

CALIFORNIA COASTAL COMMISSION

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Filed: April 4, 2013
180th Day: October 1, 2013
Staff: L. Roman-LB
Staff Report: May 23, 2013
Hearing Date: June 13, 2013

STAFF REPORT: CONSENT CALENDAR

Application No.: 5-13-093

Applicant: Dan and Jana Day

Agent: John McNeely

Project Location: 2590 Monaco Drive, Laguna Beach, Orange County

Project Description: Demolition of an existing 3,510 sq. ft. single family residence, attached 603 square foot garage, existing pool and all hardscape and construction of a new 7,164 square foot, 15 foot high (above finished grade), two level (including basement) single family residence with an attached 725 square foot, two-car garage and a one-car golf cart garage, new pool and spa, hardscape and landscaping improvements and grading consisting of 1,545 cubic yards of cut and 151 cubic yards of fill on a 14,804 sq. ft. lot inland lot adjacent to open space.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

The subject application requests approval for demolition of an existing single family residence and construction of a new single family residence on an inland hillside area of Laguna Beach adjacent to undisturbed open space. The major Coastal Act issues associated with the proposed

development are its proximity to undisturbed open space therefore raising concerns about impacts to biological productivity, water quality and potential fire hazards.

Commission staff recommends **approval** of coastal development permit application 5-13-093 with **six (6) Special Conditions** regarding: **1)** requiring the applicant submit evidence of approval by the City of Laguna Beach Fire Department of the proposed Alternative Materials & Methods fire protection plan; **2)** conformance with geotechnical recommendations; **3)** conformance to proposed drainage plan; **4)** an assumption of risk; **5)** requiring CDP for any other future development; and **6)** a deed restriction against the property, referencing all of the Special Conditions contained in this staff report.

The City of Laguna Beach has a certified Local Coastal Program (“LCP”). However, the proposed project is located in the gated community of Irvine Cove, which is an area of deferred certification. Therefore, pursuant to Section 30519 of the Coastal Act, the standard of review is the Chapter 3 policies of the Coastal Act. The certified LCP may be used for guidance in evaluating the proposed project for consistency with the Chapter 3 policies of the Coastal Act.

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APPENDICES

Appendix A – Substantive File Documents

EXHIBITS

Exhibit 1 – Location Map/Project Site

Exhibit 2 – Project Plans

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the Coastal Development Permit Applications included in the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. **Alternative Materials & Methods Fire Protection Plan.** All fuel modification shall be consistent with the Alternative Materials & Methods (AM&M) Fire Protection Plan prepared by Dudek, dated August 21, 2012. As described in the AM&M, all fuel modification, including vegetation clearance and thinning, shall be contained on-site.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval of the Executive Director, written evidence that the Laguna Beach Fire Department (LBFD) has reviewed and approved the proposed Alternative Materials & Methods Fire Protection Plan prepared by Dudek, dated August 21, 2012. The LBFD's approval must specifically reference inclusion of the proposed planting of *Baccharis pilularis* as depicted on the proposed Landscape Plan, Sheet L-8, dated 1/9/13 prepared by David A. Pedersen, Inc. (or other local native, non-invasive planting acceptable to the Executive Director).

The permittee shall undertake development in accordance with the final plans. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

For purposes of this permit, this condition shall serve as notification to present and future property owners that certain structures and areas of land are subject to special fuel treatment requirements that are specified in the approved plans. Structures are required to incorporate building construction features consistent with local fire authority guidelines for construction of structures within special fire hazard areas. Furthermore, there is a prohibition on the placement of combustible materials in an area of land that abuts undeveloped land. Proposed and future development shall conform to the requirements of the approved Alternative Materials & Methods Fire Protection Plan.

2. **Conformance with Geotechnical Recommendations.** All final design and construction plans, including grading, foundations, site plans, elevation plans, and drainage plans, shall meet or exceed all recommendations and requirements contained in Geotechnical Investigation, New Residence, Day Residence, 2590 Monaco Drive, Laguna Beach, CA, 92653, Job No. 3053, December 17, 2012, prepared by Coleman Geotechnical.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the Executive Director's review and approval, all final design and construction plans, including foundations, grading and drainage plans along with evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent

with all the recommendations specified in the above-referenced geologic engineering report.

The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment unless the Executive Director determines that no amendment is legally required.

3. **Final Drainage Plan/Runoff Control Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a revised final drainage/runoff control plan to the Executive Director for review and approval. The drainage/run-off control plan shall be in substantial conformance to the drainage plan depicted on the Preliminary Grading Plan, Sheet GR-2, prepared by John F. McNeely Incorporated dated 1/9/1 demonstrate that at a minimum the project will assure that:

- (1) impervious surfaces are minimized and runoff infiltrated (i.e., the new driveway shall be permeable material and runoff collected by proposed drain lines shall infiltrate runoff on-site)
- (2) no increase in peak run-off rate from the site will result from construction of the project;
- (3) run-off from all roofs, patios, driveways and other impervious surfaces on the site shall be collected, treated and discharged to avoid ponding or erosion either on or off the site;

The applicants shall undertake development in accordance with the approval final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

4. **Construction Best Management Practices.** The permittee shall comply with the following construction-related requirements:

- (1) No construction materials, debris, or waste shall be placed or stored where it may be subject to wave, wind, rain, or tidal erosion and dispersion;
- (2) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
- (3) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters;
- (4) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control dust and sedimentation impacts to coastal waters during construction. BMP's shall include, but are not limited to: placement of

sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters; and

- (5) All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.

Best Management Practices (BMP's) designed to prevent spillage and/or runoff of construction-related materials, sediment, or contaminants associated with construction activity shall be implemented prior to the onset of such activity. Selected BMP's shall be maintained in a functional condition throughout the duration of the project. Such measures shall be used during construction:

- (1) The applicant shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. It shall be located as far away from the receiving waters and storm drain inlets as possible;
 - (2) The applicant shall develop and implement spill prevention and control measures;
 - (3) The applicant shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50 feet away from a storm drain, open ditch or surface water; and
 - (4) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.
5. **Assumption of Risk.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from wildfire; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
 6. **Future Improvements.** This permit is only for the development described in Coastal Development Permit No. 5-13-093. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code Section

30610(a) shall not apply to the development governed by Coastal Development Permit No. 5-13-093. Accordingly, any future improvements to the single-family residence authorized by this permit, including but not limited to improvements to the residence, hardscape, changes to landscaping/fuel modification plan, change in use from a permanent residential unit and repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-13-093 from the Commission or shall require an additional coastal development permit from the Commission.

7. **Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowners have executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is located at 2590 Monaco Drive in Laguna Beach. The subject site is an interior lot in Irvine Cove, a locked gate community in north Laguna Beach. The lot area is 14,804 square feet. The applicant proposes to demolish the existing 3,510 square foot single family residence, attached 603 square foot garage, existing pool and all hardscape, re-grade the site and construct a new 7,164 square foot, 15 foot high (above finished grade), two level (including basement) single family residence with an attached 725 square foot, two-car garage and a one-car golf cart garage, new pool and spa, 15' tall rear retaining walls, hardscape and landscaping. Excavation of 1,545 cubic yards of cut and 151 cubic yards of fill is proposed.

The subject site abuts an undeveloped, area owned by the Irvine Cove Community Association. The area is covered primarily with native vegetation. The rear of the subject site slopes uphill to Abalone Hill and abuts this area of native vegetation. Rather than clearing vegetation in graduated levels of fuel modification zones, the applicant has proposed an alternative method of fire protection for the proposed development. The alternative fire protection proposed is contained in a document known as an AM&M (Alternative Materials & Methods). The proposed AM&M is titled "AM&M Proposal for 2590 Monaco Drive and was prepared by Dudek, dated August 21, 2012. Describing the site, the AM&M states:

*“The topography of the site includes the existing residence pad [at roughly 101 feet above mean sea level [amsl]] which sits at a slightly higher elevation than the adjacent Monaco Drive (elevation of approximately 97 feet above mean sea level). Approximately 10-12 feet behind the rear wall of the structure is a several foot tall retaining wall delineating the patio area of the rear yard. From the top of the retaining wall, the property slopes up and away to the rear property line which is at an elevation of approximately 130 feet (amsl). A swimming pool and substantial rockwork and concrete provide flat areas and pathways that switch-back up the slope. The eastern side of the backyard includes flammable lattice coverings over a swimming pool pump house and adjacent bathtub area. The last roughly 15 feet of the slope is planted with various ornamental succulent and landscape plantings. The slope continues upward from there into the wildland area associated with Abalone Hill, where elevation at the highest point is roughly 197 feet (amsl). Abalone Hill is an isolated wildland “island” on the south side of Pacific Coast Highway. It is naturally vegetated with non-native grasses and widely scattered shrubs including lemonadeberry (*Rhus integrifolia*) and various coastal sage scrub species. This vegetation is sparse and well-spaced and exhibits properties consistent with a thinned fuel modification zone.”*

In order to provide compensating structural protection in the absence of a full Fire Management Zone (FMZ), in addition to building the residence to the latest ignition resistant codes, the proposed Alternative Materials and Methods includes (all of which will occur on the applicant's property, not the adjacent undeveloped parcel): requiring that the entire property to be maintained as a reduced fuel, irrigated zone. Many of the trees on-site will be removed to accommodate the proposed residence. Non-native species, including Brazilian pepper trees, palm trees and hedges located at the property line on the rear slope will all be removed. The remaining vegetation on the rear slope area will be removed and/or thinned. Dead thatch build up is proposed to be removed. This rear slope area is proposed to be replanted with coastal native plant *Baccharis pilularis* as depicted on the proposed Landscape Plan, Sheet L-8, dated 1/9/13 prepared by David A. Pedersen, Inc. Irrigation on the rear slope and on-going maintenance to prune foliage, remove plant litter and dead wood to reduce fuel load is also proposed. The Theodore Payne Foundation website (www.theodorepayne.org) describes *Baccharis pilularis* as “A top performer for erosion control. Great for slopes. Drought tolerant and stays green all year. Does not tolerate shade. A superb groundcover.” In addition, it is native to coastal California.

