

## **CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
301 E. Ocean Blvd, Suite 300  
Long Beach, CA 90802-4325  
Voice (562) 590- 5071



# **W19b**

**5-20-0493 (MC Investments)**

**June 9, 2021**

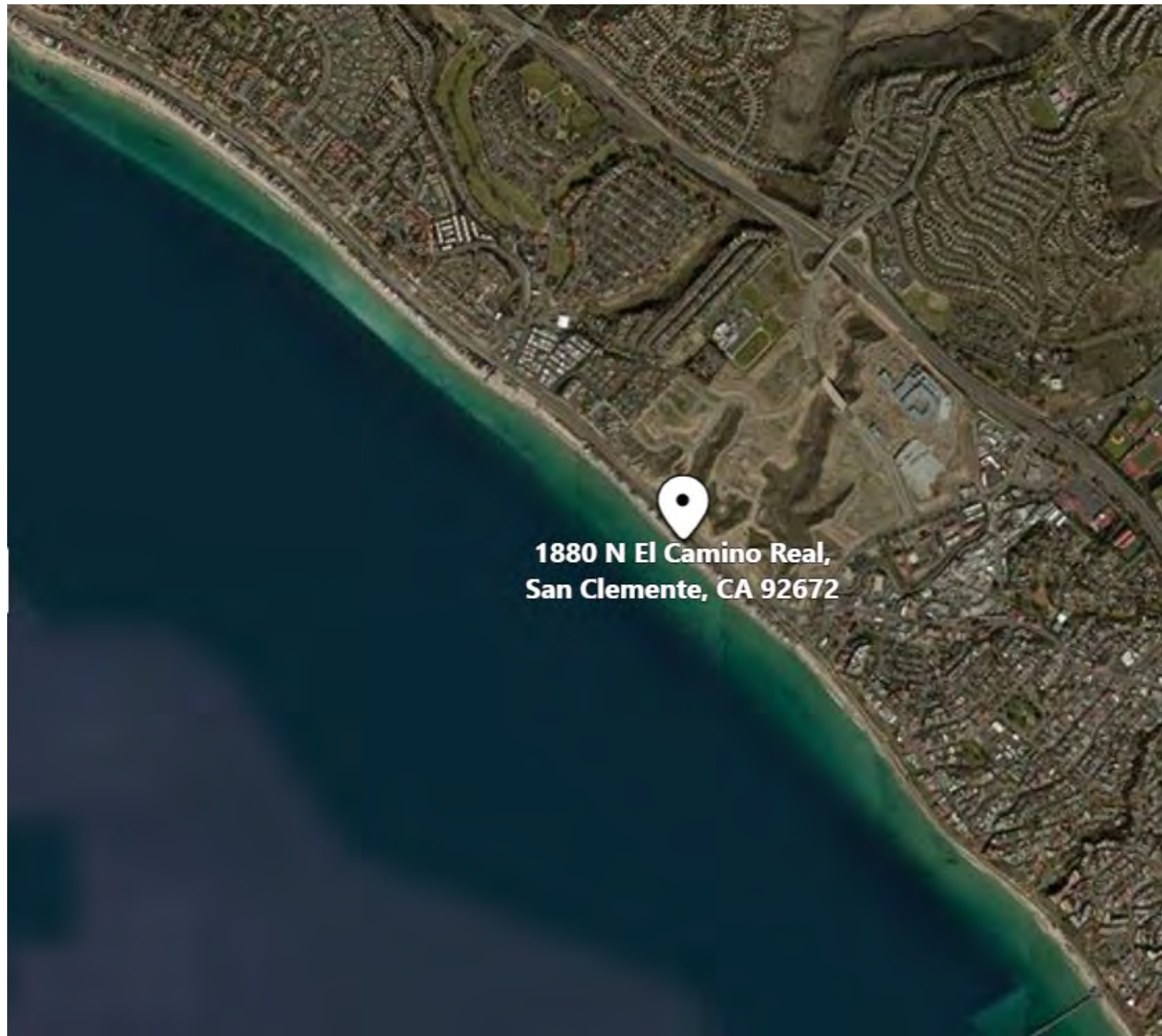
## **EXHIBITS**

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**Exhibit 1 – Project Site**

**Exhibit 2 – Plans and Elevations**

**Exhibit 3 – Visual Analysis from Applicant**



**California Coastal Commission**  
**CDP No. 5-20-0493**  
**Exhibit 1**  
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**Project Site  
(Unit 70)**

**California Coastal Commission  
CDP No. 5-20-0493  
Exhibit 1  
Page 2 of 2**

**PETERS ASSOCIATES**

33662 BRIDGEHAMPTON DRIVE  
DANA POINT, CA 92629  
949-412-4428  
williamspeters@yahoo.com

Seal / Signature:



**Structural  
D.E.J. STRUCTURAL CONSULTING, INC.**

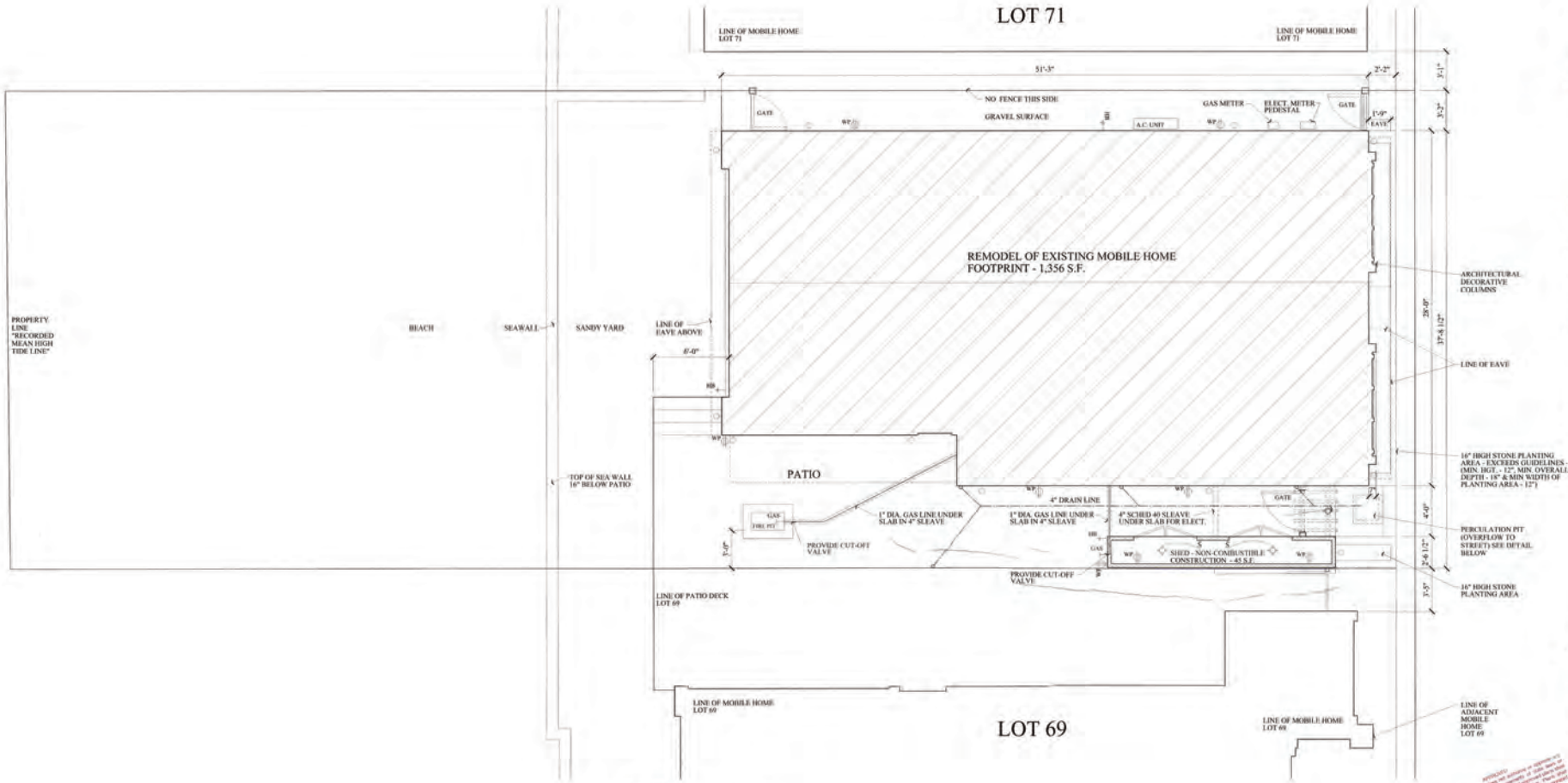
14271 JEFFREY DR.,  
SUITE 245  
IRVINE, CA 92618  
949-497-6810, FAX: 949-497-6819

dej@engineering@yahoo.com

**M.C. INVESTMENTS UNIT 70**

1880 N. El Camino Real  
Unit 70 Capistrano Shores  
San Clemente,  
California

H.C.D. Approval



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

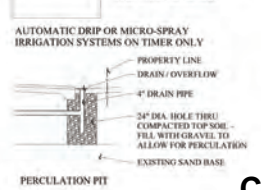
**SITE DATA**

	EXISTING	PROPOSED
LOT SIZE	4,460 S.F.	4,460 S.F.
TRAILER FOOTPRINT	1,292 S.F.	1,356 S.F.
SHED	125 S.F.	45 S.F.
TOTAL COVERAGE	(1,317 S.F.)	1,401 S.F.
PERCENT OF COVERAGE		32 %
LANDSCAPE AREA (incl. sand + gravel)	1,004 S.F.	946 S.F.
PAVED AREAS	531 S.F.	505 S.F.
UNDEVELOPED AREAS	1,608 S.F.	1,608 S.F.

