



May 6, 2025

Riley McDonald  
104 Via Galicia  
San Clemente, CA 92672

**ADMINISTRATIVE PERMIT  
MINOR CONDITIONAL USE PERMIT CUP25-0002(M)**

**PROJECT APPLICANT:** Riley McDonald

**PROPERTY OWNER:** Sam Kollias

**LOCATION:** 34116 Pacific Coast Highway Suite B (APN:682-241-20)

**REQUEST:** A request to establish Personal Service Use (Strands & Co.) in an existing vacant suite within a commercial building with services to include hairstyling, located in the Town Center Mixed Use (TC-MU) Zoning District.

**ENVIRONMENTAL:** Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301(a) of the CEQA Guidelines (Class 1 – Existing Facilities) since the project consists of leasing an existing unit within an existing public or private structure and proposes minor alterations to the existing structure to accommodate the proposed use.

**DETERMINATION:** The Community Development Director hereby  
\_\_\_\_ APPROVES  
\_\_\_\_ DENIES  
the requested ENTITLEMENT described herein subject to the attached findings and applicable conditions.

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Brenda Wisneski, Director  
Community Development Department

*Supporting Document 1: Project Plans*

**BACKGROUND/DISCUSSION:**

- The subject site, 34116 Pacific Coast Highway, is located within the boundaries of Dana Point Town Center Plan (TCP) and is with the Town Center Mixed-Use (TC-MU) Zoning District, as designated by the City of Dana Point Zoning Map, and contains an existing multi-tenant commercial building. The site is surrounded by Commercial uses to the east and west of the structure, a vacant lot and commercial structures to south, and multi-family residential structures to the north across San Marino Place.
- The commercial building includes two (2) suites, one (1) of which is a retail use (Unit A), and the other is vacant (Unit B).
- The subject suite, Unit B, is 524 square feet and was previously occupied by a Personal Service Use/Retail Use (The Beach Dogue) that included pet grooming services and sold pet products.
- The applicant is requesting approval to establish a Personal Service Use (Strands & Co.) within the vacant commercial suite at 34116 Pacific Coast Highway suite B.
- Pursuant to the Land Use Matrix within the Dana Point TCP, Personal Service Uses are permitted, subject to review and approval of a minor Conditional Use Permit (CUP(M)).
- The proposed Personal Service Use (Strands & Co.) would be open Monday through Sunday from 8:00 AM to 6:00 PM. The proposed personal service use (Strands & Co.) would include services such as hairstyling, coloring, cutting, and extension installation.
- The parking rate for Personal Service uses is one (1) stall per 300 square feet of gross floor area. Since the proposed use (Strands & Co.) and previous use (The Beach Douge) are both defined as a Personal Service Use there would be no impact on the parking demand. The parking demand for the existing retail use (one (1) stall per 220 square feet of gross floor area) of Suite A is four (4) stalls, and the subject suite (Suite B) requires a total of two (2) parking stalls. Thus, requiring a total of six (6) parking spaces to accommodate all uses on site. The subject site has a parking lot behind the commercial structure with seven (7) parking stalls, which results in a surplus of one (1) parking stall for the required parking demand.
- The subject suite is currently a shell containing minimal partitions forming a bathroom and unidentified enclosed space. The applicant will apply for a building permit for tenant improvements to accommodate the function of the Personal Service Use, and to meet ADA requirements.
- Staff recommends approval subject to the attached findings and conditions of approval.

**FINDINGS:**

- A. Based on the evidence presented at the public hearing, the Director of Community Development makes the following findings and approves Minor Conditional Use Permit CUP25-0002(M), subject to conditions of approval:
1. The proposed conditional use is consistent with the City of Dana Point General Plan **in that the proposed conditional use is consistent with Land Use Element Goal 6, Policy 6.1 of the City of Dana Point General Plan, which aims to “Provide a diversity of retail, office and residential land uses that establish the Town Center as a major center of social and economic activity in the community.” The proposed Personal Service Use, will provide a mixture of uses in the subject commercial building that encourage pedestrians to visit the Dana Point Town Center promoting Land Use Element Policy 6.1.**
  2. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and that the proposed, conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures **in that the requested Personal Services Use (Strands & Co) is proposed within an existing suite in an existing commercial building within the TC-MU District. All activities associated with the proposed Personal Services use will take place within the confines of the subject suite. The proposed use is compatible with and complimentary to existing development within the project’s vicinity as conditioned, and would not be materially detrimental to adjacent uses, buildings, or structures.**
  3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features prescribed in the Dana Point Zoning Code (DPZC) in order to integrate the use with existing and planned uses in the vicinity **in that the proposed use is identified as a conditionally permitted use within the Land Use Matrix of the Town Center Plan. The parking rate for Personal Service uses is one (1) stall per 300 square feet of gross floor area. Since the proposed use (Strands & Co.) and the previous use (The Beach Douge) are both Personal Service Uses, there would be no impact on the parking demand. The parking demand for the two (2) uses on site (existing retail use and proposed personal service use) is six (6) stalls. The subject site contains a parking lot with seven (7) parking stalls and consequently results in a surplus of one (1) parking stall for the DPZC required parking demand. Additionally, the proposed Personal Service Use is to be located within a vacant suite that requires only minor interior tenant improvements and minor exterior site improvements for future tenant signage and therefore is in order to implement the new use.**

- B. The requirements of the California Environmental Quality Act have been satisfied in that the project qualifies as a Class 1 (Section 15301 Existing Facilities) exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) since the project consists of leasing an existing unit within an existing public or private structure and proposes minor alterations to the existing structure to accommodate the proposed use.

**CONDITIONS OF APPROVAL:**

The City of Dana Point hereby grants approval of Minor Conditional Use Permit CUP25-0002(M) for the referenced project. This permit is valid subject to the following conditions of approval:

**A. General:**

1. Approval of this application is a request to establish Personal Service Use (Strands & Co.) in an existing vacant suite within a commercial building addressed as 34116 Pacific Coast Highway, Unit B. Subsequent changes to the approved scope-of-work shall be in substantial compliance with those plans presented to the Community Development Director, and in compliance with applicable provisions of the City of Dana Point General Plan and Municipal and Zoning Codes. (PLN)
2. 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 or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing. (PLN)
3. This discretionary permit(s) will become void two (2) years following the effective date of the approval if the privileges authorized are not implemented or utilized or, if construction work is involved, such work is not commenced within such two (2) year time period or; the Director of Community Development or the Planning Commission, as applicable grants an extension of time. Such time extensions shall be requested in writing by the applicant or authorized

agent prior to the expiration of the initial two-year approval period, or any subsequently approved time extensions. (PLN)

4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit. (PLN)
5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify and hold harmless the city shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action or proceeding.

