

Banita Centre

CHULA VISTA, CA

VONS FACADE REMODEL



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DR15-0010

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JUN - 5 2015

DEVELOPMENT SERVICES DEPARTMENT

VONS FACADE REMODEL
CHULA VISTA, CA



DONAHUE SCHRIBER
200 E. BAKER STREET, SUITE 100
COSTA MESA, CA 92626

DATE: JUNE 4, 2015
NADEL JOB#: 15062

NADEL STUDIO ONE, INC.
3050 PULLMAN STREET
COSTA MESA, CA 92626
T.714.540.5000 F.714.755.3013
WWW.NADELARC.COM

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SITE SUMMARY

Land ±8.694 AC ±378,729 SF
 Building Coverage 98,853 SF
 Zone: 26% CC

Parking Required:
 Retail & Med Office @ 1/200 (63,547sf): 318 stalls
 Office @ 1/300 (9,668sf): 32 stalls
 Bank @ 1/200 (8,983sf): 45 stalls
 Rest. @ 15 min ea. (16,655): 120 stalls
 Parking Required: 515 stalls

Existing Parking : 422 stalls
 Parking Provided: 427 stalls
 (Includes 16 accessible stalls)
 Parking Ratio 4.32/1000

PRELIMINARY SITE PLAN - PS1

BONITA CENTRE
 CHULA VISTA, CA



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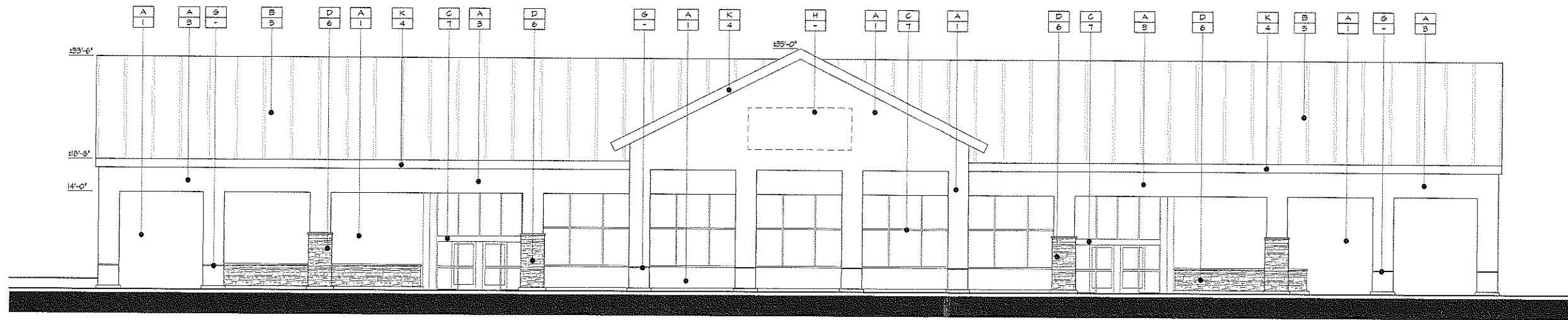
DATE: 5-27-15
 NADEL JOB#: 15062

