

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

DATE: NOVEMBER 18, 2019

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
KELLY REENDERS, INTERIM DIRECTOR
DANNY GIOMETTI, ASSOCIATE PLANNER

SUBJECT: SITE DEVELOPMENT PERMIT SDP19-0016 TO PERMIT THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING ON A HILLSIDE CONDITION LOT, AND THE CONSTRUCTION OF MULTIPLE RETAINING WALLS EXCEEDING 30-INCHES IN HEIGHT.

RECOMMENDATION: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP19-0016 (Action Document 1).

APPLICANT: David Bailey, AIA

OWNERS: Eddie Bandini

REQUEST: Approval of a Site Development Permit (SDP) to permit the construction of a single-family dwelling (SFD) on a hillside condition lot, and the construction of multiple retaining walls exceeding 30-inches in height.

LOCATION: 33862 Robles Drive (APN 682-102-22)

NOTICE: Notice of the Public Hearing was mailed via first class mail to property owners within a 500-foot radius and occupants within a 100-foot radius of the subject site, published within a newspaper of general circulation on November 8, 2019, and posted at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, and the Dana Point Library on November 8, 2019.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 - Construction or Conversion of Small Structures) since the project consists of the construction of a new SFD, an accessory structure with a garage and retaining walls.

ISSUES:

1. Is the proposal consistent with the Dana Point General Plan, the Dana Point Zoning Code (DPZC)?
2. Does the proposal satisfy all findings required pursuant to the DPZC for approval of a SDP?
3. Is the proposed project compatible with and an enhancement to the site and surrounding neighborhood?

BACKGROUND: The subject site is located southwest of the intersection of Selva Road and Golden Lantern within the Residential Multiple Family 14 (RMF 14) Zoning District on the City's Zoning Map, and is designated Residential 14 - 22 D.U./AC in the City's Land Use Policy Diagram included in the Land Use Element of the General Plan. The subject site is surrounded by a mixture of multiple family, duplex and single-family development with structures ranging from one (1) to four (4) stories (Supporting Document 2).

The 3,528 square foot lot contains a significant slope and existing site improvements including a two-story, 560 square foot, single-family dwelling (SFD), site walls, hardscape, and landscape areas. There are no off-street parking facilities on the site.

A residential structure proposed in a hillside condition is subject to the approval of a Site Development Permit (SDP) in accordance with the provisions of DPZC Section 9.05.110(a)(4). Additionally, Section 9.05.120(d)(3) of the DPZC allows the construction of retaining walls exceeding thirty (30) inches in height and that are visible from the public right-of-way, subject to the approval of a minor SDP (Supporting Documents 2 & 3).

DISCUSSION: Development of the site includes demolishing the existing SFD and site hardscaping, and constructing a new SFD on a hillside condition lot with multiple retaining walls and a detached accessory dwelling unit (ADU) located above a new two-car garage. The proposed two-story SFD is sited towards the rear half of the parcel elevated above a newly established building pad. The lower floor of the SFD contains common living and kitchen areas, two (2) bathrooms and two (2) bedrooms. The upper floor of the SFD contains the master bedroom with an en suite bathroom and laundry facilities. The walls of the second story façade are setback from the first floor and the area atop the first story is proposed as a deck facing Robles Drive. The SFD is designed such that the space below is open and structural support is derived from retaining walls and columns that create a "patio cover" to be utilized as outdoor living area (Supporting Document 4).

Since the subject lot's width and depth are appreciably less than the RMF 14 Zoning District's minimum standard, the lot can be developed with reduced setbacks and driveway lengths. The site plan illustrates a design with a reduction in the garage setback/driveway length of nine (9) feet as permitted by DPZC Section 9.35.050(b)(5)(A)1.b. The ADU proposed above the two-car garage is setback 17 feet from the front property line in

accordance with DPZC Section 9.05.190(a). The SFD and the garage/ADU structure meet the minimum ten-foot building separation requirement that creates common open space and includes the aforementioned patio cover & outdoor living area.

Both Structures incorporate a modern architectural style with flat roofs, exterior walls with sand finish stucco, horizontal tiling, and exposed concrete masonry units (block) for the garage. Tempered glass guard rails are proposed for the decks on and around the structures and for the at grade stairway accessing the structures from the garage level. Openings include vinyl windows and doors, and an aluminum, sectional (roll-up) garage door all in a brown color (Supporting Document 5). The project complies with all applicable development standards, including yard setbacks, lot coverage, and height limit. Table 1 below summarizes the RMF 14 and General Development Standards (Chapter 9.05 DPZC) applicable to the proposed development.

Table 1: Compliance with RMF 14 and General Development Standards

Development Standard		Requirement	Proposed	Compliant with Standard
Maximum Lot Coverage		60%	46.07%	Yes
Maximum Height (Hillside Condition)		29 feet (Flat roof)	29 feet	Yes
Minimum Front Yard Setback		17 feet ⁽¹⁾	17 feet	Yes
Minimum Side Yard Setback		4.23 feet ⁽²⁾	5 feet	Yes
Minimum Rear Yard Setback		15 feet	15 feet	Yes
Minimum Open Space	Common	30% ac (1,057 sq. ft.)	32% (1,708 sq. ft)	Yes
	Private	200 SF/DU	200+SF/DU	Yes
Minimum Landscape Coverage		25 %	33.76%	Yes
Minimum Building Separation		10 feet	10 feet	Yes
Driveway Length/Garage Setback		5–9 feet ⁽³⁾	9 feet (from back of sidewalk)	Yes
Parking Required		2 stalls in a garage	2 stalls in a garage	Yes

Footnotes for Table 1:

1. Section 9.05.190(a): When a building site has an average depth of one hundred (100) feet or less but more than seventy-five (75) feet, any required front and rear building setbacks need not be more than twenty (20) percent of such average depth.
2. Section 9.05.190(b): When a building site has an average width of less than fifty (50) feet, any required building setback from the interior side property lines need not be more than ten (10) percent of such average width.
3. Section 9.35.050(b)(5)(A)1.b.: Single Family Detached on Lots Which Are Both Shallow and Narrow: A driveway with a minimum length of five (5) feet and a maximum length of nine (9) feet, measured from the back of sidewalk to the parking stall. An automatic garage door opener and roll-up garage door, kept in operating condition, shall be used on garages located on such lots.

SITE DEVELOPMENT PERMITS:

Residential Structure in a Hillside Condition

Pursuant to Section 9.05.110(a)(4) of the DPZC, residential structures proposed in a hillside condition can be three stories in accordance with the provisions contained therein. A hillside condition is a lot with a topographic slope condition of 20 percent or greater as determined by calculating the vertical differential between the highest elevation at the front or rear property line and the lowest elevation along the opposing property line. Accordingly, the lot contains a nearly 34 percent slope from the low point on the front lot line to the highest point along the rear property line.

While the applicant is not proposing three stories for the proposed dwelling, the design utilizes the increased height allowed for lots in a hillside condition as specified by DPZC Section 9.05.110(a)(7). The proposed SFD includes a flat roof and is designed at the maximum allowed 29-foot height limit. The height of the structure extends above the upper property line elevation nearly 11 feet, where a maximum of 14 feet is permitted in accordance with Subsection 9.05.110(a)(4)(F) for residential structures in hillside conditions.

The proposed dwelling is also designed in accordance with the remaining provisions contained in Section 9.05.110(a)(4) as follows:

- Additional average setback on upper floors (Subsection 9.05.110(a)(4)(B)): The second floor of the SFD has an average, additional yard setback area of five (5) feet times the total width of the structure at the street elevation (31.42') as depicted on the "Unit 2 Floor Plan"/Sheet A3 of Supporting Document 4. Although the calculation only requires 157.1 square feet of additional average setback area, a total of nearly 242 square feet of additional yard setback is provided at the second floor.
- Floor Area Ratio (FAR) (Subsection 9.05.110(a)(4)(C)): A maximum FAR of .75 is permitted. For the subject lot the maximum FAR would equate to just over 2,642 square feet of habitable area and non-required parking stall area in a garage. Proposed FAR for the dwelling is 45 percent.
- Reduction in grading (Subsection 9.05.110(a)(4)(E)): The proposed SFD with a detached garage results in a reduction in grading as compared to the construction of a single residential structure with an attached garage on the subject hillside condition lot.
- Story pole staking (Subsection 9.05.110(a)(4)(G)): A preliminary staking plan was submitted and approved by the Planning Division prior to the property being staked. On November 12, 2019, the applicant provided a staking plan stamped by California licensed land surveyor certifying that the lot had been staked in accordance with the staking plan approved by the Planning Division.

Consequently, the proposed design, although not three stories, meets the requisite provisions of DPZC Section 9.05.110(a)(4) related to residential structures proposed in a hillside condition.

Increased height for Retaining Walls

Pursuant to Section 9.05.120(d)(2) retaining walls exceeding 30-inches in height and visible from the public right-of-way require the review and approval of a SDP(M). The subject site's 34 percent slope results in a request for multiple terraced and structural retaining walls. The project proposes the construction of a perimeter "stem" retaining wall, which commences at the northern front corner of the lot and climbs to four (4) feet at its highest point between the SFD and the accessory dwelling unit (ADU). Aside from a small, lower portion of the wall at the street, the majority of the wall will not be visible.

The project also proposes the construction of four (4) terraced retaining walls ranging from 24 to 36 inches in height to be located on the southeastern side yard of the property and facing Robles Drive. The proposed retaining walls will be finished with sand finish stucco matching the proposed dwelling, and a condition requiring landscape screening is included for the highest portions of the retaining walls visible from Robles Drive. The proposed retaining walls are consistent with single-family development on sloping lots seen throughout the City as well as along Robles Drive. Pursuant to Section 9.69.070 "Basis for Action on Site Development Permit Applications" of the DPZC, every Coastal Development Permit requires the following findings:

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 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,
5. That the requirements of the California Environmental Quality Act have been satisfied in that the project qualifies as a Class 3 (Section 15303) exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA); and

Staff finds the SDPs requested for the single-family dwelling and retaining walls are consistent with the basis of approval as outlined in Section 9.71.050 of the DPZC. Responses supporting the above mentioned findings are detailed in the attached draft Planning Commission Resolution included as Action Document 1

CORRESPONDENCE:

To date, the City has received no correspondence related to the subject application.

CONCLUSION:

Based on the above analysis, Staff has determined that the project is consistent with the policies and provisions of the City of Dana Point General Plan and the DPZC, and that the Planning Commission findings articulated in the draft resolution, supporting approval of the subject improvement requests can be made. Therefore, staff recommends approval of SDP19-0016, subject to the conditions contained in the attached draft resolution.



Danny Giometti
Associate Planner

Kelly Reenders, Interim Director
Community Development Department

ACTION DOCUMENTS:

1. Draft PC Resolution 19-11-18-XX

SUPPORTING DOCUMENTS

2. Project Vicinity Map
3. Site Photos
4. Architectural, Grading Plans & Topographic Survey
5. Architectural Rendering

RESOLUTION NO. 19-11-18-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT SDP19-0016 TO PERMIT THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING ON A HILLSIDE CONDITION LOT AND THE CONSTRUCTION OF MULTIPLE RETAINING WALLS EXCEEDING 30-INCHES IN HEIGHT AT 33862 ROBLES DRIVE

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

WHEREAS, Eddie Bandini, (the “Applicant”) is the owner of real property commonly referred to as 33862 Robles Drive (APN 682-102-22) (the “Property”); and

WHEREAS, the Applicant has made an application for a Site Development Permit to permit the construction of a single-family dwelling (SFD) on a hillside condition lot and the construction of multiple retaining walls exceeding 30-inches in height; 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 of the CEQA Guidelines (Class 3 - Construction or Conversion of Small Structures) since the project consists of the construction of a new SFD, an accessory structure with a garage and retaining walls; and

WHEREAS, the Planning Commission did, on the 18th day of November, 2019, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said Planning Commission Review, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Site Development Permit SDP19-0016.

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

- A) The above recitations are true and correct and incorporated herein by this reference.

Findings:

- B) Based on the evidence presented, the Planning Commission adopts the following findings and approves Site Development Permit SDP19-0016, subject to conditions:
 - 1. That the site design is in compliance with the development standards of the Dana Point Zoning Code **in that, the 1) the design of the**

proposed SFD meets all development standards related to DPZC Section 9.05.110(a)(4) related to residential structures located in a hillside condition; 2) retaining walls greater than 30 inches in height and visible from adjacent properties or the public right-of-way are conditioned to be outfitted with landscaping, and will not create conditions detrimental to or incompatible with other permitted use or improvements vicinity in accordance with DPZC Section 9.05.120(d)(5).

2. That the site is suitable for the proposed use and development in that 1) the subject site contains a nearly 34 percent topographic slope commensurate using the calculation stipulated by DPZC Section 9.05.110(a)(4), and the dwelling meets all related development standards contained therein; 2) the orientation of the new SFD as well as the construction of multiple retaining walls on the shallow and narrow, hillside lot provides a required front yard, allowing for the construction of a two (2) car garage and driveway, where no on-site parking presently exists.
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, 1) the dwelling is designed in accordance with the requirements for residential structures in hillside conditions and although incorporating the additional height permitted is designed in a manner meeting Urban Design Element Policy 5.3 to “Encourage buildings and exterior spaces that are carefully-scaled to human size and pedestrian activity”; 2) the proposed retaining walls are sited sensitively, incorporate finishes consistent with the proposed dwelling and include landscaping that will mitigate impacts to surrounding properties and along Robles Drive.
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 site development permit requests are to 1) allow a SFD designed in accordance with residential structures located in a hillside condition and 2) retaining walls, which, although are appropriate for the site and function of the single-family residential use, do not require a specific architectural style.
5. That the requirements of the California Environmental Quality Act have been satisfied in that the project qualifies as a Class 3 (Section 15303) exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 Construction or Conversion of Small Structures) since the project

consists of the construction of a new SFD, an accessory structure with a garage and retaining walls.

Conditions:

A. General:

1. Approval of this application permits the construction of a SFD on a hillside condition lot and the construction of multiple retaining walls exceeding 30-inches in height located at 33862 Robles Drive (APN: 682-102-22). 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. Approval of this application is valid for a period of 24 months (two years) from the 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.
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. 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 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 of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he 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's 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's 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.

6. The applicant and applicant's 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 applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.
8. The construction site shall be posted with signage indicating that construction may not commence before 7:00 AM and must cease by 8:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or Federal holidays.
9. The applicant, property owner or successor in interest shall submit a standard Waste Reduction and Recycling Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The standard Waste Reduction and Recycling Plan shall be reviewed and approved and deposit posted prior to issuance of any permits.
10. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
11. The applicant 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 is responsible to coordinate any potential conflicts or existing easements.
12. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion and sediment control measures at all times. The applicant shall

maintain the erosion and sediment control devices until the final approval of all permits.

13. Separate review, approval, and permits are required for:
 - Separate Structures
 - Retaining Walls
 - Site Walls over 3 ft.
 - Fire Sprinklers
 - Demolition of Structures
14. At no point may the non-habitable patio area underneath the new SFD be converted into additional gross floor area without review and approval by the City Planning Division against Section 9.05.110(a)(4) of the DPZC (Hillside Condition Ordinance).

B. Prior to Building Plan Check Submittal:

15. Building(s) shall comply with most current editions of the Building Code with all local amendments.
16. Project "Conditions of Approval" shall appear on the submitted drawings.
17. 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)
 - Drainage Plan

All documents prepared by a registered-design-professional shall be wet-stamped & signed.
18. Fire Department review maybe required. Submit plans directly to the Orange County Fire Authority for their review.
19. Minimum roofing classification is Class "A".
20. Fire-rated Construction: Plans should clearly identify and detail the fire-rated construction for any construction due to close proximity to the property line.
21. Separate review, approval, and permits are required for separate

structures.

22. 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.
23. 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.
24. 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.

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

25. Approvals are required from:
 - Planning Division
 - Public Works & Engineering Services
 - Obtain Orange County Fire Authority Approval
 - Obtain "Will Serve" letter from Water District.
 - Provide an SDG&E service work order for proposed service location
26. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.
27. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval. The review of the submitted geotechnical report shall be done on a time and materials basis.
28. The applicant shall submit a drainage plan in compliance with all City of Dana Point standards for review and approval. The drainage plan shall show all drainage from proposed improvements being directed to an approved outlet.
29. A separate erosion control plan shall be included in the project plans. The erosion control plan shall address the potential erosion and sediment loss for the proposed hillside development.
30. 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 Project Planner 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.

31. 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 Director of Community Development, 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 as may be applicable and with the Submittal Requirements and Guidelines for Implementation of the Chapter 9.55 of the DPZC.

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

32. The owner of the subject property shall sign a deed restriction to be recorded by the County of Orange Clerk, which states that the owner shall live on-site throughout the life of the ADU.
33. Verification of all conditions of approval is required by all City Departments.
34. The 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.
35. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
36. All approvals from outside Departments and Agencies (i.e. Fire Department) is/are required.
37. A written approval by the Geotechnical Engineer of Record approving the construction as being in conformance with the approved plan from a geotechnical standpoint.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 18th day of November 2019, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Roy Dohner, Chairman
Planning Commission

ATTEST:

Kelly Reenders, Interim Director
Community Development Department



City of Dana Point

SDP19-0016

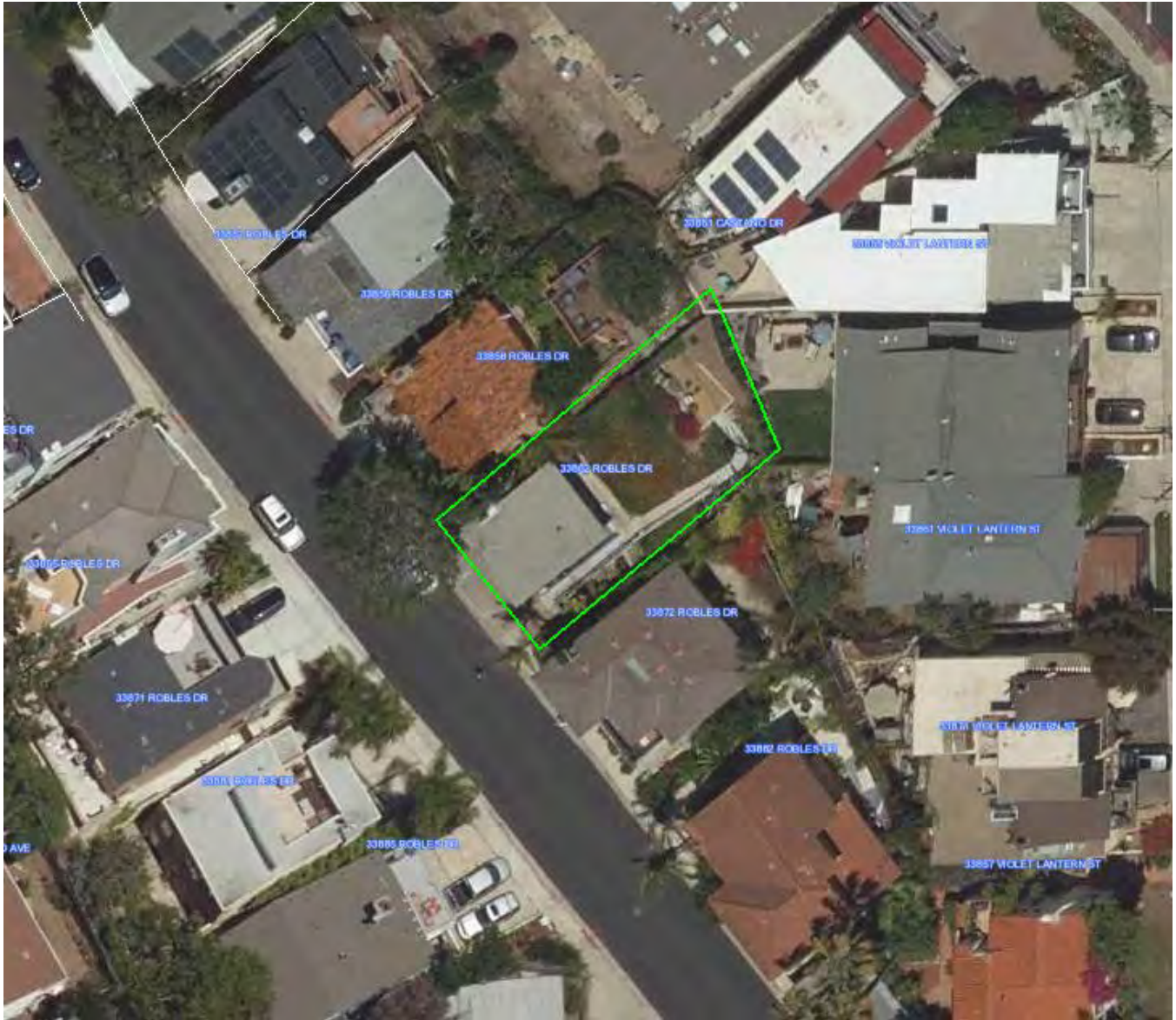
Danny Giometti, Associate Planner

Community Development Department

33282 Golden Lantern (Danny Giometti, Associate Planner)

Dana Point, CA 92629-1805

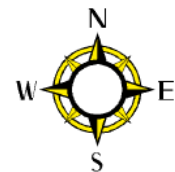
VICINITY MAP



Project : **SDP19-0016**

Applicant: **David Bailey, AIA**

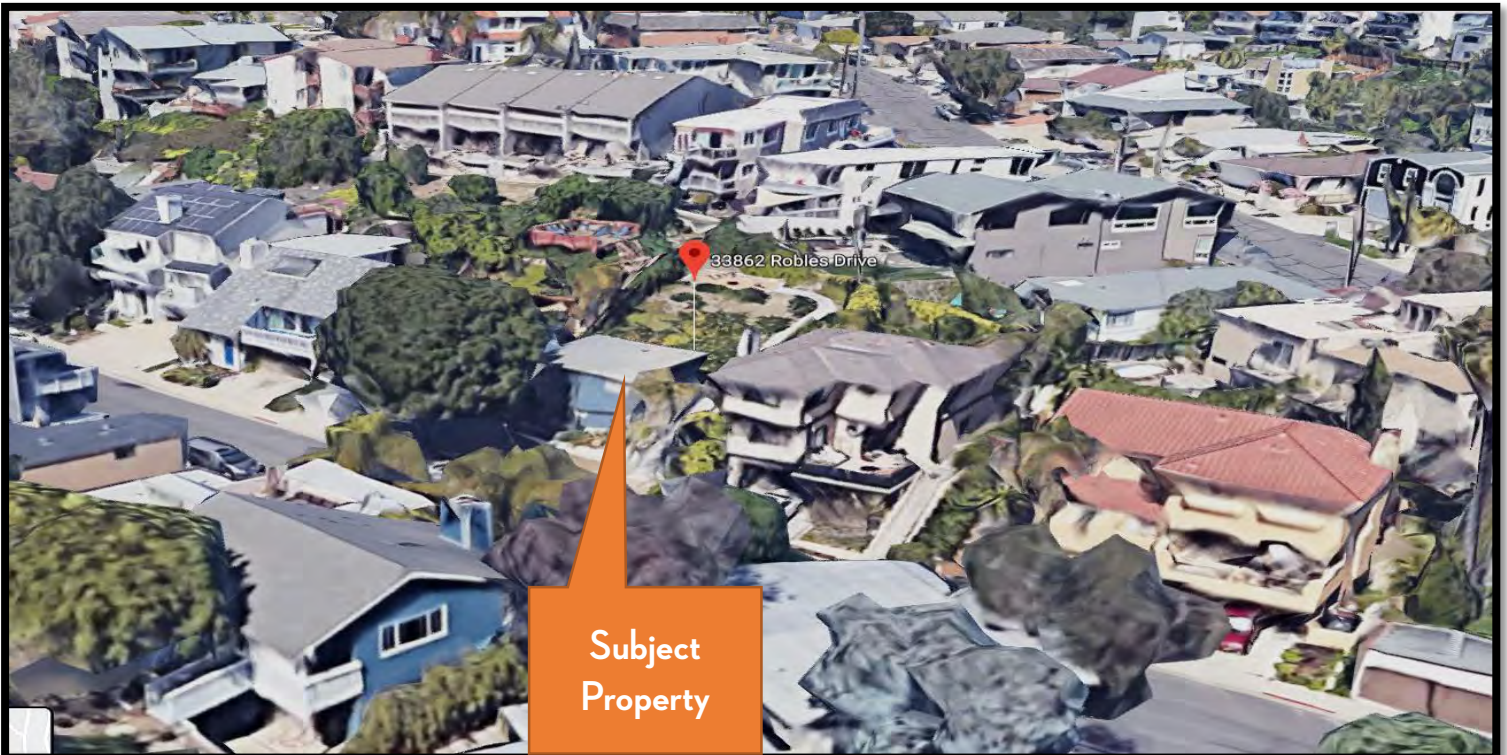
Location: **33862 Robles Drive**



SITE PHOTOS - 33862 ROBLES DRIVE - SDP19-0016



VIEW OF EXISTING DWELLING FROM ROBLES DRIVE



PULLED BACK VIEW FROM SUBJECT PROPERTY

SITE PHOTOS - 33862 ROBLES DRIVE - SDP19-0016

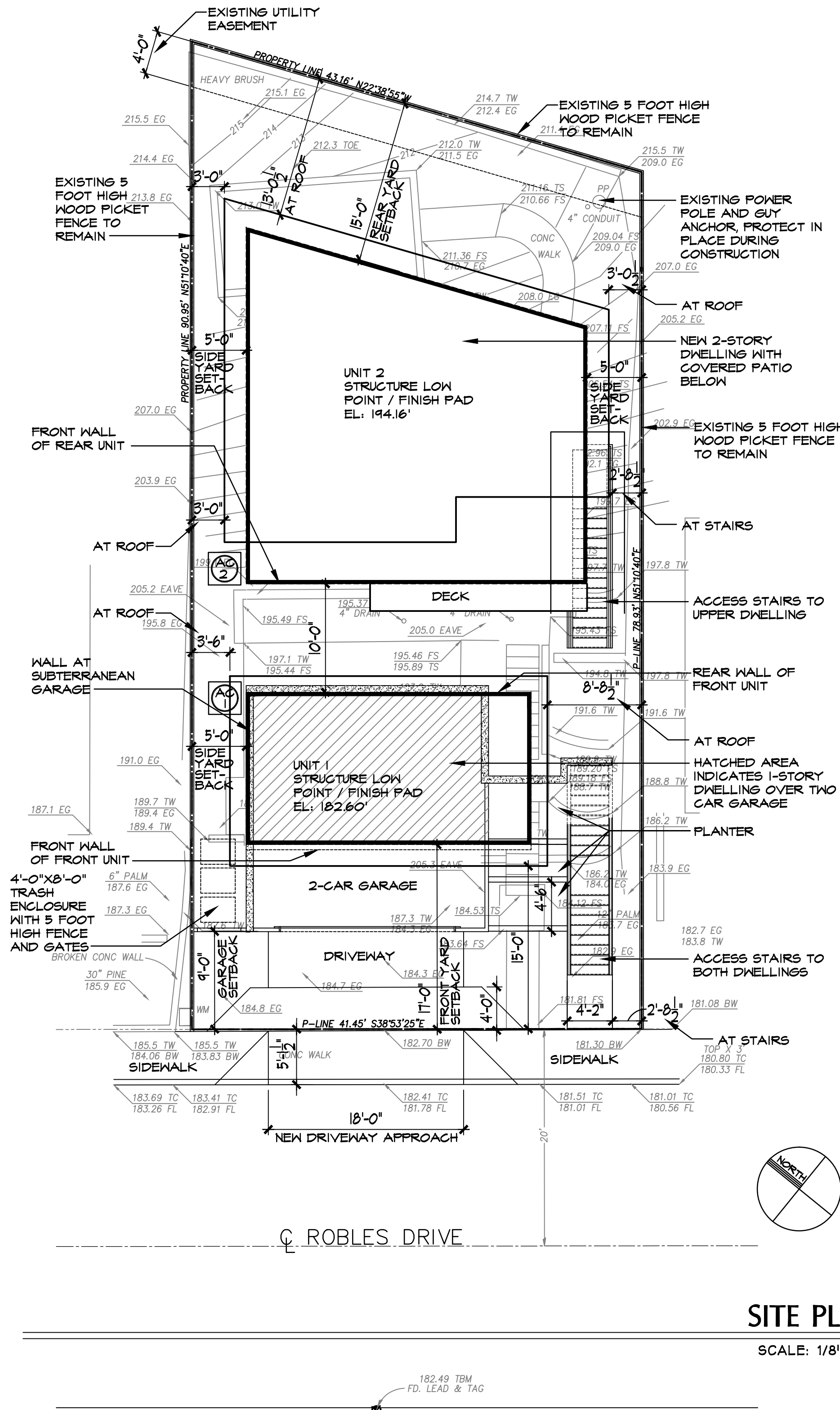


VIEW FROM TOP OF PROPERTY WITH STAKING INSTALLED



VIEW FROM TOP OF SUBJECT PROPERTY LOOKING TOWARDS COAST

FINISH SCHEDULE						
#	ITEM	MATERIAL	MANUFACTURER	MODEL	COLOR	REMARKS
1	ROOF	-	GAF	EVERGUARD TPO 60 MIL MEMBRANE	ENERGY GRAY	CLASS 'A' ROOFING, UL LISTED; ERI506-01
2	WALLS	STUCCO	MERLEX	SAND FINISH	NAVAJO WHITE	3-COAT EXTERIOR STUCCO WITH SAND FINISH
3	WINDOWS	VINYL	MILGARD	TRINSG SERIES	BRONZE	-
4	DOORS	VINYL	MILGARD	TRINSG SERIES	BRONZE	-
5	GARAGE DOOR	ALUMINUM/GLASS	ANAHEIM DOOR	GLASS DOORS	BRONZE	SECTIONAL OVERHEAD GARAGE DOOR
6	EAVES	STUCCO	MERLEX	-	TURKISH COFFEE	STUCCO WRAP EAVE WITH GUTTER, REFER TO DETAILS
7	GUTTERS	ALUMINUM	TBD	OGGIE	BRONZE	METAL GUTTER, INSTALL PER MFR SPECS
8	CHIMNEY CAPS	METAL	TBD	-	BRONZE	CHIMNEY TERMINATION CAP WITH APPROVED SPARK ARRESTOR
9	DOWNSPOUT	ALUMINUM	TBD	ROUND	BRONZE	METAL DOWNSPOUT, INSTALL PER MFR SPECS
10	RETAINING WALLS	PAINTED CMU	TBD	-	NAVAJO WHITE	-
11	TEMP GL GUARDRAIL	TEMP GLASS	CR LAWRENCE	-	CLEAR	TEMPERED GLASS GUARDRAIL, INSTALL PER MFR SPECS
12	DECKING	GLASS-A WATERPROOF MEMBRANE	DEX-O-TEX	WEATHERWEAR ROOF DECK COVERING	IRISH CREAM	ICC-ES REPORT: ESR-1197
13	CABLE GUARDRAIL	SS CABLE	FEENEY	CABLE RAIL/ STEEL POSTS	STAINLESS STEEL	LANDSCAPE AREAS/TOP OF RETAINING WALLS
14	ADHERED STONE VENEER	MANUFACTURED STONE	EL DORADO STONE	LEDGESTONE	DESERT SHADOW	ADHERED STONE VENEER, REFER TO DETAILS
15	FLASHING	GALVANIZED IRON	-	-	PAINT TO MATCH	6" FLASHING AT ALL ROOF TO WALL INTERSECTIONS INSTALL OVER ROOFING PER ROOFING MFR SPECIFICATIONS
16	ADHERED TILE PLANKS	CERAMIC TILE	EL DORADO STONE	VINTAGE RANCH	SADDLEWOOD	ADHERED WOOD PLANK VENEER, REFER TO DETAILS



SITE PLAN

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

DEFERRED SUBMITTALS

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. NONE.

MISCELLANEOUS NOTES:

1. POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.

2. ASSOCIATION APPROVAL (ADVISORY). ISSUANCE OF A BUILDING PERMIT BY THE CITY DOES NOT RELIEVE THE APPLICANT OF LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN COMMUNITY ASSOCIATION APPROVAL OF PLANS.

UNIT 1 AREA CALCULATIONS

TOTAL LIVING AREA:	368 Sq. Ft.
NEW DECK:	75 Sq. Ft.
NEW 2-CAR GARAGE:	506 Sq. Ft.

October 24, 2019

UNIT 2 AREA CALCULATIONS

NEW FIRST FLOOR LIVING AREA:	872 Sq. Ft.
NEW SECOND FLOOR LIVING AREA:	593 Sq. Ft.
TOTAL LIVING AREA:	1465 Sq. Ft.
NEW COVERED PATIO:	401 Sq. Ft.
NEW FIRST FLOOR DECK:	47 Sq. Ft.
NEW SECOND FLOOR DECK:	242 Sq. Ft.

October 24, 2019

SHEET INDEX:

T-1	COVER SHEET / SITE PLAN
SP	STORY POLES
C-1	PRELIMINARY GRADING PLAN
TOPO	TOPOGRAPHIC MAP
A-2	UNIT 1 FLOOR PLAN
A-3	UNIT 2 FLOOR PLAN
A-6	EXTERIOR ELEVATIONS
A-7	EXTERIOR ELEVATIONS / ROOF PLAN
A-8	ARCHITECTURAL SECTIONS
A-9	DOOR AND WINDOW SCHEDULE / FINISH SCHEDULE
EXIST	EXISTING PLAN / ELEVATIONS

LANDSCAPE:

L-1	CONSTRUCTION PLAN
L-2	IRRIGATION PLAN
L-3	PLANTING PLAN
L-4	IRRIGATION DETAILS
L-5	PLANTING DETAILS

PROJECT PARTICIPANTS

OWNER

Eddie Bandini
33862 Robles Drive
Dana Point, California 92629
(925) 285-3230

ARCHITECT

Design Professional
in Responsible
Charge for the
Project

David L. Bailey Architect, Inc.
23183 La Cadena Drive, Suite 101
Laguna Hills, CA 92653
[949] 513-1050 ph
License #C27404

BUILDING CODE DATA:

OCCUPANCY: R3/U
TYPE OF CONSTRUCTION: V-B
SPRINKLERS: NO

GOVERNING BODY: CITY OF DANA POINT, CA

APPLICABLE CODES:

2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ELECTRIC CODE
2016 CALIFORNIA T-24 ENERGY CONSERVATION REGULATIONS
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
ALL LOCAL CODES, AMENDMENTS, AND CITY ORDINANCE

LEGAL DESCRIPTION:

ASSESSORS PARCEL NUMBER: 682-102-22
LOT #18, TRACT #861
LOT SIZE: 3,484 SQ FT

PROJECT SCOPE

1. PROVIDE NEW 1-STORY RESIDENCE WITH 2-CAR GARAGE BELOW.
2. PROVIDE NEW 2-STORY RESIDENCE WITH COVERED PATIO BELOW.

RESIDENTIAL DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	RESIDENTIAL ZONING DISTRICT	
	RMF 14 REQUIRED	RMF 14 PROPOSED
MINIMUM LOT SIZE	7,500 SF	3,523 SF
MINIMUM LOT WIDTH - STANDARD LOT	45 FT	41.45 FT
MINIMUM LOT DEPTH	100 FT	78.93 FT MIN.
MAXIMUM LOT COVERAGE	50%	46.07% OR 1,623 SF
MINIMUM LAND AREA PER UNIT	2,600 SF	3,523 SF
MAXIMUM HEIGHT (HILLSIDE ORDINANCE)	24'-0" FLAT ROOF	28'-11 1/2" FLAT ROOF
MINIMUM FRONT YARD SETBACK	17 FT	17 FT STRUCTURE 9 FT GARAGE
MINIMUM SIDE YARD SETBACK	4.23 FT	5 FT
MINIMUM REAR YARD SETBACK	15 FT	15 FT
MINIMUM OPEN SPACE	PRIVATE	REQUIRED 200 SF/DU UNIT 1 209 SF UNIT 2 322 SF
	COMMON	30% AC 1,057 SF 1,708 SF
MINIMUM LANDSCAPE COVERAGE	25%	881 SF 35.76% 1,260 SF
MINIMUM BUILDING SEPARATION	10 FT	10 FT

PARKING STANDARDS

	STALLS PER UNIT		
	COVERED	UNCOVERED	PROVIDED
SINGLE FAMILY UNITS			
3-BEDROOM UNIT	2.0	0.5/UNIT	2
1-BEDROOM UNIT	1.0	0.5/UNIT	0

ROOF HEIGHT IN HILLSIDE CONDITION

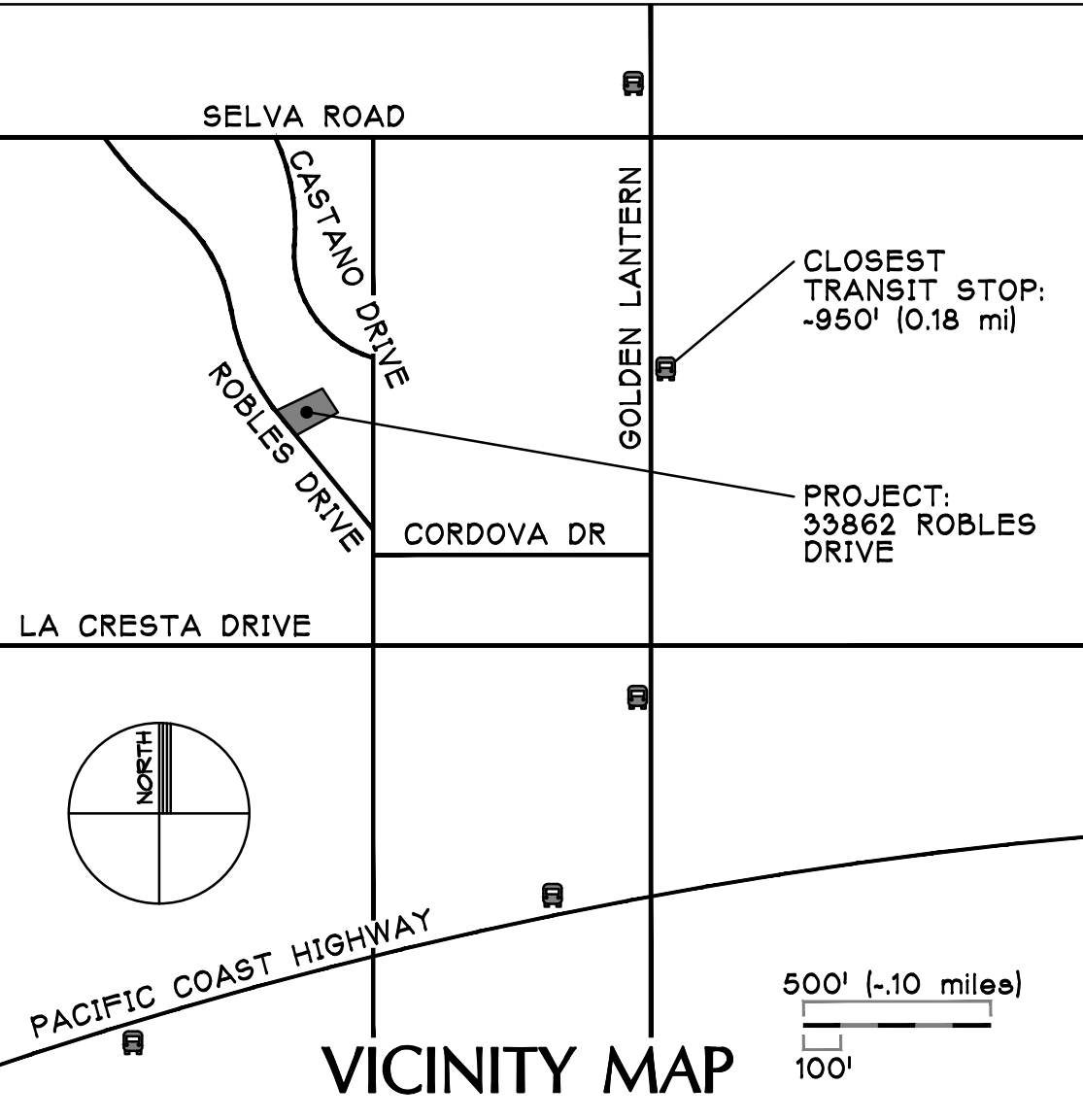
MINIMUM SLOPE	REQUIRED	EXISTING
	20 PERCENT OR GREATER	215.1' REAR/184.8' FRONT AT 90.95 LF 33.31% SLOPE

SITE DEVELOPMENT PERMIT REQUIRED

1. RETAINING WALLS IN FRONT AND REAR YARD SETBACK
2. DEVIATION OF PARKING

SITE DEVELOPMENT NOTES:

A. SETBACK VERIFICATION AND HEIGHT CERTIFICATION REQUIRED, PLANNING FINAL REQUIRED.



VICINITY MAP



David L. Bailey
ARCHITECT, INC.

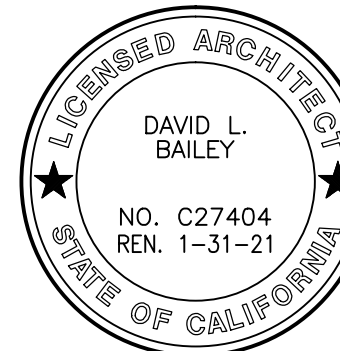
23183 La Cadena Drive, Suite 101
Laguna Hills, CA 92653

Cell: 949-573-1050

E-Mail: david@dlbarch.com

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#	REVISION	DATE
	SITE DEVELOPMENT PERMIT	4/24/19
	SITE DEVELOPMENT RESUBMITTAL	10/24/19
△		
△		
△		
△		
△		



PROJECT NAME
BANDINI RESIDENCE
33862 Robles Drive
Dana Point
California, 92629

SHEET TITLE

TITLE SHEET

PROJECT NO.

17094

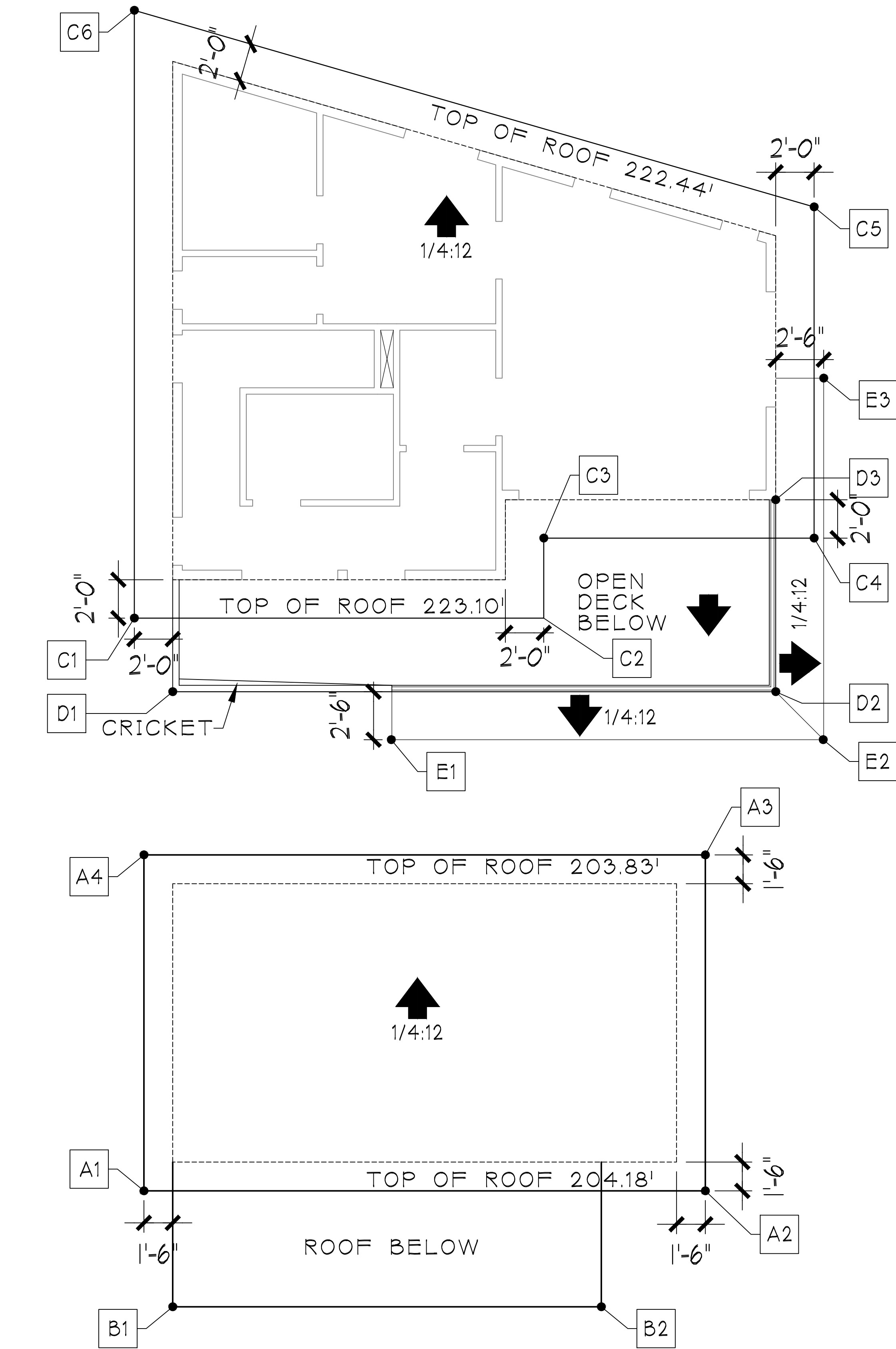
DATE

October 24, 2019

SCALE

AS REFERENCED

T-1



STORY POLE PLAN

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

BANDINI RESIDENCE - STORY POLE PLAN LEGEND
OCTOBER, 2019 (UNIT 1 GARAGE FLOOR FINISH EL: 183.92')

SYM	ELEVATION	CHG	NOTE	TYPE	REMARKS
A1	204.18'	-	-	A	NEW TOP OF FASCIA, STRING TO A-2
A2	204.18'	-	-	A	NEW TOP OF FASCIA, STRING TO A-3
A3	203.83'	-	-	A	NEW TOP OF FASCIA, STRING TO A-4
A4	203.83'	-	-	A	NEW TOP OF FASCIA, STRING TO A-1
B1	194.74'	-	-	B	TOP OF NEW FASCIA, STRING TO B-2
B2	194.74'	-	-	B	TOP OF NEW FASCIA

BANDINI RESIDENCE - STORY POLE PLAN LEGEND
OCTOBER, 2019 (UNIT 2 LOWER FLOOR FINISH EL: 195.00')

SYM	ELEVATION	CHG	NOTE	TYPE	REMARKS
C1	223.10	-	-	A	NEW TOP OF FASCIA, STRING TO C-2
C2	223.10	-	-	A	NEW TOP OF FASCIA, STRING TO C-3
C3	223.02	-	-	A	NEW TOP OF FASCIA, STRING TO C-4
C4	223.02	-	-	A	NEW TOP OF FASCIA, STRING TO C-5
C5	222.66	-	-	A	NEW TOP OF FASCIA, STRING TO C-6
C6	222.44	-	-	A	NEW TOP OF FASCIA, STRING TO C-1
D1	217.16	-	-	B	NEW TOP OF GUARDRAIL, STRING TO D-2
D2	217.16	-	-	B	NEW TOP OF GUARDRAIL, STRING TO D-3
D3	217.16	-	-	B	NEW TOP OF GUARDRAIL
E1	213.18	-	-	A	NEW TOP OF FASCIA, STRING TO E-2
E2	213.18	-	-	A	NEW TOP OF FASCIA, STRING TO E-3
E3	213.18	-	-	A	NEW TOP OF FASCIA

KEYNOTES

1. ADJUST HEIGHT, SAME POLE LOCATION.

2. ADJUST HEIGHT, MINOR LOCATION CHANGE

3. NEW BUILDING POLE (ADDED)

4. ADJ. HEIGHT, MODERATE LOCATION CHANGE

5. NO HEIGHT OR LOCATION CHANGE

6. NO HEIGHT CHANGE, MINOR LOCATION CHANGE

DATUM POINT

FEBRUARY, 2018

OCS BENCHMARK: M-1415

ELEV: 139.550'

NAVD88 DATUM

SYMBOLS

X1

LEGEND TAG

BLDG. CORNER (OR FENCE)

POLE LOCATION

David L. Bailey

ARCHITECT, INC.

23183 La Cadena Drive, Suite 101

Laguna Hills, CA 92653

Cell: 949-573-1050

E-Mail: david@dlbarch.com

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	SITE DEVELOPMENT RESUBMITTAL	10/24/19
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△		

LICENSED ARCHITECT

DAVID L. BAILEY

NO. C27404

REN. 1-31-21

STATE OF CALIFORNIA

PROJECT NAME

BANDINI RESIDENCE

33862 Robles Drive

Dana Point

California, 92629

SHEET TITLE

STORY POLE PLAN

PROJECT NO.

17094

DATE

October 24, 2019

SCALE

AS REFERENCED

STORY POLES

SITE DEVELOPMENT RESUBMITTAL 10/24/19

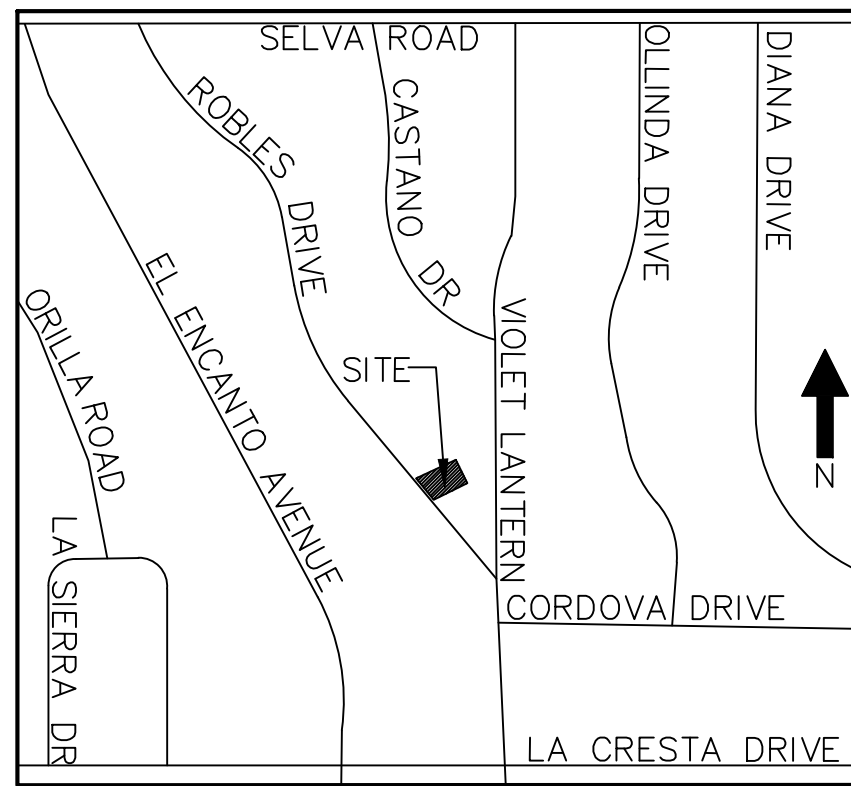
THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNLESS STAMPED WITH DAVID L. BAILEY STATE LICENSED ARCHITECT SEAL

PRELIMINARY GRADING PLAN

33862 ROBLES DRIVE

CITY OF DANA POINT

COUNTY OF ORANGE, STATE OF CALIFORNIA



VICINITY MAP
N.T.S.

