

PROJECT LOCATION

PACIFIC OCEAN

VICINITY MAP

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY

APPLICANT: KEYSTONE PACIFIC

APN: 670-131-15, 670-131-16, 670-151-01, 670-151-49.

CONTACT: LISA KLASKY

EMAIL: Lklasky@keystonepacific.com

GATED ENTRY & PARK PLANS

PROJECT LOCATION

MONARCH BAY PLAZA

PACIFIC OCEAN

LOCATION MAP

CONSTRUCTION NOTES AND LEGEND					LEGEND					CONSULTANTS					INDEX				
<h3>GENERAL NOTES</h3> <div><div><div><p>1. All work shall be in accordance with the latest edition of the Standard Specifications for Public Works Construction, The City of Dana Point Landscape Manual and Standard Plans, The City of Dana Point Street Design Manual, Standard Encroachment Conditions, special requirements of the Construction Permit, California MUTCD and the Work Area Traffic Control Handbook (W.A.T.C.H Manual). Whenever special requirements conflict on any subject matter, the City Engineer or his representative shall determine which special requirement or code will govern.</p><p>2. The City of Dana Point Inspection Services Division must be notified before starting any work. The Contractor shall request a pre-job meeting and submit required items at least 48 hours in advance of the meeting. The City Inspector, Contractor, Landscape Architect, Engineer, and Developer's Representative shall be present to review grading, irrigation, planting and related items.</p><p>3. All inspections shall be made by the City Inspection Services Division. The Contractor shall request inspection and deliver required submittals at least 48 hours in advance of the time inspection is required. No item shall be covered or enclosed until it has been inspected and approved by the City Inspector. Each item shall be inspected for conformance to the plans and specifications. Any substitutions shall be approved by the City Engineer prior to installation. Installation and warranty of any approved substitution shall be Contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of the City.</p><p>4. The Contractor shall maintain record drawings on the job site at all times. He shall record accurately on one set of record drawings all changes in the work constituting departures from the original record drawings. The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the City Inspector. Dimensions shall be from two permanent points of reference (buildings, monuments, sidewalks, curbs, pavements, etc.) Data to be shown on record drawings shall be recorded day to day as the project is being installed.</p><p>5. It shall be the Contractor's responsibility to verify the location and to protect all existing underground utilities. The Contractor shall notify Underground Service Alert (U.S.A.) 800/422-4133 at least 72 hours prior to any excavation to locate existing utilities.</p><p>6. The Contractor shall obtain all necessary O.S.H.A. permits.</p><p>7. After completion of rough grading and prior to soil preparation, the Contractor shall provide the testing of planting soils and composted organic humus materials by an independent agronomic soils testing laboratory (member of the California Association of Agricultural Labs). Representative soil samples shall be taken in the field and a written report shall be prepared by the soil scientist and shall include recommendations for soil amendments, preplant fertilization, planting backfill mix, hydromulch slurry, and auger hole requirements, and post-maintenance fertilization program. Test results and recommendations shall be approved by the City Engineer prior to soil preparation.</p><p>8. The Contractor shall not store any equipment or materials on the street.</p><p>9. The Contractor shall not store materials or equipment, permit burning, operate or park equipment under the branches of any existing tree. The Contractor shall provide fences or other barriers as necessary at the drip line to protect existing trees from damage during construction.</p></div><div><p>10. Trees shall be planted a minimum distance of:</p><div><p>a. Three feet from any city maintenance limit line.</p><p>b. Four feet from utility installations including, but not limited to sewers, gas, water lines, meter vaults, catch basins, etc.</p><p>c. Four feet from fire hydrants.</p><p>d. Twenty feet from light standards.</p><p>e. Tree limbs must have a clearance of 14.5 feet over streets, 8 feet over bicycle trails, and 7 feet over pedestrian-traveled ways.</p></div></div><div><p>11. Revisions made on the plans after approval by the City Engineer shall be approved by the City Engineer and so noted on the title sheet to implementation in the field.</p><p>12. Notification of Noncompliance: If, in the course of fulfilling their responsibility the Design Landscape Architect finds that the work is not being done in conformance with the approved plans, the discrepancies shall be reported immediately in writing to the person in charge of the work and to the City Inspector. Recommendations for corrective measures, if necessary, shall be submitted to the City Engineer for approval.</p><p>13. The Design Landscape Architect shall provide a certificate of compliance to the City Inspection Services Division prior to beginning the maintenance period.</p><p>14. All concrete work shown on plans shall be constructed with type 5, seven (7) sack cement unless deemed unnecessary by the sulphate content tests conducted by the soils engineer and approved by the City.</p><p>15. Permanent power to automatic controllers shall be continuous and established prior to the beginning of the maintenance period.</p><p>16. The Contractor shall provide full maintenance of all landscape areas for a minimum of 90 days after initial field approval. The maintenance period shall commence when all elements of the project are completed in accordance with the approved plans and written approval from the City Inspection Division has been obtained. Partial acceptance of improvements within the scope of work of approved plans will not be authorized without approval by the City Engineer.</p><p>17. Utility costs incurred during the maintenance period shall not be the responsibility of the City.</p><p>18. The project improvements will be accepted by the City on the 1st or 15th day of the month following completion of the maintenance period. The Contractor shall notify the City Inspection Services Division and submit turnover items 10 days prior to completion of the 90 day maintenance period. Deficiencies noted during inspection shall extend the maintenance period until noted deficiencies are corrected.</p></div></div></div> <div><div><p>Φ DIAMETER</p><p>FF FINISH FLOOR ELEVATION</p><p>GF GARAGE FLOOR ELEVATION</p><p>PE PAD ELEVATION</p><p>TW TOP OF WALL</p><p>TF TOP OF FOOTING ELEVATION</p><p>BW BOTTOM OF WALL</p><p>TS TOP OF STEP</p><p>BS BOTTOM OF STEP</p><p>CB CATCH BASIN</p><p>FG FINISH GRADE</p><p>FS FINISH SURFACE</p><p>HP HIGH POINT</p><p>LP LOW POINT</p><p>FL FLOW LINE</p><p>OC ON CENTER</p><p>CB CATCH BASIN</p><p>TG TOP OF GRATE ELEVATION</p><p>INV INVERT ELEVATION</p><p>BB BOND BEAM ELEVATION</p><p>(33.60) EXISTING SPOT ELEVATION</p><p>HT PROPOSED SPOT ELEVATION</p><p>BCR BEGINNING OF CURB RADIUS</p><p>ECR END OF CURB RADIUS</p><p>TC TOP OF CURB</p><p>BC BOTTOM OF CURB</p><p>EJ EXPANSION JOINT</p><p>SJ SCORE JOINT</p><p>SC SAW CUT</p><p>R RADIUS</p><p>RDWD REDWOOD</p><p>MAX HEADER</p><p>MJ LANDSCAPE ARCHITECT</p><p>TYP TYPICAL</p><p>PA PLANTING AREA</p><p>HDR MAXIMUM</p><p>LA MASTIC JOINT</p><p>MIN MINIMUM</p><p>ALIGN</p><p>1.0% GRADIENT IN PERCENTAGE</p><p>4:1 RATIO: 4' HORIZONTAL DISTANCE PER 1' OF VERTICAL HEIGHT</p><p>R RIDGE</p><p>GB GRADE BREAK</p></div><div><p>— DIRECTION OF FLOW</p><p>— DRAINAGE PIPE</p><p>⊗ ATRIUM DRAIN</p><p>⬡ DECK DRAIN</p><p>○ TURF DRAIN</p><p>— PROPOSED CONTOUR</p><p>— EXISTING CONTOUR</p><p>— BERM - BUILT-UP LANDSCAPE GRADE</p><p>— DETAIL REFERENCE</p><p>— SHEET LOCATION</p><p>— SECTION REFERENCE</p><p>— SHEET LOCATION</p></div></div>																			

ARCHITECT

MICHAEL FOX/ FOXLIN ARCHITECTS
392 CAMINO DE ESTRELLA,
SAN CLEMENTE, CA 92672
PHONE: (310) 621-5685
CONTACT: MICHAEL FOX
EMAIL: mfox@foxlin.com

LANDSCAPE ARCHITECT

SUMMERS MURPHY & PARTNERS, INC.
34197 COAST HIGHWAY - SUITE 200
DANA POINT, CA 92629
PHONE: (949) 443-1446 x.235
CONTACT: MIKE MANN
EMAIL: mmann@smpinc.net

STRUCTURAL ENGINEER

SDC ENGINEERING, S.E.
28052 CAMINO CAPISTRANO #201
LAGUNA NIGUEL, CA 92677
PHONE: (949) 481-9669
CONTACT: STEVE SHEPPARD
EMAIL: steve@sd-engineering.com

CIVIL ENGINEER

SAXON ENGINEERING
2605 TEMPLE HILLS DR. SUITE A
OCEANSIDE, CA 92056
PHONE: (949) 366-2180
CONTACT: KURT SAXON
EMAIL: kurt@saxonengr.com

APPLICANT

KEYSTONE PACIFIC
16775 VON KARMAN AVENUE, SUITE100
IRVINE, CA 92606
PHONE: (949) 430-5849
CONTACT: ELIZABETH REED
EMAIL: Lklasky@keystonepacific.com

GEOTECHNICAL

ASSOCIATED SOILS
2860 WALNUT AVENUE
SIGNAL HILL, CA 90755
PHONE: (562) 426-7990
CONTACT: TED RIDDELL
EMAIL: ted@associatedsoils.com

PROJECT SHALL COMPLY WITH THE:

☐ 2019 CALIFORNIA BUILDING CODE (CBC)

☐ 2019 CALIFORNIA RESIDENTIAL CODE (CRC)

☐ 2019 CALIFORNIA PLUMBING CODE (CPC)

☐ 2019 CALIFORNIA ELECTRICAL CODE (CEC)

☐ 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)

☐ 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)

☐ CITY OF DANA POINT LOCAL ORDINANCES

NOTE:
A SEPARATE PERMIT(S) IS / ARE REQUIRED FOR GRADING, ACCESSORY BUILDINGS, SWIMMING POOLS, SPAS, SHORING, RETAINING AND BLOCK WALLS OVER 3' TALL (MEASURED FROM BOTTOM OF FOOTING), PATIO COVERS, DEMOLITION, ETC.

PLANS REVIEWED BY:

SOUTH COAST WATER DISTRICT
31592 WEST STREET
LAGUNA BEACH, CA 92661

NAME _____ DATE _____
This plan was reviewed and signed by SCWD for scope standards only.
SCWD is not responsible for design, assumptions, or accuracy.

"THE DESIGN OF THIS PROJECT COMPLIES WITH REQUIREMENTS OF CHAPTER 9.55 OF THE DANA POINT ZONING CODE, WATER EFFICIENT LANDSCAPE STANDARDS AND REQUIREMENTS"

PATRICK MURPHY RLA NO. 1881 DATE 02/27/2021

SCOPE OF WORK

SCOPE OF WORK TO INCLUDE:

- NEW GUARDHOUSE AND GATES
- NEW FOUNTAIN WATER FEATURE
- INTERLOCKING PAVERS
- EMERGENCY GENERATOR AREA WITH BLOCK WALL ENCLOSURE
- BIKE RACK
- RETAINING WALLS WITH RAMP
- ARCHITECTURAL UPGRADES TO PARK STRUCTURE
- 7'-6" MASONRY SCREEN WALL ON P.C.H.
- NEW TENNIS COURTS
- NEW TOT-LOT AREA
- TWO GATHERING AREAS WITH OVERHEADS
- ARTIFICIAL TURF LAWN AREA
- ARTIFICIAL TURF DOG RUN AREA
- IRRIGATION IMPROVEMENTS
- PLANTING IMPROVEMENTS

TOTAL LANDSCAPED AREA: 14,203 SF
TOTAL SITE AREA: 71,843 SF
LANDSCAPE TO SITE RATIO: ~ 20%

PLANS PREPARED BY:

ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

UNDERGROUND SERVICE ALERT

CALL: TOLL FREE
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TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

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DRAWN DM

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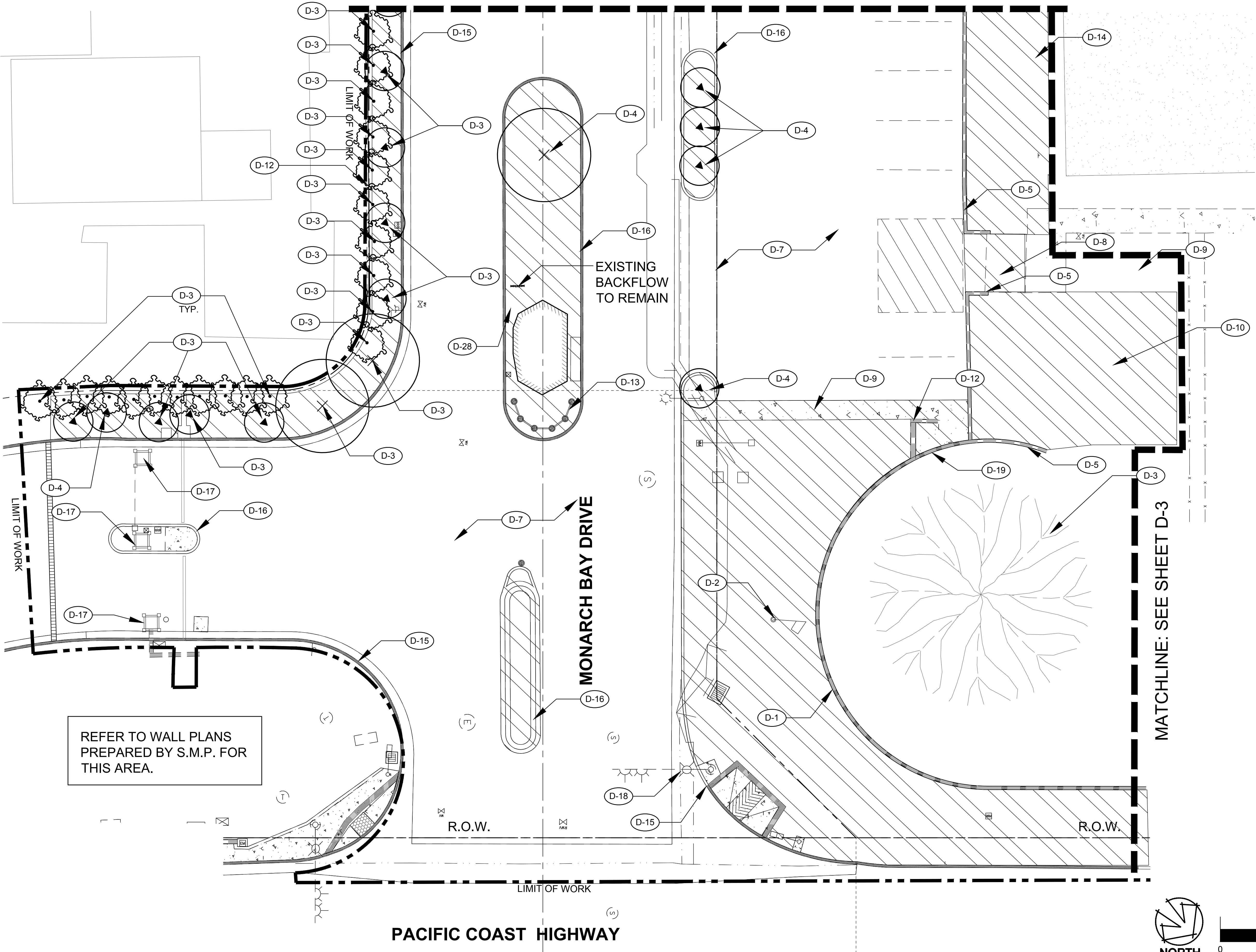
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JOB NO. 742982

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1 OF 38 SHEETS

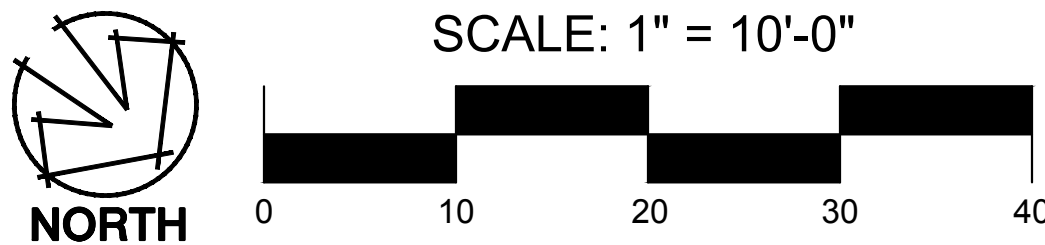
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DEMOLITION SCHEDULE


KEY	DESCRIPTION
D-1	EXISTING RADIAL WALL TO REMAIN IN PLACE
D-2	EXISTING FLAG POLE TO REMAIN IN PLACE
D-3	EXISTING TREE TO REMAIN IN PLACE
D-4	EXISTING TREE TO BE REMOVED
D-5	EXISTING LOW WALL TO BE REMOVED
D-6	EXISTING PAVING TO BE REMOVED
D-7	EXISTING ASPHALT PAVING TO BE REMOVED
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D-18	EXISTING STREET LIGHT TO REMAIN IN PLACE
D-19	EXISTING LOW WALL TO REMAIN IN PLACE
D-20	EXISTING TREE/SHRUB HEDGE TO REMAIN IN PLACE
D-21	EXISTING SHRUB HEDGE TO BE REMOVED
D-22	EXISTING PLAY EQUIPMENT TO BE RELOCATED
D-23	EXISTING CONCRETE CHANNEL TO BE REMOVED
D-24	EXISTING FENCE TO BE REMOVED
D-25	EXISTING WATER FOUNTAIN TO BE REMOVED
D-26	EXISTING BOOCE BALL COURT TO BE REMOVED
D-27	EXISTING BENCH TO BE RELOCATED
D-28	EXISTING GUARD HOUSE TO BE REMOVED
D-29	EXISTING LOW WALL TO BE REMOVED
D-30	EXISTING TRAFFIC SPIKES TO BE REMOVED

REFER TO WALL PLANS
PREPARED BY S.M.P. FOR
THIS AREA.



REVISIONS				
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CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS
LANDSCAPE DEMOLITION PLAN

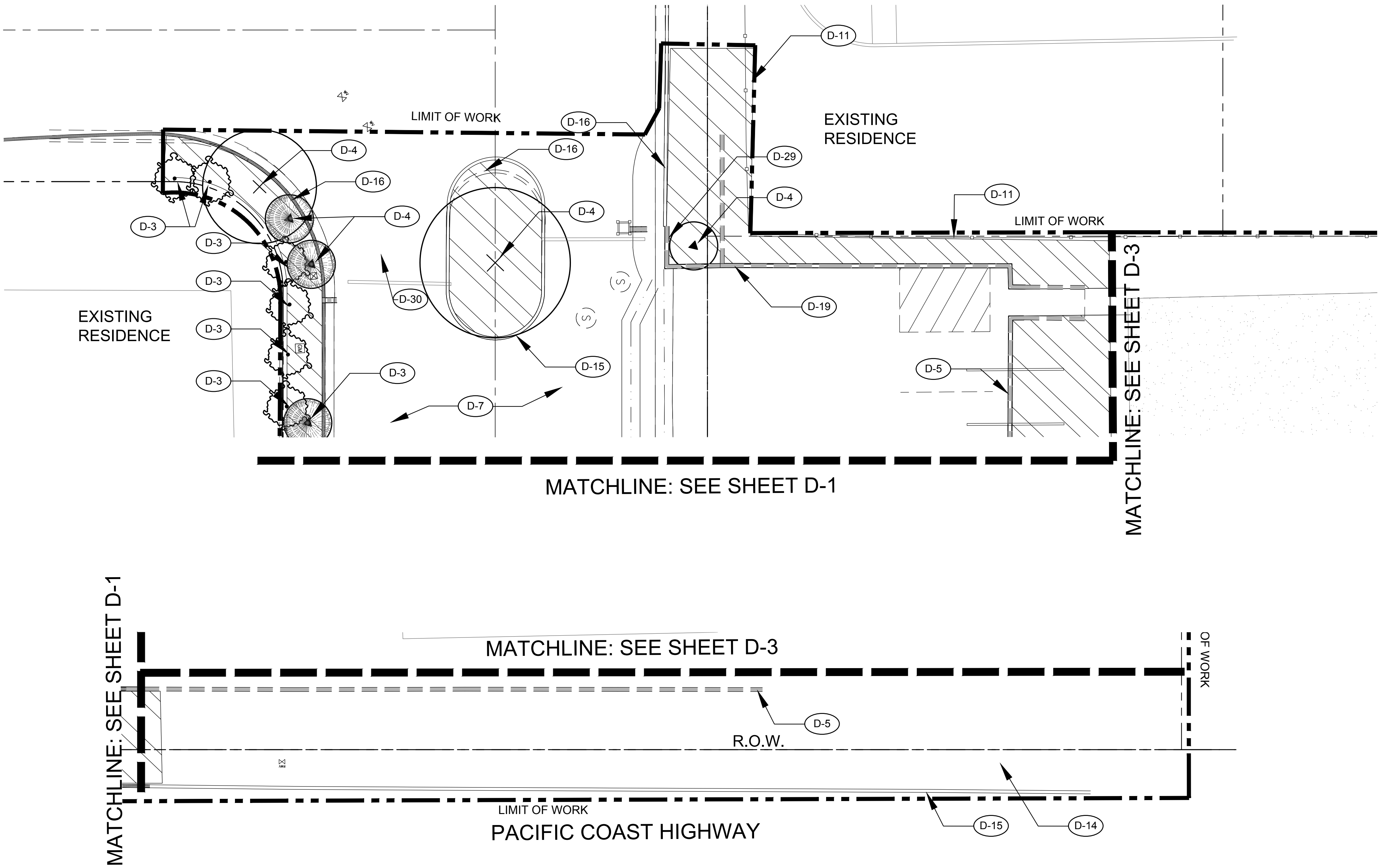
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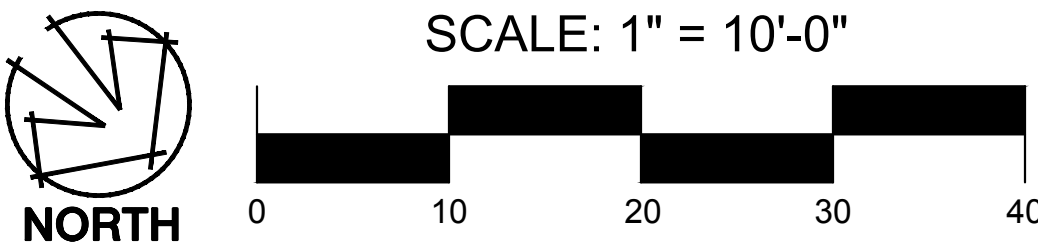
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34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

REGISTERED LANDSCAPE ARCHITECT
C.M. Murphy No. 1089
Signature: [Signature]
Renewal Date: 7-31-21
Date: 8-31-20

CITY OF DANA POINT

MONARCH BAY HOA
32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS
LANDSCAPE DEMOLITION PLAN

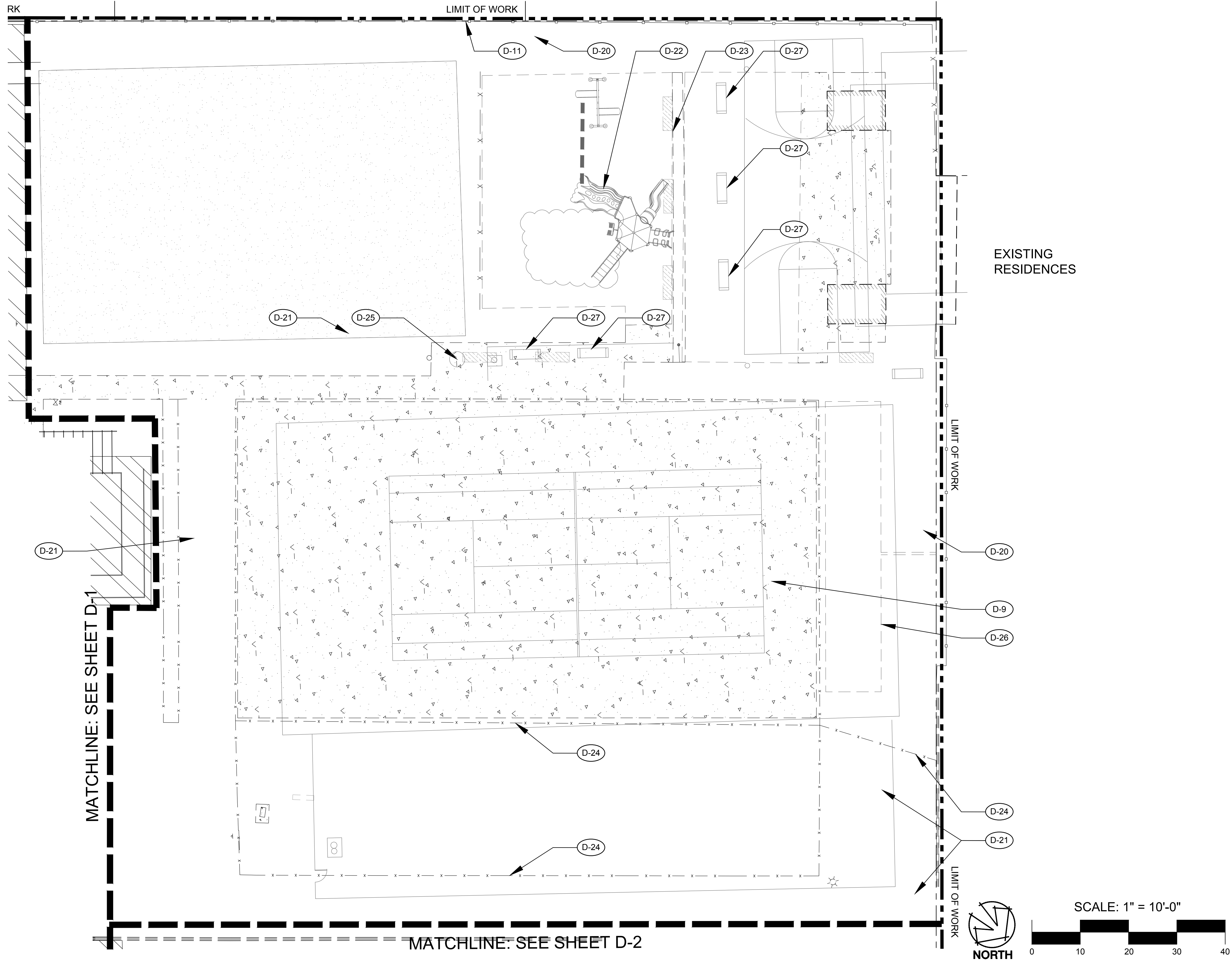
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3 OF 38 SHEETS


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CITY OF DANA POINT

MONARCH BAY HOA

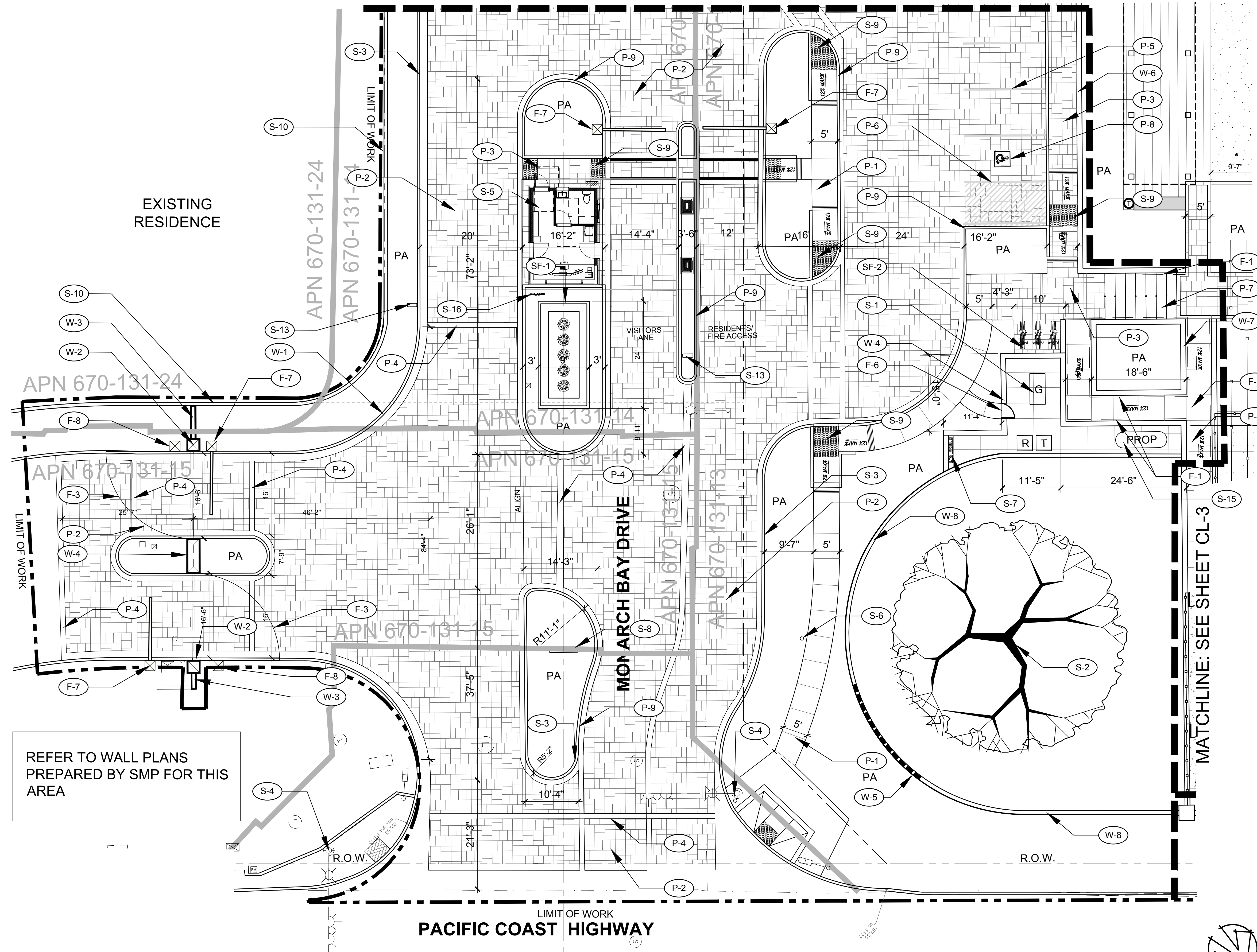
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GATED ENTRY & PARK PLANS
LANDSCAPE DEMOLITION PLAN

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D-3	
4 OF 38 SHEETS	

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MATCHLINE: SEE SHEET CL-2



SITE KEYNOTES

KEY	DESCRIPTION	DETAIL
S-1	EMERGENCY GENERATOR - BY OTHERS	-
S-2	EXISTING SPECIMEN FIGUS TREE TO REMAIN. PROTECT IN PLACE	-
S-3	CONCRETE CURB AND GUTTER	-
S-4	EXISTING STREET LIGHT / TRAFFIC POLE	-
S-5	GUARDHOUSE STRUCTURE - BY ARCHITECT	-
S-6	EXISTING FLAG POLE TO REMAIN	-
S-7	EXISTING ELEC PANEL, IRRIGATION & LIGHTING CONTR TO REMAIN IN THIS LOCATION. UPDATE AS NECESSARY	-
S-8	PRIMARY DIRECTIONAL SIGNAGE	3/CD-2
S-9	TACTILE WARNING MAT - PER CIVIL ENGINEER	-
S-10	EXISTING MASONRY BLOCK WALL TO REMAIN	-
S-11	AREA DRAIN - PER CIVIL ENGINEER	-
S-12	EXISTING WOOD FENCE TO REMAIN	5/CD-3
S-13	SECONDARY DIRECTIONAL SIGNAGE	-
S-14	EXISTING TRAFFIC SPIKES	-
S-15	PROPOSED 500 GALLON PROPANE TANK BY OTHERS	-
S-16	EXISTING BACKFLOW PREVENTER TO REMAIN	-

PAVING / EDGING SCHEDULE

KEY	DESCRIPTION	DETAIL
P-1	CONCRETE PAVING	4/CD-4
P-2	8 CM CONCRETE PAVERS (VEHICULAR)	1/CD-4
P-3	6 CM CONCRETE PAVERS (PEDESTRIAN)	2/CD-4
P-4	VEHICULAR CONCRETE BANDS	6/CD-4
P-5	8 CM CONCRETE PAVER PARKING MARKERS (WHITE)	5/CD-4
P-6	8 CM CONCRETE PAVER PARKING MARKERS (BLUE)	5/CD-4
P-7	CONCRETE STEPS	7/CD-4
P-8	PRECAST ADA PAVER LOGO	3/CD-4
P-9	CONCRETE CURBS	-
P-10	MOW CURB	6/CD-5
P-11	DEDICATION PAVER (RELOCATED)	2/CD-5
P-12	TILED PAVING	4/CD-5
P-13	RUBBERIZED PLAYSURFACE	3/CD-5
P-14	SYNTHETIC TURF	5/CD-5
P-15	BID ALTERNATE: REAL TURF MARATHON II	5/CD-5
P-16	EXISTING BASKETBALL COURT SURFACE - TO BE REMOVED	-
P-17	PICKLEBALL/TENNIS COURT PAVING	5/CD-7
P-18	TENNIS COURT PAVING	5/CD-7
P-19	PICKLEBALL COURT PAVING	5/CD-7
P-20	PROPOSED BASKETBALL PAVING	5/CD-7
P-21	SPORT COURT LINES	5/CD-7
P-22	6 CM CONCRETE PAVERS BAND (PEDESTRIAN)	2/CD-4
P-23	6 CM CONCRETE PAVER FIELD (PEDESTRIAN)	2/CD-4

WALL SCHEDULE

KEY	DESCRIPTION	DETAIL
W-1	EXISTING MASONRY WALL TO REMAIN	-
W-2	STONE CLAD PILASTER	4/CD-3
W-3	5' HEIGHT STONE CLAD FREESTANDING WALL	2/CD-3
W-4	6' HEIGHT STONE CLAD FREE STANDING WALL AT GENERATOR	2/CD-3
W-5	EXISTING RETAINING WALL WITH NEW STONE CLAD AND SIGNAGE	3/CD-3
W-6	24" STONE RETAINING WALL	1/CD-3
W-7	STONE CLAD FREE STANDING WALL AT RAMP (HEIGHT VARIES)	1/CD-2
W-8	EXISTING RETAINING WALL TO REMAIN WITH NEW STONE CLADDING AND PRECAST CAP	3/CD-3
W-9	7'-6" TALL BLOCK WALL	3/CD-7
W-10	8' TALL BLOCK PILASTER	4/CD-7
W-11	TOT LOT DEEPENED CUT OFF WALL	3/CD-5
W-12	24" STONE RETAINING WALL WITH 8' CHAIN LINK FENCE	2/CD-7
W-13	24" STONE RETAINING WALL WITH 4' CHAIN LINK FENCE	1/CD-7

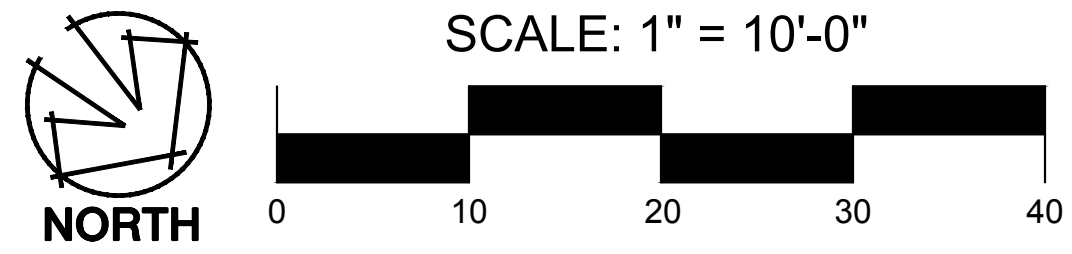
FENCE / RAILING SCHEDULE

KEY	DESCRIPTION	DETAIL
F-1	TUBULAR STEEL STAIR RAIL	2/CD-2
F-2	TUBULAR STEEL RAMP RAIL	1/CD-2
F-3	17' VEHICULAR GATE	4/CD-1
F-4	20' VEHICULAR GATE	3/CD-1
F-5	PEDESTRIAN GATE	2/CD-1
F-6	SERVICE GATE	1/CD-1
F-7	SECURITY ARM - TO BE SELECTED ALTERNATE 12" STRIPS OF TWO ALTERNATING COLORS	-
F-8	GATE ARM BOX - TO BE SELECTED	-
F-9	10' CHAIN LINK FENCE	1/CD-6
F-10	8' CHAIN LINK FENCE	2/CD-7
F-11	6' CHAIN LINK FENCE	3/CD-6
F-12	4' CHAIN LINK FENCE	1/CD-7
F-13	6'-8" CHAIN LINK COURT GATE	2/CD-6
F-14	6' DOG PARK GATE	3/CD-6
F-15	EXISTING WOOD FENCE TO REMAIN	-

SITE FEATURES

KEY	DESCRIPTION	DETAIL
SF-1	WATER FOUNTAIN FEATURE	1/CD-8
SF-2	EMERSON BIKE RACK (3)	3/CD-2
SF-3	CONCRETE COUNTER	2/CD-8
SF-4	OVERHEAD STRUCTURE - A	1/CD-9
SF-5	OVERHEAD STRUCTURE - B	1/CD-10
SF-6	EXISTING BENCH BACKLESS	-
SF-7	EXISTING BENCH WITH BACK	-
SF-8	POE LITTER RECEPTACLE	7/CD-5
SF-9	FIRE TABLE EMERGENCY SHUT-OFF	3/CD-8
SF-10	TOT LOT PLAY EQUIPMENT (RELOCATED)	-
SF-11	PICKLEBALL NET & POSTS	5/CD-7
SF-12	TENNIS NET & POSTS	5/CD-7

REFER TO WALL PLANS PREPARED BY SMP FOR THIS AREA



REVISIONS				
No.	Description	Sht.	Approved	Date
1	XXXX			

UNDERGROUND SERVICE ALERT

CALL: TOLL FREE 1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

PLANS PREPARED BY:

SMP ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

REGISTERED LANDSCAPE ARCHITECT
C.M. Murphy No. 1887
Signature: [Signature]
7-31-21
Renewal Date: 8-31-20
Date: [Date]

CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS
CONSTRUCTION LAYOUT PLAN

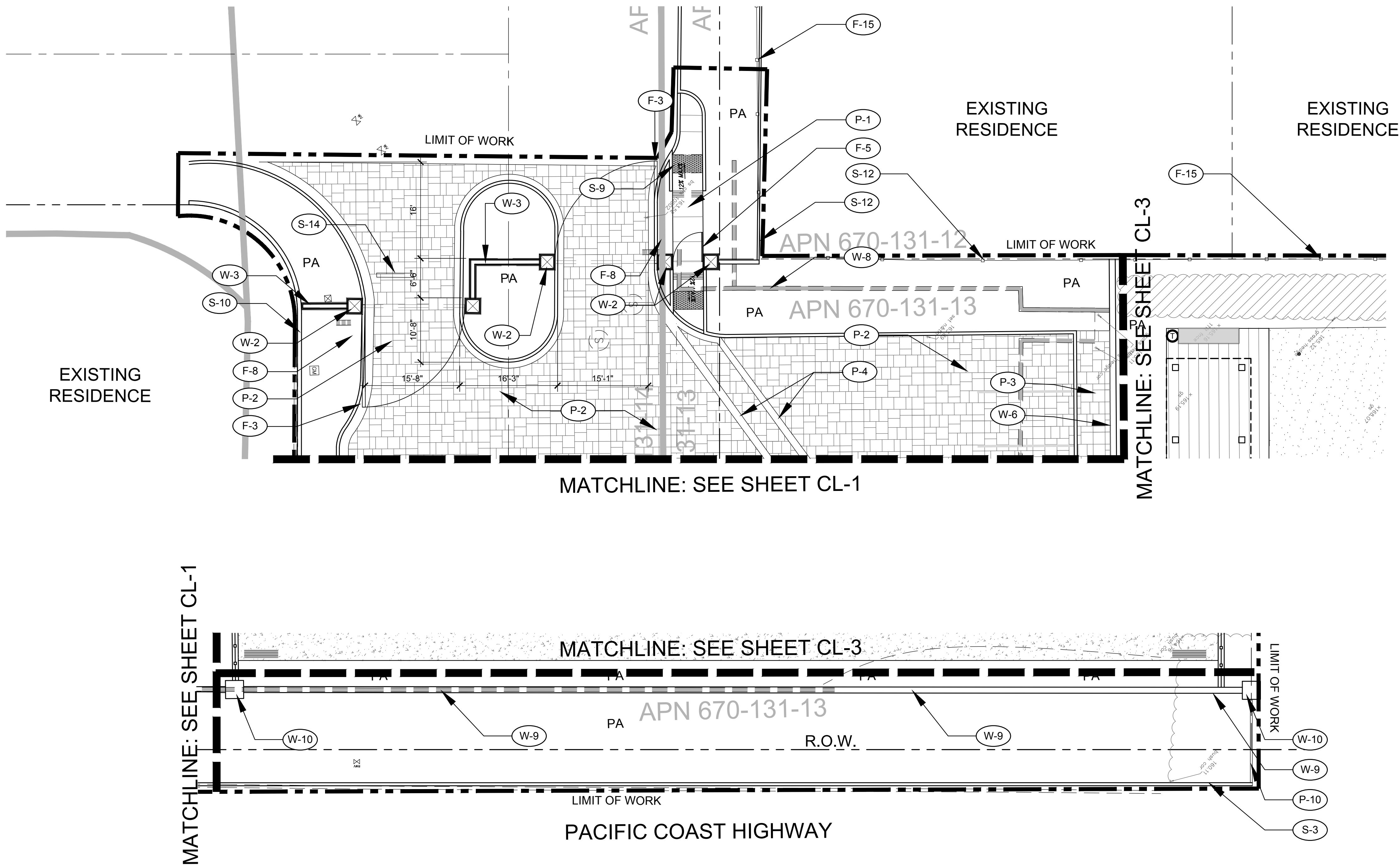
CAD FILE NAME: 982_MBE_CL.dwg

DESIGNED SMP
DRAWN DM
CHECKED MM
DATE 11-23-2020
JOB NO. 742982

CL-1

5 OF 38 SHEETS

PERMIT #



SITE KEYNOTES

KEY	DESCRIPTION	DETAIL
S-1	EMERGENCY GENERATOR - BY OTHERS	-
S-2	EXISTING SPECIMEN FIGUS TREE TO REMAIN. PROTECT IN PLACE	-
S-3	CONCRETE CURB AND GUTTER	-
S-4	EXISTING STREET LIGHT / TRAFFIC POLE	-
S-5	GUARDHOUSE STRUCTURE - BY ARCHITECT	-
S-6	EXISTING FLAG POLE TO REMAIN	-
S-7	EXISTING ELEC PANEL, IRRIGATION & LIGHTING CONTR TO REMAIN IN THIS LOCATION. UPDATE AS NECESSARY	-
S-8	PRIMARY DIRECTIONAL SIGNAGE	3/CD-2
S-9	TACTILE WARNING MAT - PER CIVIL ENGINEER	-
S-10	EXISTING MASONRY BLOCK WALL TO REMAIN	-
S-11	AREA DRAIN - PER CIVIL ENGINEER	-
S-12	EXISTING WOOD FENCE TO REMAIN	5/CD-3
S-13	SECONDARY DIRECTIONAL SIGNAGE	-
S-14	EXISTING TRAFFIC SPIKES	-
S-15	PROPOSED 500 GALLON PROPANE TANK BY OTHERS	-
S-16	EXISTING BACKFLOW PREVENTER TO REMAIN	-

PAVING / EDGING SCHEDULE

KEY	DESCRIPTION	DETAIL
P-1	CONCRETE PAVING	4/CD-4
P-2	8 CM CONCRETE PAVERS (VEHICULAR)	1/CD-4
P-3	6 CM CONCRETE PAVERS (PEDESTRIAN)	2/CD-4
P-4	VEHICULAR CONCRETE BANDS	6/CD-4
P-5	8 CM CONCRETE PAVER PARKING MARKERS (WHITE)	5/CD-4
P-6	8 CM CONCRETE PAVER PARKING MARKERS (BLUE)	5/CD-4
P-7	CONCRETE STEPS	7/CD-4
P-8	PRECAST ADA PAVER LOGO	3/CD-4
P-9	CONCRETE CURBS	-
P-10	MOW CURB	6/CD-5
P-11	DEDICATION PAVER (RELOCATED)	2/CD-5
P-12	TILED PAVING	4/CD-5
P-13	RUBBERIZED PLAYSURFACE	3/CD-5
P-14	SYNTHETIC TURF	5/CD-5
P-15	BID ALTERNATE: REAL TURF MARATHON II	5/CD-5
P-16	EXISTING BASKETBALL COURT SURFACE - TO BE REMOVED	-
P-17	PICKLEBALL/TENNIS COURT PAVING	5/CD-7
P-18	TENNIS COURT PAVING	5/CD-7
P-19	PICKLEBALL COURT PAVING	5/CD-7
P-20	PROPOSED BASKETBALL PAVING	5/CD-7
P-21	SPORT COURT LINES	5/CD-7
P-22	6 CM CONCRETE PAVERS BAND (PEDESTRIAN)	2/CD-4
P-23	6 CM CONCRETE PAVER FIELD (PEDESTRIAN)	2/CD-4

WALL SCHEDULE

KEY	DESCRIPTION	DETAIL
W-1	EXISTING MASONRY WALL TO REMAIN	-
W-2	STONE CLAD PILASTER	4/CD-3
W-3	5' HEIGHT STONE CLAD FREESTANDING WALL	2/CD-3
W-4	6' HEIGHT STONE CLAD FREE STANDING WALL AT GENERATOR	2/CD-3
W-5	EXISTING RETAINING WALL WITH NEW STONE CLAD AND SIGNAGE	3/CD-3
W-6	24" STONE RETAINING WALL	1/CD-3
W-7	STONE CLAD FREE STANDING WALL AT RAMP (HEIGHT VARIES)	1/CD-2
W-8	EXISTING RETAINING WALL TO REMAIN WITH NEW STONE CLADDING AND PRECAST CAP	3/CD-3
W-9	7'-6" TALL BLOCK WALL	3/CD-7
W-10	8' TALL BLOCK PILASTER	4/CD-7
W-11	TOT LOT DEEPEENED CUT OFF WALL	3/CD-5
W-12	24" STONE RETAINING WALL WITH 8' CHAIN LINK FENCE	2/CD-7
W-13	24" STONE RETAINING WALL WITH 4' CHAIN LINK FENCE	1/CD-7

FENCE / RAILING SCHEDULE

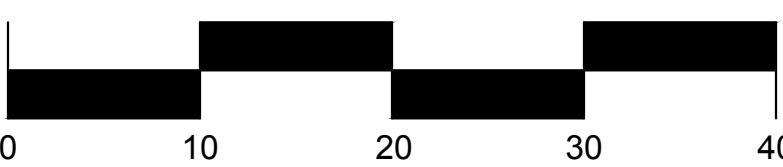
KEY	DESCRIPTION	DETAIL
F-1	TUBULAR STEEL STAIR RAIL	2/CD-2
F-2	TUBULAR STEEL RAMP RAIL	1/CD-2
F-3	17' VEHICULAR GATE	4/CD-1
F-4	20' VEHICULAR GATE	3/CD-1
F-5	PEDESTRIAN GATE	2/CD-1
F-6	SERVICE GATE	1/CD-1
F-7	SECURITY ARM - TO BE SELECTED ALTERNATE 12" STRIPS OF TWO ALTERNATING COLORS	-
F-8	GATE ARM BOX - TO BE SELECTED	-
F-9	10' CHAIN LINK FENCE	1/CD-6
F-10	8' CHAIN LINK FENCE	2/CD-7
F-11	6' CHAIN LINK FENCE	3/CD-6
F-12	4' CHAIN LINK FENCE	1/CD-7
F-13	6'-8" CHAIN LINK COURT GATE	2/CD-6
F-14	6' DOG PARK GATE	3/CD-6
F-15	EXISTING WOOD FENCE TO REMAIN	-

SITE FEATURES

KEY	DESCRIPTION	DETAIL
SF-1	WATER FOUNTAIN FEATURE	1/CD-8
SF-2	EMERSON BIKE RACK (3)	3/CD-2
SF-3	CONCRETE COUNTER	2/CD-8
SF-4	OVERHEAD STRUCTURE - A	1/CD-9
SF-5	OVERHEAD STRUCTURE - B	1/CD-10
SF-6	EXISTING BENCH BACKLESS	-
SF-7	EXISTING BENCH WITH BACK	-
SF-8	POE LITTER RECEPTACLE	7/CD-5
SF-9	FIRE TABLE EMERGENCY SHUT-OFF	3/CD-8
SF-10	TOT LOT PLAY EQUIPMENT (RELOCATED)	-
SF-11	PICKLEBALL NET & POSTS	5/CD-7
SF-12	TENNIS NET & POSTS	5/CD-7



SCALE: 1" = 10'-0"



REVISIONS				
No.	Description	Sht.	Approved	Date
1	XXXX			

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422-4133

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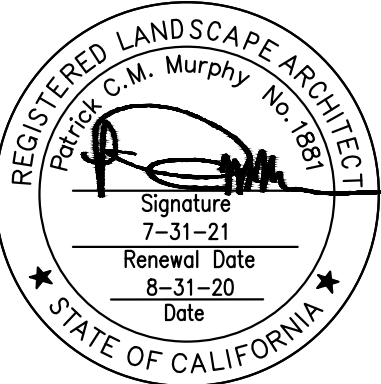
PLANS PREPARED BY:

SMP

ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.

