



LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

CONCEPTUAL DESIGN

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ARCHITECTS • PLANNERS • DESIGNERS

WHA.

ORANGE COUNTY • LOS ANGELES • BAY AREA

PROJECT DESCRIPTION:						
FOUR - STORY TYPE V A OVER ONE LEVEL TYPE IA PODIUM PARKING, RESIDENTIAL UNITS, AMENITIES, PLUS ONE LEVEL TYPE IA BASEMENT PARKING.						
ZONING SUMMARY						
PROJECT SITE INFORMATION	APN # SUBJECT SITE	ADDRESS	CURRENT ZONE	GENERAL PLAN AND USE	GROSS LOT AREA	LOT AREA (ACRE)
	620-211-17	25260 LA PAZ ROAD, LAGUNA HILLS, CA 92653 (Retail Building)	CC COMMUNITY COMMERCIAL	CC COMMUNITY COMMERCIAL	2,554 AC	2,438 AC
	620-211-18	25250 LA PAZ ROAD, LAGUNA HILLS, CA 92653 (Cecilia's)				
	620-211-15	25252 LA PAZ ROAD, LAGUNA HILLS, CA 92653 (Better Buzz Coffee)				

ENTITLEMENT REQUEST:
180 SENIOR LIVING UNITS, INCLUDING 18 MEMORY CARE & 162 ASSISTED LIVING AND INDEPENDENT LIVING UNITS

EXISTING STRUCTURE USE: RETAIL / SERVICE ORIENTED BUSINESS	
LOT AREA (EXISTING RETAIL BUILDING):	106,199 S.F.
STRUCTURES TO BE DEMOLISHED:	28,780 S.F.

PROPOSED PROJECT					NOTES
SETBACKS	EXISTING COMM. COMMERCIAL	HIGH DENSITY RESIDENTIAL	URBAN VILLAGE SPECIFIC PLAN	PROPOSED PROJECT	
FRONT (BUILDING)	20'-0"	20'-0"	20'-0"	20'-0" (BALCONY ENCROACHMENT: 2'-1")	
STREET SIDE	15'-0"	15'-0"	10'-0"	N/A	
INTERIOR SIDE	10'-0"	5'-0"	0' ABUTTING COMM'L / 10' ABUTTING RESIDTL.	9'-6" / 35'-0"	
REAR	15'-0"	25'-0"	10' ABUTTING COMM'L / 20' ABUTTING RESIDTL.	31'-9"	
HEIGHT	40'-0"	65'-0"	75'-0"	61'-3" +/-	
THE PROPOSED PROJECT IS SUBMITTED UNDER THE HOUSING ACCOUNTABILITY ACT 65589.5 SUBDIVISION (D)					

PROPOSED PROJECT			NOTES	
NUMBER OF RESIDENTIAL UNITS	180 DU		THE PROPOSED PROJECT IS SUBMITTED UNDER THE HOUSING ACCOUNTABILITY ACT 65589.5 SUBDIVISION (D) DENSITY AND F.A.R. AREA MEASURED BASED ON THE LOT NET AREA	
DENSITY	74 DU / AC			
MAXIMUM LOT COVERAGE	65,902 S.F.	62%		
NUMBER OF STORIES	4 LEVEL RESIDENTIAL OVER 1 LEVEL PARKING & 1 LEVEL BASEMENT PARKING			
BUILDING HEIGHT	61'-4"			
F.A.R.	1.97			
OPEN SPACE	29,682 S.F.			
MINIMUM LANDSCAPE AREA	13,500 S.F.			

OPEN SPACE CALCULATION	AT GRADE COURTYARD	COURTYARD OVER PODIUM	ROOF TERRACE	PRIVATE OPEN SPACE	TOTAL OPEN SPACE	
	3,000 S.F.	14,619 S.F.	660 S.F.	11,413 S.F.	29,682 S.F.	
THE PROPOSED PROJECT IS PRESENTED PURSUANT TO GOVERNMENT CODE SECTION 65589.5 SUBDIVISION (D); ANY DISCREPANCIES BETWEEN THE PLANS AND REQUIREMENTS OF THAT SECTION ARE INADVERTENT AND SHALL BE INTERPRETED IN A MANNER THAT ENSURES COMPLIANCE WITH SECTION 65589.5						
	BASEMENT/P2	1ST LEVEL/P1	2ND LEVEL	3RD LEVEL	4TH LEVEL	5TH LEVEL
RESIDENTIAL BUILDING AREA	0 S.F.	19,744 S.F.	47,874 S.F.	46,868 S.F.	46,868 S.F.	46,558 S.F.
PARKING	57,762 S.F.	41,012 S.F.				207,912 S.F.
						98,774 S.F.

UNIT SUMMARY							
PLAN	DESCRIPTION	Q.	RATIO	GROSS AREA (SF)	TOTAL G.A. (SF)	PRIVATE DECK (SF)	TOTAL PRIVATE DECK (SF)
S1	STUDIO	14		390	5,460	-	-
S1 (BMR)	STUDIO	2	(10.4% of studios)	390	780	-	-
TOTAL STUDIO		16	9%		6,240	-	-
A1 (BMR)	1 BED / 1 BATH	1	(1.08% of 1BR)	519	519	-	-
A2	1 BED / 1 BATH	1		575	575	-	-
A3 (BMR)	1 BED / 1 BATH	3	(3.23% of 1BR)	726	2,178	60	180
A3	1 BED / 1 BATH	11		726	7,986	60	660
A4 (BMR)	1 BED / 1 BATH	1	(1.08% of 1BR)	796	796	48	48
A4	1 BED / 1 BATH	2		796	1,592	48	96
A5 (BMR)	1 BED / 1 BATH	4	(4.30% of 1BR)	800	3,200	71	284
A5	1 BED / 1 BATH	67		800	53,600	71	4,757
A6	1 BED / 1 BATH	3		772	2,316	58	174
TOTAL 1 BEDROOM		93	52%		72,762		6,199
							9.69% OF ONE BEDROOM ARE AFFORDABLE UNITS-TOTAL 9 ONE BEDROOMS
B1 (BMR)	2 BED / 2 BATH	7	(8.85% of 2BR)	888	6,216	60	420
B1	2 BED / 2 BATH	11		888	9,768	60	660
B2	2 BED / 2 BATH	53		1,040	55,120	78	4,134
TOTAL 2 BEDROOM		71	39%		71,104		5,214
							9.85% OF TWO BEDROOM ARE AFFORDABLE UNITS-TOTAL 7 TWO BEDROOMS
TOTAL BMR		18	(10% of TOTAL)				
TOTAL		180			150,106		11,413
							10% OF TOTAL UNITS ARE AFFORDABLE - TOTAL 18 DU

RESIDENTIAL PARKING	NUMBER OF DU	NUMBER OF CAR/DU	PROVIDED PARKING STALLS	NOTE: PER LHMC BASED ON "SENIOR HOUSING PROJECT" REQUIRED PARKING FOR 180 UNITS WOULD EQUAL 271 SPACES. PROJECT INCLUDES MEMORY CARE AND ASSISTED LIVING OCCUPANTS WHO WILL NOT OPERATE A CAR.
STUDIO	14	1	14	THE PROPOSED PROJECT IS SUBMITTED UNDER THE HOUSING ACCOUNTABILITY ACT 65589.5 SUBDIVISION (D) RESIDENTS' PARKING INCLUDED 5 ACCESSIBLE STALLS 215 RESIDENTIAL STALLS X 2%=5 ACCESSIBLE STALLS, INCLUDING ONE ACCESSIBLE VAN PARKING 13 RESIDENTS' GUESTS PARKING INCLUDES 1 ACCESSIBLE VAN STALL 13X2%=1
STUDIO (BMR)	2	0	0	
1 BEDROOM	84	1	84	
1 BEDROOM (BMR)	9	0	0	
2 BEDROOM	64	2	128	
2 BEDROOM (BMR)	7	1	7	
TOTAL RESIDENTIAL			233	1.30 CAR / DU PROVIDED EXCLUDED GUEST PARKING
GUEST		1 / 15 DU	13	
TOTAL RES. AND GUEST			246	
UNASSIGNED			10	
TOTAL PARKING PROVIDED			256	NO TANDEM PARKING IS PROPOSED
BICYCLE PARKING	PER CAL GREEN	1:15 TENANT PARKING SP.	11 REQ'D 11 PROV'D	

CODE	CALIF TITLE 24, 2022 CALIF BLDG CODE, 2022 CALIF ELECT CODE, 2022 CALIF MECH CODE, 2022 CALIF PLUMB CODE, 2022 CALIF ENERGY CODE, 2022 CALIF FIRE CODE, 2022 CAL GREEN CODE, CALIF SB7 WATER SUB-METERING
SUSTAINABILITY	PROJECT WILL COMPLY WITH CAL GREEN
ACCESSIBILITY	PROJECT WILL COMPLY WITH CA BUILDING CODE CHAPTER 11A - NO PUBLIC FUNDING

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VICINITY MAP

A-01
COVER SHEET

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

CONCEPTUAL DESIGN

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PROJECT TEAM

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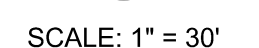
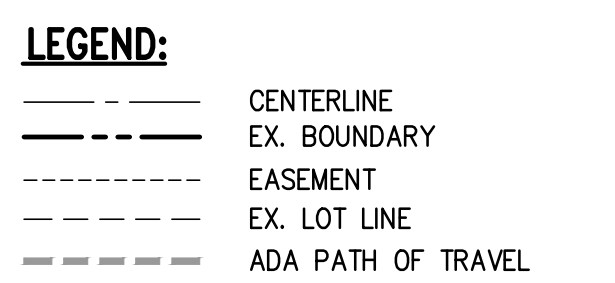
LANDSCAPE ARCHITECT: C2 Collaborative
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CONTACT:
PHONE NUMBER:
EMAIL:

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San Clemente, CA 92672

Jack Haden
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jhaden@c2collaborative.com

LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS



OWNER & DEVELOPER :

CAPE POINT
DEVELOPMENT, LLC

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN GEMENTE, CA 95062
PHONE (949) 447-7442

PREPARED BY :

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CIVIL ENGINEERING
LAND PLANNING & SURVEYING

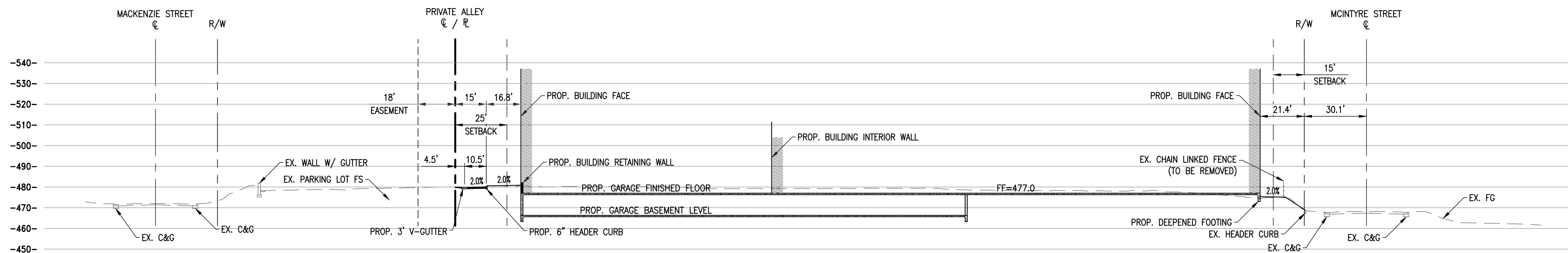
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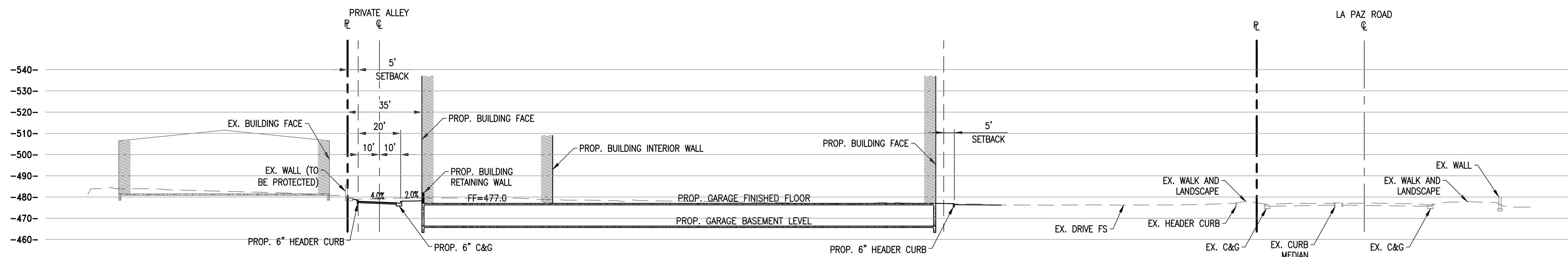
PAGE 2 OF 4

CITY OF LAGUNA HILLS

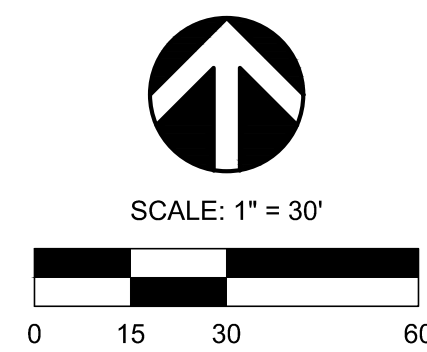
SECTIONS
LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS



SECTION A-A
EAST-WEST OF PROJECT SITE
HOR: 1"=30'
VERT: 1"=30'



SECTION B-B
NORTH-SOUTH OF PROJECT SITE
HOR: 1"=30'
VERT: 1"=30'



DEVELOPER :				
REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP

OWNER & DEVELOPER :

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DEVELOPMENT, LLC

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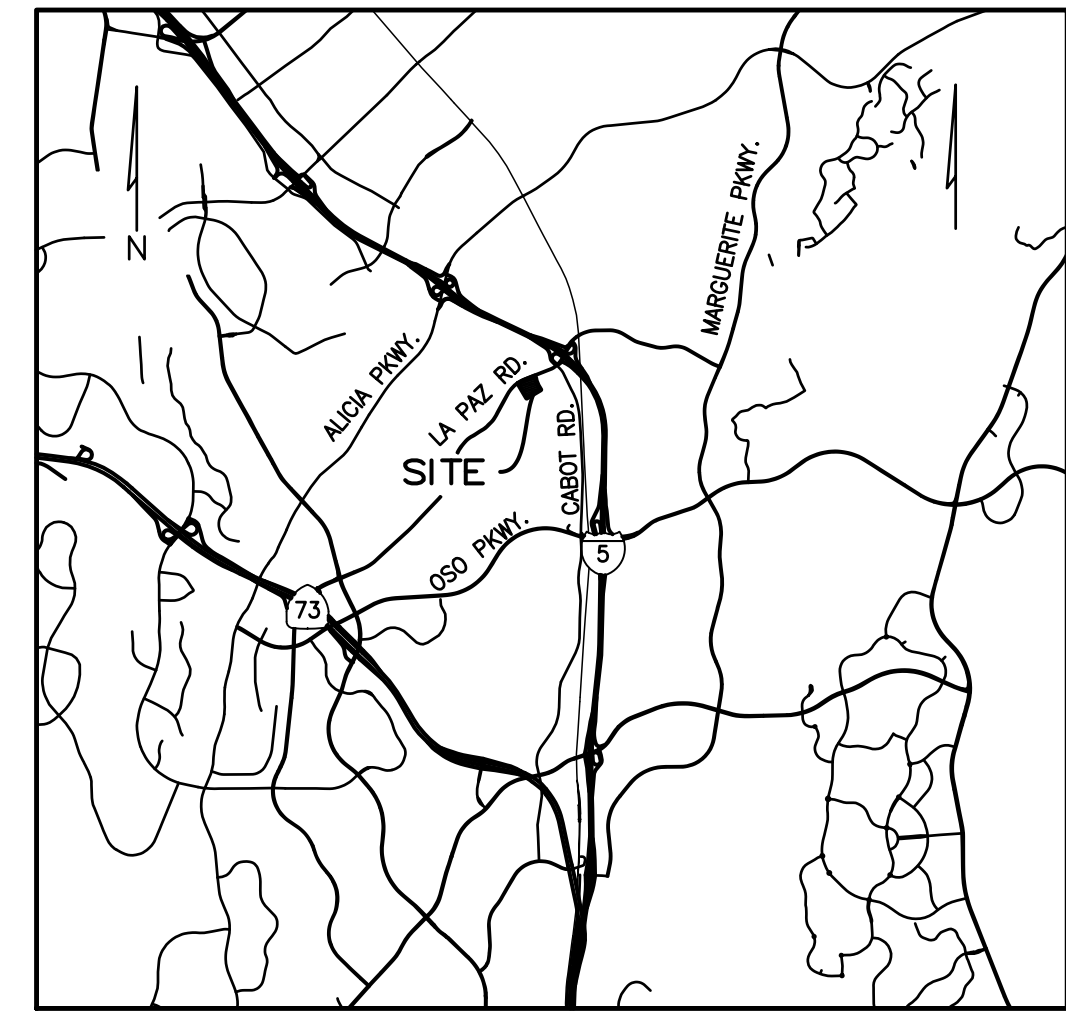
LA PAZ VILLAGE SENIOR LIVING
25260 & 25254 LA PAZ ROAD
SECTIONS

SCALE: AS SHOWN	DRAWN BY: KL	CHECKED BY: JH
CITY OF LAGUNA HILLS		

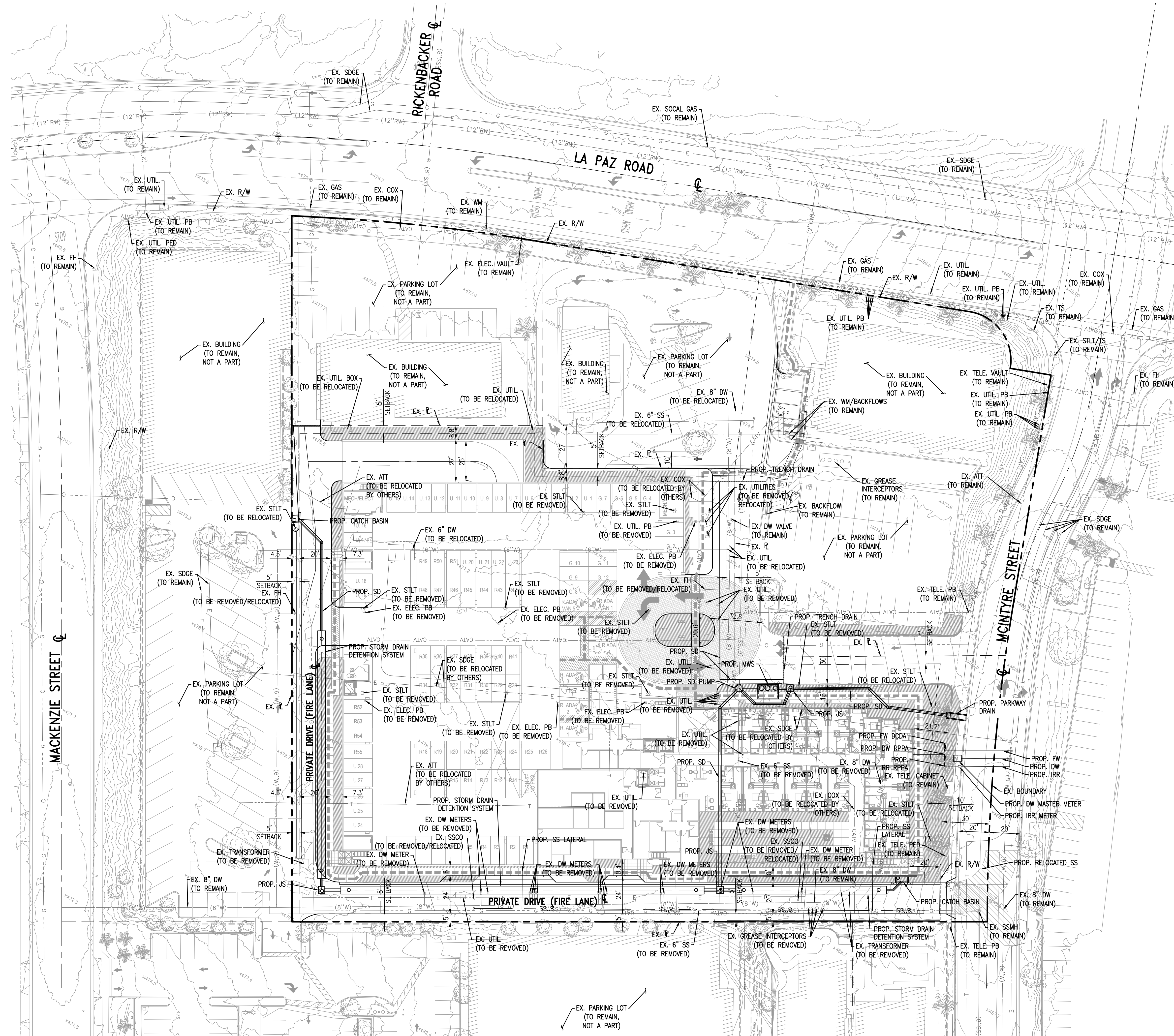
DATE: 5/19/2025
SHEET 3 (2) OF 4

CONCEPTUAL UTILITY PLAN

LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS



VICINITY MAP
NOT TO SCALE

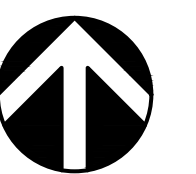


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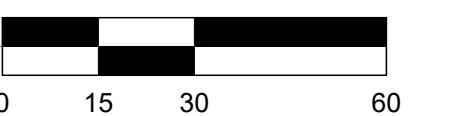
- CENTERLINE
- EX. BOUNDARY
- EASEMENT
- EX. LOT LINE
- EX. SANITARY SEWER
- EX. DOMESTIC WATER
- EX. SAN DIEGO GAS & ELECTRIC
- EX. COX INTERNET/TELEPHONE
- PROP. DOMESTIC WATER
- PROP. DOMESTIC WATER RPPA
- PROP. FIRE WATER
- PROP. FIRE WATER DCDA
- PROP. SANITARY SEWER
- GATE VALVE
- PROP. STORM DRAIN
- PROP. MWS
- PROP. JUNCTION STRUCTURE
- PROP. SD PUMP

ABBREVIATIONS:

- CCDA CENTERLINE
- DW DOUBLE-CHECK DETECTOR ASSEMBLY
- ELEC. DOMESTIC WATER
- IRR IRRIGATION
- JS JUNCTION STRUCTURE
- MWS MODULAR WETLANDS SYSTEM
- PB PULLBOX
- PED PEDESTAL
- P LINE PROPERTY LINE
- POC POINT OF CONNECTION
- RPPA REDUCED PRESSURE PRINCIPLE ASSEMBLY
- R/W RIGHT-OF-WAY
- SD STORM DRAIN
- SDGE SAN DIEGO GAS & ELECTRIC
- STLT STREETLIGHT
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TS TRAFFIC SIGNAL
- UTIL UTILITY
- WM WATER METER



SCALE: 1" = 30'



REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP.

OWNER & DEVELOPER :

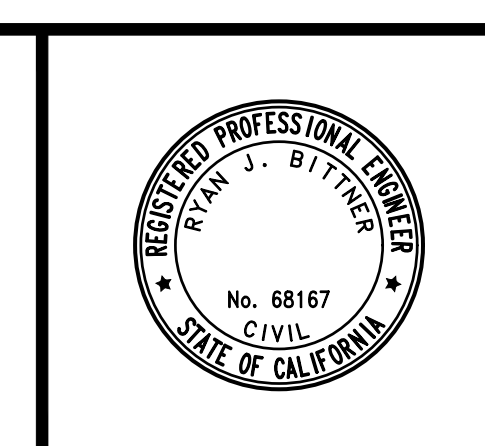
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LA PAZ VILLAGE SENIOR LIVING
25260 & 25254 LA PAZ ROAD
CONCEPTUAL UTILITY PLAN

DATE: 5/19/2025
SHEET 4 OF 4

SCALE: AS SHOWN DRAWN BY: IV CHECKED BY: JH

CITY OF LAGUNA HILLS

PARKING/CIRCULATION EXHIBIT

LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS

VESTING OWNER:

LA PAZ VILLAGE INVESTORS LLC, A DELAWARE
LIMITED LIABILITY COMPANY

DEVELOPER:

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
T (949) 441-7442
NICK BUCHANAN

SITE ADDRESS:

25260 & 25254 LA PAZ ROAD
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CIVIL ENGINEER:

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RYAN BITTNER, P.E., PRINCIPAL

ARCHITECT:

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RON NESTOR, SENIOR PRINCIPAL

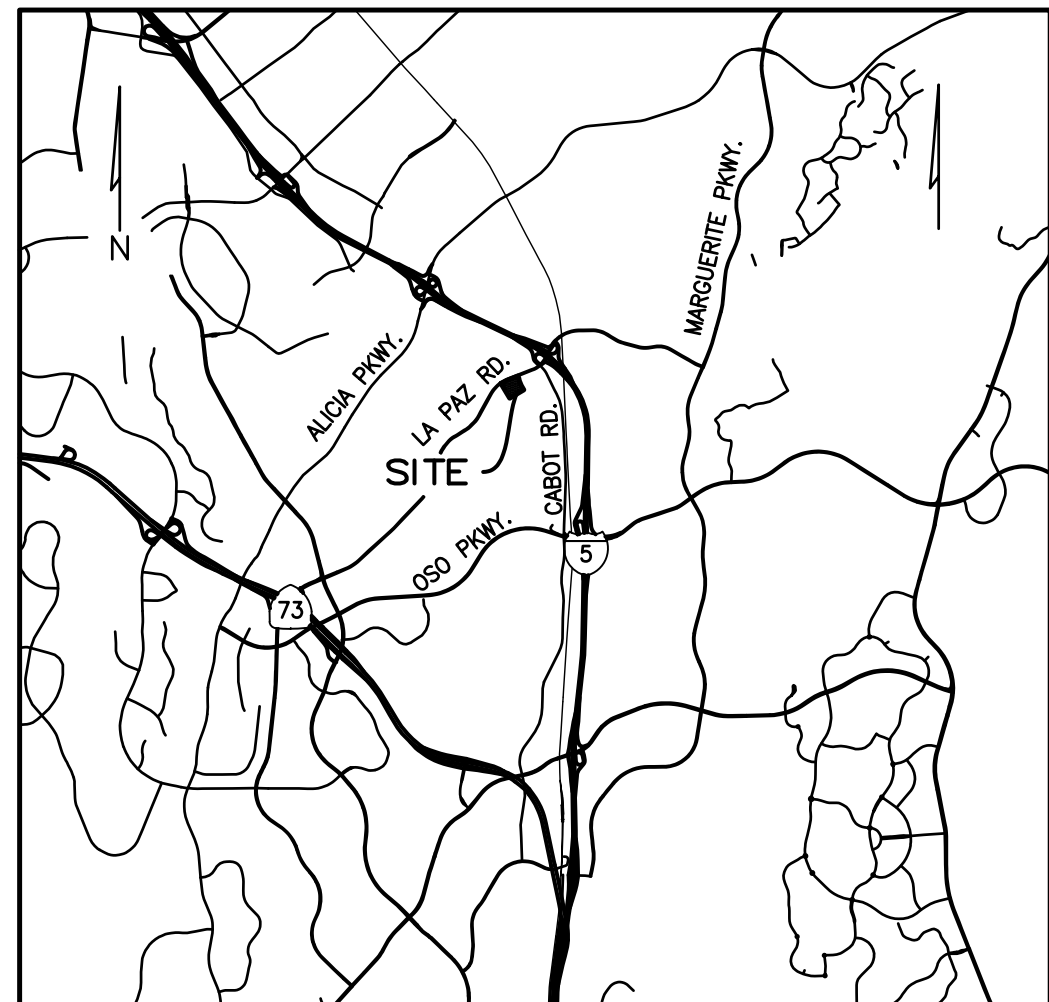
LEGEND:

--- CENTERLINE
--- EX. BOUNDARY
--- EX. R/W
--- ADA PATH OF TRAVEL
--- PROP. ACCESS LANE

PROJECT SUMMARY:

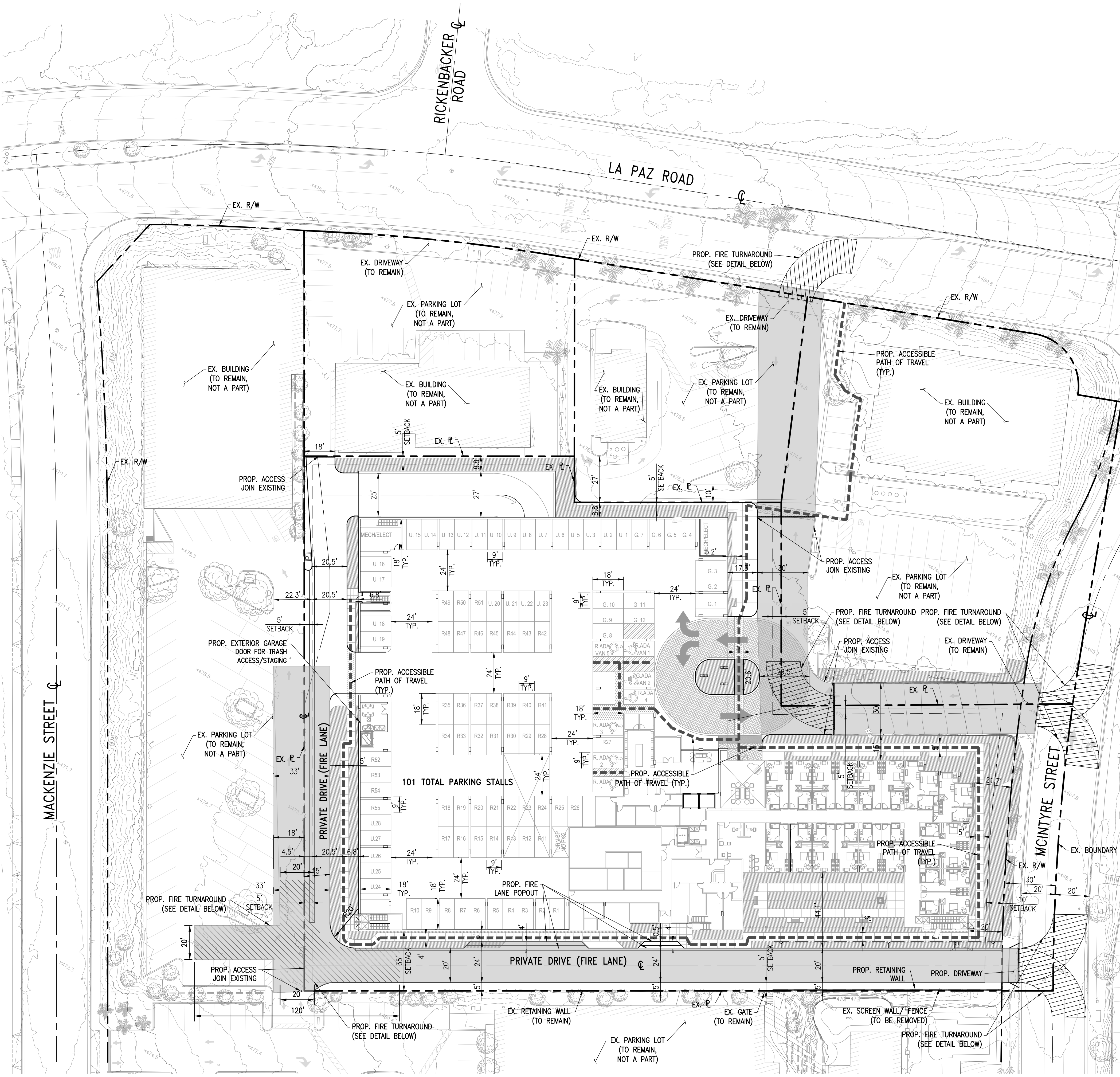
SITE AREA:
GROSS: 2,554 AC
NET: 2,438 AC
DENSITY: 74 DU/AC
F.A.R.: 1.97
UNITS: 180 SENIOR LIVING UNITS
7-STUDIO
9-STUDIO BMR
1-1BDR (A1)
1-A1BDR (A2)
10-1BDR (A3)
4-1BDR BMR (A3)
3-1BDR (A4)
6-1BDR (A5)
5-1BDR BMR (A5)
3-1BDR (A6)
18-2BDR BMR (B1)
53-2BDR (B2)
390 SF
390 SF
519 SF
575 SF
726 SF
726 SF
796 SF
800 SF
800 SF
772 SF
888 SF
1,040 SF
TOTAL: 150,106 SF

