

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

ITEM #4

DATE: DECEMBER 8, 2014

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP14-0022 AND MINOR SITE DEVELOPMENT PERMIT SDP14-0028(M) TO ALLOW THE DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW, SINGLE-STORY, 3,323 SQUARE FOOT SINGLE-FAMILY DWELLING WITH ATTACHED, 651 SQUARE FOOT GARAGE, AS WELL AS TO PLACE POOL EQUIPMENT WITHIN THE AREA OF A REAR-YARD SETBACK AT 242 MONARCH BAY DRIVE

RECOMMENDATION: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP14-0022 and Minor Site Development Permit SDP14-0028(M).

APPLICANT: Scott Hudgins (Architect, Hudgins Design Group)

PROPERTY OWNERS: Rich and Dorothy Costello

REQUEST: Approval of a Coastal Development Permit and Minor Site Development Permit to allow the demolition of a single-family dwelling, the construction of a new single-family dwelling and the placement of pool equipment within a rear-yard setback on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

LOCATION: 242 Monarch Bay Drive (APN 670-111-06)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on November 26, 2014, published within a newspaper of general circulation on November 27, 2014, and posted on November 26, 2014 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

ISSUES:

- Project consistency with the Dana Point General Plan, Zoning Ordinance, and Local Coastal Program (LCP).
- Project satisfaction of all findings required pursuant to the LCP and Zoning Ordinance for approval of a Coastal Development Permit (CDP) and Minor Site Development Permit (SDP[M]).
- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND: The subject property is a corner lot, roughly rectangular in shape and located at the intersection of two segments of Monarch Bay Drive. The property measures .23 acres (10,025 square feet) and presently contains a single-story, single-family dwelling comprising 2,653 square feet of habitable floor area with an attached, 603 square foot garage recently damaged by fire (Attachment 3 - Site Photos). Similar to many others in the neighborhood, a variance for a reduced rear-yard setback was granted to this property by the County of Orange in the 1960's. The structure and property are bordered to the south and east by other single-family dwellings and front the aforementioned Monarch Bay Drive to the north and west.

The project is proposed within the Monarch Bay Homeowners Association (HOA), an established, private and built-out community of exclusively single-family dwellings and zoned as Residential Single-Family 4 (RSF-4). Moreover, the property is also located within the City's Coastal Overlay District (the CA Coastal Zone) as well as the Appeals Jurisdiction of the CA Coastal Commission.

DISCUSSION: The proposed scope of work would demolish the property's existing, fire damaged structure and construct a new single-family dwelling comprising 3,323 habitable square feet and an attached, 651 square foot garage. The structure's floor-plan would contain four bedrooms and various accessory rooms for dining and living surrounding a centrally located, outdoor swimming pool, covered patio with fireplace and seating areas. The dwelling would be single-story and stand no more than 13 feet in height - less than the maximum of 28 feet permissible in the property's zoning district. A complete listing of the project's compliance with standards of the RSF-4 Zoning District follows below.

Development Standard (RSF-4 Zoning District)	Requirement	Proposed	Compliant
Lot Coverage:	45 percent maximum	40 percent	Yes
Front Yard Building Setback:	20 feet minimum	20 feet	Yes
Side Yard Setbacks			
<i>Interior Side Yard:</i>	5 feet minimum	5 feet	Yes
<i>Exterior (Street-Facing) Side Yard:</i>	10 feet minimum	10 feet 2 inches	Yes
Minimum Rear Yard Setback:	12 feet per Variance V-5316	12 feet 1 inch	Yes
Minimum Landscape Coverage:	25 percent minimum	36 percent	Yes

The architectural style of the building is modern, with a smooth stucco finish covering the generally square façade and punctuated by stone cladding. The roof is comprised of painted metal seam. Moreover, as noted in the chart above, other than the rear-yard variance granted by the County of Orange via V-5316, the proposed structure would comply with all standards of its respective zoning district, including height and other setbacks from property-lines. Of note and pursuant to Section 9.63.040 (a) of the DPZC, any nonconforming structure that is lawfully existing and which is accidentally destroyed by fire, flood, explosion, earthquake, landslide, act of God, or act of the public enemy, may be restored and reconstructed to the limits of the pre-existing nonconformity. The subject application proposes reconstruction to either the extent the project's earlier, lawfully established footprint, with respect to its rear yard, or else in compliance with current zoning allowances.

Proposed Site Walls

The subject application proposes the construction of several new walls located throughout the property. All walls would be constructed of block, surfaced and colored to match the proposed dwelling. Moreover, Condition of Approval No. 14 has been placed in the project's draft resolution stipulating that, where feasible and appropriate, new or existing landscaping shall be utilized to screen or soften the appearance of all new walls. The specific locations, design details and maximum heights of proposed walls are described below.

- *North side yard wall; standing a maximum of eight feet in height as measured from the subject property's grade and six feet relative to the northerly neighbor's grade, This new wall would be surfaced with stucco colored to match the property's new dwelling and, owing to its location in the property's side-yard behind a proposed gate, would be minimally visible from rights-of-way.*
- *Rear yard retaining wall; standing a maximum of three feet in height and located in the property's easterly rear yard, forward of an existing retaining wall. The wall's relatively low height and location behind the aforementioned existing wall, means that the structure would not be visible from adjacent properties.*

- *New freestanding walls and gate in the property's southerly side-yard; facing Monarch Bay Drive and standing a maximum of five feet in height, surfaced and colored in identical fashion to other proposed walls.*

Coastal Development Permit CDP14-0022

The subject application proposes demolition of an existing, fire damaged residential dwelling and the construction of a new one in its place. Hence, pursuant to Section 9.69.040 of the Dana Point Zoning Code (DPZC), a CDP is required subject to the following seven findings:

1. *That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096).*
2. *If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096).*
3. *That the project conforms with Public Resources Code Section 21000 and following and that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096).*
4. *That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.*
5. *That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*
6. *That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*
7. *That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

Supportive findings can be made for the CDP request as are enumerated in the

attached project resolution.

Minor Site Development Permit SDP14-0028(M)

Placement of pool equipment within a rear-yard setback

Pursuant to Section 9.05.080 (o) of the DPZC, application for a Minor Site Development Permit is required when pool equipment is proposed to be placed within an otherwise five foot minimum setback from a side or rear yard. The subject application proposes to place new pool equipment within approximately one foot of the property's rear (easterly) property line, screened from public view by new and existing walls standing between five and eight feet in height. As required, an acoustics report has been provided demonstrating that the equipment will comply with the City's Noise Ordinance (Section 11.10.010 of the Dana Point Municipal Code) and; a condition of approval has been included in the project's resolution that upon installation and operation, the equipment shall continue to operate in compliance with the referenced noise standards.

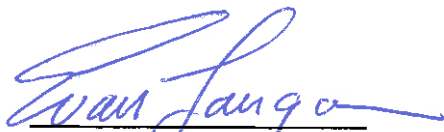
Section 9.05.080 of the DPZC stipulates a minimum of four findings for approval of an SDP:

- 1. Compliance of the site design with development standards of this Code;*
- 2. Suitability of the site for the proposed use and development;*
- 3. Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines;*
- 4. Site and structural design which is appropriate for the site and function of the proposed use(s), without requiring a particular style or type of architecture.*

Supportive findings can be made for the SDP(M) request as are enumerated in the attached resolution.

CORRESPONDENCE: To date, correspondence for this project has been received only from the Monarch Bay HOA, notifying of that body's review and approval of the project as proposed.

CONCLUSION: Staff finds that the subject project is consistent with the policies and provisions of the City of Dana Point General Plan, Zoning Ordinance and Local Coastal Program. As the project has been found to comply with all standards of development, staff recommends CDP14-0022 and SDP14-0028(M), subject to findings and conditions of approval.



Evan Langan, AICP
Associate Planner



Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 14-12-08-xx

Supporting Documents

2. Vicinity Map
3. Site Photos
4. Project Plans (architectural only)
5. Approval Documentation, Monarch Bay HOA

RESOLUTION NO. 14-12-08-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP14-0022 AND MINOR SITE DEVELOPMENT PERMIT SDP14-0028(M) TO ALLOW THE DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW, 3,323 SQUARE FOOT SINGLE-FAMILY DWELLING WITH ATTACHED, 651 SQUARE FOOT GARAGE, AS WELL AS TO PLACE POOL EQUIPMENT WITHIN THE AREA OF A REAR-YARD SETBACK ON LAND LOCATED AT 242 MONARCH BAY DRIVE

Project Applicant: Scott Hudgins (Hudgins Design Group)
Property Owners: Rich and Dorothy Costello

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, the applicant filed a verified application for a Coastal Development Permit and Minor Site Development Permit to allow for demolition of an existing residential dwelling and construction of a new residential dwelling and the placement of pool equipment within the area of a rear-yard setback at 242 Monarch Bay Drive (APN 670-111-06), and;

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code, and;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures) and;

WHEREAS, the Planning Commission did, on the 8th day of December, 2014, hold a duly noticed public hearing as prescribed by law to consider said request, and;

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP14-0022 and Minor Site Development Permit SDP14-0028(M).

