

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

DATE: DECEMBER 12, 2016

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
BELINDA DEINES, SENIOR PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP16-0016 TO ALLOW
ADDITIONS AND ALTERATIONS TO AN EXISTING SINGLE-FAMILY
DWELLING LOCATED WITHIN A RESIDENTIAL SINGLE-FAMILY
(RSF-7/PRD-3) ZONING DISTRICT AT 23691 SIDNEY BAY

RECOMMENDATION: That the Planning Commission adopt the attached resolution
approving Coastal Development Permit CDP16-0016.

APPLICANT: Cherie Usgaard, Property Owner

REPRESENTATIVE: Stan Andrade, Architect

REQUEST: Approval of a Coastal Development Permit to allow a 621
square-foot addition to an existing single-family dwelling
located within the City's Coastal Overlay District (the
California Coastal Zone) and the Appeals Jurisdiction of the
California Coastal Commission.

LOCATION: 23691 Sidney Bay (APN 672-081-38)

NOTICE: Notices of the Public Hearing were mailed to property owners
within a 500-foot radius and occupants within a 100-foot
radius on December 1, 2016, published within a newspaper of
general circulation on December 1, 2016, and posted on
December 1, 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.

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 4,593 square-foot lot located within the Shore Garden neighborhood of Niguel Shores, a built-out neighborhood of single-family residences.

The property is zoned "Residential Single-Family 7" (RSF-7)/Planned Residential Development 3 (PRD-3), and is located within the City's Coastal Overlay District (the California Coastal Zone) and within the Appeals Jurisdiction of the California Coastal Commission.

DISCUSSION: The project site currently contains a 1,893 square-foot, three bedroom, single family residence and detached two-car garage. The proposed scope of work includes an interior remodel and floor area additions of 621 square feet on the lower level between the house and the garage that will connect the two structures.

The development standards for this property are set forth by Tract Map 6883, Zoning Code Chapter 9.09 (Residential Development Standards) and Appendix B (Planned Residential Development Standards). New development on this project site is required to observe a 20'-0" front setback, a 10'-0" rear setback, and zero and 5'-0" side setbacks, respectively. The immediate neighborhood is characterized by detached garages constructed to the front and side property lines. This is considered a conforming condition for this neighborhood, based on Zoning Code Section 9.05.060 which allows development to use setbacks established by previous regulations or by existing neighborhood development patterns on the same block and street. The existing detached garage is built approximately 11'-6" from the front property line, consistent with neighborhood conditions. No additions or alterations are proposed to the existing detached garage on the project site. Therefore, the existing house and all proposed additions conform to the development standards.

The first floor of the residential structure is proposed to be updated by removing interior walls to create an open concept floor plan and new kitchen layout. Additions of 621 square feet are proposed on this level to expand the existing family room, master bedroom and laundry room, and add a new powder room, kitchen pantry and a master bedroom storage closet.

Three new dormer windows are proposed at the second floor level – one at each of the bedrooms located at the front of the residence, and one in the loft, facing the side of the property. New concrete tile is proposed to replace the existing shake roofing. Standing seam metal roofing is proposed over the new dormer window elements. No increase in height is proposed to the existing residential structure.

The proposed exterior finishes include smooth stucco, charcoal-color concrete tile roofing, weathered copper standing seam metal dormers, dark bronze metal doors and windows, and decorative wood doors.

The project as designed complies with all applicable development standards, including setbacks, parking, lot coverage and height limits. No deviations are requested.

Coastal Development Permit CDP16-0016

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 require approval of a Coastal Development Permit (CDP).

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 are set forth in the attached draft Resolution (Attachment 1).

CORRESPONDENCE: To date, the only correspondence received for this project has been a letter of project approval by the Niguel Shores Community 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 16-0016 subject to the findings and conditions of approval contained therein.



Belinda Deines, Senior Planner



Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 16-12-12-xx

Supporting Documents

2. Vicinity Map
3. Homeowners Association Approval Letter
4. Site Photos
5. Architectural Plans

RESOLUTION NO. 16-12-12-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP16-0016 TO ALLOW ADDITIONS AND ALTERATIONS TO AN EXISTING SINGLE-FAMILY DWELLING LOCATED WITHIN THE RESIDENTIAL SINGLE-FAMILY 7 (RSF-7)/PLANNED RESIDENTIAL DEVELOPMENT 3 (PRD-3) ZONING DISTRICT AT 23691 SIDNEY BAY

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

WHEREAS, Andrade Architects Inc. (the “Representative”) has filed an application on behalf of Cherie Usgaard (“Applicant”), the owner of real property commonly referred to as 23691 Sidney Bay (APN 672-081-38) (the “Property”); and

WHEREAS, the Representative filed a verified application for a Coastal 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 12th day of December, 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 CDP16-0016.

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 CDP16-0016 subject to conditions of approval:

Findings:

Coastal Development Permit CDP16-0016

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 includes minimal grading, 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 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 for the subject property). There are no adopted specific plans that apply to the subject property.

Conditions:

General:

1. Approval of this application permits additions and alterations to an existing single-family dwelling at 23691 Sidney 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.
2. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
3. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any

relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.

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

The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its 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 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. The Applicant, or Applicant's agent(s), 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, or Applicant's agent(s), shall be responsible for coordinating any potential conflicts or existing easements.
9. The Applicant, or Applicant's agent(s), shall exercise special care during the construction phase of this project to prevent any off-site siltation. The Applicant, or Applicant's agent(s), shall provide erosion and sediment control measures at all times. The Applicant, or Applicant's agent(s), shall maintain the erosion and sediment control devices until the final approval of all permits.
10. The Applicant, Applicant's agent(s), or successor-in-interest shall cause the preparation and submittal of 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.

Prior to Issuance of a Building Permit:

11. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of a grading and drainage plan (and soils report if required) in compliance with all City of Dana Point standards for review and approval. The drainage plan shall show all drainage from proposed improvements being directed to an approved outlet.
12. A separate erosion control plan shall be included in the project plans. The erosion control plan shall address the potential erosion and sediment loss for the proposed development.

Prior to Final Approval of All Permits:

13. Public Works final approval will be required for all permits.
14. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
15. 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 12th day of December, 2016 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eric Nelson, Chairperson
Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department



Supporting Document #2



Niguel Shores Community Association
33654 Niguel Shores Drive
Dana Point, California 92629-4221
(949) 493-0122 • Fax (949) 388-7892

**EXTERIOR MODIFICATION APPLICATION
APPROVAL PENDING – NOTICE OF REQUIRED CONDITIONS**

Date: 11/09/2016

Applicant Name: Usgaard, Cherie

NSCA Address: 23691 Sidney Bay

Mailing Address:

RECEIVED

Tract 6883 / Lot 039

NOV 16 2016

**CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT**

Submittal Date: 08/08/2016 – move to final review 11/07/2016

Project Description: Remodel – 621 sq.ft. addition to first floor living area
Hardscape/Driveway (*Rule 3131.4* applies to driveway installation)

Approval of your requested project is pending completion of the following conditions (in order of required action):

