



STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: September 17, 2020

- PLANNER:** David Carrillo, Assistant Planner
- SUBJECT:** Minor Exception Permit 20-120, Sheehan Residence, a request to reduce the required front yard setback by 15% and street-side yard setback by 20% of a vacant corner lot property for the construction of a new 2,828 sq. ft. residence.
- LOCATION:** 1107 South Ola Vista
- ZONING/GENERAL PLAN:** Residential Low Zoning district and Coastal Zone Overlay district (RL-CZ)

PROJECT SUMMARY:

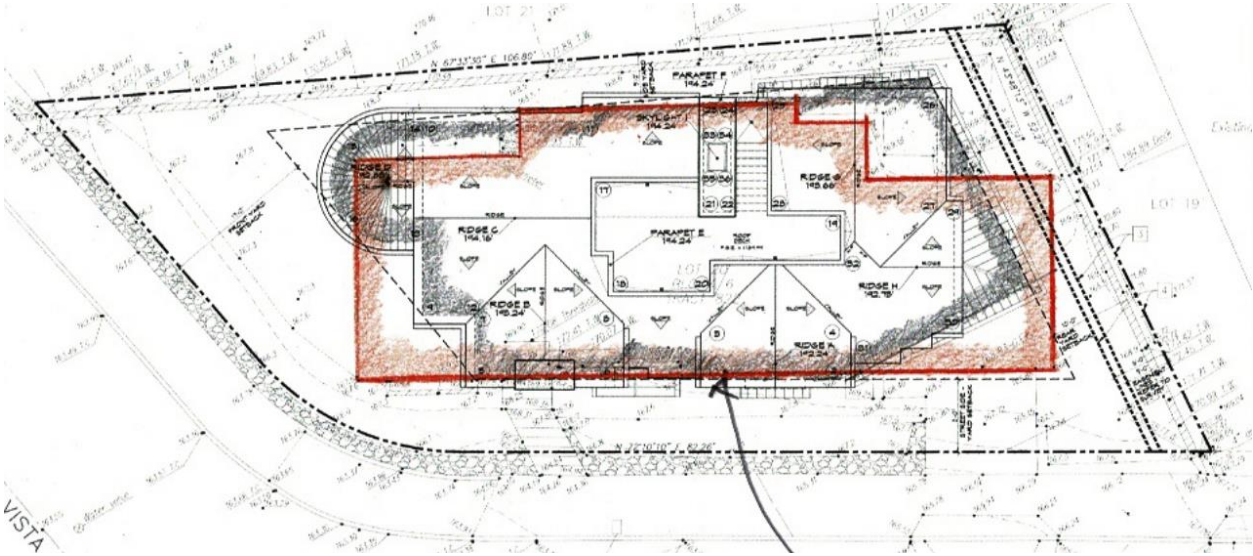
- The site is a 5,300 square-foot corner lot located in the Coastal Exclusion Zone (per Categorical Exclusion Order No. E-82-1) and surrounded by single-family residences. The site fronts two streets – South Ola Vista to the west and Paseo De Cristobal to the south. The site is currently vacant and was previously occupied by a single-story residence with an attached substandard two-car garage. Image 1 below is an aerial image of the site captured before the demolition of the residence.

Image 1 – Subject Site



- The applicant is requesting a reduction to the required front yard setback from 20 feet to 17 feet (15% reduction) and street-side yard setback from 10 feet to 8 feet (20% reduction).
- Concurrently, the applicant has submitted a building permit application for the construction of a new 2,828 square-foot two-story residence. The new residence would be constructed to the reduced front and street-side yard setbacks, and with a conforming two-car garage.
- Image 2 below shows the footprint of the old residence in red, the footprint of the proposed residence in black, and the reduced/required setbacks in dashed lines. The image shows how the old residence significantly encroached into the required front and rear yards. The new residence would improve the street appeal by increasing front and rear yard space, constructing the two-car garage at the required setback line from the south property line, and by improving the architecture on street-facing elevations with more articulation, as seen on plans (Attachment 4).

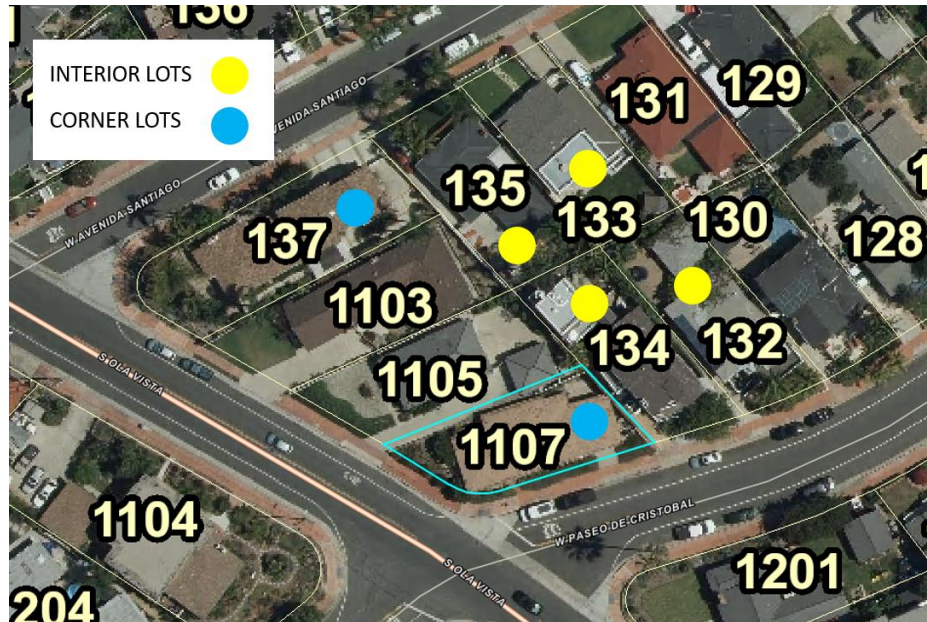
Image 2 – Proposed Street-Facing Garage Elevation



- The applicant has provided a conceptual landscape plan (Attachment 4) in compliance with the City’s landscaping requirements and the State Model Water Efficiency Landscape Ordinance. New landscaping on the front and street-side yards is proposed, which further improves the street appeal.
- The character of the neighborhood consists of one and two-story residences with a mix of architectural styles. East of the subject site are interior lots with front property lines along Paseo De Cristobal, where a 20-foot front yard setback is required. Since the subject site’s south property line along Paseo De Cristobal is determined to be a side property line, per Code definitions, the required street-side yard setback from the south property line is 10 feet. This staggered setback is typical in neighborhoods where rear property lines of corner lots abut the side property lines of interior lots

(Image 3 below is an exhibit showing how the street-side yard setback of corner lots is shorter than front yard setbacks of interior lots). Therefore, the reduction of the required street-side yard setback from 10 feet to 8 feet, does not significantly alter the character of the neighborhood.

Image 3- Corner Lots and Interior Lots



- Zoning Ordinance Section 17.16.090, requires Zoning Administrator approval of a Minor Exception Permit (MEP) to allow a decrease of not more than 15 percent of the required front yard and 20 percent of the required width of a side yard.
- The request meets required findings for approval because:
 - The residential use of the corner lot will continue as intended by the RL zone and the exception does not significantly alter the neighborhood's street scene.
 - The property is subject to all development standards of the RL zone as neighboring properties in the same zone, with the exception of the reduced front and street-side yard setbacks. The project maintains the one-story design of the existing residence located in a neighborhood consisting of one-, two-, and three-story residences.
 - The setback reductions does not restrict the property owner from providing two parking spaces on site, as required by Code. Providing on-site parking spaces helps reduce on-street parking congestion in the neighborhood.
 - The request does not preclude neighboring properties from being used as intended by the RL zone.
 - The exception maintains neighborhood compatibility and street appeal since the property is subject to landscape requirements that maintain a soft buffer between

- the public right-of-way and the primary structure, consistent with neighboring properties.
- The property is in an urban area and development is required to meet the California Building Code and Orange County Fire Authority regulations.
 - The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Class 5: Minor Alterations In Land Use Limitations) because the request is an exception to setback development standards on a lot with an approximate slope of 4%.
 - Public comments have not been received on this item.

RECOMMENDATION

Staff recommends that the Zoning Administrator:

1. Determine the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15305 (Class 5: Minor Alterations In Land Use Limitations); and
2. Adopt Resolution ZA 20-023, approving Minor Exception Permit 20-120, Sheehan Residence, subject to attached conditions of approval.

Attachments:

1. Resolution ZA 20-023
Exhibit A - Conditions of Approval
2. Location Map
3. Photos
4. Plans

RESOLUTION NO. ZA 20-023

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING MINOR EXCEPTION PERMIT 20-120, SHEEHAN RESIDENCE, TO REDUCE THE REQUIRED FRONT YARD SETBACK BY 15% AND STREET-SIDE YARD SETBACK BY 20% OF A CORNER LOT PROPERTY LOCATED AT 1107 SOUTH OLA VISTA

WHEREAS, on April 1, 2020, an application was submitted by Shana Sheehan, 51 Via Conocido, San Clemente, CA, 92673, Ramona Dr. Santa Ana, CA, 92707, for Minor Exception Permit (MEP) 20-120, and deemed complete on August 13, 2020; a request to reduce the required front yard setback by 15% and street-side yard setback by 20% of a corner lot property located at 1107 South Ola Vista in the Residential Low Zoning District and Coastal Zone Overlay District (RL-CZ), within the Coastal Exclusion Area. The site's legal description is N TR 822 BLK 6 LOT 20, and Assessor's Parcel Number 692-153-39; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends the Zoning Administrator determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15305 (Class 5: Minor Alterations In Land Use Limitations). This is recommended because the request is an exception to setback development standards; and

WHEREAS, on April 23, 2020, May 21, 2020, and August 13, 2020, the City's Development Management Team (DMT) reviewed the proposed project and determined it complies with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on September 17, 2020, the Zoning Administrator of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, The Zoning Administrator of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

The Zoning Administrator hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Zoning Administrator as fully set forth in this resolution.

Section 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Zoning Administrator, and the facts outlined below, the Zoning Administrator hereby finds and determines that the proposed project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15305 (Class 5: Minor Alterations In Land Use Limitations).

The Class 5 exemption specifically exempts from further CEQA review, minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use or density. The Class 5 exemption covers, but is not limited to, minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel. Here, the request is limited to the reduction of the required front yard and street-side yard setback on a lot with an approximate slope of 4%.

Furthermore, none of the exceptions to the use of the Class 5 categorical exemptions identified in State CEQA Guidelines section 15300.2 apply. The request will not result in a cumulative impact from successive projects of the same type in the same place, over time, in that, required setbacks may only be reduced by a maximum percentage. Here the applicant has requested the maximum allowed reduction of required setbacks. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment in that there are no sensitive resources such as endangered species on the project site. The project will not damage scenic resources, including trees, historic resources, rock outcroppings, or similar resources. The project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. Thus, the Class 5 exemption applies, and no further environmental review is required.

Section 3. Minor Exception Permit Findings

With respect to Minor Exception Permit (MEP) Findings 20-120, the Zoning Administrator finds as follows:

- A. The requested minor exception will not interfere with the purpose of the zone or the standards of the zone in which the property is located, in that:
 1. The residential use of the corner lot will continue as intended by the RL zone and the exception does not significantly alter the neighborhood's street scene by maintaining the front-yard character of the subject block along South Ola Vista and allowing the new two-car garage to be accessed from the existing street-side driveway. The front-yard character of the subject block along South Ola Vista consists of front yards without street-facing garages being the dominant feature; and
 2. The property is subject to all development standards of the RL zone as neighboring properties in the same zone, with the exception of the reduced front and street-side yard setbacks.
- B. The neighboring properties will not be adversely affected as a result of the

approval or conditional approval of the Minor Exception Permit, in that:

1. The setback reductions does not restrict the property owner from providing two parking spaces on site, as required by Code. Providing on-site parking spaces helps reduce on-street parking congestion in the neighborhood;
 2. The request does not preclude neighboring properties from being used as intended by the RL zone; and
 3. The exception maintains neighborhood compatibility and street appeal since the property is subject to landscape requirements that maintain a soft buffer between the public right-of-way and the primary structure, consistent with neighboring properties.
- C. The approval or conditional approval of the Minor Exception Permit will not be detrimental to the health, safety or welfare of the general public, in that:
1. The setback reductions does not restrict the property owner from providing two parking spaces on site, as required by Code. Providing on-site parking spaces helps reduce on-street parking congestion in the neighborhood;
 2. The request does not preclude neighboring properties from being used as intended by the RL zone;
 3. The property is subject to all development standards of the RL zone as neighboring properties in the same zone, with the exception of the reduced front and street-side yard setbacks;
 4. The property is in an urban area and development is required to meet the California Building Code and Orange County Fire Authority regulations.

Section 5. Zoning Administrator Approval.

Based on the foregoing recitals and findings, and the written and oral comments, facts, and evidence presented, the City of San Clemente Zoning Administrator approves Minor Exception Permit 20-120, Sheehan Residence, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Zoning Administrator on September 17, 2020.

Cecilia Gallardo-Daly, Zoning Administrator

CONDITIONS OF APPROVAL
MINOR EXCEPTION PERMIT 20-120, SHEEHAN RESIDENCE

1.0 GENERAL CONDITIONS OF APPROVAL

- | | | |
|-----|---|----------|
| 1.1 | Within 30 days of receipt of the signed conditions of approval, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City, unless an extension is granted by the City Planner. | Planning |
| 1.2 | The applicant shall defend, indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner. Applicant shall pay all costs. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval. Any modifications to the project shall be reviewed by the City Planner in accordance with Zoning Ordinance Section 17.12.180. | Planning |
| 1.4 | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws. | All |
| 1.6 | MEP 20-120 shall be deemed to have expired if within three years of approval the project is not commenced, or the project permitted by the approved application has lapsed, as defined by Zoning Ordinance Section 17.12.150. | Planning |

3.0 PRIOR TO ISSUANCE OF GRADING PERMITS

- 3.5 The applicant shall submit, and must obtain approval from the City Engineer, a precise grading plan as required by the City Grading Manual and Ordinance. (SCMC Chapter 15.36) Public Works
- 3.9 The applicant shall provide separate improvement surety, bonds, or irrevocable letters of credit, as determined by the City Engineer, for 100% of each estimated improvement cost, as prepared by a registered civil engineer as approved by City Engineer, for the following applicable items: grading improvements; frontage improvements; sidewalks; sewer lines; water lines; onsite storm drains; and erosion control. In addition, the owner shall provide separate labor and material surety for 100% of the above estimated improvement costs, as determined by the City Engineer or designee. (SCMC Chapter 15.36) Public Works
- 3.10 The applicant shall submit, and the City Engineer shall approve, frontage improvement plans. The applicant shall be responsible for the construction of all required frontage improvements as approved by the City Engineer including but not limited to the following: Public Works
*
- A. Sidewalk, including construction of compliant sidewalk around drive approach or other obstructions to meet current City standards (2% cross fall) when adequate right-of-way exists. Since the street right-of-way is approximately 10 feet behind the curbface, a sidewalk easement is not anticipated to be required to be granted to the City.
 - B. Contractor shall replace any damaged street improvements resulting from construction activities to the satisfaction of the City Inspector.
 - C. An Administrative Encroachment Permit shall be applied for and approved to the satisfaction of the City Engineer for the portions of wall improvements existing within the street right of way.
- (SCMC Chapter 15.36 and Sections 12.08.010, and 12.24.050)
- 3.18 Prior to the issuance of any permits, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, a soils and geologic report prepared by a registered geologist and/or geotechnical engineer which conforms to City standards and all other applicable codes, ordinances and regulations. *[Citation – Section 15.36 of the SCMC]* Public Works
**
- 3.19 Prior to the issuance of any permits, the City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including Public Works
**

specifications for site preparation, treatment of cut and fill, soils engineering, and surface and subsurface drainage. *[Citation – Section 15.36 of the SCMC]*

- 3.20 The waste debris enclosure shall be of appropriate size to accommodate bins for recyclable materials, organic waste (food and landscape trimmings) and trash. For residential projects, all waste bins must be substantially hidden from view from any public street or alley. *[SCMC Chapter 8.28]* Public Works
**

4.0 PRIOR TO ISSUANCE OF BUILDING PERMITS

- 4.1 The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution. Planning

5.0 PRIOR TO FINAL INSPECTION

Engineering

- 5.4 The applicant shall demonstrate to the satisfaction of the City Engineer and City Maintenance Manager that all street improvements have been completed and accepted and that any damage to new or existing street right-of-way during construction has been repaired/replaced. (SCMC Title 12) Public Works

Surveys

- 5.8 Prior to approval to pour foundations, the applicant shall submit, and must obtain approvals from the City Planner and Building Official, a survey prepared by a registered civil engineer that is licensed to do surveying or a land surveyor confirming that the building foundations conform to the required setbacks as set forth on the approved plans. Planning
Building

7.0 OPERATIONAL CONDITIONS OF APPROVAL

- 7.17 The Applicant (including any property owners and managers, and their designees) understands and acknowledges that short-term lodging and boarding house uses are not permitted with the approval of this permit. Short-term lodging units (STLUs) and boarding houses require City-approval, and any unpermitted STLU or boarding house operations are prohibited. Applicant, property owner, and any successors in interest of the property shall be responsible for ensuring that all residential uses abide by the City’s zoning requirements for the subject zone. *[Citation - Section 17.04.060(B) & 17.32.030/17.36.020/17.40.030/17.52.030 of the SCMC]* Code Comp
**

7.18 The Applicant (including any property owners and managers, and their designees) shall ensure that discharge of washwater and other pollutants is prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g. sediment, trash, food waste etc.) and any washwater used during cleanup from entering the storm drain system.

