

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

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**DATE:** JULY 12, 2021

**TO:** DANA POINT PLANNING COMMISSION

**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT  
BRENDA WISNESKI, DIRECTOR OF COMMUNITY DEVELOPMENT  
JOHN CIAMPA, SENIOR PLANNER

**SUBJECT:** COASTAL DEVELOPMENT PERMIT CDP20-0024, SITE DEVELOPMENT PERMIT SDP21-0014, AND ADMINISTRATIVE MODIFICATIONS OF STANDARDS AMS21-0005 TO DEMOLISH A SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW 3,488 SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND ATTACHED TWO-CAR GARAGE AT 35275 BEACH ROAD

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**RECOMMENDATION:** That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP20-0024, Site Development Permit SDP21-0014, and Administrative Modifications of Standards AMS21-0005.

**APPLICANT:** Vicki and Mike Meursing

**REPRESENTATIVE:** Elizabeth Hanna, Project Manager

**REQUEST:** Approval of a Coastal Development Permit, Site Development Permit, and Administrative Modification of Standards to construct a new single-family dwelling and attached two-car garage with stairs that project beyond the structure stringline located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

**LOCATION:** 35275 Beach Road (APN 691-151-07)

**NOTICE:** Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on July 2, 2021, published within a newspaper of general circulation on July 2, 2021, and posted on July 2, 2021, at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

**ENVIRONMENTAL:** Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section



15303(a) (Class 3 – New Construction) in that the project involves the construction of one single-family dwelling in a residential zone.

**ISSUES:**

- Project consistency with the Dana Point General Plan, Dana Point Zoning Code (DPZC) and Local Coastal Program (LCP);
- Project compliance with the City's Floodplain Regulations;
- Project compatibility with and enhancement of the site and surrounding neighborhood; and
- Project satisfaction of all findings required pursuant to the DPZC and LCP for approval of a Coastal Development Permit (CDP), Site Development Permit (SDP) and Administrative Modifications of Standards (AMS).

**BACKGROUND:** The subject site is a 5,588 square-foot oceanfront lot located within the Capistrano Beach Community Services District, consisting of an established and built-out neighborhood of single-family residences and duplex structures. The lot is relatively small, approximately 35 feet in width and 165 feet in depth. The site is improved with an existing 3,100 square-foot, two-story single-family residence with an attached two-car garage. Beach Road is developed with existing residential development located to the southeast and northwest, with the Pacific Ocean located to the south, railroad tracks and Pacific Coast Highway to the north (Supporting Document 2).

The property is located within the "Residential Beach Road 12" (RBR 12) zone, the City's Floodplain Overlay District (FP-3), Coastal Overlay District (the California Coastal Zone), and the Appeals Jurisdiction of the California Coastal Commission. The Floodplain Overlay designation identifies the property as being subject to potential inundation by wave action and requires specific structural design and location requirements.

**DISCUSSION:** The project includes the demolition of all existing structures, landscaping, and the construction of a new 3,488 square-foot, two-story single-family residence and a 587 square-foot attached two-car garage. Two levels of living area are proposed that includes four bedrooms, five bathrooms, and an open concept living, dining, and kitchen area. Exterior improvements include a low-level deck and a second-floor balcony with a spa on the seaward side of the house.

The maximum allowable development standards for this property are set forth in the City's Zoning Code Chapter 9.09 (Residential Development Standards) for the RBR 12 zone. Table 1 summarizes applicable RBR 12 zoning designation development



standards and the project's conformance with those requirements:

**Table 1: Compliance with RBR 12 Development Standards**

Development Standard	Requirement	Proposed	Compliant with Standard
Front Setback	20 feet minimum (15 feet minimum upper level)	20 feet 15 feet	Yes
Side Setbacks	3'-6" minimum	3'-6"	Yes
Structure Stringline	103' west 99' east	99'-2" west 99'-6.75" east*	Yes No
Patio Stringline	115' west 113' east	111' 112'	Yes Yes
Rear Deck height (above grade)	30 inches	30 inches	Yes
Height	28 feet maximum from 18" above the BFE/FP-3** (21' NAVD88)	28 feet	Yes
Landscape Coverage	10% minimum	10%	Yes
Parking Required	2 covered parking spaces minimum for five bedrooms	2 covered parking spaces	Yes

\*The building complies with the structure stringline; however, an AMS is requested to allow the stairs to project 6.75 inches beyond the structure stringline.

\*\* The building height is measured from 18 inches above the designated "base flood elevation" (BFE) of 21 feet NAVD88 (vertical datum measurement) to the highest point on the structure's roof per Section 9.05.110(a) of the Dana Point Zoning Code.

The property is subject to special development standards identified in DPZC Section 9.09.040 for development in the RBR 12 zoning district. The project complies with the development standards for maximum projections into the required setbacks, such as walls, balconies, and decks. The walls along the side property lines are permitted for increased height above finished grade in cases like the subject property where the structure is elevated to the BFE level and the adjacent structures are not elevated (per Section 9.09.040(a)(2)). To ensure the project's compatibility with the adjacent structures (legal nonconforming) that are not elevated above the BFE, the project is conditioned to provide an open design for the portion of the side yard platform walls over 42 inches and up to six feet. The rear concrete deck is 30 inches above grade and designed on caissons to comply with the provisions of the Floodplain Overlay District (Section 9.31.060(f)(8)). The project is requesting an AMS to allow the stairs to the rear deck to encroach 6.75 inches into the structure stringline to provide access which is discussed in the AMS section of the report.



The proposed structure's architectural style is contemporary craftsman design with a standing seam copper metal roofing, stone veneer and stucco siding, and glass railings (Supporting Document 3).

Coastal Development Permit CDP20-0024

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, construction of a new single-family residence on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires approval of a Coastal Development Permit (CDP). The project is in compliance with the regulations for development in the Coastal Overlay in that the project is not impacting coastal access, recreation, or environmentally sensitive habitat areas (ESHA), and it complies with the regulations in the City's LCP.

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

1. *Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*
2. *If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*
3. *Conform with Public Resources Code Section 21000 and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*
4. *Be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.*
5. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*
6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*
7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*



The recommended findings for approval of the CDP are outlined in the draft Resolution No. 21-07-12-XX, attached to this report as Action Document 1.

Section 9.69.070 of the DPZC stipulates that findings to require or exempt a project from dedicating one of five types of coastal public access (lateral, bluff top, vertical, trail, or recreational). As applied to the subject property, only a lateral access dedication would be applicable. However, pursuant to Section 9.27.030, the project qualifies for an exception from the requirement to dedicate, as public access to the coast exists in close proximity to the north at Capistrano Beach Park and to the south at Poche Beach.

#### Site Development Permit SDP21-0014

Pursuant to Chapter 9.31 of the DPZC, development proposed in the City's Floodplain Overlay District requires approval of a Site Development Permit (SDP). The subject property is located within the FP-3 district, which is applied to coastal areas subject to wave action and determined to be a coastal high hazard area.

For construction within coastal high hazard areas, a site-specific wave run-up study is required to establish a Base Flood Elevation (BFE), which factors in the projected sea level rise for the life of the structure (75 years). The report establishes a minimum elevation (BFE) at which the lowest horizontal structural members must be elevated to prevent damage from wave action. The study was prepared by a California licensed Coastal Engineer that determined a BFE of 21 feet NAVD88, which was confirmed by the City's third-party Coastal Engineering consultant, Moffatt and Nichol.

The project complies with the Floodplain Overlay District standards for all new construction within coastal high hazard areas, pursuant to DPZC Section 9.31.060(f). The dwelling is designed on caissons with the lowest horizontal structural member (structure slab) is elevated above the BFE, such that habitable portions of the building should not absorb force or wave action during storm events. Construction of the horizontal structural elements above the BFE allows ocean water to flow under the dwelling without contributing to additional erosion of the beach. The non-habitable garage is located below the BFE to facilitate access from adjacent Beach Road and includes breakaway paneling to allow water to flow through the garage to the street in the event of wave inundation.

Section 9.71.050 of the DPZC stipulates a minimum of four findings for approval of an SDP, requiring:

1. *Compliance of the site design with development standards of this Code.*
2. *Suitability of the site for the proposed use and development.*
3. *Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines.*



4. *Site and structural design which are appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture.*

The recommended findings for approval of the SDP are outlined in the draft Resolution No. 21-07-12-XX, attached to this report as Action Document 1.

#### Administrative Modification of Standard AMS21-0005

Per Section 9.61.090 of the DPZC, Administrative Modifications of Standards can be applied to the setback to permit development on the property, which is constrained due to lot size, shape, location, access restrictions, physical or other constraints. The deviations must be truly minor and have no potential impact to the health, safety or general welfare of adjacent persons or properties will occur.

The competing standards for the deck height and the elevation of the habitable area create practical difficulties and unnecessary hardships by the strict application of the DPZC due to the site's physical characteristics and the requirement to account for sea level rise. Per Section 9.09.040(a)(2), stairs are not permitted to extend beyond the structure stringline. This requirement forces the reduction of the habitable area of the lot to provide stairs from the habitable area to the deck. The site specific wave runup report established a BFE 21 foot NAVD88 (accounting for sea level rise) for the site, which sets the lowest elevation for the horizontal structural members of the habitable area for the house. Additionally, the maximum height of the rear deck is 30 inches above grade which creates a 2.9 foot grade change from the living area to the seaward deck. Several steps are required to access the deck, which creates a practical difficulty. To address the grade change between the two structures, the applicant reduced the living area within the buildable envelope of the structure to provide more room for the stairs and limit their encroachment into the structure stringline. The requested projection beyond the structure stringline is 6.75 feet for a width of four feet.

Section 9.61.090 of the DPZC stipulates a minimum of four (4) findings to approve an Administrative Modification of Standards:

1. *That there are practical difficulties or unnecessary hardships created by strict application of the Zoning Code due to physical characteristics of the property.*
2. *The administrative modification does not constitute a grant of special privileges which are not otherwise available to surrounding properties in similar conditions and will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.*
3. *The administrative modification places suitable conditions on the property to protect the public health, safety, and welfare and surrounding properties.*



4. *For development within the coastal zone, that the administrative modification would not result in significant adverse impacts either individually or cumulatively to coastal access/recreation opportunities or coastal resources, and the development would be consistent with the policies of the Local Coastal Program certified land use plan.*

The recommended findings for approval of the AMS are outlined in the draft Resolution No. 21-07-12-XX, attached to this report as Action Document 1.

**CORRESPONDENCE:** To date, no correspondence has been received regarding this project.

**CONCLUSION:** Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. As the project has been found to comply with all standards of development, staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 20-0024, Site Development Permit 21-0014, and Administrative Modifications of Standards 21-0005 subject to the findings and conditions of approval contained therein.

  
John Ciampa, Senior Planner

  
Brenda Wisneski, Director  
Community Development Department

**ATTACHMENTS:**

**Action Documents**

1. Draft Planning Commission Resolution No. 21-07-12-XX

**Supporting Documents**

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



**ACTION DOCUMENT 1: Draft Planning Commission Resolution No. 21-07-12-XX**

**RESOLUTION NO. 21-07-12-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP20-0024, SITE DEVELOPMENT PERMIT SDP21-0014, AND ADMINISTRATIVE MODIFICATIONS OF STANDARDS 21-0005 TO DEMOLISH A SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW 3,488 SQUARE-FOOT SINGLE-FAMILY DWELLING AND 587 SQUARE-FOOT ATTACHED TWO-CAR GARAGE AT 35275 BEACH ROAD**

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

WHEREAS, Elizabeth Hanna, project manager, (the "Representative") has filed an application on behalf of 35275 Beach Road, LLC, ("Applicant"), the owners of real property commonly referred to as 35275 Beach Road (APN 691-151-07) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit and Site Development Permit to demolish a single-family residence and construct a new single-family dwelling at the Property; and

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

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

WHEREAS, the Planning Commission did, on the 12<sup>th</sup> day of July, 2021, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP20-0024, Site Development Permit SDP21-0014 and administrative Modifications of Standards AMS21-0005.

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

- A. That the above recitations are true and correct and incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP20-0024, SDP21-0014, and AMS21-0005 subject to the following conditions of approval:



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Findings:

Coastal Development Permit CDP20-0024

1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) **in that, the project is consistent with the Dana Point General Plan because the proposal will comply with the Land Use Element's Residential 12 DU/AC Land Use Designation for the construction of one residential unit. The project is consistent with Goal 1 of the Public Safety Element, to reduce the risk from coastal erosion and Policy 1.19, which requires an assurance that public safety is provided for all new seaward construction within the Capistrano Bay Community Services District private community, which is achieved by elevating the structure above the BFE (accounting for sea level rise) and on caissons to avoid damage related to the high coastal hazard area and limit coastal erosion. The architectural design of the project complies with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property) and will further General Plan Urban Design Element Goal No. 2, which states that development should “*preserve the individual positive character and identity of the City's communities*” which is achieved by the contemporary craftsman design of the house that is compatible and complementary to the mix of architectural styles in the neighborhood.**
2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that, while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot zoned for residential use, located within a private community that does not contain public access ways or areas of recreation. The proposed development will not adversely affect, either individually or cumulatively, the ability of the public to reach and use the public tidelands and coastal resources. There are no current access burdens in the vicinity that could be alleviated by an access dedication requirement on this proposed development. Moreover, adequate public access to public tidelands or areas of recreation exists nearby at City, County, and State beaches and the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.**
3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act - CEQA) and following, that there are



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no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) **in that, the project qualifies as Categorically Exempt from review under CEQA pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that the application proposes the construction of one new single-family dwelling.**

4. That the proposed development will not encroach upon any existing physical access-way legally utilized by the public or any proposed public accessway identified in an adopted Local Coastal Program Land Use Plan, nor will it obstruct any existing public views to and along the coast from any public road or from a recreational area **in that, no public access-ways or views exist on the subject property and so none would be adversely affected with the implementation of the proposed project. Public access to Trust lands (the beach and ocean) exists within close proximity at Poche Beach and would be unaffected by the implementation of the proposed project. The subject property fronts (private) Beach Road, which borders a sound/privacy wall, with railroad tracks and Pacific Coast Highway beyond. Neither the proposed demolition of the property's existing dwelling nor the construction of a replacement structure would adversely impact any existing public views of or along the coast and as viewed from a public road or recreation area.**
5. That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that, the subject property lies adjacent to the Pacific Ocean, a noted sensitive habitat area, park and recreation area. However, the project is permitted by the Dana Point Zoning Code and Local Coastal Program, and has been reviewed and found by City staff to conform to all applicable development standards therein (including design criteria intended to minimize to the greatest extent feasible, potentially adverse impacts to shoreline processes), no buffer areas are required.**
6. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that, the proposed dwelling (and all proposed improvements) are or will be elevated to a height not less than that recommended by a California registered engineer (and pursuant to Wave Analysis documentation dated June 23, 2020, on file with the City). This elevation of foundation and structure negates the need for revetments, seawalls and/or general landform alteration via site grading, and serves to minimize risks from any potential geologic and/or erosional or flood forces.**



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7. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that, the project demolishes the existing legal nonconforming structure and constructs a new single-family dwelling within an established community of identical uses.** The project is also constructed on caissons to elevate the habitable portion of the structure to address coastal wave action, sea level rise, and erosion which will enhance the visual quality of the site. The surrounding neighborhood is comprised of widely varying architectural styles and the proposed project's contemporary craftsman design is compatible with the neighborhood. The proposed structure conforms to all standards of development prescribed by its respective zoning district. This conforming project constitutes fulfillment of General Plan Land Use and Zoning Code intent for the site, and the enhancement of the property.
8. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs **in that, the project was reviewed by Planning and Building/Safety Division staff as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program Implementation Plan for the subject property).** There are no adopted specific plans that apply to the subject property.

Site Development Permit 21-0014

1. That the site design is in compliance with the development standards of the Dana Point Zoning Code (DPZC) **in that, the new structure complies with all development standards of the Dana Point Zoning Code for the RBR-12 zone with the exception of the request for the AMS to allow the stairs to project beyond the structure stringline.** The project also complies with the Floodplain Overlay District (FP-3) requirements in Section 9.31.060(f) in that the structure is elevated above the BFE (accounting for sea level rise) on caissons to protect against coastal flooding for the anticipated life of the structure (75 years).
2. That the site is suitable for the proposed use and development **in that, the project maintains the single-family residential use for the site and the new single-family residence complies with the development standards for the RBR-12 zoning district, with the exception of the 6.75 inch encroachment of the stairs beyond the structure stringline setback.**



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The project complies with the design requirements for buildings located in the FP-3 that are subject to wave action by designing the building with caissons to elevate the living area above the BFE (accounting for sea level rise).

3. That the project is in compliance with all elements of the General Plan and all applicable provision of the Urban Design Guidelines **in that, the proposed improvements are consistent with all elements of the Dana Point General Plan and will further Urban Design Element Goal No. 2, which states that development should “*preserve the individual positive character and identity of the City’s communities*”** which will be achieved with the contemporary craftsman design of the house that will be complementary to the neighborhood. The project is also in compliance with Policy 2.2 of the Public Safety Element that states **“*Regulate the construction of nonrecreational uses on coastal stretches with high predicted storm wave run-up to minimize risk of property damage*”** which is achieved with the site specific wave runup report completed by a Coastal Engineer to determine the BFE (accounting for sea level rise) to minimize the risk to the development of the property. The project is also constructed on caissons to elevate the habitable portion of the structure to avoid coastal wave action, sea level rise, and erosion for the life of the structure.
4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture, **in that, the project is appropriate for the site as the structure would comply with the development standards of the RBRD-12 zoning district. The project design addresses the requirements of the Floodplain Overlay District to avoid hazards associated with the FP-3. The project includes a site specific wave runup report completed by a Coastal Engineer to determine the projected BFE (accounting for sea level rise) to minimize the risk to the development of the property. The project is also constructed on caissons to elevate the habitable portion of the structure to address coastal wave action, sea level rise, and erosion for the life of the structure. Additionally, the contemporary craftsman design of the house will be complementary to the neighborhood.**

Administrative Modification of Standards AMS21-0005

1. That there are practical difficulties or unnecessary hardships created by strict application of the Zoning Code due to physical characteristics of the property **in that, the competing standards for the deck height and the elevation of the habitable area create practical difficulties and unnecessary hardships by the strict application of the DPZC due to the site’s physical characteristics and the requirement to account for sea level rise. Per Section 9.09.040(a)(2) stairs are not permitted to**



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extend beyond the structure stringline. This requirement forces the reduction of the habitable area of the lot to provide stairs from the habitable area to the deck. The site specific wave runup report established a BFE 21 foot NAVD88 (accounting for sea level rise) for the site, which sets the lowest elevation for the horizontal structural members of the habitable area for the house. Additionally, the maximum height of the rear deck is 30 inches above grade which creates a 2.9 foot grade change from the living area to the seaward deck. Several steps are required to access the deck, which creates a practical difficulty. To address the grade change between the two structures, the applicant reduced the living area within the buildable envelope of the structure to provide more room for the stairs and limit their encroachment into the structure stringline. The projection beyond the structure stringline is 6.75 feet for a width of four feet.

2. The administrative modification does not constitute a grant of special privileges which are not otherwise available to surrounding properties in similar conditions and will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity **in that, the request for stairs to project beyond the structure stringline setback is available to other properties in the RBR-12 zone as many of the new structures in this area will experience the same design and site challenges for the elevated BFE which must account for sea level rise. The competing standard is that the deck is limited to a height of 30 inches and the lowest horizontal structural element of the must be elevated at or above the BFE of 21 feet NAVD88. The 6.75 inch encroachment of the stairs beyond the structure stringline for a width of four feet which will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity as the encroachment is for the lowest stair to the deck.**
3. The administrative modification places suitable conditions on the property to protect the public health, safety, and welfare and surrounding properties **in that, the project will be constructed in compliance with the Building and Safety code to ensure the public health, safety, and welfare of the subject property and adjacent properties and their owners.**
4. For development within the coastal zone, that the administrative modification would not result in significant adverse impacts either individually or cumulatively to coastal access/recreation opportunities or coastal resources, and the development would be consistent with the policies of the Local Coastal Program certified land use plan **in that, the encroachment of the stairs is a length of 6.75 feet for a width of four feet which will not result in significant adverse impacts either individually or cumulatively to coastal access/recreation opportunities or coastal resources as the stairs lead to the patio**



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deck which is still landward of the developable envelope for the property. The encroachment of the stairs is consistent with the policies of the Local Coastal Program in that it will not impact any coastal resources and will comply with the land use and development standards for the RBR-12 zoning district and the Floodplain Overlay District.

Conditions:

General:

1. Approval of this application permits demolition of all existing site improvements and the construction of a new 3,488 square-foot single-family dwelling and attached 587 square foot two car garage at 35275 Beach Road in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program Implementation Plan and Zoning Code.
2. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.
3. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
4. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.
5. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said



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permit.

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

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

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

7. The project shall meet all water quality requirements.
8. The Applicant, or Applicant's agent(s), shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services.
9. 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. The erosion control measures shall be shown and specified on a plan and shall be constructed prior to the start of any operations. The applicant shall maintain the erosion control devices until the final approval of all project permits.
10. No concentrated storm water may be outlet to the beach or Pacific Ocean, as it is an Environmentally Sensitive Area. All concentrated drainage shall be directed toward Beach Road. Open roof gutter downspouts discharging to a splash block are not acceptable on Beach Road; the downspouts must discharge to an approved outlet such as an infiltration system (an



PLANNING COMMISSION RESOLUTION NO. 21-07-12-XX  
CDP20-0024, SDP21-0014, AND AMS21-0005  
PAGE 9

infiltration system with an overflow to Beach Road is a typical drainage outlet system on Beach Road). Pervious surfaces are allowed to drain uncollected and infiltrate directly into the existing site.

11. The applicant, property owner or successor in interest shall fill out a Waste Management Plan form to be reviewed by 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 deposit will be return upon proof of recycling compliance. The Waste Management Plan shall indicate the estimated quantities of material to be recycled and the locations where the material is to be taken for recycling. Said plan shall be reviewed and approved by the City's C&D Compliance Official prior to issuance of any permits.
12. Prior to the issuance of any permit, the property owner shall execute and record a deed restriction to include the following restrictions, which cannot be removed or changed without prior City amendment to this Coastal Development Permit. The deed restriction shall be recorded, free of prior liens, to bind the property owner(s) and any successors-in-interest or otherwise recorded to the satisfaction of the City Attorney and Community Development Department.
  - a. *The property owner(s) agrees on behalf of themselves and all other successors and assigns, that no shoreline protective device which would substantially alter natural land form along bluffs and cliffs, cause beach erosion or adversely impact the local shoreline sand supply shall ever be constructed to protect the development approved pursuant to the permits issued hereunder including, but not limited to, the dwelling, foundation, decks and any other future improvements in the event the development is threatened with damage or destruction from waves, erosion, storm conditions or other oceanographic hazards in the future.*
  - b. *The property owner(s) shall be responsible for the removal of any and all pre-existing ocean protective devices directly fronting the subject property at the time they are determined to no longer be required to protect surrounding properties. The property owner shall assume all costs and responsibilities associated with the removal.*
  - c. *The property owner(s) agrees, on behalf of themselves and all other successors and assigns, that the landowner shall remove the development authorized by this permit, including the dwelling, foundation and decks, in any situation where a government agency with appropriate jurisdiction determines that the structures approved by this permit have been damaged to the point where future occupancy can no longer be permitted and repair cannot be*



PLANNING COMMISSION RESOLUTION NO. 21-07-12-XX  
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*accomplished without contributing significantly to erosion, geologic instability or having a significant adverse impact on local shoreline sand supply.*

- d. *The property owner(s) understands that the project site is subject to coastal wave action and that the owner(s) assumes the liability from these hazards.*
  - e. *The property owner(s) unconditionally waive any claim of liability on the part of the City or any other public agency from any damage from such (coastal wave action) hazards.*
  - f. *The property owner(s) assume all liability for damages incurred as a result of any required off-site grading.*
13. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.

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

14. The project Coastal Engineer's recommendations, contained in coastal engineering reports and addendums submitted to the City shall be incorporated into and referenced on submitted project plans. The Project Coastal Engineer shall review, sign, and wet-stamp the final building plans and, provide a completed Floodplain Certification form to the City.
15. Building plan check submittal shall include two (2) sets of the following construction documents: building plans (4 sets), energy calculations, structural calculations, soils/geology report, and drainage plan.
16. All documents prepared by a professional shall be wet-stamped and signed.
17. The Project Coastal Engineer's recommendations, contained in the coastal engineering reports and addendums, shall be incorporated into and referenced on the project plans. The Project Coastal Engineer shall review, sign, and wet-stamp the final building plans and provide a completed "Floodplain Certification" form to the City.
18. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of three (3) separate sets of building plans directly to the Orange County Fire Authority for review and approval. A fire sprinkler system or waiver is required from the Fire Chief.
19. The Applicant, or Applicant's Agent(s), shall submit payment for all supplemental fees, including school, park, water, sewer and other impact-related fees.



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**CDP20-0024, SDP21-0014, AND AMS21-0005**  
**PAGE 11**

20. The Applicant, or Applicant's Agent(s), shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.
21. The Applicant, or Applicant's Agent(s), shall submit a drainage plan in accordance with all City of Dana Point standards for review and approval. The drainage plan shall be reviewed on a time and materials basis. All grading and drainage shall be in compliance with the City of Dana Point Standards. All drainage shall be directed to Beach Road, in accordance with City of Dana Point Codes and Requirements.
22. The applicant shall submit a separate plan (if applicable) for any and all proposed site walls. All walls shall be designed in conformance with the wave run-up study and applicable flood plain standards.
23. The applicant shall submit a separate survey showing the listed easements in the title report for Pole Lines. Any conflict or additional permission for improvements within the easement area shall be addressed by the applicant.
24. The applicant shall illustrate and identify by description and instrument number the location of all existing easements on the site, grading, and landscaping plans. Any proposed construction within an easement shall be reviewed and approved by said easement holder to the satisfaction of the Public Works and Community Development Departments.
25. The City of Dana Point shall review the proposed flood prevention alternative prior to issuance of a building permit. Additional flood prevention measures, including additional flood analysis, break away panels and/or architectural revisions, may be required.
26. The Applicant, or Applicant's Agent(s), shall submit a final Landscape and Irrigation Plan for review and approval by both the Public Works/Engineering Department and the Planning Division. The plan shall include all proposed and existing plant materials (location, type, size, and quantity), an irrigation plan (if irrigation is proposed), site plan and a copy of the entitlement conditions of approval. The plan shall be in substantial compliance with applicable provisions of the Zoning Code, the preliminary plans approved by the Planning Commission and further, recognize the principles of drought tolerant landscaping. Any trees and shrubs proposed within the rear yard beyond the structural string-line shall be a maximum of 42-inches in height.
27. The side yard walls atop of the elevated platform may be solid for the first 42 inches and then the remaining portion up to six feet shall be an open design that provides a minimum of 60 percent open.

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



PLANNING COMMISSION RESOLUTION NO. 21-07-12-XX  
CDP20-0024, SDP21-0014, AND AMS21-0005  
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28. The applicant shall comply with the following construction-related requirements:
  - a. Best management practices (BMPs) and good housekeeping practices (GHPs) designed to prevent spillage and/or runoff of construction-related materials, and to contain sediment or containments associated with construction activity, shall be implemented prior to the onset of such activity;
  - b. No construction materials, debris, or waste shall be placed or stored where it may enter a storm drain or be subject to title erosion and dispersion;
  - c. Construction debris and sediment shall be properly contained and secured on-site with BMPs, to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking. All stockpiles and construction materials shall be covered, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
  - d. Construction debris and sediment shall be removed from the construction areas as necessary to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. All debris and trash shall be disposed of in the proper trash and recycling receptacles at the end of each construction day;
  - e. The discharge of any hazardous materials into any receding waters shall be prohibited;
  - g. All BMPs shall be maintained in a functional condition throughout the duration of the project;
29. The final approved building plan, site plan, structural calculations and drainage plan shall conform to all applicable provisions of the Dana Point Municipal Code regarding flood damage prevention information and certifications previously submitted with the Coastal Development Permit.
30. Prior to commencement of framing, the Applicant, or Applicant's Agent(s), shall submit a foundation certification, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP20-0024, SDP21-0014, and AMS21-0005. The City's standard "Setback Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed civil engineer/surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval. Certification shall verify that



**PLANNING COMMISSION RESOLUTION NO. 21-07-12-XX**  
**CDP20-0024, SDP21-0014, AND AMS21-0005**  
**PAGE 13**

the location of the structure is in compliance with the structure and patio string-lines as indicated on the approved plans and the elevation of the grade beams are in compliance with the requirements of the approved Coastal Hazard & Wave Run-Up Study.

31. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP20-0024, SDP21-0014, and AMS21-0005. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval before release of final roof sheathing is granted.
32. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
33. A written approval by the Geotechnical Engineer of Record approving any precise grading associated with surface drainage and site improvements as being in conformance with the approved drainage plan from a geotechnical standpoint.
34. A written approval by the Civil Engineer of Record approving the precise grading and site drainage as being in conformance with the approved drainage plan and which specifically approves construction of line and grade for all engineered drainage devices and site walls as applicable.
35. All landscaping and/or structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
36. A FEMA Elevation Certificate shall be filed for the development in the floodplain. The Elevation Certificate shall be prepared in accordance with all City of Dana Point requirements and all applicable FEMA guidelines.
37. Public Works final approval will be required for all permits.
38. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
39. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of landscaping, finish architecture/materials and compliance with any outstanding project conditions of approval. All landscaping within the front-yard of the subject property shall be installed (per plan) prior to final inspection by the Planning Division.



**PLANNING COMMISSION RESOLUTION NO. 21-07-12-XX**  
**CDP20-0024, SDP21-0014, AND AMS21-0005**  
**PAGE 14**

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 12<sup>th</sup> day of July, 2021 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Eric Nelson, Chairperson  
Planning Commission

ATTEST:

\_\_\_\_\_  
Brenda Wisneski, Director  
Community Development Department

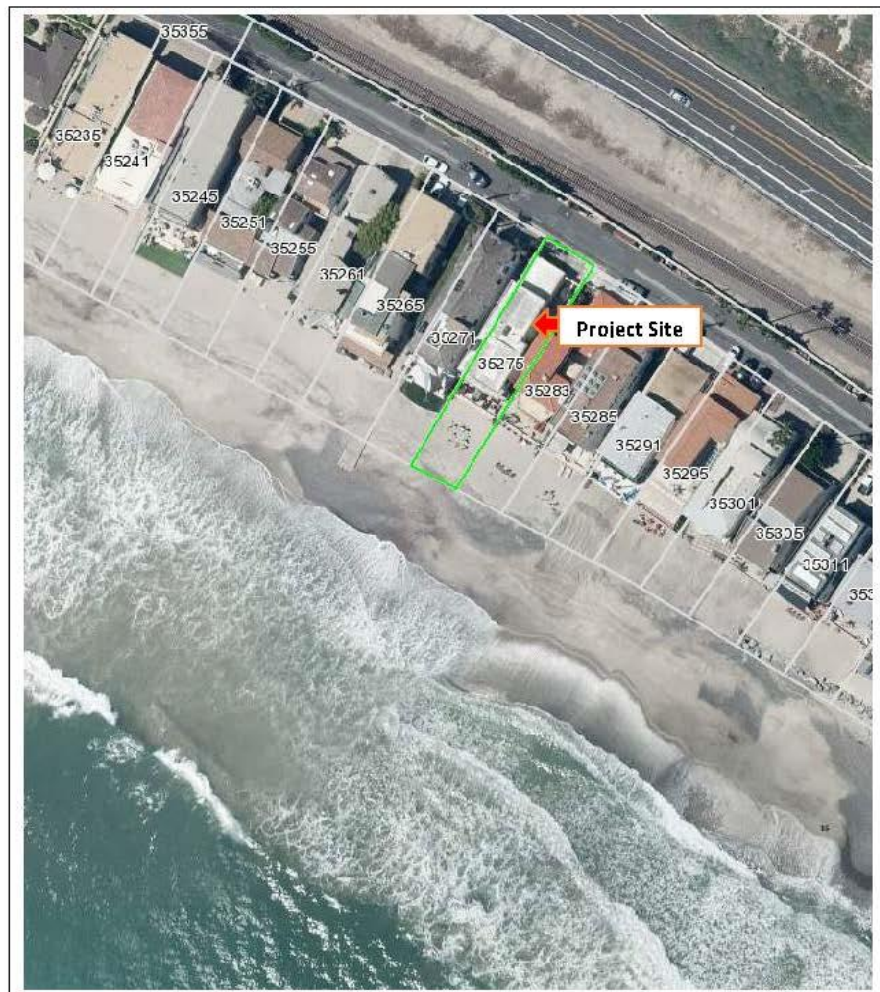


**SUPPORTING DOCUMENT 2:** Vicinity Map



## Vicinity Map

35275 Beach Road  
CDP20-0024, SDP21-0014, and AMS21-0005





**SUPPORTING DOCUMENT 3:** Color and Material Sample

ATTACHMENT



RECEIVED

04/17/2019

CITY OF DANA POINT  
COMMUNITY DEVELOPMENT  
DEPARTMENT

BRANDON ARCHITECTS



PERSPECTIVE CONCEPT  
FRONT



PERSPECTIVE CONCEPT  
REAR



WHITE WASHED STONE



BLACK BOARD AND BATTEN



SMOOTH STUCCO



WOOD SCREEN/ ACCENTS



METAL FASCIA/ WOOD T&G



STANDING SEAM METAL ROOF



**SUPPORTING DOCUMENT 4:** Site Photos

ATTACHMENT












**SUPPORTING DOCUMENT 5:** Architectural Plans

ATTACHMENT



35275 BEACH ROAD, DANA POINT, CA 92624

SHEET #		DRAWING TITLE	
		PROJECT NAME MEURSING RESIDENCE	
		STATUS CDP - 3RD CHECK	
T-1.0	TITLE SHEET	<div> <div>BRANDON ARCHITECTS</div> <div>  </div> <div>             157 Kadena Drive, Suite G-3   Costa Mesa, CA 92626              714.754.4340   www.brandonarchitects.com           </div> </div>	
T-1.1	GENERAL ARCHITECTURAL NOTES		
T-1.2	SUPPLEMENTAL NOTES & DOCUMENTS		
SUR	TOPOGRAPHIC SURVEY		
A-0.0	ARCHITECTURAL SITE PLAN		
C1	TITLE SHEET	<div> <div>G RESIDENCE</div> <div>  </div> <div>             OWNER INFORMATION:              WICKI &amp; MIKE MEURSING              2210 COSTA DEL SOL              WESTLAKE, TX 76262           </div> </div>	
C2	PRECISE GRADING & DRAINAGE PLAN		
C3	SECTIONS & DETAIL		
C4	EROSION CONTROL PLAN		
C5	TOPOGRAPHIC SURVEY		
L-1	COVER SHEET (FOR REF. ONLY)	<div> <div>G RESIDENCE</div> <div>  </div> <div>             BEACH ROAD              WESTLAKE, CA 92624           </div> </div>	
L-2	CONSTRUCTION PLAN (FOR REF. ONLY)		
L-3	LIGHTING PLAN (FOR REF. ONLY)		
L-4	IRRIGATION PLAN (FOR REF. ONLY)		
L-5	IRRIGATION DETAILS (FOR REF. ONLY)		
L-6	PLANTING PLAN (FOR REF. ONLY)		
L-7	IRRIGATION AND PLANTING SPECS. (FOR REF. ONLY)		
A-1.0	3-DIMENSIONAL VIEWS		
A-2.0	FIRST FLOOR PLAN		
A-2.1	SECOND FLOOR PLAN		
A-3.0	ROOF PLAN		
A-4.0	EXTERIOR ELEVATIONS & MATERIAL SCHEDULE		
A-4.1	EXTERIOR ELEVATIONS		
A-5.0	BUILDING SECTIONS		
A-5.1	BUILDING SECTIONS		
A-5.2	BUILDING SECTIONS		
S1	CAISSONS & FOUNDATION PLAN		



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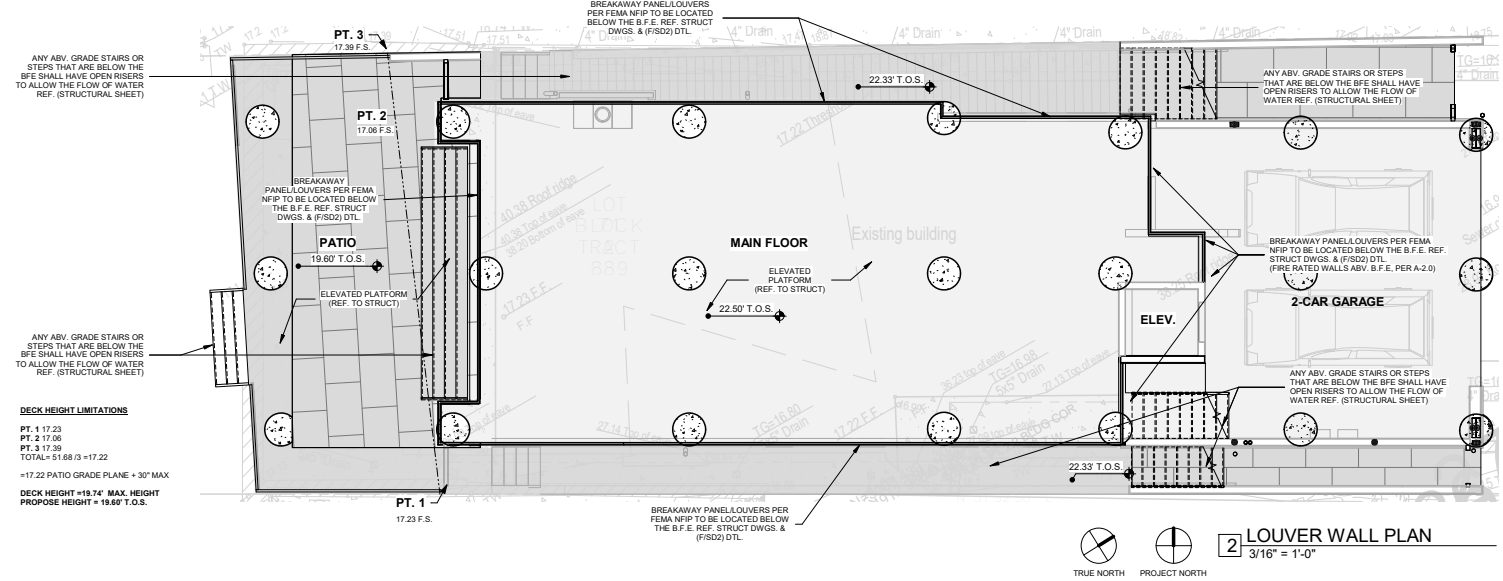
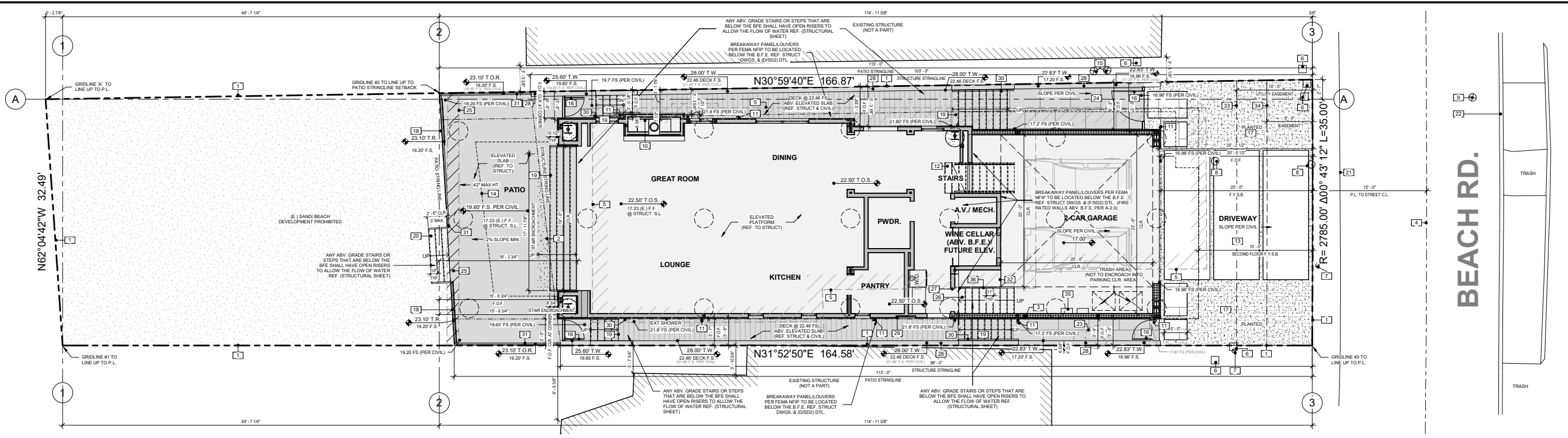












**NOTES:**  
1. TRASH TO BE LOCATED AND SCREENED IN THE DEDICATED PARKING SPOTS OF THE PROPERTY AT OPPOSITE SIDE OF THE BEACH ROAD.  
2. ALL DRAINAGE SHALL BE MAINTAINED AND IN ACCORDANCE WITH 2019 CALIFORNIA BUILDING CODE AND THE CITY OF DANA POINT MUNICIPAL CODE.

