

PROPOSED DESIGN

OCEAN VIEW PLAZA SAN CLEMENTE, CALIFORNIA



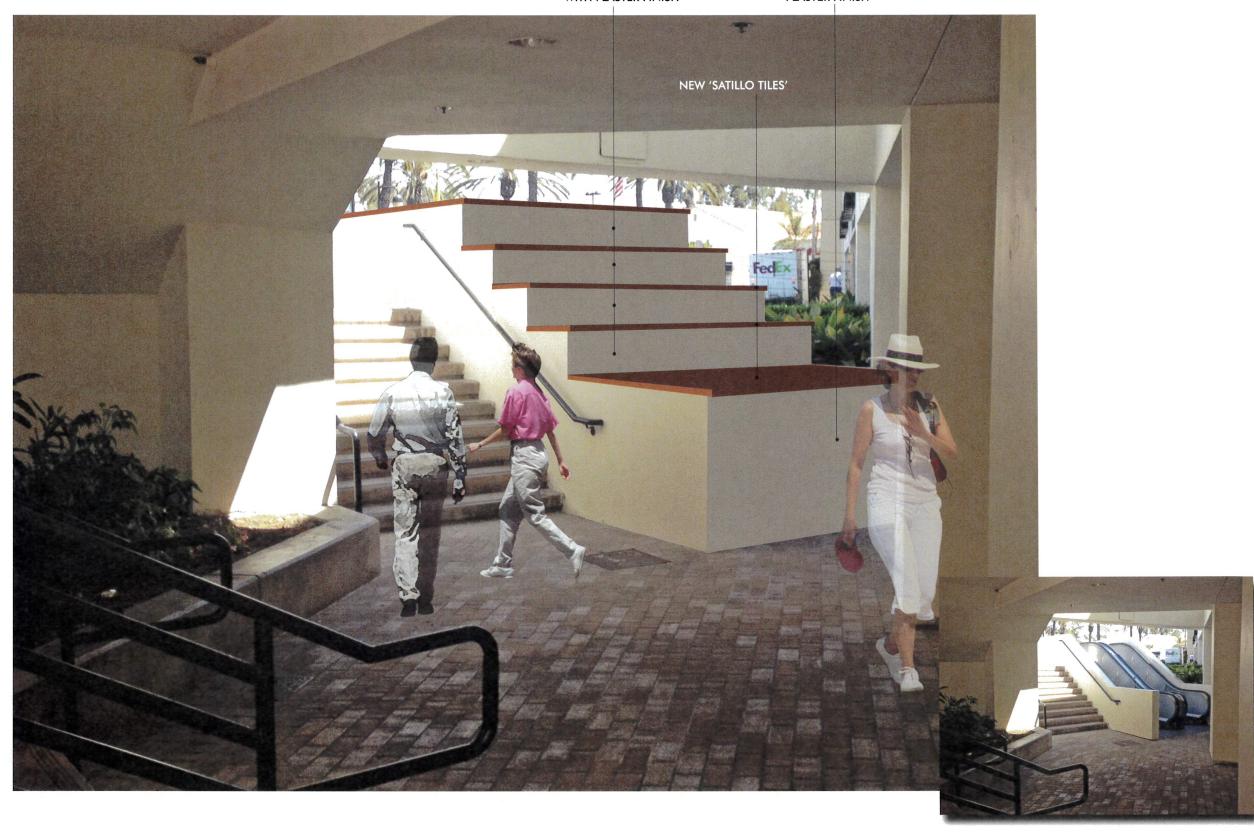
NEW 'SATILLO TILES'



