CITY OF DANA POINT PLANNING COMMISSION AGENDA REPORT

DATE:

November 14, 2016

TO:

DANA POINT PLANNING COMMISSION

FROM:

COMMUNITY DEVELOPMENT DEPARTMENT

URSULA LUNA-REYNOSA, DIRECTOR

LIANE SCHULLER, PLANNER

SUBJECT:

COASTAL DEVELOPMENT PERMIT CDP16-0006 AND MINOR SITE DEVELOPMENT PERMIT SDP16-0018(M) TO ALLOW ADDITIONS AND ALTERATIONS TO AN EXISTING SINGLE-FAMILY DWELLING LOCATED WITHIN A RESIDENTIAL SINGLE-FAMILY (RSF-4) ZONING

DISTRICT AT 67 MONARCH BAY

RECOMMENDATION:

That the Planning Commission adopt the attached resolution

approving Coastal Development Permit CDP16-0006.

APPLICANT/OWNER:

Richard and Jacalyn Mitten

OWNER'S

REPRESENTATIVE:

Monarch Development

REQUEST:

Approval of a Coastal Development Permit and a Site Development Permit to allow living area additions of 736 square feet and garage additions of 788 square feet to an existing single-family dwelling within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals

Jurisdiction of the California Coastal Commission.

LOCATION:

67 Monarch Bay (APN 670-121-69)

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 3, 2016, published within a newspaper of general circulation on November 3, 2016, and posted on November 3, 2016 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), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the project proposes additions to an existing single-family dwelling that will result in an increase of less than 50% of the existing floor area.

ITEM NO. 2

ISSUES:

- Project consistency with the Dana Point General Plan, 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 project site is a 19,479 square-foot lot located oceanward of Pacific Coast Highway within Monarch Bay, a built-out neighborhood of single-family residences.

The property is zoned "Residential Single-Family 4" (RSF-4), and is located within the City's Coastal Overlay District (the California Coastal Zone) and within the Appeals Jurisdiction of the California Coastal Commission.

<u>DISCUSSION</u>: The project site currently contains a 3,838 square-foot, single-family residence and attached 504 square-foot garage. The proposed scope of work includes removing and replacing the existing garage with a new, two level garage. The new garage will accommodate two cars and a golf cart at the street level, and will have car lifts to access two additional parking spaces within a new basement level directly below. Living area totaling 776 square feet is also proposed at the new basement level, adding a media room and an exercise room to the existing home. Interior stairs will provide internal access to the existing living area above.

The existing residence was constructed under County jurisdiction. Prior approvals include a variance for a reduced front setback of 6'-0"; this variance runs in perpetuity with the property and applies to any new development on the site. Additional general development standards for this property are set forth in Zoning Code Chapter 9.09 (Residential Development Standards).

The geotechnical documentation submitted with the project application analyzed, among other items, the location of the edge of the coastal bluff, historic and projected future erosion of the site, as well as general site stability, and recommends a minimum development setback from the edge of 25 feet. All geotechnical documentation has been reviewed and approved by City geotechnical engineers and the proposed project complies with the recommended setback.

Based on the previously approved variance and current City standards, new development on the project site is subject to a front setback of 6'-0", a bluff setback of 25'-0", and side setbacks of 5'-0" each. The new construction complies with these setback requirements and all other applicable development standards, including parking, lot coverage and height limits.

The proposed architecture will have a coastal contemporary theme, with an open floor plan and large windows to visually blend the interior and exterior environments.

Proposed exterior finishes include a combination of light-colored wood, stucco and stone, with a bronze metal standing seam roof and complementary window trim.

Coastal Development Permit CDP16-0006

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, floor area additions of more than 10% to a single-family dwelling on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission and within fifty feet of an oceanfront bluff, require approval of a Coastal Development Permit (CDP). The proposed project meets all of these thresholds.

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.

Recommended approval findings for the Coastal Development Permit are included in the attached draft Resolution (Attachment 1).

Site Development Permit SDP16-0018

While all new construction complies with current development standards, a portion of the existing structure is non-conforming with respect to the required 25'-0" oceanfront bluff setback. Municipal Code Section 9.63.030 provides that additions and alterations may be made to non-conforming structures, subject to the approval of a minor Site Development Permit.

The approval of Site Development Permits are subject to the following findings:

- 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 are appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture.

Recommended approval findings for the Site Development Permit are included in the attached draft Resolution (Attachment 1).

<u>CORRESPONDENCE</u>: The only correspondence received to-date is a letter of project approval from the Monarch Bay Homeowners Association.

CONCLUSION: Staff finds that the proposed 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 the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 16-0006 and Minor Site Development Permit 16-0018(M) subject to the findings and conditions of approval contained therein.

Liane \$chuller, Planner

Ursula Luna-Reynosa, Director Community Development Department Planning Commission Agenda Report CDP16-0006 and Minor SDP16-0018(M) November 14, 2016 Page 5

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 16-11-14-xx

Supporting Documents

- 2. Vicinity Map
- 3. Homeowners Association Approval Letter
- 4. Site Photos
- 5. Color and Materials Exhibit
- 6. Architectural Plans

RESOLUTION NO. 16-11-14-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP16-0006 AND MINOR SITE DEVELOPMENT PERMIT SDP16-0018(M) TO ALLOW ADDITIONS AND ALTERATIONS TO AN EXISTING SINGLE-FAMILY DWELLING LOCATED WITHIN THE RESIDENTIAL SINGLE-FAMILY 4 (RSF-4) ZONING DISTRICT AT 67 MONARCH BAY

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

WHEREAS, Monarch Development (the "Applicant") has filed an application on behalf of Richard and Jacalyn Mitten ("Owners"), the Owners of real property commonly referred to as 67 Monarch Bay Drive (APN 670-121-69) (the "Property"); and

WHEREAS, the Applicant filed verified applications for a Coastal Development Permit and a minor Site Development Permit to allow additions and alterations to an existing single-family dwelling at the Property; 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 proposes additions to an existing single-family dwelling that will result in an increase of less than 50% of the existing floor area; and

WHEREAS, the Planning Commission did, on the 14th day of November, 2016, 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 CDP16-0006 and Minor SDP16-0018(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 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 CDP16-0006 and SDP16-0018(M) subject to conditions of approval.

Findings:

Coastal Development Permit CDP16-0006

- 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 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" by effecting new, aesthetically pleasing development of the subject property that is 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 access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches and accordingly, 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 the project proposes additions to an existing single-family dwelling that will result in an increase of less than 50% of the existing floor area.
- 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, the proposed development complies with the required coastal bluff setback, and the project 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 would construct additions and alterations to an existing single-family dwelling utilizing materials and methods that conform to the development and design standards of the Dana Point Zoning Code and so resulting in development of the property in a manner that is complementary to surrounding development in terms of size, mass and scale.
- 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 16-0018(M)

- 1. The proposed site design complies with the development standards of the Zoning Code in that the proposed improvements are allowed within the property's Residential Single-Family 4 (RSF-4) Zoning District and have been found to conform to current applicable standards of development.
- 2. The site is suitable for the proposed use and development in that the proposed improvements are compatible with and complementary to existing surrounding development, while allowing greater enjoyment of the Property for the owner.
- 3. The proposed improvements comply with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines in that the

provision of adequate and convenient onsite parking is in keeping with the goals and policies of the General Plan, and the proposed improvements serve to enhance the architectural and landscape interest of the Property when viewed from the street, in keeping with the City's Urban Design Guidelines for residential development.

4. 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 proposed improvements will improve the appearance and function of the existing residence for the Owner without negatively affecting neighboring properties.

Conditions:

General:

- 1. 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.
- 2. Approval of this application permits additions and alterations to an existing single-family dwelling at 67 Monarch Bay 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 and Zoning Code.
- 3. 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.
- 4. 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.

- 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.
- 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 offers, 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 project shall meet all water quality requirements including Low Impact Development (LID) implementation.
- 8. A grading permit shall be obtained prior to any work.
- 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, telephone and cable television services.

- 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 control measures of a type, size and location as approved by the Director of Public Works. The erosion control measures shall be shown and specified on the grading plan and shall be constructed to the satisfaction of the Director of Public Works prior to the start of any other grading operations. The applicant shall maintain the erosion control devices until the final approval of all permits.
- 11. The applicant, property owner or successor in interest shall prepare a Waste Management 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 Waste Management Plan shall indicate the estimated quantities of material to be recycled and the locations where the material is to be taken for recycling.
- 12. The applicant shall limit all construction activities within the coastal bluff-top setback area. The coastal bluff shall be protected at all times from potential erosion and construction activity.
- 13. The 25-feet bluff edge setback deviation, as justified by the submitted geotechnical documents, shall be clearly shown on all plans submitted for review and approval.
- 14. Per Municipal Code Section 9.27.030, no new structure foundations or improvements requiring a building permit will be allowed within the 25-feet bluff edge setback. Review of the submitted plans indicates that the proposed basement level retaining wall is shown locally adjacent to the indicated 25' bluff edge setback line. Please note that any portion of new foundation (or retaining wall subdrain) for any structure/improvement requiring a permit is not allowed within the bluff edge setback. Should the existing foundations and/or slab be found not suitable for the proposed improvements during construction, all new foundations for habitable space will be required to be outside the 25-feet bluff edge setback.

Prior to Issuance of a Grading Permit:

15. 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.

- 16. The applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.
- 17. All plans submitted shall reflect the determined Bluff Edge and all associated setbacks, as shown on the Updated Geotechnical Plot Plan, Plate 1, (revised September, 2016) prepared by Geofirm.

Prior to Issuance of a Building Permit:

- 18. The applicant shall submit a Landscape Plan, in compliance with City standards, for review and approval by the Director of Public Works. The Landscape Plan shall include the bluff top setback area and be in accordance with the approved grading plan, City of Dana Point Municipal Code.
- 19. The applicant shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports.
- 20. 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.
- 21. The applicant shall submit a rough grade certification from the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical engineer (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.
- 22. 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 recompaction, 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.

Prior to Final Approval:

- 23. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
- 24. A written approval by the Geotechnical Engineer of Record approving the grading as being in conformance with the approved grading plan and geotechnical report prepared for the project.
- 25. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved grading plan and which specifically approves construction of line and grade for all engineered drainage devices and retaining walls.
- 26. An As-Built Grading Plan shall be prepared and submitted to the City by the Civil Engineer of Record.
- 27. All landscaping and/or structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
- 28. The final condition of the bluff edge setback shall be in accordance with Municipal Code Section 9.27.030, with no new structure foundations or improvements requiring a building permit within the bluff edge setback.
- 29. The Applicant shall schedule 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 14^h day of November, 2016 by the following vote, to wit:

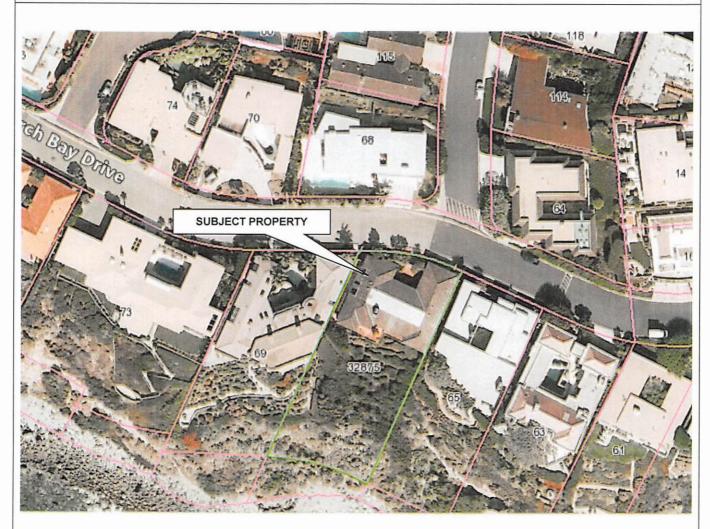
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	

PLANNING COMMISSION RESOLUTION NO. 16-1	1-14-XX
CDP16-0006 AND SDP16-0018(M)	
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	Eric Nelson, Chairman Planning Commission
ATTEST:	

Ursula Luna-Reynosa, Director Community Development Department

VICINITY MAP

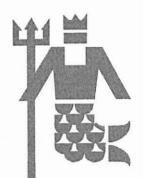


Project: CDP16-0006 and Minor Site Development Permit16-0018M

Project Applicant: Monarch Development

Location: 67 Monarch Bay





Monarch Bay Association

February 26, 2016

Richard and Jacalyn Mitten 20002 E. Daniel Lane Orange, CA 92069 via e-mail

RE:

67 MONARCH BAY DRIVE

APPROVAL- REMODEL PLANS DATED 2/15/16 by HUDGINS DESIGN

Dear Mr. and Mrs. Mitten,

Thank you for submitting detailed plans to the Monarch Bay Association Architectural Control Committee for the remodel of your home. The Committee reviewed and approved your plans at our meeting earlier today.

The plans to demo 913 square feet of the existing residence and current garage to create a basement with 771 square feet of living area and 646 square feet of garage, plus a new golf cart garage, new landscape/hardscape, firepit, spa and new standing seam metal roof. Two sets of stamped approved plans were provided to Scott Hudgins at the meeting.

It is necessary for you to submit an architectural review retainer fee of \$5,000 and also prior to the commencement of construction, please submit your refundable construction deposit of \$10,000 made payable to the Monarch Bay Association in care of Progressive Community Management. At the successful completion of your project, your unused retainer and deposit will be refunded minus the road use fees pursuant to the attached schedule.

We are enclosing a copy of the Association's construction rules for you to share with your contractor so they understand what is expected of them when working within the community. We have also enclosed a copy of the Road Use Fee policy so that you are aware of these fees.

We thank you for your on-going cooperation. We wish you luck with your project.

