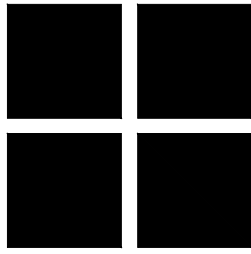


PROJECT TEAM

PROJECT LOCATION:	34312 SHORE LANTERN DANA POINT, CA 92629
PROJECT OWNER:	34312 SHORE LANTERN INVESTORS, LLC 3875 PEONY FALLBROOK, CA 92028
BUILDING DESIGNER:	CHARLES HEINCY, PBD 32312 SHALLOT CT. WINCHESTER, CA 92596 760-644-4833
STRUCTURAL ENGINEER:	NADER B. KHOURY, C.E. ENGINEERING STRUCTURES, INC 1100 SOUTH COAST HWY. SUITE 222 LAGUNA BEACH, CA 92651 949-637-8357
CIVIL ENGINEER:	W.C. HOBBS, CONSULTING ENGINEER 33892 COPPER LANTERN, UNIT A DANA POINT, CA 92629 951-660-9800
GEOTECHNICAL ENGINEER:	COASTAL GEOTECHNICAL 327 THIRD STREET LAGUNA BEACH, CA 92651 949-494-4484
TITLE 24 ENERGY CALCULATIONS:	CARSTAIRS ENERGY CALCULATIONS P.O. BOX 4736 SAN LUIS OBISPO, CA 93403 805-904-9048
ROOF TRUSS:	STONE TRUSS 507 JONES ROAD OCEANSIDE, CA 92054 760-521-4918

34312 SHORE LANTERN,  
DANA POINT, CA. 92629



ZONING ANALYSIS

ZONING:	
GENERAL PLAN USE:	
ASSESSORS PARCEL No.:	108-150-60
MAP REFERENCE NO.:	11153
LOT No.:	16
LOT SIZE:	7,258 SF
CONSTRUCTION TYPE:	VB
FULLY SPRINKLED:	YES
GROUP/OCCUPANCY:	R3/U

FLOOR AREA

PROPOSED FLOOR AREAS:	
LOWER LEVEL LIVING AREA:	2174 SF
UPPER LEVEL LIVING AREA:	2551 SF
TOTAL LIVING AREA:	4725 SF
ROOF AREA:	3258 SF
GARAGE AREA:	760 SF
COVERED PATIO AREA:	152 SF
OPEN DECK AREA:	175 SF

SHEET INDEX

ARCHITECTURAL DRAWINGS:	STRUCTURAL DRAWINGS:
A0.0 TITLE SHEET/SITE PLAN	
A1.0 LOWER LEVEL FLOOR PLAN	
A1.1 UPPER LEVEL FLOOR PLAN	
A3.0 EXTERIOR ELEVATIONS	
A4.0 ARCHITECTURAL ROOF PLAN	
A5.0 ARCHITECTURAL SECTIONS	
LANDSCAPE DRAWINGS:	
L0.0 TITLE SHEET/SITE PLAN	
L1.0 PLANTING AND DRAINAGE	
L1.1 DRAINAGE SPECIFICATIONS AND NOTES	
L1.2 SPECIFICATIONS AND NOTES	

SCOPE OF WORK:

NEW CONSTRUCTION OF A TWO STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED THREE CAR GARAGE, FOUR BEDROOMS, OFFICE, THEATER, OPEN DECK AT THE SECOND LEVEL, COVERED CANTILEVERED CONCRETE PATIO AT THE LOWER LEVEL, CONSTRUCTED ON A SLAB FOUNDATION. THE EXTERIOR CLAD IS A THREE COAT PLASTER (STUCCO), SHIP LAP SIDING AND A CONCRETE TILE ROOF. DWELLING IS ATTACHED TO PUBLIC SEWER. DWELLING TO BE CONSTRUCTED ON A GRADED CUT/FILL PAD.

- 2013 CALIFORNIA BUILDING CODE  
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2013 CALIFORNIA BUILDING CODE - ELECTRICAL  
2013 CALIFORNIA BUILDING CODE - PLUMBING  
2013 CALIFORNIA BUILDING CODE - MECHANICAL  
2013 CALIFORNIA BUILDING CODE - FIRE  
2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

DEFERRED PLANS

FIRE SPRINKLER PLAN

LOT COVERAGE CALCULATION (60% ALLOWABLE)	
LOT AREA	7,258 SF
ALLOWABLE COVERAGE	4,354 SF (60%)
PROPOSED COVERAGE	
STRUCTURE (HOUSE/GARAGE)	3,005 SF
FLATWORK	1,103 SF
DRIVE	190 SF
TOTAL PROPOSED COVERAGE	4,298 SF (59.2%)
REQUIRED LANDSCAPE AREA	
REQUIRED	5X50=250 SF X .5=125 SF REQUIRED
PROPOSED	134 SF

REQUIRED SPECIAL FEATURES

- DUCTS WITH HIGH LEVEL OF INSULATION/DUCT LEAKAGE TARGET 6%
- CEILING WITH HIGH LEVEL OF INSULATION
- CATHEDRAL CEILINGS
- IAQ MECHANICAL VENTILATION 75.3 CFM, 0.25 WATTS/CFM

