



Design Review Subcommittee (DRSC)

Meeting Date: August 28, 2024

PLANNER: Jessica Gatny, Assistant Planner

SUBJECT: **Public Hearing Project (PHP) 24-200/ Development Permit 24-205, 401 Calle de Los Molinos,** a request for a Development Permit (DP24-205) to install a new roof-mounted dish antenna with support stand surrounded by a screening tower, located on the second-floor roof of an existing AT&T Telecommunications Building.

BACKGROUND:

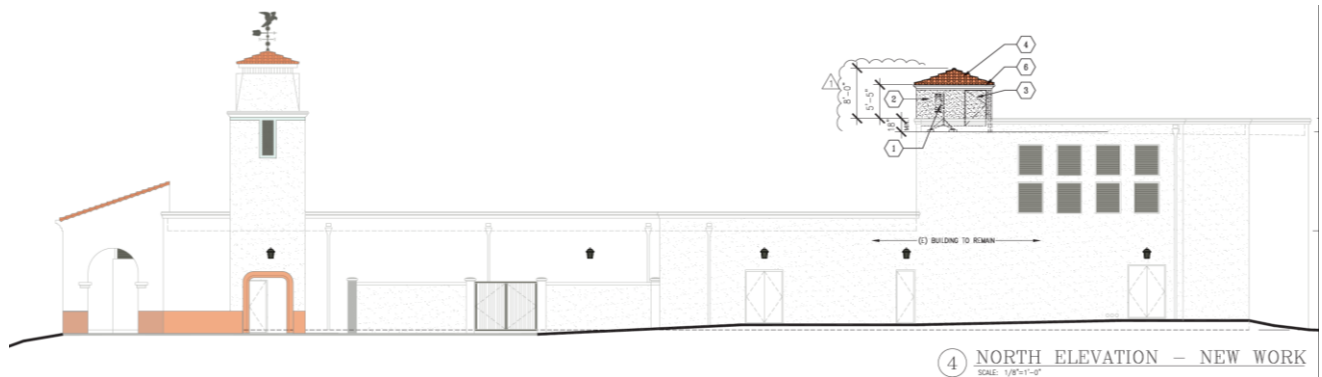
The property is located at the northwest corner of Avenida Pico and Calle de Los Molinos, see Attachment 1 for the Location Map. The project site is located in the Community Commercial 2 Zone, in the West Pico Corridor Specific Plan, and within the Coastal Zone (not in the exclusion order). The project is near the Avenida Pico/ I-5 interchange Gateway to the City, and provides access to the West Pico Corridor, which is designated as a scenic corridor in the General Plan. Therefore, the corridor is significant in the public's perception of the quality and character of the City. In 2003, the property underwent substantial building and site improvements, transforming the building's architecture into the current Spanish style, which is a visual asset to the surrounding area, see Attachment 2 for Photos of Existing Conditions.

Project Description

The proposed dish antenna would be located on the second-floor roof, on the northwest portion of the existing building. The proposed dish antenna would be surrounded by 12'x12' fiberglass reinforced panel (FRP) architectural screen in the form of a new 8' tower, with a clay tile roof to match the existing roof. This material was recently used on a rooftop concealment for a wireless project at the Comfort Inn at 3700 S. El Camino Real. The proposed screening roof is 42' high, which is under the 45' height limit. The screen is proposed to be white to match the existing building. Please see Attachment 3 for the Project Plans.

In the initial proposal, the addition had a roof height of 10'. Staff was concerned that the changes skewed the proportions of the building, resulting in an un-balanced appearance. The applicant revised the plans and lowered the height of the tower addition to 8'.

Figure 1: North Elevation



Why is DRSC Review Required?

A Development Permit may require review by the Design Review Subcommittee to provide feedback on visual impacts of projects along the Avenida Pico scenic corridor and architectural design issues, such as architectural quality and style, massing, scale, proportions, landscaping, materials, design features, and visual impacts on aesthetic resources. Roof mounted antennas that are not stealth are not eligible for an Administrative Development Permit (ADP) per SCMC 17.16.095(F)(14); and new wireless antenna projects that are not stealth require a Conditional Use Permit per SCMC 17.28.240 - Public Utilities. The project utilizes a new tower-like feature that can house and disguise the antenna equipment. While chimneys can be eligible for an ADP, they are restricted to specific materials. Given the broadcast needs of the facility, the materials eligible for administrative approval, such as stucco, are not feasible. Additionally, towers are not eligible for an ADP. Therefore, this Development Permit request falls under Zoning Administrator review (Process 2) for “exterior changes to structures that are ineligible for an Administrative Development Permit according to Section 17.16.095.”

ANALYSIS

The plans are consistent with Design Guidelines in terms of the varied roof heights, the use of clay roof tiles, and use of accent towers for improved visual interest. While elevations are provided, the plans do not include renderings that detail perspective from Avenida Pico. Development Permits require to exemplify the best professional design practices through consistency with the City’s Design Standards and Guidelines. This project meets the requirements for approval because of the proposed Spanish style design elements, as well as the 42-foot tower being below the 45-foot height limit.

RECOMMENDATIONS:

Staff recommends the applicant explore ways to enhance the fiberglass panels, and/or the potential of co-locating the equipment into an existing feature of the building. Alternatively, the applicant could provide renderings from the perspective of the nearest intersections (from Calle De Los Molinos looking west and from Avenida Vista Hermosa looking east)

demonstrating that the proposed tower is predominantly screened from view along the Pico corridor. Staff and the applicant seek DRSC feedback on the proposed design and a determination on whether the project may be forwarded to the Zoning Administrator for a public hearing.

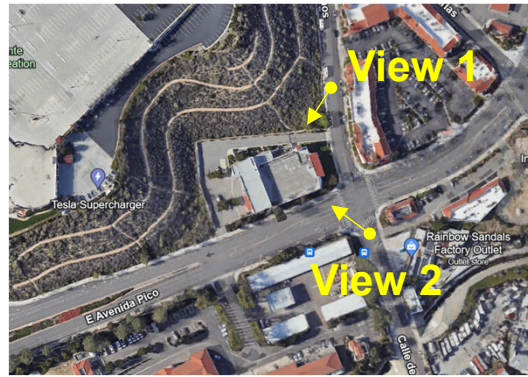
Attachments:

1. Location Map
2. Photos of Existing Conditions
3. Project Plans



PHP24-200/DP24-205
AT&T New Rooftop Microwave Dish Antenna
401 Calle de Los Molinos