**BUILDING DATA**

MOBILE HOME - MAIN FLOOR	1,356 S.F.
LOFT	451 S.F.
TOTAL	1,807 S.F.
SHED	45 S.F.

**LANDSCAPING AREA**



**ELECTRICAL / PLUMBING**

- SURFACE MOUNTED LIGHT FIXTURES
- RECESSED LIGHT FIXTURES - (IC RATED)
- ⚡ SWITCH
- ⚡ WATERPROOF DETECTOR SWITCH
- WP WATER-PROOF OUTLET - GFCI
- HR HOSE REEL
- GAS GAS SUPPLY FOR APPLIANCE
- ⊞ SLEEVE IN SLAB FOR UMBRELLA

**NOTES:**

1. PLEASE NOTE, THERE ARE NO FENCES PROPOSED AS PART OF THIS PROPOSED PROJECT.
2. ALL EXTERIOR OUTLETS ARE PROTECTED BY GFCIS.

APPROVED FOR THE CITY OF SAN CLLEMENTE  
DATE: SEP 01 2020  
BY: [Signature]

**Revisions:**

No. Date Revision


Date: 7 / 15 / 20

Job No.:

Association Submittal:

Bldg. Dept. Submittal:

Bid Issue:

Construction Issue:

Sheet Title:  
**SITE WORK PLAN  
(CHATTLE)**

Sheet No.:

**A - 1**



**PETERS ASSOCIATES**

33771 BLUE LANTERN STREET  
 DANA POINT, CA 92629  
 949-412-4428  
 williamapeters@yahoo.com

Seal / Signature:



Structural Engineer  
**D.E.J. ENGINEERING**

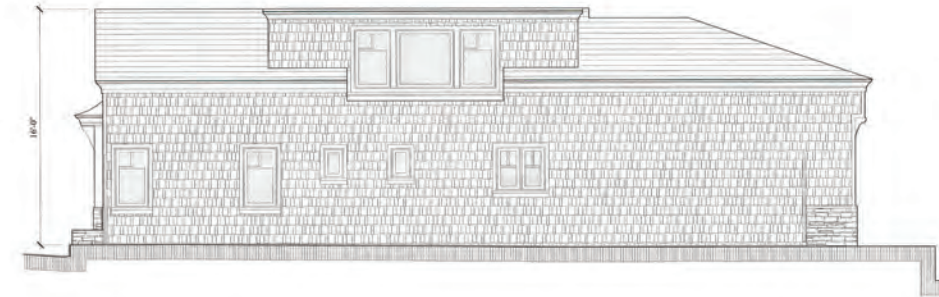
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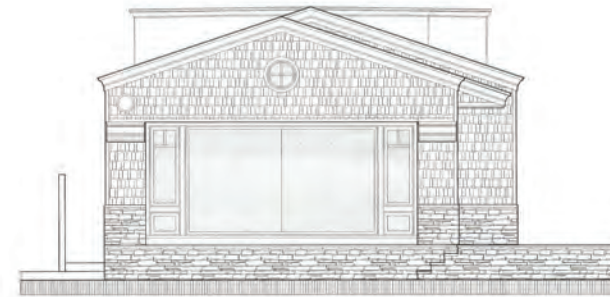
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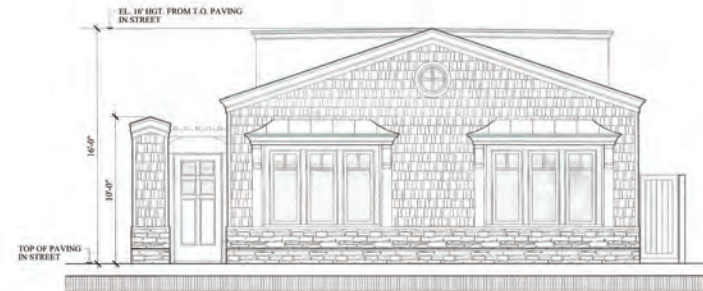
**NORTH ELEVATION**



**WEST ELEVATION (OCEAN)**



**SOUTH ELEVATION**



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

Revisions:

No.	Date	Revision
△		
△		
△		
△		
△		

Date:	6 / 1 / 20
Job No.:	
Association Submittal:	
Bldg. Dept. Submittal:	
Bid Issue:	
Construction Issue:	

SEP 01 2020  
 State of California  
 Department of Industrial Relations  
 Division of Occupational Safety and Health  
 Safety and Health Administration

**California Coastal Commission**  
**CDP No. 5-20-0493**  
**Exhibit 2**  
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Sheet Title:  
**ELEVATIONS**

Sheet No.:

**A - 3**

Points:



Subject Property – Unit 70



**View 1 - Existing Condition**





**View 1 - Proposed Project**



**View 2 - Existing Condition**



**View 2 - Proposed Project**



Unit 70

**View 3 - Existing Condition**



**View 3 - Proposed Project**



Unit 70

**View 4 - Existing Condition**



**View 4 - Proposed Project**