Respectfully,

THE MONARCH BAY ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE

CC:

Board

Architectural Control Committee MB/067/arch/remodel approval/02.26.16



front elevation - project site



photograph board mitten residence - 67 monarch bay dr, dana point, ca

rear elevation - project site



front elevation - neighbor to east



front elevation - neighbor to west

photograph board mitten residence - 67 monarch bay dr, dana point, ca



front elevation - neighbor across to east



front elevation - neighbor across to west

photograph board mitten residence - 67 monarch bay dr, dana point, ca





side elevation - neighbor to east



side elevation - neighbor to west

photograph board mitten residence - 67 monarch bay dr, dana point, ca



- 1. MTL-1
- 2. MTL-2
- 3. WD-1
- 4. GLS-1
- 5. STUC
- 6. STN-1
- 7. GRAV
- 8. CONC

material + color board mitten residence - 67 monarch bay, dana point, ca

material list

- 1. MTL-1: STANDING SEAM METAL ROOF 'BRONZE' COLOR
- 2. MTL-2: ALUMINUM DOORS & BREAK METAL BRONZE 'KYNAR 500'
- 3. WD-1: RECLAIMED WOOD
- 4. GLS-1: FRAMELESS GLASS GUARDRAILS
- 5. STUC: SMOOTH TROWEL STUCCO 'MERLEX' COLOR P-141
- 6. STN-1: STONE WALL CLADDING
- 7. GRAV: GRAVEL, 2" 3" DIAMETER, SAND/TAN COLOR
- 8. CONC: CONCRETE 'SAND' COLOR

Notes:

- a) GARAGE DOOR TO BE 'WAYNE DALTON' OR EQUAL WITH STAIN GRADE CUSTOM WOOD FINISH
- b) ALL EXTERIOR WINDOWS & DOORS TO BE ALUMINUM, BRONZE 'KYNAR 500'.

material list

mitten residence - 67 monarch bay, dana point, ca

CEM CEMENT
CER CERRATO
CER CLEAR
COLL COLLINE
COLL CONNECTION
CONTE CONTENTION
CONT CONTENTION
CONTE CONTUNCTION
CONTE CONTUNCTION
CONTE CONTENTION
CONTE CONTENTION

F.O.C. FACE OF CONCRET

JANL JANITOR
JT, JONT
KIT, KITCHEN
LAW, LAWATORY
LAW, LAWATORY
M.C. MEDICINE CHEST
M.O. HASONRY OPENING
MAS. MASDRIM
MAS. MASDRIM
MAS. MASDRIM
MEDIA,

MITTEN RESIDENCE

67 MONARCH BAY DR., DANA POINT, CA, 92629

hudgins design group, inc. 32932 pacific coast hwy, #14-272 dana polnt, ca, 92629 t; 949,322,7922 f; 949.606.8898 e; info@hudglnsdeslgr

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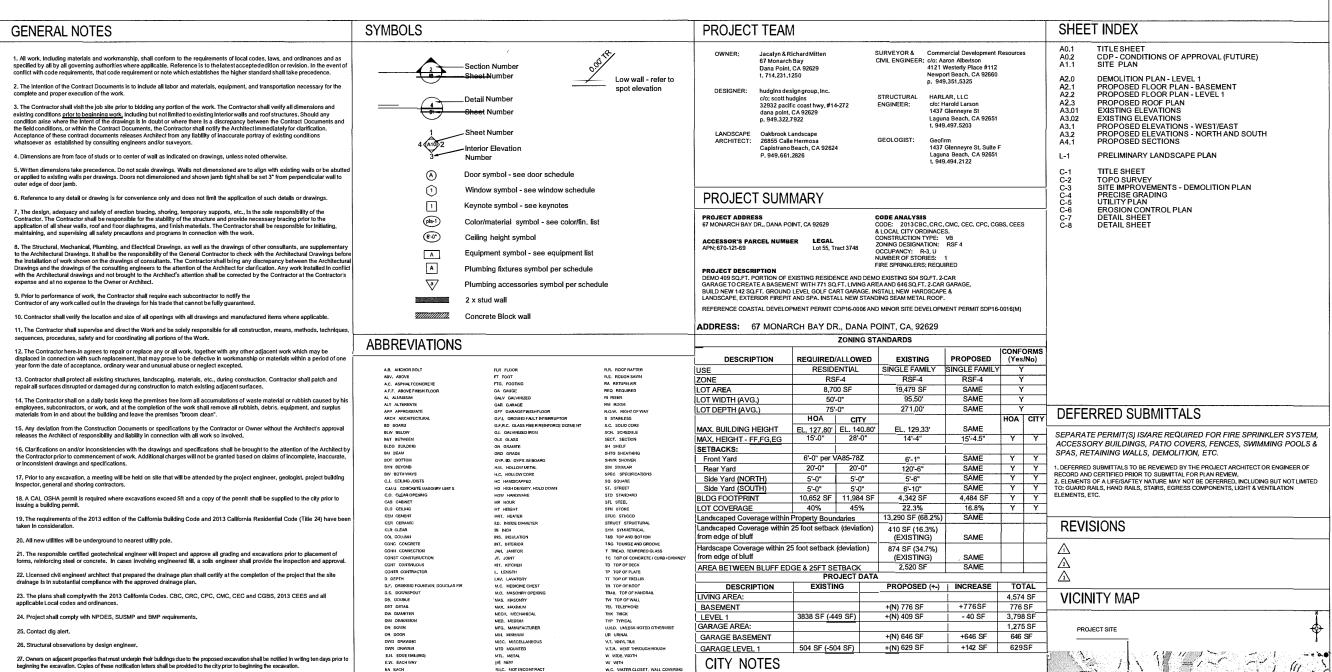
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W/ WITH
W.C. WATER CLOSET, WALL COV
WD WOOD
WP WATERPROOF

	BUILD NEW 142 SQ.FT. GROUND LANDSCAPE, EXTERIOR FIREPIT REFERENCE COASTAL DEVELOR	LEVEL GOLF CA AND SPA. INSTA	ART GARAGE. IN ALL NEW STANI	ISTALL NEW HARDSCAP DING SEAM METAL ROOF	E&.	-0016(M)				
				OINT, CA, 92629	ENT LIMIT OF TO	-0010(m)				
_			ZONING ST	ANDARDS						
	DESCRIPTION	REQUIRED	/ALL OWED	EXISTING	PROPOSED	CONF (Yes	ORMS /No)			
	USE	RESID	ENTIAL	SINGLE FAMILY	SINGLE FAMILY	Y	,			
	ZONE	RS	F-4	RSF-4	RSF-4	Y	,			
	LOT AREA	8,700 SF		8,700 SF		19,479 SF	SAME Y		′	
	LOT WIDTH (AVG.)	50'-0"		95,50'	SAME	Y				
	LOT DEPTH (AVG.)	75'-0"		271,00'	SAME	Y		DEFERRED SUBMITTALS		
	MAN BUILDING UEIGUE	HOA	CITY	FI 400 000	SAME	НОА	CITY	DEI EINNED GODIVIIT IAEG		
	MAX. BUILDING HEIGHT	EL, 127,80' 15'-0"	EL. 140.80' 28'-0"	EL, 129,33'	15'-4.5"	Y	Y	SEPARATE PERMIT(S) IS/ARE REQUIRED FOR FIRE SPRINKLER SYSTEM,		
	MAX, HEIGHT - FF,FG,EG	15-0	20-0	14'-4	15-4.5	Y	r	ACCESSORY BUILDINGS, PATIO COVERS, FENCES, SWIMMING POOLS &		
	SETBACKS:	6'-0" per \	/A 95. 79 7	01.48	SAME	Y	Υ	SPAS, RETAINING WALLS, DEMOLITION, ETC.		
	Front Yard	20'-0"	20'-0"	6'-1"	SAME	Y	Y	1. DEFERRED SUBMITTALS TO BE REVIEWED BY THE PROJECT ARCHITECT OR ENGINEER OF		
	Rear Yard			120'-6"	SAME	Y	Y	RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW.		
	Side Yard (NORTH)	5'-0"	5'-0"	5'-6"	SAME	Y	Y	2. ELEMENTS OF A LIFE/SAFTEY NATURE MAY NOT BE DEFERRED, INCLUDING BUT NOT LIMITED TO: GUARD RAILS, HAND RAILS, STAIRS, EGRESS COMPONENTS, LIGHT & VENTILATION		
	Side Yard (SOUTH)	5'-0" 10.652 SF	5'-0" 11.984 SF	6'-10" 4,342 SF	4.484 SF	Y	Y	ELEMENTS, ETC.		
	BLDG FOOTPRINT	40%	45%	22.3%	16.8%	Y	Y			
	LOT COVERAGE Landscaped Coverage within			13,290 SF (68.2%)	SAME	 '	<u> </u>			
	Landscaped Coverage within				SAIVIL	 	 	REVISIONS		
	from edge of bluff		` ,	410 SF (16.3%) (EXISTING)	SAME			- INEVIOIONO		
	Hardscape Coverage within 29 from edge of bluff	5 foot setback	(deviation)	874 SF (34.7%) (EXISTING)	, SAME			\bigwedge_{Λ}		
	AREA BETWEEN BLUFF ED	GE & 25FT SE	ETBACK	2,520 SF	SAME			<u>/\dar{\partial}</u>		
			DJECT DATA	· _	•			Δ		
	DESCRIPTION	EXISTI	NG	PROPOSED (+-)	INCREASE	TO	TAL			
	LIVING AREA:					4,574		VICINITY MAP		
	BASEMENT			+(N) 776 SF	+776SF	776				
	LEVEL 1	3838 SF (-4-	49 SF)	+(N) 409 SF	- 40 SF	3,798		Î		
	GARAGE AREA:					1,27		PROJECT SITE 🕀		
	GARAGE BASEMENT			+(N) 646 SF	+646 SF	646		I		
	GARAGE LEVEL 1	504 SF (-50	04 SF)	+(N) 629 SF	+142 SF	629	SF	The state of the s		
	CITY NOTES									
	1. DESTRUCTIVE REMOVAL OF 1 2. DEPUTY INSPECTORS ARE RI 3. BULLDING DESIGN IS BASED (4 4. THE STRUCTURAL DESIGN AI 6. ALFORNIA RESIDENTIAL COD 5. APPLICATIONS FOR WHICH N 4. AUTOMATICALLY EXPIRE, (CRC 6. EVERY PERMIT ISSUED SHAL 11-E WORK AUTHORIZED IS SUS OBTAINED WITHIN 180 DAYS. A EXTENDED IF A WRITTER AI MAY BE GRANTED. PERMITS WI 11-E ORIGINAL PERMITS WI 11-E DE WI 11	EQUIRED TO BE ON TYPE V CONN ND DETAILS FUL E (R301.1.3 CRC O PERMIT IS ISS C R105.3.2) L BECOME INVA SPENDED OR AB PERMIT MAY BE IEST STATING JI PERMIT MAD GR HICH HAVE BECK IOOD IN EXCESS	REGISTERED VENTIONAL FRA LY CONFORM 1 CONFORM 1 CULD UNLESS WILLIAM TO A LID UNLESS WILLIAM FOR A JISTIFICATION FOR A JISTIFICATION FOR A JISTIFICATION FOR A LID THE STATE OF	WITH THE COUNTY. MINING PROVISIONS OF TITO ALL APPROPRIATE RE 10 DAYS FOLLOWING THE DRK AUTHORIZED IS CON PERIOD OF 180 DAYS. A (1) OR EXTENSION AND AN I BUILDING OFFICIAL. NO HALL PAY A REACTIVATIC SEEN EXPIRED FOR UP T	HE 2013 CRC QUIREMENTS OF TH DATE OF APPLICAT MMENCED WITHIN 18 SUCCESSFUL INSPE EXTENSION FEE IS 6 MORE THAN ONE (1) NO SIX (6) MONTHS. V	IS CODE, ION SHAL O DAYS C CTION MI RECEIVED EXTENS WATELY S VHEN A P	DR IF UST BE O ION 50% OF ERMIT			

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31, Provide house street number visible and legible from the street with a minimum size of 4* high and 1/2* wide (CRC R319.1)

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 engineered fill, a soils engineer shall provide the inspection and approva

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.

28. Termite protection. In geographical areas where hazard of termite damage is known to be very heavy, wood floor framing shall be of natural durable species (termite resistant) or preservative treated in accordance with AWPA U1 for the species, product preservative and end use or pro 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, 2304,11.2.2

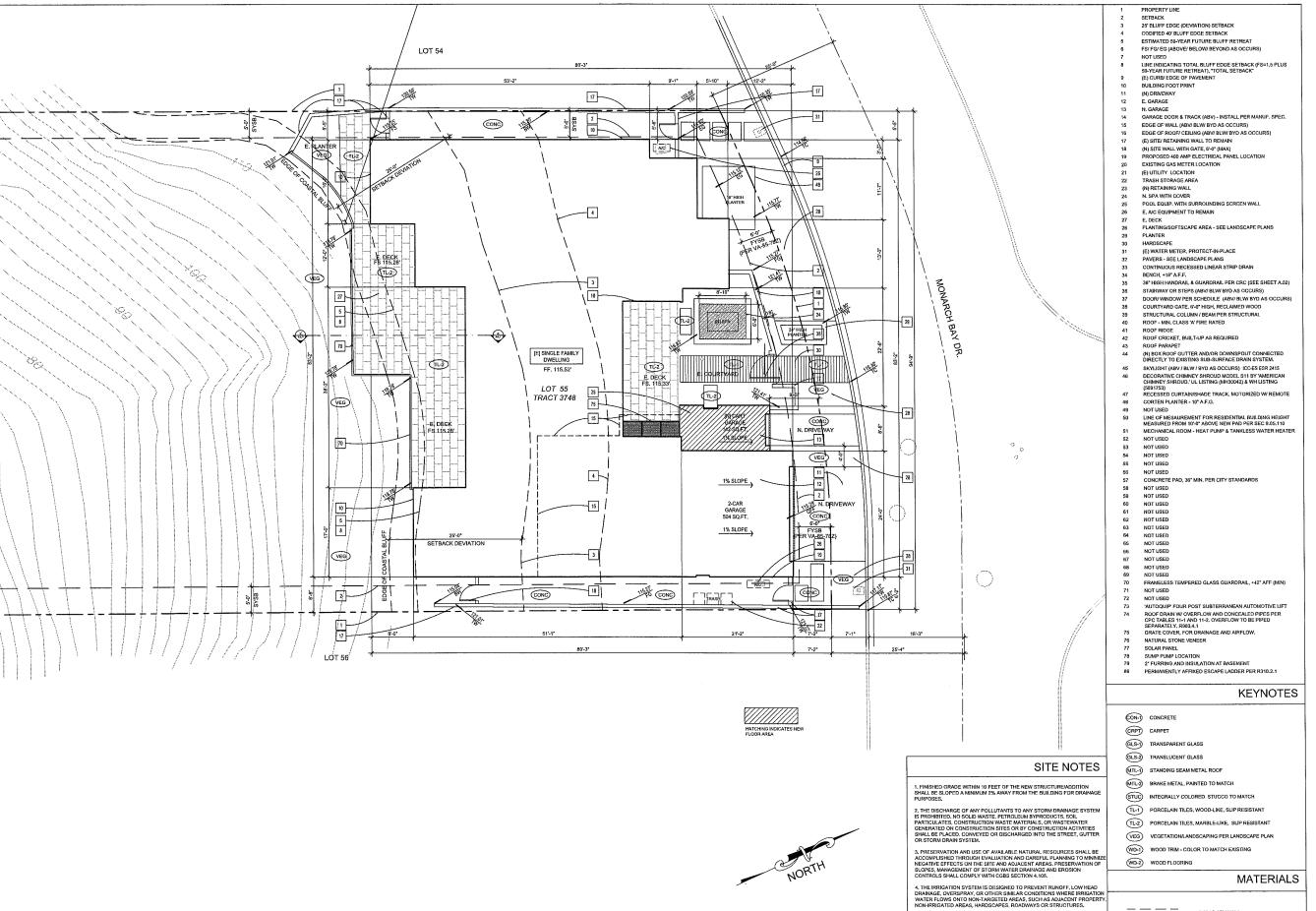
30. Fasteners for preserval/vetreated and fire-retardant freated woodshall be of hot dipped zinc-coated galvanized steel, stainless sieel, silicon bronze or copper. The coaling weights for zinc-coated fasteners shall be in accordance with ASTM A 153, 2304.95, Exception: Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM695, Class Sc minimum. 2304.95. Fastenings for wood foundations shall be as required in AFPA Technical Report No. 7

23. The plans shall complywith the 2013 California Codes. CBC, CRC, CPC, CMC, CEC and CGBS, 2013 CEES and all applicable Local codes and ordinances.

20. All new utilities will be underground to nearest utility pole.

24. Project shall comply with NPDES, SUSMP and BMP requirements

Supporting Document #6



hudgins design group, inc.