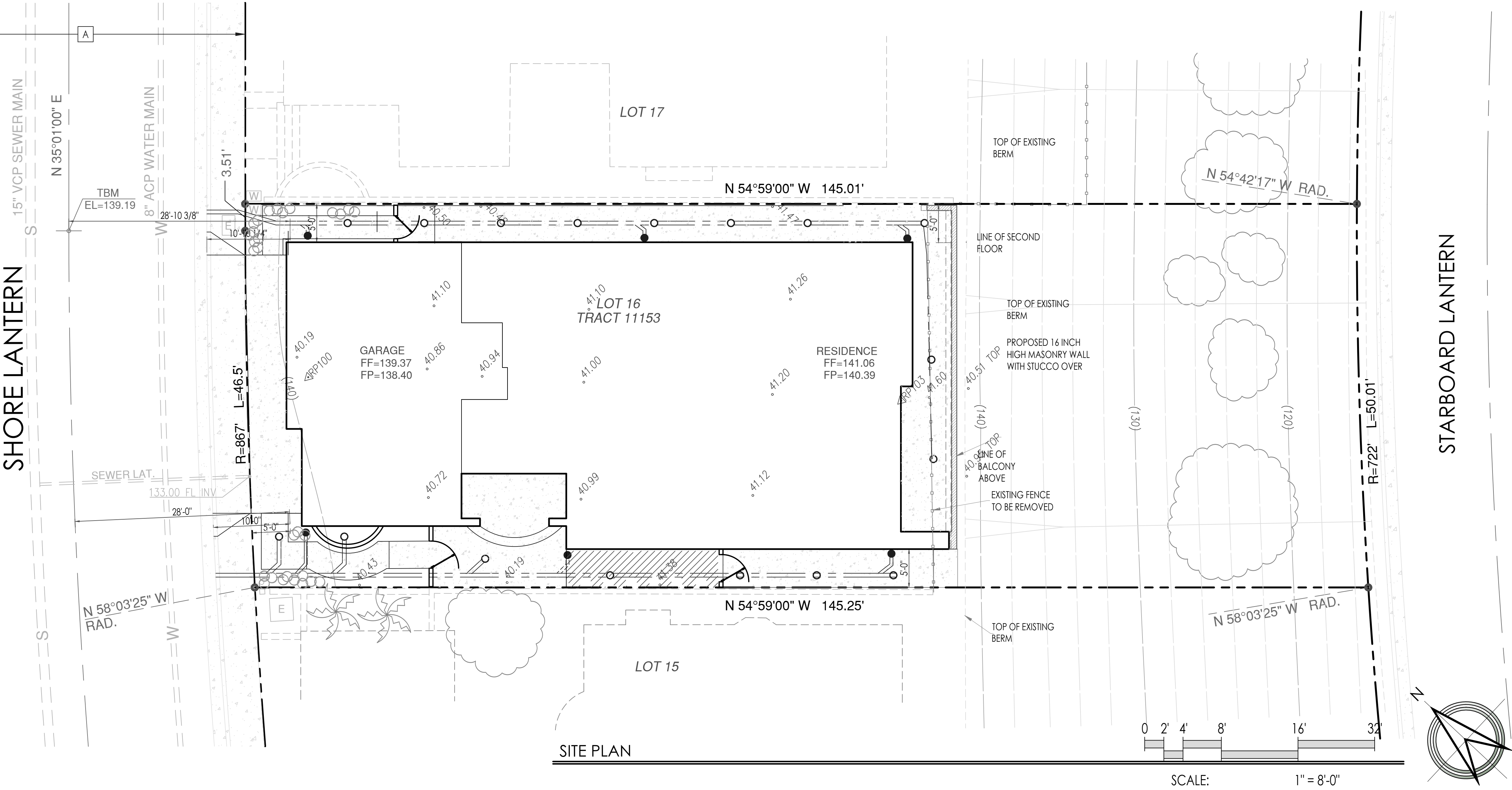
HERS FEATURE SUMMARY

- A. BUILDING LEVEL VERIFICATION:  
IAQ MECHANICAL VENTILATION
- B. COOLING SYSTEM VERIFICATION:  
MINIMUM AIRFLOW  
FAN EFFICACY WATTS/CFM
- C. HVAC DISTRIBUTION SYSTEM VERIFICATION:  
DUCT SEALING
- D. DOMESTIC HOT WATER SYSTEM VERIFICATION:  
NONE

HERS REGISTRY

PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY.

PROPERLY COMPLETED CERTIFICATION OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY.



CCH  
D|G

CCH DESIGN GROUP, INC  
BUILDING DESIGN  
CONSULTING

CHARLES HEINCY, DESIGNER  
32312 SHALLOT CT.  
WINCHESTER, CA 92596  
760.644.4833

CHARLES@CCHDESIGNGROUP.COM

CHARLES HEINCY, PBD

DATE:

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PROJECT:  
SHORE LANTERN  
LOT #16  
34312 SHORE LANTERN

DEVELOPER:

SHORE LANTERN, LLP

LOCATION:

34312 SHORE LANTERN  
DANA POINT, CA

SHEET NAME:

SITE PLAN  
COVER SHEET

REVISIONS:		
NO.	DATE	DESCRIPTION
1	05/31/016	COASTAL DEVELOPMENT
2	05/31/016	HOA COMMENTS
3	07/25/016	HOA COMMENTS
4	02/13/17	HOA COMMENTS

PROJECT INFORMATION:

OFFICE PROJECT NO.: CCHDG 02-16

REVIEWED BY:

DRAWN BY: CCH

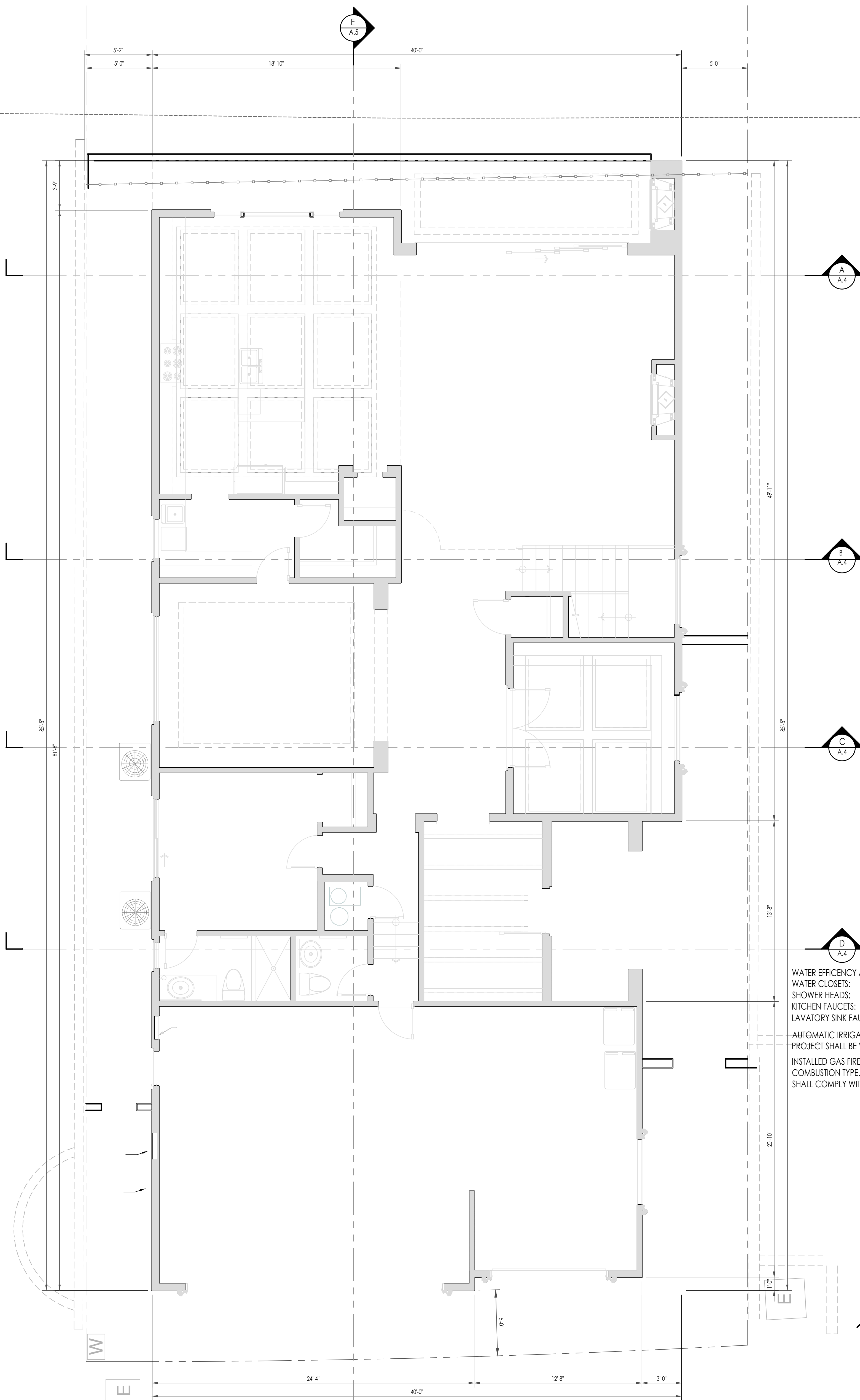
SCALE: 1" = 8'-0"

DATE: 05/14/2016

SHEET NO.

