

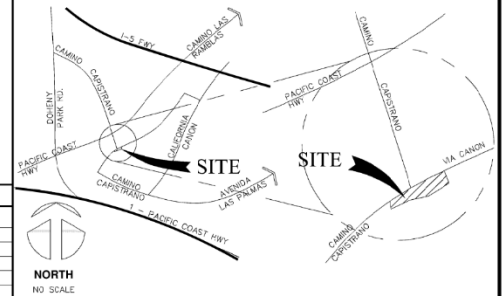
Appendix A: Project Information

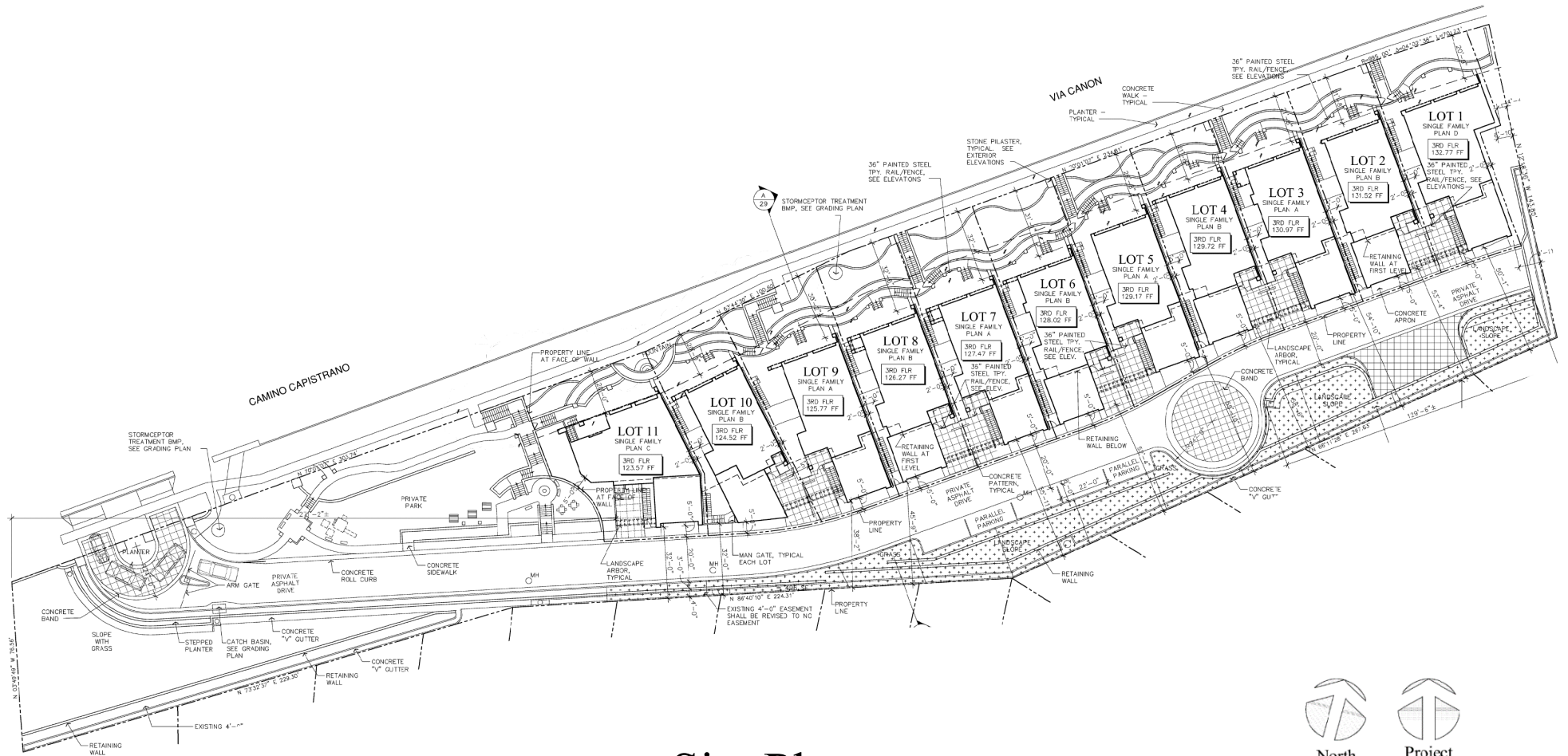
ADDRESS:		ZONING DISTRICTS COMPARISONS															REMARKS																	
		LOT 1 (PLAN D)	LOT 2 (PLAN B)	LOT 3 (PLAN A)	LOT 4 (PLAN B)	LOT 5 (PLAN A)	LOT 6 (PLAN B)	LOT 7 (PLAN A)	LOT 8 (PLAN B)	LOT 9 (PLAN A)	LOT 10 (PLAN B)	LOT 11 (PLAN C)																						
NEW DEVELOPMENT AT CORNER OF CAMINO CAPISTRANO AND VIA CANYON IN THE CITY OF DANA POINT, CALIFORNIA		RSF 7 REQUIRED	PROPOSED	RSF 7 REQUIRED	PROPOSED	RSF 7 REQUIRED	PROPOSED	RSF 7 REQUIRED	PROPOSED	RSF 7 REQUIRED	PROPOSED	RSF 7 REQUIRED	PROPOSED	RSF 7 REQUIRED	PROPOSED	RSF 7 REQUIRED	PROPOSED																	
LEGAL DESCRIPTION: IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING LOT 8 OF TRACT NO. 16133 AS SHOWN ON A MAP RECORDED IN BOOK 852, PAGE 23 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA		MINIMUM LOT SIZE	5,000	3,978	5,000	3,757	5,000	3,758	5,000	3,795	5,000	4,001	5,000	4,159	5,000	4,171	5,000	4,156	5,000	4,513	5,000	3,848	5,000	4,500								CAN BE MODIFIED PER 9.29.050		
SITE AREA: 86,629 SQUARE FEET (1.988 ACRES)		AVERAGE LOT WIDTH	50 FT.	38.93'	50 FT.	37.58'	50 FT.	37.58'	50 FT.	37.71'	50 FT.	38.12'	50 FT.	37.61'	50 FT.	37.58'	50 FT.	37.58'	50 FT.	42.35'	50 FT.	43.66'	50 FT.	38.99'								CAN BE MODIFIED PER 9.29.050		
FLOOR PLAN AREAS: BASED ON AREAS TO THE EXTERIOR WALLS THE CHARTS BELOW REFLECT EACH PLAN TYPE SUBMITTED		AVERAGE LOT DEPTH	75 FT.	100 FT.	75 FT.	100 FT.	75 FT.	100 FT.	75 FT.	102 FT.	75 FT.	106 FT.	75 FT.	110 FT.	75 FT.	111 FT.	75 FT.	103 FT.	75 FT.	96 FT.	75 FT.	78'-0"	75 FT.	106 FT.										