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> RESIDENCE DANA POINT, CA

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HOA SUB. #1 02.19.16 CDP SUB. #1 04.13.16 CDP SUB. #2 06.10.16 CDP SUB. #3 08.21.16 PLN CHK SUB. #1 00.00.16

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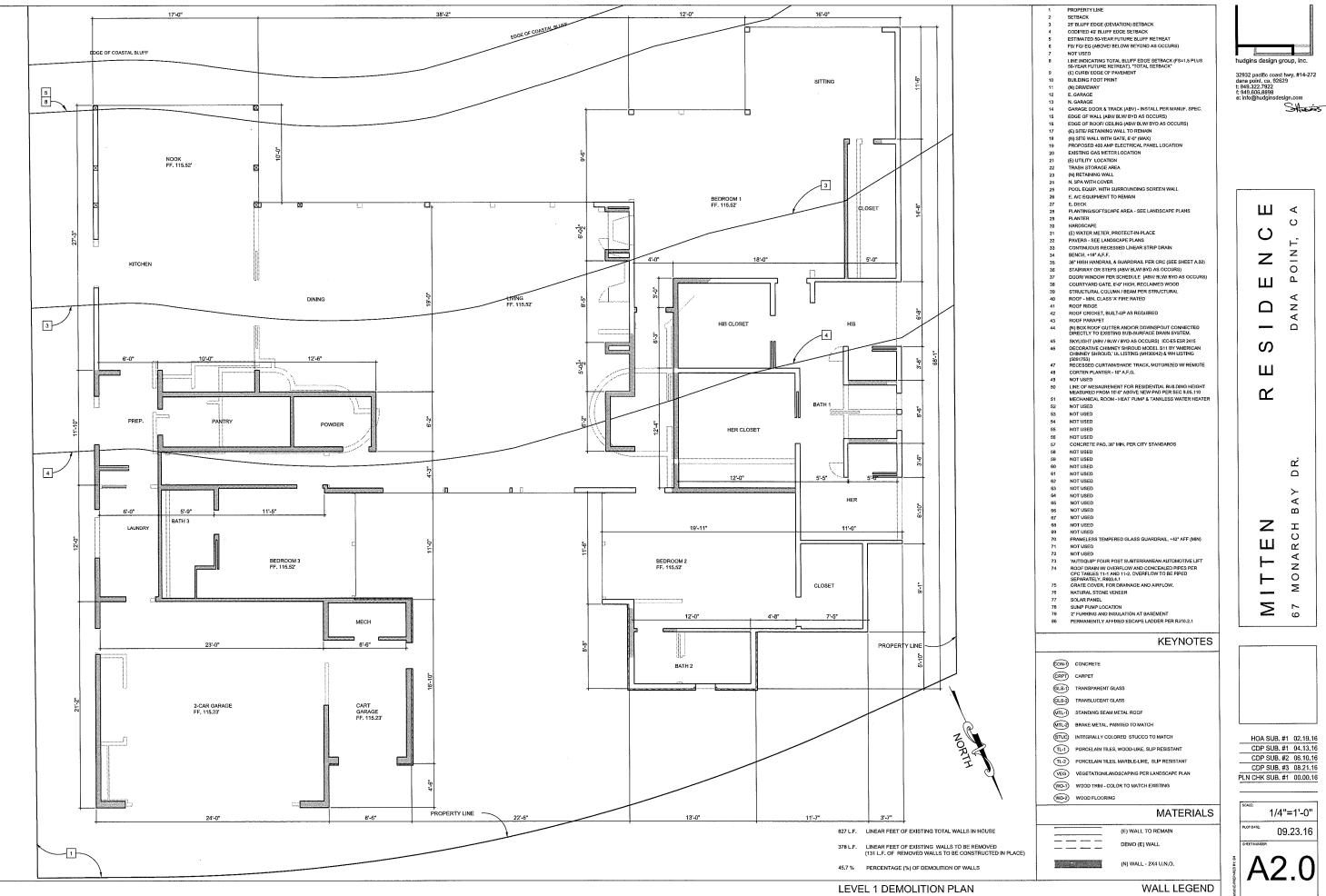
DEMO (E) WALL

(N) WALL - 2X4 U.N.O.

WALL LEGEND

5. EXISTING AREA DRAINS TO REMAIN, UTILIZE EXISTING SUBSURFACE DRAINAGE SYSTEM, ANY NEW AREA DRAINS SHALL BE CONNECTED TO EXISTING SUBSURFACE DRAINAGE.

SITE PLAN - HARDSCAPE OPTION 03



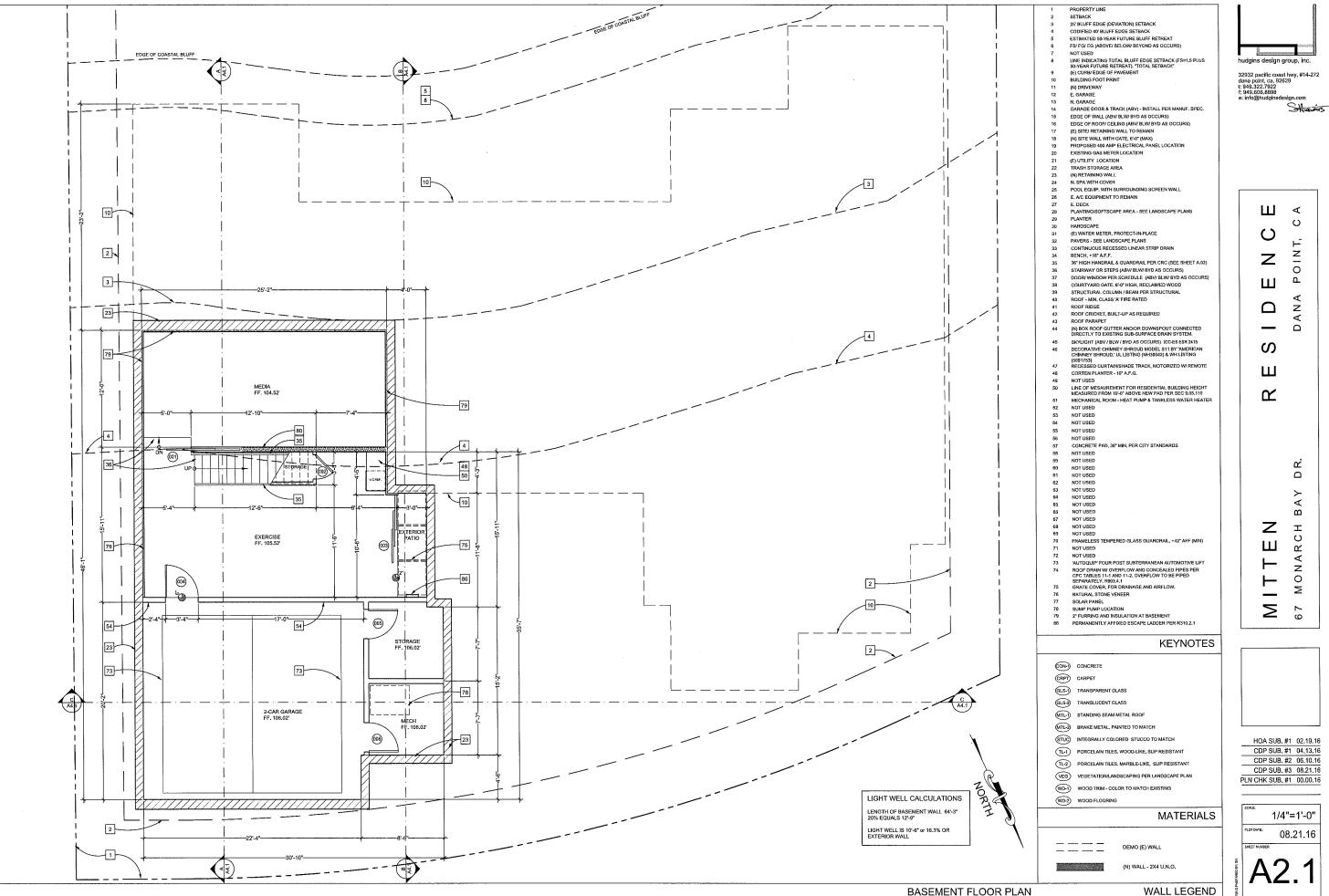
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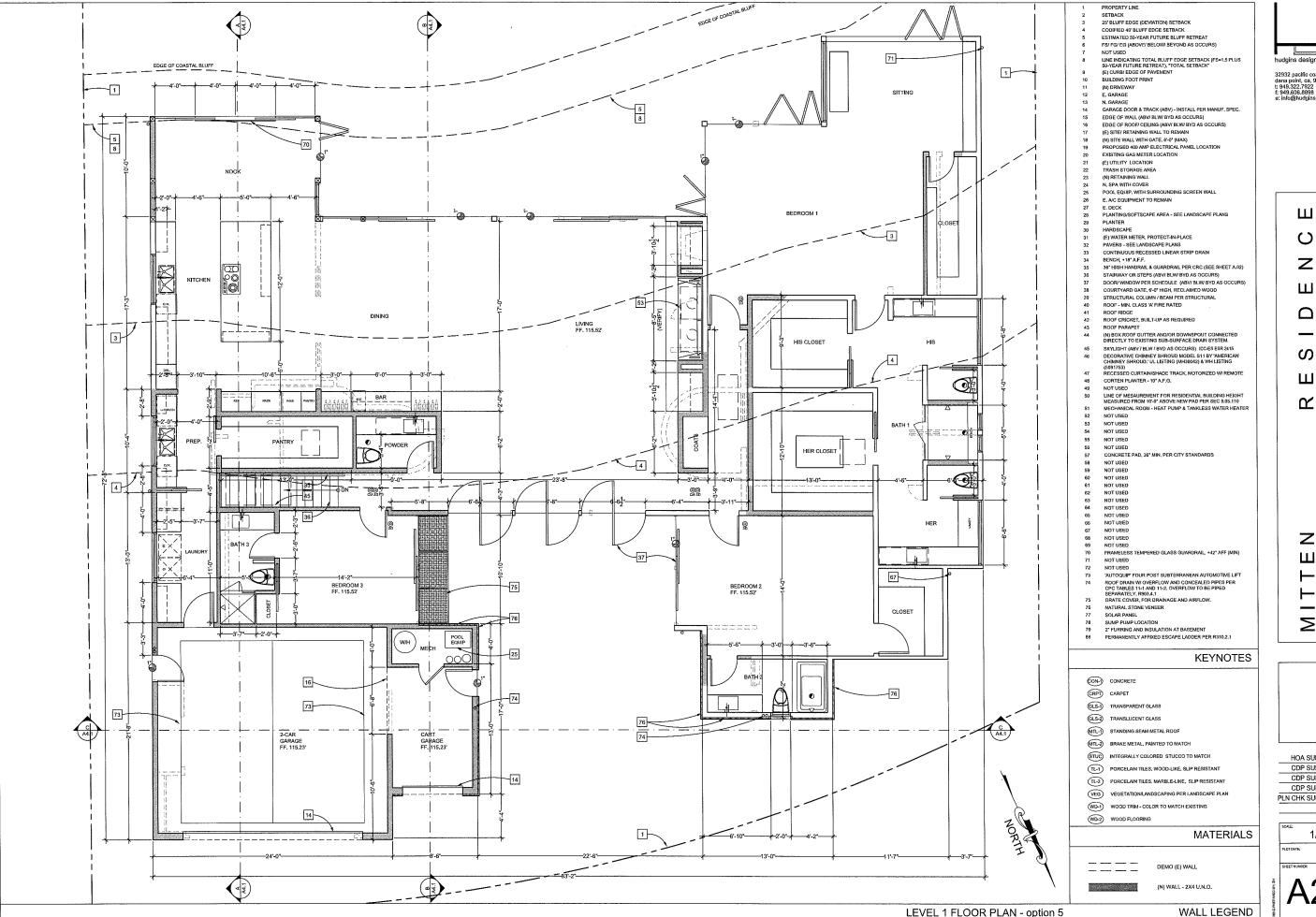
1/4"=1'-0" 09.23.16



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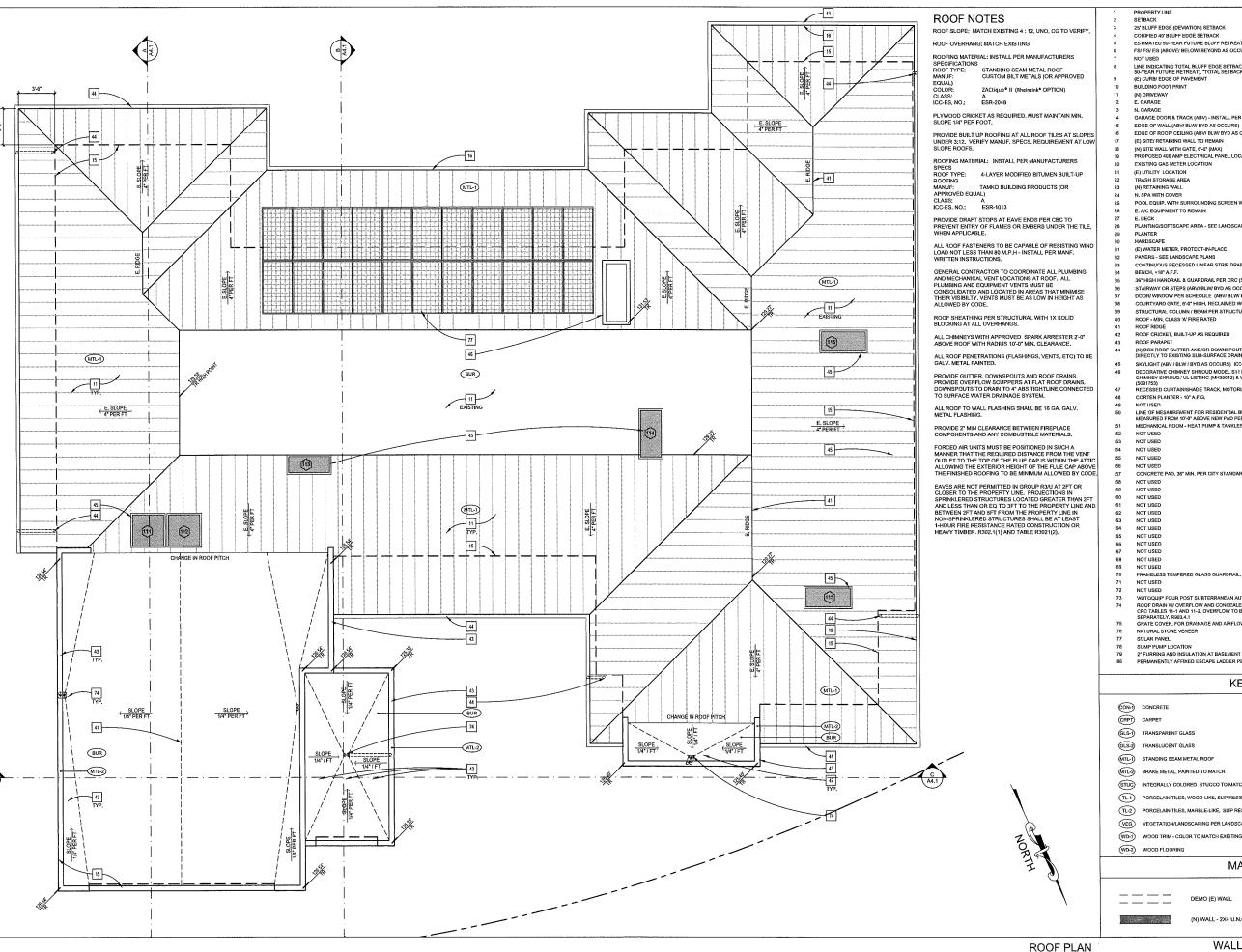
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1/4"=1'-0" 08.21.16



PROPERTY LINE SETBACK 25' BLUFF EDGE (DEVIATION) SETBACK CODIFIED 40' BLUFF EDGE SETBACK NOT USED LINE INDICATING TOTAL BLUFF EDGE SETBACK (FS=1.5 PLUS 50-YEAR FUTURE RETREAT), "TOTAL SETBACK"

(E) CURB/ EDGE OF PAVEMENT BUILDING FOOT PRINT E. GARAGE N. GARAGE GARAGE DOOR & TRACK (ABV) - INSTALL PER MANUF, SPEC. EDGE OF WALL (ABV/ BLW/ BYD AS OCCURS) EDGE OF ROOF/ CEILING (ABV/ BLW/ BYD AS OCCURS) (E) SITE/ RETAINING WALL TO REMAIN

(N) SITE WALL WITH GATE, 6'-0" (MAX)
PROPOSED 400 AMP ELECTRICAL PANEL LOCATION EXISTING GAS METER LOCATION (E) UTILITY LOCATION
TRASH STORAGE AREA
(N) RETAINING WALL N. SPA WITH COVER POOL EQUIP. WITH SURROUNDING SCREEN WALL E. A/C EQUIPMENT TO REMAIN

36" HIGH HANDRAIL & GUARDRAIL PER CRC (SEE SHEET A.02)

STAIRWAY OR STEPS (ABV/ BLW/ BYD AS OCCURS)
DOOR/ WINDOW PER SCHEDULE (ABV/ BLW/ BYD AS OCCURS)

(N) BOX ROOF GUTTER AND/OR DOWNSPOUT CONNECTED DIRECTLY TO EXISTING SUB-SURFACE DRAIN SYSTEM.

