AGENCY RESUBMITTAL
LAGUNA HILLS. CA
NOVEMBER 22, 2023

SHEET INDEX

Project Team

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BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Cover Sheet

Architecture. Design. Relationships.

G1.0

Scale
Job No. 2022-834
Date 11-17-2023

BUILDING PROJECT DESCRIPTION

A 240 UNIT DEVELOPMENT CONSISTING OF A
4-STORY TYPE III-A RESIDENTIAL BUILDING
OVER 3 LEVELS + SUB T OF TYPE I-A PARKING STRUCTURE

GROSS LAND AREA			181,050 SQ .FT.
		±	**4.16 ACRES**
RESIDENTIAL GROSS AREA:			253,993 SQ. FT.
PARKING STRUCTURE GROSS AREA			318,428 SQ. FT.
TOTAL UNITS:			**240 UNITS**
FAR (PARKING STRUCTURE NOT INCLUDED):			1.40 FAR
OPEN SPACE:	10 % MIN.		18,105 SQ. FT.
LOT COVERAGE:	70% MAX	**44%**	**79,403 SQ. FT.**
CURRENT ZONING:			VILLAGE COMMERCIAL

Residential Multi-Family Building 11.17.23

UNITS PER LEVEL SUMMARY

LEVEL	STUDIO	1BR							2BR							TOTAL
	S1	A1	A2	A2A	A3	A4	A5	A6	B1	B1A	B1B	B1C	B2	B3	B4	
4	6	12	4	1	4	10	2	1	3	1	3	0	8	3	4	62
3	6	12	4	1	4	10	2	1	3	1	3	1	8	3	4	63
2	6	10	4	1	4	9	2	1	3	1	3	1	8	3	4	60
1	5	10	7	1	6	9	2	1	3	0	2	1	3	3	2	55
	23	44	19	4	18	38	8	4	12	3	11	3	27	12	14	**240**
Totals	23	135							82							
	9.6%	18.3%	7.9%	1.7%	7.5%	15.8%	3.3%	1.7%	5.0%	1.3%	4.6%	1.3%	11.3%	5.0%	5.8%	**100%**
	9.6%	56.3%							34.2%							

DWELLING UNIT INFO

Unit	Unit SF	Qty.	%	SF TOT.*
S1	487	23	9.6%	11,201
A1	638	44	18.3%	28,072
A2	651	19	7.9%	12,369
A2A	686	4	1.7%	2,744
A3	709	18	7.5%	12,762
A4	746	38	15.8%	28,348
A5	738	8	3.3%	5,904
A6	678	4	1.7%	2,712
B1	994	12	5.0%	11,928
B1A	989	3	1.3%	2,967
B1B	968	11	4.6%	10,648
B1C	1,062	3	1.3%	3,186
B2	927	27	11.3%	25,029
B3	993	12	5.0%	11,916
B4	985	14	5.8%	13,790
Avg.	**765**	**240**	100.0%	**183,576**

* RESIDENTIAL UNIT NET AREA

AVG. SF

TYPE	SF
STUDIO	487
1-BR	688
2-BR	969

PRIVATE O.S.

Unit	DECK AREA	TOT. AREA
S1	51	1,173
A1	67	2,948
A2	54	1,026
A2A	50	200
A3	53	954
A4	66	2,508
A5	90	720
A6	55	220
B1	73	876
B1A	59	177
B1B	73	803
*B1C	59	177
B2	54	1,458
B3	65	780
B4	53	742
TOTAL		**14,762**

*Podium level = 282 SF

ENCLOSED AMENITY SF

AMENITIES	SF
LEASING	1,946
MAIL / PARCEL	753
CLUBHOUSE / FITNESS	4,284
AMENITY 2	872
AMENITY 3a	520
AMENITY 3b	574
AMENITY 4	1,946
ROOF DECK	1,185
TOTAL	**12,080**

COURTYARDS

AMENITIES	SF
COURTYARD 1	10,096
COURTYARD 2	4,486
COURTYARD 3	1,993
TOTAL	16,575

BUILDING - PARKING SUMMARY

TYPE	COUNT	REQ'D FOR DENSITY BONUS		MINIMUM PROVIDED	
		RATIO	STALLS	RATIO	STALLS
STUDIO	23	1.0	23	1.0	23
1 BR	135	1.0	135	1.0	135
2 BR	82	1.5	123	1.50	123
GUEST	240	0.00	0	0.00	0
TOTALS	240	1.17	**281**	1.17	**281**
OFFICE					444
LEASING					5
USPS					1
TOTAL MINIMUM STALLS PROVIDED					**731**

BUILDING - PARKING PROVIDED

	OTHER			RESIDENTIAL							OFFICE							
	LEASING		USPS				ACCESS.- RESID.		EV- RESID.				ACCESS.- OFFICE		* EV- OFFICE			
	STD	ACCESS.		STD.	COMP.	TANDEM	STD	VAN	STD	8' Aisle	STD.	COMP.	STD	VAN	STD	AC-STD	AC-VAN	TOTAL
SURFACE	1	1																2
LEVEL 3				115	1	6	3	1	48	3			PROVIDED VIA SURFACE STALLS ADJACENT TO THE OFFICE BLDG.		PROVIDED VIA SURFACE STALLS ADJACENT TO THE OFFICE BLDG.			177
LEVEL 2				40	0	2	2		58	2	86	1						191
LEVEL 1	3		1								94	1		82				181
SUB-T LEVEL				0							179	1						180
TOTAL STALLS	**4**	**1**	**1**	**155**	**1**	**8**	**5**	**1**	**106**	**5**	**359**	**3**		**82**				**731**
	6			**281**							**444**							

*SEVEN (7) ACCESSIBLE EV ALLOCATED FOR OFFICE TO BE PROVIDED VIA SURFACE STALLS ADJACENT TO THE OFFICE BUILDING.

ACCESSIBLE STALLS REQUIRED

	STALLS	RATIO	STD	VAN	TOTAL
RESIDENTIAL	281	0.02	5	1	6
OFFICE	444	0.02	7	2	9
TOT. ACCESSIBLE REQ'D			**12**	**3**	**15**
TOT. ACCESSIBLE PROV'D					**8**

EV PARKING REQUIRED

	STALLS	RATIO	REQ'D	STD	8' Aisle	ACC. STD	ACC. VAN	TOTAL
RESIDENTIAL	281	0.4	112	110	5			115
OFFICE	444	0.2	89	82	0	5	2	89
TOTAL EV PARKING REQUIRED			**201**	**192**	**5**	**5**	**2**	
TOTAL EV PARKING PROVIDED								**204**

NOTE: FOR RESIDENTIAL AND GUEST, THE 40% EV STALLS ARE SUBDIVIDED AS FOLLOW: 5% CHARGERS, 25% READY (LOW POWER) AND 10% CAPABLE. REFER TO CBC FOR DEFINITIONS. FOR OFFICE, THE 25% EV STALLS ARE TO BE ALLOCATED AS EVCS.

BUILDING AREA (Gross Floor Area - SF)

	Level	Parking Area*	Residential**	Leasing	Clubhouse / Fitness	Amenity 2	Amenity 3	Rooftop Lounge	Amenity 4	Pet Spa	Mail/ Parcel	Bike Storage	Maint. Room	TOTAL		
RESIDENTIAL ABOVE PODIUM	7		62,240					1,185						63,425	253,993	RESIDENTIAL ABOVE PODIUM
	6		63,425											63,425		
	5		61,212		Pt. Vol. Space									63,425		
	4		56,860		4,284	872	1,702							63,718		
PARKING BELOW PODIUM	3	78,018							1,946					79,964	318,428	PARKING BELOW PODIUM
	2	78,018		Vol. Space										79,964		
	1	75,491		1,946						287	753	926		79,403		
	Sub-T	77,151											1,946	79,097		
	Total	**308,678**	**243,737**	**1,946**	**4,284**	**872**	**1,702**	**1,185**	**1,946**	**287**	**753**	**926**	**1,946**	**572,421**		

*Parking Structure GSF includes parking stalls, trash termination rooms, horizontal and vertical circulation, storage, mechanical and meter rooms, operational use closets, etc.

**Residential GSF includes residential dwelling units, horizontal and vertical circulation, storage, mechanical and operational use closets, etc.

DEVELOPMENT STANDARDS

(Project Name/Developer:)	Ave Carlota	
Project Address	Laguna Hills	
AO #	2022-834	
Site Area	4.0 AC	
A.P.N. / Tract		
Reference Documents		Abbreviation
Municipal Code Zoning:	Village Commercial	VC
Specific Plan:	Urban Village Specific Plan	UVSP
Other:	Laguna Hills Municipal Code	LHMC
NOTE: Municipal Code sections are referenced below unless noted otherwise.		
ITEM	**INFO / REQUIREMENT**	**SECTION**
Building Codes		
CA Codes (Bldg, Fire, P/M/E)	Year: 2022	
Energy Code:	California Energy Code, 2022	
Fire Code	OCFA	
Land Use		
Proposed Construction & Story	Type III-A (Res.); Type IA (Structured Parking)	
Proposed Occupancy	R2 (with A3); S2	
Existing Use	Parking lot	
Easements (to remain?)	yes	
Building Limits		
Density	30-50 DU/ AC gross (Density bonus allows 20% increase	Table 2 - P.89 UVSP
Height (max)	75 feet	Table 2 - P.89 UVSP
Lot Coverage (max)	70%	Table 2 - p. 89 UVSP
Landscape coverage (min.)	15%	Table 2 - P.89 UVSP
Separation of Bldgs on-site	Main-main: 10'; Main-Accessory: 2.5'; Access.-access.: 2.5'	
Setbacks		
Street Front	Parking Lot: 10' ; parking structure: 20'; building: 20'; 0' commercial abutting non-residential	Table 2 - P.89 UVSP/ Table 9-44.E
Street Side	10'	
Interior	10' abutting residential; 0' commercial abutting non-residential	
Rear	20' abutting residential; 10' abutting non-residential	
Encroachments into SB	Balconies (3'-0" front, 5'-0" rear, 2'-6" side)	Table 9-40.150 LH
Walls and Fences	6ft ht.	
Mech. Equipment Screening	All roof-mounted equipment, except for solar panels meeting standards of the Uniform Building Code, including but not limited to air conditioning units, lighting fixtures, and mechanical equipment, shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets, and adjacent residentially zoned property.	LH 9-40.090
Residential Requirements		
Open Space and amenities	10% minimum (in addition to landscape coverage reqm't)	Table 2 - p. 89 UVSP

Façade Wall Plane Requirements (where applicable)

Vertical breaks?	Vertical elements should be included on certain elevations where needed to define key points or minimize wall mass	P. 23 UVSP
Roof design breaks?	Roof lines with varied levels and special shapes at key locations to enhance the character of a commercial project and minimize the massiveness of large buildings.	
Articulation Specifics?	1. A variety of massing and building heights and various types of fenestration to create a pedestrian characteR.	
	2.Color variations should be used to articulate various building forms.	
	3. A strong architectural element, or	
Parking Requirements		
Dwelling Units	Studio= 1.5, 1BR = 1.5, 2BR = 2.0	LH 9-44.050/ Table 9-44.A
Guest	0.2	
Parking Landscaping?	1-5' wide (25 s.f. min) planter for ea. 15 stalls	LH 9-44.060
Parking Design/Dims		
Standard Stall	9'x18'	Table 9-44.D
Parallel	9'x22'	
Access Width	28' (parking structure driveway); 6' ped. Walkway; Throat length 24ft min Residential, 40 ft min Commercial	
Aisle	24' wide for 2-way 90 degree parking	
Driveway length	150' max (residential)	
Aisle length	100' max (residential)	
Ramp max	5% isle, 15% straight ramp, 10% driveway	
Fire Department		
Hose pull dist. (how calc'd)	150' by path of travel	OCFA
Firelane width	minimum 24' fire apparatus, 28' aerial apparatus	
Turning Radius	inside 20', outside 42'	
Max Backup distance	150'	
Firelane SB from Bldg	20' min., 40' max	
Fire Department Connection	min. 40' from bldg, 100' from fire hydrant	
Solid Waste		
Trash & Recyling	separation required	LH 9-82
Organic waste (separate?)	Required to separate their food scraps and green waste for recycling.	CR&R

REQUEST FOR WAIVERS

- HEIGHT: Maximum = 75'-0" (the vertical distance from finished grade to the highest point of the structure); Provided = approximately 83'-0" to the parapet & 89'-0" to top of stair towers.
- PARKING: Parking width adjacent to a wall: Minimum = 2'-6"; Provided = 1'-0"
- DRIVEWAY: Throat length minimum= 24'-0"(Residential), 40'-0" (Commercial) ; Provided = 7'-0" (at NW garage entry), 30'-0" (at SW garage entry)

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Project Information - Unit Summary, Parking Analysis

Architecture. Design. Relationships.

G1.1

Scale N/A
Job No. 2022-834
Date 11-17-2023

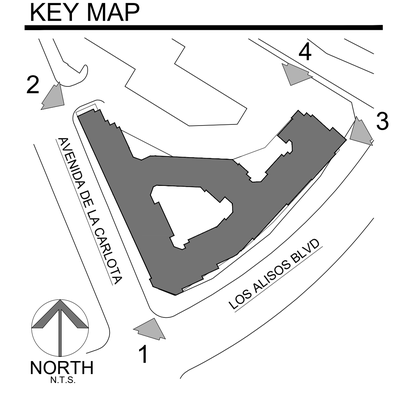
VIEW FROM AVENIDA DE LA CARLOTA AND LOS ALISOS BLVD INTERSECTION 1

VIEW FROM AVENIDA DE LA CARLOTA LOOKING SOUTH EAST 2

VIEW FROM THE EXISTING OFFICE BUILDING LOOKING SOUTH 3

VIEW FROM THE PARKING LOT IN NORTH EAST LOOKING SOUTH WEST 4

KEY MAP



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24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Conceptual Perspectives

Architecture. Design. Relationships.

AP1.0

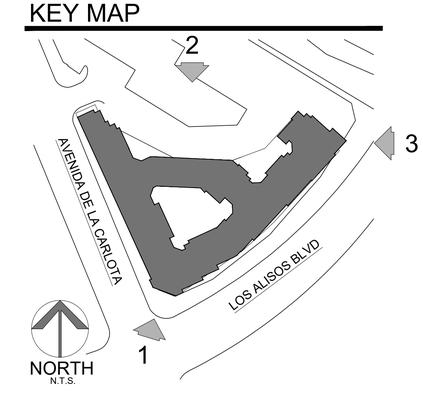
Scale	0" = 00'
Job No.	2022-834
Date	11-17-2023

SITE CONTEXT AERIAL VIEW 1

SITE CONTEXT AERIAL VIEW 2

SITE CONTEXT AERIAL VIEW 3

KEY MAP



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24422 AVENIDA DE LA CARLOTA

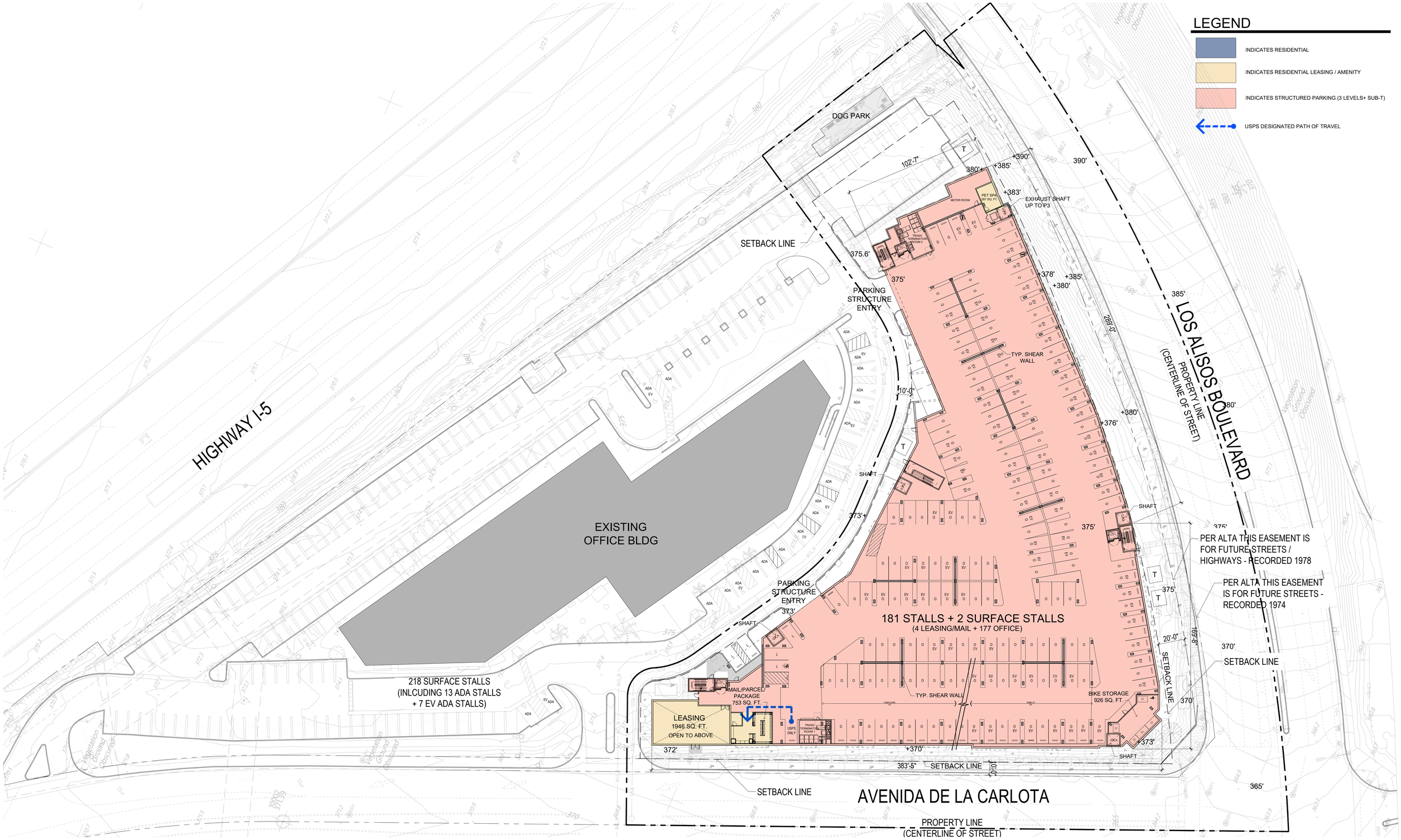
LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Computer Generated Building Mass Model

Architecture. Design. Relationships.

AP1.1

Scale	0" = 00'
Job No.	2022-834
Date	11-17-2023



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LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING

Site Plan - Parking Level

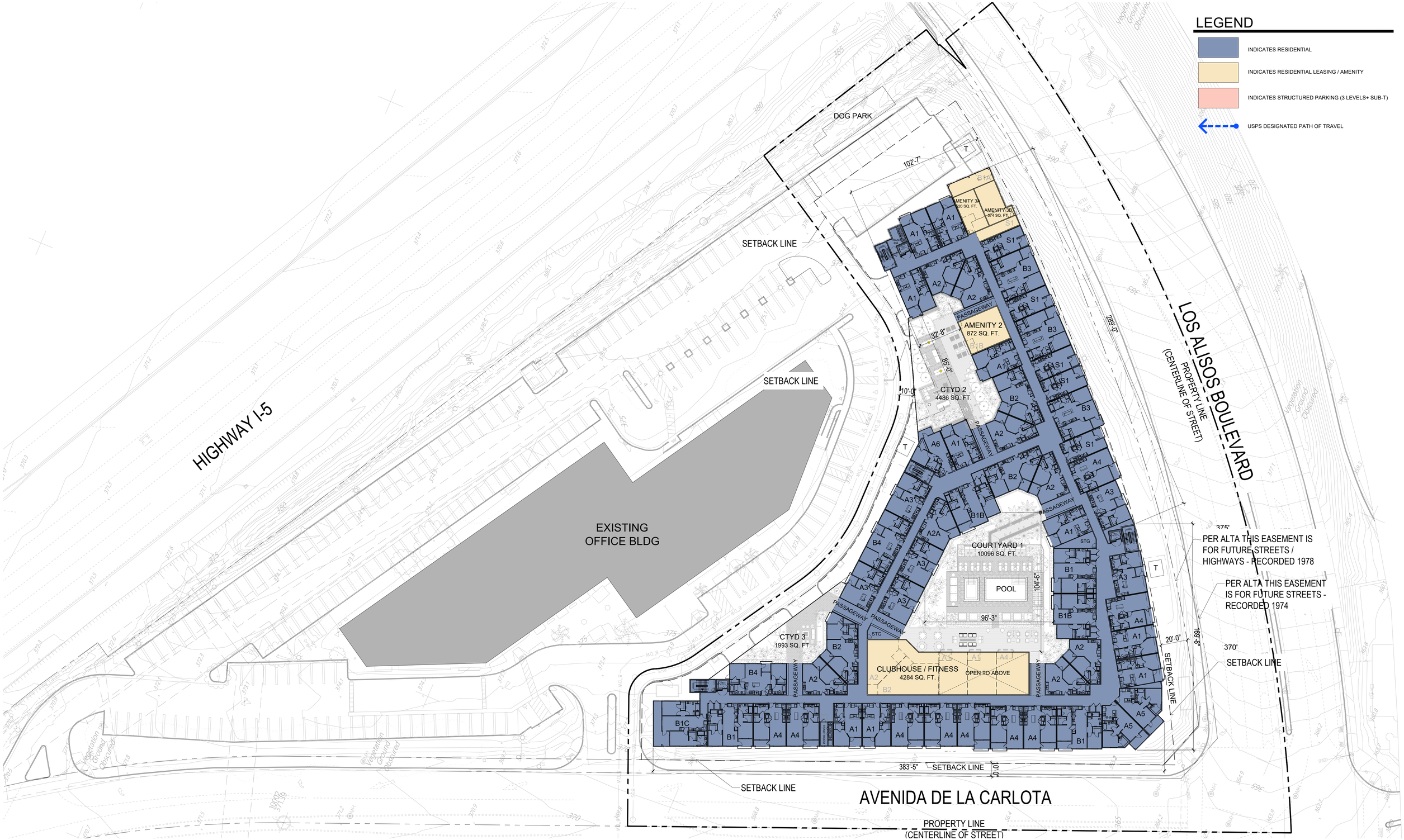
Architecture. Design. Relationships.