The proposed AM&M is expected to be effective in reducing the fire risk at the site for a number of reasons including the following: the rear yard slopes up to the open space area and fire tends to run uphill (i.e. away from the proposed development). The topographic situation at the site means that in the event of fire on Abalone Hill, even when driven by winds from the north/northeast (Santa Ana winds), will be primarily a backing fire, creeping down the slope exhibiting low flame lengths and low fire intensity. This type of backing fire is typically less intense and poses less threat to structures, especially structures that include construction to Chapter 7A of the 2007 CFC (California Fire Code), as this structure is proposed to be. In addition, Abalone Hill is somewhat isolated from the wildlands to the north (i.e. separated from them by Pacific Coast Highway and other development). Also, it is sparsely vegetated and naturally mimics a Zone C, thinned fuel modification zone. Furthermore its coastal location will result in higher humidity and lower temperatures for most of the year. When Santa Ana winds

blow in the fall, humidity may drop and temperatures rise, but the area will still be relatively more humid and cooler than more inland locations, providing an “insulating” effect that helps reduce the likelihood of catastrophic wildfire generally. Also, the structure is proposed to be built to the most recent California Building (Chapter 7A) and Fire Codes. These codes have recently been adopted and focus on preventing embers from penetrating into structures, a leading cause for structure loss from wildland urban interface fires. Thus, an equivalent level of fuel modification protection is expected to be achieved even though the traditional, graduated levels of fuel modification are not proposed. **Special Condition 1** requires evidence of Laguna Beach Fire Department review and approval of the proposed AM&M document.

The applicant also submitted a geotechnical investigation prepared by Coleman Geotechnical. The investigation included hand auger borings 3-10’ deep near the planned addition areas, laboratory soil testing, as well as site geologic mappings and recommendations. Ground water was not observed and no active faults are known to transect or trend towards the site. The borings indicate that the front portion of the site is underlain by a thick cover of older alluvium and non-marine terrace deposits. The lower (back) portion of the site probably grades into dense but highly weathered volcanic bedrock; hard cemented volcanic bedrock is currently exposed on the lower slope surface at the back of the lot. Heavy grading equipment may be required to reach lower basement level grade and to install the proposed rear retaining walls and pool. The report concludes that the site is suitable for support of the proposed development without detrimental effects on the adjacent properties and that conventional footings seated into compacted fill or approved bedrock can be used to support the proposed structure providing the design and construction recommendations presented in the report and the requirements of applicable codes are followed. Concrete floor and hardscape slabs may be founded entirely on firm competent compact fill. **Special Condition 2** requires the applicant submit final design and construction plans, including grading and foundations meet or exceed all recommendations and requirements contained in Geotechnical Investigation, New Residence, Day Residence, 2590 Monaco Drive, Laguna Beach, CA, 92653, Job No. 3053, December 17, 2012, prepared by Coleman Geotechnical along with evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all the recommendations specified in the above-referenced geologic engineering report.

B. HAZARDS

Development adjacent to undeveloped vegetated slopes such as is proposed at the subject site, is inherently hazardous due to the risk of wildfire. Development which may require removal of sensitive vegetation off-site for fire protection cannot be allowed if avoidable due to the adverse impacts such development has upon sensitive vegetation communities. To minimize risks to life and property, the development, as proposed is set back from the adjacent sensitive vegetation and includes an Alternative Materials & Methods Fire Protection Plan that will assure adequate fire protection measures will be contained within the subject site. The proposed project has been conditioned: to conform to these measures as proposed and requires that the applicant and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Section 30253 of the Coastal Act regarding the siting of development in hazardous locations.

C. DEVELOPMENT

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission imposes Special Condition 5, which requires either an amendment or an additional coastal development permit from the Commission for any future improvements to the single-family residence not authorized by this permit.

As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the project, as conditioned, conforms with Section 30240(b) of the Coastal Act.

D. PUBLIC ACCESS

The proposed project is located within an existing locked gate community located between the sea and the first public road paralleling the sea. Public access through this community does not currently exist. However, the proposed project will not create new adverse effects on public access. The proposed development, on an existing residential lot, will not affect the existing public access conditions. It is the locked gate community, not this home that impedes public access. The nearest public access is located approximately ½ mile west of the site, at Crystal Cove State Park.

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed the development, as conditioned, conforms to Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

E. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into the storm drain system and, ultimately, into coastal waters. The applicant is proposing water quality measures as part of the proposed project such as directing runoff to permeable, vegetated areas. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, use of one or more of the following: the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

F. DEED RESTRICTION

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above

Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the authorized development, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

G. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3.

The City of Laguna Beach Local Coastal Program was certified with suggested modifications, except for the areas of deferred certification, in July 1992. In February 1993 the Commission concurred with the Executive Director's determination that the suggested modification had been properly accepted and the City assumed permit issuing authority at that time.

The subject site is located within the Irvine Cove area of deferred certification. Certification in this area was deferred due to issues of public access arising from the locked gate nature of the community. However, as discussed above, the proposed development will not further decrease or impact public access within the existing locked gate community. Therefore the Commission finds that approval of this project, as conditioned, will not prevent the City of Laguna Beach from preparing a total Local Coastal Program for the areas of deferred certification that conforms with and is adequate to carry out the Chapter 3 policies of the Coastal Act.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

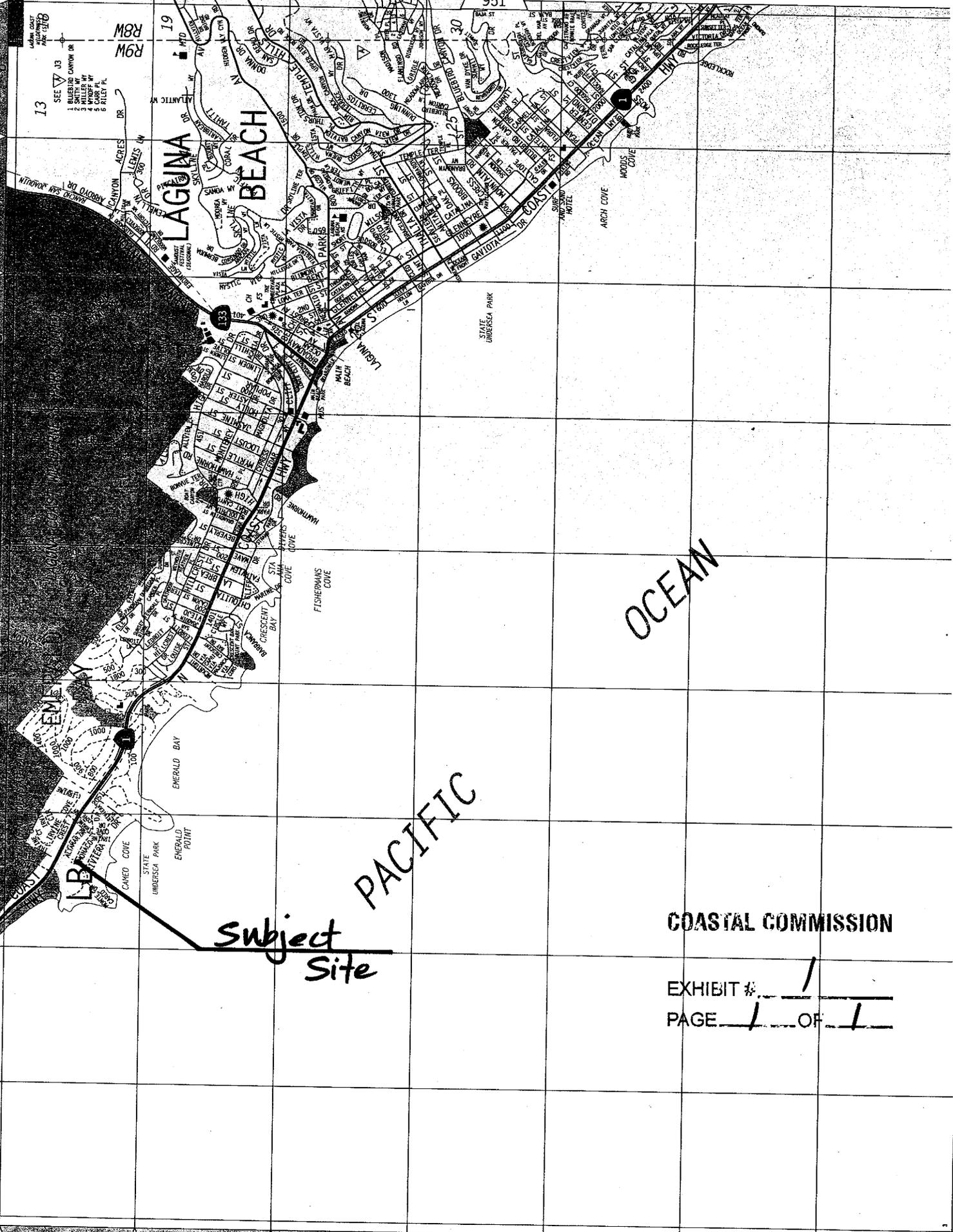
APPENDIX A

SUNSTANTIVE FILE DOCUMENTS

Approval-in-Concept from the City of Laguna Beach dated April 3, 2013

Geotechnical Investigation, New Residence, Day Residence, 2590 Monaco Drive, Laguna Beach, CA, 92653, Job No. 3053, December 17, 2012, prepared by Coleman Geotechnical

AM&M Proposal for 2590 Monaco Drive, Laguna Beach, CA 92651, August 21, 2012, prepared by Dudek



