

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

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**DATE:           SEPTEMBER 9, 2019**

**TO:             DANA POINT PLANNING COMMISSION**

**FROM:          COMMUNITY DEVELOPMENT DEPARTMENT  
                  MATT SCHNEIDER, DIRECTOR OF COMMUNITY DEVELOPMENT  
                  BELINDA DEINES, SENIOR PLANNER**

**SUBJECT:       COASTAL DEVELOPMENT PERMIT CDP19-0013 TO DEMOLISH AN  
                  EXISTING 2,351 SQUARE-FOOT SINGLE-FAMILY DWELLING AND  
                  CONSTRUCT A NEW 2,591 SQUARE-FOOT SINGLE-FAMILY  
                  DWELLING AND ATTACHED TWO-CAR GARAGE WITHIN THE  
                  RESIDENTIAL SINGLE FAMILY 4 (RSF 4) DISTRICT LOCATED AT 414  
                  MONARCH BAY DRIVE**

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**RECOMMENDATION:**     That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP19-0013.

**APPLICANT:**           Scott and Yumi Robertson, Property Owners

**REPRESENTATIVE:**     Oz Almendarez, Project Manager

**REQUEST:**             Approval of a Coastal Development Permit to demolish an existing single-family dwelling and construct a new single-family dwelling and attached two-car garage located within the RSF 4 District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

**LOCATION:**             414 Monarch Bay Drive (APN 670-151-04)

**NOTICE:**               Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on August 30, 2019, published within a newspaper of general circulation on August 30, 2019, and posted on August 30, 2019 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

**ENVIRONMENTAL:**     Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves construction of one single-family dwelling in a residential zone.

**ISSUES:**

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

**BACKGROUND:** The subject site is an 8,395 square-foot lot located within the Monarch Bay Homeowners Association, which consists of a built-out neighborhood of single-family dwellings. The site is improved with a 2,351 square-foot, one-story single-family dwelling and attached two-car garage built in 1966. All existing improvements will be demolished and the existing structure is not identified as a historic resource. The site is considered a through lot with frontage along Monarch Bay Drive to the west and to the east at the end of a cul-de-sac.

The property is zoned “Residential Single Family 4” (RSF 4), identified in the City’s General Plan with a land use designation of “Residential 3.5-7 DU/AC,” and is located within the City’s Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

**DISCUSSION:** The project includes demolition of all existing structures, and construction of a new 2,591 square-foot, one-story single-family dwelling with a 508 square-foot attached two-car garage. The proposed structure consists of five bedrooms, five bathrooms, and an open concept living, dining, and kitchen area. The proposed two-car garage meets the covered parking requirement for a single-family residence with five bedrooms.

Development standards for this property are set forth in the City’s Zoning Code Chapter 9.09 (Residential Development Standards) specifically for the RSF 4 District. Table 1 summarizes applicable RSF 4 District zoning designation development standards and the project’s conformance with those requirements:

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

Development Standard	Requirement	Proposed	Compliant with Standard
Front Setback	20’ minimum	20’	Yes
Side Setbacks	5’ minimum	5’; 5’	Yes
Height	24’ maximum	12’-6”	Yes



Lot Coverage	45% maximum	41.2%	Yes
Landscape Coverage	25% minimum	50%	Yes
Parking Required	2 car garage	2 car garage	Yes

The applicant proposes a contemporary style with white smooth coat stucco and stone veneer exterior materials accented by metal roof overhangs, wood doors and eaves, and glass. Floor to ceiling sliding doors are oriented to the south side yard and ocean views from the main living area to a side patio. New hardscape and landscape are proposed throughout the site, featuring a bocce and cornhole court proposed along the west facing frontage. The proposed landscape plan will be subject to compliance with DPZC Chapter 9.55, Water Efficient Landscape Standards and Requirements, based on the total rehabilitated landscape area provided onsite.

The driveway is proposed in a unique configuration that provides the minimum 24' maneuvering area measured from the garage door. The applicant proposes to maintain the location of the existing driveway curb cut because several underground utilities would need to be relocated if the curb cut were shifted north along the cul-de-sac.

The project as designed complies with all applicable development standards, including setbacks, parking, lot coverage, landscape area, and height limits. No deviations are requested.

#### Coastal Development Permit CDP19-0013

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

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

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

*would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*

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

The recommended findings for approval of the CDP are outlined in the draft Resolution No. 19-09-09-XX, attached to this report as Action Document 1.

**CORRESPONDENCE:** On May 7, 2019, the proposed project received approval from the Monarch Bay Association Architectural Control Committee. To date, no additional correspondence has been received.

**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. The project has been found to comply with all development standards, and staff recommends that the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 19-0013 subject to the findings and conditions of approval contained therein.

  
Belinda Deines, Senior Planner

  
Matt Schneider, Director  
Community Development Department

**ATTACHMENTS:**

**Action Documents**

1. Draft Planning Commission Resolution No. 19-09-09-xx

**Supporting Documents**

2. Vicinity Map
3. Site Photos
4. Color and Material Sample Boards
5. Architectural Plans

**Action Document 1:           Draft Planning Commission Resolution No. 19-09-09-XX**

**RESOLUTION NO. 19-09-09-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP19-0013 TO DEMOLISH AN EXISTING 2,351 SQUARE-FOOT SINGLE-FAMILY DWELLING, AND CONSTRUCT A NEW 2,951 SQUARE-FOOT SINGLE-FAMILY DWELLING AND A 508 SQUARE-FOOT ATTACHED TWO-CAR GARAGE LOCATED WITHIN THE CITY'S COASTAL OVERLAY DISTRICT AT 414 MONARCH BAY DRIVE**

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

WHEREAS, Oz Almendarez, (the "Representative") has filed an application on behalf of Scott and Yumi Robertson, ("Applicant"), the owners of real property commonly referred to as 414 Monarch Bay Drive (APN 670-151-04) (the "Property"); and

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

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

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

WHEREAS, the Planning Commission did, on the 9<sup>th</sup> day of September, 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 CDP19-0013.

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

- A. That the above recitations are true and correct and incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP19-0013 subject to the following conditions of approval:

PLANNING COMMISSION RESOLUTION NO. 19-09-09-XX  
CDP19-0013  
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Findings:

Coastal Development Permit CDP19-0013

1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) **in that the site and architectural design of proposed improvements are found to comply with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property) and will further General Plan Urban Design Element Goal No. 2, which states that development should “*preserve the individual positive character and identity of the City’s communities*” by effecting new, aesthetically pleasing development of the subject property that is compatible and complimentary to surrounding structures.**
2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot zoned for residential use, located within a private, gated community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches 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 Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that the application proposes the construction of one new single-family dwelling.**
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) and accordingly, proposed improvements would**

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**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 and fire, minimizing undue risks from these or other hazards.**
6. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that the proposed project would construct a new single-family dwelling utilizing materials and methods that conform to the development and design standards of the Dana Point Zoning Code and result in development of the property in a manner that is complementary to surrounding development in terms of mass, size and scale.**
7. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs **in that the subject project has been reviewed by Planning and Building/Safety Division staff as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program Implementation Plan for the subject property). There are no adopted specific plans that apply to the subject property.**

Conditions:

General:

1. Approval of this application permits demolition of all existing site improvements and the construction of a new 2,951 square-foot single-family dwelling and 508 square-foot attached two-car garage at 414 Monarch Bay Drive in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program Implementation Plan and Zoning Code.
2. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.

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3. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
4. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.
5. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
6. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the Applicant or the Applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding. The Applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

The Applicant, and their successors-in-interest, shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions



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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 services.
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.

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

12. The Applicant, or Applicant's Agent(s), 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.
13. The Applicant, or Applicant's Agent(s), shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.
14. The Applicant, or Applicant's Agent(s), shall submit an application for shoring as needed to the Building Division. In the event shoring is required, a separate permit submittal shall be made to the Building Division for review and approval. All shoring permits shall be issued concurrently with the grading permit.
15. The applicant shall submit a Landscape Plan, in compliance with City standards, for review and approval by the Director of Public Works. The Landscape plan shall be in accordance with the approved grading plan, City



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

16. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
17. 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.

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

18. Building plan check submittal shall include two (2) sets of the following construction documents: building plans (4 sets), energy calculations, structural calculations, soils/geology report, and drainage plan.
19. All documents prepared by a professional shall be wet-stamped and signed.
20. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of three (3) separate sets of building plans directly to the Orange County Fire Authority for review and approval. A fire sprinkler system or waiver is required from the Fire Chief.
21. The Applicant, or Applicant's Agent(s), shall submit payment for all supplemental fees, including school, park, water, sewer and other impact-related fees.
22. The Applicant, or Applicant's agent(s), shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports.
23. The Applicant, or Applicant's agent(s), shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project.
24. The Applicant, or Applicant's agent(s), shall submit a rough grade certification from the Geotechnical Engineer of Record for review and

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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.

25. An as graded geotechnical report may 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.
26. The Applicant, or Applicant's Agent(s), shall submit a final Landscape and Irrigation Plan for review and approval by both the Public Works/Engineering Department and the Planning Division. The plan shall include all proposed and existing plant materials (location, type, size, and quantity), an irrigation plan (if irrigation is proposed), site plan and a copy of the entitlement conditions of approval. The plan shall be in substantial compliance with applicable provisions of the Zoning Code, the preliminary plans approved by the Planning Commission and further, recognize the principles of drought tolerant landscaping.
27. Prior to commencement of framing, the Applicant, or Applicant's Agent(s), shall submit a setback certification, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP19-0013. The City's standard "Setback Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed civil engineer/surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval.
28. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP19-0013. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed surveyor and be delivered to the Building/Safety and Planning Divisions for review and

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approval before release of final roof sheathing is granted.

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

29. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
30. 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.
31. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved plans and which specifically approves construction for all engineered drainage devices and retaining walls.
32. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.
33. All permanent best management practices, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.
34. Public Works final approval will be required for all permits.
35. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of landscaping, finish architecture/materials and compliance with any outstanding project conditions of approval. All landscaping of the subject property shall be installed (per plan) prior to final inspection by the Planning Division.

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 9<sup>th</sup> day of September, 2019 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

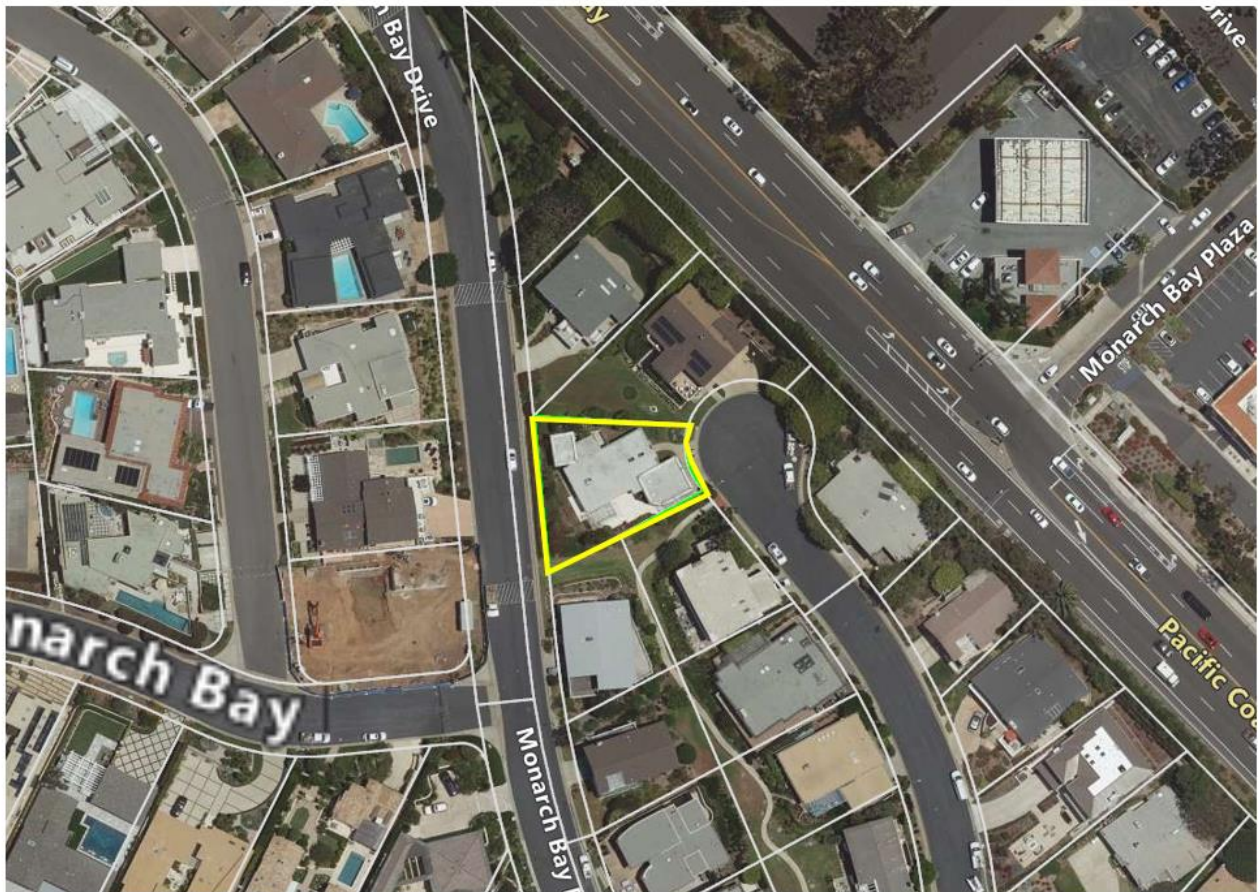
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Roy Dohner, Chairperson  
Planning Commission

ATTEST:

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

Supporting Document 2: Vicinity Map

VICINITY MAP: 414 MONARCH BAY DRIVE





**Supporting Document 3:**            Site Photos

Current front of home Robertson Residence





Current south side of home







## Current rear of home





Current north side of home

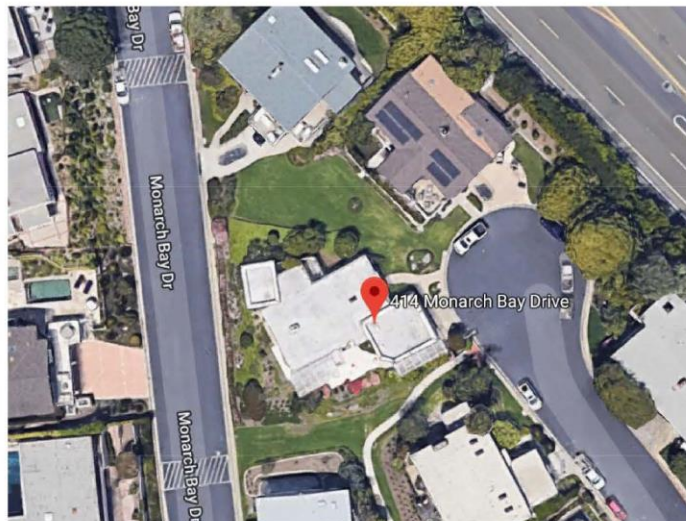








Current aerial Robertson Residence



Supporting Document 4: Color and Material Sample Boards

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## **Home Exterior Proposed**

- Roof Material Pg. 8
- Exterior finishes Pg. 9-10
- La Cantina Doors Pg. 10-11
- Garage door inspiration Pg. 11
- Jeld-wen Windows & Exterior lighting Pg. 12
- Skylight & tall bedroom window inspiration. 13
- BBQ inspiration Pg. 14
- Outdoor furniture inspiration Pg. 14-15
- Perspective Renders Pg. 16-17

New flat roof inspiration image  
Manufacture "Carlisle Syntec"  
Sand Color EPDM Membrane



## EXTERIOR FINISHES



## ENTRY INSPIRATION



## STUCCO WITH BRONZE FRAME WINDOW & DOORS



## LA CANTINA DOORS







GARAGE DOOR INSPIRATION





## JELD-WEN WINDOWS



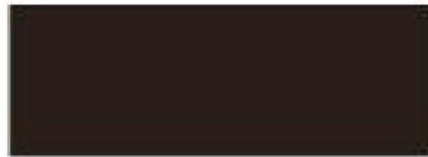
## Exterior Light Fixture



## SKYLIGHT



STANDARD CLAD COLOR  
BRONZE ANODIZED



## BEDROOM TALL WINDOW INSPIRATION



### BBQ INSPIRATION



### OUTDOOR FURNITURE INSPIRATIONS





FRONT EAST PERSPECTIVE



SIDE NORTH-WEST PERSPECTIVE



SIDE NORTH-EAST PERSPECTIVE





FRONT EAST PERSPECTIVE



SIDE SOUTH-EAST PERSPECTIVE



SIDE SOUTH-WEST PERSPECTIVE



**Supporting Document 5:** Architectural Plans  
ATTACHMENT





SITE PLAN

SITE PLAN

MONARCHBAY DRIVE DRIVE

MONARCH BAY DRIVE

1 SITE PLAN  
1/8" = 1'-0"

ADJACENT RESIDENCE

ADJACENT RESIDENCE

ADJACENT RESIDENCE

SITE PLAN KEY NOTES:

1. NEW CMU BLOCK RETAINING WALL W/ SMOOTH COAT STUCCO OPEN SIDE. SEE SECTION B SHEET C-2
2. NEW 18" CMU TERRACED BLOCK RETAINING WALL W/ SMOOTH COAT STUCCO OPEN SIDE. SEE SECTION B SHEET C-2
3. NEW CMU WALL PER HARDSCAPE PLAN 18" MAX ABOVE FINISH GRADE. SEE DETAIL A & D SHEET L-2
4. CMU FREE STANDING WALL W/ WHITE SMOOTH COAT STUCCO EACH SIDE 18" MAX ABOVE FINISH GRADE. SEE SECTION 3 SHEET A-5.1
5. EXISTING DRIVEWAY APPROACH REPAIR AS REQUIRED PER NEW DESIGN.
6. DRIVEWAY PER HARDSCAPE PLANS
7. LOCATION OF 400 AMP ELECTRICAL PANEL
8. LOCATION OF GAS METER & SHUT OFF VALVE
9. LOCATION OF WATER SHUT OFF VALVE & GAS TANKLESS WATER HEATER.
10. LOCATION OF TRASH AND RECYCLE STORAGE AREA
11. BUILT-IN BBQ
12. GAS ONLY FIRE PIT
13. LOCATION OF ROOF DRAIN DOWNSPOUT LOCATION ATTACHED TO SITE DRAINAGE

JODI FLEMING DESIGN  
residential design & interiors

160 Newport Center Drive  
Suite #210  
Newport Beach, Ca  
92660

Jodi 949-514-2622  
Ally 949-244-5291

www.jodiflemingdesign.com

Client

ROBERTSON RESIDENCE  
414 MONARCH BAY DR.  
DANA POINT, CA 92629

No. SUBMITTAL

ISSUE 07-01-2019

P.C. 08-50-2019

Project number D19-001

SHEET:

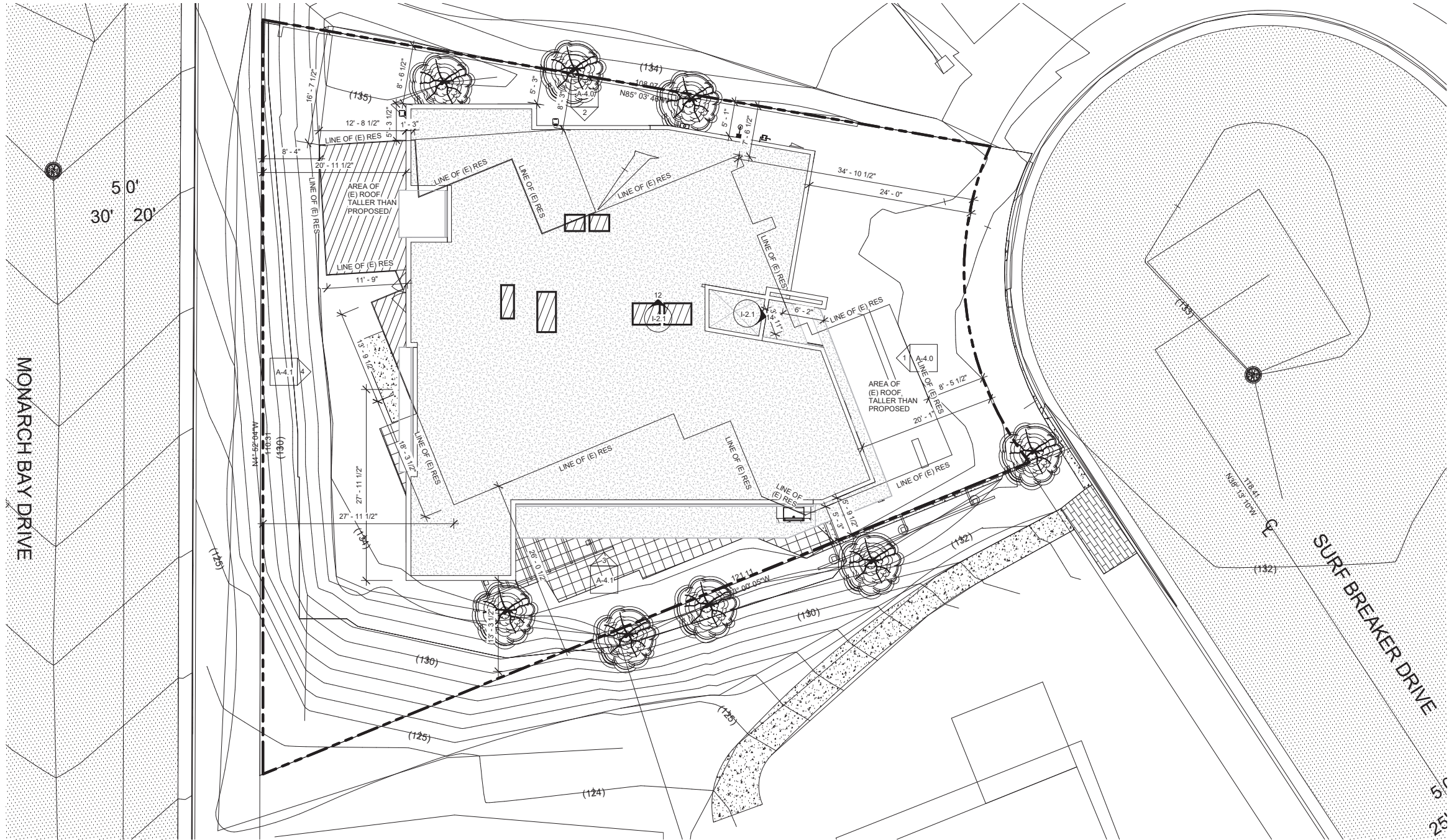
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Scale 1/8" = 1'-0"

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EXIST. SITE BKG

EXIST. SITE BKG



1 EXISTING SITE PLAN BACKGROUND  
1/8" = 1'-0"

JODI FLEMING DESIGN  
residential design & interiors

160 Newport Center Drive  
Suite #210  
Newport Beach, Ca  
92660

Jodi 949-514-2622  
Ally 949-244-5291

www.jodiflemingdesign.com

Client

ROBERTSON RESIDENCE  
414 MONARCH BAY DR.  
DANA POINT, CA 92629

No. SUBMITTAL

ISSUE 07-01-2019

P.C. 08-05-2019

Project number D19-001

SHEET:

A-0.2

Scale 1/8" = 1'-0"

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SCHEDULES

DOOR SCHEDULE

DOOR NUMBER	DOOR WIDTH	DOOR HEIGHT	TYPE	MANUFACTURE	MODEL	MATERIAL	FINISH	TEMPERED	EGRESS	SHGC	U-FACTOR	QUANTITY
1	5'-0"	8'-0"	PIVOT	T.B.D.	CONTEMPORARY CLAD	E180-ARGON CLEAR	BRONZE ANODIZED	YES	NO	T.B.D.	T.B.D.	1
2	3'-0"	9'-0"	SINGLE FRENCH DOOR	LA CANTINA	CONTEMPORARY CLAD	E180-ARGON CLEAR	BRONZE ANODIZED	YES	NO	.47	.35	1
3	27'-0"	9'-0"	MULTI-SLIDE	LA CANTINA	CONTEMPORARY CLAD	E180-ARGON CLEAR	BRONZE ANODIZED	YES	NO	.47	.35	1
4	8'-0"	9'-0"	SLIDER	LA CANTINA	CONTEMPORARY CLAD	E180-ARGON CLEAR	BRONZE ANODIZED	YES	YES	.47	.35	1
5	3'-0"	7'-0"	SWING SIMPLE	T.B.D.	T.B.D.	SOLID PANEL	WHITE	NO	NO	N/A	N/A	1
6	16'-0"	7'-0"	OVERHEAD SECTIONAL	T.B.D.	T.B.D.	1X6 VERTICAL T&G CEDAR	STAINED	NO	NO	N/A	N/A	1

WINDOW SCHEDULE

WINDOW NUMBER	WINDOW WIDTH	WINDOW HEIGHT	TYPE	MANUFACTURE	MODEL	MATERIAL	FINISH	TEMPERED	EGRESS	SHGC	UL FACTOR	QUANTITY
1	6'-0"	2'-0"	FIXED	JELD-WEN	SITELINE CLAD EXT. WOOD INT.	CLEAR	BRONZE ANODIZED	NO	NO	.25	.28	2
2	5'-0"	6'-0"	BI-FOLD 2 PANEL	JELD-WEN	SITELINE CLAD EXT. WOOD INT.	CLEAR	BRONZE ANODIZED	YES	NO	.25	.28	1
3	S1 3'-2" S2 4'-10"	9'-0"	FIXED CORNER	JELD-WEN	SITELINE CLAD EXT. WOOD INT.	CLEAR	BRONZE ANODIZED	YES	NO	.25	.28	1
4	2'-6"	6'-0"	CASEMENT	JELD-WEN	SITELINE CLAD EXT. WOOD INT.	CLEAR	BRONZE ANODIZED	NO	NO	.25	.28	1
5	4'-0"	6'-0"	FIXED	JELD-WEN	SITELINE CLAD EXT. WOOD INT.	CLEAR	BRONZE ANODIZED	YES	NO	.25	.28	1
6	W1 4'-0" W2 2'-0"	2'-0" MUL	W1 AWNING W2 FIXED	JELD-WEN	SITELINE CLAD EXT. WOOD INT.	CLEAR	BRONZE ANODIZED	NO	NO	.25	.28	2
7	6'-0"	6'-0"	DBL CASEMENT	JELD-WEN	SITELINE CLAD EXT. WOOD INT.	CLEAR	BRONZE ANODIZED	NO	YES	.25	.28	1
8	W1 9'-0" W2 3'-0"	9'-0" MUL	W1 FIXED W2 CASEMENT	T.B.D.	T.B.D.	CLEAR	BRONZE ANODIZED	YES	W2 YES	T.B.D.	T.B.D.	1
9	W1 3'-0" W2 2'-0"	2'-0" MUL	W1 AWNING W2 FIXED	JELD-WEN	SITELINE CLAD EXT. WOOD INT.	CLEAR	BRONZE ANODIZED	YES	NO	.25	.28	2
10	W1 12'-9" W2 3'-0"	9'-6" MUL	W1 FIXED W2 CASEMENT	T.B.D.	T.B.D.	CLEAR	BRONZE ANODIZED	YES	W2 YES	T.B.D.	T.B.D.	1
11	3'-3"	3'-3"	FIXED SKYLIGHT	BRISTOLITE	CURB MOUNT ALUMINUM FRAME	CLEAR	BRONZE ANODIZED	YES	NO	T.B.D.	T.B.D.	3
12	6'-0"	3'-0"	FIXED SKYLIGHT	BRISTOLITE	CURB MOUNT ALUMINUM FRAME	CLEAR	BRONZE ANODIZED	YES	NO	T.B.D.	T.B.D.	1
13	5'-0"	2'-0"	FIXED SKYLIGHT	BRISTOLITE	CURB MOUNT ALUMINUM FRAME	CLEAR	BRONZE ANODIZED	YES	NO	T.B.D.	T.B.D.	1
14	3'-0"	2'-6"	FIXED SKYLIGHT	BRISTOLITE	CURB MOUNT ALUMINUM FRAME	CLEAR	BRONZE ANODIZED	YES	NO	T.B.D.	T.B.D.	2

Room Finish Schedule

Room Number	Room Name	Finish					Comments
		Floor	Base	Wall	Ceiling	Ceiling Height	
1	ENTRY						
2	WINE						
3	KITCHEN						
4	PANTRY						
5	DINING RM.						
6	LIVING RM.						
7	MASTER BEDROOM 1						
8	M. BATH 1						
9	M. CLOSET						
10	PWD. BATH						
11	LAUNDRY						
12	BEDROOM 2						
13	BATH 2						
14	HALLWAY						
15	PLAY ROOM						
16	BEDROOM 3						
17	BATH 3						
18	BEDROOM 4						
19	BATH 4						
20	2 CAR GARAGE						
21	Room						
22	Room						
23	Room						
24	Room						
25	Room						
26	Room						
27	Room						

SCHEDULES

JODI FLEMING DESIGN  
*residential design & interiors*

160 Newport Center Drive  
Suite #210  
Newport Beach, Ca  
92660

Jodi 949-514-2622  
Ally 949-244-5291

www.jodiflemingdesign.com

Client

ROBERTSON RESIDENCE  
414 MONARCH BAY DR.  
DANA POINT, CA 92629

No. SUBMITTAL

ISSUE 07-01-2019

Project number D19-001

SHEET:

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Scale

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CONSTRUCTION PLAN

CONSTRUCTION PLAN

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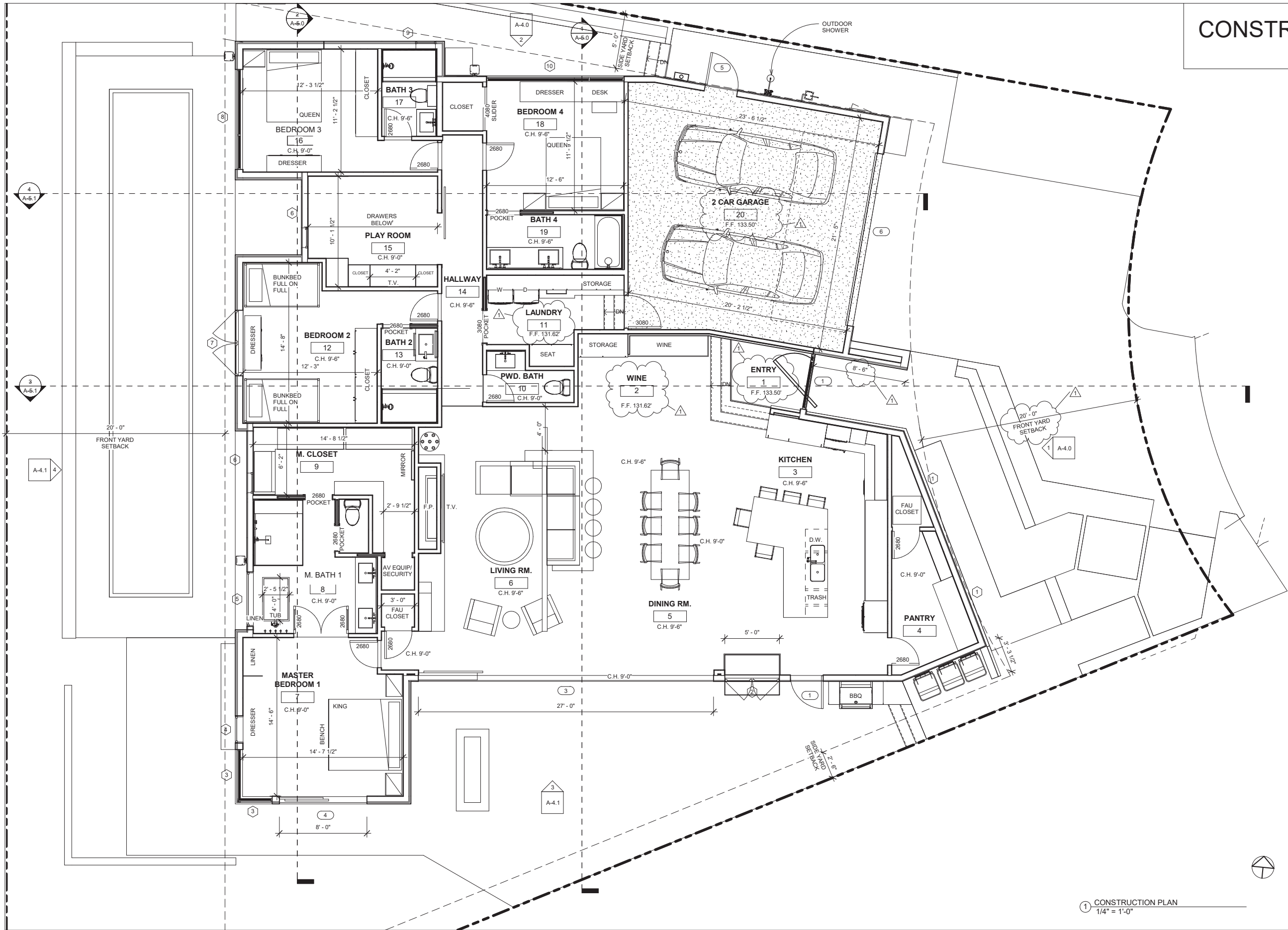
Project number D19-001

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1 CONSTRUCTION PLAN  
1/4" = 1'-0"



ROOF PLAN

NO SOLAR PANELS TO BE INSTALLED ON ROOF

ROOF KEY NOTES:

- 1. FLAT ROOF SAND COLOR TORCH DOWN ICC-ES ESR-1388 CLASS "A"
- 2. PARAPET CURB
- 3. FLAT ROOF OVERHANG WITH BLACK STEEL FASCIA. FLAT ROOF SAND COLOR TORCH DOWN ICC-ES ESR-1388 CLASS "A". BOTTOM STAIN GRADE CEDAR 1x6 T&G.
- 4. SKYLIGHT BRISTOL ACRYLIC ALUMINUM CURB MOUNT SKYLIGHTS. BRONZE ALUMINUM FRAME, WITH CLEAR GLASS. FIXED UNIT.
- 5. SOLAR TUBE CLEAR GLASS
- 6. FIREPLACE FLUE FOR GAS ONLY DIRECT VENT UNIT.
- 7. FLAT OPEN TRELLIS OVERHANG WITH BLACK STEEL FASCIA. 2X3 OPEN TRELLIS STAIN GRADE CEDAR
- 8. LOCATION OF LINEAR ROOF DRAIN AND OVERFLOW DRAIN.
- 9. EXTERIOR WALL SCOSCE ON TIMER. HIGH EFFICACY.
- 10. COPPER ROOF GUTTER

ROOF PLAN

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1 ROOF PLAN  
1/4" = 1'-0"

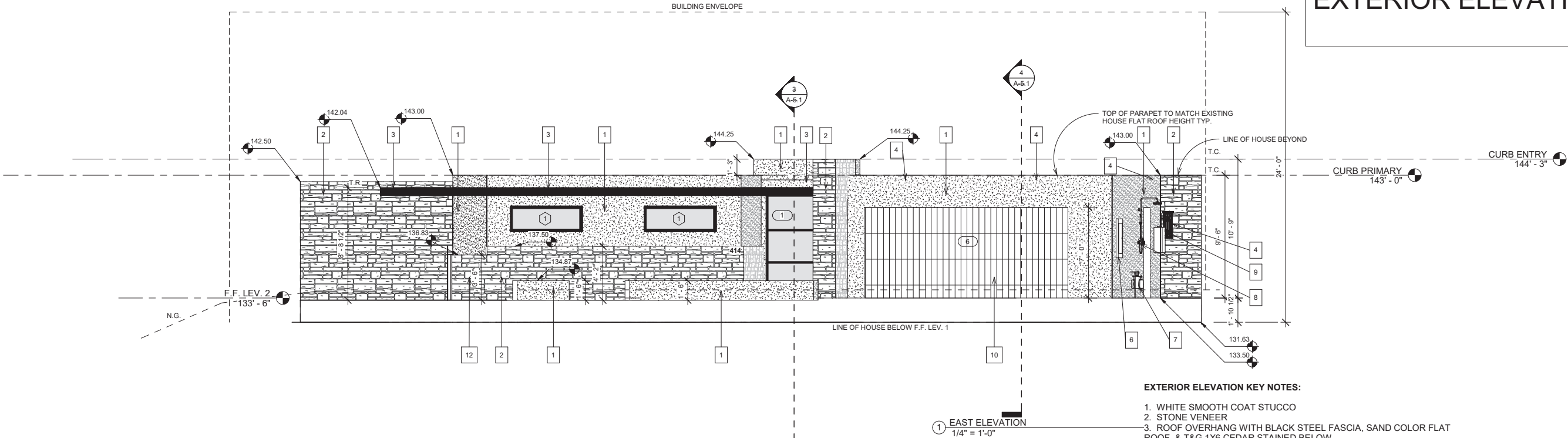
LEGEND

# KEY NOTE

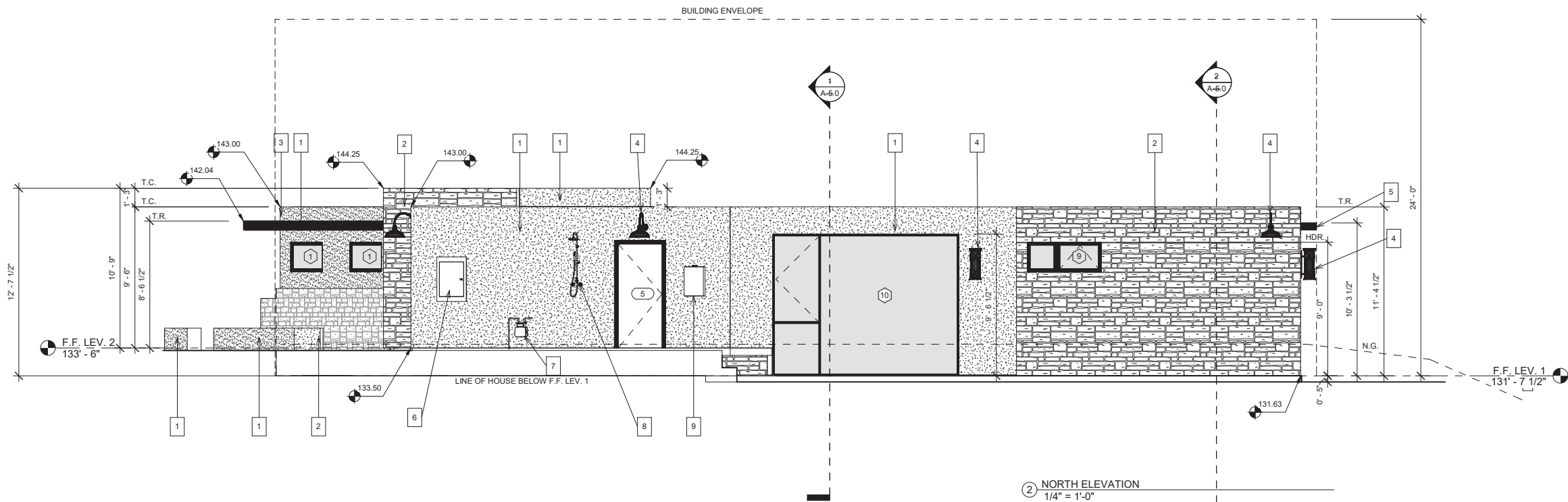
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EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS



- EXTERIOR ELEVATION KEY NOTES:**
1. WHITE SMOOTH COAT STUCCO
  2. STONE VENEER
  3. ROOF OVERHANG WITH BLACK STEEL FASCIA, SAND COLOR FLAT ROOF, & T&G 1X6 CEDAR STAINED BELOW.
  4. EXTERIOR SCONCE
  5. OPEN TRELLIS WITH STEEL FASCIA
  6. 400 AMP ELECTRICAL PANEL
  7. GAS METER AND SHUT OFF VALVE
  8. OUTDOOR SHOWER
  9. TANKLESS WATER HEATER AND WATER SHUT OFF VALVE
  10. 1X6 VERTICAL CEDAR STAINED WOOD OVERHEAD SECTIONAL GARAGE DOOR.
  11. ALL FLASHING & SHEET METAL TO BE COPPER TYP.
  12. SCREENING FOR TRASH



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ISSUE 07-01-2019  
P.C. 08-06-2019

Project number D19-001

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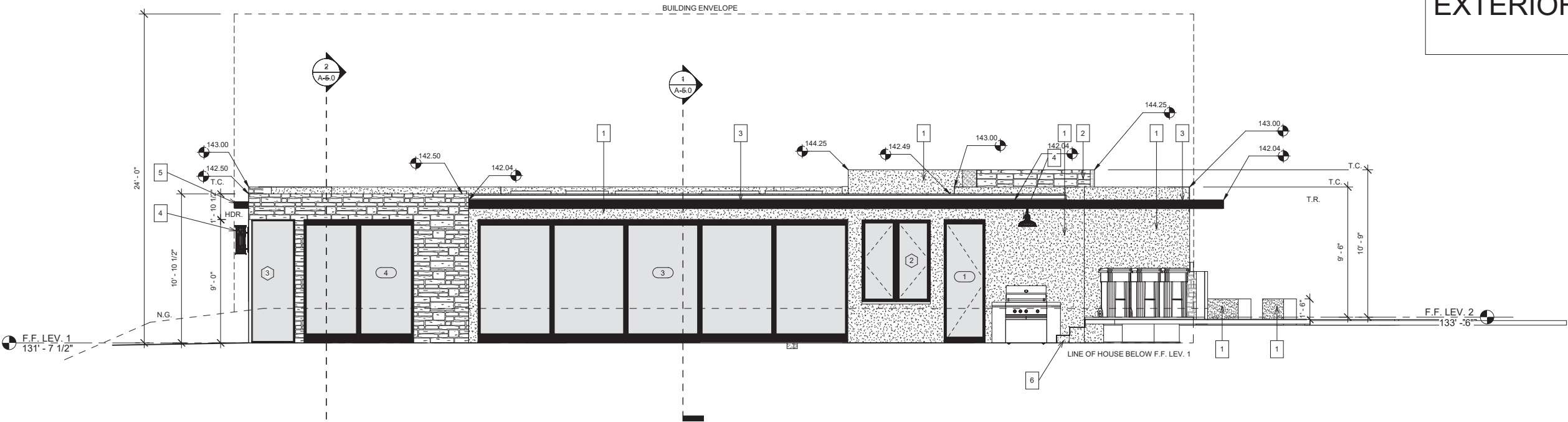
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EXTERIOR ELEVATIONS

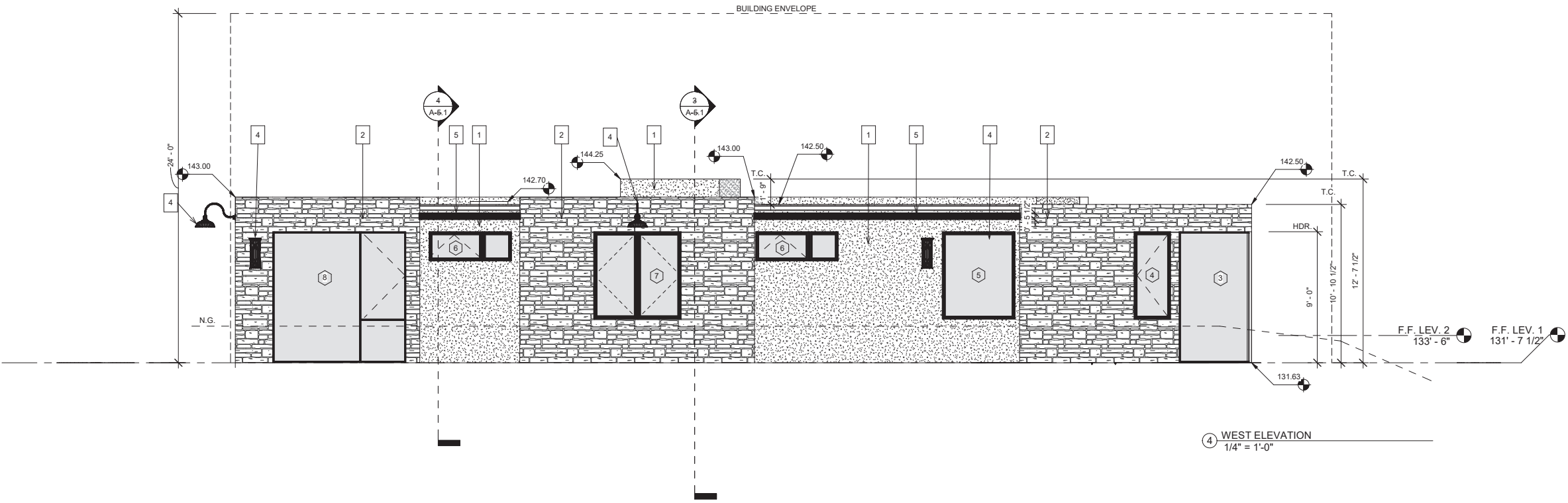
EXTERIOR ELEVATIONS



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

EXTERIOR ELEVATION KEY NOTES:

1. WHITE SMOOTH COAT STUCCO
2. STONE VENEER
3. ROOF OVERHANG WITH BLACK STEEL FASCIA, SAND COLOR FLAT ROOF, & T&G 1X6 CEDAR STAINED BELOW.
4. EXTERIOR SCONCE
5. OPEN TRELLIS WITH STEEL FASCIA
6. CONC. STEPS
7. ALL FLASHING & SHEET METAL TO BE COPPER TYP.



4 WEST ELEVATION  
1/4" = 1'-0"

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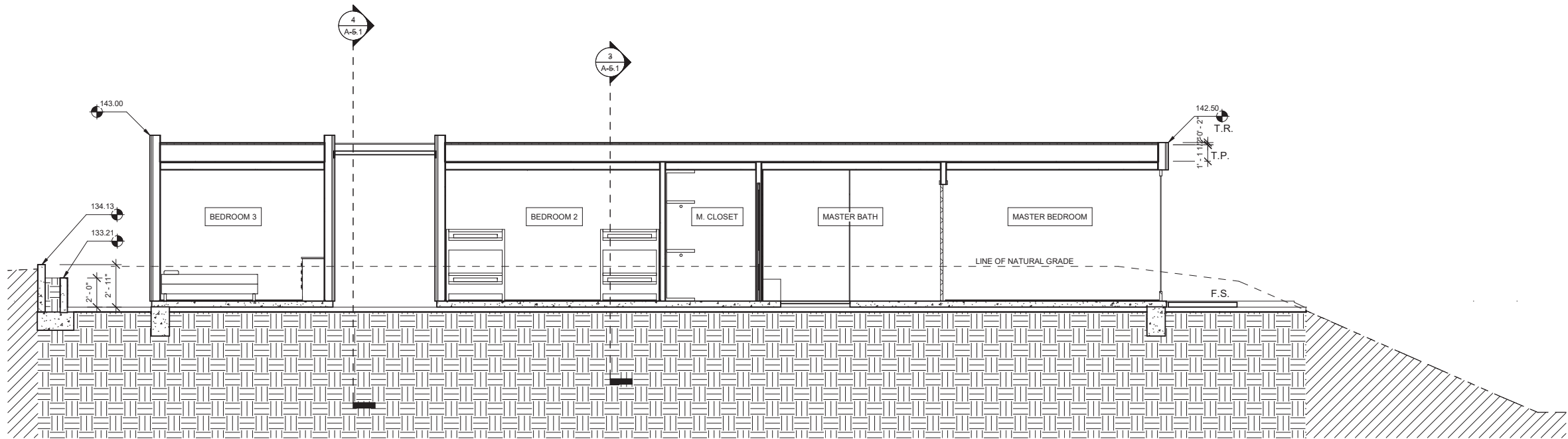
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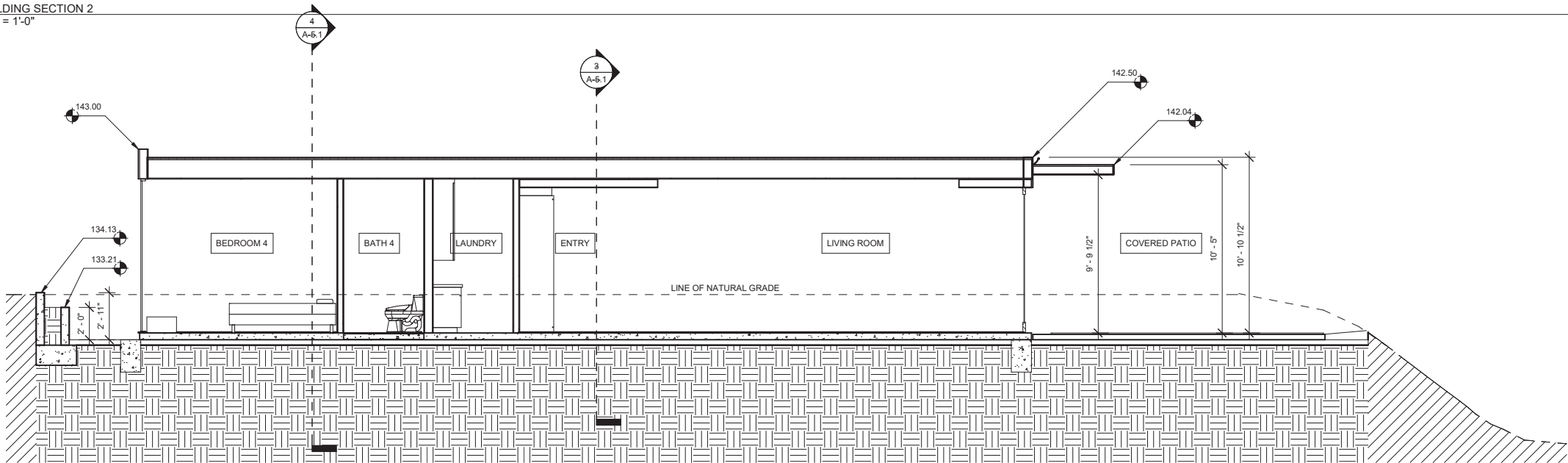
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BUILDING SECTIONS

