

PLAZA

SAN CLEMENTE

San Clemente, California

AMENDMENT TO SITE PLAN PERMIT 99-16 MARBLEHEAD COASTAL, COMMERCIAL PLAZA

SUBMITTAL • 02 JUNE, 2004

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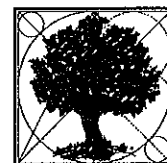
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DESIGN TEAM

Design Architect

Studio Progetti Inc.
1819 Laguna Street
Santa Barbara, CA 93103

Architect of Record

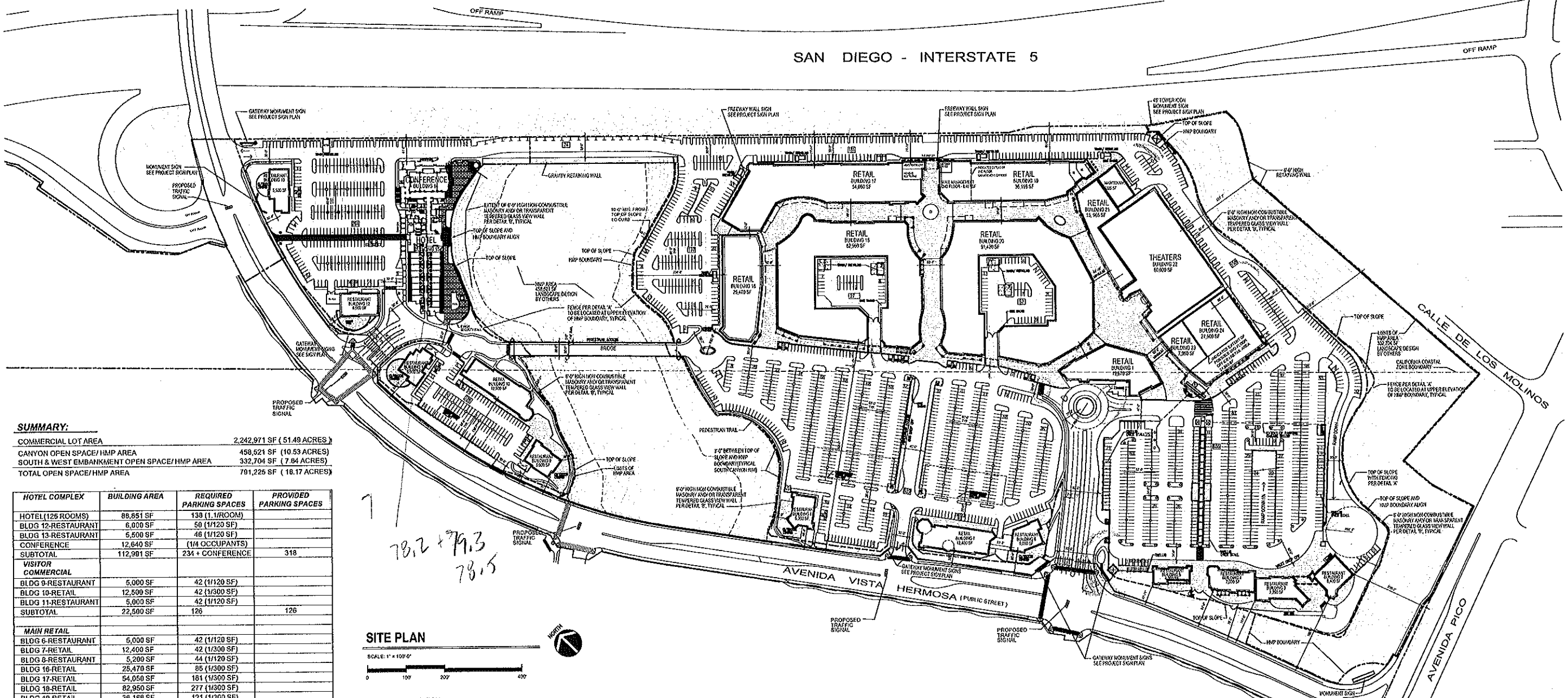
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San Diego, CA. 92103

Civil Engineer

Huitt-Zollars, Inc.
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200 Irvine, CA 92602

Landscape Architect

Closson & Closson, Inc.
12452 Vista Panorama
Santa Ana, CA 92705

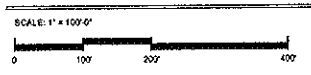


SUMMARY:

COMMERCIAL LOT AREA	2,242,971 SF (51.49 ACRES)
CANYON OPEN SPACE/HMP AREA	458,621 SF (10.53 ACRES)
SOUTH & WEST EMBANKMENT OPEN SPACE/HMP AREA	332,704 SF (7.84 ACRES)
TOTAL OPEN SPACE/HMP AREA	791,225 SF (18.17 ACRES)

HOTEL COMPLEX	BUILDING AREA	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
HOTEL (126 ROOMS)	88,851 SF	138 (1.1/ROOM)	
BLDG 12-RESTAURANT	6,000 SF	50 (1/120 SF)	
BLDG 13-RESTAURANT	5,600 SF	46 (1/120 SF)	
CONFERENCE	12,640 SF	(1/4 OCCUPANTS)	
SUBTOTAL	112,991 SF	234 + CONFERENCE	318
VISITOR COMMERCIAL			
BLDG 9-RESTAURANT	5,000 SF	42 (1/120 SF)	
BLDG 10-RETAIL	12,500 SF	42 (1/300 SF)	
BLDG 11-RESTAURANT	5,000 SF	42 (1/120 SF)	
SUBTOTAL	22,500 SF	126	126
MAIN RETAIL			
BLDG 6-RESTAURANT	5,000 SF	42 (1/120 SF)	
BLDG 7-RETAIL	12,400 SF	42 (1/300 SF)	
BLDG 8-RESTAURANT	5,200 SF	44 (1/120 SF)	
BLDG 16-RETAIL	25,470 SF	85 (1/300 SF)	
BLDG 17-RETAIL	54,050 SF	181 (1/300 SF)	
BLDG 18-RETAIL	82,950 SF	277 (1/300 SF)	
BLDG 19-RETAIL	36,166 SF	121 (1/300 SF)	
BLDG 19-2ND FLOOR	8,487 SF	34 (1/250 SF)	
BLDG 20-RETAIL	91,420 SF	305 (1/300 SF)	
SUBTOTAL	321,123 SF	1131	1,346
THEATER COMPLEX			
BLDG 1-RETAIL	19,870 SF	65 (1/300 SF)	
BLDG 2-RESTAURANT	8,400 SF	53 (1/120 SF)	
BLDG 3-RESTAURANT	7,280 SF	61 (1/120 SF)	
BLDG 4-RESTAURANT	7,000 SF	58 (1/120 SF)	
BLDG 5-RESTAURANT	4,000 SF	33 (1/120 SF)	
BLDG 21-RETAIL (INCLUDING MAINT.)	21,290 SF	71 (1/300 SF)	
BLDG 22-THEATER	60,000 SF	750 TO 876 (1/4 OCC.)	
BLDG 23-RETAIL	7,950 SF	27 (1/300 SF)	
BLDG 23-2ND FLOOR	7,950 SF	24 (1/250 SF)	
BLDG 24-RETAIL	27,500 SF	92 (1/300 SF)	
BLDG 24-2ND FLOOR	16,900 SF	68 (1/250 SF)	
SUBTOTAL	185,970 SF	1302 TO 1427	1,474
ENTIRE COMMERCIAL COMPLEX	642,584 SF	2,793 TO 2,923 + CONFERENCE	3,284

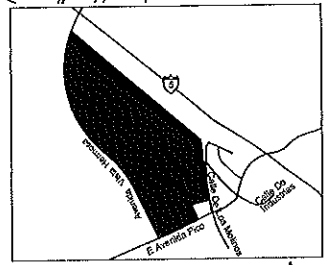
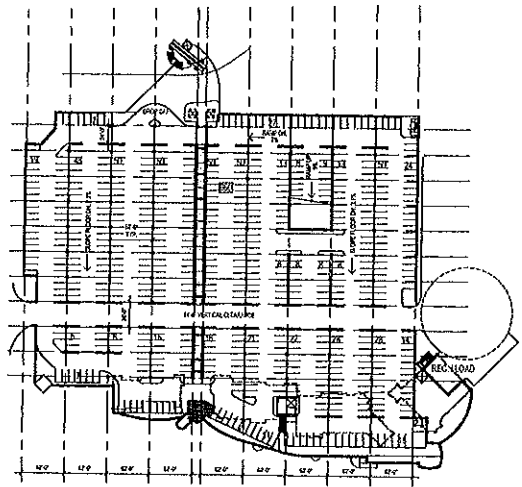
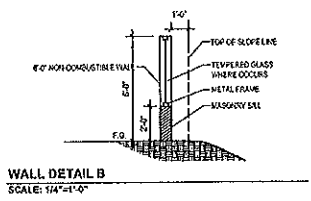
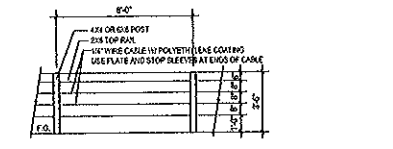
SITE PLAN



LEGAL DESCRIPTION:
 THAT CERTAIN PARCEL OF LAND BEING A PORTION OF THE RANCHO BOCA DE LA PLAYA, AS SHOWN ON A MAP THEREOF RECORDED JUNE 29, 1887 IN BOOK 4, PAGES 118 & 119 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA AND PORTIONS OF SECTIONS 28 & 32, TOWNSHIP 8 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, PER AN OFFICIAL PLOT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE

EXISTING LAND USE: VACANT
PROPOSED LAND USE: COMMERCIAL: RC1
FLOOR AREA RATIO = 0.286
 (TOTAL BUILDING AREA ÷ SITE AREA)
 (642,584 SF ÷ 2,242,971 SF)

PARKING NOTES:
 STANDARD PARKING STALL:
 8'-8" X 18'-0" (W/ 1'-6" OVERHANG)
 STALLS ADJACENT TO A LANDSCAPE PLANTER:
 10'-0" X 18'-0"
 STALLS ADJACENT TO A WALL:
 11'-6" X 18'-0"



Revision Date

31 Dec, 2003
27 Feb, 2004
4 Mar, 2004
21 Mar, 2004
29 Mar, 2004
31 Mar, 2004
1 April, 2004
18 April, 2004
21 April, 2004
23 April, 2004
14 May, 2004
18 May, 2004

LEGEND:

PROPERTY LINE	---
BUILDING LIMIT LINE	---
UTILITY AND EASEMENT LINE (SEE NOTE #3)	---
COASTAL LINE	---
TRASH ENCLOSURE	---
HANDICAP PARKING STALLS	□
PARKING ASSESSMENT STALL TOTAL	XX
PARKING FIELD STALL TOTAL	□□

AMENDED SITE PLAN PERMIT 99-16

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 San Clemente, California

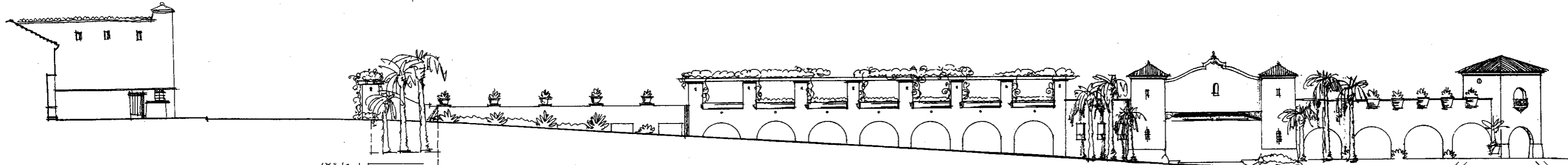


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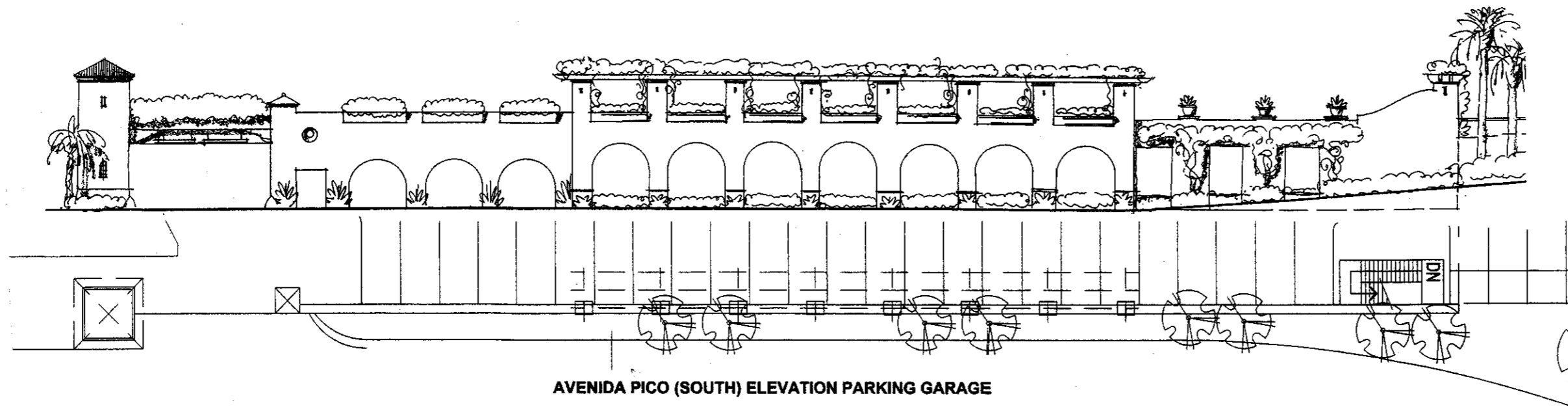


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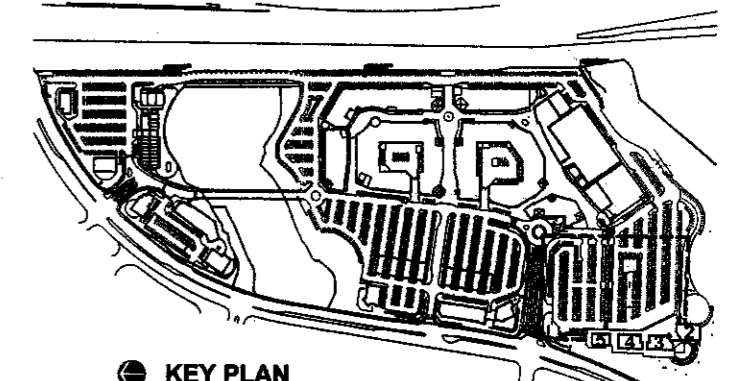
AMENDED SITE PLAN
SHEET No. 1



MAIN ENTRANCE (NORTH) ELEVATION PARKING GARAGE



AVENIDA PICO (SOUTH) ELEVATION PARKING GARAGE



KEY PLAN
PARKING GARAGE

SCALE: 3/32"=1'-0" 0 5' 10' 20' 14 MAY, 2004

PLAZA
SAN CLEMENTE
San Clemente, California

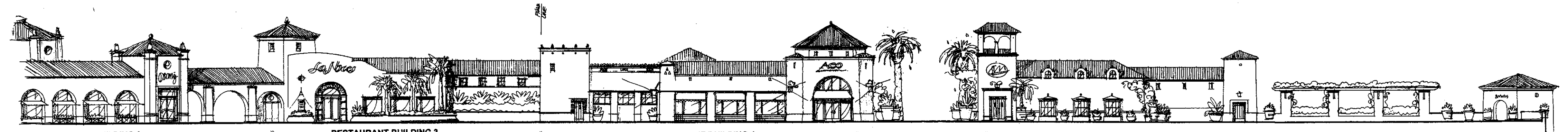
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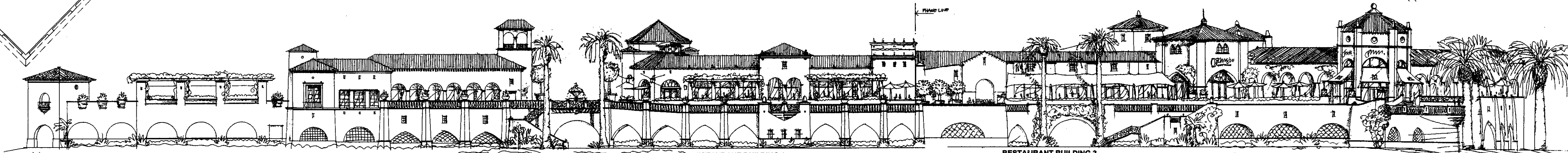


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EXT. ELEVATIONS
PARKING GARAGE
SHEET
No. **2**



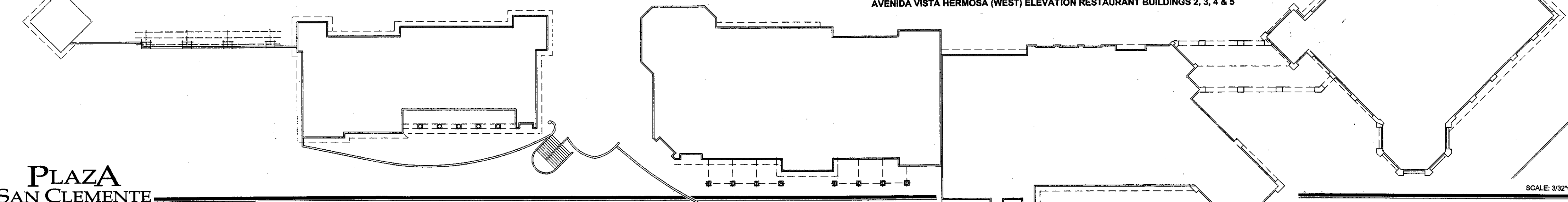
RESTAURANT BUILDING 2 RESTAURANT BUILDING 3 RESTAURANT BUILDING 4 RESTAURANT BUILDING 5

PARKING DECK (EAST) ELEVATION RESTAURANT BUILDINGS 2, 3, 4 & 5



RESTAURANT BUILDING 5 RESTAURANT BUILDING 4 RESTAURANT BUILDING 3 RESTAURANT BUILDING 2

AVENIDA VISTA HERMOSA (WEST) ELEVATION RESTAURANT BUILDINGS 2, 3, 4 & 5



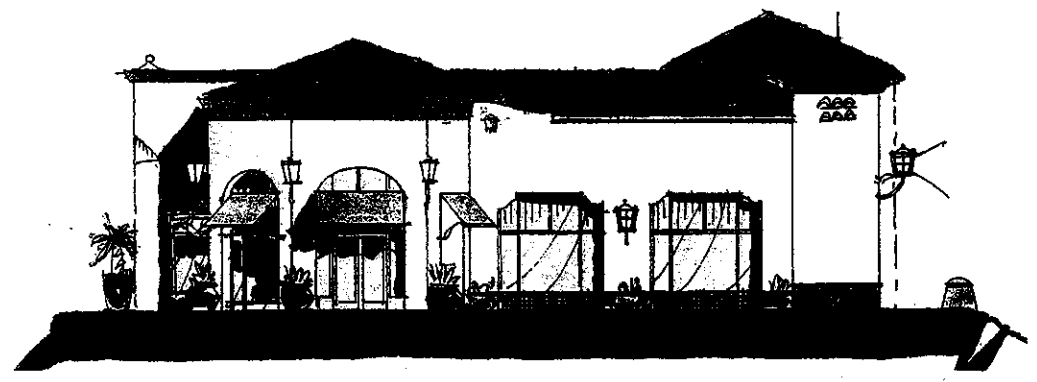
KEY PLAN
RESTAURANT BUILDINGS
5, 4, 3 AND 2

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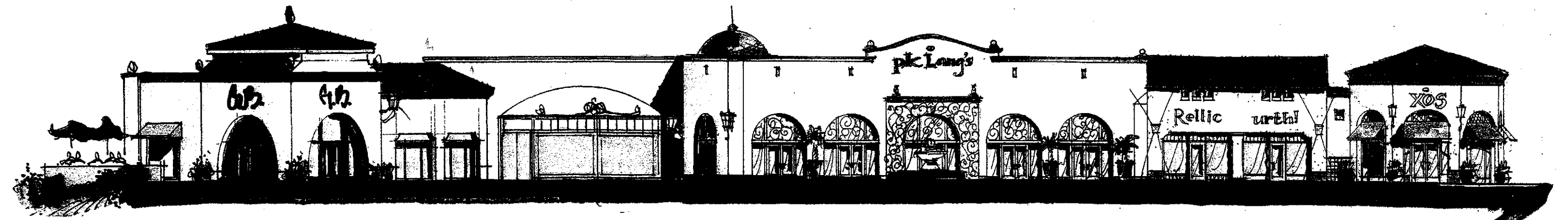
SCALE: 3/32"=1'-0" 0' 5' 10' 20' 14 MAY, 2004

