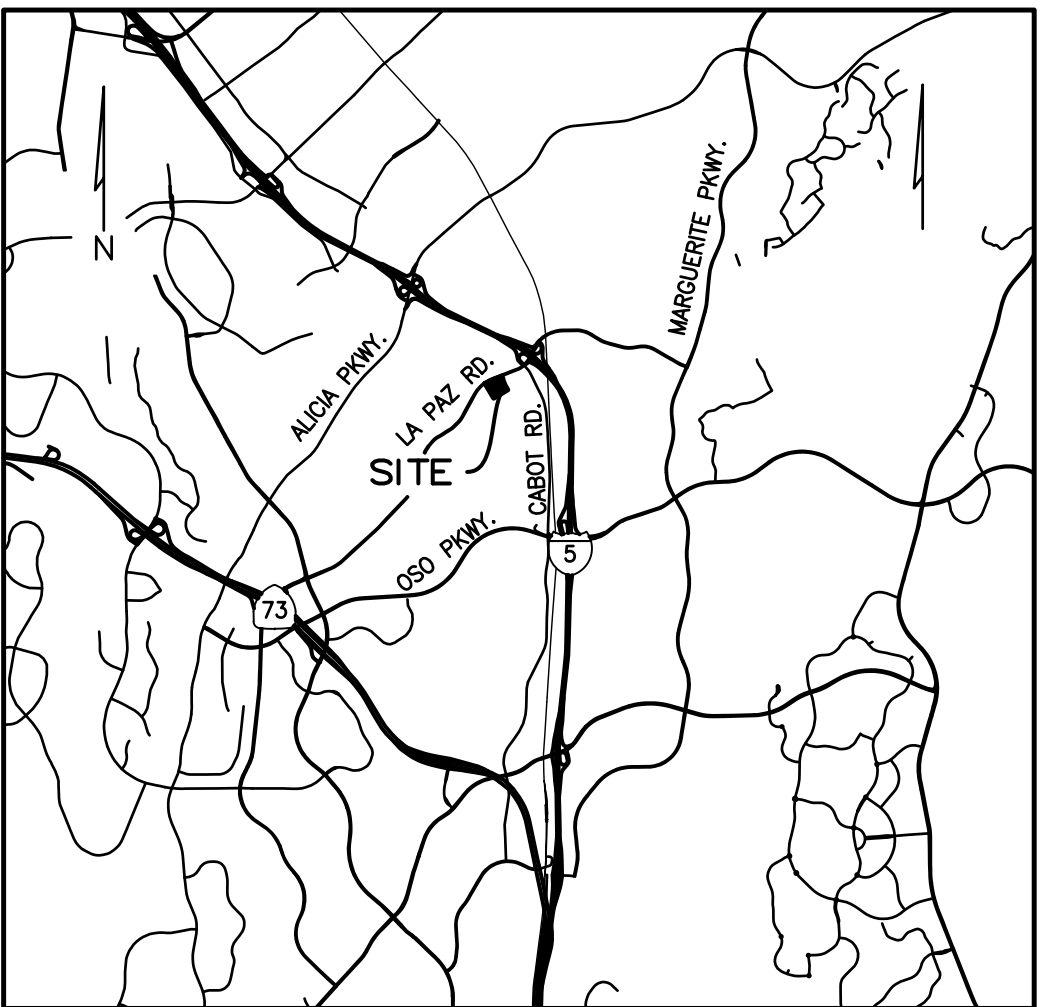




LA PAZ VILLAGE SENIOR LIVING

CONCEPTUAL SITE PLAN

LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS



VICINITY MAP
NOT TO SCALE

TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 997-30103372-A-TS4 DATED AUGUST 7, 2023 AT 7:30AM, AMENDED AUGUST 15, 2023, AMENDMENT NO. A.

1 DENOTES PLOTTED ITEM.

13 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM MARCO POLO ROAD (NOW KNOWN AS LA PAZ ROAD), HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF TRACT NO. 5641 ON FILE IN BOOK 204, PAGE 1-9, OF TRACT MAPS. (RELINQUISHMENT FOR PTR PARCEL 2)

14 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7916, PAGE 42 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 2)

15 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7916, PAGE 51 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 2)

16 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7916, PAGE 622 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 1)

18 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED APRIL 29, 1968 AS BOOK 8586, PAGE 885 OF OFFICIAL RECORDS.

19 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, RECORDED FEBRUARY 6, 1969 AS BOOK 8867, PAGE 318 OF OFFICIAL RECORDS.

20 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JANUARY 25, 1972 AS BOOK 9976, PAGE 785 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 2, 3, 4)

21 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, RECORDED APRIL 9, 1973 AS BOOK 10635, PAGE 624 OF OFFICIAL RECORDS

22 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 11951, PAGE 1984 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 2)

23 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 11952, PAGE 1 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 2)

24 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM 7-ELEVEN FOOD STORE AT 25758 LA PAZ ROAD OF THE DRIVEWAYS HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JANUARY 25, 1972 AS BOOK 9976, PAGE 785 OF OFFICIAL RECORDS. (RELINQUISHMENT FOR PTR PARCEL 1)

25 AN EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF ORANGE- A BODY CORPORATE AND POLITIC, RECORDED JUNE 15, 1973 AS BOOK 10753, PAGE 157 OF OFFICIAL RECORDS.

26 THE FACT THAT THE OWNERSHIP OF THE LAND DOES NOT INCLUDE VEHICULAR ACCESS TO AND FROM A PORTION OF LA PAZ ROAD, SAID RIGHTS HAVING BEEN PARTIALLY OBTAINED BY DEED FROM MISSION HILLS PLAZA, LTD., A PARTNERSHIP, TO THE COUNTY OF ORANGE, RECORDED FEBRUARY 4, 1974 IN BOOK 11069, PAGE 1012 OF OFFICIAL RECORDS. (RELINQUISHMENT FOR PTR PARCEL 2, 3, 4)

27 AN EASEMENT FOR WATER TRANSMISSION AND INCIDENTAL PURPOSES, IN FAVOR OF MOULTON-NIGUEL WATER DISTRICT, RECORDED APRIL 23, 1974 AS BOOK 11125, PAGE 1351 OF OFFICIAL RECORDS.

28 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF MOULTON-NIGUEL WATER DISTRICT, RECORDED APRIL 29, 1974 AS BOOK 11130, PAGE 1432 AND RE-RECORDED MAY 15, 1974 IN BOOK 11145, PAGE 272 BOTH OF OFFICIAL RECORDS. (EASEMENT IS OUTSIDE OF SURVEY AREA)

29 AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, RECORDED DECEMBER 24, 1974 AS BOOK 11311, PAGE 847 OF OFFICIAL RECORDS. (EASEMENT LOCATION IS INDETERMINATE FROM RECORD INFORMATION)

30 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM LA PAZ ROAD HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 30, 1977 AS BOOK 12124, PAGE 424 OF OFFICIAL RECORDS. (RELINQUISHMENT FOR PTR PARCEL 2, 3, 4)

31 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 15, 1979 AS BOOK 13035 PAGE 996 OF OFFICIAL RECORDS. (BLANKET IN NATURE FOR PTR PARCEL 2, 3)

32 AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF SADDLEBACK VALLEY BOARD OF REALTORS, A CALIFORNIA NONPROFIT, RECORDED FEBRUARY 15, 1979 AS BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS.

33 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT BETWEEN LAND OWNER" RECORDED MAY 12, 1997 AS INSTRUMENT NO. 97-218842 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED EASEMENT AGREEMENT AMONG LANDOWNERS" RECORDED FEBRUARY 15, 2018 AS INSTRUMENT NO. 2018000053465 OF OFFICIAL RECORDS.

37 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT BETWEEN LAND OWNERS" RECORDED MAY 20, 2011 AS INSTRUMENT NO. 2011-251806 OF OFFICIAL RECORDS.

38 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED EASEMENT AGREEMENT AMONG LAND OWNERS" RECORDED MARCH 08, 2012 AS INSTRUMENT NOS. 2012000131670 AND RECORDED FEBRUARY 15, 2018 AS INSTRUMENT NO. 2018000053465, BOTH OF OFFICIAL RECORDS. (BLANKET IN NATURE PTR PARCEL 1, 2, 3, 4)

45 AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF SADDLEBACK VALLEY BOARD OF REALTORS, A CALIFORNIA NON-PROFIT, RECORDED AUGUST 08, 1980 AS BOOK 13693, PAGE 1673 OF OFFICIAL RECORDS.

SHEET INDEX

CONCEPTUAL SITE PLAN
CONCEPTUAL GRADING PLAN
SECTIONS
CONCEPTUAL UTILITY PLAN

SHEET #

1
2
3
4

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:

25250-25260 LA PAZ ROAD
LAGUNA HILLS, CA 92653

CIVIL ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
T (949) 916-3800
RYAN BITTNER, P.E., PRINCIPAL

ARCHITECT:

WILLIAM HEZMAHALCH ARCHITECTURE, INC.
680 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
T (714) 250-0607
RON NESTOR, SENIOR PRINCIPAL

CONSTRUCTION TYPE:

4-STORY TYPE V A

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

EXISTING ZONING:

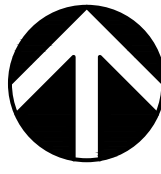
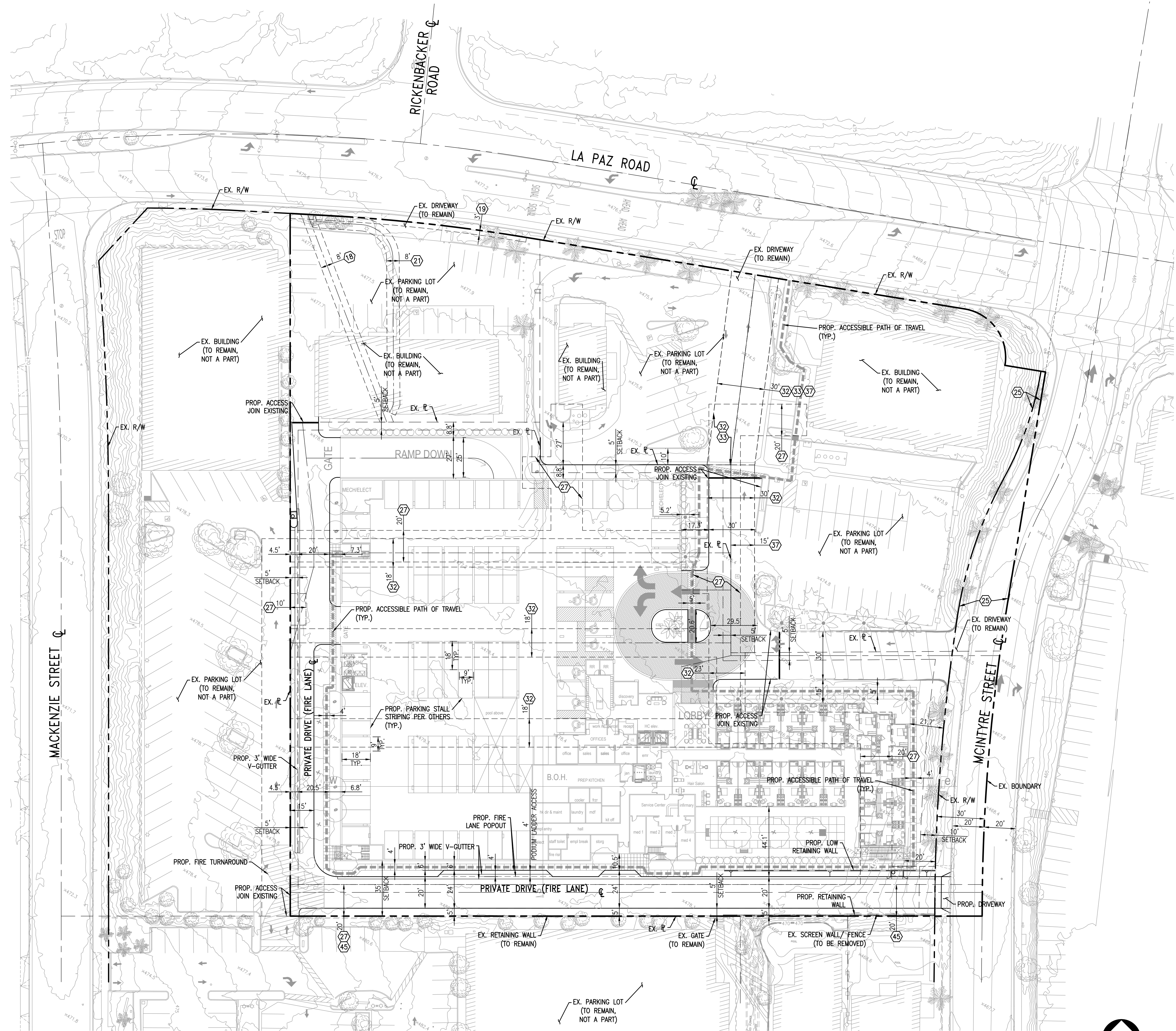
COMMUNITY COMMERCIAL (CC)

LEGEND:

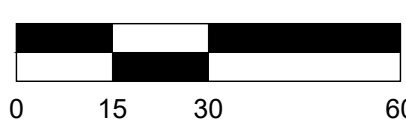
--- CENTERLINE
--- EX. BOUNDARY
--- EASEMENT
--- EX. LOT LINE
--- ADA PATH OF TRAVEL

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 390 SF
9-STUDIO BMR 380 SF
1-1BDR (A1) 519 SF
1-1BDR (A2) 575 SF
10-1BDR (A3) 726 SF
4-1BDR BMR (A3) 726 SF
3-1BDR (A4) 796 SF
66-1BDR (A5) 800 SF
5-1BDR BMR (A5) 800 SF
3-1BDR (A6) 772 SF
18-2BDR BMR (B1) 888 SF
53-2BDR (B2) 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: 27 SPACES
TOTAL PROVIDED: 255 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: 208,55 SF
SETBACKS:
FRONT: 10' (MCINTYRE STREET)
INTERIOR STREET: 5'
INTERIOR SIDE: 5'
REAR: 5'



SCALE: 1" = 30'



REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP.

OWNER & DEVELOPER :

CAPE POINT
DEVELOPMENT, LLC

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

PREPARED BY :

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET



LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
CONCEPTUAL SITE PLAN

DATE: 3/15/2024

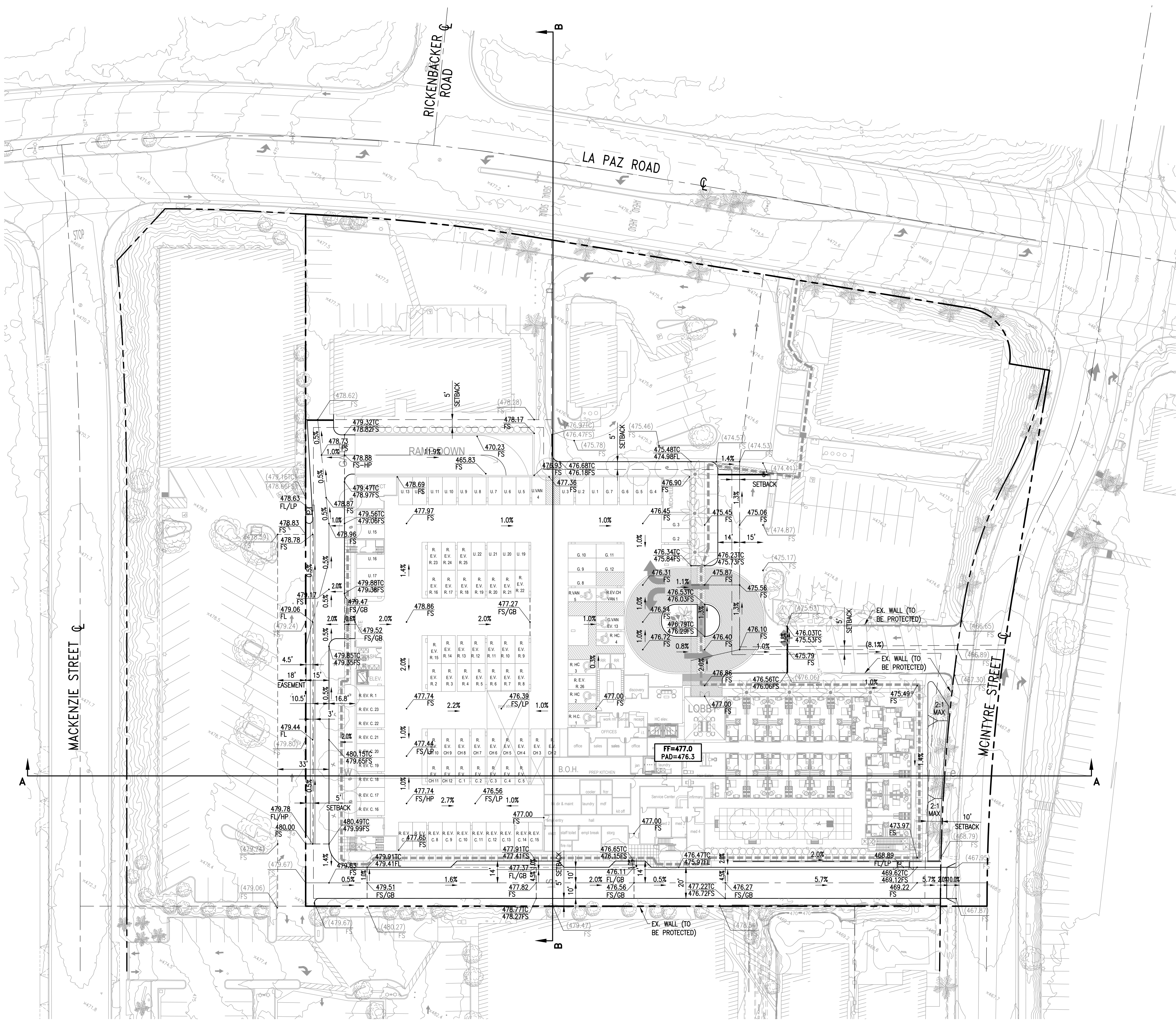
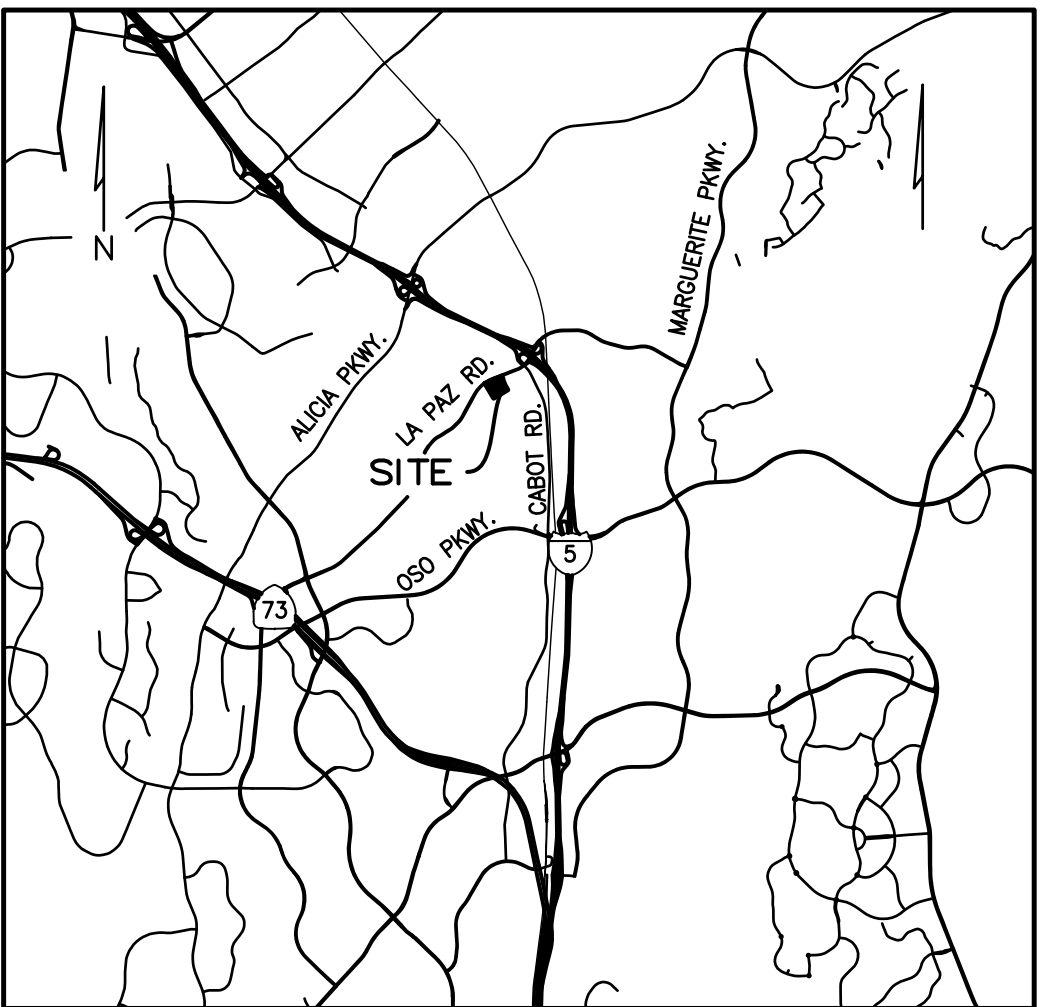
SHEET 1 OF 4

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

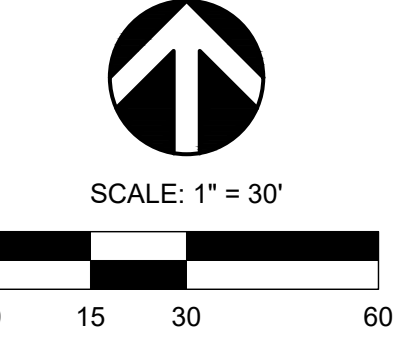
CITY OF LAGUNA HILLS

CONCEPTUAL GRADING PLAN

LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS



- LEGEND:**
- CENTERLINE
 - EX. BOUNDARY
 - EASEMENT
 - EX. LOT LINE
 - ADA PATH OF TRAVEL



REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP.