A1.0

Scale

Job No. 2022-834

Date 08-31-2023



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LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING

Site Plan - Podium Level

Architecture. Design. Relationships.

A1.1

Scale

Job No. 2022-834

Date 08-31-2023

LEGEND

- LANDSCAPE COVERAGE (HARDSCAPE & SOFTSCAPE)
- COMMON OPEN SPACE (COURTYARDS)
- PRIVATE OPEN SPACE (PATIO AND BALCONY)
- ENCLOSED AMENITY SPACE

ENCLOSED AMENITY SF

AMENITIES	SF
LEASING	1,946
MAIL / PARCEL	753
CLUBHOUSE / FITNESS	4,284
AMENITY 2	872
AMENITY 3a	520
AMENITY 3b	574
AMENITY 4	1,946
ROOF DECK	1,185
TOTAL	**12,080**

COURTYARDS

AMENITIES	SF
COURTYARD 1	10,096
COURTYARD 2	4,486
COURTYARD 3	1,993
TOTAL	16,575

PRIVATE O.S.

Unit	DECK AREA	TOT. AREA
S1	51	1,173
A1	67	2,948
A2	54	1,026
A2A	50	200
A3	53	954
A4	66	2,508
A5	90	720
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B1	73	876
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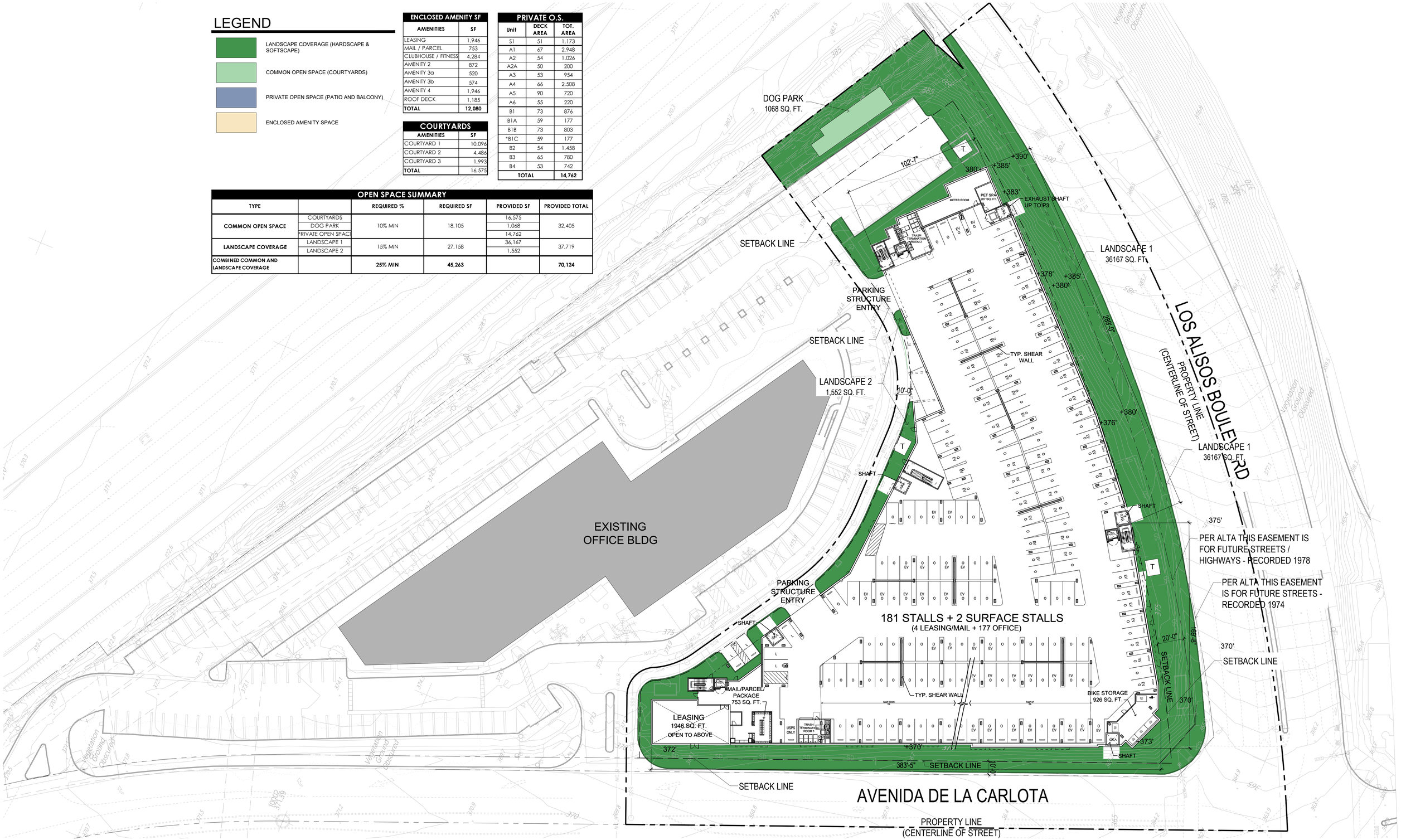
B2	54	1,458
B3	65	780
B4	53	742
TOTAL		**14,762**

OPEN SPACE SUMMARY

TYPE		REQUIRED %	REQUIRED SF	PROVIDED SF	PROVIDED TOTAL
COMMON OPEN SPACE	COURTYARDS	10% MIN	18,105	16,575	32,405
	DOG PARK			1,068	
	PRIVATE OPEN SPAC			14,762	
LANDSCAPE COVERAGE	LANDSCAPE 1	15% MIN	27,158	36,167	37,719
	LANDSCAPE 2			1,552	
COMBINED COMMON AND LANDSCAPE COVERAGE		25% MIN	45,263		70,124



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LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING

Open Space - Ground Level

Architecture. Design. Relationships.

A1.2

Scale

Job No. 2022-834

Date 11-17-2023

LEGEND

- LANDSCAPE COVERAGE (HARDSCAPE & SOFTSCAPE)
- COMMON OPEN SPACE (COURTYARDS)
- PRIVATE OPEN SPACE (PATIO AND BALCONY)
- ENCLOSED AMENITY SPACE

ENCLOSED AMENITY SF

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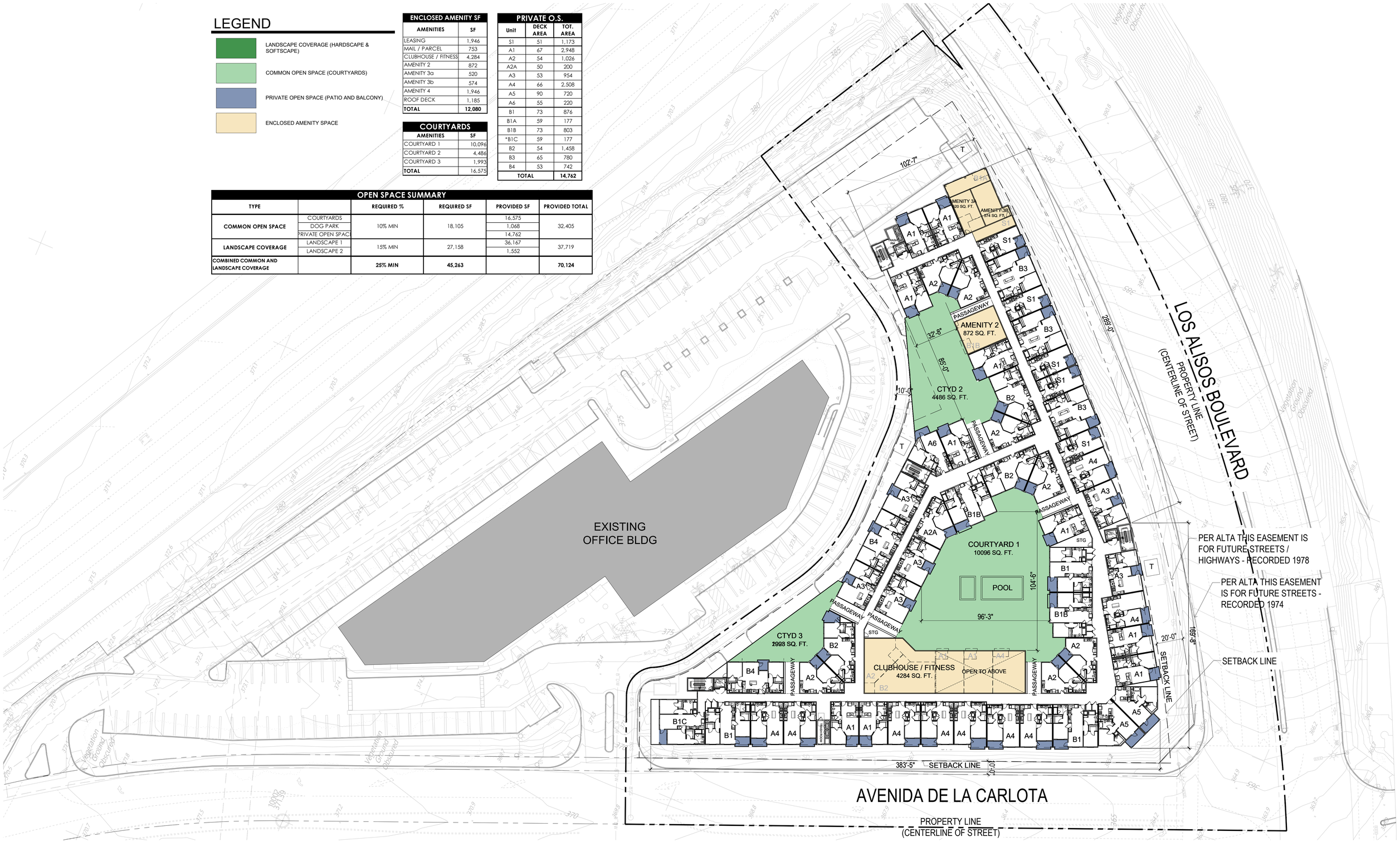

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24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING

Open Space - Podium Level

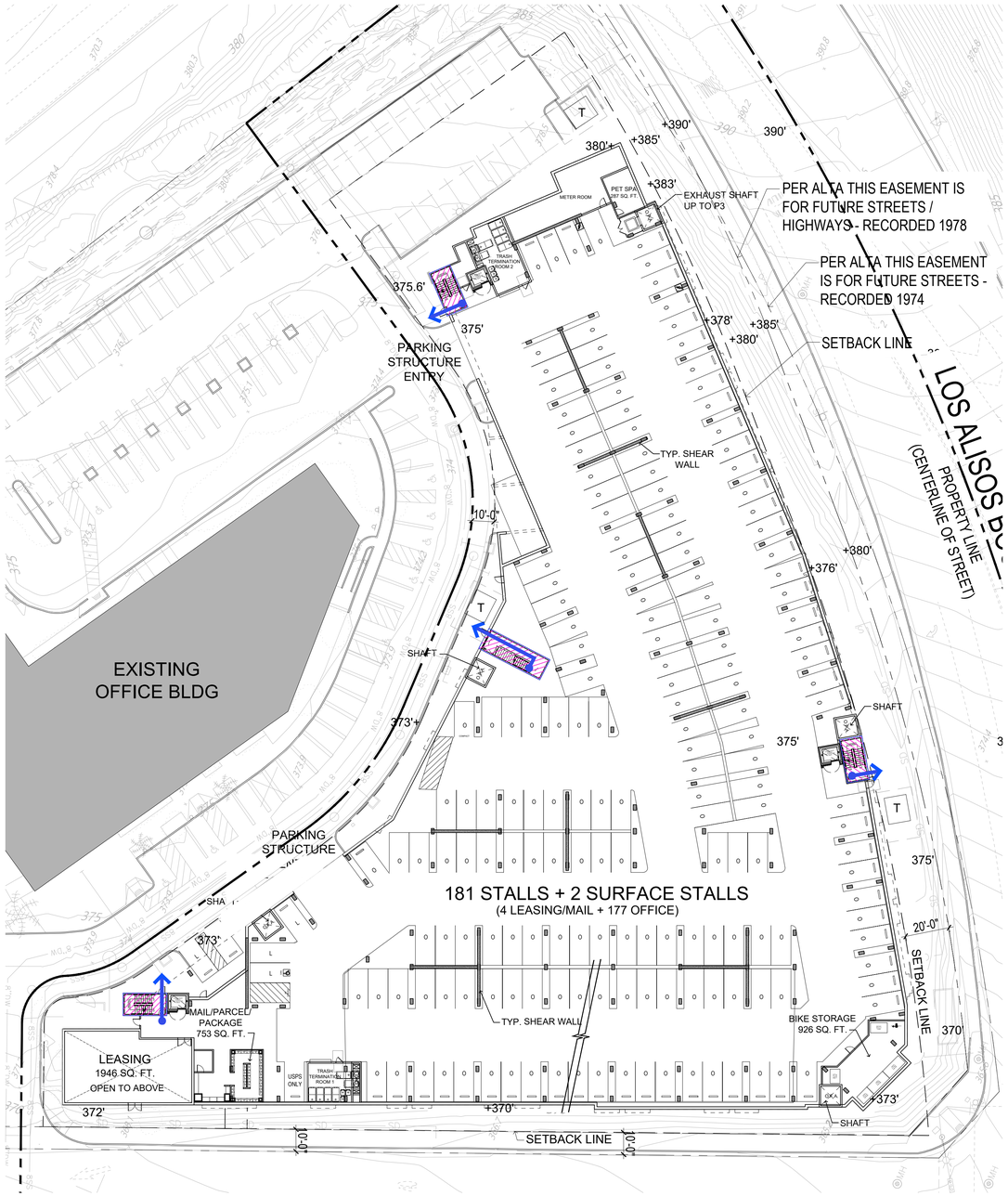
Architecture. Design. Relationships.

A1.3

Scale

Job No. 2022-834

Date 11-17-2023



BUILDING PARKING LEVEL P1

BUILDING LEVEL 4
PODIUM (1ST RESIDENTIAL LEVEL)

GENERAL NOTES

1. EXIT ACCESS TRAVEL DISTANCES SHOWN ARE MEASURED FROM THE MOST REMOTE POINT WITHIN EACH DWELLING UNIT TO EITHER AN EXTERIOR EXIT STAIRWAY OR EXIT DISCHARGE AS PER CBC SECTION 1016.
2. THE MAXIMUM LENGTHS OF EXIT ACCESS TRAVEL PER OCCUPANCY ARE LISTED BELOW AS PER CBC TABLE 1016.1:
   A: 250 FEET (WITH SPRINKLER SYSTEM)
   B: 300 FEET (WITH SPRINKLER SYSTEM)
   R: 250 FEET (WITH SPRINKLER SYSTEM)
   S-2: 400 FEET (WITH SPRINKLER SYSTEM)
3. EGRESS THROUGH AN INTERVENING SPACE SHALL COMPLY WITH SECTION 1014.2
4. THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE FOLLOWING DISTANCES PER SECTIONS 1014.3 AND 1028.8:
   A: 75 FEET*
   B: 100 FEET*
   R-2: 125 FEET*
   S-2: 100 FEET*
   (* = PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2)
5. SEE ELECTRICAL DRAWINGS AND ARCHITECTURAL REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION REGARDING EXIT SIGNS.
6. EXIT ACCESS (SECTION 1002): THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.
7. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. SECTION 1006.2
8. THE MEAN OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN AUTOMATIC EMERGENCY ELECTRICAL SYSTEM SHALL BE PROVIDED PER SECTION 1006.3.
9. APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY BUILDING CODE 1011.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1011.3 IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTIONS 1011.5 AND 1011.6. NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT THE TIME OF FIELD INSPECTION.
10. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 1011.6.3

LEGEND

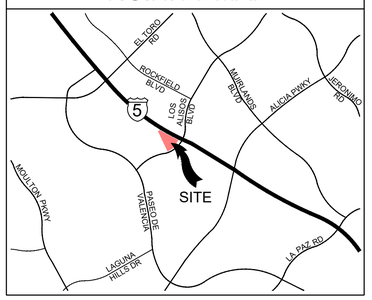
2-HOUR VERTICAL EXIT ENCLOSURE

2-HOUR EXIT PASSAGEWAY

EXIT PATH

NOTE: MAXIMUM TRAVEL DISTANCE FROM UNIT TO EXIT TO PUBLIC WAY SHALL NOT EXCEED 250 FEET.

VICINITY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING
Egress plan

Architecture. Design. Relationships.

A1.4

Scale
Job No. 2022-834
Date 11-17-2023

BUILDING LEVEL 5
(2ND RESIDENTIAL LEVEL)
(SIMILAR TO BLDG LEVEL 6)

BUILDING LEVEL 7
(4TH RESIDENTIAL LEVEL)

GENERAL NOTES

1. EXIT ACCESS TRAVEL DISTANCES SHOWN ARE MEASURED FROM THE MOST REMOTE POINT WITHIN EACH DWELLING UNIT TO EITHER AN EXTERIOR EXIT STAIRWAY OR EXIT DISCHARGE AS PER CBC SECTION 1016.
2. THE MAXIMUM LENGTHS OF EXIT ACCESS TRAVEL PER OCCUPANCY ARE LISTED BELOW AS PER CBC TABLE 1016.1:
   A: 250 FEET (WITH SPRINKLER SYSTEM)
   B: 300 FEET (WITH SPRINKLER SYSTEM)
   R: 250 FEET (WITH SPRINKLER SYSTEM)
   S-2: 400 FEET (WITH SPRINKLER SYSTEM)
3. EGRESS THROUGH AN INTERVENING SPACE SHALL COMPLY WITH SECTION 1014.2
4. THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE FOLLOWING DISTANCES PER SECTIONS 1014.3 AND 1028.8:
   A: 75 FEET*
   B: 100 FEET*
   R-2: 125 FEET*
   S-2: 100 FEET*
   (* = PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2)
5. SEE ELECTRICAL DRAWINGS AND ARCHITECTURAL REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION REGARDING EXIT SIGNS.
6. EXIT ACCESS (SECTION 1002): THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.
7. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. SECTION 1006.2
8. THE MEAN OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN AUTOMATIC EMERGENCY ELECTRICAL SYSTEM SHALL BE PROVIDED PER SECTION 1006.3.
9. APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY BUILDING CODE 1011.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1011.3 IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTIONS 1011.5 AND 1011.6. NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT THE TIME OF FIELD INSPECTION.
10. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 1011.6.3

LEGEND

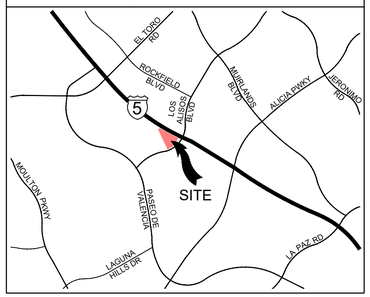
2-HOUR VERTICAL EXIT ENCLOSURE

2-HOUR EXIT PASSAGEWAY

EXIT PATH

NOTE: MAXIMUM TRAVEL DISTANCE FROM UNIT TO EXIT TO PUBLIC WAY SHALL NOT EXCEED 250 FEET.

VICINITY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING
Egress plan

Architecture. Design. Relationships.

A1.4A

Scale
Job No. 2022-834
Date 11-17-2023

NARRATIVE

THE WRITTEN SOLID WASTE DISPOSAL AND RECYCLING MANAGEMENT PLAN FOR THE RESIDENTIAL BUILDING IS EXPLAINED AS FOLLOWS:

TRASH TRUCK ROUTING
TRUCKS WILL APPROACH THE PROJECT FROM AVENIDA DE LA CARLOTA, TURN EAST INTO THE PROPERTY, TURN RIGHT AND PARK ADJACENT TO THE TRASH STAGING AREAS AND COMMENCE OPERATIONS. AFTER COMPLETING PICK-UP, TRUCKS WILL CONTINUE ALONG THE PROPERTY PARKING LOT, AND TURN TO THE SECOND LEFT OF THE PROPERTY PARKING LOT, THEN WILL CONTINUE STRAIGHT UNTIL REACHING AVENIDA DE LA CARLOTA.

TRASH ROOMS
SOLID WASTE: A MIN. TOTAL OF (4) 2-CUBIC YARD TRASH BINS ARE TO BE ON SITE AT ALL TIMES FOR TWO TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (2) 2-CUBIC YARD TRASH BINS;
TRASH ROOM #2 WILL HAVE (2) 2-CUBIC YARD TRASH BINS;
RECYCLABLE: A MIN. TOTAL OF (8) 4-CUBIC YARD RECYCLE BINS ARE TO BE ON SITE AT ALL TIMES FOR TWO TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (4) 4-CUBIC YARD TRASH BINS;
TRASH ROOM #2 WILL HAVE (4) 4-CUBIC YARD TRASH BINS;
ORGANICS: A MIN. TOTAL OF (6) 64-GALLON ORGANIC CART ARE TO BE ON SITE AT ALL TIMES FOR TWO TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (3) 64-GALLON CART;
TRASH ROOM #2 WILL HAVE (3) 64-GALLON CART;

DIMENSIONS FOR TRASH ROOM #1 ARE +/- 18'-0" X 24'-0" (432 S.F.);
DIMENSIONS FOR TRASH ROOM #2 ARE +/- 22"-0" X 33'-0" (726 S.F.).

