



Design Review Subcommittee (DRSC)

Meeting Date: January 23, 2019

PLANNER: Jonathan Lightfoot, Assistant Planner

SUBJECT: **Minor Architectural Permit 18-250/ Discretionary Sign Permit 18-546, Plaza by the Sea Façade Remodel and Master Sign Program,** a request to remodel the façades of three commercial buildings and establish a Master Sign Program for an existing commercial center at 610 - 628 Camino De Los Mares within a city Gateway.

BACKGROUND:

On October 10, 2018, the Design Review Subcommittee (DRSC) reviewed the application for façade modifications and a new Master Sign Program for the Plaza by the Sea shopping center. The project site is in the Camino de Los Mares Focus Area and is a gateway location. Consequently, the proposed remodel will require Spanish Colonial Revival (SCR) architectural improvements. The vicinity map is included in Attachment 1. As noted in the previous DRSC report, the scope of improvements is constrained by the fact that the commercial center would remain tenanted during the proposed renovations. Within those constraints, DRSC offered a variety of recommendations for improvements. The applicant's response to comments is provided as Attachment 3.

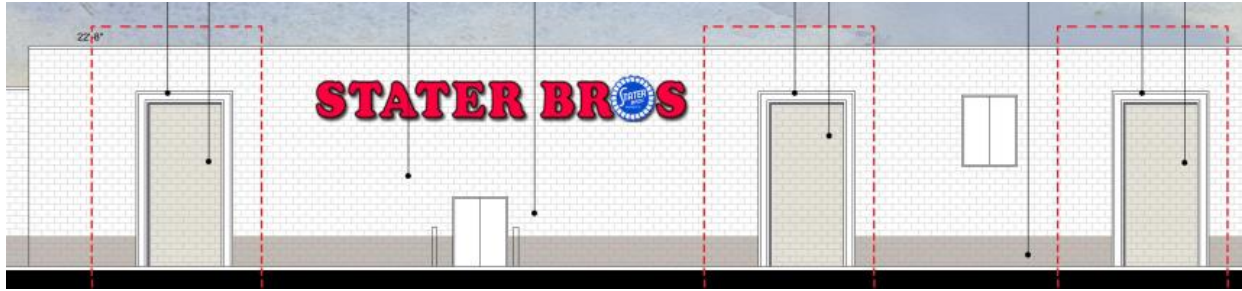
PROJECT DESCRIPTION

The purpose of this DRSC review is to review the applicant's response to DRSC comments. Specifically, this review will focus on recommendations 5, 10, 16, and 17 that are listed within the DRSC minutes, which are provided as Attachment 2. The following section summarizes the applicant's responses to these recommendations.

Recommendation 5: Additional detailing on freeway-oriented elevation.

- The applicant has agreed to incorporate smooth stucco on the Camino De Los Mares facing elevations. They do not intend to stucco over the exterior block walls on the rear and side elevations, but propose to paint them alabaster white. For the freeway-facing elevation, they have also proposed to add trim moulding. These are the tall rectangular shapes seen in Figure 1 below.

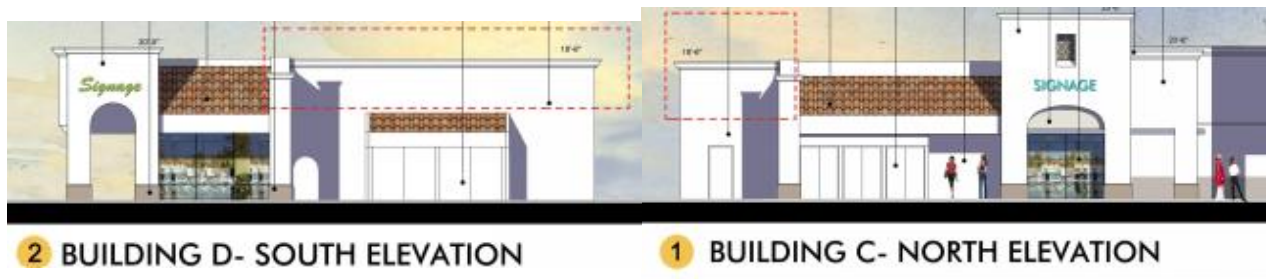
Figure 1: Proposed Freeway-Facing Elevation



Recommendation 10: Enhance the elevations between buildings C and D which is proposed to channel access between Plaza by the Sea and Ocean View Plaza.

- The cornice detailing and smooth white stucco used throughout the center are applied on these elevations as well. However, utility closets remain a focal point on the elevations. The trash enclosure is not shown.

Figure 2: Elevations between Buildings C and D

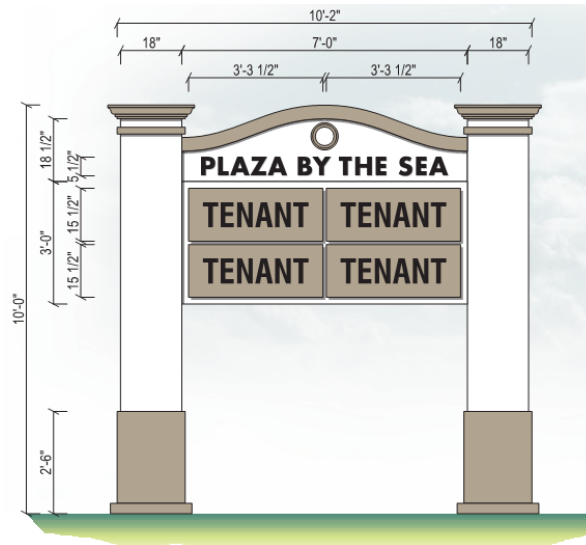


Recommendations 16/17: Include the existing freeway-oriented wall sign and the monument signs in the Master Sign Program (MSP).

- The applicant incorporated the recommended alterations to the MSP, such as limiting the sign type to aluminum pin-mounted faces with halo-lighting for future tenant signs and by indicating the existing freeway-oriented sign and monument signs within the site plan and proposal.
- The revised proposal includes a redesign of the monument signs as seen in Figure 3. One of the monument signs is already ten feet tall, and the modification is simply a redesign that removes the tiled roof over the sign. Staff assumes that the stucco finish will be smooth and white to match the buildings, but that detail is not explicitly stated on the plans. The other monument sign at the Camino El Molino entry is currently a ground mounted cabinet sign, which is proposed to be replaced by a ten foot tall sign to match the other in style and size. Minor tenant signs are proposed within cabinets below the plaza identification and are indicated to be internally lit panels.

- The freeway-oriented sign does not indicate a monochromatic color, which had been requested by the DRSC. Staff contacted the applicant, and they stated that they will revise the plans to indicate a bronze, monochromatic color should the sign be refaced.

Figure 3: Altered Monument Sign



ANALYSIS and RECOMMENDATIONS:

The following section is an analysis of the applicant's response to comments and provides additional staff recommendations intended to further improve the project's consistency with the City's Design Guidelines.

Recommendation 5: Additional detailing on freeway-oriented elevation.

The proposed alterations to the rear elevation are at a freeway-oriented scale, but currently have an appearance of "empty frames." The elevation, as currently proposed, does not meet the General Plan's Urban Design Policy 2.01 standard: "We require high quality design for buildings at visually significant locations in gateway areas." The applicant should modify the elevation in one of several ways: fill the "frame" with trellised vines; alter the moulding into an arch and inset with tile; or remove the frames and use a scalloped cornice – which would complement the proposed design of America's Tire.

Recommendation 10: Enhance the elevations between buildings C and D which is proposed to channel access between Plaza by the Sea and Ocean View Plaza.

The elevations between buildings C and D have not been substantively modified. Staff had previously highlighted Urban Design policy 5.01 as relevant to this area of the plaza: "For multi-family residential, mixed use and commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces,

verandas and other outdoor spaces enclosed by architectural or landscape elements, and encourage the same for other types of development.” Staff still believes that improved outdoor elements could be used to enhance this space. The electrical closets are still a focal point on the elevation and should be better disguised or improved with better materials. The trash enclosure detail is not provided; per the most recent site plan reviewed by staff, it would be rebuilt after a slight relocation. This enclosure should be shown in the proposed elevations.

Recommendations 16/17: Include the existing freeway-oriented wall sign and the monument signs in the Master Sign Program (MSP).

Regarding the MSP, the freeway-oriented sign should be designated to be a monochromatic bronze color if and when replaced. The applicant has indicated a willingness to make this alteration.

The refaced monument sign is a stylistic improvement over the current design and at 10 feet tall is within the allowed height of a monument sign with approval of a Discretionary Sign Permit. The same design is proposed at the Camino El Molino entrance to the plaza to replace the shorter existing monument sign. Plans do not indicate the height of the current monument sign, which appears to be about 5-6 feet tall. Engineering has not yet reviewed this proposal to comment on placement and vehicle lines of sight.

Staff is supportive of the redesign of the existing ten foot panel sign monument but is concerned about adding a second ten foot tall sign. While it would match the other sign, the additional height would partially block some of the open visibility into the shopping center. Staff recommends the following alterations:

- Use pin-mounted, halo-illuminated lettering as opposed to the indicated clear plex faces with internal illumination.
- Fill the negative space between the posts of the existing ten foot tall sign with taller landscaping.
- Reduce the height of the monument sign by the Camino El Molino entrance by removing the posts and utilizing a ground mounted sign similar to those at the nearby Estrella Plaza.
- Expand the separation between the plaza identification sign and the tenant signage to reduce visual clutter.

CONCLUSION

Staff and the applicant seek additional input from the Committee on the proposed alterations to address recommendations 5, 10, 16, and 17 from the prior DRSC review. Staff also seeks DRSC direction regarding whether the project should return for further review. Staff had expected an additional review of this project at DRSC focused on proposed revisions to the parking layout and landscaping of Plaza by the Sea, which were within the scope of the America’s Tire project. Those plans were subject to approval by the anchor tenant, Stater Brothers, which did not approve the proposed plans. Revised plans have not been brought to the City. This façade remodel and Master Sign Program

project does not require a Site Plan Permit or amendment, but would require a landscape plan. Staff seeks direction on whether the project should provide landscape plans for DRSC review or whether DRSC would consider deferring that aspect of the project to be completed as a potential condition after the Planning Commission's review of the Minor Architectural Permit and Discretionary Sign Permit.

Attachments:

1. Location Map
2. DRSC Minutes from 10/10/2018
3. Applicants response to DRSC comments from 10/10/2018
4. Master Sign Program
5. Plans

Separate Cover:

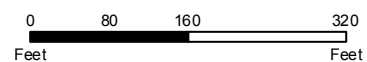
Elevations for America's Tire project



City of San Clemente

Project: MAP 18-250, DSP 18-546

Address: 610-628 Camino de los Mares



**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
OCTOBER 10, 2018**

Subcommittee Members Present: Jim Ruehlin, Michael Blackwell

Staff Present: Senior Planner Stephanie Roxas, Assistant Planner Veronica Morones, Assistant Planner Jonathan Lightfoot

1. MINUTES

A majority of the Subcommittee members were not present at the Design Review Subcommittee meeting of September 26, 2018. Consequently, the Subcommittee continued review of the minutes to the following meeting on October 24, 2018.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Preliminary Application 18-551, 151 Calle De Los Molinos, Los Molinos Brewery (Morones)

A preliminary application for exterior changes to an existing building and proposed brewery and tasting room use. The project is located within the West Pico Corridor Specific Plan in the light industrial area. A part of this review requests parking waivers for the limited on-site parking available.

Assistant Planner Veronica Morones summarized the staff report. The applicant, Jeremy Caulkins, and business owners, Jim Schneider and Shawn Haven were present for questions.

Senior Planner, Stephanie Roxas, clarified the scope of the Subcommittee's review and stated an upcoming Planning Commission Study Session on parking waivers was open to the public.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Inquired as to whether brewing would occur concurrent with tasting room operations.
- Asked for clarification on restaurant uses and their parking requirement.
- Stated parking waivers have required findings that would need to be made as a part of the review process, which would in turn inform decision makers on whether the waivers may be supported.

- Stated the parking waivers would be a substantial request for relief, and the DRSC cannot give the applicant any inclination on whether they would be supported.
- Suggested the applicant look at the surrounding industrial uses, such as looking at their hours of operation, to determine if the surrounding businesses would be impacted by the parking waiver request.
- Stated parking needs to be reviewed with an entire project proposal, and cannot be looked at separately before review of a proposed project.
- Stated Planning Commission interpretations can be submitted for when an applicant is seeking direction and clarification about a part of the Zoning Ordinance.
- Suggested the applicant cater and enhance the pedestrian orientation of the project, and support other modes of transportation for the site, such as neighborhood electric vehicles (NEVs) and bicycles.
- Stated the landscaping proposed is minimal, and the amount of landscaping should be increased, such as on the outdoor trellis, building wall, and trash enclosure.
- Asked where the trash enclosure will be located.
- Supported the location of the grain silo being outdoors and a prominent focal point for the design. Suggested potentially elevating the silo. Supported the living wall proposed behind the silo, and suggested additional landscaping be added.
- Inquired about the material, and proposed changes to the roof line and expressed support for the metal roof.
- Stated the overall design of the building, signage, and site should be consistent.
- Asked about proposed signage for the site, and whether it would require discretionary review.
- Recommended the applicant review the Pep Boys for their living wall landscaping, and Happa J's for their landscaping and roofing.
- Expressed a concern for the plant growth located on the roof of the outdoor structure and how that could impact food consumption underneath by patrons.
- Asked how close the nearest residential uses are to the project site.
- Expressed support for adaptive reuse in the Los Molinos area.
- Expressed support of roll up doors on the building.

The Subcommittee concurred with staff's recommendations and provided additional input to the applicant and staff. Should the applicant choose to submit a formal discretionary application, the project will be reviewed by DRSC again in the future.

Minor Architectural Permit 18-250 /Discretionary Sign Permit 18-546, Plaza by the Sea (Lightfoot)

A request to remodel a façade and establish a Master Sign Program for an existing commercial center at 610-628 Camino De Los Mares within a City Gateway corridor.

