

LOT DATA:

LOT NUMBER:	116
TRACT NUMBER:	16331
ASSESSOR'S PARCEL NUMBER:	672-593-42
ZONING DESIGNATION:	RESIDENTIAL
TYPE OF CONSTRUCTION:	VB
OCCUPANCY GROUP:	R3/U
FIRE SPRINKLER:	YES (BY OTHER)

LOT COVERAGE:

GROSS SITE AREA:	11,713 SQ. FT.
MAXIMUM ALLOWABLE BUILDING ENVELOPE:	4,782 SQ. FT.
PROPOSED BUILDING FOOTPRINT:	4,710 SQ. FT.
LOT COVERAGE (4,710/11,713) =	40.2% COVERAGE

STRUCTURE FOOTPRINT:	4,710 SQ. FT.	40.2 %
HARDSCAPE:	SQ. FT.	%
LANDSCAPE:	SQ. FT.	%
TOTAL =		100 %

STRUCTURE AREA TABULATIONS (PER CBC SECTION 502):

RESIDENCE:	
LOWER LEVEL AREAS:	1,454 SF.
MAIN LEVEL AREAS:	4,630 SF.
UPPER DECK ACCESS AREA:	130 SF.
TOTAL RESIDENCE:	6,214 SF.
ATTACHED 4-CAR GARAGE AREA:	1,089 SF.
TOTAL:	7,540 SF.
MAIN LEVEL DECK AREAS:	155 SF.
UPPER LEVEL DECK AREA:	380 SF.
COVERED LOGGIA AREA:	394 SF.
TOTAL:	929 SF.

NOTES

- The structure shall be constructed in accordance with the Dana Point Form #100 due to being located within a High Fire Hazard Severity Zone.
- Not used.
- Not used.
- Pool, spa, outside fireplace, trellis and all walls/fences will be constructed under a separate permit.
- Ground-mounted mechanical equipment (including pool/spa equipment enclosures, Bar-B-Q, AC unit) shall not exceed 4 feet in height and must maintain a 2 feet setback from the property line.
- Barbecue equipment may not exceed four feet in height and shall not use solid fuel.
- Orange County Fire Authority requires a maintained walkable surface around the front, side and rear yards for emergency fire access.
- Plans for fixed fire protection equipment to be approved by the local fire protection authority prior to installation.
- Provide Knox box with keys to open gates and switch/button to open vehicle gate if gates/fences are over 4'-0" high.
- Address Numerals shall be located where they are clearly visible from the street on which they are addressed. They shall be of a color contrasting to the background to which they are affixed. Method of attachment shall not include the use of two-sided tape or any material not resistant to weather conditions.
- Address Numerals shall be no less than four inches in height and illuminated externally during the hours of darkness. The numerals and light source shall be contained within a single, weather-resistant fixture. The light source shall be provided with an uninterruptible A.C. power source or controlled only by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable.
- Outdoor fireplaces or fire pits shall be submitted to OCFCA for review.
- All lights shall be designed and located so that direct light rays shall be confined to the premises.

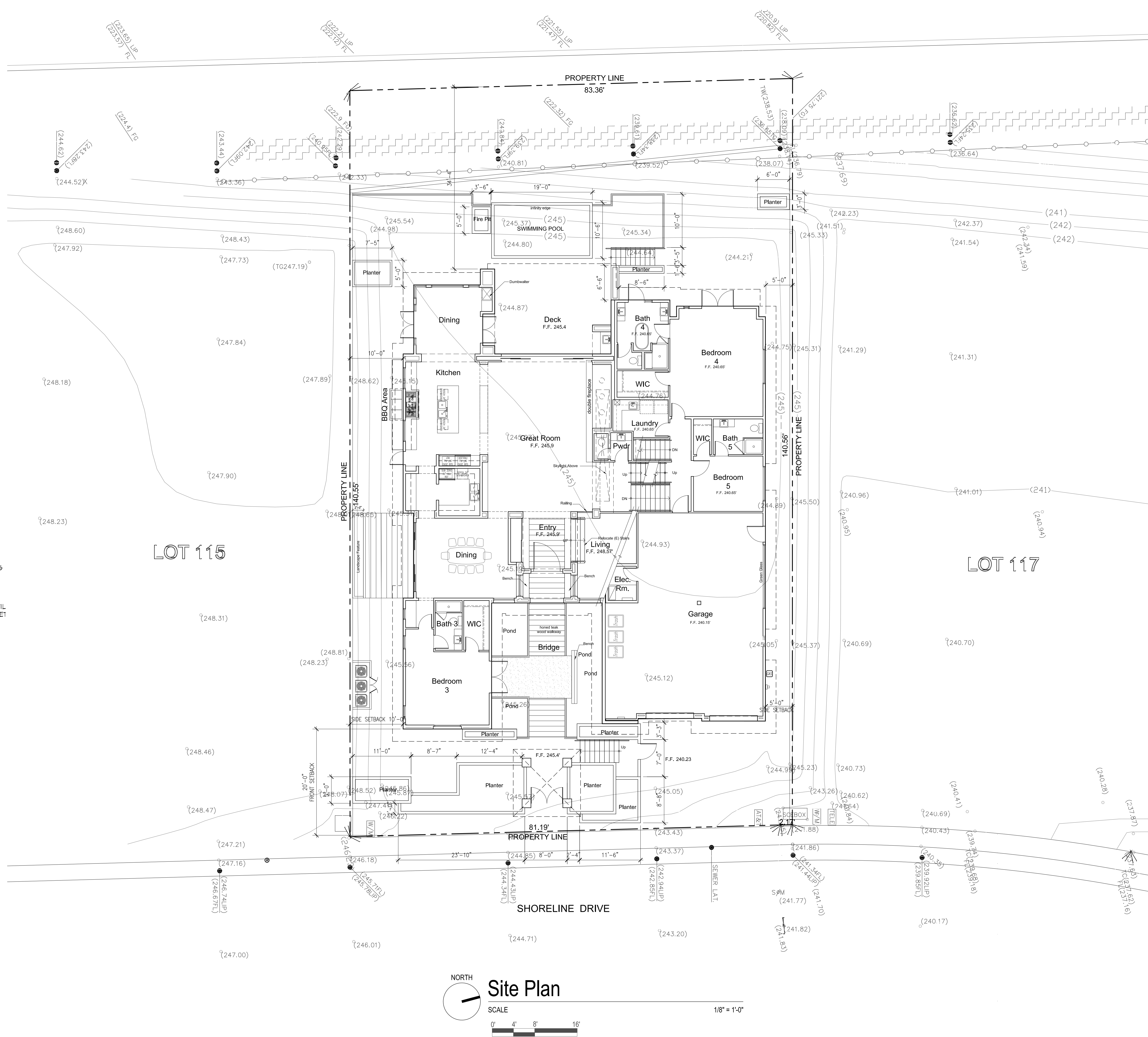
CALIFORNIA GREEN BUILDING STANDARDS (CGS) SECTION 4.106.2
 "STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION
 PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

- RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
- WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, MATTLE OR OTHER MEANS APPROVED BY THE ENFORCING AGENCY.
- COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE."

"THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM."



THOMAS GUIDE MAP, 2008 EDITION, PAGE: 971, GRID G-6



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31 SHORELINE
 Lot 116, Dana Point, California

TITLE
SITE PLAN

DATE
 9-18-17

SCALE
 AS NOTED

PROJECT NO.

APPROVED

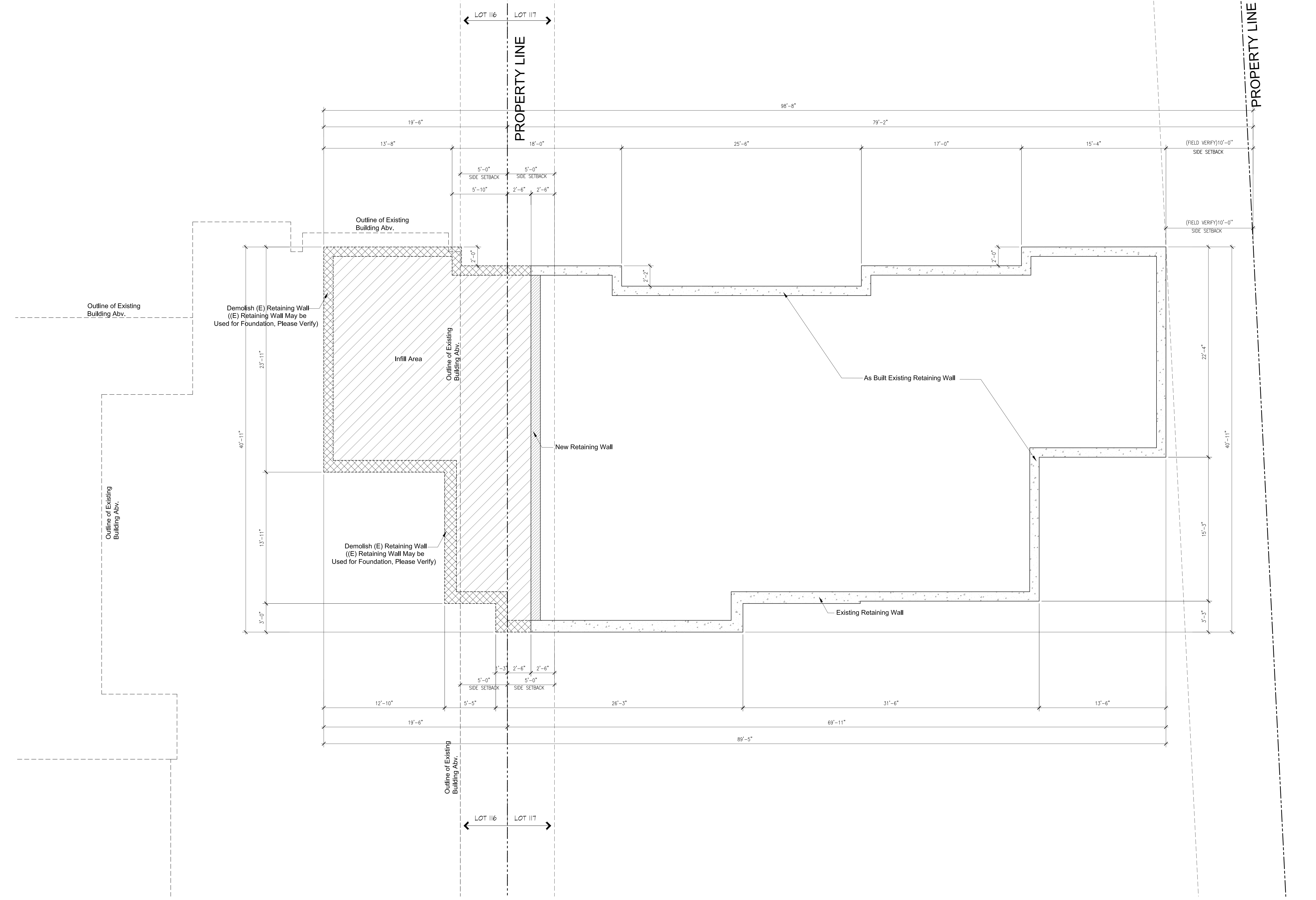
SHEET

A1.0

31 SHORELINE
 Lot 116, Dana Point, California

TITLE	
DATE	9-18-17
SCALE	AS NOTED
PROJECT NO.	
APPROVED	
SHEET	

A1.01



* SEE AS BUILT EXHIBIT A-2.4 FOR REFERENCE

LEGEND

- NEW ADDITION WALL
- EXISTING WALL (DEMOLISH)
- EXISTING WALL (REMAINING)

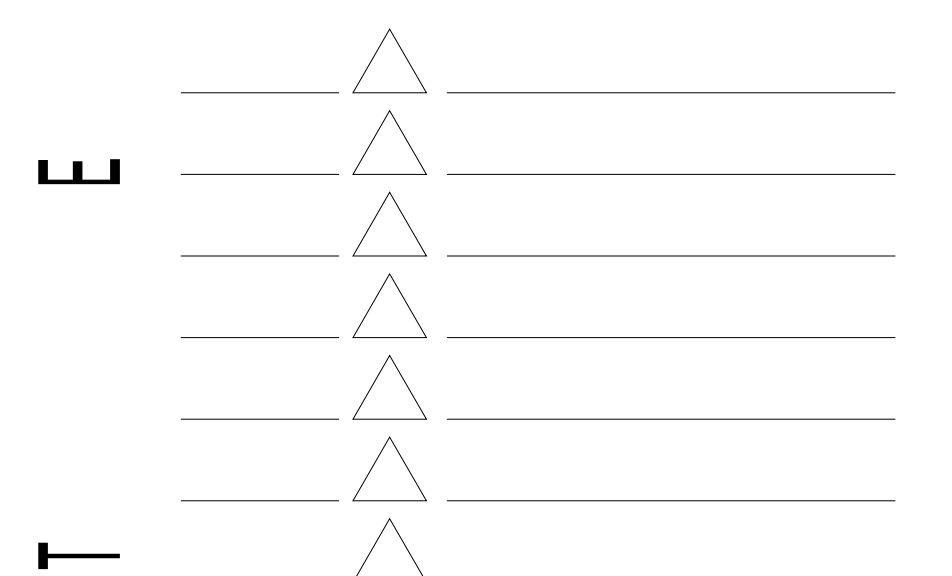
NORTH

Revised Foundation Plan

SCALE 1/4" = 1'-0"

November 16 2017

31 SHORELINE
 Lot 116, Dana Point, California



TITLE
LOWER DEMO PLAN

DATE 9-18-17

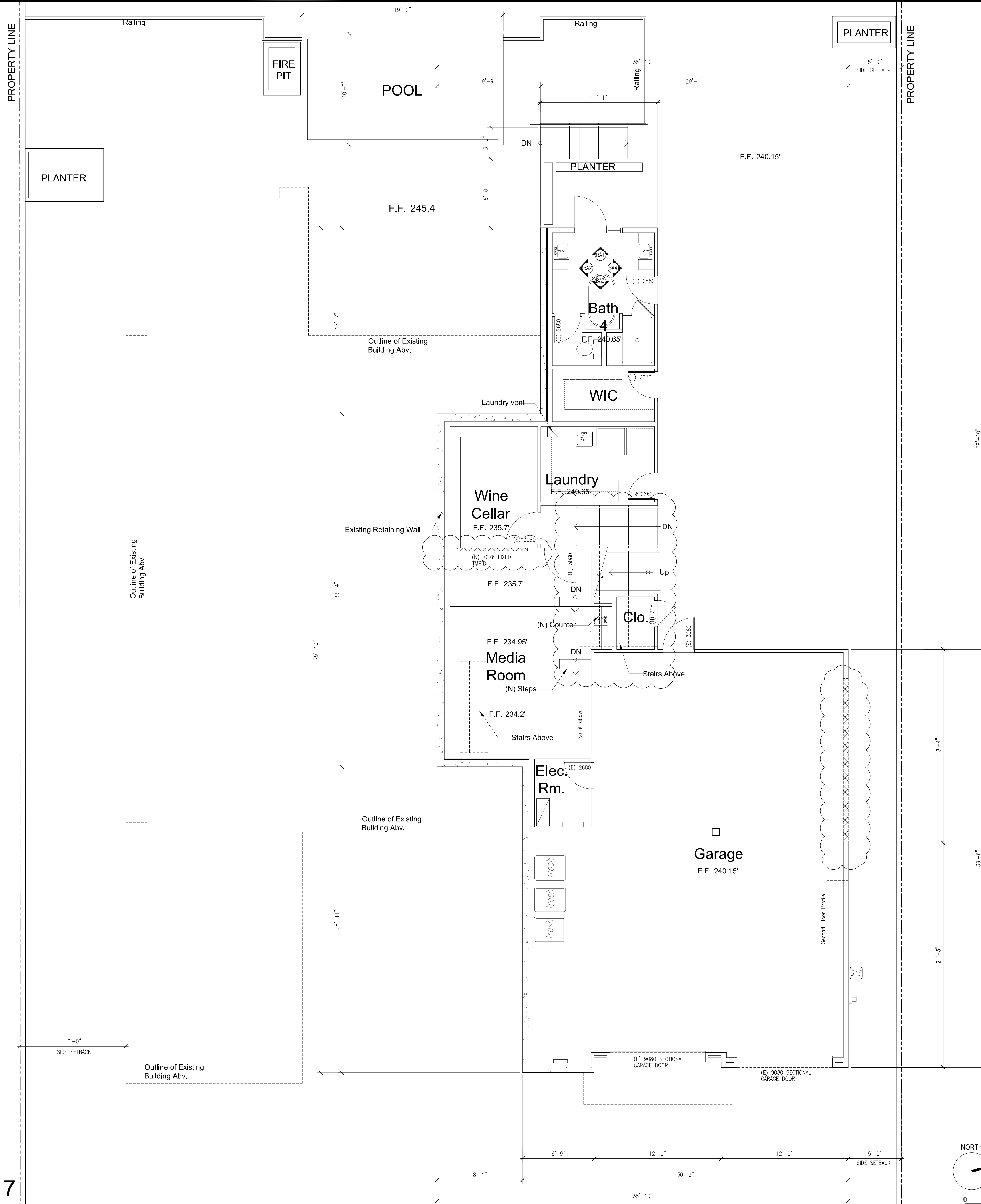
SCALE AS NOTED

PROJECT NO.