The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions or proceedings against the City, its officers, employees, or agents arising out of or resulting from 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. (PLN)

6. The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site. (PLN)
7. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions. (PLN)
8. The applicant shall obtain all applicable permits for the proposed improvements. (BLD) (ENG)
9. Any proposed exterior building signage shall be reviewed and approved under a separate permit. (PLN)

10. The City shall maintain the option to reconsider the Conditional Use Permit (and conditions contained herein), at any time if the Community Development Director finds it necessary to re-evaluate impacts of the use on the surrounding community.
11. The proposed hours of operation are Monday through Sunday from 8:00am to 6:00pm.

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

12. The subject "Conditions of Approval" section of this permit shall be copied in its entirety, placed directly onto a separate plan sheet in both the City and job plan sets prior to the Planning Division signing off for building final. (PLN)
13. All approvals from outside Departments and Agencies are required.

**C. Prior to issuance of a certificate of use and occupancy/permit close-out from the Building Division for the project, the applicant shall meet the following conditions:**

14. The applicant shall contact the Planning Division to conduct an inspection of the completed project including compliance with all conditions prior to contacting the Building and Safety Division for final project sign-off. (PLN)

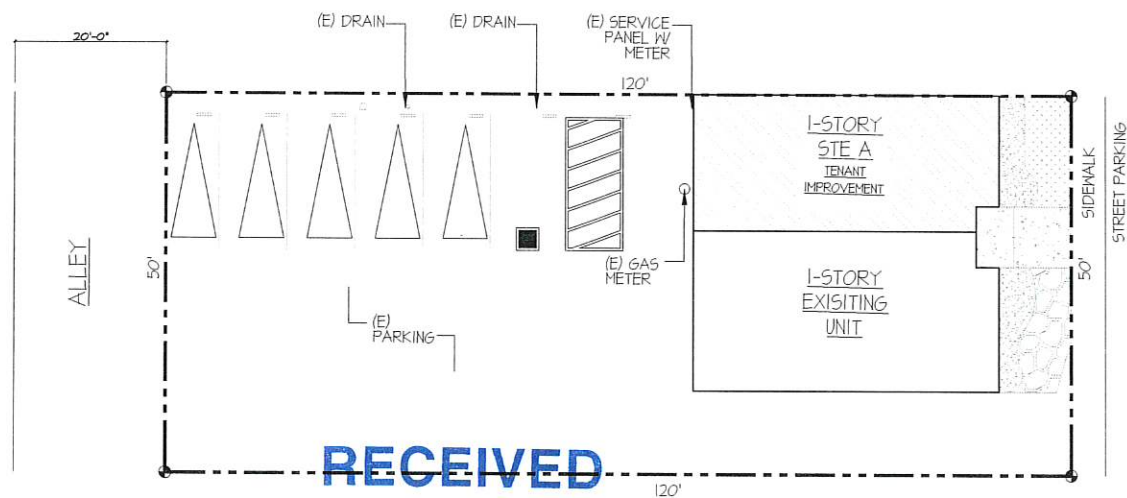
**SUPPORTING DOCUMENT 1:** Project Plans

ATTACHMENT

DRAFT



# STRANDS & CO.



RECEIVED

MAR 13 2025

CITY OF DANA POINT  
COMMUNITY DEVELOPMENT  
DEPARTMENT

SITE PLAN

SCALE  
1"=10'-0"

1. REPAIR / REPLACE (E) ELECTRICAL DUPLEX RECEPTACLES AS NEEDED
2. REPLACE / RESET (E) PLUMBING FIXTURES, ADD PLUMBING FIXTURES
3. REPAIR & TEXTURE (E) GYPSUM BOARD SHEATHING TO MATCH (E) FINISH
4. PAINT ALL WALLS AND HOOD CASING / TRIM
5. CLEAN / RE-LAMP (E) LIGHT FIXTURES
6. INSTALL NON-BEARING WALL
7. MAKE RESTROOM A.D.A. COMPLIANT

## SCOPE OF WORK

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PROJECT INFORMATION	
TENANT /S/ RILEY MCDONALD & JESSICA MARTINEZ 34116 PACIFIC COAST HIGHWAY STE A DANA POINT, 92629	PROPERTY ADDRESS: 34116 PACIFIC COAST HIGHWAY STE A DANA POINT, 92629
PROPERTY OWNER/ OWNERS REPRESENTATIVE: EUGENA KOLLAS 32952 STAYSAIL DR. DANA POINT, CA 92629 (949) 659-2549	LEGAL DESCRIPTION: APN: 682-241-20 TRACT NO: N-TR 165 LOT 32
DESIGNER: JORGE HERNANDEZ	USE OF STRUCTURE: PERSONAL SERVICE USE
SOURCE OF POTABLE WATER: CITY WATER	CONSTRUCTION TYPE: V/B
WASTE DISPOSAL SYSTEM: PUBLIC SEWERAGE	OCCUPANCY: B
PROJECT DESCRIPTION: TENANT IMPROVEMENT	OCCUPANCY LOAD: 524 S.F. /150+ 3 OCCUPANTS
	LEASE AREA: 524 S.F.
	TOTAL EMPLOYEES: 2
	EXISTING UNIT SPRINKLERED: NO

## PROJECT INFORMATION

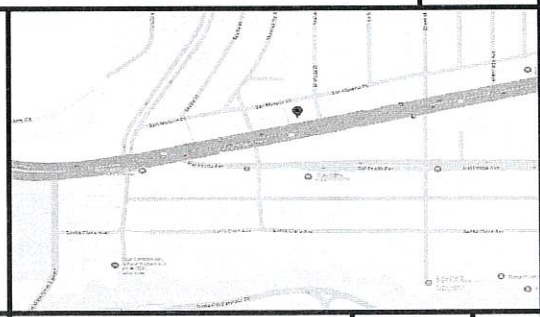
SHEET INDEX	
A-1	SITE PLAN / PROJECT INFORMATION
A-2	VICINITY MAP/ GENERAL NOTES/ NOTES/ SHEET INDEX
A-3	EXISTING & PROPOSED FLOOR PLANS
A-4	EXISTING & PROPOSED PLUMBING PLANS / ELEVATION
A-5	ACCESSIBLE REQUIREMENTS
NOTES:	
1. 36" TRENCH DEPTH FOR ELECTRICAL PIPING	
2. 18" MIN. TRENCH DEPTH FOR SEWER PIPING	
3. 12" MIN. TRENCH DEPTH FOR GAS PIPING	
4. 18" MIN. TRENCH DEPTH FOR WATER PIPING	
5. 1 WATER CLOSET TOTAL	
6. DIG ALERT (811) TO BE CONTACTED AND COMPLIANCE WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216 WILL BE FOLLOWED PRIOR TO ANY EXCAVATION TAKING PLACE.	
CODES:	
C.R.C.	2022 ED.
C.M.G.	2022 ED.
C.P.C.	2022 ED.
C.E.C.	2022 ED.
C.B.B.S.C	2022 ED.
CA ENERGY CODE	2022 ED.
CITY OF UPLAND MUNICIPAL CODE	PRESENT

## SCOPE OF WORK

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## PROJECT INFORMATION

## SCALE N.T.S.



## SERVICES

## VICINITY MAP

SCALE  
N.T.S.



