

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



**W22b**

**5-17-0539(EL CAMINO REAL LLC)**

**OCTOBER 11, 2017**

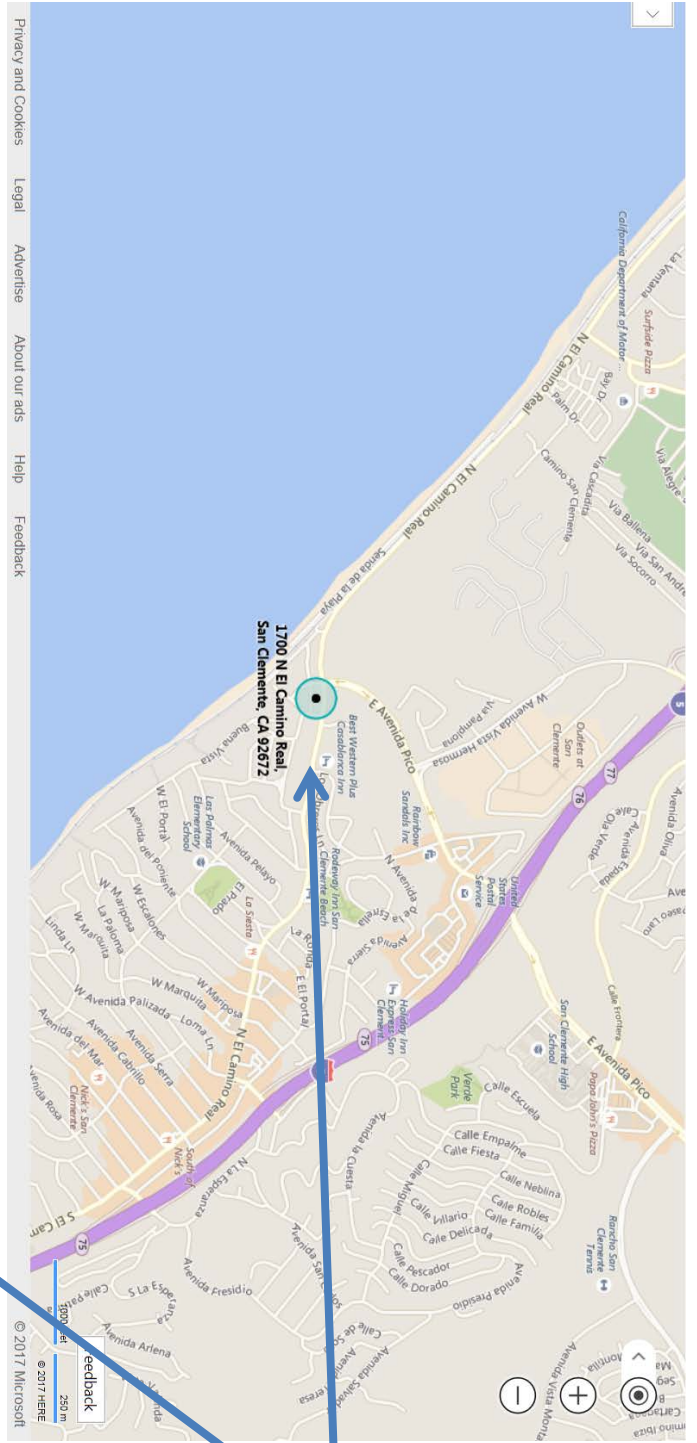
**EXHIBITS**

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**Exhibit 2 – Project Plans and Elevations**