OWNER & DEVELOPER :

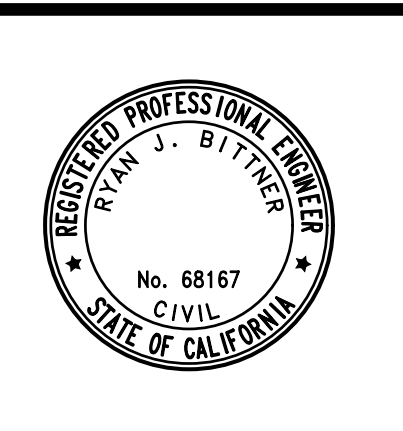
CAPE POINT
DEVELOPMENT, LLC

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

PREPARED BY :

C&V
CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

2830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
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WWW.CVC-INC.NET



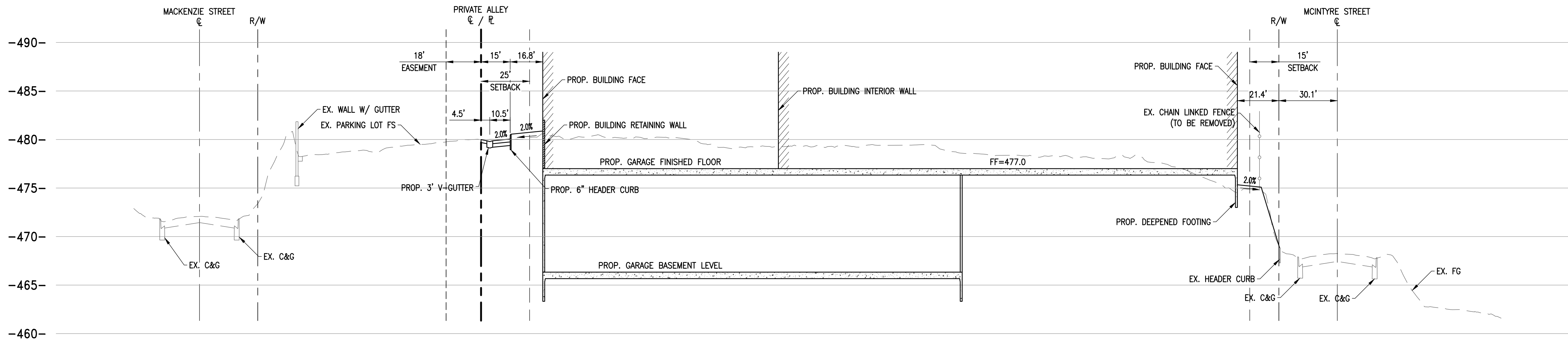
LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
CONCEPTUAL GRADING PLAN

DATE: 3/15/2024
SHEET 2 OF 4

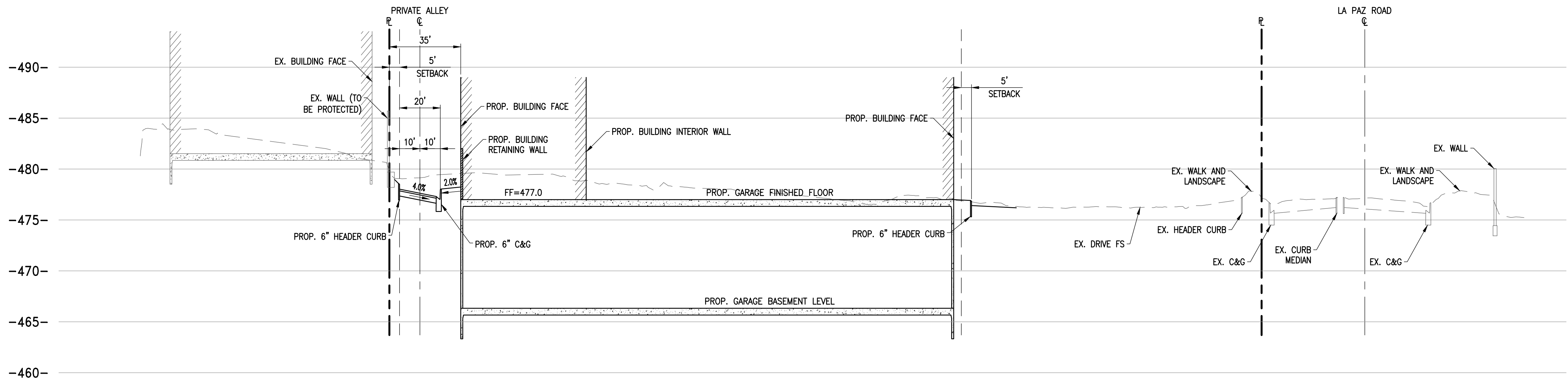
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CITY OF LAGUNA HILLS

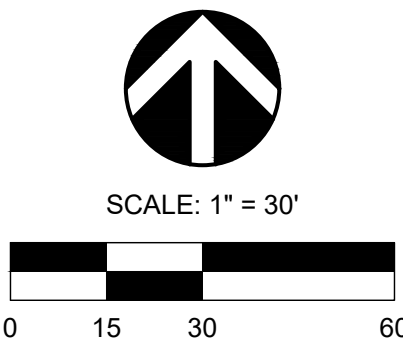
SECTIONS
LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS



SECTION A-A
EAST-WEST OF PROJECT SITE
HOR: 1"=30'
VERT: 1"=6'



SECTION B-B
NORTH-SOUTH OF PROJECT SITE
HOR: 1"=30'
VERT: 1"=6'



REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP.

OWNER & DEVELOPER :

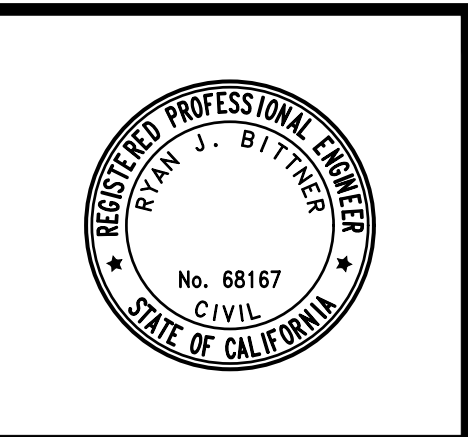
CAPE POINT
DEVELOPMENT, LLC

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SAN CLEMENTE, CA 92672
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LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD

SECTIONS

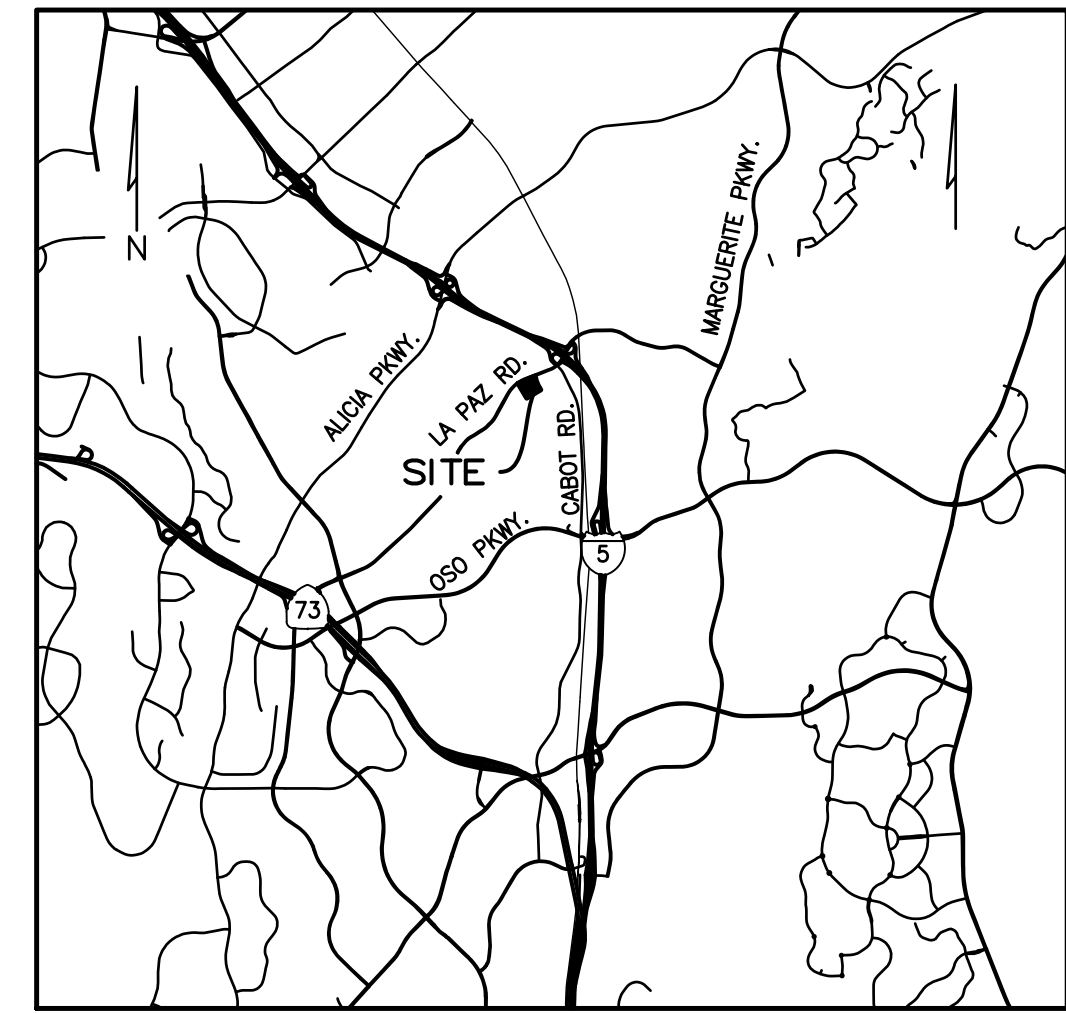
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CITY OF LAGUNA HILLS

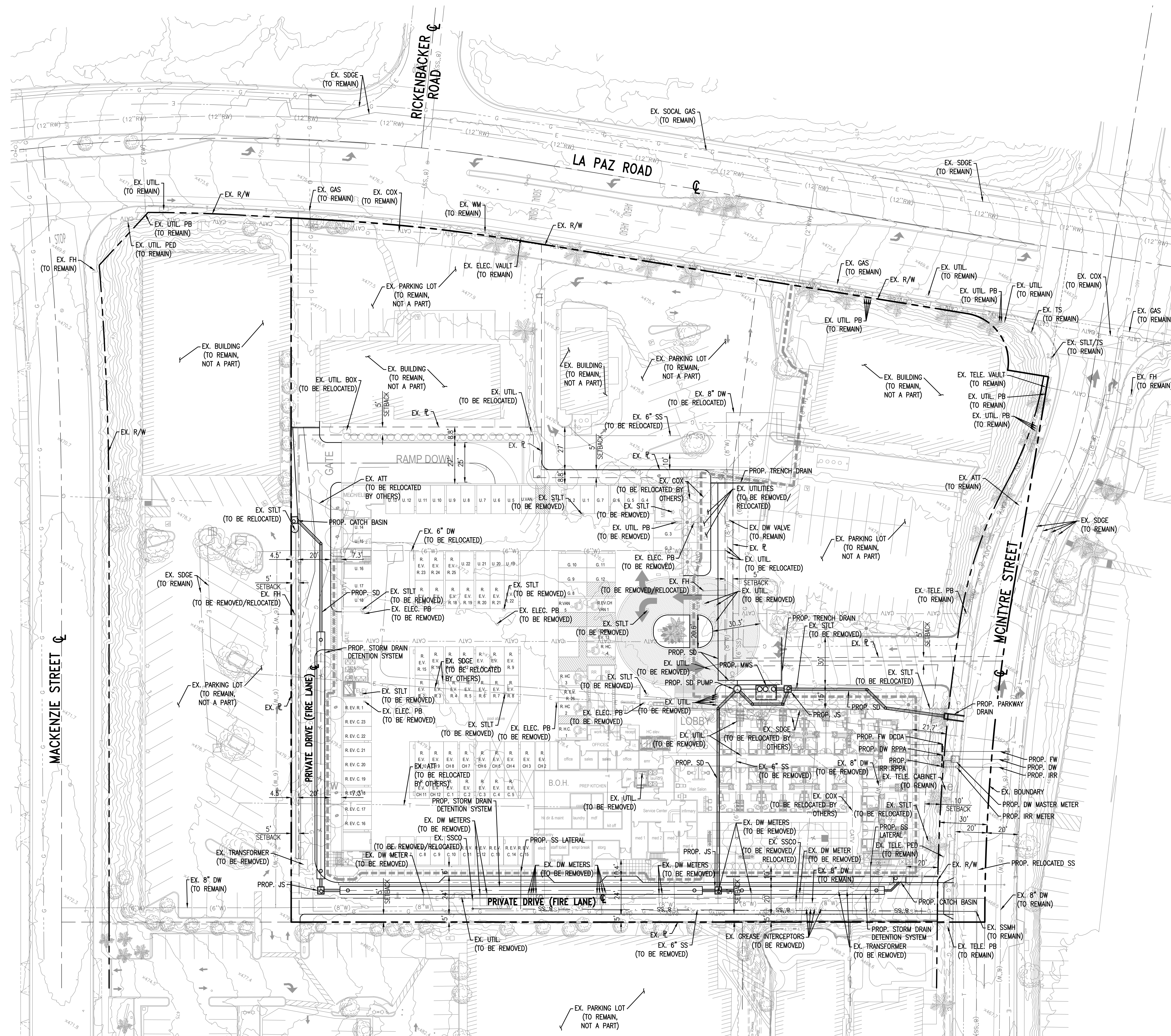
DATE: 3/15/2024
SHEET 3 OF 4

CONCEPTUAL UTILITY PLAN

LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS



VICINITY MAP
NOT TO SCALE

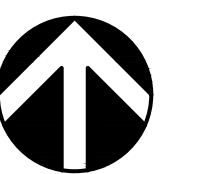


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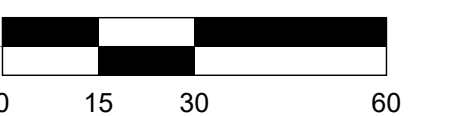
- CENTERLINE
- EX. BOUNDARY
- EASEMENT
- EX. LOT LINE
- EX. SANITARY SEWER
- EX. DOMESTIC WATER
- EX. SAN DIEGO GAS & ELECTRIC
- EX. COX INTERNET/TELEPHONE
- PROP. DOMESTIC WATER
- PROP. DOMESTIC WATER RPPA
- PROP. FIRE WATER
- PROP. FIRE WATER DCDA
- PROP. SANITARY SEWER
- GATE VALVE
- PROP. STORM DRAIN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

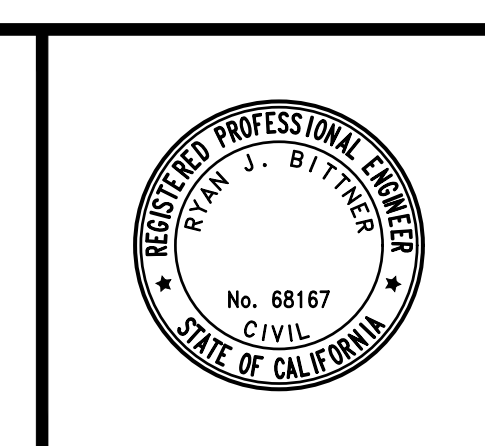
CAPE POINT
DEVELOPMENT, LLC

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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WWW.CVC-INC.NET



LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
CONCEPTUAL UTILITY PLAN

DATE: 3/15/2024
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:
25250-25260 LA PAZ ROAD
LAGUNA HILLS, CA 92653