PLAN A - AREA TABULATION		MAXIMUM LOT COVERAGE	50 %	48 %	50 %	46 %	50 %	46 %	50 %	46 %	50 %	43 %	50 %	42 %	50 %	42 %	50 %	42 %	50 %	39 %	50 %	45 %	50 %	42 %									CAN BE MODIFIED PER 9.29.050 (SEE ACTUAL AREA ON EXHIBIT A)	
PLAN B - AREA TABULATION		LAND AREA PER UNIT	5,000	3,978	5,000	3,754	5,000	3,758	5,000	3,795	5,000	4,001	5,000	4,159	5,000	4,171	5,000	4,156	5,000	4,513	5,000	3,848	5,000	4,799								SEE TENTATIVE MAP 1 OF 1		
PLAN C - AREA TABULATION		MAXIMUM HEIGHT	28 FT./ 2 STORES	33 FT./ 3 STORES	28 FT./ 2 STORES	33 FT./ 3 STORES	28 FT./ 2 STORES	33 FT./ 3 STORES	28 FT./ 2 STORES	33 FT./ 3 STORES	28 FT./ 2 STORES	33 FT./ 3 STORES	28 FT./ 2 STORES	33 FT./ 3 STORES	28 FT./ 2 STORES	33 FT./ 3 STORES	28 FT./ 2 STORES	33 FT./ 3 STORES	28 FT./ 2 STORES	33 FT./ 3 STORES	28 FT./ 2 STORES	33 FT./ 3 STORES	28 FT./ 2 STORES	33 FT./ 3 STORES									HILLSIDE - 9.05.110 (C)(4)(D)	
PLAN D - AREA TABULATION		MIN. REAR YARD BLDG SETBACK (NORTH) FROM ULTIMATE PUBLIC STREET ROW LINE (THROUGH LOT)	20 FT.	20 FT.	20 FT.	21'-6"	20 FT.	21'-6"	20 FT.	21'-6"	20 FT.	21'-6"	20 FT.	21'-6"	20 FT.	31'-1"	20 FT.	32'-4"	20 FT.	32'-6"	20 FT.	30'-2"	20 FT.	20 FT.	20 FT.								PER 9.29.050	
		MIN. FRONT YARD BLDG SETBACK (SOUTH) FROM PRIVATE DRIVE	20 FT.	5'-0"	20 FT.	5'-0"	20 FT.	5'-0"	20 FT.	5'-0"	20 FT.	5'-0"	20 FT.	5'-0"	20 FT.	5'-0"	20 FT.	5'-0"	20 FT.	5'-0"	20 FT.	5'-0"	20 FT.	5'-0"	20 FT.								PER 9.29.050	