COLLECTION WILL BE VIA RECYCLABLE AND COMPACTED SOLID WASTE TRASH CHUTES LOCATED WITHIN TWO SEPARATE ENCLOSURES IN THE BUILDING AT EACH LEVEL. THE TWO TRASH TERMINATION ROOMS WILL PROVIDE FOR SOLID WASTE TRASH BINS AT EACH TRASH ROOM FOR TWO TIMES A WEEK PICK UP.
TENANTS WILL NOT ACCESS THE TRASH TERMINATION ROOMS DIRECTLY, BUT THROUGH TRASH-CHUTE ROOMS LOCATED AT EVERY LEVEL OF THE BUILDING OFF THE RESIDENTIAL CORRIDORS.
THE TRASH CHUTES WILL CONTAIN A MECHANISM THAT WILL ALLOW COMPLETE SHUT-OFF IN ORDER TO REMOVE / REPLACE THE BINS AS THEY REQUIRE EMPTYING AND LIMIT ACCESS TO ALL OTHER FLOORS WHEN ANY ONE CHUTE DOOR IS OPENED. A PORTER WILL BE REQUIRED TO MONITOR THE TRASH LEVELS THROUGHOUT THE DAY AS A PART OF DAILY DUTIES. A VEHICLE APPROPRIATE FOR TOWING TRASH BINS WILL BE PART OF CONTRACTING WITH THE SERVICE PROVIDER.

STAGING AREA
THE STAGING AREA OUTSIDE IS FOR THE COLLECTION OF ALL BINS IN CLOSE PROXIMITY TO WHERE THE HAULER (TRASH TRUCK) WILL PICK-UP THE BINS.

MAINTENANCE OF TRASH ROOMS
THE MAINTENANCE OF THE TRASH ROOMS WILL BE MONITORED AND MANAGED BY PROPERTY MANAGEMENT.

ROLL OUT SERVICE AND PICK-UP
TRASH COLLECTION BINS WILL BE MOVED FROM THE TWO TRASH ROOMS AT LEVEL 1 (PARKING STRUCTURE) WITH AN APPROPRIATE RETRIEVAL VEHICLE (STINGER-TRUCK). THE PROPERTY OWNER WILL CONTRACT FOR THE PROPERTY MANAGEMENT COMPANY TO PROVIDE ON-SITE TRASH MANAGEMENT TO ENSURE THAT FULL BINS ARE REPLACED WITH EMPTY ONES. A SERVICE PROVIDER WILL BE CONTRACTED BY THE PROPERTY OWNER TO EMPTY THE BINS AS NECESSARY PER SCHEDULE.

THE RENTAL / OWNERSHIP OF THE BINS AND THE TRASH SERVICE FOR THE TENANTS WILL BE PAID FOR BY THE BUILDING OWNER.
THE SERVICE PROVIDER WILL BE CONTRACTED TO PROVIDE STINGER-TRUCK SERVICE FOR CONVEYANCE OF BINS TO THE STAGING AREA AND COLLECTION OF BINS FROM THE STAGING AREA.

LEGEND

- TRASH TRUCK WITH BIN
- TRASH TRUCK WITH BIN
- STRINGER TRUCK ROUTE
- TRASH TRUCK ROUTE
- TRASH TERMINATION ROOM

GENERAL NOTES

1. TRASH ENCLOSURE AREAS ARE FULLY ROOFED AND CONTAINED WITHIN THE PARKING STRUCTURE.
2. TWO TRASH PICKUPS A WEEK IS THE MAXIMUM ALLOWED BASED ON 0.5 CUBIC YARDS OF TRASH GENERATED PER RESIDENTIAL UNIT. SEE TRASH SUMMARY TABLE.
3. 14'x35' WIDE STAGING AREA AVAILABLE ON DAYS OF SERVICE FROM 6am to 6pm.
4. MINIMUM VERTICAL CLEARANCE OF 25' AT STAGING AREA FOR BIN CLEARANCE.
5. MINIMUM 13'-0" VERTICAL CLEARANCE FOR STINGER TRUCK.
6. ALL DRIVEWAYS & STAGING AREAS MUST BE ABLE TO CARRY MIN. 60,000 POUND GROSS VEHICLE WEIGHT
7. MAXIMUM BIN SIZE 4 CU. YD.

RESIDENTIAL BUILDING TRASH SUMMARY

SOLID WASTE CALCULATIONS

UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACTED TRASH (C.Y.)	No. of 2 C.Y. BINS REQ'D	No. of PICK-UPS PER WEEK	**No. of 4 C.Y. BINS REQ'D**
240	0.5	60	4 : 1	15	8	2	**4**

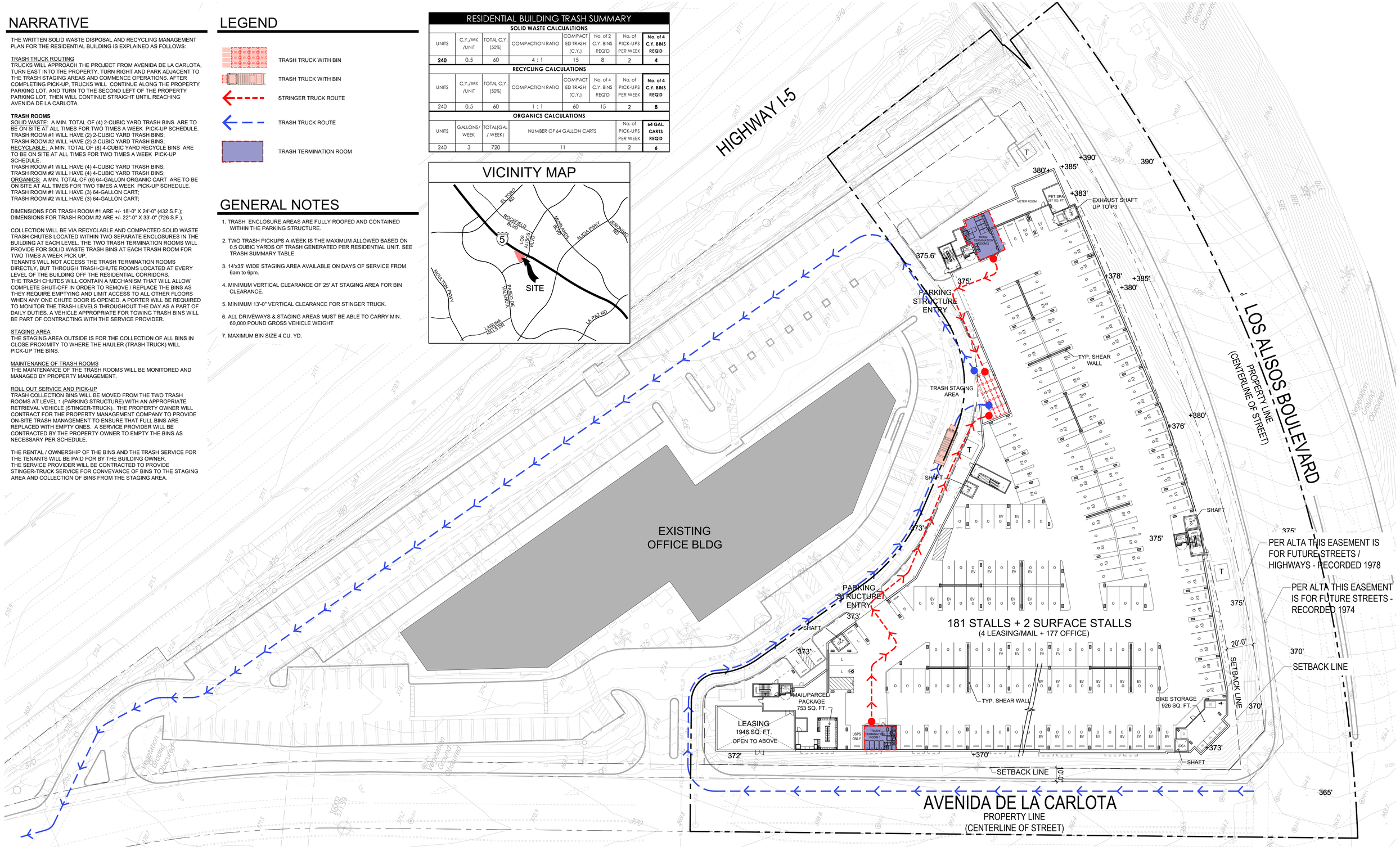
RECYCLING CALCULATIONS

UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACTED TRASH (C.Y.)	No. of 4 C.Y. BINS REQ'D	No. of PICK-UPS PER WEEK	**No. of 4 C.Y. BINS REQ'D**
240	0.5	60	1 : 1	60	15	2	**8**

ORGANICS CALCULATIONS

UNITS	GALLONS/ WEEK	TOTAL(GAL / WEEK)	NUMBER OF 64 GALLON CARTS	No. of PICK-UPS PER WEEK	**64 GAL. CARTS REQ'D**
240	3	720	11	2	**6**

VICINITY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

NORTH

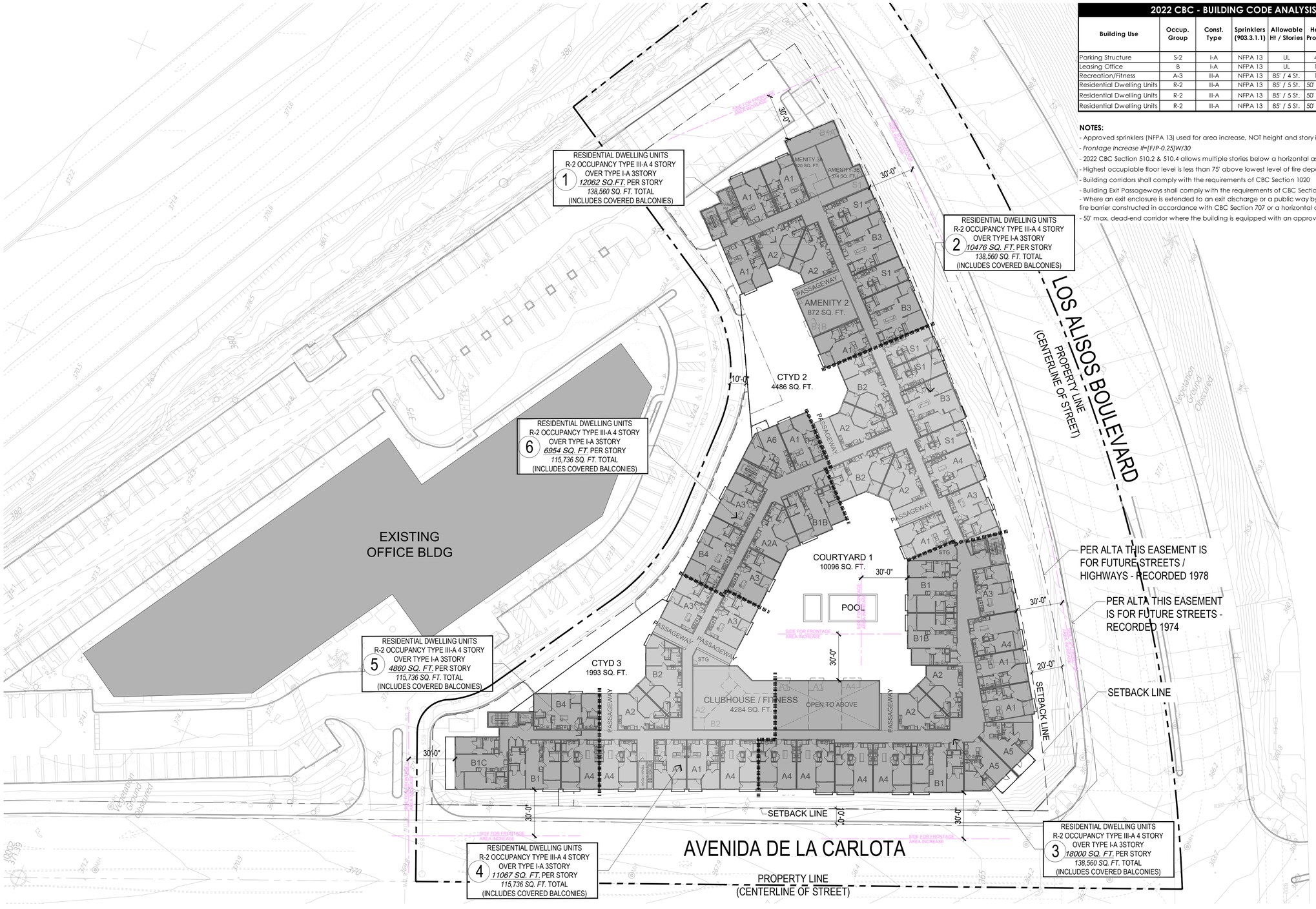
1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING
Waste Management Plan

Architecture. Design. Relationships.

A1.5

Scale
Job No. 2022-834
Date 11-17-2023



2022 CBC - BUILDING CODE ANALYSIS - HEIGHT AND AREA - TYPE III-A CONSTRUCTION

Building Use	Occup. Group	Const. Type	Sprinklers (903.3.1.1)	Allowable Ht / Stories	Height Provided	Allowable Building Area: Tab. 506.2	Allowable Building Area: Nonsprinklered (Sec. 506.2.3)	Allowable Building Area: Frontage Increase (Sec. 506.3)	Allowable Building Area: Sec 506.2.3	Max Bldg Area per Bldg Section	Avg. Bldg Area per Story (4-St)
Parking Structure	S-2	I-A	NFPA 13	UL	4 St.	UL		-	-	UL	-
Leasing Office	B	I-A	NFPA 13	UL	1 St.	UL		-	-	UL	-
Recreation/Fitness	A-3	III-A	NFPA 13	85' / 4 St.	1 St.	[14,000	+ [14,000	x 0]] x	2	28,000	7,000
Residential Dwelling Units	R-2	III-A	NFPA 13	85' / 5 St.	50' / 4 St.	[24,000	+ [24,000	x 0]] x	2	48,000	12,000
Residential Dwelling Units	R-2	III-A	NFPA 13	85' / 5 St.	50' / 4 St.	[24,000	+ [24,000	x 0.25]] x	2	60,000	15,000
Residential Dwelling Units	R-2	III-A	NFPA 13	85' / 5 St.	50' / 4 St.	[24,000	+ [24,000	x 0.50]] x	2	72,000	18,000

NOTES:

- Approved sprinklers (NFPA 13) used for area increase, NOT height and story increase
- *Frontage Increase If=[F/P-0.25]W/30*
- 2022 CBC Section 510.2 & 510.4 allows multiple stories below a horizontal assembly (podium)
- Highest occupiable floor level is less than 75' above lowest level of fire department access and therefore building is not considered a High-rise per Section 202
- Building corridors shall comply with the requirements of CBC Section 1020
- Building Exit Passageways shall comply with the requirements of CBC Section 1024
- Where an exit enclosure is extended to an exit discharge or a public way by an exit passageway, the exit enclosure shall be separated from the exit passageway by a fire barrier constructed in accordance with CBC Section 707 or a horizontal assembly constructed in accordance with Section 711, or both.
- 50' max. dead-end corridor where the building is equipped with an approved automatic fire sprinkler system (NFPA 13) per CBC Section 1020.4

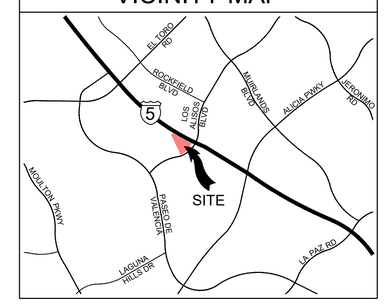
LEGEND

FIRE AREA SEPARATION

GENERAL NOTES

1. REFER TO SHEET A1.8 FOR CALCULATIONS ASSOCIATED WITH FRONTAGE AND ALLOWABLE AREAS AS WELL AS FURTHER DESIGN OPTION INFORMATION.

VICINITY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING

Fire Area Plan - Podium Level

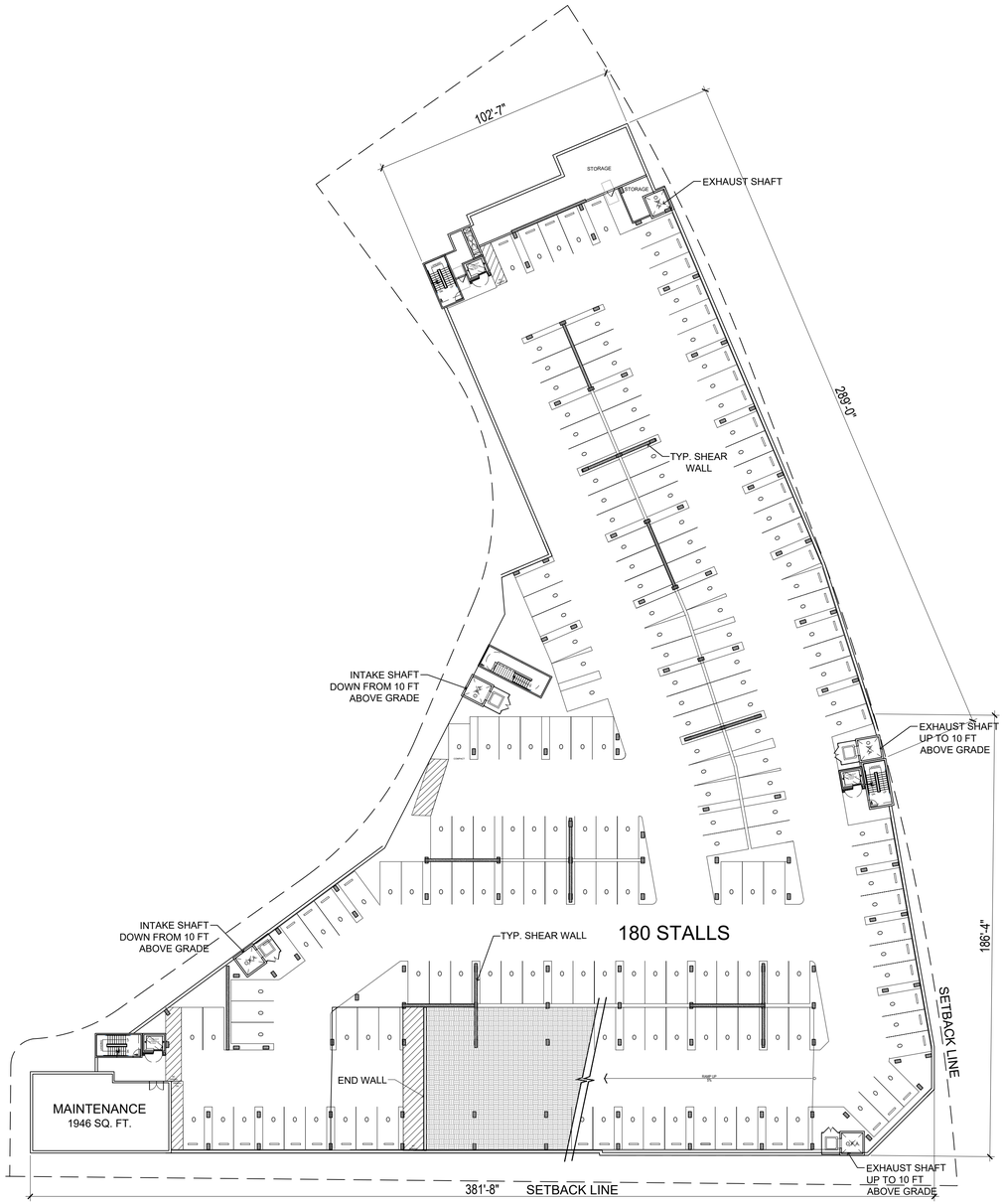
Architecture. Design. Relationships.

