

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd. Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



W8a

5-21-2004 (KOZIK)

MAY 11, 2022

EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Site Plan

Exhibit 3 – Project Plans

Exhibit 4 – Canyon Edge Determination

Exhibit 5-- Riparian Setback

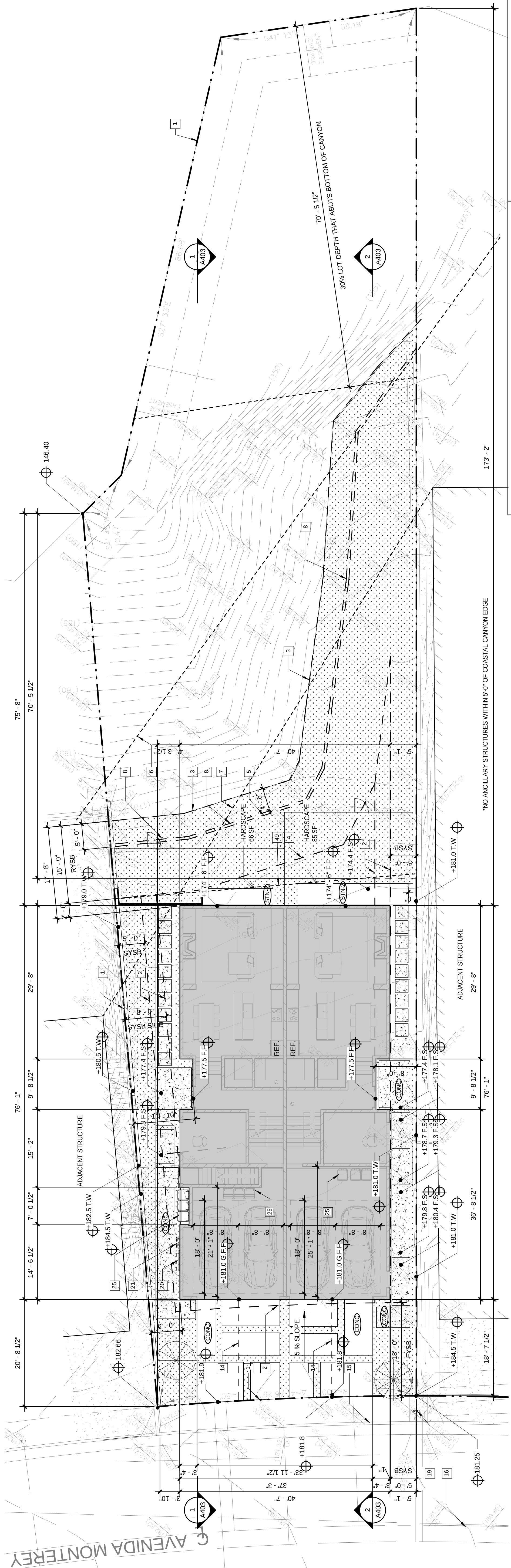


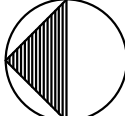
California Coastal Commission
CDP 5-21-0004
Exhibit 1



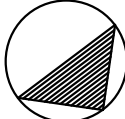
SCALE:	1" = 10'-0"
PLOT DATE:	12/10/2021
SHEET NUMBER:	

A101





PROJECT
NORTH



TRUE
NORTH



P.L.



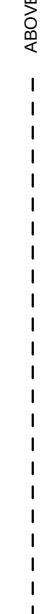
SETBACK



RETAINING



DRAIN



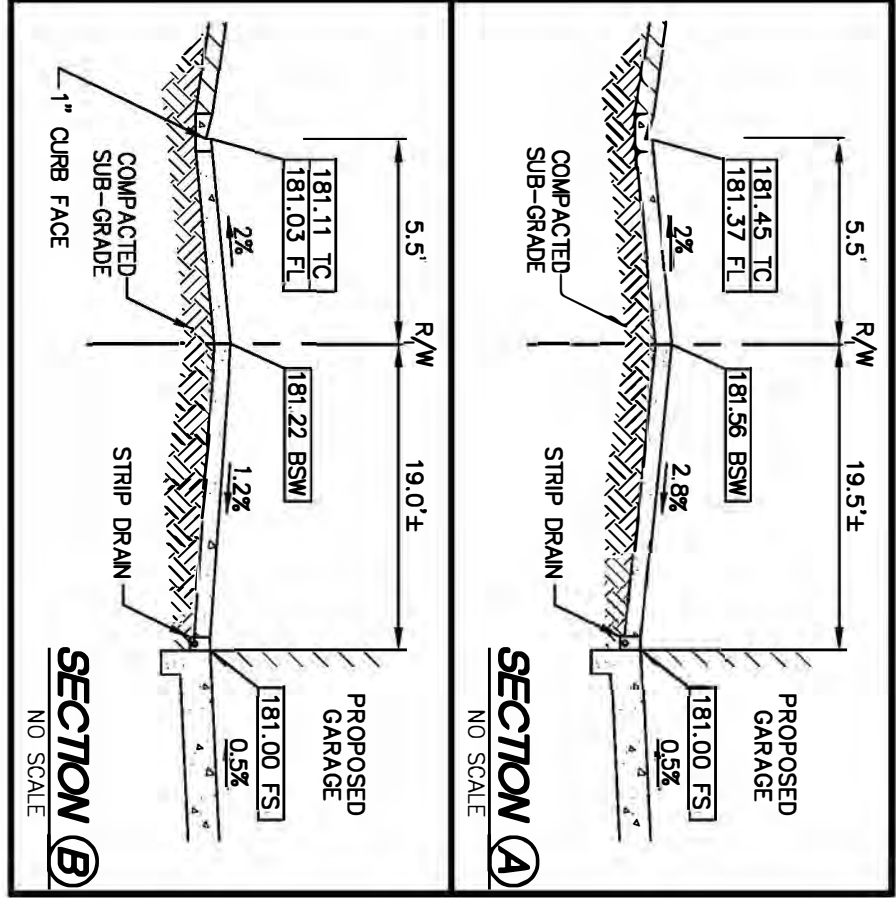
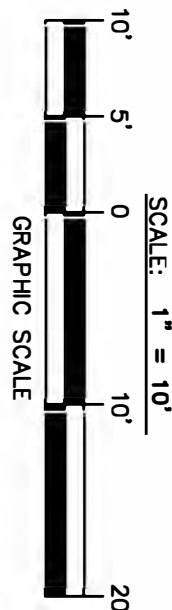
ABOVE/
BELOW