PARKING:
REQUIRED: 180 UNITS AT 1.2 (INCLUDING GUESTS) = 215
SPACES
RESIDENTIAL: 215 SPACES
GUEST: 13 SPACES
UNASSIGNED: 28 SPACES
TOTAL PROVIDED: 256 SPACES
OPEN SPACE:
TOTAL OPEN SPACE: 29,682 SF
BUILDING:
4-LEVEL RESIDENTIAL OVER 1 LEVEL PARKING 1
BUILDING HEIGHT: 61'-4"
TOTAL BUILDING AREA: 206,55 SF
SETBACKS:
FRONT: 10' (MCINTYRE STREET)
INTERIOR STREET: 5'
INTERIOR SIDE: 5'
REAR: 5'

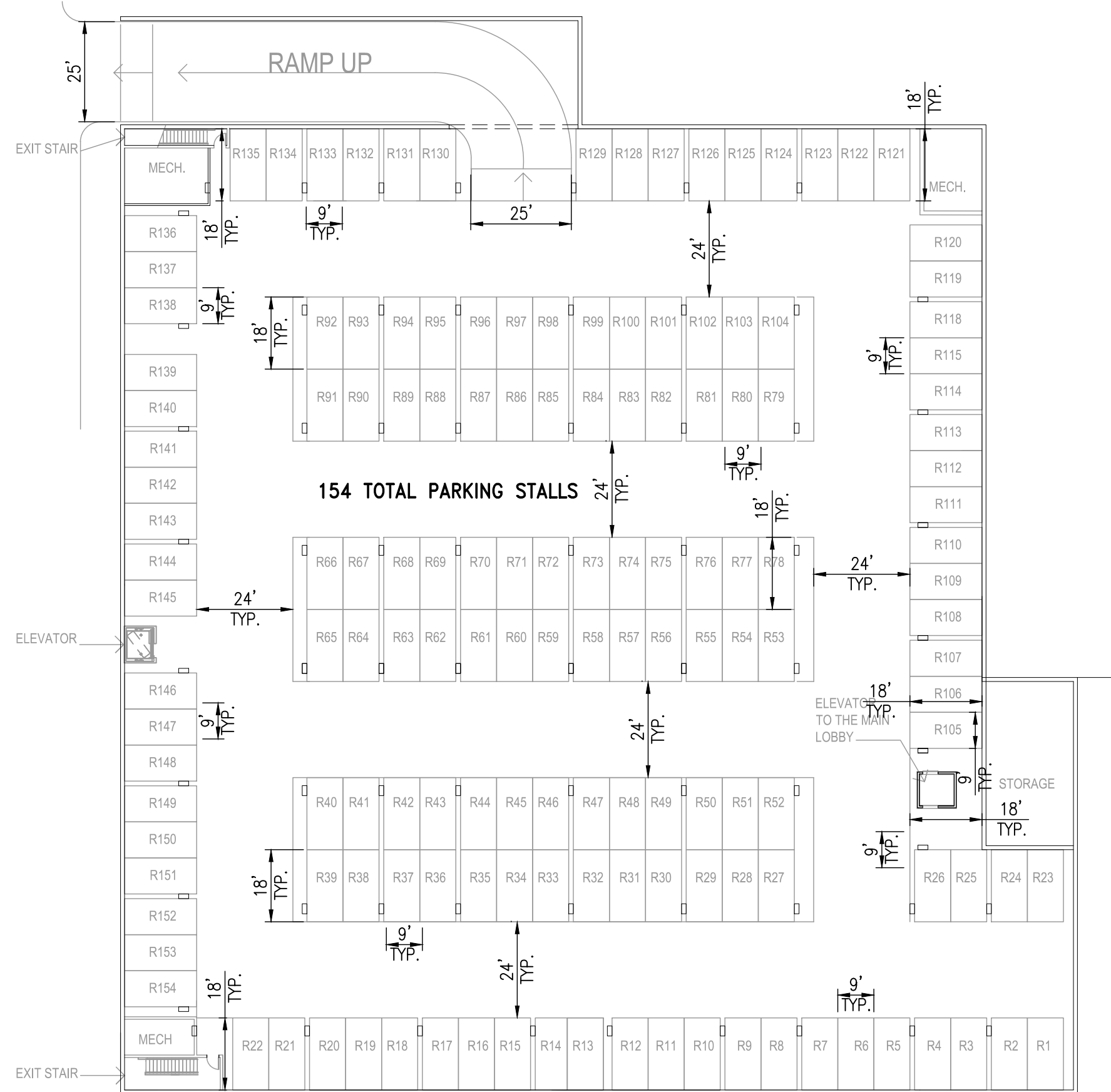


VICINITY MAP
NOT TO SCALE

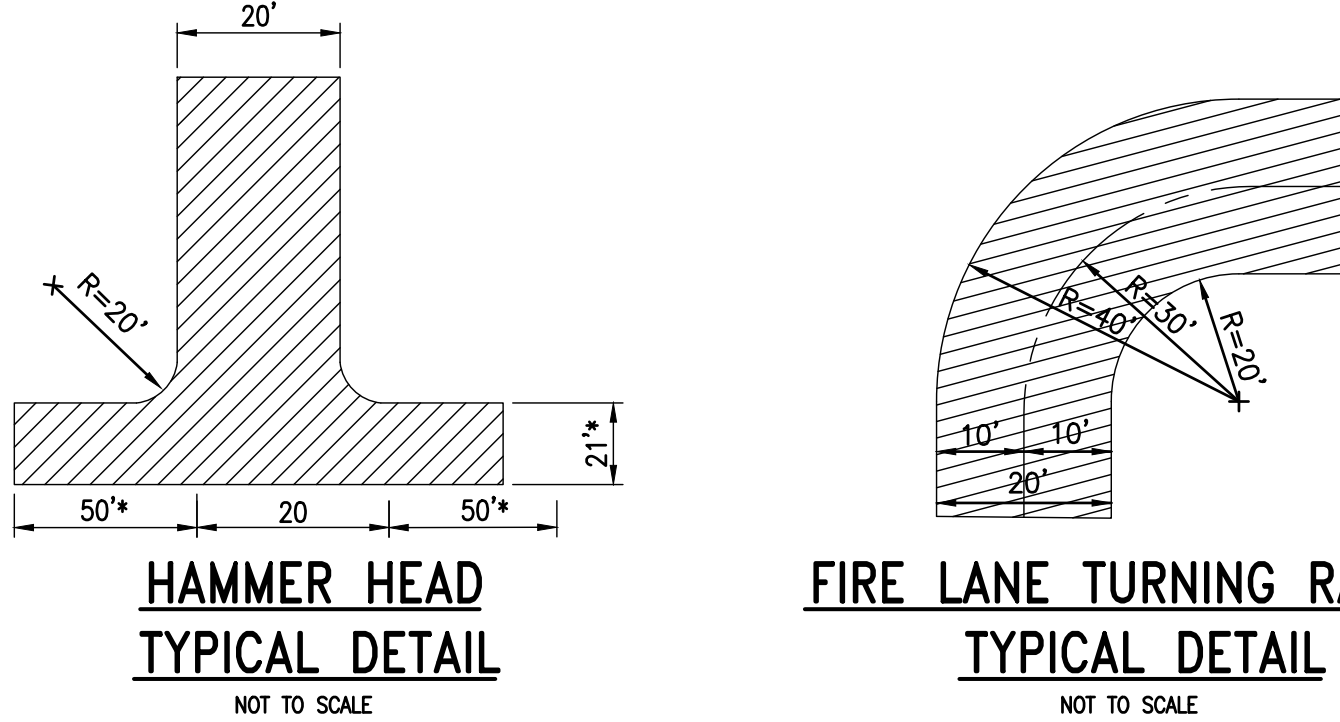
PARKING SUMMARY				
ABBREVIATIONS	DEFINITION	LEVEL 1	BASEMENT	TOTAL
R.	RESIDENTIAL	61	154	215
G.	GUEST	13	0	13
U.	UNASSIGNED	28	0	28
TOTAL PARKING COUNT =		102	154	256



LEVEL 1 PARKING

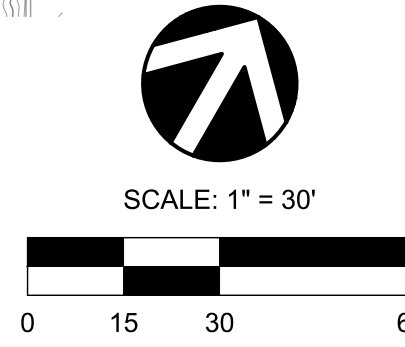


BASEMENT PARKING



HAMMER HEAD
TYPICAL DETAIL
NOT TO SCALE

FIRE LANE TURNING RADIUS
TYPICAL DETAIL
NOT TO SCALE



SCALE: 1" = 30'

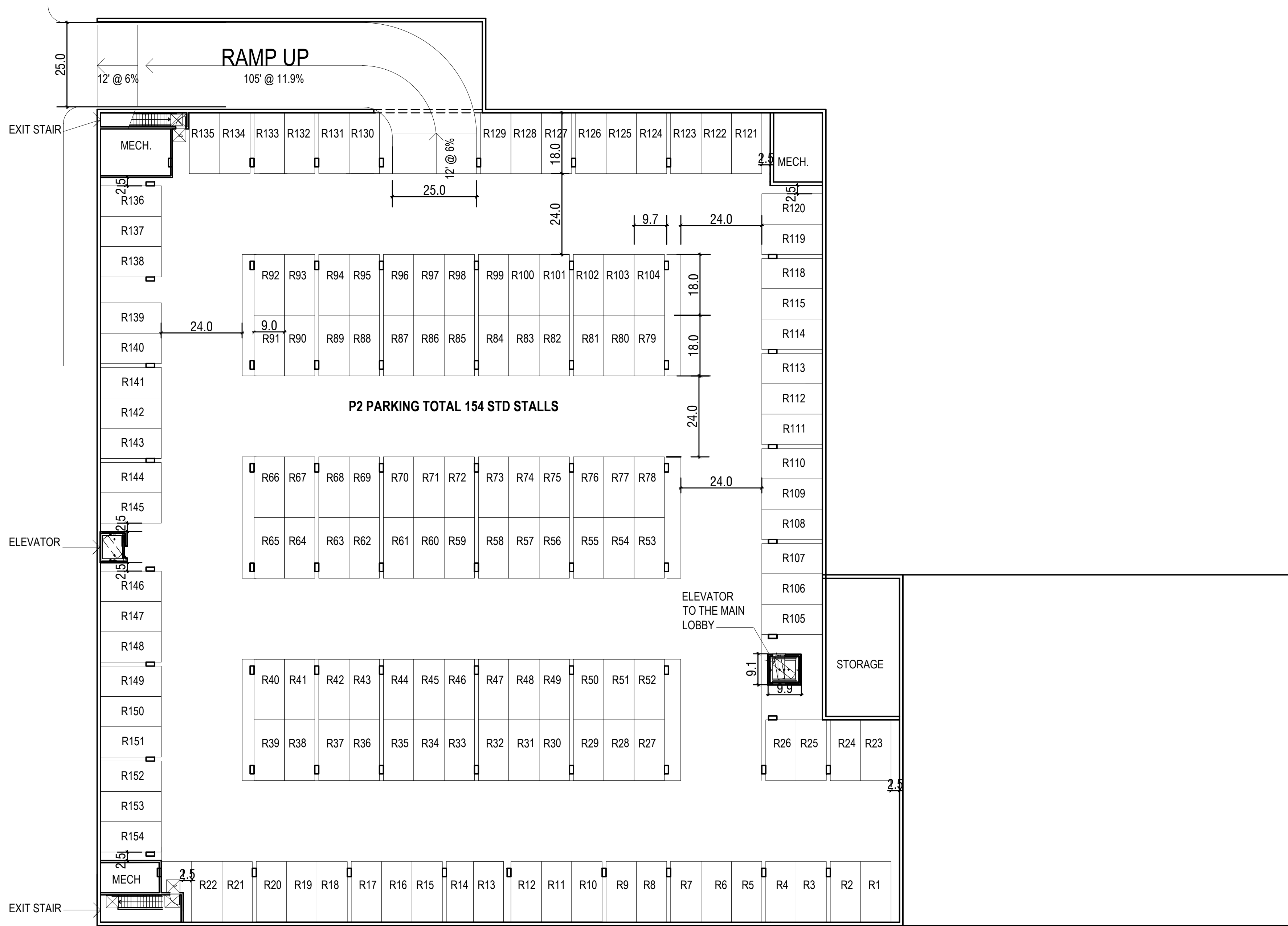
REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP.

DEVELOPER :
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LA PAZ VILLAGE SENIOR LIVING
25260 & 25254 LA PAZ ROAD
PARKING/CIRCULATION EXHIBIT
SCALE: AS SHOWN
DRAWN BY: JA
CHECKED BY: JH
CITY OF LAGUNA HILLS
DATE: 4/29/2025
SHEET 1 OF 1



Abbreviations:

R	Residential
R.T.	Residential Tandem
G	Guest
U	Unassigned
R.E.V. CH	Residential E.V. charger
R.E.V. C	Residential E.V. capable
R.E.V. R	Residential E.V. ready

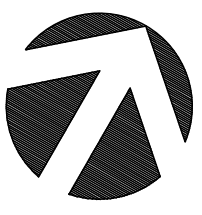
Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

THE INTERIOR COLOR AND SIGNAGE TO COMPLY WITH LHMC
BLIND CORNER WILL BE PROVIDED WITH VIEWING MIRRORS TO COMPLY WITH LHMC

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING
LAGUNA HILLS, CA



A-02
BASEMENT

0 10 20 40

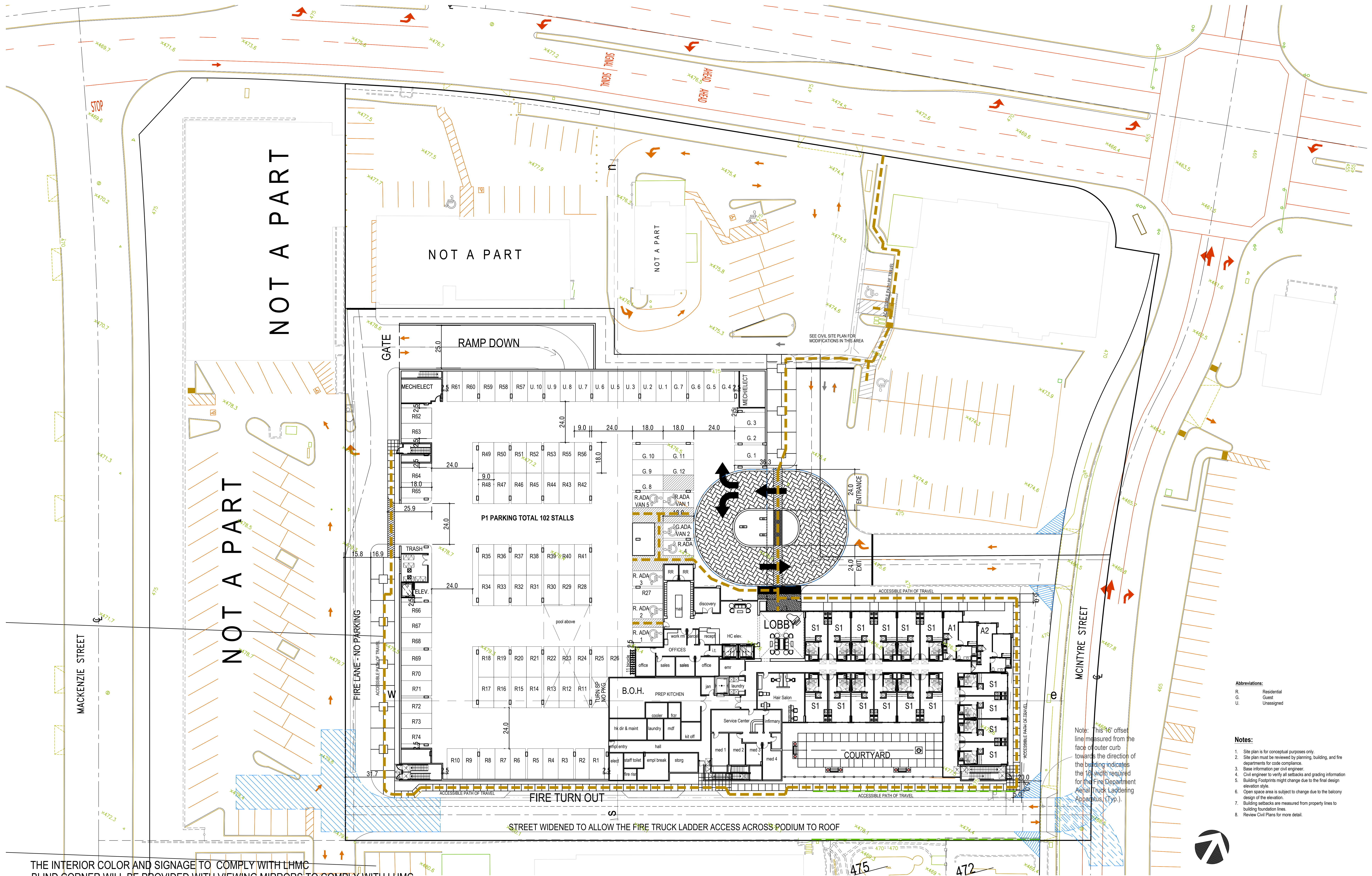
CONCEPTUAL DESIGN

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ARCHITECTS • PLANNERS • DESIGNERS

WHA

ORANGE COUNTY • LOS ANGELES • BAY AREA



THE INTERIOR COLOR AND SIGNAGE TO COMPLY WITH LHMC
BLIND CORNER WILL BE PROVIDED WITH VIEWING MIRRORS TO COMPLY WITH LHMC

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-03
LEVEL 1

CONCEPTUAL DESIGN

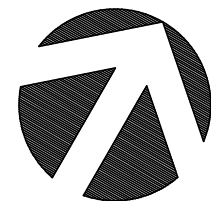
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ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY, LOS ANGELES, BAY AREA

LA PAZ VILLAGE SENIOR LIVING
LAGUNA HILLS, CA



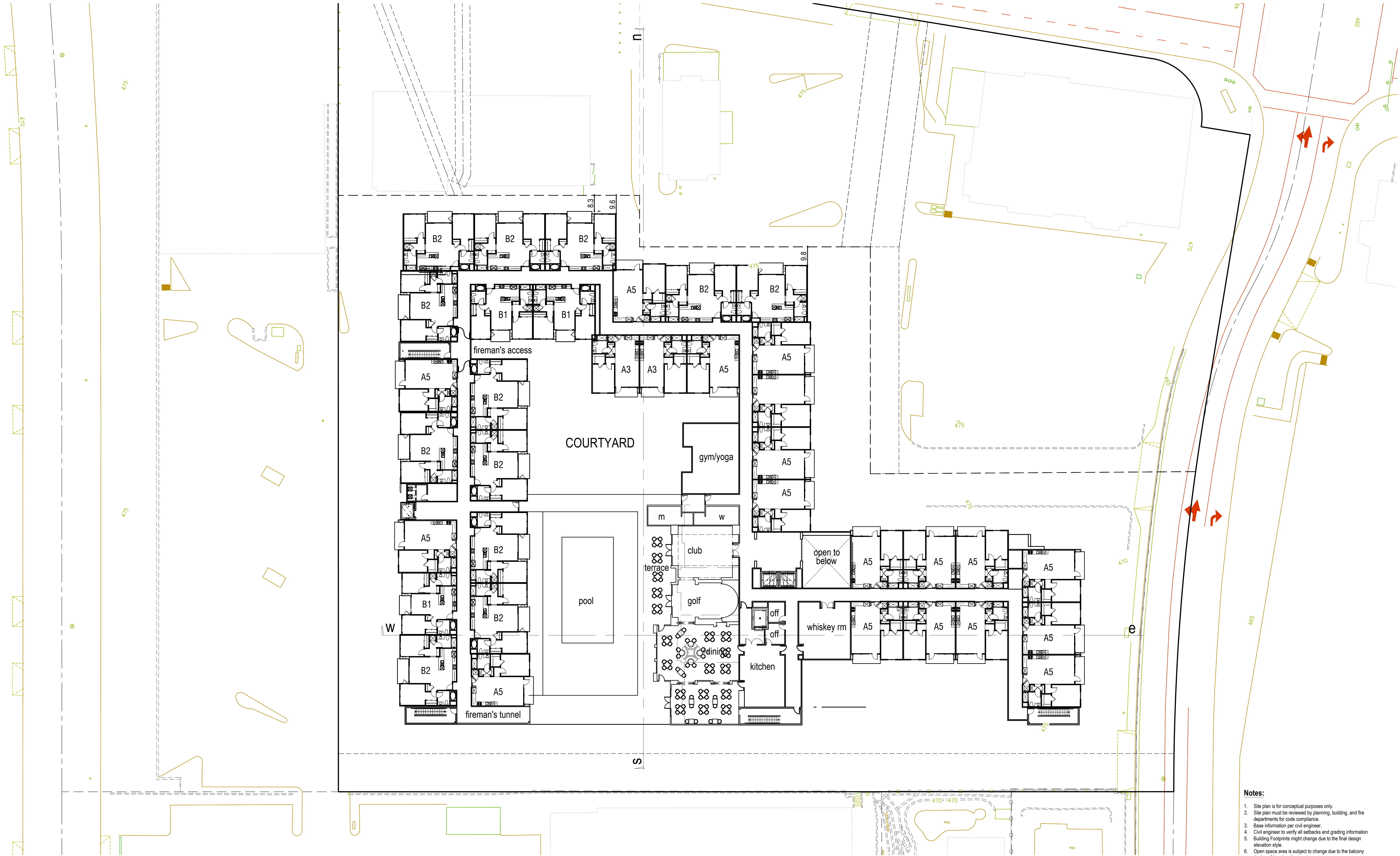
ARCHITECTS . PLANNERS . DESIGNERS

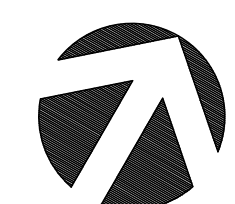


ORANGE COUNTY, LOS ANGELES, BAY AREA

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.
8. Review Civil Plans for more detail.





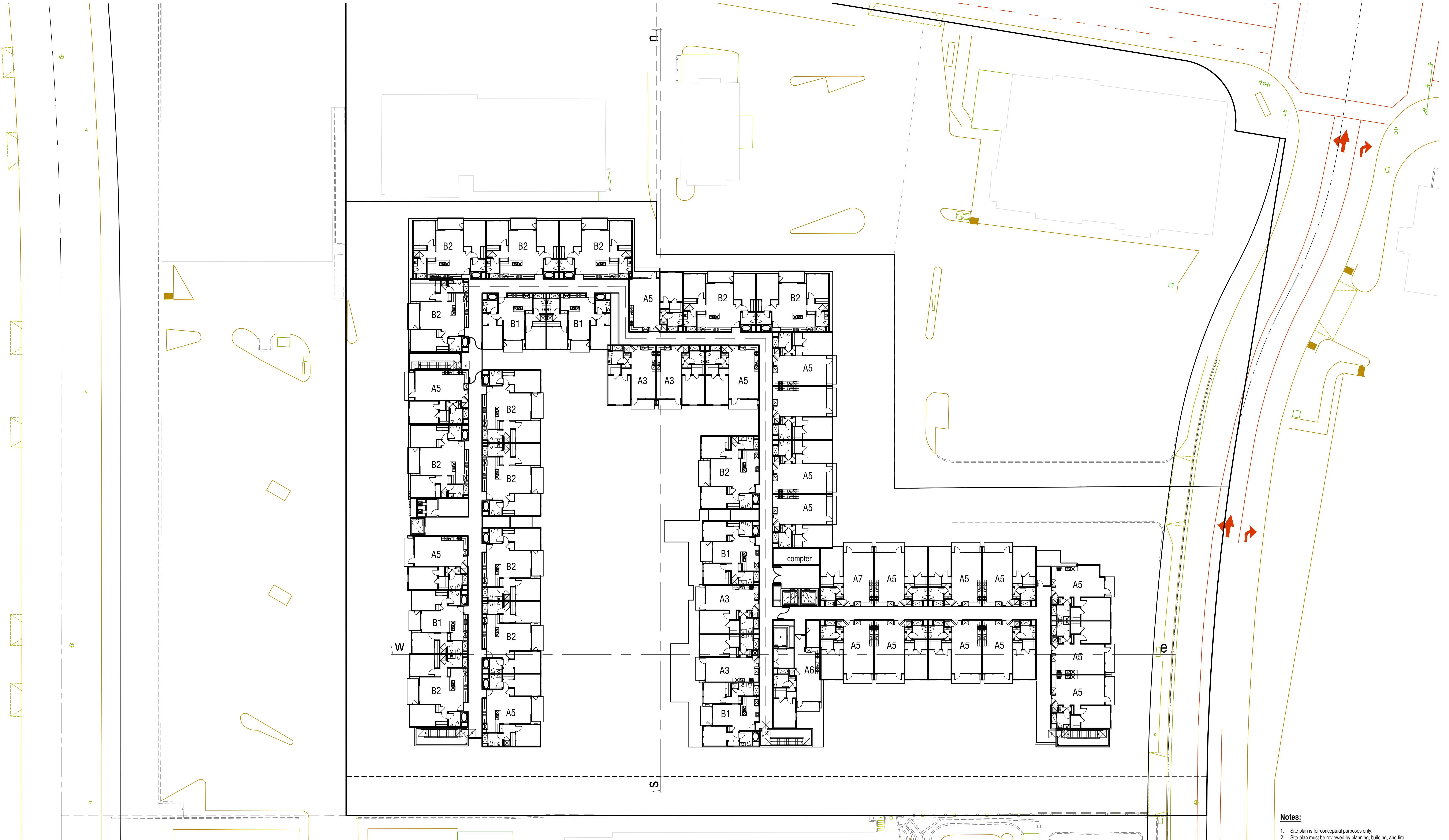
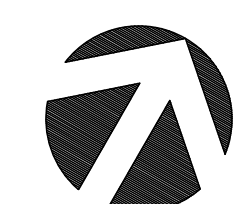
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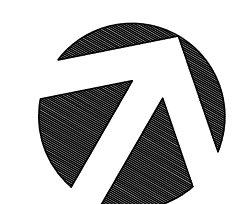
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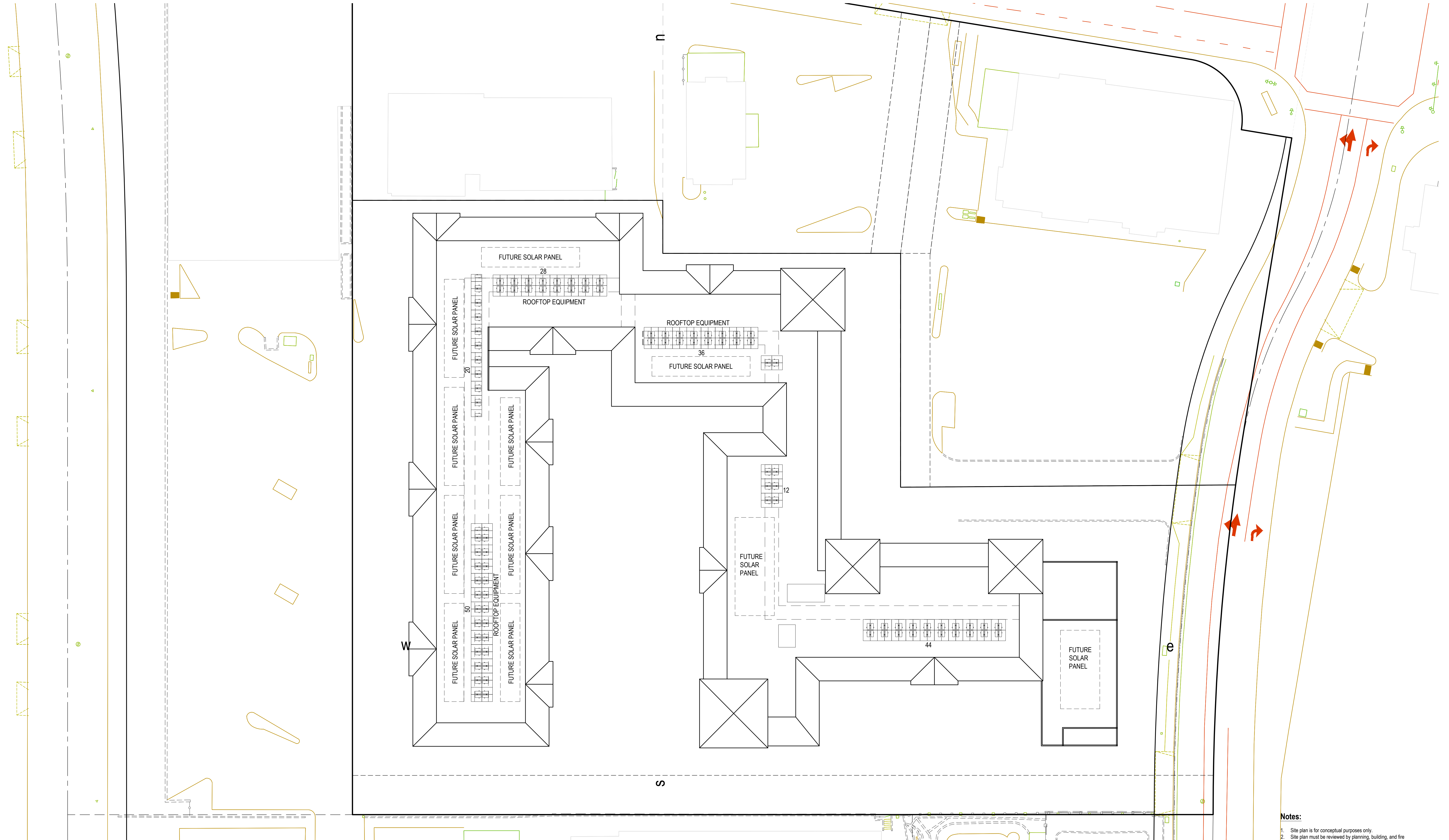
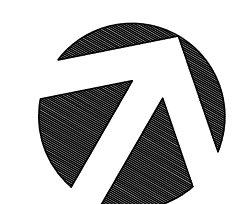




Notes:

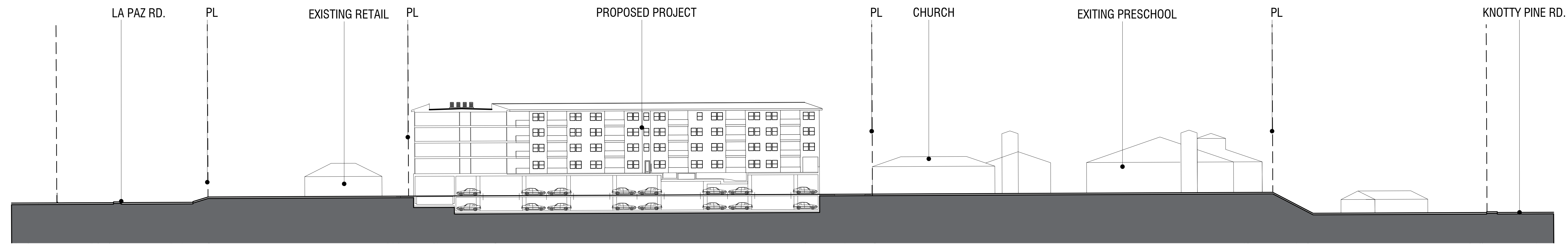
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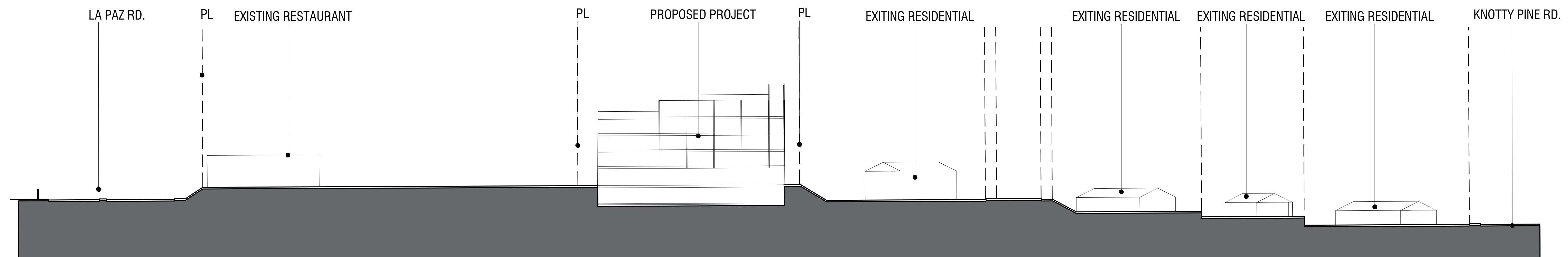


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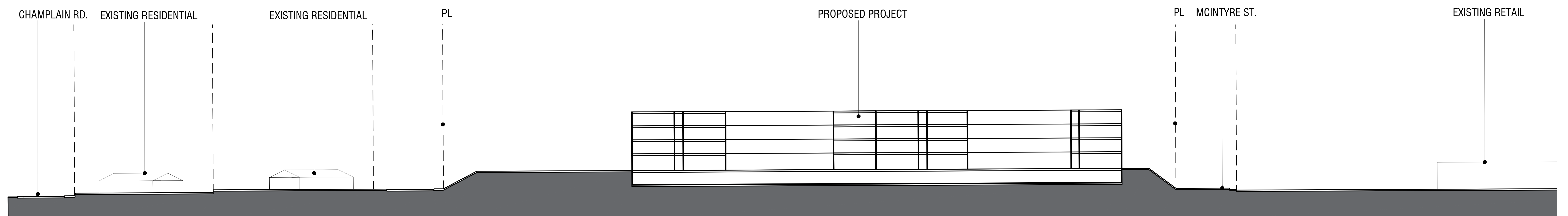
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NORTH-SOUTH SECTION A-A



NORTH-SOUTH SECTION B-B



EAST-WEST SECTION C-C

NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

1"=30'-0"



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LA PAZ VILLAGE SENIOR LIVING

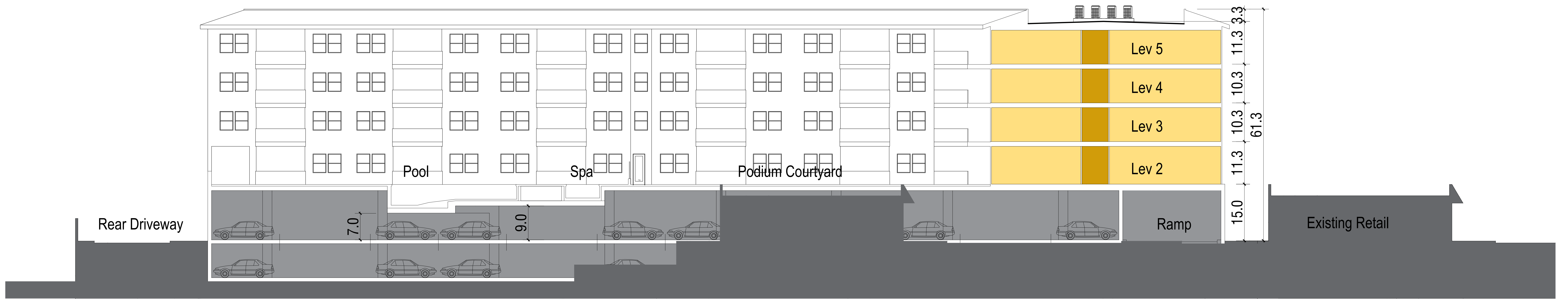
LAGUNA HILLS, CA

A-09
STREET SECTIONS

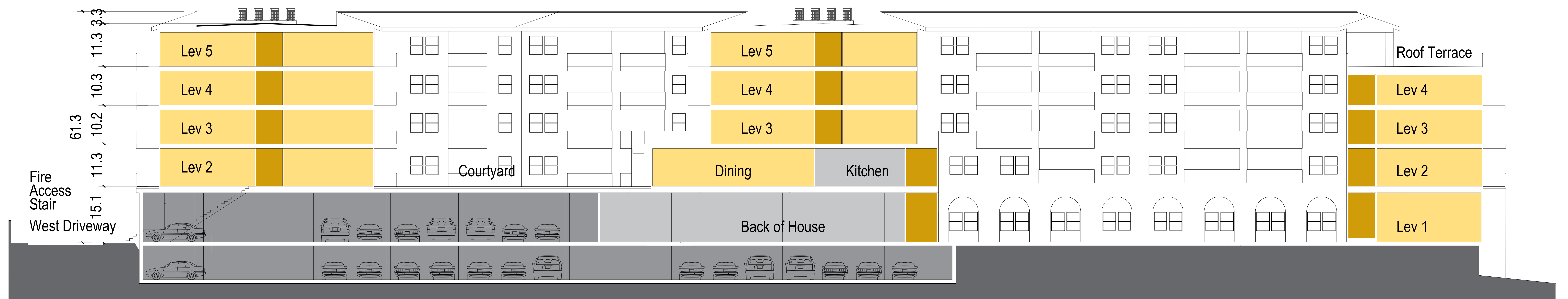
CONCEPTUAL DESIGN

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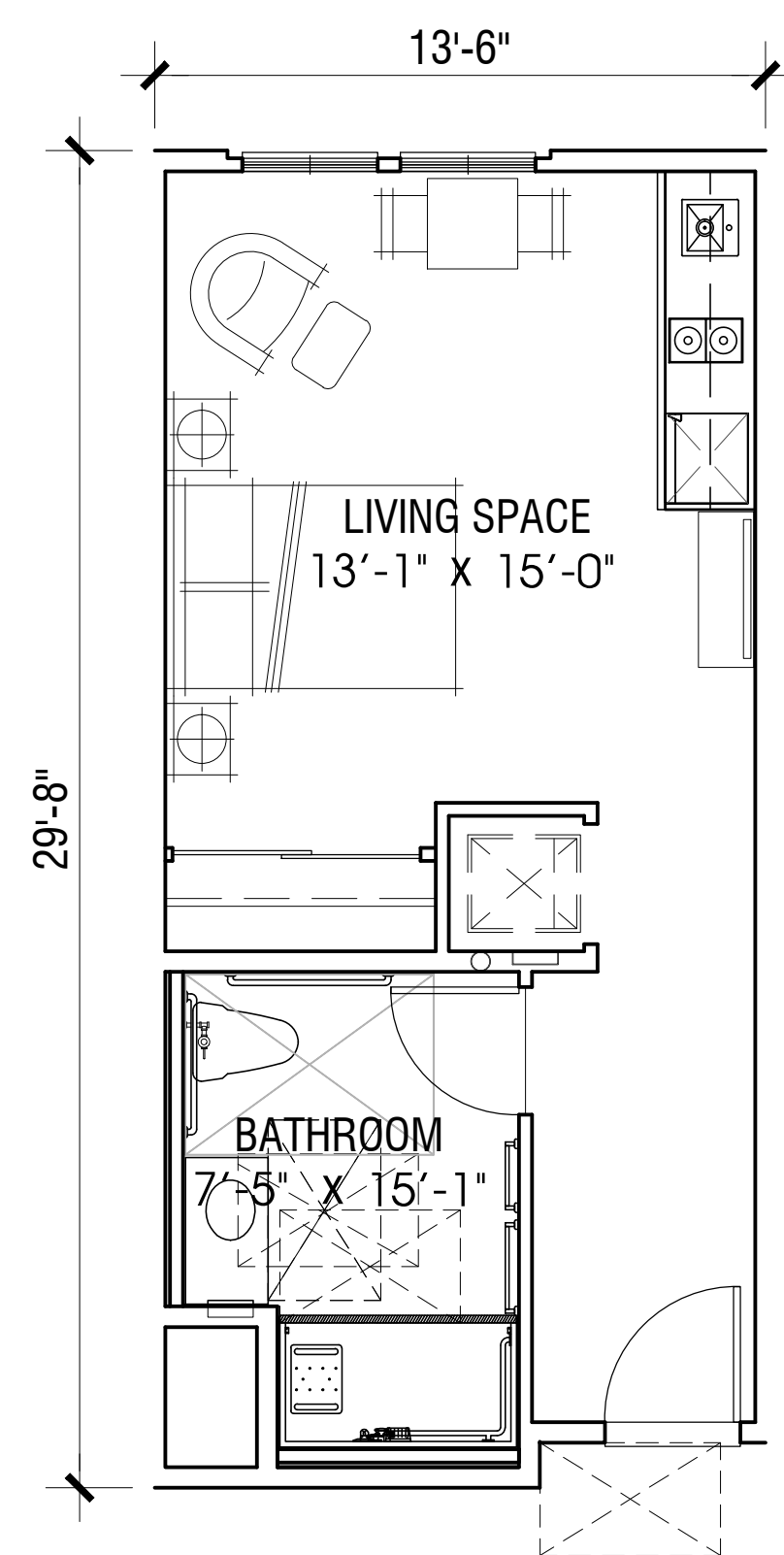
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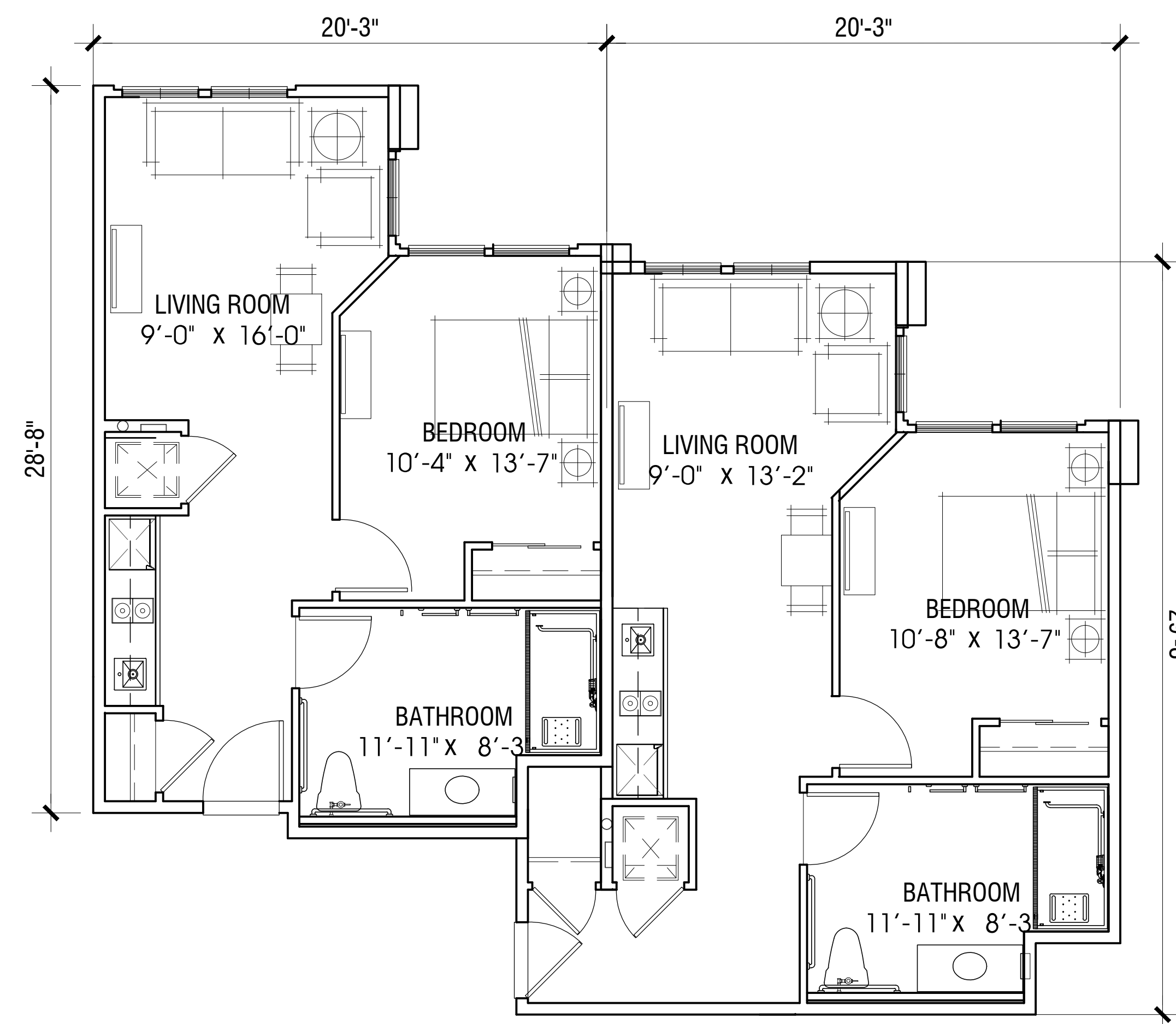
NORTH-SOUTH SECTION



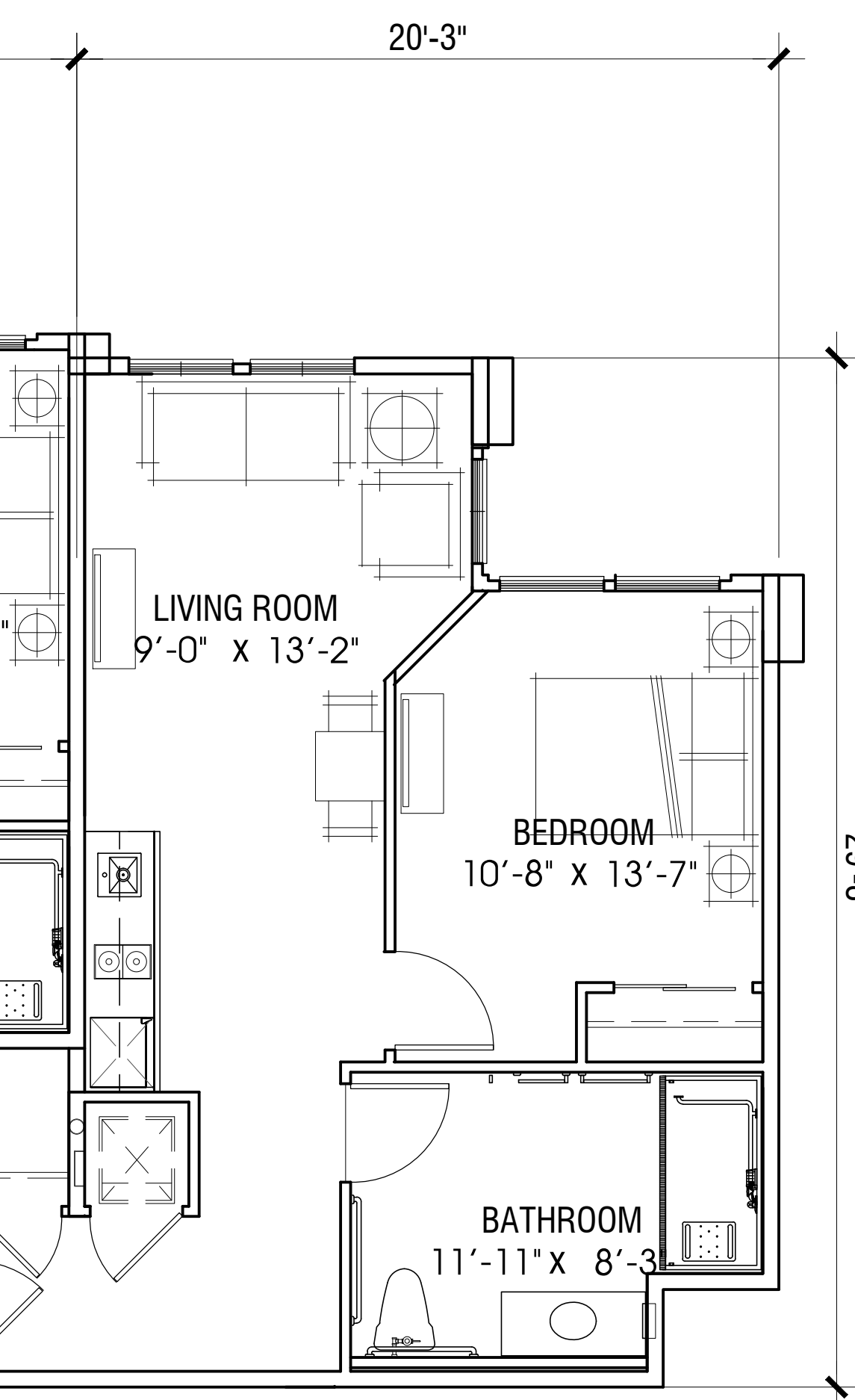
EAST-WEST SECTION



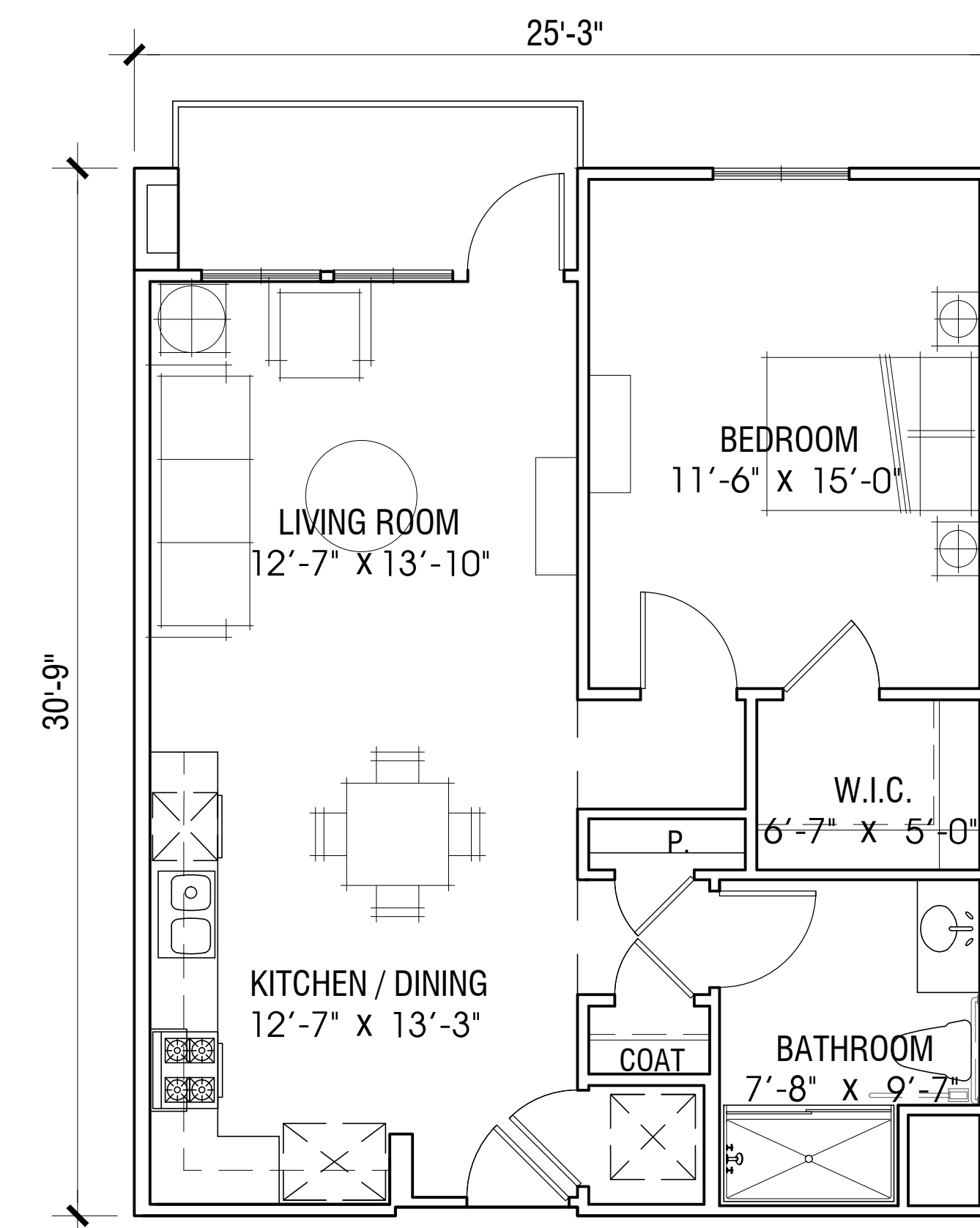
UNIT: S1
STUDIO
AREA: 390 S.F.



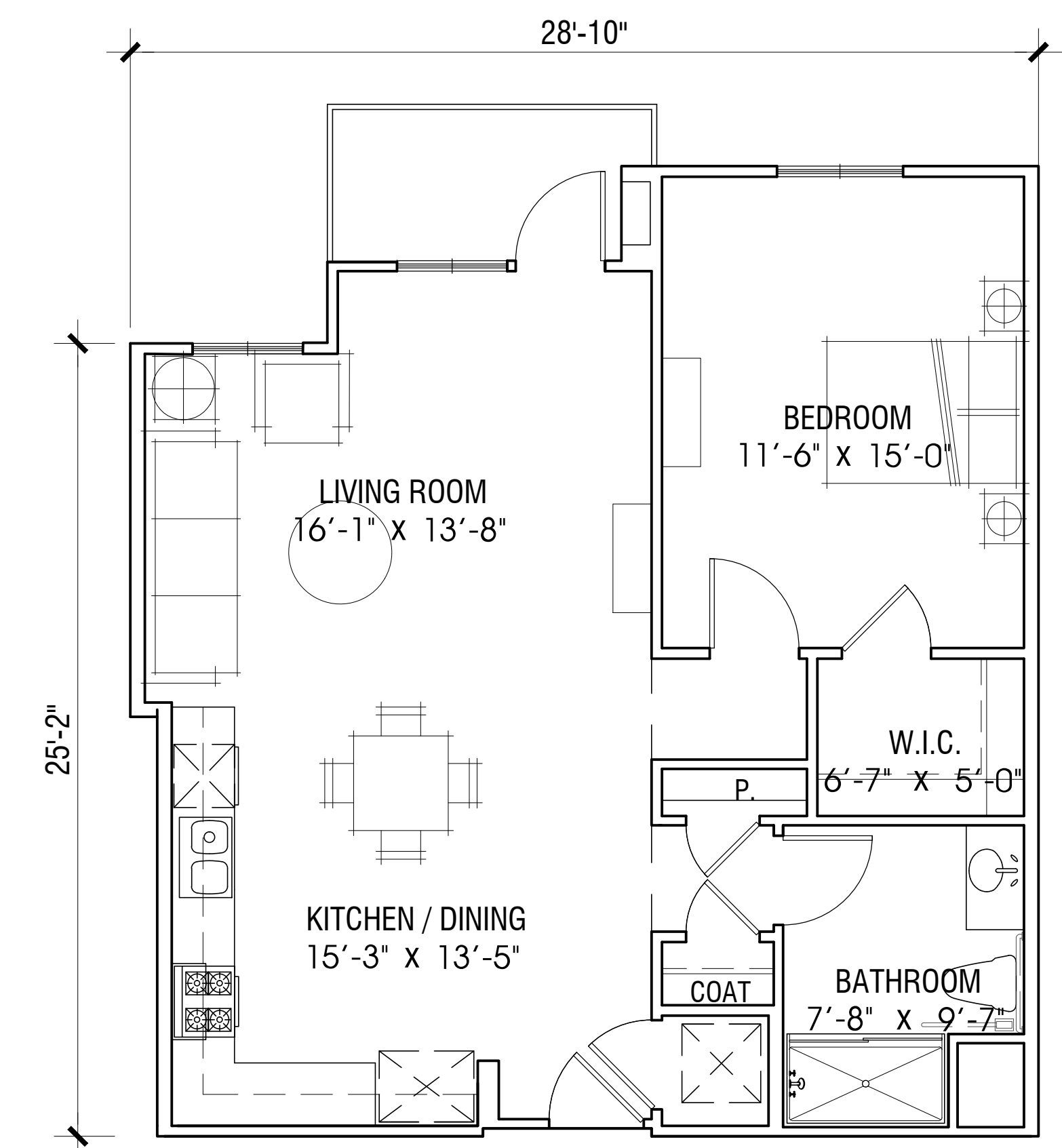
UNIT: A1
1 BEDROOM / 1 BATH
AREA: 519 S.F.



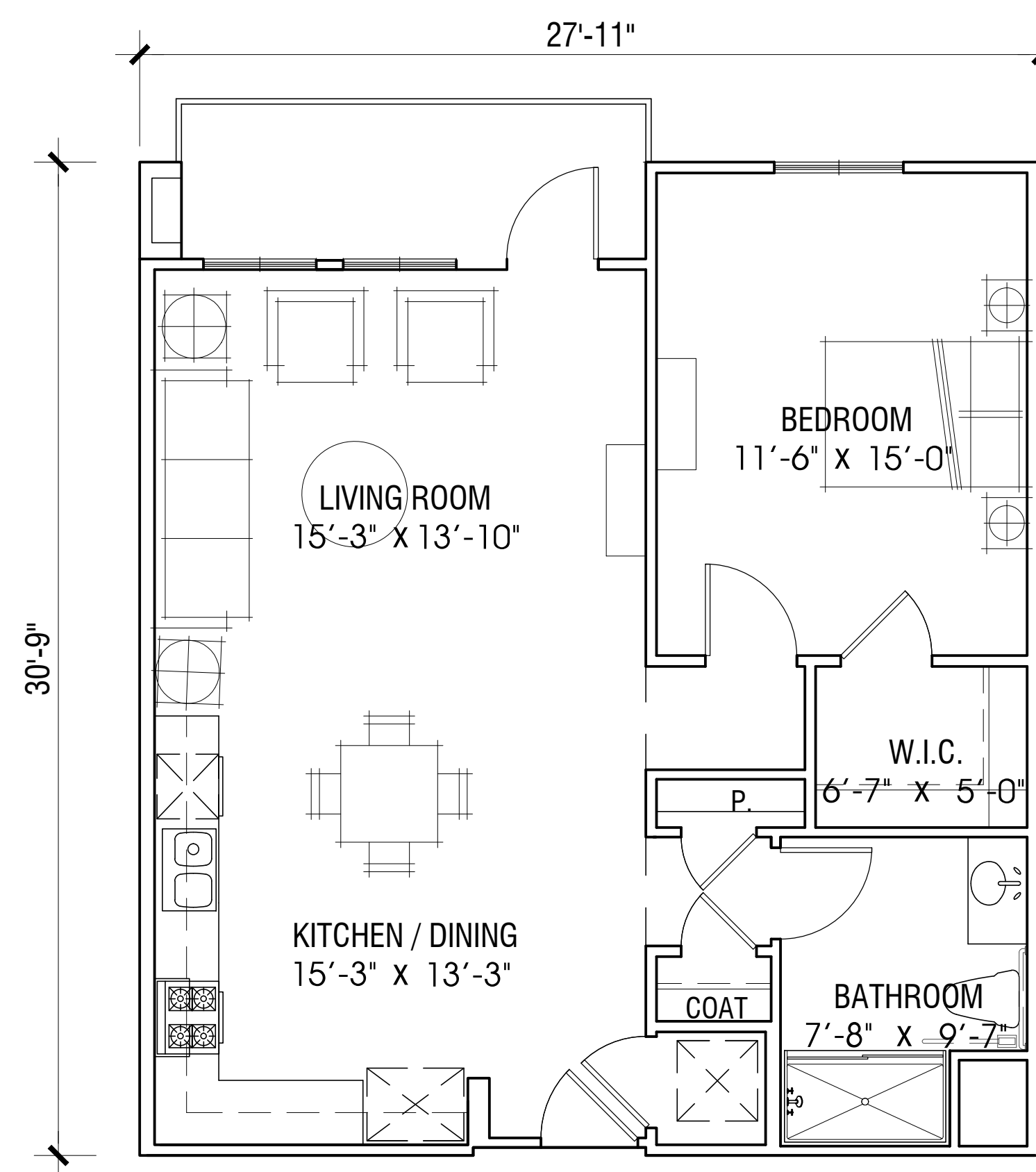
UNIT: A2
1 BEDROOM / 1 BATH
AREA: 575 S.F.