BUILDING SECTIONS



2 BUILDING SECTION 2  
1/4" = 1'-0"



1 BUILDING SECTION 1  
1/4" = 1'-0"

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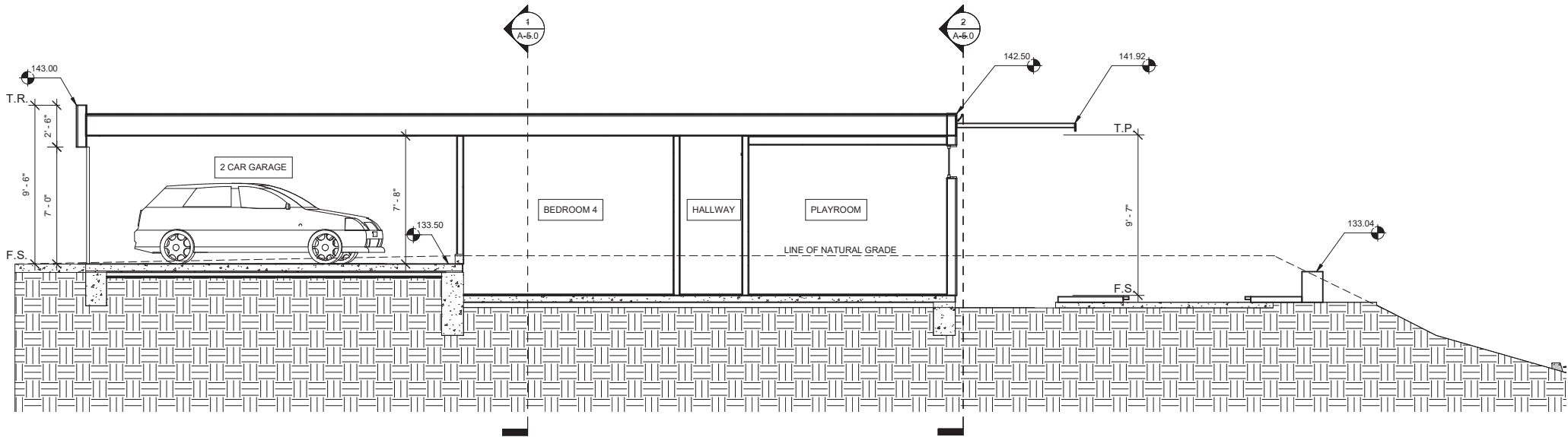
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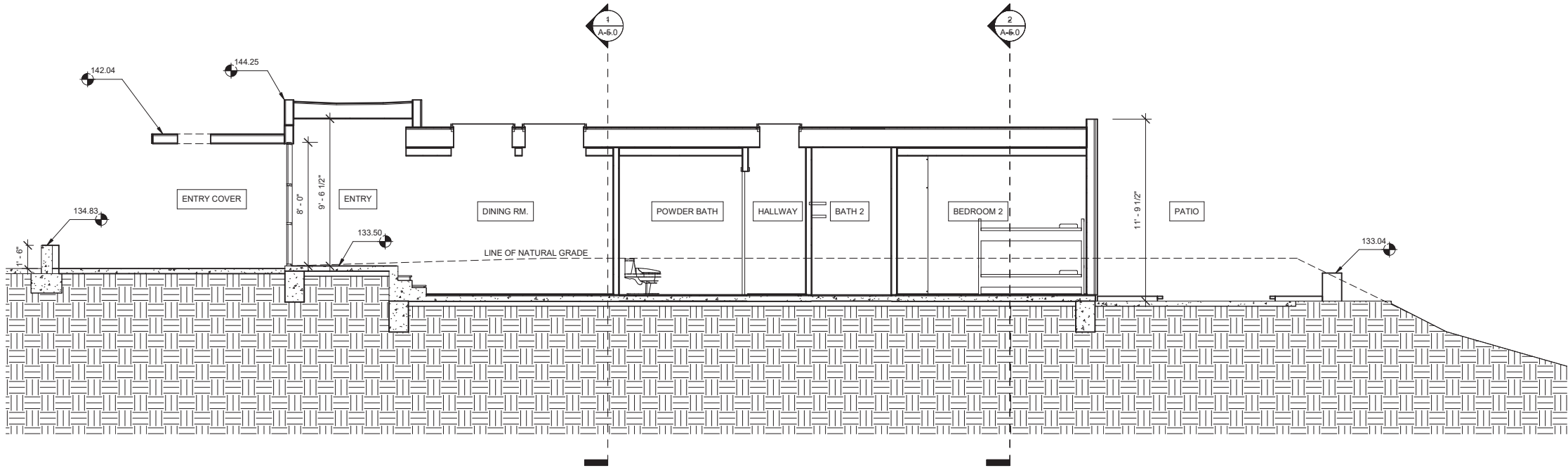


BUILDING SECTIONS

BUILDING SECTIONS



4 BUILDING SECTION 4  
1/4" = 1'-0"



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

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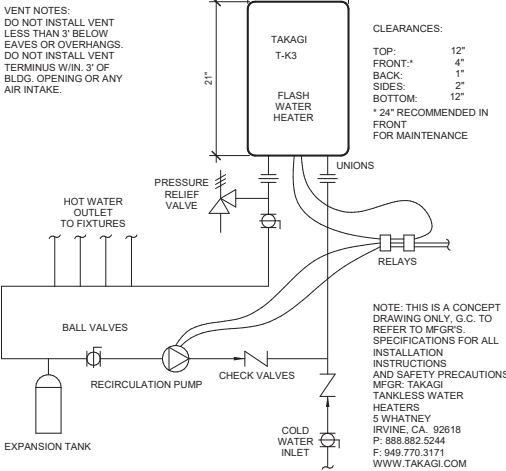
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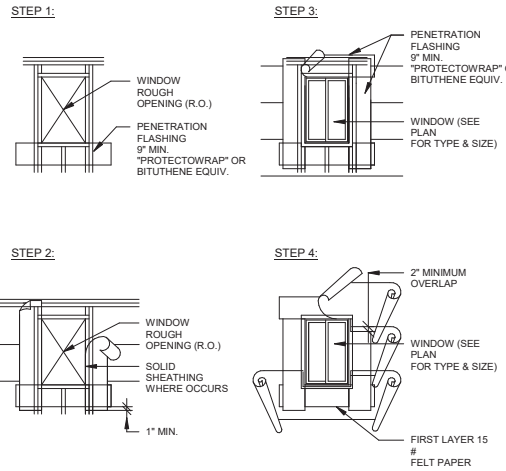
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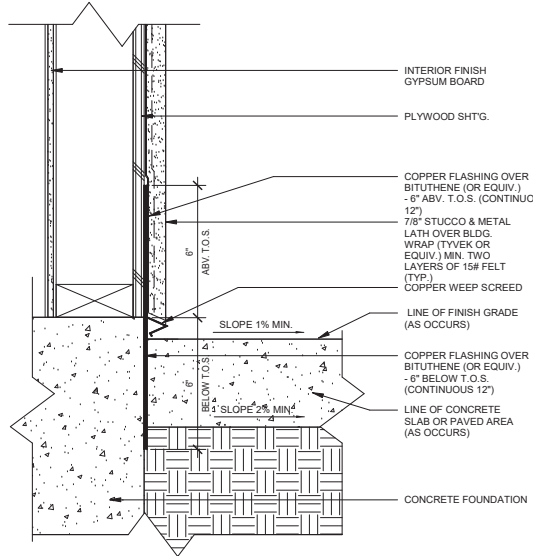
DETAILS



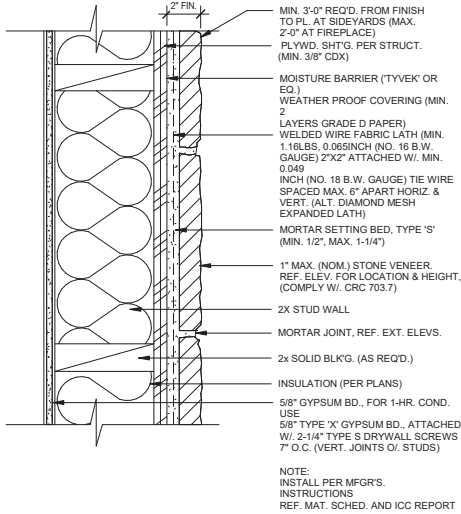
ON DEMAND WATER HEATER DETAIL  
1" = 1'-0"



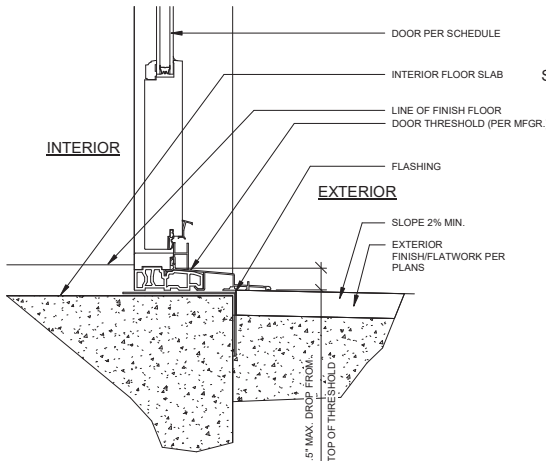
TYP. WINDOW PENETRATION DETAIL  
1 : 36



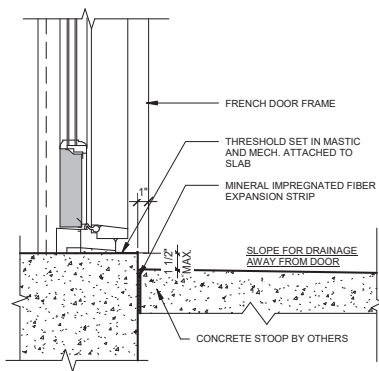
STUCCO WEEP SCREED DTL.  
3" = 1'-0"



ADHERED MASONRY VENEER  
1 1/2" = 1'-0"

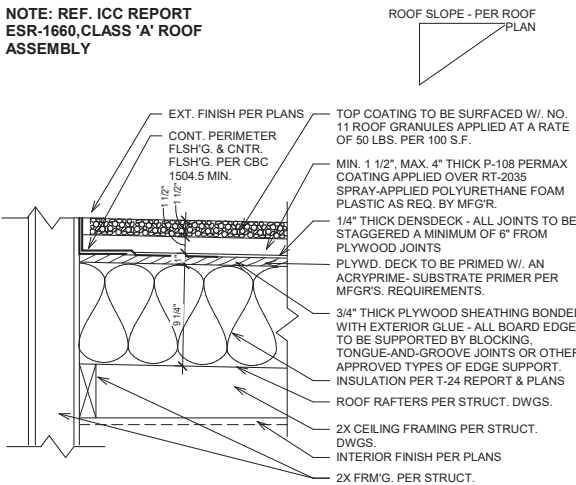


THRESHOLD - OUTSWING (SLAB)  
3" = 1'-0"

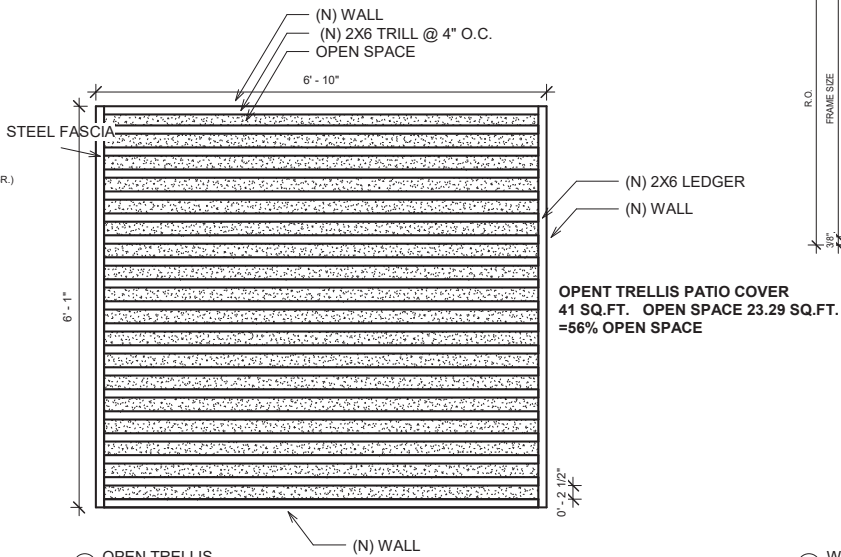


FRENCH DOOR THRESHOLD  
1 1/2" = 1'-0"

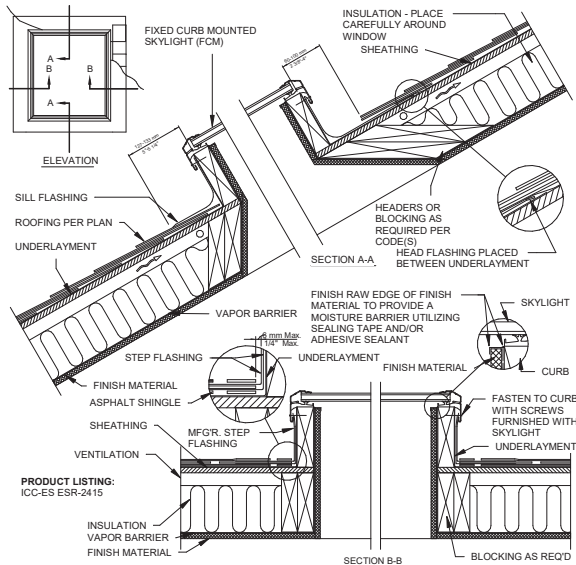
NOTE: REF. ICC REPORT  
ESR-1660, CLASS 'A' ROOF  
ASSEMBLY



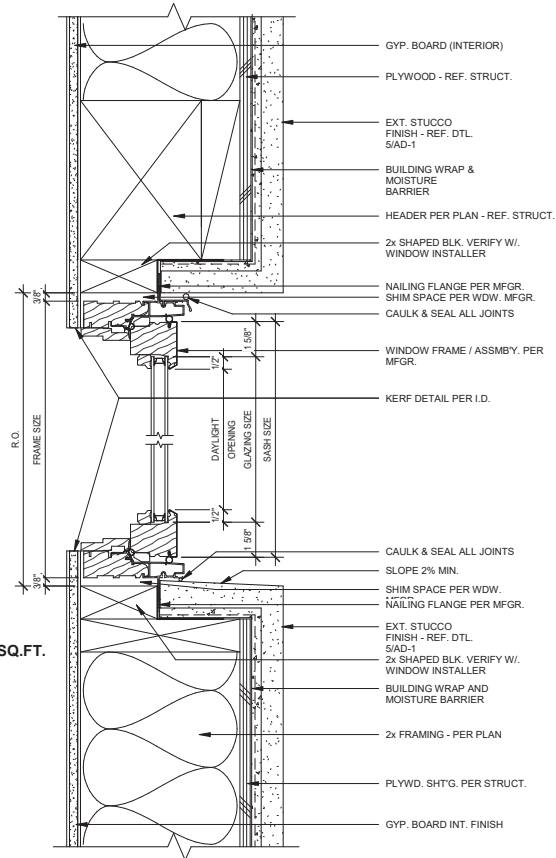
FLAT ROOF DETAIL  
1 1/2" = 1'-0"



OPEN TRELLIS  
3/4" = 1'-0"



SKYLIGHT DETAIL  
1 1/2" = 1'-0"



WINDOW HEAD/SILL DETAIL (TYP.)  
3" = 1'-0"

DETAILS

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Project number	D19-001
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Scale As indicated

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Project Name  
**ROBERTSON  
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414 Monarch Bay Dr.  
Dana Point, Ca.  
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Sheet Title  
**HARDSCAPE  
PLAN**



Project No.