LEGEND

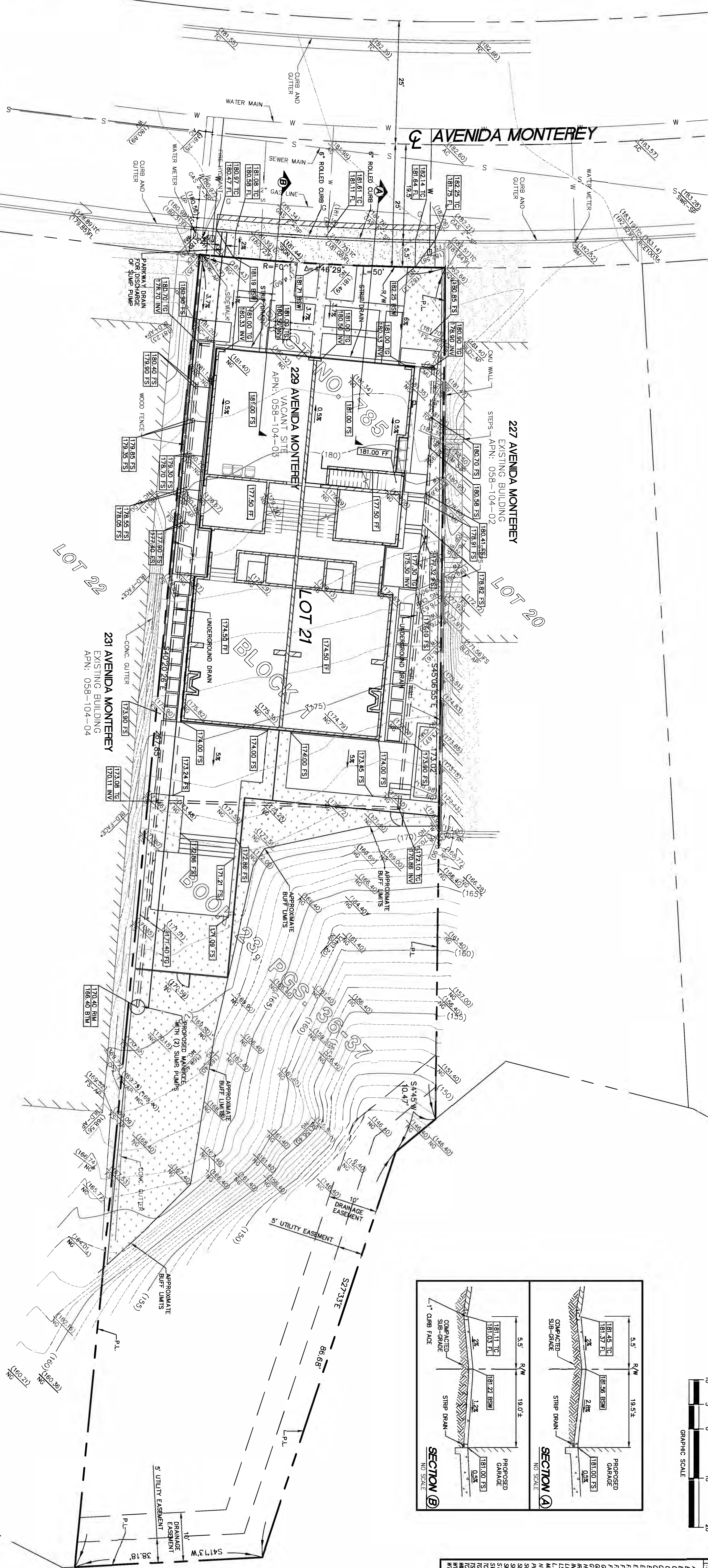
1. FINISHED GRADE WITHIN 10 FEET OF THE NEW STRUCTURE/ADDITION SHALL BE SLOPED A MINIMUM 2% AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES.
2. THE DISCHARGE OF ANY POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE, OR OTHER HAZARDOUS MATERIALS SHALL BE DISCHARGED TO ANY STORM DRAINAGE SYSTEM. ACTIVITIES SHALL BE SITED, STORED, OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
3. PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED TO THE MAXIMUM EXTENT POSSIBLE. ANY PROJECTS ON THE SITE SHALL BE SITED TO PRESERVE AND PROTECT EXISTING NATURAL RESOURCES. DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH CGS SECTION 4.106.
4. THE IRRIGATION SYSTEM IS DESIGNED TO PREVENT RUNOFF. LOW HEAD DRAINAGE DIVERSIFIED OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ON UNPAVED OR PAVED ADJACENT PROPERTY, NON-IRRIGATED AREAS, HARDSCAPES, ROADWAYS OR STRUCTURES.
5. EXISTING AREA DRAINS TO REMAIN. UTILIZE EXISTING SUBSURFACE DRAINAGE SYSTEM. ANY NEW AREA DRAINS SHALL BE CONNECTED TO EXISTING SUBSURFACE DRAINAGE.
6. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
7. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CONTRACTOR OR A LICENSED GENERAL ENGINEERING CONTRACTOR.
8. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FEET AND FOR SHORING AND UNDERPINNING.
9. SEE SHEET 42.4 FOR ROOF PLAN INFORMATION NOT SHOWN ON THIS SHEET INCLUDING EAVE DETAILS AND PROJECTION DISTANCES.
10. IF APPLICABLE, REF. PRELIMINARY LANDSCAPE PLAN. FOR ALL HARDSCAPE & PLANTING AREAS WITH RESPECTIVE HEIGHTS AND MATERIALS.
11. ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (F.O.S.) TYP. U. N. O. ROUNDED TO THE NEAREST 1/8" - CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS. DO NOT SCALE PLANS.

