



## Design Review Subcommittee (DRSC)

Meeting Date: December 15, 2021

**PLANNER:** Kirt A. Coury, Contract Planner

**SUBJECT:** **Minor Architectural Permit 21-228, 309 Commercial Façade Improvements**, a request to alter the exterior of an industrial building for property located at 309 Calle De Los Molinos in the I2 (Light Industrial) Area of the West Pico Corridor Specific Plan.

### **BACKGROUND:**

#### *Site Data*

The project site is a two-story, warehouse/office use building located at 309 Calle De Los Molinos in the West Pico Corridor Specific Plan area (Attachment 1). The style of the existing building is that of a 1950-60 style industrial building as shown in Exhibit 1.

#### **Exhibit 1: View of Front Façade of Building**



*Project Description*

The applicant proposes exterior changes as well as tenant improvements that will update the exterior of the building and the interior office space while maintaining the existing warehouse/office layout. The proposed property usage will be for general warehouse and distribution with ancillary office and product storage.

*Why is DRSC Review Required?*

Zoning Ordinance Table 17.16.100A requires Zoning Administrator approval of a Minor Architectural Permit (MAP) to allow exterior alterations to a nonresidential building. Based on the scope and scale of MAPs, the City Planner can determine that a project requires Design Review Subcommittee (DRSC) review. The City Planner determined that the changes to the building’s improvements warrant DRSC review to ensure compliance with the Design Guidelines and compatibility with the West Pico Corridor Specific Plan.

**ANALYSIS:**

*Development Standards*

As proposed, the project is consistent with the applicable development standards with the exception of on-site landscaping as noted below. The proposed building improvements will modify the exterior of the building but will not increase in size or footprint. The proposed improvements will include a modification to the existing roof by adding a gable pitch as well as a corrugated metal roof with custom galvanized spiral vents. The roof also proposes a clad water tank element for appearance and function. Table 1 details the project’s compliance with development standards.

**Table 1- Development Standards**

<b><i>Standard</i></b>	<b><i>West Pico Corridor SP</i></b>	<b><i>Proposed</i></b>	<b><i>Complies with the SP</i></b>
<b><u>Setbacks</u></b> (Minimum)			
Building Setback	30’ from centerline	92’-6”	Yes
Interior Side	0’-0”	0’-0”	Yes
Street Side	0’-0”	0’-0”	Yes
Rear	0’-0”	0’-0”	Yes
<b><u>Height</u></b>	35 feet	31’-7”	Yes
<b><u>Landscaping</u></b> (Minimum)	10 %	2.7%	No

It should be noted that the height of the proposed roof meets the height requirements of the Specific Plan. The applicant has provided a height analysis to demonstrate the average height is below the maximum height requirement (Attachment 2). In addition, the applicant is proposing decorative galvanized roof vents at the peak of the roof. As

proposed, the vents do not meet the height requirement of the Specific Plan. According to the SCMC Table 17.24.080B, a Conditional Use Permit is required to allow cupolas to exceed the height limit in the industrial zone to a maximum of 10 feet. Staff is seeking feedback as to whether the vents are considered as cupolas.

### *Landscaping*

As proposed, landscaping for the site does not meet the minimum requirement for the West Pico Corridor Specific Plan. It should be noted, that the applicant is proposing landscape improvements along the street frontages of Calle De Los Molinos and Rincon Court as well as four on-site trees within the existing parking lot. It should be further noted that the applicant is only proposing improvements to the existing building at this time and is not proposing significant site improvements. As such, the project is providing a minor amount of site landscaping to the site and minimally increasing the amount of site landscaping.

### *Architecture*

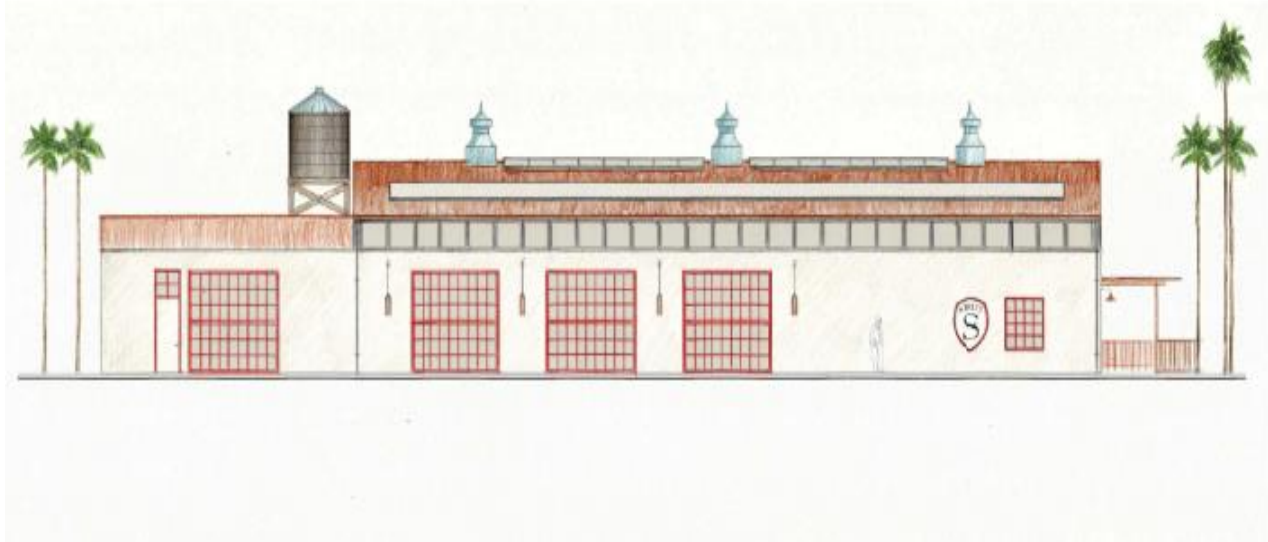
#### **Exhibit 2: View of Proposed Front Elevation of Building**



The project is located in the West Pico Corridor Specific Plan which encourages improvements to buildings that embrace the area's unique and eclectic character. The building design moves the building towards the suggested architectural character and improves the compatibility of the building with the neighborhood. To achieve this, the applicant has incorporated building walls with a smooth stucco finish, steel window and door frames, clear story glazing, bi-fold garage doors, a corrugated metal roof with

custom galvanized spiral vents, and a cladded water tank element. See the attached plans for elevations.

**Exhibit 3: View of Proposed South Elevation of Building**



*Design Guidelines*

Design Guidelines and General Plan policies have been identified below, along with recommendations on how the project may be modified to improve its consistency with each guideline and policy.

DG II.A. – Avoid bright colors and highly-reflective wall surfaces. Earth tones and warm light colors are preferable.

- Recommendation: Use a darker but warm shade of wall color such as tan that complements the roof material. To add texture, consider applying a high grit (rough) plaster finish.

DG II.D. – Metal roofing systems with integral color (earth tone) may be used; however, bright-colors and highly reflective wall surfaces, including unpainted galvanized metal roofing, are strongly discouraged.

- Recommendation: The materials board shows the corrugated metal roof is unfinished in areas. Staff suggests a dark bronze or brown color for the roof that complements other building materials.

*General Plan Policies*



LU-9.06. – Encourage public art throughout the area, consistent with the City Design Guidelines and Urban Design Element.

- Recommendation: Consider a wall mural on the north side of the retaining wall between the parking lot and driveway to the storage/basement area below street level.

LU-9.08. – Maintain entryways and an attractive, well-defined landscaped edge Calle de Los Molinos to signify arrival to the Los Molinos area.

- Recommendation: Install raised planter boxes that are planted with native shrubs between parking areas, the sidewalk, and walls enclosing the parking lot.

**RECOMMENDATIONS:**

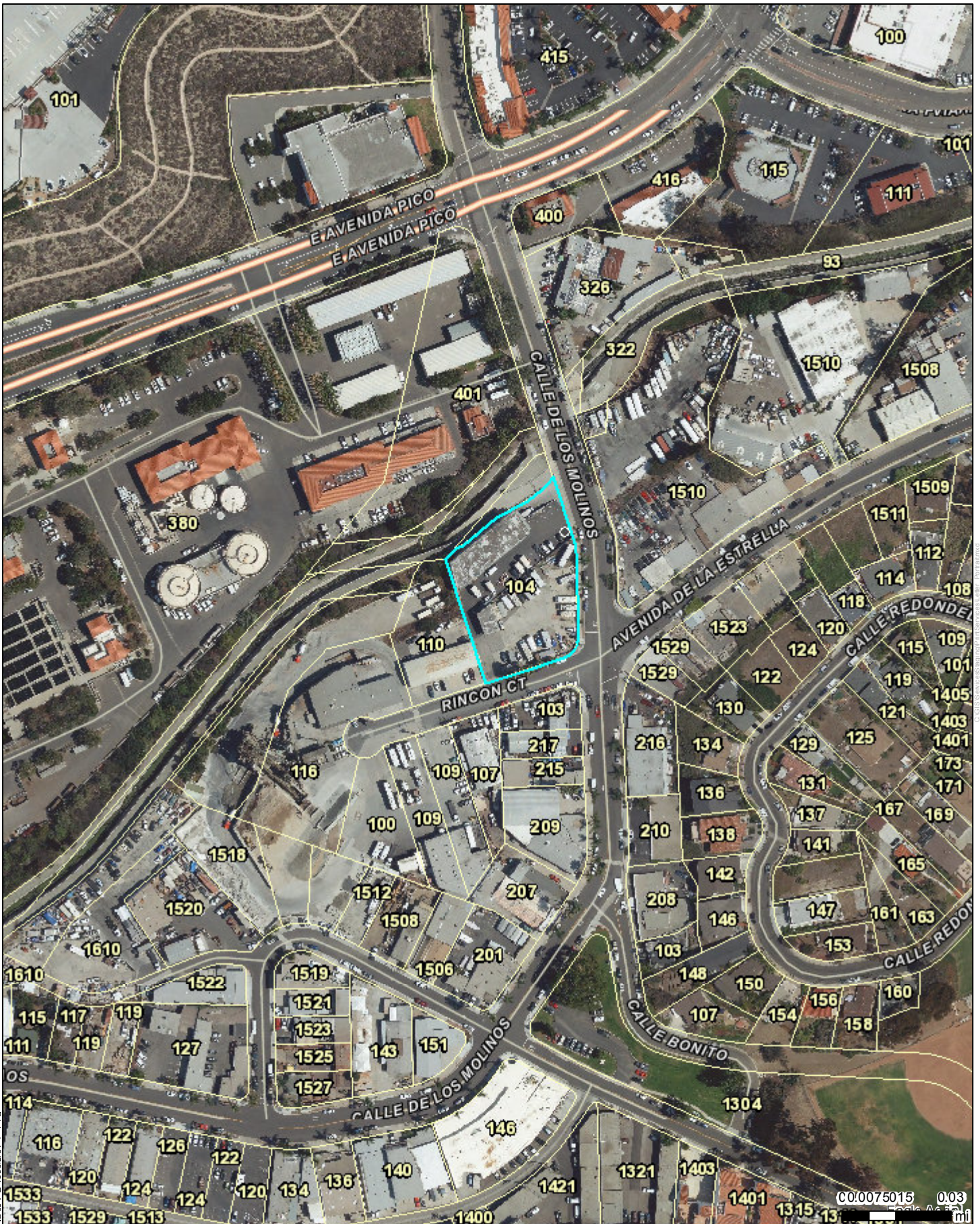
The architectural details demonstrated on the plans comply with the Zoning Ordinance and Development Standards, with the exception of existing landscaping. Staff supports the overall design of the project. In addition to the policy recommendations noted above, staff also has a few minor recommendations below to improve the overall appearance of the project. Staff seeks the DRSC’s comments and welcomes any additional comments or recommendations.

1. Apply the water tank rough-sewn wood material to other trim elements of the building such as the trellis patio covers, outdoor decking, roof eaves, and windowsills.
2. Window grates and roll-up access doors should have a dark metal finish to match the roof and complement the fencing.

***Attachments:***

1. Location Map
2. Roof Height Analysis
3. Project Narrative provided by applicant
4. Project Plans
5. Architectural Plans
6. Landscape Plans
7. Materials Board





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CO:0075015 0.03 Scale: 1" = 50'



309 Commercial  
309 Calle de los Molinos  
MAP21-228

LOCATION MAP

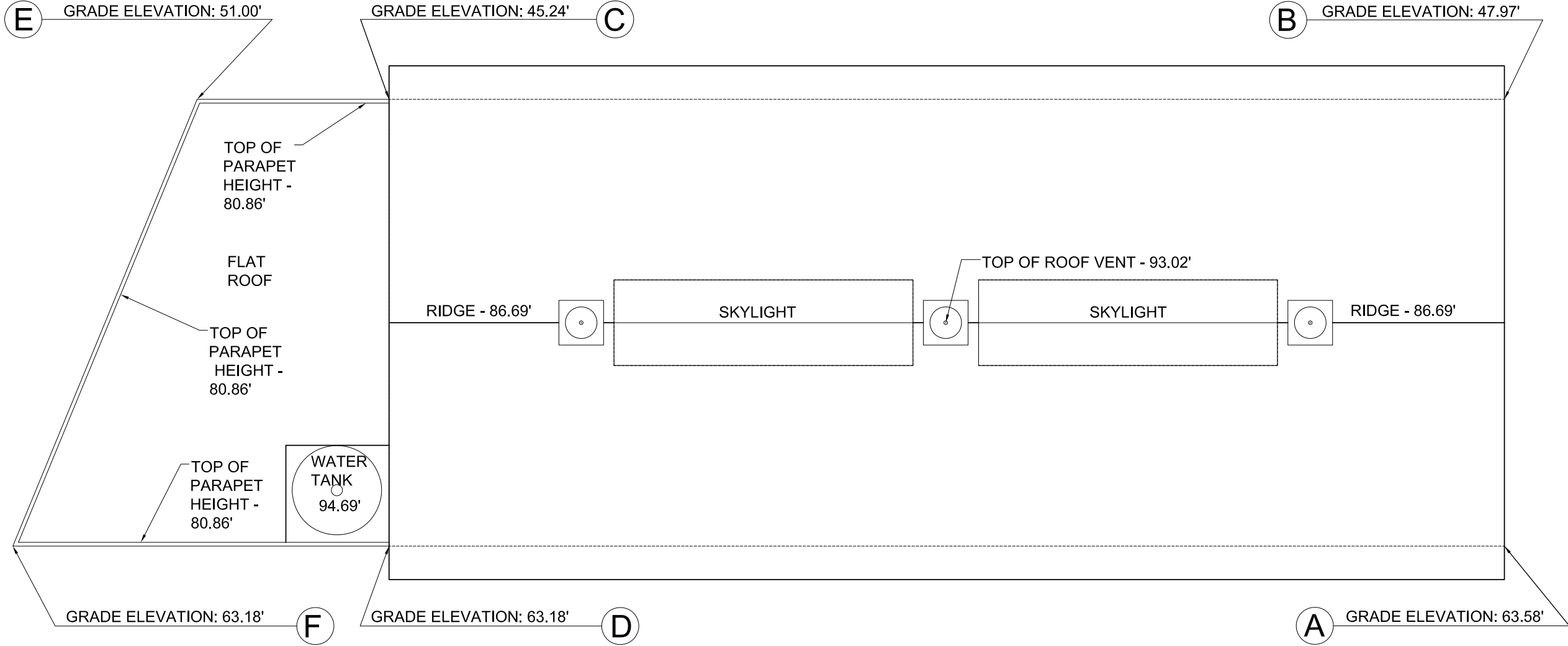


ROOF ELEMENT 1

A	B	C	D		
86.69'	86.69'	86.69'	86.69'		
-63.58'	-47.97'	-45.24'	-63.18'		
23.11	38.72	41.45	23.51	$\frac{126.79}{4}$	= 31.70' AVG.

ROOF ELEMENT 2 - FLAT ROOF

C	D	E	F		
80.86'	80.86'	80.86'	80.86'		
-45.24'	-63.18'	-51.00'	-63.18'		
35.62	17.68	29.86	17.68	$\frac{100.84}{4}$	= 25.21' AVG.





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WOODCREST REAL ESTATE VENTURES  
*A Division of Woodcrest Homes, Inc.*

## **PROJECT NARRATIVE – 309 COMMERCIAL**

**Property Address:** 309 Calle de Los Molinos  
San Clemente, CA 92672

**APN:** 057-182-67

### **PROJECT LOCATION DESCRIPTION**

The Project site is located on the Northwest corner of Calle de Los Molinos and Rincon Court, in the City of San Clemente, Orange County, California. The parcel size is 0.872 acres, or 37,984 sq. ft. The General Plan Designation is Light Industrial (LI) and zoned Light Industrial (I2).

### **PRIOR PROPERTY USE**

From 1951 to the present, 309 Calle de Los Molinos has been home to South Coast Distributing Company (SCDC), a janitorial, restaurant, and bar distribution company. In May of 2021, SCDC sold the property to Geottic 1, LLC. SCDC is leasing back the building until building permits are finalized in order to remodel the existing structure.

### **PROPOSED DEVELOPMENT**

The property owner proposes to remodel the existing 10,080 sq. ft. building without altering its existing footprint. Inspired by turn of the century industrial elements, the proposed architectural style can be most accurately described as “Coastal Industrial”. Proposed design features will include:

- Stucco exterior
- Steel window and door frames
- Clear-story glazing
- Bifold garage doors
- Corrugated gable metal roofing with custom galvanized spiral vents
- Cladded water tank

While the building would take on the same permitted use, its revamped style will bring a synergistic atmosphere to the eclectic culture of this special community in San Clemente, CA.

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## WOODCREST REAL ESTATE VENTURES

*A Division of Woodcrest Homes, Inc.*

### **PROPOSED USE**

The proposed use will remain the same, (*warehouse/distribution*). The remodeled space will be occupied by STRUT, LLC, a local San Clemente company. STRUT is widely regarded as the leader in hand-crafted automotive fashion products and is the sister company to another leading San Clemente based company, SONANCE.

The frontages along Rincon Court and Calle de Los Molinos will be improved with new right-of-way landscaping. The existing six-foot high chain link fence on both road frontages will be replaced with an eight-foot-high corrugated metal fence. There will be a two-foot-wide landscape strip on the frontage side of the fence planted with vines to soften the height while also providing screening.