**Exhibit 3 –Landscaping Plans**

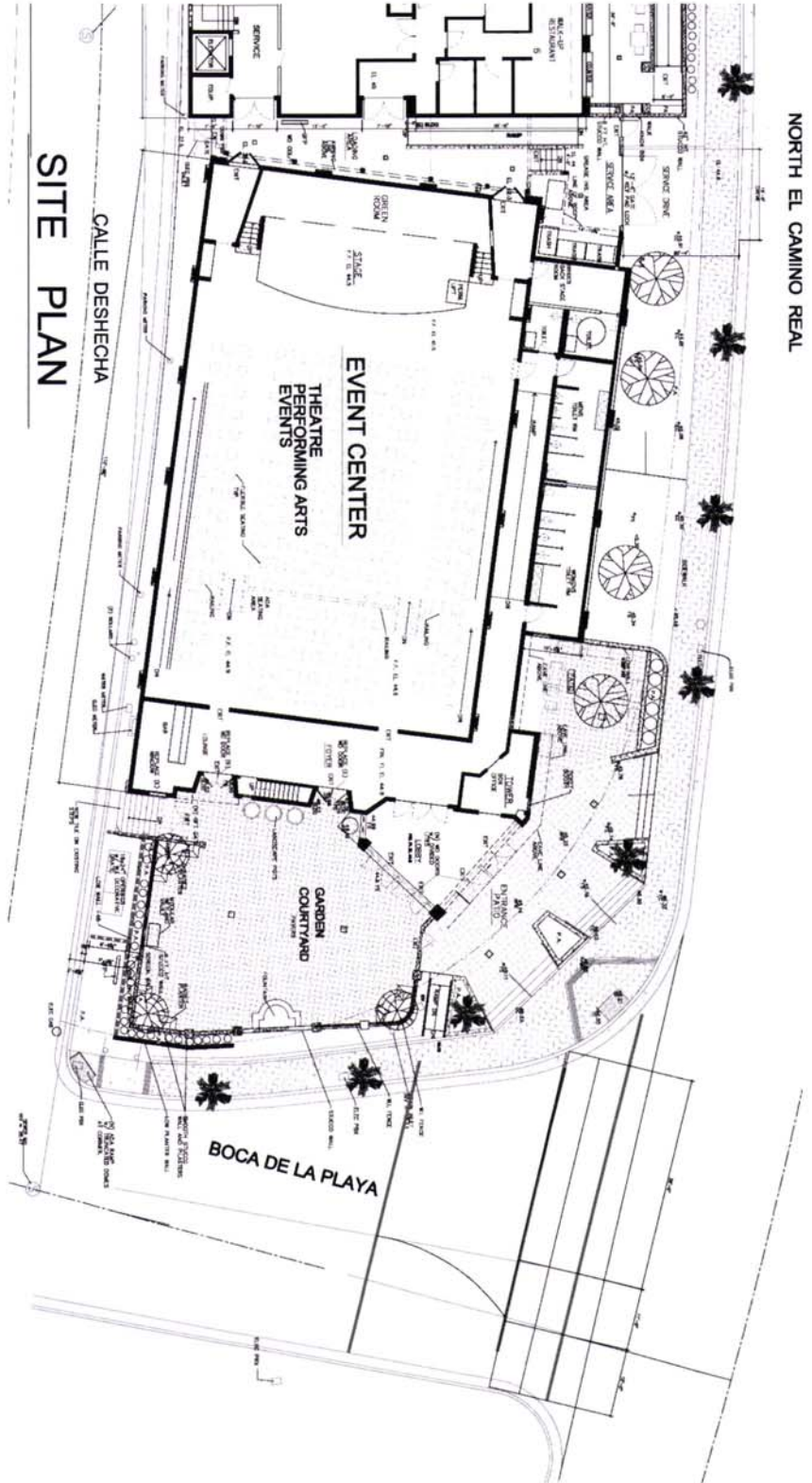


Subject Site





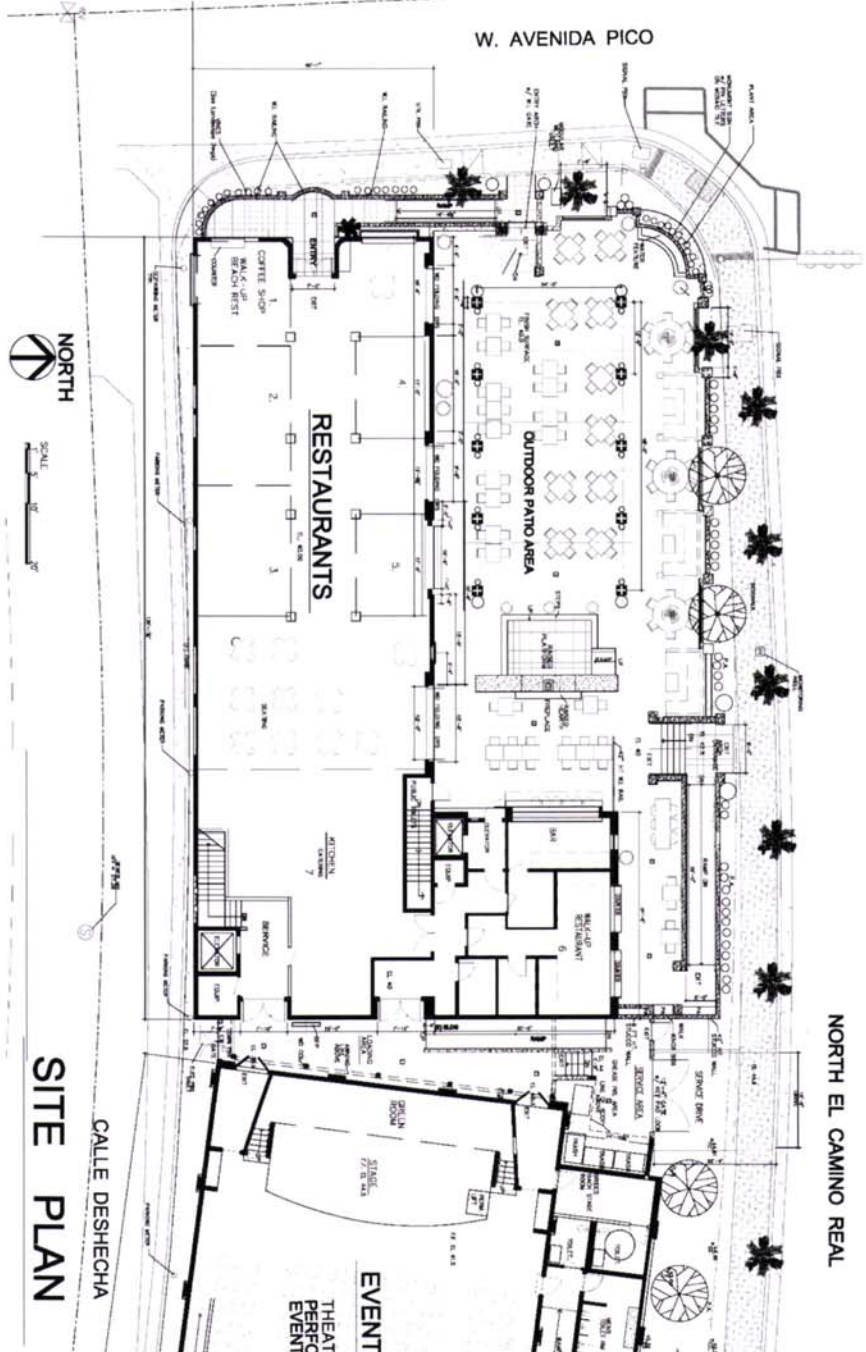




**Miramar Event Center and Restaurants**

Rehabilitation of Theater Complex Project  
North El Camino Real San Clemente, CA.

