

SAN CLEMENTE SENIOR HOUSING ENTITLEMENT SET

AUGUST 31, 2022



INDEX

GENERAL:

G-1.1 PROJECT INDEX & SUMMARY

ARCHITECTURE:

A-1.1 BUILDING PERSPECTIVE	A-2.10 BUILDING SECTIONS
A-1.2 BUILDING PERSPECTIVE	A-3.1 HEALTH CENTER PERSPECTIVES
A-1.3 BUILDING PERSPECTIVE	A-3.2 HEALTH CENTER SECTIONS
A-2.1 LEVEL 0 FLOOR PLAN	A-3.3 CARPORTS
A-2.2 LEVEL 1 FLOOR PLAN	A-3.4 TRASH ENCLOSURES
A-2.3 LEVEL 2 FLOOR PLAN	A-3.5 OPEN SPACE AND AMENITY PERSPECTIVES
A-2.4 LEVEL 3 FLOOR PLAN	A-4.1 MATERIAL BOARD
A-2.5 LEVEL 4 FLOOR PLAN	A-5.1 SHADOW STUDY
A-2.6 ROOF PLAN	A-6.1 ROOF HEIGHT STUDY: SECTIONS
A-2.7 AMENITY PLAN ENLARGEMENT	A-6.2 ROOF HEIGHT STUDY: PLAN
A-2.8 NORTH & EAST ELEVATIONS	A-6.3 ROOF HEIGHT STUDY: SITE VIEW
A-2.9 SOUTH & WEST ELEVATIONS	

CIVIL:

C-1 EXISTING CONDITIONS MAP
C-2 VESTING TENTATIVE PARCEL MAP No. 2022-116
C-3 SITE PLAN
C-4 CONCEPTUAL GRADING PLAN
C-5 CUT-FILL MAP
C-6 SITE SECTIONS
C-7 PRELIMINARY UTILITIES PLAN
C-8 DRAINAGE PLAN - EXISTING CONDITION
C-9 DRAINAGE PLAN - PROPOSED CONDITION

LANDSCAPE:

L-1 LANDSCAPE CONCEPT PLAN
L-2 LANDSCAPE ENLARGEMENTS
L-3 LANDSCAPE ENLARGEMENTS
L-4 LANDSCAPE DESIGN IMAGERY
L-5 IRRIGATION PLAN
L-6 OPEN SPACE PLAN
L-7 WALL & FENCE PLAN
L-8 PUBLIC STREETSCAPE IMPROVEMENT PLAN

FIRE:

FMP-0 FIRE MASTER PLAN COVER SHEET
FMP-1 FIRE ACCESS PLAN

VICINITY MAP



PROJECT TEAM

DEVELOPER:

Saddleback Memorial Medical Center
 24451 Health Center Drive
 Laguna Hills, CA 92653
 Attn: Aaron Coley
 P: 949.452.3627
 acoley@memorialcare.org

ARCHITECT:

TCA Architects
 18821 Bardeen Ave.
 Irvine, CA 92612
 Contact: Chris Williams
 P: 949.862.0270
 P: 949.862.0289
 www.tca-arch.com
 cwilliams@tca-arch.com

CIVIL ENGINEER:

Hunsenker & Associates
 3 Hughes, Irvine, CA 92618
 Contact: Ted D. Frattone
 P: 949.768.2541
 C: 949.283.2294
 www.hnagi.com
 tfrattone@hunsenker.com

LANDSCAPE ARCHITECT:

C2 Collaborative
 100 Avenida Miramar,
 San Clemente, CA 92618
 Contact: Blaine Shearer
 P: 949.366.6624
 C: 949.542.7706
 www.c2collaborative.com
 bshearer@c2collaborative.com

FIRE:

Woden
 106 W. 4th St., Suite 308
 Santa Ana, CA 92701
 Contact: Joshua Apolenis
 P: 240.688.0980
 www.wodenfire.com
 japolenis@WodenFire.com

PROJECT DESCRIPTION

The San Clemente Senior Housing Project is a proposed mixed-use redevelopment of 654 Camino del los Mares (APN 675-072-19) in the City of San Clemente for the development of a 250-unit senior housing project and a 7,500 square foot medical office building.

Specifically, the 6.6-acre project site is located on the south side of Camino del los Mares, approximately 545 feet west of the Marbella intersection. The proposed mixed-use redevelopment will consist of the demolition of the vacant building on-site for development of 250 dwelling units (for-rent with age restriction/senior housing) and a 7,500 gross square foot medical office building, as well as the associated infrastructure and common area improvements for both project components, including surface parking and amenity areas.

The proposed mixed-use development will be compatible with the surrounding development along Camino del los Mares (existing senior housing, medical office buildings and commercial centers) in both its architectural style and building massing. The San Clemente Senior Housing Project will add value to the community by providing greatly needed, high-quality for-rent senior housing in San Clemente, as prescribed for the project site by the recent City of San Clemente General Plan 2021-2029 Housing Element update, approved by City Council on October 5, 2021.