13 SEE 13
 1 BULLER'S CANYON DR
 2 SMITH WAY
 3 WILSON WAY
 4 CARP PL
 5 RILEY PL

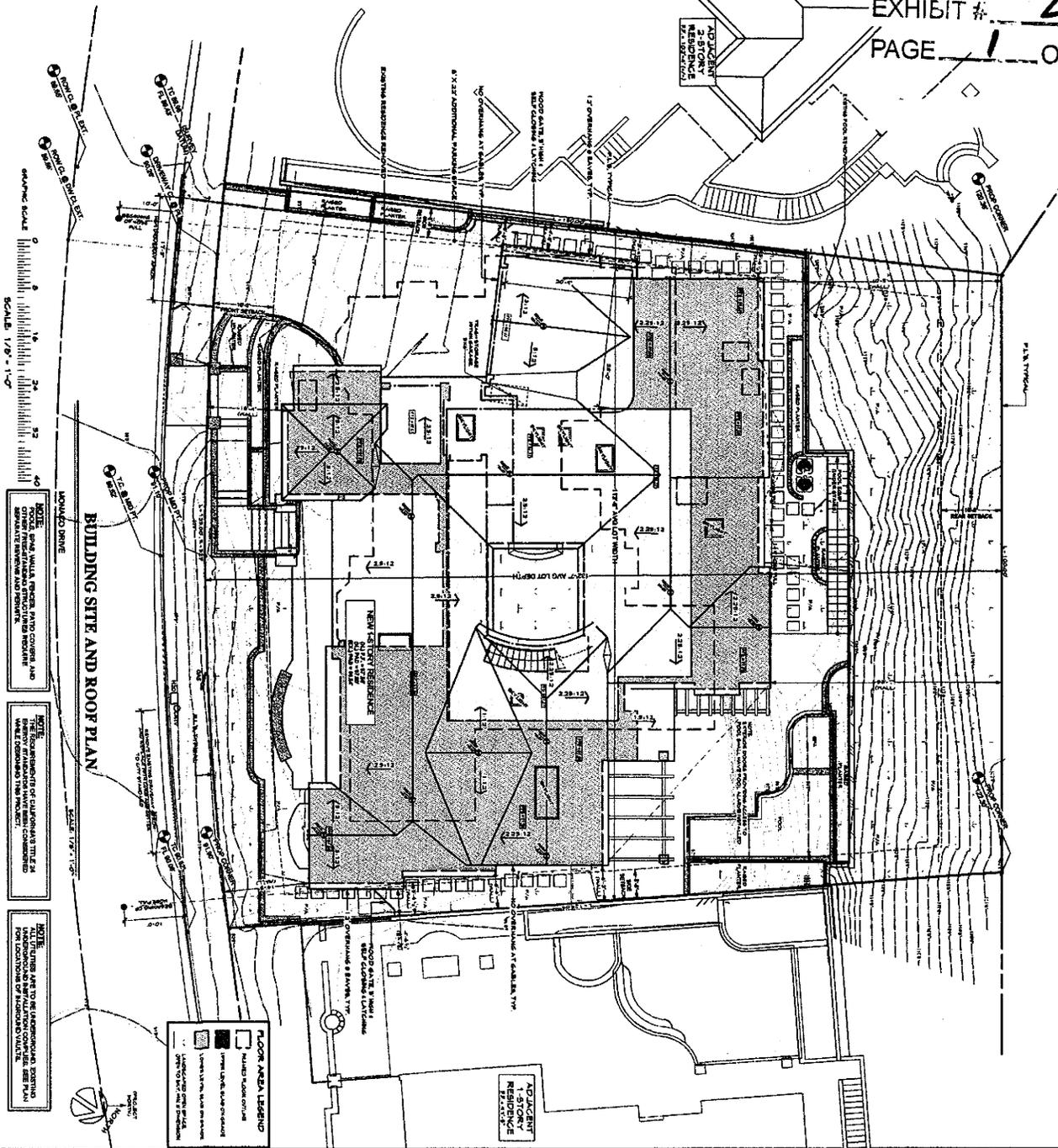
Subject Site

OCEAN

PACIFIC

COASTAL COMMISSION

EXHIBIT # 1
 PAGE 1 OF 1



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

NOTE: THIS PLAN IS A GENERALIZATION OF THE INFORMATION CONTAINED IN THE ARCHITECTURAL RECORDS AND SHALL BE USED AS A GENERAL REFERENCE ONLY.

NOTE: THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAN.

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BUILDING SITE AND ROOF PLAN

FLOOR AREA LEGEND

- Shaded Area: FLOOR AREA
- Unshaded Area: UNFLOOR AREA
- Line: WALL
- Circle: CIRCULAR WALL
- Square: SQUARE WALL
- Triangle: TRIANGULAR WALL
- Star: STAR WALL
- Hexagon: HEXAGONAL WALL
- Octagon: OCTAGONAL WALL
- Pentagon: PENTAGONAL WALL
- Circle with Center: CIRCULAR WALL WITH CENTER
- Square with Center: SQUARE WALL WITH CENTER
- Triangle with Center: TRIANGULAR WALL WITH CENTER
- Star with Center: STAR WALL WITH CENTER
- Hexagon with Center: HEXAGONAL WALL WITH CENTER
- Octagon with Center: OCTAGONAL WALL WITH CENTER
- Pentagon with Center: PENTAGONAL WALL WITH CENTER



VICINITY MAP

PROJECT DATA

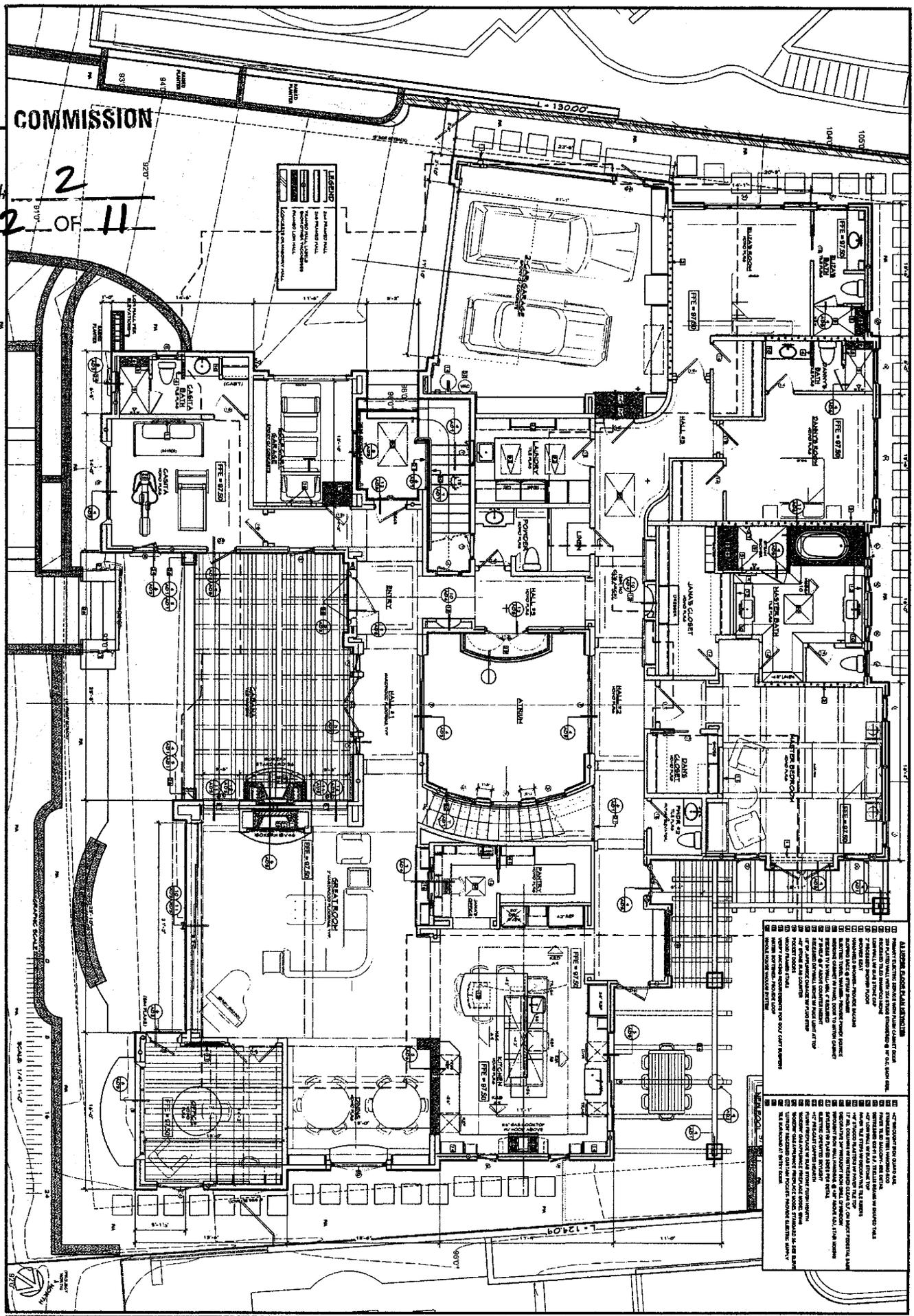
ZONING STANDARDS			
REGULATION	PROPOSED/EXISTING	PROPOSED	COMPLIANCE/REMARKS
USE	RESIDENTIAL	RESIDENTIAL	OK
HEIGHT	35 FT	35 FT	OK
AREA	10,000 SQ FT	10,000 SQ FT	OK
LOT COVERAGE	35%	35%	OK
SETBACKS	FRONT: 10 FT, SIDE: 5 FT, REAR: 10 FT	FRONT: 10 FT, SIDE: 5 FT, REAR: 10 FT	OK
SCREENING	SCREENING WALL 6 FT HIGH	SCREENING WALL 6 FT HIGH	OK
LANDSCAPING	LANDSCAPING PLAN	LANDSCAPING PLAN	OK
ADDITIONAL COMMENTS	SEE SHEET 2 FOR MORE DETAILS.		

PROJECT DATA			
DESCRIPTION	EXISTING	PROPOSED	TOTAL
ADJACENT 1 STORY RESIDENCE	0	1,000	1,000
ADJACENT 2 STORY RESIDENCE	0	2,000	2,000
ADJACENT 3 STORY RESIDENCE	0	3,000	3,000
ADJACENT 4 STORY RESIDENCE	0	4,000	4,000
ADJACENT 5 STORY RESIDENCE	0	5,000	5,000
ADJACENT 6 STORY RESIDENCE	0	6,000	6,000
ADJACENT 7 STORY RESIDENCE	0	7,000	7,000
ADJACENT 8 STORY RESIDENCE	0	8,000	8,000
ADJACENT 9 STORY RESIDENCE	0	9,000	9,000
ADJACENT 10 STORY RESIDENCE	0	10,000	10,000
ADJACENT 11 STORY RESIDENCE	0	11,000	11,000
ADJACENT 12 STORY RESIDENCE	0	12,000	12,000
ADJACENT 13 STORY RESIDENCE	0	13,000	13,000
ADJACENT 14 STORY RESIDENCE	0	14,000	14,000
ADJACENT 15 STORY RESIDENCE	0	15,000	15,000
ADJACENT 16 STORY RESIDENCE	0	16,000	16,000
ADJACENT 17 STORY RESIDENCE	0	17,000	17,000
ADJACENT 18 STORY RESIDENCE	0	18,000	18,000
ADJACENT 19 STORY RESIDENCE	0	19,000	19,000
ADJACENT 20 STORY RESIDENCE	0	20,000	20,000
ADJACENT 21 STORY RESIDENCE	0	21,000	21,000
ADJACENT 22 STORY RESIDENCE	0	22,000	22,000
ADJACENT 23 STORY RESIDENCE	0	23,000	23,000
ADJACENT 24 STORY RESIDENCE	0	24,000	24,000
ADJACENT 25 STORY RESIDENCE	0	25,000	25,000
ADJACENT 26 STORY RESIDENCE	0	26,000	26,000
ADJACENT 27 STORY RESIDENCE	0	27,000	27,000
ADJACENT 28 STORY RESIDENCE	0	28,000	28,000
ADJACENT 29 STORY RESIDENCE	0	29,000	29,000
ADJACENT 30 STORY RESIDENCE	0	30,000	30,000
ADJACENT 31 STORY RESIDENCE	0	31,000	31,000
ADJACENT 32 STORY RESIDENCE	0	32,000	32,000
ADJACENT 33 STORY RESIDENCE	0	33,000	33,000
ADJACENT 34 STORY RESIDENCE	0	34,000	34,000
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ADJACENT 49 STORY RESIDENCE	0	49,000	49,000
ADJACENT 50 STORY RESIDENCE	0	50,000	50,000