1. **This condition must be met prior to the AC granting final approval.**
Submit a copy of the City of Dana Point stamped approved plan set for AC review and comparison
City plan will be compared to the plan set dated 08/02/2016 and date stamped received 08/08/2016
2. **Payment will not be accepted until AC has issued final approval**
Once final approval is issued, submit payment of the following:
 - Construction deposit (\$5000.00)
 - Processing fee (\$2000.00)

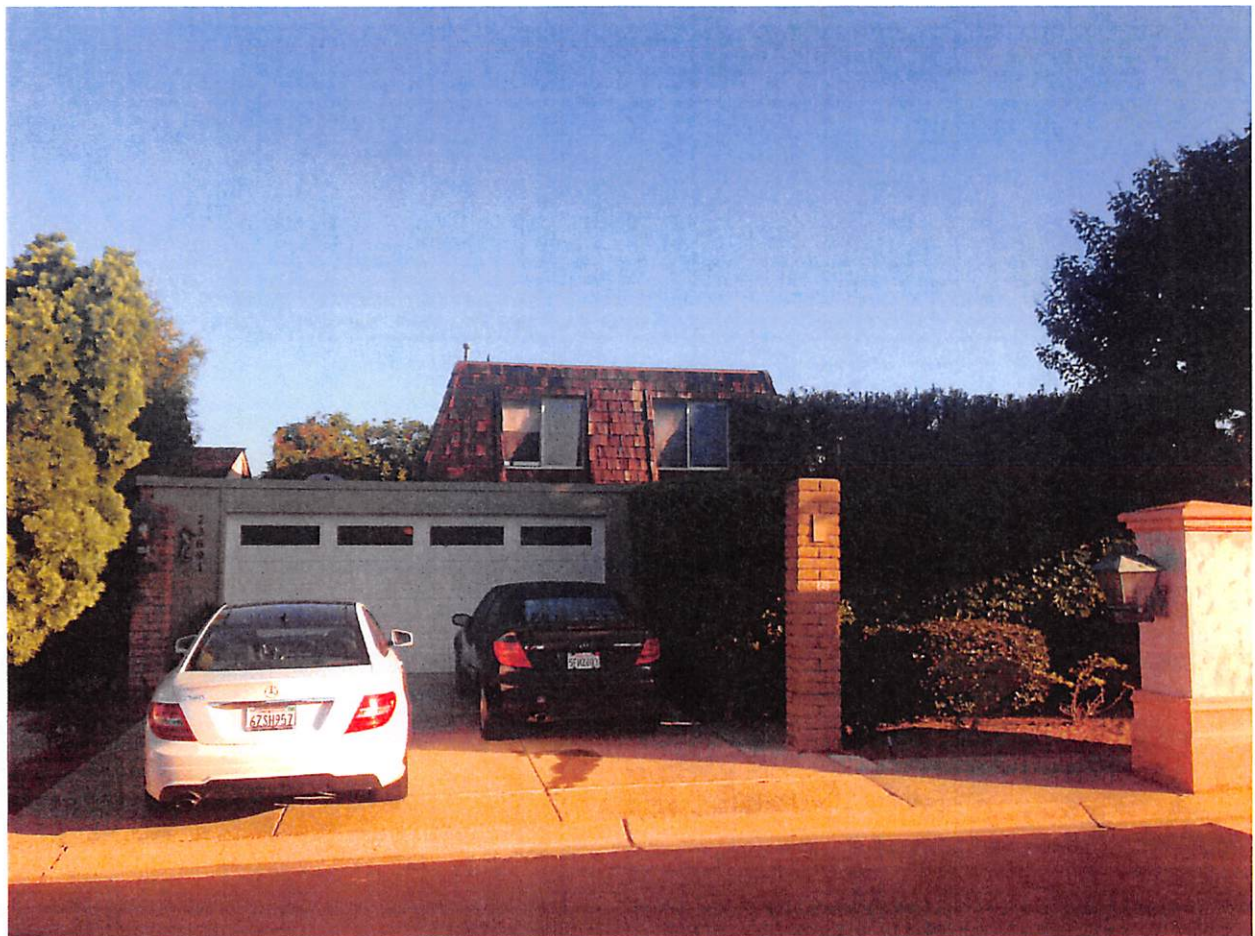
The conditions of approval listed above must be completed within 12 months of the date of this notice or the pending approval is void and the application deemed disapproved.

MOCK UP MUST BE REMOVED BY: 11/22/2016

Projects commenced prior to completing the above required conditions of approval are in violation of Rule 3103 and therefore subject to a recorded 'Cease and Desist' order, a hearing before the NSCA Board of Directors and additional fines as outlined under Rule 2711.

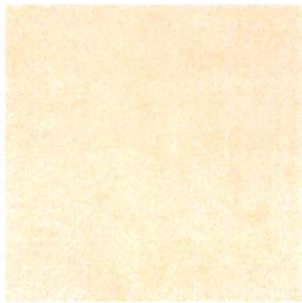
Enclosure: Rule 3131
Plan set date stamped 08/08/2016

Supporting Document #3



Supporting Document #4





EXTERIOR STUCCO
COLOR/FINISH: NAVAJO WHITE/ SMOOTH



COMPOSITION ROOFING
MFR: BORAL AMERICA
PRODUCT: SAXONY 600 SLATE
COLOR/FINISH: CHARCOAL BLEND



DOORS AND WINDOWS
MFR: JELDWEN WINDOWS AND DOORS
PRODUCT: METAL CLAD DOORS
AND WINDOWS
COLOR/FINISH: DARK BRONZE



WOOD EAVE
LOCATION: ROOF EAVE
COLOR/FINISH: WHITE/ SMOOTH



STANDING SEAM METAL
MFR: CUSTOM-BILT METALS
PRODUCT: STANDING SEAM METAL
LOCATION: DORMER ROOFS
COLOR/FINISH: WEATHERED COPPER



DECORATIVE WOOD DOORS
PRODUCT: HORIZONTAL WOOD PLANKS
LOCATION: GARAGE DOOR & ENTRY GATE
COLOR/FINISH: NATURAL SMOOTH



DECORATIVE CONCRETE DRIVEWAY
PRODUCT: CONCRETE/ PEBBLE
LOCATION: DRIVEWAY
COLOR/FINISH: GRAY/ SMOOTH

RECEIVED
AUG 25 2016
COMMUNITY DEVELOPMENT
DANA POINT
CITY DEPARTMENT

DRAWN BY: KA
DATE: 08-02-16
JOB #: 1623
SHEET:

MSB

MATERIAL SAMPLES BOARD

USGAARD RESIDENCE

23691 SIDNEY BAY
DANA POINT, CA. 92629



ANDRADE ARCHITECTS, INC.

2880 SOUTH COAST HIGHWAY
LAGUNA BEACH, CA 92651
PHONE: 949.715.7474
FAX: 949.715.7475
ANDRADEARCHITECTS.COM

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OBTAINING THE EXPRESSED
WRITTEN PERMISSION OF
ANDRADE ARCHITECTS, INC.