BENCHMARK:

OCS BENCHMARK M-1415
ELEVATION = 139.550
NAVD88 DATUM

LEGAL DESCRIPTION:

LOT 18, BLOCK 3
TRACT NO. 861
M.B. 152-34-37
APN 682-102-22

APPLICANT/DEVELOPER:

EDDIE BANDINI
33862 ROBLES DRIVE
DANA POINT, CA 92629

ARCHITECT:

DAVID L. BAILEY ARCHITECT, INC.
23183 LA CADENA DRIVE, SUITE 101
LAGUNA HILLS, CA 92653
(949) 573-1050

PROJECT ADDRESS:

33862 ROBLES DRIVE
DANA POINT, CA 92629

ASSESSOR PARCEL NUMBERS:

682-102-22

FLOOD NOTE:

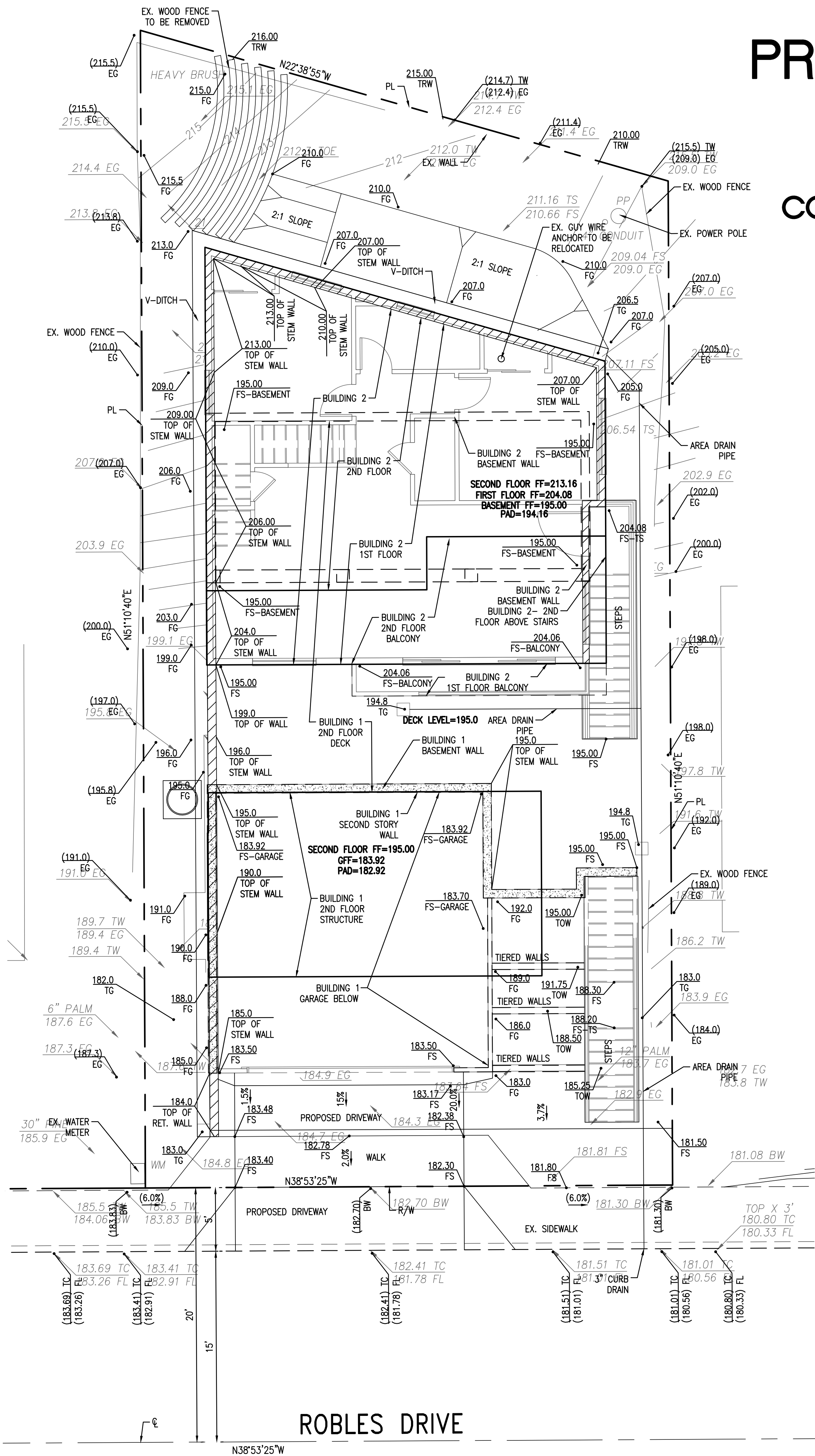
PROJECT IS LOCATED IN ZONE X
PER FA MAP# 06059C0502J

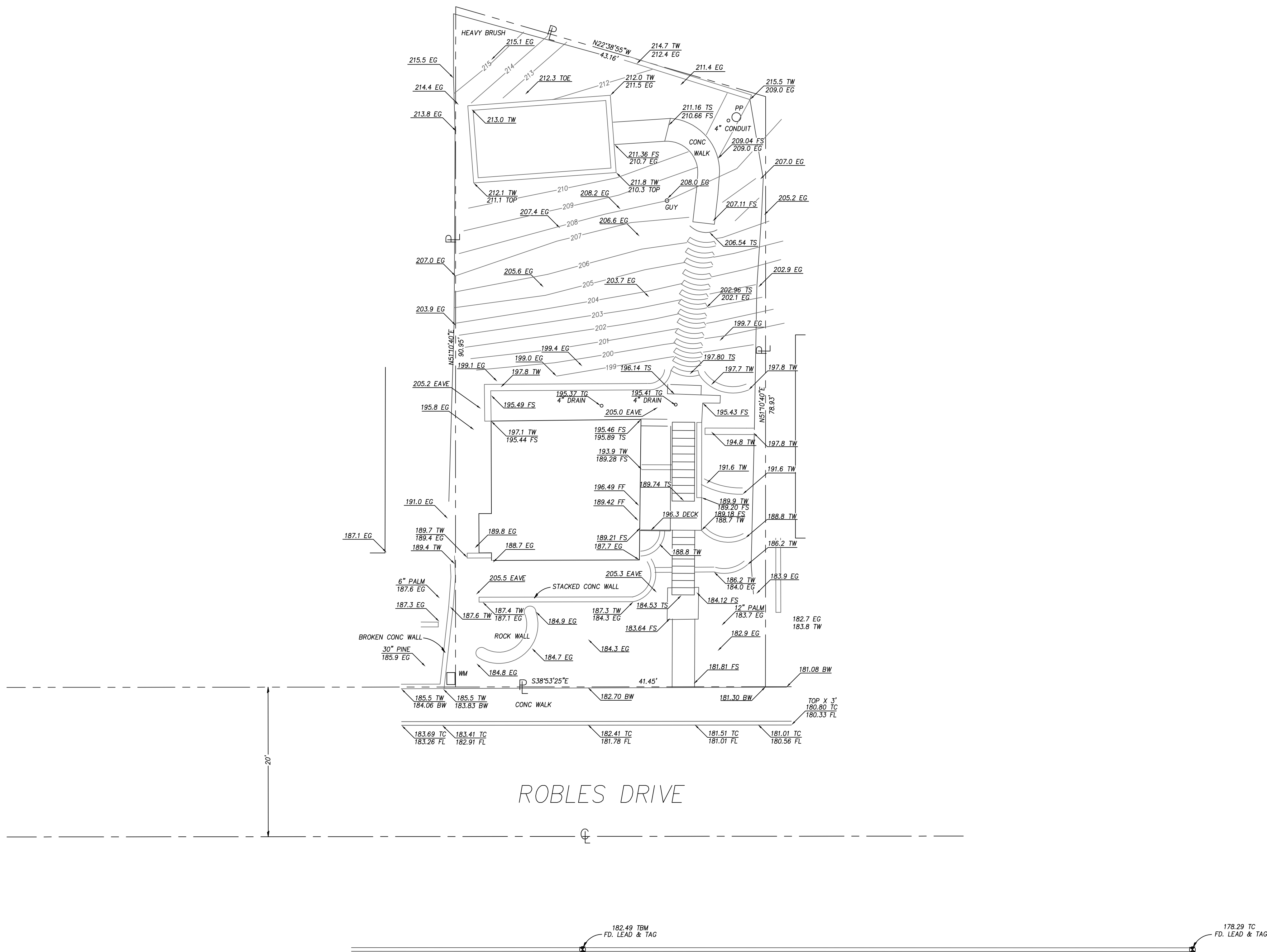
ABBREVIATIONS

AB	AGGREGATE BASE	JS	JUNCTION STRUCTURE
AC	ASPHALTIC CONCRETE	LA	LANDSCAPE AREA/ARCHITECT
BC	BEGIN CURVE	LT	LEFT
BCR	BEGIN CURB RETURN	LP	LOW POINT
BVC	BEGINNING OF VERTICAL CURVE	N'LY	NORTHERLY
BW	BACK OF WALK	N	NORTH
CL	CENTER LINE	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CSP	CORRUGATED STEEL PIPE	OD	OUTSIDE DIAMETER
CO	CLEAN OUT	PCC	PORTLAND CEMENT CONCRETE
DDCA	DOUBLE DETECTOR CHECK ASSEMBLY	PVI	POINT OF VERTICAL CURVE
DW	DOMESTIC WATER	R	RADIUS
EA	EACH	RCP	REINFORCED CONCRETE PIPE
EC	END CURVE	RT	RIGHT
ECR	END CURB RETURN	RW	RECLAIMED WATER
EG	EXISTING GRADE	R/W	RIGHT OF WAY
E'LY	EASTERLY	S	SOUTH
EX	EXISTING	SD	STORM DRAIN
EVC	END OF VERTICAL CURVE	SF	SQUARE FEET
FDC	FIRE DEPARTMENT CONNECTION	S'LY	SOUTHERLY
FG	FINISHED GRADE	SS	SANITARY SEWER
FF	FINISHED FLOOR	STA	STATION
FL	FLOW LINE	STD	STANDARD
FNC	TOP OF FENCE	TC	TOP OF CURB
FS	FINISHED SURFACE	TF	TOP OF FOOTING
FG	FINISH GRADE	TG	TOP OF GRATE
OFF	GARAGE FINISH FLOOR	TRW	TOP OF RET. WALL
HP	HIGH POINT	TW	TOP OF WALL
ID	INSIDE DIAMETER	TYP	TYPICAL
INV	INVERT	VCP	VITRIFIED CLAY PIPE

LEGEND:

	EX. POWER POLE
	PROP. FDC
	MANHOLE
	CLEANOUT
	FIRE HYDRANT
	SCREEN WALL
	SCREEN/RETAINING WALL
	RETAINING WALL
	WOOD FENCE
	IRON FENCE

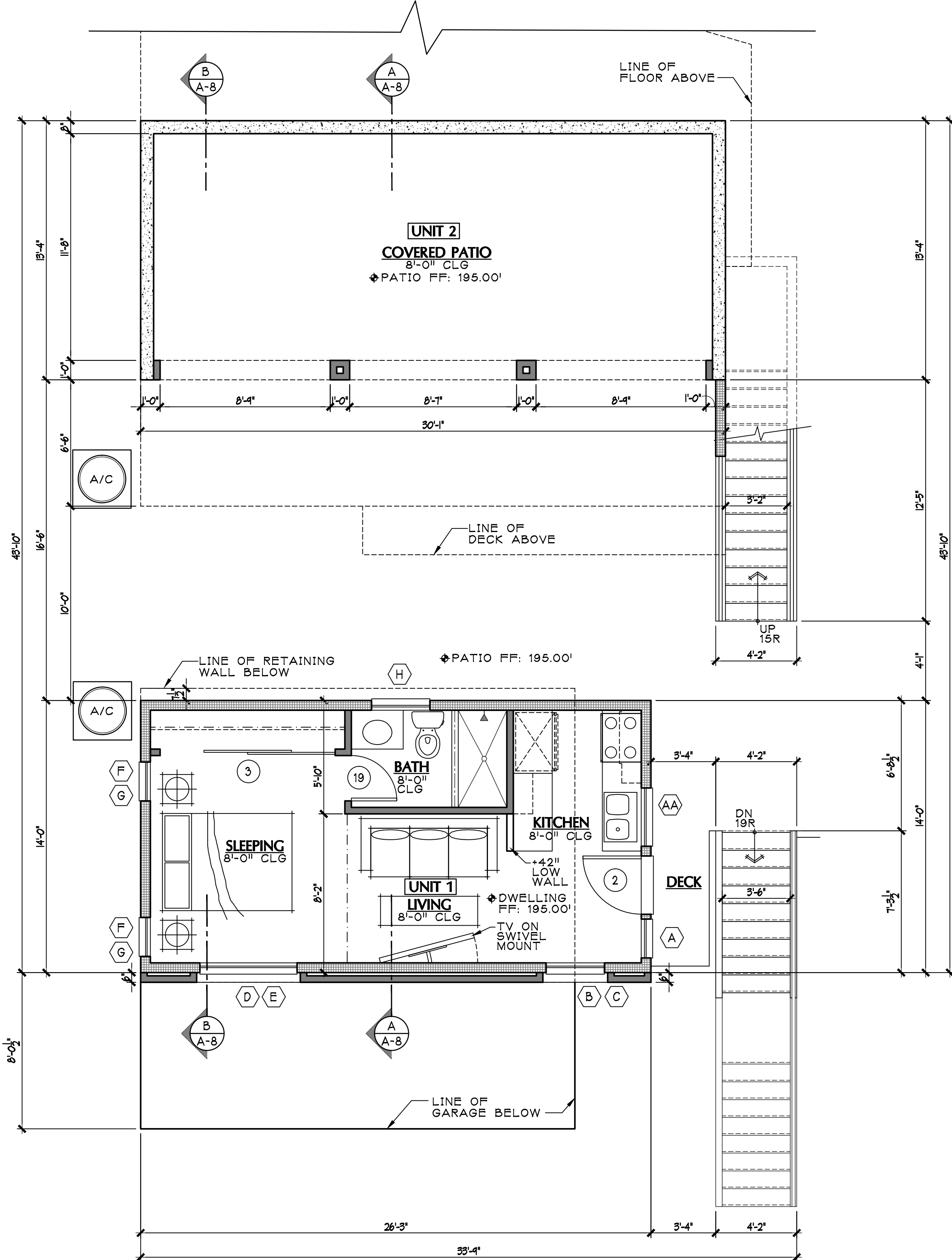




EASEMENT NOTE:
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT.
UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

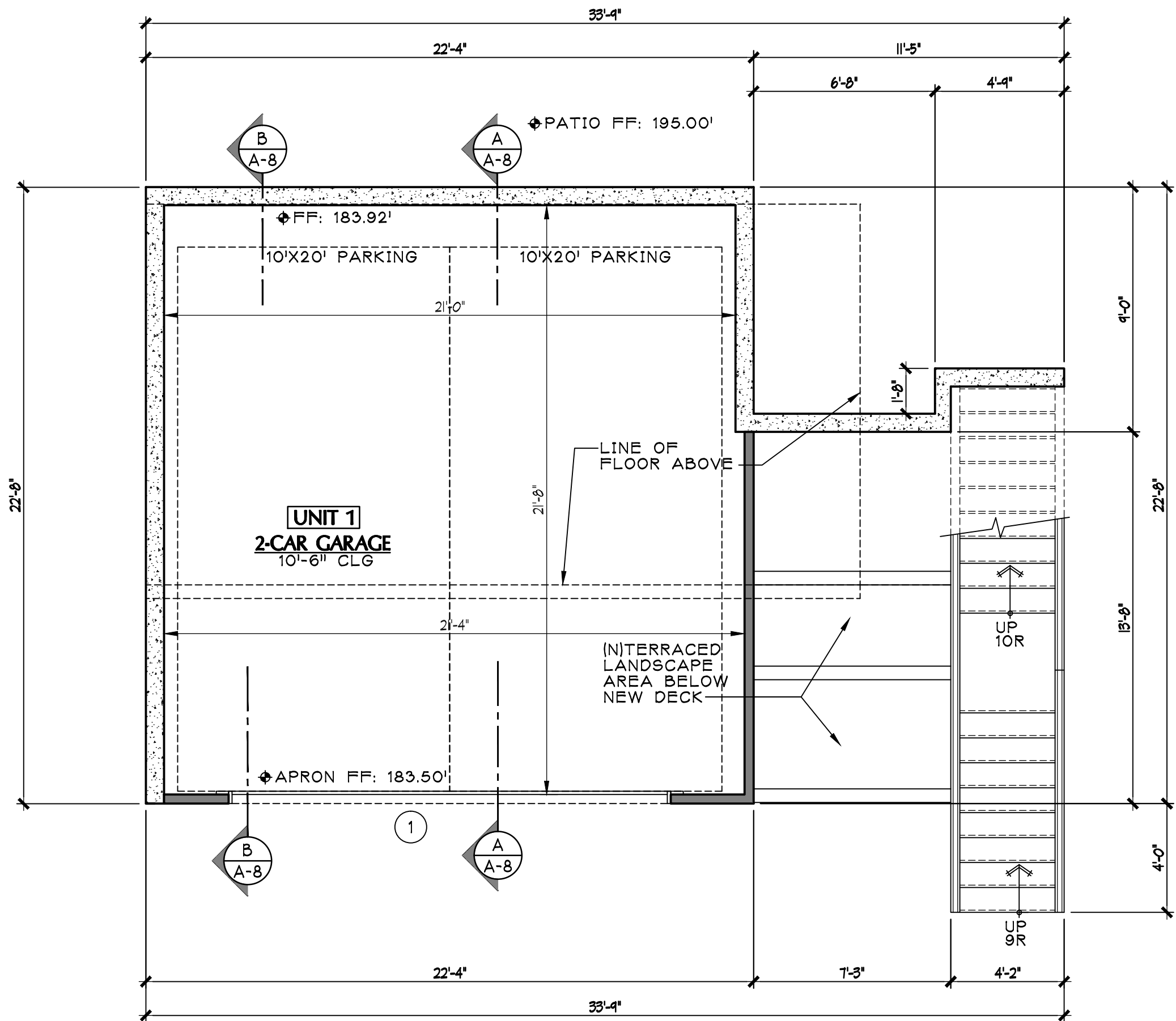
BOUNDARY NOTE:
THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN
ON THIS MAP MAY BE ADJUSTED RELATIVE TO THE PLAT UPON COMPLETION
OF A BOUNDARY SURVEY.

TOPOGRAPHIC MAP		
8 SCALE	LOT LOT 18 BLK 3 TR. NO. 861	
FEBRUARY 2018		
33862 ROBLES DRIVE DANA POINT CA.		
OCS BENCHMARK M-1415 ELEV. = 139.550 NAVD88 DATUM		
SOUTH COAST SURVEYING 3214 CLAY ST. NEWPORT BEACH CA. (949)631-8840		



UNIT 1 - SECOND FLOOR

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



UNIT 1 - FIRST FLOOR GARAGE

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

FLOOR PLAN NOTES

- A. ALL NEW WINDOWS TO BE HOLLOW VINYL, MANUFACTURER AS SELECTED BY OWNER. DUAL GLAZED, NEW FRAMES TO MATCH EXISTING COLOR.
- B. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
- C. WINDOWS LOCATED IN FRAMED OPENINGS SHALL BE CENTERED ON OPENING, U.N.O.
- D. NEW ATTIC MOUNTED HVAC EQUIPMENT AND DUCTING. PROVIDE R-13 INSULATION IN NEW EXTERIOR WALLS. PROVIDE R-30 INSULATION IN NEW ATTIC SPACES.
- E. AT SHOWERS AND TUB/SHOWER COMBO ALL WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 12" MIN. ABOVE DRAIN AT SHOWER OR TUB W/SHOWER (C.R.C. CHAPTER 7) (REFER TO INTERIOR ELEVATIONS FOR FINISH SURFACE ELEVATION). COMPARTMENT SHALL BE NOT LESS THAN 1,024 SQ. IN.
- F. PROVIDE BACK-DRAFT DAMPERS AT, HOOD VENT AND EXHAUST FANS (PER C.R.C.).
- G. PROVIDE 2" CLEARANCE BETWEEN NEW FRAMING AROUND EXISTING FIREBOX. VERIFY WITH MFRS. SPECS.
- H. PROVIDE CLEARANCE TO COMBUSTIBLES AT EXISTING FIREPLACE OPENING PER CRC R1001.11.
- I. WATER CLOSETS TO BE LOW FLUSH UNITS W/ MAXIMUM 1.28 GALLONS PER FLUSH.
- J. PROVIDE SAFETY GLAZING IN LOCATIONS SPECIFIED IN CRC R308.4. GLASS TO BE ETCH MARKED.
- K. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING SHALL BE COVERED DURING CONSTRUCTION.
- M. THE WATER EFFICIENCY AND CONSERVATION REQUIREMENTS OF CGBS SECTION 4.303 INCLUDING:
- A. INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:
- WATER SAVING FIXTURES OR FLOW RESTRICTORS.
- A 20% REDUCTION IN BASELINE WATER USE SHALL BE DOCUMENTED ON THE PLAN.
- WHEN USING THE CALCULATION METHOD SPECIFIED IN SECTION 4.303.2, MULTIPLE SHOWER HEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES.
- B. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE SPECIFIED PERFORMANCE REQUIREMENTS OF SECTION 4.303.3
- N. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
- A. PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- B. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
- C. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
- D. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
- E. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
- O. INTERIOR MOISTURE CONTROL ELEMENTS PER CGBS SECTION 4.303. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED FOR THE MINIMUM REQUIREMENTS BEFORE CLOSURE.
- P. MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS.
- A. WATER CLOSETS 1.28 GALLONS PER FLUSH
- B. SHOWER HEADS 2.0 GPM AT 80 PSI
- C. KITCHEN FAUCETS 1.5 GPM AT 80 PSI
- D. LAVATORY FAUCETS 1.5 GPM AT 80 PSI
- Q. MIN 4" DIAMETER TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14 FEET WITH 2 ELBOWS. OTHER LENGTHS OR SIZES AS PERMITTED OR REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTION AND APPROVED BY THE BUILDING OFFICIAL.
- R. NOTE: 50'X30" ATTIC ACCESS PROVIDED BETWEEN EXISTING FRAMING. CONTRACTOR TO VERIFY AND PROVIDE ATTIC MOUNTED HVAC EQUIPMENT SIZED TO PASS THROUGH ATTIC ACCESS OPENING. FIELD VERIFY PRIOR TO INSTALLATION.
- S. PROVIDE 3/8" TYPE-X GYP BOARD AT GARAGE WALLS AND CEILINGS.
- T. SOUND INSULATION NOTES:
- A. APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
- B. ALL PENETRATIONS INTO SOUND-RATED PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT.
- C. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND APPLIANCES VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL. EXCEPTION: GAS PIPING NEED NOT BE ISOLATED.
- D. METAL VENTILATION AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED.
- E. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT, WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY WITHIN A WALL.

FLOOR PLAN KEY

- NEW 2x4 STUDS AT 16" O.C. MAX U.N.O. ON STRUCTURAL DRAWINGS
- NEW 2x6 STUDS AT 16" O.C. MAX U.N.O. ON STRUCTURAL DRAWINGS
- NEW SOFFIT OR DROP CEILING

UNIT 1 AREA CALCULATIONS

TOTAL LIVING AREA:	368 Sq. Ft.
NEW DECK:	75 Sq. Ft.
NEW 2-CAR GARAGE:	506 Sq. Ft.
October 24, 2019	

UNIT 2 AREA CALCULATIONS

NEW FIRST FLOOR LIVING AREA:	872 Sq. Ft.
NEW SECOND FLOOR LIVING AREA:	543 Sq. Ft.
TOTAL LIVING AREA:	1,465 Sq. Ft.
NEW COVERED PATIO:	401 Sq. Ft.
NEW FIRST FLOOR DECK:	47 Sq. Ft.
NEW SECOND FLOOR DECK:	242 Sq. Ft.
October 24, 2019	

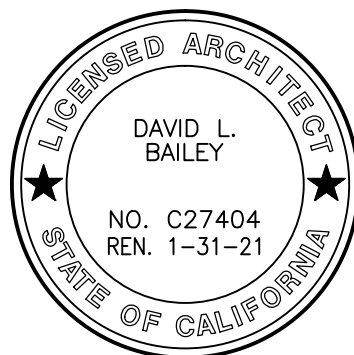
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	SITE DEVELOPMENT RESUBMITTAL	10/24/19
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BANDINI RESIDENCE
33862 Robles Drive
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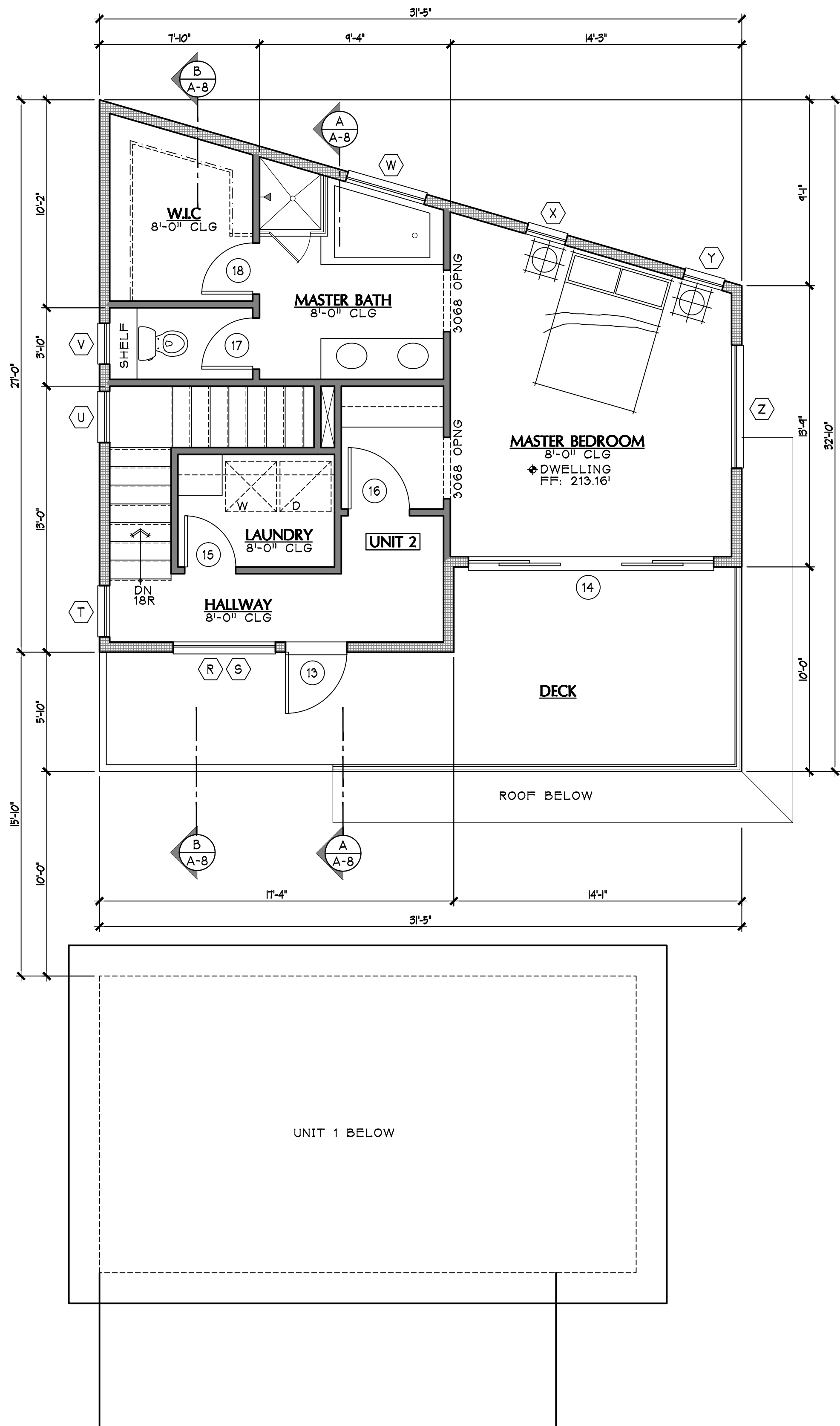
UNIT 1
FLOOR PLAN

