

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

DATE: NOVEMBER 9, 2020

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
BRENDA WISNESKI, DIRECTOR
SEAN NICHOLAS, SENIOR PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP20-0019 FOR A 102 SQUARE FOOT ADDITION AND REMODEL OF A SINGLE-FAMILY RESIDENCE LOCATED AT 7 MONARCH BAY DRIVE

RECOMMENDATION: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP20-0019 (Action Document 1).

APPLICANT: Wade Davis Design

OWNER: Fernando and Sandy Vargas

REQUEST: A request for a 102 square foot addition and remodel of a single-family residence and attached garage.

LOCATION: 7 Monarch Bay Drive (APN 670-131-41)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on October 30, 2020, published within a newspaper of general circulation on October 30, 2020, and posted on October 30, 2020, at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the project involves a 102 square foot addition and remodel of a single family residence.

ISSUES:

- Project consistency with the Dana Point General Plan, Dana Point Zoning Code (DPZC), and Local Coastal Program (LCP).
- Project satisfaction of all findings required pursuant to the LCP and DPZC for approval of a Coastal Development Permit (CDP).

- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND:

The subject site is located west of the intersection of Crown Valley Parkway and Pacific Coast Highway in the Residential Single Family 4 (RSF 4) Zoning District and within the appeals jurisdiction of the City's Coastal Overlay District. The project site is an 11,949 square foot lot on Monarch Bay Drive, four lots in from the gated entry. The property is improved with a one-story, 4,441 square foot house with an attached two-car garage that was constructed in 1997. Accessory improvements to the site include a pool and spa, hardscape, and landscaping.

DISCUSSION:

The project proposes a 102 square foot addition and remodel to the single-family residence (SFR) and for accessory improvements including modifications to the existing pool and spa. The project requires a Coastal Development Permit for the 102 square foot addition because the structure is located in the Appeals Jurisdiction of the Coastal Zone. The 102 square foot addition and remodel of the livable area of the SFR would modify the rear of the home to remove the existing French doors and install accordion doors to create an open indoor/outdoor floor plan with the backyard. The remodel will also include a relocation of the kitchen, and creation of a separate media room. Lastly, the laundry room will be expanded and reconfigured, and a bay will be added to the garage to create a full three car garage. If approved, the SFR and attached garage will be 4,543 square feet. The additions to the SFR comply with the RSF 4 development standards identified in Table 1 below.

Table 1: Compliance with RSF-4 Development Standards

Development Standard	Requirement	Proposed/ Existing	Compliant w/ Standard
Front Setback	20 ft minimum	20 ft	Yes
Side Setback Interior	5 ft minimum	5 ft	Yes
Rear Setback	25 ft minimum	25 ft	Yes
Height	26 ft maximum	15 ft-8 in	Yes
Lot Coverage	45% maximum	38%	Yes
Parking Required	2 parking spaces	3 parking spaces	Yes

The proposed Modern Beach Cottage architecture of the house will include metal seam roofs, ship lap siding, exposed wood rafter tails, and stained wood clad garage doors (Supporting Document 4). A majority of existing site walls are remaining and new walls will be finished with a matching stone veneer. New drought-tolerant landscaping and concrete flatwork will surround the exterior of the home. The proposed façade

modifications and site improvements would be compatible with the neighborhood which has a diverse mix of architectural styles.

The project was approved by the Monarch Bay Home Owners Association prior to the submittal of the application (Supporting Document 3).

COASTAL DEVELOPMENT PERMIT CDP20-0019

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, the proposed addition to the SFR in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires the approval of a Coastal Development Permit (CDP). The project complies with all of the applicable provisions of the Dana Point Zoning Code for the issuance of a Coastal Development Permit as the addition and remodel do not impact public access or Environmentally Sensitive Habitat Areas (ESHA) as the parcel is already developed.

Section 9.69.070 of the DPZC stipulates a minimum of seven (7) findings to approve a Coastal Development Permit, requiring that the project:

1. *Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*
2. *If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*
3. *Conform with Public Resources Code Section 21000 and following, and 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 CA Code of Regulations/13096).*
4. *Be 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. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*
6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*
7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*


The required findings are provided in the attached draft Resolution identified as Action Document 1.

CORRESPONDENCE:

No correspondence were received as of the publication date of this staff report.

CONCLUSION:

Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. As the project is found to comply with all standards of development, staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 20-0019 subject to the findings and conditions of approval contained therein.



Sean Nicholas, Senior Planner



Brenda Wisneski, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 20-11-09-xx

Supporting Documents

2. Vicinity Map
3. Monarch Bay Association Approval Letter
4. Architectural Plans

ACTION DOCUMENT 1: Draft Planning Commission Resolution No. 20-11-09-xx

RESOLUTION NO. 20-11-09-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP20-0019 FOR A 102 SQUARE FOOT ADDITION AND REMODEL OF A SINGLE-FAMILY RESIDENCE LOCATED AT 7 MONARCH BAY DRIVE.

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

WHEREAS, Wade Davis Design (the "Representative") has filed an application on behalf of Fernando and Sandy Vargas (the "Property Owners"), the owners of real property commonly referred to as 7 Monarch Bay Drive (APN 670-131-41) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit for a 102 square foot addition and remodel to a single-family residence; 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 15301 (Class 1 – Existing Facilities) in that the project involves a 102 square foot addition and remodel to an existing single-family residence; and

WHEREAS, the Planning Commission did, on the 9th day of November, 2020, 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 CDP20-0019.

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 and incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP20-0019 subject to the following conditions of approval:

Findings:

- A) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves a Coastal Development Permit CDP20-

PLANNING COMMISSION RESOLUTION NO. 20-11-09-XX
CDP20-0019
PAGE 2

0019, subject to conditions:

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 design of the proposed addition and 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 Implementation Plan for the property). The project will further 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*” in that the property is maintained as a single-story residence that is architecturally compatible and in scale with the developed neighborhood.**
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 access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exists nearby at City, County, and State beaches; therefore, the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.**
3. That the project conforms to 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 15301 (Class 1 – Existing Facilities) in that it proposes a 102 square foot addition and remodel of an existing single-family residence. The project will comply with all applicable development standards and will be consistent with the developed community.**
4. That the project has been located 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 the proposed improvements would not result in adverse impacts.**

PLANNING COMMISSION RESOLUTION NO. 20-11-09-XX
CDP20-0019
PAGE 3

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 in an established area of residential uses with no natural landforms present. 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 maintains the single-family residence as a single story. The project design conforms to the development and design standards of the Dana Point Zoning Code and is complementary to surrounding development in terms of mass and size. The modifications to the residence are consistent with the developed neighborhood.**
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 was reviewed by Planning and Building/Safety Division staff 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 Implementation Plan for the subject property). There are no adopted specific plans that apply to the subject property.**

Conditions:

General:

1. Approval of this application permits a 102 square foot addition and remodel of an existing single-family residence and various accessory improvements in the rear yard pursuant to the approved plans, at 7 Monarch Bay Drive in accordance with the plans 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 Implementation Plan 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,

PLANNING COMMISSION RESOLUTION NO. 20-11-09-XX
CDP20-0019
PAGE 4

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. 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.
6. 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.
7. The Applicant, 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.
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 district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The applicant is responsible to coordinate any potential conflicts or existing easements.
10. 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

PLANNING COMMISSION RESOLUTION NO. 20-11-09-XX
CDP20-0019
PAGE 5

sediment control measures at all times. The applicant shall maintain the erosion and sediment control devices until the final approval of all permits.

11. 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.
12. 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.

Prior to Issuance of a Building Permit:

13. The applicant shall submit an application for separate structures, including any retaining walls, interior house improvements, rear yard accessory uses consistent with the approved plan. A separate permit submittal shall be made to the Building Department in accordance with the current submittal requirements and California Building Code.
14. Fire sprinkler system is required for alterations of 50 percent or greater in a two year period. With Building Plan submittal provided calculations on the cover sheet if fire sprinklers are exempted. If it is determined that fire-sprinklers are not required, add a note on the cover sheet, "The depicted scope of work does not require an automatic sprinkler system installation. Work may trigger the City of Dana Point fire sprinkler system installation requirement."
15. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.
16. The applicant shall submit a rough grade certification from the Civil Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (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 satisfaction of the City Engineer. 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.
17. A separate building permit will be required for the pool and spa, proposed walls, and all other structures referenced on the submitted plan. The Building Department should be consultant for all permitting and submittal requirements.
18. The applicant shall submit a drainage plan in compliance with all City of Dana Point standards for review and approval. The drainage plan shall show all existing and proposed drainage from site being directed to an approved outlet.