1. PROPERTY LINE
2. BUILDING SETBACK
3. EDGE OF CANYON
4. CANYON SETBACK
5. 5'-0" CANYON EDGE DECK SETBACK
6. ADJACENT DECK STRINGLINE
7. ADJACENT STRUCTURE STRINGLINE
8. GEOLOGICAL SETBACK ILLUSTRATING 75 YEAR EROSION RATE
9. (N) SKYLINE / NIGHT SHADE
10. (N) SETBACKS
11. (N) REPLACEMENT OF EXISTING APPLIANCE DIRECT VENT W/SEALED COMBUSTION FIXED TEMPERED GLASS FRONT - MODEL # C-VIEW-R820-ST(N)(F). CERTIFICATE # 1455422
12. (N) SITE WALLING - MAX 6'-0" RETAINING
13. (E) GRADING
14. (N) CENTERLINE OF DRIVEWAY
15. (E) EDGE OF EXISTING CURB
16. (E) CENTERLINE OF R.O.W
17. (N) HARDSCAPE PER LANDSCAPE PLANS
18. (N) OUTDOOR FIREPLACE / FIREHUT W/ DRAINAGE - 18" A.F.E.
19. (E) FIRE HYDRANT - PROTECT IN PLACE
20. (N) ELECTRIC PANEL MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - VERIFY LOCATION W/ .SO. CA. Edison
21. (N) WATER METER LOCATION
22. (N) WATER METER LOCATION (REF CIVIL & SURVEY DWG(S))
23. PAU - GAS SO.ELEC. VENTING PER MFG.(CMC 904. 1)
24. (N) MANUFACTURER INSTRUCTIONS
25. (N) TRASH STORAGE
26. (N) SHOWER BENCH - FLUSH MOUNTED
27. (N) SHOWER W/ HOT MOPPED W/ 4" CURB
28. (N) SHOWER W/ HOT MOPPED PAN RECESSED 4" BELOW ADJ. F.W/F FLOOR TO CEILING TILE PER OWNER
29. (N) FRAMELESS TEMPERED LOW-IRON GLASS SHOWER ENCLOSURE
30. (N) CONCEALED SHOWER DRAIN - SLOPE 1/4" PER 12"
31. (N) SINK W/ GARBAGE DISPOSAL PER "OWNER"
32. (N) SINKLINE/CASEWORK ABOVE - REFER TO 1.D
33. (N) BUILT IN CASEWORK - REFER TO 1.D
34. (N) ATTIC CRAWL SPACE ACCESS DOOR (30"x22" MIN) AT LEAST AS LARGE AS EQUIPMENT INSTALLED
35. (N) HANDRAIL - 36" ABV. ADJ. FS.
36. (N) GUARDRAIL - 42" ABV. ADJ. FS.
37. (N) 42" REFRIGERATOR - FLUSH FACE
38. (N) EXHAUST HOOD PER OWNER PROVIDE MIN RATE 100 CFM. A MAX SOUND RATING OF 3 SONE AND DUCTED TO OUTSIDE IN IS REQ.
39. (N) EXHAUST FAN - 110 CFM. TO CONTROL HUMIDITY PER CMC CHAPTER 4 & CGBSC CHAPTER 4 DIVISION 4.5
40. (N) STAIRS - MAX 7 3/4" RISE BY 10" RUN
41. (N) UNDERCOUNTER REFRIGERATOR
42. (N) AC UNIT
43. FUEL MOLD ZONE MARKER
44. 18" PANTRY SHELVING
45. PRESTANDING FURNITURE
46. FAUX WOOD BEAM
47. RANGE BY OWNER
48. SOLATUBE
49. (N) SOUND ATTENUATED SCREENING
50. 15'-0" HARDSCAPE SETBACK

NOTES	KEYNOTES
SITE PLAN	



LEGEND	
(XXX)	EXISTING ELEVATIONS
---	EXISTING CONTOUR
---	PROPERTY LINE
-G-	GAS LINE
-S-	SEWER LINE
-W-	WATER LINE
-E-	ELECTRICAL AND CABLE LINES
-SD-	STORM DRAIN LINE
---	APPROX. LOCATION OF EXIST. BUILDINGS
---	CONCRETE
---	ASPHALTIC CONCRETE
---	BITUM. SURF. OR STRETSWALK
---	CLAY BRICK
---	CEMENTING
---	EXISTING FENCE
---	EXISTING WALL
---	EXISTING CONTROL POINT
---	EDGE OF PAVEMENT
---	FINISHED FLOOR
---	FACE OF WALL
---	FINISHED SURFACE
---	GARAGE
---	GATE VALVE
---	HEAD FROM WALL
---	INVERT FOR WALK
---	LINE FEET AREA
---	LUMP SUM AREA
---	MANHOLE GRADE
---	MANHOLE
---	PAVER FOR SLAB
---	SEWER CLEAN-OUT
---	STORMHOLE MANHOLE
---	STORMHOLE
---	STREETSIDE
---	TOP OF GRADE
---	TYPE OF GRADE
---	WATER METER
---	WATER SERVICE
---	WATER



LEGAL DESCRIPTION:

LOT 21, BLOCK 1 OF TRACT NO. 785, IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, RECORD OF SAID COUNTY.

APN: 058-104-03

HYDROLOGY INFORMATION:

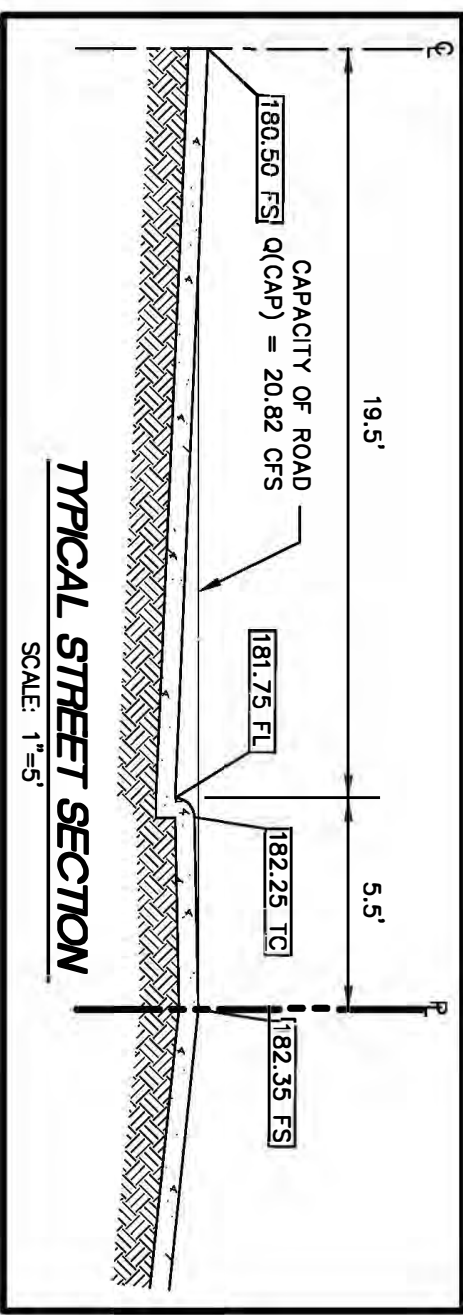
TRIANGULAR WATERSHED AREA = 1.26 AC

$I_p = 3.50 \text{ IN/Hr}$

$C = 0.695$

$Q(25) = 4.32 \text{ CFS} < Q(CAP) = 20.82 \text{ CFS}$

$Q(100) = 5.32 \text{ CFS} < Q(CAP) = 20.82 \text{ CFS}$



DIGALERT

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION SYSTEM TO BE INSTALLED FOR YOUR DIG EXCAVATION. CALL 800-482-4333 FOR SERVICE ALERT TOLL FREE.