A0.0

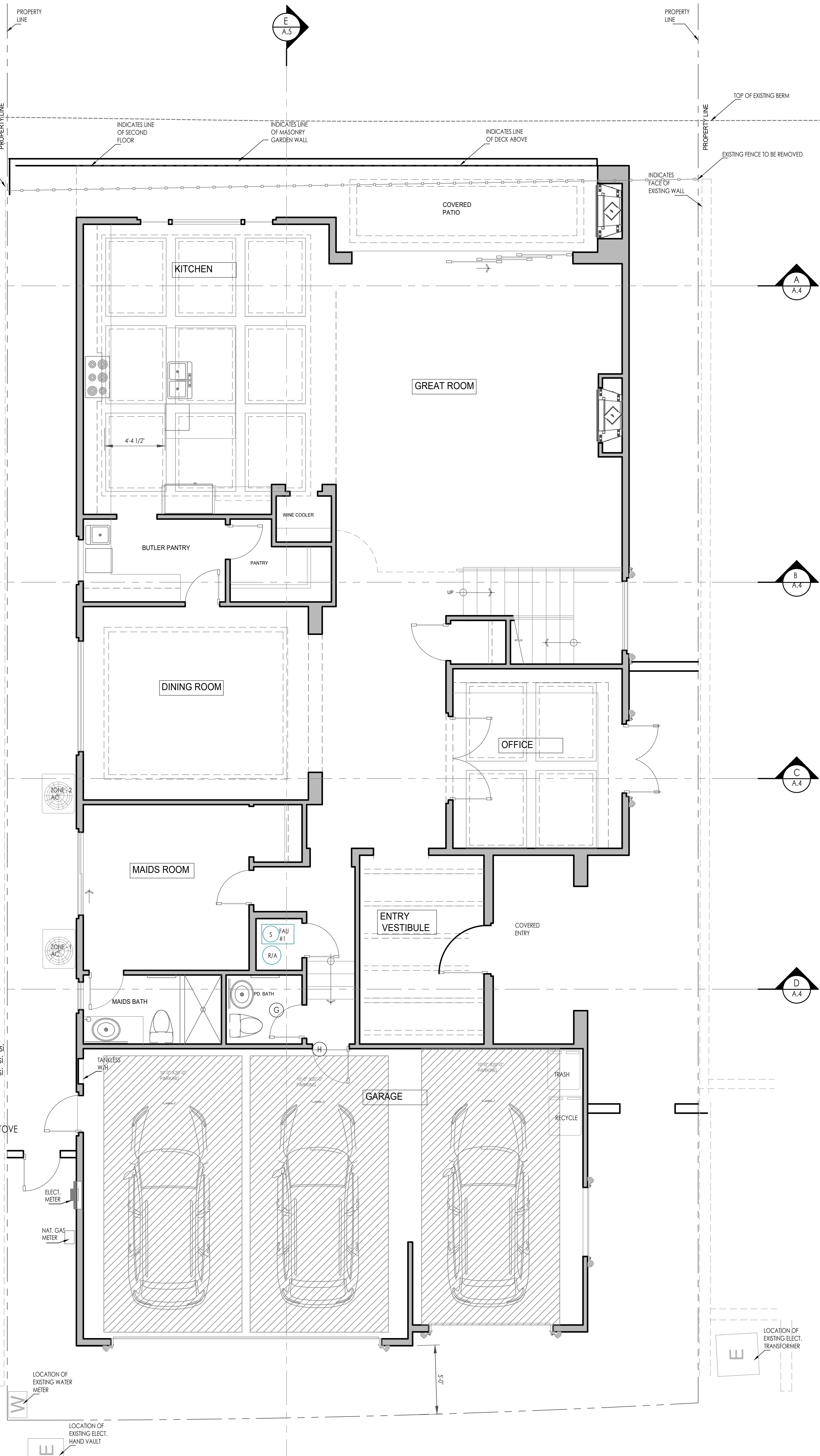
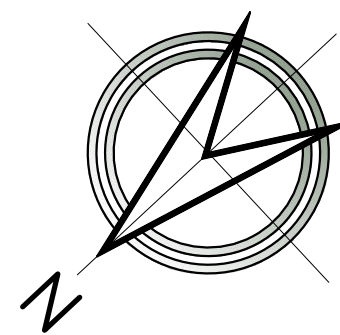
NO.	DATE	DESCRIPTION
1	05/31/016	COASTAL DEVELOPMENT
2	05/31/016	HOA COMMENTS
3	02/13/017	HOA COMMENTS



