

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

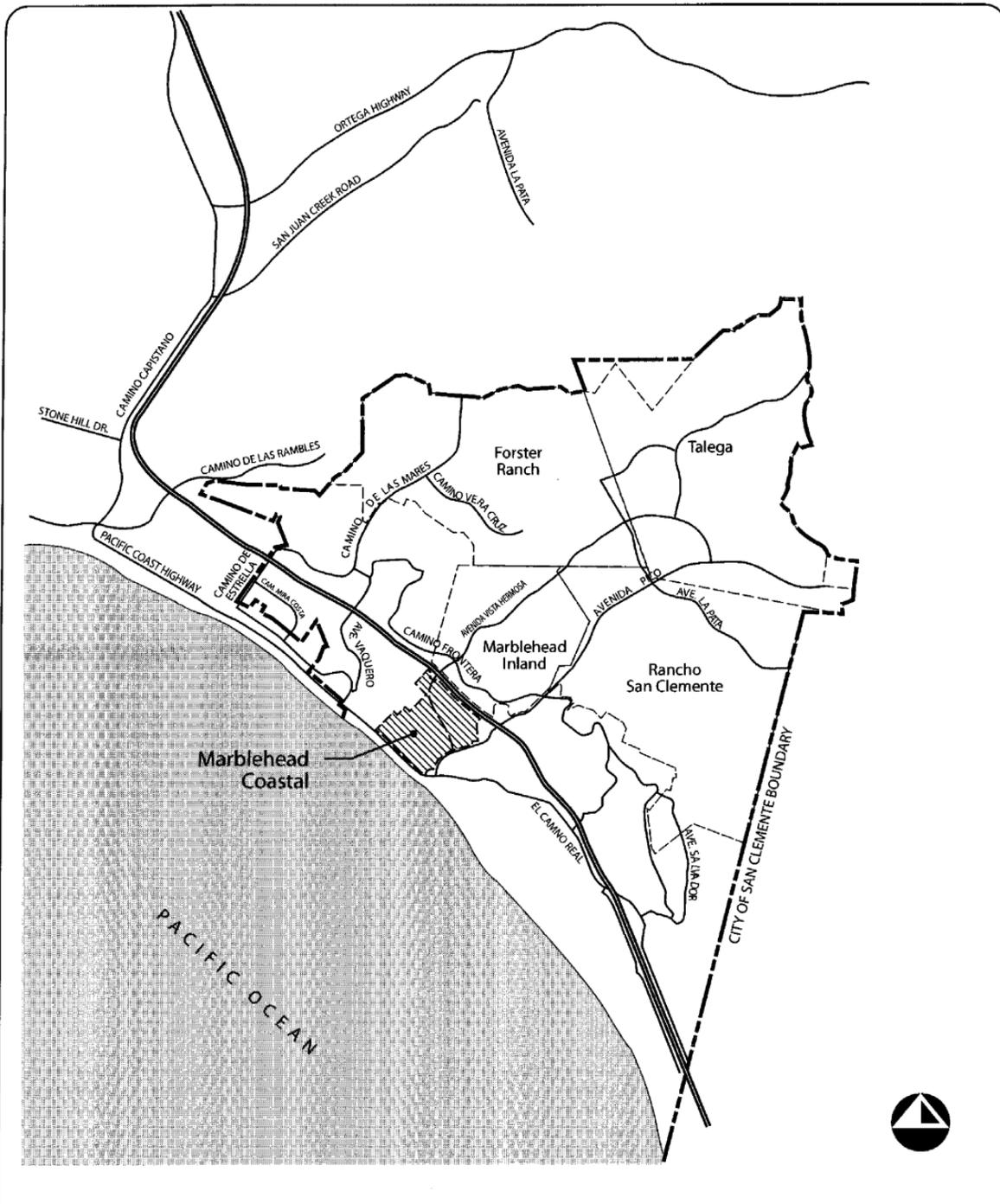
EXHIBITS

Table of Contents

Exhibit 1 – Project Location

Exhibit 2 – Project Plans

Marblehead Coastal Site in City of San Clemente

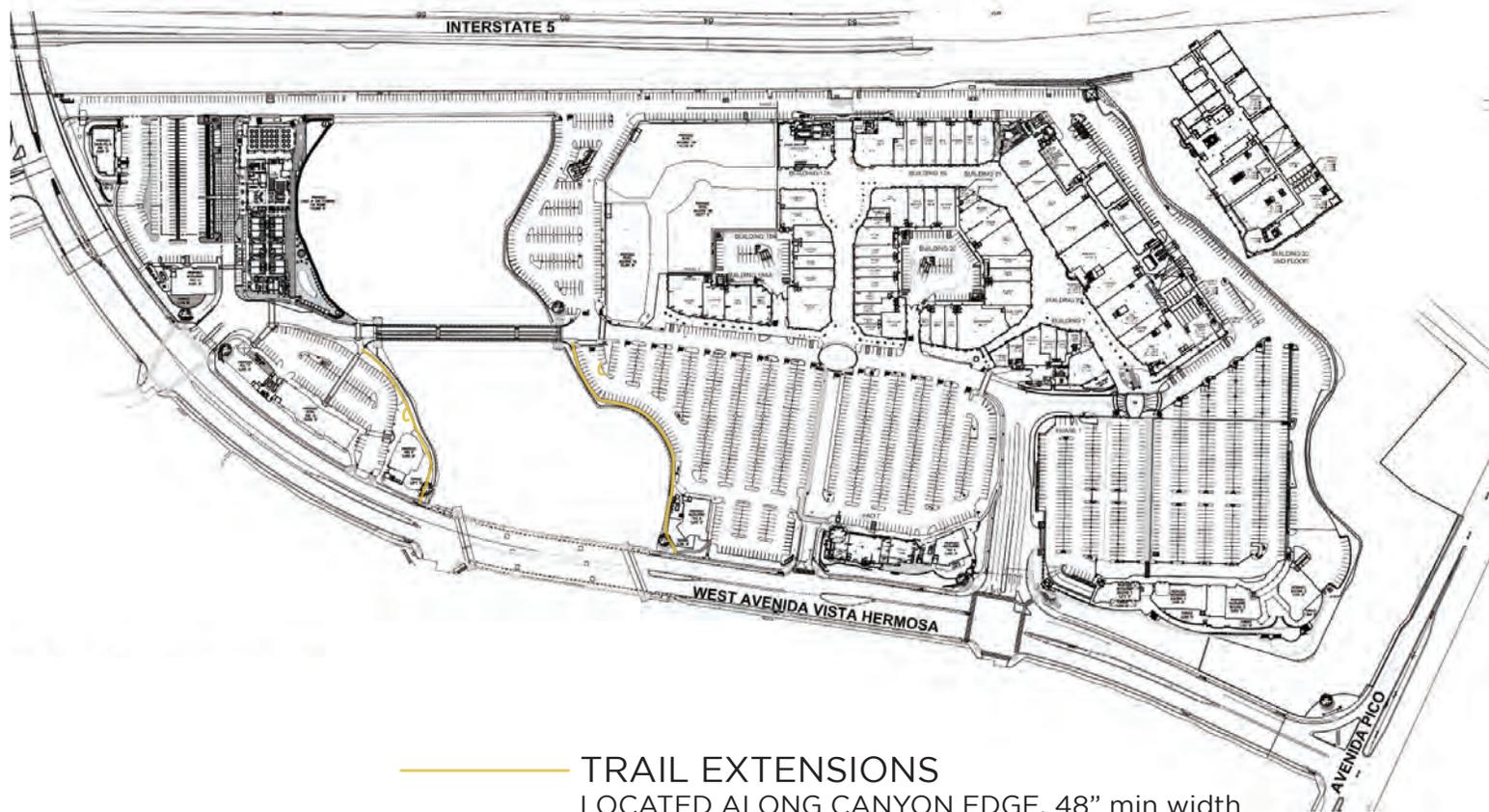


Marblehead Coastal Site in City of San Clemente



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

A PROJECT OF
CRAIG REALTY GROUP
1100 MacArthur Blvd Ste 100 • Newport Beach, CA 92660
phone 949.224.4100 • fax 949.224.4101

STUDIO PROGETTI
architecture & design projects
ph 805.563.4460 • fax 805.563.4462

**COAST
TRAIL**

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.
© 2022 Studio Progetti, Inc.
PSC4-09-10-11_v22.pln
All drawings and written material appearing herein constitute original and unpublished work of Studio Progetti and may not be used or disclosed without prior written consent of Studio Progetti.