PROPOSED DESIGN

OCEAN VIEW PLAZA SAN CLEMENTE, CALIFORNIA

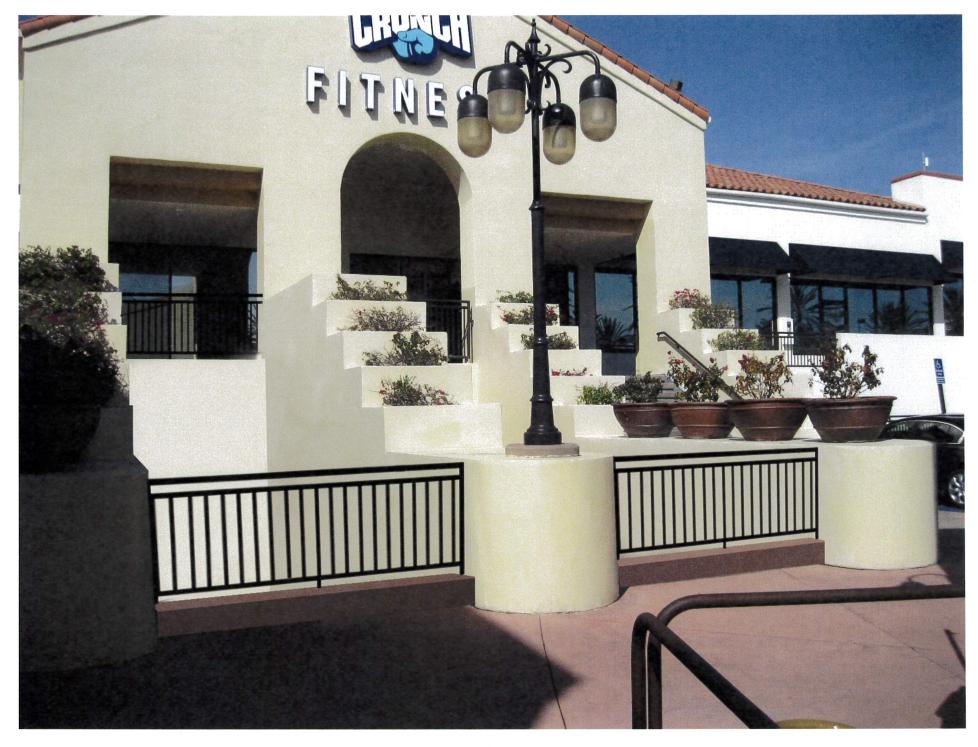




PROPOSED DESIGN

OCEAN VIEW PLAZA SAN CLEMENTE, CALIFORNIA





WEST ESCALATOR

OCEAN VIEW PLAZA

DATE: 02-13-17

ABDUL SALEHI, ARCHITECT 195 DURANZO AISLE, IRVINE, CA 92606 TEL. 949-701-3346



PROPOSED

OCEAN VIEW PLAZA

DATE: 12/19/16

SANCLEMENTE, CA

ABDUL SALEHI, ARCHITECT 195 DURANZO AISLE, IRVINE, CA 92606 TEL. 949-701-3346



EAST LOWER ESCALATOR

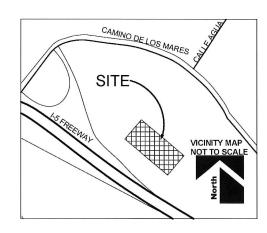
OCEAN VIEW PLAZA

DATE: 02-13-17

ABDUL SALEHI, ARCHITECT 195 DURANZO ASSLE, IRVINE, CA 92606 TEL. 949-701-3346

ESCALATOR REMOVAL OCEAN VIEW PLAZA 638 CAMINO DE LOS MARES SAN CLEMENTE, CA 92673

SITE MAP:



CODE INFORMATION:

CITY OF SAN CLEMENTE 910 CALLE NEGOCIO, SUITE 100 SAN CLEMENTE, CA 92673 BUILDING ADDRESS CODES STATE BUILDING CODE BUILDING CODE CBC 2016 CBC 2016 CBC 2016 CPC 2016 CPC 2016 CFC 2016 MECHANICAL CODE PLUMBING CODE ELECTRICAL CODE FIRE PREVENTION CODE ENERGY CODE ACCESSIBILITY CODE/LAWS ACCESSIBILITY CODE/LAWS NOTE: THIS PROJECT SHALL COMPLY WITH THE 2016 EDITION OF THE CBC, CMC. CPC AND CEC WITH CITY AMENDMENTS PROJECT DATA: CCACOMMERCIAL ZONE ZONING: BUILDING DATA SEISMIC ZONE SEISMIC DESIGN CATEGORY D 110 MPH. EXP. C OCCUPANCY CLASSIFICATION: UTILITY AND MISCELLANEOUS GROUP

CONTACT INFORMATION:

OWNER'S CONTACT:
BRIXMOR PROPERTIES GROUP
CONTACT: LISA WHITNEY
3636 NOBEL DRIVE, SUITE 300
SAN DIEGO, CA 92122
TEL. 858-202-1130

ARCHITECT:

Abdul Salehi, Architect 14711 DARTMOUTH CIRCLE TUSTIN, CA 92780 Phone: (949) 701-3346 EMAIL:obdul.salehi@cox.net Contacts: ABDUL SALEHI

SHEET INDEX:

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A-0 SITE PLAN
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A-2 ELEVATION & DETAILS
A-3 EAST PLANS AND DETAILS
A-4 EAST PLAN & DETAILS
L-1 LANDSCAPE PLANS
L-2 LANDSCAPE DETAILS

