

SUBJECT PROJECT SITE

DISTRICT PROPERTY
INTENDED TO REMAIN UNDEVELOPED



TOP OF LOW WALL BY THE PEDESTRIAN AND BIKE LANE ADJACENT TO PCH



OCEANFRONT SINGLE FAMILY HOME @ 35075 BEACH ROAD - VISUAL STUDY - EXISTING SUBMITTAL: SEPTEMBER 10, 2026 SHEET VS.1

DR. MOHIUDDIN RESIDENCE, DANA POINT, CALIFORNIA - USA

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SUBJECT PROPOSED PROJECT

DISTRICT PROPERTY
INTENDED TO REMAIN UNDEVELOPED



TOP OF LOW WALL BY THE PEDESTRIAN AND BIKE LANE ADJACENT TO PCH



OCEANFRONT SINGLE FAMILY HOME @ 35075 BEACH ROAD - VISUAL STUDY - PROPOSED SUBMITTAL: SEPTEMBER 10, 2026 SHEET VS.2

DR. MOHIUDDIN RESIDENCE, DANA POINT, CALIFORNIA - USA

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OCEANFRONT SINGLE FAMILY HOME @ 35075 BEACH ROAD - NORTHEAST VIEW

DR. MOHIUDDIN RESIDENCE, DANA POINT,

SUBMITTAL: SEPTEMBER 10, 2026 SHEET AR.1

CALIFORNIA - USA

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OCEANFRONT SINGLE FAMILY HOME @ 35075 BEACH ROAD - SOUTHWEST VIEW

DR. MOHIUDDIN RESIDENCE, DANA POINT, CALIFORNIA - USA

SUBMITTAL: SEPTEMBER 10, 2026 SHEET AR.2

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S I T E L E G E N D P R O J E C T D I R E C T O R Y V I C I N I T Y M A P

- INDICATES ALLOWABLE BALCONY (UNENCLOSED) @ 1ST & 2ND FLRS)
- INDICATES ALLOWABLE DECK AREA (UNENCLOSED)
- INDICATES ALLOWABLE BUILDING AREA (ENCLOSED)
- LANDSCAPING / PLANTED AREA : 417 SQ. FT.
- INDICATES FRONT DRIVEWAY & SIDE YARD HARDSCAPING
- STONE/TILE PAVER V.W.O.

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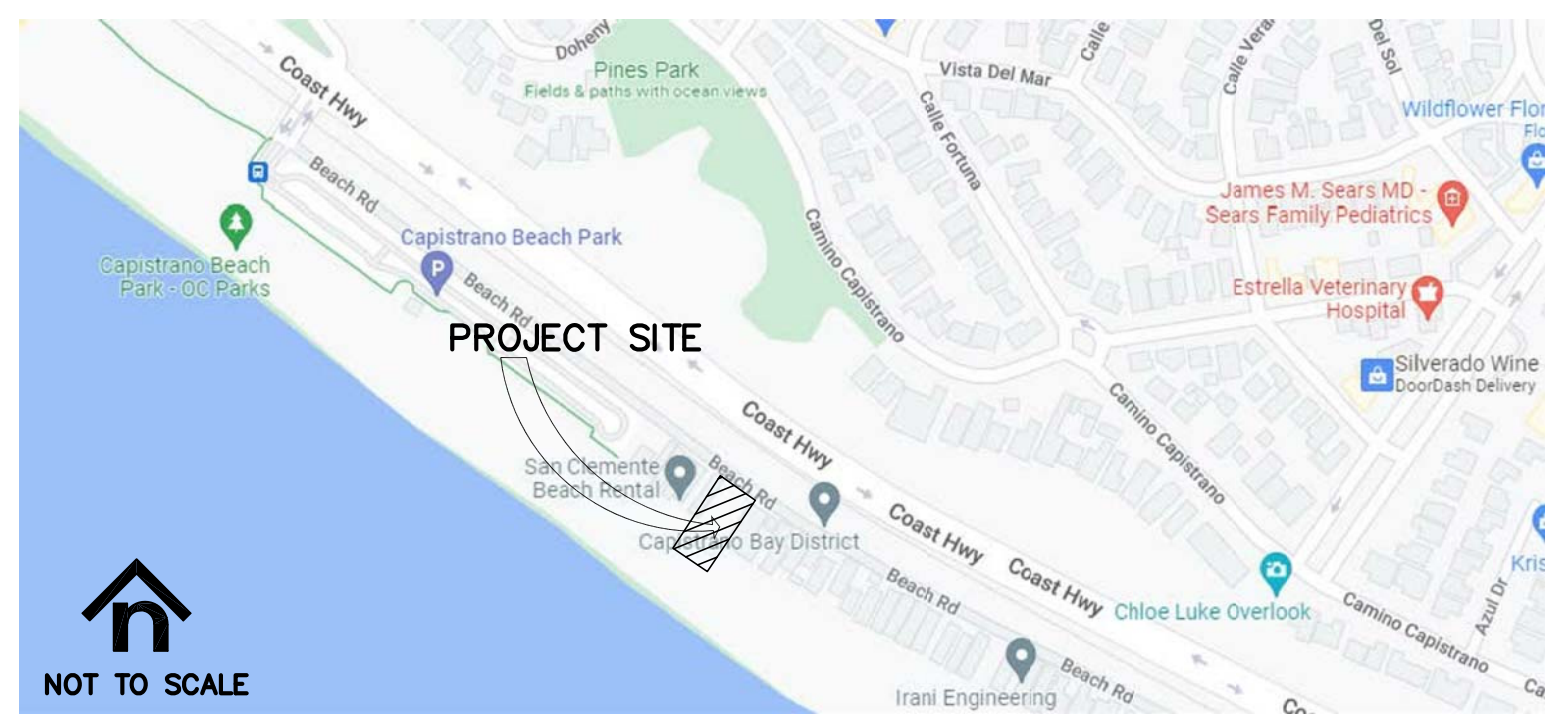
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S H E E T I N D E X

ARCHITECTURAL

- VS.1 VISUAL STUDY - EXISTING SITE IMAGE
VS.2 VISUAL STUDY - PROPOSED PROJECT/SITE IMAGE
A1.1 SITE PLAN, PLOT PLAN, TITLE/SHEET INDEX, PROJECT DESCRIPTION, & BUILDING ANALYSIS
A1.1.1 PLOT PLAN WITH MHTLS BY 3RD PARTY
A1.2 DECK PLAN - SEAWARD & SITE WALL DETAILS
A2.1 FIRST & SECOND FLOOR PLANS
A3.1 ROOF DECK & ROOF PLANS
A4.1 EXTERIOR ELEVATIONS
A4.2 EXTERIOR ELEVATIONS
A5.1 BUILDING SECTIONS
A5.2 BUILDING SECTIONS
LANDSCAPING
L-1 LANDSCAPE PLAN
L-2 PLANTING IMAGERY
STRUCTURAL
S1 FOUNDATION PLAN
FD1 FOUNDATION DETAILS
CIVIL
10F1 TOPOGRAPHIC SURVEY
C-1 TITLE SHEET
C-2 GRADING PLAN
C-3 SECTIONS & DETAILS

P R O J E C T D E S C R I P T I O N

THE PROJECT CONSISTS OF DEVELOPING A NEW SINGLE-FAMILY RESIDENCE OF APPROXIMATELY 5,018 SQ. FT., DESIGNED IN A MODERN ARCHITECTURAL STYLE. THE PROJECT WILL INCLUDE TWO ATTACHED SINGLE-CARPORTS, EACH APPROXIMATELY 219 SQ. FT., WITH AN AUTOSTACK FEATURE, BALCONIES, AND A 300 SQ. FT. ROOF DECK. THE FIRST LEVEL SHALL CONSIST OF LIVING, DINING, AND KITCHEN AREAS, ALONG WITH A GUEST SUITE, POWDER ROOM, AND PREP KITCHEN. THE SECOND LEVEL SHALL CONSIST OF FIVE BEDROOMS, FIVE BATHROOMS, TWO WALK-IN CLOSETS OFF THE FIRST BEDROOM SUITE, A FAMILY LOUNGE AND KITCHENETTE, AND A FULL LAUNDRY ROOM. THE ROOF DECK SHALL INCLUDE A LAP POOL AND LOUNGE AREA.

EXISTING SITE BOULDER, TREES, AND FENCE SHALL BE REMOVED PRIOR TO COMMENCING CONSTRUCTION. SEE NOTES ON PLOT PLAN 1/A1.1.1.

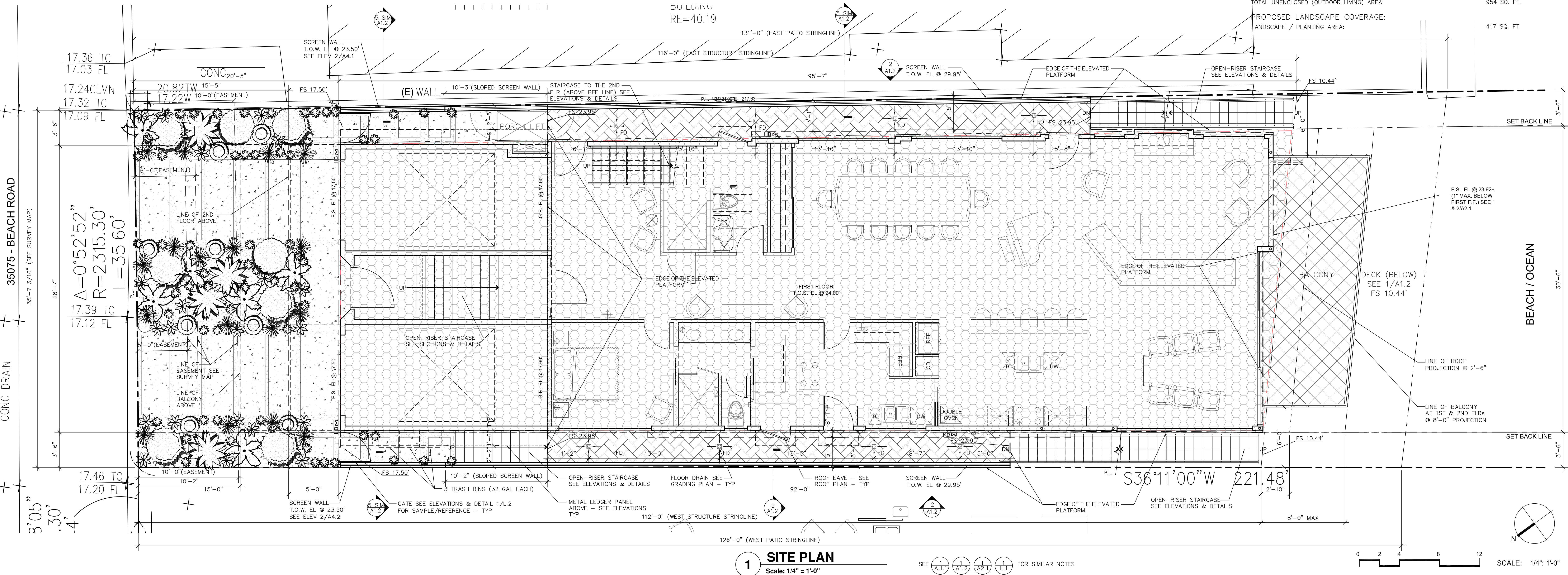
B U I L D I N G A N A L Y S I S

PROJECT ADDRESS: 35075 BEACH RD., DANA POINT, CA, 92651
OWNER: HOPE FOREVER 1516 LLC / DR. MOHAMMED AMER MOHIUDDIN, MD
1313 BRAVURA DR, PLANO, TX 75074 - TEL:972-900-6009
BUILDING TYPE: TYPE V
ZONING DISTRICT: RBRD 18
LOT SIZE: 8,166.23 SQ. FT.
ASSESSOR PARCEL NUMBER: APN: 691-141-08
LEGAL DESCRIPTION: LOT 126 IN BLOCK 2 OF TRACT NO. 889, AS SHOWN ON A MAP RECORDED IN BOOK 28, PAGE(S) 17 TO 21
ZONING REQUIREMENT:
MAX. HORIZONTAL LENGTH OF PROJECTIONS @ BLDG ELEVATIONS: 10% OF 4,152 S.F. = 416 SQ. FT.
MINIMUM LANDSCAPE COVERAGE: 10 FT
MINIMUM BUILDING SEPARATION: 300 SQ. FT.
PERMITTED ROOF DECK: 24'-0" FLAT / 28'-0" SLOPED
BUILDING HEIGHT: TWO
NUMBER OF STORY(S): TWO CAR PER CARPORT FOR A TOTAL OF 4 CARS
RESIDENTIAL BEACH ROAD DUPLEX 18 (RBRD 18) DISTRICT:
STRUCTURE STRINGLINE: WEST PROPERTY LINE: 112' / EAST PROPERTY LINE: 116'
PATIO STRINGLINE: WEST PROPERTY LINE: 126' / EAST PROPERTY LINE: 131'
SETBACKS: FRONTYARD 1SR FLR: 20'-0" / FRONTYARD 2ND FLR: 15'-0" SIDEYARDS: 3'-6"

PROPOSED AREA TABULATION:
FIRST FLOOR ENCLOSED LIVING AREA: 2,103 SQ. FT.
GROUND LEVEL ENTRY ATRIUM (ENCLOSED NON-HABITABLE) AREA: 145 SQ. FT.
SECOND FLOOR ENCLOSED LIVING AREA: 2,697 SQ. FT.
2ND FLR ATRIUM SPACE (ENCLOSED OPEN TO BELOW) AREA: 73 SQ. FT.
TOTAL (ENCLOSED AREA): 5,018 SQ. FT.
TOTAL LIVING SPACE AREA: 4,800 SQ. FT.
CARPORTS: (2 SINGLE UNITS EACH WITH CAR-LIFT FOR A TOTAL OF 4 CARS): 438 SQ. FT. (219 SQ. FT. EACH)

PROPOSED UNENCLOSED (OUTDOOR LIVING) AREA:
FIRST FLOOR BALCONY: 233 SQ. FT.
SECOND FLOOR BALCONY & DECK AREA: 352 SQ. FT.
ROOF DECK WITH ROOFTOP POOL: 300 SQ. FT.
SECOND FLOOR OPEN STAIR TO ROOF: 69 SQ. FT.
TOTAL UNENCLOSED (OUTDOOR LIVING) AREA: 954 SQ. FT.