APPROVED

SHEET

A1.02



LEGEND

- NEW ADDITION WALL
- EXISTING WALL (DEMOLISH)
- EXISTING WALL (REMAINING)
- PROPOSED REMODEL AREA

NORTH

Lower Level Demo Plan

SCALE 1/4" = 1'-0"

0 2' 4' 8'

* SEE AS BUILT EXHIBIT A-2.1 FOR REFERENCE

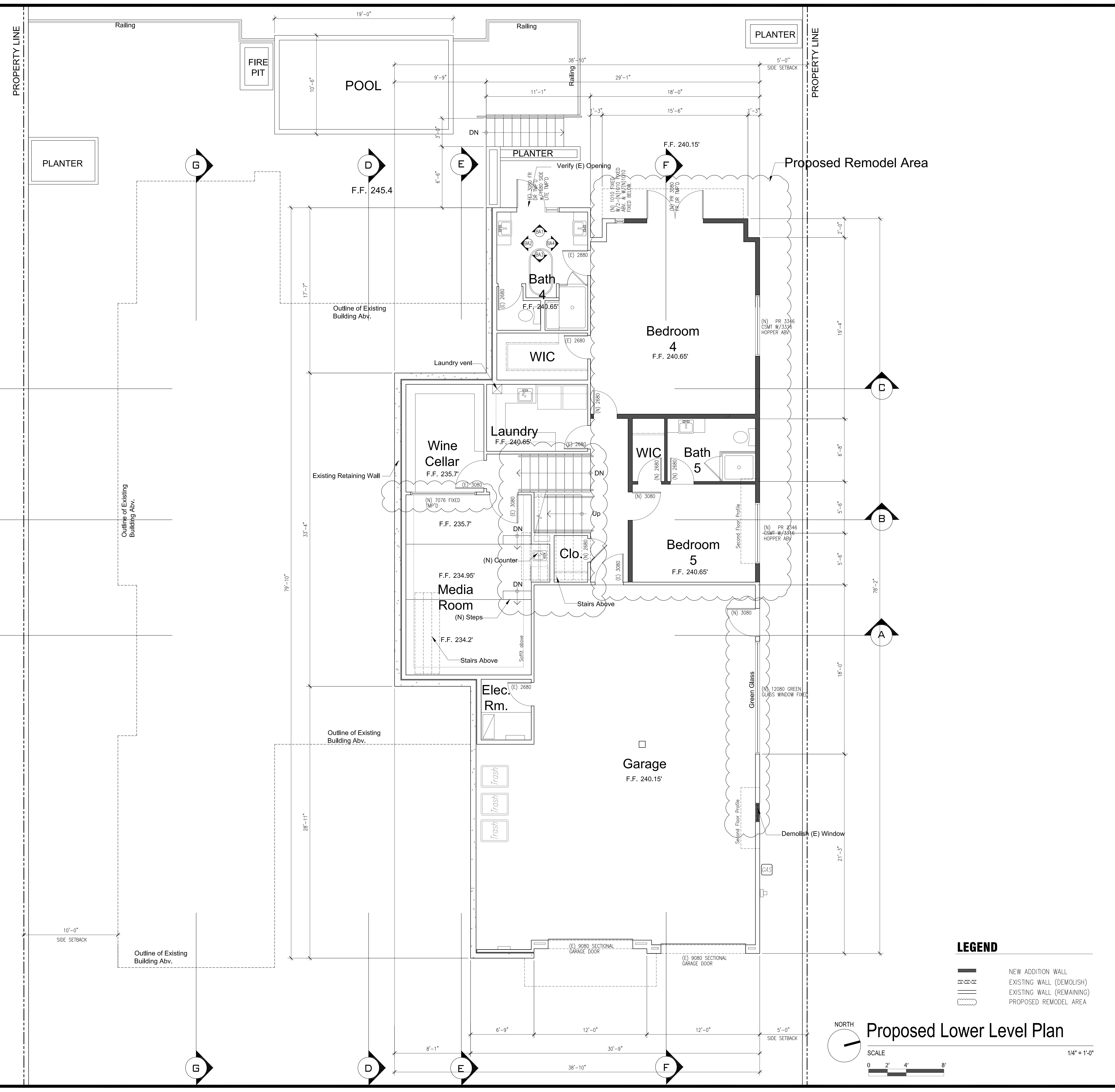
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31 SHORELINE
 Lot 116, Dana Point, California

TITLE
 PROPOSED LOWER LEVEL PLAN

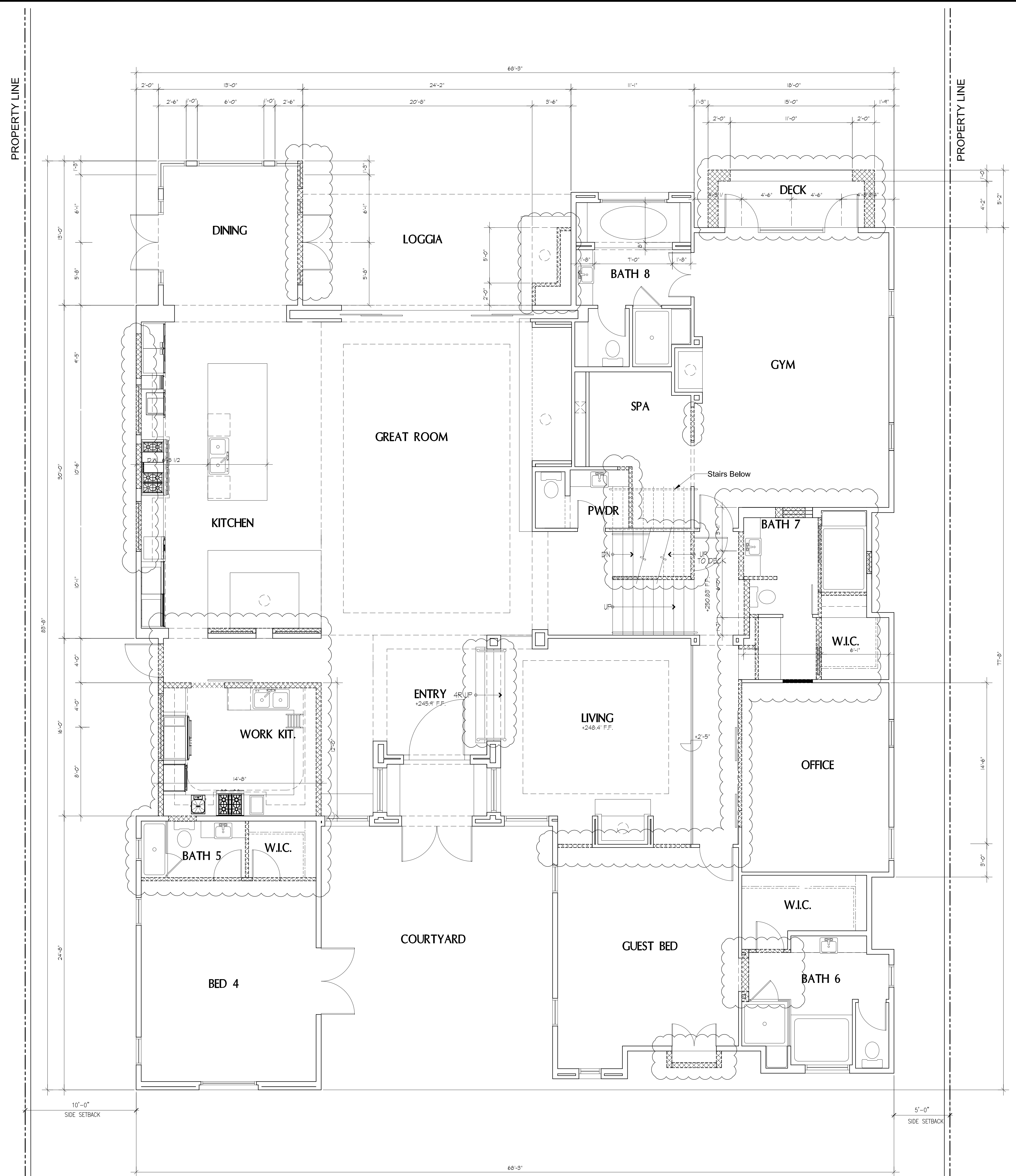
DATE 9-18-17
 SCALE AS NOTED
 PROJECT NO.
 APPROVED
 SHEET

A1.03

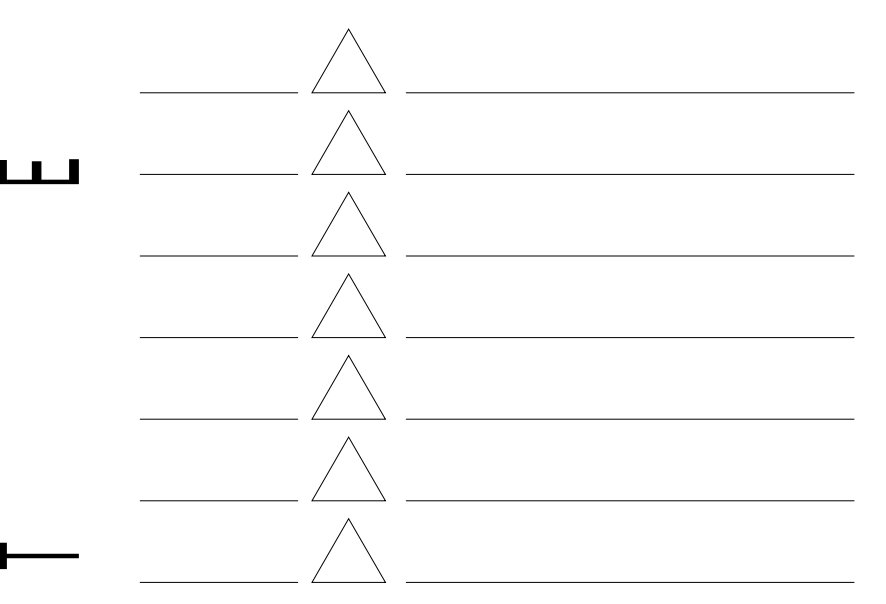


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Proposed Lower Level Plan
 SCALE 1/4" = 1'-0"
 0 2' 4' 8'



31 SHORELINE
 Lot 116, Dana Point, California



TITLE	MAIN FLOOR DEMO PLAN
DATE	9-18-17
SCALE	AS NOTED
PROJECT NO.	
APPROVED	
SHEET	

- LEGEND**
- NEW ADDITION WALL
 - EXISTING WALL (DEMOLISH)
 - EXISTING WALL (REMAINING)
 - PROPOSED REMODEL AREA

NORTH

Main Floor Demo Plan

SCALE 1/4" = 1'-0"

0 2' 4' 8'