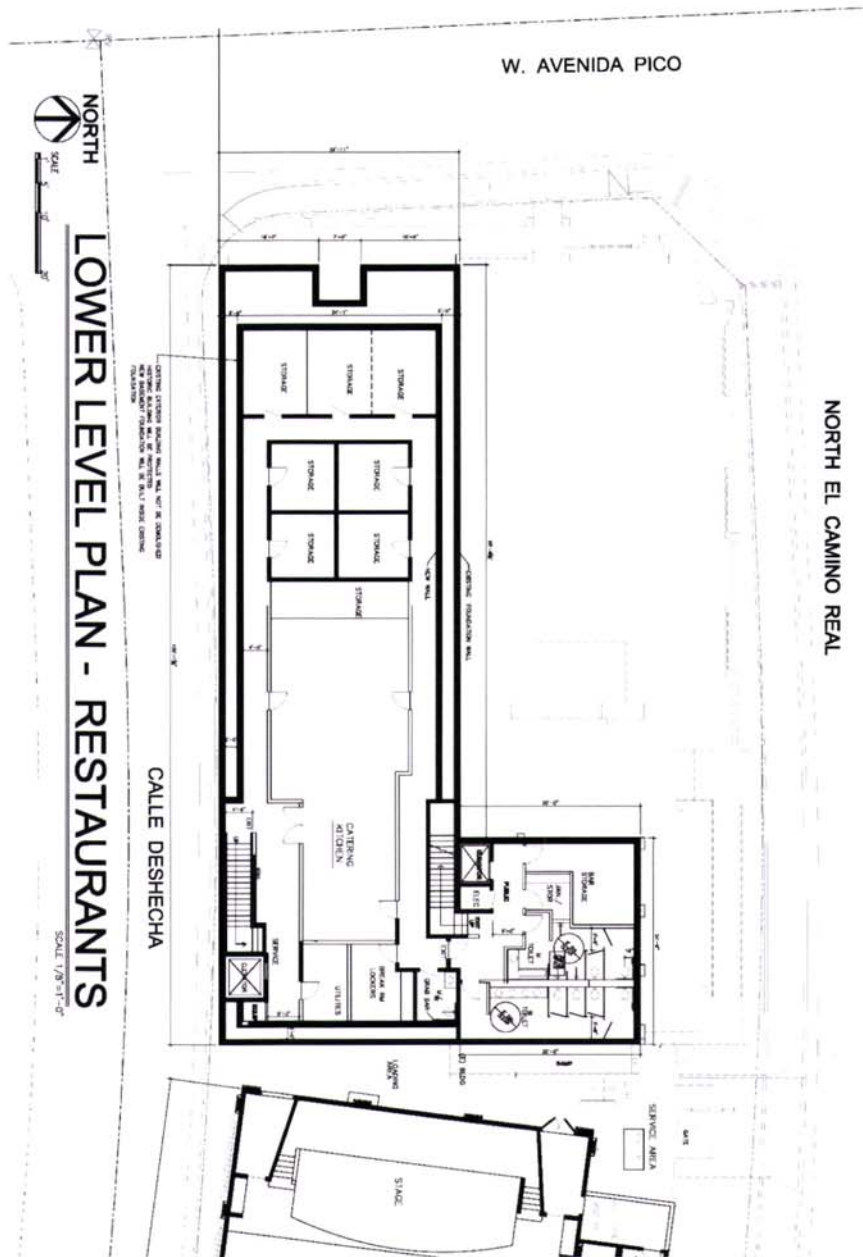




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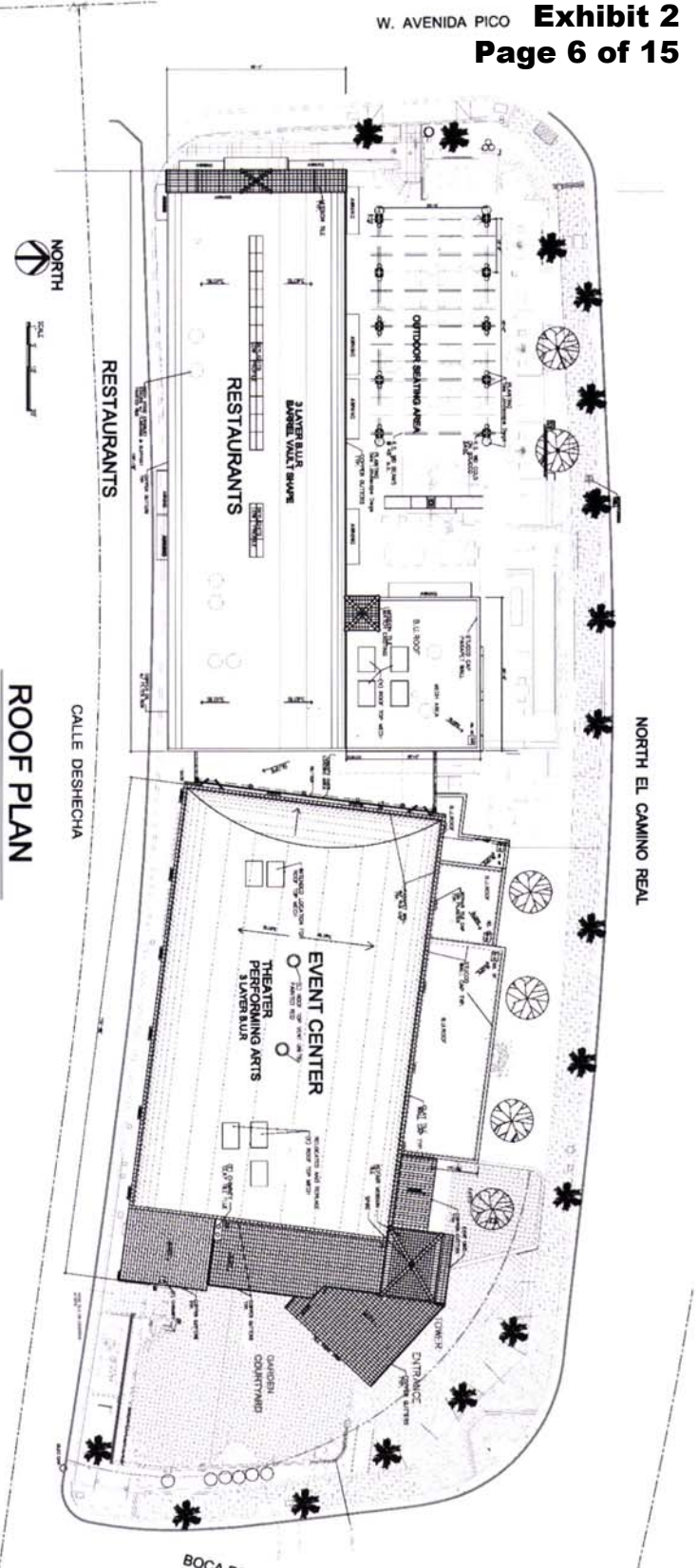