SCOPE OF WORK: DEMO TWO SETS OF EXTERIOR ESCALATORS, ADD NEW PLANTERS AND STEEL GUARD RAILS

PROJECT ADDRESS

OCEAN VIEW PLAZA
638 CAMINO DE LOS MARES
SAN CLEMENTE, CA 92054
LEGAL DESCRIPTION

VICINITY MAD





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NO.	DATE	DESCRIPTION

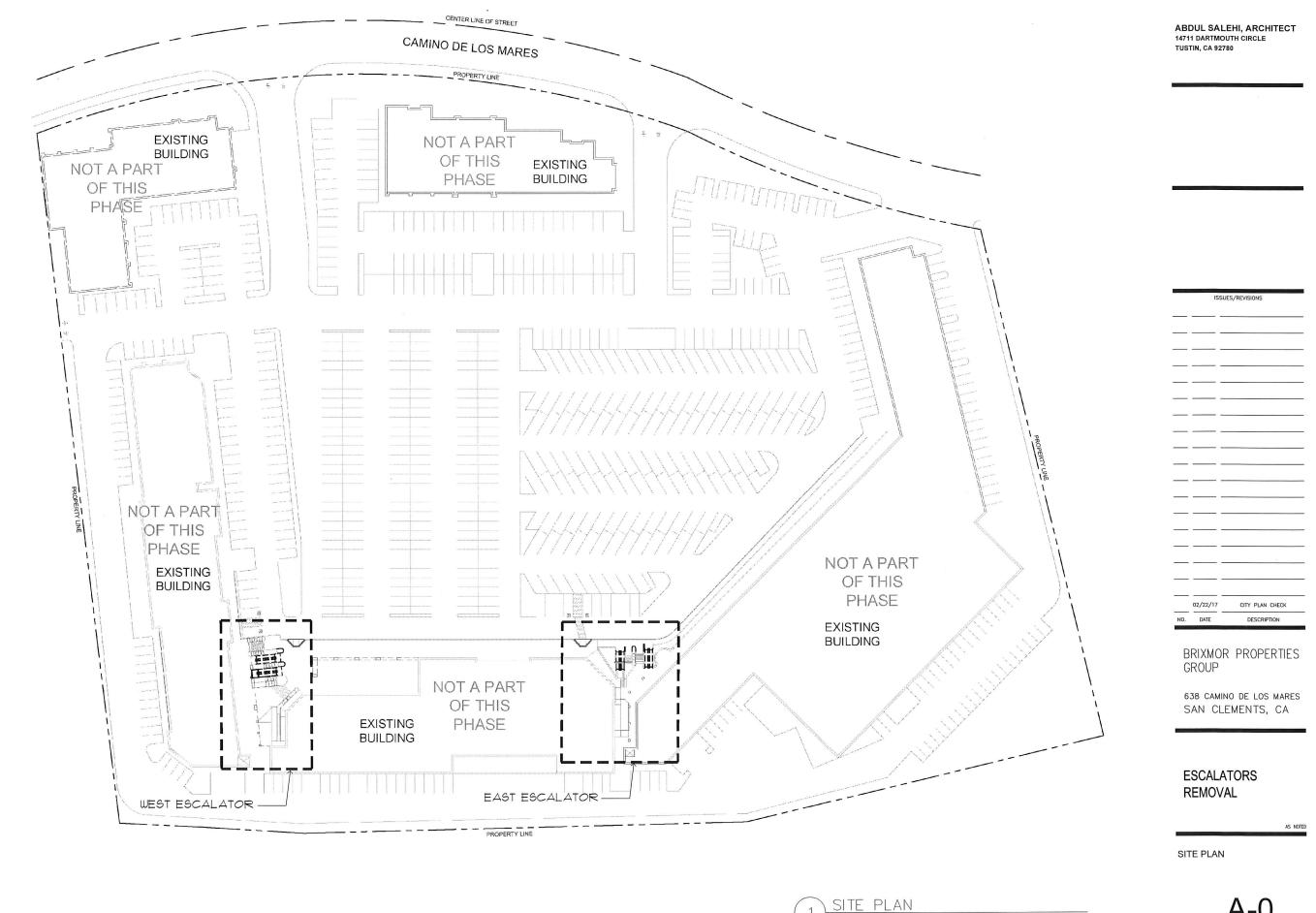
BRIXMOR PROPERTIES GROUP

638 CAMINO DE LOS MARES SAN CLEMENTS, CA

ESCALATORS REMOVAL

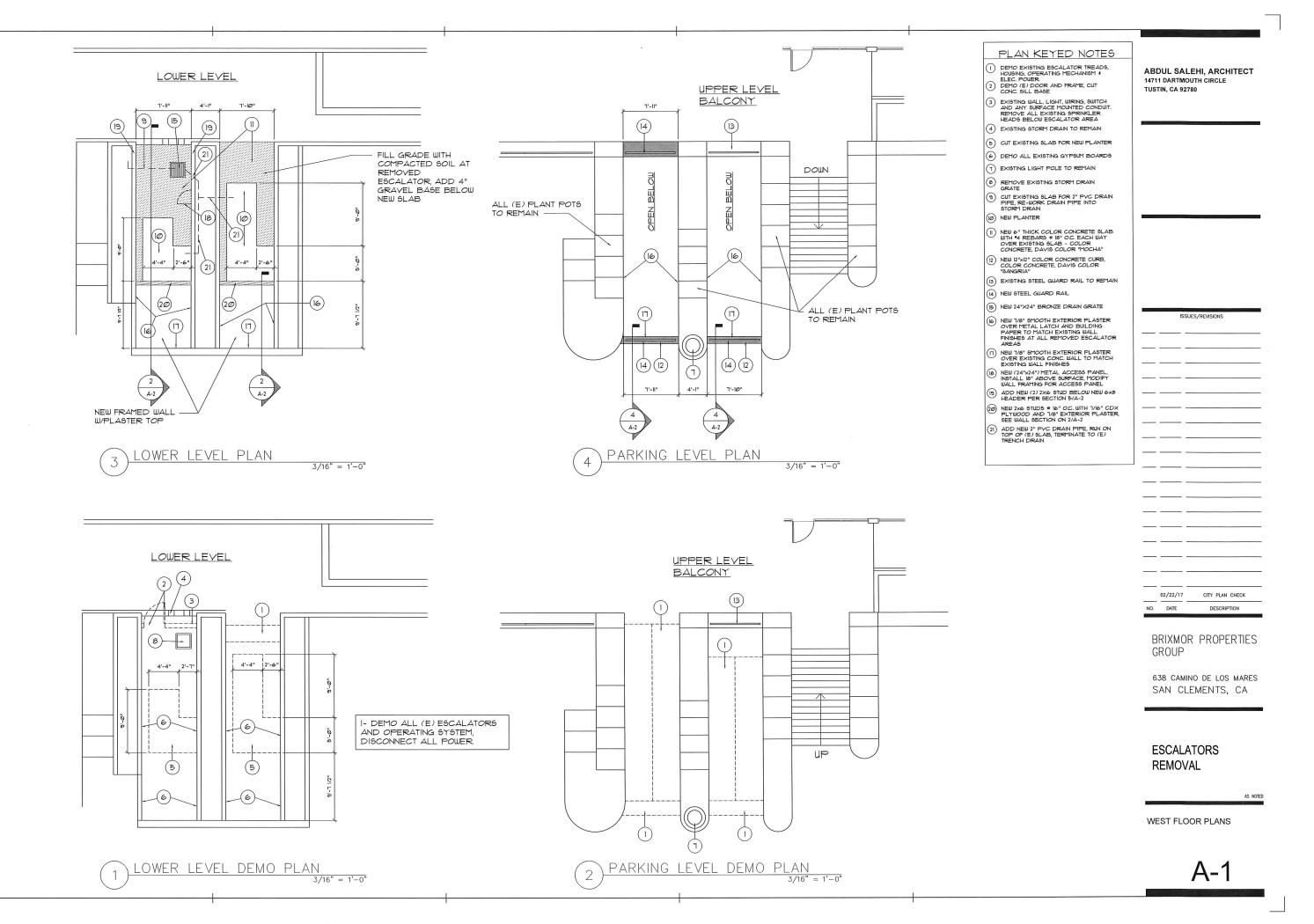