PROJECT NO.	17094
DATE	October 24, 2019
SCALE	AS REFERENCED

A-2

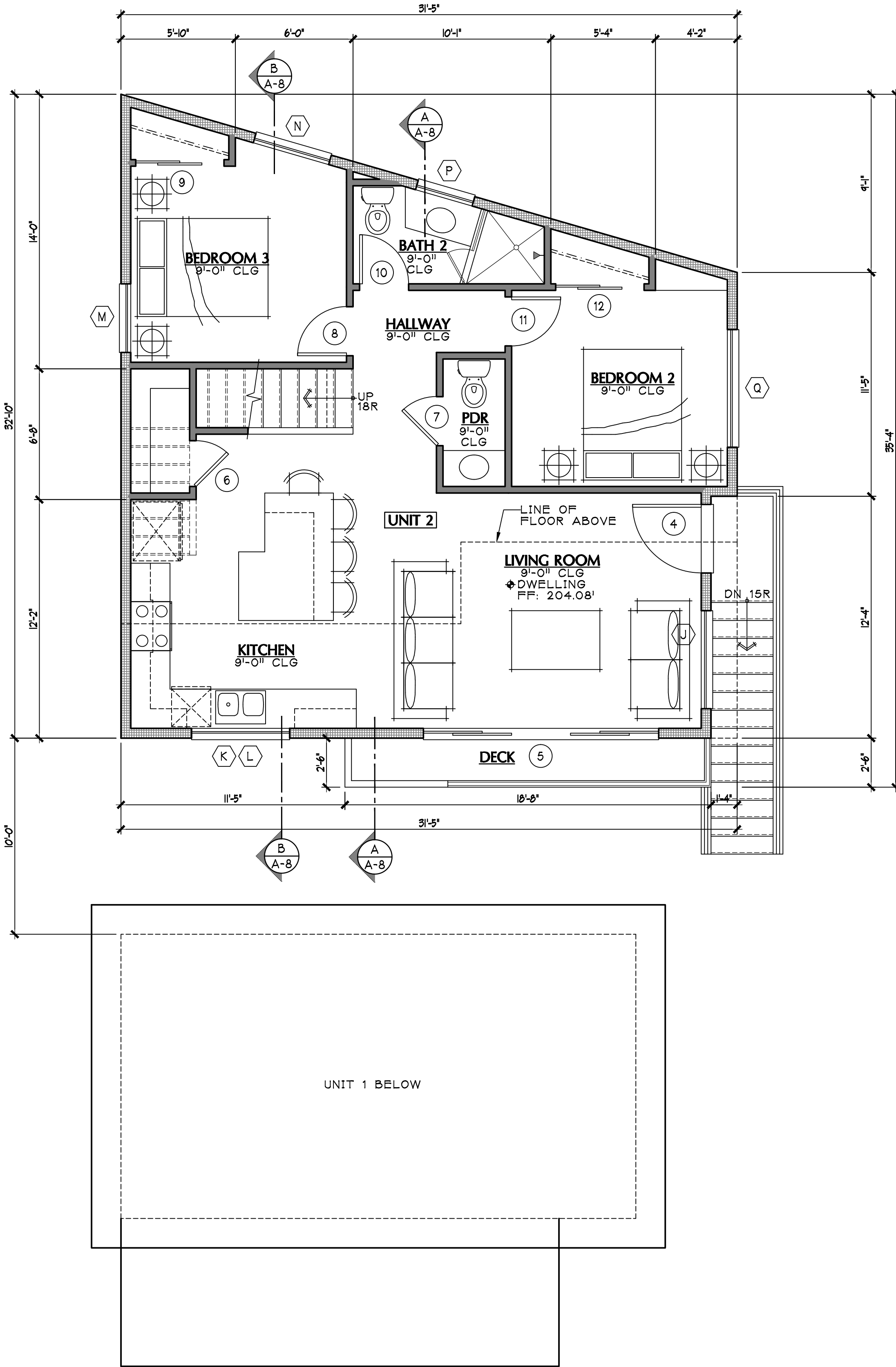
SITE DEVELOPMENT RESUBMITTAL 10/24/19

THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNLESS STAMPED WITH DAVID L. BAILEY ARCHITECT, INC. LICENSED ARCHITECT SEAL



UNIT 2 • SECOND FLOOR

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



UNIT 2 • FIRST FLOOR

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

FLOOR PLAN NOTES

- A. ALL NEW WINDOWS TO BE HOLLOW VINYL, MANUFACTURER AS SELECTED BY OWNER, DUAL GLAZED, NEW FRAMES TO MATCH EXISTING COLOR.
- B. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
- C. WINDOWS LOCATED IN FRAMED OPENINGS SHALL BE CENTERED ON OPENING, U.N.O.
- D. NEW ATTIC MOUNTED HVAC EQUIPMENT AND DUCTING, PROVIDE R-15 INSULATION IN NEW EXTERIOR WALLS PROVIDE R-30 INSULATION IN NEW ATTIC SPACES.
- E. AT SHOWERS AND TUB/SHOWER COMBO ALL WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 12" MIN. ABOVE DRAIN AT SHOWER OR TUB W/SHOWER (G.R.C. CHAPTER 7) (REFER TO INTERIOR ELEVATIONS FOR FINISH SURFACE ELEVATION) COMPARTMENT SHALL BE NOT LESS THAN 1,024 SQ. IN.
- F. PROVIDE BACK-DRAFT DAMPERS AT, HOOD VENT AND EXHAUST FANS (PER G.R.C.).
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- J. PROVIDE SAFETY GLAZING IN LOCATIONS SPECIFIED IN GRC R308.4. GLASS TO BE ETCH MARKED.
- K. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING SHALL BE COVERED DURING CONSTRUCTION.
- M. THE WATER EFFICIENCY AND CONSERVATION REQUIREMENTS OF GCSB SECTION 4.503 INCLUDING:
- A. INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:
- WATER SAVING FIXTURES OR FLOW RESTRICTORS.
 - A 20% REDUCTION IN BASELINE WATER USE SHALL BE DOCUMENTED ON THE PLAN.
 - WHEN USING THE CALCULATION METHOD SPECIFIED IN SECTION 4.503.2, MULTIPLE SHOWER HEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES.
- B. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE SPECIFIED PERFORMANCE REQUIREMENTS OF SECTION 4.503.3
- N. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
- A. PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- B. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROG AND OTHER TOXIC COMPOUNDS.
- C. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
- D. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
- E. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMISSION MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM.
- O. INTERIOR MOISTURE CONTROL ELEMENTS PER GCSB'S SECTION 4.502, MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED FOR THE MINIMUM REQUIREMENTS BEFORE CLOSURE.
- P. MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS
- A. WATER CLOSETS 1.20 GALLONS PER FLUSH
 - B. SHOWER HEADS 2.0 GPM AT 80 PSI
 - C. KITCHEN FAUCETS 1.5 GPM AT 60 PSI
 - D. LAVATORY FAUCETS 1.5 GPM AT 60 PSI
- Q. MIN 4" DIAMETER TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER, DUCT LENGTH IS LIMITED TO 14 FEET WITH 2 ELBOWS. OTHER LENGTHS OR SIZES AS PERMITTED OR REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTION AND APPROVED BY THE BUILDING OFFICIAL.
- R. NOTE: 30"x30" ATTIC ACCESS PROVIDED BETWEEN EXISTING FRAMING. CONTRACTOR TO VERIFY AND PROVIDE ATTIC MOUNTED HVAC EQUIPMENT SIZED TO PASS THROUGH ATTIC ACCESS OPENING. FIELD VERIFY PRIOR TO INSTALLATION.
- S. PROVIDE 3/4" TYPE-X GYP BOARD AT GARAGE WALLS AND CEILING

FLOOR PLAN KEY

- NEW 2x4 STUDS AT 16" O.C. MAX. U.N.O. ON STRUCTURAL DRAWINGS
- NEW 2x6 STUDS AT 16" O.C. MAX. U.N.O. ON STRUCTURAL DRAWINGS
- NEW SOFFIT OR DROP CEILING

- T. SOUND INSULATION NOTES:
- A. APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
- B. ALL PENETRATIONS INTO SOUND-RATED PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT.
- C. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND APPLIANCES VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL. EXCEPTION: GAS PIPING NEED NOT BE ISOLATED.
- D. METAL VENTILATION AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED.
- E. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT, WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR CEILING ASSEMBLY WITHIN A WALL.

UNIT 1 AREA CALCULATIONS

TOTAL LIVING AREA:	368 Sq. Ft.
NEW DECK:	75 Sq. Ft.
NEW 2-CAR GARAGE:	506 Sq. Ft.
October 24, 2019	

UNIT 2 AREA CALCULATIONS

NEW FIRST FLOOR LIVING AREA:	872 Sq. Ft.
NEW SECOND FLOOR LIVING AREA:	593 Sq. Ft.
TOTAL LIVING AREA:	1465 Sq. Ft.
NEW COVERED PATIO:	401 Sq. Ft.
NEW FIRST FLOOR DECK:	47 Sq. Ft.
NEW SECOND FLOOR DECK:	242 Sq. Ft.
October 24, 2019	

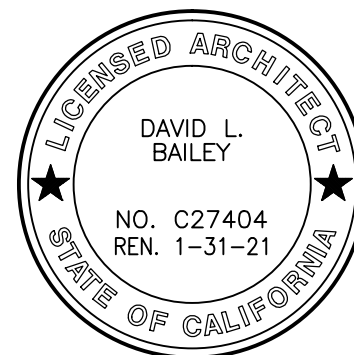
David L. Bailey
ARCHITECT, INC.

23183 La Cadena Drive, Suite 101
Laguna Hills, CA 92653

Cell: 949-573-1050
E-Mail: david@dlbarch.com

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	SITE DEVELOPMENT RESUBMITTAL	10/24/19
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BANDINI RESIDENCE
33862 Robles Drive
Dana Point
California, 92629

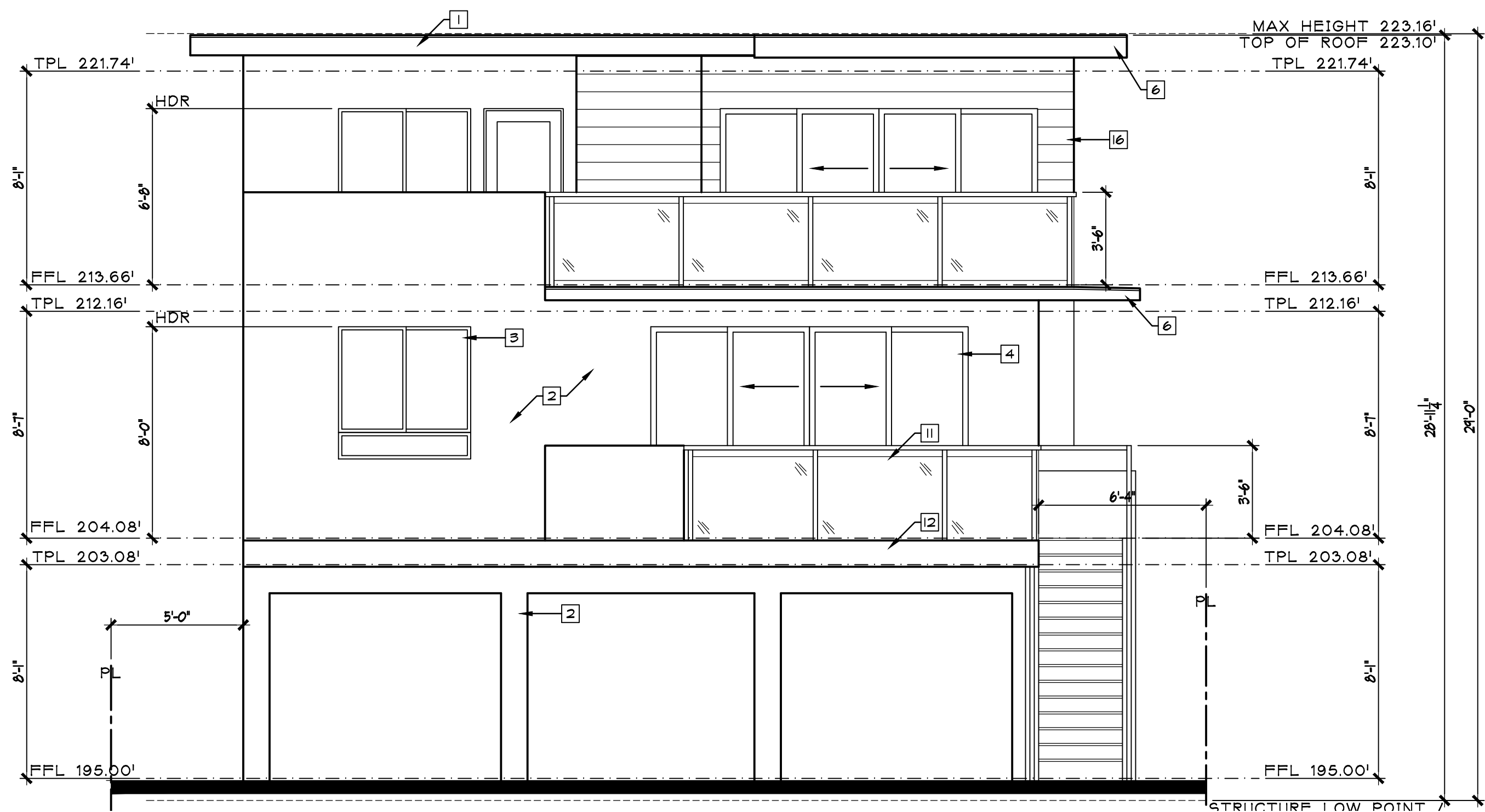
UNIT 2
FLOOR PLAN

PROJECT NO.	170944
DATE	October 24, 2019
SCALE	AS REFERENCED

A-3

SITE DEVELOPMENT RESUBMITTAL 10/24/19

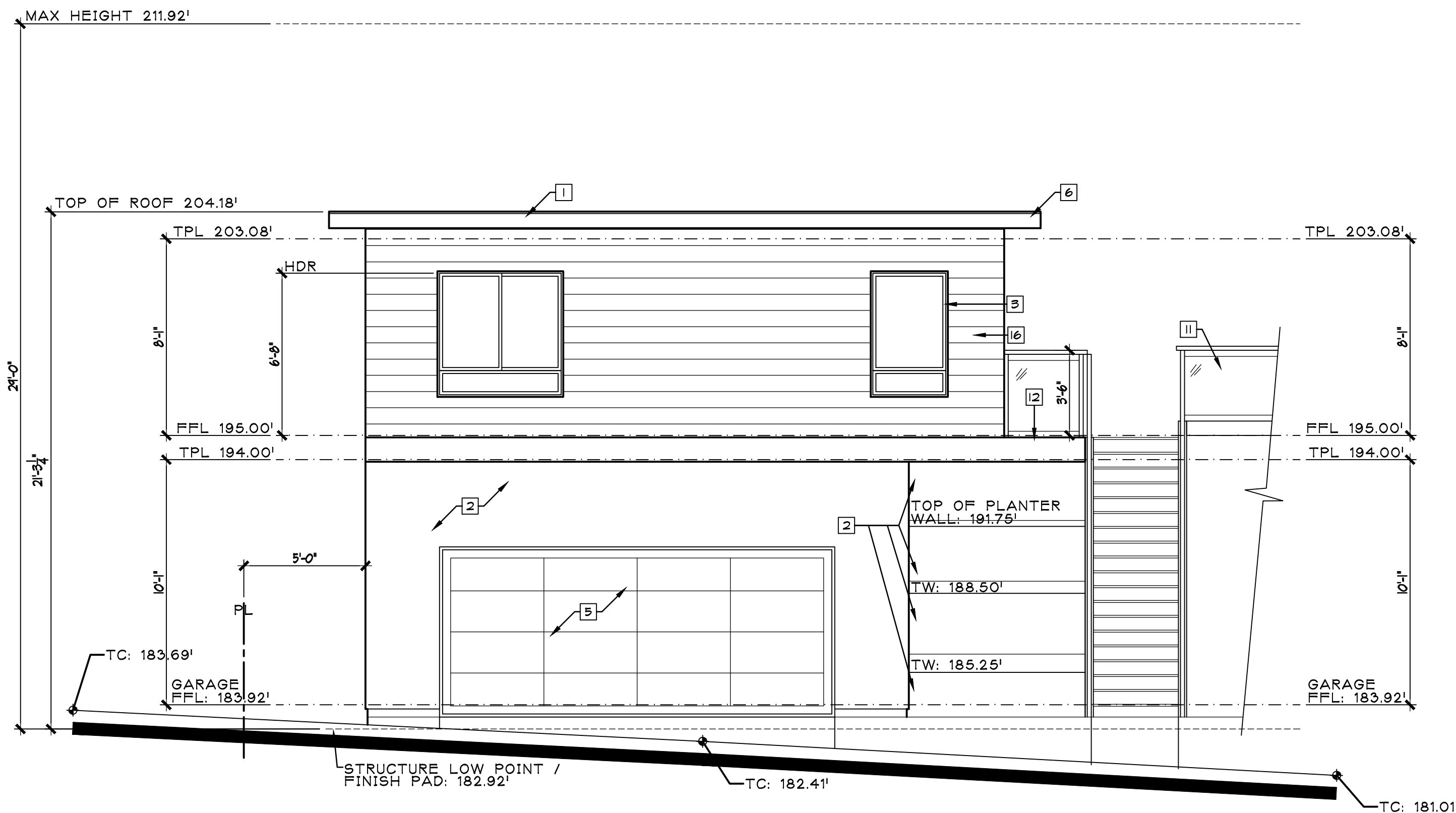
THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNLESS STAMPED WITH DAVID L. BAILEY ARCHITECT SEAL



REFER TO SHEET T-1 FOR FINISH LEGEND

UNIT 2 FRONT ELEVATION

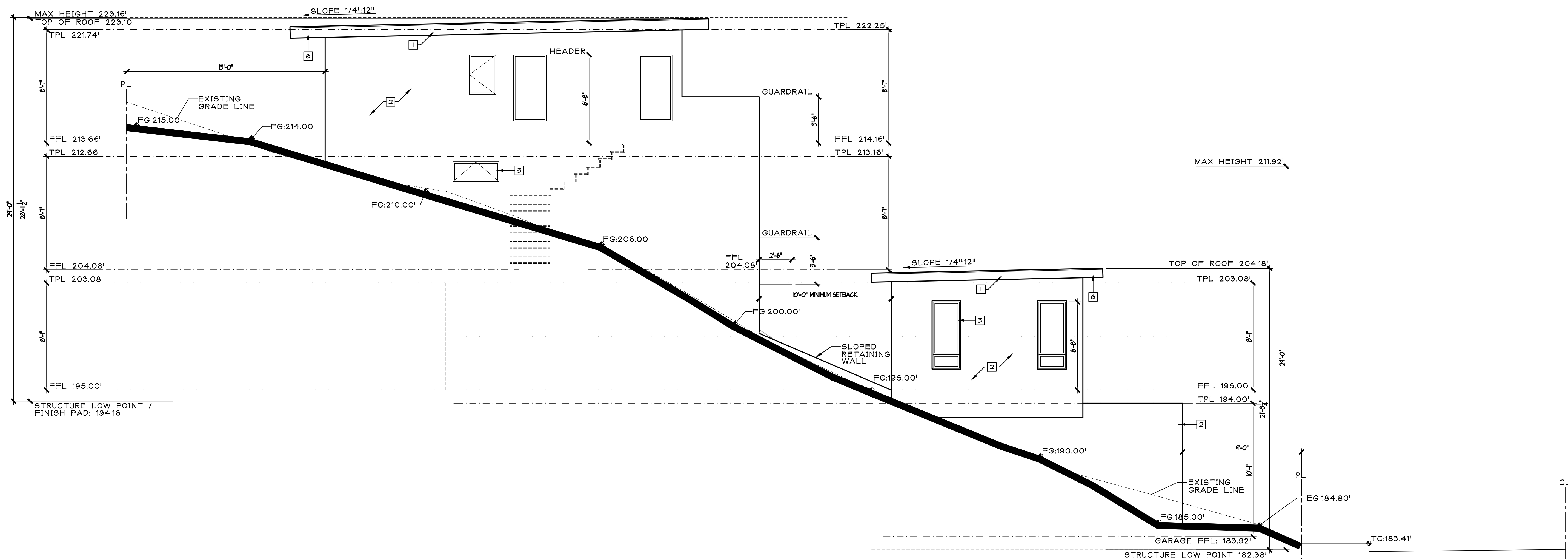
SCALE: 1/4"=1'-0"



REFER TO SHEET T-1 FOR FINISH LEGEND

UNIT 1 FRONT ELEVATION

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



REFER TO SHEET T-1 FOR FINISH LEGEND

LEFT ELEVATION

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



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ARCHITECT, INC.

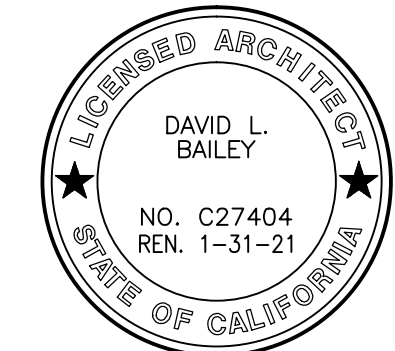
23183 La Cadena Drive, Suite 101
Laguna Hills, CA 92653

Cell: 949-573-1050

E-Mail: david@dlbarch.com

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PROJECT NAME
BANDINI RESIDENCE
33862 Robles Drive
Dana Point
California, 92629

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NO. 17094

DATE October 24, 2019

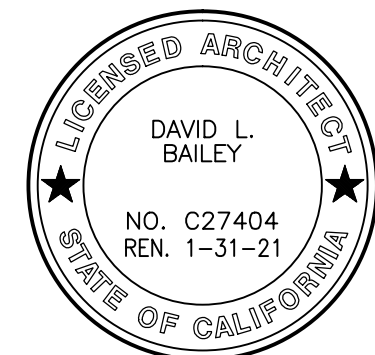
SCALE AS REFERENCED

A-6

SITE DEVELOPMENT RESUBMITAL 10/24/19

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PROJECT NAME
BANDINI RESIDENCE
33862 Robles Drive
Dana Point
California, 92629

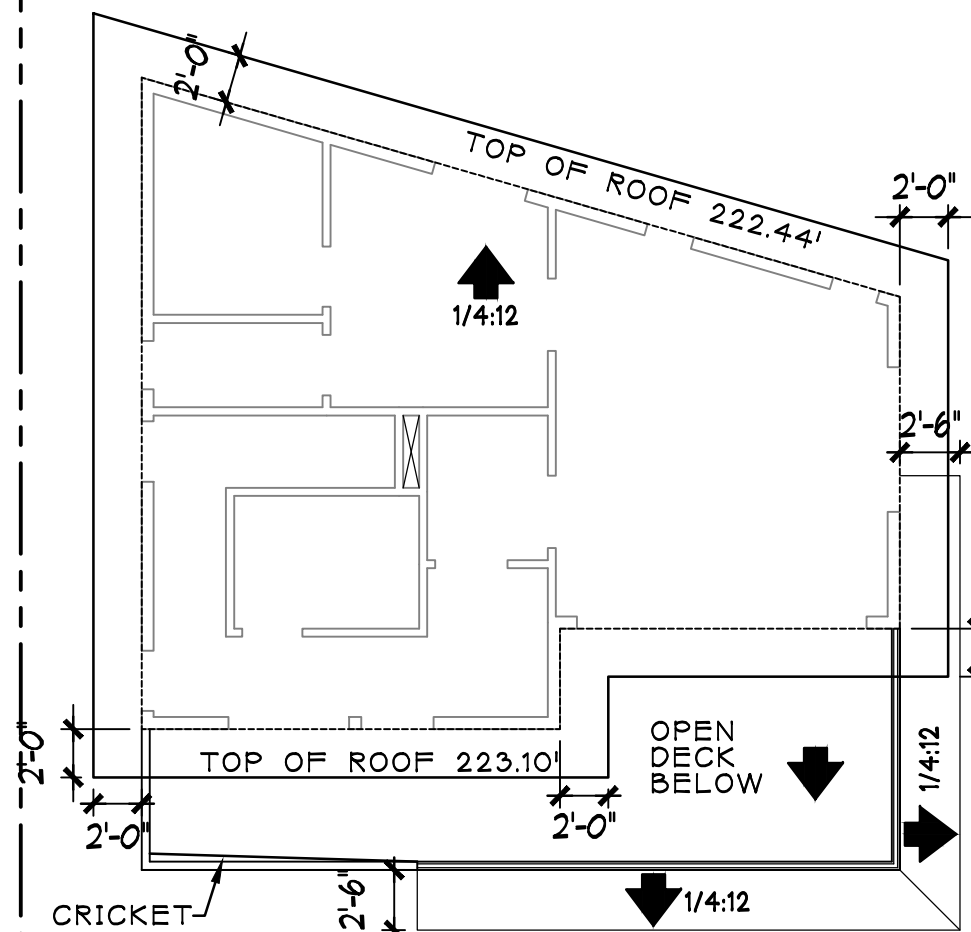
SHEET TITLE
**EXTERIOR
ELEVATIONS/
ROOF PLAN**

PROJECT NO. 17094
DATE October 24, 2019
SCALE AS REFERENCED

A-7

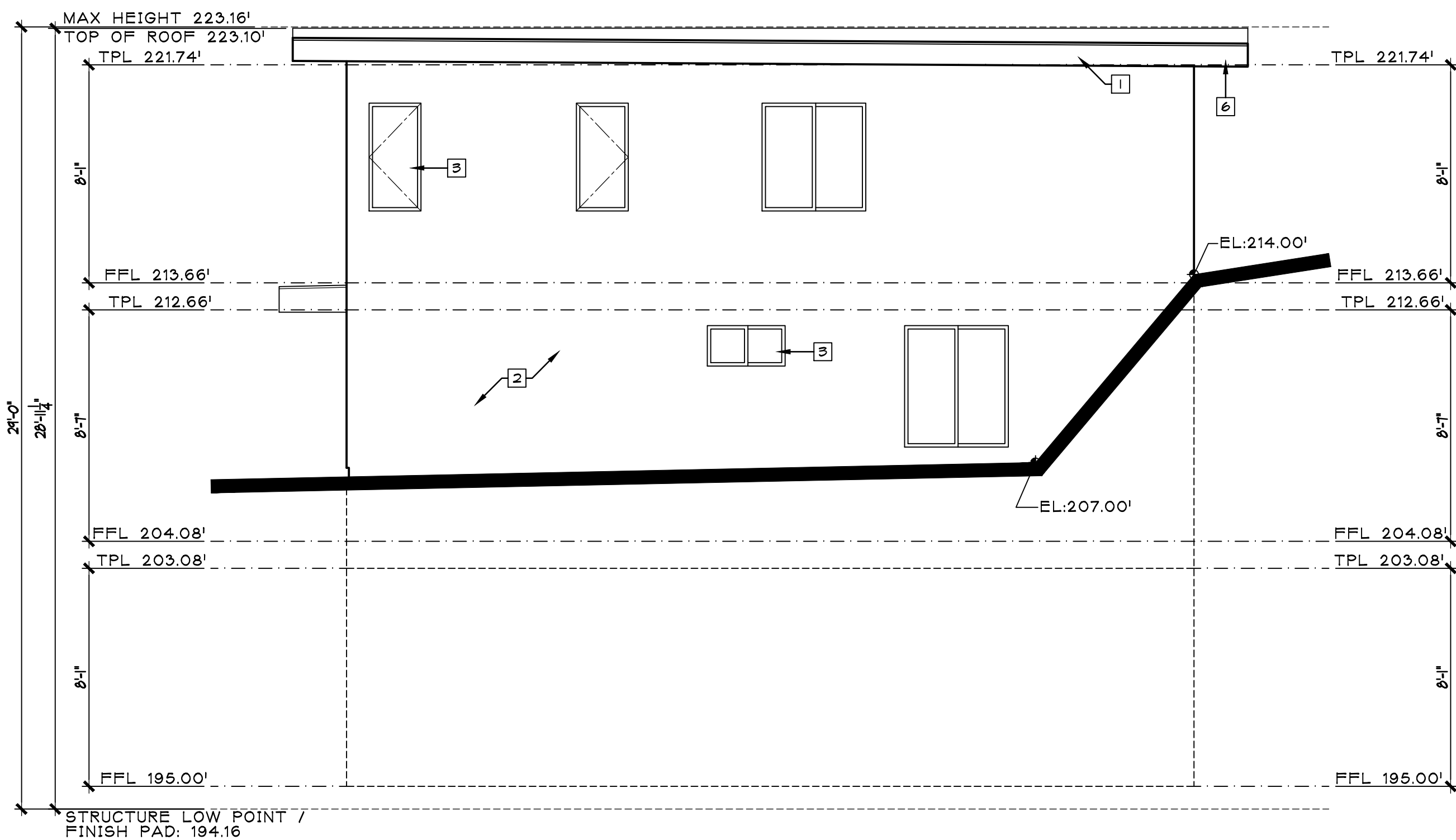
ROOF NOTES

BUILT-UP ROOF BY
"CROSSFIELD PRODUCTS CORP INC"
DEX-O-TEX OR EQUIVALENT
SLOPE 1/4"=12" ICC ESR-1757, EQUIVALENT
TO CLASS-A ROOFING. INSTALL PER
MANUFACTURERS SPECIFICATIONS.



