

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



Th11a

5-03-013-A10 (VILLA SAN CLEMENTE LLC)
FEBRUARY 10, 2022

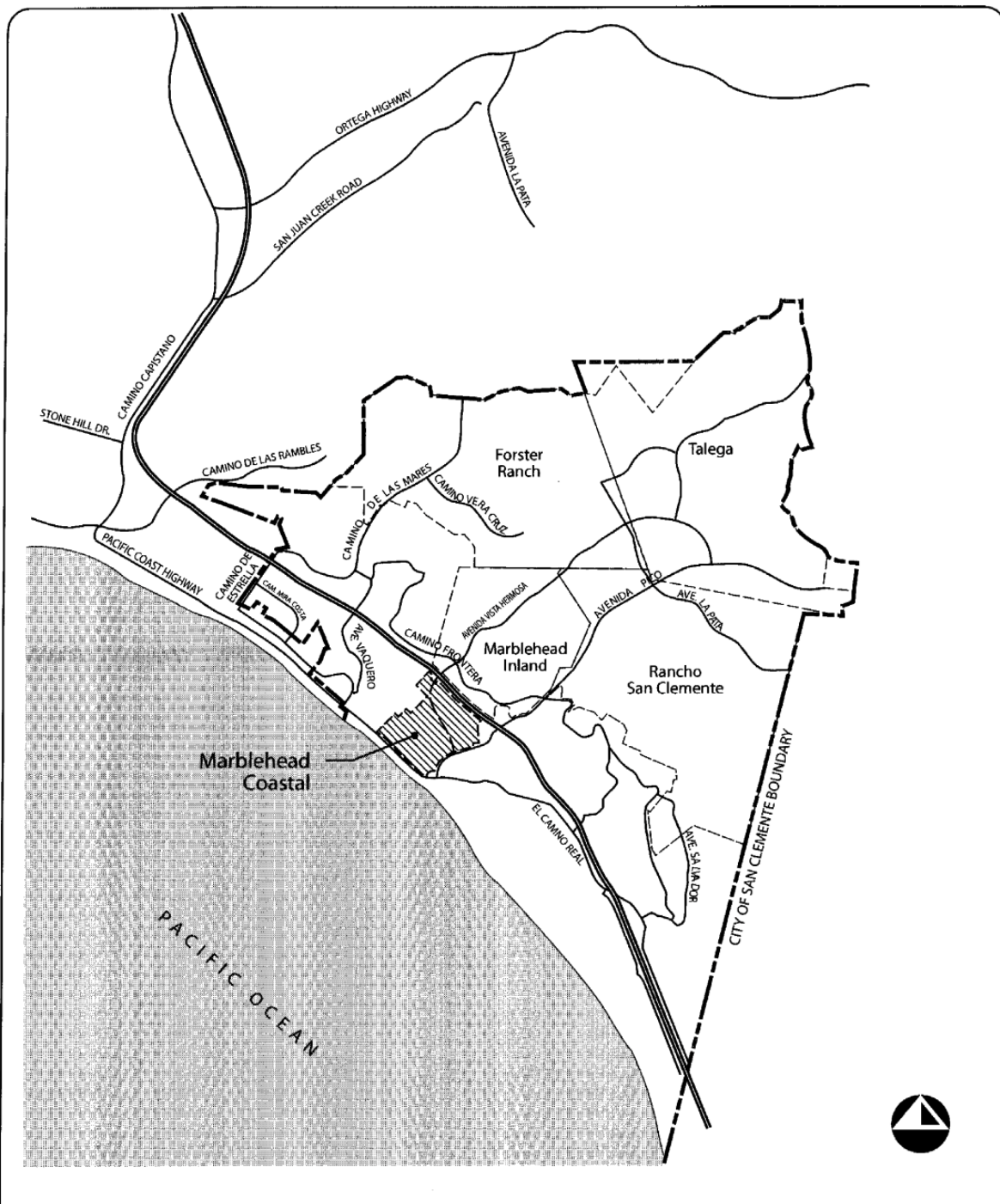
EXHIBITS

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Marblehead Coastal Site in City of San Clemente