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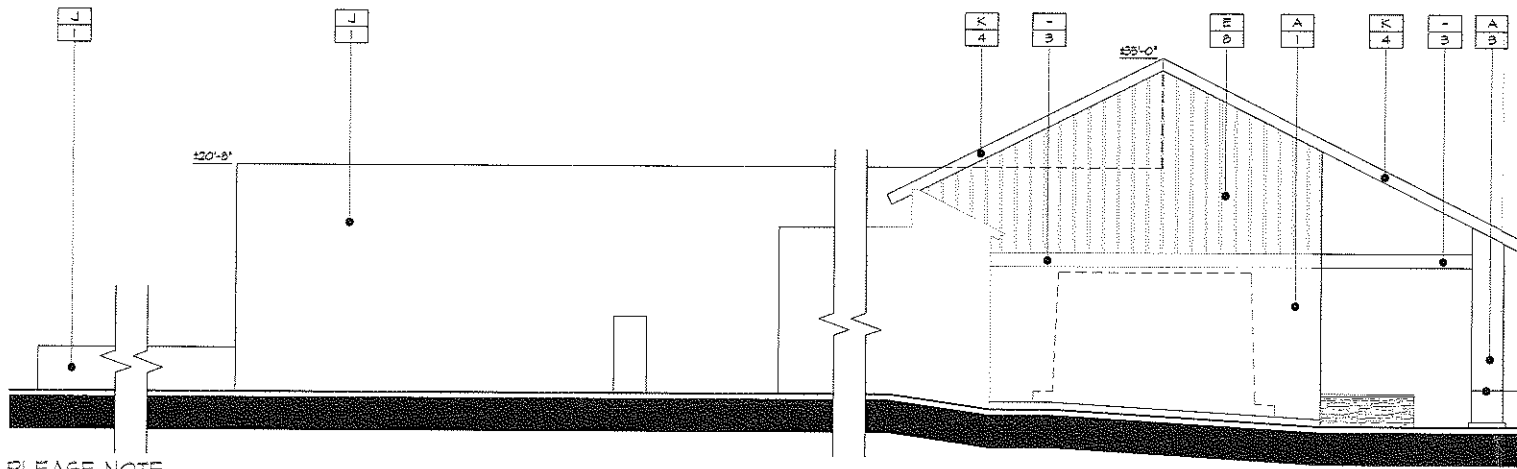
----- LIMIT OF SCOPE OF WORK. REFER TO CIVIL.



NORTH ELEVATION

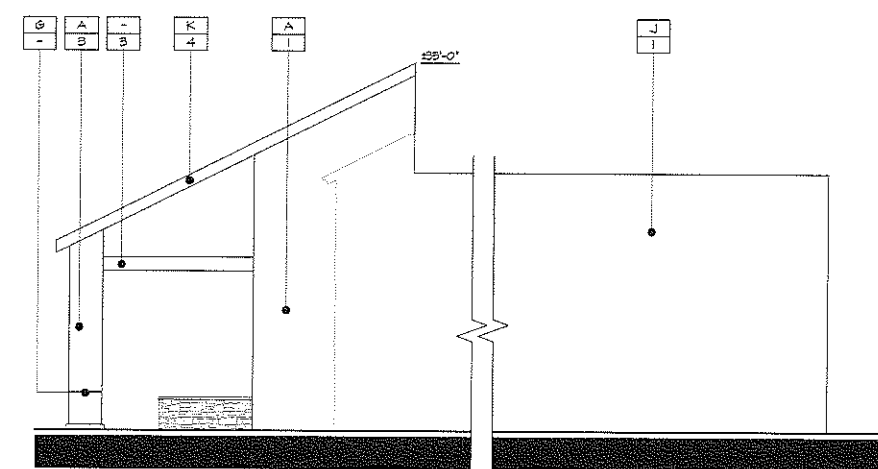
EXTERIOR MATERIALS

- A - EXTERIOR CEMENT PLASTER 'LA HABRA STUCCO' SANTA BARBARA MISSION FINISH
- B - STANDING SEAM METAL ROOF
- C - EXISTING ALUMINUM STOREFRONT SYSTEM
- D - FLAGSTONE VENEER
- E - EXISTING BOARD AND BATTEN SIDING FIBER CEMENT
- F - DECORATIVE SCONCE LIGHTS
- G - PLASTER EXPANSION JOINT
- H - TENANT SIGNAGE N.I.C.
- I - KNOX BOX 5270 SERIES RECESSED WITH HINGED DOOR
- J - EXISTING BLOCK WALL
- K - NEW FASCIA