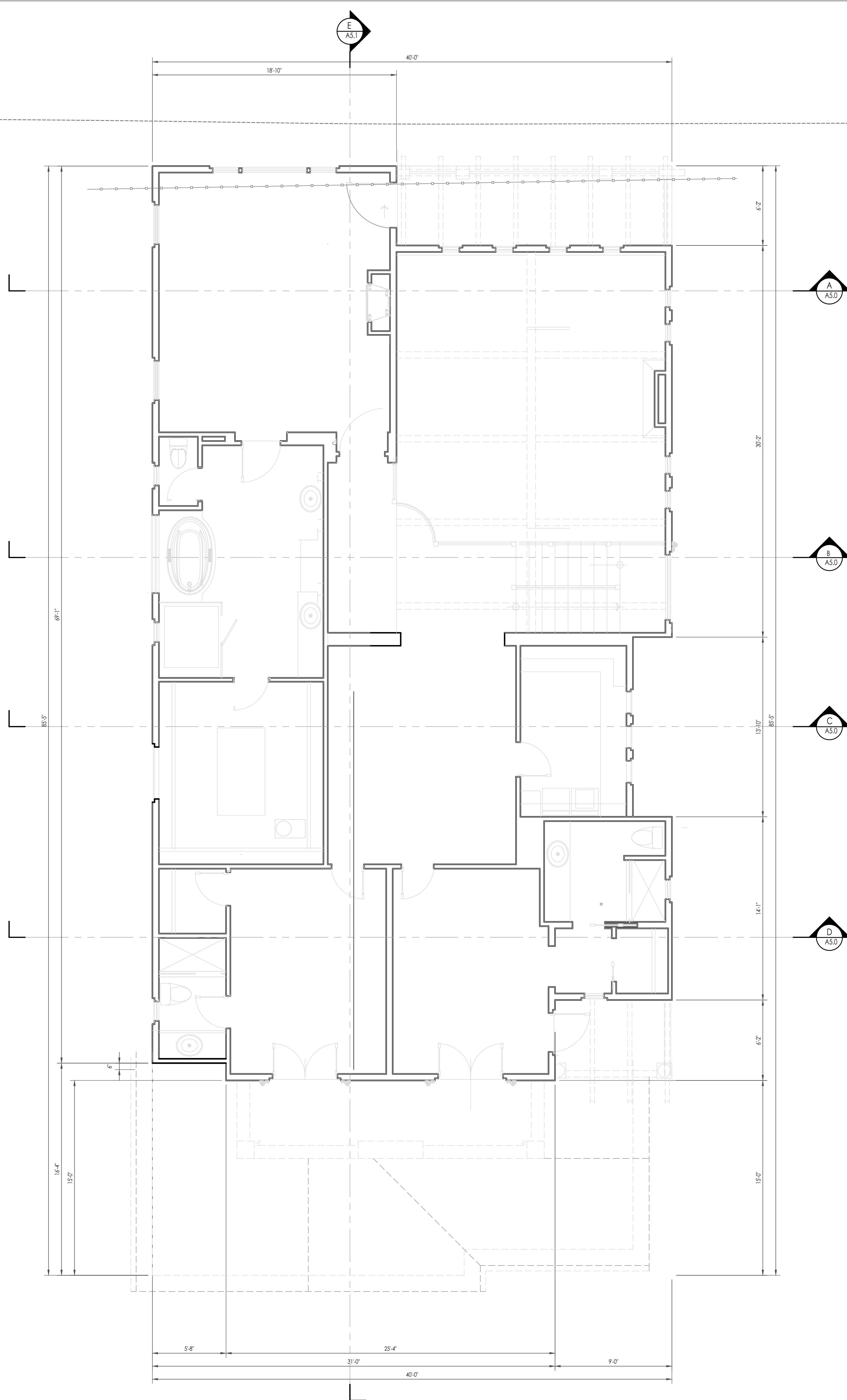
WATER EFFICIENCY AND MAXIMUM FLOW RATES:  
WATER CLOSETS: 1.28 GALLONS PER FLUSH  
SHOWER HEADS: 2.0 GALLONS PER MINUTE @ 80 psi  
KITCHEN FAUCETS: 1.8 GALLONS PER MINUTE @ 60 psi  
LAVATORY SINK FAUCETS: 1.5 GALLONS PER MINUTE @ 60 psi

AUTOMATIC IRRIGATION SYSTEMS INSTALLED AS PART OF THIS PROJECT SHALL BE WEATHER OR SOIL MOISTURE BASED.

INSTALLED GAS FIREPLACES SHALL BE A DIRECT VENT SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVES OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS



NO.	DATE	DESCRIPTION
1	05/31/016	COASTAL DEVELOPMENT
2	05/31/016	HOA COMMENTS
3	02/13/017	HOA COMMENTS

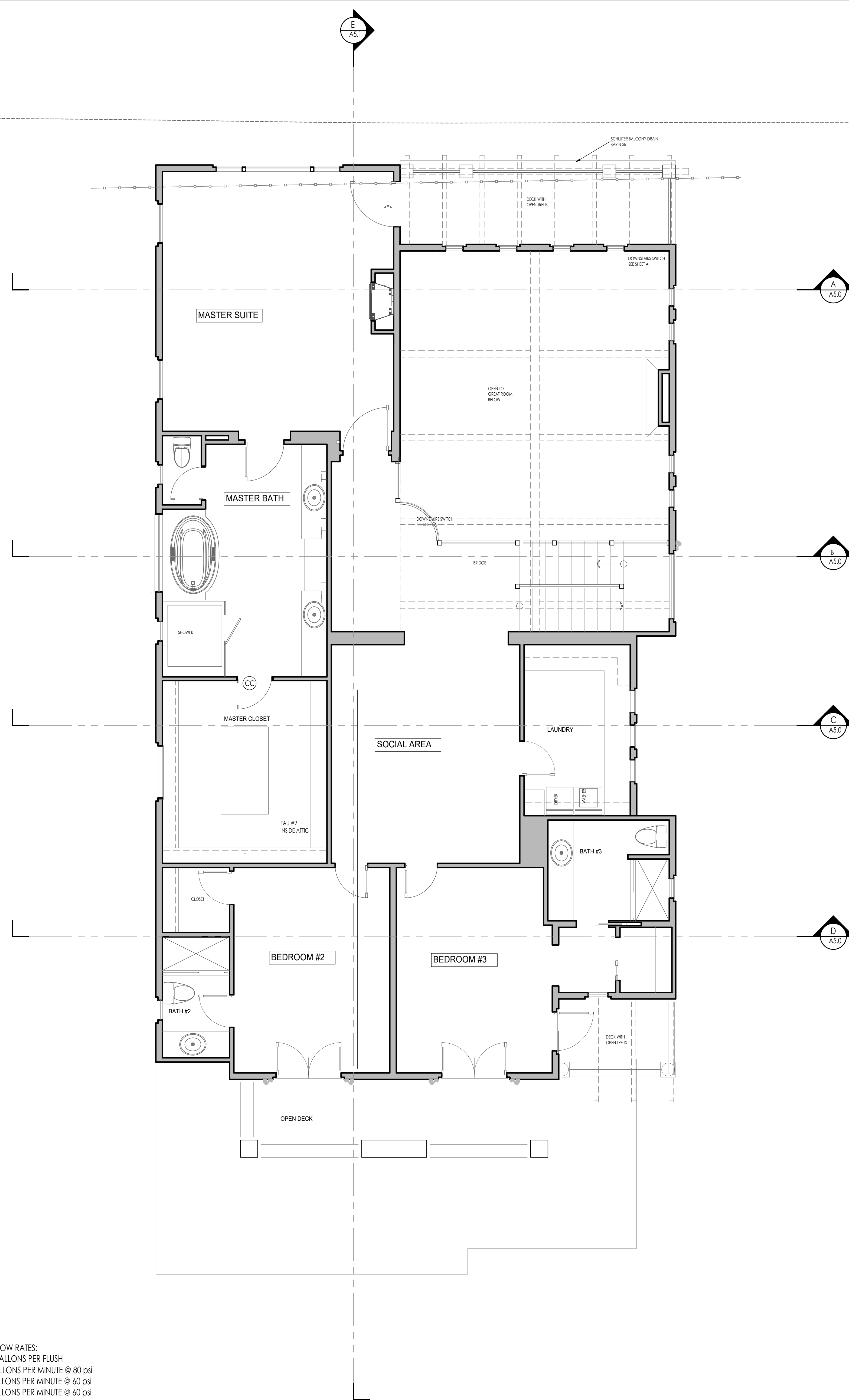
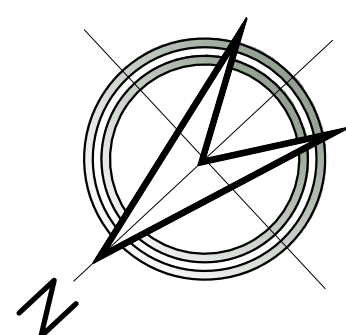