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- NOTES:**
- 1- TILE TO BE MISSION TILE
  - 2- BOOSTER TILES ON EAVE TYP.
  - 3- TILE TO EXTEND ONTO RAKE TYP.
  - 4- 3-LAYER MEMBRANE B.U. ROOFING ON THEATER & RESTAURANT BLDG.
  - 5- REMOVE EXISTING AND RE-ROOF ENTIRE STRUCTURE.
  - 6- B.U.R. COLOR TO BE RED
  - 7- PAINT OUT ALL MECH UNITS TO MATCH ROOF COLOR.
  - 8- RESTAURANT BLDG.
  - 9- SKYLIGHT TRIM TO BE PAINTED TO MATCH ROOF
  - 10- LOW PROFILE MATCH ROOF CURVATURE.

- 11- CANOPY BETWEEN BUILDING S TO BE SUPPORT OFF RESTAURANT BUILDING AND COLUMNS. CANOPY MATERIAL TO BE CANVAS.
- 12- SOLID COLOR. CANOPY HEIGHT TO BE 10FT ABOVE F.S.
- 13- AWNINGS TO BE SOLID COLOR
- 14- W/1 DECORATIVE SUPPORTS FOR ALL AWNINGS
- 15- AWNINGS TO BE SOLID COLOR.
- 16- ALL GUTTERS TO BE COPPER. LEADER BOXES TO BE USED FOR ALL DOWNSPOUTS W/ INTERNAL DRAINS TO STORM.

**ROOF PLAN**

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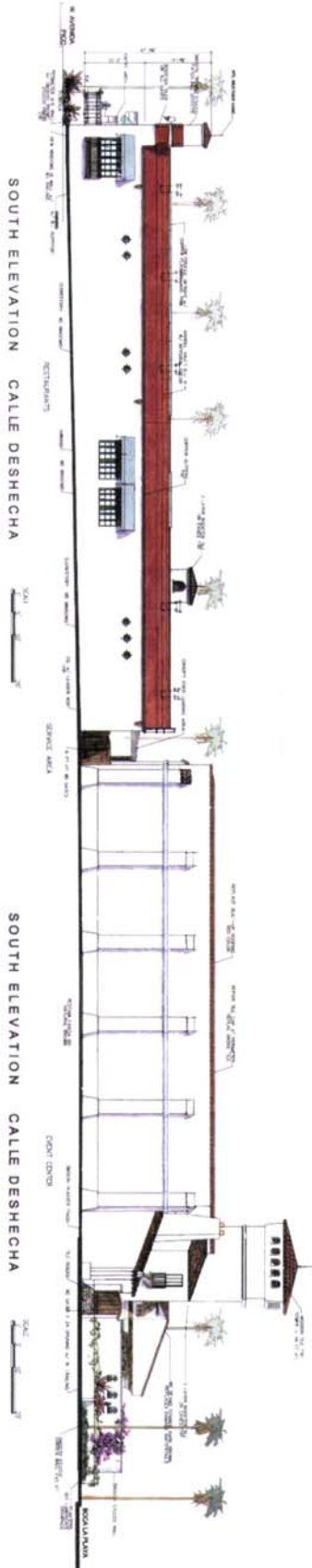