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A. That the above recitations are true and correct.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP14-0022 and SDP14-0028(M) subject to conditions:

ATTACHMENT #1

Findings:

Coastal Development Permit CDP14-0022

1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) **in that the site and architectural design of proposed improvements are found to comply with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program for the property) and further, furthering General Plan Urban Design Element Goal No. 2 which states that development should “preserve the individual positive character and identity of the City’s communities” by fostering new, aesthetically pleasing residential development of the subject property that is both wholly compatible and complimentary to surrounding structures.**
2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot zoned for residential use, located within a private, gated community that does not contain public accessways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches and so the subject request conforms with the public access and public recreation policies of Chapter Three of the Coastal Act.**
3. That the project conforms with Public Resources Code Section 21000 (the California Environmental Quality Act - CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) **in that the project is qualified as Categorically Exempt from review under CEQA pursuant to Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures) of the Guidelines.**

4. That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that the subject property is an already developed parcel containing no environmentally sensitive habitat area (ESHA) and accordingly, proposed improvements would not result in adverse impacts.**
5. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that the subject site is an already developed property located within an established area of residential uses with little to no natural landforms present and; in that the proposed development will be constructed in conformance with applicable regulations for flood and fire, minimizing undue risks from these or other hazards.**
6. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that the proposed project will replace a residential dwelling damaged by fire with a new dwelling that conforms to current development and design standards of the Dana Point Zoning Code.**
7. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs **in that the subject project has been reviewed by Planning and Building/Safety Division staffs as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program for the subject property). There are no adopted specific plans that apply to the subject property.**

Minor Site Development Permit SDP14-0028(M)

Placement of pool equipment within the area of rear yard setback

1. That the proposed site design complies with development standards of the Dana Point Zoning Code **in that the applicant has submitted documentation that stipulates compliance of the proposed pool equipment with Section 11.10.010 (Exterior Noise Standards). Moreover, the equipment will be screened by a new, freestanding wall measuring five feet in height and located more than 50 feet from the nearest neighboring residence - minimizing any potential noise impacts.**

2. That the site is suitable for the proposed use and development **in that the proposed pool equipment is permitted development within the property's Residential Single-Family 4 (RSF-4) Zoning District, subject to compliance with performance criteria and approval of this Minor Site Development Permit.**
3. Project compliance with all elements of the General Plan and Local Coastal Program (LCP) and all applicable provisions of the Urban Design Guidelines **in that the applicant's proposal is consistent with the City's General Plan and all applicable provisions of the Urban Design Guidelines in that the proposed project is designed in a manner to comply with all standards.**
4. That the site and structural design is appropriate for the site and function of the proposed use without requiring a particular style or type of architecture **in that the proposal is a permitted improvement within the property's RSF-4 Zoning District and of a design and location that is compatible and complimentary to existing surrounding development.**

Conditions:

A. General:

1. Approval of this application permits the demolition of an existing residential dwelling and the construction of a new, single-story, 3,974 square foot single-family dwelling per plans submitted to and on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program and Zoning Code.
2. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
3. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions,

spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.

4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
5. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.
6. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the applicant or the applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding. The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

The applicant and owner, and their successors in interest, shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

7. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.
8. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.

9. The applicant shall be responsible for coordination with water and sewer services, SDG&E, AT&T California & Cox Communication Services for the provision of water, sewer, electric, television, telephone/internet services. The applicant is responsible to coordinate any potential conflicts with existing easements.
 10. The applicant shall provide sufficient evidence to the City of Dana Point that the applicant is the title holder and no easements exist within the area of proposed work prior to issuance of any permit.
 11. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion and sediment control measures at all times. The applicant shall maintain the erosion and sediment control devices until the final approval of all permits.
 12. The applicant, property owner or successor in interest shall submit a standard Waste Reduction and Recycling Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The standard Waste Reduction and Recycling Plan shall be reviewed and approved and deposit posted prior to issuance of any permits.
 13. At all times, all pool equipment approved under this entitlement shall operate in compliance with Section 11.10.010 (Exterior Noise Standards) of the Dana Point Zoning Code.
 14. All proposed walls shall be surfaced with materials and colors that are complimentary to the proposed new dwelling and/or screened and their appearance softened with new or existing landscaping to the satisfaction of the Director of Community Development.
- B. Prior to Building Plan Check Submittal and/or prior to Issuance of a Building Permit or release on certain related inspections:**
15. Building plan check submittal shall include three sets of the following construction documents (as applicable):
 - a. *Building Plans*
 - b. *Energy Calculations*
 - c. *Structural Calculations*
 - d. *Soils/Geology Report*
 16. Review of the project by the Orange County Fire Authority (OCFA) shall be required. The applicant shall submit three separate sets of plans directly to the OCFA for review and approval.

17. The applicant shall submit a rough grade certification from the Civil Engineer of Record and the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (along with the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project. The rough grade certification by the geotechnical engineer (along with the City's standard Geotechnical Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the recommendation of the project geotechnical report approved grading plan from a geotechnical standpoint.
18. An as-graded geotechnical report shall be prepared by the project geotechnical consultant following grading of the subject site. The report should include the results of all field density testing, depth of reprocessing and re-compaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report.

C. Prior to Issuance of a Grading Permit:

19. The applicant shall submit an application for a grading permit. The grading permit application, in compliance with City standards, submitted for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
20. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.
21. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.

D. Prior to Issuance of a Certificate of Occupancy (“C-of-O”) and/or Final Inspection by City Staff:

22. Prior to commencement of framing, the applicant shall submit a foundation certification, by survey that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP14-0022. The City’s standard “Line & Grade Certification” form shall be obtained from the Project Planner at time of permit issuance, prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval.
23. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP14-0022. The City’s standard “Height Certification” form shall be obtained from the Project Planner at time of permit issuance, prepared by a licensed civil surveyor and be delivered to the Building and Planning Divisions for approval before release of final roof sheathing is granted
24. The applicant shall submit a final Landscape and Irrigation plan for review and approval by both the Planning Division and Public Works/Engineering Department. Approval of this plan shall be required prior to issuance of a Certificate of Occupancy (C-of-O).

The Final Landscaping Plan shall include all proposed and existing plant materials (location, type, size, quantity), an irrigation plan (if irrigation is proposed), the project’s approved Site Plan and a copy of the entitlement conditions of approval. The plan shall be in substantial compliance with the applicable provisions of the Zoning Code, those plans approved by the Planning Commission, the project sites’ required BMPs and LID components and recognize principles of drought tolerant landscaping.
25. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual and submitted to the Public Works/Engineering Department for review and approval.
26. A written statement by the Geotechnical Engineer of Record that grading has been completed in conformance with the approved Grading Plan shall be submitted to the Public Works/Engineering Department.

27. A written statement by the Civil Engineer of Record that grading - and specifically construction of line and grade for all engineered drainage devices and retaining walls - has been completed in conformance with the approved Grading Plan shall be submitted to the Public Works/Engineering Department.
28. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record and submitted to the Public Works/Engineering Department.
29. All permanent Best Management Practices (BMPs) shall be installed and approved by the Civil Engineer of Record. Evidence of that approval shall be submitted to the Public Works/Engineering Department.
30. All structural Best Management Practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
31. The applicant shall contact the Project Planner for a final inspection of the project and property prior to contacting the Building/Safety Division for a final inspection and project sign-off. All landscaping shall be installed (per plan) within the front and (street facing) exterior side-yard prior to final project inspection by the Planning Division.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 8th day of December, 2014 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Liz Claus, Chairperson
Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department



City of Dana Point
CDP14-0022, SDP14-0028(M)
Community Development Department
33282 Golden Lantern (Evan Langan, AICP, Associate Planner)
Dana Point, CA 92629-1805

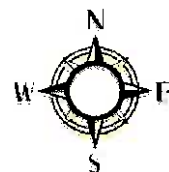
VICINITY MAP



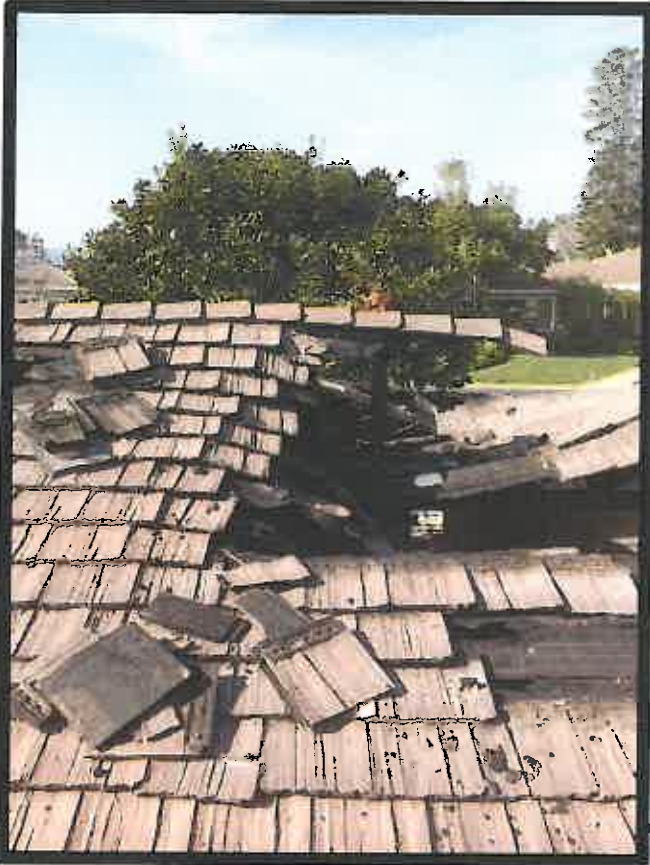
Project : *CDP14-0022 and SDP14-0028(M)*

Applicant: *Scott Hudgins Architects*

Location: *242 Monarch Bay Drive*



SITE and INTERIOR PHOTOS



ATTACHMENT #3



south elevation



south elevation



west elevation

RECEIVED

SEP 29 2014

CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

photograph board
costello residence - 242 monarch bay dr, dana point, ca

22 september 2014

hudgins design group, inc.



east elevation



north elevation

photograph board
costello residence - 242 monarch bay dr, dana point, ca

22 september 2014

hudgins design group, inc.



neighbor across street to the south



neighbor across street to the west



neighbor across street to the west

photograph board
costello residence - 242 monarch bay dr, dana point, ca

22 september 2014

hudgins design group, inc.



adjacent neighbor to the north

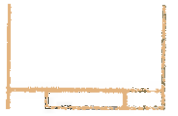


adjacent neighbor to the east

photograph board
costello residence - 242 monarch bay dr, dana point, ca

22 september 2014

hudgins design group, inc.



adjacent neighbor to the north - side elevation



adjacent neighbor to the east - side elevation

photograph board
costello residence - 242 monarch bay dr, dana point, ca

22 september 2014

hudgins design group, inc.