PROPOSED LANDSCAPE COVERAGE:
LANDSCAPE / PLANTING AREA: 417 SQ. FT.



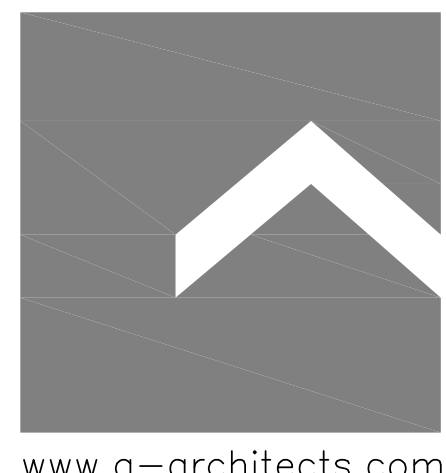
1 SITE PLAN
Scale: 1/4" = 1'-0"

OCEANFRONT SINGLE FAMILY RESIDENCE

35075 BEACH ROAD, DANA POINT, CA 92651

CCC APPLICATION NO: A-5-DPT-23-0049 / RESOLUTION NO: 23-10-23-54

PROJECT NUMBERS (CDP22-0015, SDP22-0023, AND AMS23-0005) AND RESOLUTION NUMBER (23-10-23-54)



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REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE
1	OWNER'S DESIGN APPROVAL	04/01/2022	7	CDP & SDP RESUBMITTAL	08/30/2023
2	CDP & SDP SUBMITTAL	05/15/2022	8	CDP & SDP RESUBMITTAL	10/16/2023
3	CDP & SDP RESUBMITTAL	10/28/2022	9	WINDOWS DESIGN CHANGES	11/28/2023
4	CDP & SDP RESUBMITTAL	04/28/2023	10	CCC SUBMITTAL	09/05/2025
5	DESIGN/PROJECT DEVELOPMENT	05/30/2023	11	OWNER'S INTERIOR DESIGN CHANGES	05/12/2026
6	CDP & SDP RESUBMITTAL	06/30/2023			

SHEET TITLE:

SITE PLAN
PROJECT DESCRIPTION
BUILDING ANALYSIS

JOB NAME: OCEANFRONT DUPLEX
JOB NO.: 2131-MR
DATE: 10/16/2021
DRAWN BY: DV, JS, MH
CHECKED BY: MA
FILE NAME:
SHEET NO.:

A1.1

[KEYNOTES ARE FOR REFERENCE – DRAWINGS TAKE PRECEDENCE]

- # L E G E N D

INDICATES FRONT DRIVEWAY & SIDE YARD
HARDSCAPING



SEE FOR SIMILAR NOTES

NOTES/REQUIREMENTS PER PUBLIC WORKS - ENGINEERING - CITY OF DANA POINT

1. THE LOWEST HORIZONTAL PORTION OF THE STRUCTURAL MEMBERS OF THE LOWEST FLOOR, EXCLUDING THE PILINGS OR COLUMNS, SHALL BE ELEVATED TO OR ABOVE THE FUTURE BASE FLOOD ELEVATION PER DANA POINT MUNICIPAL CODE 9.31.066(F)(1).
2. ALL BREAKAWAY WALLS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CURRENT FEMA TECHNICAL BULLETIN 9.
3. EXISTING SITE BOUNDRIES, TREES AND FENCE TO BE REMOVED PRIOR TO COMMENCING CONSTRUCTION. SEE NOTES ON PLOT PLAN 2/A1.1 AND PROJECT DESCRIPTION ON A1.1.



SEE $\frac{2}{-}$ $\frac{1}{A1.1}$ FOR SIMILAR NOTES

PROJECT NUMBERS (CDP22-0015, SDP22-0023, AND AMS23-0005) AND RESOLUTION NUMBER (23-10-23-54)



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6	CDP & SDP RESUBMITTAL	06/30/2023			

SHEET TITLE:

FIRST & SECOND FLOOR PLANS

JOB NAME:	OCEANFRONT DUPLEX
JOB NO.:	2131-MR
DATE:	10/16/2021
DRAWN BY:	DV, JS, MH
CHECKED BY:	MA
FILE NAME:	
SHEET NO.:	

A2.1

ROOF PLAN KEYNOTES
[KEYNOTES ARE FOR REFERENCE – DRAWINGS TAKE PRECEDENCE]

- [1] EXTERIOR WALL BELOW SHOWN DOTTED
- [2] HIP, SEE ELEVATIONS, SECTIONS & DETAILS
- [3] LINE OF BALCONY BELOW. SEE FLOOR PLANS A2.1
- [4] RIDGE, SEE ELEVATIONS, SECTIONS & DETAILS
- [5] SKYLIGHT – NON REFLECTIVE – @ FLAT ROOF
- [6] ROOF BELOW / EDGE OF ROOF
- [7] FLAT ROOF: BUILT-UP ROOFING SYSTEM "CLASS A" TILE FINISH (OPTIONAL – V.W.O.) O/ MORTAR BED O/ WATERPROOF MEMBRANE SLOPE (2% MIN) TO DRAIN
- [8] GLASS ROOF: LAMINATED TEMPERED CLEAR – NON REFLECTIVE – SEE SECTIONS & DETAILS – FOLLOW MFR INSTALLATION GUIDELINES
- [9] CRICKET – BUILT-IN W/IN MTL ROOFING SYSTEM – SLOPE 8":12" MIN
- [10] STANDING SEAM METAL ROOFING SYSTEM W/ 6:12 SLOPE O/ WATERPROOFING O/ PLYWD SHEATHING – SEE ELEVATIONS, SECTIONS, & DETAILS
- [11] CHIMNEY CAP SEE ELEV. & PLANNING DEPT NOTES
- [12] SPARK ARRESTERS ON CHIMNEY
- [13] GUTTER – SEE ELEVATIONS & DETAIL –/– SUBMIT SHOP DWGS FOR APPROVAL
- [14] DOWNSPOUT TO BE DIRECTED & CONNECTED TO THE STORM WATER DRAIN SYSTEM – SEE CIVIL DWGS
- [15] ROOF DRAIN & OVERFLOW (OPTIONAL V.W.O.), SEE DETAIL 16/A10.5
- [16] TILE PAVEN ON WATER PROOFING, SEE SECTIONS
- [17] EXTERIOR RAILING: 3'-6" AFF TEMPERED GLASS – SEE ELEVATIONS, SECTIONS & DETAILS
- [18] PARAPET WALL 3'-6" AFF – SEE ELEVATIONS, SECTIONS & DETAILS
- [19] EDGE OF ROOF DECK
- [20] LINE OF SETBACK @ ROOF DECK
- [21] HANDRAIL, WALL-MOUNTED (V.W.O.) SEE 07/A10.5
- [22] SCREEN WALL 3'-6" AFF – NOT TO EXCEED RIDGE HEIGHT – SEE ELEVATIONS, SECTIONS & DETAILS
- [23] GATE – V.W.O. – NOT TO EXCEED SCREEN WALL HEIGHT – SEE ELEVATIONS, SECTIONS & DETAILS
- [24] LINE OF RIDGE AT FLAT ROOF – TYP
- [25] LINE OF VALLEY AT FLAT ROOF – TYP
- [26] APPROXIMATE BOUNDARY OF SOLAR PANELS – SEE ROOF LEGEND
- [27] FURNITURE AND ACCESSORIES (V.W.O.): SHALL BE SECURED AS NECESSARY TO PREVENT WIND DAMAGE OR DISLOCATION – TYP
- [28] LINE OF ELEVATOR SHAFT BELOW

PLANNING DEPARTMENT NOTES:

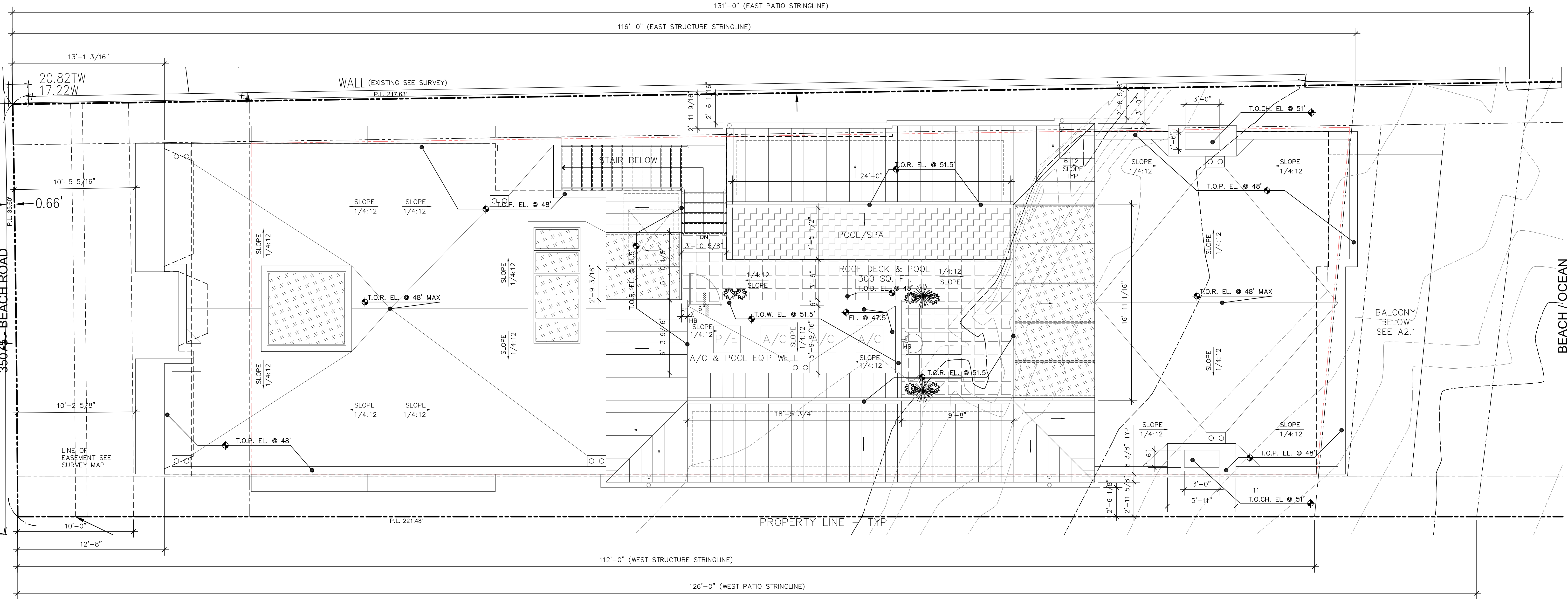
- Chimneys and vents:**
Chimneys and spark arrestors for fireplaces and roof mounted vents shall be allowed to exceed the allowed height limits as follows:
- a. Chimneys may extend above the allowed height limit a maximum of 2 feet or a greater height if required by the City's Building Code;
- b. Spark arrestors may extend above the top of a chimney a maximum of 2 feet provided they do not exceed a width of 2 feet and a length of 4 feet; and
- c. Roof-mounted vents may extend above the allowed height limit a maximum of 12 inches or a greater height if required by the City's Building Code.