**PHOTOS OF
EXISTING
CONDITIONS**



View 1



View 2


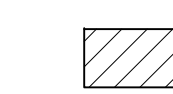


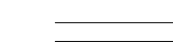




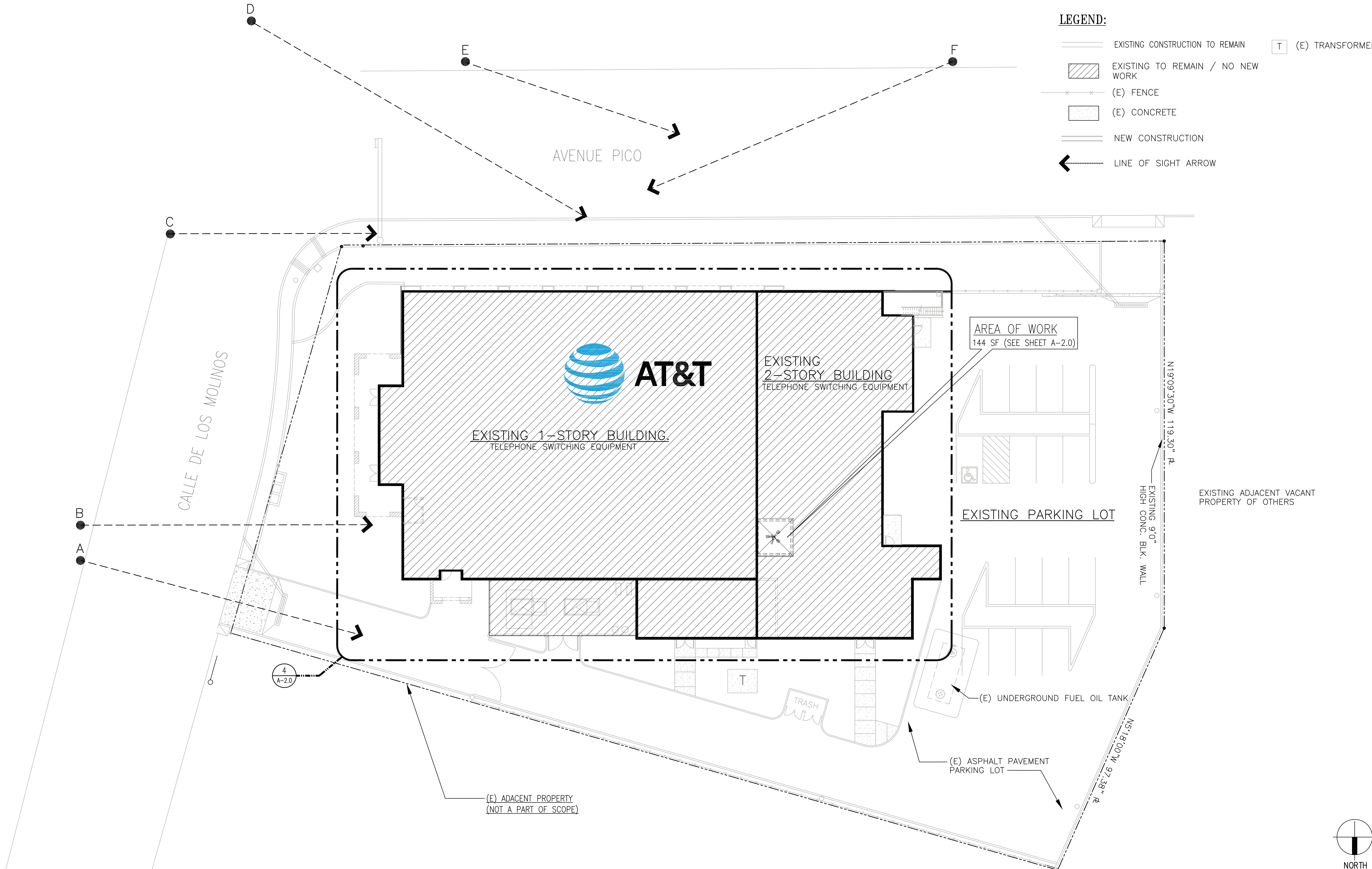
NEW ROOFTOP DISH/ANTENNA

**401 CALLE DE LOS MOLINOS
SAN CLEMENTE, CA 92672**

GENERAL NOTES	LEGAL DESCRIPTION	VICINITY MAP	DRAWING INDEX	CONSULTANT																																				
<p>1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE.</p> <p>2. ALL WORK SHALL BE PERFORMED AS PER CALIFORNIA BUILDING CODE, 2019 EDITION.</p> <p>3. ALL INSPECTIONS SHALL BE AS REQUIRED BY THE CITY OF SANTA ANA AND ITS RELATED AGENCIES.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN A SET OF PLANS, APPROVED BY THE LOCAL BUILDING DEPARTMENT, ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.</p> <p>5. THE CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER, 2A-10BC RATING WITHIN (75) FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR DURING CONSTRUCTION.</p> <p>6. ALL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. LATCHING & LOCKING DOORS THAT ARE HAND ACTIVATED & WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE W/ A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR THE HARDWARE TO PROVIDE DESIGNED PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.</p> <p>7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING VISITED THE SITE AND HAVING FAMILIARIZED HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID.</p> <p>8. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL BE HELD RESPONSIBLE TO REPLACE, REWORK, AND/OR REPAIR ALL WORK POORLY EXECUTED OR DAMAGED BY ANY OF THE WORK FORCE DIRECTLY OR INDIRECTLY UNDER HIS JURISDICTION; ANY ARCHITECT/ENGINEER SERVICES AND/OR TESTING LAB SERVICES THUS INCURRED SHALL BE PAID FOR BY THE CONTRACTOR.</p> <p>9. THE CONTRACTOR SHALL PROVIDE AND INSTALL, AT HIS EXPENSE, ALL ILLUMINATED OR NON-ILLUMINATED BARRICADES AND PROTECTIONS AS REQUIRED BY THE CITY OF SAN CLEMENTE & SHOWN ON THE DRAWING AS CALLED FOR IN THE SPECIFICATIONS, OR AS REQUIRED BY THE OWNER.</p> <p>10. THE CONTRACTOR SHALL PROVIDE A TEMPORARY OFFICE WITH TELEPHONE AND SUFFICIENT LIGHT AT HIS OWN EXPENSE DURING THE CONSTRUCTION PERIOD.</p> <p>11. ALL WORK SHALL BE PERFORMED BY EXPERIENCED PERSONS AND IN A WORKMANLIKE MANNER.</p> <p>12. THE CONTRACTOR SHALL REMOVE, DAILY, ALL DEBRIS FROM THE SITE RESULTING FROM THE WORK AT THE CONCLUSION OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY CONSTRUCTION FROM THE SITE. THE AREA OF THE SITE SHALL BE LEFT BROOM CLEAN; IF NOT, UPON NOTIFICATION, OWNER WILL PERFORM ALL NECESSARY CLEANUP WORK AND BACK CHARGE THE CONTRACTOR FOR THE EXPENSE THUS INCURRED.</p> <p>13. ALL WORK, AS SPECIFIED AND SHOWN, IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ANY SUBDIVISION OF THIS WORK TO SUBCONTRACTORS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.</p> <p>14. MAINTAIN 44" MINIMUM WIDTH OF EXIT AISLES LEADING TO EXIT DOORS THEN ON TO A PUBLIC WAY.</p> <p>15. PROVIDE ADDITIONAL FIRE EXTINGUISHERS, 2A RATING, 50 FT. MAXIMUM FROM LOCATIONS OF FIELD WELDING DURING FIELD WELDING.</p> <p>16. EXIT SIGNS: PROVIDE MIN. 6" HIGH LETTERS ON CONTRASTING BACKGROUND, POSTED AT AND LEADING TO EXITS.</p> <p>17. RECOMMENDED: A PRE-CONSTRUCTION MEETING SHOULD BE ARRANGED WITH THE BUILDING DEPARTMENT PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION</p> <p>DISABLE ACCESS NOTE: THIS IS A TELEPHONE SWITCHING EQUIPMENT FACILITY. THERE ARE NO OFFICE AREA, MEETING ROOM, PUBLIC TOUR AREAS IN THE BUILDING. ALL PERSONS WORKING IN THE BUILDING ARE TELEPHONE EQUIPMENT MAINTENANCE PERSONNEL. PER TITLE 24, SECTION 1105B.3.4. PUBLIC UTILITY FACILITIES THIS FACILITY IS EXCEPTED FROM ACCESSIBLE REQUIREMENTS.</p>	<p>PORTIONS OF SECTIONS 32 & 33 IN TOWNSHIP 8 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLOT FILED IN THE DISTRICT LAND OFFICE, APRIL 12, 1875, ALL IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE. (ADJACENT TO THE WEST BOUNDARY OF TRACT NO. 795 M.M. 241 37-40 INCL. REC. OF ORA. CO., CALIFORNIA)</p> <p>APN # 057-020-51</p>	<p>SITE LOCATION</p>	<table border="1"> <thead> <tr> <th>DRAWING NUMBER AND TITLE</th> <th>ISSUE DATE</th> </tr> </thead> <tbody> <tr> <td>T-1 TITLE, GENERAL NOTES, BUILDING SUMMARY, VICINITY MAP, DIRECTORY, AND DRAWING INDEX</td> <td>05/15/23</td> </tr> <tr> <td colspan="2">ARCHITECTURAL</td> </tr> <tr> <td>A1.0 SITE PLAN - NEW WORK</td> <td>06/24/23</td> </tr> <tr> <td>A2.0 FLOOR PLAN @ SCREEN - NEW WORK</td> <td>06/24/23</td> </tr> <tr> <td>A2.1 ENLARGED PLANS - NEW WORK</td> <td>06/24/23</td> </tr> <tr> <td>A3.0 EXTERIOR ELEVATIONS</td> <td>06/24/23</td> </tr> </tbody> </table>	DRAWING NUMBER AND TITLE	ISSUE DATE	T-1 TITLE, GENERAL NOTES, BUILDING SUMMARY, VICINITY MAP, DIRECTORY, AND DRAWING INDEX	05/15/23	ARCHITECTURAL		A1.0 SITE PLAN - NEW WORK	06/24/23	A2.0 FLOOR PLAN @ SCREEN - NEW WORK	06/24/23	A2.1 ENLARGED PLANS - NEW WORK	06/24/23	A3.0 EXTERIOR ELEVATIONS	06/24/23	<p>CONSULTANT</p> <p>JTC architects, inc.