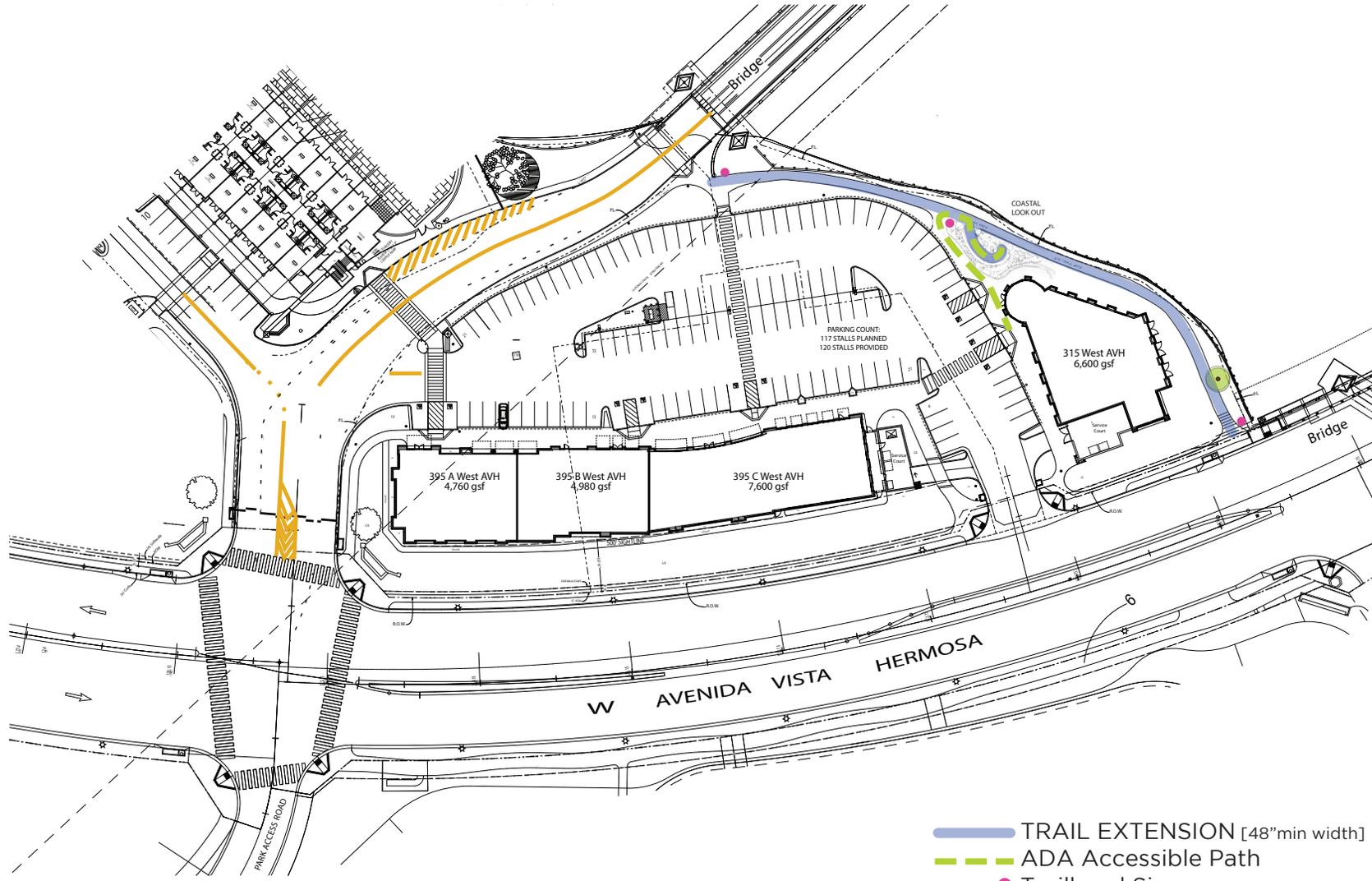


Site Plan

17 JANUARY 2022

Scale as noted on 11"x17" print sheets

DRAWING FOR DESIGN INTENT ONLY.
NOT INTENDED FOR CONSTRUCTION.



A PROJECT OF
CRAIG REALTY GROUP
 4100 MacArthur Blvd Ste 100 • Newport Beach, CA 92660
 phone 949.224.4100 • fax 949.224.4101

STUDIOPROGETTI
 architecture & design projects
 ph 805.563.4460 • fax 805.563.4462

COAST TRAIL

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.
 © 2022 Studio Progetti, Inc. PSC4-09-10-11_v22.pln
 All drawings and written material appearing herein constitute original and unpublished work of Studio Progetti and may not be used or disclosed without prior written consent of Studio Progetti.



Site Plan

SCALE: 1" = 60'



17 JANUARY 2022

Scale as noted on 11"x17" print sheets

DRAWING FOR DESIGN INTENT ONLY.
 NOT INTENDED FOR CONSTRUCTION.

