5.7 sq. ft. and a min. finished sill height of not more than 44" above finished floor.
27. Every exit door shall be openable from the inside without the use of a key or any special knowledge or effort. Special locking devices shall be of an approved type per Title 19 and CBC Chapter 10.
28. Provide safety glazing where required including but not limited to glass doors, French doors, adjacent glazed panels and sidelights and all glazed panels and windows within 18" of the floor or a door opening shall have tempered glass or glass approved for impact hazard and as defined per CBC
29. All glazing in hazardous locations as defined in CBC Section 2406.4 shall be tempered glass, including:

    a. swinging and sliding doors

    b. glazing within 24" of doors and within 60" of walking surface

    c. one or more walking surfaces within 36" horizontally of the glazing
30. All safety glazing shall conform to Part 1 of CBC Standard No. 24-2. Polished wire glass complying with Part II of CBC Standard No. 24-2 may be used in fire assemblies and in locations specified in UBC Section 2406.4 Items 6 and 7.
31. Safety glazing is required at wardrobe doors. Sec. 2406.3
32. Provide handrails not less than 34" nor more than 38" above the nosing of tread.
33. Provide an outside gas shutoff valve conspicuously marked per Title 19, Chapters 6-9 and the CBC.
34. Provide mechanical ventilation systems in all bathrooms with toilets, showers, and toilet rooms w/o windows, to furnish a minimum (5) air changes per hour.
35. All posts plates and sleepers etc. bearing on or embedded in concrete or masonry shall be pressure treated Douglas Fir.
36. Smoke detectors shall be provided in all sleeping rooms and as required by the CBC.
37. Subcontractors shall provide a one year warranty for their portion of the work and separate guarantee for specific equipment items. The builder shall supply the owner maintenance information for all features, materials, components, and manufactured devices that require routine maintenance for efficient operation. Required routine maintenance actions shall be clearly stated on a readily accessible label. Include names of local representatives to be contacted for service.
38. Where specified items are called for in the construction documents, the Contractor may submit alternate materials for approval by the Owner and the Architect.
39. Owner will furnish electrical power and water from outlets designated by owner without charge to the contractor for quantities used in the work. Characteristics of electrical power furnished is limited to that existing and available. If power of other characteristics or quantity is required subcontractor shall supply the power at no extra charge to the owner.
40. Subcontractors supplying heating, cooling, water heating, and lighting systems and conservation or solar devices installed in the building shall provide the owner instructions on how to use equipment efficiently.
41. Temporary ingress-egress, stockpiling materials, landscaping, drive approaches and/or utility installation within public right of way requires an encroachment permit from county property permits division.
42. Provide Batt Insulation at all interior walls, provide Batt Insulation at all floor/ceilings. Refer to T-24 for exterior wall and roof insulation requirements.
43. A separate permit is required for each building or structure, i.e., fence walls. retaining walls, outdoor or indoor swimming pools/spas, and elevators.
44. Anti-scalding shower and tub valves required. 2016 CPC Section 410.7.
45. There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 1/4:12 (2% slope). The landing at an exterior doorway shall not be more than 7.75" below the top of the threshold, provided the door, other than an exterior storm or screen door, does not swing over the landing.
46. Foundation walls enclosing a basement shall be dampproofed and or waterproofed per CBC Section 1806
47. Provide min. 26 ga. galvanized weep screed with minimum 3 1/2" vertical attachment flange at or below the foundation plate line and 4" min. above earth or 2" min. above paved areas. Grade to slope away from building per code req.
48. Chimneys shall extend at least 2 feet higher than any portion of the building within 10 feet but shall not be less than 3 feet above the highest point where the chimney passes through the roof.
49. Walls of fireboxes shall be 10" min. thick; 8" if lined with firebrick. Twelve (12) inch clearance from fire box to combustible face.
50. Provide 4 - No. 4 rebar full height with #2 hoop ties at 18" o.c. with 2 - #2 at offsets. Anchor chimney to building at each ceiling and floor line per UBC Section 2113.
51. All chimneys attached to any appliances or fireplace that burns solid fuel shall be equipped with an approved spark arrestor. The spark arrestor shall meet all of the requirements outlined by CBC 2113.9.1.
52. Factory-built fireplaces, chimneys, and other components shall be listed and installed in accordance with their listing and manufacturer instructions to vertical distance, clear distances to combustibles, clear ventilation requirements. etc. with manufacturers requirements.
53. Exterior combustion air ducts shall be listed components of the fireplace, and installed according to the fireplace manufacturer's instructions. [CBC 2111.13.1)
54. Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with the manufacturer's installation instructions. (CMC 802.4.2.4)
55. Anchor veneer to studs with wall ties made of corrosion resistant, and if made of sheet metal, shall have a minimum thickness of 0.030 inch (22 GA) by ⅞ inch or, if of wire, shall have a minimum diameter of 0.148 inch (No. 9 B.W. gage). Wall ties shall be spaced so as to support not more than 2 square feet of wall area but shall not be more than 24 inches on center horizontally. Inch or, if of wire, shall have a minimum diameter of 0.148 inch (no. 9 B.W. gage). In seismic zones 3 and 4, wall ties shall have a lip or hook on the extended leg that will engage or enclose a horizontal joint reinforcement wire having a diameter of 0.148 inch (No. 9 B.W. gage) or equivalent. The joint reinforcement shall be continuous with butt splices between ties permitted. Per min CBC requirements.
56. No trenches or excavations 5' or more in depth into which a person is required to descend, or, obtain necessary permit from the State of California Division of Industry Safety.
57. Contractor shall provide pedestrian protection adjacent to the public way as follows:

Dist. from struct. to Prop Line (5B)	Protection
5B<5'	Barrier and canopy
5B< (ht of struct/4)	Barrier and canopy
(Struct ht/2)>5B>(Struct ht/4)	Barrier only
5B>(Struct ht/2)	None

58. When required, fence and canopy to be constructed per CBC 3306.5, 3306.6 and 3306.7
59. Where pedestrian barrier is not required, provide construction fencing for new construction. Fence height to be between 72" and 84" high.
60. Single family dwellings and duplexes are not checked for plumbing, mechanical, and electrical code compliance. These disciplines are subject to field inspection.
61. A licensed surveyor shall complete FEMA elevation certificate and submit it to the Building Department Inspector during final inspection.
62. The contractor shall be responsible for all methods and means of construction. All trades to follow industry standards, applicable codes and best practices. Contractor to bring to architects attention necessary deviations or location of visible control joints, expansion joints etc.
63. Contractor to verify and warrant waterproofing, allowing or exceeding industry standards and best practices. Including but not limited to flashing, counterflashing, sill head and jamb conditions, gutters, roofing, roof to wall, wall terminations, doors and windows, etc.
64. Provide shop drawings and submittals for all visible finish products.
65. Contractor to provide as built/record drawings depicting all deviations from drawings and unseen conditions.
66. Contractor shall provide as-built drawings detailing actual locations of concealed work before final inspection.

Security Notes

All exterior doors or glazing less than 16 ft. above the grade of any adjoining yard, court, passageway, public way, walk, breezeway, patio, planter, porch, adjoining roof, balcony,landing, stair tread, platform or similar area that is accessible by the public shall comply with the following security requirements:

1. A single swinging door, active leaf of a pair of doors and the bottom leaf of Dutch doors shall be equipped with a latch and deadbolt key operated from the outside and operated from the inside by a device not prohibited by Sec.1008 of the CBC. Straight deadbolts shall have a minimum throw of 1" with a minimum 5/8" embedment. Hook or expanding lug deadbolts shall have a minimum throw of 3/4". Bolts of locks which automatically activate two or more deadbolts shall embed 1/2" minimum.
2. Exterior wood doors shall be minimum 1¾" thick. Hardware must comply with chapter 10 of the CBC.
3. Panels of wood doors shall be not less than ⅝" thick and not more than 300sq. inches. Stiles and rails to be 1½" thick and 3" minimum width.
4. Door hinge pins accessible from the outside shall be of the non-removable type.
5. Door stops of wood jambs on in-swinging doors shall be one piece construction with jamb or joined by rabet.
6. Windows and door tiles within 40" of the locking device of the door shall be fully tempered.
7. Overhead and sliding garage doors shall be secured with a cylinder lock, padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9 ft. in width.
8. Sliding glass doors and sliding glass windows shall be resistant to forced entry.
9. All glazing where the lowest edge of the material is less than 18" above the walking surface and the exposed glazing material exceeds 9 sq. ft. shall be tempered and as required by the CBC.
10. The strike plate for latches and the holding devices for projecting deadbolts in wood construction shall be secured to the jamb and the wall framing with screws not less than 2 1/2" in length.
11. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.
12. Sliding doors and windows shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing the moving panel in the closed or partially open position.

National Pollutant Discharge Elimination System

1. In Case of Emergency, call Chris Brown. Phone # 949.290.1662
2. Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
3. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
4. Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
5. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
6. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
7. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
8. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of 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.
9. Potential pollutants include but are note limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super chlorinated potable water line flushing.

   During construction, permittee shall dispose of such materials in a specified and controlled

   temporary area on-site, physically separated from potential stormwater runoff, with ultimate

   disposal in accordance with local, state and federal requirements.
10. Dewatering of contaminated groundwater, or discharging contaminated soil; via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
11. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
12. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
13. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
14. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners; that dumping of chemicals into the storm drain system or the watershed is prohibited.
15. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
16. All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
17. Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities of adjacent properties via runoff, vehicle tracking, or wind.
18. Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

Applicable Codes

2016 California Building Code
California Code Of Regulations Title 24-Part 2, Volume 1 of 2

2016 California Building Code
California Code Of Regulations Title 24-Part 2, Volume 2 of 2

2016 California Residential Code
California Code Of Regulations Title 24-Part 2.5

2016 California Electrical Code
California Code of Regulations Title 24, Part 3

2016 California Mechanical Code
California Code Of Regulations Title 24, Part 4

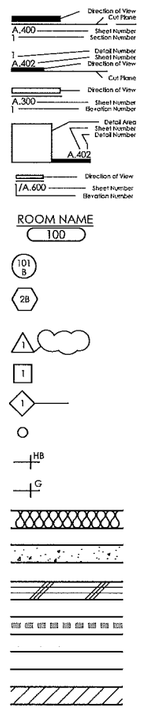
2016 California Plumbing Code
California Code of Regulations Title 24, Part 5

2016 California Fire Code
California Code of Regulations Title 24, Part 9

2010 California Energy Code (2016 California Energy Efficiency Standards Code after July 1, 2014)
California Code of Regulations Title 24, Part 6

2016 California Green Building Standards Code, CALGreen
California Code of Regulations Title 24, Part 11

Architectural Symbols



Building Section i.e. Drawing 1, Sheet A.400

Detail Section i.e. Drawing 1, Sheet A.402

Elevation i.e. Drawing 1, Sheet A.300

Large Scale Detail i.e. Drawing 1, Sheet A.402

Interior Elevation i.e. Drawing 1A. Sheet A.600

Room Number

Door Symbol RE: Door Schedule Sheet A.002

Window Symbol RE: Window Schedule Sheet A.002

Revision

Keynote

Wall type

Floor Drain

Hose Bib

Gas

Batt Insulation

Concrete

Plywood

One Hour Wall

Stud Wall

Stone Veneer

Architectural Abbreviations

ADJ	Adjacent	MAX	Maximum
AFF	Above Finished Floor	MECH	Mechanical
BD	Board	MEMB	Membrane
BETW	Between	MFR	Manufacturer
BLKG	Blocking	MIN	Minimum
BM	Beam	MTD	Mounted
CIP	Cast In Place	MTL	Metal
CJ	Control Joint	MOD	Module
CL	Centerline	MR GWB	Moisture Resistant Gypsum Board
CLG	Ceiling		
CLR	Clear	NFV	Net Free Vent. Area
COL	Column	NIC	Not In Contract
CONC	Concrete	NO	Number
CONST	Construction	(N)	New
CONT	Continuous	OC	On Center
CRG	Corrugated	OPNG	Opening
DBL	Double	OPP	Opposite
DIM	Dimension	PL	Property Line
DN	Down	PLT	Plate
DR	Door	PLY	Plywood
DTL	Detail	PT	Paint
DWG	Drawing	PTD	Painted
EA	Each	RAD	Radius, Radii
ELEV.	Elevation	RD	Roof Drain
ELEC	Electrical	RE:	Refer To
EQ	Equal	RES	Resistant
EQUIP	Equipment	RESIL	Resilient
EXP	Expansion	REQ'D	Required
EXT	Exterior	RGD	Rigid
(E)	Existing	RM	Room
FC	Fire Extinguisher Cabinet	RO	Rough Opening
FFL	Finish Floor Level	ROD	Rolling Overhead Door
FLR	Floor	RWL	Rain Water Lifter
FLUOR	Flourescent	SC	Solid Core
FIN	Finish	SCHED	Schedule
FO	Face Of	SECT	Section
FOS	Face of Stud	SHT	Sheet
FOW	Face of Wall	SIM	Similar
FD	Floor Drain	SKD, GD.	Skid Guard
GA	Guage	ST. STL.	Stainless Steel
GALV	Galvanized	STRUCT	Structural
GR	Grade	SUSP	Suspended
GWB	Gypsum Board	THK	Thick
GYP BD	Gypsum Board	THRU	Through
HC	Hollow Core	T.O.	Top Of
HD	Hot Dipped	TYP	Typical
HM	Hollow Metal	UNO	Unless Noted Otherwise
HR	Hour	VEN	Veneer
HT	Height	VER	Verify
INS	Insulation	VES	Vestibule
INT	Interior	W/	With
JT	Joint	WD	Wood
LEV	Level	WP	Waterproof
LT	Light	WR	Water Resistant
LOC	Location	WT	Weight

List of Drawings

Architectural

Landscape

Project Data

Project Address:	92 Monarch Bay Dana Point, CA 92629
Legal Description:	APN: 670-121-21 | Lot: 66, Tract: 3748
Owner:	Brent Loomis 714.296.8011
Project Description:	Demolish existing 2 car garage and bedroom wing, construct new (3) car garage and bedroom at the lower level with new bedroom and master bedroom above with new landscape
Design Professional in Responsible Charge:	Scott Laidlaw Laidlaw Schultz Architects 3111 Second Ave Corona del Mar, CA 92625 Phone 949.645.9982 E-Mail: slaidlaw@LSarchitects.com
Structural Engineer:	Mike Gabriel Phone: 949.310.7329 E-Mail: sc-engineering@cox.net
Landscape Architect:	Rick King 24682 Del Prado Ste. 230 Phone: 949.285.9692 E-Mail: rick@exteriorsinc.net
Zoning District:	R-1
Occupancy:	R-3/U
Construction:	Type V-B
Number of Stories:	1
Ht. From Lowest Pad Elev:	18.25'
Landscape Coverage:	3,941 sqft (33%)
Lot Area:	11,910.6 sqft
Lot Coverage:	3084.9 sqft (26%)

LS architects
LAIDLAW SCHULTZ

PROJECT

Loomis Residence

92 Monarch Bay

Dana Point, CA 92629

DRAWING DESCRIPTION

General Notes

DATE	ISSUE/REVISION	REVIEW
08.13.18	HOA Submittal	SL
08.27.18	HOA Resubmit	SL
03.20.19	Coastal Develop. Permit	SL
05.08.19	Coastal Develop. Permit Rev.	SL
08.07.19	Coastal Develop. Permit Rev.	SL

LICENSED ARCHITECT SCOTT A. LAIDLAW 22081 RENEWAL STATE OF CALIFORNIA

A.001

SHEET NO.

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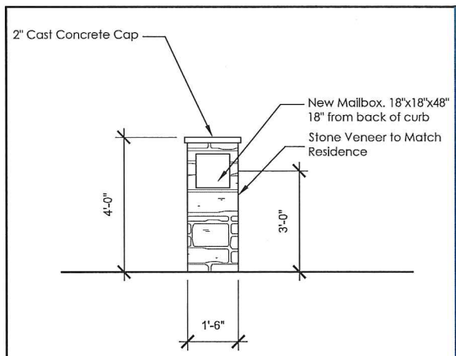
www.LSarchitects.com



5 Mailbox

4 Project Location

1. Provide 2% slope grade away from structures within 5'-0" of structure.
2. Refer to landscape plan for planting and hardscape.
3. Provide approved backwater drainage valve for fixtures located below the elevation of next upstream manhole cover. Fixtures above this elevation shall not discharge through valve.
4. All downspouts, area drains and planter drains to be connected to solid drainlines and conveyed to street or to sump and pumped back to street.
5. NPDES: The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, or wastewater generated on construction sites or by construction activities shall be placed conveyed or discharged into the street, gutter, or storm drain system
6. This project shall comply with the:
   - 2016 California Residential Code Code (CGBS)
   - 2016 California Mechanical Code Standards
   - 2016 California Residential Code Ordinances
   - 2016 California Plumbing Code
   - 2016 California Electrical Code
   - 2016 California Green Building Standards
   - 2016 California Energy Efficiency
   - City of Dana Point Regulations and

Note: Requirements of Title-24 related to energy conservation have been taken into consideration

3 General Site Notes

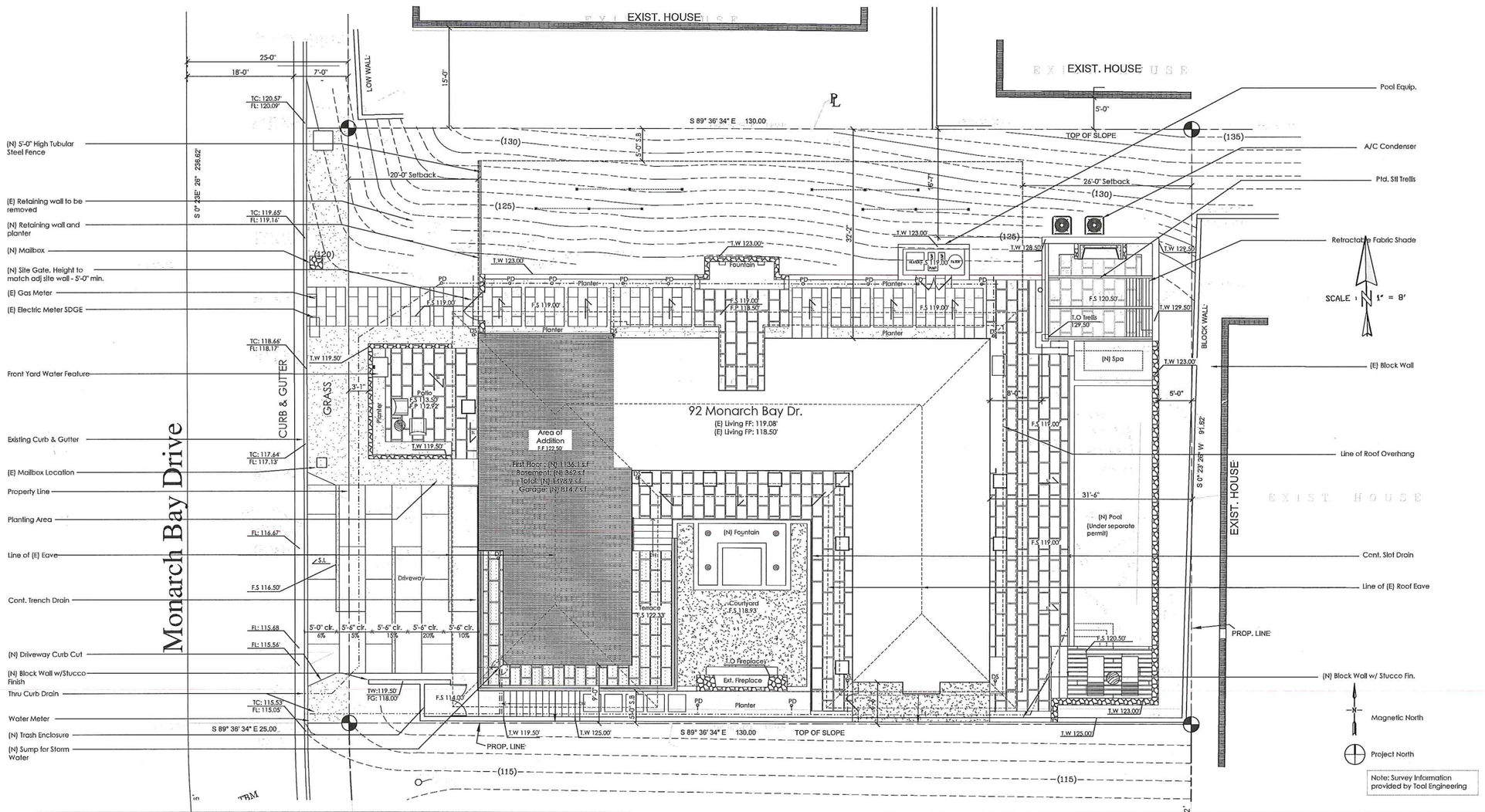
Project Address:	92 Monarch Bay, Dana Point, CA 92629	List of Drawings:	
Legal Description:	APN: 670-121-21 Lot: 66, Tract: 3748	A.100	Site Plan/ Project Info
Project Description:	Demolish existing 2 car garage and bedroom wing, construct new 3 car garage and bedroom at the lower level w/ new bedroom and master bedroom above with new landscape	A.101	Door and Win. Sched
		A.200	Lower Floor Plan
		A.201	Upper Floor Plan
		A.202	Roof Plan
		A.300-302	Building Elevations
		A.400	Building Section
		A.500-501	Reflected Ceiling Plan
		A.700-701	Building Details
		TP-01	Topographic Survey
Owner:	Brent Loomis		
Design Professional in Responsible Charge:	Scott Laidlaw - Laidlaw Schultz Architects 3111 Second Ave Corona Del Mar, CA 92625 Phone: 949.645.9982 Fax: 949.645.9554 E-mail: SLaidlaw@LSarchitects.com		

Building Areas:

	(Existing)	Demo	(New)	(Totals)
First Floor	(E) 2302.6s.f	481.2 s.f	(N) 1136.1 s.f	2957.5 s.f
Basement:	(E) 0 s.f	0 s.f	(N) 362.8 s.f	362.8 s.f
Totals:	(E) 2302.6 s.f	481.2 s.f	(N) 1498.9 s.f	3320.3s.f
Garage	(E) 550.25 s.f	550.25 s.f	(N) 814.7 s.f	814.7 s.f

Number of Stories:	2	% of walls to Demo (lineal length):	443'-10" (443'-10"/588'-1" = 75.5%)
Lot Area:	11,910.6 sf	Ht. From Lowest Pad Elev:	18.25'
Lot Coverage:	2,890.1 sf (2,890.1 / 11,910.6= 24.3% O.K)	Landscape Coverage:	3,941 sqft (33%)

2 Project Data



1 Plot Plan

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

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PROJECT

Loomis Residence
92 Monarch Bay
Dana Point, CA 92629

DRAWING DESCRIPTION
Site Plan

DATE	ISSUE/REVISION	REVIEW
08.13.18	HOA Submittal	SL
08.27.18	HOA Resubmit	SL
03.20.19	Coastal Develop. Permit	SL
05.08.19	Coastal Develop. Permit Rev.	SL
08.07.19	Coastal Develop. Permit Rev.	SL