**FEMA BREAKAWAY PANEL/OVERLAYS PER FEMA NFP**  
ANY STRUCTURE ORIENTED PARALLEL TO THE OCEAN AND/OR BELOW THE BFE SHALL ALLOW THE FLOW OF WATER BY EITHER THE USE OF OPEN WALL SYSTEMS OR BREAKAWAY PANELS. ALL DECKS/PATIOS SHALL BE DESIGNED TO ALLOW WATER RUN-UP TO GO OVER AND UNDER THE DECK WITHOUT OBSTRUCTIONS. ALL FIXED LOUVERS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CURRENT FEMA TECHNICAL BULLETIN 9.

**SURVEY BASE ELEVATION:**  
BENCHMARK: OCSBM 38 - 51 - 68 ELEVATION: 20 026 NAVD 88 DATUM

**B.F.E. HEIGHT REQUIREMENTS:** +21.0' NAVD83  
THE LOWEST HORIZONTAL PORTION OF THE STRUCTURAL MEMBERS OF THE LOWEST FLOOR EXCLUDING THE PILINGS OR COLUMNS SHALL BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION PER DANA POINT MUNICIPAL CODE 9.31.060(F)(1)

**NPDES NOTE:**  
THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, OCEAN OR STORM DRAIN SYSTEM.

**SLOPE NOTES:**  
FINISH GRADE WITHIN 10 FEET OF THE NEW STRUCTURE/ADDITION SHALL BE SLOPED A MINIMUM 2% AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES.

**DIMENSION NOTE:**  
ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (IF O.S.) TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" AND INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE (IF O.S.) U.N.O. - CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS, DO NOT SCALE PLANS.

**STAIRWAY NOTE:**  
ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE PER CBC 9303.7

**ROUGH FRAMING:**  
ALL EXTERIOR WALLS TO BE FRAMED WITH 2 X 6 STUDS  
SECOND AND THIRD FLOOR PLYWOOD TO BE 1-1/8"  
EXTERIOR TO BE SHEATHED WITH 1/2" PLYWOOD

**\*HERS VERIFICATION REQUIRED- REFERENCE T-24.1**

**GENERAL NOTE:**  
SEE SHEET A-3.0 FOR ROOF PLAN INFORMATION NOT SHOWN ON THIS SHEET (INCLUDING EAVE DETAILS AND PROJECTION DISTANCES).

**LANDSCAPE NOTES:**  
ENCROACHMENT PERMIT REQ'D FOR ANY WORK PROPOSED IN THE PUBLIC R.O.W.  
2. IF APPLICABLE, REF. PRELIMINARY LANDSCAPE PLAN, FOR ALL HARDSCAPE & PLANTING AREAS WITH RESPECTIVE HEIGHTS AND MATERIALS.

- 1 HR. FLOOR SYSTEM REF. DTL. 7/AID-1
- 1 HR. FIRE RATED PARTITION REF. DTL. 7/AID-1
- EXTERIOR FIRE RATED PARTITION REF. DTL. 5/AID-1
- INSULATED SYS. REF. INSULATION SCHEDULE THIS SH.T.
- NEW WALL - 2 x 6 STUDS @ 16" O.C. U.N.O.
- NEW WALL - 2 x 4 STUDS @ 16" O.C. U.N.O.
- WALL W/ STONE VENEER - 2x STUDS @ 16" O.C. U.N.O.
- CONCRETE CAISONS - REF. STRUCTURAL
- CMU WALL - REF. STRUCTURAL
- ELEVATED PLATFORM (RESIDENCE) - REF. STRUCTURAL
- ELEVATED PLATFORM (PATIO) - REF. STRUCTURAL

**E SEPARATION LEGEND**

**POOL:**  
1. PROVIDE AN ALARM FOR DOORS AND WINDOWS WITH SILL HEIGHTS LESS THAN 60-INCHES ABV.F.F. OF THE DWELLING THAT FORMS A PART OF THE POOL ENCLOSURE. THE ALARM SHALL BE LISTED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017. THE DEACTIVATION SWITCH SHALL BE AT LEAST 60" ABOVE THE FLOOR IF THE RESIDENCE IS NOT REQUIRED TO BE ACCESSIBLE. (CBC 3109 & ISPS 305.4)  
2. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED WITH SUCTION ANTIENTRAPMENT GRATE IN ACCORDANCE WITH ANSI/APSP-16 PER CBC 3109 SECTION (B) OF 115028. SUCTION ENTAPMENT AVOIDANCE FOR POOL AND SPA SHALL BE PROVIDED IN ACCORDANCE WITH APSP-7 PER ISPS SECTION 310.  
3. PROVIDE POWER SAFETY COVER IN COMPLIANCE WITH ASTM F1346-91 FOR POOL & SPA (CBC 3109 SECTION (C) OF 115022 & ISPS 305).

**WATERPROOFING AND DAMPPROOFING NOTES:**  
**R406.1 CONCRETE AND MASONRY FOUNDATION DAMPPROOFING**  
EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE HIGHER OF (A) THE TOP OF THE FOOTING OR (B) 6 INCHES (152 MM) BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8-INCH (9.5 MM) PORTLAND CEMENT MORTAR FINISHING APPLIED TO THE EXTERIOR OF THE WALL. THE FINISHING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:  
1. BITUMINOUS COATING.  
2. THREE POUNDS PER SQUARE YARD (1.63 KG/M2) OF ACRYLIC MODIFIED CEMENT.  
3. ONE EIGHTH-INCH (3.2 MM) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C887.  
4. ANY MATERIAL PERMITTED FOR WATERPROOFING IN SECTION R406.2.  
5. OTHER APPROVED METHODS OR MATERIALS.

**EXCEPTION:** PARING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY CONCRETE WALLS SHALL BE DAMPPROOFED BY APPLYING ANY ONE OF THE LISTED DAMPPROOFING MATERIALS OR ANY ONE OF THE WATERPROOFING MATERIALS LISTED IN SECTION R406.2 TO THE EXTERIOR OF THE WALL.

**R406.2 CONCRETE AND MASONRY FOUNDATION WATERPROOFING**  
IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED FROM THE HIGHER OF (A) THE TOP OF THE FOOTING OR (B) 6 INCHES (152 MM) BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. WALLS SHALL BE WATERPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:  
1. TWO-PLY HOT-MAPPED FELTS.  
2. FIFTY-FIVE-POUND (25 KG) ROLL ROOFING.  
3. SIX-MIL (0.15 MM) POLYVINYL CHLORIDE.  
4. SIX-MIL (0.15 MM) POLYETHYLENE.  
5. FORTY-MIL (1 MM) POLYMER-MODIFIED ASPHALT.  
6. SIXTY-MIL (1.5 MM) FLEXIBLE POLYMER CEMENT.  
7. ONE-EIGHTH-INCH (3 MM) CEMENT-BASED, FIBER-REINFORCED, WATERPROOF COATING.  
8. SIXTY-MIL (1.5 MM) SOLVENT-FREE LIQUID-APPLIED SYNTHETIC RUBBER.  
ALL JOINTS IN MEMBRANE WATERPROOFINGS SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.

**EXCEPTION:** ORGANIC-SOLVENT-BASED PRODUCTS SUCH AS HYDROCARBONS, CHLORINATED HYDROCARBONS, KETONES AND ESTERS SHALL NOT BE USED FOR ICF WALLS WITH EXPANDED POLYSTYRENE FORM MATERIAL. USE OF PLASTIC ROOFING CEMENTS, ACRYLIC COATINGS, LATEX COATINGS, MORTARS AND PARINGS TO SEAL ICF WALLS IS PERMITTED. EOOD-SETTING ASPHALT OR HOT ASPHALT SHALL CONFORM TO TYPE C OF ASTM D448. HOT ASPHALT SHALL BE APPLIED AT A TEMPERATURE OF LESS THAN 200°F (93°C).

APN: 691-151-07  
LOT 71 - TRACT NO. 889, BLOCK 2 CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA

C

LEGAL DESCRIPTION

BUILDING AREA SCHEDULE

Name	AREA	COMMENTS
FIRST FLOOR	1381 SF	
SECOND FLOOR	2107 SF	
LIVABLE SUBTOTAL	3488 SF	
2-CAR GARAGE	587 SF	
SUBTOTAL	537 SF	
GRAND TOTAL	4076 SF	

PROJECT ARCHITECT  
ELIZABETH HANNA

DOCUMENT VALID UPON

MEURSING REE

35275 BEACH R  
DANA POINT, CA

<b>B BUILDING AREA SCHEDULE</b>																																																																									
<b>KEYNOTE LEGEND</b>																																																																									
<table><tr><td>1</td><td>PROPERTY LINE</td></tr><tr><td>2</td><td>STRUCTURE STRING-LINE SETBACK</td></tr><tr><td>3</td><td>CENTERLINE OF STREET</td></tr><tr><td>4</td><td>FOOTPRINT OF EXISTING STRUCTURE, TO BE REMOVED</td></tr><tr><td>5</td><td>EXISTING WATER LOCATION - (REF. SURVEY &amp; CIVIL DWGS.)</td></tr><tr><td>6</td><td>OUTLET - REF. TO SURVEY</td></tr><tr><td>7</td><td>EXISTING C.D. LOCATION - (REF. SURVEY &amp; CIVIL DWGS.)</td></tr><tr><td>8</td><td>WATER VALVE - (REF. SURVEY &amp; CIVIL DWGS.)</td></tr><tr><td>9</td><td>WATER VALVE - (REF. SURVEY &amp; CIVIL DWGS.)</td></tr><tr><td>10</td><td>PROVIDE GAS SHUT-OUT PER OWNER, ARCH TO VERIFY LOCATION</td></tr><tr><td>11</td><td>DOWNSPOUT - ALUMINUM W/ KYNAR FINISH OR EQUIV. - AS SEL. (ARCH TO APPROVE)</td></tr><tr><td>12</td><td>1" RISER - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS &amp; LANDING W/ ARTIFICIAL LIGHTING (R 303.7) REF. DTL. 3AD-1</td></tr><tr><td>13</td><td>(N) DRIVEWAY PAVERS - REF. LAND DWGS. SLOPE PER CIVIL</td></tr><tr><td>14</td><td>LINE OF ROOF EAVES &amp; OVERHANGS ABOVE</td></tr><tr><td>15</td><td>(E) IRRIGATION VALVE - (REF. SURVEY &amp; CIVIL DWGS.)</td></tr><tr><td>16</td><td>(N) WOOD GATE - PER LANDSCAPE DESIGNER (MAX 6 FT. ABOVE NATURAL GRADE)</td></tr><tr><td>17</td><td>PLANTED AREA - PER LANDSCAPE PLANS, REF. LANDSCAPE DWGS.</td></tr><tr><td>18</td><td>PATIO STRING-LINE SETBACK</td></tr><tr><td>19</td><td>EXT. STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING (R303.8) REF. DTL. 3AD-1 - STAIRS/STEPS BELOW BFE SHALL HAVE OPEN RISER, REF. TO STRUCT DTL. 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22	(E) CONCRETE TREE - REF. TO SURVEY
23	(E) 10-18" SITE TREE TO BE REMOVED - REF. LAND. DWGS.
24	(N) HANGAR/CANOPY - STONE PAVING (AS SELECTED). REF. LAND. DWGS.
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REVISIONS		
NO.	REVISION	DATE
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PROJECT NAME  
MEURSING RESIDENCE

STATUS  
CDP - 3RD CHECK

BRANDON ARCHITECTS

151 Kullman Drive, Suite 201 - Costa Mesa, CA 92626  
714.754.4640 | www.brandonarchitects.com

OWNER INFORMATION:  
VICKI & MIKE MEURSING  
2210 COSTA DEL SOL  
WESTLAKE, TX 76262

MEURSING RESIDENCE

35275 BEACH ROAD  
DANA POINT, CA 92624

JOB NO.  
202017

DATE  
06/07/2021

SHEET NO.  
A-0.0



PRECISE GRADING PLAN  
FOR  
35275 BEACH ROAD, DANA POINT, CA

SHEET INDEX	
TITLE SHEET	C1
PRECISE GRADING AND DRAINAGE PLAN	C2
SECTIONS AND DETAILS	C3
EROSION CONTROL PLAN	C4
TOPOGRAPHIC SURVEY	TP-01

NOTICE TO CONTRACTOR

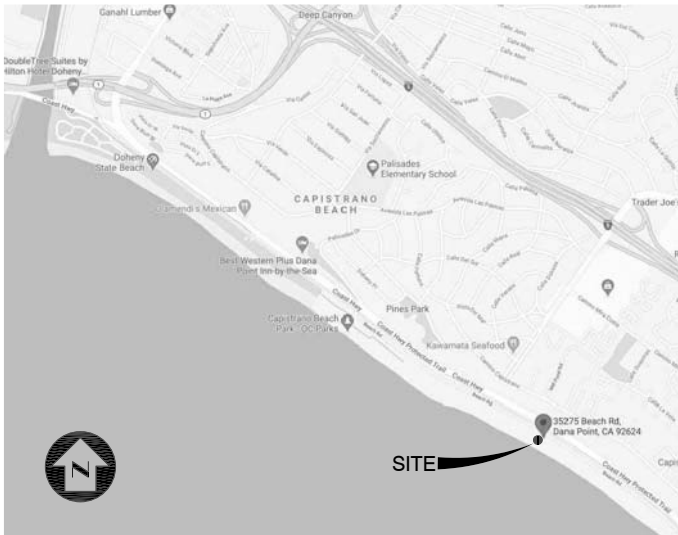
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY SURVEY CREWS UNDER HIS DIRECT SUPERVISION.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO, THESE LINES OR STRUCTURES.

GRADING NOTES

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

GRADING NOTES (cont.)

- ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORMWATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
- GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-HALF MILE OF A HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. DAILY, ON SUNDAY, OR ON A FEDERAL HOLIDAY.
  - ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000 FEET OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
  - ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL).
  - STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OF GRADING PERMIT.
- GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AIR QUALITY MANAGEMENT DISTRICT (AQMD) MEASURE F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUCH AS SANTA ANA WIND CONDITIONS.
- ASPHALT SECTIONS MUST BE PER CODE: PARKING LOTS = 3" A/C OVER 10" (COMM.) 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE CITY GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON 'R' VALUE ANALYSIS OF THE SUB-GRADE SOILS, AND EXPECTED TRAFFIC INDICES.
- ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OCPW STANDARD PLAN NO. 1805.
- AGGREGATE BASE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OCPW STANDARD NO. 1804.
- ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. ROOF GUTTERS SHALL BE DIRECTED TOWARDS VEGETATED AREAS WHERE FEASIBLE.
- THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SCALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
- ROUGH GRADE CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR PRIOR TO ROUGH GRADE RELEASE. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.
- PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE CITY ENGINEER OR HIS DESIGNEE THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
- THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTION AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
- THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
- THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
- PRIOR TO FINAL INSPECTION OR FINAL APPROVAL, FINAL GRADING CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.
- IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY HCA/ENVIRONMENTAL HEALTH AND CITY GRADING.
- SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8871 OF THE BUSINESS AND PROFESSIONAL CODE.



VICINITY MAP  
NOT TO SCALE

SOILS AND GEOLOGIST'S CERTIFICATION

I HEREBY DECLARE THAT I AM THE SOILS ENGINEER AND GEOLOGIST OF WORK FOR THIS PROJECT, THAT I HAVE REVIEWED THE GRADING PLANS AND FIND THEM IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEERING REPORT ENTITLED: "PRELIMINARY GEOTECHNICAL EVALUATION, 35275 BEACH ROAD, CAPISTRANO BEACH, DANA POINT, CALIFORNIA", AND SUPPORTING GEOTECHNICAL UPDATE REPORTS.

I UNDERSTAND THAT THE CHECK OF THE SOILS REPORT, PLANS, AND SPECIFICATIONS BY THE CITY OF DANA POINT IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF MY RESPONSIBILITY FOR PROJECT SOILS AND GEOTECHNICAL DESIGN.

BY: ROBERT G. CRISMAN G.E. 1934

BY: DAVID W. SKELLEY C.E. 47857

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF DANA POINT IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

TOAL ENGINEERING, INC.  
139 AVENIDA NAVARRO  
SAN CLEMENTE, CALIFORNIA 92672  
(949) 492-8586

BY: CALEB RIOS R.C.E. 57587 DATE: 6-17-21



OWNERS STATEMENT

I HAVE VERIFIED THE SUBJECT PROPERTY'S GRANT DEED AND THE TITLE REPORT AND HAVE FOUND NO EXISTING EASEMENT IN CONFLICT WITH THE PROPOSED CONSTRUCTION. I ACKNOWLEDGE THAT I AM RESPONSIBLE AND ACCOUNTABLE FOR CONFLICTS WITH THE EXISTING EASEMENTS AND THE PROPOSED CONSTRUCTION.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SIGNATURE DATE

EROSION CONTROL NOTES

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

- IN THE CASE EMERGENCY WORK IS REQUIRED, CONTACT: DAVE GUTIERREZ AT: 949-584-4250
- ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE CITY OF DANA POINT THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
- TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
- MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY
- AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE CITY OF DANA POINT BETWEEN OCTOBER 1 AND APRIL 30. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
- CATCH BASINS, DESILTING BASINS, STORM DRAIN SYSTEMS AND ANY OTHER REQUIRED BEST MANAGEMENT PRACTICES (BMPs), SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF DANA POINT.
- SAND OR GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE CITY OF DANA POINT IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE CITY OF DANA POINT.
- THE DEVELOPER SHALL MAINTAIN THE PLANTING AND EROSION AND SEDIMENTATION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE CITY OF DANA POINT. THE DEVELOPER SHALL REMOVE ALL SOIL INTERCEPTED BY THE SAND/GRAVEL BAGS, CATCH BASINS AND THE DESILTING BASINS AND OTHER BMPs, AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE CITY OF DANA POINT. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE CITY OF DANA POINT.
- BMPs SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH 3/4 INCH MINIMUM AGGREGATE, CLEAN AND FREE OF CLAY, ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL.
- SHOULD GERMINATION OF HYDROSEEDS SLOPES FAIL TO PROVIDE EFFECTIVE COVERAGE (90%) OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW.
- PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

CONSTRUCTION NOTES & QUANTITY ESTIMATE

EARTHWORK	CUT	FILL
EXCAVATION	0 CY	
EMBANKMENT		0 CY
IMPORT	0 CY	
TOTAL	0 CY	0 CY

SITE IMPROVEMENTS

- CONSTRUCT CONCRETE DRIVEWAY. SEE DETAIL ON SHEET C3. 610 S.F.
- CONSTRUCT CONCRETE HARDSCAPE. SEE DETAIL ON SHEET C3. 830 S.F.
- CONSTRUCT BOTTOMLESS DRAINBOX & CURB OUTLET. SEE DETAIL ON SHEET C3. 2 EA.
- INSTALL 4" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM. 280 L.F.
- INSTALL 6" DECK DRAIN NDS 40 W/ RISER & ADAPTOR, OR EQUAL. 5 EA.
- INSTALL 6" ATRIUM DRAIN NDS 90 W/ RISER & ADAPTOR, OR EQUAL. 5 EA.
- INSTALL 12" ATRIUM DRAIN NDS 1280 W/ RISER & ADAPTOR, OR EQUAL. 1 EA.
- INSTALL MINI CHANNEL DRAIN NDS TYPE 500 W/ GRATE NDS 529 OR EQUAL. 32 L.F.
- CONNECT DOWNSPOUT TO STORM DRAIN SYSTEM PER DETAIL ON SHEET C3. 4 EA.

NOTE: QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL PERFORM OWN QUANTITY TAKEOFF FOR BIDDING AND OTHER PURPOSES.

SITE ACREAGE = 0.128 ACRES (5,588 S.F.)

DISTURBED PROJECT AREA = 0.128 ACRES (5,588 S.F.)

EXIST. IMPERVIOUS AREA = 0.088 ACRES (3,820 S.F.)

PROPOSED IMPERVIOUS AREA = 0.083 ACRES (3,600 S.F.)

TOTAL POST CONSTRUCTION IMPERVIOUS AREA = 0.083 ACRES (3,600 S.F.)

OWNER

MIKE MEURSING  
209 AVENIDA DEL MAR  
SAN CLEMENTE, CA 92672  
PHONE: 949-584-4250

JOB ADDRESS

35275 BEACH ROAD  
DANA POINT, CALIFORNIA 92629

LEGAL DESCRIPTION

LOT 71, BLOCK 2, TRACT 889  
DANA POINT, CALIFORNIA  
(APN: 691-151-07)

ARCHITECT

BRANDON ARCHITECTS  
151 KALMUS DRIVE, STE G-1  
COSTA MESA, CA 92626  
TEL: (714) 754-4040

SOILS ENGINEER/GEOLOGIST

GEOSOLS, INC.  
5741 PALMER WAY  
CARLSBAD, CA 92010  
TEL: (760) 438-3155  
CONTACT: ROBERT CRISMAN



DIAL TOLL FREE  
8 1 1  
AT LEAST TWO DAYS  
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA  
DATE REVISED: 7-1-06

REVISION	DESCRIPTION	APPROVED	DATE

SCALE:	DESIGNED:	DRAWN:	CHECKED:
N/A	C.R.	A.M.S.	C.R.
DATE: 6/15/21			DATE 57587
PROJECT NO.: 20201			R.C.E. NO.

PLANS PREPARED BY:

**TOAL**  
ENGINEERING, INC.

CIVIL ENGINEERING  
LAND SURVEYING  
STORMWATER QUALITY

139 Avenida Navarro  
San Clemente, CA 92672  
949.492.8586  
www.toalengineering.com

BENCHMARK
BENCHMARK NOTE: OCSBM 38-51-68 ELEV=20.026' NAV88 DATUM, 1989 ADJ.

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

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

MATTHEW V. SINACORI, CITY ENGINEER  
RCE #59239 EXP. 06/30/21

DATE

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

CITY OF DANA POINT		C1
MEURSING RESIDENCE 35275 BEACH ROAD, DANA POINT, CALIFORNIA LOT 71, BLOCK 2, TRACT NO. 889 (APN: 691-151-07)		PLAN CHECK NO. BLD20-1875
TITLE SHEET		1 of 5 SHEETS



BOUNDARY NOTE:

THE PLAT SHOWN HEREON REPRESENTS A BEST FIT OF THE RECORD BOUNDARY TO THE FOUND MONUMENTS AND LINES OF OCCUPATION. IT SHALL NOT BE CONSIDERED THE FINAL BOUNDARY, AND A BOUNDARY SURVEY WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.

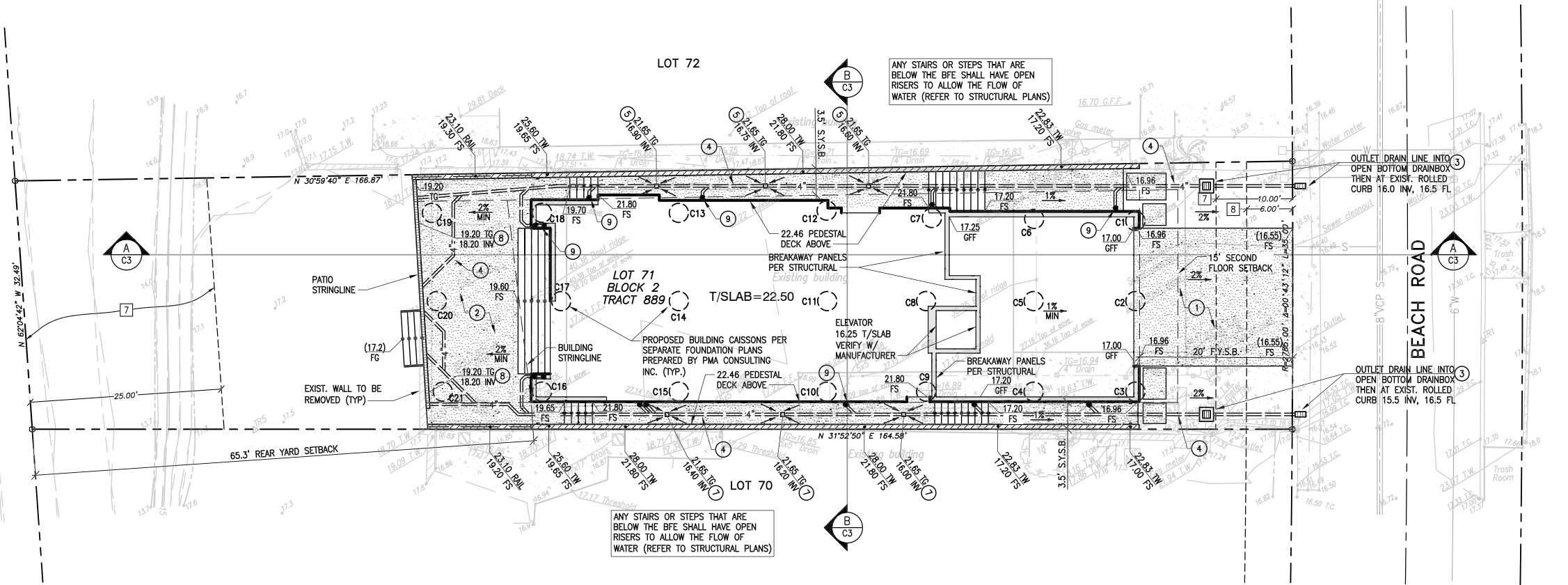
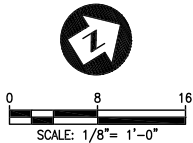
NOTICE TO CONTRACTOR  
REQUIRED CERTIFICATIONS / APPROVALS

In addition to any certifications required by the agencies having jurisdiction over this project, the following approvals from the Civil engineer of record are required:

- Foundation forms for improvements on or abutting property lines is required prior to concrete pour.
- Location, size, and depth of all drain lines prior to backfill.

NOTE:

BASE FLOOD ELEVATION (BFE) FOR THE PROJECT IS 21.0 (NAVD88 DATUM) PER WAVE RUN-UP ANALYSIS BY GEOSOILS, INC.



ADDITIONAL NOTES

- ALL ROOFS SHALL BE GUTTERED & DOWNSPOUTS CONNECTED TO STORM DRAIN SYSTEM.
- WHERE EXTERIOR/INTERIOR UTILITY TRENCHES ARE PROPOSED IN A DIRECTION THAT PARALLELS ANY BUILDING FOOTING, THE BOTTOM OF TRENCHES FOR UNDERGROUND UTILITY INSTALLATION SHALL NOT EXTEND BELOW A 1.5:1 (HORIZONTAL:VERTICAL [H:V]) PLANE PROJECTED DOWN FROM THE TOP, OUTBOARD EDGE OF A BUILDING FOOTING WITHOUT THE USE OF SHORING, TRENCH SHIELDS, AND/OR FOUNDATION UNDERPINNING. THE PROJECT STRUCTURAL ENGINEER MAY HAVE STRICTER REQUIREMENTS; AND THEREFORE, CONSULTATION FROM THE PROJECT STRUCTURAL ENGINEER SHALL BE SOUGHT IN THIS REGARD. THE SURFICIAL ONSITE SOILS GENERALLY CONSIST OF COHESIONLESS SAND WHICH MAY SLOUGH AND CAVE DURING ANY EXCAVATION. ANY EXCAVATIONS COMPLETED INTO THE ONSITE SOILS MUST NOT EXTEND BELOW A 1.5:1 (H:V) PLANE PROJECTED DOWN FROM PROPERTY LINES OR EXISTING IMPROVEMENTS THAT ARE TO REMAIN IN SERVICE WITHOUT THE USE OF SHORING OR OTHER STABILIZING MEASURES RECOMMENDED BY THE PROJECT GEOTECHNICAL CONSULTANT. THIS INCLUDES EXCAVATIONS TO REMOVE EXISTING IMPROVEMENTS DURING SITE DEMOLITION. PRE-CONSTRUCTION SURVEYS AND MONITORING IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORTS ARE REQUIRED. ALL TEMPORARY SLOPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CAL-OSHA GUIDELINES FOR TYPE "C" SOIL CONDITIONS (1.5:1 [H:V] SLOPE) PROVIDED SATURATED SOILS, GROUNDWATER, AND/OR RUNNING SANDS ARE NOT PRESENT. ALL TEMPORARY SLOPES SHALL BE OBSERVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO ENTRY BY AN UNPROTECTED WORKER.
- FOR BUILDING FOOTING AND FOUNDATION DESIGN SEE STRUCTURAL PLANS.
- ALL GRADING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT SOILS REPORT PREPARED BY GEOSOILS, DATED MAY 24, 2017 (W.O. # 7267-A-SC), JUNE 23, 2020 (W.O. # 7267), AUGUST 5, 2020 (W.O. # 7267-A1-SC), AND \_\_\_\_\_ (W.O. #7267-A2-SC).
- "GRADING NOTES" NO. 30 ON SHEET C1 REQUIRES THAT ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ONSITE SOILS BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULPHATE-CONTENT TESTS BY THE SOIL ENGINEER. PER THE SOILS ENGINEER, DUE TO THE PROXIMITY OF THE SITE TO THE PACIFIC OCEAN, IT IS RECOMMENDED THAT THE MIX DESIGN FOR STRUCTURAL CONCRETE CONFORM TO THE GUIDELINES CONTAINED IN TABLE 19.3.2.1 OF AMERICAN CONCRETE INSTITUTE (ACI) 318-14 FOR EXPOSURE CLASS S1 AND C2 CONDITIONS.

CONSTRUCTION NOTES

- CONSTRUCT CONCRETE DRIVEWAY. SEE DETAIL ON SHEET C3.
- CONSTRUCT CONCRETE HARDSCAPE. SEE DETAIL ON SHEET C3.
- CONSTRUCT BOTTOMLESS DRAINBOX & CURB OUTLET. SEE DETAIL ON SHEET C3.
- INSTALL 4" DIA. PVC SCHEDULE 40 OR SDR 35 PIPE DRAIN SYSTEM.
- INSTALL 6" DECK DRAIN NDS 40 W/ RISER & ADAPTOR, OR EQUAL.
- INSTALL 6" ATRIUM DRAIN NDS 90 W/ RISER & ADAPTOR, OR EQUAL.
- INSTALL 12" ATRIUM DRAIN NDS 1280 W/ RISER & ADAPTOR, OR EQUAL.
- INSTALL MINI CHANNEL DRAIN NDS TYPE 500 W/ GRATE NDS 529 OR EQUAL.
- CONNECT DOWNSPOUT TO STORM DRAIN SYSTEM PER DETAIL ON SHEET C3.

EASEMENT NOTE:  
ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. O-SA-5755181 DATED APRIL 1, 2019 UNLESS NOTED OTHERWISE.

- ITEM 6 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR AVIGATION PURPOSES IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- ITEM 7 OF THE PRELIMINARY TITLE REPORT, A 25' WIDE STRIP OF LAND TO BE MADE AVAILABLE TO THE PUBLIC FOR PEDESTRIAN, BATHING AND RECREATIONAL PURPOSES, AND A 10' WIDE EASEMENT FOR UTILITY PURPOSES RECORDED IN IN BOOK 228, PAGE 256 AND BOOK 300, PAGE 46, BOTH O.R.
- ITEM 8 OF THE PRELIMINARY TITLE REPORT, A 6' WIDE EASEMENT FOR POLE AND WIRE MAINTENANCE PURPOSES RECORDED IN BOOK 525, PAGE 129 O.R.
- ITEM 9 OF THE PRELIMINARY TITLE REPORT, A RIGHT OF WAY TO MAINTAIN A CERTAIN POWER POLE AND WIRE HAS NO SPECIFIC LOCATION AND IS NOT PLOTTED HEREON.

LEGEND

100	EXISTING CONTOUR	F.F.	PROPOSED FINISHED FLOOR
100	PROPOSED CONTOUR	G.F.F.	PROPOSED GARAGE FINISHED FLOOR
100.00	SPOT ELEVATION	T/SLAB	PROPOSED TOP OF SLAB
100.0	EXIST. ELEVATION	PAD	PROPOSED PAD ELEVATION
	PROPOSED CONCRETE PAVING	FS	PROPOSED FINISHED SURFACE
	PROPOSED STORM DRAIN	TC	PROPOSED FINISHED GROUND
	EXISTING SCREEN WALL	INV	INVERT OF PIPE
	PROPOSED SCREEN WALL	HP	HIGH POINT
	GRADING LIMITS	MIN.	MINIMUM
DS	DOWNSPOUT	MAX.	MAXIMUM
TF	TOP OF FOOTING	TC	TOP OF CURB
A.C.	AIR CONDITIONING UNIT	R.O.W.	RIGHT-OF-WAY
W.L.	WATER LINE	P.L.	PROPERTY LINE
W.F.	WATER FEATURE	PA	PLANTER AREA
C10	PROPOSED CAISSON	TW	TOP OF WALL
		EQUIP.	EQUIPMENT
		F.Y.S.B.	FRONT YARD SETBACK
		S.Y.S.B.	REAR YARD SETBACK
		SUB	SIDE YARD SETBACK
		TYP.	SUBDRAIN
		T/BERM	TYPICAL
			TOP OF BERM



REVISION	DESCRIPTION	APPROVED	DATE

SCALE:	1/8"=1'
DATE:	6/15/21
PROJECT NO.:	20201

DESIGNED:	C.R.
DRAWN:	A.M.S.
CHECKED:	C.R.
DATE:	6/15/21
PROJECT NO.:	20201

PLANS PREPARED BY:	TOAL ENGINEERING, INC.
CIVIL ENGINEERING	139 Avenida Navajo
PLANNING & DESIGN	San Clemente, CA 92672
STORMWATER QUALITY	949.492.8686
DATE:	6/15/21
PROJECT NO.:	20201

BENCHMARK	BENCHMARK NOTE:
	OCSBM 38-51-68
	ELEV=20.026'
	NAVD88 DATUM, 1989 ADJ.

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

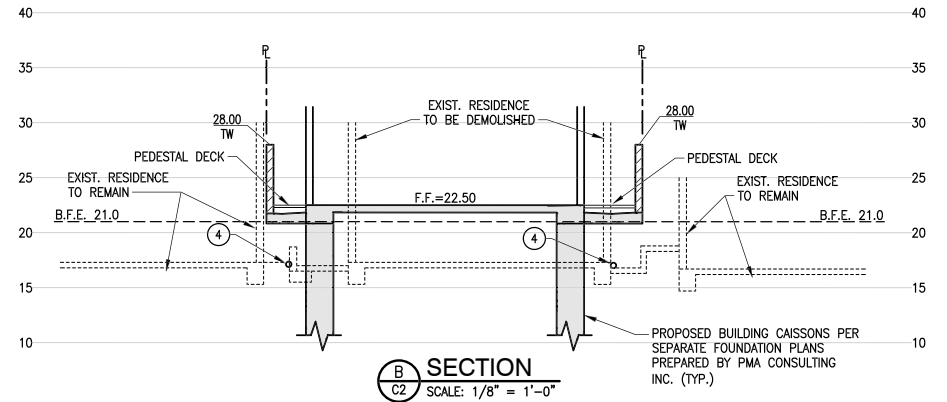
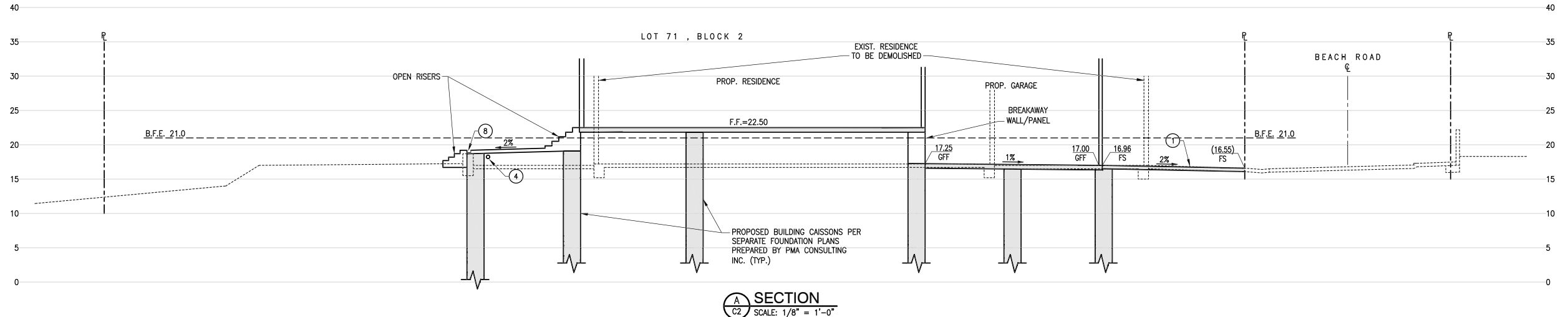
PLANS REVIEWED BY:	CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33282 GOLDEN LANTERN	DANA POINT, CA 92629
MATTHEW V. SINACORI, CITY ENGINEER	DATE
RCE #59239 EXP. 06/30/21	

THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.	
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CITY OF DANA POINT	MEURSING RESIDENCE
35275 BEACH ROAD, DANA POINT, CALIFORNIA	LOT 71, BLOCK 2, TRACT NO. 889 (APN: 691-151-07)
PRECISE GRADING & DRAINAGE PLAN	

C2	PLAN CHECK NO.
	BLD20-1875
	2 OF 5 SHEETS

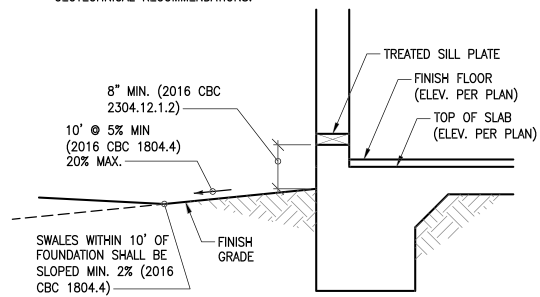




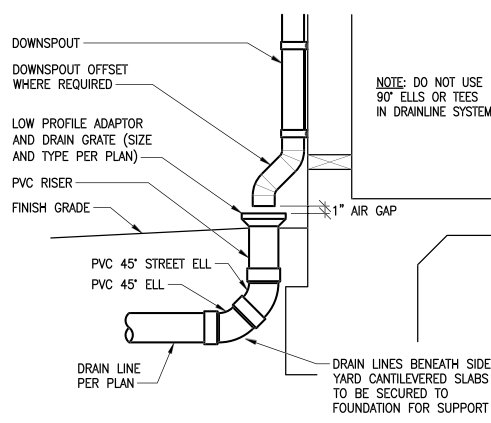
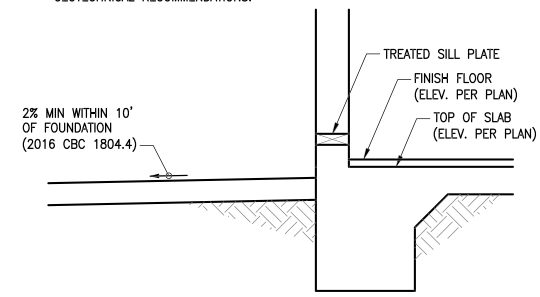
CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE DRIVEWAY. SEE DETAIL ON SHEET C3.
2. CONSTRUCT CONCRETE HARDSCAPE. SEE DETAIL ON SHEET C3.
3. CONSTRUCT BOTTOMLESS DRAINBOX & CURB OUTLET. SEE DETAIL ON SHEET C3.
4. INSTALL 4" DIA. PVC SCHEDULE 40 OR SDR 35 PIPE DRAIN SYSTEM.
5. INSTALL 6" DECK DRAIN NDS 40 W/ RISER & ADAPTOR, OR EQUAL.
6. INSTALL 6" ATRIUM DRAIN NDS 90 W/ RISER & ADAPTOR, OR EQUAL.
7. INSTALL 12" ATRIUM DRAIN NDS 1280 W/ RISER & ADAPTOR, OR EQUAL.
8. INSTALL MINI CHANNEL DRAIN NDS TYPE 500 W/ GRATE NDS 529 OR EQUAL.
9. CONNECT DOWNSPOUT TO STORM DRAIN SYSTEM PER DETAIL ON SHEET C3.