### GENERAL NOTES:

THIS IS NOT AN ALL-INCLUSIVE LIST OF CODE REQUIREMENTS SPECIFIC TO THE PROJECT.  
REFERENCE APPLICABLE SHEETS AND SPECIFIC AREAS OF THE PLANS FOR LOCATIONS OF FIXTURES/EQUIPMENT, STRUCTURAL COMPONENTS, STRUCTURAL DESIGN CRITERIA, BUILDING FINISHES AND OTHER COMPONENTS SPECIFIC TO THE PROJECT CONSTRUCTION.

### GENERAL NOTES

1. ALL CONTRACTORS & SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE DRAWINGS, SPECIFICATIONS AND BID DOCUMENTS, VISIT THE SITE OF THE WORK AND FULLY ACQUAINT THEMSELVES WITH THE LIMITS AND CONDITIONS RELATING TO THE SITE, ACCESSIBILITY, AND CONSTRUCTION & LABOR REQUIREMENTS BEFORE SUBMITTING A BID.
2. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, NOTES AND OTHER INFORMATION, TOGETHER WITH CODES, ORDINANCES, POLICIES AND STANDARDS OF THE REGULATING AUTHORITIES.
3. THE DESIGNER SHALL SECURE PLAN CHECK APPROVAL AND THE OWNER SHALL PAY PLAN CHECK FEES. THE GENERAL CONTRACTOR SHALL SECURE, AND THE OWNER SHALL PAY FOR, THE BUILDING PERMIT. SUBCONTRACTORS SHALL SECURE AND PAY ALL PERMIT FEES FOR THEIR TRADE. ALL OTHER FEES AND ASSESSMENTS/ TESTS REQUIRED TO COMPLETE THE WORK SHALL BE PAID BY THE OWNER.
4. IN ACCORDANCE WITH GENERAL PRACTICE, NOT EVERY FITTING, MEMBER AND CONDITION HAS BEEN SHOWN OR DESCRIBED IN THE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS TO PROVIDE THE OWNER WITH A COMPLETELY FINISHED PROJECT (BUILDINGS, SITE IMPROVEMENTS, ALL ASSOCIATED WORK).
5. CONTRACTORS & SUBCONTRACTORS, SUPPLIERS AND VENDORS IDENTIFYING DISCREPANCIES, ERRORS OR OMISSIONS IN THE BID DOCUMENTS SHALL INFORM THE DESIGNER IN WRITING (TO REACH THE DESIGNER AT LEAST ONE WEEK PRIOR TO THE DATE FOR RECEIPT OF BIDS) REQUESTING CLARIFICATION OR INTERPRETATIONS.
6. SUBCONTRACTOR, SUPPLIER AND/OR VENDOR MAY INCLUDE REQUESTS FOR EQUIVALENT SUBSTITUTIONS IN THEIR BID. SUCH SUBSTITUTIONS SHALL BE SUBJECT TO APPROVAL BY DESIGNER AND THE DEDUCTION FROM THE BASE BID FOR EACH ITEM CLEARLY IDENTIFIED. SUBSTITUTIONS MADE AFTER THE BID SUBMITTAL WILL BE SOLELY DETERMINED FOR ACCEPTANCE OR REJECTION AT THE DESIGNER'S DISCRETION.
7. THE SUBCONTRACTOR SHALL VERIFY THE LOCATION OF KNOWN UTILITY LINES AT THE JOB SITE AND TAKE EXTREME PRECAUTIONS TO AVOID DAMAGE. THE SUBCONTRACTOR WILL BE HELD RESPONSIBLE FOR REPAIR OF ANY SUCH LINES THAT ARE DAMAGED.
8. ANY DISCREPANCIES, ERRORS OR OMISSIONS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS SHALL BE REFERRED TO THE ARCHITECT IMMEDIATELY BY THE SUBCONTRACTOR, SUPPLIER OR VENDOR FOR CLARIFICATION BEFORE RELATED CONSTRUCTION, FABRICATION OR INSTALLATION TAKES PLACE.
9. REQUEST FOR DESIGNER CONSIDERATION OF SUBSTITUTIONS AFTER CONTRACT AWARD BY THE SUBCONTRACTOR OR HIS SUPPLIER SHALL BE MADE TO THE CONTRACTOR (OR HIS REPRESENTATIVE) IN WRITING, SUPPORTED BY DRAWINGS, CALCULATIONS, MANUFACTURER'S LITERATURE OR OTHER DOCUMENTS CLEARLY IDENTIFYING EQUIVALENCY, ALL FEES, COSTS OR OTHER EXPENSES RELATED TO SUBSTITUTIONS SHALL BE AT THE SUBCONTRACTOR'S EXPENSE. SUBSTITUTIONS SHALL BE LISTED AS DEDUCTIONS FROM THE BASE BID.

### THE CONTRACTOR/SUBCONTRACTOR SHALL:

- A. MONITOR QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SUBCONTRACTORS, SITE CONDITIONS, AND WORKMANSHIP, TO PRODUCE WORK OF HIGH
- B. COMPLY FULLY WITH MANUFACTURER'S INSTRUCTIONS, INCLUDING STORAGE OF MATERIALS AND EACH STEP IN INSTALLATION SEQUENCE. MATERIALS SHALL BE STORED IN MANUFACTURER'S WRAPPING/PACKAGING/SEALED CONTAINER UNTIL USED.
- C. SHOULD MANUFACTURER'S INSTRUCTIONS CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT/OWNER BEFORE PROCEEDING WITH INSTALLATION OR APPLICATION.
- D. COMPLY WITH SPECIFIED STANDARDS AS A MINIMUM QUALITY FOR THE WORK EXCEPT WHEN MORE STRINGENT TOLERANCES, CODES, OR SPECIFIED REQUIREMENTS INDICATE HIGHER STANDARDS OR MORE PRECISE WORKMANSHIP.
- E. WORK SHALL BE PERFORMED BY PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF HIGH QUALITY.
- F. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES RECOMMENDED BY MANUFACTURER DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION OR DISFIGUREMENT.