PROJECT SUMMARY

SITE INFORMATION

TENTATIVE PARCEL MAP #	2022-116
ASSESSOR PARCEL #	675-072-19
ADDRESS	654 Camino de los Mares, San Clemente, CA, 92673
TOTAL UNITS	250

OVERALL PROJECT SITE AREA	6.63 AC	288,795 SF
OVERALL PROJECT DENSITY	37.7 DU/AC	0.85
OVERALL PROJECT FLOOR AREA RATIO	1.64 AC	71,549 SF
OVERALL PROJECT LANDSCAPE COVERAGE		

SENIOR RESIDENTIAL PARCEL	6.16 AC	268,408 SF
SENIOR PARCEL DENSITY	40.6 DU/AC	0.89
SENIOR PARCEL FLOOR AREA RATIO	1.53 AC	66,501 SF
SENIOR PARCEL LANDSCAPE COVERAGE		

HEALTH CENTER PARCEL	0.47 AC	20,387 SF
HEALTH CENTER PARCEL FLOOR AREA RATIO		0.37
HEALTH CENTER PARCEL LANDSCAPE COVERAGE	0.12 AC	5,048 SF

UNIT SUMMARY

UNIT TYPE	Average SP*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	507	1		507 SF
S2	512	58		29,696 SF
S3	546	3		1,638 SF
Subtotal		62	25%	31,841 SF
1 Bedroom:				
A1	650	5		3,250 SF
A2	675	6		4,050 SF
A3	724	68		49,232 SF
A4	741	23		17,043 SF
A5	813	7		5,691 SF
A6	820	7		5,740 SF
A7	827	4		3,308 SF
Subtotal		120	48%	88,314 SF
2 Bedrooms:				
B1	985	9		8,865 SF
B2	997	14		13,958 SF
B3	1,063	5		5,315 SF
B4	1,156	36		41,616 SF
B5	1,185	4		4,740 SF
Subtotal		68	27%	74,494 SF
TOTAL		779	100%	194,649 SF

* Square footage is taken from centerline of part walls and outside of exterior walls, excluding all decks and balconies. Note: One of the 62 studio units will be the Senior Apartments Manager Unit
 ** 5% of units will be very low income (13 Units)

PARKING	SPACES REQUIRED		SPACES PROVIDED	
	COVERED	UNCOVERED	COVERED	UNCOVERED
Studio	61		61	
One bedroom	120		120	
Two bedroom	68		68	
Senior Apartments Manager Unit		2		2
Guest Parking		50		23*
TOTAL	249	52	249	25

* Shared Parking - Guest Spaces for Senior Apartments & Health Center (61 Spaces)

PARKING (CALCULATE EACH USE WITHIN A BUILDING SEPARATELY)			
TYPE OF USE	PARKING RATIO	REQUIRED	PROVIDED
Health Center	1 space per 200 SF	38	38*
TOTAL		38	38*

* Shared Parking - Guest Spaces for Senior Apartments & Health Center (61 Spaces)

BUILDING 1 FLOOR AREA SUMMARY

Senior Housing Bldg. 1 (Net Rentable)	76,803 SF
Circulation (Corridors/Elevators/Stairs)	14,453 SF
Residential Amenities/Lobby	6,879 SF
Storage / Utility	696 SF
Leasing Office	1,335 SF
TOTAL	97,166 SF

BUILDING 2 FLOOR AREA SUMMARY

Senior Housing Bldg. 2 (Net Rentable)	117,846 SF
Circulation (Corridors/Elevators/Stairs)	21,136 SF
Residential Amenities/Lobby	1,734 SF
Storage / Utility	896 SF
TOTAL	141,602 SF

