



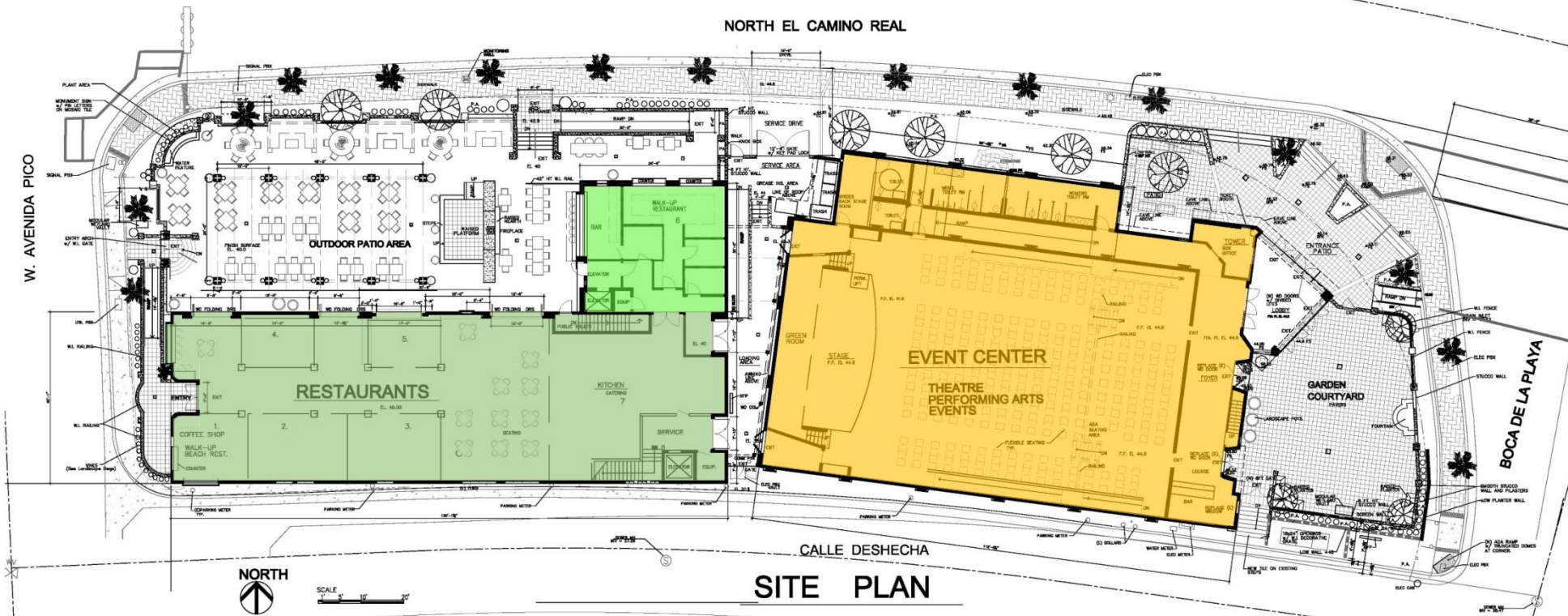
Miramar Event Center and Restaurants

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



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EVENT CENTER

BUILDING HEIGHT	26'-6" (Average)
(E) TOWER HEIGHT	44FT.
OCCUPANCY: A-1 (PERFORMANCE ART/THEATER)	
EXISTING THEATER CHAMBER SEATING:	435 SEATS
STAGE:	845 SF @ 15 SF NET/P = 56 PERSONS
1ST FLOOR BUSINESS OFFICE AREA:	182 SF @ 100 SF/P = 2 PERSONS
(N) GREEN ROOM / BACKSTAGE AREA:	282 SF @ 15 SF/P = 17 PERSONS
2ND FLOOR BUSINESS OFFICE AREA:	297 SF @ 100 SF/P = 3 PERSONS
TOTAL:	513 PERSONS
TOTAL EVENT CENTER SEATING - MAX 435 SEATS	