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

Date: March 28, 2019

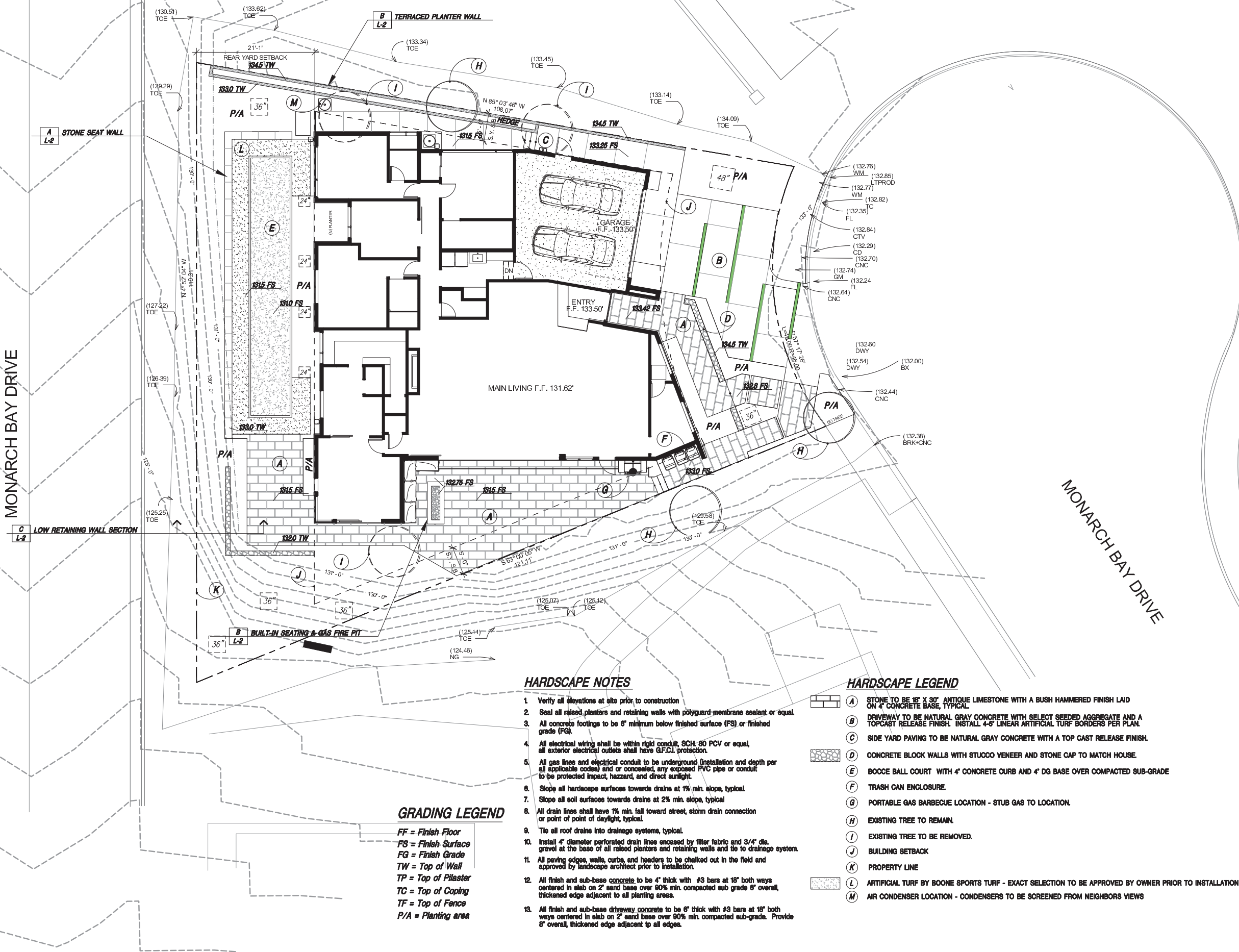
Revision No.	Description
8-7-2019	Per City Comments

Sheet No.

L-1

MONARCH BAY DRIVE

MONARCH BAY DRIVE



#### 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 GFCI 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, hazard, 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 to all edges.

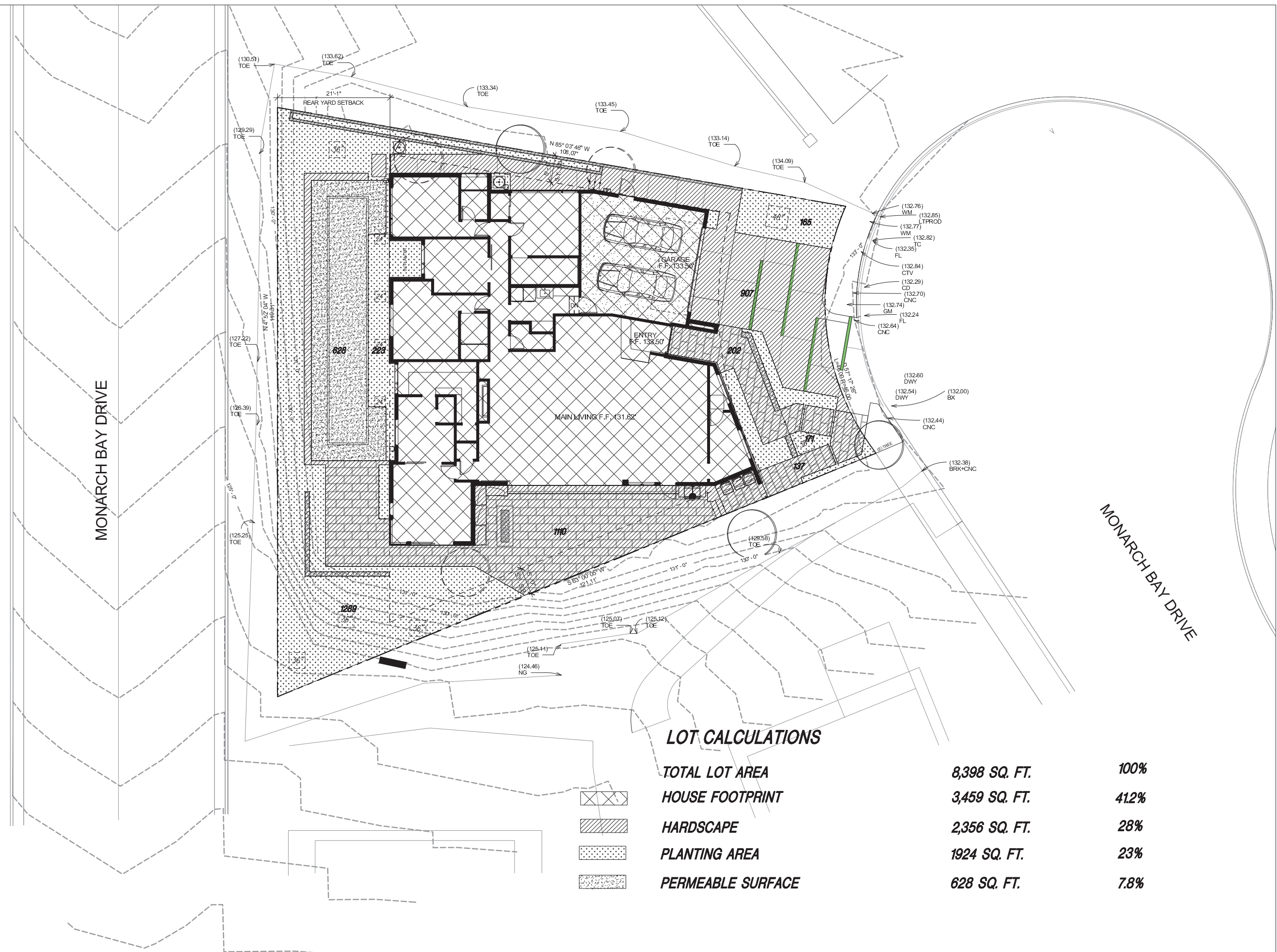
#### GRADING LEGEND

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

#### HARDSCAPE LEGEND

- (A) STONE TO BE 18" X 30" ANTIQUE LIMESTONE WITH A BUSH HAMMERED FINISH LAID ON 4" CONCRETE BASE, TYPICAL.
- (B) DRIVEWAY TO BE NATURAL GRAY CONCRETE WITH SELECT SEEDED AGGREGATE AND A TOPCAST RELEASE FINISH. INSTALL 4-5" LINEAR ARTIFICIAL TURF BORDERS PER PLAN.
- (C) SIDE YARD PAVING TO BE NATURAL GRAY CONCRETE WITH A TOP CAST RELEASE FINISH.
- (D) CONCRETE BLOCK WALLS WITH STUCCO VENEER AND STONE CAP TO MATCH HOUSE.
- (E) BOOCIE BALL COURT WITH 4" CONCRETE CURBS AND 4" DG BASE OVER COMPACTED SUB-GRADE
- (F) TRASH CAN ENCLOSURE.
- (G) PORTABLE GAS BARBECUE LOCATION - STUB GAS TO LOCATION.
- (H) EXISTING TREE TO REMAIN.
- (I) EXISTING TREE TO BE REMOVED.
- (J) BUILDING SETBACK
- (K) PROPERTY LINE
- (L) ARTIFICIAL TURF BY BOONE SPORTS TURF - EXACT SELECTION TO BE APPROVED BY OWNER PRIOR TO INSTALLATION
- (M) AIR CONDENSER LOCATION - CONDENSERS TO BE SCREENED FROM NEIGHBORS VIEWS





Project Name  
ROBERTSON  
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Sheet Title

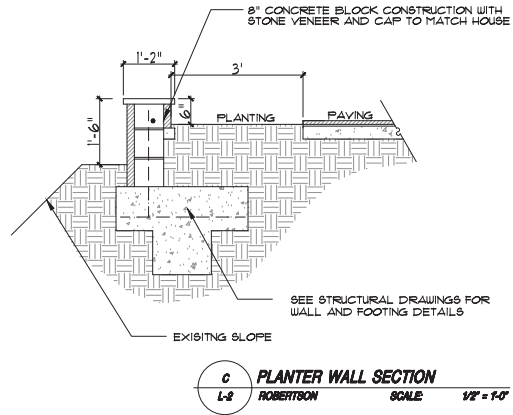
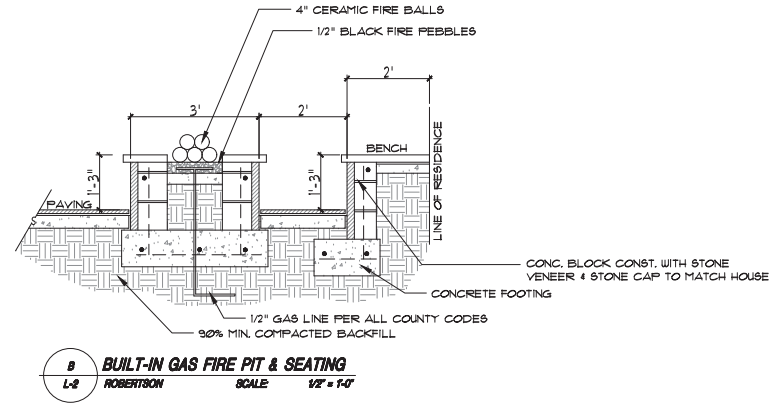
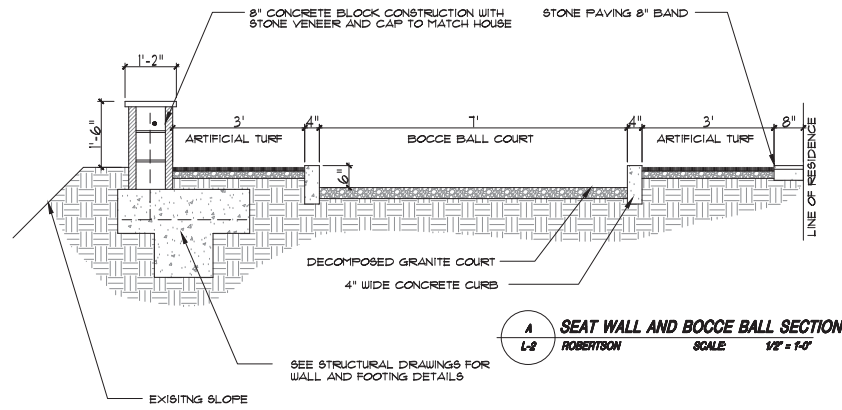
# LANDSCAPE CALCULATIONS

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Sheet No.

L-1.1





Project Name

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Sheet Title

**HARDSCAPE  
DETAILS**



Project No.

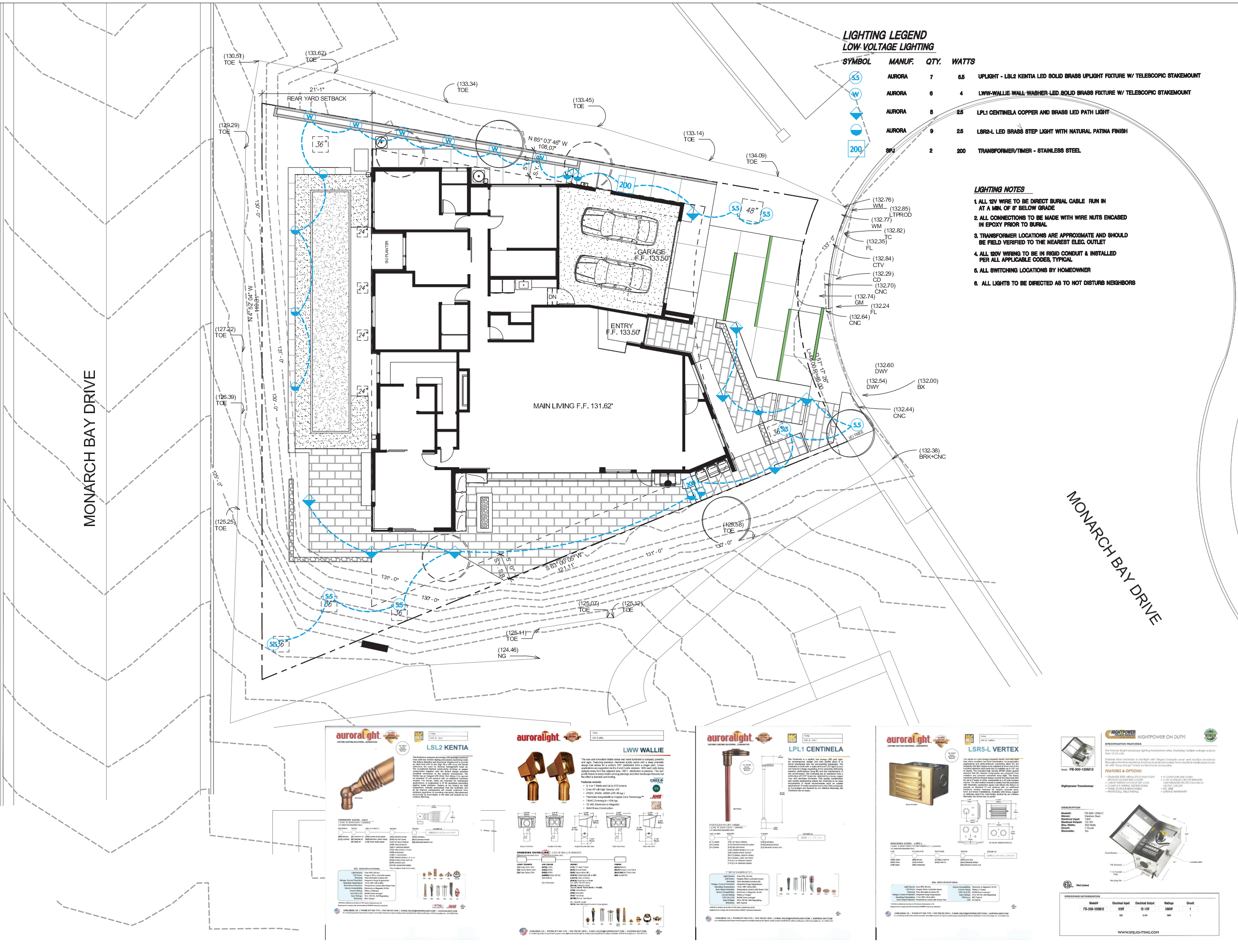
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Date: January 31, 2019

Revision No.	Description
8-7-2019	Per City Comments

Sheet No.

**L-2**



**LIGHTING LEGEND**  
**LOW-VOLTAGE LIGHTING**

SYMBOL	MANUF.	QTY.	WATTS	
	AURORA	7	6.5	UPLIGHT - LSL2 KENTIA LED SOLID BRASS UPLIGHT FIXTURE W/ TELESCOPIC STAKEMOUNT
	AURORA	6	4	LWW-WALLIE WALL-WASHER LED SOLID BRASS FIXTURE W/ TELESCOPIC STAKEMOUNT
	AURORA	8	2.5	LPL1 CENTINELA COPPER AND BRASS LED PATH LIGHT
	AURORA	9	2.5	LSR2-L LED BRASS STEP LIGHT WITH NATURAL PATINA FINISH
	994	2	200	TRANSFORMER/TIMER - STAINLESS STEEL

**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. ALL LIGHTS TO BE DIRECTED AS TO NOT DISTURB NEIGHBORS

Project Name  
**ROBERTSON RESIDENCE**  
414 Monarch Bay Dr.  
Dana Point, Ca.  
92629

Sheet Title  
**LIGHTING PLAN**



Project No.

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

Date: March 28, 2019

Revision No.	Description
8-7-2019	Per City Comments

Sheet No.

L-3

**aurora light**  
Landscape Lighting Solutions

**LSL2 KENTIA**

The Kentia is a solid brass uplight fixture with a telescopic stake mount. It is designed to be used in a variety of applications, including uplighting trees and shrubs, and as a general purpose outdoor lighting fixture. The fixture is made of solid brass and has a natural patina finish. It is available in two sizes: 6.5" and 4.5".