</p> <p>65 NORTH FIRST AVE., SUITE 201 ARCADIA, CA 91006 TEL: 626-254-8884 FAX: 626-574-7775 E-MAIL: jtcarch@pacbell.net JTC PROJECT NO.:</p>																						
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	<p>SCOPE OF WORK</p> <p>PROVIDE (N) ROOF-MOUNTED DISH/ANTENNA WITH SUPPORT STAND, AND (N) 8'-0" HEIGHT FIBERGLASS REINFORCED PANEL (FRP) ARCHITECTURAL SCREEN ENCLOSURE COVERING 144SF ON SECOND FLOOR ROOF.</p>	<p>DIRECTORY</p> <p>OWNER AT&T SERVICES, INC. CORPORATE REAL ESTATE 217 N. LEMON STREET ANAHEIM, CA 92805 CONTACT: LUIS FRANCO TEL: 714-284-3352</p> <p>MEP ENGINEERING TURPIN & RATTAN ENGINEERING INC. 2441 HONOLULU AVE., SUITE 200 MONTROSE, CA 91020 CONTACT: MAC KAMBERIAN EMAIL: mkamberian@treila.com TEL: 818-249-0444 FAX: 818-249-1467</p> <p>GENERAL CONTRACTOR R.J. DAUM CONSTRUCTION 11581 MONARCH ST. GARDEN GROVE, CA 92841 TEL: 714-894-4300 FAX: 714-894-4449</p> <p>ARCHITECT/APPLICANT JTC ARCHITECTS, INC. 65 N. FIRST ST., SUITE 201 ARCADIA, CA 91006 TEL: 626-254-8884 E-MAIL: acmata@jtcarch.com ATTN: AC MATA</p> <p>STRUCTURAL ENGINEER COMPLETE PROJECT SOLUTIONS, INC (CPS) 155 NORTH LAKE AVENUE, SUITE 800 PASADENA, CA 91101 TEL: 310-733-5464</p>	<p>CONSULTANT</p> <p>TURPIN & RATTAN ENGINEERING, INC. CONSULTING ENGINEERS 2441 HONOLULU AVENUE, SUITE 200 MONTROSE, CA 91020-123 818 / 249 / 0444 FAX 249 / 1467 TREI PROJECT NO.: 23177-MDD</p>																																					
	<p>BUILDING SUMMARY</p> <p>ZONING: COMMERCIAL</p> <p>BUILDING OCCUPANCY: B (NO CHANGE)</p> <p>BUILDING USE: TELEPHONE EXCHANGE BUILDING</p> <p>BUILDING TYPE: TYPE I (FULLY SPRINKLER FACILITY)</p> <p>FIRE PROTECTION: VERY EARLY WARNING FIRE DETECTION SYSTEM.</p> <p>BUILDING CODES: 2022 CALIFORNIA BUILDING CODE 2022 ELECTRICAL BUILDING CODE</p>			<p>REVISIONS / AUTHORIZATIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS / AUTHORIZATIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>PLANNING RESUBMITTAL</td> <td>08/09/24</td> <td>NH</td> </tr> <tr> <td>4</td> <td>PLANNING SUBMITTAL</td> <td>04/29/24</td> <td>NH</td> </tr> <tr> <td>3</td> <td>SCHEMATIC DESIGN - REV PER CITY</td> <td>10/12/23</td> <td>MK</td> </tr> <tr> <td>2</td> <td>PRELIM PLANNING SUBMITTAL</td> <td>06/24/23</td> <td>MK</td> </tr> <tr> <td>1</td> <td>SCHEMATIC DESIGN</td> <td>05/31/23</td> <td>MK</td> </tr> </tbody> </table> <p>PROPRIETARY AT&T INFORMATION NOT FOR GENERAL USE OR DISCLOSURE OUTSIDE OF AT&T THIS INFORMATION MAY ONLY BE USED BY AUTHORIZED PERSONNEL OF THE LOCAL GOVERNMENT AGENCY IN CONNECTION WITH APPLICATION FOR PERMITS AND AUTHORIZATIONS FOR BUILDINGS, CONSTRUCTION, AND/OR ZONING CHANGES.</p> <p>DRAWINGS PREPARED FOR</p> <p>AT&T CORPORATE REAL ESTATE</p> <p>PROJECT TITLE: NEW ROOFTOP DISH</p> <p>401 CALLE DE LOS MOTLINOS SAN CLEMENTE CA US</p> <p>SNCLCA12 --- LE176</p> <p>SHEET TITLE: GENERAL NOTES/PROPERTY INFO VICINITY MAP/SHEET INDEX</p> <table border="1"> <tr> <td>AT&T PROJECT NUMBER: 1018666</td> <td>DATE: 5/15/23</td> <td>SCALE: NO SCALE</td> </tr> <tr> <td>AT&T AUTHORIZATION: LUIS FRANCO</td> <td>DRAWN BY: MK</td> <td>CHECKED BY: ---</td> </tr> <tr> <td></td> <td>SHEET: -- OF: -- SHEETS</td> <td>SHEET NO.</td> </tr> <tr> <td></td> <td>AT&T DRAWING NO.: 1018666A001</td> <td>T1.0</td> </tr> </table>	NO.	REVISIONS / AUTHORIZATIONS	DATE	BY	5	PLANNING RESUBMITTAL	08/09/24	NH	4	PLANNING SUBMITTAL	04/29/24	NH	3	SCHEMATIC DESIGN - REV PER CITY	10/12/23	MK	2	PRELIM PLANNING SUBMITTAL	06/24/23	MK	1	SCHEMATIC DESIGN	05/31/23	MK	AT&T PROJECT NUMBER: 1018666	DATE: 5/15/23	SCALE: NO SCALE	AT&T AUTHORIZATION: LUIS FRANCO	DRAWN BY: MK	CHECKED BY: ---		SHEET: -- OF: -- SHEETS	SHEET NO.		AT&T DRAWING NO.: 1018666A001	T1.0
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LEGEND:

-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING TO REMAIN / NO NEW WORK
-  (E) FENCE
-  (E) CONCRETE
-  NEW CONSTRUCTION
-  LINE OF SIGHT ARROW
-  (E) TRANSFORMER



(A) VIEW FROM NORTHEAST SIDE
SCALE: N.T.S.



(B) VIEW FROM EAST SIDE
SCALE: N.T.S.



(C) VIEW FROM EAST SIDE AND INTERSECTION
SCALE: N.T.S.



(D) VIEW FROM MAIN INTERSECTION
SCALE: N.T.S.



(E) VIEW FROM SOUTHEAST SIDE
SCALE: N.T.S.



(F) VIEW FROM SOUTHWEST SIDE
SCALE: N.T.S.

4 SITE PLAN - NEW WORK
SCALE: 1/16"=1'-0"

CONSULTANT

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architects, inc.

65 NORTH FIRST AVE., SUITE 201
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TEL: 626-254-8884 FAX: 626-574-7775
E-MAIL: jtcarch@pacbell.net
JTC PROJECT NO.: 41501.0D

CONSULTANT

TURPIN & RATTAN
ENGINEERING, INC.
CONSULTING ENGINEERS
2441 HONOLULU AVENUE, SUITE 200
MONTROSE, CA 91020-123
818 / 249 / 0444 FAX 249 / 1467
TRF PROJECT NO.: 23177.MDD

REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
5	PLANNING RESUBMITTAL	08/09/24	NH
4	PLANNING SUBMITTAL	04/29/24	NH
3	SCHEMATIC DESIGN - REV PER CITY	10/12/23	MK
2	PRELIM PLANNING SUBMITTAL	06/24/23	MK
1	SCHEMATIC DESIGN	05/31/23	MK

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DRAWINGS PREPARED FOR

AT&T CORPORATE REAL ESTATE

PROJECT TITLE: **NEW ROOFTOP DISH**

401 CALLE DE LOS MOLINOS
SAN CLEMENTE
CA US

SNCLCA12 --- LE176


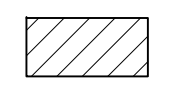
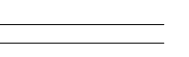
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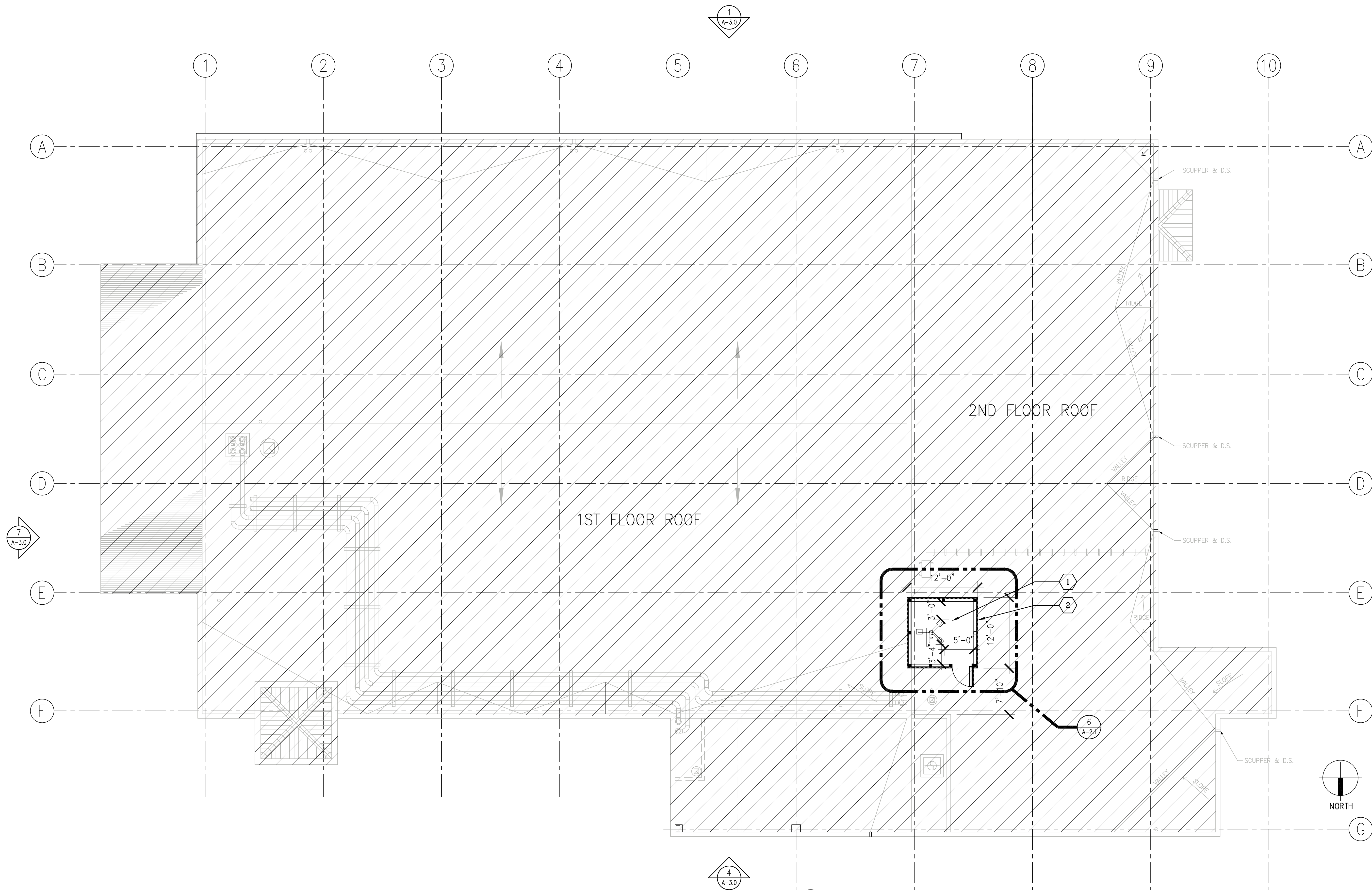
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DRAWN BY: MK	CHECKED BY: ---	
AT&T AUTHORIZATION: LUIS FRANCO	SHEET: -- OF: -- SHEETS	SHEET NO. A1.0