COSTELLO RESIDENCE

242 MONARCH BAY DRIVE, DANA POINT, CA 92629

Huddles Design Group, Inc.
31878 DEL CERRILLO #118
SAN JUAN CAPISTRANO, CA
TEL: 949.322.7322
FAX: 949.606.8888
EMAIL: hudd@huddlesdesign.com

RESIDENCE

DANA POINT, CA

COSTELLO

242 MONARCH BAY DR.

GENERAL NOTES	SYMBOLS	PROJECT TEAM	SHEET INDEX																																																																																								
<p>1. All work, including materials and workmanship, shall conform to the requirements of local codes, laws, and ordinances and as specified by all applicable authorities where applicable. Reference is to the latest accepted edition or revision. In the event of conflict with code requirements, that code requirement or rule which establishes the higher standard shall take precedence.</p> <p>2. The inclusion of the Contract Documents is to include all labor and materials, equipment, and transportation necessary for the complete and proper execution of the work.</p> <p>3. The Contractor shall visit the job site prior to bidding any portion of the work. The Contractor shall verify all dimensions and existing conditions prior to beginning work, including but not limited to existing floor levels and roof structures. Should any condition arise where the intent of the drawings is in doubt or where there is a discrepancy between the Contract Documents and the field conditions, or within the Contract Documents, the Contractor shall notify the Architect immediately for clarification. Acceptance of these contract documents releases Architect from any liability of inaccurate portrayal of existing conditions whatsoever as established by consulting engineers and/or surveyors.</p> <p>4. Dimensions are from face of studs or to center of wall as indicated on drawings, unless noted otherwise.</p> <p>5. Written dimensions take precedence. Do not scale drawings. Walls not dimensioned are to align with existing walls or be situated or applied to existing walls per drawings. Doors not dimensioned and shown open shall be set 3" from perpendicular wall to outer edge of door jamb.</p> <p>6. Reference to any detail or drawing is for convenience only and does not limit the application of such details or drawings.</p> <p>7. The design, adequacy and safety of erection, bracing, shoring, temporary supports, etc., is the sole responsibility of the Contractor. The Contractor shall be responsible for the stability of the structure and provide necessary bracing prior to the application of all shear walls, roof and floor diaphragms, and floor materials. The Contractor shall be responsible for installing, maintaining, and supervising all safety precautions and programs in connection with the work.</p> <p>8. The Structural, Mechanical, Plumbing, and Electrical Drawings, as well as the drawings of other consultants, are supplementary to the Architectural Drawings. It shall be the responsibility of the General Contractor to check with the Architectural Drawings before the installation of work shown on the drawings of consultants. The Contractor shall bring any discrepancy between the Architectural Drawings and the drawings of the consulting engineers to the attention of the Architect for clarification. Any work installed in conflict with the Architectural Drawings and not brought to the Architect's attention shall be corrected by the Contractor at the Contractor's expense and at no expense to the Owner or Architect.</p> <p>9. Prior to performance of work, the Contractor shall require each subcontractor to notify the Contractor of any work called out in the drawings for his trade that cannot be fully guaranteed.</p> <p>10. Contractor shall verify the location and size of all openings with all drawings and manufactured items where applicable.</p> <p>11. The Contractor shall supervise and direct the Work and be solely responsible for all construction, means, methods, techniques, sequences, procedures, safety and for coordinating all portions of the Work.</p> <p>12. The Contractor here-in agrees to repair or replace any or all work, together with any other adjacent work which may be displaced in connection with such replacement, that may prove to be defective in workmanship or materials within a period of one year from the date of acceptance, ordinary wear and tear, unless otherwise noted or specified.</p> <p>13. Contractor shall protect all existing structures, landscaping, materials, etc., during construction. Contractor shall patch and repair all surfaces disrupted or damaged during construction to match existing adjacent surfaces.</p> <p>14. The Contractor shall on a daily basis keep the premises free from all accumulations of waste material or rubbish caused by his employees, subcontractors, or work, and at the completion of the work shall remove all rubbish, debris, equipment, and surplus materials from the site and about the building and leave the premises "broom clean".</p> <p>15. Any deviation from the Construction Documents or specifications by the Contractor or Owner without the Architect's approval releases the Architect of responsibility and liability in connection with all work so involved.</p> <p>16. Clarifications on and/or inconsistencies with the drawings and specifications shall be brought to the attention of the Architect by the Contractor prior to commencement of work. Additional charges will not be granted based on claims of incomplete, inaccurate, or inconsistent drawings and specifications.</p> <p>17. Prior to any excavation, a meeting will be held on site that will be attended by the project engineer, geologist, project building inspector, general and shoring contractors.</p> <p>18. A CAL OSHA permit is required where excavations exceed 5ft and a copy of the permit shall be supplied to the city prior to issuing a building permit.</p> <p>19. The requirements of the 2013 edition of the California Residential Code have been taken in consideration.</p> <p>20. All new utilities will be underground to nearest utility pole.</p> <p>21. The responsible certified geotechnical engineer will inspect and approve all grading and excavations prior to placement of forms, reinforcing steel or concrete. In cases involving engineering of a slope, the engineer shall provide the inspection and approval.</p> <p>22. Licensed civil engineer/architect that prepared the drainage plan shall certify at the completion of the project that the site drainage is in substantial compliance with the approved drainage plan.</p> <p>23. The plans shall comply with the 2013 California Residential Code, 2013 CBC, 2013 CEC, 2013 CBC, 2013 CMC, and the 2013 CGS, 2013 CEES and all applicable Local codes and ordinances.</p> <p>24. Project shall comply with NPDES, SUSMP and BMP requirements.</p> <p>25. Contact city alert.</p> <p>26. Structural observations by design engineer.</p> <p>27. Owners on adjacent properties that must underpin their buildings due to the proposed excavation shall be notified in writing ten days prior to beginning the excavation. Copies of these notification letters shall be provided to the city prior to beginning the excavation.</p> <p>28. Termites protection: In geographical areas where hazard of termite damage is known to be very heavy, wood floor framing shall be of naturally durable species (termites resistant) or preservative treated in accordance with ANR-A 01 for two species, product preservative and end use or provided with approved methods of termite protection, 23M4.11.8 FIGURE 2803.8</p> <p>29. Wood supported by exterior foundation walls: Wood framing members, including wood sheathing that rest on exterior foundation walls and are less than 8 inches (203 mm) from exposed earth shall be of naturally durable or preservative-treated wood, 23M4.11.2.2</p> <p>30. Fasteners for preservative treated and fire-retarded treated wood shall be of hot dipped galvanized steel, stainless steel, 304L stainless or copper. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153, 2304.9.5. Exception: Fasteners other than nails, bolts, screws, wood screws and lag screws shall be permitted to be of mechanically desiccated zinc coated steel with coating weights in accordance with ASTM A 153, Class 55 minimum, 2304.9.5. Fastenings for wood foundations shall be as required by AF&PA Technical Report No. 7.</p> <p>31. 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DANA POINT, CA 92629</p> <p>ARCHITECT: SCOTT HUDDLES HUDDLES DESIGN GROUP, INC. 31878 DEL CERRILLO ST., #118 SAN JUAN CAPISTRANO, CA 92675 P. 949.322.7322 F. 949.606.8888</p> <p>SURVEYOR: OLAV MELU TOTAL ENGINEERING 135 AVENIDA NAVARRO SAN CLEMENTE, CA 92672 P. 949-492-8588</p> <p>CIVIL: CALEB RIOS TOTAL ENGINEERING 135 AVENIDA NAVARRO SAN CLEMENTE, CA 92672 P. 949-492-8588</p>	<p>TS-1 TITLE SHEET</p> <p>A1.1 SITE PLAN</p> <p>A1.2 LANDSCAPE COVERAGE PLAN</p> <p>A2.1 LEVEL 1 FLOOR PLAN</p> <p>A2.2 ROOF PLAN</p> <p>A3.1 ELEVATIONS - NORTHSOUTH</p> <p>A3.2 ELEVATIONS - WESTEAST</p>																																																																																								
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RESIDENCE AND DEMO EXISTING 803 SQ.FT. 2-CAR GARAGE, BUILD NEW SFR WITH 3223 SQ.FT. LIVING AREA, (N) 651 SQ.FT. 2-CAR GARAGE AND (N) 401 SQ.FT. COVERED OUTDOOR LIVING AREA, NEW HARDSCAPE & LANDSCAPE (INCLUDING 6'-0" HIGH PROPERTY LINE WALL), EXISTING FIREPLACE, BIRD, POOL AND SPA.</p> <p>REFERENCE COASTAL DEVELOPMENT PERMIT: CDP14-0022 AND MINOR SITE DEVELOPMENT PERMIT SDP14-0028(M)</p> <p>ADDRESS: 242 MONARCH BAY DR., DANA POINT, CA 92629</p> <table border="1" style="width: 100%; font-size: x-small;"> <caption>ZONING STANDARDS</caption> <thead> <tr> <th>DESCRIPTION</th> <th>REQUIRED/ALLOWED</th> <th>EXISTING</th> <th>PROPOSED</th> <th>CONFORMS (Yes/No)</th> </tr> </thead> <tbody> <tr> <td>USE</td> <td>RESIDENTIAL</td> <td>SINGLE FAMILY</td> <td>SINGLE FAMILY</td> <td>Y</td> </tr> <tr> <td>ZONE</td> <td>RSF-4</td> <td>RSF-4</td> <td>RSF-4</td> <td>Y</td> </tr> <tr> <td>LOT AREA</td> <td>8,700 SF</td> <td>10,025 SF</td> <td>SAME</td> <td>Y</td> </tr> <tr> <td>LOT WIDTH (AVG.)</td> <td>50'-0"</td> <td>86.38'</td> <td>SAME</td> <td>Y</td> </tr> <tr> <td>LOT DEPTH (AVG.)</td> <td>75'-0"</td> <td>119.57'</td> <td>SAME</td> <td>Y</td> </tr> </tbody> </table> <table border="1" style="width: 100%; font-size: x-small;"> <thead> <tr> <th rowspan="2">MAX. 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DEPUTY INSPECTORS ARE REQUIRED TO BE REGISTERED WITH THE CITY.</p> <p>DEFERRED SUBMITTALS</p> <p>A SEPARATE PERMIT IS REQUIRED FOR FIRE SPRINKLER SYSTEM, ACCESSORY BUILDINGS, PATIO COVERS, FENCES, SWIMMING POOLS & SPAS, RETAINING WALLS, DEMOLITION, ETC.</p> <p>REVISIONS</p> <p>△</p> <p>△</p> <p>△</p> <p>VICINITY MAP</p> <p>HOA SUBMITTAL 08.25.14 HOA SUB. 2 - 09.29.14 CDP SUBMITTAL 09.29.14 CDP SUB. 2 - 11.17.14</p> <p>SCALE: 1" = 20'</p> <p>DATE: 12.2.14</p> <p>DESIGNER: TS</p>
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DEC 03 2014

CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

PC ATTACHMENT # 4

12/08/14 - Item 4

CDP14-0022, SDP14-0028(M)