34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS

CONSTRUCTION LAYOUT PLAN

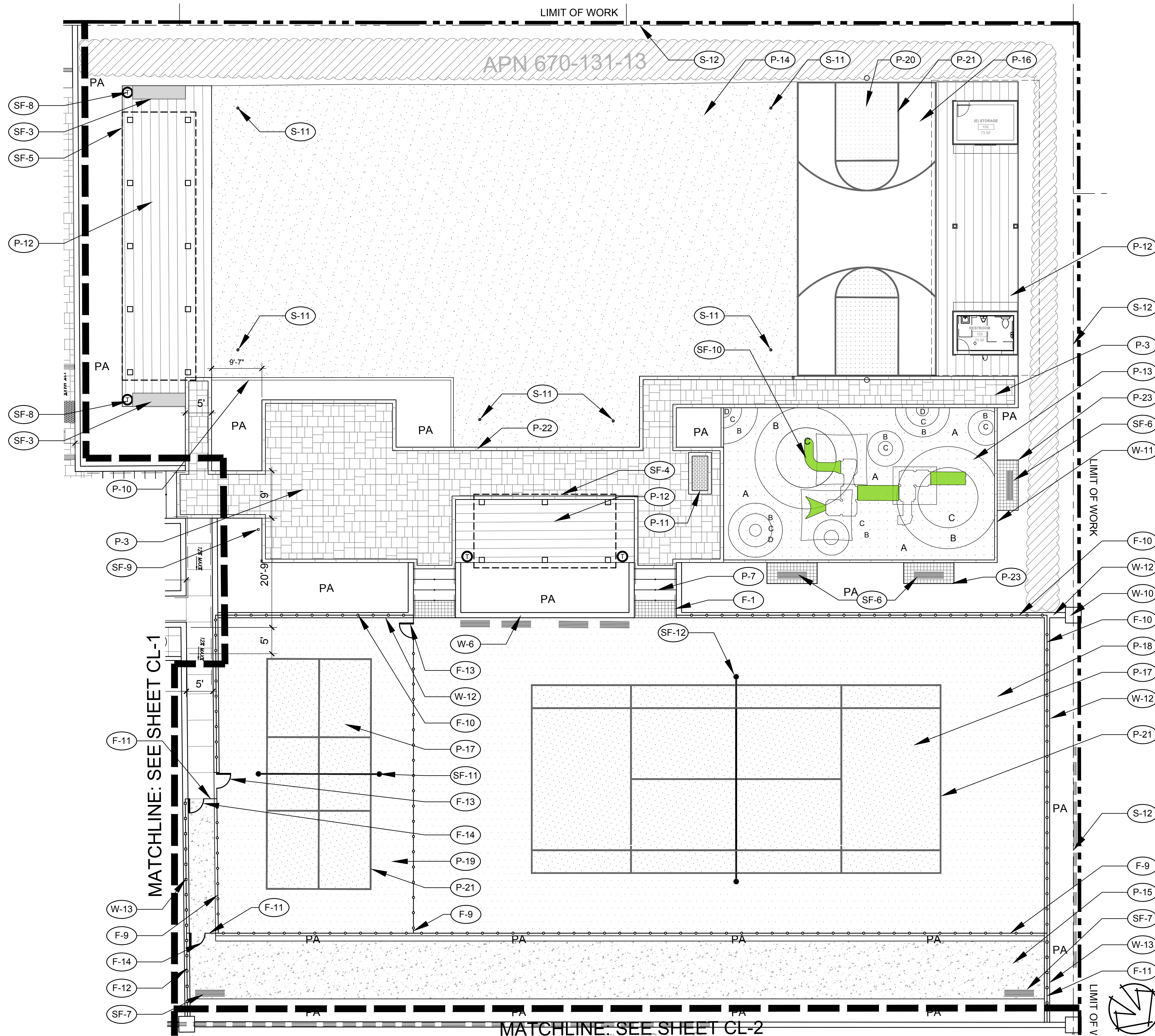
CAD FILE NAME: 982_MBE_CL.dwg

DESIGNED SMP
DRAWN DM
CHECKED MM
DATE 11-23-2020
JOB NO. 742982

CL-2

6 OF 38 SHEETS

PERMIT #



SITE KEYNOTES

KEY	DESCRIPTION	DETAIL
S-1	EMERGENCY GENERATOR - BY OTHERS	-
S-2	EXISTING SPECIMEN FIGUS TREE TO REMAIN. PROTECT IN PLACE	-
S-3	CONCRETE CURB AND GUTTER	-
S-4	EXISTING STREET LIGHT / TRAFFIC POLE	-
S-5	GUARDHOUSE STRUCTURE - BY ARCHITECT	-
S-6	EXISTING FLAG POLE TO REMAIN	-
S-7	EXISTING ELEC PANEL, IRRIGATION & LIGHTING CONTR TO REMAIN IN THIS LOCATION. UPDATE AS NECESSARY	-
S-8	PRIMARY DIRECTIONAL SIGNAGE	3/CD-2
S-9	TACTILE WARNING MAT - PER CIVIL ENGINEER	-
S-10	EXISTING MASONRY BLOCK WALL TO REMAIN	-
S-11	AREA DRAIN - PER CIVIL ENGINEER	-
S-12	EXISTING WOOD FENCE TO REMAIN	5/CD-3
S-13	SECONDARY DIRECTIONAL SIGNAGE	-
S-14	EXISTING TRAFFIC SPIKES	-
S-15	PROPOSED 500 GALLON PROPANE TANK BY OTHERS	-
S-16	EXISTING BACKFLOW PREVENTER TO REMAIN	-

PAVING / EDGING SCHEDULE

KEY	DESCRIPTION	DETAIL
P-1	CONCRETE PAVING	4/CD-4
P-2	8 CM CONCRETE PAVERS (VEHICULAR)	1/CD-4
P-3	6 CM CONCRETE PAVERS (PEDESTRIAN)	2/CD-4
P-4	VEHICULAR CONCRETE BANDS	6/CD-4
P-5	8 CM CONCRETE PAVER PARKING MARKERS (WHITE)	5/CD-4
P-6	8 CM CONCRETE PAVER PARKING MARKERS (BLUE)	5/CD-4
P-7	CONCRETE STEPS	7/CD-4
P-8	PRECAST ADA PAVER LOGO	3/CD-4
P-9	CONCRETE CURBS	6/CD-5
P-10	MOW CURB	6/CD-5
P-11	DEDICATION PAVER (RELOCATED)	2/CD-5
P-12	TILED PAVING	4/CD-5
P-13	RUBBERIZED PLAYSURFACE	3/CD-5
P-14	SYNTHETIC TURF BID ALTERNATE: REAL TURF MARATHON II	5/CD-5
P-15	SYNTHETIC TURF AT DOG PARK BID ALTERNATE: REAL TURF MARATHON II	5/CD-5
P-16	EXISTING BASKETBALL COURT SURFACE - TO BE REMOVED	-
P-17	PICKLEBALL/TENNIS COURT PAVING	5/CD-7
P-18	TENNIS COURT PAVING	5/CD-7
P-19	PICKLEBALL COURT PAVING	5/CD-7
P-20	PROPOSED BASKETBALL PAVING	5/CD-7
P-21	SPORT COURT LINES	5/CD-7
P-22	6 CM CONCRETE PAVERS BAND (PEDESTRIAN)	2/CD-4
P-23	6 CM CONCRETE PAVER FIELD (PEDESTRIAN)	2/CD-4

WALL SCHEDULE

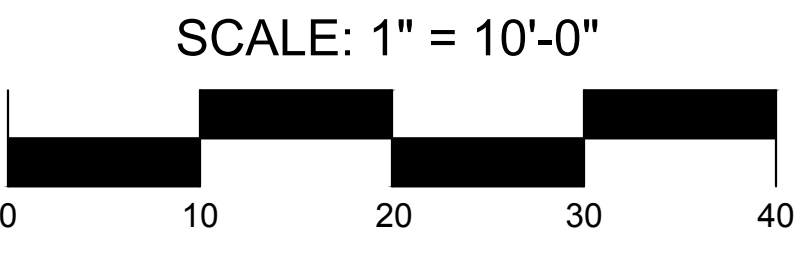
KEY	DESCRIPTION	DETAIL
W-1	EXISTING MASONRY WALL TO REMAIN	-
W-2	STONE CLAD PILASTER	4/CD-3
W-3	5' HEIGHT STONE CLAD FREESTANDING WALL	2/CD-3
W-4	6' HEIGHT STONE CLAD FREE STANDING WALL AT GENERATOR	2/CD-3
W-5	EXISTING RETAINING WALL WITH NEW STONE CLAD AND SIGNAGE	3/CD-3
W-6	24" STONE RETAINING WALL	1/CD-3
W-7	STONE CLAD FREE STANDING WALL AT RAMP (HEIGHT VARIES)	1/CD-2
W-8	EXISTING RETAINING WALL TO REMAIN WITH NEW STONE CLADDING AND PRECAST CAP	3/CD-3
W-9	7'-6" TALL BLOCK WALL	3/CD-7
W-10	8' TALL BLOCK PILASTER	4/CD-7
W-11	TOT LOT DEEPEENED CUT OFF WALL	3/CD-5
W-12	24" STONE RETAINING WALL WITH 8' CHAIN LINK FENCE	2/CD-7
W-13	24" STONE RETAINING WALL WITH 4' CHAIN LINK FENCE	1/CD-7

FENCE / RAILING SCHEDULE

KEY	DESCRIPTION	DETAIL
F-1	TUBULAR STEEL STAIR RAIL	2/CD-2
F-2	TUBULAR STEEL RAMP RAIL	1/CD-2
F-3	17' VEHICULAR GATE	4/CD-1
F-4	20' VEHICULAR GATE	3/CD-1
F-5	PEDESTRIAN GATE	2/CD-1
F-6	SERVICE GATE	1/CD-1
F-7	SECURITY ARM - TO BE SELECTED ALTERNATE 12" STRIPS OF TWO ALTERNATING COLORS	-
F-8	GATE ARM BOX - TO BE SELECTED	-
F-9	10' CHAIN LINK FENCE	1/CD-6
F-10	8' CHAIN LINK FENCE	2/CD-7
F-11	6' CHAIN LINK FENCE	3/CD-6
F-12	4' CHAIN LINK FENCE	1/CD-7
F-13	6'-8" CHAIN LINK COURT GATE	2/CD-6
F-14	6' DOG PARK GATE	3/CD-6
F-15	EXISTING WOOD FENCE TO REMAIN	-

SITE FEATURES

KEY	DESCRIPTION	DETAIL
SF-1	WATER FOUNTAIN FEATURE	1/CD-8
SF-2	EMERSON BIKE RACK (3)	3/CD-2
SF-3	CONCRETE COUNTER VERTICAL VENEER	2/CD-8
SF-4	OVERHEAD STRUCTURE - A	1/CD-9
SF-5	OVERHEAD STRUCTURE - B	1/CD-10
SF-6	EXISTING BENCH BACKLESS	-
SF-7	EXISTING BENCH WITH BACK	-
SF-8	POE LITTER RECEPTACLE	7/CD-5
SF-9	FIRE TABLE EMERGENCY SHUT-OFF	3/CD-8
SF-10	TOT LOT PLAY EQUIPMENT (RELOCATED)	-
SF-11	PICKLEBALL NET & POSTS	5/CD-7
SF-12	TENNIS NET & POSTS	5/CD-7



No.	Description	Sht.	Approv.	Date
1	XXXX			

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PLANS PREPARED BY:

ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS
CONSTRUCTION LAYOUT PLAN

CAD FILE NAME: 982_MBE_CL.dwg

DESIGNED	SMP
DRAWN	DM
CHECKED	MM
DATE	11-23-2020
JOB NO.	742982

CL-3

7 OF 38 SHEETS

PERMIT #

SITE KEYNOTES

KEY	DESCRIPTION	DETAIL
S-1	EMERGENCY GENERATOR - BY OTHERS	-
S-2	EXISTING SPECIMEN FIGUS TREE TO REMAIN. PROTECT IN PLACE	-
S-3	CONCRETE CURB AND GUTTER	-
S-4	EXISTING STREET LIGHT / TRAFFIC POLE	-
S-5	GUARDHOUSE STRUCTURE - BY ARCHITECT	-
S-6	EXISTING FLAG POLE TO REMAIN	-
S-7	EXISTING ELEC PANEL, IRRIGATION & LIGHTING CONTROLLERS TO REMAIN IN THIS LOCATION. UPDATE AS NECESSARY	-
S-8	PRIMARY DIRECTIONAL SIGNANGE	3/CD-2
S-9	TACTILE WARNING MAT - PER CIVIL ENGINEER	-
S-10	EXISTING MASONRY BLOCK WALL TO REMAIN	-
S-11	AREA DRAIN - PER CIVIL ENGINEER	-
S-12	EXISTING WOOD FENCE TO REMAIN	5/CD-3
S-13	SECONDARY DIRECTIONAL SIGNAGE	-
S-14	EXISTING TRAFFIC SPIKES	-
S-15	PROPOSED 500 GALLON PROPANE TANK BY OTHERS	-
S-16	EXISTING BACKFLOW PREVENTER TO REMAIN	-

PAVING / EDGING SCHEDULE

KEY	DESCRIPTION	PATTERN	COLOR:	FINISH:	JOINT	MOCK-UP	SUPPLIER	COMMENTS	DETAIL
P-1	CONCRETE PAVING	PER PLAN	½ DOSE MESA BUFF 5447	TOPCAST #3	SAWCUT JOINT	4'X4'	DAVIS.COM		4/CD-4
P-2	8 CM CONCRETE PAVERS (VEHICULAR)	4 PIECE MOLDULAR 6'X6", 6'X9", 9'X9", 9'X12"	LIMESTONE	SEALED	BUTT / STABLEIZED	SAMPLE	ACKERSTONE.COM CONTACT: AMY MINICILLI	(760) 846-8506	1/CD-4
P-3	6 CM CONCRETE PAVERS (PEDESTRIAN)	4 PIECE MOLDULAR 6'X6", 6'X9", 9'X9", 9'X12"	LIMESTONE	SEALED	BUTT / STABLEIZED	SAMPLE	ACKERSTONE.COM CONTACT: AMY MINICILLI	(760) 846-8506	2/CD-4
P-4	VEHICULAR CONCRETE BANDS	PER PLAN	½ DOSE MESA BUFF 5447	BROOM	TOOLED	12'X4'	DAVIS.COM		6/CD-4
P-5	8 CM CONCRETE PAVER PARKING MARKERS (WHITE)	4'X8" HOLLAND STONE	WHITE	SEALED	BUTT / STABIZED	SAMPLE	ACKERSTONE.COM CONTACT: AMY MINICILLI	(760) 846-8506	5/CD-4
P-6	8 CM CONCRETE PAVER PARKING MARKERS (BLUE)	4'X8" HOLLAND STONE	BLUE	SEALED	BUTT / STABLEIZED	SAMPLE	ACKERSTONE.COM CONTACT: AMY MINICILLI	(760) 846-8506	5/CD-4
P-7	CONCRETE STEPS	PER PLAN	½ DOSE MESA BUFF 5447	TOPCAST #3	SAWCUT JOINT	12'X4'	DAVIS.COM		7/CD-4
P-8	PRECAST ADA PAVER LOGO	36"X36"X4" THICK	STANDARD WHITE AND BLUE	SEALED	BUTT / STABLEIZED	NO	ACKERSTONE.COM CONTACT: AMY MINICILLI	(760) 846-8506	3/CD-4
P-9	CONCRETE CURBS	PER PLAN	½ DOSE MESA BUFF 5447	BROOM	TOOLED	NO	DAVIS.COM		
P-10	MOW CURB	PER PLAN	½ DOSE MESA BUFF 5447	BROOM	TOOLED	NO	DAVIS.COM		6/CD-5
P-11	DEDICATION PAVER (RELOCATED)	PER PLAN	-			NO	DAVIS.COM		2/CD-5
P-12	TILED PAVING	24" X 48" RESIDE EXTERIOR TILE	R-11 BLACK ANTI-SLIP	STACKED BOND	2" ON 4" BUTT JOINT	4'X 4'	ARIZONATILE.COM CONTACT: BEATA VAN DEN BERG (602) 393-6343		4/CD-5
P-13	RUBBERIZED PLAYSURFACE	PER PLAN ON 1/CD-11	PRO-TECT TURF A. 104 GREEN - 50%, BLACK - 50% B. ORANGE - 50%, BLACK - 50% C. BLUE - 50%, BLACK - 50% D. YELLOW - 50%, BLACK - 50%	BROOM	TOOLED	SAMPLE	PROTECTTURF.COM THROUGH: TJ JANCA CONSTRUCTION (714) 921-3940		3/CD-5
P-14	SYNTHETIC TURF BID ALTERNATE: REAL TURF MARATHON II	PER PLAN	SELECT EL			SAMPLE	FOREVERLAWN.COM PAUL M.: (909) 816-4688	INSTALL PER MANUFACTURER	5/CD-5
P-15	SYNTHETIC TURF AT DOG PARK BID ALTERNATE: REAL TURF MARATHON II	PER PLAN	K9 GRASS CLASSIC			SAMPLE	FOREVERLAWN.COM PAUL M.: (909) 816-4688	INSTALL PER MANUFACTURER	5/CD-5
P-16	EXISTING BASKETBALL COURT SURFACE - TO BE REMOVED	ATHLETIC COURT TILES							
P-17	PICKLEBALL/TENNIS COURT PAVING	COLORLED PLEXIPAVE SURFACE ON CONCRETE	BLUE	ACRYLIC SURFACING	-	SAMPLE	NOVA SPORTS.COM		5/CD-7
P-18	TENNIS COURT PAVING	COLORLED PLEXIPAVE SURFACE ON CONCRETE	BLUE	ACRYLIC SURFACING	-	SAMPLE	PROSURFACE (714) 348-6427		5/CD-7
P-19	PICKLEBALL COURT PAVING	COLORLED PLEXIPAVE SURFACE ON CONCRETE	BLUE	ACRYLIC SURFACING	-	SAMPLE	PROSURFACE (714) 348-6427		5/CD-7
P-20	PROPOSED BASKETBALL PAVING	COLORLED PLEXIPAVE SURFACE ON CONCRETE	BLUE	ACRYLIC SURFACING	-	SAMPLE	PROSURFACE (714) 348-6427		5/CD-7
P-21	SPORT COURT LINES	PER PLAN	WHITE	PAINTED	-	SAMPLE	PROSURFACE (714) 348-6427		5/CD-7
P-22	6 CM CONCRETE PAVERS BAND (PEDESTRIAN)	STACK BAND 9'X9"	LIMESTONE	SEALED	BUTT / STABLEIZED	SAMPLE	ACKERSTONE.COM		2/CD-4
P-23	6 CM CONCRETE PAVER FIELD (PEDESTRIAN)	STACK BOND 9'X9"	LIMESTONE	SEALED	BUTT / STABLEIZED	SAMPLE	ACKERSTONE.COM		2/CD-4

WALL SCHEDULE

KEY	DESCRIPTION	HEIGHT / WIDTH	MATERIAL	FINISH / COLOR	CAP	MOCK-UP	SUPPLIER	COMMENTS	DETAIL
W-1	EXISTING MASONRY WALL TO REMAIN	6' HT/ 8' WIDE	MASONRY BLOCK			NO			
W-2	STONE CLAD PILASTER	6' HT/ 8' WIDE	NEOEDGE SAWN, STELLA NAT. STONE VENEER	PILAST CAP: SANDBLAST FINISH, LAREDO COLOR	VALORI - VP-F30CH VALORIPRECAST.COM	NO	AAA - NATURAL STONE	CONTACT: Allison Dillard MOBILE: 949.355.3840	4/CD-3
W-3	5' HEIGHT STONE CLAD FREESTANDING WALL	5' HT/ 8' WIDE	NEOEDGE SAWN, STELLA NAT. STONE VENEER	WALL CAP: SANDBLAST FINISH, LAREDO COLOR	VALORI - VP-CH14ST A VALORIPRECAST.COM	NO	AAA - NATURAL STONE	CONTACT: Allison Dillard MOBILE: 949.355.3840	2/CD-3
W-4	6' HEIGHT STONE CLAD FREE STANDING WALL AT GENERATOR	6' HT/ 8' WIDE	NEOEDGE SAWN, STELLA NAT. STONE VENEER	WALL CAP: SANDBLAST FINISH, LAREDO COLOR	VALORI - VP-CH14ST A VALORIPRECAST.COM	NO	AAA - NATURAL STONE	CONTACT: Allison Dillard MOBILE: 949.355.3840	2/CD-3
W-5	EXISTING RETAINING WALL WITH NEW STONE CLAD AND SIGNAGE	6' HT/ 8' WIDE	NEOEDGE SAWN, STELLA NAT. STONE VENEER	WALL CAP: SANDBLAST FINISH, LAREDO COLOR	VALORI - VP-CH14ST A VALORIPRECAST.COM	NO	AAA - NATURAL STONE	CONTACT: Allison Dillard MOBILE: 949.355.3840	3/CD-3
W-6	24" STONE RETAINING WALL	2'-10" HT/ 8' WIDE	NEOEDGE SAWN, STELLA NAT. STONE VENEER	WALL CAP: SANDBLAST FINISH, LAREDO COLOR	VALORI - VP-CH14ST AT VALORIPRECAST.COM	NO	AAA - NATURAL STONE	CONTACT: Allison Dillard MOBILE: 949.355.3840	1/CD-3
W-7	STONE CLAD FREE STANDING WALL AT RAMP (HEIGHT VARIES)	6' HT/ 8' WIDE	NEOEDGE SAWN, STELLA NAT. STONE VENEER	WALL CAP: SANDBLAST FINISH, LAREDO COLOR	VALORI - VP-CH14ST A VALORIPRECAST.COM	NO	AAA - NATURAL STONE	CONTACT: Allison Dillard MOBILE: 949.355.3840	1/CD-2
W-8	EXISTING RETAINING WALL TO REMAIN WITH NEW STONE CLADDING AND PRECAST CAP	2'-3' HT/ 8' WIDE	NEOEDGE SAWN, STELLA NAT. STONE VENEER	WALL CAP: SANDBLAST FINISH, LAREDO COLOR	VALORI - VP-CH14ST A VALORIPRECAST.COM	NO	AAA - NATURAL STONE	CONTACT: Allison Dillard MOBILE: 949.355.3840	3/CD-3
W-9	7'-6" TALL BLOCK WALL	16'X8'X16"	CMU MASONRY BLOCK	OAK, SPLIT FACE	8'X2'X16" PRECISION COLOR: OAK	NO	ANGELUS BLOCK CO.		3/CD-7
W-10	8' TALL BLOCK PILASTER	16'X8'X16"	CMU MASONRY BLOCK	OAK, SPLIT FACE	19.5'X4'X19.5" BEVELED COLOR: OAK	NO	ANGELUS BLOCK CO.		4/CD-7
W-11	TOT LOT DEEPENED CUT OFF WALL	PER DETAIL	CONCRETE	PAVER CAP	PAVER CAP VICTORIAN	NO	BELGARD.COM		3/CD-5
W-12	24" STONE RETAINING WALL WITH 8' CHAIN LINK FENCE	24" HT/ 8' WIDE	NEOEDGE SAWN, STELLA NAT. STONE VENEER	WALL CAP: SANDBLAST FINISH, LAREDO COLOR	VALORI - VP-CH14ST A VALORIPRECAST.COM	NO	AAA - NATURAL STONE	CONTACT: Allison Dillard MOBILE: 949.355.3840	2/CD-7
W-13	24" STONE RETAINING WALL WITH 4' CHAIN LINK FENCE	24" HT/ 8' WIDE	NEOEDGE SAWN, STELLA NAT. STONE VENEER	WALL CAP: SANDBLAST FINISH, LAREDO COLOR	VALORI - VP-CH14ST A VALORIPRECAST.COM	NO	AAA - NATURAL STONE	CONTACT: Allison Dillard MOBILE: 949.355.3840	1/CD-7


FENCE / RAILING SCHEDULE

KEY	DESCRIPTION	HEIGHT / WIDTH	MATERIAL	FINISH	COLOR	MOCK-UP	SUPPLIER	COMMENTS	DETAIL
F-1	TUBULAR STEEL STAIR RAIL	3' HT/ 2 1/4" WIDE	TUBULAR STEEL	PAINTED	BLACK BEAN SW 6006	SAMPLE PAINT COLOR	SHERWIN WILLIAMS		2/CD-2
F-2	TUBULAR STEEL RAMP RAIL	3' HT/ 2 1/4" WIDE	TUBULAR STEEL	PAINTED	BLACK BEAN SW 6006	SAMPLE PAINT COLOR	SHERWIN WILLIAMS		1/CD-2
F-3	17' VEHICULAR GATE	6'-8" HT/ 16' WIDE	STEEL	PAINTED	BLACK BEAN SW 6006	SAMPLE PAINT COLOR	SHERWIN WILLIAMS		4/CD-1
F-4	20' VEHICULAR GATE	6'-8" HT/ 20' WIDE	STEEL	PAINTED	BLACK BEAN SW 6006	SAMPLE PAINT COLOR	SHERWIN WILLIAMS		3/CD-1
F-5	PEDESTRIAN GATE	6' HT/ 8' WIDE	STEEL	PAINTED	BLACK BEAN SW 6006	SAMPLE PAINT COLOR	SHERWIN WILLIAMS		2/CD-1
F-6	SERVICE GATE	6' HT/ 8' WIDE	STEEL	PAINTED	BLACK BEAN SW 6006	SAMPLE PAINT COLOR	SHERWIN WILLIAMS		1/CD-1
F-7	SECURITY ARM - TO BE SELECTED ALTERNATE 12" STRIPS OF TWO ALTERNATING COLORS			PAINTED	BLACK BEAN SW 6006 FUTON SW 7101 (MATCH) (LIGHT REFLECTIVE)	SAMPLE PAINT COLOR	SHERWIN WILLIAMS		-
F-8	GATE ARM BOX - TO BE SELECTED			PAINTED	BLACK BEAN SW 6006	SAMPLE PAINT COLOR	SHERWIN WILLIAMS		-
F-9	10' CHAIN LINK FENCE	PER DETAIL	GALVANIZED CHAIN LINK	BLACK COATED	BLACK	SHOP DRAWING	DESIGN BUILD		1/CD-6
F-10	8' CHAIN LINK FENCE	PER DETAIL	GALVANIZED CHAIN LINK	BLACK COATED	BLACK	SHOP DRAWING	DESIGN BUILD		2/CD-7
F-11	6' CHAIN LINK FENCE	PER DETAIL	GALVANIZED CHAIN LINK	BLACK COATED	BLACK	SHOP DRAWING	DESIGN BUILD		3/CD-6
F-12	4' CHAIN LINK FENCE	PER DETAIL	GALVANIZED CHAIN LINK	BLACK COATED	BLACK	SHOP DRAWING	DESIGN BUILD		1/CD-7
F-13	6'-8" CHAIN LINK COURT GATE	PER DETAIL	GALVANIZED CHAIN LINK	BLACK COATED	BLACK	SHOP DRAWING	DESIGN BUILD		2/CD-6
F-14	6' DOG PARK GATE	PER DETAIL	GALVANIZED CHAIN LINK	BLACK COATED	BLACK	SHOP DRAWING	DESIGN BUILD		3/CD-6
F-15	EXISTING WOOD FENCE TO REMAIN								

SITE FEATURES

KEY	DESCRIPTION	SIZE	MODEL	COLOR / TYPE:	FINISH	MOCK-UP	SUPPLIER	COMMENTS	DETAIL
SF-1	WATER FOUNTAIN FEATURE	24' X 9'	CUSTOM	NEOEDGE SAWN, STELLA STONE VENEER	WALL CAP: SANDBLAST FINISH, LAREDO COLOR	VALORI - VP-WPK14ST VALORIPRECAST.COM	AAA - NATURAL STONE	CONTACT: Allison Dillard MOBILE: 949.355.3840	1/CD-8
SF-2	EMERSON BIKE RACK (3)	4'X20'X30"	EMERSON	STONE	POWDER COAT	SUBMITTAL	LANDSCAPE FORMS.COM	PER MANUFACTURER	3/CD-2
SF-3	CONCRETE COUNTER	PER DETAIL	P.I.P CONCRETE	NATURAL	GRIND/POLISHED/ SEALED	SAMPLE-2'X2' MOCK-UP SAMPLE	ELDORADOSTONE.COM		2/CD-8
SF-4	OVERHEAD STRUCTURE - A	PER DETAIL	AAA - NATURAL STONE	NEOEDGE SAWN, STELLA NAT. STONE VENEER	Q-M16SWC PRECAST	SHOP DRAWING	SHERWIN WILLIAMS		1/CD-9
SF-5	OVERHEAD STRUCTURE - B	PER DETAIL	TUBE STEEL	GAUNTLET GREY SW 7019	PAINTED	SHOP DRAWING	SHERWIN WILLIAMS		1/CD-10
SF-6	EXISTING BENCH BACKLESS			NATURAL				BOLT DOWN PER MANUFACTURER	-
SF-7	EXISTING BENCH WITH BACK			NATURAL				BOLT DOWN PER MANUFACTURER	-
SF-8	POE LITTER RECEPACLE	29'X44'X16"	POE	STONE	POWDER COAT	SUBMITTAL	LANDSCAPE FORMS.COM	SLOT OPENING PER MANUFACTURER	7/CD-5
SF-9	FIRE TABLE EMERGENCY SHUT-OFF	30'X4'X4"	TUBE STEEL	BLACK	PAINTED	SHOP DRAWING	SHERWIN WILLIAMS	NATURAL GAS EMERGENCY SHUT-OFF	3/CD-8
SF-10	TOT LOT PLAY EQUIPMENT (RELOCATED)	1/CD-11	PROJECT# 16-3357A BANCA				PLAYWORLD	DAVE BANG INC ALEX BERON 800-669-2585	-
SF-11	PICKLEBALL NET & POSTS	22' X 36' NET #8354 PW.ATHLETIC.MFG.CO.	MODEL 2202-11P POSTS PW.ATHLETIC.MFG.CO.	BLACK	POWDER COAT	NO	CONTACT: DAVE BANG (800) 669-2585	PER MANUFACTURER	5/CD-7
SF-12	TENNIS NET & POSTS	42' X 42' NET #8352 PW.ATHLETIC.MFG.CO.	MODEL 2201-11P POSTS PW.ATHLETIC.MFG.CO.	BLACK	POWDER COAT	NO	CONTACT: DAVE BANG (800) 669-2585	PER MANUFACTURER	5/CD-7

REVISIONS				
No.	Description	Sht.	Approved	Date
1	XXXX			



CALL:TOLL FREE
1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

PLANS PREPARED BY:



ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.

34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY

GATED ENTRY & PARK PLANS

FINISH SCHEDULE

DESIGNED SMP

DRAWN DM

CHECKED MM

DATE 11-23-2020

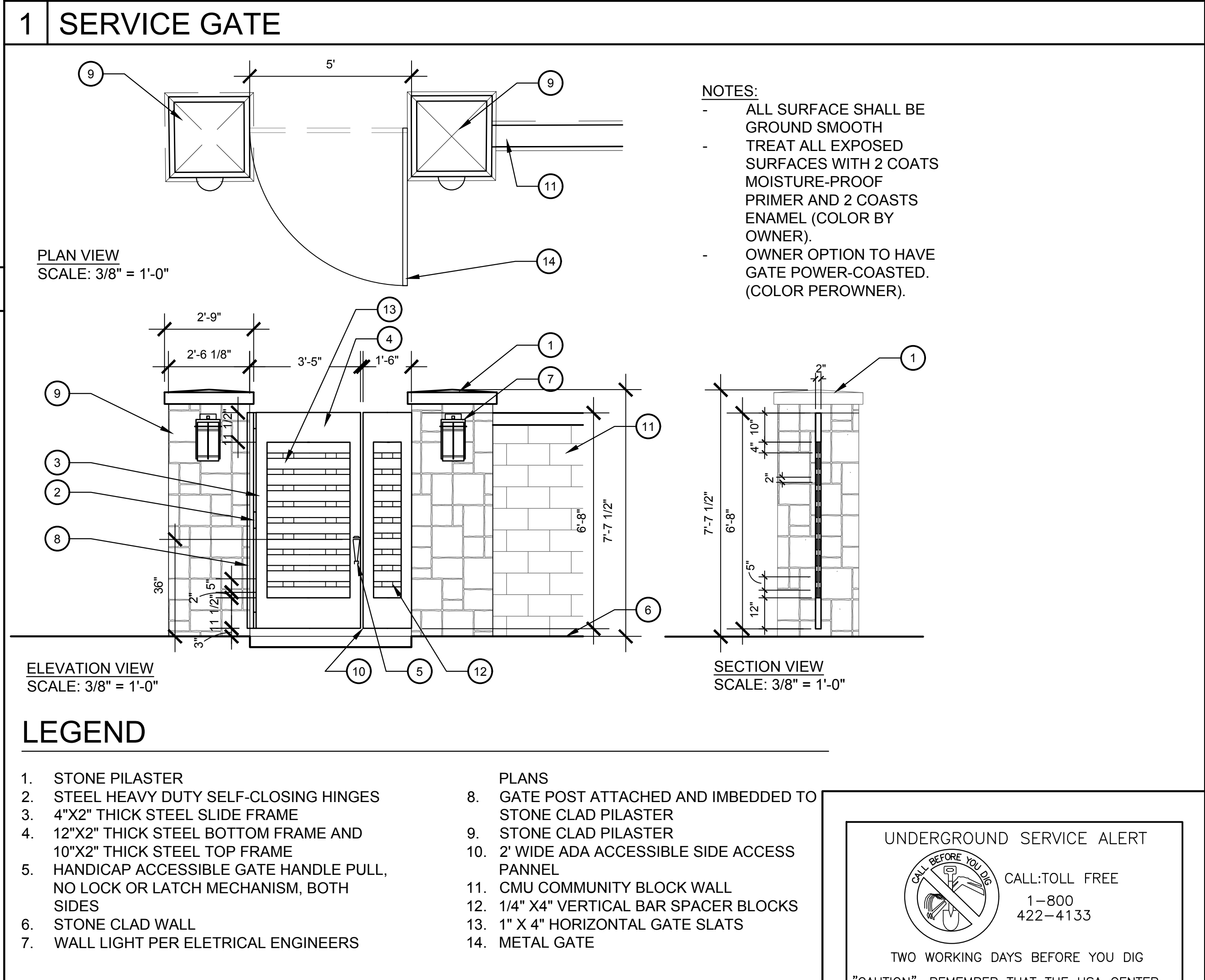
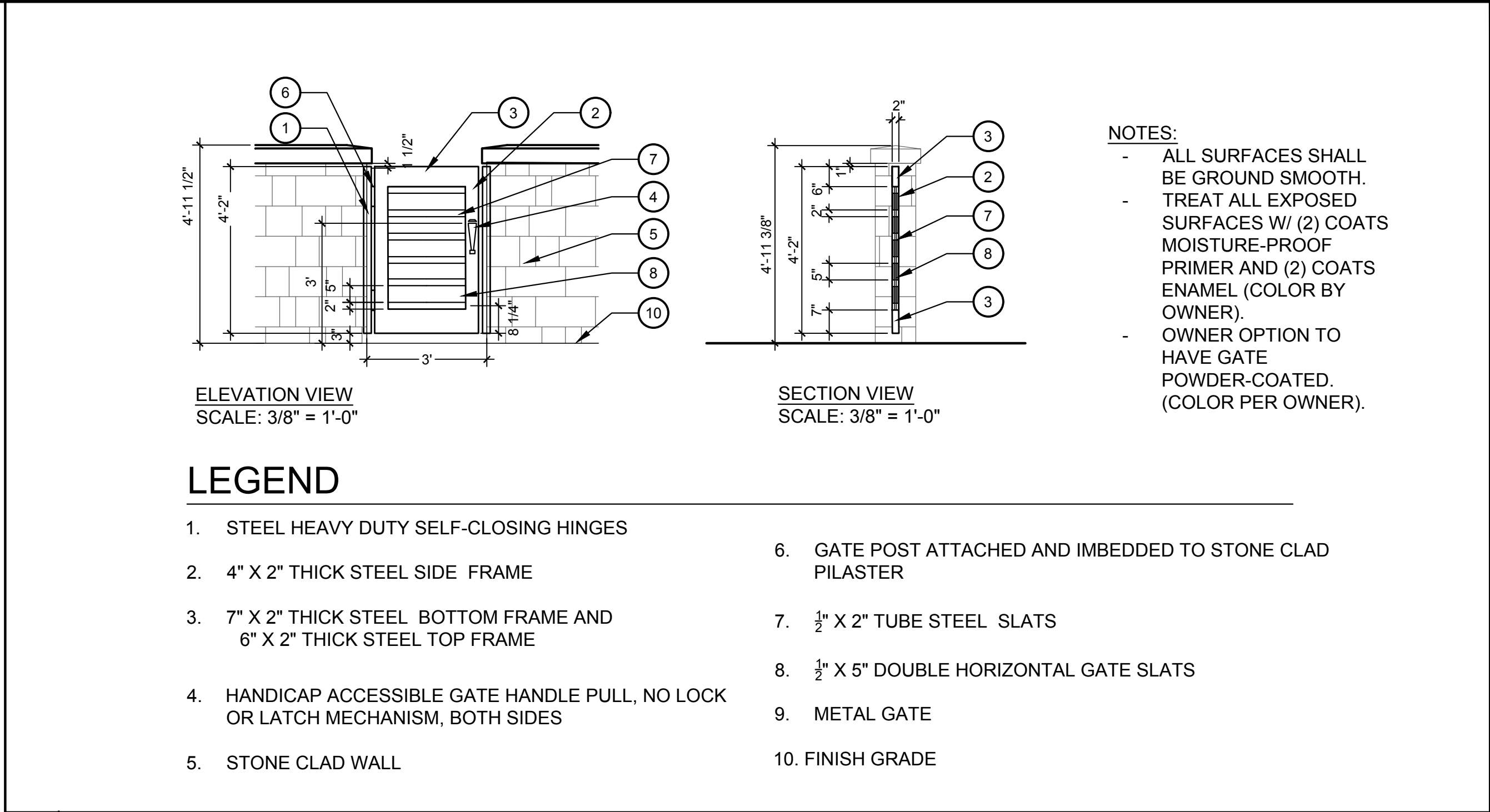
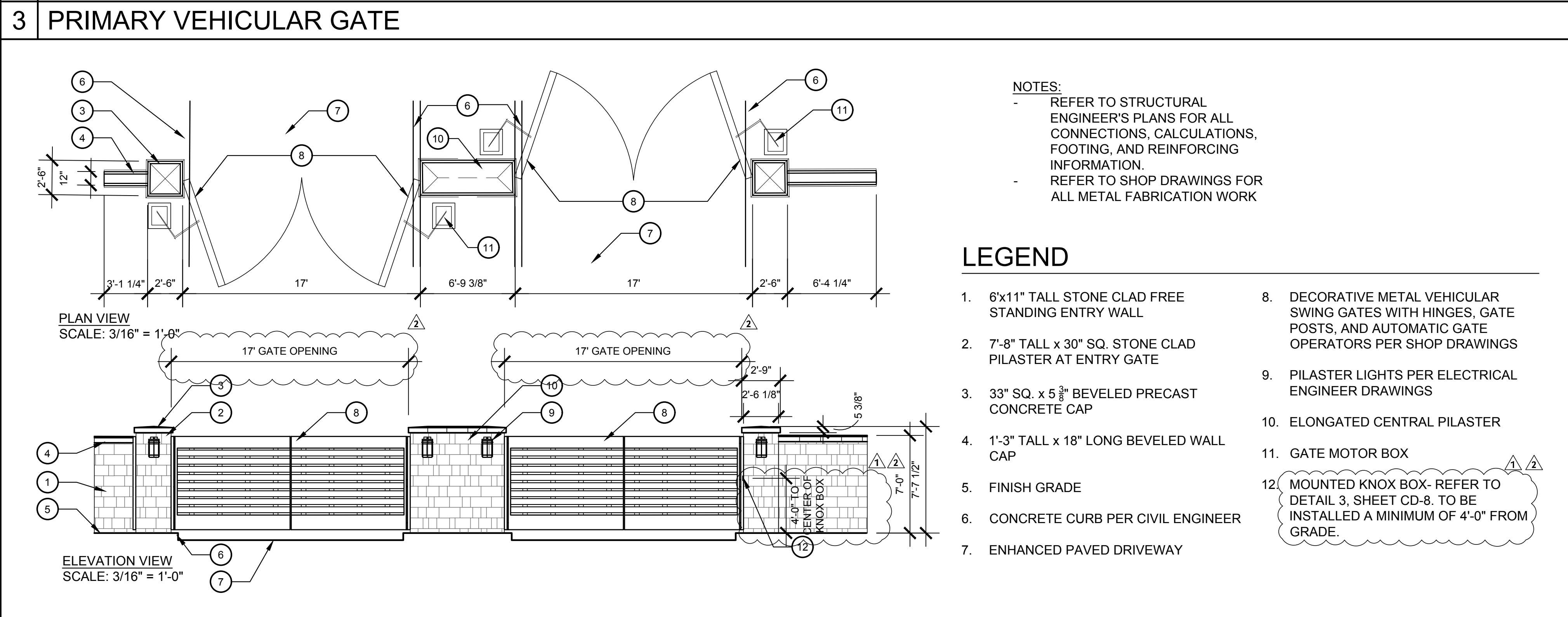
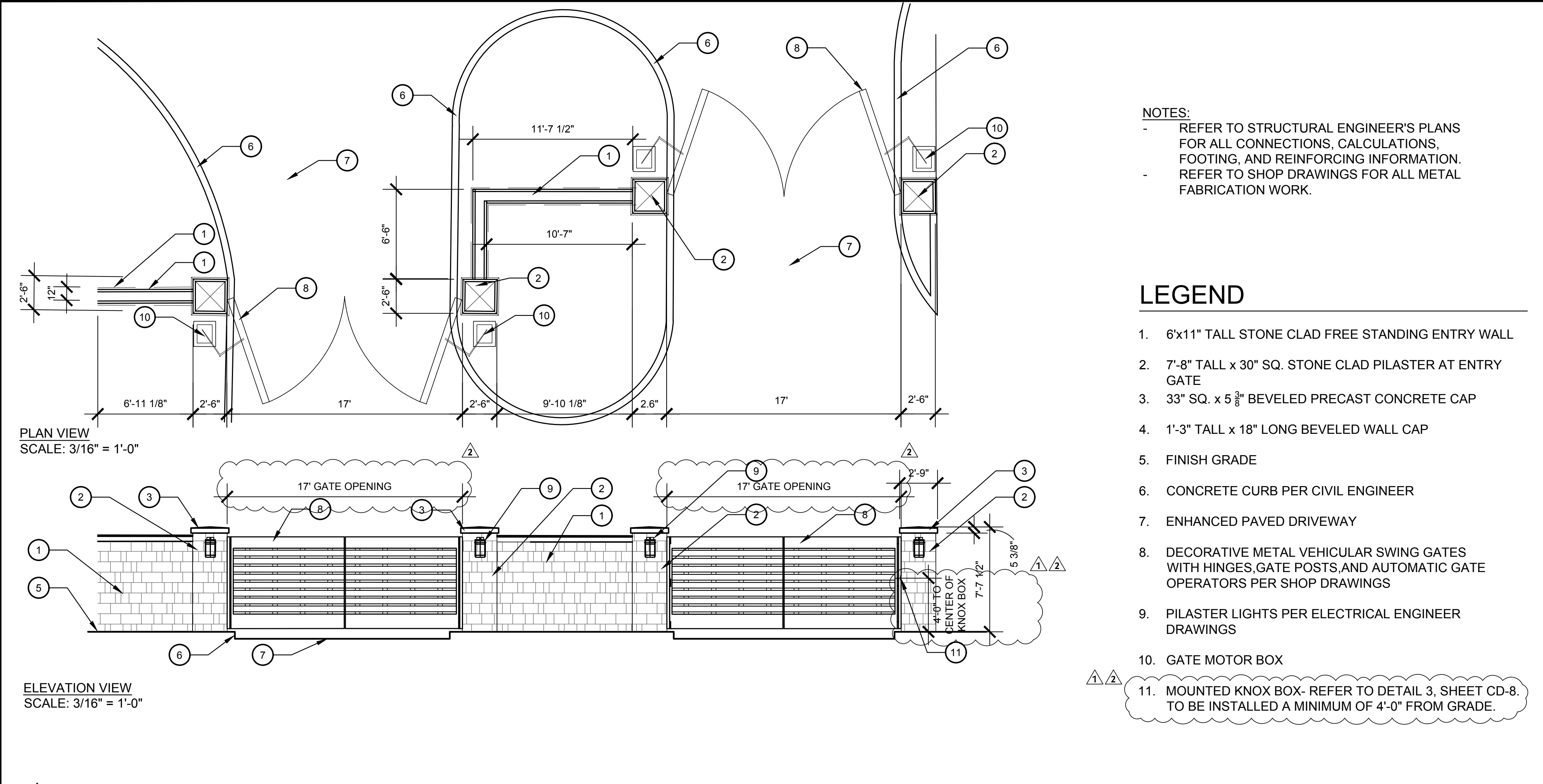
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FS-1

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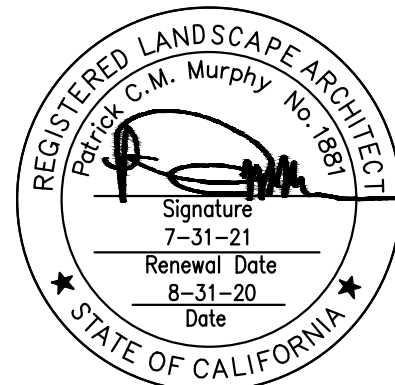
8 OF 38 SHEETS

PERMIT#



REVISIONS				
No.	Description	Sht.	Approved	Date
1	KNOX BOX ADDED	CD-1, CD-8		08/02/21
2	OCFA PLAN CHECK COMMENTS, ADDED 'ATTACHMENT 3'	CD-1, CD-8		08/26/21

PLANS PREPARED BY:



CITY OF DANA POINT

MONARCH BAY HOA
32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS
CONSTRUCTION DETAILS

CAD FILE NAME:

982_MBE_CD.dwg

DESIGNED SMP

DRAWN DM

CHECKED MM

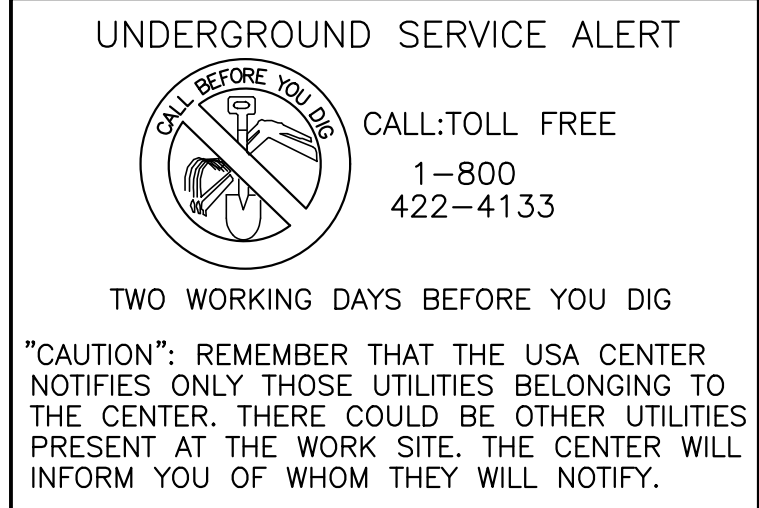
DATE 11-23-2020

JOB NO. 742982

CD-1

9 OF 38 SHEETS

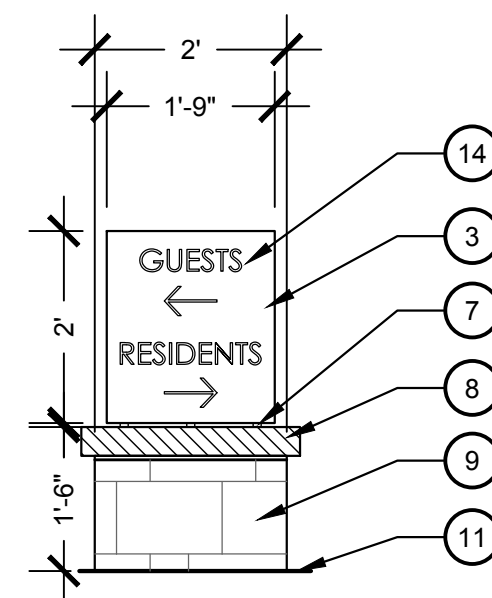
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SECTION
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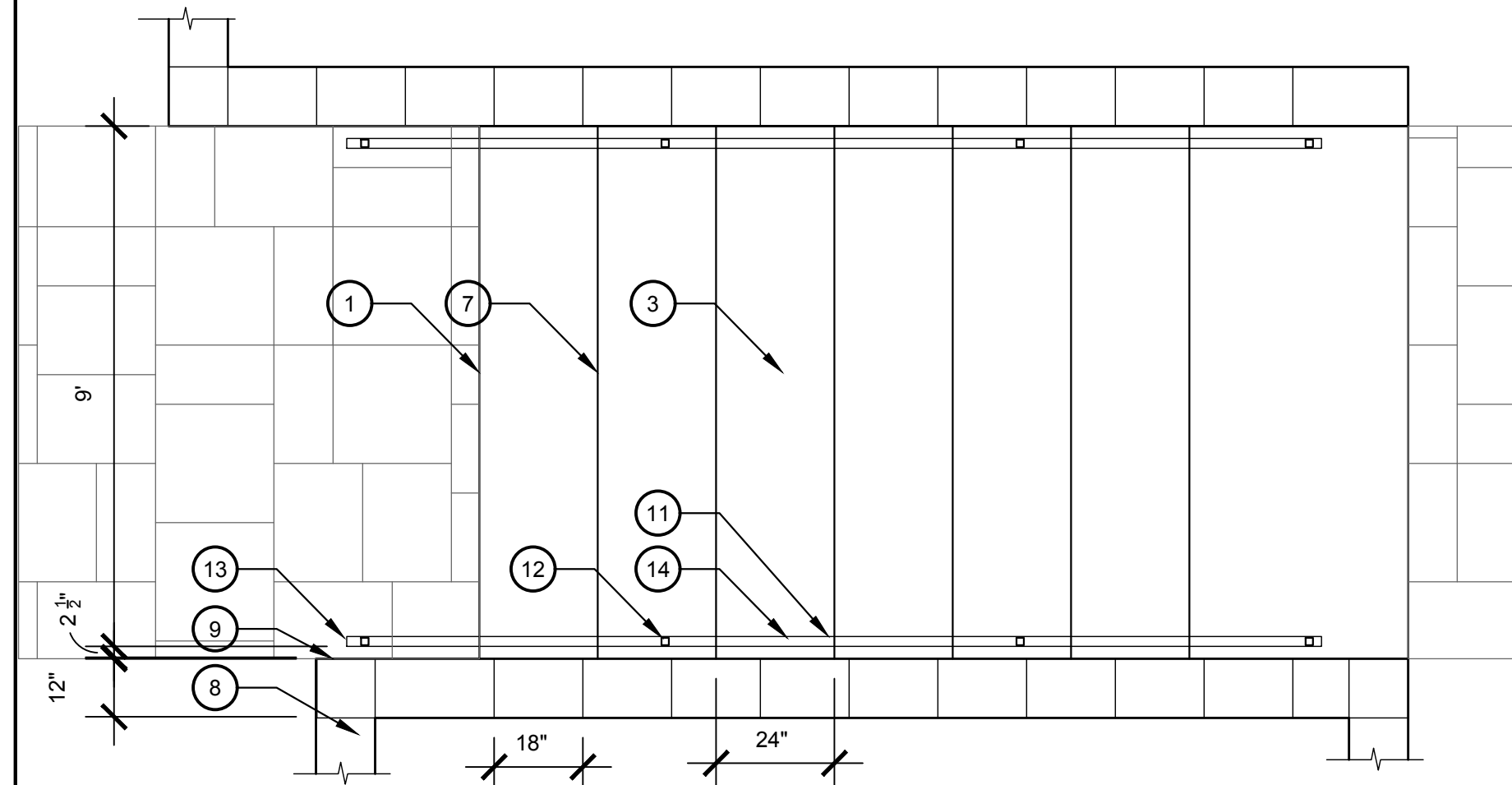
LEGEND

- | | | |
|----|--|---|
| 1. | $\frac{1}{8}$ " ALUMINUM BACK & RETURN | CONDUIT ADAPTER AND NUT |
| 2. | LED INTERNAL LIGHTS | RING, EPOXY CONDUIT IN |
| 3. | FRONT PANEL | PLACE |
| 4. | STONE CLAD FINISH, REFER
TO FINISH SCHEDULE | 8. STONE WALL CAP |
| 5. | IDEAL #73B ORANGE WIRE
NUT | 9. STONE CLAD FINISH, REFER
TO DETAIL 8, SHEET CD-5 |
| 6. | $\frac{3}{4}$ " DRAIN HOLES AT LOW
POINTS | 10. CMU BLOCK STRUCTURE |
| 7. | $\frac{3}{2}$ " STAINLESS STEEL
CONDUIT WITH $\frac{1}{2}$ " THREADED | 11. FINISH GRADE |
| | | 12. STONE GROUT BLOCK |
| | | 13. CONC. FOOTING |
| | | 14. $\frac{3}{4}$ " THICK LETTER AND ARROW
CUT-OUTS ON STEEL PANEL |

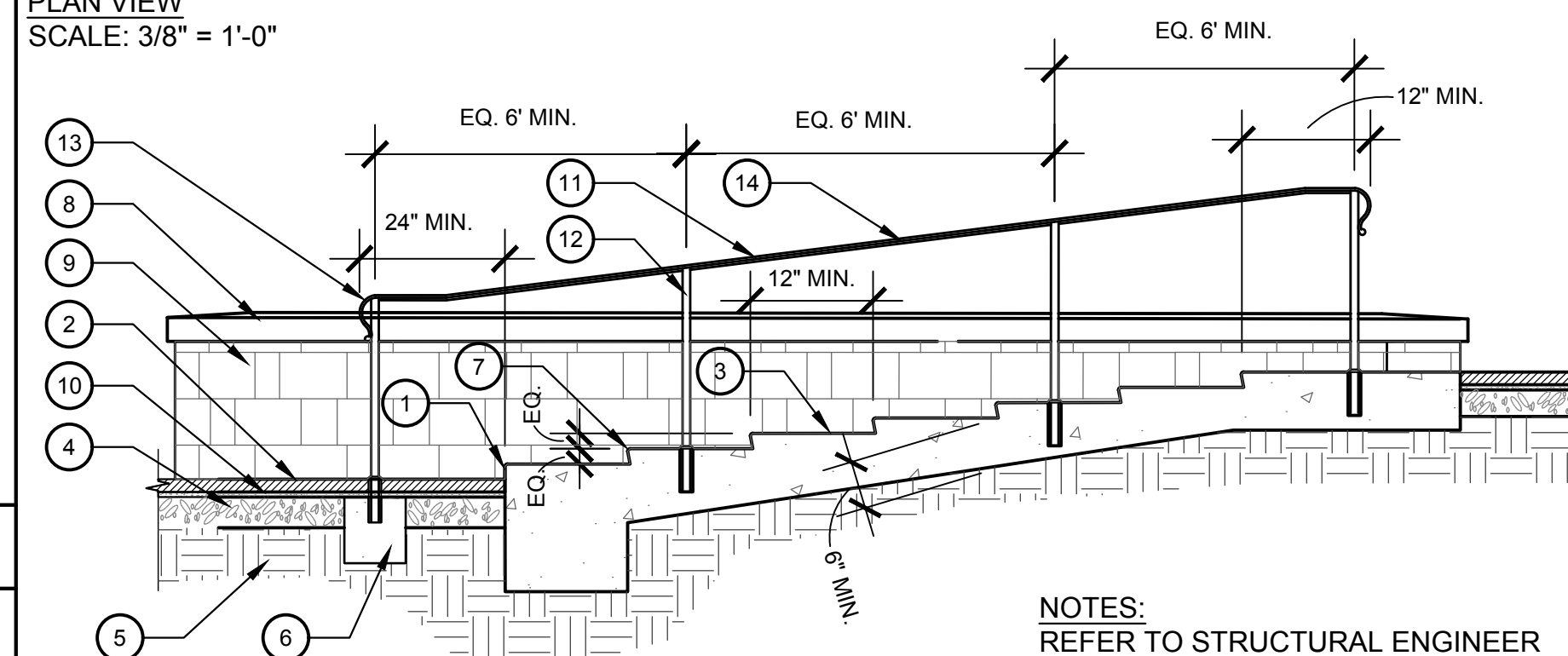


NOTES:
REFER TO STRUCTURAL
ENGINEER DETAILS FOR
ACTUAL SIZE OF
CONCRETE FOOTING
AND SIZE AND SPACING
OF REINFORCING STEEL.