Assistant Planner Jonathan Lightfoot summarized the staff report. The applicant team, including architect David Anderson of Nadel Studio One, Inc. and Andrew Gracey and Kyle Godat of Brixmoor Property Group, Inc., was present for questions. The applicant clarified one discrepancy between their plans and the staff report; the proposed project would not modify the stucco type. The applicant proposes to retain the existing tan colored, laced texture stucco, and to apply this finish to the new architectural elements that are proposed.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Commented that a conversion from s-tile to two-piece clay barrel tiles would not be a necessary component of the current façade remodel; however, they recommended that staff include a condition requiring new roof materials should the center be re-roofed in the future.
- Concurred that the tower on building D should be modified to increase massing at the base. Expressed a preference that the arches still be pedestrian accessible. (Staff's recommendation for a hipped clay tile roof would be omitted if the S-tile on the primary buildings is to remain.) Also stated that not all proposed arches need to be full arches.
- Concurred that a decorative cornice feature would be appropriate on the Camino De Los Mares – facing elevation of building D.
- Recommended that the applicant conduct a side-by-side comparison of the laced tan vs. smooth white stucco on a less visible portion of the building.
- Concurred with staff that additional detailing should be incorporated onto the rear elevation that is freeway-oriented. The applicant stated that they could explore decorative foam moulding for cornices that would be appropriately sized for the freeway orientation.
- Stated that they would prefer that the insets under the arches (currently proposed as darker contrasting brown stucco) to be either white or tiled. Recommended the project be consistent with the America's Tire proposal.
- Requested that America's Tire plans and elevations be available for comparison at the next review.
- Based on the applicant's comment that the window area in the storefront system at Stater Brothers could not be reduced due to leasing contract restrictions, DRSC bypassed staff's seventh recommendation regarding a decorative inset window.

- Concurred that the cornice features should be painted to match stucco instead of the proposed darker brown contrasting color.
- Recommended submittal of additional elevations and details between buildings C and D where the applicant proposes to remove the existing block wall that currently separates Ocean View Plaza and Plaza by the Sea. Recommended this area be well-designed due to its visibility and the high volume of anticipated pedestrian and/or vehicular traffic. If possible, relocating the trash enclosure would be desirable.
- Indicated that updated site plans and landscape plans for the plaza should be reviewed by DRSC prior to Planning Commission review.
- Asked that staff confirm whether trellis features are generally required to be wrought iron instead of steel.
- Recommended that the medallions be altered in some way – either shape or inset.
- Concurred that limiting the sign options to the Type 3 signs (aluminum face, halo-lit) is preferred.
- Concurred that the proposal should include a LED-temperature preferably under 4000 degrees Kelvin.
- Recommended including the freeway-oriented and monument signs in the master sign program.
- Suggested that the freeway-oriented sign use a monochromatic color, such as the bronze of the Outlets.

The Subcommittee indicated that they would like to see the project return for an additional review to address their recommendations and requests for additional information.

3. NEW BUSINESS

None

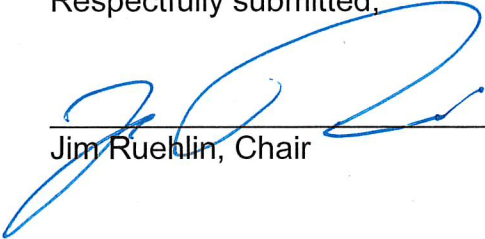
4. OLD BUSINESS

None

ADJOURNMENT

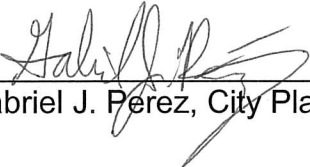
Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, October 24, 2018 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,



Jim Ruehlin, Chair

Attest:



Gabriel J. Perez, City Planner

January 8th, 2019

Mr. Jonathan Lightfoot
Community Development Technician
City of San Clemente Planning Division
910 Calle Negocio, Suite 100
San Clemente, CA 92673

Re: 616 Camino De Los Mores Minor Architectural Application Incompleteness Response Letter.

Dear Mr. Lightfoot,

The intent of this memorandum is to detail the plan changes requested by the design review subcommittee per the meeting minutes dated October 10th, 2018. Please note the following revisions;

1. Ownership agrees that roof tile will not be replaced under this project. However, upon future roof tile replacement, 2-piece clay barrel tiles will be installed.
2. Please see sheet A-1; The tower on Building D has been modified to increase the mass at the base.
3. Please see sheet A-1; A decorative cornice feature has been added to Building D.
4. Ownership has modified plans to install smooth stucco at locations notated on the plans. Therefore, the laced tan vs smooth stucco site comparison is no longer needed.
5. Please see sheet A-2; detailing has been incorporated into the rear elevation.
6. Please see sheets A-1; The insets under the arches are revised to smooth stucco and off white color.
7. The America's Tire elevations have been included for reference and comparison.
8. As stated in the minutes, no change will be made at this location.
9. Please see sheets A-1 and A-2; Cornice features have been revised to match the stucco color.
10. Please see sheets A-1, A-2 ; The elevations at this area are enhanced and match the design of the rest of the center. The existing trash container cannot be relocated, but ownership will add landscape screening to conceal the enclosure.
11. Please see Site Plan Sheet S-1 and Landscape Plan Sheets L1.0 and L1.1 from America's Tire Plan set. Ownership recognizes that landscape installation will be a condition of approval. If the America's Tire project does not proceed prior to the shopping center project ownership will complete the required landscaping based on the America's Tire landscape design.
12. Please see Sheets A-1 and A-2; Trellis material is wrought iron.
13. Please see Sheet A-1; the medallions have been revised with wrought iron insets.
14. Please see the attached sign program document. The signs will be limited to aluminium face, halo lit.
15. LED lights installed will attempt to achieve a temperature under 4,000 degrees Kelvin.
16. Please see the attached sign program for the Center. The freeway oriented and monument sign design guidelines have been added to the sign program.
17. Upon replacement of the freeway sign, the sign will meet the guidelines of the sign program.

Sincerely,



Kyle Godat

Project Director, Re/Development
Brixmor Property Group
Direct (858) 202-1115 • Office (858) 457-1847
1525 Faraday Ave, Suite 350
Carlsbad, CA 92008

PLAZA BY THE SEA

SIGN PROGRAM

San Clemente, California

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PROJECT DIRECTORY

LANDLORD:

ARCHITECT: NADEL STUDIO ONE, INC.
1990 S. BUNDY DRIVE
FOURTH FLOOR
LOS ANGELES, CA 90025
TEL (310) 826-2100
FAX (310) 826-0182

CONSULTANT: JONES SIGN
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520
TEL (858) 569-1400 x1203
FAX (858) 569-1453
ATTN: JOHN HADAYA



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A INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the City.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required City permits.

B LANDLORD/TENANT REQUIREMENTS

1. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition.



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C GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be LEDs, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits will be allowed.
10. Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed raceways are not permitted unless they are incorporated into the overall sign design.
16. Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
17. All raceways to be painted a specific color to be obtained from the architect.

D SHOP TENANT SIGNAGE SPECIFICATIONS:

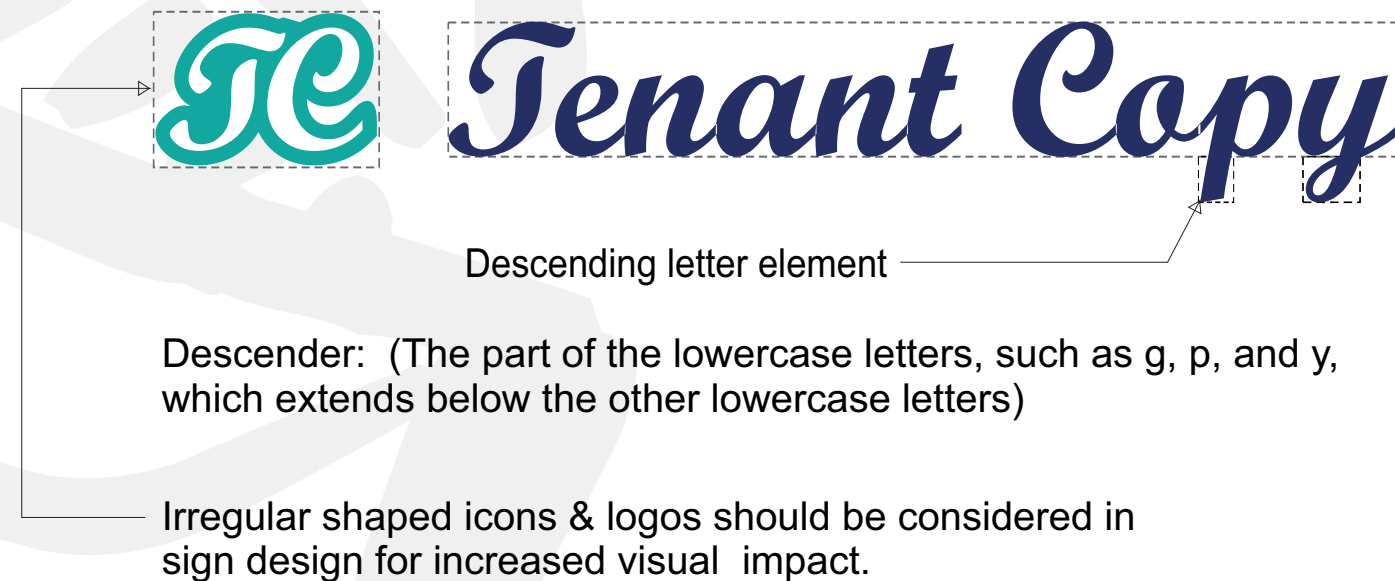
The intent of this criteria is to insure a standardized uniform style throughout the center while encouraging the creativity of typographical and iconic elements to develop interest and style. Signs must be architecturally compatible with the entire center.

STOREFRONT SIGNAGE

The following types of construction will be allowed:

- Reverse pan channels letters, logos or icons with halo illumination.

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend beyond the envelope limits provided that the overall allocated square footage is not exceeded. In other words, these areas shall be calculated individually and added to the "boxed" area for the main sign body. (See diagram below)



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E PROHIBITED SIGNS:

1. Signs constituting a Traffic Hazard:

No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.

2. Signs in Proximity to Utility Lines:

Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.

3. Signs painted directly on a building surface will not be permitted.

4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.

5. There shall be no signs that are flashing, moving or audible.

6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached exhibit for tenants.

7. Vehicle Signs:

Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are use for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited.(I.e. Delivery trucks with tenant signage is OK!)

8. Light Bulb Strings:

External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.

9. Banners, Pennants & Balloons Used for Advertising Purposes: Temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlord's, and City approval.

10. Billboard Signs are not permitted.

11. The use of permanent "sale" signs are prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more that 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.

12. No standard plex faced cabinet construction allowed.

F ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

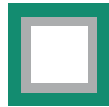
G INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

H MAINTENANCE:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times . Otherwise, landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.

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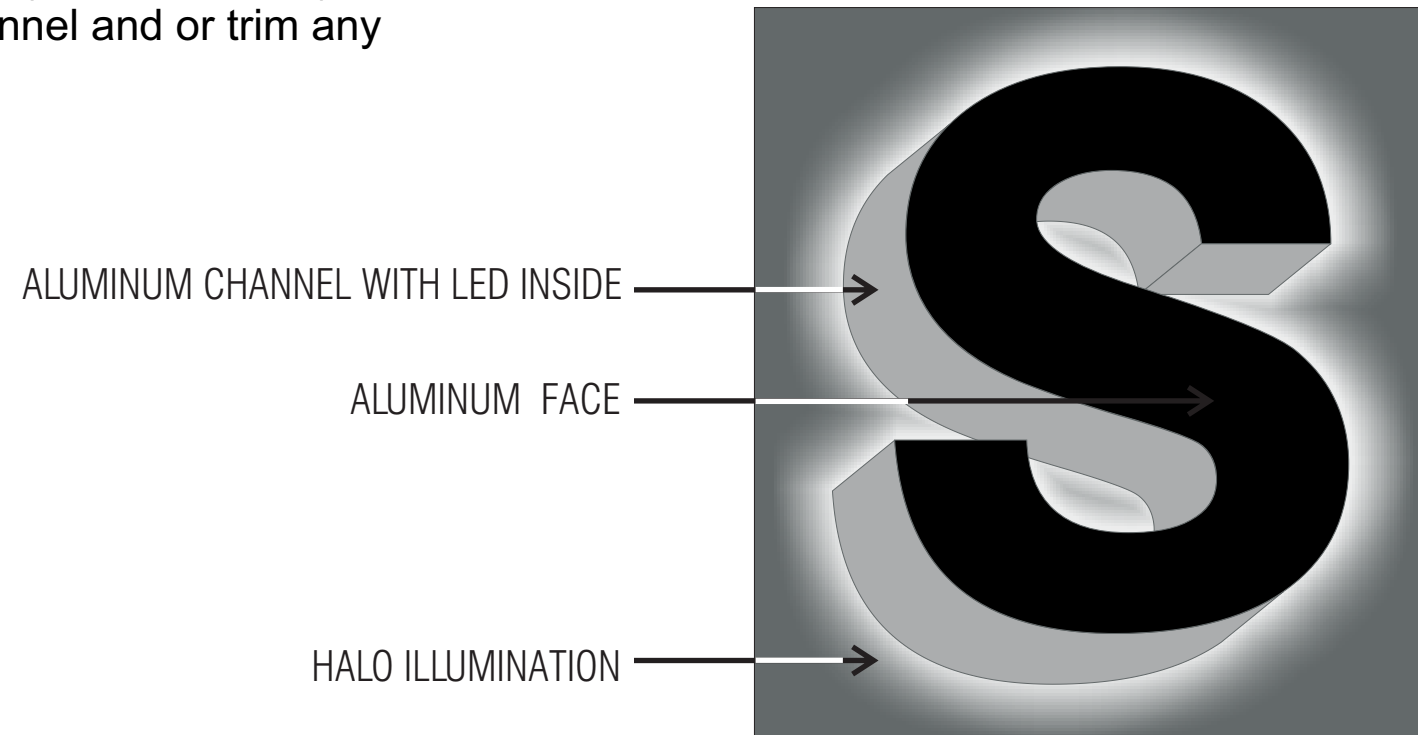


SIGN CONSTRUCTION

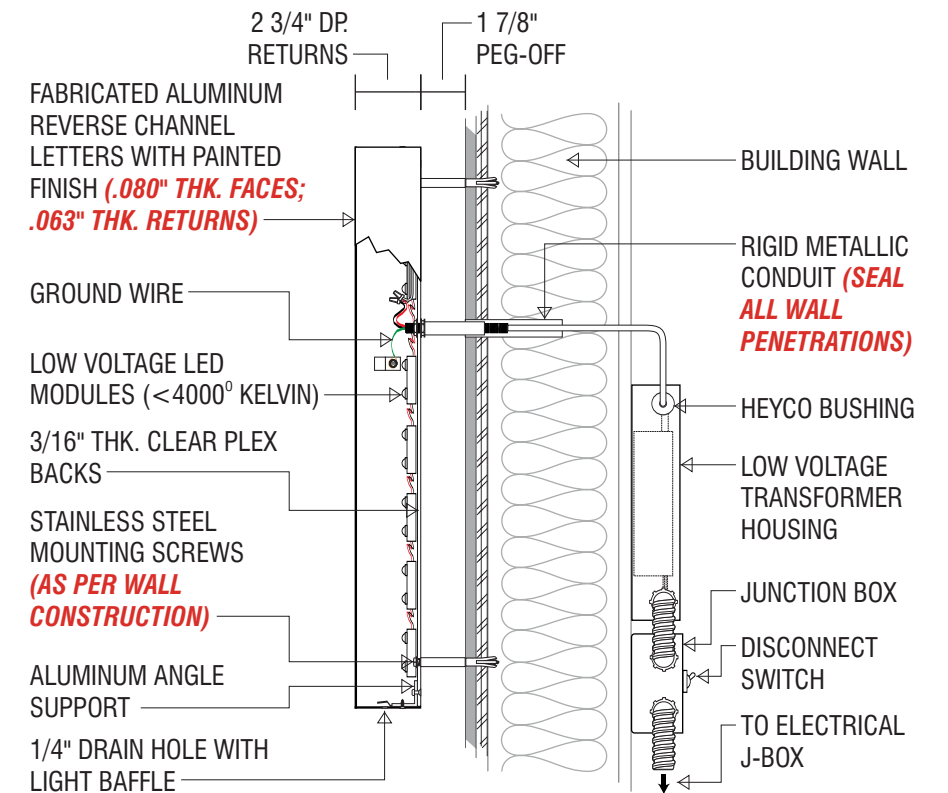
Type 1
Reverse pan channels with halo illumination.