**FEATURES:**

- Solid Brass Construction
- Telescopic Stake Mount
- Natural Patina Finish
- Available in 6.5" and 4.5" sizes

**INSTALLATION:**

1. Dig a hole 12" deep and 4" wide.

2. Insert the stake mount into the hole.

3. Push the fixture into the hole until it is secure.

4. Turn on the power and test the fixture.

**aurora light**  
Landscape Lighting Solutions

**LWW WALLIE**

The Wallie is a solid brass wall washer fixture with a telescopic stake mount. It is designed to be used to illuminate walls, fences, and other vertical surfaces. The fixture is made of solid brass and has a natural patina finish. It is available in two sizes: 4" and 6".

**FEATURES:**

- Solid Brass Construction
- Telescopic Stake Mount
- Natural Patina Finish
- Available in 4" and 6" sizes

**INSTALLATION:**

1. Dig a hole 12" deep and 4" wide.

2. Insert the stake mount into the hole.

3. Push the fixture into the hole until it is secure.

4. Turn on the power and test the fixture.

**aurora light**  
Landscape Lighting Solutions

**LPL1 CENTINELA**

The Centinela is a solid brass path light with a telescopic stake mount. It is designed to be used to illuminate paths, walkways, and other areas where foot traffic is common. The fixture is made of solid brass and has a natural patina finish. It is available in two sizes: 2.5" and 4".

**FEATURES:**

- Solid Brass Construction
- Telescopic Stake Mount
- Natural Patina Finish
- Available in 2.5" and 4" sizes

**INSTALLATION:**

1. Dig a hole 12" deep and 4" wide.

2. Insert the stake mount into the hole.

3. Push the fixture into the hole until it is secure.

4. Turn on the power and test the fixture.

**aurora light**  
Landscape Lighting Solutions

**LSR5-L VERTX**

The VERTX is a solid brass step light with a telescopic stake mount. It is designed to be used to illuminate steps, walkways, and other areas where foot traffic is common. The fixture is made of solid brass and has a natural patina finish. It is available in two sizes: 2.5" and 4".

**FEATURES:**

- Solid Brass Construction
- Telescopic Stake Mount
- Natural Patina Finish
- Available in 2.5" and 4" sizes

**INSTALLATION:**

1. Dig a hole 12" deep and 4" wide.

2. Insert the stake mount into the hole.

3. Push the fixture into the hole until it is secure.

4. Turn on the power and test the fixture.

**aurora light**  
Landscape Lighting Solutions

**TRANSFORMER**

The transformer is a stainless steel unit that is used to convert 120V AC power to 12V DC power. It is designed to be used in a variety of applications, including outdoor lighting, and is available in two sizes: 200W and 400W.

**FEATURES:**

- Stainless Steel Construction
- 12V DC Output
- Available in 200W and 400W sizes

**INSTALLATION:**

1. Dig a hole 12" deep and 4" wide.

2. Insert the transformer into the hole.

3. Push the transformer into the hole until it is secure.

4. Turn on the power and test the transformer.

Project Name  
**ROBERTSON  
RESIDENCE**  
414 Monarch Bay Dr.  
Dana Point, Ca.  
92629

Sheet Title  
**IRRIGATION  
PLAN**



Project No.	
Scale:	
Date: March 28, 2019	
Revision No.	Description
8-7-2019	Per City Comments

Sheet No.

L-4

### GENERAL IRRIGATION NOTES:

- 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.
- THIS DESIGN IS DIAGNOSTIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN FRIED 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.
- 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 CONNECTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNERS 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.
- DO NOT FULLY 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 OWNERS AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- 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.
- INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE COPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLER SHIM JOINT AND VALVE ASSEMBLIES.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUBS OR GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISH GRADE.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEADS BE FLUSH WITH ADJACENT SIDEWALK OR CURB.
- 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.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALLS, 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 LEGEND

Symbol	Mfg.	Model	Description	Nozzle	Screen	Radius	GPM	PSI	Pattern	Detail
	Rainbird	1812-SAM-PRS	6" Pop-Up Rotary Stream	15H MPR	N/A	15	1.85	30	Half	-
	Rainbird	1812-SAM-PRS	6" Pop-Up Rotary Stream	15Q MPR	N/A	15	0.7	30	Qtr.	-
	Rainbird	1812-SAM-PRS	6" Pop-Up Rotary Stream	10H MPR	N/A	10	.85	30	Half	-
	Rainbird	1812-SAM-PRS	6" Pop-Up Rotary Stream	10Q MPR	N/A	10	.39	30	Qtr.	-
	Rainbird	1812-SAM-PRS	6" Pop-Up Rotary Stream	8H MPR	N/A	8	.52	30	Half	-
	Rainbird	1812-SAM-PRS	6" Pop-Up Rotary Stream	8Q MPR	N/A	8	.26	30	Qtr.	-
	Rainbird	1812-SAM-PRS	6" Pop-Up Rotary Stream	5H MPR	N/A	5	.20	30	Half	-
	Rainbird	1812-SAM-PRS	6" Pop-Up Rotary Stream	5Q MPR	N/A	5	.10	30	Qtr.	-
	Rainbird	T-6-FC	6" Pop-Up Shrub Rotor	T-22/30	N/A	15-38 FL.	1.0 - 5.0	35	Full	-
	Rainbird	PA-6S	Rotary Stream Head	15H MPR	N/A	15	1.85	30	Half	-
	Rainbird	PA-6S	Rotary Stream Head	15Q MPR	N/A	15	0.7	30	Qtr.	-
	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	.39	30	Qtr.	-
	Rainbird	PA-6S	Rotary Stream Head	8H MPR	N/A	8	.52	30	Half	-
	Rainbird	PA-6S	Rotary Stream Head	8Q MPR	N/A	8	.26	30	Qtr.	-
	Rainbird	PA-6S	Rotary Stream Head	5H MPR	N/A	5	.20	30	Half	-
	Rainbird	PA-6S	Rotary Stream Head	5Q MPR	N/A	5	.10	30	Qtr.	-
	Rainbird	PA-6S	Rose Bush Bubbler	1401	N/A	N/A	0.25	30	Flood	-

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND DESIGN STANDARDS AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE PLAN.

### 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

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	FBCO 885V - LINE SIZE
	IRRIGATION CONTROLLER - WALL MOUNTED. VERIFY ACTUAL LOCATION AND POWER HOOK-UP W/ OWNERS REP.	RAINBIRD ESP-MC SERIES COMPLES WITH CAL-GREEN SECTION 4.804.1
	RAIN SENSOR - WALL MOUNTED. VERIFY ACTUAL LOCATION AND POWER HOOK-UP W/ OWNERS REP.	RAINBIRD RSD RAIN SENSOR
	DOMESTIC WATER METER	-
	LATERAL PIPING - PVC CLASS 200 FOR 3/4" AND UP, PVC CLASS 815 FOR 1/2" USING DEEP SOCKET DESIGN SCH. 40 FITTINGS	-
	1-1/2" MAINLINE PIPING - PVC SCHEDULE 40, 2" & LARGER SHALL BE CLASS 815. 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, 1.58 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 MANUFACTURERS 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



Project Name  
**ROBERTSON  
RESIDENCE**  
414 Monarch Bay Dr.  
Dana Point, Ca.  
92629

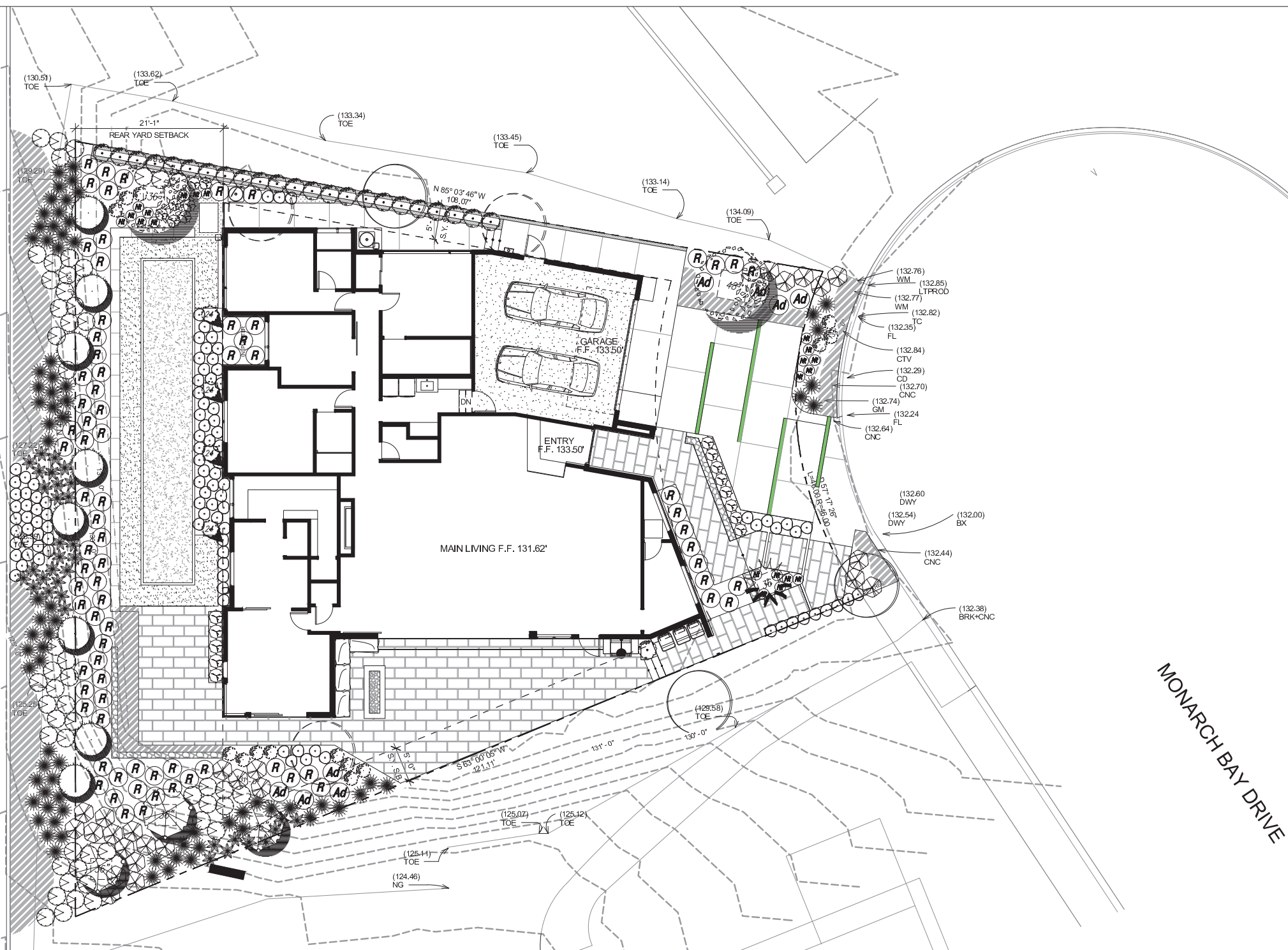
Sheet Title  
**PLANTING  
PLAN**



Project No.	
Scale: 1/8" = 1' - 0"	
Date: March 28, 2019	
Revision No.	Description
8-7-2019	Per City Comments

Sheet No.

L-5



**TREE LEGEND**

Symbol	Botanical Name	Common Name	Size	Qty.	Mature Ht. W x H	Comments	Water Requirements
	<i>Dracaena draco</i>	Dragon Tree	48" box	1	14' x 14'	Multi Trunk Maintain as to not impede views	Very Low
	<i>Melaleuca neriophylla</i>	Pink Melaleuca	36" box	3	15' x 6'	Multi-trunk	Low

**PLANT LEGEND  
SHRUBS**

Symbol	Botanical Name	Common Name	Size	Qty.	Mature Ht. W x H	Comments	Water Requirements
	<i>Agave geminiflora</i>	Agave spp.	5 gal.	34	2' x 2'	-	Low
	<i>Pittosporum crassifolia</i> 'Nana'	Dwarf Karo	5 gal.	62	30" x 30"	-	Low
	<i>Agave</i> 'Blue Glow'	Blue Glow Agave	5 gal.	15	2' x 2'	-	Low
	<i>Agave Americana</i> 'Blue'	Blue Century Plant	15 Gal.	8	4' x 6'	-	Low
	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	5 gal.	80	2' x 2'	-	Low
	<i>Nassella tenuissima</i>	Mexican Feather Grass	3 gal.	27	1' x 2'	-	Low

**GROUND COVER**

Symbol	Botanical Name	Common Name	Size	Qty.	Mature Ht. W x H	Comments	Water Requirements
	<i>Seeleria caerulea</i>	Blue Moor Grass	1 Gal.	12' o.a.	1' x 1'	triangulate	Low
	<i>Rosmarinus officinale</i> 'Huntington Carpet'	Huntington Rosemary	1 Gal.	18' o.a.	3' x 1'	triangulate	Low

**HEDGES**

Symbol	Botanical Name	Common Name	Size	Qty.	Mature Ht. W x H	Comments	Water Requirements
	<i>Laurus nobilis</i> 'Column'	Bay Laurel Hedge	6G	24	3' x 6'	-	Low

Symbol	Botanical Name	Common Name	Size	Qty.	Mature Ht. W x H	Comments	Water Requirements
	<i>Yucca rigida</i>	Silver Leaf Yucca	36" Box	1	4' x 10'	-	Low
	<i>Pittosporum tenuifolium</i> 'Golf Ball'	Golf Ball Tenifolium	5 gal.	14	30" x 30"	-	Medium
	<i>Agave desmettiana</i>	Smooth Agave	5 gal.	8	3' x 3'	-	Low
	<i>Raphiolepis indica</i> 'Clara'	Clara Indian Hawthorne	15 gal.	82	4' x 42"	-	Medium
	<i>Bougainvillea</i> 'Oo la la'	Dwarf Bougainvillea	5 gal.	101	2' x 2'	-	Low
	<i>Polygala frutescens</i> 'Petal Butterfly'	Dwarf Butterfly Bush	5 gal.	25	3' x 3'	-	Medium
	<i>Cupressus sempervirens</i> 'Tiny Tower'	Dwarf Italian Cypress	24" Box	4	3' x 15'	-	Low





PETITE BUTTERFLY BUSH



DWARF KARO



TWIN FLOWER AGAVE



MEXICAN FEATHER GRASS



HUNTINGTON CARPET ROSEMARY



MADAGASCAR JASMINE



BLUE MOOR GRASS



GOLF BALL PITTOSPORUM



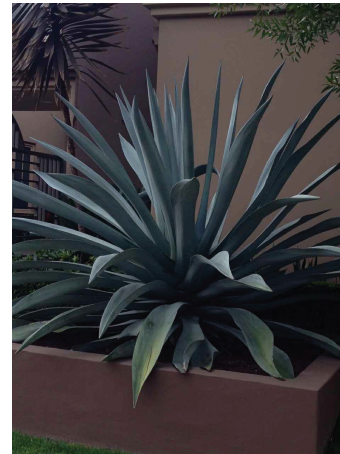
BLUE GLOW AGAVE



DWARF BOUGAINVILLEA



SMOOTH AGAVE



AGAVE AMERICANA



DRAGON TREE



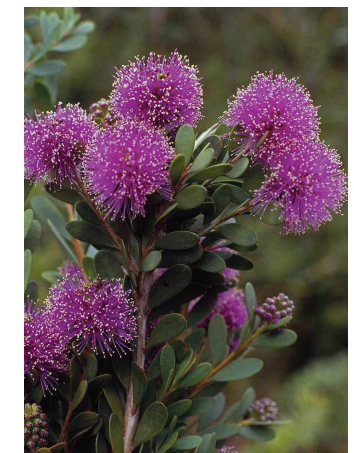
YUCCA RIGIDA



BAY LAUREL HEDGE



CLARA INDIAN HAWTHORNE



PINK MELALEUCA

Project Name  
**ROBERTSON RESIDENCE**  
414 Monarch Bay Dr.  
Dana Point, Ca.  
92629