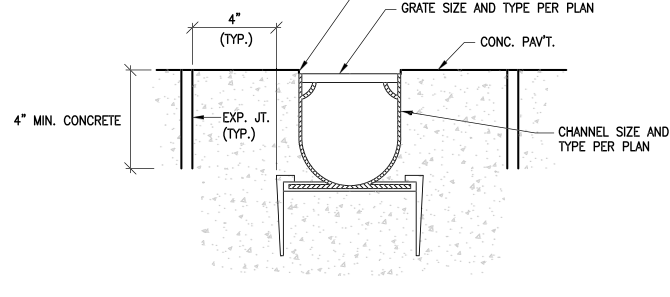
NOTES:  
1. OTHER MINIMUM VALUES MAY APPLY BASED ON ARCHITECTURAL DETAILS AND/OR GEOTECHNICAL RECOMMENDATIONS.



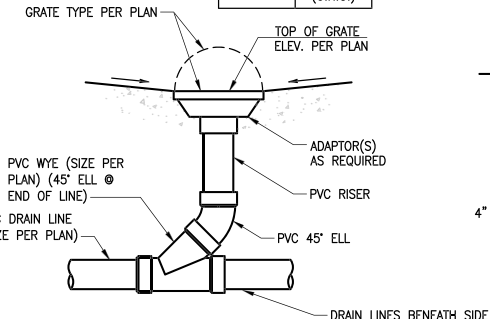
NOTES:  
1. OTHER MINIMUM VALUES MAY APPLY BASED ON ARCHITECTURAL DETAILS AND/OR GEOTECHNICAL RECOMMENDATIONS.



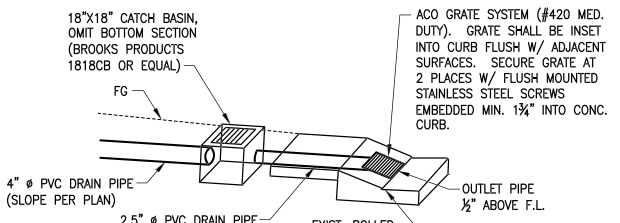
NOTE: CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.



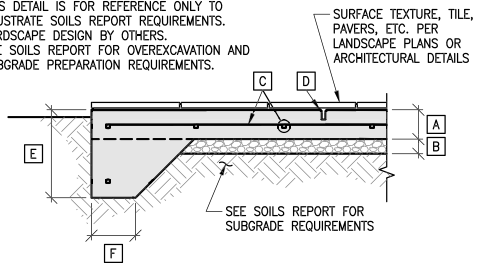
NOTE: DO NOT USE 90° ELLS OR TEES IN DRAINLINE SYSTEM



MAIN DIA.	RISER DIA.
3"	3"
> 3"	4" MIN. (U.N.O.)

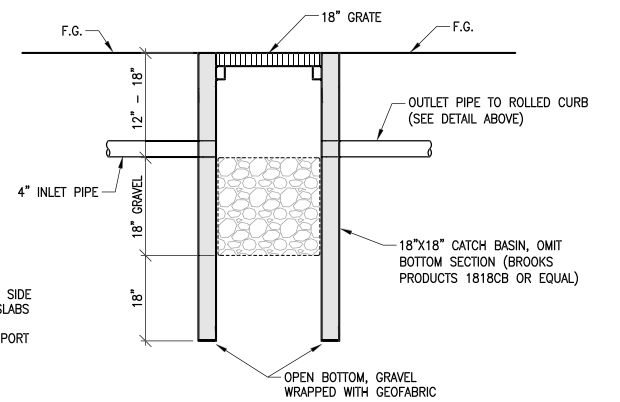


NOTES:  
1. THIS DETAIL IS FOR REFERENCE ONLY TO ILLUSTRATE SOILS REPORT REQUIREMENTS.  
2. SEE SOILS REPORT FOR OVEREXCAVATION AND SUBGRADE PREPARATION REQUIREMENTS.



	DRIVEWAYS	HARDSCAPE
A	MIN. SLAB THICKNESS	5"
B	MIN. AGG. BASE THICKNESS	2"
C	MIN. REINFORCEMENT (O.C. / E.W.)	#3@18" / #3@24"
D	MAX. SAWCUT OR COLD JT. SPACING	10'
E*	THICKENED EDGE DEPTH	12"
F*	THICKENED EDGE WIDTH	8"

\*REQUIRED WHERE ADJACENT TO LANDSCAPE AREAS.



REVISION	DESCRIPTION	APPROVED	DATE

SCALE: N/A	DESIGNED: C.R.	DRAWN: A.M.S.	CHECKED: C.R.
DATE: 6/15/21	PROJECT NO.: 57587	ENGINEER OF WORK: [Signature]	DATE: 6/15/21
20201			

PLANS PREPARED BY:  
**TOAL ENGINEERING, INC.**  
CIVIL ENGINEERING  
LAND SURVEYING  
STORMWATER QUALITY  
130 Avenida Navajo  
San Clemente, CA 92672  
949.492.8688  
www.toalengineering.com

BENCHMARK BENCHMARK NOTE: OCSBM 38-51-68 ELEV=20.026' NAVD88 DATUM, 1989 ADJ.
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APPROVED BY THE CITY OF DANA POINT  
PLANNING DEPARTMENT  
THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:  
CITY PLANNING DEPARTMENT DATE

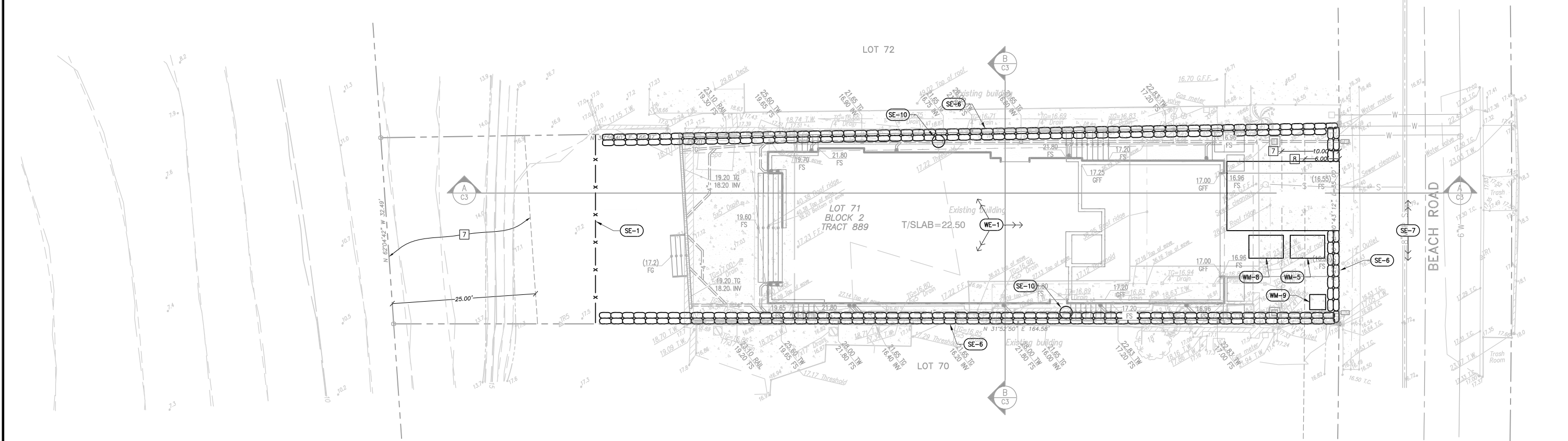
PLANS REVIEWED BY:  
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES  
33282 GOLDEN LANTERN  
DANA POINT, CA 92629  
MATTHEW V. SINACORI, CITY ENGINEER  
RCE #59239 EXP. 06/30/21  
DATE  
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CITY OF DANA POINT  
MEURSING RESIDENCE  
35275 BEACH ROAD, DANA POINT, CALIFORNIA  
LOT 71, BLOCK 2, TRACT NO. 889 (APN: 691-151-07)  
SECTIONS & DETAILS

C3  
PLAN CHECK NO.  
BLD20-1875  
3 OF 5 SHEETS

ORIGINAL SCALE: 1" = 10' 0"





WM-4	SPILL PREVENTION AND CONTROL	AMPLE CLEAN-UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON-SITE. EMPLOYEES SHALL BE EDUCATED ON THE CLASSIFICATIONS OF SPILLS AND APPROPRIATE RESPONSES.
WM-5	SOLID WASTE MANAGEMENT	SOLID WASTE FROM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE DISPOSED OF PROPERLY.
WM-8	CONCRETE WASTE MANAGEMENT	AN ON-SITE CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED, USED, AND DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENTS OF THE CITY.
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	ON-SITE FACILITIES SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
<b>NON-STORMWATER MANAGEMENT</b>		
NS-1	WATER CONSERVATION PRACTICES	MAINTAIN EQUIPMENT TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-3	PAVING AND GRINDING OPERATIONS	APPLY PERIMETER CONTROLS AND VACUUMING TO PREVENT NON-STORMWATER DISCHARGES.
NS-7	POTABLE WATER / IRRIGATION	EXERCISE CARE DURING CONSTRUCTION TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-12	CONCRETE CURING	APPLIES TO ALL CONCRETE CONSTRUCTION.
NS-13	CONCRETE FINISHING	APPLIES TO ALL CONCRETE CONSTRUCTION.

1. WHERE APPROPRIATE, SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AT THE SITE PERIMETER, AT ALL OPERATIONAL STORM DRAIN INLETS, AND AT ALL NON-ACTIVE SLOPES, TO PROVIDE SUFFICIENT PROTECTION FROM STORMS.
2. WIND EROSION BMPs (DUST CONTROL) SHALL BE IMPLEMENTED AND MAINTAINED.
3. BMPs TO CONTROL OFF-SITE SEDIMENT TRACKING SHALL BE IMPLEMENTED AND MAINTAINED.
4. APPROPRIATE WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER BY WASTES AND CONSTRUCTION MATERIALS.
5. APPROPRIATE NON-STORM WATER BMPs SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER FROM CONSTRUCTION ACTIVITIES.
6. ADEQUATE PHYSICAL OR VEGETATION EROSION CONTROL BMPs (TEMPORARY OR PERMANENT) SHALL BE INSTALLED AND ESTABLISHED AS SOON AS PRACTICAL FOR ALL COMPLETED SLOPES OR SLOPES IN NON-ACTIVE AREAS. THESE BMPs MUST BE MAINTAINED THROUGHOUT THE YEAR. IF A SELECTED BMP FAILS, IT MUST BE REPAIRED OR IMPROVED, OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO. THE FAILURE OF A BMP MAY INDICATE THAT THE BMP, AS INSTALLED, WAS NOT ADEQUATE FOR THE CIRCUMSTANCES IN WHICH IT WAS USED. REPAIRS OR REPLACEMENTS MUST RESULT IN A MORE ROBUST BMP, OR ADDITIONAL BMPs SHOULD BE INSTALLED TO PROVIDE ADEQUATE PROTECTION.
7. A DISTURBED AREA THAT IS NOT COMPLETED, BY THAT IS NOT BEING ACTIVELY GRADED (NON-ACTIVE AREA), SHALL BE FULLY PROTECTED FROM EROSION WITH TEMPORARY OR PERMANENT BMPs (EROSION AND SEDIMENT CONTROL). THE ABILITY TO DEPLOY STANDBY BMP MATERIALS IS NOT SUFFICIENT FOR THESE AREAS. EROSION AND SEDIMENT CONTROL BMPs MUST ACTUALLY BE DEPLOYED. THIS INCLUDES ALL BUILDING PADS, UNFINISHED ROADS, AND SLOPES.
8. SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY EROSION AND SEDIMENT CONTROL BMPs NECESSARY TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES SHALL BE STORED ON-SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PERMANENT PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMPs ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.
9. THERE SHALL BE A "WEATHER TRIGGERED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMPs AS NEEDED TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT (A PREDICTED STORM IS DEFINED AS A FORECASTED, 50% CHANCE OF RAIN).
10. THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY DEPLOYING STANDBY EROSION CONTROL AND SEDIMENT CONTROL BMPs PRIOR TO A PREDICTED RAINSTORM.

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


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

- 

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

\_\_\_\_\_  
MATTHEW V. SINACORI, CITY ENGINEER  
RCE #59239 EXP. 06/30/21

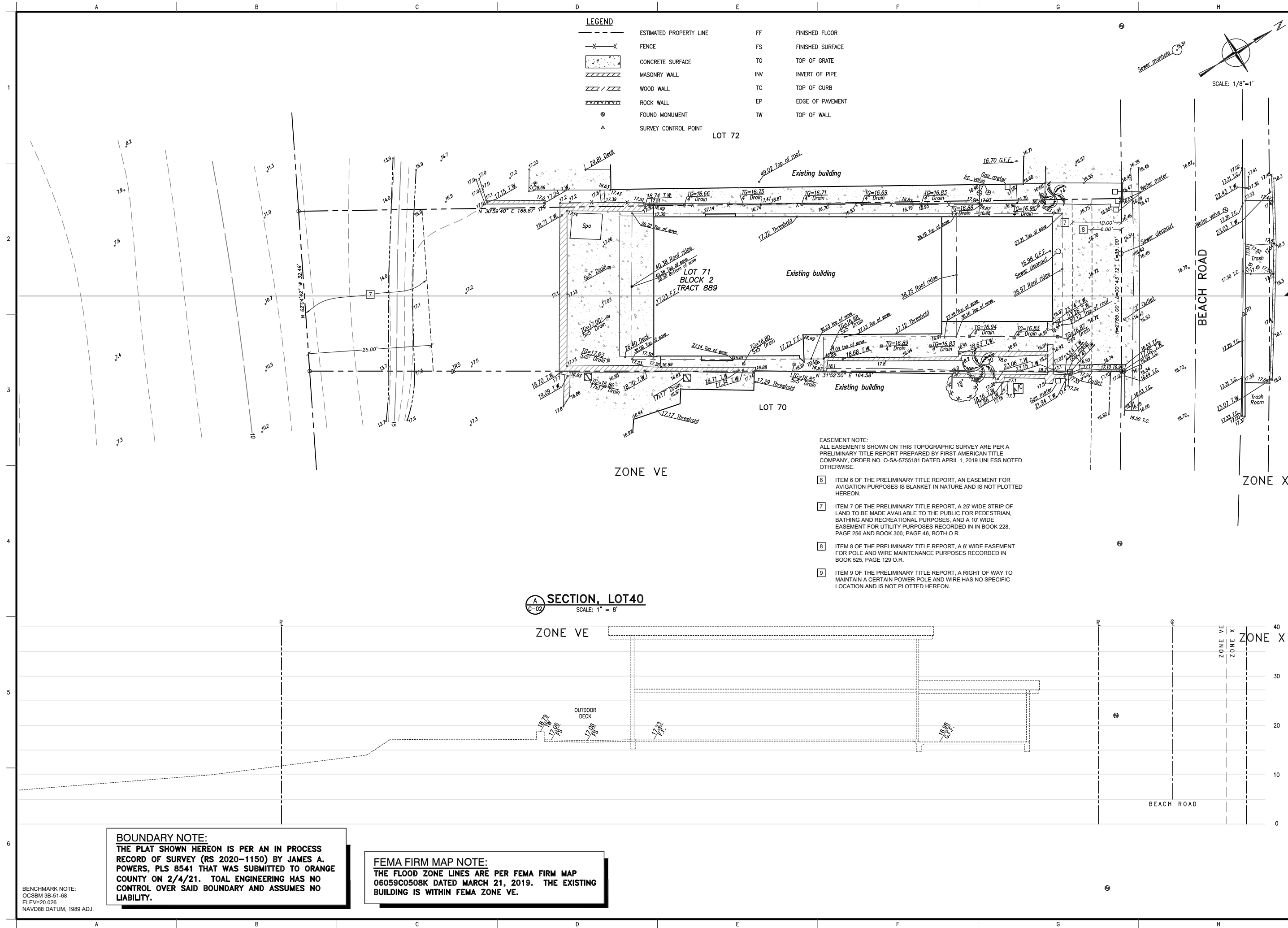
\_\_\_\_\_  
DATE



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CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS  
ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.

ORIGINAL SCALE:





PLANS PREPARED BY:

CIVIL ENGINEERING  
LAND SURVEYING  
STORMWATER QUALITY

139 Avenida Navarro  
San Clemente, CA 92672  
949.492.8586  
www.toalengineering.com



VIKTOR P. MEUM  
P.L.S. 8682  
DATE:

PREPARED FOR:  
MIKE MEURSING

[illegible]

# TOPOGRAPHIC SURVEY

LOT 71, BLOCK 2, TRACT 889  
35275 BEACH ROAD, DANA POINT, CALIFORNIA

DATE: 2-19-21		H. SCALE: 1/8"=1'	
SURVEY DATE: 5-19-16		V. SCALE: -	
DRN.: MSF	<div style="display: flex; align-items: center; justify-content: center;"> <div style="margin-right: 10px;">DWG. NO.</div> <div style="font-size: 2em; font-weight: bold;">TP-01</div> </div>		
CHD.: -			
APPD.: VM			
JOB NO. 20201	SHEET 1	OF 1	



# LANDSCAPE ARCHITECTURAL PLANS

## FOR

# THE MEURSING RESIDENCE



DIG ALERT:	1.800.227.2600
SOUTHERN CALIFORNIA EDISON:	1.714.895.0246
SOUTHERN CALIFORNIA GAS:	1.800.427.2000
CITY WATER & SEWER:	1.949.644.3011
PACIFIC BELL TELEPHONE:	1.800.750.2355
DANA POINT CITY HALL: P: 1.949.248.3500 F: 1.949.248.9920	
DANA POINT BUILDING & SAFETY: 33282 GOLDEN LANTERN, SUITE 209 DANA POINT, CA 92629 P: 1.949.248.3594	
ORANGE COUNTY FIRE AUTHORITY: 3300 NEWPORT BLVD. NEWPORT BEACH, CA 92658 P: 1.949.644.3106	
ORANGE COUNTY HEALTH SERVICES: PO BOX 355 SANTA ANA, CA 92702 P: 1.714.834.3882	

AGENCIES & PUBLIC SERVICES	
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### PROJECT DESCRIPTION:

THE SUBJECT PROPERTY IS LOCATED IN DANA POINT, CA IN THE AREA KNOW AS CAPISTRANO BEACH SOUTH OF PACIFIC COAST HIGHWAY ON A LOT APPROXIMATELY 35' WIDE BY 130' DEEP. ZONED RBR12 WITH APPX. 5,445 S.F. THE PROPERTY INCLUDES AN EXISTING 2-STORY RESIDENCE WITH AN ATTACHED GARAGE THAT THE CLIENT PROPOSED TO DEMOLISH AND BUILD A NEW 2- STORY SINGLE FAMILY RESIDENCE OF APPX. 3,440 S.F. OF LIVABLE SPACE WITH AN ATTACHED 2-CAR GARAGE OF APPX. 572 S.F. THE DESIGN FOCUSES IN PROVIDING AMPLE INDOOR/OUTDOOR LIVING SPACES INTEGRATED WITH A MODERN 'OPEN' LIVING FLOOR PLAN WHICH MAXIMIZES OCEAN VIEWS FORM THE LIVING SPACES AS WELL AS OUTDOOR DECKS. THE PROGRAM IN THE MAIN FLOOR INCLUDES BUT IS NOT LIMITED TO AN EAT-IN KITCHEN WITH ISLAND AND SMALL PANTRY, FAMILY DINING, LAUNDRY CLOSET, GREAT ROOM WITH A FIRE PLACE & LOUNGE AREA AND A POWDER ROOM. THE UPPER LEVEL INCLUDES THE MASTER SUITE WITH A FIREPLACE, WALK IN CLOSET, MASTER BATH AND SMALL OFFICE ROOM, 3 SUPPLEMENTARY BEDROOMS WITH BATHS & CLOSETS, A LAUNDRY ROOM AND A STORAGE ROOM FOR A FUTURE ELEVATOR. THE OUTDOOR AREAS WILL BE STRONGLY INTEGRATED WITH THE INDOOR LIVING SPACES AND WILL BE DESIGNED WITH AMENITIES INCLUDING FIREPITS, SPA & LOUNGE, A BBQ AND DINING AREA. THE PROJECT WILL BE OF CONTEMPORARY BEACH STYLE, ATTEMPTING TO BLEND MODERN AESTHESIS WITH RICH BEACH HOUSE MATERIALS WITH HIGH DURABILITY, TO BE CONSISTING PRIMARILY OF COMPOSITE WOOD SIDING, SMOOTH STUCCO SIDING WITH SOME NATURAL STONE VENEER, DECORATIVE WOOD PANELING, METAL ROOFING, AND THE USE OF METAL, STONE AND WOOD ACCENTS.

VICINITY MAP/ PROJECT DESCRIPTION

### SITE SQUARE FOOTAGE:

TOTAL SITE AREA: 5,588 S.F.  
TOTAL PLANTING AREA: 360 SQ. FT.  
TOTAL PERMEABLE AREA: 360 S.F.  
TOTAL - NON-PERMEABLE AREA: 1,562 S.F.

### NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, TRANSPORTATION, MATERIALS, AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
2. ALL WORK SHALL BE PERFORMED BY A CALIFORNIA LICENSED CONTRACTOR.
3. CONSTRUCTION AND INSTALLATION OF ALL LANDSCAPE ITEMS SHALL BE ACCORDING TO STATE, COUNTY AND LOCAL CODES, ORDINANCES AND UP TO CAL-OSHA SAFETY ORDERS REGARDING PERFORMANCE OF WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE NATURE AND LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL COSTS INCURRED DUE TO DAMAGE AND / OR REPLACEMENT OF SAID UTILITIES, INCLUDING DELAYS.
5. ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND / OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM AREA SHALL CEASE UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER (JOB SUPERINTENDENT) OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK PRIOR TO THE RESOLUTION OF DISCREPANCIES IS AT THE CONTRACTORS RISK AND EXPENSE.
6. NO WORK SHALL BE PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY BY THE APPLICANT / OWNER, OR THEIR AGENTS UNTIL A PUBLIC PROPERTY ENCROACHMENT PERMIT IS ISSUED BY THE CITY ENGINEER.
7. CONTRACTOR SHALL INSTALL THIS PROJECT IN ACCORDANCE TO ALL CITY CODES AND REQUIREMENTS. CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER AND THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION ANY KNOWN DISCREPANCY BETWEEN THAT WHICH IS SPECIFIED ON THESE PLANS AND THAT WHICH IS PERMITTED BY GOVERNING CODES AND THE HOME OWNERS ASSOCIATION.
8. WITH THE ACCEPTANCE TO CONSTRUCT THIS PROJECT, CONTRACTOR AND OWNER AGREE TO HOLD LANDSCAPE ARCHITECT HARMLESS OF ANY UNFORESEEN CONSTRUCTION COSTS DUE TO ELEMENTS NOT SPECIFIED ON THESE PLANS.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO COMPLETING BIDS. CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST OF ALL DEMOLITION AND ANY SOIL IMPORT AND OR EXPORT NEEDED TO COMPLETE THIS PROJECT.
10. CONTRACTOR SHALL INSTALL THIS PROJECT UTILIZING THE LANDSCAPE INDUSTRIES' B. M. P. BEST MANAGEMENT PRACTICES.

SECTION 4216/4217 OF THE GOVERNMENT CODE  
REQUIRES A DIG ALERT IDENTIFICATION NUMBER  
BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL  
BE VALID. FOR YOUR DIG ALERT IDENTIFICATION  
NUMBER CALL UNDERGROUND SERVICE ALERT.

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



DIAL TOLL FREE  
1-800-227-2600  
AT LEAST TWO DAYS  
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REQUIRES SEPARATE SUBMITTAL

NOTICE TO HOMEOWNER: HOME OWNER SHALL  
PROCESS PLANS THROUGH THE HOME OWNER'S  
ASSOCIATION PRIOR TO ANY CONSTRUCTION. ISSUANCE  
OF A BUILDING PERMIT BY THE CITY DOES NOT RELIEVE  
THE APPLICANT OF LEGAL REQUIREMENT TO OBSERVE  
COVENANTS, CONDITIONS, AND RESTRICTIONS WHICH  
MAY BE RECORDED AGAINST THE PROPERTY OR TO  
OBTAIN COMMUNITY ASSOC. APPROVAL.

### SHEET INDEX:

- L-1 COVER SHEET
- L-2 CONSTRUCTION PLAN
- L-3 LIGHTING PLAN
- L-4 IRRIGATION PLAN
- L-5 IRRIGATION DETAILS
- L-6 PLANTING PLAN
- L-7 IRRIG. & PLANTING SPECS.

LANDSCAPE ARCHITECTURAL PLANS FOR  
MIKE AND VICKI MEURSING  
35275 BEACH ROAD • DANA POINT, CA 92624  
PH. NO. 949-201-7005

COVER  
SHEET

DATE: 6-15-21  
DRAWN BY: D.P.

SHEET NO.

L-1

OF - 7

20271 ACACIA ST., SUITE 120  
NEWPORT BEACH, CA 92660  
TEL. (949) 251-8999  
FAX. (949) 251-0899

LANDSCAPE ARCHITECTURE

DAVID A. PEDERSEN • INC.



ALL HARDSCAPE ELEMENTS SHALL BE INSTALLED PER GEOSOILS, INC. RECOMMENDATIONS. SEE THERE REPORT DATED MAY 24, 2017  
W.O. # 7267-A-SC

PRELIMINARY GEOTECHNICAL EVALUATION  
35275 BEACH ROAD, CAPISTRANO BEACH,  
DANA POINT, ORANGE COUNTY, CALIFORNIA  
**GeoSoils, Inc.**  
FOR  
MR. MIKE MEURSING  
C/O MR. DAVID GUTIERREZ  
209 AVENIDA DEL MAR #204  
SAN CLEMENTE, CALIFORNIA 92672

W.O. 7267-A-SC MAY 24, 2017

### DRIVEWAY, FLATWORK, AND OTHER IMPROVEMENTS

Some of the onsite soil materials may be expansive. The effects of expansive soils are cumulative, and typically occur over the lifetime of any improvement. On relatively level areas, when the soils are allowed to dry, the dessication and swelling process tends to cause heaving and distress to flatwork and other improvements. The resulting potential for distress to improvements may be reduced, but not totally eliminated. To reduce the likelihood of distress, the following recommendations are presented for all exterior flatwork:

- The subgrade area for exterior concrete slabs should be compacted to achieve a minimum 90 percent relative compaction, and then be presoaked to 2 to 3 percentage points above (or 125 percent of) the soils' optimum moisture content, to a depth of 18 inches below subgrade elevation. The moisture content of the subgrade should be proof tested within 72 hours prior to pouring concrete.
- Exterior concrete slabs should be cast over a non-yielding surface, consisting of a 4-inch layer of crushed rock, gravel, or clean sand, that should be compacted and level prior to pouring concrete. The layer or subgrade should be wet-down completely prior to pouring concrete, to minimize loss of concrete moisture to the surrounding earth materials.
- Exterior slabs should be a minimum of 4 inches thick. Driveway slabs and approaches should additionally have a thickened edge (12 inches) adjacent to all landscape areas, to help impede infiltration of landscape water under the slab. If improved performance of the driveway is desired, it should be about 5 inches thick.
- The use of transverse and longitudinal control joints are recommended to help control slab cracking due to concrete shrinkage or expansion. Two ways to mitigate such cracking are: a) add a sufficient amount of reinforcing steel, increasing tensile strength of the slab; and, b) provide an adequate amount of control and/or expansion joints to accommodate anticipated concrete shrinkage and expansion.
- In order to reduce the potential for unsightly cracks, slabs should be reinforced at mid-height with a minimum of No. 3 bars placed at 18 inches on center, in each direction, placed on chairs, at slab mid-height. The exterior slabs should be scored or saw cut, 1/2 to 3/8 inches deep, often enough so that no section is greater than 10 feet by 10 feet. For sidewalks or narrow slabs, control joints should be provided at intervals of every 6 feet. The slabs should be separated from the foundations and sidewalks with expansion joint filler material.
- No traffic should be allowed upon the newly poured concrete slabs until they have been properly cured to within 75 percent of design strength. Concrete compression strength should be a minimum of 4000 psi.
- Driveways, sidewalks, and patio slabs adjacent to the house should be separated from the house with thick expansion joint filler material. In areas directly adjacent to a continuous source of moisture (i.e., irrigation, planters, etc.), all joints should be additionally sealed with flexible mastic.
- Planters and walls should not be tied (i.e., structurally connected) to the house.
- Overhang structures should be supported on the slabs, or structurally designed with continuous footings tied in at least two directions. If very low expansion soils are present, footings need only be tied in one direction.
- Any masonry landscape walls that are to be constructed throughout the property should be grouted and articulated in segments no more than 20 feet long. These segments should be keyed or doweled together.
- Utilities should be enclosed within a closed utilidor (vault) or designed with flexible connections to accommodate differential settlement and expansive soil conditions.
- Positive site drainage should be maintained at all times. Finish grade on the lots should provide a minimum of 1 to 2 percent fall to the street, as indicated herein. It should be kept in mind that drainage reversals could occur, including post-construction settlement, if relatively flat yard drainage gradients are not periodically maintained by the owner.
- If proposed, air conditioning (A/C) units should be supported by slabs that are incorporated into the building foundation or constructed on a rigid slab with flexible couplings for plumbing and electrical lines. A/C waste water lines should be drained to a suitable non-erosive outlet.
- Shrinkage cracks could become excessive if proper finishing and curing practices are not followed. Finishing and curing practices should be performed per the Portland Cement Association Guidelines. Mix design should incorporate rate of curing for climate and time of year, sulfate content of soils, corrosion potential of soils, and fertilizers used on site.

#### CITY NOTES:

Please note that any structure oriented parallel to the ocean and/or below the BFE shall allow the flow of water by either the use of open wall systems or breakaway panels. All decks/patios shall be designed to allow wave run-up to go over and under the deck without obstructions.

All stairs and steps that are below the BFE shall have open risers to allow the flow of water; please show and note on plans accordingly.

"All drainage shall be maintained and in accordance with the 2019 California Building Code and the City of Dana Point Municipal Code". Please also label all exterior stairs below the BFE as having open risers.

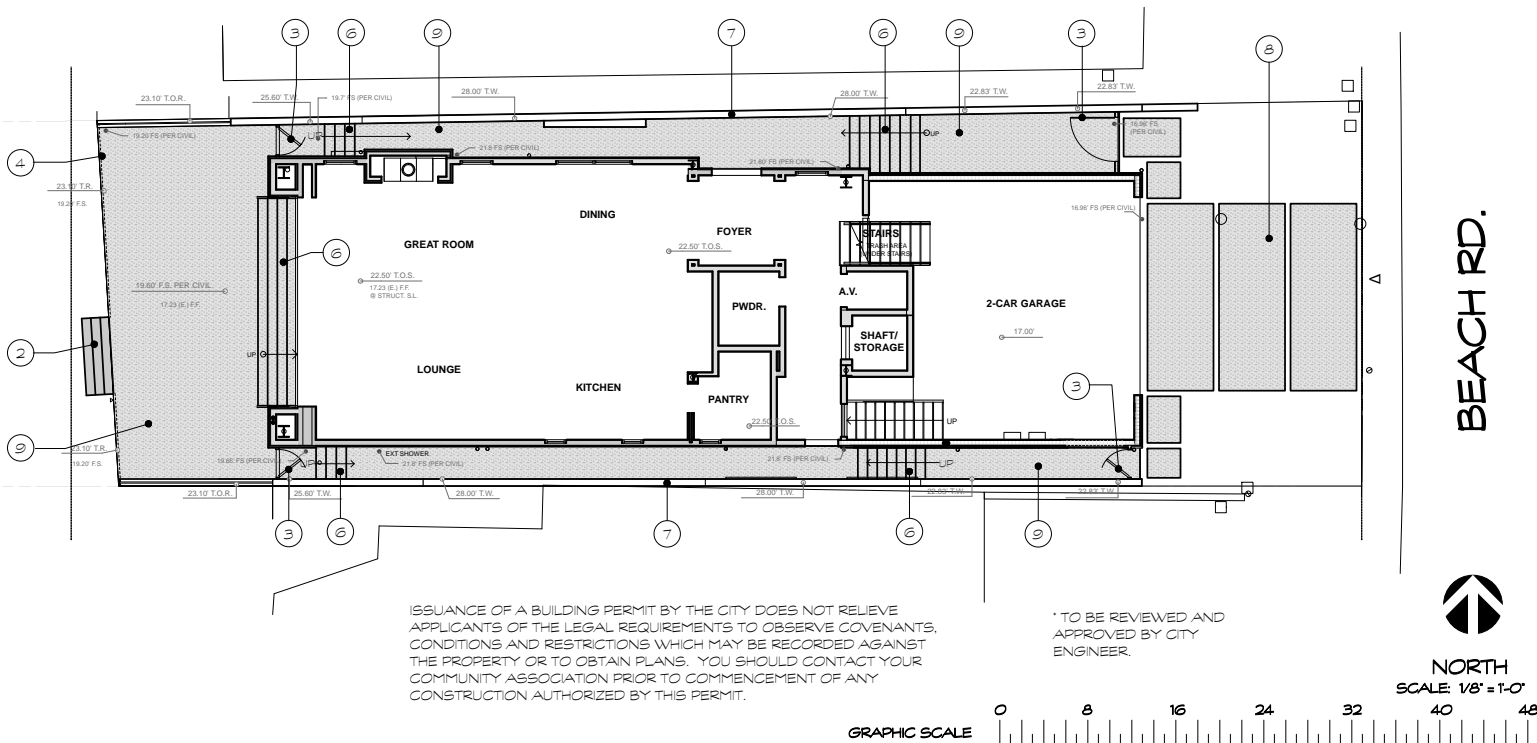
"The lowest horizontal portion of the structural members of the lowest floor (excluding pile caissons or columns) shall be elevated to or above the base flood elevation per Dana Point Municipal Code 9.31.060(f)(1)."

all site drainage and TW/FS/FG elevations shall be in accordance with the "Precise Grading and Drainage Plan" for the project prepared by Toal Engineering, Inc.;

#### CONSTRUCTION BID ITEMS:

CONTRACTOR SHALL PROVIDE AN ITEMIZED BID COST FOR EACH OF THE FOLLOWING.

- 
- OPEN WOOD STEPS TO BEACH (NOTE ALL STEPS BELOW THE BFE SHALL HAVE OPEN RISERS TO ALLOW THE FLOW OF WATER REF. TO ARCHITECTS STRUCTURAL SHEETS.
- OPEN HORIZONTAL WOOD GATE.
- 42" HIGH GLASS RAILING
- 
- SEE CIVIL PLAN FOR STEPS WITH OPEN RISERS
- STUCCO PROPERTY LINE WALL. MUST COMPLY WITH 9.09.040(a)(3)
- PAVER DRIVE WITH 6 INCH CONCRETE BASE. MIN. 4000 PSI
- PAVER HARDSCAPE OVER STRUCTURAL CONCRETE SLAB, SLOPE TO DRAIN.



LANDSCAPE ARCHITECTURAL PLANS FOR  
MIKE AND VICKI MEURSING  
35275 BEACH ROAD • DANA POINT, CA 92624  
PH. NO. 949-201-7005

CONSTRUCTION  
PLAN

DATE: 6-15-21  
DRAWN BY: D.P.

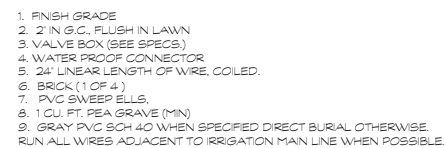
SHEET NO.  
L-2  
OF -7

LANDSCAPE ARCHITECTURE  
DAVID A. PEDERSEN • INC.  
20271 ACACIA ST., SUITE 120  
NEWPORT BEACH, CA 92660  
TEL. (949) 251-8999  
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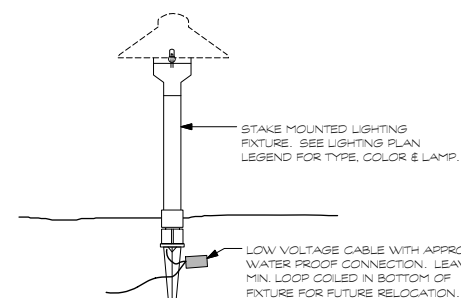


CONTRACTOR SHALL USE SILICONE- FILLED SAFETY WIRE CONNECTORS BY "KING CONNECTORS" MODEL NO. KING-6T FOR DIRECT BURIAL LOW-VOLTAGE LIGHTING SYSTEMS.