Commercial	
Health Center Building	7,500 SF
TOTAL	7,500 SF

SAN CLEMENTE SENIOR HOUSING

SAN CLEMENTE, CA
 TCA # 2021-055



SADDLEBACK MEMORIAL
 MEDICAL CENTER

ENTITLEMENT SET
 AUGUST 31, 2022

PROJECT INDEX & SUMMARY

G-1.1



SAN CLEMENTE SENIOR HOUSING
SAN CLEMENTE, CA
TCA # 2021-055



SADDLEBACK MEMORIAL
MEDICAL CENTER

ENTITLEMENT SET
AUGUST 31, 2022

BUILDING PERSPECTIVE
NORT EST CORNER - BUILDING ENTR

A-1.1



SAN CLEMENTE SENIOR HOUSING
SAN CLEMENTE, CA
TCA # 2021-055



SADDLEBACK MEMORIAL
MEDICAL CENTER

ENTITLEMENT SET
AUGUST 31, 2022

BUILDING PERSPECTIVE
NORT ACACADE - BUILDING ENTR

A-12



SAN CLEMENTE SENIOR HOUSING

SAN CLEMENTE, CA
TCA # 2021-055



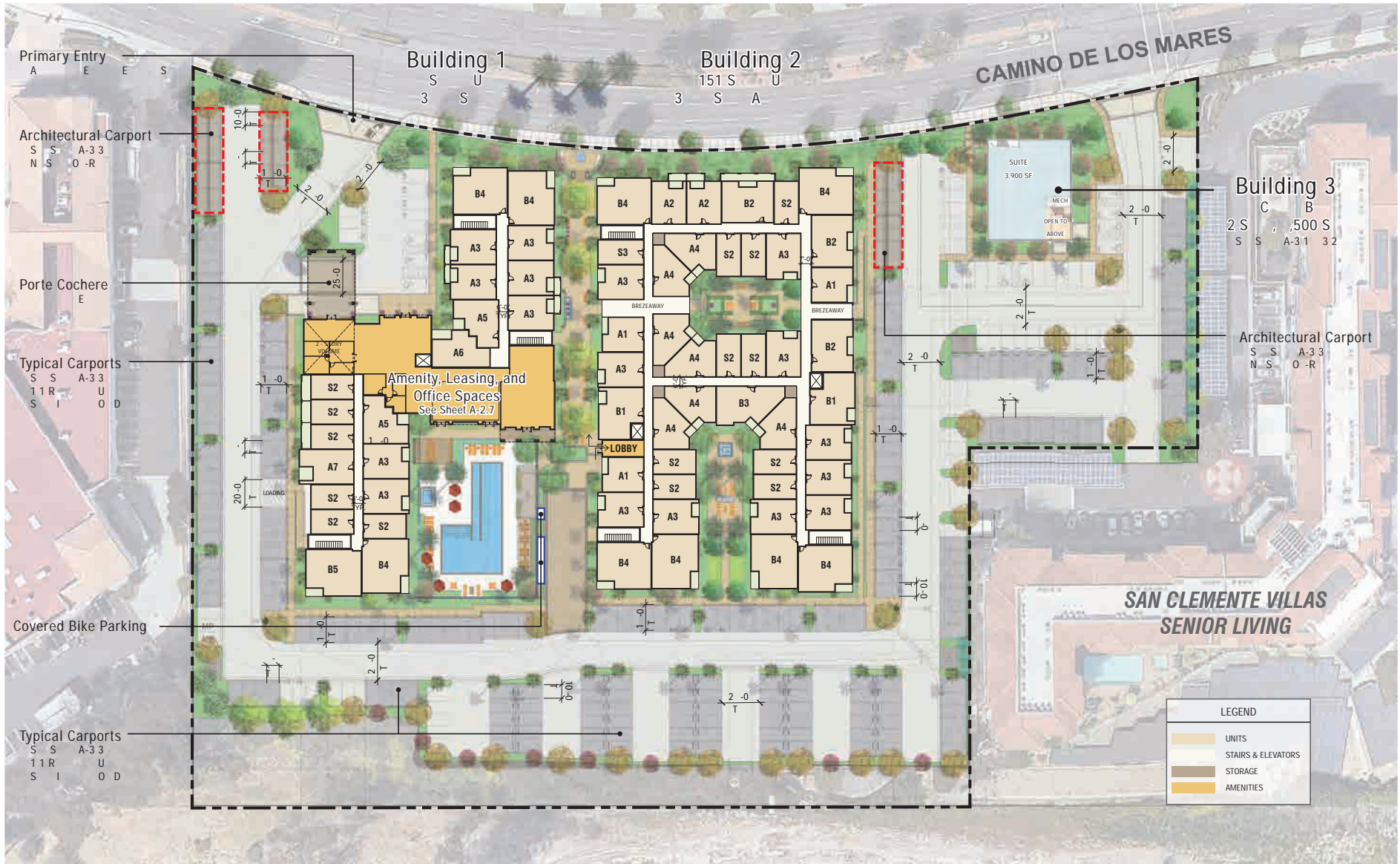
SADDEBACK MEMORIAL
MEDICAL CENTER

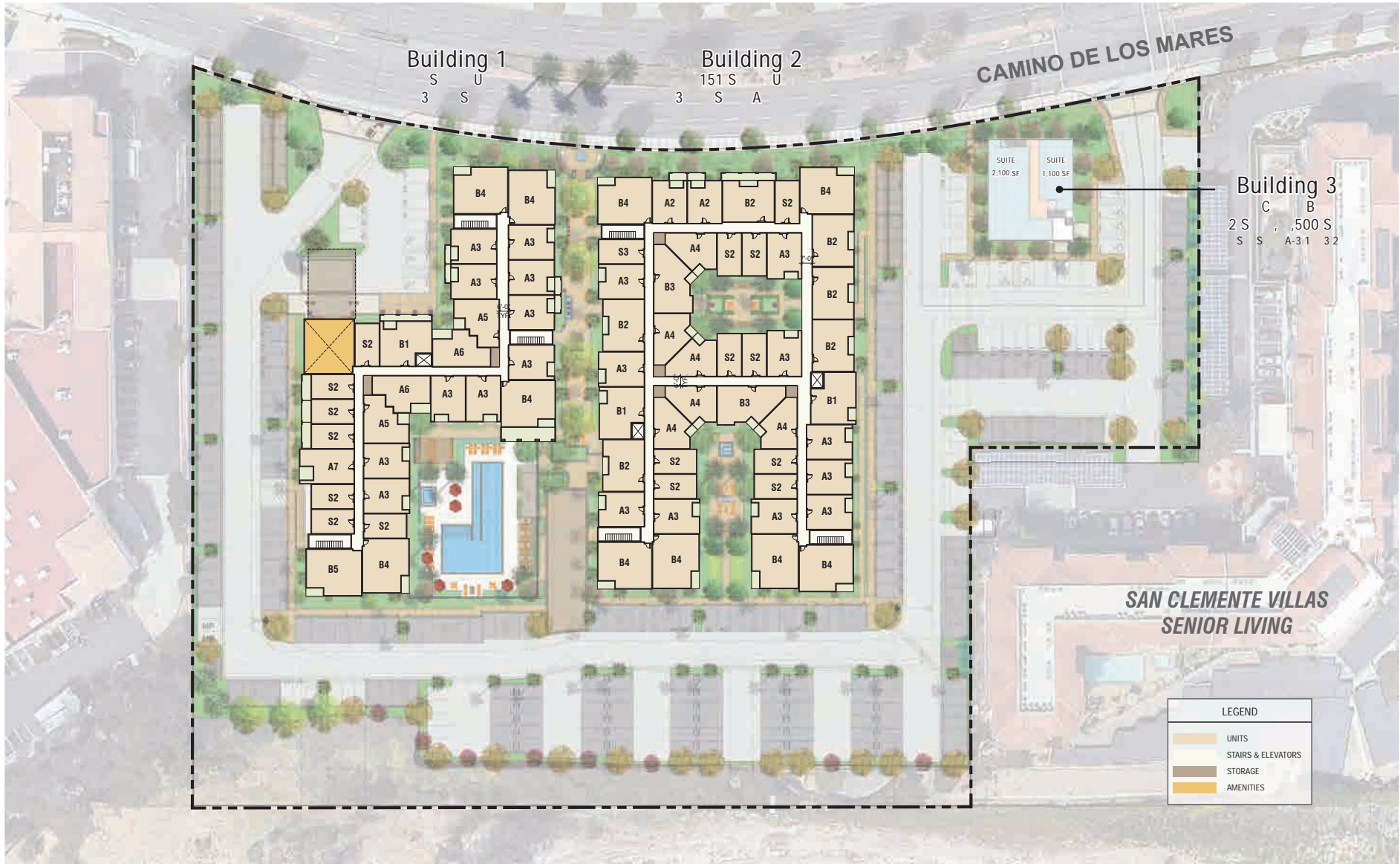
ENTITLEMENT SET
AUGUST 31, 2022

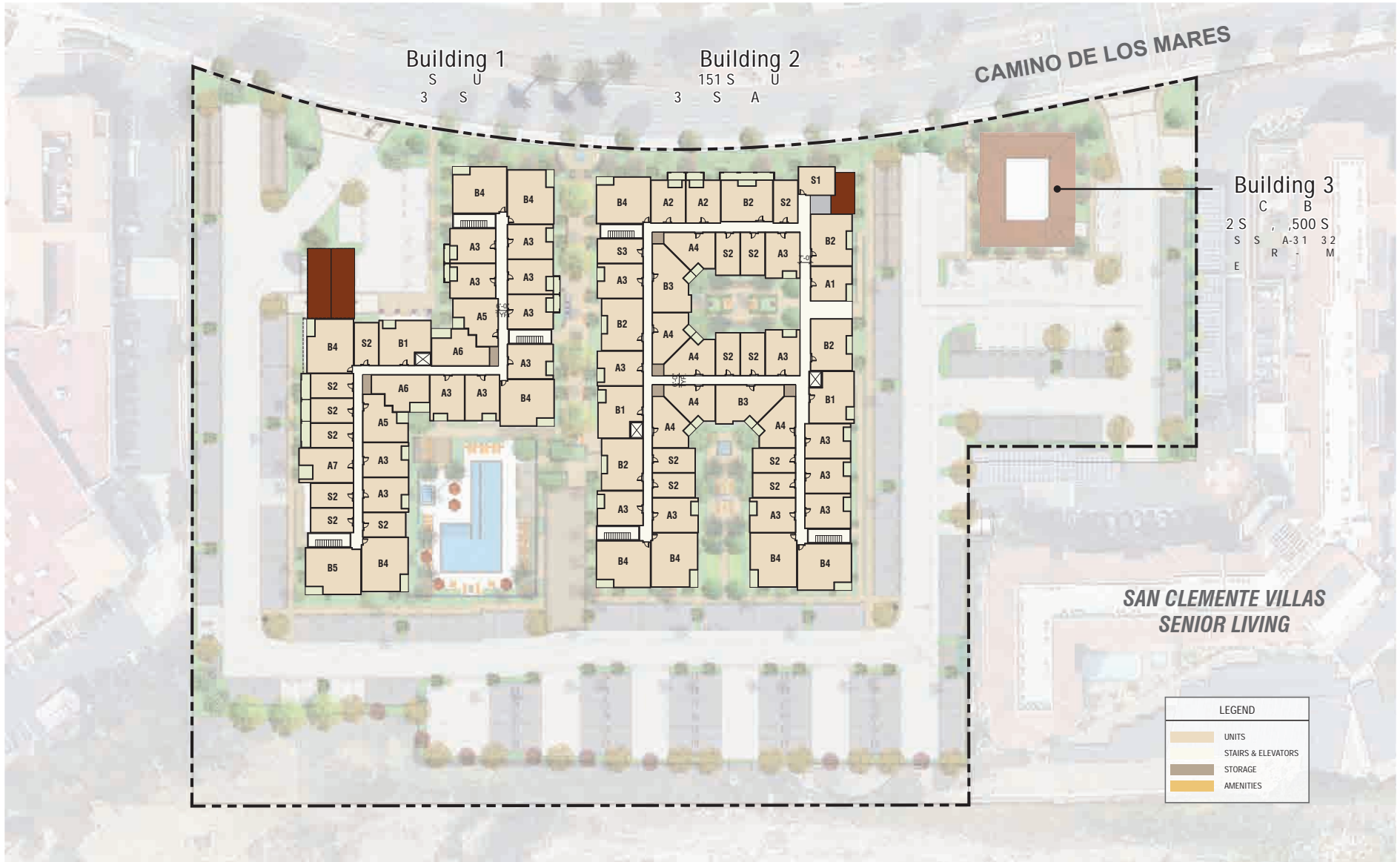
BUILDING PERSPECTIVE
NORT EAST - ROM CAMINO DE LOS MARES

