



Project Summary

Total Site Area: + 2.44 Acres

Total Units: 190 Homes

- (47) Studio - 450 SF (24.7%)
- (97) 1BR - 700 SF (51.1%)
- (46) 2BR - 975 (24.2%)

Density: 77.86 Homes per Acre

Zoning: HDR

Parking:

Required: 251 Spaces (1.32 spaces per home)

- (56.4) Studio x 1.2 Spaces = 56.4 Spaces
- (116.4) 1BR x 1.2 Spaces = 116.4 Spaces
- (78.2) 2BR x 1.7 Spaces = 78.2 Spaces

*Guest Spaces included in Parking Requirement.
**Parking Requirement rounds down per City Parking Standard

Provided: 273 Spaces (1.44 spaces per home)

Open Space:

Provided: 27,000 SF (142.1 SF per

- Common: 17,500 SF
- Private: 9,500 SF

Gross Floor Areas:	
First Floor Lobby/Amenity/Services:	14354
Second Floor Amenities:	4257
Gross Residential Floors 2-5:	167866
Gross Parking (First Flr + Basement):	107662

Concept Plan - Podium Senior Living | Levels 2-5

LA PAZ VILLAGE

LAGUNA HILLS, CA

LPVI LLC



CONCEPTUAL DESIGN

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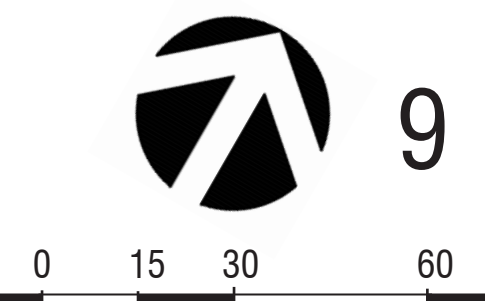
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Concept Plan - Podium Senior Living | Level 1 (On-Grade)

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Concept Plan - Podium Senior Living | Basement Level (Parking)

LA PAZ VILLAGE

LAGUNA HILLS, CA



1-LA PAZ ROAD ELEVATION



2-MCINTYRE STREET ELEVATION



LEGEND

- | | |
|----------------------|-----------------|
| 1 STUCCO | 7 SOLID RAILING |
| 2 STACKED STONE | 8 METAL RAILING |
| 3 VINYL WINDOW | 9 CORNICE |
| 4 VINYL SLIDING DOOR | 10 WOOD TRELLIS |
| 5 CONCRETE ROOF TILE | 11 WOOD POST |
| 6 FABRIC AWNING | |

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Elevations
LA PAZ VILLAGE
LAGUNA HILLS, CA



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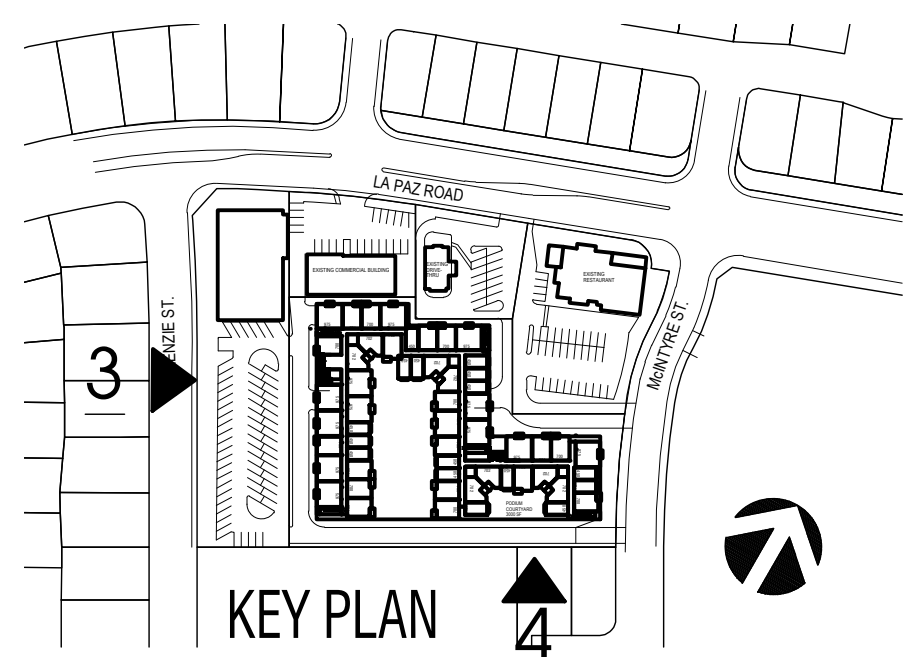
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3-SIDE ELEVATION



4-REAR ELEVATION



LEGEND

- | | |
|----------------------|-----------------|
| 1 STUCCO | 7 SOLID RAILING |
| 2 STACKED STONE | 8 METAL RAILING |
| 3 VINYL WINDOW | 9 CORNICE |
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Elevations
LA PAZ VILLAGE
LAGUNA HILLS, CA



12

0 16 32 64

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View from McIntyre Street
LA PAZ VILLAGE
 LAGUNA HILLS, CA



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View from La Paz Road & McIntyre Street

LA PAZ VILLAGE

LAGUNA HILLS, CA

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View from La Paz Road towards East

LA PAZ VILLAGE

LAGUNA HILLS, CA

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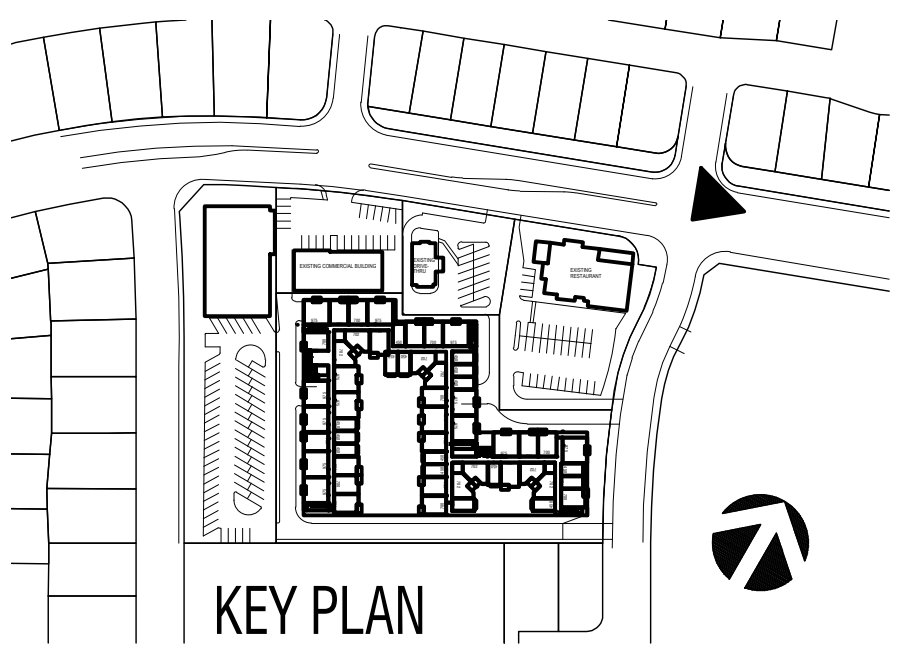
View from McIntyre Street
LA PAZ VILLAGE
 LAGUNA HILLS, CA



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Aerial View to Southwest
LA PAZ VILLAGE
 LAGUNA HILLS, CA



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