ROOF PLAN

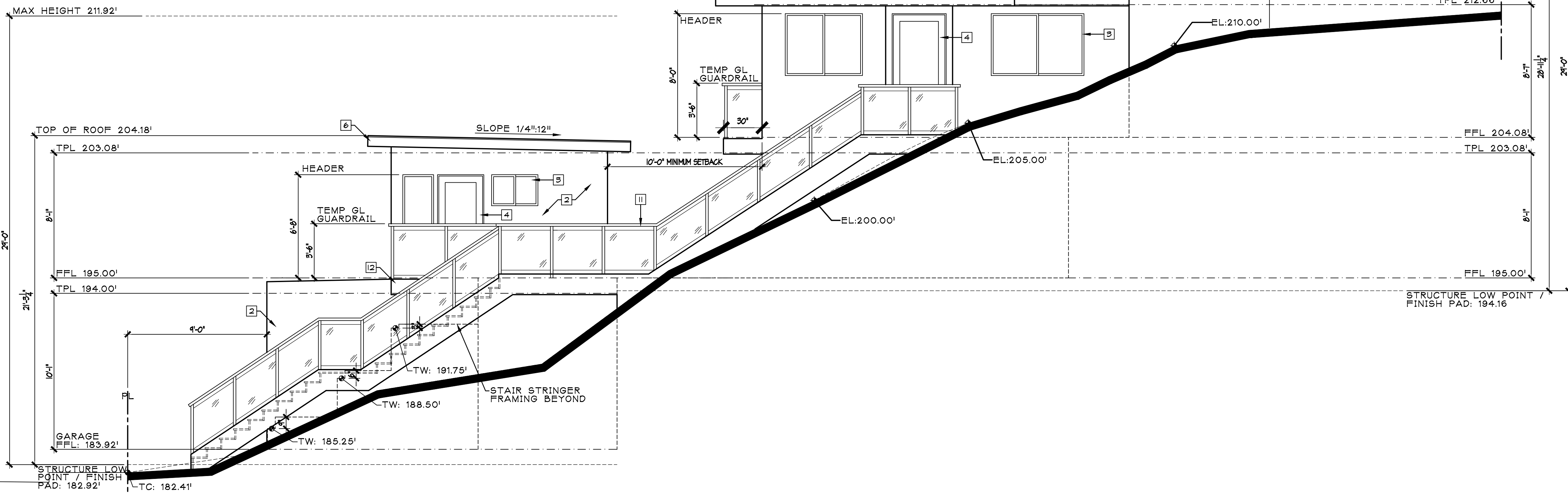
SCALE: 1/8"=1'-0"



REFER TO SHEET T-1 FOR FINISH LEGEND

REAR ELEVATION

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



REFER TO SHEET T-1 FOR FINISH LEGEND

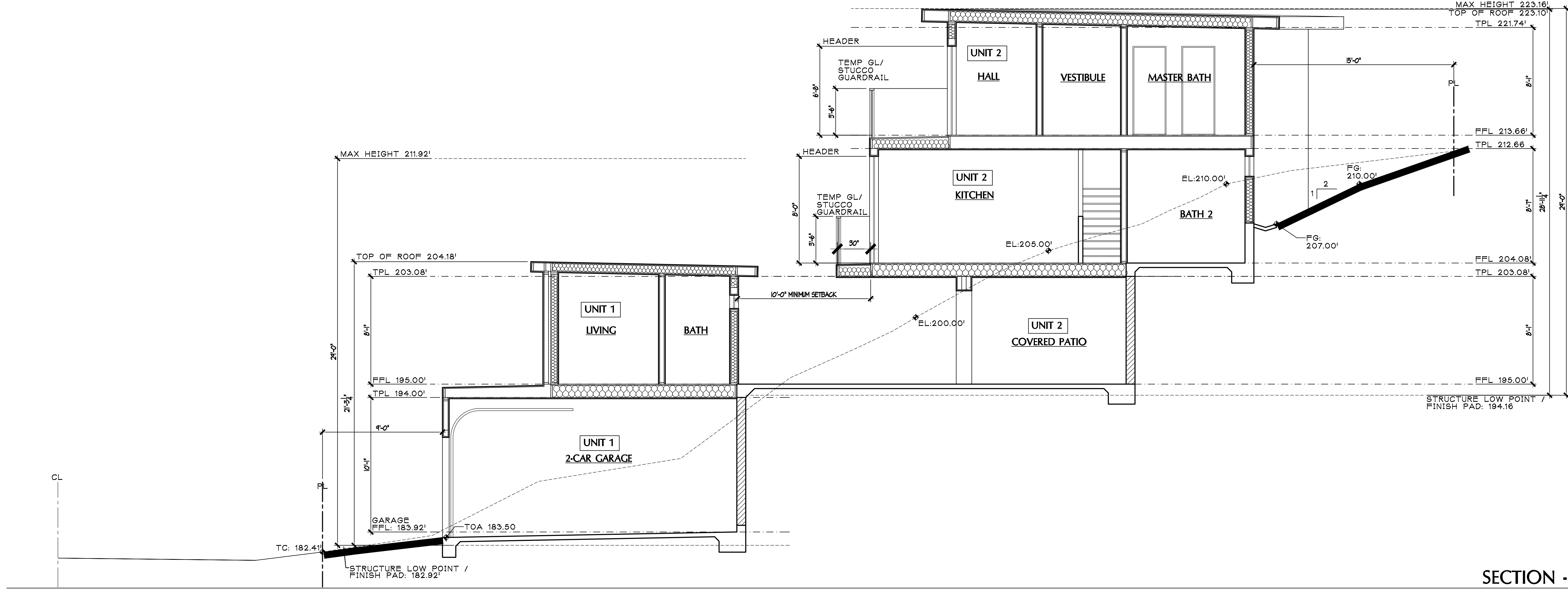
REFER TO SHEET T-1 FOR FINISH LEGEND

RIGHT ELEVATION

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

SITE DEVELOPMENT RESUBMITAL 10/24/19

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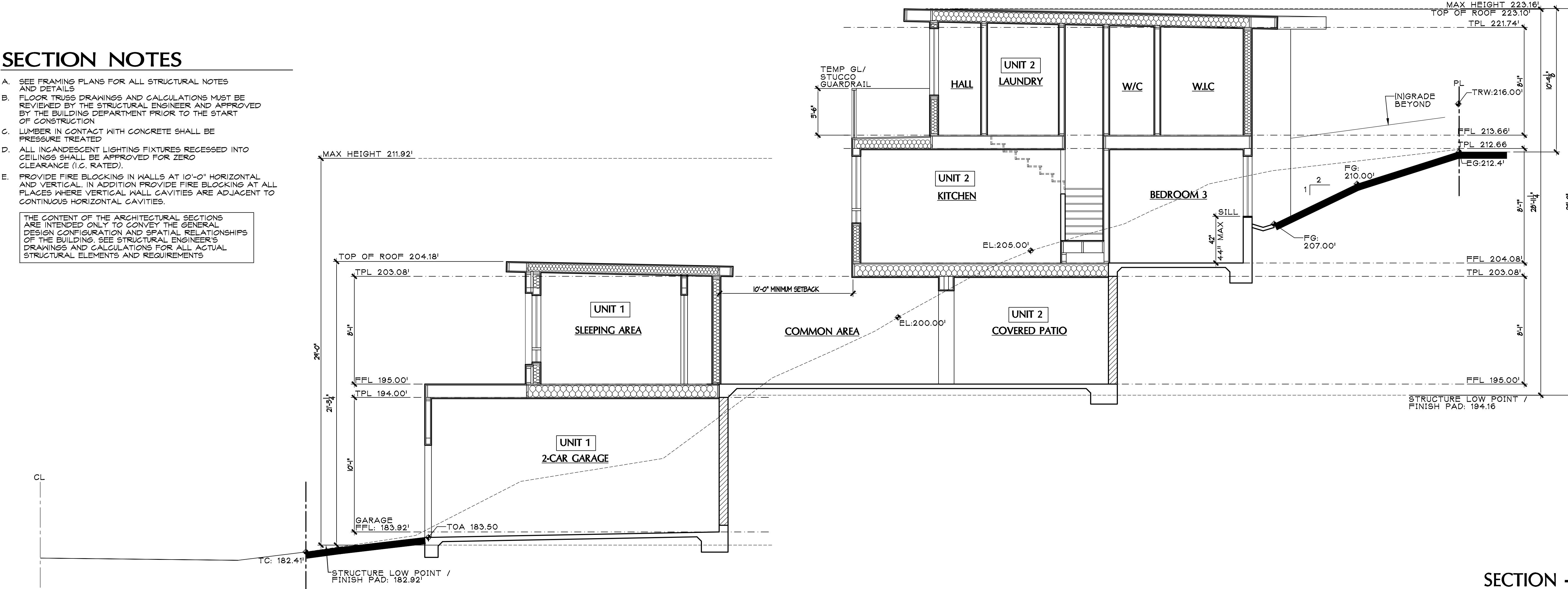
SECTION - A

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

SECTION NOTES

- A. SEE FRAMING PLANS FOR ALL STRUCTURAL NOTES AND DETAILS
- B. FLOOR TRUSS DRAWINGS AND CALCULATIONS MUST BE REVIEWED BY THE STRUCTURAL ENGINEER AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION
- C. LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
- D. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE (I.C. RATED).
- E. PROVIDE FIRE BLOCKING IN WALLS AT 10'-0" HORIZONTAL AND VERTICAL. IN ADDITION PROVIDE FIRE BLOCKING AT ALL PLACES WHERE VERTICAL WALL CAVITIES ARE ADJACENT TO CONTINUOUS HORIZONTAL CAVITIES.

THE CONTENT OF THE ARCHITECTURAL SECTIONS ARE INTENDED ONLY TO CONVEY THE GENERAL DESIGN CONFIGURATION AND SPATIAL RELATIONSHIPS OF THE BUILDING. SEE STRUCTURAL ENGINEER'S DRAWINGS AND CALCULATIONS FOR ALL ACTUAL STRUCTURAL ELEMENTS AND REQUIREMENTS



SECTION - B

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

David L. Bailey
ARCHITECT, INC.

23183 La Cadena Drive, Suite 101
Laguna Hills, CA 92653
Cell: 949-573-1050
E-Mail: david@dlbarch.com

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4		
5		
6		



BANDINI RESIDENCE
33862 Robles Drive
Dana Point
California, 92629

SHEET TITLE
SECTIONS

PROJECT NO.	17094
DATE	October 24, 2019
SCALE	AS REFERENCED

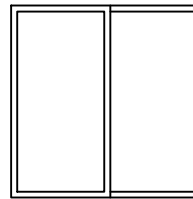
A-8

SITE DEVELOPMENT RESUBMITTAL 10/24/19

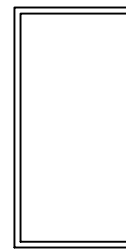
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W I N D O W S C H E D U L E											
SYM	WINDOW						GLAZING	REMARKS	NOTES		
	SIZE		TYPE	OPERATION	U-FACTOR	SHGC				MATERIAL	FRAME
	WIDTH	HEIGHT									
A	2'-0"	4'-0"	2	CASEMENT	-	-	-	-		-	
B	3'-0"	4'-0"	6	CASEMENT	-	-	-	-		MULLED OVER SYMBOL "C"	
C	3'-0"	1'-0"	7	FIXED	-	-	-	TEMP		REFER TO SYMBOL "B"	
D	5'-0"	4'-0"	4	SLIDER	-	-	-	-		EGRESS, MULLED OVER SYMBOL "E"	
E	5'-0"	1'-0"	5	FIXED	-	-	-	TEMP		REFER TO SYMBOL "D"	
F	2'-0"	4'-0"	6	CASEMENT	-	-	-	-		MULLED OVER SYMBOL "G"	
G	2'-0"	1'-0"	7	FIXED	-	-	-	TEMP		REFER TO SYMBOL "F"	
H	3'-0"	2'-0"	1	SLIDER	-	-	-	TEMP	-		
J	5'-0"	4'-0"	1	SLIDER	-	-	-	-	-		
K	5'-0"	4'-0"	4	SLIDER	-	-	-	-	MULLED OVER SYMBOL "L"		
L	5'-0"	1'-0"	5	FIXED	-	-	-	TEMP	REFER TO SYMBOL "K"		
M	3'-6"	1'-6"	3	AWNING	-	-	-	-	-		
N	4'-0"	4'-6"	1	SLIDER	-	-	-	-	EGRESS WINDOW		
P	3'-0"	1'-6"	1	SLIDER	-	-	-	-	-		
Q	6'-0"	4'-0"	1	SLIDER	-	-	-	-	EGRESS WINDOW		
R	5'-0"	4'-0"	4	SLIDER	-	-	-	-	MULLED OVER SYMBOL "S"		
S	5'-0"	1'-0"	5	FIXED	-	-	-	TEMP	REFER TO SYMBOL "R"		
T	3'-0"	5'-0"	2	CASEMENT	-	-	-	-	-		
U	3'-0"	5'-0"	2	CASEMENT	-	-	-	-	-		
V	2'-0"	3'-0"	2	CASEMENT	-	-	-	-	-		
W	4'-0"	4'-0"	1	SLIDER	-	-	-	TEMP	-		
X	2'-0"	4'-0"	2	CASEMENT	-	-	-	-	-		
Y	2'-0"	4'-0"	2	CASEMENT	-	-	-	-	-		
Z	6'-0"	4'-0"	1	SLIDER	-	-	-	-	EGRESS WINDOW		
AA	3'-0"	2'-0"	1	SLIDER	-	-	-	-	-		

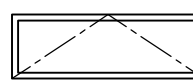
WINDOW TYPES



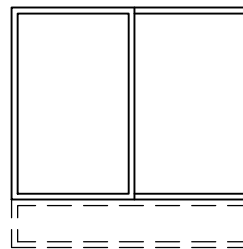
1SLIDER



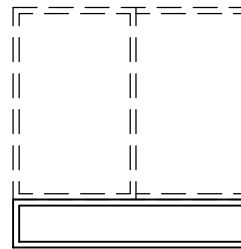
2CASEMENT



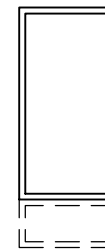
3AWNING



4MULLED SLIDER



5MULLED FIXED



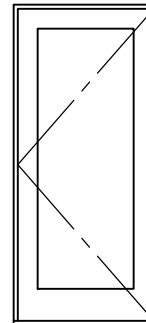
6MULLED CASEMENT



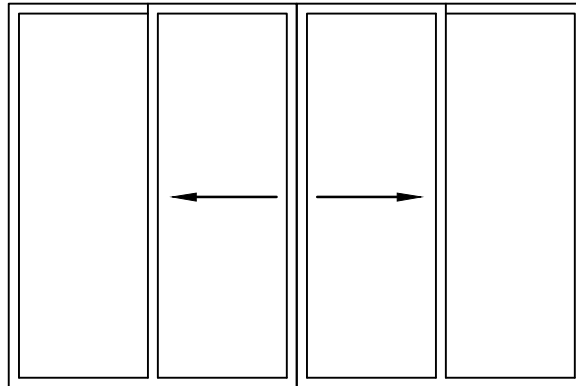
7MULLED FIXED

D O O R S C H E D U L E																
SYM	DOOR						FRAME		THRESHOLD		GLAZING	U-FACTOR	SHGC	LOCKSET	REMARKS	
	SIZE			TYPE	MAT	FINISH	MAT	FINISH	MAT							
	WIDTH	HEIGHT	THICKNESS													
①	16'-0"	7'-0"	-	E	-	-	-	-	-	-	-	-	-	EXTERIOR	-	
②	3'-0"	6'-8"	-	A	-	-	-	-	-	-	TEMP	-	-	EXTERIOR	-	
③	9'-0"	6'-8"	-	D	-	-	-	-	-	-	-	-	-	INTERIOR	-	
④	3'-6"	8'-0"	-	A	-	-	-	-	-	-	TEMP	-	-	EXTERIOR	-	
⑤	12'-0"	8'-0"	-	B	-	-	-	-	-	-	TEMP	-	-	EXTERIOR	-	
⑥	2'-4"	8'-0"	-	C	-	-	-	-	-	-	-	-	-	INTERIOR	-	
⑦	2'-6"	8'-0"	-	C	-	-	-	-	-	-	-	-	-	INTERIOR	-	
⑧	2'-6"	8'-0"	-	C	-	-	-	-	-	-	-	-	-	INTERIOR	-	
⑨	4'-6"	8'-0"	-	D	-	-	-	-	-	-	-	-	-	INTERIOR	-	
⑩	2'-6"	8'-0"	-	C	-	-	-	-	-	-	-	-	-	INTERIOR	-	
⑪	2'-6"	8'-0"	-	C	-	-	-	-	-	-	-	-	-	INTERIOR	-	
⑫	4'-6"	8'-0"	-	D	-	-	-	-	-	-	-	-	-	INTERIOR	-	
⑬	3'-0"	6'-8"	-	C	-	-	-	-	-	-	-	-	-	EXTERIOR	-	
⑭	12'-0"	6'-8"	-	B	-	-	-	-	-	-	-	-	-	EXTERIOR	-	
⑮	2'-6"	6'-8"	-	C	-	-	-	-	-	-	-	-	-	INTERIOR	-	
⑯	3'-0"	6'-8"	-	C	-	-	-	-	-	-	-	-	-	INTERIOR	-	
⑰	2'-6"	6'-8"	-	C	-	-	-	-	-	-	-	-	-	INTERIOR	-	
⑱	2'-6"	6'-8"	-	C	-	-	-	-	-	-	-	-	-	INTERIOR	-	
⑲	2'-4"	6'-8"	-	C	-	-	-	-	-	-	-	-	-	INTERIOR	-	

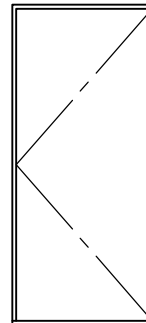
DOOR TYPES



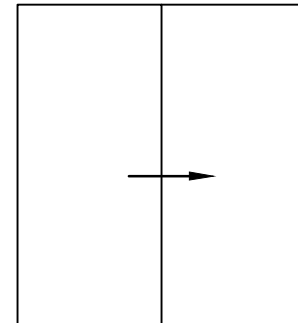
A SINGLE FRENCH



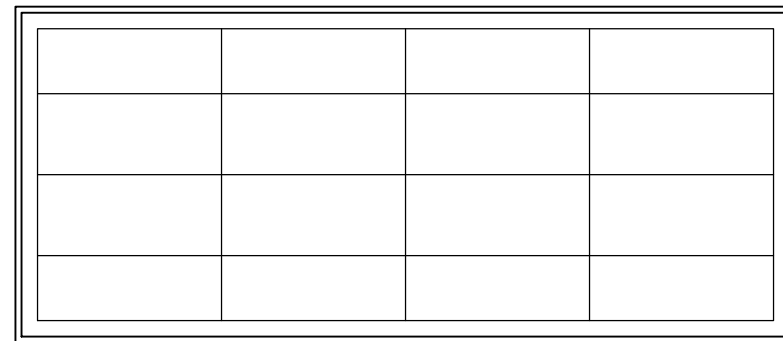
B 4-PANEL SLIDING GLASS DOOR



C SINGLE DOOR



D WARDROBE



E GARAGE DOOR

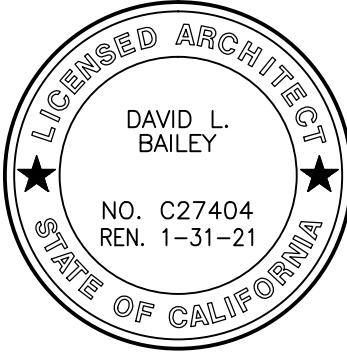


David L. Bailey
ARCHITECT, INC.

23183 La Cadena Drive, Suite 101
Laguna Hills, CA 92653
Cell: 949-573-1050
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	SITE DEVELOPMENT RESUBMITTAL	10/24/19
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△		



PROJECT NAME

BANDINI RESIDENCE
33862 Robles Drive
Dana Point
California, 92629

SHEET TITLE

DOOR AND WINDOW
SCHEDULE/
INTERIOR
ELEVATIONS

PROJECT NO.