A1.6

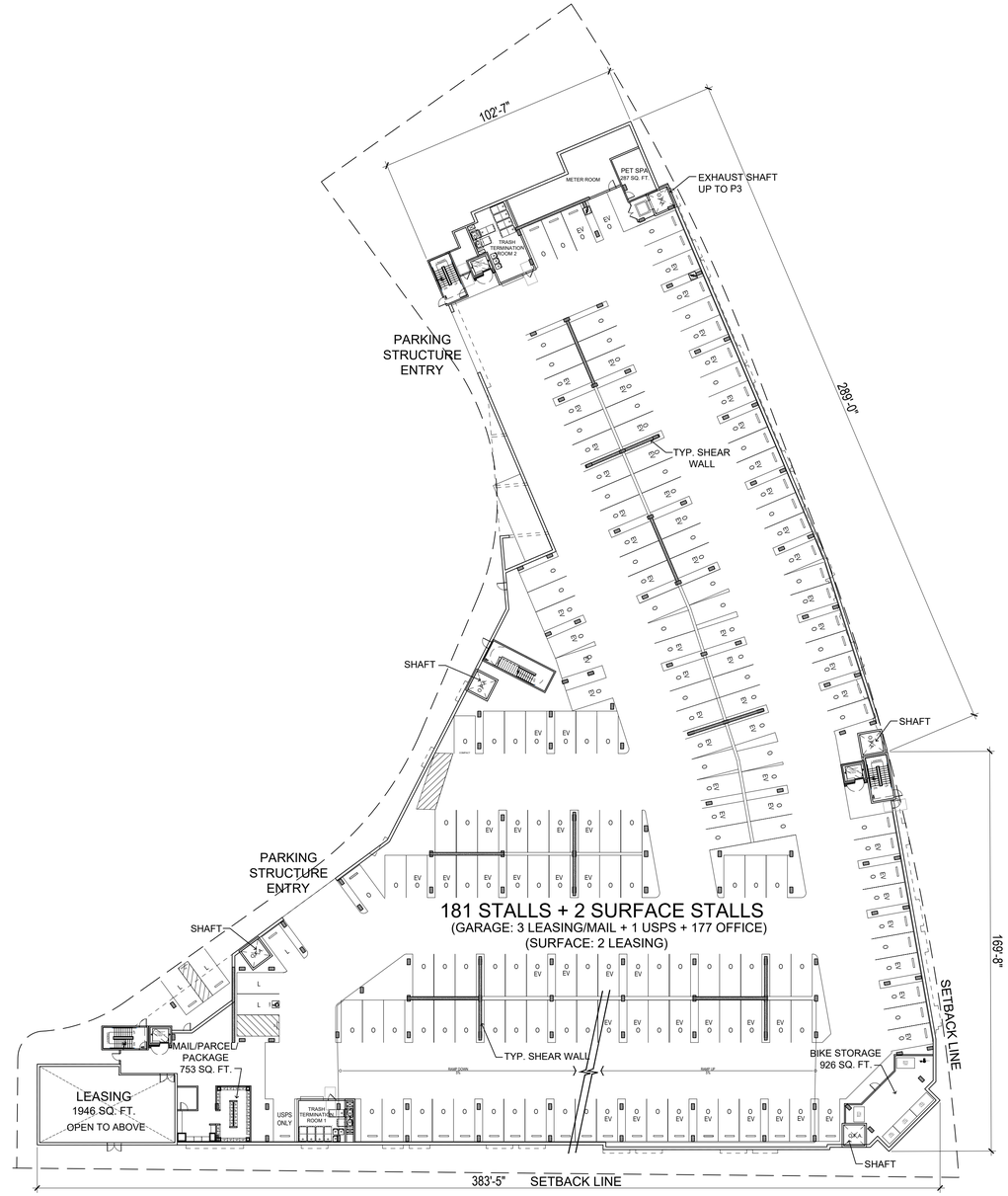
Scale

Job No. 2022-834

Date 11-17-2023



BUILDING SUB LEVEL B1



BUILDING PARKING LEVEL P1

BUCHANAN STREET PARTNERS, LP

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING

Building Floor Plan - Parking Level B1 & Level P1

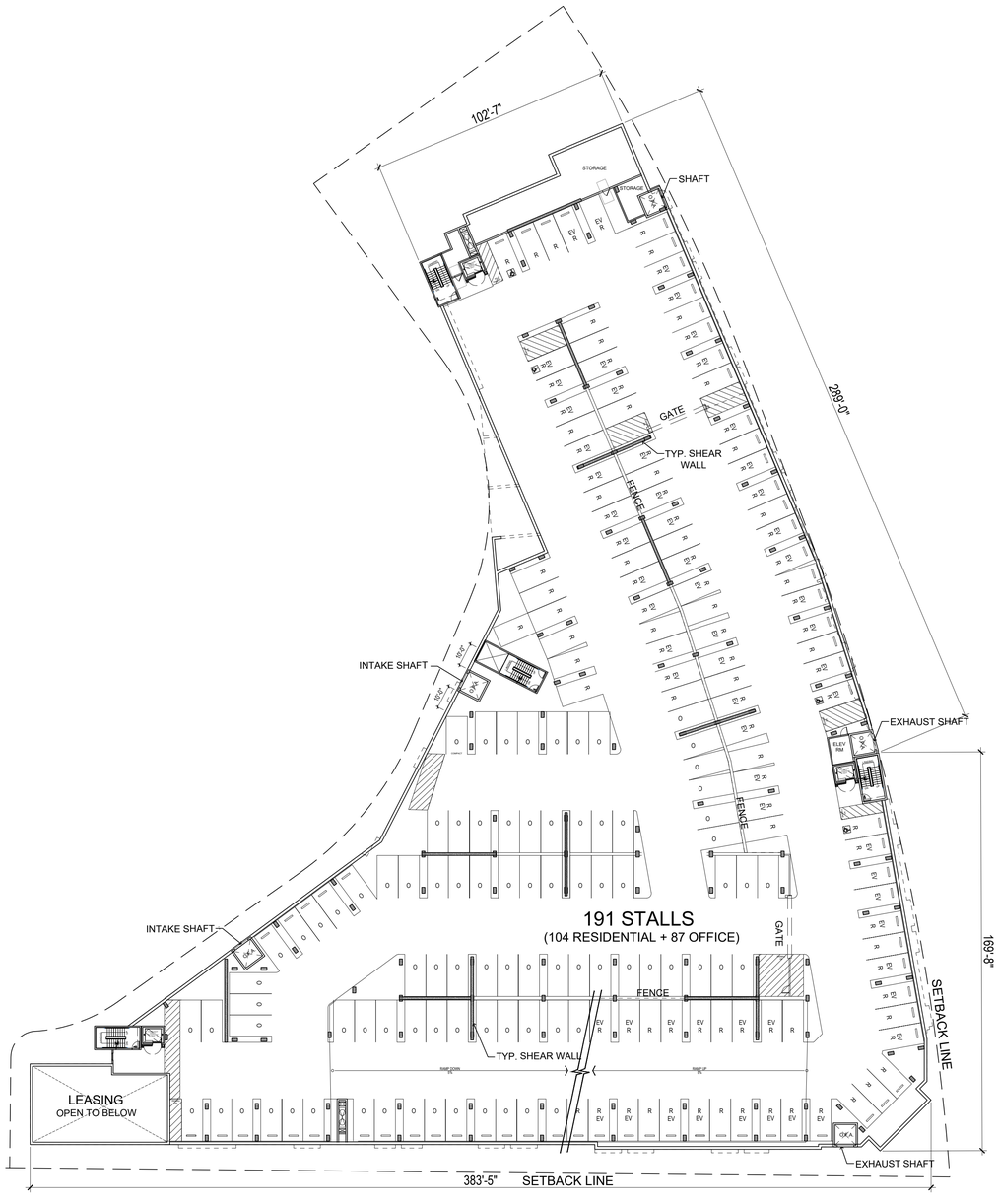
Architecture. Design. Relationships.

A2.0

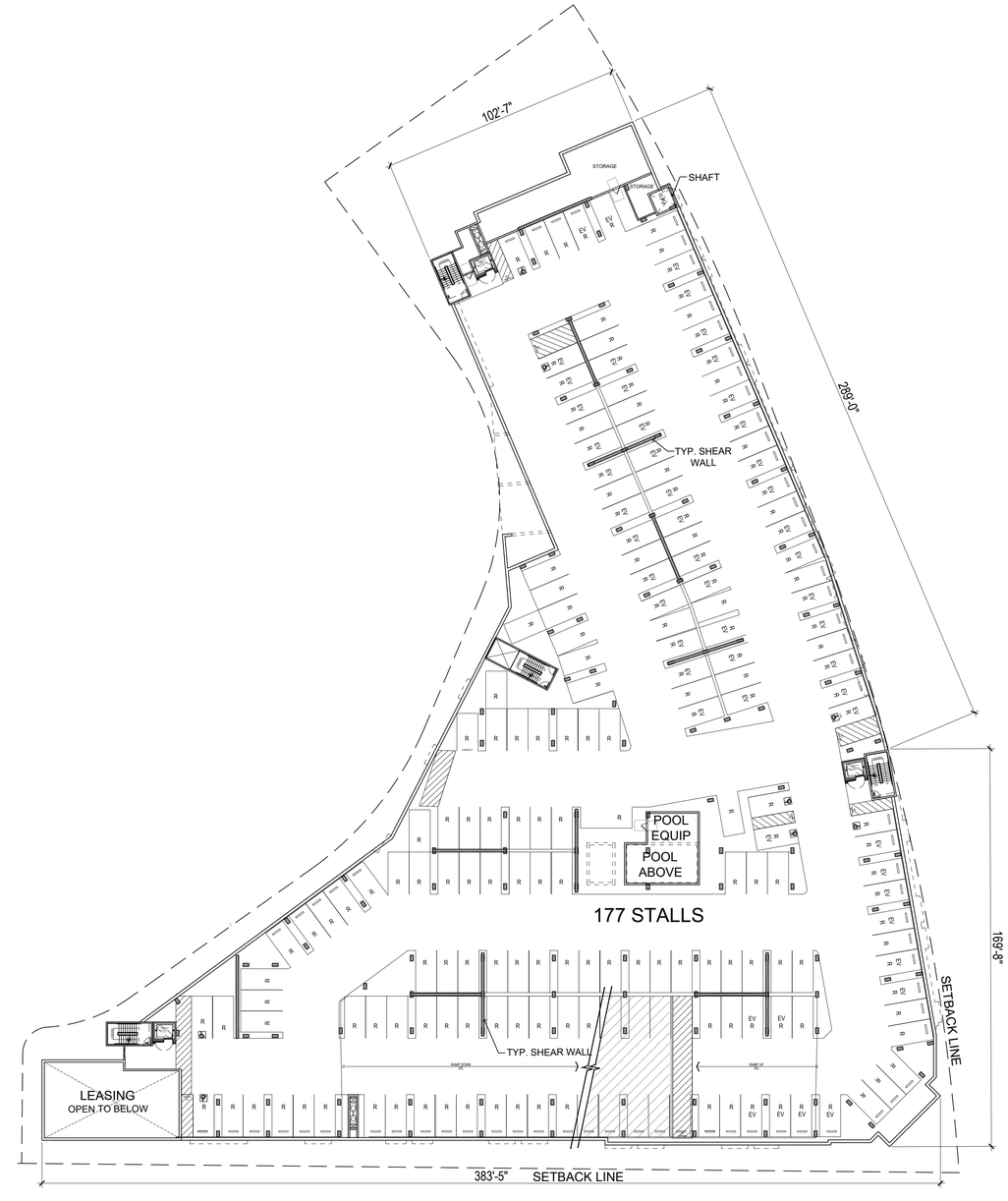
Scale

Job No. 2022-834

Date 11-17-2023



BUILDING PAKRING LEVEL P2



BUILDING PARKING LEVEL P3

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

NORTH

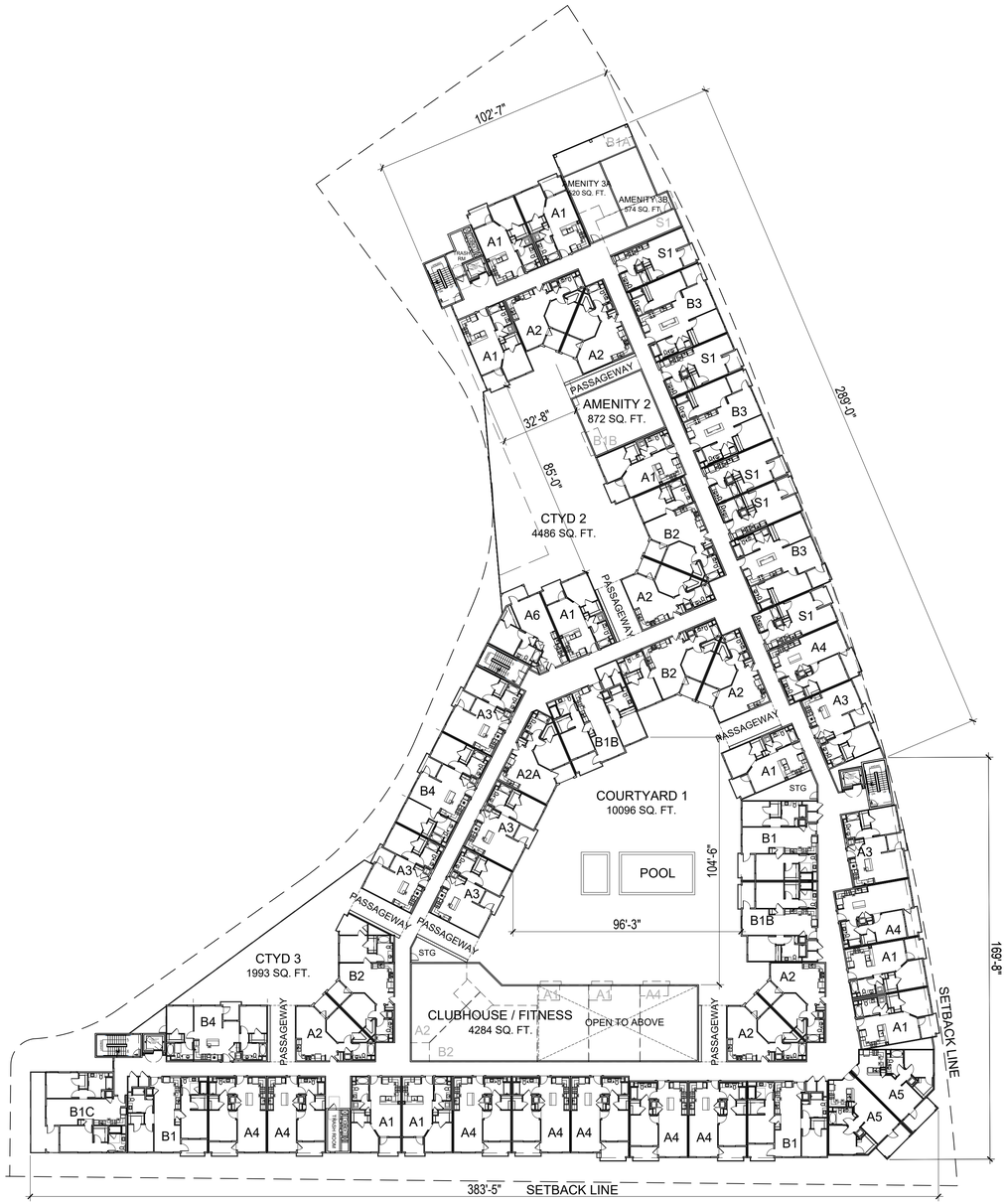
1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING
Building Floor Plan - Parking Level P2 & Level P3

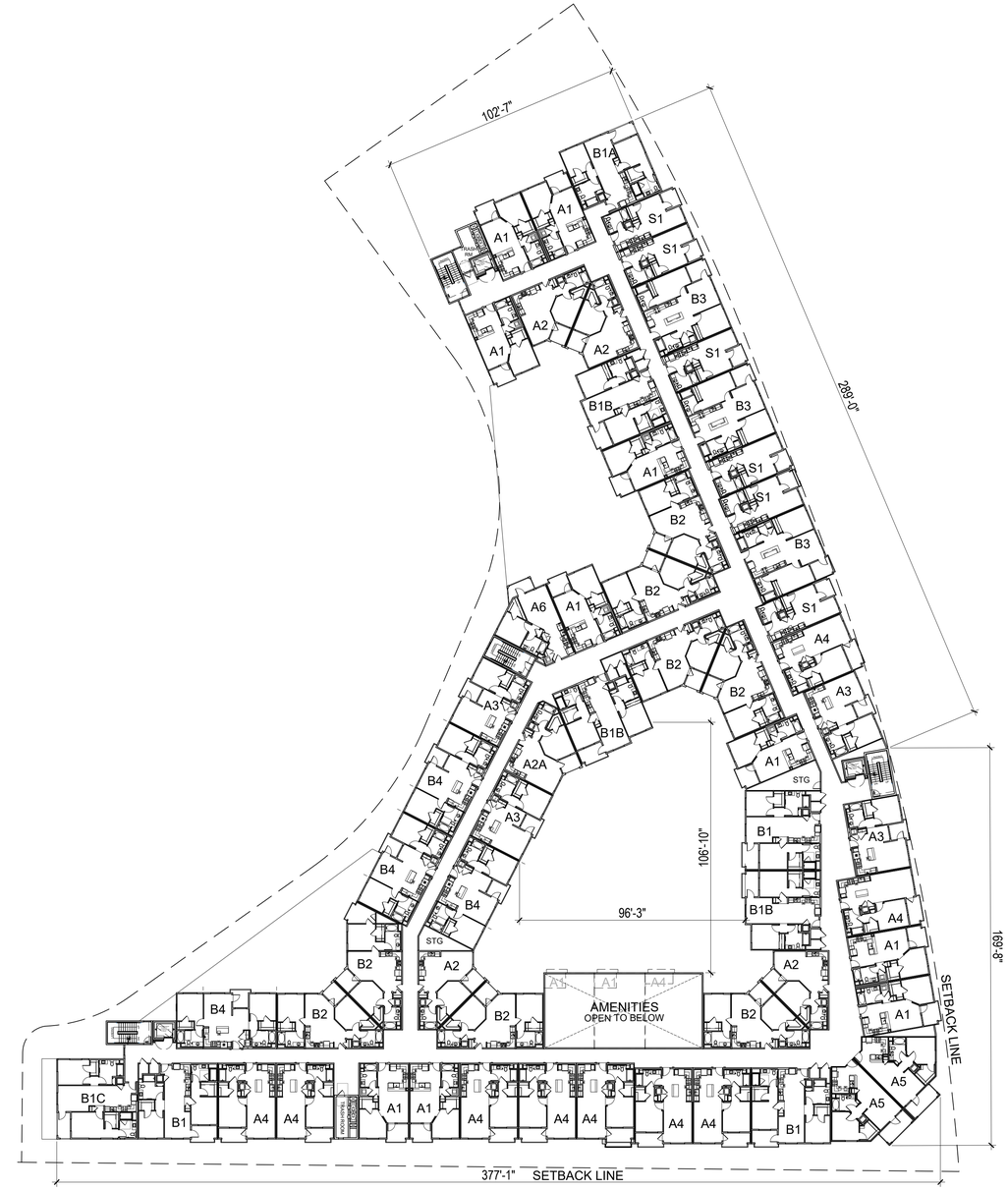
Architecture. Design. Relationships.

A2.1

Scale
Job No. 2022-834
Date 11-17-2023



BUILDING LEVEL 4
PODIUM (1ST RESIDENTIAL LEVEL)



BUILDING LEVEL 5
(2ND RESIDENTIAL LEVEL)

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

NORTH

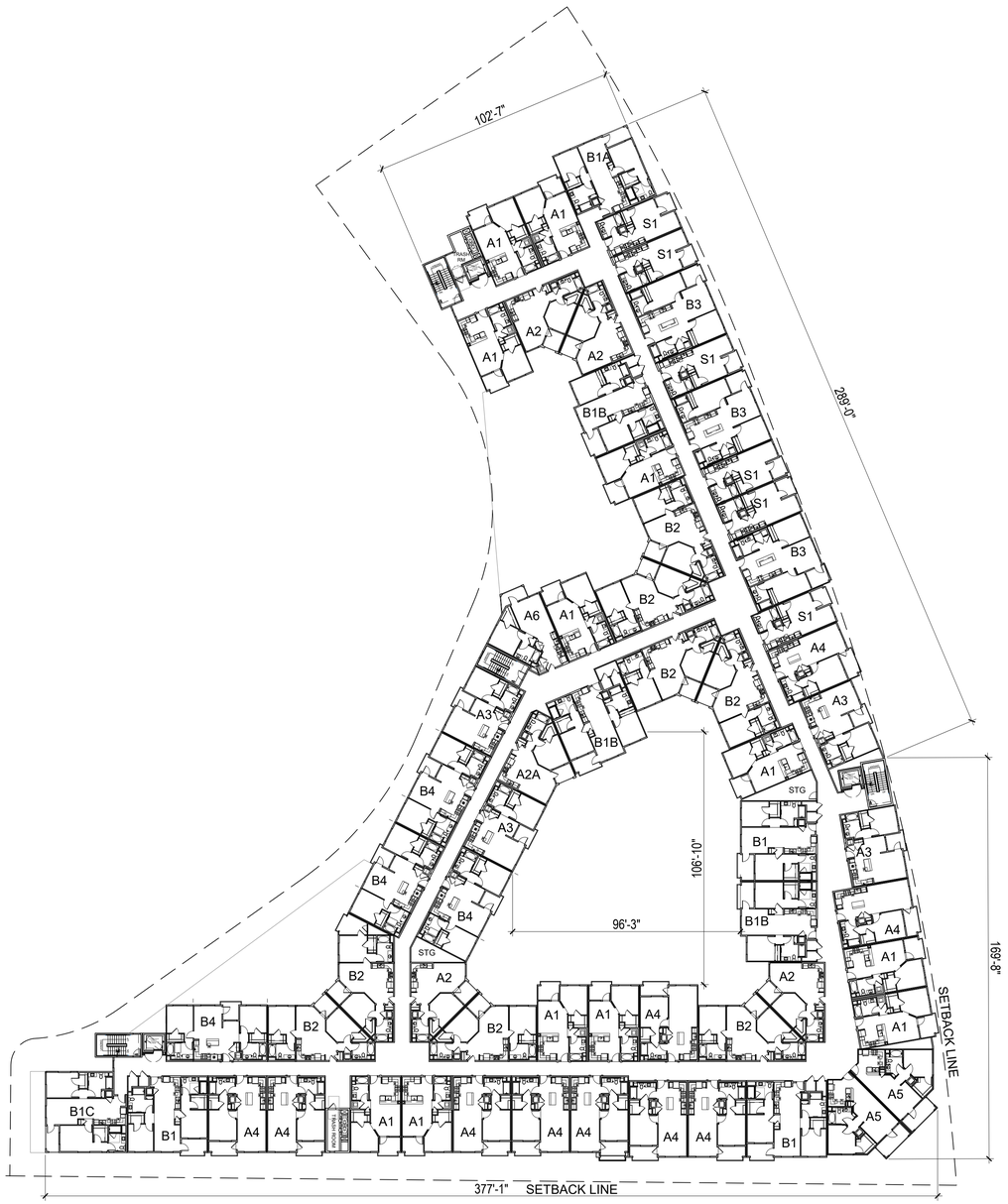
1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING
Building Floor Plan - Level 4 & Level 5

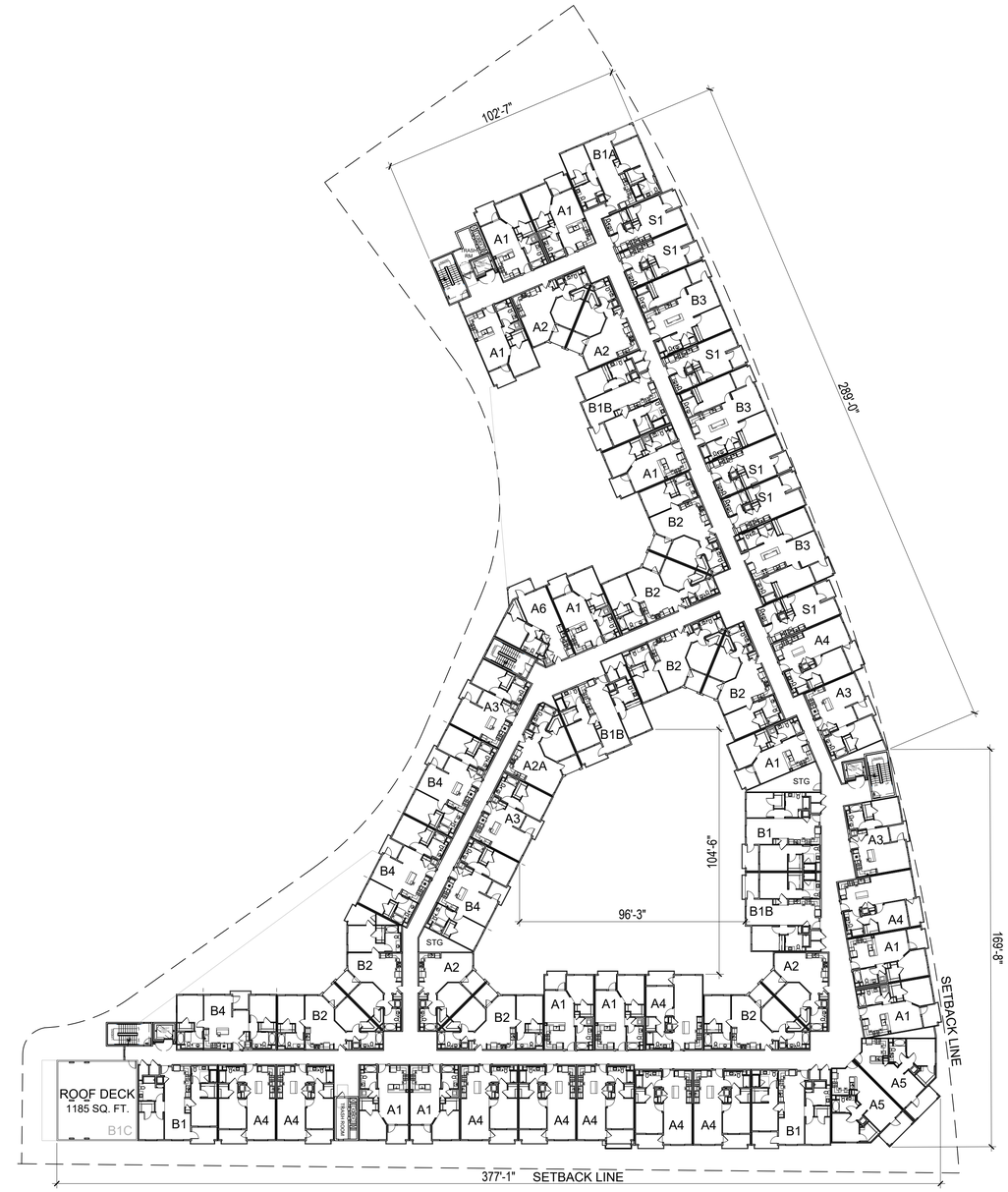
Architecture. Design. Relationships.