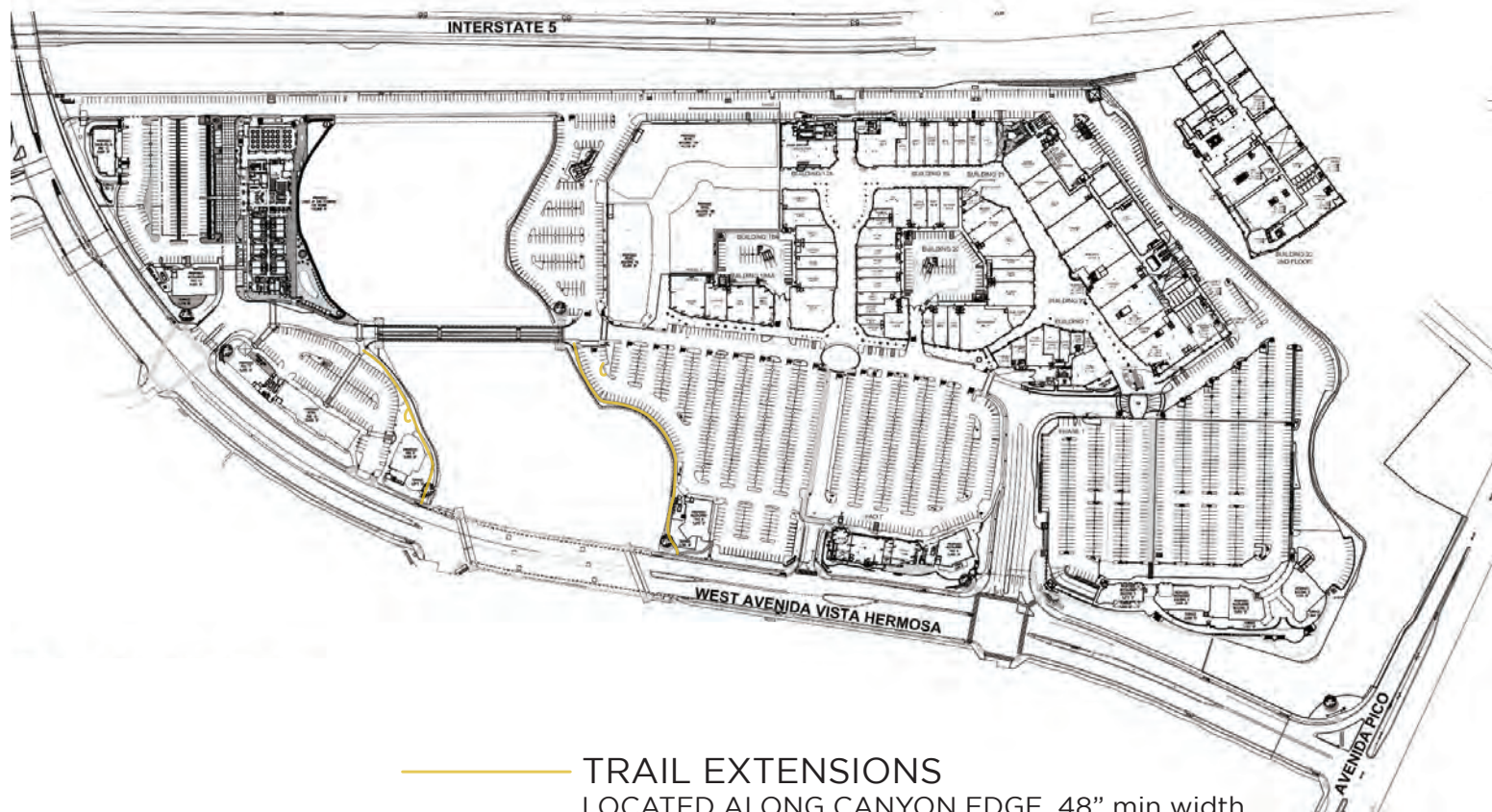


Marblehead Coastal Site in City of San Clemente



Project Site: 315 & 395 West Avenida Vista Hermosa (AVH) and adjacent to the central canyon, San Clemente (Orange County) (APNs 691-422-05, 691-422-06, 691-422-07, 691-422-08 and 691-422-09)