		MIN. OPEN SPACE (PRIVATE)	N/A	49 %	N/A	48 %	N/A	44 %	N/A	46 %	N/A	41 %	N/A	42 %	N/A	39 %	N/A	42 %	N/A	36 %	N/A	46 %	N/A	48 %								SEE ACTUAL AREA ON EXHIBIT A		
		MIN. LANDSCAPE COVERAGE PER INDIVIDUAL LOT (INCLUDES 10% ALLOWED FOR DECORATIVE HARDSCAPE)	25 %	32 %	25 %	34 %	25 %	23 %	25 %	34 %	25 %	28 %	25 %	33 %	25 %	27 %	25 %	33 %	25 %	33 %	25 %	33 %	25 %	33 %								DOES NOT INCLUDE PUBLIC PARK OR OTHER SITE COMPONENTS & SOUTHERN LANDSCAPE BEYOND ASPHALT PAVING, 10% OF HARDSCAPE USED FOR LANDSCAPE CALCULATION, SEE SHEETS 11, 14, 17, 20, 23, AND 25.		
		MIN. LANDSCAPE COVERAGE PER INDIVIDUAL LOT (INCLUDES 10% ALLOWED FOR DECORATIVE HARDSCAPE)	25 %	32 %	25 %	34 %	25 %	23 %	25 %	34 %	25 %	28 %	25 %	33 %	25 %	27 %	25 %	33 %	25 %	33 %	25 %	33 %	25 %	33 %								DOES NOT INCLUDE PUBLIC PARK OR OTHER SITE COMPONENTS & SOUTHERN LANDSCAPE BEYOND ASPHALT PAVING, 10% OF HARDSCAPE USED FOR LANDSCAPE CALCULATION, SEE SHEETS 11, 14, 17, 20, 23, AND 25.		
FLOOR AREA RATIO ANALYSIS (FAR): SITE = 86,629 SQUARE FEET (1.988 ACRES) PER DANA POINT ZONING CODE, ORDINANCE NO. 06-02, SECTION 9.05.110 (a)(4)(C), RESIDENTIAL STRUCTURES HAVING THREE STORES SHALL BE LIMITED TO A MAXIMUM FLOOR AREA RATIO (FAR) OF 75% THE AREA OF THE SITE, EXCLUDING THE TWO 10'x20' REQUIRED PARKING STALLS IN GARAGES. PLAN SQUARE FOOTAGES BELOW:		TOPOGRAPHIC SLOPE PERCENTAGE: PER ZONING ORDINANCE CODE SECTION 9.05.110 (a)(4)(A), A HILLSIDE CONDITION SHALL HAVE A SLOPE OF TWENTY (20) PERCENT OR GREATER. THIS IS BASED ON THE VERTICAL DIFFERENTIAL BETWEEN THE HIGHEST ELEVATION POINT OF THE PROPERTY AT THE FRONT OR REAR PROPERTY LINE (WHICHEVER IS HIGHER) AND THE LOWEST ELEVATION POINT ALONG THE OPPOSING REAR OR FRONT PROPERTY LINE (WHICHEVER IS LOWER).															