LICENSED ARCHITECT SCOTT LAIDLAW 32061 RENEWAL 08/31/2020 STATE OF CALIFORNIA

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4 Plan Notes

3 General Notes

- All dimensions are to be to the finished face or centerline of the partition U.N.O.
- G.C. to layout (in paint) the locations of all partitions, doors, lighting, ceiling elements, sprinklers, switches, dimmers, thermostats, power & comm. outlets, millwork and furniture for approval by the Architect prior to construction.
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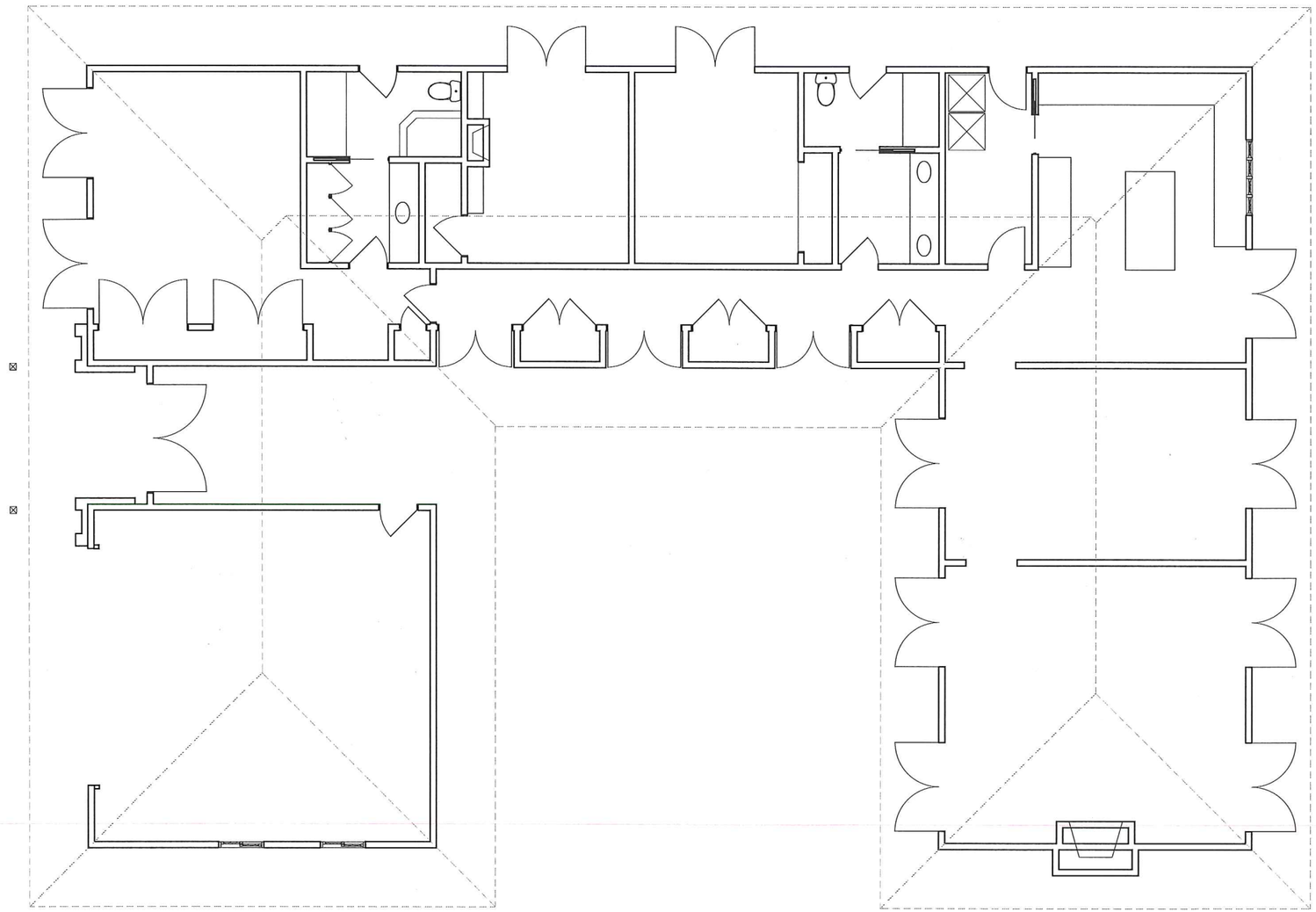
- For pre-fabricated stairs, shop drawings to be approved by Building Plan Check prior to installation

2 Legend

- Wall to be Removed
- (E) Wall
- (N) Wall
- (E) Fire Separation Wall - 1/2" min GWB shall be applied to garage side



1 Existing Floor Plan

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

LS architects
LAIDLAW SCHULTZ

PROJECT
Loomis Residence
92 Monarch Bay
Dana Point, CA 92629

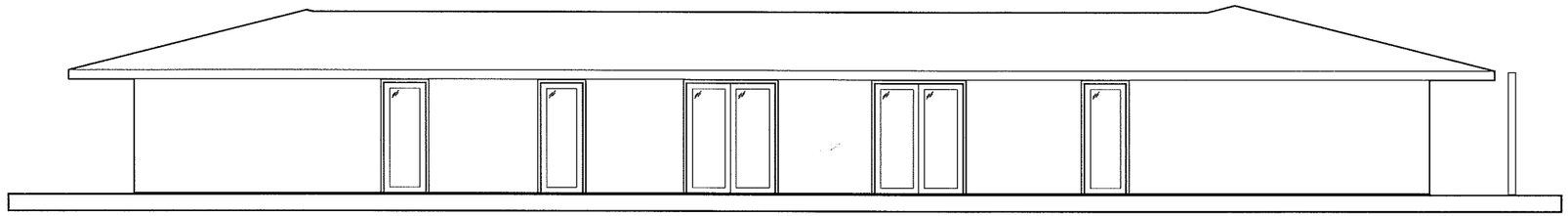
DRAWING DESCRIPTION
Existing Floor Plan

DATE	ISSUE/REVISION	REVIEW
08.13.18	HOA Submittal	SL
08.27.18	HOA Resubmit	SL
03.20.19	Coastal Develop. Permit	SL
05.08.19	Coastal Develop. Permit Rev.	SL
06.07.19	Coastal Develop. Permit Rev.	SL

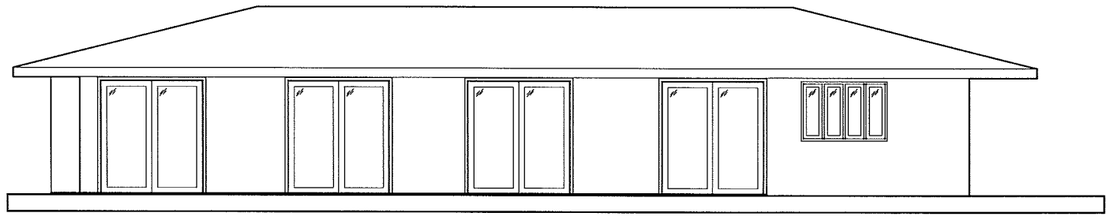
LICENSED ARCHITECT
SCOTT LAIDLAW
No. C 27051
RENEWAL
STATE OF CALIFORNIA

A.101
SHEET NO.

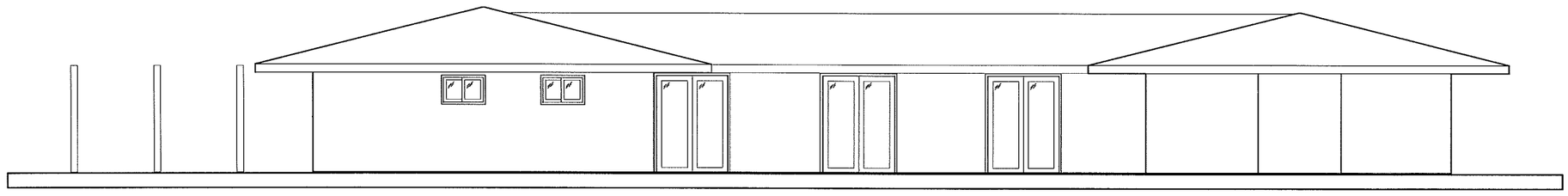
3111 Second Avenue
Corona del Mar, CA 92625-2322
(949) 645-9982 Fax: (949) 645-9554
www.LSarchitects.com



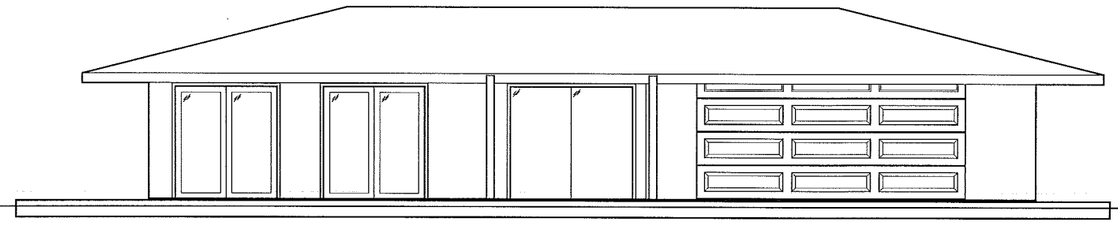
EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"

1 | As Built Elevations

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

LS architects
LAIDLAW SCHULTZ

PROJECT
Loomis Residence
92 Monarch Bay
Dana Point, CA 92629

DRAWING DESCRIPTION
As Built Elevations

DATE	ISSUE/REVISION	REVIEW
08.13.18	HOA Submittal	SL
08.27.18	HOA Resubmit	SL
03.20.19	Coastal Develop. Permit	SL
05.08.19	Coastal Develop. Permit Rev.	SL
06.07.19	Coastal Develop. Permit Rev.	SL

LICENSED ARCHITECT
STEVEN LAIDLAW
C-27061
RENEWAL
STATE OF CALIFORNIA

A.102
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Corona del Mar, CA 92625-2322
(949) 645-9982 Fax: (949) 645-9554
www.LSarchitects.com

4 Plan Notes

1. Tub, Shower, or Tub/Shower combination w. anti-scalding fixtures. Provide 12" round cleanouts. Wall covering of shower shall be tile, or approved equal, to a height of min. 72" abv. drain inlet. Float tile over cement plaster backing. Single shower head not to exceed 2 gpm at 80psi. Multiple shower heads combined flow rate not to exceed 2gpm at 80psi.
2. Water Closet - 1.28 gallon /flush to meet standards set by American National Inst. Stds. A112.19.2 H and S Code. Conceal water supply. Provide 30" clear width & 24" min. clear in front of watercloset. Provide adjacent area drain.
3. Lavatory - 1.5 gpm at 80psi
4. Kitchen Sink & garbage disposal w/ Faucet - Not to exceed 1.5 gpm @ 60 psi. Provide Instahot and water filtration
5. Line of wall below
6. Line of roof/ roof beams above
7. Line of soffit above
8. Galvalume Gutter & Downspout, tie to (E) hard line drainage system
9. Line of floor, deck above
10. Built-in cabinet & counter @ +36" AFF
11. Upper cabinets
12. Pole and shelf
13. Area drain
14. Overflow drain
15. Full height cabinet
16. 34"-38" high handrail
17. +42" high guardrail
18. Roof cricket
19. Built-in Cabinet & counter @+30" AFF
20. Provide min. 5/8" Type 'X' GWB @ underside of floor framing, abv.
21. Isokern Maximus Series Direct Vent (Gas-Only) Fireplace & Chimney System. Tested & Listed by PFS Corp., USA Report No. F14-100. Install per Mnfr. specs.
22. Washing machine. Shall be qualified ENERGY STAR appliance with maximum water use factor of 6 gallons per cubic feet of drum capacity (NBMC 15.11.010)
23. Clothes dryer. 4" Ø vent w/ max. (2) 90° bends, 14' max run. Exhaust vent duct shall terminate at exterior of building. Equip w/ back draft damper.
24. Dishwasher shall be qualified ENERGY STAR appliance with maximum water use as follows (NBMC 15.11.010) Standard Dishwasher: 4.25 gallons per cycle. Compact Dishwashers: 3.5 gallons per cycle
25. 48" Professional Range w/ exhaust hood
26. LED Television, owner supplied. Provide backing as required for wall mounting. Provide conduit to A/V cabinet.
27. Pantry shelves
28. Pull-out trash drawer
29. Integrated 48" Column Refrigerator / Freezer
30. Full height Built-in Cabinet, +42" abv. Entry level
31. Mirror, Re: Interiors
32. Built-in Shower Shelf
33. +42" Guardrail - 36" partial height wall w/ 6" Sill. Railing abv.
34. Tankless Water heater
35. Translucent Stone Veneered Wall Panel, backlit
36. Class 'A' Flintlastic Modified Bitumen roof covering by Certainteed, ICC# ESR-1388.
37. 'VMZinc' Standing seam zinc roofing o/ MetaLayment by Certainteed, ICC# ESR-1492.
38. 3 Ply Built-Up Asphaltic Roofing w/ Cap Sheet- Slope to Drain 2% min.
39.

3 General Notes

- All dimensions are to be to the finished face or centerline of the partition U.N.O.
- G.C. to layout (in paint) the locations of all partitions, doors, lighting, ceiling elements, sprinklers, switches, dimmers, thermostats, power & comm. outlets, millwork and furniture for approval by the Architect prior to construction.
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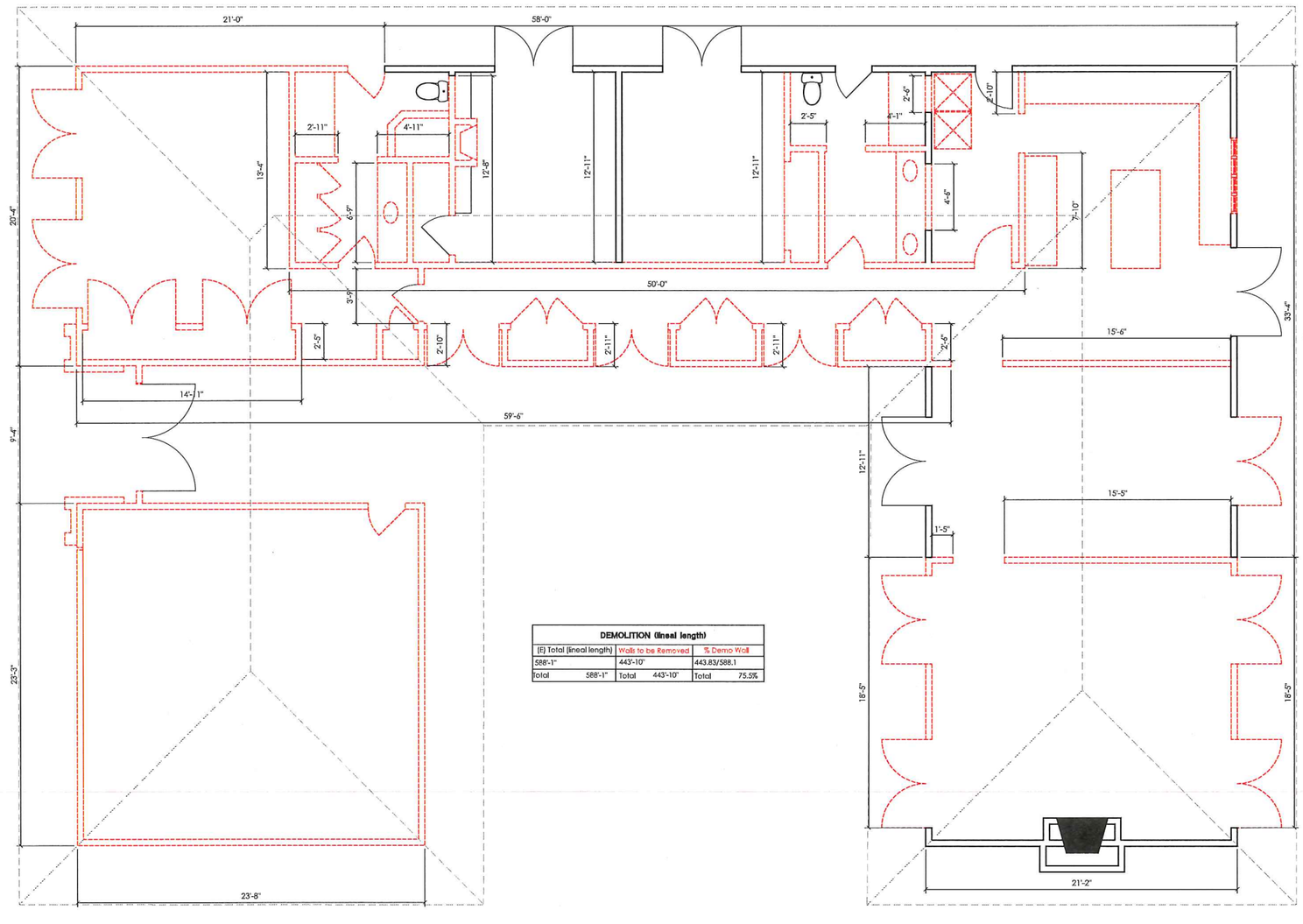
2 Legend

- Wall to be Removed
- (E) Wall
- (N) Wall
- (E) Fire Separation Wall - 1/2" min GWB shall be applied to garage side



DEMOLITION (lineal length)					
(E) Total (lineal length)		Walls to be Removed		% Demo Wall	
588'-1"		443'-10"		443.83/588.1	
Total	588'-1"	Total	443'-10"	Total	75.5%

1 Demolition Plan

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

LS architects
LAIDLAW SCHULTZ

PROJECT
Loomis Residence
92 Monarch Bay
Dana Point, CA 92629

DRAWING DESCRIPTION
Roof Plan

DATE	ISSUE/REVISION	REVIEW
08.13.18	HOA Submittal	SL
08.27.18	HOA Resubmit	SL
03.20.19	Coastal Develop. Permit	SL
05.08.19	Coastal Develop. Permit Rev.	SL
08.07.19	Coastal Develop. Permit Rev.	SL

LICENSED ARCHITECT SCOTT LAIDLAW 21061 RENEWAL 08/31/20 STATE OF CALIFORNIA

A.103
SHEET NO.

3111 Second Avenue
Corona del Mar, CA 92625-2322
(949) 645-5982 Fax: (949) 645-9554
www.LSarchitects.com

4 Plan Notes

1. Tub, Shower, or Tub/Shower combination w. anti-scalding fixtures. Provide 12" round cleanouts. Wall covering of shower shall be tile, or approved equal, to a height of min. 72" abv. drain inlet. Float tile over cement plaster backing. Single shower head not to exceed 2 gpm at 80psi. Multiple shower heads combined flow rate not to exceed 2gpm at 80psi.
2. Water Closet - 1.28 gallon /flush to meet standards set by American National Inst. Stds. A112.19.2 H and S Code. Conceal water supply. Provide 30" clear width & 24" min. clear in front of watercloset. Provide adjacent area drain.
3. Lavatory - 1.5 gpm at 80psi
4. Kitchen Sink & garbage disposal w/ Faucet - Not to exceed 1.5 gpm @ 60 psi. Provide Instahot and water filtration
5. Line of wall below
6. Line of roof/ roof beams above
7. Line of soffit above
8. Galvalume Gutter & Downspout, tie to (E) hard line drainage system
9. Line of floor, deck above
10. Built-in cabinet & counter @ +36" AFF
11. Upper cabinets
12. Pole and shelf
13. Area drain
14. Overflow drain
15. Full height cabinet
16. 34"-38" high handrail
17. +42" high guardrail
18. Roof cricket
19. Built-in Cabinet & counter @+30" AFF
20. Provide min. 5/8" Type 'X' GWB @ underside of floor framing, abv.
21. Isokern Maximus Series Direct Vent (Gas-Only) Fireplace & Chimney System. Tested & Listed by PFS Corp., USA Report No. F14-100. Install per Mnfr. specs.
22. Washing machine. Shall be qualified ENERGY STAR appliance with maximum water use factor of 6 gallons per cubic feet of drum capacity (NBMC 15.11.010)
23. Clothes dryer. 4" Ø vent w/ max. (2) 90° bends. 14' max run. Exhaust vent duct shall terminate at exterior of building. Equip w/ back draft damper.
24. Dishwasher shall be qualified ENERGY STAR appliance with maximum water use as follows (NBMC 15.11.010) Standard Dishwasher: 4.25 gallons per cycle, Compact Dishwashers: 3.5 gallons per cycle
25. 48" Professional Range w/ exhaust hood
26. LED Television, owner supplied. Provide backing as required for wall mounting. Provide conduit to A/V cabinet.
27. Pantry shelves
28. Pull-out trash drawer
29. Integrated 48" Column Refrigerator / Freezer
30. Full height Built-in Cabinet. +42" abv. Entry level
31. Mirror. Re: Interiors
32. Built-in Shower Shelf
33. +42" Guardrail - 36" partial height wall w/ 6" Sill. Railing abv.
34. Tankless Water heater
35. Translucent Stone Veneered Wall Panel. backlit
36. Class 'A' Flintastic Modified Bitumen roof covering by Certainteed. ICC# ESR-1388.
37. 'VMZinc' Standing seam zinc roofing o/ MetaLayment by Certainteed, ICC# ESR-1492.
38. 3 Ply Built-Up Asphaltic Roofing w/ Cap Sheet- Slope to Drain 2% min.
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2 Legend

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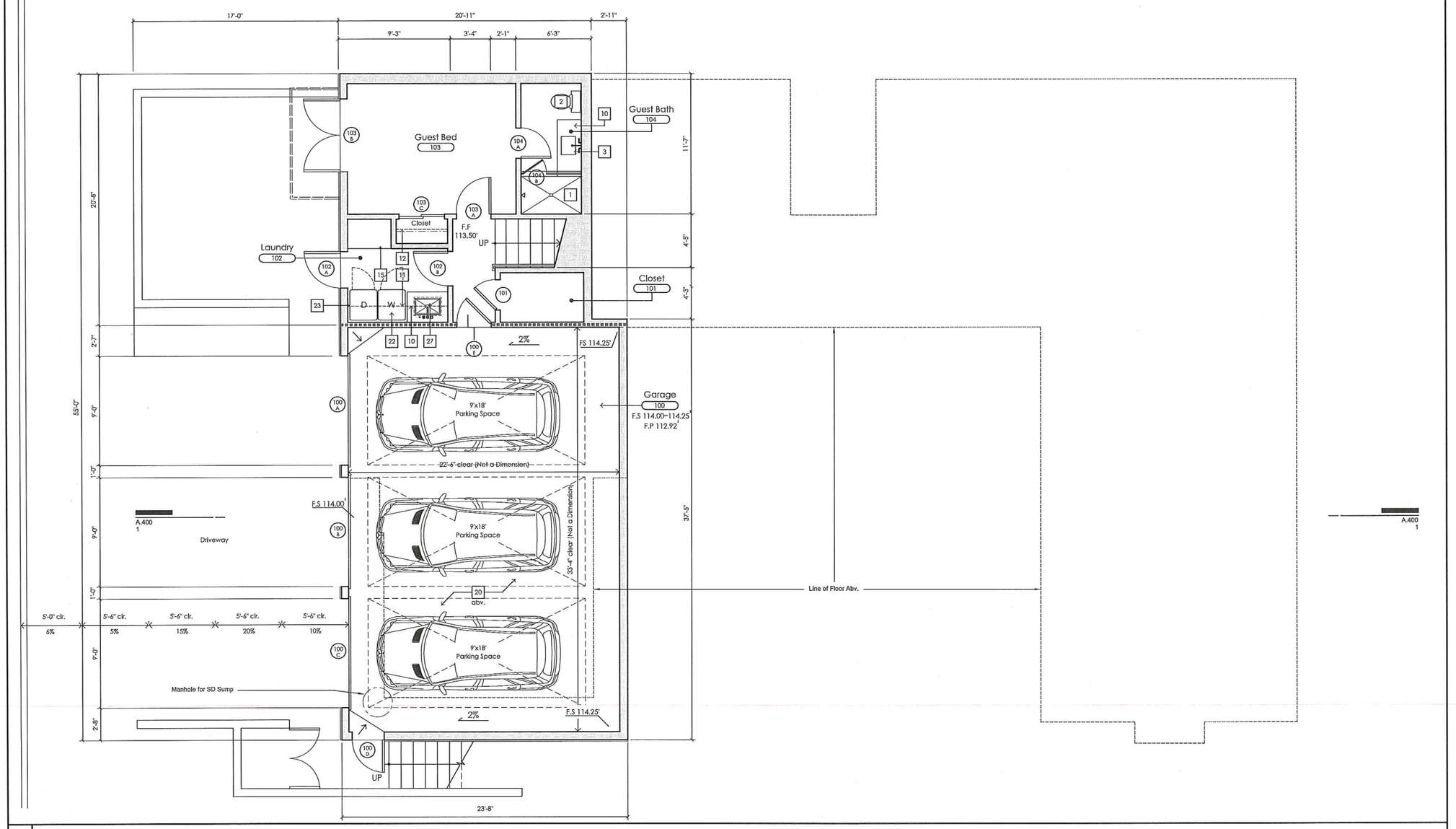

1 Proposed Lower Floor Plan

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

LS architects
LAIDLAW SCHULTZ

PROJECT
Loomis Residence
92 Monarch Bay
Dana Point, CA 92629

DRAWING DESCRIPTION
Lower Floor Plan

DATE	ISSUE/REVISION	REVIEW
08.13.18	HOA Submittal	SL
08.27.18	HOA Resubmit	SL
03.20.19	Coastal Develop. Permit	SL
05.08.19	Coastal Develop. Permit Rev.	SL
06.07.19	Coastal Develop. Permit Rev.	SL

LICENSED ARCHITECT SCOTT LAIDLAW 12061 RENEWAL STATE OF CALIFORNIA

A.200
SHEET NO.