PLANNING COMMISSION RESOLUTION NO. 20-11-09-XX
CDP20-0019
PAGE 6

Prior to issuance of a Certificate of Occupancy

19. Public Works final approval will be required for all permits.
20. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
21. 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 CDP20-0019. The City's standard "Setback Verification Certification" form shall be obtained at time of permit issuance, prepared by a licensed civil engineer/surveyor and delivered to the City of Dana Point Building and Planning Divisions for review and approval.
22. All project landscaping within all yards shall be installed prior to scheduling of a final inspection of the project by the Planning Division.
23. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of landscaping, finish architecture/materials, and compliance with any outstanding project conditions of approval.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 9th day of November, 2020 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mary Opel, Chairperson
Planning Commission

ATTEST:

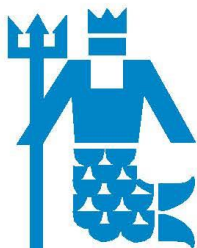
Brenda Wisneski, Director
Community Development Department

SUPPORTING DOCUMENT 2: Vicinity Map

VICINITY MAP



SUPPORTING DOCUMENT 3: Monarch Bay Association Approval Letter



Monarch Bay Association

July 27, 2020

*Fernando and Sandra Vargas
216 Monarch Bay Drive
Monarch Beach, CA 92629*

via e-mail

*RE: 7 MONARCH BAY DRIVE
APPROVAL OF HOME REMODEL PLAN DATED 7/8/20 BY WADE DAVIS DESIGNS*

Dear Mr. and Mrs. Vargas,

We are pleased to advise that the Monarch Bay Association Architectural Control Committee approved your home remodel plans as submitted at their meeting earlier today. We are attaching a scanned signed approval on a reduced plan sheet as an alternative to stamping plans which is challenging due to our "work from home" requirement at this time.

Please submit the review retainer fee of \$5,000 and the construction deposit of \$10,000, both made payable to the Monarch Bay Association. Upon the successful completion of your home, the review retainer and construction deposit will be reconciled against the road use fees and the balance refunded to you. Attached are the construction rules to share with your contractor to ensure they know what is expected of them while working in the Monarch Bay community.

The Committee truly appreciates your on-going cooperation and wish you luck with your project.

Respectfully,

*THE MONARCH BAY ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE*

*CC: Board
Phil Edmondson via email
MB/007/arch/home remodel plan approval/07.27.20*

SUPPORTING DOCUMENT 4: Architectural Plans

ATTACHMENT



NOTE: RECORD EASEMENTS ARE NOT PLOTTED IF ANY.

LEGEND	DESCRIPTION
(123.45)	MEAS. ELEVATIONS
()	REC. BRG. & DIST.
##	BRICK
==	DECK
---	WALL
---	BUILDING
---	PROPERTY LINE
---	FENCE
X	BENCH MARK
A.C.	ASPHALT
C.F.	CURB FACE
CONC.	CONCRETE
C.P.	CONTROL POINT
F.F.	FINISH FLOOR
FL	FLOWLINE
F.S.	FINISH SURFACE
G.F.	GARAGE FLOOR
L&T	LEAD & TAG
M.H.	MAN-HOLE
N.G.	NATURAL GRADE
P	PLANTER
P.P.	POWER POLE
TC	TOP OF CURB
T.G.	TOP-GRATE
T.O.R.	TOP OF ROOF
S&W	SPIKE & WASHER
WM	WATER METER

ADDRESS OF PROJECT:
7 MONARCH BAY
DANA POINT, CA

BENCH MARK:
BENCH MARK #3P-35-04
NAVD88 DATUM
ELEVATION= 157.955

LEGAL DESCRIPTION:
LOT 30 OF TRACT MAP NO. 3839

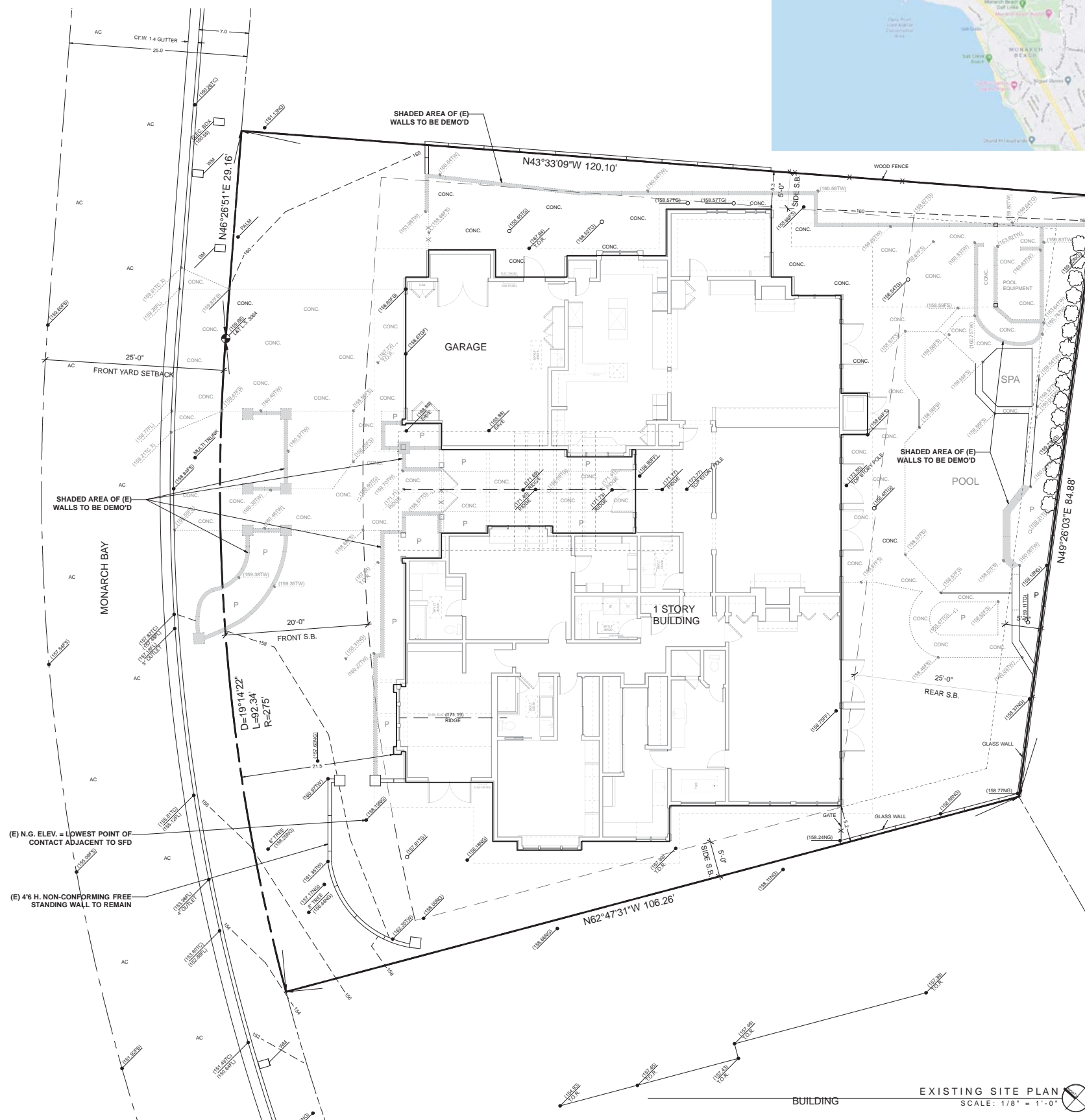
OWNER:
FERNANDO VARGAS

TOPOGRAPHIC SURVEY

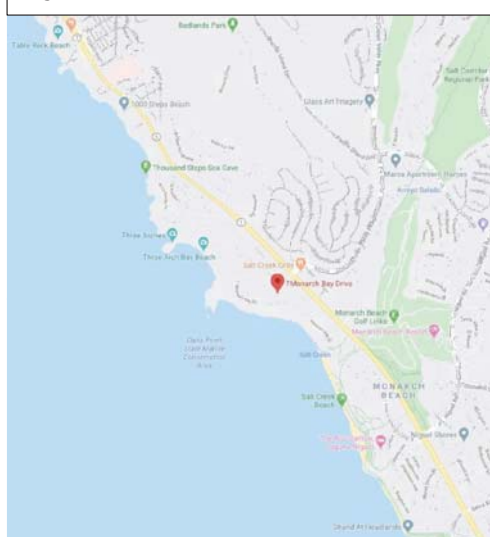
JOB: 78-6 DATE: 5/7/20

RdM SURVEYING INC.