LIGHTING CABLE / DISTANCE CHART		
CABLE TYPE	RECOMMENDED DISTANCE FROM TRANSFORMER (SINGLE RUN)	MAXIMUM WATTAGE (LOAD)
ONE CIRCUIT 2 CONDUCTORS		
18 / 2	20 FEET	100 WATTS
18 / 2	50 FEET	200 WATTS
14 / 2	80 FEET	250 WATTS
12 / 2	100 FEET	300 WATTS
10 / 2	150 FEET	300 WATTS
8 / 2	200 FEET	300 WATTS
2 CIRCUITS 3 CONDUCTORS		
12 / 3	200 FEET	600 WATTS (300 WATTS PER CIRCUIT)
10 / 3	250 FEET	600 WATTS (300 WATTS PER CIRCUIT)



WIRE PULL BOX / JUNCTION BOX



TYPICAL LANDSCAPE AREA LIGHT  
SHRUB PLANTING AREAS

LIGHTING LEGEND						
SYMBOL	DESCRIPTION / COLOR	MFG.	MODEL NO.	LAMP	VOLTAGE	NOTES:
	MATTE BRONZE AREA LANDSCAPE / PATH LIGHT, 12" HIGH, "SMALL HAT"	TOP	TOP-PL-340-MBR	2 WATT LED	12	LOCATE 412" AWAY FROM ANY WALK OR PATIO. ±18" FROM MOW EDGE.
	LOUVERED BRASS RECESS LIGHT.	TOP	TOP-SL-LGBX SL-CVR334-MBR	(3) 2 WATT LED	12	LOCATE 2" BELOW WALL CAP. INSTALL FLUSH TO WALL. WIRES IN BLUE ENT. AND OR IN STEP FACE.
	MATTE BRONZE DIRECTIONAL FLOOD LIGHT	TOP	TOP-UL-50-MBR	PAR 36 FLOOD 6 ALT WATT LED	12	SHINE IN LOWER BRANCHES OF SHRUB OR VINE.
	TRANSFORMERS SHALL BE A TOP 300 WATT TOP LIGHTS TRANSFORMER BY TOP W/ INTEGRAL THER.) CONTACT BRETT BROWNING AT TOP LIGHTS INC. TO PLACE ORDER 877-867-5596 (CELL 949-422-4563)					

ALL LIGHTING FIXTURES AND ELECTRICAL INSTALLATION SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODES AND LOCAL GOVERNMENTAL AGENCY, PERMIT REQUIREMENTS AND STATE HEALTH AND SAFETY REQUIREMENTS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGES INCURRED.

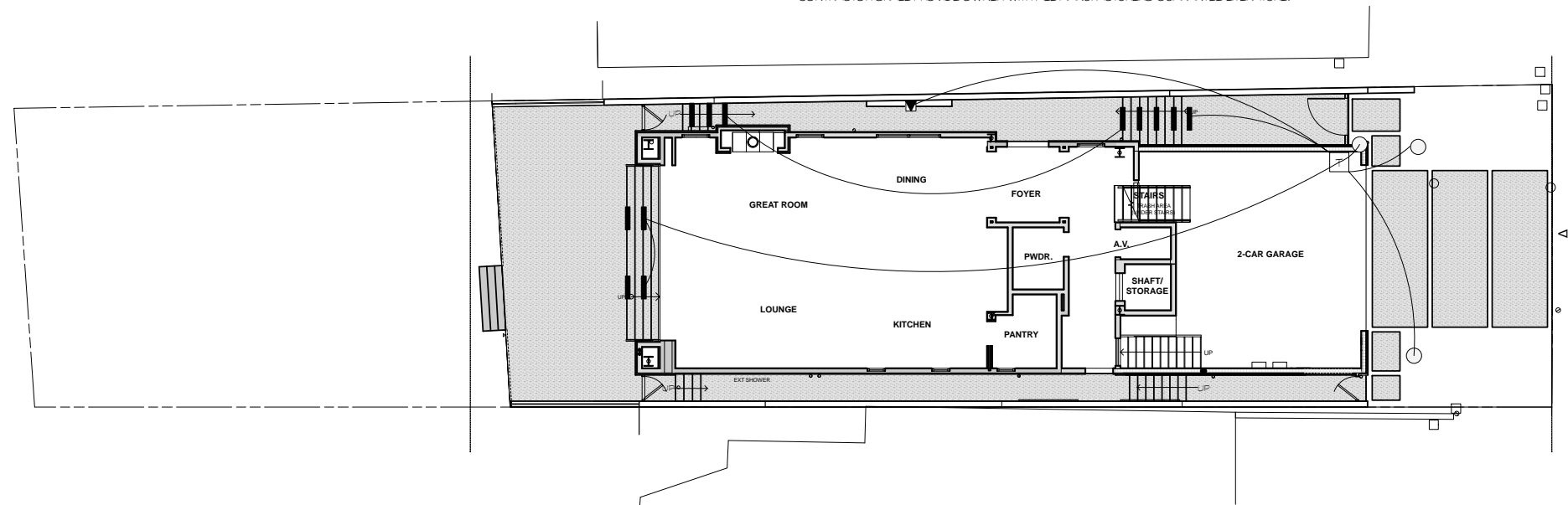
ALL ELECTRICAL FIXTURES ARE SHOWN SCHEMATICALLY FOR APPROXIMATE LOCATIONS AND QUANTITIES REQUIRED. FINAL LOCATIONS TO BE VERIFIED ON SITE BY THE CONTRACTOR AT NIGHT.

CONTRACTOR SHALL COORDINATE ALL SLEEVING REQUIRED WITH MASONRY AND OTHER SUBCONTRACTORS AS REQUIRED.

CONTRACTOR SHALL SIZE AND CIRCUIT ALL ELECTRICAL REQUIREMENTS PER MANUFACTURERS REQUIREMENTS. ALL CABLE MUST BE INSTALLED A MINIMUM OF 12 INCHES BELOW GRADE. PVC SCH 40 SLEEVING SHALL BE PROVIDED UNDER ALL HARDSCAPE AREAS.

ALL UNFINISHED FIXTURE SHALL HAVE A MINIMUM OF 18" OF EXCESS CABLE BURED AT EACH FIXTURE FOR POSSIBLE RE POSITIONING AND OR MAINTENANCE.

CONTRACTOR SHALL PROVIDE OWNER WITH ALL MANUFACTURERS GUARANTEE LITERATURE.



*Private landscape lighting is not allowed to be installed within the public right-of-way per City Council Policy*

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

GRAPHIC SCALE 0 8 16 24 32 40 48



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**DAVID A. PEDERSEN • INC.**

LANDSCAPE ARCHITECTURAL PLANS FOR  
MIKE AND VICKI MEURSING  
35275 BEACH ROAD • DANA POINT, CA 92624  
PH. NO. 949-201-7005

PH. NO. 949-201-7005  
H. ROAD • DANA POINT, CA 92624

# LIGHTING PLAN

DATE: 6-15-21  
DRAWN BY: D.P.

**SHEET NO.**

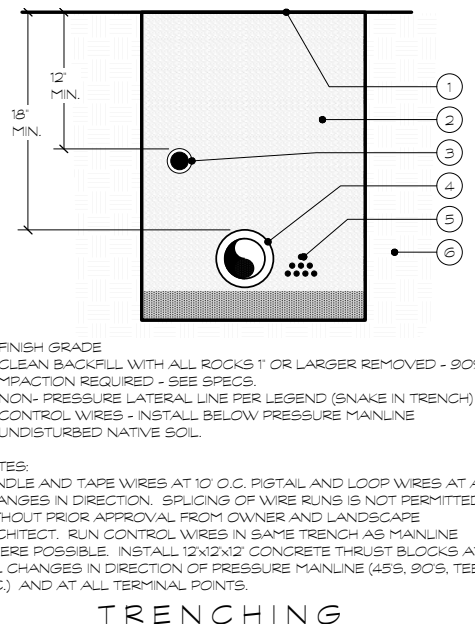
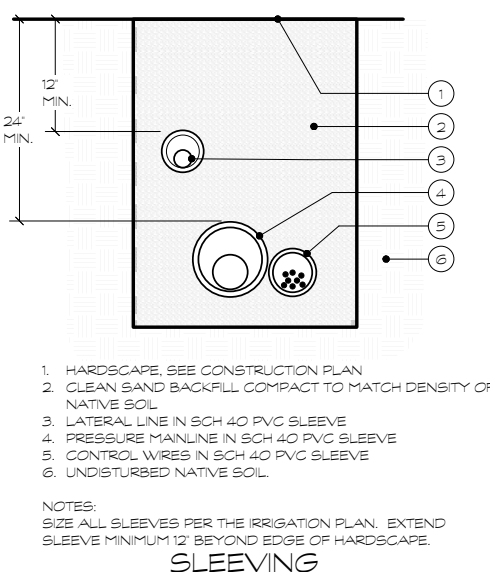
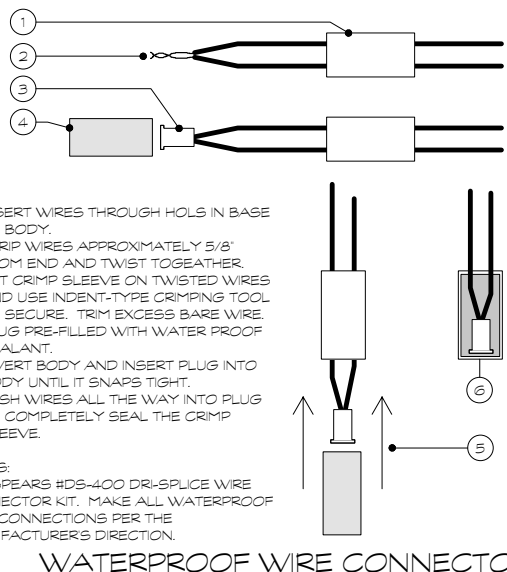
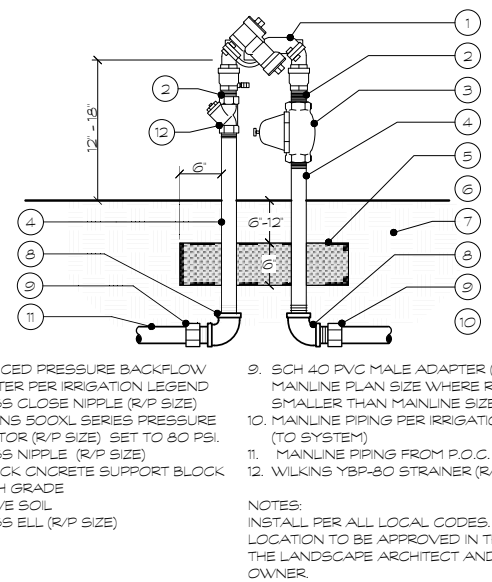
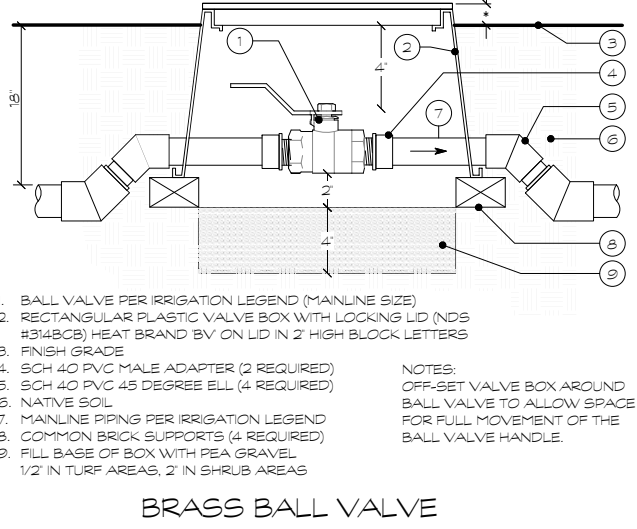
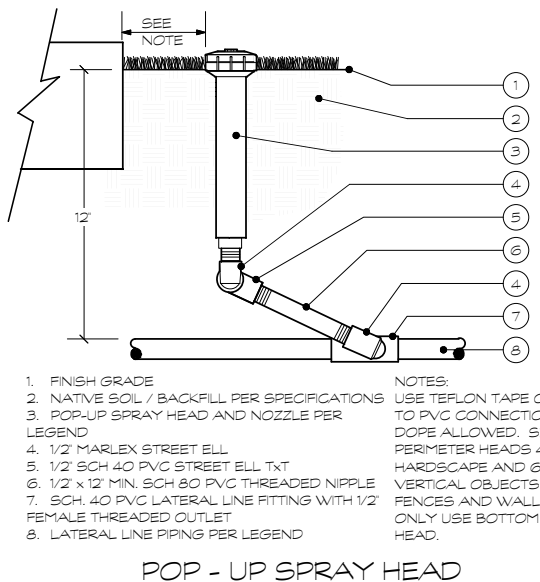
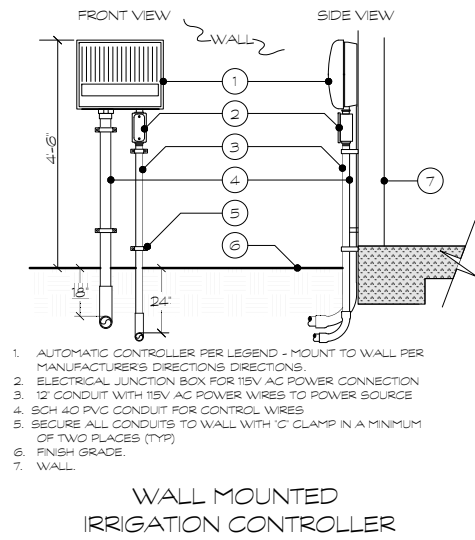
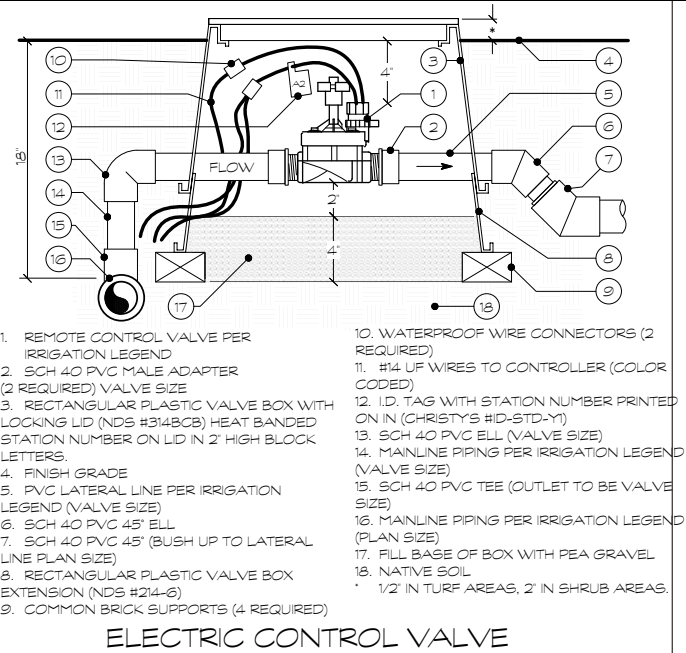
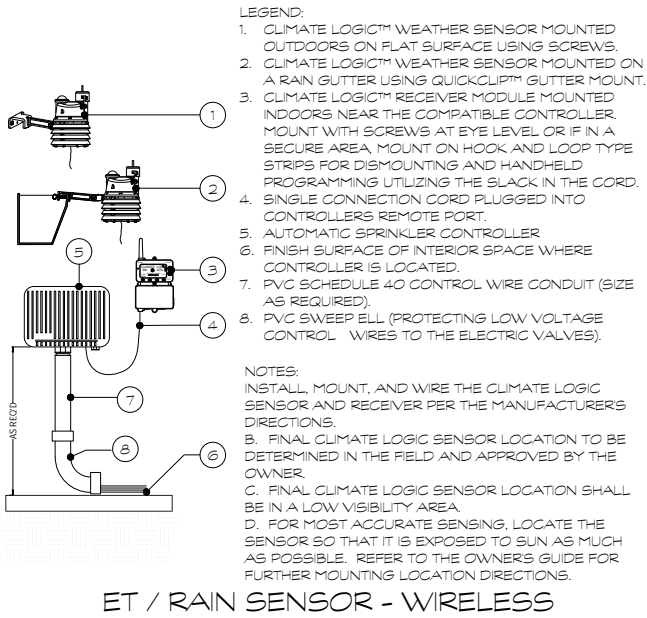
L-3

OF - 7









LANDSCAPE ARCHITECTURE  
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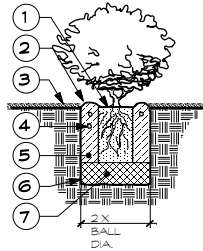
LANDSCAPE ARCHITECTURAL PLANS FOR  
**MIKE AND VICKI MEURSING**  
35275 BEACH ROAD • DANA POINT, CA 92624  
PH. NO. 949-201-7005

IRRIGATION DETAILS

DATE: 6-15-21  
DRAWN BY: D.P.

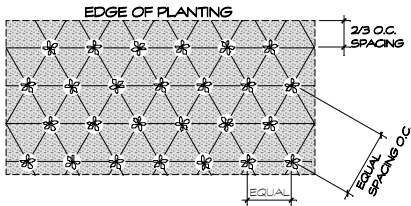
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**L-5**  
OF - 7





NOTE: UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL WITH WATER FROM HOSE. DO NOT CRACK ROOT BALL.

### SHRUB PLANTING DETAIL



NOTE: ALL MASS PLANTED SHRUBS AND GROUND COVER SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS. SEE LEGEND FOR SPACING REQUIREMENTS. MULCH ALL PLANTING AREAS PER SPEC.

### GROUND COVER AND SHRUB SPACING

## WALLACE LABORATORIES, LLC

365 Coral Circle  
El Segundo, CA 90245  
phone (310) 615-0116 fax (310) 640-6863

March 25, 2021

Mike & Vicki Meursing, Vicki@versatile.net  
35275 Beach Rd.  
Dana Point, CA 92624

RE: Soil Management Report  
Soil Sample Received 03/23/2021, Our ID No. 21-81-19

Dear Mike & Vicki,

The pH is slightly alkaline at 7.22. The salinity is moderate at 1.32 millimho/cm.

Nitrogen is low. Sulfur is modest. Boron is moderate. Other nutrients are high: phosphorus, potassium, iron, manganese, zinc, copper and magnesium. Zinc is higher than desired at 72 parts per million. Copper is high at 17 parts per million. Plant-available lead is 23 parts per million. Aluminum is moderate.

Available sodium is moderate. SAR (sodium adsorption ratio) is 2.6.

The texture is sandy loam. Based on the non-gravel fraction, it contains 70.4% sand, 19.0% silt and 10.6% clay. The gravel content is 11.0%.

Soil organic matter is good at 6.28% on a dry weight basis. The carbon:nitrogen ratio is 20.3.

The estimated rate of water percolation based on Soil Water Characteristics version 6.02.74 model developed by Keith Saxton of the USDA is moderate at 2.39 inches per hour for normal soil compaction. The model is based on the soil texture, percent gravel and percent soil organic matter.

#### Evaluations

The optimal level for zinc is several parts per million. Sensitive plants such as woody plants commonly need plant available zinc below about 30 parts per million. Herbaceous plants generally need zinc below about 50 parts per million. Excessive zinc causes stunting, dieback and discoloration. Zinc interferes with root functions. High zinc restricts the uptake of potassium and other micronutrients.

The optimal level of copper is about half a part per million. Copper toxicity in sensitive plants starts at about 5 parts per million. Copper is especially toxic at about 20 parts per million. Woody plants and herbaceous plants are more sensitive while grasses are more tolerant.

Normally, plant available lead should be less than about 30 parts per million for good plant vigor.

Soil Analyses Plant Analyses Water Analyses

Continuation, March 25, 2021, page 2

Since heavy metals do not normally migrate through the soil profile, deeper soil is expected to be more suitable.

The effects of heavy metals are cumulative and the concurrent presence of them increases their toxicity. The threshold concentrations may need to be reduced.

Aluminum restricts growth by interfering with the metabolism of phosphorus and calcium. It causes stunting and discoloration. Foliage may turn a dull gray green. Aluminum is high in poorly aerated soil and in overly acidic soils. Soluble calcium helps to reduce the toxicity of aluminum.

#### Recommendations

Use a plant palette which is tolerant of heavy metals or else use a more suitable soil. Deeper soil may be more suitable.

For this soil, apply gypsum at 10 pounds per 1,000 square feet and also calcium ammonium nitrate (27-0-0) at 4 pounds per 1,000 square feet or other suitable source of nitrogen as listed below.

For maintenance fertilization, apply Yara or Simplot calcium ammonium nitrate (27-0-0) at 4 pounds per 1,000 square feet about once per quarter or other pH neutral nitrogen such as urea (46-0-0), urea formaldehyde (38-0-0), coated urea, blood meal, feather meal, etc.

Monitor the site with periodic testing. Adjust the maintenance program as needed.

Sincerely,

Garn A. Wallace, Ph. D.  
GAW:n

Soil Analyses Plant Analyses Water Analyses

#### WUCOLS SOUTH COASTAL WATER USE

WATER USE /  
% USED

SHRUBS

SYMBOL BOTANICAL NAME

MOD 5% CAM-ESP CAMELLIA SASANGUA ESPALLER

LOW 20% CRA-UND CRASSULA UNULATIFOLIA BLUE WAVE

LOW 5% SAN-TRI SANSEVIERIA TRIFASCIATA BLACK GOLD

LOW 30% SEN-SER SENEIO SERPENS

LOW 5% SES-AUT SESLERIA AUTUMNAUS

LOW 25% WIS-WYN WISTRINGIA WYNYABIE HIGHLIGHT

COMMON NAME

ESPALLER CAMELLIA

BLUE WAVE RIPLE JADE

BLACK GOLD SANSEVIERIA

PUNK PICKLE

AUTUMN MOOR GRASS

VAREGATED WISTRINGIA

SIZE

15 GAL.

FIVE GAL.

FIVE GAL.

ONE GAL.

15 GAL.

DESCRIPTION

CAMELLIA THAT IS ESPALLER ON TRELLIS

COMPACT DENSE SMALL SUCULENT TO 3FT. W/ TWISTED BLUSH GREY LEAVES.

UPRIGHT PERENNIAL W/ 30 IN. LONG STIFF DARK GREEN LEAVES W/ YELLOW MARGIN FROM BASE.

SUCULENT PERENNIAL WITH LIGHT BLUSH GRAY LEAVES, MASS PLANT AS GROUND COVER.

GRASS TO 20" TALL, BEARS SPIKE-LIKE SILVER-WHITE (TURNING GOLDEN) FLOWER TASSELS

EVERGREEN SHRUB TO 3 FT. WITH SMALL WHITE FLOWERS CREAM MARGINED SLENDER GRAY FOLIAGE

GROUND COVER

SYMBOL BOTANICAL NAME

LOW 10% DYM-MAR DYMNDIA MARGARETAE

MOD 5%

LOW 95%

COMMON NAME

DYMNDIA

SPACING

4 O.C.

DESCRIPTION

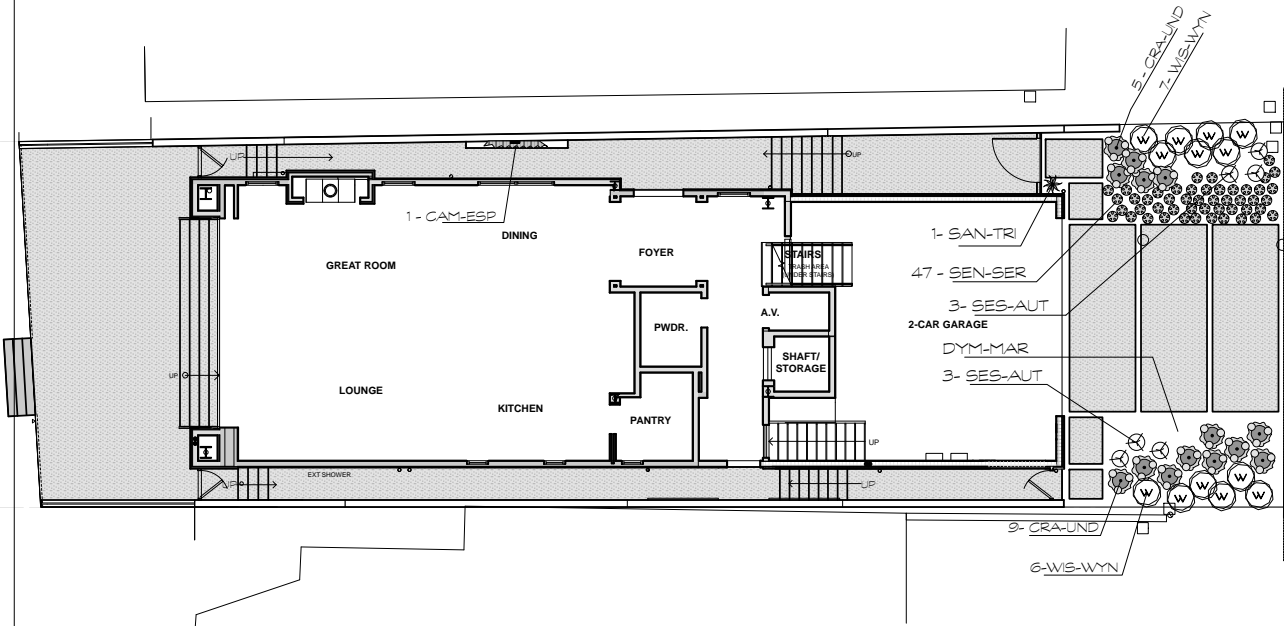
TIGHT MAT TO 3" W/ YELLOW FLOWERS. FOLIAGE LOOKS LIKE A MINIATURE GAZANIA (FROM FLATS).

TOTALS

MOD 5%

LOW 95%

TOTAL IRRIGATED LANDSCAPE AREA = 360 SQ. FT.



BEACH RD.



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

GRAPHIC SCALE 0 8 16 24 32 40 48



LANDSCAPE ARCHITECTURAL PLANS FOR  
MIKE AND VICKI MEURSING  
35275 BEACH ROAD • DANA POINT, CA 92624  
PH. NO. 949-201-7005

PLANTING PLAN

DATE: 6-15-21

DRAWN BY: D.P.

SHEET NO.

L-6

OF - 7

20271 ACACIA ST., SUITE 120  
NEWPORT BEACH, CA 92660  
TEL. (949) 251-8999  
FAX. (949) 251-0899  
LANDSCAPE ARCHITECTURE  
DAVID A. PEDERSEN • INC.



IRRIGATION NOTES:

1. GENERAL - ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND THESE PLANS. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY SAME.

1A. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.

1B. THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION,PUBLIC LIABILITY AND PROPER DAMAGE INSURANCE, AS REQUIRED BY THE OWNER AND / OR GOVERNING AGENCY.

2. SCOPE OF WORK - UNLESS OTHERWISE SPECIFIED, THE CONSTRUCTION OF IRRIGATION SYSTEMS SHALL INCLUDE THE FURNISHINGS, INSTALLING AND TESTING OF ALL POINTS OF CONNECTION, BACKFLOW DEVICES AND MAINLINE AND THE FURNISHING AND INSTALLING OF CONTROLLERS, ELECTRIC CONTROL VALVES, OTHER SPECIFIED VALVES, LATERAL LINES, RISERS AND FITTINGS, SPRINKLER HEADS, AND DRIP LINES, AND EXCAVATION AND BACKFILL AND ALL OTHER WORK IN ACCORDANCE WITH THESE PLANS, DETAILS, AND NOTES. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT PROPERTY, TRANSPORTATION, AND PERFORM ALL OPERATIONS REQUIRED FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM AS INDICATED ON OR REASONABLY IMPLIED BY THE DRAWINGS, DETAIL AND NOTES. INCLUDED AS A PART OF THE IRRIGATION WORK BUT NOT LIMITED BY IT ARE THE FOLLOWING:

2A. INSTALL COMPLETE OPERABLE INDEPENDENT IRRIGATION SYSTEMS PER THE PLANS, DETAILS, LEGENDS, AND NOTES.

2B. ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED TRENCHES BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

3. CHECK AND VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO ANY SITE WORK. IF IT IS FOUND THAT THE SITE VARIES FROM DRAWINGS, NOTIFY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS RELATING TO THE INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.

4. COORDINATE ALL IRRIGATION WORK WITH PLANTING AND GRADING OPERATIONS TO AVOID ANY CONFLICT WITH PLANTINGS PITS, DRAINAGE SWALES, ETC.

5. PIPING SHOWN ON THE PLANS IS ESSENTIALLY DIAGRAMMATIC. CONTRACTOR SHALL ROUT PIPING TO AVOID CONFLICT WITH STATIONARY ELEMENTS AND IN SUCH A MANNER AS TO CONFORM WITH THE VARIOUS DETAILS AND DESIGN INTENT OF THESE PLANS. WHERE TREES, LIGHT STANDARDS, OR OTHER PHYSICAL OBSTRUCTIONS EXIST, THE PIPING AND SPRINKLER HEAD LOCATIONS SHALL BE ADJUSTED AND / OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITH MINIMAL OVER SPRAY.

6. THE CONTRACTOR SHALL, AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER AND / OR GOVERNING AGENCY.

7. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT A MINIMUM OF TWO WORKING DAYS PRIOR TO DIGGING.

8. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO HIS WORK.

9. THE IRRIGATION DESIGN IS BASED ON THE METER AND OR POINT OF CONNECTION SIZE AND WATER PRESSURE INDICATED ON THE WATER SOURCE / POINT OF CONNECTIONS NOTE ON THE PLANS. CONTRACTOR SHALL VERIFY THE PRESSURE PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

10. CONTRACTOR SHALL MAKE POINT OF CONNECTION (P.O.C.) AS NOTED ON THE PLANS. ALL FEES AND LOCAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

11. IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND OR ELECTRICAL CONTRACTOR AS NECESSARY. IRRIGATION CONTRACTOR SHALL PAY ALL ASSOCIATED FEES FOR ELECTRICAL SERVICE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL FINAL CONTROLLER CONNECTIONS PER LOCAL CODES.

12. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT REQUIRED TO PERFORM A MAINLINE PRESSURE TEST. THE HYDROSTATIC TEST SHALL HOLD A MINIMUM OF 150 PSI FOR 3 HRS OR MORE. CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE A MINIMUM OF 48 HOURS IN ADVANCE O THE TEST FOR CERTIFICATION.

13. CONTRACTOR SHALL THOROUGHLY FLUSH THE ENTIRE MAINLINE PRIOR TO INSTALLING REMOTE CONTROL VALVES. ALL LATERAL LINES SHALL BE COMPLETELY FLUSHED PRIOR TO INSTALLING HEADS AND NOZZLES. FOR DRIP SYSTEMS, ALL PIPING / TUBING DOWNSTREAM OF THE CONTROL VALVE SHALL BE THOROUGHLY FLUSHED PRIOR TO CLOSING SYSTEM (FOR GRIND SYSTEMS), OR BEFORE INSTALLING FLUSH VALVES.

14. ALL WIRES SHALL BE SOLID COOPER, PLASTIC INSULATED, U.F. DIRECT BURIAL WIRE. ALL COMMON WIRE SHALL BE #14 WHITE, ALL CONTROL WIRES SHALL BE AWG #14 RED OR BLACK. CONTROLLERS SHALL HAVE SEPARATE COLOR CODED COMMON WIRES AND CONTROL WIRES WHEN TWO OR MORE CONTROLLERS ARE ON THE PROJECT.

15. ALL CONTROL WIRES AND IRRIGATION PIPING THAT RUNS UNDER HARDSCAPE / PAVING SHALL BE ENCASED IN PVC SLEEVES PER THE LEGEND. SLEEVES SHALL BE SIZED ACCORDING TO THE SLEEVING CHART ON THE PLANS. SLEEVES SHALL BE STRAIGHT RUNS OF PVC PIPE WITH NO FITTINGS INSTALLED UNDER HARDSCAPE AREAS. IF WIDTH OF HARDSCAPE EXCEEDS A FULL LENGTH OF PIPE, USE BELLED END CONNECTION OR COUPLER WITHIN SLEEVE. ENSURING SLEEVE IS LARGE ENOUGH FOR THE ADDED DIAMETER OF THE CONNECTION.

16. THE FINAL LOCATION FOR CONTROL VALVES AND QUICK COUPLERS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR THE OWNERS AUTHORIZED REPRESENTATIVE. ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.

17. THE CONTRACTOR SHALL HEAT BRAND VALVE NUMBERS OR OTHER MARKINGS AS CALLED FOR IN THE IRRIGATION DETAILS ON OUTSIDE OF ALL VALVE BOX LIDS.

18. ALL BRASS OR GALVANIZED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE OR APPROPRIATE PIPE JOINT COMPOUND. ALL PVC TO PVC THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE. NO PIPE DOPE IS ALLOWED AT VALVE OR SPRINKLER HEAD CONNECTIONS. ANY PVC TO METAL CONNECTIONS SHALL BE MADE WITH A MALE THREADED PVC FITTING AND A FEMALE THREADED METAL FITTING.

19. ALL PVC SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH SOLVENT-WELD MATERIALS AS RECOMMENDED BY THE PIPE MANUFACTURER. SOLVENT-WELD PRIMER SHALL BE APPLIED AT ALL CONNECTIONS.

20. LOW HEAD DRAINAGE WILL NOT BE ALLOWED. CONTRACTOR TO DETERMINE IN THE FIELD WHICH HEADS DRAIN AFTER THE VALVE IS SHUT OFF. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.

21. ALL PRESSURE SUPPLY LINES AND CONTROL WIRES TO HAVE 18" - 24" MINIMUM COVER. ALL LATERAL LINES TO HAVE 12" MINIMUM COVER. FOR RECYCLED WATER SYSTEMS, PIPE DEPTH TO BE DETERMINED BY THE LOCAL GOVERNING AGENCY.

22. MAINLINE AND WIRE SLEEVING TO HAVE A MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. MAIN LINE AND WIRE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING TO HAVE 12" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO BE 36"

MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. CONTRACTOR SHALL INSTALL SLEEVING UNDER ALL HARDSCAPE 36" WIDE OR GREATER DUE TO GRAPHIC CLARITY. NOT ALL SLEEVES MAY BE SHOWN ON PLANS. CONTRACTOR SHALL INSTALL ALL SLEEVING PRIOR TO HARDSCAPE AND PAVING INSTALLATION.

23. THE RADIUS OF EACH HEAD IS TO BE ADJUSTED SO THAT HEAD-TO-HEAD COVERAGE IS MAINTAINED, BUT OVER SPRAY ON BUILDINGS, WALKS, WALLS, AND OTHER HARD SURFACES IS MINIMIZED. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO USING THE BEST NOZZLE RADIUS AND PATTERN, USING PRESSURE COMPENSATING DEVICES FOR NOZZLES, USING ADJUSTABLE NOZZLES, OR USING THE RADIUS ADJUST SCREW ON INDIVIDUAL NOZZLES.

24. FINE TUNE EACH CONTROL VALVE FOR OPTIMUM OPERATION. THIS SHALL BE DONE BY TURNING DOWN THE FLOW CONTROL OF THE VALVE UNTIL SYSTEM PERFORMANCE STARTS TO SUFFER. AT THAT POINT OPEN UP VALVE FLOW CONTROL ABOUT ONE-HALF TURN OR UNTIL THE VALVE IS JUST OPEN ENOUGH FOR DESIRED OPERATION.

25. CONTRACTOR SHALL INSTALL 2 EXTRA WIRES FROM CONTROLLER TO EACH END OF THE MAINLINE. WIRES SHALL COME UP INTO ALL VALVE BOXES ALONG THE MAINLINE PATH WITH 36" EXPANSION COILS IN EACH BOX. SPARE WIRES SHALL BE COLOR-CODED DIFFERENTLY THAN OTHER CONTROL WIRES.

26. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO TURN OVER TO THE OWNER THE FOLLOWING:

- A REPRODUCIBLE SET OF 'AS-BUILT' DRAWINGS AND CONTROLLER CHART.
- 2 KEYS FOR EACH CONTROLLER AND ENCLOSURE (IF APPLICABLE).
- 2 QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS. (IF QUICK COUPLERS ARE SPEC).

27. RECORD DRAWINGS - THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. PRIOR TO FINAL INSPECTING, THE CONTRACTOR SHALL TRANSCRIBE ALL INFORMATION FROM THE RECORD SET TO A BLACK-LINE PRINT PROCURED FROM THE OWNER. ALL WORK SHALL BE NEAT AND LEGIBLE. LOCATION THE FOLLOWING ITEMS FROM PERMANENT POINTS OF REFERENCE. SHUT-OFF VALVES, CONTROLLER, QUICK COUPLING VALVES, OR HOSE BIBS AND OTHER PERMANENT UNDERGROUND ITEMS.

28. 'CONTROLLER CHART' - UPON APPROVAL OF THE FINAL RECORD DRAWINGS, PROVIDE ONE CHART FOR EACH CONTROLLER INSTALLED. THE CHART IS TO BE A REPRODUCED COPY OF THE APPROVED RECORD DRAWING (A BLACK-LINE PRINT REDUCED TO THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW, COLORED WITH A DIFFERENT COLOR FOR EACH VALVE STATIONS AREA OF COVERAGE). WHEN COMPLETED AND APPROVED, THE CHART SHALL BE LAMINATED BETWEEN TWO PIECES OF 20 MIL. CLEAR PLASTIC AND MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR USING VELCRO TAPE OR EQUAL.

29. DRIP LINE IRRIGATION

29.A. DRIP LINE TUBING IS SHOWN ON PLANS IN THE SUGGESTED LAYOUT. CONTRACTOR SHALL ADJUST LAYOUT AS DETERMINED NECESSARY IN THE FIELD TO MATCH THE ACTUAL SITE CONDITIONS, DIMENSIONS, ETC.

29.B. ALL DRIP LINE SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND DIRECTIONS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL TYPE CONSIDERATIONS, PLANT TYPE CONSIDERATIONS, SLOPES, TYPICAL TUBING LAYOUT, SUPPLY HEADERS, FLUSH HEADERS, AIR-RELEASE VALVES, FLUSH VALVES, SOIL STAPLES, AND OPERATION INDICATORS, ETC.

29.C. EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND IN-LINE FILTER PER THE IRRIGATION LEGEND.

29.D. EXTEND PVC LATERAL LINE PIPING PER IRRIGATION LEGEND FROM THE DRIP ZONE VALVE INTO THE PLANTING AREAS. ALL SUPPLY HEADERS AND FLUSH HEADERS SHALL BE PVC PIPING OR DRIP LINE TUBING AS SPECIFIED ON THE DRAWINGS.

