

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



Th6b

5-18-0326 (MCINTOSH FAMILY TRUST)

FEBRUARY 7, 2019

EXHIBITS

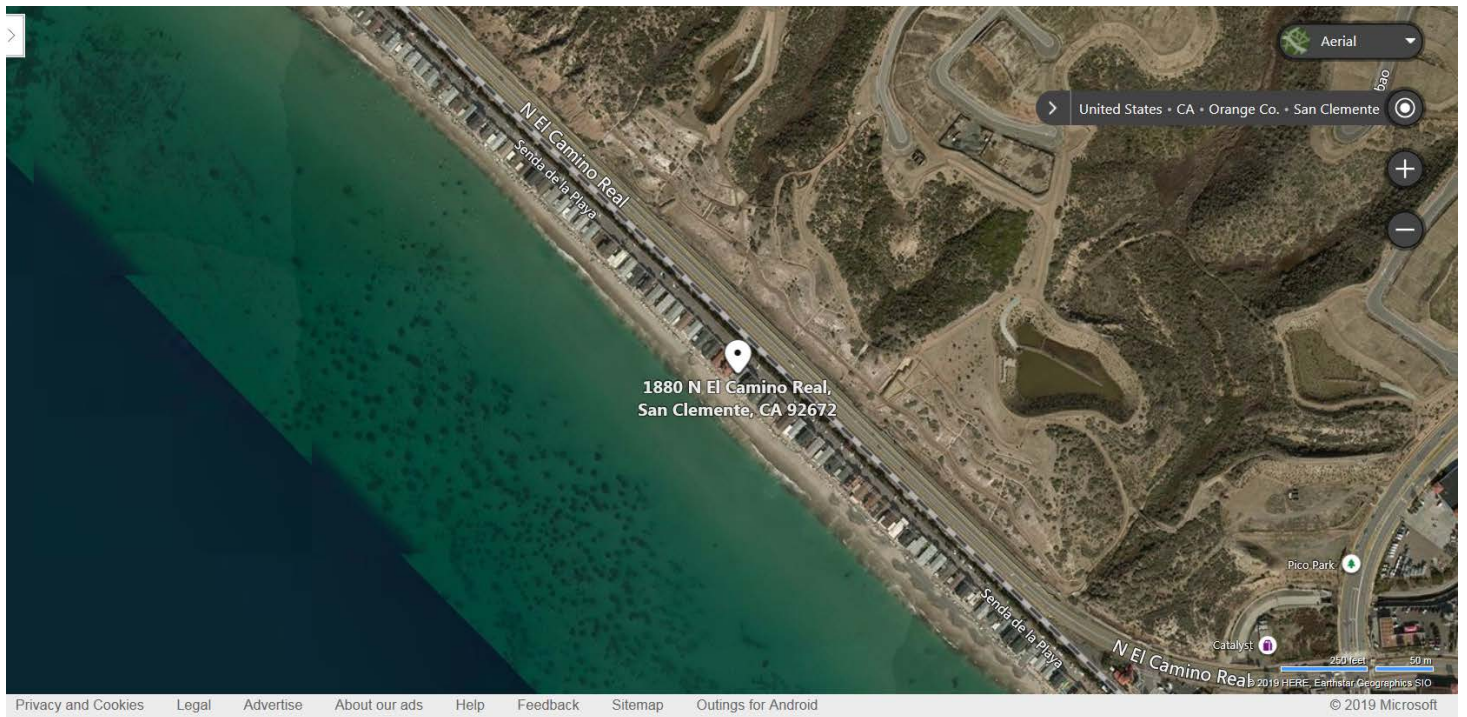
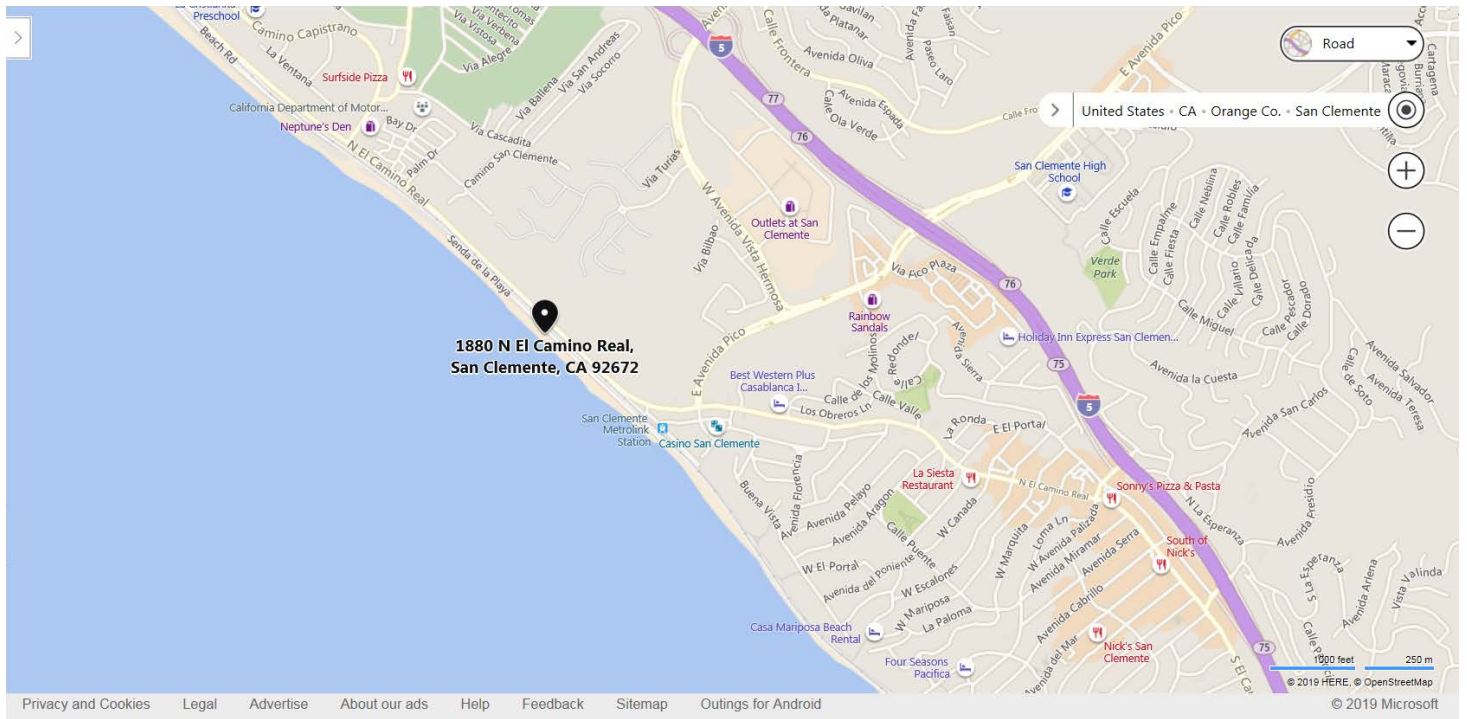
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Exhibit 2 – Plans and Elevations

Exhibit 3 – Rock Revetment Cross-Section

Exhibit 4 – View Analysis





CALIFORNIA
COASTAL COMMISSION



LANDSCAPING AREA

DROUGHT-TOLERANT SHRUBS
AND TREES, NO NEED FOR
THE CONSTANT WATERING
PALATE

AUTOMATIC IRRIGATION ON DEMAND

PROPERTY LINE
DRAIN / OVERFLOW
4" DRAIN PIPE
24" DIA. HOLES THREE-
FOOT DEEP, 10' ON CENTER
PERMITTED FOR 10%
ALLOW FOR PERCOLATION







4.35 S.F.
1.321 S.F.
24 S.F.
180 S.F.
155 S.F.
1,805 S.F.
40 %

1.321 S.F.
24 S.F.
180 S.F.
155 S.F.

PERCUTANEOUS PIT



ELECTRICAL / PLUMBING SYMBOLS

	AIR-CONDITIONED LIGHT FIXTURES
	RECIRCULATING LIGHT FIXTURES - C-CALLED
	SWITCH
	WATER-MOTOR ACTUATOR - OPEN
	HOT OIL
	GAS SUPPLY LINE APPLIANCE

● SEE LISTING FOR COMMENTS

SITE PLAN

Sheet No.