TITLE SHEET

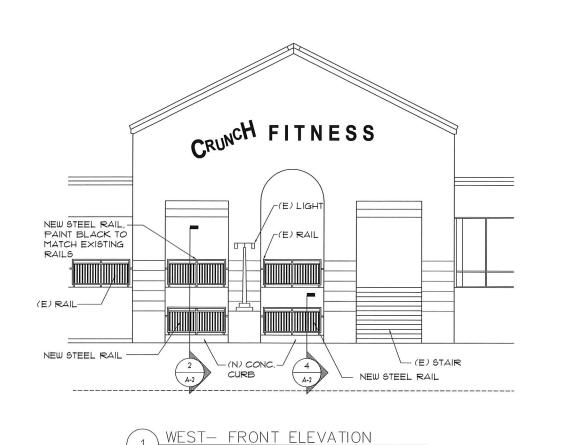
T-1



A-0

1/64" = 1'-0"





(E) STEPPED

NEW 40 MIL. (HIGH TEMP.) SELF-ADHERED

PLYWOOD, 12" UP & DOWN ON TOP OF WALL.

MEMBRANE OVER

7/8" SMOOTH EXT.

OVER 1/16" CDX

PLYWOOD

NEW PLANTER

WEEP SCREED

CONC. SLAB

PLASTER STOP \$

(N) 2x6 P.T. BASE PLATE WITH 1/4" SHOT PINS @ 12"O.C. INTO

PLASTER OVER METAL LATH & BLDG. PAPER PLANTER WALL

-NEW RAIL

7/8" SMOOTH EXT.