DESIGNED BY: CCS 2008 - ROUND 3 1/4" CCS ALUMINUM BENCHMARK DISK

STAMPED: 78-10-05 SET IN THE TOP NORTH-EASTERN CORNER OF A 4.5 BY 12.0 FT. CONCRETE CATCH BASIN MONUMENT IS LOCATED IN THE SOUTHEASTERN CORNER OF THE INTERSECTION OF EL PORTAL AND EL CAMINO EASTERN OF THE EXISTING CURB ALONG EL CAMINO REAL. MONUMENT IS SET LEVEL WITH SIDEWALK.

ELEVATION: 182.255 (MM 80) LEVELED 2005

TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK: 3B-716-05

DESIGNED BY: CCS 2008 - ROUND 3 1/4" CCS ALUMINUM BENCHMARK DISK

STAMPED: 78-10-05 SET IN THE TOP NORTH-EASTERN CORNER OF A 4.5 BY 12.0 FT. CONCRETE CATCH BASIN MONUMENT IS LOCATED IN THE SOUTHEASTERN CORNER OF THE INTERSECTION OF EL PORTAL AND EL CAMINO EASTERN OF THE EXISTING CURB ALONG EL CAMINO REAL. MONUMENT IS SET LEVEL WITH SIDEWALK.

ELEVATION: 182.255 (MM 80) LEVELED 2005

EXISTING UTILITY NOTE:

LOCATION OF EXISTING UTILITIES WERE DETERMINED BY RECORD INFORMATION AND A VISUAL FIELD SEARCH. EXACT LOCATION SHOULD BE DETERMINED BY A CONTRACTOR.

DATE	BY	REVISION

REFERENCES

REGISTERED PROFESSIONAL ENGINEER

DANIEL RUBIO

NO. 69334

Exp. 12/31/2010

STATE OF CALIFORNIA

JCA

JONES CAHI & ASSOCIATES

CONSULTING ENGINEERS

1800 Beach Boulevard - Huntington Beach

California 92648 (714) 848-0566

© 2008 JCA & ASSOCIATES

DESIGNED: D.A. SCALE: 1" = 10'

DRAWN: C.H. DATE: 10/16/2020

CHECKED: D.R. JOB NO. 20-2432

PREPARED UNDER THE DIRECTION OF: DANIEL RUBIO L.S. 8233 DATE:

PRELIMINARY GRADING PLAN

229 AVENIDA MONTEREY

SAN CLEMENTE

CALIFORNIA

DWG. NO. 20-2432-PGP

SHEET NO. 1 OF 1

KOZIK RESIDENCE

229 AVENIDA MONTEREY, SAN CLEMENTE, CA

PLOT DATE: 11/23/2020

A201

1 PROPERTY LINE
2 BUILDING SETBACK
3 EDGE OF CANYON
4 CANYON SETBACK
5 5'-0" CANYON EDGE DECK SETBACK
6 ADJACENT DECK STRINGLINE
7 ADJACENT STRUCTURE STRINGLINE
8 GEOLOGICAL SETBACK (ILLUSTRATING 75 YEAR EROSION RATE)
9 (N) SKYLIGHT W/ NIGHT SHADE
10 (N) SITE STEPS
11 (N) FIRE RISK MONTIGO GAS APPLIANCE, DIRECT VENT, W/SEALED COMBUSTION, FIXED TEMPERED GLASS FRONT - MODEL # C-VIEW-R820-ST-N(I)(P), CERTIFICATE # 1455422
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17 (N) HARDSCAPE PER LANDSCAPE PLANS
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21 (N) GAS METER LOCATION
22 (N) WATER METER LOCATION (REF CIVIL & SURVEY DMS)S
23 PAU - GAS SOELEC. VENTING PER MFG(CMC 904.1)
24 (N) HARDSCAPE PER LANDSCAPE PLANS PER MANUFACTURER INSTRUCTIONS
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39 (N) BATHROOM EXHAUST - MIN 50 CFM TO CONTROL HUMIDITY PER CMC CHAPTER 4 & CBSCS CHAPTER 4, DIVISION 4.5
40 (N) STAIRS - MAX 7 3/4" RISE BY 10" RUN
41 (N) UNDERCOUNTER REFRIGERATOR
42 (N) AC UNIT
43 NOT USED

KEYNOTES

ASP-1 ASPHALT ROOF SHINGLE - CLASS "A" RATED
CON-13 POURED IN PLACE CONCRETE W/ SEALANT
GLS-1 TRANSPARENT GLASS
STN-1 STONE FLOORING - ASBO
MTL-1 METAL TRIM - STATUARY BRONZE ASBO
WD-1 WOOD SIDING - HARDIE BOARD - ARTISAN
WD-2 WOOD TRIM - WHITE WOOD
WD-3 DARK WOOD STAIN
VEG- VEGETATION / PLANTING