EAST ELEVATION

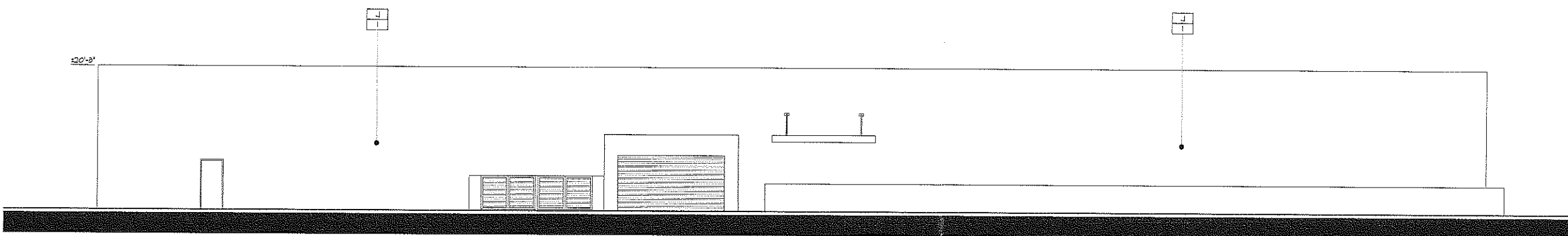
PLEASE NOTE:
EAST ELEVATION DESIGN IS EXISTING AND HAS
ALREADY BEEN COMPLETED.



PARTIAL WEST ELEVATION

EXT. COLORS AND FINISHES

- INTEGRAL COLOR X-55 PURE IVORY LIGHT MACHINE APPLIED FINISH WITH 'RAINGUARD' ELASTOMERIC COATING. COLOR TO MATCH 'HISTORIC TAN', ICI #0168.
- 1
- SAME AS 1 EXCEPT COLOR TO BE 'PALO VERDE', ICI #A1882
- 2
- SAME AS 1 EXCEPT COLOR TO BE 'CRISP LINEN', ICI #0051
- B
- SAME AS 1 EXCEPT COLOR TO BE 'CHOCOLATE KISS', ICI #A1894
- 4
- BERRIDGE METAL PRODUCTS. TEE PANEL KYNAR 500 FINISH, COLOR LEAD-COTE
- 5
- CORONADO STONE, TUSCAN VILLA STONE COLOR: 'PRAIRIE MOSS'
- 6
- STOREFRONT TO MATCH COLOR: 'COLONIAL WHITE', UGI0906, BY KAWNEER
- 7
- EXISTING JAMES HARDIE, HARDIPANEL VERTICAL SIDING COLOR: 'HEATHERED MOSS', #J50-20
- 8