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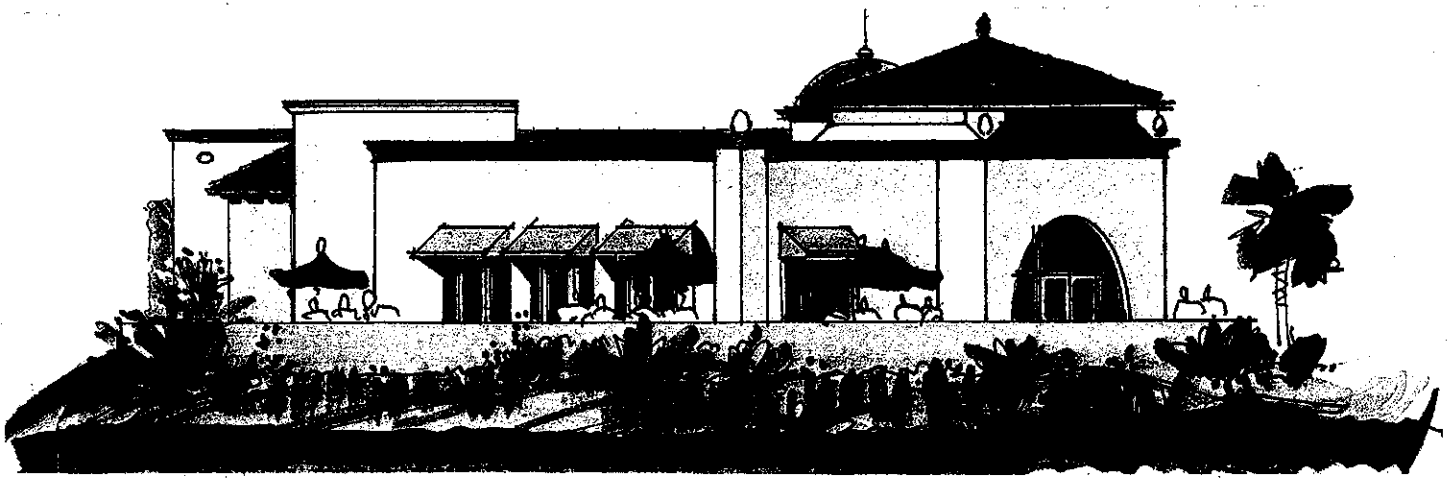
AWBREY
COOK
MOGILL
ARCHITECTS
 CONTENTS:
EXT. ELEVATIONS
BUILDINGS 2
3, 4 AND 5
SHEET
No. **3**



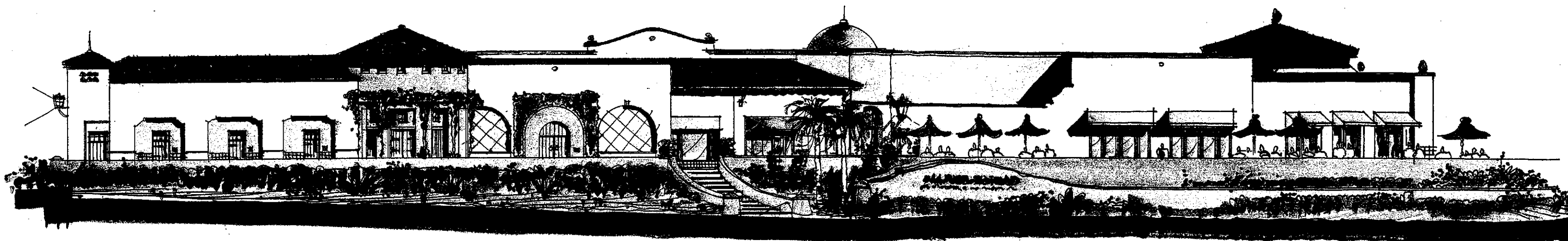
NORTH ELEVATION



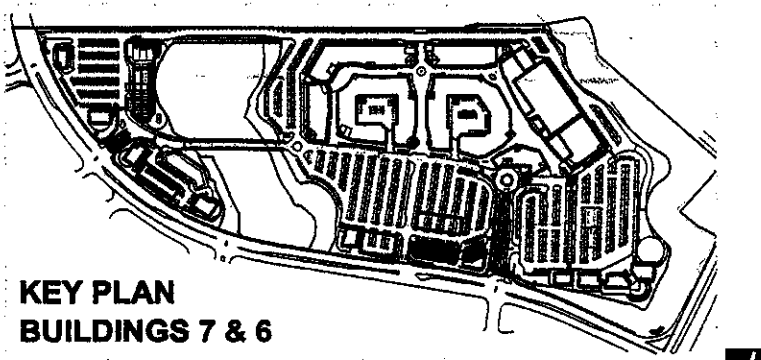
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



KEY PLAN
BUILDINGS 7 & 6

14 MAY, 2004

PLAZA SAN CLEMENTE

San Clemente, California

SCALE: 3/32" = 1'-0"
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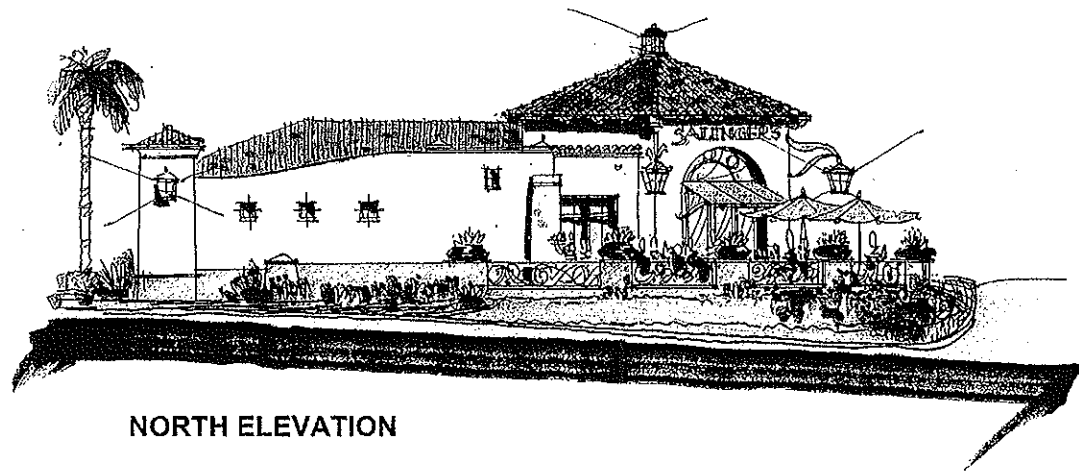
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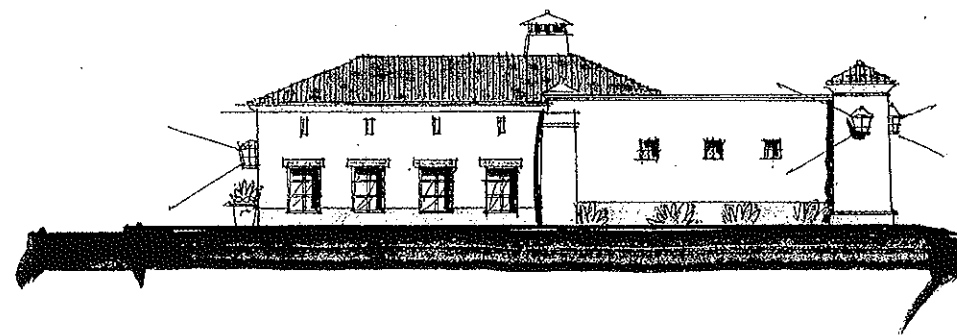


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EXT. ELEVATIONS
BUILDINGS 6 & 7

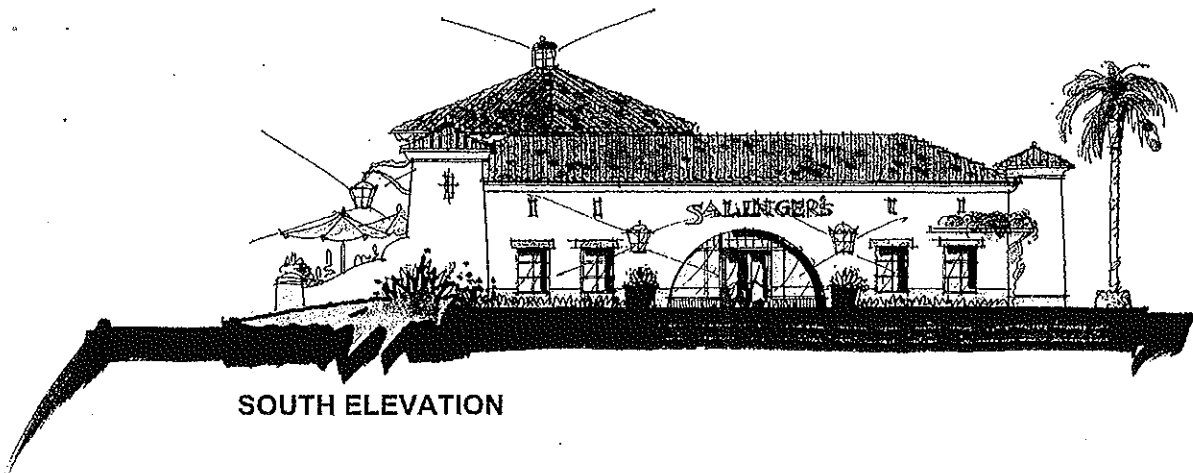
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NO. **4**



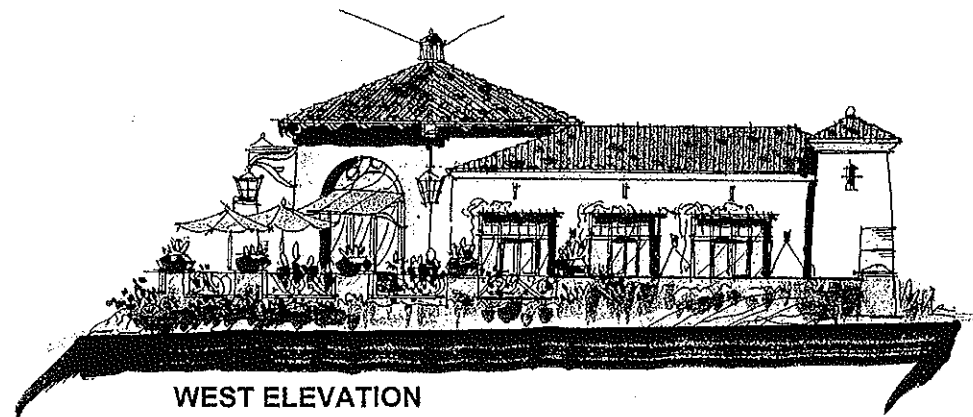
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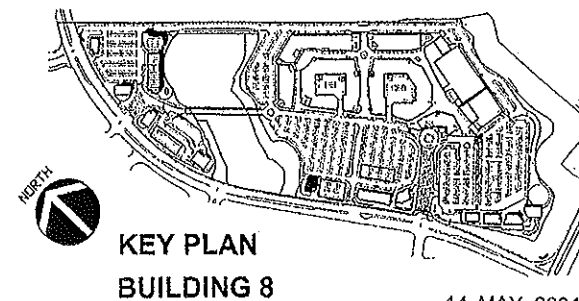
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



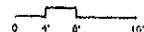
KEY PLAN
BUILDING 8

14 MAY, 2004

PLAZA SAN CLEMENTE

San Clemente, California

SCALE: 3/32" = 1'-0"



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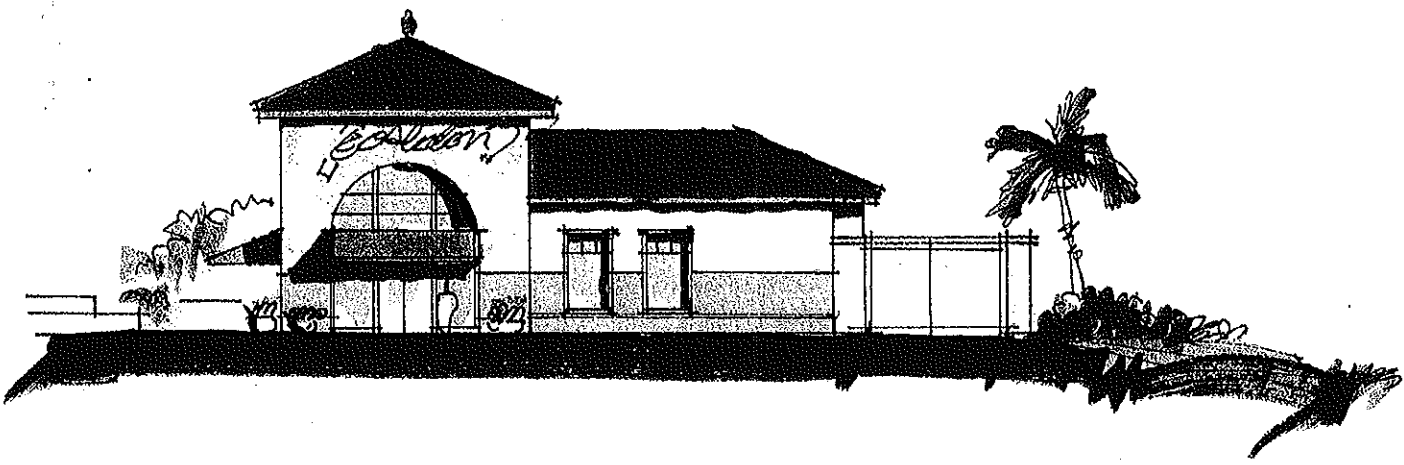
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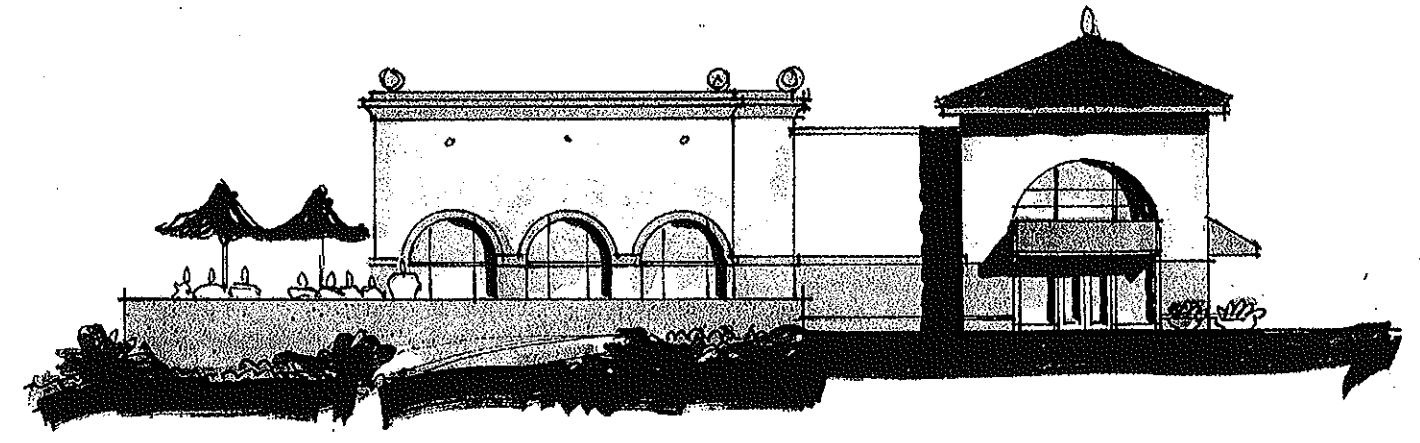
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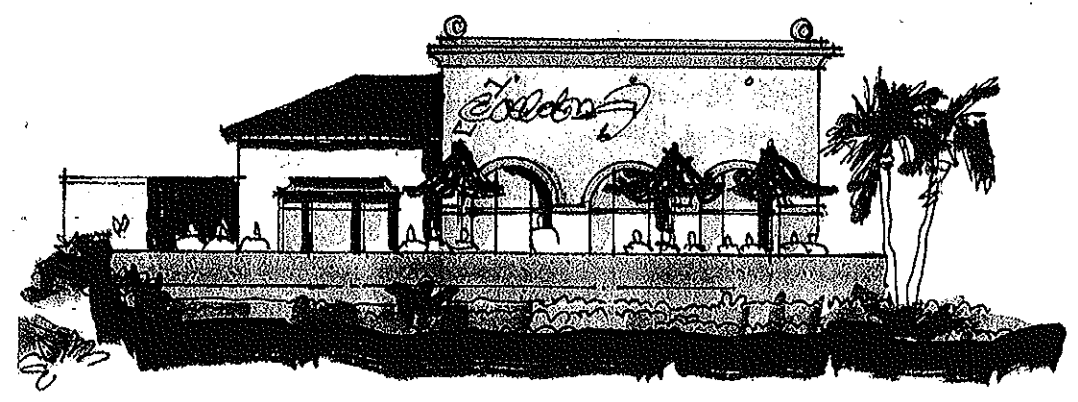
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SHEET No.	5



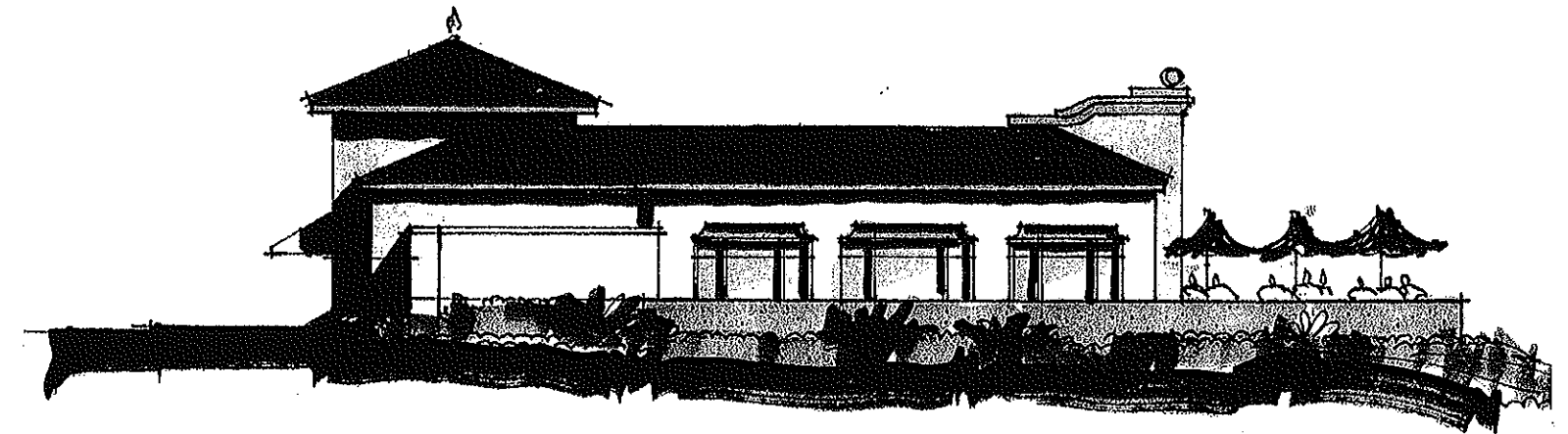
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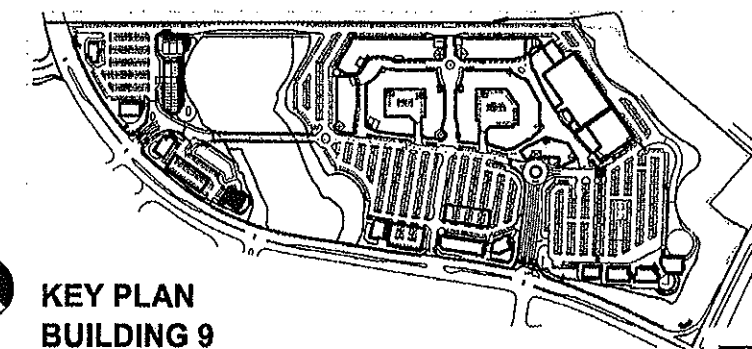
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



KEY PLAN
BUILDING 9

14 MAY, 2004

PLAZA SAN CLEMENTE

San Clemente, California

SCALE: 3/32" = 1'-0"
0 4 8 16

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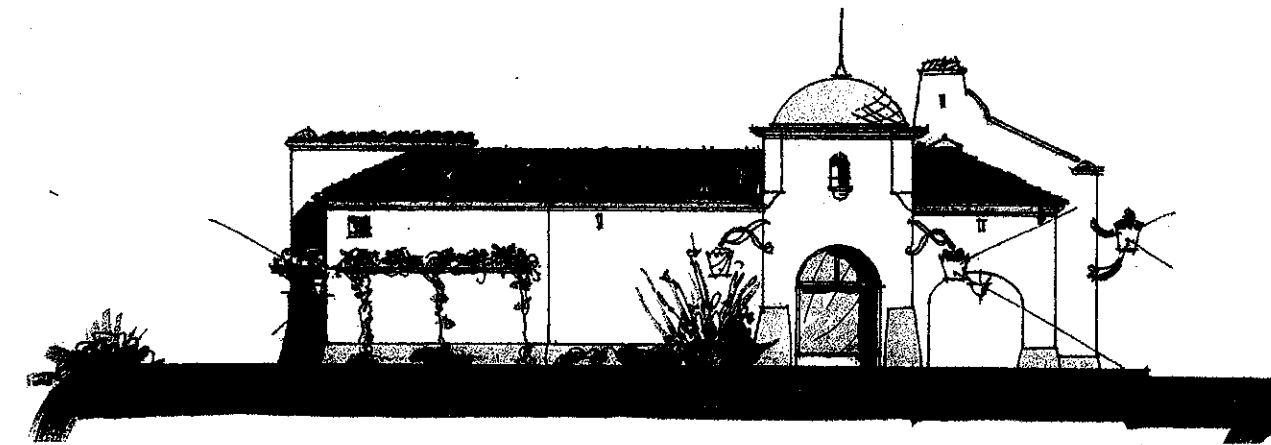


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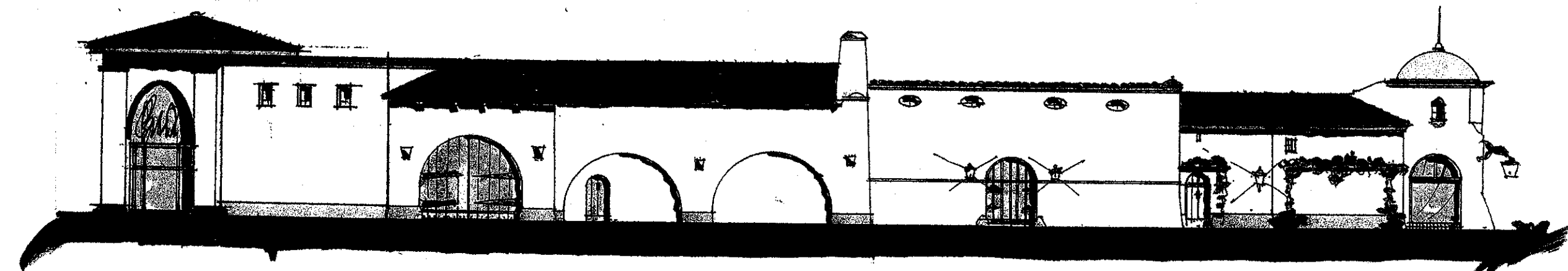