Existing parking allows for up to 20 cars and on-site delivery truck access.

The hours of operation for the proposed remodel will comply with the standards set forth by the City of San Clemente. The number of employees varies during the week between seven (7) and ten (10).

### **CARBON FOOTPRINT REDUCTION EFFORTS**

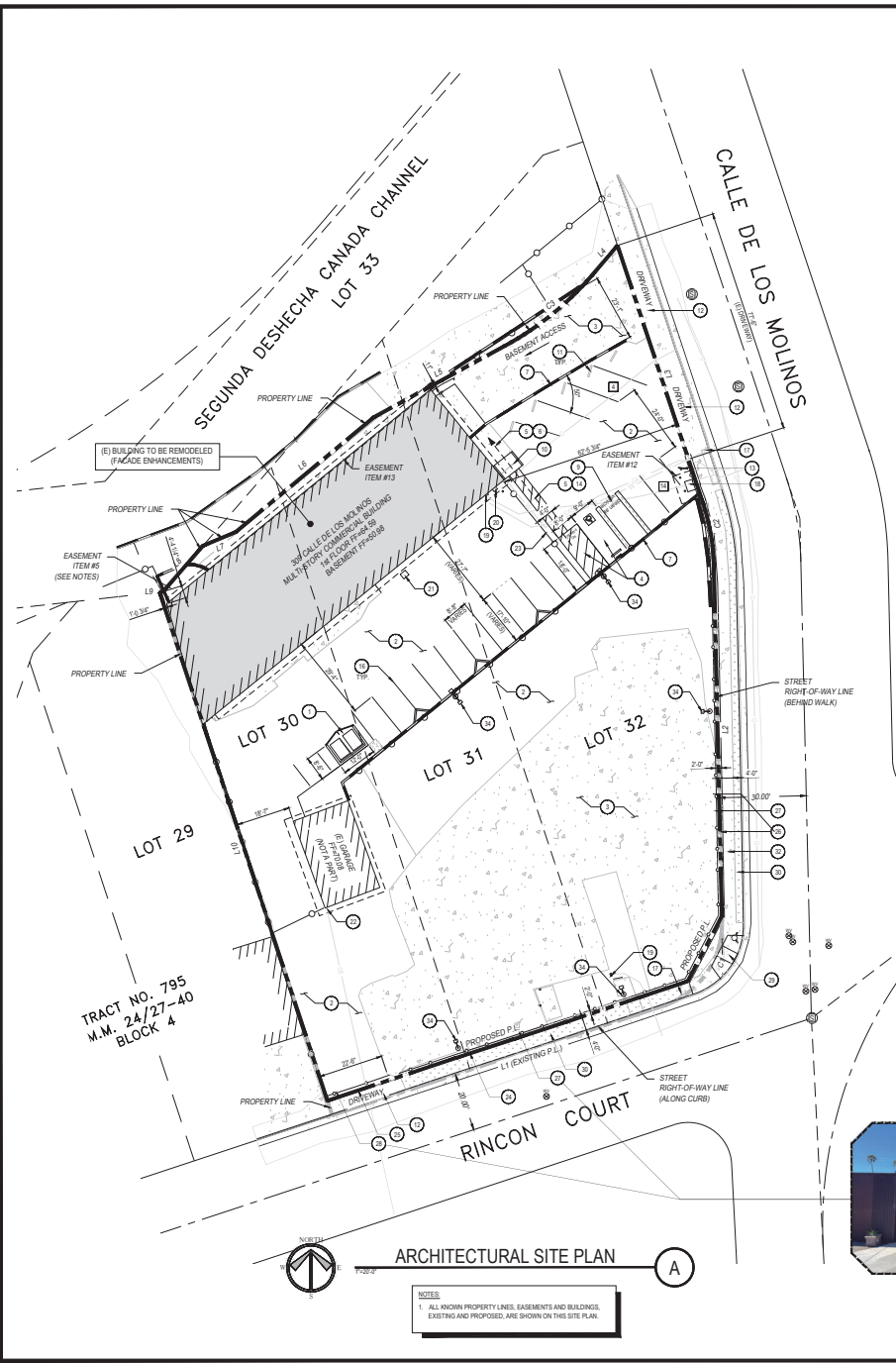
The property owner is a strong believer in carbon footprint reduction. As such, and under his own initiative, is proposing to include the following elements as described below.

- 1) Install an architecturally enhanced water storage tank. This tank will be affixed atop the westward end of the existing building on top of the proposed elevator shaft. The tank will be designed to appear larger, (*+/-5,000 gallon*) for architectural scale but will contain a smaller, (*+/-1,000 gallon*) tank within. The tank will be continuously filled with fresh water via the installation of a shielded rooftop "*WaterGen GEN-M*" atmospheric water generator. In brief, the generator extracts moisture out of the atmosphere and converts it into filtered drinking water with expected production capacity of 200 gallons per day. Based on the size of the building, number of employees and the limited amount of landscaping, expected water usage will be satisfied by the GEB-M system. City water will be available as an alternate/secondary source of water demands.
- 2) Install solar panels atop the southerly portion of the new gable rooftop. This system will be designed to supplement the electrical demands of the building, including a Tesla battery power wall for additional power storage needs.

It is important to the property owner to include these and potential other carbon reduction improvements with the end goal of reducing the projects carbon footprint as much as possible and to set an example for future development in this unique industrial enclave in San Clemente, CA.

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**SHEET INDEX**

**ARCHITECTURAL SECTION**

AS1.0 ARCHITECTURAL SITE PLAN  
 PS1.0 PHOTOGRAPHIC SITE PLAN  
 A1.0 FLOOR PLAN  
 A2.0 EXTERIOR ELEVATIONS  
 A2.1 COLORED EXTERIOR ELEVATIONS

**LANDSCAPE SECTION**

P1 PRELIMINARY LANDSCAPE PLAN

**SURVEY SECTION**

L1.1 BOUNDARY & TOPOGRAPHIC SURVEY

**PROJECT NARRATIVE**

**PROPOSED DEVELOPMENT**

The property owner proposes to remodel the existing 10,000 sq. ft. building without altering its existing footprint. Inspired by turn of the century industrial elements, the proposed architectural style can be most accurately described as "casual industrial." Proposed design features will include:

- Sincere exterior
- Steel window and door frames
- Clear stone grating
- Bi-fold garage doors
- Corrugated galvalume metal roofing with custom galvanized spiral vents
- Cladbed water tank

While the building would take on the same permitted use, its revamped style will bring a synergistic contrast to the eclectic culture of this special community in San Clemente, CA.

**PROPOSED USE**

The proposed use will remain the same, (warehouse/distribution). The remodeled space will be occupied by STRUT, LLC, a local San Clemente company. STRUT is widely regarded as the leader in hand-crafted automotive fashion products and is the sister company to another leading San Clemente based company, SONANCE.

The frontages along Rincon Court and Calle de los Molinos will be improved with new right-of-way landscaping. The existing six-foot high chain link fence on both road frontages will be replaced with an eight-foot high corrugated metal fence. There will be a two-foot wide landscape strip on the frontage side of the fence planted with vines to soften the height while also providing screening.

Existing parking allows for up to 20 cars and on-site delivery truck access.

The hours of operation for the proposed remodel will comply with the standards set forth by the City of San Clemente. The number of employees varies during the week between seven (7) and ten (10).

- PROPOSED DEVELOPMENT**
- (1) IN MASONRY TRASH ENCLOSURE w/ DECORATIVE BLOCK, SOLID TRUSS-LIKE FEATURE AND INTERNAL DRAIN. TRASH ENCLOSURE TO COMPLY w/ ALL NEW STATE OF CALIFORNIA & CITY REQUIREMENTS.
  - (2) ASPHALT PAVEMENT TO REMAIN.
  - (3) CONCRETE PAVEMENT TO REMAIN.
  - (4) IN ACCESSIBLE PARKING STALLS TO COMPLY WITH STATE AND FEDERAL STANDARDS.
  - (5) PROPOSED PEDESTRIAN ACCESSIBLE PATH OF TRAVEL (DASHED LINE) 5% MAX SLOPE IN DIRECTION OF TRAVEL & 2% MAX CROSS-SLOPE.
  - (6) (B) CONCRETE SIDEWALK, G.C. TO ENSURE 5% MAX. SLOPE & 2% MAX. CROSS-SLOPE. SURFACE WATER MUST DRAIN AWAY FROM BUILDING. THE GRADE SHALL FALL A MINIMUM OF 0% WITHIN THE FIRST 10 FEET 2% FOR IMPROVED SURFACES.
  - (7) (C) DRIVEWAY TO REMAIN.
  - (8) IN ACCESSIBLE CURB RAMP: RAMP TO COMPLY WITH STATE AND FEDERAL STANDARDS.
  - (9) CONCRETE WALKWAY TO REMAIN.
  - (10) CONCRETE DRIVEWAY TO REMAIN.
  - (11) INSTALL WINDICATOR ACCESSIBILITY SIGN AT SITE ENTRANCE.
  - (12) IN STRIPPED AREA.
  - (13) IN PARKING STALLS TO REMAIN.
  - (14) (E) WATER METER.
  - (15) (E) ELECTRICAL TRANSFORMER.
  - (16) (E) ELECTRICAL METER.
  - (17) (E) GAS METER.
  - (18) OVERHEAD POWER CONNECTION & ELECTRICAL SUB-PANEL LOCATION.
  - (19) (E) GATE & FENCE TO REMAIN.
  - (20) (E) CHAIN LINK FENCE ALONG STREET FRONTAGE TO BE REMOVED.
  - (21) CHAIN LINK GATE ALONG STREET FRONTAGE TO BE REMOVED.
  - (22) IN 7" WIDE LANDSCAPE STRIP ALONG N.W. DECORATIVE FENCE.
  - (23) IN 8" HIGH CORRUGATED METAL FENCE.
  - (24) IN ACCESSIBLE RAMP PER CITY STANDARDS 2011 & 2013.
  - (25) LANDSCAPE STRIP TO BE REPERFORMED.
  - (26) IN 4" WIDE CONCRETE SIDEWALK, G.C. TO ENSURE 5% MAX. SLOPE & 2% MAX. CROSS-SLOPE.
  - (27) CONCRETE SIDEWALK TO BE REPAIRED AS REQUIRED.
  - (28) IN 4" DIAMOND LANDSCAPE AREA PER LANDSCAPE PLANS.
  - (29) PROPOSED CONCRETE PARKING LOT (LIMITED TO COMPLY w/ CITY OF SAN CLEMENTE STANDARDS & MARK w/ ORDNANCES. SHIELDS TO BE INSTALLED AS REQUIRED TO AVOID LIGHTING OVERSPLAT AT PROPERTY LINES.

**SURVEYOR'S NOTES**

1. REFERENCE TO ITEMS LISTED WITHIN THE PROVIDED PRELIMINARY REPORT, A PERMANENT EASEMENT IN UNDER, OVER AND ACROSS THE REAR FIVE (5) FEET OF SUBJECT PROPERTY EXISTS. IN MOST CASES, THE REAR LOT OR WIDE LOTS ARE THE LINE OF ADJACENCY AND MOST OFTEN THE FRONT LOT LINE OR STREET RIGHT-OF-WAY. IN THE CIRCUMSTANCE OF A CORNER LOT AND THE PROPERTY FRONT MORE THAN ONE PUBLIC STREET, THIS CAN BE DETERMINED BY THE STREET ADDRESS ASSIGNED BY THE POST OFFICE. AT THIS TIME THE EASEMENT CANNOT BE PLOTTED DUE TO THE SUBJECT PROPERTY FRONTING TWO PUBLIC STREETS AND AN ADDRESS IS NEEDED FOR EACH PUBLIC FRONTAGE.
2. TOPOGRAPHIC DATA AND PLANNIMETRICS SHOWN HEREIN WAS OBTAINED BY CONVENTIONAL TRIGONOMETRIC METHODS. DATE OF FIELD WORK COMPLETION: FEBRUARY 23, 2021.
3. A FULL BOUNDARY RETRACEMENT SURVEY WAS COMPLETED AS PART OF THIS SURVEY FOR THE SUBJECT PARCEL. A RECORD OF SURVEY MAP WILL BE PROVIDED WITH THE COUNTY SUBDIVISION OF ORANGE COUNTY, MEMORIALIZING THE DEED AND PROPERTY RETRACEMENT PERFORMANCE HEREIN.

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	(RECORD DATA)
C1	Δ=17°03'00"	38.00	38.25	(Δ=17°03'00" 38.25)
C2	Δ=17°02'00"	70.00	20.81	(Δ=17°02'00" 20.81)
C3	Δ=20°33'40"	106.00	38.69	(Δ=20°33'40" 38.69)

**LINE TABLE**

LINE #	BEARING & DISTANCE	(RECORD DATA)
L1	S71°44'02"W 158.07'	(S71°56'W 158.07')
L2	N01°09'21"W 123.09'	(N02°07'30"W 123.09')
L3	N18°12'27"W 83.96'	(N18°09'30"W)
L4	S45°23'29"W 13.58'	(S44°54'42"W 13.58')
L5	S81°28'27"W 51.42'	(S81°01'22"W 51.42')
L6	S50°17'05"W 61.92'	(S49°13'00"W 61.92')
L7	S88°25'05"W 12.20'	(S88°55'05"W 12.20')
L8	N41°03'37"E 21.02'	(N40°28'37"E 21.02')
L9	N03°39'37"E 1.13'	(N03°51'37"E 1.13')
L10	N18°19'57"W 188.59'	(N19°04'W 188.70')

**NOTES**

1. ALL KNOWN PROPERTY LINES, EASEMENTS AND BUILDINGS, EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.

**PROJECT DIRECTORY**

**Developer:**  
 Woodcrest Real Estate Ventures  
 Contact: Wade Wylie  
 1410 Main St., Ste C  
 Ramona, CA 92065  
 Direct: (760) 788-8493  
 Email: wade@woodcrestre.com

**ALTA Surveyor:**  
 Corffman Land  
 Contact: Richard Corffman  
 P.O. Box 2487  
 Julian, CA 92036  
 Direct: (760) 234-4340  
 Email: rdc@corffmanland.com

**Architect & MEP Design:**  
 MPA Architects, Inc.  
 Contact: Leonardo Dale  
 3078 30th Street  
 San Diego, CA 92104  
 Direct: (619) 558-0000 x1310  
 Email: ldale@mpa-architects.com

**Consulting Architect:**  
 R. Douglas Mansfield Architect, Inc.  
 Contact: John Moore  
 108 W. El Portal  
 San Clemente, CA 92072  
 Office: (949) 218-0448 x222  
 Email: john@rdmansfield.com

**City Engineer:**  
 T.D.B.  
 Landscape Architect:  
 T.D.B.  
 soils Engineer & Septic Designer:  
 T.D.B.

- SITE PLAN KEYNOTES**
- (1) IN DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, FUEL EFFICIENT AND CARPOOL/VAN POOL VEHICLES. REFER TO PARKING ANALYSIS, PARKING STALL MARKING PLAN, AND THE PLANS USED FOR THE STALL STRIPPING. THE FOLLOWING CHARACTERS SUCH THAT THE COVER EDGE OF THE LAST WARD ALWAYS BE THE END OF THE STALL STRIPPER AND IS VISIBLE SINCE IN A PARKED VEHICLE. CLEAN AIR VAPORPOOL.
  - (2) IN ACCESSIBLE CURB RAMP: RAMP TO COMPLY WITH STATE AND FEDERAL STANDARDS.
  - (3) CONCRETE WALKWAY TO REMAIN.
  - (4) CONCRETE DRIVEWAY TO REMAIN.
  - (5) INSTALL WINDICATOR ACCESSIBILITY SIGN AT SITE ENTRANCE.
  - (6) IN STRIPPED AREA.
  - (7) IN PARKING STALLS TO REMAIN.
  - (8) WATER METER.
  - (9) ELECTRICAL TRANSFORMER.
  - (10) ELECTRICAL METER.
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  - (14) CHAIN LINK FENCE ALONG STREET FRONTAGE TO BE REMOVED.
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  - (16) IN 7" WIDE LANDSCAPE STRIP ALONG N.W. DECORATIVE FENCE.
  - (17) IN 8" HIGH CORRUGATED METAL FENCE.
  - (18) IN ACCESSIBLE RAMP PER CITY STANDARDS 2011 & 2013.
  - (19) LANDSCAPE STRIP TO BE REPERFORMED.
  - (20) IN 4" WIDE CONCRETE SIDEWALK, G.C. TO ENSURE 5% MAX. SLOPE & 2% MAX. CROSS-SLOPE.
  - (21) CONCRETE SIDEWALK TO BE REPAIRED AS REQUIRED.
  - (22) IN 4" DIAMOND LANDSCAPE AREA PER LANDSCAPE PLANS.
  - (23) PROPOSED CONCRETE PARKING LOT (LIMITED TO COMPLY w/ CITY OF SAN CLEMENTE STANDARDS & MARK w/ ORDNANCES. SHIELDS TO BE INSTALLED AS REQUIRED TO AVOID LIGHTING OVERSPLAT AT PROPERTY LINES.

**TITLE INFORMATION**

LISTED PER "FIRST AMERICAN TITLE COMPANY" PRELIMINARY REPORT, ORDER NUMBER CA-660008 (800A), WITH AN EFFECTIVE DATE OF JANUARY 27, 2021. ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE INSURANCE COMMITMENT, OR EASEMENTS WHICH THE INCORPORATING HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN LISTED AND PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

**EXCEPTIONS AND EXCLUSIONS**

ITEM NO.	DESCRIPTION
1.	AN EASEMENT FOR THE ELECTION, CONSTRUCTION, MAINTENANCE AND OPERATION THEREOF OR THEREON, OF PIPES, CONDUITS, POLES, WIRES AND OTHER MEANS OF CONVEYING TO AND FROM THE LAND GAS, ELECTRICITY, WATER, TELEPHONE AND INCIDENTAL PURPOSES AS DESCRIBED IN BOOK 1427, PAGE 105 OF OFFICIAL RECORDS.
2.	AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 1993 AS INSTRUMENT NO. 04-174023 OF OFFICIAL RECORDS IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION AFFECTS A PORTION OF LOT 31.
3.	PERPETUAL EASEMENT FOR FILL PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 2004 AS INSTRUMENT NO. 04-174023 OF OFFICIAL RECORDS IN FAVOR OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITICAL AFFECTS AS DESCRIBED THEREIN.