### GENERAL NOTES:

### MATERIALS

1. ONLY NEW MATERIALS SHALL BE USED IN THE CONSTRUCTION OF THE WORK. INSTALLATION AND RELATED WORK SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

### SAFETY

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL PROVIDE CONSTRUCTION SAFEGUARDS AS THEY APPLY IN ACCORDANCE WITH 2022 CBC CHAPTER 33.
2. THE SUBCONTRACTOR SHALL MAINTAIN A CLEAN SITE FOR THE DURATION OF THE WORK. UNUSED MATERIALS SHALL BE NEATLY STORED AND WASTE MATERIALS OF ALL TRADES SHALL BE PLACED IN A TRASH CONTAINER AT THE END OF FLOORS AND HORIZONTAL SURFACES SHALL BE BROOM CLEANED AT THE END OF EACH DAY, UNLESS RECENTLY INSTALLED OR IS SUSCEPTIBLE TO DAMAGE BY BRUSHING. ANY CLEAN-UP BY THE CONTRACTOR OF A SUBCONTRACTOR'S WORK SHALL BE AT THE SUBCONTRACTOR'S EXPENSE AND DEDUCTED FROM THE BASE BID.

### EXITS / EXIT DOORS / EXIT SIGNS

1. DOOR HARDWARE SHALL BE OPERABLE WITH A SINGLE EFFORT WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE (LEVER, PUSH OR PULL TYPE IS ACCEPTABLE) MOUNTED AT 34"-44" ABOVE THE FLOOR, CBC SECTION 1010.1.9
2. THE MAXIMUM EFFORT REQUIRED TO OPERATE EXIT DOORS IS 5 LBS. (38N) FOR EXTERIOR AND INTERIOR DOORS; AND 15 LBS. (66.72N) FOR FIRE DOORS, CBC SECTION 1010.3 AND 11B-404.2.4.
3. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. PROVIDE SELF-RELEASING LOCKING DEVICES ON EXIT DOORS. IN GROUP B OCCUPANCY, KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT IF SIGN IS POSTED AT DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". CBC SECTION 1010.1.9.3-2
4. PROVIDE TACTILE EXIT SIGNAGE PER CBC SECTION 11B-103.
5. PROVIDE EXIT SIGNS AT REQUIRED EXITS AND WHERE NECESSARY TO DIRECT THE PATH OF EGRESS WHEN TWO EXITS ARE REQUIRED.
6. EXIT SIGNS SHALL BE ILLUMINATED BY TWO LAMPS OR BE OF AN APPROVED SELF-LUMINOUS TYPE. CURRENT TO ONE LAMP SHALL BE PROVIDED BY THE PREMISES WIRING SYSTEM. POWER TO THE OTHER LAMP SHALL BE PROVIDED BY AN EMERGENCY SYSTEM (STORAGE BATTERIES GENERATOR), CBC SECTION 1013.5, 1013.6, 1013.7, AND 1013.

### BUILDING

1. THE STREET ADDRESS SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER CBC SECTION 502.

### LIGHT & VENTILATION

1. PROVIDE MECHANICAL VENTILATION FOR EACH AREA/ROOM IN ACCORDANCE WITH THE 2022 CALIFORNIA MECHANICAL CODE.
2. ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FT. CANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL. CBC SEC 1205.7

### CONSTRUCTION WASTE REMOVAL AND RECYCLING

1. THE CITY OF DANA POINT HAS A CONSTRUCTION DEMOLITION AND RECYCLING ORDINANCE THAT APPLIES TO THIS PROJECT. THE CONTRACTOR/SUBCONTRACTOR IS RESPONSIBLE FOR THE WASTE MANAGEMENT PLAN, APPLICATION, DEPOSIT, AND ALL OTHER RELATED REQUIREMENTS OF THIS ORDINANCE. ADDITIONAL INFORMATION MAY BE OBTAINED FROM THE CITY OF DANA POINT MUNICIPAL UTILITIES COMPANY SOLID WASTE PROVIDER.