A-13









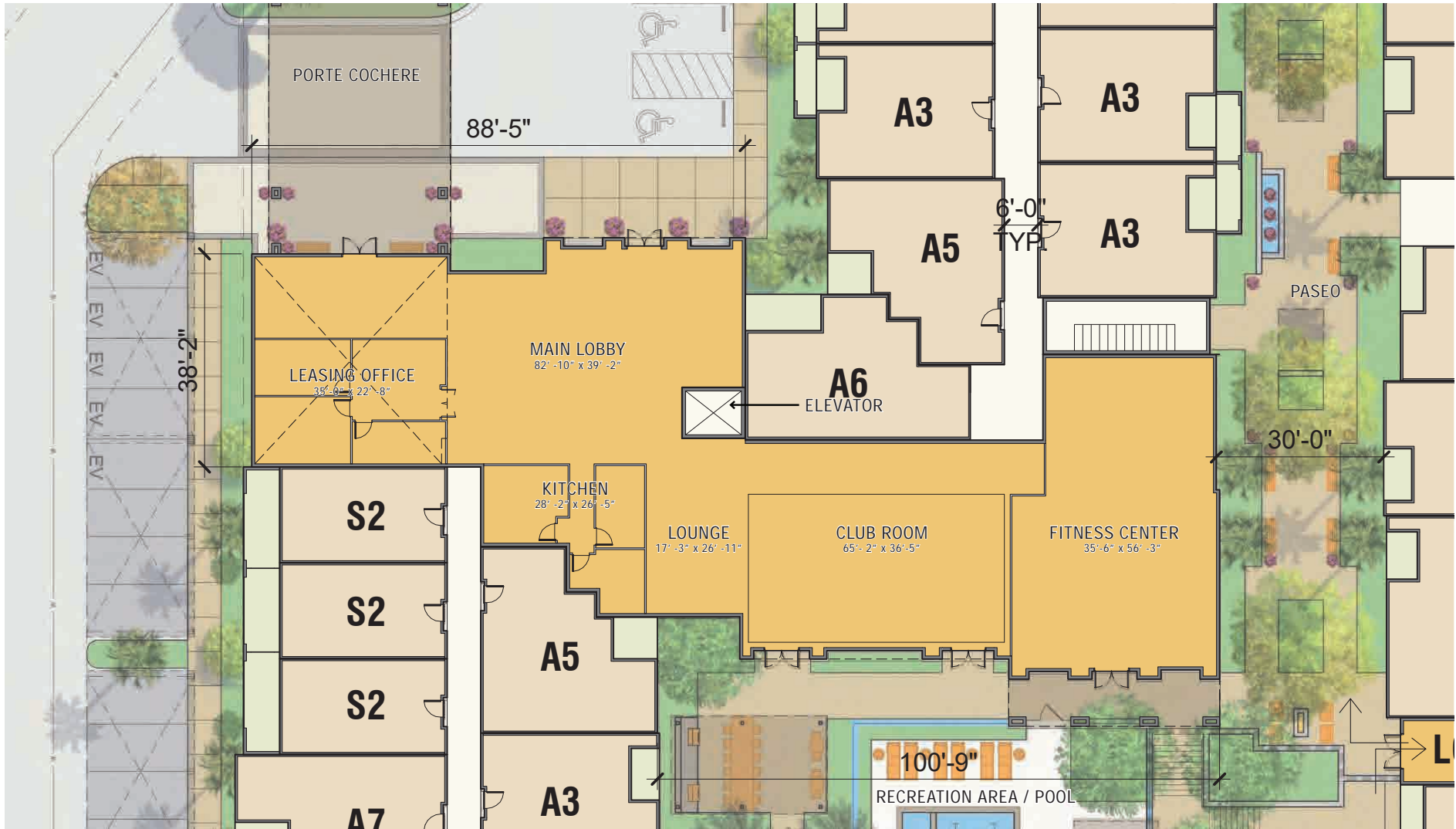
All building roofs are at 4"/1'-0" slope.



All building roofs are at 4"/1'-0" slope.



All building roofs are at 4"/1'-0" slope.