A2.2

Scale
Job No. 2022-834
Date 11-17-2023



BUILDING LEVEL 6
(3RD RESIDENTIAL LEVEL)



BUILDING LEVEL 7
(4TH RESIDENTIAL LEVEL)

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING
Building Floor Plan - Level 6 & Level 7

Architecture. Design. Relationships.

A2.3

Scale
Job No. 2022-834
Date 11-17-2023

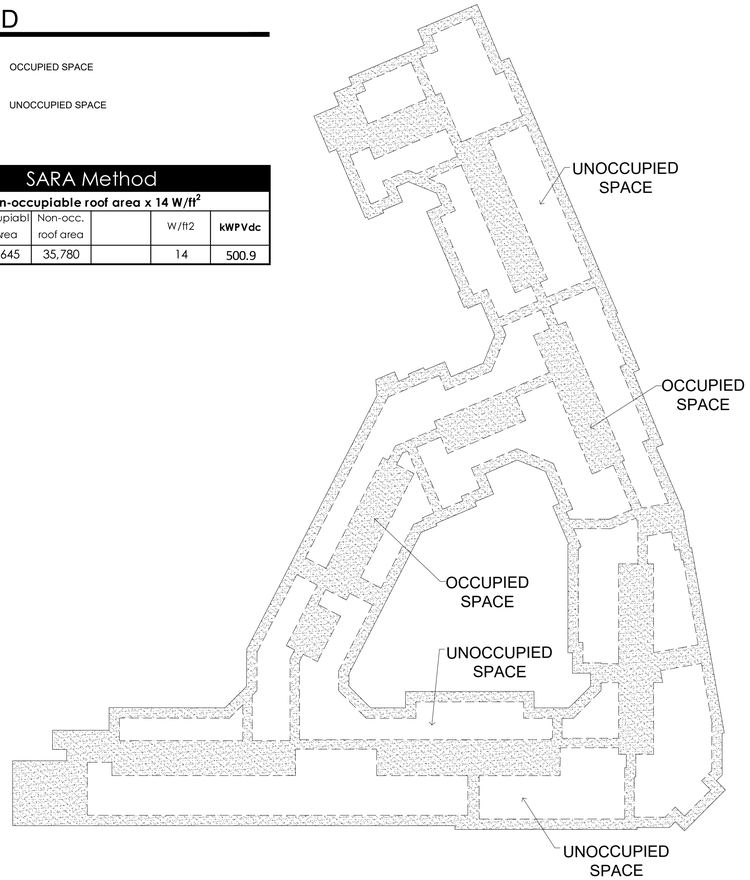
SOLAR PANEL - SARA METHOD

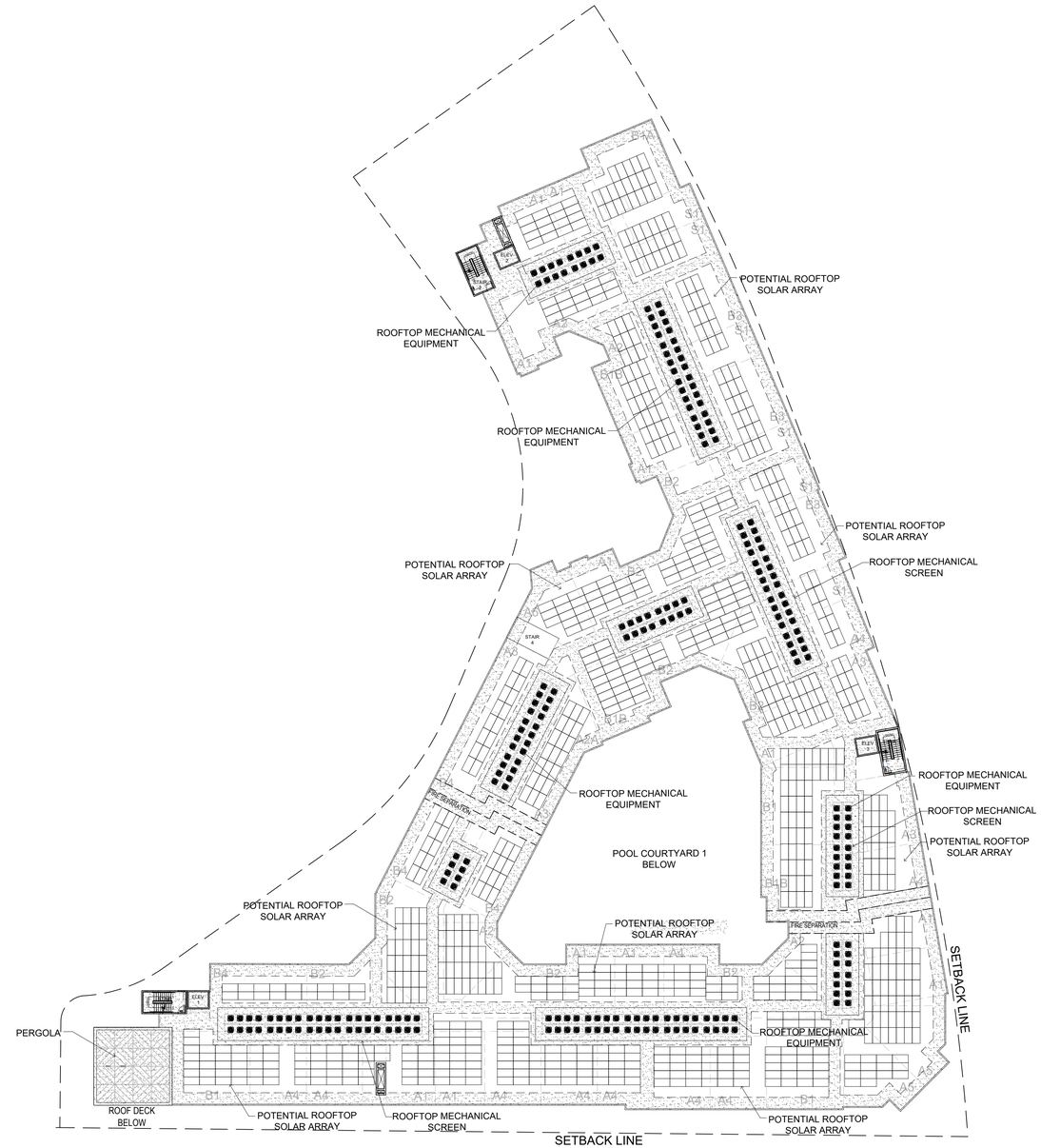
LEGEND

OCCUPIED SPACE

UNOCCUPIED SPACE

SARA Method					
Non-occupiable roof area x 14 W/ft^2					
Total Roof Area	Occupiable Area	Non-occ. roof area		W/ft2	kWPVdc
63,425	27,645	35,780		14	500.9





ROOF PLAN

SOLAR PANEL - CFA METHOD

Conditioned Floor Area	
Conditioned floor area	**Total SQFT**
DWELLING UNIT	183,576
ENCLOSED AMENITIES	12,688
	196,264

CFA Method			
kWPVdc = (CFA x A) / 1000			
CFA	CL. ZONE	A	kWPVdc
196,264	8	2.21	433.7

kWPV - kWdc size of the PV system
CFA - conditioned floor area is the floor area (SF) of enclosed conditioned space on all floors of a building, as measured at the floor level of the exterior surfaces of exterior walls enclosing the conditioned space. Assuming corridors are not conditioned.
A - CFA adjustment factor specfied in Table 170.2-U per Climate Zone

SOLAR PANEL CALCULATIONS: CFA METHOD

PV Panel Rating (W): 500	kW = 0.5	Panel Dims
Number of Panels: 867.5	SF/Panel: 26	84" x 44"
Roof Area Req'd (SF): 22,555		

NOTE: Per code, the method that produces the lesser number shall be adhered to. In this case it is the CFA method. However, energy modeling calculations which result in further reduction will supercede the prescriptive calculations.

BUCHANAN STREET PARTNERS, L.P.

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LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

NORTH

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RESIDENTIAL BUILDING
Roof Plan

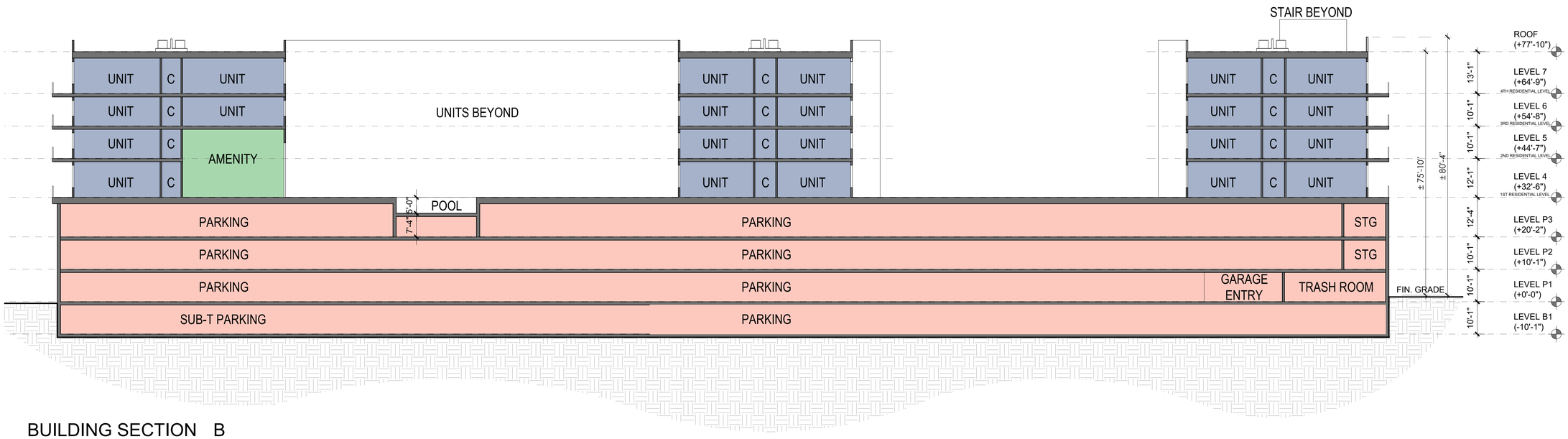
Architecture. Design. Relationships.

A2.4

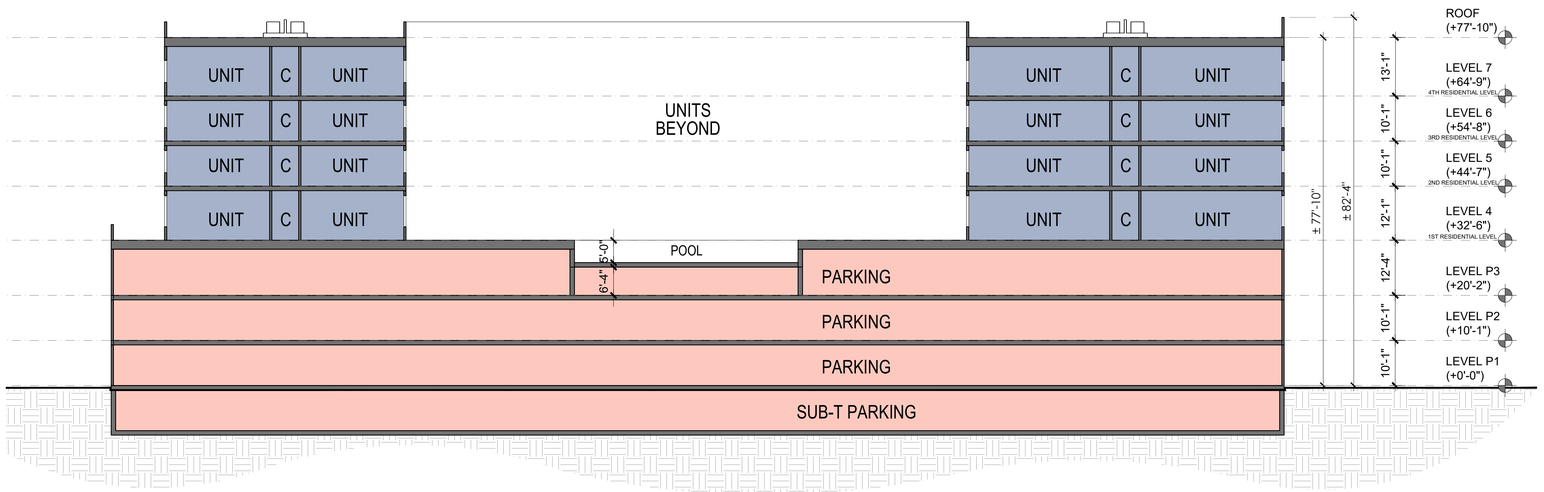
Scale
Job No. 2022-834
Date 11-17-2023

LEGEND

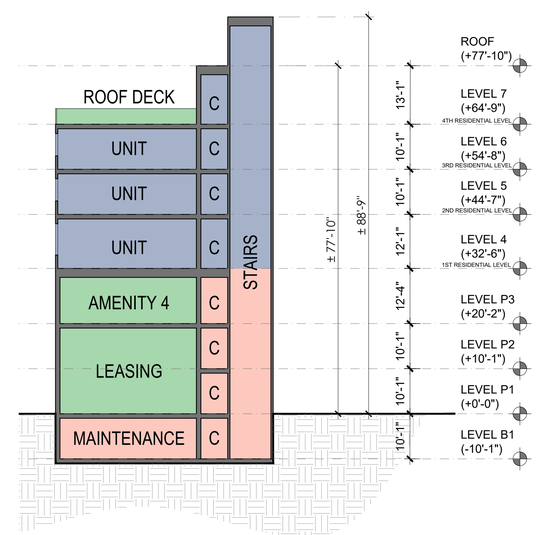
- LEASING / AMENITY
- PARKING STRUCTURE
- RESIDENTIAL



BUILDING SECTION B

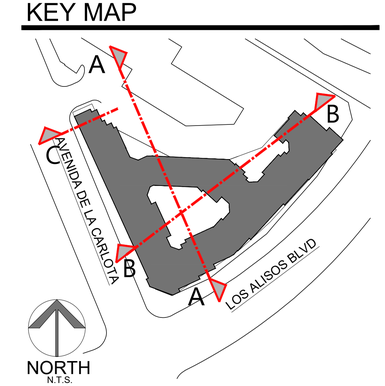


BUILDING SECTION A



BUILDING SECTION C

KEY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

1/16"=1'-0" 0 8' 16' 32' 48'

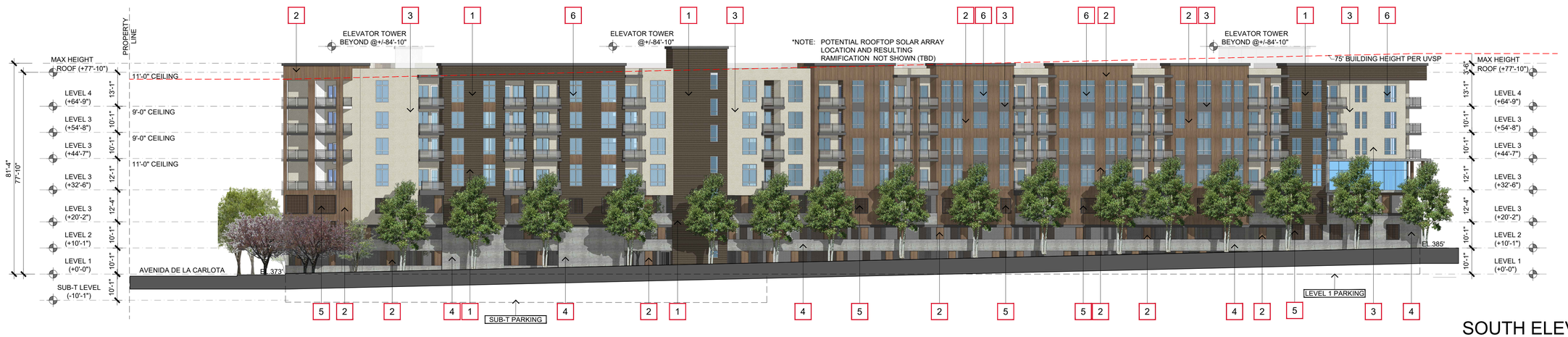
RESIDENTIAL BUILDING
Building Sections

Architecture. Design. Relationships.

A3.0

Scale
Job No. 2022-834
Date 11-17-2023

WEST ELEVATION 1

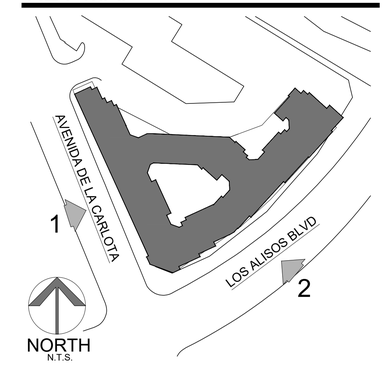


SOUTH ELEVATION 2

MATERIAL LEGEND

1	ENHANCED MATERIAL 'A'
2	ENHANCED MATERIAL 'B'
3	PAINTED STUCCO
4	CONCRETE FINISH
5	VERTICAL FINS
6	VINYL WINDOWS
7	ALUMINUM STOREFRONT SYSTEM

KEY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

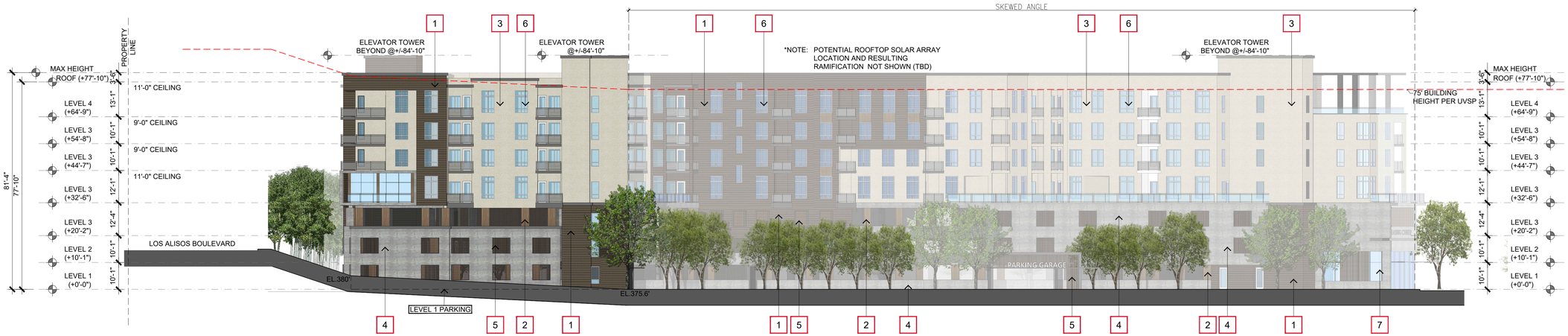
RESIDENTIAL BUILDING
Conceptual Elevations

1"=20'-0" 0 10' 20' 40' 60'

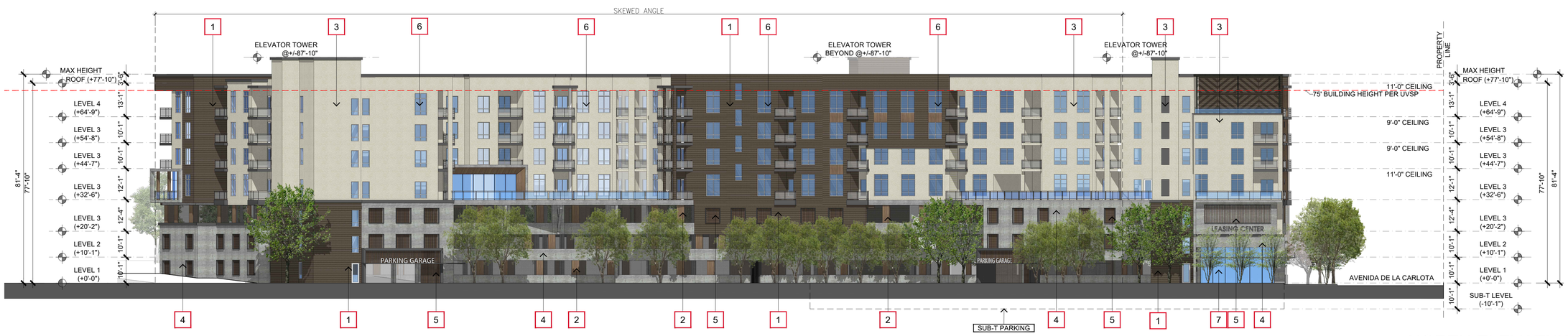
Architecture. Design. Relationships.