3111 Second Avenue
Corona del Mar, CA 92625-2322
(949) 645-9002 Fax: (949) 645-9554
www.LSarchitects.com

4 Plan Notes

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14. Overflow drain
15. Full height cabinet
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17. +42" high guardrail
18. Roof cricket
19. Built-in Cabinet & counter @+30" AFF
20. Provide min. 5/8" Type 'X' GWB @ underside of floor framing, abv.
21. Bolern Maximus Series Direct Vent (Gas-Only) Fireplace & Chimney System. Tested & Listed by PFS Corp., USA Report No. F14-100. Install per Mnfr. specs.
22. Washing machine. Shall be qualified ENERGY STAR appliance with maximum water use factor of 6 gallons per cubic feet of drum capacity (NBMC 15.11.010)
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30. Full height Built-in Cabinet, +42" abv. Entry level
31. Mirror, Re: Interiors
32. Built-in Shower Shelf
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39. .

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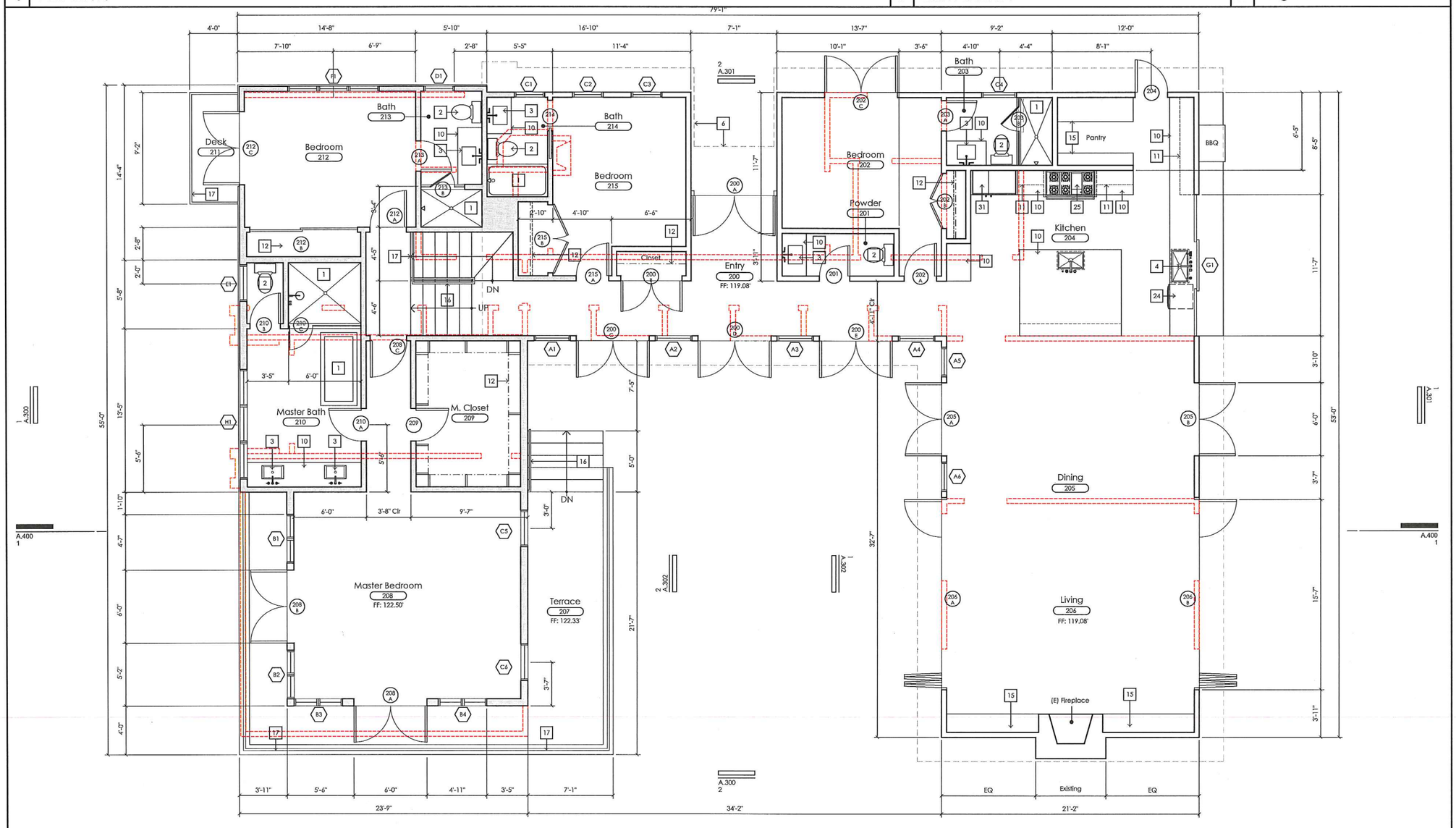

1 Proposed Upper Floor Plan

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

LS architects
LAIDLAW SCHULTZ

PROJECT
Loomis Residence
92 Monarch Bay
Dana Point, CA 92629

DRAWING DESCRIPTION
Upper Floor Plan

DATE	ISSUE/REVISION	REVIEW
08.13.18	HOA Submittal	SL
08.27.18	HOA Resubmit	SL
03.20.19	Coastal Develop. Permit	SL
05.08.19	Coastal Develop. Permit Rev.	SL
08.07.19	Coastal Develop. Permit Rev.	SL

LICENSED ARCHITECT — STATE OF CALIFORNIA — RENEWAL 08/31/2019

A.201
SHEET NO.

3111 Second Avenue
Corona del Mar, CA 92625-2322
(949) 645-9982 Fax: (949) 645-9554
www.LSarchitects.com

4 Plan Notes

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22. Washing machine. Shall be qualified ENERGY STAR appliance with maximum water use factor of 6 gallons per cubic feet of drum capacity (NBMC 15.11.010)
23. Clothes dryer. 4" Ø vent w/ max. (2) 90° bends, 14' max run. Exhaust vent duct shall terminate at exterior of building. Equip w/ back draft damper.
24. Dishwasher shall be qualified ENERGY STAR appliance with maximum water use as follows (NBMC 15.11.010) Standard Dishwasher: 4.25 gallons per cycle, Compact Dishwashers: 3.5 gallons per cycle
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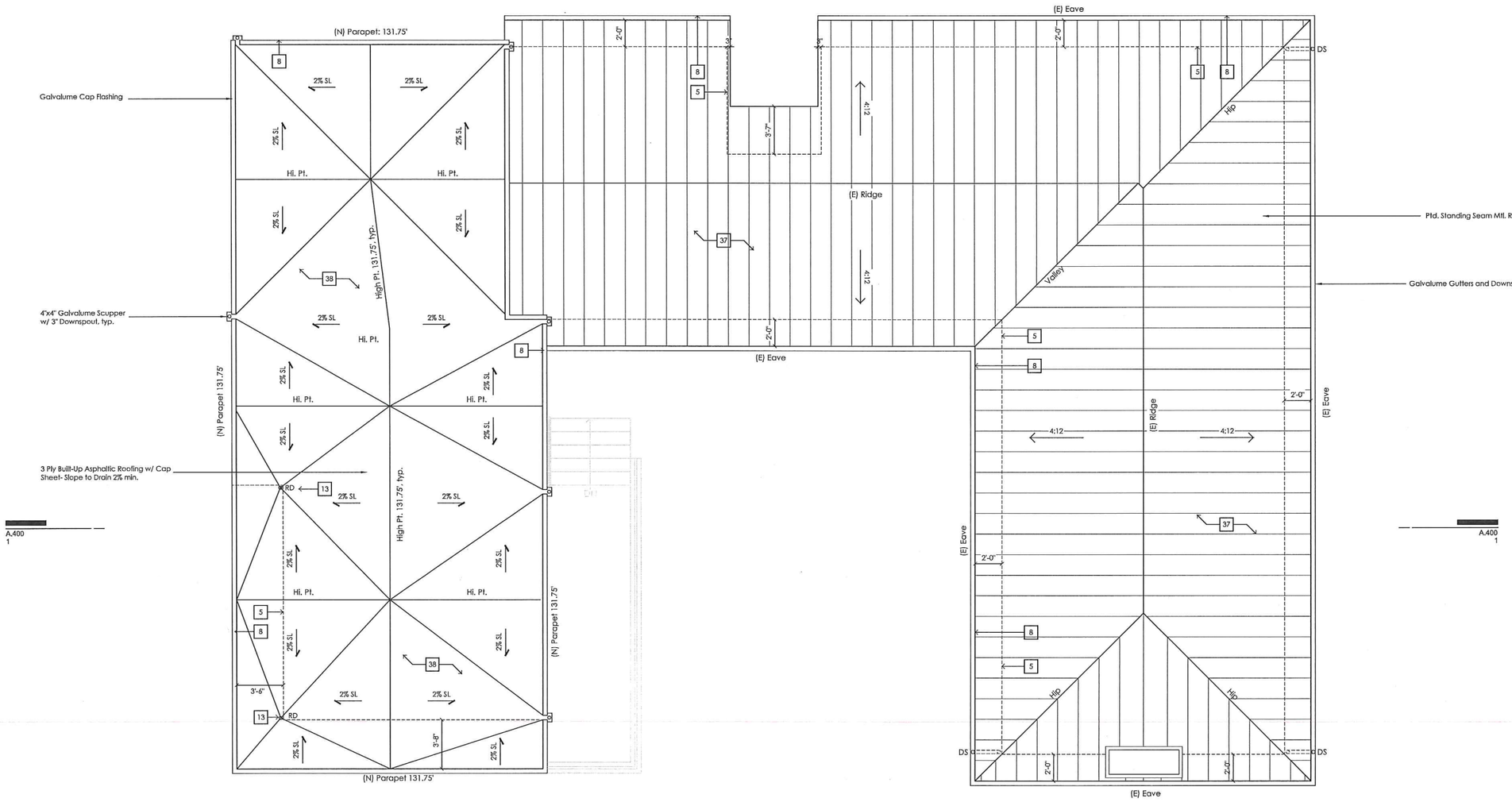


1 Roof Plan

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

LS architects
LAIDLAW SCHULTZ

PROJECT

Loomis Residence
92 Monarch Bay
Dana Point, CA 92629

DRAWING DESCRIPTION
Roof Plan

DATE	ISSUE/REVISION	REVIEW
08.13.18	HOA Submittal	SL
08.27.18	HOA Resubmit	SL
03.20.19	Coastal Develop. Permit	SL
05.08.19	Coastal Develop. Permit Rev.	SL
06.07.19	Coastal Develop. Permit Rev.	SL

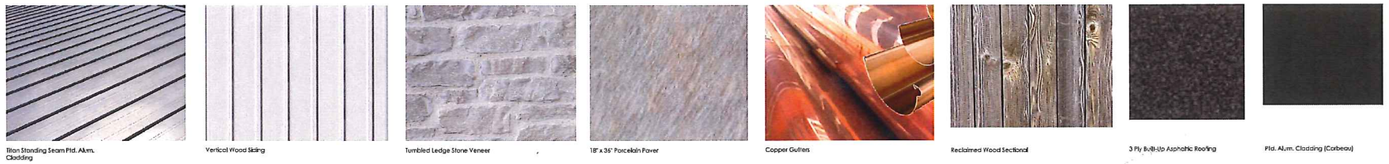
LICENSED ARCHITECT — SUSAN D. LAIDLAW — C-22061 — RENEWAL 08-31-2020 — STATE OF CALIFORNIA

A.202
SHEET NO.

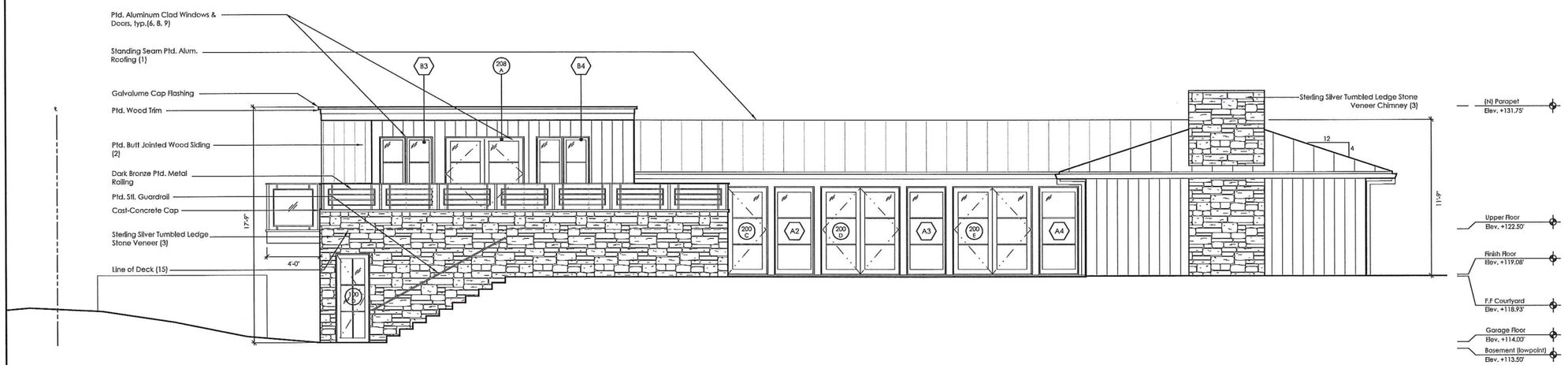
3111 Second Avenue
Corona del Mar, CA 92625-2322
(949) 645-9982 Fax: (949) 645-9554
www.LSarchitects.com

		Material	Manufacturer	Color Name	Color Number
1.	Sloping Roof	Titan Standing Seam Ptd. Alum. Cladding	Custom-Bilt Metals	Midnight Bronze	
1.	Low Slope Roof	3 Ply Built-Up Asphaltic Roofing	Certainteed		
2.	Walls - Field	Vertical Wood Siding	Custom	White	DEW350
3.	Walls - Accent	Tumbled Ledge Stone Veneer	Modern Builders Supply	Sterling Silver	
6.	Windows	Ptd. Alum. Cladding	Kolbe Vistaluxe	Corbeau	
7.	Garage Door	Reclaimed Wood Sectional	Custom	Wood	
8.	Entry Door	Ptd. Alum. Cladding	Kolbe Vistaluxe	Corbeau	
9.	Exterior Doors	Ptd. Alum. Cladding	Kolbe Vistaluxe	Corbeau	
10.	Gutters	Copper	Custom	Copper	
14.	Driveway	Washed Concrete	Custom	Custom	
15.	Hardscape/ Deck	18" x 36" Porcelain Paver	Belgard, Mirage Quarzit	Waterfall	

2 Legend

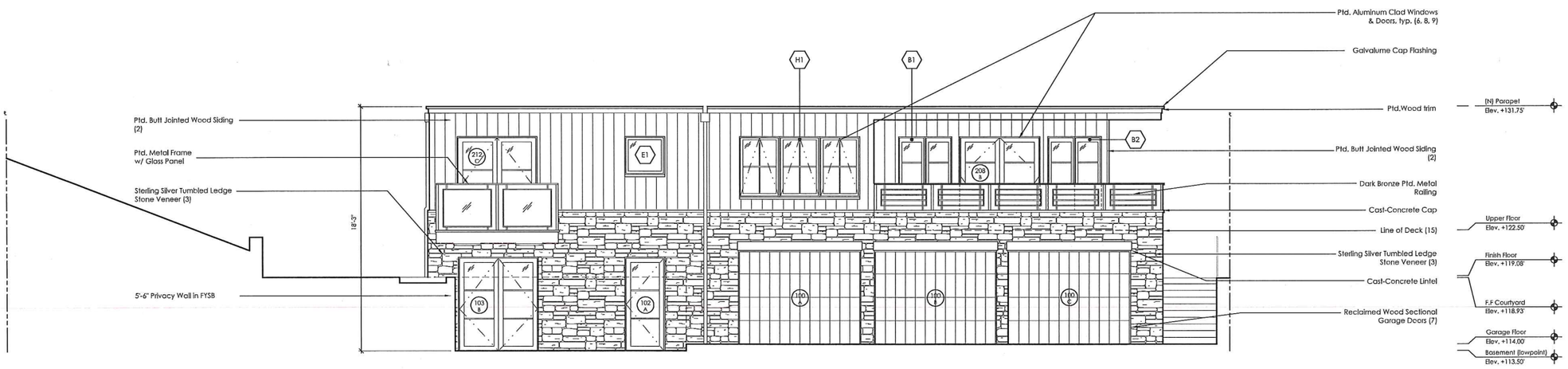


2 Legend



2 West Elevation

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



1 North Elevation

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

LS architects
LAIDLAW SCHULTZ

PROJECT

Loomis Residence
92 Monarch Bay
Dana Point, CA 92629

DRAWING DESCRIPTION
Exterior Elevations

DATE	ISSUE/REVISION	REVIEW
08.13.18	HOA Submittal	SL
08.27.18	HOA Resubmit	SL
03.20.19	Coastal Develop. Permit	SL
05.08.19	Coastal Develop. Permit Rev.	SL
06.06.19	Coastal Develop. Permit Rev.	SL

LICENSED ARCHITECT SCOTT LAIDLAW 23061 RENEWAL STATE OF CALIFORNIA

A.300
SHEET NO.

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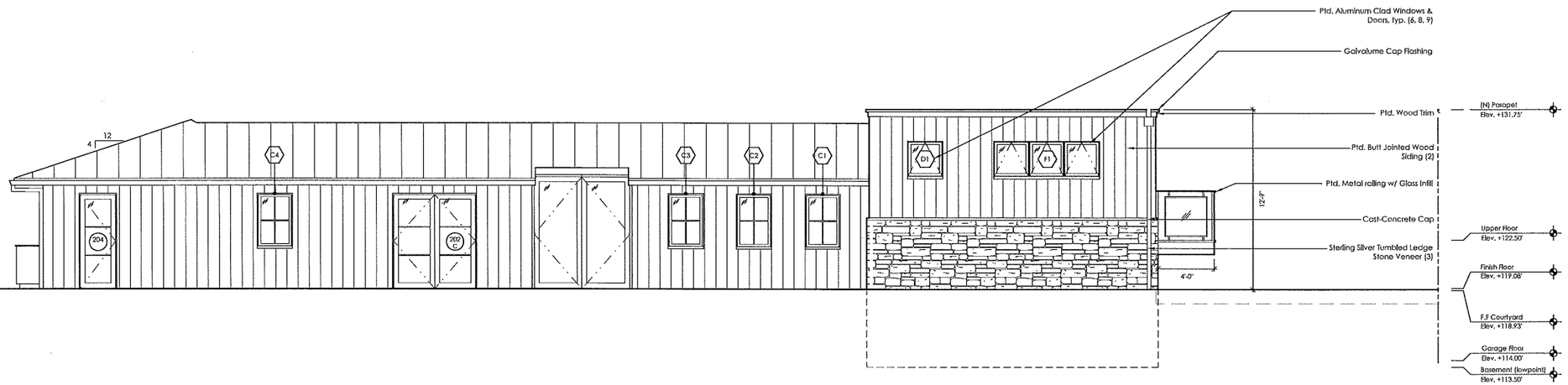
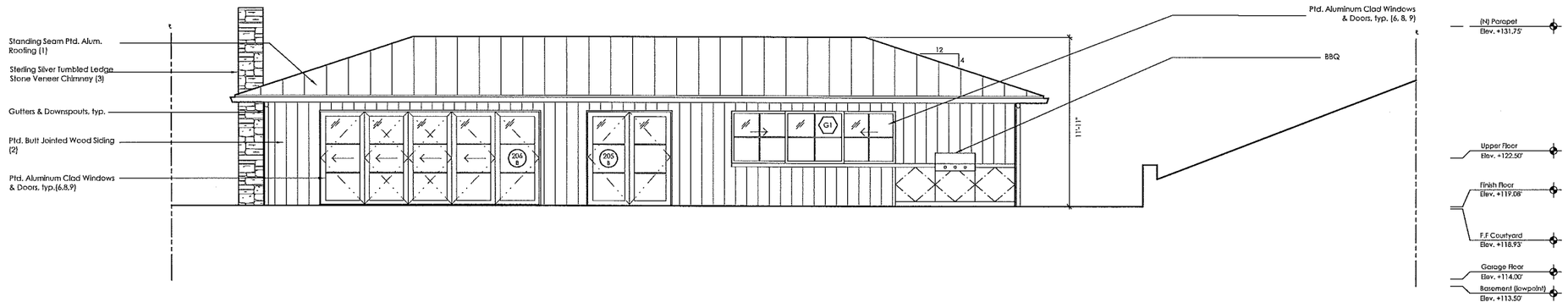


2 East Elevation

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



1 South Elevation

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

		Material	Manufacturer	Color Name	Color Number
1.	Sloping Roof	Titan Standing Seam Ptd. Alum. Cladding	Custom-Bill Metals	Midnight Bronze	
1.	Low Slope Roof	3 Ply Built-Up Asphaltic Roofing	Centerline		
2.	Walls - Field	Vertical Wood Siding	Custom	White	DEW 380
3.	Walls - Accent	Tumbled Ledge Stone Veneer	Modern Builders Supply	Sterling Silver	
6.	Windows	Ptd. Alum. Cladding	Folie Vitkaluxe	Corbeau	
7.	Garage Door	Reclaimed Wood Sectional	Custom	Wood	
8.	Entry Door	Ptd. Alum. Cladding	Folie Vitkaluxe	Corbeau	
9.	Exterior Doors	Ptd. Alum. Cladding	Folie Vitkaluxe	Corbeau	
10.	Gutters	Copper	Custom	Copper	
14.	Driveway	Washed Concrete	Custom	Custom	
15.	Hardscape/ Deck	18" x 36" Porcelain Pavers	Belgard, Mirage Grandi	Waterfall	

Legend

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PROJECT

Loomis Residence
92 Monarch Bay
Dana Point, CA 92629

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08.08.19	**Coastal Develop. Permit Rev.**	**SL**

LICENSED ARCHITECT SCOTT LAIDLAW 12/31/2019 STATE OF CALIFORNIA RENEWAL

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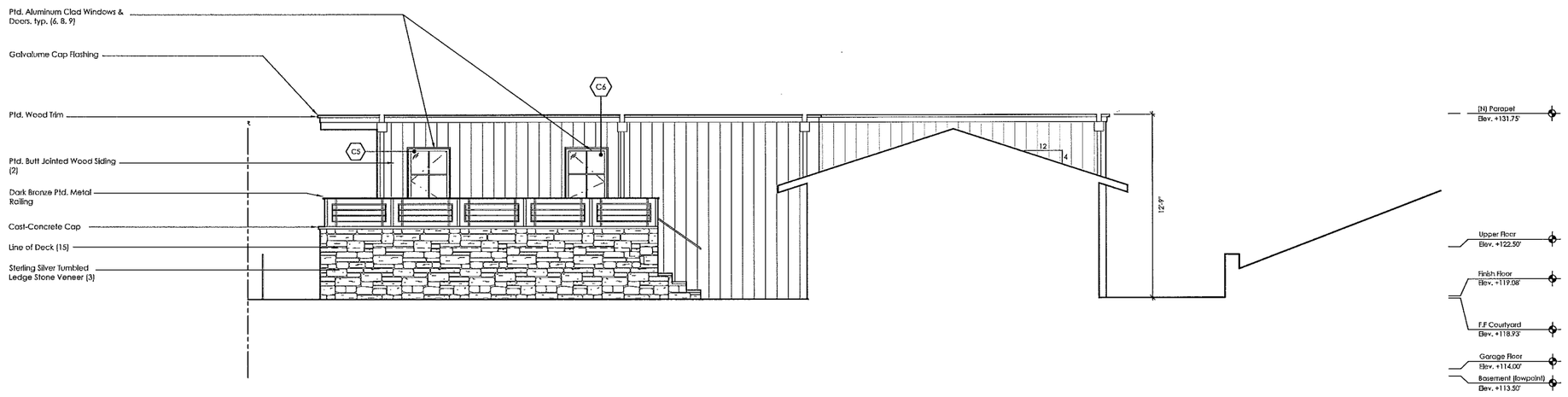
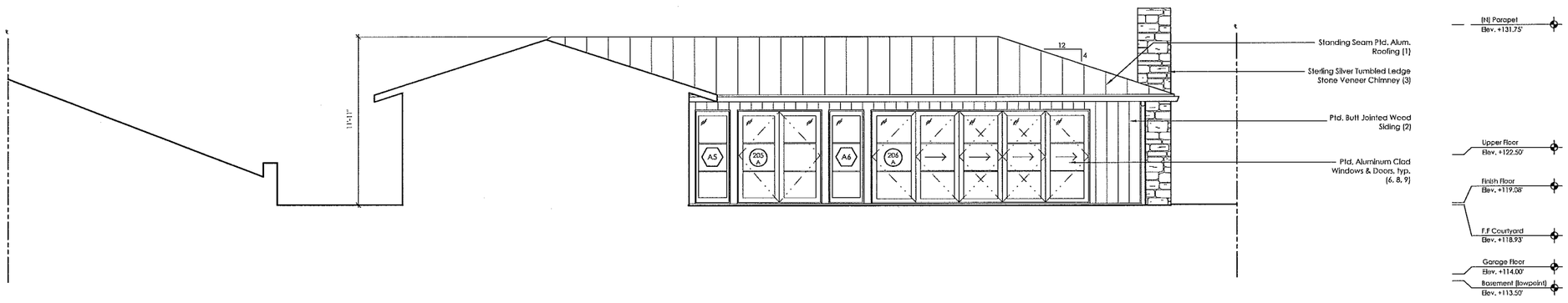