ELEVATION
SCALE: 1/2" = 1'-0"



PLAN VIEW
SCALE: 3/8" = 1'-0"

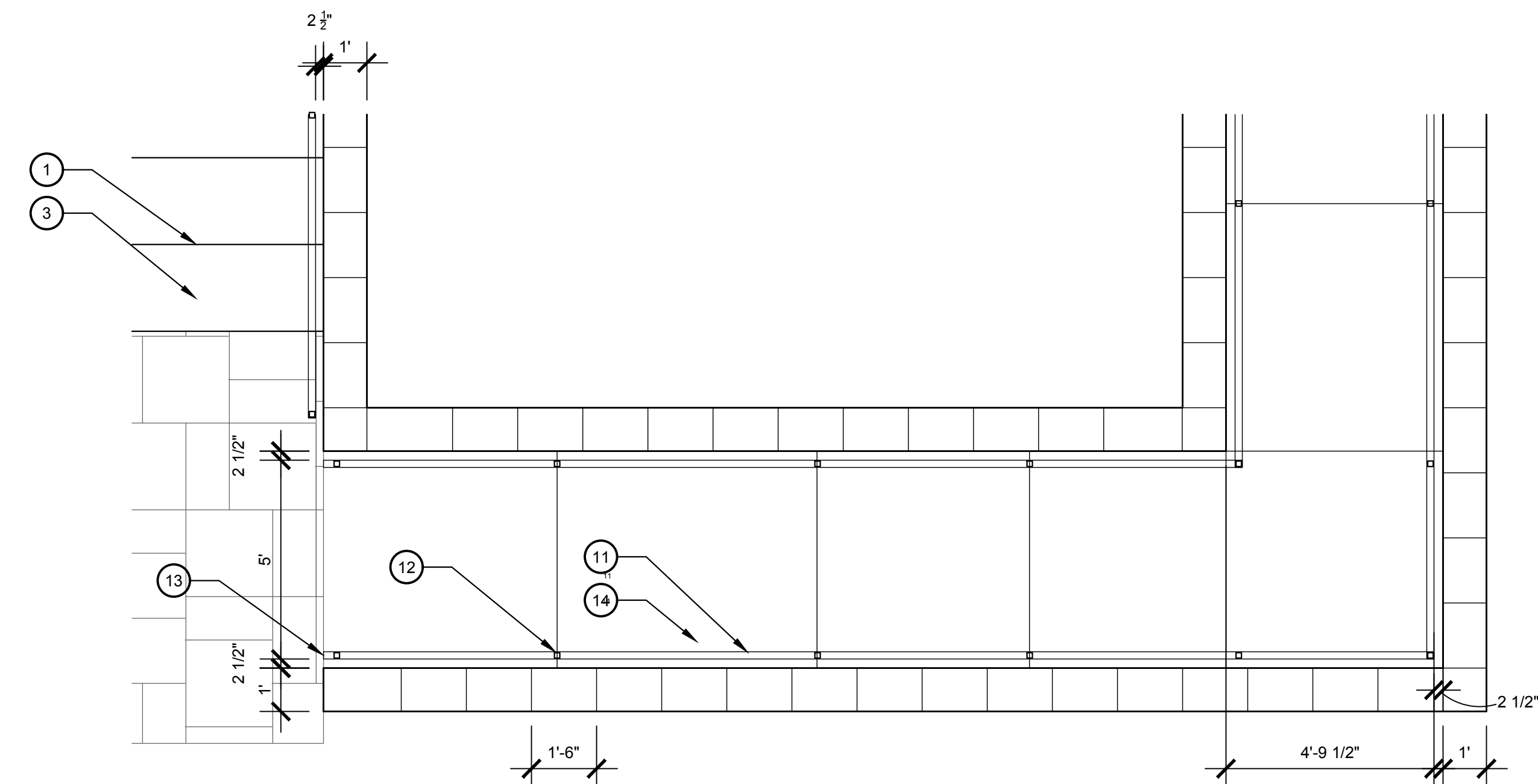


SECTION VIEW
SCALE: 3/8" = 1'-0"

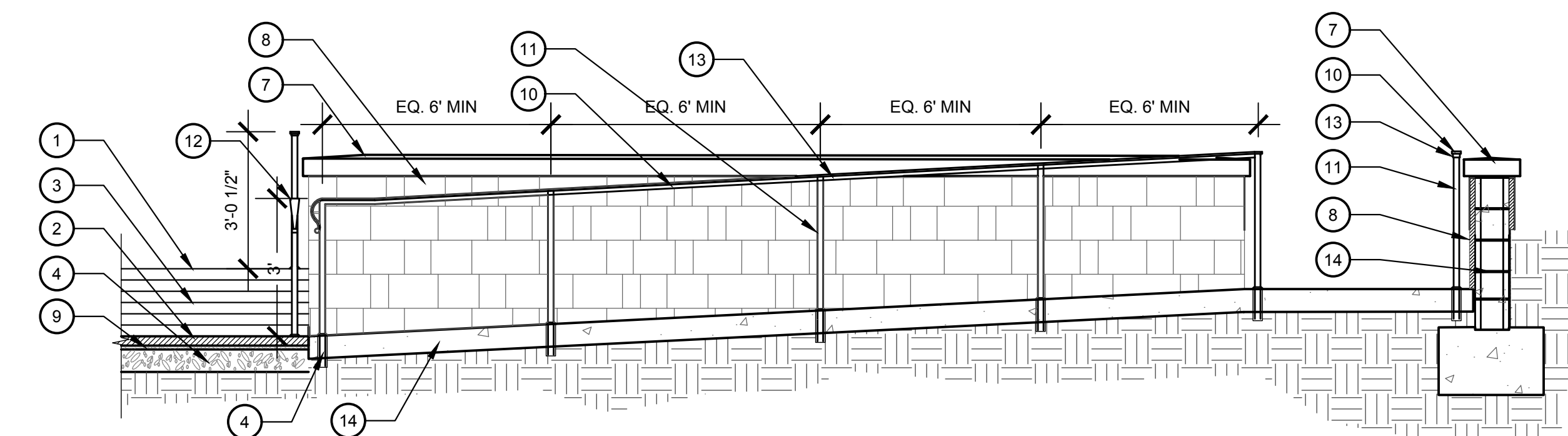
NOTES:
REFER TO STRUCTURAL ENGINEER
DETAILS FOR ACTUAL SIZE OF
CONCRETE FOOTING AND SIZE AND
SPACING OF REINFORCING STEEL.

LEGEND

- | | | | |
|----|---|-----|---|
| 1. | REFER TO GRADING PLAN FOR NUMBER OF RISERS | 9. | STONE CLAD RETAINING CHEEK WALL |
| 2. | CONCRETE UNIT PAVING - REFER TO FINISH SCHEDULE | 10. | SAND SETTING BED |
| 3. | CONCRETE STEPS - REFER TO FINISH SCHEDULE | 11. | $\frac{5}{8}$ " x 2 1/4" TUBULAR STEEL HANDRAIL TOP RAIL, PAINTED |
| 4. | AGGREGATE SUB-BASE | 12. | 1 $\frac{1}{2}$ " SQ. TUBE STEEL POST HAMMERED FINISH, PAINTED |
| 5. | COMPACTED SUB-GRADE | 13. | 2 $\frac{1}{4}$ " WIDE x $\frac{5}{8}$ " THICK DECORATIVE LAMBS TONGUE, PAINTED |
| 6. | CONCRETE RAIL FOOTING | 14. | 1" x 1 $\frac{1}{4}$ " TUBE STEEL SUPPORT UNDER RAIL, PAINTED |
| 7. | $\frac{3}{4}$ " RADIUS NOSE AT STEP | | |
| 8. | PRECAST CONCRETE WALL CAP | | |



PLAN VIEW
SCALE: 3/8" = 1'-0"



SECTION VIEW
SCALE: 3/8" = 1'-0"

NOTES:
REFER TO STRUCTURAL ENGINEER
DETAILS FOR ACTUAL SIZE OF
CONCRETE FOOTING AND SIZE AND
SPACING OF REINFORCING STEEL.

LEGEND

CALLO

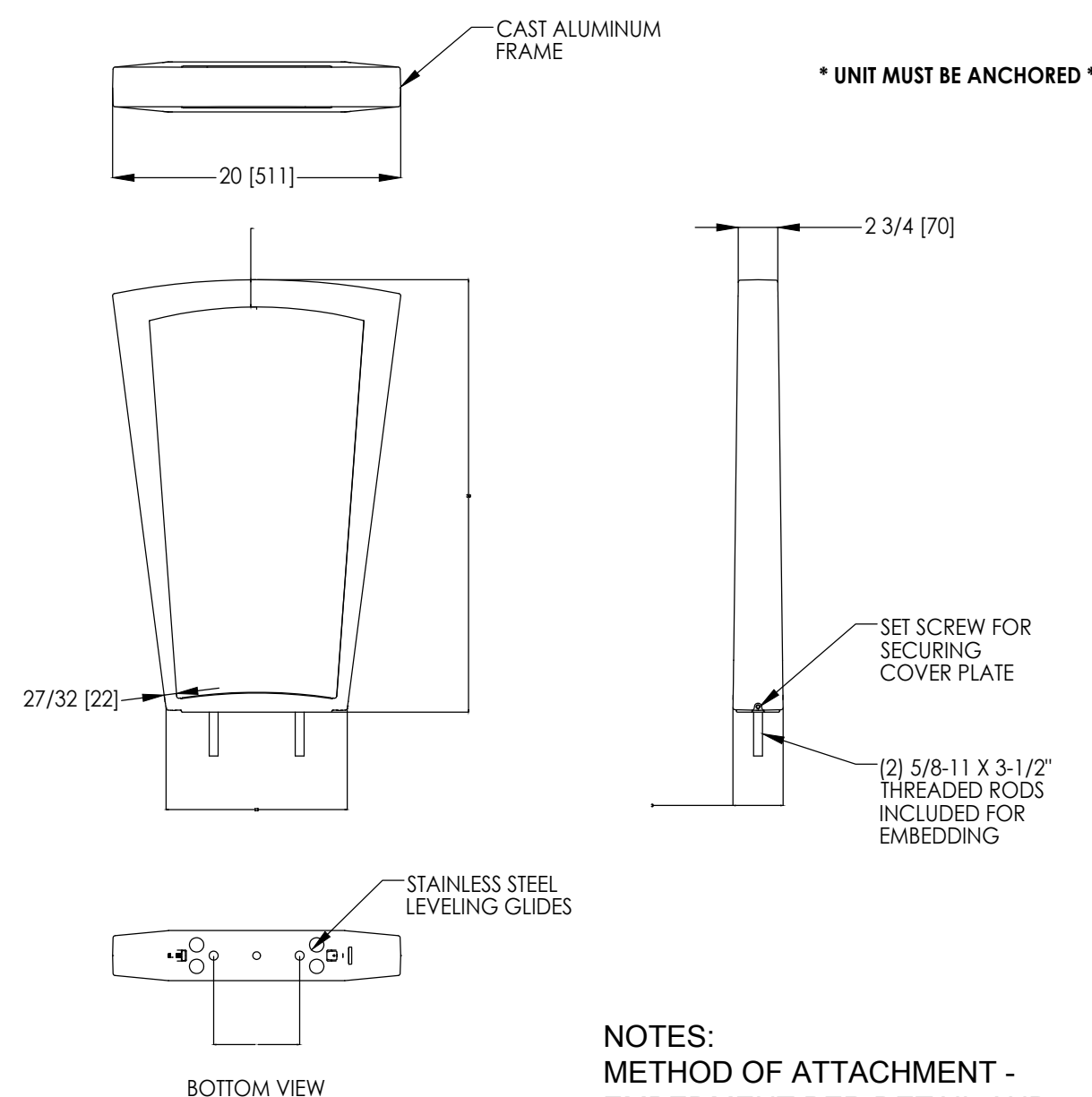
- | CALLOUT | | |
|---------|---|---|
| 1. | REFER TO GRADING PLAN FOR NUMBER OF RISERS | 7. PRECAST CONCRETE WALL CAP |
| 2. | CONCRETE UNIT PAVING - REFER TO FINISH SCHEDULE | 8. STONE CLAD RETAINING CHEEK WALL |
| 3. | CONCRETE STEPS - REFER TO FINISH SCHEDULE | 9. SAND SETTING BED |
| 4. | AGGREGATE SUB-BASE | 10. $\frac{5}{8}$ " x 2 1/4" TUBULAR STEEL HANDRAIL TOP RAIL, PAINTED |
| 5. | COMPACTED SUB-GRADE | 11. 1 $\frac{3}{4}$ " SQ. TUBE STEEL POST HAMMERED FINISH, PAINTED |
| 6. | CONCRETE RAIL POST CORE, EPOXY SET | 12. 2 $\frac{1}{4}$ " WIDE x $\frac{5}{8}$ " THICK DECORATIVE LAMBS TONGUE, PAINTED |
| | | 13. 1" x 1 $\frac{1}{2}$ " TUBE STEEL SUPPORT UNDER RAIL, PAINTED |
| | | 14. CONCRETE PAVING |
| | | 15. CMU BLOCK WALL AND FOOTING |
| | | 16. UT TEXT |
| | | 17. CALLOUT TEXT |
| | | 18. CALLOUT TEXT |
| | | 19. CALLOUT TEXT |

3	SECONDARY DIRECTIONAL SIGNAGE
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Emerson Bike Rack, Embedded
Product Drawing

www.landscapeforms.com

Date: 9/19/2016
Ph: 800.521.2540



SECTION VIEW
SCALE: 1" = 1'-0"

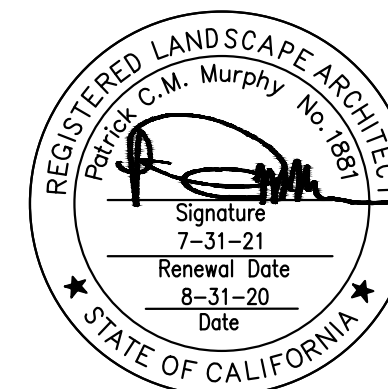
NOTES:
METHOD OF ATTACHMENT -
EMBEDMENT PER DETAIL AND
MANUFACTURER INSTALLATION.
COLOR PER FINISH SCHEDULE.

2	STAIR HANDRAIL
---	----------------

1	RAMP HANDRAIL
---	---------------

[illegible]

PLANS PREPARED BY:



CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY GATED ENTRY & PARK PLANS

CONSTRUCTION DETAILS

CAD FILE NAME:

982 MBE CD.dwg

DESIGNED	SMP
DRAWN	DM
CHECKED	MM
DATE	11-23-2020
JOB NO.	742982

CD-2

10 OF 38 SHEETS

PERMIT#

PERMIT#

PLAN VIEW
SCALE: 3/4" = 1'-0"

SECTION VIEW
SCALE: 3/4" = 1'-0"

LEGEND

- 1. 80MM PAVERS, REFER TO FINISH SCHEDULE
- 2. 1" SAND BASE
- 3. 4" DEEP BASE LAYER, AASHTO #57 AGGREGATE STONE
- 4. 8" DEEP SUBBASE LAYER, AASHTO #2 AGGREGATE STONE
- 5. COMPACTED SUBGRADE (95%)
- 6. 4" WIDE DIFFERENT STONE BAND

PARKING SPACE STRIPING PLAN VIEW
NTS

SECTION VIEW
SCALE: 3/4" = 1'-0"

LEGEND

- 1. 1'-6" x 1'-0" x 18 GA. REFLECTIVE PORCELAIN ENAMEL STANDARD "A.D.A.-COMPLIANT PARKING" SIGN WITH IDENTIFICATION SYMBOL. BOLT STL. TUBE W/ 3/8" CADIUM PLATED BOLTS, NUTS, & WASHERS.
- 2. 8" x 1'-0" x 18 GA. REFLECTIVE PORCELAIN ENAMEL SIGNAGE STATING "VAN ACCESSIBLE" (TYP. @ VAN ACCESS STALL)
- 3. 2" O. D x .188 GALV. STEEL PIPE.
- 4. PAINT PIPE BASE BLUE
- 5. PAVING
- 6. 1'-6" DIAM CONC BASE

STANDARD PARKING STALL PLAN VIEW
NTS

SECTION VIEW
SCALE: 3/4" = 1'-0"

LEGEND

- 1. PRECAST CONCRETE WHEEL STOP
- 2. TOP OF PAVING EPOXY-BOND TO PAVING
- 3. TWO (2) #5 REBARS IMBED 24" IN PAVING
- 4. TWO (2) #5 REBARS IMBED 24" IN PAVING

SECTION VIEW
SCALE: 3/4" = 1'-0"

LEGEND

- 1. PLANTING AREA, 1" MINIMUM LOWER THAN PAVING
- 2. 4" DEEP BASE LAYER, 4" AASHTO #57 AGGREGATE STONE
- 3. 80MM PAVER, REFER TO FINISH SCHEDULE
- 4. 1" SAND BASE - REFER TO SOILS REPORT
- 5. COMPACTED SUBGRADE (95%)
- 6. POURED IN PLACE CONCRETE EDGE BLOCK
- 7. EPOXY SET PAVER EDGE
- 8. 8" DEEP SUBBASE LAYER, 6" AASHTO #2 AGGREGATE STONE

SECTION VIEW
SCALE: 1" = 1'-0"

LEGEND

- 1. #3 NOSE BAR - REFER TO SOILS REPORT
- 2. EXPANSION JOINT, TYP.
- 3. REFER TO GRADING PLAN FOR NUMBER OF RISERS
- 4. CONCRETE PAVING - REFER TO FINISH SCHEDULE
- 5. 4" MIN SUB-BASE LAYER - AASHTO #2 AGGREGATE STONE
- 6. 1/2" RADIUS ON NOSE OF TREADS
- 7. #3 REBAR - REFER TO SOILS
- 8. COMPACTED SUB-GRADE (95%)

SECTION VIEW
SCALE: 3/4" = 1'-0"

LEGEND

- 1. 80MM PAVERS, REFER TO FINISH SCHEDULE
- 2. 1" SAND BASE
- 3. 4" DEEP BASE LAYER, 4" AASHTO #57 AGGREGATE STONE
- 4. COMPACTED SUBGRADE (95%)
- 5. 1'X1' CONC. BAND WITH #3 REBAR
- 6. 3/4" EXPANSION JOINT
- 7. 8" DEEP SUBBASE LAYER, 6" AASHTO #2 AGGREGATE STONE

SECTION VIEW (1)
SCALE: 1" = 1'-0"

SECTION VIEW (2)
SCALE: 1" = 1'-0"

LEGEND

- 1. POLYSTYRENE JOINT CAP OVER EXPANSION BOARD. REMOVE TOP OF JOINT CAP PRIOR TO CAULKING. (SEE NOTE)
- 2. 3/8" WIDE FULL DEPTH POLY-FOAM EXPANSION BOARD
- 3. 4" MIN. CONCRETE PAVING - REFER TO FINISH SCHEDULE, SHEET FS-1 FOR COLOR, FINISH AND/OR PATTERN
- 4. 1/8" RADIUS - ALL EDGES
- 5. 3/4" DEEP X 3/8" WIDE (MAX.) SCORE JOINT WITH 1/4" RADIUS EDGES WHERE OCCURS SEE CONSTRUCTION PLAN
- 6. REINFORCING STEEL (#3 @18" EACH WAY)
- 7. 4" MIN LAYER SUB-BASE - AASHTO #2 AGGREGATE STONE
- 8. FINISH GRADE
- 9. COMPACTED SUBGRADE (95%)
- 10. 1" MINIMUM, 2" AT TURF AREAS

SECTION VIEW
SCALE: 3/4" = 1'-0"

LEGEND

- 1. PLANTING AREA, 1" MINIMUM LOWER THAN PAVING
- 2. POURED IN PLACE CONCRETE EDGE BLOCK
- 3. 60MM CONCRETE PAVERS, REFER TO FINISH SCHEDULE FOR PAVER INFO
- 4. 1" SAND BASE - REFER TO FINISH SCHEDULE
- 5. 4" DEEP BASE LAYER, 4" AASHTO #57 AGGREGATE STONE
- 6. COMPACTED SUBGRADE (95%)
- 7. 12" EPOXY SET EDGE PAVER
- 8. 8" DEEP SUBBASE LAYER, AASHTO #2 AGGREGATE STONE

REVISIONS				
No.	Description	Sht.	Approved	Date
2	UPDATE SUB-BASE MATERIAL PER SOILS REPORT	CD-4		08/26/21

PLANS PREPARED BY:

CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY

GATED ENTRY & PARK PLANS

CONSTRUCTION DETAILS

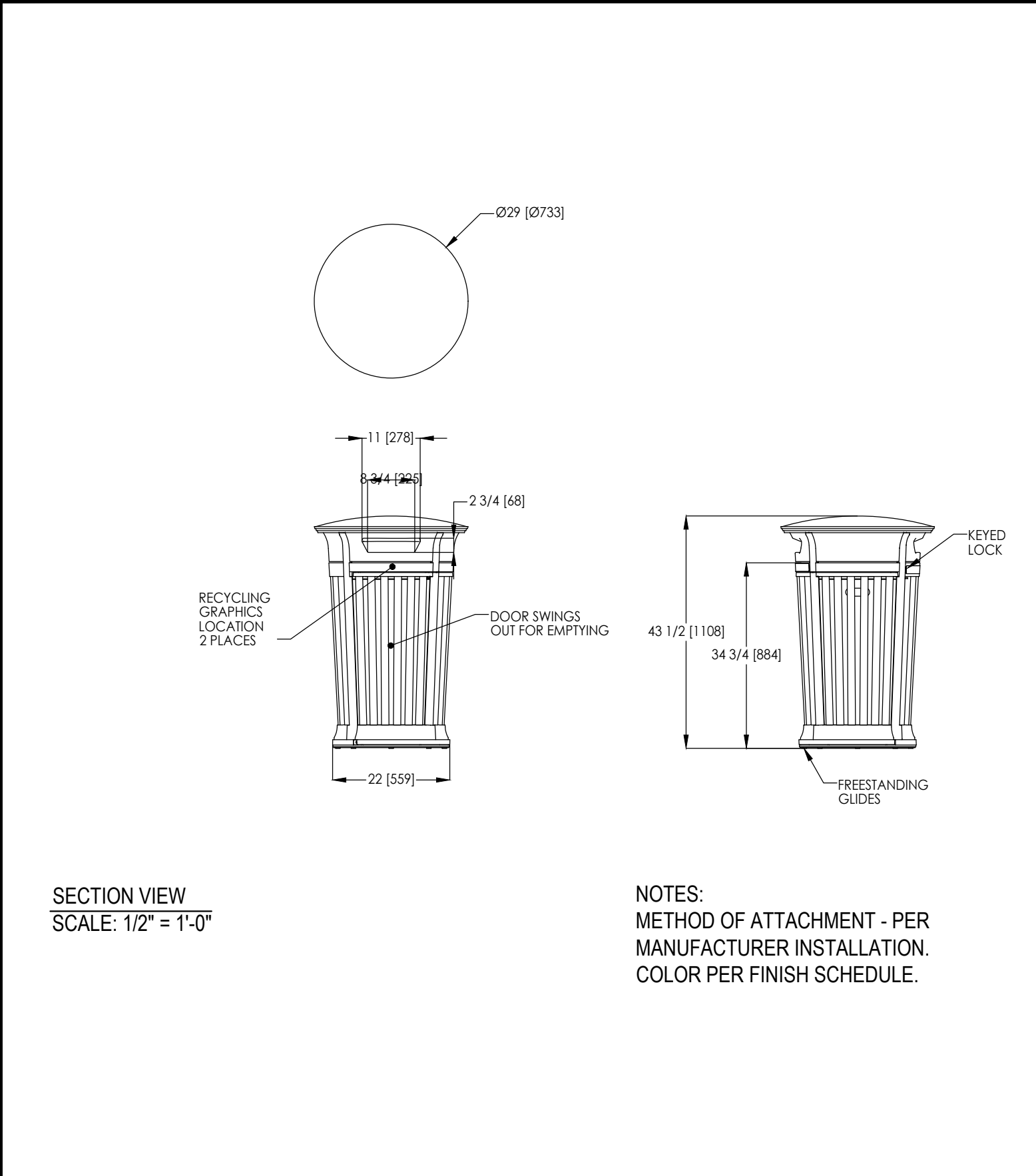
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DESIGNED SMP
DRAWN DM
CHECKED MM
DATE 11-23-2020
JOB NO. 742982

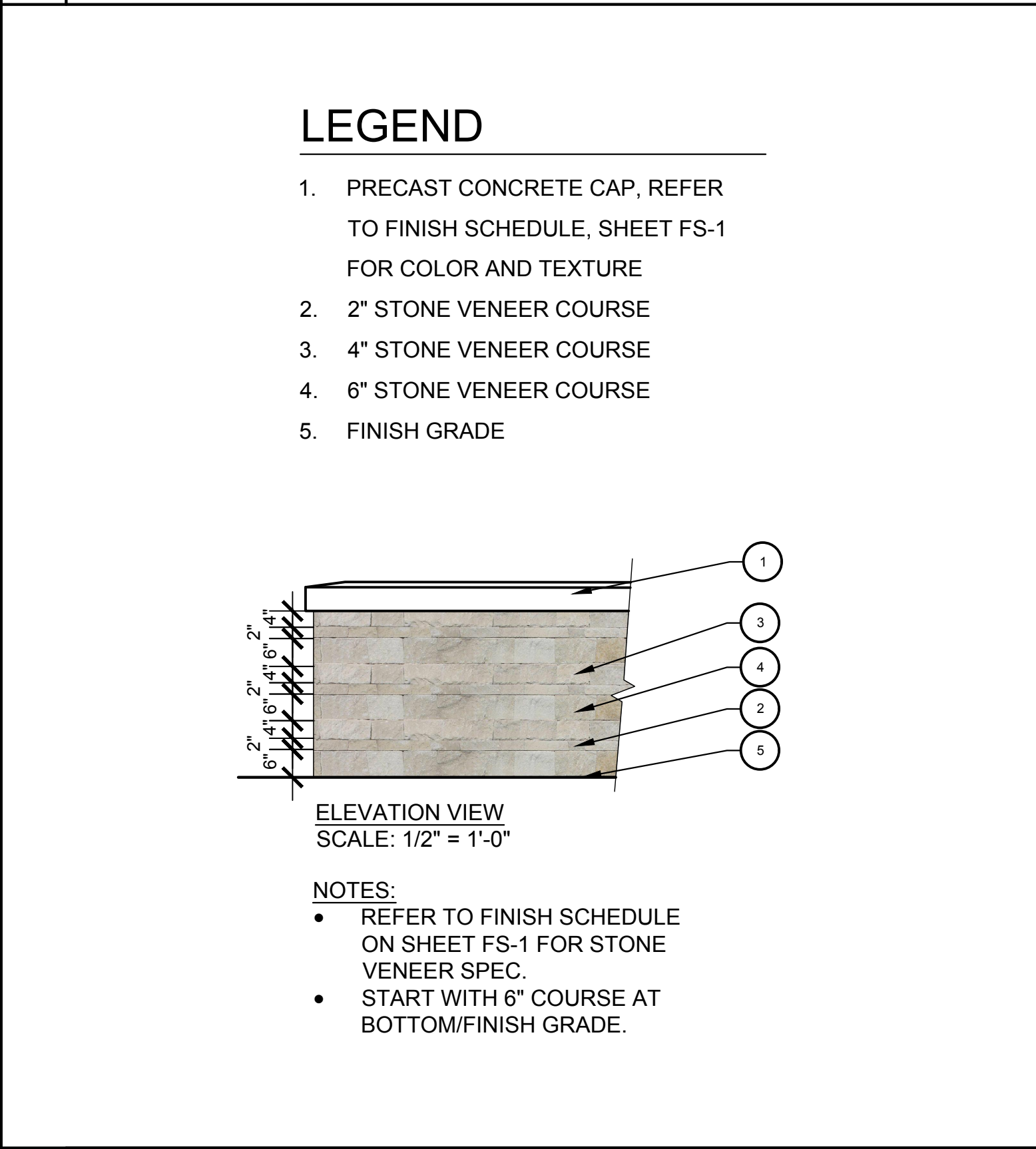
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12 OF 38 SHEETS

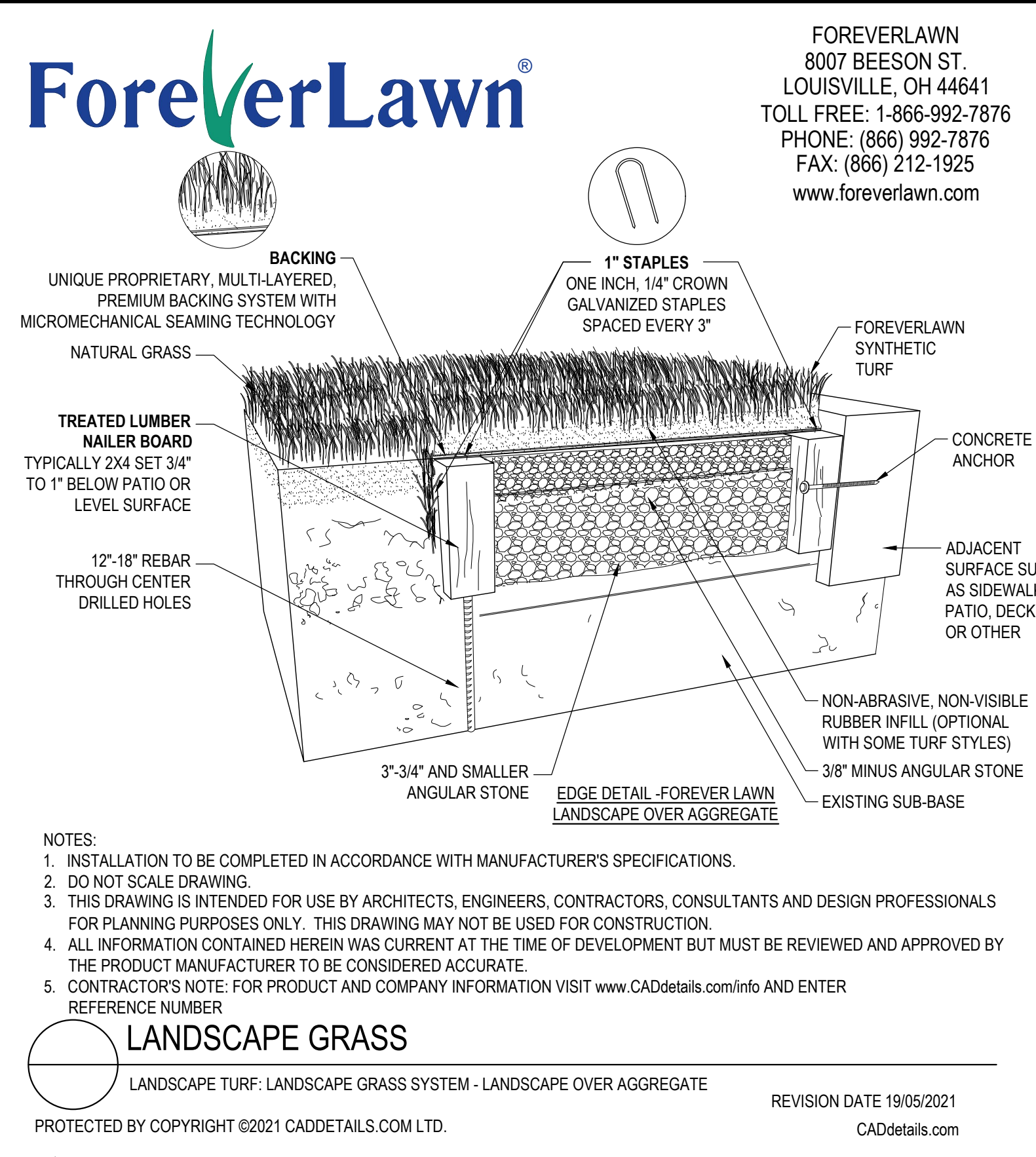
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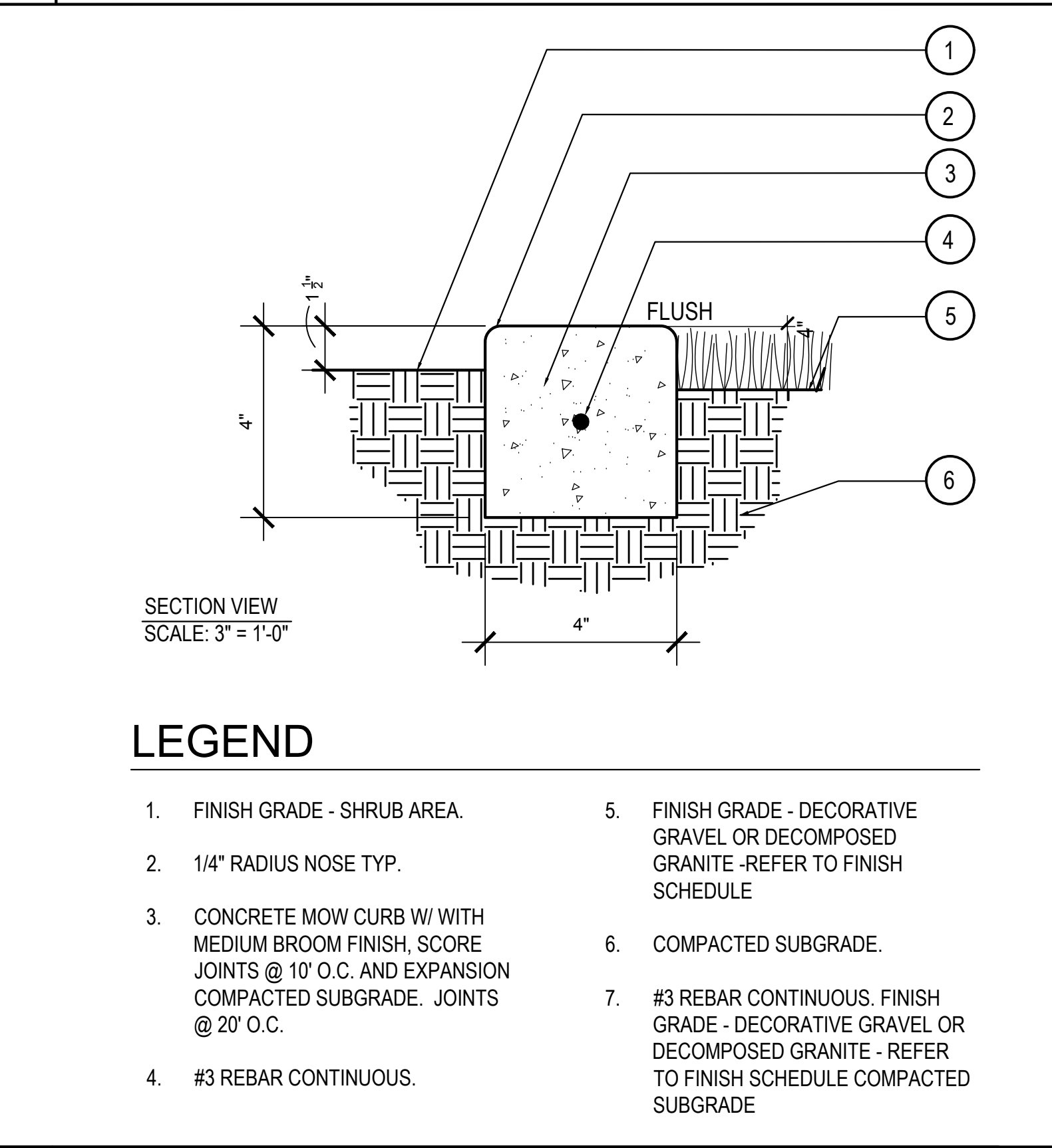
7 LITTER RECEPTACLE



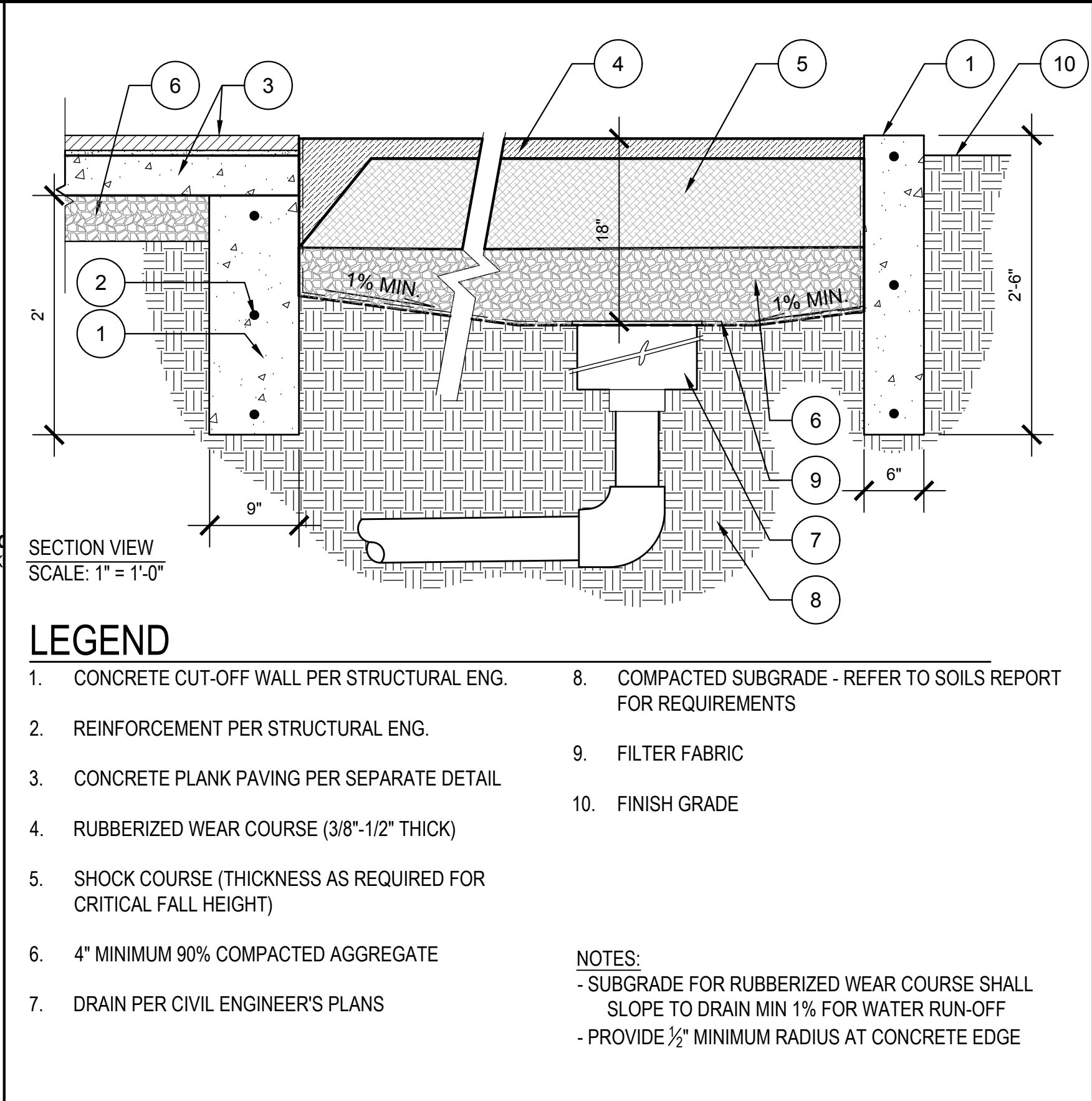
8 STONE VENEER INSTALLATION PROFILE



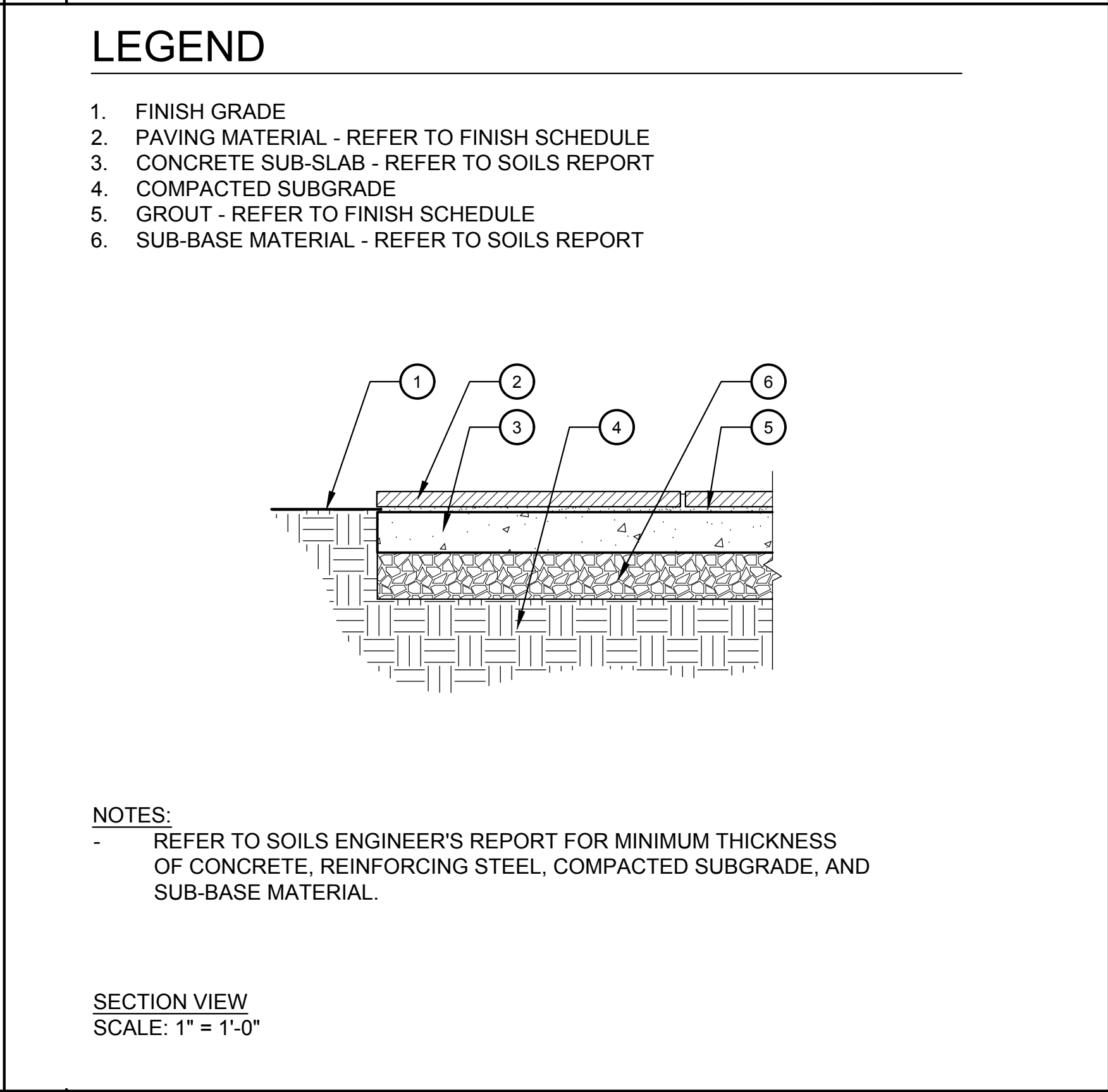
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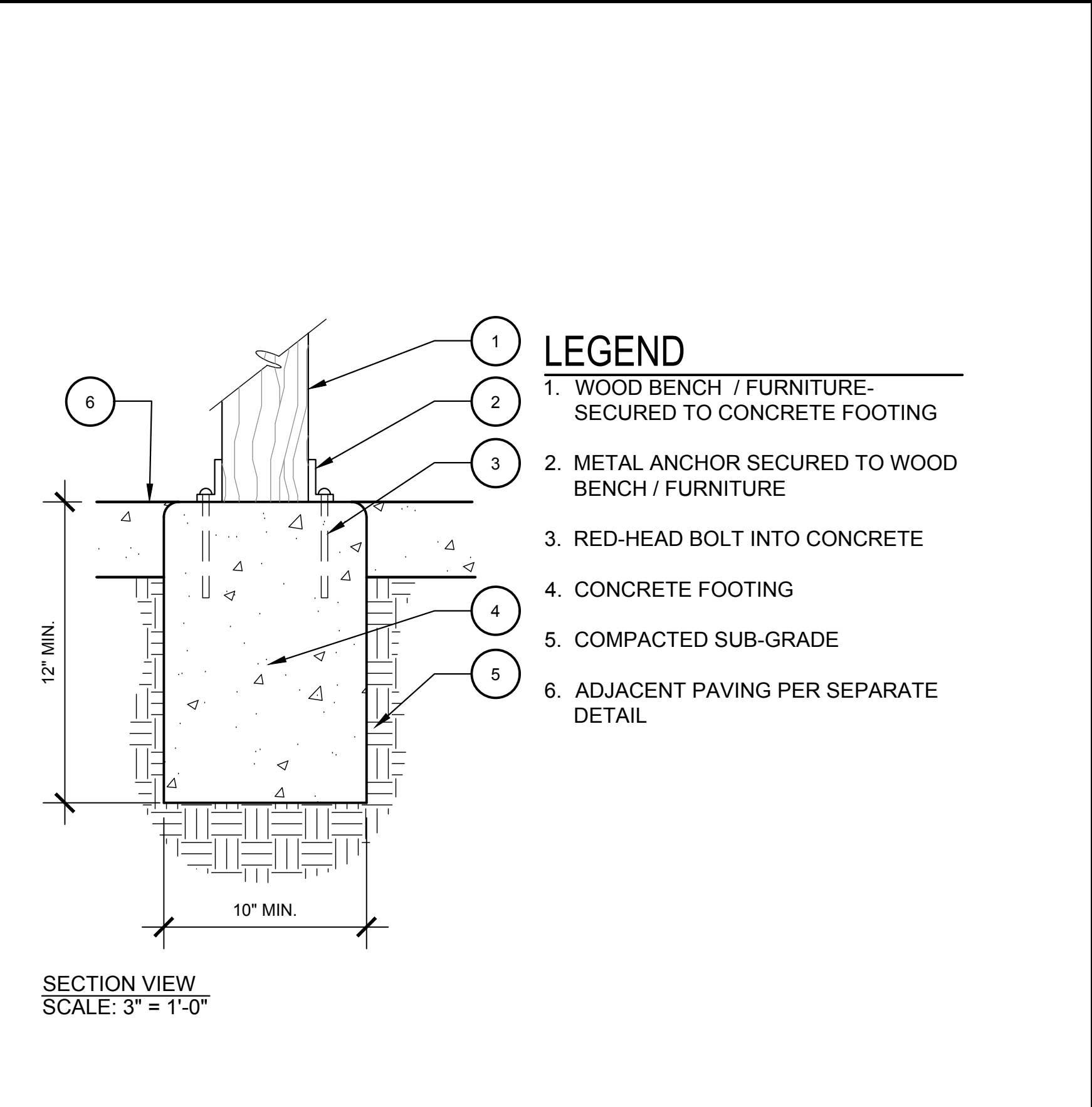
6 MOW CURB