AWBREY
COOK
MCGILL
architects

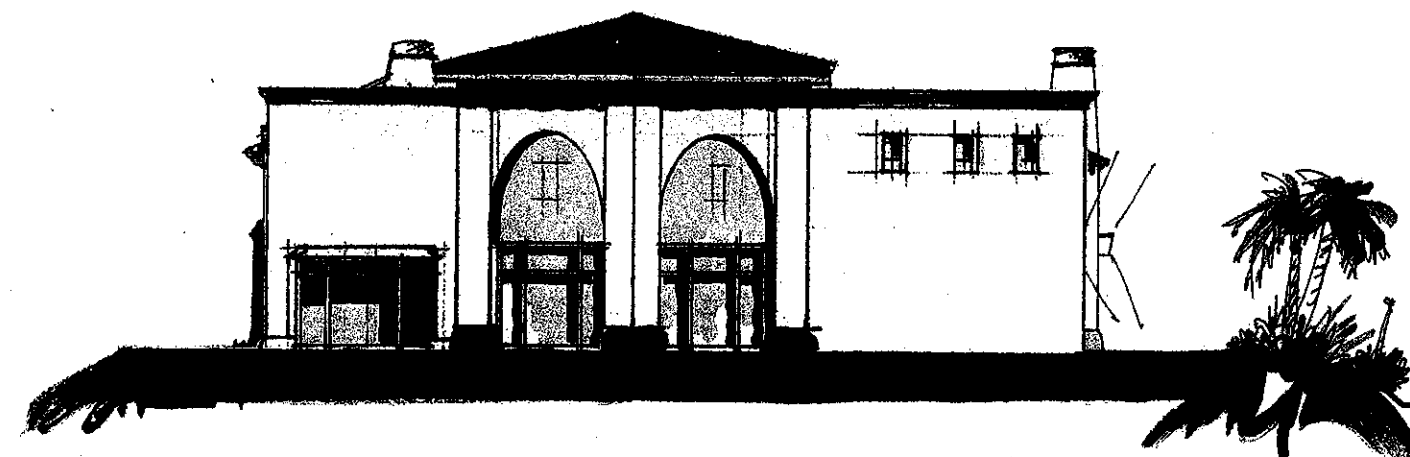
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NORTH ELEVATION



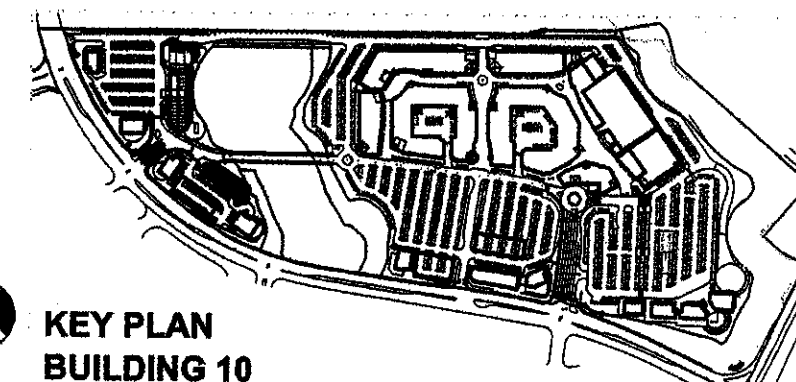
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



KEY PLAN
BUILDING 10

14 MAY, 2004

PLAZA SAN CLEMENTE

San Clemente, California

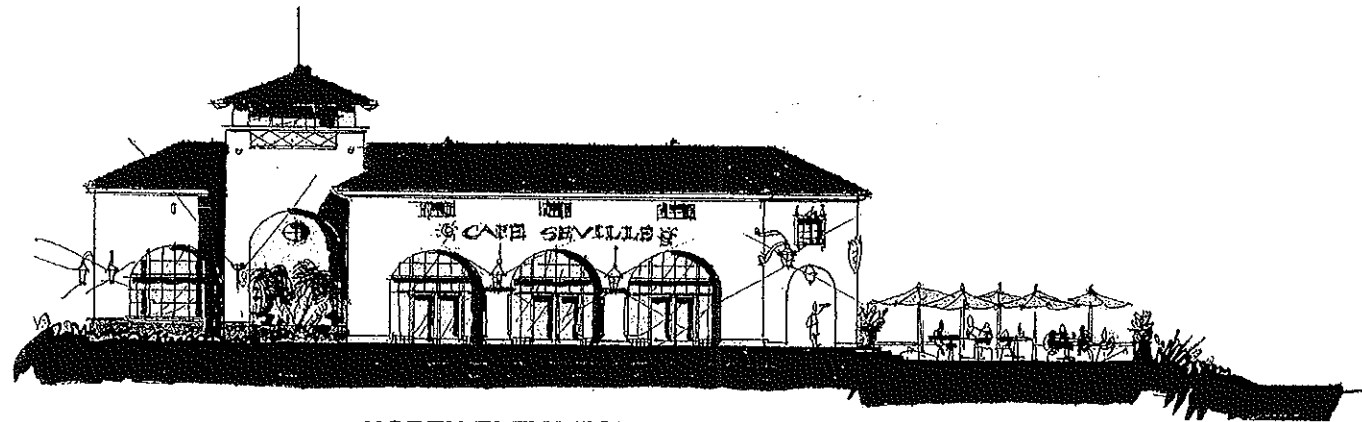
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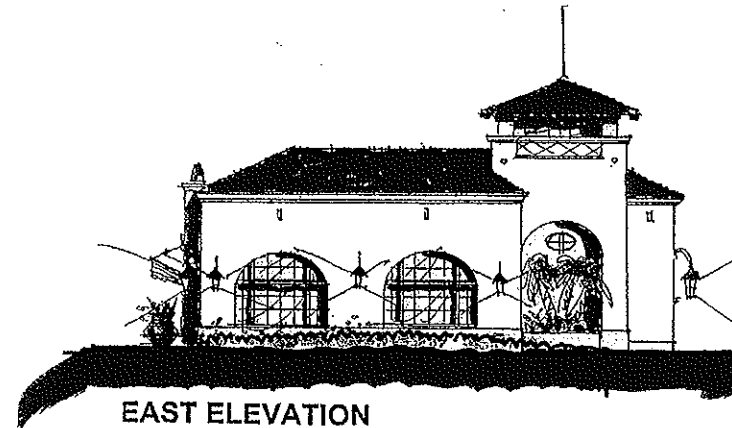
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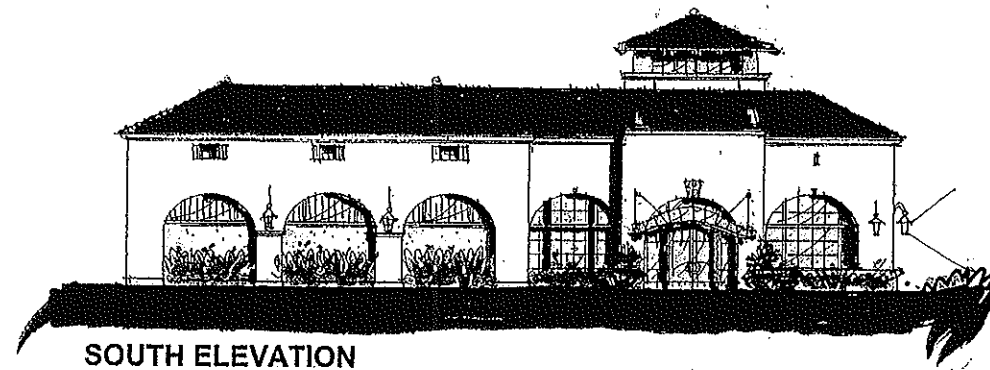
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BUILDING 10	
SHEET	7
No.	



NORTH ELEVATION



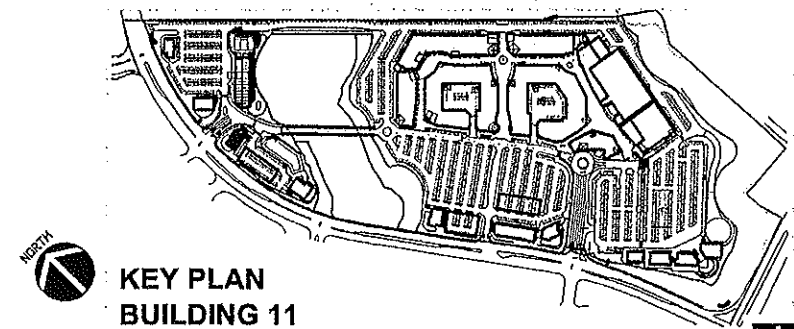
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



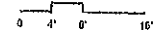
KEY PLAN
BUILDING 11

14 MAY, 2004

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San Clemente, California

SCALE: 3/32" = 1'-0"



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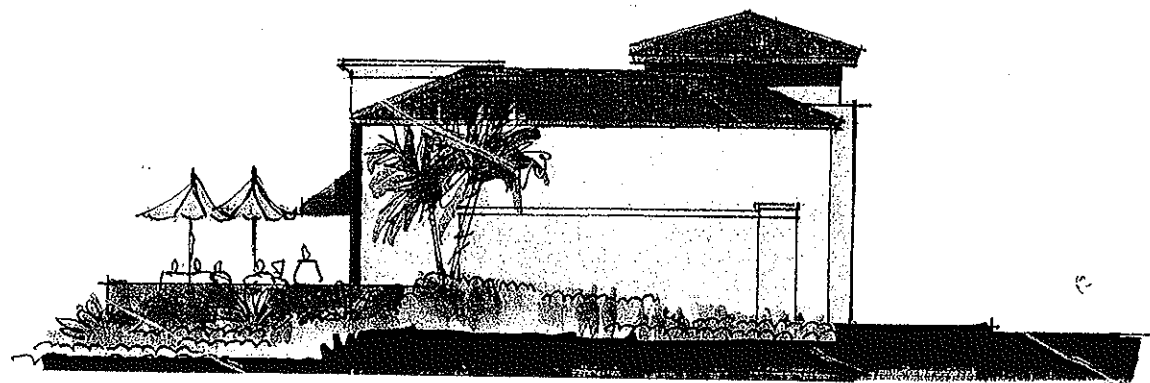


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BUILDING 11

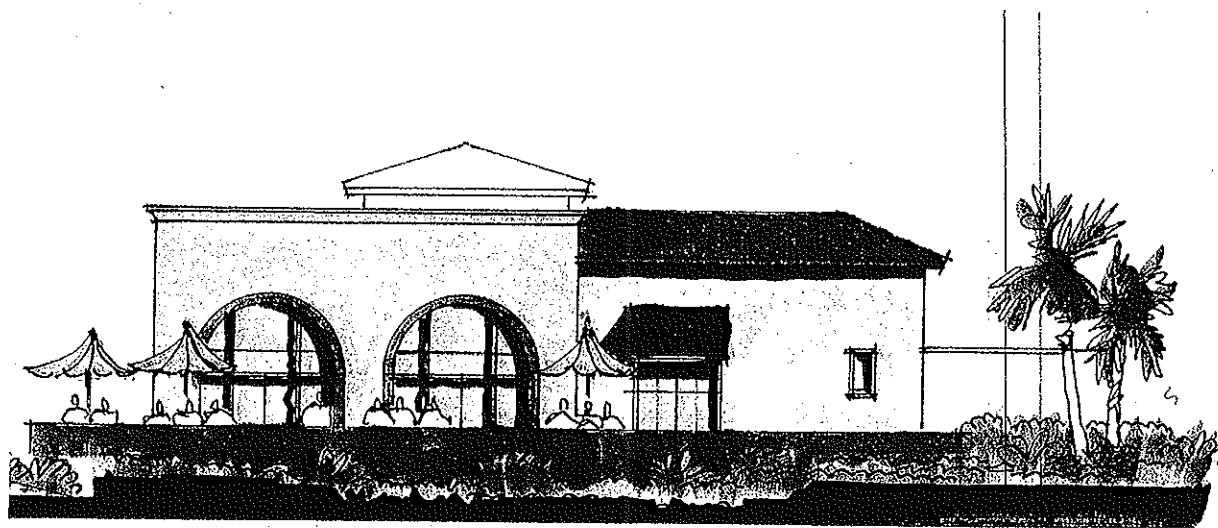
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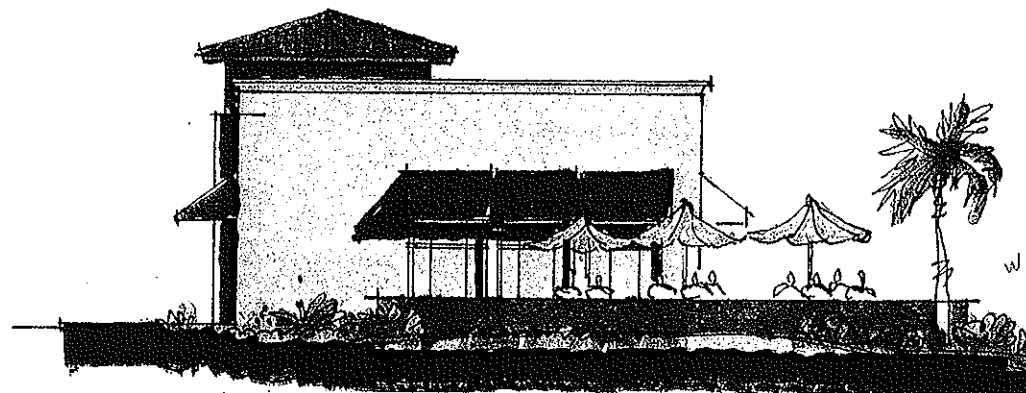
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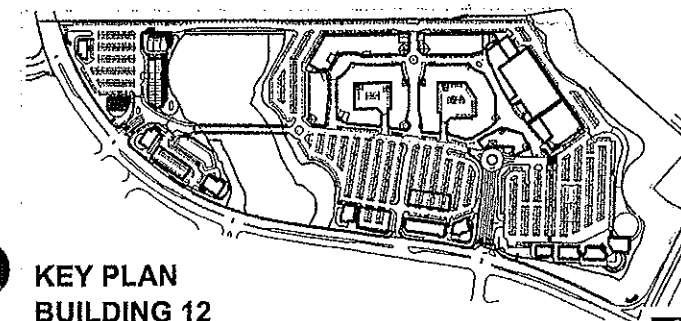
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



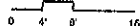
KEY PLAN
BUILDING 12

14 MAY, 2004

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SCALE: 3/32" = 1'-0"



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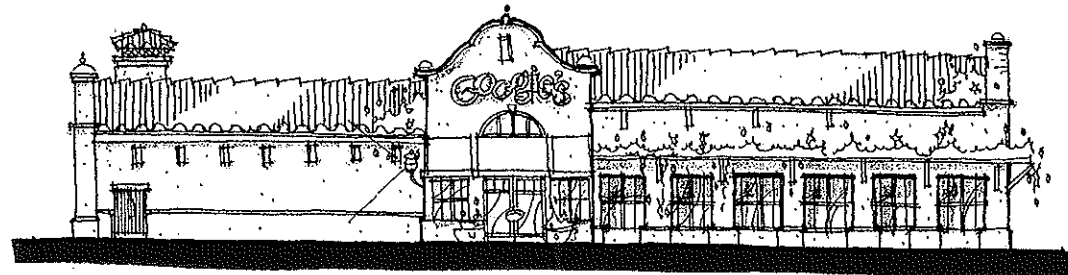


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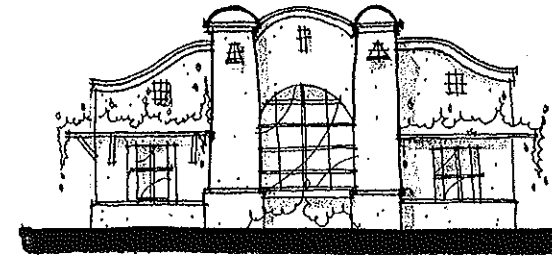
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BUILDING 12

SHEET
No.

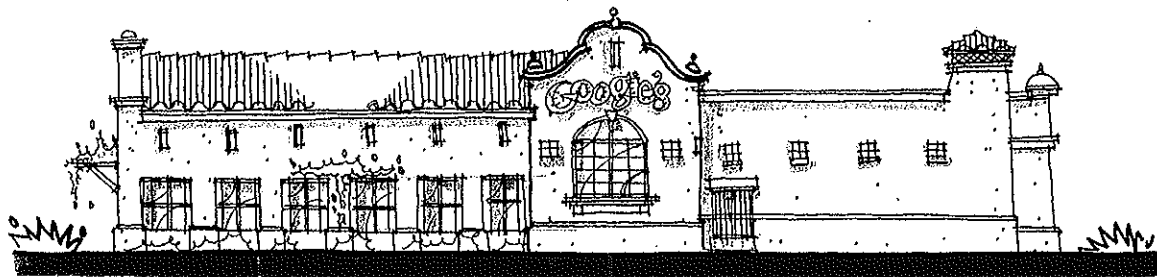
9



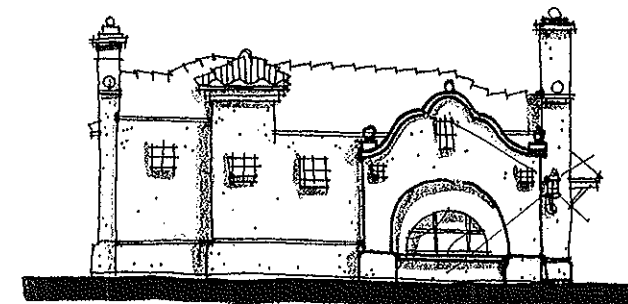
NORTH ELEVATION



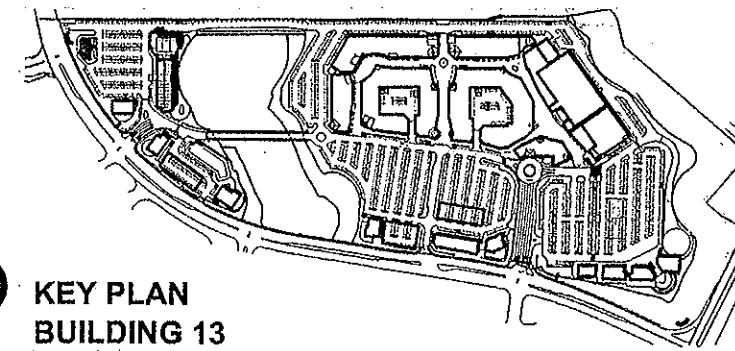
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



KEY PLAN
BUILDING 13

PLAZA SAN CLEMENTE

San Clemente, California

14 MAY, 2004

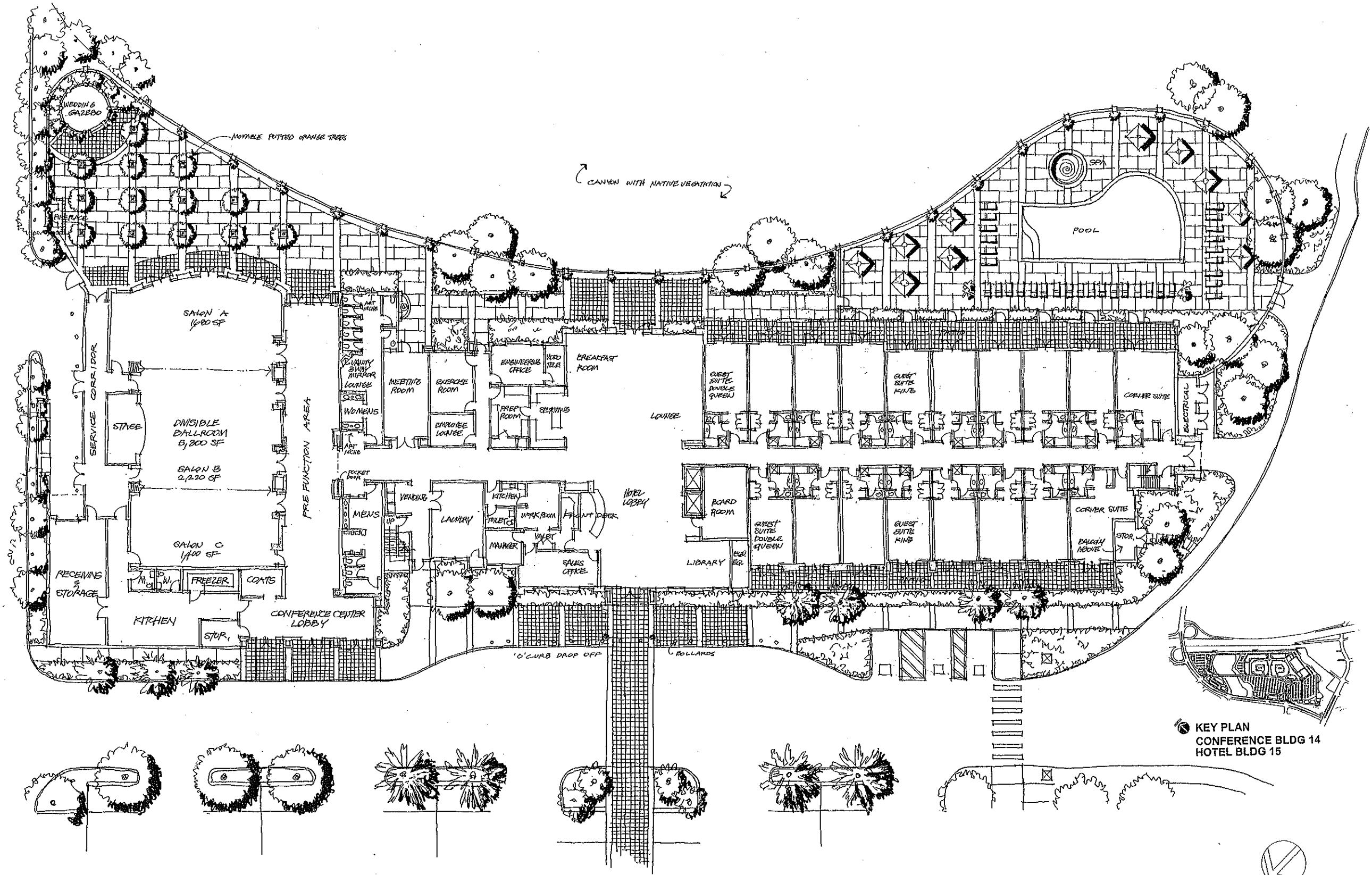
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CONTENTS:
BUILDING 13
EXTERIOR
ELEVATIONS
SHEET
No. **10**



PLAZA
SAN CLEMENTE
 San Clemente, California

HOTEL • FIRST FLOOR PLAN

SCALE: 3/32"=1'-0" 0 5' 10' 20' 14 MAY, 2004

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 SDC PARTNERS, LTD.