CONSULTANTS			
CONSULTANT	ADDRESS	PHONE	FAX
ARCHITECT	1234 MAIN ST	555-1234	555-5678
ENGINEER	5678 MAIN ST	555-9012	555-3456
LANDSCAPE ARCHITECT	9012 MAIN ST	555-7890	555-1357
PLANNING	3456 MAIN ST	555-2468	555-8012
ENVIRONMENTAL	7890 MAIN ST	555-6543	555-9876
STRUCTURAL	1357 MAIN ST	555-4321	555-7654
ELECTRICAL	2468 MAIN ST	555-8765	555-1098
Mechanical	3579 MAIN ST	555-2109	555-4567
PLUMBING	4680 MAIN ST	555-6789	555-0123
PAINTING	5791 MAIN ST	555-1098	555-3456
ROOFING	6802 MAIN ST	555-5678	555-9012
GLAZING	7913 MAIN ST	555-9876	555-3210
CONCRETE	8024 MAIN ST	555-4321	555-7654
STEEL	9135 MAIN ST	555-8765	555-1098
WOOD	0246 MAIN ST	555-2109	555-4567
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CONCRETE	0246 MAIN ST	555-9876	555-3210
STEEL	1357 MAIN ST	555-4321	555-7654

ASTAL COMMISSION

EXHIBIT # 2
PAGE 2 OF 11



- ALL DIMENSIONS SHOWN IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
 - 3. ALL DOORS ARE 2'0" HIGH AND 3'0" WIDE UNLESS OTHERWISE NOTED.
 - 4. ALL WINDOWS ARE 4'0" HIGH AND 3'0" WIDE UNLESS OTHERWISE NOTED.
 - 5. ALL STAIRS ARE 10'0" WIDE UNLESS OTHERWISE NOTED.
 - 6. ALL HALLWAYS ARE 4'0" WIDE UNLESS OTHERWISE NOTED.
 - 7. ALL ROOMS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 8. ALL FLOORS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 9. ALL CEILING ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 10. ALL ROOF ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 11. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 12. ALL EXTERIOR FLOORS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 13. ALL EXTERIOR ROOF ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 14. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 15. ALL EXTERIOR FLOORS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 16. ALL EXTERIOR ROOF ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 17. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 18. ALL EXTERIOR FLOORS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 19. ALL EXTERIOR ROOF ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 20. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 21. ALL EXTERIOR FLOORS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 22. ALL EXTERIOR ROOF ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 23. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 24. ALL EXTERIOR FLOORS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
 - 25. ALL EXTERIOR ROOF ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.

FIRST FLOOR PLAN

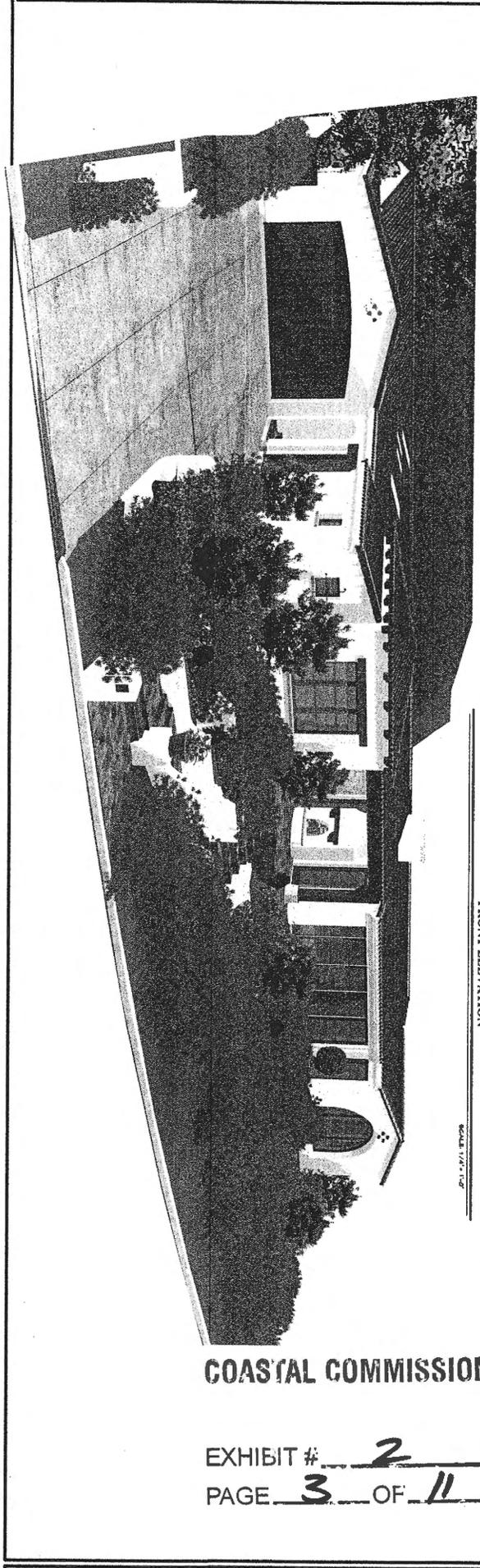
DAY RESIDENCE
2590 MONACO DRIVE
LAGUNA BEACH, CALIFORNIA

John F. McKinley
ARCHITECT
1705 THE STATION DRIVE
LAGUNA BEACH, CALIFORNIA
714.761.1111



A3

APRIL 12, 2010

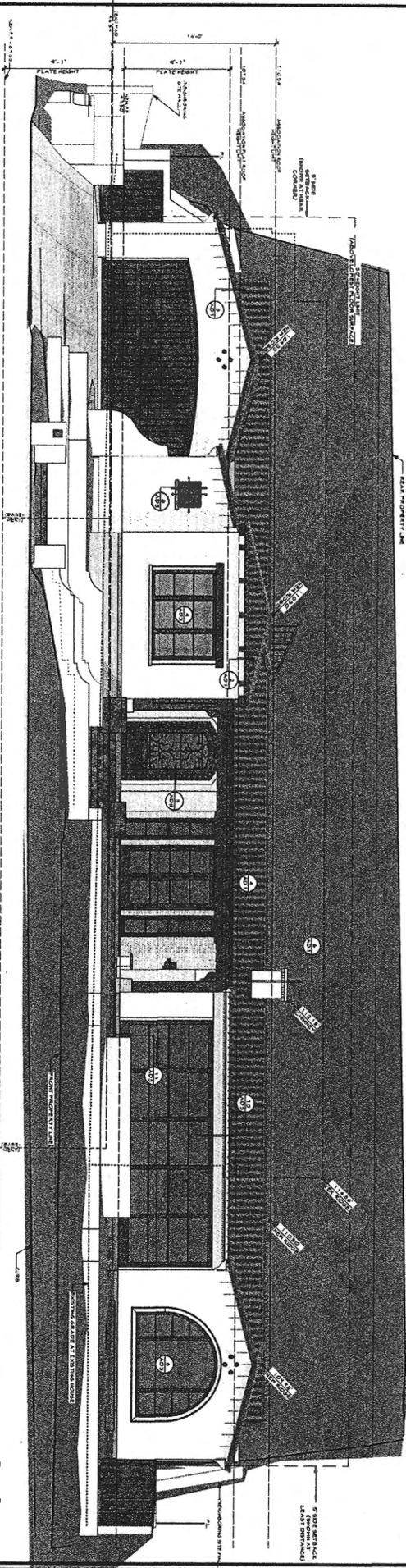


FRONT ELEVATION

SCALE 1/4" = 1'-0"

COASTAL COMMISSION

EXHIBIT # 2
PAGE 3 OF 11



GLASS FRONT DOOR
TYPE: 1/2\"/>

ROOFING: ASPHALT/FLYSH
TYPE: 1/2\"/>

STUCCO
TYPE: 1/2\"/>

INTERIOR FINISH
TYPE: 1/2\"/>

EXTERIOR FINISH
TYPE: 1/2\"/>

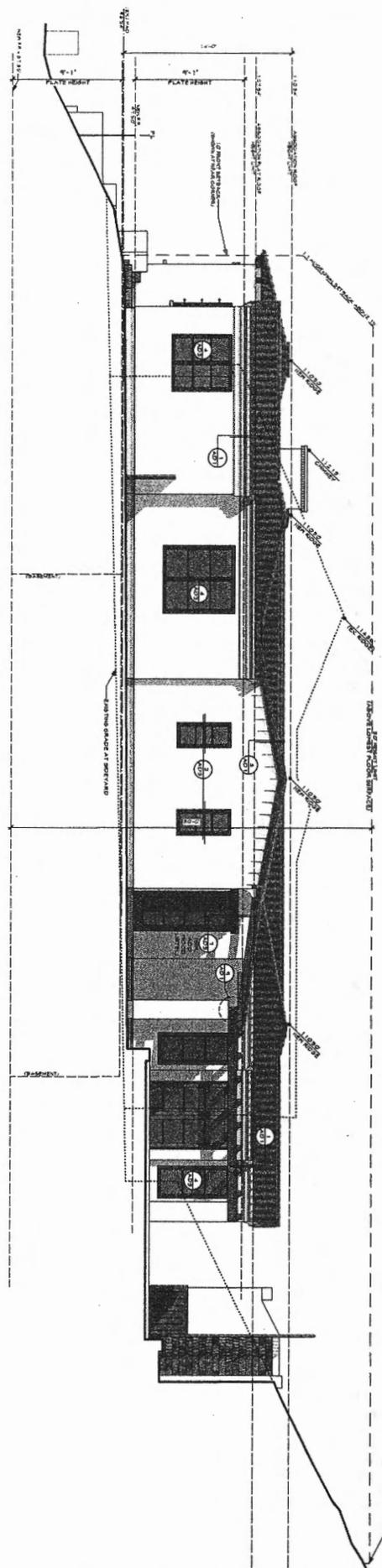
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5\"/>