* SEE AS BUILT EXHIBIT A-2.0 FOR REFERENCE

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A1.04

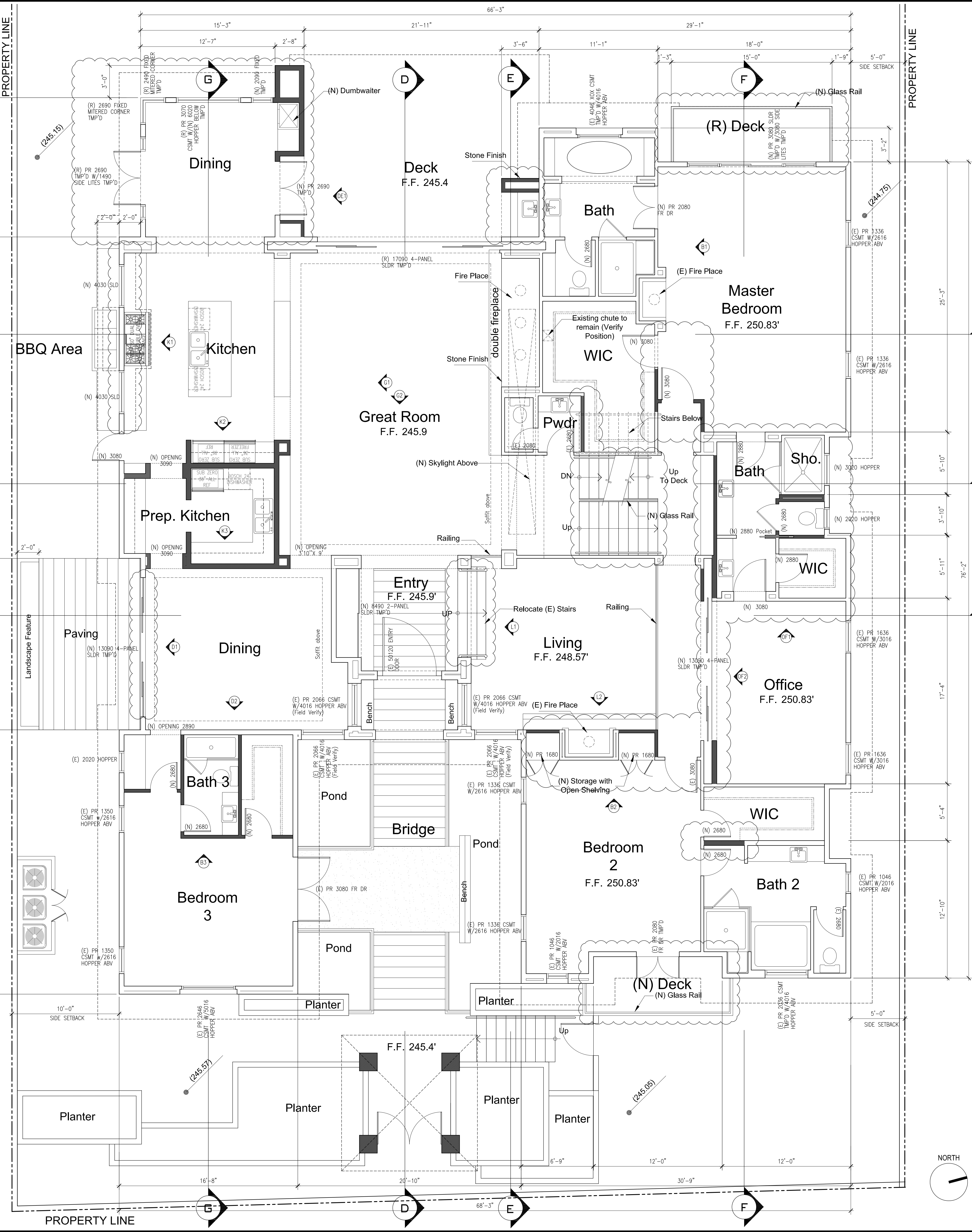
31 SHORELINE

Lot 116, Dana Point, California

TITLE
 PROPOSED MAIN FLOOR PLAN

DATE 9-18-17
 SCALE AS NOTED
 PROJECT NO.
 APPROVED
 SHEET

A1.05



LEGEND

- NEW ADDITION WALL
- EXISTING WALL (DEMOLISH)
- EXISTING WALL (REMAINING)
- PROPOSED REMODEL AREA

Proposed Main Floor Plan

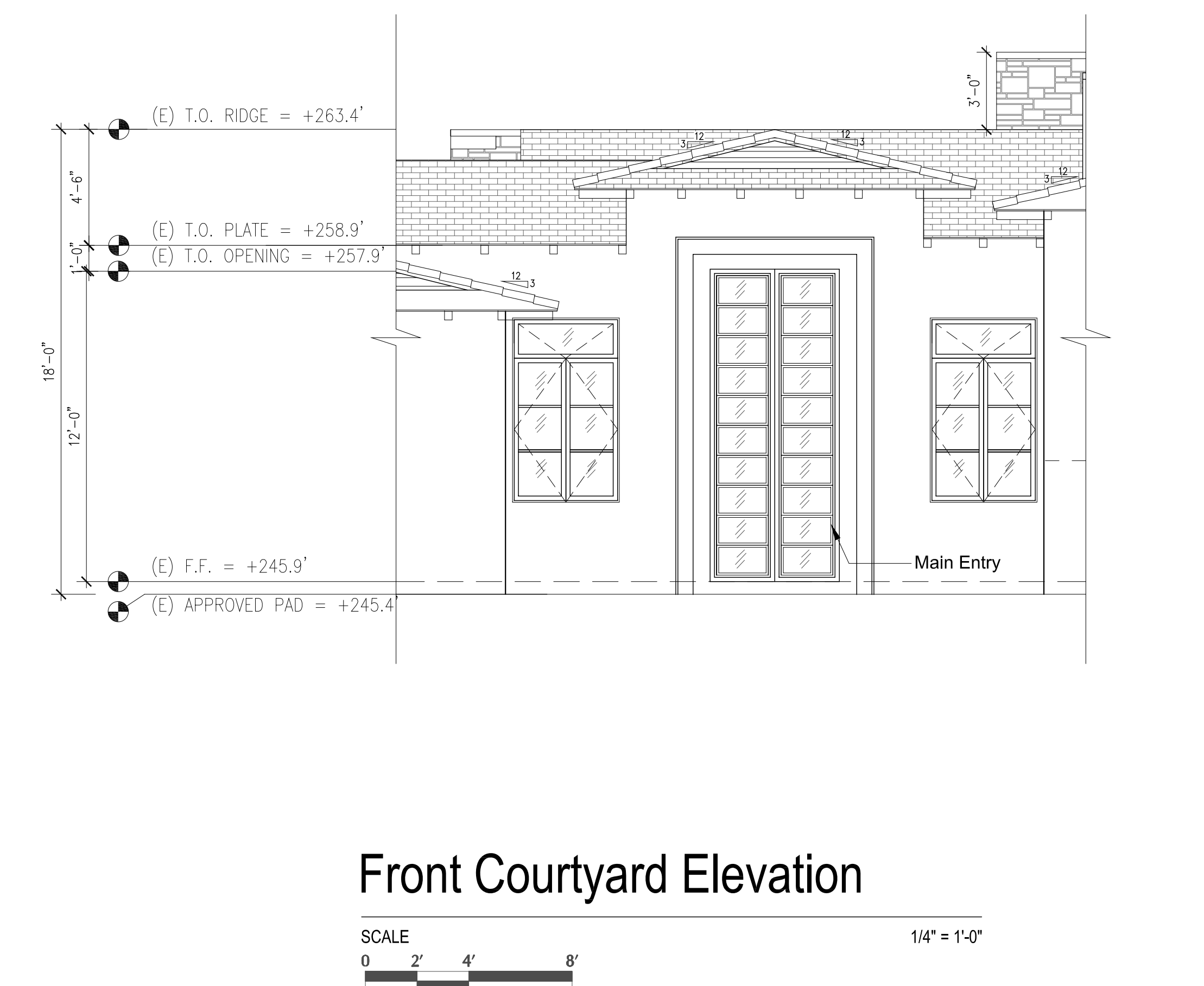
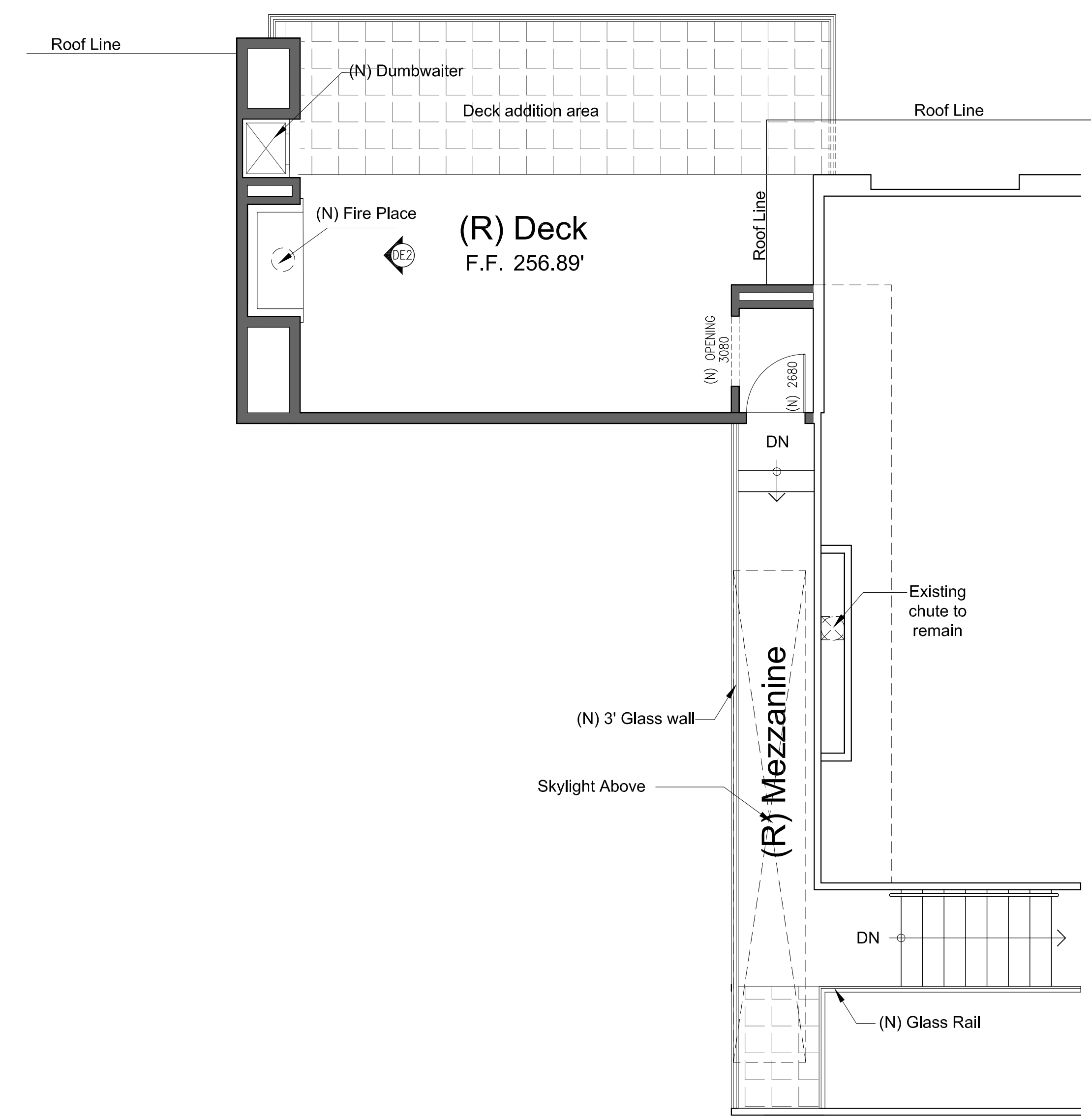
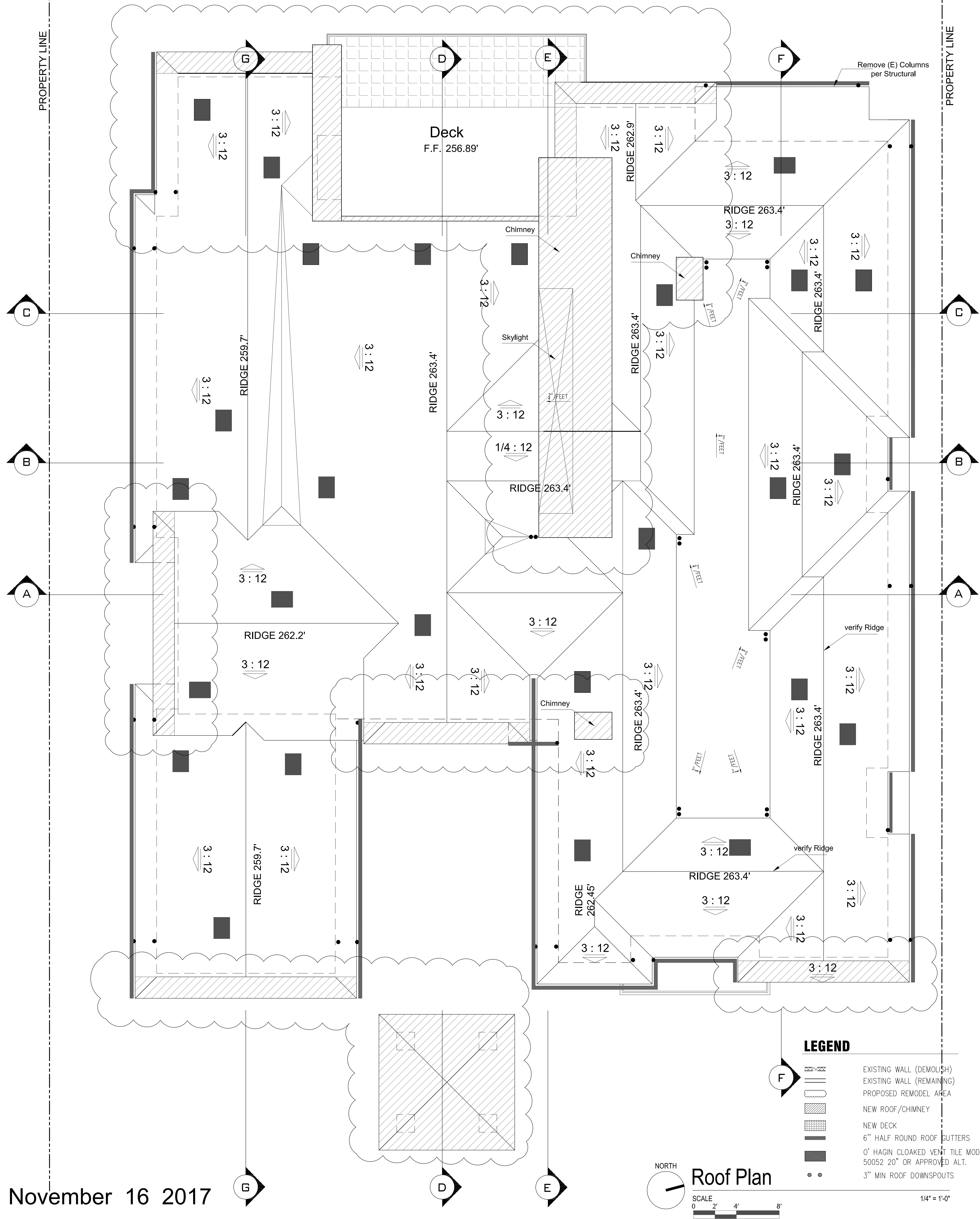
SCALE 1/4" = 1'-0"

0 2' 4' 8'

NORTH

November 16 2017

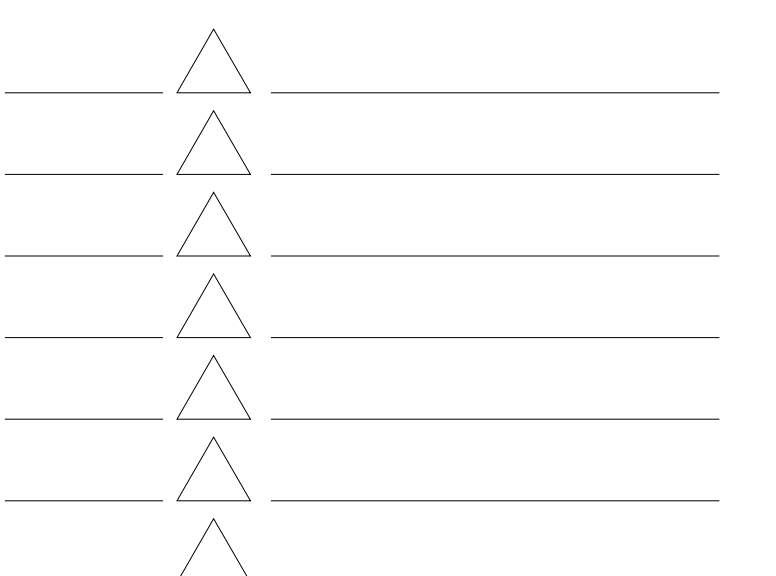
TITLE	ROOF PLAN UPPER DECK PLAN FRONT COURTYARD ELEVATION
DATE	9-18-17
SCALE	AS NOTED
PROJECT NO.	
APPROVED	
SHEET	



November 16 2017

31 SHORELINE

Lot 116, Dana Point, California



TITLE

EAST ELEVATION
WEST ELEVATION

DATE

9-18-17

SCALE

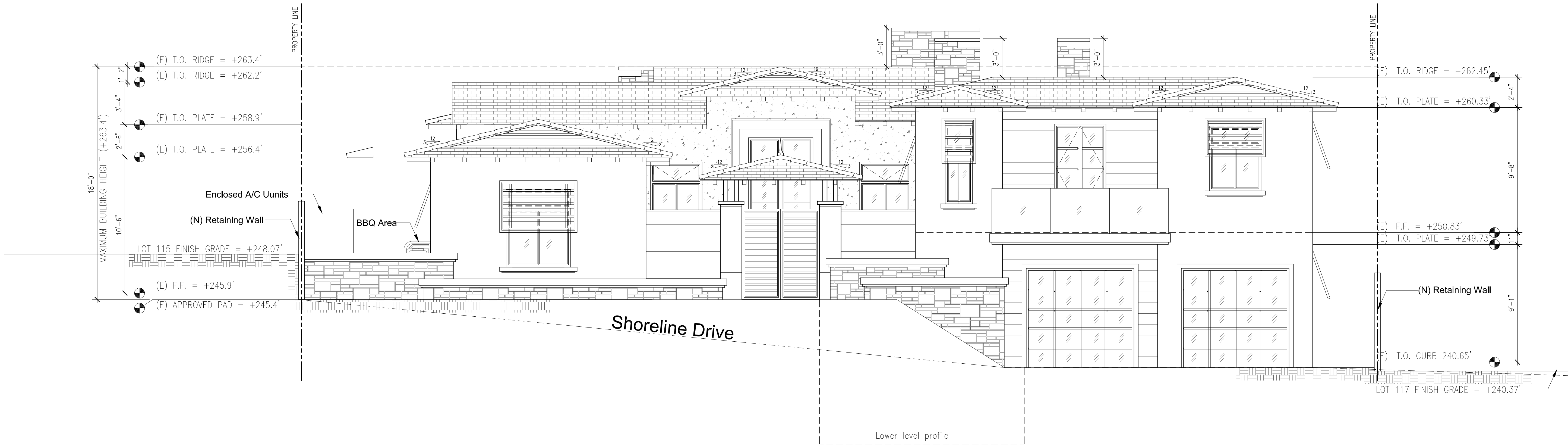
AS NOTED

PROJECT NO.