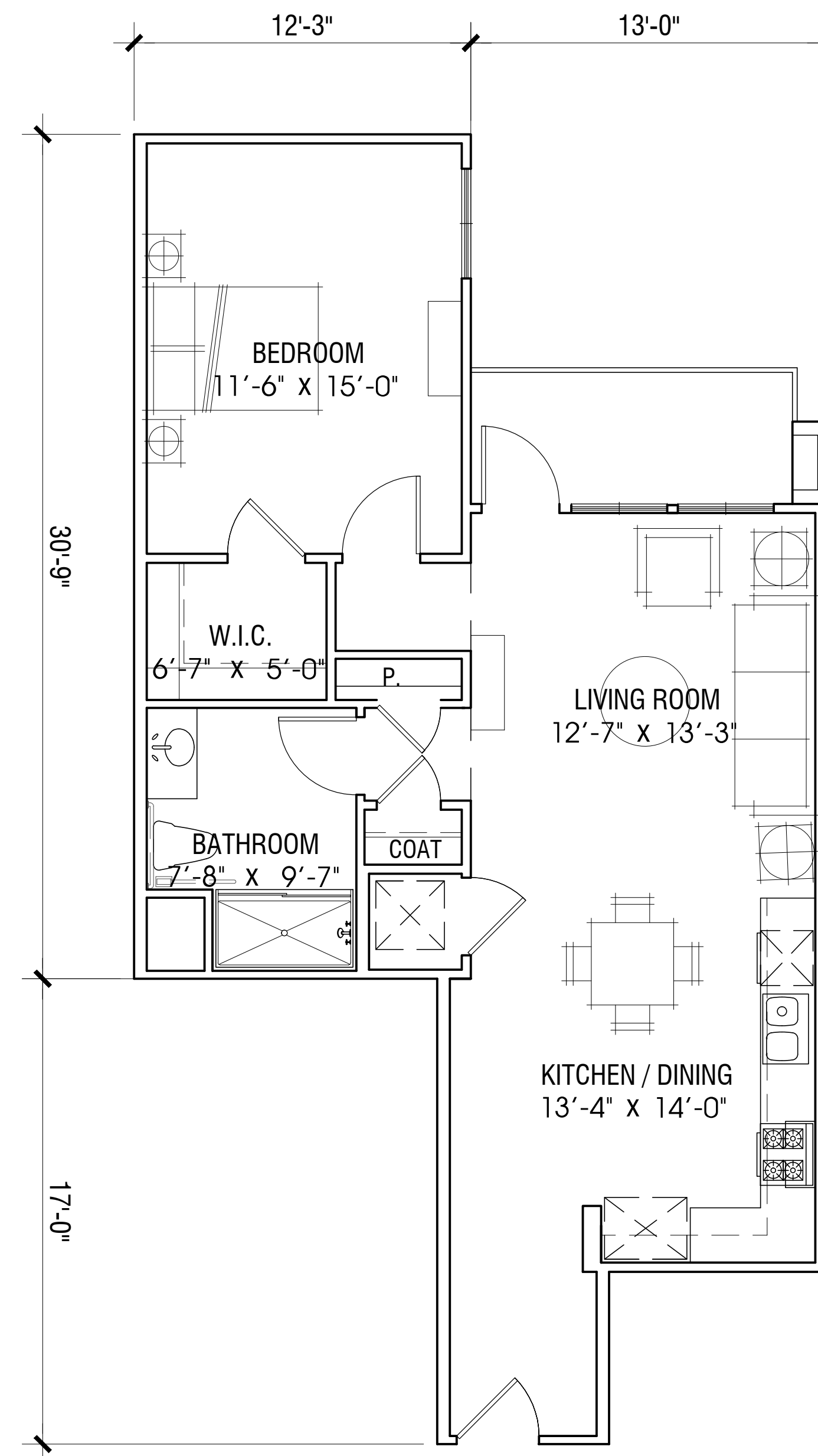
UNIT: A3
1 BEDROOM / 1 BATH
AREA: 726 S.F.
DECK: 60 S.F.



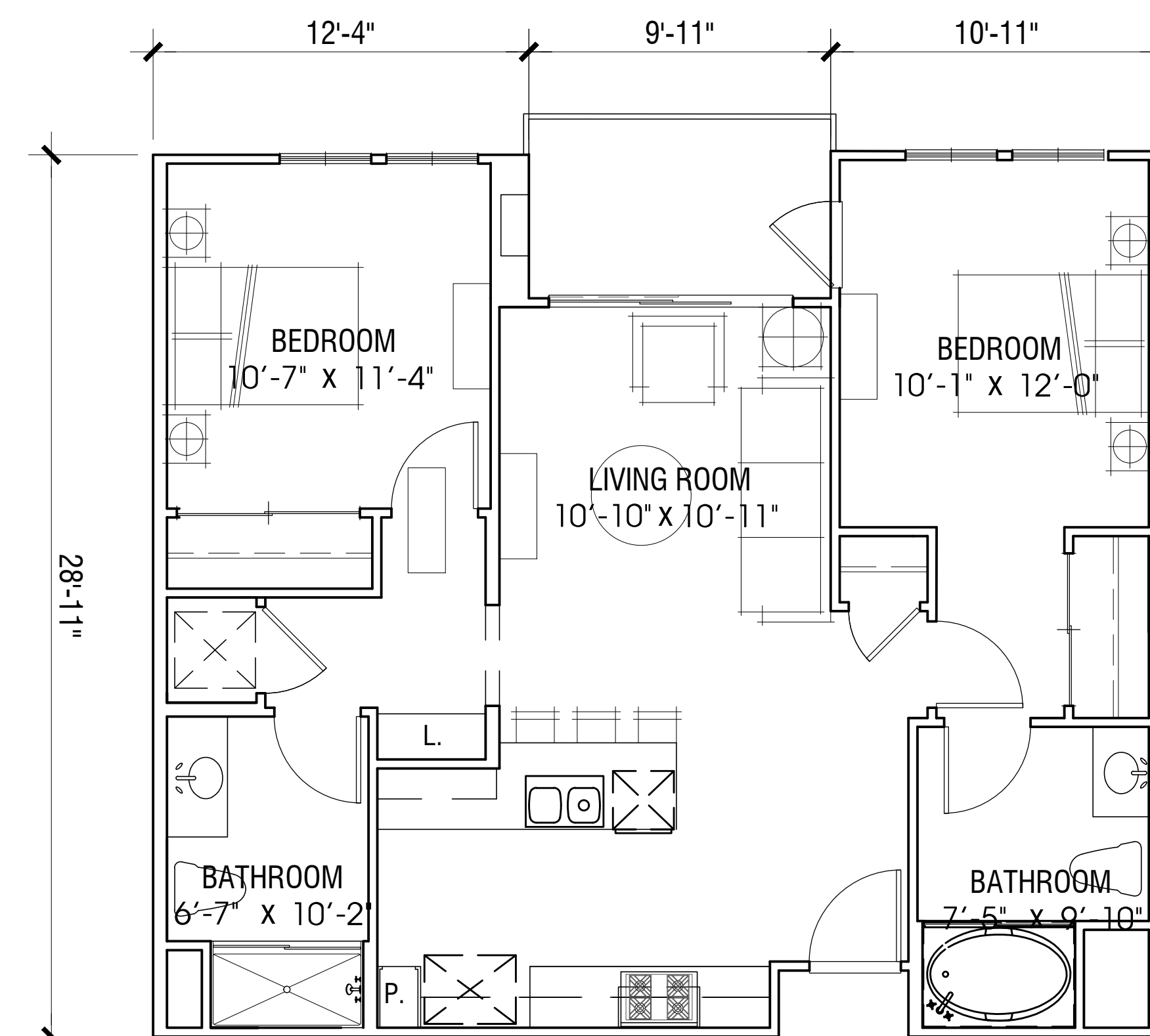
UNIT: A4
1 BEDROOM / 1 BATH
AREA: 796 S.F.
DECK: 48 S.F.



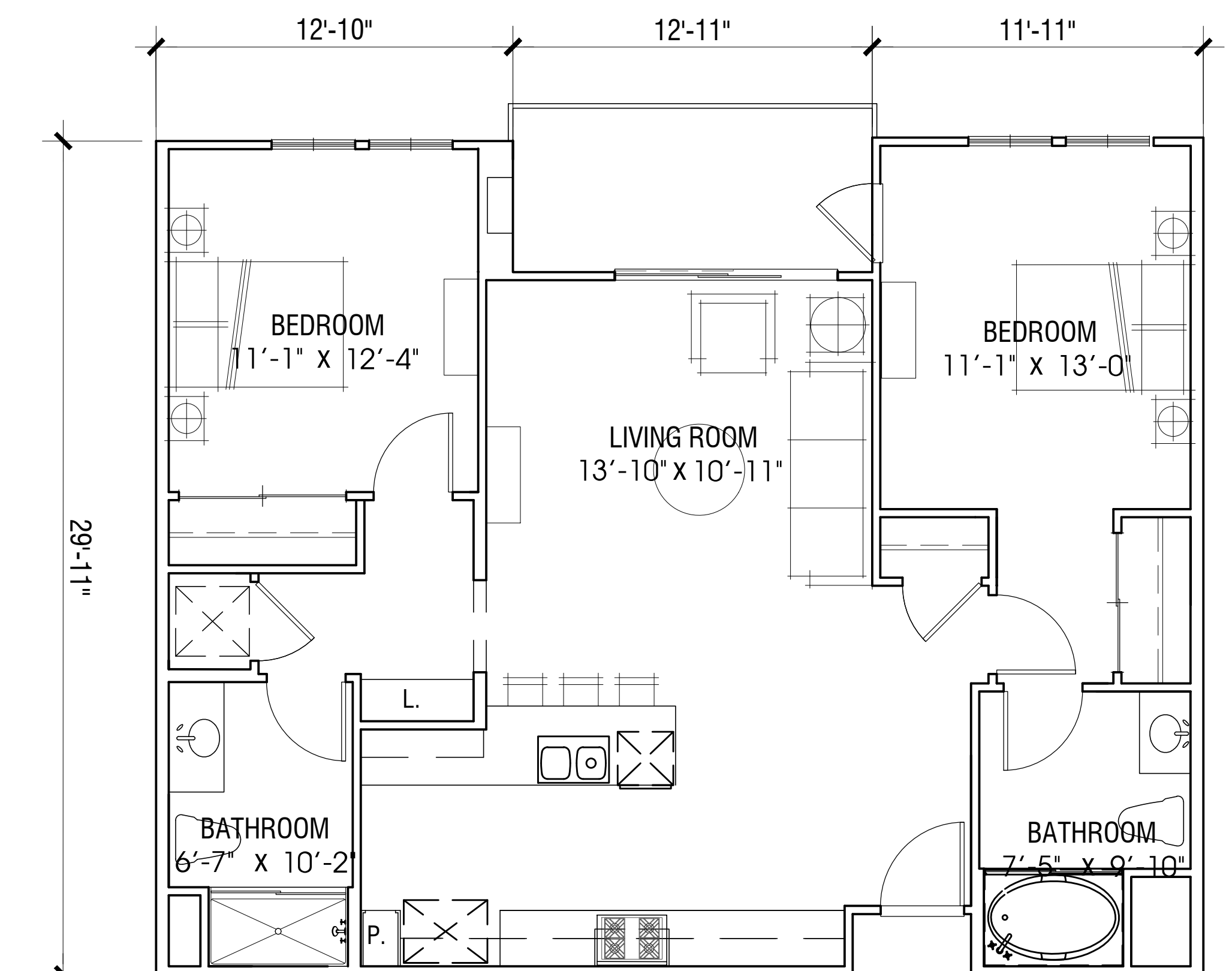
UNIT: A5
1 BEDROOM / 1 BATH
AREA: 800 S.F.
DECK: 71 S.F.



UNIT: A6
1 BEDROOM / 1 BATH
AREA: 772 S.F.
DECK: 58 S.F.



UNIT: B1
2 BEDROOM / 2 BATH
AREA: 888 S.F.
DECK: 60 S.F.



UNIT: B2
2 BEDROOM / 2 BATH
AREA: 1,040 S.F.
DECK: 78 S.F.



NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

CONCEPTUAL LA PAZ ELEVATION

1"=30'-0"



NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

1- NORTH ELEVATION

1 / 16"=1'-0"

LEGEND

- | | | | |
|---|--------------------|----|--------------------------------|
| 1 | STUCCO | 8 | CEMENTITIOUS BOARD (WOOD LIKE) |
| 2 | CONCRETE ROOF | 9 | METAL SIGN |
| 3 | METAL RAILING | 10 | PAINTED SIGN |
| 4 | METAL CANOPY | 11 | ALUMINUM ENTRANCE DOOR |
| 5 | VINYL FRENCH DOOR | 12 | WOOD TRELLIS |
| 6 | VINYL WINDOW | 13 | PARKING GARAGE OPENING |
| 7 | VINYL SLIDING DOOR | 14 | CORNICE |
| | | 15 | WOOD WINDOW TRIM |



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LA PAZ VILLAGE SENIOR LIVING
LAGUNA HILLS, CA

A-13
ELEVATIONS
0 8 16 32
CONCEPTUAL DESIGN

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NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

CONCEPTUAL MCINTYRE ELEVATION

1"=30'-0"



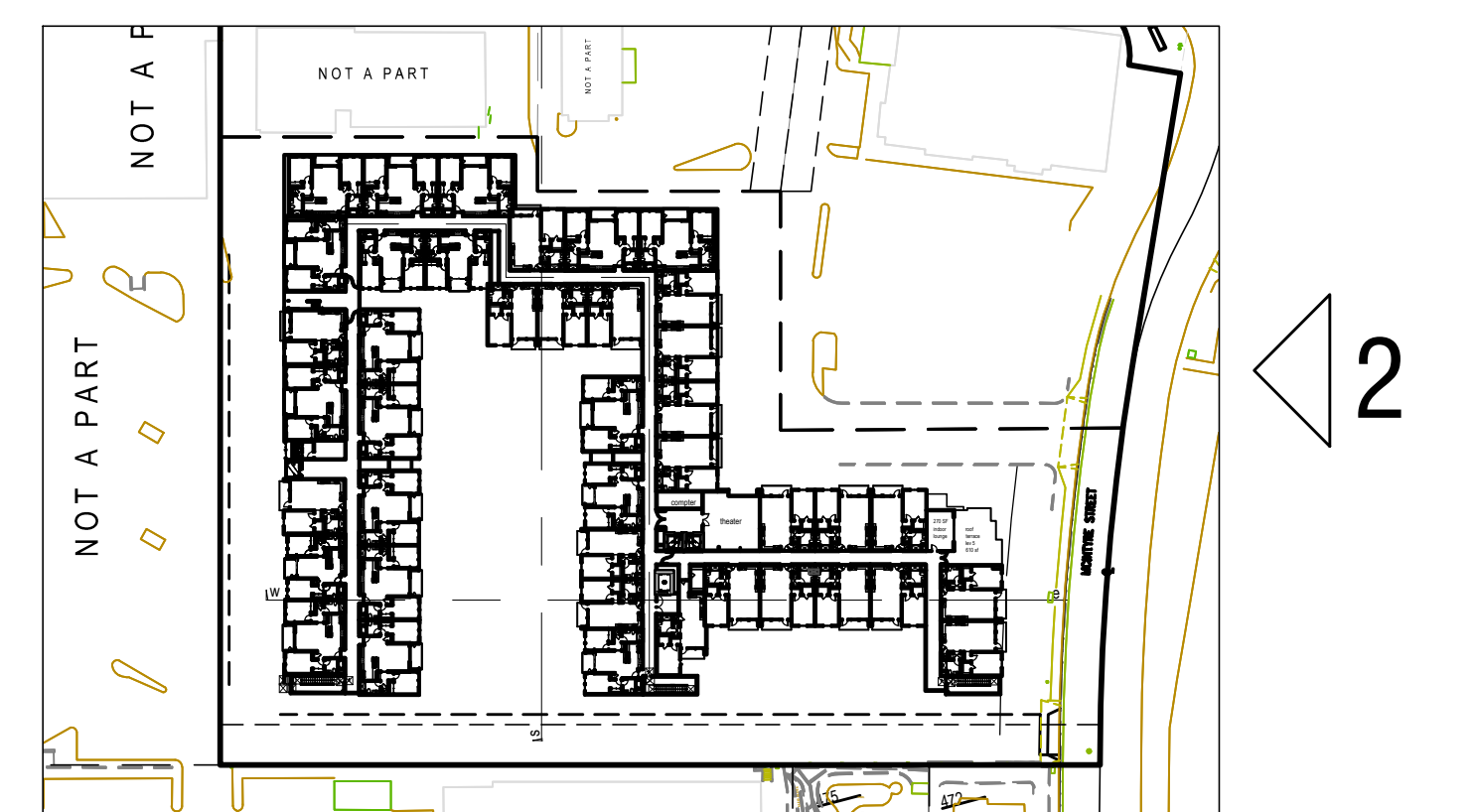
NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

2- EAST ELEVATION

1 / 16"=1'-0"

LEGEND

- | | |
|----------------------|----------------------------------|
| 1 STUCCO | 8 CEMENTITIOUS BOARD (WOOD LIKE) |
| 2 CONCRETE ROOF | 9 METAL SIGN |
| 3 METAL RAILING | 10 PAINTED SIGN |
| 4 METAL CANOPY | 11 ALUMINUM ENTRANCE DOOR |
| 5 VINYL FRENCH DOOR | 12 WOOD TRELLIS |
| 6 VINYL WINDOW | 13 PARKING GARAGE OPENING |
| 7 VINYL SLIDING DOOR | 14 CORNICE |
| | 15 WOOD WINDOW TRIM |



LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

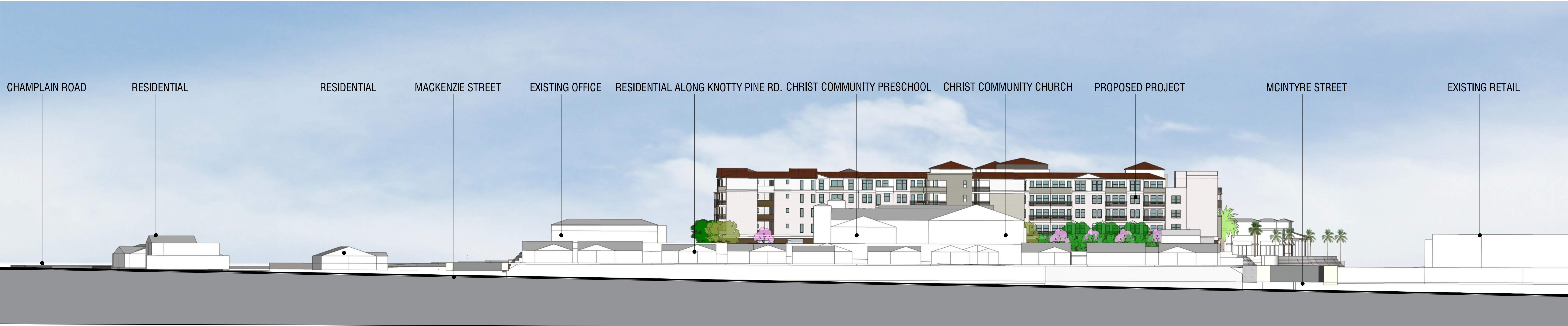
LAGUNA HILLS, CA

A-14
ELEVATIONS

CONCEPTUAL DESIGN

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NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

CONCEPTUAL KNOTTY PINE ROAD ELEVATION

1"=30'-0"



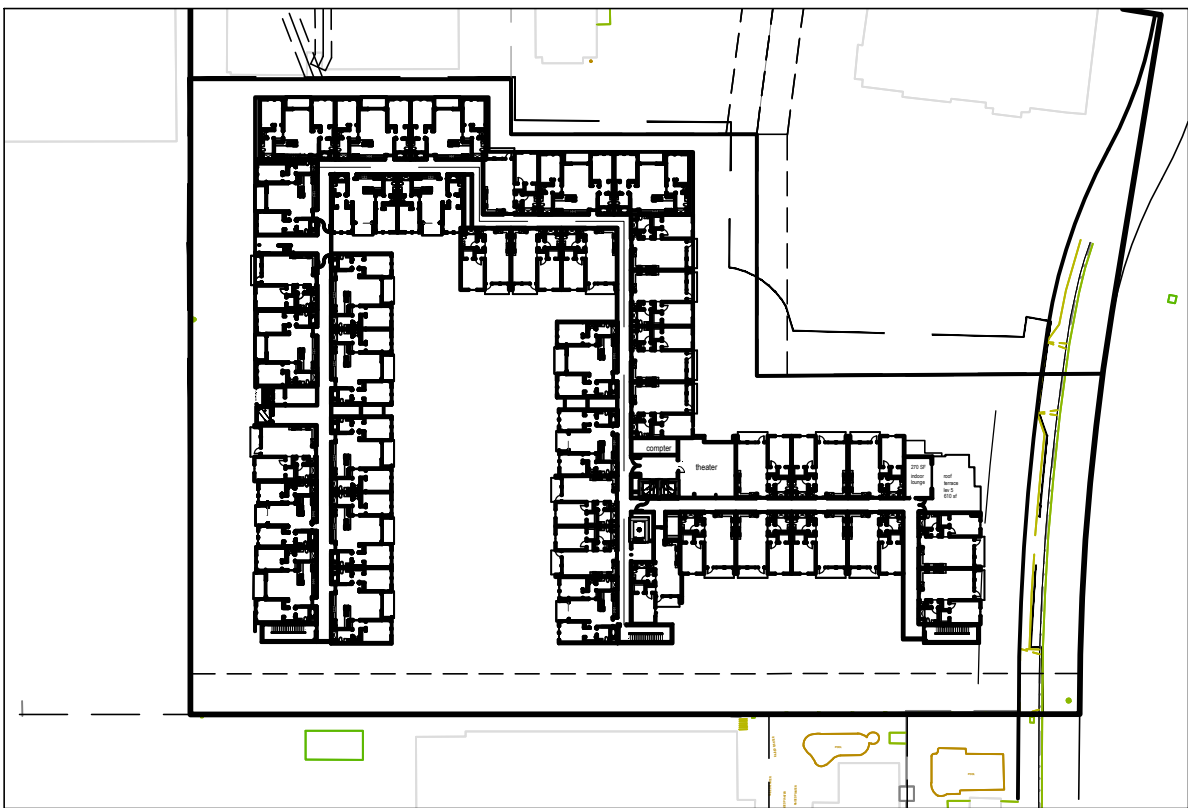
NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

3- SOUTH ELEVATION

1 / 16"=1'-0"

LEGEND

- | | | | |
|---|--------------------|----|--------------------------------|
| 1 | STUCCO | 8 | CEMENTITIOUS BOARD (WOOD LIKE) |
| 2 | CONCRETE ROOF | 9 | METAL SIGN |
| 3 | METAL RAILING | 10 | PAINTED SIGN |
| 4 | METAL CANOPY | 11 | ALUMINUM ENTRANCE DOOR |
| 5 | VINYL FRENCH DOOR | 12 | WOOD TRELLIS |
| 6 | VINYL WINDOW | 13 | PARKING GARAGE OPENING |
| 7 | VINYL SLIDING DOOR | 14 | CORNICE |
| | | 15 | WOOD WINDOW TRIM |



3

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LA PAZ VILLAGE SENIOR LIVING
LAGUNA HILLS, CA

A-15
ELEVATIONS
0 8 16 32
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NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

CONCEPTUAL MACKENZIE ELEVATION

1"=30'-0"



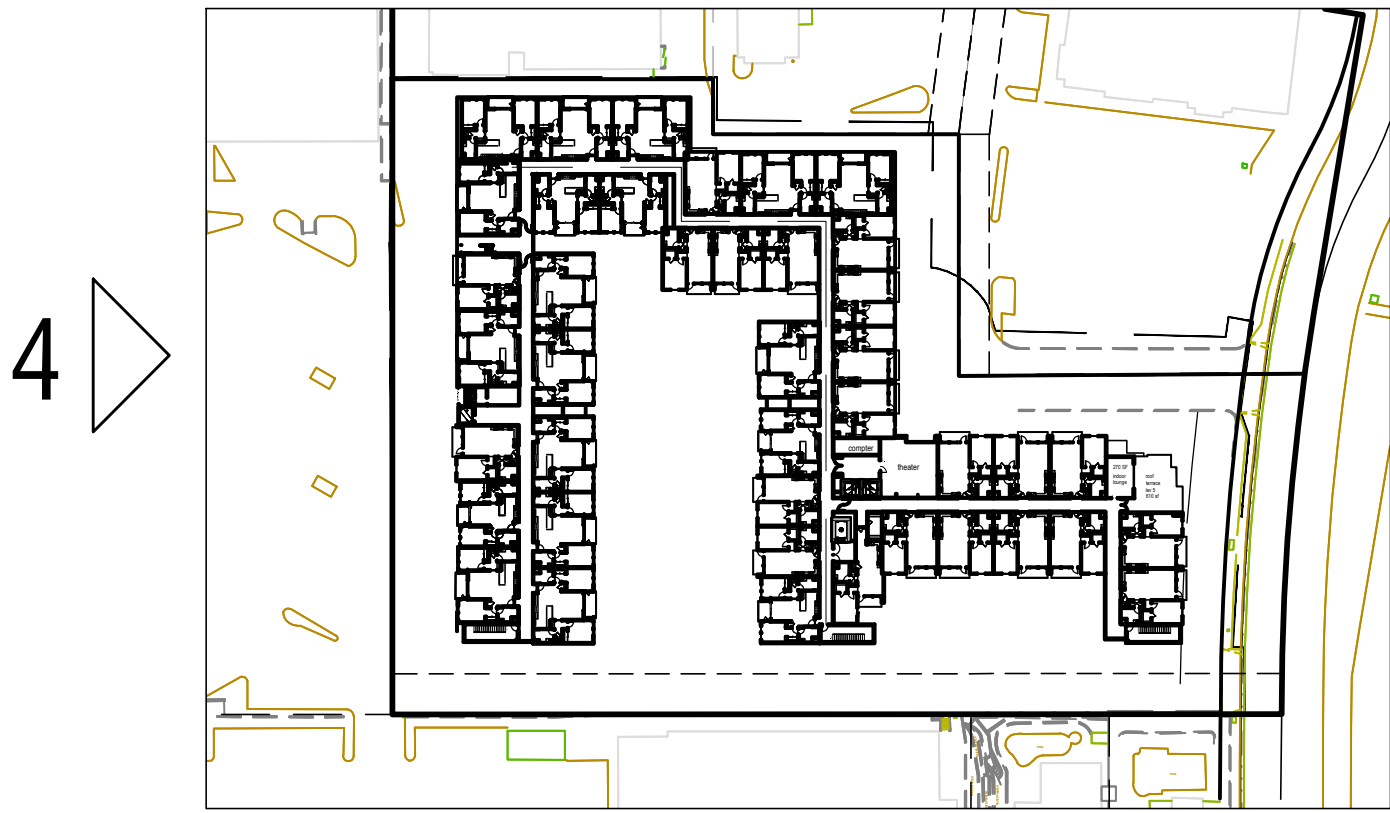
NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

4- WEST ELEVATION

1 / 16"=1'-0"

LEGEND

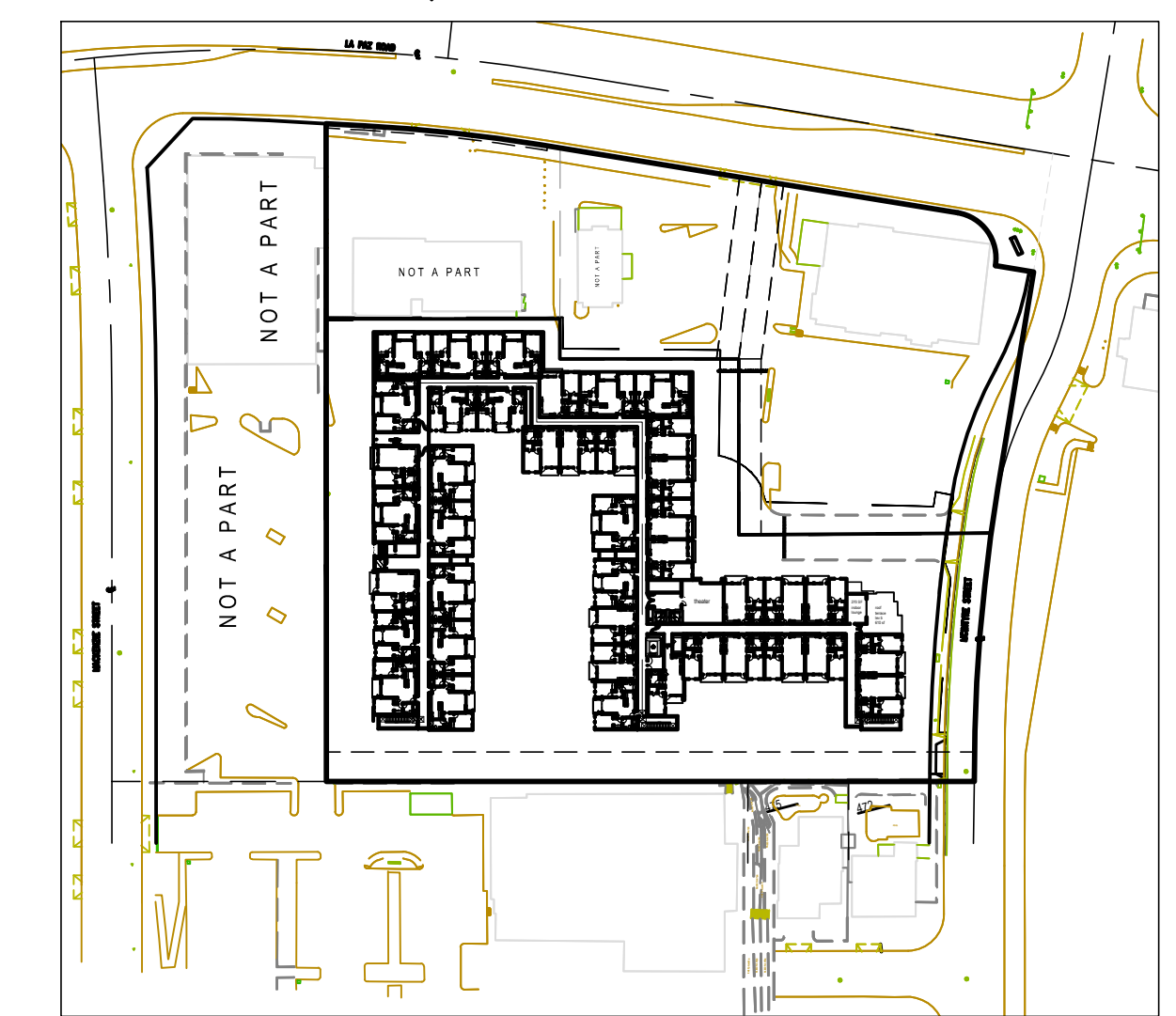
- | | |
|----------------------|----------------------------------|
| 1 STUCCO | 8 CEMENTITIOUS BOARD (WOOD LIKE) |
| 2 CONCRETE ROOF | 9 METAL SIGN |
| 3 METAL RAILING | 10 PAINTED SIGN |
| 4 METAL CANOPY | 11 ALUMINUM ENTRANCE DOOR |
| 5 VINYL FRENCH DOOR | 12 WOOD TRELLIS |
| 6 VINYL WINDOW | 13 PARKING GARAGE OPENING |
| 7 VINYL SLIDING DOOR | 14 CORNICE |
| | 15 WOOD WINDOW TRIM |