**CURVE TABLE**

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**NOTES**

1. ALL KNOWN PROPERTY LINES, EASEMENTS AND BUILDINGS, EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.

**SITE ANALYSIS**

APN: 057-180-07  
 GROSS SITE AREA (BEFORE R.O.W. DEDICATION): 37,975.31 S.F. (0.872 AC)  
 NET SITE AREA (AFTER R.O.W. DEDICATION): 37,192.95 S.F. (0.854 AC)  
 ZONING: NC2 NEIGHBORHOOD COMMERCIAL  
 SPECIFIC PLAN: WEST PICO CORRIDOR SPECIFIC PLAN - LOS MOLINOS INDUSTRIAL AREA  
 CITY OF SAN CLEMENTE

JURISDICTION: CITY OF SAN CLEMENTE  
 FAR: 0.50  
 BUILDING SETBACKS: FRONT: 0' - STREET SIDE OF V - REAR: 0' - INTERIOR SIDE: 0'

(E) BLDG. AREA: ±10,080 S.F.  
 (E) GARAGE AREA (NOT A PART): ± 641 S.F.  
 PROPOSED BLDG. AREA INCREASE: NONE  
 COVERAGE: 12%  
 (E) NUMBER OF STORES: 02  
 (E) BLDG. HEIGHT: ± 13' 0" A.F.F.  
 PROPOSED (N) BLDG. HEIGHT: ± 22' 10" A.F.F.  
 (E) CONSTRUCTION TYPE: V-B  
 (E) OCCUPANCY GROUP: M, B, S2  
 PROPOSED (N) GROUP: M, B, S2  
 (E) USE: WAREHOUSE DISTRIBUTION  
 PROPOSED (N) USE: WAREHOUSE DISTRIBUTION  
 AREA SEPARATION WALL: NO  
 BLDG. SPRINKLER: NO

**PARKING ANALYSIS**

PARKING REQUIREMENTS PER CITY OF SAN CLEMENTE MUNICIPAL CODE, TABLE 17.64.050

USE	AREA	REQUIRED	TOTAL REQD	ON STALLS
WAREHOUSE DISTRIBUTION	10,080 SQ.FT.	1,2000	05 STALLS	

TOTAL PARKING PROVIDED: 05 STALLS  
 WAREHOUSE DISTRIBUTION: 05 STALLS  
 CLEAN ARMY/POLICE PROVIDED: (CGSBC TABLE 5.106.5.2) 01 STALLS  
 \* POTENTIAL FUTURE EV SPACES (CGSBC TABLE 5.106.5.3.3) 01 STALLS  
 VAN ACCESSIBLE BY SPACES REQD (CGSBC TABLE 11A.028.2.1) 01 STALLS  
 STAND ACCESSIBLE BY SPACES REQD (CGSBC TABLE 11A.028.2.1) 01 STALLS  
 BICYCLE PARKING PROVIDED (SHORT-TERM) (CGSBC 5.106.4.1) 01 STALL (INSIDE BLDG)

**APN & LEGAL DESCRIPTION**

APN: 057-180-07

LEGAL DESCRIPTION:  
 REAL PROPERTY IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 LOTS 31 AND 32 IN AND ON THE CORNER OF TRACT NO. 795, IN THE CITY OF SAN CLEMENTE, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 14 PAGES 97 TO 105 INCLUSIVE OF MIDLAND COUNTY MAPS RECORDS OF ORANGE COUNTY, CALIFORNIA, EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS A WHOLE AS FOLLOWS:  
 BEGINNING AT A POINT ON THE SOUTHWESTERLY CORNER OF LOT 31 IN SAID BLOCK, COMMENCE THEREIN 40 DEGREES 55 MINUTES 23 SECONDS E., 21.02 FEET FROM AN ANGLE POINT ON THE SOUTHERLY LINE OF SAID LOT 31 WHICH IS 83 DEGREES 14 MINUTES 22 SECONDS E., 201.23 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 31, THENCE N. 40 DEGREES 38 MINUTES 23 SECONDS E., 178.39 FEET ALONG SAID SOUTHERLY LINE TO AN ANGLE POINT THEREIN, THENCE N. 71 DEGREES 13 MINUTES 22 SECONDS E., 143.12 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 31 IN THE TRACT, THENCE S. 88 DEGREES 05 MINUTES 57 SECONDS E., 37.20 FEET ALONG SAID WESTERLY LINE, THENCE S. 40 DEGREES 05 MINUTES 43 SECONDS W., 13.58 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 198 FEET, THENCE SOUTHWESTERLY 38.69 FEET ALONG SAID CURVE TO A CENTRAL ANGLE OF 20 DEGREES 33 MINUTES 40 SECONDS, THENCE TANGENT TO SAID CURVE, S. 11 DEGREES 01 MINUTE 23 SECONDS E., 51.42 FEET, THENCE S. 49 DEGREES 51 MINUTES 55 SECONDS W., 61.92 FEET, THENCE S. 88 DEGREES 05 MINUTES 57 SECONDS W., 12.20 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN THE DEED TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT RECORDED 04/24/1993 IN BOOK 6106, PAGE 90 OF OFFICIAL RECORDS OF SAID COUNTY. LOT 1 MOONSHINE HILLS AS PLATTED AND RECORDED IN L.C. SLIDES 18, 20 AND 21, LAND COUNTY OF ORANGE PLAT RECORDS, IN LAKE COUNTY OREGON.

**TITLE INFORMATION**

LISTED PER "FIRST AMERICAN TITLE COMPANY" PRELIMINARY REPORT, ORDER NUMBER CA-660008 (800A), WITH AN EFFECTIVE DATE OF JANUARY 27, 2021. ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE INSURANCE COMMITMENT, OR EASEMENTS WHICH THE INCORPORATING HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN LISTED AND PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

**EXCEPTIONS AND EXCLUSIONS**

ITEM NO.	DESCRIPTION
1.	AN EASEMENT FOR THE ELECTION, CONSTRUCTION, MAINTENANCE AND OPERATION THEREOF OR THEREON, OF PIPES, CONDUITS, POLES, WIRES AND OTHER MEANS OF CONVEYING TO AND FROM THE LAND GAS, ELECTRICITY, WATER, TELEPHONE AND INCIDENTAL PURPOSES AS DESCRIBED IN BOOK 1427, PAGE 105 OF OFFICIAL RECORDS.
2.	AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 1993 AS INSTRUMENT NO. 04-174023 OF OFFICIAL RECORDS IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION AFFECTS A PORTION OF LOT 31.
3.	PERPETUAL EASEMENT FOR FILL PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 2004 AS INSTRUMENT NO. 04-174023 OF OFFICIAL RECORDS IN FAVOR OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITICAL AFFECTS AS DESCRIBED THEREIN.

**VICINITY MAP** (not to scale)

**PLAN SUBMITTAL LOG**

DATE	DESCRIPTION	STATUS
10/13/21	AS NOTED	
L DATE	21145	
21146		

**SHEET TITLE**

**ARCHITECTURAL SITE PLAN**

AS1.0

**MPA ARCHITECTS INC.**  
 MEMBER AMERICAN INSTITUTE OF ARCHITECTS

3578 30th Street  
 San Diego, CA 92104  
 V. 619.236.0595  
 F. 619.236.0557  
 www.mpa-architects.com

**WOODCREST**  
 1410 MAIN STREET, SUITE C  
 RAMONA, CALIFORNIA 92065  
 CONTACT: WADE WYLIE  
 P. 760.788.8493  
 e-mail: wade@woodcrestre.com

**RINCON BUILDING**  
 309 CALLE DE LOS MOLINOS  
 SAN CLEMENTE, CA 92672

A PROPOSED BUILDING FACADE REMODEL LOCATED AT:

**REVISIONS**

NO.	DESCRIPTION	DATE

Luminaire Schedule									
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Lum. Watts	BIG Rating	LLP	Description
	1	TYPE 4 - TWIN	TWIN - VP-S-60L-136-3K7-4-BC	Back-Back	133,603	133.603	B1-U0-G2	0.900	VP-S-60L-136-3K7-4-BC
	3	TYPE 4 - SGL	VP-S-60L-136-3K7-4-BC	Single	10394	133.603	B1-U0-G2	0.900	VP-S-60L-136-3K7-4-BC
	1	TYPE 3 - TWIN	TWIN - VP-S-60L-136-3K7-3-BC	Back-Back	9395	133.427	B1-U0-G2	0.900	VP-S-60L-136-3K7-3-BC

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Object 1 Planar	Illuminance	Fc	1.00	5.7	0.0	N.A.	N.A.		

NOTES:

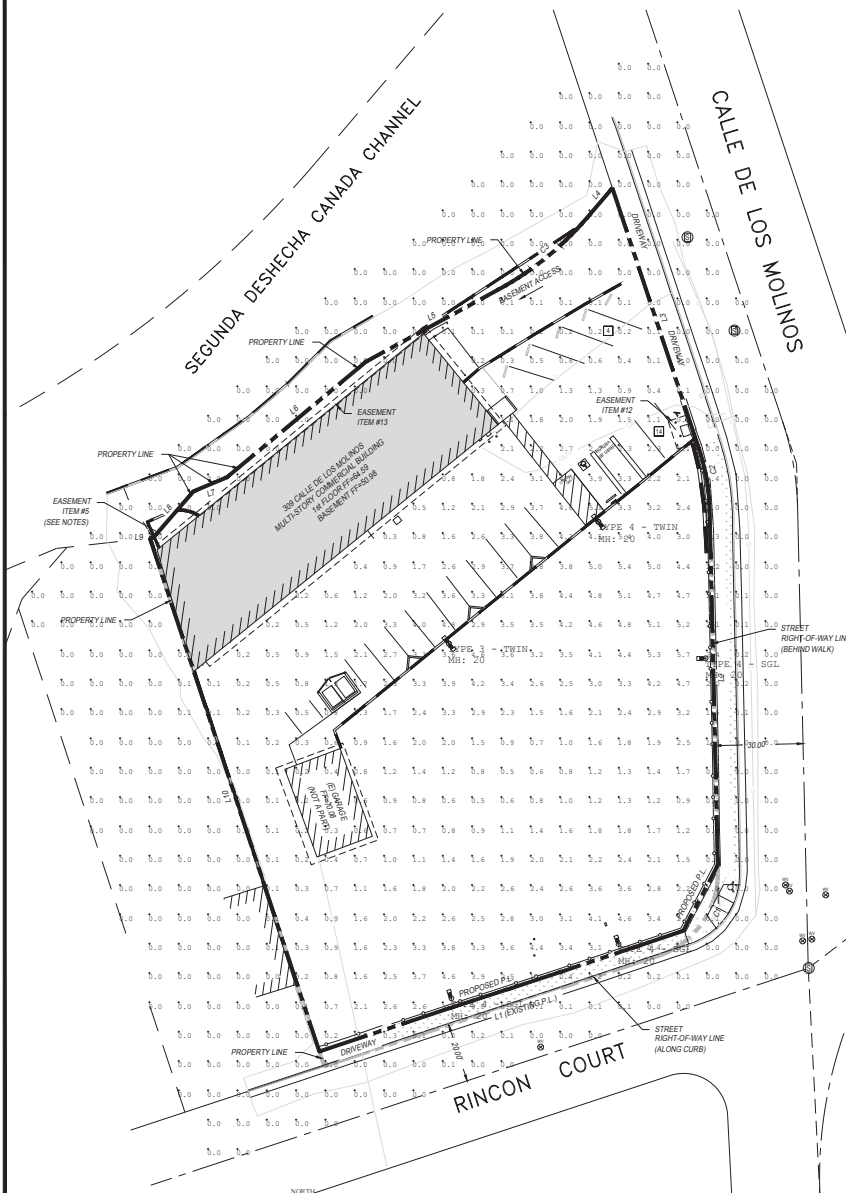
- POLE FIXTURE MOUNTING HEIGHT: 20'-0" A.F.F.
- CALC PTS @ GROUND: 0'-0" A.F.F.

Calculations have been performed according to information provided regarding room dimensions, reflectance, furniture and architectural element placement. Some differences between measured values and calculated results may occur if the real environment conditions do not match the input data.

Photometric Data used as input for these calculations is based on established IES procedures and published lamp & ballast ratings.

Field Performance will depend on actual lamp, ballast, electrical and site characteristics.

For design reference only - All calculations should be reviewed for accuracy by a certified electrical engineer.



PHOTOMETRIC SITE PLAN

(A)

**BEACON**  
**VIPER S**  
SMALL VIPER LUMINAIRE

**FEATURES**

- 100% compatible with Viper Large
- Wide choice of advanced LED package configurations
- Non-spark construction
- Designed to replace HD lighting up to 400W HPS or PPS
- Suitable for wet locations

**CONTROL TECHNOLOGY**  
NX **WISCAPE** energy **SiteSign**

**SPECIFICATIONS**

**CONSTRUCTION**

- Cast aluminum housing and powder coat paint finish (not for 400W HPS or PPS)
- External housing is corrosion resistant

**OPTICS**

- Castings are heat treated with internal heat treatment to reduce stress
- One piece glass lens
- One piece glass lens with a wide range of beam spreads
- One piece glass lens with a wide range of beam spreads
- One piece glass lens with a wide range of beam spreads

**INSTALLATION**

- Mounting holes are provided on vertical lens or optional are mounting pedestal. Mounting pedestal not included.

**ELECTRICAL**

- Luminaire accepts 500V through 277V, 240V or 480V or 60V to 60 Hz or 50 Hz
- Ambient operating temperature: -40°C to 50°C
- Power factor is > 0.9 at full load
- Operating checks are provided and operating checks are extended out of the luminaire.

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ GRANDES # \_\_\_\_\_

**STRIKE**

**RELATED PRODUCTS**

**CONTROL TECHNOLOGY**  
NX **WISCAPE** energy **SiteSign**

**SPECIFICATIONS**

**ELECTRICAL CONTROLS**

- Compatible with Viper Large lighting system
- 0-10V dimming control
- 0-10V dimming control
- 0-10V dimming control

**CONROLS CONTROLS**

- 0-10V dimming control
- 0-10V dimming control
- 0-10V dimming control

**WARRANTY**

- 5 Year warranty
- See Us Commercial and Industrial Division

**KEY DATA**

Lumen Range	4,000 - 40,000
Wattage Range	30 - 300
Power Range (P/P)	100 - 1000
Mounting Height (ft)	10 - 100
Beam Spread Range (degrees)	0.3 - 10

**BEACON**  
**VIPER S**  
SMALL VIPER LUMINAIRE

**ORDERING GUIDE**

Example: VPS-24-50-407-48-100V-1-025-1-025-04-04

Part #	Quantity	Part #	Quantity	Part #	Quantity	Part #	Quantity
VPS-24-50-407-48-100V-1-025-1-025-04-04	1	VPS-24-50-407-48-100V-1-025-1-025-04-04	1	VPS-24-50-407-48-100V-1-025-1-025-04-04	1	VPS-24-50-407-48-100V-1-025-1-025-04-04	1

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ GRANDES # \_\_\_\_\_

**REVISIONS**

No.	Description	Date
1	Issue for Review	10/13/21
2	Issue for Construction	11/16/21

**CLIENT**

**WOODCREST**  
1410 MAIN STREET, SUITE C  
RAMONA, CALIFORNIA 92065  
CONTACT: WADE WYLIE  
P: 760.788.6493  
E-mail: wade@woodcrestsv.com

**PROJECT**

**RINCON BUILDING**  
309 CALLE DE LOS MOLINOS  
SAN CLEMENTE, CA 92672

A PROPOSED BUILDING FACADE REMODEL LOCATED AT:

**REVISIONS**

No.	Description	Date
1	Issue for Review	10/13/21
2	Issue for Construction	11/16/21

**SHEET TITLE**

**PHOTOMETRIC SITE PLAN**

DATE: 10/13/21  
DRAWN BY: L. DALE  
PROJECT: 21146  
SCALE: AS NOTED  
SHEET: 21146  
PROJECT: 21146

**MPA ARCHITECTS INC.**  
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1	Issue for Review	10/13/21
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**PROJECT**

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309 CALLE DE LOS MOLINOS  
SAN CLEMENTE, CA 92672

A PROPOSED BUILDING FACADE REMODEL LOCATED AT:

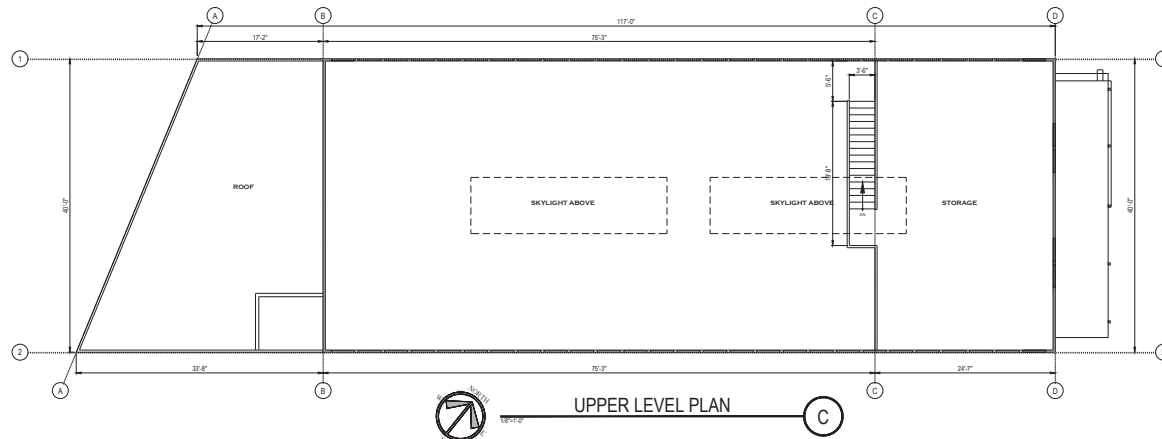
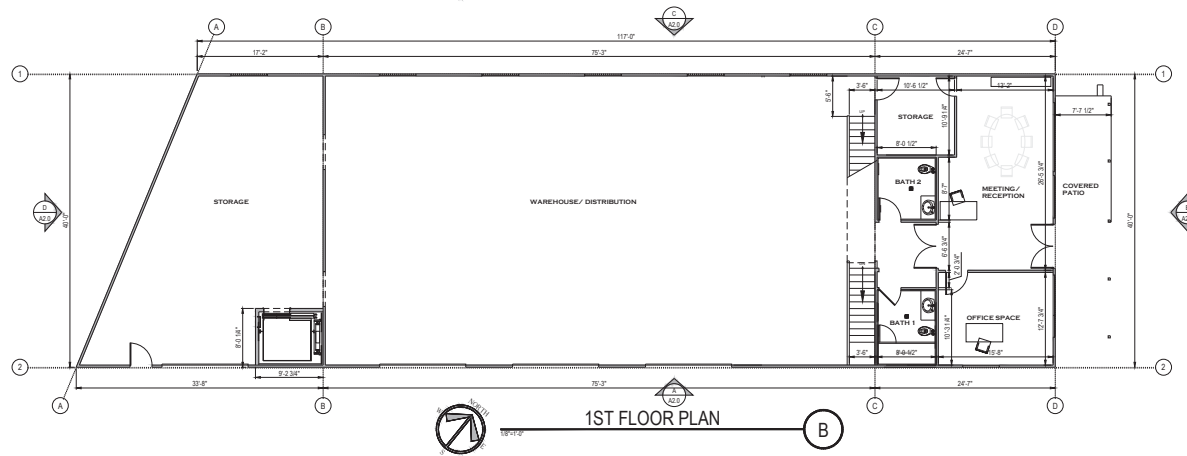
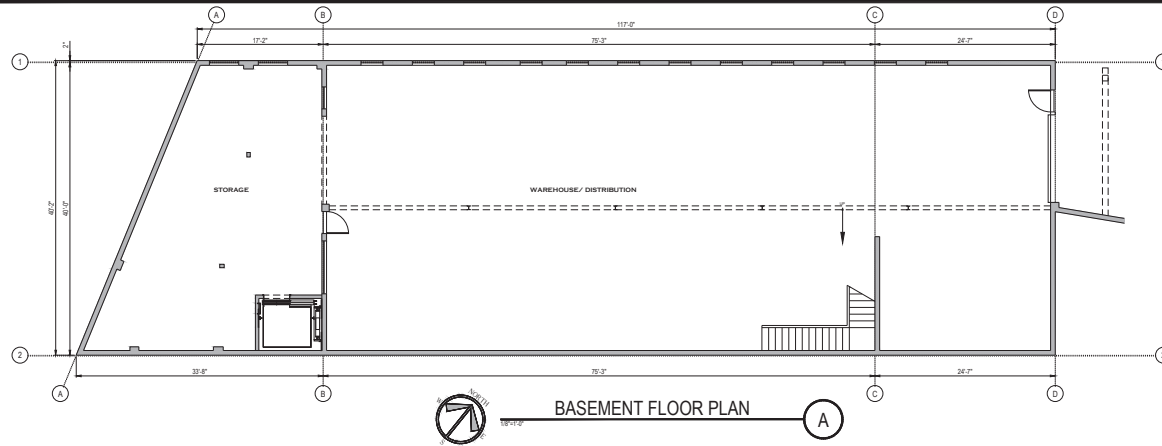
**REVISIONS**

No.	Description	Date
1	Issue for Review	10/13/21
2	Issue for Construction	11/16/21

**SHEET TITLE**

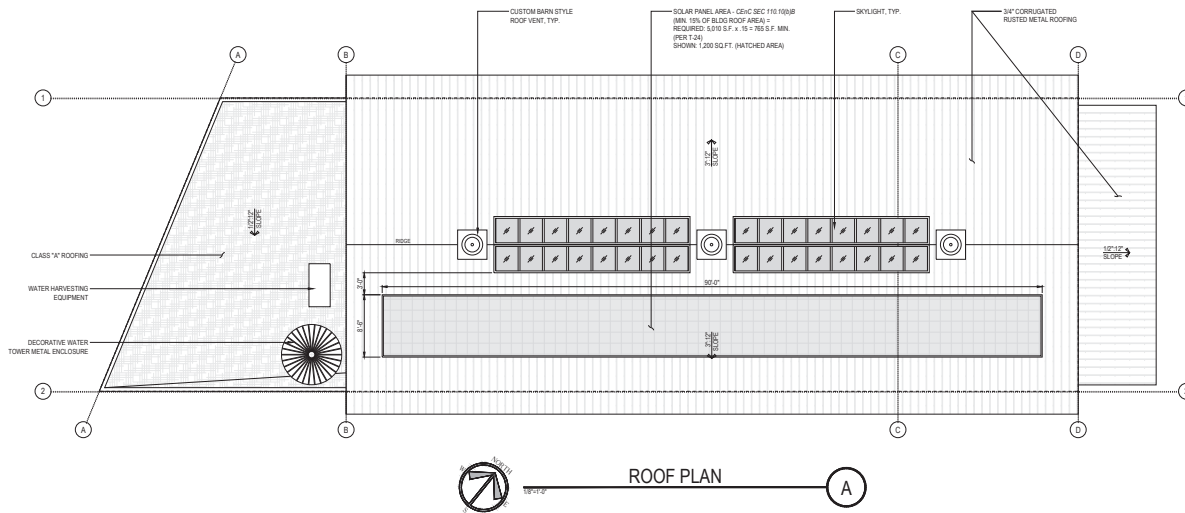
**PHOTOMETRIC SITE PLAN**

DATE: 10/13/21  
DRAWN BY: L. DALE  
PROJECT: 21146  
SCALE: AS NOTED  
SHEET: 21146  
PROJECT: 21146



NO.	DESCRIPTION	DATE

REV.	DATE	BY	AS NOTED
01	10-13-21	L DALE	21146
02	10-13-21	L DALE	21146
03	10-13-21	L DALE	21146

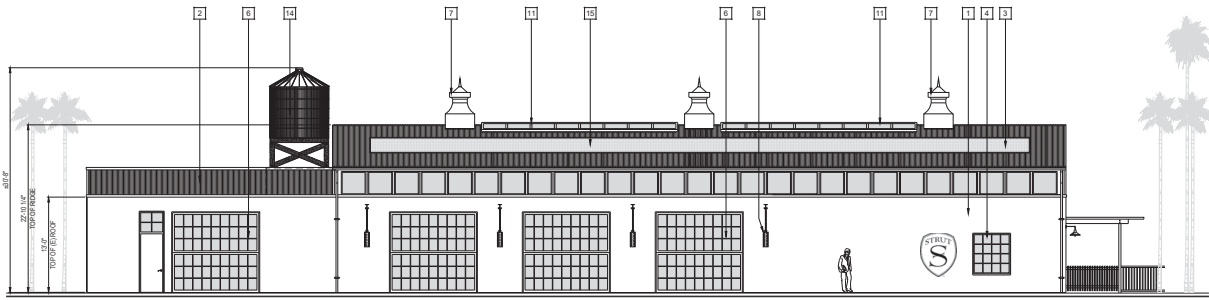


ROOF PLAN

A

REVISIONS		
NO.	DESCRIPTION	DATE

SHEET TITLE		
ROOF PLAN		
DATE	BY	CHECKED
10-13-21	L DALE	AS NOTED
PROJECT NO.	21146	
SHEET NO.	21146	



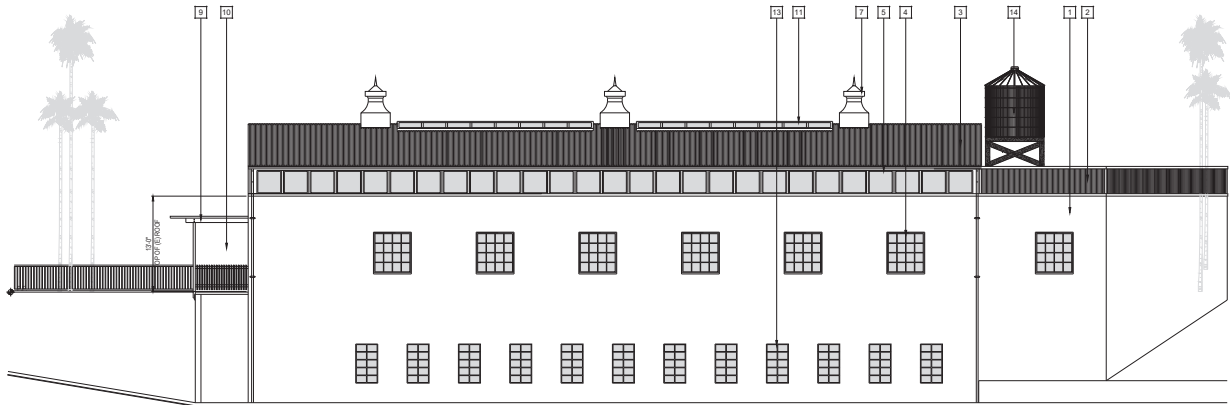
SOUTH ELEVATION

A



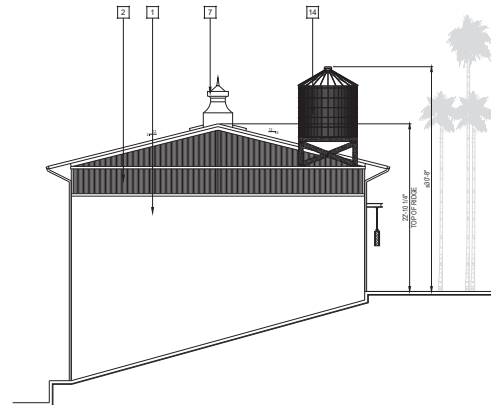
EAST ELEVATION

B



NORTH ELEVATION

C



WEST ELEVATION

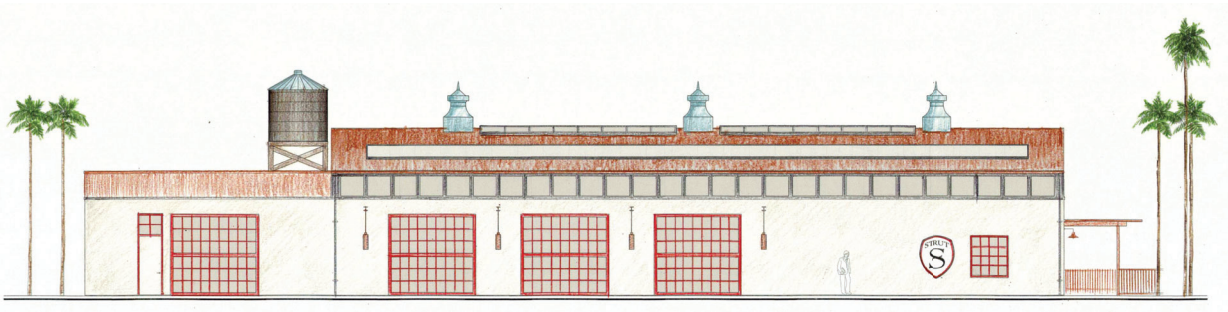
D

**EXTERIOR SIGNAGE NOTE**  
 ALL EXTERIOR BUILDING SIGNS SHALL BE SUBMITTED, REVIEWED AND APPROVED UNDER A SEPARATE PERMIT. BY OTHERS AND IS SHOWN FOR REFERENCE ONLY.

ELEVATIONS KEYNOTES	
1. INTEGRAL COLOR STUCCO WALL - SMOOTH FINISH IN A WARM CONCRETE COLOR FINAL COLOR T.B.D.	9. STEEL TRUSS MEMBERS RUSTED METAL FINISH
2. 3/4\" CORRUGATED METAL SIDING, PAINTED TO MATCH RUSTED ROOF COLOR	10. 2x2 VERTICAL WOOD SLATS, FINISH T.B.D.
3. 3/4\" CORRUGATED METAL ROOFING, BARE SKIN BY RECLAIM METALS OR EQUAL, FINISH T.B.D.	11. BAYLIGHT BLACK FRAME TO MATCH GLEASTORY WINDOWS
4. NEW METAL WINDOWS (STEEL LOCK) \"95\" - FINAL COLOR T.B.D.	12. CUSTOM PLATE CUT STEEL \"STRUT\" LOGO, FINISH T.B.D.
5. NEW METAL WINDOWS (STEEL LOCK) BLACK - FINAL COLOR T.B.D.	13. EXISTING METAL WINDOWS RE-GLAZED AND FRAMES PAINTED, COLOR T.B.D.
6. HORIZONTAL BI-FOLDING HANGER STYLE GLASS GARAGE DOORS, BLACK - FINAL COLOR T.B.D.	14. SECONDARY WATER TOWER METAL ENCLOSURE, FINISH T.B.D.
7. CUSTOM BARN STYLE ROOF VENT, PAINT TO MATCH RUSTED ROOF COLOR	15. SOLAR PANEL AREA
8. CUSTOM METAL LIGHT FIXTURE AND BRACKET, FINISH T.B.D.	

REVISIONS		
NO.	DESCRIPTION	DATE

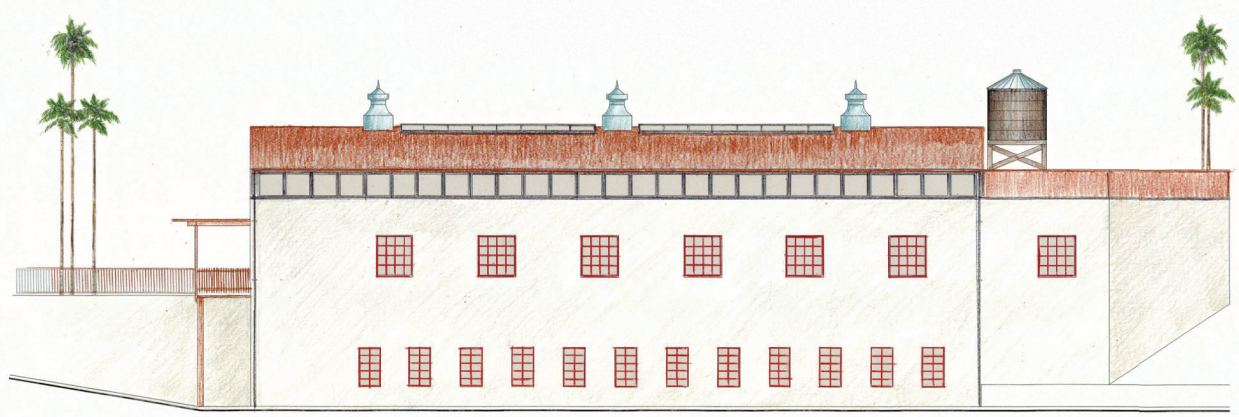




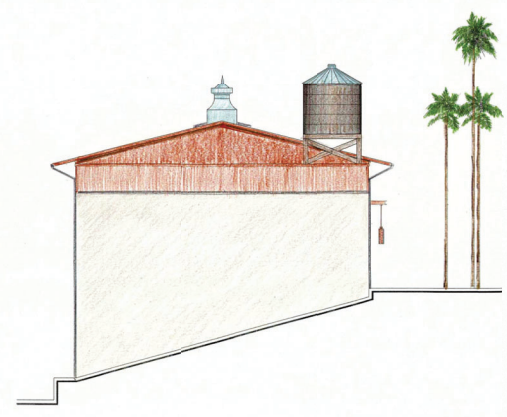
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

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PROJECT  
**RINCON BUILDING**  
309 CALLE DE LOS MOLINOS  
SAN CLEMENTE, CA 92672

A PROPOSED BUILDING FACADE REMODEL LOCATED AT:

REVISIONS		
NO.	DESCRIPTION	DATE






SHEET TITLE		
COLORED EXTERIOR ELEVATIONS		
DATE	10-13-21	DATE AS NOTED
DESIGNED BY	L. DALE	PROJECT NUMBER
PROJECT NUMBER	21146	

**A2.1**

# 309 COMMERCIAL

309 CALLE DE LOS MOLINOS, SAN CLEMENTE, CALIFORNIA 92672

LANDSCAPE AREA CALCULATIONS:	
TOTAL SITE AREA:	43,091 SQUARE FEET
TOTAL LANDSCAPE AREA:	1,187 SQUARE FEET
LANDSCAPE PERCENTAGE:	2.7%

PRELIMINARY PLANT LIST		
<b>TREES</b>		<b>SIZE</b>
	LAGERSTROEMIA CATAWBA/ CRAPE MYRTLE	15 GAL
<b>VINES</b>		<b>SIZE</b>
	CAMPDIS RADICANS/ ORANGE TRUMPET VINE	5 GAL
	CLYTOSTOMA CALLISTEGIODES/ PURPLE TRUMPET VINE	5 GAL
<b>SHRUBS</b>		<b>SIZE</b>
	CAREX TUMULICOLA/ BERKELEY SEDGE	1 GAL
	LAVANDULA ANGSTIFOLIA/ ENGLISH LAVENDER	1 GAL
<b>FENCING</b>	8' TALL CORRUGATED METAL FENCE	

## IMAGE BOARD



C:\Users\jwheeler\OneDrive\Documents\309 Commercial\309 Commercial\309 Commercial.dwg, 10/18/2021 10:48:39 AM