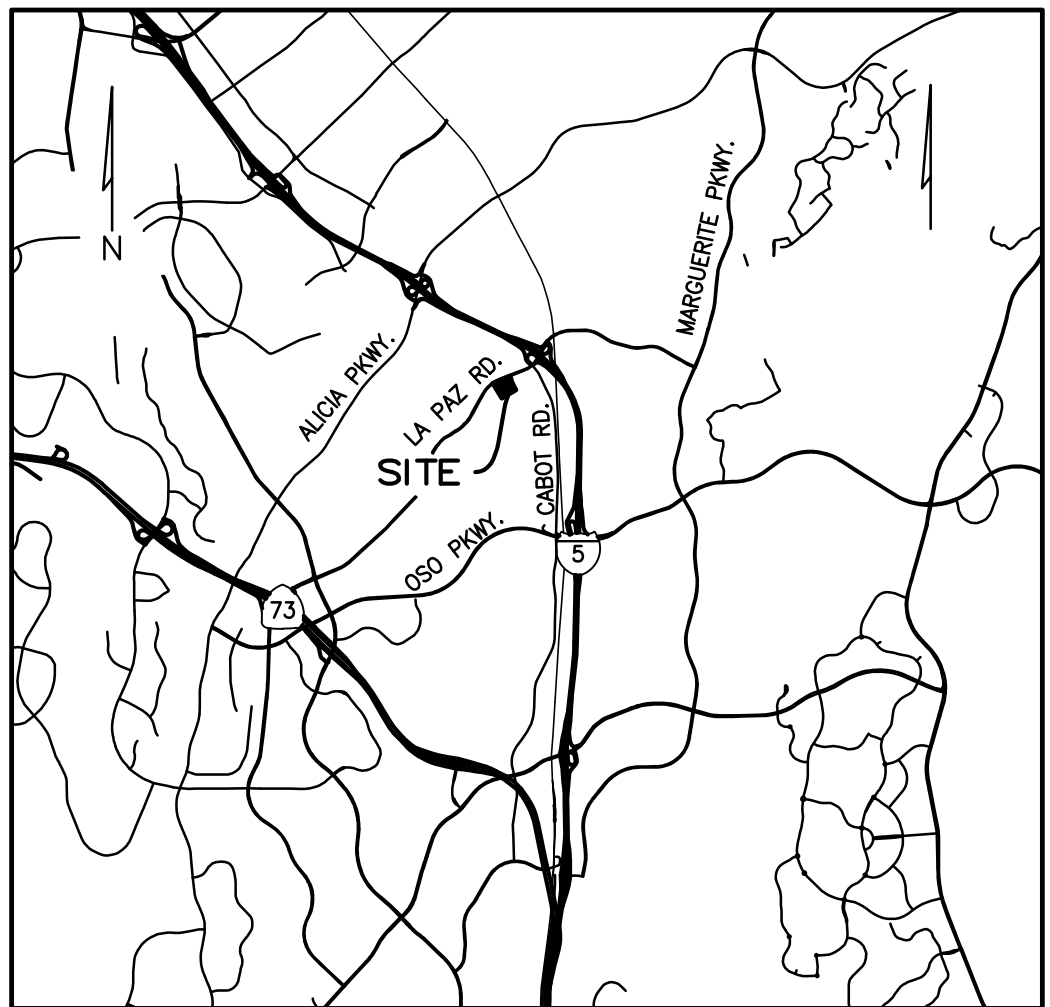
CIVIL ENGINEER:
C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
T (949) 916-3800
RYAN BITTNER, P.E., PRINCIPAL

ARCHITECT:
WILLIAM HEZMALHALCH ARCHITECTURE, INC.
880 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
T (714) 250-0607
RON NESTOR, SENIOR PRINCIPAL

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

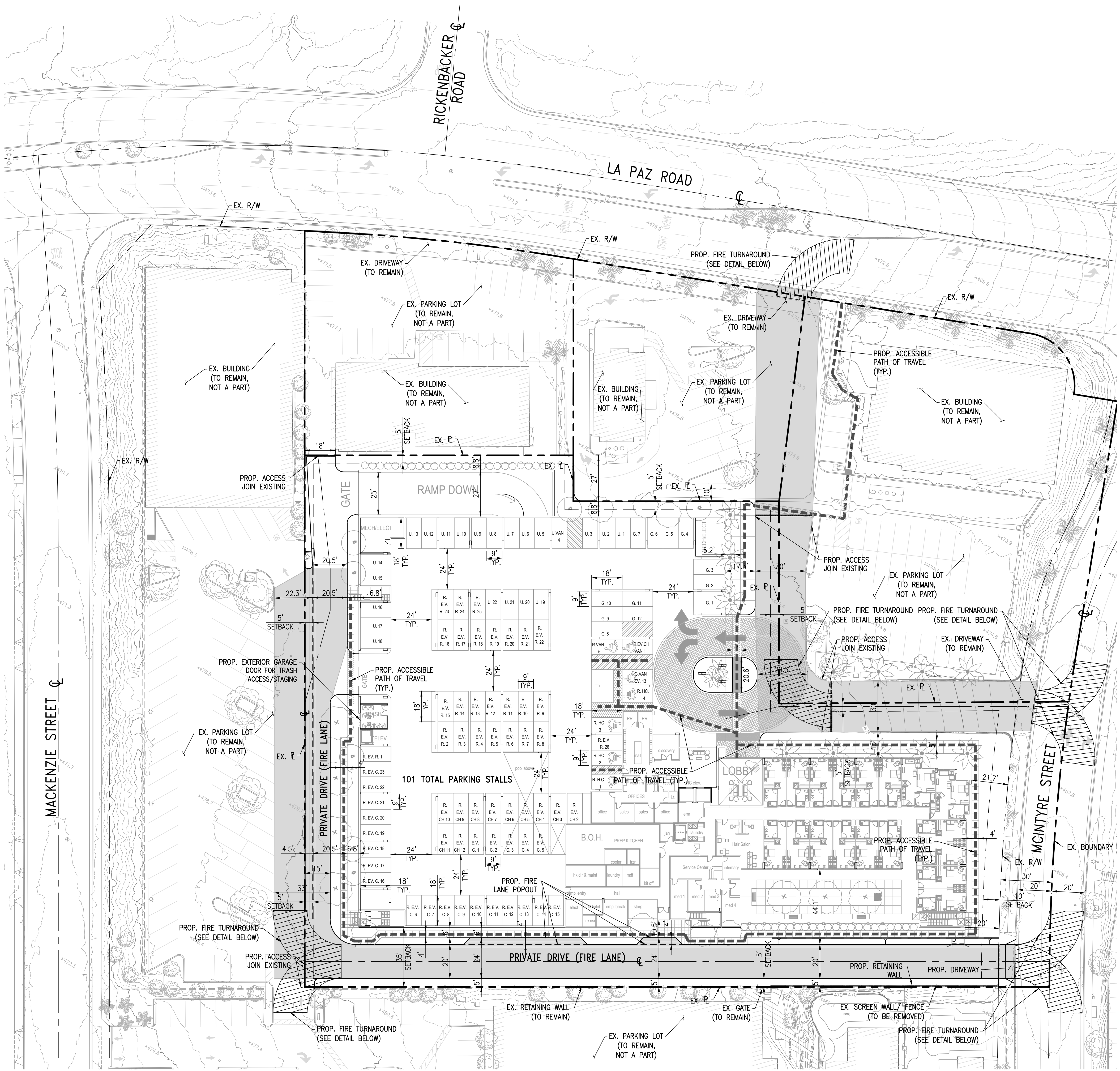
PROJECT SUMMARY:

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)
66-1BDR (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
REQUIRED: 180 UNITS AT 1.2 (INCLUDING GUESTS) = 215
SPACES
RESIDENTIAL: 215 SPACES
GUEST: 13 SPACES
UNASSIGNED: 27 SPACES
TOTAL PROVIDED: 255 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: 208,55 SF
SETBACKS:
FRONT: 10' (MCINTYRE STREET)
INTERIOR STREET: 5'
INTERIOR SIDE: 5'
REAR: 5'

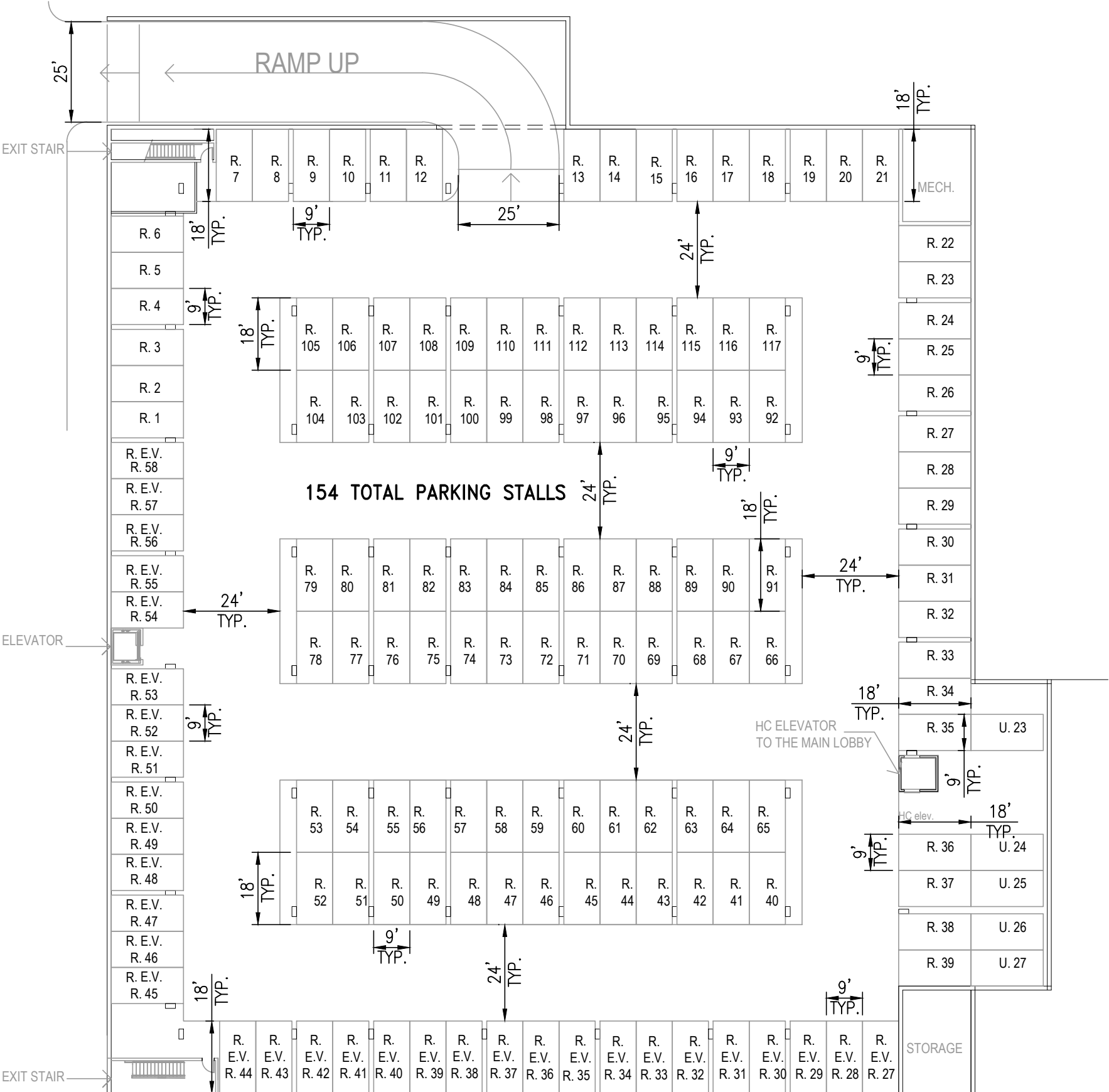


VICINITY MAP
NOT TO SCALE

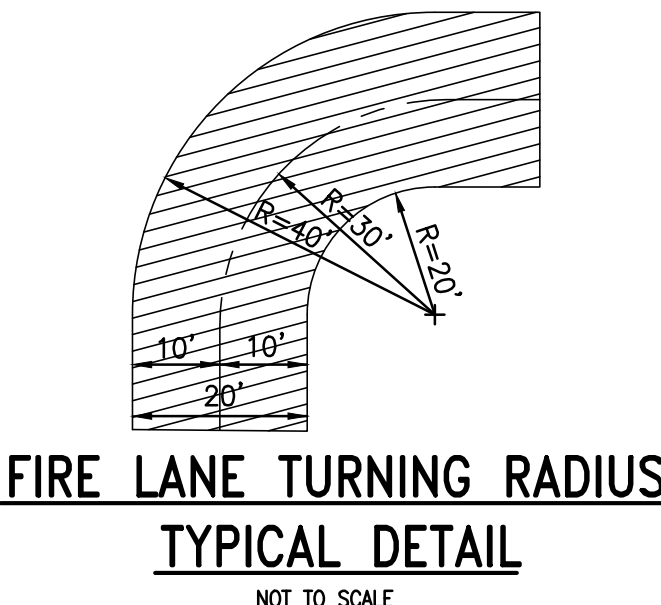
PARKING SUMMARY					
ABBREVIATIONS	DEFINITION	LEVEL 1	BASEMENT	TOTAL	NOTES
R.	RESIDENTIAL	5	117	122	THE PROPOSED PROJECT IS SUBMITTED UNDER THE HOUSING ACCOUNTABILITY ACT 65589.5 SUBDIVISION (D). RESIDENTS' PARKING INCLUDED 5 ACCESSIBLE STALLS 215 RESIDENTIAL STALLS X 2X=5 ACCESSIBLE STALLS, INCLUDING ONE ACCESSIBLE VAN PARKING 13 RESIDENTS' GUESTS PARKING INCLUDES 1 ACCESSIBLE VAN STALL 13 X 2X=1 EV RESIDENTS' PARKING AS FOLLOWS: 228 X 5X=12 EV CHARGER INCLUDED ONE HC VAN STALL UNASSIGNED 228 X 10X=23 EV CAPABLE 228 X 25X= 57 EV READY
R.T.	RESIDENTIAL TANTEM	0	0	0	
G.	GUEST	13	0	13	
U.	UNASSIGNED	22	5	27	
R.E.V.C.H.	RESIDENTIAL E.V. CHARGER	12	0	12	
R.E.V.C.	RESIDENTIAL E.V. CAPABLE	23	0	23	
R.E.V.R.	RESIDENTIAL E.V. READY	26	32	58	
TOTAL PARKING COUNT =		101	154	255	



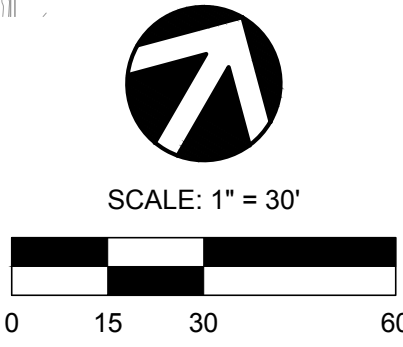
LEVEL 1 PARKING



BASEMENT PARKING



FIRE LANE TURNING RADIUS
TYPICAL DETAIL
NOT TO SCALE



SCALE: 1" = 30'

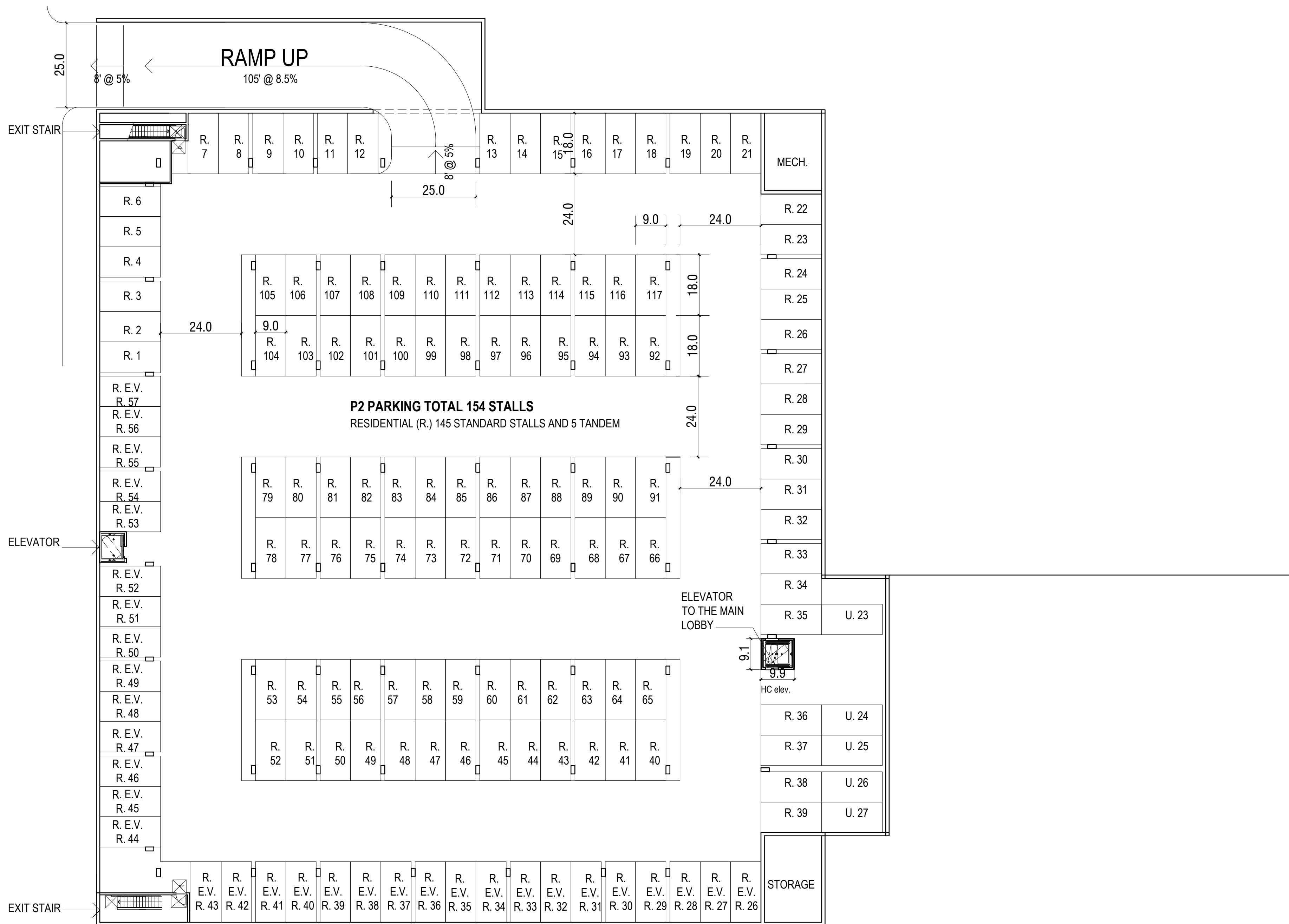
REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP.