A-1

Seal / Signature: _____

**McINTOSH
RESIDENCE**
1880 N. El Camino Real
Unit 68
Capistrano Shores
San Clemente,
California

H.C.D. Approval

Sheet Title:
SITE PLAN

Sheet No.:

A-1



SITE PLAN - 68
1/4" = 1'-0"

LOT 68 - SITE DATA

TRAILER FOOTPRINT

PATIO COVER (WITHIN)

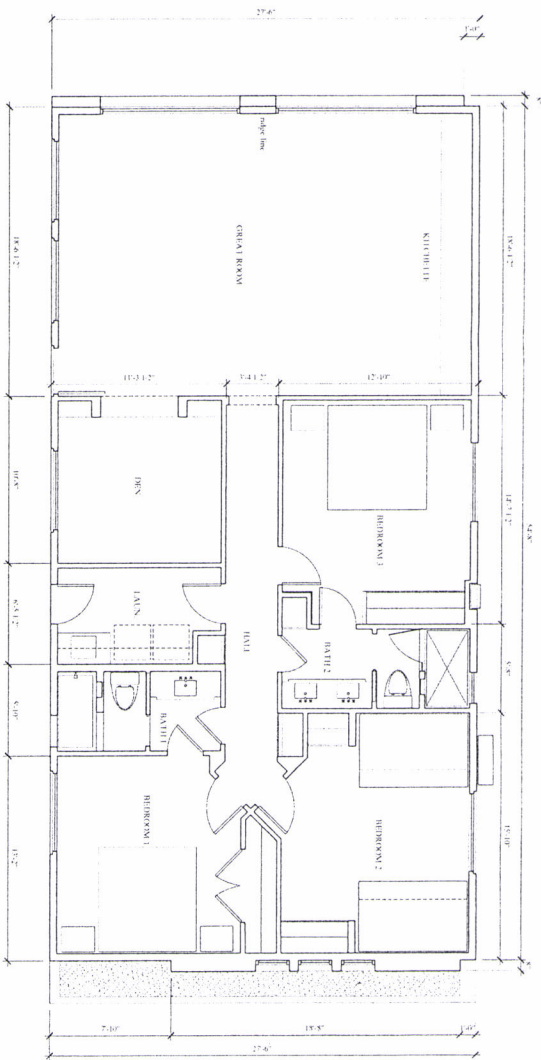
TOTAL COVERAGE

MOBILE HOME

LANDSCAPING AREA

PROB
AND
THE

PERCUSSION PIT



PROJECT NORTH
1/4" = 1'-0"

FLOOR PLAN - 68

WILLIAMS
ASSOCIAT

4662 REDHILL AVENUE, DUE
DANA POINT, CA 92629
949-412-4428
williams@williams-johnson.com

Scale / Signature:

Structural Engineer
DELL STRUCTUR
CONSULTANTS, I

14271 JEFFERSON DRIVE,
SUITE 200, DANA POINT, CA 92650
949-497-6810, FAX: 949-497-6819
dell@mcintosh-johnson.com

MCINTOSH
RESIDENCE
1880 N. El Camino R
Unit 68
Capistrano Shores
San Clemente,
California

U.C.D. Approval

Revisions:

No. Date Revision

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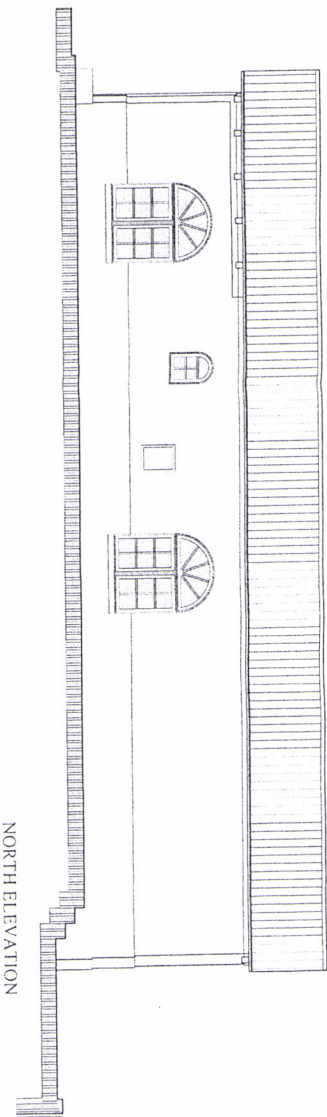
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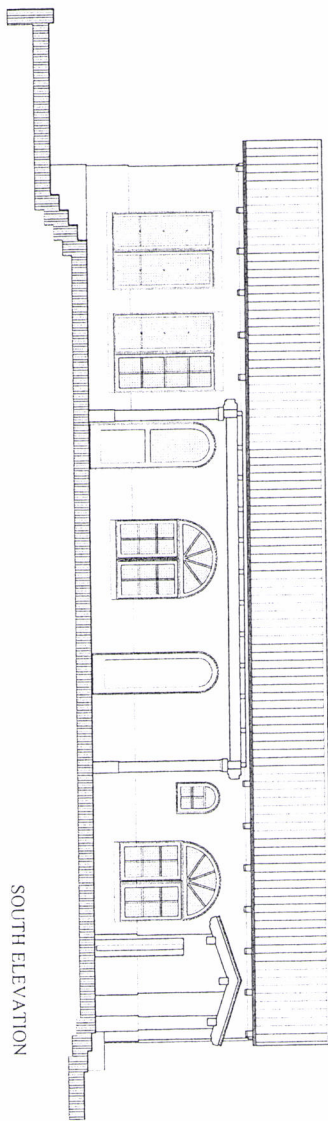
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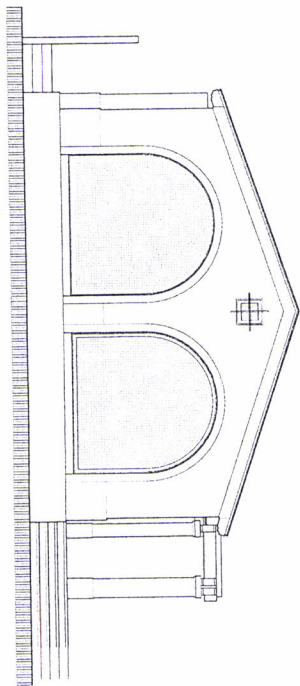
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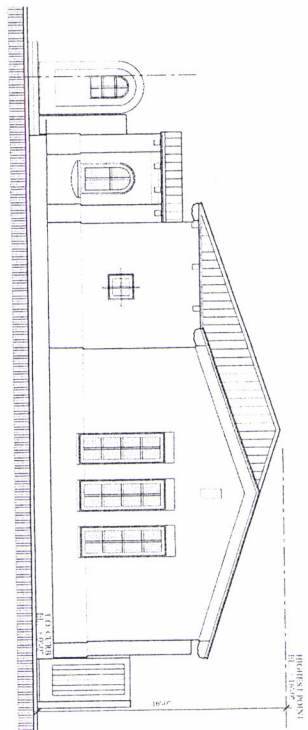
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION (OCEAN)



EAST ELEVATION (STREET)
1/4" = 1'-0"

LELANS
ASSOCIATI

VIA RIVIERA HAVEN, DR.
DANA POINT, CA 92629
949.412.4428
william@lelans.com

Scale / Signature:

Structural Engineer
D.E.J. STRUCTURAL
CONSULTANTS, IT
14271 HERRIN DR.
SUITE 240
IRVINE, CA 92618
949.412.4428 FAX 949.412.4429
djohnson@dejc.com

McINTOSH
RESIDENCE
1880 N. El Camino Rd
Unit 68
Capistrano Shores
San Clemente,
California

H.C.D. Approval

Revisions:			
No.	Date	By	Review
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Sheet title:

ELEVATIONS

Project No:

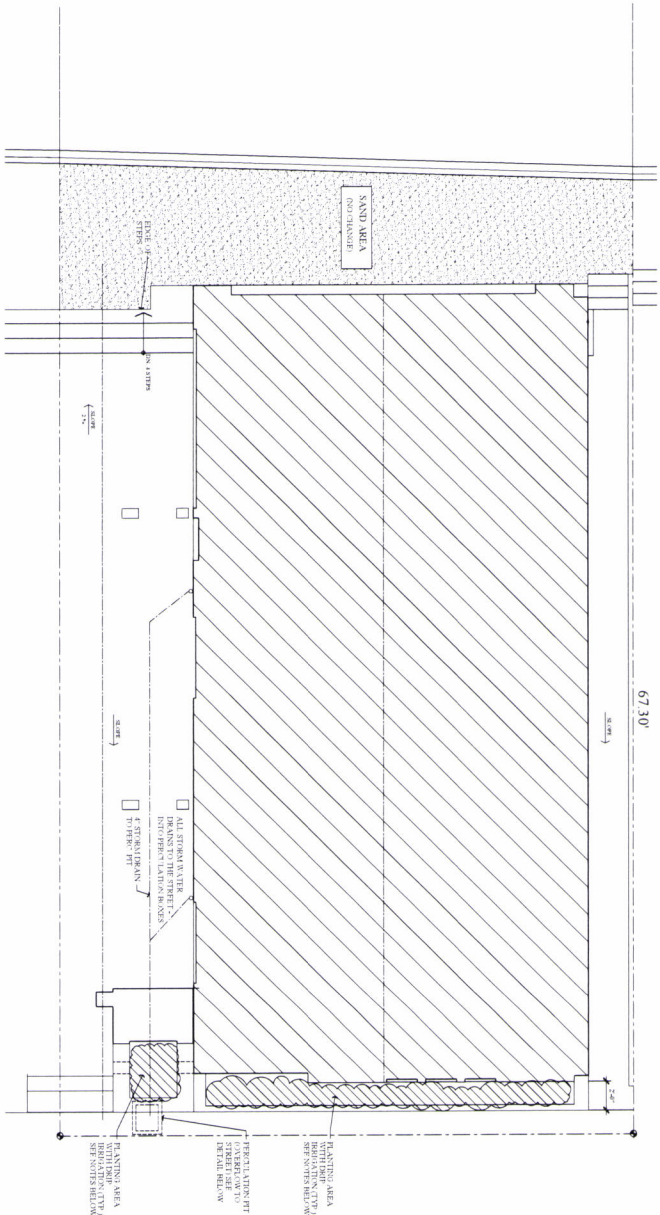
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Construction Notes:

Job No:

3 / 18

Date:



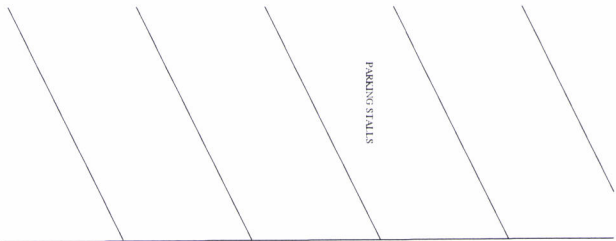
LANDSCAPING PLAN

LANDSCAPE NOTES

1. ALL CURRENT PLANTING AREAS WERE PREVIOUSLY EXISTING.
2. ALL IRRIGATION SHALL BE ON AN AUTOMATED SYSTEM ON A TIMER. (EXISTING OR NEW).
3. ALL PLANTING MATERIAL SHALL BE LOW WATER USE PLANTS WHICH ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS.
4. NO SPECIES LISTED BY THE CALIFORNIA NATIVE PLANT SOCIETY SHALL BE PLANTED.

DRAINAGE SYSTEM NOTES

ALL STORM WATER AND SURFACE RUN-OFF, INCLUDING ROOF DRAINAGE, ARE COLLECTED IN STORM DRAIN LINES WHICH DRAIN ALL DRAINAGE TOWARD THE STREET. ALL DRAINAGE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN JOSE SPECIFICATIONS. ALL WATER IS PUMPED INTO PUMP LIFT STATION BOXES AND OR AVALI DRAINAGE. THE SOIL AT THIS SITE IS VERY SANDY IS VERY COMPACTIBLE WITH DRAINAGE. THE WATER INTO THE DRAINAGE WITH MINIMAL OVER FLOW TO THE STREET SYSTEM.



PETERS
ASSOCIATES

33665 BIRCHMOUNT RD.
DANA POINT, CA 92629
949-412-4428
william.peters@peters.com

Seal Signature

Structural Engineer
D.E.J. STRUCTURAL
CONSULTING, INC.
14071 BIRCHVIEW DR.
SUITE 245
IRVINE, CA 92618
949-497-6410 FAX 949-497-6419
djs@djstructural.com

McINTOSH
RESIDENCE
1880 N. El Camino Real
Units 68
Capistrano Shores
San Clemente,
California

H.C.D. Approval

Revisions
No. Date Revision

1	2/25/18	
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Date	2/25/18
Job No.	
Association/Client	
Blg. Dept. Submittal	
Bldg. Issue	
Construction Issue	

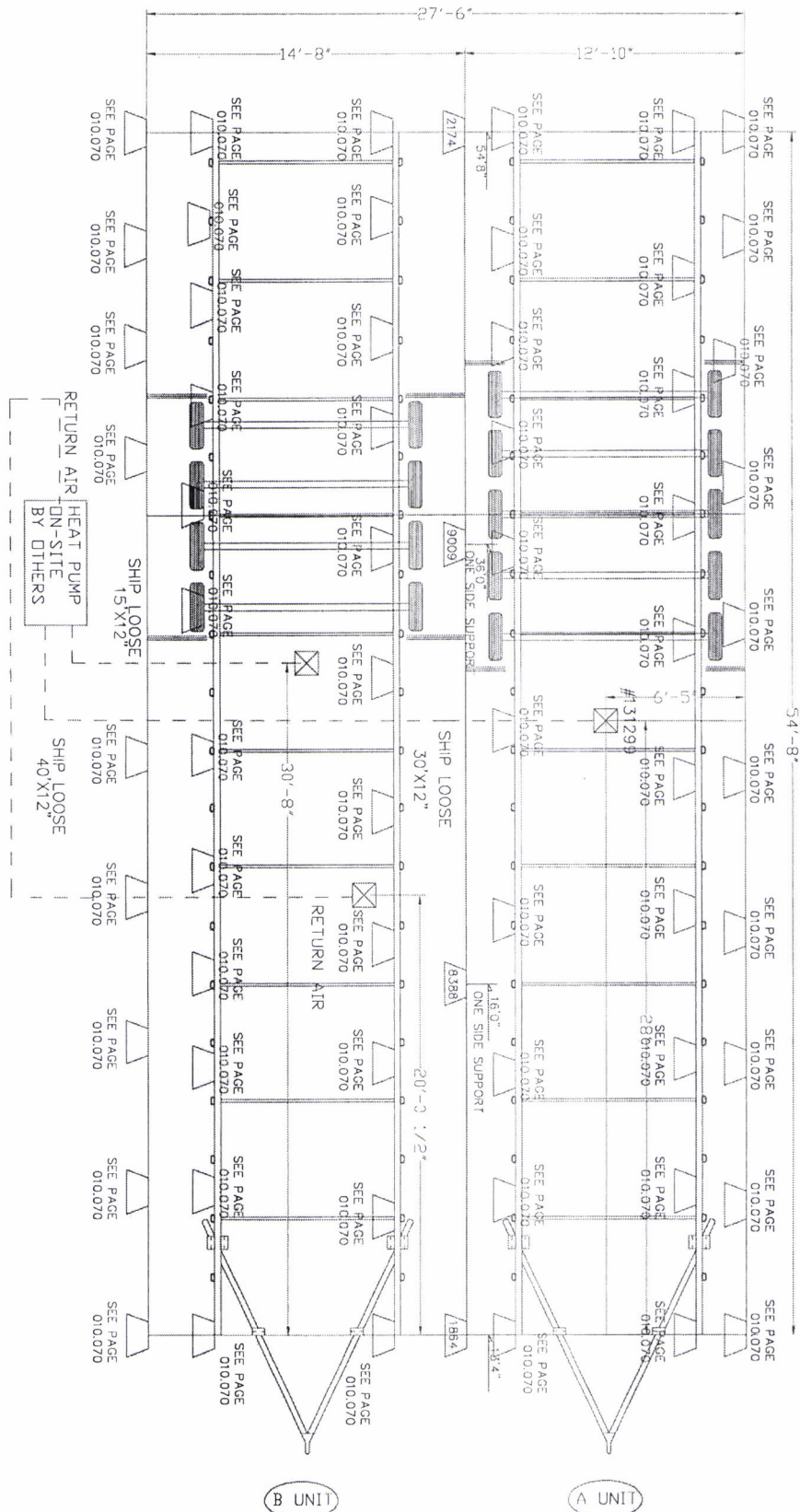
Sheet Title
LANDSCAPE PLAN

Sheet No.

L - 1

Exhibit 2

Page 7 of 8



SINGLE SIDED SUPPORT REQUIRED: REFERENCE INSTALLATION INSTRUCTIONS SHEET 010.070C FOR SETUP DETAIL

- NOTES:
- LAGS TO BE 5/16" DIA. X 4"
 - PLACE 3400# PIER UNDER BEAM SUPPORT WALLS
 - 8'-0" O.C. IN ADDITION TO PIER SHOWN ON PAGE 7
 - PERMETER WALL PIER AND THE PERMETER WALL PIER
 - LINE 3 (BEAM SUPPORT WALL PIER) AND THE PERMETER WALL PIER
 - ENSURE IDENTIFICATIONS ARE VISIBLE THESE MARKINGS ON THE PIER
 - LAGS ARE PROVIDED AS A REFERENCE ONLY DIMENSIONS FOR PIER
 - LAGS ARE TO BE IDENTIFIED BY A REFERENCE LINE AND INSTALLATION INSTRUCTIONS.