ROOF AREA TABULATION

TOTAL ROOF AREA: 3,023 SQ. FT.
ROOF DECK INCLUDING THE POOL AREA: 300 SQ. FT.
% OF TOTAL ROOF FROM ROOF DECK: $\frac{300}{3023} = 9.9\%$

ROOF LEGEND

- [Symbol] INDICATES DESIGNATED AREA OF 270 SQ. FT. FOR INSTALLATION OF – KW SOLAR PANELS. SUBMIT SHOP DRAWINGS FOR APPROVAL.
- [Symbol] INDICATES POOL/SPA AREA 107 SQ. FT.
- [Symbol] INDICATES AREA OF ROOF DECK 300 SQ. FT. INCLUDING THE POOL/SPA
- [Symbol] PLANTER BOXES
- [Symbol] INDICATES STANDING SEAM METAL ROOFING SYSTEM – SEE KN #10/–
- [Symbol] INDICATES SKYLIGHT & GLASS ROOFING SYSTEMS. SEE KN #5 & #8/–, RESPECTIVELY.



1 ROOF / DECK PLAN
Scale: 1/4" = 1'-0"

Dana Point, California Municipal Code

Title 9 ZONING

Chapter 9.05 GENERAL DEVELOPMENT STANDARDS

9.05.230 Roof Decks.

Roof decks are permitted, subject to approval of a Minor Site Development Permit, in any zoning district provided that they meet the following development standards:

- (a) In residential districts, the permitted area of all roof decks per dwelling unit may not exceed twenty-five (25) percent of the roof area of the story directly below the deck or three hundred (300) square feet, whichever is less.
- (b) In residential districts, the guardrail and other objects, whether permanent or temporary, which rest upon the roof deck such as patio furniture, landscaping, and storage, may not exceed the district's required height limit as specified in Section 9.05.110(a) of this Chapter.
- (c) The roof deck shall be architecturally compatible with the existing exterior materials and colors of the existing structure, and appear as an integral part of the roof system.
- (d) The roof deck area shall be appropriately designed so as not to be visible from all sides of the structure or from the grade below. Appropriate screening shall be architecturally compatible with and integrated into the existing structure as determined by the Director of Community Development. The solid screening may include roofing, solid parapet walls, or other methods architecturally compatible with the design of the structure.
- (e) The deck shall be compatible with the color of the existing roof material or structure, yet it shall not be of a color that would reflect glare onto surrounding properties at a higher elevation.
- (f) In residential districts, exterior stairways and other access features such as stairwells or elevators for access to roof decks shall not exceed the residential zoning district's height limit and shall be architecturally integrated into the design of the structure.
- (g) All furniture and accessories located on a roof deck shall be secured as necessary to prevent wind damage or dislocation.

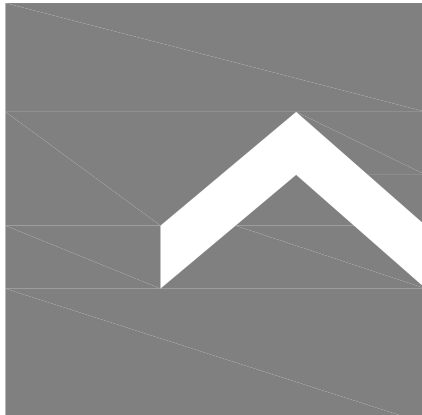
(Added by Ord. 93-16, 11/23/93; amended by Ord. 96-10, 8/13/96; Ord. 03-07, 4/9/03; amended by Ord. 06-02, 4/12/06)

OCEANFRONT SINGLE FAMILY RESIDENCE

35075 BEACH ROAD, DANA POINT, CA 92651

CCC APPLICATION NO: A-5-DPT-23-0049 / RESOLUTION NO: 23-10-23-54

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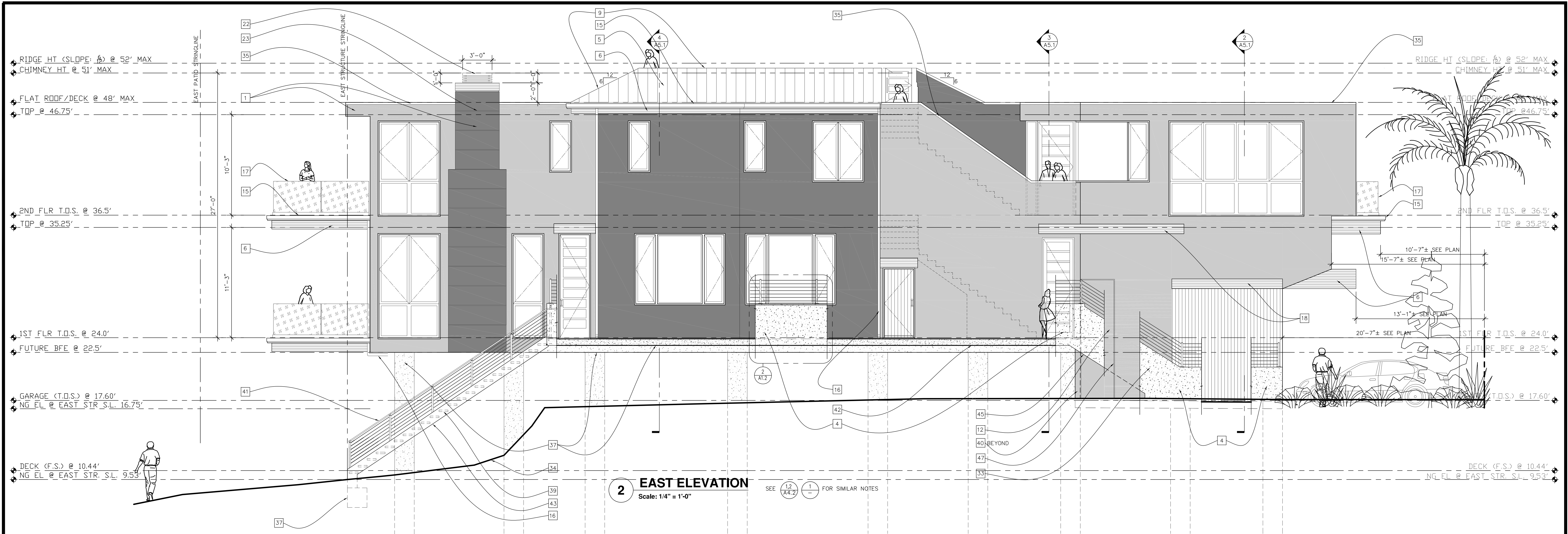
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SHEET TITLE:

DECK & ROOF PLANS

JOB NAME: OCEANFRONT DUPLEX
JOB NO.: 2131-MR
DATE: 10/16/2021
DRAWN BY: DV, JS, MH
CHECKED BY: MA
FILE NAME:
SHEET NO.:

A3.1



NOTES/REQUIREMENTS PER PUBLIC WORKS – ENGINEERING – CITY OF DANA POINT

1. THE LOWEST HORIZONTAL PORTION OF THE STRUCTURAL MEMBERS OF THE LOWEST FLOOR, EXCLUDING THE PLINGS OR COLUMNS, SHALL BE ELEVATED TO OR ABOVE THE FUTURE BASE FLOOD ELEVATION PER DANA POINT MUNICIPAL CODE 9.31.060(F)(1).
2. ALL BREAKAWAY WALLS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CURRENT FEMA TECHNICAL BULLETIN 9.
3. EXISTING SITE BOULDERS, TREES AND FENCE TO BE REMOVED PRIOR TO COMMENCING CONSTRUCTION. SEE NOTES ON PLOT PLAN 2/A1.1 AND PROJECT DESCRIPTION ON A1.1.

ELEVATION/SECTION KEYNOTES
[KEYNOTES ARE FOR REFERENCE – DRAWINGS TAKE PRECEDENCE]

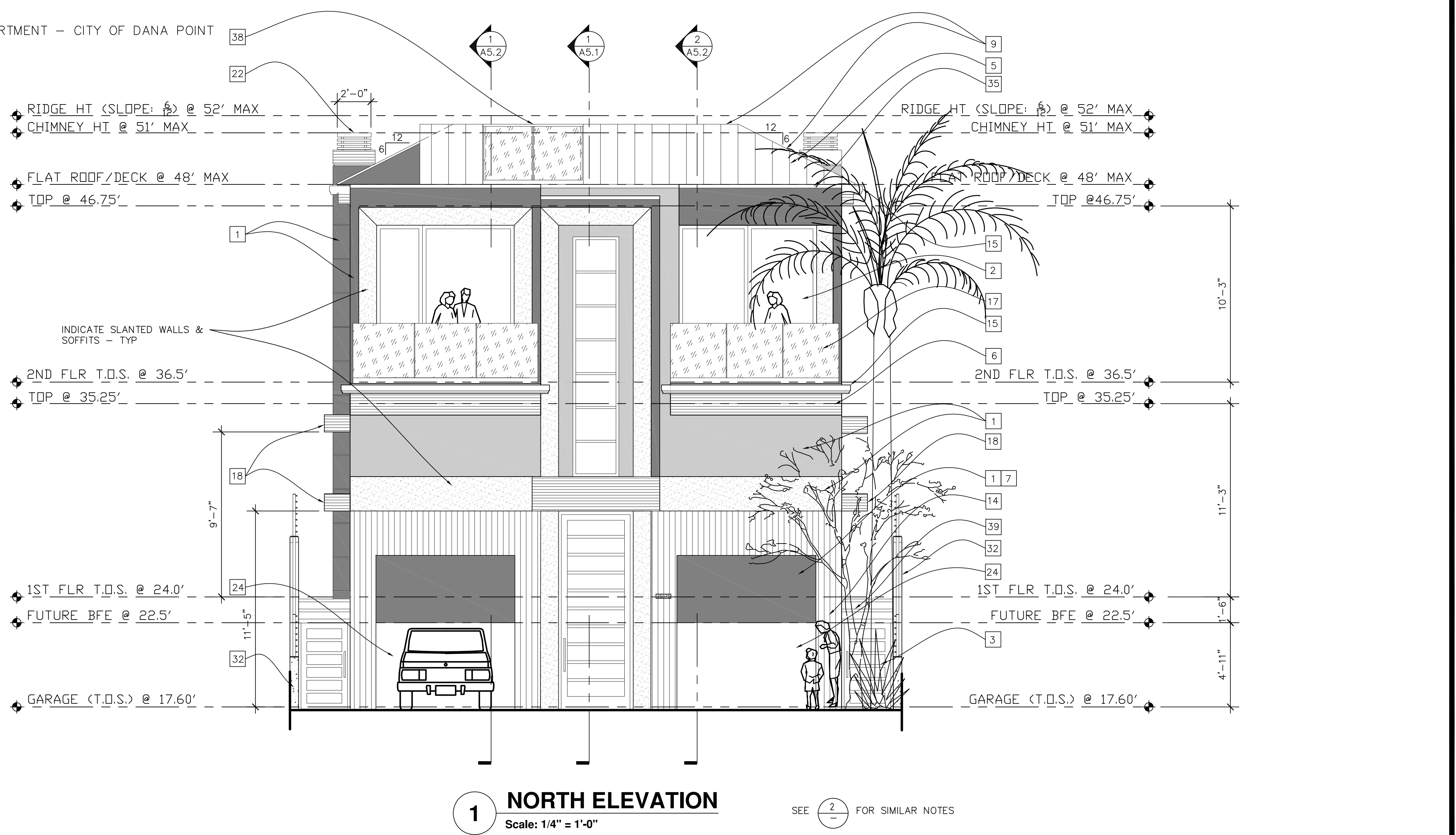
1. EXTERIOR CEMENT PLASTER (SMOOTH FINISH W/ LIGHT & DARK GRAY COLOR V.W.O.) O/ MTL LATH O/ BLDG PAPER O/ PLYWD, SEE SPECS.
2. TEMPERED GLAZING
3. GATE: NATURAL WD OILED FINISH – SUBMIT SAMPLE FOR APPROVAL – WITH LATCHING/LOCKING, SECURITY ALARM & REMOTE CONTROL SYSTEM (V.W.O.)
4. SCREEN WALL @ P.J. (SEE KN #32 – SHOWN PARTIALLY SO NOT TO OBSCURE THE BLDG. ELEV. BEYOND) – SEE SITE PLAN 1/A1.1, 1ST FLR PLAN 1/A2.1 & DETAIL 2/A1.2.
5. STANDING SEAM METAL ROOFING SYSTEM W/ 6:12 SLOPE O/ WATERPROOFING O/ PLYWD SHEATHING O/ FRAMING – SEE SECS & DETAILS
6. METAL FASCIA / WALL PANELING TO MATCH METAL ROOFING & GUTTER, SEE SECS. & DETAILS – SUBMIT SHOP DWGS FOR APPROVAL
7. CAR PORT REAR WALL BEYOND
8. PARAPET/SCREEN WALL 3'-6" AFF – WITH METAL CAP TO MATCH MTL ROOF & FASCIA – SEE ELEVATIONS & DETAILS
9. RIDGE & HIP CONDITIONS, SEE ROOF PLAN
10. TILE PAVER OVER MORTAR BED OVER WATERPROOFING SEE NOTE 27 AND SPEC'S.
11. BUILT-UP ROOFING SYSTEM – SEE ROOF PLAN
12. HANDRAIL MARINE GRADE STAINLESS STEEL, WALL-MOUNTED (V.W.O.) SEE 07/A10.5 FOR SIM NOTES
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18. METAL LEDGER PANEL – TO MATCH METAL ROOFING – TYP
19. EXTERIOR LIGHT FIXTURE SEE OWNER
20. STONE / TILE FLOORING (V.W.O.) O/ MORTAR BED PER MFR SPARK ARRESTOR SEE MFR DETAIL & INSTALLATION INSTRUCTIONS
21. CHIMNEY CAP, MTL, FINISH TO MATCH MTL ROOFING COLOR SEE CHIMNEY HEIGHT NOTES & ELEVATIONS ON A4.1
22. FRY REGLET VENER PLASTER TRIM & REVEAL 1/2" SS FINISH TO MATCH HANDRAIL SUPPORTS
23. OPEN AREA
24. INSULATION: R-19 BATT INSULATION AT EXTERIOR WALLS AND UNDER SECOND FLOOR. R-30 BATT INSULATION AT CEILINGS, UNLESS NOTED OTHERWISE.