Sheet Title  
**PLANTING PHOTOS**

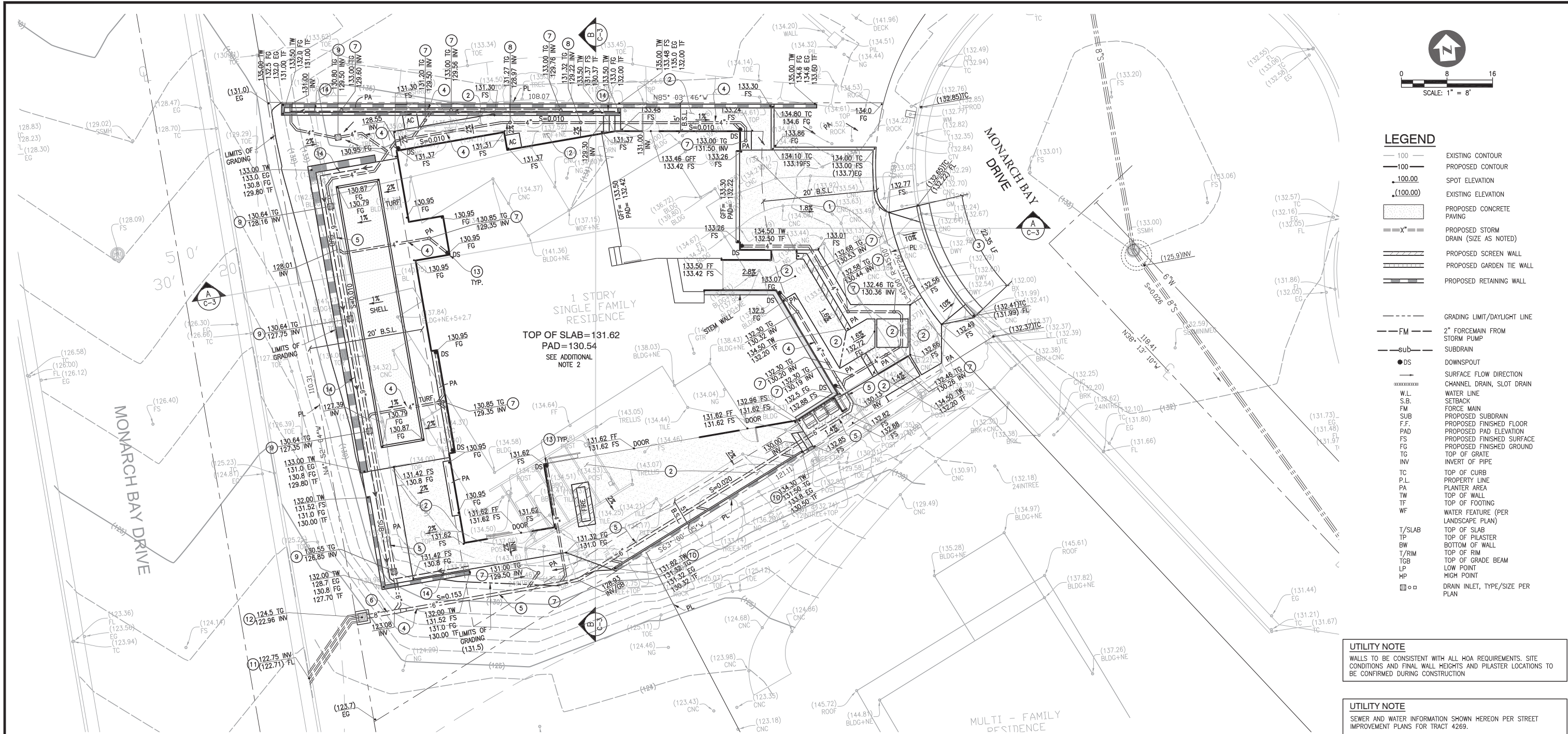


Project No.	
Scale:	
Date: March 28, 2019	
Revision No.	Description
8-7-2019	Per City Comments









ADDITIONAL NOTES

- ALL ROOFS SHALL BE GUTTERED & DOWNSPOUTS CONNECTED TO STORM DRAIN SYSTEM.
- PAD ELEVATIONS ARE BASED ON 5 INCH CONC. SLAB OVER A 2 INCH LAYER OF SAND OVER A VAPOR BARRIER MEETING ASTM 1745 (15 MIL), OVER 2 INCHES OF SAND, OVER A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE." PER STRUCTURAL ENGINEER'S PREPARED BY: DATED:
- WHERE EXTERIOR/INTERIOR UTILITY TRENCHES ARE PROPOSED IN A DIRECTION THAT PARALLELS ANY BUILDING FOOTING, THE BOTTOM OF THE TRENCHES SHALL NOT EXTEND BELOW A 1:1 PLANE PROJECTED DOWNWARD FROM THE BOTTOM EDGE OF FOOTING. WHERE THIS OCCURS, ADJACENT FOOTING SHALL BE DEEPEMED OR UTILITY CONSTRUCTED AND BACKFILLED PRIOR TO BUILDING CONSTRUCTION.
- FOR BUILDING FOOTING AND FOUNDATION DESIGN SEE STRUCTURAL PLANS.
- ALL EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
- ALL DRAINLINES SHALL MAINTAIN A MINIMUM 1% SLOPE TOWARDS OUTLET UNLESS NOTED OTHERWISE.
- PER THE SOILS REPORT, TYPE V SULFATE RESISTANT CEMENT SHALL BE USED FOR CONCRETE IN CONTACT WITH ON-SITE SOILS.
- ALL RECOMMENDATIONS CONTAINED IN THE SOILS REPORTS BY BORELLA GEOLOGY, INC., DATED FEB 25, 2018 AND ALL ADDENDA, ARE CONSIDERED A PART OF THIS PLAN.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.

CONSTRUCTION NOTES

- CONSTRUCT CONCRETE DRIVEWAY PER DETAIL ON SHEET C3.
- CONSTRUCT CONCRETE HARDSCAPE PER DETAIL ON SHEET C3.
- CONSTRUCT DEPRESSED CURB DRIVE APPROACH PER O.C.P.W. STD. PLAN 1209 & DANA POINT CITY STD S-12.
- INSTALL 4" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM.
- INSTALL 6" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM.
- INSTALL 8" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM.
- INSTALL 6" ATRIUM DRAIN. NDS TYPE 80 W/ RISER & ADAPTOR OR EQUAL. PER DETAIL SHEET C3.
- INSTALL 6" DECK DRAIN. NDS TYPE 40 W/ RISER & ADAPTOR OR EQUAL. PER DETAIL SHEET C3.
- INSTALL 12" ATRIUM DRAIN. NDS TYPE 1280 W/ RISER & ADAPTOR OR EQUAL. PER DETAIL SHEET C3.
- INSTALL 3" WIDE MINI CHANNEL DRAIN NDS TYPE 500 W/ GRATE NDS 552B OR EQUAL. SEE SHEET C3.
- CORE DRILL THREE 3" DIA PIPES THROUGH EXISTING 6" CURB PER CITY OF DANA POINT STD. S-9A.
- INSTALL 18" SQ. PRECAST CONCRETE CATCH BASIN (BROOKS PRODUCTS 1818CB).
- DOWNSPOUT LOCATION PER ARCH. ROOF PLAN. SEE SHEET C3 FOR CONNECTION DETAIL.
- INSTALL SUBDRAIN PER SOILS REPORT.

UTILITY NOTE

WALLS TO BE CONSISTENT WITH ALL HOA REQUIREMENTS. SITE CONDITIONS AND FINAL WALL HEIGHTS AND PLASTER LOCATIONS TO BE CONFIRMED DURING CONSTRUCTION

UTILITY NOTE

SEWER AND WATER INFORMATION SHOWN HEREON PER STREET IMPROVEMENT PLANS FOR TRACT 4269.

TOPO & BOUNDARY BY:  
TDR ENGINEERING  
1. THIS MAP WAS CREATED WITHOUT THE  
BENEFIT OF A TITLE REPORT.  
2. BOUNDARIES SHOWN PER RECORD DATA



REVISION	DESCRIPTION	APPROVED	DATE	SCALE:	DESIGNED:	DRAWN:	CHECKED:
				N/A	WC	WC	C.R.
				DATE:			DATE:
				06/26/19			57587
				PROJECT NO.:			R.C.E. NO.
				19078			

PLANS PREPARED BY:  
**TOAL**  
ENGINEERING, INC.  
150 Avenida Navajo  
San Clemente, CA 92672  
949.492.8888  
www.toalengineering.com

BENCHMARK  
THE BENCHMARK FOR THIS TOPOGRAPHIC  
SURVEY IS THE FLOWLINE OF THE CURB  
AT THE BC AT STATION 16+79.09 AS  
SHOWN ON THE STREET IMPROVEMENT  
PLANS FOR TRACT 4269  
ELEVATION= 353.03 FT.

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

PLANS REVIEWED BY:  
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES  
33282 GOLDEN LANTERN  
DANA POINT, CA 92629  
MATTHEW V. SINACORI, CITY ENGINEER  
RCE #59239 EXP. 06/30/19  
THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND  
REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS  
ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.



CITY OF DANA POINT

PRECISE GRADING PLAN

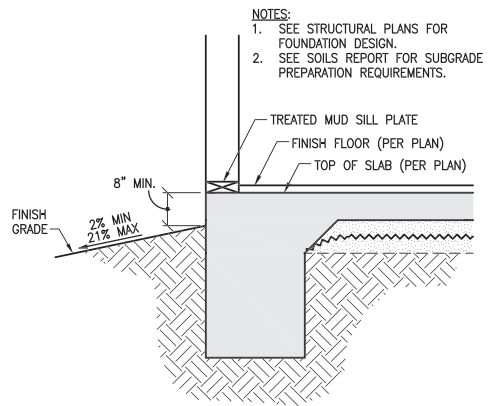
414 MONARCH BAY DR.  
LOT 31, TRACT 4472

A.P.N.: 670-051-04

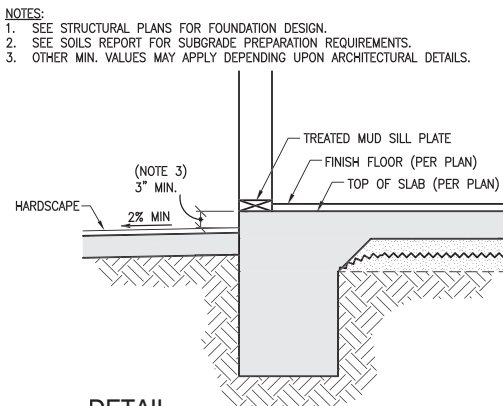
C2

PLAN CHECK NO.  
ENG

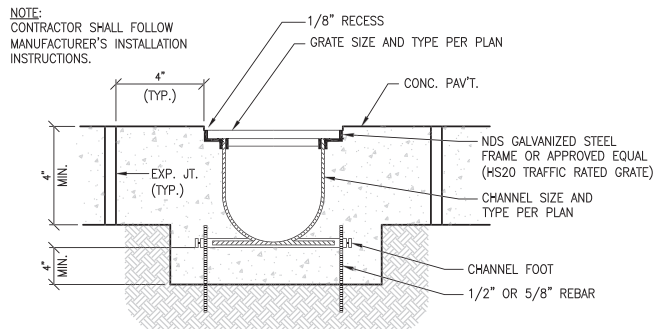
2 OF 4 SHEETS



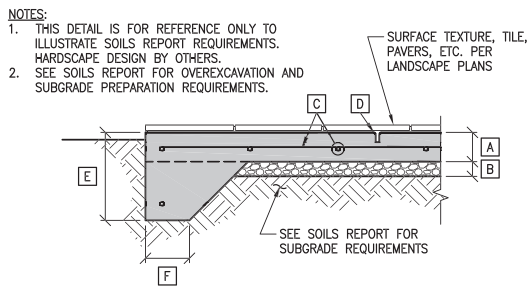
**DETAIL**  
TYPICAL BUILDING DRAINAGE AT LANDSCAPING  
NOT TO SCALE



**DETAIL**  
TYPICAL BUILDING DRAINAGE AT HARDSCAPE  
NOT TO SCALE



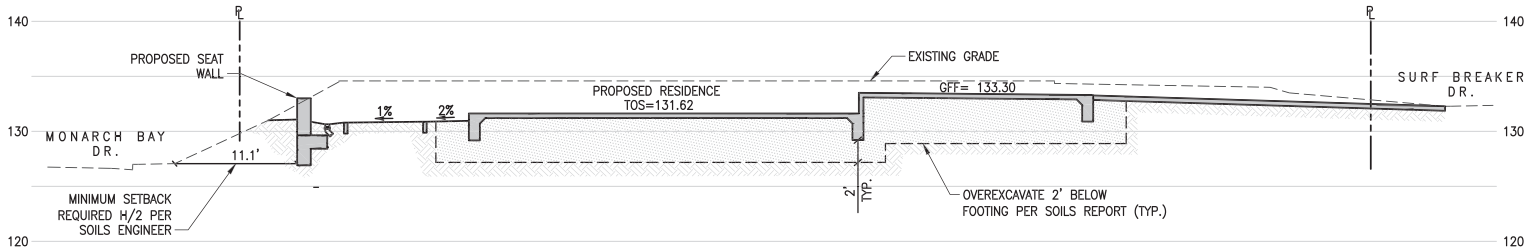
**10 DETAIL**  
TYPICAL DRAIN INLET  
NOT TO SCALE



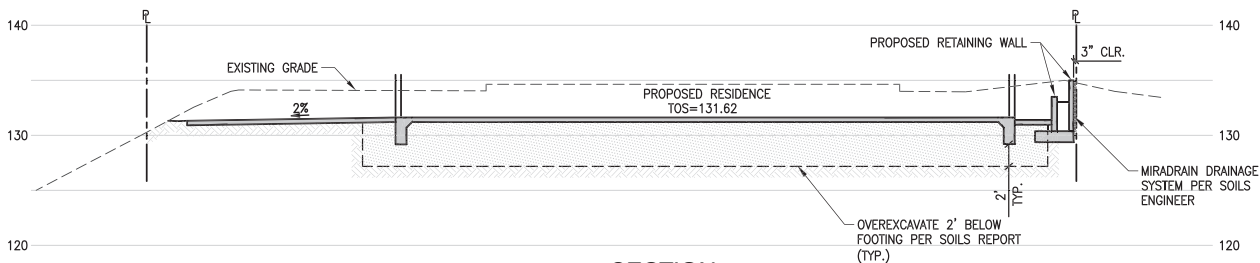
**12 DETAIL**  
TYPICAL DRIVEWAY / HARDSCAPE SECTION  
NOT TO SCALE

	DRIVEWAYS	HARDSCAPE
A MIN. SLAB THICKNESS	5"	5"
B MIN. AGG. BASE THICKNESS	-	-
C MIN. REINFORCEMENT (O.C. / E.W.)	#4@18"	#3@18"
D* MAX. SAWCUT OR COLD JT. SPACING	VERIFY	VERIFY
E* THICKENED EDGE DEPTH	VERIFY	VERIFY
F* THICKENED EDGE WIDTH	VERIFY	VERIFY

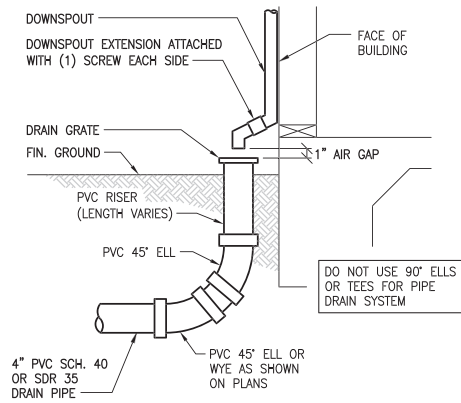
\*FIELD VERIFY W/ SOILS ENGINEER, SPECIFICALLY AT LANDSCAPE AREAS.  
PER RECOMMENDATIONS CONTAINED IN THE SOILS REPORT BY BORELLA GEOLOGY, INC., DATED FEBRUARY 25, 2018



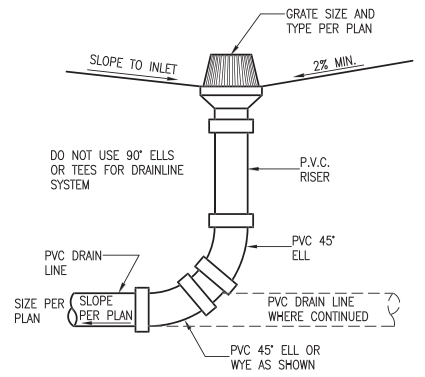
**A SECTION**  
C-2 SCALE: 1/8" = 1'-0"



**B SECTION**  
C-2 SCALE: 1/8" = 1'-0"



**13 DETAIL**  
DOWNSPOUT CONNECTION TO S.D.  
NOT TO SCALE



**7-9 DETAIL**  
DRAIN INLET  
NOT TO SCALE

REVISION	DESCRIPTION	APPROVED	DATE

SCALE: N/A	DESIGNED: WC	DRAWN: WC	CHECKED: C.R.
DATE: 06/26/19			DATE: 57587
PROJECT NO.: 19078	ENGINEER OF WORK		R.C.E. NO.