RON MIEDEMA L.S. 4653
23016 LAKE FOREST DR. #409
LAGUNA HILLS, CA 92653
(949) 858-2924 OFFICE
(949) 422-1869 CELL
rdmsurveying@cox.net



VICINITY MAP



PROJECT INFORMATION

OWNER: FERNANDO & SANDRA VARGAS
 SITE: 525151 Rockridge Rd Laguna Hills CA 92653
 APN: 670-131-41
 Property Address: 7 MONARCH BAY DR DANA POINT, CA 92629
 Zip Code: 92629
 Legal Description: N TR 3839 BLK LOT 30
 Tract Number: 3839
 Year Built: 1997
 Acres: 0.26
 Land Square Feet: 11220 (FRIM CITY RECORDS) 11829 (FROM SURVEY)
 Planning Land Use: Residential 3.5-7 DU/AC
 Zoning: RSF 4
 Specific Plan: Not In Specific Plan
 Community Development PRD Zone: Not In Zone
 HOA: MONARCH BAY HOA
 Community Services Water District: South Coast Water District
 Watershed Map: Ocean Water Quality Environmental
 Environmentally Sensitive Area: No
 Coastal Zone: Appeal Jurisdiction
 Fire Hazard Zone: Not In Zone
 Natural Hazards Flood Zone: X
 In FEMA flood zone: No
 FIRM Panel: 06059C0501K
 Special Flood Hazard Area (In / Out): OUT

(E) RESIDENCE:	3874 SF GROSS
(N) ADDITION:	34 SF GROSS
RESIDENCE TOTAL:	3908 SF GROSS
(E) ATTACHED GARAGE:	545 SF GROSS
(N) ADDITION:	68 SF GROSS
GARAGE TOTAL:	613 SF GROSS
(E) ATTACHED STORAGE:	22 SF GROSS
RESIDENCE & GARAGE TOTAL:	4543 SF
INTERIOR REMODEL:	2751 SF
(E) POOL & SPA TO BE REMODELED:	-520 SF
REMODELED POOL & SPA:	489 SF
(E) COVERED PATIO:	242 SF

LOT COVERAGE

LOT SIZE:	11220 SF
EXISTING LOT COVERAGE:	3874 SF
(E) SFD & GARAGE & POOL EQ:	545 SF
	22 SF
TOTAL EXISTING:	4441 SF
THEREFORE LOT (E) COVERAGE =	4441/11829
	(E) COVERAGE= 37.54%
PROPOSED LOT COVERAGE:	3908 SF
	613 SF
	22 SF
TOTAL PROPOSED:	4543 SF
THEREFORE LOT (N) COVERAGE =	4543/11829
	(N) COVERAGE= 38.41%

PROJECT DIRECTORY

ARCHITECT: WADE DAVIS DESIGN
512 BRINKERHOFF AVENUE
SANTA BARBARA, CA 93101
PHONE: (805) 963.2414

OWNER: FERNANDO & SANDRA VARGAS
525151 ROCKRIDGE RD
LAGUNA HILLS CA 92653

LANDSCAPE DESIGNER: LANDSCAPE AND MORE
3508 TRES RIOS
SAN CLEMENTE, CA 92673
PHONE: (949) 374-6481

SCOPE OF WORK

- ADDITION:
 - TO RESIDENCE (32 SF NET) (34 SF GROSS)
 - TO GARAGE (67 SF NET) (68 SF GROSS)
- INTERIOR REMODEL: 2687 SF
- EXTERIOR ALTERATIONS:
 - REPLACE WITH NEW ALL DOORS AND WINDOWS
 - REPLACE & WIDEN (E) DBL. DOORS @ M. BEDROOM, LIVING ROOM AND FAMILY ROOM
 - (N) FOLDING DOOR SYSTEMS
 - (N) VOLUME ROOF @ LIVING ROOM
 - REPLACE (E) SHINGLE ROOFING W/ (N) STANDING SEAM METAL ROOFING
 - (N) SKYLIGHT @ KITCHEN
- REBUILD POOL, SPA & RELOCATE POOL EQUIPMENT
- NEW BBO AND COUNTER
- NEW A.C. CONDENSER
- NEW SITE WALLS & FOUNTAIN

SHEET INDEX

- A-1.0 COVERSHEET & EXISTING SITE PLAN
- A-1.1 PROPOSED SITE PLAN
- A-1.2 SITE PHOTOS
- A-2.0 EXISTING FLOOR PLAN
- A-2.1 PROPOSED FLOOR PLAN
- A-2.2 ROOF PLAN
- A-3.0 EXISTING ELEVATIONS
- A-3.1 PROPOSED ELEVATIONS
- A-4.1 PROPOSED SECTIONS
- A-5.1 DETAILS
- L-1 LANDSCAPE DETAIL PLAN
- L-2 SITE DRAINAGE PLAN
- L-3 PLANTING AND IRRIGATION PLAN
- L-4 LANDSCAPE LIGHTING PLAN

WADE DAVIS
DESIGN

512 BRINKERHOFF AVENUE
SANTA BARBARA, CA 93101
805.963.2414
wadedesign @ gmail.com

These drawings, related specifications, ideas, designs and arrangements represented thereby are and shall remain the property of Wade Davis Design & no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of Wade Davis Design. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

NO.	DATE	DESCRIPTION
06.05.20	06.05.20	MONARCH BAY HOA 1ST SUBMITTAL
07.08.20	07.08.20	MONARCH BAY HOA 2ND SUBMITTAL

PROJECT: VARGAS RESIDENCE
7 MONARCH BAY DRIVE
DANA POINT, CA 92629

DESCRIPTION: COVERSHEET/
EXISTING SITE PLAN

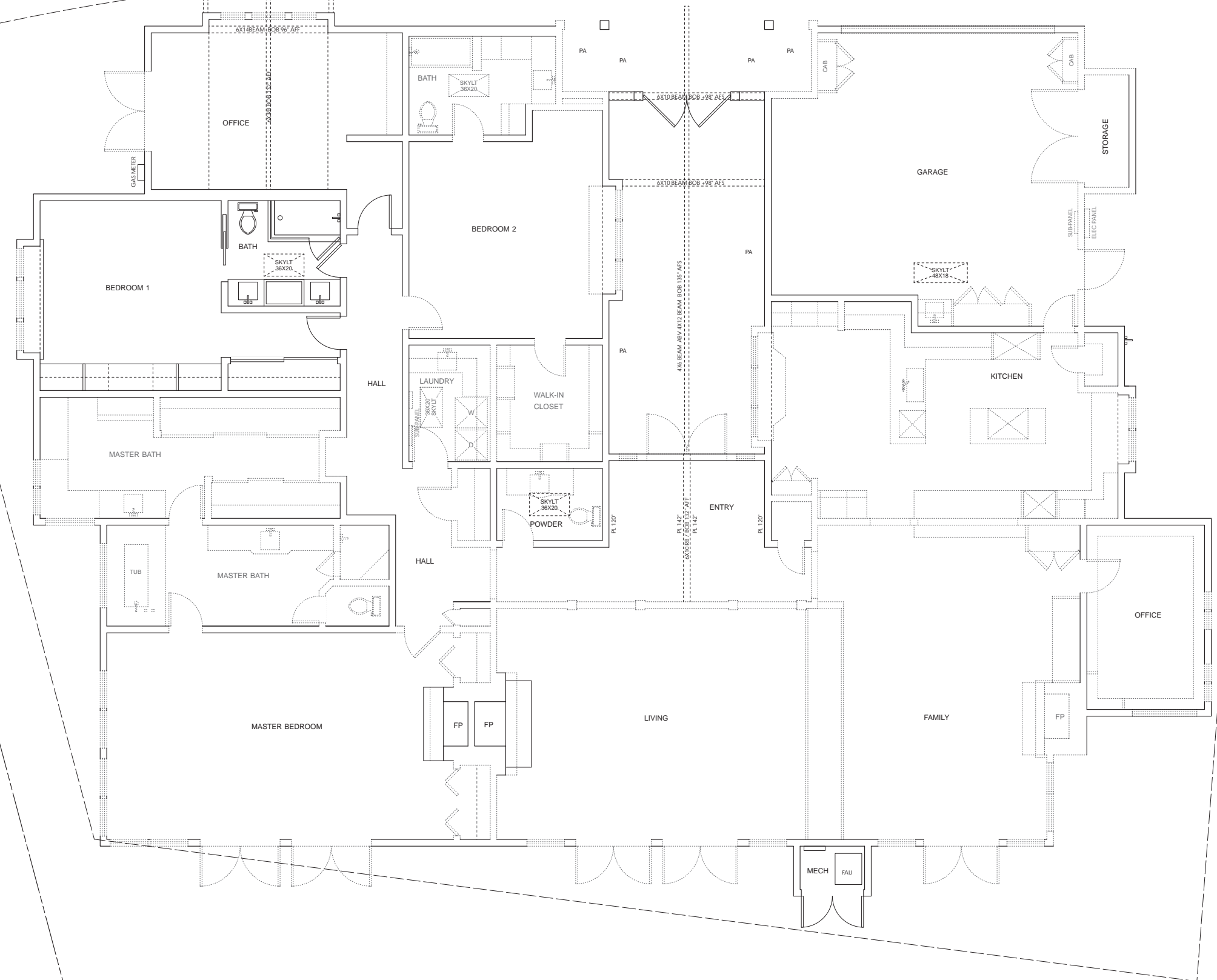
SHEET NO: A-1.0
REF. NORTH

SCALE: 1/8" = 1'-0"

Plot Date: Oct 9, 2020

File name: A-1.1 VARGAS-DANA POINT site plan.vwx

These drawings, related specifications, ideas, designs and arrangements represented thereby are and shall remain the property of Wade Davis Design & no part thereof shall be copied, disclosed to others used in connection with any work or project other than the specific project which they have been prepared and developed without the written consent of Wade Davis Design. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these restrictions.