## NOTES

**Proper Plans**  
"THE PROPER WAY"  
JORGE HERNANDEZ  
909-272-0680  
jorge.hernandez.909.ca@gmail.com

DATE: 02/17/2025

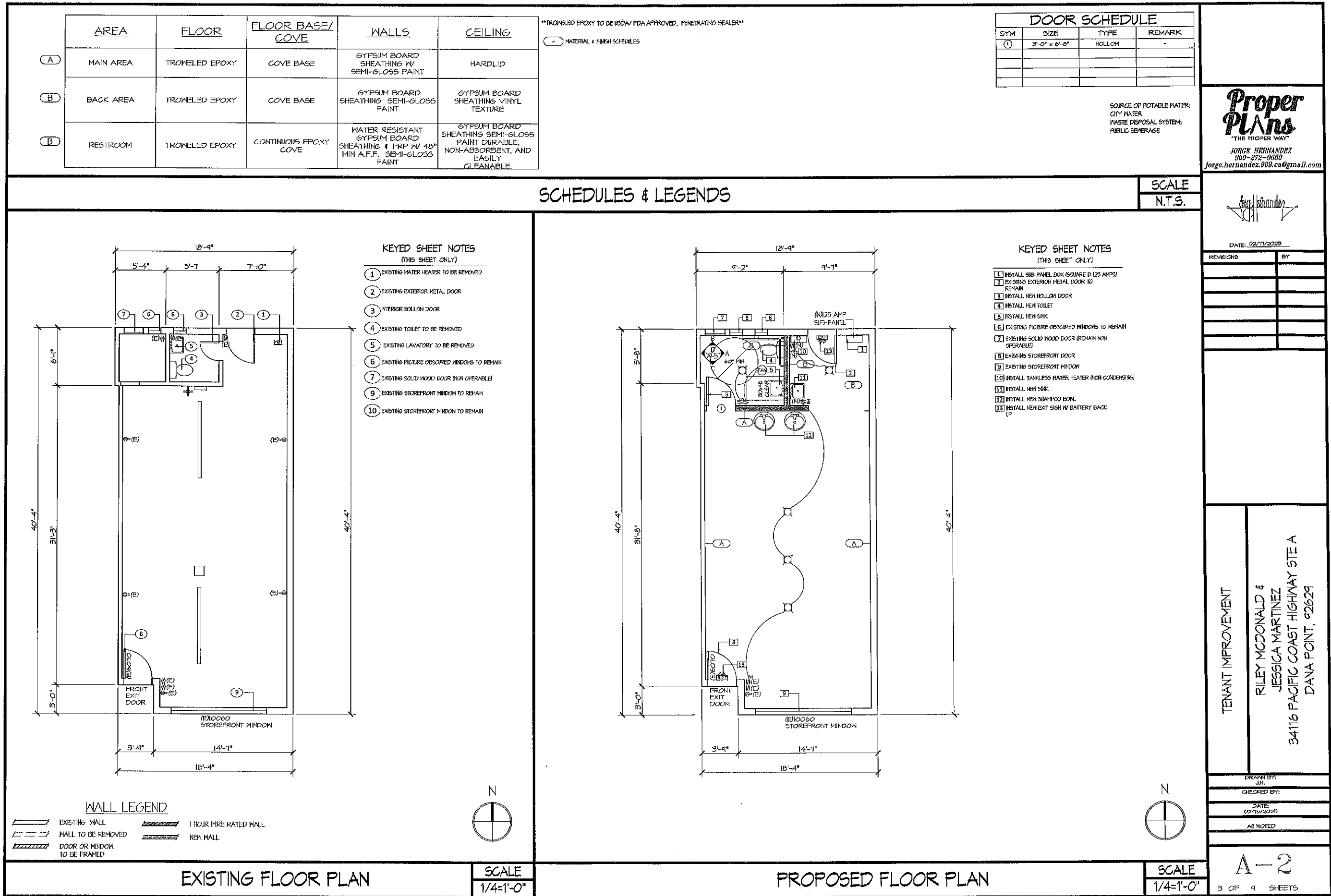
REVISIONS	BY

TENANT IMPROVEMENT  
RILEY MCDONALD &  
JESSICA MARTINEZ  
34116 PACIFIC COAST HIGHWAY STE A  
DANA POINT, 92629

DRAWN BY:  
J.H.  
CHECKED BY:  
DATE:  
02/15/2025  
SCALE:  
AS NOTED

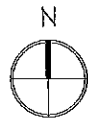
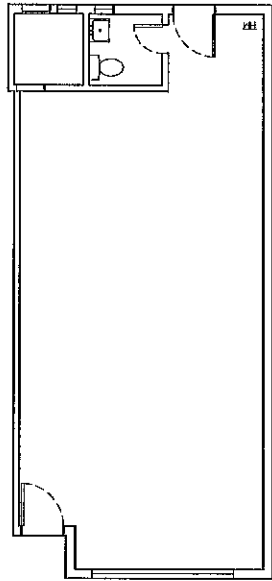
A-1





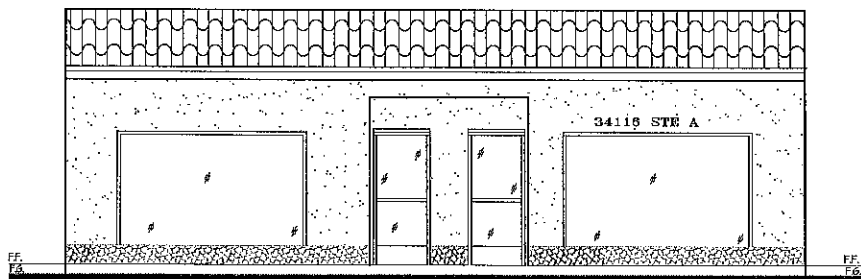


KEYED SHEET NOTES  
(THIS SHEET ONLY)



EXISTING PLUMBING PLAN

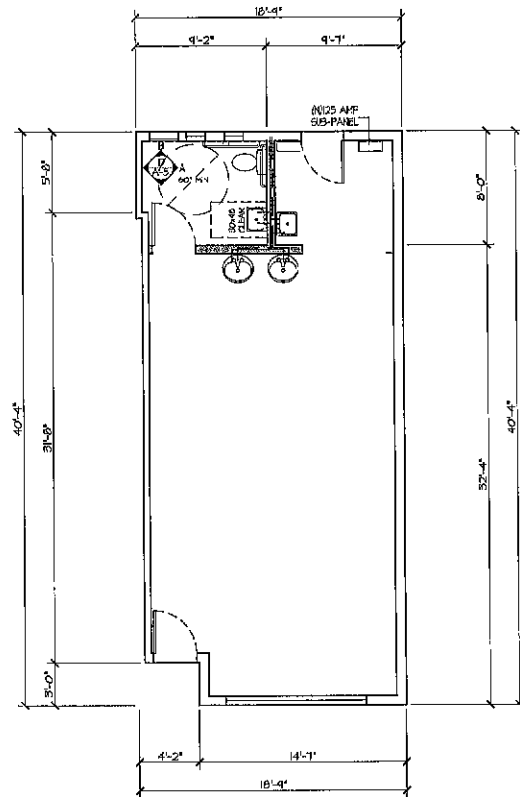
SCALE  
3/16=1'-0"



ELEVATION

SCALE  
1/4=1'-0"

KEYED SHEET NOTES  
(THIS SHEET ONLY)



- 1 NEW REFRIGERATOR
- 4 NEW 3-COMPARTMENT SINK DRAINING TO REAR FLOOR SINK.
- 5 NEW MOP SINK DRAINING TO REAR FLOOR SINK.
- 6 NEW HAND SINK DRAINING TO FRONT FLOOR SINK
- 7 NEW WATER HEATER.
- 8 NEW PREP SINK DRAINING TO REAR FLOOR SINK
- 10 NEW ICE MAKER DRAINING TO FRONT FLOOR SINK.
- 11 RELOCATED LAVATORY DRAINING TO EXISTING

NOTES:  
ALL SINKS WILL BE PLUMBED DIRECTLY TO WATER HEATER.

NEW 1-1/2" ABS WATER LINES TO DRAIN LIQUID WASTE INTO FLOOR SINKS.

EXISTING COLD WATER SUPPLY LINE 2"

— COLD WATER LINE 3/4" COPPER

--- HOT WATER LINE 3/4" COPPER

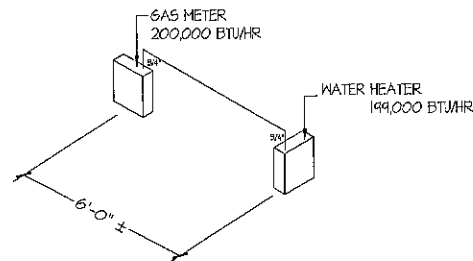
— 1-1/2" ABS LINE

SOURCE OF POTABLE WATER:

CITY WATER

WASTE DISPOSAL SYSTEM:

PUBLIC SEWERAGE



PROPOSED PLUMBING PLAN

SCALE  
3/16=1'-0"

**Proper  
PLANS**  
THE PROPER WAY

JORGE HERNANDEZ  
909-272-0680  
jorge.hernandez.909.ca@gmail.com



DATE: 02/17/2025

REVISIONS	BY

TENANT IMPROVEMENT

RILEY McDONALD &  
JESSICA MARTINEZ  
34116 PACIFIC COAST HIGHWAY STE A  
DANA POINT, 92629

DRAWN BY:

JH

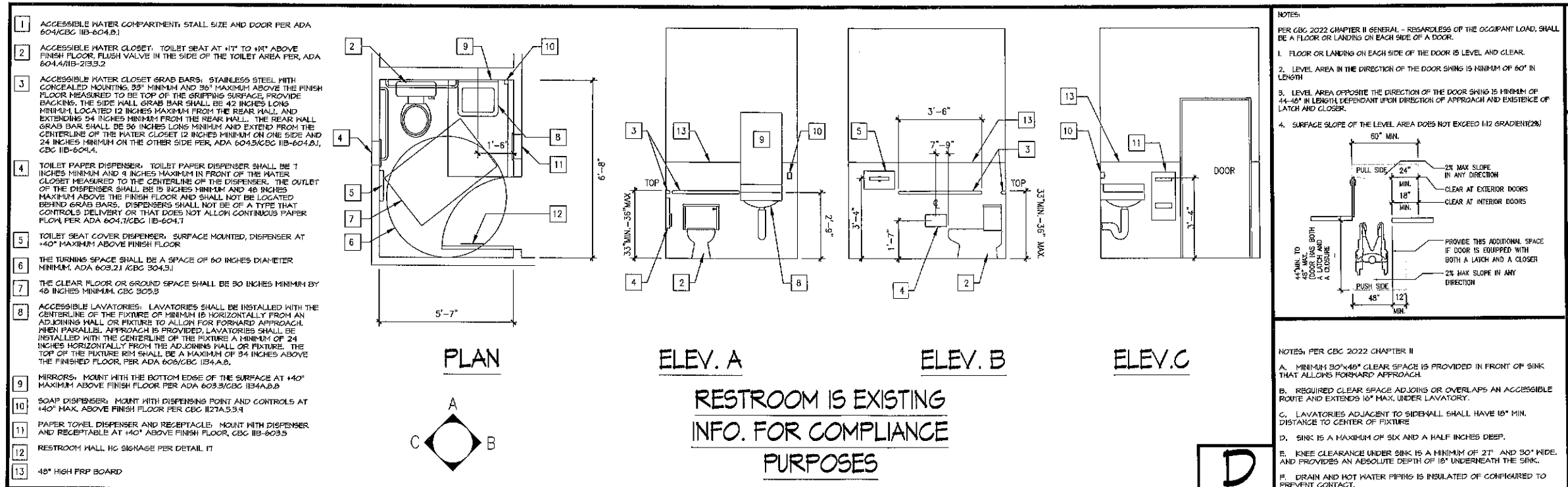
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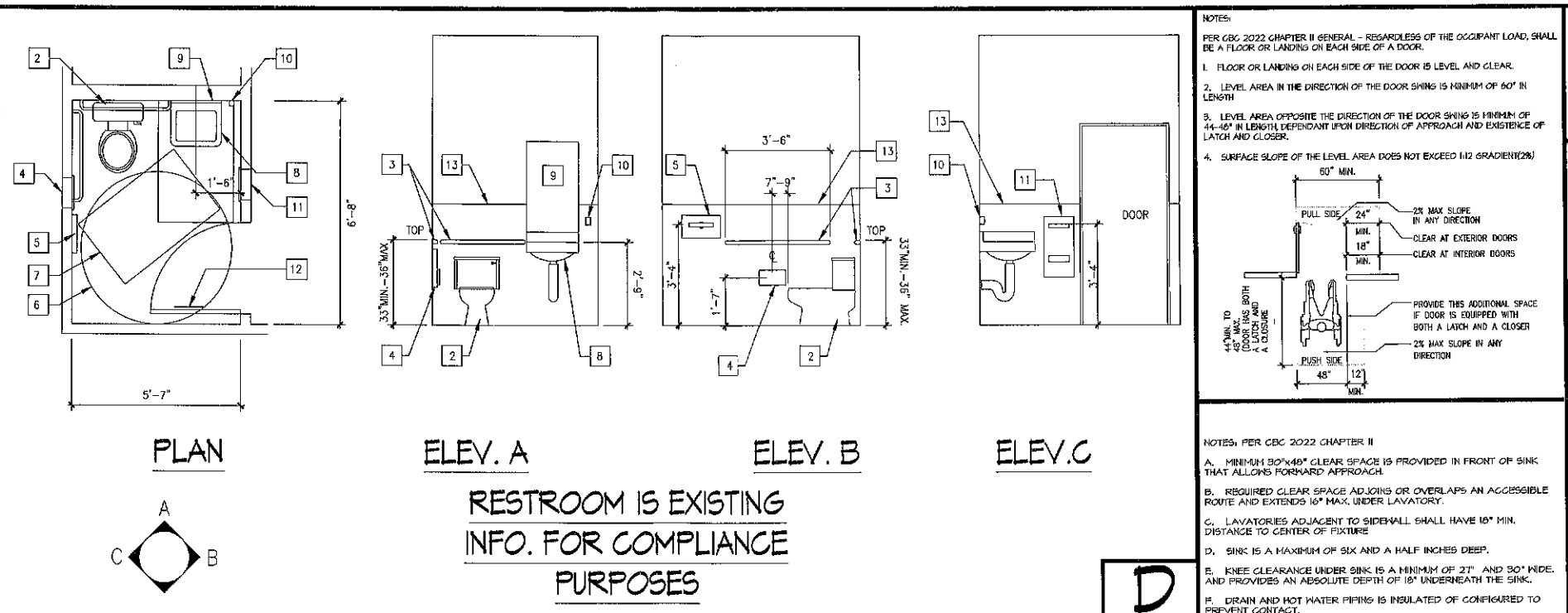
02/15/2025