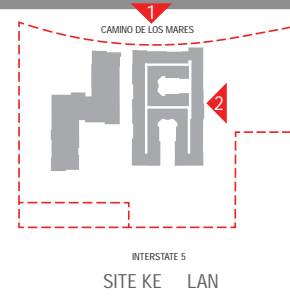
1. NORTH ELEVATION FROM CAMINO DE LOS MARES



2. EAST ELEVATION FROM SAN CLEMENTE VILLAS

MATERIAL LEGEND

- ST-1 STUCCO
- MR-1 METAL RAILING
- W-1 FRAMED WINDOW
- R-1 CLAY ROOF TILE
- A-1 AWNING
- SF-1 STOREFRONT
- OT-1 ORNAMENTAL WALL TILE



PERSPECTIVE VIEW - PASEO

SAN CLEMENTE SENIOR HOUSING
 SAN CLEMENTE, CA
 TCA # 2021-055



SADDLEBACK MEMORIAL
 MEDICAL CENTER

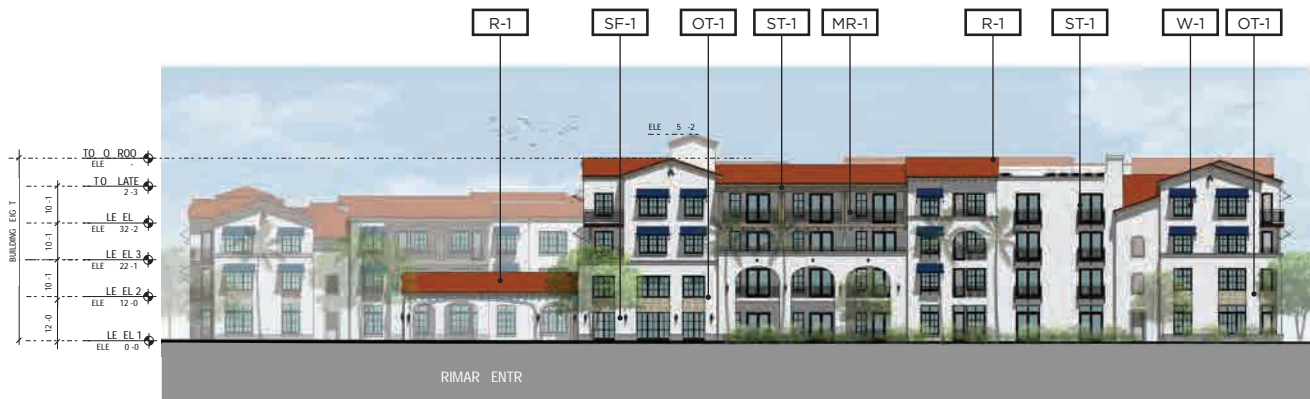
ENTITLEMENT SET
 AUGUST 31, 2022



BUILDING ELEVATIONS
 NORTH EAST



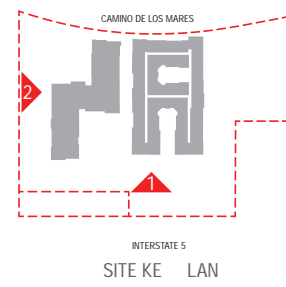
1. SOUTH ELEVATION FROM INTERSTATE-5



2. WEST ELEVATION FROM OCEAN VIEW PLAZA

MATERIAL LEGEND

- ST-1 STUCCO
- MR-1 METAL RAILING
- W-1 FRAMED WINDOW
- R-1 CLAY ROOF TILE
- A-1 AWNING
- SF-1 STOREFRONT
- OT-1 ORNAMENTAL WALL TILE



PERSPECTIVE VIEW - PRIMARY ENTRY

SAN CLEMENTE SENIOR HOUSING
 SAN CLEMENTE, CA
 TCA # 2021-055



SADDLEBACK MEMORIAL
 MEDICAL CENTER

ENTITLEMENT SET
 AUGUST 31, 2022



BUILDING ELEVATIONS
 SOUT EST

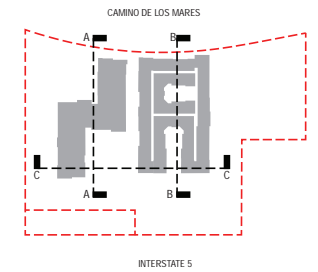
A-2



SECTION - A



SECTION - B



SITE KEY PLAN



SECTION - C

SAN CLEMENTE SENIOR HOUSING
 SAN CLEMENTE, CA
 TCA # 2021-055



SADDEBACK MEMORIAL
 MEDICAL CENTER

ENTITLEMENT SET
 AUGUST 31, 2022



BUILDING SECTIONS

A-2 10



SOUTHEAST PERSPECTIVE - VIEW FROM PARKING



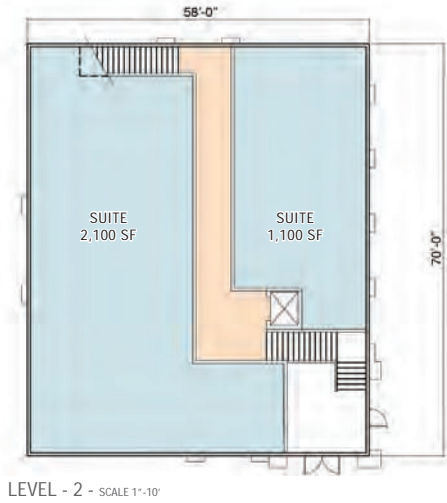
EAST - PERSPECTIVE VIEW



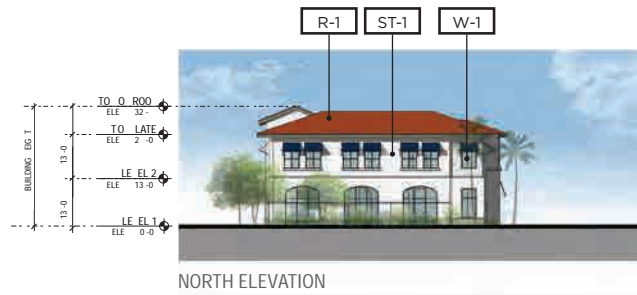
SOUTHWEST PERSPECTIVE- VIEW FROM PARKING