TRAIL EXTENSIONS

LOCATED ALONG CANYON EDGE, 48" min width

Conceptual Storefront and Lease Plan as shown is subject to change and is used as illustration for discussion purposes. Landlord reserves the right to execute all or part of this concept. Grid spacing is subject to change.

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Site Plan

17 JANUARY 2022

Scale as noted on 11"x17" print sheets

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COAST
TRAIL



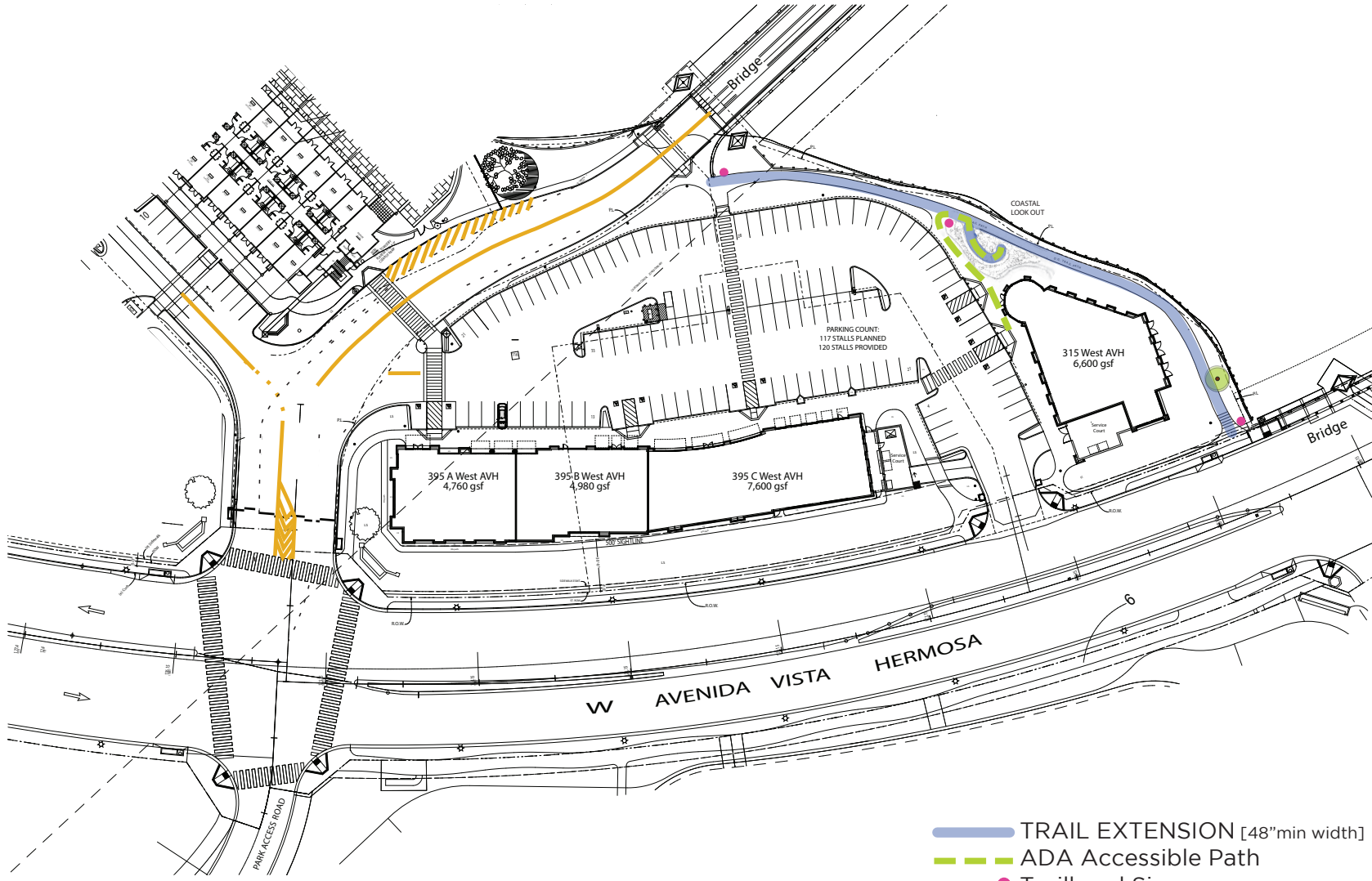
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**COAST
 TRAIL**