REFERENCE NOTES - NEW WORK:

- ① PROVIDE (N) ROOF MOUNTED DISH ANTENNA WITH SUPPORT STAND.
- ② PROVIDE (N) 8'-0" HEIGHT FIBERGLASS REINFORCED PANEL (FRP) ARCHITECTURAL SCREEN ENCLOSURE.

LEGEND:

-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING TO REMAIN / NO NEW WORK
-  NEW CONSTRUCTION

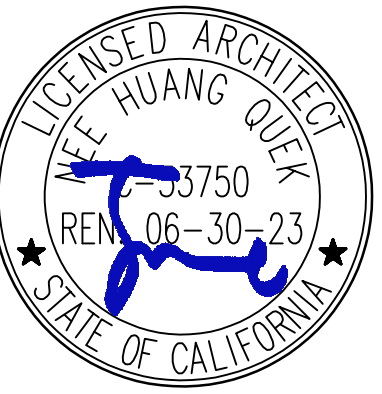


④ FLOOR PLAN @ DISH ANTENNA SCREEN - NEW WORK
SCALE: 1/8"=1'-0"

CONSULTANT

JTC
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ARCADIA, CA 91006
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DRAWINGS PREPARED FOR
AT&T CORPORATE
REAL ESTATE

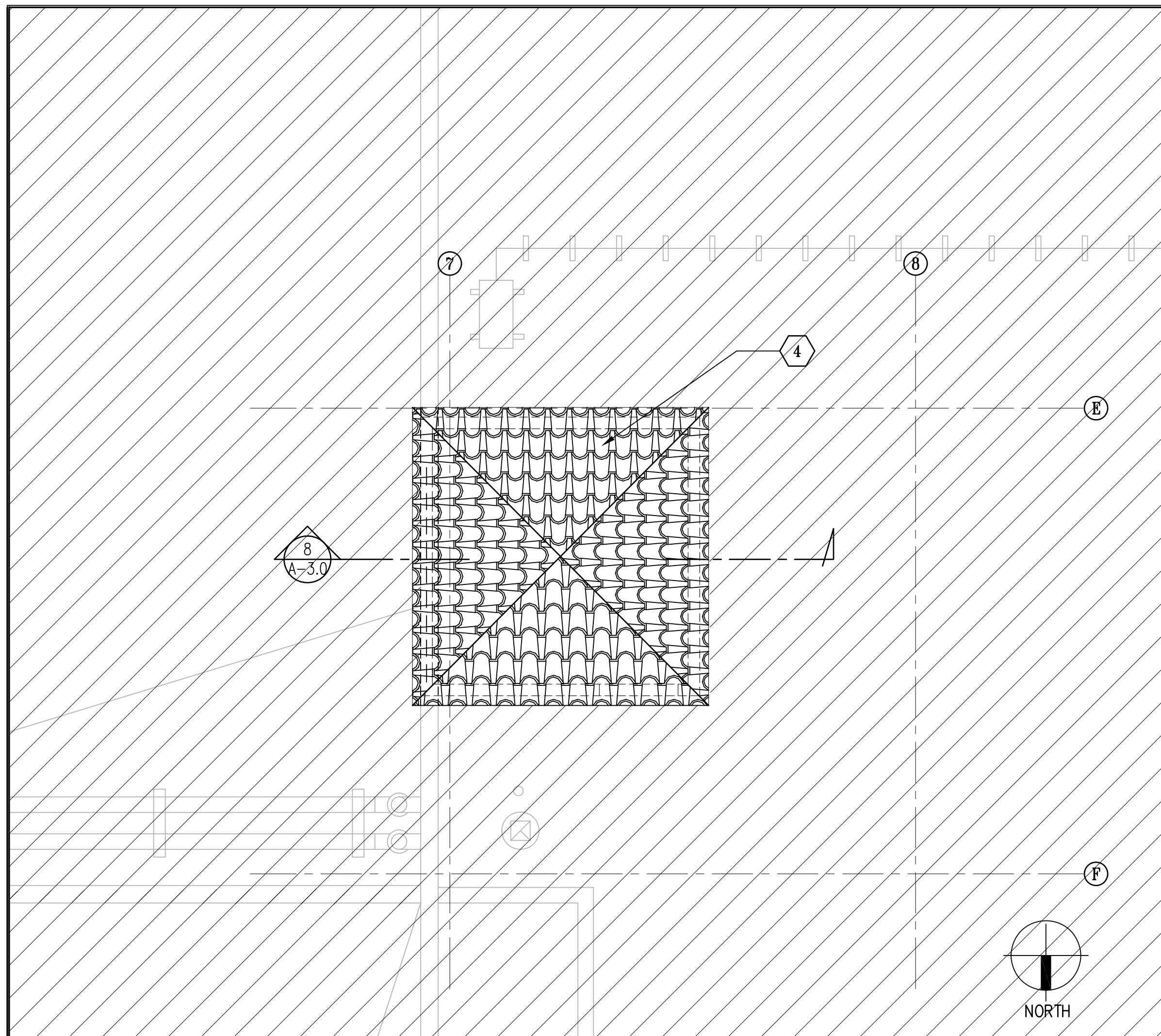
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401 CALLE DE LOS MOTLINOS
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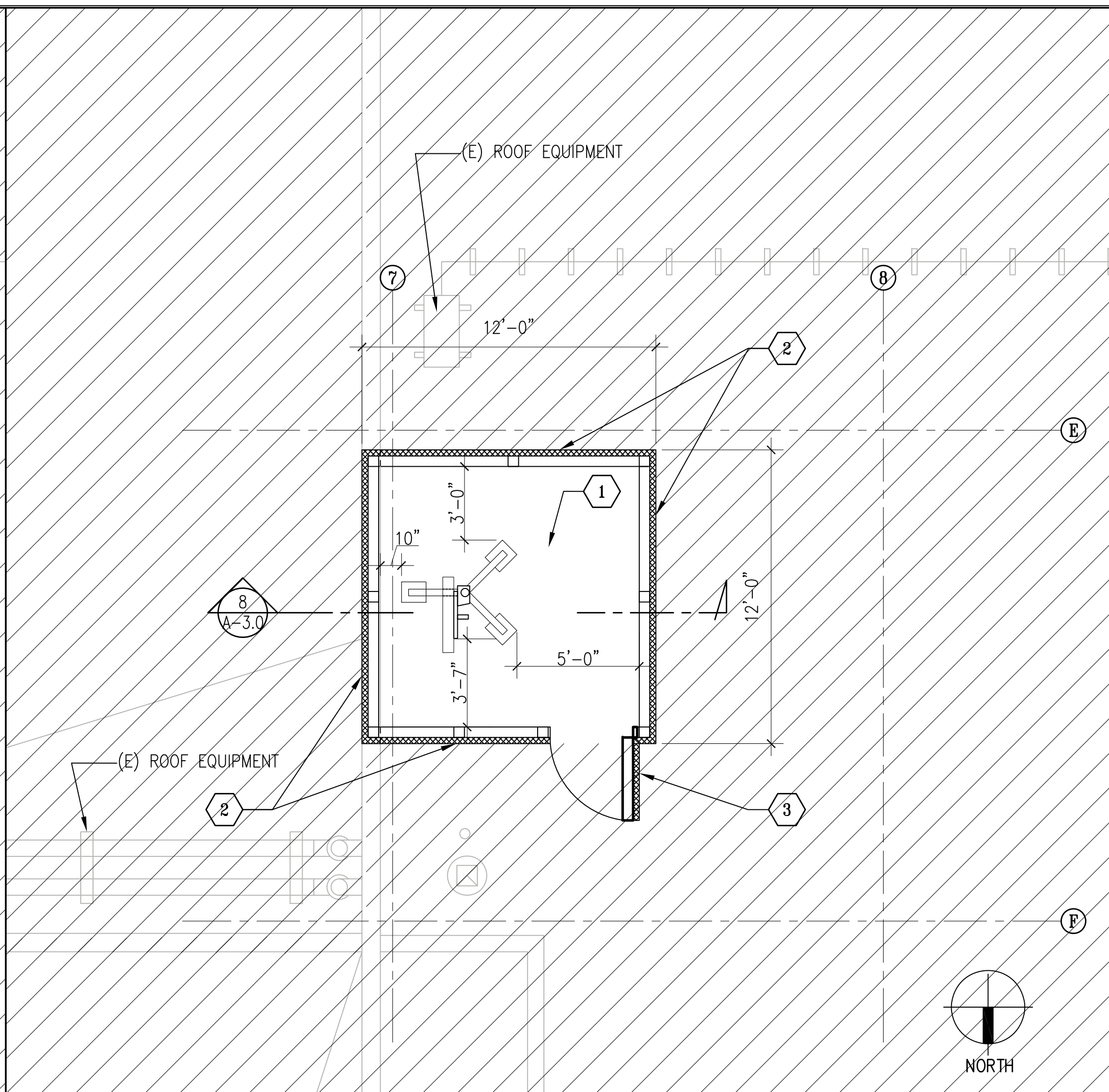
SHEET TITLE:
**FLOOR PLAN @ SCREEN
ARCHITECTURAL**