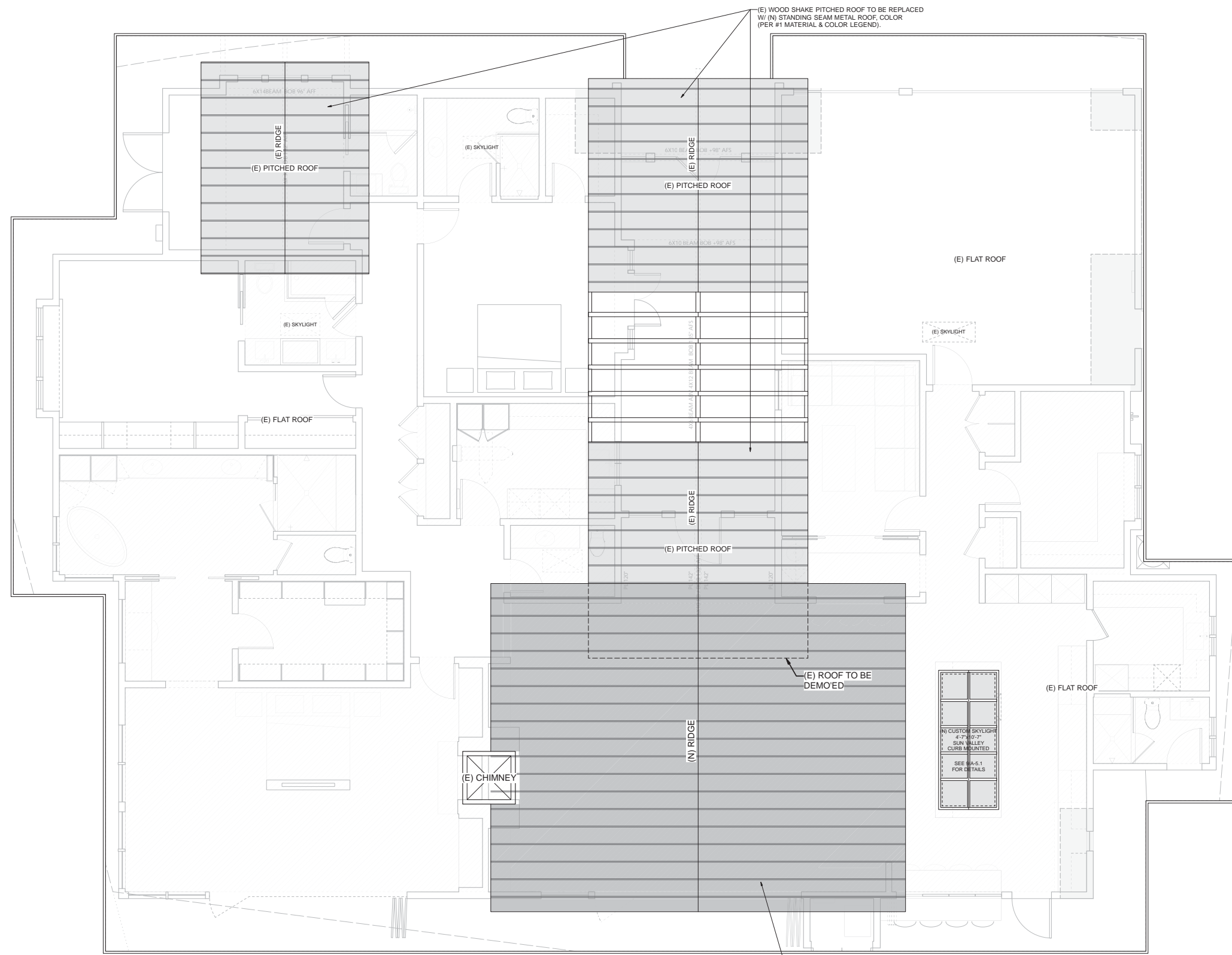


(E) FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND	
STUD WALL TO REMAIN	—————
STUD WALL TO BE REMOVED
NON-CONFORMING CALCULATION:	
861.5 LF OF EXISTING WALLS INTERIOR AND EXTERIOR	
213.5 LF TO BE DEMOLISHED/REMOVED	
RATIO OF WALLS TO BE REMOVED/TOTAL (E) WALLS = 213.5/861.5 = 24.78%	

NO.	DATE
PROJECT	JOB NO. 0000
VARGAS RESIDENCE	
7 MONARCH BAY DRIVE DANA POINT, CA 92629	
DESCRIPTION	SCALE 1/4" = 1'-0"
(E) FLOOR PLAN	
SHEET NO.	REV. NORTH
A-2.0	
Plot Date: 10.09.2020	

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

MATERIALS AND COLOR LEGEND FOR BUILDING AND HARDSCAPE						
NO.	ITEM	MATERIAL	MFR.	COLOR NAME	LOOKUP NO.	COMMENTS
1	ROOF	METAL	METAL SALES	SLATE GRAY	1	-
2	WALLS - FIELD	LAP SIDING	BENJAMIN MOORE	DOVE WHITE	2	TO MATCH EXISTING
3	WALLS P ACCENT	N/A	N/A	N/A	N/A	-
4	FASCIA TRIM	PAINTED WOOD	BENJAMIN MOORE	DOVE WHITE	2	TO MATCH EXISTING
5	WOOD TRIM	PAINTED WOOD	BENJAMIN MOORE	DOVE WHITE	2	TO MATCH EXISTING
6	WINDOWS	PAINTED WOOD	BENJAMIN MOORE	DOVE WHITE	2	TO MATCH EXISTING
7	GARAGE DOOR	STAINED WOOD	BEACHWOOD	CAROL STAIN	4	-
8	ENTRY DOOR	PAINTED WOOD	BEACHWOOD	DOVE WHITE	2	-
9	EXTERIOR DOORS	ANODIZED MTL	NANAWALL	BRONZE	3	-
10	GUTTERS	EXISTING	N/A	N/A	N/A	NO CHANGES PROPOSED
11	WROUGHT IRON	N/A	N/A	N/A	N/A	-
12	GARDEN WALLS	STONE VENEER	EL DORADO	VANTAGE	5	-
13	GATES	STAINED WOOD	BEACHWOOD	CAROL STAIN	4	-
14	DRIVEWAY	PAVER	BELLAGUARD	GLACIER WHITE	6	HARDSCAPE @ FRONT
15	HARDSCAPE	CONCRETE	DAVIS	MESA BEIGE	7	HARDSCAPE @ REAR
16	SKYLIGHT	ANODIZED MTL	SUN VALLEY	BRONZE	3	-
17						
18						
19						
20						

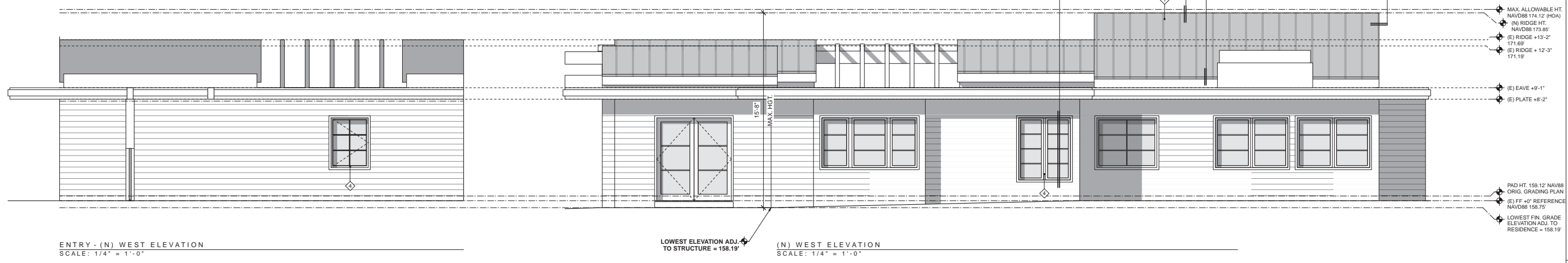
PROJECT: **VARGAS RESIDENCE**
 7 MONARCH BAY DRIVE
 DANA POINT, CA 92629

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

ROOF PLAN

SHEET NO. **A-2.2**
 REF NORTH

Plot Date: 08.31.2020

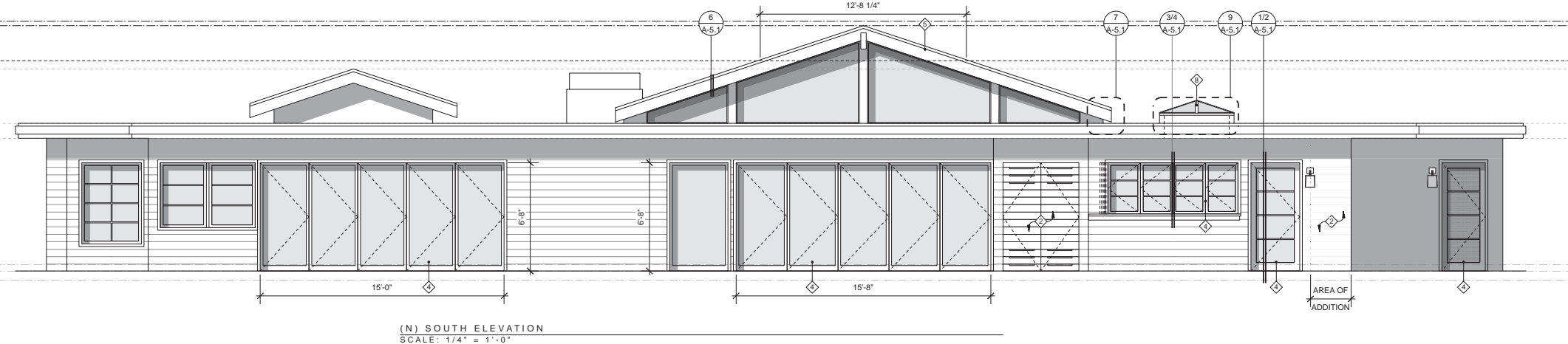


ENTRY - (N) WEST ELEVATION
 SCALE: 1/4" = 1'-0"