SKYLIGHT (ABV / BLW / BYD AS OCCURS) ICC-ES ESR 2415

DECORATIVE CHIMNEY SHROUD MODEL S11 BY 'AMERICAN CHIMNEY SHROUD,' UL LISTING (MH30042) & WH LISTING

(5091753) RECESSED CURTAIN/SHADE TRACK, MOTORIZED W/ REMOTE

LINE OF MESAUREMENT FOR RESIDENTIAL BUILDING HEIGHT MEASURED FROM 10"-0" ABOVE NEW PAD PER SEC 9.05.110

NOT USED NOT USED FRAMELESS TEMPERED GLASS GUARDRAIL, +42* AFF (MIN)

ROOF DRAIN W OVERFLOW AND CONCEALED PIPES PER CPC TABLES 11-1 AND 11-2. OVERFLOW TO BE PIPED SEPARATELY, R903.4.1

GRATE COVER FOR DRAINAGE AND AIRFLOW

NATURAL STONE VENEER SOLAR PANEL

SUMP PUMP LOCATION 2" FURRING AND INSULATION AT BASEMENT PERMANENTLY AFFIXED ESCAPE LADDER PER R310.2.1

CONCRETE PAD. 36* MIN. PER CITY STANDARDS

MECHANICAL ROOM - HEAT PUMP & TANKLESS WATER HEATER

COURTYARD GATE, 6'-0" HIGH, RECLAIMED WOOD STRUCTURAL COLUMN / BEAM PER STRUCTURAL ROOF - MIN, CLASS 'A' FIRE RATED

ROOF CRICKET, BUILT-UP AS REQUIRED

CORTEN PLANTER - 10" A.F.G. NOT USED

E. DECK
PLANTING/SOFTSCAPE AREA - SEE LANDSCAPE PLANS PLANTER HARDSCAPE
(E) WATER METER, PROTECT-IN-PLACE PAVERS - SEE LANDSCAPE PLANS CONTINUOUS RECESSED LINEAR STRIP DRAIN

BENCH, +18" A.F.F.

ROOF RIDGE

ROOF PARAPET

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KEYNOTES



WD-2) WOOD FLOORING MATERIALS

DEMO (E) WALL

(N) WALL - 2X4 U.N.O.

PLOT DATE:

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CDP SUB. #1 04.13.16 CDP SUB. #2 06.10.16

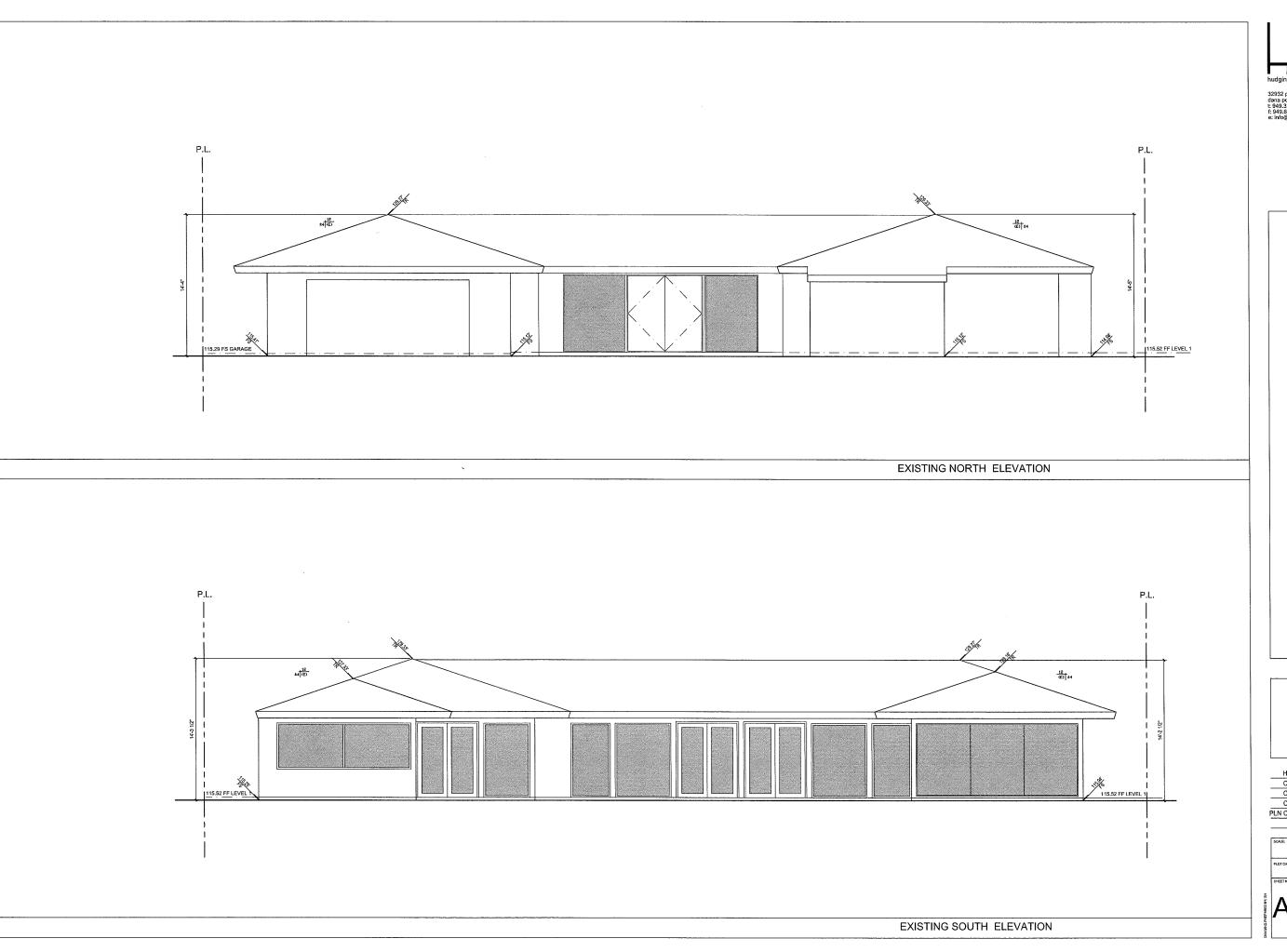
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1/4"=1'-0"

08.21.16

PLN CHK SUB. #1 00,00.16

WALL LEGEND



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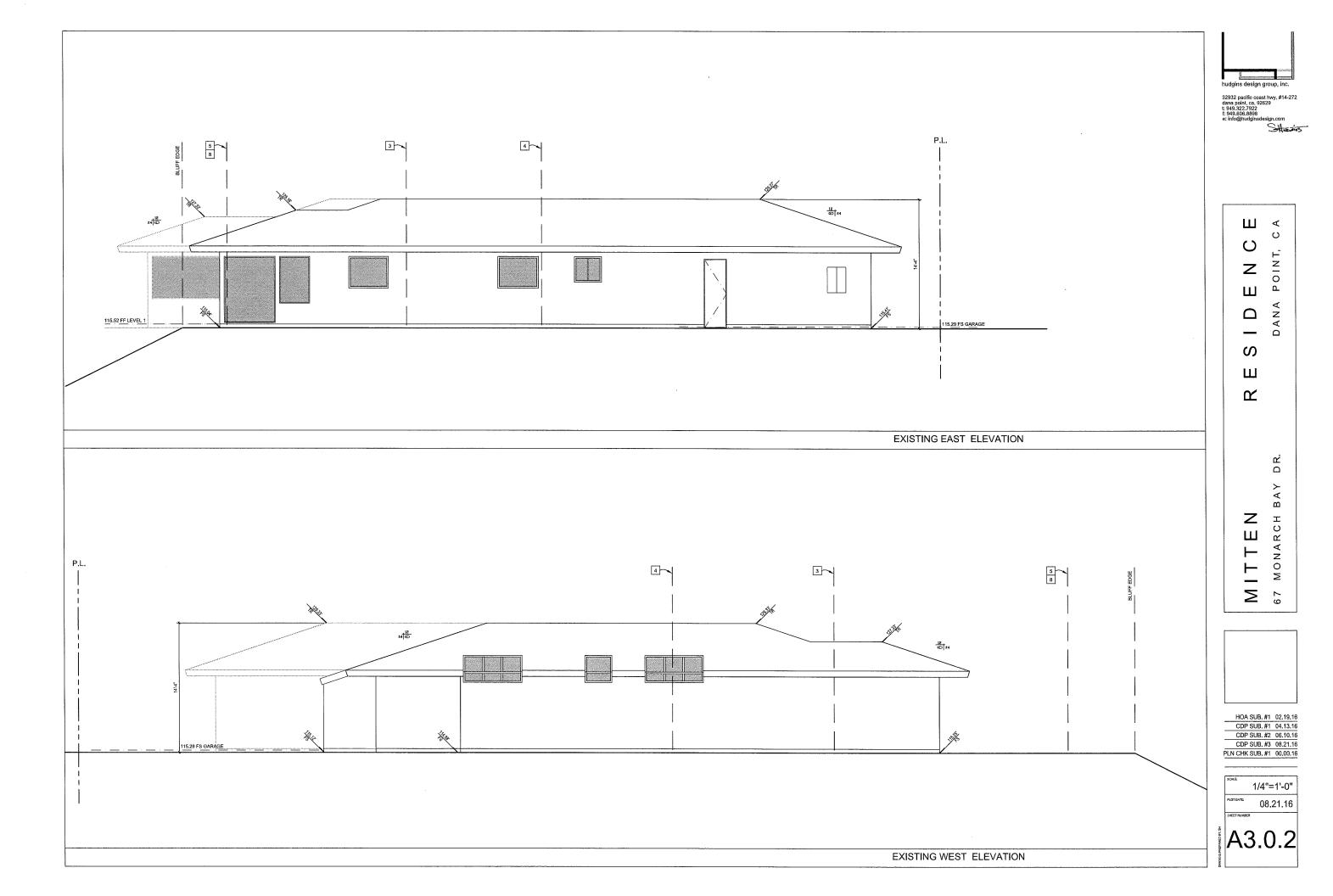
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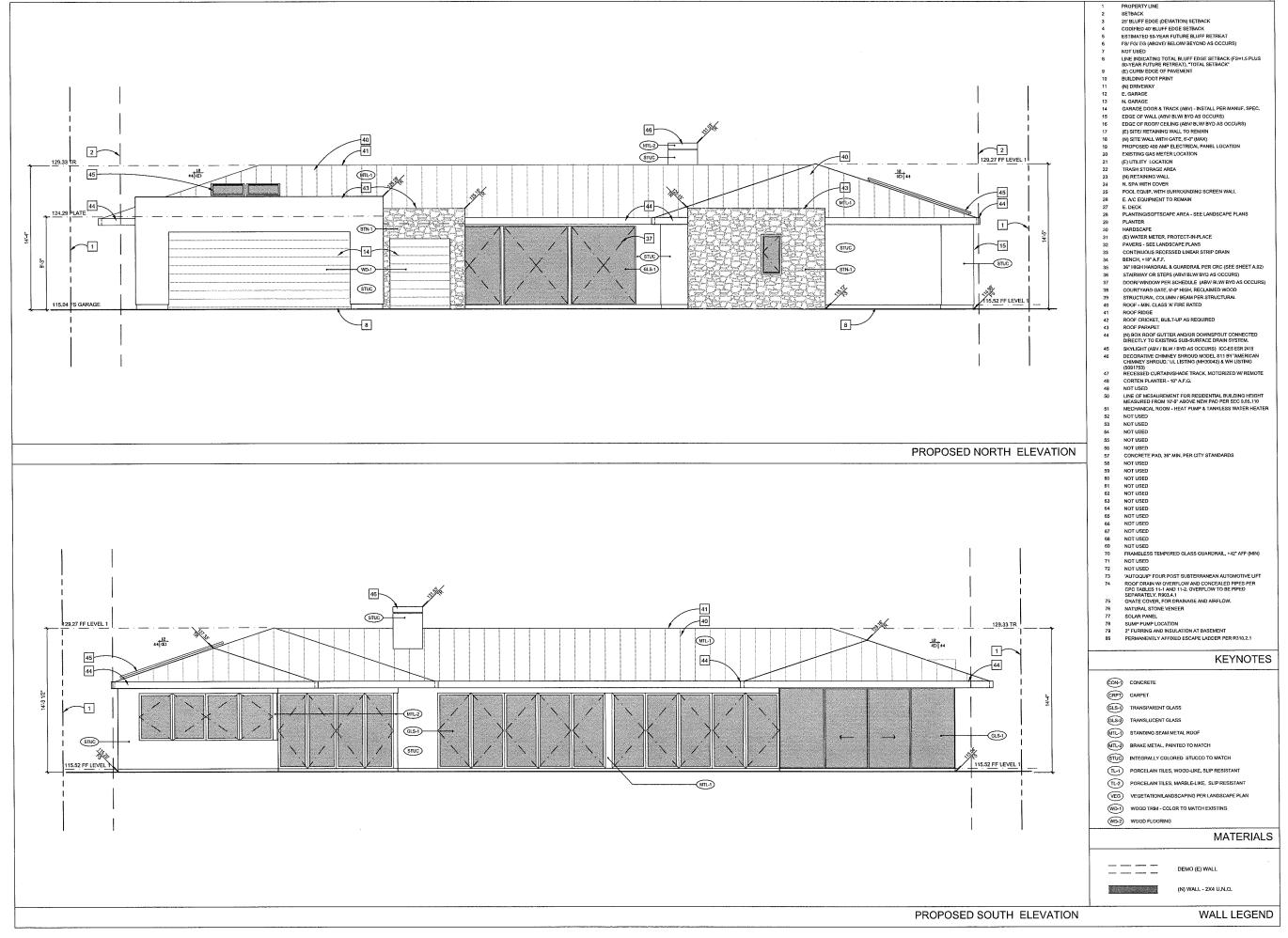
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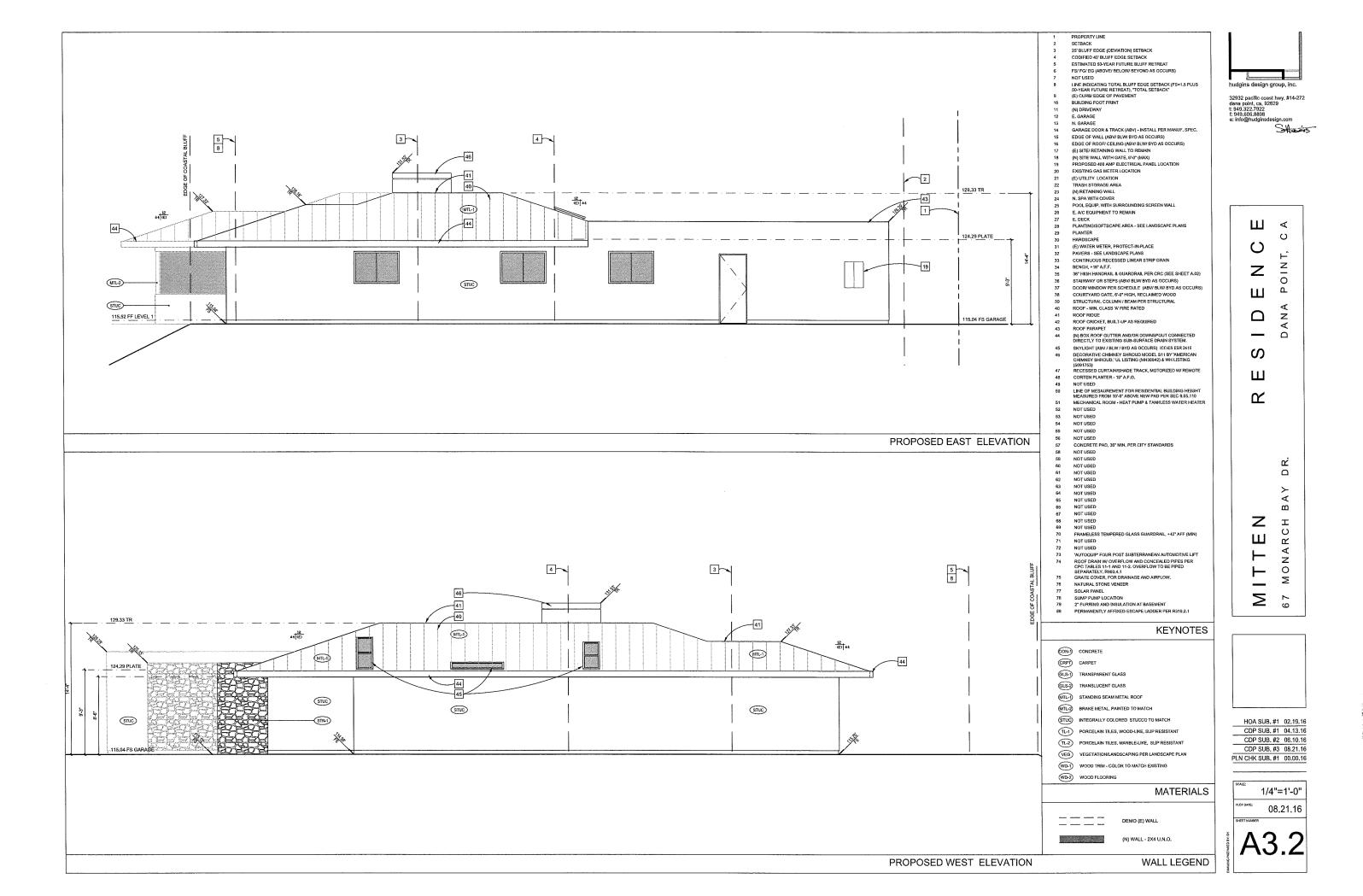
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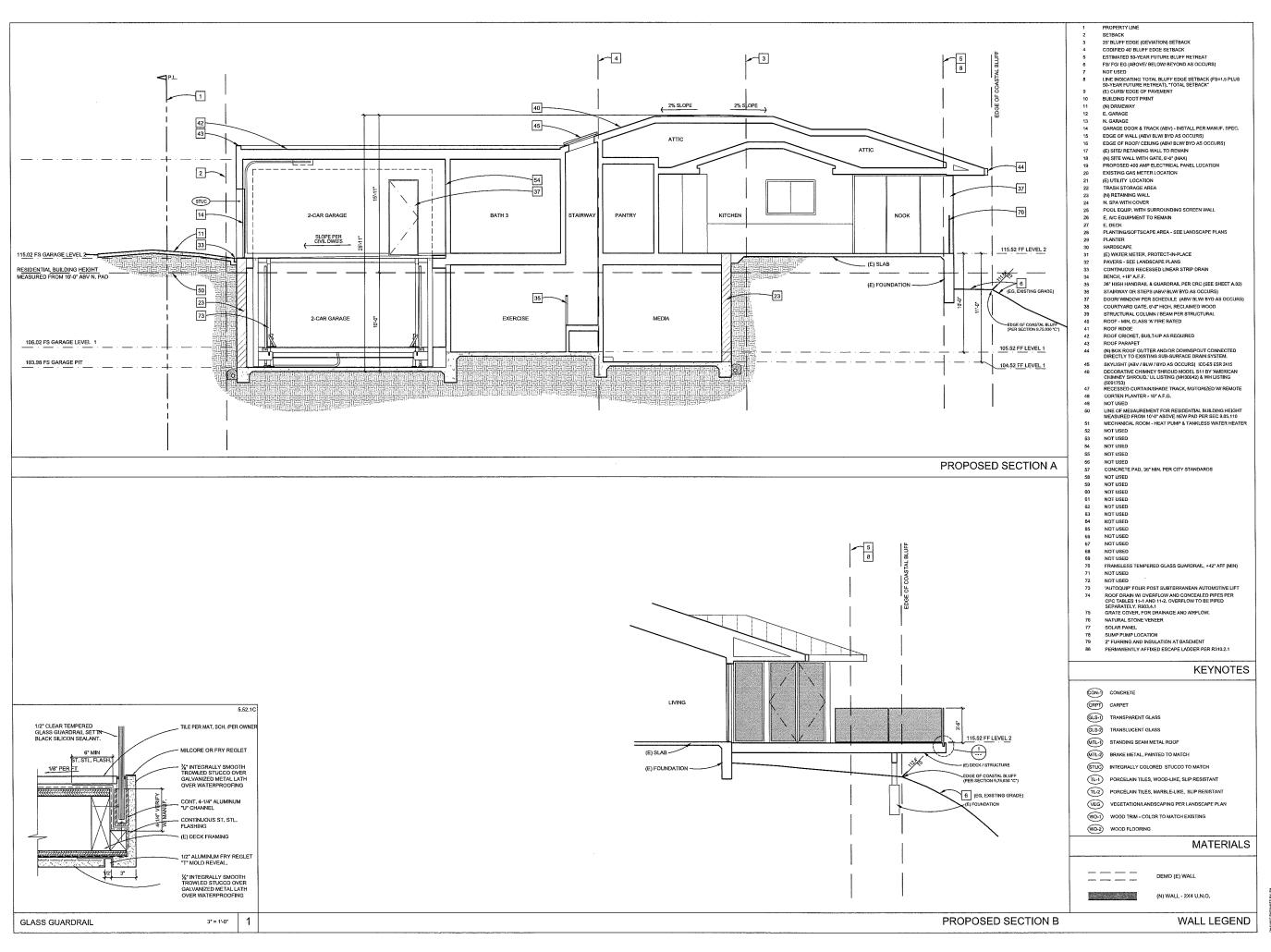
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HOA SUB. #1 02.19.16
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CDP SUB. #2 06.10.16
CDP SUB. #3 08.21.16
PLN CHK SUB. #1 00.00.16