2
▽



LPVI LLC

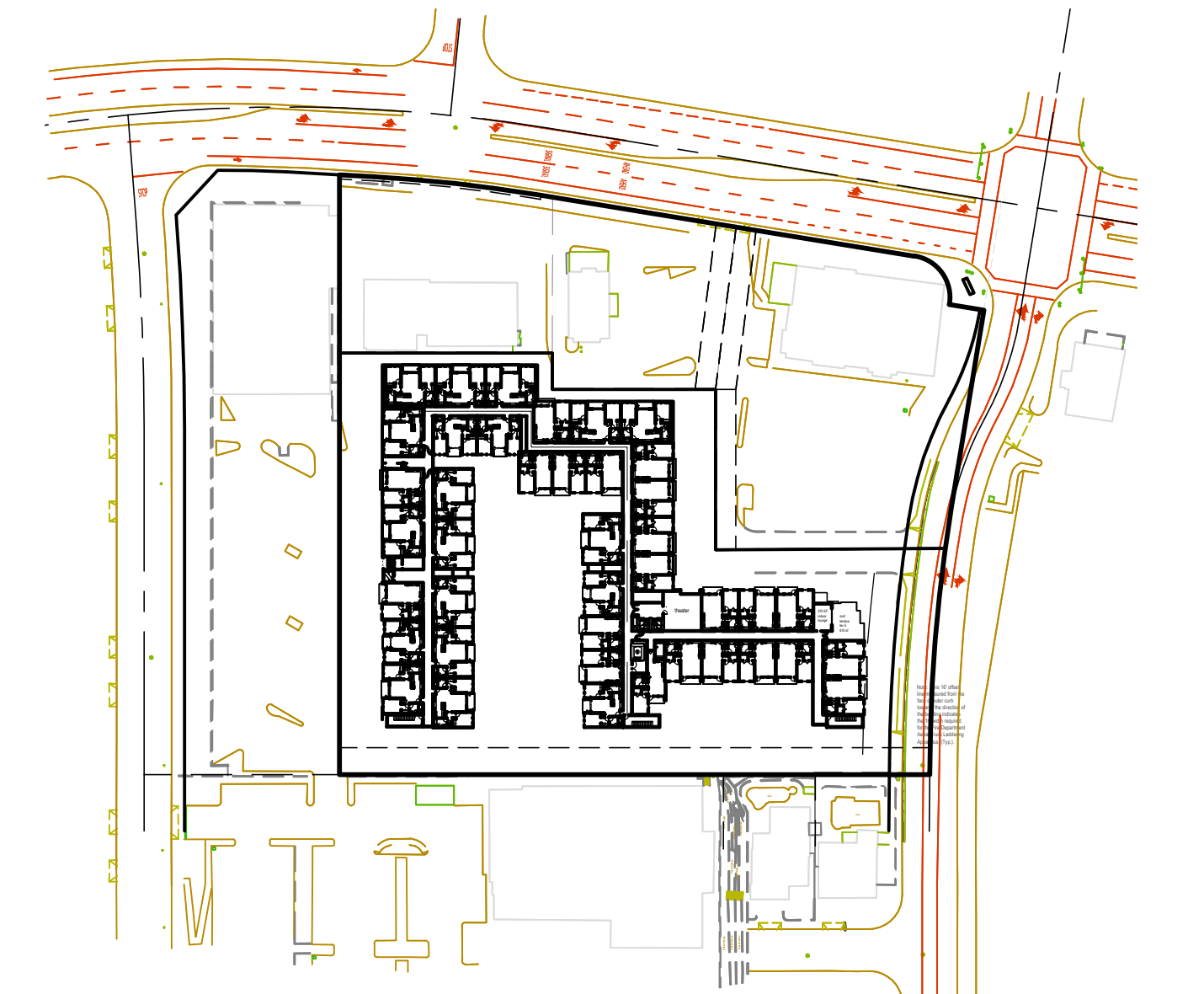
LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-18
PERSPECTIVE VIEWS
CONCEPTUAL DESIGN

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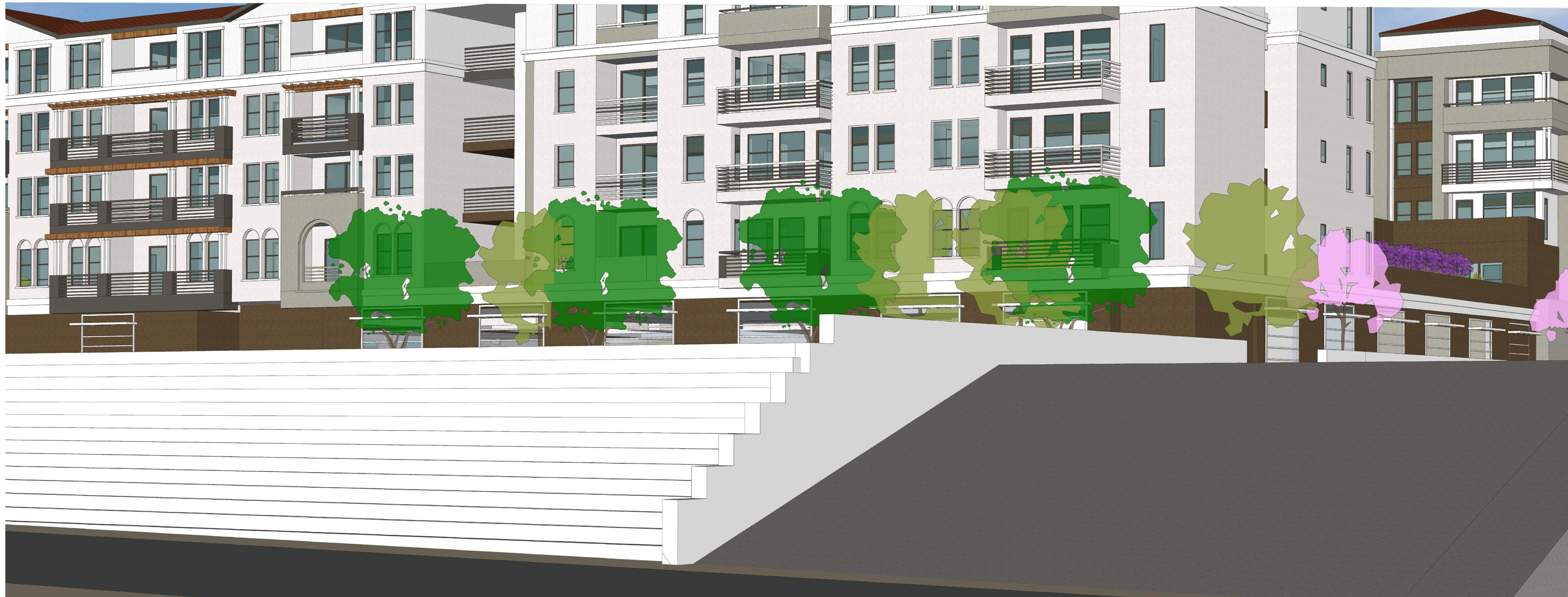
LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-19
PERSPECTIVE VIEWS
0 8 16 32
CONCEPTUAL DESIGN

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5

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LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-21
PERSPECTIVE VIEWS
CONCEPTUAL DESIGN

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LA PAZ ELEVATION



1 EXTERIOR WALLS
MANUFACTURE: OMEGA PRODUCTS OR EQUAL
MATERIAL: 20 30 STUCCO



2 ROOF
MANUFACTURE: EAGLE ROOFING OR EQUAL
MATERIAL: CAPISTRANO 3526 VALENCIA



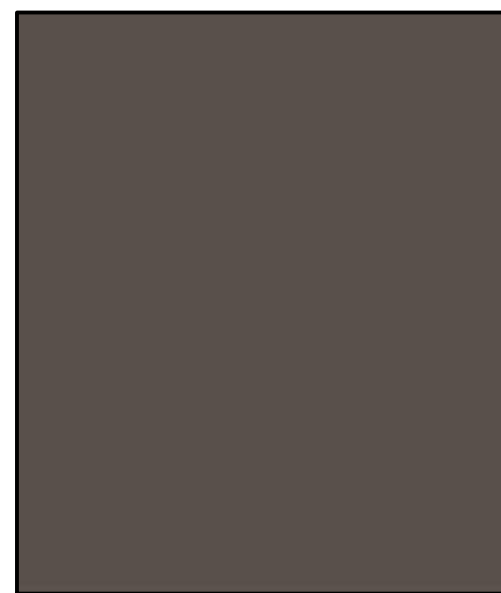
3 WOOD TRELLIS
MANUFACTURE: ONSITE FABRICATION
MATERIAL: WOOD
COLOR: VALSPAR- CEDAR



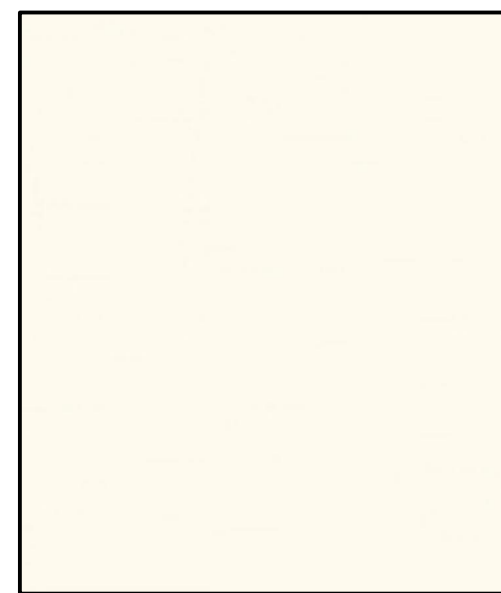
4 GARAGE GRILL
MANUFACTURE: AMETCO OR EQUAL
MATERIAL: STEEL
COLOR: FACTORY PRIMED AND PAINTED IN FIELD



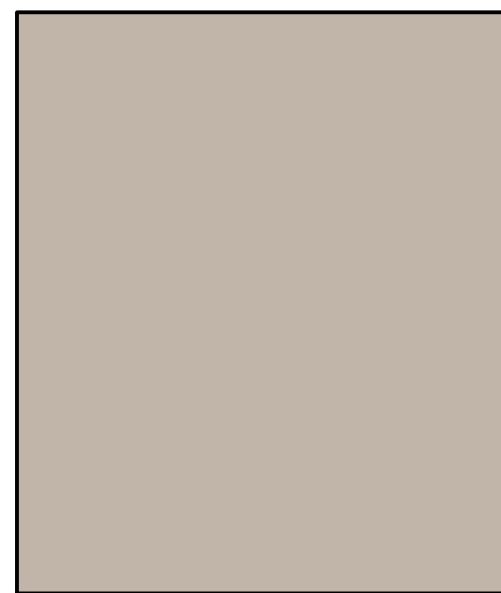
5 METAL RAILING
MANUFACTURE:FORTRESS OR EQUAL
MATERIAL: STEEL
COLOR: FACTORY PRIMED AND PAINTED IN FIELD



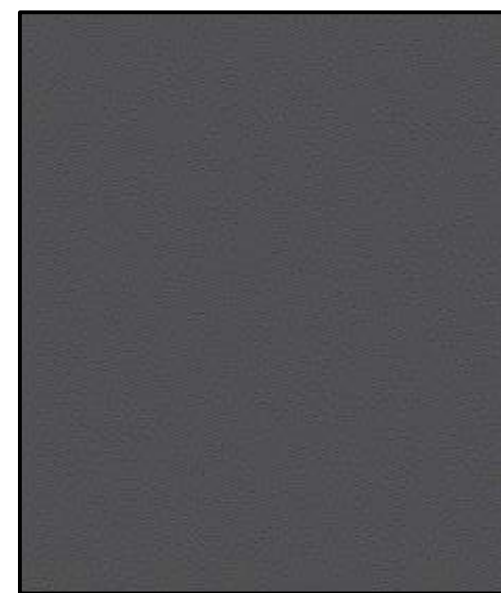
A COLOR
DUNN EDWARDS DEC 756
WEATHERED BROWN



B COLOR
DUNN EDWARDS DE344
FROSTING CREAM



C COLOR
DUNN EDWARDS DEC 751
ASH GREY



D COLOR
DUNN EDWARDS DET 619
CELLULOID



6 WINDOW
MANUFACTURE: MILGARD OR EQUAL
MATERIAL: VINYL
COLOR: WHITE



7 WINDOW TRIM
MANUFACTURE: BUILDER CHOICE OR EQUAL
MATERIAL: WOOD
COLOR: PAINT TO MATCH STUCCO



8 SLIDING DOOR
MANUFACTURE: MILGARD OR EQUAL
MATERIAL: VINYL
COLOR: WHITE



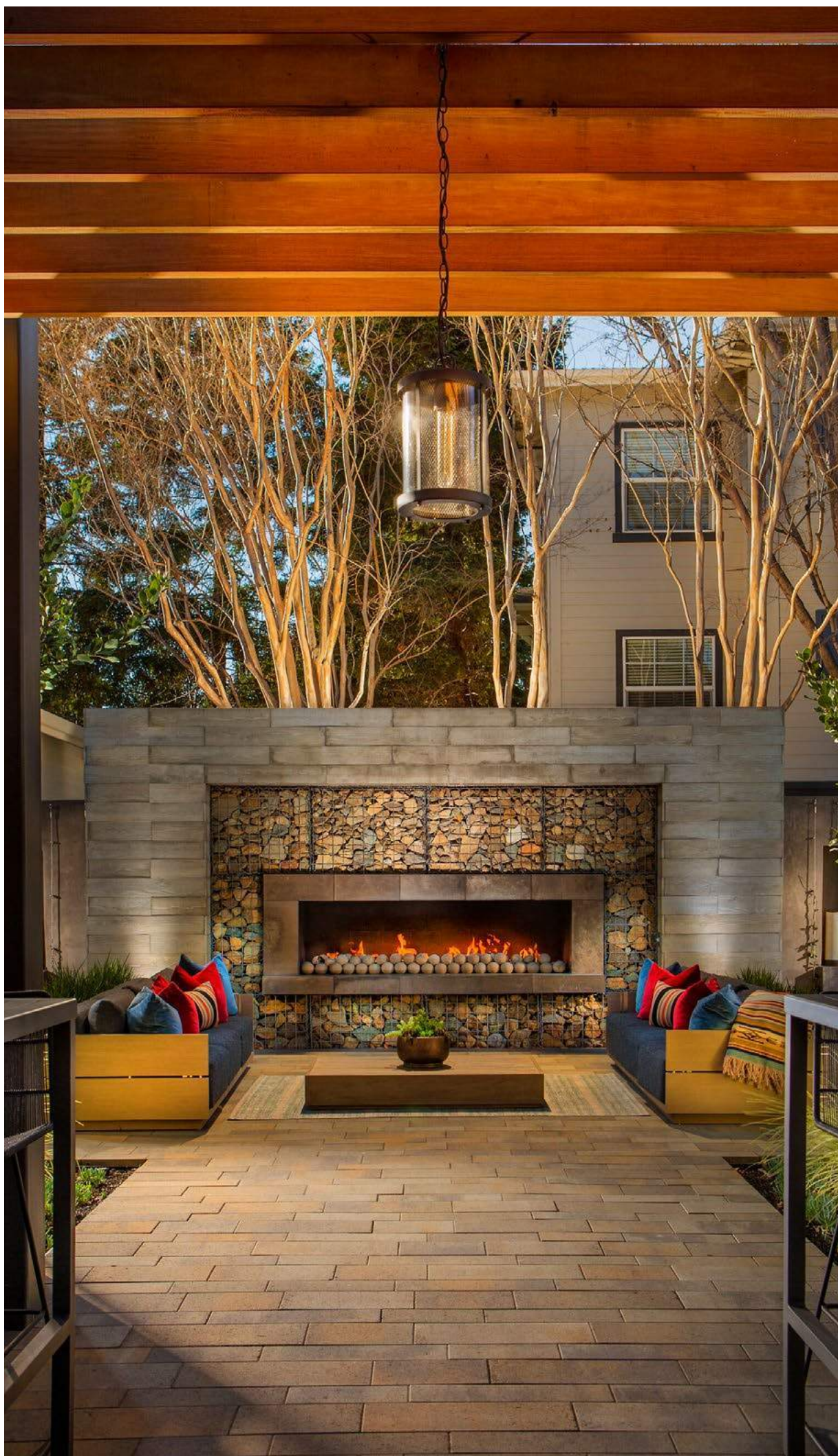
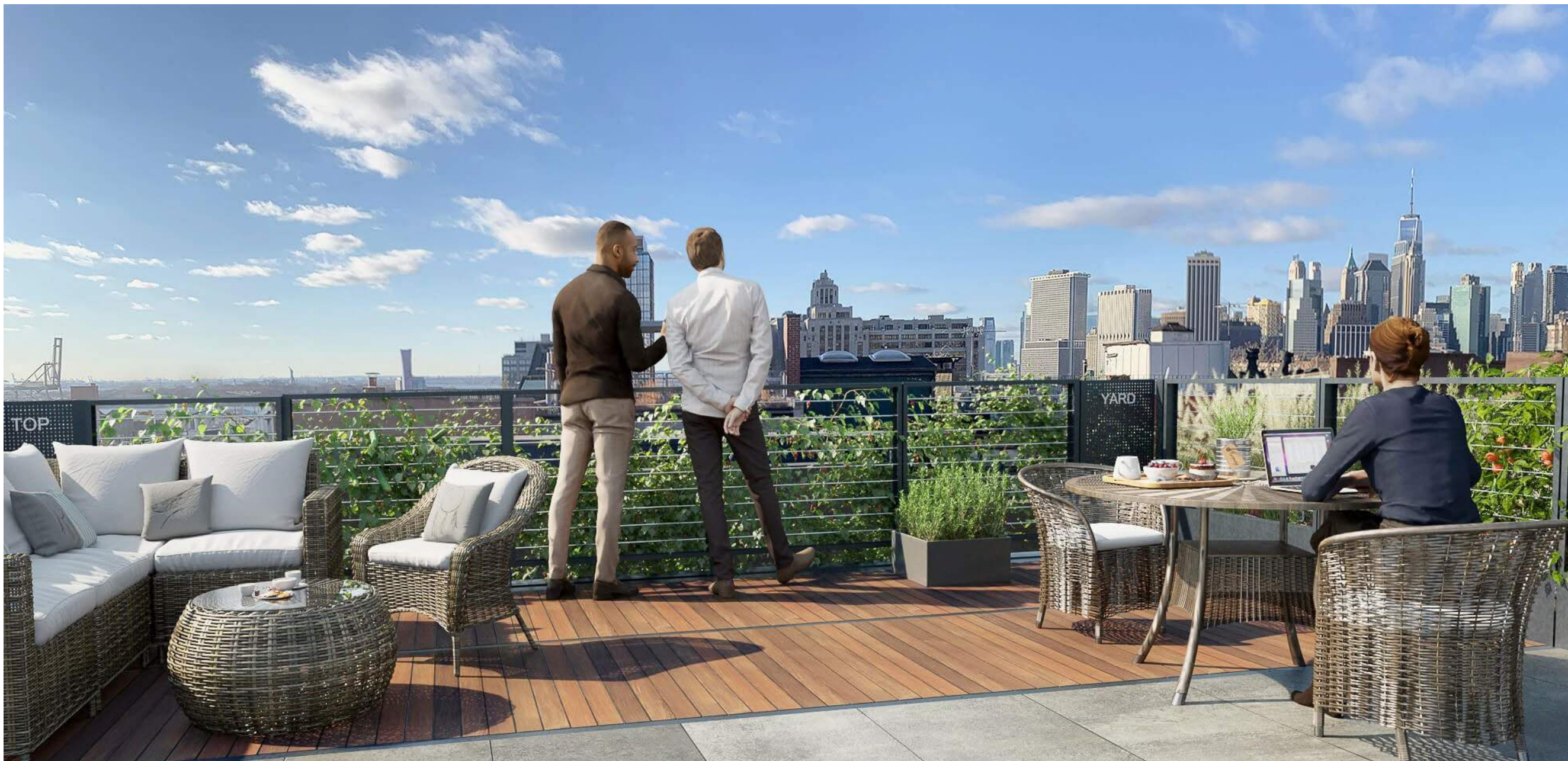
9 METAL CANOPY
MANUFACTURE: IMPERIAL MARQUEE OR EQUAL
MATERIAL: STEEL
COLOR: FACTORY PRIMED AND PAINTED IN FIELD

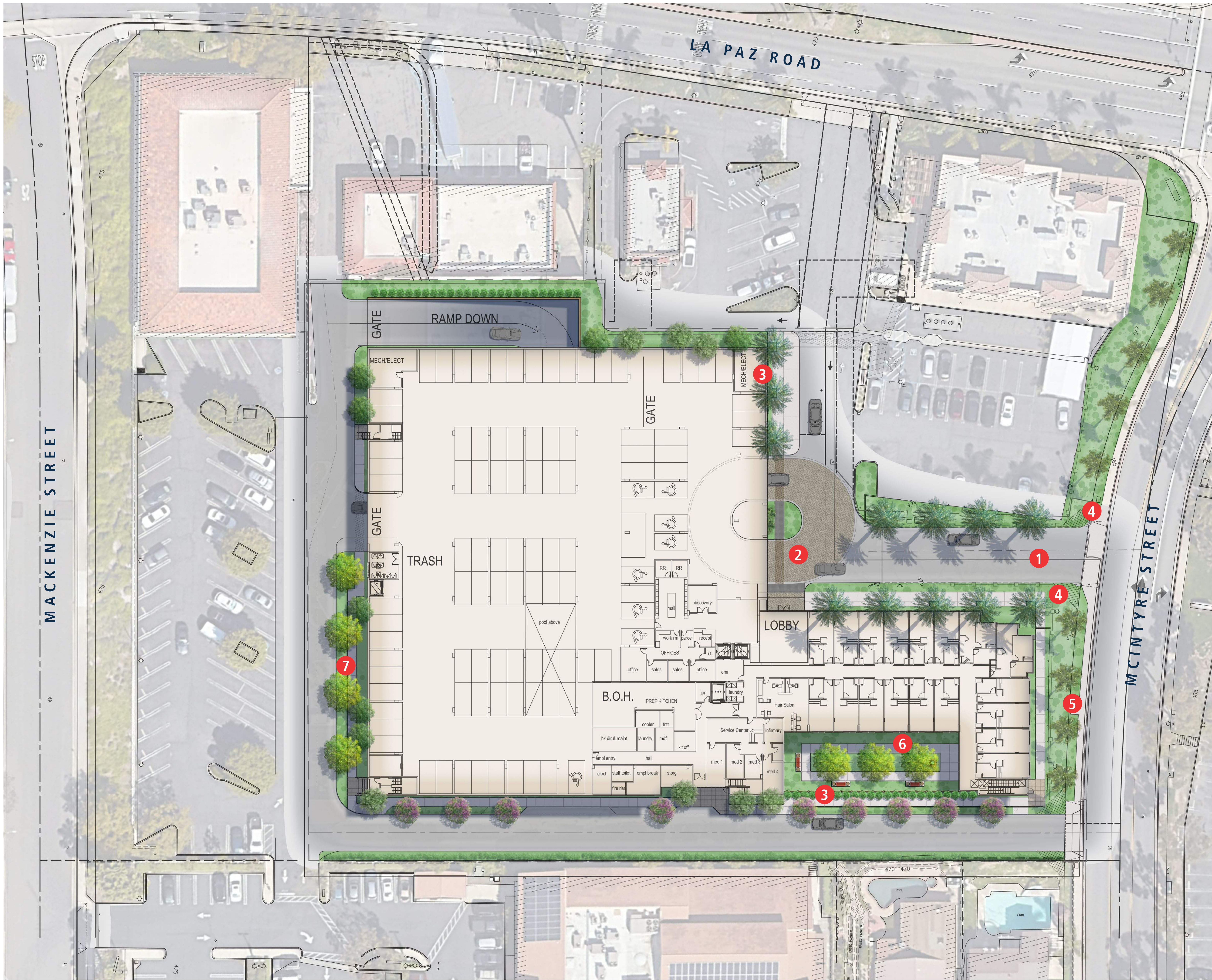
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LA PAZ VILLAGE SENIOR LIVING
LAGUNA HILLS, CA

A-22
ELEVATIONS
0 8 16 32
CONCEPTUAL DESIGN
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LEGEND

- 1 Project Entry Corridor
- 2 Lobby Entrance with Enhanced Paving and Landscape
- 3 Buffer Hedge Planting
- 4 Re-Clad Existing Retaining Wall
- 5 Refresh Streetscape
- 6 Courtyard with Social Sitting and Decor Landscape
- 7 Shade Trees with Accent Planting

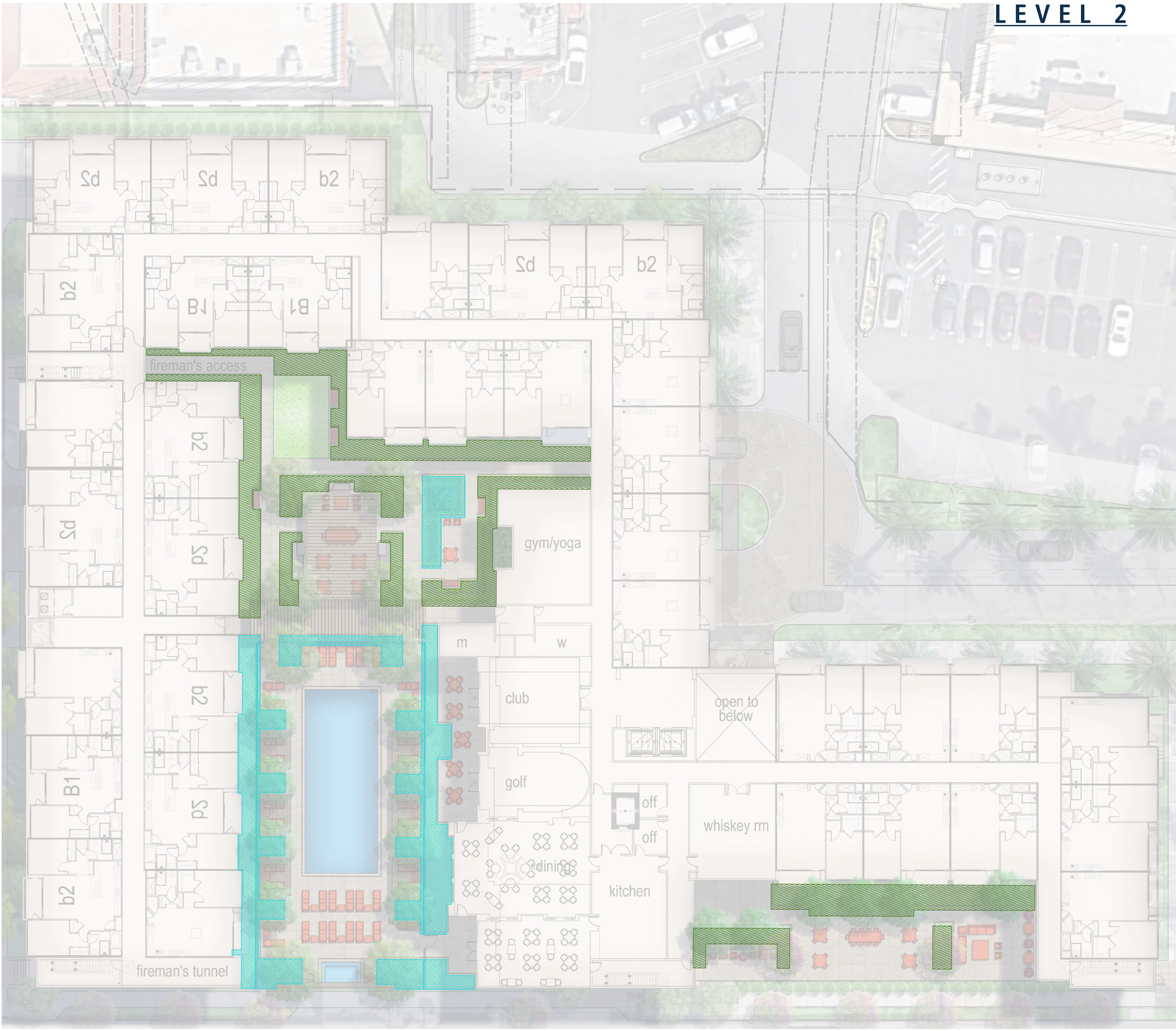
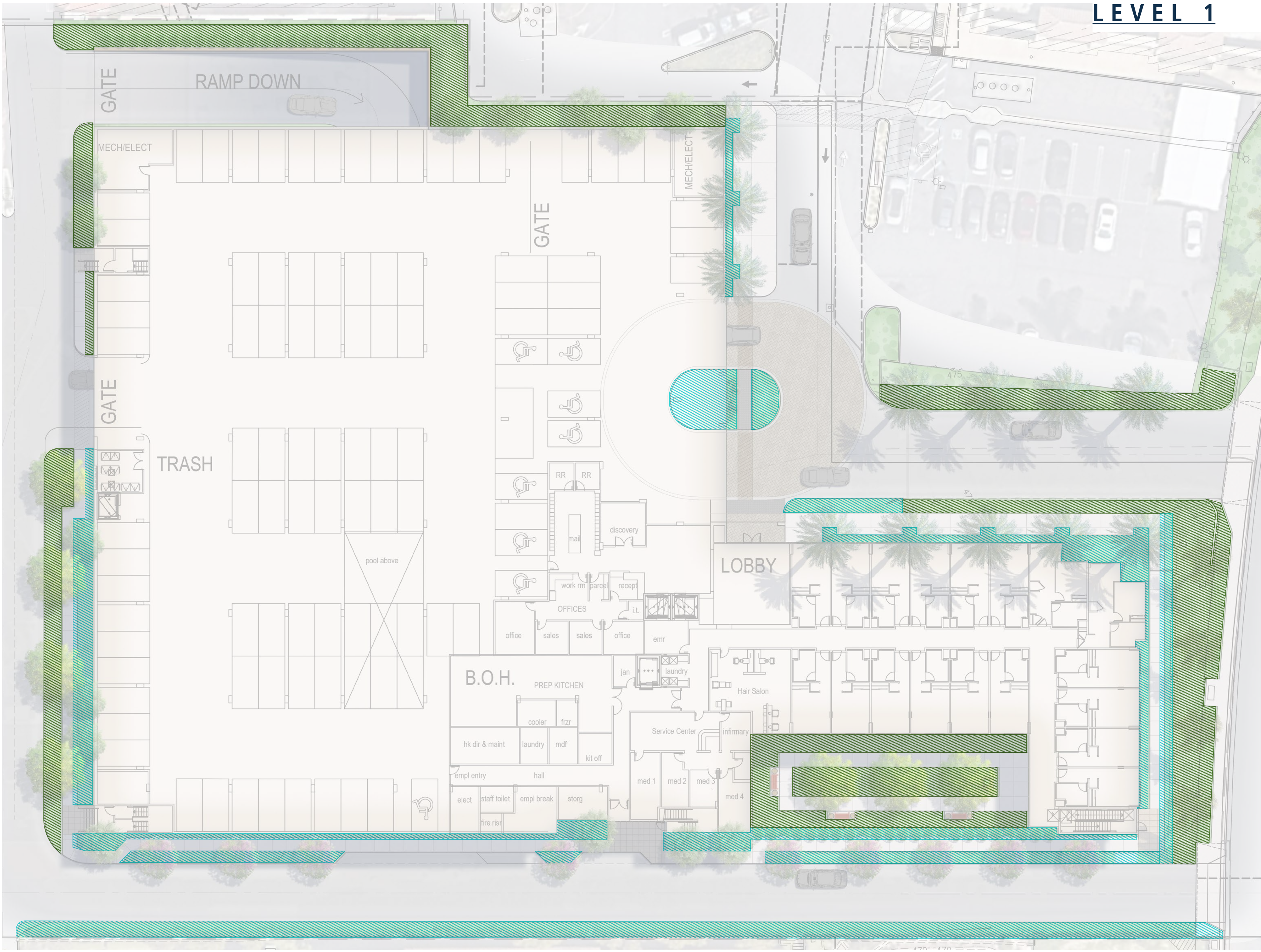




LEGEND

- 1 Lawn Panel w/Bench Seating
- 2 Fireplace w/Lounge Seating
- 3 Dining Terrace w/Shade Structure
- 4 Barbecue Counter
- 5 Main Pedestrian Corridor w/Shade Structure
- 6 Pool - approx. 23'x58' (1,334 s.f.)
- 7 Cabana Structure
- 8 Chaise Lounge Furniture
- 9 Trees in Planters
- 10 Accent Shade Trees
- 11 Spa w/Water Feature Wall 6.5'x12.5' (81.25 s.f.)
- 12 Glass Pool Fence
- 13 Parterre Garden w/Lounge Seating