FRONT

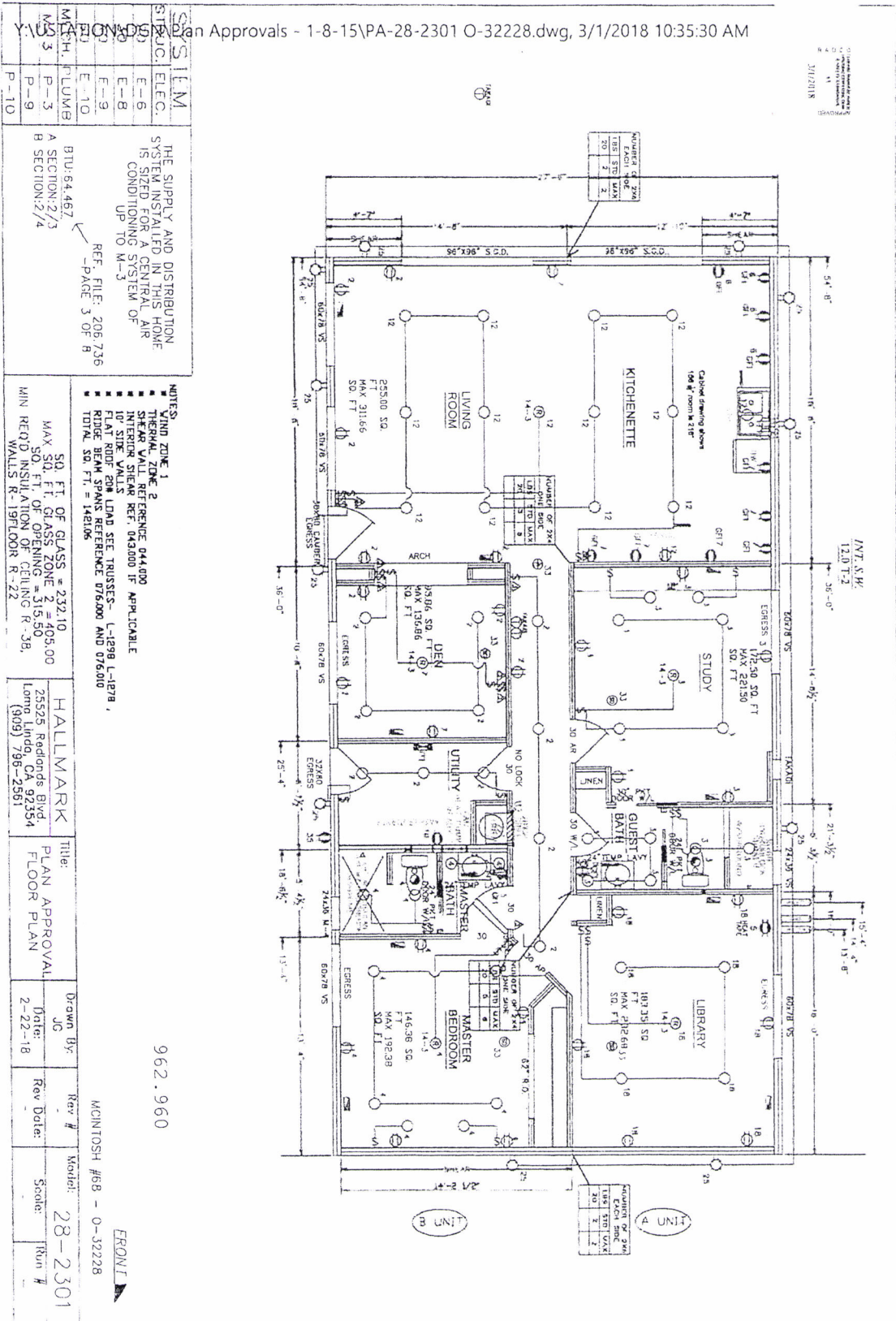
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25525 Redlands Blvd. Loma Linda, CA 92354 (909) 796-2561		Date: 8-2-18	Rev Date:			

MCINTOSH #68 O-32228

RECEIVED
South Coast Region

AUG 09 2018

CALIFORNIA
COASTAL COMMISSION

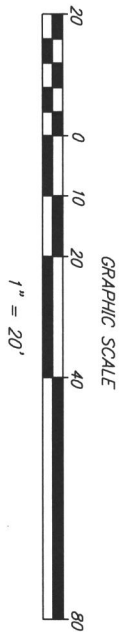


5-18-0326

MAY 01 2018

RECEIVED
South Coast Region

CALIFORNIA
COASTAL COMMISSION



PACIFIC OCEAN

ORDINARY HIGH TIDE LINE
(BASED ON FIELD
MEASURED ELEVATIONS)

ORDINARY HIGH TIDE LINE
(BASED ON RECORD DIMENSIONS
PER LEGAL DESCRIPTION)

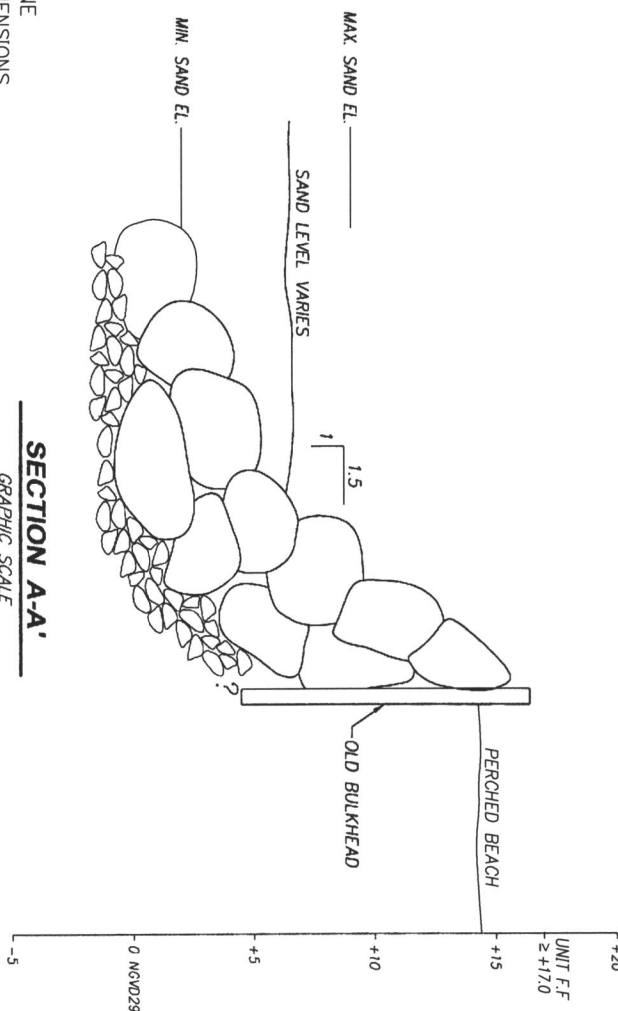
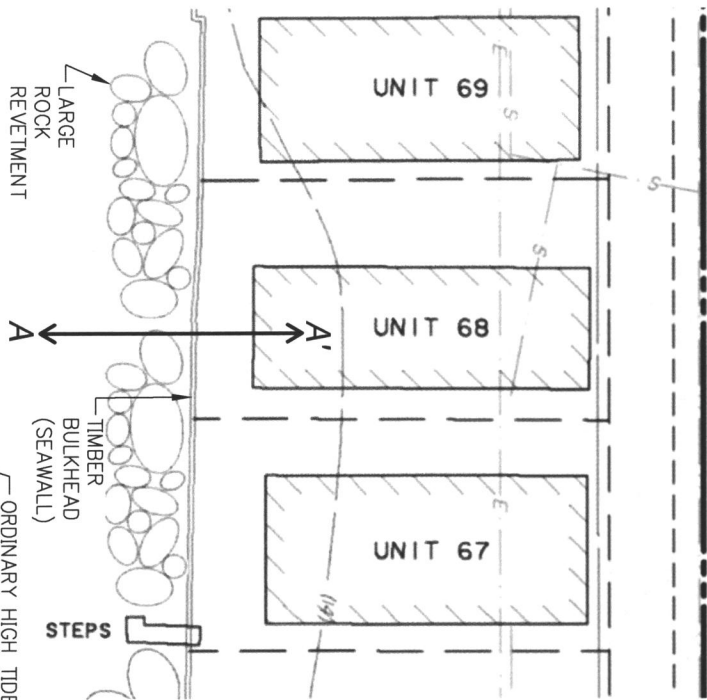


Exhibit 3
Page 1 of 1

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BY	DAVE SCHMAHL
CHECKED	
DATE	
SCALE	S1