AT&T PROJECT NUMBER: 1018666	DATE: 5/15/23	SCALE: NO SCALE
DRAWN BY: MK	CHECKED BY: ---	
AT&T AUTHORIZATION: LUIS FRANCO	SHEET: -- OF: -- SHEETS	SHEET NO. A2.0
AT&T DRAWING NO.: 1018666A002		



ENLARGED ROOF PLAN OF DISH SCREEN - NEW WORK

1/4" = 1'-0" **14**



ENLARGED FLOOR PLAN OF DISH SCREEN - NEW WORK

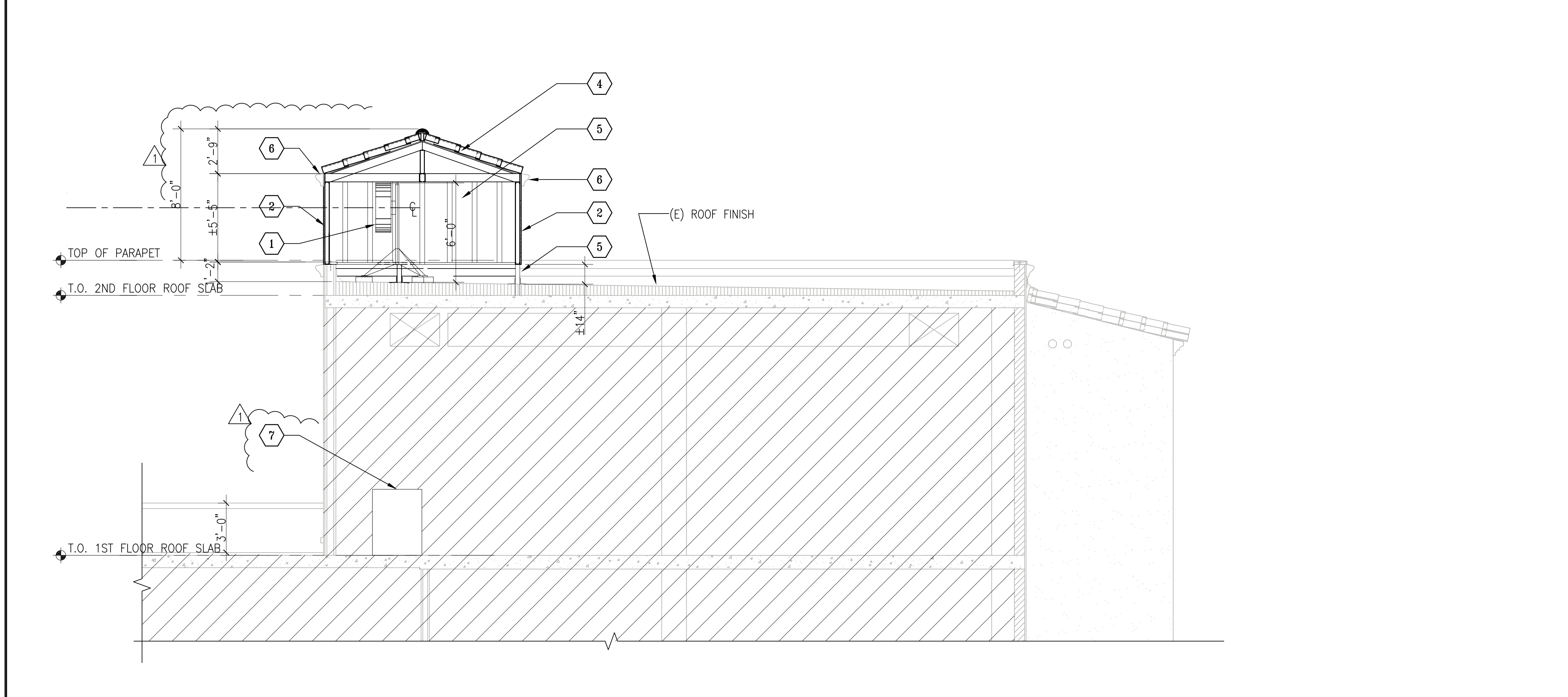
1/4" = 1'-0" **6**

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- ▨ EXISTING TO REMAIN / NO NEW WORK
- NEW CONSTRUCTION

REFERENCE NOTES - NEW WORK:

- ① PROVIDE (N) ROOF MOUNTED DISH ANTENNA WITH SUPPORT STAND.
- ② (N) FIBERGLASS REINFORCED PANEL (FRP) ARCHITECTURAL SCREEN OF COLOR WHITE OVER STEEL STUD FRAMING.
- ③ (N) FRP SCREEN ACCESS DOOR OF COLOR WHITE.
- ④ (N) CLAY ROOF TILE TO MATCH EXISTING CLAY ROOF TILE.
- ⑤ (N) TUBESTEEL POST AND BEAM SYSTEM.
- ⑥ (N) DECORATIVE CORNICE MOULDING OF COLOR WHITE
- ⑦ (N) DISH ANTENNA EQUIPMENT.



SECTION @ DISH ANTENNA SCREEN

1/4" = 1'-0" **8**