UPPER LEVEL DIMENSION PLAN

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

WATER EFFICIENCY AND MAXIMUM FLOW RATES:  
WATER CLOSETS: 1.28 GALLONS PER FLUSH  
SHOWER HEADS: 2.0 GALLONS PER MINUTE @ 80 psi  
KITCHEN FAUCETS: 1.8 GALLONS PER MINUTE @ 60 psi  
LAVATORY SINK FAUCETS: 1.5 GALLONS PER MINUTE @ 60 psi

AUTOMATIC IRRIGATION SYSTEMS INSTALLED AS PART OF THIS  
PROJECT SHALL BE WEATHER OR SOIL MOISTURE BASED.  
INSTALLED GAS FIREPLACES SHALL BE A DIRECT VENT SEALED  
COMBUSTION TYPE. ANY INSTALLED WOODSTOVES OR PELLET STOVE  
SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS

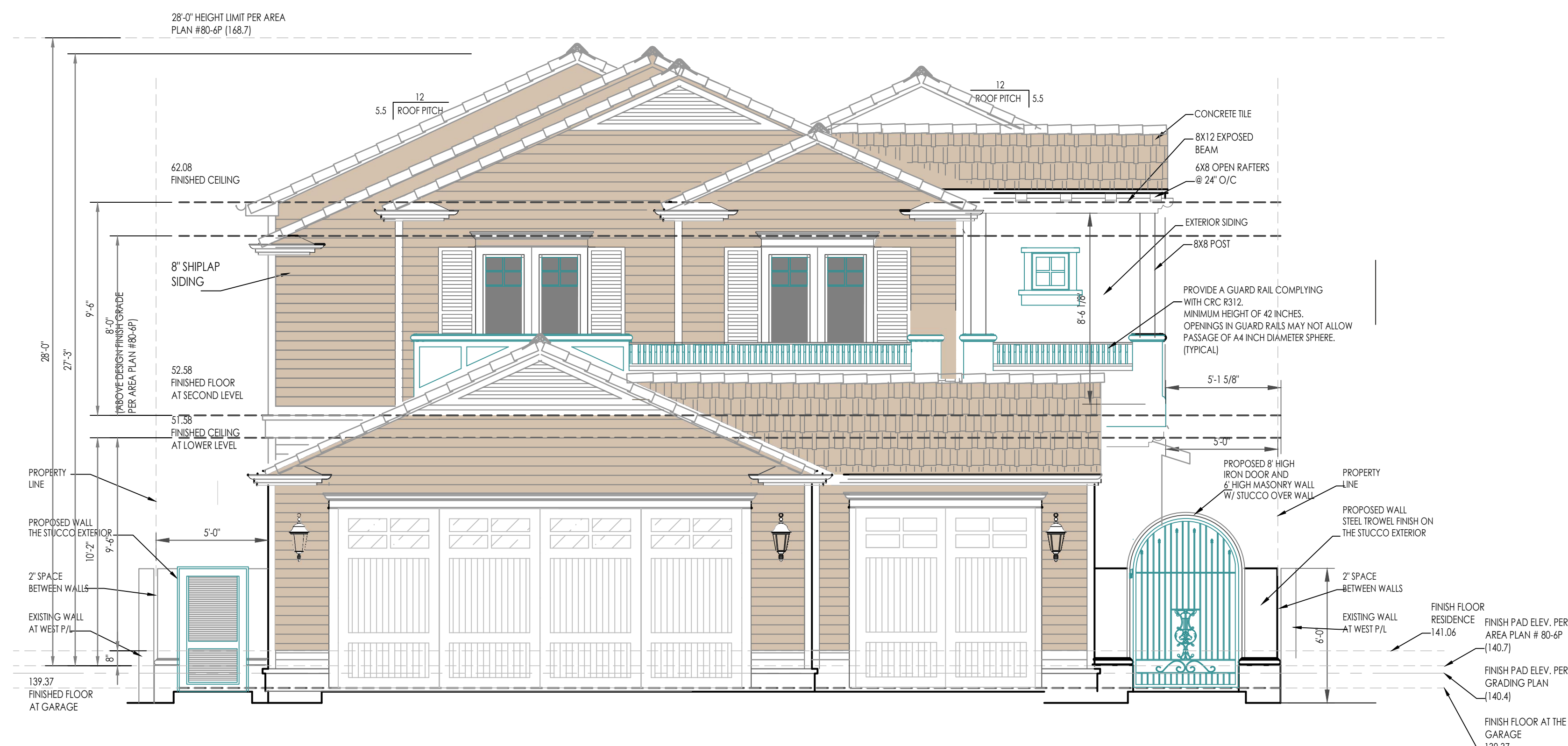


UPPER LEVEL NOTED PLAN

NO.	DATE	DESCRIPTION
1	05/31/016	COASTAL DEVELOPMENT