A4.0

Scale	1" = 20'
Job No.	2022-834
Date	11-17-2023



EAST ELEVATION 3

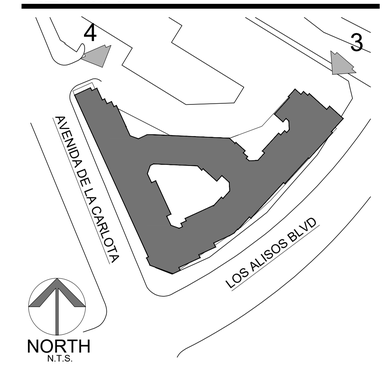


NORTH ELEVATION 4

MATERIAL LEGEND

1	ENHANCED MATERIAL 'A'
2	ENHANCED MATERIAL 'B'
3	PAINTED STUCCO
4	CONCRETE FINISH
5	VERTICAL FINS
6	VINYL WINDOWS
7	ALUMINUM STOREFRONT SYSTEM

KEY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

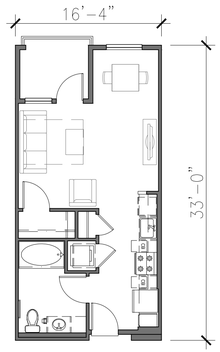
RESIDENTIAL BUILDING
Conceptual Elevations

1"=20'-0" 0 10' 20' 40' 60'

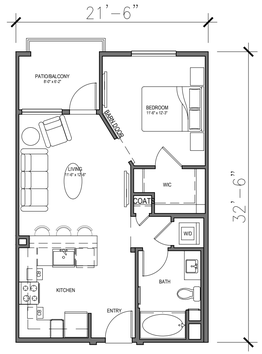
Architecture. Design. Relationships.

A4.1

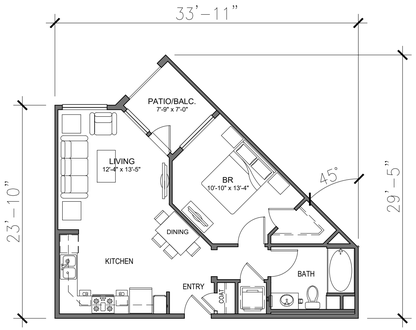
Scale 1" = 20'
Job No. 2022-834
Date 11-17-2023



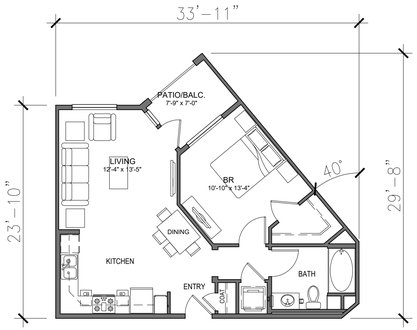
UNIT S1: STUDIO / 1BA
LIVABLE AREA: 487 SQ. FT.
PATIO/BALCONY: 51 SQ. FT.



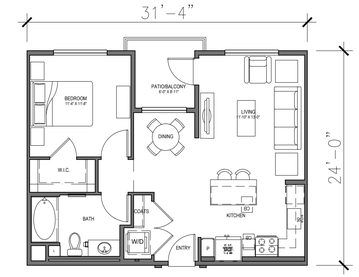
UNIT A1-Jr: 1BR / 1BA
LIVABLE AREA: 638 SQ. FT.
PATIO/BALCONY: 67 SQ. FT.



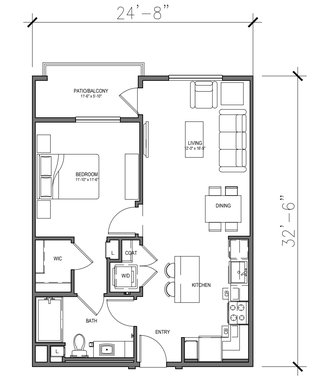
UNIT A2: 1BR / 1BA
LIVABLE AREA: 651 SQ. FT.
PATIO/BALCONY: 54 SQ. FT.



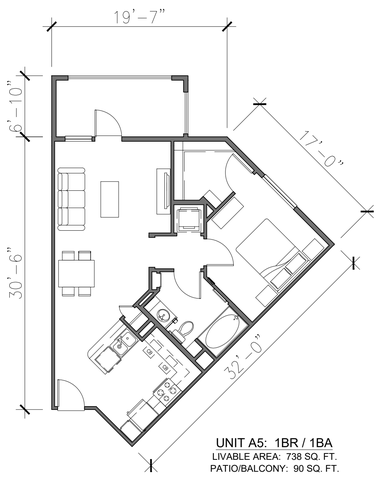
UNIT A2A: 1BR / 1BA
LIVABLE AREA: 686 SQ. FT.
PATIO/BALCONY: 50 SQ. FT.



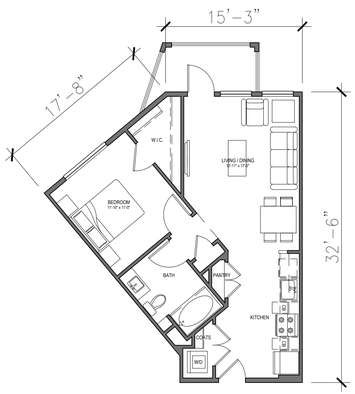
UNIT A3: 1BR / 1BA
LIVABLE AREA: 709 SQ. FT.
PATIO/BALCONY: 53 SQ. FT.



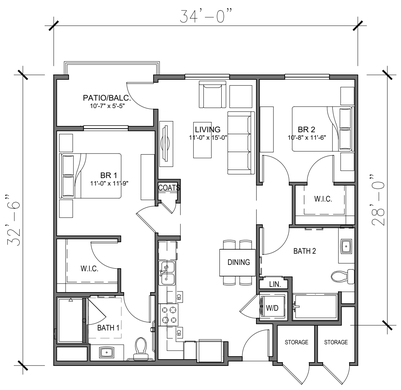
UNIT A4: 1BR / 1BA
LIVABLE AREA: 746 SQ. FT.
PATIO/BALCONY: 66 SQ. FT.



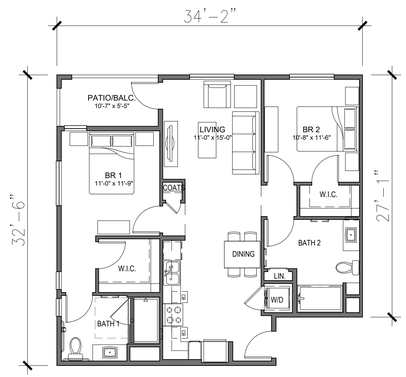
UNIT A5: 1BR / 1BA
LIVABLE AREA: 738 SQ. FT.
PATIO/BALCONY: 90 SQ. FT.



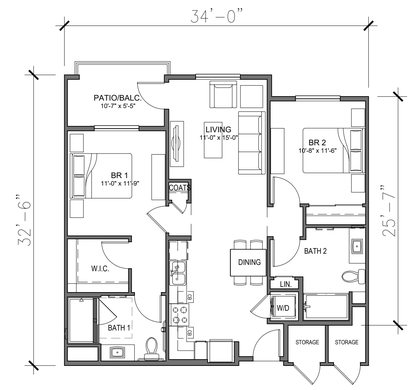
UNIT A6: 1BR / 1BA
LIVABLE AREA: 678 SQ. FT.
PATIO/BALCONY: 55 SQ. FT.



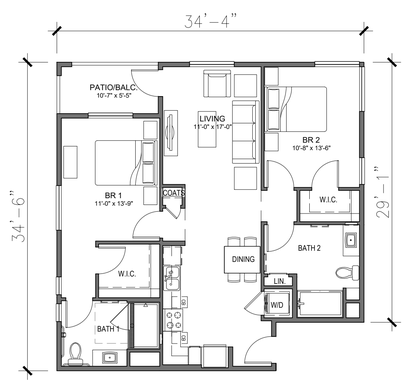
UNIT B1: 2BR / 2BA
LIVABLE AREA: 994 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.



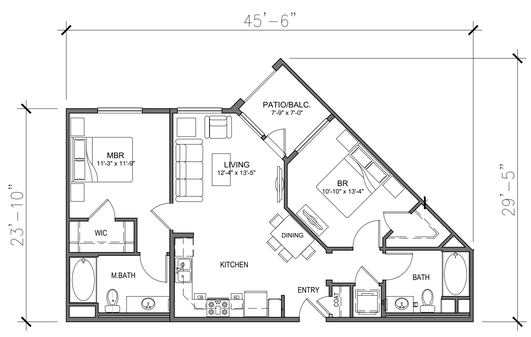
UNIT B1A: 2BR / 2BA
LIVABLE AREA: 989 SQ. FT.
PATIO/BALCONY: 59 SQ. FT.



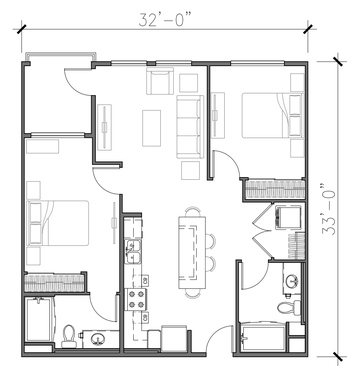
UNIT B1B: 2BR / 2BA
LIVABLE AREA: 968 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.



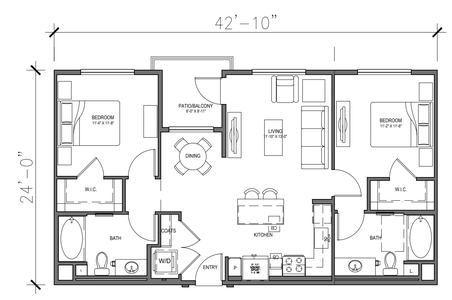
UNIT B1C: 2BR / 2BA
LIVABLE AREA: 1062 SQ. FT.
PATIO/BALCONY: 59 SQ. FT.



UNIT B2: 2BR / 2BA
LIVABLE AREA: 927 SQ. FT.
PATIO/BALCONY: 54 SQ. FT.



UNIT B3: 2 BEDROOM 2 BATH
LIVABLE AREA: 993 SQ. FT.
PATIO/BALCONY: 65 SQ. FT.



UNIT B4: 2BR / 2BA
LIVABLE AREA: 985 SQ. FT.
PATIO/BALCONY: 53 SQ. FT.

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

1/8"=1'-0" 0 4' 8' 16' 24'

RESIDENTIAL BUILDING
Unit Plans

Architecture. Design. Relationships.

A5.0

Scale
Job No. 2022-834
Date 11-17-2023

WEST ELEVATION

MATERIAL LEGEND

1	ENHANCED MATERIAL 'A'
2	ENHANCED MATERIAL 'B'
3	PAINTED STUCCO
4	CONCRETE FINISH
5	VERTICAL FINS
6	VINYL WINDOWS
7	ALUMINUM STOREFRONT SYSTEM

PAINT COLORS

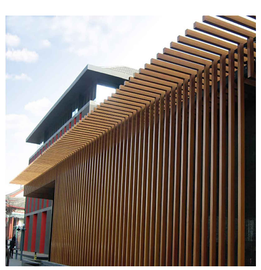
A	SW 6162 ANCIENT MARBLE
B	SW 7041 VAN DYKE BROWN
C	SW 6991 BLACK MAGIC

1. Hardie Plank Lap Siding or other enhanced material

2. Simulated Wood Porcelain Tile or other enhanced material

3. Painted Stucco

4. Concrete Finish



5. Vertical Fins

6. Vinyl Window

7. Aluminum Storefront System

A. SW 6162 Ancient Marble

C. SW 6991 Black Magic

B. SW 7041 Van Dyke Brown

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Color and Material Board

Architecture. Design. Relationships.

A6.0

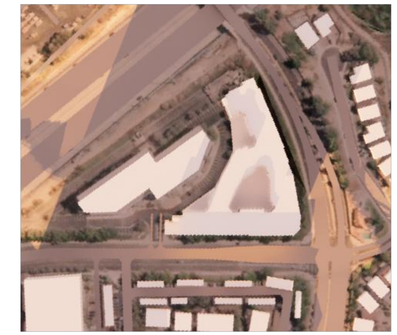
Scale	NTS
Job No.	2022-834
Date	11-17-2023


MARCH 21 - 8AM


MARCH 21 - 10AM


MARCH 21 - 1PM


MARCH 21 - 4PM


MARCH 21 - 6PM


JUNE 21 - 8AM


JUNE 21 - 10AM


JUNE 21 - 1PM


JUNE 21 -4PM


JUNE 21 - 6PM


SEPTEMBER 21 - 8AM


SEPTEMBER 21 - 10AM


SEPTEMBER 21 - 1PM


SEPTEMBER 21 - 4PM

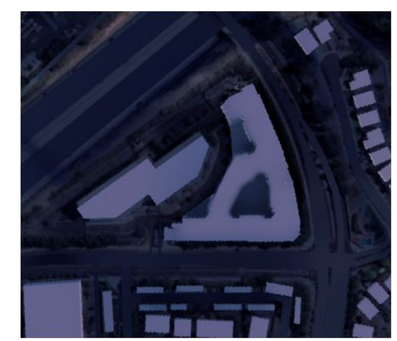

SEPTEMBER 21 - 6PM


DECEMBER 21 - 8AM


DECEMBER 21 - 10AM


DECEMBER 21 - 1PM


DECEMBER 21 -4PM


DECEMBER 21 - 6PM

NORTH

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Sun/Shade Study

Architecture. Design. Relationships.

EXH 1.0

Scale	0" = 00'
Job No.	2022-834
Date	11-17-2023

DOG PARK
- gated vestibule
- moveable seating

DINING COURTYARD ENLARGEMENT PLAN
- see sheet L.5

STREETSCAPE CONSISTENT WITH THE CITY OF LAGUNA HILLS URBAN VILLAGE SPECIFIC PLAN

POOL COURTYARD ENLARGEMENT PLAN
- see sheet L.4

STREETSCAPE CONSISTENT WITH THE CITY OF LAGUNA HILLS URBAN VILLAGE SPECIFIC PLAN

ROOFDECK
see L.6

ENHANCED PLANTING at PROJECT ENTRY

BUCHANAN STREET PARTNERS, L.P.

JANUARY 24, 2024

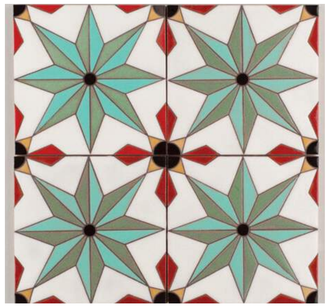
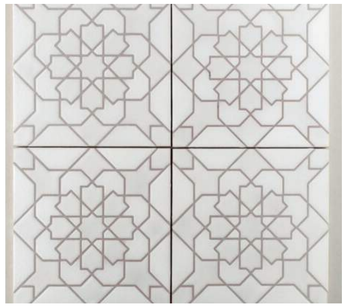
24422 AVENIDA DE LA CARLOTA

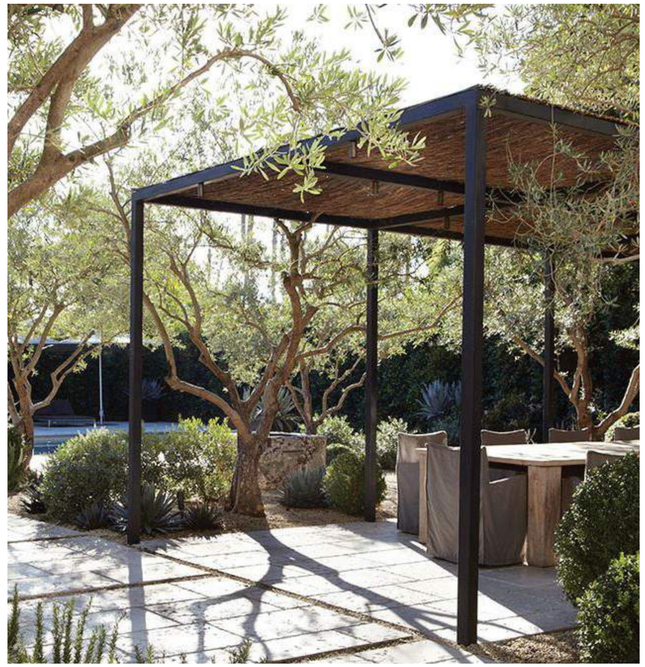
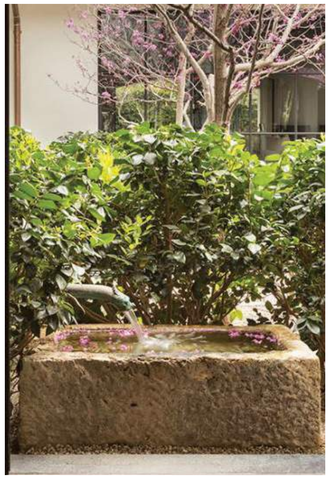
LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 15' 30' 60'

COMPOSITE LANDSCAPE PLAN - L.1










BUCHANAN STREET PARTNERS, L.P.

JANUARY 24, 2024

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

LIFESTYLE IMAGERY - L.2

PAVING KEY MAP

- A CITY SIDEWALKS - MATCH EXISTING
- B SCORED CONCRETE PAVING
- C SYNTHETIC TURF
- D ACCENT PAVERS
- E PORCELAIN PAVERS
- F CONCRETE PAVERS

DOG PARK
- gated vestibule
- moveable seating

STREETSCAPE CONSISTENT WITH THE CITY OF LAGUNA HILLS URBAN VILLAGE SPECIFIC PLAN
- landscaped area of 8' min. behind sidewalk
- village street trees spaced at 30' on center
- stone walls curving around theme tree w/ pilasters capping the ends of the wall

STREETSCAPE CONSISTENT WITH THE CITY OF LAGUNA HILLS URBAN VILLAGE SPECIFIC PLAN
- 6ft landscape parkway and 6ft sidewalk
- boundary trees spaced at 30ft on center

ENHANCED PLANTING at PROJECT ENTRY

BUCHANAN STREET PARTNERS, L.P.

JANUARY 24, 2024

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

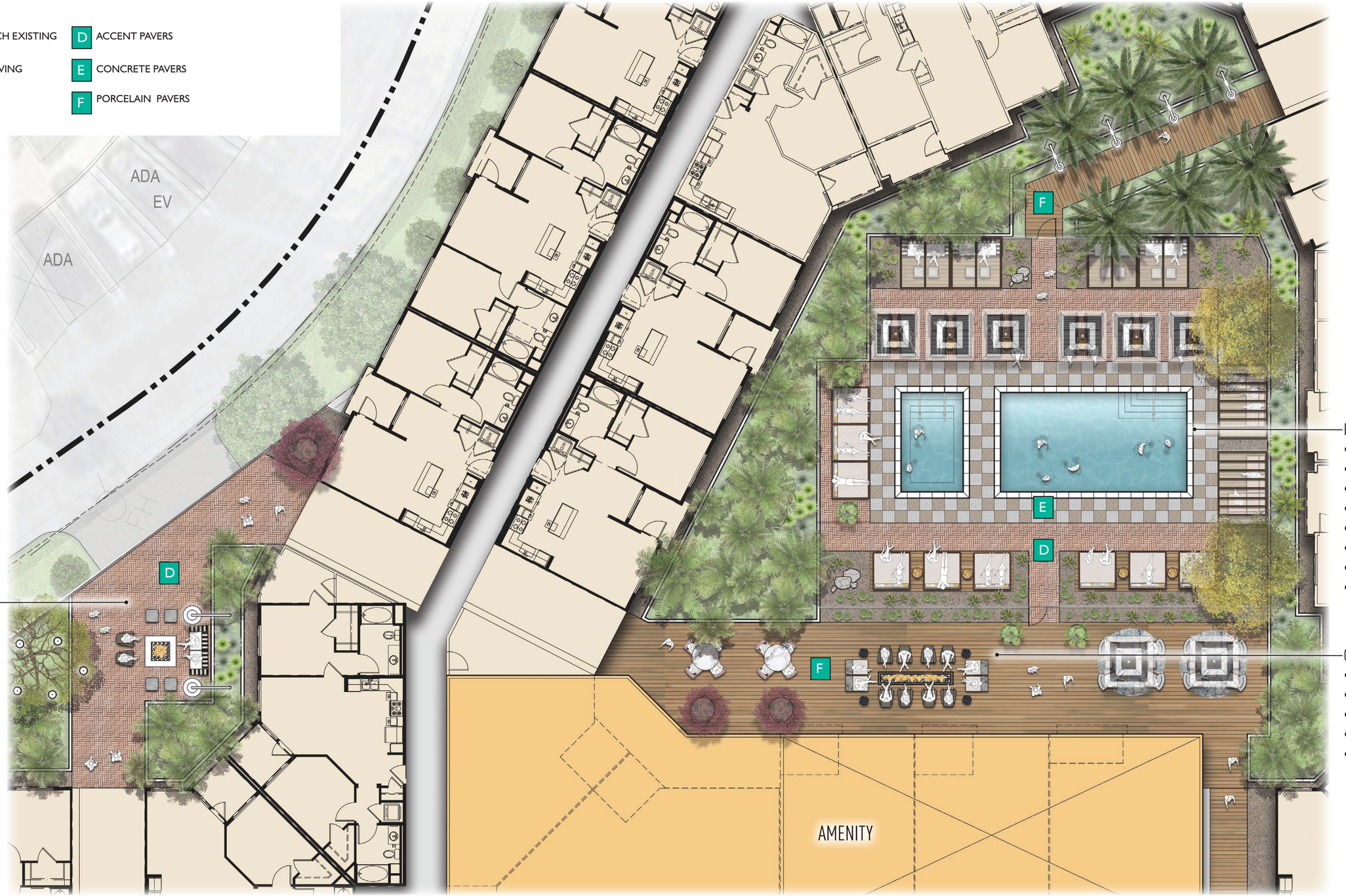
MJS LANDSCAPE ARCHITECTURE

0' 15' 30' 60'

GROUND LEVEL PLAN - L.3

PAVING KEY MAP

- A CITY SIDEWALKS - MATCH EXISTING
- B SCORED CONCRETE PAVING
- C SYNTHETIC TURF
- D ACCENT PAVERS
- E CONCRETE PAVERS
- F PORCELAIN PAVERS



FIRE SIDE LOUNGE
- fire pit
- lounge furnishings
- accent pendant lighting
- specimen tree w/ hanging lanterns
- pottery

POOL COURTYARD
- 30' x 16' pool
- 10' x 16' spa
- chaise lounge seating
- daybeds
- cabanas w/ soft seating
- decorative cobble w/ cacti
- landscape boulders
- pottery

CLUBROOM TERRACE
- linear fire pit
- lounge furnishings
- cantilever umbrellas
- dining tables
- pottery

BUCHANAN STREET PARTNERS, L.P.