SITE OVERALL TOTALS: TOTAL SITE AREA: 86,629.00 S.F. (1.99 ACRES) TOTAL LANDSCAPE (COMMON): 15,439.41 S.F. (SEE SHEET NO.8) TOTAL HARDSCAPE / ROAD (COMMON): 24,756.56 S.F. (SEE SHEET NO.7) TOTAL LANDSCAPE (LOT 1-11): 13,452.76 S.F. (SEE SHEET NO.3) TOTAL HARDSCAPE (LOT 1-11): 11,463.57 S.F. (SEE SHEET NO.3) TOTAL PROPOSED OPEN AREA: 65,112.30 S.F. = APPROX. 75% MAX LOT COVERAGE (IN ACCORDANCE WITH RSF7) 50% TOTAL LOT AREA: LOT 1 THROUGH LOT 11 = 44,638 S.F. TOTAL LOT COVERAGE: LOT 1 THROUGH LOT 11 = 18,435 S.F. = APPROX 44%																	
F.A.R. PER LOT AND PLAN		PLANNED RESIDENTIAL DEVELOPMENT REGULATIONS																																
F.A.R. PER LOT AND PLAN		MINIMUM LOT SIZE: RSF 7, 5,000 SF; PRD #, 3,754 SF MINIMUM LOT WIDTH: 50 FT; 37'-0" MINIMUM LOT DEPTH: 75 FT; 75 FT MAX LOT COVERAGE: 50 %; 30 % MAXIMUM HEIGHT: 28 FT (2 STORES); 33 FT (3 STORES) REAR SETBACK (NORTHERN SIDE, THROUGH LOTS): 20 FT.; 20 FT. INTERIOR EAST SIDE SETBACK (LOT 3 THR. LOT 10): 5 FT.; 2 FT. INTERIOR WEST SIDE SETBACK (LOT 2 THR. LOT 10): 5 FT.; 3 FT.																																
(EXISTING) LOT SLOPE CALCULATION		FRONT SETBACK: 20 FT; 5'-0" MINIMUM GARAGE SETBACK (FROM STREET CURB): 20 FT; 5'-0" FLOOR AREA RATIO: 75%; 101%																																
(PROPOSED) LOT SLOPE CALCULATION																																		
LANDSCAPE/HARDSCAPE																																		
LANDSCAPE/HARDSCAPE																																		