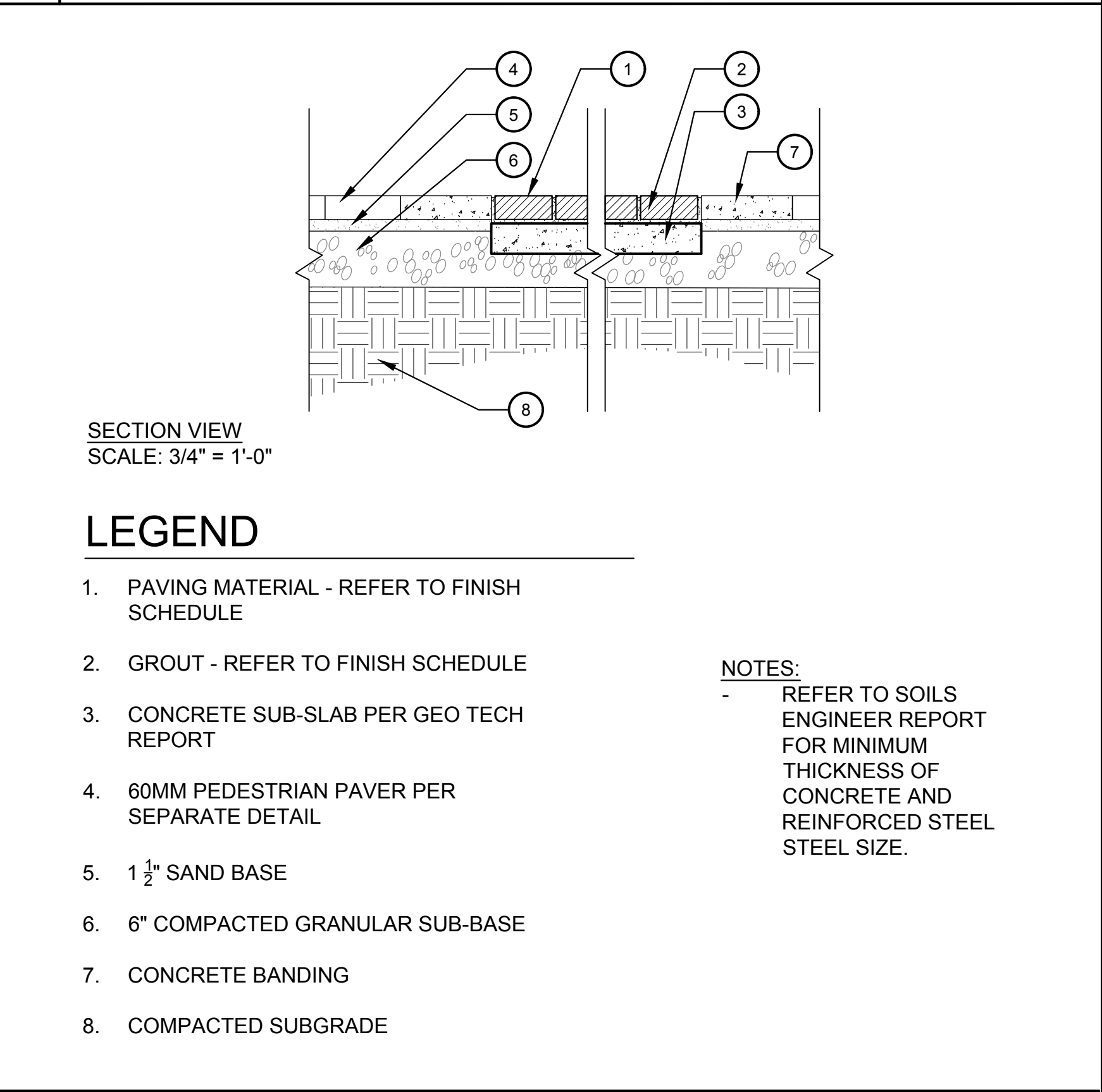
3 RUBBERIZED PLAY SURFACE



4 CONCRETE TILE PAVING




1 CONCRETE ANCHOR



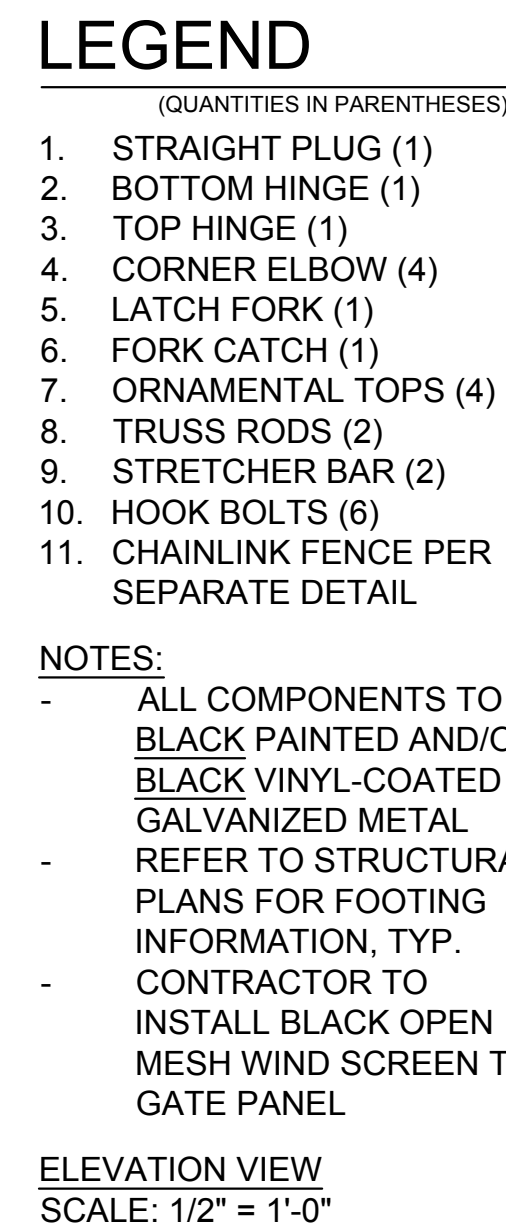
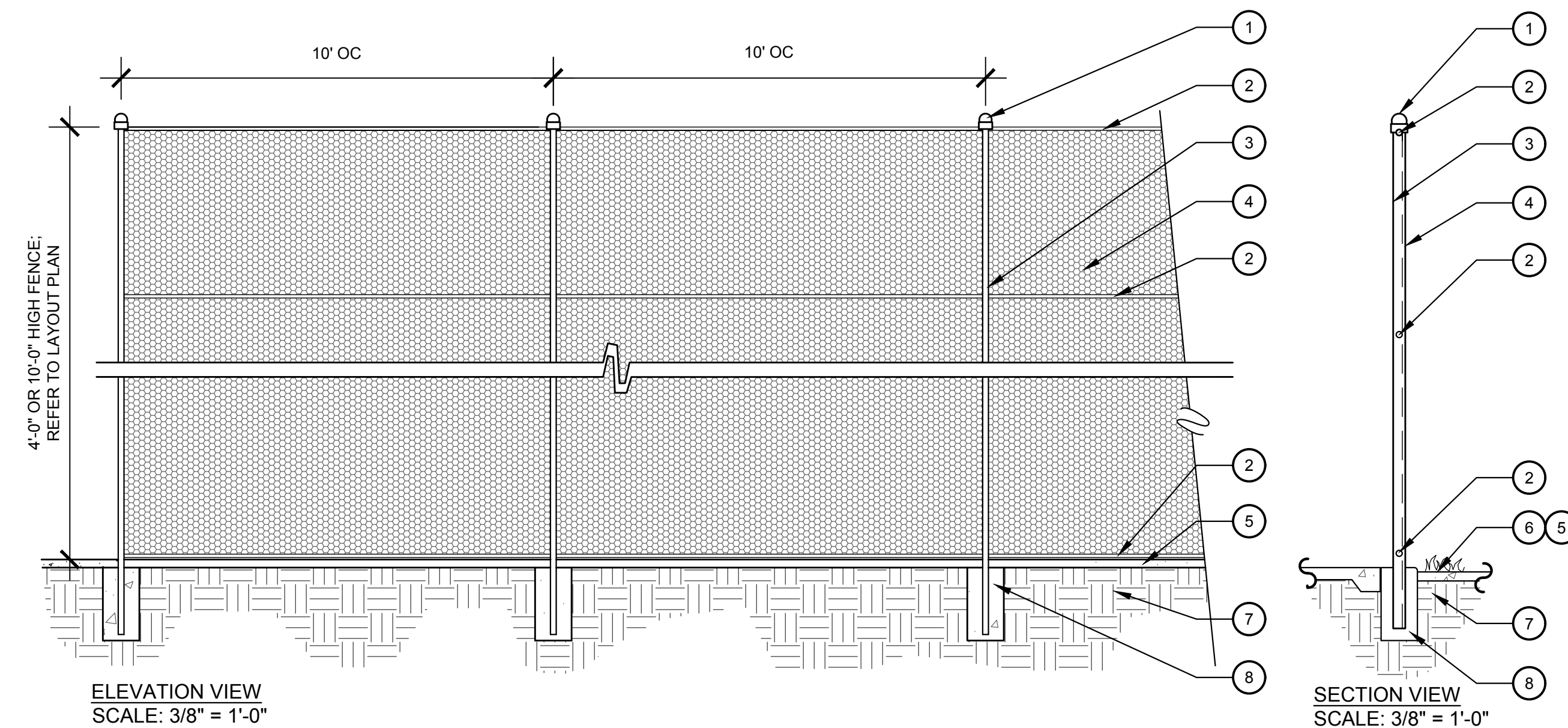
2 DEDICATION PAVER

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PLANS PREPARED BY:	
 SUMMERS/MURPHY & PARTNERS, INC. 34197 COAST HWY SUITE 200 DANA POINT CA 92629 (949) 443-1446	

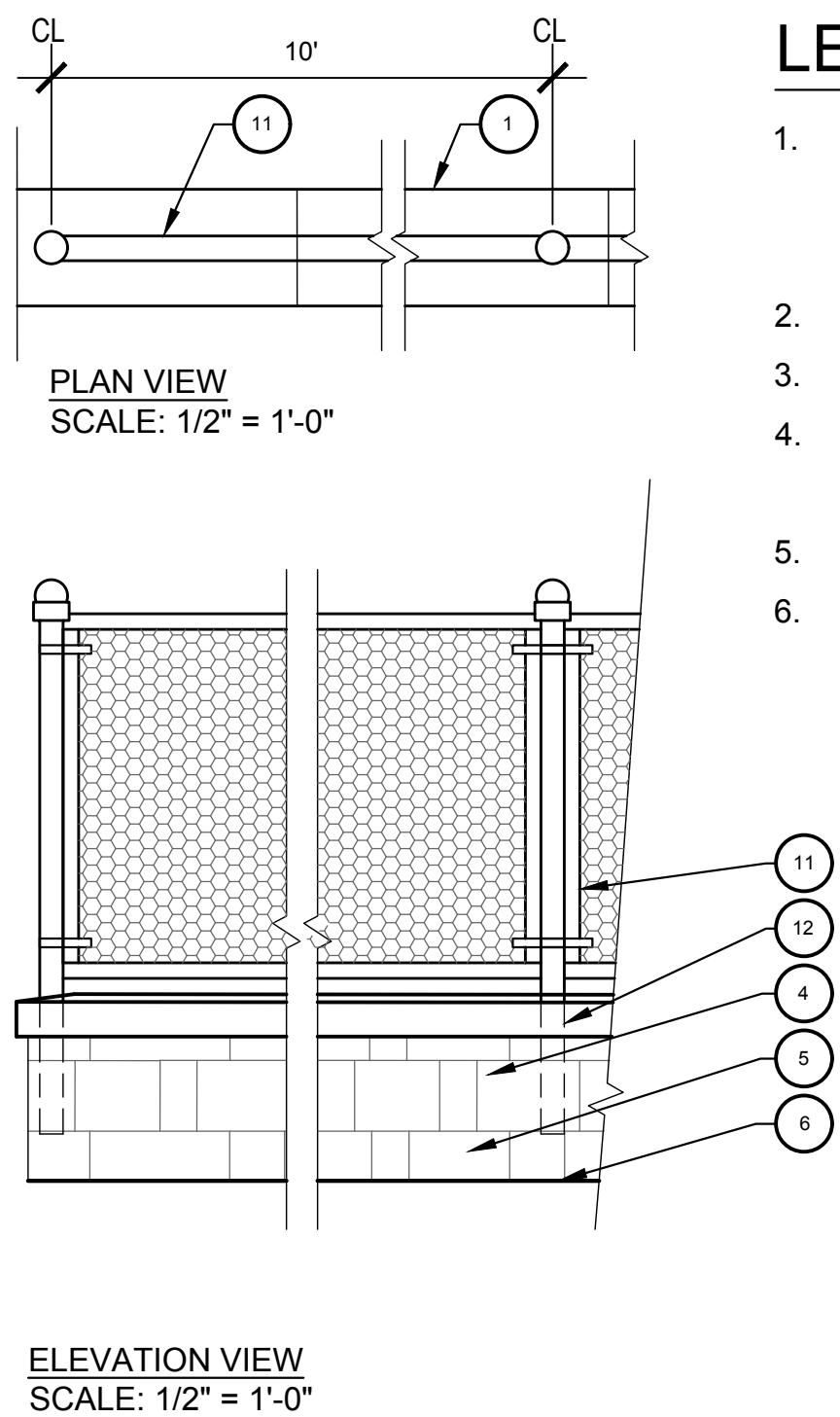
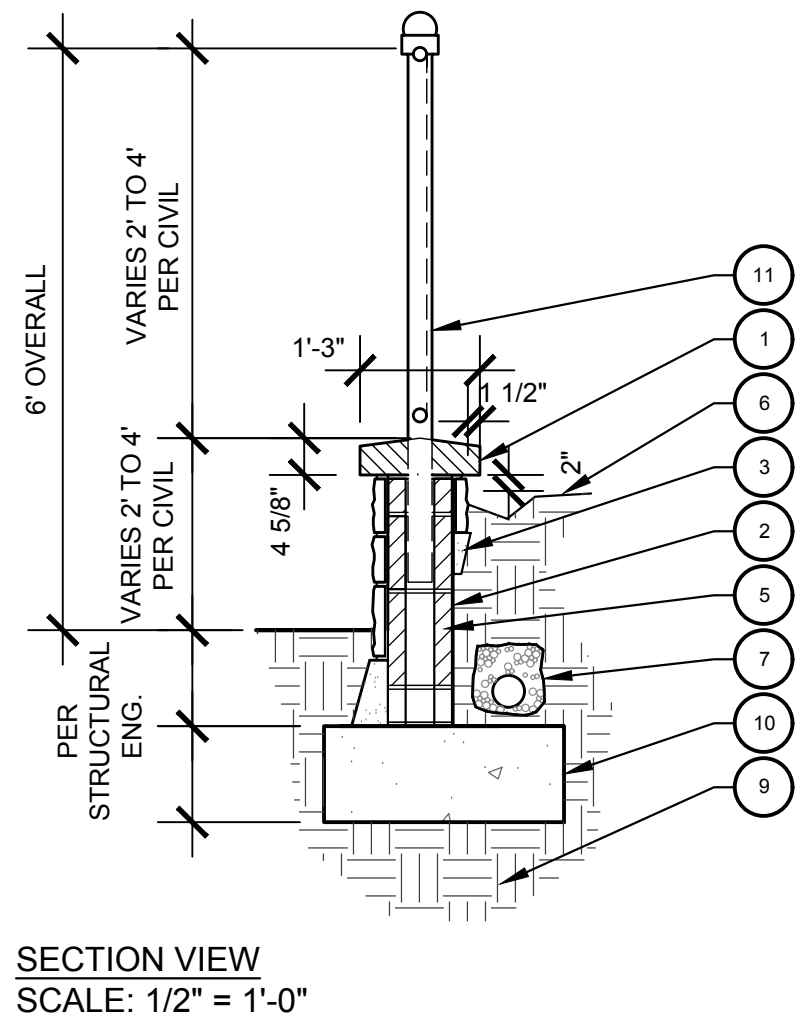
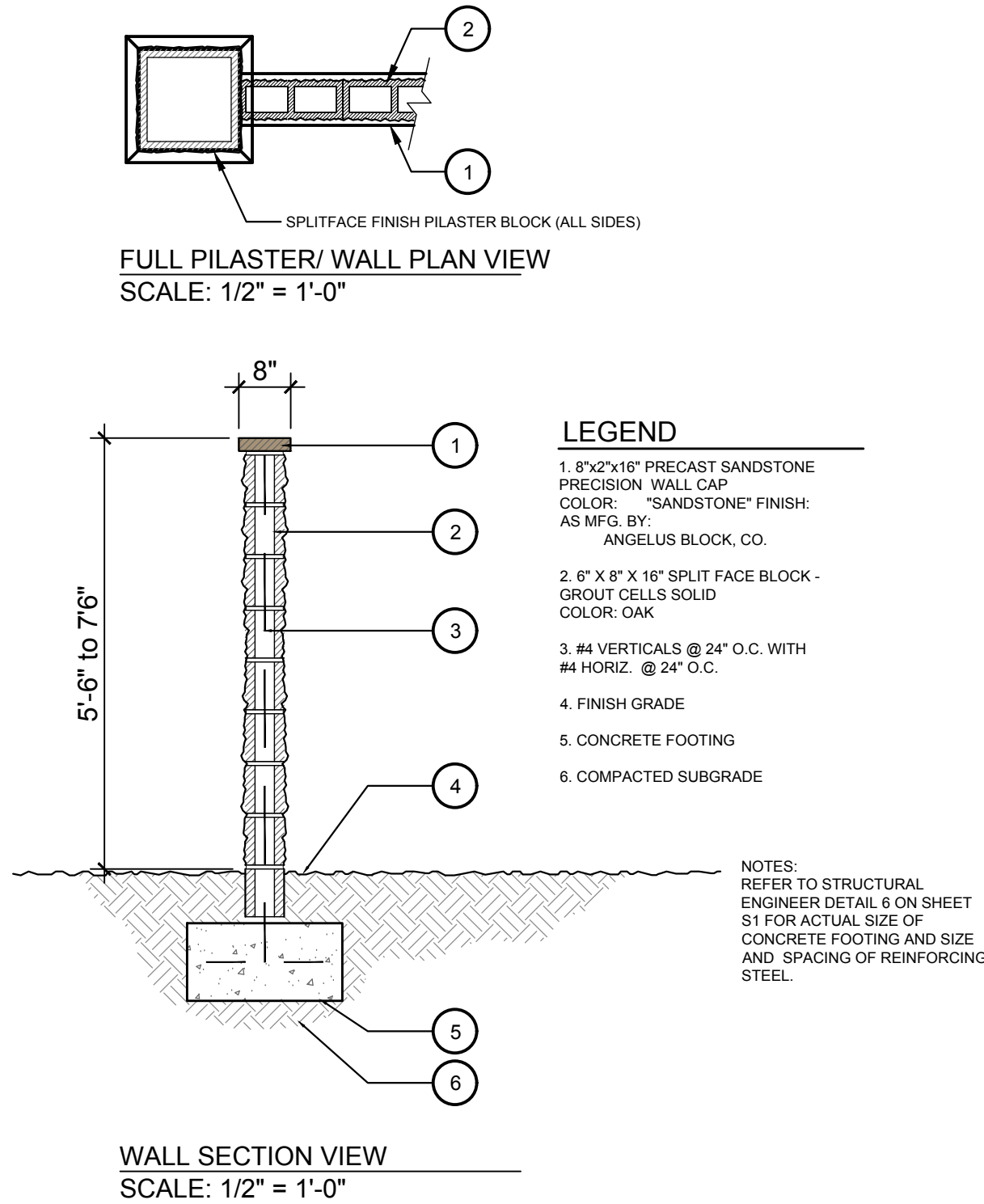
CITY OF DANA POINT	
MONARCH BAY HOA	
32851 PACIFIC COAST HIGHWAY GATED ENTRY & PARK PLANS CONSTRUCTION DETAILS	
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	DATE 11-23-2020
	JOB NO. 742982
	CD-5
982_MBE_CD	13 OF 38 SHEETS

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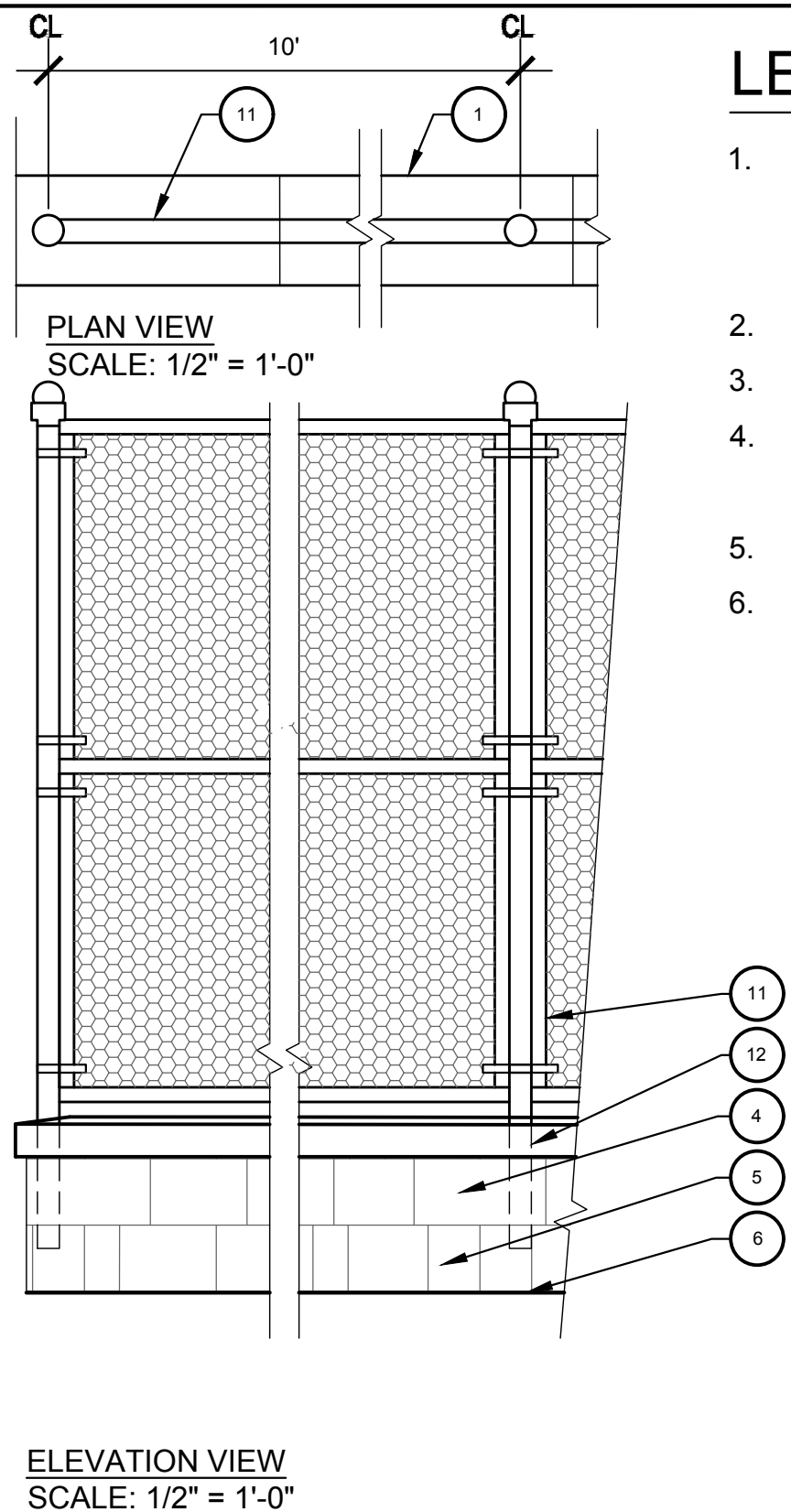
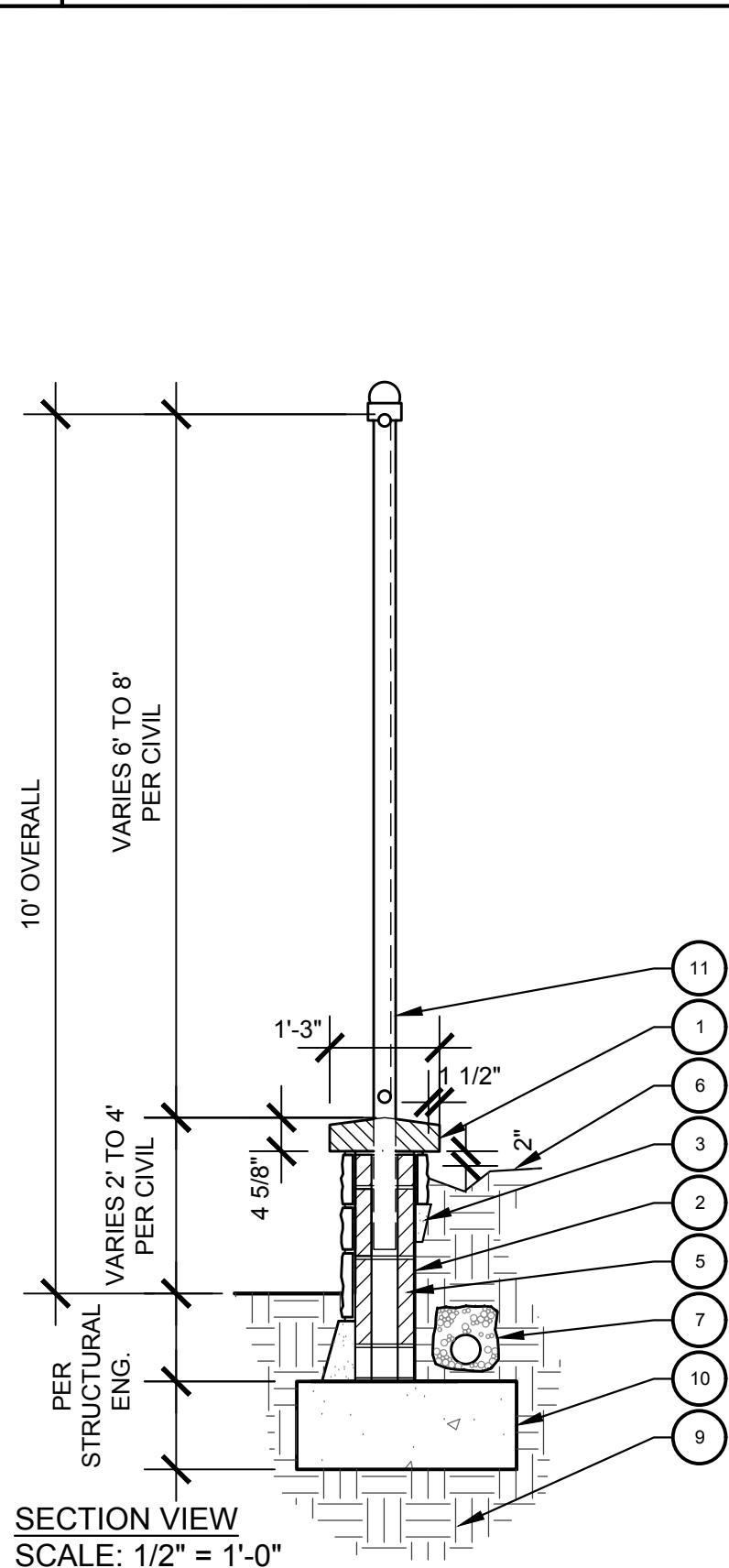
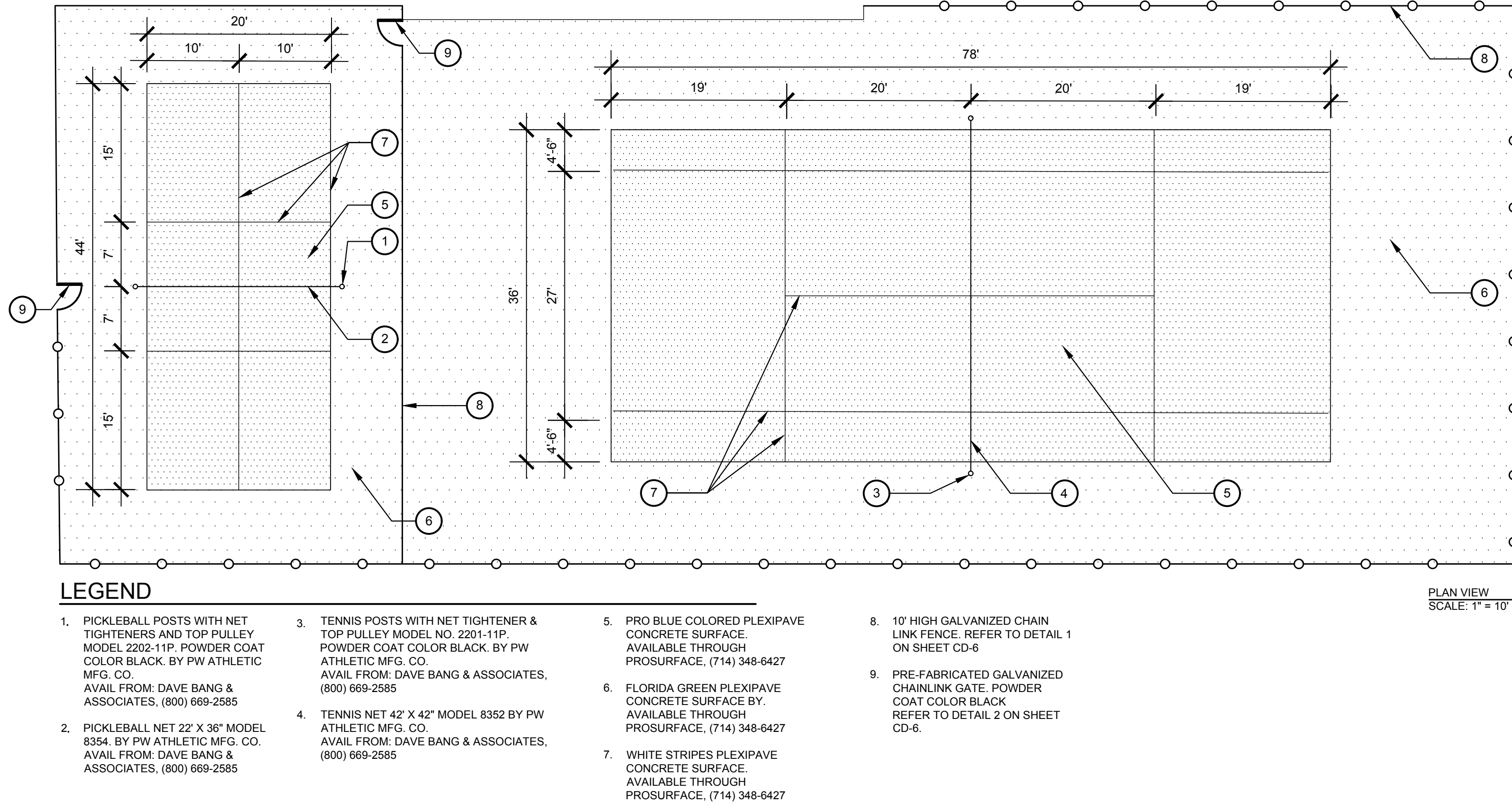
14 OF 38 SHEETS

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- # LEGEND
- | | |
|---|--|
| 1. PRECAST CONCRETE CAP, REFER TO FINISH SCHEDULE FOR COLOR AND TEXTURE | 7. FRENCH DRAIN WITH DRAIN ROCK AND FILTER FABRIC PER CIVIL ENGINEER |
| 2. WATER PROOF MEMBRAIN | 8. GROUT STONE WITH FLUSH RAKE JOINT |
| 3. STONE GROUT BLOCK | 9. COMPACTED SUBGRADE. |
| 4. STONE CLAD FINISH, REFER TO DETAIL 8, SHEET CD-5 | 10. CONCRETE FOOTING PER STRUCTURAL ENG. |
| 5. PRECISION BLOCK | 11. FENCE PER SEPARATE DETAIL. |
| 6. FINISH GRADE | 12. CORE DRILL FENCE POST EPOXY IN PLACE |
- NOTES:
REFER TO STRUCTURAL ENGINEER DETAILS FOR ACTUAL SIZE OF CONCRETE FOOTING AND SIZE AND SPACING OF REINFORCING STEEL.
REFER TO FENCE DETAIL FOR POST AND RAIL SIZES.
REFER TO CIVIL ENG. FOR VARIED WALL HEIGHTS.

3 | BLOCK WALL

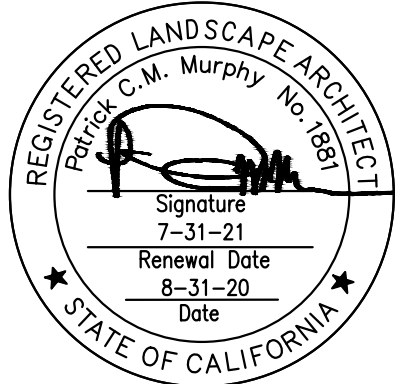


- # LEGEND
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- | | |
|---|--|
| 1. PRECAST CONCRETE CAP, REFER TO FINISH SCHEDULE FOR COLOR AND TEXTURE | 7. FRENCH DRAIN WITH DRAIN ROCK AND FILTER FABRIC PER CIVIL ENGINEER |
| 2. WATER PROOF MEMBRAN | 8. GROUT STONE WITH FLUSH RAKE JOINT |
| 3. STONE GROUT BLOCK | 9. COMPACTED SUBGRADE. |
| 4. STONE CLAD FINISH, REFER TO DETAIL 8, SHEET CD-5 | 10. CONCRETE FOOTING PER STRUCTURAL ENG. |
| 5. PRECISION BLOCK | 11. FENCE PER SEPARATE DETAIL. |
| 6. FINISH GRADE | 12. CORE DRILL FENCE POST EPOXY IN PLACE |
- NOTES:
REFER TO STRUCTURAL ENGINEER DETAILS FOR ACTUAL SIZE OF CONCRETE FOOTING AND SIZE AND SPACING OF REINFORCING STEEL.
REFER TO FENCE DETAIL FOR POST AND RAIL SIZES.
REFER TO CIVIL ENG. FOR VARIED WALL HEIGHTS

2 | 24" RETAINING WALL WITH 8' CHAINLINK FENCE

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PLANS PREPARED BY:



CITY OF DANA POINT

MONARCH BAY HOA
32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS
CONSTRUCTION DETAILS

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DATE 11-23-20

JOB NO. 7429

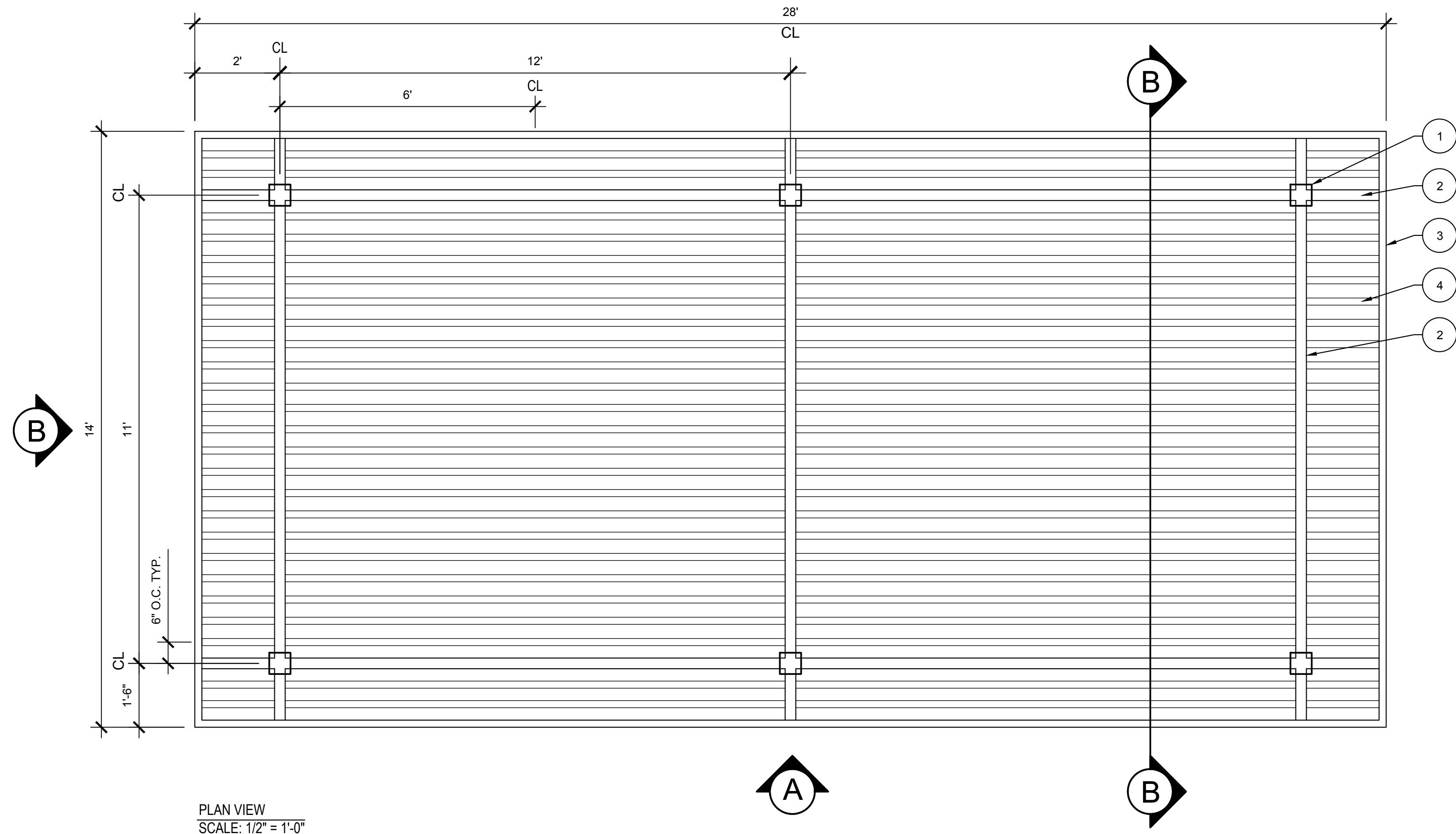
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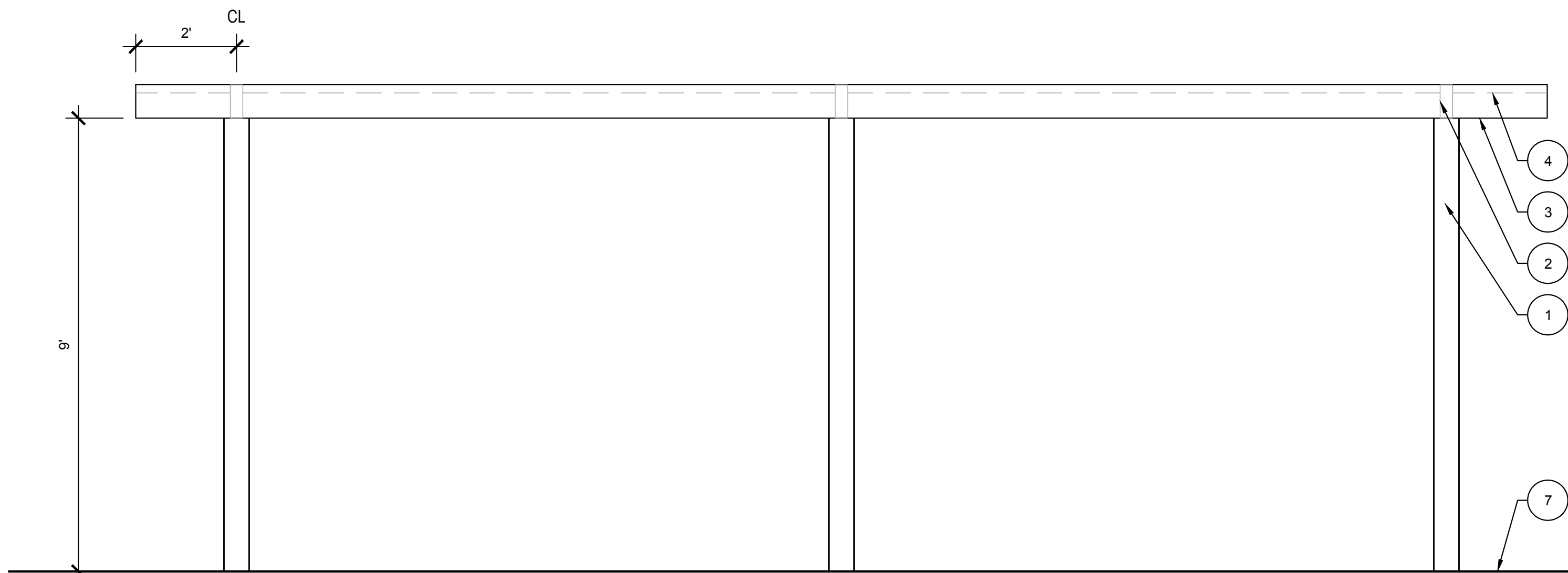
15 OF 38 SHEET

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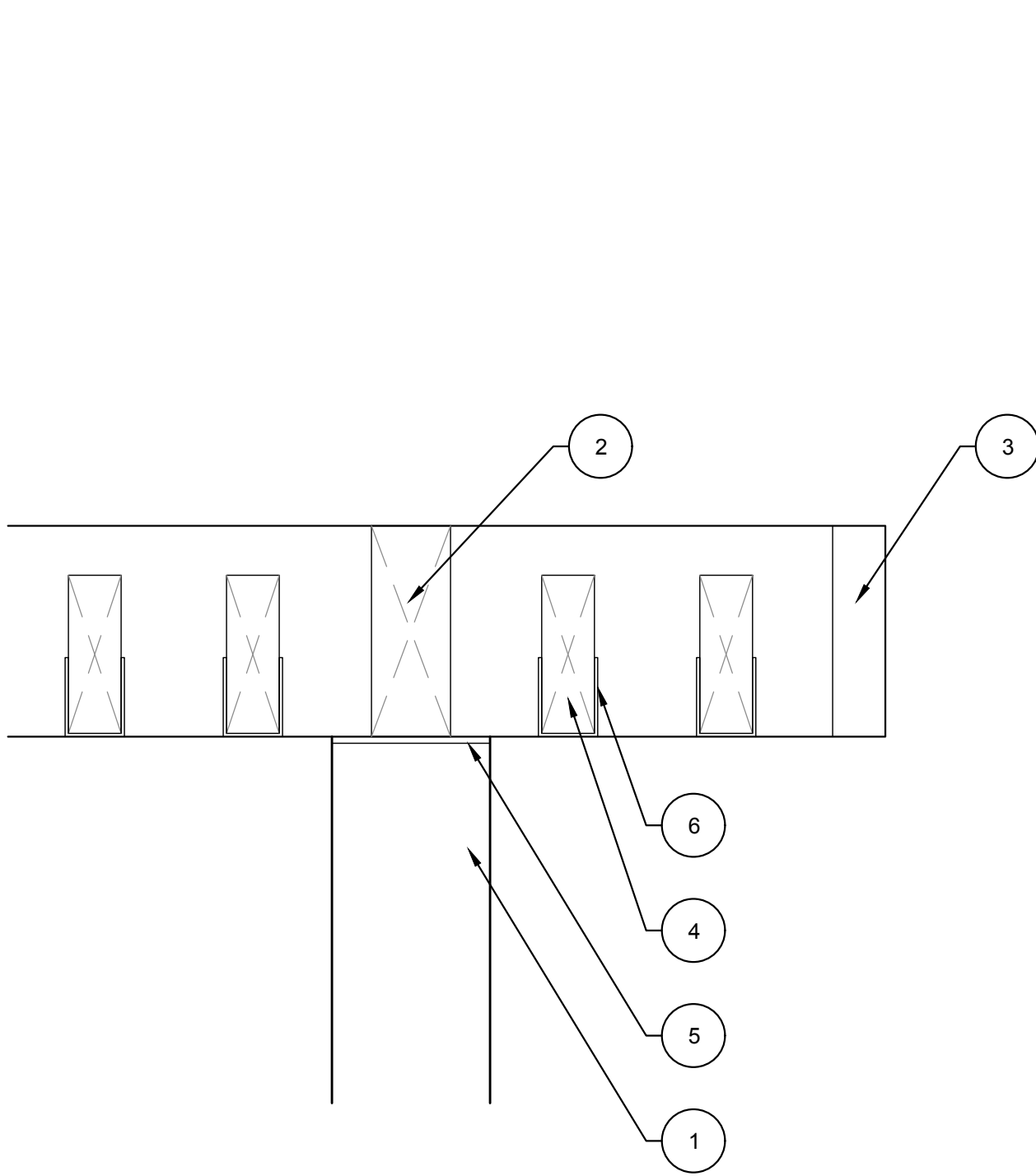
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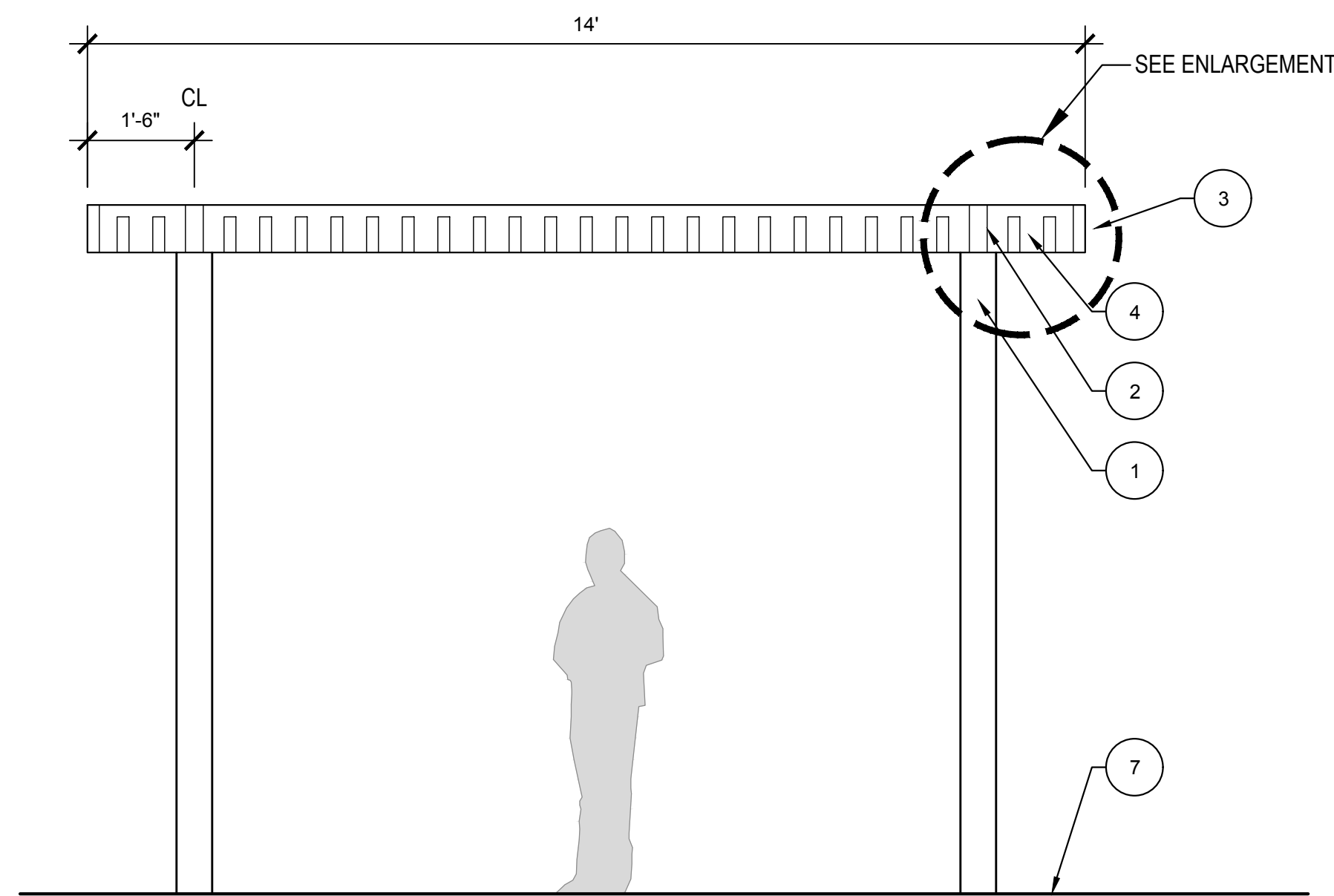
PLAN VIEW
SCALE: 1/2" = 1'-0"



ELEVATION-A
SCALE: 1/2" = 1'-0"



ENLARGEMENT
SCALE: 3" = 1'-0"



SECTION-B
SCALE: 1/2" = 1'-0"

LEGEND

- 6" SQ STEEL POST - REFER TO FINISH SCHEDULE FOR STEEL COLOR
- 3"x8" TUBULAR STEEL OVERHEAD FRAME MEMBER
- 2"x8 TUBULAR STEEL OVERHEAD FRAME MEMBER
- 2"x6" WOOD JOIST MEMBER
- 6" POST TOP PLATE
- HANGER CONNECTION BRACKET
- FINISH SURFACE
- FINISH GRADE

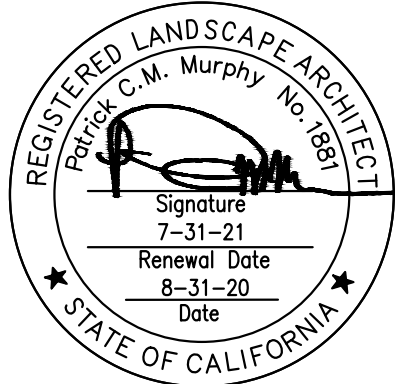
NOTE:

STRUCTURAL ENGINEER PROVIDED FOR DETAILS & CALCULATIONS ON ALL CONNECTIONS, FOOTING, AND REINFORCING INFORMATION.