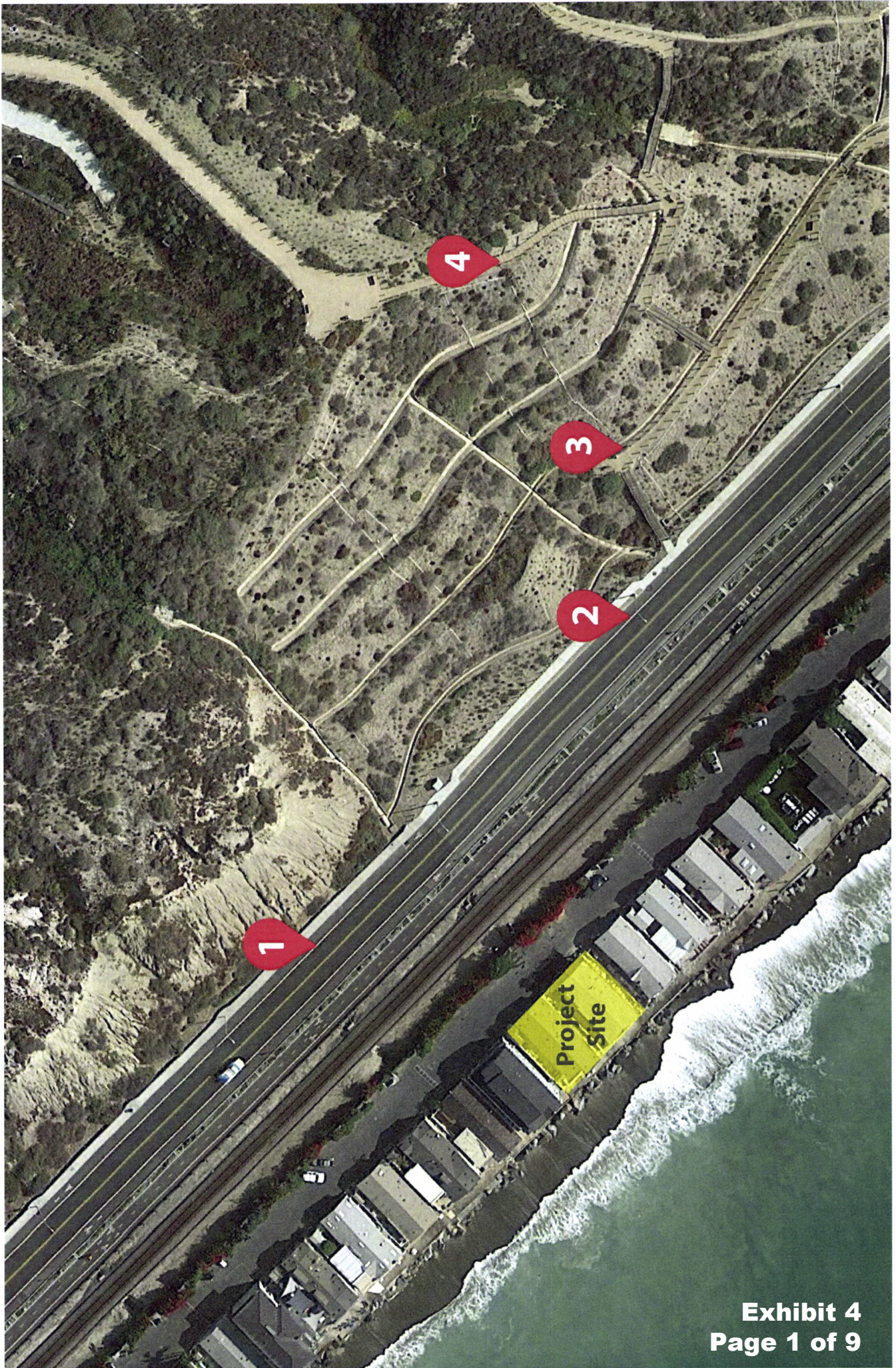
TITLE:	Capistrano Shores Unit 68
CLIENT:	Chase Muir 1800 North El Camino Real, Unit 69 San Clemente, CA 92672
6829-A-SC	

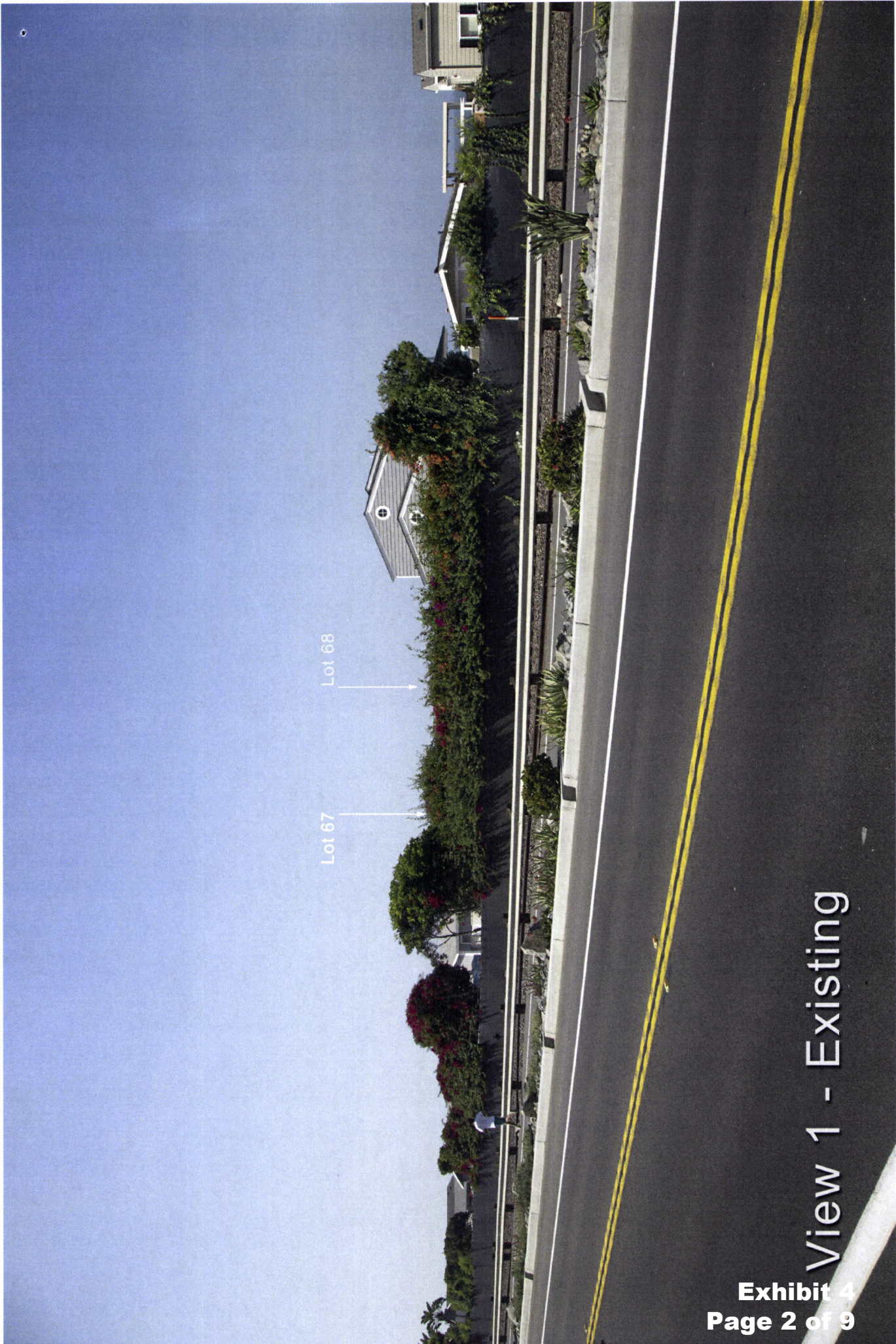
GeoSoils, Inc.
Geotechnical • Geologic • Coastal • Environmental
5741 Palmer Way, Carlsbad, CA 92010
760-438-3155