COASTAL VISTA

ELEVATED LOOKOUT
Landscape Feature to
gradually ramp up to
27" above the existing
for heightened views.
Note: ADA Accessible Path.

Large & small boulders with
a variety of shrubs and colorful
plantings; 48" min. width
DG Path Edged with
4" tall Steel edge for path safety.

CANYON
VISTA

ADA
PATH
Directional

D.G. TRAIL PATH

BRICK PAVERS

WATER STATION
Bottle Filler & Pet Bowl

ADA
PATH
Directional

PAD 9
6,600 sq ft

Service Trash

Conc. sidewalk

R.O.W.

AVENIDA VISTA HERMOSA

WATER STATION
Bottle Filler & Pet
Bowl;
ELKAY LK4420BF1UDB

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.

© 2022 Studio Progetti, Inc. PSCd-09-10-11_v22.pln
All drawings and written material appearing herein constitute original and unpublished work of Studio Progetti and may not be used or disclosed without prior written consent of Studio Progetti.



TRAIL FEATURE PROPOSED

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



REVISED: 17 January 2022

Scale as noted on 11"x 17" print sheets

DRAWING FOR DESIGN INTENT ONLY.
NOT INTENDED FOR CONSTRUCTION.



A PROJECT OF
CRAIG REALTY GROUP
4100 Alacranes Blvd, Suite 100 • Avondale, AZ 85026
Phone: 949.224.4100 • Fax: 949.224.4101



STUDIO PROGETTI
architecture & design projects
ph 805.563.4460 • fax 805.563.4462

!#\$%&



— TRAIL EXTENSIONS [48"min]
• TRAIL MARKERS

17 JANUARY 2022

Scale as noted on 11"x17" print sheets

DRAWING FOR DESIGN INTENT ONLY.
NOT INTENDED FOR CONSTRUCTION.

Conceptual Storefront and Lease ... 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.
 © 2022 Studio Progetti, Inc. PSC4-09-10-11_v22.pln
 All drawings and written material appearing herein constitute original and unpublished work of Studio Progetti and may not be used or disclosed without prior written consent of Studio Progetti.