1 OVERHEAD STRUCTURE - A

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32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS
CONSTRUCTION DETAILS

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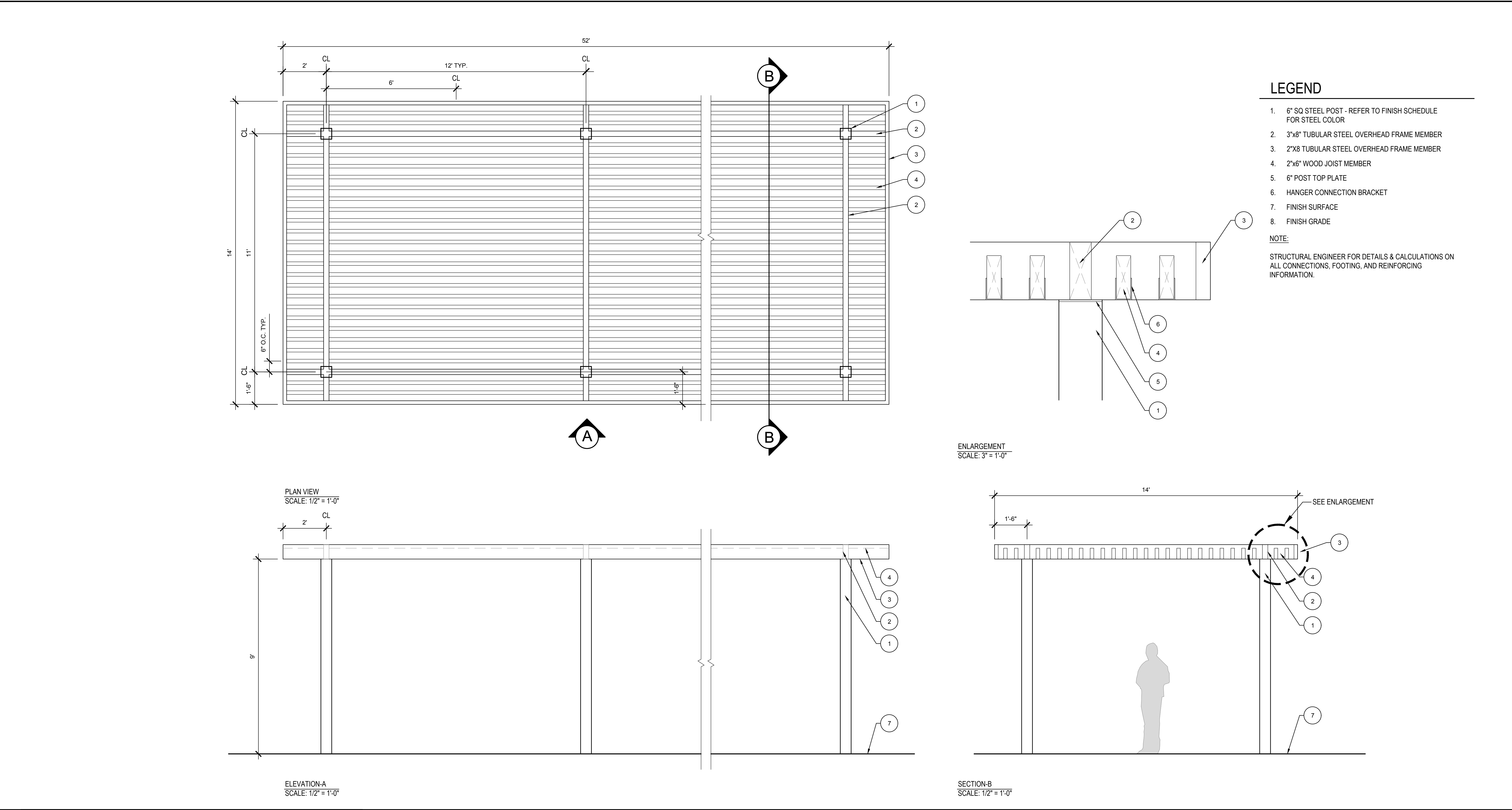
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DATE 11-23-2020
JOB NO. 742982

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17 OF 38 SHEETS

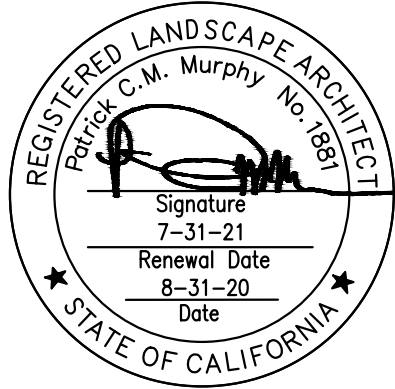
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1 OVERHEAD STRUCTURE - B

REVISIONS				
No.	Description	Sht.	Approved	Date
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PLANS PREPARED BY:



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MONARCH BAY HOA
32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS
CONSTRUCTION DETAILS

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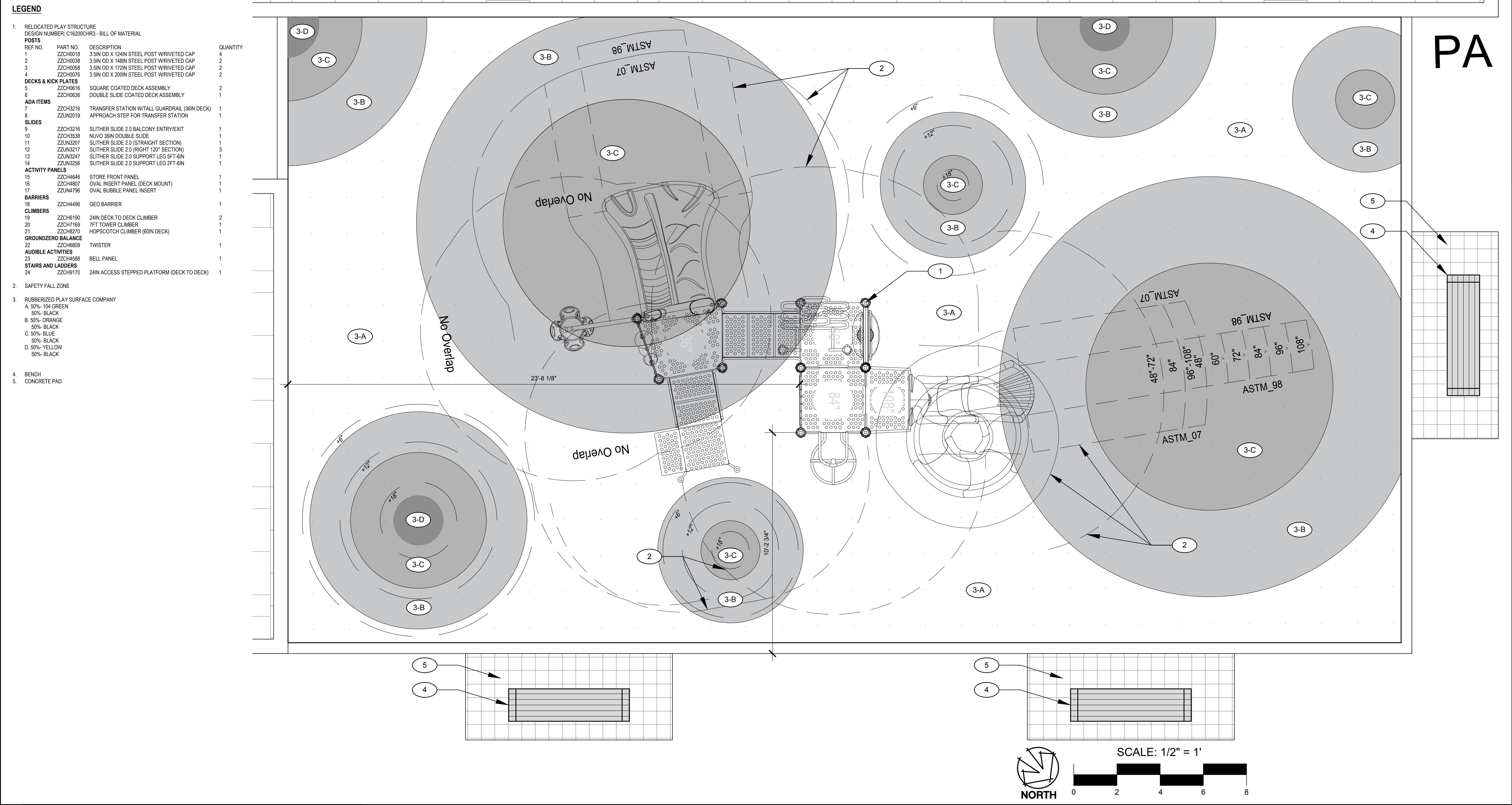
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DATE 11-23-2020
JOB NO. 742982

CD-10

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<div>I. GENERAL</div> <div><div>A. Contractual Relationship</div><div>In the performance of this contract, Contractor shall hold Landscape Architect and Owner harmless from any and all liability, costs and charges arising out of, or in connection with, contractors, employees, or it's agent's negligence, omissions, errors.</div></div> <div><div>B. Errors or Conflicts</div><div>If any errors or conflicts are discovered in the plans or notes, they shall be interpreted so as to accomplish the real purpose of those plans and notes.</div></div> <div><div>C. Additions, Deviations and Alterations</div><div>No deviations or alterations from the plans and specifications will be permitted unless authorized by the Owner or the Landscape Architect. Should deviation from plans and notes become necessary due to conflicting site conditions, Owner and Landscape Architect shall approve in advance any such deviation. No additional work will be authorized without the express written authorization from the Owner.</div></div> <div><div>D. Interpretation</div><div>The Contractor shall comply with the obvious intent and meaning of these plans and specifications which shall be construed to include all labor, material, tools and equipment necessary to complete the work specified herein in a workmanlike manner in strict accordance with plans and notes. Should any questions arise as to the intent and interpretation of these plans and notes, Contractor shall refer to Owner and Landscape Architect whose decision thereon shall be final.</div></div> <div><div>E. Observation and Rejection of Materials and Workmanship</div><div>All materials and workmanship furnished or performed by Contractor shall be subject to final observation and acceptance by Owner and Landscape Architect upon completion of all contract work whether previously paid for or not. At any and all times during the performance of this contract, Contractor shall make available for observation, test and approval, materials and workmanship. Failure of such observers to make observation, tests or approvals shall not prejudice the right of Landscape Architect or Owner on final observation. Contractor shall promptly replace any and all material, workmanship and equipment which does not conform to the plans and notes. All materials used on this contract shall be new and the best marked quality unless specified otherwise.</div></div> <div><div>F. Samples</div><div>When so required by the Owner or Landscape Architect, Contractor shall submit for approval samples of the various materials, and specify finish thereon.</div></div> <div><div>G. Local Codes</div><div>All construction shall conform to all local building codes and ordinances. It is Contractor's responsibility to verify all codes prior to commencing work.</div></div> <div><div>H. Utilities</div><div>Contractor shall be responsible for verifying the location of all underground utilities, electric cables, conduits, sprinkler lines and all utility lines prior to any construction.</div></div> <div><div>I. Removal of Debris and Clean-Up</div><div>Contractor shall thoroughly clean and keep free of debris and waste material entire construction area to the satisfaction of the Owner.</div></div> <div><div>J. General</div><div>The general conditions and any special conditions that Owner may require shall apply with the same force and effect as though written in full herein for all construction sections.</div></div> <div><div>II. SITE EXCAVATION AND ROUGH GRADING</div><div>Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for the completion of all clearing, stripping, excavating, backfilling, grading and related work as shown on the drawings, including but not limited to the following:</div><div><div>A. Protection of all curbs, walks, walls, structures and other existing work which is to remain.</div><div>B. Clearing and stripping site of brush, debris and other foreign materials as outlined in the drawings.</div><div>C. Excavation for all foundations and footings to the dimension and depth shown on the drawings. Bottoms of excavations shall be smooth and level. All loose material shall be removed therefrom.</div><div>D. Subgrades shall be watered and compacted to a relative compaction of 95%.</div><div>E. Subgrades under all paving shall be true to grade and cross section, hard, uniform and smooth prior to placement of base material.</div><div>F. Backfilling of all excavations and trenches after placement of foundations, walls, walks, utilities, etc., as outlined on the drawings. Compaction of backfill shall be in acceptance with Engineer's specifications.</div><div>G. Grading of areas indicated in the drawings including bringing existing grades to within 1/10 foot plus or minus. Final design grades as indicated on the drawings.</div><div>H. Stockpiling of excavation material or import top soil fill and sand shall be as outlined on the drawings or as approved by Landscape Architect.</div><div>I. Clean up and remove all debris and surplus material and remove from site.</div></div><div><div>III. DRAINAGE</div><div>Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for the completion of all drainage systems as shown on the drawings, including but not limited to the following:</div><div><div>A. Materials</div><div><div>1. Acrylonite Butalene - Styrene (ABS) Schedule 40 drain pipe, perforated or non-perforated in diameters shown on the drawings.</div><div>2. Basins and Drains - High impact plastic Styrene drain basins, catch basins with grates, high impact plastic Styrene deck drains, and/or precast concrete drain box and catch basins and cast iron grate in diameters and sizes as shown on the drawings. Stainless steel or brass deck drains in hardscape as shown on the drawings.</div></div><div><div>B. Trenching and Laying Pipe</div><div><div>1. Trenches to pitch a minimum of 1/8" per foot unless otherwise indicated on the drawings. Contractor to verify all invert elevations and trench depth prior to excavation.</div><div>2. Bottom of trench shall be smooth and continuous to flow direction. A hollow shall be made to receive bell of pipe so the joint will not bear upon the subgrade. Adjustments to line and grade shall be made by scraping away or filling in with backfill under the base of the pipe and not by wedging or blocking.</div><div>3. Trench material shall be used for backfill. However, no rocks or lumps shall be used. Welded joints shall be given at least 15 minutes setup before handling. Above the level of initial backfill, the trench may be backfilled with trench material.</div><div>4. Compaction - Compaction by tamping shall not be done in layers exceeding eight inches in loose depth with each layer thoroughly compacted between.</div></div><div><div>C. Clean-Up and Testing</div><div><div>1. Prior to covering of trenches, drain line and basins shall be checked to insure proper flow and water tightness.</div><div>2. The piping systems shall be flushed and cleaned prior to connecting to existing drain line, catch basin or storm drain systems.</div><div>3. Upon completion of work, remove debris, tools and surplus material from site.</div></div></div></div><div><div>IV. CONCRETE</div><div>Scope of work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for the completion of all concrete flatwork as shown on the drawings including but not limited to the following:</div><div><div>A. Materials</div><div><div>1. Cement - Standard Portland Cement, per designation C-150 of the ASTM Type II, III, or V, low alkali, single brand throughout. Refer to Soil Engineer's Report for Recommendations.</div><div>2. Aggregate - ASTM Specification C-33 3/4" maximum size. Decorative aggregates or pea rock as shown on drawings. Fine natural sand, well graded conforming to ASTM C-144.</div><div>3. Water - Water used shall be of potable quality.</div><div>4. Steel - Reinforcing steel for decks and walks to be intermediate grade deformed bars conforming to ASTM A-615 and/or Grade 40. Mesh ASTM A-496, size where shown on drawings.</div><div>5. Expansion Joints - Asphalt impregnated felt. Polyfelt Ethafoam as indicated on the drawings.</div><div>6. Control Joints - Saw cut joint 1/4 of slab thickness. Hand tooled score joints 1/4" deep minimum where shown on the drawings.</div><div>7. Cold Joints - Butt type, butt type with dowels. Screed key joint as indicated on the drawings.</div><div>8. Joint Sealant - Two parts Polysulfide sealant as manufactured by Thiokol, Class AS, self leveling or multi-part polyurethane construction sealant by L.M. Scofield, in matching color.</div><div>9. Curing Material - Hunts process MD7C. 'Lithochrome' color wax for color conditioned concrete by L.M. Scofield, in matching color of concrete as indicated on the drawings.</div><div>10. Color Conditioned Concrete - 'Chromix' admixtures for integral colored concrete by L.M. Scofield Company.</div><div>11. Dust-On Color - 'Lithochrome' color hardener by L.M. Scofield Company.</div><div>12. Surface Retardant - 'Lithotex' top surface retarder as manufactured by L.M. Scofield Company, or 'Sika' surface retardant or 'Rugesol' as manufactured by Sika Corporation.</div></div><div><div>B. Subgrade</div><div><div>1. Grade all subgrades to a uniform depth and compaction. Moisten all subgrades prior to pouring of concrete.</div><div>2. Cut all footings in undisturbed or compacted soil.</div><div>3. Place sand or aggregate base as shown on the drawings and as specified by a Soils Engineer.</div></div><div><div>C. Forms</div><div><div>1. Use only finished lumber. Set all forms true to grade and position.</div><div>2. Moisten all forms prior to pouring of concrete or use approved form release agents.</div></div><div><div>D. Expansion Joints</div><div><div>1. Place expansion joints in concrete at intersection of concrete and fixed structures, i.e., garage, walls, base of steps, pool bond beam as indicated on the drawings.</div><div>2. Place control joint in concrete not to exceed a horizontal spacing as specified by a soils engineer.</div><div>3. Place construction joints in concrete where casting on concrete is to be stopped and subsequent casting is to be started.</div></div><div><div>E. Concrete</div><div><div>1. Class A concrete shall contain not less than 5 sacks of cement per cubic yard and be proportioned to attain a maximum cylinder strength of 2,000 PSI in 28 days. Compressive strengths are to be determined in accordance with ASTM C-39. The slump shall not exceed 4".</div><div>2. Concrete mixing - All transit mixed concrete shall be mixed and delivered in accordance with the requirement of Standard Specifications for ready mixed concrete ASTM C-94.</div></div><div><div>F. Concrete Finishing</div><div><div>1. Broom Finish - Tamp fresh concrete with heavy metal grid. Screed with straight edge to remove all irregularities. Float to a smooth surface, steel trowel and edge to an even hard surface. Score as indicated on drawings. Use a new manilla hemp bristle broom. Brush markings on slab in uniform fashion as shown on the drawings.</div><div>2. Rock Salt Finish - Tamp fresh concrete with heavy metal grid. Screed with straight edge to remove all irregularities. Float to a smooth surface, steel trowel and edge to an even hard surface. Score as indicated on drawings. Hand broadcast rock salt in even distribution and tamp in. Wash off concrete with enough pressure to dissolve rock salt after concrete has set.</div><div>3. Pea Rock Retarded Finish - Tamp fresh concrete with heavy metal grid. Screed with straight edge to remove all irregularities. Float to a smooth surface, steel trowel and edge to an even hard surface. Apply surface retardant to finished surface, prior to initial set per manufacturer's recommendations. L.M. Scofield, using sprayer, providing even distribution. Reveal aggregate by using water jet and coarse fiber brush to remove retardant paste from surface, washing thoroughly until surface is clean and exposure is complete and uniform.</div><div>4. Hand Seeded Aggregate Finish - Tamp fresh concrete with heavy metal grid. Screed with straight edge to remove all irregularities. Float to a smooth surface. Hand seed surface in uniform fashion over entire area keeping stone 1/2" minimum from edges and expansion joints. Tamp aggregate to a uniform depth below concrete surface.</div><div>5. Stamped Concrete - Tamp fresh concrete with heavy metal grid. Screed with straight edge to remove all irregularities. Float to a smooth surface. Apply color hardener 'Lithochrome' by L.M. Scofield by the dry shake method using a minimum of 60 pounds per 100 square feet. Apply in 2 or more shakes and float after each shake. Trowel only after final floating white concrete is still plastic using imprinting tools to make pattern as shown on the drawings. Apply color curing compound 'Lithochrome' color wax by L.M. Scofield Company using roller or sprayer. If 'Bomacron' type surface is shown on drawings, a release agent must be applied prior to texturing the concrete. Color curing compound may be optional, as indicated on the drawings.</div><div>6. Sand Finish - Tamp fresh concrete with heavy metal grid. Screed with straight edge to remove all irregularities. Float to a smooth surface, steel trowel and edge to an even hard surface. Prior to set, lightly sponge surface to reveal small surface fines while not exposing aggregate. Alternate method, after initial set, surface to be washed with a diluted solution of muriatic acid and water, and brushed to reveal surface lines. Surface must be continuously wet to avoid acid burn.</div></div><div><div>G. Clean-Up</div><div><div>1. Upon completion of work, remove all forms, debris, material and tools from site.</div></div></div></div><div><div>V. BLOCK MASONRY</div><div>Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for the completion of all block masonry as shown on the drawings, including but not limited to the following:</div><div><div>A. Materials</div><div><div>1. Slump block units meeting grade A, ASTM C-90, concrete block units Grade A, ASTM C-90.</div><div>2. Cement - Standard Portland Cement ASTM designation C-150 Type I or II, low alkali.</div><div>3. Sand - Clean, well graded ASTM designation C-144.</div><div>4. Water - Water used shall be of potable quality.</div><div>5. Steel - Reinforced steel for wall to be Grade 40 deformed bars ASTM designation A-165.</div><div>6. Concrete - Class A concrete minimum 2,000 PSI at 28 days.</div><div>7. Mortar - by volume, freshly prepared, uniformly mixed in ratio 1 part cement, 1/2 part lime putty, 4-1/4 parts sand, conforming to ASTM C-270. Omit lime putty if plastic cement is used.</div><div>8. Grout - by volume freshly prepared, uniformly mixed 1 part cement, 3 parts sand, 2 parts pea gravel.</div></div><div><div>B. Laying of Masonry</div><div><div>1. Lay all masonry straight and true to line with vertical joints plumb over each other. Horizontal joints shall be level. Headers and corner units to show finished faces where exposed. Joints and bond pattern to be as shown on the drawings.</div></div><div><div>C. Reinforcing</div><div><div>1. All bars in masonry shall be lapped a minimum of 40 bar diameters. Dowels for walls and columns to be same size as wall reinforcing. Refer to Structural Engineer's specifications for all steel sizes and locations.</div></div><div><div>D. Cutting of Masonry</div><div><div>1. No cutting of masonry units shall be allowed unless shown on the drawings.</div></div><div><div>E. Grouting of Masonry</div><div><div>1. Grout all cells with vertical steel solid as shown on the drawings.</div><div>2. Grout all cells below grade solid.</div><div>3. Provide minimum 3/4" between steel reinforcing and blocks.</div></div><div><div>F. Weepholes</div><div><div>1. Open joint weep holes at 32" O.C. maximum on bottom course of retaining walls with 1 cubic foot gravel if shown on drawings or approved drainage system per Structural Engineer's specifications.</div></div><div><div>G. Expansion Joints</div><div><div>1. Provide vertical expansion joints in wall per local code and Structural Engineer's specifications.</div></div><div><div>H. Waterproofing</div><div><div>1. Waterproof all retaining walls below grade with asphalt emulsion, 2 coats.</div></div><div><div>I. Cleaning</div><div><div>1. Clean all masonry work, remove all mortar stains.</div><div>2. Upon completion of work, remove all mortar droppings, debris, materials and tools from site.</div></div></div><div><div>VI. BRICK MASONRY</div><div>Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for the completion of all brick or stone masonry as shown on the drawings, including but not limited to the following:</div><div><div>A. Materials</div><div><div>1. Brick or stone conforming to ASTM A-62 grade MW as shown on the drawings.</div><div>2. Cement - Standard Portland Cement ASTM designation C-150, Type II, III, or V low alkali single brand throughout. Refer to Soils Engineer's report for recommendations.</div><div>3. Sand - Clean, well graded ASTM designation C-144.</div><div>4. Water - Water used shall be of potable quality.</div><div>5. Steel - Reinforced steel for walls to be Grade 40 deformed bars ASTM designation A-165.</div><div>6. Mortar - by volume, freshly prepared, uniformly mixed in ratio 1 part cement, 1/2 part lime putty, 3 parts sand, conforming to ASTM C-270. Omit lime putty if plastic cement is used.</div><div>7. Grout - by volume, freshly prepared, uniformly mixed in ratio 1 part cement, 3 parts sand or 1 part cement, 3 parts sand and 2 parts pea gravel.</div></div><div><div>B. Laying of Brick</div><div><div>1. Lay all masonry straight and true to line with brick vertical joints plumb over each other. Horizontal joints shall be level. Headers and corner units to show finished faces where exposed. Joints and bond pattern to be as shown on the drawings.</div></div><div><div>C. Reinforcing</div><div><div>1. All bars in masonry shall be lapped a minimum of 40 bar diameters. Dowels for walls and columns to be same size as wall reinforcing. Refer to Structural Engineer's specifications for all steel sizes and locations.</div></div><div><div>D. Cutting of Masonry</div><div><div>1. Use masonry saw for brick cuts unless specified otherwise. Bricks cut less than 1/2 length shall not be used. Stone to be cut with chisel and hammer.</div></div><div><div>E. Grouting of Masonry</div><div><div>1. Grout core walls solid as shown on the drawings.</div><div>2. Provide minimum of 2-1/2" grout space between double brick walls. Provide minimum 3/4" between steel reinforcing and brick.</div></div><div><div>H. Waterproofing</div><div><div>1. Waterproof all retaining walls below grade with asphalt emulsion, or other as specified by Soils Engineer.</div></div><div><div>I. Cleaning and Sealing</div><div><div>1. Clean all masonry work. Remove all mortar stains. Remove alkali with solution of muriatic acid and water. Apply clear sealer to exposed surfaces if shown on the drawings.</div><div>2. Upon completion of work, remove all mortar droppings, debris, materials and tools from site.</div></div></div><div><div>VII. CARPENTRY</div><div>Scope of work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for completion of all carpentry as shown on the drawings, including but not limited to the following:</div><div><div>A. Materials</div><div><div>1. Wood - rough sawn, resawn, surfaced 4 sides where shown on the drawings, straight, sound, free from marks, pin head knots, sap pockets, silvers, and checks. Select grade or better where shown on the drawings.</div><div>2. Douglas Fir, Redwood, Western Red Cedar or as shown on the drawings.</div><div>3. Posts, Plates and other at-grade connections to be Redwood, Western Red Cedar or pressure treated Douglas Fir as shown on the drawings.</div></div></div></div><div><div>4. Hardware - column bases - 'Simpson Strong Tie' or equal. Post caps and strap ties - 'Simpson Strong Tie' or equal. Joist hangers and heavy angles - 'Simpson Strong Tie' or equal. Screws, hinges, nails, bolts, and washers. All hardware material to be galvanized.</div><div>5. Stain and paint - as selected and shown on drawings.</div><div>6. Concrete - Class A minimum 2,000 PSI at 28 days.</div><div><div>B. Rough Carpentry</div><div><div>1. Set all posts, beams, rails and framing plumb and true to line as shown on the drawings.</div><div>2. Connections - make all connections as shown on the drawings. Splice lumber at posts only. Utilize all nail and/or bolt holes for all hardware.</div><div>3. Ease all top edges of exposed lumber for bench tops, low walls, etc., where surface contact is provided.</div><div>4. Post base - set post column base as shown on drawings, providing minimum 1" clear all sides from finished post base to top of paving.</div><div>5. Countersink nails and bolts in all locations where surface contact is provided, i.e., bench top etc.</div></div><div><div>C. Painting and Stain</div><div><div>1. Fill all seams and cracks with Latex caulk and/or wood dough to insure an even surface.</div><div>2. Sand smooth all exposed surfaces is specified as S4S.</div><div>3. Prime all painted surfaces with one coat primer.</div><div>4. Paint with minimum two finish coats for painted surfaces.</div><div>5. Stain with minimum two finish coats for stain surfaces.</div></div><div><div>D. Protection and Cleanup</div><div><div>1. Protect all existing work from paint overspray.</div><div>2. Upon completion of work, remove all scrap wood, debris, materials and tools from site.</div></div></div><div><div>VIII. Metal Work</div><div>Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for completion of all metal work where shown on the drawings, including but not limited to the following:</div><div><div>A. Materials</div><div><div>1. Steel tubing in sizes shown on the drawings ASTM designation 500 and/or hand forged, cold rolled wrought iron in sizes as shown on the drawings.</div><div>2. Hardware - hinges, latches, bolts, washers, screws, etc., to be heavy duty.</div><div>3. Concrete - Class A concrete minimum 2,000 PSI at 28 days and/or 'Por-Rock' as shown on the drawings.</div><div>4. Paint - Zinc Chromate primer, 'Rustoleum' finish surface coats or equal. 'Metalizing' or galvanizing or powder coating if shown on the drawings.</div></div><div><div>B. Fabrication and Installation</div><div><div>1. Contractor shall make all measurement for fabrication in field prior to starting work.</div><div>2. Horizontal bars to taper with grade or step with grade as shown on the drawings. Vertical bars to be plumb.</div></div><div><div>C. Welding</div><div><div>1. Welding to comply with the requirements of standard code for ARC and gas welding.</div><div>2. Weld to only clean, rust-free surface.</div><div>3. All welds to be continuous and free of cracks, craters and porosity. Tack welds not acceptable.</div><div>4. Grind smooth all exposed welds, match adjoining surfaces.</div><div>5. Plug all open ends and tops, and weld.</div></div><div><div>D. Painting</div><div><div>1. Prime all metal work with one coat Zinc Chromate primer.</div><div>2. Paint all metal work with 2 coats 'Rustoleum' in semi-gloss or flat as shown on the drawings. Paint to be 4 mils minimum dry thickness each.</div><div>3. Prime and paint per above, all field welds.</div></div><div><div>E. Protection and Cleanup</div><div><div>1. Protect all existing work from paint overspray.</div><div>2. Obtain Fire permit where required for on-site welding.</div><div>3. Upon completion of work, remove all scrap iron, debris, materials and tools from site.</div></div></div><div><div>VIII. Landscape Lighting</div><div>Scope of Work - Provide all labor, materials, tools, equipment, transportation and necessary incidentals for completion of all landscape lighting where shown on the drawings, including but not limited to the following:</div><div><div>A. Materials</div><div><div>1. Lighting fixtures - Landscape up-lights, pole mounted fixtures, wall mounted fixtures, and low voltage lighting as shown on the drawings and fixture schedule.</div><div>2. Conduit - Schedule 40 or better per local electrical code, wire and sizes per drawing and schedules and/or non-metallic direct burial sheathed cable as shown on the drawings.</div><div>3. Panels, breakers, meters, electrical service pedestals, time switches, photo cells and related hardware as shown the drawings.</div><div>4. Concrete - Class A concrete minimum 2,000 PSI at 28 days.</div></div><div><div>B. Lighting Fixture Installation</div><div><div>1. Provide all lighting fixtures with Undervriters Laboratories labeling and where exposed to weather 'damp area' labeling. Provide all fixtures, poles, etc. with permanent level or perpendicular support and guarantee to stay in alignment for a period of one year minimum. Posts to be direct burial or mounted to template base, all as shown on drawings and fixture schedules.</div></div><div><div>C. Underground Distribution</div><div><div>1. Provide plastic conduit and conductors in utility trenches per local code. The use of non metallic sheathed cable rated for underground use is approved (if allowed by local authority if suitably protected (i.e. in a trench with other piping with a concrete 3" cap or with buried Redwood planking).</div></div><div><div>D. Distribution Panel, Pedestal</div><div><div>1. Provide panels, breakers, electrical service pedestals as shown on the drawings complete with time switches, photo cells and related hardware as required.</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>
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REVISIONS				
No.	Description	Sht.	Approved	Date
1	XXXX			

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

PLANS PREPARED BY:

ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY

GATED ENTRY & PARK PLANS

CONSTRUCTION SPECIFICATIONS

CAD FILE NAME: 982_MBE_CS.dwg

DESIGNED SMP

DRAWN DM

CHECKED MM

DATE 11-23-2020

JOB NO. 742982

CS-1

PERMIT#

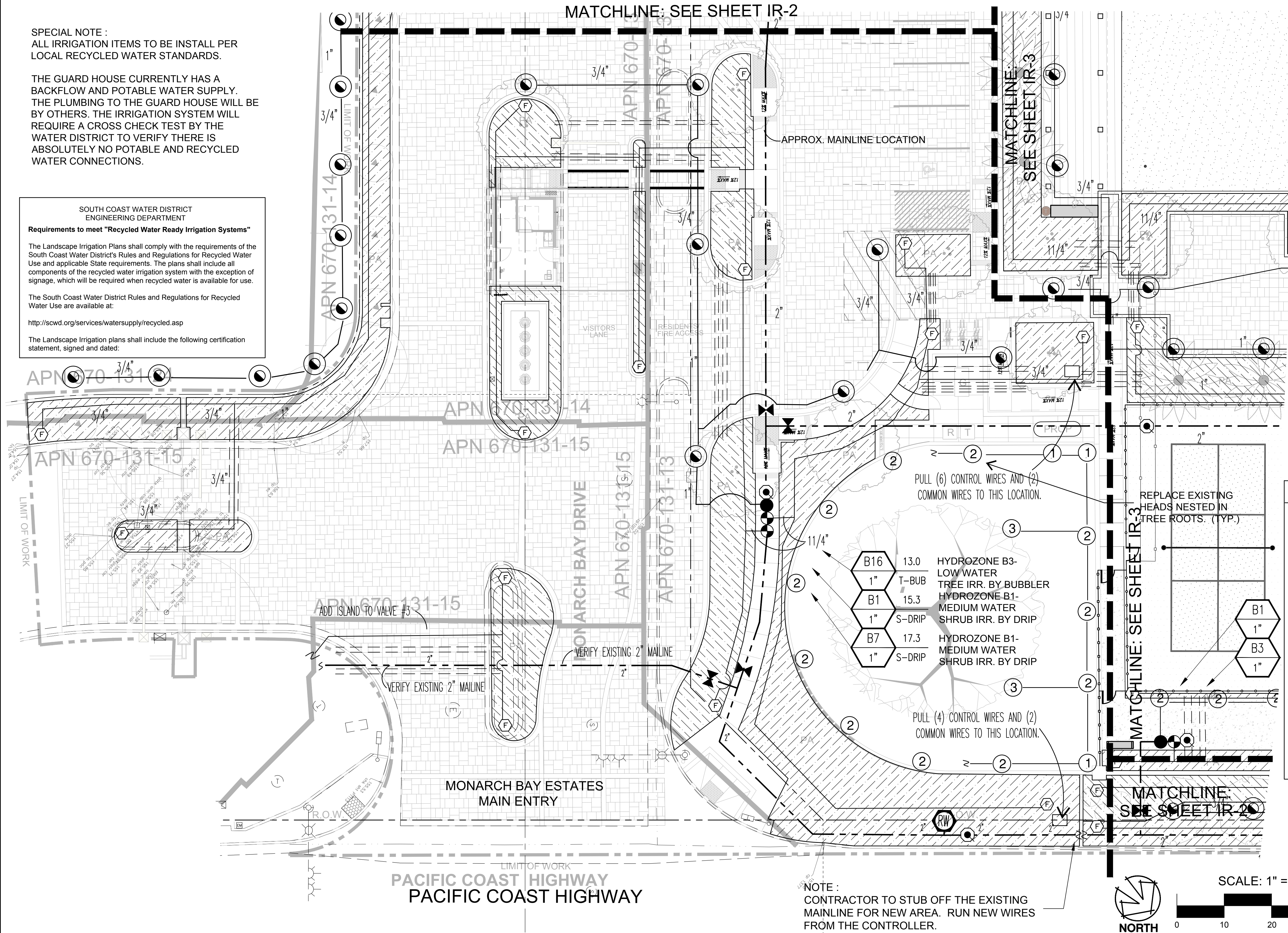
THE GUARD HOUSE CURRENTLY HAS A BACKFLOW AND POTABLE WATER SUPPLY. THE PLUMBING TO THE GUARD HOUSE WILL BE BY OTHERS. THE IRRIGATION SYSTEM WILL REQUIRE A CROSS CHECK TEST BY THE WATER DISTRICT TO VERIFY THERE IS ABSOLUTELY NO POTABLE AND RECYCLED WATER CONNECTIONS.

The Landscape Irrigation Plans shall comply with the requirements of the South Coast Water District's Rules and Regulations for Recycled Water Use and applicable State requirements. The plans shall include all components of the recycled water irrigation system with the exception of signage, which will be required when recycled water is available for use.

The South Coast Water District Rules and Regulations for Recycled Water Use are available at:

<http://scwd.org/services/watersupply/recycled.asp>

The Landscape Irrigation plans shall include the following certification statement, signed and dated:



Water Efficient Landscape Worksheet

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.
One worksheet complete for point of connection (water meter).*

Dana Point

Select your city:

Project name or address:

Reference Evapotranspiration (ET₀):

MONARCH BAY - ENTRY

48.2

Landscape Area Sector Type:

California Water Efficient Landscape Worksheet

Reference E vapotranspiration (ET ₀)	48.2	Project Type	Non-Residential	0.45			
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (S q. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Shrub Drip (Low)	0.2	Drip	0.81	0.21	3,600	762	22767
Shrub Drip (Med)	0.5	Drip	0.81	0.62	3,746	2312	69102
Turf Spray	0.8	Overhead	0.75	1.07	0	0	0
Tree Bubbler	0.5	Bubbler	0.77	0.65	104	68	2018
				Average	Total	Total	
				0.42	7,450	3,142	

Average ETAF for Regular Landscape Areas : In Compliance					
Special Landscape Areas					
S/LA-1		1	0	0	0
	Totals		0	0	0
	Total Landscape Area				7,450
	Statewide ETAF				0.42
	ETWU Total				93,887
	Maximum Allowed Water Allowance (MAWA)*				100,186


<u>ETAF Calculations</u>			
Regular Landscape Areas		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	Percentage of MAWA: 94%
Total ETAF x Area	3142		
Total Area	7450		
Average ETAF	0.42		
All Landscape Areas			
Total ETAF x Area	3142	0.45 Non-Residential	
Total Area	7450	0.55 Residential	
Average ETAF	0.42	0.81 Driv	
		0.75 Overhead	

H-ZONE #	DESCRIPTION
H-ZONE B10	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B11	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B13	MEDIUM WATER PLAMS IRRIGATED WITH BUBBLER
H-ZONE B14	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B15	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B16	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE

- A. Over Head (spray) and drip Irrigated Areas
 1. Scheduling: Grass and shrub areas shall be irrigated as often as necessary, staying within local drought restrictions, to maintain healthy growth and appearance. Irrigation times should be scheduled for early morning hours (3:00 am to 6:00 am) whenever possible to reduce disease problems. Watering schedules shall be controlled by the Et based Control System. A qualified person shall be responsible for operating and scheduling the irrigation control boxes along with the duties of adjusting controllers, observing the distribution of water, and making minor adjustments to correct any problems within the system.
 2. On turf, water should be applied at a rate higher than the infiltration rate of the soil. If run-off occurs, frequent and shortened water cycles should be scheduled, programmed to avoid run-off.
 3. Soil sampling at 5" to 8" depths at several locations throughout property shall be done biweekly to check for adequate moisture. Hand watering of localized "brown areas" shall be done when necessary.
 4. Watering schedules shall be arranged so as not to coincide with herbicide applications, mowings, or other events that may interfere with the use of the facility.
 5. Records shall be maintained to record precipitation rates and monthly irrigation scheduling. These include: precipitation rates, day, time, and length of watering for each station (valve) for each controller. Copies of such records shall be provided to Owner.
- B. Trees, Shrubs, Groundcovers, and Vines shall be checked weekly for adequate water requirements. Conditions such as: wilt, color change, vigor, stress, growth necessary. Conduct a review of the drip systems in operation if plant material appears stressed in an isolated area. Repair and/or replace drip tubing as necessary.
- C. System Maintenance
 1. The irrigation system shall be maintained for optimum performance by: cleaning, adjusting all sprinkler nozzles, wye and basket strainers, drip emitters and screens for proper coverage (head to head or beyond) and to reduce overspray onto sidewalks and pavement.
 2. Weekly inspections of the irrigation system while in operation should be made during the warmer months (May 1st through September 15th), and biweekly in other spring and fall months to detect and malfunctioning of the system.
 3. All manufacturing equipment shall be replaced prior to the next scheduled irrigation.
 4. All replacement heads and other equipment shall be the same manufacturer, type, and application rates

[illegible]

UNDERGROUND SERVICE ALERT

 **CALL: TOLL FREE**
1-800
422-4133

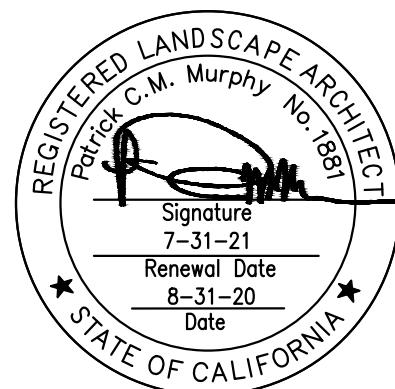
TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

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 DANA POINT CA 92629
 (949) 443-1446



CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY GATED ENTRY & PARK PLANS

IRRIGATION LAYOUT PLAN

CAD FILE NAME

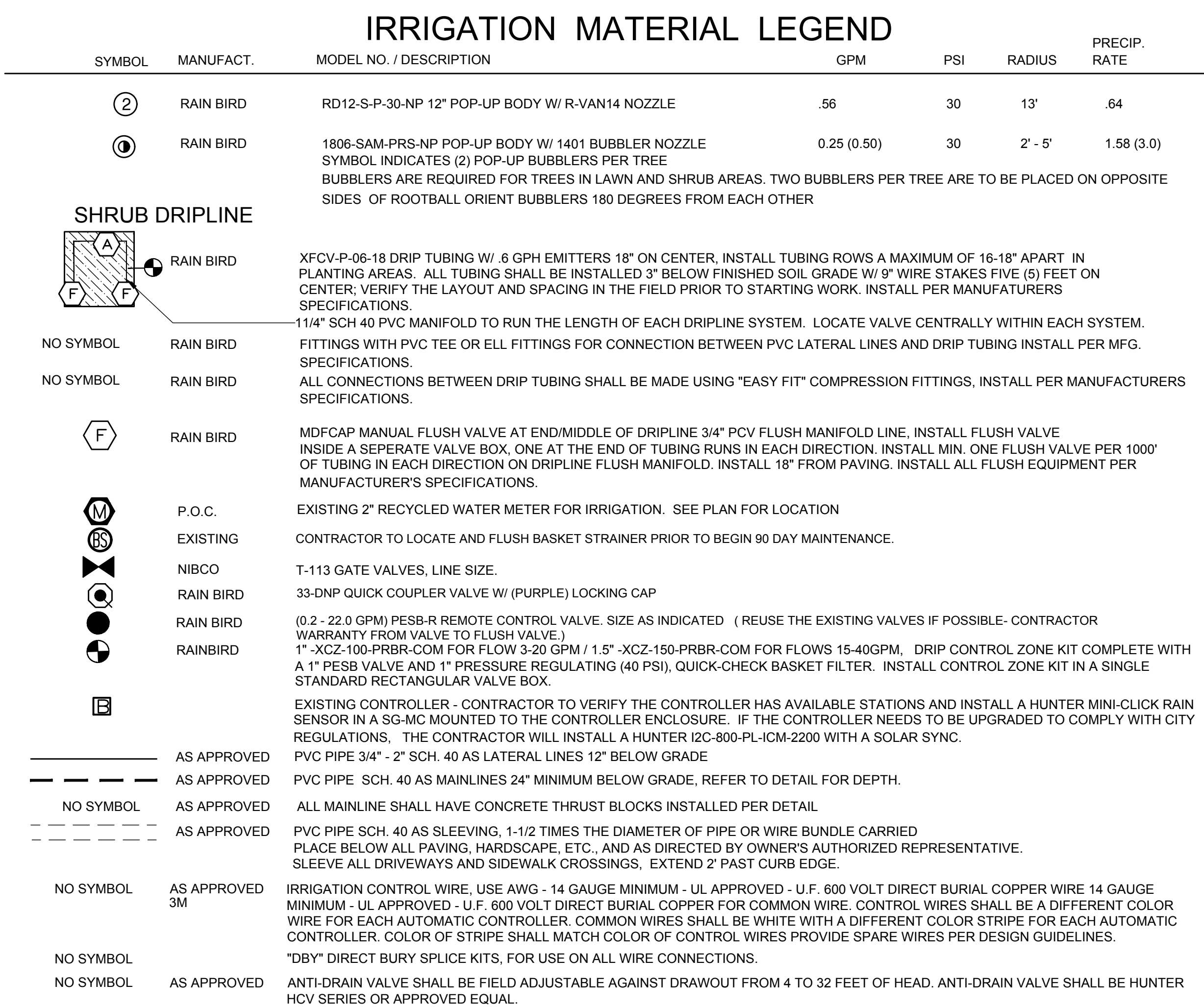
982 MBF IR dwo

DESIGNED	SMP
DRAWN	DM
CHECKED	MM
DATE	11-23-2020
JOB NO.	742982

IR-1

21 OF 38 SHEETS

PERMIT#



Standard Notes - As a minimum, standard notes that are to be listed on the plans area as follows:

- The design and installation of the onsite recycled irrigation system shall conform to SCWD "Rules and Regulations for Recycled Water Use" and SCWD general notes for recycled water. Systems have been designed with pressure and flows as noted on plans.
- Operations Office shall be notified 72 hours prior to the start of any construction at the proposed recycled water use site.
- All onsite irrigation piping installed under this design shall be identified as recycled water piping in accordance with SCWD "Rules and Regulations for Recycled Water Use".
- Backflow preventing valves on the recycled irrigation mainline shall be installed in accordance with Standard Specifications.
- See specifications for reference to alternative material and special identification required.
- AS-built shall be submitted and approved by SCWD before regular service is started.
- All remote control valves, gate valves and pressure relief valves shall be installed in suitable locations in accordance with Standard Specifications.
- All facilities and equipment shall be consistently colored, marked, to otherwise identified as recycled water facilities in accordance with Standard Specifications.

Final as-built shall be submitted by the design engineer or landscape architect registered with the state of California and approved by SCWD before a request for regular service start-up is made. The following shall apply:

Recording Changes - All changed in the work constituting departures from the original design drawings, including changes in both pressure and nonpressure lines, shall be accurately recorded on one set of drawings. Upon completion of each increment of work, all such information and dimensions shall be transferred to a set of reproducible drawings.

Dimensioning - All dimensions shall be taken from two permanent points of reference such as buildings, monuments, sidewalks, curbs or pavements. Locations shown on as-built shall be kept day by day as the project is being installed.

Specific Call-Outs - The locations and depths of the following items shall be shown:

- Points of connection
- Routing of irrigation supply lines and all related appurtenances
- Gate valves
- Sprinkler control valves
- Quick coupling valves
- Routing of control wires
- Irrigation controllers
- Remote control valves
- Irrigation-related appurtenances

Availability - For the purpose of reference, as-built shall be maintained onsite at all times. Control Charts shall be prepared by the design engineer or landscape architect, submitted with the as-built, and approved by SCWD before formal request for service start-up is made. The chart submittals shall include the following:

Chart Requirement - One controller chart shall be provided for each automatic controller supplied showing the system area covered by the controller.