- TRAIL EXTENSION [48"min width]
- ADA Accessible Path
- Trailhead Signage

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Site Plan

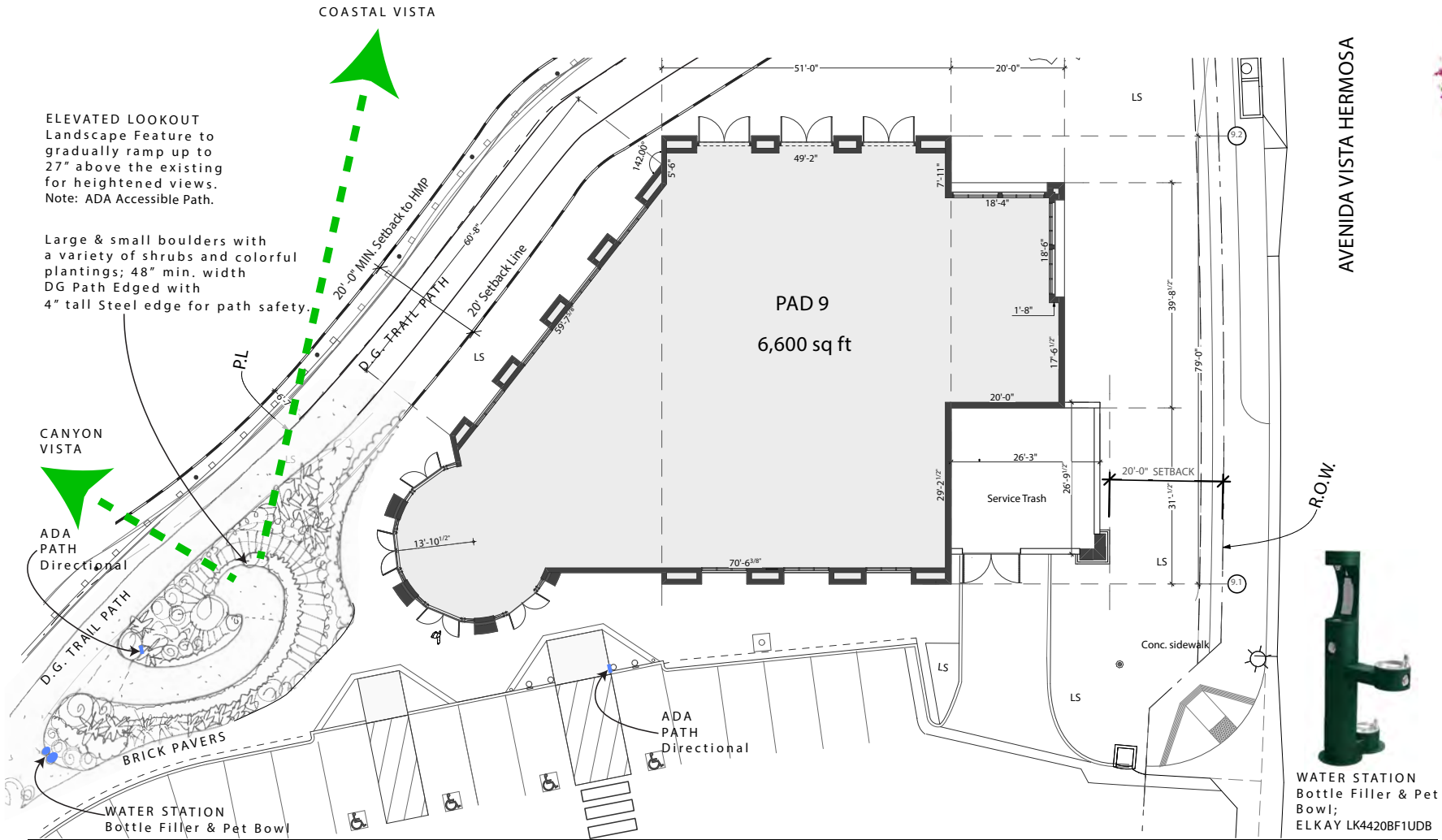
SCALE: 1" = 60'