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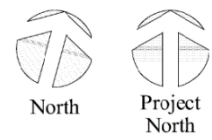
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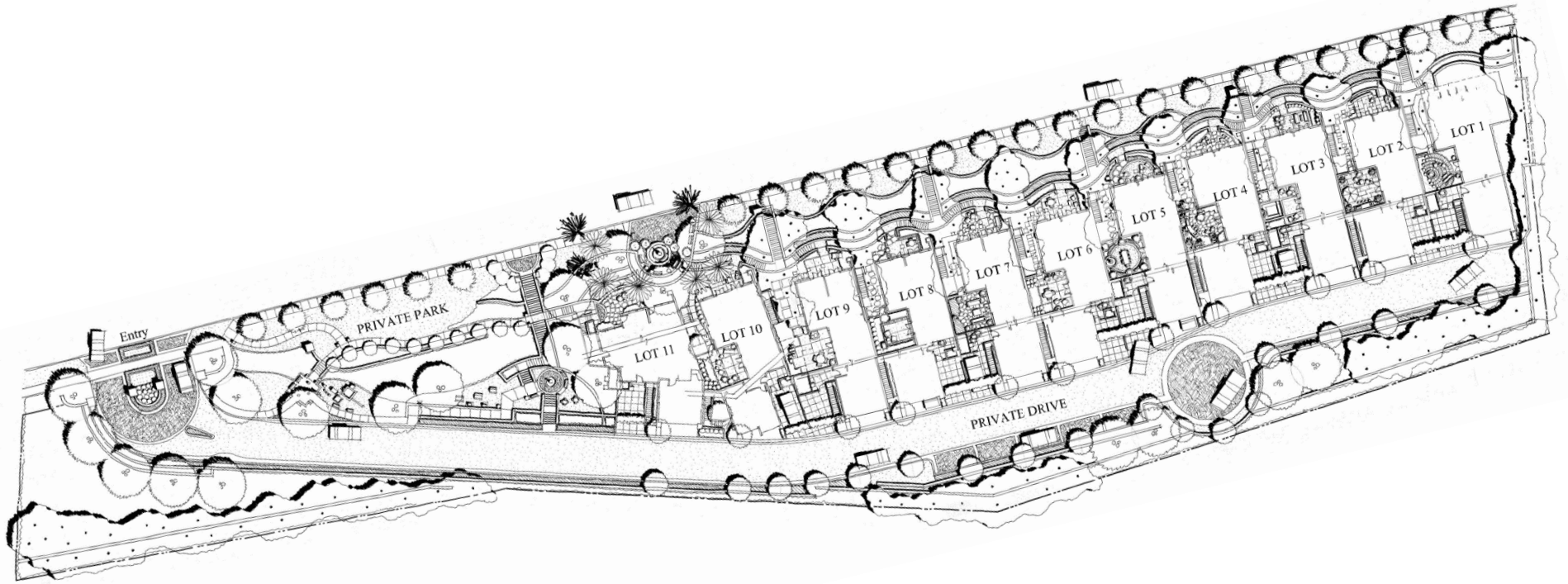
Vicinity Map