REGISTERED PROFESSIONAL ENGINEER
DAVE SCHMAHL
No. C 47857
EXP. 12/31/15
CIVIL
STATE OF CALIFORNIA

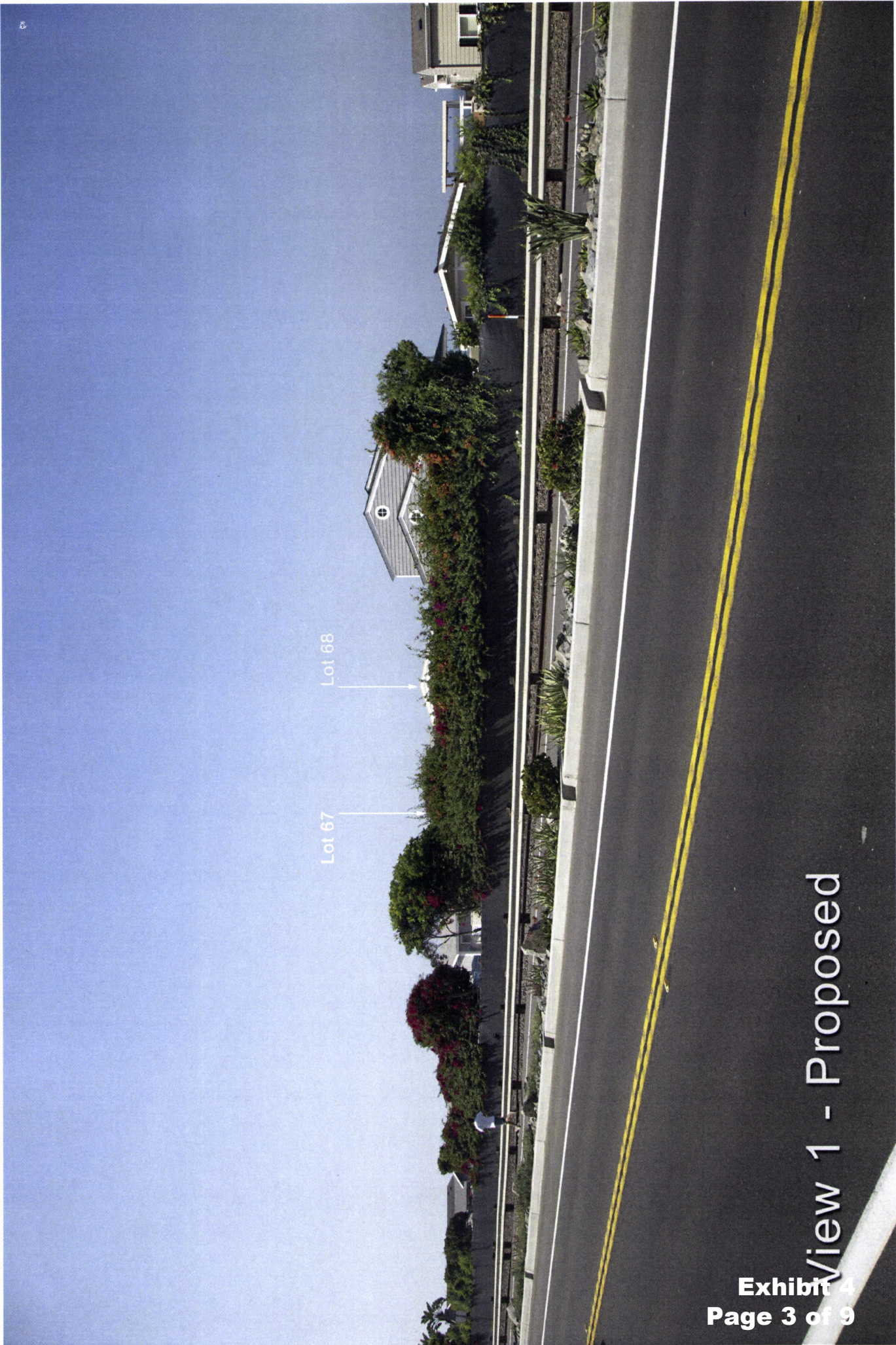
DRAFTING BY:	DAVE SCHMAHL
SCHMAHL DRAFTING	
(760)484-8966	