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TRAIL FEATURE PROPOSED

SCALE: 1/16" = 1' - 0"



REVISED: 17 January 2022

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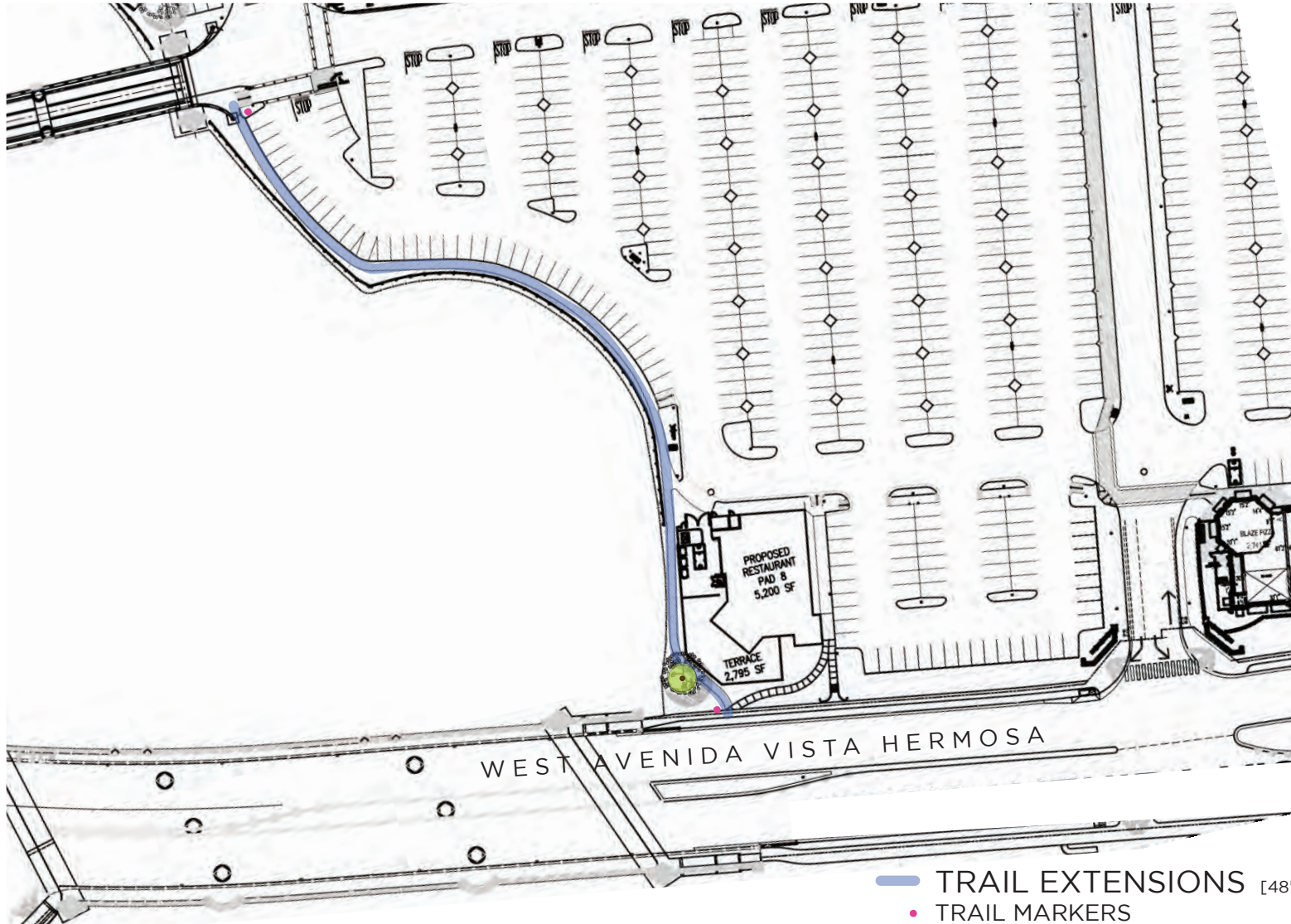