242 Monarch Bay Drive



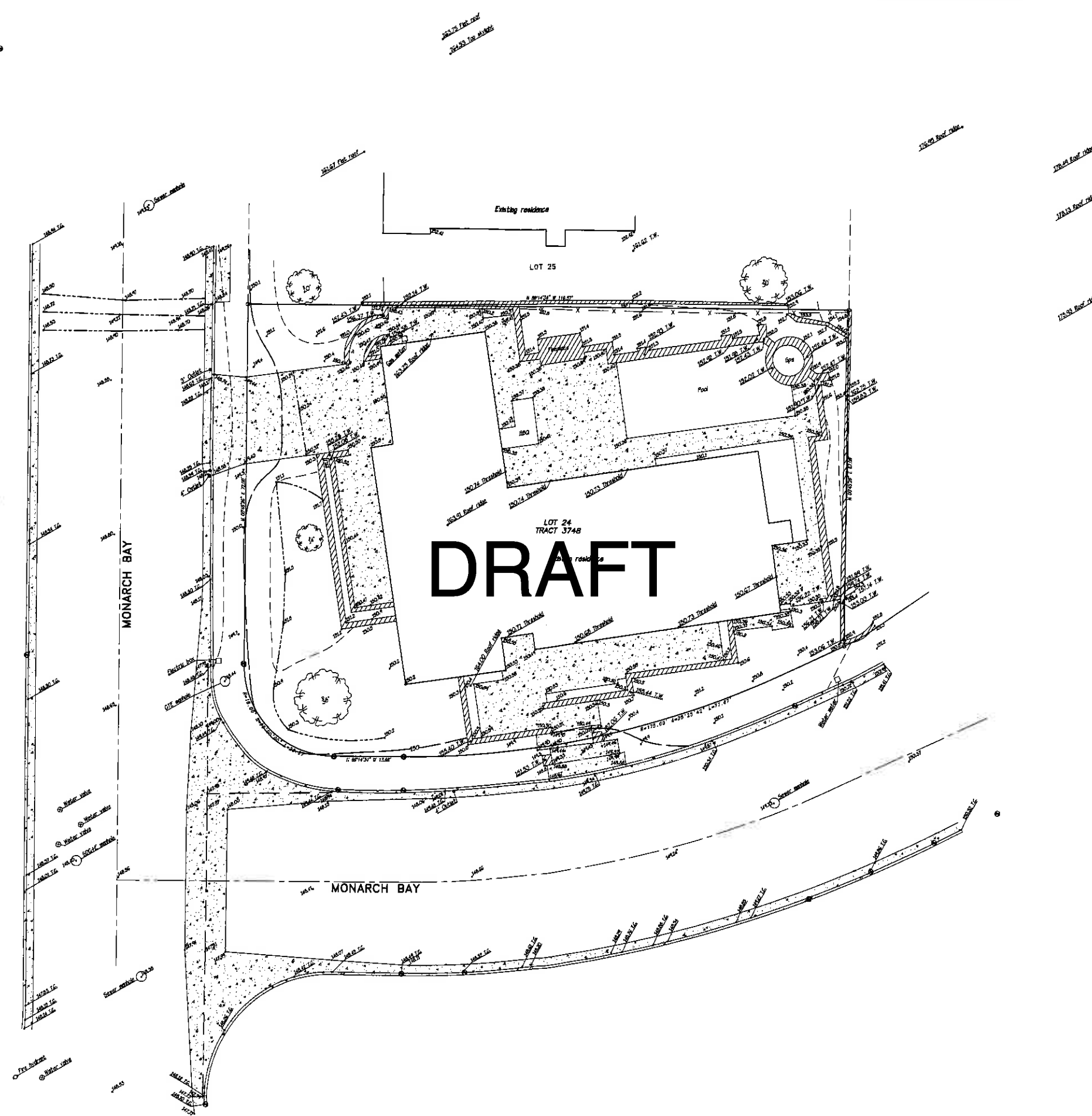
TOPOGRAPHIC AND BOUNDARY SURVEY
 LOT 24, TRACT 3748
 242 MONARCH BAY, DANA POINT, CALIFORNIA

PREPARED FOR: RICHARD AND DOROTHY COSTELLO

H. SCALE	V. SCALE	DATE OF SURVEY	DATE OF FILE	APPROVED
1/8"=1'	N/A	7-7-14	7-7-14	

BY	DATE	APPROVED

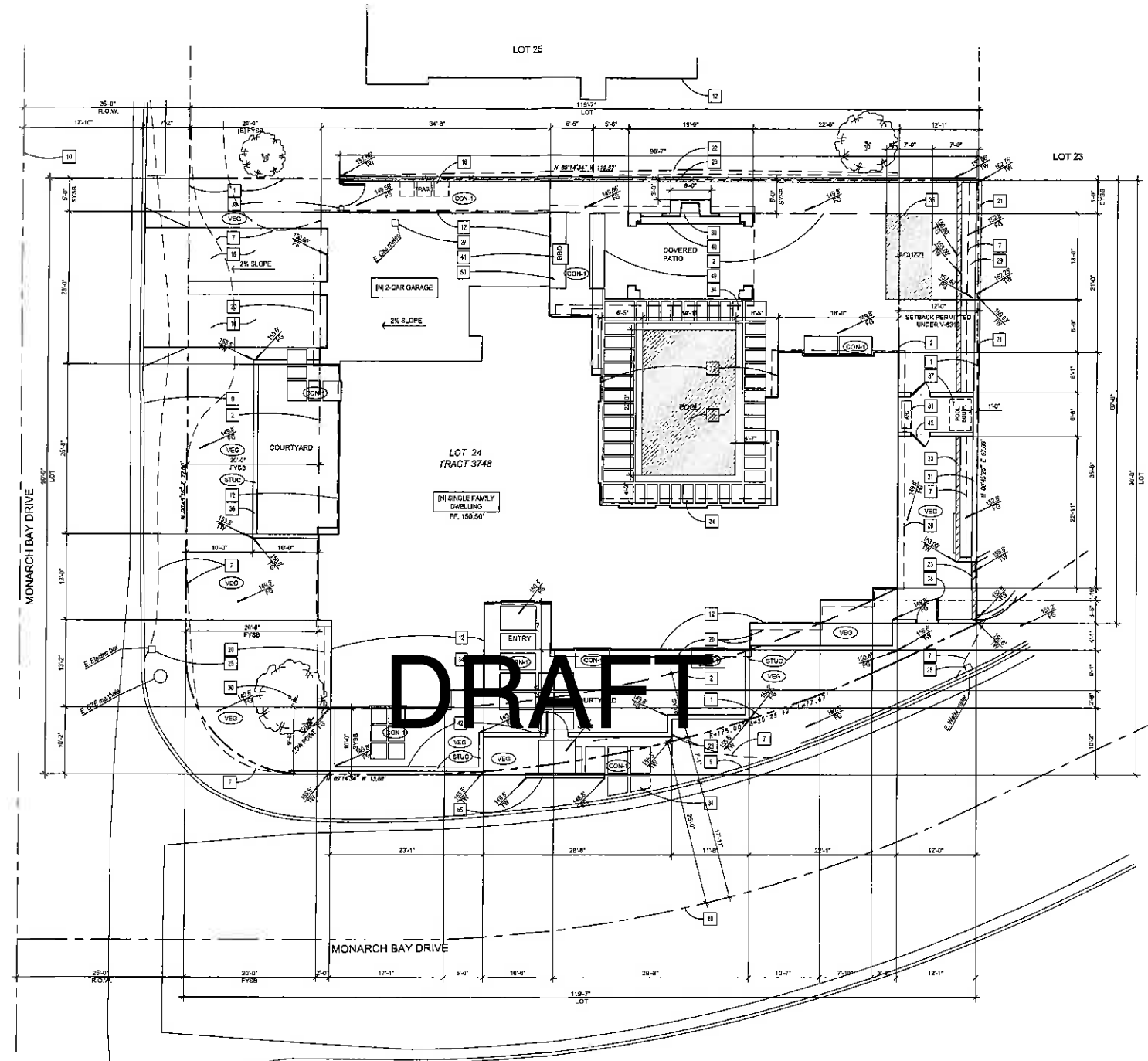
TOAL ENGINEERING, INC.
 Civil Engineers and Land Surveyors
 139 Avenida Novarro, San Clemente, Calif. 92672
 P.O. Box 949-092-8586 Fax: 949-498-8625



- LEGEND**
- X—X— PROPERTY LINE
 - X—X— FENCE
 - CONCRETE SURFACE
 - MASONRY WALL
 - WOOD WALL
 - ROCK WALL
 - FF FINISHED FLOOR
 - FS FINISHED SURFACE
 - TC TOP OF CURB
 - INV INVERT OF PIPE
 - EP EDGE OF PAVEMENT
 - TW TOP OF WALL
 - FOUND MONUMENT
 - ▲ SURVEY CONTROL POINT

BENCHMARK NOTE:
 ODSM 3P-35-04
 ELEV=157.555
 NAVD83 DATUM, 2004 ADJ.

EASEMENT NOTE:
 THE PLAN FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT.
 UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.