PROJECT NOTES

- 1. ALL CONSTRUCTION SHALL BE IN CODE COMPLIANCE TO CBC AND DANA POINT MUNICIPAL CODE, ETC.
- 2. PER THE 2013 CALIFORNIA BUILDING CODE SECTION 1804.3 DRAINAGE SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATION A MINIMUM 2% FOR IMPERVIOUS SURFACES AND A MINIMUM OF 5% FOR NATURAL (LANDSCAPED) GROUND

PROJECT DESCRIPTION

NEW LIVING ADDITION ON LOWER FLOOR: INCLUDING DOORS, WINDOWS, FIXTURES AND EXTERIOR FINISH
INTERIOR REMODEL ON LOWER FLOOR
NEW STANDING METAL SEAM ROOF TO REPLACE EXISTING ROOFING
NEW DORMER WINDOW ELEMENTS
NEW DECORATIVE PATTERN CONCRETE TO REPLACE EXISTING CONCRETE DRIVEWAY
NEW 6' HIGH DECORATIVE WOOD GATE TO REPLACE EXISTING

PROJECT DATA

APN#: 672-081-38
LOT: 38
TRACT: 6883
ZONE: RSF-7
OCCUPANCY: R-3.5-7I DU/AC
CONSTRUCTION TYPE: VB NON-SPRINKLED

SQUARE FOOTAGES

	EXISTING:	PROPOSED:	TOTAL:
LOWER LEVEL LIVING:	1276 S.F.	621 S.F.	1897 S.F.
UPPER LEVEL LIVING:	617 S.F.	0 S.F.	617 S.F.
TOTAL:	1893 S.F.	621 S.F.	2514 S.F.
GARAGE:	508 S.F.	0 S.F.	508 S.F.
LOT AREA:	4593 S.F.	0 S.F.	4593 S.F.
BUILDING AREA:	1784 S.F.	621 S.F.	2365 S.F.
LOT COVERAGE:	39%	13.5%	52.5%
LANDSCAPE AREA:	1294 S.F. 28%	0 S.F.	28%

PROJECT DIRECTORY

PROPERTY OWNER: CHERIE USGAARD
23691 SIDNEY BAY
DANA POINT, CA 92629
P: (949) 444-4685

ARCHITECT: ANDRADE ARCHITECTS, INC.
2880 SOUTH COAST HIGHWAY
LAGUNA BEACH, CA 92651
P: (949) 715-7474
F: (949) 715-7475
PLANS SIGNED BY: STANLEY ANDRADE

VICINITY MAP



SHEET INDEX

ARCHITECTURAL:	PROJECT DATA
A.001	SITE PLAN
A.100	LOWER FLOOR DEMOLITION PLAN
A.101	UPPER FLOOR DEMOLITION PLAN
A.102	LOWER FLOOR PLAN
A.103	UPPER FLOOR PLAN
A.104	ROOF PLAN
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
ST-1	STAKING PLAN

RECEIVED

DEC 02 2016

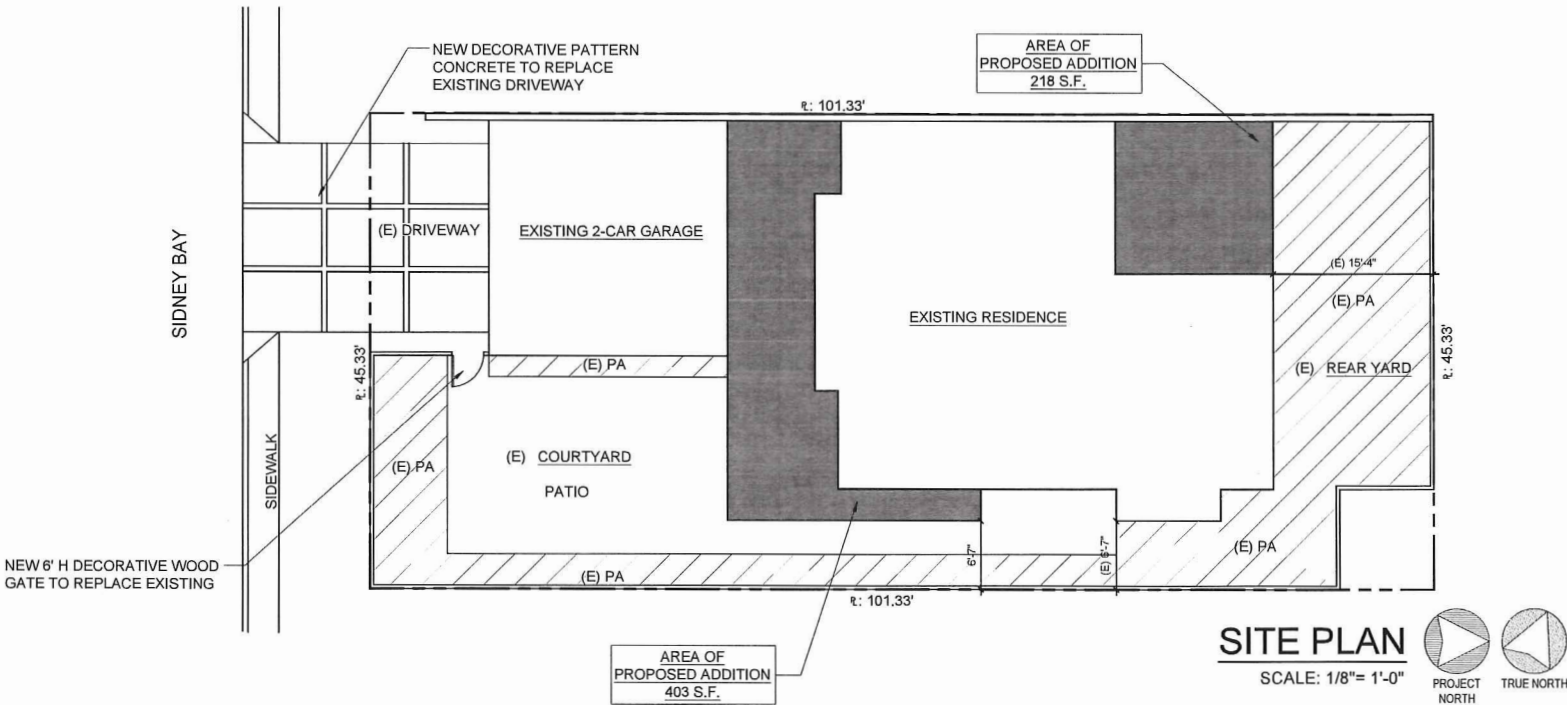
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