Typical notes:

Use standard aluminum construction with Matthews satin acrylic polyurethane finish. Illuminate with LEDs (< 4000° Kelvin). Paint aluminum channel and or trim any color.



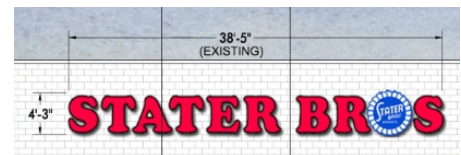
**SIGN CONSTRUCTION TYPE 1
REVERSE PAN CHANNEL
HALO ILLUMINATION**



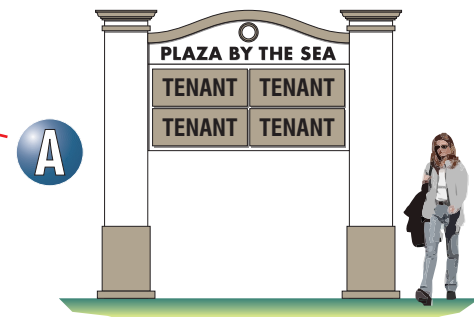
SECTION
SIGN TO BE UL APPROVED AND BEAR UL LABEL

REVERSE PAN CHANNEL LETTERS WITH LED ILLUMINATION

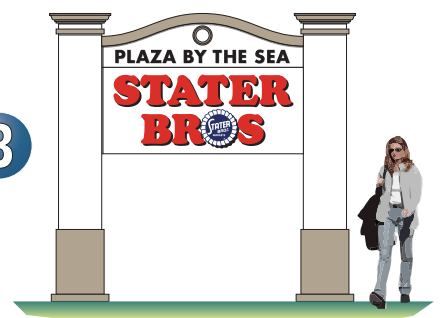
NOTE:
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



EXISTING FREEWAY ORIENTED WALL SIGN



A



B

MAXIMUM 50%
OF ADJACENT SURFACE

75% OF ADJACENT
SURFACE OR 4'-0" MAX
LETTER HEIGHT
(WHICHEVER IS LESS)

(NOT TO EXCEED
64 SQ.FT. FOR ANY
INDIVIDUAL SIGN)

MAJOR TENANT



SIZE: 1.0 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.
MAXIMUM OF 200 SQUARE FEET TOTAL PER ELEVATION.
CONSTRUCTION: SEE PAGE 7 FOR AVAILABLE TYPES
ILLUMINATION: YES
COPY: TENANT NAME AND / OR LOGO
HEIGHT: SEVENTY-FIVE PERCENT OF ADJACENT SURFACE
LENGTH: SEVENTY-FIVE PERCENT OF ADJACENT SURFACE
TYPEFACE: CUSTOM LOGO AND TYPE OK
COLORS: CUSTOM COLORS OK
SECONDARY SIGNS: YES (NOT TO EXCEED 25% OF TOTAL ALLOWABLE SIGN AREA). ONLY MAJOR SERVICES/DEPARTMENTS ALLOWED. NO ADVERTISING OR SLOGANS.

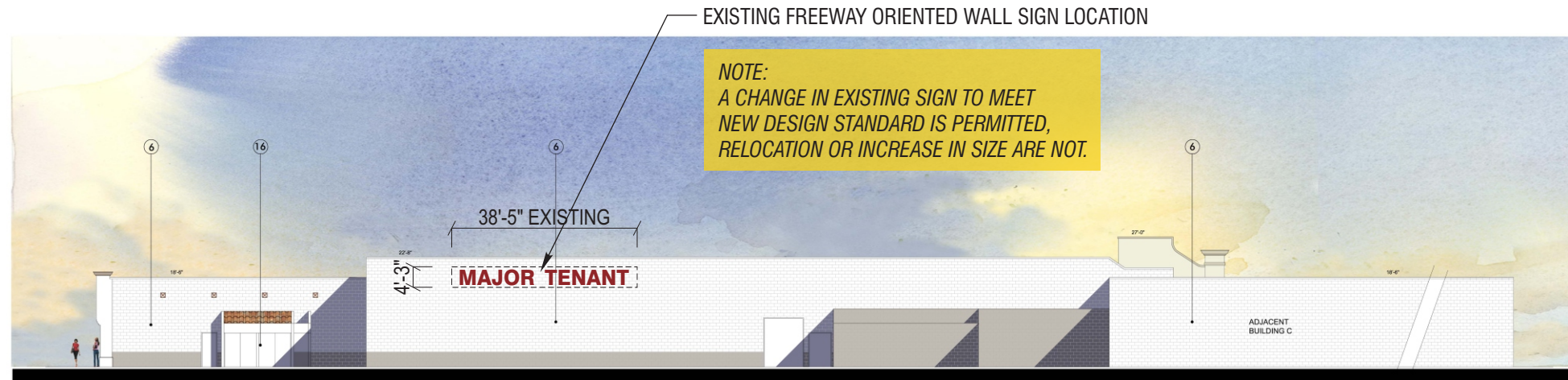


TYPICAL MAJOR TENANT ELEVATION

SCALE: 3/32"=1'-0"

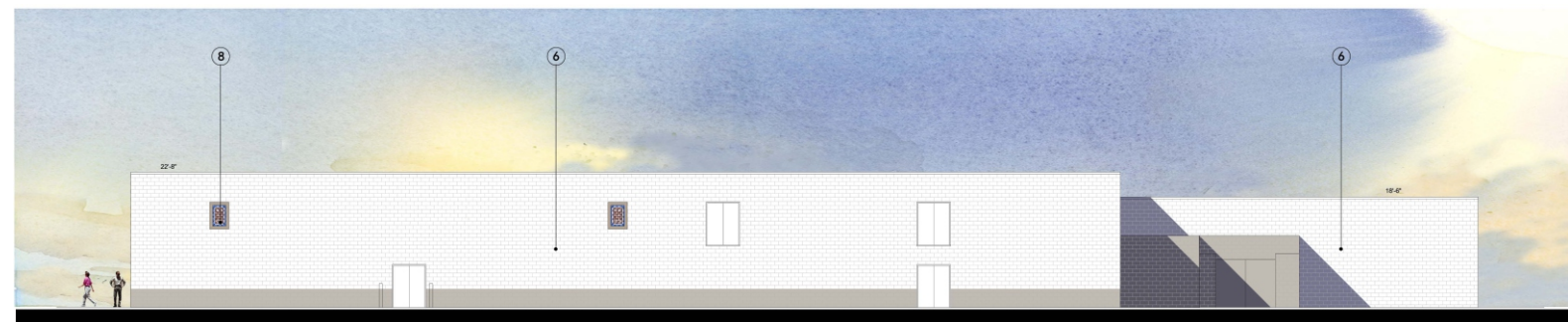
JONES SIGN
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PLAZA BY THE SEA SIGN PROGRAM



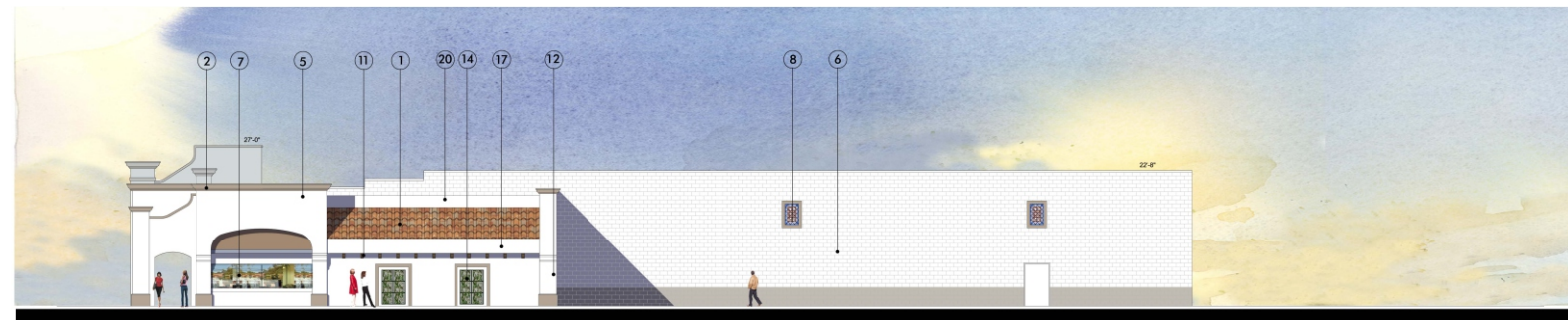
SOUTH ELEVATION (BUILDING A & B)

SCALE: 1/32"=1'-0"



EAST ELEVATION (BUILDING A)

SCALE: 1/32"=1'-0"



WEST ELEVATION (BUILDING A & B)

SCALE: 1/32"=1'-0"

EXISTING FREEWAY ORIENTED WALL SIGN LOCATION

NOTE:
A CHANGE IN EXISTING SIGN TO MEET
NEW DESIGN STANDARD IS PERMITTED,
RELOCATION OR INCREASE IN SIZE ARE NOT.

38'-5" EXISTING

MAJOR TENANT

ADJACENT
BUILDING C

MAXIMUM 75%
OF ADJACENT SURFACE

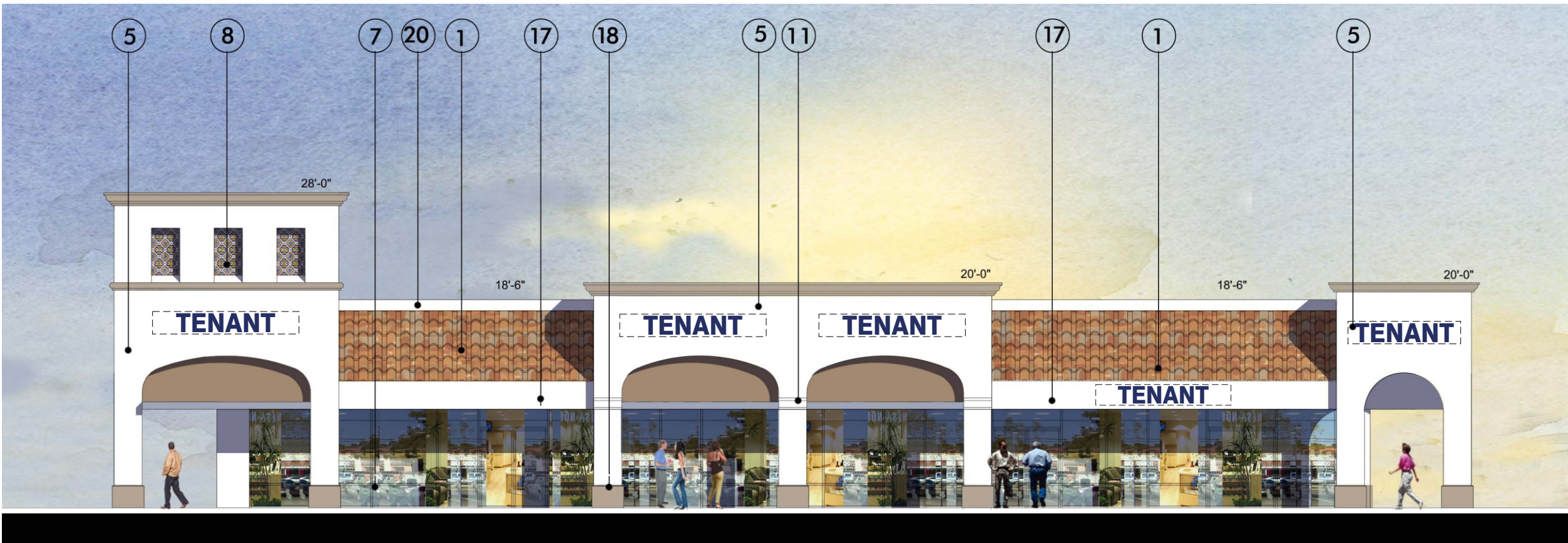
75% OF ADJACENT
SURFACE OR 2'-0" MAX
LETTER HEIGHT
(WHICHEVER IS LESS)

(NOT TO EXCEED
64 SQ.FT. FOR ANY
INDIVIDUAL SIGN)

SHOP TENANT



SIZE: 1.0 SQUARE FOOT OF SIGN AREA PER LINEAR
FOOT OF LEASED PREMISES.
MAXIMUM OF 64 SQUARE FEET TOTAL PER ELEVATION.
CONSTRUCTION: SEE PAGE 7 FOR AVAILABLE TYPES
ILLUMINATION: YES
COPY: TENANT NAME AND / OR LOGO
HEIGHT: SEVENTY-FIVE PERCENT OF ADJACENT SURFACE
LENGTH: SEVENTY-FIVE PERCENT OF ADJACENT SURFACE
TYPEFACE: CUSTOM LOGO AND TYPE OK
COLORS: CUSTOM COLORS OK
SECONDARY SIGNS: NO



WEST ELEVATION - BUILDING D

SCALE: 3/32"=1'-0"

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NORTH ELEVATION - BUILDING D SCALE: 1/16"=1'-0"



SOUTH ELEVATION - BUILDING D SCALE: 1/16"=1'-0"