1/4"=1'-0" 09.23.16

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- cares userner 23, 2009. All vork shall be in accordance with the grading code of the City of Dana Point and any special requirements of the permit. A copy of the grading code and manual shall be retained on the job site white work is in progress. When referenced on the plants, a copy of Orange County RDMD standard plans shall also be retained on the
- Grading shall not be started without first notifying the City grading inspector. A pre-grading meeting on the site is required before start of grading with the following people present: owner, grading contractor, design civil engineer, soil engineer, engineering geologist, City grading inspect and when required, the archaeologist and patentifologist. The required rispections for grading will be explained at this meeting.
- Issuance of a grading permit does not eliminate the need for permits from other agencies with regulatory responsibilities for construction activities associated with the work authorized on this plan.
- 4. All work within the public right-of-way requires a separate encroachment permit,
- 5. Retaining walls/block walls require a separate permit from the Building Departmen
- The grading permit and an approved copy of the grading plan shall be on the permitted site while work is in progress.
- 7. Preliminary soil and geology reports and all subsequent reports as approved by the Public Works Department, are considered a part of the approved grading plan.
- The soil engineer and engineering geologist shall perform sufficient inspections and be available during grading and construction to verify compliance with the plans, specifications and the code within their purview.
- The civil engineer shall be available during grading to verify compliance with the plans, specifications, code and
 any special conditions of the permit within their purview.
- 10. Fills shall be benched into competent material per Orange County RDMD standard plan no. 1322
- 11. The soil engineer and engineering geologist shall, after clearing and prior to the placement of fill in caryon, inspect each caryon for areas of adverse stability and to determine the presence or absence of subsurface water or spiring flow. If needed, subdrains will be designed and constructed prior to the placement of fill in each respective caryon.
- 12. Subdrain outlets shall be completed at the beginning of the subdrain construction.
- 13. The exact location of the subdrains shall be surveyed in the field for line/grade and shown on as-graded plans
- 14. Areas to receive fill shall be properly prepared and approved in writing by the soil engineer and the City Engineer or his designee prior to placing fill.
- 15. All existing fills shall be approved by the building official or removed prior to placing additional fills
- 16. Fills shall be compacted throughout to a minimum of 90% relative compaction. Aggregate base for asphalti-
- areas shall be compacted to a minimum of 95% relative compaction. Maximum density by uniform building code standard no. 76-1 or approved equivalent and field density by uniform building code standard no. 70-2 or approved equivalent.
- 17. Cut and fill slopes shall be no steeper than 2 foot horizontal to 1 foot vertical (2:1) except where specifically
- 18. All cut slopes shall be investigated both during and after grading by the engineering geologist to determine if any slope stability problem exists. Should excavation disclose any geological hizards or potential geological hizards, the engineering geologist shall submit recommended treatment to the building official for approval.
- 19. Where support or buttressing of cut and natural slopes is determined to be necessary by the engineering geologist and soil engineer, the soil engineer shall submit design, location and cacutations to the building official prior to construction. The engineering packogist and soil engineer shall inspect and control the construction of the buttressing and certify to the slope and adjacent structures upon completion.
- 20. When cut pads are brought to near grade, the engineering geologist shall determine if the bedrock is extensively fractured or faulted and will readily transmit water. If considered necessary by the engineering geologist and soil
- 21. All trench backfills shall be tested and approved by the soil engineer per the grading code section 8.01.420.
- 22. Any existing irrigation lines and cistems shall be removed or crushed in place and approved by the building official and soil engineer.
- Any existing water wells shall be abandoned in compliance with the specifications approved by Orange County Health Care Agency (714-433-6287 or 714-433-6288). A permit is required.
- 24. Any existing cesspools and septic tanks shall be abandoned in compliance with the uniform plumbing code to the approval of the city building inspector.
- 25. Stockpilling of excess material shall be approved by the City Engineer or his designee prior to excavation.
- 26. Export soil must be transported to a certified recycling facility or to a permitted site in accordance with the City's Construction and Demoltian (C&D) Ordinance (Municipal Code Section 6.12). A valid C&D application must approved and on file with the Public Works and Engineering Department.
- The permittee shall comply with the grading code requirements for haul routes when an excess of 5,000 cubic yards of earth is transported to or from a permitted site on public roadways (Section 8 01.280 of the grading code)
- 29. The permittee shall give responsible notice to the owner of adjoining lands and buildings prior to beginning excavations which may affect the lateral and subjacent support of the adjoining property. The notice shall state the intended depth of excavation and when the excavation will commence. The adjoining owner shall be allowed at least 30 days and reasonable access on the permitted property to protect his structure, if he so desires, unless otherwise protected by law.
- 30. All concrete structures that come in contact with the on-site soils shall be constructed with type V cement, unless deemed unnecessary by soluble sulphate-content tests conducted by the soil engineer.
- 31. Slopes exceeding 5 feet in height shall be planted with an approved plant material. In addition, slopes exceeding 15 feet in height shall be provided with an approved impelion system, unless otherwise approved by the CIV Engineer or its designee.
- 32. All existing drainage courses through this site shall remain open until facilities to handle stormwater are approved and functional; however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.
- 33. Sanitary facilities shall be maintained on the site
- 34. The location and protection of all utilities is the responsibility of the permittee.
- 35. Approved protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading.
- Grading and equipment operations within one-half mile of a structure for human occupancy shall not be conducted between the hours of 5:00 p.m. and 7:00 a.m. nor on Saturdays, Sundays and City of Diana Point recognized holidsys.

 a. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.

 b. All operations shall comply with Orange County Codified Ordinanca Division 6 (noise control),

 c. Stockpiling and/or vehicle staging areas shall be located as for as practicable from dwellings and within the limits of grading permit.

- Grading and excavation shall be halled during periods of high winds. According to Air Quality Management Distric (AQIMD) measure F-4, high winds are defined as 30 mph or greater. This level occurs only under unusually externe conditions, such as Sanla Ans wind conditions.
- 36. Asphalt sections must be per code: parking lots = 3 a/c over 10" (comm.) 12" (industrial). Or: prior to rough grade release for building permits by the City grading inspector, the soil engineer shall submit for approval, pavement section recommendations based on IR value analysis of the sub-grade soils, and expected validing.

SITE IMPROVEMENT PLANS FOR 67 MONARCH BAY (LOT 55, TRACT 3748)

- 37. Asphalt concrete shalt be constructed per the requirements of Orange County RDMD standard plan no. 1805.
- 39. Roof gutters shall be installed to prevent roof drainage from falling on manufactured slopes. Roof gutters shall
- 40. The civil engineer, as a condition of rough grade approval, shall provide a blue top with accompanying witness stake, set at the center of each pad reflecting the pad elevation for precise permits and a blue top with witness stake set at the drainage scale high point reflecting the high point elevation for preliminary permits.
- 41. Rough grade certifications from the engineer-of-work and the geotechnical engineer-of-work shall be submitted to the Grading Inspector prior to rough grade release. The certifications shall be in accordance with the City's
- Prior to final approval, the civil engineer shall certify to the City Engineer or his designee the amount of earth
 moved during the grading operation.
- 43. The engineering geologist shall perform periodic inspection and submit a complete report and map upon completion of the rough grading.
- 44. The grading contractor shall submit a statement of compliance to the approved grading plan prior to final approval
- 45. The compaction report and approval from the soil engineer shall indicate the type of field testing performed. The method of obtaining the in-place density shall be identified whether sand cone, drive ring, or nuclear, and shall be noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- 46. Prior to final inspection or final approval, final grading certifications from the engineer-of-work and the geotectricial engineer-of-work shall be submitted to the Grading Inspector. The certifications shall be in accordance with the GBy standard certification templates.
- 47. In the event that soil contamination is discovered during excavation and removal of an existing tank, work shall be stopped until a site assessment and mitigation plan has been prepared, submitted and approved by HCA/E-microrrental Health and (big sading.)
- Survey monuments shall be preserved and referenced before construction and replaced after construction pursuant to Section 8871 of the Business and Professional Code.

EROSION CONTROL

Included on these sheets for erosion control are general notes, standards and guidelines for the implementation of erosion, sitiation and sediment control and other Best Management Practices (BMPs) proposed for this project. However, the overall goal is that any water that leaves the site be free and clear of pollutants at a rate that doesn't cause down stream erosion. The City may require additional BMPs at any time to achieve that goal.

