


The Village at Laguna Hills

Attachment 3 Updated Plan Set Sheets





THE VILLAGE AT LAGUNA HILLS

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updated 03/05/2021
updated 03/26/2021
project summary updated 06/09/2021

MerloneGeier
Partners

SD
SITE DESIGN

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SD 1.01	Project Summary
SD 1.02	Parking Summary
SD 1.03	Master Plan - Full Build, Ground Level
SD 1.03B	Master Plan - Full Build, Upper Level
SD 1.04	Not Used
SD 1.05	Not Used
SD 1.06	Not Used
SD 1.07	Not Used
SD 1.08	Not Used
SD 1.09-16	Conceptual Renderings, Aerial Views
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SD 1.18	View 2 - Retail Anchors with Theater
SD 1.19	View 3 - Village Park
SD 1.20	View 4 - The Hotel
SD 1.21	View 5 - Transition to Residential
SD 1.22	View 6 - Residential Buildings IV & V
SD 1.23	View 7 - Office Building 2 & Courtyard
SD 1.24	View 8 - Office Building 4 & Complex
SD 1.25	View 9 - Residential I & Retail Shops
SD 1.26-27	Preliminary Site Photometric

RT
RETAIL ARCHITECTURE

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	Anchor Building with Theater
RT 2.01	Ground Floor Plan
RT 2.02	2nd Floor Plan
RT 2.03	Elevations, East & North
RT 2.04	Elevations, West & South
	Retail Shops Building 1
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RT 2.06	Elevations
	Retail Pad Building 1
RT 2.07	Floor Plan
RT 2.08	Elevations
	Retail Pad Building 3
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RT 2.10	Elevations
	Hotel
RT 2.11	Floor Plan, Ground Floor
RT 2.12-14	Floor Plan, Floors 2 thru 5
RT 2.15	Elevations, West & North
RT 2.16	Elevations, East & South
	Trash Enclosure, typical
RT 2.17	Floor Plan & Elevations
RT 2.18	Concept Images
RT 2.19	Colors & Materials Palette

RE
RESIDENTIAL ARCHITECTURE

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RE 3.00	Residential Site Plan
	Residential I
RE 3.01	Data Summary
RE 3.02-8	Floor Plans
RE 3.09	Open Space Plan
RE 3.10	Conceptual Building Sections
RE 3.11-12	Elevations
RE 3.13-14	Perspective Views
	Residential II
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RE 3.16-21	Floor Plans
RE 3.22	Open Space Plan
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RE 3.61	Conceptual Building Sections
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RE 3.64	Perspective Views
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RE 3.67	Colors & Materials Palette

OF
OFFICE ARCHITECTURE

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San Diego, CA 92101

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OF 4.01	Office Plan
OF 4.02	Enlarged Office Site Plan
OF 4.03	Conceptual Site Sections, A, B & C
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OF 4.04	Floor Plan, Ground Floor
OF 4.05-07	Floor Plans, Floors 2 thru 4
OF 4.08	Elevations, East & North
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L

LANDSCAPE ARCHITECTURE

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San Diego, CA 92121

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- L 5.01Overall Landscape Plan
- L 5.02Landscape Open Space Plan
- L 5.03Village Park Enlargement Plan
- L 5.04Commercial Enlargement Plan
- L 5.05-07Residential Enlargement Plan
- L 5.08Parking Lot Programming
- L 5.09Stormwater Management Plan
- L 5.10Pedestrian Accessibility Plan
- L 5.11Bicycle Connectivity Plan
- L 5.12Fence and Wall Plan
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- L 5.14Tot Lot Plan and 3D
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- L 5.41Commercial Walkway &
Outdoor Conference Room Separation

FMP

FIRE MASTER PLAN

- FMP 1.00-02Civil Fire Master Plan
- FMP 2.00-10Retail Fire Master Plan
- FMP 3.00-09Residential Fire Master Plan
- FMP 4.01-08Office Fire Master Plan



C

CIVIL ENGINEERING

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- 1-10Encumbrance Map - Land Survey
- 11-20District Sequencing Plans
- C 1.0Existing Condition Site Plan
- C 1.1Existing Condition Aerial Map
- C 1.2Existing Easement Notes
- C 1.3-4Existing Easement Plan
- C 2.0-13Technical Site Plan - Site Layout
- C 3.1-13Technical Site Plan - Preliminary Grading Plan
- C 4.1-13Technical Site Plan - Preliminary Utility Plan
- C 5.0Preliminary Stormwater Plan
- C 6.1-2Technical Site Plan - Erosion Control Plan
- C 6.3-4Stormwater Pollution Prevention Plan (SWPPP)
- C 7.1-2Striping - Site Layout
- F 1.0Fire Master Plan
- C 8.1-19VTTM
Vesting Tentative Tract Map