2 South Elevation

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



1 North Elevation

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

		Material	Manufacturer	Color Name	Color Number
1.	Sloping Roof	Titan Standing Seam Ptd. Alum. Cladding	Custom-Mr Metals	Midnight Bronze	
1.	Low Slope Roof	3 Ply Built-Up Asphaltic Roofing	Centimeed		
2.	Walls - Field	Vertical Wood Siding	Custom	White	DEW300
3.	Walls - Accent	Tumbled Ledge Stone Veneer	Modern Builders Supply	Sterling Silver	
6.	Windows	Ptd. Alum. Cladding	Kolbe VistaLuxe	Corbeau	
7.	Garage Door	Reclaimed Wood Sectional	Custom	Wood	
8.	Entry Door	Ptd. Alum. Cladding	Kolbe VistaLuxe	Corbeau	
9.	Exterior Doors	Ptd. Alum. Cladding	Kolbe VistaLuxe	Corbeau	
10.	Gutters	Copper	Custom	Copper	
14.	Driveway	Washed Concrete	Custom	Custom	
15.	Hardscape/ Deck	18" x 36" Porcelain Paver	Belgard, Mirage Grandi	Waterfall	

Legend

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LAIDLAW SCHULTZ

PROJECT

Loomis Residence
92 Monarch Bay
Dana Point, CA 92629

DRAWING DESCRIPTION
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05.08.19	**Coastal Develop. Permit Rev.**	**SL**
08.08.19	**Coastal Develop. Permit Rev.**	**SL**

LICENSED ARCHITECT
STEVEN LAIDLAW
C-27061
RENEWAL
STATE OF CALIFORNIA

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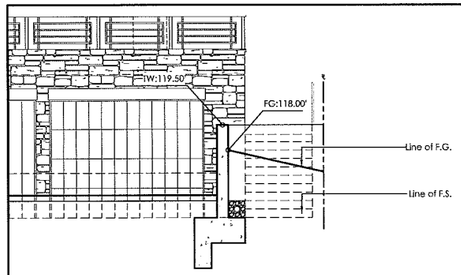
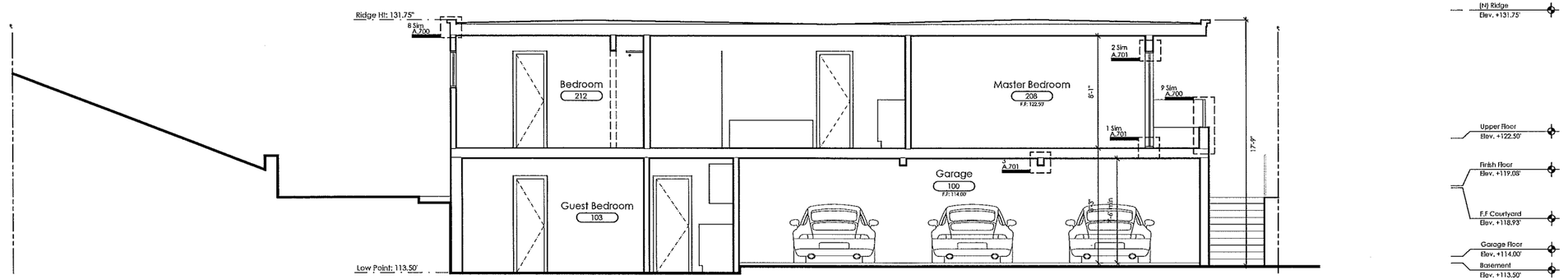
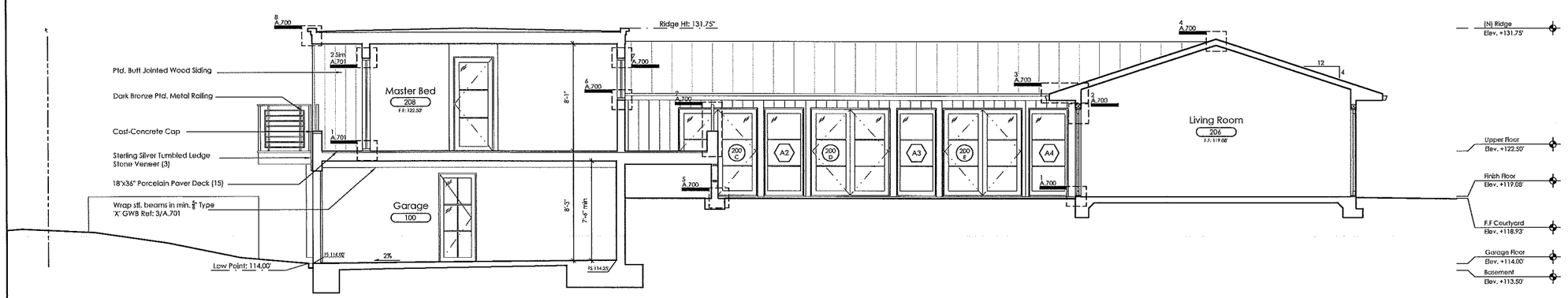


3 Site Wall Section



2 Cross Section Scale: 1/4" = 1'-0"



1 Site Section Scale: 1/4" = 1'-0"

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Loomis Residence
92 Monarch Bay
Dana Point, CA 92629

DRAWING DESCRIPTION
Site Section

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06.07.19	Coastal Develop. Permit Rev.	SL

A.400
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LICENSED ARCHITECT SCOTT A. LAIDLAW 22061 RENEWAL STATE OF CALIFORNIA

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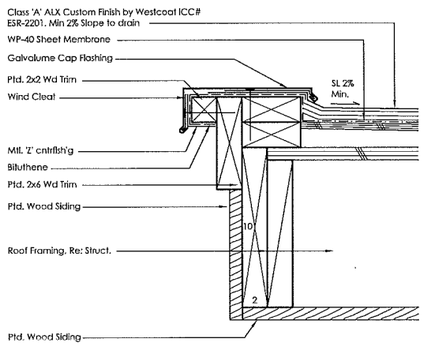
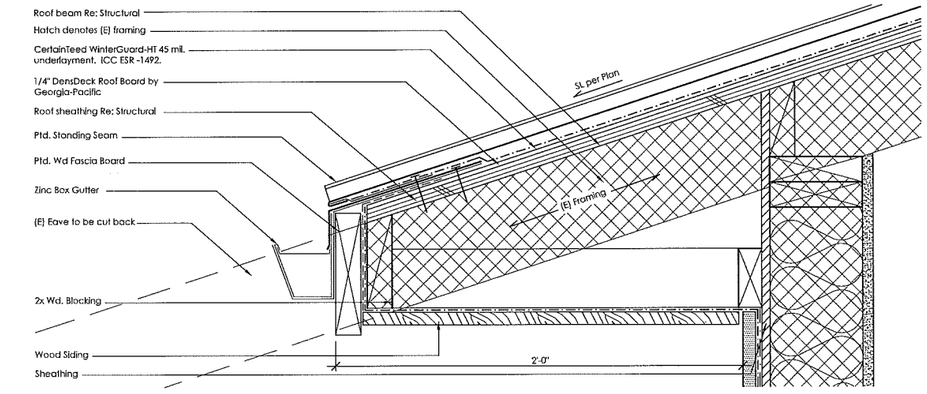
1. All metal fish'g joints to be fully soldered & sealed.
2. Dissimilar metal types subject to electrolytic reaction to be physically separated.
3. Guardrails: Refer to shop drawings by others for all attachments and connections. Top rail to resist a single concentrated load of 200 lbs., applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building per 1607.7.1 and 1607.7.1.1.
4. Exposed metal members & fasteners to be primed and painted unless noted otherwise.
5. Conceal all fasteners, UNO
6. All exposed welds shall be full fillet and ground smooth
7. All exposed wood shall be S4S Douglas Fir or equal, suitable for exterior use, weather resistant, insect resistant, and back primed.
8. All exterior deck, planter framing, and wood fram'g anchored directly to concrete walls and slabs to be Pressure Treated Douglas Fir or equal.
9. All stairways shall have an illumination level on tread runs of not less than 1 foot candle (11 lux). CBC 1205.4
10. Provide paintable high performance sealant at all exposed structural member joints and intersections with other building components.
11. All Window/ Door/ Skylight flashing to meet or exceed ASTM E 2112-01

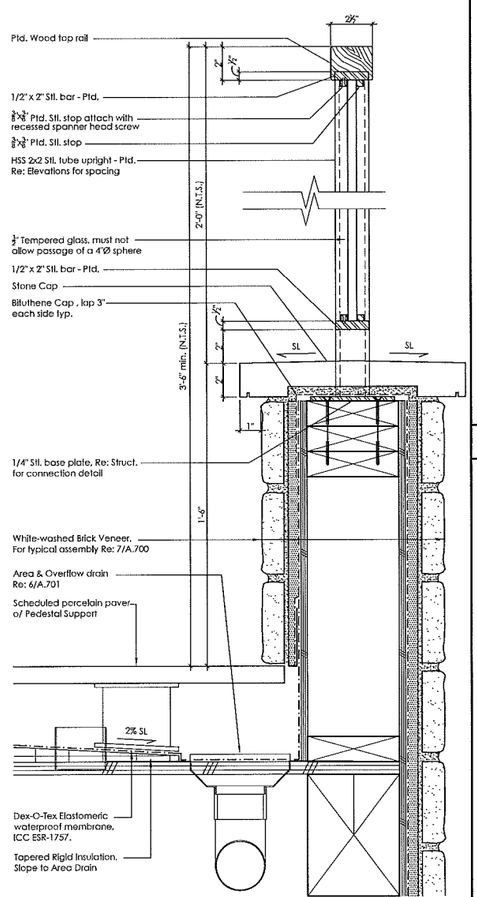
10 General Notes — Scale: 3" = 1'-0"



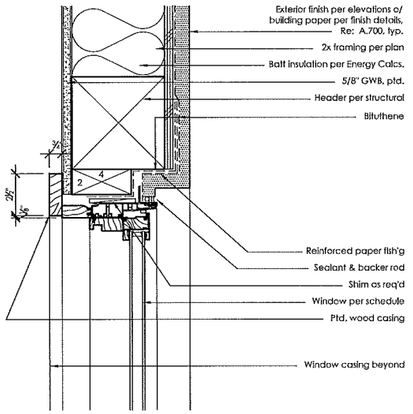
8 Rake at Master Bedroom Overhang — Scale: 3" = 1'-0"



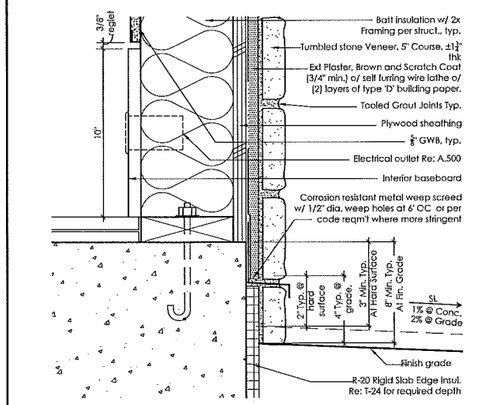
3 Master Bedroom Eave @ Rafter Tail — Scale: 3" = 1'-0"



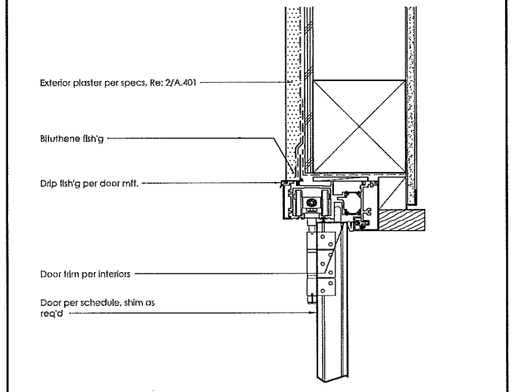
9 Master Deck Guardrail — Scale: 3" = 1'-0"



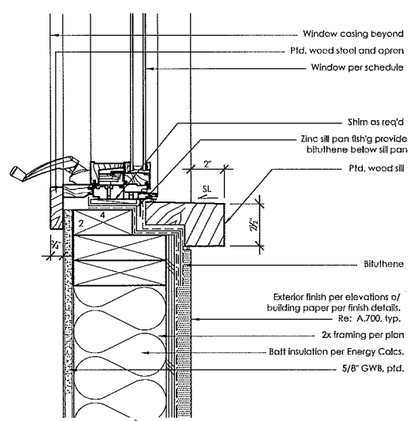
7 Typ. Window Head @ Master Bedroom — Scale: 3" = 1'-0"



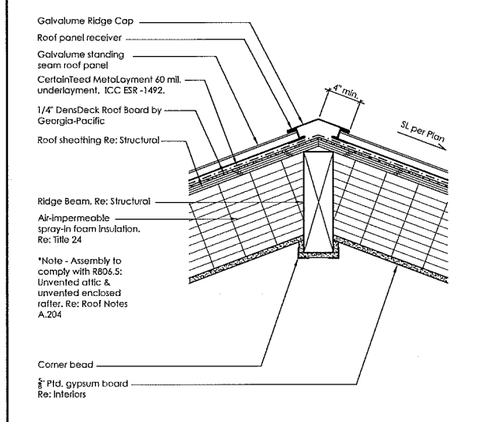
5 Base @ Stone Planter — Scale: 3" = 1'-0"



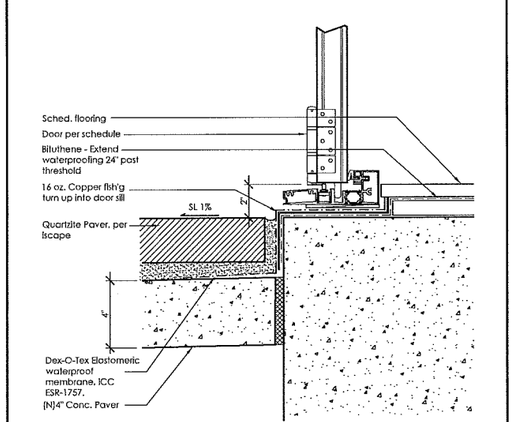
2 Bi-Fold Door Head — Scale: 3" = 1'-0"



6 Typ. Window Sill @ Master Bedroom — Scale: 3" = 1'-0"



4 Typical Roof Ridge — Scale: 3" = 1'-0"



1 Base @ Bi-Fold Door — Scale: 3" = 1'-0"

LS architects
LAIDLAW SCHULTZ

PROJECT
Loomis Residence
92 Monarch Bay
Dana Point, CA 92629

DRAWING DESCRIPTION
Details

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08.07.19	Coastal Develop. Permit Rev.	SL

LICENSED ARCHITECT — SCOTT A. LAIDLAW — 32061 — RENEWAL — STATE OF CALIFORNIA

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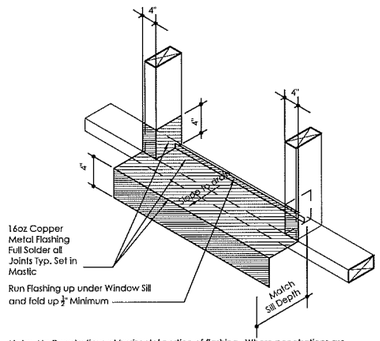
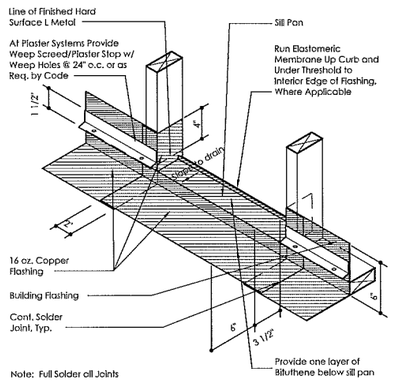
Sill Pan to follow SMACNA standards



Note: No Penetrations at horizontal portion of flashing. Where penetrations are required, pre-drill pilot hole, apply sealant, fasten with screw, and finally apply sealant over screw. Separate all dissimilar metals with bitument.

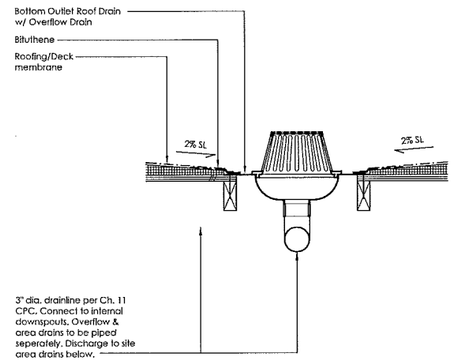
8 | Window Pan Flashing Axo | Scale: NTS

Sill Pan to follow SMACNA standards

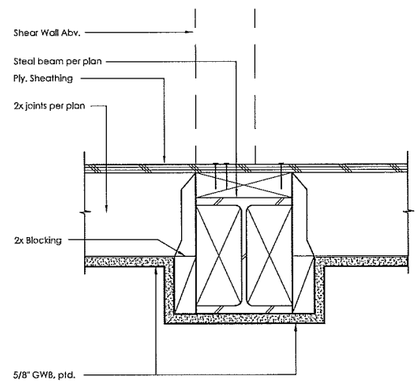


Note: Full Solder all Joints

7 | Door Pan Flashing Axo | Scale: NTS



5 | Area & Overflow Drain | Scale: 1 1/2" = 1'-0"



3 | Dwelling/ Garage Fire Separation @Beam | Scale: 3" = 1'-0"

0. Sheathing in "as new" condition

1. Self adhered sill piece applied directly to sheathing + installed 2.75" inside of RO. Release film to be left on bottom 6" of flashing to create shingle effect with field membrane

2. Self adhered jamb pieces applied directly to sheathing at edge of rough opening and outer edge + installed 2.75" inside of RO.

3. Self adhered head piece applied directly to sheathing at edge of rough opening and top edge + installed 2.75" inside of RO.

4. Fluid applied flashing @ inside rough opening + 1" on face

5. Sill pan refer to 6/A.701. Embed sill pan onto fluid applied flashing. Tool reverse laps and back dam.

6. Sealant beneath sill pan down turned leg onto WRB

7. Continuous ¾" continuous bead of sealant behind window flange at head, left, and right jambs. Provide intermittent U shims at sill flange for drainage

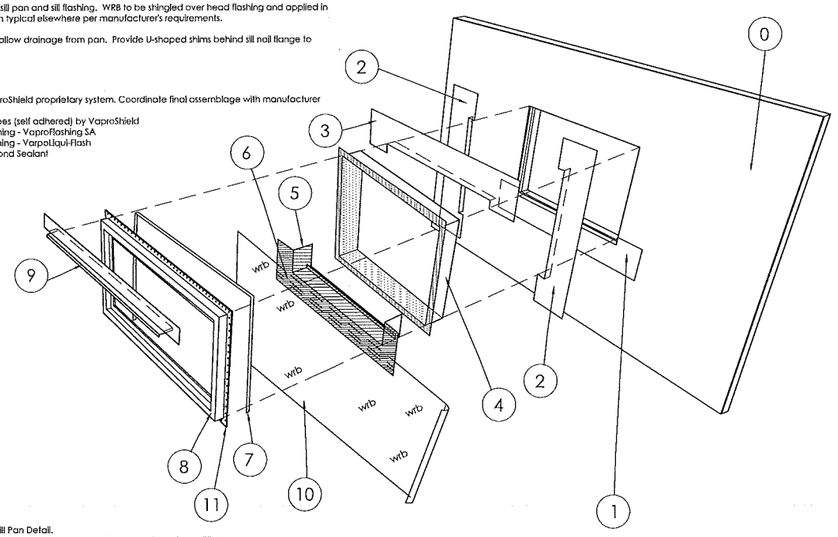
8. Window with nailing flange. Provide interior sealant joint around entire perimeter of window for proper air barrier continuity and water holdout

9. Head flashing (2 Piece Painted Copper Flashing w/ Hemmed Drip Edge) over fluid applied flashing embedded in sealant

10. WRB shingled under sill pan and sill flashing. WRB to be shingled over head flashing and applied in a weatherboard fashion typical elsewhere per manufacturer's requirements.

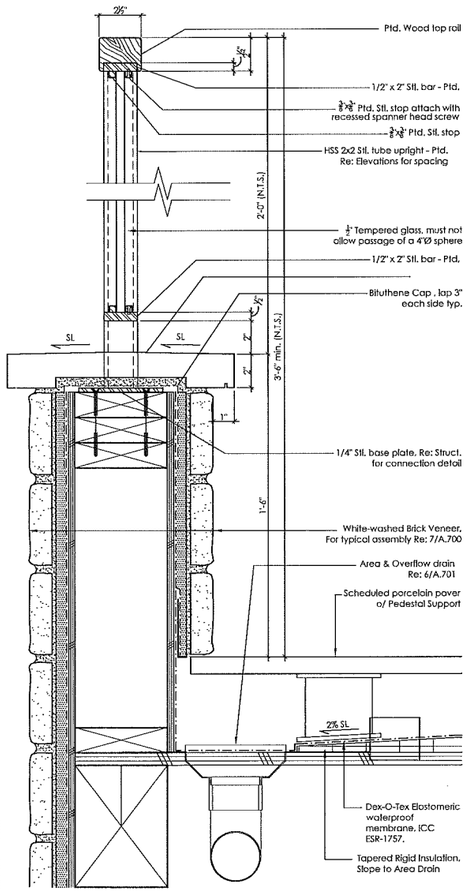
11. Expose sill flange to allow drainage from pan. Provide U-shaped shims behind sill nail flange to assure drainage.