REVISION	
DATE	
BY	
DESCRIPTION	

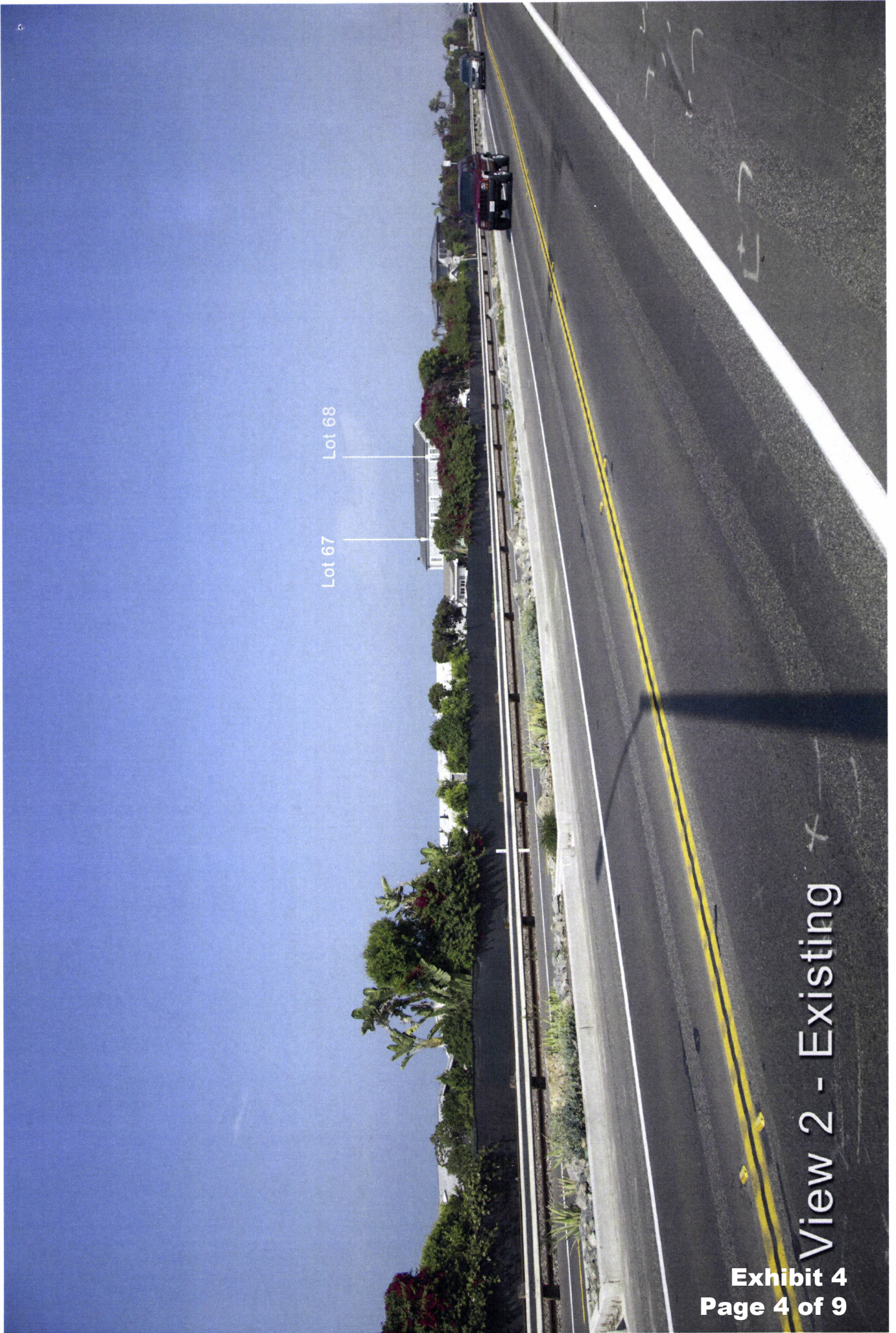




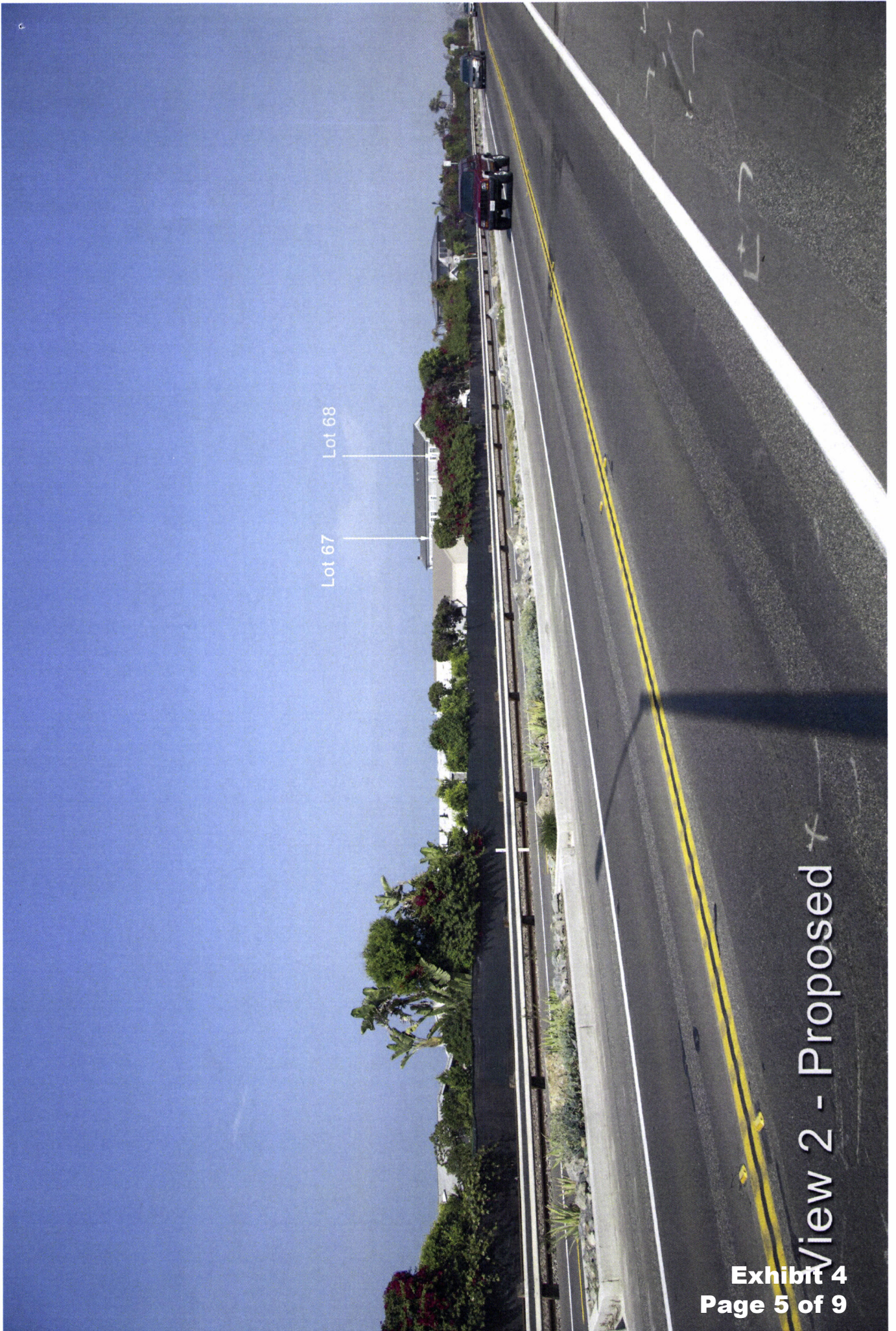
View 1 - Existing



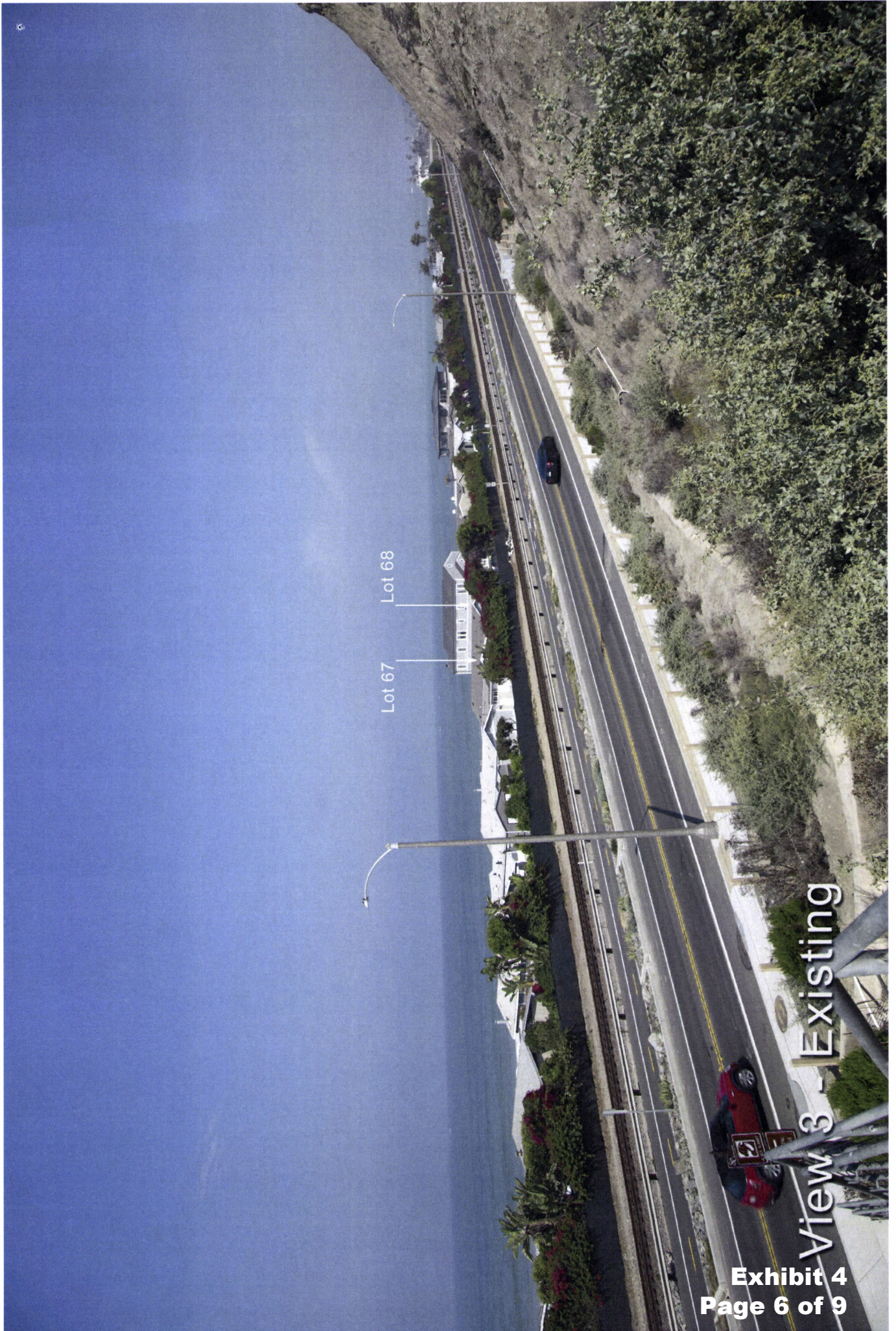
View 1 - Proposed



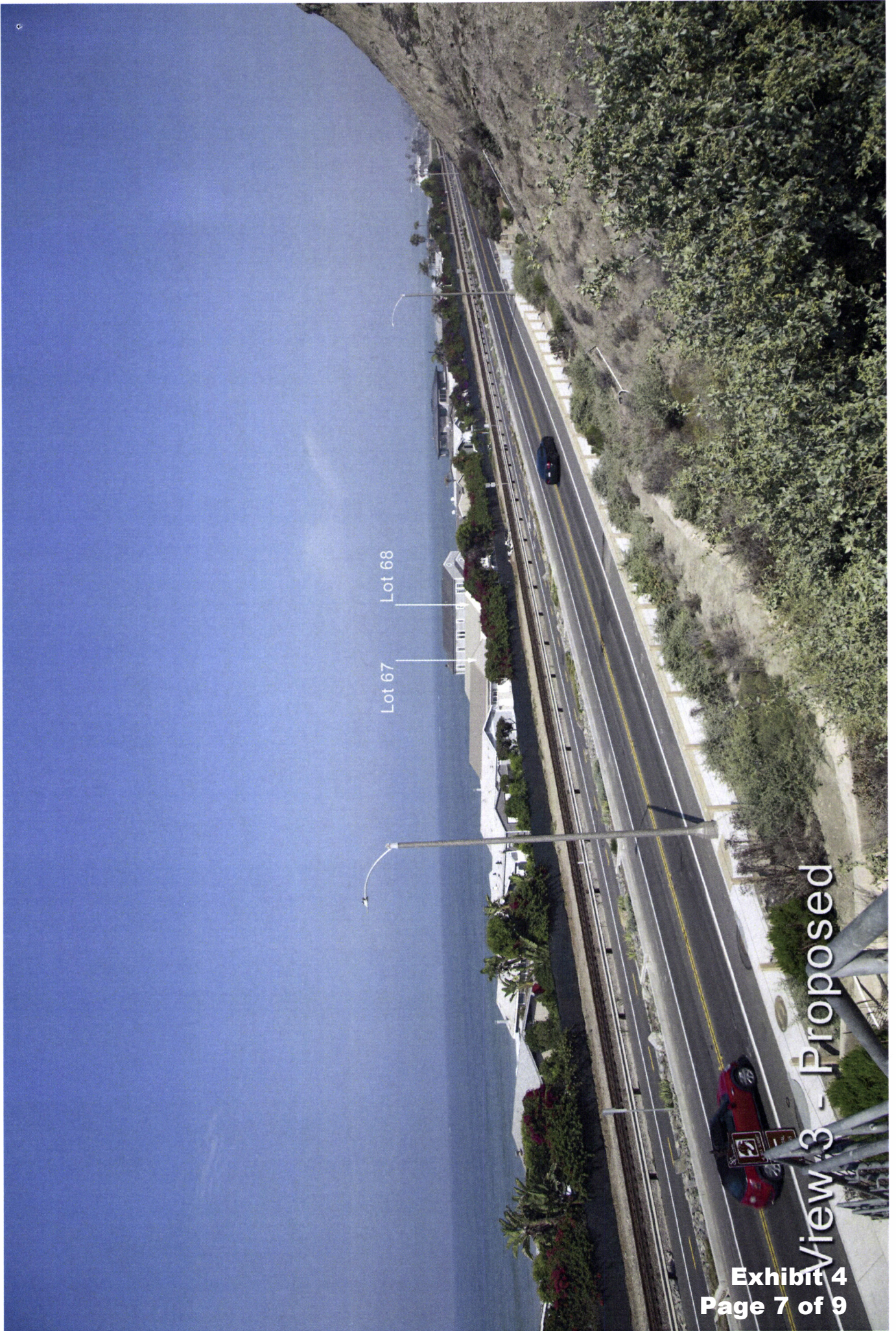