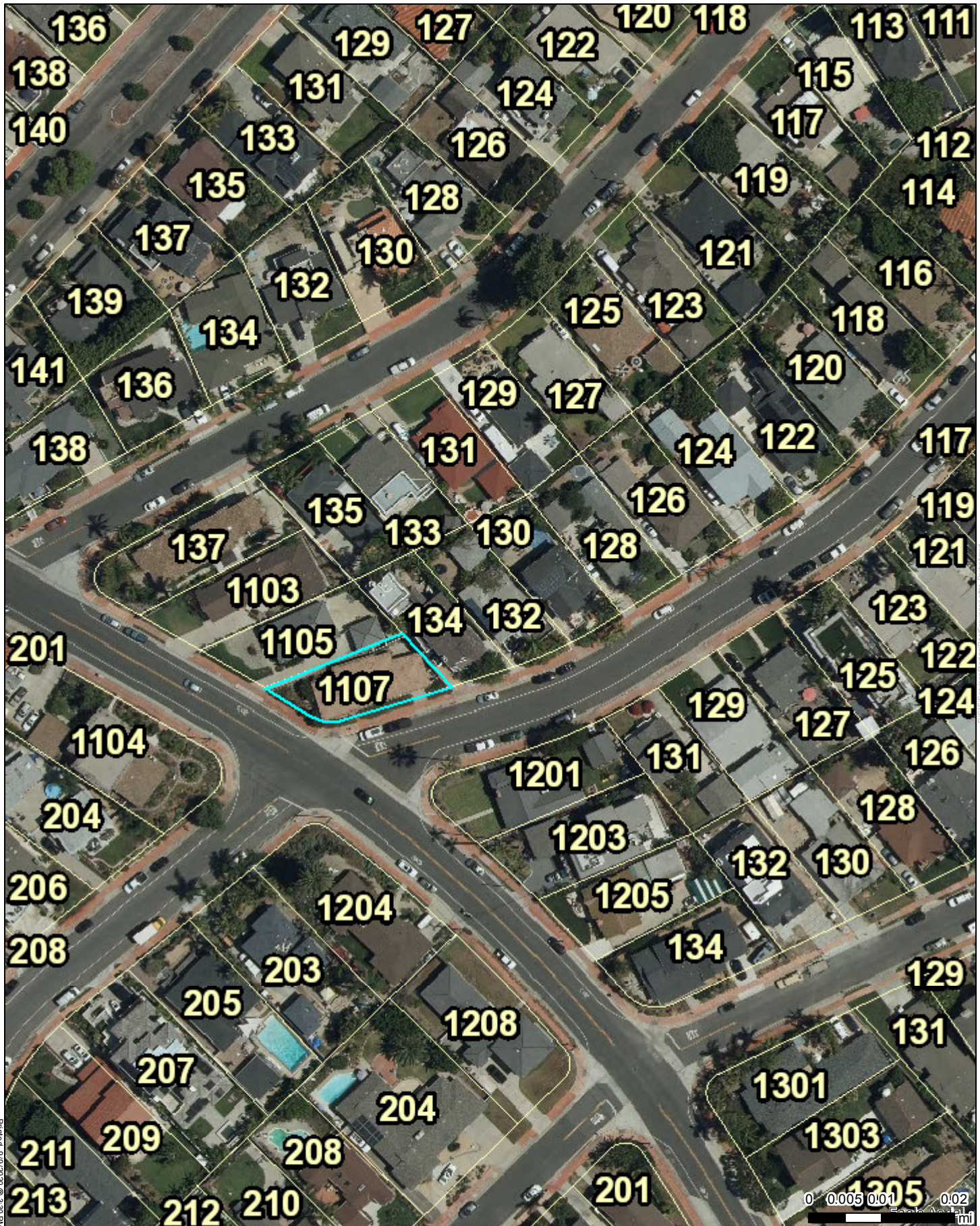
Code
Comp
WQ
**

7.19 The Applicant (including any property owners and managers, and their designees) shall use her/his best judgment and best management practices to ensure the residential activities on the premises will be conducted in a manner that will not be disruptive to neighbors. The property owner shall be responsible for ensuring compliance with the San Clemente Municipal Code (SCMC), and all conditions of approval contained herein. The Applicant (including any property owners and managers, and their designees) hereby understands that noncompliance with regulations and conditions of approval, shall be immediate grounds for citation pursuant to SCMC Section 8.52.030(Y), which states, "It is declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises in such manner that ... A structure, improvement, property, and/or land use is not in compliance with terms and/or conditions of any City of San Clemente issued permit or approval," and any subsequent revision of this section of the code. [Citation - Section 8.52.030(Y) of the SCMC]

Code
Comp
**

* Denotes a modified Standard Condition of Approval

** Denotes a project-specific Condition of Approval



Printed 09/19/2020 @ 3:30 PM



MEP 20-120, SHEEHAN RESIDENCE
1107 SOUTH OLA VISTA

PROJECT PHOTOGRAPHS



Front view of subject vacant site from South Ola Vista.



Side view of subject vacant site from Paseo De Cristobal

PROJECT PHOTOGRAPHS



View of subject vacant site (blue arrow) and neighboring property to the north (yellow arrow).



View of subject vacant site (blue arrow) and neighboring property to the east (yellow arrow).



PLANS PREPARED BY:
TOAL ENGINEERING, INC.
CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY
138 Avenida Navarro
San Clemente, CA 92672
949.492.8588
www.toalengineering.com



Victor P. Meum
VICTOR P. MEUM
P.L.S. 8682
DATE: 10-14-2019

PREPARED FOR:
BRIAN AND SHANA SHEEHAN

NO.	DATE	APPROVED	BY	REVISIONS

TOPOGRAPHIC AND BOUNDARY SURVEY
LOT 20, BLOCK 6, TRACT 822
1107 SOUTH OLA VISTA, SAN CLEMENTE, CALIFORNIA

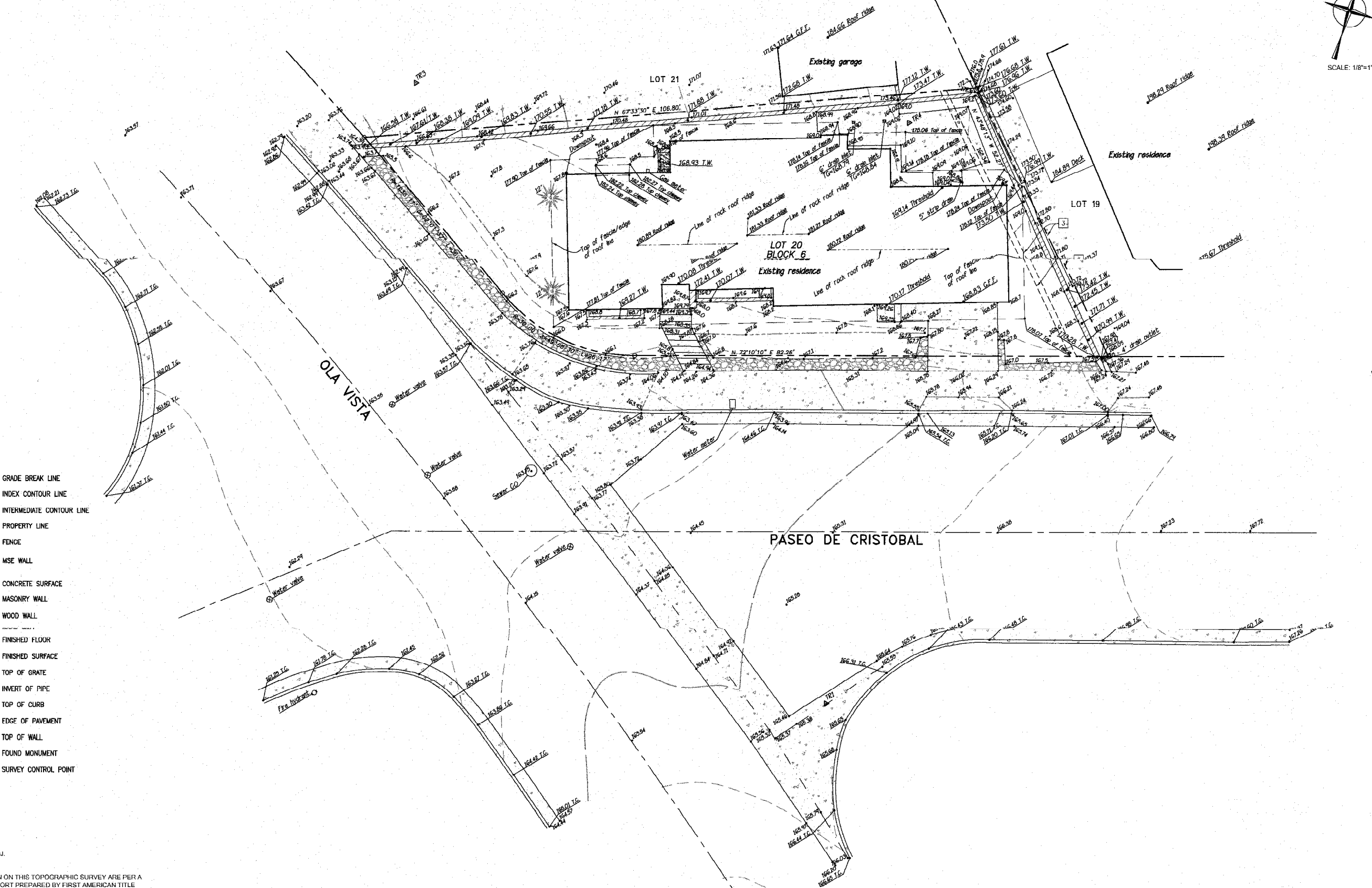
DATE:	9-30-19	H. SCALE:	1/8"=1'
SURVEY DATE:	9-23-19	V. SCALE:	
DRN:	MSF	DWG. NO.	
CHD:			
APPD:	VM	TP-01	
JOB NO.:	19150	SHEET	OF
		1	1

- LEGEND**
- GRADE BREAK LINE
 - - - INDEX CONTOUR LINE
 - . - INTERMEDIATE CONTOUR LINE
 - PROPERTY LINE
 - x - x - FENCE
 - [Brick Pattern] MSE WALL
 - [Stippled Pattern] CONCRETE SURFACE
 - [Diagonal Lines] MASONRY WALL
 - [Wavy Lines] WOOD WALL
 - F.F. FINISHED FLOOR
 - F.S. FINISHED SURFACE
 - T.G. TOP OF GRATE
 - INV INVERT OF PIPE
 - T.C. TOP OF CURB
 - E.P. EDGE OF PAVEMENT
 - T.W. TOP OF WALL
 - FOUND MONUMENT
 - △ SURVEY CONTROL POINT

BENCHMARK NOTE:
OCSBM 3B-114-05
ELEV=215.369
NAVD88 DATUM, 2005 ADJ.

EASEMENT NOTE:
ALL EASEMENTS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. D-SA-6038494 DATED AUGUST 23, 2019 UNLESS NOTED OTHERWISE.

- 3 ITEM 3 OF THE PRELIMINARY TITLE REPORT, A 5' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 209, PAGE 339 O.R.
- 4 ITEM 4 OF THE PRELIMINARY TITLE REPORT, A 5' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 1047, PAGE 220 O.R.



MILESTONES / REVISIONS

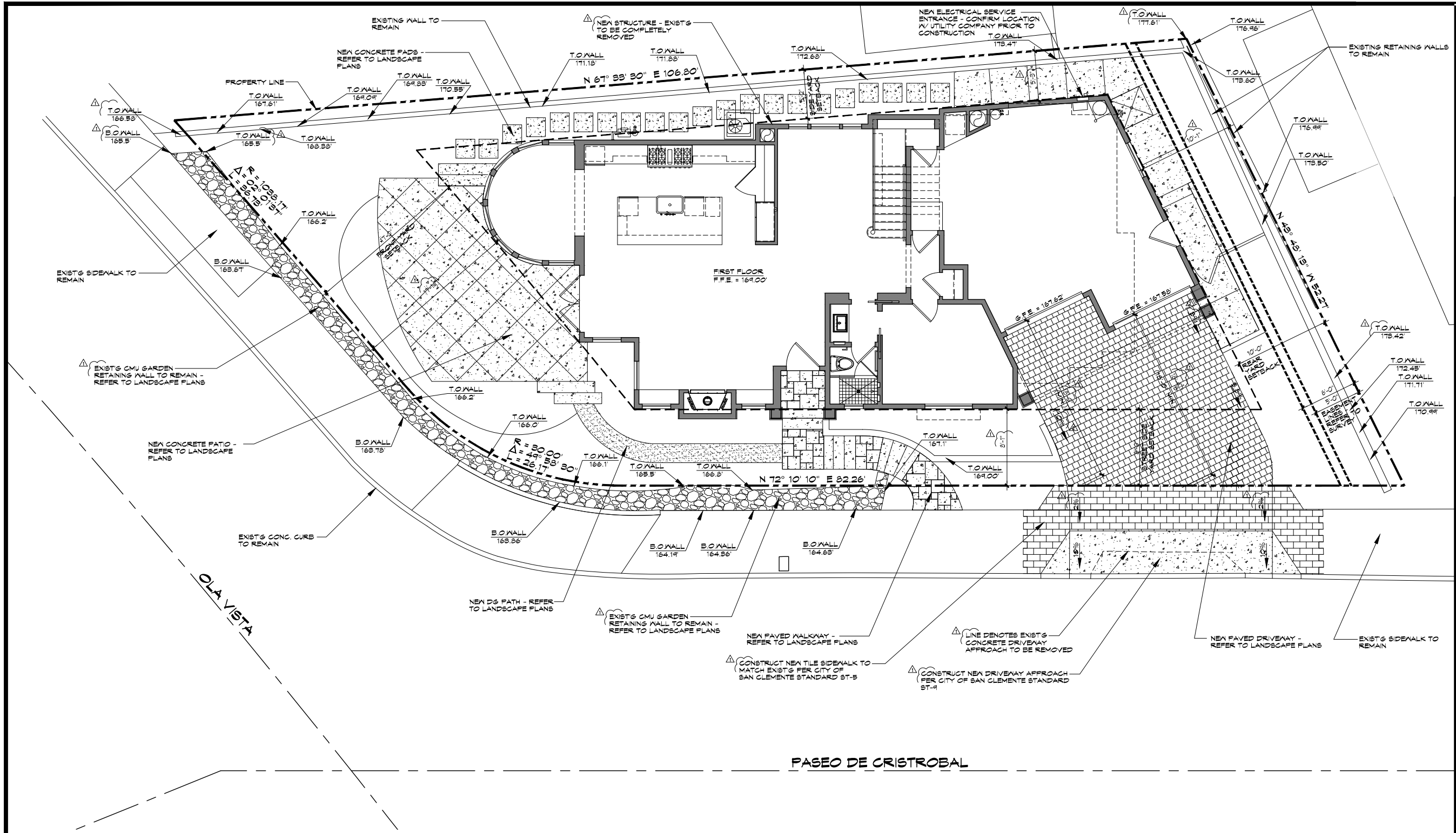
NO.	DATE	DESCRIPTION
△	4.29.20	PLANNING CORR
	7.13.20	BLDG DEPT SUB
△	7.27.20	PLANNING CORR

LICENSE STAMP:



SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A-1



ARCHITECTURAL SITE PLAN

SITE PLAN NOTES:

- DO NOT SCALE DRAWINGS.
- THIS SITE PLAN IS INTENDED FOR BUILDING SETBACK PURPOSES AND LOCATION OF UTILITIES ONLY. SEPARATE DRAWING SUBMITTAL(S) AND PERMIT(S) IS/ARE REQUIRED FOR LANDSCAPE PLAN, SITE RETAINING WALLS, FENCES, GATES, ANY BLOCK WALLS OVER 8 FEET, . . . ETC.
- REFER TO THE ARCHITECTURAL FLOOR PLANS AND GENERAL NOTES FOR ADDITIONAL ARCHITECTURAL INFORMATION.
- REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY PRIOR TO ANY WORK.
- AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.
- A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE ARE DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY / STREET PAVEMENT WILL BE REQUIRED AND 100% PAID BY THE OWNER. SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
- ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
- OBTAIN PERMIT FROM CAL/OSHA FOR EXCAVATIONS 8 FEET OR DEEPER AND / OR CONSTRUCTION OF BUILDING OR SCAFFOLDING MORE THAN 8 STORIES (26 FEET) HIGH (CAL/OSHA CCR TITLE 8 DIV. 1, CHAPTER 3.2, SUBCHAPTER 2, SECTION 341)
- CONTRACTOR TO FIELD INSPECT EXISTING WATER METER TO DETERMINE IF SIZE AND CONDITION ARE ADEQUATE TO ACCOMMODATE THE REQUIREMENTS WITHIN THESE DOCUMENTS. REPLACE AS NEEDED.
- PRIOR TO THE RELEASE OF THE FOOTING INSPECTION, THE APPLICANT SHALL SUBMIT CERTIFICATION, BY SURVEY OR OTHER APPROPRIATE METHOD, THAT THE STRUCTURES WILL BE CONSTRUCTED IN COMPLIANCE WITH THE DIMENSIONS SHOWN AND IN COMPLIANCE WITH THE SETBACKS OF THE APPLICABLE COMMUNITY ASSOCIATION GUIDELINES (IF ANY) AND LOCAL ZONING CODE.
- THE DISCHARGE OF POLLUTANTS TO STORM DRAINAGE SYSTEM (IF ANY) IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM (IF ANY).
- FINISHED GRADE AROUND THE NEW STRUCTURE SHALL SLOPE AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES. (C.R.C. R403.1.7.B)
- CONTRACTOR TO SCOPE AND INSPECT EXISTING SEWER LINE FROM HOUSE TO SEWER MAIN. AUGER, REPAIR OR REPLACE AS NEEDED.
- REFER TO BMP NOTES ON SHEET GN-2 FOR ADDITIONAL INFORMATION.
- ALL DRAINAGE SHALL BE MAINTAINED AND IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE AND THE CITY OF DANA POINT MUNICIPAL CODE.
- CONTRACTOR TO FIELD VERIFY EXISTING GAS SERVICE SIZE AND CONDITION OF PIPING TO ACCOMMODATE NEW IMPROVEMENTS AS DEFICIT ON THESE PLANS. REPAIR OR REPLACE AS REQUIRED.

SITE PLAN LEGEND:

- PROPERTY LINES
- - - SETBACK LINES
- - - EASEMENT LINES

DEMOLITION NOTES:

- SITE IS TO BE FENCED.
- ALL DEBRIS SHALL BE NET AT TIME OF HANDLING TO PREVENT DUST.
- STREETS AND SIDEWALKS ARE TO REMAIN CLEAR AND CLEAN.

MILESTONES / REVISIONS

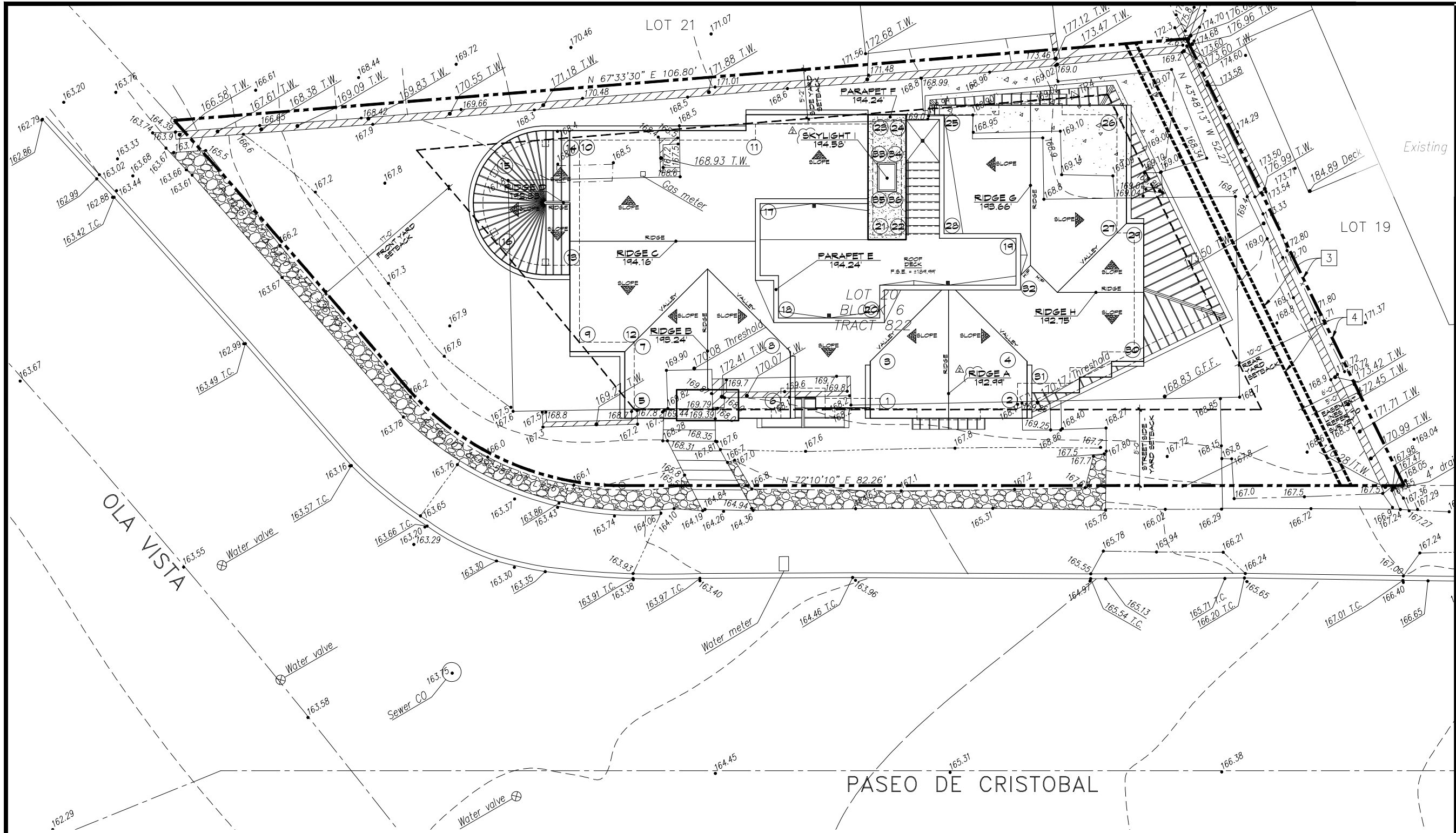
NO.	DATE	DESCRIPTION
△ 4.29.20		PLANNING CORR
7.13.20		BLDG DEPT SUB
△ 7.27.20		PLANNING CORR

LICENSE STAMP:



SHEET TITLE:
ROOF HEIGHT ANALYSIS PLAN

SHEET NUMBER:
A-1.1



ROOF HEIGHT ANALYSIS SITE PLAN

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



HEIGHT ANALYSIS:

A RIDGE ELEVATION:	①	②	③	④	D RIDGE ELEVATION:	⑬	⑭	⑮	⑯	G RIDGE ELEVATION:	⑳	㉑	㉒	㉓
	EXISTING GRADE:	192.99'	192.99'	192.99'		192.99'	EXISTING GRADE:	192.89'	192.89'		192.89'	192.89'	EXISTING GRADE:	193.66'
B RIDGE ELEVATION:	⑤	⑥	⑦	⑧	E PARAPET ELEVATION:	⑰	⑱	⑲	㉔	H RIDGE ELEVATION:	㉔	㉕	㉖	㉗
	EXISTING GRADE:	169.24'	169.24'	169.24'		169.24'	EXISTING GRADE:	169.59'	169.59'		169.59'	169.59'	EXISTING GRADE:	192.75'
C RIDGE ELEVATION:	⑨	⑩	⑪	⑫	F PARAPET ELEVATION:	⑳	㉑	㉒	㉓	I SKYLIGHT ELEVATION:	㉘	㉙	㉚	㉛
	EXISTING GRADE:	194.16'	194.16'	194.16'		194.16'	EXISTING GRADE:	194.24'	194.24'		194.24'	194.24'	EXISTING GRADE:	194.59'

MILESTONES / REVISIONS

NO.	DATE	DESCRIPTION
4.29.20	PLANNING CORR	
7.13.20	BLDG DEPT SUB	
7.27.20	PLANNING CORR	

LICENSE STAMP:

SHEET TITLE:
FIRST & SECOND FLOOR PLANS

SHEET NUMBER:
A-2

FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS & CLEARANCES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- REFER TO FINISH SCHEDULE FOR ALL FINISHES. FINISHES SHALL BE AS NOTED OR AS SHOWN ON INTERIOR FINISH SCHEDULE. ALL FINISHES SHALL BE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND COORDINATE WITH ALL APPLIANCES AND APPLIANCE WITH MANUFACTURER SPECIFICATIONS AND COORDINATE WITH ALL FINISHES.
- REFER TO OWNER FOR LOCATION(S) AND HEIGHT(S) OF ALL BATHROOM FIXTURES & APPLIANCES. PROVIDE PAPER DISPENSERS, MIRRORS, ETC. PROVIDE 2 x 4 BLOCKING FOR REQUIRED SUPPORT.
- PLUMBING FIXTURE REQUIREMENTS AND FLOW RATES:
 A. WATER CLOSURES:
 1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSURES SHALL NOT EXCEED 1.25 GALLONS PER FLUSH. ALL OTHERS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.
 2. WATER CLOSURES SHALL BE PROVIDED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS. PROVIDE A MINIMUM OF 80" CLEARANCE X 24" DEEP CLEAR IN FRONT AND CENTERED ON WATER CLOSURE PER 2016 C.F.C.
 3. URINALS:
 A. WALL MOUNTED: 0.125 GAL/FLUSH
 B. ALL OTHERS: 0.5 GAL/FLUSH
 4. SINGLE SHOWERS:
 A. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE WATERSENSE SPECIFICATION FOR SHOWERHEADS. CONTROL VALVES TO BE PRESSURE-BALANCED TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
 B. MULTIPLE SHOWERHEADS SERVING ONE SHOWER:
 1. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 P.S.I. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.2 G.P.M. AT 20 P.S.I.
 2. KITCHEN FAUCETS:
 A. MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 P.S.I. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT EXCEED 2.2 G.P.M. AT 60 P.S.I. AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 P.S.I.
 B. WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO REDUCE THE FLOW RATE.
 3. RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 P.S.I. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.2 G.P.M. AT 20 P.S.I.
 4. KITCHEN FAUCETS:
 A. MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 P.S.I. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT EXCEED 2.2 G.P.M. AT 60 P.S.I. AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 P.S.I.
 B. WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO REDUCE THE FLOW RATE.
 5. AIR FILTERS:
 A. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 6. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 7. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 8. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 9. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 10. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 11. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 12. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 13. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 14. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 15. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 16. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 17. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 18. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 19. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 20. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 21. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 22. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 23. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 24. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 25. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 26. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 27. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 28. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 29. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 30. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 31. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 32. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 33. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 34. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 35. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 36. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 37. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 38. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 39. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 40. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 41. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 42. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 43. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 44. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 45. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 46. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 47. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 48. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 49. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 50. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 51. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 52. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 53. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 54. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 55. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 56. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 57. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 58. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 59. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 60. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 61. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 62. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 63. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 64. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 65. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 66. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 67. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 68. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 69. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 70. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 71. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 72. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 73. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 74. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 75. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 76. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 77. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 78. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 79. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 80. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 81. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 82. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 83. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 84. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 85. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 86. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 87. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 88. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 89. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 90. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 91. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 92. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 93. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 94. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 95. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 96. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 97. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 98. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 99. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. 100. ALL AIR FILTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

KITCHEN EXHAUST HOOD:

A KITCHEN EXHAUST WITH A MINIMUM RATE OF 100 CFM AND A MAXIMUM SOUND RATING OF 3 SONE FOR INTERMITTENT OPERATION IS REQUIRED. THE KITCHEN HOOD SHALL BE DUCTED TO THE OUTSIDE REGARDLESS OF FUEL OR HOOD TYPE.

TANKLESS WATER HEATER MEASURES:

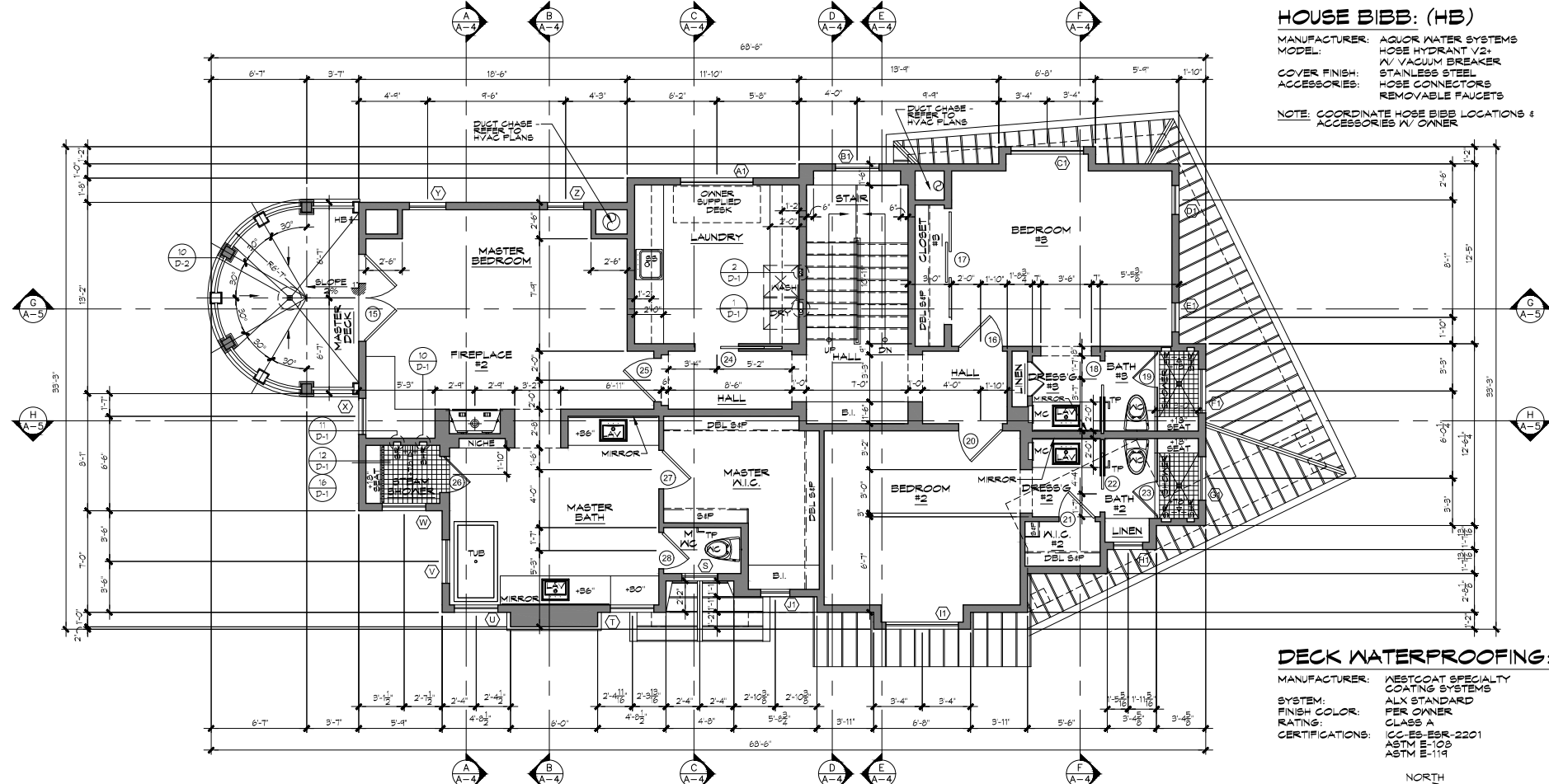
- PROVIDE A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 80" OF THE WATER HEATER & ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS. REFER TO WATER HEATER MANUFACTURER FOR EXACT POWER REQUIREMENTS.
- PROVIDE A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED. REFER TO WATER HEATER MANUFACTURER FOR EXACT VENTING REQUIREMENTS.
- PROVIDE A CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOW NATURAL DRAINAGE WITHOUT PUMP ASSISTANCE. REFER TO WATER HEATER MANUFACTURER FOR EXACT DRAIN LOCATION.
- PROVIDE A GAS SUPPLY LINE WITH THE CAPACITY OF AT LEAST 200,000 BTU/HR TO THE WATER HEATER.