APPROVED

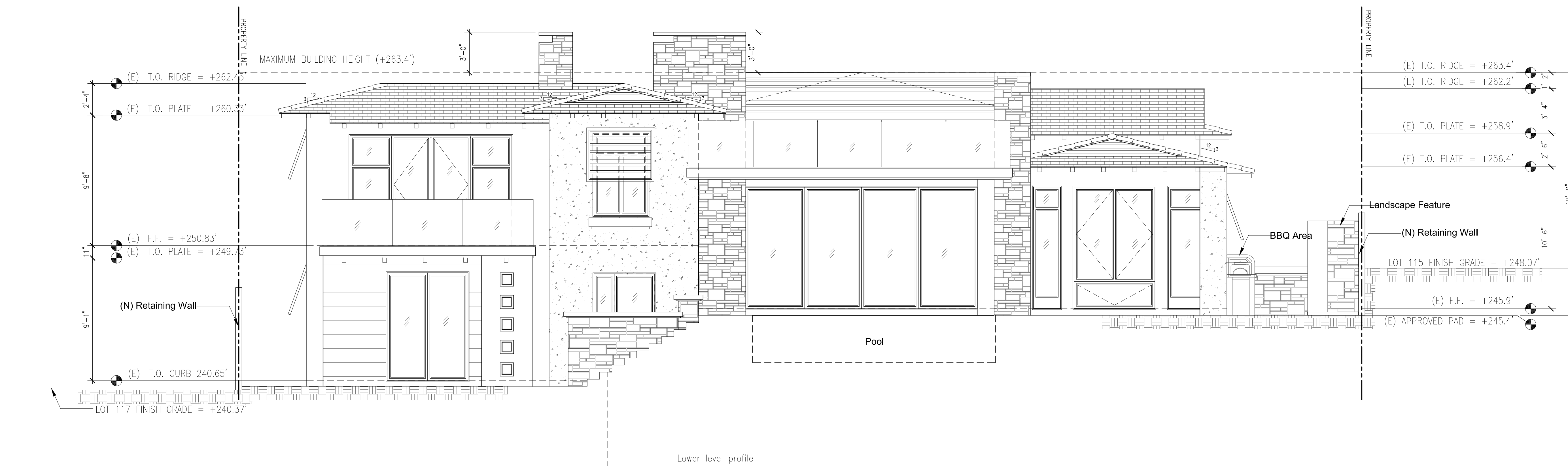
SHEET

A2.01



East Elevation

SCALE 1/4" = 1'-0"



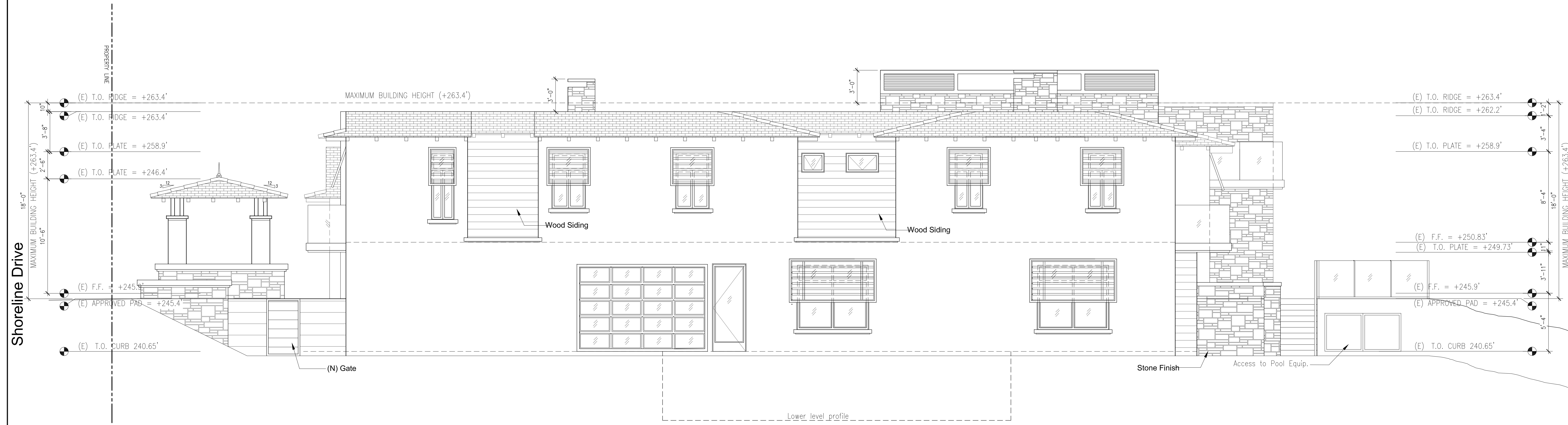
West Elevation

SCALE 1/4" = 1'-0"



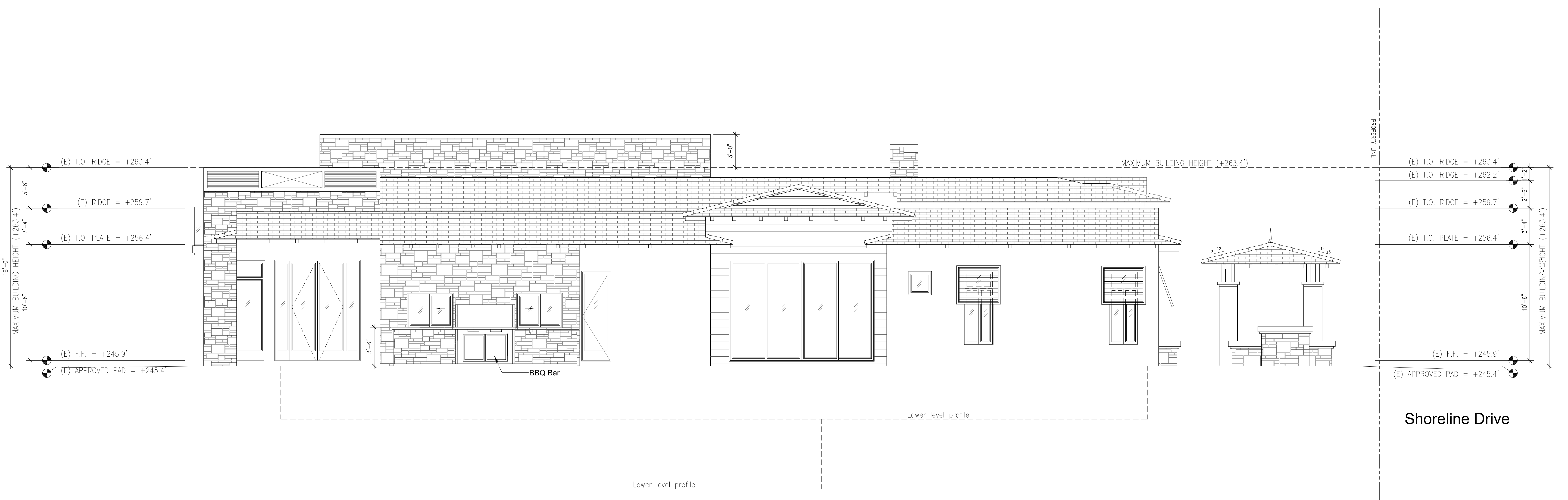
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* SEE AS BUILT EXHIBIT A-5.0 & A-5.1 FOR REFERENCE



North Elevation

SCALE 1/4" = 1'-0"
 0 2' 4' 8'

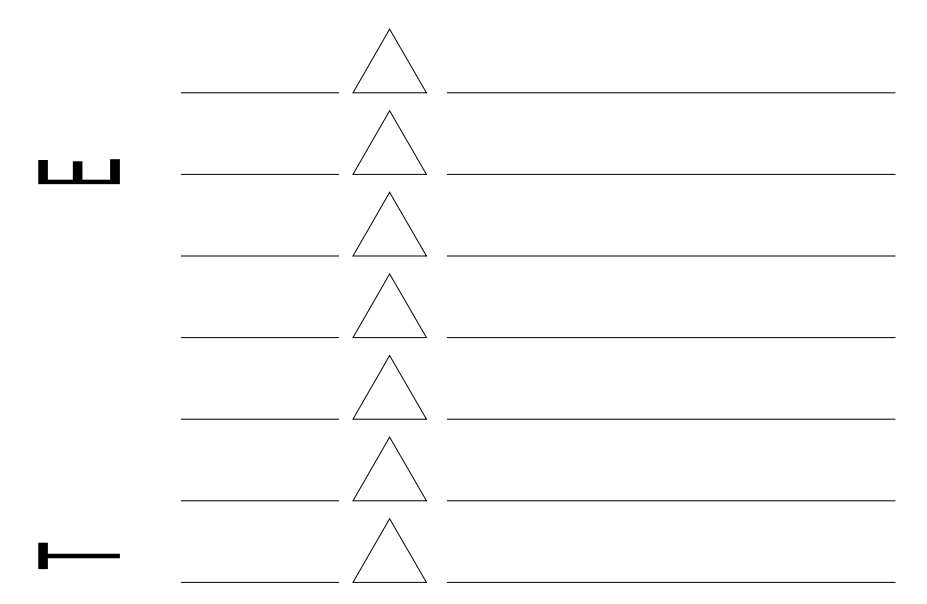


South Elevation

SCALE 1/4" = 1'-0"
 0 2' 4' 8'

31 SHORELINE

Lot 116, Dana Point, California

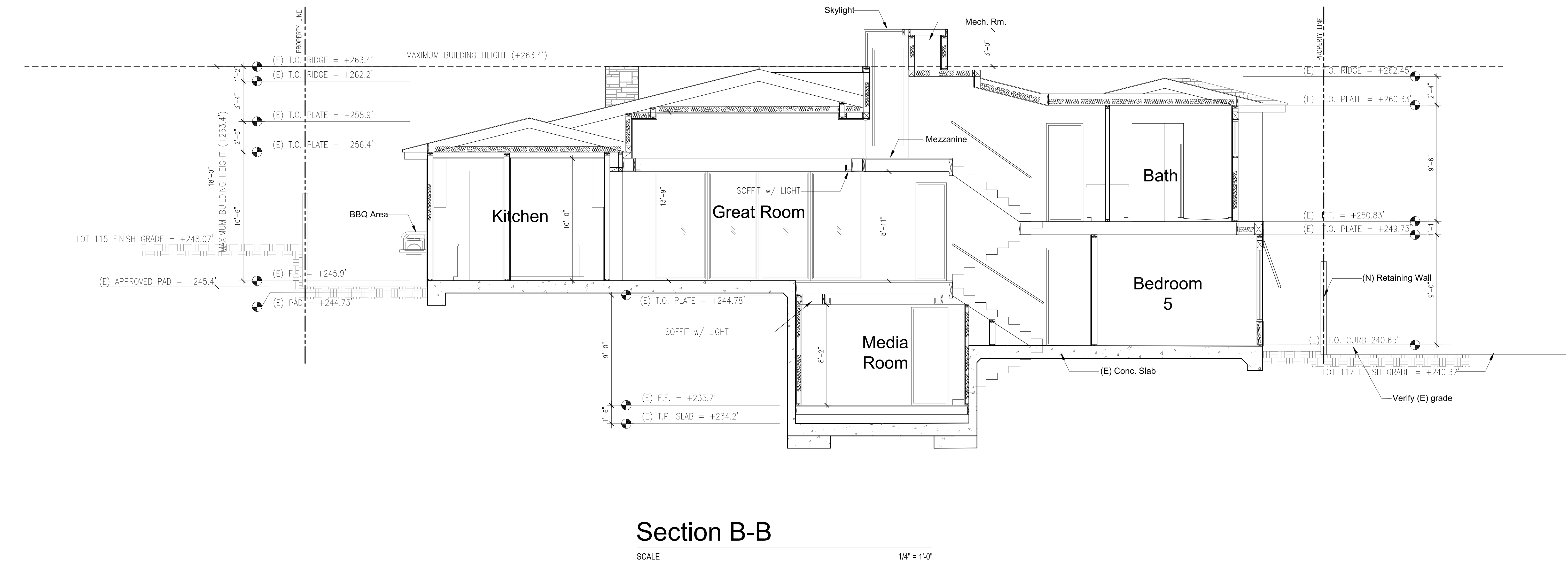
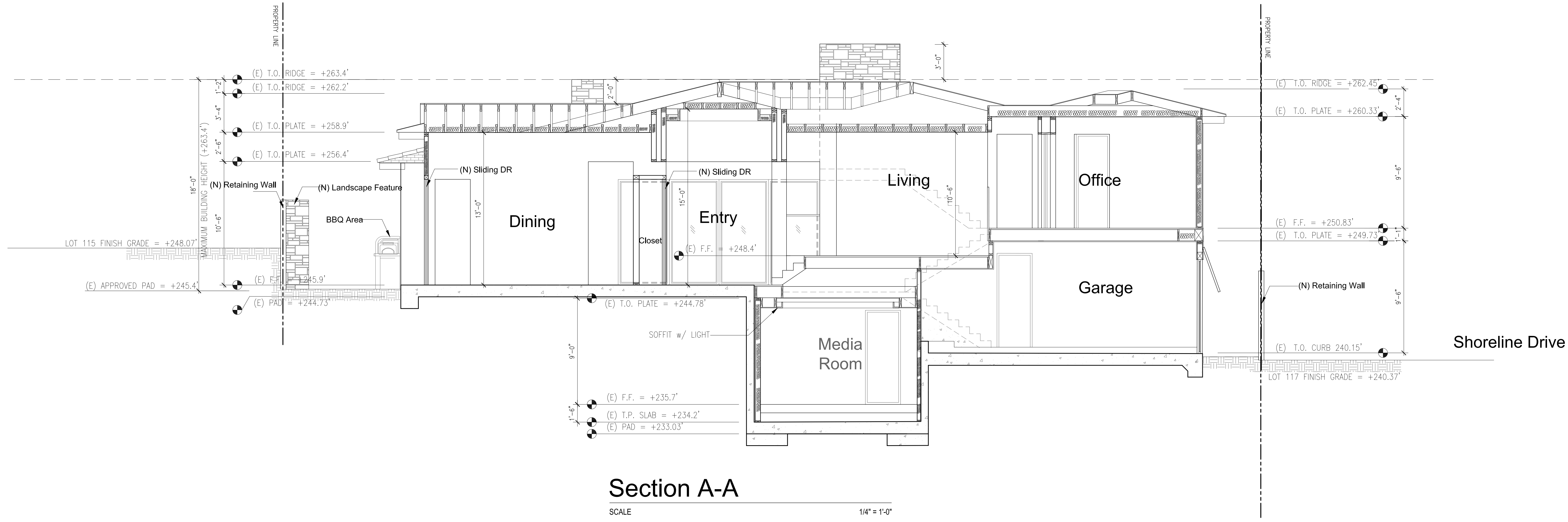