CONSTRUCTION TYPE: 1 (Existing concrete structure)	SPRINKLERED
ALLOWABLE AREA: UNLIMITED	
PROPOSED AREA:	
(E) THEATER:	7,372 SF
(N) TOILET ROOMS (ORANGE JULIUS)	484 SF
(N) GREEN RM/ BACKSTAGE	282 SF
EVENT CENTER TOTAL 8,098 SF	

PROPOSED RESTAURANT DEVELOPMENT

BUILDING HEIGHT	27'-7" (Average)
(E) ENTRY TOWER HEIGHT	27'-5"
OCCUPANCY: A-2 (RESTAURANT)	
EXISTING BUILDING- RESTAURANTS:	
MAIN FLOOR:	
KITCHEN RESTAURANTS:	3,226 SF @ 200 SF/P = 16 PERSONS
LOWER LEVEL:	KITCHEN CATER AREA: 1,287 SF @ 200 SF/P = 6 PERSONS
TOTAL : 22 PERSONS	

CONSTRUCTION TYPE: V SPRINKLERED	ALLOWABLE AREA: 24,000 SF
(Table 508.2 Allowable Area)	
PROPOSED AREA:	
(E) BUILDING	5,200 SF
ADDITION	1,036 SF
LOWER LEVEL	5,248 SF
RESTAURANT TOTAL 11,483 SF	

SEATING PROVIDED:	
INTERIOR FOOD COURT SEATING:	50 SEATS
NEW EXTERIOR PATIO:	
EXTERIOR BAR (16 SEATS + 6 BAR STOOLS):	22 SEATS
EXTERIOR WALK-UP BEACH RESTAURANT:	10 SEATS
EXTERIOR PATIO AREA	118 SEATS
TOTAL SEATING PROVIDED:	200 SEATS

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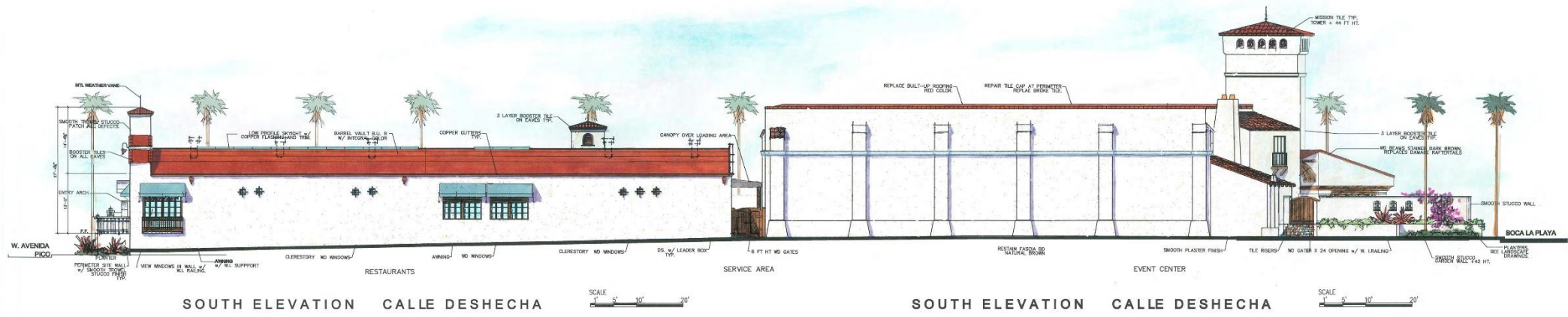