DRAFT

- 1 PROPERTY LINE
- 2 SETBACK
- 3 FIXED DATUM POINT BENCHMARK
- 4 (E) BUILDING FOOTPRINT
- 5 (E) BUILDING ROOF LINE
- 6 F/S/F/E/G (ABOVE/BELOW/BEYOND AS OCCURS)
- 7 CONTOUR LINE
- 8 (N) FINISH GRADE/ FINISH SURFACE
- 9 (E) CURB/ EDGE OF PAVEMENT
- 10 CENTERLINE OF RIGHT OF WAY
- 11 STANDING SEAM METAL ROOF - MIN. CLASS 'A' FIRE RATED
- 12 LINE OF BUILDING FOOTPRINT
- 13 ADJACENT BUILDING
- 14 EXTENT OF INTERIOR SPACE
- 15 GARAGE
- 16 DRIVEWAY
- 17 NATURAL STONE VENEER
- 18 TRASH STORAGE AREA
- 19 EDGE OF WALL (ABW/BLW BYD AS OCCURS)
- 20 EDGE OF ROOF/ CEILING (ABW/BLW BYD AS OCCURS)
- 21 (E) SITE / RETAINING WALL TO REMAIN
- 22 (E) SITE / RETAINING WALL TO REMOVE
- 23 (N) SITE / RETAINING WALL W/ STUCCO FINISH TO MATCH HOUSE
- 24 PROPOSED WALL MOUNTED ELECTRICAL PANEL LOCATION
- 25 EXISTING UTILITY TO REMAIN
- 26 PROPOSED MMB BOX LOCATION
- 27 (E) UTILITY TO BE RELOCATED
- 28 CONTINUOUS RECESSED STRIP DRAIN
- 29 PLANTING/OFFSCAPE AREA - SEE LANDSCAPE PLANS
- 30 EXISTING TREE TO REMAIN, PROTECT IN PLACE
- 31 COMPACT A/C EQUIPMENT W/ SOUND ATTENUATION
- 32 HARDSCAPE
- 33 GRAVEL GARDEN
- 34 PAVERS - SEE LANDSCAPE PLANS
- 35 POOLSPA
- 36 4" HIGH WALL W/ STUCCO FINISH TO MATCH HOUSE, WITH RECLAIMED WOOD GATE AS OCCURS
- 37 POOL EQUIP. W/ SOUND ATTENUATION
- 38 8" HIGH WALL W/ STUCCO FINISH TO MATCH HOUSE, WITH RECLAIMED WOOD GATE AS OCCURS
- 39 SMOKEY MASONRY FIREPLACE (ICC-ES E-2316)
- 40 BENCH - 1" A.F.F.
- 41 BBQ
- 42 5" HIGH WALL W/ STUCCO FINISH TO MATCH HOUSE, WITH RECLAIMED WOOD GATE AS OCCURS
- 43 DECK
- 44 STAIRWAY OR STEPS
- 45 DOOR/ WINDOW (ABW/BLW BYD AS OCCURS)
- 46 WALL/ FLOOR
- 47 GARAGE DOOR
- 48 CABINETS
- 49 COUNTER, 1/2" A.F.F.
- 50 COUNTER, 1/4" A.F.F.
- 51 ROOF RIDGE
- 52 ROOF CRICKET, BUILT-UP AS REQUIRED
- 53 ROOF DRAIN W/ OVERFLOW AND CONCEALED PIPES PER CPC TABLES 11-1 AND 11-2
- 54 GUTTER WITH DOWNSPOUT CONNECT TO UNDERGROUND DRAINAGE SYSTEM
- 55 SKYLIGHT (ABW/BLW BYD AS OCCURS)
- 56 CHIMNEY EXTENSION, MINIMUM 2 FEET ABOVE ROOF
- 57 CHIMNEY LOCATION
- 58 ROOF PARAPET (BYD AS OCCURS)
- 59 ROOF VALLEY
- 60 EXPOSED WOOD CORBEL, RAFTER TAILS
- 61 EXPOSED WOOD STAINED BEAMS
- 62 CUSTOM WINE STORAGE, REFRIGERATED GLASS ENCLOSURE, HERMETICALLY SEALED
- 63 SHOWER W/ HOT-AIRED PAN RECESSED 1" BELOW FINISH FLOOR
- 64 FRAMELESS GLASS SHOWER ENCLOSURE
- 65 LANDSCAPE WALL, 12" HIGH BLOCK WALL W/ STUCCO FINISH TO MATCH HOUSE

KEYNOTES

- (BUR) BUILT-UP ROOFING, CLASS A
- (CON) CONCRETE FLOORING
- (EPCON) EPOXY COVERED CONCRETE FLOORING
- (GL) TRANSPARENT GLASS
- (GLT) TRANSLUCENT GLASS
- (GRAV) GRAVEL - 2" DIA. MAX.
- (GY) GYPSUM BOARD
- (GYB) GYPSUM BOARD, TYPE X, 5/8" THICK
- (MT) METAL BEAM ROOF, ZINC GALVANIZED
- (MTL) BREAK METAL, ZINC TO MATCH ROOF
- (STW) STONE WALL CLADDING
- (STW) STONE WALL CLADDING AT SITE WALLS
- (STN) STONE FLOORING
- (STUC) INTEGRALLY COLORED SMOOTH TROMEL STUCCO
- (T-B) TURF BLOCK PAVING WITH LANDSCAPING
- (VEG) VEGETATION/LANDSCAPING PER LANDSCAPE PLAN
- (WDL) WOOD - STAINED
- (WF) WOOD FLOORING
- (WB) RECLAIMED WOOD BEAMS

MATERIALS

- (N) CONCRETE WALL
- (N) WALL
- (N) WATER
- PLA PLANTING AREA - REFER TO LANDSCAPE PLAN



SITE PLAN

LEGEND

hudge design group, inc.
 31878 DEL. OBISSO #118
 SAN JUAN CAPISTRANO, CA
 TEL: 949.322.7922
 FAX: 949.355.6958
 EMAIL: hudge@hudgegroup.com

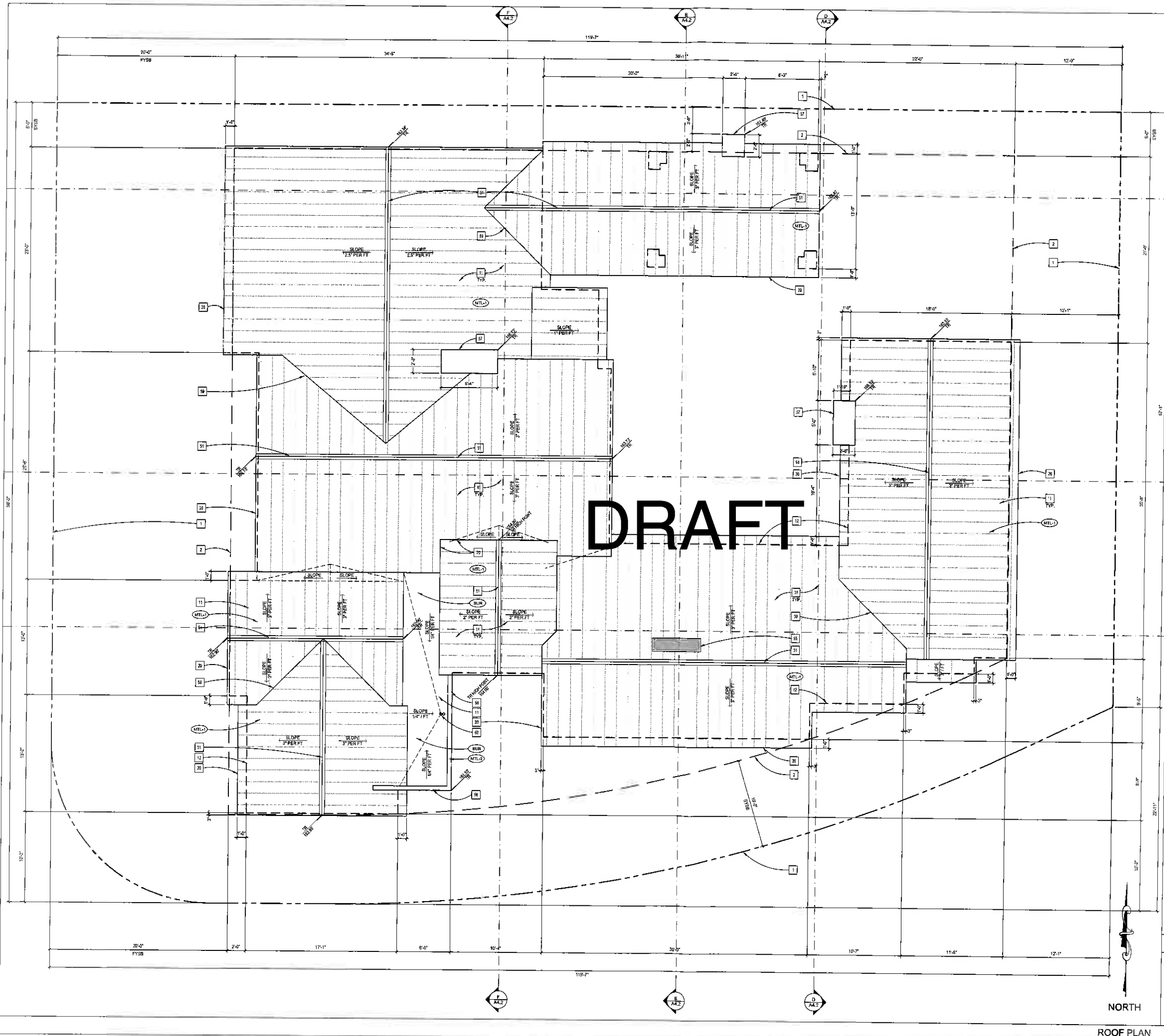
RESIDENCE
 DANA POINT, CA

COSTELLO
 242 MONARCH BAY DR.