TITLE	NORTH ELEVATION SOUTH ELEVATION
DATE	9-18-17
SCALE	AS NOTED
PROJECT NO.	
APPROVED	
SHEET	

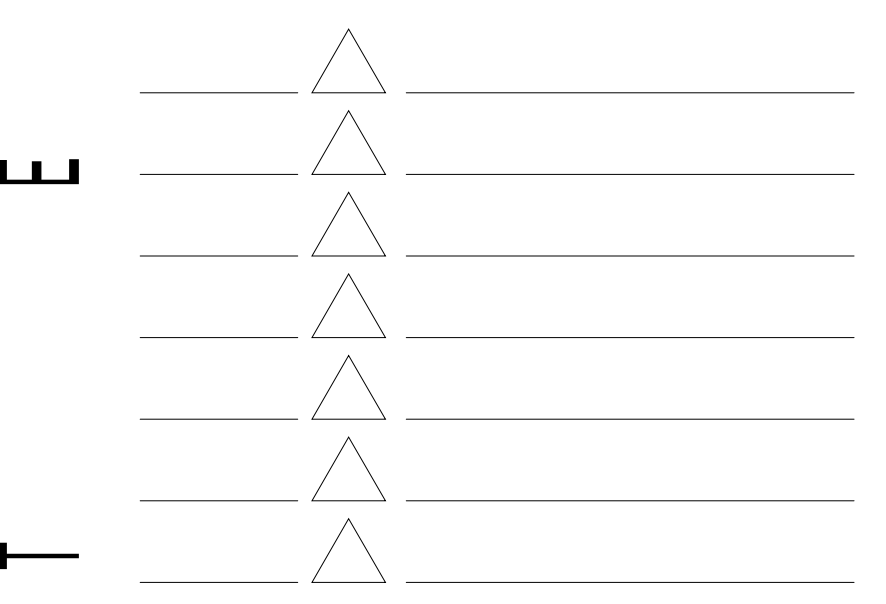
A2.02

November 16 2017

* SEE AS BUILT EXHIBIT A-5.0 & A-5.1 FOR REFERENCE



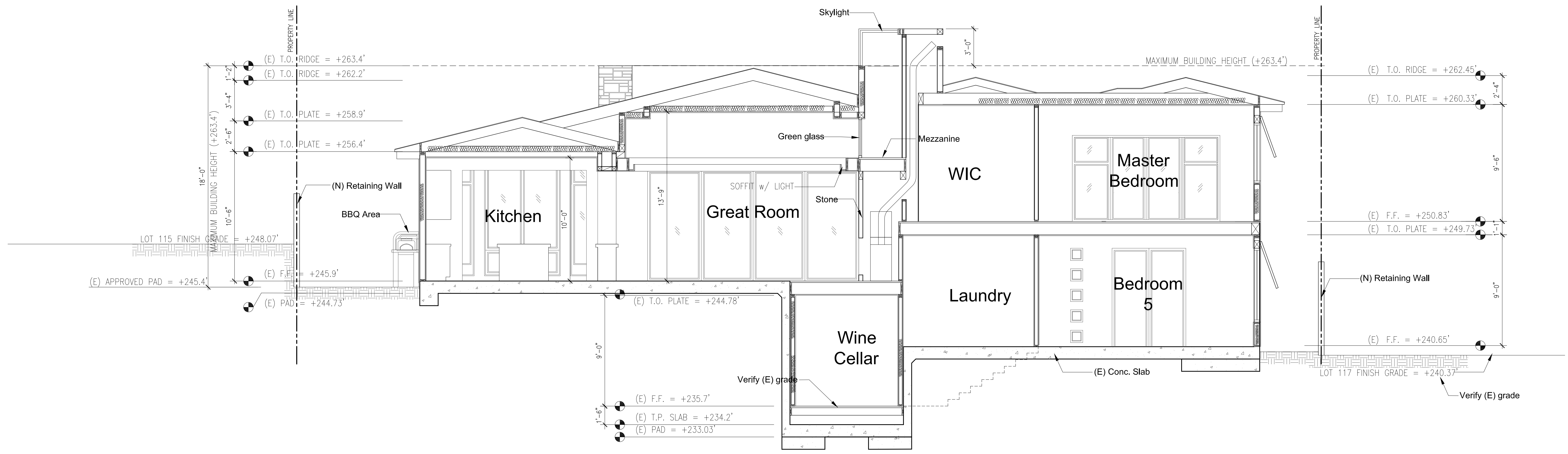
31 SHORELINE
 Lot 116, Dana Point, California



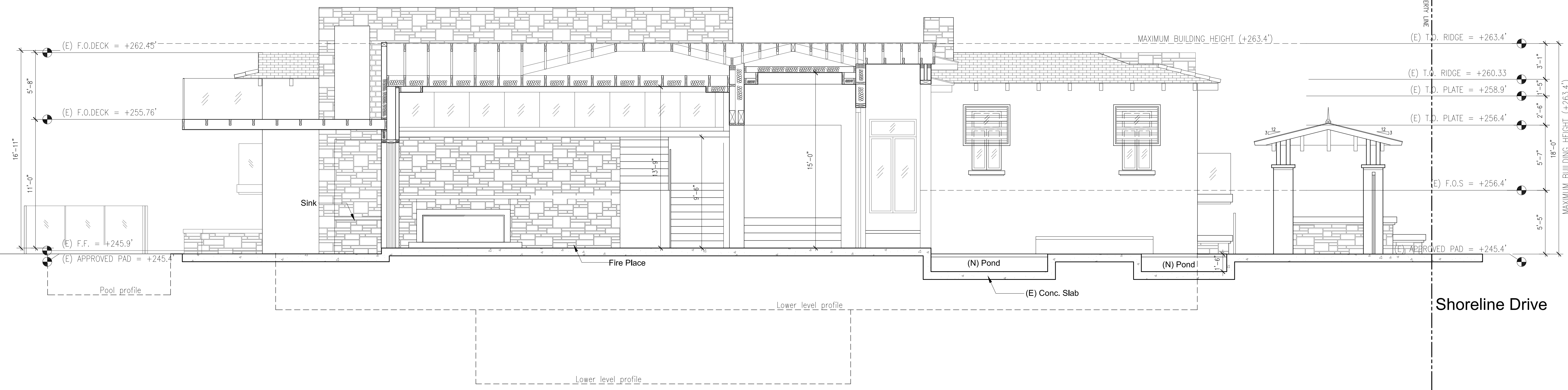
TITLE	SECTION A-A SECTION B-B
DATE	9-18-17
SCALE	AS NOTED
PROJECT NO.	
APPROVED	
SHEET	

November 16 2017

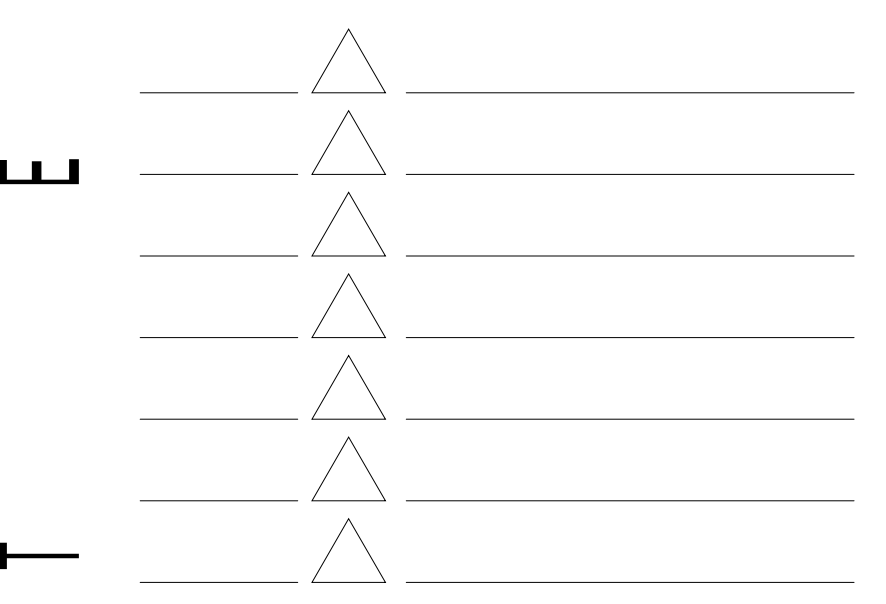
A3.01



Section C-C
 SCALE 1/4" = 1'-0"



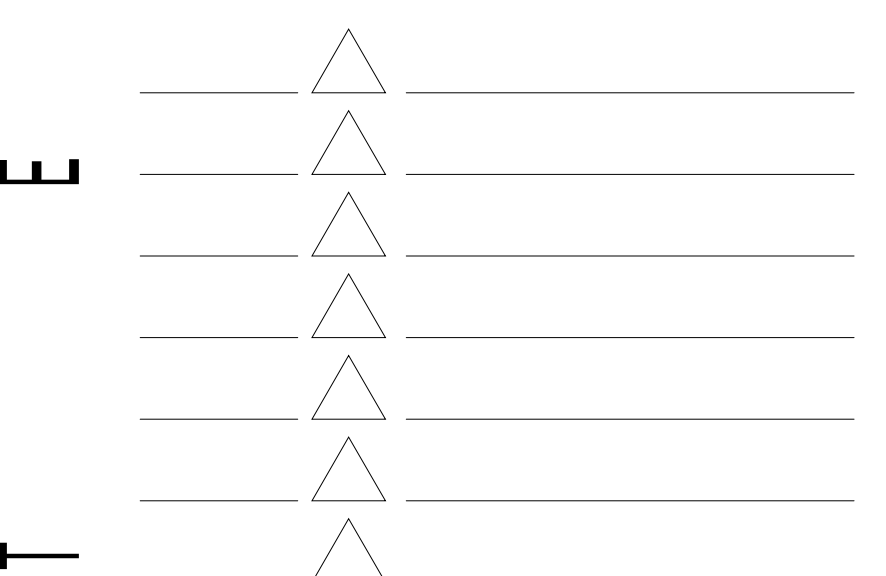
Section D-D
 SCALE 1/4" = 1'-0"



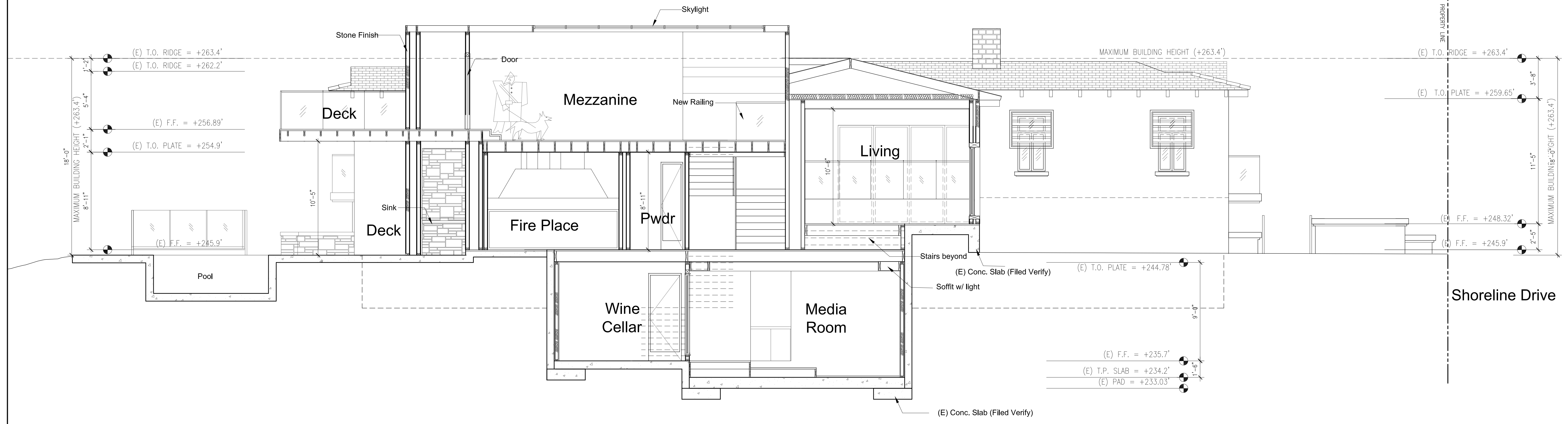
TITLE	SECTION C-C SECTION D-D
DATE	9-18-17
SCALE	AS NOTED
PROJECT NO.	
APPROVED	
SHEET	

November 16 2017

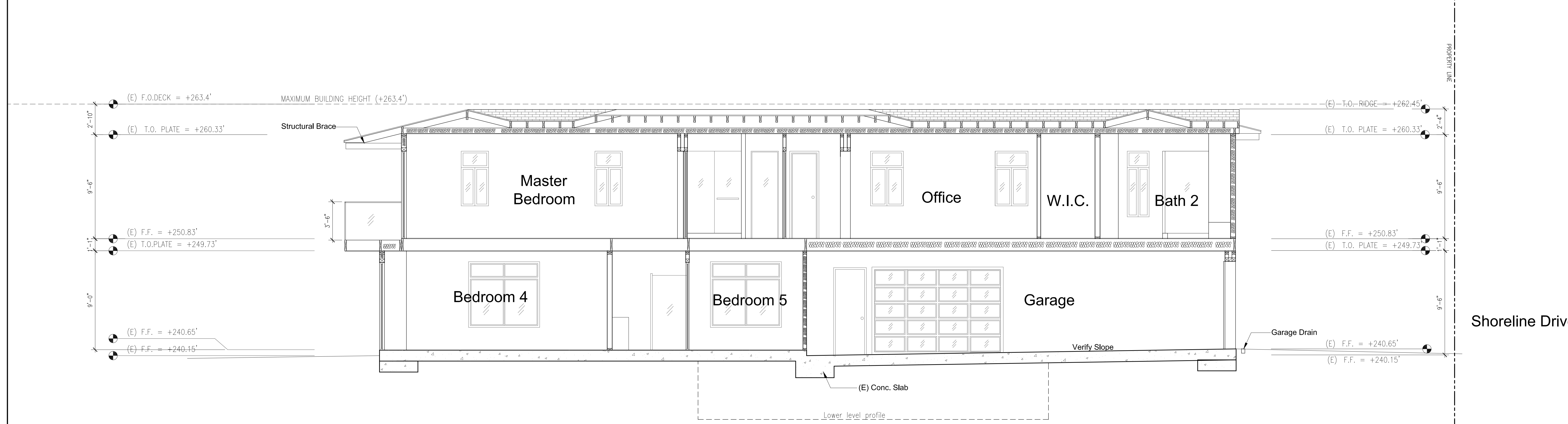
A3.02



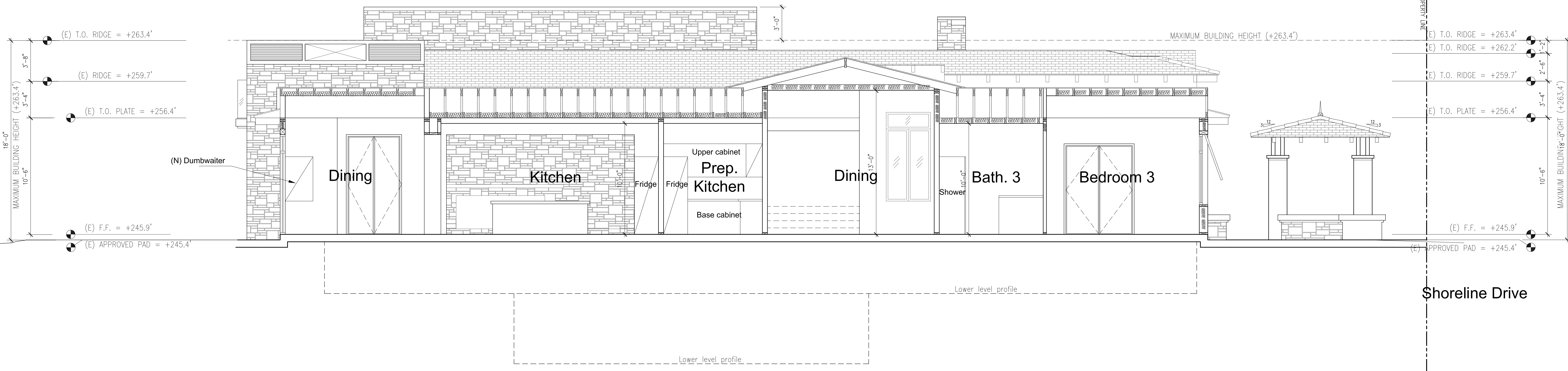
TITLE	SECTION E-E SECTION F-F
DATE	9-18-17
SCALE	AS NOTED
PROJECT NO.	
APPROVED	
SHEET	