HOUSE BIBB: (HB)

MANUFACTURER: AQUOR WATER SYSTEMS
MODEL: HOSE HYDRANT V2-IV VACUUM BREAKER
COVER FINISH: STAINLESS STEEL
ACCESSORIES: HOSE CONNECTORS, REMOVABLE FAUCETS
NOTE: COORDINATE HOSE BIBB LOCATIONS & ACCESSORIES W/ OWNER

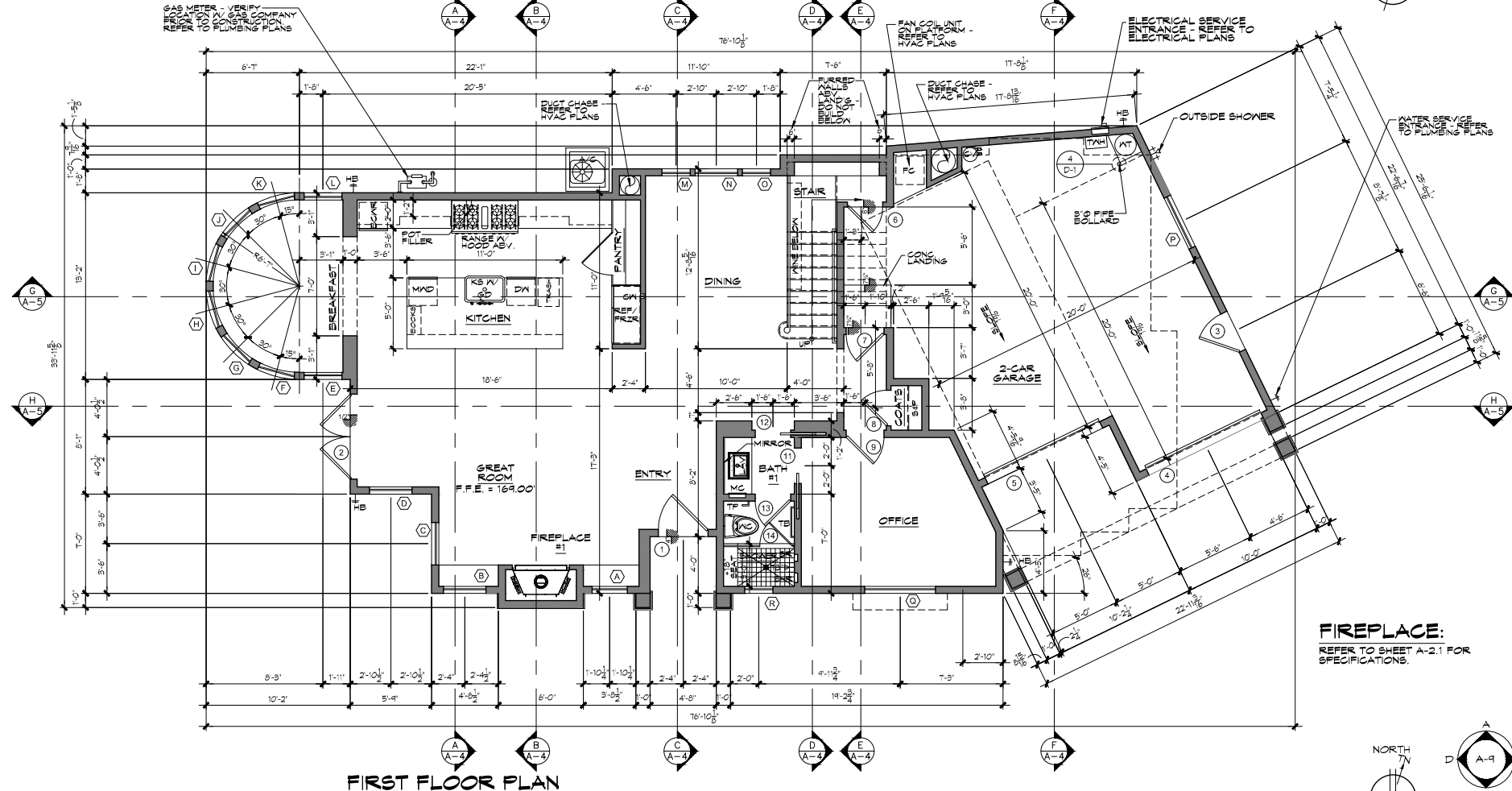
DECK WATERPROOFING:

MANUFACTURER: WESTCOAT SPECIALTY COATING SYSTEMS
SYSTEM: ALX STANDARD
FINISH COLOR: PER OWNER
RATING: CLASS A
CERTIFICATIONS: ICC-ES ESR-2201, ASTM E-108, ASTM E-119



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



MILESTONES / REVISIONS

NO.	DATE	DESCRIPTION
△	4.29.20	PLANNING CORR
△	7.13.20	BLDG DEPT SUB
△	7.27.20	PLANNING CORR



ELEVATION NOTES:

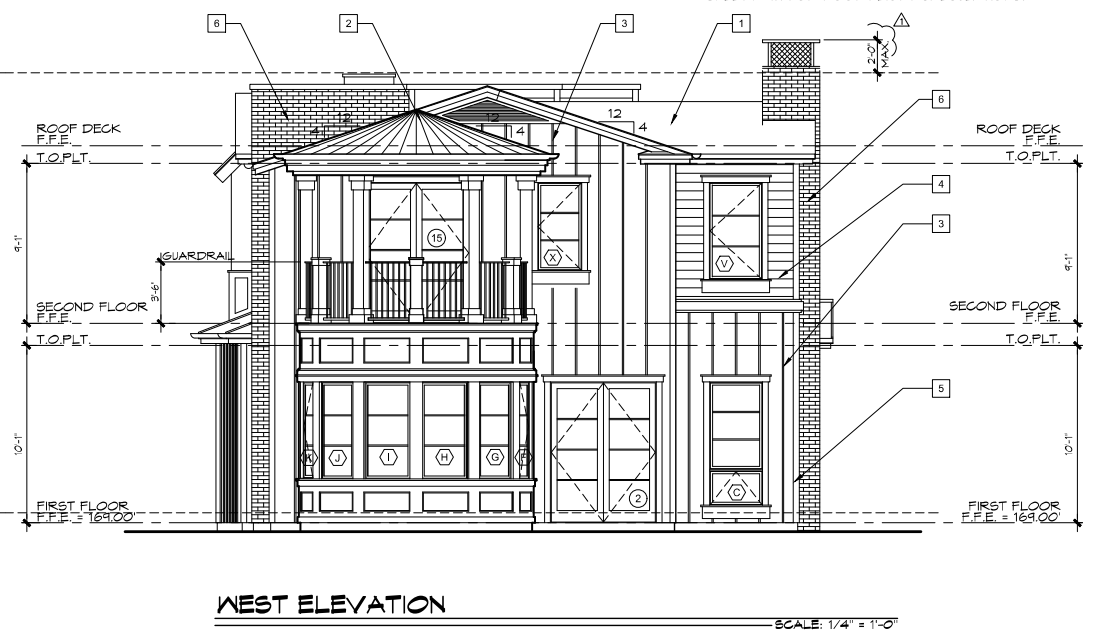
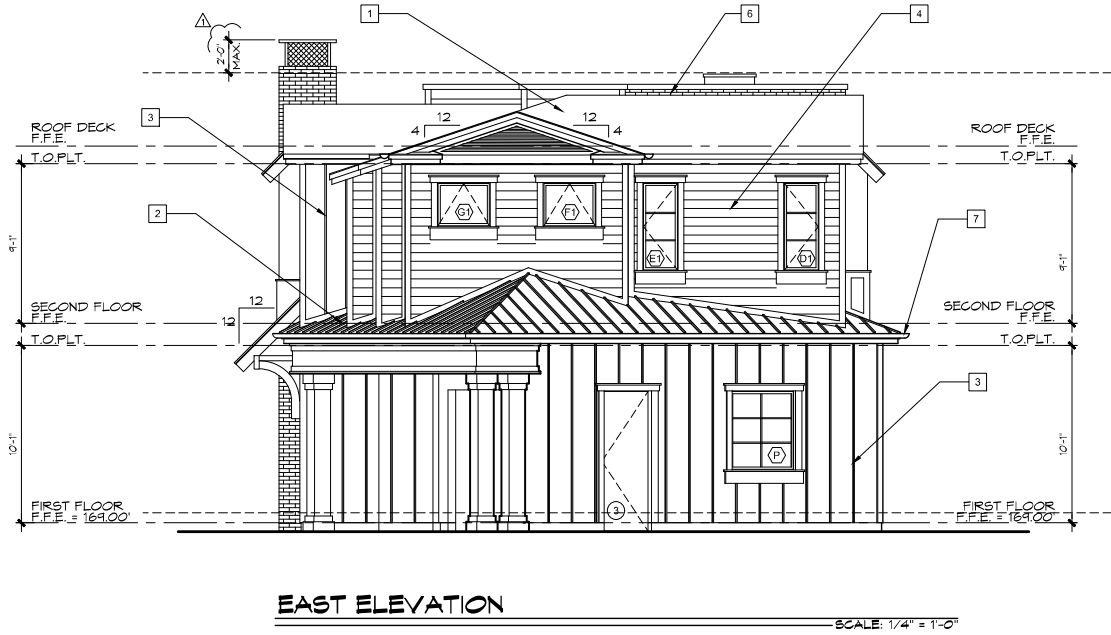
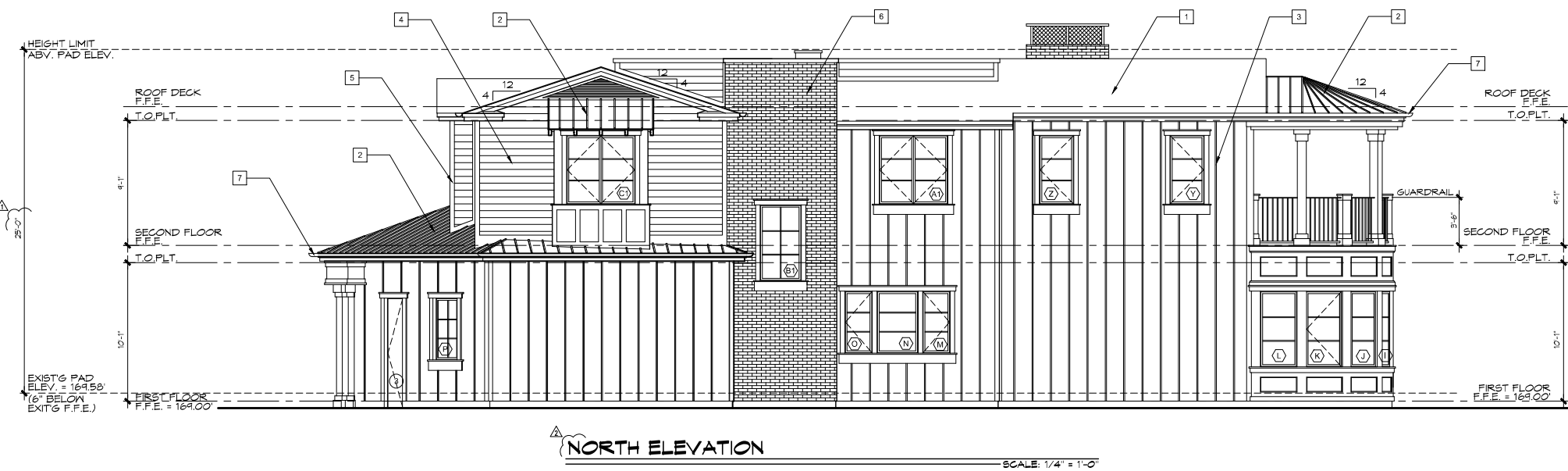
- DO NOT SCALE DRAWINGS.
- REFER TO SITE PLAN FOR GRADE ELEVATIONS.
- REFER TO SHEET ECH-1 FOR DOOR AND WINDOWS SPECIFICATIONS.
- INSTALL ALL FINISH MATERIAL PER MANUFACTURER'S RECOMMENDATIONS.

ELEVATION KEYNOTES:

- COMPOSITION SHINGLES:**
MANUFACTURER: CERTANTEED
COLLECTION: LUXURY
SERIES: LANDMARK TL
COLOR: TBP
RATING: UL CLASS A
COMPLIANCE REPORT: CC-ES-ESR-1884
- ROOFING (METAL):**
MANUFACTURER: CC METALS
MATERIAL: COPPER
PANEL TYPE: STANDING SEAM
PANEL WIDTH: 12"
SEAM BEAM: SNAPLOCK
SEAM HEIGHT: 1 1/2"
SURFACE: SMOOTH
FIRE RATING: UL CLASS A
APPROVAL: UL T90
UNDERLAYMENT: GRACE ICE & WATER SHIELD HT
- BOARD & BATTEN:**
MANUFACTURER: JAMESHARDIE
PRODUCT: (BOARD) HARDIPANEL VERTICAL SIDING
STYLE: SMOOTH
PRODUCT: (BATTEN) HARDIETRM
STYLE: SMOOTH BATTEN BOARDS
SIZE: 3/4" X 2-1/2"
SPACING: 12" O.C.
FINISH: FIELD PAINTED (DELIVER PRIMED)
COLOR: WHITE
COMPLIANCE REPORT: CC-ES-ESR-1844
- LAP SIDING:**
MANUFACTURER: JAMESHARDIE
SERIES: HARDIPLANK LAP SIDING
TEXTURE: SMOOTH
WIDTH: 6 1/2"
EXPOSURE: 5"
FINISH: PAINTED
COLOR: WHITE
COMPLIANCE REPORT: CC-ES-ESR-1844
- TRIM:**
MANUFACTURER: JAMESHARDIE
SERIES: HARDIETRM BOARDS
TEXTURE: 4/4 SMOOTH
SIZE: 3 1/2"
FINISH: PAINTED
COLOR: WHITE
COMPLIANCE REPORT: CC-ES-ESR-1844
- BRICK VENEER:**
MANUFACTURER: ELDORADO STONE
SERIES: TRUNDR
COLOR: CHALK DUST
THICKNESS: 3/8"
WEIGHT: 15 lbs. / S.F.
APPROVAL: CC-ES-ESR-1215
NOTE: PROVIDE SAMPLES FOR OWNER & ARCHITECT'S APPROVAL PRIOR TO PLACING ORDER.
- GUTTER & DOWNSPOUT:**
MATERIAL: 18 OZ COPPER
GUTTER: 6" HALF-ROUND
DOWNSPOUT: 3" DIA.
- ADDRESS NUMBERS:**
MANUFACTURER: ARCHITECTURAL NUMBERS
WWW.ARCHITECTURALNUMBERS.COM
STYLE: RIBBON
SIZE: 5"
FINISH: PAINTED
COLOR: BLACK

HEIGHT LIMIT NOTE:

- HEIGHT LIMIT SHOWN IS FOR REFERENCE ONLY. REFER TO SHEET A-1.1 FOR ROOF HEIGHT CALCULATIONS.



MILESTONES / REVISIONS

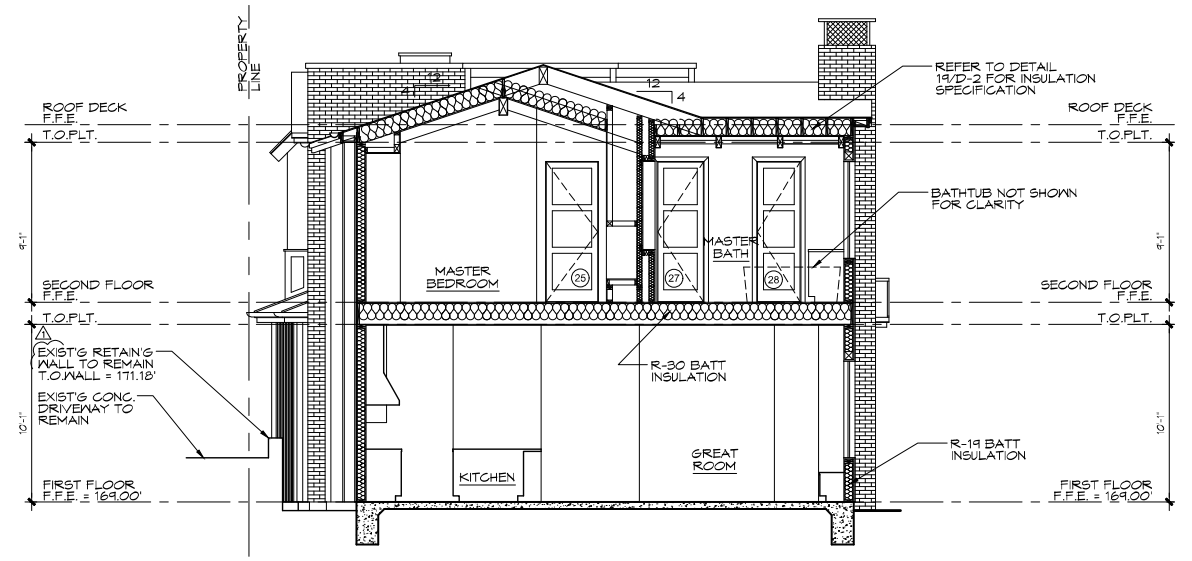
NO.	DATE	DESCRIPTION
Δ	4.29.20	PLANNING CORR.
	7.13.20	BLDG DEPT SUB.
	7.27.20	PLANNING CORR.