- In the case emergency work is required, contact MONARCH_DEVELOPMENT_KIM_OR_DARRIN at phone number (949)_363—D123
- All building pads to be diked and the dikes maintained to prevent water from flowing from the pad until the steets and driveways are paved and water can flow from the pads without causing erosion, or construct drainage facilities to the satisfaction of the City of Dana Plott that will allow water to drain from the pad without or the pad without page.
- Manufactured stopes and pads shall be rounded vertically and horizontally as appropriate to blend with the
- As soon as cuts or embankments are completed, but not later than October 1, all cut and fill slopes shall be stabilized with a hydromulch mixture or an equal treatment approved by the City of Dana Point between October 1 and April 30. Approved slope protection measures shall proceed immediately behind the exposure of cut slopes and/or the creation of embankment slopes.
- Sand or gravel bag check dams to be placed in a manner approved by the City of Dana Point in unpaved streets with gradients in excess of 2% and on or in other graded or excavated areas as required by the City of
- The developer to maintain the planting and erosion and sedimentation control measures described above until releved of the same by the City of Dana Point. The developer to remove all soil intercepted by the sandigravel bugs, catch basins and the desilting basins and other BMPs, and keep these featilities dean and free of sit and sand as directed by the City of Dana Point. The developer shall repair any eroded slopes as directed by the
- The contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded waters create a hazardous condition.
- All gravel bags shall be burlap type with ¼ inch minimum aggregate, clean and free of clay, organic matter and other deletations material
- Should germination of hydroseeded slopes fail to provide effective coverage (90%) of graded slopes prior to November 15, the slopes shall be stabilized by punch straw.
- Pormittee may discharge material other than slomwater only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard: cause of threaten to examp epidistion, containation, or incisarce, or contain a hazardous substance in a quantity reportable under federal regulations 40 CFR parts 117 and 302.

Siltation and Sediment Control Measures:

All utility trenches shall be blocked at the prescribed intervals with a double row of sanobags with a top elevation two sanobags below the graded surface of the street. Sanobags are to be placed with lapped courses. The intervals prescribed between sendobag blocking stall depend on the slope of the ground surface but not to the intervals prescribed between sendobag blocking stall depend on the slope of the ground surface but not too.

DATE

- After sever utility trenches are backfilled and compacted, the surfaces over such trenches shall be mounde slightly to prevent channeling of water in the trench area. Care should be exercised to provide for cross flow a frequent intended where trenches are not on the certainfain of a crowned strends where trenches are not on the certainfain of a crowned strends.
- All building pads should be sloped towards the driveways and velocity check dams provided at the base of all
- Provide velocity check dams in all unpaved graded channels at the intervals indicated below

- Provide velocity check dams in all paved street areas according to recommended criteria indicated on the enclosed graph entitled 'sanotheg barrier specing for ension control in graded streets' velocity check dams may be constructed of sandbags, growth bags, timber, or other ensions estatent materials approved by the Click Engineer, and shall extend completely across the street or channel at right angles to the centerine velocity check.
- Provide effective inlet protection by every storm drain inlet to grevent sediment from entering drain system
- Sand/gravel bags and fill material, and other BMP materials shall be stockpiled at intervals, ready for use when
- All erosion and sedimentation control devices within the development should be maintained during and after every runoff producing storm, if possible, maintenance crews would be required to have access to all areas.
- Provide rock riprap on curves and steep drops in all erosion prone drainage channels downstream from the development. This protection would reduce erosion caused by the increased flow that may be anticipated from denuded slopes, or from impervious surfaces
- Additional erosion and sedimentation control measures shall be implemented as necessary to ensure that on-site

ADDITIONAL NOTES:

- 1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASH WATER GENERATED ON THE CONSTRUCTION SITE OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER OR STORM
- THIS PROJECT SHALL COMPLY WITH THE 2010 CALIFORNIA BUILDING CODES AND CITY OF DANA POINT ORDINANCES.

SOILS AND GEOLOGIST'S CERTIFICATION

I HEREBY DECLARE THAT I AM THE SOILS ENGINEER AND GEOLOGIST OF WORK FOR THIS PROJECT, THAT I HAVE REVIEWED THE GRADING PLANS AND FIND THEM IN CONFORMANCE WITH THE PRELIMINARY SOILS REPORT ENTITLED:

"GFOTECHNICAL INVESTIGATION FOR

#67 MONARCH BAY DRIVE, DANA POINT, CA"- COMPLETED BY GEOFIRM 3/15/2016

I UNDERSTAND THAT THE CHECK OF THE SOILS REPORT, PLANS, AND SPECIFICATIONS BY THE CITY OF DANA POINT IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF MY RESPONSIBILITY FOR PROJECT SOILS AND GEOTECHNICAL DESIGN.

BY:			
	GEOTECHNICAL ENGINEER	G.E. EXP.	_
BY:_		E.G.	_
	ENGINEERING GEOLOGIST	EXP.	

OWNER'S STATEMENT:

I HAVE VERIFIED THE SUBJECT PROPERTY'S GRANT DEED AND THE TITLE REPORT AND HAVE FOUND NO EXISTING EASEMENT IN CONFLICT WITH THE PROPOSED CONSTRUCTION. I ACKNOWLEDGE THAT I AM RESPONSIBLE AND ACCOUNTABLE FOR CONFLICTS WITH THE EXISTING EASEMENTS AND THE DEPOSED CONSTRUCTOR. THE PROPOSED CONSTRUCTION.

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF DAMA POINT IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

(949) 825-5222

BY: _____AARON ALBERTSON



VICINITY MAP

LEGAL DESCRIPTION

LOT 55 OF TRACT NO. 3748 IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 142, PAGES 30 TO 34, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFF OF THE COUNTY RECORDER OF SAID COUNTY.

TOTAL AREA:

TOTAL IMPERVIOUS AREA: 6,650 SF

- CONTRACTOR'S NOTES: 1. CONTRACTOR RESPONSIBLE FOR REPLACING IN KIND
- ANY EXISTING ASPHALT, CONCRETE, STRUCTURE OR OTHER IF DAMAGED DURING CONSTRUCTION. CONTRACTOR TO VERIEY TOP OF FOOTING FOR WALLS

	SHEET INDEX
SHEET NO.	DESCRIPTION
01	TITLE SHEET
02	TOPOGRAPHIC SURVEY
03	SITE IMPROVEMENTS - DEMOLITION PLAN
04	PRECISE GRADING
05	UTILITY PLAN
06	EROSION CONTROL PLAN
07	DETAIL SHEET
80	DETAIL SHEET

SITE ADDRESS 67 MONARCH BAY DANA POINT, CA

JACALYN & RICHARD MITTEN 67 MONARCH BAY ANA POINT, CA 92629

CIVIL ENGINEER:

COMMERCIAL DEVELOPMENT RESOURCES 4121 WESTERLY PLACE #112 NEWPORT BEACH, CA 92660 DESIGNER

GEOTECHNICAL CONSULTANT

GEOFIRM 801 GLENNEYRE ST, SUITE E LAGUNA BEACH, CA 92651

CONSTRUCTION NOTES AND QUANTITY ESTIMATE: •

1	CONSTRUCT DRIVEWAY APPROACH	377	SF
2	CONSTRUCT CONCRETE PAVEMENT	715	SF
3	INSTALL NEW GATE	3	EΑ
4	INSTALL LANDSCAPING	967	SF
(5)	10° OR 20° RAISED PLANTER WALLS	89	SF
6	INSTALL SPA		
7	CONSTRUCT 2 CAR GARAGE		
(8)	CONSTRUCT CART GARAGE		
01	INSTALL 3' SOR 35 HDPE DRAIN PIPE	16	LF
© 2	INSTALL 4" SDR 35 HDPE DRAIN PIPE	191	LF
63	INSTALL 6' SDR 35 HDPE DRAIN PIPE	135	LF
⊙ 4	INSTALL HDPE 22.5° BEND	2	EA
(55)	INSTALL HDPE 45° BEND.	4	EΑ
(D6)	INSTALL HOPE 90° BEND	1	EΑ
<u>07</u>	INSTALL HOPE TEE	3	EΑ
(88)	INSTALL HOPE WYE	1	EΑ
(09)	INSTALL DOWNSPOUT CONNECTION	3	EA
619	INSTALL 4" AREA DRAIN IN HARDSCAPE AREAS	3	EΑ
0)	INSTALL 6' AREA DRAIN IN LANDSCAPE AREAS	5	EΑ
11 3	INSTALL 3' CHANNEL DRAIN	24	LF
⊕	CORE DRILL 2-3" PIPES THROUGH EXISTING CURB	2	EΑ
11	CONSTRUCT INFILTRATION PIT	2	EΑ
11	SUMP PUMP		
\otimes	REUSE EXISTING WATER METER AND BOX		
(S1)	EXISTING SEWER LATERAL TO BE REUSED		

*THESE ESTIMATES ARE ENGINEERS ESTIMATES, CONTRACTOR TO VERIFY QUANTITIES FOR THEIR

C-1

TITLE SHEET

CITY OF DANA POINT

67 MONARCH BAY DRIVE DANA POINT, CA 92629 AN CHECK XX-XXXX

ACAD FILE N PROJECT NO.

R.C.E. NO

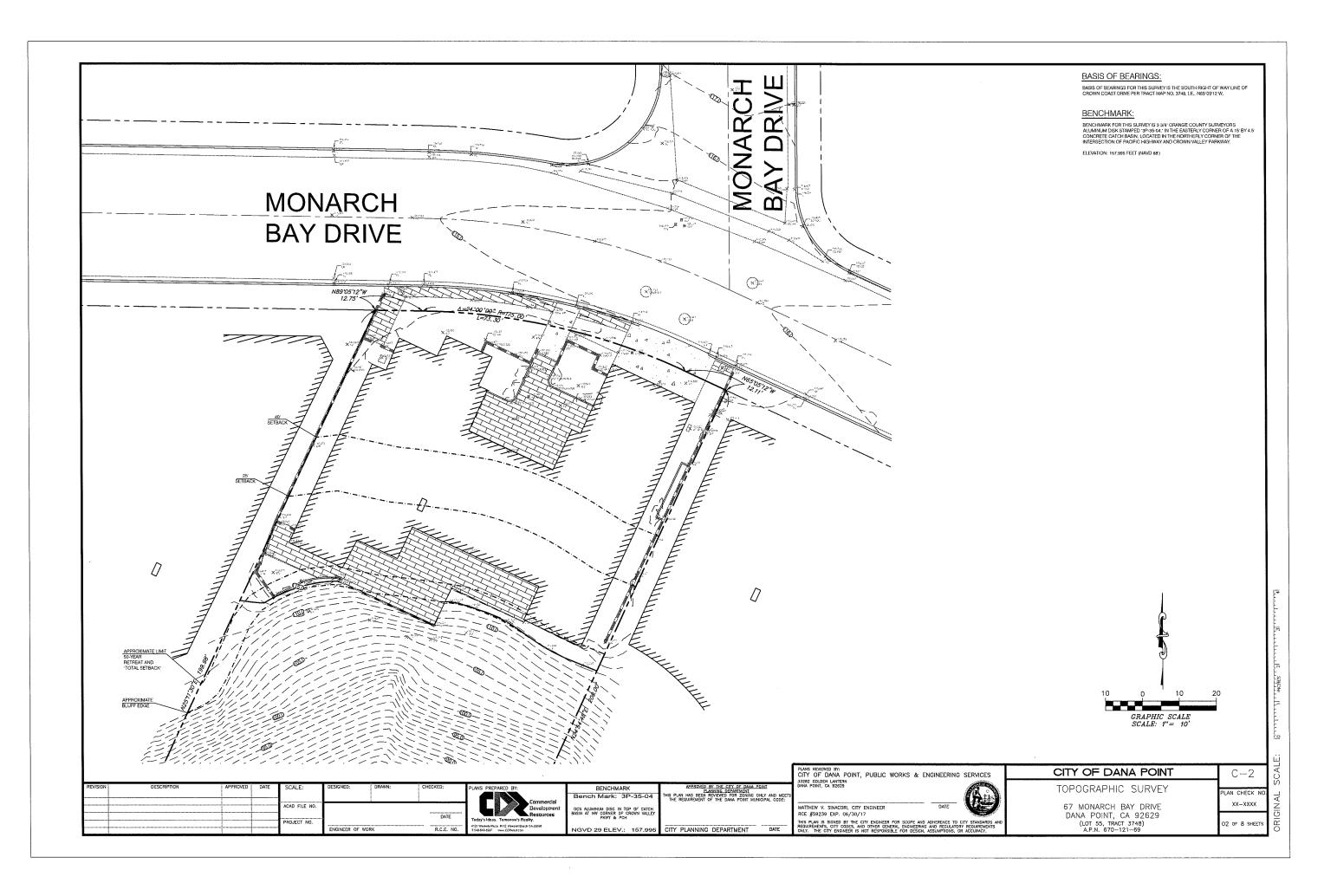
BENCHMARK ch Mark: 3P-35-04 OCS ALUMINUM DISC IN TOP OF CATCH BASIN AT NW CORNER OF CROWN VALLE APPROVED BY THE CITY OF DANA POIN
PLANNING DEPARTMENT

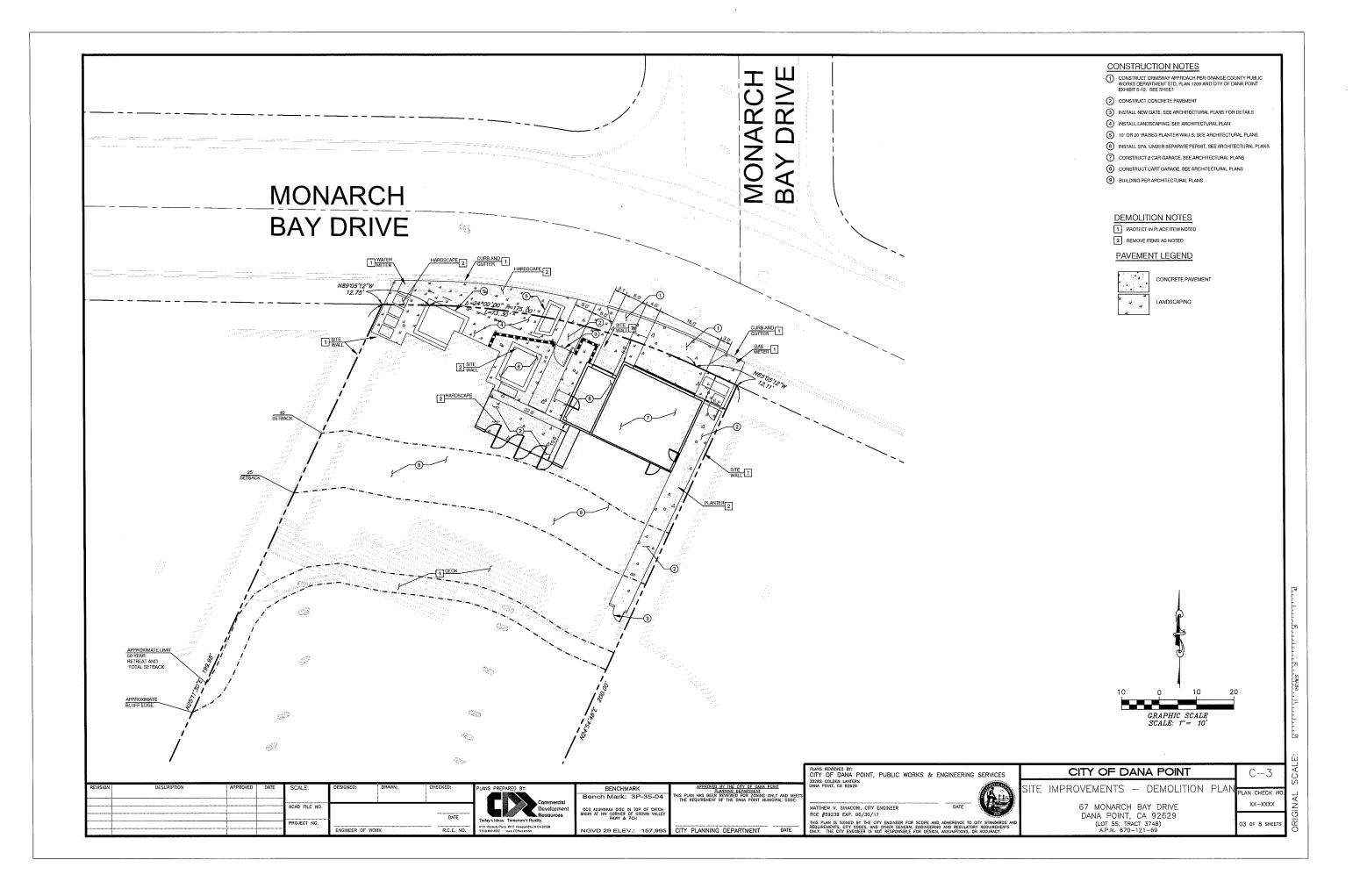
HIS PLAN HAS BEEN REVIEWED FOR ZONING ONL
THE RECOMPENSATION OF THE DAMA POINT MINISTER.