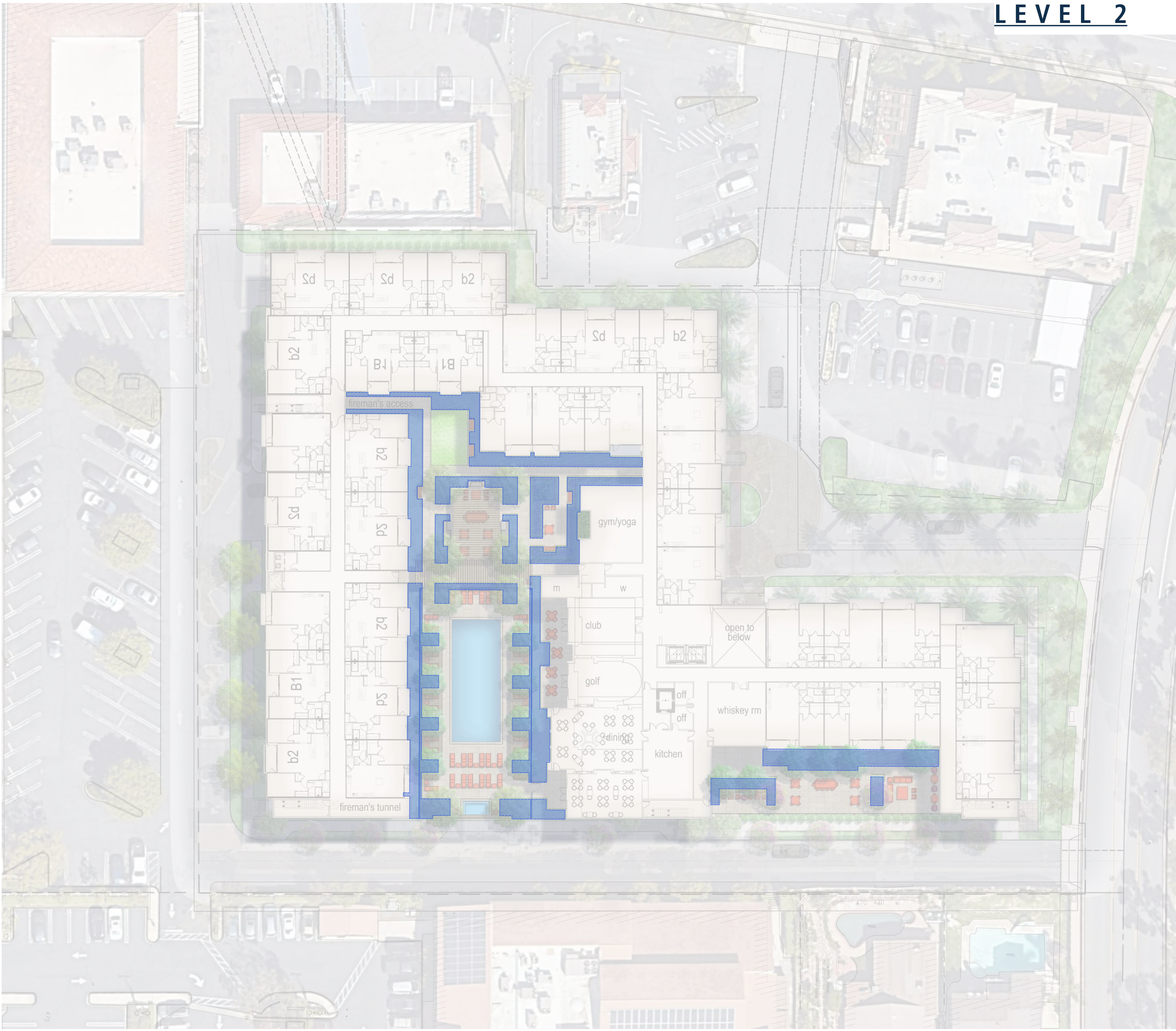
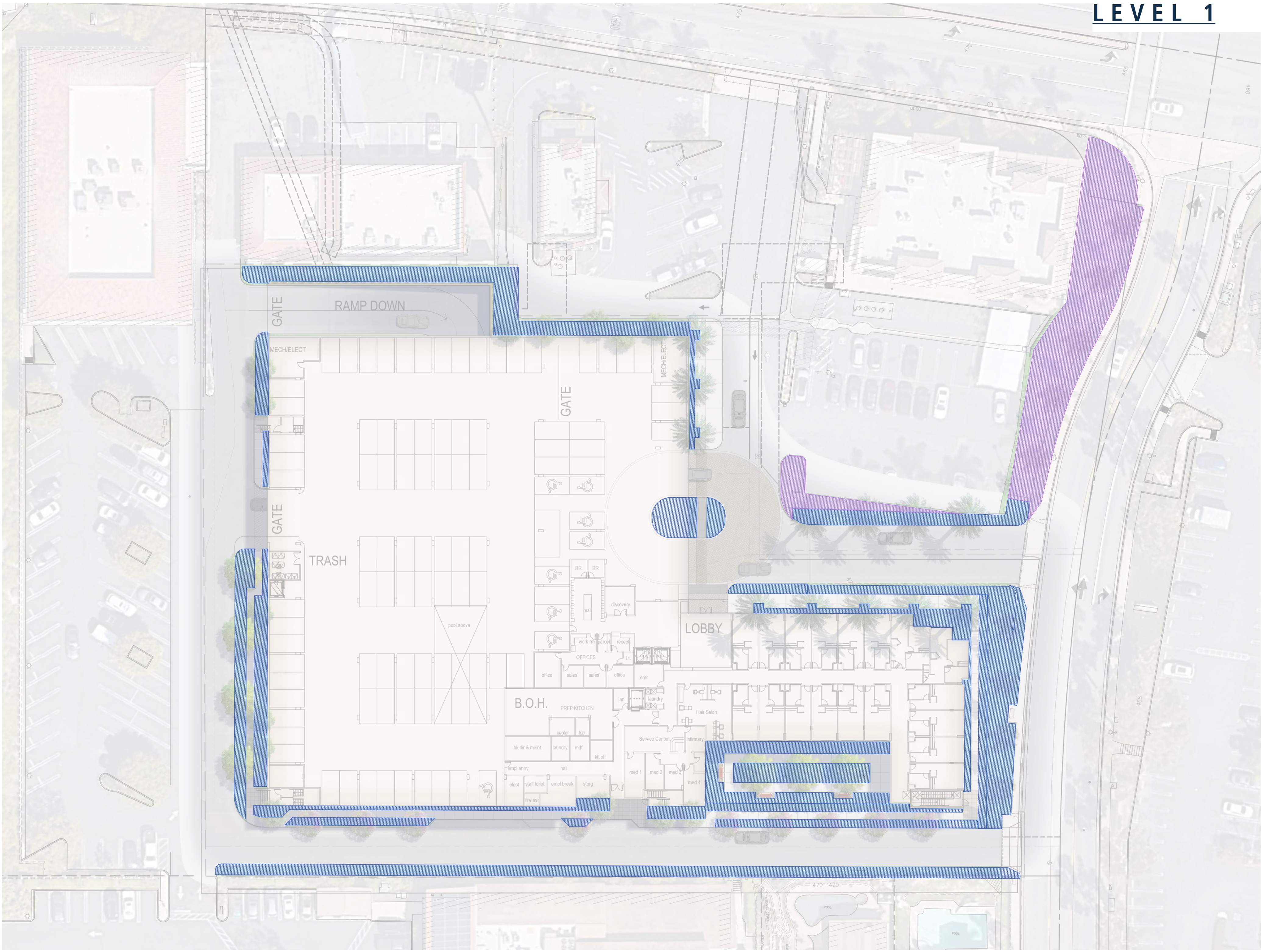
Project Name: La Paz Village						
Date: April 17th, 2025						
WATER EFFICIENT WORK SHEET						
Maximum Applied Water Allowance (MAWA)						
Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62)+(Eto x 1.0 x SLA in Sq.ft. x 0.62)= Gallons per year for LA + SLA						
Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscape Area	47.8	0.55	21,665	0.62	NA	353,135
MAWA= Maximum Applied Water Allowance (gallons per year)						
Eto= Reference Evapotranspiration from Appendix C (inches per year)						
0.50= Evapotranspiration Adjustment Factor (ETAF)						
1.0= ETAF for Special Landscape Area						
LA= Landscape Area includes Special Landscape Area (square feet)						
0.62= Conversion Factor (to gallons per square foot)						
0.3= the additional ET adjustment factor for Special Landscape Area (1.0- 0.7= 0.3)						
SLA= Special Landscape Area (square feet)						
Applicant to fill in boxes below:						
Eto (Reference Evapotranspiration from Appendix C inches per year)	47.8					
Landscape Area includes Special Landscape Area (square feet)	21,665					
Special Landscape Area (square feet)	0					
Estimated Annual Water Use:						
Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year						
Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Very Low Water Use	47.8	0.1	0	0.62	0.81	-
Low Water Use	47.8	0.2	13,954	0.62	0.81	102,402
Medium Water Use	47.8	0.5	7,671	0.62	0.81	140,331
High Water Use	47.8	0.8	-	0.62	0.73	-
High (Water Feature)	47.8	1.0	-	0.62	1.00	-
Total EAWU:	47.8	-	21,665	0.62	-	242,733
EAWU= Estimated Applied Water Use (gallons per year)						
Eto= Reference Evapotranspiration from Appendix C (inches per year)						
KL= Landscape Coefficient						
LA= Landscape Area (square feet)						
0.62= Conversion Factor (to gallons per square foot)						
IE= Irrigation Efficiency= IM x DU (see definition in Appendix E for example IE percentages)						
IME= Irrigation Management Efficiency (90%)						
DU= Distribution Uniformity of Irrigation Head						
KL= Ks x Kc x Kmc						
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)						
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)						
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)						
Table A- PF (Plant Factor)						
Cool Season Turf= 0.8						
Warm Season Turf= 0.7						
High Water Use Plants= 0.7						(can be between 0.7-0.9)
Moderate Water Use Plants= 0.5						(can be between 0.4-0.6)
Low Water Use Plants= 0.2						(can be between 0.1-0.3)
Very Low Water Use Plants= 0.1						
IE (Irrigation Efficiency)- Appendix E						
Pop-up Stream Rotors= 0.73						
Rotor Head= 0.76						
Microspray= 0.76						
Bubblers= 0.77						
Drip Emitters= 0.81						
Subsurface Irrigation= 0.81						

LEGEND

LOW WATER USE

MEDIUM WATER USE





LEGEND

OPEN SPACE:

1ST FLOOR: 29,682 SF
2ND FLOOR: 17,900 SF
TOTAL: 47,582 SF

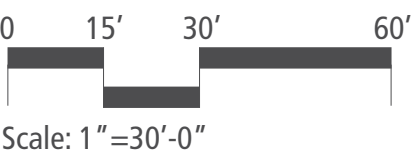
REQUIRED LANDSCAPE AREA (15%): 7,137 SF
TOTAL PROVIDED LANDSCAPE AREA: 21,665 SF

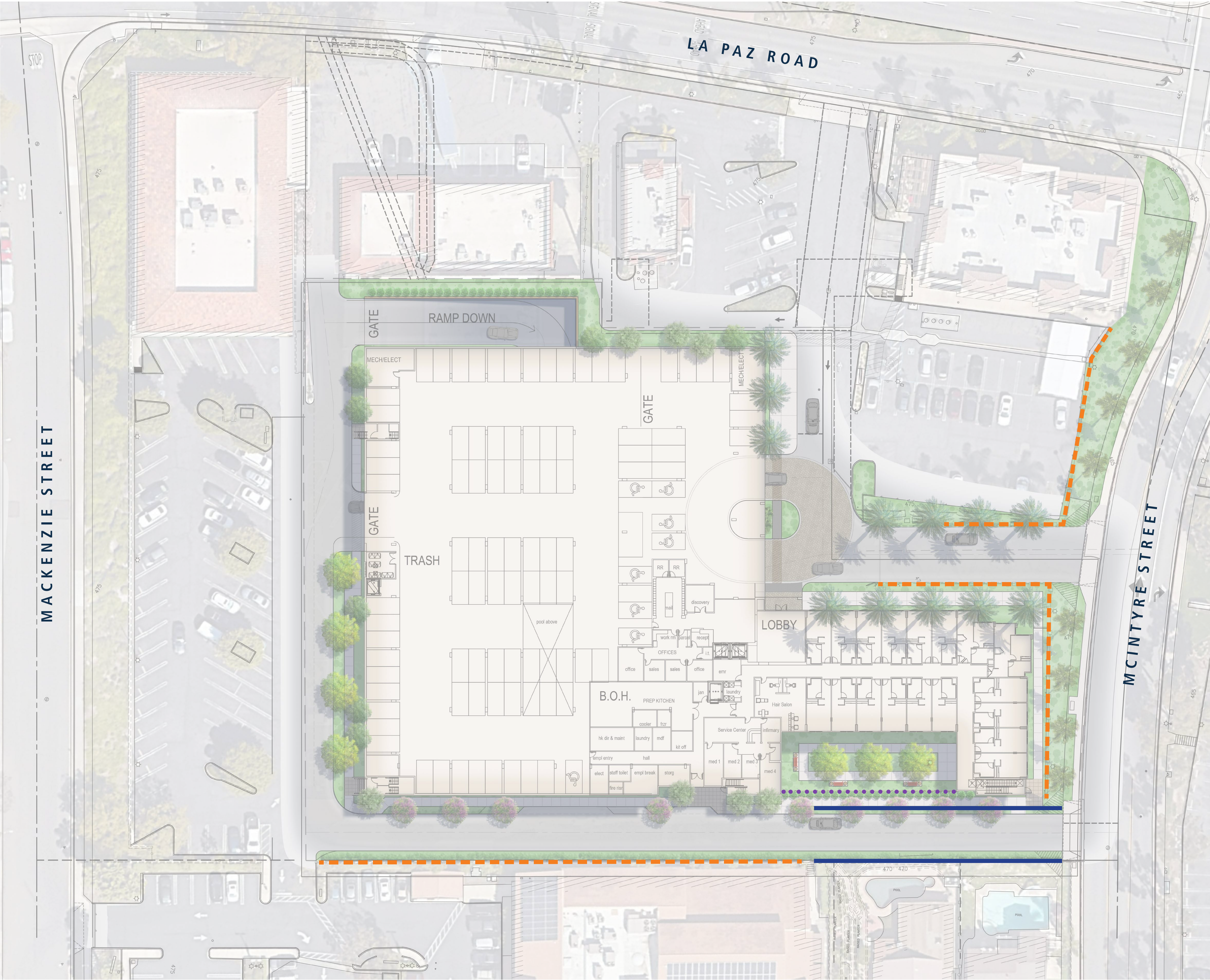
1ST FLOOR:

PLANTING AREA: 10,682 SF
REFRESHED LANDSCAPE AREA: 5,339 SF

2ND FLOOR:

PLANTING AREA: 10,983 SF

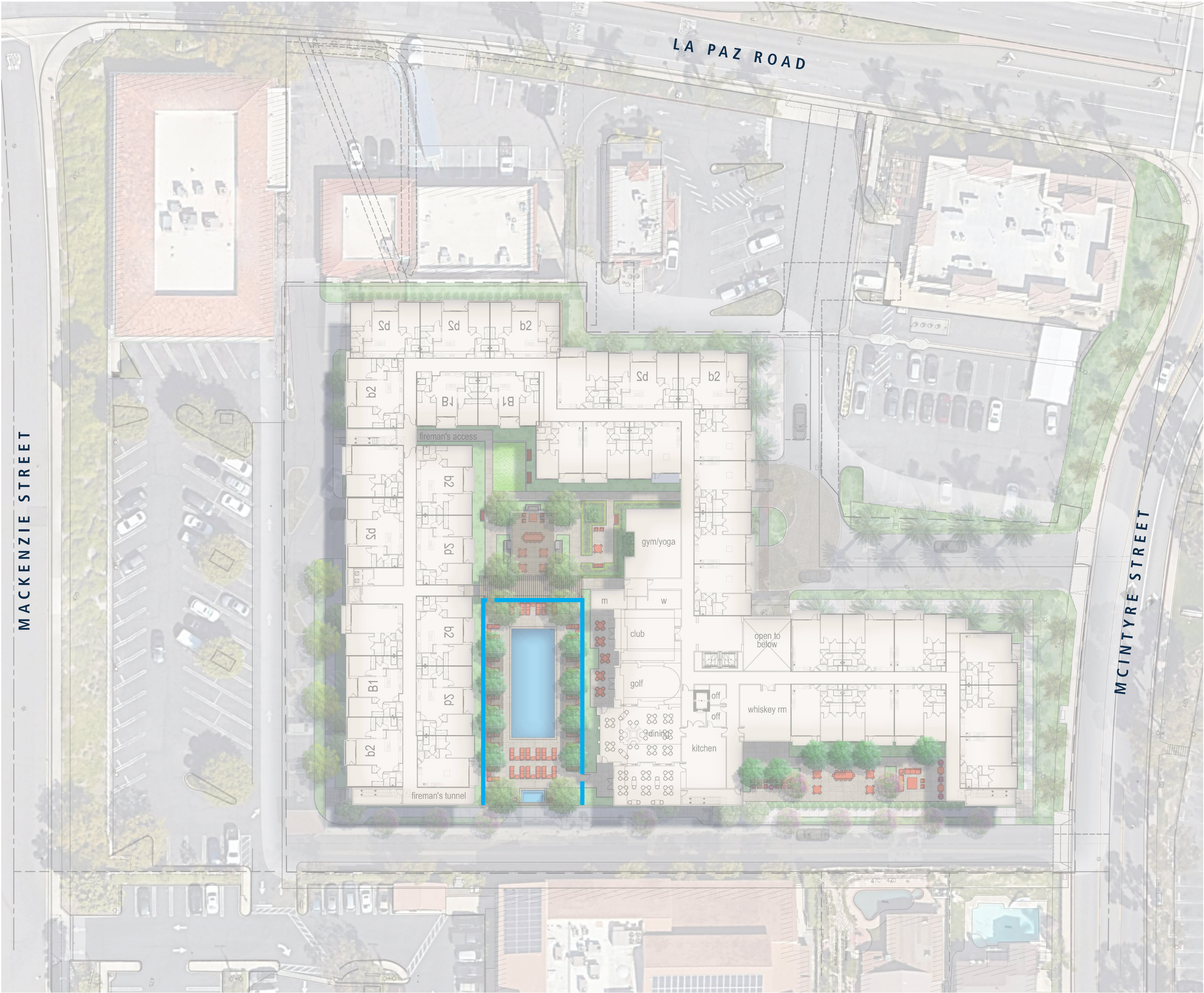




LEGEND

- Tubular Steel View Fence
- Retaining Block Wall (per Civil Engineer)
- - - - Existing Wall and Fence (to be Protected in Place)





LEGEND

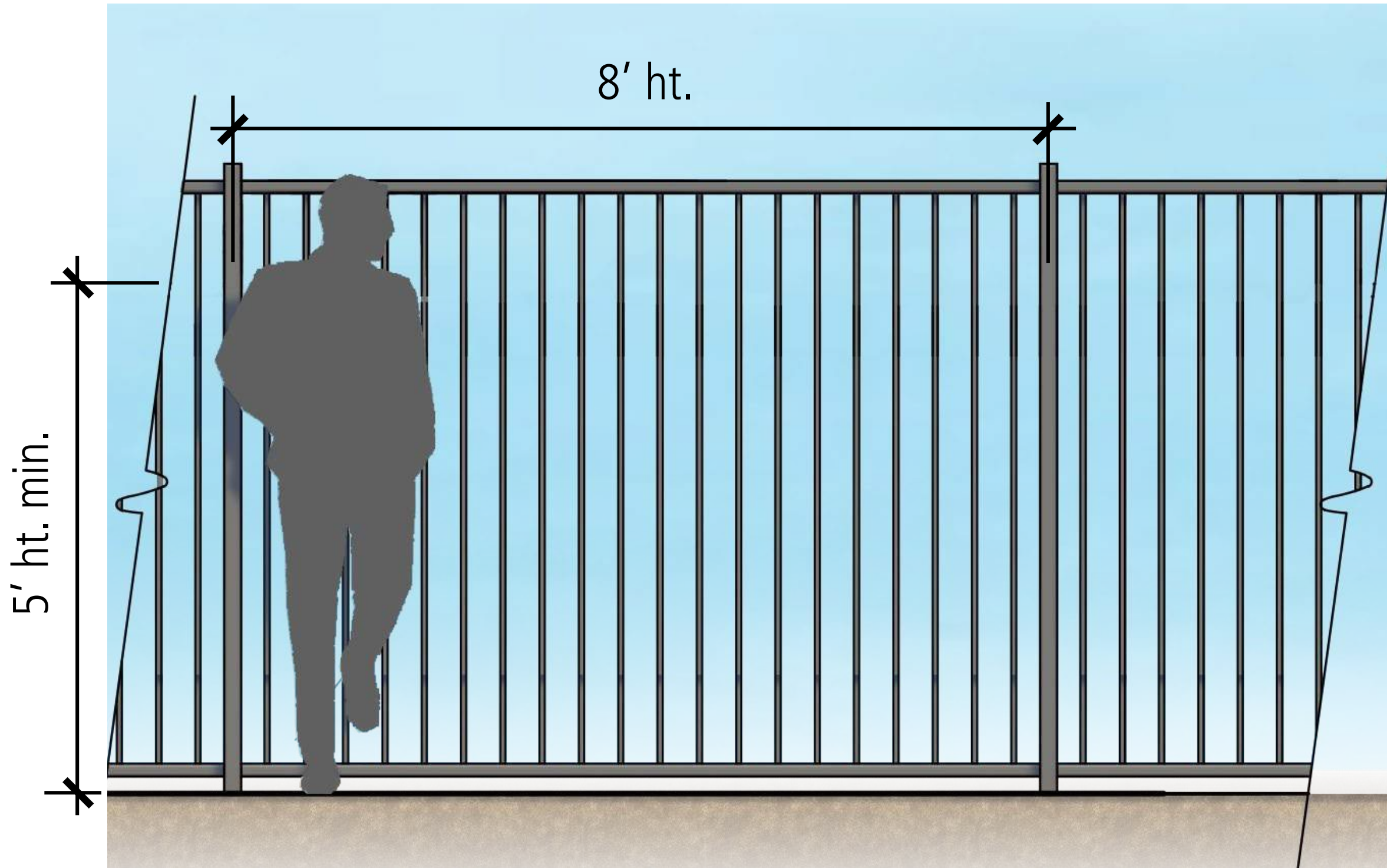
Pool Glass Fence





TUBULAR STEEL VIEW FENCE

- 5' ht. min. Tubular Steel Fence
- Apply (1) coat primer and (2) coats paint. All members should be metalized after fabrication.



Tubular Steel View Fence

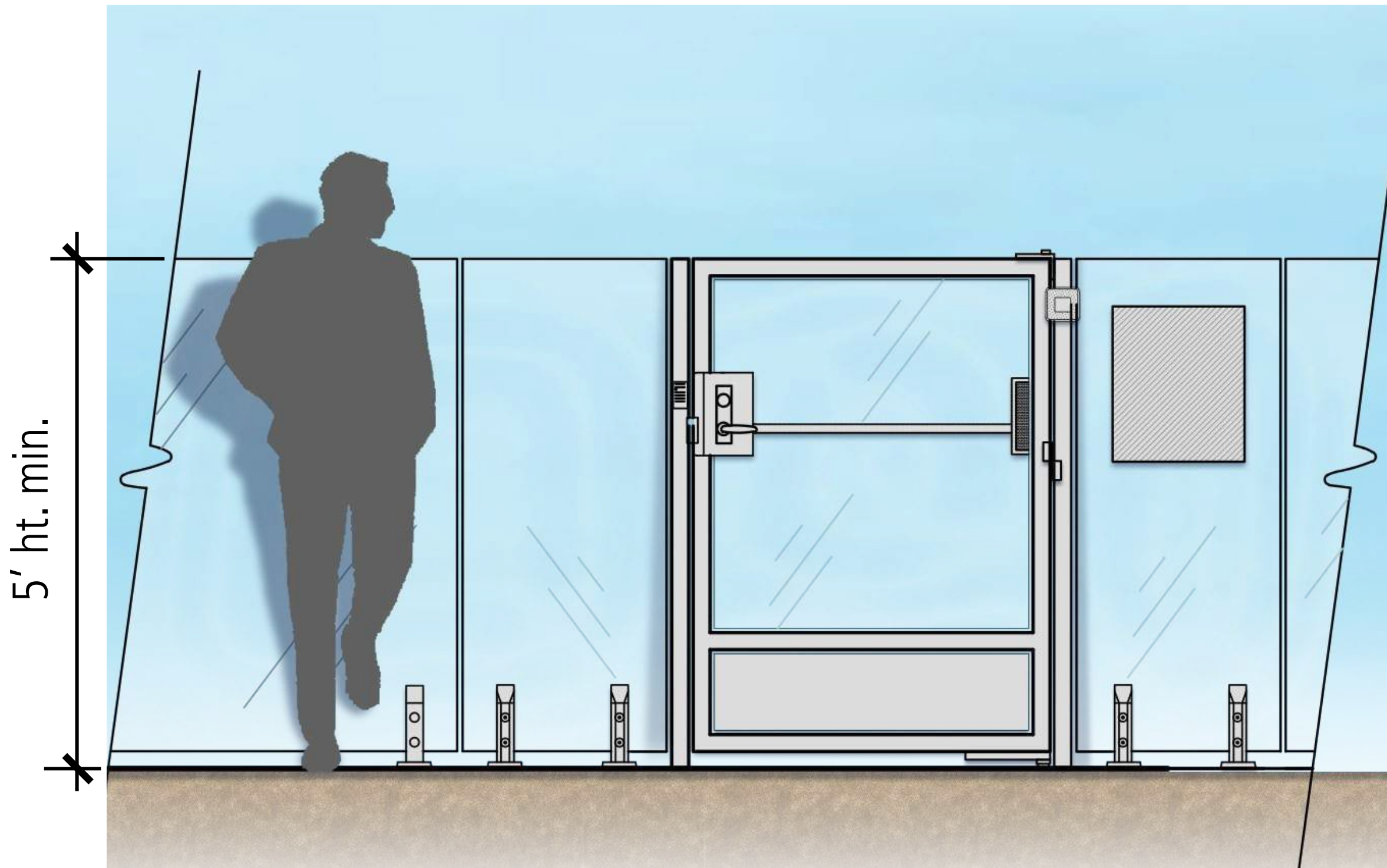


Paint Color - Urban Bronze



POOL GLASS FENCE

- 5' ht min.
- 4' horizontal non-climbable clearance
- 1/2" tempered glass



Pool Enclosure Glass Gate

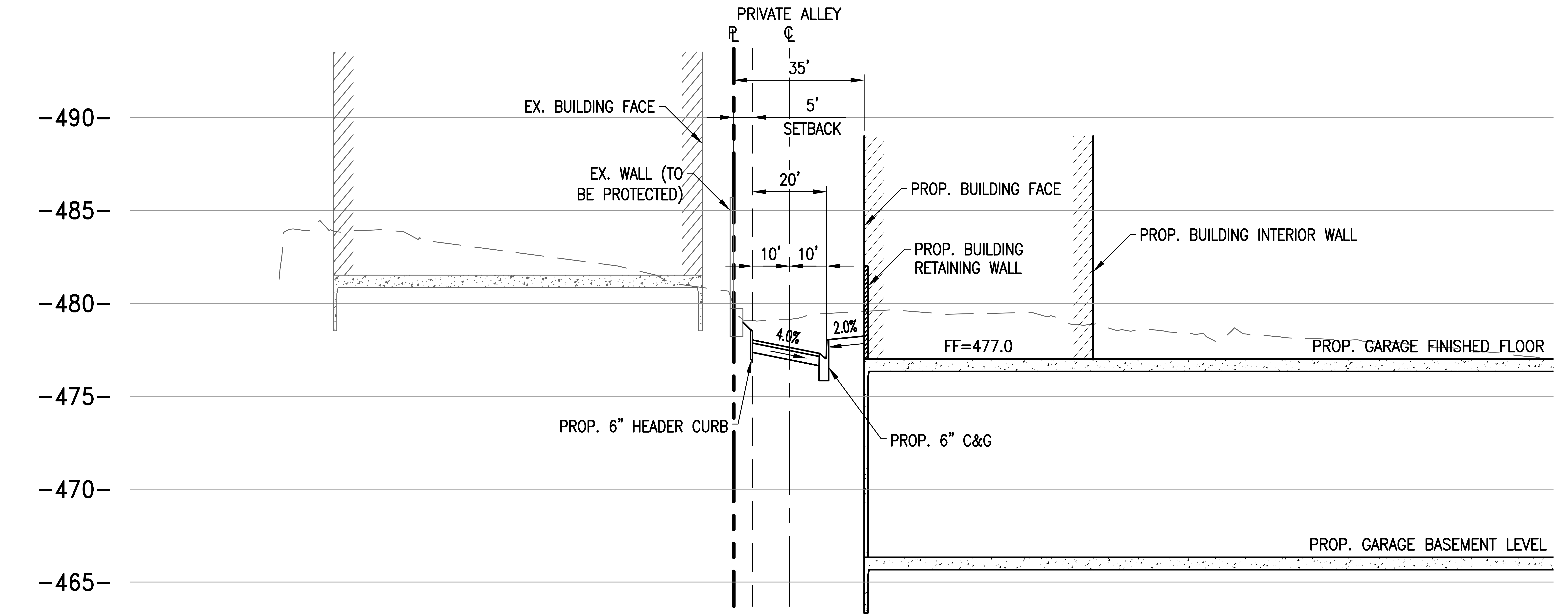


Pool Enclosure Glass Panels



Stainless Steel Hardware

RETAINING BLOCK WALL (PER CIVIL ENGINEER)



SECTION B-B
NORTH-SOUTH OF PROJECT SITE

*La Paz Senior Housing City Submittal Set 11.17.23 - CV Consulting, Inc. Civil Engineering



CMU Wall - White



Precision CMU Wall - White



Splitface CMU Wall- White



Precision Wall Cap - White

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
Aloe bainesii	Aloe Tree	15 Gal	L
Dracena draco	Dragon Tree	15 Gal	L
Koelreuteria paniculata	Golden Rain Tree	15 Gal	L
Lagerstroemia indica	Crepe Myrtle	15 Gal	M
Laurus nobilis	Bay Laurel	15 Gal	L
Olea euopaea ‘Swan Hill’	Swan Hill Olive	15 Gal	L
Parkinsonia x Desert Museum	Desert Museum Palo Verde	15 Gal	L
Phoenix dactylifera	Date Palm	16’ BTH	L
Pinus canariensis	Canary Island Pine	15 Gal	M
Tristania conferta	Brisbane Box Tree	15 Gal	M
Washingtonia robusta	Mexican Fan Palm	16’ BTH	L

SHRUB SCHEDULE:

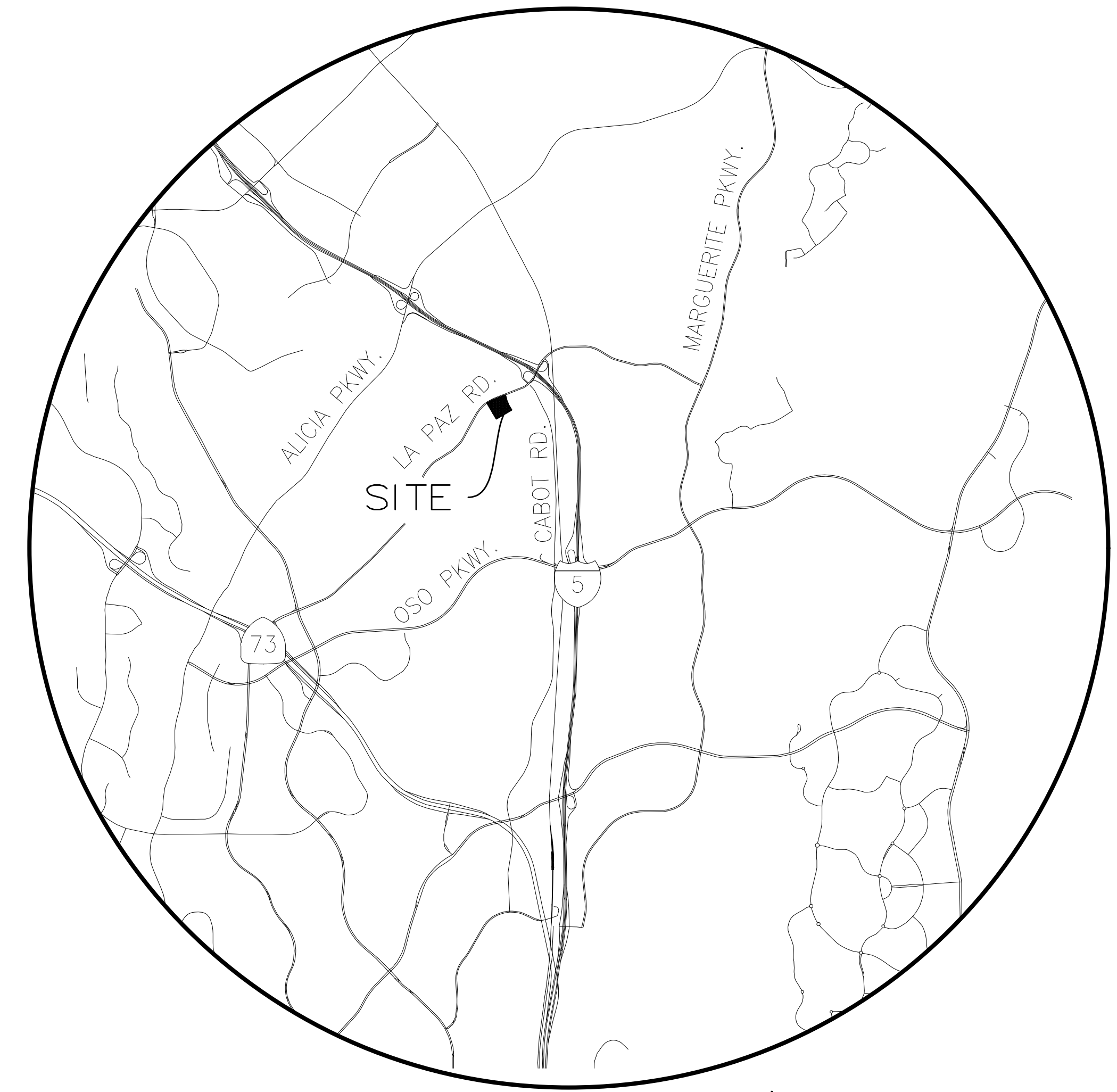
BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
Agave	Agave spp.	5 gal	L
Bougainvillea	Bougainvillea ‘Oo la la’	1 gal	L
Dianella tasmanica ‘Variegata’	Variegated Flax Lily	1 gal	M
Disictis buccinatoria	Red Trumpet Vine	15 gal	M
Dietes bicolor	Fortnight Lily	5 gal	L
Echeveria spp.	Echeveria	5 gal	L
Festuca Glauca ‘Elijah Blue’	Elijah Blue Fescue	1 gal	L
Furcraea foetida ‘Mediopicta’	Mauritius Hemp	5 gal	L
Hesperaloe parviflora	Red Yucca	1 gal	L
Ligustrum Japonica	Japanese Privot	5 gal	L
Lomandra longifolia ‘Breeze’	Dwarf Mat Rush	5 gal	M
Olea europaea ‘Montra’	Little Ollie	5 gal	L
Podocarpus henkelii	Leafed Yellowwood	15 gal	M
Rhaphiolepis indica	Indian Hawthorn ‘Clara’	1 gal	L
Rhaphiolepis ‘Majestic Beauty’	‘Majestic Beauty’ Indian Hawthorn	5 gal	M
Rosmarinus officinalis ‘Prostrate’	Prostrate Rosemary	1 gal	L
Senecio serpens	Blue Chopsticks	1 gal	L

GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
Carissa macrocarpa ‘Green Carpet’	Green Carpet Natal Plum	1 gal	L
Baccharis pilularis	Dwarf Coyote Brush	1 gal	L
Lonicera j. halliana	Hall’s Japanese Honeysuckle	1 gal	L
Trachelospermum jasminoides	Star Jasmine	1 gal	M

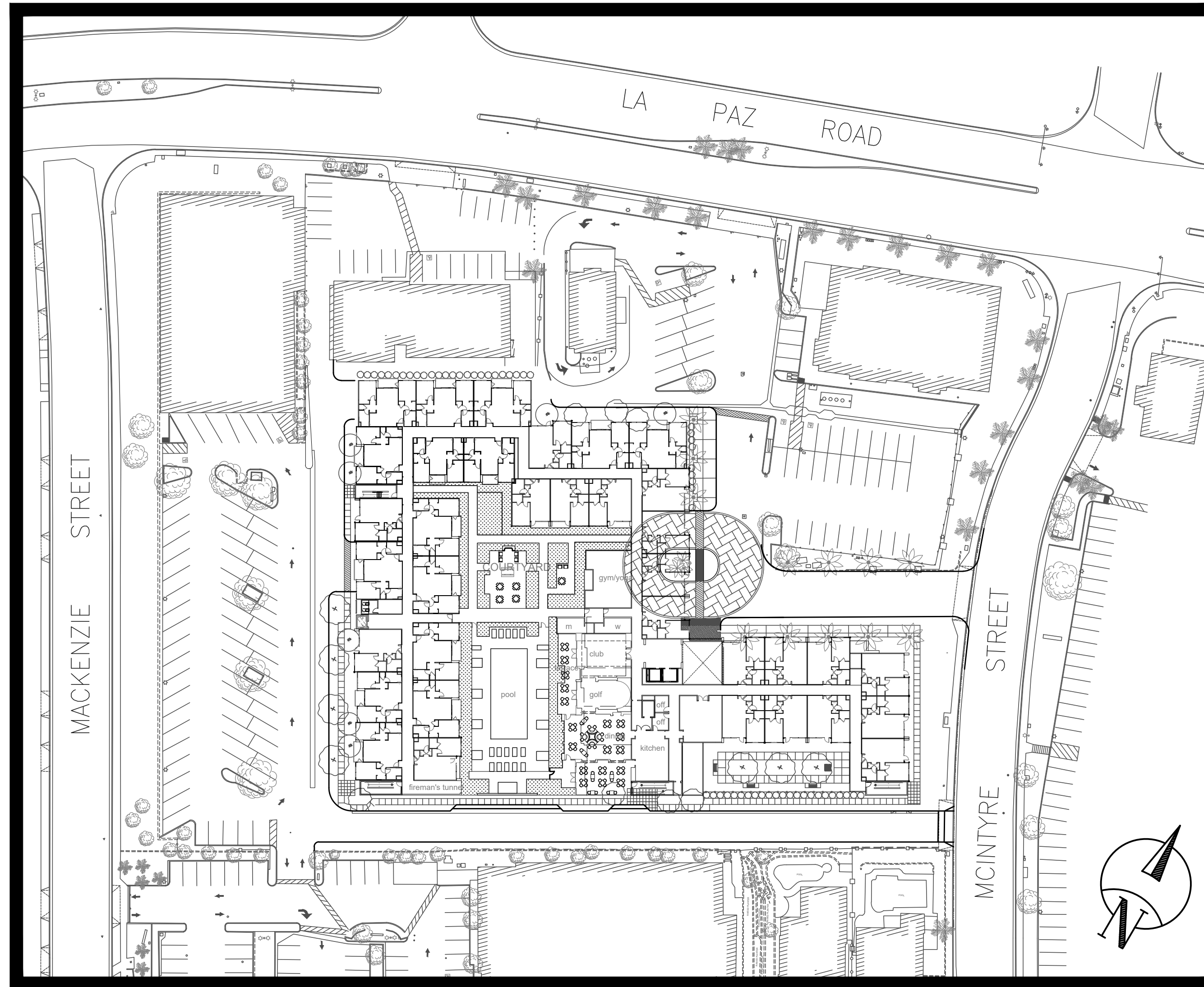


CITY OF LAGUNA HILLS
PRELIMINARY LIGHTING LAYOUT PLAN
for
LA PAZ VILLAGE SENIOR LIVING
PROPOSED SENIOR LIVING FACILITY
25250-25260 LA PAZ ROAD
LAGUNA HILLS, CA 92653



LIGHTING GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH THE CURRENT PROJECT SPECIAL PROVISIONS, THE CITY OF LAGUNA HILLS MUNICIPAL CODE, THE NATIONAL ELECTRICAL CODE (NEC), THE ILLUMINATING ENGINEERING SOCIETY (IES) RP-8, THE CALIFORNIA STATE SAFETY ORDER, AND ALL OTHER CODES, ORDINANCES, RULES, AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL NECESSARY PERMITS AS REQUIRED FROM THE CITY OF LAGUNA HILLS AND PER UTILITY COMPANY REQUIREMENTS.
- MATERIALS SHALL BE RECOGNIZED BY THE UNDERWRITER'S LABORATORY, INC., AS HAVING SUITABLE CHARACTERISTICS WHEN PROPERLY FORMED AND TREATED, INCLUDING RIGID POLYVINYL CHLORIDE (PVC) CONDUIT.
- ALL WORK RELATED TO ELECTRICAL SERVICE SHALL BE PERFORMED IN CONFORMANCE WITH SAN DIEGO GAS & ELECTRIC COMPANY (SDG&E) REQUIREMENTS AND THE CITY OF LAGUNA HILLS.



SITE LOCATION MAP
N.T.S.

SHEET LEGEND:

SHEET	DESCRIPTION
1	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING PROPOSED SENIOR LIVING FACILITY TITLE SHEET
2	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING PARKING GARAGE BASEMENT
3	PHOTOMETRIC EVALUATION LA PAZ VILLAGE SENIOR LIVING PARKING GARAGE BASEMENT
4	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING PARKING GARAGE GROUND LEVEL
5	PHOTOMETRIC EVALUATION LA PAZ VILLAGE SENIOR LIVING PARKING GARAGE GROUND LEVEL
6	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING EXTERIOR GROUND LEVEL
7	PHOTOMETRIC EVALUATION LA PAZ VILLAGE SENIOR LIVING EXTERIOR GROUND LEVEL
8	PHOTOMETRIC EVALUATION LA PAZ VILLAGE SENIOR LIVING EXTERIOR GROUND LEVEL COURTYARD
9	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING EXTERIOR LEVEL 2 COURTYARD
10	PHOTOMETRIC EVALUATION LA PAZ VILLAGE SENIOR LIVING EXTERIOR LEVEL 2 COURTYARD
11	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING LIGHTING FIXTURE DETAILS
12	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING LIGHTING FIXTURE DETAILS
13	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING LIGHTING FIXTURE DETAILS

LIGHTING SCHEDULE:							
CALLOUT	SYMBOL	IMAGE	MODEL#	LAMP TYPE/LUMENS/CCT/WATTAGE	DESCRIPTION	MNTG/HGHT	QUANTITY (TOTAL)
(A)			METALUX 8TSNX-LC-UNV-LB30-1	LED/14,382/3000K/95.8W	LINEAR LED CIELING MOUNT, PARKING GARAGE	CIELING/±16'	101
(B)			LUMARK RPGC25S	LED/7,811/4000K/60W	ROUND CIELING MOUNT, PARKING GARAGE ENTRY	CIELING/±16'	21
(C)			McGRAW-EDISON GWC-SA2-A-740-U-T2	LED/9,543/4000K/66W	WALL MOUNTED, SCONCE	WALL/±8'	12
(D)			McGRAW-EDISON GLEON-SA2A-830-U-T3-MA1037-XX	LED/15,789/3000K/129W	PARKING LOT LIGHTING, SINGLE 4' ARM	POLE/16'	13
(E)			INVUE ABW-B1-LED-D1-A	LED/499/3000K/11W	WALL MOUNTED, SCONCE	POLE/23'	37
(F)			ELA# BOL5020R-45-V5-40LED-30-240-CA-AG	LED/3,482/3000K/40W	PATHWAY BOLLARD	SURFACE/46"	2
(G)			INVUE CPB-VA1-42-830-U-AD	LED/467/3000K/22.7W	PATHWAY BOLLARD	SURFACE/38"	19

DEVELOPER:

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
T (949) 441-7442
NICK BUCHANAN

SITE ADDRESS:

25250-25260 LA PAZ ROAD
LAGUNA HILLS, CA 92653

UTILITY PURVEYORS:

WATER
MOULTON NIGUEL WATER DISTRICT (MNWD)
(949) 831-2500

SEWER
MOULTON NIGUEL WATER DISTRICT (MNWD)
(949) 831-2500

ELECTRICITY
SAN DIEGO GAS & ELECTRIC COMPANY (SDG&E)
(800) 411-7343

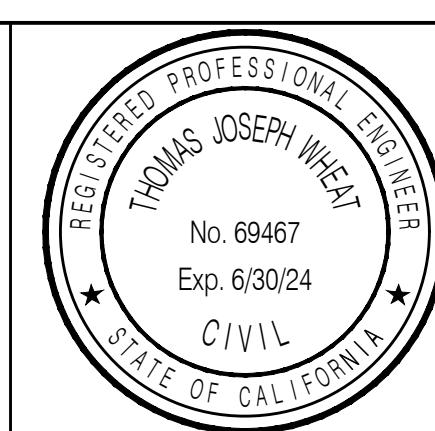
GAS
SOCAL GAS
(800) 411-7343

PHONE/INTERNET
COX
(800) 261-4021

REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP. DATE

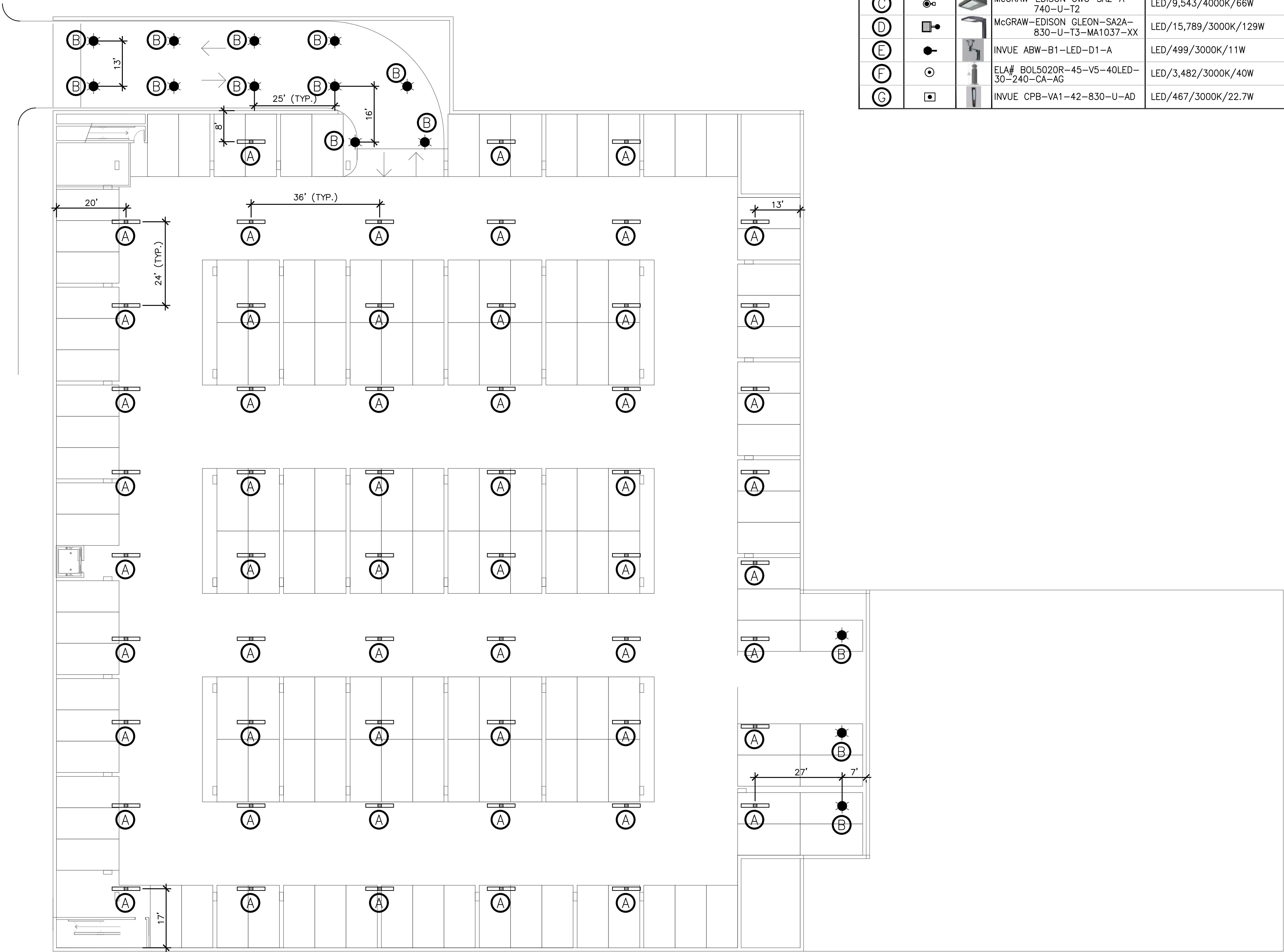
OWNER & DEVELOPER :
CAPE POINT DEVELOPMENT, LLC 1010 S. EL CAMINO REAL, SUITE 200 SAN CLEMENTE, CA 92672 PHONE (949) 441-7442

PREPARED BY :
TJW ENGINEERING, INC. Traffic Engineering & Transportation Planning Consultants 9841 Irvine Center Drive, Suite 200, Irvine, CA 92618 t: (949) 878-3509 f: (949) 878-3593 www.tjwengineering.com



LA PAZ VILLAGE SENIOR LIVING 25250-25260 LA PAZ ROAD PRELIMINARY LIGHTING LAYOUT PLAN TITLE SHEET		DATE: 3/15/24
SCALE: AS SHOWN	DRAWN BY: JS	CHECKED BY: TJW
CITY OF LAGUNA HILLS		SHEET 1 OF 13

NOT FOR CONSTRUCTION



LIGHTING SCHEDULE:							
CALLOUT	SYMBOL	IMAGE	MODEL#	LAMP TYPE/LUMENS/CCT/WATTAGE	DESCRIPTION	MNTG/HGHT	QUANTITY (TOTAL)
A			METALUX 8TSNX-LC-UNV-L830-1	LED/14,382/3000K/95.8W	LINEAR LED CIELING MOUNT, PARKING GARAGE	CIELING/±16'	101
B			LUMARK RPGC25S	LED/7,811/4000K/60W	ROUND CIELING MOUNT, PARKING GARAGE ENTRY	CIELING/±16'	21
C			McGRAW-EDISON GWC-SA2-A-740-U-T2	LED/9,543/4000K/66W	WALL MOUNTED, SCONCE	WALL/±8'	12
D			McGRAW-EDISON GLEON-SA2A-830-U-T3-MA1037-XX	LED/15,789/3000K/129W	PARKING LOT LIGHTING, SINGLE 4' ARM	POLE/16'	13
E			INVUE ABW-B1-LED-D1-A	LED/499/3000K/11W	WALL MOUNTED, SCONCE	POLE/23'	37
F			ELA# BOL5020R-45-V5-40LED-30-240-CA-AG	LED/3,482/3000K/40W	PATHWAY BOLLARD	SURFACE/46"	2
G			INVUE CPB-VA1-42-830-U-AD	LED/467/3000K/22.7W	PATHWAY BOLLARD	SURFACE/38"	19

BASEMENT LEVEL: PARKING GARAGE

REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92673
PHONE (949) 447-7442

PREPARED BY :

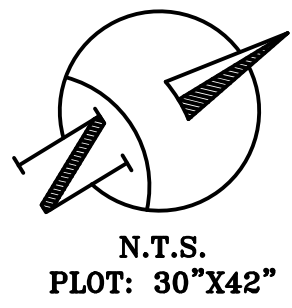
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Traffic Engineering & Transportation Planning Consultants
9841 Irvine Center Drive, Suite 200, Irvine, CA 92618
t: (949) 878-3509 f: (949) 878-3593
www.tjwengineering.com

LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PRELIMINARY LIGHTING LAYOUT PLAN
PARKING GARAGE BASEMENT

DATE: 3/15/24
SHEET 2 OF 13

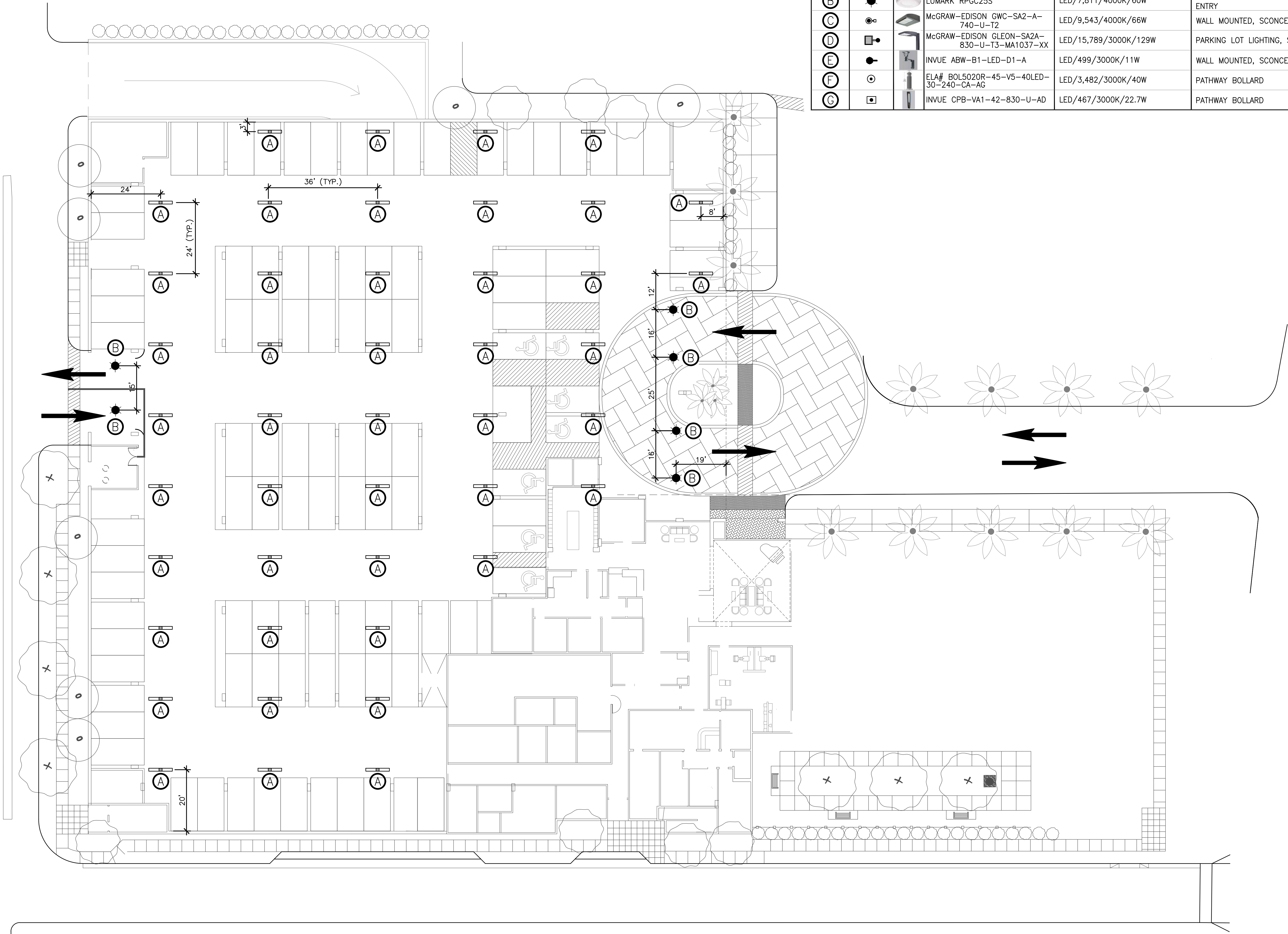
SCALE: AS SHOWN
DRAWN BY: JS
CHECKED BY: TJW

CITY OF LAGUNA HILLS



NOT FOR CONSTRUCTION

LIGHTING SCHEDULE:							
CALLOUT	SYMBOL	IMAGE	MODEL#	LAMP TYPE/LUMENS/CCT/WATTAGE	DESCRIPTION	MNTG/HGHT	QUANTITY (TOTAL)
(A)			METALUX 8TSNX-LC-UNV-L830-1	LED/14,382/3000K/95.8W	LINEAR LED CIELING MOUNT, PARKING GARAGE	CIELING/±16'	101
(B)			LUMARK RPGC25S	LED/7,811/4000K/60W	ROUND CIELING MOUNT, PARKING GARAGE ENTRY	CIELING/±16'	21
(C)			McGRAW-EDISON GWC-SA2-A-740-U-T2	LED/9,543/4000K/66W	WALL MOUNTED, SCNCE	WALL/±8'	12
(D)			McGRAW-EDISON GLEON-SA2A-830-U-T3-MA1037-XX	LED/15,789/3000K/129W	PARKING LOT LIGHTING, SINGLE 4' ARM	POLE/16'	13
(E)			INVUE ABW-B1-LED-D1-A	LED/499/3000K/11W	WALL MOUNTED, SCNCE	POLE/23'	37
(F)			ELA# BOL5020R-45-V5-40LED-30-240-CA-AG	LED/3,482/3000K/40W	PATHWAY BOLLARD	SURFACE/46"	2
(G)			INVUE CPB-VA1-42-830-U-AD	LED/467/3000K/22.7W	PATHWAY BOLLARD	SURFACE/38"	19



GROUND LEVEL: PARKING GARAGE

REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP. DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :

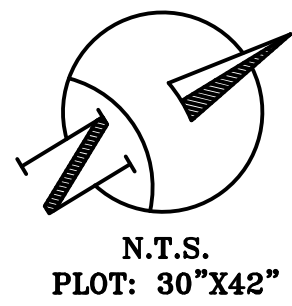
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t: (949) 878-3509 f: (949) 878-3593
www.tjwengineering.com

LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PRELIMINARY LIGHTING LAYOUT PLAN
PARKING GARAGE GROUND LEVEL

DATE: 3/15/24
SHEET 4 OF 13

SCALE: AS SHOWN
DRAWN BY: JS
CHECKED BY: TJW

CITY OF LAGUNA HILLS



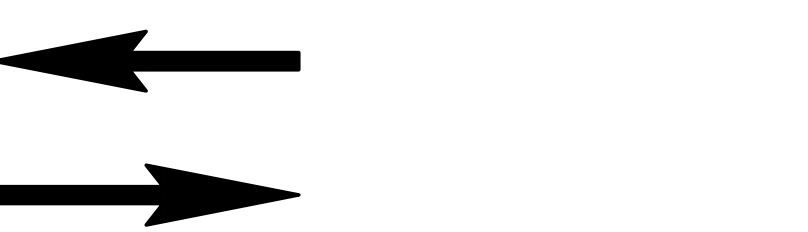
N.T.S.
PLOT: 30"X42"

NOT FOR CONSTRUCTION

AVERAGE	13.8fc
MAXIMUM	39.8fc
MINIMUM	0.9fc
AVG/MIN.	15:1

AVERAGE	9.7fc
MAXIMUM	34.9fc
MINIMUM	3.6fc
AVG/MIN.	2.7:1

AVERAGE	14.7fc
MAXIMUM	38.8fc
MINIMUM	8.3fc
AVG/MIN.	2:1



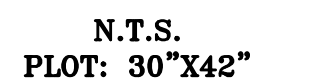
REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

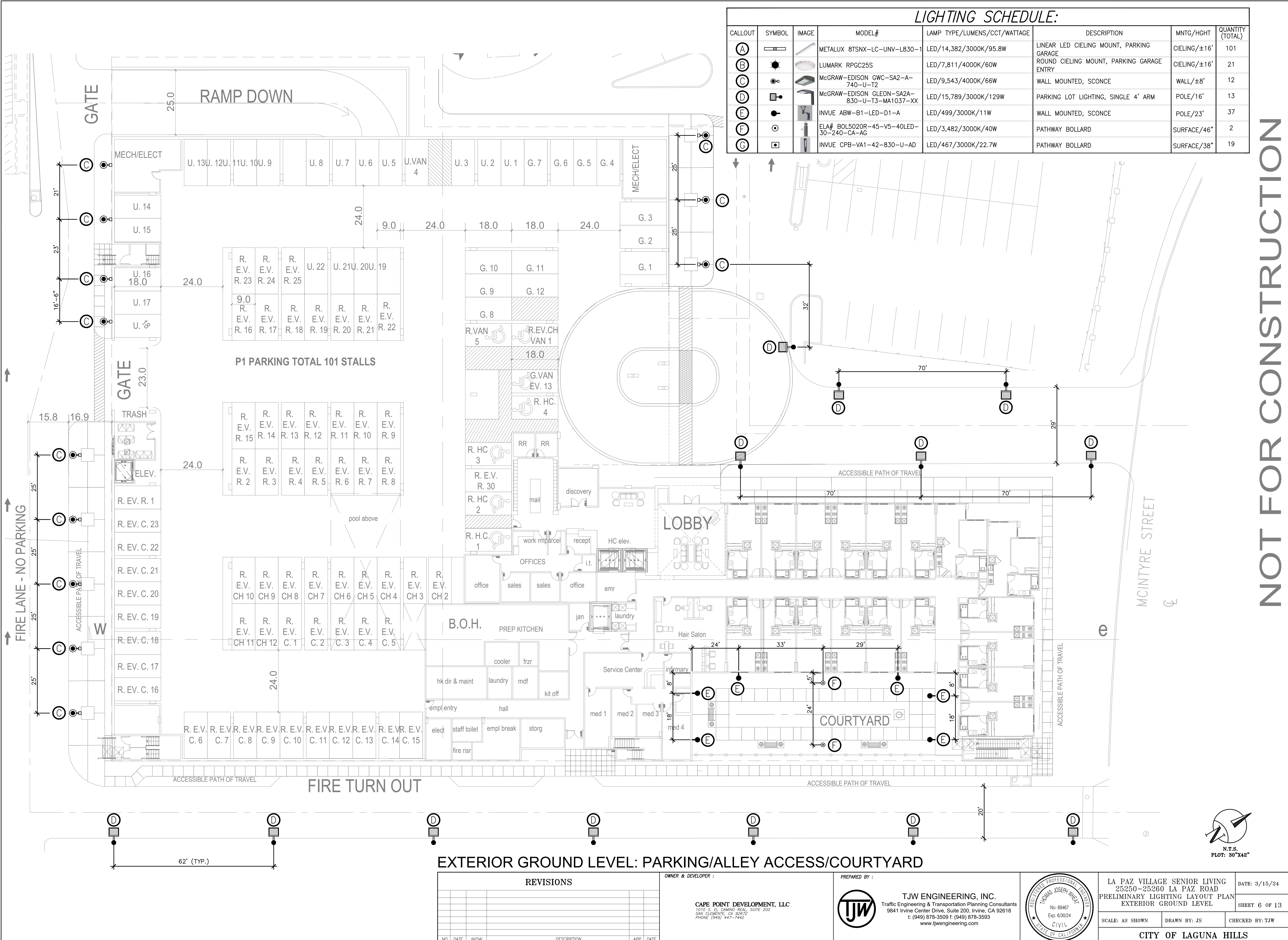


DATE: 3/15/24

CITY OF LAGUNA HILLS



PLOT Date: 03/18/2024 2:53:48 PM	User: JohnStallworth	File Name: C:\Users\JohnStallworth\TJW Engineering Inc. Dropbox\John Stallworth\TJW Projects (2)\Projects A-C\CPD Projects\CPD24001\La Paz Senior Living SL.dwg	Last Update: 3/18/2024 2:48:43 PM
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LIGHTING SCHEDULE:								
CALLOUT	SYMBOL	IMAGE	MODEL#	LAMP TYPE/LUMENS/CCT/WATTAGE	DESCRIPTION	MNTG/HGHT	QUANTITY (TOTAL)	
(A)			METALUX 8TSNX-LC-UNV-L830-1	LED/14,382/3000K/95.8W	LINEAR LED CIELING MOUNT, PARKING GARAGE	CEILING/±16'	101	
(B)			LUMARK RPGC25S	LED/7,811/4000K/60W	ROUND CIELING MOUNT, PARKING GARAGE ENTRY	CEILING/±16'	21	
(C)			McGRAW-EDISON GWC-SA2-A-740-U-T2	LED/9,543/4000K/66W	WALL MOUNTED, SCONCE	WALL/±8'	12	
(D)			McGRAW-EDISON GLEON-SA2A-830-U-T3-MA1037-XX	LED/15,789/3000K/129W	PARKING LOT LIGHTING, SINGLE 4' ARM	POLE/16'	13	
(E)			INVUE ABW-B1-LED-D1-A	LED/499/3000K/11W	WALL MOUNTED, SCONCE	POLE/23'	37	
(F)			ELA# BOL5020R-45-V5-40LED-30-240-CA-AG	LED/3,482/3000K/40W	PATHWAY BOLLARD	SURFACE/46"	2	
(G)			INVUE CPB-VA1-42-830-U-AD	LED/467/3000K/22.7W	PATHWAY BOLLARD	SURFACE/38"	19	