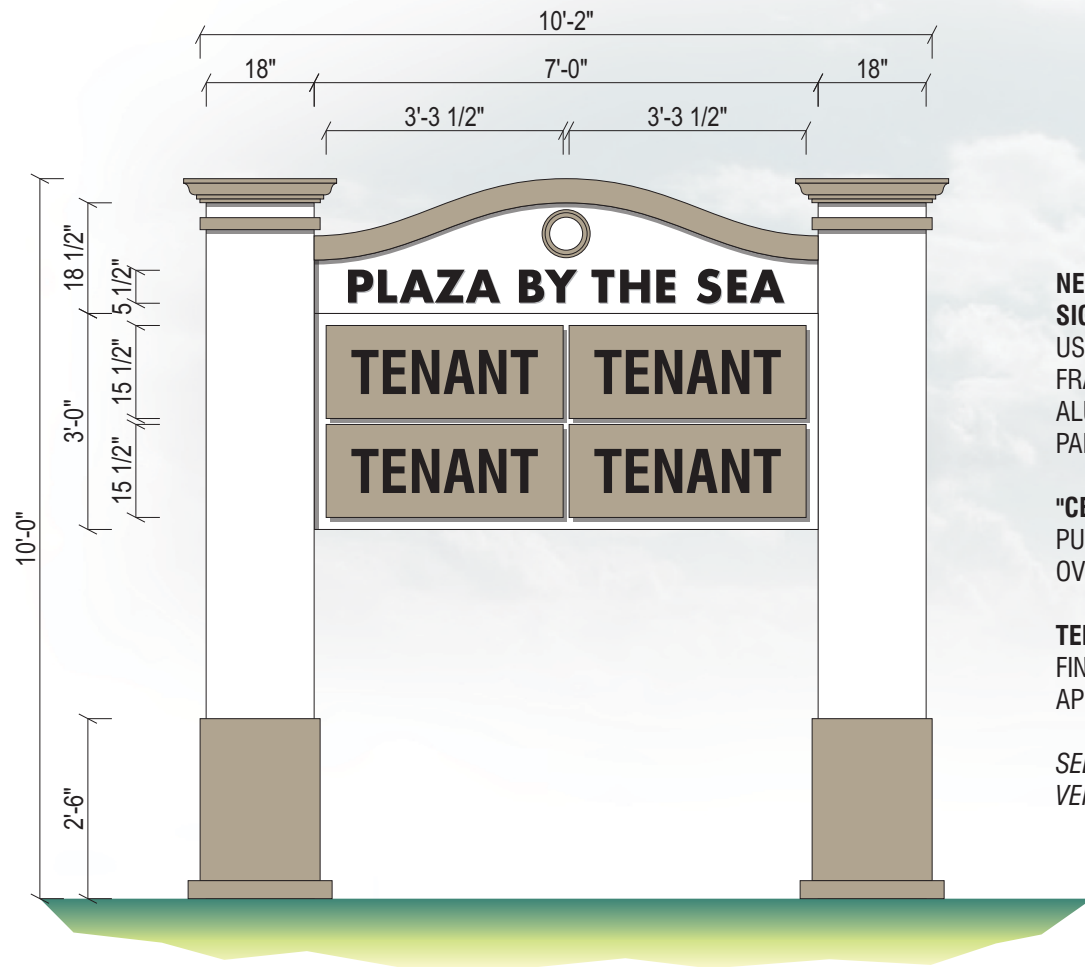
WEST ELEVATION - BUILDING C

SCALE: 1/16"=1'-0"

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A NEW D/F INTERNALLY-ILLUMINATED MONUMENT SIGN (Qty 1)



FRONT VIEW
SCALE: 3/8" = 1'-0"

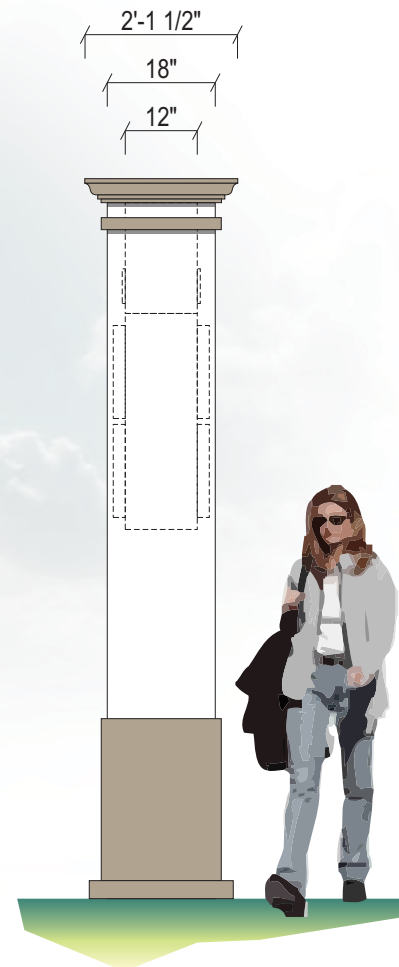
NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN

USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE LIGHT STUCCO FINISH PAINTED P-1,P-2.

"CENTER ID" TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU CLEAR PLEX w/ 1st SURFACE APPLIED VINYL OVERLAYS V-1. ILLUMINATE w/ WHITE LEDS.

TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS w/ APPLIED VINYL OVERLAYS. ILLUMINATE w/ WHITE LEDS.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



FRONT VIEW
SCALE: 3/8" = 1'-0"

COLORS/FINISHES

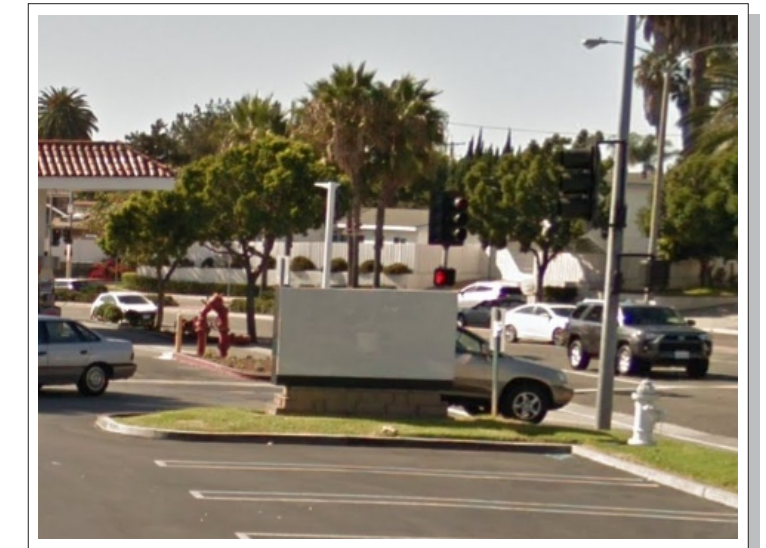
- P-1 OFF-WHITE TO MATCH EXISTING COLOR
- P-2 TO MATCH EXISTING MONUMENT COLOR
- V-1 PERFORATED BLACK #222

FONTS

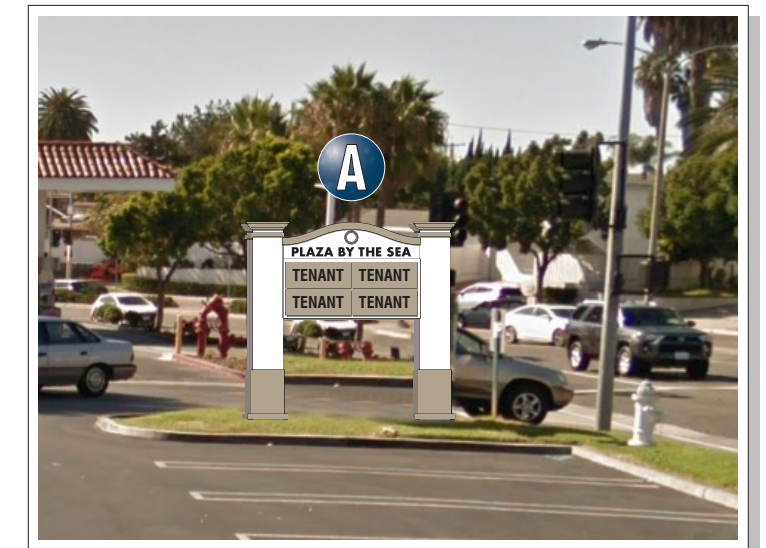
Futura Md BT

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET



EXISTING CONDITIONS

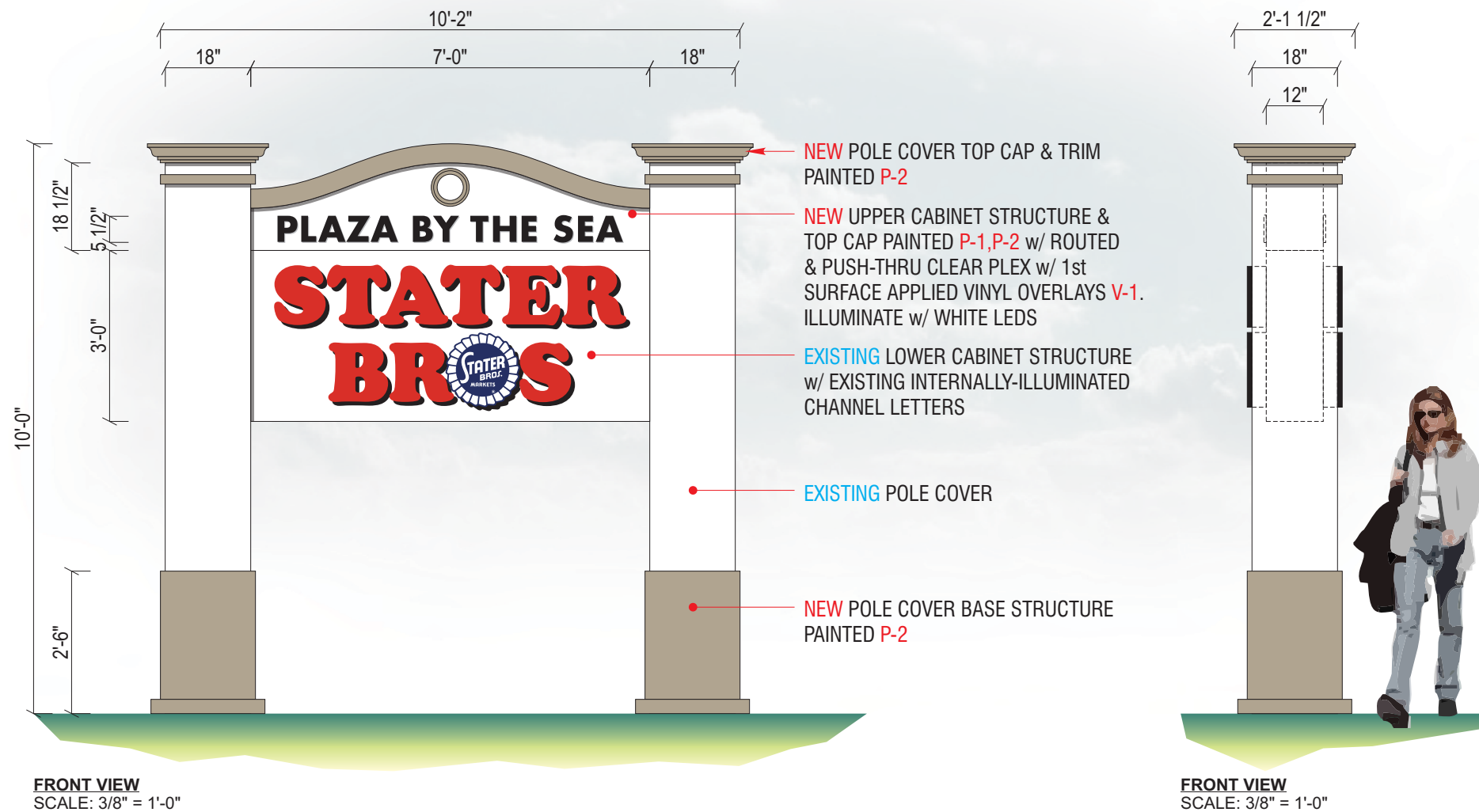


PROPOSED SIGNAGE

JONES SIGN
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PLAZA BY THE SEA SIGN PROGRAM

B REFURBISHED D/F INTERNALLY-ILLUMINATED MONUMENT SIGN (Qty 1)



EXISTING CONDITIONS



PROPOSED SIGNAGE

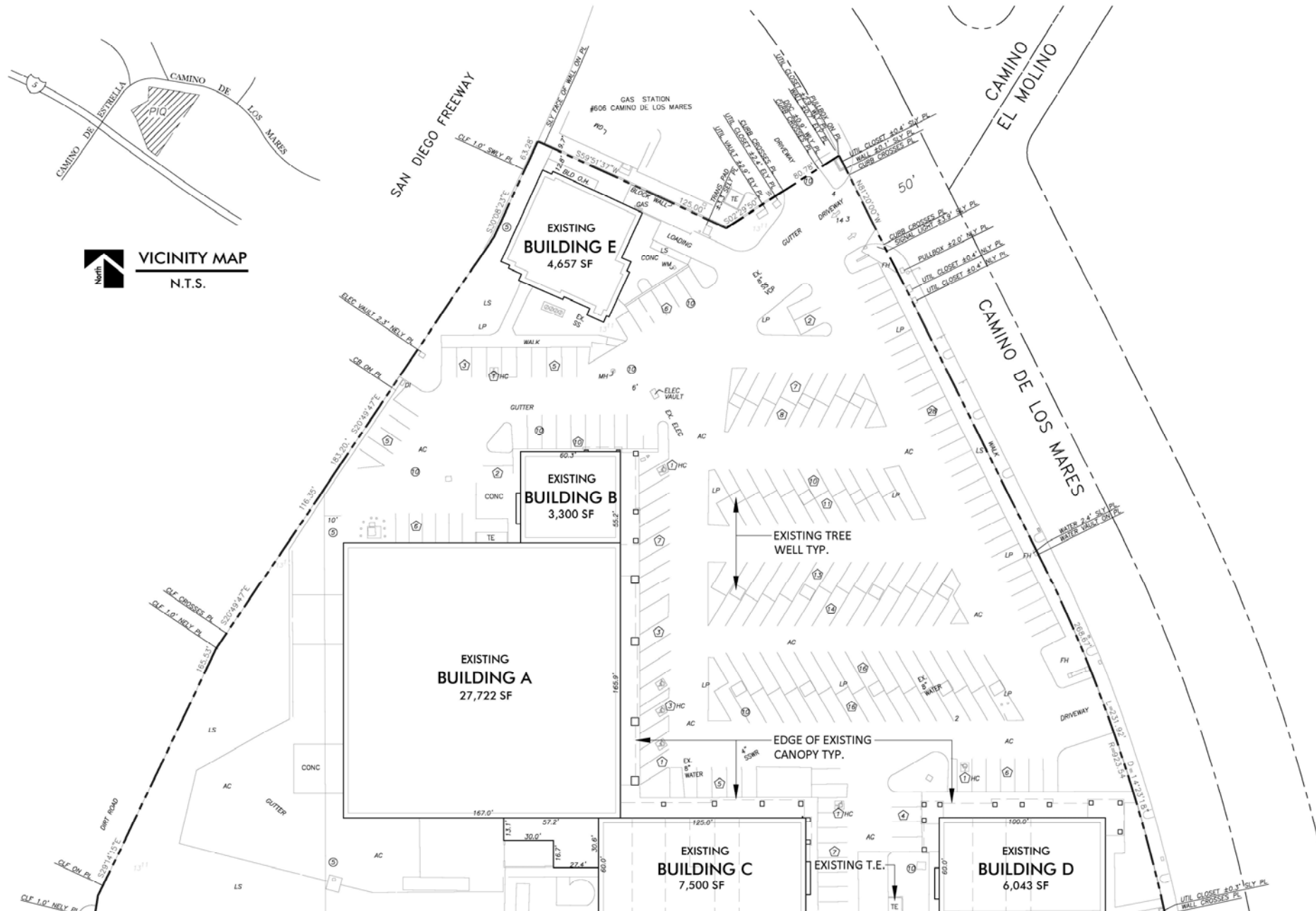
- COLORS/FINISHES**
- P-1 OFF-WHITE TO MATCH EXISTING COLOR
 - P-2 TO MATCH EXISTING MONUMENT COLOR
 - V-1 PERFORATED BLACK #222