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

OWNER & DEVELOPER :
CAPE POINT
DEVELOPMENT, LLC
CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
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PREPARED BY :
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WWW.CVC-INC.NET

LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PARKING/CIRCULATION EXHIBIT
SCALE: AS SHOWN
DRAWN BY: JA
CHECKED BY: JH
DATE: 3/14/2024
SHEET 1 OF 1
CITY OF LAGUNA HILLS



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 areas is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

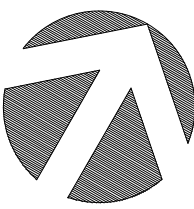
THE INTERIOR COLOR AND SIGNAGE TO COMPLY WITH LHMC
BLIND CORNER WILL BE PROVIDED WITH VIEWING MIRRORS TO COMPLY WITH LHMC

LPVI LLC

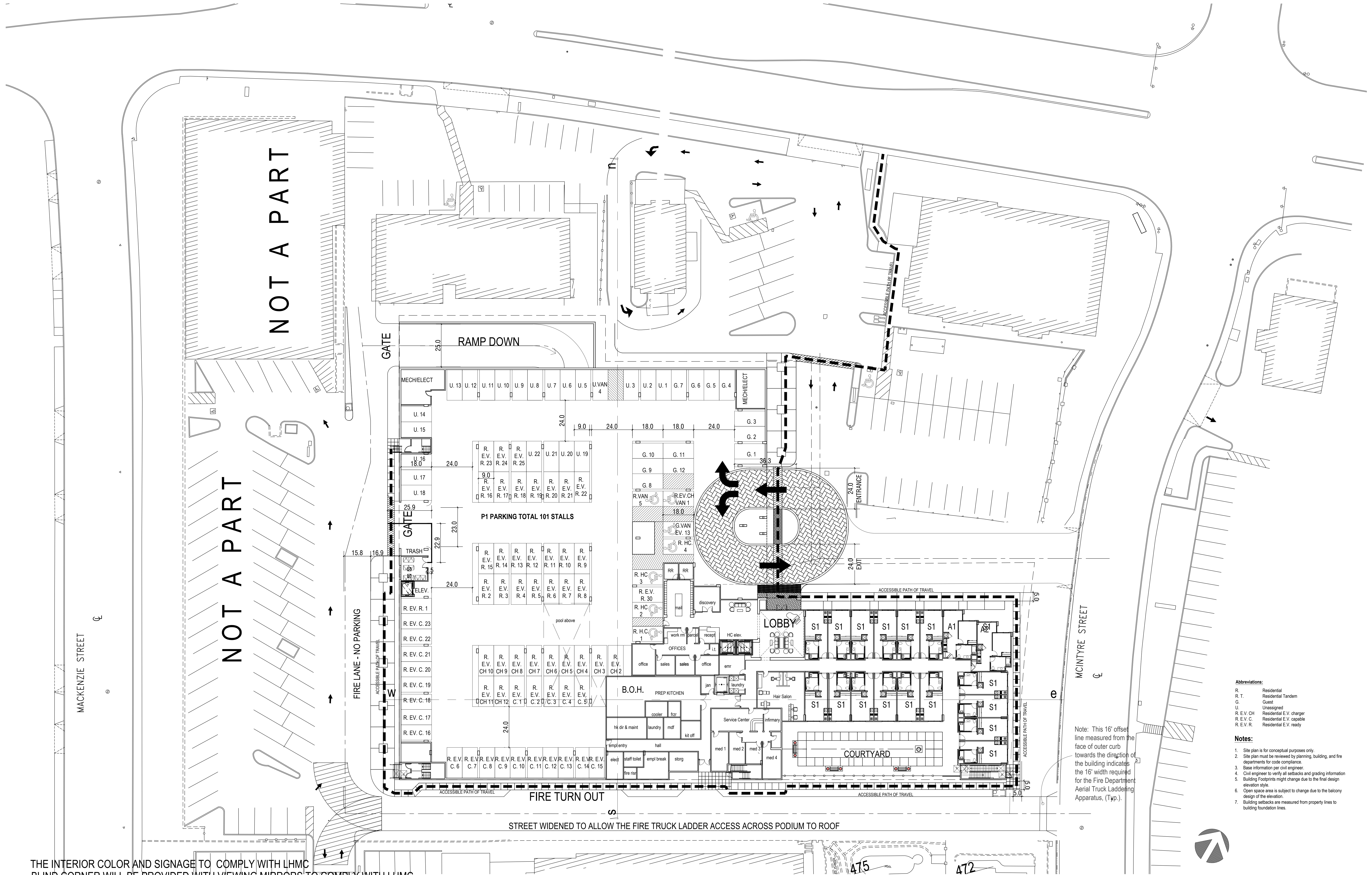
LA PAZ VILLAGE SENIOR LIVING
LAGUNA HILLS, CA

A-02
BASEMENT
CONCEPTUAL DESIGN

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

LPVI LLC

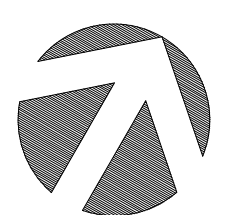
LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-03
LEVEL 1

CONCEPTUAL DESIGN

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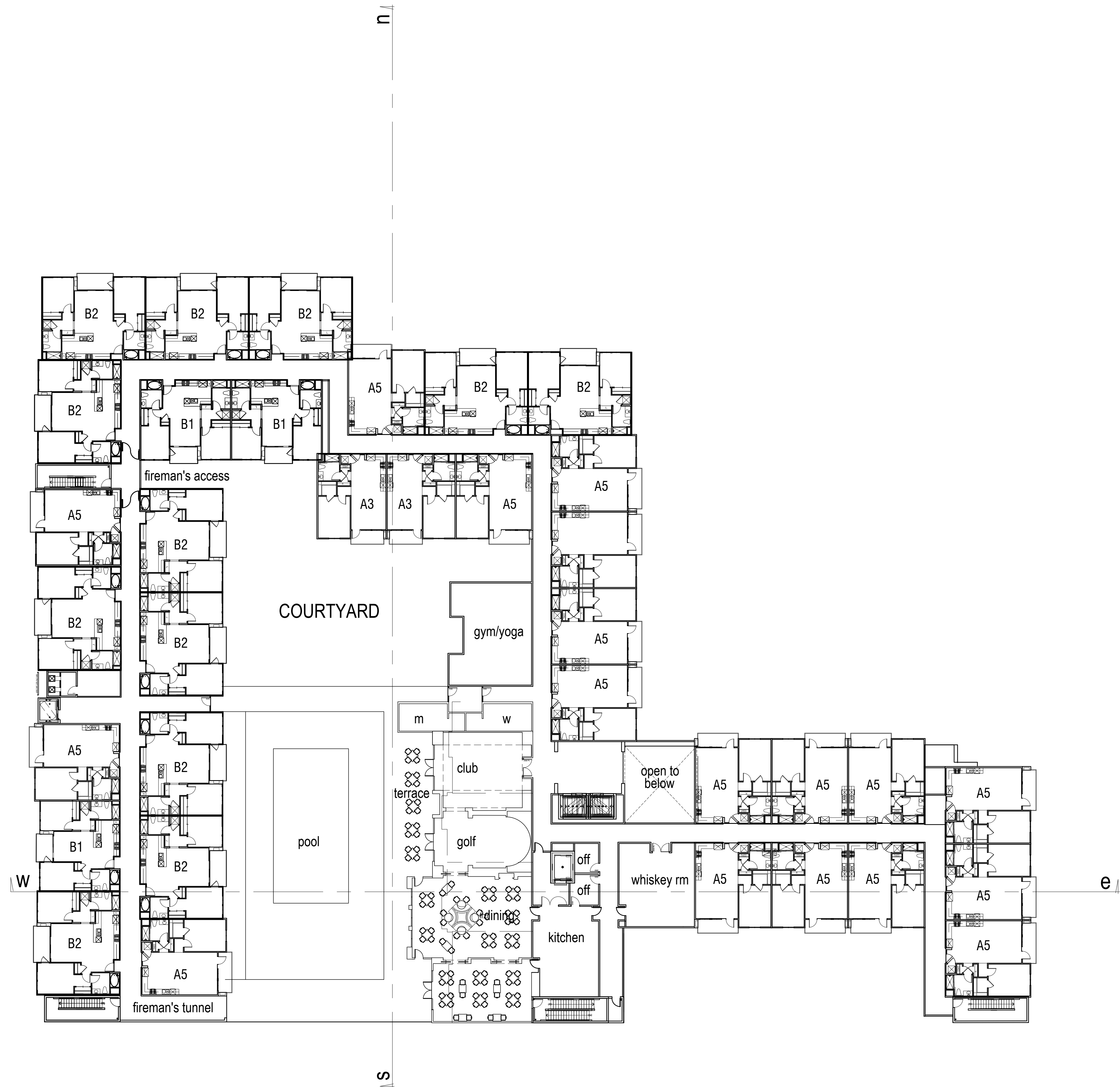
Abbreviations:

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

Notes:

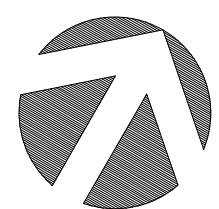
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Note: This 16' offset line measured from the face of outer curb towards the direction of the building indicates the 16' width required for the Fire Department Aerial Truck Laddering Apparatus, (Typ.).



Notes:

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LA PAZ VILLAGE SENIOR LIVING

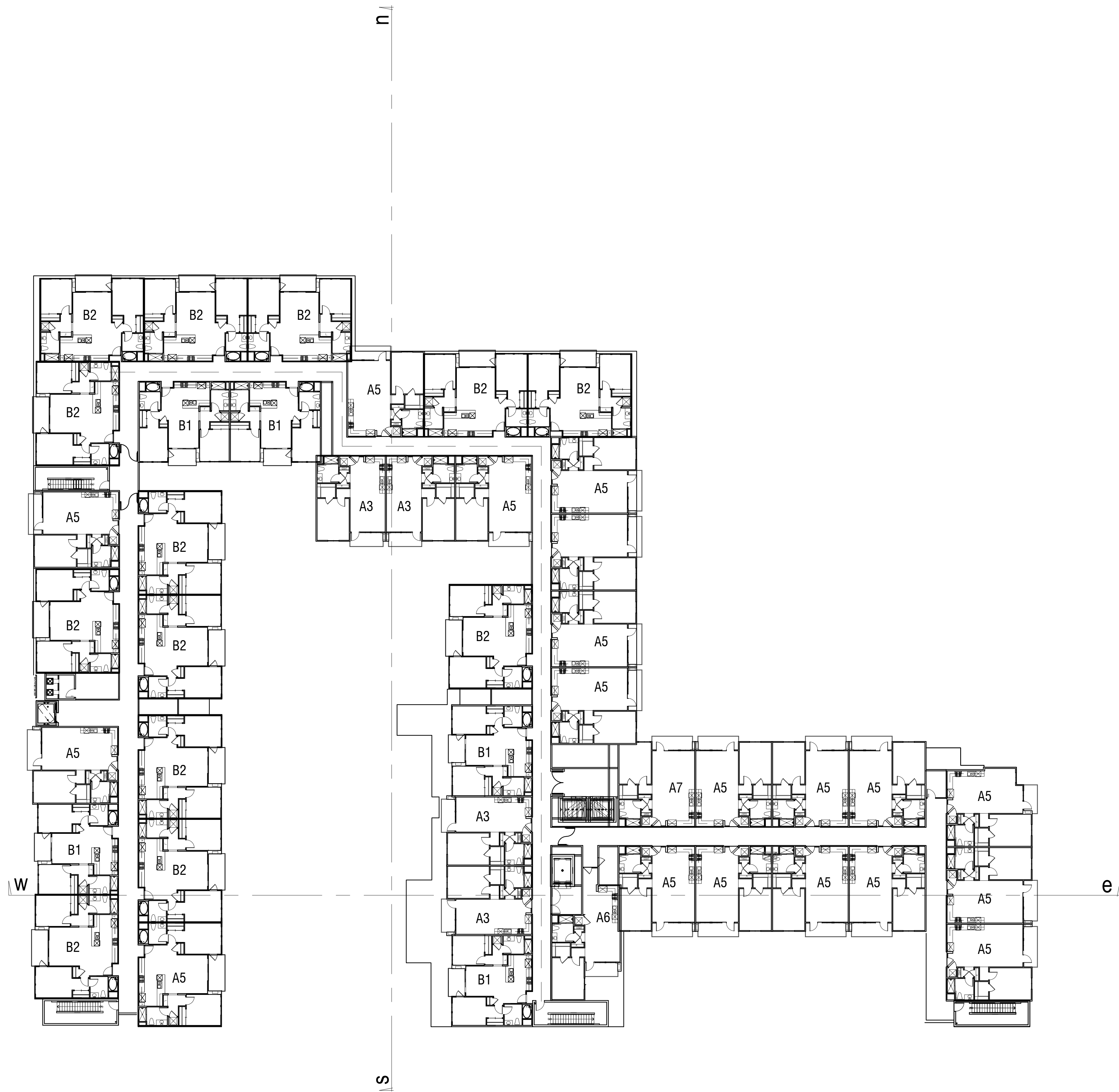
LAGUNA HILLS, CA

**A-04
LEVEL 2**

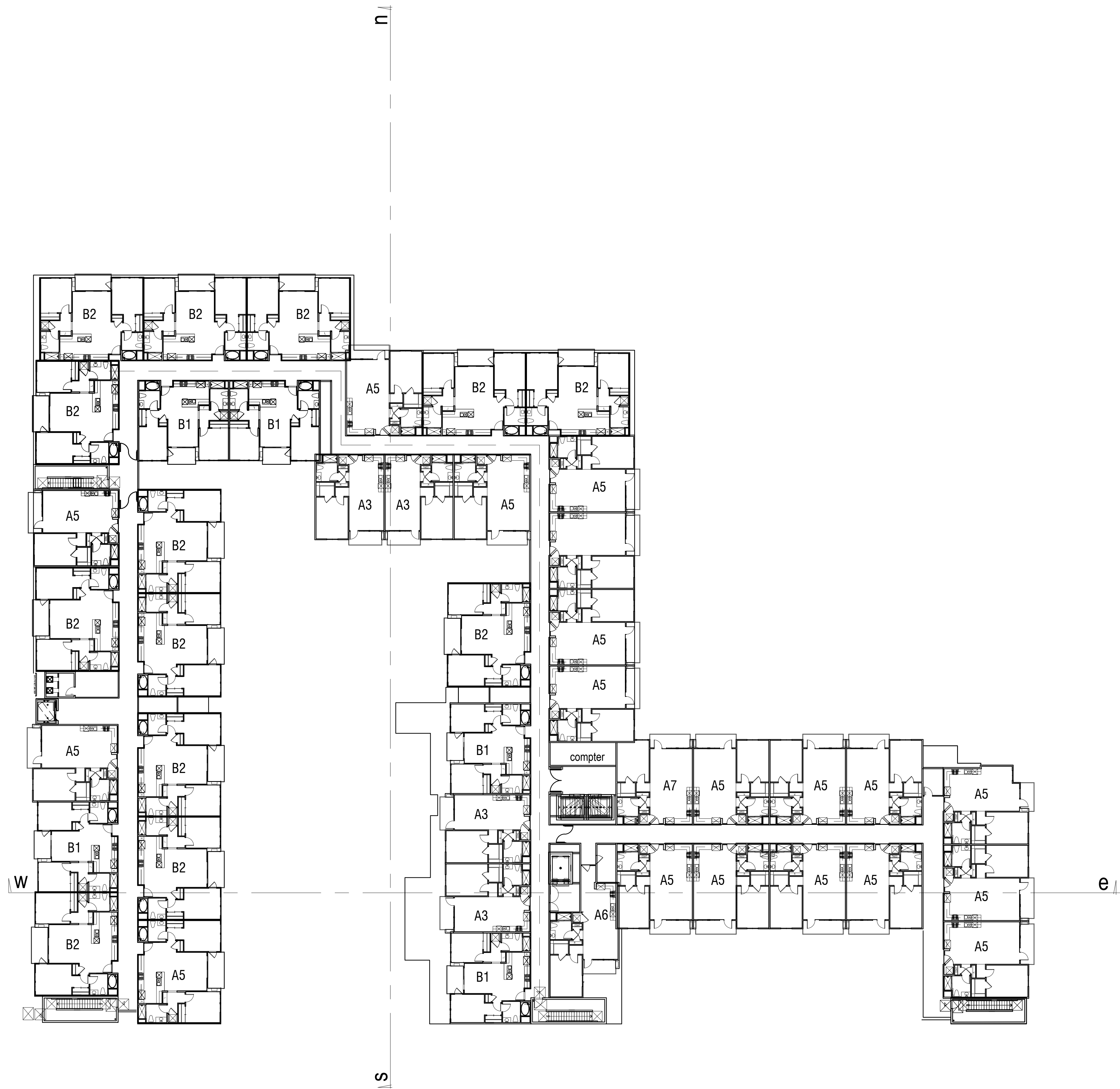
0 8 16 32

CONCEPTUAL DESIGN

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- Notes:**
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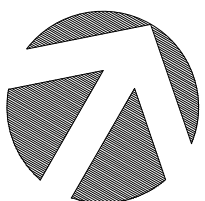


- Notes:**
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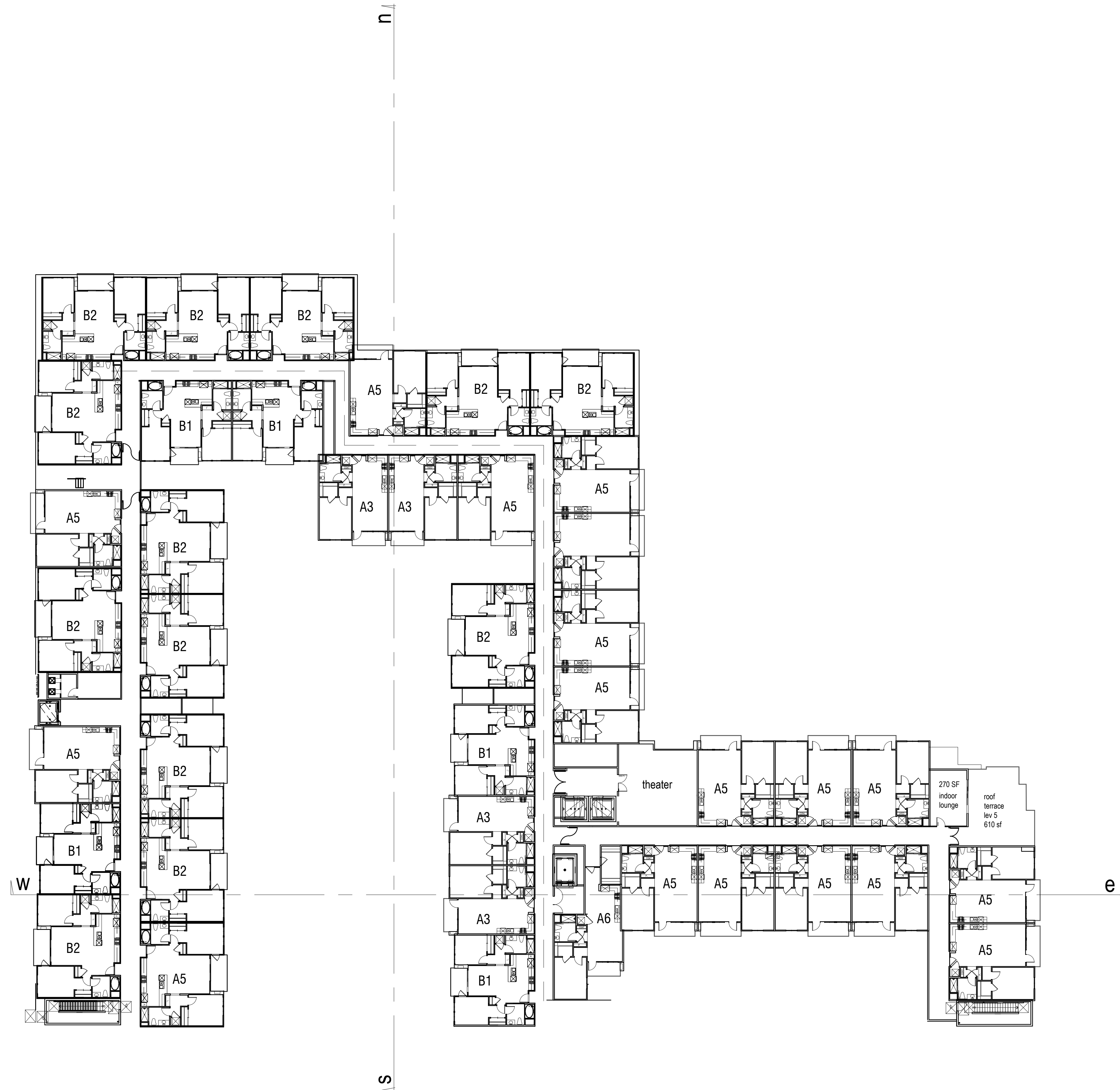
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LA PAZ VILLAGE SENIOR LIVING
LAGUNA HILLS, CA