NOTES/REQUIREMENTS PER THE COMMUNITY DEVELOPMENT DEPARTMENT – CITY OF DANA POINT

1. ALL ELEVATIONS ARE PER NAVD88.

EXTERIOR FINISH LEGEND

- METAL ROOFING - COLOR: OSWEGO TEA PPG 1005-6 (SEE COLOR BOARD SAMPLE)
- METAL PANELING, LEDGER, FASCIA - COLOR TO MATCH ROOFING: OSWEGO TEA PPG 1005-6 (SEE COLOR BOARD SAMPLE)
- EXTERIOR WALL WOOD SIDING: OILED/STAINED WOOD FINISH (SEE COLOR BOARD SAMPLE)
- INDICATE SLANTED WALLS & SOFFITS - TYP
- EXTERIOR CEMENT PLASTER - SMOOTH FINISH COLOR: ENDURING ICE PPG 1102-1 (SEE COLOR BOARD SAMPLE)
- INDICATES EXPOSED CONCRETE SMOOTH FINISH
- GLASS GUARDRAIL - TEMPERED LAMINATED (SEE COLOR BOARD SAMPLE)
- EXTERIOR CEMENT PLASTER - SMOOTH FINISH COLOR: TALAVERA PPG 1018-5 (SEE COLOR BOARD SAMPLE)
- INDICATES REINFORCED CONCRETE IN SECTION - SEE STR DWGS



OCEANFRONT SINGLE FAMILY RESIDENCE

35075 BEACH ROAD, DANA POINT, CA 92651

CCC APPLICATION NO: A-5-DPT-23-0049 / RESOLUTION NO: 23-10-23-54

PROJECT NUMBERS (CDP22-0015, SDP22-0023, AND AMS23-0005) AND RESOLUTION NUMBER (23-10-23-54)

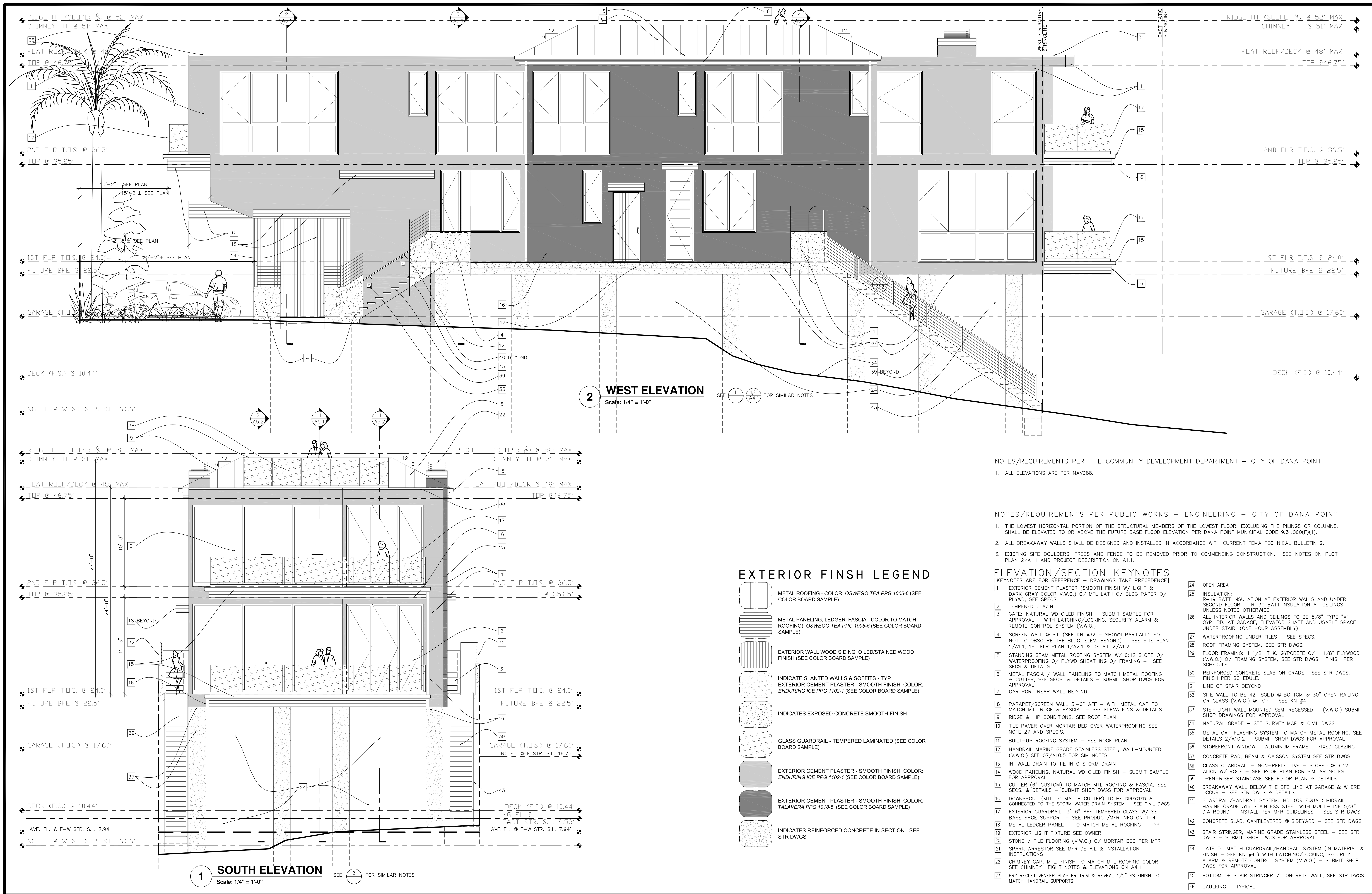
zizi architects, Inc.

1601 Dove Street, Suite 255, Newport Beach, CA. 92660
Tel: 949-955-9070 Mobile: 949-689-7999

www.z-architects.com

REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE	SHEET TITLE:
1	OWNER'S DESIGN APPROVAL	04/01/2022	7	CDP & SDP RESUBMITTAL	08/30/2023	ELEVATIONS
2	CDP & SDP SUBMITTAL	05/15/2022				
3	CDP & SDP RESUBMITTAL	10/28/2022	9	WINDOWS DESIGN CHANGES	11/28/2023	
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5	DESIGN/PROJECT DEVELOPMENT	05/30/2023	11	OWNER'S INTERIOR DESIGN CHANGES	05/12/2026	
6	CDP & SDP RESUBMITTAL	06/30/2023				

JOB NAME: OCEANFRONT DUPLEX
JOB NO.: 2131-MR
DATE: 10/16/2021
DRAWN BY: DV, JS, MH
CHECKED BY: MA
FILE NAME:
SHEET NO.: A4.1



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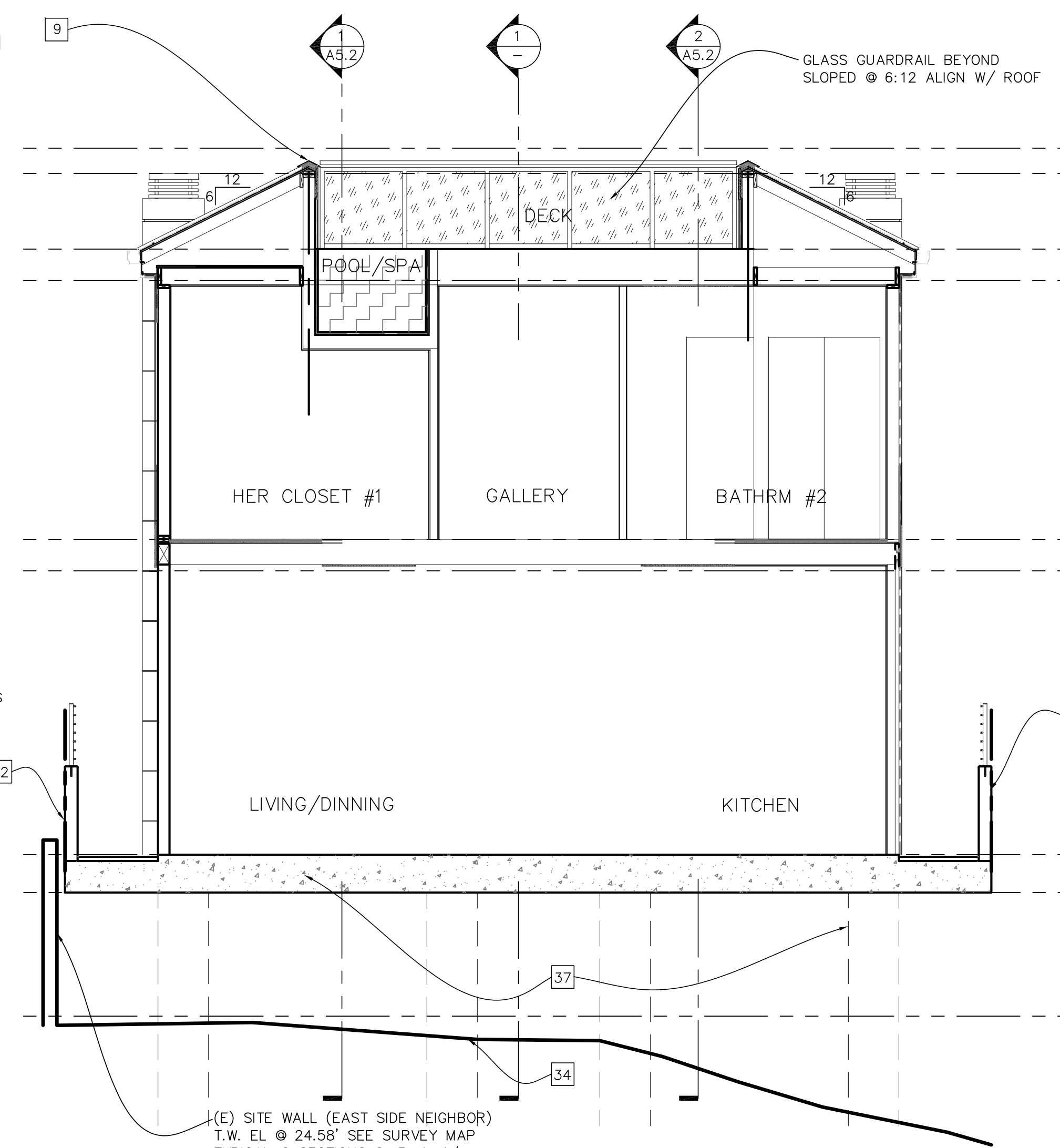
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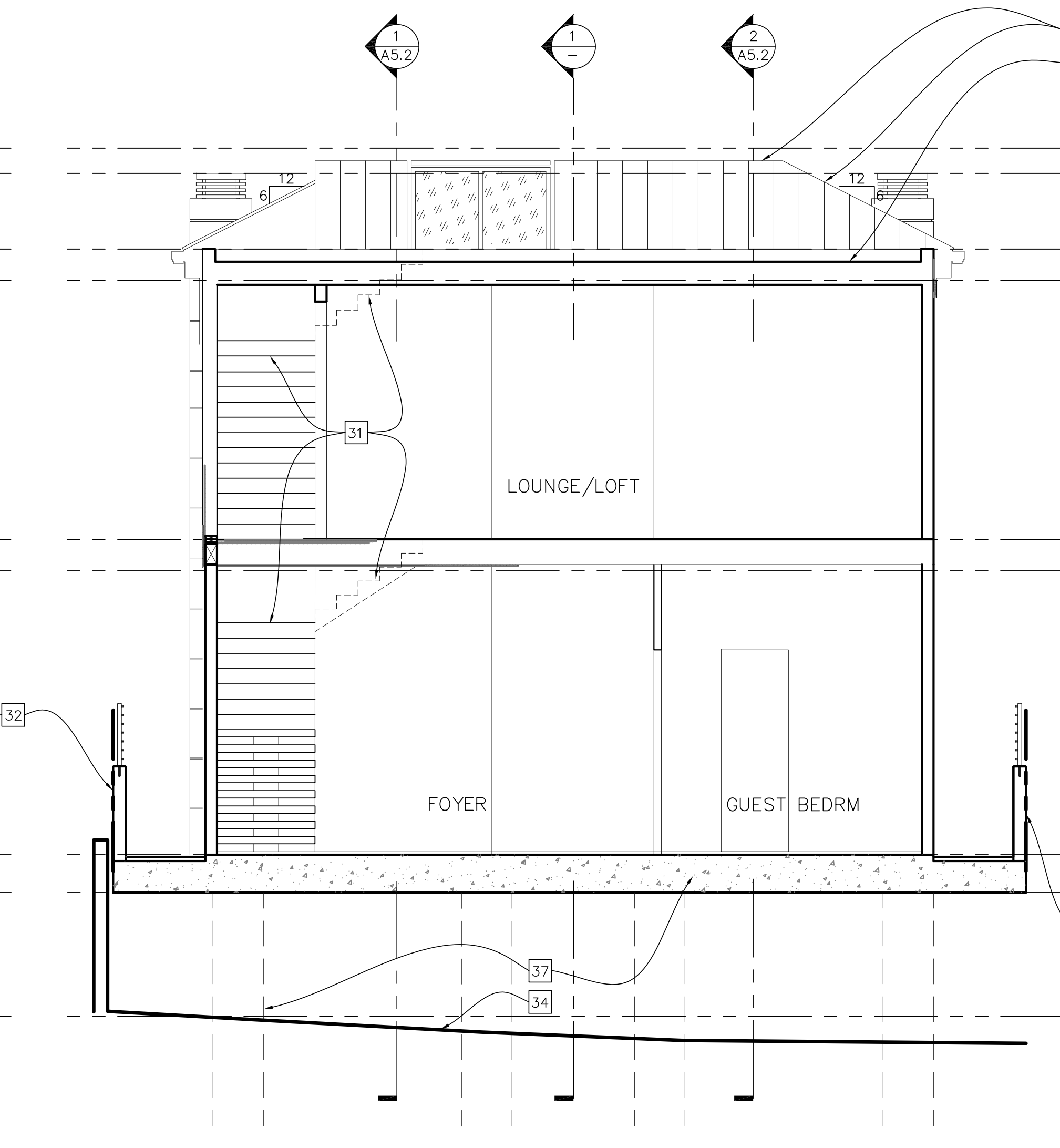
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	A4.2