PLANS PREPARED BY:  
**TOAL ENGINEERING, INC.**  
CIVIL ENGINEERING  
LAND SURVEYING  
STORMWATER QUALITY  
150 Avenida Navajo  
San Clemente, CA 92672  
949-492-8888  
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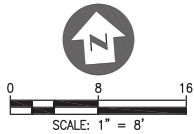
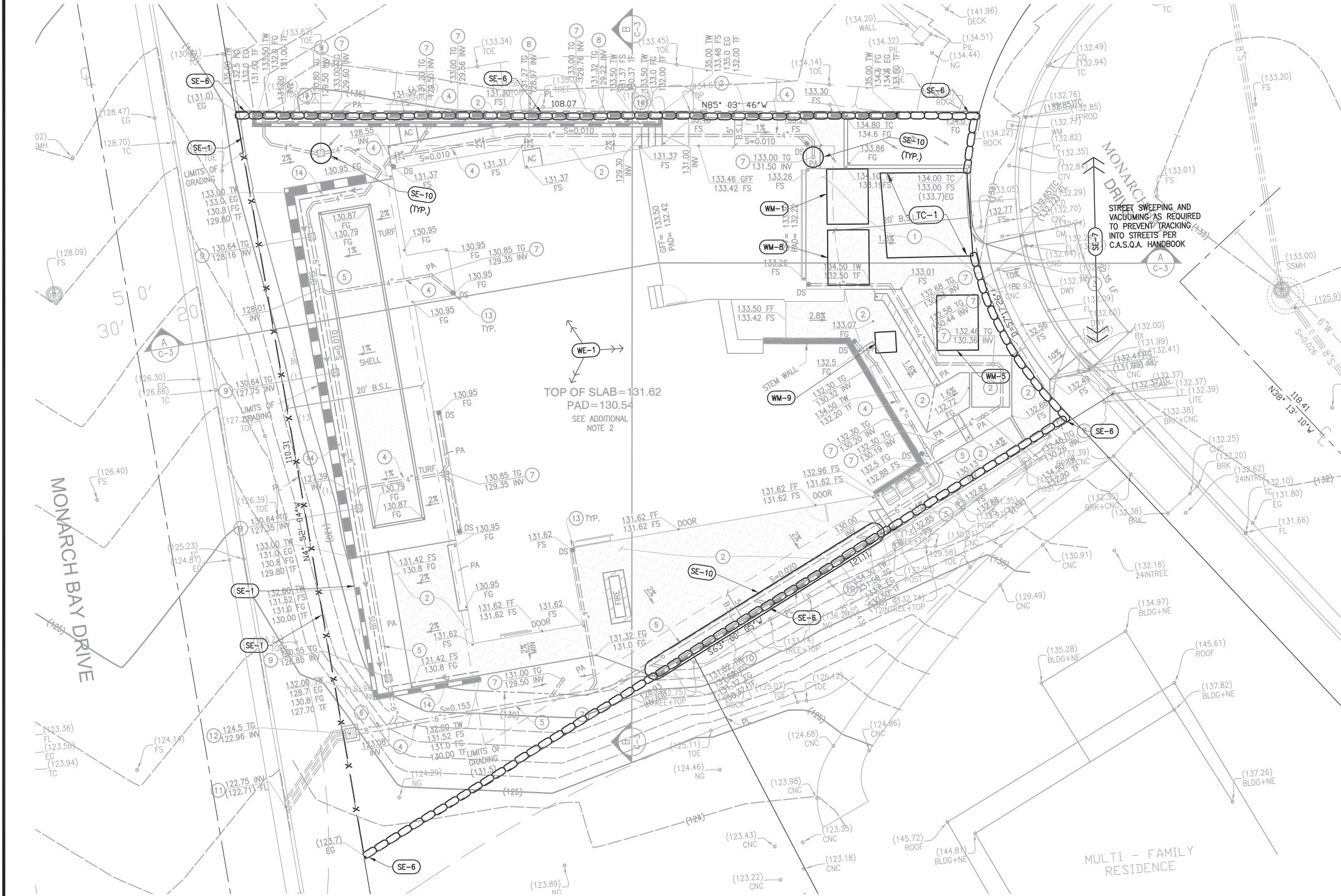
BENCHMARK  
THE BENCHMARK FOR THIS TOPOGRAPHIC SURVEY IS THE FLOWLINE OF THE CURB AT THE BC AT STATION 16+79.09 AS SHOWN ON THE STREET IMPROVEMENT PLANS FOR TRACT 4269  
ELEVATION= 353.03 FT.

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

PLANS REVIEWED BY:  
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES  
33282 GOLDEN LANTERN  
DANA POINT, CA 92629  
MATTHEW V. SINACORI, CITY ENGINEER  
RCE #59239 EXP. 06/30/19  
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CITY OF DANA POINT		<b>C3</b>
DETAILS AND SECTIONS 414 MONARCH BAY DR. LOT 31, TRACT 4472 A.P.N.: 670-051-04		
PLAN CHECK NO. ENG	3 OF 4 SHEETS	





EROSION CONTROL BMPs		
EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION.
TEMPORARY SEDIMENT CONTROL		
SE-1	SILT FENCE	INSTALL WHERE SHOWN ON PLAN.
SE-5	FIBER ROLLS	PLACE AS SHOWN ON PLAN.
SE-6	GRAVEL BAG BERM	PLACE AS SHOWN ON PLAN.
SE-7	STREET SWEEPING AND VACUUMING	STREET SHALL BE SWEEPED AND SEDIMENT COLLECTED AND PROPERLY DISPOSED OF, ON OR OFF-SITE, ON A DAILY BASIS.
SE-10	STORM DRAIN INLET PROTECTION	ONCE INLET RISERS ARE CONSTRUCTED, SURROUND RISERS WITH GRAVEL BAGS OR CAP THE RISER TO REDUCE SEDIMENT INTRODUCTION TO THE AREA DRAIN SYSTEM.
WIND EROSION CONTROL		
WE-1	WIND EROSION CONTROL	WATER OR COVER MATERIAL SHALL BE USED TO ALLEVIATE DUST NUISANCE FROM ANY DISTURBED AREAS DURING CONSTRUCTION.
TRACKING CONTROL		
TC-1	STABILIZED CONSTRUCTION EXIT	PROVIDE RUMBLE PLATES AT CONSTRUCTION SITE ENTRANCE IF VEHICLES WILL BE MOVING ON/OFF SITE.
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL		
WM-1	MATERIAL USE	MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH PRODUCT DIRECTIONS.
WM-2	MATERIAL DELIVERY AND STORAGE	IF MATERIALS ARE STORED ON SITE, THEY SHALL BE STORED IN ORIGINAL MARKED CONTAINERS AND COVERED FROM RAIN AND WIND.
WM-4	SPILL PREVENTION AND CONTROL	AMPLE CLEAN-UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON-SITE. EMPLOYEES SHALL BE EDUCATED ON THE CLASSIFICATIONS OF SPILLS AND APPROPRIATE RESPONSES.
WM-5	SOLID WASTE MANAGEMENT	SOLID WASTE FROM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE DISPOSED OF PROPERLY.
WM-8	CONCRETE WASTE MANAGEMENT	AN ON-SITE CONCRETE WASHOUT AREA SHALL, BE CONSTRUCTED, USED, AND DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENTS OF THE CITY.
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	ON-SITE FACILITIES SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
NON-STORMWATER MANAGEMENT		
NS-1	WATER CONSERVATION PRACTICES	MAINTAIN EQUIPMENT TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-3	PAVING AND GRINDING OPERATIONS	APPLY PERIMETER CONTROLS AND VACUUMING TO PREVENT NON-STORMWATER DISCHARGES.
NS-7	POTABLE WATER / IRRIGATION	EXERCISE CARE DURING CONSTRUCTION TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-12	CONCRETE CURING	APPLIES TO ALL CONCRETE CONSTRUCTION.
NS-13	CONCRETE FINISHING	APPLIES TO ALL CONCRETE CONSTRUCTION.

EROSION CONTROL MAINTENANCE :

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED EACH YEAR FOR PROJECTS UNDER A GRADING OR BUILDING PERMIT. THE EROSION CONTROL MEASURES MAY BE WAIVED FOR BUILDING OR GRADING PROJECTS ON SINGLE RESIDENTIAL LOT PROJECTS PROVIDING THAT AN EROSION CONTROL SYSTEM, MEETING THE APPROVAL OF THE CITY ENGINEER, HAS BEEN INSTALLED, PLACED, PLANTED, OR THE PROJECT DOES NOT NEED EROSION CONTROL.

1. PRIOR TO EACH RAINSTORM THE EROSION CONTROL SYSTEM SHALL BE INSPECTED AND DEFICIENCIES CORRECTED.
2. AFTER EACH RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS AND THE BASINS PUMPED DRY. ONLY CLEAN WATER FROM THE BASINS CAN BE PUMPED TO THE STORM DRAINS. (FILTER MATERIAL MAY BE USED.)
3. AFTER EACH RAINSTORM, THE PERFORMANCE OF THE EROSION CONTROL SYSTEM SHALL BE EVALUATED AND REVISED AND REPAIRED AS NECESSARY.
4. DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR DESIGNEE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
6. THE CONTRACTOR AND PERMITTEE OR PROJECT OWNER SHALL BE RESPONSIBLE FOR CONTINUAL MAINTENANCE OF THE DEVICES. IN THE EVENT OF FAILURE OR REFUSAL BY THE CONTRACTOR, PERMITTEE OR PROJECT OWNER TO PROPERLY MAINTAIN THE DEVICES, THE CITY ENGINEER MAY CAUSE EMERGENCY MAINTENANCE WORK TO BE DONE TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY. THE COST SHALL BE CHARGED TO THE OWNER AND SHALL INCLUDE AN INITIAL MOBILIZATION COST PLUS THE COST OF DOING THE WORK.
7. IN THE EVENT THE CITY ENGINEER MUST CAUSE EMERGENCY MAINTENANCE WORK TO BE DONE, HE MAY REVOKE THE BUILDING OR GRADING PERMIT IN WRITING. THE PERMIT SHALL NOT BE RENEWED UNTIL AN EROSION CONTROL SYSTEM APPROVED BY THE CITY ENGINEER IS INSTALLED AND A FEE OF ONE-HALF THE AMOUNT REQUIRED FOR THE ORIGINAL PERMIT PAID BY THE OWNER. THE CITY ENGINEER MAY WAIVE INSTALLATION OF AN EROSION CONTROL SYSTEM... BEFORE OCTOBER 1 AND AFTER APRIL 30.

LEGEND

XX-X BMP DESIGNATION IN CALIFORNIA STORMWATER BMP HANDBOOK - CONSTRUCTION, LATEST EDITION, BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.

- ○ ○ ○ ○ GRAVEL BAG BERM
- X — SILT FENCE
- // — GREEN SCREEN FENCE

NOTE

THE LOCATION AND TYPE OF EROSION AND SEDIMENT CONTROL MEASURES TO BE USED WILL CHANGE DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE CONTROLS NECESSARY TO PREVENT NON-STORMWATER, SEDIMENT, AND CONTAMINATED RUNOFF DISCHARGES FROM THE SITE AT ALL TIMES.

REVISION	DESCRIPTION	APPROVED	DATE	SCALE:	DESIGNED:	DRAWN:	CHECKED:
				N/A	WC	WC	C.R.
				DATE:			DATE
				06/26/19			57587
				PROJECT NO.:			R.C.E. NO.
				19078			

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BENCHMARK

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33282 GOLDEN LANTERN  
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CITY OF DANA POINT

EROSION CONTROL PLAN

414 MONARCH BAY DR.

LOT 31, TRACT 4472

A.P.N.: 670-051-04

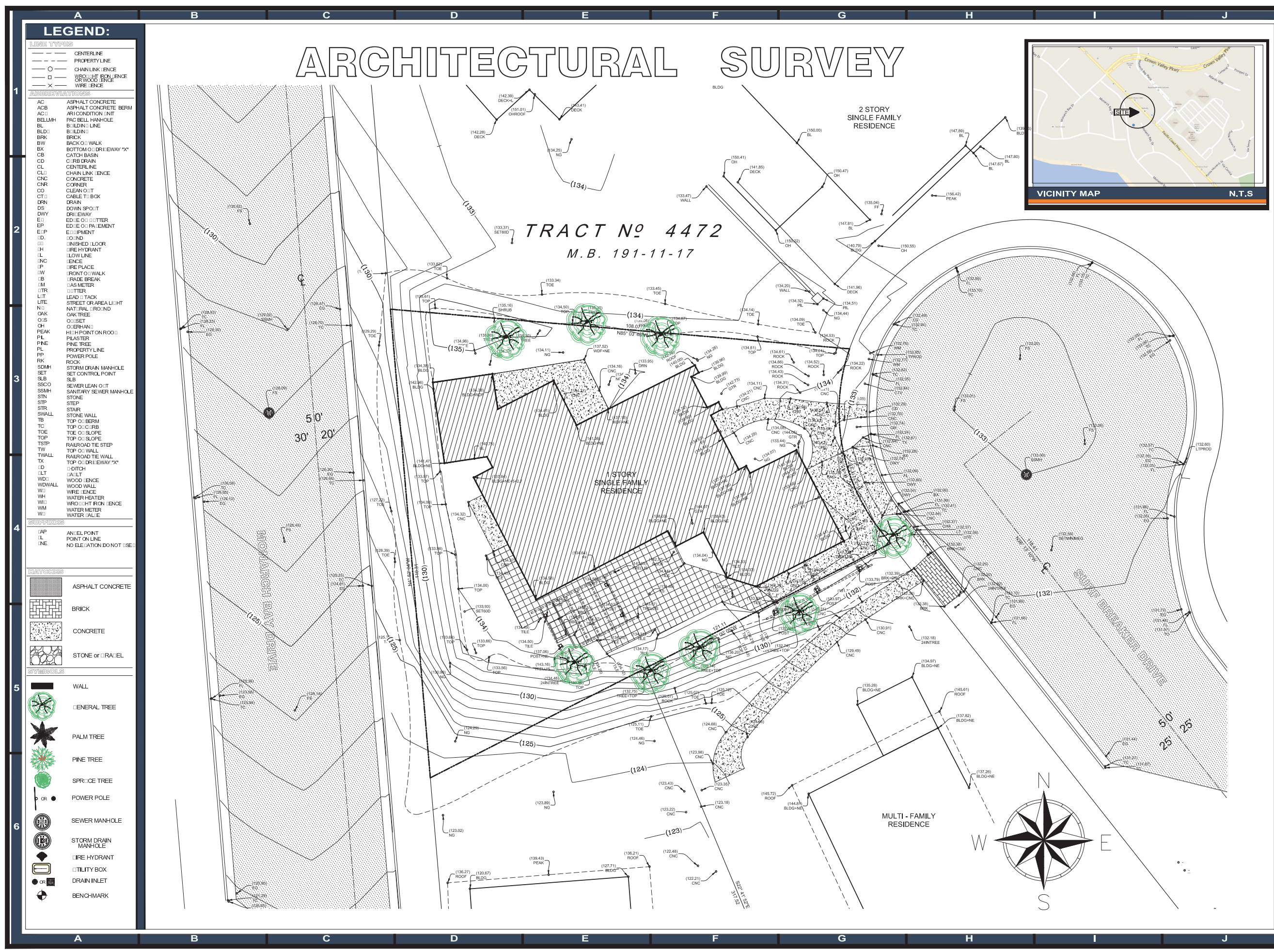
C4

PLAN CHECK NO.

ENG

4 OF 4 SHEETS





2566 N. SAN FERNANDO ROAD  
LOS ANGELES, CALIFORNIA 90065  
Ph: 818.761.1508 Efax: 818.484.4000  
WWW.TDRENGINEERING.COM

PREPARED FOR:  
**SCOTT ROBERTSON**  
2554 TURQUOISE CIRCLE  
CHINO HILLS, CALIFORNIA 92651  
PH: 949-680-8420

SITE ADDRESS:  
**MONARCH BAY DRIVE**  
DANA POINT, CALIFORNIA 92629

LEGAL DESCRIPTION:  
LOT 31 OF TRACT No. 4472 IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 191 PAGE 11, INCLUDING THE MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
THIS MAP WAS CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.  
BOUNDARIES SHOWN PER RECORD DATA.

BASIS OF BEARING:  
THE BEARINGS HEREON ARE BASED ON THE BEARING: NORTH 38°13'10" WEST OF A COURSE IN THE CENTERLINE OF SEWER BREAKER DRIVE AS SHOWN ON TRACT MAP No. 4472 AS PER RECORD IN BOOK 191 PAGE 12, INCLUDING THE MAPS, RECORDS OF ORANGE COUNTY.

BENCHMARK:  
SEWER MANHOLE IN C-LOE-SAC SHOWN AS SURVEY BREAKER DRIVE ON TRACT 4472  
ELEVATION 133.00 TAKEN FROM U.S. SATELLITE DATA DUE TO LACK OF COUNTY ELEVATION DATA IN THE VICINITY.

NOTES:  
1. THIS MAP WAS CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.  
2. BOUNDARIES SHOWN PER RECORD DATA.  
3. TDR IS NOT RESPONSIBLE FOR ANY ITEMS THAT MAY BE OMITTED FROM THIS MAP DUE TO DENSE BRUSH, PARKED VEHICLES, OR OTHER OBSTRUCTIONS AT THE TIME OF SURVEY.  
HARDSCAPE WIDTH SURVEY DATA IS APPROX.

ASSESSORS PARCEL No.	T.G.	SCALE:
670-151-04		1"=10'
PARCEL AREA:	DIST MAP:	DATE:
8398 Sq. Ft.		12-1-14

REVISION NOTES:		
No.	DESCRIPTION:	DATE:

SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_  
PROJECT NUMBER: **HARD - 001**  
SHEET: **C1**