2	05/31/016	HOA COMMENTS
3	02/13/017	HOA COMMENTS



REAR (SOUTH) ELEVATION



FRONT (SHORE LANTERN) ELEVATION

## EXTERIOR CLAD (HORIZONTAL SIDING):

APPLICATION OF THE EXTERIOR CLADDING AS FOLLOWS AND SHALL BE APPLIED PER THE MANUFACTURES SPECIFICATIONS, INDUSTRY STANDARDS AND THE CBC.

APPLICATION OF THE WEATHER RESISTIVE BARRIER

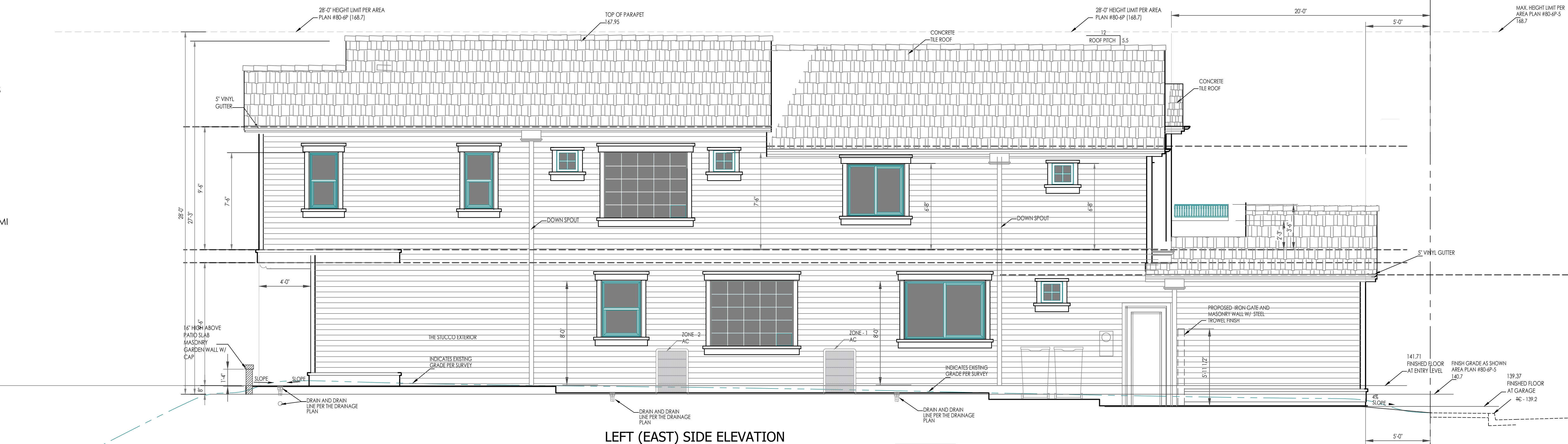
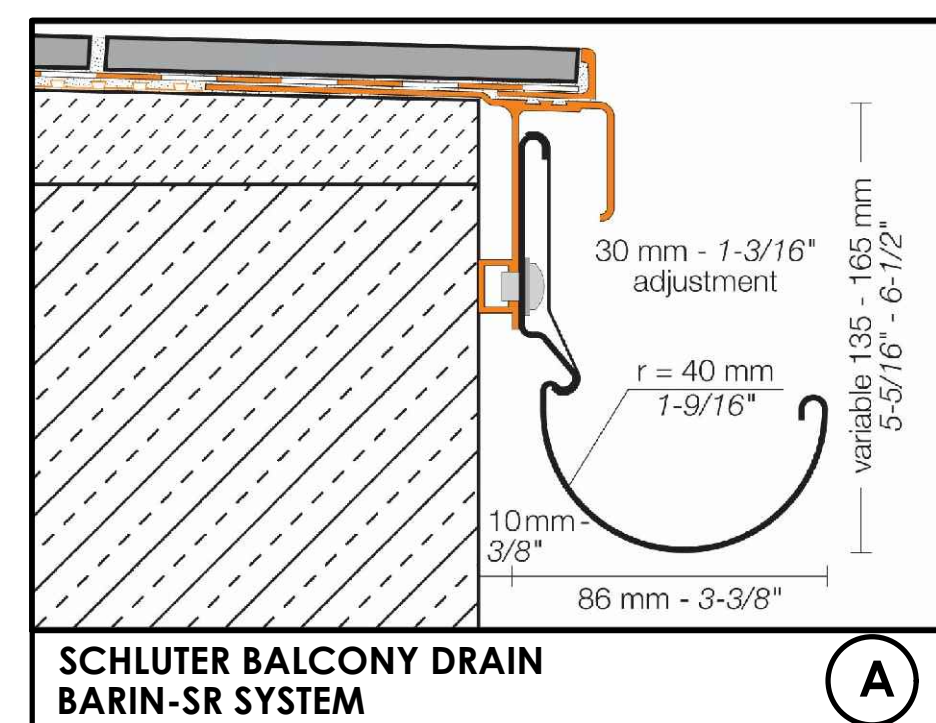
- MATERIAL: GMCRAFT 1 LAYER OF 60-30 TYPE 1 GRADE "D" STYLE 2 PAPER
  - ESR 5924
  - GMCRAFT  $\frac{49}{50}$  (1 LAYER EACH - NOT GLUED
  - K LATH WIRE APPLIED WITH  $\frac{1}{2}$ " FURRING PLUGS
  - ESR 1768
  - PHILLIPS #7 FOUNDATION SCREED
  - SANTA BARBARA MISSION FINISH WITH #30 SILICA SAND WITH SEMI SMOOTH FINISH