17094

DATE

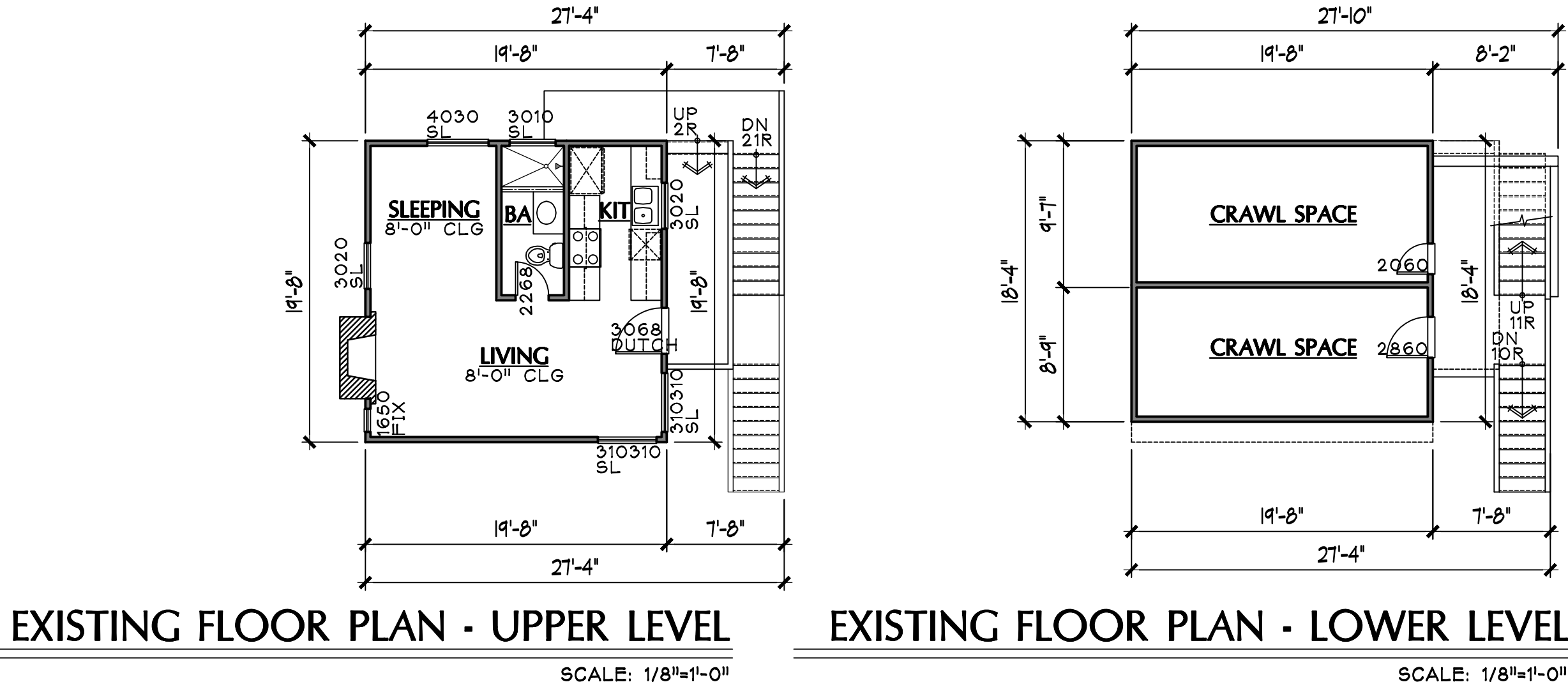
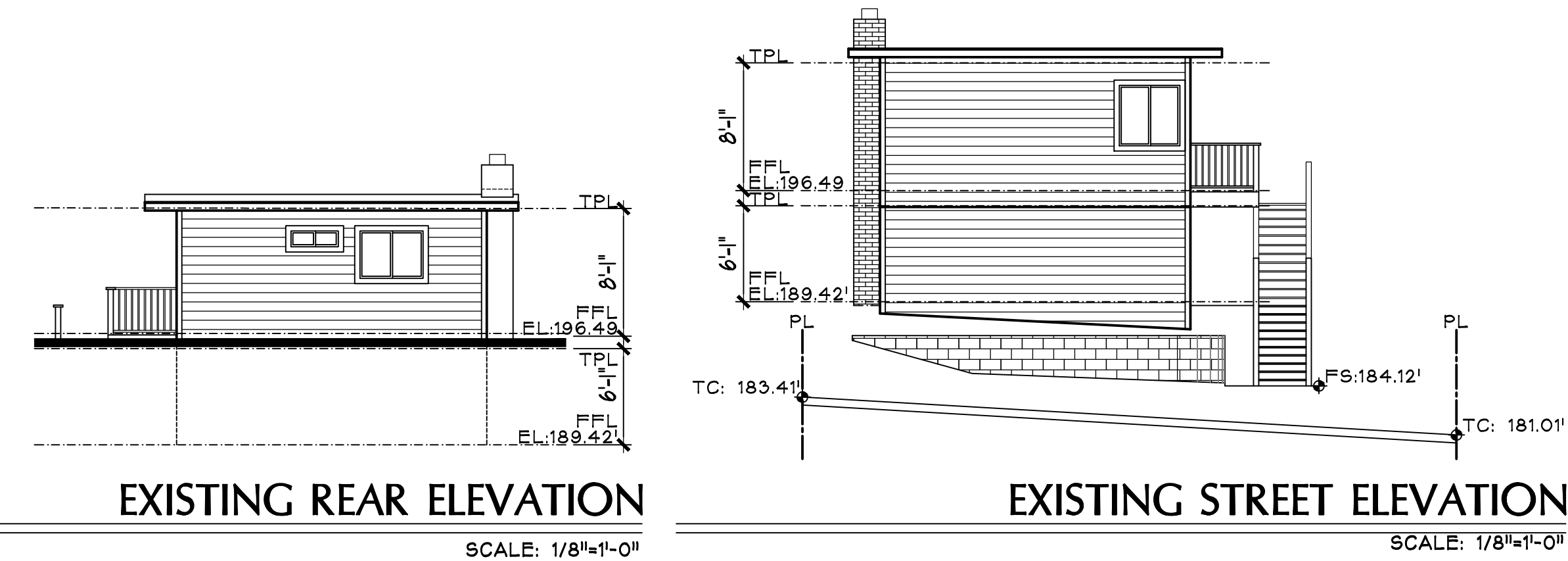
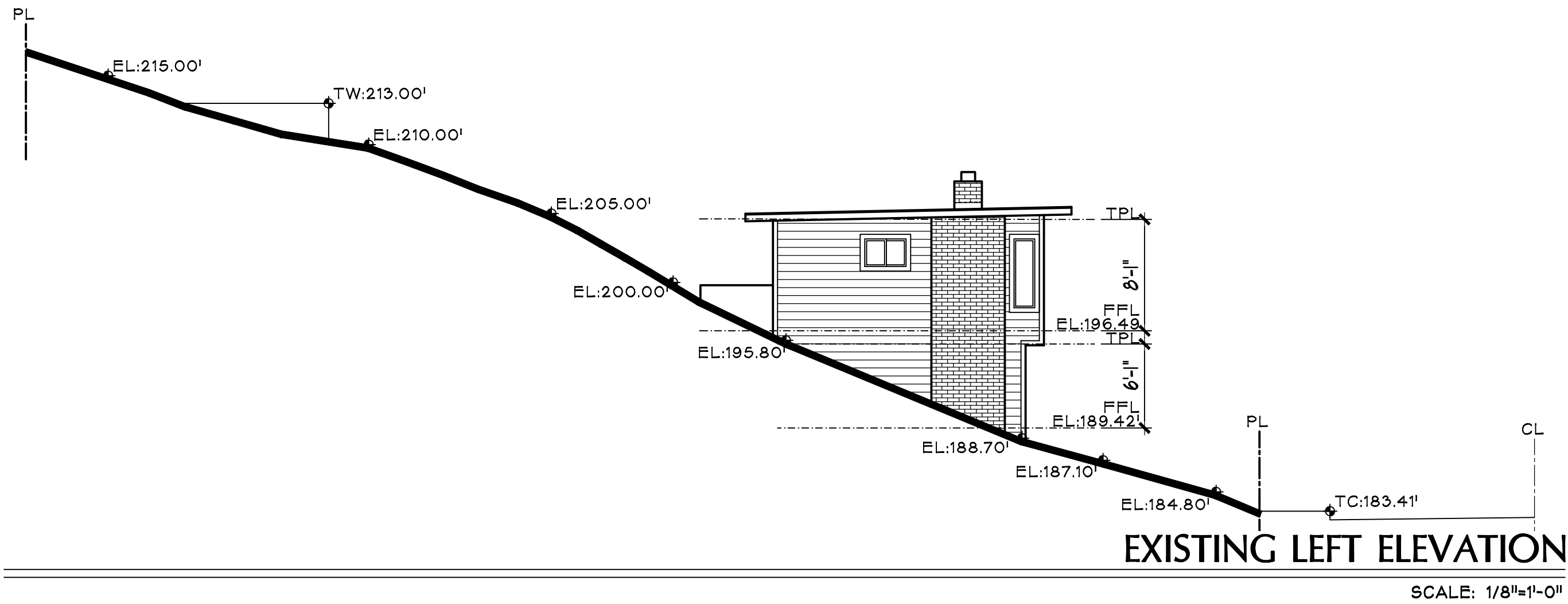
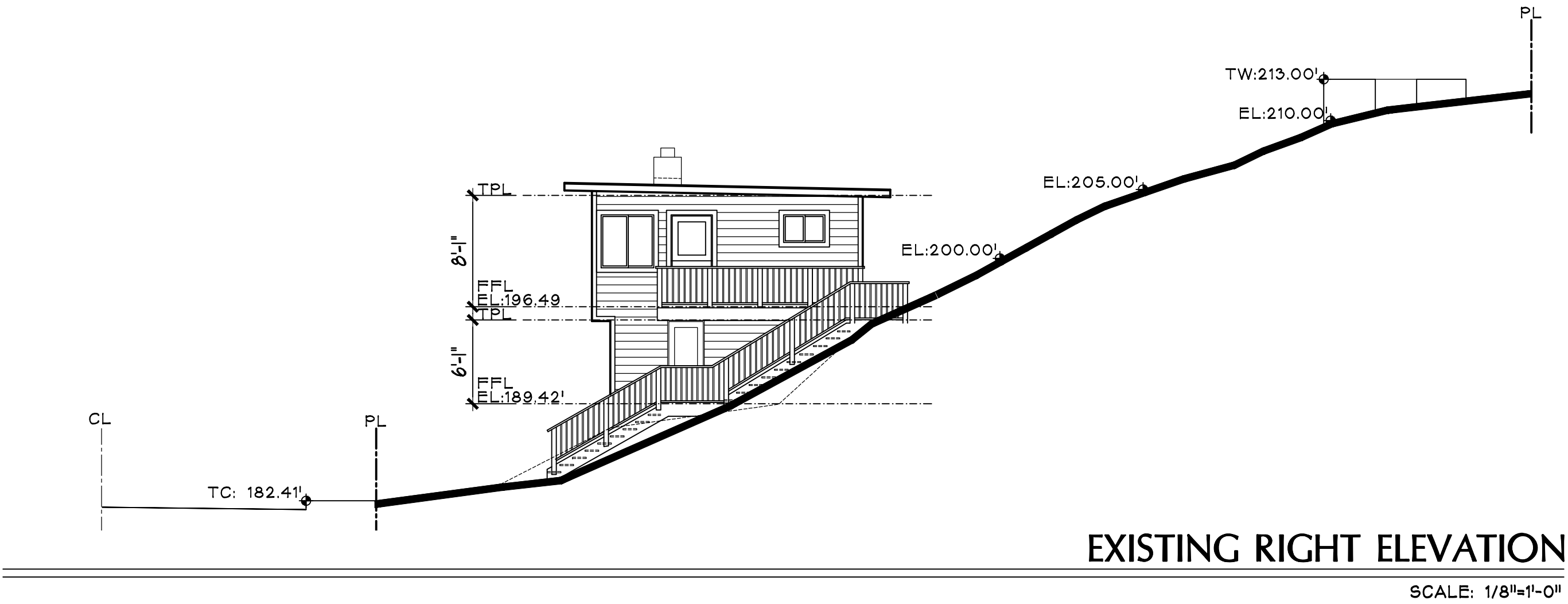
October 24, 2019

SCALE

AS REFERENCED

A-9

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David L. Bailey
ARCHITECT, INC.

23183 La Cadena Drive, Suite 101
Laguna Hills, CA 92653

Cell: 949-573-1050

E-Mail: david@dlbarch.com

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5		
6		

DAVID L. BAILEY
NO. C27404
REN. 1-31-21
STATE OF CALIFORNIA

BANDINI RESIDENCE
33862 Robles Drive
Dana Point
California, 92629

PROJECT NO.	17094
DATE	October 24, 2019
SCALE	AS REFERENCED

EXIST

SITE DEVELOPMENT RESUBMITAL 10/24/19

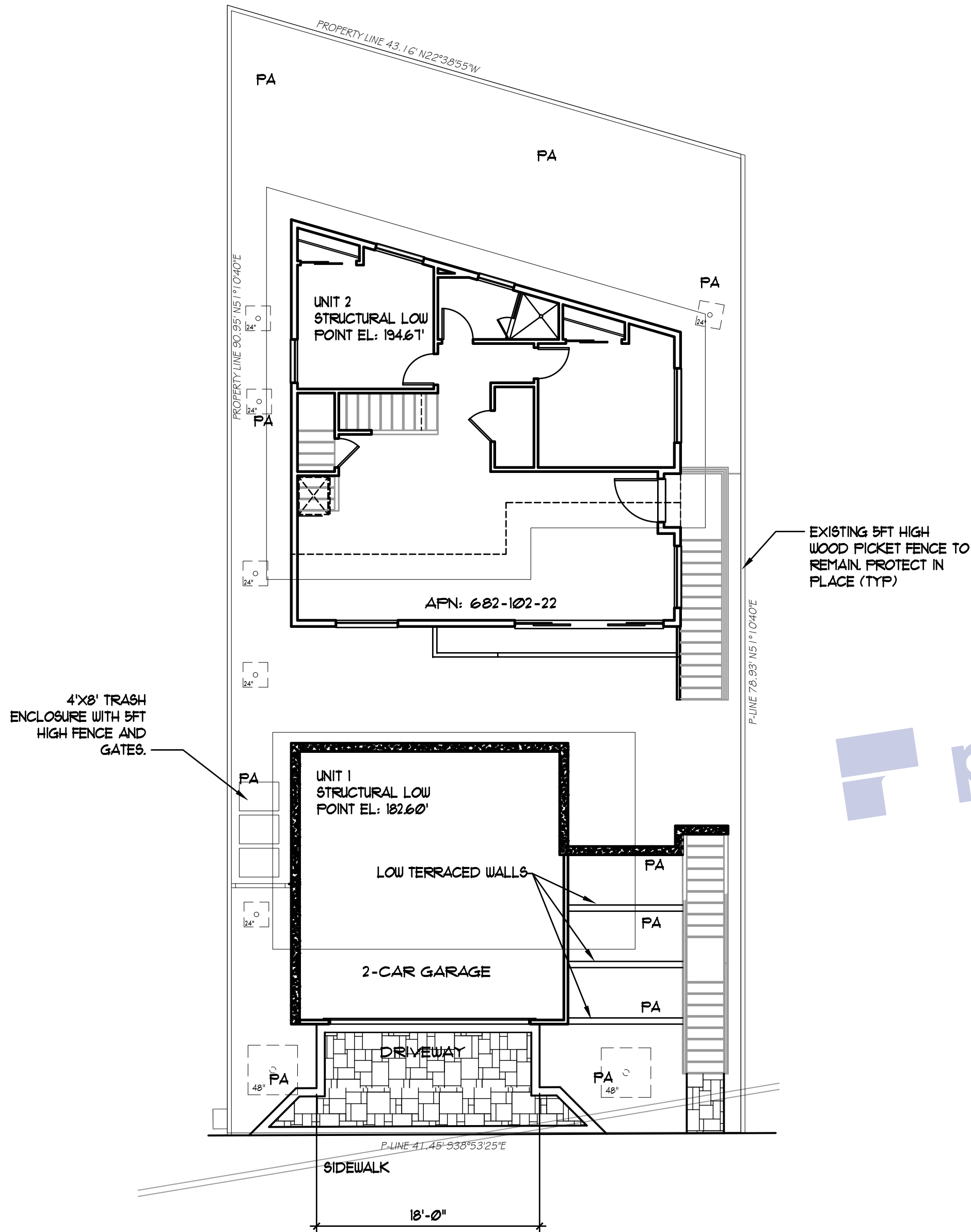
THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNLESS STAMPED WITH DAVID L. BAILEY ARCHITECT SEAL

UNDERGROUND SERVICE ALERT

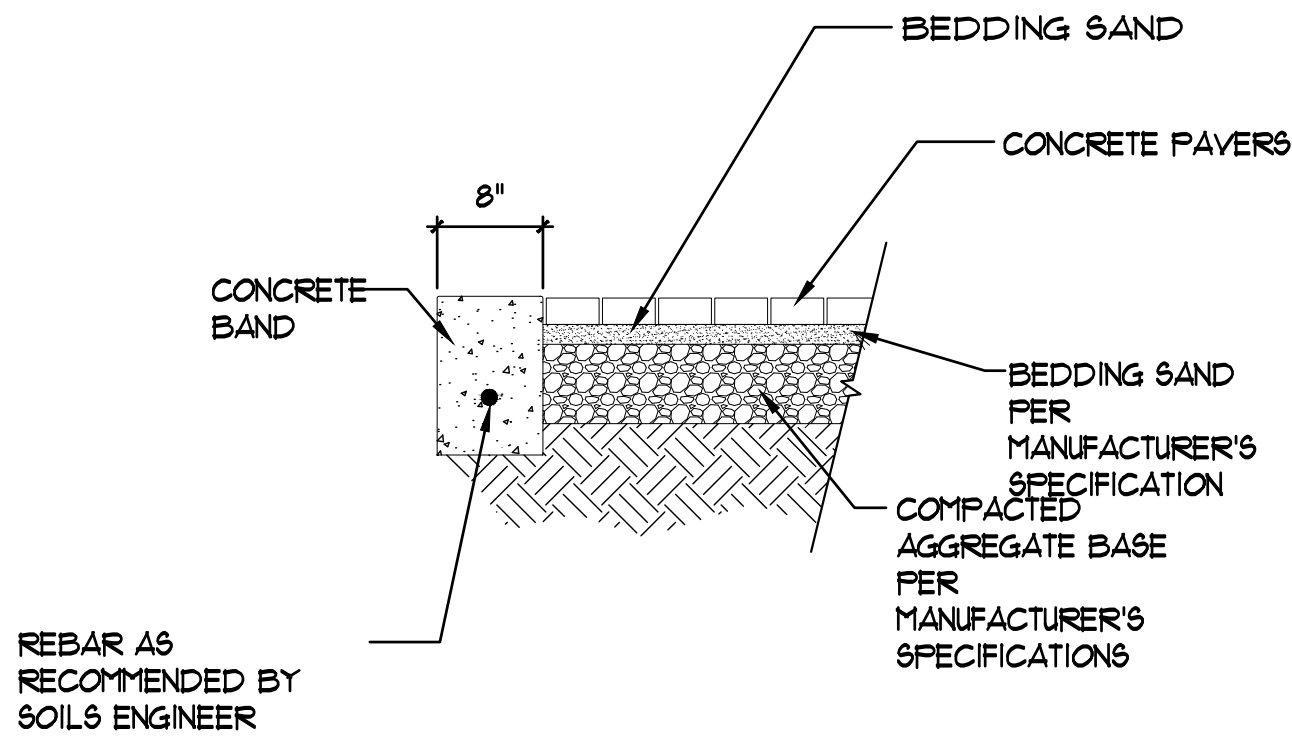


call: TOLL FREE
811

TWO WORKING DAYS BEFORE YOU DIG



- NOTE:
1. VERIFY WITH MANUFACTURES SPECIFICATION
 2. PAVERS AVAILABLE FROM OLSEN PAVINGSTONE, INC. 949-128-0415 OR APPROVED EQUAL. TYPE, PATTERN AND COLOR TO BE SELECTED BY HOMEOWNER



CONCRETE PAVERS

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE JOB SITE AND BECOME AWARE OF ALL GRADE DIFFERENCES AND ANY OTHER EXISTING SITE CONDITIONS PRIOR TO THE BIDDING AND CONSTRUCTION.

IF ANY DISCREPANCIES OR QUESTIONS ARISE IN THE FIELD, THE CONTRACTOR SHALL CONTACT THE OWNER.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULT OF ANY ERRORS, DISCREPANCIES OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE OWNER OF BEFORE CONSTRUCTION OF WORK.

CONTRACTORS SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING ELEMENTS THAT ARE TO REMAIN, CAUSED BY THEMSELVES, SUB-CONTRACTORS OR ANYONE UNDER THEIR DIRECTION AND SAID ACTION SHALL BE CONSIDERED IN BASE BID.

CONTRACTOR SHALL REMOVE ALL DEMOLITION ITEMS COMPLETELY FROM SITE AND DISPOSE OF THEM IN A LEGAL MANNER.

ALL WORKMANSHIP AND MATERIALS TO CONFORM TO GOVERNING CODES AND ORDINANCES.

CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS.

SUBGRADE UNDER PAVED AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% AND SATURATED 24 HOURS PRIOR TO POURING.

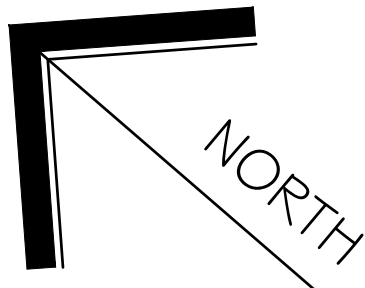
ALL DIMENSIONS ARE TAKEN FROM EDGE OF PAVING, UNLESS OTHERWISE NOTED.

ALLOW FOR ADJOINING CONSTRUCTION.

CONCRETE CONTRACTORS ARE TO COORDINATE AND COOPERATE WITH ELECTRICIAN, DRAINLINE CONTRACTOR AND IRRIGATION CONTRACTOR FOR SLEEVING, PIPING AND CONDUIT UNDER ALL PAVING.

VERIFY WITH PROJECT SOILS ENGINEER THE NEED FOR REINFORCING, BASE MATERIAL, PRESATURATION, ETC. FOR WALKWAYS.

THE CONTRACTOR MUST NOTIFY THE OWNER 48 HOURS (TWO WORKING DAYS) PRIOR TO STARTING CONSTRUCTION.



REVISIONS	BY

(949) 855-6413
FAX 830-4465

LANDSCAPE ARCHITECTURE
230111 Moulton Parkway
Suite J12 • Laguna Hills, CA 92653

STAN SMITH ASSOCIATES

BANDINI RESIDENCE
33862 ROBLES DRIVE
DANA POINT, CALIFORNIA, 92629

CONSTRUCTION
PLAN

DRAWN SSA
CHECKED SS
DATE 4/08/19
SCALE 1/8"=1'-0"
JOB NO.
SHEET L-1
OF SHEETS

CHITECTURE
Parkway PLANNING • RESEARCH
(949) 855-6413
FAX 830-4465
Suite J12 • Laguna Hills, CA 92653



STAN SMITH ASSOCIATES

LANDSCAPE
23011 Mount

IRRIGATION PLAN

BANDINI RESIDENCE
33862 ROBLES DRIVE
DANA POINT, CALIFORNIA, 92629

OF SHEETS



	MFG.	MODEL NO.	DESCRIPTION	F81	RAD	GPM	PATTERN
	RAINBIRD	RUS-BCG 1401	TREE ROOT SYSTEM	30	NA	25	AT TREE DRIFLINE
	TORCO	D2K-TFYV1-LF	1" LOW FLOW DRIP ZONE KIT				
	NESCO	TFV100	1" REMOTE CONTROL VALVE WITH FLOW CONTROL				
	FESCO	FO-600N	BALL VALVE - LINE SIZE				
	FESCO	8151	1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER				
	TORCO	T-PCB1835-18	ON-GRADE DRIP LINE	30	18	53	DRIP SPACE AT 18" O.C. WITH STAPLE EVERY 4" AND (2) STAPLES AT EVERY TEE, ELBOW OR CROSS. USE (1) LINE FLUSHING VALVE FOR EVERY 15 GPM OF ZONE FLOW POSITION NEAR HALFWAY POINT
	TORCO	EVO-40D-3C-W6	CONTROLLER W/ WEATHER SENSOR AND RAIN SHUT OFF				

- PRESSURE MAINLINE: $\frac{3}{4}$ "-1½"; USE PVC SCHEDULE 40
2" OR LARGER: USE PVC CLASS 315
SOLVENT WELD, BURY MIN. 18" BELOW GRADE.
SIZE NOTED ON PLAN.
- NON-PRESSURE LATERAL: PVC CLASS 200
SOLVENT WELD, BURY MIN. 12" BELOW GRADE
SIZE NOTED ON PLAN.
- SLEEVING: PVC SCHEDULE 40 (2x PIPE SIZE)
BURY MIN. 24" BELOW GRADE
- WIRE SLEEVING: PVC SCHEDULE 40
EXTEND MIN. 12" BEYOND EDGE OF PAVING
BURY MIN. 18" BELOW GRADE
- VALVE NUMBER
- VALVE SIZE
-
- The diagram shows a cross-section of a valve assembly. A central circle represents the valve body, with a smaller circle inside it. The text 'GEM' is written above the central circle, and 'HYDROZONE' is written below it. To the right of the central circle, the text '3/4"' is written. Two arrows point from the text 'VALVE NUMBER' to the top and bottom of the central circle. Two arrows point from the text 'VALVE SIZE' to the left and right sides of the central circle.

1. 1/2" VOLT ELECTRICAL POWER OUTLETS FOR CONTROLLERS TO BE PROVIDED BY OTHERS. CONTRACTOR TO BE RESPONSIBLE FOR MAKING HOOK-UP FROM OUTLETS TO CONTROLLERS.
2. ALL WIRE FROM CONTROLLERS TO ELECTRIC VALVES TO BE COPPER UF-14 DIRECT BURIAL. USE BLACK FOR PILOT AND WHITE FOR COMMON. INSTALL IN COMMON TRENCH WITH MAIN LINE WHERE POSSIBLE. PROVIDE MIN. OF 18" COVER.
3. PROVIDE MIN. 18" COVER OVER ALL MAIN LINE PIPING AND 12" COVER OVER ALL LATERAL LINE PIPING.
4. ALL PIPE UNDER PAVED AREAS TO BE PVC SCH. 40. INSTALL PRIOR TO PAVING.
5. THIS DESIGN IS DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN THE NEAREST PLANTED AREA WHERE POSSIBLE.
6. CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR BEST PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, DRIVES AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE THE SELECTION OF THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS.
7. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS.
8. SYSTEM DESIGN IS BASED ON PRESSURES AND GALLONAGES INDICATED AT POINTS OF CONNECTION.
9. DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL NECESSARY REVISIONS.
10. FINAL LOCATION OF AUTOMATIC CONTROLLER TO BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
11. THE SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER.
12. CONTRACTOR TO BE RESPONSIBLE FOR RODENT CONTROL OF DRIP SYSTEM DURING INSTALLATION AND MAINTENANCE PERIOD.
13. CONTRACTOR IS TO ADJUST IRRIGATION TO WHERE LIGHTING FIXTURES AND OTHER UTILITIES OCCURRED IN FIELD.
14. CONTRACTOR TO ADJUST ALL HEADS TO PROVIDE FULL COVERAGE WITH NO OVERSPRAY ONTO THE BUILDINGS AND/OR HARDSCAPE.
15. CONTRACTOR TO INSTALL 12" POP-UPS IN ALL SHRUB AREAS ADJACENT TO HARDSCAPE / WALKWAY EDGES & 6" POP-UPS FOR ALL TURF AREAS.

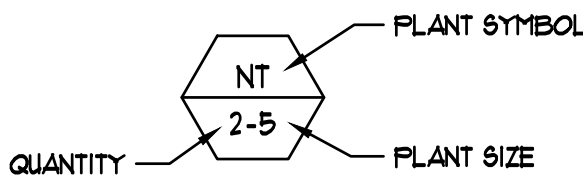


TOTAL LANDSCAPE AREA 1,210 SQ.FT.

PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	QTY.
TREES					
AU	36" BOX	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	LOW	3
MN	24" BOX	MELALEUCA NESOPHILA	PINK MELALEUCA	LOW	8
OE	48" BOX	OLEA E. 'FRUITLESS'	FRUITLESS OLIVE	LOW	2
SHRUBS					
AB	5 GAL	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	LOW	8
AH	15 GAL	ALYOGYNE HUEGELII	BLUE HIBISCUS	LOW	23
CG	5 GAL	CALANDRINIA G. 'JAZZ TIME'	ROCK PURSLANE	LOW	32
CS	5 GAL	CISTUS 'SUNSET'	SUNSET ROCKROSE	LOW	12
CA	5 GAL	CRASSULA ARBORESCENS	SILVER DOLLAR PLAN	LOW	6
ET	15 GAL	EUPHORBIA T. 'STICKS OF FIRE'	PENCIL TREE	LOW	6
EP	5 GAL	EURYOPS P. 'VARIDIS'	EURYOPS DAISY	LOW	11
LA	5 GAL	LAVANDULA I. 'GROSSO'	GROSSO LAVENDER	LOW	12
SL	5 GAL	SALVIA LEUCANTHA 'MIDNIGHT'	PURPLE MEXICAN SAGE	LOW	14
PS	5 GAL	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	LOW	6
GROUND COVERS					
	FLATS	MYOPORUM P. 'PUTAH CREEK'	MYOPORUM	LOW	@ 18" O.C.
	1 GAL	ROSMARINUS O. 'IRENE'	TRAILING ROSEMARY	VERY LOW	@ 36" O.C.

ALL PLANTING BEDS TO RECEIVE 3" DEPTH OF FIR BARK MULCH - "FOREST FLOOR" OR APPROVED EQUAL.



PLANTING NOTES

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO ANY DIGGING. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE CAUSED BY FAILURE TO DO SO.

PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING, FERTILIZING PER SPECIFICATIONS.

THE ENTIRE PROJECT IS TO BE MAINTAINED FOR A PERIOD OF 60 CALENDAR DAYS, COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE MAINTENANCE PERIOD.

CONTRACTOR SHALL RAISE OR LOWER SPRINKLER HEADS TO PROPER LEVEL IF PLANT MATERIAL OBSTRUCTS FULL COVERAGE.

CONTRACTOR TO VERIFY WITH SOIL ANALYSIS, THE SOIL AMENDMENT AND CONTACT THE LANDSCAPE ARCHITECT IF THERE ARE ANY INADEQUATE AMENITIES.

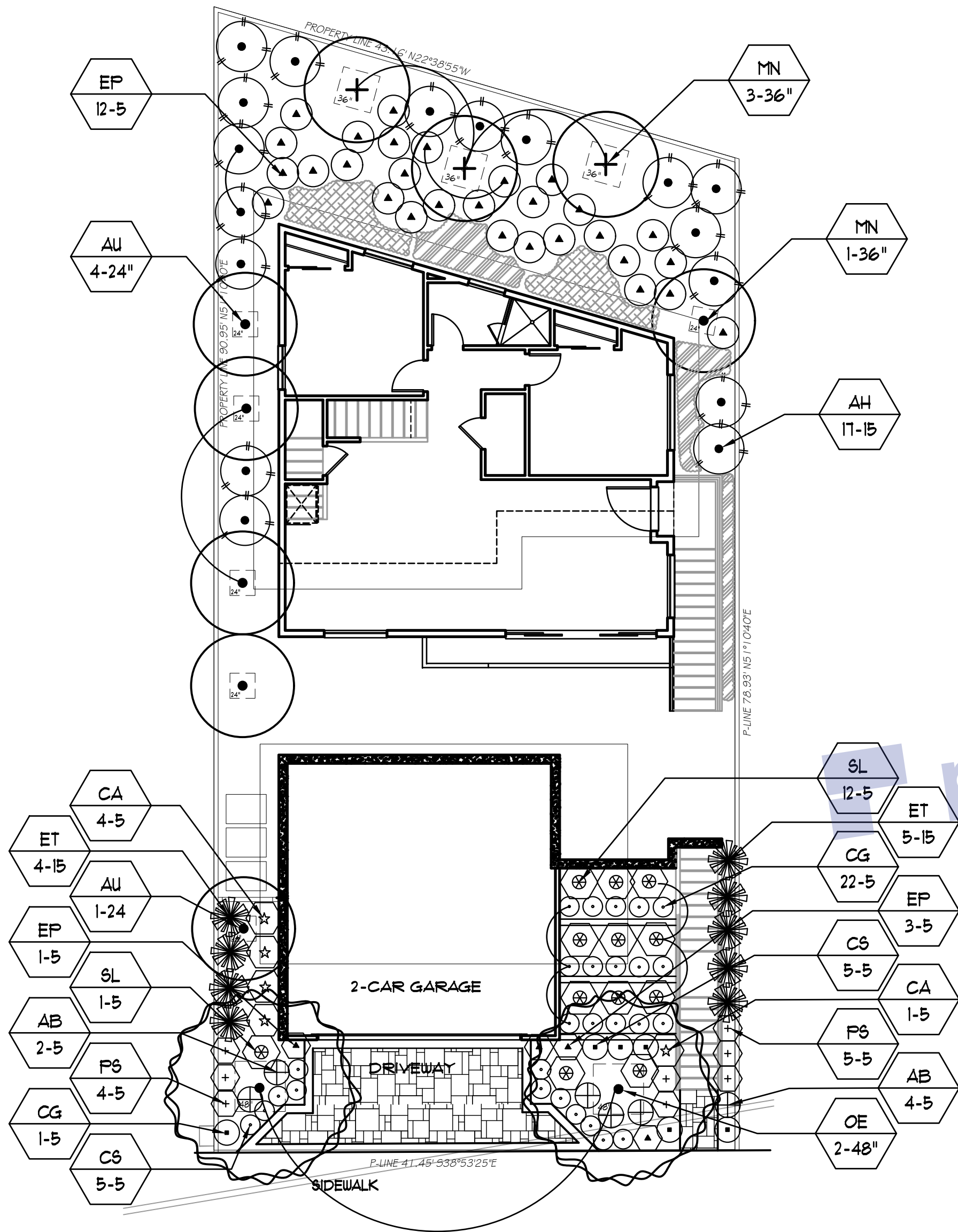
ALL SHRUBS AND GROUND COVER TO BE INSTALLED 1" ABOVE BACKFILL GRADE. COMPACT BACKFILL TO REMOVE MAJOR SETTLING OF PLANT MATERIAL.