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12-22-16



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12.22.16



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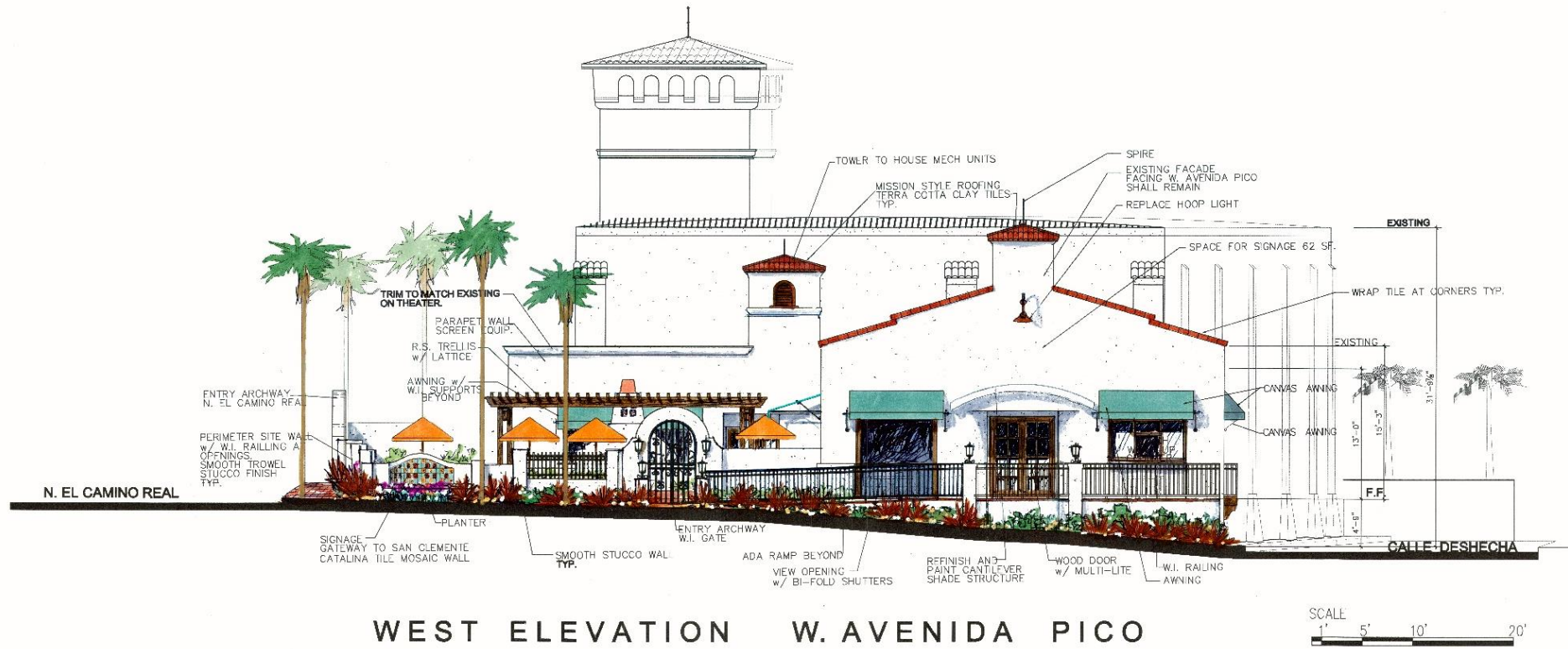