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CONSULTANT

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4	PLANNING SUBMITTAL	04/29/24	NH
3	SCHEMATIC DESIGN - REV PER CITY	10/12/23	MK
2	PRELIM PLANNING SUBMITTAL	06/24/23	MK
1	SCHEMATIC DESIGN	05/31/23	MK

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 PERSONNEL OF THE LOCAL GOVERNMENT AGENCY IN CONNECTION
 WITH APPLICATION FOR PERMITS AND AUTHORIZATIONS FOR
 BUILDINGS, CONSTRUCTION, AND/ OR ZONING CHANGES.

DRAWINGS PREPARED FOR

AT&T CORPORATE REAL ESTATE

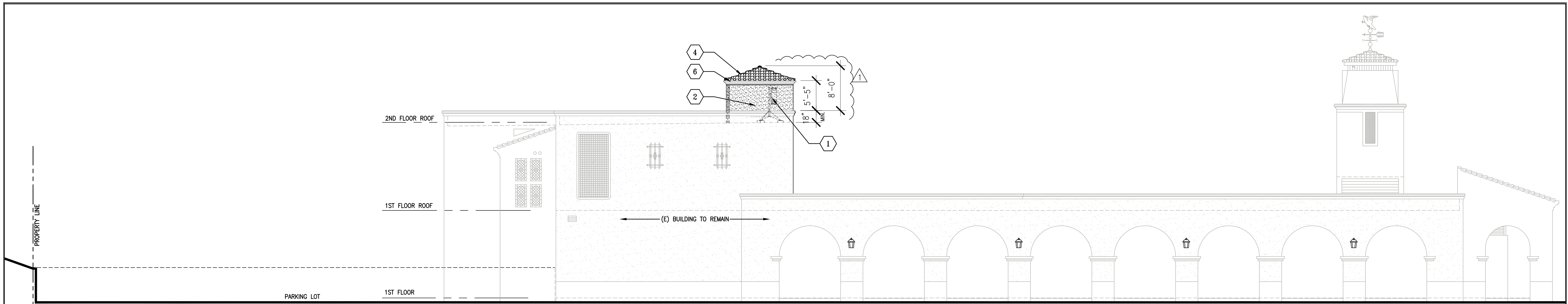
PROJECT TITLE: **NEW ROOFTOP DISH**

401 CALLE DE LOS MOTLINOS
 SAN CLEMENTE
 CA US

SNCLCA12 --- LE176

ENLARGED PLANS ARCHITECTURAL

AT&T PROJECT NUMBER: 1018666	DATE: 5/15/23	SCALE: NO SCALE
DRAWN BY: MK	CHECKED BY: ---	
AT&T AUTHORIZATION: LUIS FRANCO	SHEET: -- OF: -- SHEETS	SHEET NO. A2.1



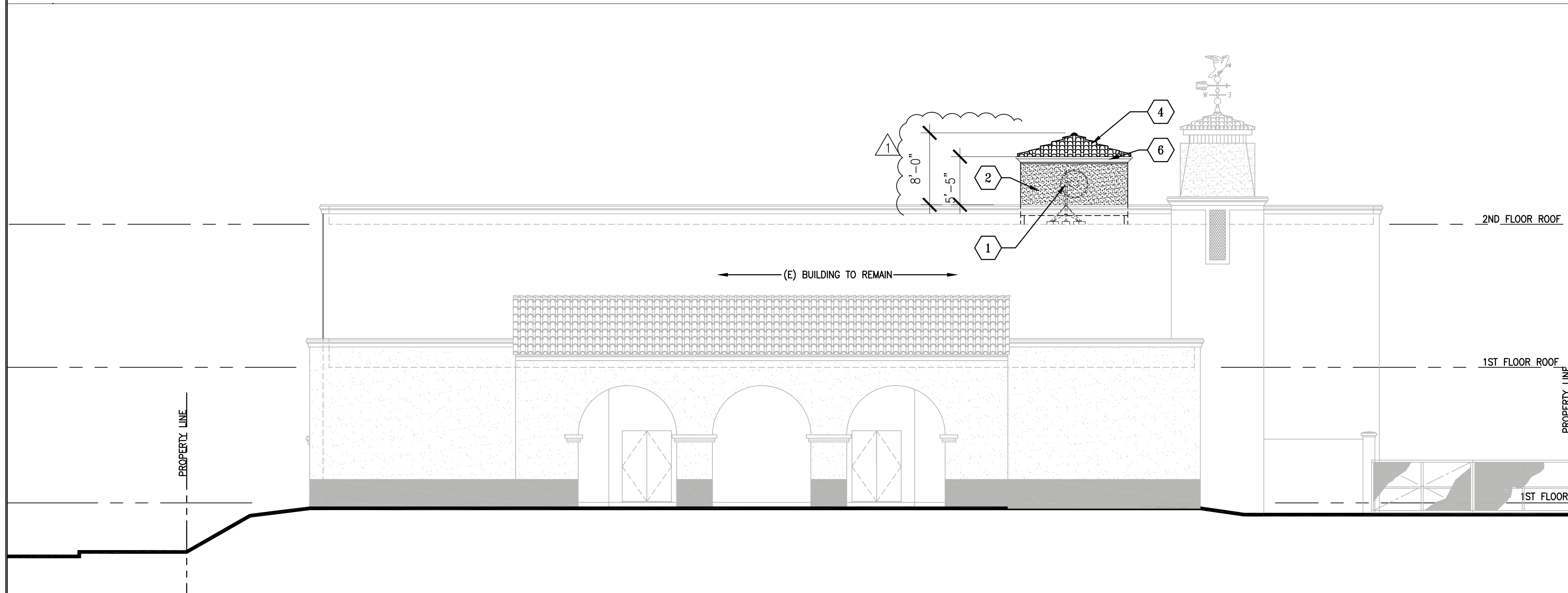
1 SOUTH ELEVATION - NEW WORK
SCALE: 1/8"=1'-0"