SOUTH ELEVATION

PRELIMINARY ELEVATIONS

BONITA CENTRE
CHULA VISTA, CA



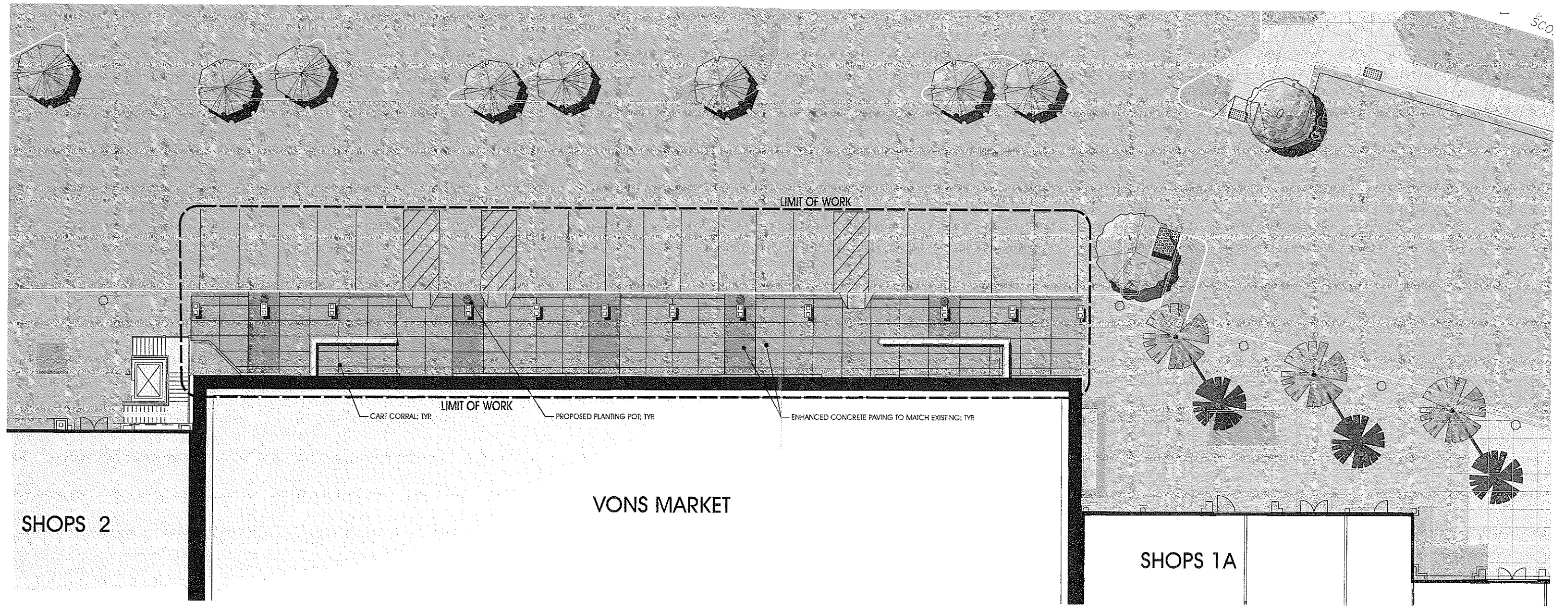
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CONCEPTUAL LANDSCAPE PLAN

BONITA CENTRE - VONS MARKET REMODEL
CHULA VISTA, CA

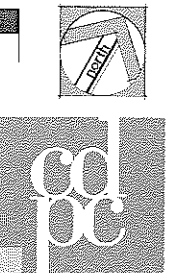


DONAHUE SCHRIEBER
200 E. BAKER STREET, SUITE 100
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DATE: JUNE, 01 2015
CDPC JOB#: 13021.2

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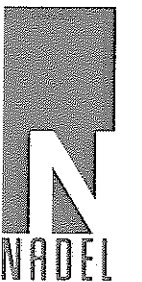