Site Plan





Landscape Site Plan



SITE DATA

OWNER/SUBDIVIDER: BRUNO DEL BIANCO
C/O BEN LOUISBERG
980 CANTERBURY PLACE, SUITE 300
ESCONDIDO, CA 92025

ENGINEER: MASSON & ASSOCIATES INC.
200 EAST WASHINGTON AVE. SUITE 200
ESCONDIDO, CALIFORNIA 92026

GENERAL PLAN LAND USE DESIGNATION: RESIDENTIAL 3.5-7 DU/AC

EXISTING ZONING: RESIDENTIAL SINGLE FAMILY 7 (RSF 7)

PROPOSED ZONING: PRD0/RSF 7

TOTAL AREA: 86,629 SQ. FT. (1.99 AC)

CONTOUR INTERVAL: 1 FOOT

PROPOSED GRADING: 20,500 CY

DENSITY: 5.5 UNITS/ACRE

NUMBER OF PARCELS: 11 NUMBERED (1 LETTERED)

UTILITIES:
GAS SERVICE: SOUTHERN CALIFORNIA GAS CO.
ELECTRIC SERVICE: SAN DIEGO GAS AND ELECTRIC
SEWER: SOUTH COAST WATER DISTRICT
WATER: SOUTH COAST WATER DISTRICT
TELEPHONE SERVICE: PACIFIC BELL
TELEVISION SERVICE: COX COMMUNICATIONS