Note:
Installation depicts VaproShield proprietary system. Coordinate final assemblage with manufacturer specific requirements:
- WRB - per wall types (self adhered) by VaproShield
- Self adhered flashing - VaproFlashing SA
- Fluid applied flashing - Varpot.liqui-Flash
- Sealant - VaproBond Sealant

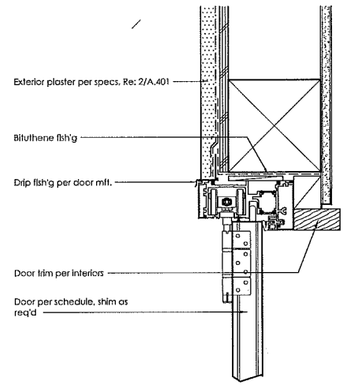


NOTE:Re: 12/A.701 for Sill Pan Detail.
- Shim and Adjust Window to Achieve Square, Plumb, and Level Condition
- Use Corrosion Resistant Fasteners
- After Window Installation, Seal All Corners of Mechanically Joined Frames to Seal Frame Seam Juncture.
- Install per ASTM E2112-01 and/or WRB/Flashing manufacturer warranted criteria. Coordinate window installation and flashing w/ window manufacturer's requirements and installation notation
- Provide backerod and sealant at backside of window to prevent air and water infiltration. At jamb and head closed cell spray in insulation can be substituted for sealant.
- Bring to architects attention if any detailing is in conflict with ASTM standards and/or illustrated detail

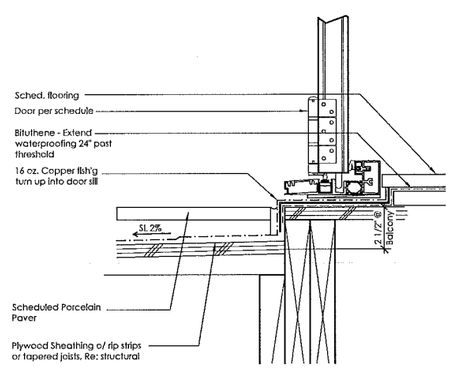
6 | Window Flashing - axo represents flashing installed first | Scale: NTS



4 | Master Deck Guardrail | Scale: 3" = 1'-0"



2 | Typ. Door Head | Scale: 3" = 1'-0"



1 | Outdoor Swing @ Covered Terrace | Scale: 3" = 1'-0"

LS architects
LAIDLAW SCHULTZ

PROJECT
Loomis Residence
92 Monarch Bay
Dana Point, CA 92629

DRAWING DESCRIPTION
Details

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08.13.18	**HOA Submittal**	**SL**
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05.08.19	**Coastal Develop. Permit Rev.**	**SL**
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LICENSED ARCHITECT ROBERT M. TARK 23061 RENEWAL STATE OF CALIFORNIA

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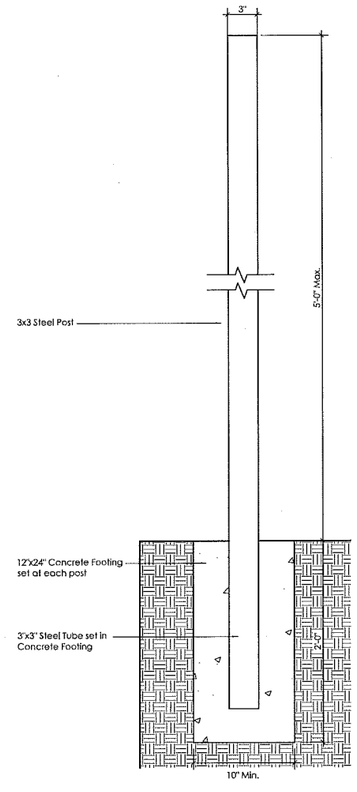

1 Tubular Steel Fencing @ Front Yard Scale: 3" = 1'-0"

LS architects
LAIDLAW SCHULTZ

PROJECT

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LICENSED ARCHITECT SCOTT A. LOOMIS 22061 RENEWAL STATE OF CALIFORNIA

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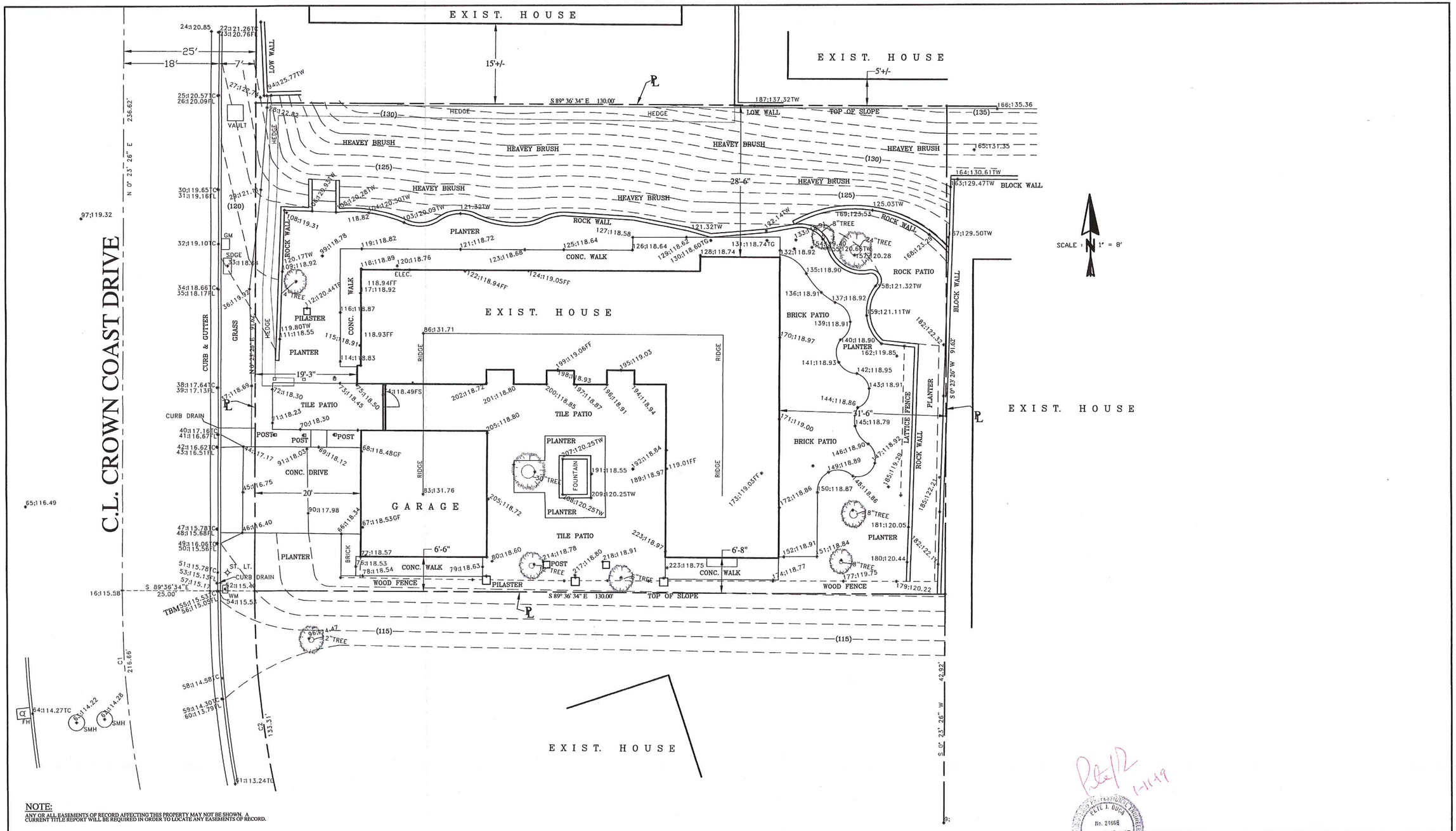


NOTE:
ANY OR ALL EASEMENTS OF RECORD AFFECTING THIS PROPERTY MAY NOT BE SHOWN. A CURRENT TITLE REPORT WILL BE REQUIRED IN ORDER TO LOCATE ANY EASEMENTS OF RECORD.

LEGEND:

5.0'C'	--- P.C.C. CONCRETE	T.W.	--- TOP OF WALL
	--- BLOCK RETAINING WALL	T.S.W.	--- TOP OF STEM WALL
→→→	--- DIRECTION OF FLOW	T.F.C.	--- TOP OF FOUND. CURB
249.33	--- PROPOSED ELEVATION	F.L.	--- FLOW LINE
F.S.	--- FINISH SURFACE ELEV.	G.B.	--- GRADE BREAK
F.G.	--- FINISH GRADE ELEV.	F.F.	--- FINISH FLOOR
T.C.	--- TOP OF CURB	G.F.	--- GARAGE FLOOR
E.G.	--- EXISTING GRADE ELEV.	T.F.	--- TOP OF FOOTING
×56; 98.90 TC	ELEVATION OF SHOT / SURVEY PT. REF. NO.	INV.	--- PIPE INVERT ELEV.

CURVE DATA:

Curve	Delta Angle	Radius	Arc	Tangent
1	62°04'06"	200.00	216.66	120.33
2	43°38'48"	175.00	133.31	70.08

LOT AREA :
11,910.60 SQ. FT.
0.27 AC.

BASIS OF BEARINGS :
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CROWN COAST DRIVE BEING N 0°23'26" E AS SHOWN ON TRACT NO. 3748.

PROPERTY OWNER :
BRENT LOOMIS
92 MONARCH BAY
DANA POINT, CA.

BENCHMARK :
ESTABLISHED A TBM ON THE TOP OF CURB ON CROWN COAST DRIVE AT THE S.W'LY CORNER OF THIS PROPERTY.
ELEVATION = 115.53 TC TBM
ESTABLISHED FROM ORANGE COUNTY B.M. 3P-35-04 AT THE INTER. OF COAST HWY. & CROWN VALLEY PKWY.
ELEV.= 157.955 NAVD88 (2004)

PREPARED BY :
DUCA-McCOY, INC.
3840 E. COAST HIGHWAY
CORONA DEL MAR, CA 92625
(949) 675 4487
PETE J. DUCA R.C.E. 24668 DATE

REGISTERED PROFESSIONAL ENGINEER
PETE J. DUCA
No. 24668
Exp. 12-31-19
CIVIL
STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY
OF
92 MONARCH BAY
DANA POINT, CA

LOT 66 OF TRACT NO. 3748 SHEET 1 OF 1

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM NOTES

1. In case of emergency, call Brent Loomis at 714 296 8011
2. Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent possible.
3. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
4. Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
5. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
6. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
7. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
8. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of 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.
9. Potential pollutants include but are not limited to: solid or liquid chemical spills‡ wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood perservatives and solvents‡ asbestos fibers, paint flakes, or stucco fragments‡ fuels, oils lubricants, and hydraulic, radiator or battery fluids‡ fertilizers, vehicle/equipment wash water and concrete wash water‡ concrete, detergent or floatable wastes‡ wastes from any engine equipment stem cleaning or chemical degreasing and superchlorinated potable water line flushing.
10. Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutants Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
11. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
12. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
13. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
14. The permittee shall notify all general contractors, subcontractors, materials suppliers, lessees, and property owners: That dumping of chemicals into the storm drain system or the watershed is prohibited.
15. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
16. All removable erosion protective devices shall be in place at the end of each working day when the 5-day rain probability forecast exceeds 40%.
17. Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practible, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities of adjacent properies via runoff, vehicle tracking, or wind.
18. Appropriate BMP's for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to street, drainage facilities, or adjoining property by wind or runoff.

VICINITY MAP

92 MONARCH BAY
DANA POINT, CA 92629

SHEET INDEX

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at: 92 Monarch Bay Drive Dana Point, CA 92629

(3) The landscape design and water use calculations for the identified property comply with the requirements of the City of Newport Beach Water Efficient Landscape Ordinance.

(4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with Water Efficient Landscape ordinance.

Richard King 5-6-2019

May 6, 2019

Owner: Brent Loomis
92 Monarch Bay Drive
Dana Point, Ca 92629

RE: Certification of Plant Material

I confirm that all plant material proposed is compatible with the Orange County drought tolerant plant list Plants that are not on the list, do comply from the list provided by the state of California in the WUCOLS III list (Water Use Classifications of Landscape Species By California Department of Water resources). These plants are acceptable for the area and specific location.

Sincerely
Richard King

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant for each Point of Connection. Please complete all sections of the worksheet.

Hydrozone # Planting Description	Location	Plant Factor(PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF PF/IE	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Area								
1. Laun	-	Ø8	Rotary Stream	-	-	-	-	-
2. Medium water plants	See L-6	Ø5	Spray Nozzle	.11	.10	1261	882	24,936
3. Low water plants	See L-6	Ø2	Rotary Stream	.16	.26	2680	697	19,851
4. Very Low Water	See L-6	Ø1	-	-	-	-	-	-
5.								
6.								
7.								
8.								
9.								
10.								
11.								
12.								
13.								

Average	Total	Total
.40	3941	1,579

Average ETAF for Regular Landscape Areas (circle one) — In Compliance — Not In Compliance

Special Landscape Area

SLA-1	spa - fountain						731		
SLA-2									
SLA-3									
SLA-4									
SLA-5									

Totals	731 / 731
Total Landscape Area	3,941
Site Wide ETAF	.40
ETWU Total	44,847
Maximum Allowed Water Allowance (MAWA)	51,125

Estimated Total Water Use

ETWU = ETo x .62 x (ETAF x Area) = gallons per year

where:

ETWU = Estimated Total Water Use (gallons per year)
ETo = Reference Evapotranspiration Appendix C (inches per year)
PF = Plant Factor
LA = Landscaped Area (square feet)
Ø.62 = Conversion factor (Gallons per square foot)
ETAF = Plant Factor / Irrigation Efficiency

$K_L = K_s \times K_D \times K_{MC}$

K_s = species factor (range = Ø1 - Ø9) (see WUCOLS list for values)
K_d = density factor (range = Ø5-13) (see WUCOLS for density value ranges)
K_{mc} = microclimate factor (range = Ø5 - 14) (see WUCOLS)

WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf

EAWU Calculation:

	ETo		Conv.		LA		PF		IE	ETAF		ETWU (gallons per year)
special landscaped area		x		x		x		÷			=	
Cool season turf		x		x		x		÷			=	
warm season turf	45.4	x	Ø.62	x	-	x	-	÷	-	-	=	-
high water using shrub		x		x		x		÷			=	
medium water using shrub	45.4	x	Ø.62	x	1261	x	.5	÷	.11	.10	=	24,936
low water using using shrub	45.4	x	Ø.62	x	2680	x	.2	÷	.16	.26	=	19,851
very low water using shrub	45.4	x	Ø.62	x		x	.1	÷	-	-	=	-
		x		x		x		÷			=	
		x		x		x		÷			=	
		x		x		x		÷			=	
		x		x		x		÷			=	
		x		x		x		÷			=	
		x		x		x		÷			=	
		x		x		x		÷			=	
other		x		x		x		÷			=	
Total ETWU =												44,847

COUNTY OF ORANGE LANDSCAPE PLAN GENERAL NOTES

1. Prior to final inspection, closure of a building or grading permit, and issuance of a Certificate of use and occupancy, the following shall be submitted to demonstrate compliance with section 7-9-133.4 of the zoning code (county of Orange Landscape Irrigation Code):
   a. Certificate by either the signer of the landscape design plan, the signer of the irrigation design plan, or the Licensed Landscape Contractor that the landscape project has been installed per the approved Landscape Documentaion Package
   b. documentation of the irrigation scheduling parameters used to set the controllers.
   c. documentation of the specified landscape and irrigation maintenance schedule; and
   d. provisions for landscape maintenance practices that foster long-term landscape water conservation; and
   e. an irrigation system audit report.
2. All trees within 5' of hardscape shall be planted in deep root containers/barriers. per County of Orange Standard Plan No. 1708 or equal
3. The development will not be released by the OC Planning Services for use and occupancy until the planting on slopes has grown sufficiently to establish erosion control.
4. Water conservation measures shall be utilized on all developments in the unincorporated area pursuant to the county of Orange Landscape Irrigation Code.
5. Irrigation design plans shall include provision for automatic irrigation systems in compliance with Cal Green Code, sections 4 (residential mandatory measures) an 5 (non-residential mandatory measures)
6. ENCROACHMENT PERMIT NO. N/A
   Approved plans do not relieve contrator/developer from responsibility to obtain Public Property Permit which shall be available on the job at all times work is being accomplished in public right of way.

TITLE: 92 Monarch Bay Drive -

PLANNING AND DEVELOPMENT SERVICES
HEREBY CERTIFIES THAT THIS PLAN WAS APPROVED
ADEQUATE TO SATISFY THE PRELIMINARY AND/OR
DETAILED LANDSCAPE PLAN REQUIREMENTS.

SUBDIVISION DATE

MAINTENANCE RESPONSIBILITY LEGEND	
A	COUNTY RIGHT OF WAY EITHER PUBLICLY OR PRIVATELY MAINTAINED
I	IRREVOCABLY OFFERED HOME OWNER'S ASSOCIATION WILL MAINTAIN
B	HOME OWNER'S ASSOCIATION MAINTAINED
C	PRIVATE OWNER MAINTAINED

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT INDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" DETAILED LANDSCAPE PLAN REQUIREMENTS. WILL BE VALID. FOR YOUR DIG ALERT INDENTIFICATION NUMBER CALL UNDERGROUND SERVICE ALERT.

TOLL FREE 1-800-422-4133
(TWO WORKING DAYS BEFORE YOU DIG)

EXTERIORS | INC
LANDSCAPE DESIGN
24682 Del Prado Ste. 230 Dana Point, CA 92629
Cell 949 285 9692
www.exteriorsinc.net rick@exteriorsinc.net

Project Name
LOOMIS
RESIDENCE
92 Monarch Bay
Dana Point, Ca.
92629

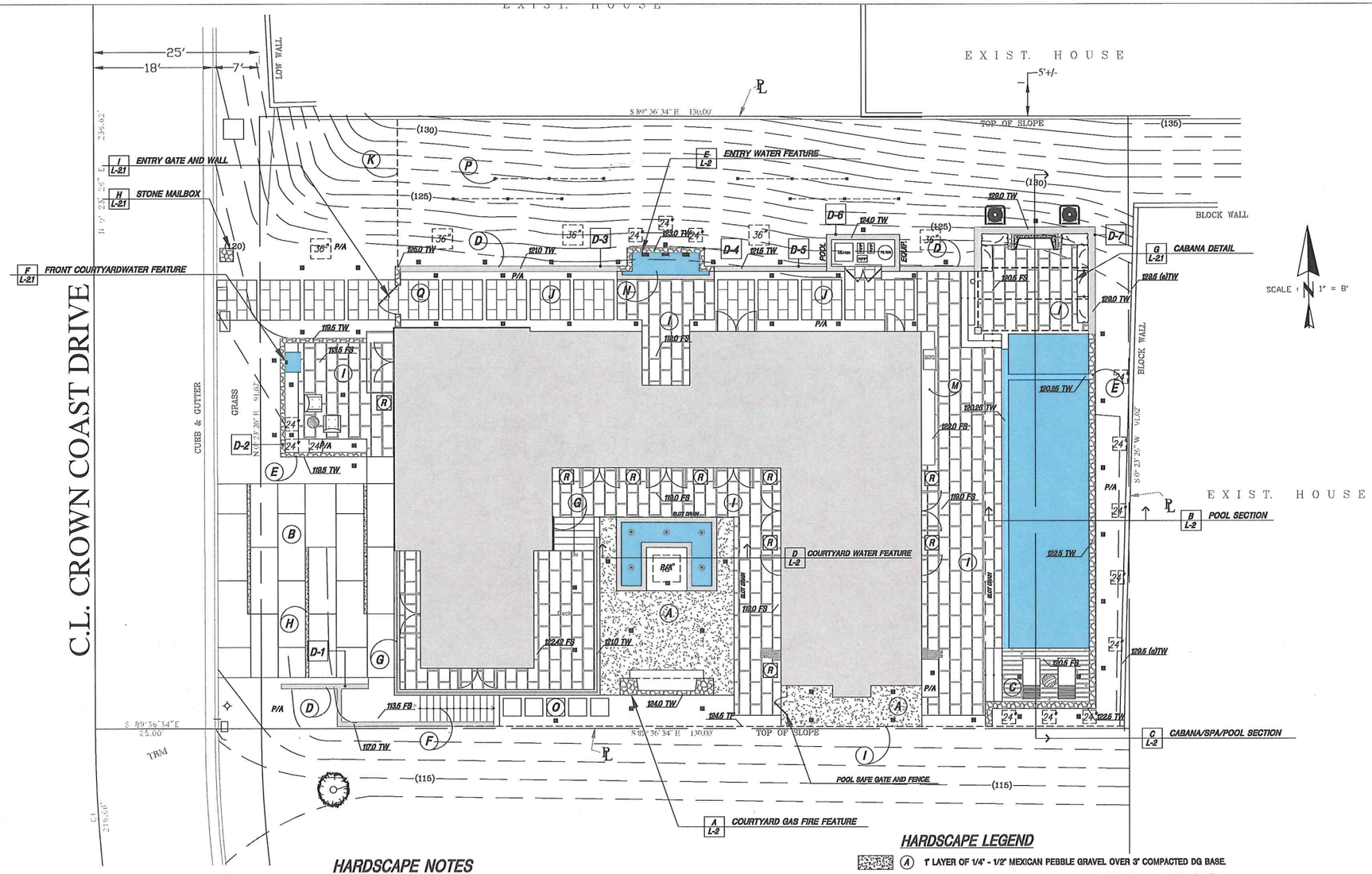
Sheet Title
TITLE PAGE

Landscape Designer: Richard King

Date: May 6, 2019

Revision No.	Description

Sheet No.
L-0



Scope of work

1. Build 7 retaining walls (please see sheet L-1, D1-D7), Please see SW1 and SW2 for structural wall details.
2. Wall D1 (trash enclosure): 44 linear FT. long, max 30" retaining wall above grade, 6' high below grade, min. 3'6" footing. See SW1, #'s 10, 13,14 & 15
3. Wall D2 (front courtyard): 48 linear FT. long, max. 30" retaining above grade, 6' high below grade, min. 3'6" footing. See SW1 #'s 9 & 10.
4. Wall D3 (side entrance wall): 37 linear FT. long, max. 3'6" retaining wall, min. 4' 5" footing. See SW1 #5
5. Wall D4 (entrance fountain wall): 17 linear FT. long, max. 5' retaining wall, min. 4'5" footing. See SW1 #6
6. Wall D5 (side entrance wall cont.): 23 linear FT. long, max. 5' retaining wall, min. 4'6" footing. See SW1 #6
7. Wall D6 (pool equipment): 22 linear FT. long, max. 5' retaining wall, min. 5' footing. See SW1 #7
8. Wall D7 (cabana wall): 46 linear FT. long, max. 5' retaining wall (8'6" total high) , min. 6'3" footing. See SW1 #'s 8, 11,12

HARDSCAPE NOTES

1. Verify all elevations at site prior to construction
2. Seal all raised planters and retaining walls with polyguard membrane sealant or equal.
3. All concrete footings to be 6" minimum below finished surface (FS) or finished grade (FG).
4. All electrical wiring shall be within rigid conduit, SCH. 80 PCV or equal, all exterior electrical outlets shall have G.F.C.I. protection.
5. All gas lines and electrical conduit to be underground (installation and depth per all applicable codes) and or concealed, any exposed PVC pipe or conduit to be protected impact, hazzard, and direct sunlight.
6. Slope all hardscape surfaces towards drains at 1% min. slope, typical.
7. Slope all soil surfaces towards drains at 2% min. slope, typical
8. All drain lines shall have 1% min. fall toward street, storm drain connection or point of point of daylight, typical.
9. Tie all roof drains into drainage systems, typical.
10. Install 4" diameter perforated drain lines encased by filter fabric and 3/4" dia. gravel at the base of all raised planters and retaining walls and tie to drainage system.
11. All paving edges, walls, curbs, and headers to be chalked out in the field and approved by landscape architect prior to installation.
12. All finish and sub-base concrete to be 4" thick with #3 bars at 18" both ways centered in slab on 2" sand base over 90% min. compacted sub grade 6" overall, thickened edge adjacent to all planting areas.
13. All finish and sub-base driveway concrete to be 6" thick with #3 bars at 18" both ways centered in slab on 2" sand base over 90% min. compacted sub-grade. Provide 8" overall, thickened edge adjacent tp all edges.