PLANTS CALLED OUT ON PLAN ARE CONSIDERED IN CLUSTERS EVEN IF NOT ATTACHED BY CONNECTING LINES. CALLOUTS WILL HAVE TOTAL COUNTS NEEDED.

ALL PALM HEIGHTS CONSIDERED BROWN TRUNK HEIGHTS.

ALL PLANTING BEDS TO RECEIVE 2" DEPTH OF FIR BARK MULCH - "FOREST FLOOR" OR EQUAL.

ALL TREES WITHIN FIVE FEET (5') OF HARDSCAPE OR WALLS TO BE INSTALLED WITH A ROOT BARRIER.



UNDERGROUND SERVICE ALERT

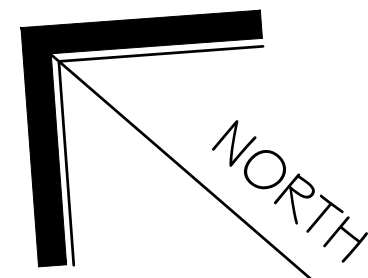


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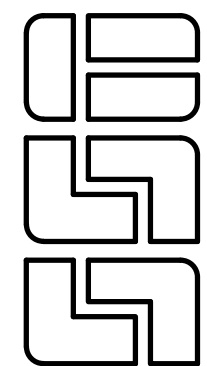
TWO WORKING DAYS BEFORE YOU DIG

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER/DEVELOPER, THE MCSO, COUNTY OF LOCAL JURISDICTION, AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, THE MCSO, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.



REVISIONS	BY

(949) 855-6413
FAX 930-4465
LANDSCAPE ARCHITECTURE
23011 Moulton Parkway
PLANNING • RESEARCH
Suite J12 • Laguna Hills, CA 92653



STAN SMITH ASSOCIATES

PLANTING
PLAN

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DRAWN SSA
CHECKED SS
DATE 4/08/19
SCALE 1/8"=1'-0"
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SHEET
L-3
OF SHEETS

IRRIGATION SPECIFICATIONS

INSTALL ALL MATERIALS TO COMPLY WITH LOCAL CODES AND ORDINANCES. VERIFY PRESSURE SHOWN PRIOR TO BEGINNING OF CONSTRUCTION.

VERIFICATION: ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS. LOCATIONS OF VALVES AND VACUUM BREAKERS SHALL BE AS INDICATED ON THE DRAWINGS. ANY DEVIATION FROM THE PLAN MUST HAVE THE APPROVAL OF THE LANDSCAPE ARCHITECT. LOCATION OF ALL BACKFLOW AND CONTROLLERS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

PERMIT AND FEES: THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY FEES AND PERMITS REQUIRED IN THE PURSUIT OF HIS WORK AS REQUIRED BY GOVERNING CODES.

EXCAVATIONS: DEPTHS OF MINIMUM COVER UNLESS OTHERWISE SPECIFIED BELOW FINISH GRADE.
1. MAIN LINE PRESSURE PLASTIC - 18" MINIMUM COVER, 24" UNDER PAVING, SAND BACKFILL.
2. QUICK COUPLER LINES - 1-1/2" AND SMALLER MAIN LINE 18"
3. LATERAL SPRINKLER LINES - 12" ± SAND BACKFILL UNDER PAVING.
4. CONTROL WIRING - 18".

THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL SPRINKLER SYSTEMS AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES AND/OR DISCREPANCIES IN AREA DIMENSIONS, UNTIL SUCH CONDITIONS ARE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

INSTALL ALL EQUIPMENT AND MATERIALS AS SHOWN IN DETAILS AND SPECIFICATIONS.

ALL PIPING UNDER PAVED AREAS SHALL BE INSTALLED PRIOR TO PAVING, USE PVC CLASS 315 FOR 2" AND LARGER AND PVC SCHEDULE 40 FOR 1-1/2" AND SMALLER. PROVIDE SAND BACKFILL OVER PIPING CROSSING ANY ROADWAY OR AC PAVING.

ALL PIPING BETWEEN WATER METER AND BACKFLOW PREVENTER SHALL BE PER LOCAL CODE.

VALVE BOXES SHALL BE AMETEK #10-131-001 WITH AMETEK #10-131-001 COVER MARKED "IRRIGATION CONTROL VALVE."

INSTALL CONTROLLER AS CALLED FOR ON THE DRAWINGS. OWNER SHALL PROVIDE 110 VOLT SERVICE TO CONTROLLER. IRRIGATION CONTRACTOR SHALL MAKE FINAL HOOK-UP TO CONTROLLER.

INSTALL 24 VOLT CONTROL WIRING ON #14 UF DIRECT BURIAL IRRIGATION WIRE. USE BLACK FOR PILOT, USE WHITE FOR COMMON WIRE.

USE EPOXY TAPE CONNECTORS FOR SPLICING OF WIRES. BURY WIRES IN SAME TRENCH AS MAIN LINE WITH SIX 1" DIA. x 30" LINEAR EXPANSION COILS EVERY 100' AND AT VALVES. INSTALL WIRES IN PVC SLEEVE UNDER PAVING.

ADJUST RISER HEIGHT ON SHRUB POP-UP SPRAYS. SHRUB HEADS SHALL BE 2" ABOVE GRADE ALONG PARKING AREAS, CURBS OR SIDEWALKS. HEIGHT OF HEAD IN PLANTING AREAS SHALL BE 6" ABOVE GRADE. INSTALL HEADS 6" FROM WALKS OR WALLS.

ADJUST SPRINKLERS FOR REQUIRED COVERAGE. KEEP OVERTHROW AT A MINIMUM, ADJUST PRESSURE OF SYSTEM TO AVOID 'FOGGING' OR OVERSPRAYING. PERFORM A COVERAGE TEST UPON COMPLETION IN PRESENCE OF LANDSCAPE ARCHITECT.

CONTRACTOR SHALL SUBMIT "AS-BUILT" DRAWINGS TO OWNER. LOCATE VALVES, QUICK COUPLERS AND MAIN LINE LOCATION WITH DIMENSIONS FROM THE NEAREST PERMANENT POINT OF REFERENCE.

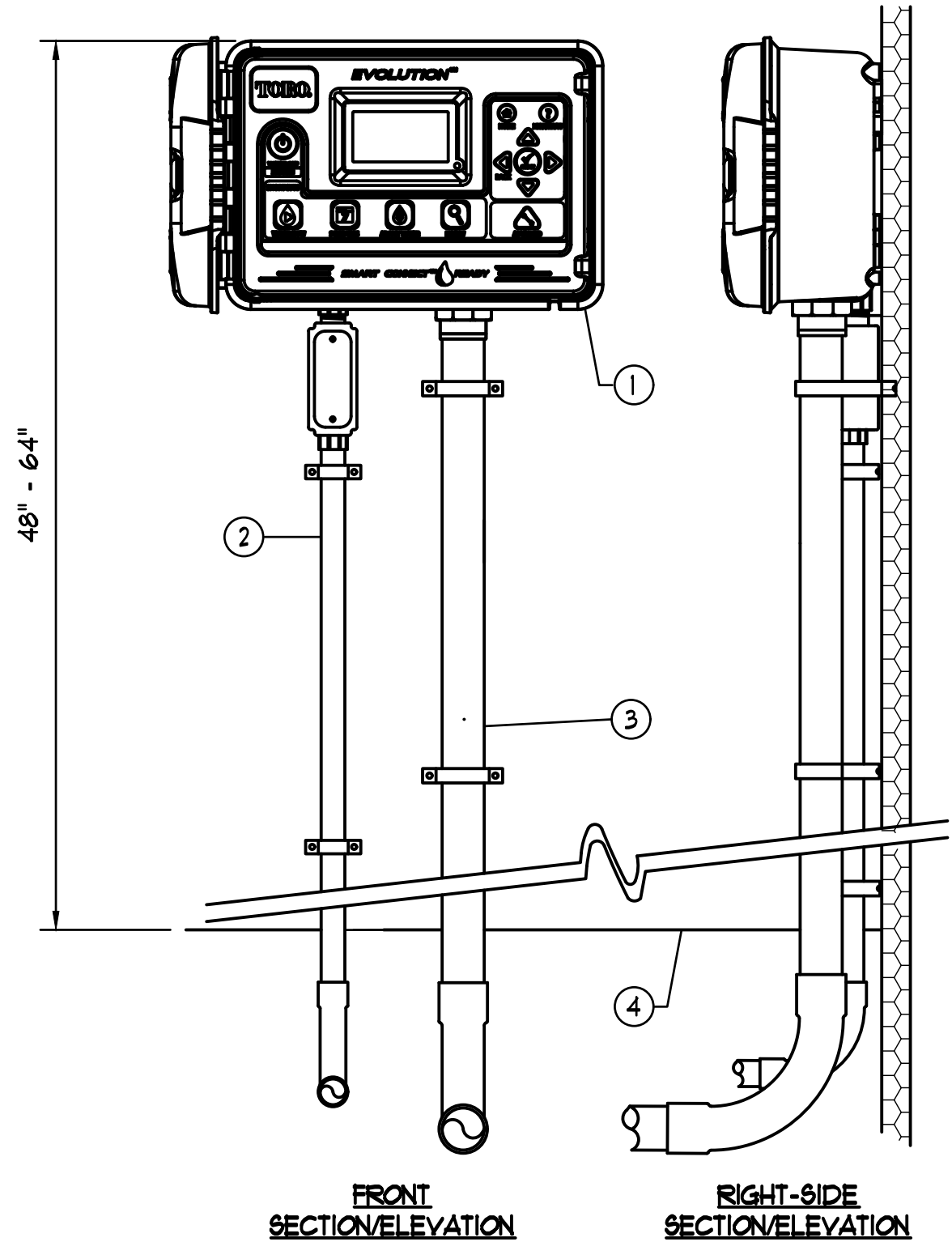
CONTRACTOR SHALL FURNISH THREE (3) QUICK COUPLING KEYS EQUIPPED WITH HOSE SWIVELS.

TESTS: ALL PRESSURE LINES SHALL BE TESTED PRIOR TO BACKFILL OPERATIONS. CENTER LOAD PLASTIC PIPE WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING AND WHIPPING UNDER PRESSURE.

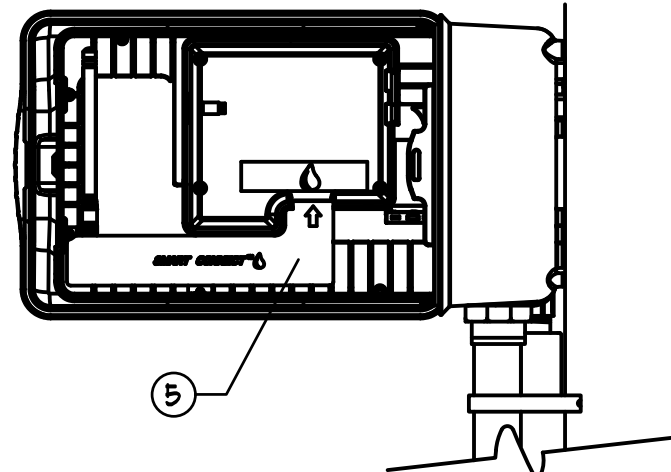
GUARANTEE: THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR TO GIVE COMPLETE AND SATISFACTORY SERVICE AS TO MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER.

SHOULD ANY TROUBLE DEVELOP WITHIN THE SPECIFIED GUARANTEE PERIOD, WHICH IN THE OPINION OF THE OWNER IS DUE TO INFERIOR OR FAULTY MATERIAL AND/OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED, WITHOUT DELAY, BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AND AT NO EXPENSE TO THE OWNER AS PART OF THIS CONTRACT.

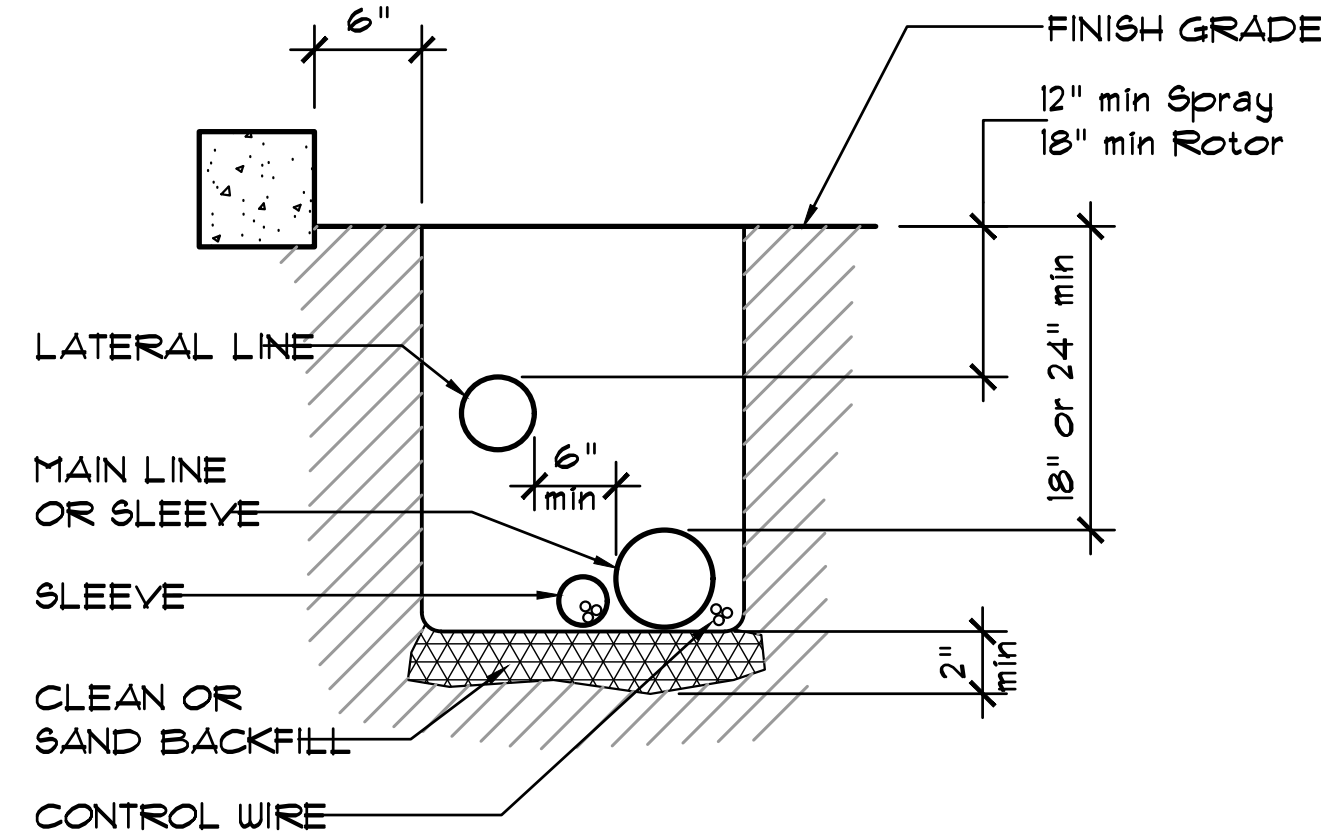
CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER/DEVELOPER, THE MCS&D, COUNTY OF LOCAL JURISDICTION, AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, THE MCS&D, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.



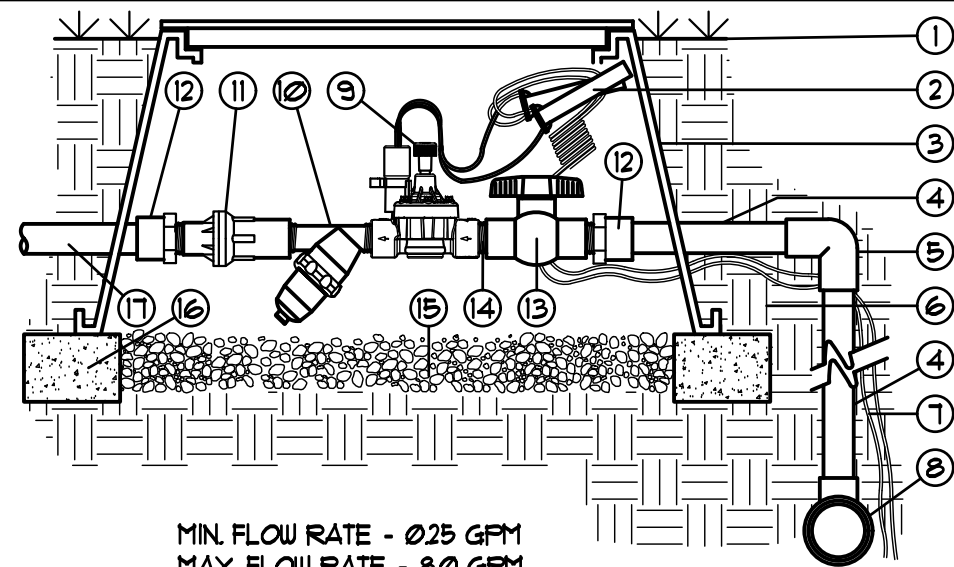
- LEGEND:
- 1 EVOLUTION OUTDOOR TORO CONTROLLER MODEL NO. EVO-40D. SEE IRRIGATION LEGEND FOR NUMBER OF STATIONS. SECURE TO WALL WITH APPROPRIATE FASTENERS.
 - 2 1/2" CONDULET AND CONDUIT FOR ELECTRICAL POWER PER LOCAL AND NATIONAL ELECTRICAL CODES. SECURE TO WALL WITH APPROPRIATE PIPE CLAMPS.
 - 3 1" CONDUIT FOR REMOTE CONTROL WIRES. SECURE TO WALL WITH APPROPRIATE PIPE CLAMPS.
 - 4 FINISHED GRADE.
 - 5 OPTIONAL EVO-SC INTERNAL SMART CONNECT RECEIVER.



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 065-411.



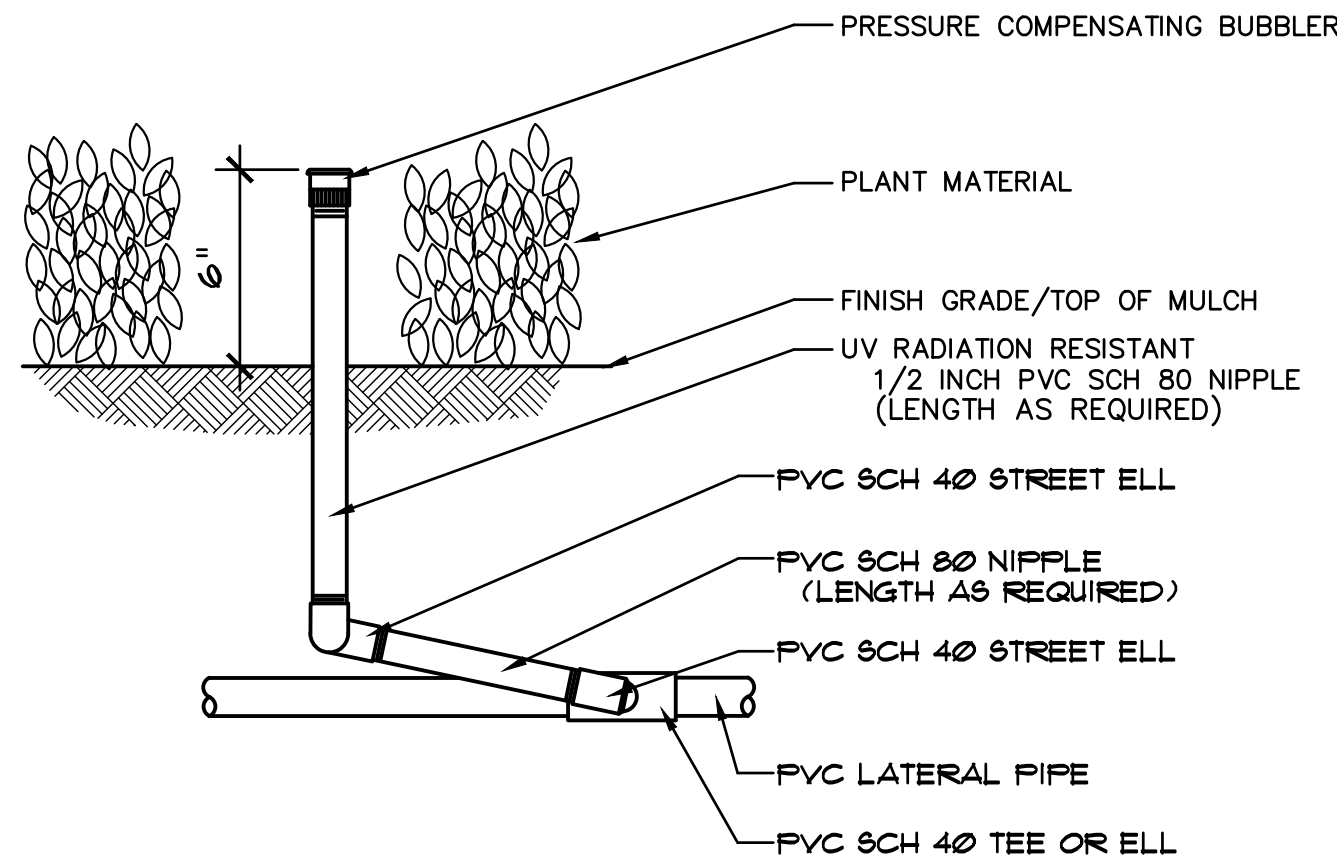
A IRRIGATION TRENCHING



- LEGEND
- 1. FINISH GRADE.
 - 2. CONTROL WIRES WITH 36" SERVICE COIL AND WATER PROOF WIRE CONNECTIONS, DBY OR EQUAL.
 - 3. RECTANGULAR PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" HIGH CHARACTERS.
 - 4. PVC MAINLINE PER SPECIFICATIONS (LENGTH AS REQUIRED).
 - 5. SCH 40 PVC ELL (8x5).
 - 6. NATIVE SOIL PER SPECIFICATIONS.
 - 7. CONTROL WIRES TO CONTROLLER.
 - 8. PVC MAINLINE FITTING.
 - 9. TORO TPV100 INLINE VALVE (1).
 - 10. TORO 150 MESH Y-FILTER (1).
 - 11. TORO 25 PSI LOW FLOW PRESSURE REGULATOR (1).
 - 12. SCH 40 PVC MALE ADAPTER.
 - 13. SCH 40 PVC BALL VALVE (1).
 - 14. SCH 80 PVC CLOSE NIPPLE (1).
 - 15. FEA GRAVEL SUMP, MINIMUM 6" DEEP.
 - 16. BRICK SUPPORTS (4 COMMON BRICKS REQUIRED).
 - 17. LATERAL LINE TO DRIP SYSTEM. (1) PARTS IN DRIP ZONE KIT.

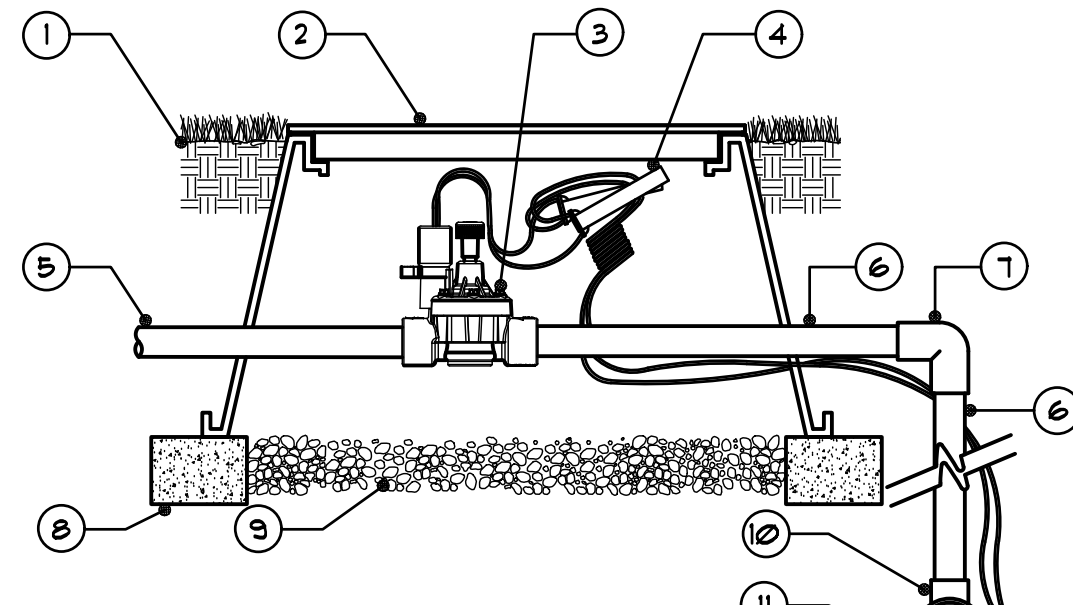
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

D CONTROLLER W / WATER SENSOR



E PRESSURE COMP. BUBBLER

B PRESSURE REGULATOR



- LEGEND
- 1. FINISHED GRADE.
 - 2. VALVE BOX & COVER.
 - 3. TORO TPV REMOTE CONTROL VALVE WITH FLOW CONTROL AND WIRED SOLENOID. MODEL NO. TPV100S. SEE LEGEND.
 - 4. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS.
 - 5. PVC LATERAL LINE SEE SPECS. FOR DEPTH.
 - 6. PVC MAIN LINE LENGTH AS REQUIRED.
 - 7. PVC ELBOW.
 - 8. CONTINUOUS BRICK SUPPORTS.
 - 9. GRAVEL (1 CU. FT.).
 - 10. PVC TEE OR ELBOW (TYP.).
 - 11. PVC MAIN LINE (TYP.) SEE SPECS. FOR DEPTH.
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.
 4. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 065-311

C CONTROL VALVE

REVISIONS	BY

(949) 855-6413
FAX 830-4465
LANDSCAPE ARCHITECTURE
23011 Moulton Parkway
PLANNING • RESEARCH
Suite J12 • Laguna Hills, CA 92653
STAN SMITH ASSOCIATES

IRRIGATION
DETAILS

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DRAWN SSA
CHECKED SSA
DATE 04/03/2019
SCALE AS NOTED
JOB NO.
SHEET
L-4
OF SHEETS

PLANTING SPECIFICATIONS

WEED CONTROL: KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA. UPON COMPLETION OF SOIL PREPARATION, THE CONTRACTOR SHALL APPLY A SELECTIVE PRE-EMERGENT TO ALL PLANTING AREAS EXCEPT SEEDED LAWN AREAS.