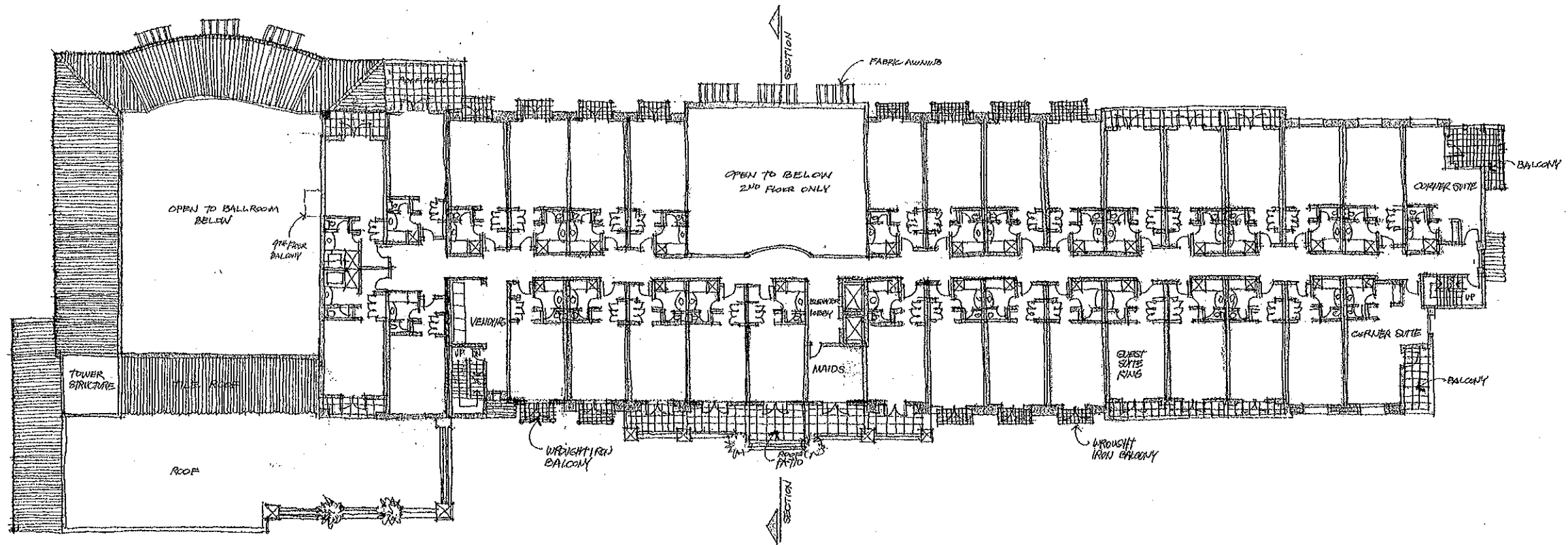
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1500 Quail Street, Suite 100
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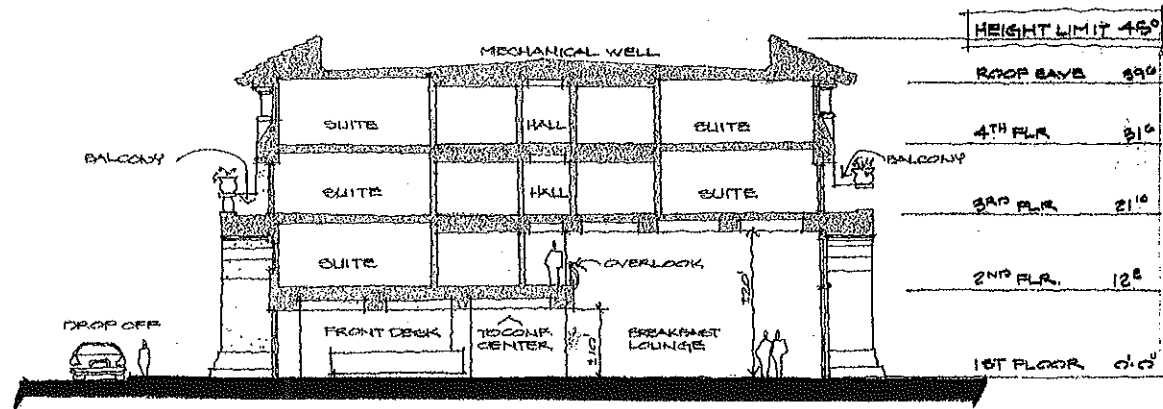
AWBREY
 COOK
 MCGILL
 ARCHITECTS

CONTENTS:
 HOTEL FLOOR
 PLAN, BUILDING
 14 AND 15
 SHEET
 No. **11**

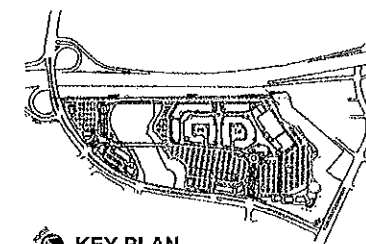


TYPICAL PLAN - 2ND FLOOR PLAN (3RD & 4TH SIMILAR)

SCALE : 3/32" = 1'-0" 0 5' 10' 20'



SECTION SCALE : 1/8" = 1'-0" 0 5' 10' 20'



KEY PLAN
CONFERENCE BLDG 14
HOTEL BLDG 15

PLAZA SAN CLEMENTE

San Clemente, California

HOTEL • TYPICAL PLAN/SECTION

MAY, 2004

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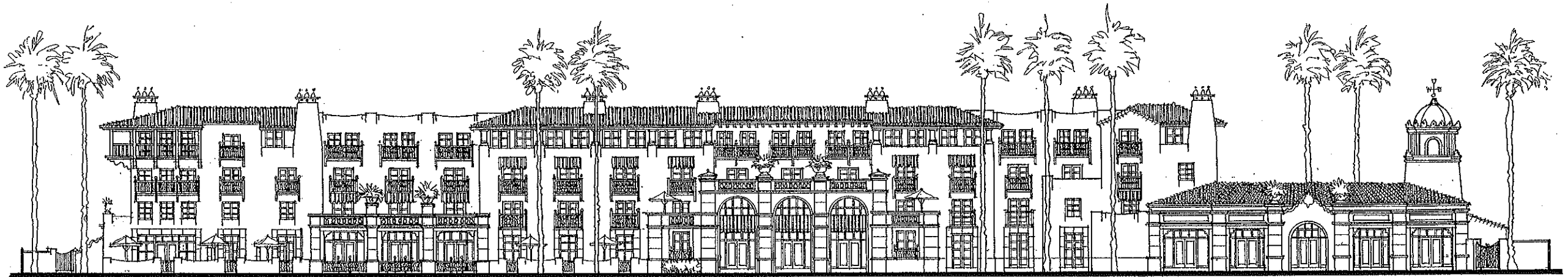
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CONTENTS:
TYP. HOTEL
UPPER FLOOR PLAN
AND SECTION

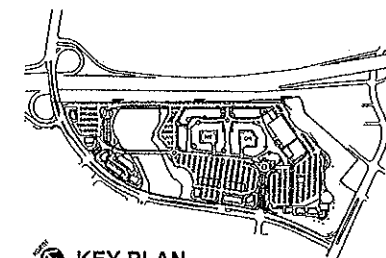
SHEET
No. **12**



CANYON / SOUTH ELEVATION



WEST ELEVATION



KEY PLAN
CONFERENCE BLDG 14
HOTEL BLDG 15

PLAZA
SAN CLEMENTE
San Clemente, California

HOTEL • ELEVATIONS

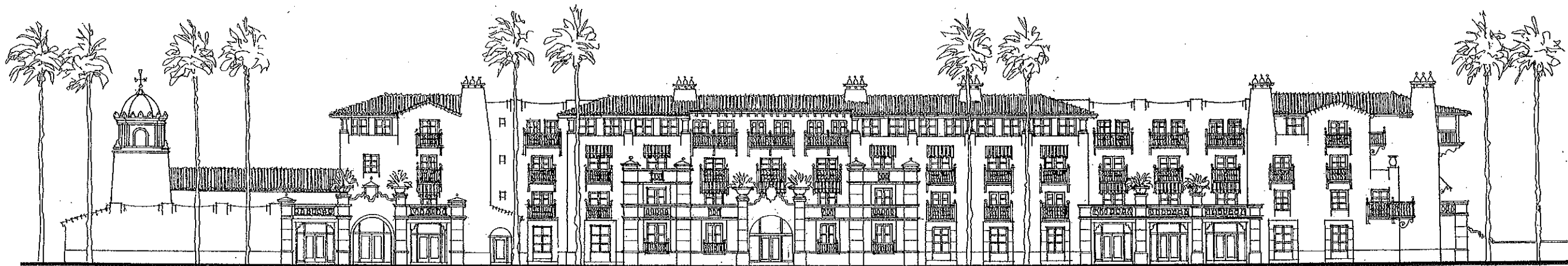
SCALE: 3/32"=1'-0" 0 5' 10' 20' 14 MAY, 2004

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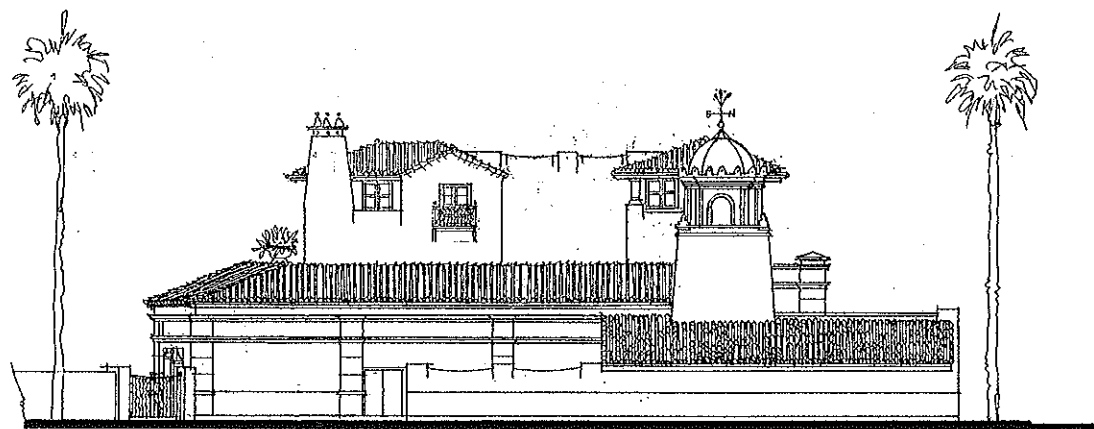
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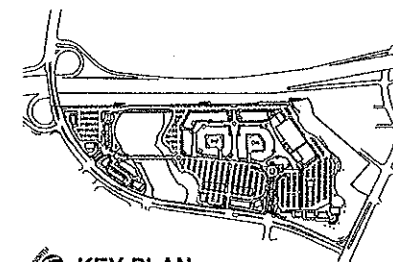
CONTENTS:
EXT. ELEVATIONS
HOTEL BUILDING
14 AND 15
SHEET
No. **13**



AVENIDA VISTA HERMOSA / NORTH ELEVATION



I-5 / EAST ELEVATION



KEY PLAN
CONFERENCE BLDG 14
HOTEL BLDG 15

PLAZA
SAN CLEMENTE
San Clemente, California

HOTEL • ELEVATIONS

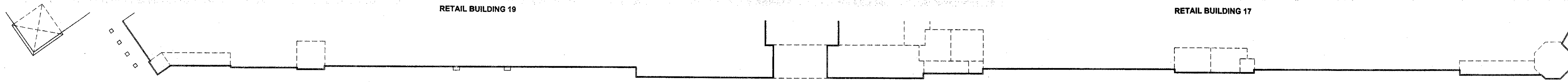
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SDC PARTNERS, LTD.

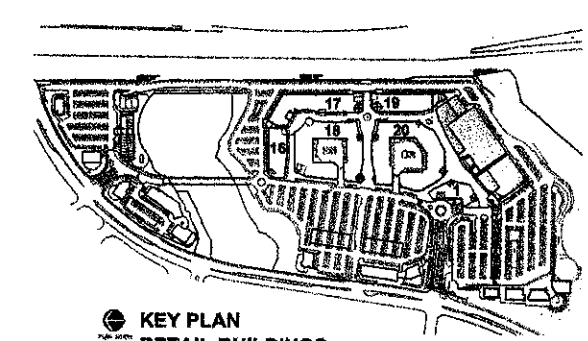
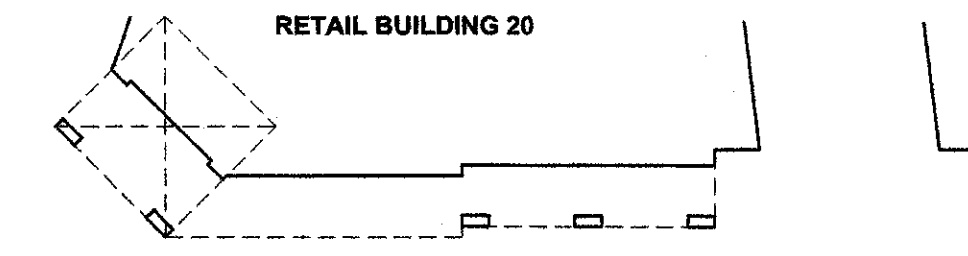
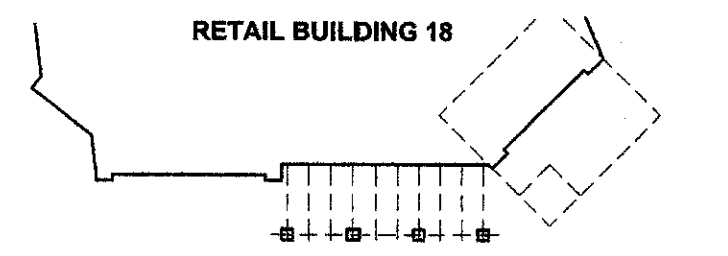
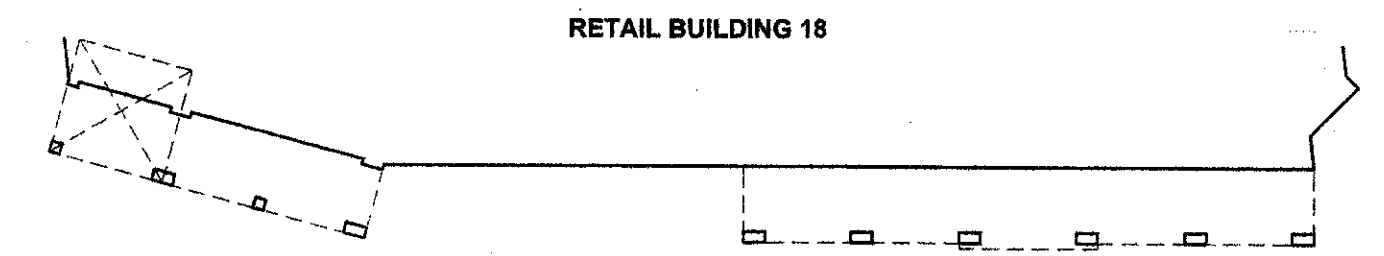
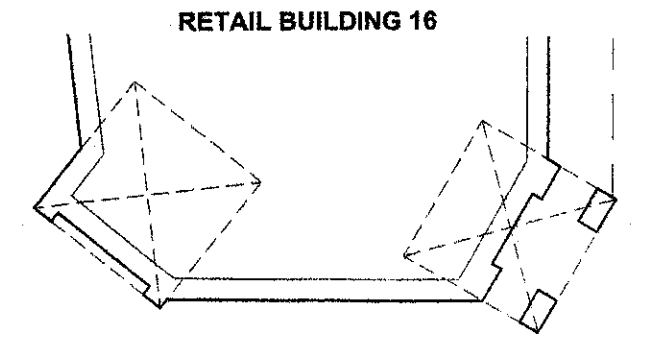
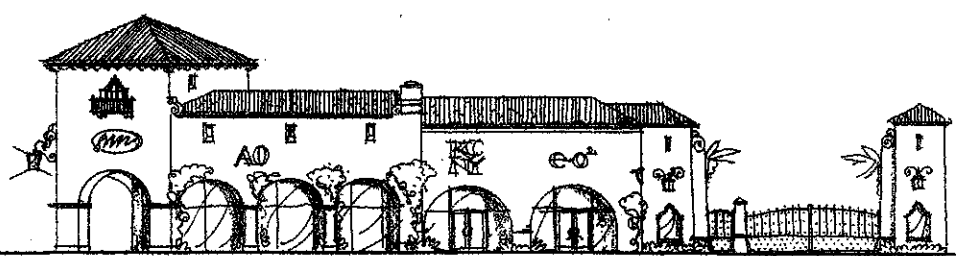
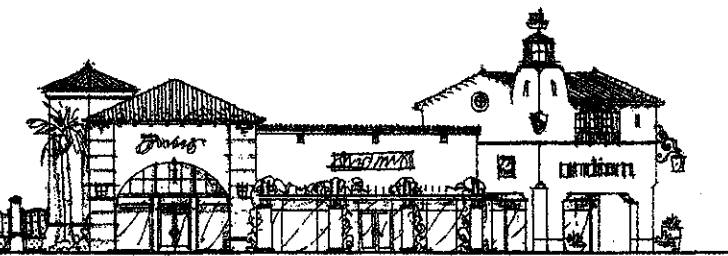
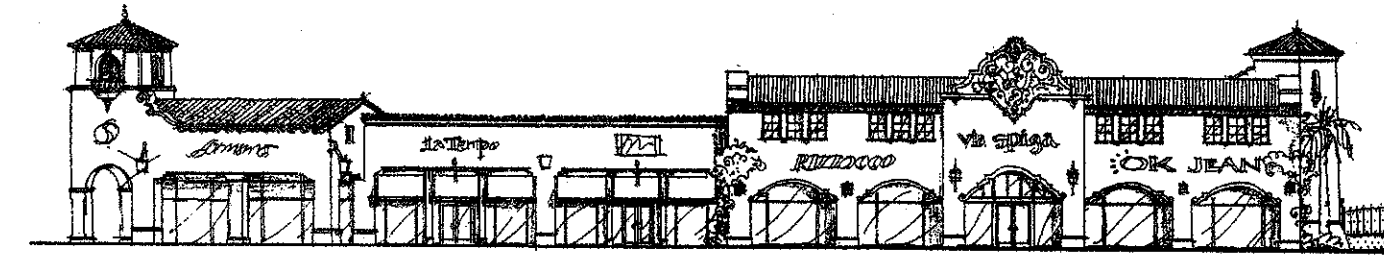
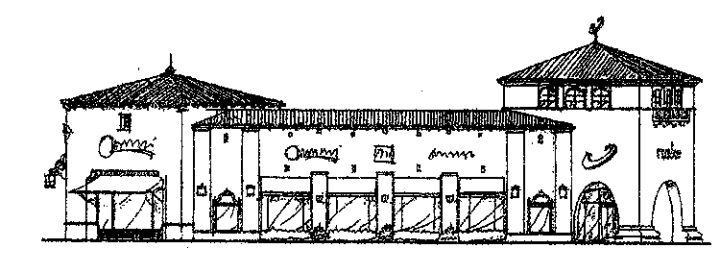
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CONTENTS:
EXT. ELEVATIONS
HOTEL BUILDING
14 AND 15
SHEET
No. **14**