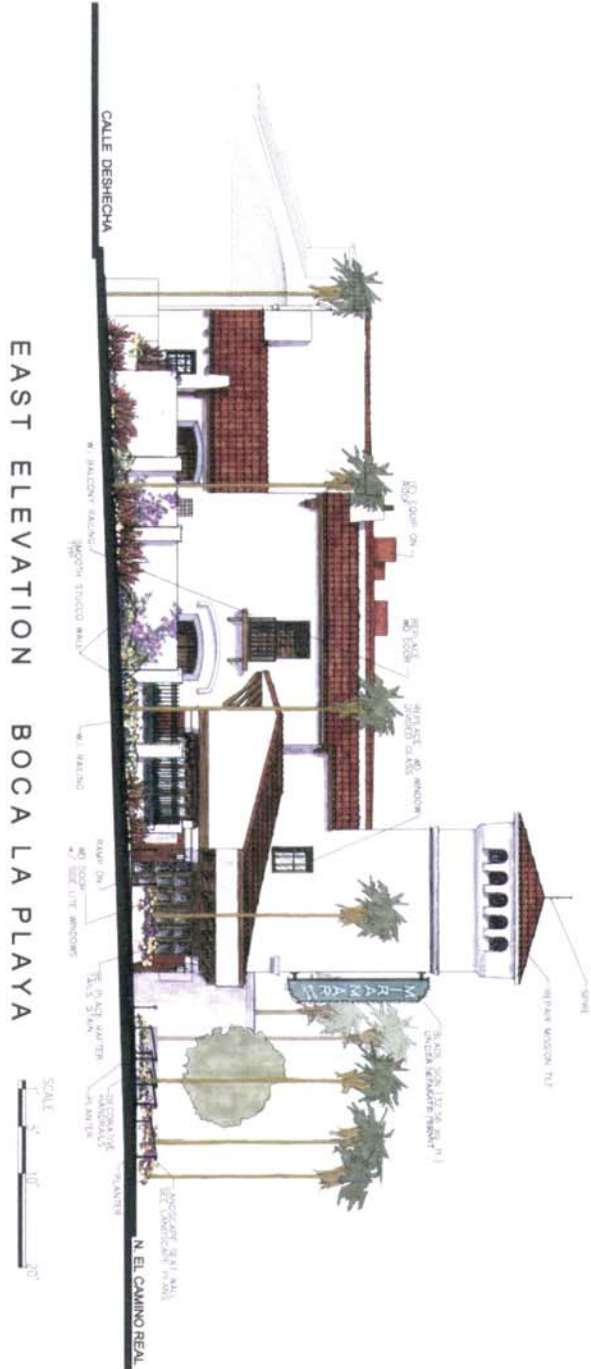
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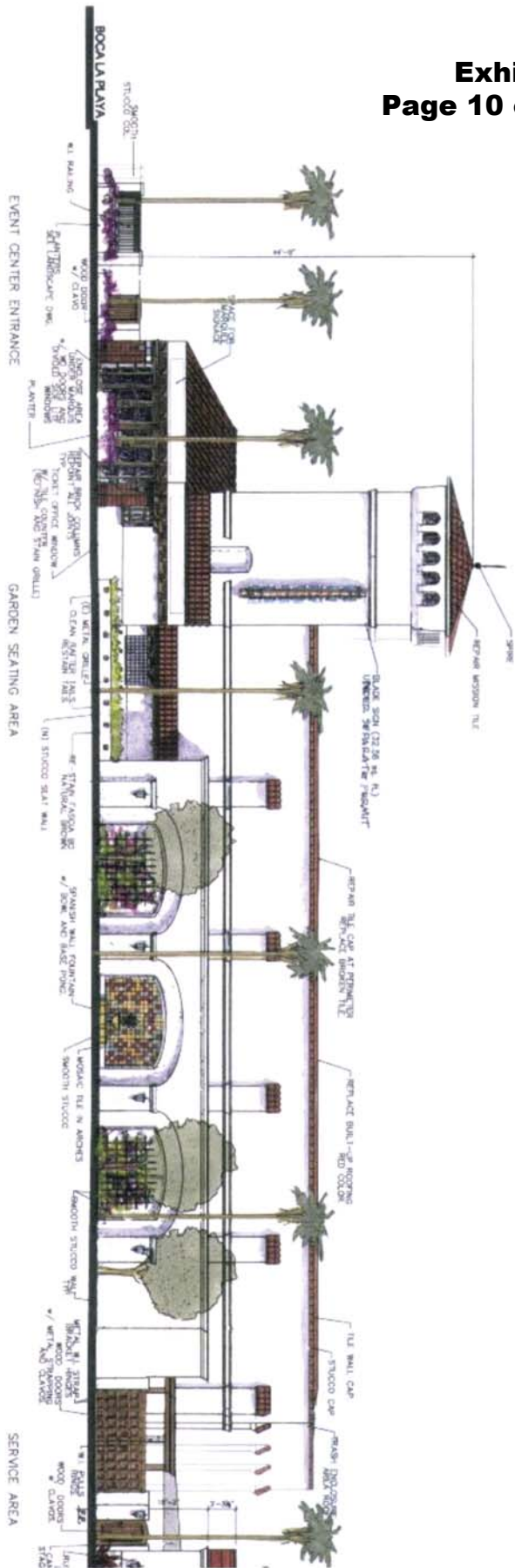