29.E. CONNECT THE DRIP LINE TUBING INTO THE PVC / POLY TUBING HEADERS PER THE MANUFACTURERS DIRECTIONS, USING FITTINGS AS SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.

29.F. DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 12" O.C. OR AS NOTED ON THE PLANS.

29.G. TUBING SHALL RUN GENERALLY PARALLEL TO THE LONG AXIS OF THE PLANTING AREAS. THE EXCEPTION TO THIS WOULD BE SLOPED AREAS WHERE THE TUBING SHALL RUNG PARALLEL TO THE SLOPE CONTOURS.

29.H. FLUSH VALVES SHALL BE INSTALLED AT THE TERMINAL ENDS AND OR LOW POINTS OF ZONES IN ALL DIRECTIONS. AIR RELEASE VALVES, WHERE REQUIRED FOR BURIED SYSTEM, SHALL BE INSTALLED AT THE HIGH POINTS OF EACH ZONE. REFER TO THE MANUFACTURERS DIRECTIONS FOR THE QUANTITY OF FLUSH VALVES AND AIR-RELEASE VALVES RECOMMENDED FOR EACH ZONE.

29.I. DRIP LINE TUBING SHALL BE BURIED 3'-4" BELOW FINISH GRADE, STAPLE DOWN AND COVER WITH MULCH PER THE PLANTING PLAN.

29.K. ALL FITTINGS USED FOR DRIP LINE TUBING CONNECTIONS AND DRIP LINE TUBING TO PVC CONNECTIONS SHALL BE AS PRODUCED AND SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.

IRRIGATION MAINTENANCE SCHEDULE

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

FREQUENCY	MAINTENANCE TASK
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QUARTERLY	CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.
-----------	--

MONTHLY	IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.
---------	---

QUARTERLY	P.O.C. - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.
-----------	---

QUARTERLY	REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.
-----------	--

QUARTERLY	MAINLINE AND LATERALS - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCHES. REPAIR AS NEEDED.
-----------	---

WEEKLY	SPRINKLERS - VISUALLY CHECK FOR ANY BROKEN, MISALIGNMENT OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVER-SPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.
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MONTHLY	FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.
---------	---

PLANTING SPECIFICATIONS

SCOPE OF WORK

PROVIDE ALL LABOR, EQUIPMENT, MATERIAL, AND SERVICES NECESSARY TO COMPLETE THE FINISH GRADING, SOIL PREPARATION, PLANTING, AND MAINTENANCE AS SPECIFIED.

A. GENERAL WORK PROCEDURES

WORK PROCEDURES SHALL FOLLOW BEST CUSTOMARY PRACTICE.

1. ALL MATERIALS SHALL BE BEST AVAILABLE. DO NOT BEGIN SOIL PREPARATION AND PLANTING UNTIL IRRIGATION WORK AROUND PLANTING AREA IS COMPLETE AND TESTED.

2. PREMOISTEN - SPECIAL CARE SHALL BE TAKEN TO PREMOISTEN THE SURFACE 8" OF ALL PLANTING AREAS AND INSURE THAT PLANTS ARE PREVENTED FROM DRYING DURING PLANTING OPERATIONS.

3. WEEDING, BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING. ALL WEEDS AND STOLONIFEROUS GRASSES, NUT GRASS AND JOHNSON GRASS, SHALL BE CHEMICALLY ERADICATED OR DUG OUT BY THE ROOTS AND DISPOSED OF OFF SITE.

4. PREMISES SHALL BE KEPT CLEAN AND MAINTAINED FREE OF CONSTRUCTION LITTER, ALL EMPTY CONTAINERS, EMPTY BAGS AND DEBRIS SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF EACH DAYS WORK. ALL WALKS OR PAVEMENTS SHALL BE SWEEP OR WASHED CLEAN DAILY.

B. MATERIALS

1. ORGANIC AMENDMENTS - ORGANIC AMENDMENTS SHALL BE DECOMPOSED NITROGEN STABILIZED COMPOSTED RED WOOD SHAVINGS CULTVATED INTO TOP 8" OF ALL PLANTING AREAS.

2. HUMATE -PLUS GRANULAR SOIL CONDITIONER BY TRI-C.

3. COMMERCIAL FERTILIZER - COMMERCIAL FERTILIZER SHALL BE AGRIFORM 18-18-6 COATED PELLETS OR EQUAL.

4. SOIL SULFUR - SOIL SULFUR SHALL BE AGRICULTURAL GRADE.

5. POLYMER - POLYMER SHALL BE A SYNTHETIC ACRYLAMID CO-POLYMERS FORMATION AS MANUFACTURED BY TERRA SORB.

6. MULCH - MULCH SHALL BE A SHREDDDED BARK MATERIAL AS PRODUCED BY KELLOGG'S 'XERIMULCH'.

7. PLANTING TABLETS - PLANTING TABLETS SHALL BE 21 GRAM AGRIFORM BLUE CHIP PLANTING TABLETS.

8. PLANTS - ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE, INSECTS, INSECT EGGS AND LARVAE. THE ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED, DEFORMED OR BOUND AT ANY TIME. VARIETIES AND SIZE OF PLANTS SHALL BE AS STATED ON THE PLAN. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OR REJECTION BY THE OWNER OR THEIR REPRESENTATIVE ON THE SITE AT ANY TIME BEFORE OR DURING PROGRESS OF PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT PLANTS IN CONTAINERS ARE ADEQUATELY WATERED.

9. PLANTING MIX - ALL SOIL BACKFILL IMPUTS FOR TREES, SHRUBS, VINES, UNLESS OTHERWISE NOTED, SHALL BE PREPARED SOIL CONSISTING OF 40% NITROLIZED ORGANIC AMENDMENTS AND 60% SUITABLE EXISTING SOIL. PLUS POLYMERS PER THE FOLLOWING AMOUNTS.

MYCORRHIZAE SPECIFICATIONS.

CONTRACTOR SHALL APPLY TRY-C ENDO 120 ARBUSCULAR MYCORRHIZAL INOCULUM AT THE FOLLOWING RATES

APPLY AT 1 1/2 LBS. PER 1,000 SQ. FT. FOR ALL LANDSCAPE AREAS TILL INTO SOIL W/ AMENDMENTS. (SEE SPECS) FOR BACKFILLED BEDS APPLY AT 5 LBS. PER CUBIC YARD OF MIX.

CONTRACTOR SHALL ALSO APPLY TRY-C MYCO PACS PLACE INDIVIDUAL PACKETS ADJACENT TO ALL SHRUB ROOT BALLS AT THE FOLLOWING RATES.

1 GAL = 1 PACK

5 GAL = 3 PACKS

15 GAL = 8 PACKS

CONTACT TRY-C 1-800-927-3311 FOR SUPPLIERS.

C. INSTALLATION.

1. SOIL CONDITIONING (NON SLOPE AREAS)

REFER TO WALACE LABORATORIES SOIL MANAGEMENT REPORT FOR ALL RECOMMENDATIONS FOR SOIL PREPARATION.

2. TREE AND SHRUB PLANTING

a) EXCAVATE PITS WITH VERTICAL SIDES FOR ALL PLANTS, SHRUBS, AND TREES. PITS SHALL BE 1-1/2 TIMES THE DEPTH OF BALLS, AND TWICE THEIR WIDTH.

b) TERRA SORB AG POLYMER SHALL BE ADDED TO PLANT BACKFILL PER THE FOLLOWING:

1 TABLE SPOON PER 1 GALLON PLANT

3 TABLE SPOON 5 GALLON PLANT

4 TABLE SPOON 15 GALLON PLANT

2 TABLE SPOON 1/2" CALIPER OF TREE TRUNK FOR SPECIMEN PLANTS LARGER THAN 15 GALLONS. UNUSED EXCAVATED SOIL SHALL BE DISPOSED

OF OFF THE THE SITE.

SIZE OF CONTAINER	NUMBER OF TABLETS	WEIGHT GRAMS
-------------------	-------------------	--------------

1 GALLON	1	21
----------	---	----

5 GALLON	2	42
----------	---	----

15 GALLON	6	126
-----------	---	-----

BOXED CONTAINER	10	210
-----------------	----	-----

d) PLANTING HEIGHT OF SHRUBS AND TREE CROWNS TO BE 1 INCH ABOVE FINISH GRADE UNLESS NOTED OTHERWISE ON PLAN.

e) COMPACT SOIL AT BOTTOM OF PIT AND TRAMP FIRMLY. FILL SOIL AROUND BALL OF PLANT USING BACKFILL AS SPECIFIED AND WATER THOROUGHLY

f) IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND AS DETAILED.

g) GRADE AREAS AROUND PLANTS, TO FINISH GRADE AND DISPOSE OF EXCESS SOIL.

h) WATER - IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED TO EACH TREE AND SHRUB, IN SUCH A MANNER AS NOT TO DISTURB BACKFILL OR MULCH, AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. (SEE PLANTING DETAILS FOR VARIATIONS FROM ABOVE.)

3. GROUND COVER AREAS

PLANTING PITS FOR GROUND COVERS SHALL BE 4' X 4', OR ADEQUATE TO ACCEPT MATERIAL FROM FLATS WITHOUT CRUSHING OR DEFORMING THE ROOT BALL. PLANT AT SPACINGS AND IN AREAS INDICATED ON THE DRAWINGS. SOIL SHALL BE FIRMLY PRESSED AROUND EACH PLANT, AND THE EXCESS SOIL REMOVED FROM THE CROWN. EACH SECTION OF GROUND COVER SHALL BE IMMEDIATELY WATERED UPON COMPLETION OF PLANTING, OR WITHIN ONE HOUR.

4. MULCHING OF SHRUB AREAS

CONTRACTOR SHALL APPLY A MINIMUM OF TWO INCHES OF KELLOGG'S 'XERIMULCH' TO ALL GROUND COVER AND SHRUB PLANTING AREAS AFTER COMPLETION OF ALL PLANT INSTALLATION. (ONE CUBIC YARD COVERS 162 SQ. FT. AT TWO INCH DEEP.) AREAS LESS THAN ONE INCH DEEP AFTER SETTLEMENT FOR ONE WEEK SHALL BE REMULCHED TO ACHIEVE THE REQUIRED 1" DEPTH.

5. MAINTENANCE AND GUARANTEE (OPTIONAL - 60 DAYS AS SEPARATE BID ITEM)

ALL PLANTING SHALL BE MAINTAINED (BY CULTVATING, MOWING, WEEDING, WATERING, FEEDING, SPRAYING AND PRUNING) FOR 60 DAYS AFTER COMPLETION AND ACCEPTANCE OF ALL PLANTING. ALL SHRUBS AND TREES NOT LIVING AFTER 60 DAY MAINTENANCE SHALL BE REPLACED. A FINAL INSPECTION SHALL BE MADE BY THE OWNER OR THEIR REPRESENTATIVE TO VERIFY THE FOLLOWING: HEALTHY, PEST FREE PLANT MATERIALS, VIABLE WEED FREE GROUND COVER AREAS, STAKING OF TREES, ETC.



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LANDSCAPE ARCHITECTURE

DAVID A. PEDERSEN • INC. •

LANDSCAPE ARCHITECTURAL PLANS FOR

MIKE AND VICKI MEURSING

35275 BEACH ROAD • DANA POINT, CA 92624

PH. NO. 949-201-7005

IRRIGATION  
AND  
PLANTING  
SPECIFICATIONS

DATE: 6-15-21

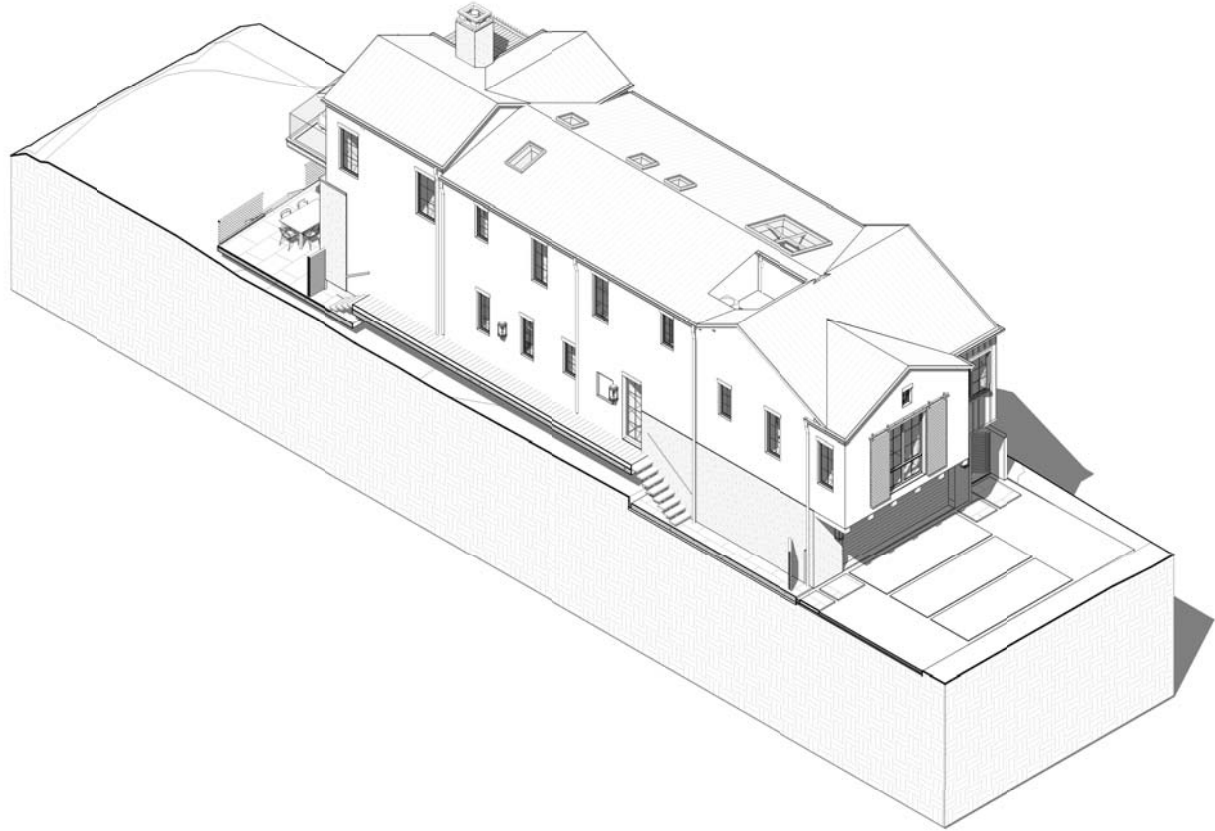
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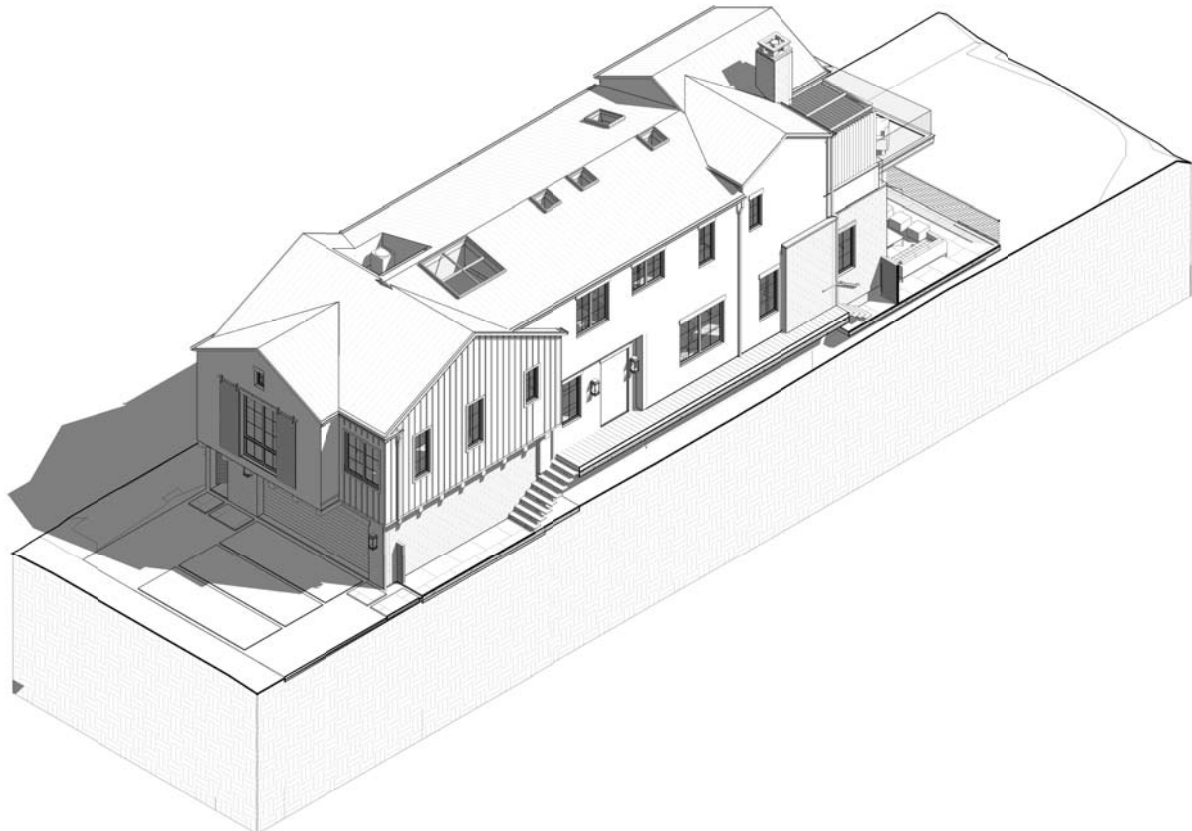
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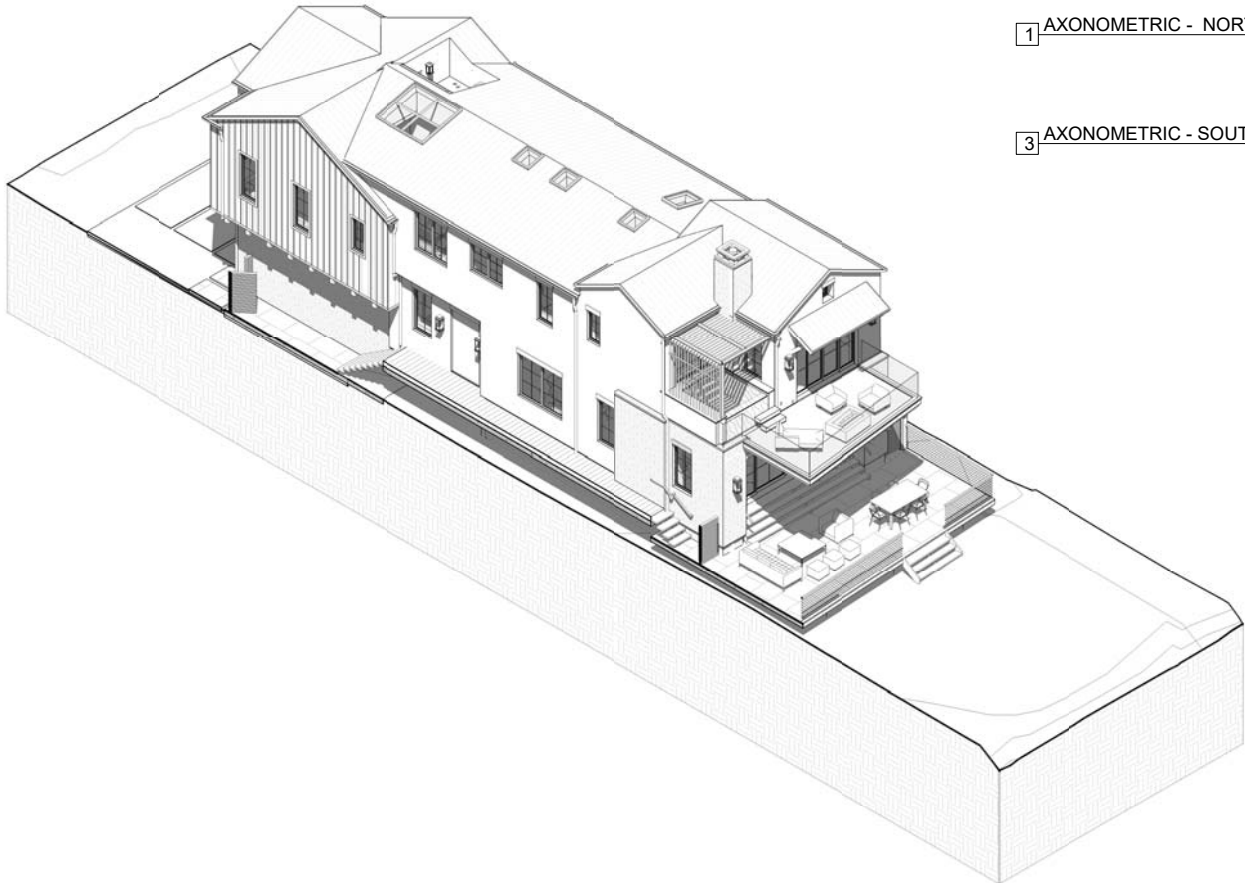




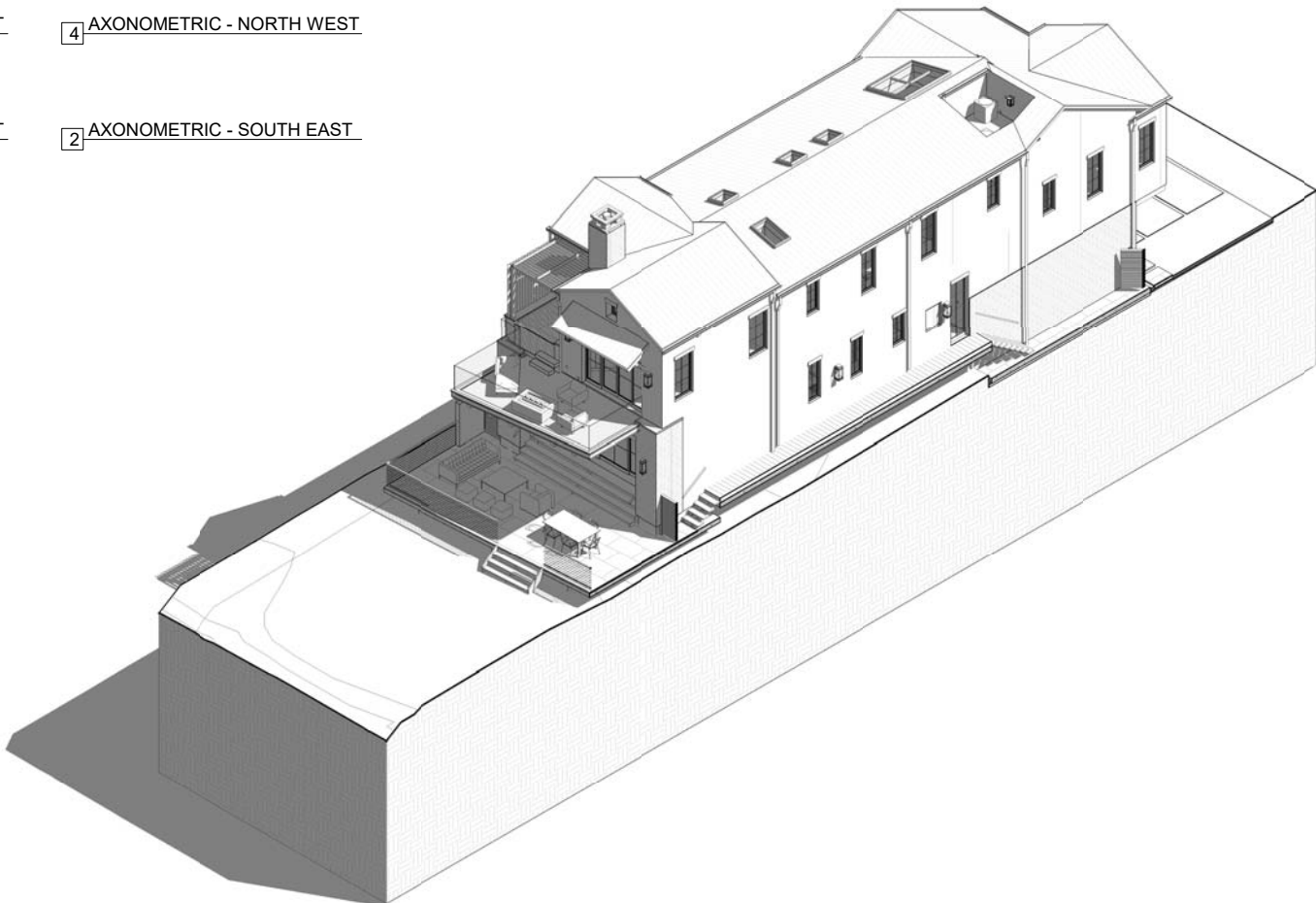
1 AXONOMETRIC - NORTH EAST



4 AXONOMETRIC - NORTH WEST



3 AXONOMETRIC - SOUTH WEST



2 AXONOMETRIC - SOUTH EAST

PROJECT NAME  
MEURSING RESIDENCE

STATUS  
CDP - 3RD CHECK

BRANDON ARCHITECTS  
151 KILMER DRIVE, SUITE D-1 | COSTA MESA, CA 92626  
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OWNER INFORMATION:  
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2210 COSTA DEL SOL  
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MEURSING RESIDENCE  
35275 BEACH ROAD  
DANA POINT, CA 92624

PROJECT ARCHITECT  
ELIZABETH HANNA

DOCUMENT VALID UPON

ORIGINAL SIGNATURE

3-DIMENSIONAL VIEWS

REVISIONS

NO. | REVISION | DATE

JOB NO.  
202017

DATE  
06/07/2021

SHEET NO.  
A-1.0

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D	PLAN LEGEND		
BUILDING AREA SCHEDULE			
	Name	AREA	COMMENTS
	FIRST FLOOR	1381 SF	
	SECOND FLOOR	2107 SF	
		3488 SF	
	2-CAR GARAGE	587 SF	
		587 SF	
	Grand total	4076 SF	

B	MECHANICAL VENTILATION NOTES
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A	KEYNOTES
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## FIRST FLOOR PLAN

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### REVISIONS

NO.	REVISION	DATE

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202017

DATE

06/07/2021

SHEET NO.

A-2.0

**WOOD OR WOODBASED PRODUCTS NOTE:**

WOOD OR WOODBASED PRODUCT SHALL BE OF A NATURAL, DURABLE OR PRESERVATIVE-TREATED WOOD OR WOOD-BASED PRODUCT OF THE SPECIES, PRODUCT, PRESERVATIVE AND END USE IN THE FOLLOWING LOCATIONS:

WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES (457 MM) TO THE EXPOSED SURFACE OF THE FLOORING MATERIAL OR TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.

WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.

WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY SLAB IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED BY A DAMP-RESISTANT BARRIER BY AN IMPERVIOUS MOISTURE BARRIER.

THE ENDS OF WOODS EXPOSED EXTERIOR MASONRY OR CONCRETE WALLS AND CONCRETE WALLS HAVING LENGTHS OF LESSER THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.

WOOD SIDING, SHEATHING AND FRAMING ON THE EXTERIOR OF A BUILDING HAVING A SURFACE AREA OF LESS THAN 100 SQ FT (9.3 SQ M) AND NOT MORE THAN 2 INCHES (50.8 MM) THICK.

WOOD FRAMING MEMBERS, INCLUDING JOISTS, GIRDERS, TRUSSES, RAFTERS, AND OTHERS, UNLESS TREATED OR ENCASED VERTICALLY FROM CONCRETE STRIPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES TO THE EXTERIOR.

WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PRONE FLOORS OR ROOFS THAT ARE NOT IN CONTACT WITH EACH OTHER AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH ROOFS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.

WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR SURFACES OF EXTERIOR WALLS OR ROOFS SHALL BE OF A GRADE EXCEPT WHEN AN APPROVED RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

**ELEVATOR NOTES**

ELEVATOR SHAFTS MEET REQUIREMENTS SET IN ASCE 24-14, Section 7.5 Elevation

ELEVATOR COMPONENTS MUST BE LOCATED ABOVE THE ELEVATIONS REQUIRED FOR BUILDINGS OF THIS CLASS EXCEPT WHERE PERMITTED BY THIS SECTION

COMPONENTS BELOW THE REQUIRED ELEVATIONS MUST BE COMPOSED OF FLOOD DAMAGE-RESISTANT MATERIALS AND CAPABLE OF RESISTING PHYSICAL DAMAGE DUE TO FLOODING.

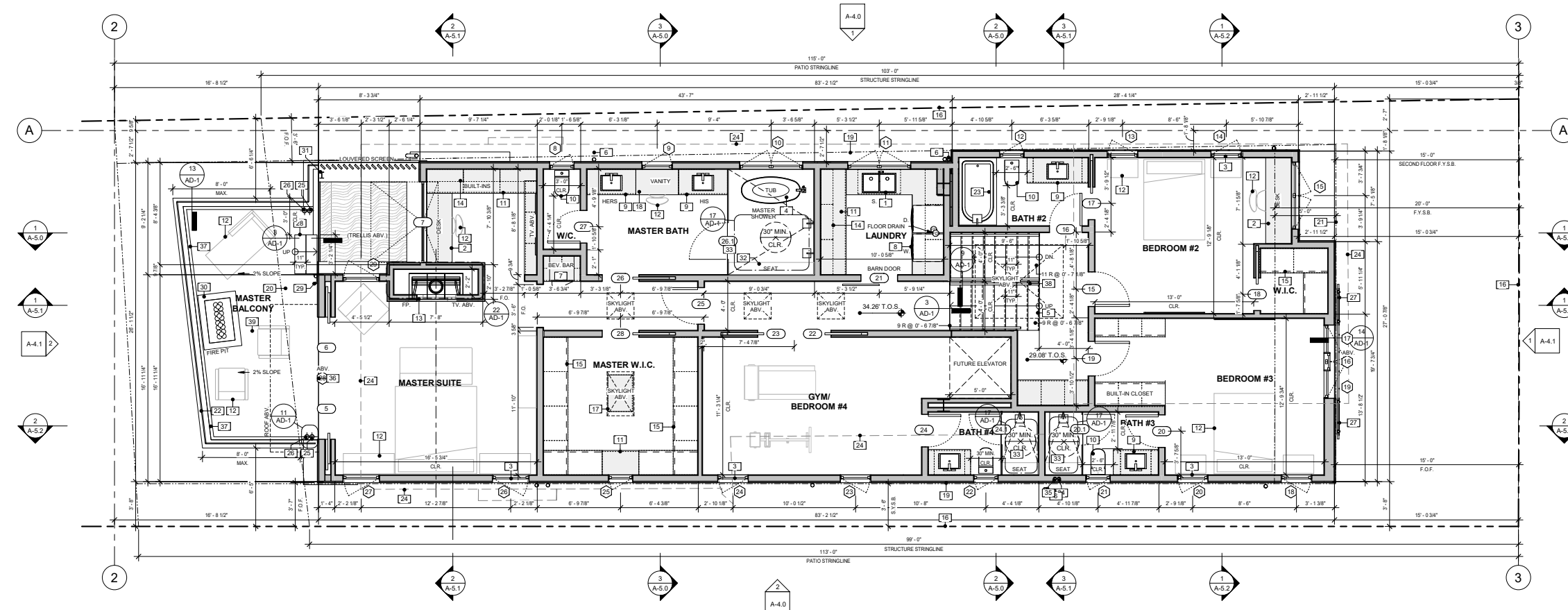
ELEVATOR ELEVATIONS ARE PERMITTED BELOW THE REQUIRED ELEVATION, BUT ELECTRICAL CONTROL PANELS AND ELECTRICAL EQUIPMENT SHALL BE PROVIDED FOR THE REQUIRED ELEVATION.

ELEVATOR PIT: HYDRAULIC LINES, HYDRAULIC CYLINDERS, AND BUFFER SPRINGS MUST BE LOCATED TO THE REQUIRED ELEVATION. DAMAGE DUE TO FLOODING OR PAINTED OR COATED WITH GALVANIC OR RUST-REVENTANT PAINT.

TRAVEL ELEVATOR SYSTEMS MUST HAVE ELEVATED MACHINE ROOMS, AND COMPONENTS IN

A	KEYNOTES
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**DIMENSION NOTE:**  
ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (F.O.S.) TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" AND INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE (F.O.S.) U.N.O. - CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS. DO NOT SCALE PLANS.

**ROUGH FRAMING:**  
ALL EXTERIOR WALLS TO BE FRAMED WITH 2 X 6 STUDS  
SECOND AND THIRD FLOOR PLWOOD TO BE 1-1/8" ENTIRE EXTERIOR TO BE SHEATHED WITH 1/2" PLWOOD

**DUCTS PENETRATION:**  
DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 20 GAGE (0.4 MM) SHEET STEEL, OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.2.2)

**B.F.E. HEIGHT REQUIREMENTS:** 2'11" (2'11" (DBF. REF. WAVE RUNUP ANALYSIS AND BASE FLOOR ELEVATION DETERMINATION FOR NEW RESIDENCES).

**STAIRWAY ILLUMINATION:**  
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (1 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. (R303.7)  
**EXCEPTION:** A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

**1. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY. (R303.8)**

**GARAGE FLOOR:**  
GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

**FEMA BREAKAWAY PANELS/SLOVERS PER FEMA NFP:**  
ANY STRUCTURE ORIENTED PARALLEL TO THE OCEAN AND/OR BELOW THE BFE SHALL ALLOW THE FLOW OF WATER BY EITHER THE USE OF OPEN WALL SYSTEMS OR BREAKAWAY PANELS. ALL DECK/POOLS SHALL BE DESIGNED TO ALLOW WATER TO RUN UP TO GO OVER AND UNDER THE DECK WITHOUT OBSTRUCTIONS. ALL BREAKAWAY PANELS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CURRENT FEMA TECHNICAL BULLETIN 9.

**BALCONY MOISTURE BARRIER:**  
IMPERVIOUS MOISTURE BARRIER AT BALCONY FLOOR SHALL NOT BE CONCEALED UNTIL IT HAS BEEN IDENTIFIED AND APPROVED BY THE CITY INSPECTOR (PER CRC SECTION R108.1.5.3)

**CERTIFICATES OF INSTALLATION (CF2R-ENV, CF2R-LTG & CF2R-MECH):**  
1. SHALL BE COMPLETED BY THE APPLICABLE CONTACTORS INSTALLING ENERGY FEATURES WHEN COMPLIANCE REQ. HERE FIELD VERIFICATION AND/OR TESTING. ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROPRIATE PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.  
2. CERTIFICATE OF VERIFICATION (CF2R) SHALL BE COMPLETED, REGISTERED AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF2R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPT. & BUILDER.

**\*HERS VERIFICATION REQUIRED. REFERENCE T-24.1**

**POOL:**  
1. PROVIDE AN ALARM FOR DOORS AND WINDOWS WITH SILL HEIGHTS LESS THAN 60-INCHES ABV F.F. OF THE DWELLING THAT FORMS A PART OF THE POOL ENCLOSURE. THE ALARM SHALL BE LISTED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017. THE DEACTIVATION SWITCH SHALL BE AT LEAST 4' ABOVE THE FLOOR IF THE RESIDENCE IS NOT REQUIRED TO BE ACCESSIBLE. (CBC 3109 & ISPCS 305-1)  
2. SUCTON OUTLETS SHALL BE DESIGNED AND INSTALLED WITH SUCTON ANTIENTRANCE GRATE IN ACCORDANCE WITH ANSI/APSP-16 PER CBC 3109 SECTION (B) OF 11909. SUCTON ENTRAPMENT AVOIDANCE FOR POOL AND SPA SHALL BE PROVIDED IN ACCORDANCE WITH APSP-1 PER ISPCS SECTION 310.  
3. PROVIDE POWER SAFETY COVER IN COMPLIANCE WITH ASTM F1346-91 FOR POOL & SPA (CBC 3109 SECTION (B) OF 11909 & ISPCS 305).

**4. POOL ENCLOSURE FENCE SHALL BE 60-INCHES MIN. ABV. FENCE MEASURED ON THE SIDE THAT FACES AWAY FROM SWIMMING POOL. W. MAX. VERTICAL CLEARANCE OF 2-INCHES BETWEEN FENCE AND BOTTOM OF THE FENCE BARRIER MEASURED ON THE SIDE OF FENCE THAT FACES AWAY FROM SWIMMING POOL. OPENING GAP AND VOID IN ENCLOSURE FENCE OR GATE SHALL NOT ALLOW THE PASSAGE OF 4-INCHES DIAMETER SPHERE OR LARGER. OUTSIDE SURFACE (FACING AWAY FROM SWIMMING POOL) OF THE POOL ENCLOSURE INCLUDING THE GATE TO BE FREE OF PROTRUSIONS, CAUTIONS, OR OTHER PHYSICAL CHARACTERISTICS THAT WOULD SERVE AS HANDHOLDS OR FOOTHOLDS WHICH COULD ENABLE A CHILD FIVE YEARS OLD OR YOUNGER TO CLIMB OVER. (CBC 3109 & ISPCS 305)**

**FEMA:**  
ALL MECHANICAL, GAS, AND ELECTRICAL EQUIPMENT SERVING THE BUILDING (INCLUDING DUCTS) MUST BE AT OR ABOVE BFE (NAVDD8).

**PLUMBING:**  
1. ALL FIXTURES AND FITTINGS SHALL COMPLY WITH THE MAX FLOW RATE SET BY CALGREEN (CALIFORNIA GREEN BUILDING STANDARD CODE) AND CALIFORNIA PLUMBING CODES. G.C. TO VERIFY PRIOR TO PURCHASE AND INSTALL OF ANY FIXTURE AND FITTING.  
2. MAX. TEMP. OF 120° TO BE APPROVED BY THE USE OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES TYP. IN COMPLIANCE W/ ASSE 107AS/ASME A112.107/CSA B125.70 @ SHOWERS & TUBS.  
3. MAX. TEMP. OF 110° TO BE APPROVED BY THE USE OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES TYP. IN COMPLIANCE W/ ASSE 107AS/ASME A112.107/CSA B125.70 @ BATHS.  
4. CLEARANCE FOR WATER CLOSET TO BE A MINIMUM OF 24-INCHES IN FRONT AND 15-INCHES FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CBC 407.5)  
5. CLEARANCE FOR WATER CLOSET TO BE A MINIMUM OF 24-INCHES IN FRONT AND 15-INCHES FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION (CBC 402.5)  
6. CLEAR SPACE IN FRONT OF LAVATORY SHALL NOT BE LESS THAN 24 INCHES (CBC 402.5)  
7. SUPPORT ALL WALL HANGING FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. FRAMING AFFIXED SUPPORTS FOR OFF-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY WITH ASME A112.2.2. SECURE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIVE SCREWS OR BOLTS. (CBC 402.5)  
8. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1.024 SQ. INCHES (7.1 SQ. FT.) OR MORE IN THE CLEAR FLOOR AREA, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (CBC 408.6)  
9. THE WATER HEATER BURNER AND BURNER IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR. IF LOCATED IN THE GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE, FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CBC 507.13)  
10. ANCHOR OR STRAP THE WATER HEATER(S) TO RESIST HORIZ. DISPLACEMENT DUE TO THE EARTHQUAKE. STRAPPING SHOULD BE AT THE UPPER AND LOWER ONE THIRD (1/3) POINTS OF THE APPLANCE HEIGHT. MAINTAIN A MIN. 4-INCHES ABOVE THE CONTROL'S WITH STRAPPING AT LOWER POINT.