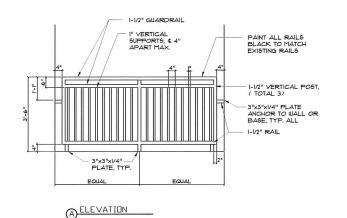
PLASTER OVER METAL

LATH & BLDG. PAPER

OVER (E) STUD WALLS

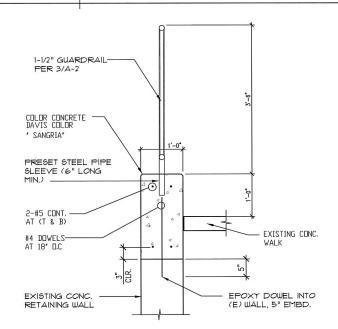
NEW RAISED COLOR

CONC. SLAB, SEE A-1



RAILING DETAIL

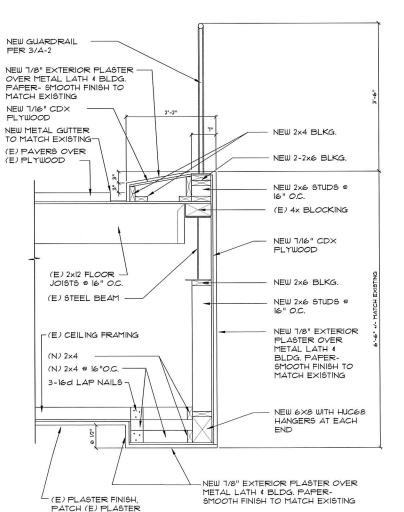
1/2" = 1'-0"



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4 CURB AND RAILING DETAIL

1" = 1'-0"



AT NEW WORK

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ESCALATORS REMOVAL

WEST ELEVATION

WEST- SECTION AT SOFFIT

-NEW RAIL

N N

L(N) 2x6 STUDS @ 16"

(E) CONC. SLAB

A-2

- (N) CONC. CURB

(E) CONC. WALK

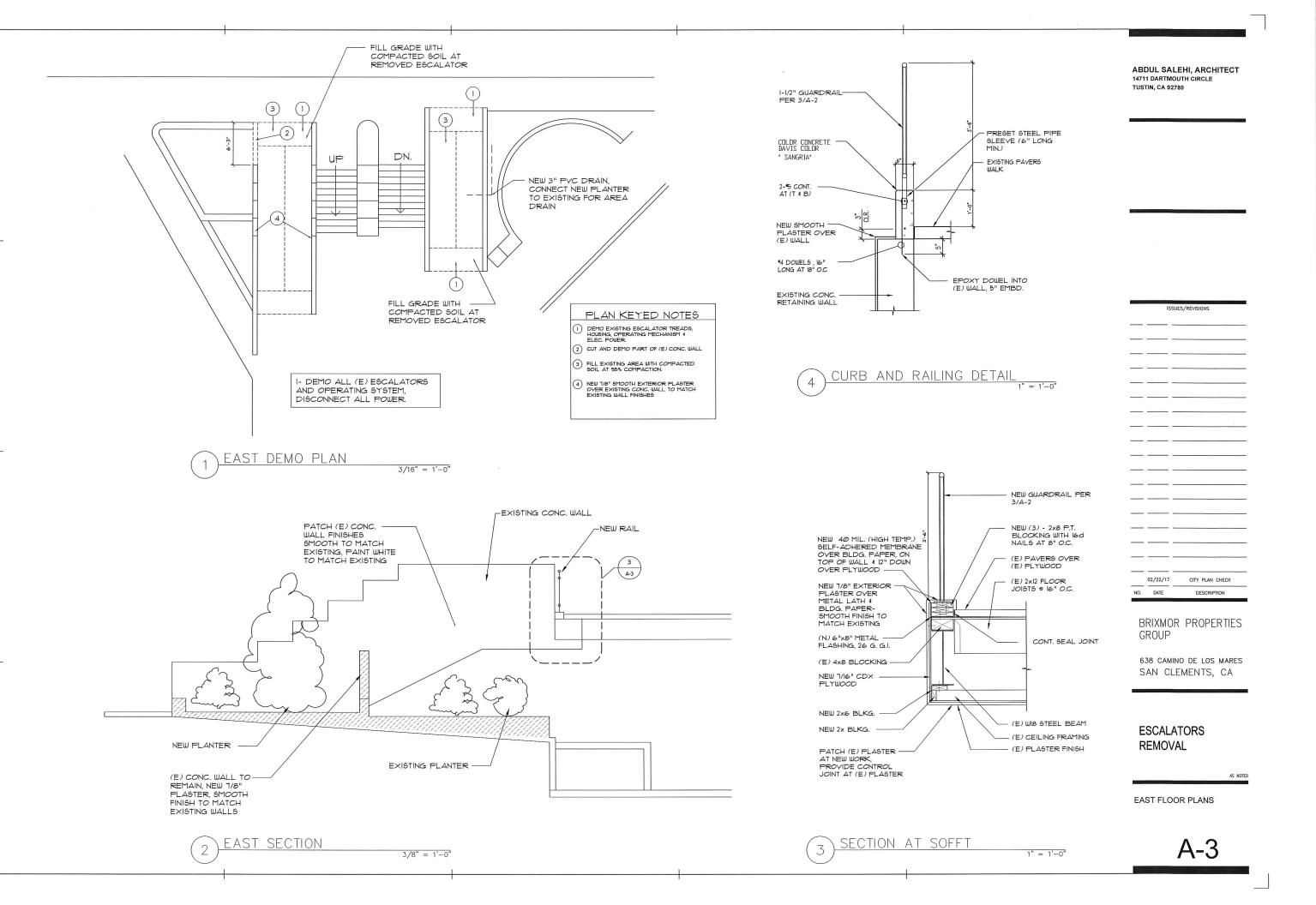
WALL & FTG.