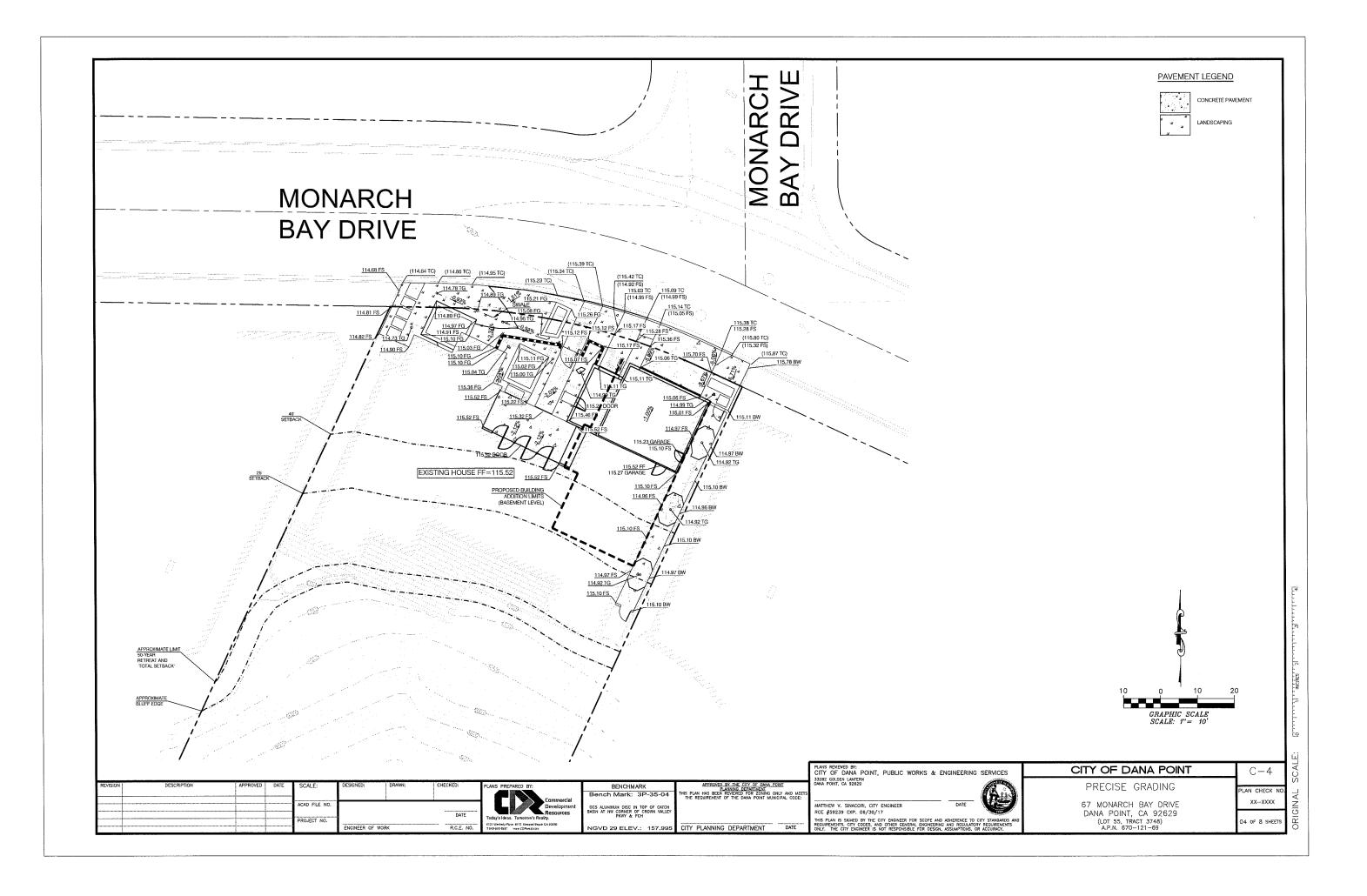
DATE

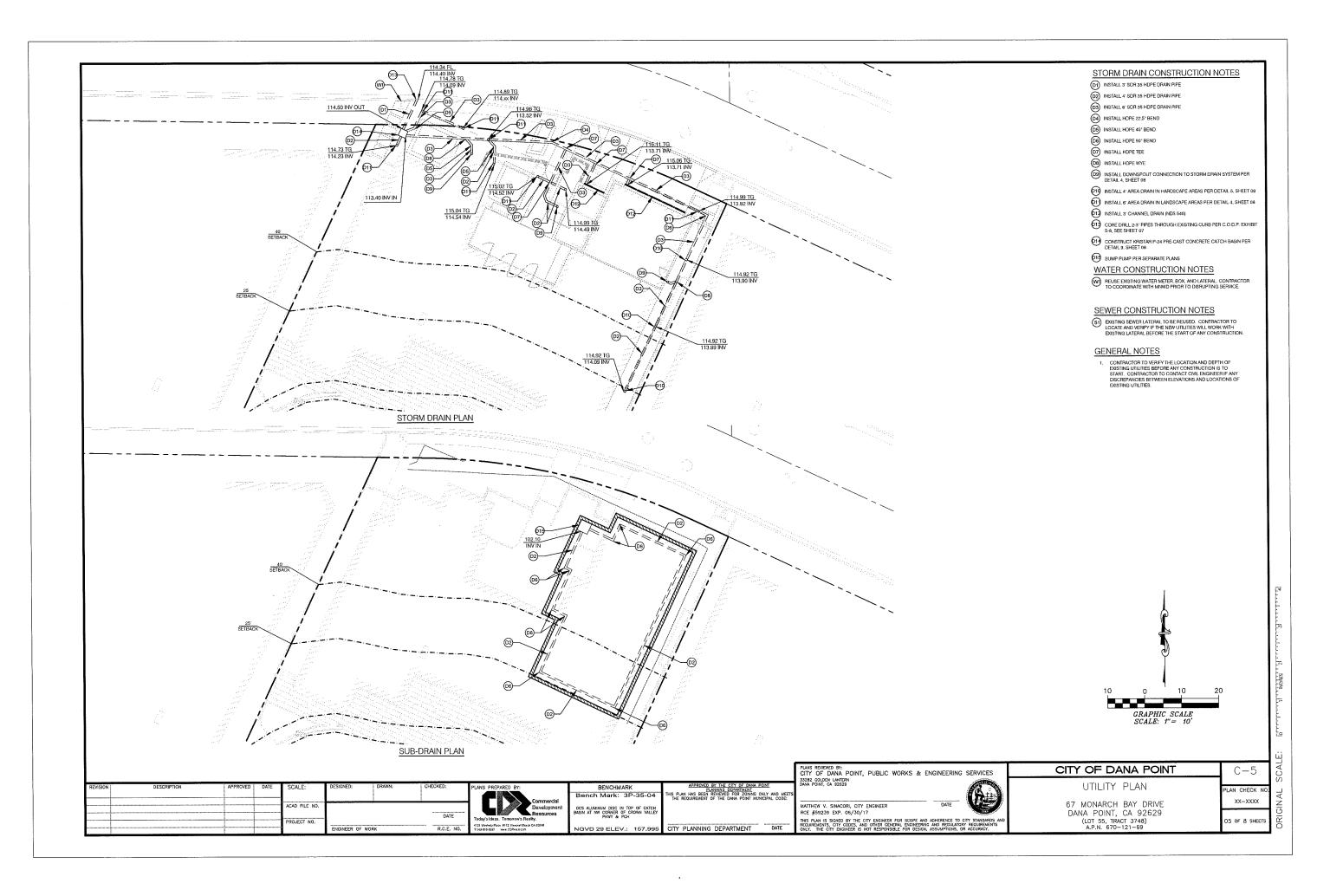
MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/17 THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARD REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REQUIREMENT REQUIREMENT ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.

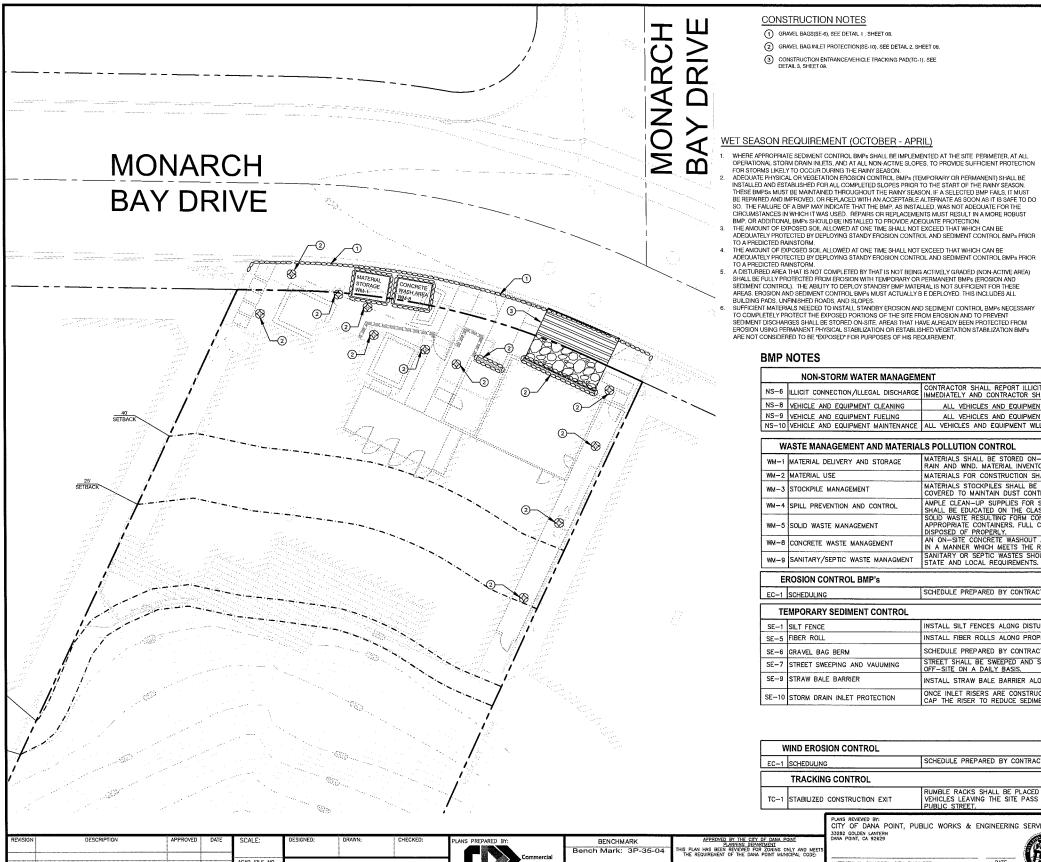
PLANS REVIEWED BY: CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES











DATE

R.C.F. NO.

OJECT NO.

CONSTRUCTION NOTES

1) GRAVEL BAGS(SE-6), SEE DETAIL 1 , SHEET OB.

(2) GRAVEL BAG INLET PROTECTION(SE-10), SEE DETAIL 2, SHEET 08.

CONSTRUCTION ENTRANCE/VEHICLE TRACKING PAD(TC-1), SEE DETAIL 3, SHEET 08.

LEGEND:



. 000000 GRAVEL BAGS



CONSTRUCTION ENTRANCE/VEHICLE TRACKING



GRAVEL BAG INLET PROTECTION

DRY SEASON REQUIREMENTS (MAY - SEPTEMBER)

- WIND EROSION BMPs (DUST CONTROL) SHALL BE IMPLEMENTED. SEDIMENT CONTROL BMPs SHALL BE INSTALLED AND MAINTAINED AT ALL OPERATIONAL STORM DRAIN
- SELIMENT CONTROL OFF-SITE SEDIMENT TRACKING SHALL BE IMPLEMENTED AND MAINTAINED.

 APPROPRIATE WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs SHALL BE
 IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER BY WASTES AND CONSTRUCTION

 MATERIALS

- MPFLEMENTED TO PREVENT THE CONTAMINATION OF STOOTIM WATER BY WASTES AND CONSTRUCTION MATERIALS.

 APPROPRIATE NON-STORM WATER BMPs SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER FROM CONSTRUCTION ACTIVITIES.

 THERE SHALL BE A "WEATHER TRIGGENED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMPs AS NEEDED TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVEN (A PREDICTED STORM IS DEFINED AS A FORECASTED, 50% CHANCE OF RAIN).

 SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY SEDIMENT CONTROL BMPs (AT THE SITE PERIMETER, SITE SLOPES AND OPERATIONAL INLETS WITHIN THE SITE) NECESSARY TO PREVENT SEDIMENT DISCHARGES FROM EXPOSED PORTIONS OF THE SITE SHALL BE STORED ON SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMPs AS DESCRIBED IN ITEM HARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.
- DEPLOYMENT OF PERMANENT EROSION CONTROL BMPs (PHYSICAL OR VEGETATION) SHOULD COMMENCE AS SOON AS PRACTICAL ON SLOPES THAT ARE COMPLETED FOR ANY PORTION OF THE SIT.

 STANDBY BMP MATERIALS SHOULD NOT BE RELIED UPON TO PREVENT EROSION OF SLOPES THAT HAVE

BMP NOTES

CITY PLANNING DEPARTMENT

DATE

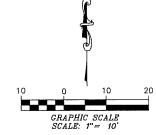
NGVD 29 ELEV.: 157.995

		NON-STORM WATER MANAGEM	ENT
	NS-6	ILLICIT CONNECTION/ILLEGAL DISCHARGE	CONTRACTOR SHALL REPORT ILLICIT CONNECTION OR ILLEGALLY DUMPED MATERIALS ON SITE TO THE RESIDENT ENGINEER IMMEDIATELY AND CONTRACTOR SHALL TAKE NO FURTHER ACTION UNTIL THE RESIDENT ENGINEER IS PROVIDES A RESPONSE.
		VEHICLE AND EQUIPMENT CLEANING	ALL VEHICLES AND EQUIPMENT WILL BE CLEANED OFF-SITE.
ı	NS-9	VEHICLE AND EQUIPMENT FUELING	ALL VEHICLES AND EQUIPMENT WILL BE FUELED OFF-SITE.
- 1	NS-10	VEHICLE AND EQUIPMENT MAINTENANCE	ALL VEHICLES AND EQUIPMENT WILL BE MAINTAINED OFF-SITE.