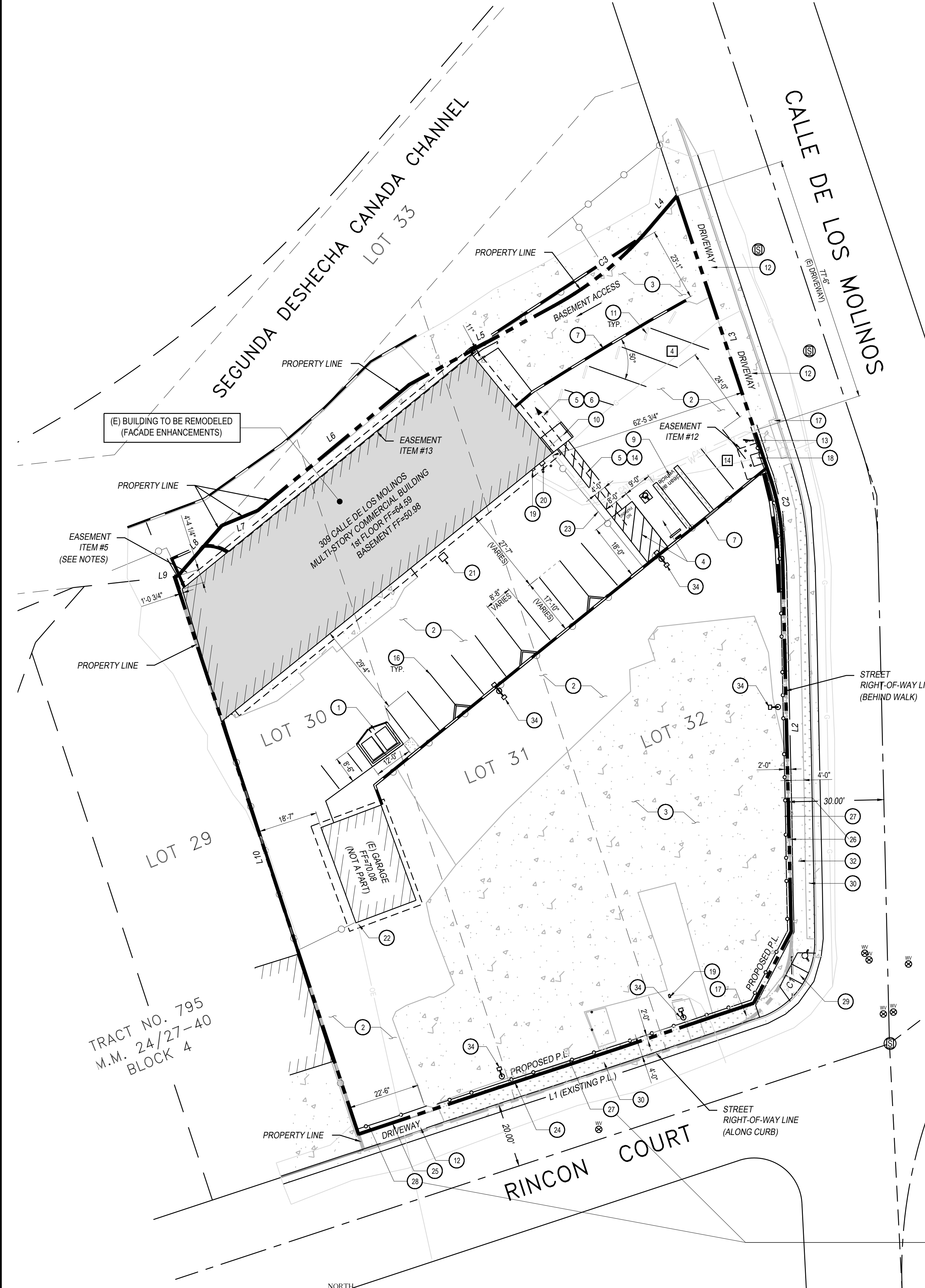
## PRELIMINARY LANDSCAPE PLAN

OCTOBER 18, 2021



SHEET  
P1  
TOTAL  
1





TRACT NO. 795  
M.M. 24/27-40  
BLOCK 4

### ARCHITECTURAL SITE PLAN

**NOTES:**  
1. ALL KNOWN PROPERTY LINES, EASEMENTS AND BUILDINGS, EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.



#### SHEET INDEX

ARCHITECTURAL SECTION	
AS1.0	ARCHITECTURAL SITE PLAN
PS1.0	PHOTOMETRIC SITE PLAN
A1.0	FLOOR PLAN
A1.1	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	COLORLED EXTERIOR ELEVATIONS
LANDSCAPE SECTION	
P1	PRELIMINARY LANDSCAPE PLAN
SURVEY SECTION	
1 of 1	BOUNDARY & TOPOGRAPHIC SURVEY

#### PROJECT NARRATIVE

##### PROPOSED DEVELOPMENT

The property owner proposes to remodel the existing 10,080 sq. ft. building without altering its existing footprint. Inspired by turn of the century industrial elements, the proposed architectural style can be most accurately described as "Coastal Industrial". Proposed design features will include:

- Stucco exterior
- Steel window and door frames
- Clear-story glazing
- Bi-fold garage doors
- Corrugated gable metal roofing with custom galvanized spiral vents
- Cladded water tank

While the building would take on the same permitted use, its revamped style will bring a synergistic atmosphere to the eclectic culture of this special community in San Clemente, CA.

##### PROPOSED USE

The proposed use will remain the same, (warehouse/distribution). The remodeled space will be occupied by STRUT, LLC, a local San Clemente company. STRUT is widely regarded as the leader in hand-crafted automotive fashion products and is the sister company to another leading San Clemente based company, SONANCE.

The frontages along Rincon Court and Calle de Los Molinos will be improved with new right-of-way landscaping. The existing six-foot high chain link fence on both road frontages will be replaced with an eight-foot-high corrugated metal fence. There will be a two-foot-wide landscape strip on the frontage side of the fence planted with vines to soften the height while also providing screening.

Existing parking allows for up to 20 cars and on-site delivery truck access.

The hours of operation for the proposed remodel will comply with the standards set forth by the City of San Clemente. The number of employees varies during the week between seven (7) and ten (10).

#### PROJECT DIRECTORY

<b>Developer:</b> Woodcrest Real Estate Ventures Contact: Wade Wylie 1410 Main St., Ste C Ramona, CA 92065 Direct: (760) 789-5493 Email: wade@woodcrestreal.com	<b>Consulting Architect:</b> R. Douglas Mansfield Architect, Inc. Contact: John McKee 103 W. El Portal San Clemente, CA 92672 Office: (949) 218-0408 x222 Email: john@rdmarchitects.com
<b>ALTA Surveyor:</b> Coffman Land Contact: Richard Coffman P.O. Box 2497 Julian, CA 92036 Direct: (760)520-4340 Email: rick@coffmanland.com	<b>Civil Engineer:</b> T.D.B.
<b>Architect &amp; MEP Design:</b> MPA Architects, Inc. Contact: Leonardo Dale 3578 30th Street San Diego, CA 92104 Office: (619) 236-0595 x1310 Email: ldale@mpa-architects.com	<b>Landscape Architect:</b> T.D.B.
	<b>Soils Engineer &amp; Septic Designer:</b> T.D.B.

- #### SITE PLAN KEYNOTES
- (N) MASONRY TRASH ENCLOSURE w/ DECORATIVE BLOCK, SOLID TRELLIS FEATURE AND INTERNAL DRAIN. TRASH ENCLOSURE TO COMPLY w/ ALL NEW STATE OF CALIFORNIA & CITY REQUIREMENTS.
  - (E) ASPHALT PAVEMENT TO REMAIN.
  - (E) CONCRETE PAVEMENT TO REMAIN.
  - (N) ACCESSIBLE PARKING STALLS, TO COMPLY WITH STATE AND FEDERAL STANDARDS.
  - PROPOSED PEDESTRIAN ACCESSIBLE PATH OF TRAVEL (DASHED LINE), 5% MAX. SLOPE IN DIRECTION OF TRAVEL & 2% MAX. CROSS-SLOPE.
  - (E) CONCRETE SIDEWALK, G.C. TO ENSURE 5% MAX. SLOPE & 2% MAX. CROSS-SLOPE. SURFACE WATER MUST DRAIN AWAY FROM BUILDING. THE GRADE SHALL FALL A MINIMUM OF 5% WITHIN THE FIRST 10 FEET (2% FOR IMPERVIOUS SURFACES).
  - (E) CMU WALL TO REMAIN.
  - 
  - (N) DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLES (REFER TO PARKING ANALYSIS). PARKING STALL MARKING: PAINT, IN THE PAINT USED FOR THE STALL STRIPPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE: CLEAN AIR VAN POOL/VEH.
  - (N) ACCESSIBLE CURB RAMP, RAMP TO COMPLY WITH STATE AND FEDERAL STANDARDS.
  - (E) CONCRETE WHEEL STOP TO REMAIN.
  - (E) CONCRETE DRIVEWAY TO REMAIN.
  - INSTALL HANDICAP ACCESSIBILITY SIGN AT SITE ENTRANCE.
  - (N) STRIPED AREA.
  - 
  - (E) PARKING STALLS TO REMAIN.
  - (E) WATER METER.
  - (E) ELECTRICAL TRANSFORMER.
  - (E) ELECTRICAL METER.
  - (E) GAS METER.
  - (E) SURFACE DRAIN, FINAL DISCHARGE LOCATION T.B.D.
  - (E) OVERHEAD POWER CONNECTION & ELECTRICAL SUB-PANEL LOCATION.
  - (E) GATE & FENCE TO REMAIN.
  - (E) CHAIN LINK FENCE ALONG STREET FRONTAGE TO BE REMOVED.
  - (E) CHAIN LINK GATE ALONG STREET FRONTAGE TO BE REMOVED.
  - (N) 2' WIDE LANDSCAPE STRIP ALONG (N) DECORATIVE FENCE.
  - (N) 8' HIGH CORRUGATED METAL FENCE.
  - (N) 8' HIGH CORRUGATED METAL GATE.
  - (N) ACCESSIBLE RAMP PER CITY STANDARDS ST-1 & ST-3.
  - (E) LANDSCAPE STRIP TO BE REFINISHED.
  - (N) 4' WIDE CONCRETE SIDEWALK, G.C. TO ENSURE 5% MAX. SLOPE & 2% MAX. CROSS-SLOPE.
  - (N) CONCRETE SIDEWALK, TO BE REPAIRED AS REQUIRED.
  - (N) 1/2 DIAMOND LANDSCAPE AREA PER LANDSCAPE PLANS.
  - PROPOSED DOWNCAST PARKING LOT LIGHTING TO COMPLY w/ CITY OF SAN CLEMENTE STANDARDS & DARK SKY ORDINANCES. SHIELDS TO BE INSTALLED AS REQUIRED TO AVOID LIGHTING OVERSPILL AT PROPERTY LINES.

#### SURVEYOR'S NOTES

- IN REFERENCE TO ITEM NO. 5 LISTED WITHIN THE PROVIDED PRELIMINARY REPORT, A PERMANENT EASEMENT IN, UNDER, OVER AND ACROSS THE REAR FIVE (5) FEET OF SUBJECT PROPERTY EXISTS. IN MOST CASES, THE REAR LOT LINE WOULD BE THE LINE OPPOSITE AND MOST DISTANT FROM THE FRONT LOT LINE OR STREET RIGHT-OF-WAY. IN THE CIRCUMSTANCE OF A CORNER LOT AND THE PROPERTY FRONTS MORE THAN ONE PUBLIC STREET, THIS CAN BE DETERMINED BY THE STREET ADDRESS ASSIGNED BY THE POST OFFICE. AT THIS TIME THE EASEMENT CANNOT BE PLOTTED DUE TO THE SUBJECT PROPERTY FRONTING TWO PUBLIC STREETS AND AN ADDRESS IS FOUND FOR EACH PUBLIC FRONTAGE. THIS EASEMENT AND EXCEPTION LISTED WITHIN THIS GRANT DEED TO GEORGE SLATER, ET UX, IS IN FAVOR OF THE GRANTOR, BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION.
- TOPOGRAPHIC DATA AND PLANIMETRICS SHOWN HEREIN WAS OBTAINED BY CONVENTIONAL TRIGONOMETRIC METHODS.  
DATE OF FIELD WORK COMPLETION: FEBRUARY 23, 2021
- A FULL BOUNDARY RETRACEMENT SURVEY WAS COMPLETED AS PART OF THIS SURVEY FOR THE SUBJECT PARCEL. A RECORD OF SURVEY MAP WILL BE PROCESSED WITH THE COUNTY SURVEYOR OF ORANGE COUNTY, MEMORIALIZING THE DEED AND PROPERTY RETRACEMENT PERFORMED HEREIN.

#### CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	(RECORD DATA)
C1	Δ=73°03'30"	30.00'	38.25'	(Δ=73°03'30" 38.25')
C2	Δ=17°02'00"	70.00'	20.81'	(Δ=17°02'00" 20.81')
C3	Δ=20°53'40"	106.00'	38.66'	(Δ=20°53'40" 38.66')

#### LINE TABLE

LINE #	BEARING & DISTANCE	(RECORD DATA)
L1	S71°44'03"W 119.67'	(S70°56'W 119.67')
L2	N01°19'27"W 123.09'	(N02°07'30"W 123.09')
L3	N18°21'27"W 93.96'	(N19°09'30"W)
L4	S40°32'53"W 13.58'	(S40°07'43"W 13.58')
L5	S61°26'33"W 51.40'	(S61°01'23"W 51.40')
L6	S50°17'05"W 61.92'	(S49°51'55"W 61.92')
L7	S67°22'56"W 12.20'	(S66°55'05"W 12.20')
L8	N41°03'33"E 21.02'	(N40°38'23"E 21.02')
L9	N83°39'33"E 1.13'	(N82°51'30"E 1.12')
L10	N18°15'57"W 189.59'	(N19°04'W 189.70')

#### SITE ANALYSIS

APN:	057-182-67
GROSS SITE AREA (BEFORE R.O.W. DEDICATION):	37,975.31 S.F. (0.872 AC)
NET SITE AREA (AFTER R.O.W. DEDICATION):	37,192.95 S.F. (0.854 AC)
ZONING:	NCZ (NEIGHBORHOOD COMMERCIAL), WEST PICO CORRIDOR SPECIFIC PLAN - LOS MOLINOS INDUSTRIAL AREA CITY OF SAN CLEMENTE
SPECIFIC PLAN:	
JURISDICTION:	CITY OF SAN CLEMENTE
FAR:	0.50
BUILDING SETBACKS:	FRONT: 0' - STREET SIDE: 0' - REAR: 0' - INTERIOR SIDE: 0'
(E) BLDG. AREA:	±10,080 S.F.
(E) GARAGE AREA (NOT A PART):	±641 S.F.
PROPOSED BLDG. AREA INCREASE:	NONE
COVERAGE:	12%
(E) NUMBER OF STORIES:	02
(E) BLDG. HEIGHT:	±13' 0" A.F.F.
PROPOSED (N) BLDG HEIGHT:	±22'-10" A.F.F.
(E) CONSTRUCTION TYPE:	V-B
(E) OCCUPANCY GROUP:	M, B, S2
PROPOSED (N) GROUP:	M, B, S2
(E) USE:	WAREHOUSE DISTRIBUTION
PROPOSED (N) USE:	WAREHOUSE DISTRIBUTION
AREA SEPARATION WALL:	NO
BLDG. SPRINKLER:	NO

#### PARKING ANALYSIS

USE	AREA	REQUIRED	TOTAL REQ'D
WAREHOUSE DISTRIBUTION	10,080 SQ.FT.	1,2000	05 STALLS
TOTAL PARKING REQUIRED:			05 STALLS
TOTAL PARKING PROVIDED:			18 STALLS
HC SPACES (CBC TABLE 11B-208.2)			01 STALLS
CLEAN AIR/VAN POOL/EP PROVIDED (CGSBC TABLE 5.106.5.2)			01 STALLS
* POTENTIAL FUTURE EV SPACES (CGSBC TABLE 5.106.5.3.3)			01 STALLS
VAN ACCESSIBLE EV SPACES REQ'D (CBC TABLE 11A-228.3.2.1)			01 STALLS
STAND. ACCESSIBLE EV SPACES REQ'D (CBC TABLE 11A-228.3.2.1)			00 STALLS
BICYCLE PARKING PROVIDED (SHORT-TERM) (CGSBC 5.106.4.1)			01 STALL (INSIDE BLDG)

#### APN & LEGAL DESCRIPTION

APN: 057-182-67

LEGAL DESCRIPTION:  
REAL PROPERTY IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOTS 30, 31 AND 32 IN BLOCK 4 OF TRACT NO. 795, IN THE CITY OF SAN CLEMENTE, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 24, PAGES 37 TO 40 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS A WHOLE AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF LOT 33 IN SAID BLOCK 4, DISTANT THEREON N. 40 DEGREES 38 MINUTES 23 SECONDS E. 21.02 FEET FROM AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 33 WHICH IS N. 83 DEGREES 14 MINUTES 23 SECONDS E., 201.23 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 33; THENCE N. 40 DEGREES 38 MINUTES 23 SECONDS E., 178.30 FEET ALONG SAID SOUTHEASTERLY LINE TO AN ANGLE POINT THEREIN; THENCE N. 71 DEGREES 13 MINUTES 23 SECONDS E., 14.53 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 32 IN THE WESTERLY LINE OF CALLE DE LOS MOLINOS; THENCE S. 10 DEGREES 48 MINUTES 37 SECONDS E., 37.59 FEET ALONG SAID WESTERLY LINE; THENCE S. 40 DEGREES 07 MINUTES 43 SECONDS W., 13.58 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.00 FEET; THENCE SOUTHWESTERLY 38.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 53 MINUTES 40 SECONDS; THENCE TANGENT TO SAID CURVE S. 61 DEGREES 01 MINUTES 23 SECONDS W., 51.40 FEET; THENCE S. 49 DEGREES 51 MINUTES 55 SECONDS W., 61.92 FEET; THENCE S. 66 DEGREES 55 MINUTES 05 SECONDS W., 12.20 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN THE DEED TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT RECORDED MAY 14, 1962 IN BOOK 6106, PAGE 560 OF OFFICIAL RECORDS OF SAID COUNTY.  
LOT 1, MCKENZIE HILLS, AS PLATTED AND RECORDED IN FILE 72, SLIDES 19, 20 AND 21, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY OREGON.