FONTS
Futura Md BT

SPECIFICATIONS
1. SEE SPECIFICATION CALL-OUTS THIS SHEET

JONES SIGN
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PLAZA BY THE SEA SIGN PROGRAM



OVERALL BUILDING STRUCTURE TO LOT COVERAGE:		OVERALL PARKING SUMMARY	
OVERALL SITE BOUNDARY	196,125 SF	EXISTING REGULAR PARKING STALLS	189
EXISTING BUILDING STRUCTURE (W / CRISPINS)	50,278 SF	EXISTING COMPACT PARKING STALLS	6
OVERALL EXISTING LOT COVERAGE	25.64 %	EXISTING REGULAR ADA PARKING STALLS	3
		EXISTING VAN ADA PARKING STALLS	4
		TOTAL EXISTING PARKING STALLS	202
OVERALL FAR :			
OVERALL SITE BOUNDARY	196,125 SF		
EXISTING BUILDING FLOOR AREA	49,084 SF		
EXISTING OVERALL FAR	0.25		

ATTACHMENT 4

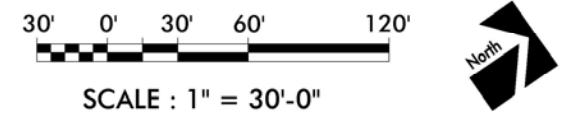
LEGAL DESCRIPTION

PARCEL 1:
 THAT PORTION OF LOT 7 OF TRACT NO. 1127, AS PER MAP RECORDED IN BOOK 36, PAGES 7 TO 12 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID LOT 7 OF TRACT NO.1127, WHICH SAID POINT BEARS SOUTH 54 DEGREES 59' 20" EAST ALONG SAID SOUTHWESTERLY BOUNDARY, 419.39 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 7;
 THENCE THENCE SOUTH 54°59'20" EAST, 16.21 FEET;
 THENCE NORTH 35°00'40" EAST, 10 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 35°00' 40" EAST, 408.00 FEET; THENCE NORTH 81°20'00" WEST, 241.16 FEET;
 THENCE SOUTH 02°29'50" WEST, 80.78 FEET;
 THENCE SOUTH 59°51 '37" WEST, 115.00 FEET;
 THENCE SOUTH 30°08'23" EAST, 64.09 FEET;
 THENCE SOUTH 20°49'57" EAST, 180.93 FEET
 THENCE SOUTH 54°59'20" EAST, 13.14 FEET TO THE TRUE POINT OF BEGINNING
 EXCEPTING:
 THAT PORTION OF LOT 7 OF TRACT NO. 1127, AS PER MAP RECORDED IN BOOK 36, PAGES 7 TO 12 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID LOT 7 OF TRACT NO. 1127, WHICH SAID POINT BEARS SOUTH 54 DEGREES 59' 20" EAST ALONG SAID SOUTHWESTERLY BOUNDARY, 419.39 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 7; THENCE SOUTH 54°59' 20" EAST, 16. 21 FEET;
 THENCE NORTH 35°00' 40" EAST, 112.26 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 35°00'40" EAST, 70.27 FEET;
 THENCE NORTH 54°29'12" WEST, 43.44 FEET;
 THENCE SOUTH 35°00' 40" WEST, 70.27 FEET;
 THENCE SOUTH 54°29'12" EAST, 43.44 FEET; TO THE TRUE POINT OF BEGINNING.
 AND EXCEPT FROM THAT PORTION LYING IN SAID LOT 7, ALL COAL, OIL AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND, INTENDING THEREBY TO INCLUDE ANY AND ALL INORGANIC SUBSTANCES, INCLUDING OIL AND NATURAL GAS, NOW KNOWN TO EXIST OR HEREINAFTER DISCOVERED, HAVING SUFFICIENT VALUE SEPARATED FROM THEIR SITUS AS A PART OF THE EARTH, TO BE MINED, PIPED, PUMPED, QUARRIED, DUG OR OTHERWISE REMOVED FOR THEIR OWN SAKE OR THEIR OWN SPECIFIC USES, TOGETHER WITH THE PERPETUAL AND EXCLUSIVE RIGHT TO REMOVE ANY AND ALL SUCH SUBSTANCES, THE EARTH OR OTHER MATTER CONTAINING SAME, NECESSARY OR CONVENIENT IN THE REMOVAL THEREOF, IT BEING UNDER- STOOD, HOWEVER, THAT NEITHER THE CONSOLIDATED PACIFIC INVESTMENT CO. NOR ITS SUCCESSORS, GRANTEEES OR ASSIGNS, SHALL HAVE THE RIGHT TO USE ANY OF THE SURFACE OF SAID LAND AND THAT THE MINING AND REMOVAL OF SAID SUBSTANCES SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE THE SURFACE OF SAID LAND OR TO INTERFERE WITH THE USE OF THE SURFACE OF SAID LAND BY THE GRANTEE, ITS SUCCESSORS OR ASSIGNS, OR WITH ANY EXCAVATIONS OR UNDERGROUND IMPROVEMENTS OR FACILITIES CONSTRUCTED, MAINTAINED OR USED BY THE GRANTEE, ITS SUCCESSORS OR ASSIGNS, AS RESERVED IN THE DEED FROM CONSOLIDATED PACIFIC INVESTMENT CO., A CORPORATION, BY DEED RECORDED DECEMBER 6, 1945 IN BOOK 1375, PAGE 166 OF OFFICIAL RECORDS, AND WHICH DEED ALSO PROHIBITS THE GRANTEE, ITS SUCCESSORS OR ASSIGNS FROM DRILLING, MINING OR OTHERWISE EXPLOITING FOR ANY OR ALL INORGANIC SUBSTANCES, INCLUDING OIL AND NATURAL GAS FROM THE SURFACE OF SAID LAND.

NOTE
 Site plan is schematic in nature for the purpose of communicating design intent. Plan will be coordinated in subsequent phases with the Owner's Civil Engineer for confirmation of all meets and bounds, existing conditions, confirmation of parking and accessible routes of travel, etc.

Summary of Parking Requirements and Parking Provided for Existing Uses - Downtown Parking Ratios
 Plaza by the Sea Shopping Center - City of San Clemente

UNIT NUM	TENANT NAME	LAND USE	EXISTING SQFT	CITY PARKING REQ (1 Space Per)	PARKING REQUIRED
610	Vacant	Restaurant Dining	4,659	N/A sq.ft.	
			150 Seats	5 Seats	30
612	Round Table Pizza	Restaurant Dining	3,300	N/A sq.ft.	
			117 Seats	5 Seats	23
616	Stater Brothers	General Retail	27,722	400 sq. ft.	69
620-A	China Well Restaurant	Restaurant Dining	2,340	N/A sq.ft.	
			100 Seats	5 Seats	20
620-B	South Coast Flooring	General Retail	900	400 sq. ft.	2
620-C	Vacant	General Retail	450	400 sq. ft.	1
620-D	Camino Veterinary Clinic	General Retail	1,350	200 sq. ft.	7
620-E	San Clemente Vape & Cigars	General Retail	1,156	400 sq. ft.	3
620-F	Hair Waves	Beauty	1,244	200 sq. ft.	6
622	Lucky Cleaners	General Retail	1,200	400 sq. ft.	3
624	Rose Donuts	Restaurant Dining	1,200	N/A sq.ft.	
			15 Seats	5 Seats	3
626	Best Nails	Beauty	900	200 sq. ft.	5
628	Vacant	Restaurant Dining	2,700	N/A sq.ft.	
			84 Seats	5 Seats	17
	TOTAL		49,121		189
	Parking Spaces Provided				202
	Parking Surplus / (Deficit)				13



PRELIMINARY SITE PLAN

MINOR ARCHITECTURAL PERMIT

S1

PLAZA BY THE SEA
 612-628 CAMINO DE LOS MARES | SAN CLEMENTE, CA.



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 LOS ANGELES, CA. 90025
 T.310.826.2100 F.310.826.0182
 WWW.NADELARC.COM
 DATE: November 02, 2018
 NADEL JOB#: 18026

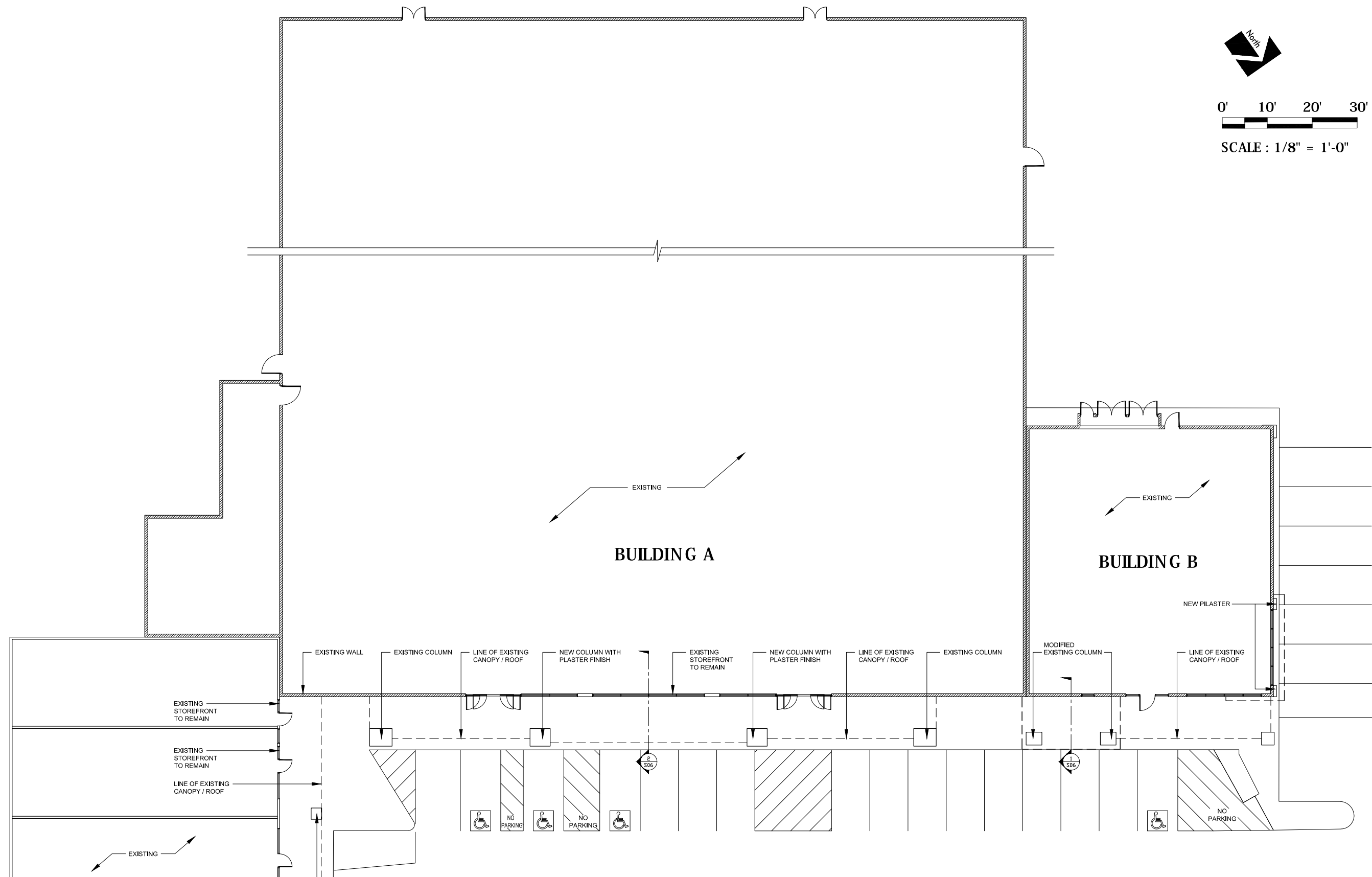


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0' 10' 20' 30'