## ROOFING NOTES:

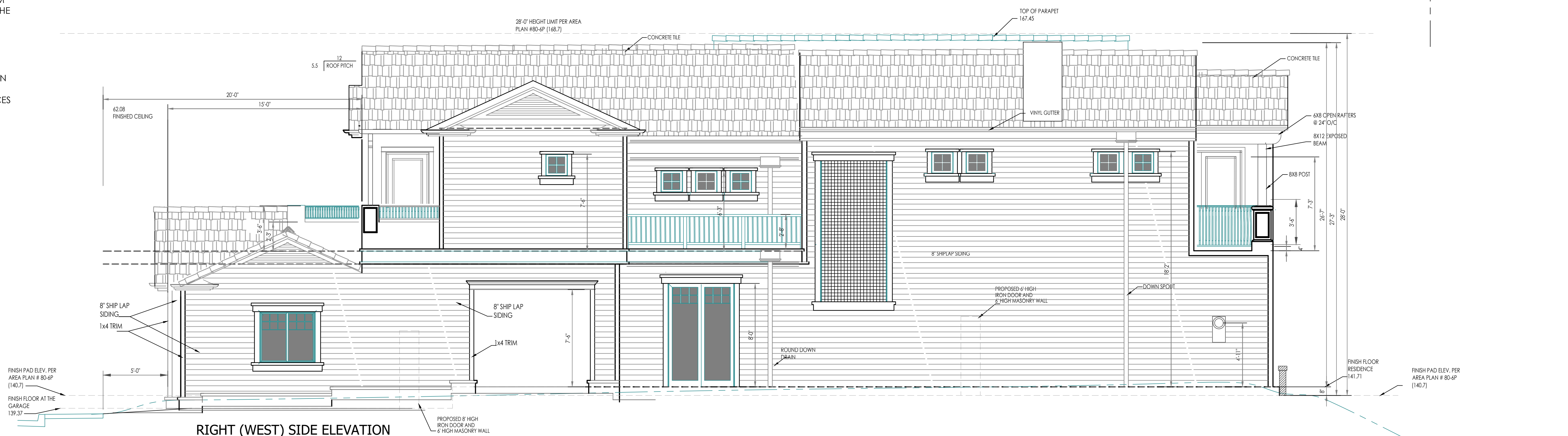
APPLICATION OF THE ROOF UNDERLAYMENT SHALL FOLLOW THE SPECIFICATION OF GRACE PRODUCTS

APPLICATION OF THE EAGLE ROOFING TILE SHALL FOLLOW THE SPECIFICATIONS OF EAGLE CLASS 'A' ROOF

- ROOF MATERIAL EAGLE ROOFING TILE
  - ESR 1017
  - COLOR SELECTION BY DEVELOPER
  - WEIGHT - 9.5 PSF
- UNDERLAYMENT GRACE - TRIFLEX
  - ESR 2926
  - EXPOSURE 180 DAYS
- ROOF SHEATHING:  $\frac{3}{4}$  CDX PLYWOOD ROOF SHEATHING
  - NAILING: 10d AT 6" O/C EDGES AND BOUNDARY AND 12" O/C FIELD
- PROVIDE APPROVED BIRD STOP AT ALL ROOF EAVES
- ROOF SLOPE = 4:12
- EXPOSED VALLEY'S FLASHING SHALL BE CONSTRUCTED WITH MINIMUM 26 GAUGE CORROSION RESISTANT METAL INSTALLED OVER MINIMUM 26 INCH WIDE SINGLE LAYER OF No. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF VALLEY.
- ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS. SKYLIGHTS SHALL BE TEMPERED
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ECT) SHALL BE PROTECTED BY LOUVERS AND  $\frac{1}{8}$  INCH NONCOMBUSTIBLE CORROSION RESISTANT MESH
- VENTS PROHIBITED IN EAVES, EAVE OVERHANG, SOFFITS OR CORNICES
- PAPER FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTED SPACES
- PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL
- RADIANT BARRIER IS REQUIRED**



LEFT (EAST) SIDE ELEVATION



RIGHT (WEST) SIDE ELEVATION