#### TITLE INFORMATION

LISTED PER "FIRST AMERICAN TITLE COMPANY" PRELIMINARY REPORT, ORDER NUMBER O-SA-6500088 (BOAA), WITH AN EFFECTIVE DATE OF JANUARY 27, 2021. ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE INSURANCE COMMITMENT, OR EASEMENTS WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN LISTED AND PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

#### EXCEPTIONS AND EXCLUSIONS

ITEM NO.	DESCRIPTION
5.	AN EASEMENT FOR THE ERECTION, CONSTRUCTION, MAINTENANCE AND OPERATION THEREIN OR THEREON, OF PIPES, CONDUITS, POLES, WIRES AND OTHER MEANS OF CONVEYING TO AND FROM THE LAND GAS, ELECTRICITY, WATER, TELEPHONE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 1427, PAGE 105 OF OFFICIAL RECORDS.
7.	AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 1993 AS INSTRUMENT NO. 93-027265 OF OFFICIAL RECORDS, IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION AFFECTS: A PORTION OF LOT 32.
12.	PERPETUAL EASEMENT FOR FILL PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 2004 AS INSTRUMENT NO. 04-4742 OF OFFICIAL RECORDS, IN FAVOR OF: THE ORANGE COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC AFFECTS: AS DESCRIBED THEREIN

#### VICINITY MAP

(not to scale)

PLAN DATE	DESCRIPTION
08-21-21	SUBMITTAL TO PLANNING DEPT. - 1st REVIEW
10-13-21	RESUBMITTAL TO PLANNING DEPT. - 2nd REVIEW

**PLAN SUBMITTAL LOG**

**SHEET TITLE**  
ARCHITECTURAL SITE PLAN

**DATE:** 10-13-21 **SCALE:** AS NOTED  
**DRAWN BY:** L. DALE **CHECKED BY:** 21145  
**PROJECT NO.:** 21145 **SHEET NUMBER:** AS1.0

MEMBER AMERICAN INSTITUTE OF ARCHITECTS

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PROJECT

**RINCON BUILDING**  
309 CALLE DE LOS MOLINOS  
SAN CLEMENTE, CA 92672

A PROPOSED BUILDING FACADE REMODEL LOCATED AT:

REVISIONS

NO.	DESCRIPTION	DATE

PLAN SUBMITTAL LOG

**SHEET TITLE**  
ARCHITECTURAL SITE PLAN

**DATE:** 10-13-21 **SCALE:** AS NOTED  
**DRAWN BY:** L. DALE **CHECKED BY:** 21145  
**PROJECT NO.:** 21145 **SHEET NUMBER:** AS1.0



Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Lum. Watts	BUG Rating	LfF	Description
☐	1	TYPE 4 - TWIN	TWIN - VP-S-60L-136-3K7-4-BC	Back-Back	10394	133.603	B1-00-G2	0.900	VP-S-60L-136-3K7-4-BC
☐	3	TYPE 4 - SGL	VP-S-60L-136-3K7-4-BC	Single	10394	133.603	B1-00-G2	0.900	VP-S-60L-136-3K7-4-BC
☐	1	TYPE 3 - TWIN	TWIN - VP-S-60L-136-3K7-3-BC	Back-Back	9395	133.427	B1-00-G2	0.900	VP-S-60L-136-3K7-3-BC

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Object 1 Planar	Illuminance	Fc	1.00	5.7	0.0	N.A.	N.A.		

NOTES:

- POLE FIXTURE MOUNTING HEIGHT: 20'-0" A.F.F.

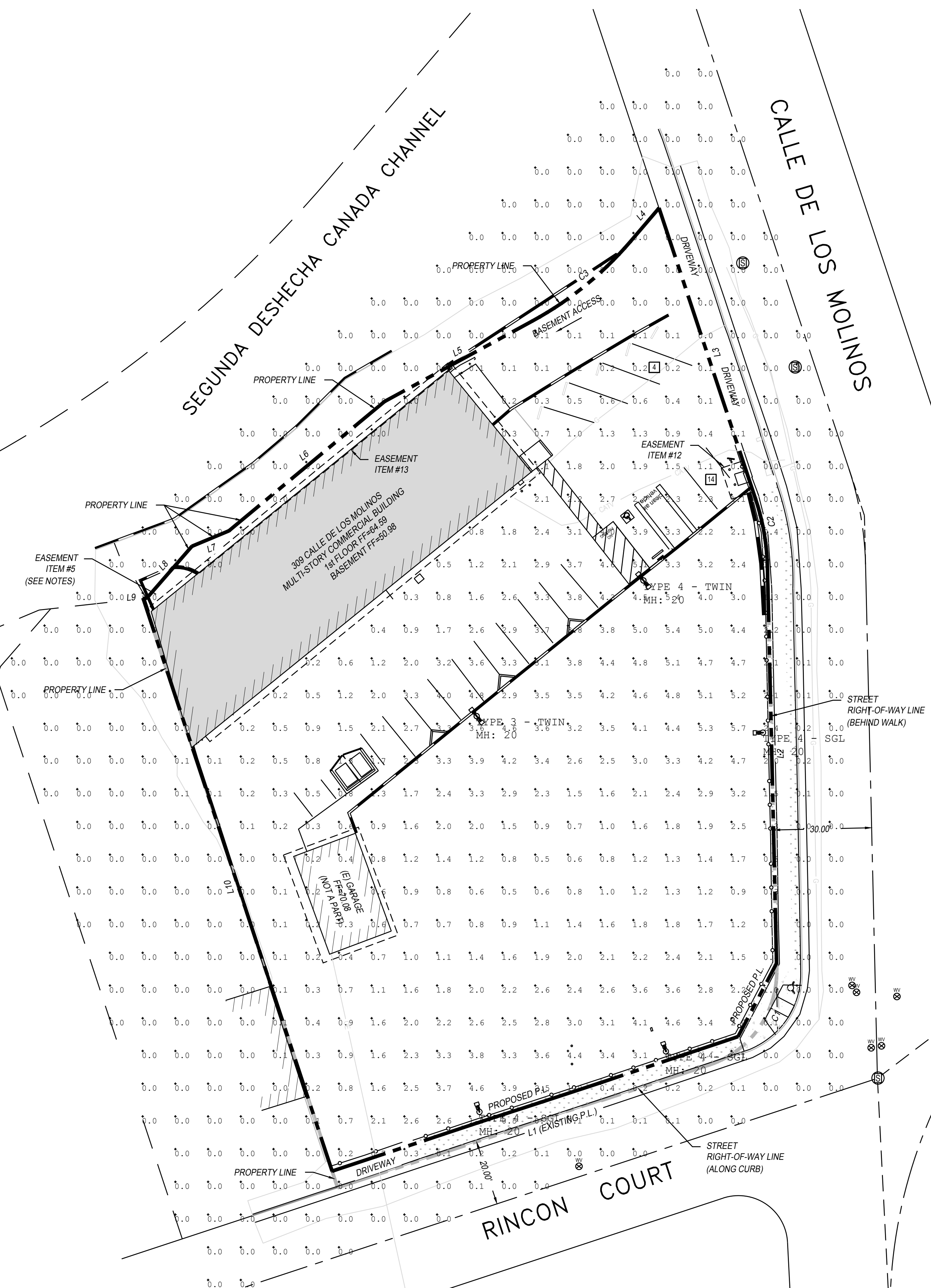
- CALC PTS @ GROUND: 0'-0" A.F.F.

Calculations have been performed according to information provided regarding room dimensions, reflectances, furniture and architectural element placement. Some differences between measured values and calculated results may occur if the real environment conditions do not match the input data.

Photometric Data used as input for these calculations is based on established IES procedures and published lamp & ballast ratings.

Field Performance will depend on actual lamp, ballast, electrical and site characteristics.

For design reference only - All calculations should be reviewed for accuracy by a certified electrical engineer.



**PHOTOMETRIC SITE PLAN**

**BEACON**  
SMALL VIPER LUMINAIRE

DATE: LOCATION:  
TYPE: PROJECT:  
CATALOG #:

**VIPER S**  
SMALL VIPER LUMINAIRE

**FEATURES**

- Small size companion to Viper Large
- Wide choice of different LED wattage configurations
- Nine optical distributions
- Designed to replace HID lighting up to 400W MH or HPS
- Suitable for wet locations

**CONTROL TECHNOLOGY**  
NX INTELLIGENT WISCAPE energent SiteSync

**CERTIFICATIONS**

- UL LISTED
- DMC
- AMERICAN INSTITUTE OF ARCHITECTS

**RELATED PRODUCTS**  
Viper Large

**CONSTRUCTION**

- Corrosion resistant, die-cast aluminum housing with powder coat paint finish rated for 1000 hour salt spray.
- External hardware is corrosion resistant.

**OPTICS**

- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system.
- One-piece silicone gasket ensures a weathertight seal around each individual optic.
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel.

**INSTALLATION**

- Mounting options for horizontal, vertical, knee or traditional arm mounting available. Mounting hardware included.

**ELECTRICAL**

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz L/N/G.
- Ambient operating temperature -40°C to 25°C.
- Power factor > .90 at full load.
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Max specify if wiring leads are to be greater than the 6" standard.

**ELECTRICAL (CONTINUED)**

- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 15A or higher. 15A rating applies to primary PAK side only.
- Future electrical equipment contains all LED driver components.
- Optional 7 pin ANSI C136.41 2013 Twist Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Surge protection: 20kA.
- Lifespan: Circuit (See Electrical Data).

**CONTROLS**

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energent® for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night.

**KEY DATA**

Lumen Range	4,045-16,216
Wattage Range	39-156
Efficacy Range (LPW)	100-124
Reported Life (Hours)	170-60,000
Input Current Range (Amps)	0.1-1.1

Hubbell Lighting

**BEACON**  
SMALL VIPER LUMINAIRE

DATE: LOCATION:  
TYPE: PROJECT:  
CATALOG #:

**VIPER S**  
SMALL VIPER LUMINAIRE

**ORDERING GUIDE**

Example: VPS-24-55-4K7-4W-LIN-A-D8T-L1-GENI-04-BC

Series	LED Engine	CCT/CRI <sup>1</sup>	Distribution	Location	Voltage
VPS	Viper Small				
24-59	59W LED array	30 3000K, 70 CR	FR	Type 4/Wet floor	100-277V
24-55	55W LED array	40 4000K, 70 CR	4	No halos	100-277V
36L-65	65W LED array	50 5000K, 70 CR	3	R Optic: rotation left <sup>2</sup>	480-480V
36L-80	80W LED array				
48L-90	90W LED array				
48L-108	108W LED array				

Mounting	Color	Network Control Options	Options
A Mounting Adapter for square or round pole	D8T Black Matte Textured D8L Black Gloss Smooth D8E Dark Bronze Matte Textured D8G Dark Bronze Gloss Smooth D8S Graphite Matte Textured D8W Light Grey Glass Smooth D8P Polished Silver Glass Smooth D8V White Matte Textured D8N White Gloss Smooth D8A White Gloss Smooth D8R White Gloss Smooth D8C Corner Right D8L Corner Left	NONE No Wireless Control WS Wireless Controls, WISCAPE SOP Socket Occupancy Sensor SOPM Socket Occupancy Sensor w/ PIR	SC Backscatter (Available for RS, 2.3, 3.4, 4W Optics) CD Continuous Dimming FT Flipping Terminal TB Back
AD1 Adapter for 2.3"-4.7" round pole	WHT White Matte Textured WNS White Gloss Smooth WGS White Gloss Smooth	PR-SC 7 Pin Receptacle w/Shorting Cap 7 Pin Receptacle w/Shorting Cap 7 Pin Receptacle w/Shorting Cap	
AD2 Adapter for 4.7"-5.7" round pole			
AD3 Adapter for 5.7"-5.9" round pole			
AD4 Adapter for 5.7"-5.9" round pole			
AD6 Adapter for 6.5"-6.5" round pole			

**House Side Mount Accessories**

- HSVP-8190-90-XXX 90° angled front or back
- HSVP-8190-180-XXX 90° angled left or right
- HSVP-5270-90-XXX 270° angled front or back
- HSVP-5270-180-XXX 270° angled left or right
- HSVP-1350-XXX Full angled

**Mounting Accessories**

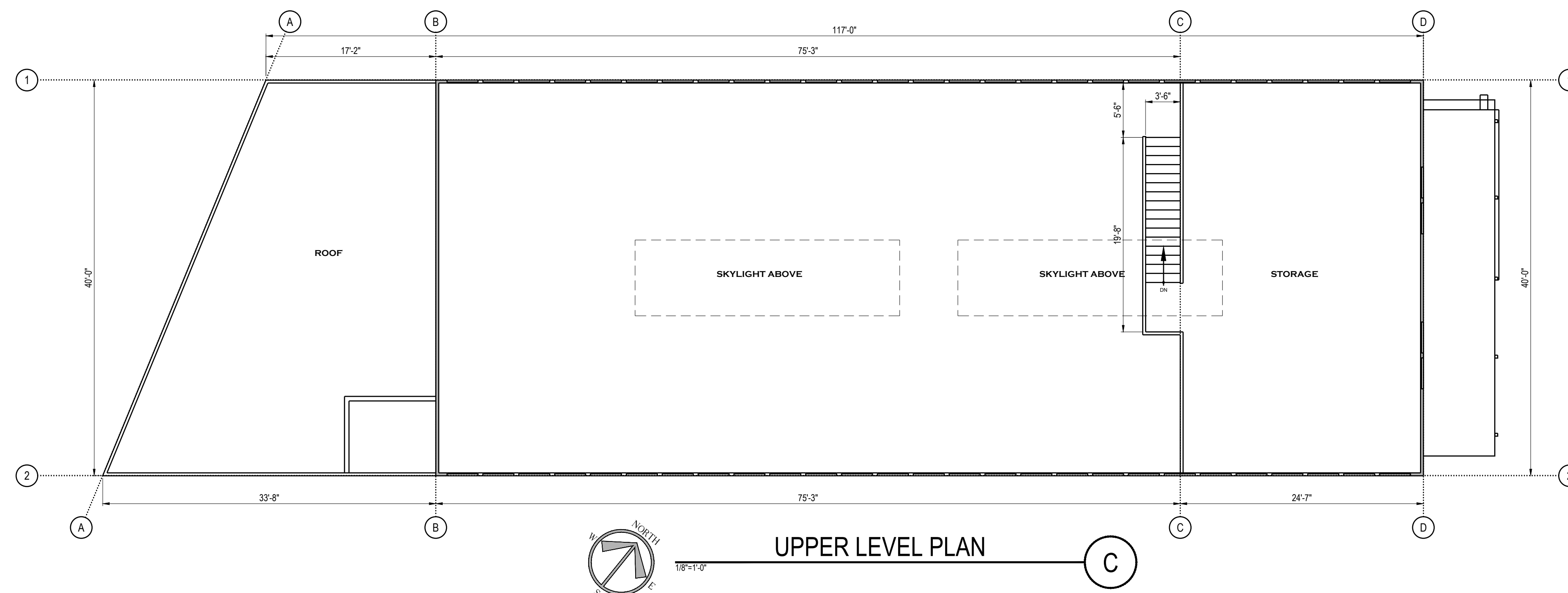
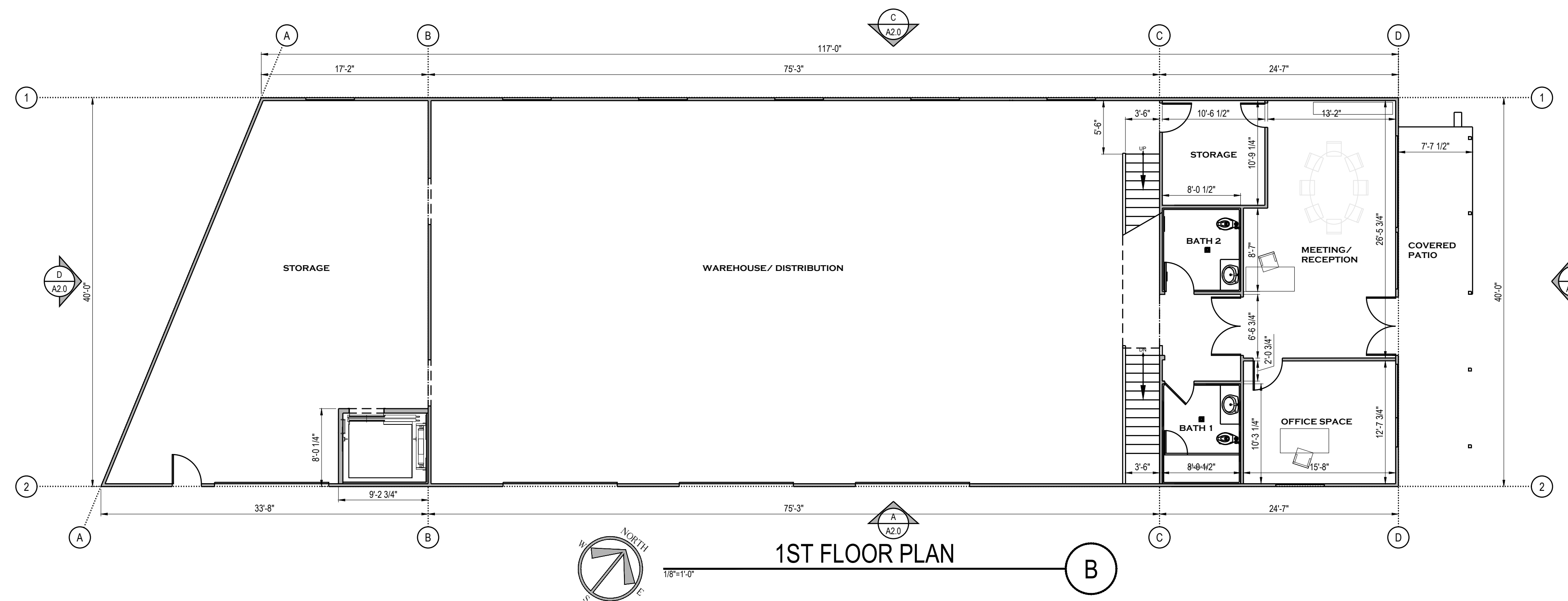
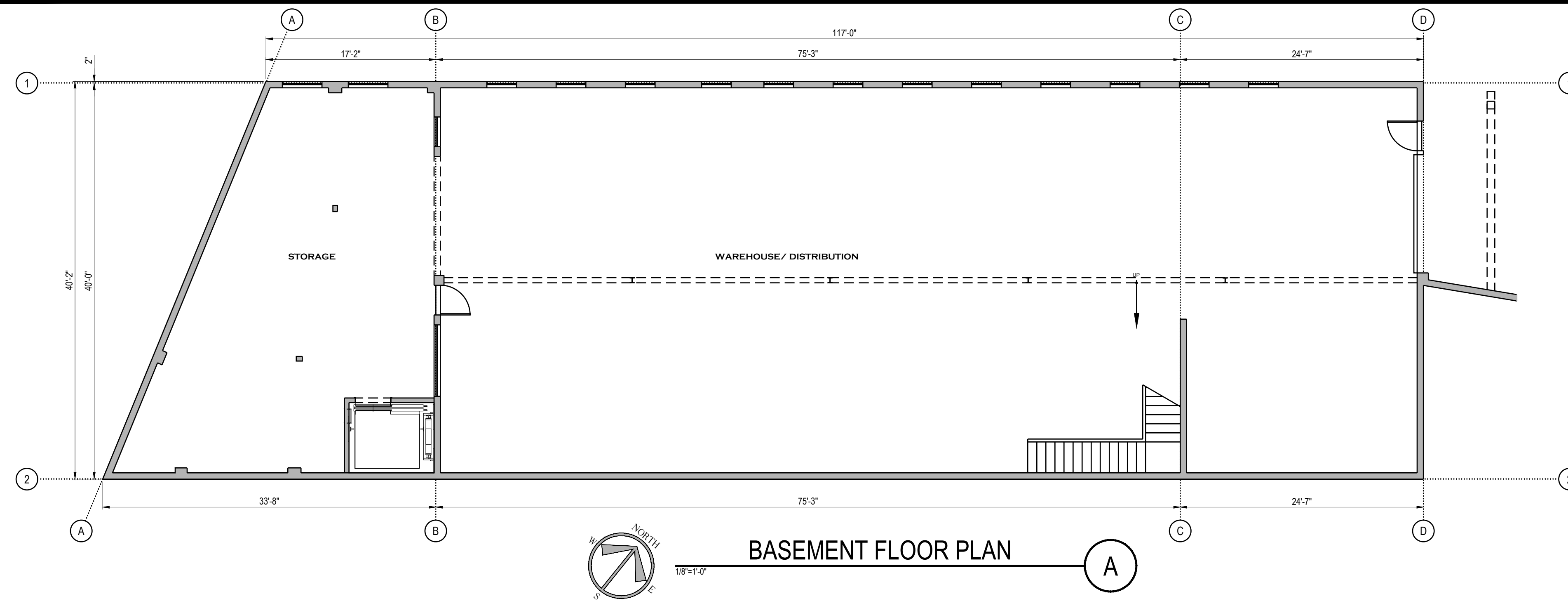
- VL-AD-4RM 2.4"-4.7" Round Pole Adapter for AD arm
- VL-AD-5RM 4.7"-5.7" Round Pole Adapter for AD arm
- VL-AD-6RM 5.7"-5.9" Round Pole Adapter for AD arm
- VL-AD-6RM 6.5"-6.5" Round Pole Adapter for AD arm