HOA SUBMITTAL 08.25.14
 HOA SUB. 2 - 09.26.14
 CDP SUBMITTAL 09.26.14
 CDP SUB. 2 - 11.17.14

SCALE: 1/8"=1'-0"
 PLOT DATE: 12.2.14

A1.1



DRAFT

- 1 PROPERTY LINE
- 2 SETBACK
- 3 FIXED DATUM POINT/BENCHMARK
- 4 (E) BUILDING FOOTPRINT
- 5 (E) BUILDING ROOF LINE
- 6 FSI/FBI/EG (ABOVE/BELOW/BEYOND AS OCCURS)
- 7 CONTOUR LINE
- 8 (R) FINISH GRADE/FINISH SURFACE
- 9 (E) CURB EDGE OF PAVEMENT
- 10 CENTERLINE OF RIGHT OF WAY
- 11 STANDING SEAM METAL ROOF - MIN. CLASS 24 FIRE RATED
- 12 LINE OF BUILDING FOOTPRINT
- 13 ADJACENT BUILDING
- 14 EXTENT OF INTERIOR SPACE
- 15 GARAGE
- 16 DRIVEWAY
- 17 NATURAL STONE VENEER
- 18 TRASH STORAGE AREA
- 19 EDGE OF WALL (ABV/BLW BYD AS OCCURS)
- 20 EDGE OF ROOF CEILING (ABV/BLW BYD AS OCCURS)
- 21 (E) SITE/RETAINING WALL TO REMAIN
- 22 (E) SITE/RETAINING WALL TO REMOVE
- 23 (N) SITE/RETAINING WALL W/ STUCCO FINISH TO MATCH HOUSE
- 24 PROPOSED WALL MOUNTED ELECTRICAL PANEL LOCATION
- 25 EXISTING UTILITY TO REMAIN
- 26 PROPOSED MAILBOX LOCATION
- 27 (E) UTILITY TO BE RELOCATED
- 28 CONTINUOUS RECESSED STRIP DRAIN
- 29 PLANTING/SCAPE AREA - SEE LANDSCAPE PLANS
- 30 EXISTING TREE TO REMAIN, PROTECT IN PLACE
- 31 COMPACT A/C EQUIPMENT W/ SOUND ATTENUATION
- 32 HANDSCAPE
- 33 GRAVEL GARDEN
- 34 PAVERS - SEE LANDSCAPE PLANS
- 35 POOLSPA
- 36 4" HIGH WALL W/ STUCCO FINISH TO MATCH HOUSE, WITH RECLAIMED WOOD GATE AS OCCURS
- 37 POOL, E.G.W. W/ SOUND ATTENUATION
- 38 6" HIGH WALL W/ STUCCO FINISH TO MATCH HOUSE, WITH RECLAIMED WOOD GATE AS OCCURS
- 39 1800ERN MASONRY FIREPLACE (CC-E3 2314)
- 40 BENCH, 18" A.F.F.
- 41 BBQ
- 42 54" HIGH WALL W/ STUCCO FINISH TO MATCH HOUSE, WITH RECLAIMED WOOD GATE AS OCCURS
- 43 DECK
- 44 STAIRWAY DR STEPS
- 45 DOOR WINDOW (ABV/BLW BYD AS OCCURS)
- 46 WALL FLOOR
- 47 GARAGE DOOR
- 48 CABINETS
- 49 COUNTER, 30" A.F.F.
- 50 COUNTER, 36" A.F.F.
- 51 ROOF RIDGE
- 52 ROOF CRACK, BUILT-UP AS REQUIRED
- 53 ROOF DRAIN W/ OVERFLOW AND CONGEOLED PIPES PER CPC TABLES 11-1 AND 11-2
- 54 GUTTER WITH DOWNSPOUT CONNECT TO UNDERGROUND DRAINAGE SYSTEM
- 55 SKYLIGHT (ABV/BLW BYD AS OCCURS)
- 56 CHIMNEY EXTENSION, MINIMUM 2 FEET ABOVE ROOF
- 57 CHIMNEY LOCATION
- 58 ROOF PARAPET (BYD AS OCCURS)
- 59 ROOF VALLEY
- 60 EXPOSED WOOD CORBEL RAFTER TAIL
- 61 EXPOSED WOOD STAINED BEAMS
- 62 CUSTOM WINE STORAGE, REFRIGERATED GLASS ENCLOSURE, HERMETICALLY SEALED
- 63 SHOWER W/ HOT-HOPPED PAN RECESSED 4" BELOW FINISH FLOOR
- 64 FRAMELESS GLASS SHOWER ENCLOSURE
- 65 LANDSCAPE WALL, 12" HIGH BLOCK WALL W/ STUCCO FINISH TO MATCH HOUSE

Hughes design group, Inc.
 31878 DEL OBISPO #118
 SAN JUAN CAPISTRANO, CA
 TEL: 949.322.7022
 FAX: 949.606.8688
 EMAIL: hughesdesign@earthlink.net

COSTELLO RESIDENCE
 242 MONARCH BAY DR.
 DANA POINT, CA

KEYNOTES

- (BUR) BUILT-UP ROOFING, CLASS A
- (CON) CONCRETE FLOORING
- (EPCO) EPOXY COVERED CONCRETE FLOORING
- (GLA) TRANSPARENT GLASS
- (GLS) TRANSLUCENT GLASS
- (GRA) GRAVEL - 2" DIA, MAX.
- (GYB) GYPSUM BOARD
- (GYP) GYPSUM BOARD, TYPE X, 5/8" THICK
- (MTL-1) METAL SEAM ROOF, ZINC GLACIER GRAY
- (MTL-2) BREAK METAL, ZINC TO MATCH ROOF
- (STN) STONE WALL CLADDING
- (STW) STONE WALL CLADDING AT SITE WALLS
- (STF) STONE FLOORING
- (STUC) INTEGRALLY COLORED SMOOTH TROWEL STUCCO
- (TBL) TURF BLOCK PAVING WITH LANDSCAPING
- (VEG) VEGETATION/LANDSCAPING PER LANDSCAPE PLAN
- (WD) WOOD - STAINED
- (WDF) WOOD FLOORING
- (WDB) RECLAIMED WOOD BEAMS

MATERIALS

- (N) CONCRETE WALL
- (N) WALL
- (N) WATER
- P/A PLANTING AREA - REFER TO LANDSCAPE PLAN

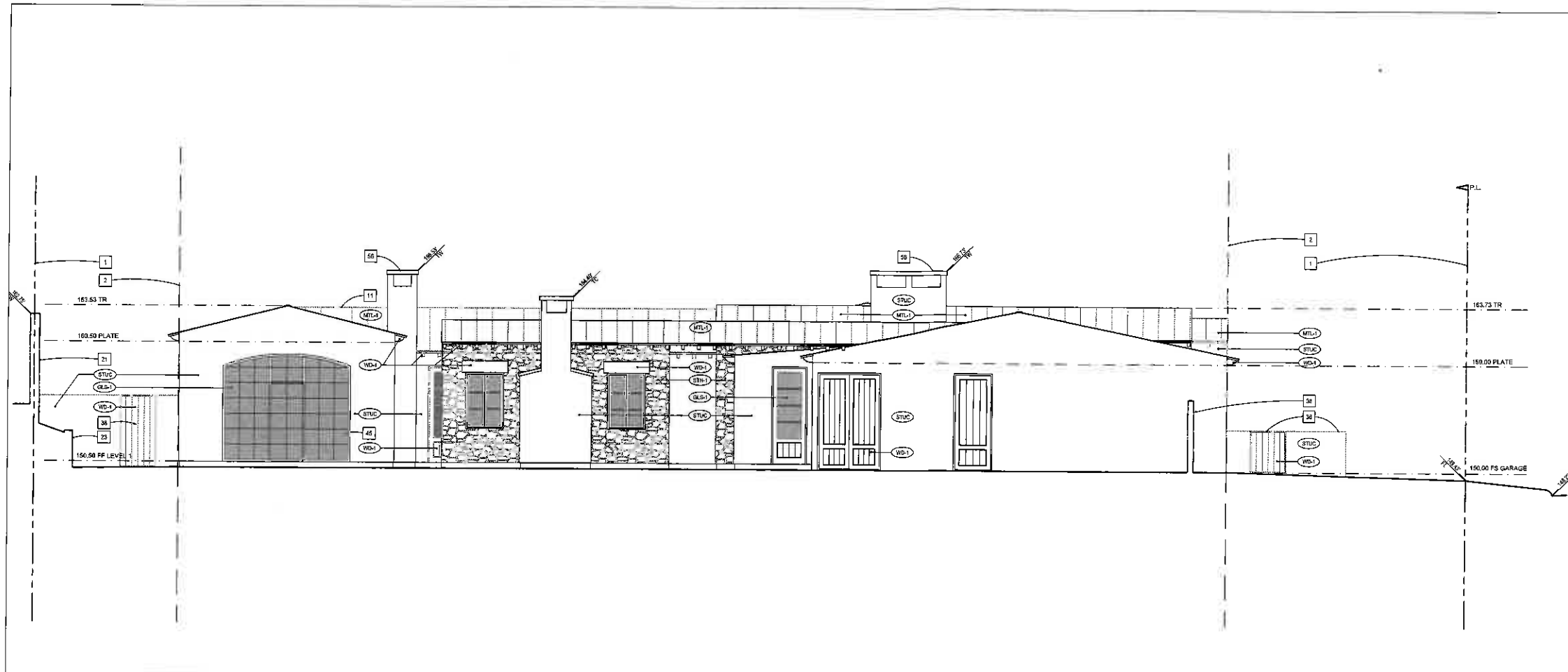
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 HOA SUB. 2 - 09.25.14
 CDP SUBMITTAL 09.23.14
 CDP SUB. 2 - 11.17.14