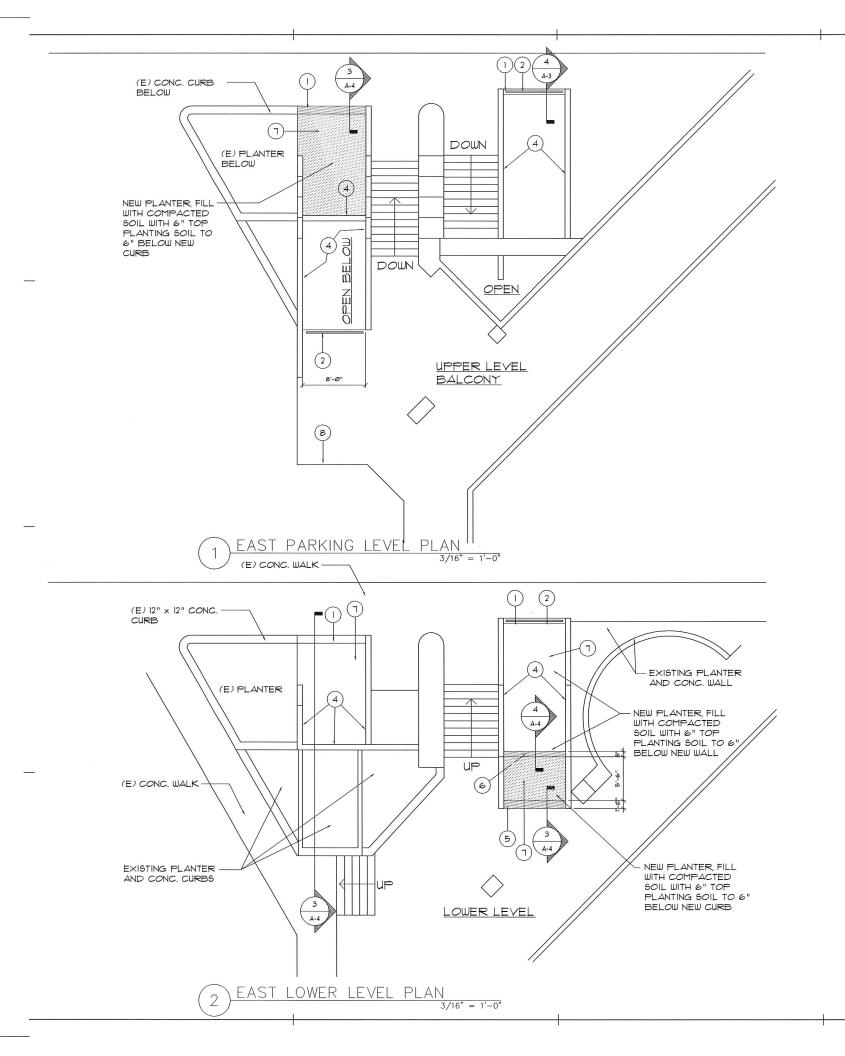
- (N) 2x6 P.T. LEDGER WITH 1/4" SHOT PINS @ 12"O.C. INTO CONC.