**MATERIALS & FINISHES:**  
1. WALLS COVERINGS AND FLOOR OF SHOWERS AND BATHTUBS WITH A SHOWER HEAD SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL NONABSORBENT SURFACE. TO A HEIGHT OF NOT LESS THAN 72-INCHES ABOVE THE FLOOR. PROVIDE CEMENT BOARD, CEMENT PLASTER BACKING, OR TILE BACKBOARD FOR TILE FINISH. (CRC R302.2)  
2. INSTALL MIN. 5/8" TYPE "X" MOISTURE & MOLD RESISTANT GYPSUM WALL BOARD IN ALL BATHROOMS AND KITCHENS.

**FIREPLACES:**  
1. FACTORY BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND MANUFACTURERS INSTALLATION INSTRUCTIONS. (CRC R104.1)  
2. FACTORY BUILT WOOD BURNING FIREPLACES SHALL BE QUALIFIED AT THE U.S. EPA'S VOLUNTARY FIREPLACE PROGRAM PHASE 2 EMISSIONS LEVEL. (CRC 1004.1.1)  
3. DECORATIVE SHROUDES SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDES ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. (CRC R1003.2 & CMC 802.5.1.1 & CMC 802.3.4.3)  
4. HORIZONTAL OPENINGS ARE NOT ALLOWED. FOR EXHAUST VENTS. IN WALLS CLOSER THAN 3 FEET TO A PROPERTY LINE. (TABLES R302.1(1)&(2)). HORIZONTAL VENT CAPS SHALL BE 2 FEET CLEAR FROM PROPERTY LINES.  
5. EXHAUST OPENINGS SHALL NOT BE DIRECTED ONTO WALKWAYS. (R303.5.2)  
6. SOLID FUEL BURNING FIREPLACES IF PERMISSIBLE:  
A. PROVIDE A PERMANENTLY ANCHORED GASEOUS FUEL BURNING PAN TO THE FIREBOX OF A SOLID FUEL BURNING FIREPLACE.  
B. SOLID FUEL BURNING FIREPLACE MUST COMPLY WITH THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.  
C. CHIMNEY SHALL EXTEND AT LEAST 2 FT. HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FT. BUT SHALL NOT BE LESS THAN 3 FT. ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. (CRC R1003.9)  
D. LIQUID FUELED FIREPLACES ARE NOT ALLOWED FOR INTERIOR USE.  
7. ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT VENT SEALED-COMBUSTION PER CAL GREEN SECTION 4.503.

**WOOD OR WOODBASED PRODUCTS NOTE:**  
WOOD OR WOODBASED PRODUCT SHALL BE OF A NATURAL DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH ANPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE IN THE FOLLOWING LOCATIONS:  
1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE FOUNDATION.  
2. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.  
3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.  
4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 12 INCH (127 MM) ON TOPS, SIDES AND ENDS.  
5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.  
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.  
7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

**ELEVATOR NOTES**  
ELEVATOR SHALL MEET REQUIREMENTS SET IN ASCE 24-14, Section 7.5 Elevators  
1. ELEVATOR COMPONENTS MUST BE LOCATED ABOVE THE ELEVATIONS REQUIRED FOR BUILDINGS UNLESS SPECIFICALLY PERMITTED BY THIS SECTION.  
- COMPONENTS BELOW THE REQUIRED ELEVATIONS MUST BE COMPOSED OF FLOOD DAMAGE-RESISTANT MATERIALS AND CAPABLE OF RESISTING PHYSICAL DAMAGE DUE TO FLOODING.  
- HYDRAULIC ELEVATORS ARE PERMITTED BELOW THE REQUIRED ELEVATION, BUT ELECTRICAL CONTROL PANELS, HYDRAULIC PUMPS, AND TANKS MUST BE ELEVATED. DRAINAGE MUST BE PROVIDED FOR THE ELEVATOR PIT. HYDRAULIC LINES, HYDRAULIC CYLINDERS, AND BUFFER SPRINGS MUST BE LOCATED TO PREVENT PHYSICAL DAMAGE DUE TO FLOODING OR PAINTED OR COATED WITH GALVALUM OR RUST- PREVENTIVE PAINT.  
- TRACTION ELEVATOR SYSTEMS MUST HAVE ELEVATED MACHINE ROOMS, AND COMPONENTS IN HORIZONTALS BELOW THE REQUIRED ELEVATION MUST BE PROTECTED FROM PHYSICAL DAMAGE DUE TO FLOODING.  
- ELEVATORS MUST BE EQUIPPED WITH CONTROLS THAT PREVENT CABS FROM DESCENDING INTO FLOODWATER.  
- ELEVATOR SHAFTS MUST RESIST FLOOD LOADS. IN ZONE A, SHAFTS ARE NOT REQUIRED TO HAVE FLOOD OPENINGS. IN ZONE V AND COASTAL A ZONES, SHAFTS ARE NOT REQUIRED TO HAVE BREAKAWAY WALLS.

- FIRE RATED CEILING ASS'Y. REF. DTL. 7/AD-1
- EXT. FIRE RATED PARTITION REF. DTL. 5/AD-1
- INT. FIRE RATED PARTITION REF. DTL. 7/AD-1
- NEW WALL - 2 x 6 STUDS @ 16" O.C.
- NEW WALL - 2 x 4 STUDS @ 16" O.C.
- WALL W/ STONE VENEER - 2 x 6 STUDS @ 16" O.C.
- CONCRETE CAISONS - REF. STRUCTURAL
- CONCRETE MASONRY WALL - 6" CMU U.N.O.
- DOUBLE WALL CONSTRUCTION - 2 x 4 MIN. STAGGERED STUD @ 16" O.C.
- ELEVATED PLATFORM (RESIDENCE) - REF. STRUCTURAL

- DOOR - REF. SCHEDULE
- WINDOW - REF. SCHEDULE
- COLUMN - REF. STRUCTURAL DWGS.
- CABINET - BUILT IN CASEWORK
- FURNITURE - FOR PRESENTATION PURPOSES ONLY
- FIREPLACE - PREFAB GAS-ONLY APPLIANCE
- PLUMBING FIXTURE - SINK (AS SELECTED)
- PLUMBING FIXTURE - TOILET (AS SELECTED)
- LIGHTING FIXTURE - REF. ELECTRICAL PLANS
- DOOR TAG - REF. SHEET A-7.0
- WINDOW TAG - REF. SHEET A-7.0
- KEYNOTE TAG - REF. KEYNOTE LEGEND THIS SHT.
- KEYNOTE TAG - REF. KEYNOTE LEGEND THIS SHT.

BUILDING AREA SCHEDULE		
Name	AREA	COMMENTS
FIRST FLOOR	1381 SF	
SECOND FLOOR	2107 SF	
2-CAR GARAGE	587 SF	
Grand total	4076 SF	

C	<b>BUILDING AREA SCHEDULE</b>
	<p>1. PROVIDE WHOLE BUILDING MECHANICAL VENTILATION PER ASHRAE STANDARD 62.2-2018 SECTION 4, WITH EXCEPTION THAT NATURAL VENTILATION THROUGH DOORS AND WINDOWS IS NOT AN ACCEPTABLE ALTERNATIVE TO WHOLE-BUILDING VENTILATION (BEEB 152(a), EXCEPTION 6 TO SECTION 152(a)). FOR CONTINUOUS WHOLE-BUILDING VENTILATION, MIN. REQUIRED RATE OF MECHANICAL VENTILATION IS 1 CFM FOR EACH 100 SQ. FT. OF CONDITIONED FLOOR AREA PLUS 7.5 CFM FOR EACH OCCUPANT (ONE OCCUPANT PER BEDROOM + 1). VENTILATION TO BE PROVIDED BY EXHAUST AIR, SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR.</p> <p>2. PROVIDE IN KITCHEN LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 1 CFM PER PART OF WHOLE-BUILDING VENTILATION REQUIREMENT).</p> <p>CALCULATIONS: UNIT: 3,430 S.F. 10.033420 S.F. + 7.5 S.F. + 5 CFM x OCC. (BED + 1) = 102.90 CFM + (7.5 x 5) = 140.40 CFM REQ'D.</p>

MECHANICAL VENTILATION NOTES		
KEYNOTE LEGEND		
1	LAUNDRY SINK - AS SELECTED	
2	DESK - BUILT-IN FINISH AS SEL.	
3	WINDOW TO MEET EGRESS REQUIREMENTS - REF. EMERGENCY ESCAPE & RESCUE OPENING NOTES, A-7.0	
4	BATH TUB - FREE-STANDING, AS SELECTED (VERIFY LOCN. OF FIXTURES W/ OWNER)	
5	STAIRS - MAX. 7' F.P. RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS & LANDINGS (R 303.7) (R 303.7) (R 303.7)	
6	DOWNSPOUT - ALUMINUM W/ KYNAR FINISH OR EQUIV. - AS SEL. (ARCH. TO APPROVE)	
7	REFRIGERATOR - UNDER-COUNTER, PER I.D. & OWNER	
8	WASH/DRYER - PROVIDE 4" DIA. DUCT, 1" MAX. LENGTH INCLUDING (2) 90 DEGREE ELBOWS, DUCT TWO(2) FEET FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO(2) (CMC 504.3.2)	
9	VANITY - SINK, BASE CABINET AND COUNTER - VERIFY SIZE W/ I.D. & OWNER	
10	TOILET - MIN. 28" CLR. IN FRONT, MIN. 37" CLR. WIDTH, REF. CMC GREEN NOTES FOR FLOW RATE INFO.	
11	BASE CABINET & COUNTER - BUILT-IN, FINISH AS SEL.	
12	FURNITURE - AS SELECTED	
13	FIREPLACE - PREFABRICATED, GAS ONLY, DIRECT VENT AND SEALED COMBUSTION, ISOKERN FIREPLACE - MAGNUM 82048 MODEL (ESR-2316) DTL. 22AD-1 (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MFR. INSTALLATION INSTRUCTIONS. FIREPLACE MUST COMPLY W/ THE CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.)	
14	UPPER CABINET - BUILT-IN, FINISH AS SEL.	
15	BUILT-IN CLOSET - CUSTOM PER INTERIOR DESIGNER	
16	PROPERTY LINE	
17	CLOSET ISLAND - CUSTOM PER INTERIOR DESIGNER	
18	COUNTERTOP - AS SELECTED	
19	SIDE YARD SETBACK	
20	FRONT YARD SETBACK	
21	EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH, 4" MAX. SPHERE OPENING, REF. DTL. 13AD-1	
22	BATH TUB & SHOWER - PROVIDE TILE W/ CEMENT BACKING MIN. 72" HIGH (R302.2)	
23	OUTLINE OF EXISTING STRUCTURE - TO BE REMOVED	
24	PROVIDE HOSE BIB, VERIFY LOCATION W/ E.C. & OWNER. TO BE PROTECTED AGAINST FREEZE	
25	FRIBET - PROVIDE GAS SLUB-OUT & POWER PER MFR. ARCH. TO APPV. & VERIFY W/ OWNER	
26	OVERFLOW DRAIN - REF. DTL. 11AD-1	
27	POUR OVER WOOD SHUTTERS OR EQ. - ARCH. TO APPV. PANS AS SELECTED & SEAL AS REQ'D.	
28	EXT. STAIRS - MAX. 7' F.P. RISE, MIN. 10" RUN, PROVIDE AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING (R303.8) (REF. DTL. 3AD-1) - STAIRS/STEPS BELOW BFE SHALL HAVE OPEN RISER	
29	PROVIDE HOSE BIB, VERIFY LOCATION W/ E.C. & OWNER. TO BE PROTECTED AGAINST FREEZE	
30	FRIBET - PROVIDE GAS SLUB-OUT & POWER PER MFR. ARCH. TO APPV. & VERIFY W/ OWNER	
31	EXPOSED STEEL COLUMN SIDE PER STRUCT. DWGS. PAINT AND SEAL AS REQ'D.	
32	CUSTOM SHOWER SEAT PER I.D.	
33	SHOWER - HOT MOP PAN, PROVIDE TILE W/ CEMENT BACKING MIN. 72" HIGH, NET AREA 7.1 S.F. MIN. 30" DIA.	
34	DRAIN LINE - IN WALL FROM DECK/ROOF ABV. PROVIDE DRAIN SWEEP (ELBOW JOINT) PER CIVIL DWGS.	
35	OVERFLOW DRAINLINE - IN WALL FROM DECK/ROOF ABOVE - PROVIDE DRAIN SWEEP (ELBOW JOINT) PER CIVIL DWGS. PRIOR TO POURING SLAB, VERIFY LOCN. W/ SITE DRAINAGE & COORD. W/ CIVIL	
36	REMOVE FROM HOUSE TILE - ALUMINUM PER NOTE (THIS SHT.)	
37	CHANNEL DRAIN - COPPER OR EQ. INSTALL PER MFR. SPECS. SLOPED TO IN-WALL DRAIN INLETS. EXTERIOR TO BE PREP. SEPARATELY - REF. DTL. 11AD-1	
38	INTERIOR STAR MOUNTED HANDRAIL - 3/4" DIA. ABV. NICKING, REF. DTL. 9AD-1	
39	TILESTONE PAVERS ON CONCRETE SETTING BED OVER COAT ALY MEMBRANE (ICC ESR-2201) REF. DETL. 10AD-1 (CLASS "A" ASSEMBLY - IMPERVIOUS MOISTURE BARRIER AT BALCONY FLOOR SHALL NOT BE CONCEALED UNTIL IT HAS BEEN INSPECTED & APPROV. BY CITY INSPECTOR)	

KEYNOTES		
A		

PROJECT NAME  
MEURSING RESIDENCE

STATUS  
SECOND CHECK

BRANDON ARCHITECTS  
151 Kullman Drive, Suite 0-1 | Costa Mesa, CA 92626  
714.724.4640 | www.brandonarchitects.com

OWNER INFORMATION:  
VICKI & MIKE MEURSING  
2210 COSTA DEL SOL  
WESTLAKE, TX 76262

MEURSING RESIDENCE  
35275 BEACH ROAD  
DANA POINT, CA 92624

PROJECT ARCHITECT  
ELIZABETH HANNA

DOCUMENT VALID UPON

ORIGINAL SIGNATURE

SECOND FLOOR PLAN

REVISIONS

NO.	REVISION	DATE

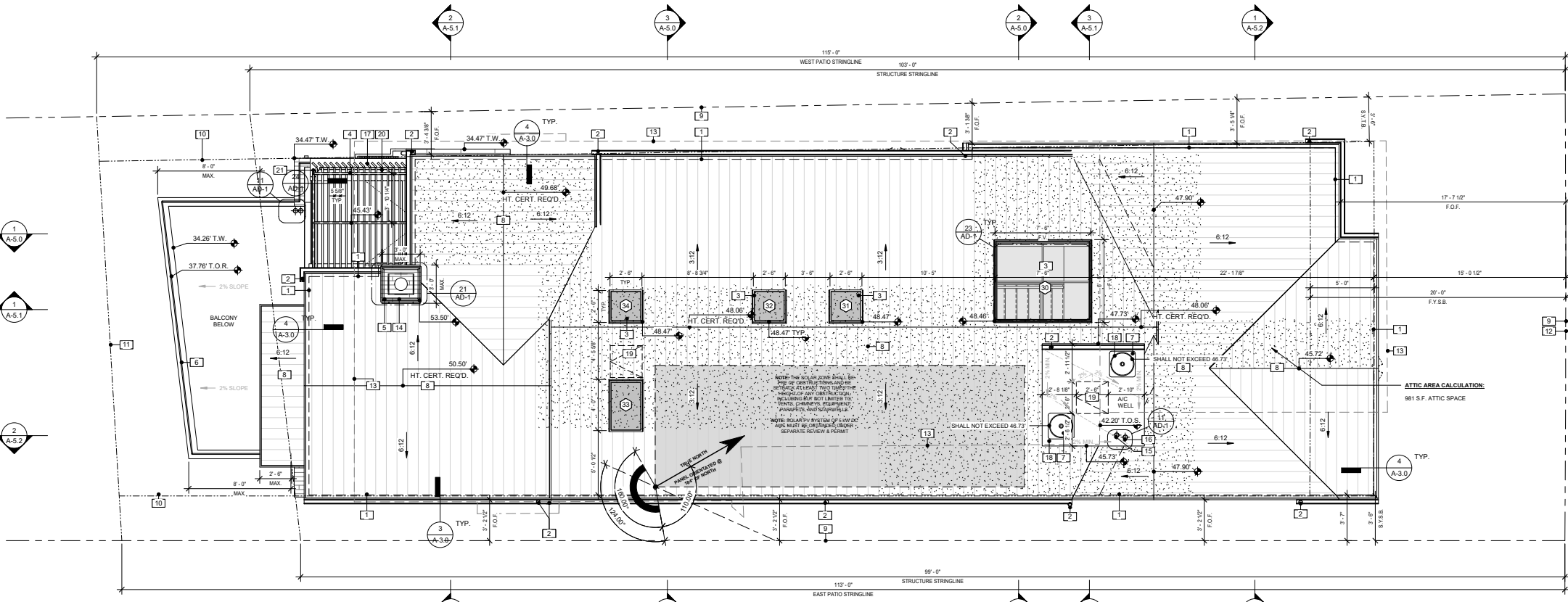
JOB NO. 202017

DATE 06/07/2021

SHEET NO.

A-2.1





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

DIMENSION NOTE:

ALL DIMS. ARE TO FACE OF STUD (F.O.S.) OR FACE OF SHTG. (F.O.S.) TYP. U.N.O. EAVE DIMS. ARE FROM FACE OF SHTG. TO FACE OF FINISH FASCIA

ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES VENTING NOTES:

1. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION BY VENTILATION OPENING PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW UNLESS THEY MEET THE REQUIREMENT OF SECTION R806.5 FOR UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES. VENTILATION OPENING SHALL HAVE THE LEAST DIMENSION OF 1" IF MIN. AND 1/4" MAX. OTHERWISE THE OPENING SHALL HAVE THE CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVE A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. OPENING IN ROOF FRAMING MEMBERS SHALL BE PER THE REQUIREMENT OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES. (R806.1)

2. THE MINIMUM NET FREE VENTILATING AREA SHOULD BE 1/150 OF THE AREA OF THE VENTED SPACE, EXCEPT FOR THE PROJECT LOCATED IN CLIMATE ZONE 14 OR 16 WITH A CLASS I OR I VAPOR RETARDER AT THE WARM IN-WINTER SIDE OF THE CEILING AND WHERE MIN. 40% AND MAX 50% OF THE REQUIRED VENTILATION PROVIDED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE PER SECTION R802.2 THEN THE MINIMUM NET FREE VENTILATING AREA CAN BE 1/300 OF THE VENTED SPACE. (R802.2)

3. PROVIDE 1" SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING WHERE EAVE OR CORNICE VENTS PROVIDE BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. (R806.3)

4. INSTALL VENTILATOR PER MANUFACTURER INSTRUCTION. INSTALL VENTILATOR IN ROOF PER SECTION R903 AND VENTILATOR IN WALL ASSEMBLIES PER SECTION R903.1

5. FOR THE ATTIC WITH VERTICAL HEIGHT GREATER THAN OR EQUAL TO 30" (VERTICAL HEIGHT MEASURED FROM THE TOP OF CEILING JOIST TO THE BOTTOM OF THE ROOF RAFTERS) WITHIN 30S.F. MIN. PROVIDE THE OPENING WITH ROUGH-FRAMED OPENING OF NOT LESS THAN 22"x30" WHICH SHOULD BE LOCATED IN HALLWAY OR OTHER LOCATION WITH READY ACCESS. IF THE ACCESS LOCATED IN THE WALL THEN THE WIDTH SHOULD BE 22" AND HEIGHT SHOULD BE 30" MIN. IF LOCATED IN CEILING THEN THE MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SHOULD BE 30" FROM THE BOTTOM OF CEILING JOIST AT SOME POINT.

ROOF DRAINAGE:

IF THE PROJECT LOCATED IN THE AREA WITH EXPANSIVE OR COLLAPSIBLE SOILS, WATER RUNOFF FROM ROOFS OF ALL DWELLINGS SHALL BE DISCHARGED TO THE GROUND SURFACE NOT LESS THAN 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM. (R801.3) - REF. CIVIL DWGS FOR STORM WATER MANAGEMENT AND SYSTEM.

WEATHER PROTECTION:

1. ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE CHAPTER 9 OF THE CURRENT IRC. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CHAPTER 9 OF THE CURRENT IRC AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF ASSEMBLY SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE. (R903.1)

2. PROVIDE AND INSTALL FLASHING TO PREVENT ENTRY OF MOISTURE TO WALL AND ROOF ASSEMBLIES THRU THE JOINTS IN COPINGS, PERMEABLE MATERIAL, AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATION THRU ROOF. (R903.2)

3. FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL, WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (0.5 MIL) (N/A GALVANEZED SHEET). (R903.2.1)

4. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES (762 MM) WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING EXCEPT FOR UNIT skylights installed in accordance with HYPERLINK WITH THE CODES. ICC-ES ESR-1000 OR ICC-ES ESR-1001 PT03 CH03, SECTION 6 OF SECTION 2008.6 AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS SHALL BE PERMITTED TO BE INSTALLED WITHOUT A CRICKET OR SADDLE. (R903.2)

5. PARAPET WALLS SHALL BE PROPERLY COPEDED WITH NONCOMBUSTIBLE, WEATHERPROOF MATERIALS OF A WIDTH NOT LESS THAN THE THICKNESS OF THE PARAPET WALL. (R903.3)

6. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF. IF WATER CAN BE ENTRAPPED WITHIN THE ROOF AREA THEN SECONDARY EMERGENCY OVERFLOW ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED PER SECTION R903.4.1. (R903.4)

ROOF HATCH:

ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION AND SHALL BE GASKETED TO PREVENT AIR LEAKAGE. - PER SECTION 150.0(A)(2)

ELECTRICAL ROOF PLAN:

NEW HOUSE SHALL HAVE A SPARE RACEWAY FOR FUTURE SOLAR PANELS.

MISC. NOTES:

1. INSTALL ROOF PER ROOFING MFGOR. SPECS & INSTALLATION GUIDELINE

2. ARCH. TO APPV. SIZE, COLOR & PROFILE OF EAVE & RAKE COMPONENTS. G.C. TO PROVIDE MOCK-UPS.

3. UNVENTED ENCLOSED RAFTER ASSEMBLY: NO INTERIOR CLASS I VAPOR RETARDER SHALL BE INSTALLED ON THE CEILING SIDE ATTIC FLOOR OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.

4. REF. WOOD OR WOODBASE PRODUCT NOTES ON FLOOR PLANS

F GENERAL NOTES

FILLED REGION INDICATES ATTIC SPACE

E ROOF PLAN LEGEND

NOTE: ALL DIMS. ARE TO FACE OF STUD (F.O.S.) OR FACE OF SHTG. (F.O.S.) TYP. U.N.O. EAVE DIMS. ARE FROM FACE OF SHTG. TO FACE OF FINISH FASCIA

D NOTES

EXTERIOR WALL:

2 x 4 CONST. R-13 MIN.

2 x 6 CONST. OR LARGER: R-21 MIN.

RAISED FLOOR:

R-30 MIN.

ROOF:

2 x 4 ATTIC: R-30 MIN.

2 x 6 CONST.: R-19 MIN.

NOTES:

1. REF. T-24 REPORT FOR MORE INFORMATION

2. PROVIDE BID FOR INSULATION OF ENTIRE HOME

C INSULATION SCHEDULE

1. PROVIDE WHOLE BUILDING MECHANICAL VENTILATION PER ASHRAE STANDARD 62.2-2016 SECTION 4, WITH EXCEPTION THAT NATURAL VENTILATION THROUGH DOORS AND WINDOWS IS NOT AN ACCEPTABLE ALTERNATIVE TO WHOLE-BUILDING VENTILATION (BES: ISUAL EXCEPTION 5 TO SECTION 150.0A) FOR CONTINUOUS WHOLE-BUILDING VENTILATION, MIN. REQUIRED RATE OF VENTILATION IS 1 CFM FOR EACH 100 S.F. OF CONDITIONED FLOOR AREA PLUS 7.5 CFM FOR EACH OCCUPANT (ONE OCCUPANT PER BEDROOM +1). VENTILATION TO BE PROVIDED BY EXHAUST AIR, SUPPLY AIR OR COMBINED EXHAUST AND SUPPLY AIR.

2. PROVIDE IN KITCHEN LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS WITH RATE = 100 CFM (PART OF WHOLE-BUILDING VENTILATION REQUIREMENT).

CALCULATION:

UNIT: 3,430 S.F.

(0.033 480 S.F. / 7.5 CFM x OCC. (BED +1)) =

102.80 CFM = (2 x 50) = 140.40 CFM REQ'D.

B MECHANICAL VENTILATION NOTES

KEYNOTE LEGEND

LINE OF SECOND FLOOR ABOVE

2 DOWNSPOUT - ALUMINUM W/ KYNAR FINISH OR EQUIV. - AS SEL (ARCH. TO APPROVE)

3 SKYLIGHT - SIZE AS DIM. - KINGSPAN ICC #ESR-3177 OR EQUIV. (REF. DTLS.)

10 CHIMNEY CAP/SPARK ARRESTOR - AS SELECTED (NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC R/C. B.L.T. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/ MFGOR. INST. INSTRUCTIONS. (ICC #ESR-1489, CB-150 & SL-1750)

11 EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH, < 4" MAX. SPIRERE OPENING, REF. DTLS. 13A-D-1

12 AC CONDENSER UNIT - SIZE TBD - PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. (SOUND ATTENUATION REQ'D. PER SECTION 10.26.045 N.B.C. UNDER SEPARATE PERMIT & PLAN CHECK)

13 PROPERTY LINE

14 SIDE YARD SETBACK

15 REAR YARD SETBACK

16 FRONT YARD SETBACK

17 OUTLINE OF EXISTING STRUCTURE - TO BE REMOVED

18 EXTERIOR COMBUSTION AIR DUCTS SHALL BE LISTED COMPONENTS OF THE FIREPLACE, AND INSTALLED ACCORDING TO THE F.P. MFGOR. INSTNRS. (CBC 2111.13.1) SIDE VENT IN WALL NOT PERMITTED WITHIN 6'-0" MIN. FROM WALKING SURFACES AND 2'-0" OF PROPERTY LINE. TERMINATION AT TOP OF CHIMNEY.

19 DECK DRAIN - SLOPE 2% MIN. - REF. DTLS. 11A-D-1

20 OVERFLOW DRAIN - REF. DTLS. 11A-D-1

21 OPERABLE WOOD DOVERS, STAIN AS SEL & SEAL AS REQ'D - ARCH. TO APPV. - SIZE & CONN. PER STRUCT.

22 PROVIDE POWER FOR BUILT-IN APPLANCE/EQUIPMENT. PROVIDE A READILY ACCESSIBLE ELECTRICAL (DISCONNECTING MEANS WITHIN SIGHT OF THE APPLANCE THAT COMPLETELY DE-ENERGIZED THE APPLANCE. A 120 V (AC) GROUNDING-TYPE RECEPTACLE OUTLET ON THE ROOF ADJACENT TO THE APPLANCE ON THE SUPPLY SIDE OF THE DISCONNECT SWITCH PER NFPA 70-4.2.3)

23 ROOF HATCH - SHALL HAVE 30" MIN. FROM ROOF APPLANCES & WALL OF ENCLOSURE PER NFPA 54(9.4.1.1) ACCESS TO HATCH SHALL BE THROUGH A HATCHWAY OR LADDER. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION AND SHALL BE GASKETED TO PREVENT AIR LEAKAGE. - PER SECTION 150.0(A)(2)

24 EXPOSED STEEL COLUMN SIZE PER STRUCT. DWGS. PAINT AND SEAL AS REQ'D.

PROJECT NAME

MEURSING RESIDENCE

STATUS

CDP - 3RD CHECK

BRANDON ARCHITECTS

151 Kellum Drive, Suite 0-1 | Costa Mesa, CA 92626

714.754.4640 | www.brandonarchitects.com

OWNER INFORMATION:

VICKI & MIKE MEURSING

2210 COSTA DEL SOL

WESTLAKE, TX 76062

MEURSING RESIDENCE

35275 BEACH ROAD

DANA POINT, CA 92624

4 1-HR. RAKE DTL. (TYP.)  
1 1/2" = 1'-0"

3 EAVE DETAIL (TYP.)  
1 1/2" = 1'-0"

2 METAL ROOFING DETAIL  
1 1/2" = 1'-0"

ROOFING PER PLAN & MAT. SCHED., SHT. A-0

ROOF SHTG PER STRUCT.

2X ROOF RAFTERS

(3) 2x SOLID BULK. @ 14HR COND. (LESS THAN 3 FT. FROM P.L.)

METAL DRIP EDGE TO MATCH ROOFING

METAL DEBRIS & LEAF GUARD TO MATCH THE GUTTER FINISH

CUSTOM BUILT KYNAR PAINTED ALUM. STEEL GUTTER W/ DRIP EDGE TO MATCH METAL ROOFING - VERIFY W/ ROOF MFGOR. SPECS AND WARRANTY

2X 4 AZEK TRIMBOARD - ARCH TO APPV. SIZE, PROFILE & COLOR

CONT. BULK.

CAULK & SEAL AS REQ'D.

1x6 T&G SOFFIT O/ BLDG. WRAP

STN STOCKTON S.S. VENTS W/ 1/8" HOLE AND 3/4" X 8 Y - ARCH TO APPV. MOCKUP

2X SOLID BULK.

CDX PLYWD. SHTG. (PER STRUCT.)

INTERIOR FINISH PER PLANS

EXT. FINISH - REF. ELEV. & MAT. SCHED.

PRODUCT LISTING:

ICC # ESR-1489, CB-150 & SL-1750

R-5 RIGID AIR-IMPERMEABLE INSULATION PER TABLE R906.5 @ UNVENTED ASSEMBLIES

STANDING SEAM METAL (ZINC OR EQUIV.) W/ APPLIED LAP SEALANT (#2 OF R906.10.2) APPLY LAP SEALANT PER MFGOR. - REF. MAT. SCHED. A-A-0, CLASS N ASSY.

FASTENERS PER MFGOR. INSTRUCTIONS

(1) LAYER TYPE II (NO. 30) ROOF FELT - (2) LAYERS GAF VERSASHIELD UNDERLAYMENT

15/32" CDX PLYWD. SHTG. MIN. (REF. STRUCT)

NOTE: REF. ROOF MFGOR. DETAILS AND INSTALLATION GUIDE LINE FOR MORE INFO

12 SLOPE PER PLAN (12:12 MIN.)

2x ROOF RAFTER (PER STRUCT.)

\*INTERIOR FINISH (PER PLANS, AS OCCURS)

VALLEY DETAIL

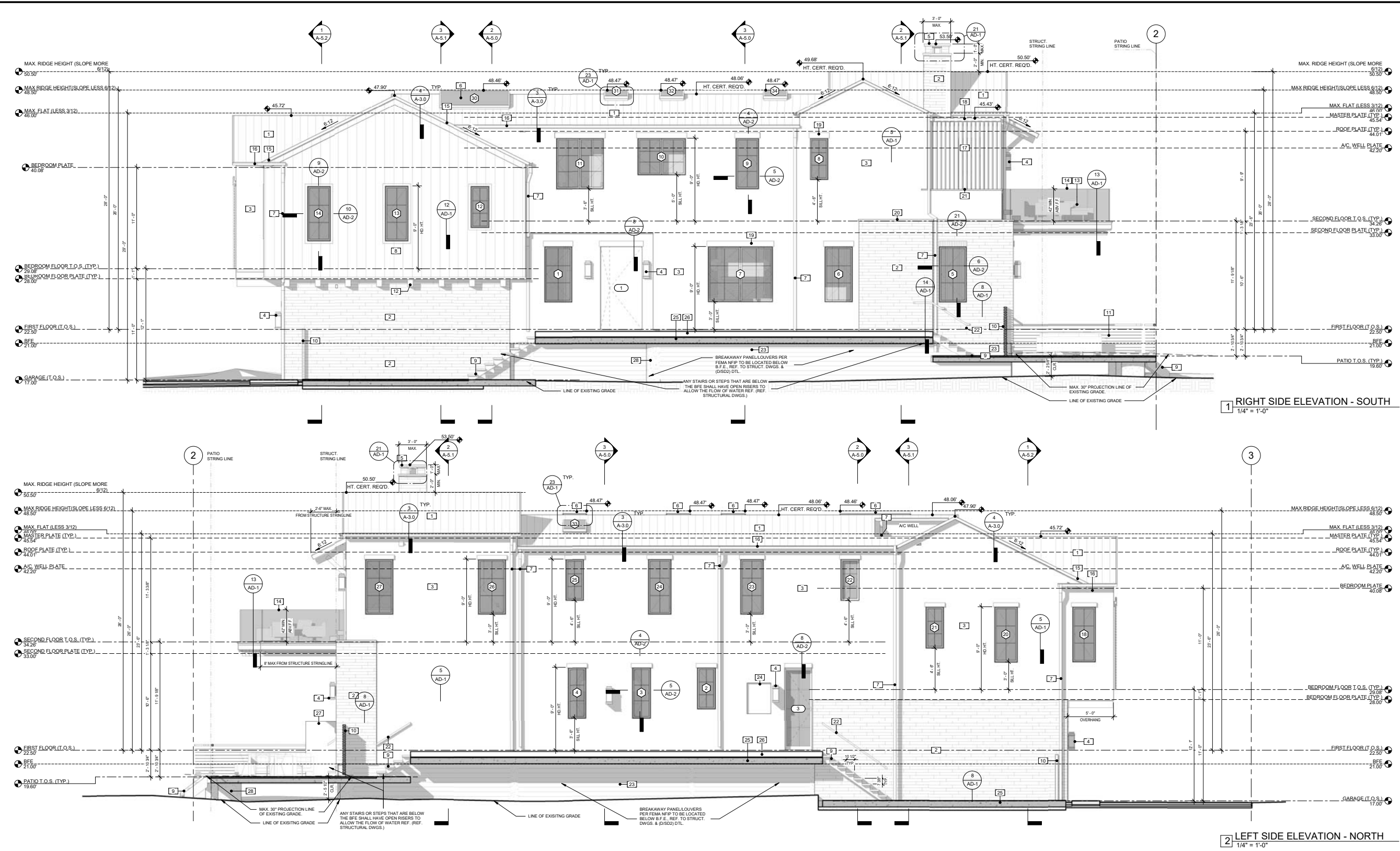
3/4" LOCK, ALT. METHOD

CONT. LOCK STRIP, SOLDERED

CLEATS @ 18" O.C. MAX.

DOUBLE FOLD





1 RIGHT SIDE ELEVATION - SOUTH  
1/4" = 1'-0"

2 LEFT SIDE ELEVATION - NORTH  
1/4" = 1'-0"

WINDOWS & DOORS:

**AUTHORIZED DEALER (PRODUCTS LISTED BELOW)**  
SUPPLIER: ASSOCIATED BUILDING SUPPLY  
ADDRESS: STONE MILL DESIGN CENTER 2915 RED HILL AVE., SUITE F104, COSTA MESA, CA 92626  
CONTACT: JOE YOUNAN  
PHONE: 949-473-3319  
FAX: 266-666-2150  
EMAIL: JYOUNAN@ASSOCIATEDBUILDINGSUPPLY.COM  
WEB: WWW.ASSOCIATEDBUILDINGSUPPLY.COM  
**ALUMINUM CLAD WINDOWS**  
MANUFACTURER: JELD-WEN WINDOWS & DOORS  
PRODUCT: CUSTOM COLLECTION  
ADDRESS: 3250 LAKEPORT BLVD. P.O. BOX 1329, KLAMATH FALLS, OREGON 97601  
PHONE: 541-885-7412 OR 800-535-3395  
FAX: 541-884-3331  
WEB: WWW.JELD-WEN.COM  
**MULTI SLIDE DOORS & STOREFRONT**  
MANUFACTURER: WESTERN WINDOW SYSTEMS  
PRODUCT: SERIES 600 & STOREFRONT SYSTEMS  
ADDRESS: 601 S. 20TH ST., PHOENIX, AZ 85040  
PHONE: 877-268-1300  
WEB: WWW.WESTERNWINDOWSYSTEMS.COM

STUCCO SIDING:

**MANUFACTURER:** LA HABRA, PAPERDUSA  
2911 ORANGE OLIVE RD.  
ORANGE, CA 92665  
P: 714.633.1700  
**COLOR:** P-100 GLACIER WHITE - ARCH. TO APPROVE  
**TEXTURE:** SMOOTH WALL, TROWELED EDGES, NO BULLNOSE, VERTICAL FLOAT LEVEL TO 1/8" IN 10'  
**APPLICATION:** PROVIDE EXPANSION JOINTS (STUCCO REVEALS), WIDTH TO BE DETERMINED. LOCATIONS TO BE SPECIFIED AND FIELD VERIFIED BY ARCH.  
**CODE:** MIN. 7/8" THK. O. MIN. 2 LAYERS GRADE 17 PAPER, REF. R703.7  
**EXTERIOR STONE VENEER**  
SUPPLIER: SEPULVEDA BUILDING MATERIAL  
2892 FORBES ROAD  
LAGUNA NIGUEL, CA 92657  
P: 949.347.1100  
**STONE TYPE:** LIMESTONE  
**COLOR:** GREY & WHITE, COLOR GROUT TO MATCH, ARCH TO APPRV.  
**APPLICATION:** TBD  
**THICKNESS:** 1" - 1.5" NOMINAL  
**WEIGHT:** LESS THAN 15 LBS./S.F.