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phone 949.224.4100 • fax 949.224.4101



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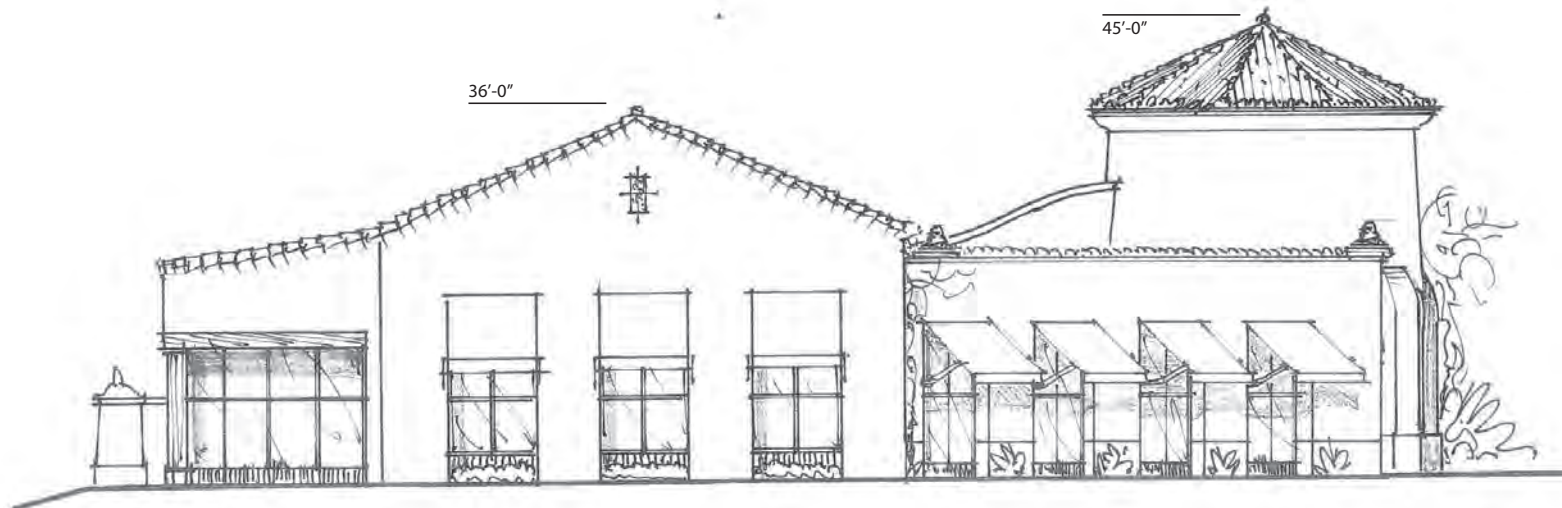
**COAST
 TRAIL**