LICENSE STAMP:

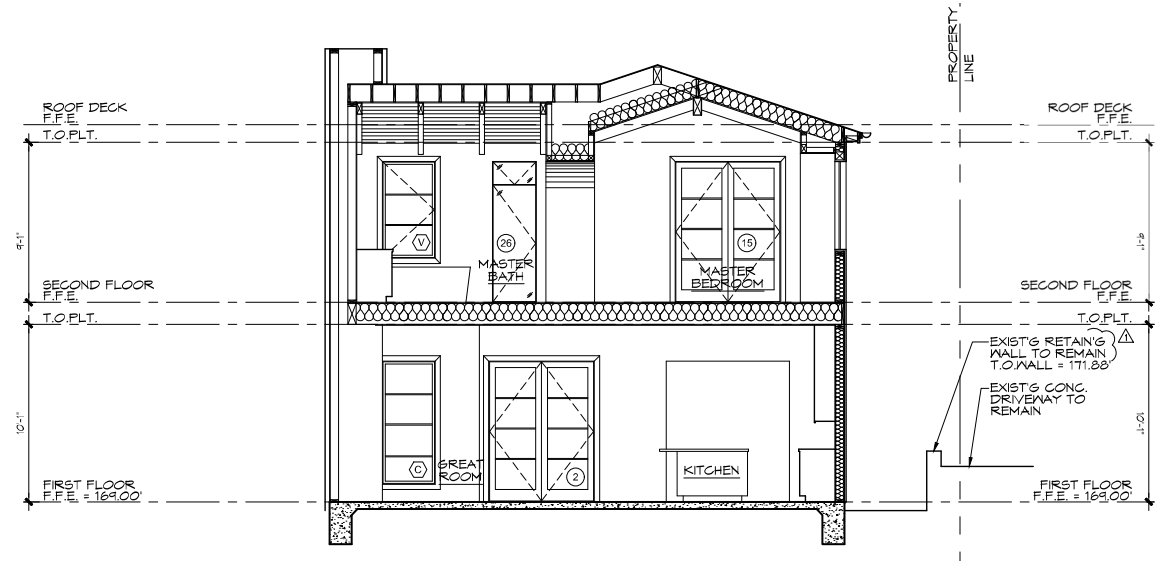


SHEET TITLE:
SECTIONS
A, B, C, D, E & F

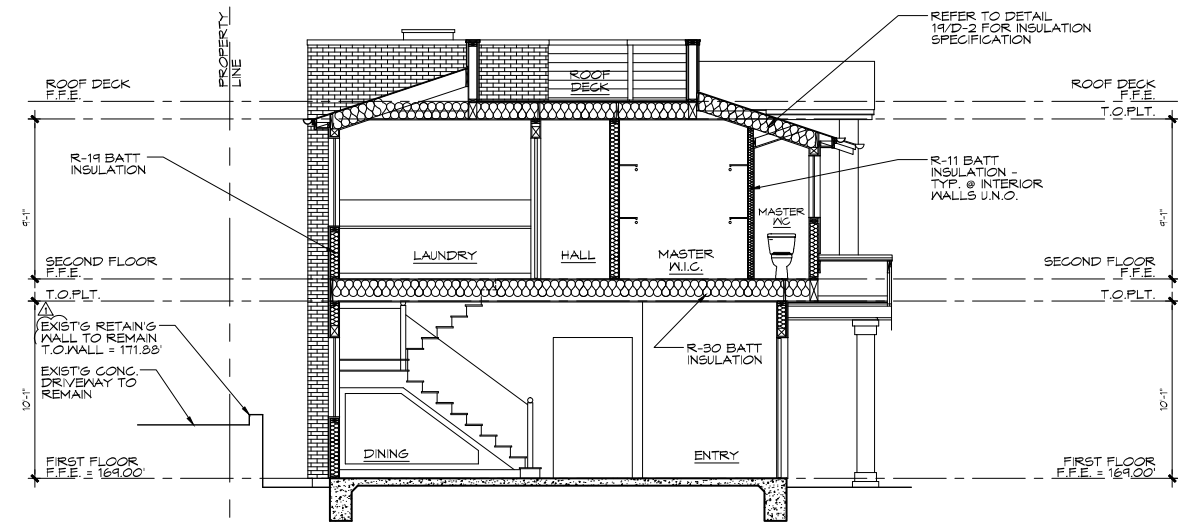
SHEET NUMBER:



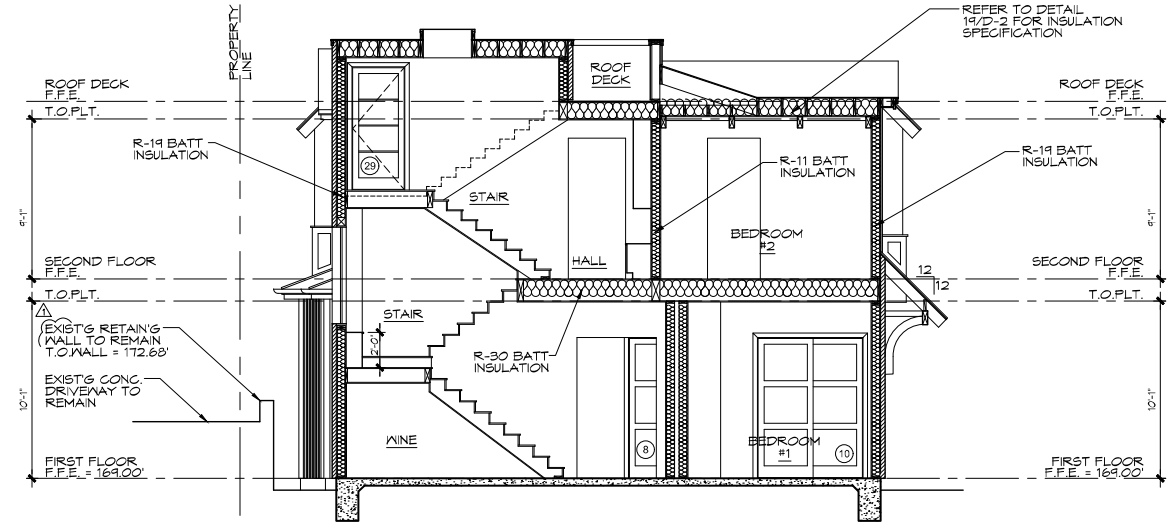
SECTION A
SCALE: 1/4" = 1'-0"



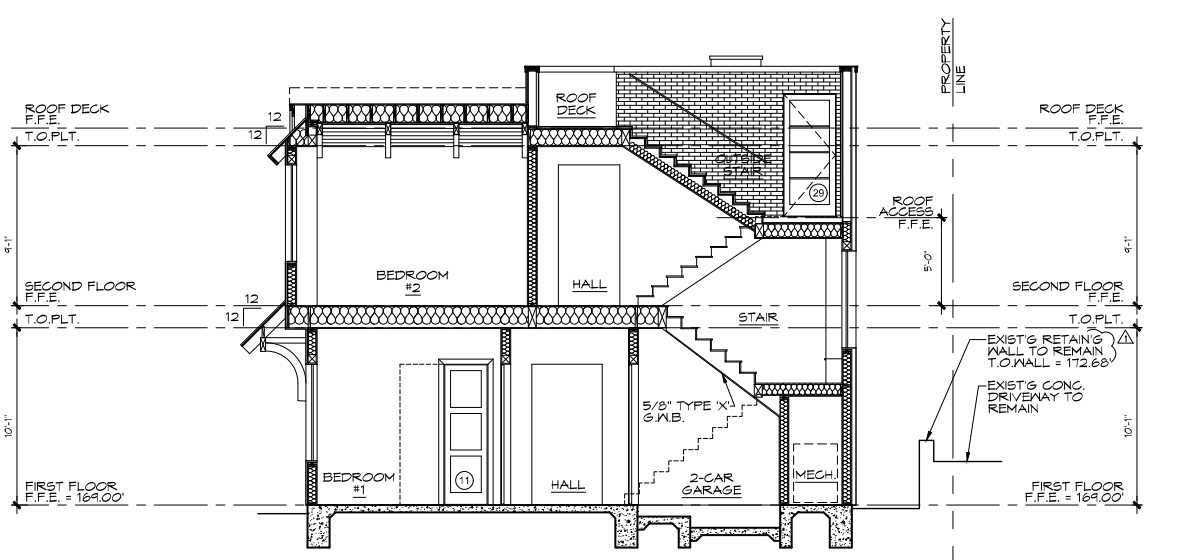
SECTION B
SCALE: 1/4" = 1'-0"



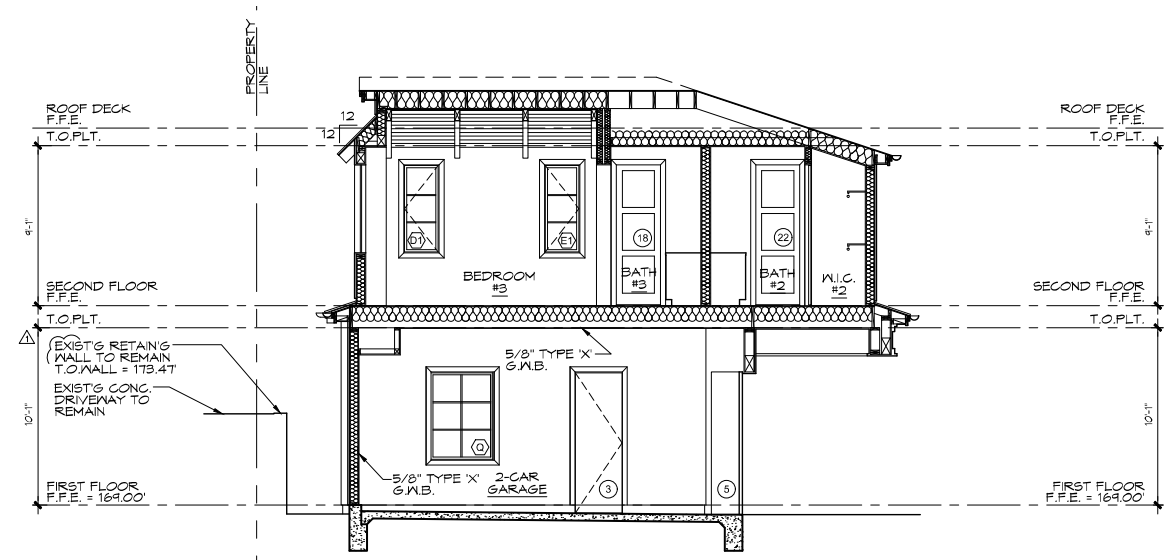
SECTION C
SCALE: 1/4" = 1'-0"



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



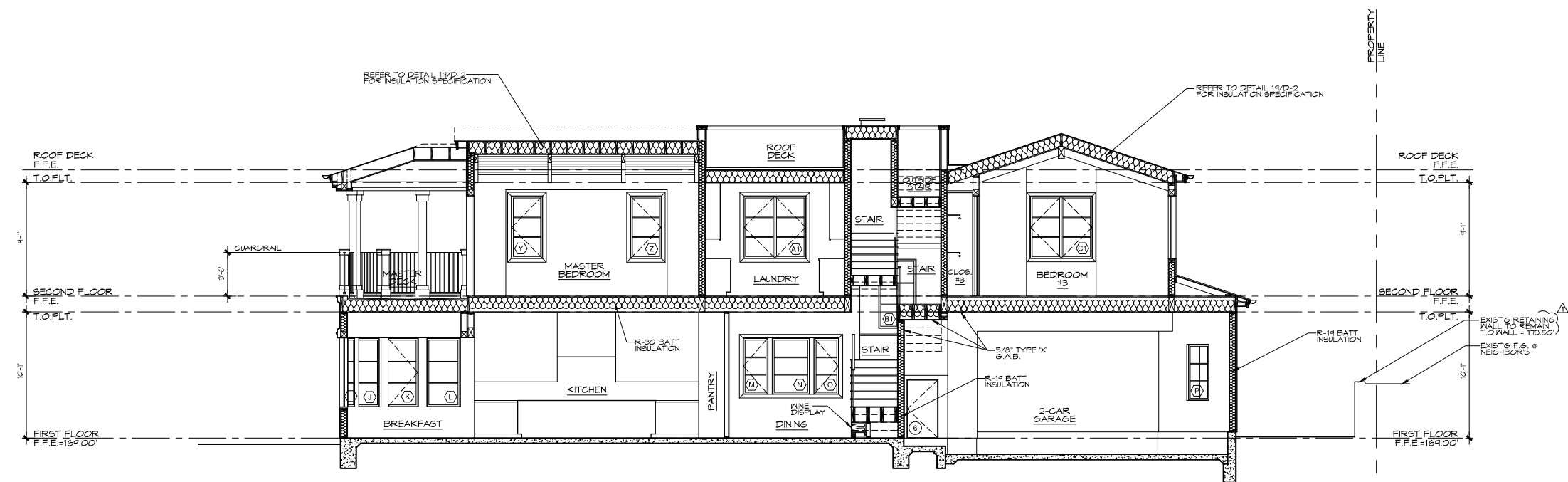
SECTION E
SCALE: 1/4" = 1'-0"