INTERSTATE 5 (EAST) ELEVATION - BUILDINGS 19 AND 17



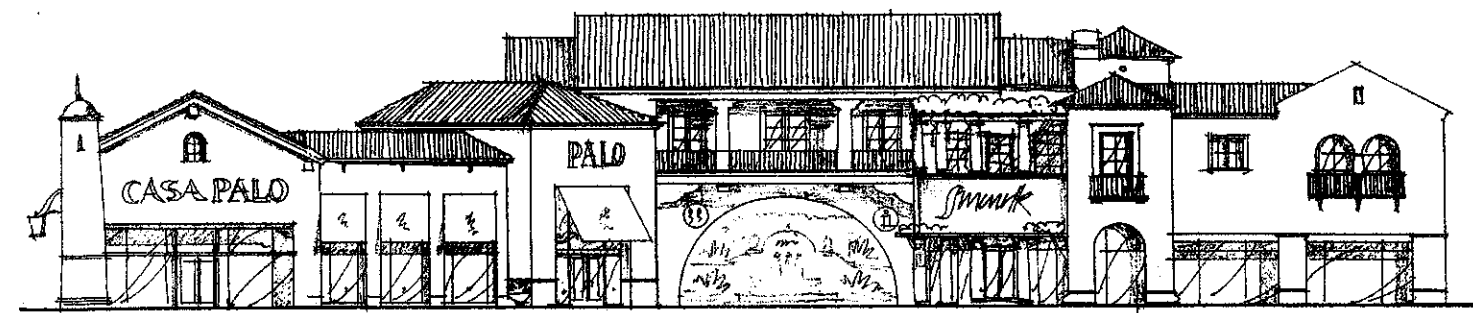
AVENIDA VISTA HERMOSA (WEST) ELEVATION - BUILDINGS 16, 18 AND 20

PLAZA
SAN CLEMENTE
San Clemente, California

SCALE: 3/32"=1'-0" 0' 5' 10' 20' 13 May 2004

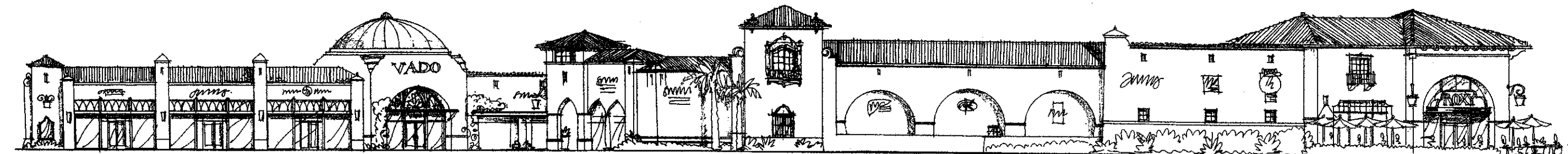
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CONTENTS
EXT. ELEV.
BLDG'S 16, 17,
18, 19 & 20
SHEET
No. 15



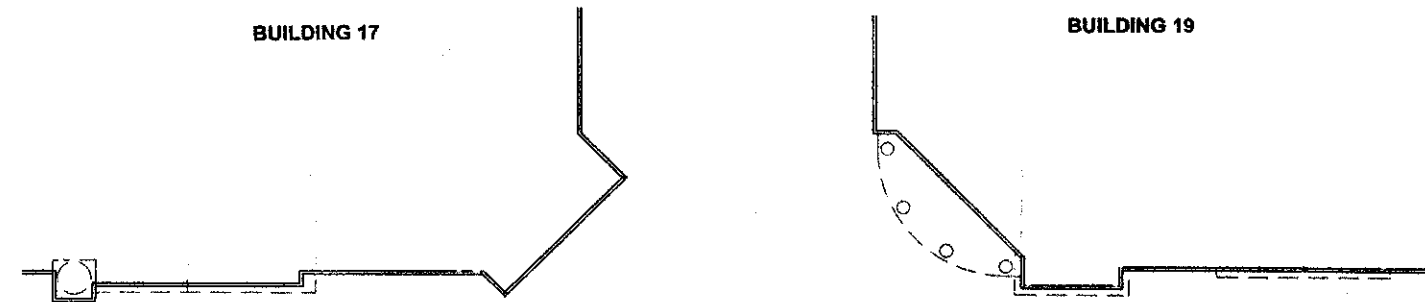
BUILDING 17

BUILDING 19

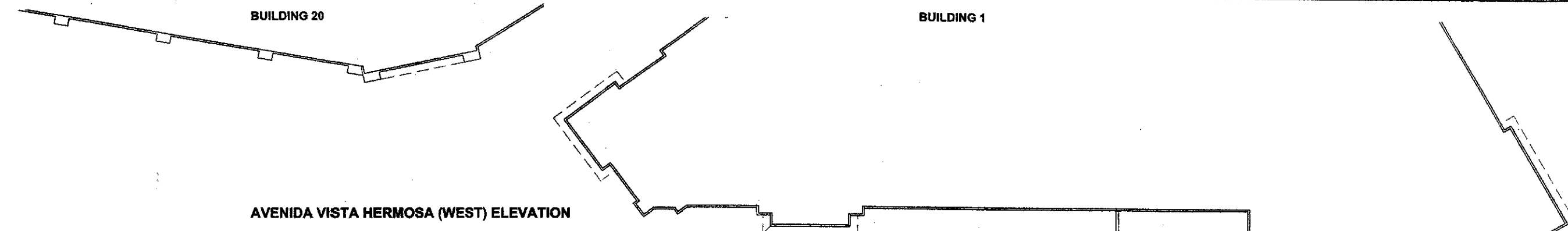


BUILDING 20

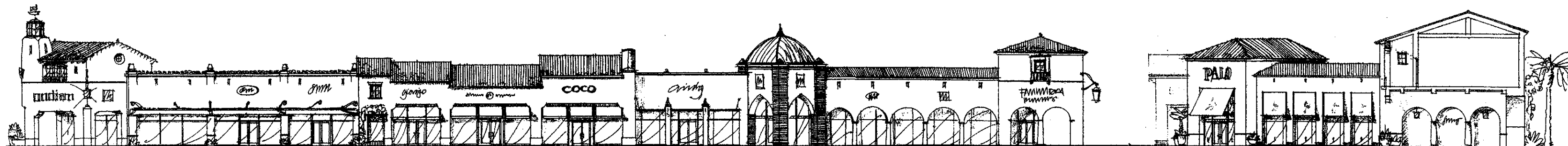
BUILDING 1



CENTER COURT / WEST ELEVATION

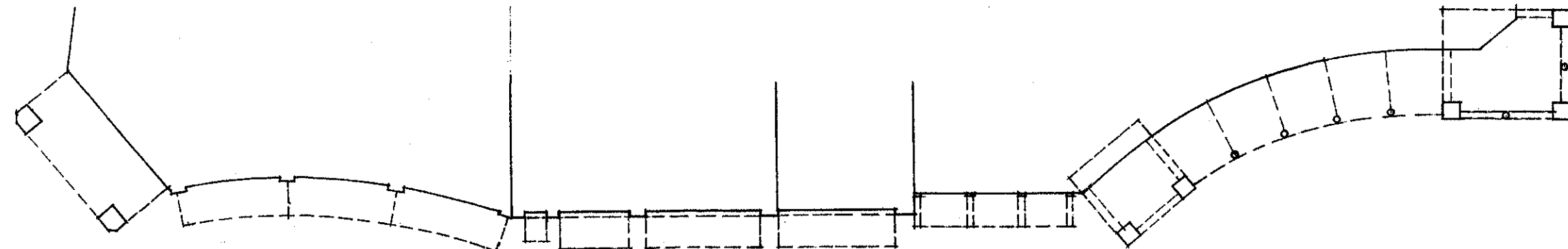


AVENIDA VISTA HERMOSA (WEST) ELEVATION

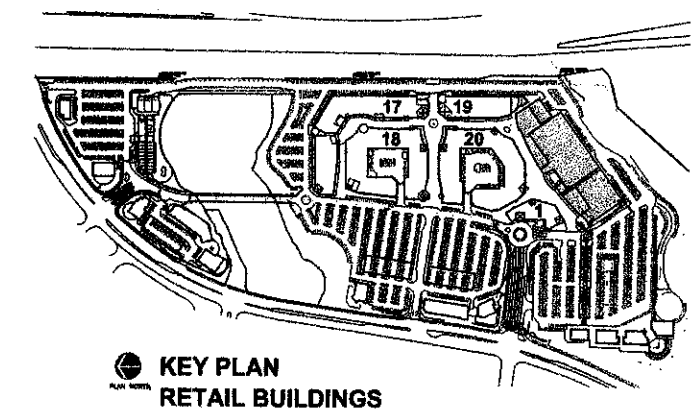


BUILDING 18

BUILDING 17



MAIN EAST / WEST MALL (SOUTH) ELEVATION



KEY PLAN
RETAIL BUILDINGS

PLAZA
SAN CLEMENTE
San Clemente, California

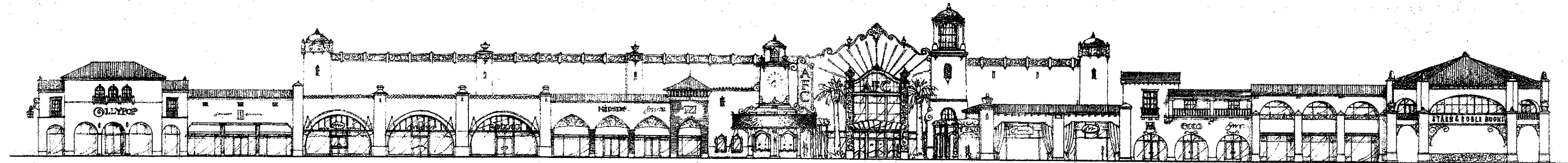
SCALE: 3/32"=1'-0" 0 5' 10' 20' 14 MAY, 2004



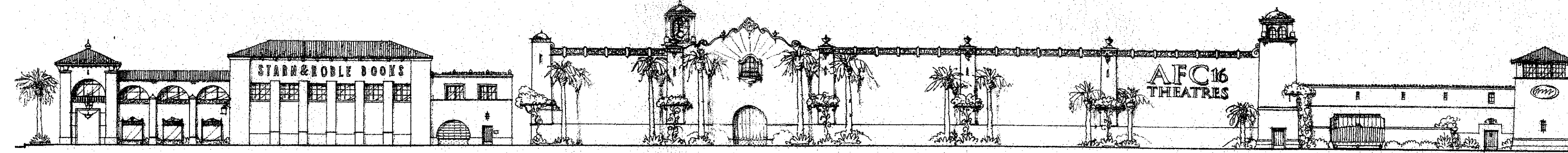
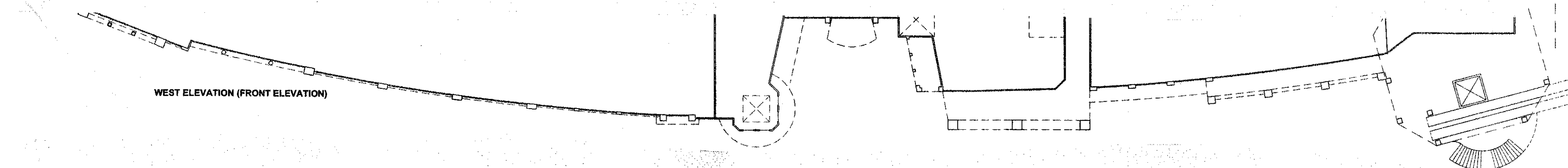
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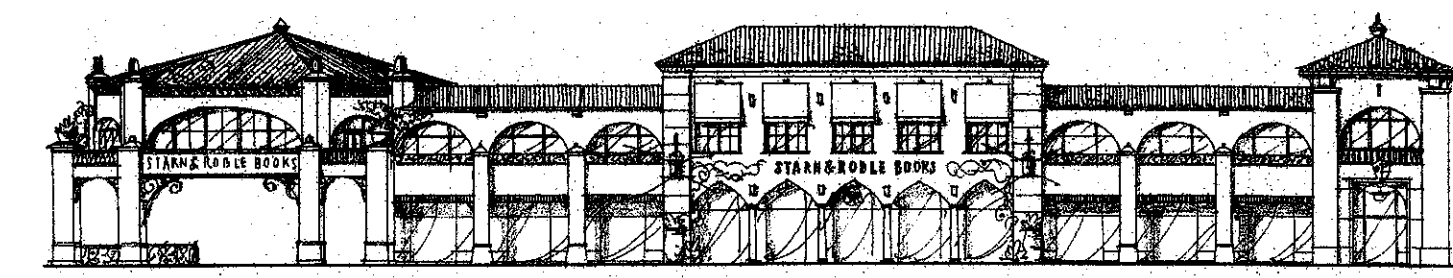
CONTENTS:
EXT. ELEVATIONS
BUILDINGS 1, 18,
17, 18, 19 & 20
SHEET
No. **16**



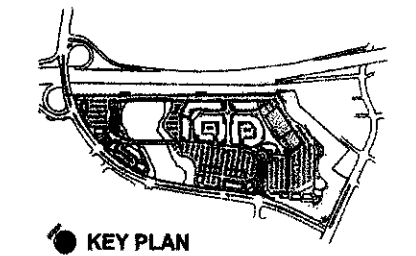
WEST ELEVATION (FRONT ELEVATION)



SOUTH ELEVATION (REAR ELEVATION)



WEST ELEVATION (FACING PARKING GARAGE)



KEY PLAN
THEATERS BLDG 22
RETAIL BLDG 21, 23, 24

PLAZA
SAN CLEMENTE
San Clemente, California

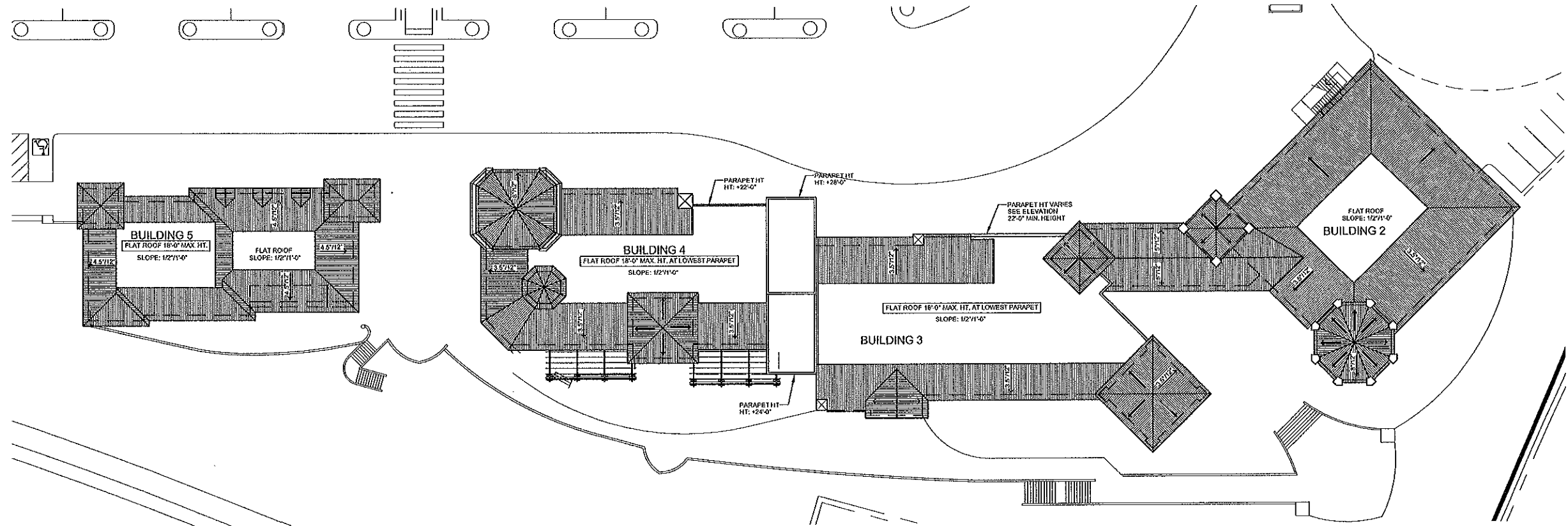
SCALE: 3/32"=1'-0" 0 5' 10' 20' 14 MAY, 2004



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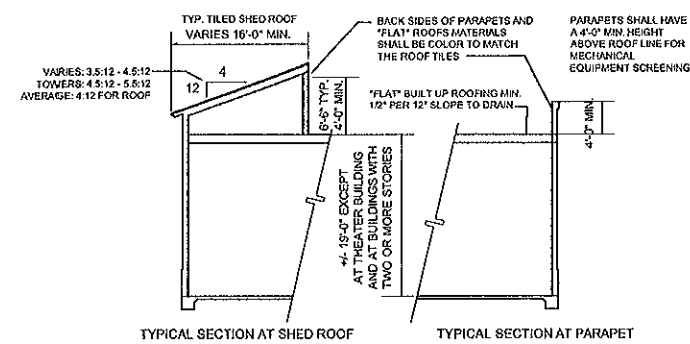


CONTENTS
EXT. ELEVATIONS
BUILDINGS 12,
22, 23 & 24
SHEET
17



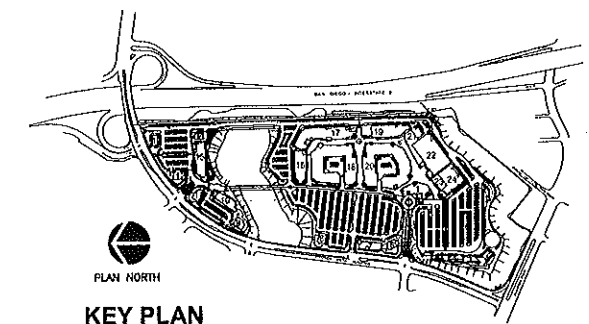
ROOF PLAN BUILDINGS 5, 4, 3 & 2

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



TYPICAL SECTION AND NOTES

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE

**PLAZA
SAN CLEMENTE**

San Clemente, California

SCALE: 1/16" = 1'-0" 0 8' 16' 32'

06 MAY, 2004

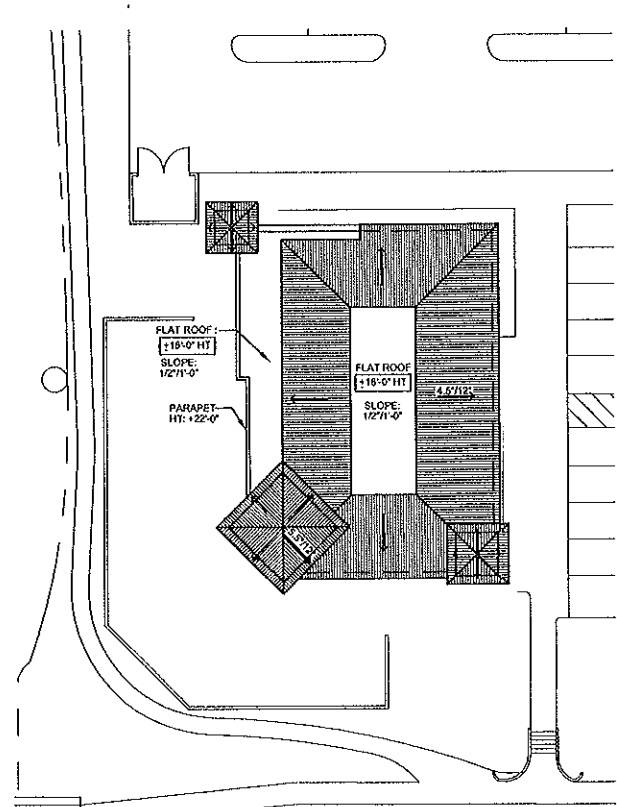
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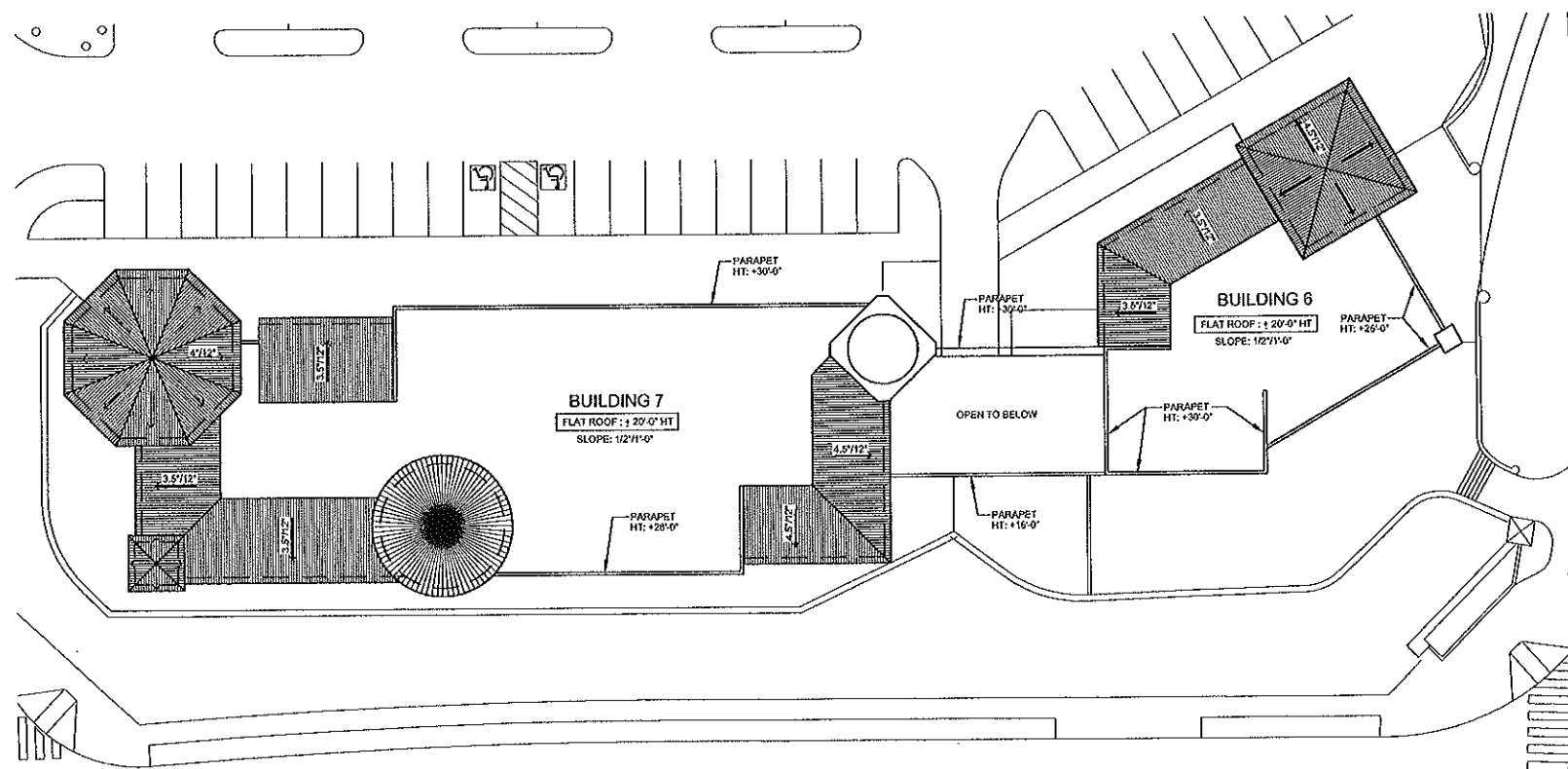
CONTENTS:
ROOF PLANS
BLDG 2, 3, 4 & 5