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



BUILDING A&B FLOOR PLANS

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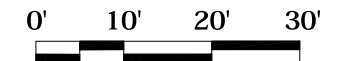
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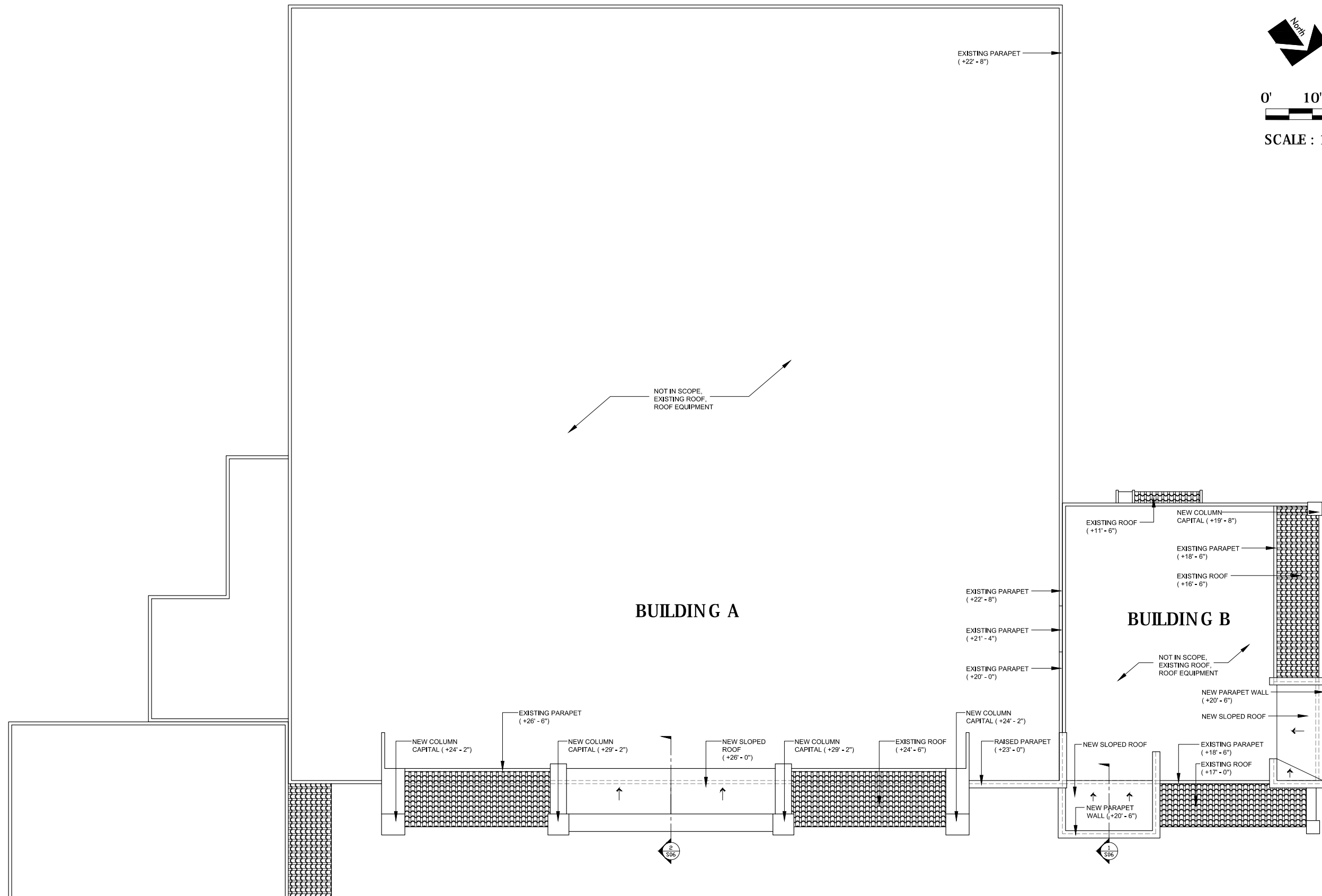
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SCALE : 1/8" = 1'-0"

NOT IN SCOPE,
EXISTING ROOF,
ROOF EQUIPMENT



BUILDING A&B ROOF PLANS

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S3

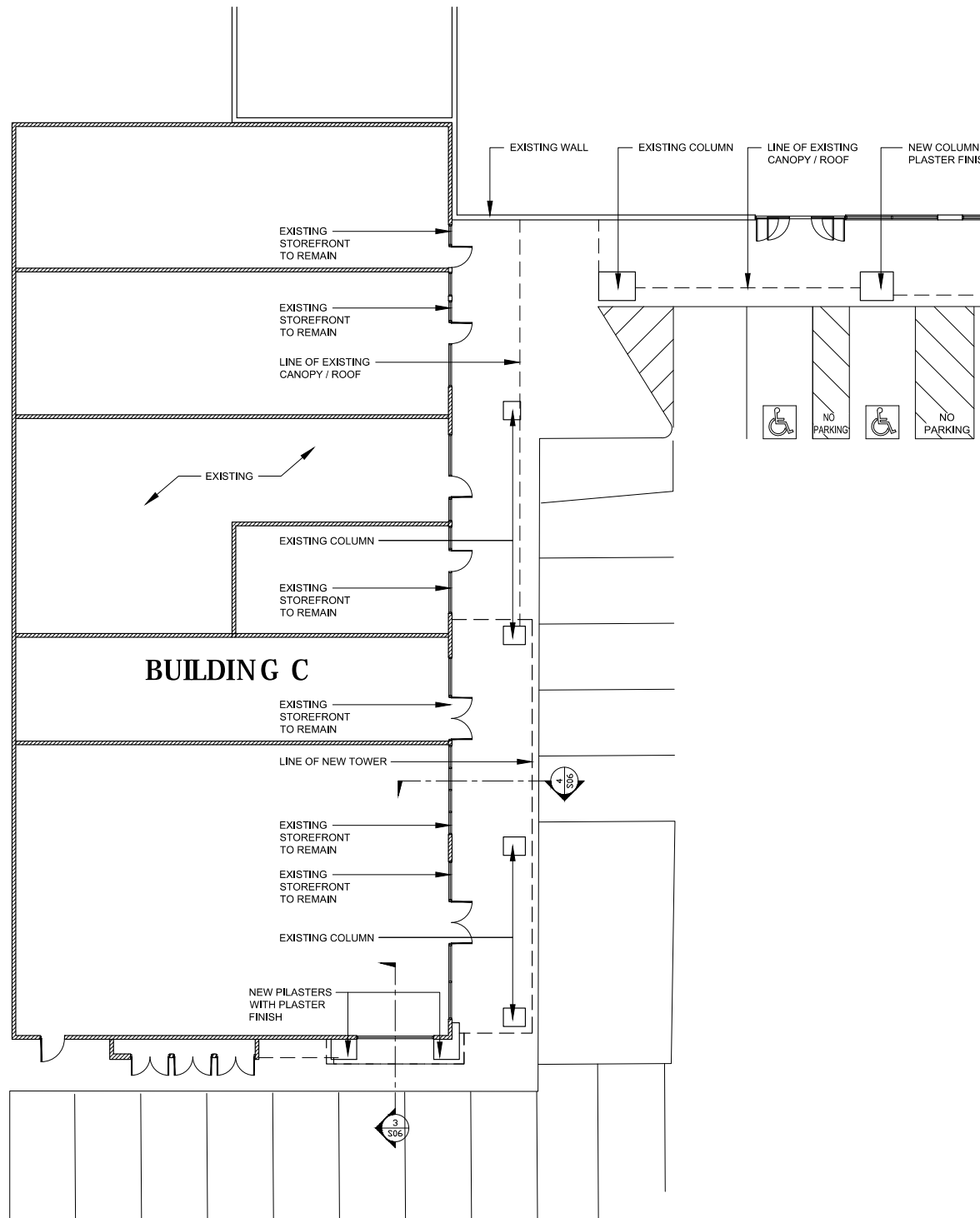
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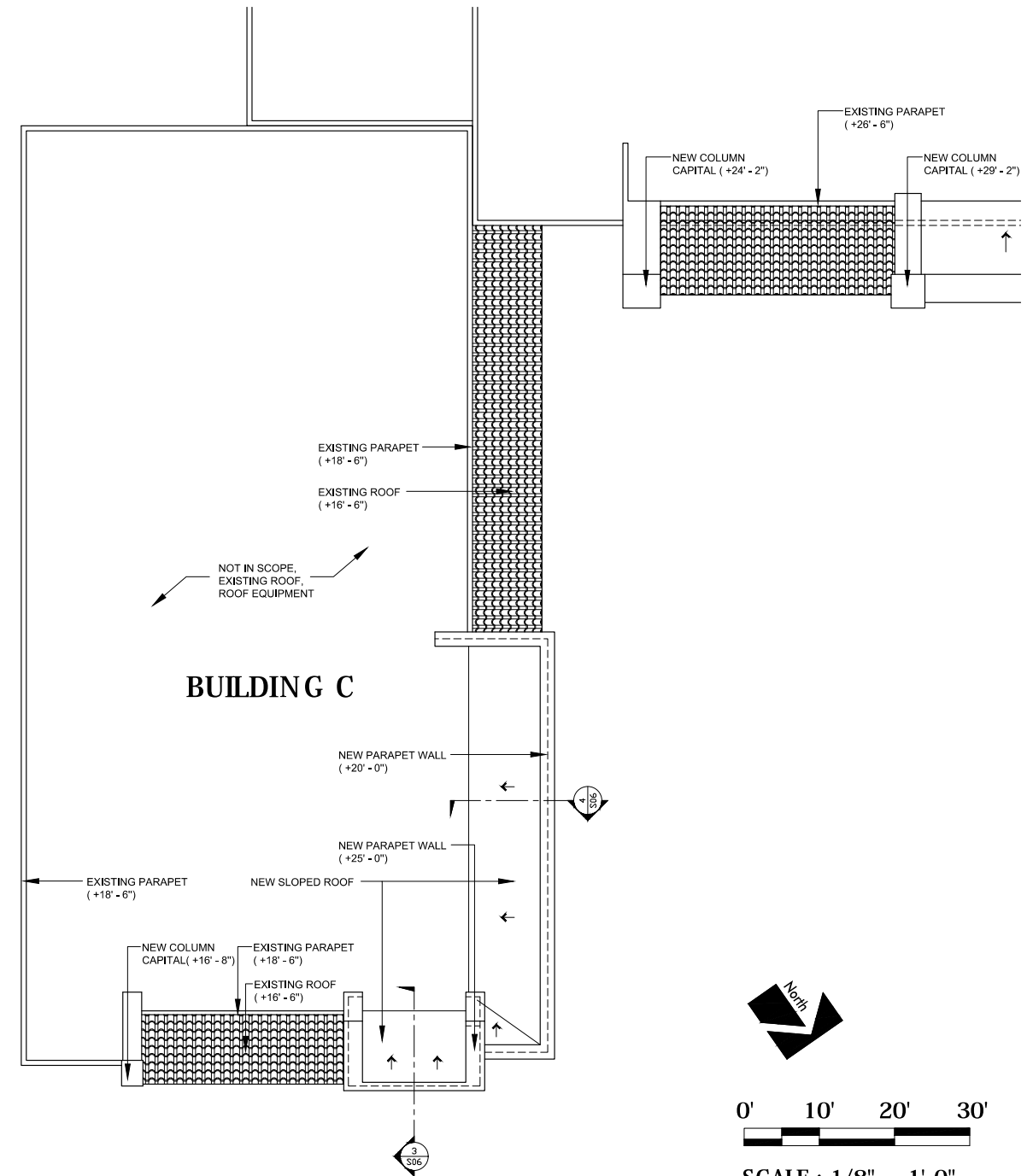
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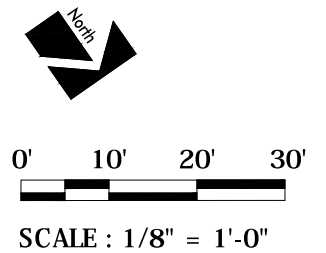




1 BUILDING C FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 BUILDING C ROOF PLAN
SCALE: 1/8" = 1'-0"



BUILDING C PLANS

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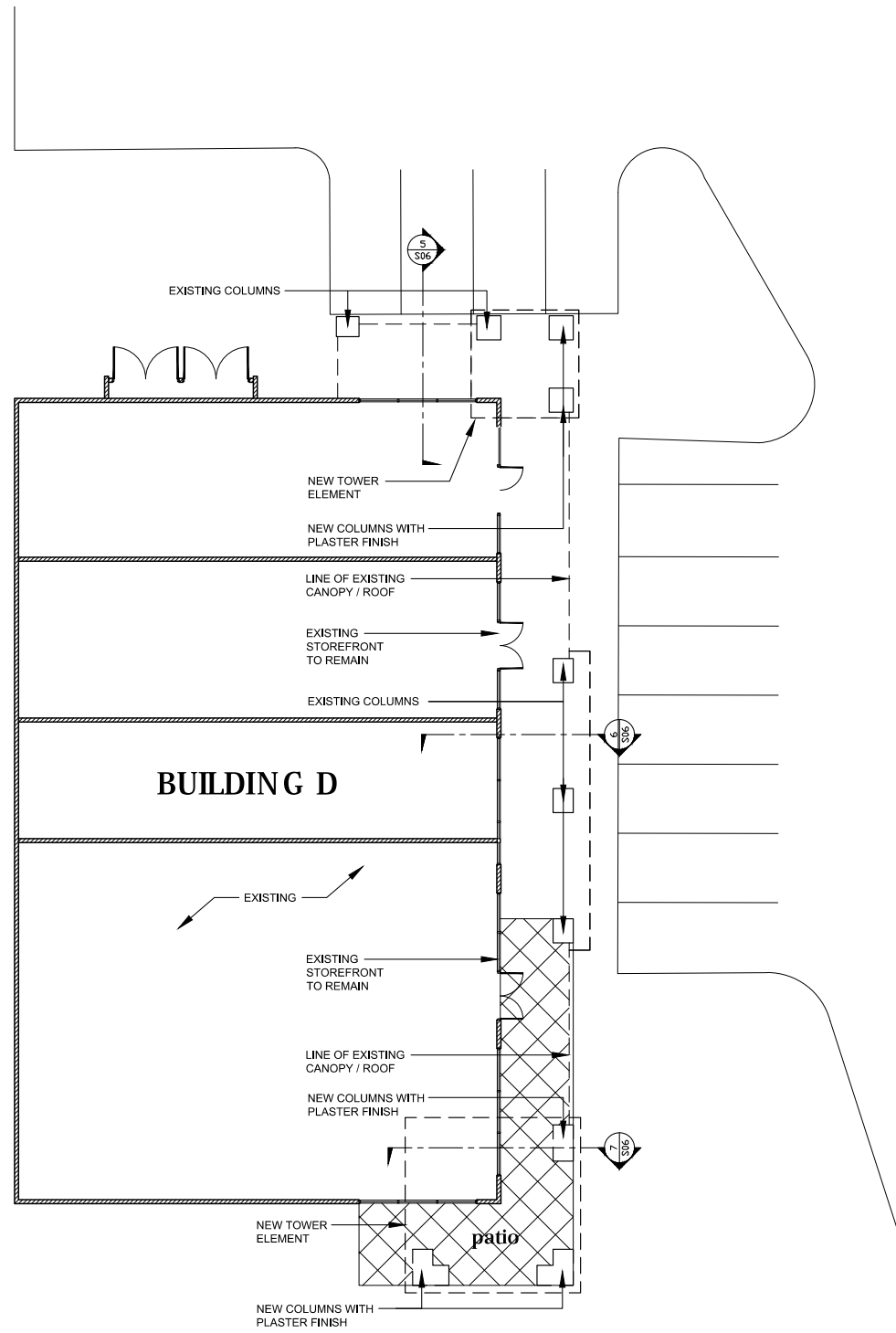
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S4 NADEL