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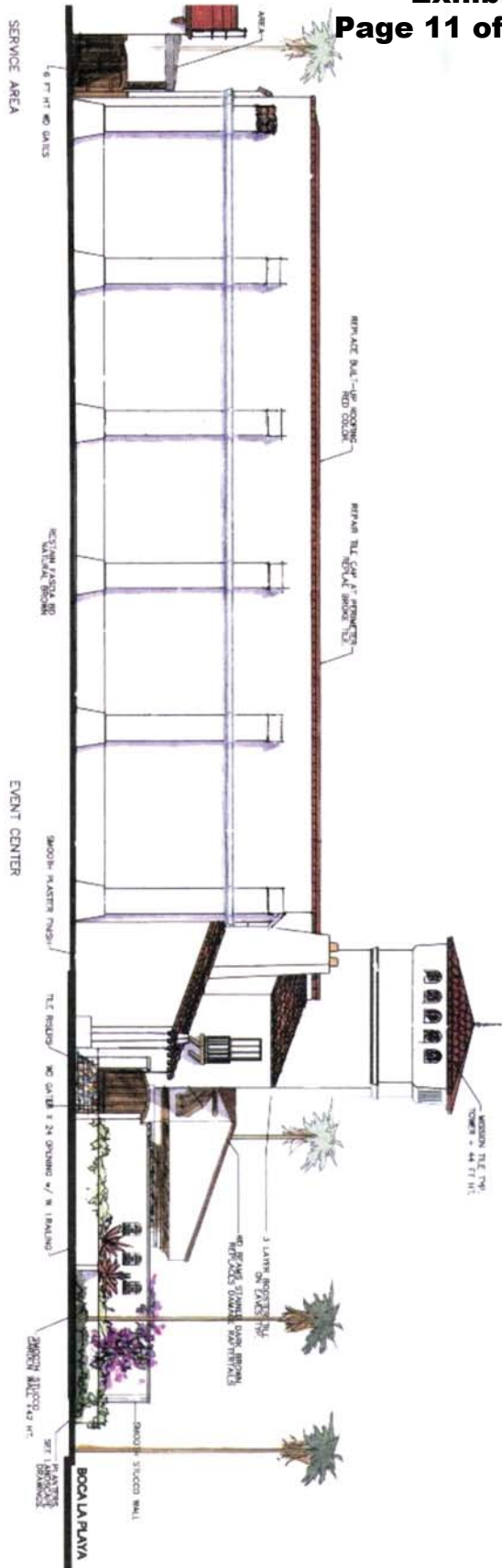






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SOUTH ELEVATION CALLE DESHECHA



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