SHEET
No. **18**



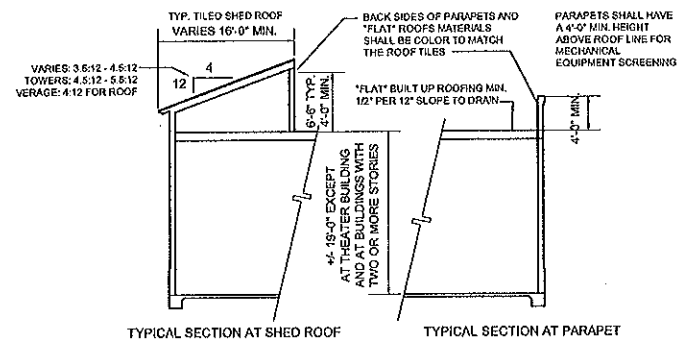
ROOF PLAN BUILDING 8

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



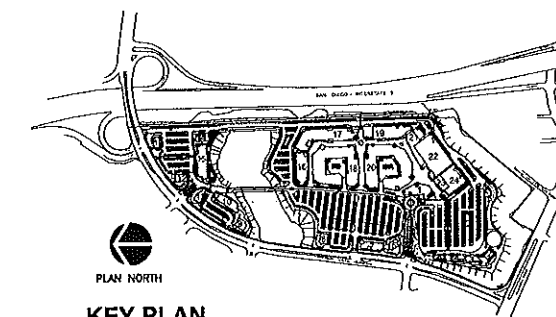
ROOF PLAN BUILDINGS 7 & 6

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



TYPICAL SECTION AND NOTES

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE

PLAZA
SAN CLEMENTE
 San Clemente, California

SCALE: 1/16" = 1'-0" 0 8' 16' 32'

06 MAY, 2004

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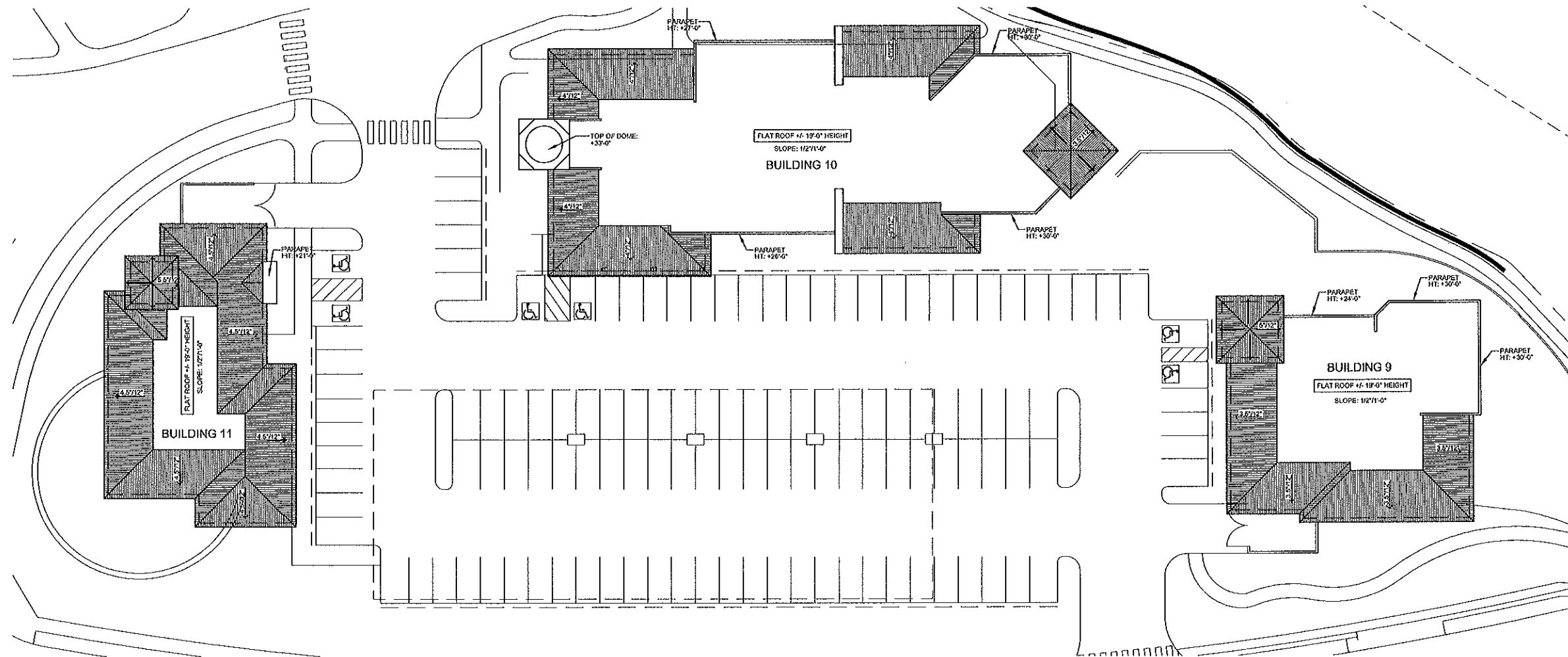
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CONTENTS:
ROOF PLANS
BLDG'S 6, 7 & 8

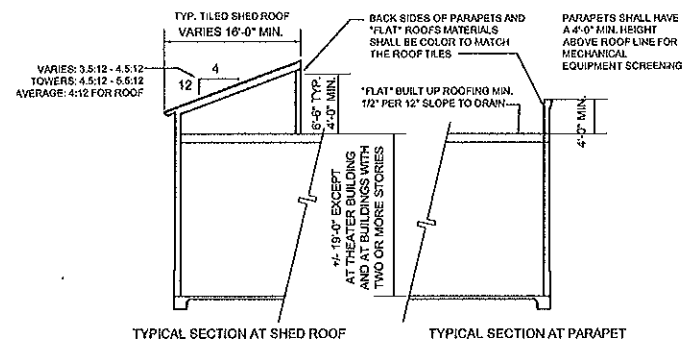
SHEET
 No.

19



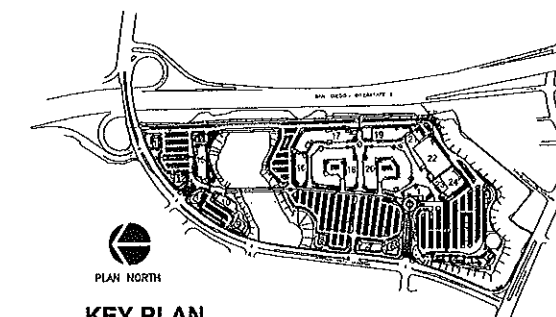
ROOF PLAN BUILDINGS 11, 10 & 9

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



TYPICAL SECTION AND NOTES

SCALE: 1/8" = 1'-0"



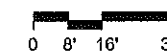
KEY PLAN

NOT TO SCALE

PLAZA
SAN CLEMENTE

San Clemente, California

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



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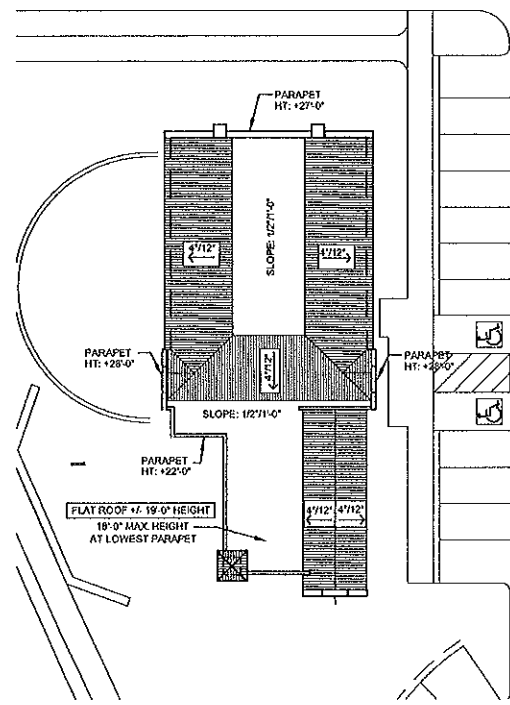
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CONTENTS:
ROOF PLANS
BLDG'S 9, 10
AND 11

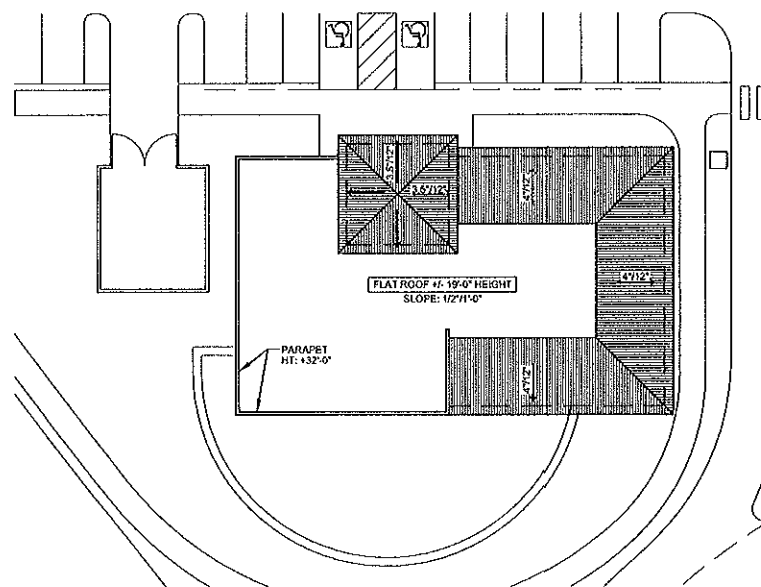
SHEET
No.

20



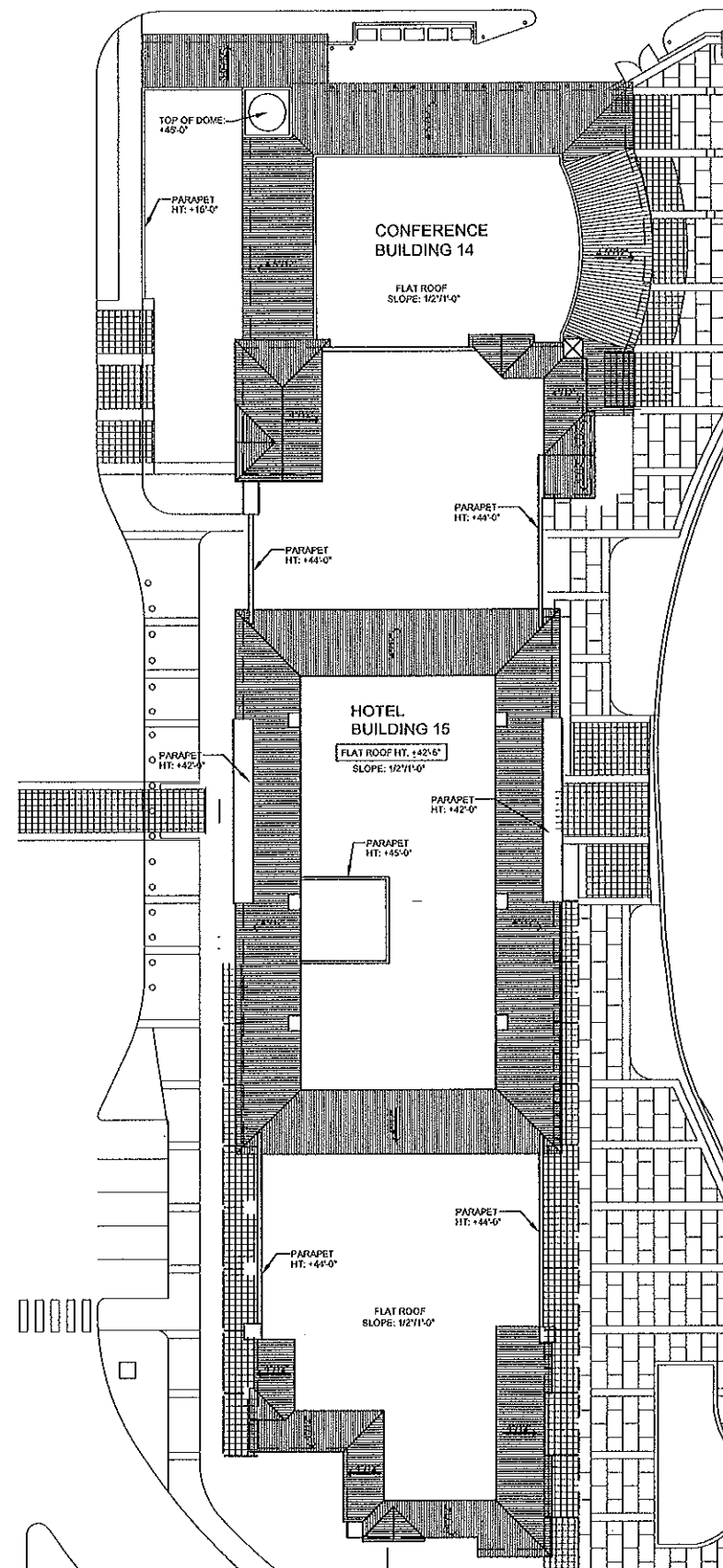
ROOF PLAN BUILDING 13

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



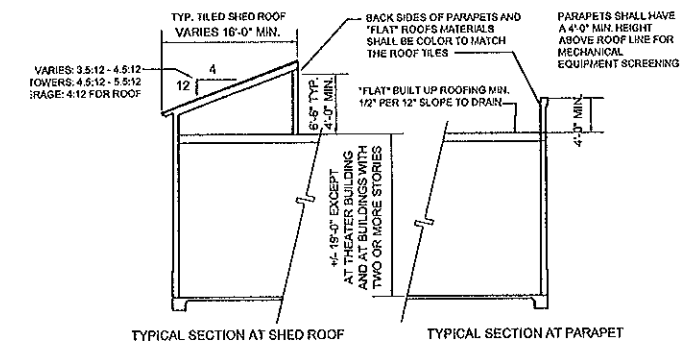
ROOF PLAN BUILDING 12

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



ROOF PLAN BUILDINGS 14 & 15

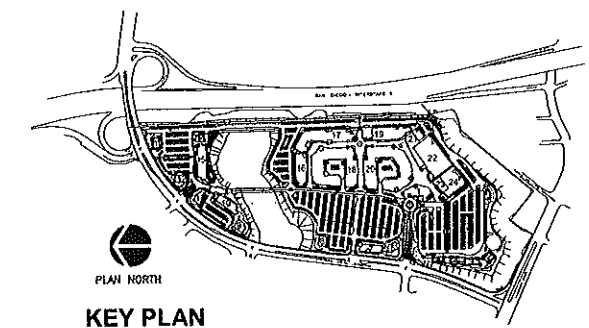
SCALE: 1/16" = 1'-0"



TYPICAL SECTION AT SHED ROOF TYPICAL SECTION AT PARAPET

TYPICAL SECTION AND NOTES

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE

PLAZA SAN CLEMENTE

San Clemente, California

SCALE: 1/16" = 1'-0" 0 8' 16' 32'

06 MAY, 2004

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SDC Partners, LTD. & Craig Realty Group

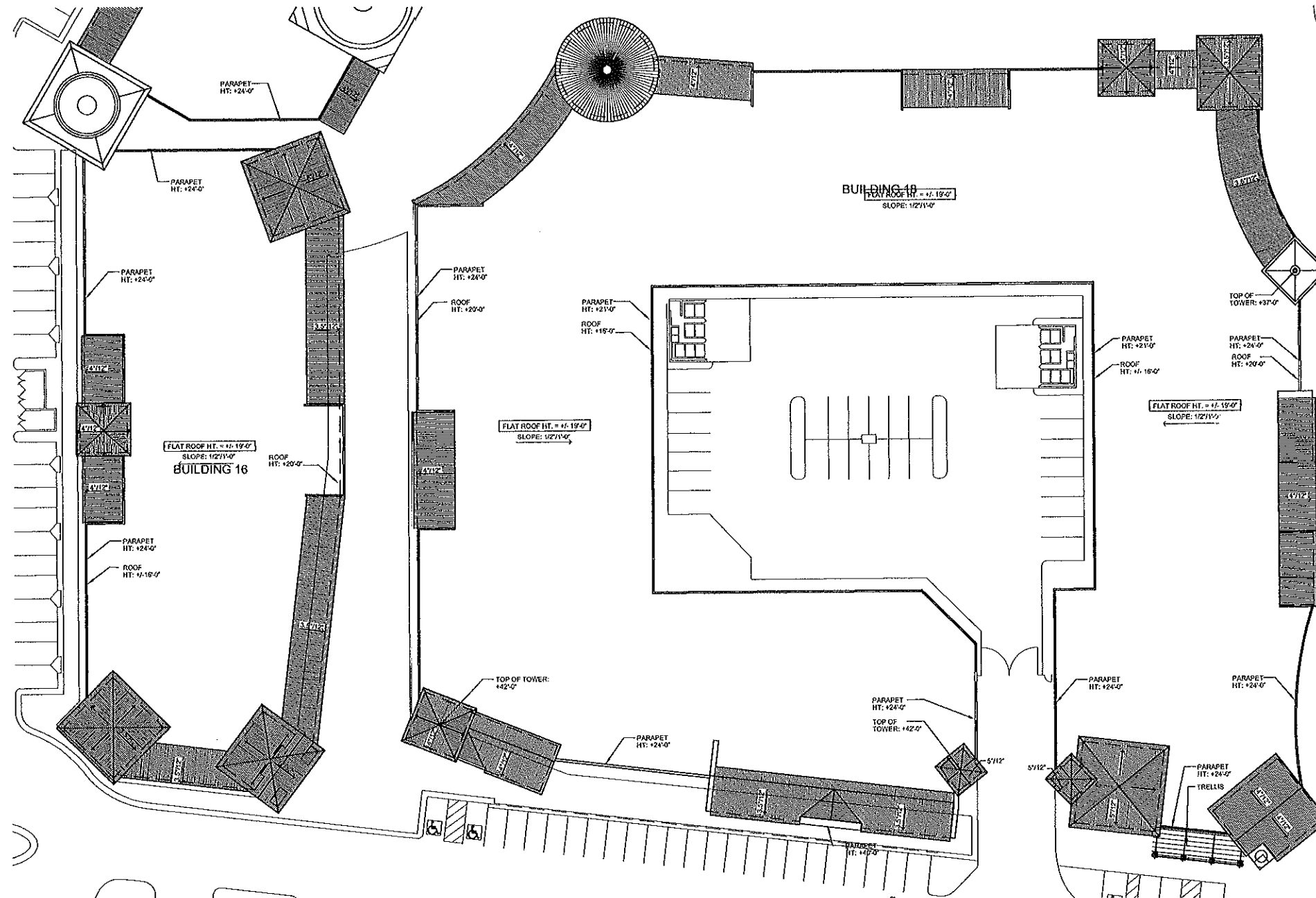
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Newport Beach, California 92660
Tel: 949-224-4100 Fax: 949-224-4101



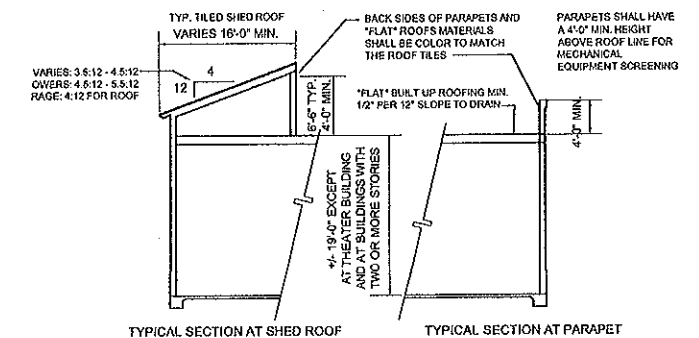
CONTENTS:
ROOF PLANS
BLDG'S 12, 13,
14 AND 15

SHEET
No. **21**



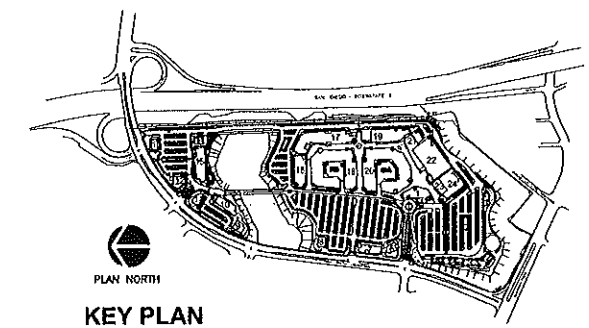
ROOF PLAN BUILDINGS 16 & 18

SCALE: 1" = 20'-0"



TYPICAL SECTION AND NOTES

SCALE: 1/8" = 1'-0"



PLAZA SAN CLEMENTE

San Clemente, California

SCALE: 1" = 20'-0" 0 10' 20' 40'