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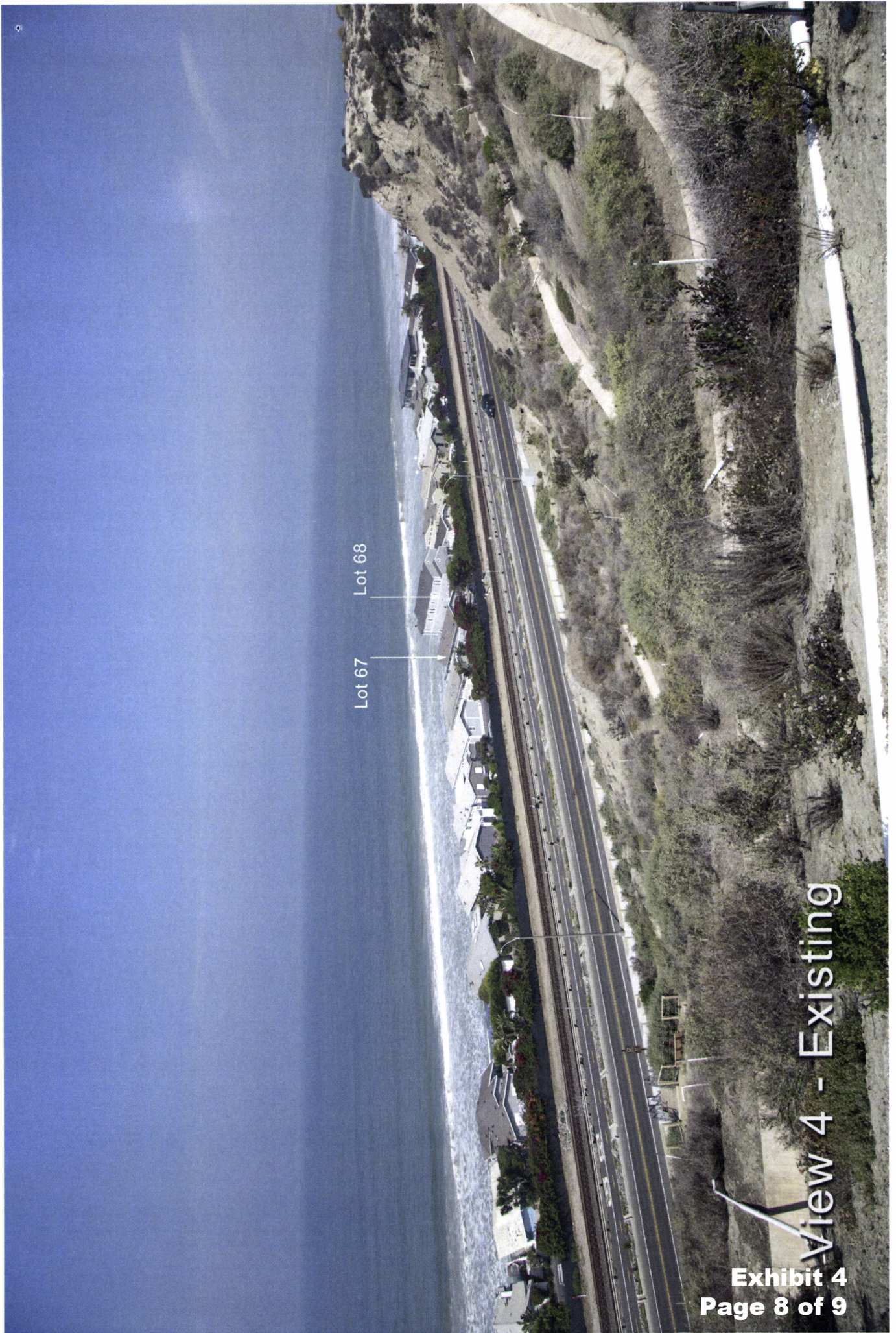
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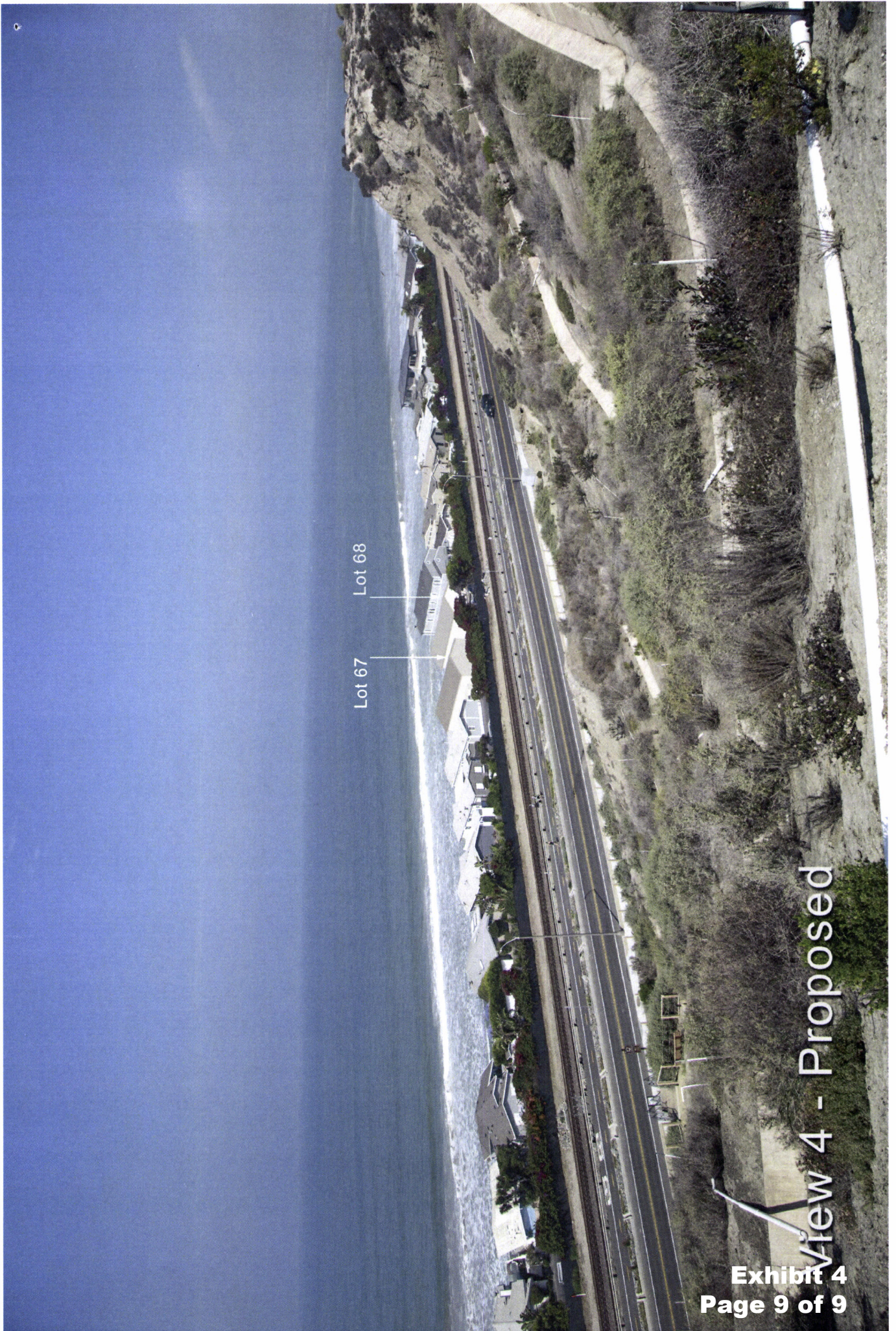
View 3 - Existing



View 3 - Proposed



View 4 - Existing



View 4 - Proposed