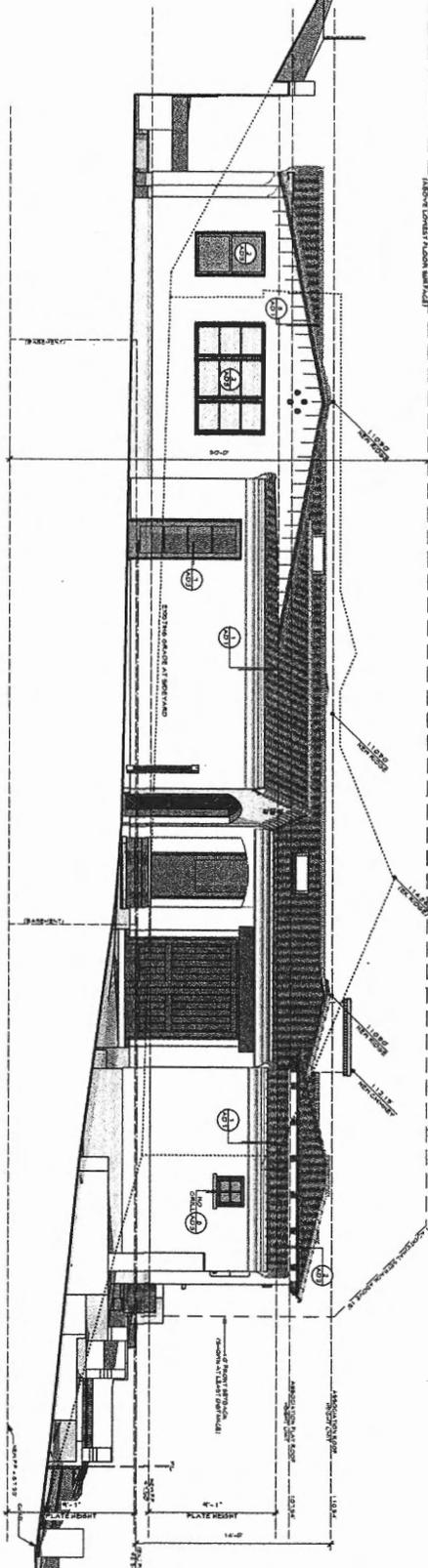
COASTAL COMMISSION

EXHIBIT # 2
PAGE 4 OF 11

- CLASH A ROOMS**
TYPE CLASH A ROOMS ARE BEING REQUESTED FOR THE CLASH A ROOMS. THE CLASH A ROOMS ARE BEING REQUESTED FOR THE CLASH A ROOMS. THE CLASH A ROOMS ARE BEING REQUESTED FOR THE CLASH A ROOMS.
- CLASH B ROOMS**
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- CLASH C ROOMS**
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- CLASH D ROOMS**
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- CLASH E ROOMS**
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- CLASH F ROOMS**
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- CLASH G ROOMS**
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- CLASH H ROOMS**
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RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

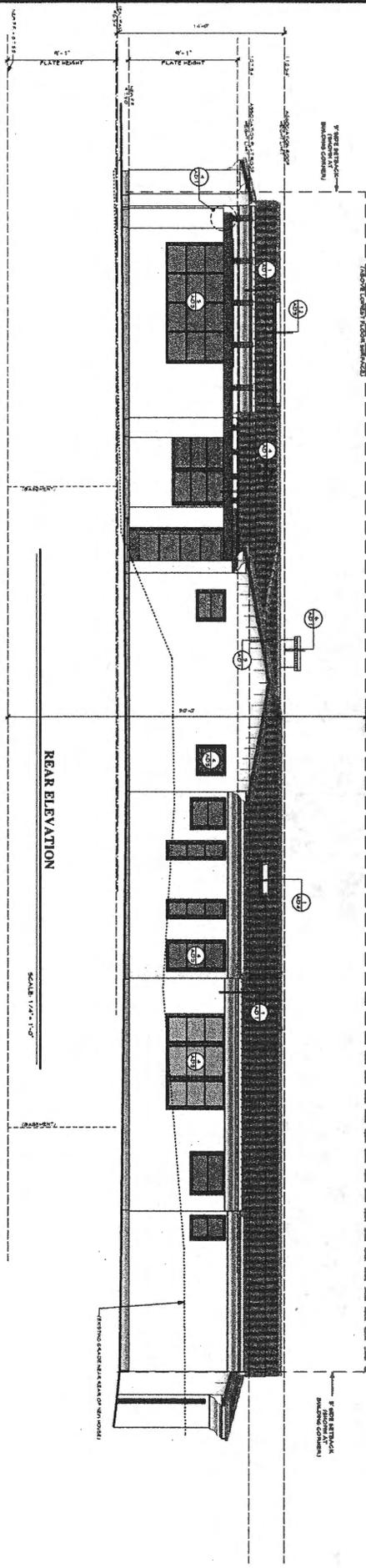
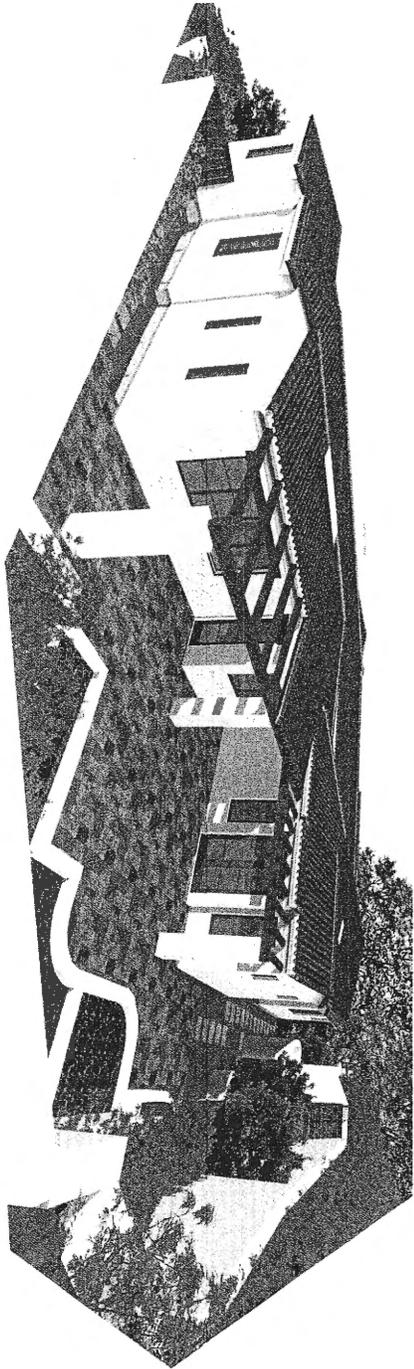


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

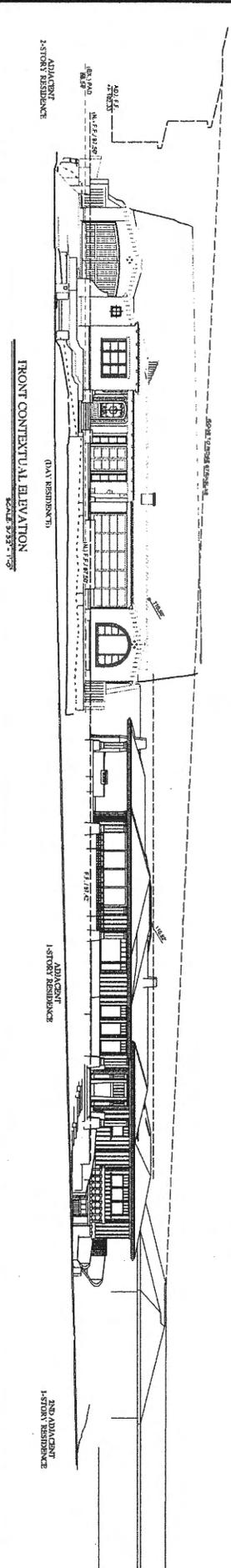
<p>AS</p>	<p>APRIL 11, 2007</p>	<p>EXTERIOR ELEVATIONS</p>	<p>DAY RESIDENCE 2590 MONACO DRIVE LAGUNA BEACH, CALIFORNIA</p>		<p>John B. McKinley Architect RESIDENTIAL DESIGN</p>
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COASTAL COMMISSION

EXHIBIT # 2
PAGE 5 OF 11

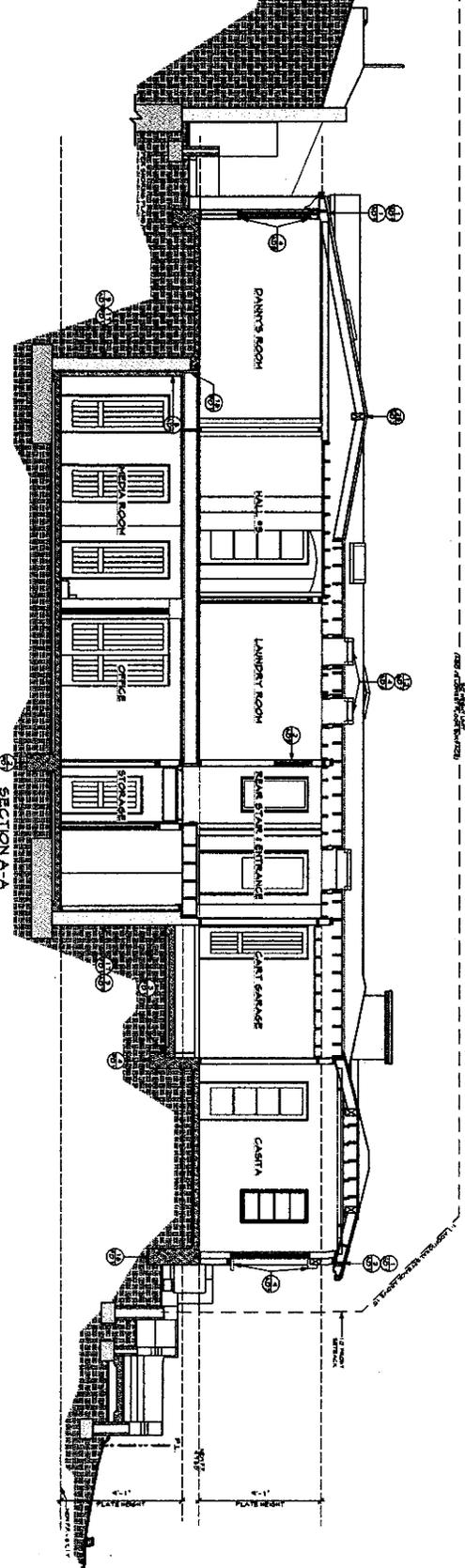
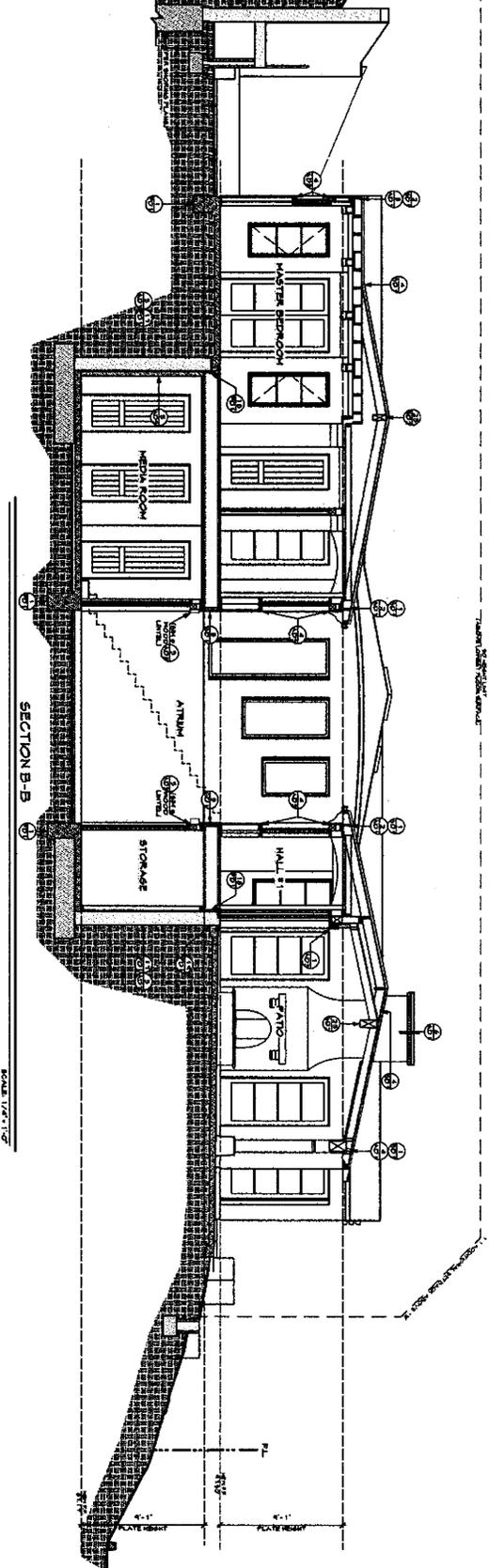