A-06
LEVEL 4
CONCEPTUAL DESIGN
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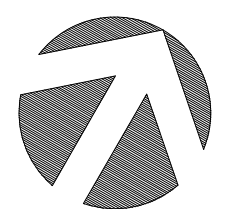


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WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA



Notes:

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ORANGE COUNTY, LOS ANGELES, BAY AREA

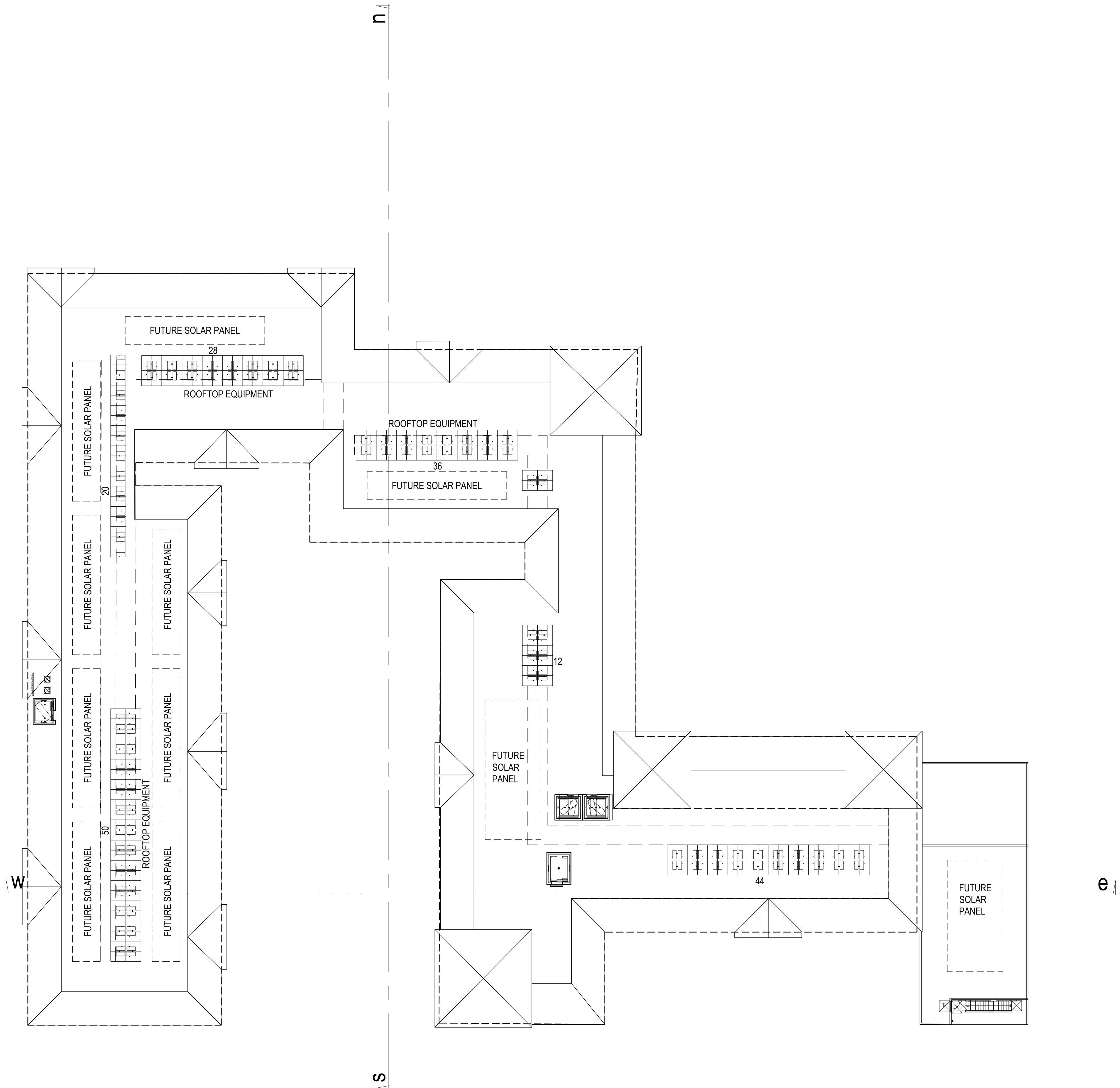
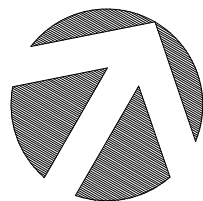
LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

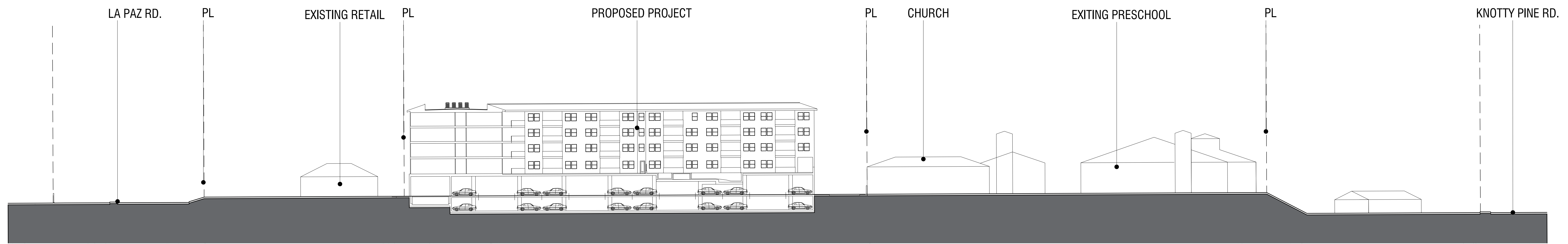
**A-07
LEVEL 5**
CONCEPTUAL DESIGN

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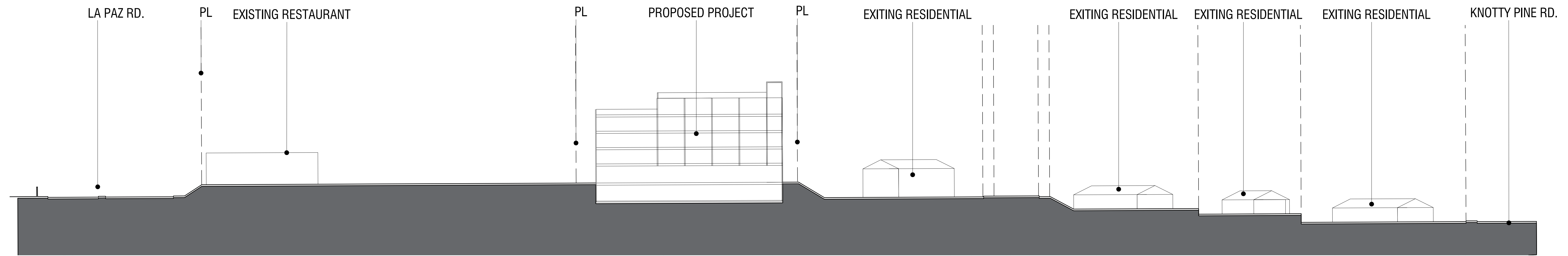


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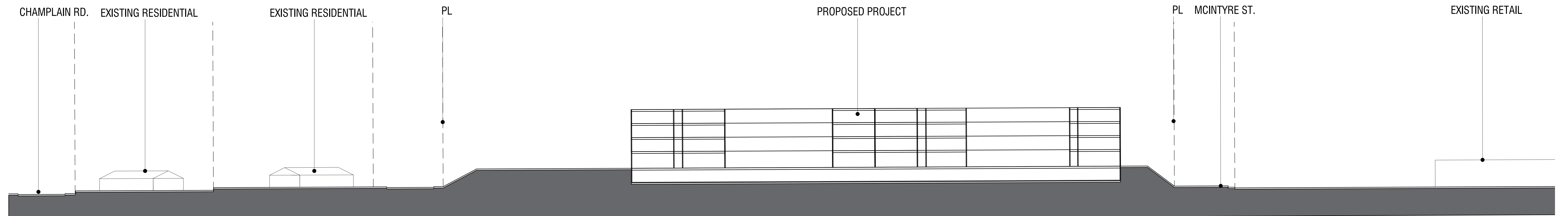
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NORTH-SOUTH SECTION A-A



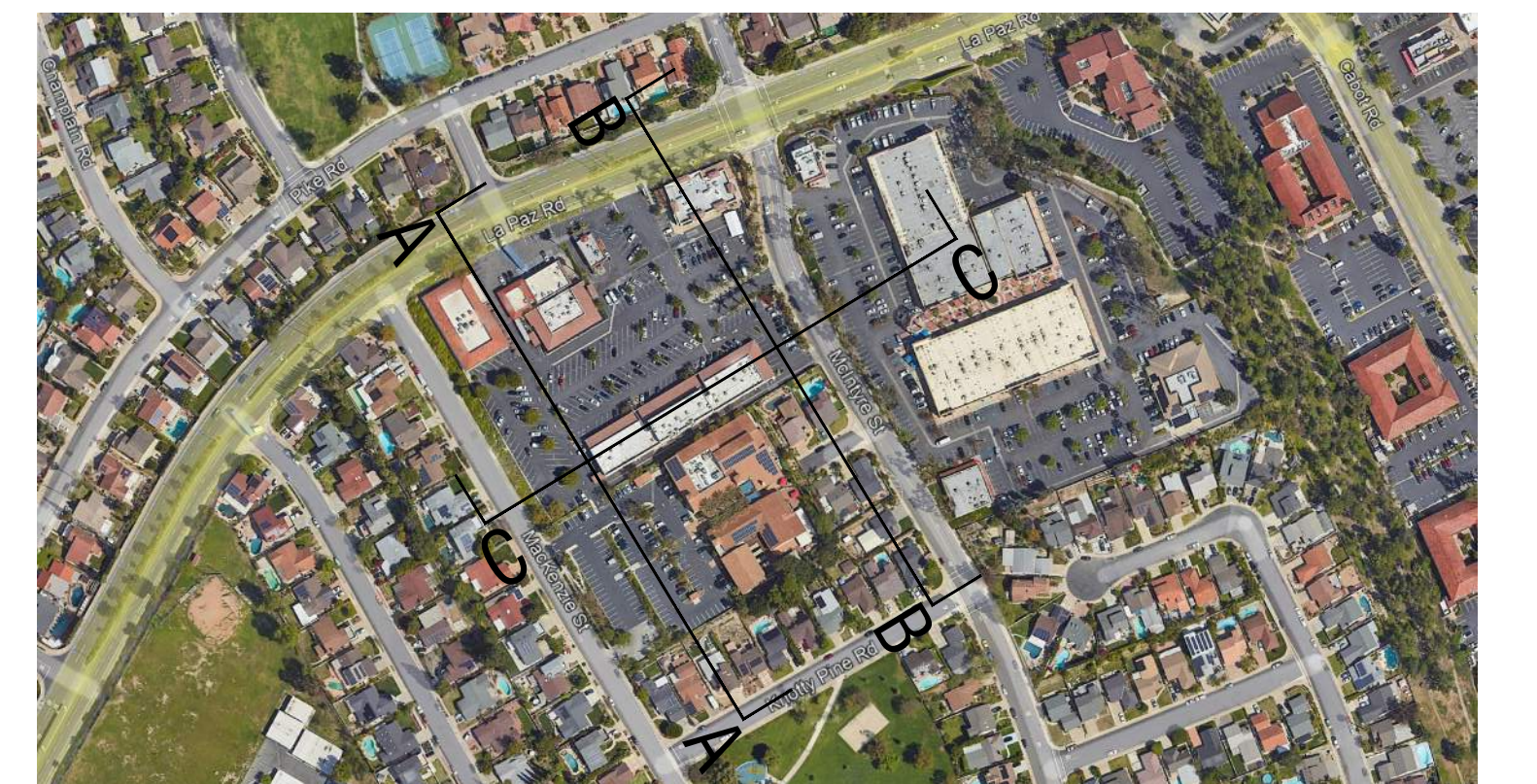
NORTH-SOUTH SECTION B-B



NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

EAST-WEST SECTION C-C

1"=30'-0"



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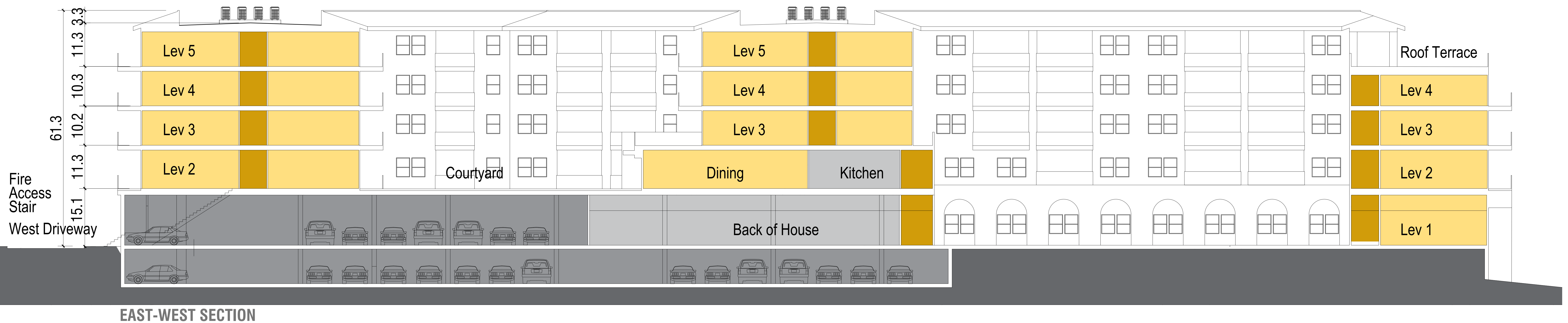
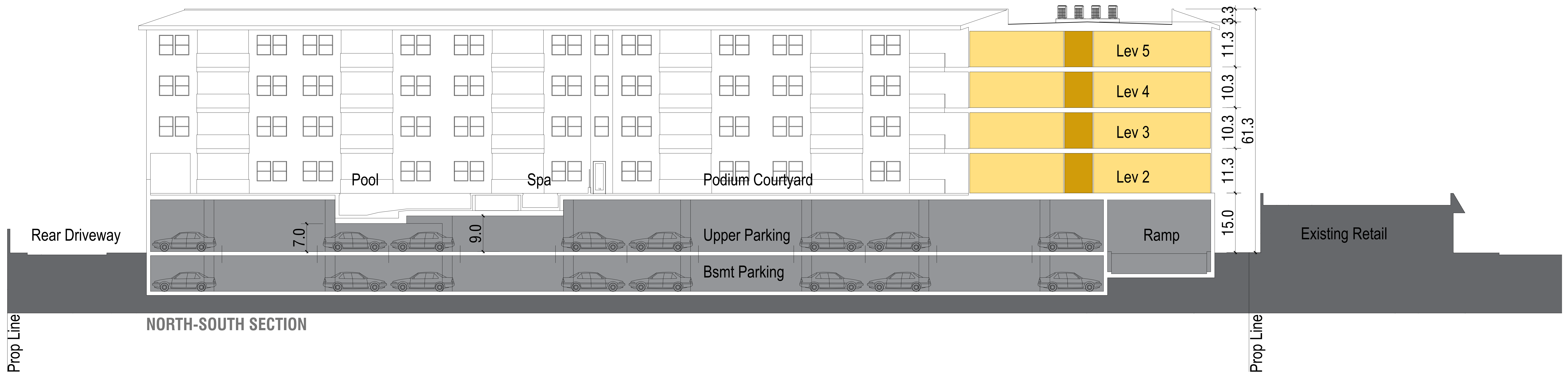
LA PAZ VILLAGE SENIOR LIVING
LAGUNA HILLS, CA

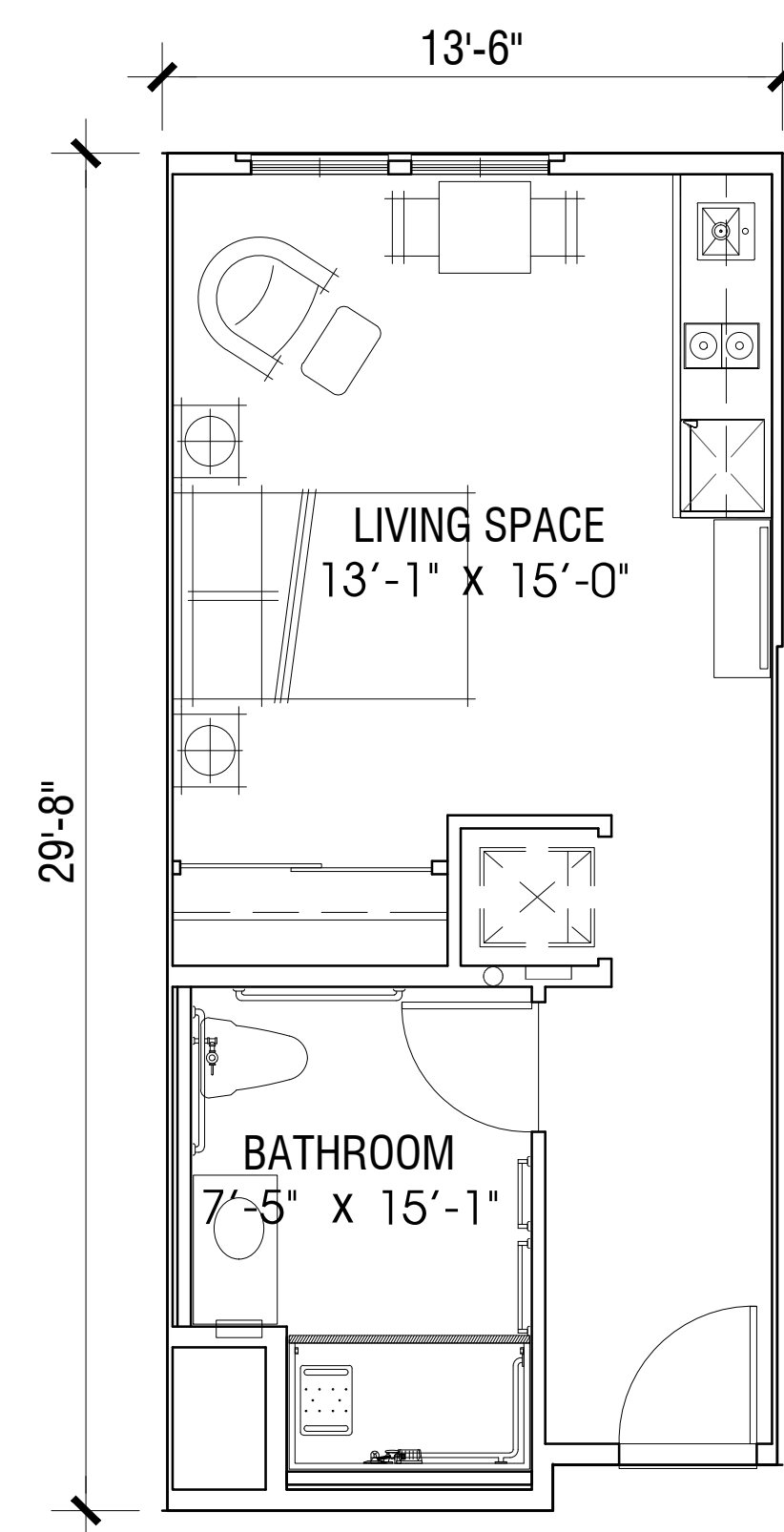
A-09
STREET SECTIONS
0 15 30 60
CONCEPTUAL DESIGN