WEED CONTROL TO BE APPLIED ON ALL PLANTING AREAS OTHER THAN LAWN AREAS AND AREAS TO BE HYDROSEEDING.

CULTIVATION - IMMEDIATELY AFTER APPLICATION OF WEED CONTROL, CULTIVATE ALL AREAS TO A DEPTH OF 1-1/2".

FINISH GRADING: MAKE ALL SOIL AREAS SMOOTH AND EVEN WITH A FINISH GRADE OF 1" (ONE INCH) BELOW THE SURFACE OF WALKS, PAVED AREAS AND CURBS AND SLIGHTLY LESS THAN FLUSH WITH CATCH BASINS, MANHOLES, CLEAN OUTS, VALVE BOXES AND SIMILAR FEATURES. RAKE CLEAN ALL AREAS.

SOIL PREPARATION AND FERTILIZATION: IN ALL PLANTING AREAS THE FOLLOWING APPLICATION SHALL BE MADE PER 1000 SQ. FT. OF AREA AND SHALL BE THOROUGHLY CULTIVATED IN TWO DIRECTIONS INTO THE TOP 6" OF SOIL, AND THE AREA WATERED DOWN: 2 CUBIC YARDS NITROGEN STABILIZED SAUD, 1000 LBS. AGRICULTURAL GYPSUM, 150 LBS. GRO-POWER PLUS COMMERCIAL FERTILIZER.

DEEP RIP ALL AREAS TO BE PLANTED OR SEEDED TO A UNIFORM DEPTH OF AT LEAST 12" AND FOR THIS ENTIRE DEPTH THE SOIL SHALL BE MADE LOOSE AND FRABLE.

ALL MATERIALS SHALL BE UNIFORMLY AND THOROUGHLY BLENDED BY REPEATED ROTARY CULTIVATION INTO THE 6" OF TOP SOIL.

AT TIME OF PLANTING, THE TOP 2" (TWO INCHES) OF ALL AREAS TO BE PLANTED OR SEEDED SHALL BE FREE OF STONES, WEEDS, ROOTS OR OTHER DELETERIOUS MATTER 1" (ONE INCH) IN DIAMETER OR LARGER AND SHALL BE FREE FROM ALL WIRE, PLASTER OR SIMILAR OBJECTS THAT WOULD BE A HINDRANCE TO PLANTING OR MAINTENANCE. REMOVE ALL DEBRIS FROM THE SITE.

AFTER 30 DAYS (MAINTENANCE PERIOD) APPLY 25 LBS. PER 1000 SQ. FT. OF GRO-POWER PLUS IN ALL LANDSCAPE AREAS.

REFER TO SOILS REPORT FOR ANY ADDITIONAL SOIL AMENDMENTS.

BACKFILL MIX - TREES, SHRUBS AND VINES.

SOIL MIX FOR BACKFILL IN PITS FOR TREES, SHRUBS AND VINES SHALL CONSIST OF THE FOLLOWING:

AMOUNT/CUBIC YARD
60% BY VOLUME ON-SITE SOIL
40% BY VOLUME ORGANIC AMENDMENT
2 LBS. AGRICULTURAL GYPSUM
15 LBS. GRO-POWER PLUS

PLANTING PITS SHALL BE EXCAVATED TWICE THE DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL. BACKFILL SHALL THEN BE ADDED AS OUTLINED ABOVE. THE PREPARED SOIL SHALL BE UNIFORMLY BLENDED IN AN AREA ADJACENT TO THE PLANTING WORK AND SHALL BE ACCURATELY PROPORTIONED USING A SUITABLE MEASURING CONTAINER. UNUSED EXCAVATED SOIL SHALL BE REMOVED FROM SITE. PROTECT THE MIX FROM WATER UNTIL IT HAS BEEN PLACED IN BACKFILL AROUND PLANTS.

INSTALL PLANTING TABLETS IN THE FOLLOWING APPLICATIONS: 1 GRAM TABLETS BY GRO-POWER INTO PLANTING PITS AS PER DETAIL.

EACH GALLON PLANT - 2 TABLETS
EACH 5 GALLON PLANT - 4 TABLETS
EACH 15 GALLON PLANT - 8 TABLETS

SPECIMEN PLANTS LARGER THAN 15 GALLON SIZE SHALL BE 3 TABLETS PER 1/2" CALIPER OF TREE TRUNK.

AGRONOMIC SOILS REPORT:

a. AFTER COMPLETION OF ROUGH GRADING & PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL PROVIDE THE TESTING OF PLANTING SOILS & COMPOSTED ORGANIC HUMUS MATERIALS BY AN INDEPENDENT AGRONOMIC SOILS TESTING LABORATORY THAT IS A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABS. REPRESENTATIVE SOILS SAMPLES SHALL BE TAKEN IN THE FIELD & A WRITTEN REPORT SHALL BE PREPARED BY THE SOIL SCIENTIST THAT SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS, PRE-PLANT FERTILIZATION, HYDROMULCH SLURRY & POST-MAINTENANCE FERTILIZATION PROGRAM.

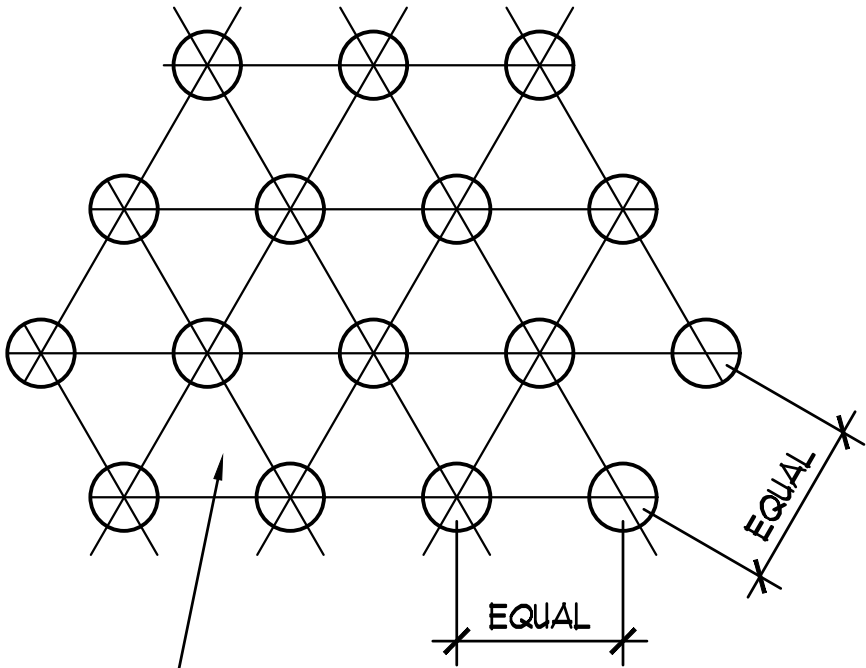
b. SOIL PREPARATION SPECIFICATIONS SHALL BE PREPARED BASED ON THE TEST RESULTS & RECOMMENDATIONS AND MUST BE APPROVED BY THE CITY PRIOR TO SOIL PREPARATION.

c. SOIL TESTS SHALL BE PERFORMED AFTER SOIL PREPARATION TO CONFIRM THAT SOIL PREPARATION WAS PERFORMED IN COMPLIANCE WITH PRE-PLANT SOILS REPORT & SPECIFICATIONS. COMPLIANCE OF CONTRACTOR'S WORK WITH SOIL PREPARATION SPECIFICATIONS SHALL BE DETERMINED SOLELY BY THE CITY.

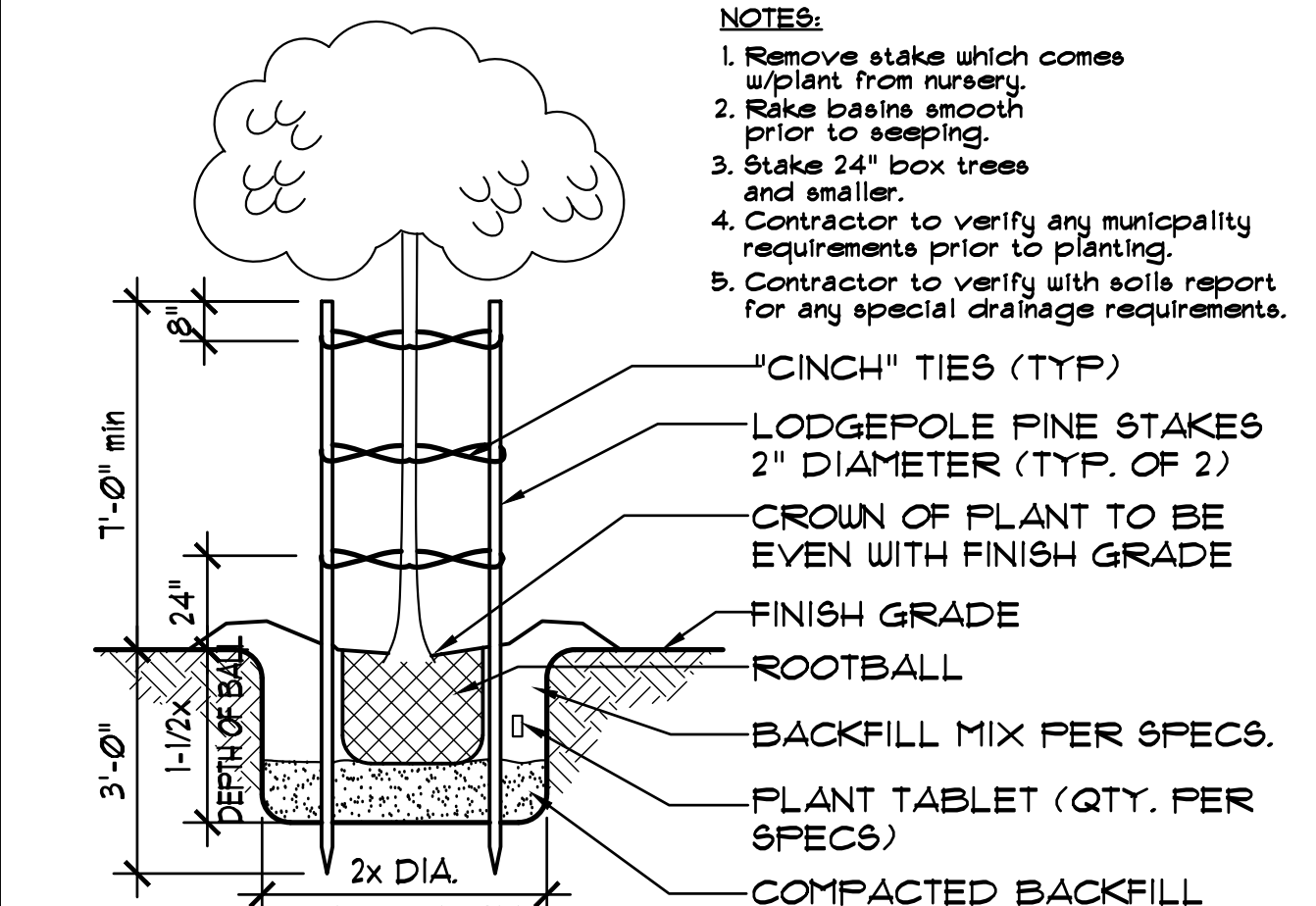
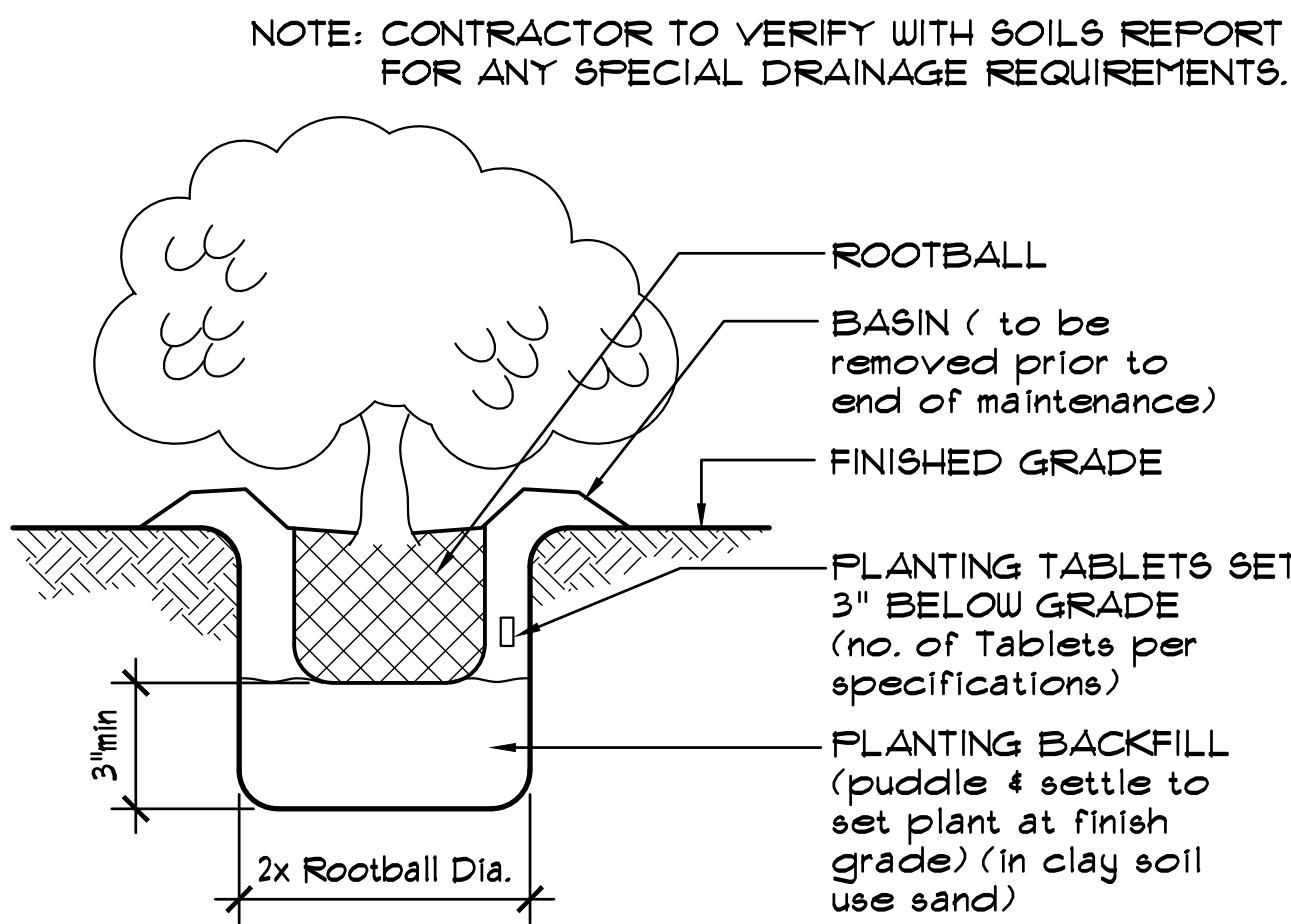
GUARANTEE: ALL SPECIMEN TREES AND ALL SHRUBS OF 15 GALLON SIZE AND LARGER SHALL BE GUARANTEED BY THE CONTRACTOR TO TAKE ROOT AND GROW IN A HEALTHY CONDITION FOR ONE YEAR AFTER COMPLETION OF ALL CONTRACTOR'S LANDSCAPE PLANTING WORK PROVIDING SAID TREES AND SHRUBS HAVE RECEIVED NORMAL CARE AND MAINTENANCE AS DETERMINED BY THE LANDSCAPE ARCHITECT AND OWNER.

ALL OTHER PLANTINGS INCLUDING, BUT NOT NECESSARILY LIMITED TO, GROUND COVER, VINES, ETC. SHALL BE GUARANTEED BY THE CONTRACTOR TO TAKE ROOT AND GROW IN A HEALTHY CONDITION FOR SIXTY (60) DAYS AFTER COMPLETION OF ALL CONTRACTOR'S LANDSCAPE PLANTING WORK.

ANY OF SAID TREE, SHRUBS, OR OTHER PLANTINGS WHICH DIE BACK OR LOSE FORM AND SIZE AS ORIGINALLY SPECIFIED SHALL BE REPLACED WITHOUT DELAY BY CONTRACTOR WHEN REQUESTED BY LANDSCAPE ARCHITECT AND/OR OWNER, AT NO COST TO OWNER.



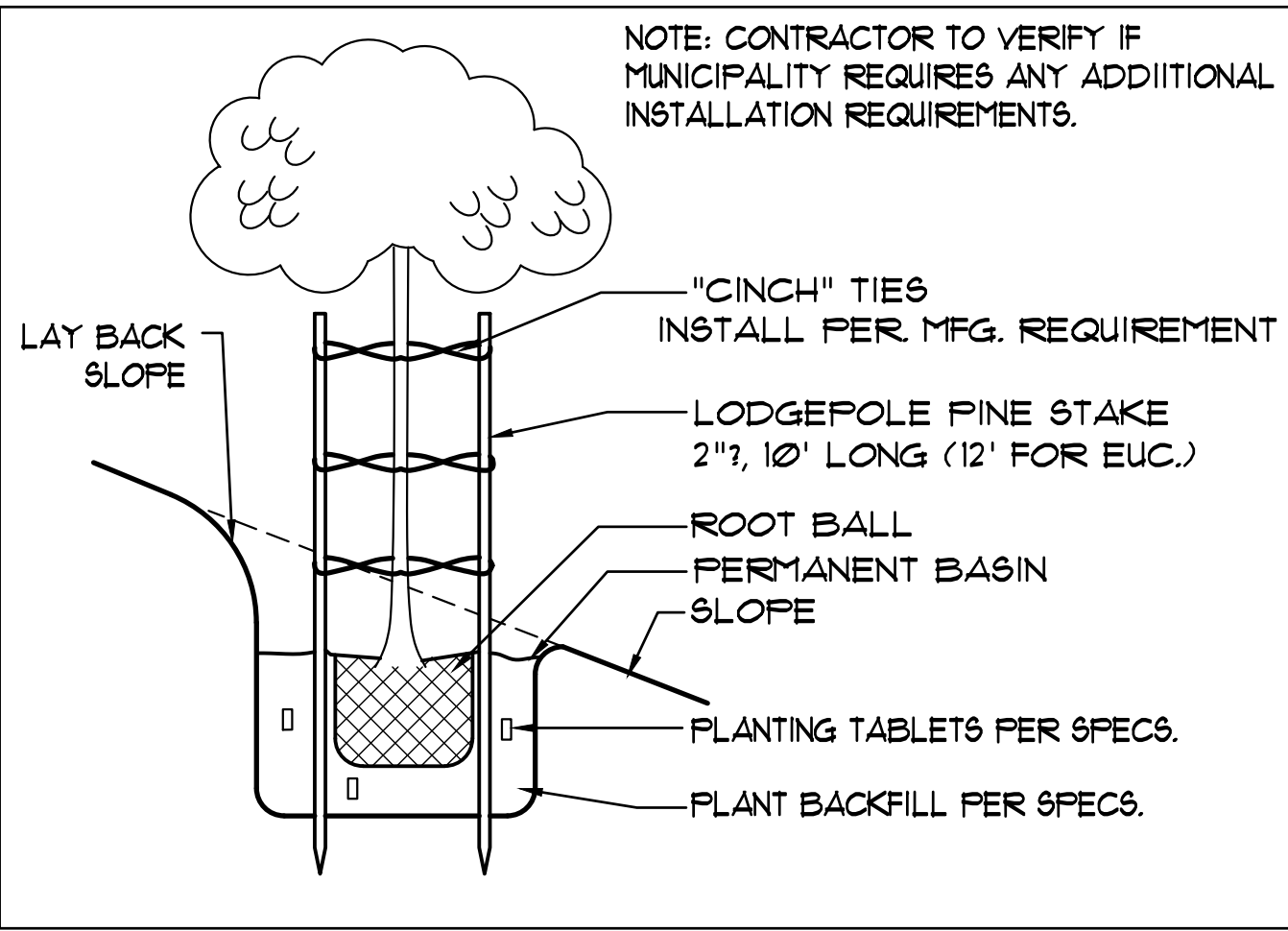
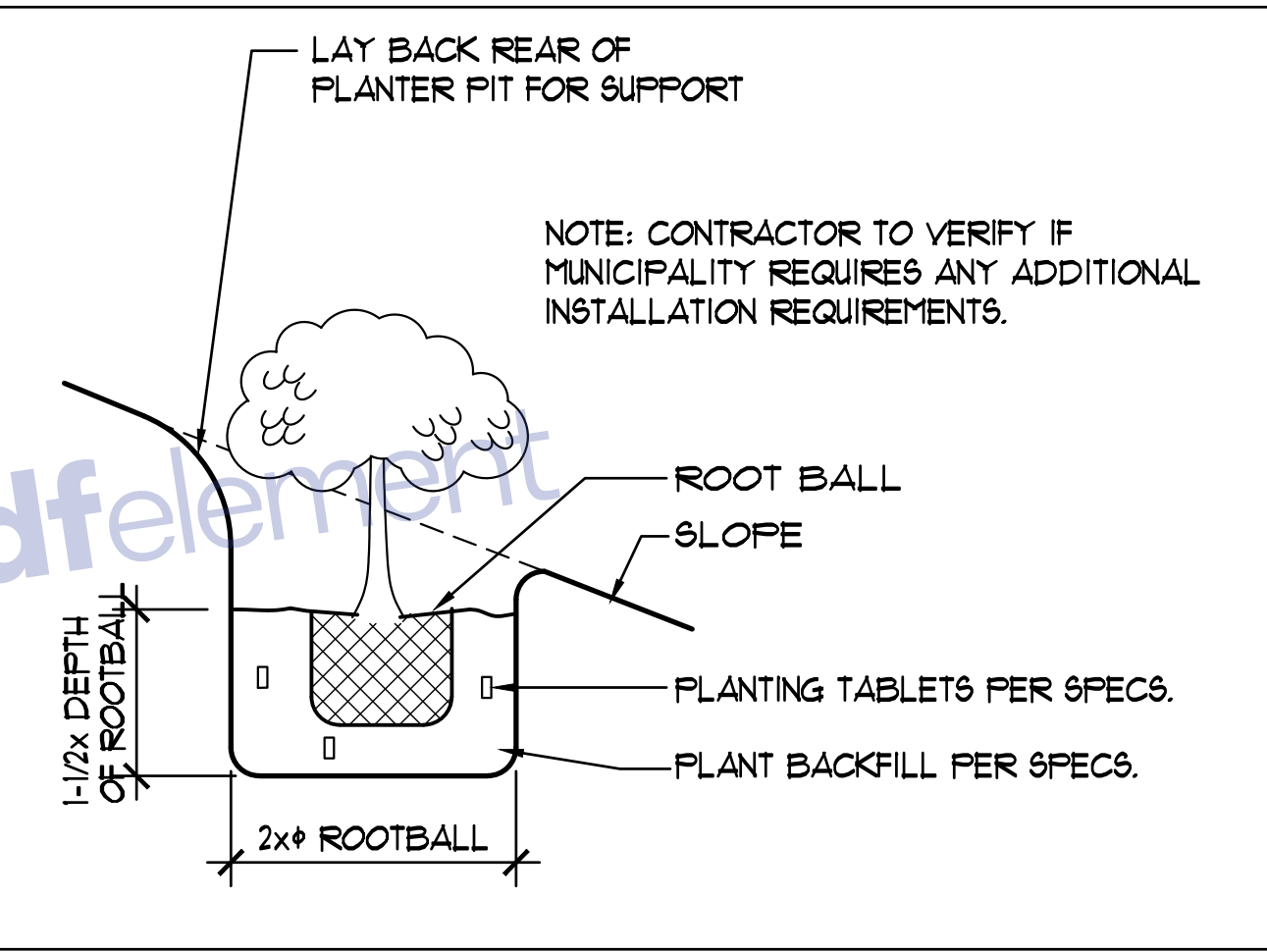
ALL GROUND COVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) PER O.C. SPACING NOTED ON PLANS



G G.C. PLANTING

D SHRUB PLANTING

A TREE PLANTING



H .

E SHRUB ON SLOPE

. TREE ON SLOPE

I .

F .

C .

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER/DEVELOPER, THE MCSO, COUNTY OF LOCAL JURISDICTION, AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, THE MCSO, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

UNDERGROUND SERVICE ALERT



call: TOLL FREE

811

TWO WORKING DAYS BEFORE YOU DIG

REVISIONS	BY

(949) 855-6413
FAX 830-4465
LANDSCAPE ARCHITECTURE
230111 Moulton Parkway
PLANNING • RESEARCH
Suite J12 • Laguna Hills, CA 92653
STAN SMITH ASSOCIATES

PLANTING
DETAILS

BANDINI RESIDENCE
33862 ROBLES DRIVE
DANA POINT, CALIFORNIA, 92629

DRAWN SSA
CHECKED SSA
DATE 04/03/2019
SCALE AS NOTED
JOB NO.
SHEET
L-5
OF SHEETS



OVERALL VIEW FROM THE STREET



SITE DEVELOPMENT RESUBMITTAL 10/24/19



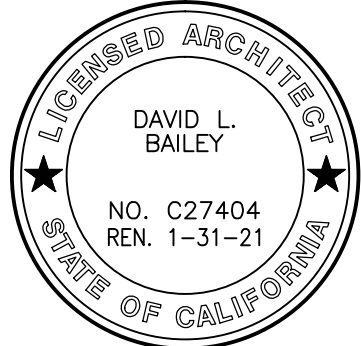
David L. Bailey
ARCHITECT, INC.

23183 La Cadena Drive, Suite 101
Laguna Hills, CA 92653

Cell: 949-573-1050
E-Mail: david@dlbarch.com

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#	REVISION	DATE
	SITE DEVELOPMENT PERMIT	4/24/19
	SITE DEVELOPMENT RESUBMITTAL	10/24/19
△		
△		
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△		
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PROJECT NAME

BANDINI RESIDENCE
33862 Robles Drive
Dana Point
California, 92629

SHEET TITLE

3D RENDER DRAWINGS

PROJECT NO.	17094
DATE	October 24, 2019
SCALE	AS REFERENCED

RENDER

THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNLESS STAMPED WITH DAVID L. BAILEY ARCHITECT, INC. SEAL

SUPPORTING DOCUMENT 5