AS NOTED

A-4



1. ACCESSIBLE WATER COMPARTMENT: STALL SIZE AND DOOR PER ADA 604/CBG 11B-604.1.1
2. ACCESSIBLE WATER CLOSET: TOILET SEAT AT 18" TO 19" ABOVE FINISH FLOOR, FLUSH VALVE IN THE SIDE OF THE TOILET AREA PER ADA 604.4/11B-213.3.2
3. ACCESSIBLE WATER CLOSET GRAB BARS: STAINLESS STEEL WITH CONCEALED MOUNTING, 33" MINIMUM AND 36" MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO BE TOP OF THE GRIPPING SURFACE, PROVIDE BACKING. THE SIDE WALL GRAB BAR SHALL BE 42 INCHES LONG MINIMUM, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL, AND EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL. THE REAR WALL GRAB BAR SHALL BE 36 INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON ONE SIDE AND 24 INCHES MINIMUM ON THE OTHER SIDE PER ADA 604.5/CBG 11B-604.5.1, CBC 11B-604.4.
4. TOILET PAPER DISPENSER: TOILET PAPER DISPENSER SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES MINIMUM AND 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. PER ADA 604.7/CBG 11B-604.7
5. TOILET SEAT COVER DISPENSER: SURFACE MOUNTED, DISPENSER AT 40" MAXIMUM ABOVE FINISH FLOOR
6. THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES DIAMETER MINIMUM. ADA 603.2.1/CBG 304.3.1
7. THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES MINIMUM BY 48 INCHES MINIMUM. CBC 305.3
8. ACCESSIBLE LAVATORIES: LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE OF MINIMUM 16 HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW ROOM FOR FORWARD APPROACH. WHEN PARALLEL APPROACH IS PROVIDED, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 24 INCHES HORIZONTALLY FROM THE ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES ABOVE THE FINISHED FLOOR. PER ADA 606/CBG 11B-606.1
9. MIRRORS: MOUNT WITH THE BOTTOM EDGE OF THE SURFACE AT 40" MAXIMUM ABOVE FINISH FLOOR PER ADA 603.3/CBG 11B-603.3
10. SOAP DISPENSER: MOUNT WITH DISPENSING POINT AND CONTROLS AT 40" MAX. ABOVE FINISH FLOOR PER CBC 112A.5.3.4
11. PAPER TOWEL DISPENSER AND RECEPTACLE: MOUNT WITH DISPENSER AND RECEPTACLE AT 40" ABOVE FINISH FLOOR, CBC 11B-603.5
12. RESTROOM WALL SIGNAGE PER DETAIL IT
13. 48" HIGH FRP BOARD



**Proper Plans**  
"THE PROPER WAY"  
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DATE: 02/17/2025

REVISIONS	BY

PER CBC 2022 CHAPTER II  
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHOULD BE EQUAL TO COLOR NO. 10B00 IN FEDERAL STANDARD 595B.

WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING CBC 11B-103.3.1.

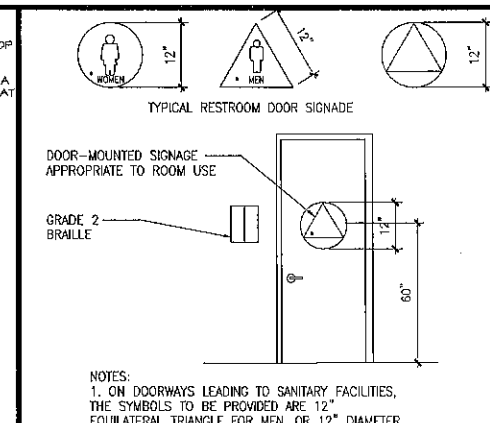
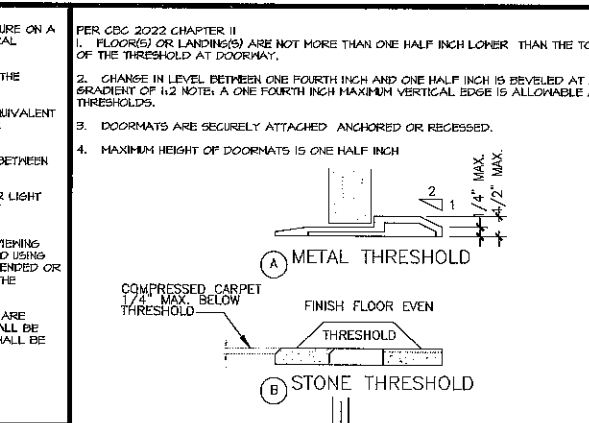
PICTORIAL SYMBOL, SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.

LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3/5 AND 1/1 AND STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1/5 AND 1/10

CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR A DARK CHARACTERS ON A LIGHT BACKGROUND

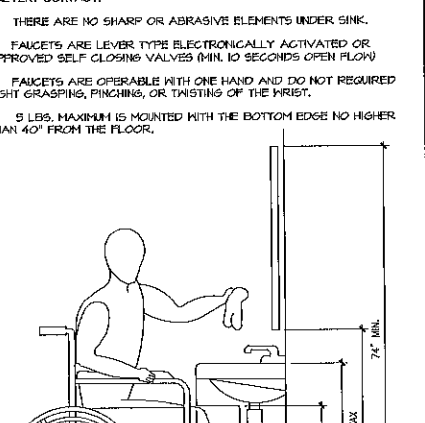
CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDINGLY TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH SECTION 3105A(1). THE MINIMUM CHARACTERS HEIGHT SHALL BE 3"

CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/64" ON CENTERS IN EACH CELL WITH 2/64" SPACE BETWEEN CELLS TO DOTS. SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND



HAZARDS PER CBC 2022 CHAPTER II

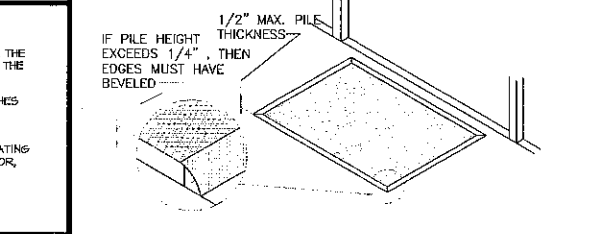
1. ABRUPT CHANGES IN LEVELS, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING FOUR INCHES (4"), IN VERTICAL HEIGHT, SUCH AS AT PLANTERS OR FOUNTAINS, LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS OR OTHER PEDESTRIANWAYS, REQUIRE WARNING CURBS, A MINIMUM OF 6" IN HEIGHT ABOVE THE WALK WAY SURFACE.
2. OBJECTS PROJECTING FROM WALLS WHOSE LEADING EDGES ARE BETWEEN 27" AND 80" ABOVE THE FINISH FLOOR DO NOT PROTRUDE MORE THAN 4" INTO THE WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES. OBJECTS WHOSE LEADING EDGES ARE AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.
3. PROTRUDING OBJECTS MAY NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
4. FREE STANDING OBJECTS MOUNTED ON POSTS OR PYLONS OVERHANGING 12" MAXIMUM FROM 27" TO 80" ABOVE THE FINISHED FLOOR.
5. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES, OR OTHER CIRCULATION SPACES HAVE A MINIMUM OF 80" CLEAR HEAD ROOM.
6. IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80", A BARRIER TO WARN THE BLIND OR VISUALLY IMPAIRED PERSONS SHALL BE PROVIDED.