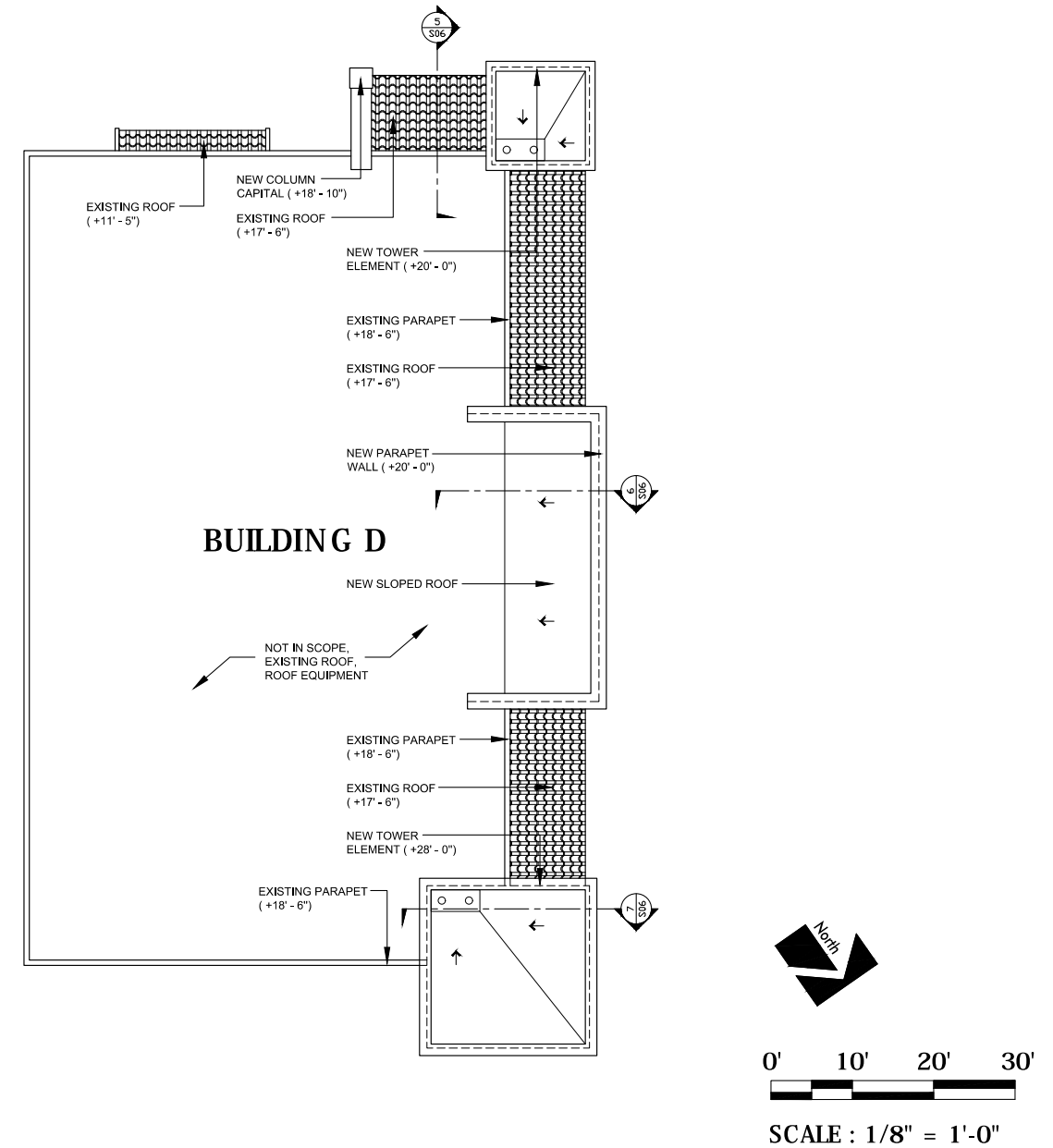


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1 BUILDING D FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 BUILDING D ROOF PLAN
SCALE: 1/8" = 1'-0"

BUILDING D PLANS

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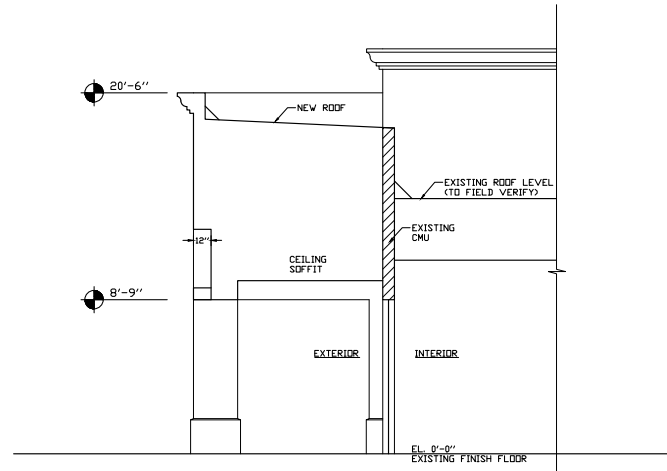
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S5 NADEL

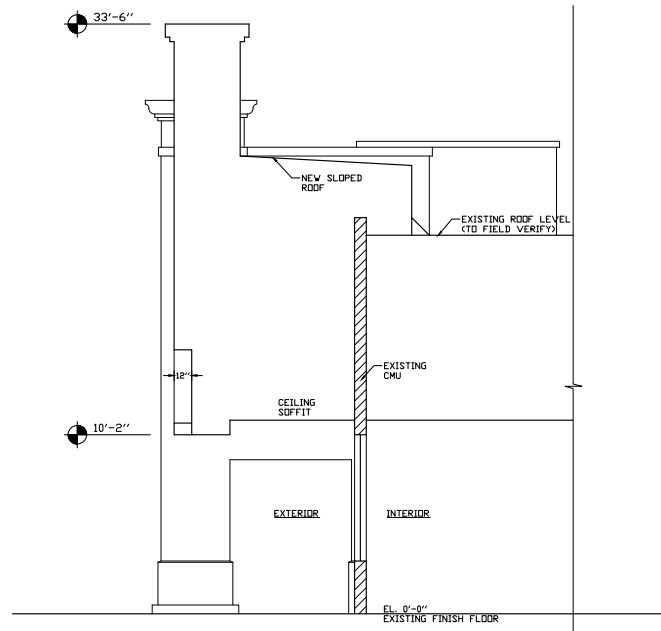
BRIXMOR
Property Group

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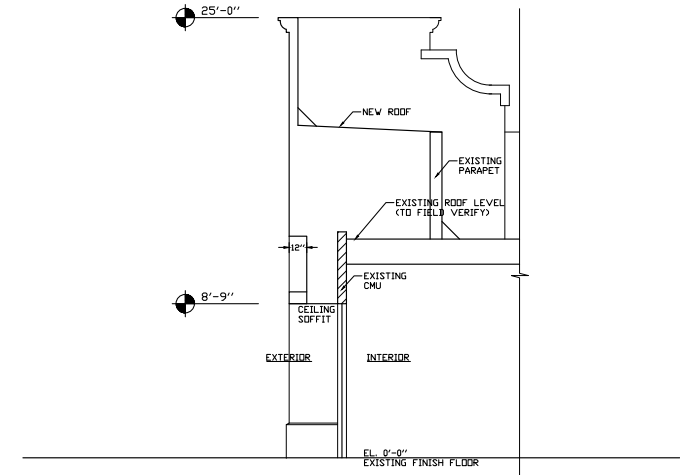
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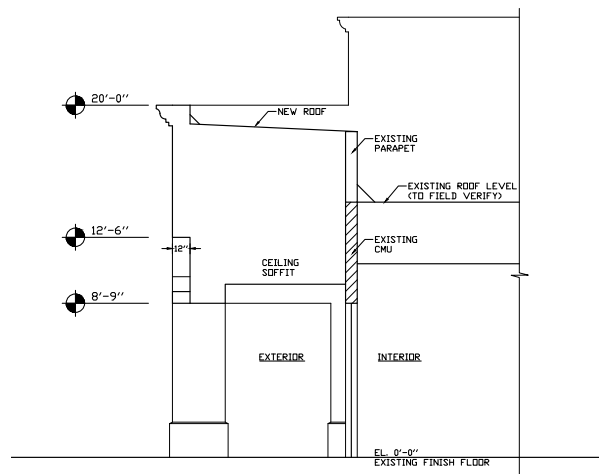
1 WALL SECTION | BUILDING B
SCALE : 1/4" = 1'-0"



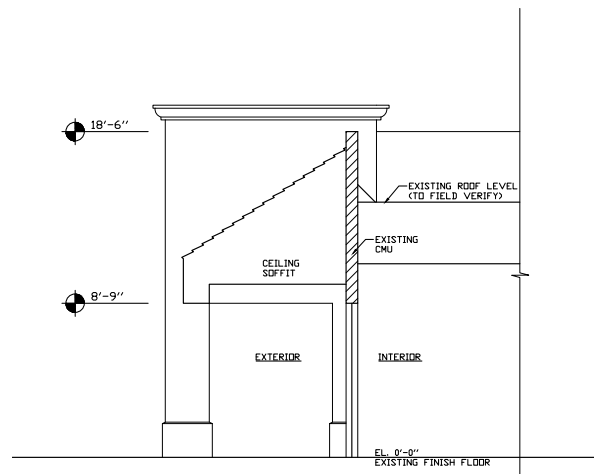
2 WALL SECTION | BUILDING A
SCALE : 1/4" = 1'-0"



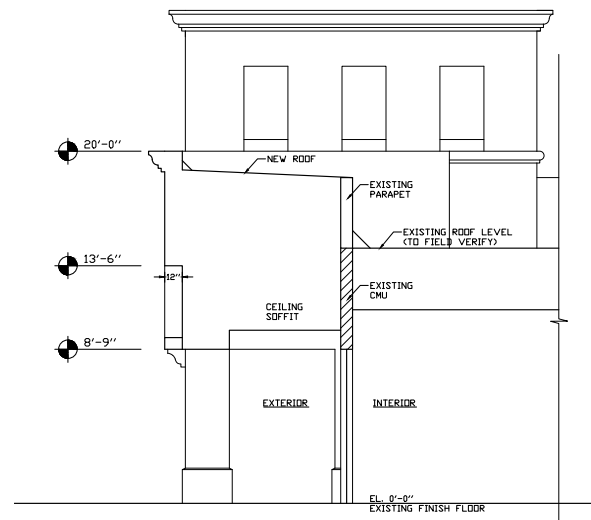
3 WALL SECTION | BUILDING C
SCALE : 1/4" = 1'-0"



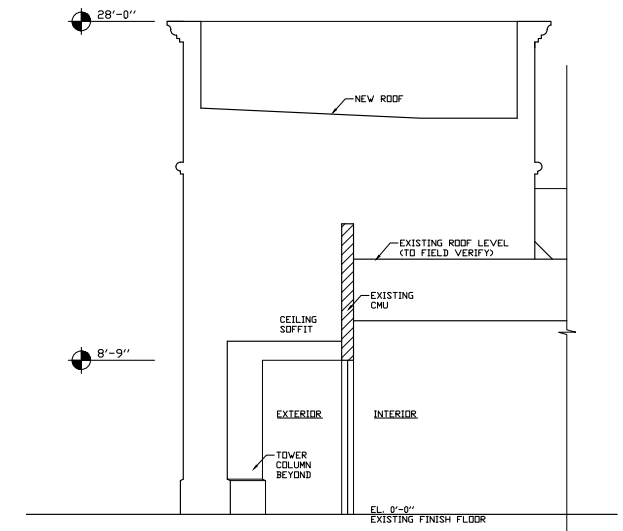
4 WALL SECTION | BUILDING C
SCALE : 1/4" = 1'-0"



5 WALL SECTION | BUILDING D
SCALE : 1/4" = 1'-0"



6 WALL SECTION | BUILDING D
SCALE : 1/4" = 1'-0"



7 WALL SECTION | BUILDING D
SCALE : 1/4" = 1'-0"

WALL SECTIONS

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S6

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DATE: November 08, 2018
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1 BUILDING C- NORTH ELEVATION

1 BUILDING A- NORTH ELEVATION

1 BUILDING B- NORTH ELEVATION

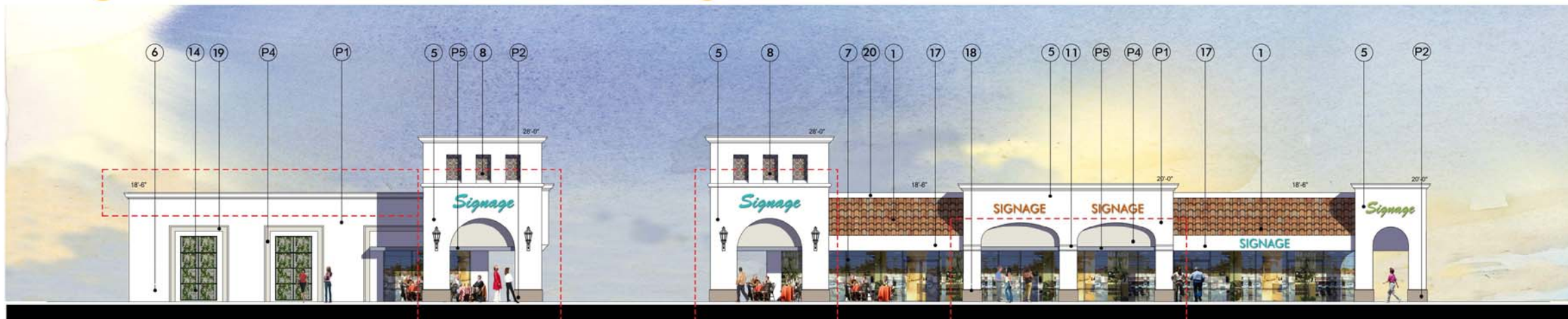


2 BUILDING D- SOUTH ELEVATION

3 BUILDING C- WEST ELEVATION

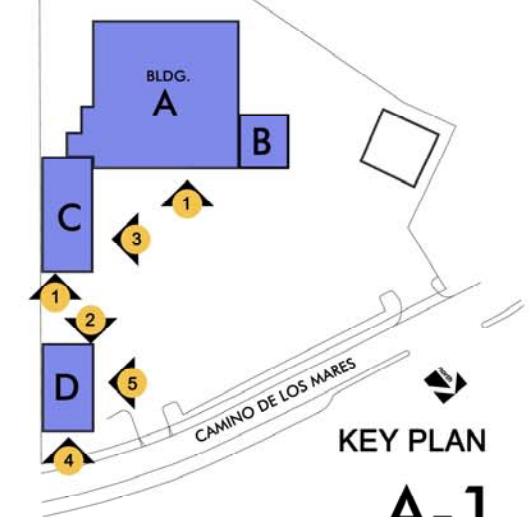
- LEGEND:**
1. EXISTING ROOF TILES
 2. NEW CORNICE WITH SMOOTH PLASTER FINISH
 3. NEW COLUMN WITH SMOOTH PLASTER FINISH
 4. NEW RECESSED NICHE
 5. NEW TOWER, PARAPET WALL WITH SMOOTH PLASTER FINISH
 6. EXISTING WALL / SURFACE TO BE PAINTED
 7. EXISTING STOREFRONTS
 8. NEW TILE ACCENTS
 9. NEW DECORATIVE LIGHT FIXTURES
 10. NEW FROSTED GLASS WINDOW
 11. NEW OUTRIGGERS/ CORBELS
 12. EXIST. COLUMN/ WALL WITH NEW ARCHITECTURAL FEATURE
 13. NEW STEEL TRELLIS (NOT USED)
 14. NEW WROUGHT IRON VINE 'LATTICE'
 15. NEW RECESSED CIRCULAR NICHE W/ WROUGHT IRON BARS
 16. EXISTING ELECT. CLOSET, STORAGE
 17. EXISTING SIGN FASCIA WITH SMOOTH PLASTER FINISH
 18. NEW COLUMN BASE ACCENT WITH SMOOTH PLASTER FINISH
 19. NEW MOULDING, TRIM
 20. EXISTING ROOF PARAPET WITH SMOOTH PLASTER FINISH