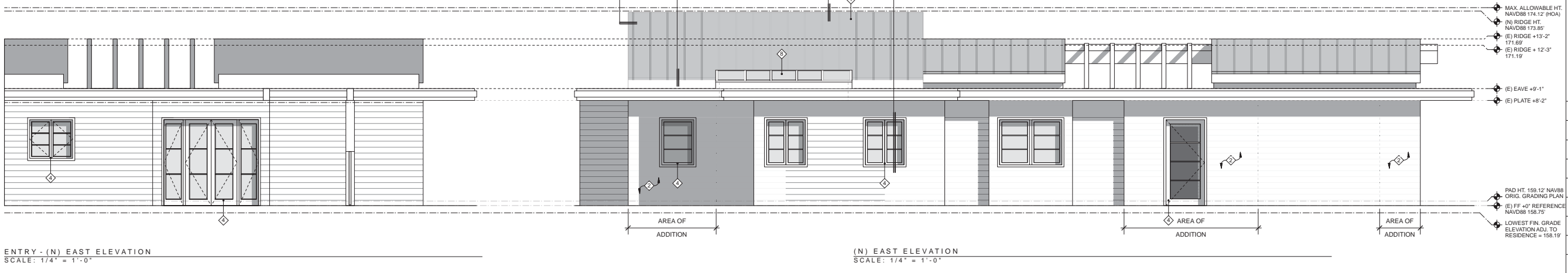
(N) WEST ELEVATION
 SCALE: 1/4" = 1'-0"

Monarch Bay Association
 KEYSTONE
 16775 Von Karman, Suite 100, Irvine, CA 92606 Phone: 949/833-2600 Fax: 949/377-3309

NO.	ITEM	MATERIAL	MFR.	COLOR NAME	COLOR NO.	COMMENTS
1	ROOF	METAL	STANDING SEAM	BLUET GRAY	1	
2	WALLS - FIELD	PAINTED WOOD	LAP SIDING	BECHTOLD MOORE	2	TO MATCH EXISTING
3	WALLS P ACCENT	N/A	N/A	N/A	N/A	
4	FASCIA TRIM	PAINTED WOOD	BENJAMIN MOORE	EGG WHITE	2	TO MATCH EXISTING
5	WOOD TRIM	PAINTED WOOD	BENJAMIN MOORE	EGG WHITE	2	TO MATCH EXISTING
6	WINDOWS	PAINTED WOOD	BENJAMIN MOORE	EGG WHITE	2	TO MATCH EXISTING
7	GARAGE DOOR	PAINTED WOOD	BENJAMIN MOORE	EGG WHITE	2	TO MATCH EXISTING
8	ENTRY DOOR	PAINTED WOOD	BENJAMIN MOORE	EGG WHITE	2	
9	EXTERIOR DOORS	PAINTED WOOD	BENJAMIN MOORE	EGG WHITE	2	
10	GUTTERS	EXISTING	N/A	N/A	N/A	NO CHANGES PROPOSED
11	WROUGHT IRON	N/A	N/A	N/A	N/A	
12	GARDEN WALLS	STONE VENEER	EL DORADO	VANTAGE 30	5	
13	GATES	STAINED WOOD	BECHTOLD MOORE	EGG WHITE	2	
14	DRIVEWAY	PAVER	BECHTOLD MOORE	EGG WHITE	2	HARDSCAPE @ FRONT
15	HARDSCAPE	CONCRETE	DAVIS	MESA BEIGE	7	HARDSCAPE @ REAR
16	SKYLIGHT	ANODIZED METAL	SUN VALLEY	BRONZE	3	
17						
18						
19						
20						

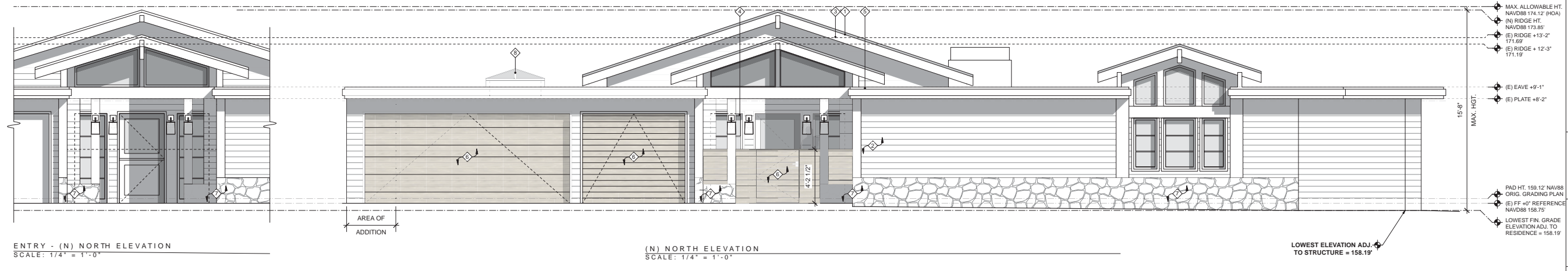


(N) SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



ENTRY - (N) EAST ELEVATION
 SCALE: 1/4" = 1'-0"

(N) EAST ELEVATION
 SCALE: 1/4" = 1'-0"



ENTRY - (N) NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

(N) NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

LOWEST ELEVATION ADJ. TO STRUCTURE = 158.19'

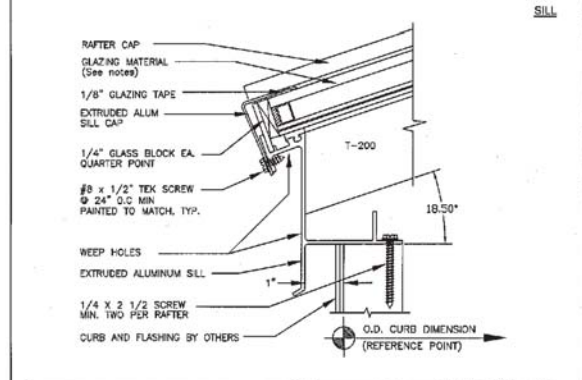
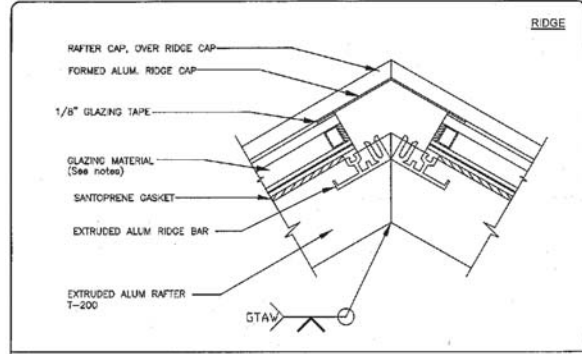
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- MATERIALS LEGEND:**
- (N) STANDING SEAM METAL ROOF. OVER MANIF. RECOMMENDED ROOF UNDERLAYMENT. COLOR #1.
 - EXTERIOR SIDING - PAINTED LAP WOOD SIDING OR DOUBLE BUILDING PAPER OVER FRAMING. COLOR #2.
 - EXPOSED WOOD TRIM & EAVES PAINTED WOOD. COLOR #2.
 - PAINTED WOOD WINDOWS AND DOORS, COLOR #2.
 - PAINTED 32 OZ. GSM FLASHING. COLOR #2.
 - STAINED WOOD CLAD GARAGE DOORS & ENTRY GATE. COLOR #4.
 - 'EL DORADO' STONE VENEER 'VANTAGE 30'. COLOR #5.
 - (N) SKYLIGHT - COLOR #3. SEE ROOF PLAN FOR MORE INFO & DETAIL 9/A-5.1.