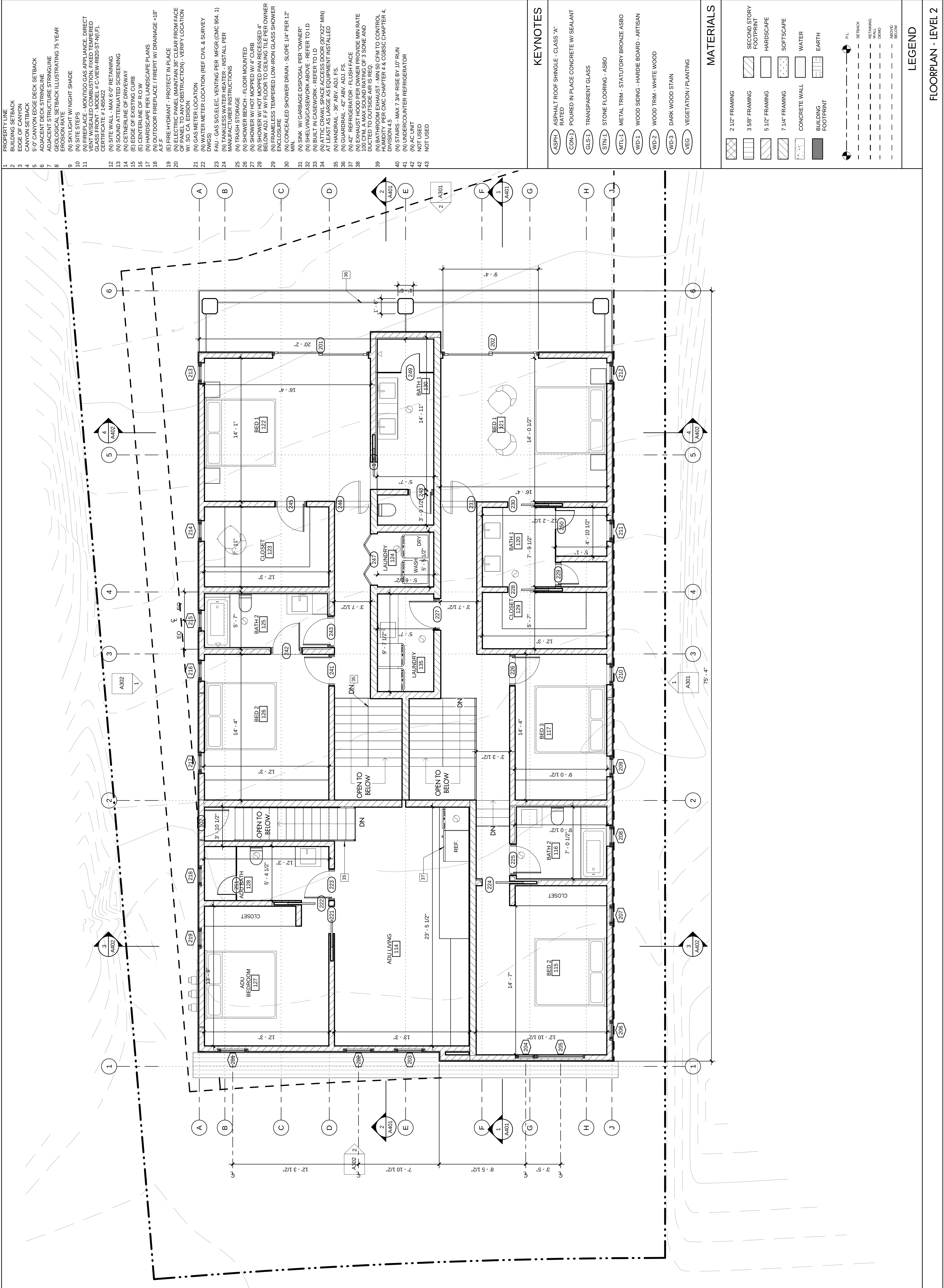
MATERIALS

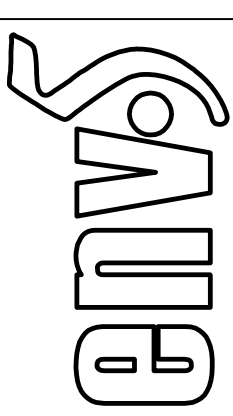
2 1/2" FRAMING
3 5/8" FRAMING
5 1/2" FRAMING
7 1/4" FRAMING
CONCRETE WALL
BUILDING FOOTPRINT
SECOND STORY FOOTPRINT
HARDSCAPE
SOFTSCAPE
WATER
EARTH
P.L.
SETBACK
RETAINING WALL
ROAD
ABOVE
BELOW

LEGEND

FLOORPLAN - LEVEL 1

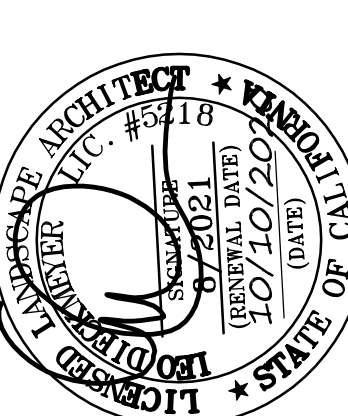
NO STAIRS PROPOSED ABOVE 30" IN HEIGHT CLOSER THAN 5'-0" FROM SIDE YARD SETBACK AREA.





LANDSCAPE
PLANNING
DESIGN

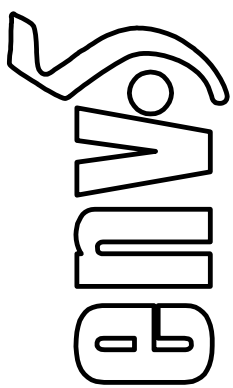
34132 CALLE ENTRADERO
SAN JUAN CAPISTRANO CA, 92672
EMAIL: TED@ENV.NET
949.742.0658



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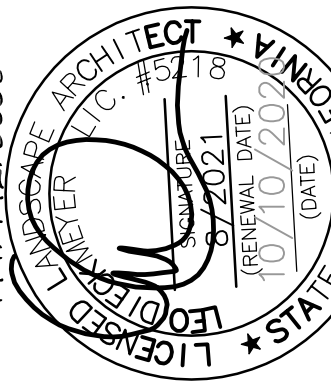
CONSTRUCTION / DIMENSION PLAN
229 AVENIDA MONTEREY SAN CLEMENTE CA 92672
KOZIK RESIDENCE

KOZIK	
project number	10/31/2020
date	
PER PLAN	
scale	
TH	
design by	TH/LD
drawn by	
checked by	
revisions	
no.	date
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LANDSCAPE
PLANNING
DESIGN

34132 CALLE ENTRADERO
SAN JUAN CAPISTRANO CA 949
EMAIL: TED@ENV.NET
949.742.0658



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229 AVENIDA MONTEREY SAN CLEMENTE CA 92672