- PAINT:**
- P1. SHERWIN WILLIAMS SW 7008 ALABASTER
 - P2. SHERWIN WILLIAMS SW 6107 NOMADIC DESERT
 - P3. SHERWIN WILLIAMS SW 7506 LOGGIA
 - P4. SHERWIN WILLIAMS SW 7531 CANVAS TAN
 - P5. SHERWIN WILLIAMS SW 7073 NETWORK GRAY
 - P6. SHERWIN WILLIAMS SW 6083 SABLE



4 BUILDING D- NORTH ELEVATION

5 BUILDING D- WEST ELEVATION



PROPOSED EXTERIOR ELEVATIONS

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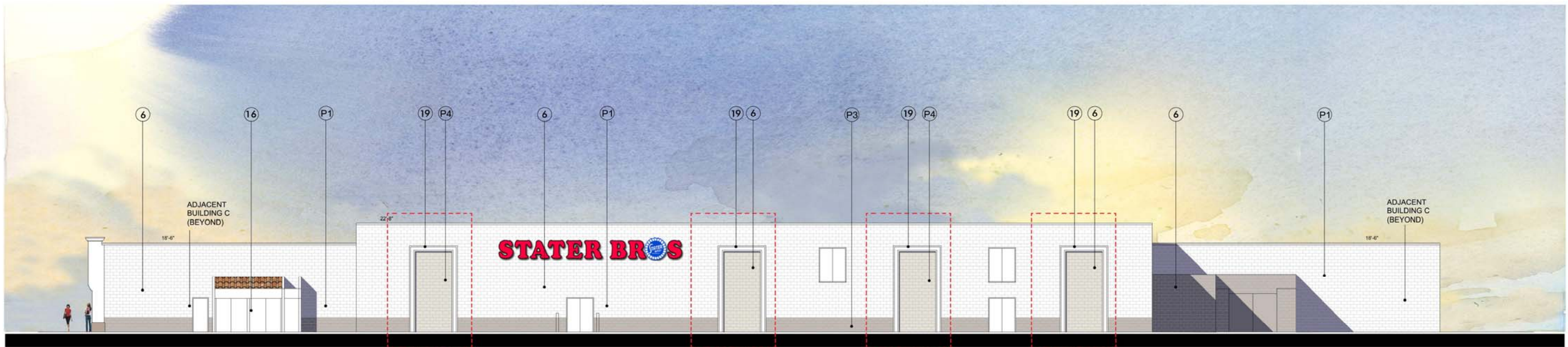


DATE: NOVEMBER 9, 2018
NADEL JOB#: 18026

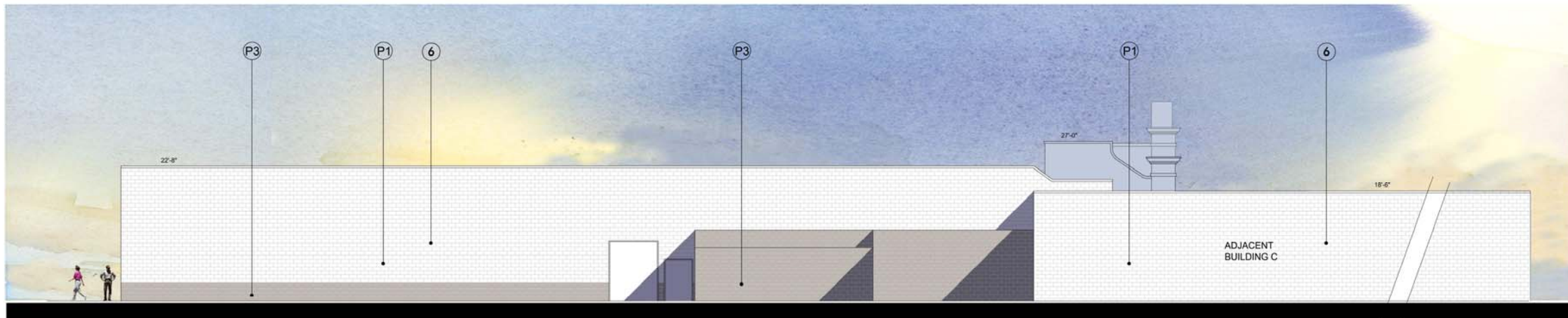
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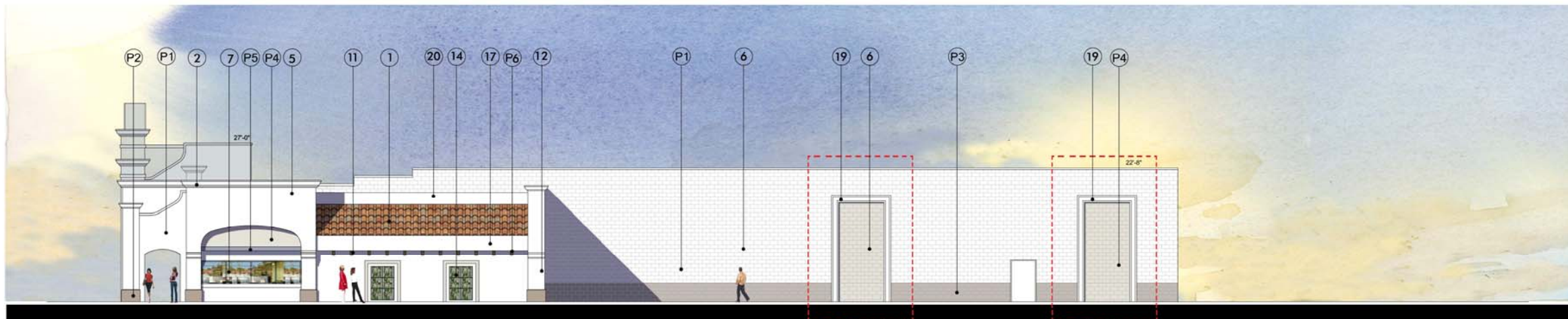
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1 BUILDING A & B - SOUTH ELEVATION



2 BUILDING A - EAST ELEVATION



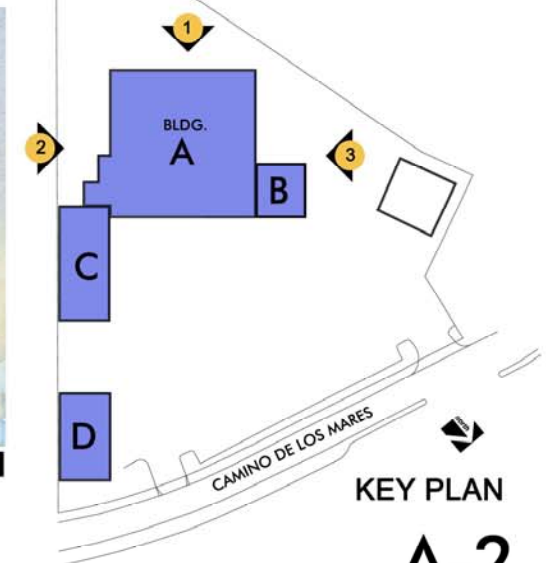
3 BUILDING A & B - WEST ELEVATION

LEGEND:

- 1. EXISTING ROOF TILES
- 2. NEW CORNICE WITH SMOOTH PLASTER FINISH
- 3. NEW COLUMN WITH SMOOTH PLASTER FINISH
- 4. NEW RECESSED NICHE
- 5. NEW TOWER, PARAPET WALL WITH SMOOTH PLASTER FINISH
- 6. EXISTING WALL / SURFACE TO BE PAINTED
- 7. EXISTING STOREFRONTS
- 8. NEW TILE ACCENTS
- 9. NEW DECORATIVE LIGHT FIXTURES
- 10. NEW FROSTED GLASS WINDOW
- 11. NEW OUTRIGGERS/ CORBELS
- 12. EXIST. COLUMN/ WALL WITH NEW ARCHITECTURAL FEATURE
- 13. NEW STEEL TRELLIS (NOT USED)
- 14. NEW WROUGHT IRON VINE 'LATTICE'
- 15. NEW RECESSED CIRCULAR NICHE W/ WROUGHT IRON BARS
- 16. EXISTING ELECT. CLOSET, STORAGE
- 17. EXISTING SIGN FASCIA WITH SMOOTH PLASTER FINISH
- 18. NEW COLUMN BASE ACCENT WITH SMOOTH PLASTER FINISH
- 19. NEW MOULDING, TRIM
- 20. EXISTING ROOF PARAPET WITH SMOOTH PLASTER FINISH

PAINT:

- P1. SHERWIN WILLIAMS SW 7008 ALABASTER
- P2. SHERWIN WILLIAMS SW 6107 NOMADIC DESERT
- P3. SHERWIN WILLIAMS SW 7506 LOGGIA
- P4. SHERWIN WILLIAMS SW 7531 CANVAS TAN
- P5. SHERWIN WILLIAMS SW 7066 GRAY MATTERS
- P6. SHERWIN WILLIAMS SW 6083 SABLE



KEY PLAN

A-2

PROPOSED EXTERIOR ELEVATIONS

PLAZA BY THE SEA
612-628 CAMINO DE LOS MARES, SAN CLEMENTE, CA.

MINOR ARCHITECTURAL PERMIT



DATE: NOVEMBER 9, 2018
NADEL JOB#: 18026

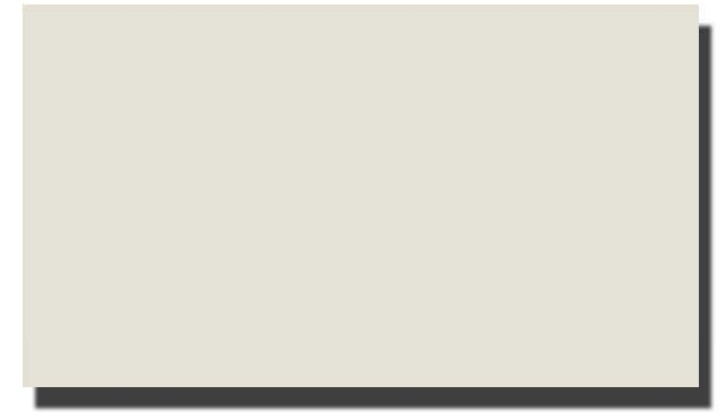
NADEL STUDIO ONE, INC.
1990 S. BUNDY DR., FOURTH FLOOR
LOS ANGELES, CA. 90025
T.310.826.2100 F.310.826.0182
WWW.NADELARC.COM



COLOR & MATERIALS



P1



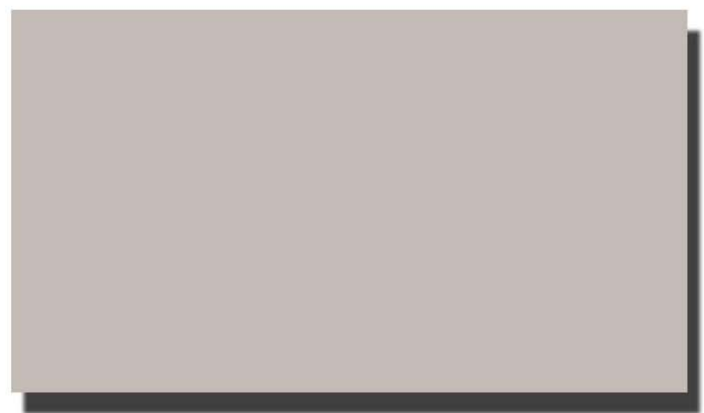
P4



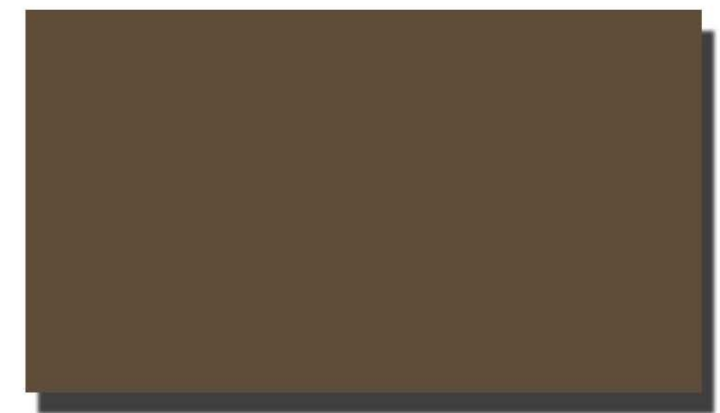
P2



P5



P3



P6



B



D



A



C

PAINT

- P1. SHERWIN WILLIAMS SW 7008 ALABASTER
- P2. SHERWIN WILLIAMS SW 6107 NOMADIC DESERT
- P3. SHERWIN WILLIAMS SW 7506 LOGGIA
- P4. SHERWIN WILLIAMS SW 7531 CANVAS TAN
- P5. SHERWIN WILLIAMS SW 7066 GRAY MATTERS
- P6. SHERWIN WILLIAMS SW 6083 SABLE

- A. EXISTING CLAY ROOF TILES
- B. EXISTING STOREFRONT
- C. WROUGHT IRON 'VINE LATTICE'
- D. 'ELA' LIGHT FIXTURE

COLORS & MATERIALS

PLAZA BY THE SEA
 612-628 CAMINO DE LOS MARES, SAN CLEMENTE, CA.



DATE: NOVEMBER 9, 2018
 NADEL JOB#: 10288

NADEL STUDIO ONE, INC.
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