SCALE 1/4" = 1'-0"
 REV DATE 12.2.14

SHEET NUMBER A2.2

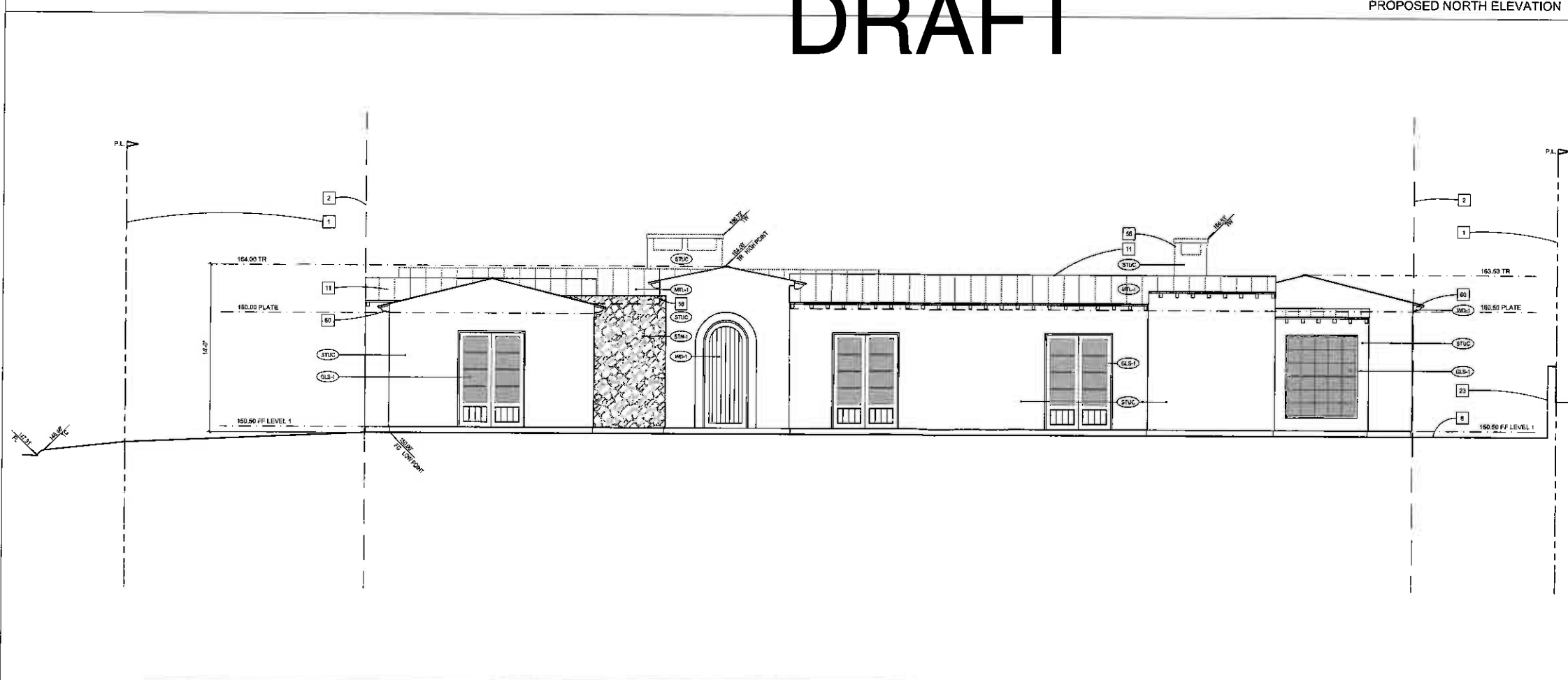
ROOF PLAN

LEGEND



DRAFT

PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

- 1 PROPERTY LINE
- 2 SETBACK
- 3 FIXED DATUM POINT/BENCHMARK
- 4 (E) BUILDING FOOTPRINT
- 5 (E) BUILDING ROOF LINE
- 6 F5/ F6/ E6 (ABOVE/BELOW BEYOND AS OCCURS)
- 7 CONTOUR LINE
- 8 (N) FINISH GRADE/ FINISH SURFACE
- 9 (E) CURB EDGE OF PAVEMENT
- 10 CENTERLINE OF RIGHT OF WAY
- 11 STANDING SEAM METAL ROOF - MIN. CLASS A FIRE RATED
- 12 LINE OF BUILDING FOOTPRINT
- 13 ADJACENT BUILDING
- 14 EXTENT OF INTERIOR SPACE
- 15 GARAGE
- 16 DRIVEWAY
- 17 NATURAL STONE VENEER
- 18 TRASH STORAGE AREA
- 19 EDGE OF WALL (ABW/BLW BYD AS OCCURS)
- 20 EDGE OF ROOF/ CEILING (ABW/BLW BYD AS OCCURS)
- 21 (E) SITE / RETAINING WALL TO REMAIN
- 22 (E) SITE / RETAINING WALL TO REMOVE
- 23 (N) SITE / RETAINING WALL W/ STUCCO FINISH TO MATCH HOUSE
- 24 PROPOSED WALL MOUNTED ELECTRICAL PANEL LOCATION
- 25 EXISTING UTILITY TO REMAIN
- 26 PROPOSED MAIL BOX LOCATION
- 27 (E) UTILITY TO BE RELOCATED
- 28 CONTINUOUS RECESSED STRIP DRAIN
- 29 PLANTING/OFFSCAPE AREA - SEE LANDSCAPE PLANS
- 30 EXISTING TREE TO REMAIN, PROTECT IN PLACE
- 31 COMPACT A/C EQUIPMENT W/ SOUND ATTENUATION
- 32 HARDSCAPE
- 33 GRAVEL GARDEN
- 34 PAVERS - SEE LANDSCAPE PLANS
- 35 POOL/SPA
- 36 42" HIGH WALL W/ STUCCO FINISH TO MATCH HOUSE, WITH RECLAIMED WOOD GATE AS OCCURS
- 37 POOL EQUIP. W/ SOUND ATTENUATION
- 38 60" HIGH WALL W/ STUCCO FINISH TO MATCH HOUSE, WITH RECLAIMED WOOD GATE AS OCCURS
- 39 TISHBURN MASONRY FIREPLACE (CC-ES 2318)
- 40 BENCH - 18" A.F.F.
- 41 BRG
- 42 54" HIGH WALL W/ STUCCO FINISH TO MATCH HOUSE, WITH RECLAIMED WOOD GATE AS OCCURS
- 43 DECK
- 44 STAIRWAY OR STEPS
- 45 DOOR WINDOW (ABW/BLW BYD AS OCCURS)
- 46 WALL FLOOR
- 47 GARAGE DOOR
- 48 CABINETRY
- 49 COUNTER, 30" A.F.F.
- 50 COUNTER, 36" A.F.F.
- 51 ROOF RIDGE
- 52 ROOF CRICKET, SUELTAP AS REQUIRED
- 53 ROOF DRAIN W/ OVERFLOW AND CONCEALED PIPES PER CPC TABLES 11-1 AND 11-2
- 54 GUTTER WITH DOWNSPOUT CONNECT TO UNDERGROUND DRAINAGE SYSTEM
- 55 SKYLIGHT (ABW/BLW BYD AS OCCURS)
- 56 CHIMNEY EXTENSION, MINIMUM 2 FEET ABOVE ROOF
- 57 CHIMNEY LOCATION
- 58 ROOF PARAPET (BYD AS OCCURS)
- 59 ROOF VALLEY
- 60 EXPOSED WOOD CORBEL RAFTER TAILS
- 61 EXPOSED WOOD STAINED BEAMS
- 62 CUSTOM WINE STORAGE, REFRIGERATED GLASS ENCLOSURE, HERMETICALLY SEALED
- 63 SHOWER W/ HOT MOPPED PAN RECESSED 4" BELOW FINISH FLOOR
- 64 FRAMELESS GLASS SHOWER ENCLOSURE
- 65 LANDSCAPE WALL 12" HIGH BLOCK WALL W/ STUCCO FINISH TO MATCH HOUSE

KEYNOTES

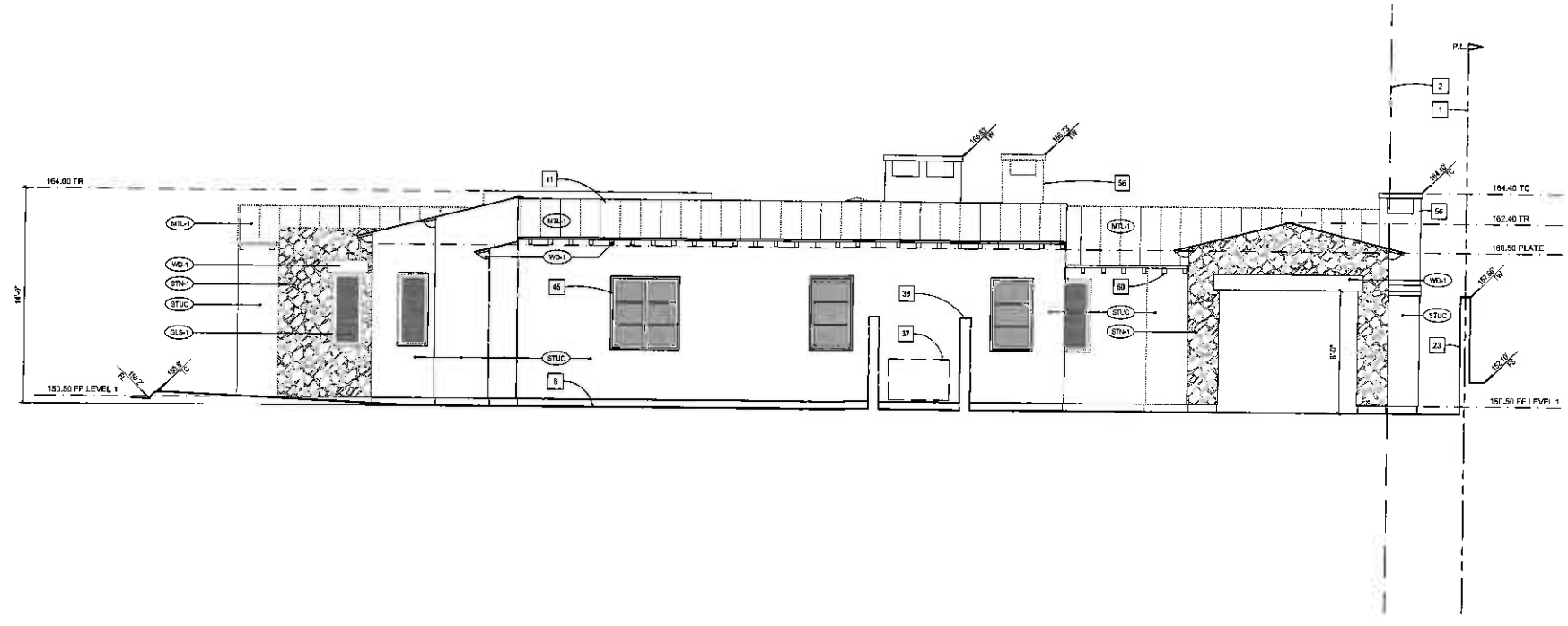
- (BUR) BUILT-UP ROOFING, CLASS A
- (CON) CONCRETE FLOORING
- (EPCD) EPOXY COVERED CONCRETE FLOORING
- (GL-1) TRANSPARENT GLASS
- (GL-2) TRANSLUCENT GLASS
- (GRAV) GRAVEL - 2" DIA. MAX.
- (GYP) GYPSUM BOARD
- (GYPB) GYPSUM BOARD, TYPE X, 5/8" THICK
- (MTL-1) METAL BEAM ROOF, ZINC GALVANIZED GRAY
- (MTL-2) BREAK METAL, ZINC TO MATCH ROOF
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- (STN-1) STONE WALL CLADDING AT SITE WALLS
- (STN-2) STONE FLOORING
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- (T) TURF BLOCK PAVING WITH LANDSCAPING
- (VEG) VEGETATION/LANDSCAPING PER LANDSCAPE PLAN
- (WD-1) WOOD - STAINED
- (WD-2) WOOD FLOORING
- (WNS) RECLAIMED WOOD BEAMS