Chart Scale - Each chart shall be a reduced drawing of the as-built system. The controller sequence shall be clearly legible at the reduction chosen

Chart Coloring - Each chart shall be black-line print with a different color used to show the area of coverage for each valve station system.

Chart Packaging - After approval by SCWD, all charts shall be sized 11" by 17" and laminated between two minimum 10 mil-thick pieces of plastic.

[illegible]

UNDERGROUND SERVICE ALERT

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422-4133

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PLANS PREPARED BY:



ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.

34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY

GATED ENTRY & PARK PLANS

IRRIGATION LAYOUT PLAN

CAD FILE NAME:

982 MBE IR.dwo

DESIGNED SMP

DRAWN **DM**

CHECKED **MM**

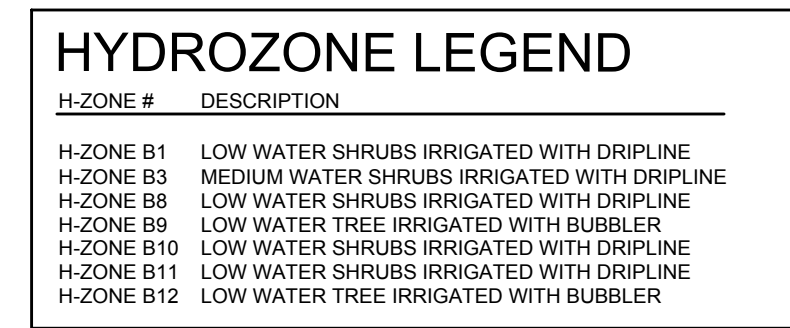
DATE 11-23-2020

JOB NO. 742982

IR-2

22 OF 38 SHEETS

PERMIT#

SHRUB DRIPLINE

The diagram shows a hexagonal valve marking with four labels and arrows pointing to specific parts of the hexagon:

- VALVE NUMBER**: Points to the top-right corner of the hexagon.
- G.P.M.**: Points to the top-left corner of the hexagon.
- VALVE HYDRO-ZONE**: Points to the bottom-left corner of the hexagon.
- VALVE SIZE**: Points to the bottom-right corner of the hexagon.

Water Efficient Landscape Worksheet

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.

One worksheet complete for point of connection (water meter).*

Select your city:	Dana Point	Project name or address:	MONARCH BAY - REC AREA (B16, B8-12)
Reference Evapotranspiration (ET ₀):	48.2	Landscape Area Sector Type:	

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _a)		48.2		Project Type		Non-Residential	
Hydrozone # / Planting Description ^a	Plant Factor (P.F.)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (P.F./IE)	Landscape Area (S.q. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Shrub Drip (Low)	0.2	Drip	0.81	0.21	5,325	1127	33676
Shrub Drip (Med)	0.5	Drip	0.81	0.62	1,590	981	29331
Turf Spray	0.8	Overhead	0.75	1.07	0	0	0
Tree Bubblers	0.5	Bubbler	0.77	0.65	96	62	1863
				Average	Total	Total	
				0.31	7,011	2,171	

Average ETAF for Regular Landscape Areas : In Compliance

Special Landscape Areas					
SLA-1		1	0	0	0
		Totals	0	0	

Total Landscape Area

Statewide ETAF

ETWU Total

Maximum Allowed Water Allowance (MAWA)^e

ETAF Calculations

Regular Lands cape Areas	
Total E TAF x Area	2171
Total Area	7011
Average E TAF	0.31

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.40 or below for non-residential areas

Percentage of MAW

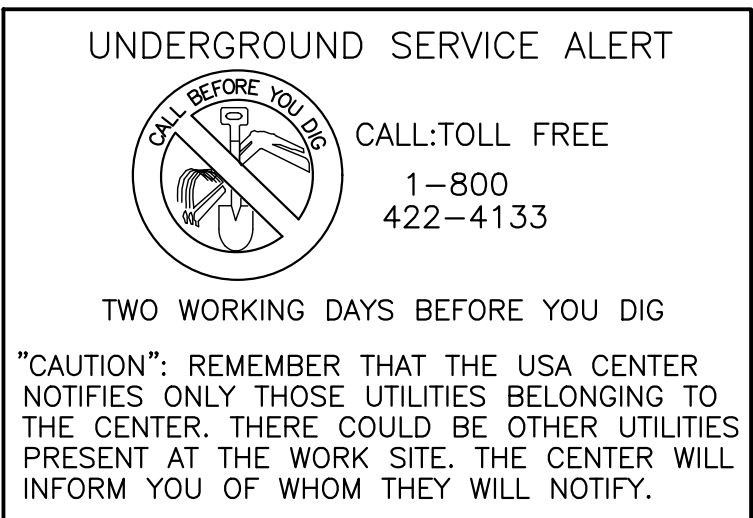
69%

All Landscape Areas

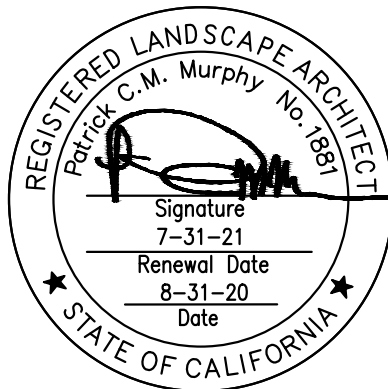
Total ETAF x Area	2171
Total Area	7011
Average ETAF	0.31

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead

SCALE: 1" = 10'-0"

[illegible]

PLANS PREPARED BY:



CAD FILE NAME: 982 MBE IR.dwg

CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY GATED ENTRY & PARK PLANS

IRRIGATION LAYOUT PLAN

DESIGNED SMP

DRAWN DM

CHECKED MM

DATE 11-23-202

JOB NO. 742982

IR-3

23 OF 38 SHEETS

PERMIT#

Water Efficient Landscape Worksheet

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package. One worksheet complete for point of connection (water meter).*

Select your city:

Dana Point

Project name or address:

MONARCH BAY

Reference Evapotranspiration (ETo):

48.2

Landscape Area Sector Type:

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo)	48.2	Project Type	Non-Residential		0.45		
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE) %	ETAF (PF/IE)	Landscape Area (S.q. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ¹
Regular Landscape Areas							
Shrub Drip (Low)	0.2	Drip	0.81	0.21	8845	1872	55936
Shrub Drip (Med)	0.5	Drip	0.81	0.62	3,076	1899	56743
Turf Spray	0.8	Overhead	0.75	1.07	2346	2502	74782
Tree Bubbler	0.5	Bubbler	0.77	0.65	32	21	621
		Average	Total	Total			
		0.44	14,299	6,294			

Average ETAF for Regular Landscape Areas : In Compliance

SLA-1	1	0	0	0
Totals				

Total Landscape Area

14,299

Statewide ETAF

0.44

ETWU Total

188,082

Maximum Allowed Water Allowance (MAWA) ²

192,290

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	6294
Total Area	14299
Average ETAF	0.44

All Landscape Areas	
Total ETAF x Area	6294
Total Area	14299
Average ETAF	0.44

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Percentage of MAWA

98%

0.45 Non-Residential	
0.55 Residential	
0.81 Drip	
0.75 Overhead	

SOUTH COAST WATER DISTRICT
ENGINEERING DEPARTMENT

Requirements to meet "Recycled Water Ready Irrigation Systems"

The Landscape Irrigation Plans shall comply with the requirements of the South Coast Water District's Rules and Regulations for Recycled Water Use and applicable State requirements. The plans shall include all components of the recycled water irrigation system with the exception of signage, which will be required when recycled water is available for use.

The South Coast Water District Rules and Regulations for Recycled Water Use are available at:

<http://scwd.org/services/watersupply/recycled.asp>

The Landscape Irrigation plans shall include the following certification statement, signed and dated:

RECYCLED WATER GENERAL NOTES:

Standard Notes - As a minimum, standard notes that are to be listed on the plans area as follows:

- The design and installation of the onsite recycled irrigation system shall conform to SCWD "Rules and Regulations for Recycled Water Use" and SCWD general notes for recycled water.
- Systems have been designed with pressure and flows as noted on plans.
- SCWD's Operations Office shall be notified 72 hours prior to the start of any construction at the proposed recycled water use site.
- All onsite irrigation piping installed under this design shall be identified as recycled water piping in accordance with SCWD "Rules and Regulations for Recycled Water Use".
- Quick coupling valves on the recycled irrigation mainline shall be installed in accordance with Standard Specifications.
- See specifications for reference to alternative material and special identification required.
- AS-built shall be submitted and approved by SCWD before regular service is started.
- All remote control valves, gate valves and pressure relief valves shall be installed in suitable valve boxes in accordance the Standard Specifications.
- All facilities and equipment shall be consistently colored, marked, to otherwise identified as recycled water facilities in accordance with Standard Specifications.
- Final As-built Documents

Final as-built shall be submitted by the design engineer or landscape architect registered with the state of California and approved by SCWD before a request for regular service start-up is made. The following shall apply:

Recording Changes - All changed in the work constituting departures from the original design drawings, including changes in both pressure and nonpressure lines, shall be accurately recorded on one set of drawings. Upon completion of each increment of work, all such information and dimensions shall be transferred to a set of reproducible drawings.

Dimensioning - All dimensions shall be taken from two permanent points of reference such as buildings, monuments, sidewalks, curbs or pavements. Locations shown on as-built shall be kept day by day as the project is being installed.

Specific Call-Outs - The locations and depths of the following items shall be shown:

- Points of connection
- Routing of irrigation supply lines and all related appurtenances
- Gate valves
- Sprinkler control valves
- Quick coupling valves
- Routing of control wires
- Irrigation controllers
- Remote control valves
- Irrigation-related appurtenances

Availability - For the purpose of reference, as-built shall be maintained onsite at all times.

Control Charts shall be prepared by the design engineer or landscape architect, submitted with the as-built, and approved by SCWD before formal request for service start-up is made. The chart submittals shall include the following:

Chart Requirement - One controller chart shall be provided for each automatic controller supplied showing the system area covered by the controller.

Chart Scale - Each chart shall be a reduced drawing of the as-built system. The controller sequence shall be clearly legible at the reduction chosen

Chart Coloring - Each chart shall be black-line print with a different color used to show the area of coverage for each valve station system.

Chart Packaging - After approval by SCWD, all charts shall be sized 11" by 17" and laminated between two minimum 10 mil-thick pieces of plastic.

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	GPM	PSI	RADIUS	PRECIP. RATE
	RAIN BIRD	RD12-S-P-30-NP 12" POP-UP BODY W/ R-VAN14 NOZZLE	.56	30	13'	.64
	RAIN BIRD	1806-SAM-PRS POP-UP BODY W/ 1401 BUBBLER NOZZLE SYMBOL INDICATES (2) POP-UP BUBBLERS PER TREE BUBBLERS ARE REQUIRED FOR TREES IN LAWN AND SHRUB AREAS. TWO BUBBLERS PER TREE ARE TO BE PLACED ON OPPOSITE SIDES OF ROOTBALL ORIENT BUBBLERS 180 DEGREES FROM EACH OTHER	0.25 (0.50)	30	2' - 5'	1.58 (3.0)
SHRUB DRIPLINE						
	RAIN BIRD	XFCV-P-06-18 DRIP TUBING W/ 6 GPH EMITTERS 18" ON CENTER. INSTALL TUBING ROWS A MAXIMUM OF 16-18" APART IN PLANTING AREAS. ALL TUBING SHALL BE INSTALLED 3" BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (5) FEET ON CENTER. VERIFY THE LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL PER MANUFACTURERS SPECIFICATIONS.	11/4" SCH 40 PVC MANIFOLD TO RUN THE LENGTH OF EACH DRIPLINE SYSTEM. LOCATE VALVE CENTRALLY WITHIN EACH SYSTEM.			
NO SYMBOL	RAIN BIRD	FITTINGS WITH PVC TEE OR ELL FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIP TUBING INSTALL PER MFG. SPECIFICATIONS.	ALL CONNECTIONS BETWEEN DRIP TUBING SHALL BE MADE USING "EASY FIT" COMPRESSION FITTINGS. INSTALL PER MANUFACTURERS SPECIFICATIONS.			
NO SYMBOL	RAIN BIRD	MDFCAP MANUAL FLUSH VALVE AT END/MIDDLE OF DRIPLINE 3/4" PCV FLUSH MANIFOLD LINE. INSTALL FLUSH VALVE INSIDE A SEPERATE VALVE BOX. ONE AT THE END OF TUBING RUNS IN EACH DIRECTION. INSTALL MIN. ONE FLUSH VALVE PER 1000' OF TUBING IN EACH DIRECTION ON DRIPLINE FLUSH MANIFOLD. INSTALL 18" FROM PAVING. INSTALL ALL FLUSH EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.	EXISTING 2" RECYCLED WATER METER FOR IRRIGATION. SEE PLAN FOR LOCATION			
	P.O.C.	CONTRACTOR TO LOCATE AND FLUSH BASKET STRAINER PRIOR TO BEGIN 90 DAY MAINTENANCE.	T-113 GATE VALVES, LINE SIZE.			
	NIBCO	33-DNP QUICK COUPLER VALVE W/ (PURPLE) LOCKING CAP	(0.2 - 22.0 GPM) PESB-R REMOTE CONTROL VALVE. SIZE AS INDICATED (REUSE THE EXISTING VALVES IF POSSIBLE- CONTRACTOR WARRANTY FROM VALVE TO FLUSH VALVE.)			
	RAIN BIRD	1" -XCZ-100-PRBR-COM FOR FLOW 3-20 GPM / 1.5" -XCZ-150-PRBR-COM FOR FLOWS 15-40GPM. DRIP CONTROL ZONE KIT COMPLETE WITH A 1" PESB VALVE AND 1" PRESSURE REGULATING (40 PSI), QUICK-CHECK BASKET FILTER. INSTALL CONTROL ZONE KIT IN A SINGLE STANDARD RECTANGULAR VALVE BOX.	EXISTING CONTROLLER - CONTRACTOR TO VERIFY THE CONTROLLER HAS AVAILABLE STATIONS AND INSTALL A HUNTER MINI-CLICK RAIN SENSOR IN A SG-MG MOUNTED TO THE CONTROLLER ENCLOSURE. IF THE CONTROLLER NEEDS TO BE UPGRADED TO COMPLY WITH CITY REGULATIONS, THE CONTRACTOR WILL INSTALL A HUNTER I2C-800-PL-ICM-2200 WITH A SOLAR SYNC.			
	RAINBIRD	PVC PIPE 3/4" - 2" SCH. 40 AS LATERAL LINES 12" BELOW GRADE	PVC PIPE SCH. 40 AS MAINLINES 24" MINIMUM BELOW GRADE, REFER TO DETAIL FOR DEPTH.			
AS APPROVED	AS APPROVED	ALL MAINLINE SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED PER DETAIL	PVC PIPE SCH. 40 AS SLEEVING, 1-1/2 TIMES THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED			
NO SYMBOL	AS APPROVED 3M	IRRIGATION CONTROL WIRE, USE AWG - 14 GAUGE MINIMUM - UL APPROVED - U.F. 600 VOLT DIRECT BURIAL COPPER WIRE 14 GAUGE MINIMUM - UL APPROVED - U.F. 600 VOLT DIRECT BURIAL COPPER FOR COMMON WIRE. CONTROL WIRES SHALL BE A DIFFERENT COLOR WIRE FOR EACH AUTOMATIC CONTROLLER. COMMON WIRES SHALL BE WHITE WITH A DIFFERENT COLOR STRIPE FOR EACH AUTOMATIC CONTROLLER. COLOR OF STRIPE SHALL MATCH COLOR OF CONTROL WIRES PROVIDE SPARE WIRES PER DESIGN GUIDELINES.	"DBY" DIRECT BURY SPLICE KITS, FOR USE ON ALL WIRE CONNECTIONS.			
NO SYMBOL	AS APPROVED	ANTI-DRAIN VALVE SHALL BE FIELD ADJUSTABLE AGAINST DRAWOUT FROM 4 TO 32 FEET OF HEAD. ANTI-DRAIN VALVE SHALL BE HUNTER HCV SERIES OR APPROVED EQUAL.				

IRRIGATION MAINTENANCE SPEC'S

A. Over Head (spray) and drip Irrigated Areas

- Scheduling: Grass and shrub areas shall be irrigated as often as necessary, staying within local drought restrictions, to maintain healthy growth and appearance. Irrigation times should be scheduled for early morning hours (3:00 am to 6:00 am) whenever possible to reduce disease problems. Watering schedules shall be controlled by the Et based Control System. A qualified person shall be responsible for operating and scheduling the irrigation control boxes along with the duties of adjusting controllers, observing the distribution of water, and making minor adjustments to correct any problems within the system.
- On turf, water should be applied at a rate higher than the infiltration rate of the soil, if runoff occurs, frequent and shortened water cycles should be scheduled, programmed to avoid run-off.
- Soil sampling at 5" to 8" depths at several locations throughout property shall be done biweekly to check for adequate moisture. Hand watering of localized "brown areas" shall be done when necessary.
- Watering schedules shall be arranged so as not to coincide with herbicide applications, mowings, or other events that may interfere with the use of the facility.
- Records shall be maintained to record precipitation rates and monthly irrigation scheduling. These include: precipitation rates, day, time, and length of watering for each station (valve) for each controller. Copies of such records shall be provided to Owner.

B. Trees, Shrubs, Groundcovers, and Vines shall be checked weekly for adequate water requirements. Conditions such as: wilt, color change, vigor, stress, growth necessary. Conduct a review of the drip systems in operation if plant material appears stressed in an isolated area. Repair and/or replace drip tubing as necessary.

C. System Maintenance

- The irrigation system shall be maintained for optimum performance by: cleaning, adjusting all sprinkler nozzles, wrye and basket strainers, drip emitters and screens for proper coverage (head to head or beyond) and to reduce overspray onto sidewalks and pavement.
- Weekly inspections of the irrigation system while in operation should be made during the warmer months (May 1st through September 15th), and biweekly in other spring and fall months to detect and malfunctioning of the system.
- All manufacturing equipment shall be replaced prior to the next scheduled irrigation.
- All replacement heads and other equipment shall be the same manufacturer, type, and application rates.

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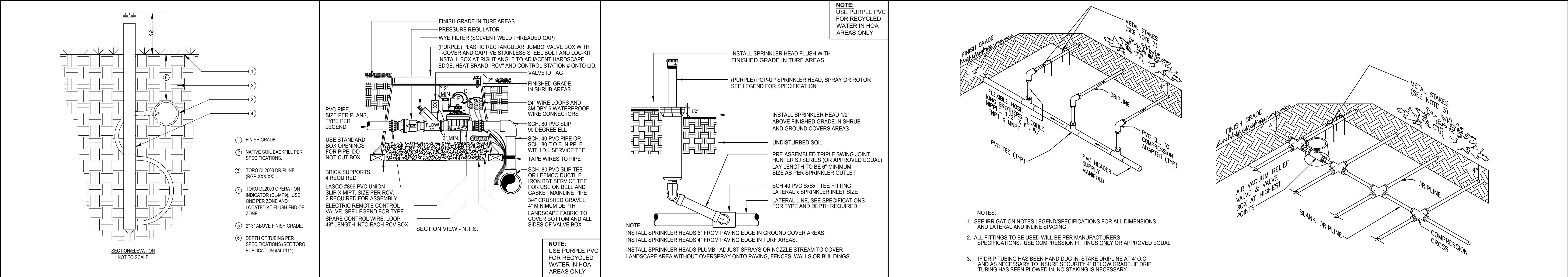
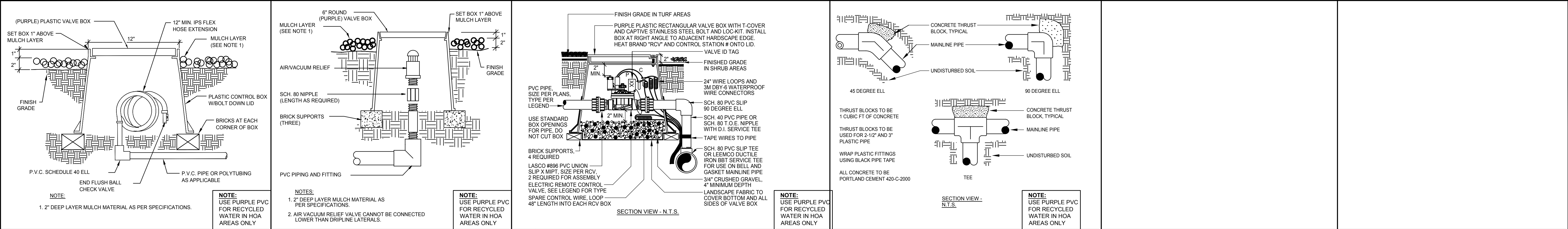
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REVISIONS					PLANS PREPARED BY:	CITY OF DANA POINT	DESIGNED SMP
No.	Description	Sht.	Approved	Date			DRAWN DM
1	XXXX				<div>ENVIRONMENTAL DESIGN</div> SUMMERS/MURPHY & PARTNERS, INC. 34197 COAST HWY SUITE 200 DANA POINT CA 92629 (949) 443-1446		CHECKED MM
							DATE 11-23-2020
							JOB NO. 742982
							ID-1
							IRRIGATION LAYOUT PLAN
							CAD FILE NAME:

PERMIT #



L

DRIP INDICATOR

M

DRIP RCV ASSEMBLY

N

POP-UP SPRINKLER

O

WIRE CONNECTOR

P

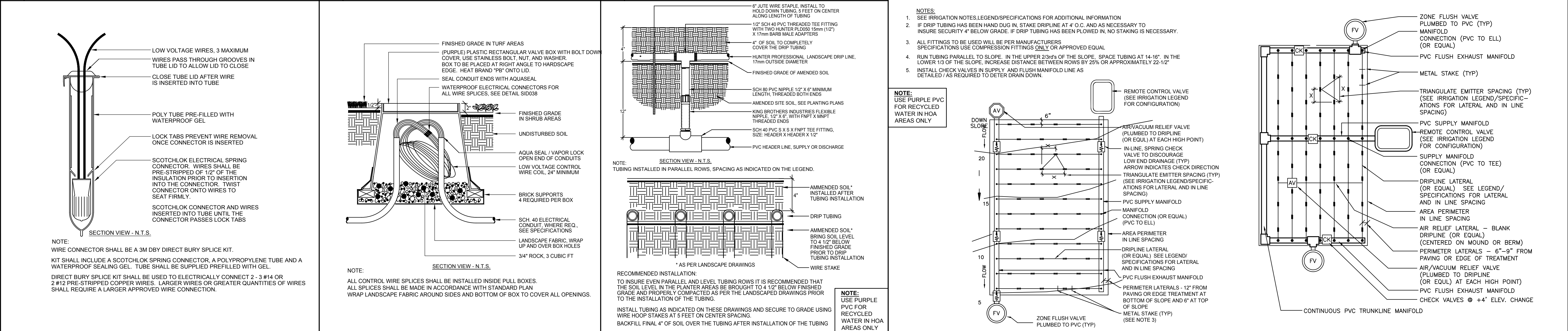
CONTROL WIRE PULL BOX

Q

DRIPLINE TUBING CONNECTION

R

SUB-GRADE DRIPLINE



O

WIRE CONNECTOR

P

CONTROL WIRE PULL BOX

Q

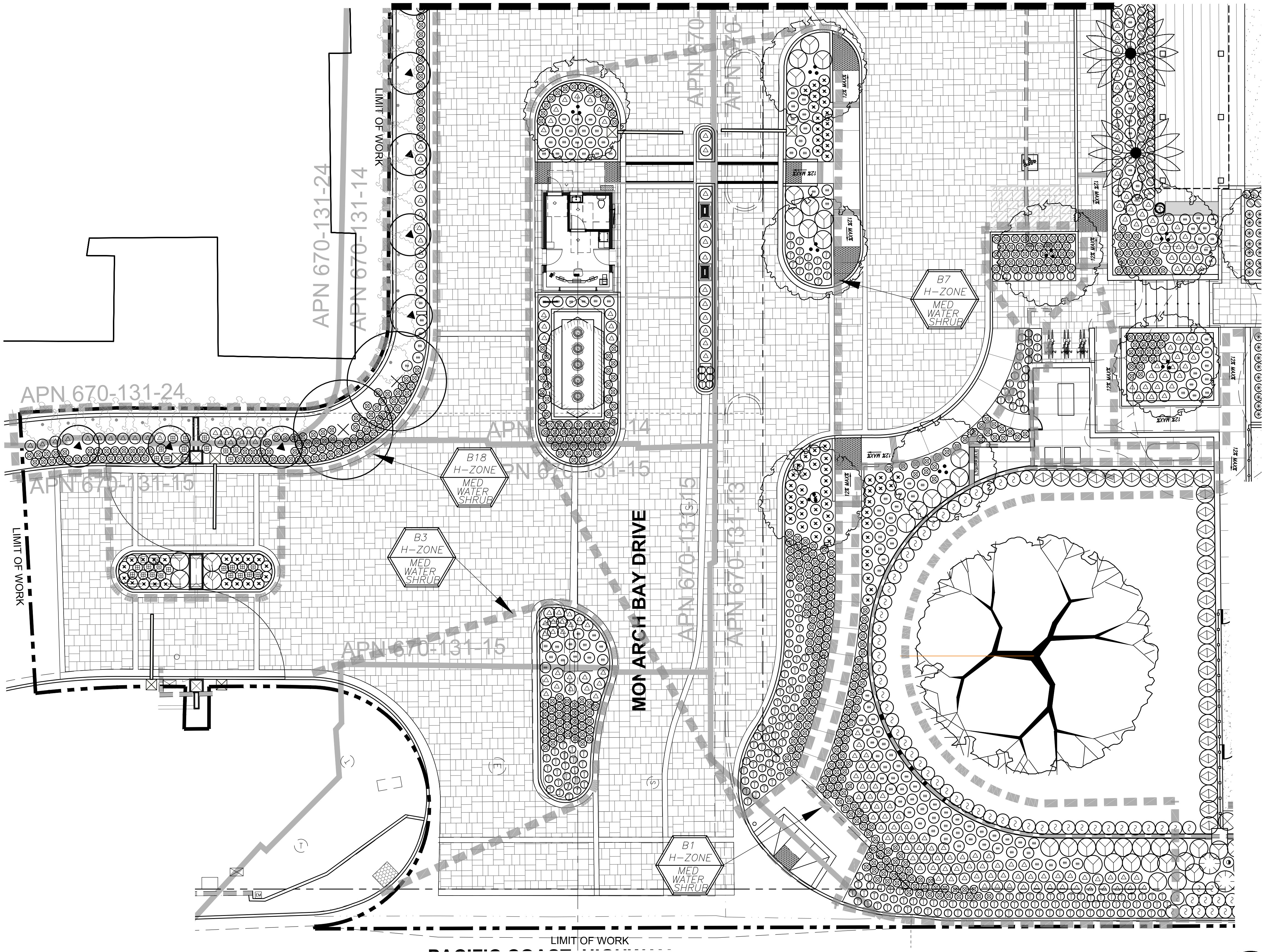
DRIPLINE TUBING CONNECTION

R

SUB-GRADE DRIPLINE

REVISIONS					PLANS PREPARED BY:		CITY OF DANA POINT		DESIGNED SMP
No.	Description	Sht.	Approved	Date	 ENVIRONMENTAL DESIGN SUMMERS/MURPHY & PARTNERS, INC. 34197 COAST HWY SUITE 200 DANA POINT CA 92629 (949) 443-1446				DRAWN DM
1	XXXX								CHECKED MM
					 MONARCH BAY HOA 32851 PACIFIC COAST HIGHWAY GATED ENTRY & PARK PLANS IRRIGATION DETAILS		11-23-2020 742982		DATE
									JOB NO.
					CAD FILE NAME: 969_IR		26 OF 38 SHEETS		ID-3
									PERMIT #

MATCHLINE: SEE SHEET PL-2



EXISTING TREE LEGEND					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	SPACING	WUCOLS
	FICUS MICROCARPA BANYAN TREE		1		L
	PODOCARPUS GRACILIOR FERN PINE		21		L
	CYPRESS SEMPERVIRENS ITALIAN CYPRESS		17		L
	FICUS BENAMINA WEeping FIG		2		M

TREE PLANTING LEGEND					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	SPACING	WUCOLS
	OLEA EUROPAEA COMMON OLIVE	LOW BRANCH FIELD DUG 22"	20		L
	PHOENIX DACTYLIFERA DATE PALM	25' BTH	14		M
	FICUS BENAMINA WEeping FIG	LOW BRANCH MULTI-TRUNK 36" BOX	10		M

SHRUB PLANTING LEGEND					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	SPACING	WUCOLS
	AGAVE ATTENUATA 'RAY OF LIGHT' RAY OF LIGHT AGAVE	15 GAL.	100	36" O.C.	L
	AGAVE 'BLUE GLOW' PURPLE BLUE GLOW AGAVE	5 GAL.	273	30" O.C.	L
	ALOE STRIATA 'GHOST ALOE' SPIDER ALOE	1 GAL.	665	18" O.C.	L
	ALOE 'BLUE ELF' BLUE ELF ALOE	1 GAL.	235	18" O.C.	L
	CARISSA M. 'GREEN CARPET' NATAL PLUM	5 GAL.	193	30" O.C.	L
	FICUS NITIDA INDIAN LAUREL	36" BOX COLUMN. 15' HIGH	52		L
	NANDINA DOMESTICA 'MOON BAY' MOON BAY NANDINA	5 GAL.	37	24" O.C.	M
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	15 GAL.	273	30" O.C.	M
	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON' MARJORIE CHANNON PITTOSPORUM	5 GAL.	10	36" O.C.	M
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' RED YUCCA	5 GAL.	78	24" O.C.	M
	ALOE VERA ALOE VERA	5 GAL.	362	24" O.C.	L
	DIANELLA TASMANICA FLAX LILY	5 GAL.	141	24" O.C.	M
	FURCRAEA MACDOUGALLII MACDOUGALL CENTURY PLANT	15 GAL.	8		L
	PRUNUS CAROLINIANA 'COMPACTA' DWARF CAROLINA LAUREL CHERRY	24" BOX COLUMNAR	100		M
	MYOPORUM PARVIFOLIUM CREEPING MYOPORUM	1 GAL.	410	18" O.C.	L


H-ZONE #	DESCRIPTION
H-ZONE B10	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B11	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B13	MEDIUM WATER PLANTS IRRIGATED WITH BUBBLER
H-ZONE B14	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B15	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B16	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE

NOTE: REFER TO SHEET IL-1 FOR H-ZONE B12

TOTAL LANDSCAPED AREA: 7,095 SF
TOTAL SITE AREA: 36,020 SF
LANDSCAPE TO SITE RATIO: ~20%

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1	XXXX			

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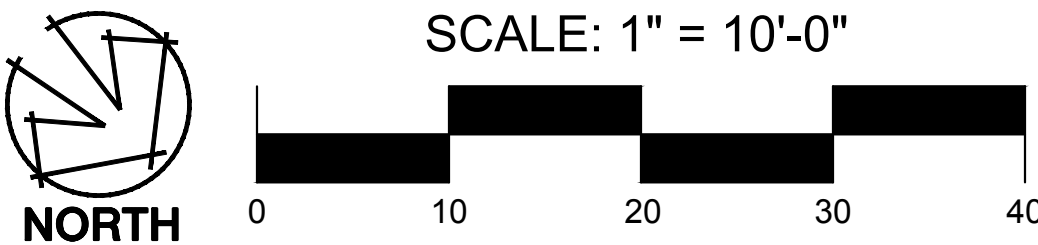
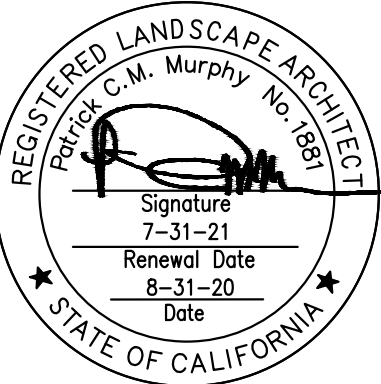
PLANS PREPARED BY:

SMP

ENVIRONMENTAL DESIGN

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34197 COAST HWY SUITE 200
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(949) 443-1446



CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS

PLANTING LAYOUT PLAN

CAD FILE NAME: 982_MBE_PL.dwg

DESIGNED	SMP
DRAWN	DM
CHECKED	MM
DATE	11-23-2020
JOB NO.	742982

PL-1

27 OF 38 SHEETS

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Water Efficient Landscape Worksheet

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package. One worksheet complete for point of connection (water meter).*

Select your city:

Dana Point

Reference Evapotranspiration (ET_o):

49.6

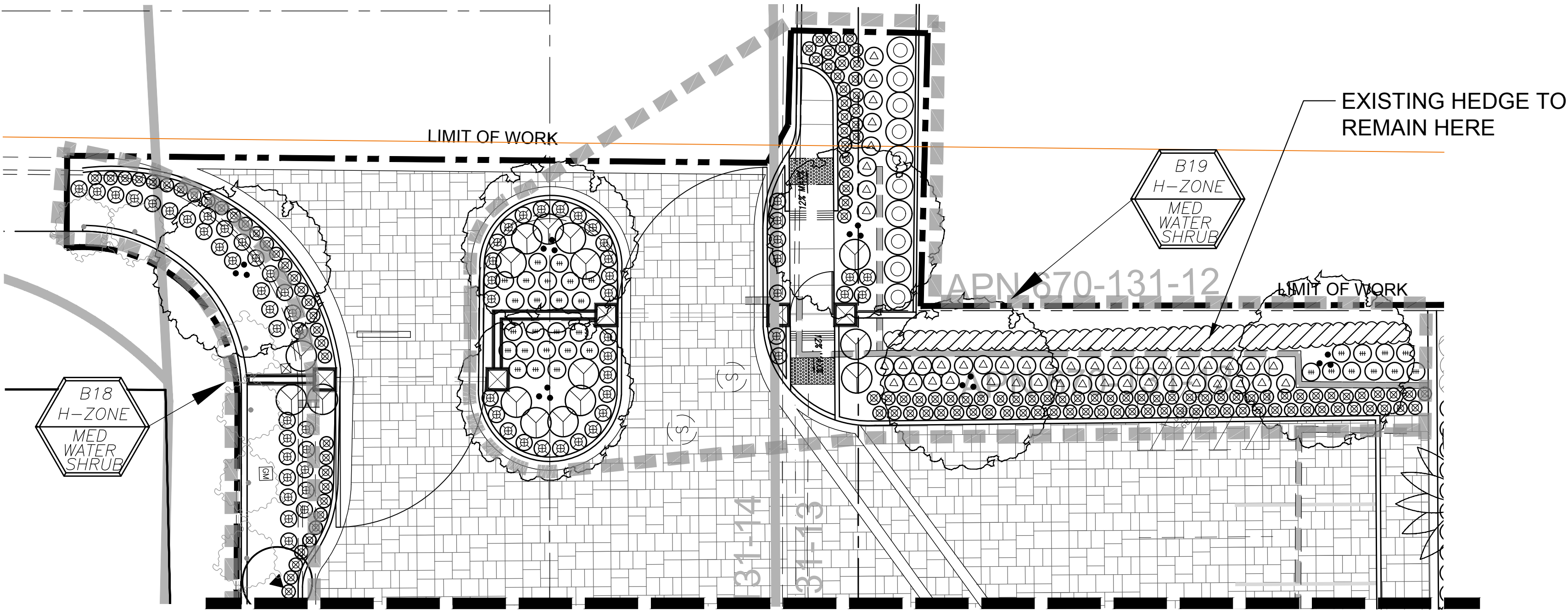
Project name or address:

MONARCH BAY HOA

Landscape Area Sector Type:

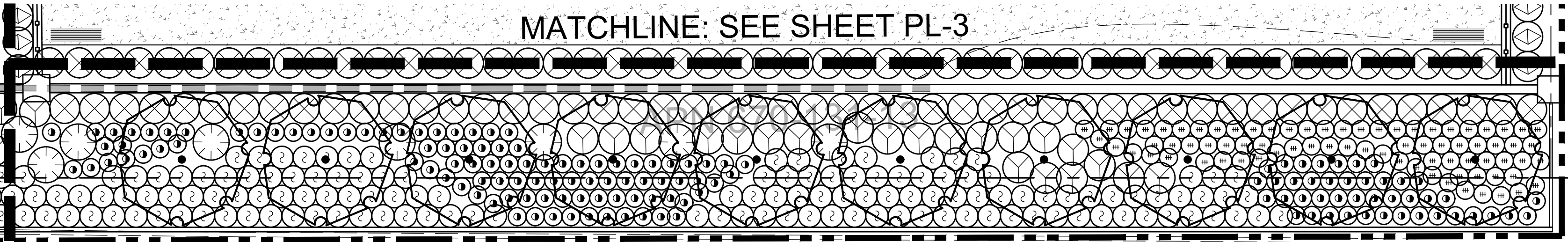
California Water Efficient Landscape Worksheet

Reference E vapotranspiration (ET _o)	49.6	Project Type	Non-Residential	0.45			
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Shrub Drip (Low)	0.2	Drip	0.81	0.21	5472	1158	35610
Shrub Drip (Med)	0.5	Drip	0.81	0.62	1,800	1111	34169
Turf Spray	0.8	Overhead	0.75	1.07	0	0	0
Tree Bubbler	0.5	Bubbler	0.77	0.65	76	49	1518
		Average	Total	Total			
		0.32	7,348	2,318			
Average ETAF for Regular Landscape Areas : In Compliance							
Special Landscape Areas							
SLA-1		1	0	0	0		
		Totals	0	0			
		Total Landscape Area	7,348				
		Statewide ETAF	0.32				
		ETWU Total	71,297				
		Maximum Allowed Water Allowance (MAWA)^e	101,685				
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	2318						
Total Area	7348						
Average ETAF	0.32						
All Landscape Areas							
Total ETAF x Area	2318						
Total Area	7348						
Average ETAF	0.32						
		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.		Percentage of MAWA			
				70%			
		0.45 Non-Residential					
		0.55 Residential					
		0.81 Drip					
		0.75 Overhead					



MATCHLINE: SEE SHEET PL-1

MATCHLINE: SEE SHEET PL-1



LIMIT OF WORK

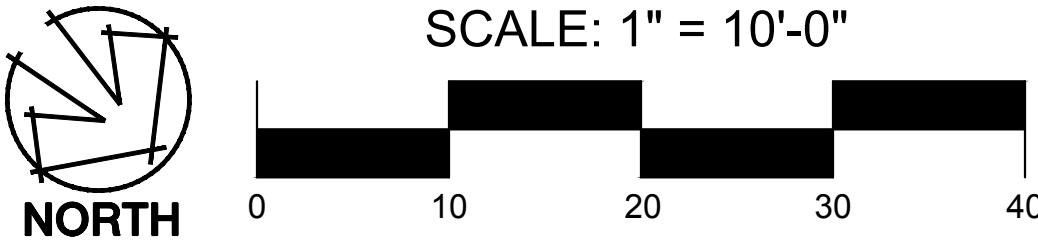
PACIFIC COAST HIGHWAY

EXISTING TREE LEGEND					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	SPACING	WUCOLS
	FICUS MICROCARPA BANYAN TREE		1		L
	PODOCARPUS GRACILIOR FERN PINE		21		L
	CYPRESS SEMPERVIRENS ITALIAN CYPRESS		17		L
	FICUS BENJAMINA WEeping FIG		2		M

TREE PLANTING LEGEND					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	SPACING	WUCOLS
	OLEA EUROPAEA COMMON OLIVE	LOW BRANCH FIELD DUG 22"	20		L
	PHOENIX DACTYLIFERA DATE PALM	25' BTH	14		M
	FICUS BENJAMINA WEeping FIG	LOW BRANCH MULTI-TRUNK 36" BOX	10		M

SHRUB PLANTING LEGEND					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	SPACING	WUCOLS
	AGAVE ATTENUATA 'RAY OF LIGHT' RAY OF LIGHT AGAVE	15 GAL.	100	36" O.C.	L
	AGAVE 'BLUE GLOW' PURPLE BLUE GLOW AGAVE	5 GAL.	273	30" O.C.	L
	ALOE STRIATA 'GHOST ALOE' SPIDER ALOE	1 GAL.	665	18" O.C.	L
	ALOE 'BLUE ELF' BLUE ELF ALOE	1 GAL.	235	18" O.C.	L
	CARISSA M. 'GREEN CARPET' NATAL PLUM	5 GAL.	193	30" O.C.	L
	FICUS NITIDA INDIAN LAUREL	36" BOX COLUMN. 15' HIGH	52		L
	NANDINA DOMESTICA 'MOON BAY' MOON BAY NANDINA	5 GAL.	37	24" O.C.	M
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	15 GAL.	273	30" O.C.	M
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	HESPERALOE PARVIFLORA 'BRAKELIGHTS' RED YUCCA	5 GAL.	78	24" O.C.	M
	ALOE VERA ALOE VERA	5 GAL.	362	24" O.C.	L
	DIANELLA TASMANICA FLAX LILY	5 GAL.	141	24" O.C.	M
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	PRUNUS CAROLINIANA 'COMPACTA' DWARF CAROLINA LAUREL CHERRY	24" BOX COLUMNAR	100		M
	MYOPORUM PARVIFOLIUM CREEPING MYOPORUM	1 GAL.	410	18" O.C.	L

TOTAL LANDSCAPED AREA: 7,095 SF
TOTAL SITE AREA: 36,020 SF
LANDSCAPE TO SITE RATIO: ~20%



REVISIONS				
No.	Description	Sht.	Approved	Date
1	XXXX			

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CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS
PLANTING LAYOUT PLAN

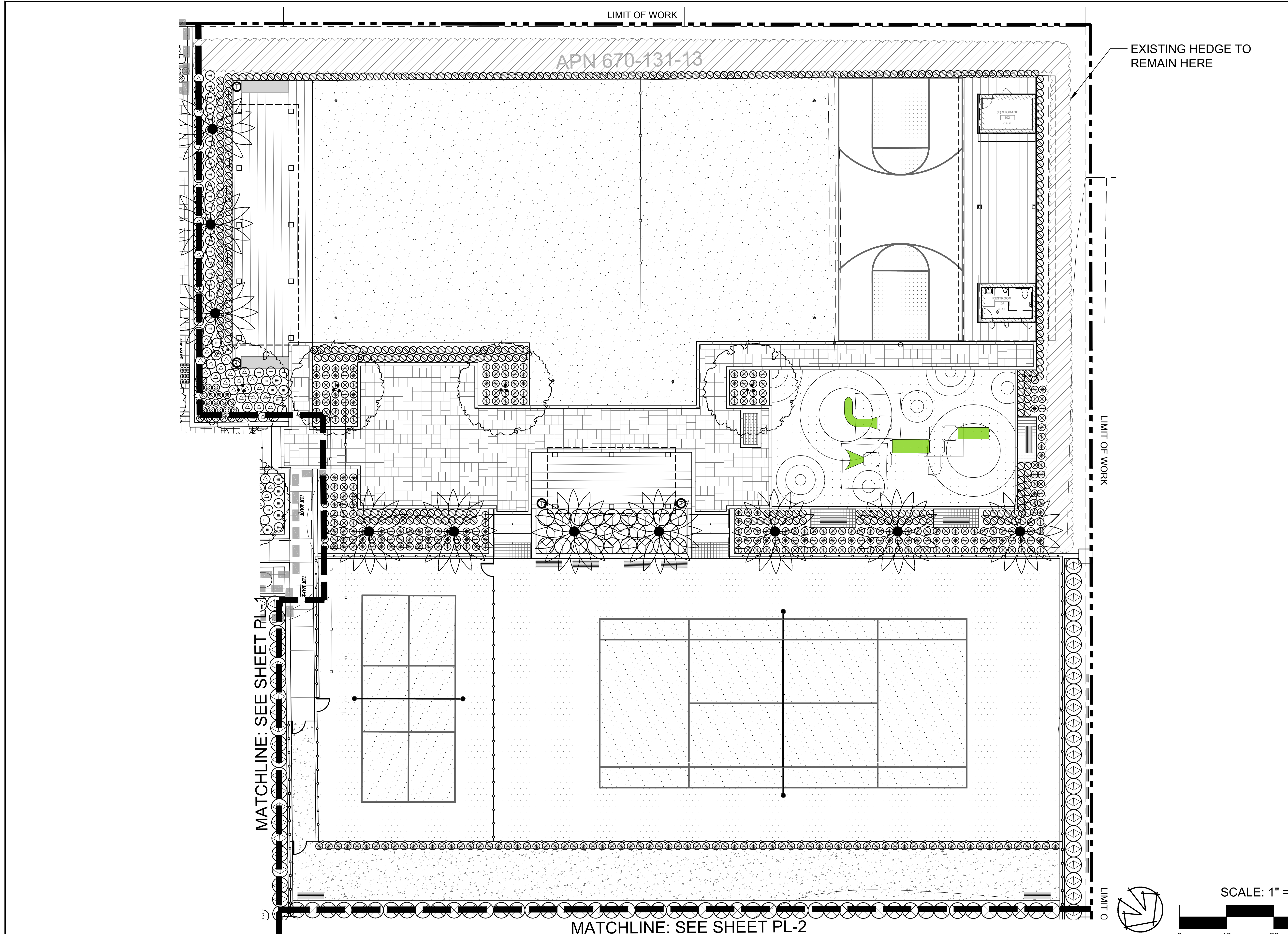
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CHECKED MM
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28 OF 38 SHEETS

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EXISTING TREE LEGEND					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	SPACING	WUCOLS
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	FICUS BENJAMINA WEeping FIG		2		M

TREE PLANTING LEGEND					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	SPACING	WUCOLS
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	PHOENIX DACTYLIFERA DATE PALM 40' HIGH	25' BTH	14		M
	FICUS BENJAMINA WEeping FIG	LOW BRANCH MULTI-TRUNK 36" BOX	10		M

SHRUB PLANTING LEGEND					
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	HESPERALOE PARVIFLORA 'BRAKELIGHTS' RED YUCCA	5 GAL.	78	24" O.C.	M
	ALOE VERA ALOE VERA	5 GAL.	362	24" O.C.	L
	DIANELLA TASMANICA FLAX LILY	5 GAL.	141	24" O.C.	M
	FURCRAEA MACDOUGALLII MACDOUGALL CENTURY PLANT	15 GAL.	8		L
	PRUNUS CAROLINIANA 'COMPACTA' DWARF CAROLINA LAUREL CHERRY	24" BOX COLUMNAR	100		M
	MYOPORUM PARVIFOLIUM CREEPING MYOPORUM	1 GAL.	410	18" O.C.	L

H-ZONE #	DESCRIPTION
H-ZONE B10	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B11	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B13	MEDIUM WATER PLANTS IRRIGATED WITH BUBBLER
H-ZONE B14	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B15	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE
H-ZONE B16	MEDIUM WATER SHRUBS IRRIGATED WITH DRIPLINE

NOTE: REFER TO SHEET IL-1 FOR H-ZONE B12

TOTAL LANDSCAPED AREA: 7,095 SF
TOTAL SITE AREA: 36,020 SF
LANDSCAPE TO SITE RATIO: ~20%

REVISIONS				
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CITY OF DANA POINT

MONARCH BAY HOA
32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS
PLANTING LAYOUT PLAN

CAD FILE NAME: 982_MBE_PL.dwg

DESIGNED SMP
DRAWN DM
CHECKED MM
DATE 11-23-2020
JOB NO. 742982

PL-3

29 OF 38 SHEETS

PERMIT #

Diagram illustrating the planting detail for a palm tree. The tree is shown with its root ball and trunk. The planting pit is filled with backfill, and the root ball is surrounded by a layer of mulch. The diagram includes labels for the root ball, finish grade, and backfill.

NOTES:
ALL PALM TREES ARE TO BE BOXED (UNLESS OTHERWISE NOTED ON PLAN), CONTRACTOR SHALL HAVE A SOIL AGRONOMIST PREPARE A DETAILED SOIL ANALYSIS AT TREE PLANTING LOCATIONS AND INSTALL ALL PALMS FOLLOWING THE RECOMMENDATIONS OF THE REPORT.

APPLY 'OSMOCOTE' SLOW-RELEASE FERTILIZER ON SURFACE OF PLANTING PIT PER MANUFACTURER'S DIRECTION.

- 4" DIA. VERTICAL PERFORATED DRAIN PIPE. CONNECT TO PIPE AT BASE OF PIT AND CAP AT SURFACE. SURROUND PIPE WITH FILTER FABRIC.
- TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE
- 3" HIGH BASIN. FOR ALL TREES PLANTED IN LAWN, RAKE OUT PRIOR TO LAWN PLANTING.
- FINISH GRADE
- MEDIUM GRADE PLASTER SAND BACKFILL, WATER-JETTED INTO HOLE FOR MAXIMUM STABILITY.
- 4" DIA. FLEXIBLE PERFORATED DRAIN PIPE ENCIRCLING BASE OF PLANTING PIT. CONNECT TO VERTICAL PIPE. SURROUND PIPE WITH FILTER FABRIC.
- NATIVE SUBGRADE

H | PALM TREE PLANTING

Diagram illustrating the tree guying detail. The tree is shown with its root ball and trunk. The tree is supported by guy wires attached to anchors. The diagram includes labels for the tree, guy wires, and anchors.

- 5/8" OD X 3/8" ID PVC TUBING 30" LONG
- (2) 1/8" CABLE CLAMPS
- 5/8" OD X 3/8" ID X 5 FT. LENGTH WHITE PVC TUBING
- (2) 3/8" OD X 12" LENGTH GAL COMPRESSION SPRINGS
- 1/8" GALVANIZED AIRCRAFT CABLE
- ANCHOR
- FINISH GRADE
- WONDER TREE GUY MODEL 1446 14 COLLAR LENGTH 48" OVERALL LENGTH COMPRESSION SPRING LOADED TREE TIE DISTRIBUTED BY VILLA ROOT BARRIER, INC., (800) 654-4067.
- ROOTBALL
- 4" DIA. FLEXIBLE PERFORATED DRAIN PIPE ENCIRCLING BASE OF PLANTING PIT. CONNECT TO VERTICAL PIPE. SURROUND PIPE WITH FILTER FABRIC.