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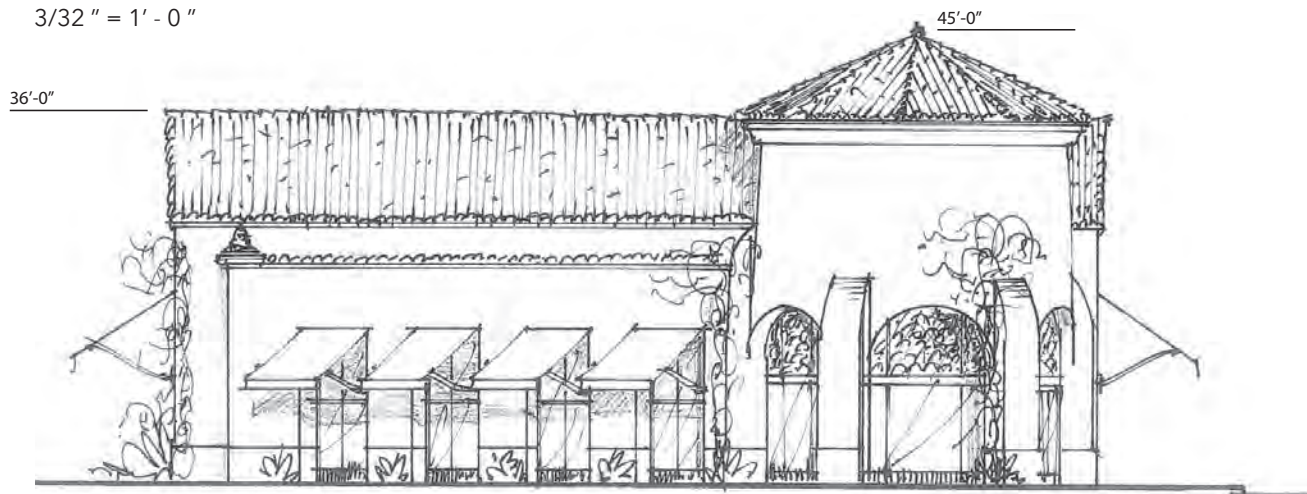


Site Plan

TRAIL EXTENSIONS [48"min]
 TRAIL MARKERS
 17 JANUARY 2022
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SOUTH ELEVATION FACING CANYON
3/32" = 1' - 0"



EAST ELEVATION FACING CANYON
3/32" = 1' - 0"