Section E-E
 SCALE 1/4" = 1'-0"



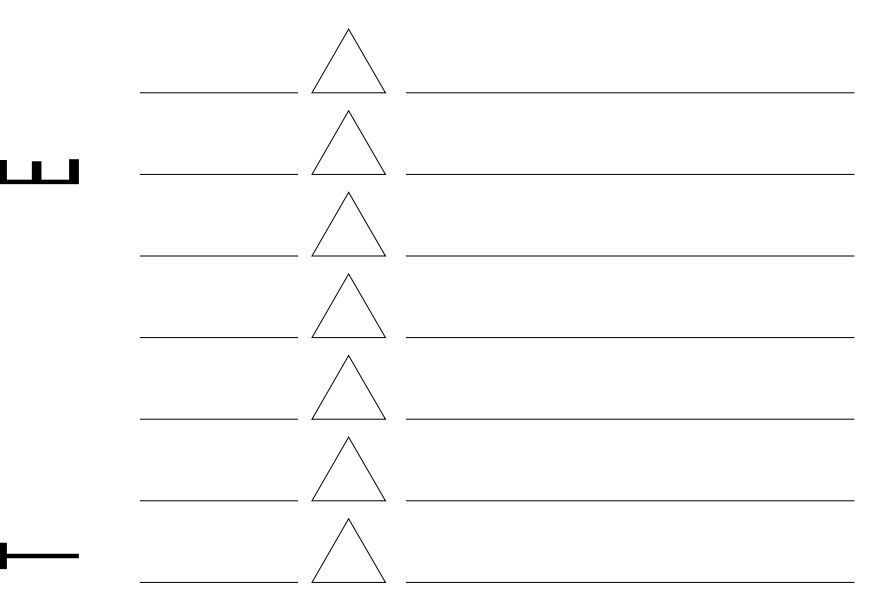
Section F-F
 SCALE 1/4" = 1'-0"



Section G-G

SCALE 1/4" = 1'-0"

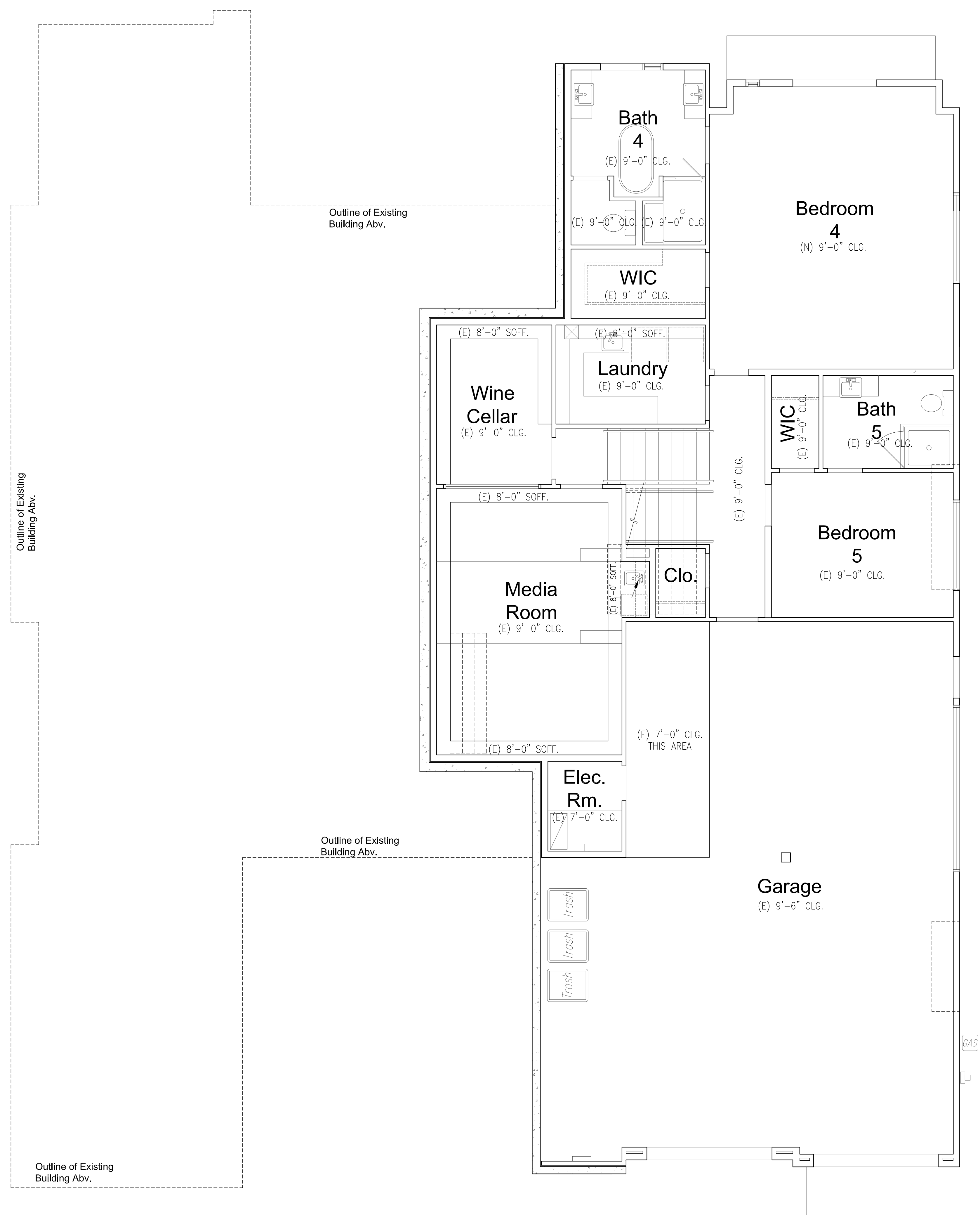
31 SHORELINE
 Lot 116, Dana Point, California



TITLE	SECTION G-G
DATE	9-18-17
SCALE	AS NOTED
PROJECT NO.	
APPROVED	
SHEET	

PROPERTY LINE

PROPERTY LINE



Lower Level Reflected Ceiling Plan

NORTH

SCALE 1/4" = 1'-0"

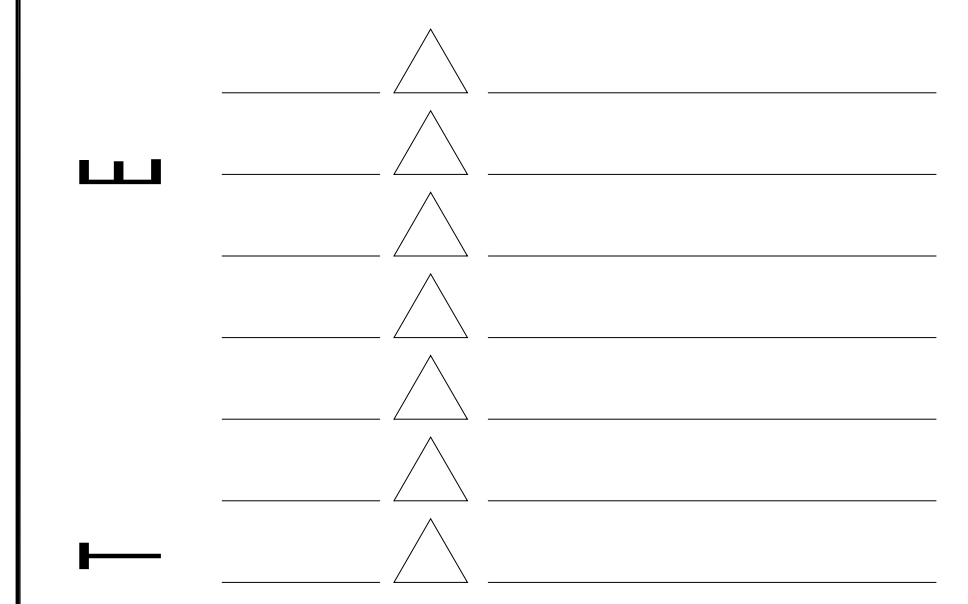
0 2' 4' 8'

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31 SHORELINE

Lot 116, Dana Point, California



TITLE
LOWER LEVEL REFLECTED CEILING PLAN

DATE 9-18-17

SCALE AS NOTED

PROJECT NO.

APPROVED

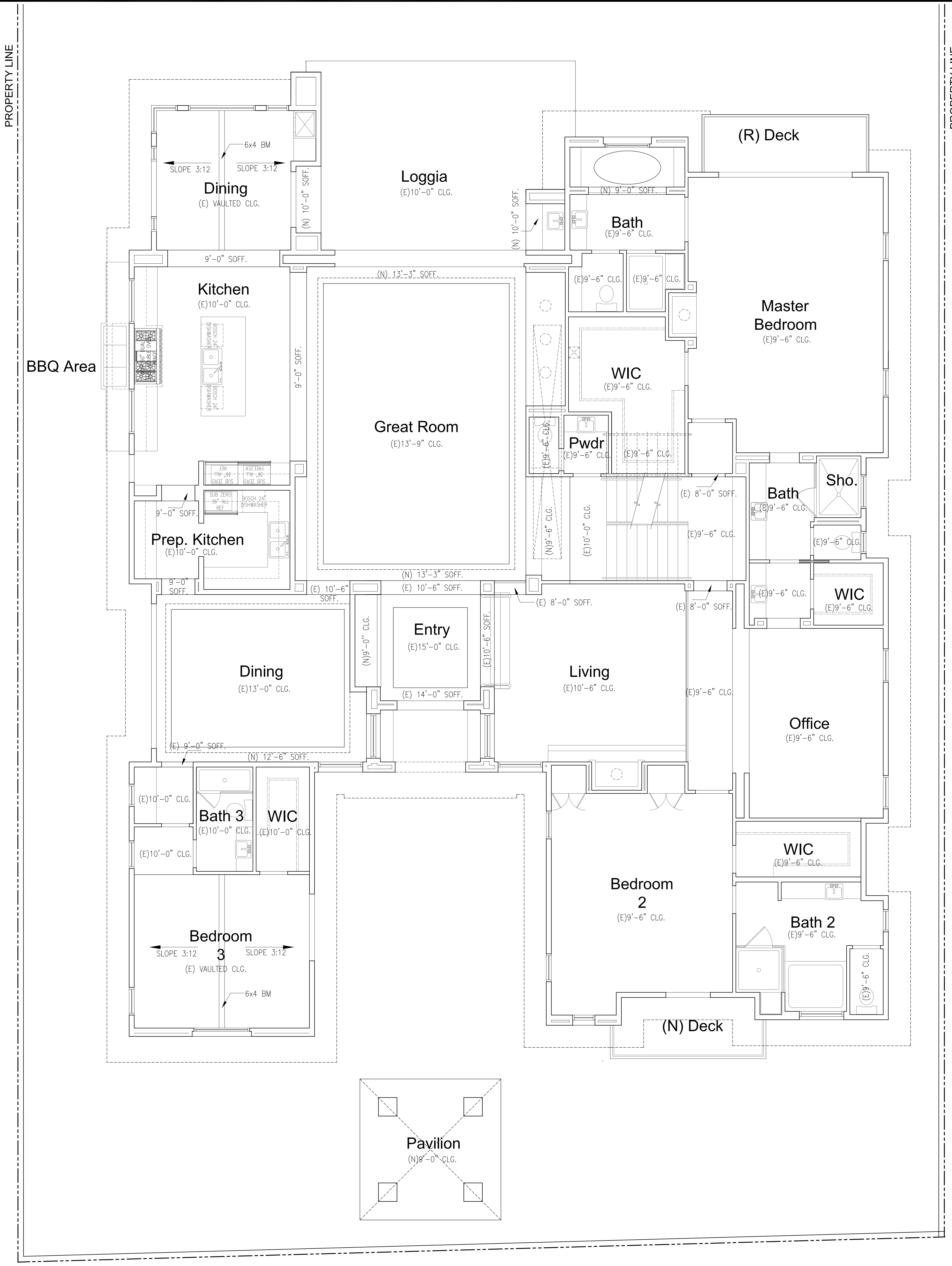
SHEET

A4.01

November 16 2017

31 SHORELINE

Lot 116, Dana Point, California



November 16 2017

Main Level Reflected Ceiling Plan

NORTH

SCALE 1/4" = 1'-0"

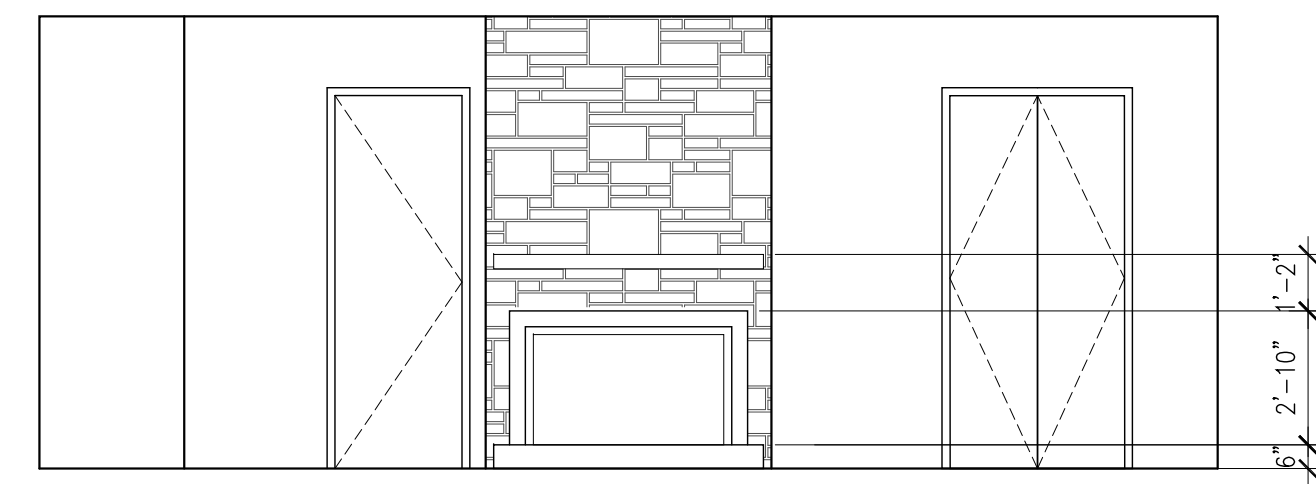
0 2' 4' 8'