F | TREE GUYING

Diagram illustrating the double staked tree planting detail. The tree is shown with its root ball and trunk. The tree is supported by two stakes. The diagram includes labels for the tree, stakes, and root ball.

PREVAILING WIND

LEGEND

- 'CINCH-TIE' BY V.I.T. CO. (619) 673-1760
- LODGEPOLE PINE STAKE COPPER NAPHTHENATE IMPREGNATED. 2-1/2" DIA. x 12' LONG FOR 24" BOX AND SMALLER.
- 12" DIA. MINIMUM. 2" THICK MULCH RING AROUND BASE AT TURF AREAS
- TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE
- 3" HIGH WATER BASIN - SEE SPECS
- FINISH GRADE
- PLANTING TABLET - SEE SCHEDULE FOR QTY.
- BACKFILL MIX - SEE SOILS REPORT
- ROOTBALL
- NATIVE SUBGRADE
- 4" DIA. FLEXIBLE PERFORATED DRAIN PIPE ENCIRCLING BASE OF PLANTING PIT. CONNECT TO VERTICAL PIPE. SURROUND PIPE WITH FILTER FABRIC.

NOTE:
MIN. TWO TIES (TOP & BOTTOM) REQUIRED. USE THIRD TIE WHEN NECESSARY TO HOLD TREE IN UPRIGHT POSITION. TIES TO BE SECURED TO AVOID SLIPPAGE (WRAP STAKE TO FORM FIGURE EIGHT. NAIL W/ (1) GALV. NAIL THROUGH EACH TIE INTO POLE.

FOR 24" BOX TREES OR SMALLER

D | DOUBLE STAKED TREE PLANTING

Diagram illustrating the shrub planting detail. The shrub is shown with its root ball and trunk. The planting pit is filled with backfill, and the root ball is surrounded by a layer of mulch. The diagram includes labels for the shrub, root ball, and finish grade.

LEGEND

- 1, 5, OR 15 GALLON SHRUB
- 3" LAYER OF MULCH
- 3" WATER BASIN
- FINISH GRADE
- AMENDED SOIL FOR PLANTING - SEE SOILS REPORT
- PLANT PIT EXCAVATION
- PLANTING TABLETS - SEE SCHEDULE FOR QTY.
- ROOTBALL
- NATIVE SUBGRADE

SECTION VIEW NOT TO SCALE

A | SHRUB PLANTING

Diagram illustrating the tree planting detail. The tree is shown with its root ball and trunk. The planting pit is filled with backfill, and the root ball is surrounded by a layer of mulch. The diagram includes labels for the tree, root ball, and finish grade.

LEGEND

- 3" HIGH WATER BASIN - SEE SPECS.
- FINISH GRADE
- BACKFILL MIX - SEE SOILS REPORT.
- PLANTING TABLET - SEE SCHEDULE FOR QTY.
- ROOTBALL
- NATIVE SUBGRADE
- (1) 8" 'ARBOR GUARD' FOR EACH TREE IN TURF BY DEEP ROOT CORP. (714) 898-0563.
- TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE.
- 3" LAYER OF MULCH

SECTION VIEW NOT TO SCALE

B | TREE PLANTING

Diagram illustrating the shrub planting detail. The shrub is shown with its root ball and trunk. The planting pit is filled with backfill, and the root ball is surrounded by a layer of mulch. The diagram includes labels for the shrub, root ball, and finish grade.

LEGEND

- SHRUB
- 3" DEEP MULCH
- FINISH GRADE
- PREPARED BACKFILL (SEE SPECIFICATIONS FOR TYPE AND DEPTH)

EDGE OF PAVING, SIDEWALK, WALL, OR CURB

G | SHRUB PLANTING

Diagram illustrating the root control barrier detail. The tree is shown with its root ball and trunk. The root ball is surrounded by a root control barrier. The diagram includes labels for the tree, root ball, and barrier.

SECTION VIEW SCALE: 1/2" = 1'-0"

E | ROOT CONTROL BARRIER

Diagram illustrating the root control barrier detail. The tree is shown with its root ball and trunk. The root ball is surrounded by a root control barrier. The diagram includes labels for the tree, root ball, and barrier.

PLAN VIEW NOT TO SCALE

LEGEND

- CONCRETE PAVING - REFER TO PLANS
- ONE PIECE, MOLDED AND RIBBED ROOT BARRIER. RIBS TO BE A MINIMUM OF 1/8" WIDE x 1/2" DEEP, AND FACING THE TREE. ROOT BARRIER TO BE MADE OF POLYETHYLENE PLASTIC W/ULTRAVIOLET INHIBITORS, .085" THICK MIN. 24" DEEP x 10' LONG (5' EACH SIDE OF TRUNK) INSTALL WITH TREES 6' FROM ANY HARDSCAPE.REFER TO PLAN ABOVE.
- ROOT BALL
- AMENDED BACKFILL MIX
- NATIVE SUBGRADE
- 4" DIA. FLEXIBLE PERFORATED DRAIN PIPE ENCIRCLING BASE OF PLANTING PIT. CONNECT TO VERTICAL PIPE. SURROUND PIPE WITH FILTER FABRIC.

NOTES:
- FOR PLANTING, REFER TO TREE PLANTING DETAIL. FOR STAKING, REFER TO TREE STAKING DETAIL.

C | PLANT TABLET SCHEDULE & NOTES

PLANTING TABLET SCHEDULE

GRO-POWER PLANTING TABLETS FOR CONTAINER-GROWN PLANTS

GALLON	CONTAINER RECEIVES	TABLETS
1 GALLON	2-3	TABLETS
3 GALLON	3-6	TABLETS
5 GALLON	6-9	TABLETS
7 GALLON	8-10	TABLETS
10 GALLON	10-12	TABLETS
15 GALLON	12-15	TABLETS
20"-24" BOX	14-16	TABLETS
30" BOX	16-18	TABLETS
36" BOX	18-20	TABLETS
42" BOX	20-22	TABLETS
48" BOX	22-24	TABLETS
60" BOX	32-36	TABLETS

LARGER SIZES: FOR EACH 1/2" CALIPER USE: 3-4 TABLETS

SOILS REPORT

AT THE CONCLUSION OF ROUGH GRADING AN AGRONOMIC SOILS REPORT SHALL BE PREPARED BY THE OWNER AND FURNISHED TO THE CONTRACTOR, AND ALL RECOMMENDATIONS FROM SUCH REPORT SHALL BE INCORPORATED BY THE CONTRACTOR INTO INSTALLATION OF ALL PLANTING AREAS.

ORGANIC TOP DRESSING

ALL PLANTING BEDS TO RECEIVE A LAYER OF ORGANIC TOP DRESSING 'FOREST FLOOR'; 0'-2" CUT
- SHRUB AREAS TO RECEIVE: 3" LAYER MINIMUM

AVAILABLE FROM:
AGUINAGA FERTILIZER
(949) 786-9558

REVISIONS				
No.	Description	Sht.	Approved	Date
1	XXXX			

ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

PLANS PREPARED BY:

REGISTERED LANDSCAPE ARCHITECT
C.M. Murphy No. 1887
Signature: 7-31-21
Renewal Date: 8-31-20
Date

CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS
PLANTING DETAILS

CAD FILE NAME: 982_MBE_PD.dwg

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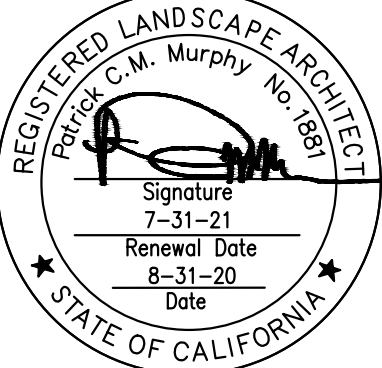
CHECKED MM

DATE 11-23-2020

JOB NO. 742982

PD-1

30 OF 38 SHEETS

	<p>I. GENERAL SITE PLANNING</p> <p>The Owner shall have a soil analysis made after completion of the rough grading. The Contractor shall incorporate all soil amendments and fertilizers prescribed herein. The soil preparation specified below shall be adjusted according to the analysis, after approval from landscape architect.</p> <p>A. Weed Control for Lawn, Shrub & Ground Cover Areas (Except Slopes)</p> <p>1. Remove all existing weeds from surface. Remove all roots of Bermuda-Johnson Grass, etc. and dispose of off site.</p> <p>2. Install irrigation.</p> <p>3. Fertilize all shrub/ground cover areas. Apply 10 lbs. of 16-20-0 commercial fertilizer per 1,000 sq. ft. or as directed by soils report.</p> <p>4. Water all shrub/ground cover areas for three (3) weeks to germinate weed seeds. Apply water at low rate to avoid erosion.</p> <p>5. Licensed applicator shall apply systemic weed killer to all planting areas per manufacturer's specifications.</p> <p>B. Soil Preparation & Finish Grading</p> <p>1. Rough grade: Site to be received by Landscape Contractor to within 1/10 foot plus or minus by owner based upon Civil Engineer's grading plan.</p> <p>2. Finish grade: Finish grading to consist of grading, raking and hand work necessary to achieve desired contour and flow line patterns, based upon Civil Engineer's plans, resulting in evenly finished surfaces free of debris and litter.</p> <p>3. Spread over all lawn, shrub and ground cover areas, amendments and fertilizer prescribed in soils report. Thoroughly mix into soil to depth to of 6" or more and fine grade. Shape mounds as shown on plans. Contractor to import soil necessary to attain design grades and berms, all import soil shall be free of weeds, debris, and have balanced Ph. Smooth and even grading without depressions or high spots, to provide smooth and even surfaces for proper drainage. Final grade shall be 1" below walk/top of curb. Remove from the site all stones over 2" in size.</p> <p>C. Planting</p> <p>Plant trees, shrubs and ground cover as called for where indicated on Planting Plan and as detailed on Planting Detail sheet.</p> <p>Substitutions of plants will not be accepted unless approved by Landscape Architect.</p> <p>1. Ground Cover - Flats and/or Cuttings</p> <p>All plant materials specified as rooted cuttings or flat stock on Planting Plan shall remain in the flats until time of transplanting. The flat soil shall contain sufficient moisture so that soil does not fall apart when lifting plant from flat. Ground cover plants shall not allowed to dry out before or while being planted. Roots shall not be exposed to the air except while actually being planted. Wilted plants will not be accepted. At the time of planting, the soil around each plant shall be firmed sufficiently to force out air pockets. Plants to be planted in triangular spacing as specified O.C. (On Center). All cuttings shall be minimum of 6" long. Install plants in 6" X 6" planting pits. Water immediately after each planting until one inch of water penetration is obtained. Care shall be exercised at all times to protect the plants after planting. Any damage to plants by trampling or other operations of this contract shall be repaired immediately.</p> <p>2. Shrub & Trees</p> <p>Plant all container-grown plants in planting pits, two (2) times wider and two (2) times deeper than the container, as directed on Planting Detail sheet. Thoroughly mix 1/3 organic backfill (Nitrolized Redwood Shavings or equal) and the amendments specified in the soils analysis with the site soil, prior to backfilling of planting pits. Install Plant Tablets, per the manufacturer's instructions and as detailed on Planting Detail Sheet. Contractor shall construct basins around all trees not in lawn areas; basins shall not exceed top of root ball crown.</p> <p>3. Top Dressing</p> <p>Top dress all ground cover and shrub areas with 3" thick layer of OGC (Organic Ground Cover), to be specified on all planting plans.</p> <p>4. Staking</p> <p>Stake all trees as detailed on Planting Detail Sheet.</p> <p>D. Special Backfill Mixes</p> <p>1. Azaleas - Use 80% coarse Peat Moss, and 20% clean top soil.</p> <p>2. Camellias & Ferns - Use 50% Peat Moss, 25% Forest Humus and 25% Site Soil</p>	<p>3. Pots and Planters - Use Kellogg's Indoor Planter Mix.</p> <p>E. Sod - See Planting Details Sheet for sod type.</p> <p>1. Areas shall have a smooth and continual grade between existing or fixed controls, such as: walks, curbs, catch basins. Roll, scarify, rake and level as necessary to obtain true, even soil structure.</p> <p>2. Apply fertilizers as specified on Planting Detail Sheet and mix into the soil.</p> <p>3. Sod shall be installed the same day it is delivered. Sod shall not be left on pallets in the hot sun. Contractor shall be responsible for any and all damage to sod not installed on day of delivery.</p> <p>4. Unroll sod carefully and place in staggered pattern of strips. Sod shall be installed against adjacent strips to eliminate joints and edges.</p> <p>5. Trim sod to conform to lawn shapes designated in the Planting Plan.</p> <p>6. After sod is laid, it shall be irrigated thoroughly to provide moisture penetration to at least 6" into prepared soil.</p> <p>7. All sod in sodded areas shall be handled and laid in a high standard workmanship manner. All ends, joints, and cuts shall fit tightly so that there are no voids and the final appearance is one of a continuous lawn. Sections of sod less than 18" long or 9" wide shall not be used.</p> <p>8. No sod area will be accepted until approved by the Landscape Architect.</p> <p>F. Hydroseed Turf</p> <p>Hydroseed all areas designated as 'Hydroseeded Turf'. See Planting Detail Sheet for type and quality of seed mix, fertilizer and additional amendments.</p> <p>1. Application</p> <p>a. Equipment: Hydraulic equipment used for the application of the fertilizer, seed, and fiber pulp, shall be of the 'Super Hydro-Seeder' type as approved by the Landscape Architect. This equipment shall have a built-in agitator system and operating capacity sufficient to agitate, suspend, and homogeneously mix a slurry containing not less than 40 lbs. of fiber mulch plus a combination of 7 lbs. fertilizer solids for each 100 gallons of water. The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which shall place the slurry tank and spray nozzle within sufficient proximity to be seeded.</p> <p>b. Preparation: The slurry preparation shall take place at the site of work and shall begin by adding water to the tank when the engine is at half throttle. When the water level has reached the heights of the agitator shaft, good circulation shall be established and at this time the seed shall be added. Fertilizer shall then be added, followed by fiber mulch. The fiber mulch shall be added to the mixture after the seed and when the tank is at least one-third filled with water. All fiber mulch shall be added by the time the tank is two-thirds to three-fourths full. Spraying shall commence immediately when tank is full.</p> <p>c. Application: Apply hydro-mulch in the form of a slurry consisting of wood cellulose fiber, seed, chemical additives, commercial fertilizer and water. When hydraulically sprayed on the soil surface, the hydromulching shall form a blotter-like ground cover impregnated uniformly with seed and fertilizer and shall allow the absorption of moisture and rain fall and percolation to the underlying soil. Remove construction. Leave site broom-clean.</p> <p>II. GENERAL SLOPE PLANTING</p> <p>The Owner shall have a soil analysis made after completion of rough grading. The Contractor shall incorporate all soil amendments and fertilizers prescribed herein. The soil preparation specified below shall be adjusted accordingly to the analysis after approval from the landscape architect.</p> <p>A. Planting Preparation</p> <p>1. Slope Texturing</p> <p>a. Cut Slopes: These surfaces shall be roughened in a horizontal direction following the contour of the slope. The roughened texture shall be made by hand raking or similar mechanical means.</p> <p>b. Fill Slopes: These surfaces shall be compacted and finished and also roughened in a horizontal direction following the contour of the slope. The roughened texture shall be made by hand raking or similar mechanical means.</p> <p>2. Weed Eradication Procedures</p> <p>a. Manually remove all existing vegetation and dispose of it off-site.</p>	<p>b. Fertilize all planting areas with fertilizer based on Soil Labs recommendations. (See Planting Detail Sheet). Add any and all soil amendments as required, per the soil analysis. Begin watering process to activate fertilizer and additive chemicals.</p> <p>c. Water all planting areas thoroughly and continuously for a period of two (2) consecutive weeks. The Landscape Architect shall approve specific watering duration and frequency program designed to germinate all residual weed seeds.</p> <p>d. Discontinue watering process for two (2) days, then apply recommendation by licensed applicator, if perennial weeds appear on the slopes. If annual weeds appear use straight contact herbicide as per the pest control advisor's recommendations. No water shall be applied for a minimum of four (4) days following application of contact weed killer.</p> <p>e. Allow sufficient period of time to insure that all weeds are dead.</p> <p>f. Water all planting areas thoroughly and continuously for a period of three (3) weeks. A shorter watering period may be permissible at the discretion of the Landscape Architect and/or the pest control advisor. Discontinue the watering process for one (1) day prior to the second application of the herbicide spraying. Re-apply the spraying operation with a straight contact weed killer, as per the pest control advisor's recommendations. Allow a minimum of four (4) days without irrigation, for effective final weed kill.</p> <p>g. Clear all desiccated weeds from the slopes to the finished grade.</p> <p>h. Water all planting areas on the regular irrigation controller schedule for three (3) consecutive days prior to the hydroseeding operation.</p> <p>i. Then allow planting area soil surface to dry out for one (1) day only, prior to the hydroseeding application. Care must be taken not to allow the soil surface to be super-saturated with water prior to the hydroseeding installation. At the same time, the soil surface should not be dry. There should be some residual moisture within the first 1/2" of soil surface.</p> <p>j. Begin the hydroseeding operation in all areas, as specified.</p> <p>3. Planting</p> <p>Plant trees and shrubs as called out where indicated on Planting Plan and as detailed on Planting Detail Sheet. Substitutions of plants will not be accepted unless approved in writing by Landscape Architect. Install planting tablets as called for in legend. Plant all container grown plants in planting pits two (2) times wider and two (2) times deeper than the container. Thoroughly mix the specified materials found in the soil analysis and those specified in the Planting Detail Sheet, with the site soil, prior to backfilling of planting pits.</p> <p>4. Planting Tablets (See Planting Detail Sheet)</p> <p>5. Hydroseeding Specifications For Slope Areas</p> <p>a. Hydroseed Mix</p> <p>Hydroseed mix and mulch shall be amended to suit specific site conditions. Verify hydroseed mix with the Landscape Architect and Soils Report, upon results of the soil analysis. The mix shall be applied to all slope areas directly after the installation of all plant materials as final dressing. See Planting Detail Sheet for type and quantity of seed mix, fertilizer, and additional amendments.</p> <p>6. Application</p> <p>Refer to Hydroseed Lawn Notes for hydroseed application.</p> <p>III. GENERAL NOTES</p> <p>A. Clean-Up</p> <p>1. After all installation operations have been completed, remove all rubbish, excess soil, empty plant container and trash from the site daily. All scars, ruts or other marks in the area caused by this work shall be repaired and the ground left in a neat, orderly condition. Leave site in broom-clean condition at the end of each working day. Hose down all paved areas, including walks and patios, upon completion of all work.</p> <p>B. Maintenance</p> <p>1. The Contractor shall maintain during installation a sufficient number of men and adequate equipment to perform the work herein specified. Plant maintenance work shall consist of applying water, weeding, caring of plants, including ground covers, shrubs, vines and trees, edging and mowing lawns, fertilizing, control of pests and diseases, and maintaining walks free of debris and dirt. Upon completion of each area of installation, the Contractor, Landscape Architect and Owner shall conduct an inspection of completed area, along with the Owner's maintenance representative. At this time, a list of corrections, if any, shall be made which are the responsibility of the Contractor.</p>	<p>2. After all work has been completed, inspected and accepted, all areas will be maintained for a period of ninety (90) calendar days or as long as is necessary to establish thriving trees, shrubs, turf, and ground cover without bare spots.</p> <p>3. Keep all areas weed-free, adequately watered, and neatly cultivated for the ninety (90) day period. Remove all debris from site and keep the entire site broom-clean. Mow turf areas weekly. Hydroseeded turf areas shall be irrigated after the slurry mulch has been applied and allowed to set for one (1) day. The soil surface must be kept moist at all times during the germination period to avoid desiccation of seedlings.</p> <p>4. Re-seed all bare spots in turf areas at two (2) week intervals and maintain until an even stand of turf, without bare spots, is obtained. Re-seed all slope areas that fail to germinate evenly. Repair all eroded surfaces at no cost to the Owner.</p> <p>5. Damage to any planted area shall be repaired immediately. Depressions caused by vehicles or foot traffic shall be filled with topsoil, leveled and replanted. Exterminate gophers, moles and repair damage.</p> <p>6. The project shall be so cared for that a neat, clean condition will be presented at all times to the satisfaction of the Owner and Landscape Architect. The Landscape Contractor shall be expected to make a minimum of one weekly visit for maintenance purposes.</p> <p>7. At the end of the maintenance period, all areas that have been planted shall be fertilized with commercial fertilizer, analysis and rate of application shall be per the soils report.</p> <p>8. The Contractor shall request a final site visit seven (7) days prior to the end of the maintenance period. This request shall be written and directed to the Owner and the Landscape Architect. Upon written acceptance of the project, the Contractor shall be relieved of any further maintenance.</p> <p>C. Guarantee</p> <p>All turf, hand-planted and hydroseeded ground cover, and shrubs shall be guaranteed to live and grow to a period of ninety (90) days after installation and acceptance by the Owner. Trees shall be guaranteed for one year. Any material that fails to grow through the specified maintenance and guarantee period shall be replaced by the Contractor at no cost to the Owner.</p> <p>D. Observation</p> <p>1. Observation visits specified herein shall be made by the Landscape Architect or his representative. The Contractor shall request observation at least two (2) working days in advance of the time that the observation is requested.</p> <p>2. Observation visits are suggested for the following parts of the work:</p> <p>a. Upon completion of grading and soil conditioning prior to planting.</p> <p>b. When trees are spotted for planting, but before planting holes are excavated.</p> <p>c. Written acceptance of the project to release the Contractor from further maintenance shall occur after Final Observation with the Owner or his representative at the end of the maintenance period.</p> <p>E. Verification of Dimensions</p> <p>1. All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately notify the Landscape Architect of any discrepancy between the drawings and/or specifications and actual conditions. No work shall be done in any area where there is such a discrepancy until approval for same has been given by the Landscape Architect.</p> <p>F. Utilities</p> <p>1. The Contractor shall be responsible for verifying the location of all underground utility lines prior to any construction, so that proper precautions may be taken not to damage such lines and plant locations, promptly notify the Landscape Architect who will arrange for relocations of one or the other. Failure to follow this procedure places upon the Contractor the responsibility for, at his own expense, making any and all repairs for damages resulting from his work.</p> <p>G. Existing Trees</p> <p>1. Contractor is to insure the preservation of any existing trees on the site. Damage or loss of these trees will result in replacement of equal size by the Landscape Contractor.</p> <p>H. See Planting Detail Sheet for additional notes.</p>																																																																									
<div>REVISIONS</div> <table><thead><tr><th>No.</th><th>Description</th><th>Sht.</th><th>Approved</th><th>Date</th></tr></thead><tbody><tr><td>1</td><td>XXXX</td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>				No.	Description	Sht.	Approved	Date	1	XXXX																																																	<div>UNDERGROUND SERVICE ALERT</div> <div><p>CALL:TOLL FREE 1-800 422-4133</p></div> <div><p>TWO WORKING DAYS BEFORE YOU DIG</p><p>"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.</p></div>		<div>PLANS PREPARED BY:</div> <div><p>ENVIRONMENTAL DESIGN SUMMERS/MURPHY & PARTNERS, INC. 34197 COAST HWY SUITE 200 DANA POINT CA 92629 (949) 443-1446</p></div> <div></div>		<div>CITY OF DANA POINT</div> <div>MONARCH BAY HOA</div> <div>32851 PACIFIC COAST HIGHWAY</div> <div>GATED ENTRY & PARK PLANS</div> <div>PLANTING SPECIFICATIONS</div> <div>CAD FILE NAME: 982_MBE_PS.dwg</div>		<table><tr><td>DESIGNED</td><td>SMP</td></tr><tr><td>DRAWN</td><td>DM</td></tr><tr><td>CHECKED</td><td>MM</td></tr><tr><td>DATE</td><td>11-23-2020</td></tr><tr><td>JOB NO.</td><td>742982</td></tr><tr><td colspan="2">PS-1</td></tr></table> <div>PERMIT#</div>	DESIGNED	SMP	DRAWN	DM	CHECKED	MM	DATE	11-23-2020	JOB NO.	742982	PS-1	
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SIGNATURE



2/4/21

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<input type="checkbox"/> PROGRESS PRINT	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BID SET	
<input type="checkbox"/> CONSTRUCTION	

MONARCH BAY HOA
GATED ENTRY PLANS
34380 & 34300 COAST HWY.
DANA POINT, CA

SHEET TITLE

GENERAL NOTES

DRAWN
SS
CHECKED
SS
SCALE

JOB NO.
D20008

SHEET NUMBER

S1

OF SHEETS

MASONRY:

- BLOCK MASONRY UNITS SHALL BE SINGLE OR DOUBLE OPEN END BOND BEAM UNITS, MEDIUM WEIGHT (15 PCF), GRADE "N" CONFORMING TO ASTM C-40, LATEST REVISION. MINIMUM ULTIMATE STRENGTH OF MASONRY SHALL BE 1500 PSI AT 28 DAYS.
- GROUT FOR THE BLOCK UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. MORTAR SHALL MEET ASTM C270, TYPE S. AVERAGE COMPRESSIVE STRENGTH OF TEST PRISMS SHALL MEET OR EXCEED 2000 PSI.
- SEE "REINFORCING STEEL" SECTION OF GENERAL NOTES FOR ASTM SPECIFICATIONS OF REINFORCING STEEL.
- MINIMUM LAP OF REINFORCING STEEL SHALL BE 48 BAR DIAMETERS OR A MINIMUM OF 2'-0".
- GROUTING PROCEDURE FOR LIFTS EXCEEDING 4'-0", PROVIDE CLEAN-OUT OPENINGS AT THE BOTTOM OF THE LIFT IN EVERY CELL TO BE FILLED. LIFT IS NOT TO EXCEED 8'-0".
- MINIMUM GROUTING: GROUT ALL REINFORCED CELLS. SOLID GROUT ALL CELLS TYP. UNLESS NOTED OTHERWISE.
- SPECIAL INSPECTION IS REQUIRED FOR MASONRY CONFORMING TO LEVEL B QUALITY ASSURANCE AS DEFINED IN ACI 530 LATEST REVISION.
- ALL BOLTS SHALL BE GROUTED IN PLACE WITH AT LEAST 1 INCH OF GROUT BETWEEN THE BOLT AND THE MASONRY.
- ALL MASONRY SHALL BE LAID IN RUNNING BOND TYPICAL.
- ALL LINTELS SHALL HAVE A 4" MINIMUM BEARING, TYPICAL.
- MASONRY CONTROL JOINTS SHALL BE PLACED AT 20 FEET ON CENTER WITH A CONTINUOUS VERTICAL MORTAR JOINT AND ONE VERTICAL BAR EACH SIDE OF THE JOINT, OR TWO EACH SIDE AT WALLS REINFORCED AT EACH FACE UNLESS NOTED OTHERWISE.

FOUNDATIONS:

- FOUNDATION DESIGN IS BASED ON THE SOIL INVESTIGATION REPORT BY: ASSOCIATED SOILS ENGINEERS, INC. PROJECT NO: 6425.20 DATED: APRIL 20, 2020
- DESIGN SOIL BEARING PRESSURE IS 2000 PSF @ 18" MIN. BELOW GRADE W/ INCREASES PER SOILS REPORT.
- PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPT. FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL, IN WRITING, THAT THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.
- THE SOILS REPORT SHALL BE PART OF THE PLANS AND SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.

STRUCTURAL STEEL:

- ALL ROLLED STRUCTURAL STEEL SHALL CONFORM TO ASTM A-442 GR50, UNLESS NOTED OTHERWISE, SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICE AS AMENDED TO DATE.
- STRUCTURAL TUBES SHALL CONFORM TO ASTM A-500, GRADE B.
- STRUCTURAL PIPE COLUMNS SHALL CONFORM TO ASTM A-53, TYPE S, GRADE B.
- MISCELLANEOUS ANGLES AND PLATES SHALL CONFORM TO ASTM A36 UNLESS NOTED OTHERWISE.
- ALL CONNECTION BOLTS FOR STRUCTURAL STEEL SHALL CONFORM TO ASTM A-325 UNLESS NOTED OTHERWISE ON THE DRAWINGS. SILL PLATE ANCHOR BOLTS MAY BE A307. NUTS SHALL MEET A563 AND WASHERS SHALL MEET F436 STANDARDS.
- THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS OF ALL STEEL FOR THE ENGINEERS REVIEW PRIOR TO FABRICATION. ALL STEEL FABRICATION SHALL BE PERFORMED IN A SHOP APPROVED BY THE BUILDING DEPARTMENT.
- ALL WELDING SHALL BE PERFORMED BY EXPERIENCED CERTIFIED WELDERS USING THE ELECTRIC ARC WELDING PROCESS AND ETOXX SERIES ELECTRODES. WELDING SHALL CONFORM TO AISC AND AWS D1.1 STANDARDS.
- EXCEPT WHERE ENGAGED IN CONCRETE, MASONRY, OR SPRAYED-ON FIREPROOFING, ALL STEEL SHALL BE PAINTED UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- OPENINGS SHALL NOT BE PLACED IN STEEL MEMBERS UNLESS SPECIFICALLY DETAILED. STEEL MEMBERS SHALL BE SHORED WHEN PERMISSIBLE HOLES ARE CUT WITH A TORCH AFTER STEEL IS ERECTED. THE SHORES SHALL REMAIN IN PLACE UNTIL THE STEEL TEMPERATURE HAS RETURNED TO AIR TEMPERATURE.
- ALL WELDS NOT SPECIFIED SHALL BE CONTINUOUS FILLET WELDS. THE SIZE OF THE WELD SHALL BE BASED ON AISC STANDARDS FOR THE THICKER PART JOINED.
- STRUCTURAL STEEL SHALL BE DELIVERED TO THE JOB SITE FREE OF EXCESSIVE RUST, MILL SCALE, GREASE, ETC. AND SHALL BE PRIMED.

LATERAL DESIGN CRITERIA

WIND DESIGN DATA:
EXPOSURE 'B'
RISK CATEGORY II
BASIC WIND SPEED = 110mph

EARTHQUAKE DESIGN DATA:
S_s = 1.310 S_{DS} = 0.814
S₁ = 0.467 S_M = 0.571
RISK CATEGORY II
SEISMIC CATEGORY = D
SITE CLASS = D
EXT. WALL ELEMENT CH. 13 O_{pho} R_e=2.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STATEMENT OF SPECIAL INSPECTION

2019 CALIFORNIA BUILDING CODE 1705
BUILDING PERMIT APPLICATION #..... PROJECT ADDRESS:.....
REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:.....
SPECIAL INSPECTION AGENCY:..... APN:.....
GEOTECHNICAL SPECIAL INSPECTION AGENCY:.....

THIS PROJECT INCLUDES INSPECTION FOR SEISMIC PER CBC 1802.12 OR 1705.13: YES [] NO [X]
THIS PROJECT INCLUDES INSPECTION FOR WIND RESISTANCE PER CBC 1705.11: YES [] NO [X]

IF YES, THE CONTRACTOR SHALL SUBMIT A STATEMENT OF RESPONSIBILITY TO INCLUDE:

- ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.
- ACKNOWLEDGMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE LOCAL BUILDING DEPARTMENT.
- PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD & FREQUENCY OF REPORTING & THE DISTRIBUTION OF THE REPORTS; AND
- IDENTIFICATION & QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL & THEIR POSITION(S) IN THE ORGANIZATION.

CONTRACTOR: PRINT..... SIGNATURE:..... DATE:.....
OWNER/BUILDER EXEMPTIONS: PROPERTY OWNER SIGNATURE:.....

SPECIAL INSPECTION NOTES:

REQUIRED SPECIAL INSPECTIONS
IN ADDITION TO THE REGULAR INSPECTIONS PER THE TABLE, THE FOLLOWING CHECKED ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH CHAPTER 17 OF THE CALIFORNIA BUILDING CODE.

- POST INSTALLED ANCHORS & REINFORCING (EPOXY & MECHANICAL)

THE SPECIAL INSPECTOR SHALL BE EMPLOYED BY THE OWNER, THE ENGINEER OR ARCHITECT OF RECORD OR AN AGENT OF THE OWNER, BUT NOT THE CONTRACTOR OR ANY OTHER PERSON RESPONSIBLE FOR THE WORK.

SPECIAL INSPECTION REQUIREMENTS		
TYPE OF SPECIAL INSPECTION	APPLICABLE SECTION	REQD. VERIFICATION & INSPECTION
STEEL CONSTRUCTION	1705.2	AISC 360 QA
CONCRETE CONSTRUCTION	1705.3	TABLE 1705.3
MASONRY CONSTRUCTION	1705.4	ACI 530
WOOD CONSTRUCTION	1705.5	-
SITE & FOUNDATION SOILS	1705.6	TABLE 1705.6
PILE FOUNDATIONS	1705.74.8	TABLE 1705.74.8
WOOD SHEAR WALLS 'C' & HIGHER	1705.12.2	-

TABLE 1705.3

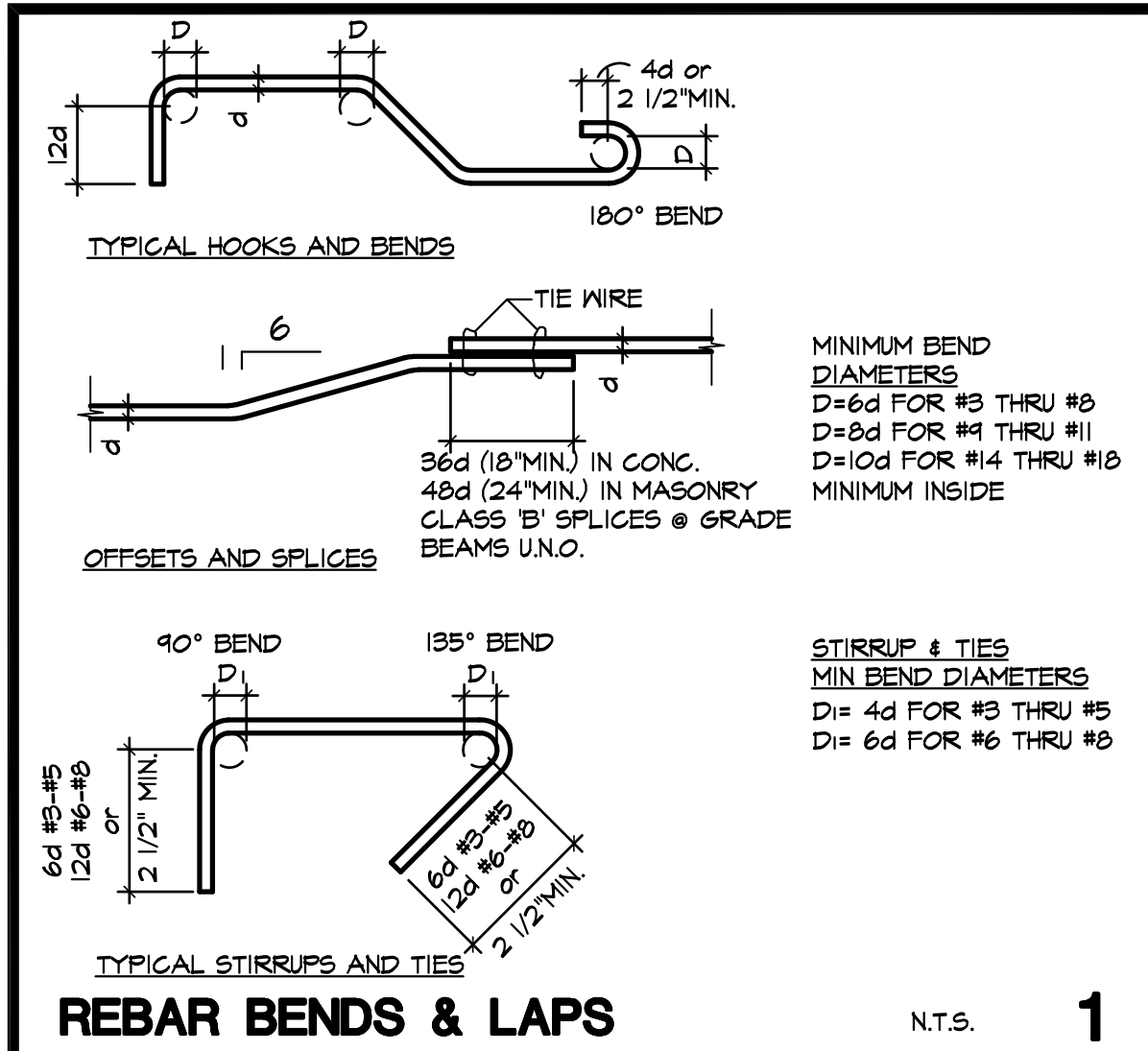
REQUIRED VERIFICATION & INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION & INSPECTION	CONTINUOUS	PERIODIC	REF. STDS.	CBC REF.
1. INSPECT REINFORCEMENT AND VERIFY PLACEMENT	-	X	ACI 318 CH. 20, 25.2, 25.3, 26.5.1-26.5.3	1908.4
2. REINFORCING BAR WELDING a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A160. b. INSPECT SINGLE-PASS FILLET WELDS, MAX. 5/16", AND c. INSPECT ALL OTHER WELDS.	- X	X X	AWS D1.4 ACI 318: 26.5.4	-
3. INSPECT ANCHORS CAST IN CONCRETE	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a	X	X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	-
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318-CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TEST, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONC.	X	-	ASTM C112 ASTM C31 ACI 318: 26.4.5, 26.12	1908.9
7. INSPECT CONCRETE AND SHOTORETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	-	X	ACI 318: 26.4.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.4.7-26.4.9	1908.9
9. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLAB.	-	X	ACI 318: 26.10.2	-
10. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.10.1(B)	-

NOTE: 94.1 INCH = 25.4MM
A. WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTION FOR SEISMIC RESISTANCE.
B. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES.

1705.6 - REQUIRED VERIFICATION & INSPECTION OF SOILS

VERIFICATION & INSPECTION	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH & HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION & TESTING OF COMPACTED FILL MATERIAL.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES & LIFT THICKNESS DURING PLACEMENT & COMPACTION OF COMPACTED FILLS.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE & VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X





2/4/21

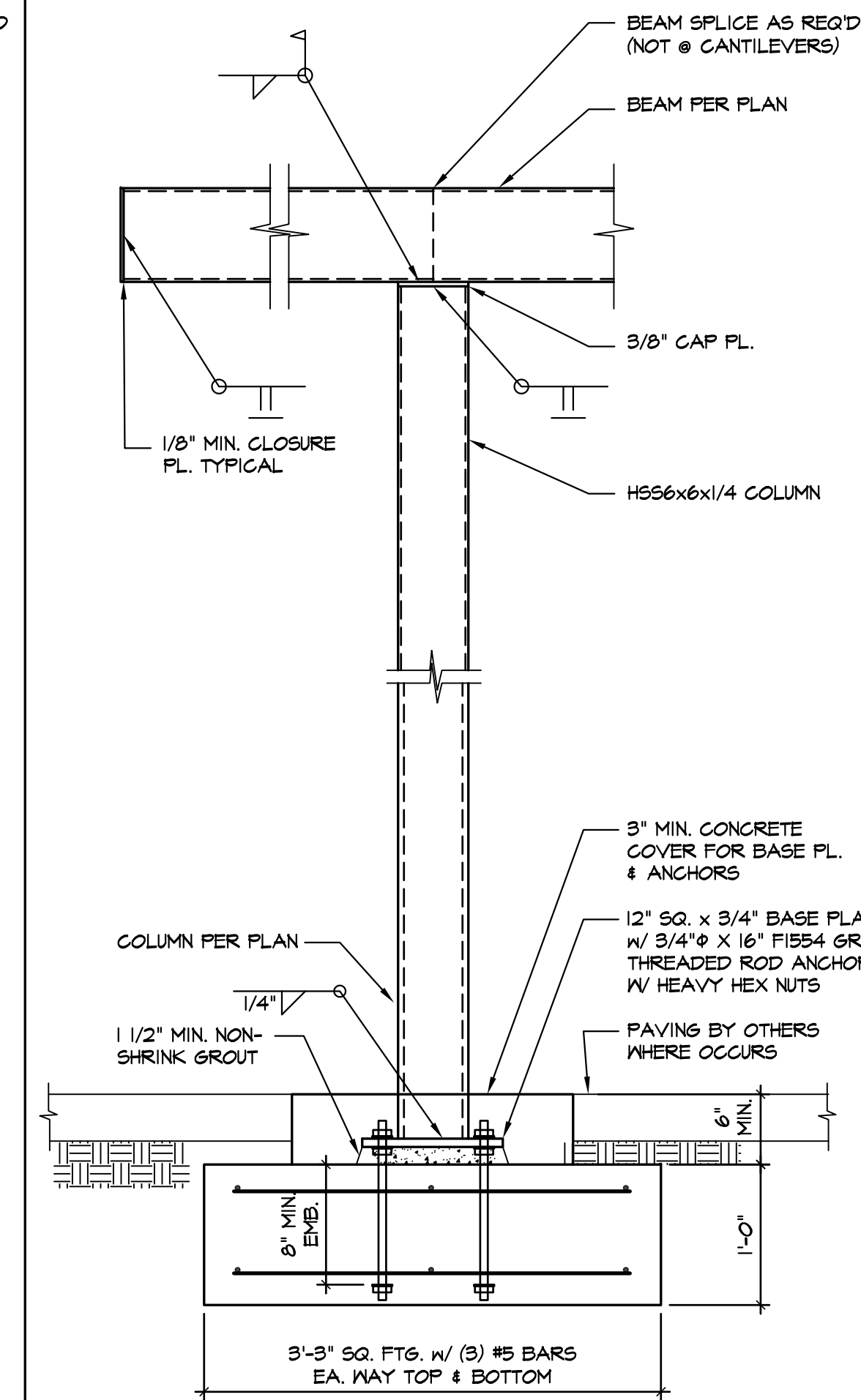
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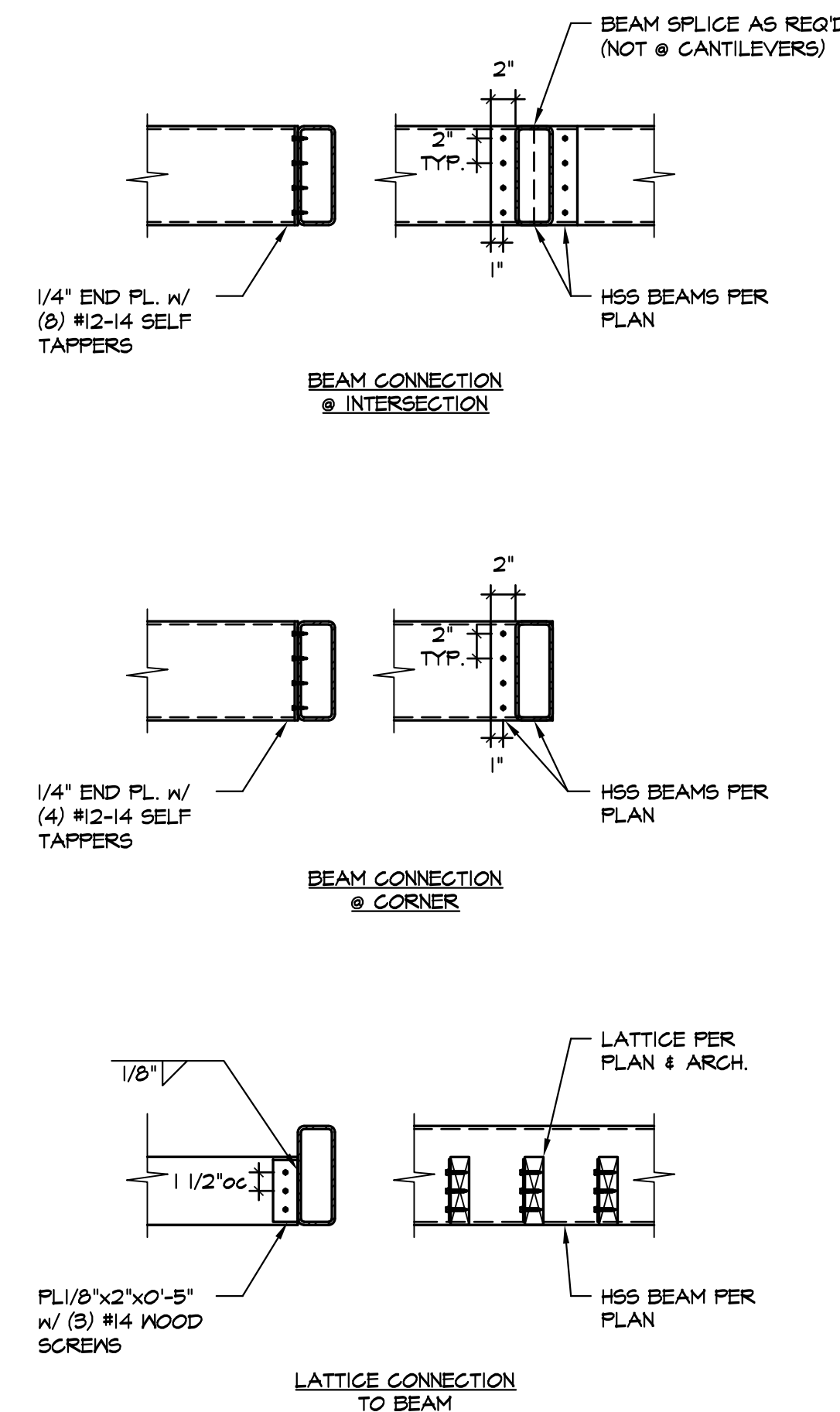
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34380 & 34300 COAST HWY.
DANA POINT, CA

SHEET TITLE
OVERHEAD STRUCTURE

DRAWN SS	SHEET NUMBER
CHECKED SS	
SCALE	
JOB NO. D2000B	OF SHEETS
	S3

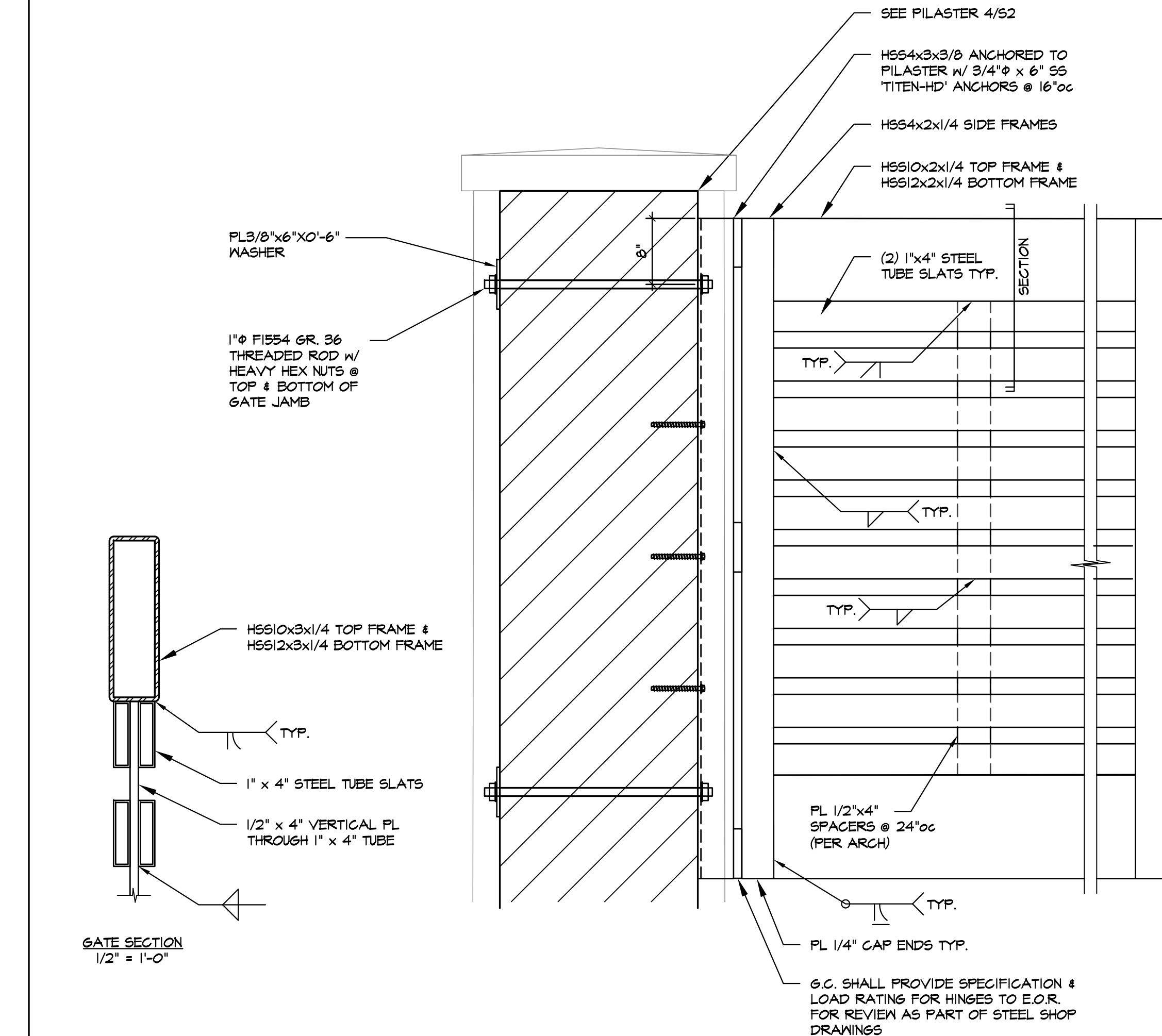
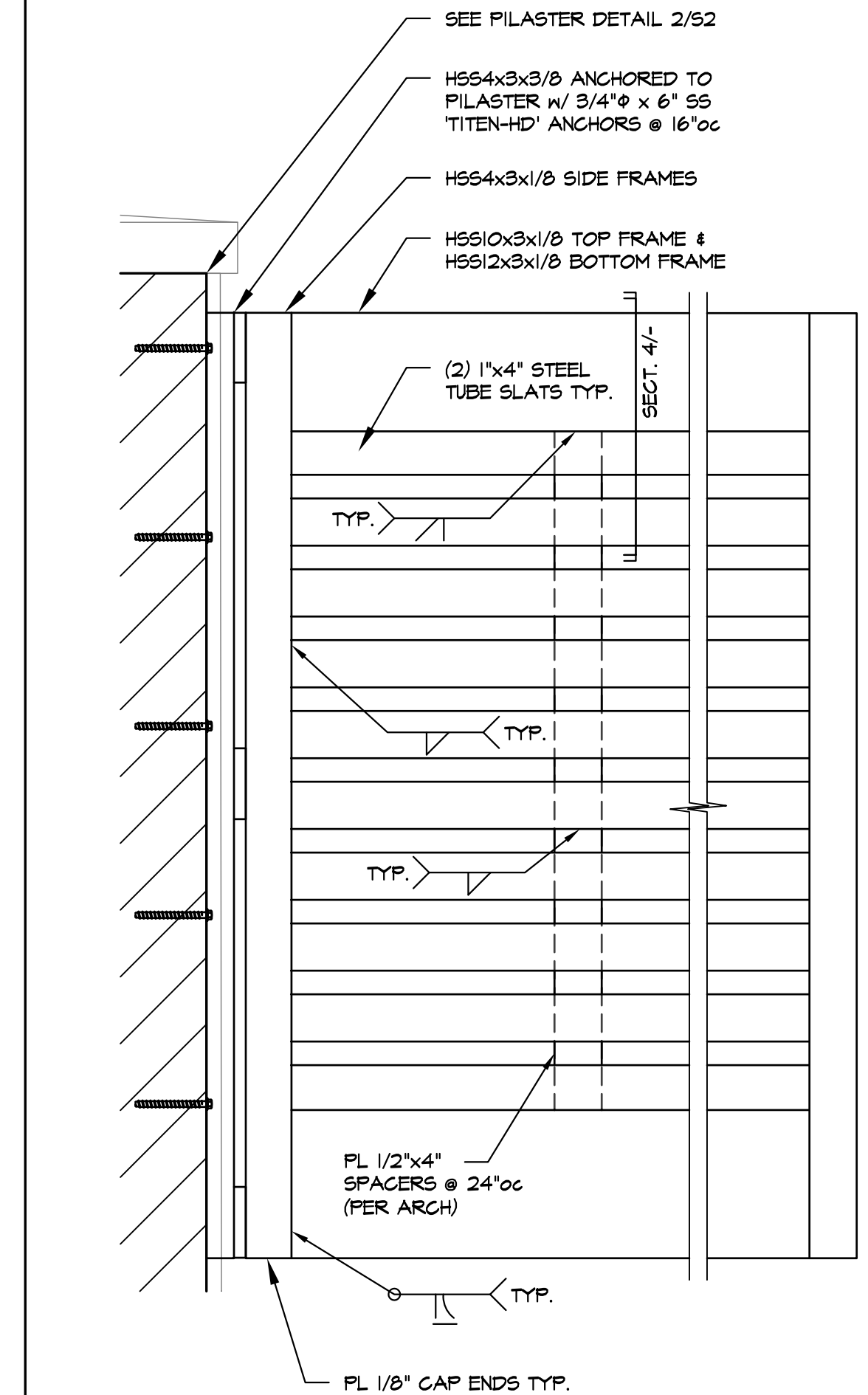