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

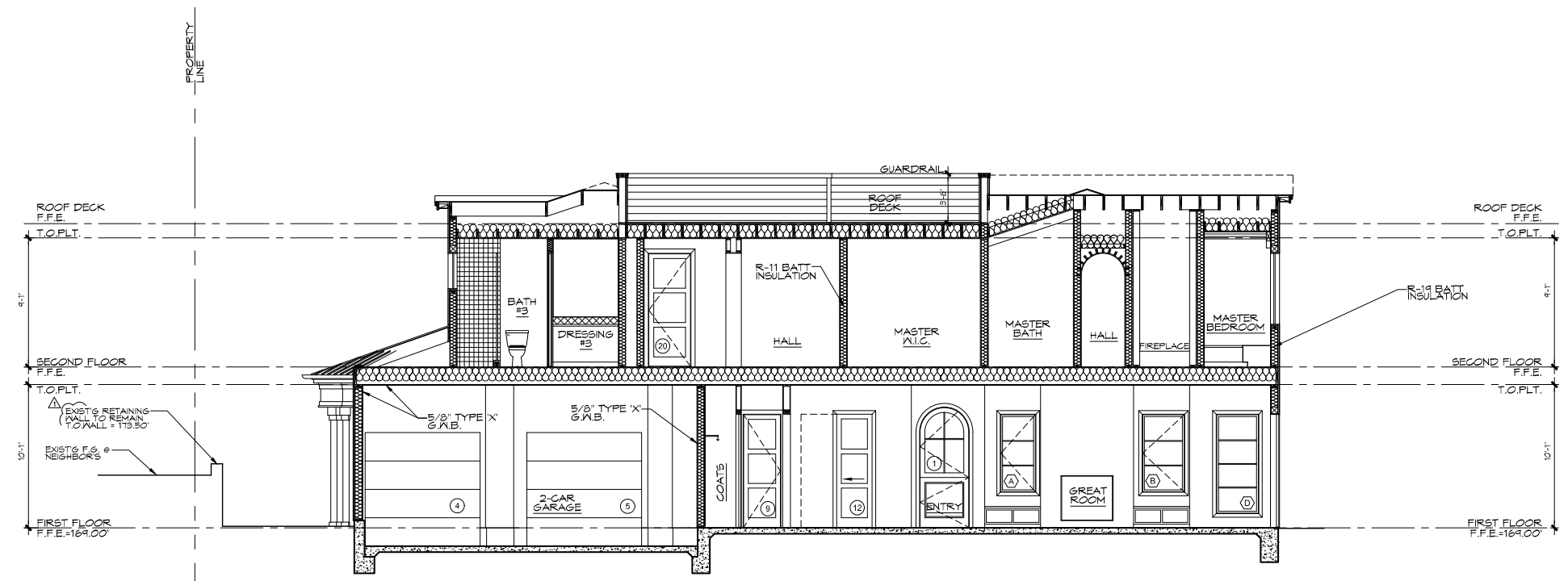
MILESTONES / REVISIONS

NO.	DATE	DESCRIPTION
△	4.29.20	PLANNING CORR
	7.13.20	BLDG DEPT SUB
	7.27.20	PLANNING CORR



SECTION G

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



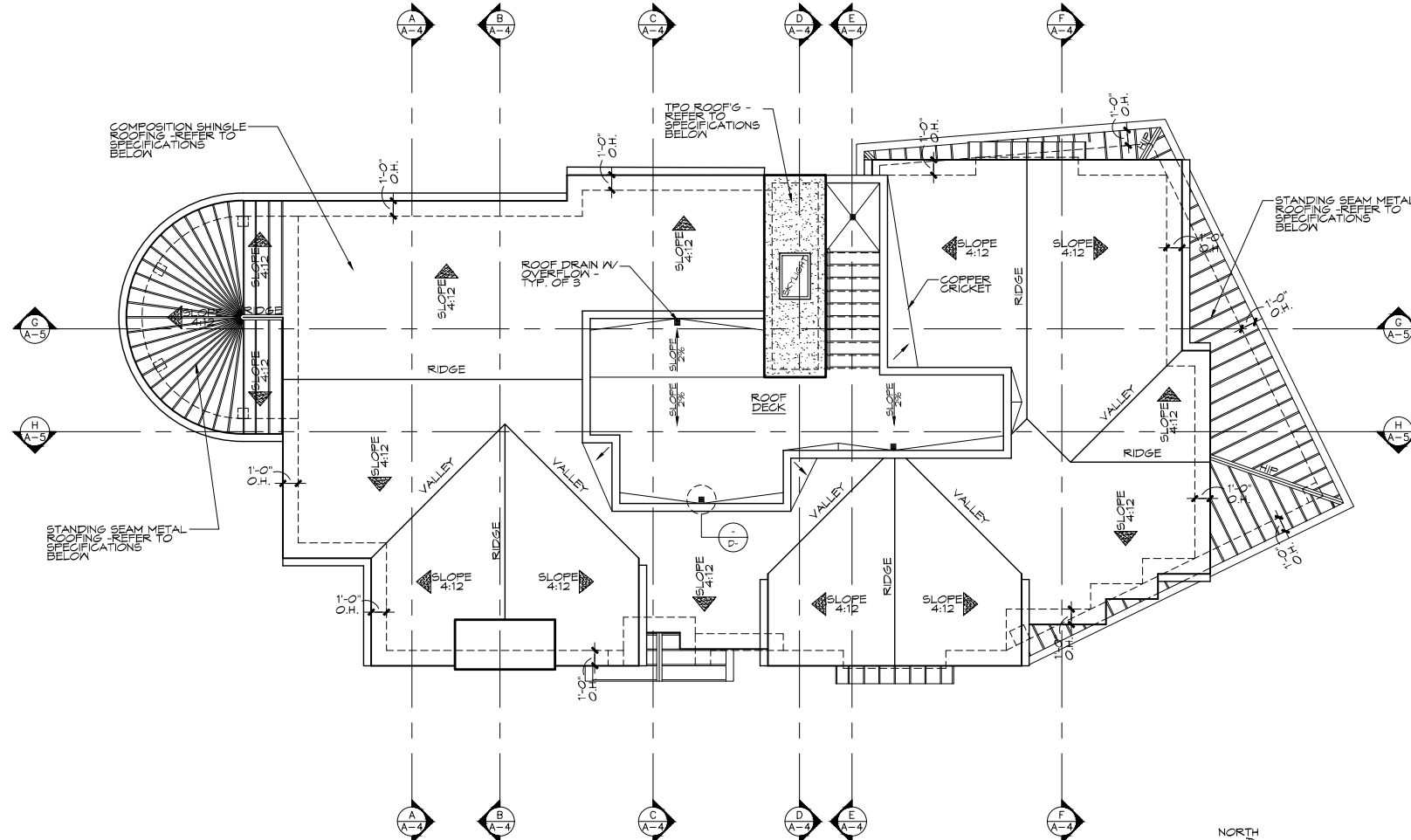
SECTION H

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



ROOF PLAN NOTES:

- DO NOT SCALE DRAWINGS.
- INDICATES ROOF PITCH AS NOTED ON THE ROOF PLAN.
- ALL PLUMBING AND EQUIPMENT VENTS MUST BE CONSOLIDATED AND LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE.
- ALL FLASHING, SHEET METAL, VENT STACKS AND PIPES SHALL BE COPPER.
- PROVIDE COPPER FLASHING AT ALL VALLEYS AND ROOF TO WALL CONDITIONS. REFER TO DETAILS.
- IN 'CALIFORNIA' DOUBLE FRAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION.
- IF 'CALIFORNIA' DOUBLE FRAME AREA HAS MORE THAN 30' HEADROOM PROVIDE A 20" X 30" MIN. ACCESS THROUGH MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
- ALL BOX COLUMNS AND 'POF-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
- AT ALL AREAS WITHIN THE ROOF ATTIC WITH 30' MIN. CLEAR HEADROOM, PROVIDE A 20" X 30" MIN. ATTIC ACCESS TO THOSE AREAS. ATTICS WITH APPLIANCES OR F.A.U. UNITS INSTALLED IN THEM, PROVIDE A 30" X 30" MIN. ATTIC ACCESS, (PROVIDED F.A.U. MAY PASS THROUGH) WITH 30' MIN. CLEAR HEADROOM. PROVIDE WEATHER STRIPS AT PANEL TO PREVENT BACK DRAFT.
- PRIOR TO THE RELEASE OF THE ROOF SHEATHING INSPECTION, THE APPLICANT SHALL SUBMIT CERTIFICATION, BY A SURVEY OR OTHER APPROPRIATE METHOD, THAT THE HEIGHT OF THE STRUCTURE IS IN COMPLIANCE WITH THE ASSUMED APPROVAL RESOLUTION, AND THE HEIGHT LIMITATIONS (IF ANY) OF THE APPLICABLE ZONING DISTRICT.
- ALL ROOF EAVE GUTTERS SHALL BE 6" HALF-ROUND, NON-EXTRUDED, CONTINUOUS COPPER WITH NO SEAMS. ALL DOWNSPOUTS SHALL BE COPPER, 4" DIA. ROUND WITH WELDED SEAMS. REFER TO ROOF PLAN AND EXTERIOR ELEVATIONS FOR LOCATIONS.
- COORDINATE CONNECTION OF CONTINUOUS ROOF EAVE GUTTERS AND DOWNSPOUTS TO ALLOW WATER TO FLOW AWAY FROM THE STRUCTURE. DOWNSPOUTS SHOULD BE CONNECTED TO CLOSED PIPES THAT DISCHARGE INTO SITE STORM DRAIN SYSTEM OR ONTO PAVED SURFACES THAT CARRY THE WATER AWAY AT LEAST 5'-0" FROM THE BUILDING'S FOUNDATION.
- ANY FORCED AIR UNITS LOCATED IN THE ATTIC MUST BE POSITIONED IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT OUTLET TO THE TOP OF THE FLUE CAP IS WITHIN THE ATTIC, ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE THE MINIMUM ALLOWED BY CODE.
- VENTING SHALL EXTEND ABOVE THE ROOF AND SHALL TERMINATE IN VENT CAP. TERMINATION POINTS SHALL BE AT LEAST 4 FEET BELOW OR HORIZONTALLY FROM AND 1 FOOT ABOVE ANY OPENING INTO THE BUILDING. BE AT LEAST 5 FEET ABOVE ANY FORCED AIR INLET INTO THE BUILDING LOCATED WITHIN 10 FEET, AND SHALL BE 4 FEET AWAY FROM THE PROPERTY LINE, PER 2019 C.M.C. AND 2019 C.P.C.
- ROOF ELEVATIONS ARE TO TOP OF FINISHED MATERIAL. TYP. U.N.O.
- DS - DENOTES DOWNSPOUT LOCATION.



ROOF PLAN

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



ROOFING SPECIFICATIONS:

COMPOSITION SHINGLES:
MANUFACTURER: CERTANTEED
COLLECTION: LUXURY
SERIES: LANDMARK TL
COLOR: TBD
RATING: UL CLASS A
APPROVAL: ICC-ES-ESR-1894

FLAT ROOF:
MANUFACTURER: GAF
TYPE: TPO MEMBRANE
SURFACE: SMOOTH
COLOR: WHITE
FIRE RATING: CLASS A
APPROVAL: UL E81806-01

METAL:
MANUFACTURER: CC METALS
MATERIAL: COPPER
PANEL TYPE: STANDING SEAM
PANEL WIDTH: 12"
PANEL SEAM: SNAPLOCK
SEAM HEIGHT: 1 1/4"
SURFACE: SMOOTH
FIRE RATING: UL CLASS A
APPROVAL: UL T90
UNDERLAYMENT: GRACE ICE & WATER SHIELD HT

DECK WATERPROOFING:

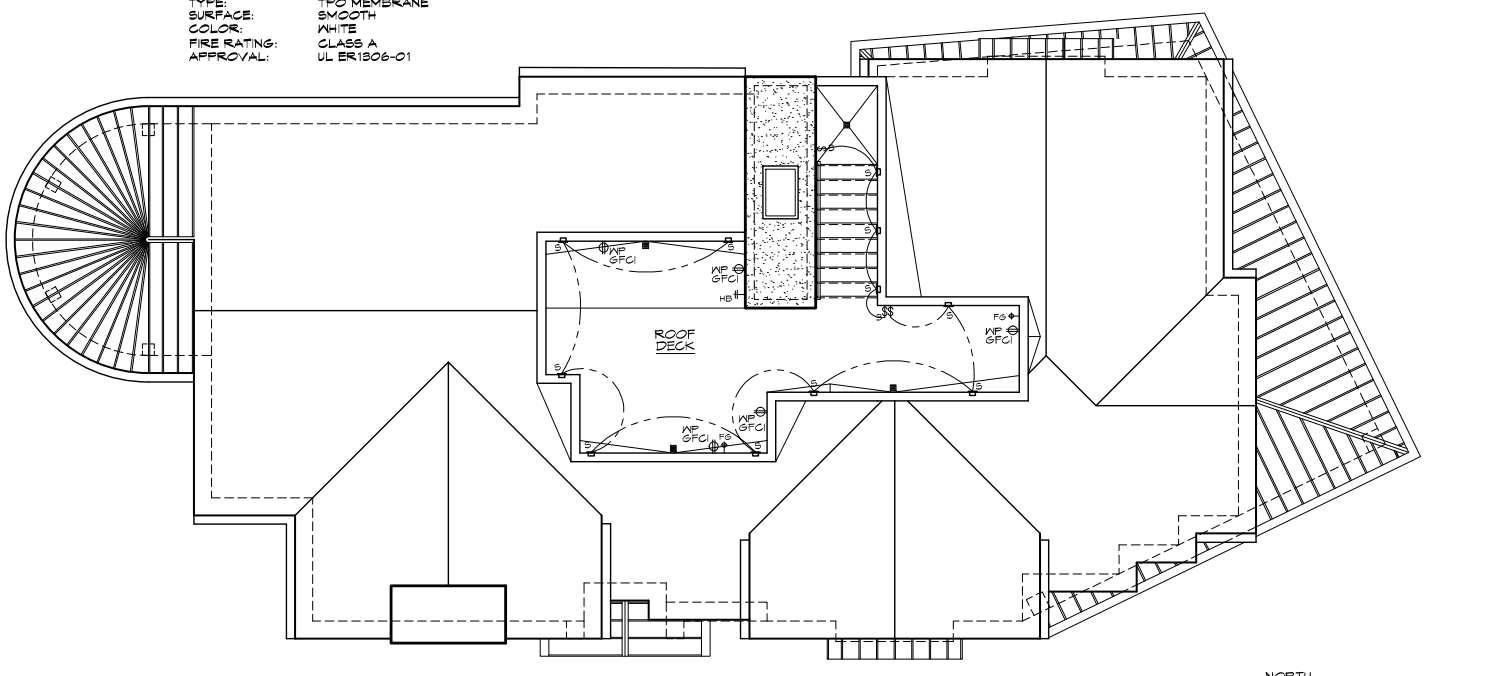
MANUFACTURER: WESTCOAT SPECIALTY COATING SYSTEMS
SYSTEM: ALX STANDARD
FINISH COLOR: PER OWNER
RATING: CLASS A
CERTIFICATIONS: ICC-ES-ESR-2201
ASTM E-108
ASTM E-119

SKYLIGHTS:

MANUFACTURER: VELUX
MODEL: VCE 2284
SIZE: 24 x 36
TYPE: ELECTRIC OPERABLE
CURB: CLEAR
FRAME MATERIAL: ALUMINUM
FRAME FINISH: BRONZE ANODIZED
GLASS MAKEUP: CLEAR
U-FACTOR: 0.32
SHGC: 0.28
APPROVAL: IAPMO-ES-ER-0194

ATTIC VENTILATION NOTES:

- PER 2019 C.R.C. SECTION R306 - ENCLOSED ATTICS AND ENCLOSED SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE BY THE FOLLOWING APPROVALS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/8" INCH MINIMUM AND 1/4" INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R302.1.
- MINIMUM VENT AREA**
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF VENTED SPACE.
- EXCEPTION:**
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF VENTED SPACE PROVIDE ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
- IN CLIMATE ZONES 14 & 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
 - AT LEAST 40% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.



ROOF DECK ELECTRICAL PLAN

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

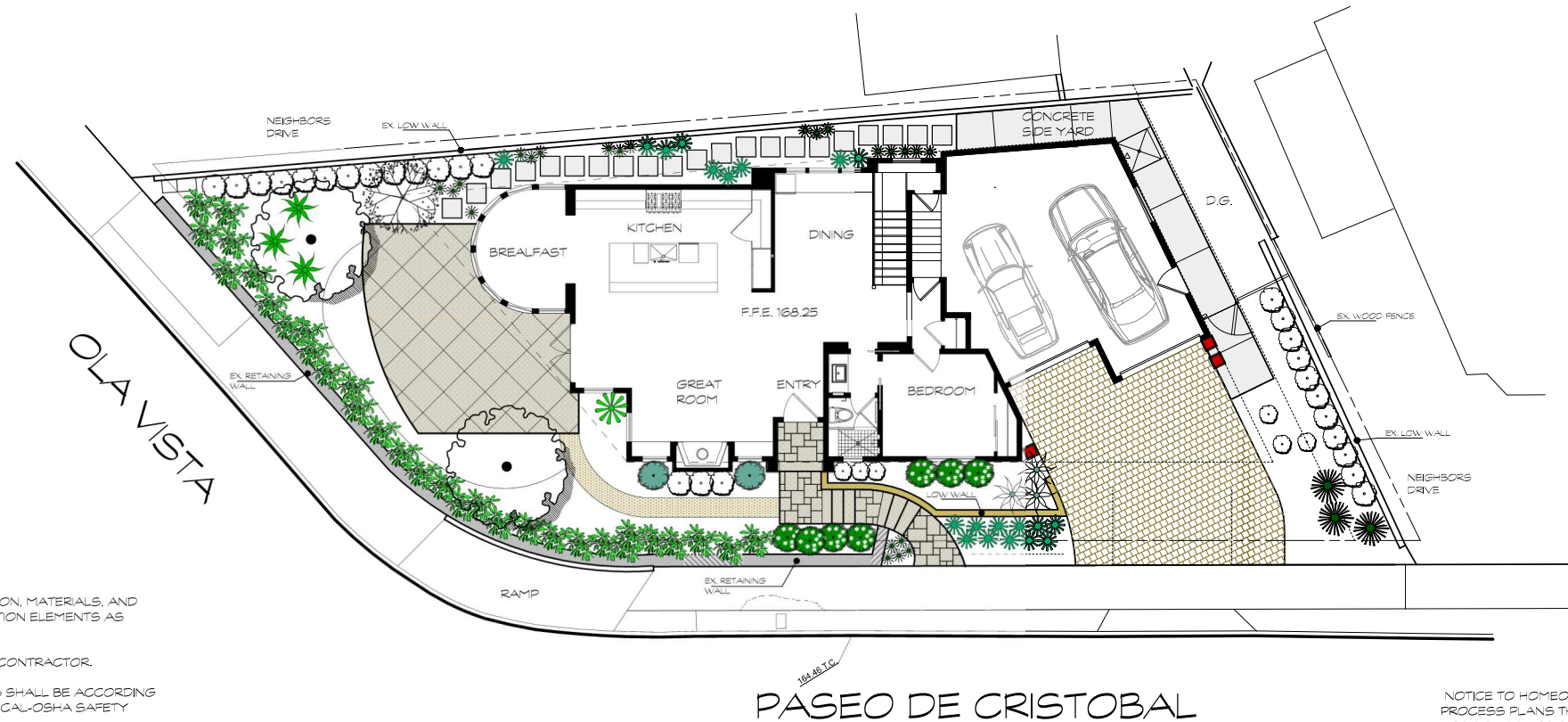


ELECTRICAL PLAN NOTES:

- REFER TO SHEET A-8 FOR ELECTRICAL NOTES, SYMBOLS & SPECIFICATIONS.
- REFER TO LIGHTING, MECHANICAL & APPLIANCE SCHEDULES ON SHEET SCH-2 FOR ADDITIONAL INFORMATION & SPECIFICATIONS.