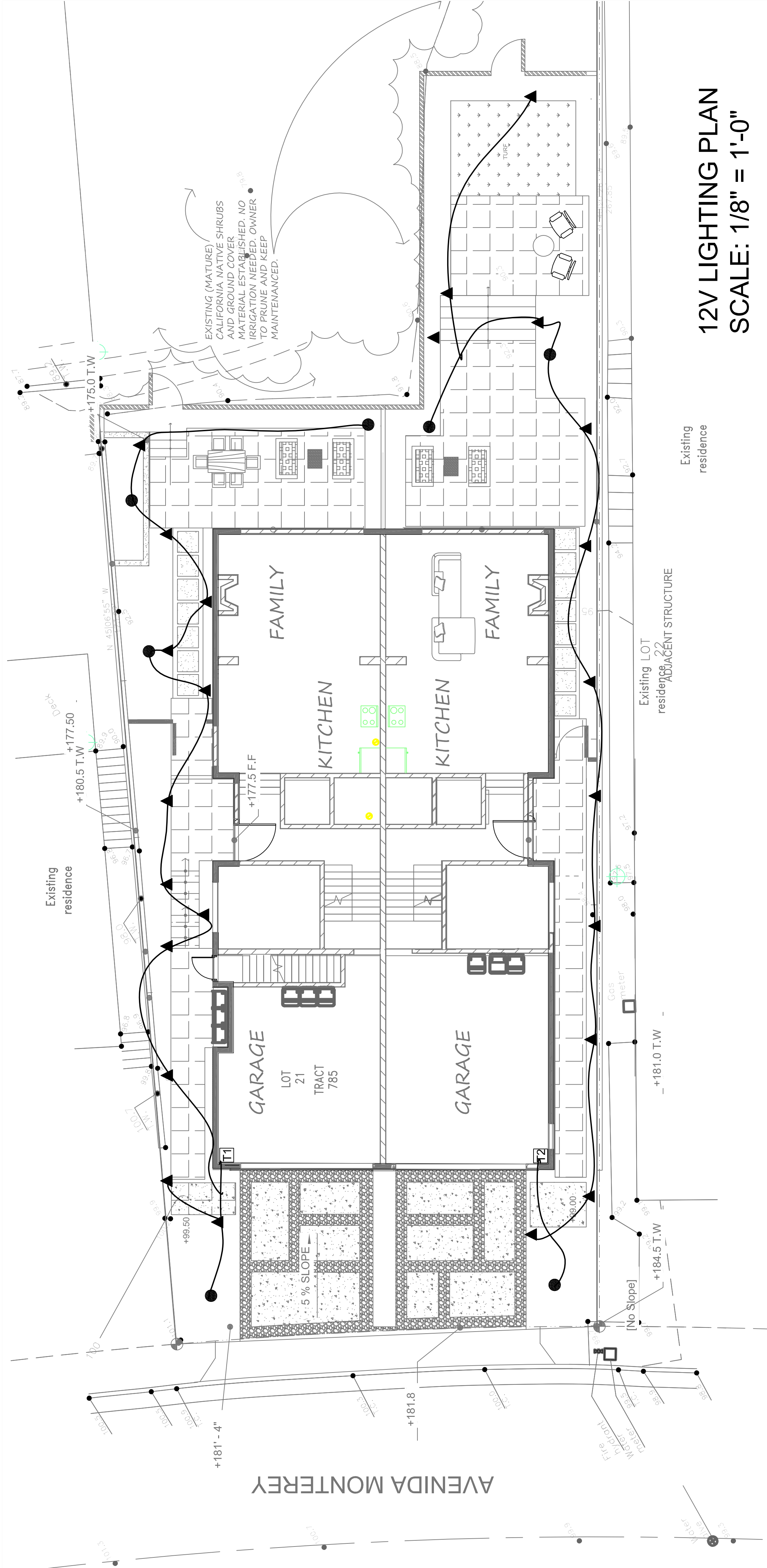
kozik residence

LIGHTING PLAN

- LIGHTING NOTES
1. UNDERGROUND 12-VOLT CABLES SHALL BE #12-2 OR HEAVIER GAUGE CABLE. MAXIMUM RUN LENGTHS SHALL BE 100 FEET (DOUBLE #12-2 OR LARGER CABLES SUCH AS #8-2 CAN BE USED WHEN RUNS MUST EXCEED 100 FEET).
 2. CABLES SHALL BE INSTALLED AT 6 INCHES MINIMUM DEPTH AND SHOULD FOLLOW NATURAL BARRIERS SUCH AS SIDEWALK EDGES, SPRINKLER RUNS, WHEREVER POSSIBLE. SPLIT-TYPE TRENCH SHALL BE USED TO BURY CABLE IN EXISTING PLANTERS. SLEEVING (CLASS 200 PVC, 1 INCH MINIMUM) SHALL BE PROVIDED BY CONTRACTOR UNDER ALL HARDSCAPE AREAS TO FACILITATE FUTURE CABLE INSTALLATION.
 3. PLANS INDICATE NUMBER AND TYPE OF FIXTURES ONLY. LOCATION SHOWN IS APPROXIMATE. FINAL ADJUSTMENTS SHALL BE MADE AT NIGHT FOR MAXIMUM ALLOW FOR FIXTURE ADJUSTMENT AS PLANT MATERIAL CHANGES.
 4. TWELVE INCHES OF EXCESS CABLE SHALL BE BURIED AT EACH FIXTURE TO ALLOW FOR FUTURE ADJUSTMENT AS PLANT MATERIAL CHANGES.
 5. WIRING AND TRANSFORMER LOCATION SHALL BE REVIEWED BY CONTRACTOR FOR POWER CONSTRAINTS AND BEST LOCATION.
 6. TRANSFORMERS TO BE DETERMINED AND SIZED.
 7. ALL FIXTURES TO BE CONSTRUCTED OF SOLID BRASS MATERIAL AND FOR 12V INSTALLATION.
 8. ALL ITEMS AVAILABLE BY CONTACTING BRETT BROWNING AT SPJ LIGHTING 800-469-3637
 9. 110V AND 12V LIGHTING AT WATER FOUNTAIN TO BE ON A SEPERATE TIMER WITH JANDY SYSTEM //

QTY.	SYMBOL	MODEL #	DESCRIPTION	W/WATTAGE	AND FINISH
	■	TREE UPLIGHT	WASH	TOP-UL-151-RC	12V LED PAR36 50W
	■	TOP-UL-162-MBR	12V LED		BUILDING WALL WASH UP LIGHT
	●	TOP-WL-455-RC	12V LED MR16 50W		UP LIGHT
	●	TOP-UL-142-WS	12V LED MR16 50W		RETAINING WALL AND SLOPE WASH LIGHT
	▲	TOP-UL-142-WS	12V LED MR16 50W		UP LIGHT
	◀	PATHWAY	TOP-PL-432-MBR	12V LED	TREE WASH UP LIGHT
	[	STAIWAY PUCK LITE	TOP-PL-436C	12V LED	CENTER-MOUNT PATHWAY LIGHT, BRASS SPIKE, BRONZE SPIKE MOUNT STEP LIGHT, BRONZE FINISH,
	⊕	TOP-IG-144	IN-GROUND PATHWAY LIGHT	STREAM	BRONZE FINISH,
	⊕	TOP-IG-152	IN-GROUND PATHWAY LIGHT	STREAM	BRONZE FINISH,
	⊕	HANGING TREE LIGHT	TOP-IG-152	12V LED	HANGING TREE LIGHT, COPPER FINISH,
	⊕	FOUNTAIN (SUBMERSIBLE)	LIGHT	TOP-H20-600	12V LED BRONZE FOUNTAIN LIGHT, BRONZE FINISH,
	⊕	FX MTP 1200-SS	300WATT 11-15V	300 W	CIRCUIT TRANSFORMER INSTALLED PER MANUFAC.)