WM-1	MATERIAL DELIVERY AND STORAGE	MATERIALS SHALL BE STORED ON-SITE OIN ORIGINAL MARKED CONTAINERS AND COVERED FROM RAIN AND WIND. MATERIAL INVENTORY SHALL CONSIST OF SUPPLY REQUIRED FOR A FEW DAYS.
WM-2	MATERIAL USE	MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH THE PRODUCT DIRECTIONS
WM-3	STOCKPILE MANAGEMENT	MATERIALS STOCKPILES SHALL BE SURROUNDED BY TEMPORARY SEDIMENT BARRIER AND COVERED TO MAINTAIN DUST CONTROL
WM-4	SPILL PREVENTION AND CONTROL	AMPLE CLEAN—UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON—SITE, EMPLOYEES SHALL BE EDUCATED ON THE CLASSIFICATIONS OF SPILLS AND APPROPRIATE RESPONSES.
WM-5	SOLID WASTE MANAGEMENT	SOLID WASTE RESULTING FORM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
8-WW	CONCRETE WASTE MANAGEMENT	AN ON-SITE CONCRETE WASHOUT AREA SHALL, BE CONSTRUCTED, USED AND DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENT OF THE CITY.
WM-9	SANITARY/SEPTIC WASTE MANAGMENT	SANITARY OR SEPTIC WASTES SHOULD BE TREATED OR DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

El	ROSION CONTROL BMP's	
EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION
TE	MPORARY SEDIMENT CONTROL	
SE-1	SILT FENCE	INSTALL SILT FENCES ALONG DISTURBED AREA LIMITS.
SE-5	FIBER ROLL	INSTALL FIBER ROLLS ALONG PROPERTY FRONTAGE.
SE-6	GRAVEL BAG BERM	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION
SE-7	STREET SWEEPING AND VAUUMING	STREET SHALL BE SWEEPED AND SEDIMENT COLLECTED AND DISPOSED OF OFF-SITE ON A DAILY BASIS.
SE-9	STRAW BALE BARRIER	INSTALL STRAW BALE BARRIER ALONG SILT FENCE.
SE-10	STORM DRAIN INLET PROTECTION	ONCE INLET RISERS ARE CONSTRUCTED, SURROUND RISERS WITH GRAVELBAGS OR CAP THE RISER TO REDUCE SEDIMENT INTRODUCTION TO THE AREA DRAIN SYSTEM.

V	WIND EROSION CONTROL	
EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION
	TRACKING CONTROL	
		RUMBLE RACKS SHALL BE PLACED ON THE DRIVEWAY TO ENSURE THAT ALL



PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33282 GOLDEN LAWTERN
DANA POINT, CA 92629

MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/17

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EROSION CONTROL PLAN

CITY OF DANA POINT

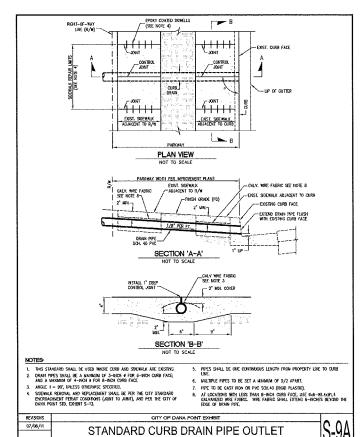
67 MONARCH BAY DRIVE DANA POINT, CA 92629 (LOT 55, TRACT 3748) A.P.N. 670-121-69

OG OF 8 SHEET

C-6

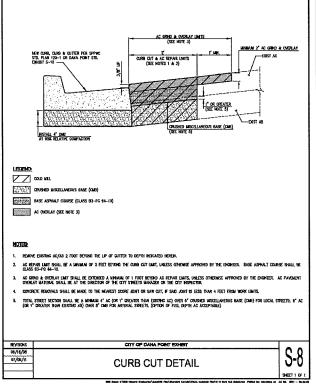
LAN CHECK

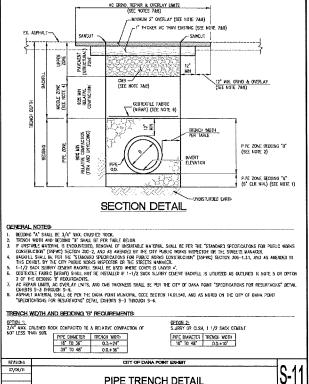
XX-XXXX



EXISTING CONSTRUCTION

SHEET 1 OF 1



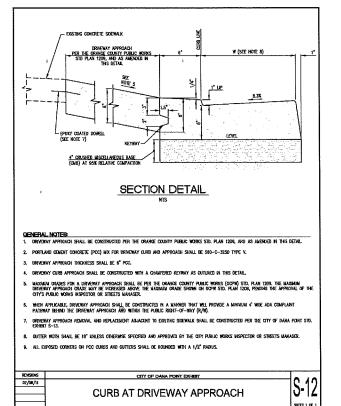


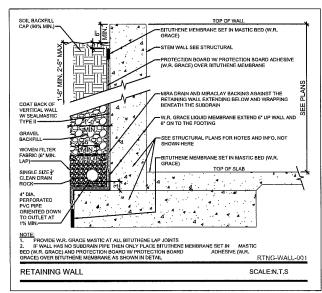
PIPE TRENCH DETAIL

VALUES OF "X"

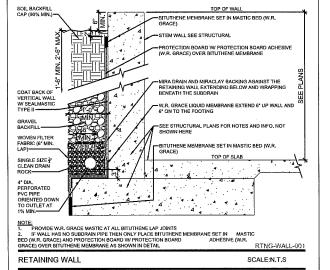
MINIMUM *W*

RESIDENTIAL





NOT TO SCALE





ROJECT NO.

ENGINEER OF WORK





APPROVED BY THE CITY OF DANA POINT
PLANNING DEPARTMENT
HIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND ME

PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33282 GOLDEN LANTERN
DANA POINT, CA 92829

Straight grade ADJACENT TO CURB 3' 4'

READJACENT TO CURB 3' 4'

ADJACENT TO CURB 3' 4'

FOLL PARKMAY 3' 4'

Line certain situations if oil of the following minimums are provided, the result may not be workable. Noticely the minimum, the intent is to produce a driveway that provides reasonable access to the garage.

Sidewalk and ram thickness "I" shall be 6' P.C.C.

ALS, section may be constructed between back of sidewalk and R/W for residential driveways if the ansite driveway is A.C.

One 01 foot minimum of full height curb shall be maintained between PL and top of "X" unless a common driveway is worranted per Note II.

No less than 22' of full height curb shall be maintained between two driveways on the same property.

Commercial, industrial and residential driveways having an anticlasted Average Daily Fraffic volume (ADT) greater than (88 vehicles shall be designed as Flored Depressed Curb Driveway Approaches per Srd. Plan (28). Residential driveways serving more than 2's units and commercial and industrial driveways having anothering on the property.

Color additives or pattern stomped concrete shall not be used.

When agarage door opening and right-of-way line are parallel and distance between garage door opening and right-of-way line are projected on the same propering and right-of-way line are not parallel, "W" shall be a minimum width equal to the garage door opening and shall be centered on the total garage door opening and right-of-way line are not parallel, "W" shall be determined in accordance with defail on sheet 4 of 5.

When the closest setbock distance between the garage door opening and right-of-way large and manusure. Refer to Dervice room for a cur to back out of the garage and manusure. Refer to provide room for a cur to back out of the garage and manusure. Refer to Dervice room for a cur to back out of the garage and manusure. Refer to Device room for a cur to back out of the garage and manusure. Refer to Device room for a cur to back out of the garage and manusure. 22' Min. of full height curb between depression on same property I' Min, to property line or any surface utility PLAN Top of "X"-ELEVATION Varios 5' Sidewalk+ PLID Jeans A 2-6 Curb & Gutter 6" CURB FACE Varies commercial and industrial areas shall have full parkway sidewalk 5' Sidewalk+ Vepar I' | Side - INVINCE. 8" CURB FACE ORANGE COUNTY RESOURCES & DEVELOPMENT MANAGENERY DEPARTMENT STD. PLAN Approved A Waltered 1209 1209 idoptedi Res. 31-1481 Ravisedi Ras. 96-546: 86-618 DEPRESSED CURB DRIVEWAY APPROACH SHT_2 OF 5 CITY OF DANA POINT C-7

DETAIL SHEET

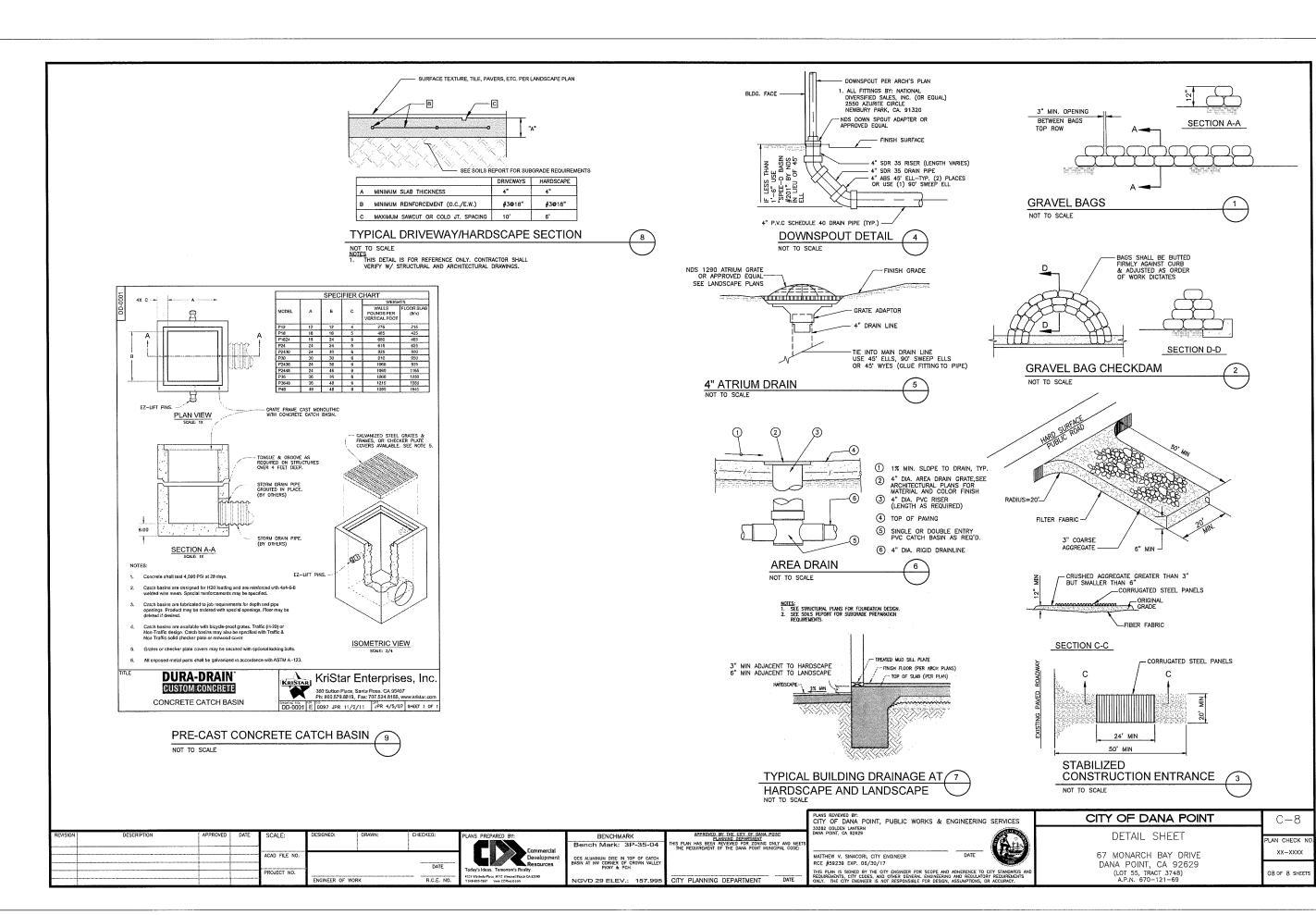
67 MONARCH BAY DRIVE DANA POINT, CA 92629 (LOT 55, TRACT 3748) A.P.N. 670-121-69

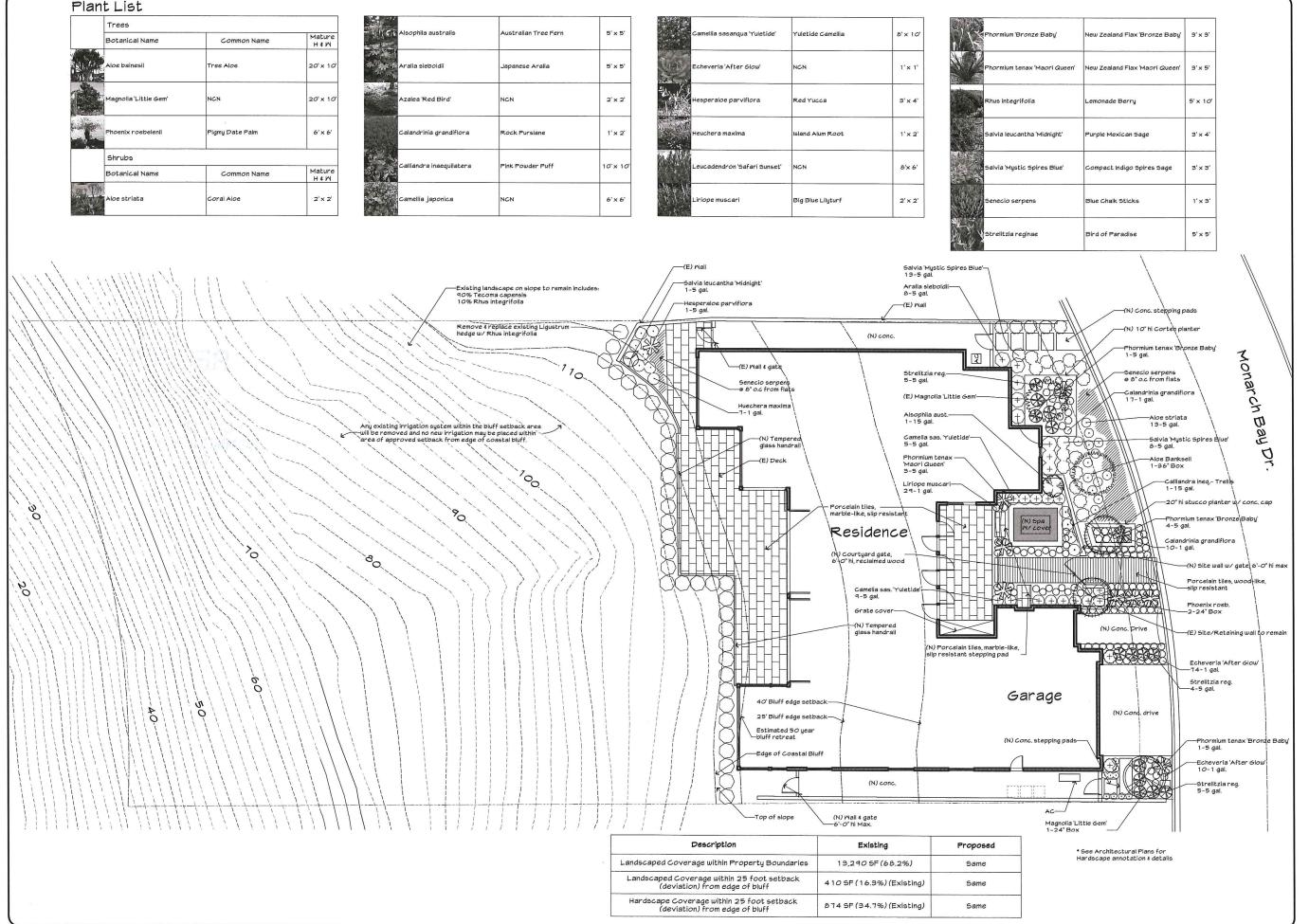
LAN CHECK XX-XXXX 07 OF 8 SHEET

Approved H. Willesmer pred: Res. 31-1481 Revised Res. 96-546; \$6-618 DEPRESSED CURB DRIVEWAY APPROACH MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/17

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RANGE COUNTY RESOURCES & DEVELOPMENT MANAGEMENT/DEPARTMENT





Revisions

Residenc

Mitten 67 Monarch Bay Dr. Dana Point

Preliminary Landscape Plan

Oakbrook Landscape, inc. Landscape Design & Construction 26855 Calle Hermosa Capistrano Beach, CA 99804 (949) 661-2886 Fax (949) 661-2347

8/23/16 1/8"=1'-0" Sheet

Of 1