PERSPECTIVE VIEW FROM CAMINO DE LOS MARES



LEVEL - 2 - SCALE 1"=10'



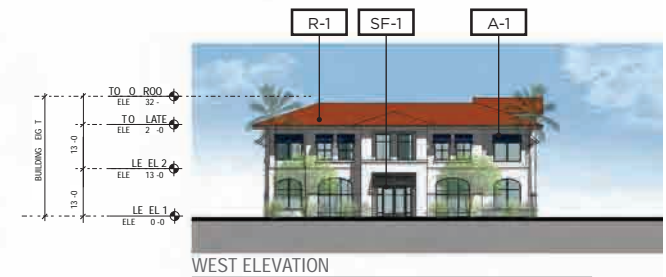
NORTH ELEVATION



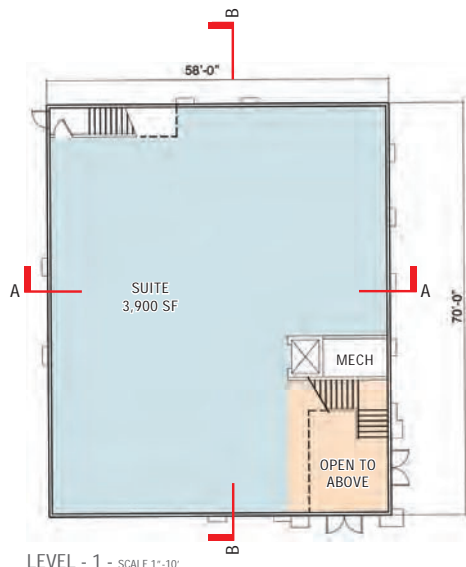
EAST ELEVATION



SOUTH ELEVATION



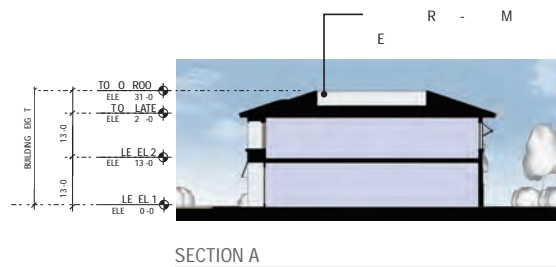
WEST ELEVATION



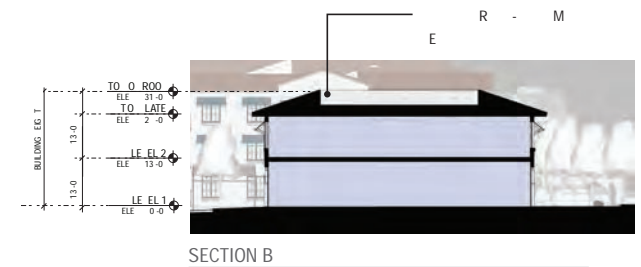
LEVEL - 1 - SCALE 1"=10'

MATERIAL LEGEND

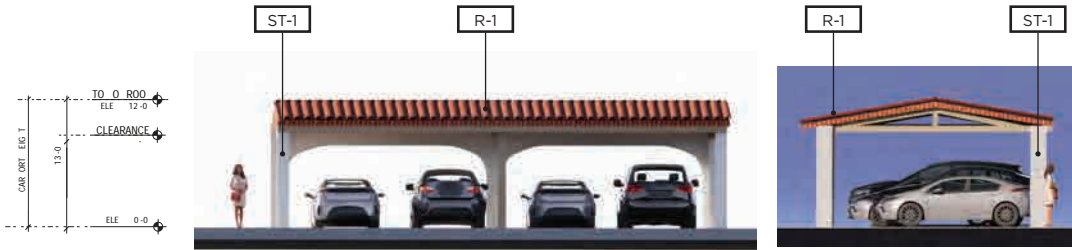
- ST-1 STUCCO
- W-1 FRAMED WINDOW
- R-1 CLAY ROOF TILE
- A-1 AWNING
- SF-1 STOREFRONT



SECTION A



SECTION B



ARCHITECTURAL CARPORTS - ELEVATIONS N.T.S.



MATERIAL LEGEND

- ST-1 STUCCO
- R-1 CLAY ROOF TILE



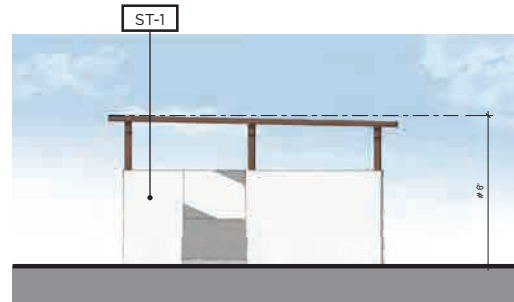
ARCHITECTURAL CARPORTS - PERSPECTIVE VIEWS