MATERIALS

- (N) CONCRETE WALL
- (N) WALL
- (N) WATER
- PIA PLANTING AREA - REFER TO LANDSCAPE PLAN

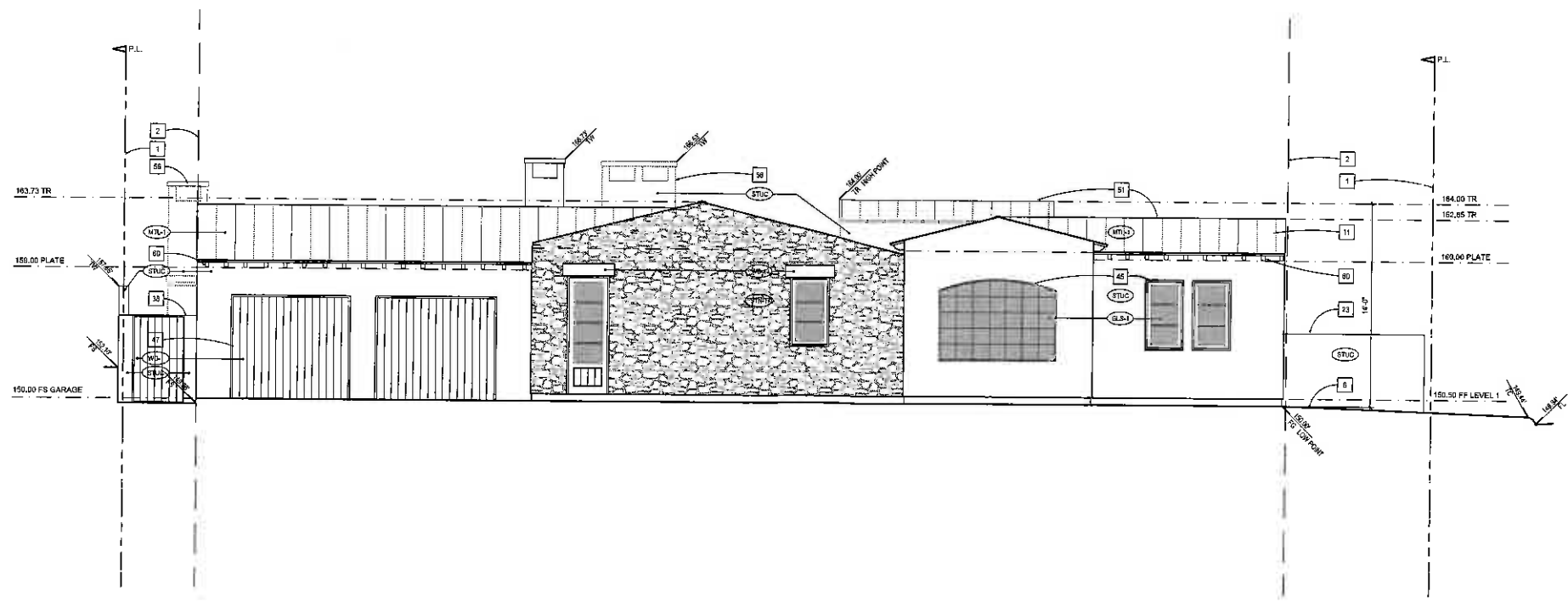
SCALE 1/4"=1'-0"
 DATE 12.2.14
 SHEET NUMBER A3.1

COSTELLO RESIDENCE
 242 MONARCH BAY DR.
 DANA POINT, CA



DRAFT

PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

- 1 PROPERTY LINE
- 2 SETBACK
- 3 FIXED DATUM POINT/BENCHMARK
- 4 (E) BUILDING FOOTPRINT
- 5 (E) BUILDING ROOF LINE
- 6 FIF/FIF/ES (ABOVE/BELOW/BEYOND AS OCCURS)
- 7 CONTOUR LINE
- 8 (N) FINISH GRADE/ FINISH SURFACE
- 9 (E) CURB EDGE OF PAVEMENT
- 10 CENTERLINE OF RIGHT OF WAY
- 11 STANDING SEAM METAL ROOF-MIN. CLASS A/FIRE RATED
- 12 LINE OF BUILDING FOOTPRINT
- 13 ADJACENT BUILDING
- 14 EXTENT OF INTERIOR SPACE
- 15 GARAGE
- 16 DRIVEWAY
- 17 NATURAL STONE VENEER
- 18 TRASH STORAGE AREA
- 19 EDGE OF WALL (ABV/BLW BYD AS OCCURS)
- 20 EDGE OF ROOF CEILING (ABV/BLW BYD AS OCCURS)
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- 22 (E) SITE RETAINING WALL TO REMOVE
- 23 (N) SITE RETAINING WALL W/ STUCCO FINISH TO MATCH HOUSE
- 24 PROPOSED WALL MOUNTED ELECTRICAL PANEL LOCATION
- 25 EXISTING UTILITY TO REMAIN
- 26 PROPOSED MAIL BOX LOCATION
- 27 (E) UTILITY TO BE RELOCATED
- 28 CONTINUOUS RECESSED STRIP DRAIN
- 29 PLANTING/SCAPE AREA - SEE LANDSCAPE PLANS
- 30 EXISTING TREE TO REMAIN, PROTECT IN PLACE
- 31 COMPACT AC EQUIPMENT W/ SOUND ATTENUATION
- 32 HARDSCAPE
- 33 GRAVEL GARDEN
- 34 PAVERS - SEE LANDSCAPE PLANS
- 35 POOL/SPA
- 36 4'-0" HIGH WALL W/ STUCCO FINISH TO MATCH HOUSE, WITH RECLAIMED WOOD GATE AS OCCURS
- 37 POOL EQUIP. W/ SOUND ATTENUATION
- 38 6'-0" HIGH WALL W/ STUCCO FINISH TO MATCH HOUSE, WITH RECLAIMED WOOD GATE AS OCCURS
- 39 150KERN MASONRY FIREPLACE (OOD-ES 215)
- 40 SEACH, +18" A.F.F.
- 41 BBQ
- 42 5'-0" HIGH WALL W/ STUCCO FINISH TO MATCH HOUSE, WITH RECLAIMED WOOD GATE AS OCCURS
- 43 DECK
- 44 STAIRWAY OR STEPS
- 45 DOOR/WINDOW (ABV/BLW BYD AS OCCURS)
- 46 WALL FLOOR
- 47 GARAGE DOOR
- 48 CABINETS
- 49 COUNTER +30" A.F.F.
- 50 COUNTER +36" A.F.F.
- 51 ROOF RIDGE
- 52 ROOF CRICKET, BUILT UP AS REQUIRED
- 53 ROOF DRAIN W/ OVERFLOW AND CONCEALED PIPES PER DPC TABLES 11-1 AND 11-2
- 54 GUTTER WITH DOWNSPOUT CONNECT TO UNDERGROUND DRAINAGE SYSTEM
- 55 SKYLIGHT (ABV/BLW BYD AS OCCURS)
- 56 CHIMNEY EXTENSION, MINIMUM 2 FEET ABOVE ROOF
- 57 CHIMNEY LOCATION
- 58 ROOF PANNEY (BYD AS OCCURS)
- 59 ROOF HALLIEY
- 60 EXPOSED WOOD CORBEL RAFTER TAILS
- 61 EXPOSED WOOD STAINED BEAMS
- 62 CUSTOM WINE STORAGE, REFRIGERATED GLASS ENCLOSURE, HERMETICALLY SEALED
- 63 SHOWER W/ HOT AND COLD PAN RECESSED 4" BELOW FINISH FLOOR
- 64 FRAMELESS GLASS SHOWER ENCLOSURE
- 65 LANDSCAPE WALL, 12" HIGH BLOCK WALL W/ STUCCO FINISH TO MATCH HOUSE

KEYNOTES

- (BLR) BUILT UP ROOFING, CLASS A
- (CON) CONCRETE FLOORING
- (EPC) EPOXY COVERED CONCRETE FLOORING
- (GLS) TRANSPARENT GLASS
- (GLT) TRANSLUCENT GLASS
- (GRA) GRAVEL - 3" DIA. MAX.
- (GYP) GYPSUM BOARD
- (GYP) GYPSUM BOARD, TYPE X, 5/8" THICK
- (MTL) METAL SEAM ROOF, ZINC GLAZER GRAY
- (BKM) BREAK METAL, ZINC TO MATCH ROOF
- (STN) STONE WALL CLADDING
- (STW) STONE WALL CLADDING AT SITE WALLS
- (STF) STONE FLOORING
- (STG) INTEGRALLY COLORED SMOOTH TROWEL STUCCO
- (TAP) TURF BLOCK PAVING WITH LANDSCAPING
- (VEG) VEGETATION/LANDSCAPING PER LANDSCAPE PLAN
- (WOD) WOOD - STAINED
- (WOF) WOOD FLOORING
- (WWS) RECLAIMED WOOD BEAMS

MATERIALS

- (N) CONCRETE WALL
- (N) WALL
- (N) WATER
- PLA PLANTING AREA - REFER TO LANDSCAPE PLAN

LEGEND

COSTELLO RESIDENCE
 242 MONARCH BAY DR.
 DANA POINT, CA

HOA SUBMITTAL 08.25.14
 HOA SUB. 2 - 09.29.14
 CDP SUBMITTAL 09.29.14
 CDP SUB. 2 - 11.17.14

SCALE: 1/4"=1'-0"
 PLOT DATE: 12.2.14
 SHEET NUMBER: **A3.2**



Monarch Bay Association

November 14, 2014

Richard and Dorothy Costello
3 Bay Drive
Laguna Beach, CA 92651

**RE: MONARCH BAY ASSOCIATION- 242 MONARCH BAY DRIVE
APPROVAL OF ARCHITECTURAL PLANS DATED 8/14/14 BY HUDGINS DESIGN GROUP
WITH PLAN DETAIL REVISIONS DATED 10/21/14 BY HUDGINS DESIGN GROUP**

Dear Mr. and Mrs. Costello:

The Monarch Bay Association Architectural Control Committee has reviewed and approved your revised plans (includes revisions dated 10/21/14) as submitted for your new home construction which includes the approval for variances for the roof height limit at a maximum point at 162.4', lot coverage at 43.6% to include the covered patio and the height of 8' for the side property line wall.

We are still in need of your submittal of the review fee retainer of \$5,000 and the construction deposit in the amount of \$25,000, which will be refunded minus road use fees upon the successful completion of your project.

Enclosed are the Construction Rules so that you may share these with your contractor so they know what is expected of them when working within the community. Please note that no construction may commence until the fees/deposits are received accordingly.

We sincerely appreciate your cooperation.

Sincerely,

**THE MONARCH BAY ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE**

**CC: Board of Directors
MB/242/corres/new home approval/11.14.14**

ATTACHMENT #5