JANUARY 24, 2024

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 4' 8' 16'

POOL COURTYARD ENLARGEMENT PLAN - L.4

PAVING KEY MAP

- A CITY SIDEWALKS - MATCH EXISTING
- B SCORED CONCRETE PAVING
- C SYNTHETIC TURF
- D ACCENT PAVERS
- E CONCRETE PAVERS
- F PORCELAIN PAVERS

OUTDOOR KITCHEN
- shade structure
- built-in bbqs (2)
- built-in bar counter
- dining tables
- pendant lighting

FIRE SIDE LOUNGE
- linear fire pit
- lounge furnishings

PRIVATE DINING
- shade structure
- built-in bbq
- dining table
- pottery

BUCHANAN STREET PARTNERS, L.P.

JANUARY 24, 2024

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 4' 8' 16'

DINING COURTYARD ENLARGEMENT PLAN - L.5

PAVING KEY MAP

- A CITY SIDEWALKS - MATCH EXISTING
- B SCORED CONCRETE PAVING
- C SYNTHETIC TURF
- D ACCENT PAVERS
- E CONCRETE PAVERS
- F PORCELAIN PAVERS

ROOFDECK TERRACE
- shade structure
- festival lights
- bbq (1)
- dining table
- hanging lounge chairs
- pottery

BUCHANAN STREET PARTNERS, L.P.

JANUARY 24, 2024

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

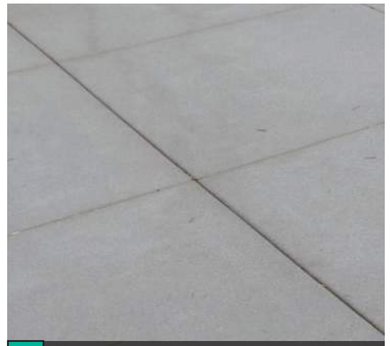
BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 2' 4' 8'

ROOF DECK ENLARGEMENT PLAN - L.6

A CITY SIDEWALKS - MATCH EXISTING



B SCORED CONCRETE PAVING

C SYNTHETIC TURF

D ACCENT PAVERS

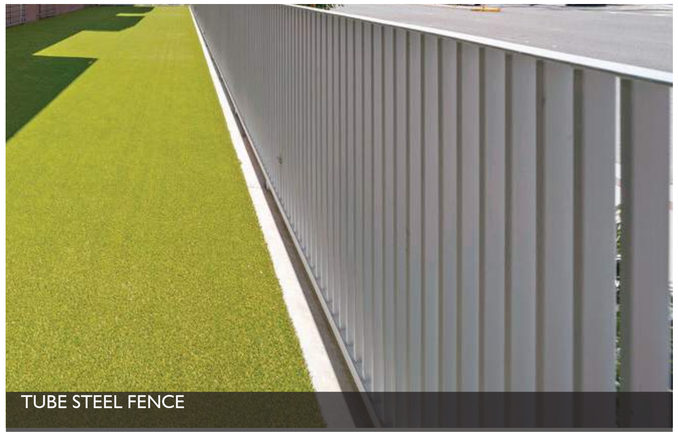
E CONCRETE PAVERS

F PORCELAIN PAVERS

POTTERY

DECORATIVE PEBBLE - SALT & PEPPER

BIKE RACK



TUBE STEEL FENCE

CABANAS AT POOL

RECTANGULAR FIREPIT

BUILT-IN BBQ

CANTILEVER UMBRELLA

BUCHANAN STREET PARTNERS, L.P.

JANUARY 24, 2024

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 8' 16' 32'

MATERIALS BOARD - L.7

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ARBUTUS X `MARINA` ARBUTUS MULTI-TRUNK	36"BOX	LOW	21
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	5
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	36"BOX	LOW	13
	HOWEA FORSTERIANA KENTIA PALM	24"BOX	LOW	23
	LAURUS NOBILIS SWEET BAY - COLUMN	24"BOX	LOW	13
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL	36"BOX	LOW	5
	MELALEUCA LINARIIFOLIA FLAXLEAF PAPERBARK	20` B.T.H.	LOW	18
	OLEA EUROPAEA `WILSONII` WILSON OLIVE	36"BOX	LOW	3
	OLEA EUROPAEA `WILSONII` WILSON OLIVE	48"BOX	LOW	7
	PYRUS KAWAKAMII EVERGREEN PEAR	36"BOX	MODERATE	2
	QUERCUS AGRIFOLIA COAST LIVE OAK	36"BOX	VERY LOW	1
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36"BOX	VERY LOW	2
	TABEBUIA IMPETIGINOSA PINK TRUMPET TREE	20` B.T.H.	MODERATE	3
	WASHINGTONIA FILIBUSTA WASHINGTONIA FILIBUSTA	12` BTH	MODERATE	6

BUCHANAN STREET PARTNERS, L.P.

JANUARY 24, 2024

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 15' 30' 60'

TREE PLAN - L.8

WATER CONSERVATION PRINCIPLES

PURPOSE: TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL UTILIZE DRIP and BUBBLER IRRIGATION COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL. THE SYSTEM WILL BE CONTROLLED BY A 'WEATHER TRAK' or 'SMART' CONTROLLER. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WATER RUNOFF, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN BUBBLER HEADS or DRIP TUBING TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NON-FERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

IRRIGATION CONCEPT STATEMENT

IRRIGATION ZONES: IRRIGATION HYDRO-ZONES SHALL HAVE PLANTS GROUPED with SIMILAR WATERING REQUIREMENTS.

DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.

BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR and SCREENED with LANDSCAPING from PUBLIC VIEW.

IRRIGATION EMITTERS: ALL SHRUB AREAS SHALL BE IRRIGATED USING DRIP TYPE IRRIGATION SYSTEM. ALL TREES SHALL BE IRRIGATED USING BUBBLER AND/OR DRIP IRRIGATION SYSTEM. ALL GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM.

IRRIGATION CONTROLLER: CONTROLLER SHALL BE AUTOMATIC WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF AND OVER WATERING. "SMART" CONTROLLER WEATHER TRACKING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

LANDSCAPE NOTES:

1. ALL LANDSCAPE PLANS SHALL COMPLY WITH THE CITY'S ADOPTED LANDSCAPE WATER EFFICIENCY GUIDELINES. THIS ORDINANCE IS IN COMPLIANCE WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AV1881).
2. ANY TREE OR PALM WITHIN 5 FEET OF HARDSCAPE AREA WILL RECEIVE ROOT CONTROL BARRIERS.
3. ALL PLANTING AREAS WILL RECEIVE 3" THICK LAYER OF SHREDDED WOOD MULCH.

WUCOLS NOTES:

WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension Publication and is a guide to the water needs of landscape plants.

CROP FACTOR	PERCENT OF ETo
H - HIGH	70% - 90%
M - MEDIUM	40% - 60%
L - LOW	10% - 30%
VL - VERY LOW	< 10%

SHRUBS and GROUNDCOVERS:

LARGE SHRUBS *(MINIMUM 5 GALLON SIZE AT 3' O.C.)*:		
Agave attenuata	Foxtail Agave	LOW
Cercis canadensis 'Forest Pansy'	Eastern Redbud	MEDIUM
Furcraea mediopicta	Mauritius Hemp	LOW
Ligustrum japonicum	Japanese Privet	MEDIUM
Pittosporum tobira	Japanese Pittosporum	MEDIUM
Rhaphiolepis indica 'Clara'	White Indian Hawthorn	LOW
MEDIUM SHRUBS *(MINIMUM 5 GALLON SIZE)*		
Camellia japonica 'Bob Hope'	Bob Hope Camellia	MEDIUM
Dianella revoluta 'Little Rev'	Black Anther Flax Lilly	LOW
Dietes iridioides 'Vegeta'	Fortnight Lily	LOW
Phormium x 'Surfer'	New Zealand Flax	MEDIUM
Strelitzia reginae	Bird of Paradise	MEDIUM
Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	MEDIUM
LOW SHRUBS AND GROUNDCOVERS *(MINIMUM 1 GALLON SIZE)*		
Bougainvillea 'San Diego Red'	Red Bougainvillea	LOW
Buxus japonica	Japanese Boxwood	MEDIUM
Carissa macrocarpa 'Green Carpet'	Natal Plum	LOW
Ficus pumila	Creeping Fig	MEDIUM
Lantana x. 'Confetti'	Confetti Lantana	LOW
Rosa floribunda 'Iceberg'	Iceberg Rose	MEDIUM
Rosmarinus officinalis 'Irene'	Rosemary	LOW
Trachelospermum jasminoides	Star Jasmine	MEDIUM

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ARBUTUS X `MARINA` ARBUTUS MULTI-TRUNK	36"BOX	LOW	18
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	5
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	36"BOX	LOW	11
	HOWEA FORSTERIANA KENTIA PALM	24"BOX	LOW	23
	LAURUS NOBILIS SWEET BAY - COLUMN	24"BOX	LOW	13
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL	36"BOX	LOW	5
	MELALEUCA LINARIIFOLIA FLAXLEAF PAPERBARK	20` B.T.H.	LOW	18
	OLEA EUROPAEA `WILSONII` WILSON OLIVE	36"BOX	LOW	3
	OLEA EUROPAEA `WILSONII` WILSON OLIVE	48"BOX	LOW	7
	PYRUS KAWAKAMII EVERGREEN PEAR	36"BOX	MODERATE	2
	QUERCUS AGRIFOLIA COAST LIVE OAK	36"BOX	VERY LOW	1
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36"BOX	VERY LOW	2
	TABEBUIA IMPETIGINOSA PINK TRUMPET TREE	20` B.T.H.	MODERATE	3
	WASHINGTONIA FILIBUSTA WASHINGTONIA FILIBUSTA	12` BTH	MODERATE	6

BUCHANAN STREET PARTNERS, L.P.

JANUARY 24, 2024

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE


POLE LIGHT


BOLLARD

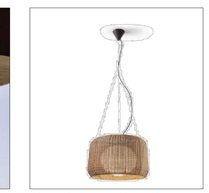

OVERHEAD FESTIVAL LIGHTING

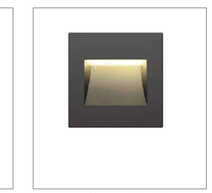

DOWNLIGHT


TREE UPLIGHT


WALL SCONCE


PENDENT LIGHT 1


PENDENT LIGHT 2


WALL LOUVER LIGHT

EXTERIOR LIGHTING LEGEND COLOR/ FINISH: ALL FIXTURES TO BE BLACK

SYMBOL	TYPE/TECHNIQUE:	MANUF. / MODEL / WATTS:	LUMENS:	LOCATION:
	POLE LIGHT MAX 14' HT.	BEGA 99407 23.6 WATTS LED	3117 LUMENS (3000K)	SITEWIDE
	BOLLARD - 36" HT.	BEGA 77221 / 10 WATTS LED	643 LUMENS (3000K)	PEDESTRIAN PATHWAYS
	OVERHEAD FESTIVAL LIGHTING	TOKISTAR EXHIBITOR .48 WATTS LED	12.5 LUMENS	DOG PARK
	DOWNLIGHT	BEGA 66973 5 WATT LED	553 LUMENS (3000K)	TRELLIS
	TREE UPLIGHT	FX LUMINAIRE PE 3 WATTS LED	235 LUMENS	ACCENT TREE
	WALL SCONCE	HINKLEY MAX MEDIUM 12 WATTS LED	2700 K	AMENITY SPACES AND ENTRYS
	PENDENT LIGHT 1	BOVER FORA PF 20 WATTS LED	2700 K	CABANAS AND TRELLIS
	PENDENT LIGHT 2	BOVER FORA S 20 WATTS LED	2700 K	ARM LIGHTS
	WALL LOUVER LIGHT	FXLUMINAIRE A-NK4-UV-LO7-K30-FR-FB -MKNK4 / 9.8 WATTS LED	389 LUMENS (3000K)	PLANTER WALLS

LIGHTING CONCEPT:

- THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.
- WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE.
- LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.
- ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.
- STREET LIGHTING AND ORNAMENTAL PEDESTRIAN LIGHTING WILL BE INCLUDED IN STREET IMPROVEMENTS

PHOTOMETRICS PROVIDED BY CANDELA ELECTRICAL CONSULTANT. FINAL ELECTRICAL FIXTURES MAY BE "APPROVED EQUAL" BASED ON FIXTURES PERFORMANCE AND AVAILABILITY AT TIME OF INSTALLATION.

0' 15' 30' 60'

LIGHTING PLAN - L.10

BUCHANAN STREET PARTNERS, L.P.

JANUARY 24, 2024

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

VESTING TENTATIVE PARCEL MAP NO. 2023-147

IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA

24422 AVENIDA DE LA CARLOTA

VICINITY MAP
NTS

EASEMENT LIST:

(11) AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 15, 1968 AS BOOK 8519, PAGE 571 OF OFFICIAL RECORDS

(12) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP RECORDED DECEMBER 24, 1974 AND ON FILE IN BOOK 65, PAGE 44, OF PARCEL MAPS

(13) FOR FUTURE STREETS, AVENIDA DE LA CARLOTA AND LOS ALISOS BOULEVARD AND INCIDENTAL PURPOSES

(14) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 5, 1976 AS BOOK 11641, PAGE 26 OF OFFICIAL RECORDS

(15) AN EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 18, 1978 AS BOOK 12967, PAGE 1124 OF OFFICIAL RECORDS

(16) AN EASEMENT FOR WATER PIPELINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 8, 1980 AS BOOK 13780, PAGE 1965 OF OFFICIAL RECORDS

(17) AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 18, 1983 AS INSTRUMENT NO. 83-115892 OF OFFICIAL RECORDS

(18) AN EASEMENT FOR UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 8, 1983 AS INSTRUMENT NO. 83-515828 OF OFFICIAL RECORDS

(19) AN EASEMENT FOR PERMANENT ACCESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 25, 1994 AS INSTRUMENT NO. 94-0139269 OF OFFICIAL RECORDS

(24) AN EASEMENT FOR MAINTENANCE ACCESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 2020 AS INSTRUMENT NO. 202000751242 OF OFFICIAL RECORDS
IN FAVOR OF: STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION

(25) AN EASEMENT FOR WATER PIPELINES, INCIDENTAL APPURTENANCES, CONNECTIONS AND STRUCTURES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 2020 AS INSTRUMENT NO. 202000751243 OF OFFICIAL RECORDS
IN FAVOR OF: SANTA MARGARITA DISTRICT

(26) AN EASEMENT FOR MAINTENANCE ACCESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 2020 AS INSTRUMENT NO. 202000751243 OF OFFICIAL RECORDS
IN FAVOR OF: SANTA MARGARITA DISTRICT

(27) AN EASEMENT FOR UTILITIES FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER, TELEPHONE AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 2020 AS INSTRUMENT NO. 202000751244 OF OFFICIAL RECORDS
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY

(31) AN EASEMENT FOR CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT AND INCIDENTAL PURPOSES, RECORDED OCTOBER 6, 2021 AS INSTRUMENT NO. 202100615205 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHER CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS

NOTES:

1. THE LAND SHOWN HERE ON LIES WITHIN FLOOD ZONE "X" BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 06059C0427J, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 3, 2009
2. EXISTING ZONING – VC (VILLAGE COMMERCIAL)
3. PROPOSED ZONING – VC (VILLAGE COMMERCIAL)
4. TOTAL UNITS – 240 DU
5. GROSS DENSITY – 60 DU/AC

A. LAND USE SUMMARY

LOT 1: PROPOSED 240 DU APARTMENTS	– 4.16 ACRES
LOT 2: EXISTING OFFICE BUILDING	– 4.26 ACRES
TOTAL GROSS LAND AREA	– 8.42 ACRES

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON A MAP FILED IN BOOK 65, PAGES 44 AND 45 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF ORANGE COUNTY, CALIFORNIA.

EXCEPT THOSE PORTIONS DESCRIIBED AS PARCELS 202088-1, 202088-2 AND 202088-10 IN GRANT DEED TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, RECORDED DECEMBER 18, 2020 AS INSTRUMENT NO. 2020000751241 OF OFFICIAL RECORDS.

ALSO EXCEPTING ALL RIGHT TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, WITHOUT, HOWEVER THE RIGHT TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED IN DEED FROM GLEN E. MATHIS AND WIFE, AND FIRST WESTERN BANK AND TRUST COMPANY, A CALIFORNIA CORPORATION, RECORDED JULY 28, 1972 IN BOOK 10248 PAGE 164, 167 AND 170 OF OFFICIAL RECORDS.

FOR CONVEYANCING PURPOSES ONLY: APN 620-492-04

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1144159-LA2, DATED AUGUST 12, 2022

LEGEND & ABBREVIATIONS:

- PROPERTY LINE
- EASEMENTS
- EXISTING CENTERLINE
- EXISTING 16" DOMESTIC WATER
- EXISTING 8" SEWER
- EXISTING STORM DRAIN
- (2) LOT NUMBER

BASIS OF BEARINGS:

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE VI, 2017.50 EPOCH, AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS LGWD AND SBCC AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER BEARING S 43°43'27" E.

GRID COORDINATES:

STATION	NORTHING	EASTING
LGWD	2180062.72	6100748.57
SBCC	2147751.75	6131651.74

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO APPROXIMATE GRID DISTANCES, MULTIPLY THE DISTANCES BY THE COMPUTED COMBINATION FACTOR (CF) 0.9999532201.

BENCH MARK:

COUNTY OF ORANGE BM#: 3F-128-13

ELEV = 359.020' NAVD88 (YEAR LEVELED 2014)

DESCRIPTION:
DESCRIBED BY OCS 2013 – FOUND 4" OCS ALUMINUM BENCHMARK DISK STAMPED "3F-128-13", SET IN THE NORTHEASTERLY CORNER OF A 4'X4' CATCH BASIN FLUSH IN CONCRETE. MONUMENT IS LOCATED ALONG THE SOUTHEASTERLY SIDE OF EL TORO ROAD UNDER THE 5 FWY OVERPASS.