(N) CONT. 2x6 LEDGER WITH

2-16d NAILS TO EACH STUDS
(E) CONC. RETAINING

A-2



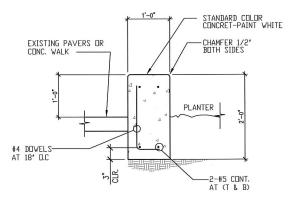


PLAN KEYED NOTES

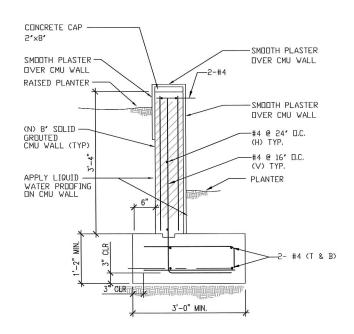
- NEW COLOR CONCRETE CURB, COLOR CONCRETE, DAVIS COLOR "5ANGRIA"
- 2) NEW STEEL GUARD RAIL, SEE 3/A-2
- NEW 1/8" SMOOTH EXTERIOR PLASTER OVER METAL LATCH AND BUILDING PAPER TO MATCH EXISTING WALL FINISHES AT ALL REMOVED ESCALATOR AREAS
- 4 NEW 1/8" SMOOTH EXTERIOR PLASTER OVER EXISTING CONC. WALL TO MATCH EXISTING WALL FINISHES
- (b) NEW 12" HIGH CONCRETE CURB, STANDARD CONCRETE, PAINT WHITE CREAM TO MATHC EXISTING ADJACENT WALLS
- (6) NEW 8" WIDE CONC. WALL WITH SHOOTH PLASTER PAINT WHITE CREAM TO MATCH EXISTING

 1) NEW PLANTER
- (8) EXISTING STEEL RAILING

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CONCRETE CURB DETAIL



CONCRETE WALL DETAIL

02/22/17 CITY PLAN CHECK NO. DATE DESCRIPTION

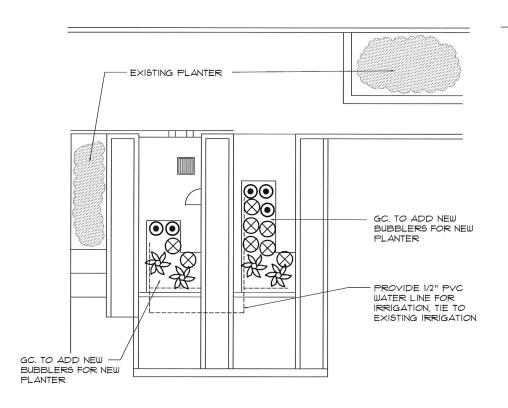
BRIXMOR PROPERTIES **GROUP**

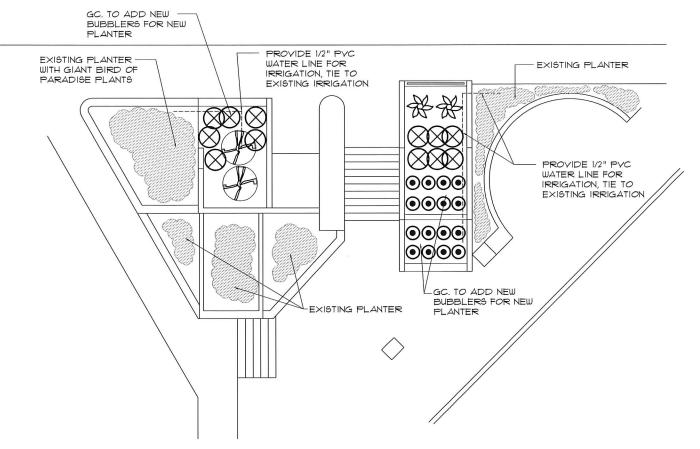
638 CAMINO DE LOS MARES SAN CLEMENTS, CA

ESCALATORS REMOVAL

EAST FLOOR PLANS

AS NOTED





1 WEST ESCALATOR PLAN
3/16" = 1'-0

Drip Irrigation

• SHRUB

	0	
MANUF.	MODEL #	DESCRIPTION
Rainbird	XCZ-LF-075-BF XCZ-100-BFF	FFControl Zone Kit- with Back Flush Filter
Netafim	TL050MF∨-1	Automatic Line Flushing Valve
Rainbird	AR Valve Kit	Air/Vacuum Relief Valve Kit
Rainbird	XBD-81	Xeri-Bird 8 Multi-Outlet Emission Devid
Use Xeri-Bug XB-T-10 Emission Device - 15-50 psi, 1.0 gph See Details 'O' 'P' and 'Q' sheet L2		

Emitter Quantity Chart

- SHRUB
 1 GALLON-----1 EMITTER PER PLANT
 5 GALLON---- 2 EMITTER PER PLANT
 15 GALLON--- 3 EMITTER PER PLANT
 TREES- (SEE PLAN, MIN. AS FOLLOWS)
 15" BOX------2 BUBBLERS PER TREE
 24" BOX-------2 BUBBLERS PER TREE
 36" BOX AND ABOVE SEE PLAN
- Adjust irrigation heads to provide optimal coverage and reduce overspray onto walls, paving, and fences.

* Refer to Pipe Sizing Chart Below to Size Pipe During Installation

PIPE SIZING	CHART	
GPM PIPE	SIZE	
0 to 6 GPM	3/4"	
6 to 11 GPM		
11 to 20 GPM	1 1/4	,
20 to 28 GP	M 1 1/2	,
28 to 37 GF	PM 2"	

2 EAST ESCALATOR PLAN
3/16

Pla	nting Legeno	1	
SYMBE		QUANTITY	SIZE
	Strelitzia Nicolai Giant Bird Of Paradise	2	15 Gal.
*	Philodendron Selloum Big Leaf	6	5 Gal.
\otimes	Clivia Miniata Natal Lily	20	5 Gal.
•	<i>Aspidistra Elatior</i> Cast Iron Plan	21	5 Gal.