NO.	DATE

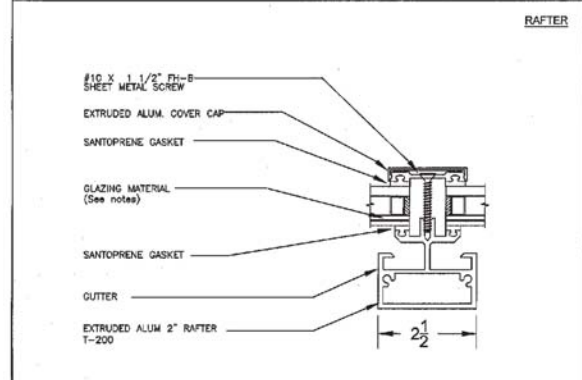
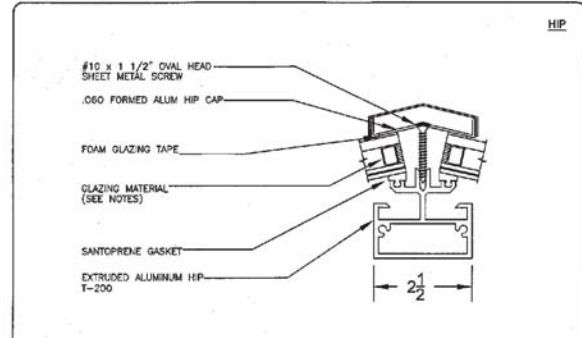
PROJECT JOB NO. 0000
VARGAS RESIDENCE
 7 MONARCH BAY DRIVE
 DANA POINT, CA 92629

DESCRIPTION SCALE 1/4" = 1'-0"
PROPOSED ELEVATIONS



SUN VALLEY SKYLIGHTS & WINDOWING & DOORS
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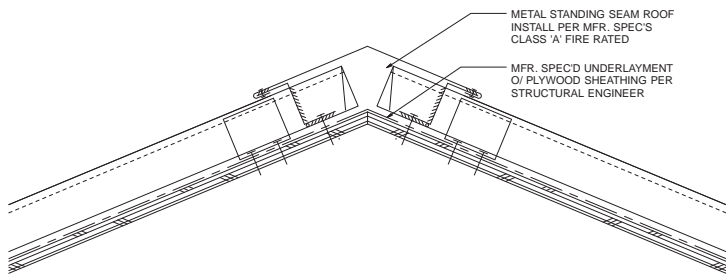
SYSTEM SVS-T200 SCALE 1/2" = 1'-0" DRAWING RIDGE & SILL



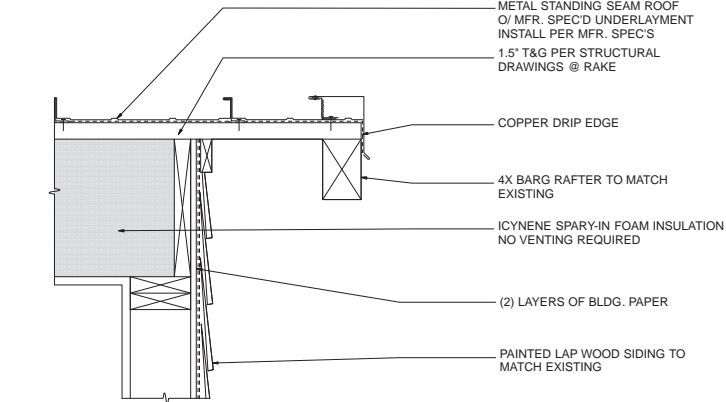
SUN VALLEY SKYLIGHTS & WINDOWING & DOORS
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SYSTEM SVS-T200 SCALE 1/2" = 1'-0" DRAWING HIP & RAFTER

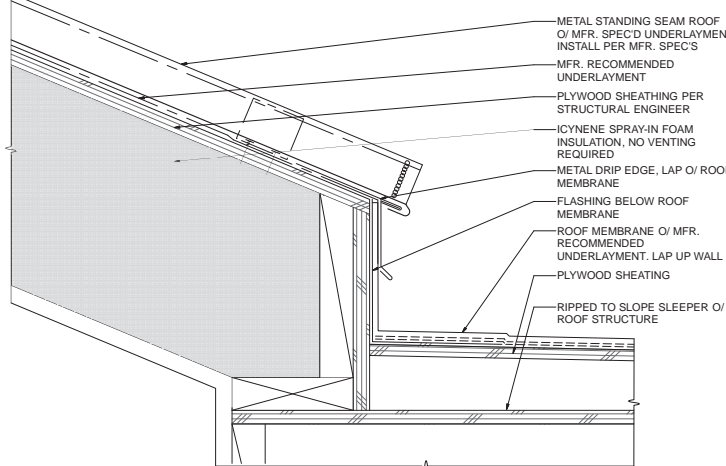
9 SKYLIGHT DETAILS
A-5.1 AS NOTED



5 TYPICAL RIDGE DETAIL (HIP SIM.)
A-5.1 3" = 1'-0"

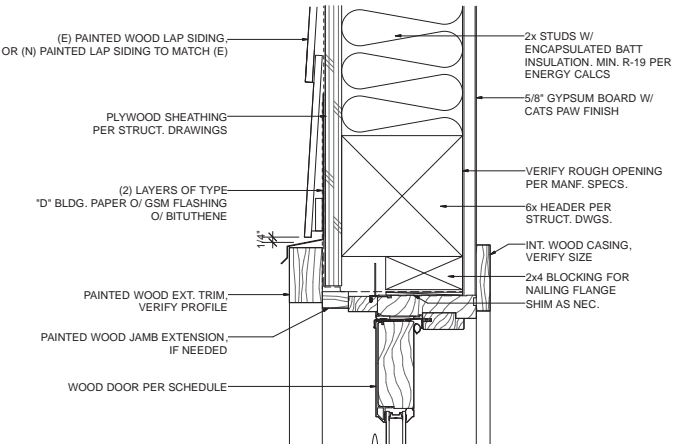


6 RAKE DETAIL
A-5.1 3" = 1'-0"

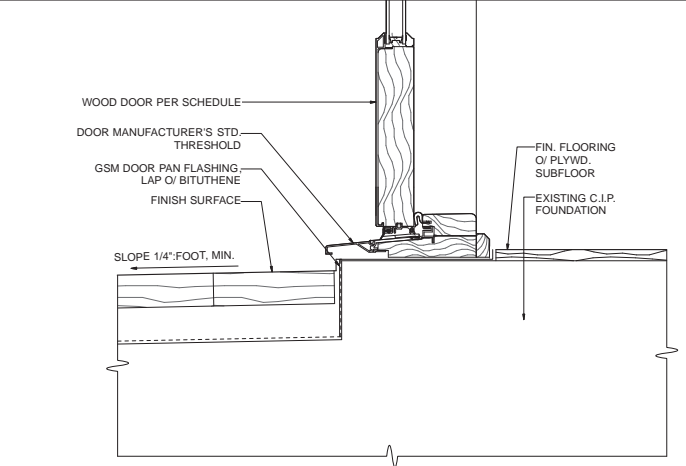


7 SLOPED TO FLAT ROOF TRANSITION
A-5.1 3" = 1'-0"

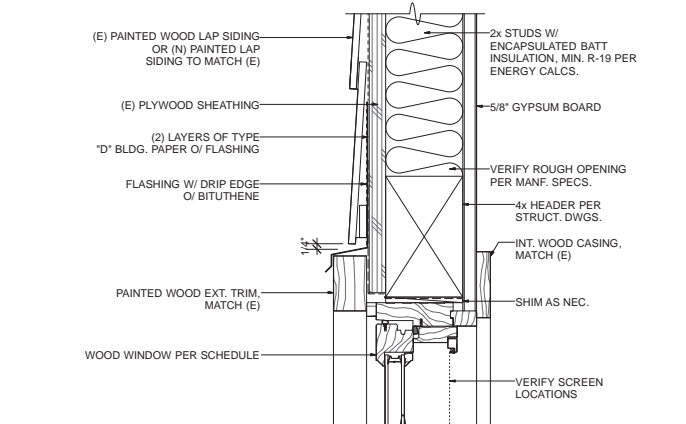
8 NOT USED
A-5.1



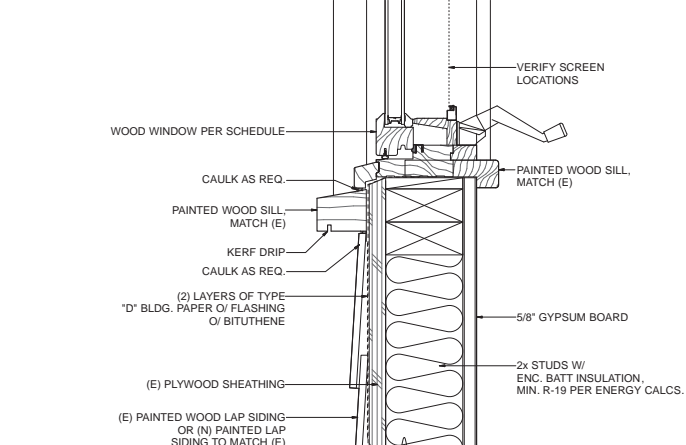
1 TYPICAL DOOR HEAD DETAIL
A-5.1 1-1/2" = 1'-0"