California Coastal Commission
CDP 5-21-0004
Exhibit 3 p. 6 of 7



12V LIGHTING PLAN
SCALE: 1/8" = 1'-0"

SPECIFICATION SHEET
Up Light

TOP-UL-151-RC

Material: 12V LED PAR36 50W
Finish: Bronze
Mounting: 12V LED PAR36 50W
Output: 50W

TOP-UL-162-MBR

Material: 12V LED PAR36 50W
Finish: Bronze
Mounting: 12V LED PAR36 50W
Output: 50W

SPECIFICATION SHEET
Wall Lights

TOP-WL-455-RC

Material: 12V LED MR16 50W
Finish: Bronze
Mounting: 12V LED MR16 50W
Output: 50W

TOP-PL-432-MBR

Material: 12V LED MR16 50W
Finish: Bronze
Mounting: 12V LED MR16 50W
Output: 50W

SPECIFICATION SHEET
Pathway Lights

TOP-PL-144

Material: 12V LED PAR36 50W
Finish: Bronze
Mounting: 12V LED PAR36 50W
Output: 50W

TOP-IG-144

Material: 12V LED PAR36 50W
Finish: Bronze
Mounting: 12V LED PAR36 50W
Output: 50W

SPECIFICATION SHEET
Hanging Light

TOP-HL-273-RC

Material: 12V LED PAR36 50W
Finish: Bronze
Mounting: 12V LED PAR36 50W
Output: 50W

TOP-HL-273-RC

Material: 12V LED PAR36 50W
Finish: Bronze
Mounting: 12V LED PAR36 50W
Output: 50W

SPECIFICATION SHEET
Transformer

TOP-IG-151

Material: 12V LED PAR36 50W
Finish: Bronze
Mounting: 12V LED PAR36 50W
Output: 50W

TOP-IG-151

Material: 12V LED PAR36 50W
Finish: Bronze
Mounting: 12V LED PAR36 50W
Output: 50W

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IRRIGATION LEGEND:

SYMBOL	MANUF.	MODEL	NOZZEL	DEGREES	TYPE	GPM	PSI	RAD
⊙	RAIN BIRD	RLB-B-X-1402	-FCN-5	FLOOD	POP-UP	5	30	0
⊙		1012-S&M-FRS	-5F-B			180		
⊙			-5H-B W/PCS				150	3'
⊙			-06 SCREEN					
⊙			-50-B			90		3'

IRRIGATION LEGEND:

SYMBOL	MANUF.	MODEL	DESCRIPTION
⊠	HUNTER	PRO-C 16	1/2" STATION IRRIGATION CONTROLLER INDOOR ENCLOSURE. INTERNET CAPABLE WITH PCN-3000 MODUL TO EXPAND STATION COUNT TO 16
⊠	HUNTER	UR-CLK	MINI-CLICK WIRELESS RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
⊠	SUPERIOR	3300RM	1" NORMALLY OPEN BRASS MASTER VALVE WITH PURPLE CROSS HANDLE FOR RECYCLED WATER
⊠	HUNTER	REG-075-ASV	ELECTRIC SOLENOID, ATMOSPHERIC VACUUM BREAKER
⊠	HUNTER	ACZ-075	GLASS-FILLED NYLON HEAVY DUTY VALVE, PRESSURE REGULATOR, BASKET STRAINER KIT
⊠	NIBCO	T-585	BRONZE BALL VALVE WITH SCREW-IN BONNET FOR SIZES 2-1/2" AND SMALLER (SIZE PER MAINLINE LINE SIZE)
⊠	KBI	MLT-050	1/2" BALL VALVE INSTALL AS PER FLUSH VALVE DETAIL
⊠			WATER METER LOCATION AND SIZE AS PER CIVIL ENGINEERING PLANS

SYMBOL	PIPE TYPE	DESCRIPTION
=====	P.V.C. SCH 40 IPS	NON-PRESSURE LINE LATERAL LINE WITH MINIMUM SIZE OF 3/4" & SCH. 40 FITTINGS.
-----	POLY TUBING	POLYETHYLENE TUBING SHALL HAVE AN OPERATING PRESSURE UP TO 60 PSI. SHALL BE LOW DENSITY 150 UNION CARBIDE UV RESISTANT POLY RESIN W/ A MINIMUM 2% CARBON BLACK FOR MAXIMUM UV PROTECTION. BURY PIPE 8" TO 10" BELOW GRADE. ATTACH JAIN JSCPC08 PLUS EMITTERS @ 216 GPH (YELLOW). INSTALL 1 EMITTER FOR 1 GAL. SHRUBS, 2 FOR 5 GAL. SHRUBS.

NETAFM TECHLINE
HCVRK

===== P.V.C. SCH 40 IPS
----- PLASTIC PIPE
----- PLASTIC PIPE

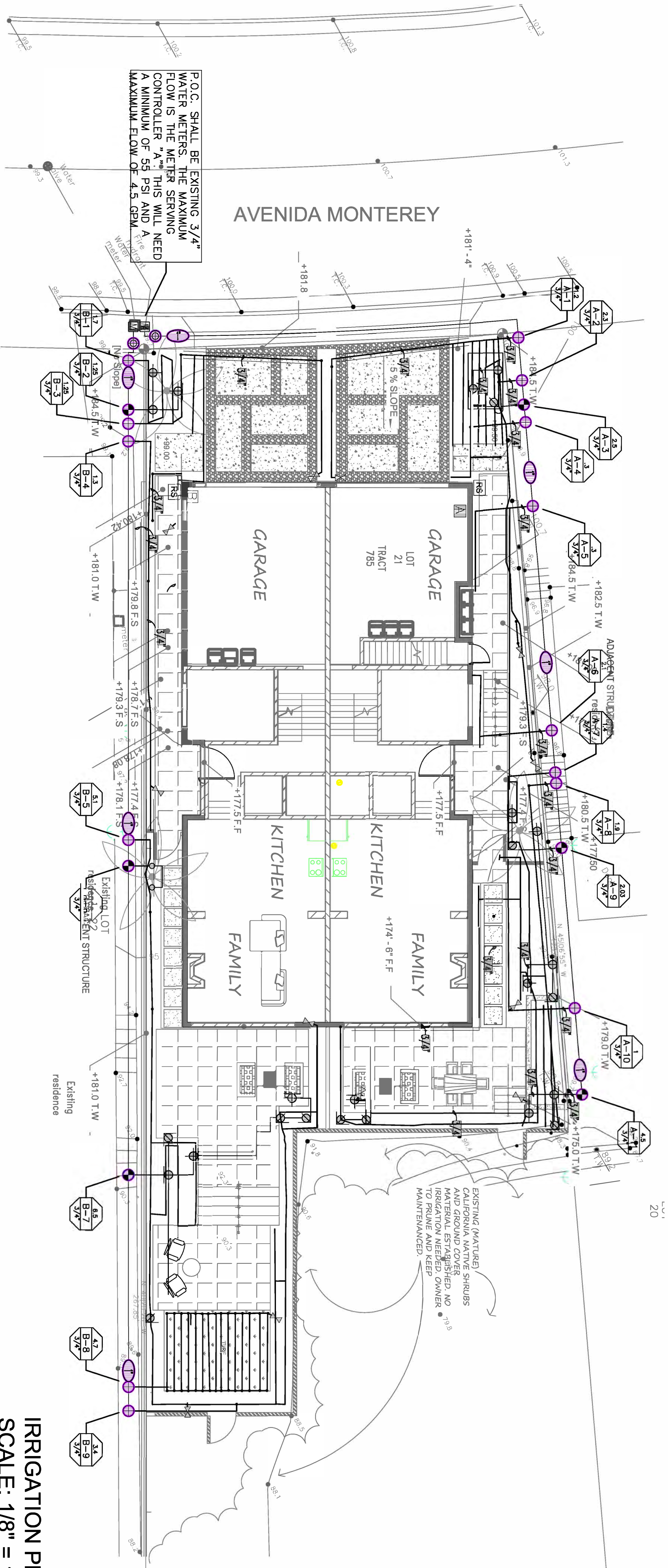
SLEEVE FOR PRESSURE & NON-PRESSURE LINES (TWO X THE DIA. OF PIPE)
PRESSURE MAINLINE SIZE AS NOTED. FITTINGS SHALL BE SCH. 40 (SIZE PER PLAN)