GRADING LEGEND

FF = Finish Floor
FS = Finish Surface
FG = Finish Grade
TW = Top of Wall
TP = Top of Pilaster
TC = Top of Coping
TF = Top of Fence
P/A = Planting area

HARDSCAPE LEGEND

- (A) 1" LAYER OF 1/4" - 1/2" MEXICAN PEBBLE GRAVEL OVER 3" COMPACTED DG BASE.
- (B) NATURAL GRAY CONCRETE PAVING WITH A TOPCAST RELEASE FINISH - SAWCUT FINISHED CONCRETE PER PLAN.
- (C) IPE LOUNGE DECK. NO FINISH ON IPE - LET AGE NATURALLY.
- (D) CONCRETE BLOCK PLANTER WALLS WITH STUCCO VENEER AND CAP TO MATCH HOUSE REFER TO STRUCTURAL DRAWINGS FOR RETAINING WALL DETAILS.
- (E) CONCRETE BLOCK PLANTER WALLS WITH STONE VENEER AND CAP TO MATCH HOUSE REFER TO STRUCTURAL DRAWINGS FOR RETAINING WALL DETAILS.
- (F) CONCRETE STEPS AND RISERS - CONCRETE FINISH TO MATCH PAVING.
- (G) HANDRAIL PER ARCHITECT
- (H) 6' ARTIFICIAL TURF STRIPS - TURF TO BE SELECTED.
- (I) 24" X 36" BELGARD QUARTZITE PAVERS SET ON 4" CONCRETE BASE. PAVERS TO BE GRAY - SEE PHOTO SHEET L-2.
- (J) 6' X 6' STONE STEPPERS WITH 6" MONDO GRASS BORDERS - STONE TO MATCH PAVING.
- (K) 5' HIGH TUBULAR STEEL FENCING - FENCING TO COMPLY WITH ALL CITY POOL CODES.
- (M) BUILT-IN BARBECUE AND ENTERTIANMENT COUNTER - DETAIL TO BE PROVIDED IN SUBMITTAL #2.
- (N) ENTRY WATER FEATURE - DETAIL TO BE PROVIDED IN SUBMITTAL #2.
- (O) 30" SQUARE CONCRETE STEPPERS - COLOR AND FINISH TO MATCH DRIVEWAY
- (P) GRAPEVINES - 2' TUBULAR STEEL POSTS WITH STAINLESS STEEL CABLES.
- (Q) AREA DRAIN LOCATIONS - SEE PRECISE GRADING PLAN
- (R) POTTERY LOCATIONS - PROVIDE DRAIN AND IRRIGATION TO LOCATION - POTS TO BE SELECTED

EXTERIORS | INC
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Project Name

LOOMIS RESIDENCE
92 Monarch Bay
Dana Point, Ca.
92629

Sheet Title

HARDSCAPE PLAN

N

Project No.

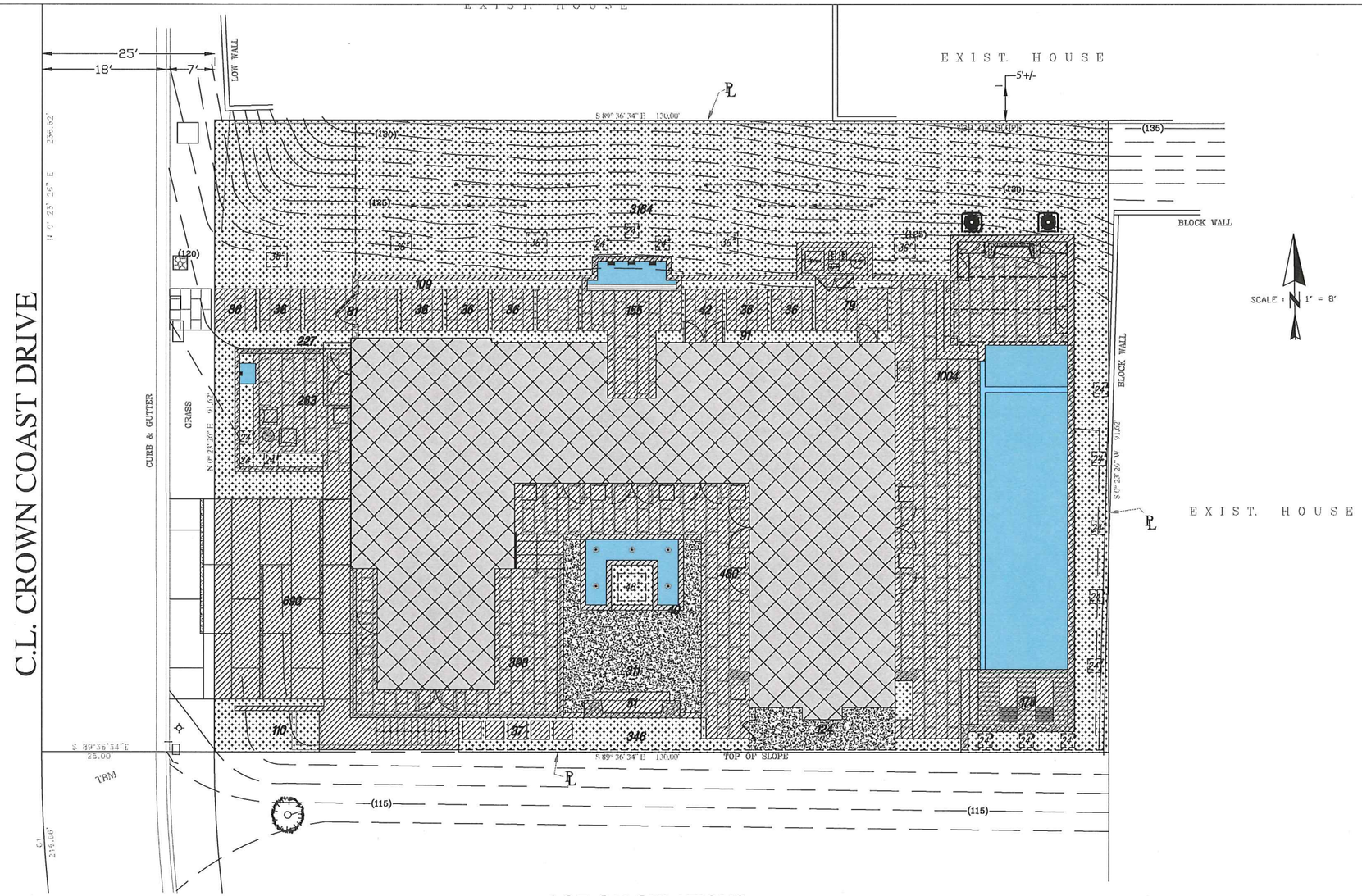
Scale: 1/8" = 1'-0"

Date: September 1, 2018

Revision No.	Description
2-1-2019	Per City Comments
3-12-19	Arch. Update

Sheet No.

L-1



LOT CALCULATIONS

	TOTAL LOT AREA	11,911 SQ. FT.	100%
	HOUSE FOOTPRINT	2,862 SQ. FT.	24%
	HARDSCAPE	3,943 SQ. FT.	33%
	POOL/SPA/WATER FEATURE	731 SQ. FT.	6%
	PLANTING AREA - IRRIGATED	3,941 SQ. FT.	33%
	PERMEABLE PAVING	435 SQ. FT.	4%

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Project Name

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Sheet Title

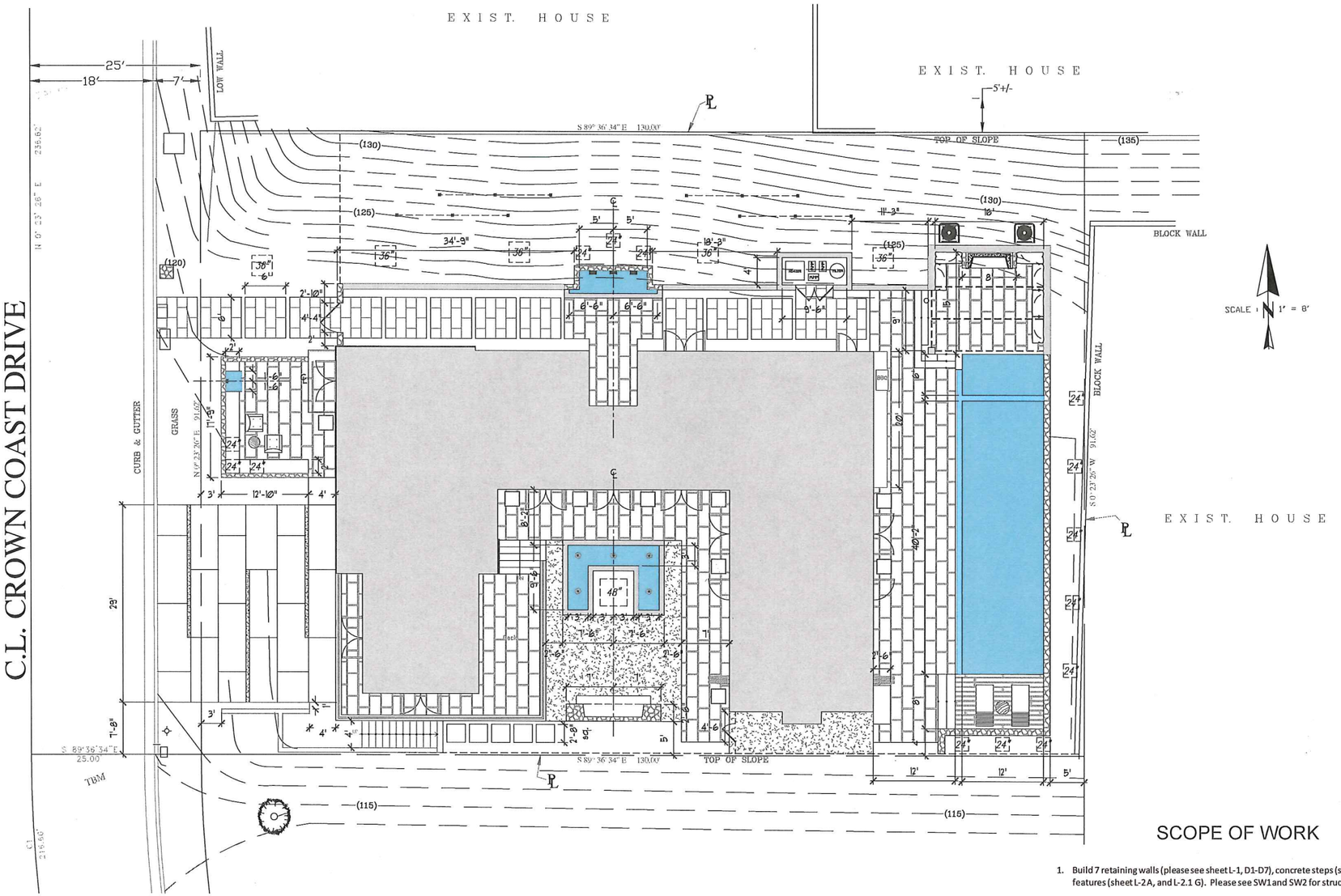
LANDSCAPE
CALCULATIONS

N

Project No.	
Scale: 1/8" = 1'-0"	
Date: September 15, 2018	
Revision No.	Description
3-12-19	Arch. Update
5-7-19	Legend Update

Sheet No.

L-1.1



C.L. CROWN COAST DRIVE

SCOPE OF WORK

1. Build 7 retaining walls (please see sheet L-1, D1-D7), concrete steps (sheet L-1, F), and two fire features (sheet L-2A, and L-2.1 G). Please see SW1 and SW2 for structural wall details.
2. Wall D1 (trash enclosure): 44 linear FT. long, max 30" retaining wall above grade, 6' high below grade, min. 3'6" footing. See SW1, #'s 10, 13,14 & 15
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Project Name

LOOMIS RESIDENCE
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Sheet Title

DIMENSION PLAN

Project No.

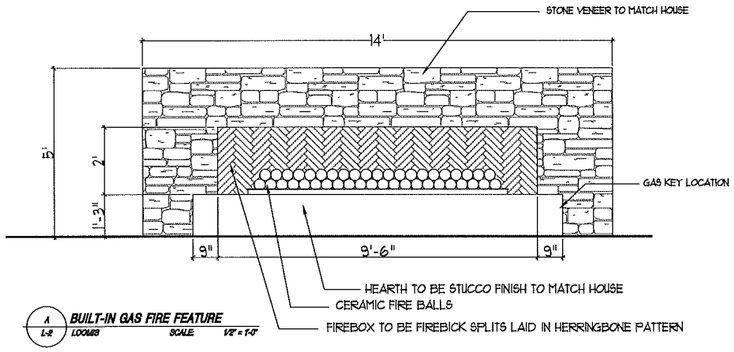
Scale: 1/8" = 1'-0"

Date: September 15, 2018

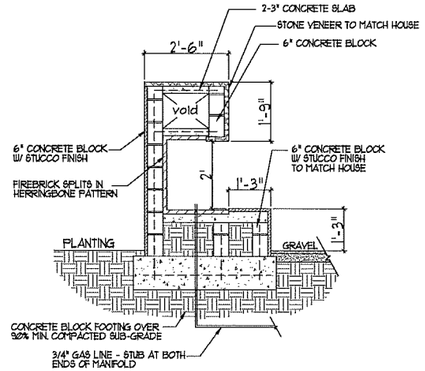
Revision No.	Description
3-12-19	Arch. Update

Sheet No.

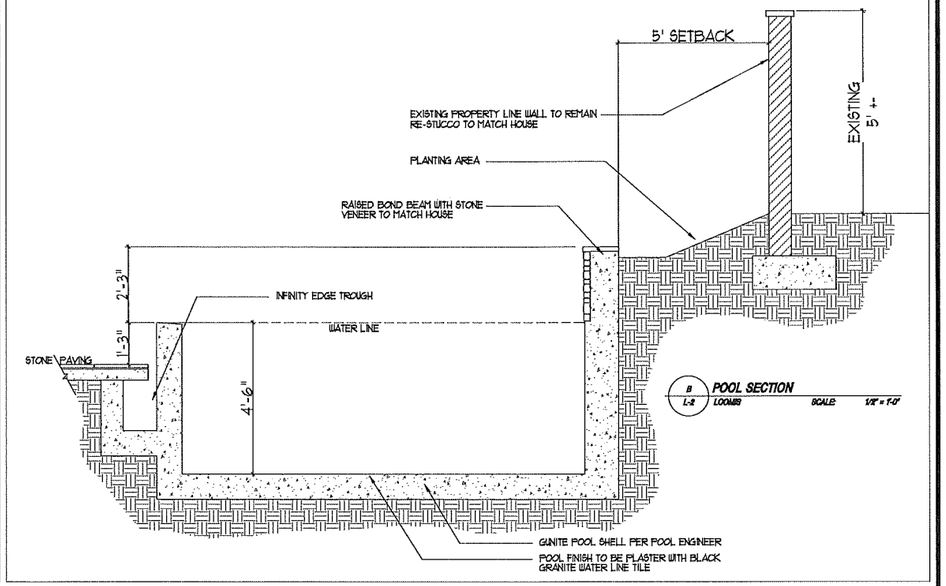
L-1.2



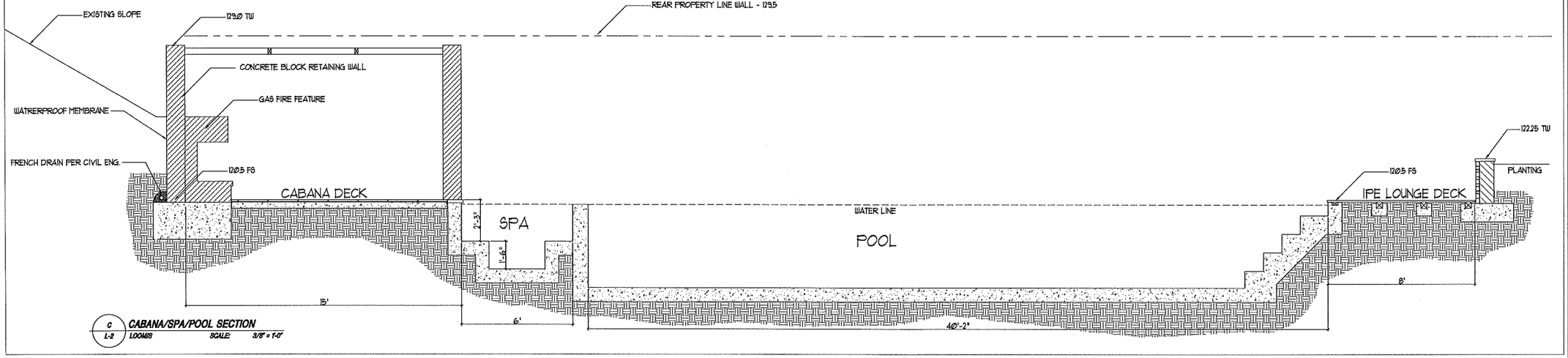
A L-2 **BUILT-IN GAS FIRE FEATURE** LOOMIS SCALE: 1/2" = 1'-0"



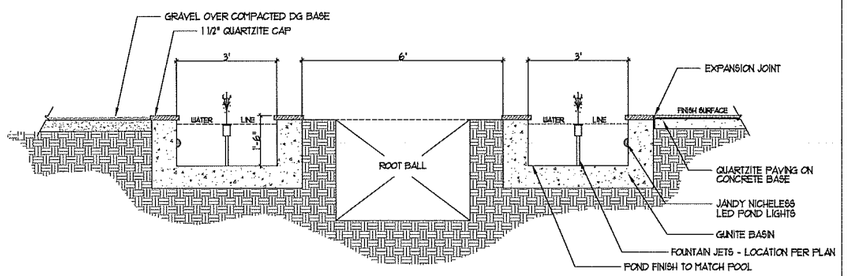
A1 L-2 **BUILT-IN GAS FIRE FEATURE -SECTION** LOOMIS SCALE: 1/2" = 1'-0"



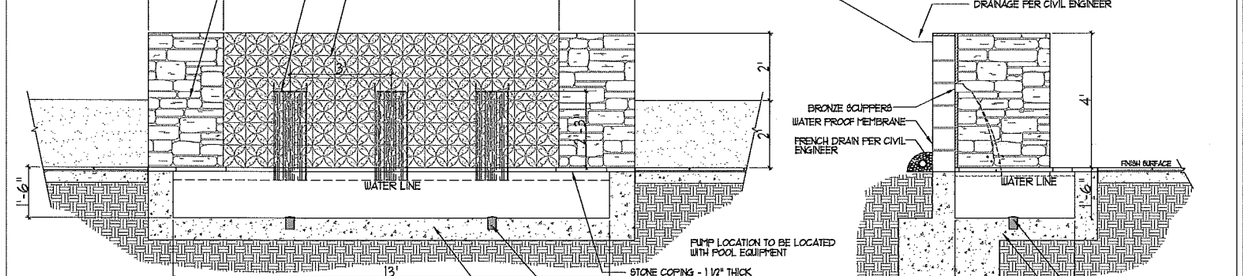
B L-2 **POOL SECTION** LOOMIS SCALE: 1/2" = 1'-0"



C L-2 **CABANA/SPA/POOL SECTION** LOOMIS SCALE: 3/8" = 1'-0"



D L-2 **COURTYARD REFLECTION POND SECTION** LOOMIS SCALE: 1/2" = 1'-0"



E L-2 **ENTRY WALL FOUNTAIN ELEVATION** LOOMIS SCALE: 1/2" = 1'-0"

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Project Name

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92629

Sheet Title

HARDSCAPE DETAILS

Project No.

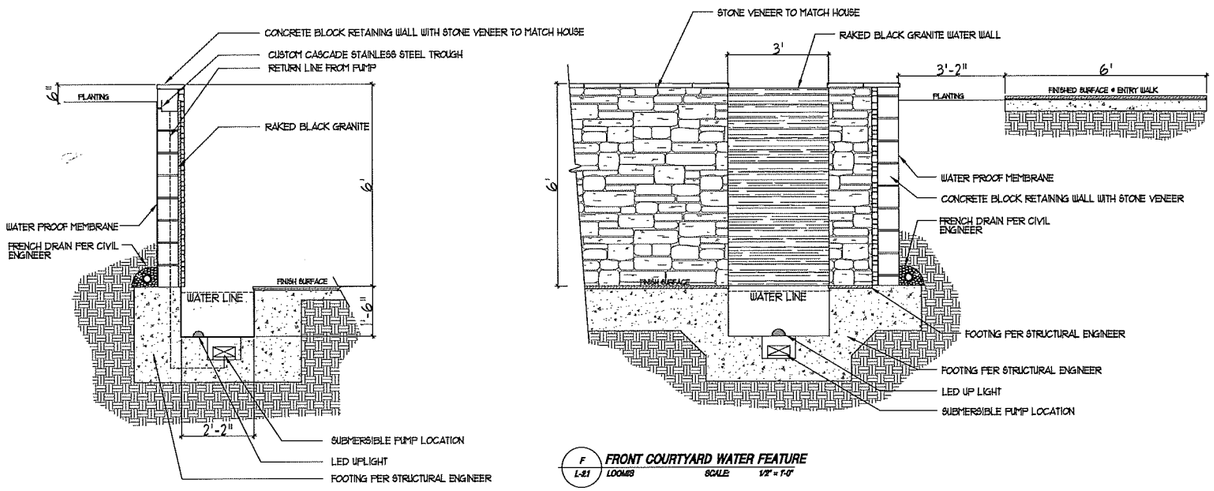
Scale: Varies

Date: August 12, 2018

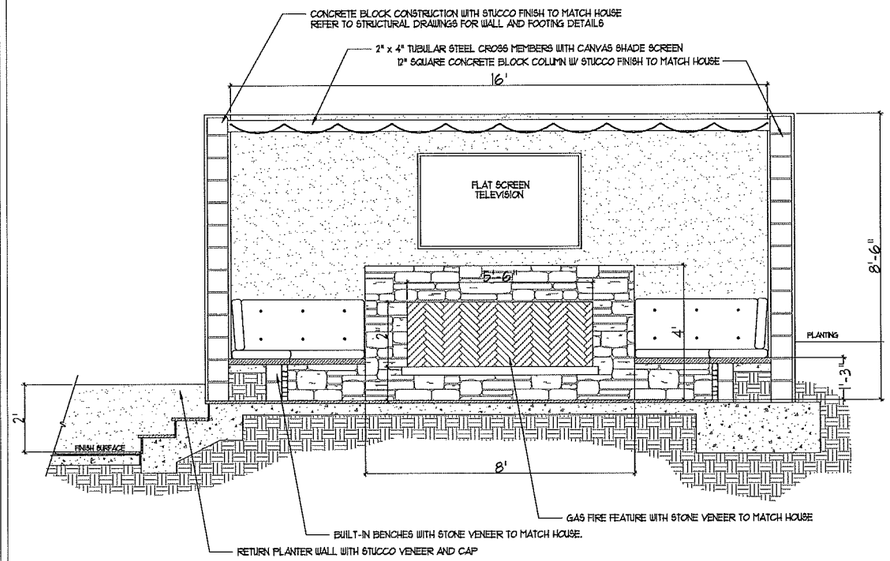
Revision No.	Description
3-12-19	Detail D

Sheet No.