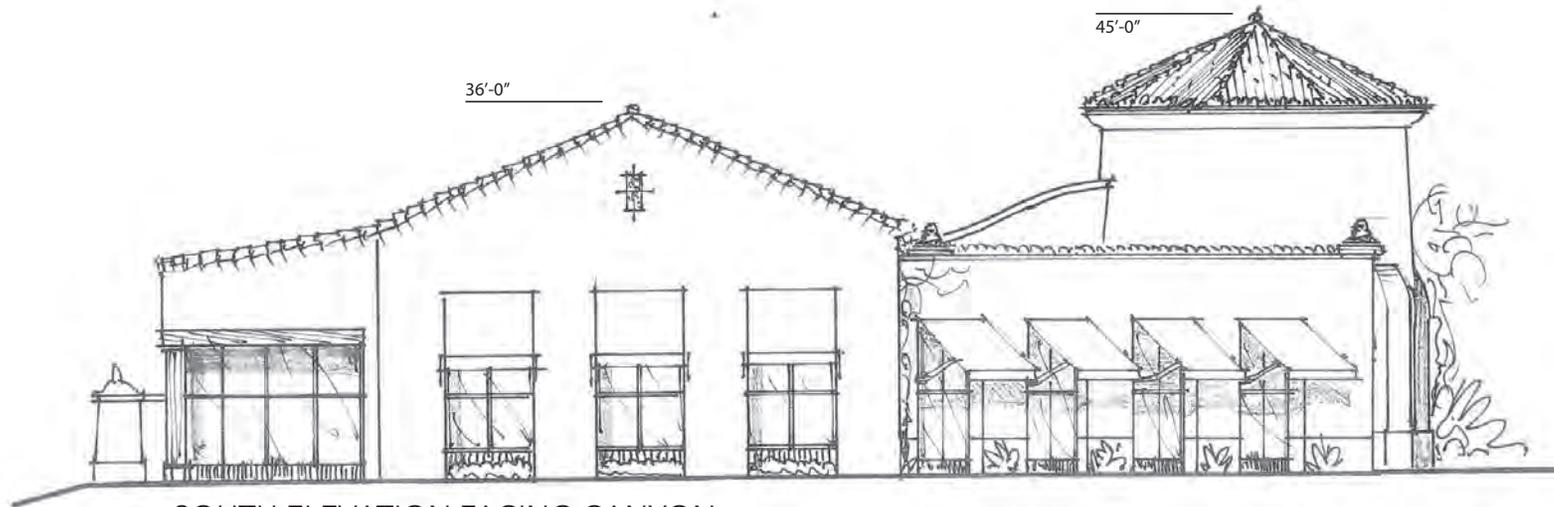
Site Plan



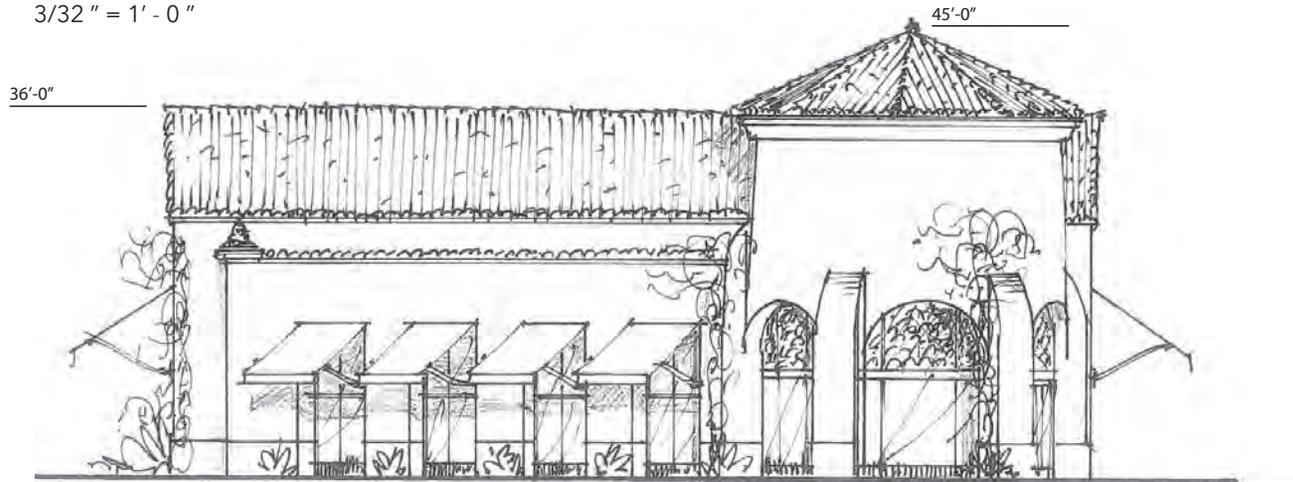
A PROJECT OF
CRAIG REALTY GROUP
 4100 MacArthur Blvd Ste 100 • Newport Beach, CA 92660
 phone 949.224.4100 • fax 949.224.4101

STUDIOPROGETTI
 architecture & design projects
 ph 805.563.4460 • fax 805.563.4462

**COAST
 TRAIL**



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



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

PAD 9 BUILDING ELEVATIONS

ISSUE: 30 JULY 2021 Scale as noted on 11"x17" print sheets

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.

© 2021 Studio Progetti, Inc. All drawings and written material appearing herein constitute original and unpublished work of Studio Progetti and may not be used or disclosed without prior written consent of Studio Progetti.

DRAWING FOR DESIGN INTENT ONLY.
NOT INTENDED FOR CONSTRUCTION.