HYDRO ZONE LEGEND

SYMBOL	HYDRO ZONE TYPE	EMISSION TYPE	DESCRIPTION
①	HYDRO ZONE ONE	DRIP LINE	SHRUBS LOW WATER REQ. SUN
②	HYDRO ZONE TWO	DRIP LINE	SHRUBS LOW WATER SHADE
③	HYDRO ZONE THREE	EMITTERS	SHRUBS MEDIUM WATER SHADE
④	HYDRO ZONE THREE	EMITTERS	DRIP LINE TREES MEDIUM WATER SUN

④ HYDRO-ZONE
GALLONS PER MINUTE
REMOTE CONTROL

IRRIGATION SYSTEM PRESSURE REQUIREMENTS FOR: KOZIK RESIDENCE			
PRESSURE LOSSES BASED ON THE FOLLOWING: PRESSURE @ POC REGULATED PRESSURE			
DESCRIPTION	A	G.P.M.	LOSS
RCV	A	4.50	
RCV	B	0.00	
RCV	C	0.00	
RCV	D	0.00	
RCV	E	0.00	
RCV	F	0.00	
RCV	G	0.00	
RCV	H-4	0.00	
TOTAL FLOW		4.50	
WATER METER	3/4"	4.50	0.80
SERVICE LINE	1"	4.50	1.31
MASTER VALVE	1"	4.50	0.09
Ecoflow Water Cond.	0	4.50	0.00
R.P. BACKFLOW	1"	0.00	0.00
CONTROL VALVE	1"	4.50	1.00
FLOW METER	1"	4.50	0.50
FILTER		4.50	0.00
HEAD PRESSURE REQD.		0.04167	4.50
MAIN LINE			30.00
LATERAL			2.48
MSC. IS 10% OF TOTAL LOSSES			3.89
ELEVATION CHANGE			3.99
TOTAL PRESSURE REQUIRED			43.86
PRESSURE EXCESS			21.14



IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

California Coastal Commission
CDP 5-21-0004
Exhibit 3 p. 7 of 7

KOZIK RESIDENCE
229 AVENIDA MONTEREY SAN CLEMENTE CA 92672

IRRIGATION PLAN

THIS SHEET

PROJECT NUMBER	KOZIK
DATE	10/31/ 2020
PER PLAN	TH
TH/LD	drawn by
checked by	
revisions	

NO. 4446
CHANGES MADE TO THE ORIGINAL
DRAWING SHALL BE INDICATED BY
A LETTER AND A NUMBER IN THE
MARGINALIA TO THE RIGHT

[illegible]

EXISTING UTILITY NOTE:
LOCATION OF EXISTING UTILITIES WERE DETERMINED BY RECORD INFORMATION AND A VISUAL FIELD SEARCH. EXACT LOCATION SHOULD BE DETERMINED BY A CONTRACTOR.

BENCHMARK: 3B-116-05

DESIGNED BY GCE 2005 - FOUND 3.3' OFF ALUMINUM BENCHMARK BAY
STAMPED "116-05" SET IN THE TOP NORTHWESTY CORNER OF A 4.5 BY
12.0 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE
19.2 FT. 24" DI. GUTTER OF THE 12' WIDE 12' HIGH 12' CLAMMO
REAL. 20 FT. SOUTHERLY OF THE CORNERLINE OF CL. PORTAL AND 103 FT.
EASTERY OF THE EASTERY CURB ALONG CL. CLAMMO REAL. MONUMENT IS SET
LEVEL WITH SIDEWALK.

ELEVATION: 164.252 (NAVD 83) LEVELLED 2005



SECTION 4216.4/217 OF THE GOVERNMENT
CODE REQUIRES A DIG ALERT IDENTIFICATION
NUMBER BE ISSUED BEFORE A "PERMIT TO
EXCAVATE" WILL BE VALID. FOR YOUR DIG
ALERT I.D. NUMBER CALL UNDERGROUND
SERVICE ALERT TOLL FREE
1-800-422-4833
TWO WORKING DAYS BEFORE YOU DIG

LEGAL DESCRIPTION:

LOT 21, BLOCK 1 OF TRACT NO. 785, IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 058-104-03

BENCHMARK: 3B-116-05

EXISTING UTILITY NOTE:

NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE
1-800-422-4833
TWO WORKING DAYS BEFORE YOU DIG

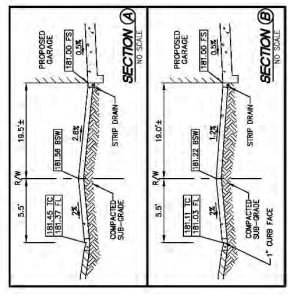
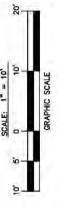
SURVEYED ON: 5/20/2020

	JONES, CAHILL & ASSOCIATES CONSULTING ENGINEERS 11690 Sunset Boulevard • Huntington Beach California 92648 • (714) 846-0666 e-mail: jca@jca-engineers.com			DATE
	DESIGNED: D.A.	SCALE: 1" = 10'		
	DRAWN: D.A.	DATE: 10/16/2020		
	CHECKED: D.A.	JOB NO. 20-3432		
	PREPARED UNDER THE DIRECTION OF:			
			DANIEL RUBIO L.S. 8239	

JUSTIN KOZIK

PRELIMINARY GRADING PLAN
229 AVENIDA MONTEREY

SAN CLEMENTE CALIFORNIA	
DWG. NO. SHEET NO.	20-2432-PGP 1 OF 1
	

[illegible]

California Coastal Commission
CDP 5-21-0004
Exhibit 4

California Coastal Commission
CDP 5-21-0004
Exhibit 5



FIGURE 2
Biological Constraints
Biological Constraints Analysis for the 229 Avenida Monterey Project, San Clemente, California

SOURCE: DigitalGlobe 2018

DUDEK