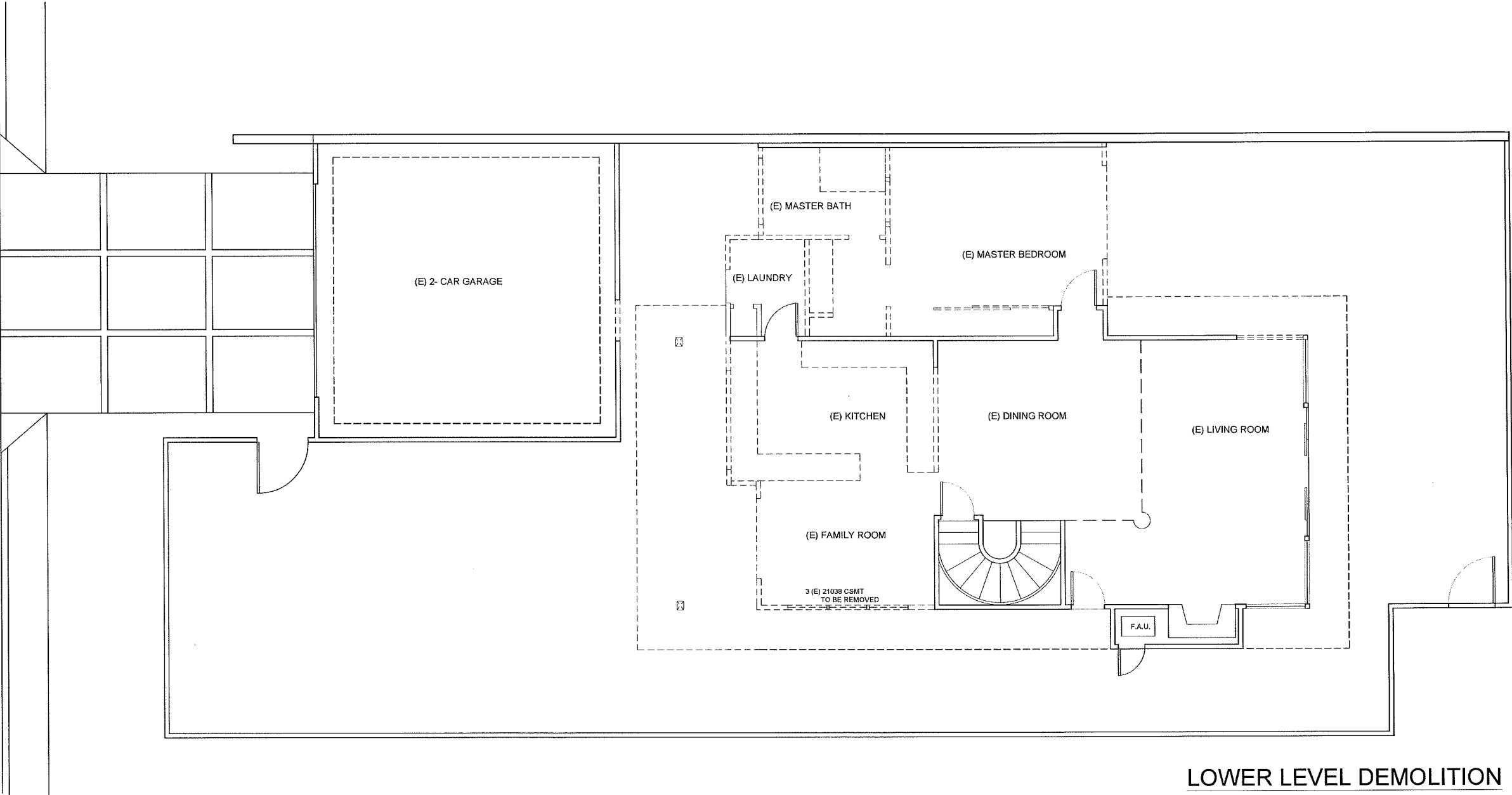
REVISIONS

- 1
- 2
- 3
- 4

DRAWN BY: KA
CHECKED BY: SA
DATE: 11/15/16
JOB #: 1623
SHEET:

A.001





LOWER LEVEL DEMOLITION
SCALE: 1/4"= 1'-0"

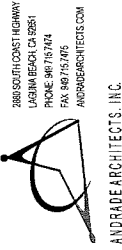
WALL LEGEND	
	EXISTING 2x WOOD STUD WALL
	EXISTING 2x WOOD STUD WALL TO BE REMOVED

REVISIONS	
1	

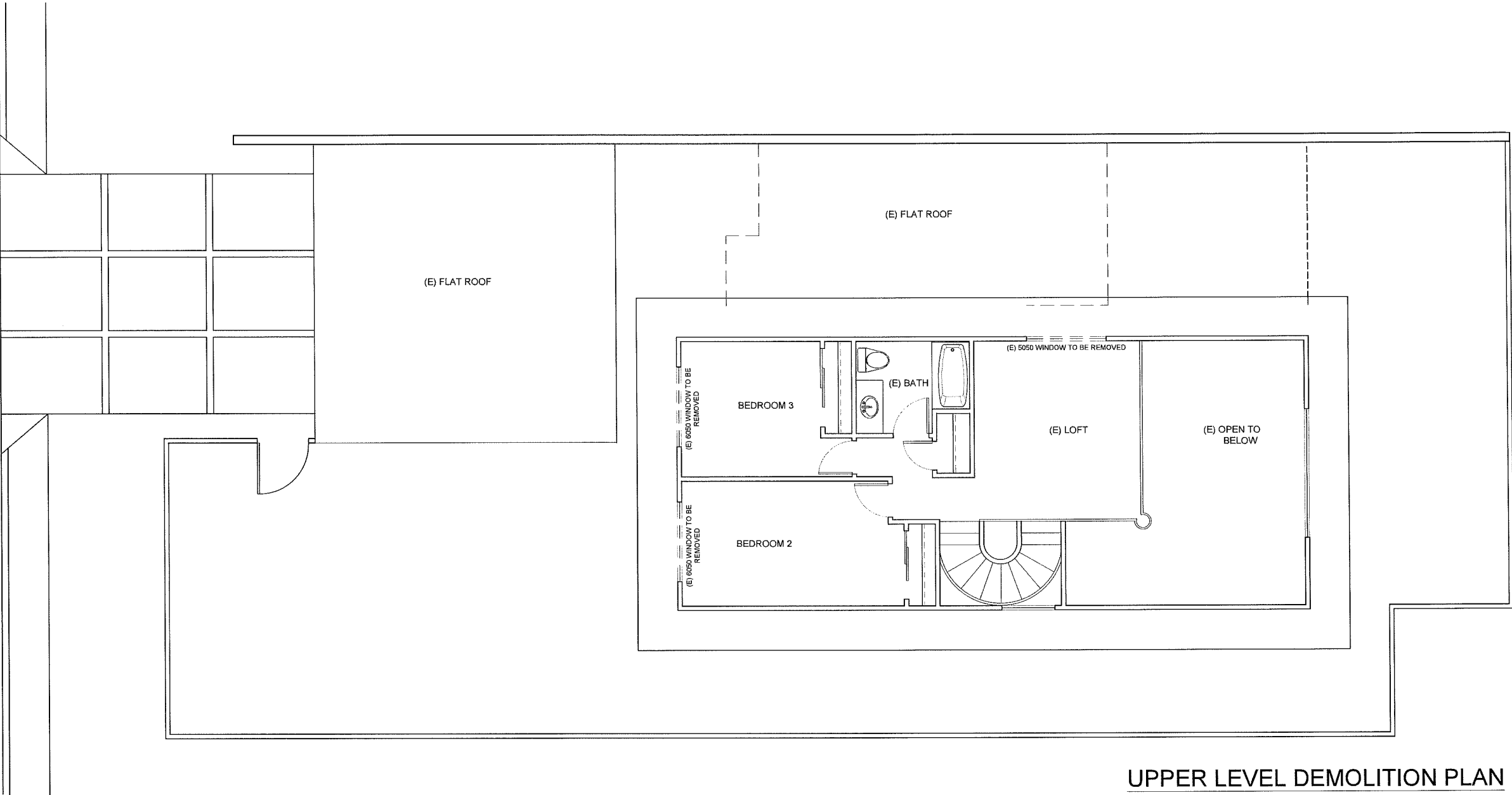


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CHECKED BY: SA
DATE: 09/15/16
JOB #: 1623
SHEET:

USGAARD RESIDENCE
23691 SIDNEY BAY
DANA POINT, CA. 92629



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23691 SIDNEY BAY
DANA POINT, CA. 92629

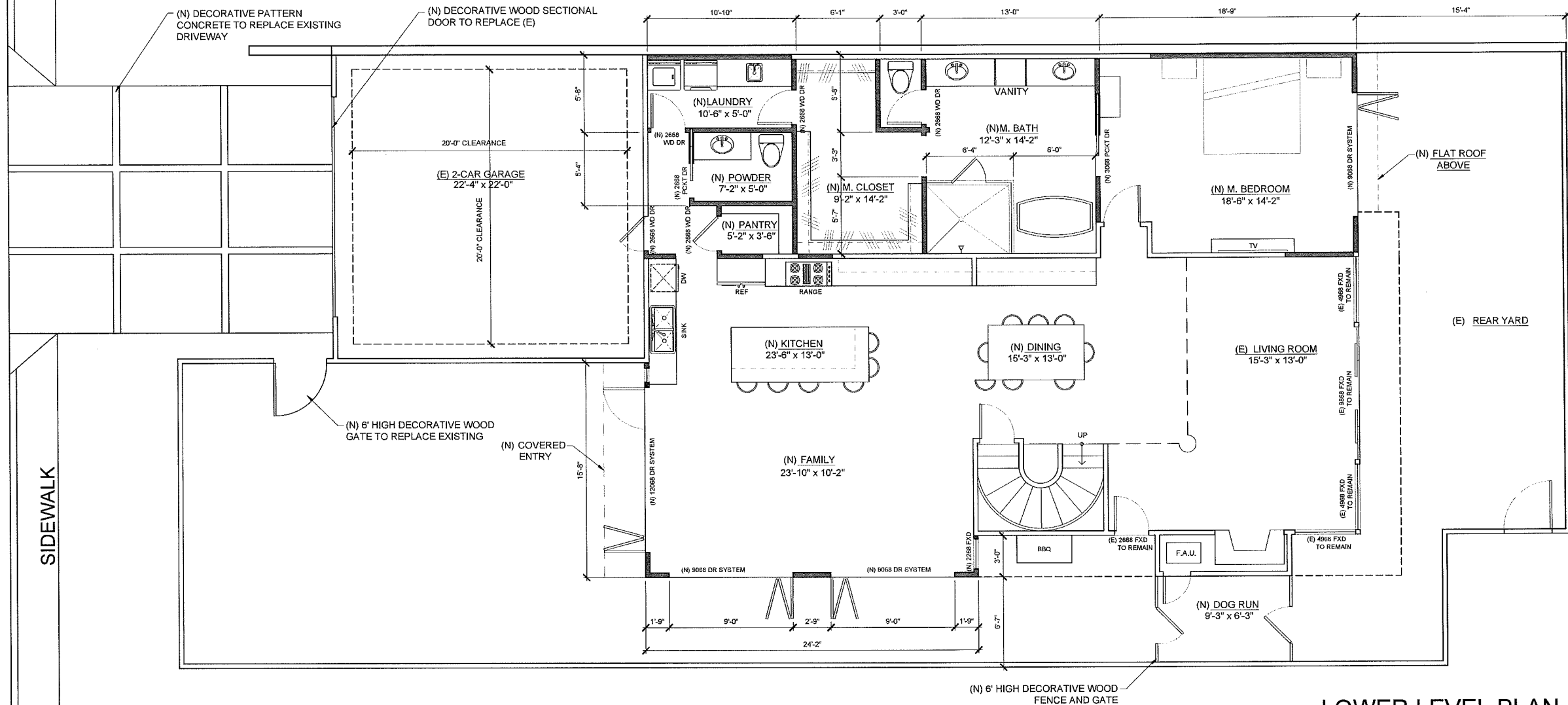
UPPER LEVEL
DEMOLITION PLAN

REVISIONS

- 1
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DRAWN BY: KA
CHECKED BY: S.A.
DATE: 09/15/16
JOB #: 1623
SHEET:



LOWER LEVEL PLAN

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

WALL LEGEND

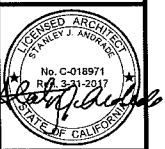
EXISTING 2x WOOD STUD WALL
NEW 2x WOOD STUD WALL

USGAARD RESIDENCE
23691 SIDNEY BAY
DANA POINT, CA. 92629

LOWER LEVEL PLAN

REVISIONS

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3
4



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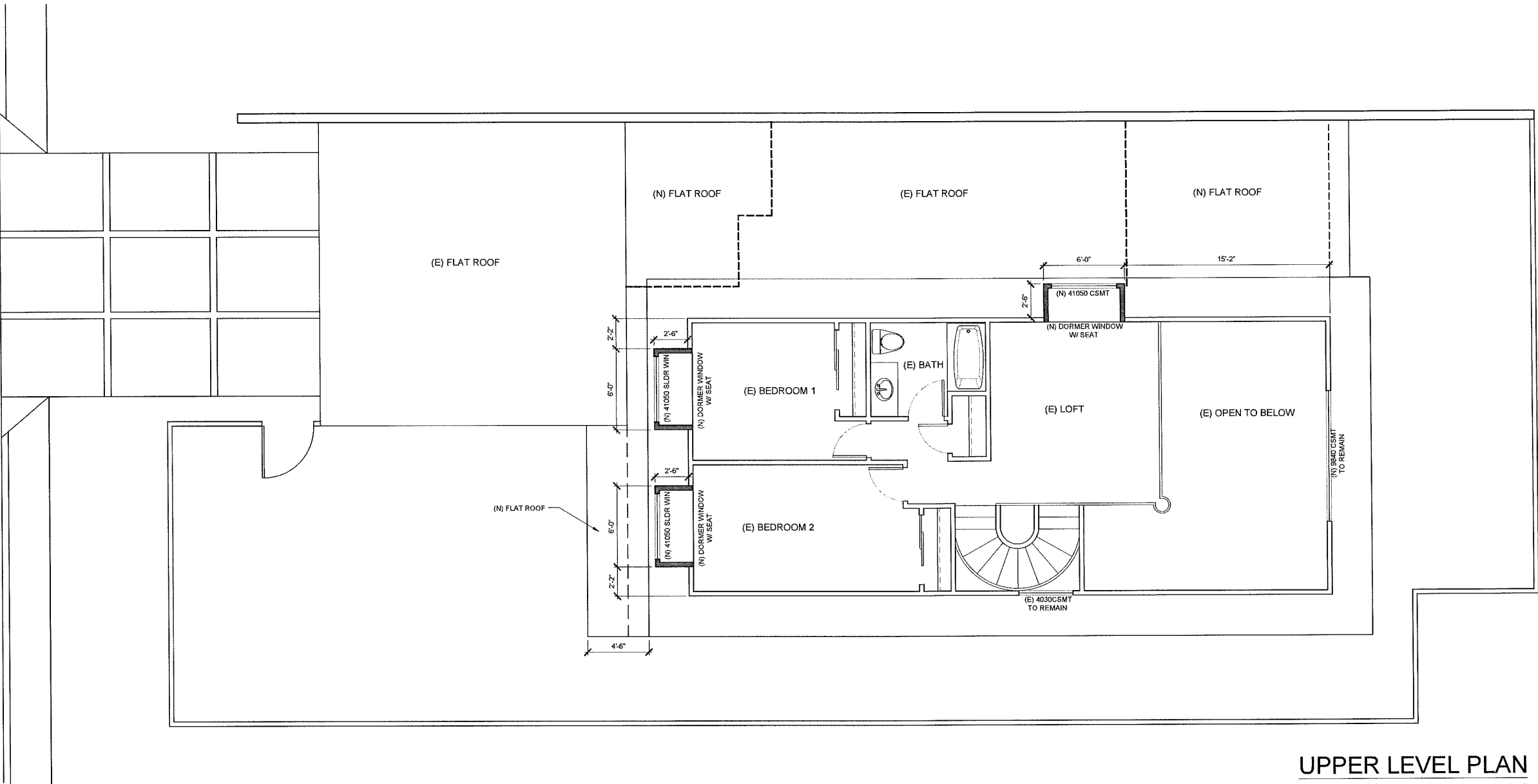
A.102