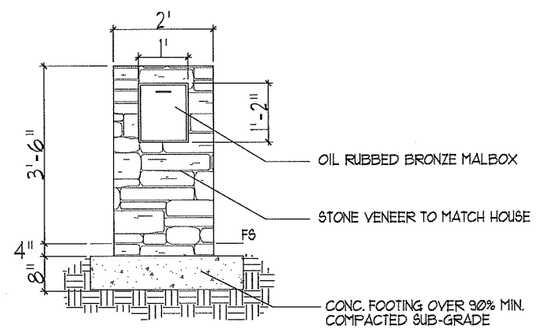
L-2



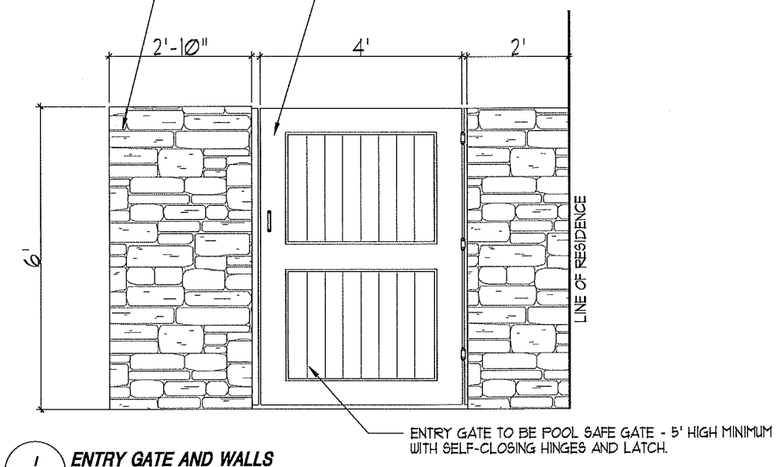
F L-2.1 **FRONT COURTYARD WATER FEATURE**
LOOMIS SCALE: 1/2" = 1'-0"



G L-2.1 **CABANA SECTION**
LOOMIS SCALE: 1/2" = 1'-0"



H L-2 **STONE MAILBOX**
LOOMIS SCALE: 3/4" = 1'-0"



I L-2 **ENTRY GATE AND WALLS**
LOOMIS SCALE: 3/4" = 1'-0"

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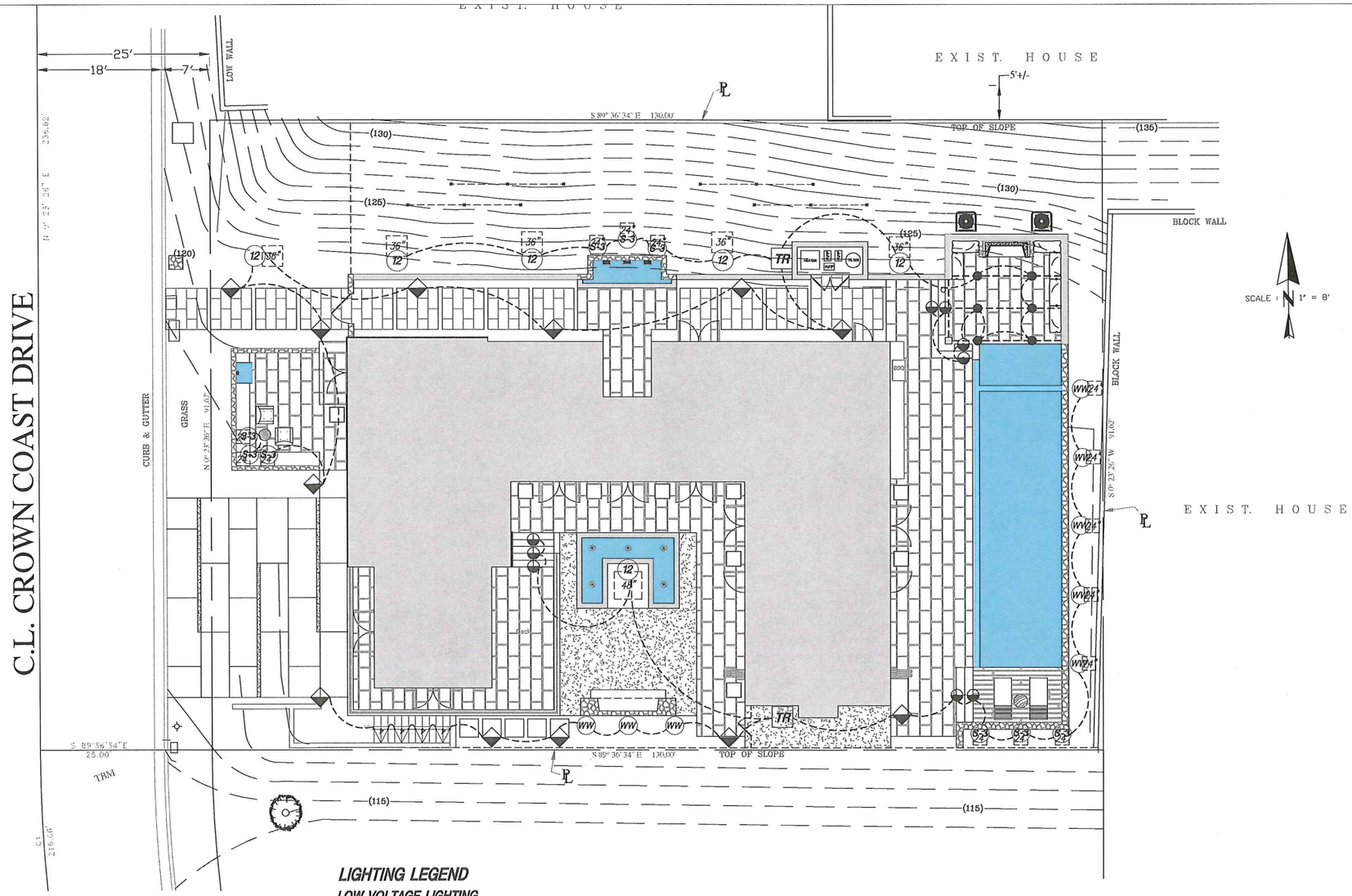
Sheet Title
HARDSCAPE DETAILS

Project No.

Scale: Varies
Date: August 12, 2018

Revision No.	Description

Sheet No.
L-2.1



LIGHTING LEGEND

LOW VOLTAGE LIGHTING

SYMBOL	MANUF.	QTY.	WATTS	DESCRIPTION
WW	SPJ	8	4	DIRECTIONAL LIGHT - SPJ15-06CB LED WALL WASHER CAST BRASS FIXTURE
S-3	SPJ	9	3	DIRECTIONAL LIGHT - SUPER NOVA MBR LED CAST BRASS FIXTURE
12	SPJ	6	12	DIRECTIONAL LIGHT - SPJ-14-12 LED CAST BRASS FIXTURE
	SPJ	12	3	PATH LIGHT - SPJ-RSPL-8 LED CAST BRASS FIXTURE
	SPJ	9	4	STEP LIGHT - SPJ-SC-12 LED CAST BRASS FIXTURE
4	SPJ	4	4	STEP LIGHT - SPJ-MSL2-12 LED CAST BRASS FIXTURE
	AURORA	12	6	DOWN LIGHT LSW8-FL LED COPPER FIXTURE
TR	SPJ	2	300	TRANSFOREMER - TR-600-1222-SS MULTI TAP 100% LOADABLE

LIGHTING NOTES

1. ALL 12V WIRE TO BE DIRECT BURIAL CABLE RUN IN AT A MIN. OF 8" BELOW GRADE
2. ALL CONNECTIONS TO BE MADE WITH WIRE NUTS ENCASED IN EPOXY PRIOR TO BURIAL
3. TRANSFORMER LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED TO THE NEAREST ELEC. OUTLET
4. ALL 120V WIRING TO BE IN RIGID CONDUIT & INSTALLED PER ALL APPLICABLE CODES, TYPICAL
5. ALL SWITCHING LOCATIONS BY HOMEOWNER
6. NO EXTERIOR LIGHTING SHALL BE PLACED OR MAINTAINED UPON ANY LOT SO AS TO CAUSE AN UNREASONABLE GLARE OR ILLUMINATION UPON PROPERTY OUTSIDE OF THE OWNER'S LOT.

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Project Name
LOOMIS RESIDENCE
92 Monarch Bay
Dana Point, Ca.
92629

Sheet Title
LIGHTING PLAN

N

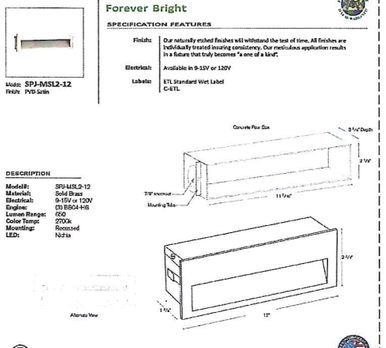
Project No.

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

Date: September 15, 2018

Revision No.	Description
3-12-19	Arch. Update

Sheet No.
L-3



Model: SPJ-MSL2-12
Finish: PVD-Satin

Forever Bright

SPECIFICATION FEATURES

Finishes: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical: Available in 9-15V or 120V

Labels: ETL Standard Wet Label
C-ETL

DESCRIPTION

Model#:	SPJ-MSL2-12
Material:	Solid Brass
Electrical:	9-15V or 120V
Engine:	(3) BB04-HB
Lumen Range:	600
Color Temp:	2700k
Mounting:	Recessed
LED:	Nichia

Wet Listed

Model: SPJ15-06CB

Forever Bright

SPECIFICATION FEATURES

Finishes: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

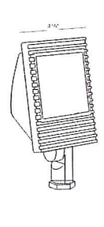
Electrical: Available in 9-15V

Labels: ETL Standard Wet Label
C-ETL

Path / Area Light

DESCRIPTION

Model#:	SPJ15-06CB
Material:	Cast Brass
Finish:	Matte Bronze
Electrical:	9-15V
Engine:	FB-2WREC-SA-2-9-2700K
Lumens:	125
Color Temp:	2700 k
Mounting:	1/2" NPT
Options:	ASM Sentinel (12v or 120v)



Wet Listed

ORDERING INFORMATION

Model#	Finishes	Lumens	Color Temp.	Electrical
SPJ15-06CB	MB	125	2700K	9-15V
	B = Brite M = Moss AG = Aged Brass RUB = Rustic Bronze SB = Satin Brass	CH = Cat Hair S = Black R = Rusty PVDP = PVD Polished PVDS = PVD Satin	125	2700K 4000K 5000K	9-15V

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Model: Super Nova

Forever Bright

SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Lens: Tempered glass, textured with a high temperature adhesive

Gasket: Housing and bezel are sealed with a high temperature "O" ring gasket

Housing: Machined corrosive-resistant solid brass. Stainless steel hardware.

Mounting: Equipped with standard 1/2" NPT threaded male fitting.

Adjustability: Allows full range of aiming from any mounting position.

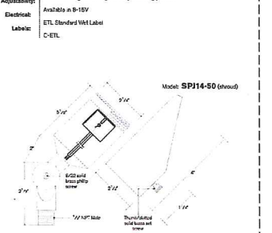
Electrical: Available in 9-15V

Labels: ETL Standard Wet Label
C-ETL

Directional Light

DESCRIPTION

Model#:	Super Nova
Material:	Solid Brass
Finish:	Specify
Electrical:	9-15V
Lamp:	FB-5W-CYL-TA16
Color Temp:	2700 k
Optics:	Flood



ORDERING INFORMATION

Model#	Finishes	Optic	Color Temp.	Electrical
Super Nova	PVDS	Flood	2700K	9-15V
Super Nova	B = Brite M = Moss AG = Aged Brass RUB = Rustic Bronze SB = Satin Brass	CH = Cat Hair S = Black R = Rusty PVDP = PVD Polished PVDS = PVD Satin	Spot Flood Wide Flood Wide Angle Flood	2200K 4000K 5000K	9-15V

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Model: SPJ14-12
Finish: Matte Bronze

Forever Bright

SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

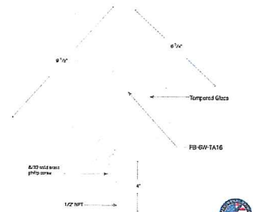
Electrical: Available in 12-15V or 120V

Labels: ETL Standard Wet Label
C-ETL

Directional Light

DESCRIPTION

Model#:	SPJ14-12
Material:	Solid Brass
Electrical:	12-15V, 120V
Engine:	CD-FB-5W-TA16
Lumens:	600
Color Temp:	2700K
Mounting:	1/2" NPT,
LED:	Nichia



Wet Listed

ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ14-12	MBR	12W	600	2700K	12-15V
	B = Brite M = Moss AG = Aged Brass RUB = Rustic Bronze SB = Satin Brass	CH = Cat Hair S = Black R = Rusty PVDP = PVD Polished PVDS = PVD Satin	12W	600	2700K 4000K 5000K	12-15V 120V

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Model: FB-300-120M12

Nightpower Transformer

NIGHTPOWER ON DUTY!

SPECIFICATION FEATURES

The Forever Bright landscape lighting transformer series. Featuring multiple voltage outputs from 12-15 volts.

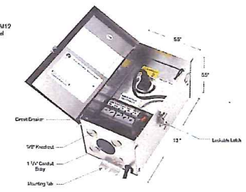
Stainless steel enclosure is retrofitted with integral receptacle power and multiple knockouts throughout bottom and sides. Features include removable timer and NIGHTPOWER replacement kit. All units "plug and go" ready for field installed accessories.

FEATURES & OPTIONS:

- STAINLESS STEEL NEMA STYLE RAIN TIGHT HOUSING MOUNT ENCLOSURE
- LARGE WIRING VOLTAGE TAP LUGS
- COLOR-KEYED WIRING INSTRUCTIONS
- INSIDE, 24 HOUR WEATHERPROOF PHOTOCELL FIELD INSTALL
- 6' OUTDOOR LIGHT CORD
- LOW VOLTAGE CIRCUIT BREAKER PROTECTING EACH CAMPUS CIRCUIT
- ETL LISTED
- LIFETIME WARRANTY

DESCRIPTION

Model#:	FB-300-120M12
Shown:	Stainless Steel
Electrical Input:	120V
Electrical Output:	12-15V
Max. Wattge:	300 Watts
Circuits	1 Circuit
Dimmable:	Yes



Wet Listed

ORDERING INFORMATION

Model#	Electrical Input	Electrical Output	Wattage	Circuit
FB-300-120M12	120V	12-15V	300W	1
	120V	12-15V	300W	1

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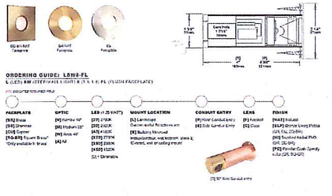
auroraLight

LSW8-FL MERIDIAN



ORDERING GUIDE: LSW8-FL

SSL SPECIFICATIONS:

CARLSBAD, CA | PHONE 877 643 1173 | FAX 760 931 2516 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM

Model: SPJ-SC-12
Finish: Matte Bronze

Forever Bright

SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical: Available in 9-15V

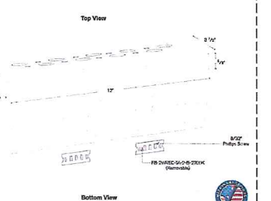
Labels: ETL Standard Wet Label
C-ETL

Recessed Step Light

DESCRIPTION

Model#:	SPJ-SC-12
Engine:	(2) FB-2WREC-SA-2-9-2700K
Lumens:	250
Color Temp:	2700K
Electrical:	9-12V
Mounting:	Recessed
LED:	Nichia

Top View



Bottom View

Wet Listed

ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ-SC-12	MBR	4W	250	2700K	9-15V
	B = Brite M = Moss AG = Aged Brass RUB = Rustic Bronze SB = Satin Brass	CH = Cat Hair S = Black R = Rusty PVDP = PVD Polished PVDS = PVD Satin	4W	250	2700K 4000K 5000K	9-15V

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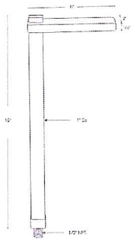
Model: SPJ-RSPL-6
Finish: PVD-Graphite

Contemporary Classics
Path / Area Light

DESCRIPTION

Model#:	SPJ-RSPL-6
Material:	Solid Brass
Electrical:	9-15V
Engine:	FB-2WREC-TA12S-2700K
Lumen Range:	125
Color Temp:	2700k
Mounting:	1/2" NPT, Dual Fin Spike for S
LED:	Nichia



Wet Listed

ORDERING INFORMATION

Model#	Finishes	Wattage	Optics	Lumen Range	Color Temp.	Electrical
SPJ-RSPL-6	PVD GRAPHITE	2W	NA	125	2700K	9-15V
	B = Brite M = Moss AG = Aged Brass RUB = Rustic Bronze NC = Fine Lacquer	CH = Cat Hair S = Black R = Rusty PVDP = PVD Polished PVDS = PVD Satin	2W	Spot Flood Wide Flood Wide Angle Flood	125	2700K 4000K 5000K	9-15V

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Project Name

LOOMIS
RESIDENCE
92 Monarch Bay
Dana Point, Ca.
92629

Sheet Title

LIGHTING
SPECIFICATIONS

Project No.

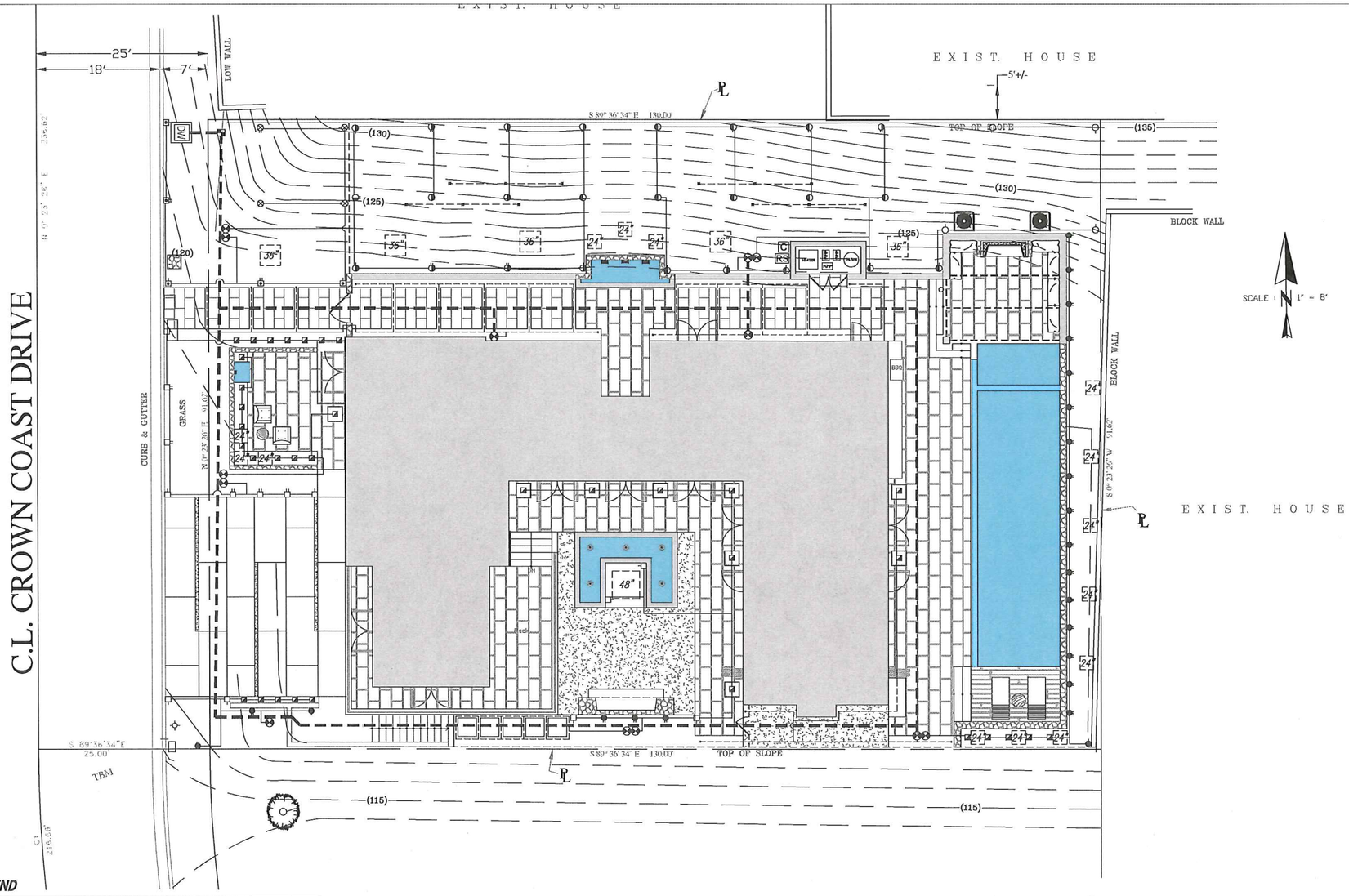
Scale:

Date: September 15, 2018

Revision No.	Description

Sheet No.

L-3.1



IRRIGATION LEGEND

Symbol	Mfg.	Model	Description	Nozzle	Screen	Radius	GPM	PSI	Pattern	Detail
	Rainbird	T-6-FC	6" Pop-Up Turf Rotor	T-22/30	N/A	15-33 Ft.	1.0 - 5.0	35	Part.	-
	Rainbird	1806-SAM-PRS	6" Pop-Up Rotary Stream	10F MPR	N/A	15	0.7	30	Full	-
	Rainbird	1806-SAM-PRS	6" Pop-Up Rotary Stream	10H MPR	N/A	15	1.55	30	Half	-
	Rainbird	1806-SAM-PRS	6" Pop-Up Rotary Stream	10Q MPR	N/A	15	0.7	30	Qtr.	-
	Rainbird	1806-SAM-PRS	6" Pop-Up Rotary Stream	12F MPR	N/A	12	2.8	30	Full	-
	Rainbird	1806-SAM-PRS	6" Pop-Up Rotary Stream	12H MPR	N/A	12	1.20	30	Half	-
	Rainbird	1806-SAM-PRS	6" Pop-Up Rotary Stream	12Q MPR	N/A	12	.65	30	Qtr.	-
	Rainbird	1806-SAM-PRS	6" Pop-Up Rotary Stream	10H MPR	N/A	10	.79	30	Half	-
	Rainbird	1806-SAM-PRS	6" Pop-Up Rotary Stream	10Q MPR	N/A	10	.59	30	Qtr.	-
	Rainbird	1806-SAM-PRS	6" Pop-Up Rotary Stream	8H MPR	N/A	8	.52	30	Half	-
	Rainbird	1806-SAM-PRS	6" Pop-Up Rotary Stream	8Q MPR	N/A	8	.26	30	Qtr.	-
	Rainbird	T-6-FC	6" Pop-Up Shrub Rotor	T-22/30	N/A	15-33 Ft.	1.0 - 5.0	35	Full	-
	Rainbird	T-6-FC	6" Pop-Up Shrub Rotor	T-22/30	N/A	15-33 Ft.	1.0 - 5.0	35	Part.	-
	Rainbird	PA-6S	Rotary Stream Head	10H MPR	N/A	15	1.55	30	Half	-
	Rainbird	PA-6S	Rotary Stream Head	10Q MPR	N/A	15	0.7	30	Qtr.	-
	Rainbird	PA-6S	Rotary Stream Head	12F MPR	N/A	12	2.8	30	Full	-
	Rainbird	PA-6S	Rotary Stream Head	12H MPR	N/A	12	1.20	30	Half	-
	Rainbird	PA-6S	Rotary Stream Head	12Q MPR	N/A	12	.65	30	Qtr.	-
	Rainbird	PA-6S	Rotary Stream Head	10F MPR	N/A	10	1.07	30	Full	-
	Rainbird	PA-6S	Rotary Stream Head	10H MPR	N/A	10	.79	30	Half	-
	Rainbird	PA-6S	Rotary Stream Head	10Q MPR	N/A	10	.59	30	Qtr.	-
	Rainbird	PA-6S	Rotary Stream Head	6F MPR	N/A	8	1.06	30	Full	-
	Rainbird	PA-6S	Rotary Stream Head	6H MPR	N/A	8	.52	30	Half	-
	Rainbird	PA-6S	Rotary Stream Head	6Q MPR	N/A	8	.26	30	Qtr.	-
	Rainbird	PA-6S	Rose Bush Bubbler	1401	N/A	N/A	0.25	30	Flood	-
	Rainbird	1806-SAM-6S	Side Strip	15 SST	N/A	15	.61	60	Side Strip	-

Symbols	Item	Manufacturer/Model
	ELECTRIC PRESSURE REGULATING REMOTE CONTROL VALVE - IN VALVE BOX	RAINBIRD 100/150-PEB-PRS-B
	ELECTRIC ATMOSPHERIC REMOTE CONTROL VALVE (IN ENCLOSED COURTYARD ONLY)	RAINBIRD - ASVF
	REDUCED PRESSURE- BACKFLOW PROTECTION DEVICE PER LOCAL AND STATE CODES - RP TYPE	FEBCO 825Y - LINE SIZE
C	IRRIGATION CONTROLLER - WALL MOUNTED. VERIFY ACTUAL LOCATION AND POWER HOOK-UP W/ OWNER'S REP.	RAINBIRD ESP-MC SERIES COMPLIES WITH CAL-GREEN SECTION 4.304.1
RS	RAIN SENSOR - WALL MOUNTED. VERIFY ACTUAL LOCATION AND POWER HOOK-UP W/ OWNER'S REP.	RAINBIRD RSD RAIN SENSOR
DM	DOMESTIC WATER METER	-
	LATERAL PIPING - PVC CLASS 200 FOR 3/4" AND UP, PVC CLASS 315 FOR 1/2" USING DEEP SOCKET DESIGN SCH. 40 FITTINGS	-
	1-1/2" MAINLINE PIPING - PVC SCHEDULE 40, 2" & LARGER SHALL BE CLASS 315. USE DEEP SOCKET DESIGN SCH. 40 FITTINGS	-
	XF SERIES DRIPLINE - INSTALL PER MFG. SPECS. Install dripline below grade/soil. Use Air/Vacuum Relief Valve Kit when installation is below grade/soil.	RAINBIRD: 12" Emitter Spacing, 0.9 gph Emitter, 1.53 gpm (per 100' of tubing)

NOTE: 1. CONTRACTOR SHALL INSTALL PRESSURE COMPENSATING NOZZLE SCREENS IN ALL SPRINKLER HEADS REQUIRING ADJUSTMENT OF RADIUS. REFER TO MANUFACTURERS LITERATURE.