06 MAY, 2004

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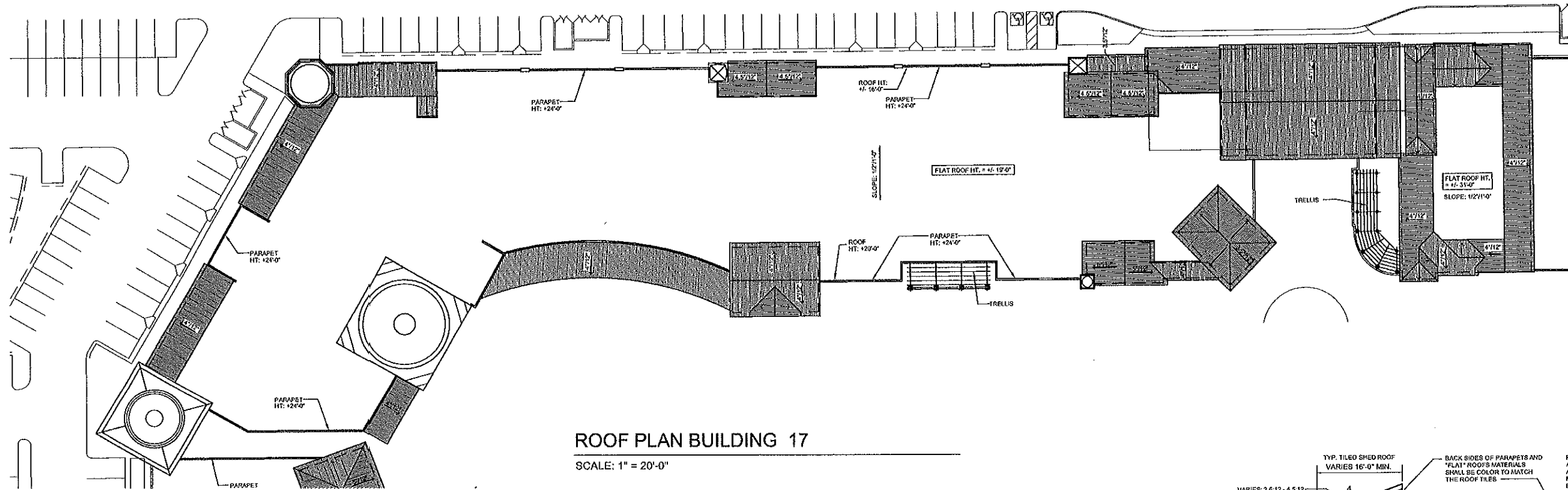
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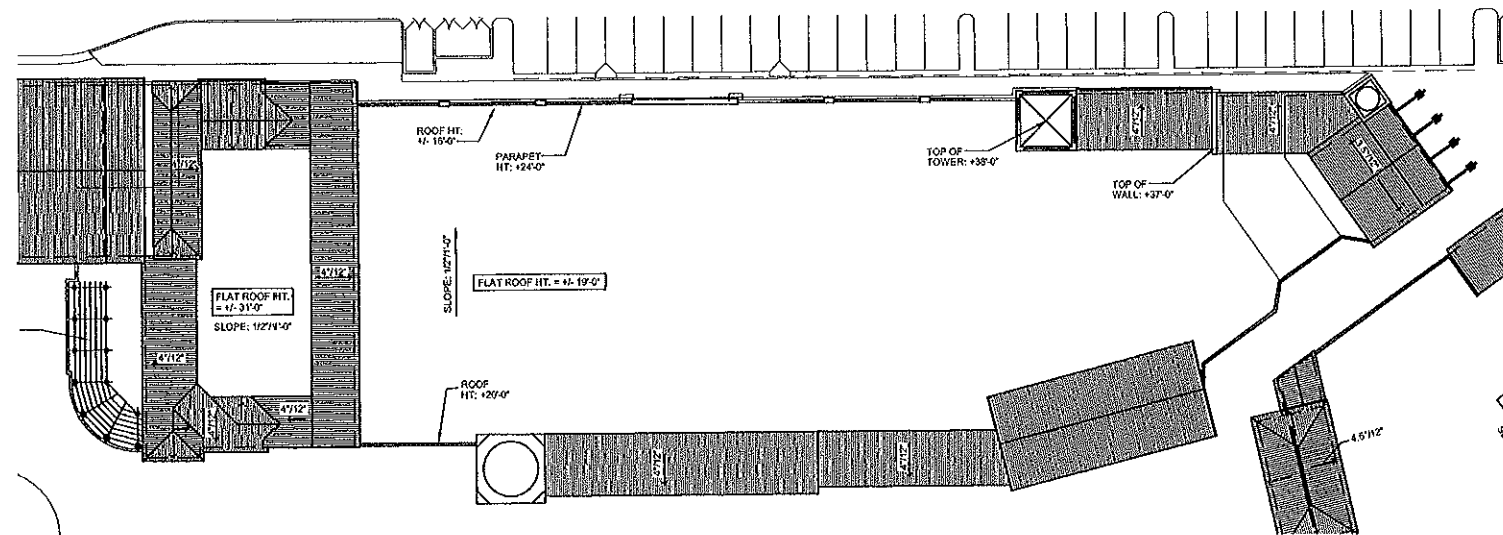


CONTENTS: ROOF PLANS BLDG'S 16 & 18	
SHEET No.	22



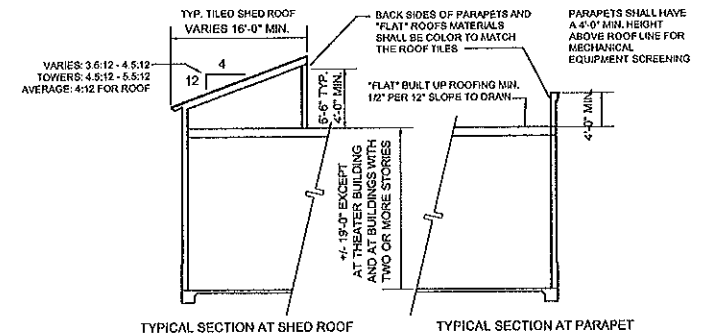
ROOF PLAN BUILDING 17

SCALE: 1" = 20'-0"



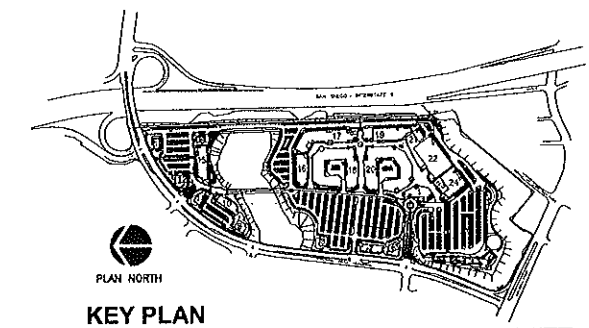
ROOF PLAN BUILDING 19

SCALE: 1" = 20'-0"



TYPICAL SECTION AND NOTES

SCALE: 1/8" = 1'-0"



PLAZA
SAN CLEMENTE
San Clemente, California

SCALE: 1" = 20'-0" 0 10' 20' 40'

06 MAY, 2004

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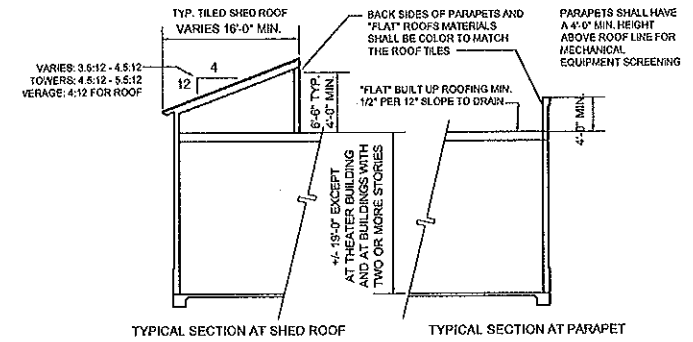
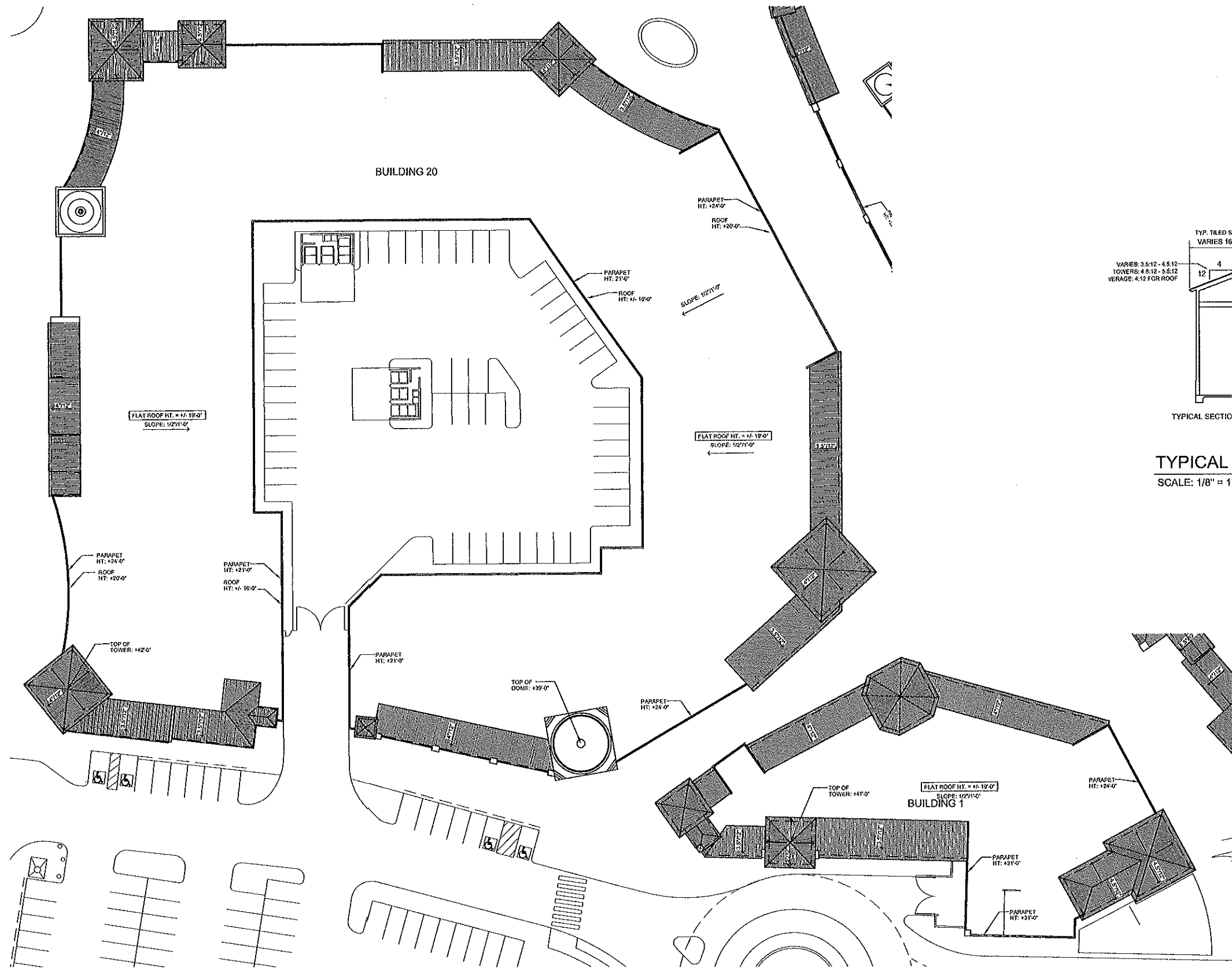
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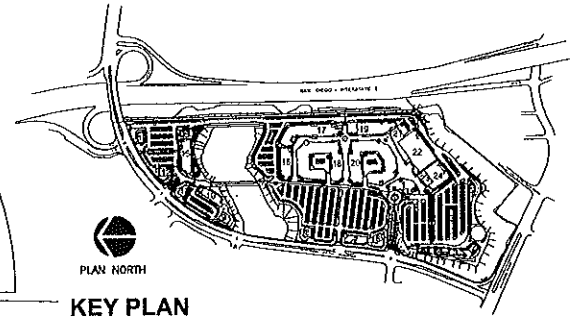
CONTENTS:
ROOF PLANS
BLDG'S 17 & 19

SHEET
No. **23**



TYPICAL SECTION AND NOTES

SCALE: 1/8" = 1'-0"



**PLAZA
SAN CLEMENTE**

San Clemente, California

ROOF PLAN BUILDINGS 20 & 1

SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0" 0 10' 20' 40'

06 MAY, 2004

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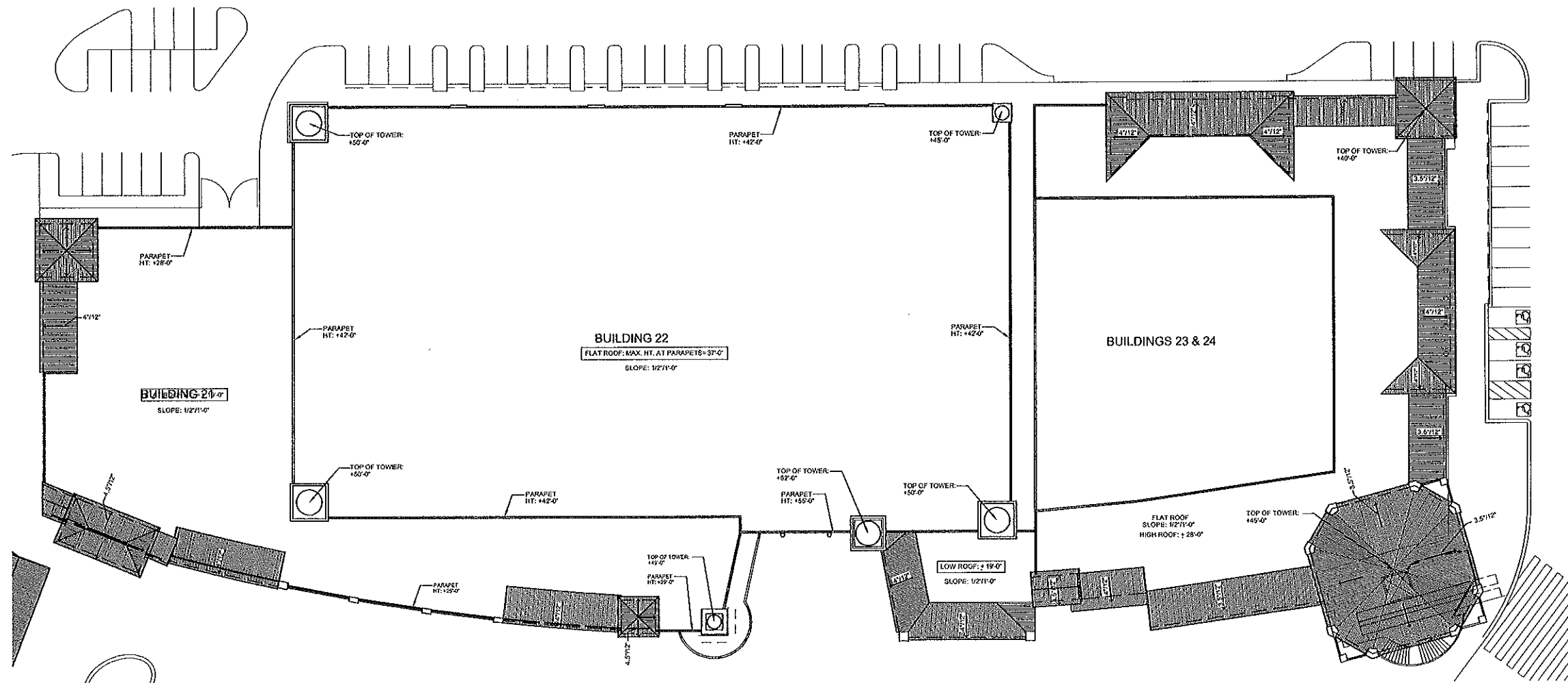
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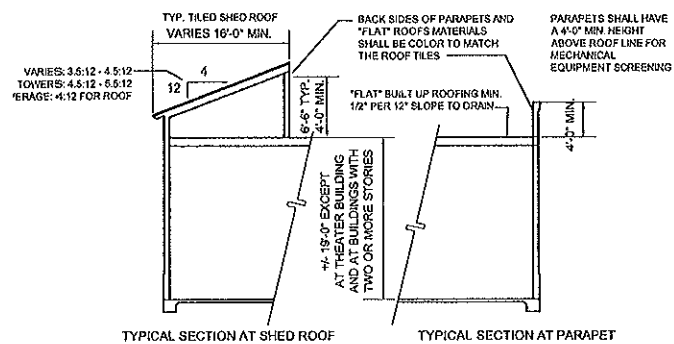
CONTENTS:
**ROOF PLANS
BLDG'S 1 & 20**

SHEET
No. **24**



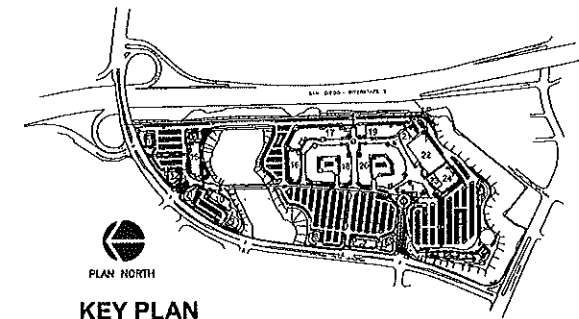
ROOF PLAN BUILDINGS 21, 22, 23 & 24

SCALE: 1" = 20'-0"



TYPICAL SECTION AND NOTES

SCALE: 1/8" = 1'-0"



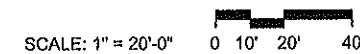
PLAN NORTH

KEY PLAN

NOT TO SCALE

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San Clemente, California



SCALE: 1" = 20'-0"

06 MAY, 2004

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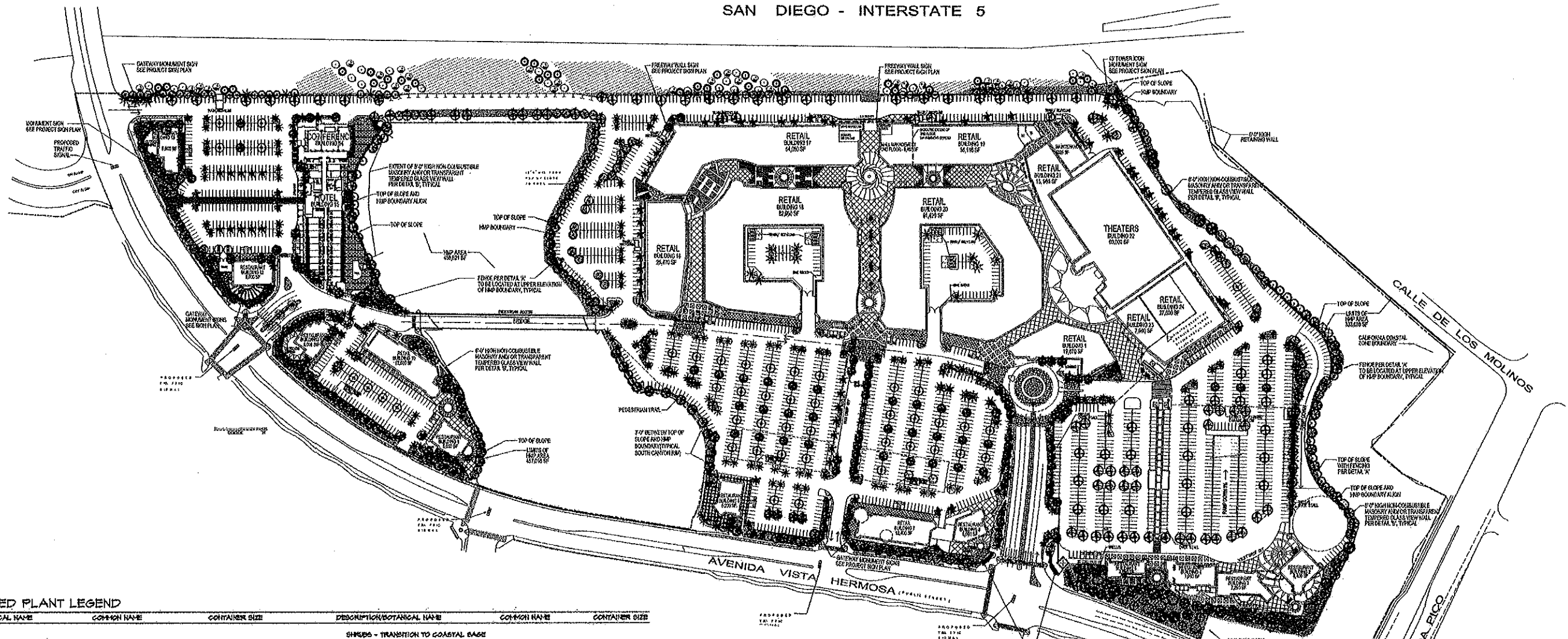
CRAG REALTY GROUP



AWBREY
COOK
MCGILL
ARCHITECTS

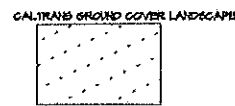
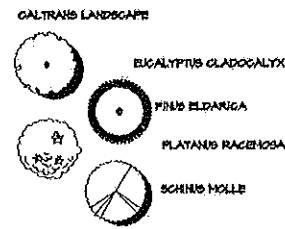
CONTENTS:
ROOF PLANS
BLDG'S 21, 22,
23 AND 24