FOR ALL PROJECTS, ITS
OWNER, ARCHITECT, AND
CONTRACTOR SHALL BE
RESPONSIBLE FOR THE
ACCURACY OF THE
INFORMATION PROVIDED
HEREIN. ANY CHANGES
TO THE DRAWINGS SHALL
BE MADE BY THE ARCHITECT
AND NOT BY THE CONTRACTOR.
THESE DRAWINGS SHALL
BE USED ONLY FOR THE
PROJECT AND SITE SPECIFIC
AND NOT FOR ANY OTHER
PROJECT OR SITE.

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FAX: 949/751-7175
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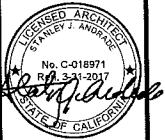
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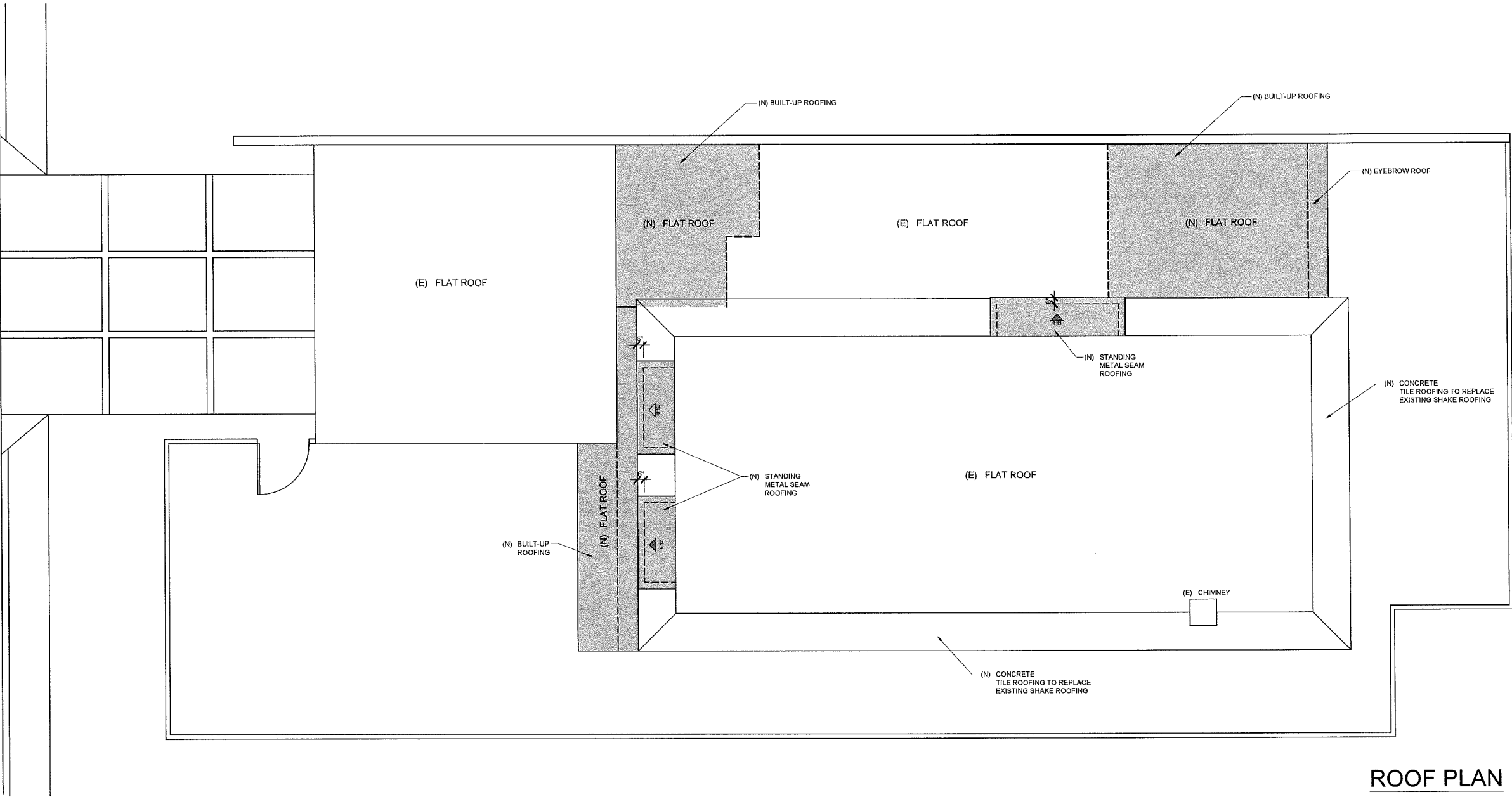
UPPER LEVEL PLAN
SCALE: 1/4"= 1'-0"