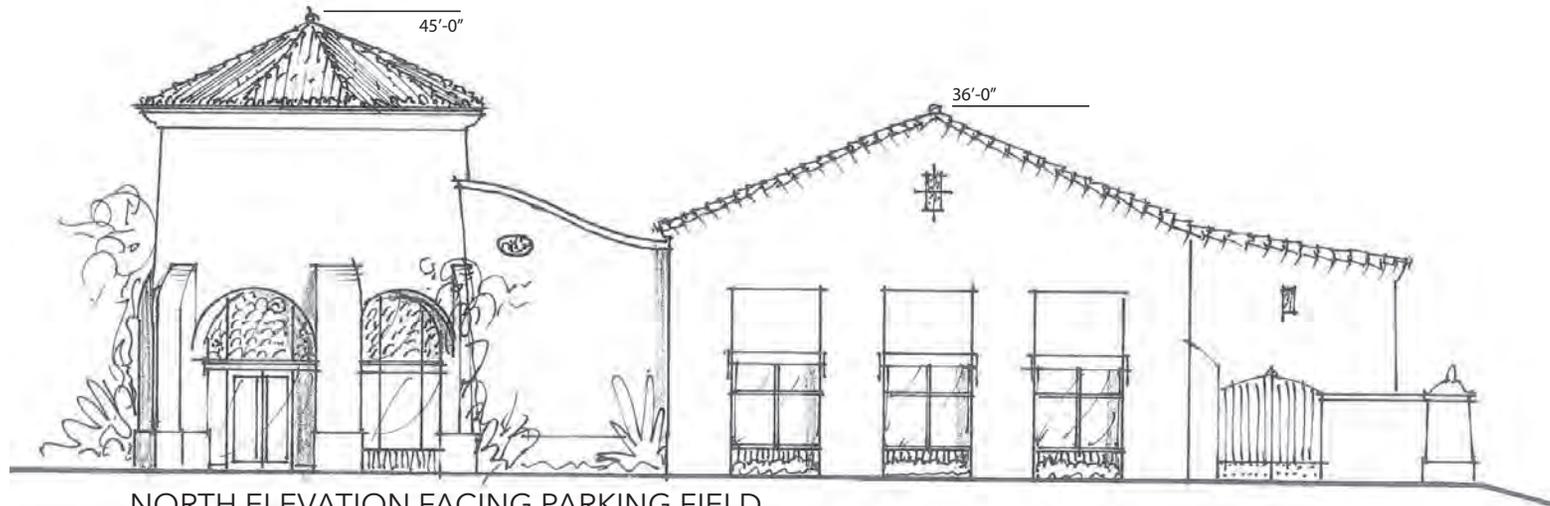


A PROJECT OF
CRAIG REALTY GROUP
4100 MacArthur Blvd. Ste. 100 • Newport Beach, CA 92660
phone 949.224.4100 • fax 949.224.4101

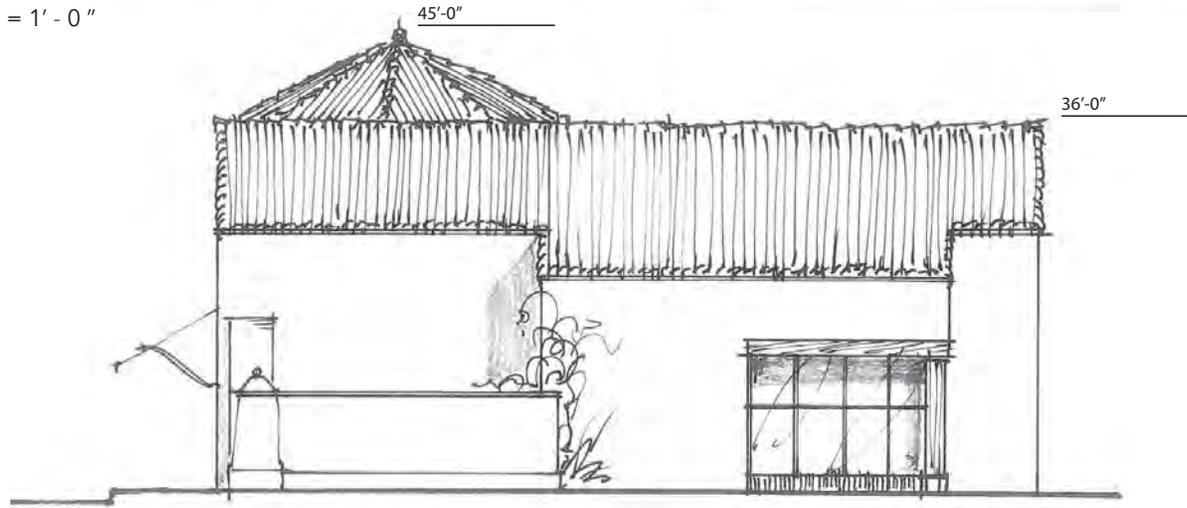


STUDIO PROGETTI
architecture & design projects
ph 805.563.4460 • fax 805.563.4462

PAD9.3



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 Scale as noted on 11"x17" print sheets

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.
 © 2021 Studio Progetti, Inc. All drawings and written material appearing herein constitute original and unpublished work of Studio Progetti and may not be used or disclosed without prior written consent of Studio Progetti.



A PROJECT OF
CRAIG REALTY GROUP
 4100 MacArthur Blvd. Ste. 100 • Newport Beach, CA 92660
 phone 949.224.4100 • fax 949.224.4101



STUDIO PROGETTI
 architecture & design projects
 ph 805.563.4460 • fax 805.563.4462

PAD9.2