LEGEND

100	EXISTING CONTOUR
100	PROPOSED CONTOUR
•	SPOT ELEVATION
---	PROPOSED CONCRETE PAVING
FM	PROP. FORCE MAIN
4"	PROPOSED STORM DRAIN
SUB	PROP. SUBDRAIN
---	DEEPEMED FOOTING
---	PROPOSED BEARING /RETAINING WALL
---	EXISTING SCREEN WALL
---	PROPOSED SCREEN WALL
---	PROPOSED PLANTER WALL
•	DOWNSPOUT
F.F.	PROPOSED FINISHED FLOOR
PAD	PROPOSED PAD ELEVATION
T/SLAB	PROPOSED TOP OF SLAB
FS	PROPOSED FINISHED SURFACE
FG	PROPOSED FINISHED GROUND
TG	TOP OF GRATE
INV	INVERT OF PIPE
T.C.	TOP OF CURB
P.L.	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
W.F.	WATER FEATURE
F.P.	FIRE PIT
P.A.	PLANTER AREA
H.P.	HIGH POINT

EASEMENT NOTE:
2-12' WIDE EASEMENTS TO STATE OF CALIFORNIA AT FRONT OF PROPERTY AND 4' WIDE UTILITY EASEMENT AT REAR OF PROPERTY ARE IN THE PROCESS OF BEING ABANDONED AND QUITCLAIMED.

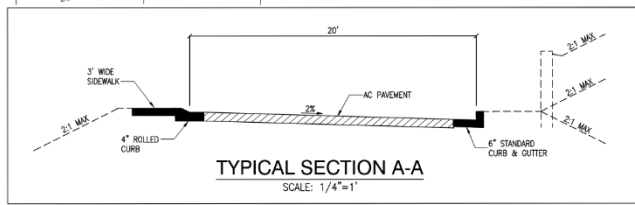
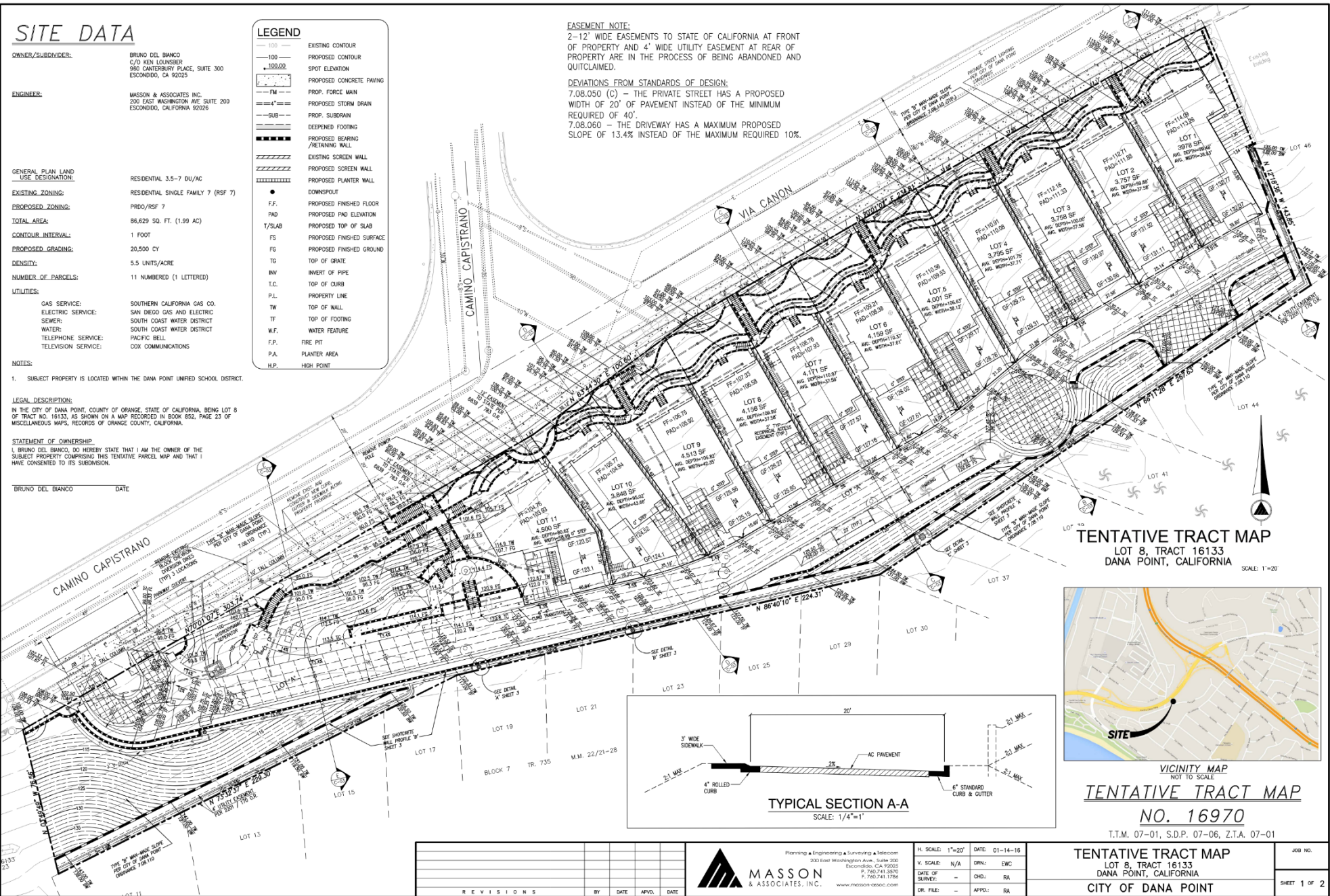
DEVIATIONS FROM STANDARDS OF DESIGN:
7.08.050 (C) - THE PRIVATE STREET HAS A PROPOSED WIDTH OF 20' OF PAVEMENT INSTEAD OF THE MINIMUM REQUIRED OF 40'.
7.08.060 - THE DRIVEWAY HAS A MAXIMUM PROPOSED SLOPE OF 13.4% INSTEAD OF THE MAXIMUM REQUIRED 10%.