WALL LEGEND	
	EXISTING 2x WOOD STUD WALL
	NEW 2x WOOD STUD WALL

REVISIONS	
1	



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

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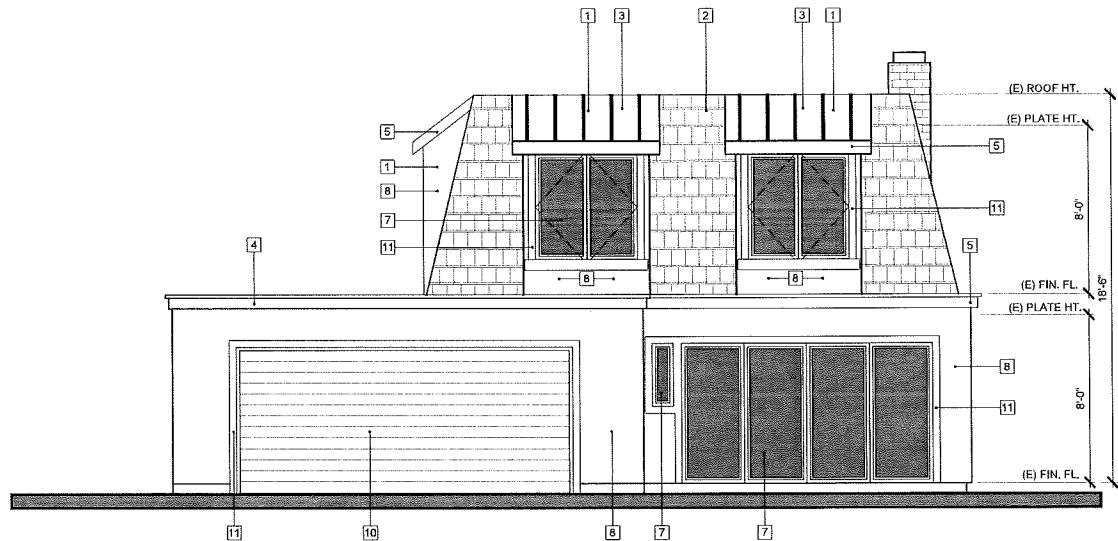
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ROOF PLAN

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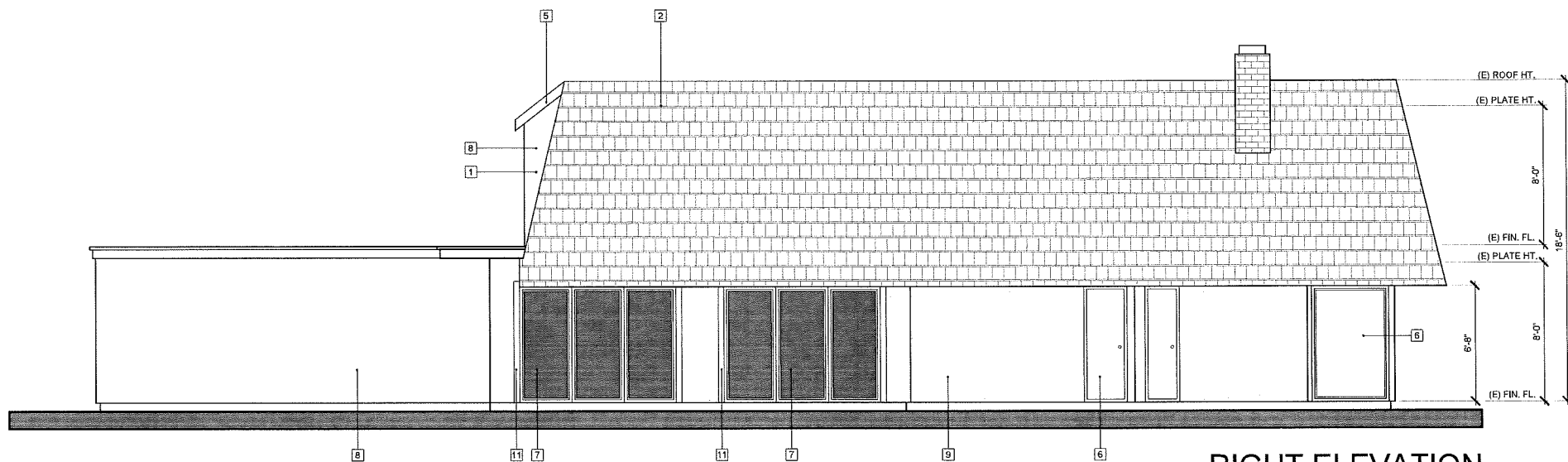


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FRONT ELEVATION

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



RIGHT ELEVATION

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

KEYNOTES

1. NEW DORMER WINDOW ELEMENT
2. NEW CONCRETE TILE ROOFING TO REPLACE EXISTING SHAKE ROOFING
3. NEW STANDING SEAM METAL ROOF
4. EXISTING WOOD EAVE
5. NEW WOOD EAVE TO MATCH EXISTING
6. EXISTING METAL DOORS AND WINDOWS
7. NEW METAL CLAD DOORS AND WINDOWS TO MATCH EXISTING
8. NEW EXTERIOR SMOOTH STUCCO OVER 15# BUILDING PAPER TO MATCH EXISTING
9. EXISTING SMOOTH STUCCO TO REMAIN
10. NEW DECORATIVE WOOD SECTIONAL GARAGE DOOR TO REPLACE EXISTING
11. 2x WOOD TRIM AT DOORS/ WINDOWS TYP.
12. NEW DECORATIVE WOOD GATE TO REPLACE EXISTING