REFERENCE NOTES - NEW WORK:

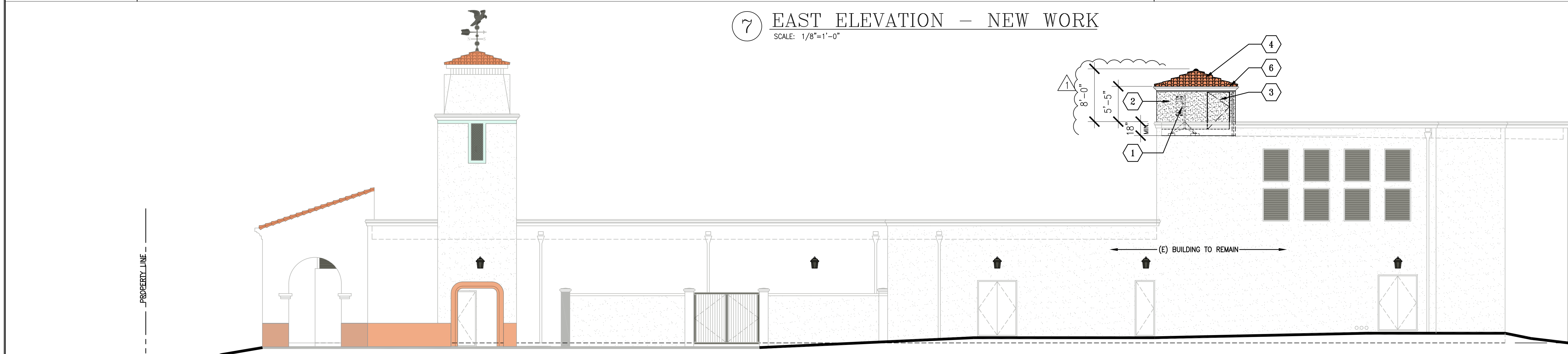
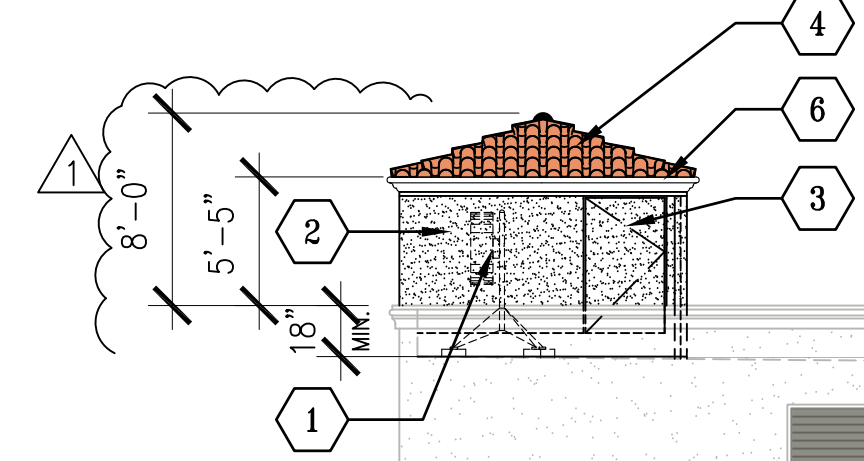
- 1 PROVIDE (N) ROOF MOUNTED DISH ANTENNA WITH SUPPORT STAND.
- 2 (N) FIBERGLASS REINFORCED PANEL (FRP) ARCHITECTURAL SCREEN OF COLOR WHITE OVER STEEL STUD FRAMING.
- 3 (N) FRP SCREEN ACCESS DOOR OF COLOR WHITE.
- 4 (N) CLAY ROOF TILE TO MATCH EXISTING CLAY ROOF TILE.
- 5 NOT USED
- 6 (N) DECORATIVE CORNICE MOULDING OF COLOR WHITE

MATERIALS: (CONTRACTOR TO FIELD VERIFY)

NEW FRP SCREEN WALL AND DOOR OF COLOR WHITE (TO MATCH EXISTING BUILDING)	NEW SPANISH CLAY ROOF TILE (TO MATCH EXISTING ROOF TILE)	EXISTING PAINT ON EXTERIOR STUCCO FINISH AT WALL BASE
EXISTING GALVANIZED METAL FENCING AND SCREENING	EXISTING TRIM PAINT FINISH	



7 EAST ELEVATION - NEW WORK
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION - NEW WORK
SCALE: 1/8"=1'-0"

JTC architects inc.
65 NORTH FIRST AVE., SUITE 201
ARCADIA, CA 91006
TEL : 626-254-8884 FAX : 626-574-7775
E-MAIL : jtcarch@pacbell.net
JTC PROJECT NO :

CONSULTANT

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2441 HONOLULU AVENUE, SUITE 200
MONTROSE, CA 91020-123
818 / 249 / 0444 FAX 249 / 1457
TREI PROJECT NO.: 23177.MDD

REVISIONS / AUTHORIZATIONS			
NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
5	PLANNING RESUBMITTAL	08/09/24	NH
4	PLANNING SUBMITTAL	04/29/24	NH
3	SCHEMATIC DESIGN - REV PER CITY	10/12/23	MK
2	PRELIM PLANNING SUBMITTAL	06/24/23	MK
1	SCHEMATIC DESIGN	05/31/23	MK

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PROJECT TITLE: **NEW ROOFTOP DISH**

401 CALLE DE LOS MOTLINOS
SAN CLEMENTE
CA US

SNCLCA12 --- LE176

SHEET TITLE: ELEVATIONS-NEW WORK ARCHITECTURAL		
AT&T PROJECT NUMBER: 1018666	DATE: 5/15/23	SCALE: NO SCALE
DRAWN BY: MK	CHECKED BY: ---	
AT&T AUTHORIZATION: LUIS FRANCO	SHEET: -- OF: -- SHEETS	SHEET NO. A3.0
AT&T DRAWING NO.: 1018666A0301		