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10. CLASH A ROOMS BY THE...



COASTAL COMMISSION

EXHIBIT # 2
PAGE 6 OF 11



S4

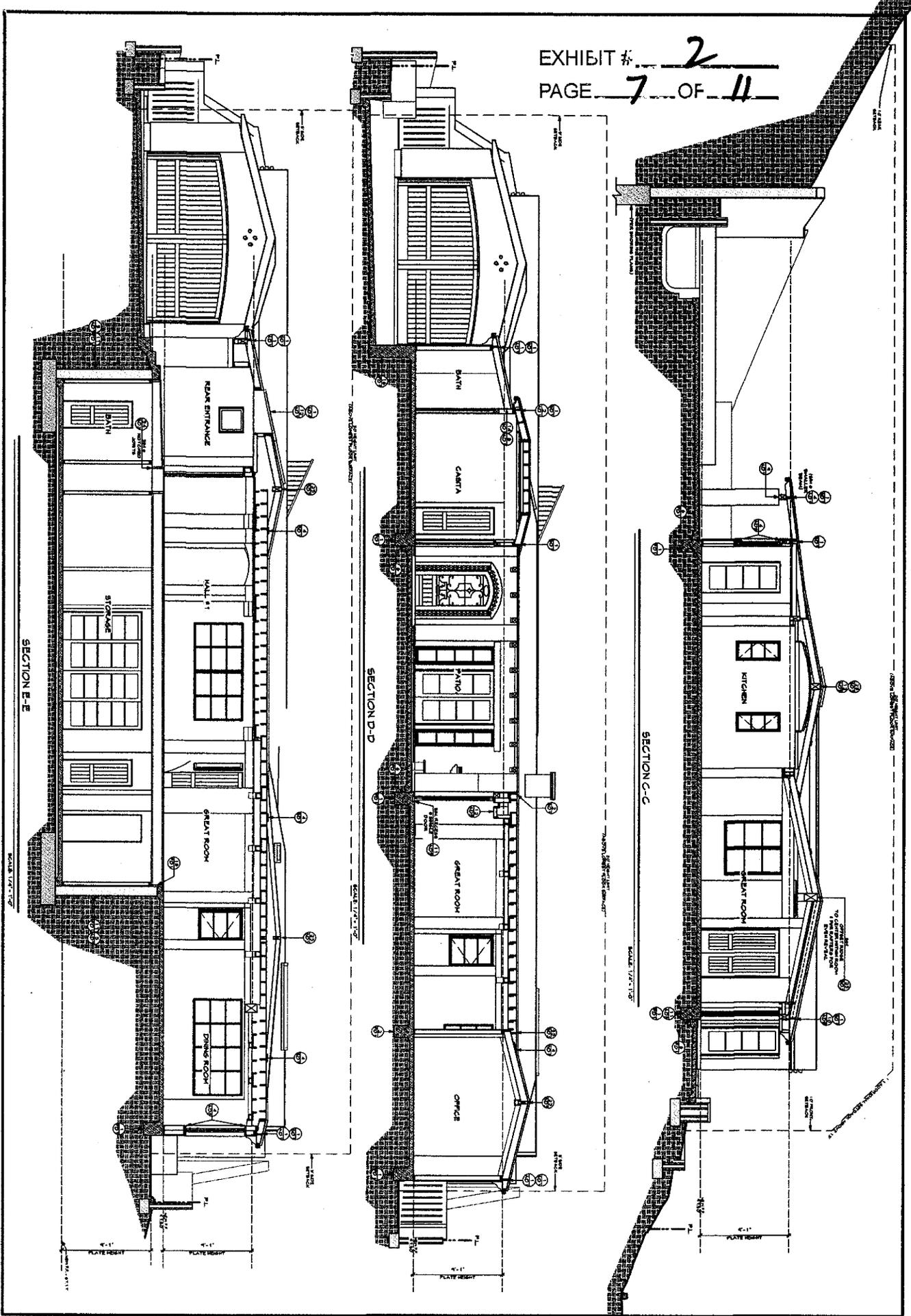
BUILDING SECTIONS
A & B

DAY RESIDENCE
2590 MONACO DRIVE
LAGUNA BEACH, CALIFORNIA

THE DESIGN GROUP
ARCHITECTS
1000 N. STATE STREET
LAGUNA BEACH, CALIFORNIA
92653-1100
TEL: 714/769-1100
FAX: 714/769-1101



DATE	1/15/04
PROJECT	DAY RESIDENCE
CLIENT	MR. & MRS. JAMES H. HARRIS
DESIGNER	JOHN R. MCNEELY
CHECKED	JOHN R. MCNEELY
DATE	1/15/04



SS
SHEET

BUILDING SECTIONS
C, D, & E

DAY RESIDENCE
2590 MONACO DRIVE
LAGUNA BEACH, CALIFORNIA

JOHN F. ASHLEY
ARCHITECT
1000 S. MAIN ST.
LAGUNA BEACH, CALIF. 92653



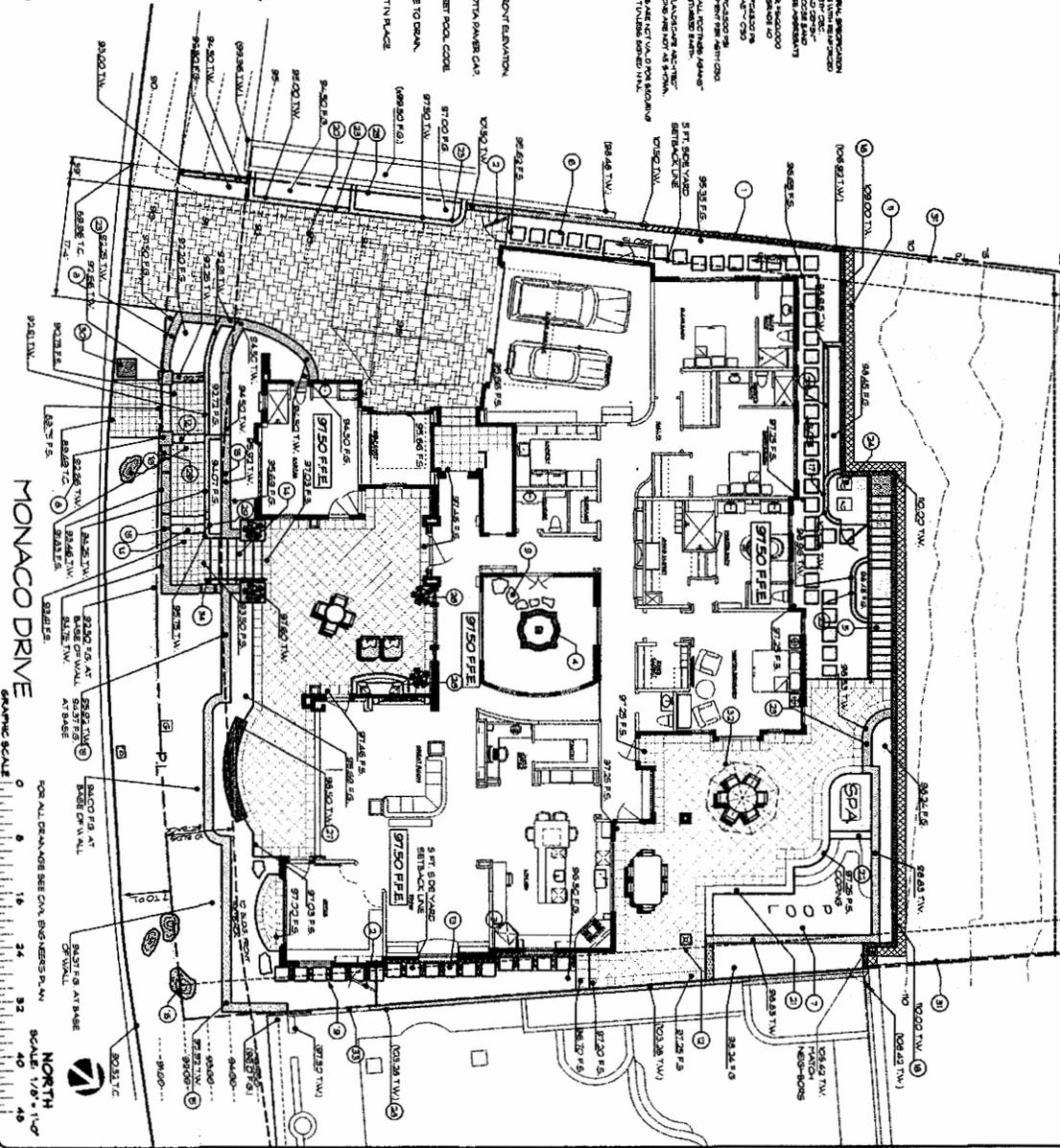
DATE	
SCALE	
PROJECT	
CLIENT	
ARCHITECT	
ENGINEER	
PLUMBER	
ELECTRICIAN	
MECHANICAL	
PAINT	
ROOFING	
LANDSCAPE	
OTHER	