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EXTERIOR ELEVATIONS

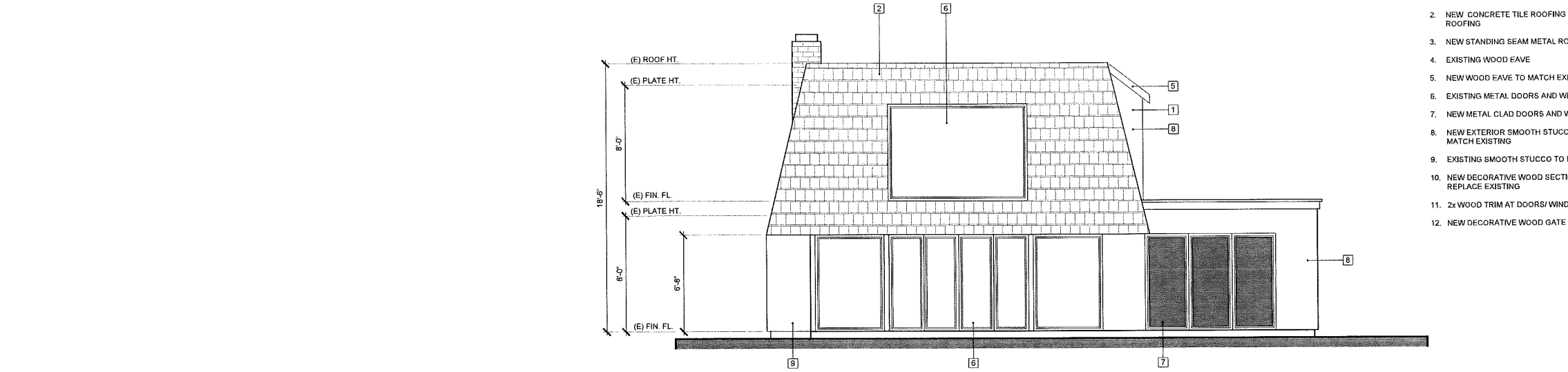
REVISIONS

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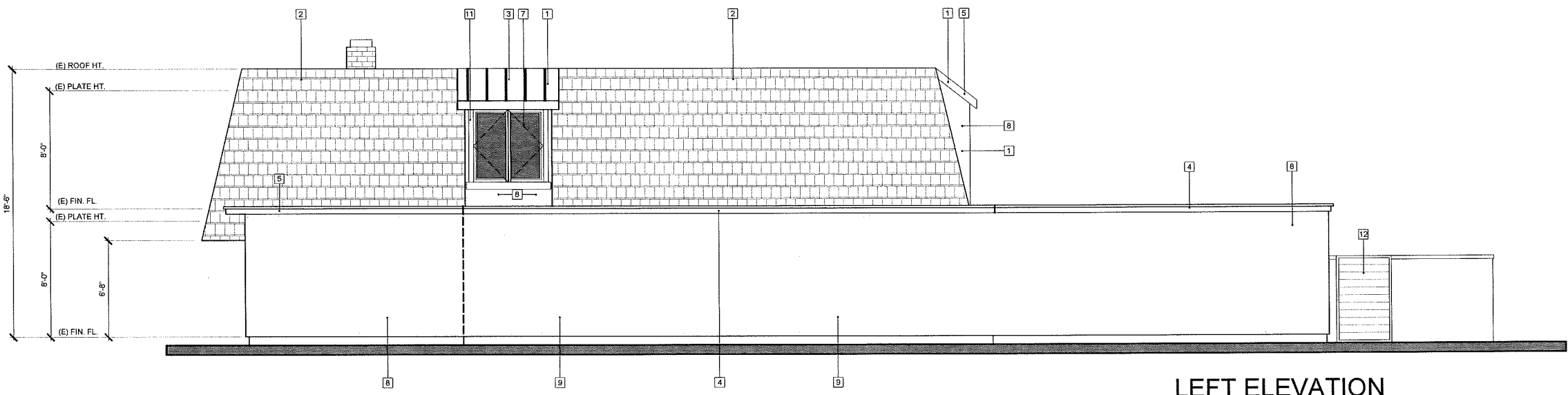
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A.201



REAR ELEVATION

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



LEFT ELEVATION

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

- | # | KEYNOTES |
|-----|--|
| 1. | NEW DORMER WINDOW ELEMENT |
| 2. | NEW CONCRETE TILE ROOFING TO REPLACE EXISTING SHAKE ROOFING |
| 3. | NEW STANDING SEAM METAL ROOF |
| 4. | EXISTING WOOD EAVE |
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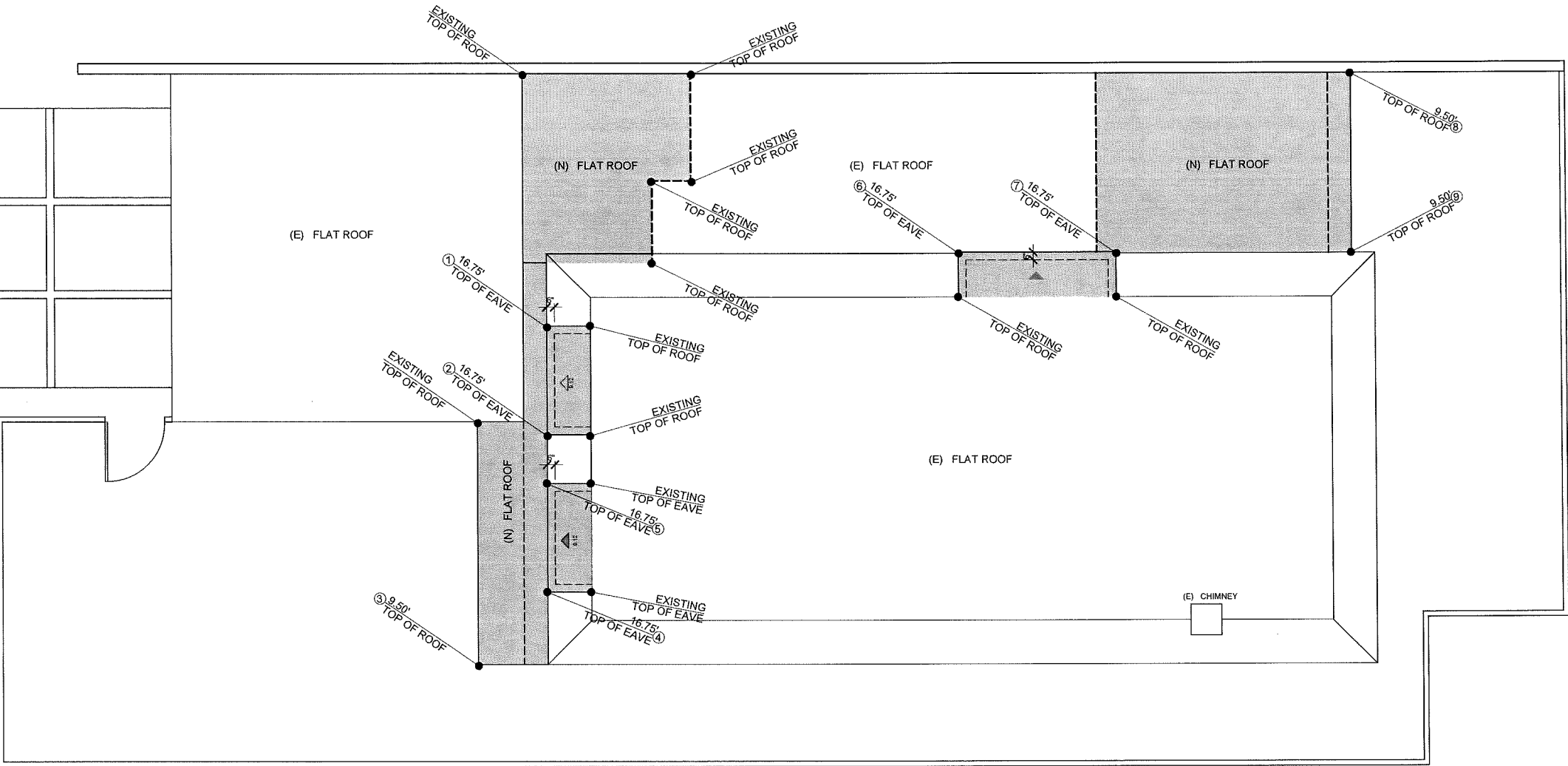
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EXTERIOR ELEVATIONS

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

STORY POLE CONSTRUCTION NOTES TABLE

DATE: 08/15/2016

SITE ADDRESS: 23691 SIDNEY BAY, DANA POINT CA. 92629

DATUM POINT: 00.00' FF

NAME OF SURVEYOR OR ENGINEER: N/A

POLE NUMBER	BASE GRADE ELEVATION	HEIGHT OF STORY POLE FROM BASE ELEVATION	PROPOSED MAXIMUM ELEVATION
1	00.00' F.F.	16.75'	16.75'
2	00.00' F.F.	16.75'	16.75'
3	00.00' F.F.	9.50'	9.50'
4	00.00' F.F.	16.75'	16.75'
5	00.00' F.F.	16.75'	16.75'
6	00.00' F.F.	16.75'	16.75'
7	00.00' F.F.	16.75'	16.75'
8	00.00' F.F.	9.50'	9.50'
9	00.00' F.F.	9.50'	9.50'

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STAKING PLAN

REVISIONS
1
2
3
4



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DATE: 09/15/16
JOB #: 1623
SHEET: ST-1