LIGHT FIXTURE LEGEND:
REFER TO LIGHTING SCHEDULE ON SHEET SCH-2
- DESIGNATES FIXTURE
- DESIGNATES FIXTURE NUMBER IN LIGHTING SCHEDULE

LANDSCAPE ARCHITECTURAL PLANS FOR THE SHEEHAN RESIDENCE



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 CONTRACTOR'S 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 UNFORESSEEN 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.

NOTICE TO HOMEOWNER: HOME OWNER SHALL PROCESS PLANS THROUGH THE HOME OWNERS 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 CONSTRUCTION DETAILS
- L-4 LIGHTING PLAN
- L-5 IRRIGATION PLAN
- L-6 IRRIGATION DETAILS
- L-7 IRRIGATION DETAILS
- L-8 PLANTING PLAN
- L-9 IRRIG. & PLANTING SPECS.

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)



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LANDSCAPE ARCHITECTURAL PLANS FOR
SHANA AND BRIAN SHEEHAN
1107 S. OLA VISTA • SAN CLEMENTE, CA 92672
PH: (949) 350-2207
shana_sheehan@yahoo.com

20271 ACACIA ST., SUITE 120
NEWPORT BEACH, CA 92660
TEL: (949) 251-8898
FAX: (949) 251-0899
LANDSCAPE ARCHITECTURE
DAVID A. PEDERSEN • INC.

COVER SHEET

DATE: 7-27-20
DRAWN BY: D.P.

SHEET NO.
L-1
OF - 9

GENERAL NOTES AND SPECIFICATIONS

1. GENERAL NOTICE TO CONTRACTORS
 ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' CONSTRUCTION SAFETY ORDERS. THE OWNER AND OWNERS REPRESENTATIVES SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.
 CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND HIS REPRESENTATIVE HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HIS REPRESENTATIVE.
 IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES OR STRUCTURES FROM FIELD INVESTIGATIONS AND AVAILABLE RECORDS PRIOR TO COMMENCING ANY EXCAVATION.

2. CONCRETE AND REINFORCING STEEL
 CEMENT FOR CONCRETE SHALL BE A STANDARD BRAND MEETING THE REQUIREMENTS FOR TYPE V CEMENT OF ASTM SPECIFICATIONS C-150 PORTLAND CEMENT.
 MINIMUM COMPRESSIVE STRENGTH OF ALL CONCRETE SHALL BE 2500 PSI IN 28 DAYS. 6" SACK MIX WITH A 5" MAX SLUMP, AT A MINIMUM THICKNESS OF FOUR INCHES OVER 1" SAND BASE AND 90% COMPACTED NATIVE SOIL (DRIVEWAY MIN THICKNESS OF 6 INCHES).
 THE LARGEST PRACTICAL SIZE OF COARSE AGGREGATE UP TO 1 1/2" SHALL BE USED IN THE CONCRETE.
 MINIMUM CONCRETE CLEAR COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS:
 FOOTINGS: CONCRETE PLACED AGAINST EARTH - 3"
 CONCRETE PLACED AGAINST FORMS EXPOSED TO EARTH - 2" SLABS: 1 1/2"

ALL REINFORCING STEEL SHALL BE DEFORMED BARS IN ACCORDANCE WITH ASTM A-615 - GRADE 40.
 ALL BARS AT SPICES IN CONCRETE SHALL LAP AS FOLLOWS: GRADE 40 IS 40 DIAMETER LAP.
 ALL REINFORCING STEEL ANCHOR BOLTS, DOWELS, AND OTHER INSERTS SHALL BE SECURELY FASTENED IN THE FORMS BEFORE PLACING THE CONCRETE.
 REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE WITH #16 DOUBLE ANNEALED STEEL WIRE. BARS SHALL BE SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS.
 WIRE FABRIC SHALL CONFORM TO STANDARD SPECIFICATIONS FOR WELD WIRE FABRIC FOR CONCRETE REINFORCEMENT, "ASTM A-185-84".

ALL CONCRETE WORK SHALL RECEIVE 1 1/2" FIBER-MESH STEALTH MULTIFILAMENT FIBERS AT 2 LBS. PER CU. YD.
 ALL CONCRETE FLAT WORK AND OR STONE SUB-BASE SHALL RECEIVE NO. 3 BAR AT 18 INCHES ON CENTER, CHAIRED IN PLACE ALONG CENTER OF SLAB.
 DRIVE CONCRETE FLAT WORK SHALL RECEIVE NO. 4 BAR AT 12 INCHES ON CENTER, CHAIRED IN PLACE ALONG CENTER OF SLAB. DRIVE CONCRETE SHALL BE A MINIMUM THICKNESS OF 6 INCHES.
 ALL CONCRETE SHALL BE UNDERLAIN WITH A VAPOR BARRIER CONSISTING OF A PLASTIC FILM (TEN ML POLYVINYL CHLORIDE OR EQUIVALENT) AT A MINIMUM. THE VAPOR BARRIER SHOULD BE PROPERLY LAPPED AND SEALED SINCE THE VAPOR BARRIER WILL PREVENT MOISTURE FROM DRAINING FROM FRESH CONCRETE. A BETTER CONCRETE FINISH CAN USUALLY BE OBTAINED IF AT LEAST TWO INCHES OF SAND IS SPREAD OVER THE VAPOR BARRIER PRIOR TO PLACEMENT OF CONCRETE.

3. MASONRY
 UNIT MASONRY SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-90 GRADE N. MINIMUM COMPRESSIVE STRENGTH SHALL BE FOR THE GROSS SECTION OF BLOCK.
 CEMENT FOR MASONRY MORTAR SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-150 PORTLAND CEMENT, TYPE 1. MORTAR SHALL BE 1/2 CEMENT AND SAND MIX WITH 1/4 PART APPROVED HYDRATED LIME OR LIME PUTTY, TYPE M OR S. GROUT SHALL BE 1:3:2 CEMENT, SAND, AND 3/8" PEA GRAVEL MIX WITH A SLUMP OF 8" TO 11".
 DRYPACK SHALL BE 1:3 CEMENT AND SAND MIX.
 ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE PERFORMED BARS CONFORMING TO ASTM A-615, GRADE 40.
 REINFORCING STEEL SHALL BE LOCATED AT THE CENTER OF THE WALL UNLESS OTHERWISE NOTED ON THE PLANS, I.E. RETAINING WALLS.
 SPICES OF REINFORCING STEEL SHALL LAP 40 DIAMETERS OR 2'-0" MINIMUM.
 ALL REINFORCING STEEL ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURELY ANCHORED IN PLACE PRIOR TO GROUT.

PROJECT HARDSCAPE MATERIALS

RAISED PLANTER WALL SHALL BE FACED WITH COUGAR STONE NORTHWINDS SAWN BLUE LEDGE.

ALL WALL CAP SHALL BE BY PACIFIC STONE DESIGN, INC. 866-997-8663 TRESTLES, SAND TEXTURE, COLOR #30 USE CUSTOM CORNERS AND RADIUS - NOT MITERED.

COLORED CONCRETE SHALL BE BY DAVIS COLORS (860) COBBLESTONE. CONTRACTOR SHALL SUBMIT CONCRETE COLOR SAMPLE FOR APPROVAL. TOP CAST SURFACE RETARDER #3 FINISH.

CONTACT VON ARONSON OF HEARTWOOD CREATIONS FOR CONSTRUCTION ALL WOOD FENCES AND GATES 949-464-1951.

GENERAL:

CONTRACTOR SHALL PROVIDE DECK-O-SEAL EXPANSION MASTIC (COLOR TO MATCH ADJACENT HARDSCAPE, FINISHED WITH SILICA SAND AS EXPANSION JOINTS. EXPANSION JOINTS SHALL OCCUR AT BOTTOM OF STEPS, CHANGE IN DIRECTION OF CONCRETE WALKS, ADJACENT TO BUILDINGS, AND WHERE NEW CONCRETE PAVING ABUTS EXISTING SIDEWALKS AND / OR CURBS. THE RECOMMENDED SPACING FOR EXPANSION JOINTS IN WALKS IS 16 FT. O.C. FOR CONTINUOUS WALKS UNLESS OTHERWISE RECOMMENDED BY SOILS ENGINEER.

ALL INSIDES OF ALL RAISED PLANTERS / RETAINING WALLS SHALL RECEIVE THOROSEAL WATERPROOFING PER MANUFACTURERS SPEC.

CONTRACTOR SHALL CONSULT OWNER IN REGARDS TO OUTDOOR SPEAKER LOCATION, AND PROVIDE SEPARATE BID FOR RUNNING SPEAKER WIRE IN PVC SCH 80 CONDUIT AND WIRE TO EACH LOCATION.

CONTRACTOR SHALL PROVIDE OWNER AS BUILT DRAWINGS FOR ALL UNDERGROUND UTILITIES - IRRIGATION WIRES, ANY SPEAKER WIRES AND OR GAS LINES.

ALL TREES PLANTED WITHIN FIVE FEET OF HARDSCAPE SHALL HAVE A ROOT BARRIER DEVICE INSTALLED ADJACENT TO HARDSCAPE AREA.

ALL DOWNSPOUTS SHALL BE CONNECTED TO THE LOT DRAINAGE SYSTEM. SEE DRAINAGE PLAN.

CONTRACTOR SHALL BE IN CHARGE OF PROCESSING ALL PERMITS WHERE NEEDED.

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

NO WORK SHALL BE PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY BY THE APPLICANT / OWNER, OR HIS OR HER AGENTS UNTIL A PUBLIC PROPERTY ENCROACHMENT PERMIT IS ISSUED BY THE CITY ENGINEER.

MASONRY CONTRACTOR SHALL COORDINATE WITH DRAINAGE CONTRACTOR, IRRIGATION CONTRACTOR AND ELECTRICIAN TO ENSURE THAT ALL SLEEVES AND CROSSINGS ARE PROVIDED PRIOR TO PLACING OF PAVING, CONCRETE, ETC.

ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.

FINISH SURFACE OF CONCRETE OR HARDSCAPE SURFACE TO BE A 3" MINIMUM BELOW STUCCO SCREED. VERIFY IN FIELD AND ADJUST GRADES IF NECESSARY TO ACHIEVE THIS. CHECK WITH GOVERNING CODES FOR REQUIREMENTS AND COMPLY WITH IF DIFFERENT.

STEP TREADS TO BE 12" WIDE MINIMUM.

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.

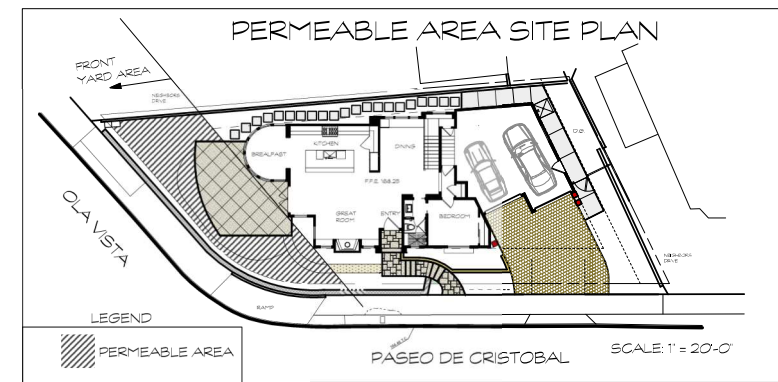
WITH THE ACCEPTANCE TO CONSTRUCT THIS PROJECT, CONTRACTOR AND OWNER AGREE TO HOLD LANDSCAPE ARCHITECT HARMLESS OF ANY UNFORESEEN CONSTRUCTION COSTS DUE TO ELEMENTS NOT SPECIFIED ON THESE PLANS.

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.

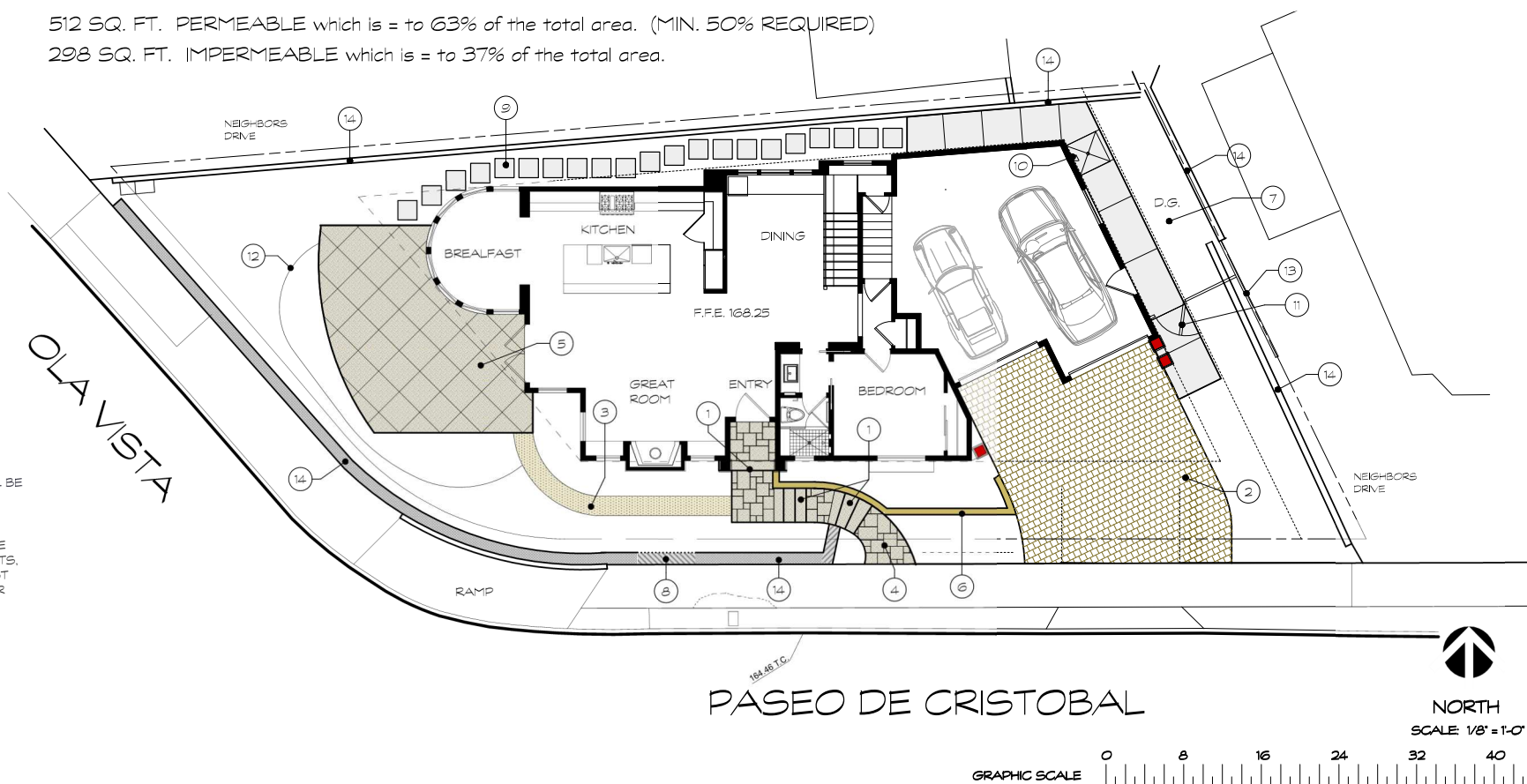
CONSTRUCTION BID ITEMS:

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

- 1 STONE STEPS WITH RISER TO BE STACKED STONE, TREAD TO BE CUSTOM ROCK EDGE BLUESTONE. SEE LIGHTING PLAN FOR LIGHTS IN STEPS.
- 2 COBBLE STONE DRIVE WITH 6" THICK CONCRETE BASE. SHADOW GRAY 6 X 6 COBBLE AS SUPPLIED BY COUGAR STONE.
- 3 DECOMPOSED GRANITE PATH, THREE IN THICK MIN. OVER FILTER FABRIC. EDGE WITH PERMALOCK LANDSCAPE EDGING.
- 4 RANDOM SQUARE AND RECTANGLE STONE HARDSCAPE, SLOPE TO DRAIN. GROUT SHALL BE TIGHT AND UNIFORM 1/2".
- 5 COLORED CONCRETE HARDSCAPE WITH CONTROL JOINTS AS SHOWN AND EXPANSION JOINT AT HOUSE.
- 6 STONE FACED LANDSCAPE WALL 36" HIGH. CAP THIS WALL WITH PRE CAST CONCRETE CAP.
- 7 CONCRETE HARDSCAPE WITH CONTROL JOINTS AS SHOWN AND EXPANSION JOINT AT HOUSE.
- 8 FILL IN GAP IN EXISTING WALL. USE BLOCK FROM WALL SECTIONS THAT ARE TO BE REMOVED.
- 9 COLORED CONCRETE STEPPING PADS, ALLOW 26" BETWEEN EACH FOR PLANTING.
- 10 OUTDOOR SHOWER DRAIN LOCATION (BY HOME BUILDER).
- 11 6 FT HORIZONTAL WOOD SIDE YARD GATE.
- 12 3/16 PERMALOG LANDSCAPE EDGING.
- 13 EXISTING WOOD FENCE TO REMAIN.
- 14 EXISTING WALL TO REMAIN



TOTAL FRONT YARD AREA = 810
 512 SQ. FT. PERMEABLE which is = to 63% of the total area. (MIN. 50% REQUIRED)
 298 SQ. FT. IMPERMEABLE which is = to 37% of the total area.



ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.

ISSUANCE OF A BUILDING PERMIT BY THE CITY OF DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

20271 ACACIA ST., SUITE 120
 NEWPORT BEACH, CA 92660
 TEL: (949) 251-8898
 FAX: (949) 251-8899

LANDSCAPE ARCHITECTURE

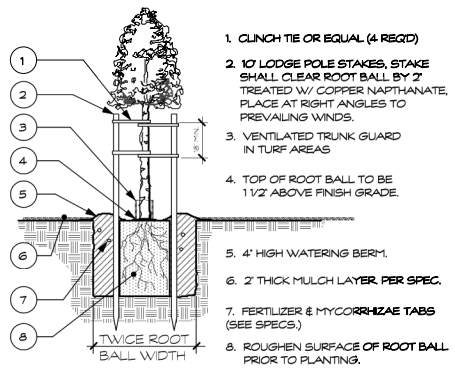
DAVID A. PEDERSEN • INC.

LANDSCAPE ARCHITECTURAL PLANS FOR
 SHANA AND BRIAN SHEEHAN
 1107 S. OLA VISTA • SAN CLEMENTE, CA 92672
 PH: (949) 350-2207
 shana_sheehan@yahoo.com

CONSTRUCTION PLAN

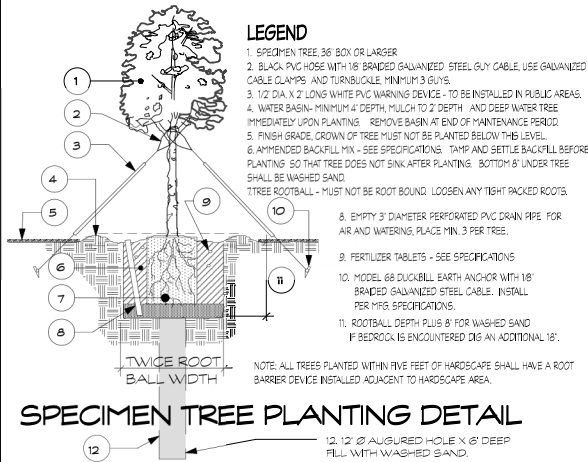
DATE: 7-27-20
 DRAWN BY: D.P.

SHEET NO.
L-2
 OF - 9



TREE PLANTING DETAIL

NOTE: ALL TREES PLANTED WITHIN FIVE FEET OF HARDSCAPE SHALL HAVE A ROOT BARRIER DEVICE INSTALLED ADJACENT TO HARDSCAPE AREA.



SPECIMEN TREE PLANTING DETAIL

- Turf area does not exceed 25% of landscape planting area (prohibited on slope areas and parkways less than 10 feet wide)
- 75% of landscape area must be planted with climate adapted plants with an average WUCOLS plant factor of 0.3.
- Compost at a rate of four cubic yards per 1,000 square feet to a depth of six inches

3-inch mulch layer applied to all planting areas (excluding turf areas)
Automatic irrigation controllers with manual shut-off valves

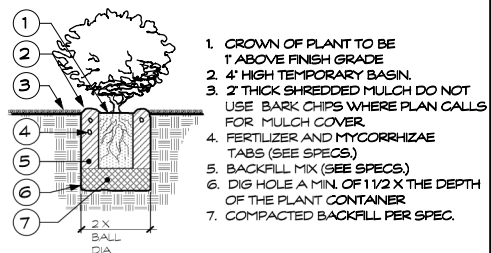
Statement, "Owner to agree to comply with the requirements of the prescriptive compliance option to the MWEL0." *D Pedersen*

TREES SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
OLE-EUR	OLEA EUROPAEA - SWAN HILL	SWAN HILL OLIVE TREE	60" BOX	OPEN BRANCHING TREE TO 20 FT. WITH BLUE GREEN FOLIAGE TAKES PRUNING WELL.

THE FOLLOWING IS A COMPUTERIZED COUNT OF ALL SHRUBS. CONTRACTOR SHALL VERIFY THE FOLLOWING PLANT TOTALS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE TOTALS LISTED HERE ON.

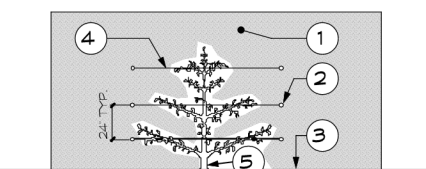
SYMBOL	QUANTITY	SHRUBS SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
AEO-URS	7	AEO-URS	AEONILUM URSECUUM	SALAD BOWL AEONILUM	FIVE GAL.	LARGE GREEN SUCCULENT LEAVES IN ROSETTS UP TO 2 FT. ACROSS REGULAR WATERING 3 FT. WIDE BY 18" TALL.
CRA-UND	12	CRA-UND	GRASSULA UNDLATIFOLIA 'BLUE WAVE'	BLUE WAVE RUFFLE JADE	FIVE GAL.	COMPACT DENSE SMALL SUCCULENT TO 3 FT. W. TWISTED BLUEISH GREY LEAVES.
ELA-DEC	1	ELA-DEC	ELAEAGARBUS DECIPIENS 'MONTICELLO'	LITTLE EMPELOR JAPANESE BLUEBERRY	24" BOX	UPRIGHT EVERGREEN SHUB TO 8 FT. WITH GLOSSY GREEN FOLIAGE THAT TURNS BRIGHT RED BEFORE DROPPING.
CITRUS	1		DWARF CITRUS - OWNER TO SELECT VARIETY			
GER-SID	30	GER-SID	GERANILUM SIDIOIDES	'CRIMSON & GREY' GERANILUM	ONE GAL.	DENSE GROUND COVER TO 12" W/ ROSE-PINK BLOSSOMS. FULL SUN SOFT BLUE GREY FOLIAGE.
HEL-ARB	1	HEL-ARB	HELIOTROPILUM X 'MARINE'	HELIOTROPE	FIVE GAL.	SUB-TROPICAL EVERGREEN SHRUB TO 30" W/ DEEP DARK GREEN LEAVES W/ COBALT BLUE FLOWERS.
LAV-OTT	3	LAV-OTT	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	FIVE GAL.	GRAY-GREEN FOLIAGE PERENNIAL TO 2-3 FT. SHOWY PURPLE BRACKS EA. TOPPED W/ TUFT OF LARGER PURPLE PETAL LIKE BRACKS.
MIS-SIN	17	MUH-RIG	MUHLENBERGIA RIGENS	DEER GRASS	FIVE GAL.	CALIF. NATIVE BUNCH GRASS TO 3 FT. W/ NARROW GRAY-GREEN LEAVES AND LONG SILVER-GRAY FLOWER ABOVE PLANT.
OLE-DWF	9	OLE-DWF	OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE DWF OLIVE	15 GAL.	DWARF OLIVE TO 3 FT. WITH BLUE GREEN FOLIAGE TAKES PRUNING WELL.
OST-BAR	4	OST-BAR	OSTEOSPERMUM BARBERIAE	PURPLE MOUNTAIN SUN DANCY	ONE GAL.	LAVENDER-PURPLE DAISIES ON A COMPACT MOUNDING SHRUB TO 2 FT.
PEN-HYB	3	PEN-HYB	PENSTEMON HYBRID	PENSTEMON	ONE GAL.	PERENNIAL W/ MANY STEMS TO 18" W/ LANCE SHAPED DARK GREEN LEAVES TOPPED W/ FLOWER SPIKES TO 30"
RAP-MIN	22	RAP-MIN	RAPHIOLEPS UMBELLATUS 'MINOR'	DWARF YERBA HAWTHORNE	15 GAL.	SLOW GROWING COMPACT UPRIGHT SHRUB TO 4 FT. W/ WHITE FLOWER CLUSTERS.
ROS-ICE	8	ROS-ICE	ROSA ICEBERG (CLIMBER WHEN SPECT)	ICEBERG ROSE	FIVE GAL.	PROLIFER WHITE BLOOMING ROSE, EXCELLEN ON FENCES. (CLIMBER WHERE SPECIFIED)
ROS-IRE	49	ROS-IRE	ROSMARINUS P. 'IRENE'	PROSTRATE IRENE ROSEMARY	ONE GAL.	AROMATIC BLUE GREEN FOLIAGE PROSTRATE GROWING SHRUB W/ DEEP BLUE-VIOLET FLOWER SPIKES. FULL SUN.
SAL-LEU	5	SAL-LEU	SALVIA LEUCANTHA	MEXICAN SAGE	FIVE GAL.	MOUNDING 3 FT. SHRUB LONG SLENDER VELVETY PURPLE SPIKES W/ SMALL WHITE FLOWERS.
WIS-ROS	2	WIS-FRU	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF WESTRINGIA	15 GAL.	EVERGREEN SHRUB TO 5 FT. WITH SMALL WHITE FLOWERS AND ROSEMARY LIKE FOLIAGE.

GROUND COVER SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	DESCRIPTION
CAR-TUM	CAREX TUMULICOLA	BERKELEY SEDGE	PLUGS AT 12" O.C.	CALIFORNIA NATIVE GROUND COVER.



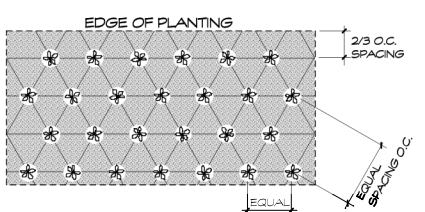
SHRUB PLANTING DETAIL

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



VINE DETAIL NON-ADHERING TYPE

NOTE: WHEN PLANTING SEVERAL VINES ON ONE WALL, WIRE TRELLIS SHALL BE CONTINUOUS.

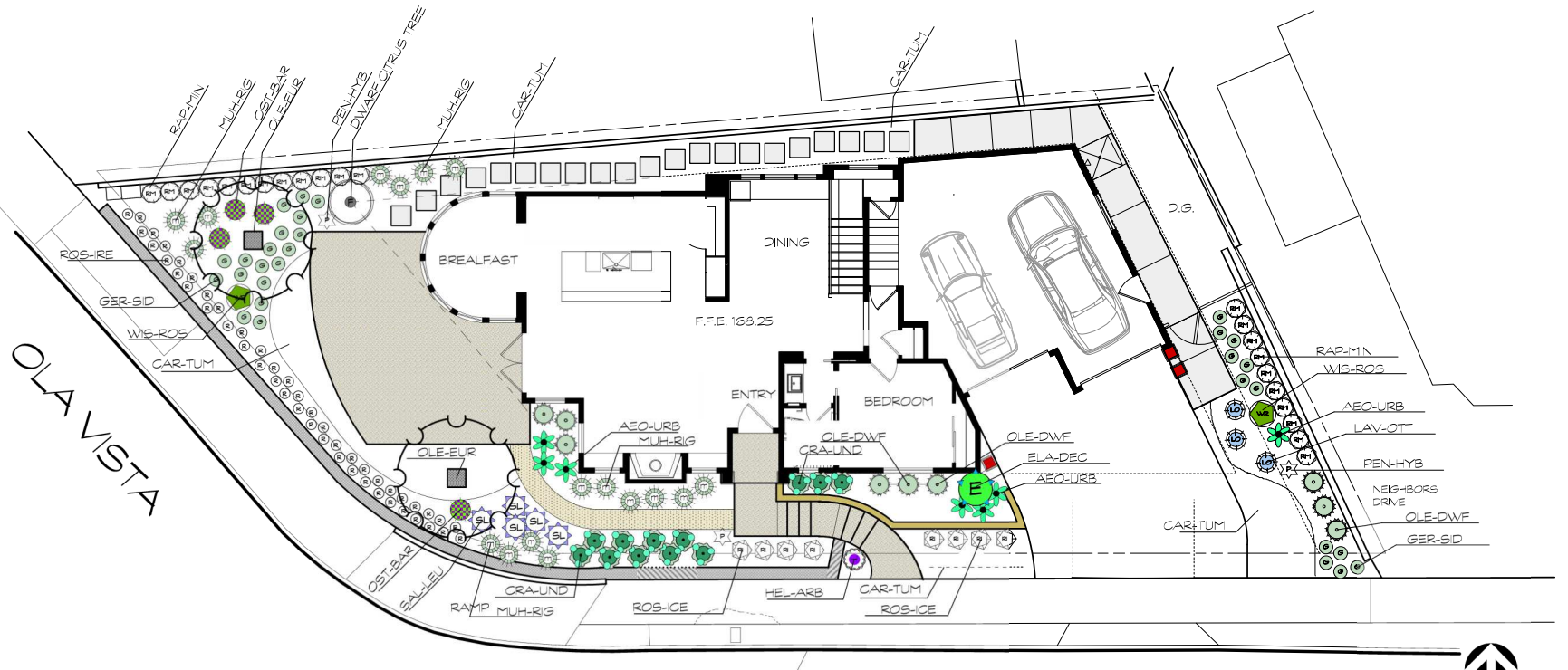


GROUND COVER AND SHRUB SPACING

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.

- 2.3 Soil Management Report
- A. All planted landscape areas are required to have friable soil to maximize retention and infiltration. On engineered slopes, only amended planting holes need meet this requirement.
- B. In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant, or his/her designer, as follows:
1. Submit soil samples to a certified agronomic soils laboratory for analysis and recommendations.
 - (a) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
 - (b) The soil analysis may include, but is not limited to:
 1. soil texture;
 2. infiltration rate determined by laboratory test or soil texture infiltration rate table;
 3. pH;
 4. total soluble salts;
 5. sodium;
 6. percent organic matter; and
 7. recommendations.

2. Soil Preparation Mulch and Amendments
- (a) Prior to planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need to meet this requirement.
- (b) Soil amendments shall be incorporated according to the recommendations of the soil report and what is appropriate for plants selected.
- (c) For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
- (d) A minimum two, three inch (3") layers of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.
- (e) Stabilizing mulching products shall be used on slopes that meet current engineering standards such as those detailed in the USDA/NRCS Low Volume Roads Engineering Best Management Practices Field Guide.
- (f) The mulching portion of the seed/mulch slurry in hydroseeded applications shall meet the mulching requirement.
- (g) Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer



PASEO DE CRISTOBAL

TOTAL IRRIGATED LANDSCAPE AREA = 1,150 SQUARE FEET.



20271 ACACIA ST., SUITE 120
NEWPORT BEACH, CA 92660
TEL: (949) 251-8898
FAX: (949) 251-0899

LANDSCAPE ARCHITECTURE

DAVID A. PEDERSEN • INC.

LANDSCAPE ARCHITECTURAL PLANS FOR
SHANA AND BRIAN SHEEHAN
1107 S. OLA VISTA • SAN CLEMENTE, CA 92672
PH: (949) 350-2207
shana_sheehan@yahoo.com

PLANTING PLAN

DATE: 7-27-20
DRAWN BY: D.P.

SHEET NO.
L 8
OF - 9