Planting Notes:

- Provide weed control per Specifications.
- Install root barriers on all trees within five feet of curbs, sidewalks, walls, footings, paving or any hardscape.
- Provide 1 1/2" minimum layer of shredded bark mulch in all shrub and ground cover areas (3" layer shredded mulch in all street tree wells). Plants which do not tolerate mulch shall be excluded from this requirement.
- Any compacted soils in planting areas shall be returned to a 'friable' condition prior to the installation of plant materials. Friable
 condition is defined as an easily crumbled or loosely compacted condition whereby the root structure of newly planted material will
 be allowed to spread unimpeded.
- Provide maintenance of the landscaping and irrigation system for a minimum 90 day period from final approval of the installation.
- Provide a 2' min. diameter x 6' thick layer of mulch around the trunks of all trees planted in turf.
- Install Jute Netting on all 21 or steeper slopes

ABDUL SALEHI, ARCHITECT 14711 DARTMOUTH CIRCLE TUSTIN, CA 92780

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GROUP
638 CAMINO DE LOS MARES

BRIXMOR PROPERTIES

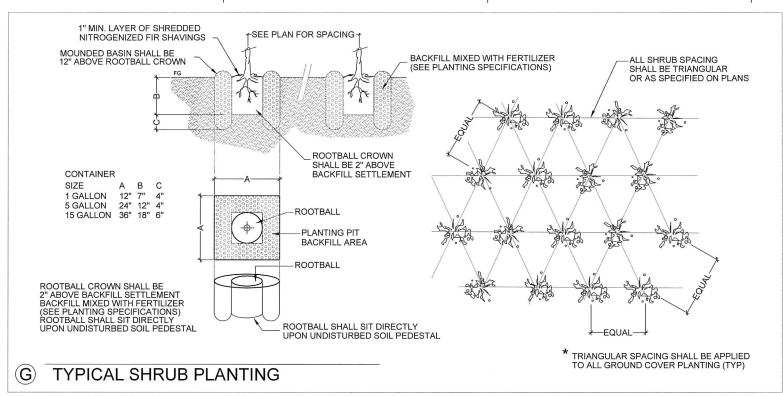
SAN CLEMENTS, CA

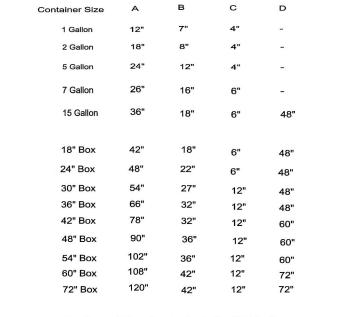
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LANDSCAPE PLANS

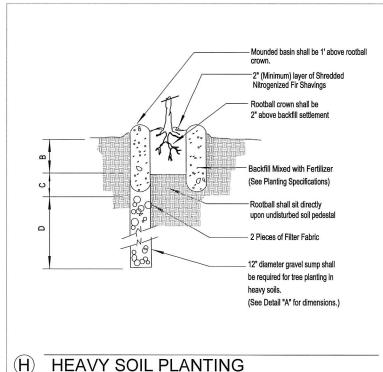
L-1

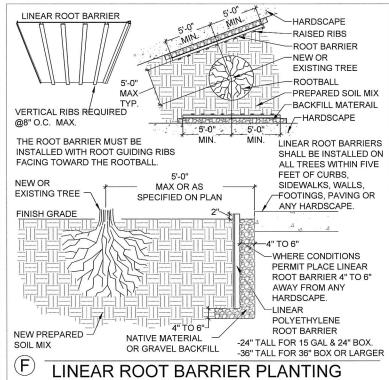


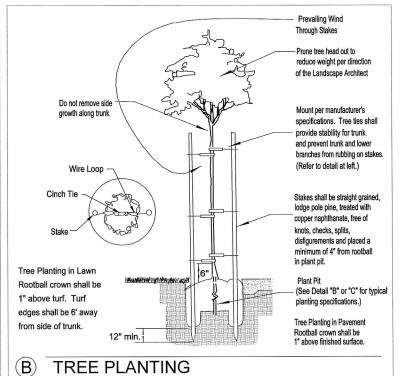


A, B, C and D refer to Details "B" below.

A PLANTING PIT LEGEND







O2/22/17 CITY PLAN CHECK

ABDUL SALEHI, ARCHITECT

14711 DARTMOUTH CIRCLE

TUSTIN. CA 92780

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LANDSCAPE DETAILS