OWNER/APPLICANT:

AG-LO OAKBROOK OWNER, LLC
3501 JAMBOREE RD, SUITE 4200
NEWPORT BEACH, CA 92660

PREPARER:

FUSCOE ENGINEERING, INC.
15535 SAND CANYON AVE.
IRVINE, CA 92618
(949) 474-1960

CONTACT: TREVOR DODSON
(TDODSON@FUSCOE.COM)

UTILITY PROVIDERS:

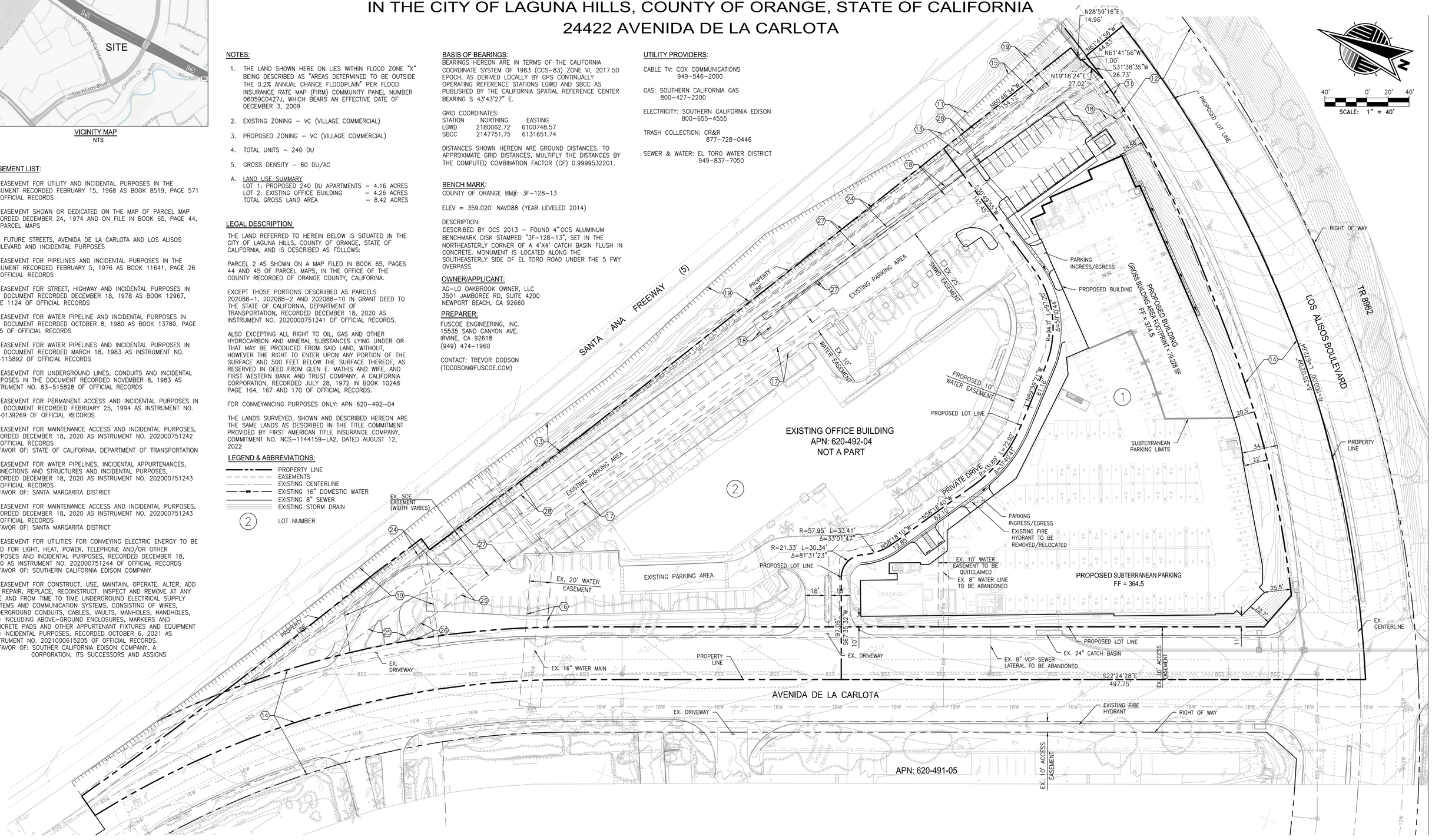
CABLE TV: COX COMMUNICATIONS
949-546-2000

GAS: SOUTHERN CALIFORNIA GAS
800-427-2200

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
800-655-4555

TRASH COLLECTION: CR&R
877-728-0446

SEWER & WATER: EL TORO WATER DISTRICT
949-837-7050



NO.	DATE	REVISIONS	APPROVED

MARCH 2023	
DRAWN BY:	NM
DESIGNED BY:	NM
CHECKED BY:	TD

PREPARED UNDER THE SUPERVISION OF:

TREVOR S. DODSON RCE 42029 EXP. 03/31/24

REGISTERED PROFESSIONAL ENGINEER TREVOR S. DODSON NO. C42029 EXP. 03/31/24 CIVIL STATE OF CALIFORNIA

FUSCOE ENGINEERING
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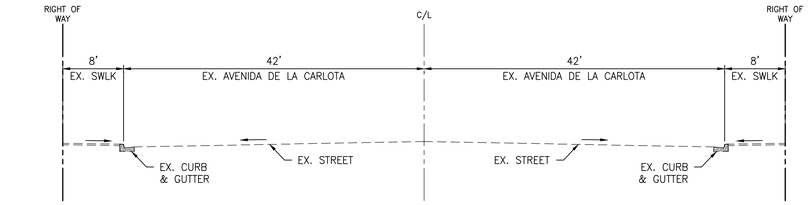
15535 Sand Canyon Ave 949.474.1960
Suite 100
Irvine California 92618 fuscoe.com

VESTING TENTATIVE PARCEL MAP
2023-147
24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

SHEET C-1 OF C-5

F:\PROJECTS\1363\005\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\1363-005ENTC1.DWG (08-01-23 3:56:46PM) Plotted by: SShim

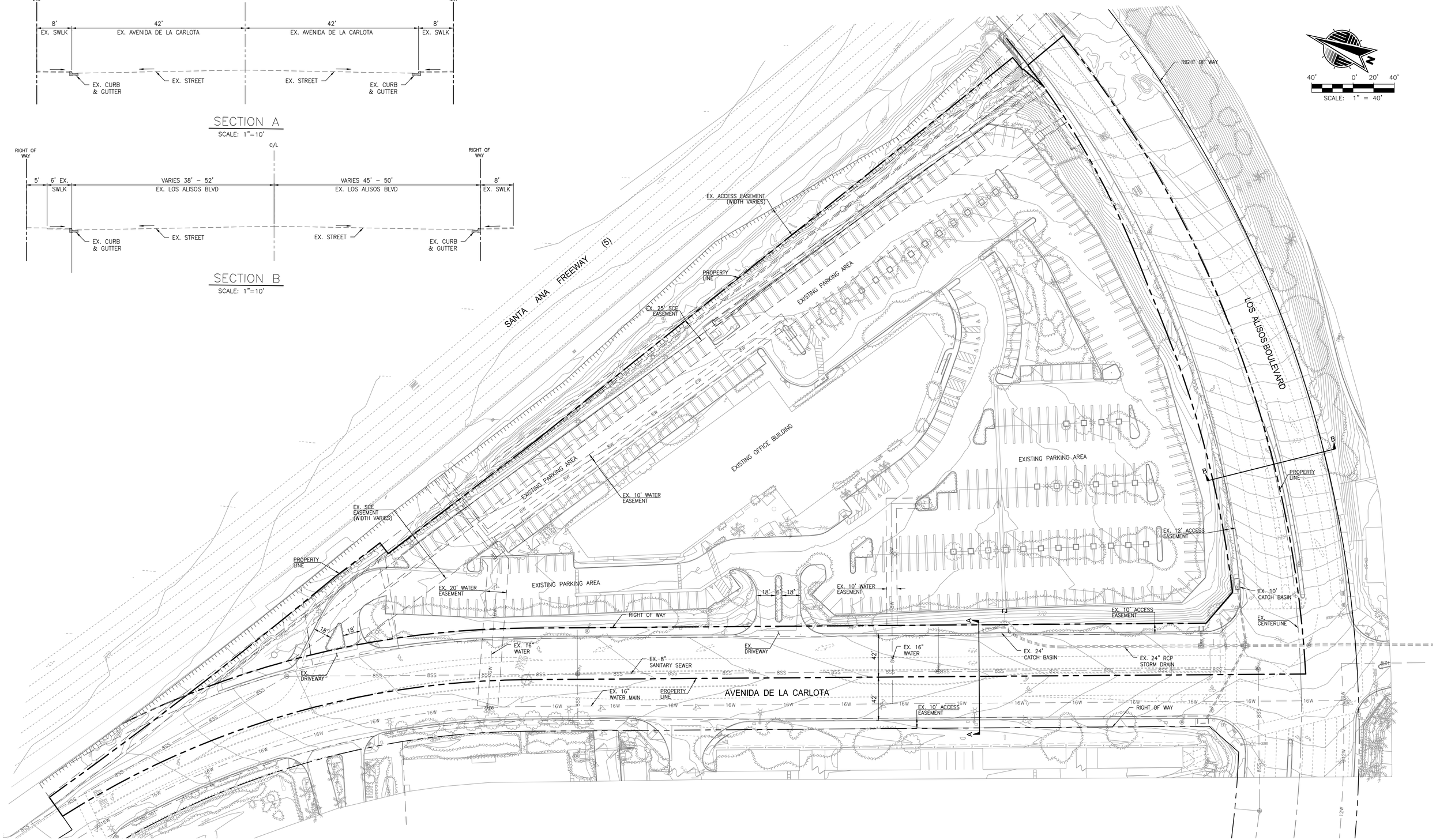


SECTION A

SCALE: 1"=10'

SECTION B

SCALE: 1"=10'



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CHECKED BY:	TD

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EXISTING SITE PLAN

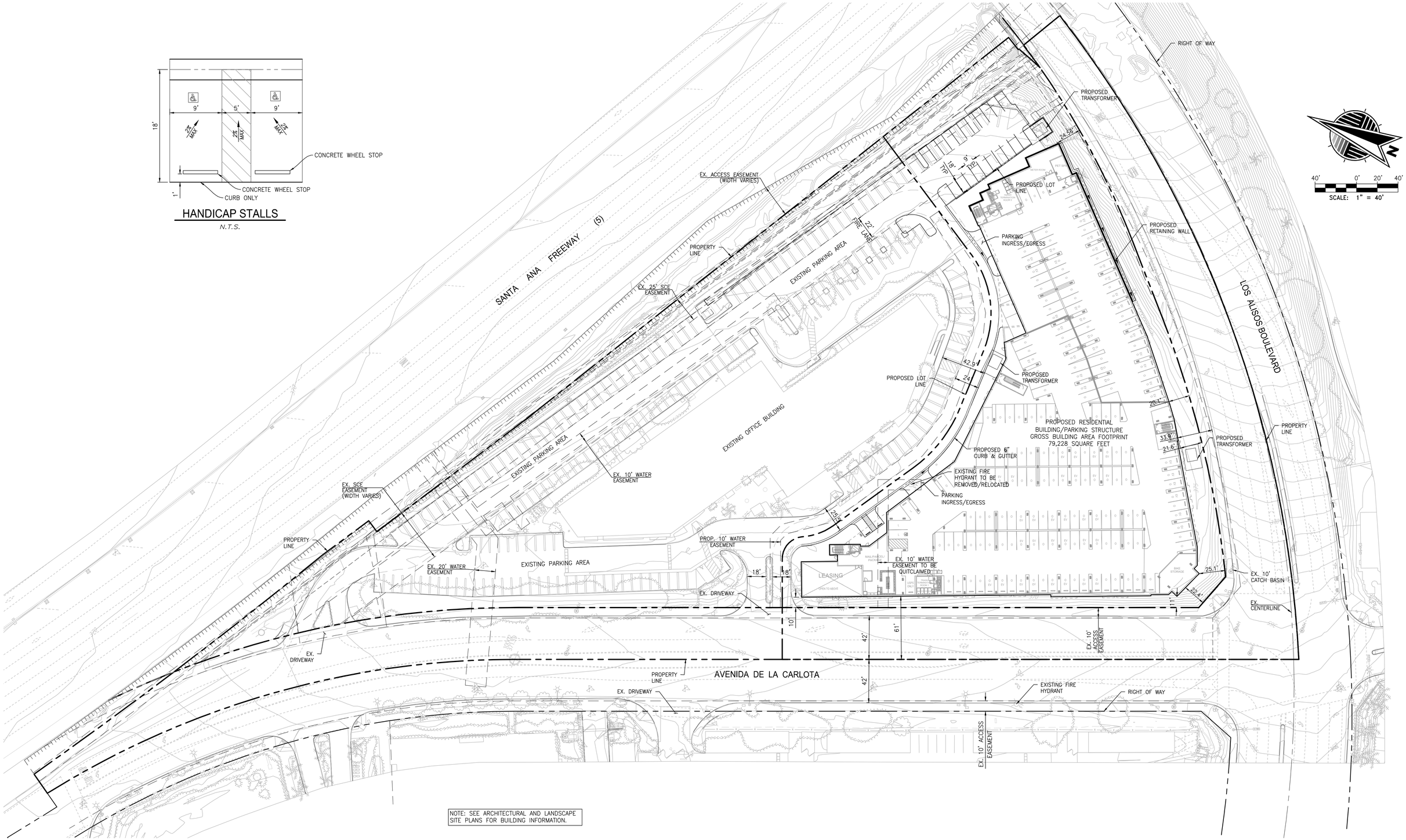
24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

SHEET C-2 OF C-5

F:\PROJECTS\1363\005\PLANS\ENTITLEMENTS\PRELIMINARY GRADING PLAN\1363-005ENT02.DWG (08-15-23 10:25:38AM) Plotted by: smoliani

HANDICAP STALLS

N.T.S.



NOTE: SEE ARCHITECTURAL AND LANDSCAPE SITE PLANS FOR BUILDING INFORMATION.

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MARCH 2023	
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DESIGNED BY:	NM
CHECKED BY:	TD

PREPARED UNDER THE SUPERVISION OF:

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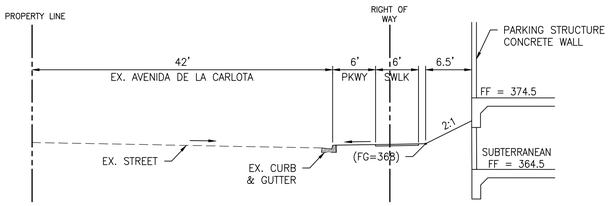
TECHNICAL SITE PLAN

24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

SHEET C-3 OF C-5



SECTION A

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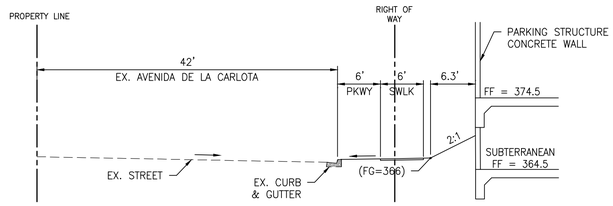


SECTION B

SCALE: 1"=10'

SECTION C

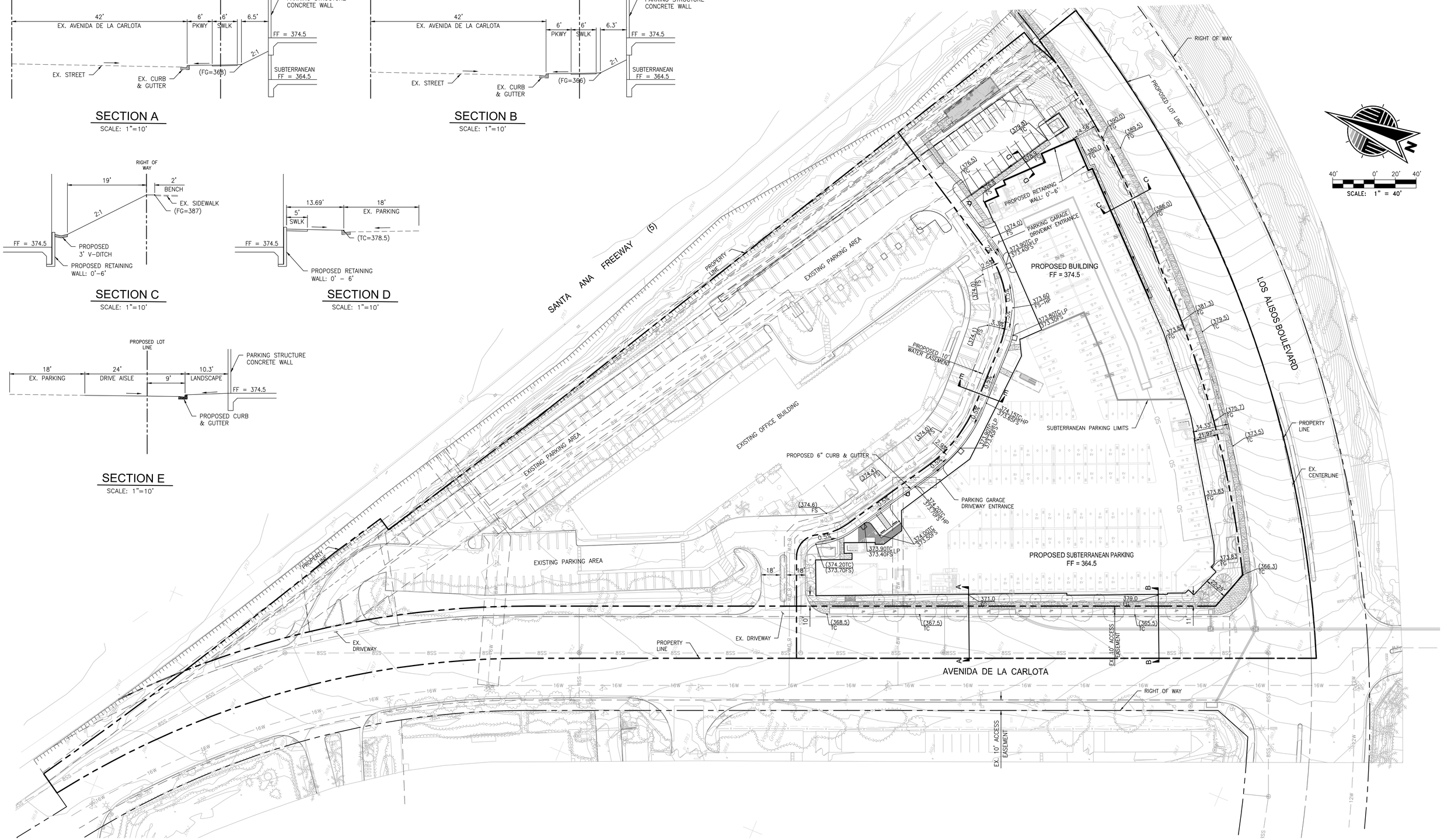
SCALE: 1"=10'

SECTION D

SCALE: 1"=10'

SECTION E

SCALE: 1"=10'



NO.	DATE	REVISIONS	APPROVED

MARCH 2023	
DRAWN BY:	NM
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PREPARED UNDER THE SUPERVISION OF:

TREVOR S. DODSON RCE 42029 EXP. 03/31/24

REGISTERED PROFESSIONAL ENGINEER TREVOR S. DODSON NO. C42029 EXP. 03/31/24 CIVIL STATE OF CALIFORNIA

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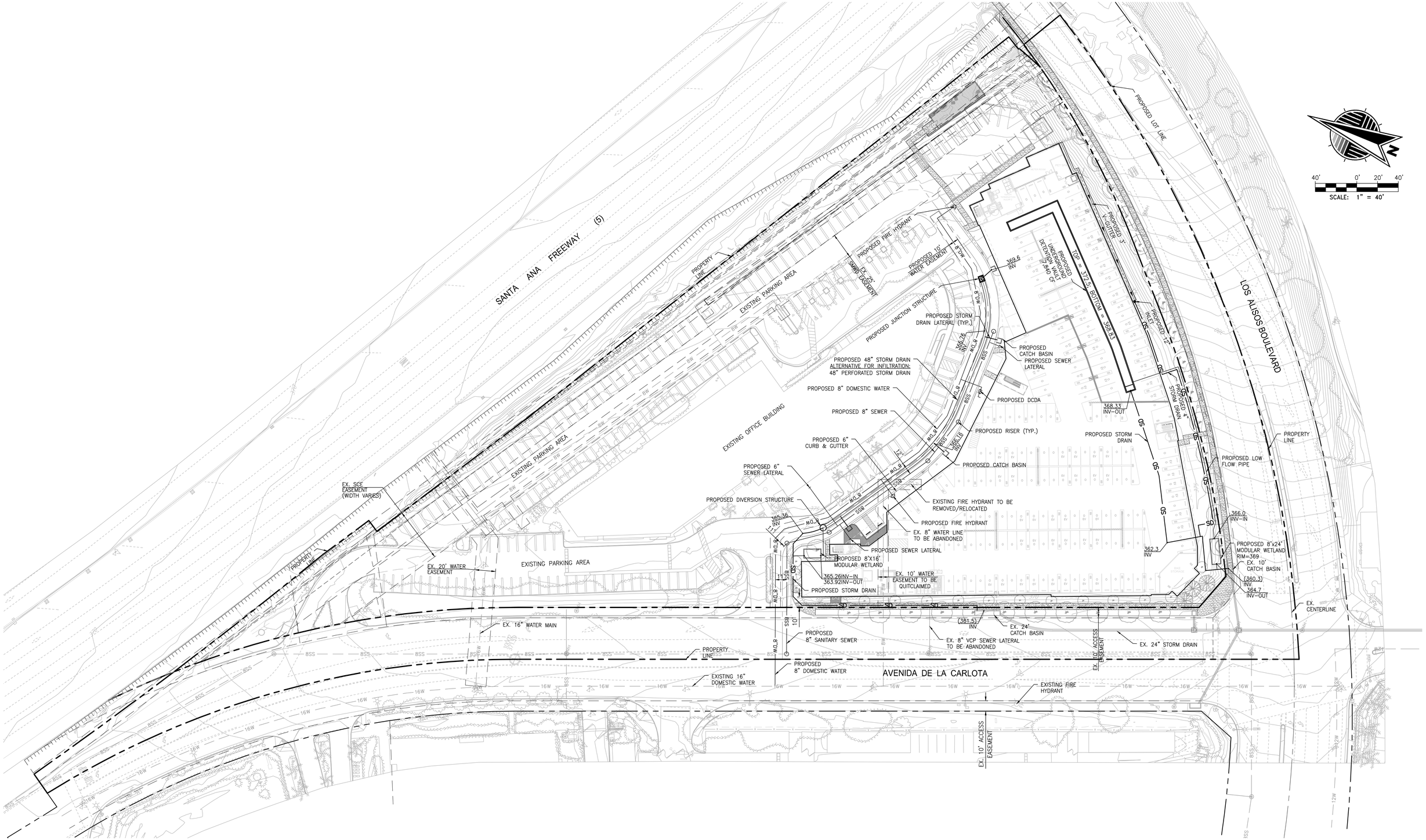
CONCEPTUAL GRADING PLAN

24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

SHEET C-4 OF C-5



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MARCH 2023	
DRAWN BY:	NM
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CHECKED BY:	TD

PREPARED UNDER THE SUPERVISION OF:

TREVOR S. DODSON RCE 42029 EXP. 03/31/24

REGISTERED PROFESSIONAL ENGINEER TREVOR S. DODSON NO. C42029 EXP. 03/31/24 CIVIL STATE OF CALIFORNIA

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FULL CIRCLE THINKING®
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Suite 100
Irvine California 92618 fuscoe.com

CONCEPTUAL UTILITY PLAN

24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

SHEET C-5 OF C-5

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