ELEVATION/SECTION KEYNOTES

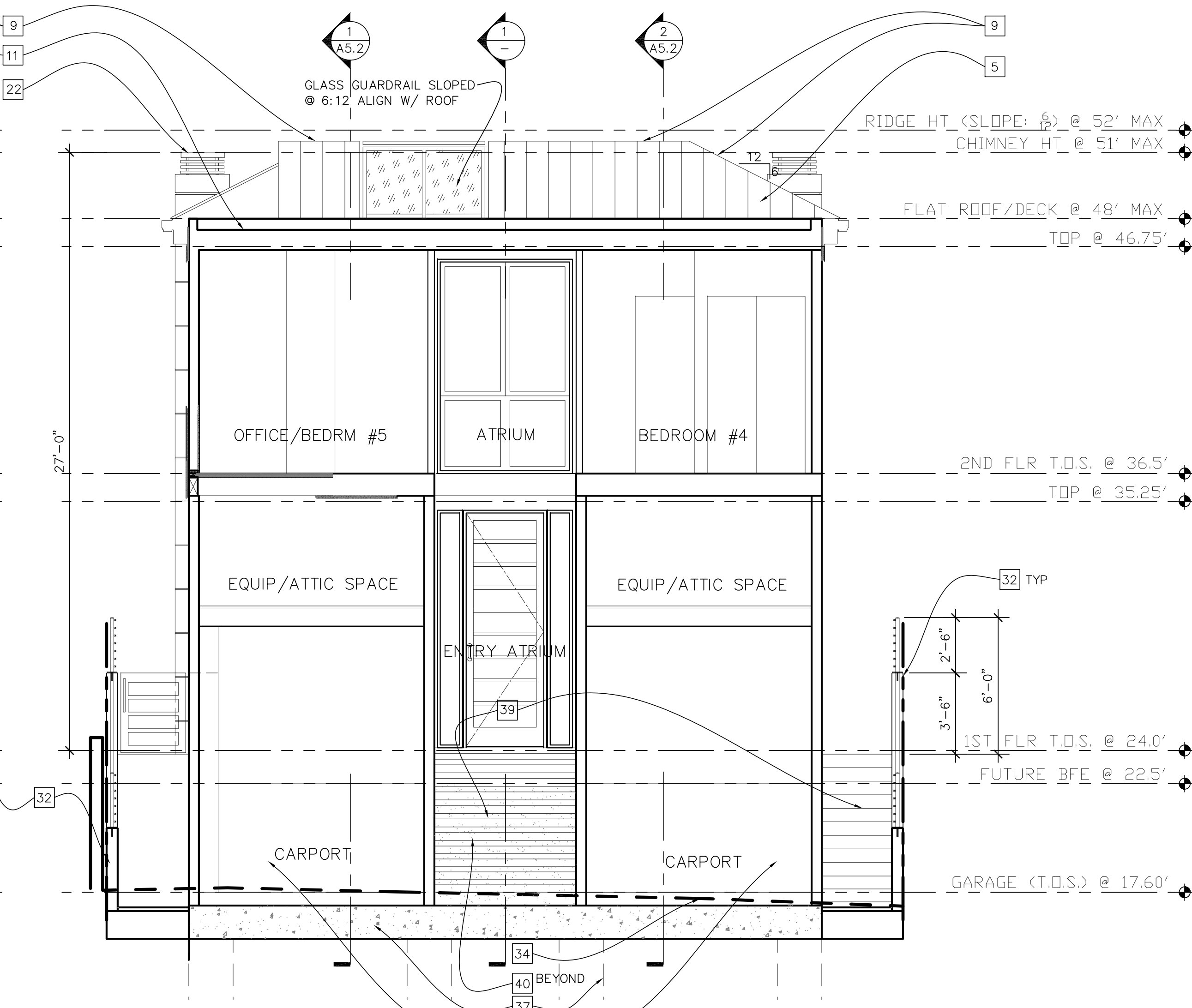
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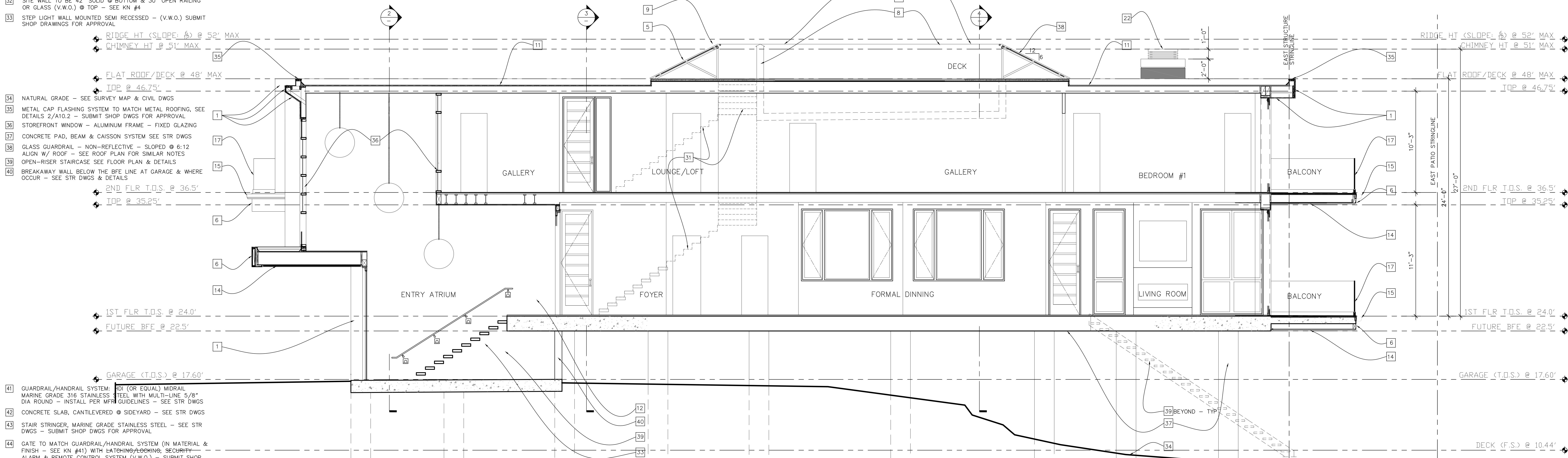
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Scale: 1/4" = 1'-0"



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



2 BUILDING SECTION
Scale: 1/4" = 1'-0"



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NOTES/REQUIREMENTS PER PUBLIC WORKS - ENGINEERING - CITY OF DANA POINT

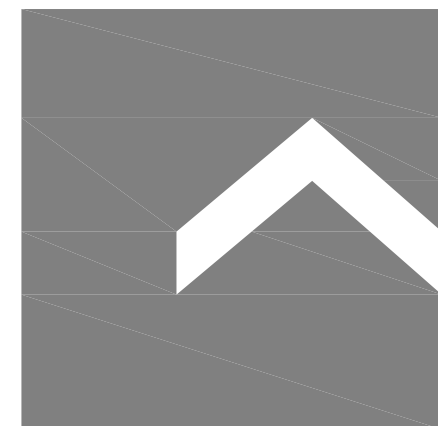
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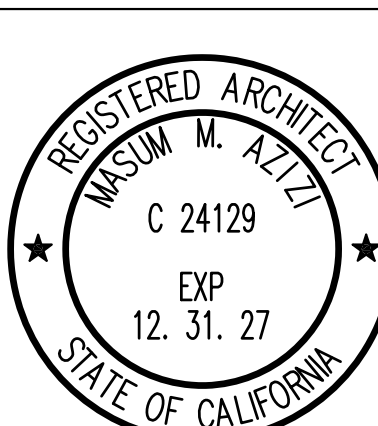
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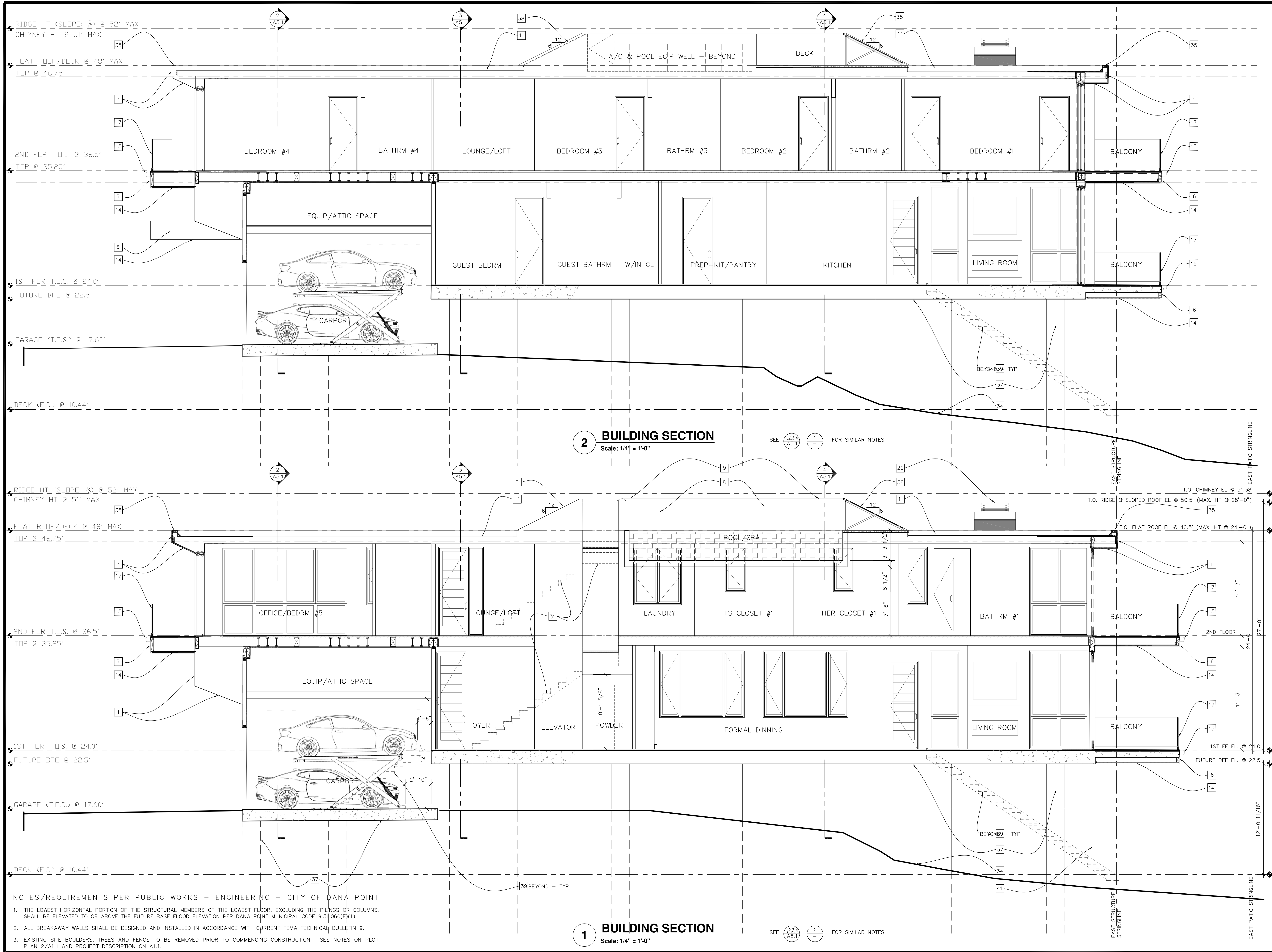
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SHEET TITLE:

BUILDING SECTIONS

JOB NAME: OCEANFRONT DUPLEX
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DRAWN BY: DV, JS, MH
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A5.1



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 35. METAL CAP FLASHING SYSTEM TO MATCH METAL ROOFING, SEE DETAILS 2/A10.2 - SUBMIT SHOP DWGS FOR APPROVAL
 36. STOREFRONT WINDOW - ALUMINUM FRAME - FIXED GLAZING
 37. CONCRETE PAD, BEAM & CAISSON SYSTEM SEE STR DWGS
 38. GLASS GUARDRAIL - NON-REFLECTIVE - SLOPED @ 6:12 ALIGN W/ ROOF - SEE ROOF PLAN FOR SIMILAR NOTES
 39. OPEN-RISER STAIRCASE SEE FLOOR PLAN & DETAILS
 40. BREAKAWAY WALL BELOW THE BFE LINE AT GARAGE & WHERE OCCUR - SEE STR DWGS & DETAILS
 41. GUARDRAIL/HANDRAIL SYSTEM: HDI (OR EQUAL) MIDRAIL MARINE GRADE 316 STAINLESS STEEL WITH MULTI-LINE 5/8" DIA ROUND - INSTALL PER MFR GUIDELINES - SEE STR DWGS
 42. CONCRETE SLAB, CANTILEVERED @ SIDEYARD - SEE STR DWGS
 43. STAIR STRINGER, MARINE GRADE STAINLESS STEEL - SEE STR DWGS - SUBMIT SHOP DWGS FOR APPROVAL
 44. GATE TO MATCH GUARDRAIL/HANDRAIL SYSTEM (IN MATERIAL & FINISH - SEE KN #41) WITH LATCHING/LOCKING, SECURITY ALARM & REMOTE CONTROL SYSTEM (V.W.O.) - SUBMIT SHOP DWGS FOR APPROVAL
 45. BOTTOM OF STAIR STRINGER / CONCRETE WALL, SEE STR DWGS
 46. CAULKING - TYPICAL
 47. LINE OF PORCH-LIFT EQUIPMENT HOUSING; METAL; INSTALL PER MFR'S GUIDELINES. PAINT TO MATCH ADJACENT WALL. SUBMIT SHOP DWGS FOR APPROVAL.

NOTES/REQUIREMENTS PER PUBLIC WORKS - ENGINEERING - CITY OF DANA POINT

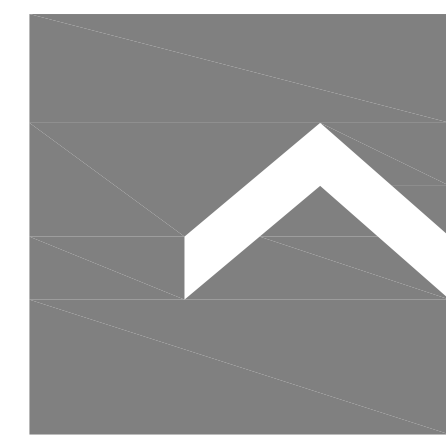
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REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE
1	OWNER'S DESIGN APPROVAL	04/01/2022	7	CDP & SDP RESUBMITTAL	08/30/2023
2	CDP & SDP SUBMITTAL	05/15/2022			
3	CDP & SDP RESUBMITTAL	10/28/2022	9	WINDOWS DESIGN CHANGES	11/28/2023
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5	DESIGN/PROJECT DEVELOPMENT	05/30/2023	11	OWNER'S INTERIOR DESIGN CHANGES	05/12/2026
6	CDP & SDP RESUBMITTAL	06/30/2023			

SHEET TITLE:

BUILDING SECTIONS

JOB NAME: OCEANFRONT DUPLEX
JOB NO.: 2131-MR
DATE: 10/16/2021
DRAWN BY: DV, JS, MH
CHECKED BY: MA
FILE NAME:
SHEET NO.:

A5.2

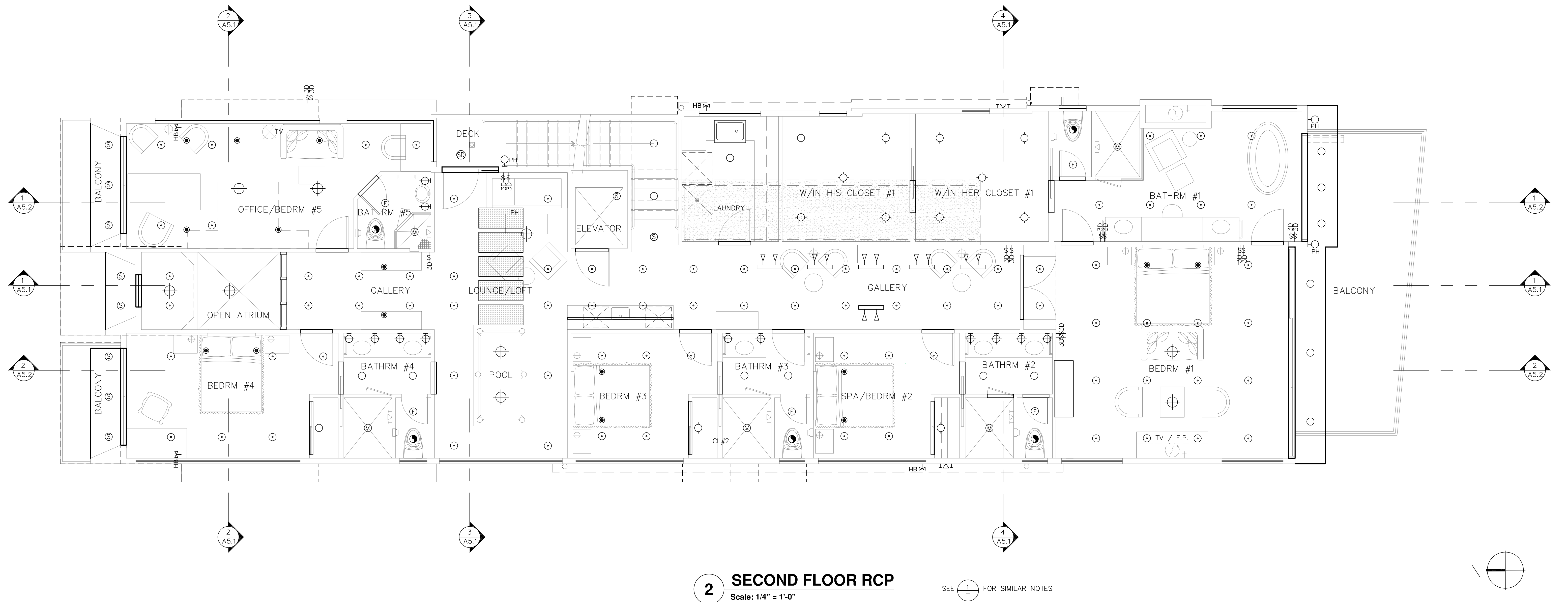
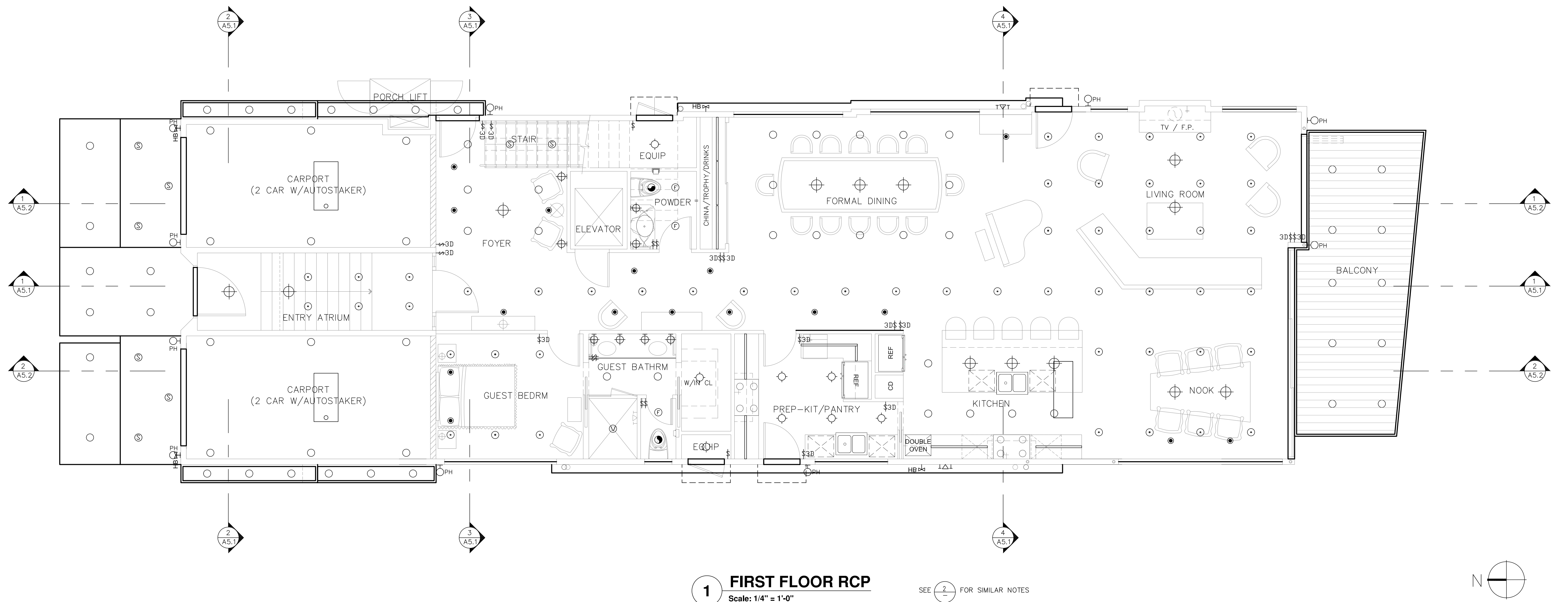
SYMBOL	DESCRIPTION/MFR/PART	
A	Recessed 4" Aperture LED Down Light – DMF DRDHN–DRD2M79XX–X–XX	700 LUMENS
B	Recessed 4" Aperture LED Down Light – DMF DRDHN–DRD2M109XX–X–XX	1000 LUMENS
C	Recessed Incandescent Downlight Halo #J–991–993W, White Collex, White Trim	50WR20
CC	Survey Alesco #8731A or sim. to fit space	50WMR16
D	Recessed 4" Aperture LED Adjustable Down Light DMF DRDHN(CA–DRD3M79XX–X–XX–DRD2TR4X–XX	700 LUMENS
E	Recessed Low Voltage Adj. Downlight Iris #3/MRAA/WB White Baffle, White Trim, Remote Transformer	50WMR16
F	Recessed 6" Aperture LED Down Light DMF DRDHN(CA–DRD2M79XX–X–XX–DRD2TR6–X–XX	700 LUMENS
FF	Recessed Incandescent Downlight ◊ Sloped Gld.	90WPAR38
G	Mirror Lights Capri LC–105, LVEX Housing	50WMR16
H	Recessed 4" Aperture Shower Down Light DMF DRDHN(CA–DRD154–XX	750 LUMENS
I	Chandelier or Pendant selected by owner Verify weight and provide adequate support in ceilings	
J	Interior Wall Sconce by owner, see owner for location & height. 12 watts maximum	
K	Exterior Wall Mount 72" AFF. TYP., U.N.O. 78" @ Garage, BOURNED LIGHTING 718–LED 120–XXX	1200 LUMENS
M	Surface Mounted LED at ceiling, surface mount at garage, VERBATIM LIGHTING LN–4FT–W34–CAO–010	3710 LUMENS
N	Undercabinet LED, TERON LIGHTING 8300K–4U SERIES LED	285 LUMENS PER FOOT
O	Indirect led Uplight Above Cabinets CORE LIGHTING ALU–SF–XX–XX–LSM30–XX–XX Length To Accomodate	235 LUMENS PER FOOT
Q	Flexible LED Tape Light CORE LIGHTING LN145–HW120–X–XX–24–XX	140 LUMENS PER FOOT
S	Ceiling Fan	
T	LED TRACK LIGHTING AMERLUX – CEILING MOUNTED SPEQ–S–A1715–XX–XXX–120–XX–XX–LE–XX	1310 LUMENS
T	LED TRACK LIGHTING AMERLUX – WALL MOUNTED SPEQ–S–A1715–XX–XXX–120–XX–XX–LE–XX	1310 LUMENS
U	LED Pendant/Ceiling Mount (V.W.O.)	
	FAN EXHAUST TO PROVIDE A MIN. OF FIVE (5) AIR CHANGE PER HOUR	
	PHOTOCELL ON TIMER – V.W.O.	
	SKYLIGHTS SEE ROOF PLAN – V.W.O.	
	INDICATES FLOOR CEILING HEIGHT AREA, 7'-6" MIN. SEE BLDG SECTIONS	
	INDICATES CEILING AREA WITH ACENT FINISH – SEE FIN. SCHEDULE	