NOTES:
1. SUBJECT PROPERTY IS LOCATED WITHIN THE DANA POINT UNIFIED SCHOOL DISTRICT.

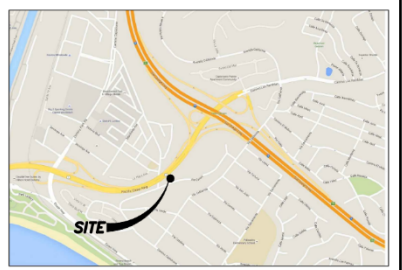
LEGAL DESCRIPTION:
IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING LOT 8 OF TRACT NO. 16133, AS SHOWN ON A MAP RECORDED IN BOOK 852, PAGE 23 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

STATEMENT OF OWNERSHIP:
I, BRUNO DEL BIANCO, DO HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY COMPRISING THIS TENTATIVE PARCEL MAP AND THAT I HAVE CONSENTED TO ITS SUBDIVISION.

BRUNO DEL BIANCO _____ DATE _____



**TENTATIVE TRACT MAP
LOT 8, TRACT 16133
DANA POINT, CALIFORNIA**
SCALE: 1"=20'



**TENTATIVE TRACT MAP
NO. 16970**

T.T.M. 07-01, S.D.P. 07-06, Z.T.A. 07-01

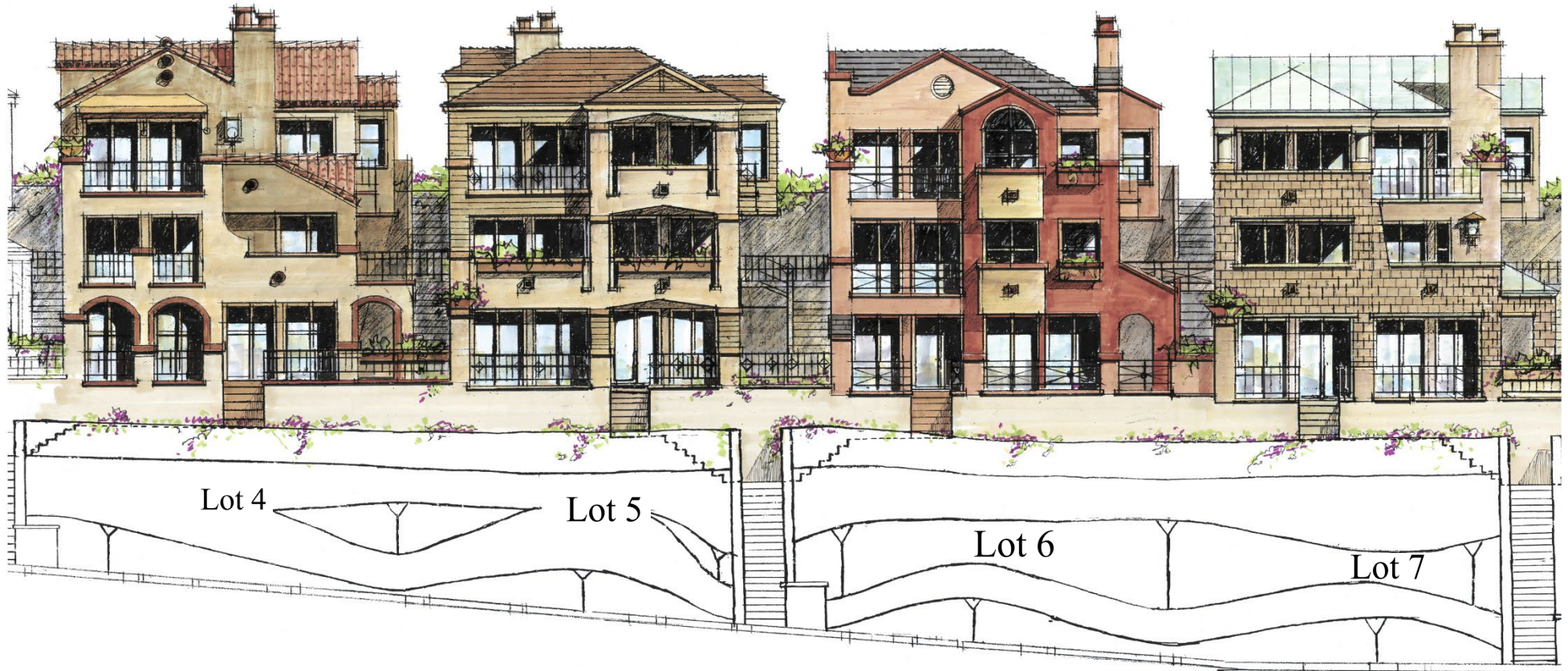
NO.	REVISIONS	BY	DATE	APVD.	DATE

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Escondido, CA 92026
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www.massonandassoc.com

H. SCALE:	1"=20'	DATE:	01-14-16
V. SCALE:	N/A	DRN:	ERC
DATE OF SURVEY:	-	CHD:	RA
DR. FILE:	-	APPD:	RA

**TENTATIVE TRACT MAP
LOT 8, TRACT 16133
DANA POINT, CALIFORNIA
CITY OF DANA POINT**



Street Elevation Lots 4, 5, 6, 7

Private Street Elevation
Lots 4, 5, 6, 7



Lot 7

Lot 6

Lot 5

Lot 4



Project Rendering
Facing South on Via Canon



Street Scene - Illustrative

CAPISTRANO HILLSIDE PROJECT

Architects: Corcoran Group Collaborative STUDIO / BARN 185 Tulip, Costa Mesa, Ca. 92627 Phone: (949) 764-9496