BOARD & BATTEN

**MANUFACTURER:** JAMES HARDIE BUILDING PRODUCTS, INC.  
10901 ELM AVENUE  
FONTANA, CA 92337  
P: 949.356.6368  
**COLOR:** IRON GRAY, ARCH. TO APPRV.  
**APPLICATION:** HARDPANEL VERTICAL SIDING SMOOTH W/ BATTEN @ 12" O.C., ARCH TO APPRV.  
**CODE:** ICC #ESR-1844 INSTALL PER REPORT, MFG. INSTRUCTION AND R703.5  
**METAL ROOFING: (CLASS 'A')**  
MANUFACTURER: CUSTOM-BUILT METALS  
15848 MAGNOLIA AVE.  
CHINO, CA 91710  
P: 909.664.1500  
**PRODUCT:** STANDING SEAM ZINC ROOFING, CB-150  
**COLOR:** STORM GREY  
**NOTES:** USE CONTINUOUS 12" OR 16" PANS - VERIFY W/ ARCH. SIZE & LOCN. OF SEAMS. (NO TRANSVERSE SEAMS) REF. DTL. 13A-3.0  
**WEIGHT:** APPX. 2 PSF.  
**CODE:** ICC # ESR-2048, CB-150

GUTTERS:

**MFG:** CUSTOM-BUILT METAL  
**COLOR:** WEATHERED COPPER/ STORM GRAY - ARCH. TO APPRV.  
**MATERIAL:** ALUM. GALVANIZED STEEL W/ DURA COAT FINISH  
**SHAPE:** SQUARE (5") (VERIFY W/ ARCH.)  
**APPLICATION:** INSTALL PER MFG.  
**GARAGE DOORS:**  
SUPPLIER: RANCH HOUSE DOORS  
WWW.RANCHHOUSEDOORS.COM  
**STYLE:** CUSTOM  
**MATERIAL:** CUSTOM BUILT, WOOD & GLASS  
**WATERPROOF DECK MEMBRANE: (CLASS 'A')**  
WESTCOAT  
770 GATEWAY CENTER DRIVE  
SAN DIEGO, CA 92102  
800.280.4519  
WWW.WESTCOAT.COM  
**CODE:** ICC ESR-2201  
**FLASHING & WEATHERSTRIPPING:**  
PROVIDE CORROSION-RESISTANCE METAL FLASHING PER IRC FOR ALL EXTERIOR FLASHING APPLICATIONS. ALL METALS IN CONTRACT TO BE OF A SIMILAR TYPE TO AVOID GALVANIC CORROSION. VERIFY W/ ARCHITECT ANY UNCONVENTIONAL ENVELOPE WATERPROOFING AREAS PRIOR TO INSTALLATION.

1. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS  
2. REF. ROOF PLAN (A-3.0) FOR ALL PLATE HTS. & RIDGE HTS.  
**B.F.E. HEIGHT REQUIREMENTS:** ±1' 0" NAVD83 (REF. WAVE RUNUP ANALYSIS AND BASE FLOOR ELEVATION DETERMINATION FOR NEW RESIDENCES)  
THE LOWEST HORIZONTAL PORTION OF THE STRUCTURAL MEMBERS OF THE LOWEST FLOOR EXCLUDING THE PILINGS OR COLUMNS SHALL BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION PER DANA POINT MUNICIPAL CODE §31.000(F)(1)

KEYNOTE LEGEND

- STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SHT. A-4.0
- STONE VENEER - REF. MAT. SCHEDULE SHT. A-4.0
- STUCCO FINISH - MIN. 7/8" THK. W/ DIA. LATH, COLOR AS SEL. REF. MAT. SCHEDULE A-4.0
- EXTERIOR LIGHTING - TO BE HIGH EFFICIENCY, LOW EFFICIENCY, PER SECTION 150 (K02)
- CHIMNEY CAP/PARK ARRESTOR - AS SELECTED (NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FAC. B.T. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/ MFG. INST. INSTRUCTIONS. CMG 802.4.2.4)
- SKYLIGHT - SIZE AS DIM. - KINGSPIRAX ICC #ESR3177 OR EQUIV. (REF. DTL.1)
- DOWNSPOUT - ALUMINUM W/ KYNAR FINISH OR EDUV. - AS SEL. (ARCH. TO APPROVE)
- BOARD & BATTEN SIDING - FINISH AS SELECTED - REF. MATERIAL SCHEDULE SHT. A-4.0
- EXT. STAIRS - MAX. 7/8" RISE, MIN. 10" RUN, PROVIDE AN ADJACENT LIGHT SOURCE LOCATED AT THE TOP LANDING (R03.0) REF. DTL. 3A0-1 - STAIRS STEPS BELOW BFE SHALL HAVE OPEN RISER, REF. TO STRUCT. DTL. YSD-2
- IN-TIMBER DATE - PER LANDSCAPE DESIGNER (MAX. 6" HT. ABOVE NATURAL GRADE)
- PUNISHINGS - AS SELECTED
- BX10 DECO. BEAM - CHAMFER EDGES APPROX. 1/2" PAINT AS SEL.
- PERMIT - PROVIDE GAS SHUT-OFF & POWER PER MFG. ARCH. TO APPRV. & VERIFY W/ OWNER
- EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH - 4" MAX. SPHERE OPENING, REF. DTL. 13AD-1
- AZER FASCIA - ARCH. TO APPRV. PROFILE
- CLITTER - ALUMINUM W/ KYNAR FINISH, SHAPE AS SEL. - PROVIDE SHOP DWGS. TO ARCH.
- OPERABLE WOOD LOUVERS, STAIN AS SEL. & SEAL AS REQ'D. - ARCH. TO APPRV. - SIZE & CONN. PER STRUCT.
- WOOD HEADER AS SELECTED, ARCH. TO APPROVE

KEYNOTE LEGEND

- STONE PRECAST CAP FINISH O. FLASHING AND OR WATERPROOF MEMBRANE, SLOPE TOP (2% MIN.) - ARCH. TO APPRV. G.C. TO PROVIDE SAMPLES
- WOOD CAP - ARCH. TO APPRV. G.C. TO PROVIDE MOCK UP
- EXTERIOR WALL MOUNTED HANDRAIL - 3/4" X 3/8" ABS/ WOODING
- BREAKAWAY PANELS/LOUVERS PER FEMA NFP, LOCATED BELOW BFE, REF. STRUCT.
- RECESSED MAIN SERVICE PANEL, 400 AMP MAX. (MAINTAIN 30" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - PLACE ABV. B.F.E.
- STRUCTURE: SEAL & GRADE BEAMS (LOWEST STRUCT. MEMBERS) TO BE ABV. 22' 00" BFE, REF. TO S-1
- PAUSED DECK FRAMING - REF. STRUCT.
- (IN) PROPERTY LINE WALL - PLASTER FINISH TO MATCH MAX. 6" ABV. ADJACENT FLOOR (ON OWNERS SIDE) TO BE COUNTERLEVERED FROM SLABS ON CAISSONS - (REF. TO STRUCT. S-1)
- STRUCTURAL CAISSONS REF. STRUCT. DWGS.

PROJECT NAME  
MEURSING RESIDENCE

STATUS  
CDP - 3RD CHECK

BRANDON ARCHITECTS  
1515 Kullman Drive, Suite G-11, Costa Mesa, CA 92626  
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OWNER INFORMATION:  
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WESTLAKE, TX 76262

PROJECT ARCHITECT  
ELIZABETH HANNA

DOCUMENT VALID UPON

ORIGINAL SIGNATURE

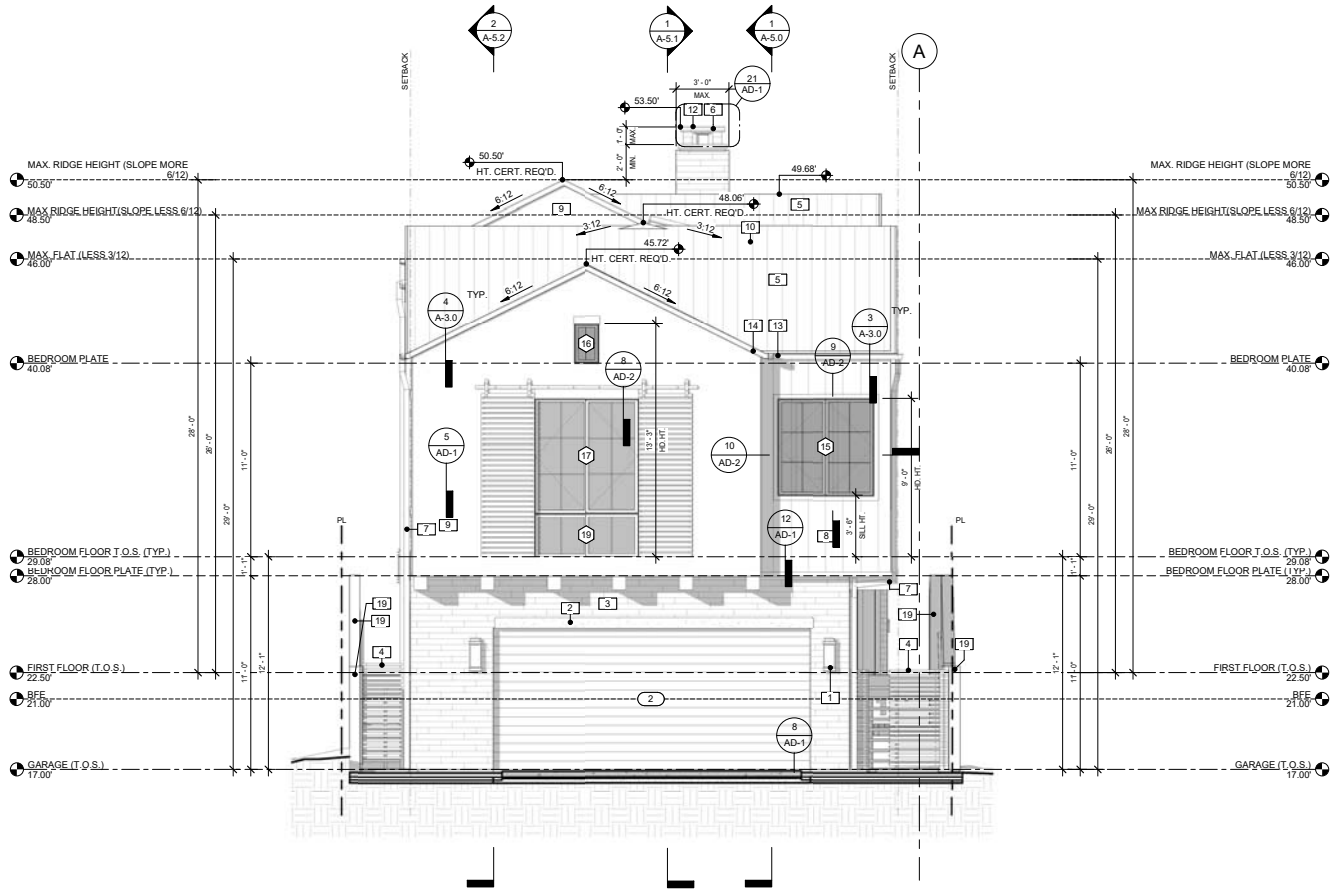
EXTERIOR ELEVATIONS & MATERIAL SCHEDULE

REVISIONS  
NO. | REVISION | DATE

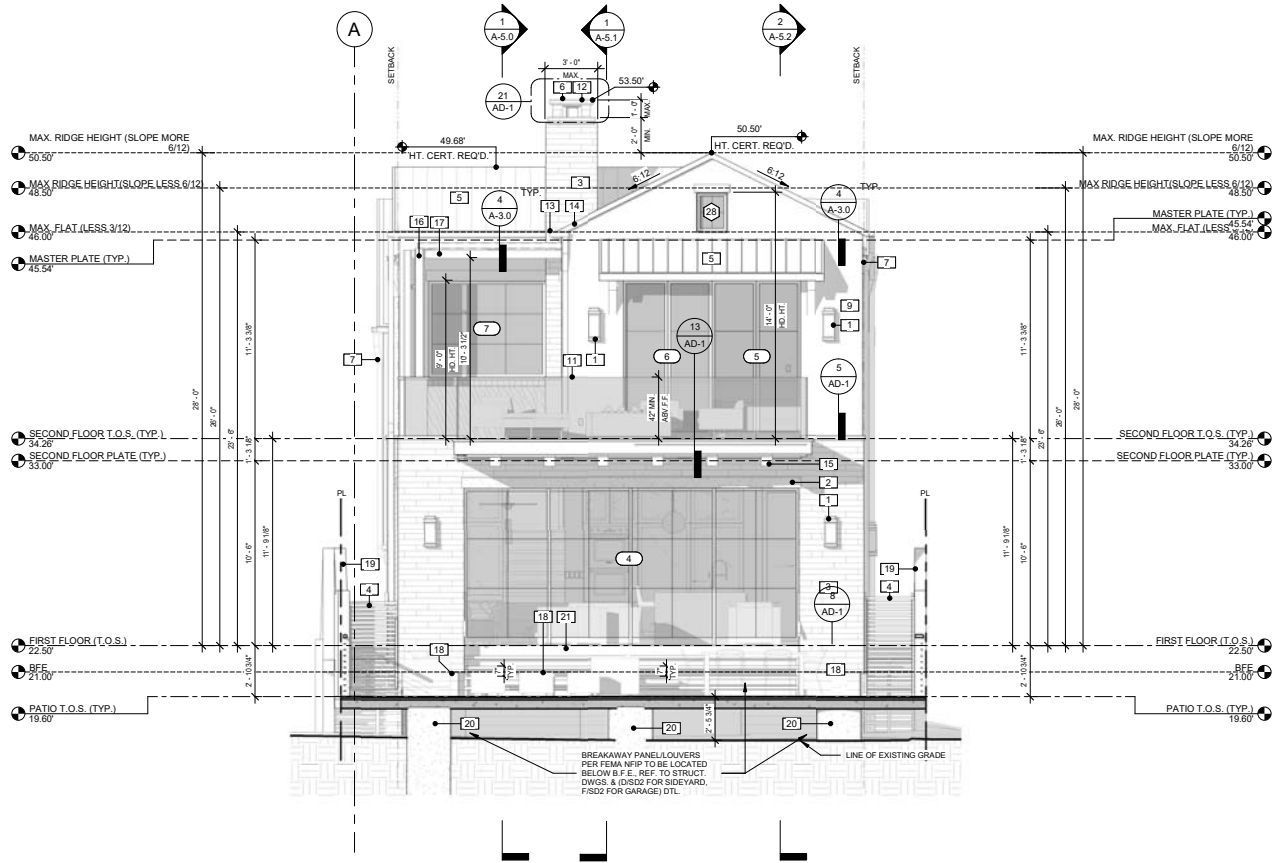
JOB NO. 202017  
DATE 06/07/2021  
SHEET NO.

A-4.0





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



2 REAR ELEVATION - EAST  
1/4" = 1'-0"

1. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.  
2. REF. ROOF PLAN (A-3.0) FOR ALL PLATE HTS. & RIDGE HTS.

B.F.E. HEIGHT REQUIREMENTS: +21.0' NAVD83 (REF. WAVE RUNUP ANALYSIS AND BASE FLOOR ELEVATION DETERMINATION FOR NEW RESIDENCES)

THE LOWEST HORIZONTAL PORTION OF THE STRUCTURAL MEMBERS OF THE LOWEST FLOOR EXCLUDING THE PILINGS OR COLUMNS SHALL BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION PER DANA POINT MUNICIPAL CODE 9.31.060(P)(1)

KEYNOTE LEGEND

1. EXTERIOR LIGHTING - TO BE HIGH EFFICIENCY, LOW EFFICIENCY, PER SECTION 150.00(Q)(2)
2. PRECAST CONCRETE HEADER AS SELECTED, ARCH. TO APPROVE
3. STONE VENEER - REF. MAT. SCHEDULE SHT. A-4.0
4. (N) WOOD GATE - PER LANDSCAPE DESIGNER MAX. 8' HT. ABOVE NATURAL GRADE
5. STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SHT. A-4.0
6. CHIMNEY CAP/PARK ARRESTOR - AS SELECTED, NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FAC. B.L.T. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/ MFGR. INST. INSTRUCTIONS. CMC 302.4.2.4
7. DOWNSPOUT - ALUMINUM W/ KYNAR FINISH OR EQUIV. - AS SEL. (ARCH. TO APPROVE)
8. BOARD & BATTEN SIDING - FINISH AS SELECTED - REF. MATERIAL SCHEDULE SHT. A-4.0
9. STUCCO FINISH - MIN. 7/8" THK. W/ DIA. LATH. COLOR AS SEL. - REF. MAT. SCHEDULE A-4.0
10. SKYLIGHT - SIZE AS DIM. - KINGSPAN ICC #ESR-1177 OR EQUIV. (REF. DTLS)
11. EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH x 4" MAX. SPHERE OPENING, REF. DTL. 13AD-1
12. EXTERIOR COMBUSTION AIR DUCTS SHALL BE LISTED COMPONENTS OF THE PREPARE, AND INSTALLED ACCORDING TO THE F.P. MFGRS. INSTRS. (CBC 2111.13.1) SIDE VENT IN WALL NOT PERMITTED WITHIN 6'-0" ABV. FROM WALKING SURFACES AND 2' OF PROPERTY LINE. TERMINATION AT TOP OF CHIMNEY.
13. GUTTER - ALUMINUM W/ KYNAR FINISH, SHAPE AS SEL. - PROVIDE SHIP DWIGS. TO ARCH.
14. AZEK FASCIA - ARCH. TO APPV. PROFILE
15. (1X) 6" DEC. BEAM - CHAMFER EDGES APPX. 1/2" - PAINT AS SEL.
16. EXPOSED STEEL COLUMN SIZE PER STRUCT. DWGS. PAINT AND SEAL AS REQ'D.
17. 2X6 WOOD BEAM - (ARCH. TO APPV. PROFILE). PAINT AS SEL. & SEAL AS REQ'D.
18. BREAKAWAY PANEL/SILOUERS PER FEMA 356P LOCATED BELOW BFE. REF. STRUCTURAL
19. (N) PROPERTY LINE WALL - PLASTER FINISH TO MATCH (MAX. 6' ABV. ADJACENT FLOOR) (ON OWNERS SIDE) TO BE COUNTERLEVENED FROM SLABS ON CAISSONS - (REF. TO STRUCT. S-1)
20. STRUCTURAL CAISSONS REF. STRUCT. DWGS.
21. EXT. STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING (R301.8) REF. DTL. 3AD-1 - STAIRS/STEPS BELOW BFE SHALL HAVE OPEN RISER. REF. TO STRUCT. DTL. YSD-2

B

NOTES

A

KEYNOTES

PROJECT NAME  
MEURSING RESIDENCE  
STATUS  
CDP - 3RD CHECK

BRANDON ARCHITECTS  
151 Kellum Drive, Suite 0-1 | Costa Mesa, CA 92626  
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OWNER INFORMATION:  
VICKI & MIKE MEURSING  
2210 COSTA DEL SOL  
WESTLAKE, TX 76262

MEURSING RESIDENCE  
35275 BEACH ROAD  
DANA POINT, CA 92624

PROJECT ARCHITECT  
ELIZABETH HANNA

DOCUMENT VALID UPON

ORIGINAL SIGNATURE

EXTERIOR ELEVATIONS

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REVISIONS

NO. | REVISION | DATE

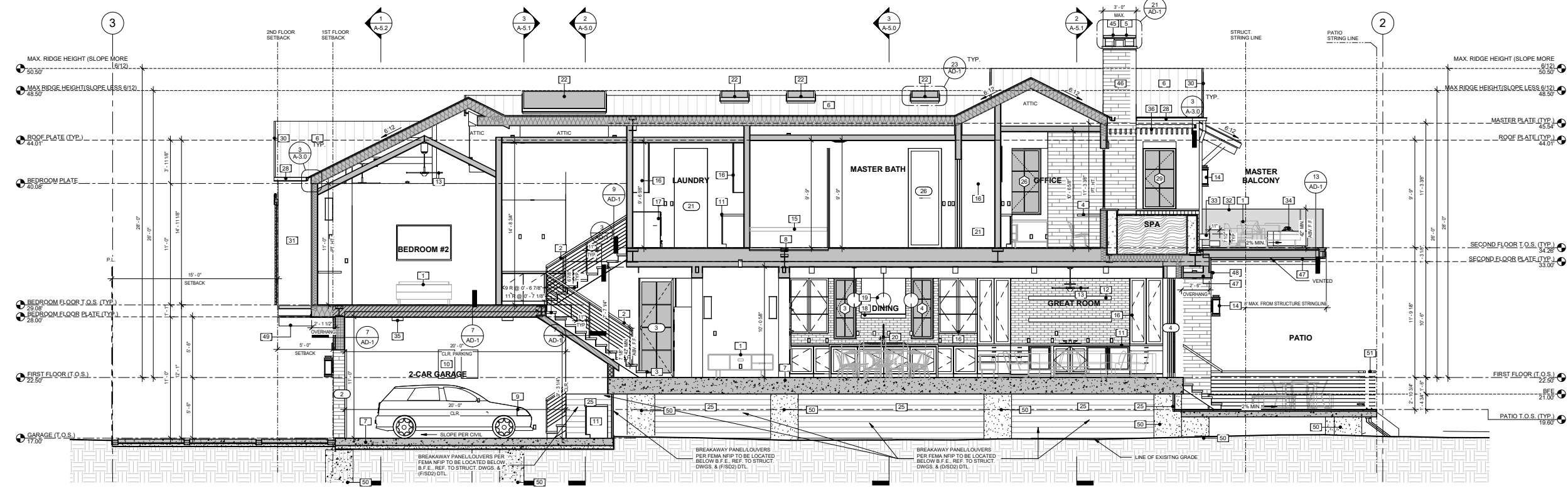
JOB NO. 202017

DATE 06/07/2021

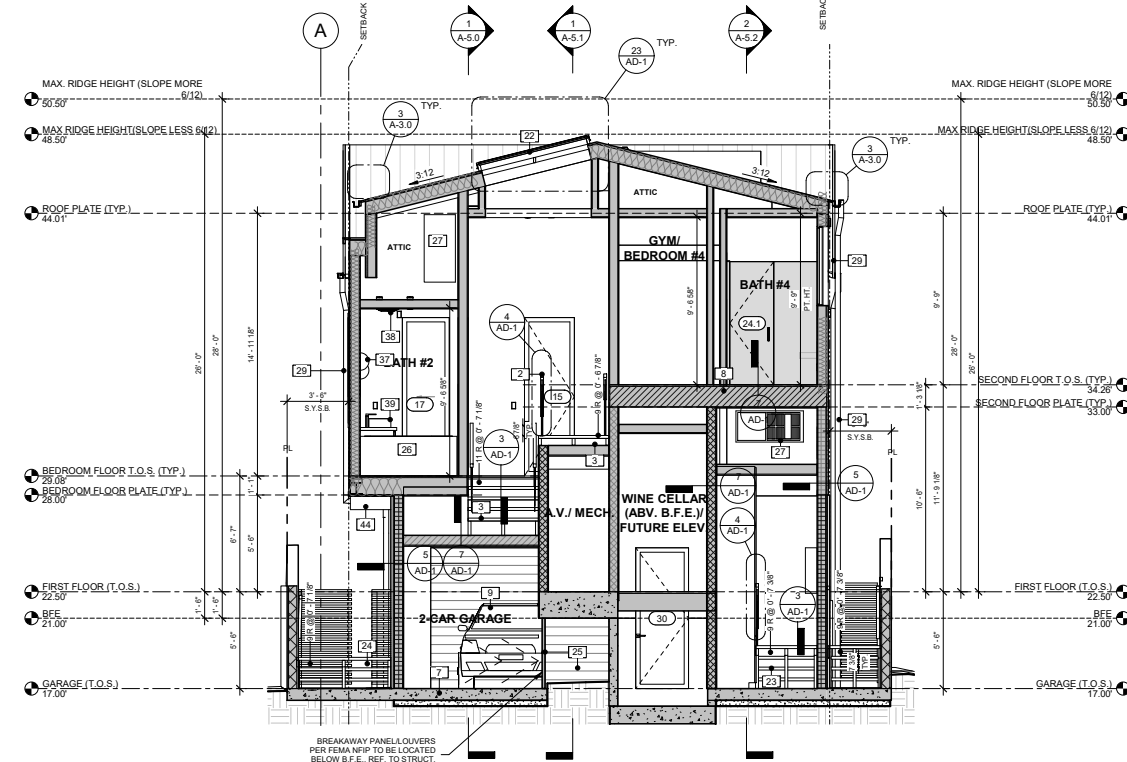
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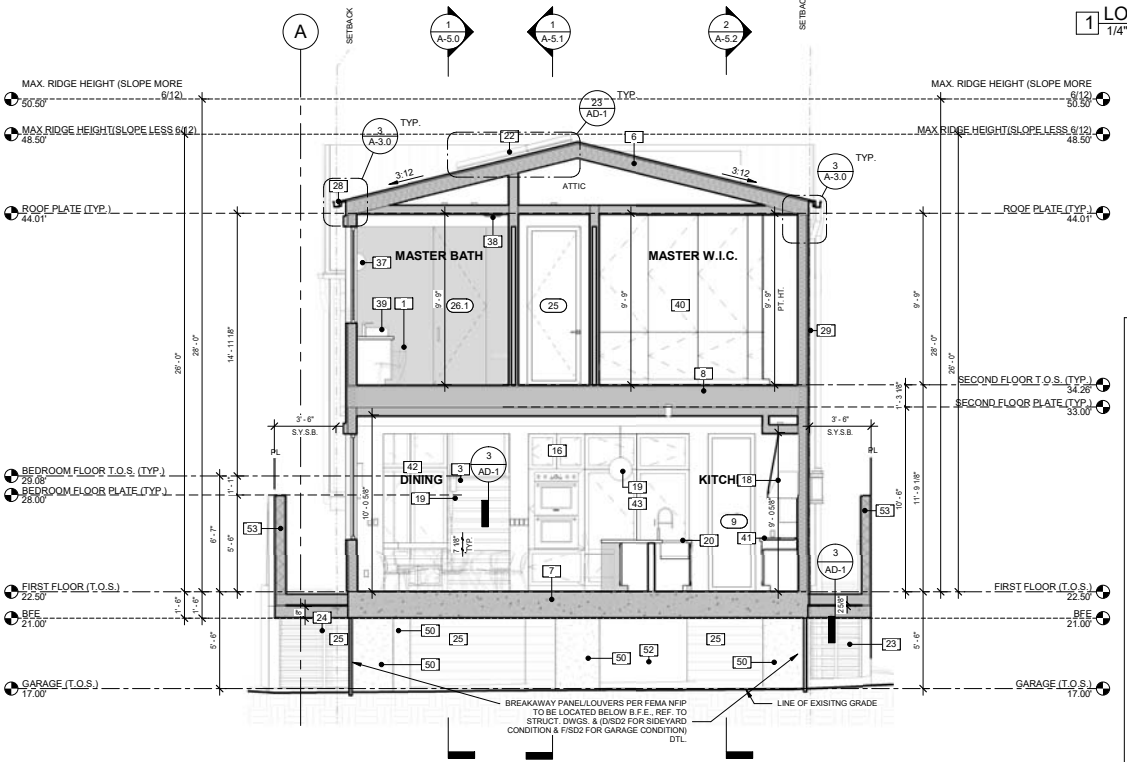




1 LONGITUDINAL SECTION  
1/4" = 1'-0"



2 TRANSVERSE  
1/4" = 1'-0"



3 TRANSVERSE - DINING  
1/4" = 1'-0"

KEYNOTE LEGEND		
1	STAIRS - MAX 7' 7" RISE, MIN 10" RUN, PROVIDE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS & LANDING W/ ARTIFICIAL LIGHTING (R 303.7) REF. DTL 3AD-1	
2	CHIMNEY CAPSPARK ARRESTOR - AS SELECTED (NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FAC. BILT. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/ MFG. INST. INSTRUCTIONS, CMC 602.4.2.4)	
3	STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SMT A-4.0	
4	STRUCTURAL SLAB & GRADE BEAMS (LOWEST STRUCT. MEMBERS) TO BE ABV. 22' 0" BFE, REF. TO S-1	
5	VEHICLE - MINIMUM PARKING DIMENSIONS ON PLANS	
6	WATER HEATER - TANKLESS (ON DEMAND) WALL MOUNT 48" MIN. ABV. FLOOR LEVEL TO AVOID VEHICLE IMPACT, TANKED OR EQUIV. - VERY SIZE REQD. W/ MFG. PROVIDE ADEQUATE N.G. CONN.)	
7	BASE CABINET & COUNTER, BUILT-IN, FINISH AS SEL.	
8	DISPLAY SHELVES, CUSTOM, FINISH AS SELECTED	
9	CEILING FAN - W/ HIGH EFFICIENCY FIXTURE, AS SELECTED	
10	EXTERIOR LIGHTING - TO BE HIGH EFFICIENCY, LOW EFFICIENCY, PER SECTION 10.0 (KQJ)	
11	CUSTOM SHOWER SEAT PER I.D.	
12	UPPER CABINET - BUILT-IN, FINISH AS SEL.	
13	WASHER/DRYER - PROVIDE 4" MIN. DIA. DUCT, 12" MAX. LENGTH INCLUDING (2) 90 DEGREE ELBOWS, DEDUCT TWO(2) FEET FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO(2) (CMC 602.4.2.4)	
14	KITCHEN EXHAUST HOOD TO VENT TO EXT. - PROVIDE MIN. RATE OF 100 CFM - INSTALL & PROVIDE POWER PER MFG. INSTRUCTION	
15	DECORATIVE PENDANT LIGHT FIXTURE	
16	KITCHEN SINK - AS SELECTED	
17	REFRIGERATOR - UNDER COUNTER, PER I.D. & OWNER	
18	SKYLIGHT - SIZE AS DIM. - KINGSPAN ICC RES-3177 OR EQUIV. (REF. DTL 5)	
19	STAIRS - MAX 7' 7" RISE, MIN 10" RUN, PROVIDE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS & LANDING W/ ARTIFICIAL LIGHTING (R 303.7) REF. DTL 3AD-1	
20	EXT. STAIRS - MAX 7' 7" RISE, MIN 10" RUN, PROVIDE AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING (R 303.8) REF. DTL 3AD-1 - STAIRS/STEPS BELOW BFE SHALL HAVE OPEN RISER. REF. TO STRUCT. DTL 13AD-1	
21	BREAKAWAY PANEL/OVERLAYS PER FEMA NFP TO BE LOCATED BELOW B.F.E. REF. TO STRUCT. DWGS. & (P-302) DTL	
22	BATHWATER SHOWER - PROVIDE TILE W/ CEMENT BACKING MIN. 1/2" THICK (R 307.2)	
23	FAU - PROVIDE GAS S.O. POWER AND VENTING AS REQD. BY MFG.	
24	GUTTER - ALUMINUM W/ KYNAR FINISH, SHAPE AS SEL. PROVIDE SHOP DWGS. TO ARCH.	
25	DOWNSPOUT - ALUMINUM W/ KYNAR FINISH OR EQUIV. - AS SEL. (ARCH. TO APPROVE)	
26	AZEK FASCIA - ARCH. TO APPV. PROFILE	
27	STUCCO FINISH - MIN. 7/8" THK. W/ DIA. LATH, COLOR AS SEL. REF. MAT. SCHEDULE A-4.0	
28	EXTERIOR GLASS GUARDRAIL - TEmPERED & LAMINATED - MIN. 42" HIGH, 4" MAX. SPHERE OPENING, REF. DTL 13AD-1	
29	EXT. STAIRS - MAX 7' 7" RISE, MIN 10" RUN, PROVIDE AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING (R 303.8) REF. DTL 3AD-1 - STAIRS/STEPS BELOW BFE SHALL HAVE OPEN RISER	
30	PIREFT - PROVIDE GAS STUB-OUT & POWER PER MFG. ARCH. TO APPV. & VERIFY W/ OWNER	
31	LINEAR FLOURESCENT FIXTURE - CEILING MOUNT (A.T. RECESS)	
32	2X6 WOOD BEAM - (ARCH. TO APPV. PROFILE) PAINT AS SEL. & SEAL AS REQD.	
33	WALL MOUNTED LIGHT FIXTURE	
34	ENERGY STAR COMPLIANT EXHAUST FAN ONLY - FAN MUST BE DUCTED TO TERMINATE AT THE OUTSIDE OF THE BUILDING, MIN. 30 CFM (R 303.3) - FANS IN THE BATHROOM CONTAINING BATH TUB AND/OR SHOWERS SHALL BE ON HUMIDITY CONTROL	
35	REFRIGERATOR/FREEZER - VERIFY APPLIANCE W/ OWNER	
36	KICK DECOR. BEAM - CHAMFER EDGES APPROX. 1/2" PAINT AS SEL.	
37	EXTERIOR COMBUSTION AIR DUCTS SHALL BE LISTED COMPONENTS OF THE PREFAB, AND INSTALLED ACCORDING TO THE P.P. MFGS. INSTRS. (CBC 211.13.1) SIDE VENT IN WALL NOT PERMITTED WITHIN 8'-0" ABV. FROM WALKING SURFACES AND OF PROPERTY LINE. TERMINATION AT TOP OF CHIMNEY	
38	STONE VENEER - REF. MAT. SCHEDULE SMT A-4.0	
39	SCAFFOLD VENT - MATCH EXIST. W/ TEG EAVE FRASH - CORROSION RESISTANT WIRE MESH OR OTHER APPV'D MAT. W/ 1/8" MIN. & 1/4" MAX. OPENINGS	
40	PRECAST CONCRETE HEADER AS SELECTED, ARCH. TO APPROVE	
41	100% DECO. BEAM - CHAMFER EDGES APPROX. 1/2" PAINT AS SEL.	
42	STRUCTURAL CAISSONS REF. STRUCT. DWGS.	
43	EXTERIOR GUARDRAIL - MIN. 42" HEIGHT, 4" MAX. SPHERE OPENING, REF. DTL 43AD-1	
44	CONCRETE WALL FOR ELEVATOR SHAFT, REF. STRUCTURAL PROVIDE WATERPROOFING AND FLOORPROOFING AS REQD. REF. STRUCT.	
45	IN PROPERTY LINE WALL - PLASTER FINISH TO MATCH (MAX. 6" ABV. ADJACENT FLOOR) (ON OWNERS SIDE) TO BE COUNTERSLOPED FROM SLABS ON CAISSONS - (REF. TO STRUCT. S-1)	

**FIRE-BLOCKING AND DRAFT-STOPPING** SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN BLOCKS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, AND SHALL SUBDIVIDE ATTIC SPACES, CONCEALED ROOF SPACES AND FLOOR/CEILING ASSEMBLIES. THE INTEGRITY OF ALL FIRE BLOCKS AND DRAFT STOPS SHALL BE MAINTAINED.

**FIRE BLOCKS.**

FIRE-BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURSED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.

**FIRE BLOCK CONSTRUCTION.** FIRE-BLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER, FIRE BLOCKS MAY ALSO BE OF GYPSUM BOARD, CEMENT FIBER BOARD, BATTIS OR BLANKETS OF MINERAL OR GLASS FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED.

WALLS HAVING PARALLEL, OR STAGGERED STUDS FOR SOUND-TRANSMISSION CONTROL, SHALL HAVE FIRE BLOCKS OF BATTIS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED FLEXIBLE MATERIALS.

**DRAFT STOPS.**

DRAFTSTOPPING SHALL BE PROVIDED IN THE LOCATIONS SET FORTH IN THIS SECTION.

**FLOOR-CEILING ASSEMBLIES.**

DRAFT STOPS SHALL BE INSTALLED IN FLOOR-CEILING ASSEMBLIES OF THE BUILDING. SUCH DRAFT STOPS SHALL BE ABOVE AND IN LINE WITH THE WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER AREAS.

**ATTICS.**

DRAFT STOPS SHALL BE INSTALLED IN THE ATTICS, MANARDS, OVERHANGS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES OF THIS BUILDING. SUCH DRAFT STOPS SHALL BE ABOVE AND IN LINE WITH THE WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER USES.

**DRAFT STOP CONSTRUCTION.**

DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANEL, 3/8-INCH TYPE 2-M PARTICLEBOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.

OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

**B.F.E. HEIGHT REQUIREMENTS:** +21.0' NAVD83

THE LOWEST HORIZONTAL PORTION OF THE STRUCTURAL MEMBERS OF THE LOWEST FLOOR EXCLUDING THE PILINGS OR COLUMNS SHALL BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION PER DANA POINT MUNICIPAL CODE 93.1.006(F)(1)

EXTERIOR WALL:	
2 x 4 CONST.	R-13 MIN.
2 x 6 CONST. OR LARGER:	R-21 MIN.
RAISED FLOOR:	
R-30 MIN.	
ROOF:	
2 x 4 ATTIC:	R-30 MIN.
2 x 6 CONST.:	R-19 MIN.
NOTES:	
1. REF. T-24 REPORT FOR MORE INFORMATION	
2. PROVIDE DOW FOR INSULATION OF ENTIRE HOME	

SEPARATION LEGEND	
1 HR. FLOOR SYSTEM REF. DTL. 7AD-1	
1 HR. FIRE RATED PARTITION REF. DTL. 7AD-1	
EXTERIOR FIRE RATED PARTITION REF. DTL. 5AD-1	
INSULATED SYS. REF. INSULATION SCHEDULE THIS SHT.	
NEW WALL - 2 x 6 STUDS @ 16" O.C. U.N.O.	
NEW WALL - 2 x 4 STUDS @ 16" O.C. U.N.O.	
WALL W/ STONE VENEER - 2x STUDS @ 16" O.C. U.N.O.	
CONCRETE CAISSONS - REF. STRUCTURAL	
CMU WALL - REF. STRUCTURAL	
ELEVATED PLATFORM (RESIDENCE) - REF. STRUCTURAL	
ELEVATED PLATFORM (PATIO) - REF. STRUCTURAL	

ANNOTATION LEGEND	
NORTH ARROW	
PROPERTY LINE TAG	
SECTION INDICATOR	
ROOM TAG (NAME / AREA)	
CALL-OUT TAG	
ELEVATION INDICATOR	
REVISION FLAG	
KEYNOTES	
STAIR TAG (NO. OF RISER & HEIGHT)	
WALL TAG	
DOOR TAG	
WINDOW TAG	
KEYNOTE TAG	

FIRE-BLOCKING & DRAFT-STOP NOTES	
D	
INSULATION SCHEDULE	
D	
SEPARATION LEGEND	
C	
ANNOTATION LEGEND	
B	
KEYNOTES	
A	

PROJECT NAME  
MEURSING RESIDENCE

STATUS  
CDP - 3RD CHECK

BRANDON ARCHITECTS  
151 Kellum Drive, Suite 0-11 | Costa Mesa, CA 92626  
714.754.4640 | www.brandonarchitects.com

OWNER INFORMATION:  
VICKI & MIKE MEURSING  
2210 COSTA DEL SOL  
WESTLAKE, TX 76262

MEURSING RESIDENCE

PROJECT ARCHITECT  
ELIZABETH HANNA

DOCUMENT VALID UPON

ORIGINAL SIGNATURE

BUILDING SECTIONS

REVISIONS

NO.	REVISION	DATE
1		

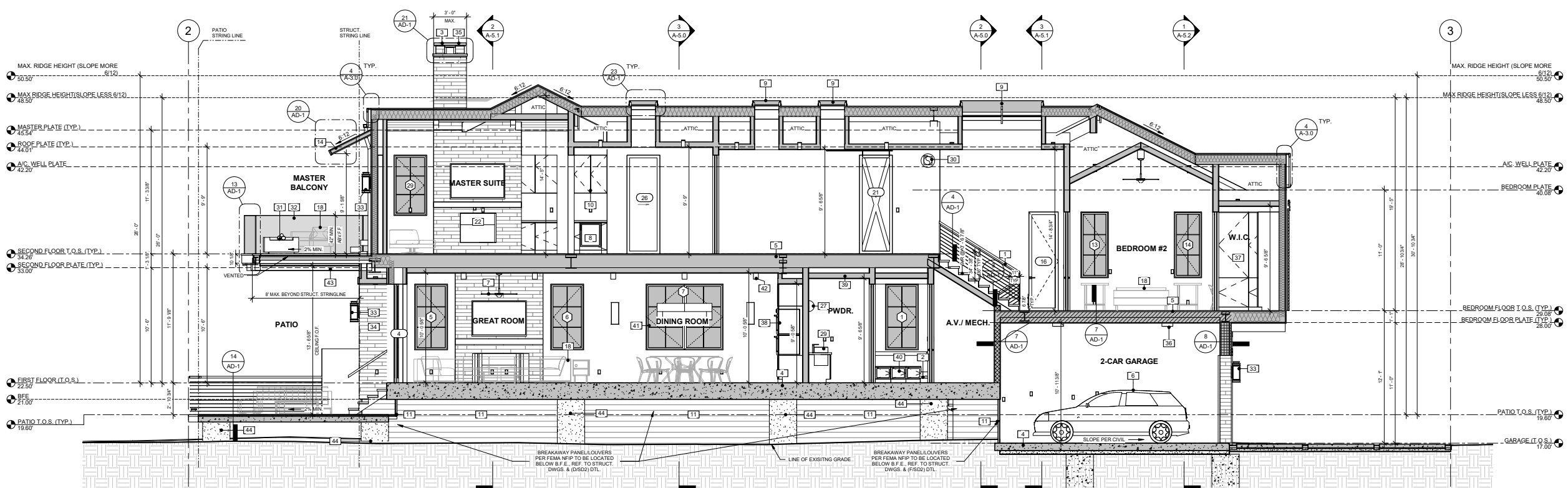
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DATE 06/07/2021

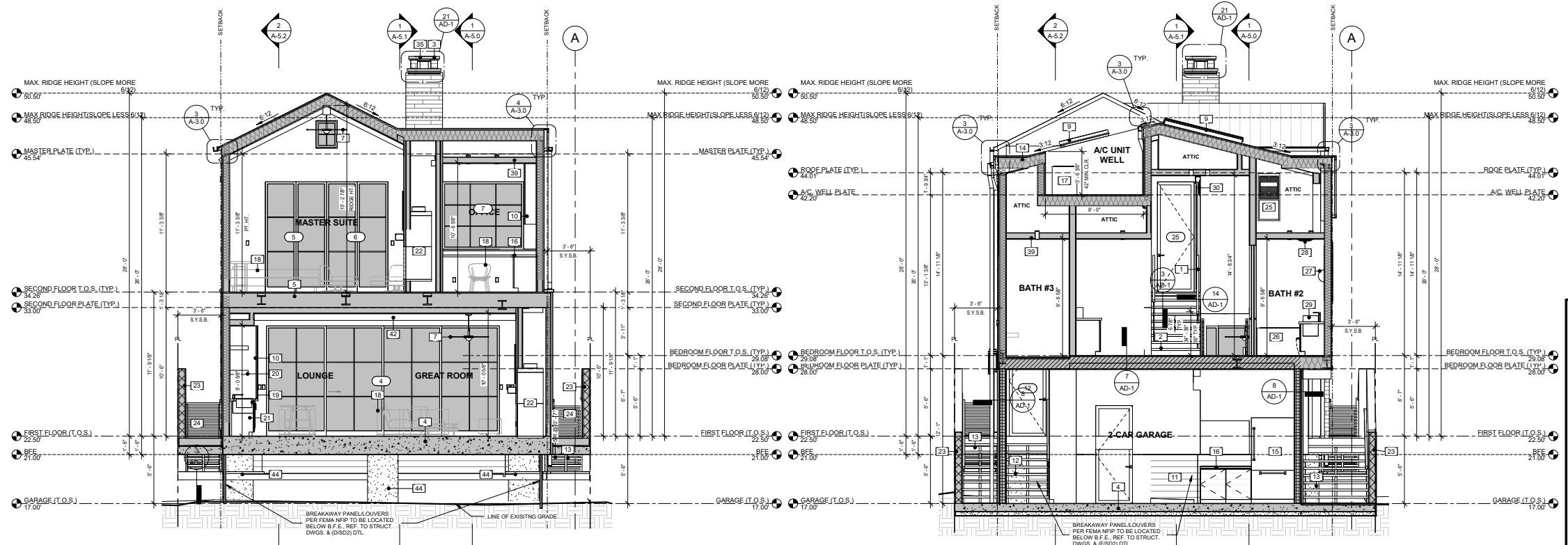
SHEET NO.

A-5.0





1 LONGITUDINAL SECTION - STAIRS  
1/4" = 1'-0"



2 TRANSVERSE - GREAT ROOM  
1/4" = 1'-0"

3 TRANSVERSE - GARAGE  
1/4" = 1'-0"

FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, AND SHALL SUBSIDIZE ATTIC SPACES, CONCEALED ROOF SPACES AND FLOOR/CEILING ASSEMBLIES. THE INTEGRITY OF ALL FIRE BLOCKS AND DRAFT STOPS SHALL BE MAINTAINED.

**FIRE BLOCKS.**

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.

**FIRE BLOCK CONSTRUCTION.** FIREBLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER, FIRE BLOCKS MAY ALSO BE OF GYPSUM BOARD, CEMENT FIBER BOARD, BATTLS OR BLANKETS OF MINERAL OR GLASS FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED.

WALLS HAVING PARALLEL, OR STAGGERED STUDS FOR SOUND-TRANSMISSION CONTROL, SHALL HAVE FIRE BLOCKS OF BATTLS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED FLEXIBLE MATERIALS.

**DRAFT STOPS.**

DRAFTSTOPPING SHALL BE PROVIDED IN THE LOCATIONS SET FORTH IN THIS SECTION.

**FLOOR/CEILING ASSEMBLIES.**

DRAFT STOPS SHALL BE INSTALLED IN FLOOR/CEILING ASSEMBLIES OF THE BUILDING. SUCH DRAFT STOPS SHALL BE IN LINE WITH WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER AREAS.

**ATTICS.**

DRAFT STOPS SHALL BE INSTALLED IN THE ATTICS, MANARDS, OVERHANGS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES OF THIS BUILDING. SUCH DRAFT STOPS SHALL BE ABOVE AND IN LINE WITH THE WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER AREAS.

**DRAFT STOP CONSTRUCTION.**

DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANEL, 3/8-INCH TYPE 2-M PARTICLEBOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.

OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

**B.F.E. HEIGHT REQUIREMENTS:** +21.0' NAVD83

THE LOWEST HORIZONTAL PORTION OF THE STRUCTURAL MEMBERS OF THE LOWEST FLOOR EXCLUDING THE PLINCS OR COLUMNS SHALL BE ELEVATED TO OR ABOVE THE BASE FLOOR ELEVATION PER DANA POINT MUNICIPAL CODE 931.000(F)(1)

<b>EXTERIOR WALL:</b> 2 x 4 CONST. 2 x 6 CONST. OR LARGER:  <b>RAISED FLOOR:</b>  <b>ROOF:</b> 2 x 4 ATTIC: 2 x 6 CONST.:	<div></div> R-13 MIN. <div></div> R-21 MIN. <div></div> R-30 MIN. <div></div> R-30 MIN. <div></div> R-30 MIN. <div></div> R-19 MIN.	<div></div> 1 HR. FLOOR SYSTEM REF. DTL. 7/AD-1 <div></div> 1 HR. FIRE RATED PARTITION REF. DTL. 7/AD-1 <div></div> EXTERIOR FIRE RATED PARTITION REF. DTL. 5/AD-1 <div></div> INSULATED SYS. REF. INSULATION SCHEDULE THIS SHT. <div></div> NEW WALL - 2 x 6 STUDS @ 16" O.C. U.N.O. <div></div> NEW WALL - 2 x 4 STUDS @ 16" O.C. U.N.O. <div></div> WALL W/ STONE VENEER - 2x STUDS @ 16" O.C. U.N.O. <div></div> CONCRETE CAISONS - REF. STRUCTURAL <div></div> CMU WALL - REF. STRUCTURAL <div></div> ELEVATED PLATFORM (RESIDENCE) - REF. STRUCTURAL <div></div> ELEVATED PLATFORM (PATIO) - REF. STRUCTURAL
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N 90° 00' E

Distance

1

A101

Room name

150 SF

A101

Name

Elevation

NORTH ARROW

PROPERTY LINE TAG

SECTION INDICATOR

ROOM TAG (NAME / AREA)

CALL-OUT TAG

ELEVATION INDICATOR

REVISION FLAG

20 R @ 7 1/2"

STAIR TAG (NO. OF RISER & HEIGHT)

WALL TAG

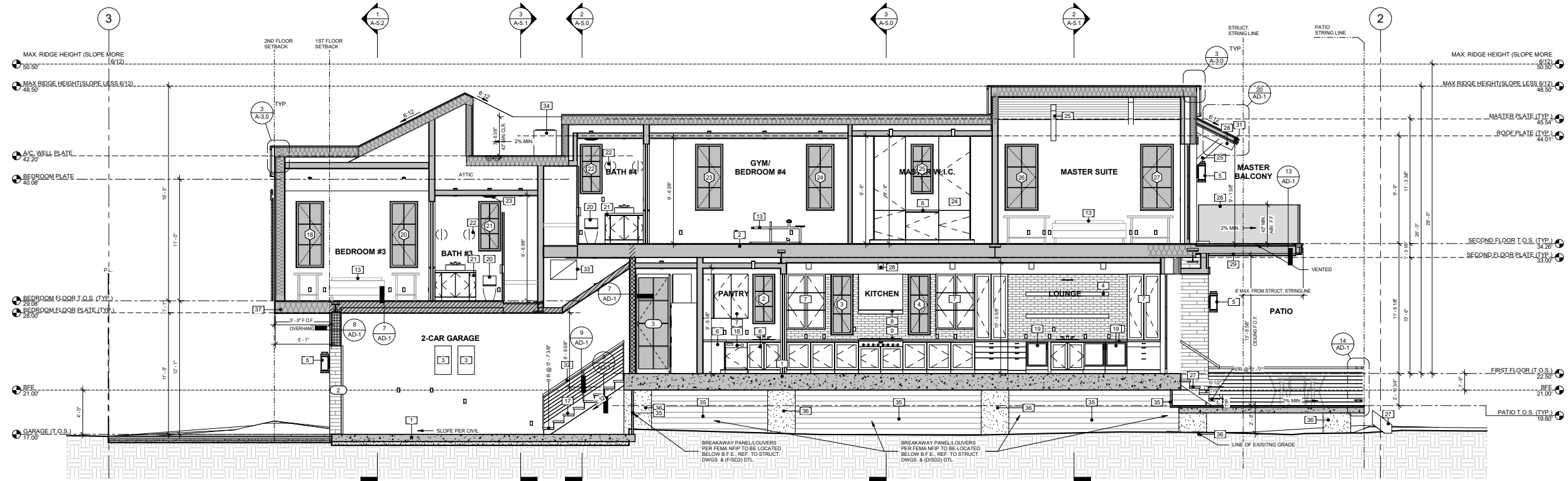
DOOR TAG

WINDOW TAG

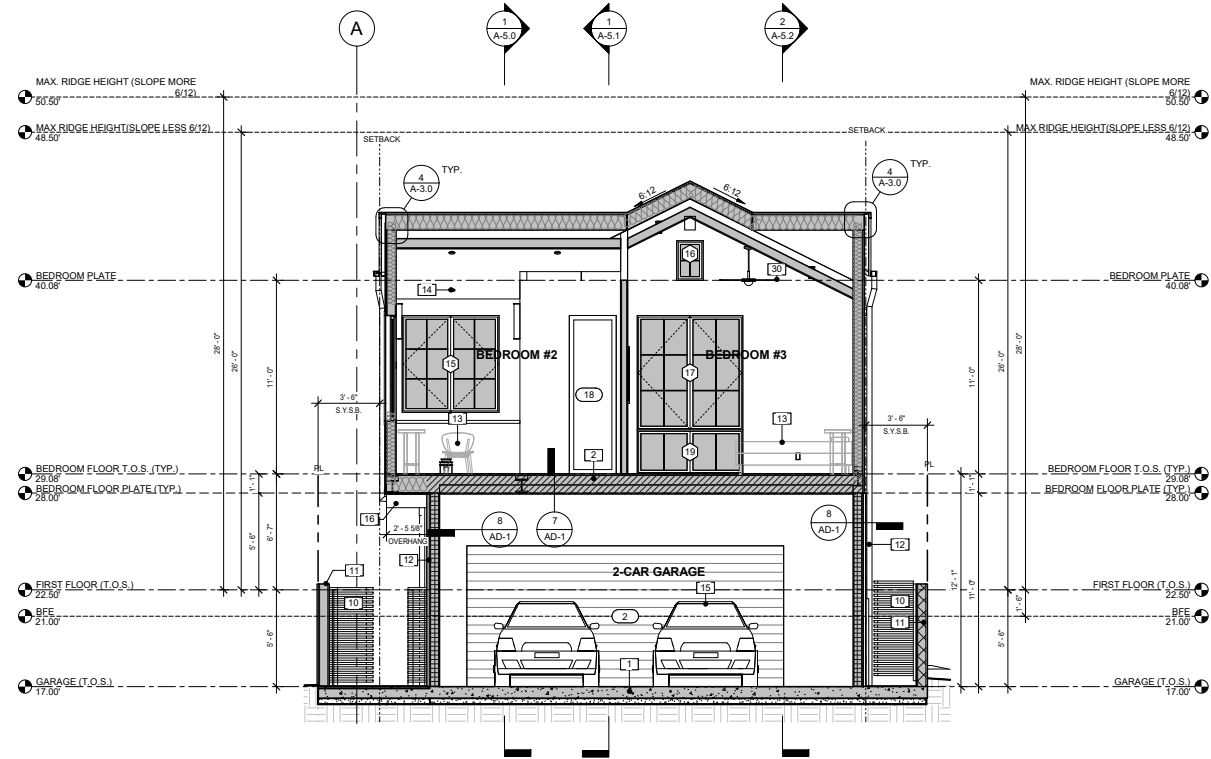
KEYNOTE TAG

KEYNOTE LEGEND		
1	INTERIOR STAIR MOUNTED HANDRAIL - 3/4" 38" ABV. NOSING, REF. DTL. 5/AD-1	
2	STAIRS - MAX 7 7/8" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS & LANDING W/ ARTIFICIAL LIGHTING (R-303.7) REF. DTL. 5/AD-1	
3	CHIMNEY CHIMNEY ARRESTOR - AS SELECTED (NOTE: DECORATIVE SPOUDES SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SPOUDES ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC AC. BLT. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/ MFG. INST. INSTRUCTIONS. CMC 862.4.2.4)	
4	STRUCTURAL SLAB & GRADE BEAMS (LOWEST STRUCT. MEMBERS) TO BE ABV. 22.00' BFE, REF. TO S-1	
5	FLOOR JOISTS - REF. STRUCT.	
6	VEHICLE - MINIMUM PARKING DIMENSIONS ON PLANS	
7	CEILING FAN - W/ HIGH EFFICACY FIXTURE, AS SELECTED	
8	REFRIGERATOR - UNDERCOUNTER, PER I.D. & OWNER	
9	SKYLIGHT - SIZE AS DIM. - KINGSPIRIT ICC #ESR-3177 OR EQUIV. (REF. DTL. 5)	
10	UPPER CABINET - BUILT IN, FINISH AS SEL.	
11	BREAKAWAY PANEL OVERLAYS PER FEMA NFP, LOCATED BELOW BFE, REF. STRUCTURAL	
12	STAIRS - MAX 7 7/8" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS & LANDING W/ ARTIFICIAL LIGHTING (R-303.7) REF. DTL. 5/AD-1	
13	STAIRS - MAX 7 7/8" RISE, MIN. 10" RUN, PROVIDE AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING (R-303.8) REF. DTL. 5/AD-1 - STAIRS/STEPS BELOW BFE SHALL HAVE OPEN RISER, REF. TO STRUCT. DTL. 5/AD-1	
14	STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SHT. A-4.0	
15	FREEZER - VERIFY APPLIANCE W/ OWNER	
16	BASIC CABINET & COUNTER - BUILT IN, FINISH AS SEL.	
17	A/C CONDENSER UNIT - SIZE TBD - PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. (SOUND ATTENUATION REQ'D. PER SECTION 10.26.045 N.B.M.C. UNDER SEPARATE PERMIT & PLAN CHECK)	
18	FURNISHINGS - AS SELECTED	
19	BATH SINK - AS SELECTED	
20	BASIC CABINET - BUILT IN, FINISH AS SEL.	
21	REPLACE - PREFABRICATED, GAS ONLY, DIRECT VENT AND SEALED COMBUSTION, "ISOKERN" FIREPLACE, MAXIMUM 60MB MODEL, (ESR-216) DTL. 5/AD-1 (FACTORY BUILT FIREPLACES, CHIMNEYS, AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MFG. INSTALLATION INSTRUCTIONS. FIREPLACE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALIFORNIA ENERGY STANDARDS MANDATORY MEASURES.)	
22	(N) PROPERTY LINE WALL - PLASTER FINISH TO MATCH (MAX. 6" ABV. ADJACENT FLOOR) (ON OWNERS SIDE) TO BE COUNTERTERMINATED FROM SLABS ON CAISSONS - (REF. TO STRUCT. S-1)	
23	(N) WOOD GATE - PER LANDSCAPE DESIGNER (MAX. 6" FT. ABOVE NATURAL GRADE)	
24	FAU - PROVIDE GAS S.O. POWER, AND VENTING AS REQ'D. BY MFG.	
25	BATH TUB & SHOWER - PROVIDE 12" W/ CEMENT BACKING MIN. 2" HIGH (R-303.2)	
26	WALL MOUNTED LIGHT FIXTURE, SCONCE	
27	ENERGY STAR COMPLIANT EXHAUST FAN ONLY - FAN MUST BE DUCTED TO TERMINATE AT THE OUTSIDE OF THE BUILDING, MIN. 50 CFM (R-303.3) - FANS IN THE BATHROOM CONTAINING BATH TUB AND/OR SHOWERS SHALL BE ON HUMIDITY CONTROL	
28	VANITY - SINK, BASE CABINET AND COUNTER - VERIFY SIZE W/ I.D. & OWNER	
29	PROVIDE FAN TO COMPLY W/ WHOLE HOUSE VENTILATION REQUIREMENT - SEE MECH. VENT. NOTE 1 (ARCH. TO APPLY LOGIC)	
30	FIREPIT - PROVIDE GAS STUB-OUT & POWER PER MFG. ARCH. TO APPLY & VERIFY W/ OWNER	
31	EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH, < 4" MAX. SPHERE OPENING, REF. DTL. 12/AD-1	
32	EXTERIOR LIGHTING - TO BE HIGH EFFICIENCY, LOW EFFICIENCY, PER SECTION 150.09(K)(2)	
33	STONE VENEER - REF. MAT. SCHEDULE SHT. A-4.0	
34	EXTERIOR COMBUSTION FAN AIR DUCTS SHALL BE LISTED COMPONENTS OF THE FIREPLACE, AND INSTALLED ACCORDING TO THE P.P. MFG. INST'RS. (CMC 211.13.1) SIDE VENT IN WALL NOT PERMITTED WITHIN 8'-0" ABV. FROM WALKING SURFACES AND 7'-0" OF PROPERTY LINE. TERMINATION AT TOP OF CHIMNEY.	
35	LINEAR FLUORESCENT FIXTURE - CEILING MOUNT (ALT. RECESS)	
36	BUILT IN CLOSET - CUSTOM BUILT INTERIOR DESIGNER	
37	DOUBLE Ovens - VERIFY W/ I.D. AND OWNER - AS SELECTED	
38	PROVIDE POWER FOR CUSTOM WINDOW RECESSED SHADES PER MFG. - OWNER TO APPR.	
39	LOW BENCH MATCH HEARTH FROM INTERIOR PER I.D.	
40	DECORATIVE PENDANT LIGHT FIXTURE	
41	BATH DECO BEAM - CHAMFER EDGES APPROX. 1/2" PAINT AS SEL.	
42	100% DECO BEAM - CHAMFER EDGES APPROX. 1/2" PAINT AS SEL.	
43	STRUCTURAL CAISSONS REF. STRUCT. DWGS.	





2 LONGITUDINAL SECTION - KITCHEN  
1/4" = 1'-0"



1 TRANSVERSE - BEDROOMS  
1/4" = 1'-0"

**FIRE-BLOCKING AND DRAFT-STOPPING** SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, AND SHALL SUBDIVIDE ATTIC SPACES, CONCEALED ROOF SPACES AND FLOOR/CEILING ASSEMBLIES. THE INTEGRITY OF ALL FIRE BLOCKS AND DRAFT STOPS SHALL BE MAINTAINED.

**FIRE BLOCKS.**

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURSED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.

**FIRE BLOCK CONSTRUCTION.** FIREBLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER, FIRE BLOCKS MAY ALSO BE OF GYPSUM BOARD, CEMENT FIBER BOARD, BATTIS OR BLANKETS OF MINERAL OR GLASS FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED.

WALLS HAVING PARALLEL, OR STAGGERED STUDS FOR SOUND-TRANSMISSION CONTROL, SHALL HAVE FIRE BLOCKS OF BATTIS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED FLEXIBLE MATERIALS.

**DRAFT STOPS.**

DRAFTSTOPPING SHALL BE PROVIDED IN THE LOCATIONS SET FORTH IN THIS SECTION.

**FLOOR/CEILING ASSEMBLIES.**

DRAFT STOPS SHALL BE INSTALLED IN FLOOR/CEILING ASSEMBLIES OF THE BUILDING. SUCH DRAFT STOPS SHALL BE IN LINE WITH WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER AREAS.

**ATTICS.**

DRAFT STOPS SHALL BE INSTALLED IN THE ATTICS, MANARDS, OVERHANGS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES OF THIS BUILDING. SUCH DRAFT STOPS SHALL BE ABOVE AND IN LINE WITH THE WALLS SEPARATING INDIVIDUAL DWELLING UNITS FROM EACH OTHER AND FROM OTHER USES.

**DRAFT STOP CONSTRUCTION.**

DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANEL, 3/8-INCH TYPE 2-M PARTICLEBOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.

OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

**B.F.E. HEIGHT REQUIREMENTS:** +21.0' NAVD83

THE LOWEST HORIZONTAL PORTION OF THE STRUCTURAL MEMBERS OF THE LOWEST FLOOR EXCLUDING THE PILINGS OR COLUMNS SHALL BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION PER DANA POINT MUNICIPAL CODE 9.31.000(F)(1)

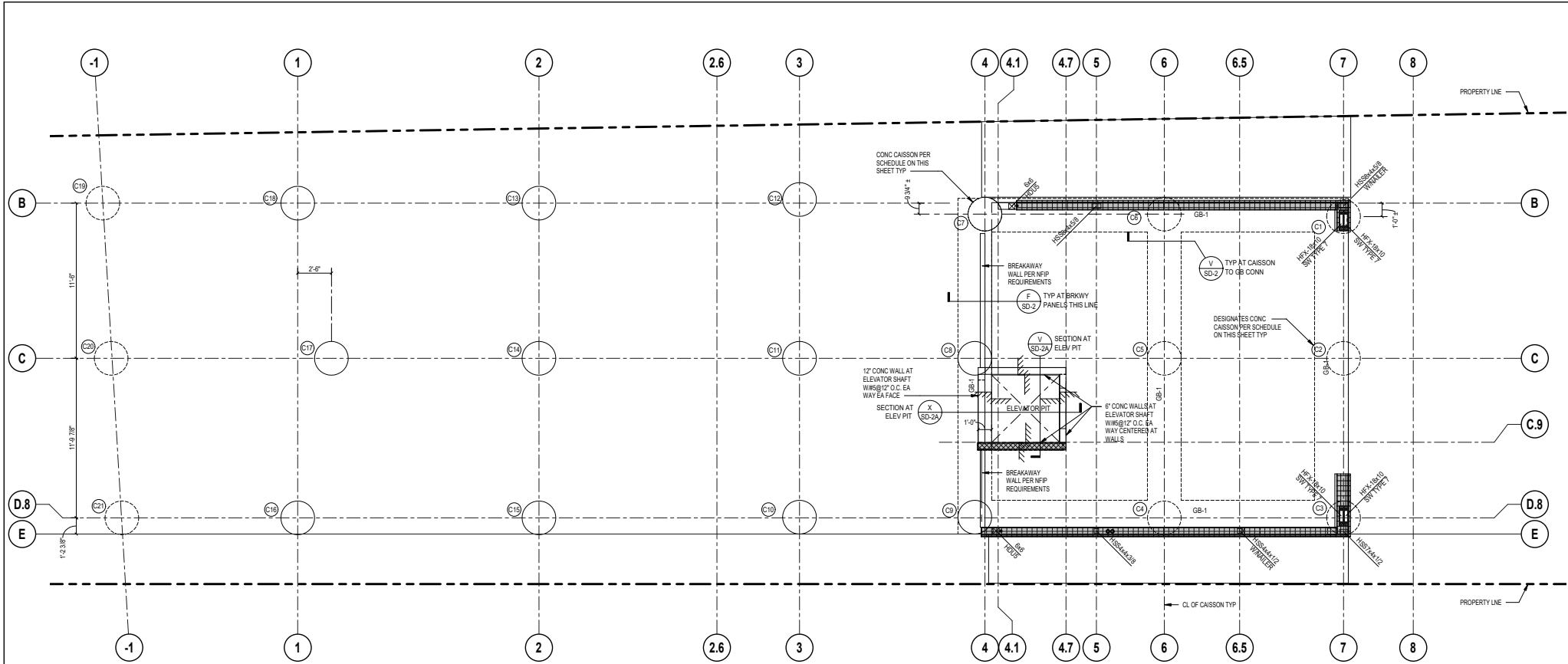
<b>EXTERIOR WALL:</b> 2 x 4 CONST. 2 x 6 CONST. OR LARGER:	R-13 MIN. R-21 MIN.		1 HR. FLOOR SYSTEM REF. DTL. 7/AD-1
<b>ROOF FLOOR:</b> 2 x 4 ATTIC 2 x 6 CONST.:	R-30 MIN. R-30 MIN. R-19 MIN.		1 HR. FIRE RATED PARTITION REF. DTL. 7/AD-1
<b>NOTES:</b> 1. REF. T-24 REPORT FOR MORE INFORMATION 2. PROVIDE BID FOR INSULATION OF ENTIRE HOME			EXTERIOR FIRE RATED PARTITION REF. DTL. 5/AD-1
			INSULATED SYS. REF. INSULATION SCHEDULE THIS SHT.
			NEW WALL - 2 x 6 STUDS @ 16" O.C. U.N.O.
			NEW WALL - 2 x 4 STUDS @ 16" O.C. U.N.O.
			WALL W/ STONE VENEER - 2x STUDS @ 16" O.C. U.N.O.
			CONCRETE CAISSONS - REF. STRUCTURAL
			CMU WALL - REF. STRUCTURAL
			ELEVATED PLATFORM (RESIDENCE) - REF. STRUCTURAL
			ELEVATED PLATFORM (PATIO) - REF. STRUCTURAL

	NORTH ARROW
	PROPERTY LINE TAG
	SECTION INDICATOR
	ROOM TAG (NAME / AREA)
	CALL-OUT TAG
	ELEVATION INDICATOR
	REVISION FLAG

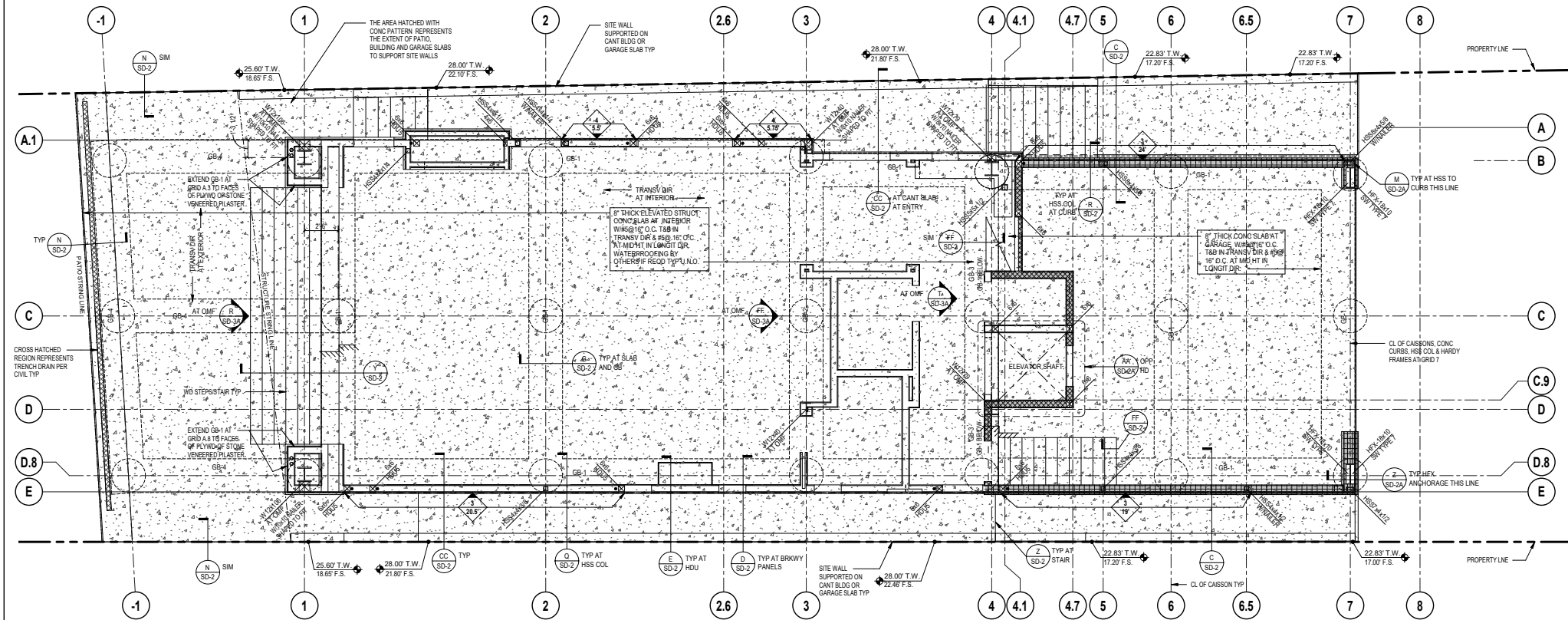
	STAIR TAG (NO. OF RISER & HEIGHT)
	WALL TAG
	DOOR TAG
	WINDOW TAG
	KEYNOTE TAG

KEYNOTE LEGEND	
1	STRUCTURAL SLAB & GRADE BEAMS (LOWEST STRUCT. MEMBERS) TO BE ABV. 22.0' BFE, REF. TO S-1
2	FLOOR JOISTS - REF. STRUCT.
3	WATER HEATER - TANKLESS (ON DEMAND) WALL MOUNT -40" MIN. ABV. FLOOR LEVEL TO AVOID VEHICLE IMPACT, TANKAGE OR EQUIV. - VERIFY SIZE REQD. W/ MFG. (PROVIDE ADEQUATE N.G. CONN.)
4	DISPLAY SHELVES CUSTOM - FINISH AS SELECTED
5	EXTERIOR LIGHTING - TO BE HIGH EFFICIENCY, LOW EFFICIENCY, PER SECTION 150.00(K)
6	BASE CABINET & COUNTER - BUILT-IN, FINISH AS SEL
7	UPPER CABINET - BUILT-IN, FINISH AS SEL
8	KITCHEN EXHAUST HOOD TO VENT TO EXT. - PROVIDE MIN. RATE OF 100 CFM - INSTALL & PROVIDE POWER PER MFG. INSTRUCTION
9	RANGE - VERIFY APPLIANCE W/ OWNER - PROVIDE HOOD CAPABLE OF 100 CFM MIN. (VERIFY W/ MFG.) - VENT TO OUTDOOR AIR
10	(N) WOOD CASE - PER LANDSCAPE DESIGNER (MAX. 6' HT. ABOVE NATURAL GRADE)
11	(N) PROPERTY LINE WALL - PLASTER FINISH TO MATCH (MAX. 6' ABV. ADJACENT FLOOR) (ON OWNER'S SIDE) TO BE COUNTERELEVATED FROM SLAB OR CAISSON - REF. TO STRUCT. S-1
12	DOWNSPOUT - ALUMINUM W/ KYNAR FINISH OR EQUIV. - AS SEL. (ARCH. TO APPROVE)
13	PURNISHINGS - AS SELECTED
14	4" RECESSED LED PUCK LIGHT - TO BE HIGH EFFICIENCY
15	VEHICLE - MINIMUM PARKING DIMENSIONS ON PLANS
16	8X10 DECO BEAM - CHAMFER EDGES APPX. 1/2" PAINT AS SEL
17	STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE AS MEASURED AT THE CENTER OF TREADS & LANDING W/ ARTIFICIAL LIGHTING (R 303.7) REF. DTL. 5/AD-1 - STAIRSTEPS BELOW BFE SHALL HAVE OPEN RISER
18	DISHWASHER - AS SELECTED
19	REFRIGERATOR - UNDER COUNTER, PER I.D. & OWNER
20	TOLLY - MIN. 24" C.C. IN FRONT, MIN. 30" C.C. W/HT. REF. CAL GREEN NOTES FOR FLOW RATE INFO.
21	VANITY - SINK, BASE CABINET AND COUNTER - VERIFY SIZE W/ I.D. & OWNER
22	WALL MOUNTED LIGHT FIXTURE - SCONCE
23	ENERGY STAR COMPLIANT EXHAUST FAN ONLY - FAN MUST BE DUCTED TO TERMINATE AT THE OUTSIDE OF THE BUILDING. MIN. 30" O.M. (R303.3) - FANS IN THE BATHROOM CONTAINING BATH TUB AND OR SHOWERS SHALL BE ON HUMIDITY CONTROL
24	BUILT-IN CLOSET - CUSTOM PER INTERIOR DESIGNER
25	(N) DECO BEAM - CHAMFER EDGES APPX. 1/2" PAINT AS SEL
26	EXTERIOR GLASS GUARDRAIL - TEMPERED & LAMINATED - MIN. 42" HIGH, 4" MAX. SPHERE OPENING, REF. DTL. 5/AD-1
27	EXT. STAIRS - MAX. 7.75" RISE, MIN. 10" RUN, PROVIDE AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING (R303.8) REF. DTL. 5/AD-1 - STAIRSTEPS BELOW BFE SHALL HAVE OPEN RISER, REF. TO STRUCT. DTL. 5/AD-2
28	8X10 DECO BEAM - CHAMFER EDGES APPX. 1/2" PAINT AS SEL
29	CEILING FANING - REF. STRUCT.
30	CEILING FAN - W/ HIGH EFFICIENCY FIXTURE, AS SELECTED
31	STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SHT. A-4.0
32	INTERIOR STAIR MOUNTED HANDRAIL - 3/4" ABV. FINISH REF. DTL. 5/AD-1
33	PAU - PROVIDE GAS S.O. POWER, AND VENTING AS REQD. BY MFGSR.
34	A/C CONDENSER UNIT - SIZE TBD - PROVIDE POWER AND SOUND DAMPENING PAD AS REQD. (SOUND ATTENUATION REQD. PER SECTION 10.20.045 N.B.M.C. UNDER SEPARATE PERMIT & PLAN CHECK)
35	BREAKAWAY PANELS/OVERLAYS PER FEMA NFIP, LOCATED BELOW BFE, REF. STRUCTURAL
36	STRUCTURAL CAISSONS REF. STRUCT. DWGS
37	10X12 DECO BEAM - CHAMFER EDGES APPX. 1/2" PAINT AS SEL





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



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



CONCRETE CASSIONS							DATE
MARK	CASSION DIA. (IN)	VERTICAL REINF.	LATERAL TIES	FILL (SAND) DEPTH (FT)	EMBEDMENT DEPTH IN BEDROCK (FT)	DISTANCE FROM GRADE TO TOP OF CASSION (FT)	TOTAL LENGTH OF CASSION (FT)
C1	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	24	-1.5	45
C2	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	-1.5	43
C3	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	-1.5	43
C4	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	-1.5	43
C5	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	-1.5	43
C6	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	-1.5	43
C7	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	23	4	49
C8	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	4	48
C9	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	23	4	49
C10	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	4	48
C11	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	4	48
C12	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	4	48
C13	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	4	48
C14	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	4	48
C15	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	4	48
C16	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	26	4	52
C17	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	4	48
C18	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	26	4	52
C19	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	2	46
C20	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	2	46
C21	30	15-#14	#4 @ 6" O.C. U.N.O.	±22	22	2	46



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OWNER/APPLICANT  
**VICKI & MIKE MEURSING**  
35275 BEACH ROAD,  
DANA POINT, CA 92624

**MEURSING RESIDENCE**  
35275 BEACH ROAD  
DANA POINT, CA 92624

DATE: 12/16/2020  
JOB NO.: 36220  
DRAWN BY: MPETROVA  
CHECKED BY: PPETROV

**S-1**

CAISSONS & FOUNDATION PLAN NOTES

1. FOR DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
2. FOR NOTES & INFORMATION NOT SHOWN ON THIS SHEET, SEE SHEET SD-0.
3. FOR GENERAL NOTES, SCHEDULES & LEGENDS SEE SD-1 & SD-1A.
4. FOR SECOND & THIRD FLOOR FRAMING PLANS SEE S-2.
5. FOR ROOF FRAMING, SEE SHEET S-3.
6. FOR SHEARWALL ANCHOR BOLTS, SEE SCHEDULE B/SD-0.
7. FOR WOOD STUD WALL ASSEMBLY, SEE WALL ELEVATION C/SD-0A.
8. INSTALL STRAPS AT ALL WINDOWS AND DOORS CORNERS AT SHEARWALLS IN ACCORDANCE WITH DETAIL A/SD-3A, UNLESS LONGER STRAPS HAVE BEEN SPECIFIED ON PLAN.
9. GRADING AND FOUNDATION SHALL BE INSPECTED AND CERTIFIED BY THE SOIL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

BASE FLOOD ELEVATION NOTE

"THE LOWEST HORIZONTAL PORTION OF THE STRUCTURAL MEMBERS OF THE LOWEST FLOOR EXCLUDING THE CASSIONS OR COLUMNS) SHALL BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION PER DANA POINT MUNICIPAL CODE § 31.000(V)(1). "THE BASE FLOOD ELEVATION PRESENTED IN THE "WAVE RUNUP ANALYSIS AND BASE FLOOD ELEVATION DETERMINATION" BY GSI DATED JANUARY 11, 2021 PROVIDES SUPPORT FOR A BFE OF 21.0' NAVD83.

LEGEND

- INDICATES TYPE OF SHEARWALL WITH OPENINGS WITH MIN 4#POST & 1 OR 2 HOLD-DOWNS AT EACH END & REQUIRED MINIMUM TOTAL LENGTH (L) & EFFECTIVE LENGTH (L<sub>E</sub>) PER SD-0
- INDICATES TYPE OF SHEARWALL WITH MIN 4#POST & 1 OR 2 HOLD-DOWNS AT EACH END AND REQUIRED MINIMUM LENGTH (L)
- INDICATES SEISMIC STRAP TYPE AND LENGTH PER SCHEDULE E/SD-0
- INDICATES STEP DOWN SLAB DEPRESSION.