TITLE	MAIN FLOOR REFLECTED CEILING PLAN
DATE	9-18-17
SCALE	AS NOTED
PROJECT NO.	
APPROVED	
SHEET	

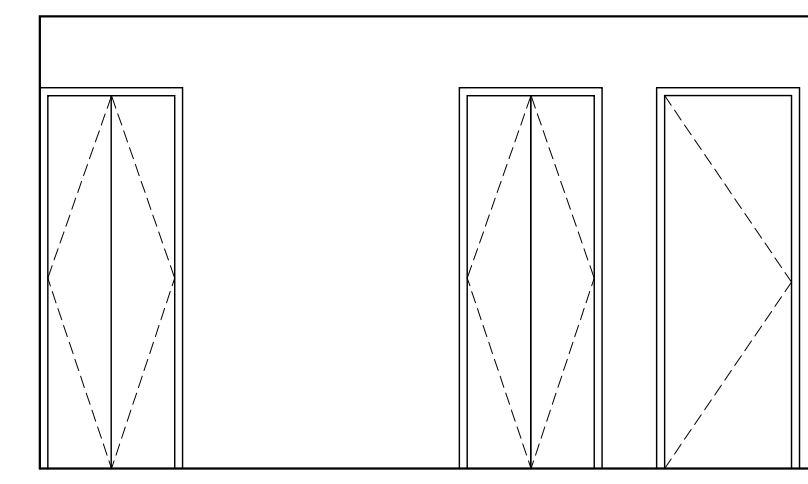
A4.02

31 SHORELINE

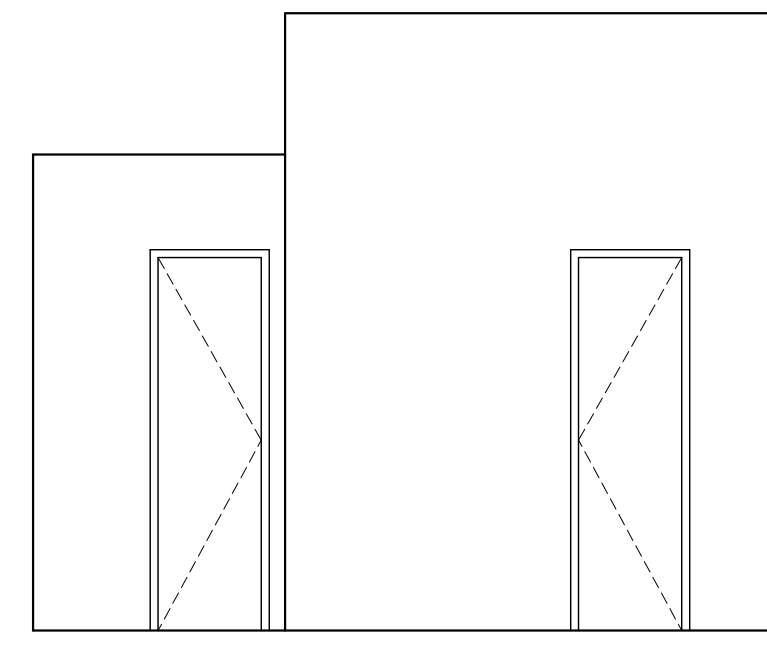
Lot 116, Dana Point, California



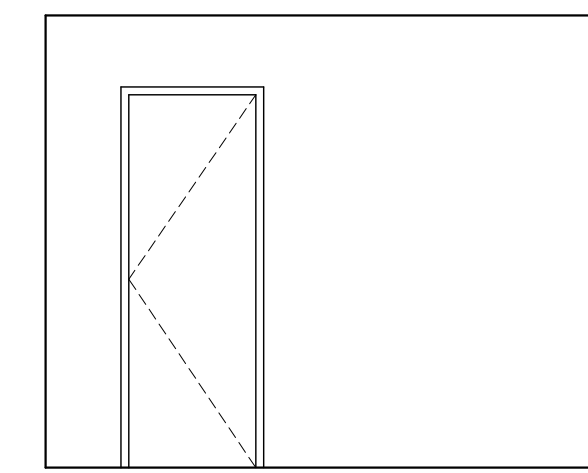
B1



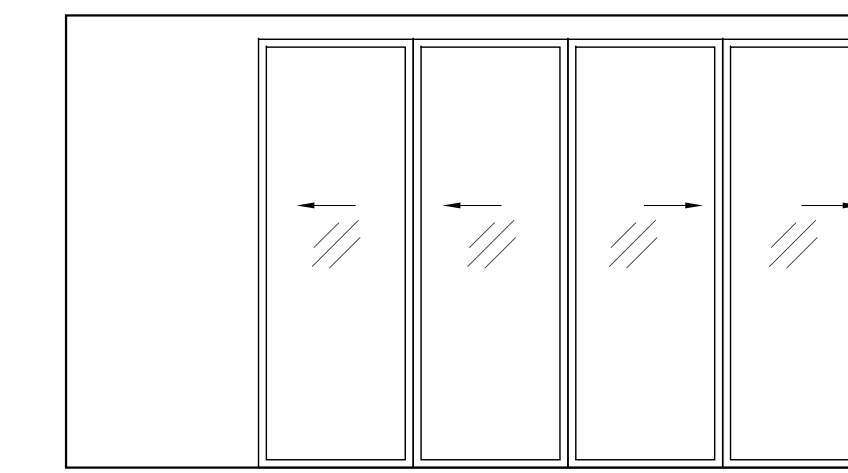
B2



B3



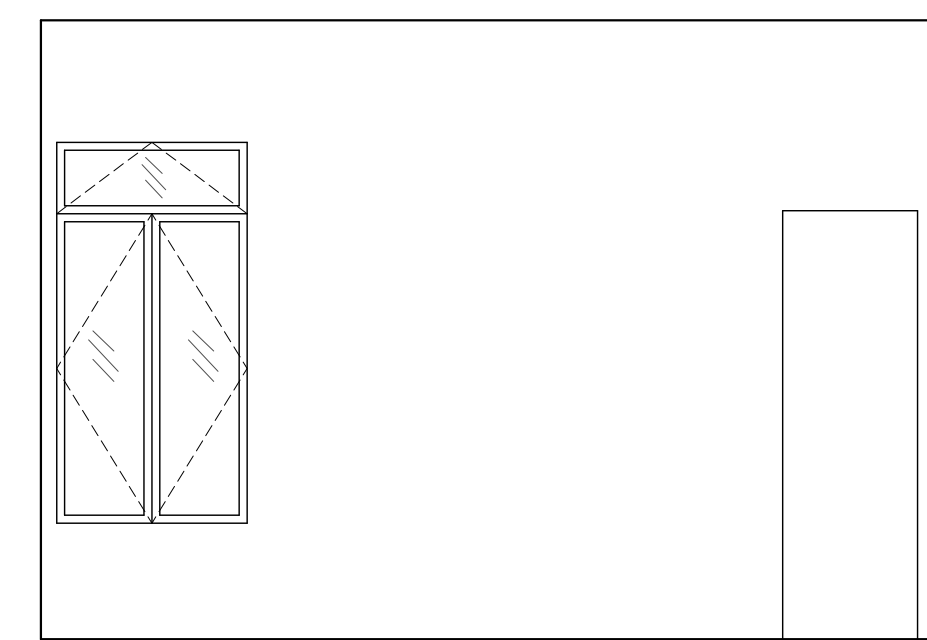
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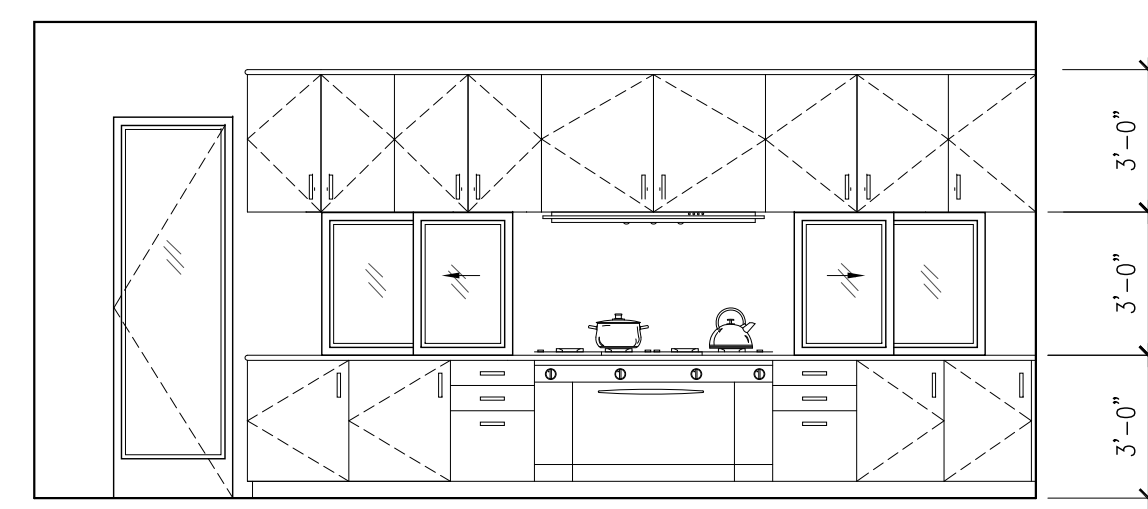
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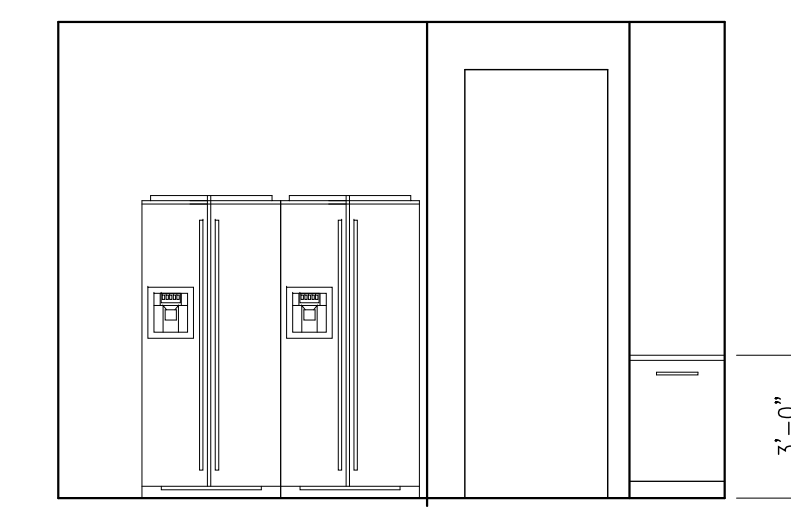
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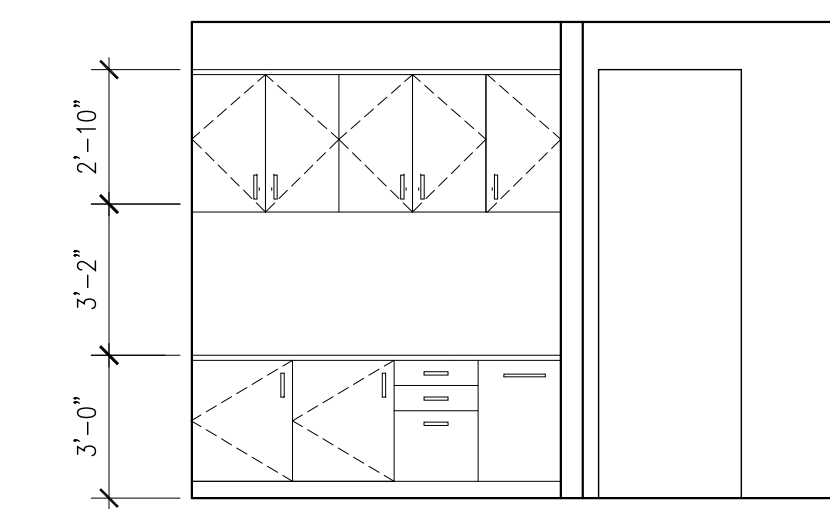
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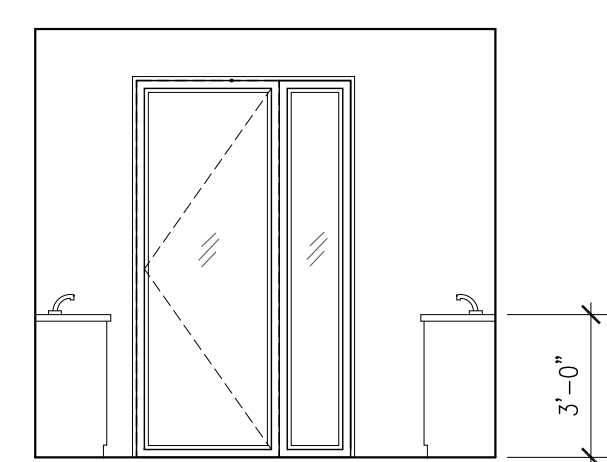
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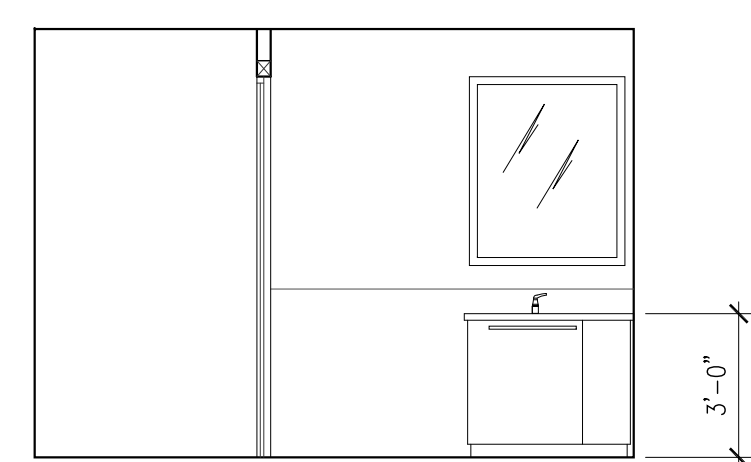
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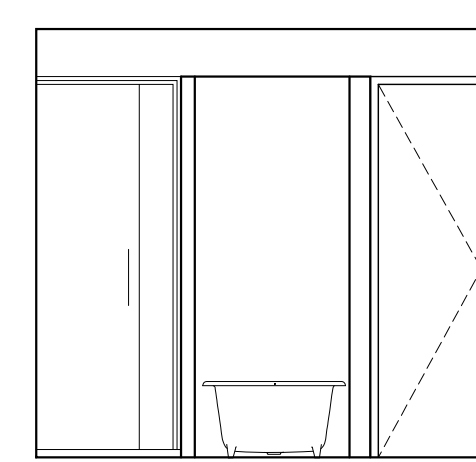
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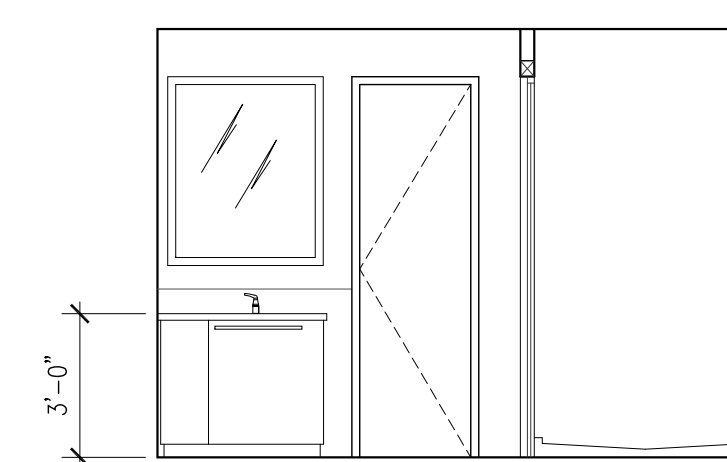
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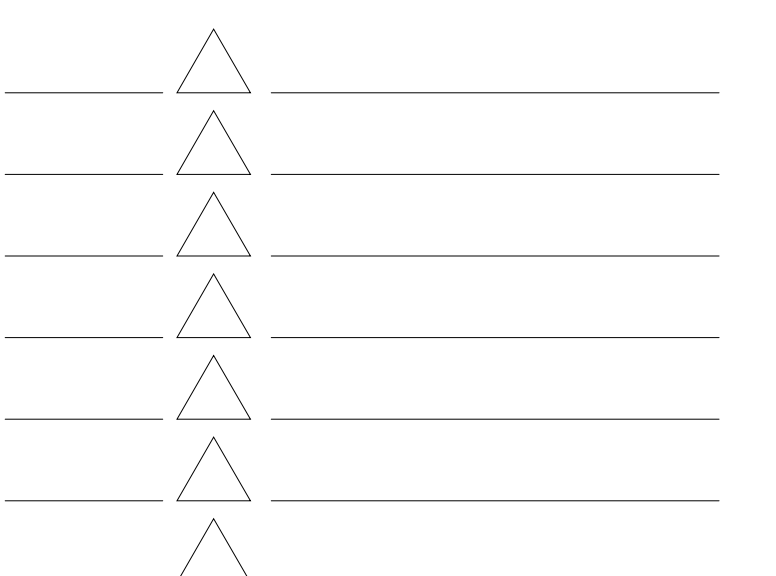
BA2



BA3



BA4



TITLE

INTERIOR ELEVATIONS

DATE 9-18-17

SCALE AS NOTED

PROJECT NO.