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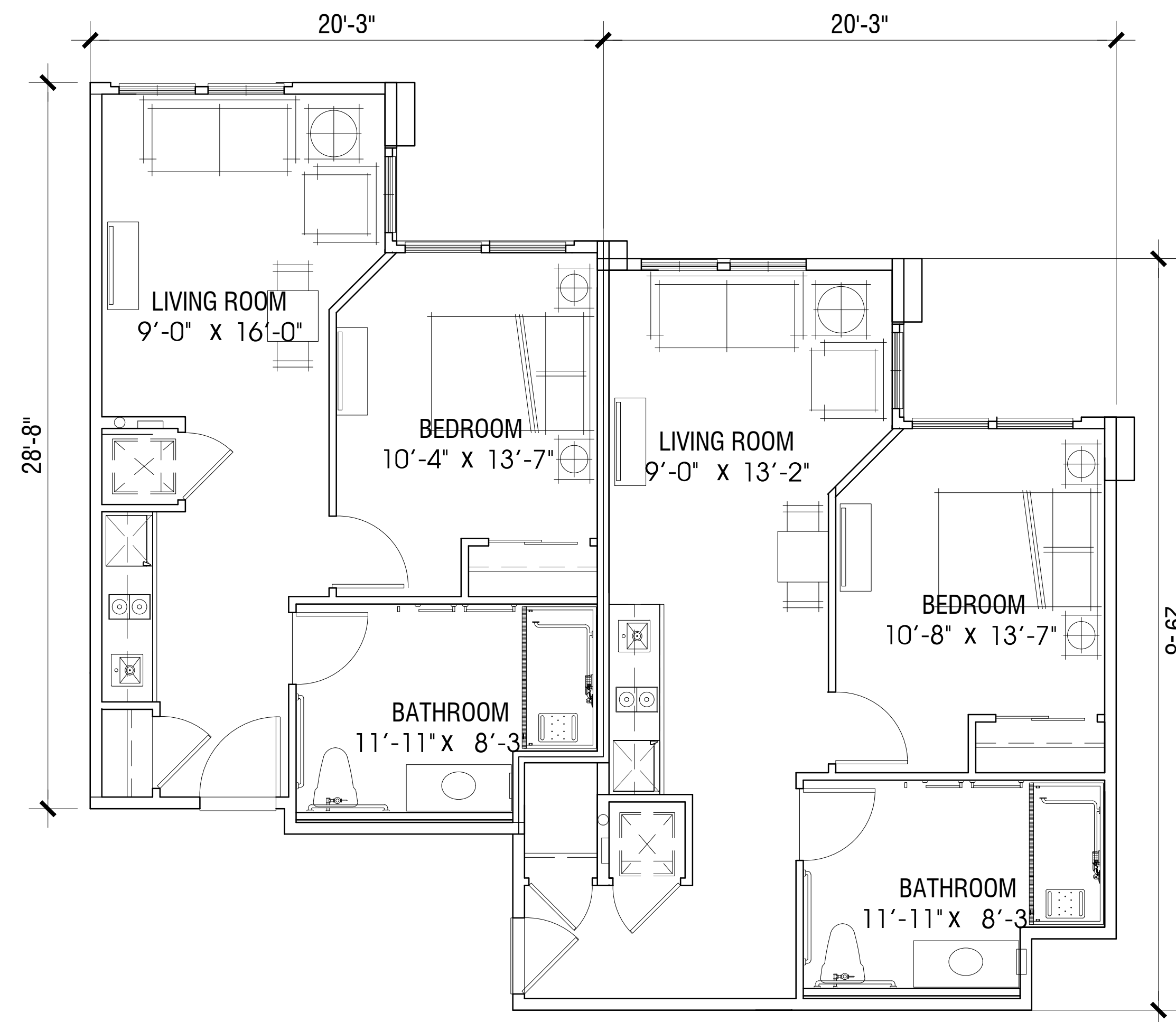
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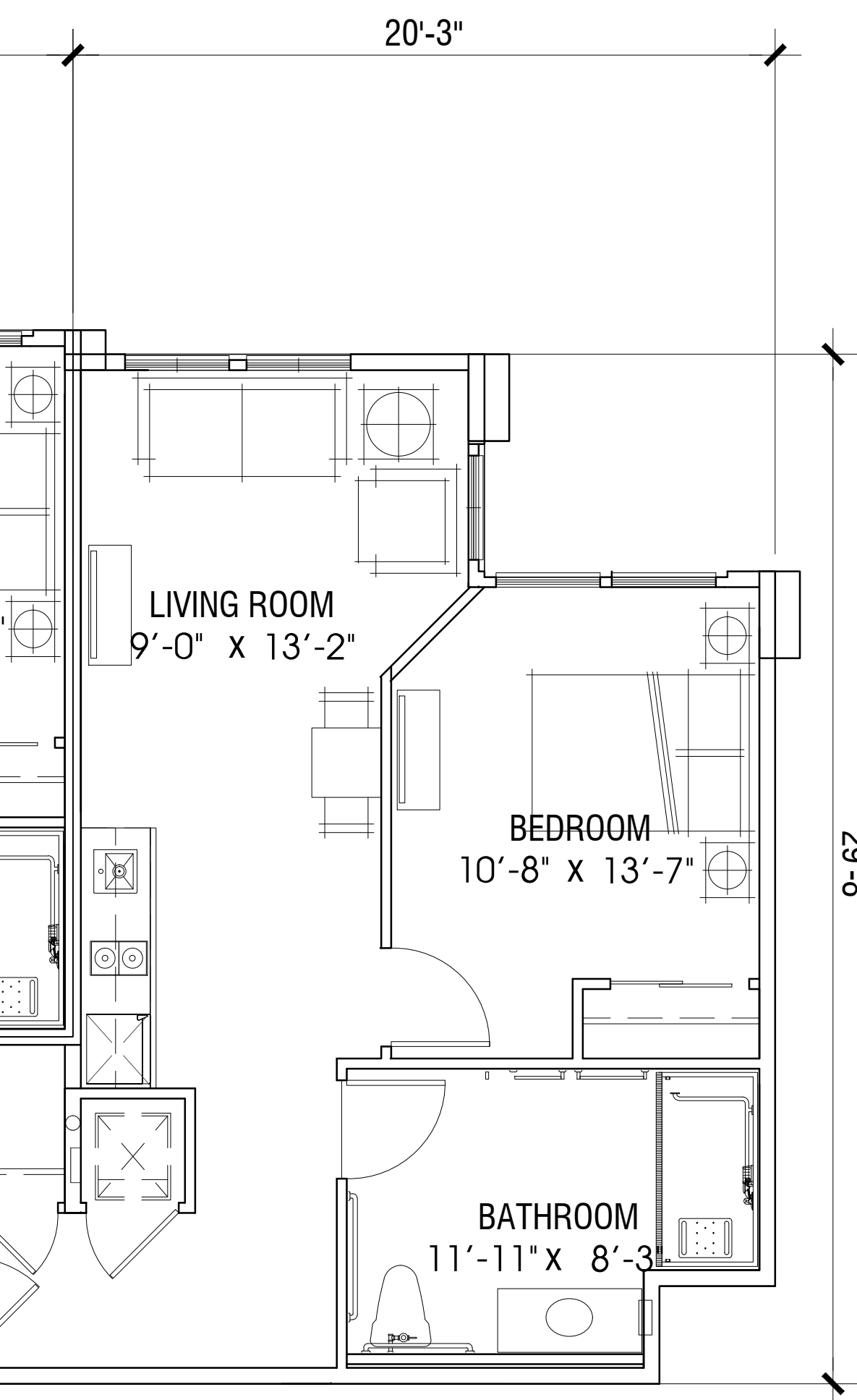




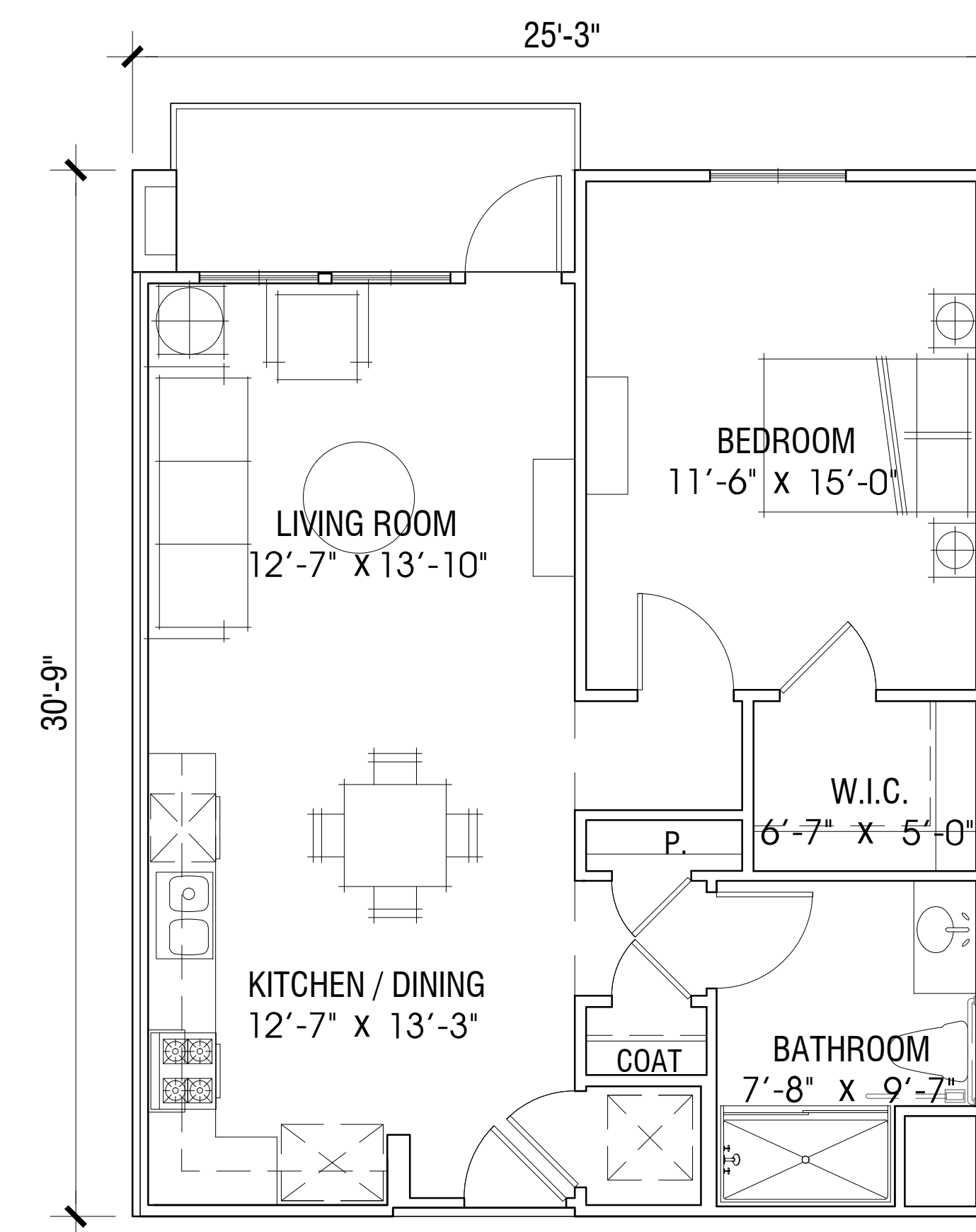
UNIT: S1
STUDIO
AREA: 390 S.F.



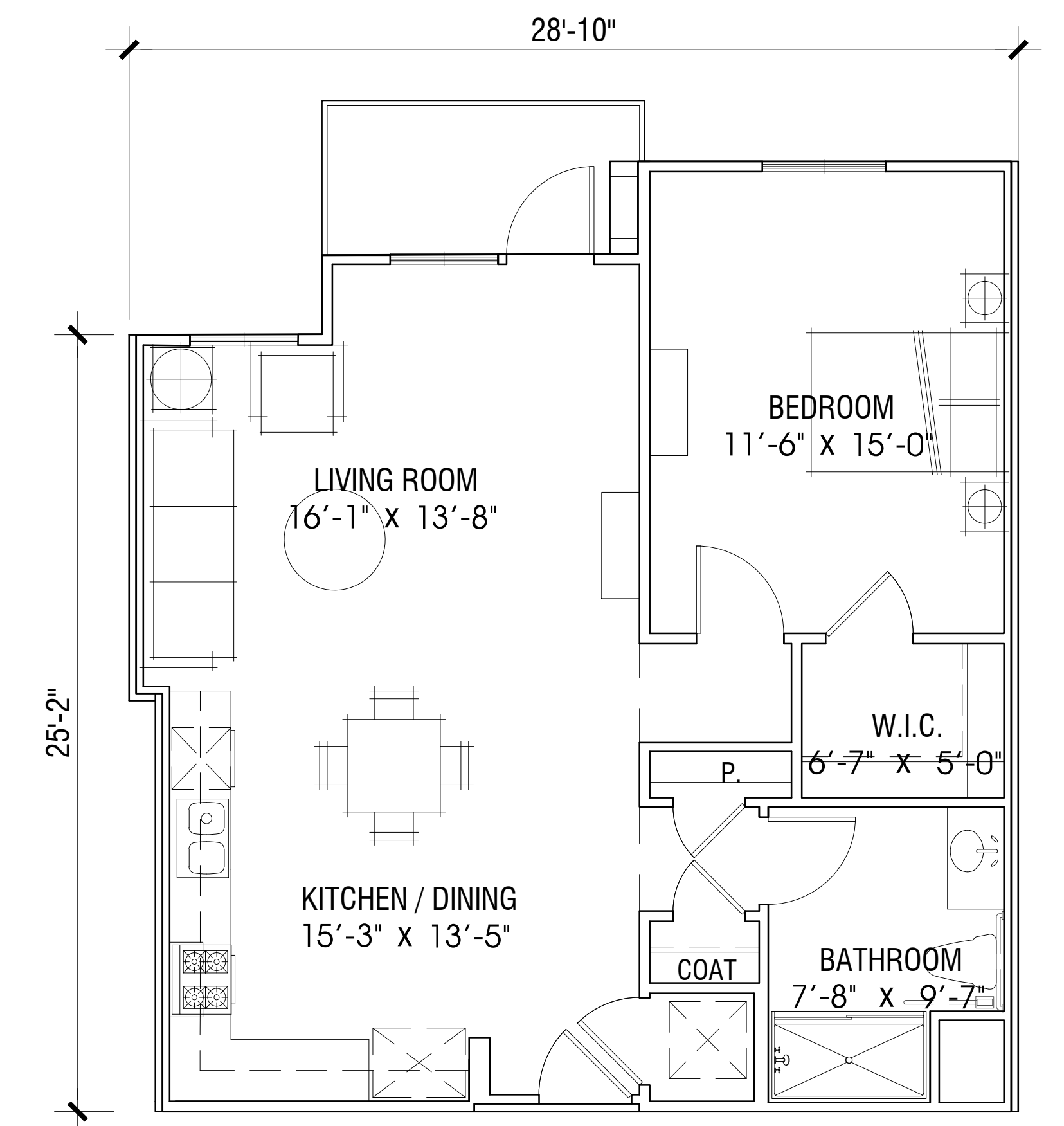
UNIT: A1
1 BEDROOM / 1 BATH
AREA: 519 S.F.



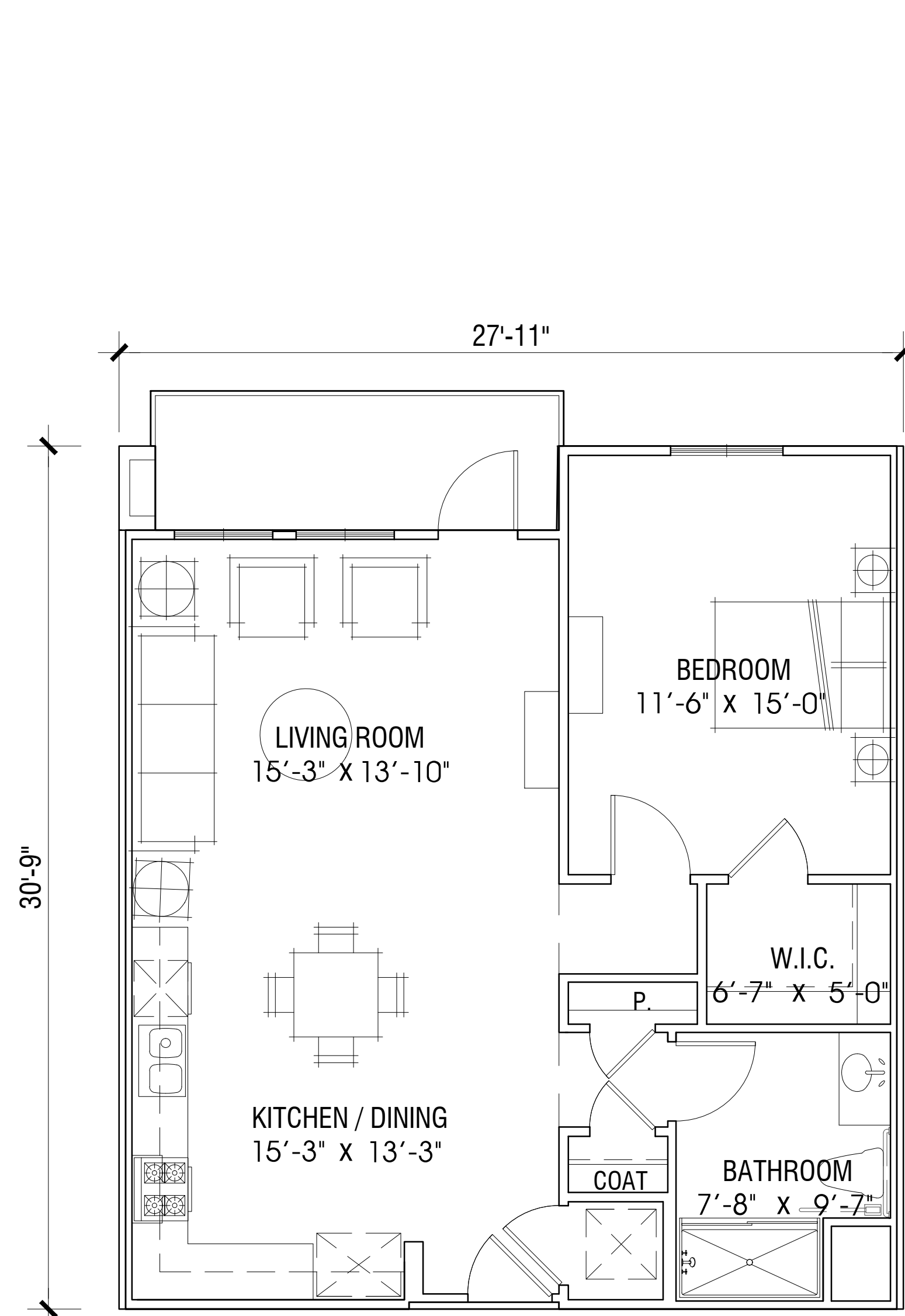
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1 BEDROOM / 1 BATH
AREA: 575 S.F.