PAD 9 BUILDING ELEVATIONS

ISSUE: 30 JULY 2021

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PAD9.3

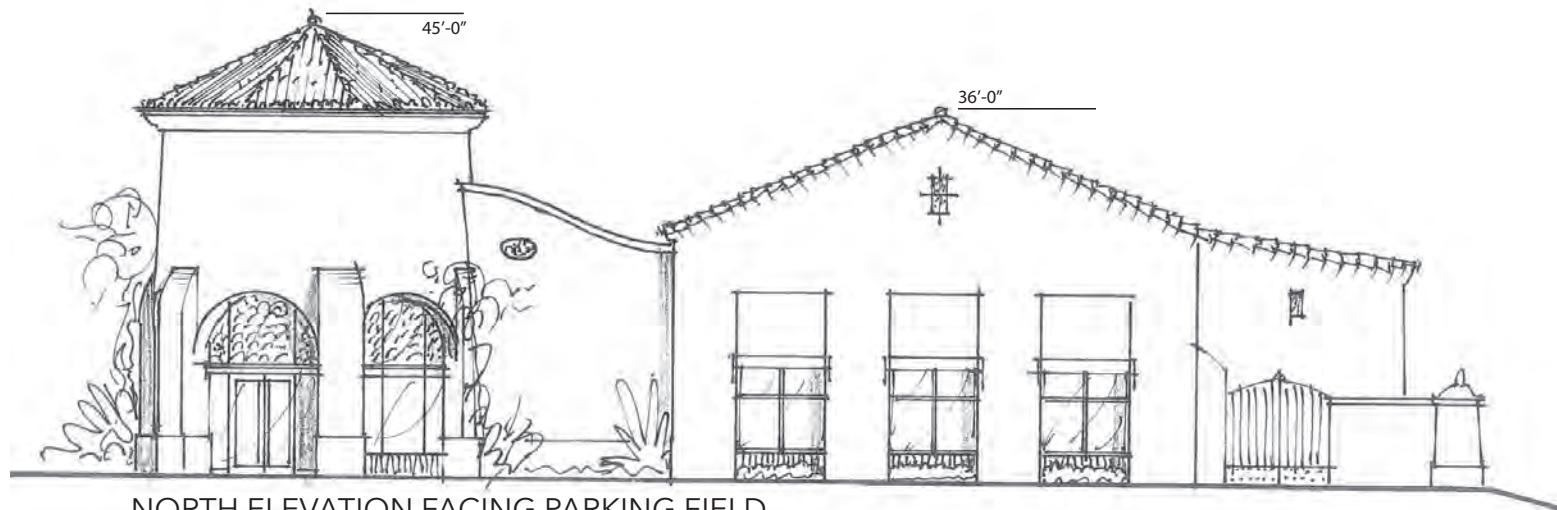


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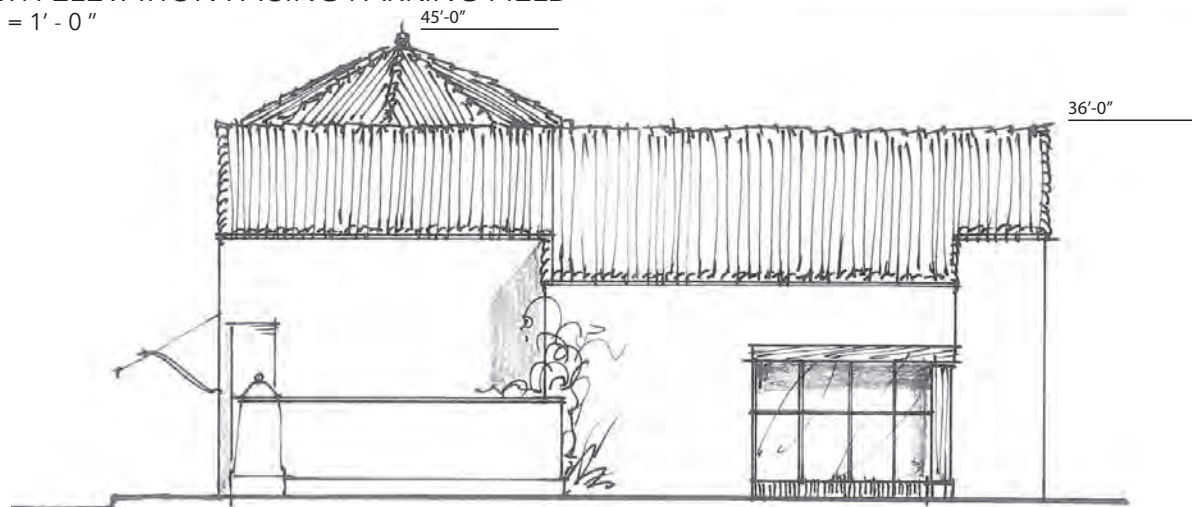
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NORTH ELEVATION FACING PARKING FIELD
3/32" = 1' - 0"



WEST ELEVATION FACING WEST AVENIDA VISTA HERMOSA
3/32" = 1' - 0"

PAD 9 BUILDING ELEVATIONS

ISSUE: 30 JULY 2021

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PAD9.2