**Notes:**

- Not available with other wireless control or sensor options.
- Specify mounting height 8" or 10" or 14" or 18"
- Specify wiring outlet cable diameter (1/2", 3/4", 1", 1 1/2", 2"). See IESNA Lighting Handbook for details on cable types. Not available with sensor or wireless options.
- Only available with RS, 2.3, 3.4, 4W and SR distributions
- Specify mounting height in feet
- Specify mounting height in feet
- Specify mounting height in feet
- Specify mounting height in feet
- Specify mounting height in feet

Hubbell Lighting





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PROJECT

A PROPOSED BUILDING FACADE REMODEL LOCATED AT:

**RINCON BUILDING**  
309 CALLE DE LOS MOLINOS  
SAN CLEMENTE, CA 92672

REVISIONS

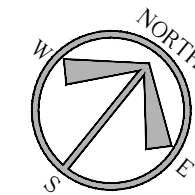
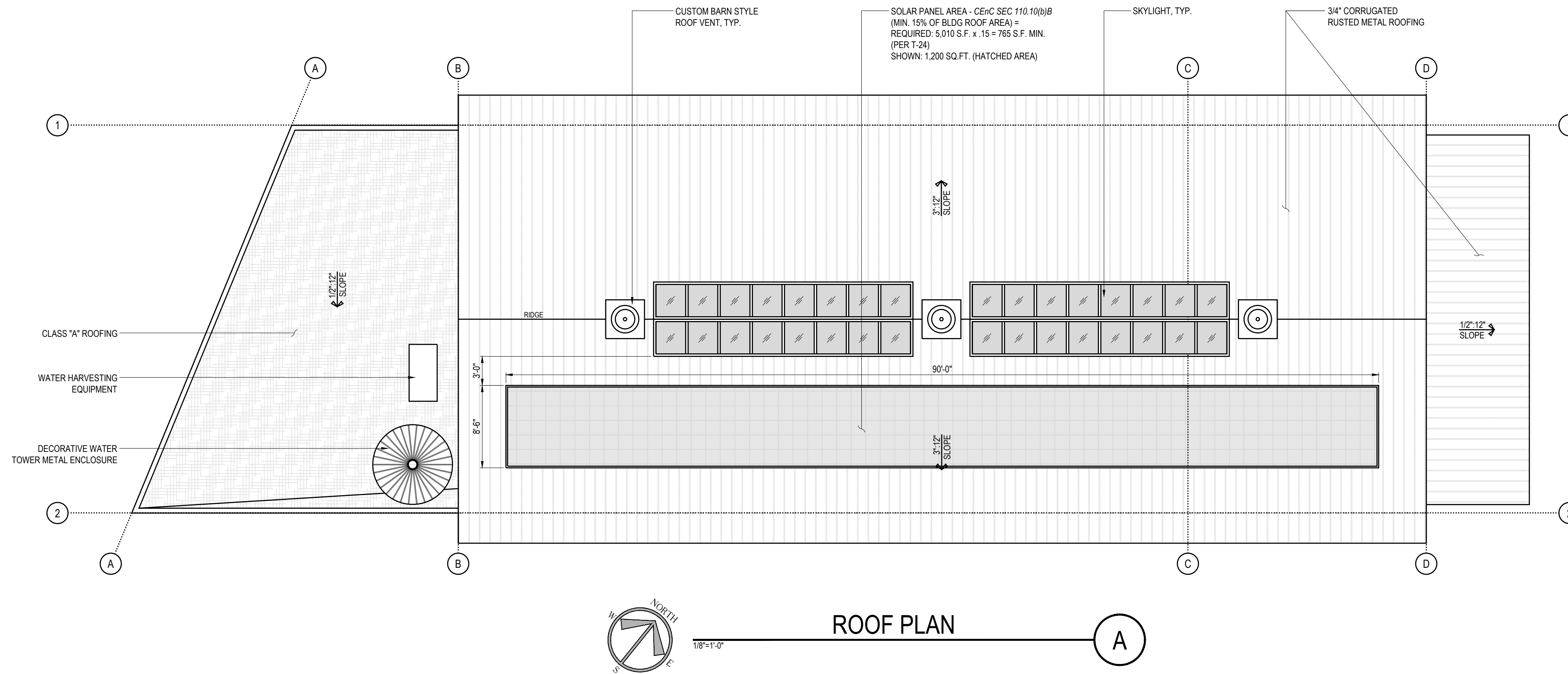
NO.	DESCRIPTION	DATE

SHEET TITLE

**FLOOR PLAN**

DATE: 10-13-21	SCALE: AS NOTED
DRAWN BY: L DALE	DATABASE: 21145
CHECKED BY: -	SHEET NUMBER: -
PROJECT NO: 21145	<b>A1.0</b>





1/8"=1'-0"

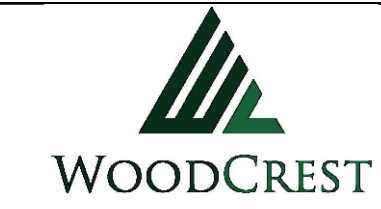
ROOF PLAN

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REVISIONS

NO.	DESCRIPTION	DATE

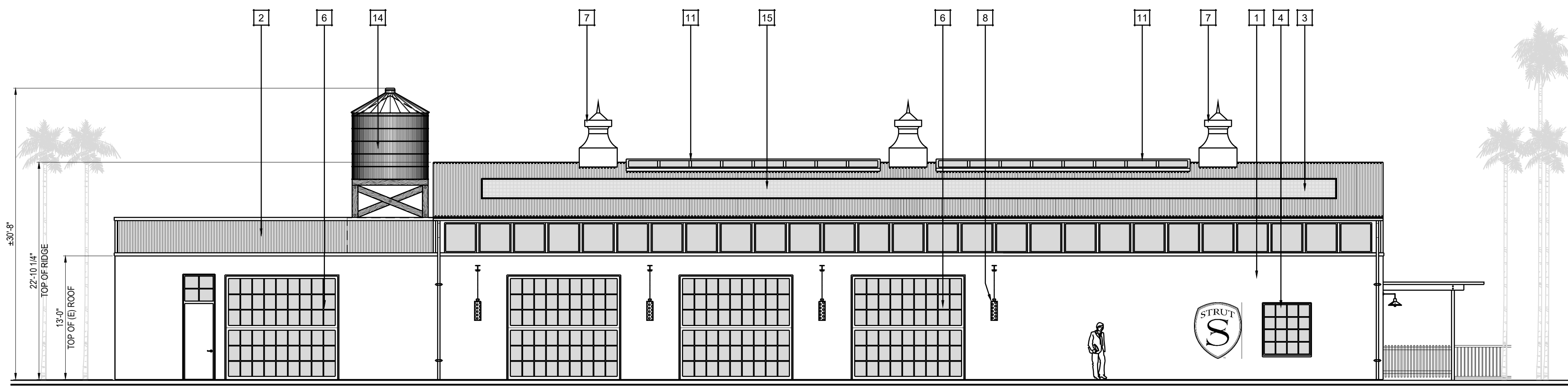
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ROOF PLAN

DATE:	10-13-21	SCALE:	AS NOTED
DRAWN BY:	L DALE	DATBASE:	21145
CHECKED BY:	-	SHEET NUMBER:	-
PROJECT NO.:	21145		

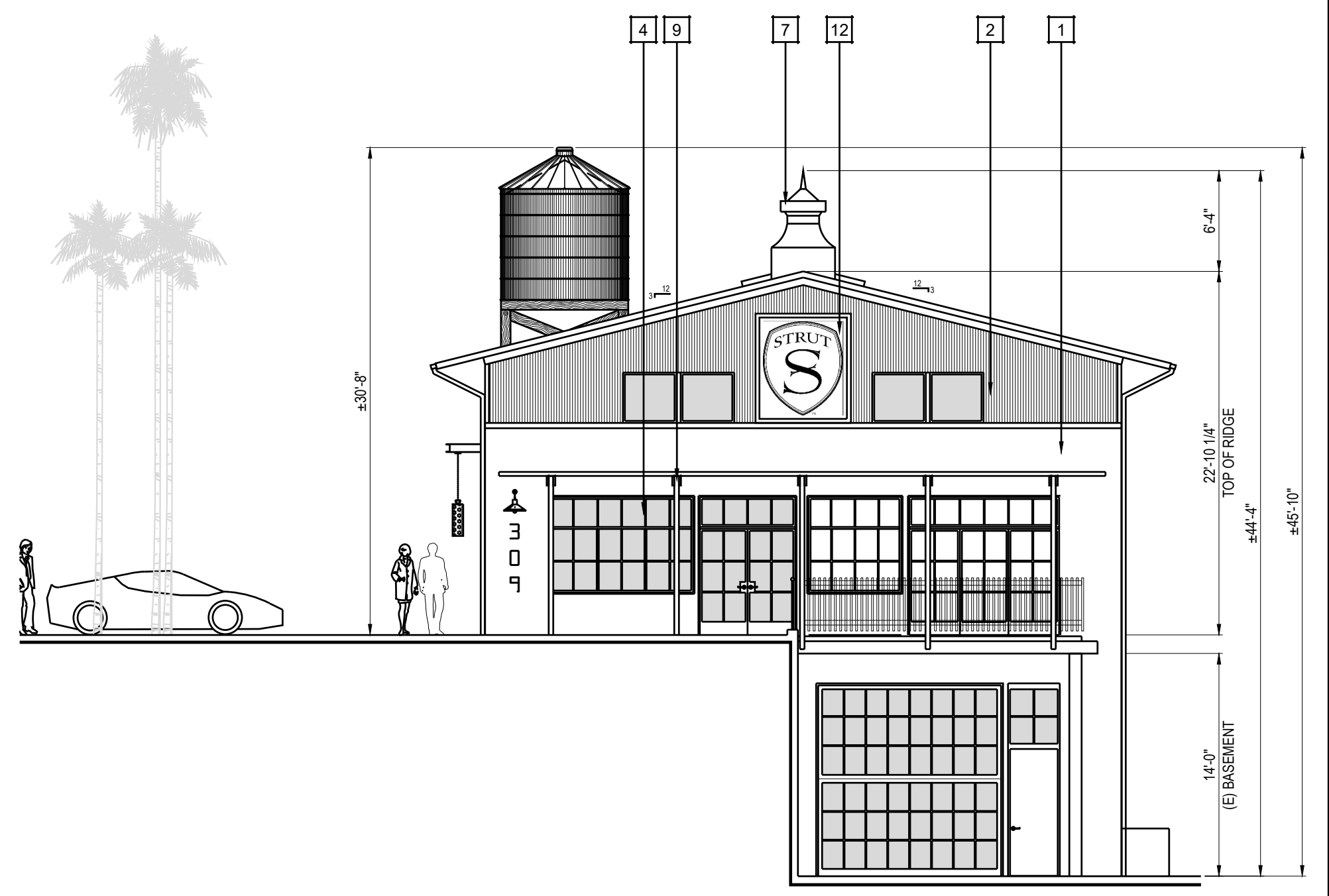
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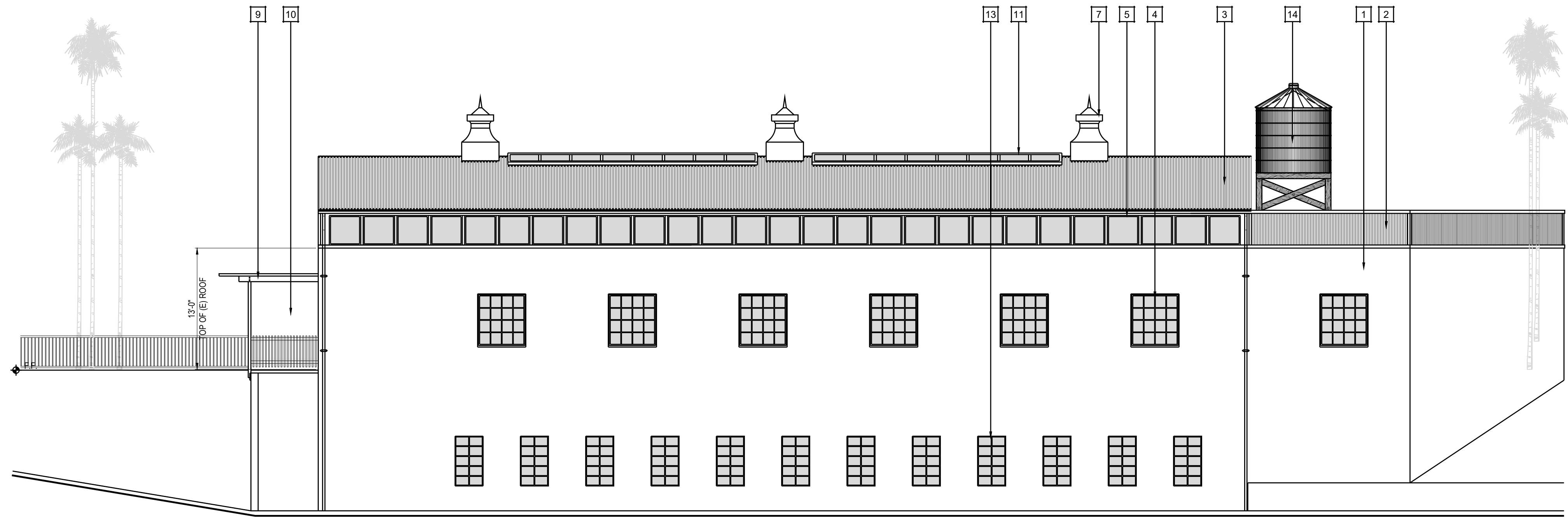
SOUTH ELEVATION

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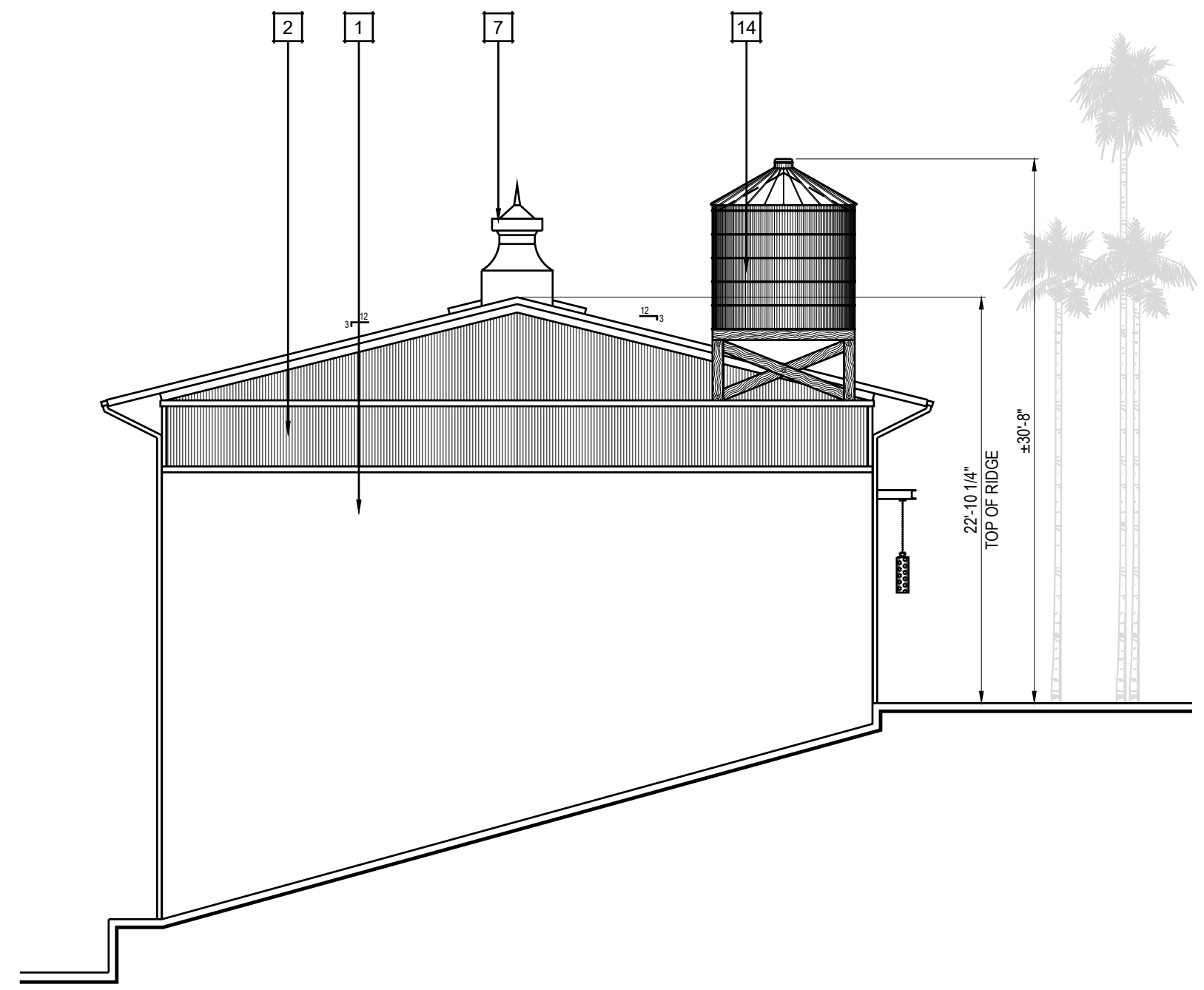
EAST ELEVATION