OVERHEAD STRUCTURE DETAIL 1



FRAMING CONNECTIONS 3

PEDESTRIAN / SERVICE GATE 2

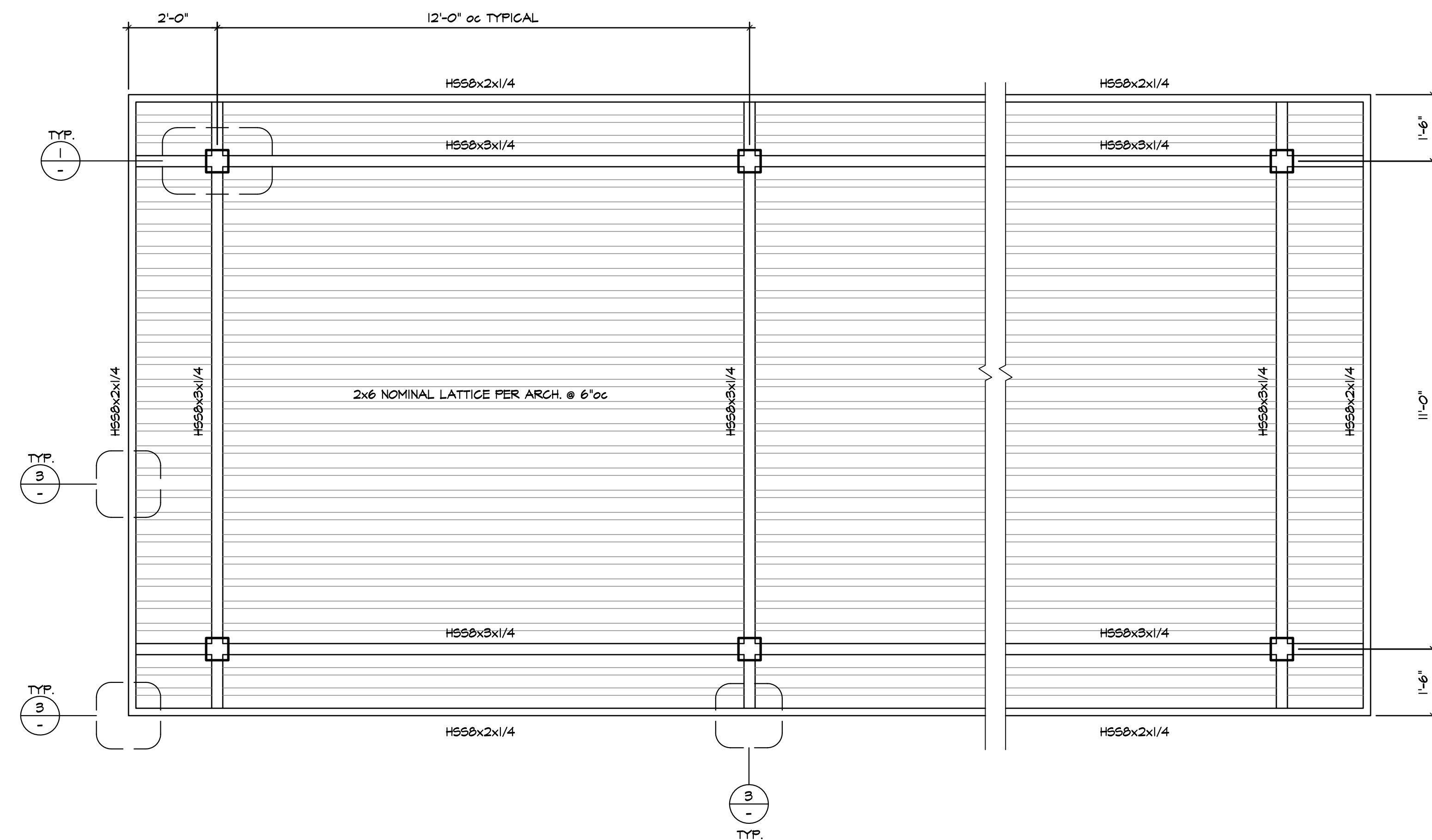


VEHICULAR GATE 4

DETAIL 10



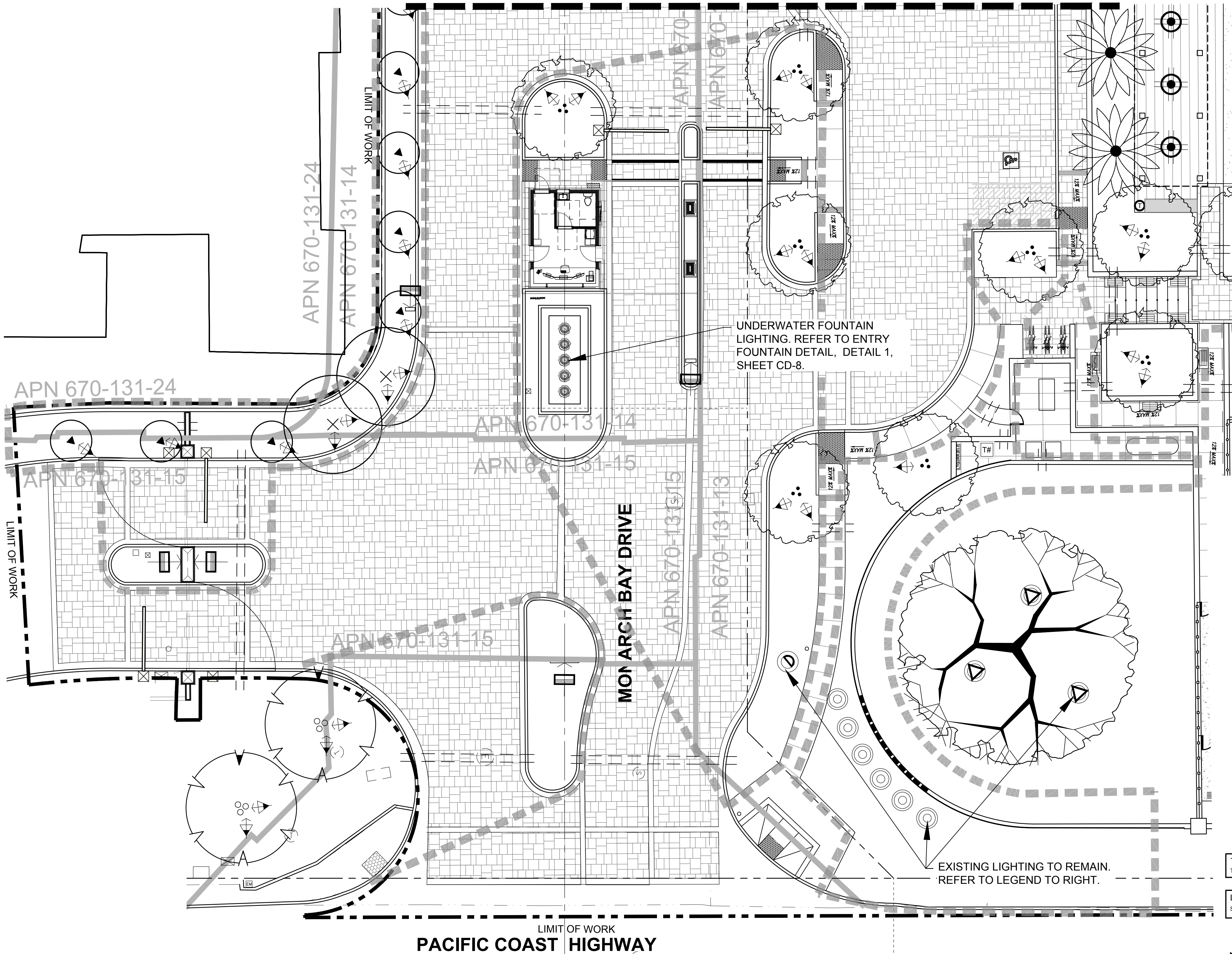
DETAIL 10



OVERHEAD STRUCTURE FRAMING PLAN 5

DETAIL 10

MATCHLINE: SEE SHEET LP-2



LOW VOLTAGE LIGHTING LEGEND

SYMBOL	DESCRIPTION	QTY
	FOCUS, BOLLARD LIGHT MODEL # AL-08-BLT (OR EQ.)	3
	UNIQUE, STARBURST = STAR-12-NL CAST BRASS, GLARE CONTROL LENS KIT, PVC MOUNTING STAKE, 25' WIRE LEAD	5
	+ LED-5W-AM6FL-CCT 5-WATT COLOR-TEMPERATURE CHANGING LED	5
	UNIQUE, PULSAR = PULS-12-NL CAST BRASS, GLARE CONTROL LENS KIT, PVC MOUNTING STAKE, 25' WIRE LEAD	41
	+ LED-5W-AM6FL-CCT 5-WATT COLOR-TEMPERATURE CHANGING LED	41
	UNIQUE, VOYAGER 8 = VO8L-NL WEATHERED BRASS FACE PLATE, PBT MOLDED HOUSING, 25' WIRE LEAD	13
	+ LED- 1-(2)WATT	13
	UNIQUE, COMET = HG-NL SOLID BRASS, 1" BRASS CHAIN AND MOUNTING HOOK, PVC MOUNTING STAKE, 25' WIRE LEAD	6
	LED-8W-20W MAX. HALOGEN	6
	2" PVC ELECTRICAL SLEEVING	
TRANSFORMERS & HUBS		
	UNIQUE, INTELLI-MATIC TRANSFORMER, 360IFSF SINGLE CORE, MULTI TAP, 12 VOLT TRANSFORMER, STAINLESS STEEL HOUSING WITH LIGHT LOGIC (LPCU-A)	1

NOTE:
1. CCT lamps to be set to a minimum of 3500K and a maximum of 4500K as approved by landscape architect.

EXISTING LIGHTING FIXTURES TO REMAIN



EXISTING FLAGPOLE UPLIGHT (1 TOTAL)



EXISTING CORNER FICUS TREE UPLIGHT (3 TOTAL)



EXISTING CORNER SIGNAGE UPLIGHT (6 TOTAL)

TRANSFORMER SIZING NOTE:
TRANSFORMERS TO BE SIZED PER THE OVERALL VOLT AMPS (VA) NOT PER WATTS USED.

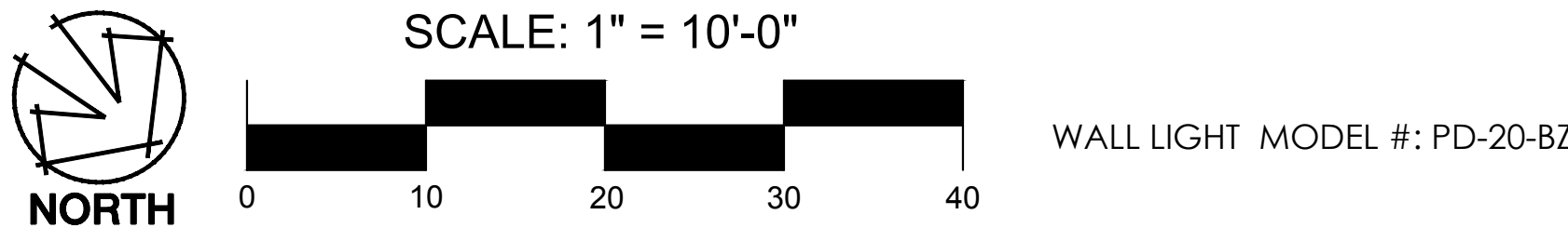
LIGHTING CUTSHEETS NOTE:
SEE SHEET LP-4 FOR LIGHTING CUTSHEETS AND MANUFACTURERS SPECIFICATION.

LED WATTAGE CONSUMPTION CHART:

1 LED	= 2.4 WATTS
3 LED	= 4.5 WATTS
6 LED	= 11.5 WATTS
9 LED	= 13.5 WATTS

SPECIFICATION KEY:

MODEL	LED TYPE	ACCESSORIES/ OPTIONS	FINISH
NP	3LED	LS	BZ



REVISIONS				
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34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

REGISTERED LANDSCAPE ARCHITECT
C.M. Murphy No. 1891
Signature: [Signature]
Renewal Date: 7-31-21
Date: 8-31-20

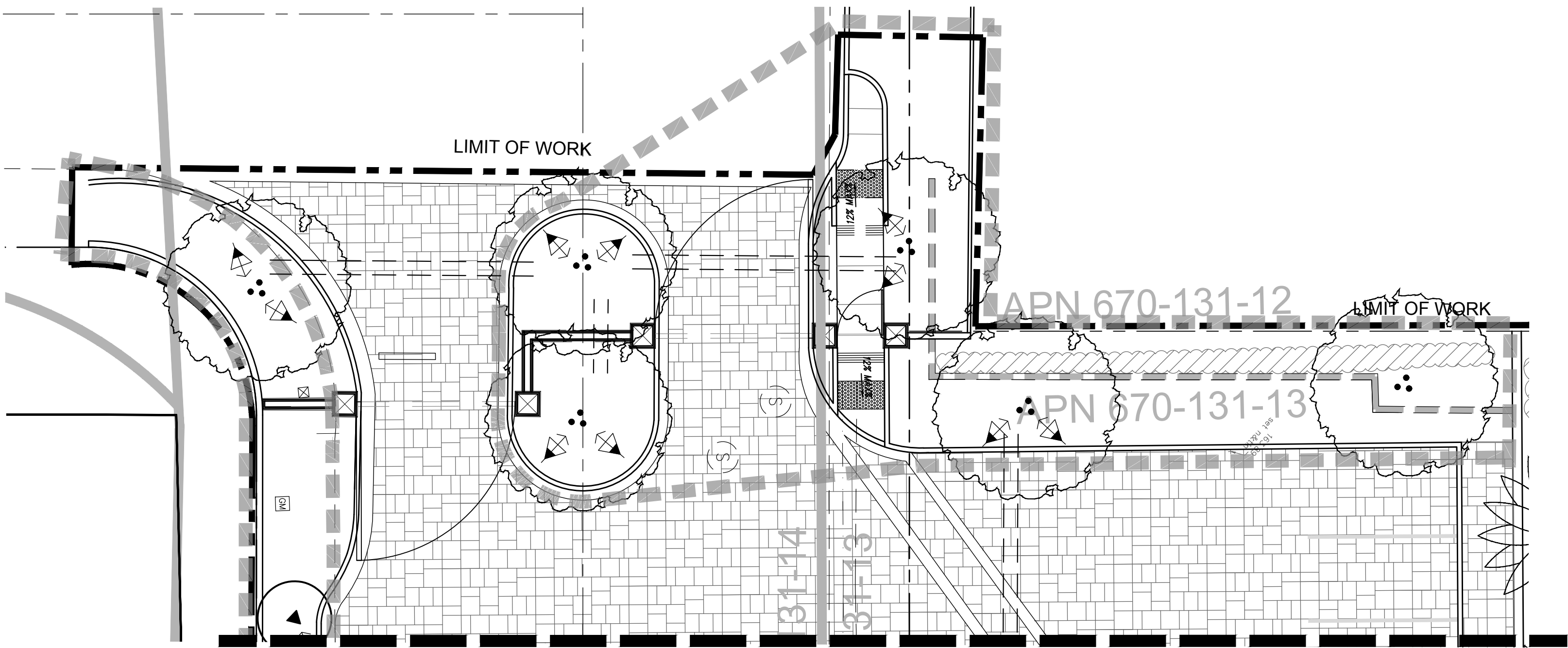
CITY OF DANA POINT		DESIGNED SMP
MONARCH BAY HOA 32851 PACIFIC COAST HIGHWAY GATED ENTRY & PARK PLANS PLANTING LAYOUT PLAN		DRAWN DM
		CHECKED MM
		DATE 11-23-2020
		JOB NO. 742982
CAD FILE NAME: 982_MBE_LP.dwg		LP-1
		35 OF 38 SHEETS

PERMIT #

LOW VOLTAGE LIGHTING LEGEND

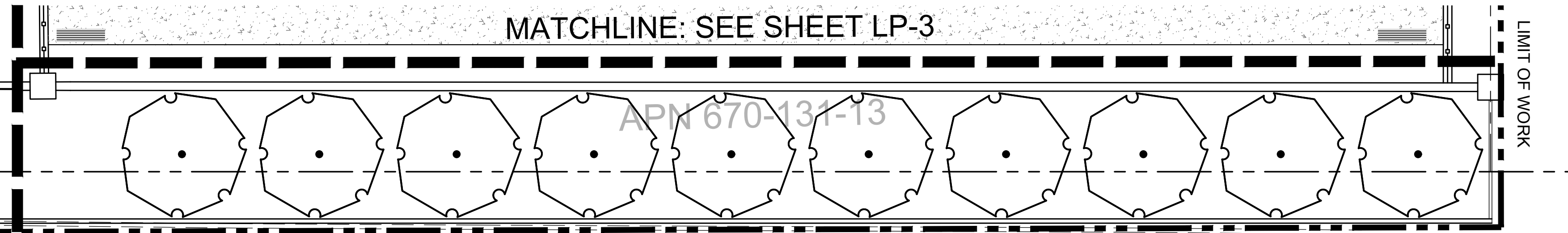
SYMBOL	DESCRIPTION	QTY
	FOCUS, BOLLARD LIGHT MODEL # AL-08-BLT (OR EQ.)	3
	UNIQUE, STARBURST = STAR-12-NL CAST BRASS, GLARE CONTROL LENS KIT, PVC MOUNTING STAKE, 25' WIRE LEAD	5
	+ LED-5W-AM6FL-CCT 5-WATT COLOR-TEMPERATURE CHANGING LED	5
	UNIQUE, PULSAR = PULS-12-NL CAST BRASS, GLARE CONTROL LENS KIT, PVC MOUNTING STAKE, 25' WIRE LEAD	41
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	UNIQUE, VOYAGER 8 = VO8L-NL WEATHERED BRASS FACE PLATE, PBT MOLDED HOUSING, 25' WIRE LEAD	13
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	LED-8W-20W MAX. HALOGEN	6
	2" PVC ELECTRICAL SLEEVING	
TRANSFORMERS & HUBS		
	UNIQUE, INTELLI-MATIC TRANSFORMER, 360IFSF SINGLE CORE, MULTI TAP, 12 VOLT TRANSFORMER, STAINLESS STEEL HOUSING WITH LIGHT LOGIC (LPCU-A)	1

NOTE:
1. CCT lamps to be set to a minimum of 3500K and a maximum of 4500K as approved by
landscape architect.



MATCHLINE: SEE SHEET LP-1

MATCHLINE: SEE SHEET LP-1



PACIFIC COAST HIGHWAY

EXISTING LIGHTING FIXTURES TO REMAIN



EXISTING FLAGPOLE
UPLIGHT (1 TOTAL)



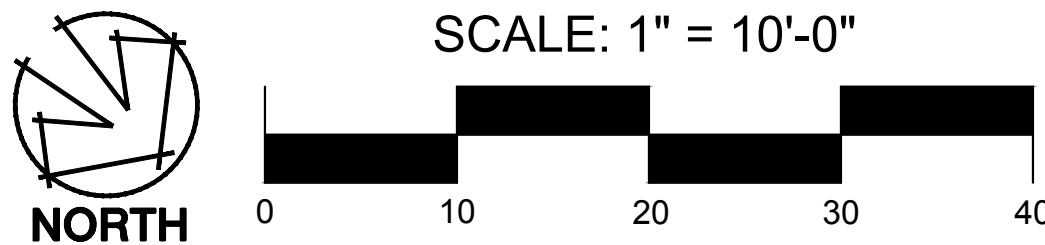
EXISTING CORNER
FICUS TREE UPLIGHT
(3 TOTAL)



EXISTING CORNER
SIGNAGE UPLIGHT
(6 TOTAL)




TRANSFORMER SIZING NOTE: TRANSFORMERS TO BE SIZED PER THE OVERALL VOLT AMPS (VA) NOT PER WATTS USED.		LED WATTAGE CONSUMPTION CHART: 1LED = 2.4 WATTS 3LED = 4.5 WATTS 6LED = 11.5 WATTS 9LED = 13.5 WATTS	SPECIFICATION KEY:	
LIGHTING CUTSHEETS NOTE: SEE SHEET LP-4 FOR LIGHTING CUTSHEETS AND MANUFACTURERS SPECIFICATION.			<div><div>MODEL</div><div>LED TYPE</div><div>ACCESSORIES/ OPTIONS</div><div>FINISH</div><div>NP</div><div>3LED</div><div>LS</div><div>BZ</div></div>	



REVISIONS				
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DANA POINT CA 92629
(949) 443-1446



CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS
PLANTING LAYOUT PLAN

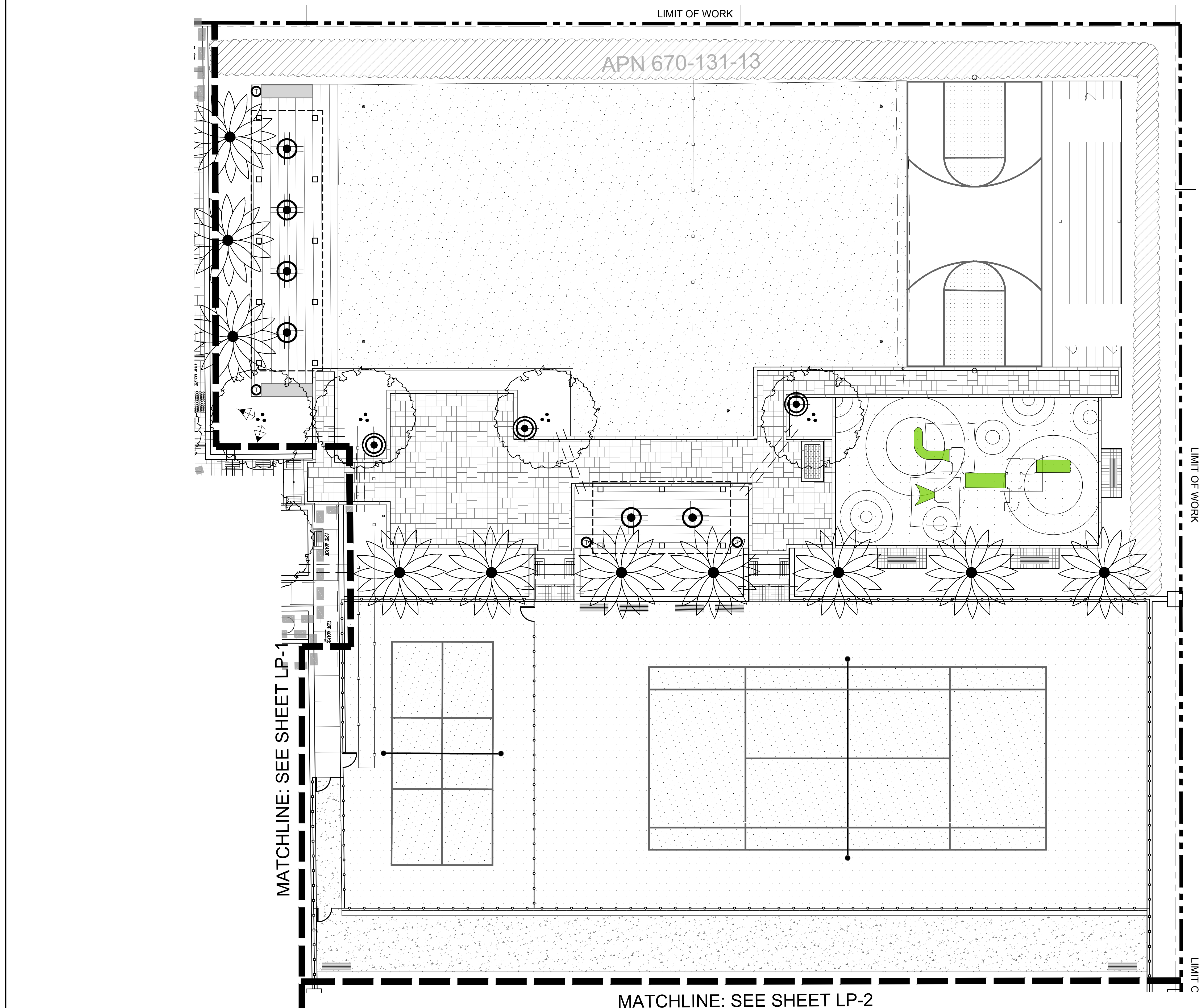
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DESIGNED SMP
DRAWN DM
CHECKED MM
DATE 11-23-2020
JOB NO. 742982

LP-2

36 OF 38 SHEETS

PERMIT #



LOW VOLTAGE LIGHTING LEGEND

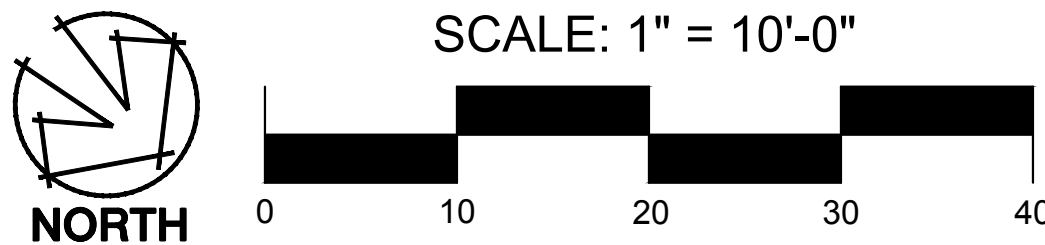
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	UNIQUE, PULSAR = PULS-12-NL	41
	CAST BRASS, GLARE CONTROL LENS KIT, PVC MOUNTING STAKE, 25' WIRE LEAD + LED-5W-AM6FL-CCT 5-WATT COLOR-TEMPERATURE CHANGING LED	41
	UNIQUE, VOYAGER 8 = VO8L-NL	13
	WEATHERED BRASS FACE PLATE, PBT MOLDED HOUSING, 25' WIRE LEAD + LED- 1-(2)WATT	13
	UNIQUE, COMET = HG-NL	6
	SOLID BRASS, 1" BRASS CHAIN AND MOUNTING HOOK, PVC MOUNTING STAKE, 25' WIRE LEAD LED-8W-20W MAX. HALOGEN	6
	2" PVC ELECTRICAL SLEEVING	
TRANSFORMERS & HUBS		
	UNIQUE, INTELLI-MATIC TRANSFORMER, 360IFSF SINGLE CORE, MULTI TAP, 12 VOLT TRANSFORMER, STAINLESS STEEL HOUSING WITH LIGHT LOGIC (LPCU-A)	1

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EXISTING LIGHTING FIXTURES TO REMAIN



TRANSFORMER SIZING NOTE: TRANSFORMERS TO BE SIZED PER THE OVERALL VOLT AMPS (VA) NOT PER WATTS USED.	LED WATTAGE CONSUMPTION CHART: 1 LED = 2.4 WATTS 3 LED = 4.5 WATTS 6 LED = 11.5 WATTS 9 LED = 13.5 WATTS	SPECIFICATION KEY: MODEL LED TYPE ACCESSORIES/ FINISH OPTIONS NP - 3LED - LS - BZ
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34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

REGISTERED LANDSCAPE ARCHITECT
C.M. Murphy No. 1891
Signature
7-31-21
Renewal Date
8-31-20
Date

CITY OF DANA POINT

MONARCH BAY HOA

32851 PACIFIC COAST HIGHWAY
GATED ENTRY & PARK PLANS

PLANTING LAYOUT PLAN

CAD FILE NAME: 982_MBE_LP.dwg

DESIGNED SMP
DRAWN DM
CHECKED MM
DATE 11-23-2020
JOB NO. 742982

LP-3

37 OF 38 SHEETS

PERMIT #

AREA LIGHTS AL-08 SERIES

TYPE

SPECIFICATIONS

CONSTRUCTION: 3.5" diameter aluminum, brass, copper or black AL-081 soldered with aluminum or brass top. AL-082 aluminum top, copper has brass top.

Finish: White, high-gloss or chrome.

LAMP SUPPLY: 120V, 5-watt AL-081, 10-watt bi-pinning emitting (20-watt max).

LAMP OPTIONS: Not recommended. No 5000-hour emitting string (AL-081 LED or AL-082AL-083AL-084AL-085AL-086AL-087AL-088AL-089AL-090AL-091AL-092AL-093AL-094AL-095AL-096AL-097AL-098AL-099AL-100AL-101AL-102AL-103AL-104AL-105AL-106AL-107AL-108AL-109AL-110AL-111AL-112AL-113AL-114AL-115AL-116AL-117AL-118AL-119AL-120AL-121AL-122AL-123AL-124AL-125AL-126AL-127AL-128AL-129AL-130AL-131AL-132AL-133AL-134AL-135AL-136AL-137AL-138AL-139AL-140AL-141AL-142AL-143AL-144AL-145AL-146AL-147AL-148AL-149AL-150AL-151AL-152AL-153AL-154AL-155AL-156AL-157AL-158AL-159AL-160AL-161AL-162AL-163AL-164AL-165AL-166AL-167AL-168AL-169AL-170AL-171AL-172AL-173AL-174AL-175AL-176AL-177AL-178AL-179AL-180AL-181AL-182AL-183AL-184AL-185AL-186AL-187AL-188AL-189AL-190AL-191AL-192AL-193AL-194AL-195AL-196AL-197AL-198AL-199AL-200AL-201AL-202AL-203AL-204AL-205AL-206AL-207AL-208AL-209AL-210AL-211AL-212AL-213AL-214AL-215AL-216AL-217AL-218AL-219AL-220AL-221AL-222AL-223AL-224AL-225AL-226AL-227AL-228AL-229AL-230AL-231AL-232AL-233AL-234AL-235AL-236AL-237AL-238AL-239AL-240AL-241AL-242AL-243AL-244AL-245AL-246AL-247AL-248AL-249AL-250AL-251AL-252AL-253AL-254AL-255AL-256AL-257AL-258AL-259AL-260AL-261AL-262AL-263AL-264AL-265AL-266AL-267AL-268AL-269AL-270AL-271AL-272AL-273AL-274AL-275AL-276AL-277AL-278AL-279AL-280AL-281AL-282AL-283AL-284AL-285AL-286AL-287AL-288AL-289AL-290AL-291AL-292AL-293AL-294AL-295AL-296AL-297AL-298AL-299AL-300AL-301AL-302AL-303AL-304AL-305AL-306AL-307AL-308AL-309AL-310AL-311AL-312AL-313AL-314AL-315AL-316AL-317AL-318AL-319AL-320AL-321AL-322AL-323AL-324AL-325AL-326AL-327AL-328AL-329AL-330AL-331AL-332AL-333AL-334AL-335AL-336AL-337AL-338AL-339AL-340AL-341AL-342AL-343AL-344AL-345AL-346AL-347AL-348AL-349AL-350AL-351AL-352AL-353AL-354AL-355AL-356AL-357AL-358AL-359AL-360AL-361AL-362AL-363AL-364AL-365AL-366AL-367AL-368AL-369AL-370AL-371AL-372AL-373AL-374AL-375AL-376AL-377AL-378AL-379AL-380AL-381AL-382AL-383AL-384AL-385AL-386AL-387AL-388AL-389AL-390AL-391AL-392AL-393AL-394AL-395AL-396AL-397AL-398AL-399AL-400AL-401AL-402AL-403AL-404AL-405AL-406AL-407AL-408AL-409AL-410AL-411AL-412AL-413AL-414AL-415AL-416AL-417AL-418AL-419AL-420AL-421AL-422AL-423AL-424AL-425AL-426AL-427AL-428AL-429AL-430AL-431AL-432AL-433AL-434AL-435AL-436AL-437AL-438AL-439AL-440AL-441AL-442AL-443AL-444AL-445AL-446AL-447AL-448AL-449AL-450AL-451AL-452AL-453AL-454AL-455AL-456AL-457AL-458AL-459AL-460AL-461AL-462AL-463AL-464AL-465AL-466AL-467AL-468AL-469AL-470AL-471AL-472AL-473AL-474AL-475AL-476AL-477AL-478AL-479AL-480AL-481AL-482AL-483AL-484AL-485AL-486AL-487AL-488AL-489AL-490AL-491AL-492AL-493AL-494AL-495AL-496AL-497AL-498AL-499AL-500AL-501AL-502AL-503AL-504AL-505AL-506AL-507AL-508AL-509AL-510AL-511AL-512AL-513AL-514AL-515AL-516AL-517AL-518AL-519AL-520AL-521AL-522AL-523AL-524AL-525AL-526AL-527AL-528AL-529AL-530AL-531AL-532AL-533AL-534AL-535AL-536AL-537AL-538AL-539AL-540AL-541AL-542AL-543AL-544AL-545AL-546AL-547AL-548AL-549AL-550AL-551AL-552AL-553AL-554AL-555AL-556AL-557AL-558AL-559AL-560AL-561AL-562AL-563AL-564AL-565AL-566AL-567AL-568AL-569AL-570AL-571AL-572AL-573AL-574AL-575AL-576AL-577AL-578AL-579AL-580AL-581AL-582AL-583AL-584AL-585AL-586AL-587AL-588AL-589AL-590AL-591AL-592AL-593AL-594AL-595AL-596AL-597AL-598AL-599AL-600AL-601AL-602AL-603AL-604AL-605AL-606AL-607AL-608AL-609AL-610AL-611AL-612AL-613AL-614AL-615AL-616AL-617AL-618AL-619AL-620AL-621AL-622AL-623AL-624AL-625AL-626AL-627AL-628AL-629AL-630AL-631AL-632AL-633AL-634AL-635AL-636AL-637AL-638AL-639AL-640AL-641AL-642AL-643AL-644AL-645AL-646AL-647AL-648AL-649AL-650AL-651AL-652AL-653AL-654AL-655AL-656AL-657AL-658AL-659AL-660AL-661AL-662AL-663AL-664AL-665AL-666AL-667AL-668AL-669AL-670AL-671AL-672AL-673AL-674AL-675AL-676AL-677AL-678AL-679AL-680AL-681AL-682AL-683AL-684AL-685AL-686AL-687AL-688AL-689AL-690AL-691AL-692AL-693AL-694AL-695AL-696AL-697AL-698AL-699AL-700AL-701AL-702AL-703AL-704AL-705AL-706AL-707AL-708AL-709AL-710AL-711AL-712AL-713AL-714AL-715AL-716AL-717AL-718AL-719AL-720AL-721AL-722AL-723AL-724AL-725AL-726AL-727AL-728AL-729AL-730AL-731AL-732AL-733AL-734AL-735AL-736AL-737AL-738AL-739AL-740AL-741AL-742AL-743AL-744AL-745AL-746AL-747AL-748AL-749AL-750AL-751AL-752AL-753AL-754AL-755AL-756AL-757AL-758AL-759AL-760AL-761AL-762AL-763AL-764AL-765AL-766AL-767AL-768AL-769AL-770AL-771AL-772AL-773AL-774AL-775AL-776AL-777AL-778AL-779AL-780AL-781AL-782AL-783AL-784AL-785AL-786AL-787AL-788AL-789AL-790AL-791AL-792AL-793AL-794AL-795AL-796AL-797AL-798AL-799AL-800AL-801AL-802AL-803AL-804AL-805AL-806AL-

UNIQUE LIGHTING SYSTEMS®

Starburst
Up Light
Odyssey Series

PRODUCT SPECIFICATIONS

PROJECT: _____

MODEL #: _____

LAMP(S): _____

NOTES: _____

Specifications:

- Solid cast brass construction
- Machined brass thumb screw
- Silicone gasket seal
- Specification grade, beryllium copper seal
- Premium grade ductal boiler
- AISC - Anti-Moisture Connections
- 8V max. LED lamp / 50V max. halogen
- Slotted composite steel wall brs
- Threaded insert included
- Veneer brass finish standard
- Limited lifetime warranty

Light Distribution Cones:

LED - C0M6FL27K

Beam Spread of individual Center Beam		Beam Widths	
Beam Angle	Beam Spread	Beam Width	Beam Width
4.0°	20.0°	5.4 ft	5.1 ft
5.0°	25.0°	6.2 ft	5.8 ft
6.0°	30.0°	6.9 ft	6.5 ft
7.0°	35.0°	7.7 ft	7.2 ft
8.0°	40.0°	8.4 ft	7.9 ft
9.0°	45.0°	9.2 ft	8.6 ft
10.0°	50.0°	10.0 ft	9.3 ft
11.0°	55.0°	10.8 ft	10.0 ft
12.0°	60.0°	11.6 ft	10.7 ft
13.0°	65.0°	12.4 ft	11.4 ft
14.0°	70.0°	13.2 ft	12.1 ft
15.0°	75.0°	14.0 ft	12.8 ft
16.0°	80.0°	14.8 ft	13.5 ft
17.0°	85.0°	15.6 ft	14.2 ft
18.0°	90.0°	16.4 ft	14.9 ft
19.0°	95.0°	17.2 ft	15.6 ft
20.0°	100.0°	18.0 ft	16.3 ft
21.0°	105.0°	18.8 ft	17.0 ft
22.0°	110.0°	19.6 ft	17.7 ft
23.0°	115.0°	20.4 ft	18.4 ft
24.0°	120.0°	21.2 ft	19.1 ft
25.0°	125.0°	22.0 ft	19.8 ft
26.0°	130.0°	22.8 ft	20.5 ft
27.0°	135.0°	23.6 ft	21.2 ft
28.0°	140.0°	24.4 ft	21.9 ft
29.0°	145.0°	25.2 ft	22.6 ft
30.0°	150.0°	26.0 ft	23.3 ft
31.0°	155.0°	26.8 ft	24.0 ft
32.0°	160.0°	27.6 ft	24.7 ft
33.0°	165.0°	28.4 ft	25.4 ft
34.0°	170.0°	29.2 ft	26.1 ft
35.0°	175.0°	30.0 ft	26.8 ft
36.0°	180.0°	30.8 ft	27.5 ft
37.0°	185.0°	31.6 ft	28.2 ft
38.0°	190.0°	32.4 ft	28.9 ft
39.0°	195.0°	33.2 ft	29.6 ft
40.0°	200.0°	34.0 ft	30.3 ft
41.0°	205.0°	34.8 ft	31.0 ft
42.0°	210.0°	35.6 ft	31.7 ft
43.0°	215.0°	36.4 ft	32.4 ft
44.0°	220.0°	37.2 ft	33.1 ft
45.0°	225.0°	38.0 ft	33.8 ft
46.0°	230.0°	38.8 ft	34.5 ft
47.0°	235.0°	39.6 ft	35.2 ft
48.0°	240.0°	40.4 ft	35.9 ft
49.0°	245.0°	41.2 ft	36.6 ft
50.0°	250.0°	42.0 ft	37.3 ft
51.0°	255.0°	42.8 ft	38.0 ft
52.0°	260.0°	43.6 ft	38.7 ft
53.0°	265.0°	44.4 ft	39.4 ft
54.0°	270.0°	45.2 ft	40.1 ft
55.0°	275.0°	46.0 ft	40.8 ft
56.0°	280.0°	46.8 ft	41.5 ft
57.0°	285.0°	47.6 ft	42.2 ft
58.0°	290.0°	48.4 ft	42.9 ft
59.0°	295.0°	49.2 ft	43.6 ft
60.0°	300.0°	50.0 ft	44.3 ft
61.0°	305.0°	50.8 ft	45.0 ft
62.0°	310.0°	51.6 ft	45.7 ft
63.0°	315.0°	52.4 ft	46.4 ft
64.0°	320.0°	53.2 ft	47.1 ft
65.0°	325.0°	54.0 ft	47.8 ft
66.0°	330.0°	54.8 ft	48.5 ft
67.0°	335.0°	55.6 ft	49.2 ft
68.0°	340.0°	56.4 ft	49.9 ft
69.0°	345.0°	57.2 ft	50.6 ft
70.0°	350.0°	58.0 ft	51.3 ft
71.0°	355.0°	58.8 ft	52.0 ft
72.0°	360.0°	59.6 ft	52.7 ft
73.0°	365.0°	60.4 ft	53.4 ft
74.0°	370.0°	61.2 ft	54.1 ft
75.0°</			

[illegible]

UNIQUE LIGHTING SYSTEMS®

Voyager 5 & 8
Step Light
Odyssey Series

PRODUCT SPECIFICATIONS

PROJECT:	
MODEL #:	
LAMP(S):	
NOTES:	

Available Fixture Options

- WOL - Lower Lead
- WOO - Open
- WOS - Open
- WCH - Hood
- WOM - Hood

All available as one lamp unit

Specifications:

- Solid brass
- Specification grade beryllium copper and
- Premium grade direct burial cable
- Frosted borosilicate lens
- 2W max. LED lamp / 20W max. halogen
- Mounting hardware included
- Weathered brass finish standard
- Limited lifetime warranty

Light Distribution Cones:

N/A

NOTE: Light cones are depicted without supplied lenses. Maximum wattage shown, for all other wattage options please refer to unequelighting.com/lenscharts.

© Unique Lighting Systems® reserves the right to modify the design and/or certification of the fixtures shown without further notification.

Unique Lighting "Systems"® • 8000 Swanton Drive, Riverside, CA 92504 • Customer Service: 800.555.4801 • Order Service: 800.555.4801

www.unequelighting.com

UL 2108-2004 R12-07
CSA C22.2 0-60-96 (R12)

UNIQUE

LIGHTING SYSTEMS®

Comet-HG
Hanging Light
Odyssey Series

PRODUCT SPECIFICATIONS

PROJECT:	
MODEL #:	
LAMP(S):	
NOTES:	

Specifications:

- Solid brass construction
- 1" brass chain and mounting hook
- Specification grade beryllium copper sock
- Premium grade direct burial cable
- 8W max. LED lamp / 200W max. halogen
- Mounting hardware included
- Weathered brass finish standard
- Limited lifetime warranty

Light Distribution Cones: NA

NOTE: Light cones are depicted without supplied lenses. Maximum wattage shown, for all other wattage options please visit www.uniquelighting.com/wattagepage.

Unique Lighting Systems® reserves the right to modify the design and construction of this fixture without notice.

©2014 Unique Lighting Systems® • 1000 Jackson Street, Portland, OR 97209 • Customer Service: 1-800-850-3551 • Order Referral: 1-800-233-8900 (PROMO)

www.uniquelighting.com

UL LISTED ENEC
E-1110 (MAG 10' H)
E-1110 (MAG 10' H)
E-1110 (MAG 10' H)

FOCUS, BOLLARD LIGHT MODEL #
AL-08-BLT (OR EQ)

I-Force Transformer I-Force Series

Specifications & Features:

Core

Engineered single core design with precision grain-oriented steel laminations. High temperature glass-embedded nylon bobbin and solid copper mag wire. To ensure robust construction each output tap is welded to the mag wire for optimum connectivity.

Construction

304 stainless steel (complies with NEMA 3R).

Primary Protection

Reinforce 240 Time Delay (glass slow-blow fuse).

Power Cord

16/3 SJTW power cord, Six foot in length.

Electrical Requirements

Available power ratings: 500, 500, 600, 840 and 1120 Watts. Primary voltage is 120 volts, secondary voltage varies from 120V-27V output. See individual models for electrical details.

Output Terminal

Each SS304 output includes a Tinned 6061-T6 aluminum lug strip with 3mm hex self screws for a positive torque connection. Includes 3mm hex key cap with every rugged transformer.

Finish

Shainless Steel finish is standard. Unique Lighting's Weathered Brass finish is a "living finish" and will naturally patina and change over time.

Warranty

All transformers from Unique Lighting Systems® carry a limited lifetime warranty against manufacturer's defects.

Standard Finish	Output Model Name	Output Voltage	Output Power	Output Current	Output Watts
SS-304	500-120V-120V	120V	500W	4.17A	500
	500-120V-27V	27V	500W	18.5A	500
WB-Weathered Brass	600-120V-120V	120V	600W	5.0A	600
	600-120V-27V	27V	600W	22.2A	600
SS-304	840-120V-120V	120V	840W	7.0A	840
	840-120V-27V	27V	840W	31.1A	840
WB-Weathered Brass	1120-120V-120V	120V	1120W	9.3A	1120
	1120-120V-27V	27V	1120W	41.5A	1120

Tinned 6061-T6 aluminum lug with 3mm self screws

1120W model shown

UL E-101000

HOW TO ORDER

MODEL

500 = 120V-120V Output Leads
500 = 120V-120V Output Leads
600 = 120V-120V Output Leads
600 = 120V-27V Output Leads
1120 = 120V-27V Output Leads

TYPE

3 = 3-Phase Inverted Stainless Steel

OPTION 1

3 = 3-Phase Inverted

OPTION 2

WB = Weathered Brass Finish

UNIQUE, STARBURST = STAR-12-NL

CAST BRASS, GLARE CONTROL LENS KIT
PVC MOUNTING STAKE, 25' WIRE LEAD
+ LED-5W-AM6FL-CCT
5-WATT COLOR-TEMPERATURE
CHANGING LED

UNIQUE, PULSAR = PULS-12-NL

CAST BRASS, GLARE CONTROL LENS KIT,
PVC MOUNTING STAKE, 25' WIRE LEAD
+ LED-5W-AM6FL-CCT
5-WATT COLOR-TEMPERATURE
CHANGING LED

UNIQUE, VOYAGER 8 = PULS-12-NL


WEATHERED BRASS FACE PLATE, PBT MOLDED
HOUSING, 25' WIRE LEAD
+ LED- 1-(2)WATT

UNIQUE, COMET = HG-NL

SOLID BRASS, 1' BRASS CHAIN AND MOUNTING HOOK,
PVC MOUNTING STAKE, 25' WIRE LEAD
LED-8W-20W MAX. HALOGEN

EXISTING LIGHTING FIXTURES TO REMAIN



EXISTING FLAGPOLE
UPLIGHT (1 TOTAL) 



EXISTING CORNER
FICUS TREE UPLIGHT
(3 TOTAL)




EXISTING CORNER
SIGNAGE UPLIGHT
(6 TOTAL)

UNIQUE, INTELLI-MATIC TRANSFORMER, 360IFS

T#	SINGLE CORE, MULTI TAP, 12 VOLT TRANSFORMER, STAINLESS STEEL HOUSING WITH LIGHT LOGIC (LPCU-A)
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[illegible]

UNDERGROUND SERVICE ALERT



CALL:TOLL FREE
1-800
422-4133

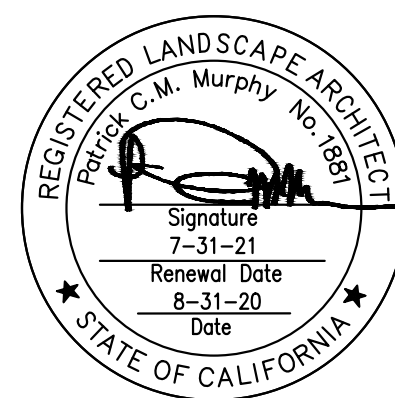
TWO WORKING DAYS BEFORE YOU DIG

"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

PLANS PREPARED BY:



ENVIRONMENTAL DESIGN
 SUMMERS/MURPHY & PARTNERS, INC.
 34197 COAST HWY SUITE 200
 DANA POINT CA 92629
 (949) 443-1446



CAD FILE NAME:

982_MBE_LP.dwg

DESIGNED	SMP
DRAWN	DM
CHECKED	MM
DATE	11-23-2020
JOB NO.	742982

LP-4

PERMIT#

38 OF 38 SHEETS