2 TYPICAL THRESHOLD DETAIL
A-5.1 1-1/2" = 1'-0"



3 TYPICAL WINDOW HEAD DETAIL
A-5.1 1-1/2" = 1'-0"



4 TYPICAL WINDOW SILL DETAIL
A-5.1 1-1/2" = 1'-0"

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GENERAL NOTE:
CONTRACTOR TO VERIFY EXISTING DETAILS & DIMENSIONS PRIOR TO ANY DEMOLITION

NO.	DATE	DESCRIPTION

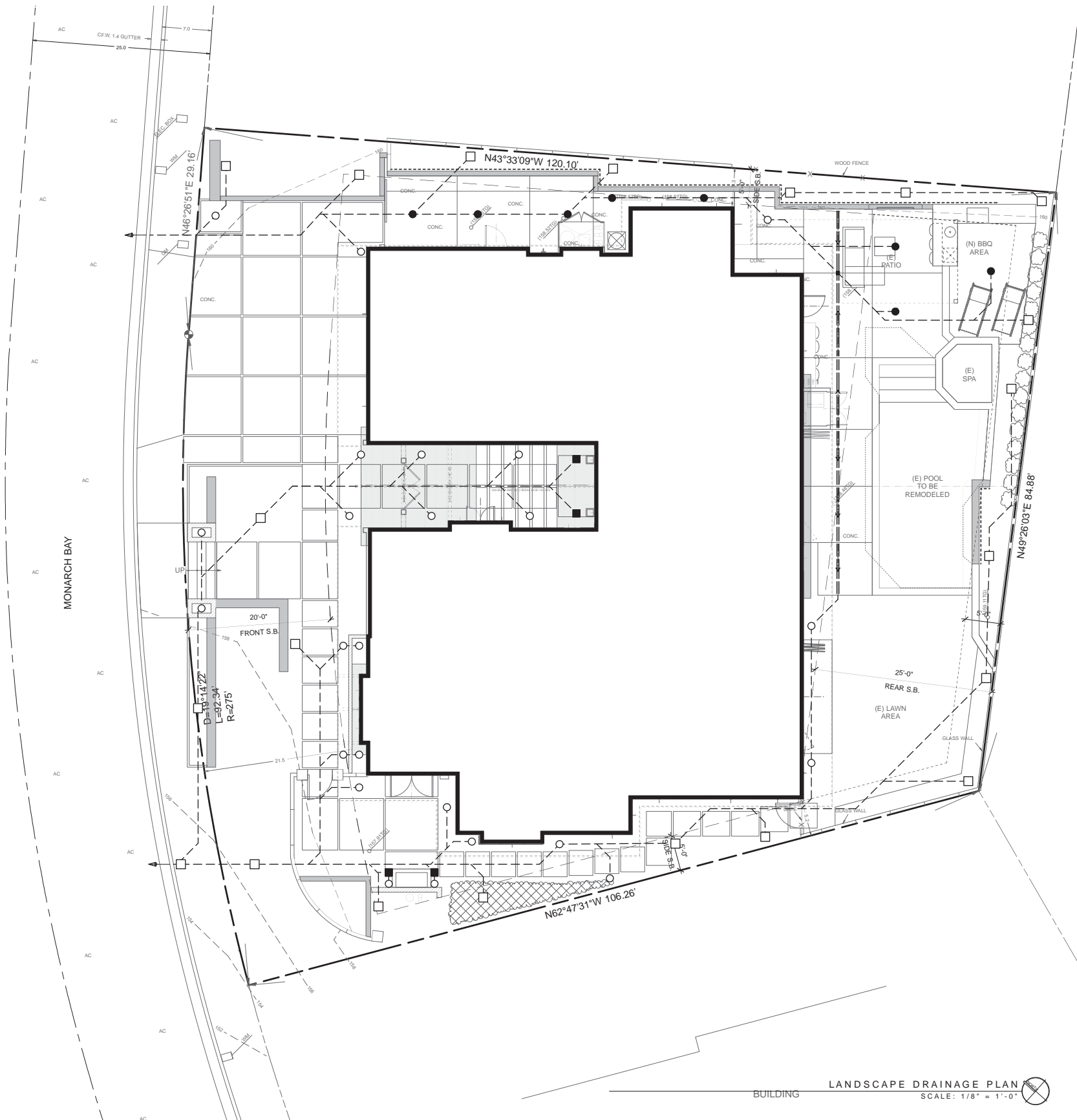
PROJECT JOB NO. 0000

VARGAS RESIDENCE
7 MONARCH BAY DRIVE
DANA POINT, CA 92629

DESCRIPTION SCALE
ARCHITECTURAL DETAILS AS NOTED

SHEET NO. REF. NO. OTHERS

File name: A-5.1 VARGAS-DANA POINT-details.rvt



LIGHTING INDEX		
SYMBOL	DESCRIPTION	QUANTITY
---	4" DIA. SDR 35 DRAIN LINE	681 LF
----	4" DIA SDR 35 PERFORATED DRAIN LINE WITH FILTER & GRAVEL	102 LF
— — —	NDS SPEEDY DECK CHANEL DRAIN W/ WHITE GRATE	53 LF
○	4" INLET W/ DOMED GRATE	24
□	6" INLET W/ DOMED GRATE	21
→	EXISTING CURB CORES	EXISTING
■	POTTERY INLET	4
●	DOWNSPOUT CONNECTIONS	EXISTING
●	4" INLETS W/ BRASS GRATES	8

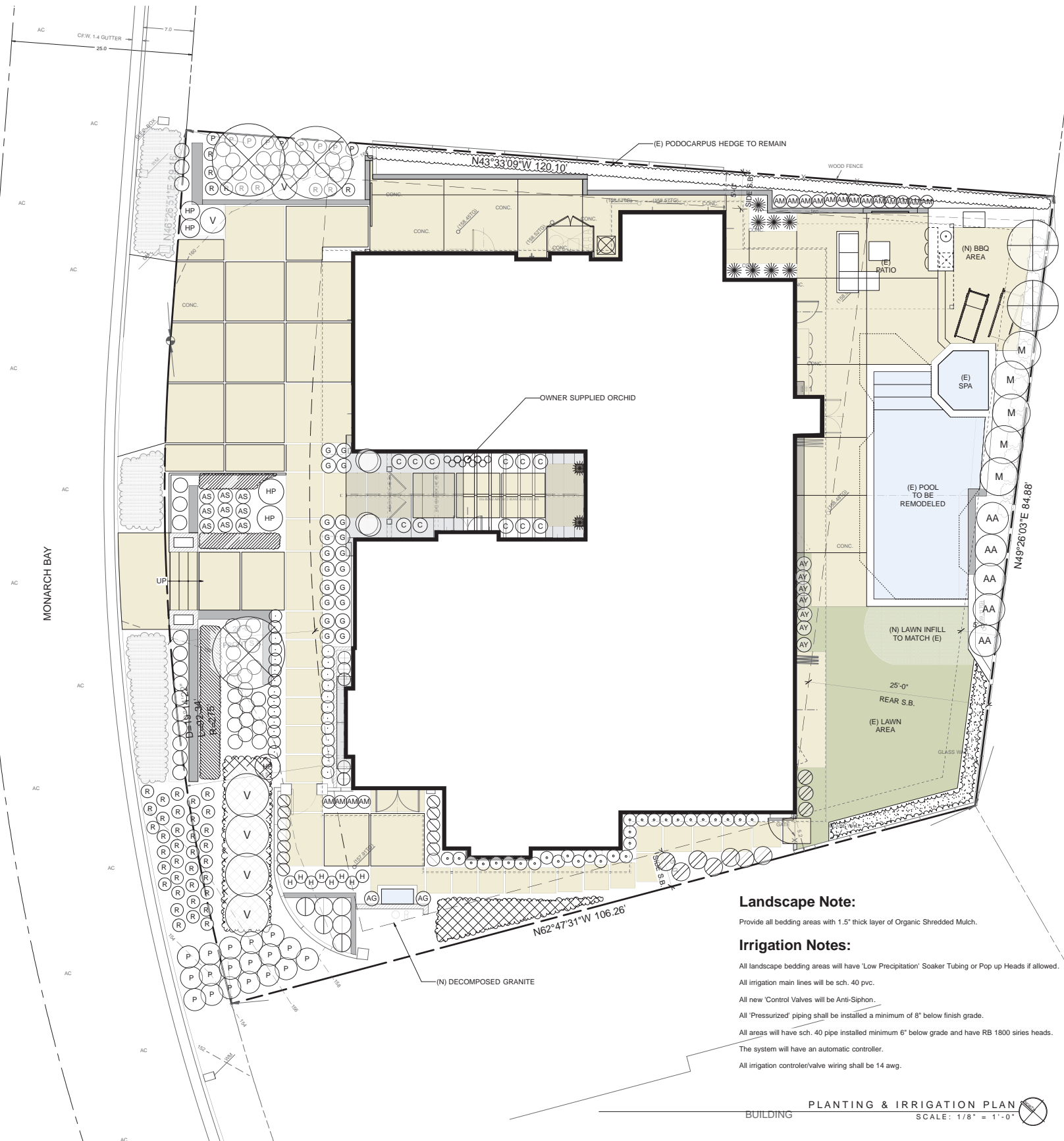
Monarch Bay Association
 KEYSTONE
 16775 Van Karman, Suite 100, Irvine, CA 92618 Phone: 949/835-2600 Fax: 949/377-3309