BIT # 2
E 10

CONSTRUCTION NOTES:

1. CONSTRUCTION SHALL PROVIDE AN INTERIOR 30' CORNER FACE OF THE FOLLOWING:
2. STUCCO PL. REPAIRING WALL WITH STUCCO CAP. SLOPE WALL TO FOLLOW GRADE TOP OF WALL. TO BE 5" MAX. ABOVE ADJACENT GRADE. USE 1/2" N. LENGTH. SEE STRUCTURAL ENGINEER'S DETAILS FOR CONSTRUCTION.
3. 6" FT. WOOD SOLE BOARD. SHALL COVER PL. W. POOL CODE (SEE) CLIMATE. SEE LAYOUT W. LAYOUT AT 1/4" = 1'-0" OF SET ALONG BOTTOM OF GRADE.
4. 1/2" X 4" X 8" BOARD OF GRAVEL OVER FILTER FABRIC. BOARD WITH 1/2" X 4" X 8" PLASTIC LANDSCAPE EDGING BETWEEN GRAVEL AND LANDSCAPE.
5. 48' BOARD RECONSTRUCT THE 1/2" X 4" X 8" BOARD. CONSTRUCTION SHALL INSTALL ANCHOR BOLTS AND POLYMER FILLS. WALL.
6. WOOD STRIPS TO FORM SLOPE. SEE ARCHITECT'S PLAN FOR CONSTRUCTION.
7. COLORED CONCRETE SIDE YARD WITH CONTROL JOINTS AS SHOWN AND DIMENSION. JOINT AT BASE OF HOUSE.
8. STUCCO PORT STRAND PLASTER WITH TERRA COTTA PAVER CAP. PROVIDE DRAIN AND SEPARATION LINES.
9. FILL STERILE STONES SET ON 3" HORIZONTAL BASE. ALLOW 3" BETWEEN STONES FOR PLANTING.
10. CONCRETE V-DITCH AT BACK SIDE OF WALL. SEE STRUCTURAL ENGINEER'S WALL DETAIL.
11. SEE POOL ENGINEER'S FOR SEPARATION BETWEEN POOL WALL AND PLASTER WALL.
12. COLORED CONCRETE STAIRS PADS WITH 1/2" INCHES BETWEEN EACH PORT GRAVEL.
13. TERRA COTTA PAVER STAIRS WITH REAR PORTION OF 5" SET TO BE DECORATIVE TILE (BY TRADE).
14. STUCCO LANDSCAPE BOLLARD. SCALE 3/8" PLAN. SUCCESS 1.10 TO BE BELOW GRADE.
15. LARGE STUCCO BOLLARD. SCALE 3/8" PLAN. SUCCESS 1.10 TO BE BELOW GRADE.
16. STUCCO PL. REPAIRING WALL WITH STUCCO CAP. SLOPE WALL TO FOLLOW GRADE TOP OF WALL. TO BE 5" MAX. ABOVE ADJACENT GRADE. USE 1/2" N. LENGTH. SEE STRUCTURAL ENGINEER'S DETAILS FOR CONSTRUCTION.
17. STUCCO PL. REPAIRING WALL WITH STUCCO CAP. SLOPE WALL TO FOLLOW GRADE TOP OF WALL. TO BE 5" MAX. ABOVE ADJACENT GRADE. USE 1/2" N. LENGTH. SEE STRUCTURAL ENGINEER'S DETAILS FOR CONSTRUCTION.
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24. STUCCO PL. REPAIRING WALL WITH STUCCO CAP. SLOPE WALL TO FOLLOW GRADE TOP OF WALL. TO BE 5" MAX. ABOVE ADJACENT GRADE. USE 1/2" N. LENGTH. SEE STRUCTURAL ENGINEER'S DETAILS FOR CONSTRUCTION.
25. STUCCO PL. REPAIRING WALL WITH STUCCO CAP. SLOPE WALL TO FOLLOW GRADE TOP OF WALL. TO BE 5" MAX. ABOVE ADJACENT GRADE. USE 1/2" N. LENGTH. SEE STRUCTURAL ENGINEER'S DETAILS FOR CONSTRUCTION.
26. STUCCO PL. REPAIRING WALL WITH STUCCO CAP. SLOPE WALL TO FOLLOW GRADE TOP OF WALL. TO BE 5" MAX. ABOVE ADJACENT GRADE. USE 1/2" N. LENGTH. SEE STRUCTURAL ENGINEER'S DETAILS FOR CONSTRUCTION.
27. STUCCO PL. REPAIRING WALL WITH STUCCO CAP. SLOPE WALL TO FOLLOW GRADE TOP OF WALL. TO BE 5" MAX. ABOVE ADJACENT GRADE. USE 1/2" N. LENGTH. SEE STRUCTURAL ENGINEER'S DETAILS FOR CONSTRUCTION.
28. STUCCO PL. REPAIRING WALL WITH STUCCO CAP. SLOPE WALL TO FOLLOW GRADE TOP OF WALL. TO BE 5" MAX. ABOVE ADJACENT GRADE. USE 1/2" N. LENGTH. SEE STRUCTURAL ENGINEER'S DETAILS FOR CONSTRUCTION.
29. STUCCO PL. REPAIRING WALL WITH STUCCO CAP. SLOPE WALL TO FOLLOW GRADE TOP OF WALL. TO BE 5" MAX. ABOVE ADJACENT GRADE. USE 1/2" N. LENGTH. SEE STRUCTURAL ENGINEER'S DETAILS FOR CONSTRUCTION.
30. STUCCO PL. REPAIRING WALL WITH STUCCO CAP. SLOPE WALL TO FOLLOW GRADE TOP OF WALL. TO BE 5" MAX. ABOVE ADJACENT GRADE. USE 1/2" N. LENGTH. SEE STRUCTURAL ENGINEER'S DETAILS FOR CONSTRUCTION.
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33. STUCCO PL. REPAIRING WALL WITH STUCCO CAP. SLOPE WALL TO FOLLOW GRADE TOP OF WALL. TO BE 5" MAX. ABOVE ADJACENT GRADE. USE 1/2" N. LENGTH. SEE STRUCTURAL ENGINEER'S DETAILS FOR CONSTRUCTION.
34. STUCCO PL. REPAIRING WALL WITH STUCCO CAP. SLOPE WALL TO FOLLOW GRADE TOP OF WALL. TO BE 5" MAX. ABOVE ADJACENT GRADE. USE 1/2" N. LENGTH. SEE STRUCTURAL ENGINEER'S DETAILS FOR CONSTRUCTION.

GENERAL MATERIAL SPECIFICATIONS:
 1. ALL CONCRETE SHALL BE 4000 PSI.
 2. ALL REINFORCING SHALL BE #4.
 3. ALL STUCCO SHALL BE 5/8" THICK.
 4. ALL PLASTER SHALL BE 5/8" THICK.
 5. ALL TERRA COTTA PAVERS SHALL BE 12" X 12" X 2".
 6. ALL WOOD SHALL BE #1 GRADE.
 7. ALL GRAVEL SHALL BE 1/2" X 3/4".
 8. ALL FILTER FABRIC SHALL BE 10 MIL.
 9. ALL EDGING SHALL BE 1/2" X 4" X 8".
 10. ALL BOLLARDS SHALL BE 12" DIA. X 36" H.



MONACO DRIVE
 GRAPHIC SCALE
 0 9 18 36 72 144
 NORTH
 SCALE 1/8" = 1'-0"

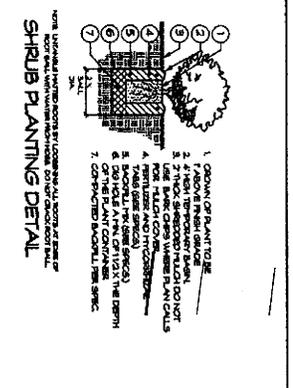
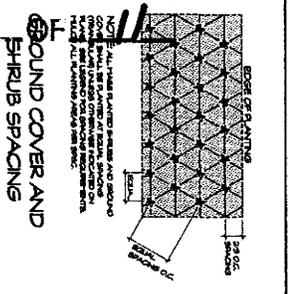
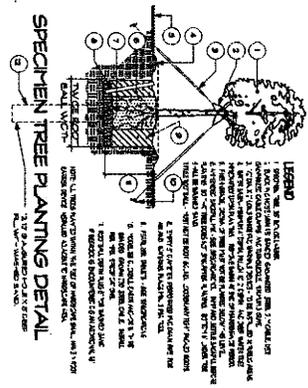
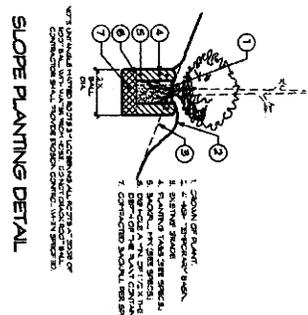
SHEET NO.
 L-2
 OF 10
DATE: 10-22
DRAWN BY: JDS
CONSTRUCTION PLAN