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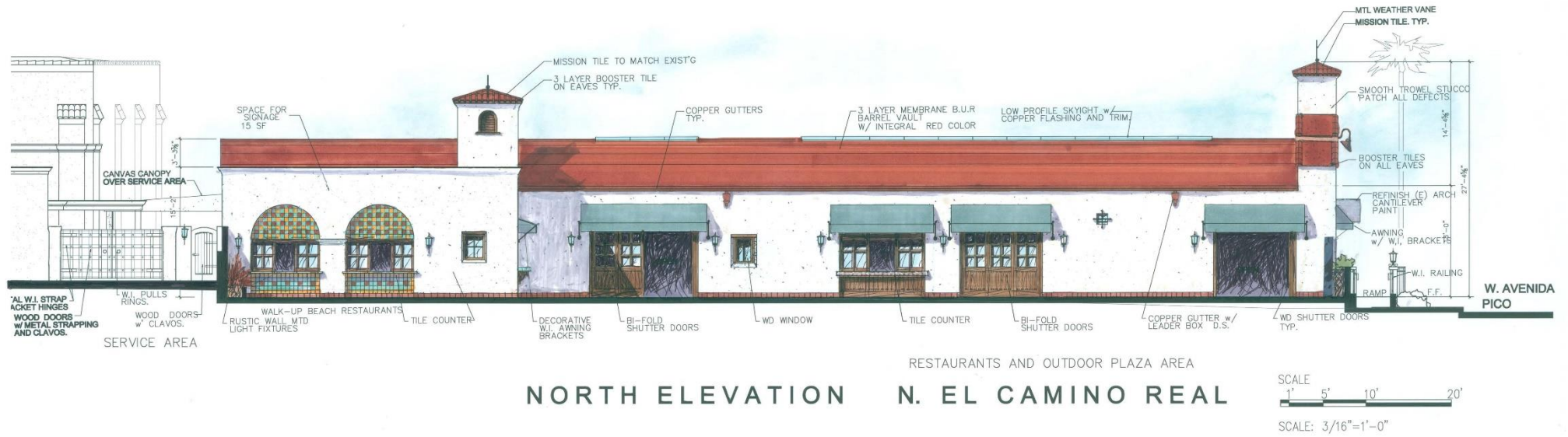




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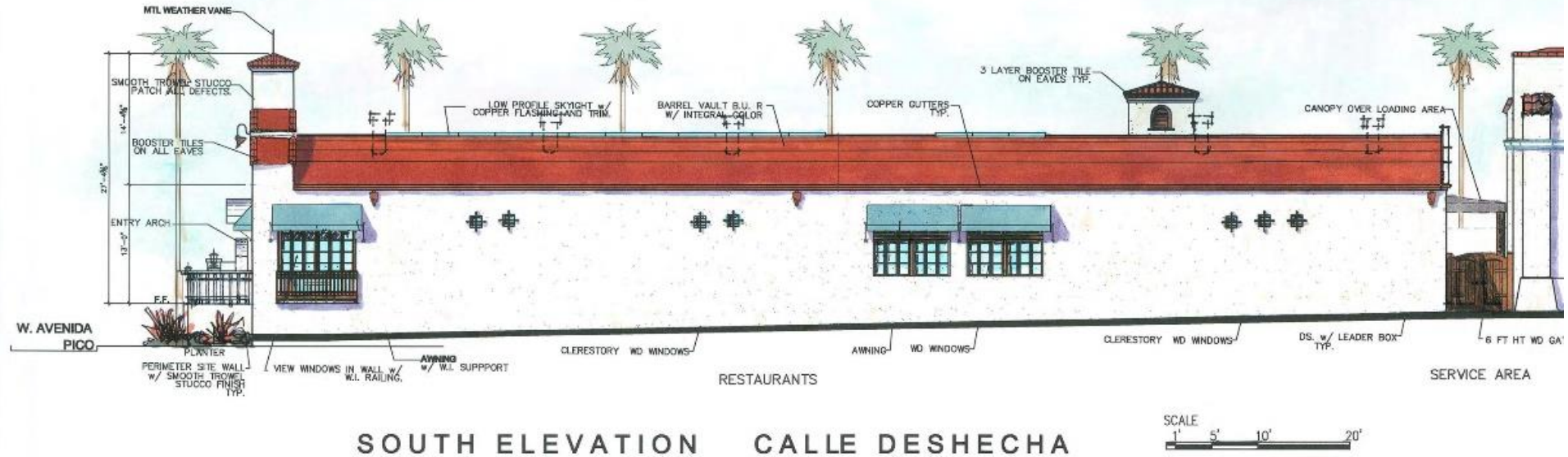




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