MATERIALS AND COLOR LEGEND FOR BUILDING AND HARDSCAPE						
NO.	ITEM	MATERIAL	MFR.	COLOR NAME	COLOR NO.	COMMENTS
1	ROOF	METAL	METAL SALES	SLATE GRAY	1	
2	WALLS - FIELD	LAP SIDING	BENJAMIN MOORE	WHITE	2	TO MATCH EXISTING
3	WALLS P ACCENT	N/A	N/A	N/A	N/A	
4	FASCIA TRIM	PAINTED WOOD	BENJAMIN MOORE	WHITE	2	TO MATCH EXISTING
5	WOOD TRIM	PAINTED WOOD	BENJAMIN MOORE	WHITE	2	TO MATCH EXISTING
6	WINDOWS	PAINTED WOOD	BENJAMIN MOORE	WHITE	2	TO MATCH EXISTING
7	GARAGE DOOR	STAINED WOOD	SEE SPEC	GREY	4	
8	ENTRY DOOR	PAINTED WOOD	EDWARDS	OFFICE	8	
9	EXTERIOR DOORS	ANODIZED MTL	NANAWALL	BRONZE	3	
10	GUTTERS	EXISTING	N/A	N/A	N/A	NO CHANGES PROPOSED
11	WROUGHT IRON	N/A	N/A	N/A	N/A	
12	GARDEN WALLS	STONE VENEER	EL DORADO	MANTAGE30	5	
13	GATES	STAINED WOOD	SEE SPEC	GREY	4	
14	DRIVEWAY	CONCRETE	DAVIS	MESA BEIGE	7	HARDSCAPE @ FRONT
15	HARDSCAPE	CONCRETE	DAVIS	MESA BEIGE	7	HARDSCAPE @ REAR
16	SKYLIGHT	ANODIZED MTL	SUN VALLEY	BRONZE	3	
17						
18						
19						
20						

PROJECT: 7 MONARCH BAY DRIVE, DANA POINT, CA 92629
 JOB NO: 0000
 DESCRIPTION: PROPOSED DRAINAGE PLAN
 SCALE: 1/8" = 1'-0"
 SHEET NO: L-2
 REF: NORTH
 Plot Date: Oct 9, 2020

File name: A-1.1 VARGAS-DANA POINT_site_plan.vwx

BUILDING LANDSCAPE DRAINAGE PLAN
 SCALE: 1/8" = 1'-0"



Plant Material Legend

Symbol	Botanical Name	Common Name	Ht./Spread @ 15 yrs.	Qty.	Size
⊗	Actostaphylos densiflora	Manzanita - H. McMinn	6' ht / 3' dia.	3	36" box
⊙	Agave vilmoriniana	Octopus Agave	5' ht / 6' dia.	6	24" box
⊙	Magnolia Little Gem	Dwarf So. Magnolia	9' ht / 5' dia.	5	36" box
⊕	Mexican Lime	Mexican Lime	8' ht / 6' dia.	2	36" box
⊙	Aloe arborescens	Tree Aloe	4' ht / 4' dia.	5	24" box
⊙	Agave Blue Flame	Blue Flame Agave	3' ht / 3' dia.	54	15 gal.
⊙	Gardenia agusta	Kleim's Hardy Gardenia	2.5' ht / 2' dia.	20	15 gal.
⊙	Camellia J. White	Nuccio's Gem Camellia	2.5' ht / 2.5' dia.	11	15 gal.
⊙	Rhapis excelsa	Lady Palm	3.5' ht / 2' dia.	10	10 gal.
⊙	Aloe saponaria	Soap Aloe	2.5' ht / 2' dia.	6	1 gal.
⊙	Aloe striata	Coral Aloe	2.5' ht / 2' dia.	9	5 gal.
⊙	Anigozanthos flavidus	Kangaroo Paw - yellow	2.5' ht / 2' dia.	7	1 gal.
⊙	Anigozanthos flavidus	Kangaroo Paw - green	2.5' ht / 2' dia.	2	5 gal.
⊙	Protea cynaroides compacta	No Common Name	4' ht / 3' dia.	10	2 gal.
⊙	Aloe polyphylla	Spiral Aloe	1.5' ht / 2' dia.	26	5 gal.
⊕	Sansevieria trifasciata	Bowstring Hemp	3.5' ht / 2' dia.	5	5 gal.
⊙	Rhaphiolepis clara	India Hawthorn	2.5' ht / 2' dia.	44	5 gal.
⊙	Phormium h. Yellow Wave	Flax	5' ht / 5' dia.	28	5 gal.
⊙	Hydrangea macrophalla	Little Lime Hydrangea	2.5' ht / 2' dia.	6	5 gal.
⊕	Chondropetalum lectorum	Cape Rush	3.5' ht / 3' dia.	5	5 gal.
⊙	Distictis riversii - bush form	Royal Trumpet	2.5' ht / 2' dia.	21	5 gal.
⊙	Brunnera macrophylla	No Common Name	1.5' ht / 2' dia.	12	1 gal.
⊙	Gardenia veitchii	White Gem Gardenia	2.5' ht / 2' dia.	13	5 gal.
⊙	Ophiopogon nigrescens	Black Mondo Grass	1' ht / 1' dia.	29	1 gal.
⊙	Asparagus d. meyeri	Asparagus Fern	1.5' ht / 1' dia.	13	1 gal.
⊙	Brunfelsia pauciflora	Yesterday, Today, Tomorrow	3' ht / 3' dia.	2	15 gal.
⊙	Contoneaster d. 'Coral Beauty'	No Common Name	1' ht / 2' dia.	70	1 gal.
⊙	Senecio serpens	Blue Chalk Sticks	.5' ht / 2' dia.	8	Flats
⊙	Carissa macrophylla	Green Carpet	3.5' ht / 3' dia.	43	1 gal.
⊙	Hesperaloe parviflora	Red Yucca	5' ht / 3' dia.	5	15 gal.

Landscape Note:

Provide all bedding areas with 1.5" thick layer of Organic Shredded Mulch.

Irrigation Notes:

- All landscape bedding areas will have 'Low Precipitation' Soaker Tubing or Pop up Heads if allowed.
- All irrigation main lines will be sch. 40 pvc.
- All new 'Control Valves' will be Anti-Siphon.
- All 'Pressurized' piping shall be installed a minimum of 8" below finish grade.
- All areas will have sch. 40 pipe installed minimum 6" below grade and have RB 1800 series heads.
- The system will have an automatic controller.
- All irrigation controller/valve wiring shall be 14 awg.

Monarch Bay Association 7 of 7
 KEYSTONE
 16775 Von Karman, Suite 100, Irvine, CA 92618 Phone: 949/835-2600 Fax: 949/377-3309

MATERIALS AND COLOR LEGEND FOR BUILDING AND HARDSCAPE

NO.	ITEM	MATERIAL	MFR.	COLOR NAME	COLOR NO.	COMMENTS
1	ROOF	MULTI STANDED SLAM	METAL SALES	SLATE GRAY	1	
2	WALLS - FIELD	LAP SIDING	BENICOMI MOORE	DOVE WHITE	2	TO MATCH EXISTING
3	WALLS P ACCENT	N/A	N/A	N/A	N/A	
4	FASCIA TRIM	PAINTED WOOD	BENICOMI MOORE	DOVE WHITE	2	TO MATCH EXISTING
5	WOOD TRIM	PAINTED WOOD	BENICOMI MOORE	DOVE WHITE	2	TO MATCH EXISTING
6	WINDOWS	PAINTED WOOD	BENICOMI MOORE	DOVE WHITE	2	TO MATCH EXISTING
7	GARAGE DOOR	STAINED WOOD	SEE SCHEDULE CABOT STAIN	GREY	4	
8	ENTRY DOOR	PAINTED WOOD	EDWARDS	GREY SPICE	8	
9	EXTERIOR DOORS	ANODIZED MTL.	NANAWALL	BRONZE	3	
10	GUTTERS	EXISTING	N/A	N/A	N/A	NO CHANGES PROPOSED
11	WROUGHT IRON	N/A	N/A	N/A	N/A	
12	GARDEN WALLS	STONE VENEER	EL DORADO	MANTAGE30	5	
13	GATES	STAINED WOOD	SEE SCHEDULE CABOT STAIN	GREY	4	
14	DRIVEWAY	CONCRETE	DAVIS	MESA BEIGE	7	HARDSCAPE @ FRONT
15	HARDSCAPE	CONCRETE	DAVIS	MESA BEIGE	7	HARDSCAPE @ REAR
16	SKYLIGHT	ANODIZED MTL.	SUN VALLEY	BRONZE	3	
17						
18						
19						
20						

VARGAS RESIDENCE
 7 MONARCH BAY DRIVE
 DANA POINT, CA 92629

PROPOSED
 PLANTING/IRRIGATION
 PLAN

L-3

Plot Date: Oct 9, 2020