LANDSCAPE ARCHITECTURAL PLANS FOR
DAN AND JANA DAY
 2590 MONACO DR. LAGUNA BEACH, CA
 PH. 949-887-3477
 danedayvista.net

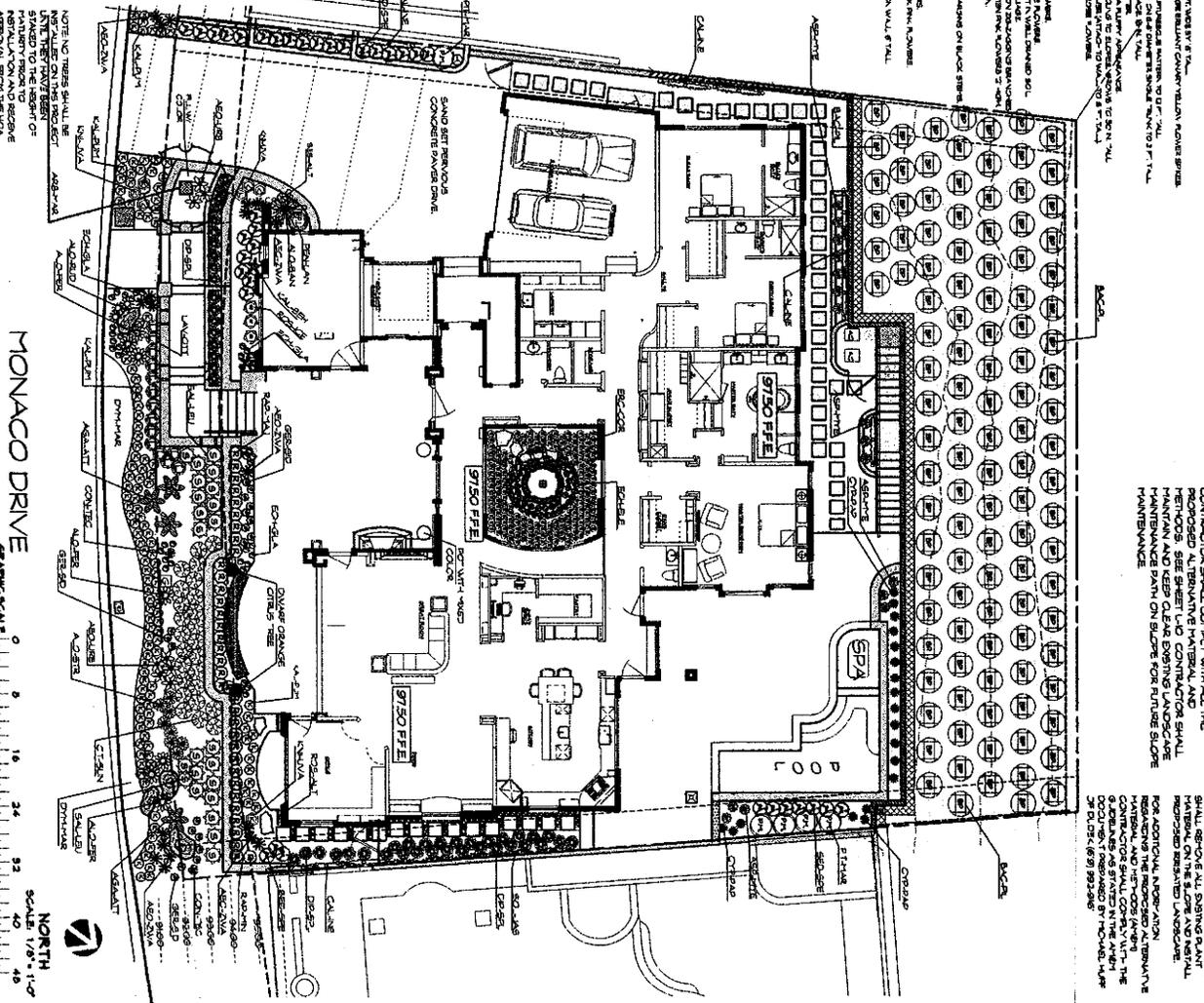
LANDSCAPE ARCHITECTURE
DAVID A. PEDERSEN INC.
 20271 ACACIA ST. SUITE 100
 NEWPORT BEACH, CA 92660
 TEL. (949) 261-6200
 FAX. (949) 261-6880

EXHIBIT # 2
 SHEET # 11

NO.	SYMBOL	DESCRIPTION
1	(Symbol)	1. 1" DIA. SPACED BARK MULCH
2	(Symbol)	2. 2" DIA. SPACED BARK MULCH
3	(Symbol)	3. 4" DIA. SPACED BARK MULCH
4	(Symbol)	4. 6" DIA. SPACED BARK MULCH
5	(Symbol)	5. 8" DIA. SPACED BARK MULCH
6	(Symbol)	6. 10" DIA. SPACED BARK MULCH
7	(Symbol)	7. 12" DIA. SPACED BARK MULCH
8	(Symbol)	8. 14" DIA. SPACED BARK MULCH
9	(Symbol)	9. 16" DIA. SPACED BARK MULCH
10	(Symbol)	10. 18" DIA. SPACED BARK MULCH
11	(Symbol)	11. 20" DIA. SPACED BARK MULCH
12	(Symbol)	12. 22" DIA. SPACED BARK MULCH
13	(Symbol)	13. 24" DIA. SPACED BARK MULCH
14	(Symbol)	14. 26" DIA. SPACED BARK MULCH
15	(Symbol)	15. 28" DIA. SPACED BARK MULCH
16	(Symbol)	16. 30" DIA. SPACED BARK MULCH
17	(Symbol)	17. 32" DIA. SPACED BARK MULCH
18	(Symbol)	18. 34" DIA. SPACED BARK MULCH
19	(Symbol)	19. 36" DIA. SPACED BARK MULCH
20	(Symbol)	20. 38" DIA. SPACED BARK MULCH
21	(Symbol)	21. 40" DIA. SPACED BARK MULCH
22	(Symbol)	22. 42" DIA. SPACED BARK MULCH
23	(Symbol)	23. 44" DIA. SPACED BARK MULCH
24	(Symbol)	24. 46" DIA. SPACED BARK MULCH
25	(Symbol)	25. 48" DIA. SPACED BARK MULCH
26	(Symbol)	26. 50" DIA. SPACED BARK MULCH
27	(Symbol)	27. 52" DIA. SPACED BARK MULCH
28	(Symbol)	28. 54" DIA. SPACED BARK MULCH
29	(Symbol)	29. 56" DIA. SPACED BARK MULCH
30	(Symbol)	30. 58" DIA. SPACED BARK MULCH
31	(Symbol)	31. 60" DIA. SPACED BARK MULCH
32	(Symbol)	32. 62" DIA. SPACED BARK MULCH
33	(Symbol)	33. 64" DIA. SPACED BARK MULCH
34	(Symbol)	34. 66" DIA. SPACED BARK MULCH
35	(Symbol)	35. 68" DIA. SPACED BARK MULCH
36	(Symbol)	36. 70" DIA. SPACED BARK MULCH
37	(Symbol)	37. 72" DIA. SPACED BARK MULCH
38	(Symbol)	38. 74" DIA. SPACED BARK MULCH
39	(Symbol)	39. 76" DIA. SPACED BARK MULCH
40	(Symbol)	40. 78" DIA. SPACED BARK MULCH
41	(Symbol)	41. 80" DIA. SPACED BARK MULCH
42	(Symbol)	42. 82" DIA. SPACED BARK MULCH
43	(Symbol)	43. 84" DIA. SPACED BARK MULCH
44	(Symbol)	44. 86" DIA. SPACED BARK MULCH
45	(Symbol)	45. 88" DIA. SPACED BARK MULCH
46	(Symbol)	46. 90" DIA. SPACED BARK MULCH
47	(Symbol)	47. 92" DIA. SPACED BARK MULCH
48	(Symbol)	48. 94" DIA. SPACED BARK MULCH
49	(Symbol)	49. 96" DIA. SPACED BARK MULCH
50	(Symbol)	50. 98" DIA. SPACED BARK MULCH
51	(Symbol)	51. 100" DIA. SPACED BARK MULCH
52	(Symbol)	52. 102" DIA. SPACED BARK MULCH
53	(Symbol)	53. 104" DIA. SPACED BARK MULCH
54	(Symbol)	54. 106" DIA. SPACED BARK MULCH
55	(Symbol)	55. 108" DIA. SPACED BARK MULCH
56	(Symbol)	56. 110" DIA. SPACED BARK MULCH
57	(Symbol)	57. 112" DIA. SPACED BARK MULCH
58	(Symbol)	58. 114" DIA. SPACED BARK MULCH
59	(Symbol)	59. 116" DIA. SPACED BARK MULCH
60	(Symbol)	60. 118" DIA. SPACED BARK MULCH
61	(Symbol)	61. 120" DIA. SPACED BARK MULCH
62	(Symbol)	62. 122" DIA. SPACED BARK MULCH
63	(Symbol)	63. 124" DIA. SPACED BARK MULCH
64	(Symbol)	64. 126" DIA. SPACED BARK MULCH
65	(Symbol)	65. 128" DIA. SPACED BARK MULCH
66	(Symbol)	66. 130" DIA. SPACED BARK MULCH
67	(Symbol)	67. 132" DIA. SPACED BARK MULCH
68	(Symbol)	68. 134" DIA. SPACED BARK MULCH
69	(Symbol)	69. 136" DIA. SPACED BARK MULCH
70	(Symbol)	70. 138" DIA. SPACED BARK MULCH
71	(Symbol)	71. 140" DIA. SPACED BARK MULCH
72	(Symbol)	72. 142" DIA. SPACED BARK MULCH
73	(Symbol)	73. 144" DIA. SPACED BARK MULCH
74	(Symbol)	74. 146" DIA. SPACED BARK MULCH
75	(Symbol)	75. 148" DIA. SPACED BARK MULCH
76	(Symbol)	76. 150" DIA. SPACED BARK MULCH
77	(Symbol)	77. 152" DIA. SPACED BARK MULCH
78	(Symbol)	78. 154" DIA. SPACED BARK MULCH
79	(Symbol)	79. 156" DIA. SPACED BARK MULCH
80	(Symbol)	80. 158" DIA. SPACED BARK MULCH
81	(Symbol)	81. 160" DIA. SPACED BARK MULCH
82	(Symbol)	82. 162" DIA. SPACED BARK MULCH
83	(Symbol)	83. 164" DIA. SPACED BARK MULCH
84	(Symbol)	84. 166" DIA. SPACED BARK MULCH
85	(Symbol)	85. 168" DIA. SPACED BARK MULCH
86	(Symbol)	86. 170" DIA. SPACED BARK MULCH
87	(Symbol)	87. 172" DIA. SPACED BARK MULCH
88	(Symbol)	88. 174" DIA. SPACED BARK MULCH
89	(Symbol)	89. 176" DIA. SPACED BARK MULCH
90	(Symbol)	90. 178" DIA. SPACED BARK MULCH
91	(Symbol)	91. 180" DIA. SPACED BARK MULCH
92	(Symbol)	92. 182" DIA. SPACED BARK MULCH
93	(Symbol)	93. 184" DIA. SPACED BARK MULCH
94	(Symbol)	94. 186" DIA. SPACED BARK MULCH
95	(Symbol)	95. 188" DIA. SPACED BARK MULCH
96	(Symbol)	96. 190" DIA. SPACED BARK MULCH
97	(Symbol)	97. 192" DIA. SPACED BARK MULCH
98	(Symbol)	98. 194" DIA. SPACED BARK MULCH
99	(Symbol)	99. 196" DIA. SPACED BARK MULCH
100	(Symbol)	100. 198" DIA. SPACED BARK MULCH



GENERAL NOTES:
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
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 7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
 8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
 9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.
 10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL AND THE MICHIGAN LANDSCAPE ARCHITECTURE BOARD'S PRACTICE MANUAL SUPPLEMENT.



MONACO DRIVE
 GRAPHIC SCALE 0 4 8 16 24 32 40
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 SCALE 1/8" = 1'-0"

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 (407) 887-3477
 LANDSCAPE ARCHITECTURE
DAVID A. PEDERSEN · INC.

SHEET NO. L-8
 DATE: 1-03
 DRAWN BY: DT
 REVISED 8-17-12
 REVISED 1-27-12
 PLANTING PLAN