NOT FOR CONSTRUCTION

EXTERIOR GROUND LEVEL: PARKING/ALLEY ACCESS/COURTYARD

REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP. DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :

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Traffic Engineering & Transportation Planning Consultants
9841 Irvine Center Drive, Suite 200, Irvine, CA 92618
t: (949) 878-3509 f: (949) 878-3593
www.tjwengineering.com

REGISTERED PROFESSIONAL ENGINEER

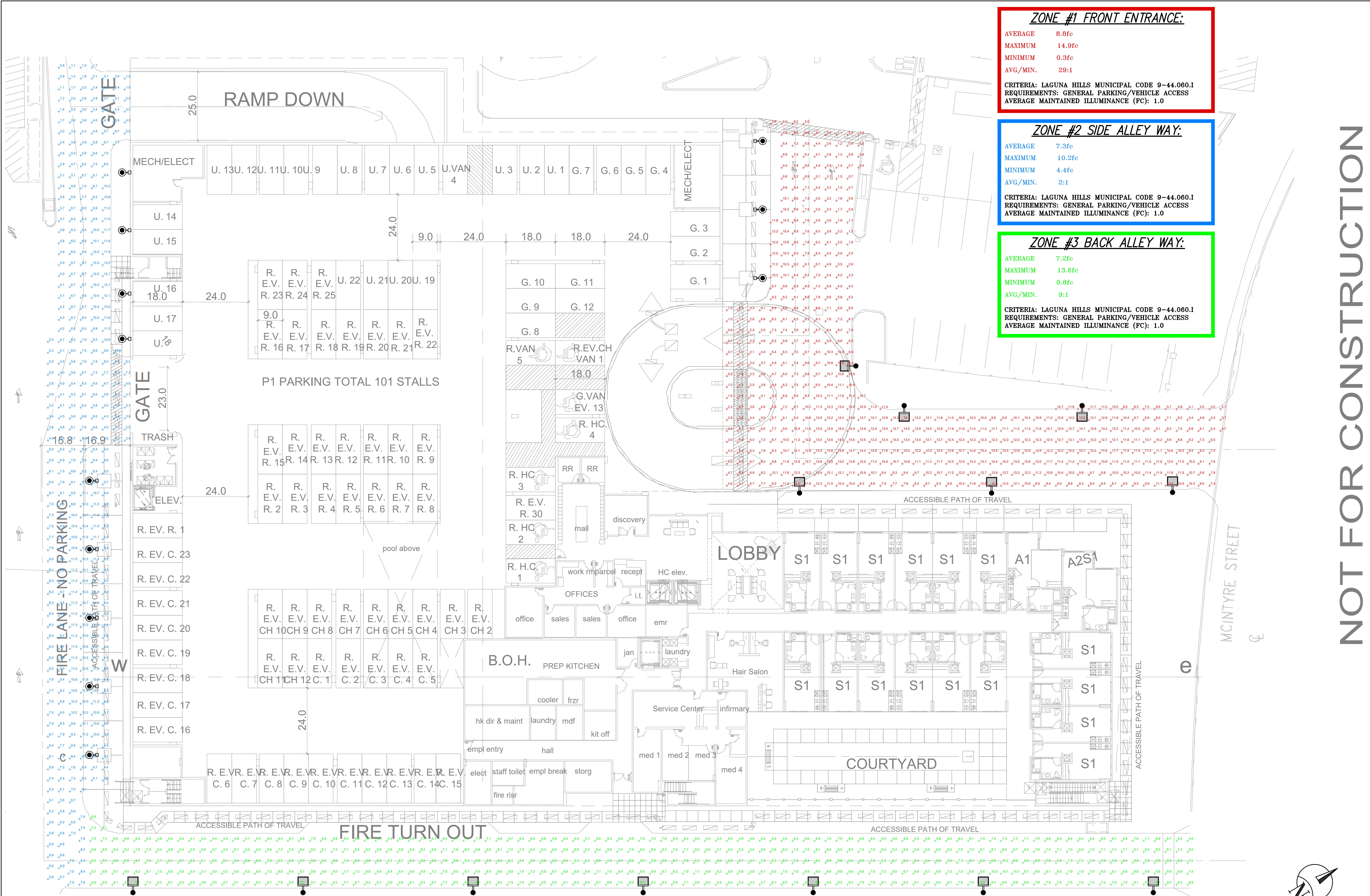
THOMAS JOSEPH WEAVER
No. 69467
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PRELIMINARY LIGHTING LAYOUT PLAN
EXTERIOR GROUND LEVEL

SCALE: AS SHOWN DRAWN BY: JS CHECKED BY: TJW

CITY OF LAGUNA HILLS

DATE: 3/15/24
SHEET 6 OF 13



ZONE #1 FRONT ENTRANCE:

AVERAGE 8.8fc
MAXIMUM 14.9fc
MINIMUM 0.3fc
AVG/MIN. 29:1

CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9-44.060.I
REQUIREMENTS: GENERAL PARKING/VEHICLE ACCESS
AVERAGE MAINTAINED ILLUMINANCE (FC): 1.0

ZONE #2 SIDE ALLEY WAY:

AVERAGE 7.3fc
MAXIMUM 10.2fc
MINIMUM 4.4fc
AVG/MIN. 2:1

CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9-44.060.I
REQUIREMENTS: GENERAL PARKING/VEHICLE ACCESS
AVERAGE MAINTAINED ILLUMINANCE (FC): 1.0

ZONE #3 BACK ALLEY WAY:

AVERAGE 7.2fc
MAXIMUM 13.6fc
MINIMUM 0.8fc
AVG/MIN. 9:1

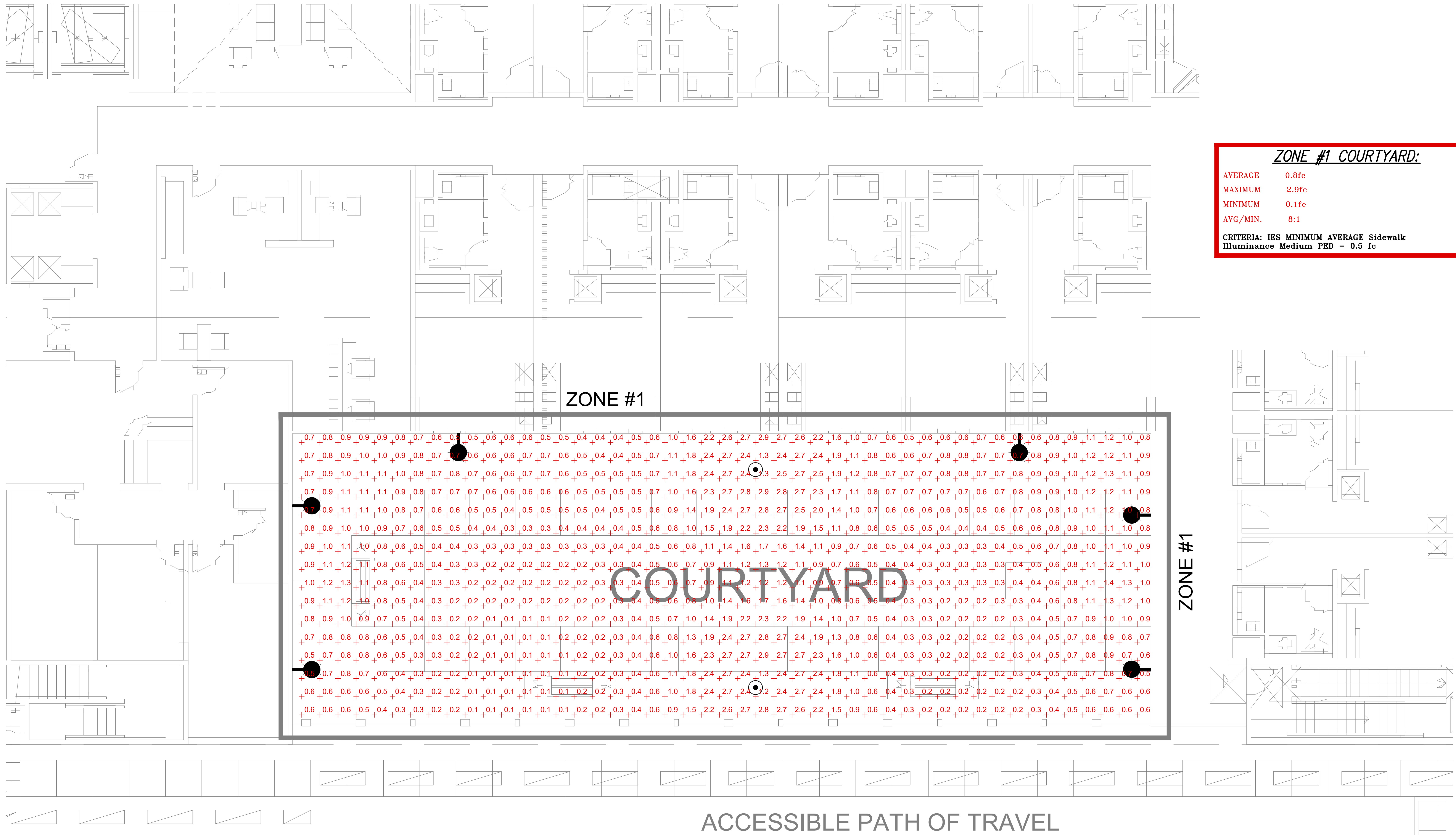
CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9-44.060.I
REQUIREMENTS: GENERAL PARKING/VEHICLE ACCESS
AVERAGE MAINTAINED ILLUMINANCE (FC): 1.0

EXTERIOR GROUND LEVEL: PARKING/ALLEY ACCESS/COURTYARD

REVISIONS				OWNER & DEVELOPER :		PREPARED BY :		THOMAS JOSEPH WILCOX REGISTERED PROFESSIONAL ENGINEER No. 69467 Exp. 6/30/24 CIVIL STATE OF CALIFORNIA		LA PAZ VILLAGE SENIOR LIVING 25250-25260 LA PAZ ROAD PHOTOMETRIC EVALUATION EXTERIOR GROUND LEVEL		DATE: 3/15/24 SHEET 7 OF 13			
				CAPE POINT DEVELOPMENT, LLC 1010 S. EL CAMINO REAL, SUITE 200 SAN CLEMENTE, CA 92673 PHONE (949) 447-7442		TJW ENGINEERING, INC. Traffic Engineering & Transportation Planning Consultants 9841 Irvine Center Drive, Suite 200, Irvine, CA 92618 t: (949) 878-3509 f: (949) 878-3593 www.tjwengineering.com				SCALE: AS SHOWN		DRAWN BY: JS		CHECKED BY: TJW	
										CITY OF LAGUNA HILLS					



NOT FOR CONSTRUCTION



ZONE #1 COURTYARD:	
AVERAGE	0.8fc
MAXIMUM	2.9fc
MINIMUM	0.1fc
AVG./MIN.	8:1
CRITERIA: IES MINIMUM AVERAGE Sidewalk Illuminance Medium PED - 0.5 fc	

NOT FOR CONSTRUCTION

GROUND LEVEL: COURTYARD

REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP. DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :

TJW ENGINEERING, INC.
Traffic Engineering & Transportation Planning Consultants
9841 Irvine Center Drive, Suite 200, Irvine, CA 92618
t: (949) 878-3509 f: (949) 878-3593
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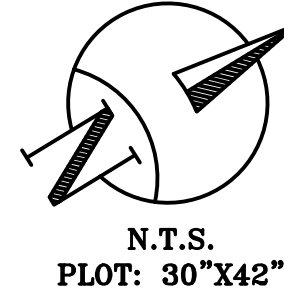
REGISTERED PROFESSIONAL ENGINEER
THOMAS JOSEPH WHEELER
No. 69467
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

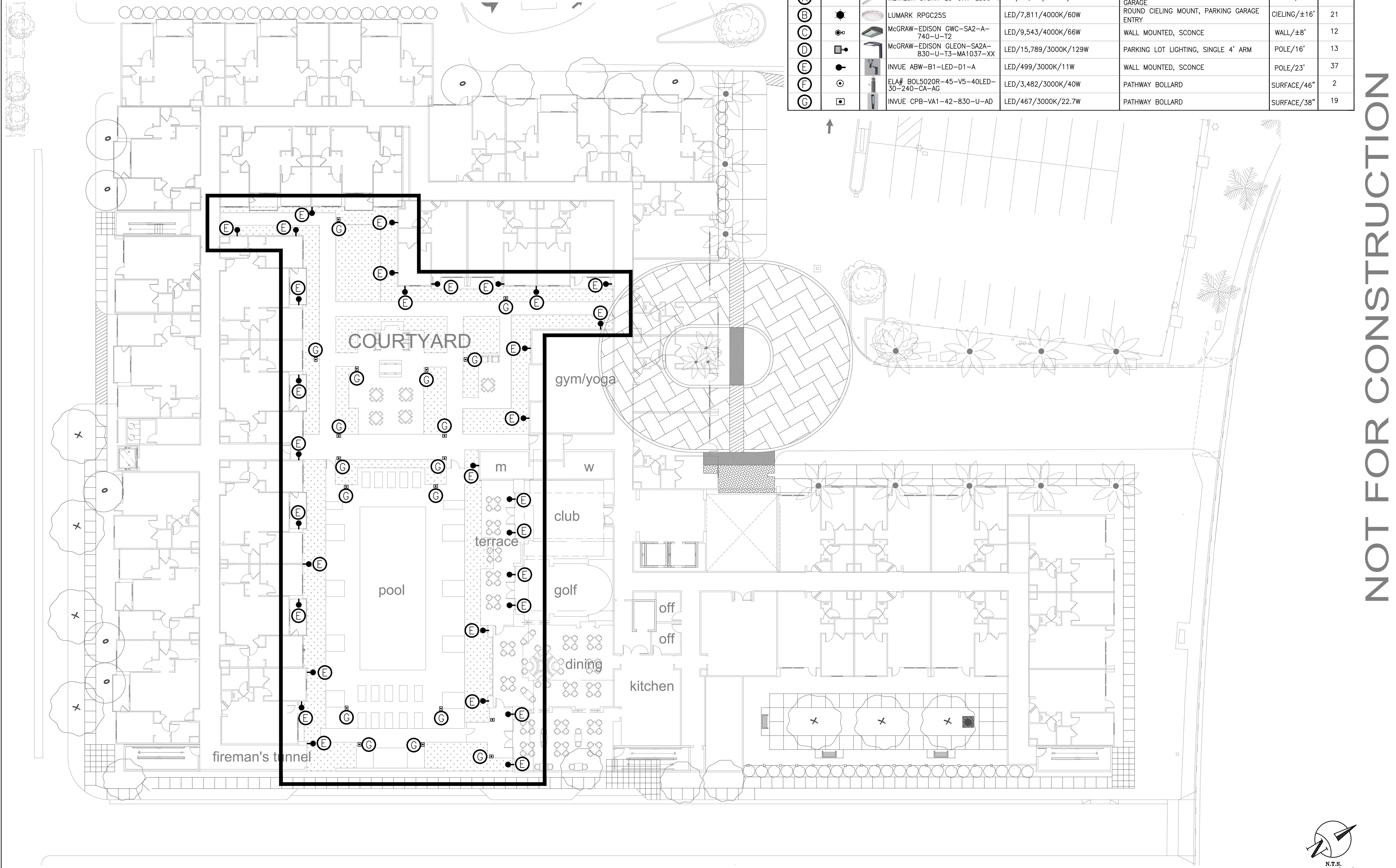
LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PHOTOMETRIC EVALUATION
GROUND LEVEL COURTYARD

DATE: 3/15/24
SHEET 8 OF 13

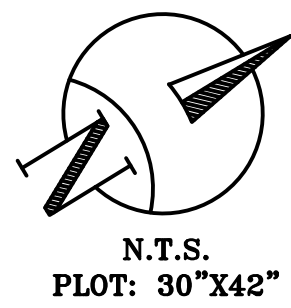
SCALE: AS SHOWN DRAWN BY: JS CHECKED BY: TJW

CITY OF LAGUNA HILLS





LIGHTING SCHEDULE:							
CALLOUT	SYMBOL	IMAGE	MODEL#	LAMP TYPE/LUMENS/CCT/WATTAGE	DESCRIPTION	MNTG/HGHT	QUANTITY (TOTAL)
(A)			METALUX 8TSNX-LC-UNV-L830-1	LED/14,382/3000K/95.8W	LINEAR LED CIELING MOUNT, PARKING GARAGE	CEILING/±16'	101
(B)			LUMARK RPGC25S	LED/7,811/4000K/60W	ROUND CIELING MOUNT, PARKING GARAGE ENTRY	CEILING/±16'	21
(C)			McGRAW-EDISON GWC-SA2-A-740-U-T2	LED/9,543/4000K/66W	WALL MOUNTED, SCONCE	WALL/±8'	12
(D)			McGRAW-EDISON GLEON-SA2A-830-U-T3-MA1037-XX	LED/15,789/3000K/129W	PARKING LOT LIGHTING, SINGLE 4' ARM	POLE/16'	13
(E)			INVUE ABW-B1-LED-D1-A	LED/499/3000K/11W	WALL MOUNTED, SCONCE	POLE/23'	37
(F)			ELA# BOL5020R-45-V5-40LED-30-240-CA-AG	LED/3,482/3000K/40W	PATHWAY BOLLARD	SURFACE/46"	2
(G)			INVUE CPB-VA1-42-830-U-AD	LED/467/3000K/22.7W	PATHWAY BOLLARD	SURFACE/38"	19



EXTERIOR LEVEL 2: COURTYARD/POOL

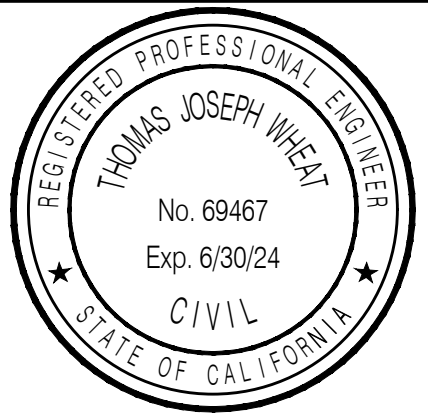
REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP. DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :

TJW ENGINEERING, INC.
Traffic Engineering & Transportation Planning Consultants
9841 Irvine Center Drive, Suite 200, Irvine, CA 92618
T: (949) 878-3509 F: (949) 878-3593
www.tjwengineering.com



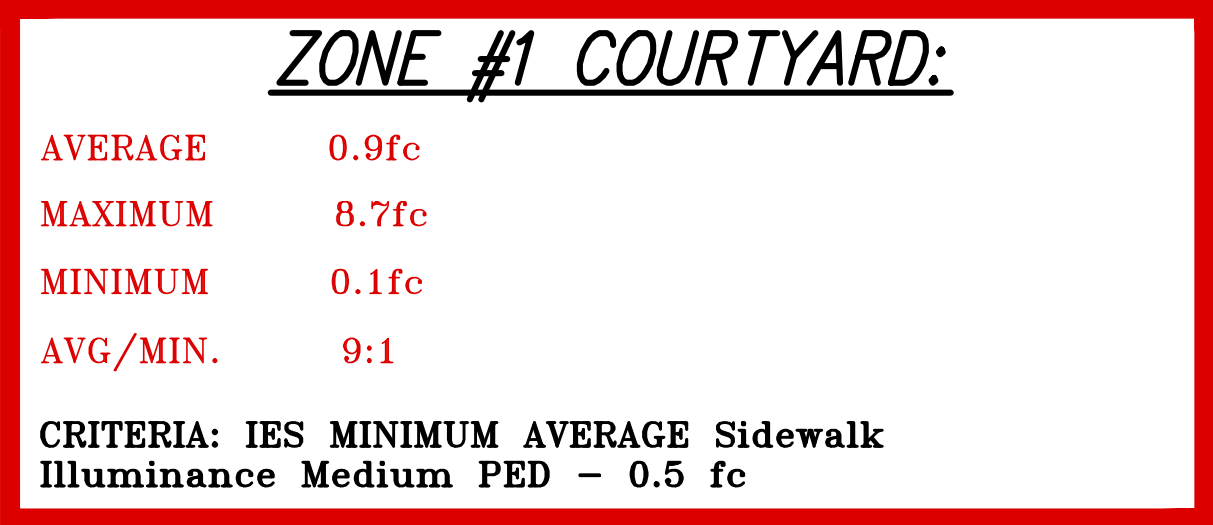
LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PRELIMINARY LIGHTING LAYOUT PLAN
EXTERIOR LEVEL 2 COURTYARD

DATE: 3/15/24
SHEET 9 OF 13

SCALE: AS SHOWN
DRAWN BY: JS
CHECKED BY: TJW

CITY OF LAGUNA HILLS

NOT FOR CONSTRUCTION



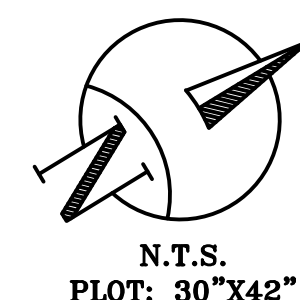
NOT FOR CONSTRUCTION

Last Update: 3/18/2024 2:48:43 PM

iving SL A.dwg

User: JohnStallworth

Plot Date:	03/18/2024	3:02:43 PM
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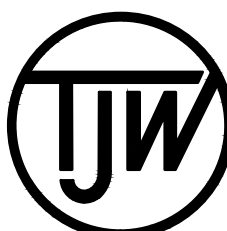
EXTERIOR LEVEL 2: COURTYARD/POOL

[illegible]

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

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LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PHOTOMETRIC EVALUATION
EXTERIOR LEVEL 2 COURTYARD

DATE: 3/15/24

SHEET 10 OF 13

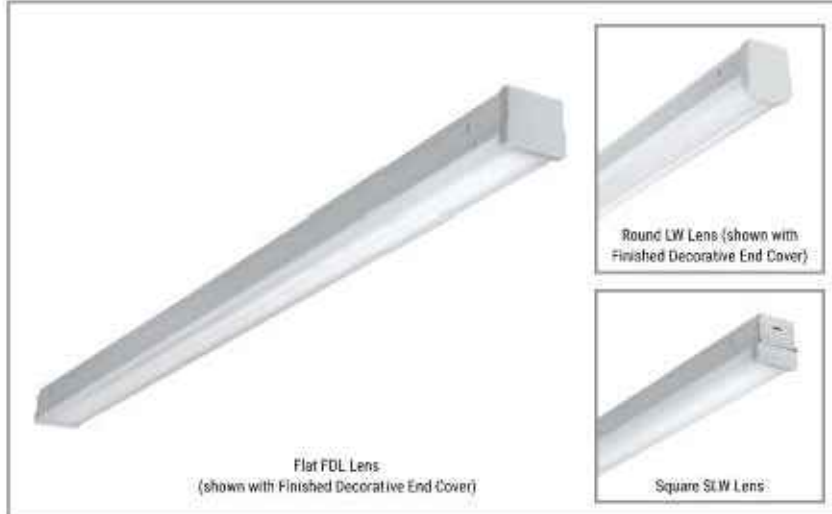
SCALE: AS SHOWN

DRAWN BY: JS

CHECKED BY: TJW

CITY OF LAGUNA HILLS

Project	Catalog #	Type
Prepared by	Notes	Date



Metalux

SNX Lensed

Flat, Round and Square Lens
Linear LED Striplight

Typical Applications

Commercial • Cove • Warehouse/Distribution • Retail • Industrial • General Aisle or Open Areas • Utility/Storage Rooms

Product Certification



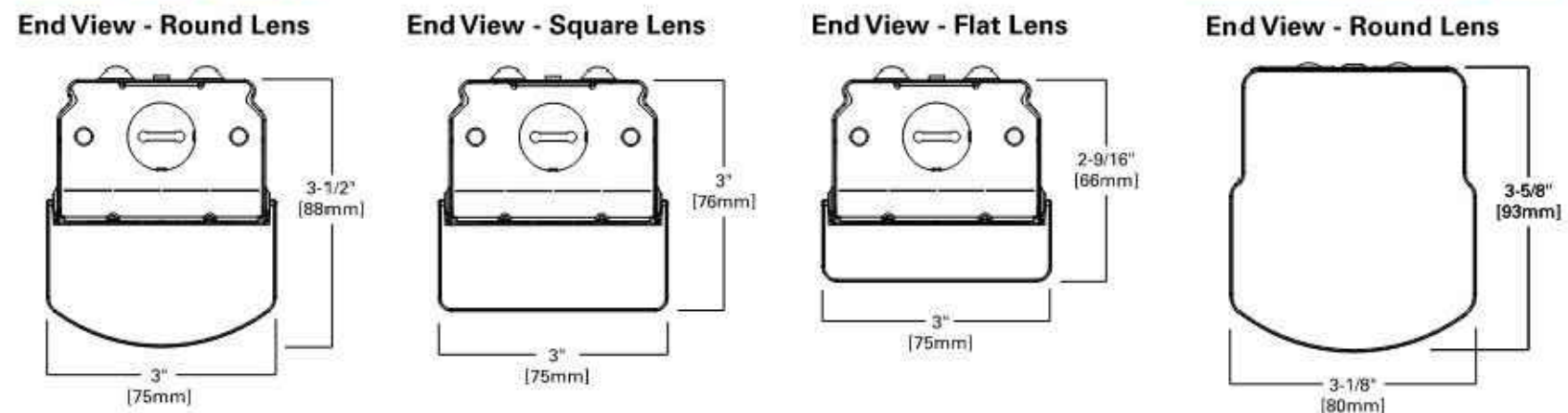
Product Features



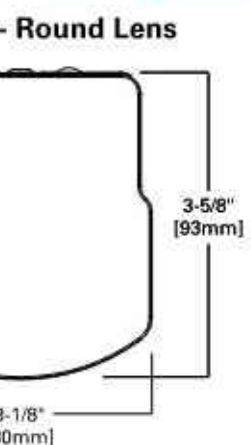
Top Product Features

- Standard (SL) and High lumen/High Efficacy (HL) packages
- Three (3) CCT and Lumen selectable options available
- Up to 21,000 lumen and 174 LPW
- General, Narrow or Wide distributions
- Decorative end cover and multiple finishes provide a polished look
- Integral factory installed controls option allows more energy savings
- Captive lens, electrical, and channel cover assembly
- Tool-less channel cover and electrical assembly
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



Finished Decorative End Covers



PSS100842Z page 1
October 30, 2020 11:02 AM

Metalux

Order Information

SAMPLE ORDER NUMBERS: 4SNX-48SL-LN-UNV-L835-CD1-U or 8TSNX-180HL-SLW-UNV-EL7W-L840-CD2-U

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29SL	26SL	74HL	52SL	134SL (H)
30SL	31SL	81HL	62SL	148HL (H)
40HL	33SL	84HL	66SL	162HL (H)

Flat
FDL=Flat Frost / Diffuse Lens

N.T.S.
PLOT: 30"x42"

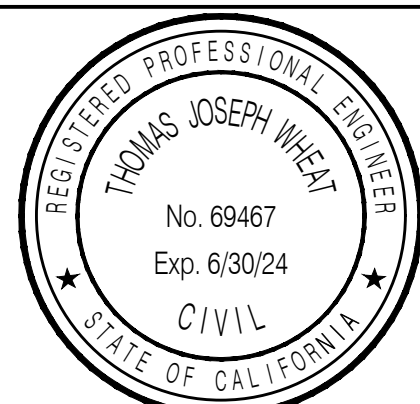
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SHEET 13 OF 13

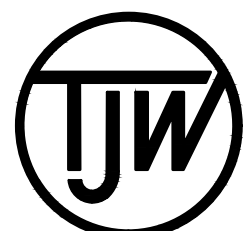
LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
LIGHTING FIXTURE DETAILS

SCALE: AS SHOWN DRAWN BY: JS CHECKED BY: TJW

CITY OF LAGUNA HILLS



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CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

OWNER & DEVELOPER :

PREPARED BY :

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

McGraw-Edison

GWC Galleon Wall

Ordering Information

SAMPLE NUMBER: GWC-SA2C-740-U-T4FT-GM

Product Family	Light Engine		Color Temperature	Voltage	Distribution	Finish	
	Configuration	Drive Current					
GWC Galleon Wall	SA1-1 Square SA2-2 Squares ¹	A=150mA	722-700RL 2200K	U=120-277V	T2-Type II T3-Type III T4FT-Type IV Forward Throw T5W-Type V Wide SL2-Type II w/Spot Control SL3-Type III w/Spot Control SL4-Type IV w/Spot Control SL5-90° Spot Light Extremator Left SL6-90° Spot Light Extremator Right SW-Rectangular Wide Type I SW2-Type V Square Medium SW3-Type V Square Wide	AP-Gray BC-Brushed BK-Black BP-Brush Platinum GM-Chipfire Metallic MW-White	
		B=400mA	722-700RL 2200K				3-120V
		C=1000mA	720-700RL 3000K				3-120V
		D=1200mA ²	720-700RL 3000K				3-120V
			740-700RL 4000K				4-277V
			740-700RL 5000K				4-277V
			740-700RL 6000K				4-277V
			822-800RL 2700K				8-1247V ³
			830-800RL 3000K				
			AMB-Ambient, 2500m x 4				

Options (Add to Suffix)

Control and Systems Options (Add to Suffix)

Accessories (Order Separately)

NOTES:

20. Enlighten wireless sensors are factory installed regarding network components in appropriate quantities.

21. Enlighten sensors are shipped with Bronze Finish. White sensors shipped on all other housing color options.

22. Not available with HSD or DRD options.

23. 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