SHEET
No. **25**



PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	DESCRIPTION/BOTANICAL NAME	COMMON NAME	CONTAINER SIZE
TREES						
	SOPHORA J. ROSEMI	JAPANESE PASODA TREE	60" BOX			
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX			
	LYONOTHAMNUS FLORIBUNDUS	PERULEA IRONWOOD	15 GAL			
	FREZIERA DURANIANA	FLOWERING FLUH	24" BOX			
	TRISTEMIA CONFERTA	BRISBANE BOX	24" BOX			
	CUPANOPSIS ANACARDIODES	GARROT HOOD	24" BOX			
	MELALEUCA NEPHELA	PINK MELALEUCA	24" BOX			
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	15' BTH			
	PLATANUS RACEMOSA	WESTERN SYCAMORE	15 GAL			
	QUERCUS AGRIFOLIA	COAST LIVE OAK	40" BOX			
	SYAGRUS ROMANZOFFIANUM	QUEZI PALM	15' BTH			
	ARBUTUS VEDO	STRAWBERRY TREE	15 GAL			
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX			
	RUBUS LANGEA	AMERICAN BUMAC	15' BTH			
SHRUBS - TRANSITION TO COASTAL SAGE						
	ERIZELLA CALIFORNICA	CALIFORNIA ERIZELLA	1 GAL			
	RUBUS INTEGRIFOLIA	LEMNADERBERRY	1 GAL			
GROUNDCOVER - TRANSITION TO COASTAL SAGE						
	ARTEMISIA CALIFORNICA	CALIFORNIA BASERUSH	HYDROBEEB*			
	BACCHARIS PILLARIS CONSANGUINEA	CHAPARRAL BLOOM	1 GAL			
	LANTANA SPICATA	LANTANA	1 GAL			
	OPUNTA LITTORALIS	PRICKLY PEAR	1 GAL			
SHRUBS - ORNAMENTAL						
	ADONIS SCANDIOLIFERA	GLOSSY ADONIS	5 GAL			
	AGAPATHUS AFRICANUS	PROSTRATE AGAZIA	5 GAL			
	BOUSSANVILLEA SP.	LEVY OF THE HILL	5 GAL			
	ESCALONIA FRAGRANS	BOUSSANVILLEA	5 GAL			
	HEMEROCALLIS HYBRID	DAY LILLY	1 GAL			
	JANSENOA SP.	PROSTRATE JUNIPER	5 GAL			
	LANTANA SPICATA	TEXAS FLYPET	5 GAL			
	HYPOPHYPHON PACIFICUM	PROSTRATE HYPOPHYPHON	5 GAL			
	PERSEAETHA SPICATA	SHARP POINTY GRASS	1 GAL			
	PRODRUM VULGARIS	OLD SPINDLE PLANT	5 GAL			
	PHORADENDRUM SP.	SUNSHOWER PLANT	5 GAL			
	RAPHAELIS I. ENCHANTRESS	SHRUBBY YEM PINE	5 GAL			
	ROSA SP.	INDIAN HANTHORN	5 GAL			
	STREPTOCARPA SP.	RED HEDGE ROSE	5 GAL			
	TRACHELOPERGON JASMINOIDES	ROSEMARY	1 GAL			
	GRANDCOVER ORNAMENTAL ZONES	BIRD OF PARADISE	5 GAL			
	LONGICORNA JAPONICA	STAR JASMINE	1 GAL			
	HYPOPHYPHON PARYPOLIN	JAPANESE HONEYBUCKLE	PLATS			
	GRANDCOVER SHOV ZONES	TRAILING HYPOPHYPHON	PLATS			
	LANTANA MONTEVIDENSIS	SPREADING LANTANA	1 GAL @ 6" P.C.			
	VINCA MAJOR	PERIWINKLE	PLATS			
	GAZANIA SPLENDENS	MIRAZA YELLOW GAZANIA	PLATS			
<p>NOTE: PLANT LIST SUBJECT TO MODIFICATION UPON COMPLETION OF SOIL TEST FOR SATURABILITY AND FERTILITY WITH APPROVAL OF CITY OF SAN CLEMENTE STAFF.</p> <p>*SEE THE MARLBHEAD COASTAL LANDSCAPE CONCEPT PLAN - (RESIDENTIAL PLAN) FOR ADDITIONAL ADDITIONAL PLANT PALETTE TO BE INCORPORATED IN TO LISTS</p>						



CONCEPTUAL LANDSCAPE PLAN



Marblehead Promenade at San Clemente

San Clemente, California



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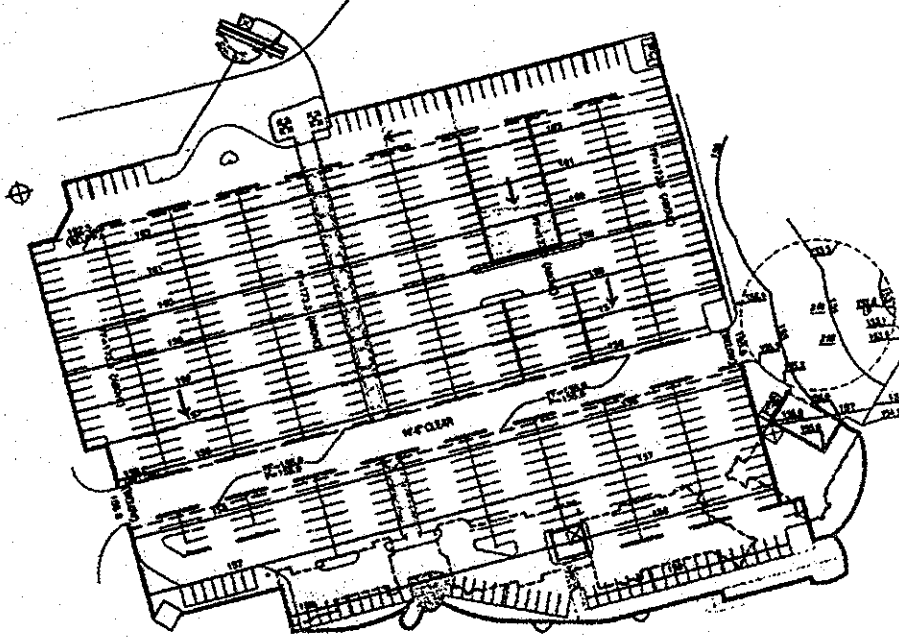
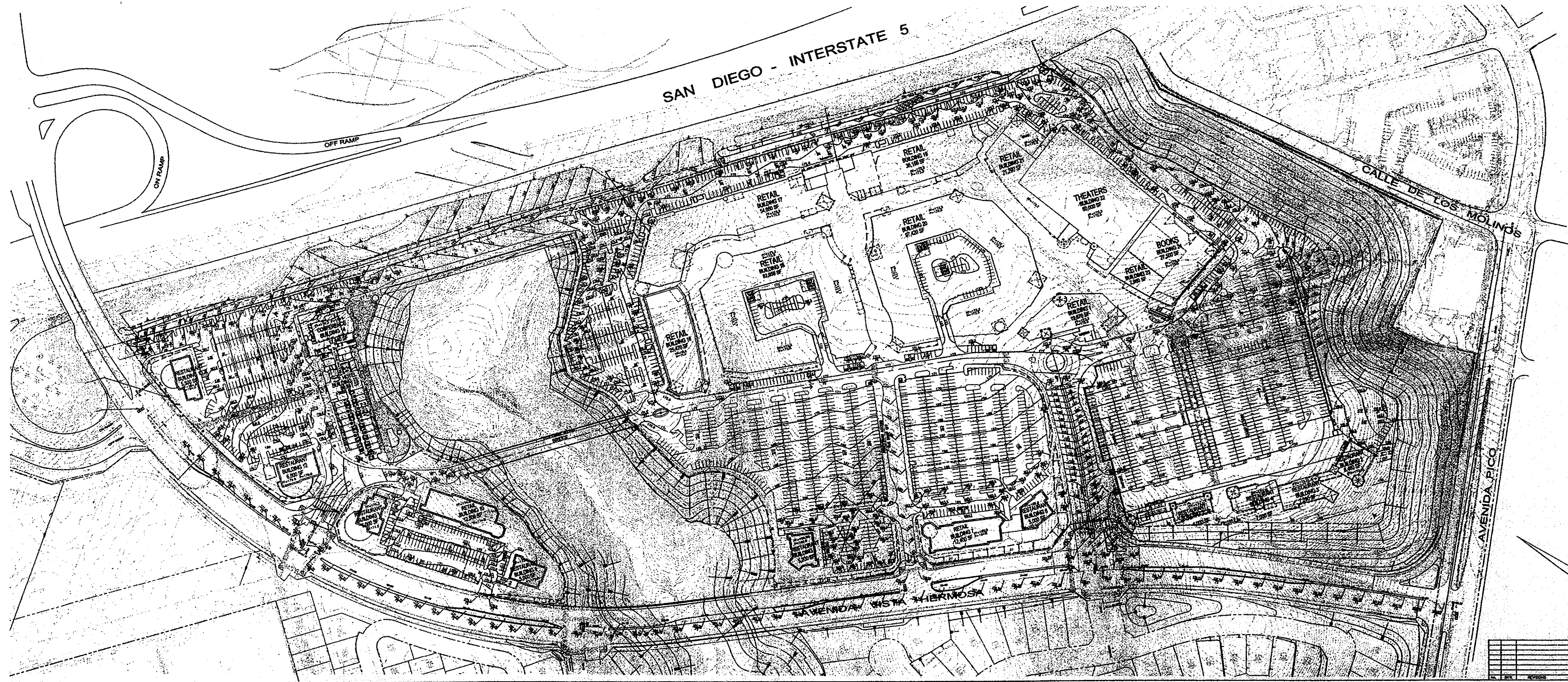
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GLOSSON & BLOSSON, INC.
1525 2ND AVENUE, SUITE 200
SAN DIEGO, CALIFORNIA 92101
PHONE (619) 534-2114 FAX (619) 534-2111

CONTENTS: CONCEPTUAL LANDSCAPE PLAN
SHEET No. 26

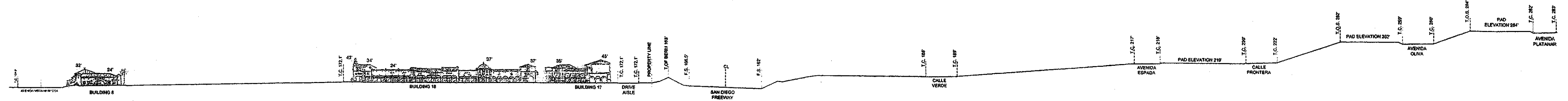


NO.	DATE	REVISION	BY	APP'D.

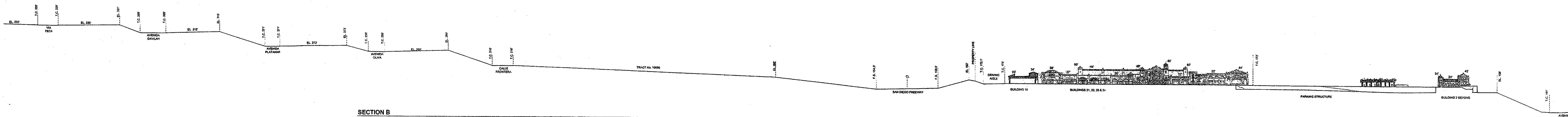

HUITT-ZOLIARS
 410 UNIVERSITY AVENUE, SUITE 200
 SAN DIEGO, CALIFORNIA 92106
 PH: 619-594-1111 FAX: 619-594-1112
 WWW.HZ.COM

CONCEPTUAL
 GRADING PLAN
 MARBLEHEAD
 SHEET NO. 27 OF X

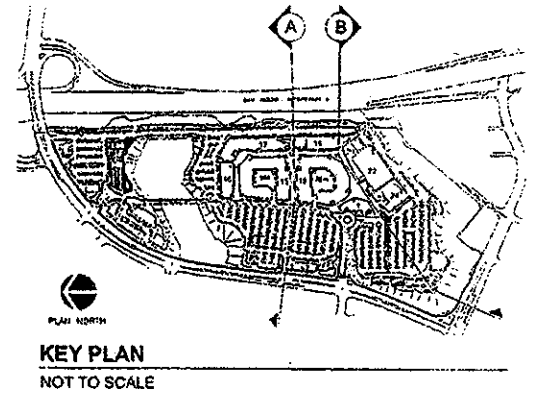
14 JULY 2004
 CONCEPTUAL
 GRADING PLAN
 SHEET NO. 27



SECTION A



SECTION B

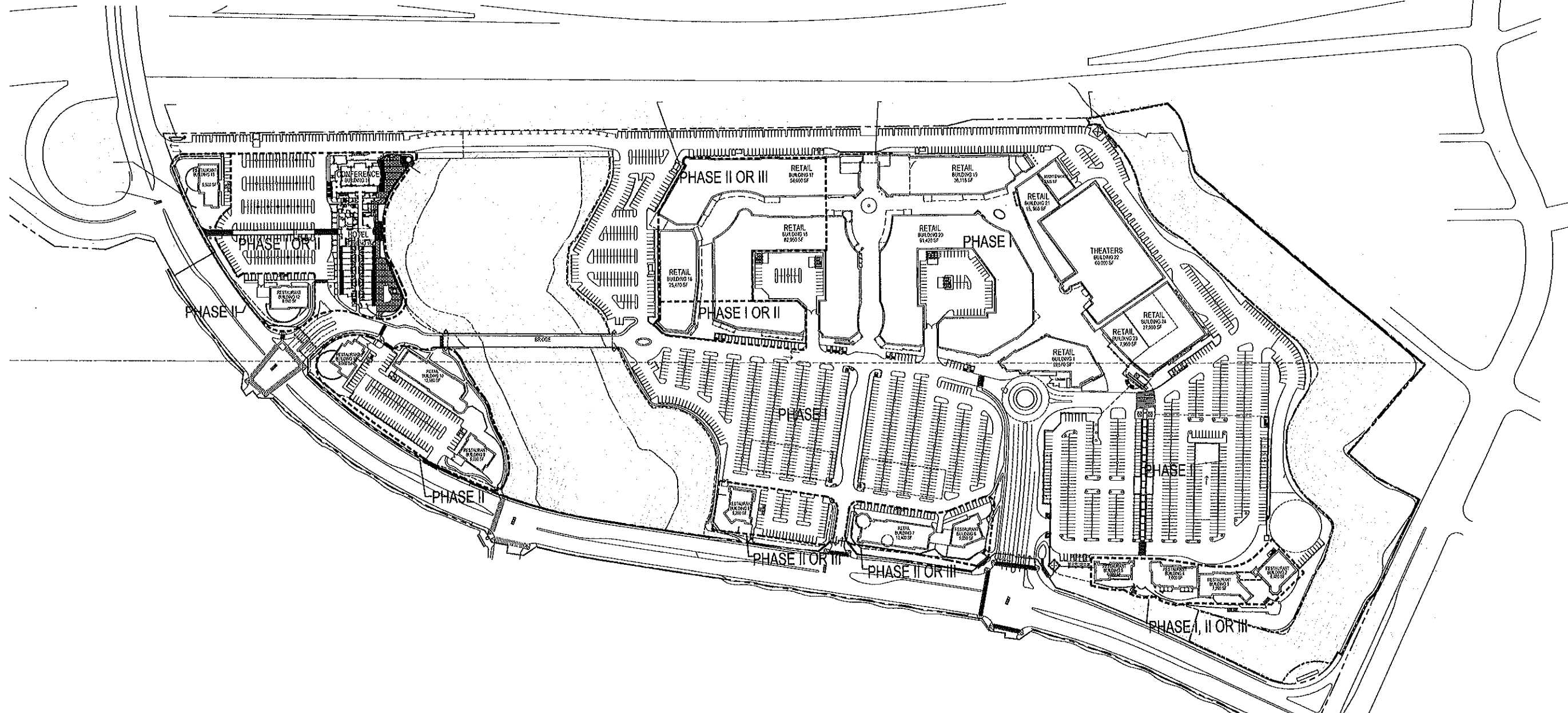


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0' 20' 40' 80' 06 MAY, 2004

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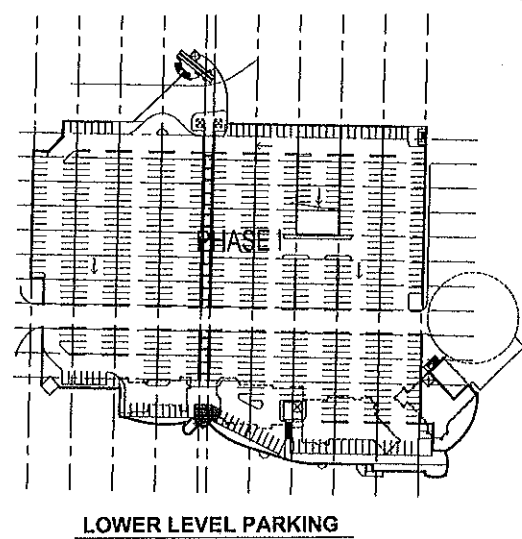


PROPOSED PHASING PLAN

SCALE: 1" = 100'-0"

0 100 200 400

LEGEND:
 PROPOSED PHASING -----



Revision Date
31 Dec, 2003
27 Feb, 2004
4 Mar, 2004
21 Mar, 2004
29 Mar, 2004
31 Mar, 2004
1 April, 2004
8 April, 2004
14 May, 2004

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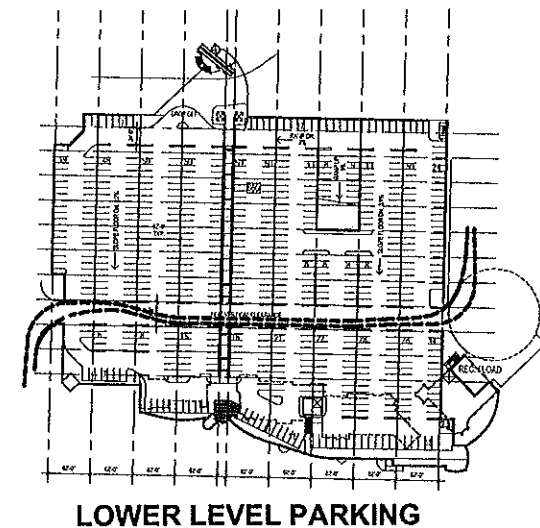
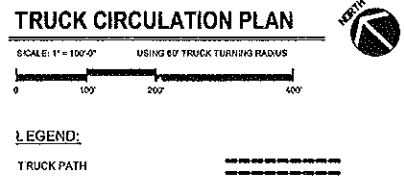
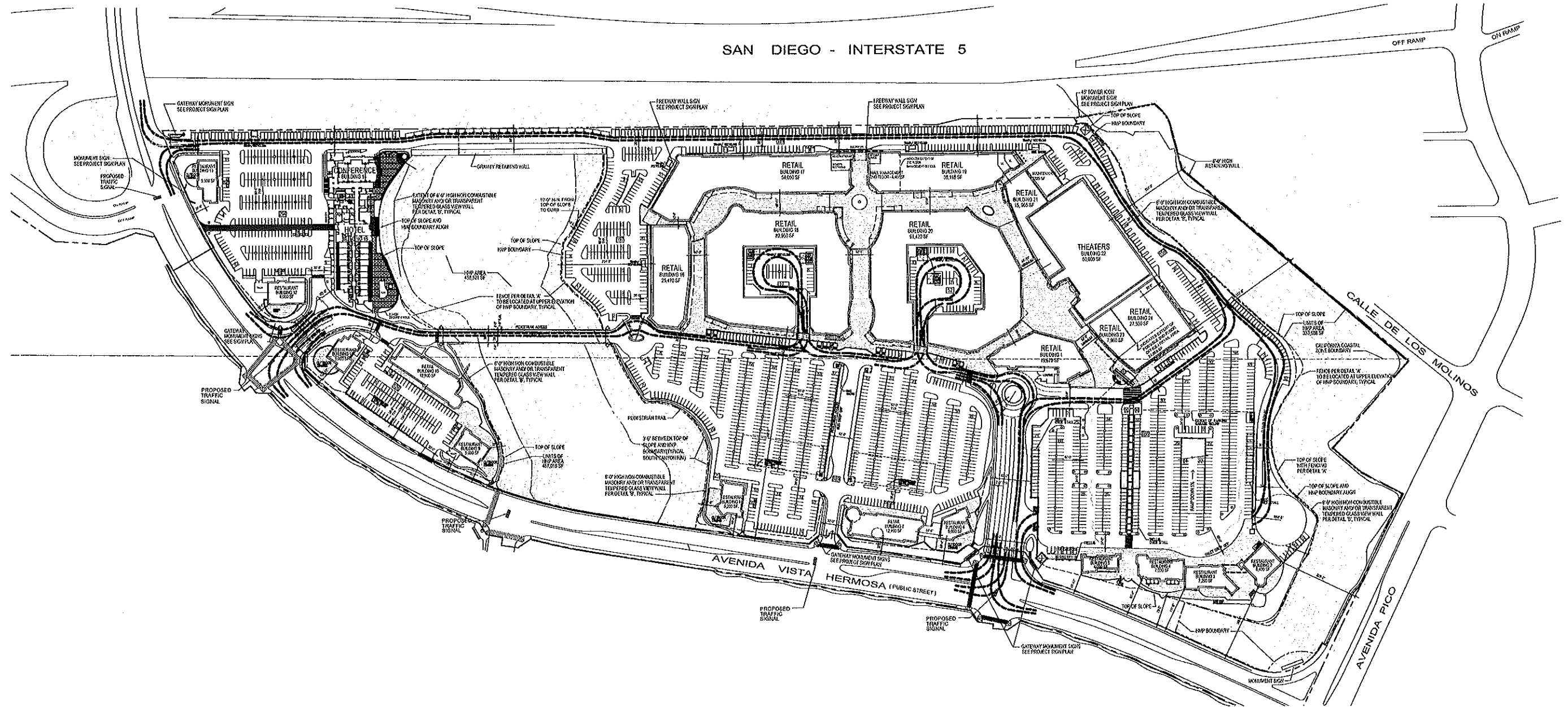
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**AMENDED SITE PLAN
PERMIT 99-16**



CONTENTS:
PHASING PLAN
SHEET No. **29**



Revision Date
31 Dec, 2003
27 Feb, 2004
4 Mar, 2004
21 Mar, 2004
29 Mar, 2004
31 Mar, 2004
14 May, 2004

PLAZA SAN CLEMENTE

San Clemente, California

AMENDED SITE PLAN
 PERMIT 99-16

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CONTENTS: TRUCK CIRCULATION PLAN
SHEET No. 30

PLAZA
SAN CLEMENTE

San Clemente, California

PREVIOUSLY APPROVED
SITE PLAN PERMIT 99-16 PACKAGE
MARBLEHEAD COMMERCIAL PLAZA