PROPOSED VONS EXTERIOR DESIGN

**BONITA CENTRE
CHULA VISTA, CALIFORNIA**

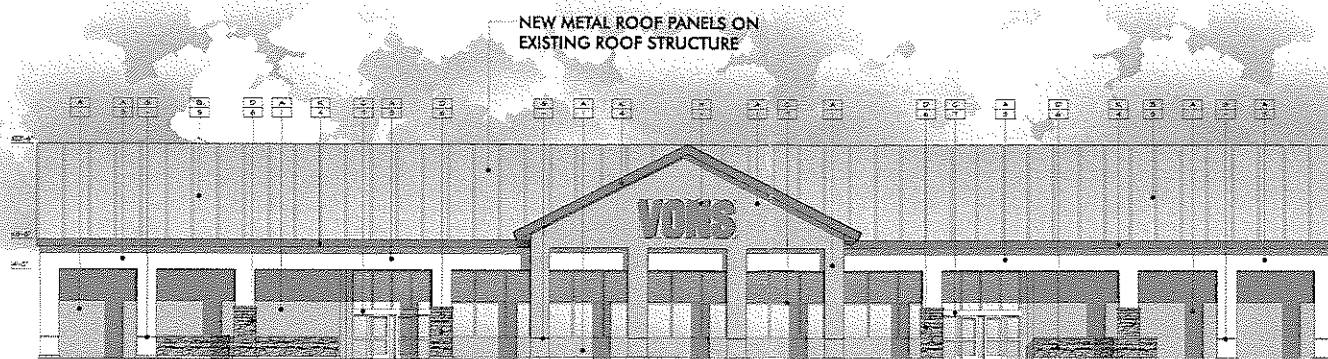
DATE: MARCH 13, 2014
NADEL JOB#: 13107

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EXISTING SHOPS 1A NORTH ELEVATION



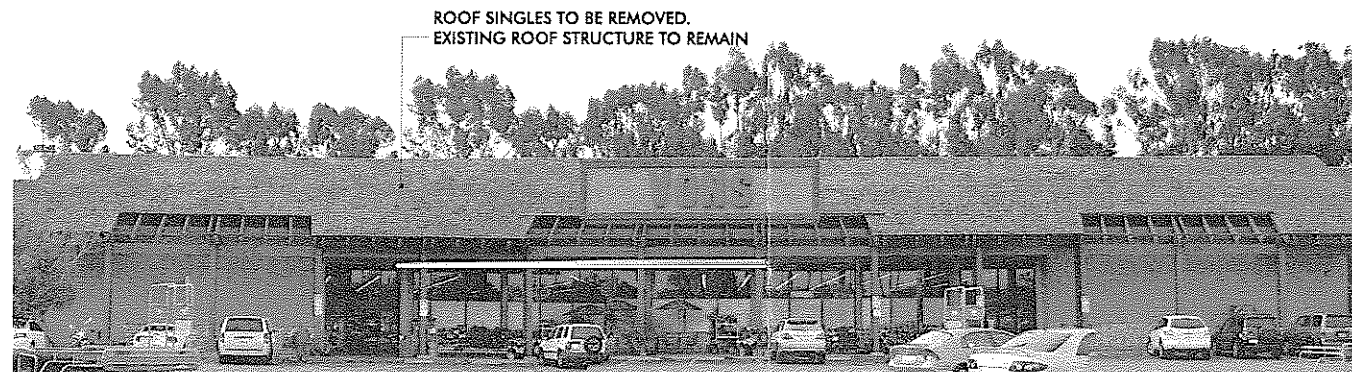
PROPOSED VONS NORTH ELEVATION



EXISTING SHOPS 2 NORTH ELEVATION



EXISTING SHOPS 1A NORTH ELEVATION



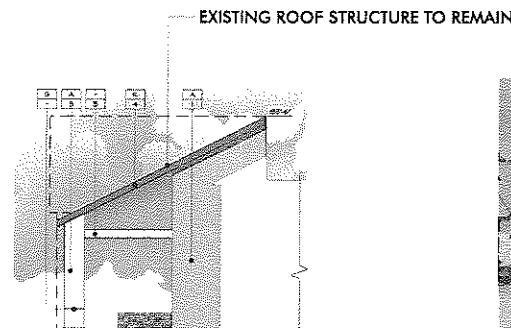
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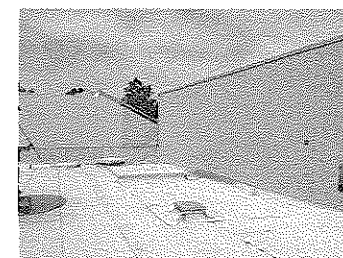
EXISTING SHOPS 2 NORTH ELEVATION



EXISTING WEST ELEVATION



VONS WEST ELEVATION



VONS WEST ELEVATION
PARAPET TO REMAIN

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SEP 02 2015

PLANNING

PRELIMINARY ELEVATIONS

BONITA CENTRE
CHULA VISTA, CA



DONAHUE SCHRIBER
200 E. BAKER STREET, SUITE 100
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DATE: 8-26-15
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