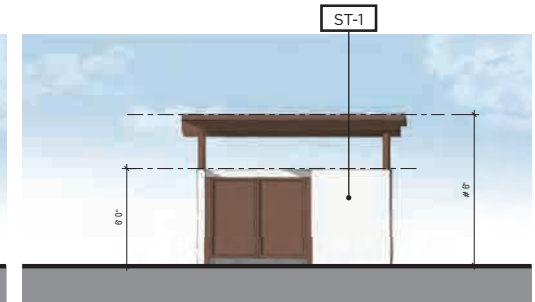
TYPICAL OF SOLAR CARPORTS - SINGLE POST CANTILEVER DESIGN



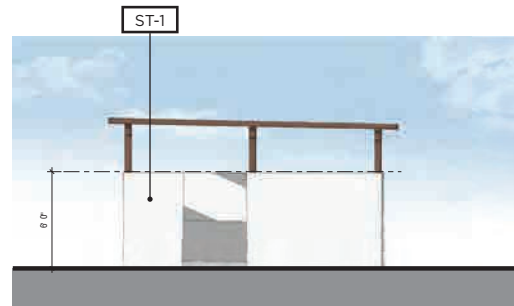
PERSPECTIVE VIEW



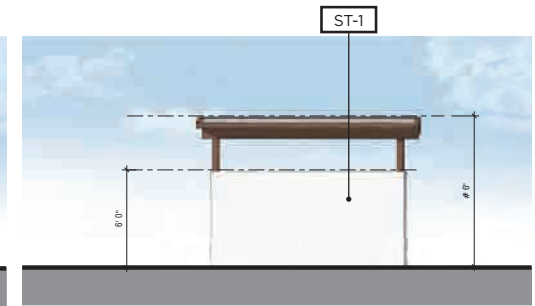
LEFT



FRONT



RIGHT

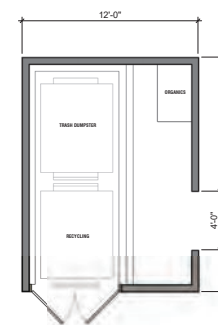


REAR

FLOOR PLAN 1/4" = 1'-0"

MATERIAL LEGEND

ST-1 STUCCO

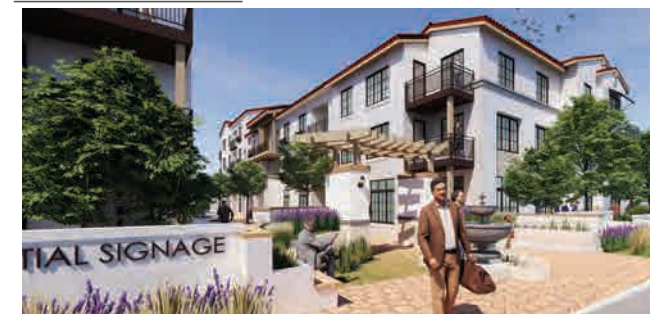




POOL - RECREATION AREA



ROOFTOP RECREATION AREA



PASEO ENTRY



POOL AND AMENITY AREAS



PASEO COURTYARD ALONG CAMINO DE LOS MARES

SAN CLEMENTE SENIOR HOUSING

SAN CLEMENTE, CA
TCA # 2021-055



SADDLEBACK MEMORIAL
MEDICAL CENTER

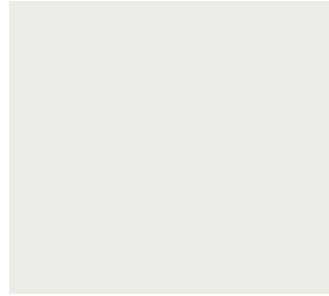
ENTITLEMENT SET
AUGUST 31, 2022

OPEN SPACE AND AMENITIES
ERS ECTI ES



CLASSIC MISSION CLAY TILE
COLOR: TRADITIONAL FLASH OR SIMILAR

R-1



STUCCO - PURE WHITE
SW7005(255-C1) OR SIMILAR

ST-1



FRAMED WINDOW
COLOR: DARK BRONZE OR SIMILAR

W-1



DECORATIVE METAL RAILING

MR-1



METAL AWNING
COLOR: SW9178 IN THE NAVY OR SIMILAR

A-1



STOREFRONT
COLOR: DARK BRONZE OR SIMILAR

SF-1



ORNAMENTAL WALL TILE
COLOR: VARIES

OT-1

MATERIAL LEGEND

- ST-1 STUCCO
- MR-1 DECORATIVE METAL RAILING
- W-1 FRAMED WINDOW
- R-1 CLAY ROOF TILE
- A-1 AWNING
- SF-1 STOREFRONT
- OT-1 ORNAMENTAL WALL TILE



SPRING - MARCH 21, 9AM



SPRING - MARCH 21, NOON



SPRING - MARCH 21, 3PM



SUMMER - JUNE 21, 9AM



SUMMER - JUNE 21, NOON



SUMMER - JUNE 21, 3PM



WINTER - DECEMBER 21, 9AM



WINTER - DECEMBER 21, 12 NOON



WINTER - DECEMBER 21, 3PM

SAN CLEMENTE SENIOR HOUSING
SAN CLEMENTE, CA
TCA # 2021-055



SADDLEBACK MEMORIAL
MEDICAL CENTER

ENTITLEMENT SET
AUGUST 31, 2022

SHADOW STUDY

A-51