PROJECT SUMMARY

OVERALL SITE
AREA: 2,923,312 SF / 67.11 ACRES

RETAIL DISTRICT AREA: 746,183 SF 17.13 ACRES		EXISTING MALL (PRE-2016)	DEMOLISHED IN 2016	TO BE DEMOLISHED	EXISTING TO REMAIN	PROPOSED NEW	GROSS BUILDING AREA
	Anchors	536,500 SF	207,500 SF	329,000 SF	0 SF	68,000 SF	68,000 SF
	Retail / Restaurant	392,751 SF	182,193 SF	210,558 SF	0 SF	18,000 SF	18,000 SF
	Cinema	13,166 SF	13,166 SF	-	0 SF	50,000 SF	50,000 SF
	Pads	23,095 SF	-	-	23,095 SF	22,600 SF	45,695 SF
	Retail (Under Residential)	-	-	-	-	57,500 SF	57,500 SF
	Retail (Under Hotel)	-	-	-	-	10,805 SF	10,805 SF
	Sub-Total Retail	965,512 SF	402,859 SF	539,558 SF	23,095 SF	226,905 SF	250,000 SF

HOTEL DISTRICT AREA: 93,654 SF 2.15 ACRES						ROOMS / KEYS	GROSS BUILDING AREA
	Hotel					100-150	106,393 SF
	Retail (Under Hotel)					-	10,805 SF
	Sub-Total Hotel (Including Retail) *					100-150	117,198 SF
	Sub-Total Hotel (Not Including Retail)					100-150	106,393 SF

RESIDENTIAL DISTRICT AREA: 1,306,800 SF 30.00 ACRES					PARKING STRUCTURE AREA	UNITS	GROSS BUILDING AREA
	Residential I				253,170 SF	358	68,000 SF
	Retail (Under Residential I)				-	-	18,000 SF
	Residential II				174,691 SF	230	50,000 SF
	Residential III				221,484 SF	300	45,695 SF
	Residential IV				241,540 SF	337	57,500 SF
	Residential V				215,549 SF	275	10,805 SF
	Sub-Total Res. (Including Retail) *				1,106,434 SF	1,500	1,856,068 SF
	Sub-Total Res. (Not Including Retail)				1,106,434 SF	1,500	1,798,568 SF

OFFICE DISTRICT AREA: 776,675 SF 17.83 ACRES						PROPOSED NEW	GROSS BUILDING AREA
	Office 1					107,640 SF	107,640 SF
	Office 2					125,720 SF	125,720 SF
	Office 3					86,000 SF	86,000 SF
	Office 4					145,640 SF	145,640 SF
	Sub-Total Office					465,000 SF	465,000 SF

* Retail square footage accounted for in Retail District Area.

TOTAL BUILDING AREA	2,619,961 SF
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PARKING SUMMARY, FULL BUILD

SPECIFIC PLAN STANDARDS SUMMARY

Item	Standard
Minimum Lot Size	10,000 SF
Minimum Lot Width	100 FT
Minimum Lot Depth	100 FT
Maximum Lot Coverage	70%
Density (Residential)	30 DU/AC (Gross) to 50 DU/AC
Maximum Building Height	75 FT
Maximum Setback - Front	
Parking Lot	10 FT*
Parking Structure	20 FT*
Building	20 FT*
Minimum Setback - Side (Interior)	10 FT abutting Residential * / 0 FT Commercaill abutting Non-Res. *
Minimum Setback - Street Side	10 FT*
Minimum Setback - Rear	20 FT abutting Residential * / 10 FT abutting Non-Residential
Minimum Open Space and Amenities	10%**
Minimum Landscape Coverage	15%**
Minimum Bldg. Separation - Main > Main	10 FT
Main > Accessory	2.5 FT
Accessory > Accessory	2.5 FT
Parking	See Ch. 9-44
Signage	See Ch. 9-42

*Modifications: The setbacks may be modified in connection with a site development permit or a precise plan of development in order to promote increased pedestrian activity, provide for unified street frontage, privacy and light for residential uses, provide for public spaces and promose compatibility with existing development and the goals of the Urban Village Specific Plan.

**For residential projects only. Amenities shall include open space and landscape / hardscape features, such as pools, spas, play courts, etc. The open space and amenities requirement is in addition to the minimum landscape coverage requirement. See sheets RE3.2, RE3.9, RE3.16, RE3.23, RE3.30 for residential open space calculations.

***See sheets L5.01, L5.02 & L5.03 for landscape coverage calculations.

****See Commercial Parking Pummary, this sheet, for proposed parking breakdown.

PARKING REQUIRED (BY USE)

See LLG *Parking Study for Village at Laguna Hills Project* submitted on November 19, 2020 (LLG Reg. No. 2.19.4208.1)

PARKING PROVIDED (BY AREA)

Parking Area	Stall Count	Notes
Retail Parcel, Surface Parking	791 Stalls	
Parking Structure A	304 Stalls	2 stories of 5
Parking Structure B	238 Stalls	1 Story of 4
Sub-Total Retail	1,333 Stalls	5.72 per 1000SF
Hotel Parcel, Surface Parking	130 Stalls	See parking exhibit
Office Structure A	21 Stalls	
Sub-Total Hotel	151 Stalls	1 Stall per guest Unit
Office Parcel, Surface Parking	443 Stalls	
Parking Structure A	420 Stalls	±3 stories of 5
Parking Structure B	699 Stalls	±4 stories of 5
Sub-Total Office	1562 Stalls	
Residential, Surface Parking	0 Stalls	
Residential Structures	2,797 Stalls	
Sub-Total Residential	2,797 Stalls	Varies: See RE__
Unassigned surface parking	92 Stalls	See parking exhibit
Total Parking Provided	5,923 Stalls	

MASTER PLAN, FULL BUILD
GROUND FLOOR



MASTER PLAN, FULL BUILD
UPPER FLOOR