1. ALL LIGHTING SHALL BE HIGH EFFICACY PER SECTION 150.0 (X)
2. LIGHTING FIXTURES SHALL BE IC RATED WHERE APPLICABLE. ALL LIGHTING SHALL BE CALIFORNIA TITLE 24 JAB COMPLIANT, UL LISTED AND HAVE A MINIMUM WARRANTY OF 5 YEARS.
3. LIGHTING SHALL BE A MINIMUM OF 90 CRI AND THE CCT SHALL BE 2700K UNLESS SELECTED OTHERWISE BY THE CLIENT. THE SAME CCT SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

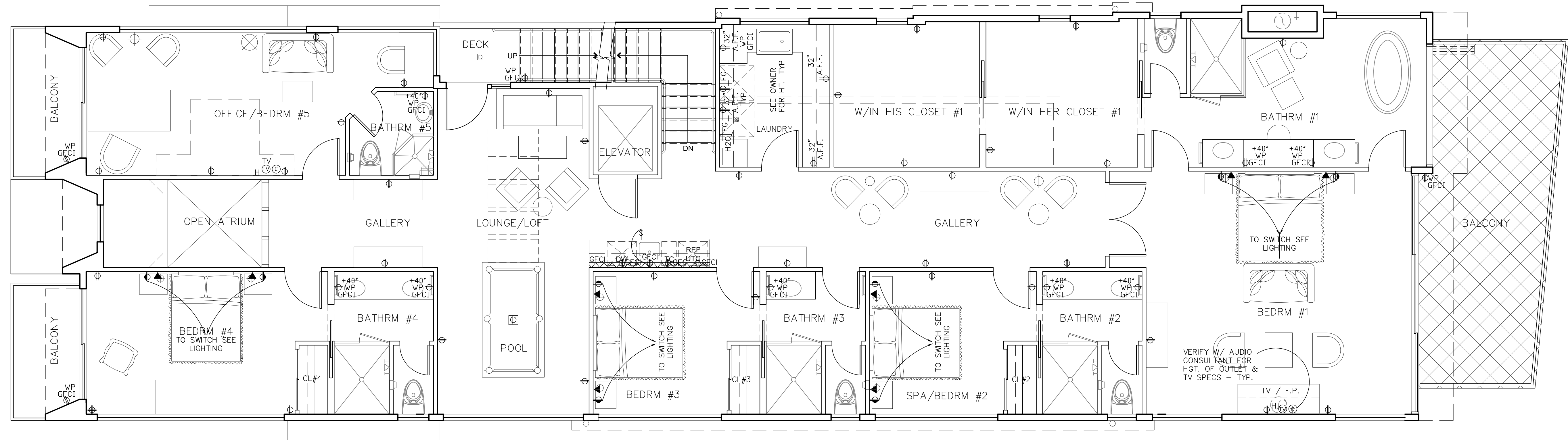
1. GRAPHIC EYE TO BE LUTRON #GRX-3106
2. REMOTE AUXILIARY SCENE ACTIVATOR TO BE #NTGRX-4S
3. REMOTE ON/OFF ONLY TO BE MTGRX-1S
4. PROVIDE WIRING AS NECESSARY TO COMPLETE DIMMING SYSTEM
5. ADD POWER BOOSTERS AS NEEDED NGRX-PB
6. ELECTRICIAN TO REVIEW ALL GRAPHIC EYE MANUFACTURERS' SPECIFICATIONS PRIOR TO WIRING & VERIFY ALL MODEL #/S.
7. MAGNETIC TRANSFORMERS ONLY ON GRAPHIC EYE
8. VERIFY ALL FIXTURES INCLUDING QUANTITY, LOCATION, TYPE, AND INSTALLATION REQUIREMENTS WITH OWNER, ID, & MFR.

1. ALL DIMENSIONS ARE MEASURED FROM TOP OF CONCRETE TO FRAMING TOP PLATE
2. SEE LIGHTING PLAN FOR FIXTURE LAYOUT

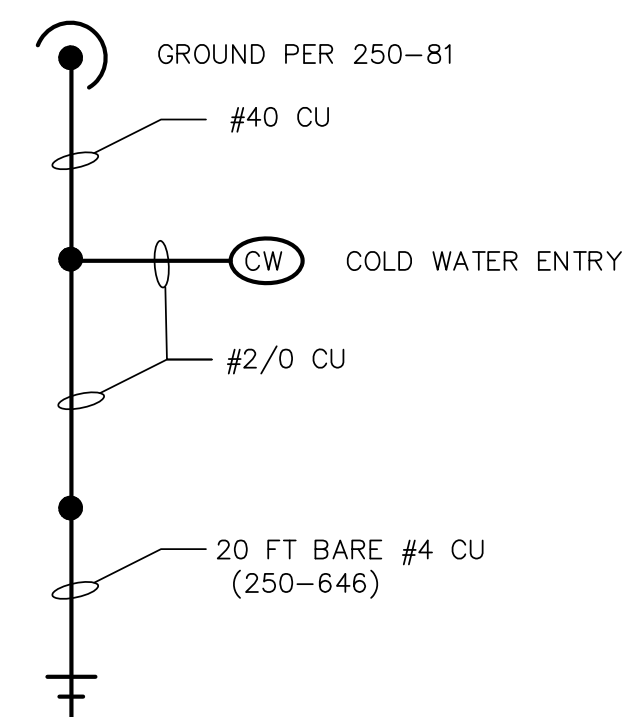
⑤ SMOKE DETECTOR: TO BE HARD WIRED WITH BATTERY BACK-UP. DETECTORS SHALL BE INTERCONNECTED TO SOUND AT THE SAME TIME.



	LIGHTING FIXTURE IDENTIFIER (X=Fixture Type, Y=Quantity in Group)		DUPLEX FLOOR RECEPTACLE SPLIT WIRED
	DETAIL REFERENCE (X=Detail #, Y=Sheet #)		FLOOR RECEPTACLE WITH SINGLE OUTLET & PHONE
	HORIZONTALLY MOUNTED DUPLEX		HIGH DUPLEX FOR MOTORIZED SHADE, VERIFY HEIGHT
	DUPLEX RECEPTACLE	WP	WEATHERPROOF
	RECEPTACLE, 240 V.		SEPARATE DEDICATED CIRCUIT - USE CAT 5 WIRING FOR ALL COMPUTER CIRCUITS
	DUPLEX RECEPTACLE SPLIT WIRED	\$	SWITCH
	DUPLEX RECEPTACLE SPLIT WIRED		DIMMER SWITCH
	QUAD (4) RECEPTACLE		MOTOR SWITCH
	CEILING MOUNTED DUPLEX RECEPTACLE		3-WAY SWITCH
	DUPLEX FLOOR RECEPTACLE		DOOR SWITCH
	PANEL/LOAD CENTER		4-WAY SWITCH
	VOLUME CONTROL FOR SPEAKER	GE	GRAPHIC EYE DIMMING SYSTEM
S	SPECIAL SOLID STATE CONTROL FOR OPENABLE SKYLIGHT	a, b, c, d etc.	SWITCHING LAYOUT FOR GRAPHIC EYE
PH	PHOTOCELL ON TIMER - V.W.O.	LV	LOW VOLTAGE
F.O.C	FACE OF CABINET		SPEAKER
	SINGLE RECEPTACLE & SWITCH		THERMOSTAT
EX	EXISTING		TV OUTLET (CATV)
GFCI	GROUND FAULT CIRCUIT INTERRUPTOR		MOTOR
	FUEL GAS LINE		TELEPHONE OUTLET + 12V U.N.O.
	UNDER CAB. OUTLET STRIP WIREMOLD 2000 BC		SMOKE DETECTOR
	H2O LINE		JUNCTION BOX
	3 PRONG CLOCK OUTLET FOR PLASMA TV		TRANSFORMER
			MAIN ELECTRICAL SERVICE

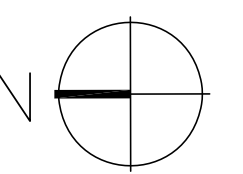
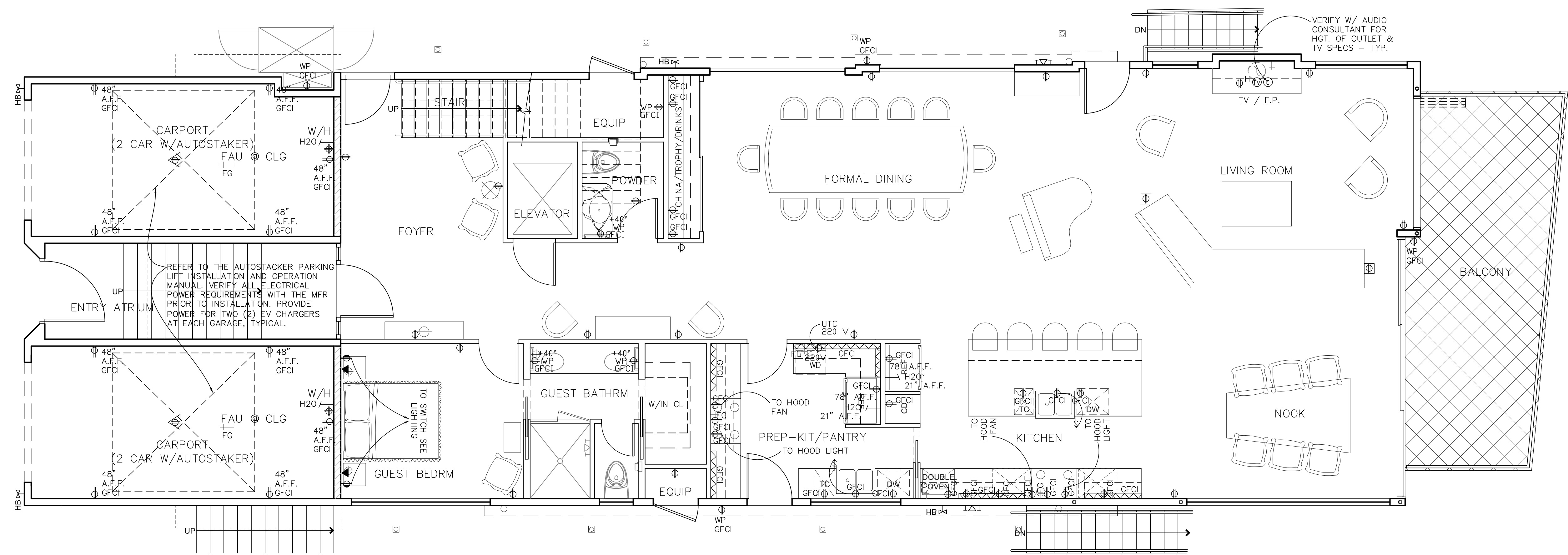