PER CBC 2022, CBC 2022

THE CENTER OF 15, 20 AND 30 AMP ELECTRICAL OUTLETS AND COMMUNICATION THE SYSTEM RECEPTACLE OUTLETS SHALL BE INSTALLED NOT LESS THAN 12" ABOVE THE FLOOR OR WORKING PLATFORMS

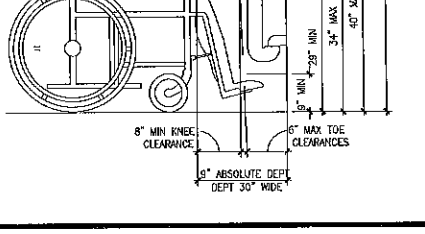
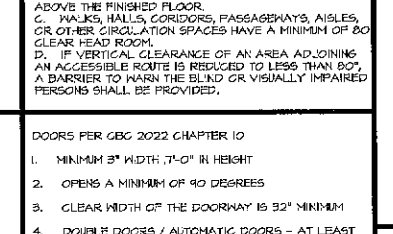
THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR OR WORKING PLATFORM, BUT NOT LESS THAN 30" IN CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED THAN 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.



NOTES:

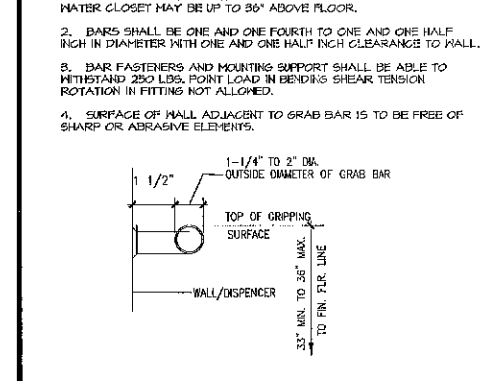
GRAB BARS AT WATER CLOSET. CBC 2022 CHAPTER II

1. ONE AT SIDE 42" LONG EXTENDING 24" IN FRONT OF WATER CLOSET, ONE AT REAR OF WATER CLOSET 36" LONG, BOTH MOUNTED 33" ABOVE FLOOR (EXCEPTION REAR GRAB BAR OVER TANK TYPE WATER CLOSET MAY BE UP TO 36" ABOVE FLOOR).
2. BARS SHALL BE ONE AND ONE FOURTH TO ONE AND ONE HALF INCH IN DIAMETER WITH ONE AND ONE HALF INCH CLEARANCE TO WALL.
3. BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND 250 LBS. POINT LOAD IN BENDING SHEAR TENSION. ROTATION IN FITTING NOT ALLOWED.
4. SURFACE OF WALL ADJACENT TO GRAB BAR IS TO BE FREE OF SHARP OR ABRASIVE ELEMENTS.



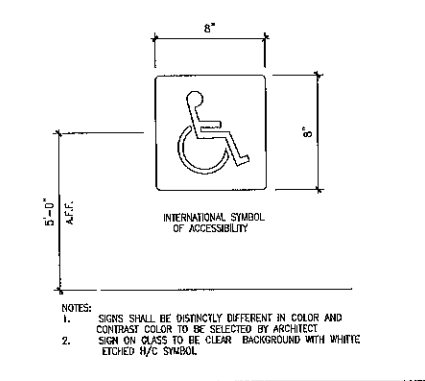
PER CBC 2022 CHAPTER II

- A. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE IS NOT INTERRUPTED BY STEPS OR ABRUPT CHANGES IN LEVEL OF THE FLOOR, SIDEWALK OR WORKING SURFACE. NOTE: LEVEL CHANGES OF ONE FOURTH INCH OR LESS MAY BE VERTICAL.
- B. SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 1:20 GRADIENT (5.0%)
- C. CROSS SLOPE DOES NOT EXCEED 1:50 GRADIENT (2.0%)
- D. 48" MINIMUM WIDTH OF WALKWAYS.
- E. NO GRATINGS (IF GRATINGS ARE NECESSARY, GRID OPENINGS ARE A MAXIMUM OF ONE HALF INCH IN THE DIRECTION OF TRAFFIC FLOW).
- F. WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5' IN LENGTH EVERY 400'.
- G. ACCESSIBLE ROUTES WITH LESS THAN 60" OF CLEAR WIDTH HAVE PASSING SPACES A MINIMUM OF 60" x 60" AT LEAST EVERY 200'. NOTE: A T-INTERSECTION OF THE CORRIDORS OR WALKS IS AN ACCEPTABLE PASSING SPACE.
- H. SURFACE IS SLIP RESISTANT. LEVEL CHANGES BETWEEN ONE FOURTH INCH - ONE HALF INCH ARE BEVELED A MINIMUM OF 1/2"
- I. LEVEL CHANGES BETWEEN ONE FOURTH INCH - ONE HALF INCH ARE BEVELED A MINIMUM OF 1/2"



DOORS PER CBC 2022 CHAPTER II

1. MINIMUM 3" WIDTH, 7'-0" IN HEIGHT
2. OPENS A MINIMUM OF 90 DEGREES
3. CLEAR WIDTH OF THE DOORWAY IS 32" MINIMUM
4. DOUBLE DOORS / AUTOMATIC DOORS - AT LEAST ONE DOOR MUST COMPLY WITH A, B, AND C ABOVE
5. BOTTOM 10" OF DOORS HAS A SMOOTH, UNINTERRUPTED SURFACE (KICK PLATE)
6. EFFORT TO OPERATE DOORS IS WITHIN PRESSURES ALLOWED A. INTERIOR DOORS - 5 POUNDS MAXIMUM PRESSURE TO OPERATE B. EXTERIOR DOORS - EIGHT AND ONE HALF POUNDS MAXIMUM PRESSURE TO OPERATE C. FIRE DOORS - 5 POUNDS MAXIMUM PRESSURE TO OPERATE
7. AUTOMATIC DOORS MUST PROVIDE A MINIMUM 32" CLEARANCE WHEN FULLY OPEN
8. OPEN DOORS HARDWARE
9. EXT DOORS ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT
10. OPERABLE WITH A SINGLE EFFORT (EX. LEVER TYPE, PANIC BARS OR PUSH/PULL TYPE)
11. OPENING HARDWARE IS CENTERED BETWEEN 30" AND 48" ABOVE FINISH FLOOR
12. DOOR CLOSER IF PRESENT, MUST BE SET SO THAT IT TAKES AT LEAST 3" SECONDS TO CLOSE FROM AN OPEN POSITION OF 10 DEGREES TO WITHIN 3" OF THE LATCH.



TENANT IMPROVEMENT

RILEY McDONALD &  
JESSICA MARTINEZ

34116 PACIFIC COAST HIGHWAY STE A  
DANA POINT, 92629

DATE: 02/15/2025

SCALE: AS NOTED

A-5