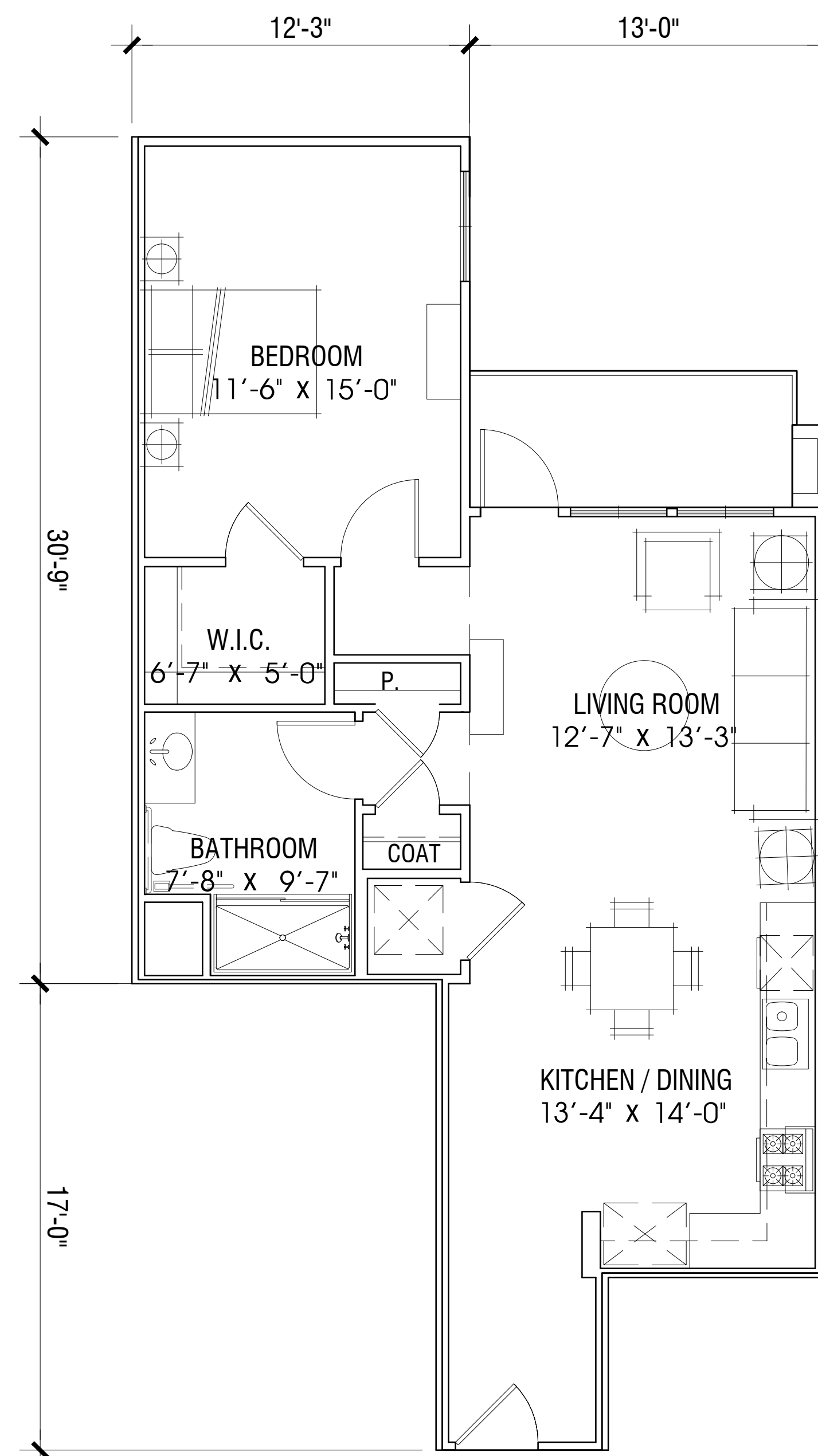
UNIT: A3
1 BEDROOM / 1 BATH
AREA: 726 S.F.
DECK: 60 S.F.



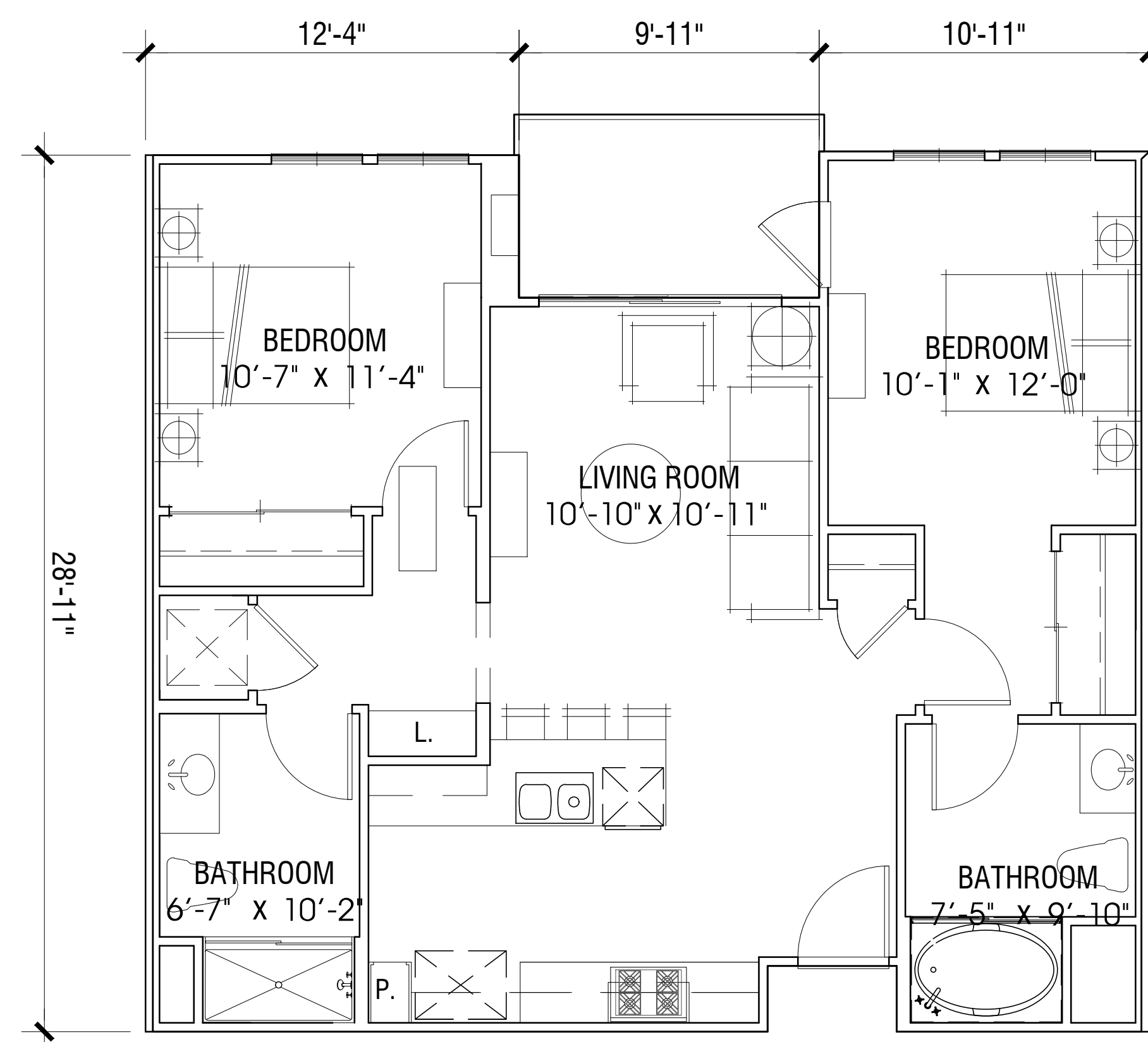
UNIT: A4
1 BEDROOM / 1 BATH
AREA: 796 S.F.
DECK: 48 S.F.



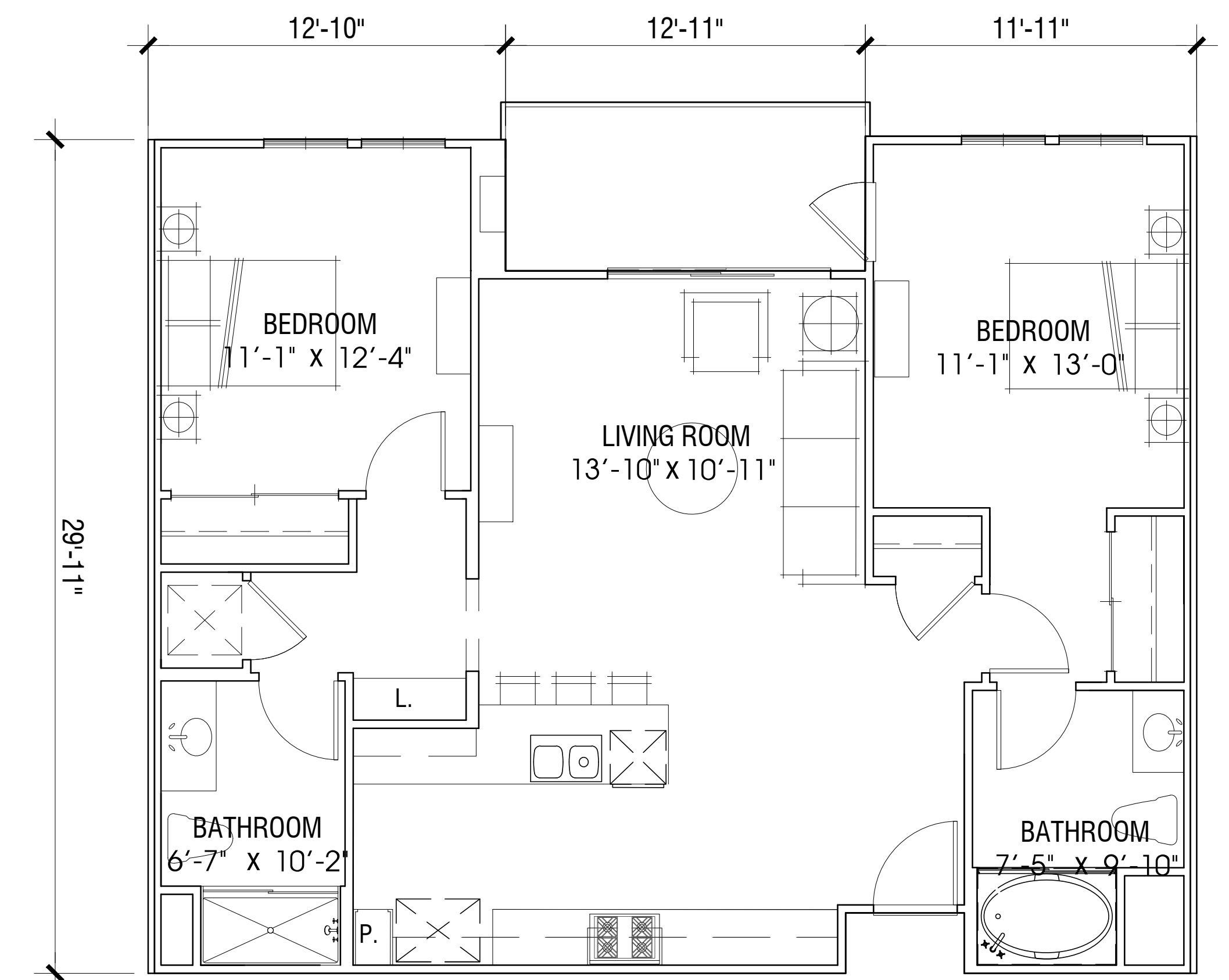
UNIT: A5
1 BEDROOM / 1 BATH
AREA: 800 S.F.
DECK: 71 S.F.



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"



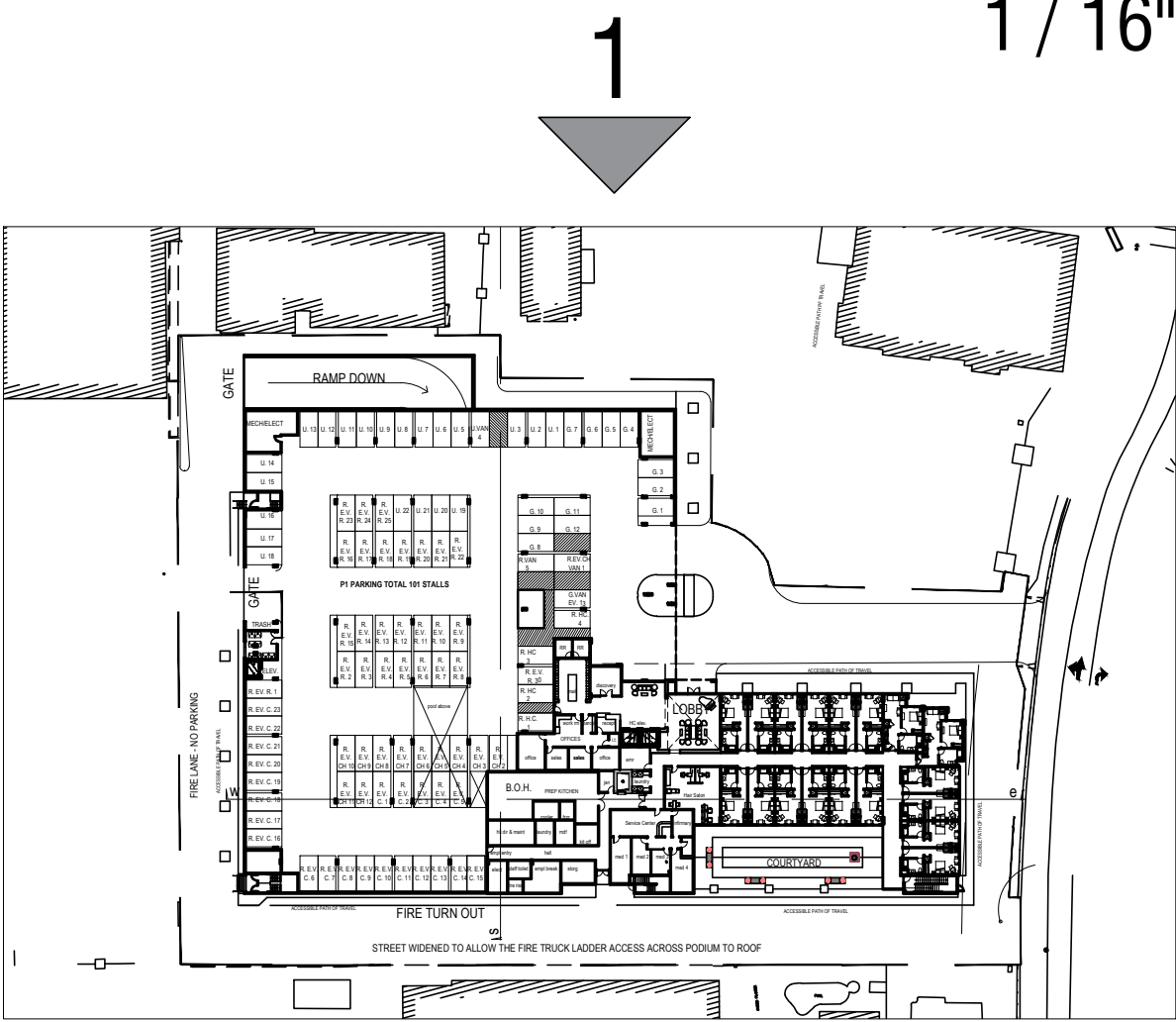
NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

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 |





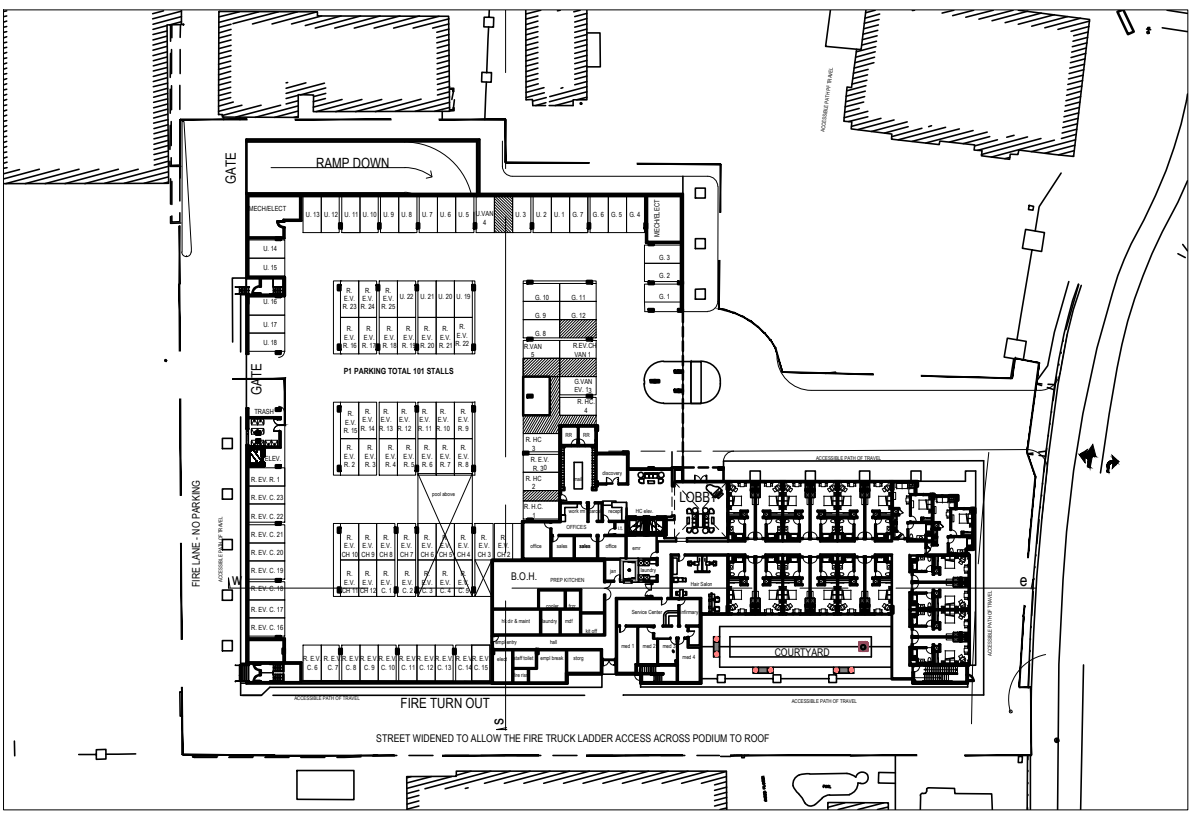
NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS. **CONCEPTUAL MCINTYRE ELEVATION** 1"=30'-0"