1. Duplex outlets, quads, switches and single outlet combo, cable tv jacks, telephone jacks to be white everywhere.
2. Floor outlets with and without telephone jacks to be "Steel City" STC – 663, GFI door.
3. All receptacles shown as GFI are standard outlets to be protected by GFI circuit breakers.
4. a) Switches are to be Leviton "Decora" rockers or Lutron "Nava" system U.N.O. Use Lutron "Diva" dimmer for single location and Lutron Maestro® for dimming for more than one location. All plate covers to be white. Use Lutron Graphic Eye Electronic Dimming System as specified.
b) Dimmers to have 200% spare capacity.
c) Check derating of dimmers when shown ganged.
5. Outlet and Switch Heights
a) All wall outlets unless otherwise noted are to be set 12" o.c. above finished floor.
b) "H" on Power Panel denotes outlets to be set horizontally, centered in flat part of splash – see power for height.
c) Graphic eye main panels to be set +50 o.c. AFF. Graphic eye auxiliary scene activators to be set 33" o.c. AFF.
d) When switches and outlets occur over counters, as in the Laundry and Baths, set horizontally see Power for heights
e) Switches and outlets at Baths to be set per horizontal height noted on lighting and power plan. Verify height of tile or marble splash and set horizontally in splash.
f) All other switches to be +33" o.c. A.F.F., U.N.O. per plan.
g) All switches adjacent to doors to be set 4-1/2" o.c. from edge of opening. In raised panel areas or side of cabinets, center switches in flat part of the panel and top of plate 1/2" below outlet. Verify w/Architect.
h) Thermostats to be set at +53" o.c. above finished floor and to align and center above switches where occur.
i) Volume control for speakers to align beside or directly above switches or below switches.
6. See Audio Consultant for speaker placement and plan for volume control for speakers.
7. All conductors to be copper.
8. Contractor to review all field conditions and notify Architect immediately in case of discrepancies and unusual conditions.
9. All heights specified are measured to center line of outlet.
10. See Lighting Plan for switching of 1/2 hot outlets and floor outlets.
11. See Audio Consultant for television sizes.
12. Cable for television by Audio Consultant.
13. Verify telephone and outlet locations with Owner & Interior Designer prior to installation. All telephone floor outlets to have a single electrical outlet.
14. Electrical outlets in BEDROOMS to be on ARC_FAULT CIRCUIT INTERRUPTER.
15. Outlets to be 12"-0" o.c. maximum in bedrooms.
16. Electrical outlets in bedrooms shall be on circuit with arc-fault circuit interrupter.
17. See owner/architect for final kitchen layout.
18. See owner/architect for exact location of all floor outlets.

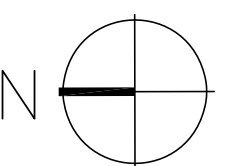


2 SECOND FLOOR POWER PLAN

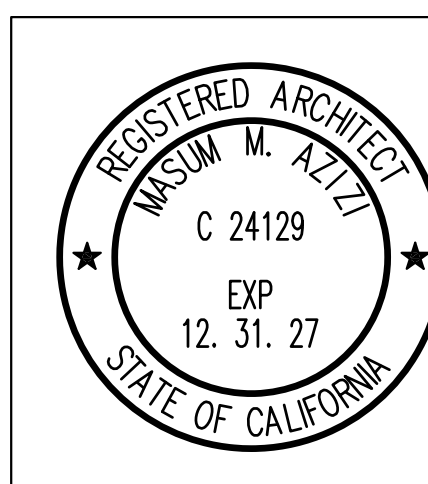
SEE $\frac{1}{-}$ FOR SIMILAR NOTES



SEE $\frac{2}{-}$ FOR SIMILAR NOTES



PROJECT NUMBERS (CDP22-0015, SDP22-0023, AND AMS23-0005) AND RESOLUTION NUMBER (23-10-23-54)

[illegible]

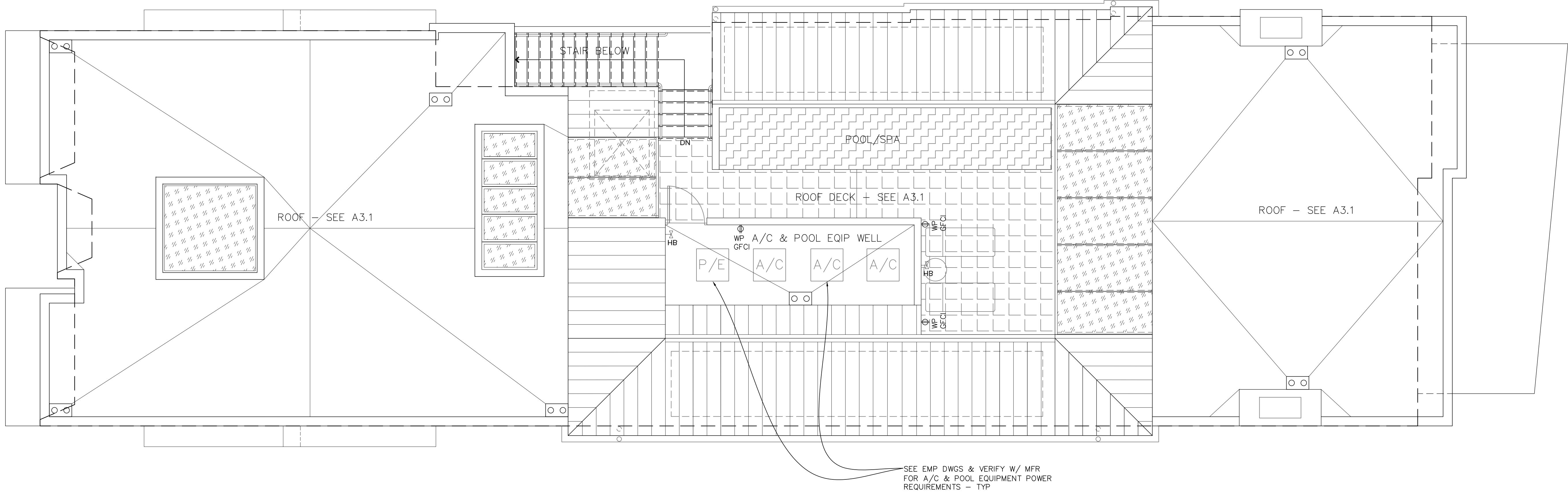
SHEET TITLE: <div style="text-align: center; font-size: 24pt; font-weight: bold;">FIRST & SECOND FLOOR POWER PLANS</div>	JOB NAME: OCEANFRONT DUPLEX
	JOB NO.: 213-1MR
	DATE: 10/16/2021
	DRAWN BY: DY, JS, MH
	CHECKED BY: MA
	FILE NAME:
	SHEET NO.: A7.1

ELECTRICAL SYMBOLS

	LIGHTING FIXTURE IDENTIFIER (X=Fixture Type, Y=Quantity in Group)		DUPLEX FLOOR RECEPTACLE SPLIT WIRE
	DETAIL REFERENCE (X=Detail #, Y=Sheet #)		FLOOR RECEPTACLE WITH SINGLE OUTLET & PHONE
	HORIZONTALLY MOUNTED DUPLEX		HIGH DUPLEX FOR MOTORIZED SHADE, VERIFY HEIGHT
	DUPLEX RECEPTACLE	WP	WEATHERPROOF
	RECEPTACLE, 240 V.		SEPARATE DEDICATED CIRCUIT — USE CAT. 5 WIRING FOR ALL COMPUTER CIRCUITS
	DUPLEX RECEPTACLE SPLIT WIRED	\$	SWITCH
	DUPLEX RECEPTACLE SPLIT WIRED	\$ _b	DIMMER SWITCH
	QUAD (4) RECEPTACLE	\$ _M	MOTOR SWITCH
	CEILING MOUNTED DUPLEX RECEPTACLE	\$ ₃	3-WAY SWITCH
	DUPLEX FLOOR RECEPTACLE		DOOR SWITCH
	PANEL/LOAD CENTER	\$ ₄	4-WAY SWITCH
	VOLUME CONTROL FOR SPEAKER	GE	GRAPHIC EYE DIMMING SYSTEM
S	SPECIAL SOLID STATE CONTROL FOR OPENABLE SKYLIGHT	a, b, c, d etc.	SWITCHING LAYOUT FOR GRAPHIC EYE
PH	PHOTOCELL ON TIMER — V.W.O.	LV	LOW VOLTAGE
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GFI	GROUND FAULT CIRCUIT INTERRUPTOR		MOTOR
	FUEL GAS LINE		TELEPHONE OUTLET + 12" U.N.O.
	UNDER CAB. OUTLET STRIP WIREMOLD 2000 BC.		SMOKE DETECTOR
	H2O LINE		JUNCTION BOX
	3 PRONG CLOCK OUTLET FOR PLASMA TV		TRANSFORMER
			MAIN ELECTRICAL SERVICE

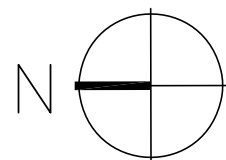
ELECTRICAL — GENERAL NOTES

- Duplex outlets, quads, switches and single outlet combo, cable tv jacks, telephone jacks to be white everywhere.
- Floor outlets with and without telephone jacks to be "Steel City" STC — 663, GFI door.
- All receptacles shown as GFI are standard outlets to be protected by GFI circuit breakers.
- Switches are to be Leviton "Decora" rockers or Lutron "Nova" system U.N.O. Use Lutron "Divo" dimmer for single location and Lutron Maestro" for dimming for more than one location. All plate colors to be white. Use Lutron Graphic Eye Electronic Dimming System as specified.
 - Dimmers to have 20% spare capacity.
 - Check derating of dimmers when shown ganged.
- Outlet and Switch Heights
 - All wall outlets unless otherwise noted are to be set 12" o.c. above finished floor.
 - "H" on Power Plan denotes outlets to be set horizontally, centered in flat part of splash — see power for height.
 - Graphic eye main panels to be set +50 o.c. AFF. Graphic eye auxiliary scene activators to be set 33" o.c. AFF.
 - When switches and outlets occur over counters, as in the Laundry and Baths, set horizontally see Power for heights
 - Switches and outlets at Baths to be set per horizontal height noted on lighting and power plan. Verify height of tile or marble plash and set horizontally in splash.
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- All heights specified are measured to center line of outlet.
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- See Audio Consultant for television sizes.
- Cable for television by Audio Consultant.
- Verify telephone and outlet locations with Owner & Interior Designer prior to installation. All telephone floor outlets to have a single electrical outlet.
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- Outlets to be 12'-0" o.c. maximum in bedrooms.
- Electrical outlets in bedrooms shall be on circuit with arc_fault circuit interrupter.
- See owner/architect for final kitchen layout.
- See owner/architect for exact location of all floor outlets.



1 ROOF DECK POWER PLAN
Scale: 1/4" = 1'-0"

SEE 142 A7.1 FOR SIMILAR NOTES

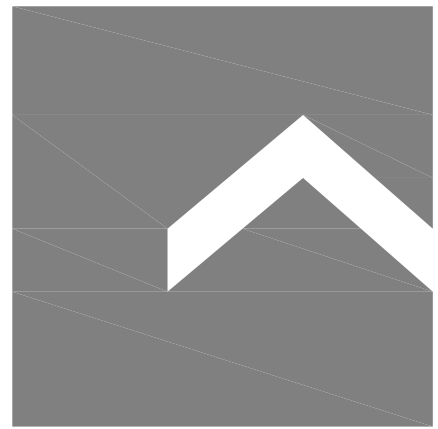


OCEANFRONT SINGLE FAMILY RESIDENCE

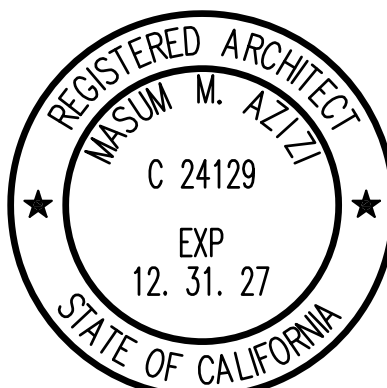
35075 BEACH ROAD, DANA POINT, CA 92651

CCC APPLICATION NO: A-5-DPT-23-0049 / RESOLUTION NO: -----

PROJECT NUMBERS (CDP22-0015, SDP22-0023, AND AMS23-0005) AND RESOLUTION NUMBER (23-10-23-54)



1601 Dove Street, Suite 255, Newport Beach, CA. 92660
Tel: 949-955-9070 Mobile: 949-689-7999



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6	CDP & SDP RESUBMITTAL	06/30/2023			

SHEET TITLE:			JOB NAME: OCEANFRONT DUPLEX
ROOF DECK POWER PLAN			JOB NO.: 2131-MR
			DATE: 10/16/2021
			DRAWN BY: DV, JS, MH
			CHECKED BY: MA
			FILE NAME:
			SHEET NO.: A7.2