B



NORTH ELEVATION

C



WEST ELEVATION

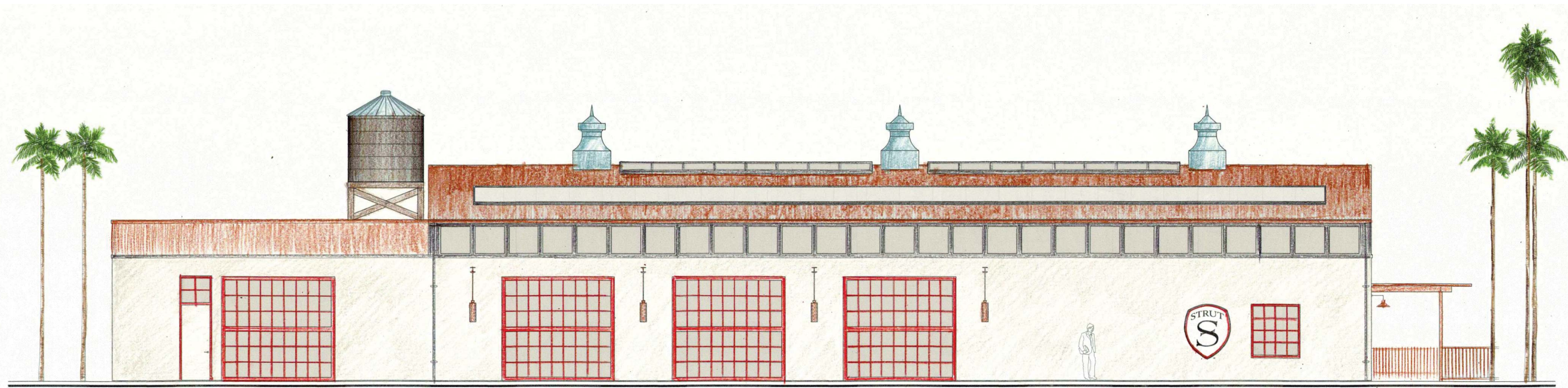
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**EXTERIOR SIGNAGE NOTE:**  
ALL EXTERIOR BUILDING SIGNS SHALL BE SUBMITTED, REVIEWED AND APPROVED UNDER A SEPARATE PERMIT. BY OTHERS ANDS ARE SHOWN FOR REFERENCE ONLY.

#	ELEVATIONS KEYNOTES
1.	INTEGRAL COLOR STUCCO WALL - SMOOTH FINISH IN A WARM CONCRETE COLOR. FINAL COLOR T.B.D.
2.	3/4" CORRUGATED METAL SIDING. PAINTED TO MATCH RUSTED ROOF COLOR.
3.	3/4" CORRUGATED RUSTED METAL ROOFING. BARE SKIN BY RECLA METALS OR EQUAL.
4.	NEW METAL WINDOWS (STEEL LOOK). "RED" - FINAL COLOR T.B.D.
5.	NEW METAL WINDOWS (STEEL LOOK). "BLACK" - FINAL COLOR T.B.D.
6.	HORIZONTAL BI-FOLDING "HANGER STYLE" GLASS GARAGE DOORS.
7.	CUSTOM BARN STYLE ROOF VENT. PAINT TO MATCH RUSTED ROOF COLOR.
8.	CUSTOM METAL LIGHT FIXTURE AND BRACKET. FINISH T.B.D.
9.	STEEL TRELLIS MEMBERS. RUSTED METAL FINISH.
10.	2x2 VERTICAL WOOD SLATS. FINISH T.B.D.
11.	SKYLIGHT. BLACK FRAME TO MATCH CLERESTORY WINDOWS. FINISH T.B.D.
12.	CUSTOM PLATE CUT STEEL "STRUT" LOGO. FINISH T.B.D.
13.	EXISTING METAL WINDOWS RE-GLAZED AND FRAMES PAINTED. COLOR T.B.D.
14.	DECORATIVE WATER TOWER METAL ENCLOSURE. FINISH T.B.D.
15.	SOLAR PANEL AREA

REVISIONS		
NO.	DESCRIPTION	DATE

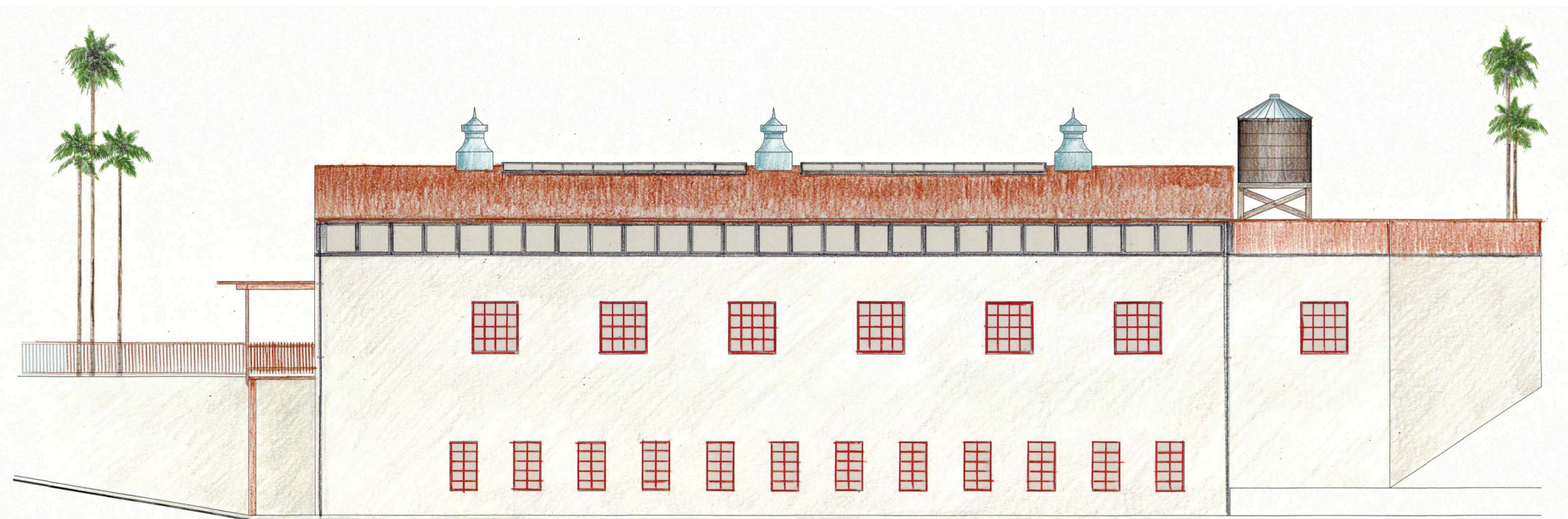




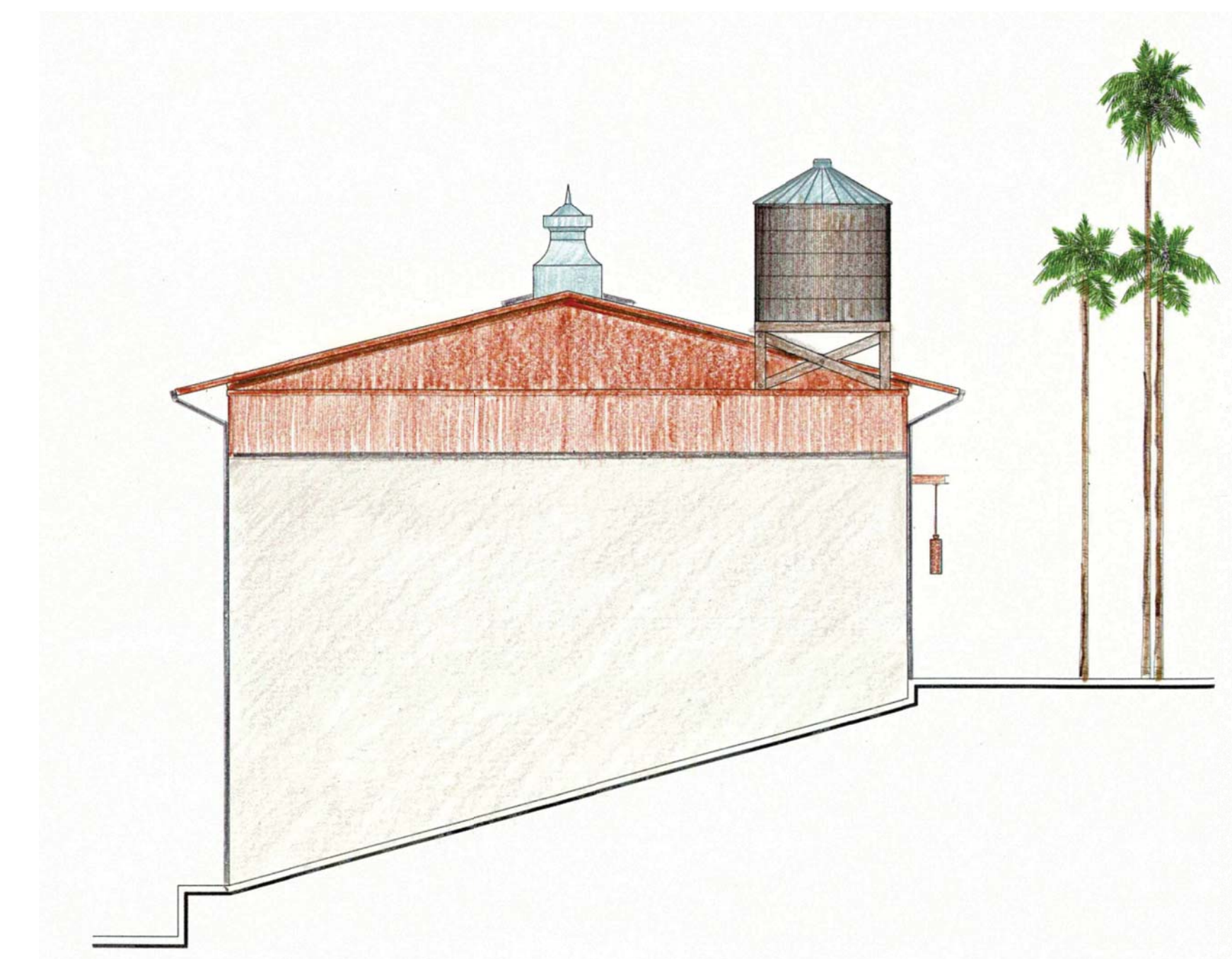
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

CLIENT



**WOODCREST**

1410 MAIN STREET, SUITE C  
RAMONA, CALIFORNIA 92065  
CONTACT: WADE WYLIE  
P: 760-789-5493  
e-mail: wade@woodcrestev.com

PROJECT

A PROPOSED BUILDING FACADE REMODEL LOCATED AT:

**RINCON BUILDING**  
309 CALLE DE LOS MOLINOS  
SAN CLEMENTE, CA 92672

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE  
**COLORED EXTERIOR ELEVATIONS**

DATE: 10-13-21	SCALE: AS NOTED
DRAWN BY: L. DALE	CHECKED BY: 21145
CHECKED BY:	SHEET NUMBER:
PROJECT NO: 21145	



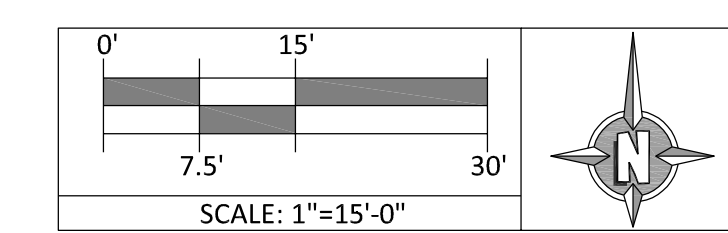
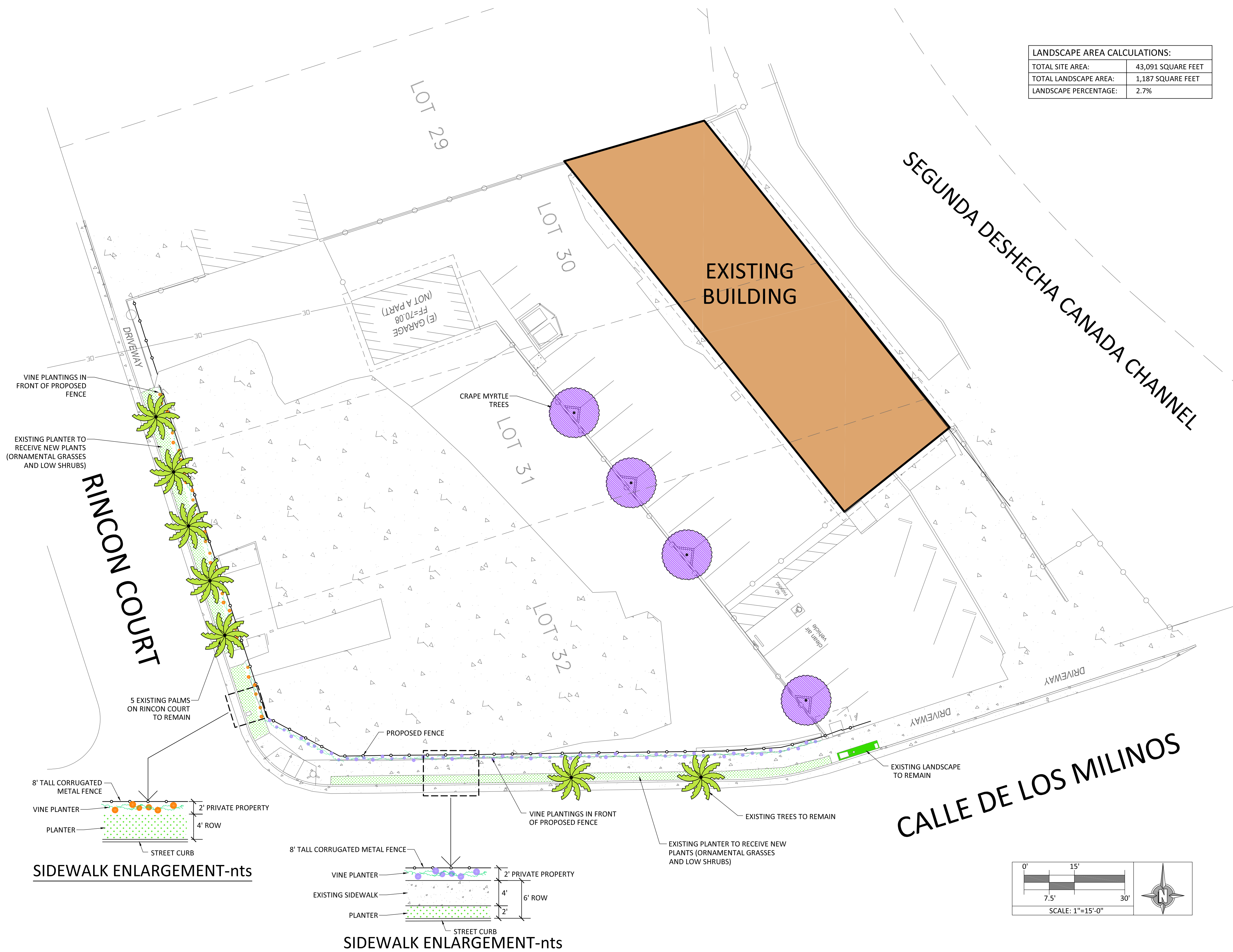
# 309 COMMERCIAL

309 CALLE DE LOS MOLINOS, SAN CLEMENTE, CALIFORNIA 92672

LANDSCAPE AREA CALCULATIONS:	
TOTAL SITE AREA:	43,091 SQUARE FEET
TOTAL LANDSCAPE AREA:	1,187 SQUARE FEET
LANDSCAPE PERCENTAGE:	2.7%

PRELIMINARY PLANT LIST		
<b>TREES</b>		<b>SIZE</b>
	LAGERSTROEMIA CATAWBA/ CRAPE MYRTLE	15 GAL
<b>VINES</b>		<b>SIZE</b>
	CAMPISIS RADICANS/ ORANGE TRUMPET VINE	5 GAL
	CLYTOSTOMA CALLISTEGIOIDES/ PURPLE TRUMPET VINE	5 GAL
<b>SHRUBS</b>		<b>SIZE</b>
	CAREX TUMULICOLA/ BERKELEY SEDGE	1 GAL
	LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER	1 GAL
<b>FENCING</b>	8' TALL CORRUGATED METAL FENCE	

## IMAGE BOARD



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# 309 COMMERCIAL — SAN CLEMENTE, CA

## MATERIALS BOARD

Black metal – DE6343 Salem Black

Red metal – DET427 Vintage Red



Corrugated Metal Fence



Corrugated Metal Roof



Weathered Wood Sample for Water Tank



Stucco – Omega 432 smooth coat