2. INSTALL XF SERIES DRIPLINE BETWEEN ALL STEPPERS AND OR PAVING W/ TURF BORDERS. INSTALL PER MFG. SPECS USE WITH SENNINGER PRESSURE REDUCERS, INSTALL PER MAUFACTURERS SPECIFICATIONS

3. CONTRACTOR TO LOCATE AND VERIFY POINT OF CONNECTION IN THE FIELD AND APPROVED WITH OWNER/LANDSCAPE ARCHITECT.

4. CONTRACTOR TO CONNECT NEW IRRIGATION MAINLINE TO EXISTING MAINLINE IRRIGATION SYSTEM.

5. POP-UPS SHALL BE USED; IN ALL TURF AREAS, ALONG ALL WALKWAYS AND PAVED SURFACES AND AROUND EDGES OF LAWN AREAS. ALSO SHRUB SPRAY HEADS AND SHRUB ROTORS SHALL HAVE RISERS IN OPEN PLANTING AREAS NOT DIRECTLY ADJACENT TO ANY TURF OR PAVED AREAS

GENERAL IRRIGATION NOTES:

1. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, SLOPES, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
2. THIS DESIGN IS DIAGRAMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
3. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
6. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
7. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISH GRADE.
8. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEADS ARE FLUSH WITH ADJACENT SIDEWALK OR CURB.
9. ADJUSTING OF ALL HEADS BY THE IRRIGATION CONTRACTOR, SO THAT THE TOP OF THE SPRINKLER HEAD IS 1/4" ABOVE FINISH GRADE, SHALL BE ACCOMPLISHED WITHIN TEN (10) DAYS AFTER NOTIFICATION BY THE OWNERS AUTHORIZED REPRESENTATIVE.
10. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

IRRIGATION SCHEDULE PARAMETERS

SEASON	WATERING DAYS	VALVE RUN TIMES
WINTER	1-2	2-4 MINUTES
SPRING/FALL	2-4	4-8 MINUTES
SUMMER	3-5	6-10 MINUTES

WATER METER INFORMATION

Max. GPM:	35
Static Pressure:	75
Design Pressure:	60

EXTERIORS | INC
LANDSCAPE DESIGN
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www.exteriorsinc.net rick@exteriorsinc.net

Project Name

LOOMIS
RESIDENCE
92 Monarch Bay
Dana Point, Ca.
92629

Sheet Title

IRRIGATION
PLAN

N

Project No.

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

Date: September 15, 2018

Revision No.	Description
3-12-19	Arch. Update

Sheet No.

L-4


COPPERTONE LOQUAT


KUMQUAT

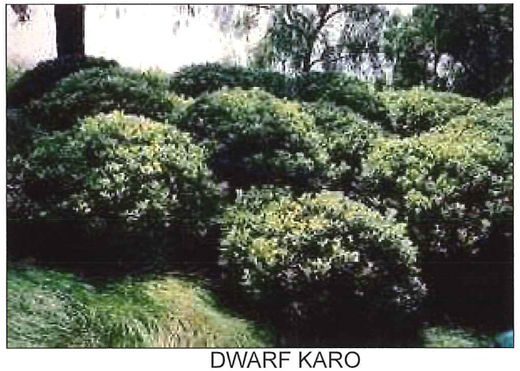

TEXAS PRIVET


GREEN GEM HEDGE

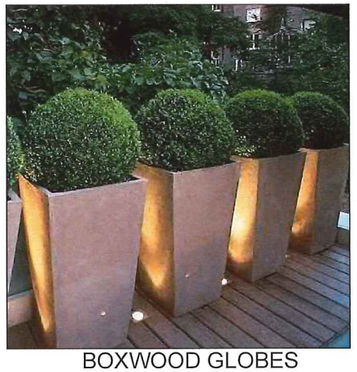

OLIVE


OLIVE

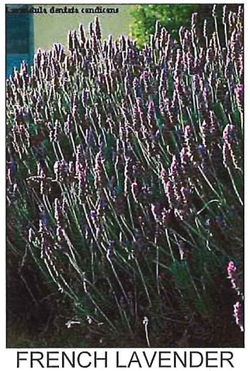

WESTRINGIA


DWARF KARO

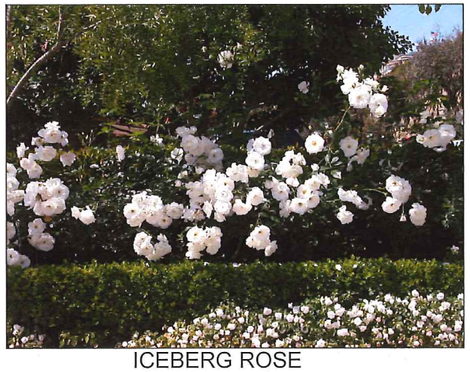

PETITE BUTTERFLY BUSH


BOXWOOD GLOBES


STEPHANOTIS

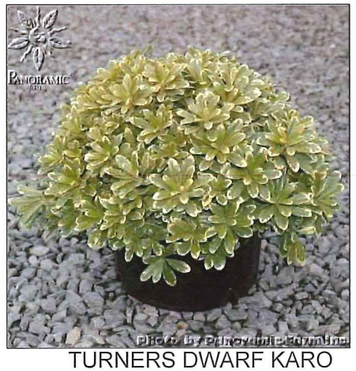

FRENCH LAVENDER


WHITE DAWN CLIMBER


ICEBERG ROSE


GARDENIA

CLARA HAWTHORNE



TURNERS DWARF KARO


SIVER BUSH


DWARF WESTRINGIA


DWARF OLIVE

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Cell 949 285 9692
www.exteriorsinc.net rick@exteriorsinc.net

Project Name

LOOMIS
RESIDENCE
92 Monarch Bay
Dana Point, Ca.
92629

Sheet Title

PLANTING
PHOTOS

Project No.

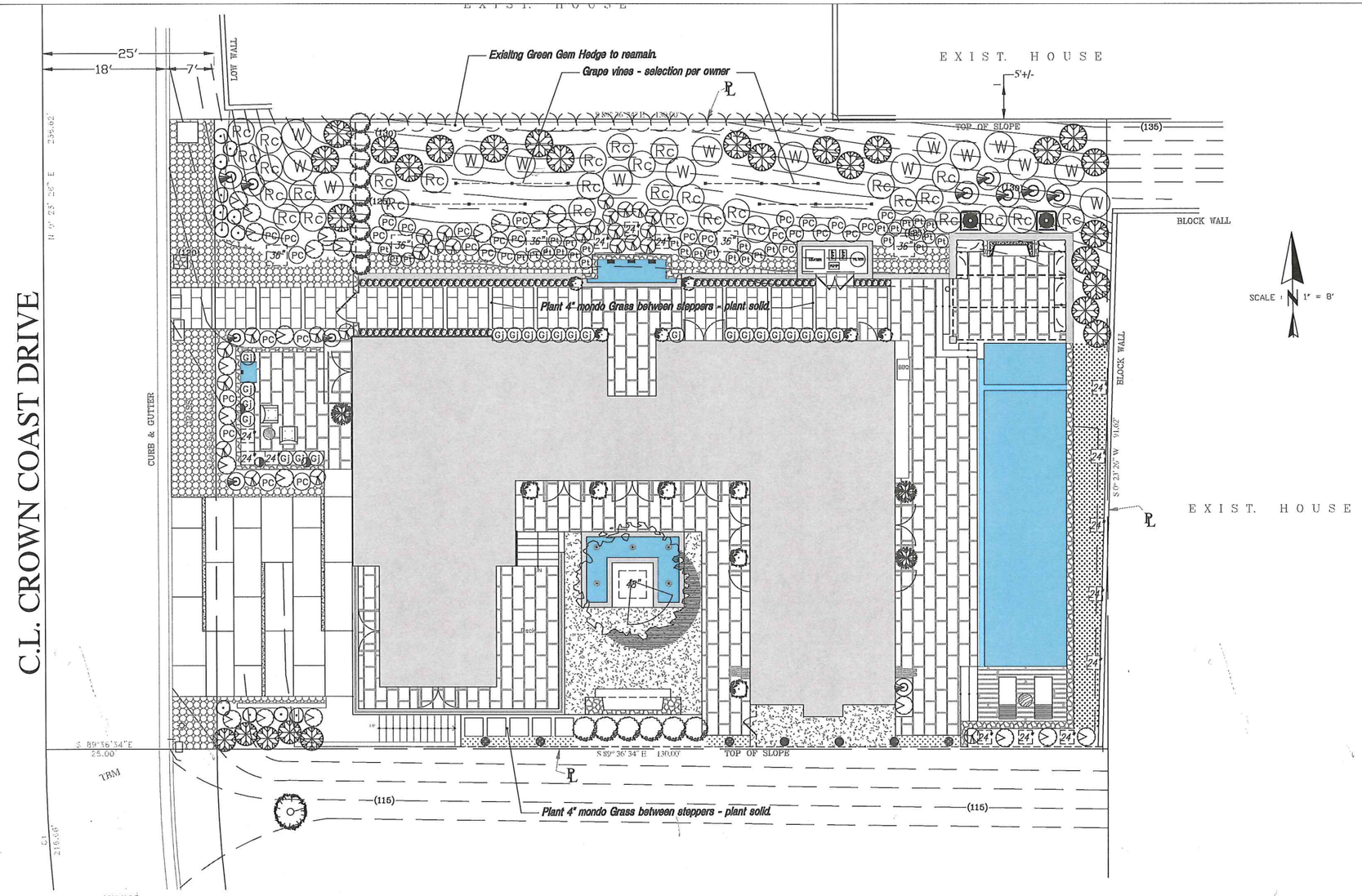
Scale:

Date: September 15, 2018

Revision No.	Description

Sheet No.

L-3.1



SHRUBS

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht. W x H	Water Requirements
	Eriobotrya japonica 'Coppertone'	Coppertone Loquat	15 gal.	27	Shrub form	4' x 4'	Medium - .5
	Rosa	Iceberg Rose	5 gal	23	-	3' x 3'	Medium - .5
	Olea europaea 'Little Ollie'	Dwarf Olive	15 gal	11	-	4' x 3'	Low - .2
	Polygala fruticosa	Petite Butterflies	5 gal.	26	-	3' x 3'	Low - .2
GJ	Gardenia jasminoides 'Mystery'	Mystery Gardenia	5 gal	23	-	3' x 3'	Medium - .5
Rc	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	15 gal	31	-	3' x 4'	Medium - .5
	Buxus japonica 'Globes'	Boxwood Globes	15 gal	12	Monrovia	2' x 2'	Medium - .5
Pt	Pittosporum 'Tumera Dwarf'	Tumera Dwarf Pittosporum	5 gal	31	-	3' x 3'	Low - .2
W	Westringia fruticosa 'Grey Box'	Gray Box Coast Rosemary	5 gal	17	-	3' x 3'	Low - .2
	Citrus spp.	Kumquats	15 Gal.	3	-	3' x 6'	Medium - .5
	Convolvolus cneorum	Silver Bush	5 gal	12	-	3' x 15'	Low - .2
PC	Pittosporum crassifolia 'Nana'	Dwarf Karo	5 gal	31	-	3' x 3'	Low - .2

HEDGES

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht. W x H	Water Requirements
	Buxus japonica 'Green Beauty	Boxwood Hedge	5G	18" O.C.	Hedge	15' x 15'	Medium - .5
	Ficus nitida 'Green Gem'	Green Gem Hedge	15G	32" O.C.	Hedge	30' x 6'	Medium - .5

VINES

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht.	Water
	Stephanotis floribunbda	Madagascar Jasmine	5G	7	-	Climber	Medium - .5
	Rosa	White Dawn 'Climber'	5G	3	-	Climber	Medium - .5

GROUND COVER

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht. W x H	Water Requirements
	Westringia fruticocea 'Mundi'	Dwarf Coast Rosemary	1 gal.	36" o.c.	San Marcos Growers	4' x 2'	Low - .2
	Rosmarinus officinalis 'Huntington Carpet'	Rosemary	1 gal.	24" o.c.	-	4' x 12'	Low - .2

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PLANTING
PLAN

N

Project No.

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

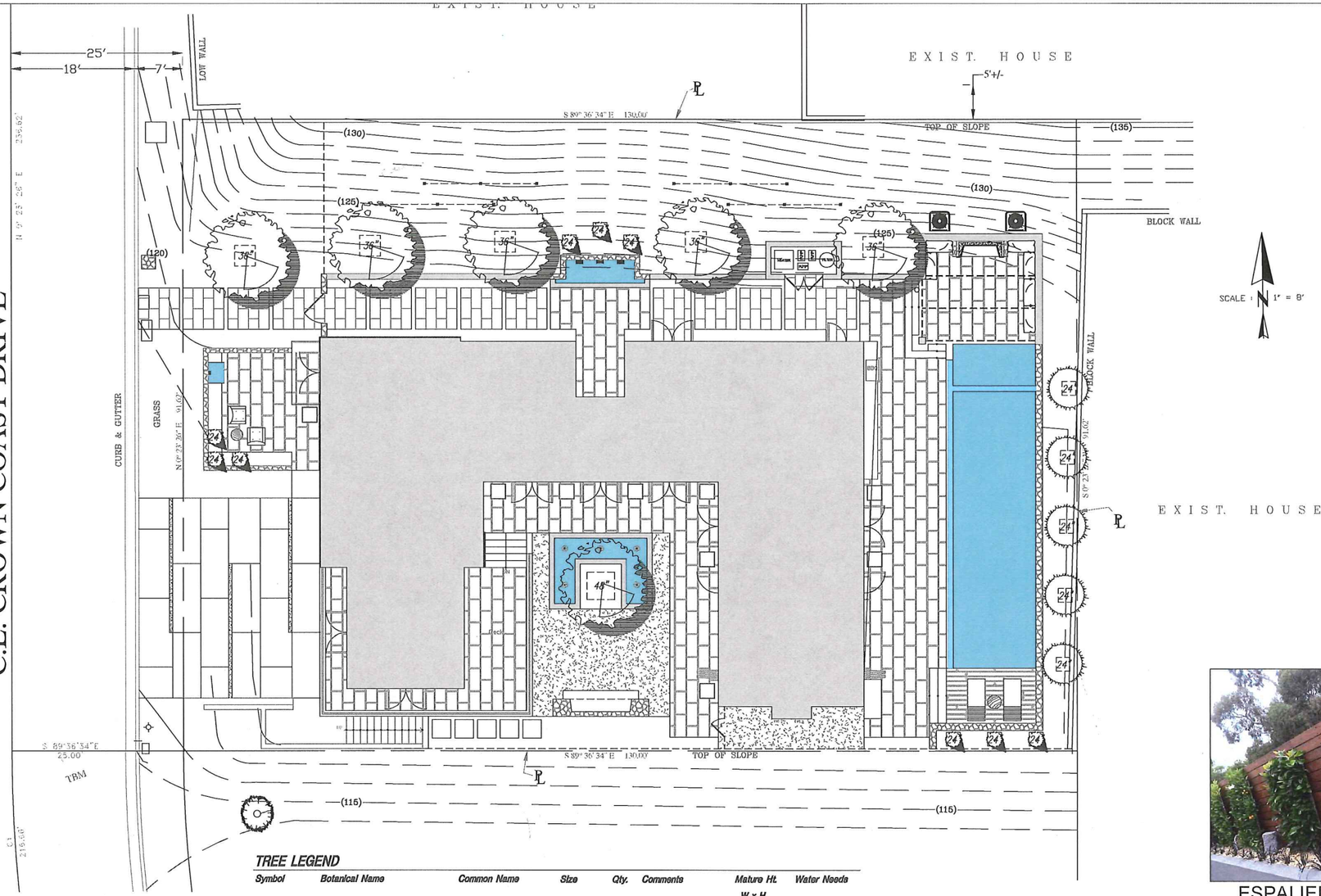
Date: September 15, 2018

Revision No.	Description
3-12-19	Arch. Update

Sheet No.

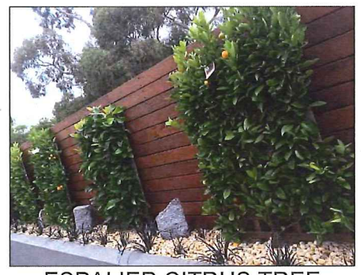
L-6

C.L. CROWN COAST DRIVE



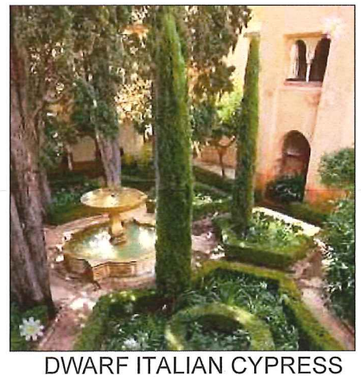
TREE LEGEND

Symbol	Botanical Name	Common Name	Size	Qty.	Comments	Mature Ht. W x H	Water Needs
	Cupressus sempervirens	Italian Cypress	24" box	9	Tiny Towers	2' x 12'	Low - .2
	Olea europaea	Olive Tree	36" box 48" box	5 1	Field Grown - Medium Field Grown - Medium	13' x 13' 16' x 16'	Low - .2 Low - .2
	Citrus spp.	Citrus Espalier Tree	24" box	5	Selection per Owner	5' x 6'	Med. - .5



ESPALIER CITRUS TREE

OLIVE TREE



DWARF ITALIAN CYPRESS

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TREE
PLAN

N

Project No.

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

Date: September 15, 2018

Revision No.	Description
3-12-19	Arch. Update

Sheet No.

L-7

Supporting Document 4: Approval Letter from Monarch Bay Association

Monarch Bay Association

January 9, 2019

Brent Loomis *via e-mail*
92 Monarch Bay Drive
Monarch Beach, CA 92629

RE: 92 MONARCH BAY DRIVE
APPROVAL OF HOME REMODEL PLANS DATED 11/26/18 BY LS ARCHITECTS

Dear Mr. Loomis,

At our follow-up Committee meeting on January 8, 2019, the Monarch Bay Association Architectural Control Committee approved your revised home remodel plans that conform to all guideline requirements maintaining the existing roof ridge height (no height variance). The Committee approved the plan as noted.

It will be necessary for you to submit a construction deposit of $10,000 prior to the commencement of construction, made payable to the Monarch Bay Association in care of Progressive Community Management. At the successful completion of your project, your unused retainer and deposit will be refunded minus the road use fees pursuant to 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
Scott Laidlaw via email
MB/092/arch/home remodel approval/01.09.19

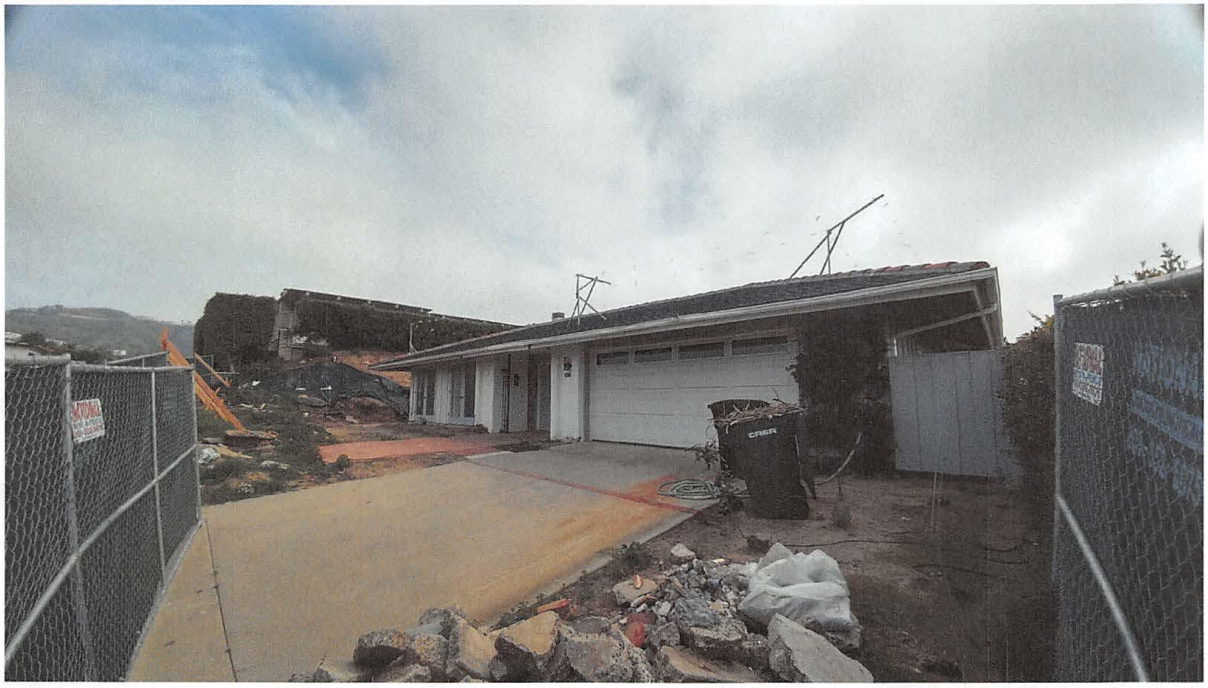
c/o Progressive Community Management • 27405 Puerta Real • Suite 300 •
Mission Viejo, CA 92691 (949) 582-7770 • Fax (949) 582-7796

Supporting Document 5: Site Photos

LS architects
LAIDLAW SCHULTZ

Loomis Residence *- Site Photos*

(1) Front elevation of project site

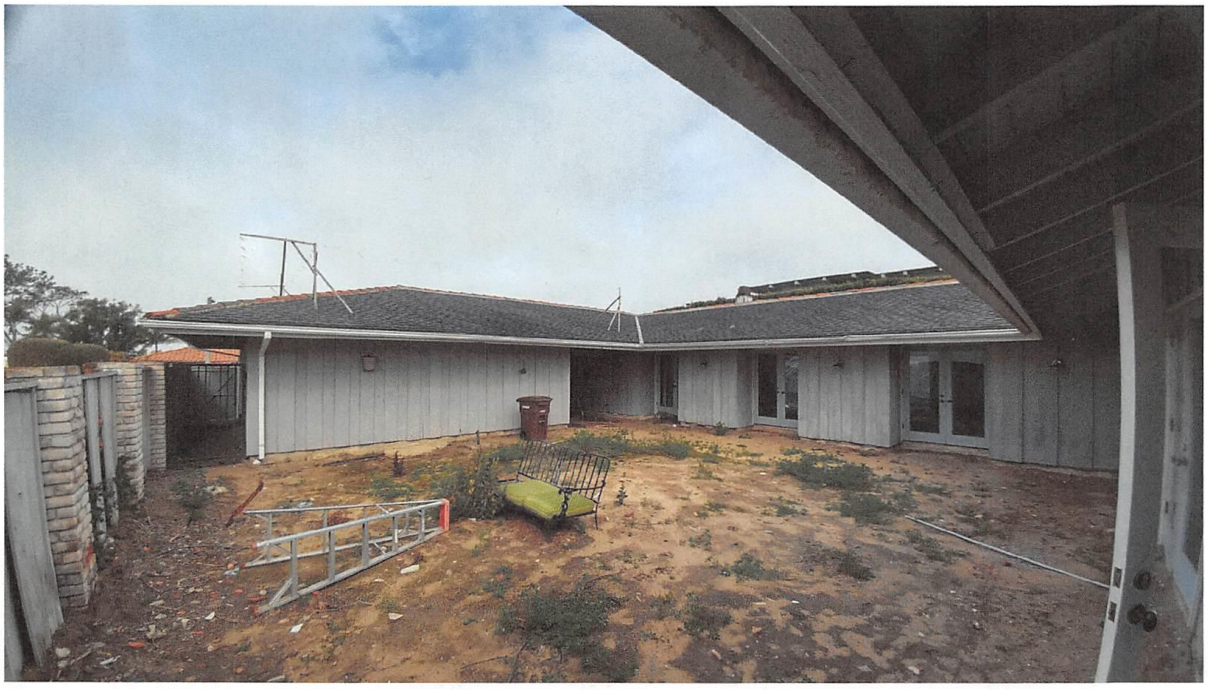


(2) Front elevation of project site

LS architects
LAIDLAW SCHULTZ

(3) Rear elevation of project site *and adjacent properties*

(4) View from Interior Courtyard



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(5) Side elevation of project site and adjacent property

(6) Rear and side elevation of project site and adjacent property

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(7) Front elevation of project site and adjacent property

(8) Front elevation of project site and adjacent property

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(9) Front elevation of project site and adjacent property

(10) Front elevation of project site and adjacent property