APPROVED

SHEET

A5.01

November 15 2017

Interior Elevation

SCALE 1/4" = 1'-0"
0 2' 4' 8'

31 SHORELINE

Lot 116, Dana Point, California

INTERIOR ELEVATIONS

DATE 9-18-17

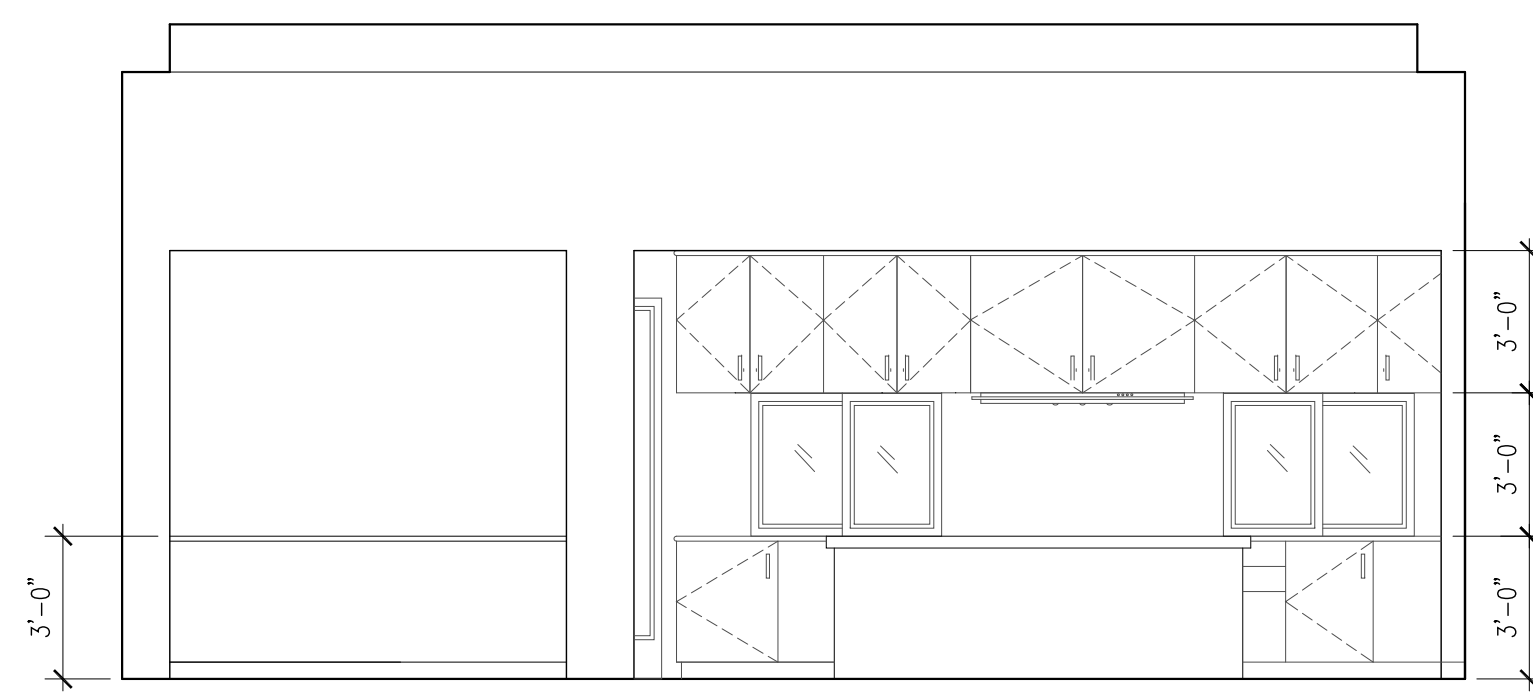
SCALE AS NOTED

PROJECT NO.

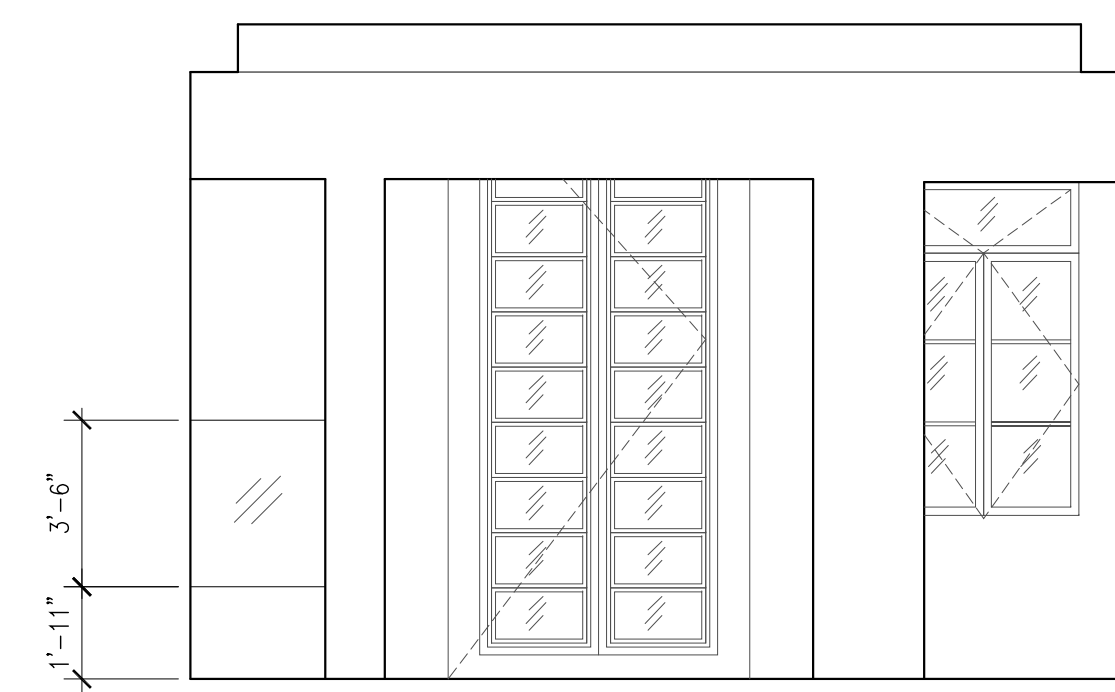
APPROVED

SHEET

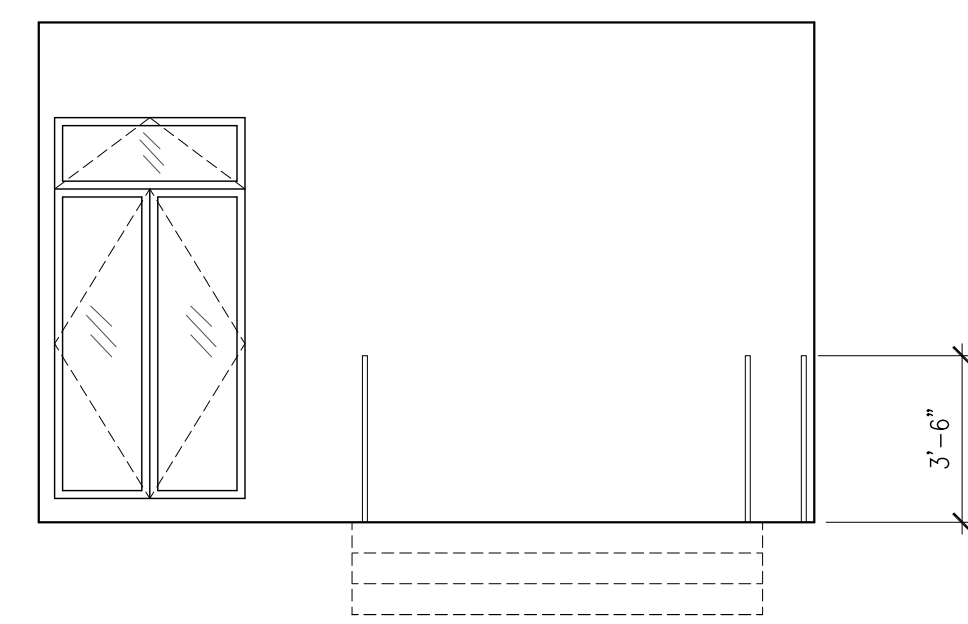
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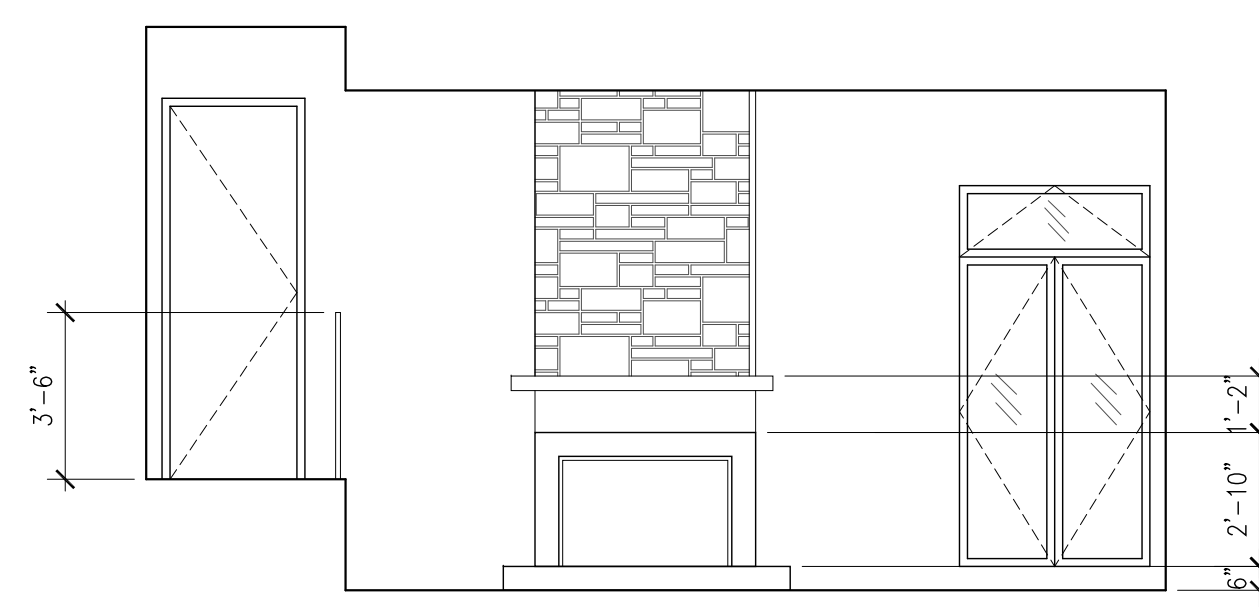
G1



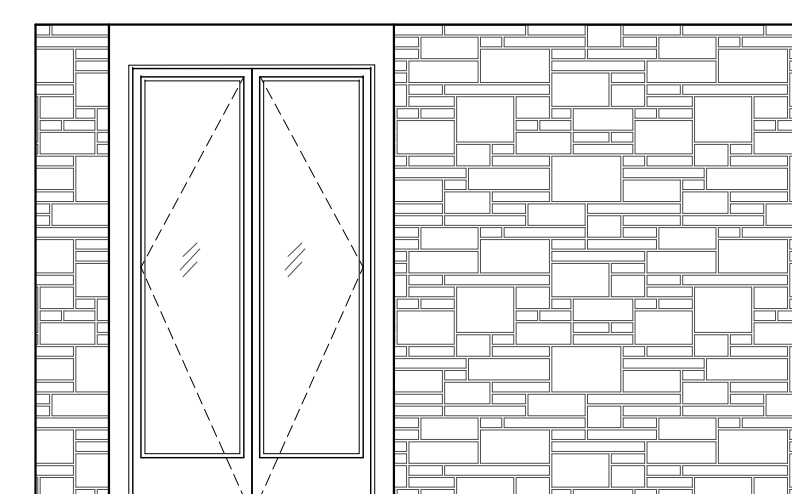
G2



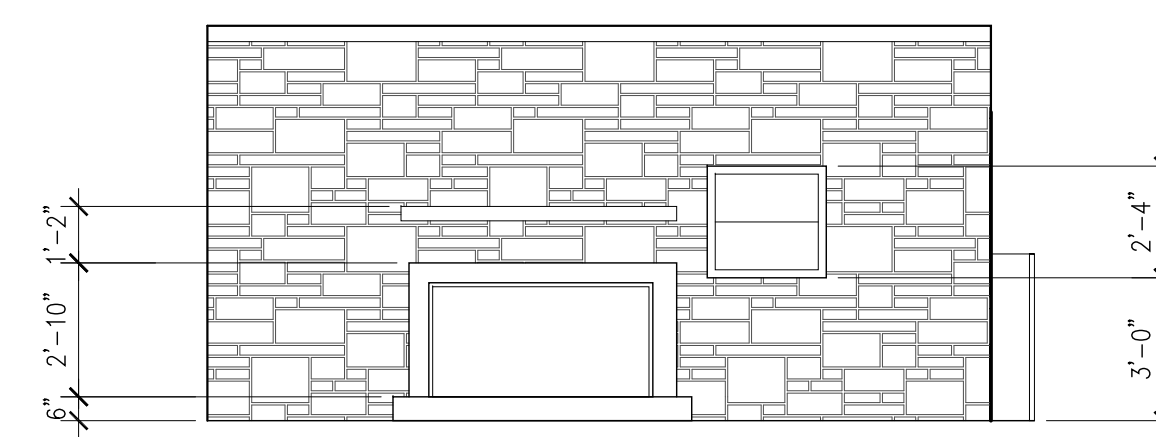
L1



L2



DE1



DE2

November 15 2017

Interior Elevation

SCALE 1/4" = 1'-0"
0 2' 4' 8'