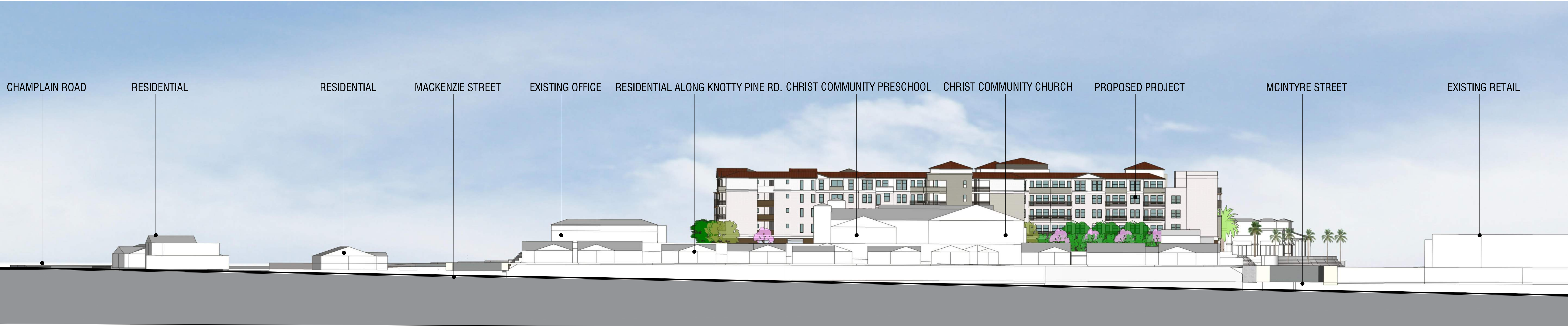


NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS. **2- EAST ELEVATION** 1 / 16"=1'-0"

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 |





NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

CONCEPTUAL KNOTTY PINE ROAD ELEVATION

1"=30'-0"



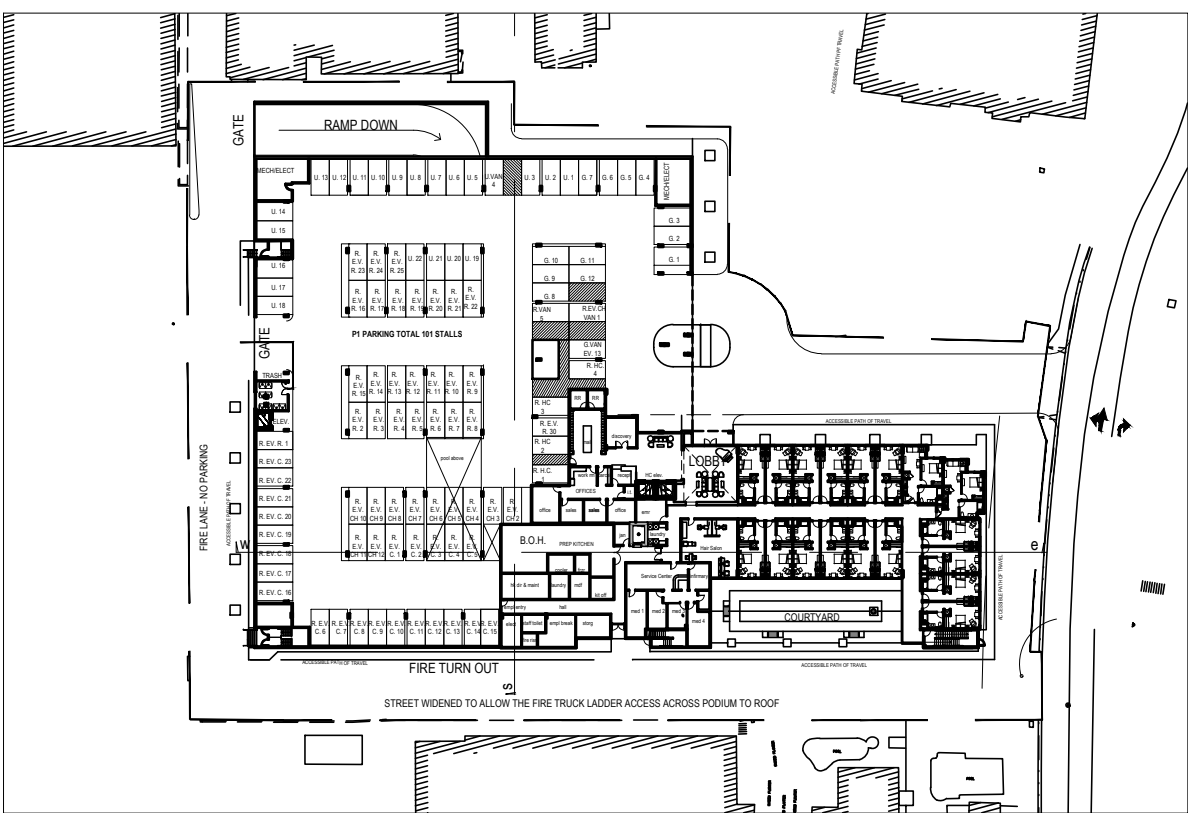
NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

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
CONCEPTUAL DESIGN

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ORANGE COUNTY, LOS ANGELES, BAY AREA



NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

CONCEPTUAL MACKENZIE ELEVATION

1"=30'-0"



NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

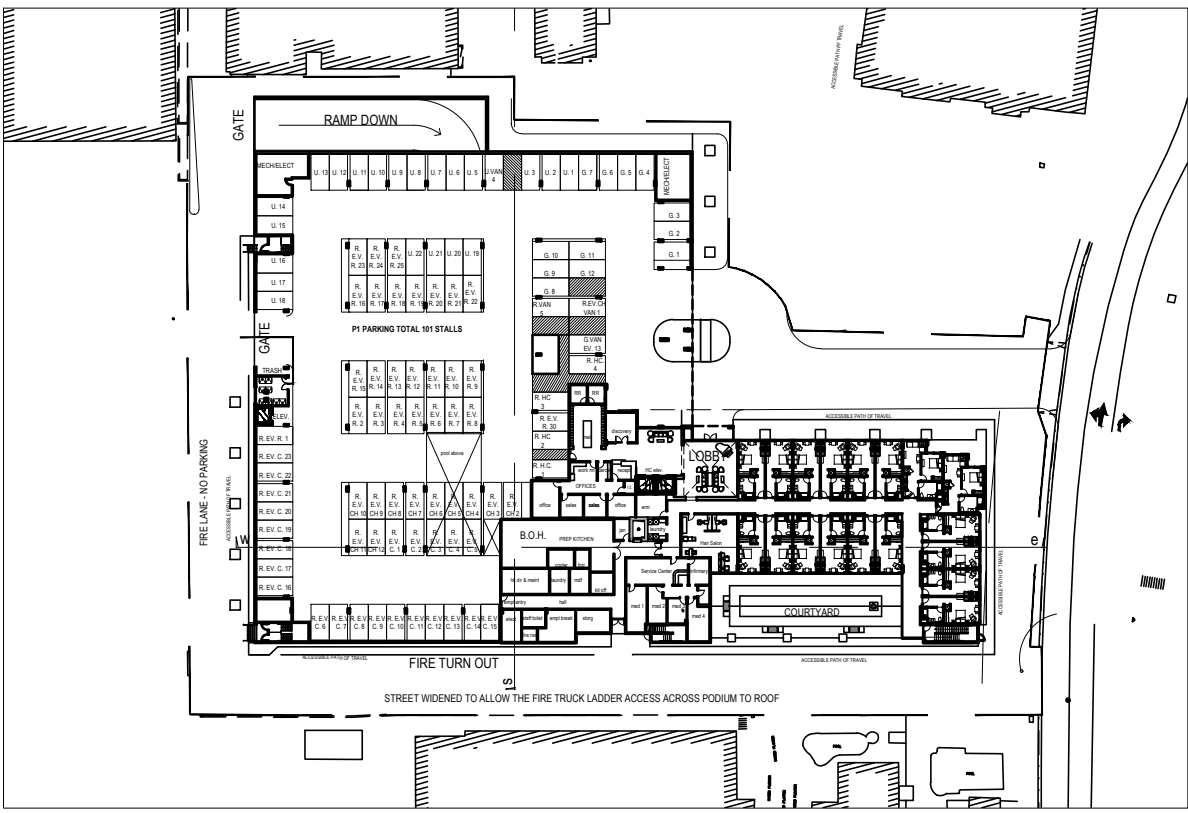
4- WEST ELEVATION

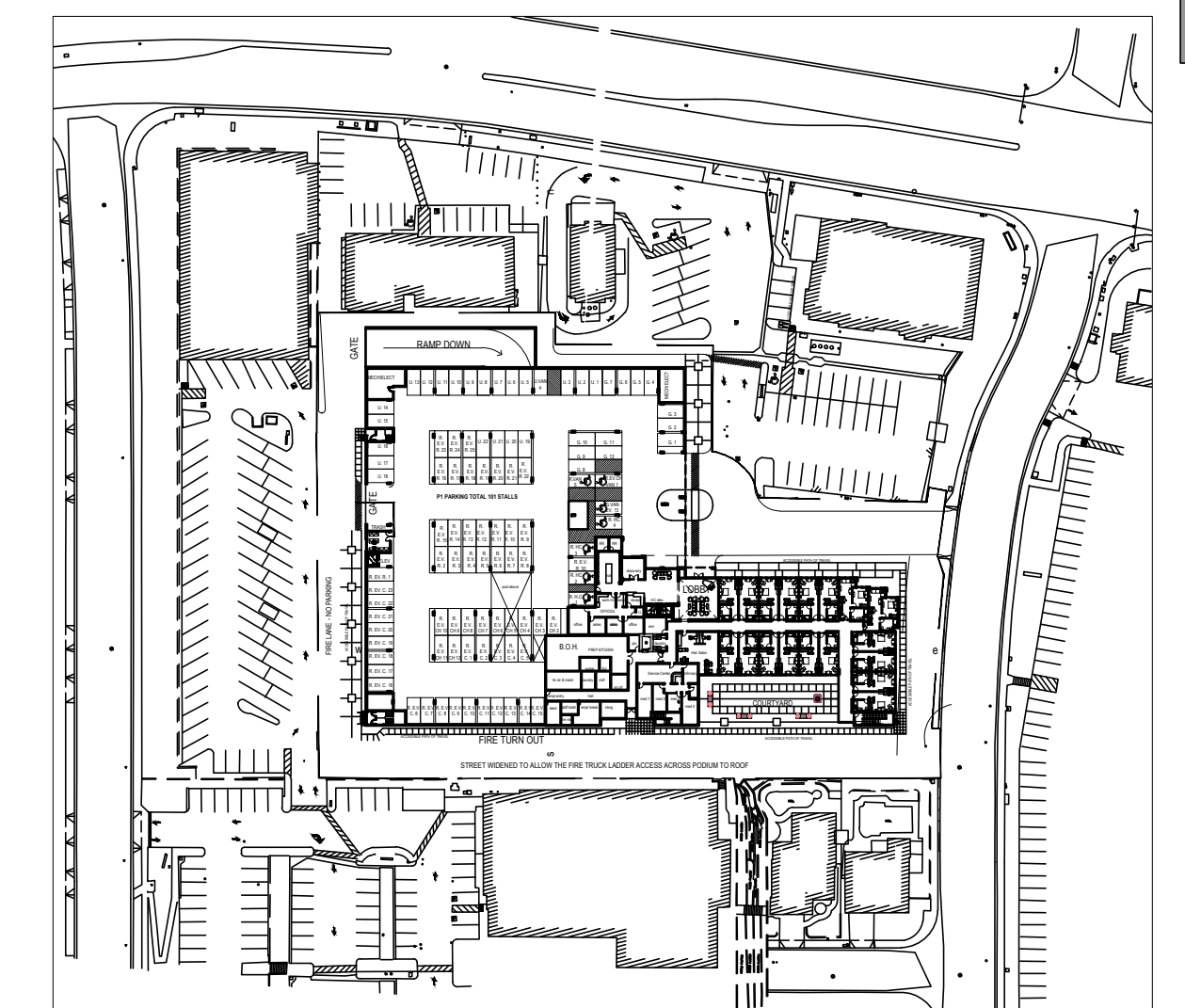
1 / 16"=1'-0"

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 |

4 ➔





LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

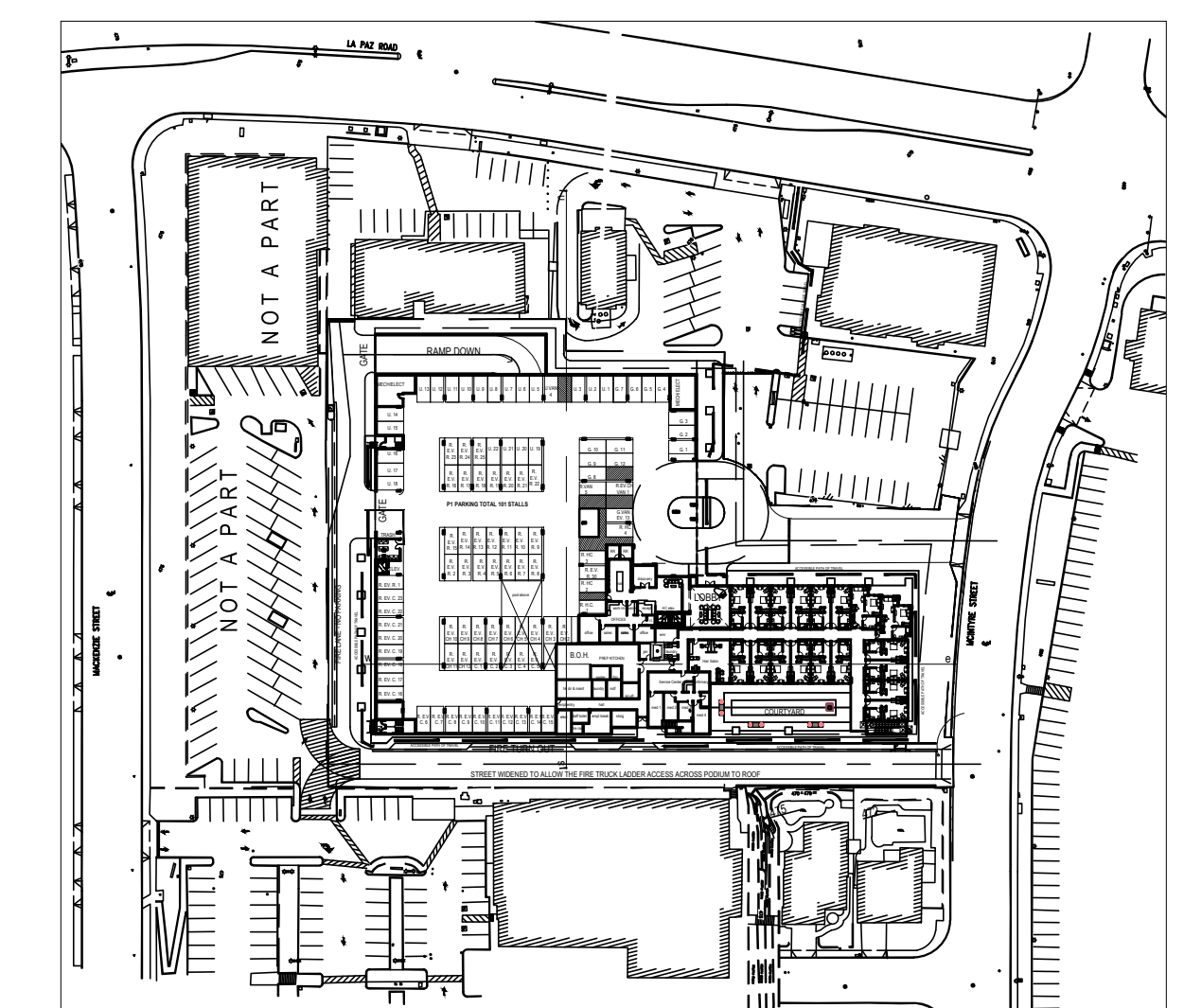
A-17
PERSPECTIVE VIEWS
CONCEPTUAL DESIGN

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2
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LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

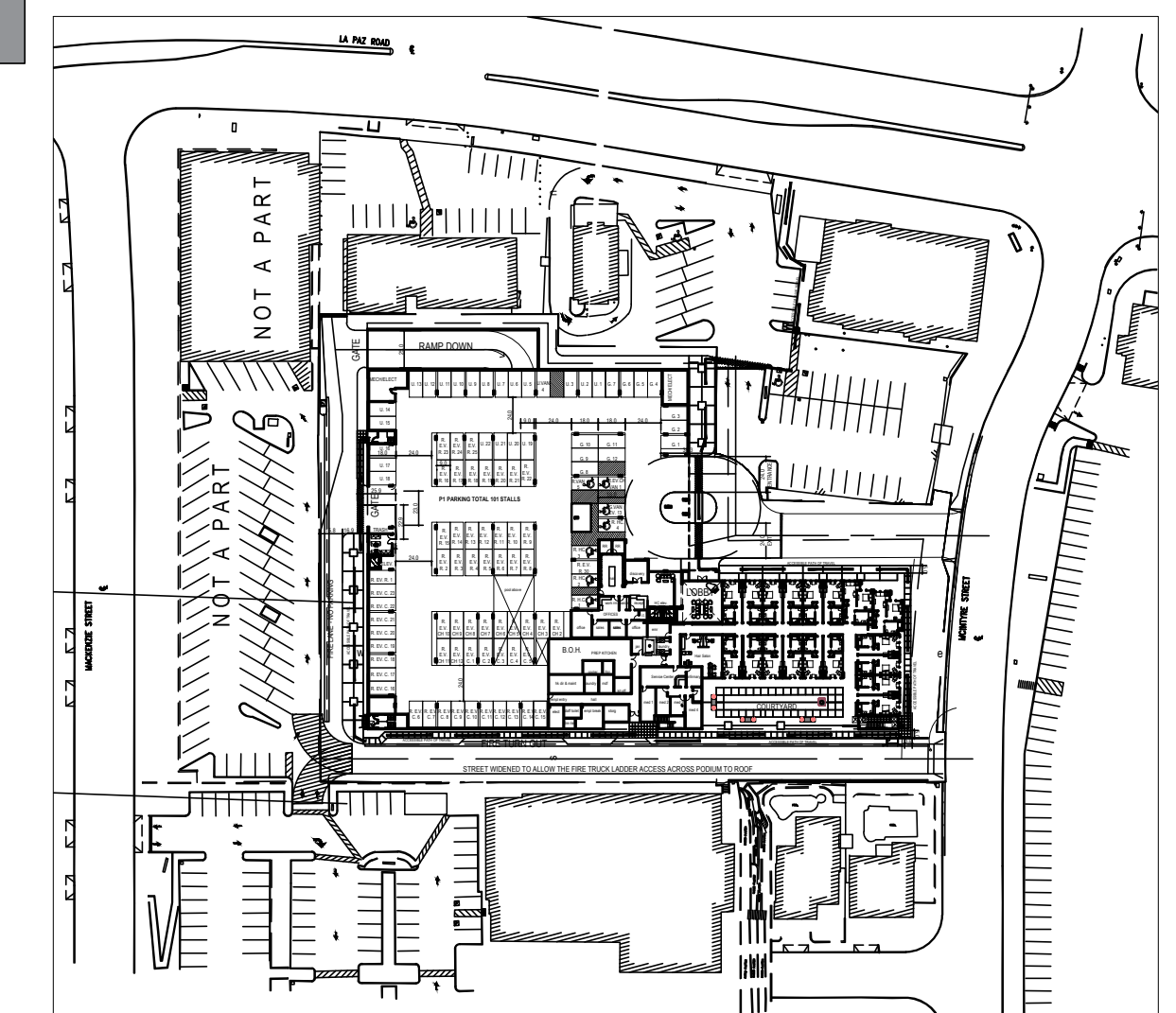
A-18
PERSPECTIVE VIEWS
CONCEPTUAL DESIGN

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3



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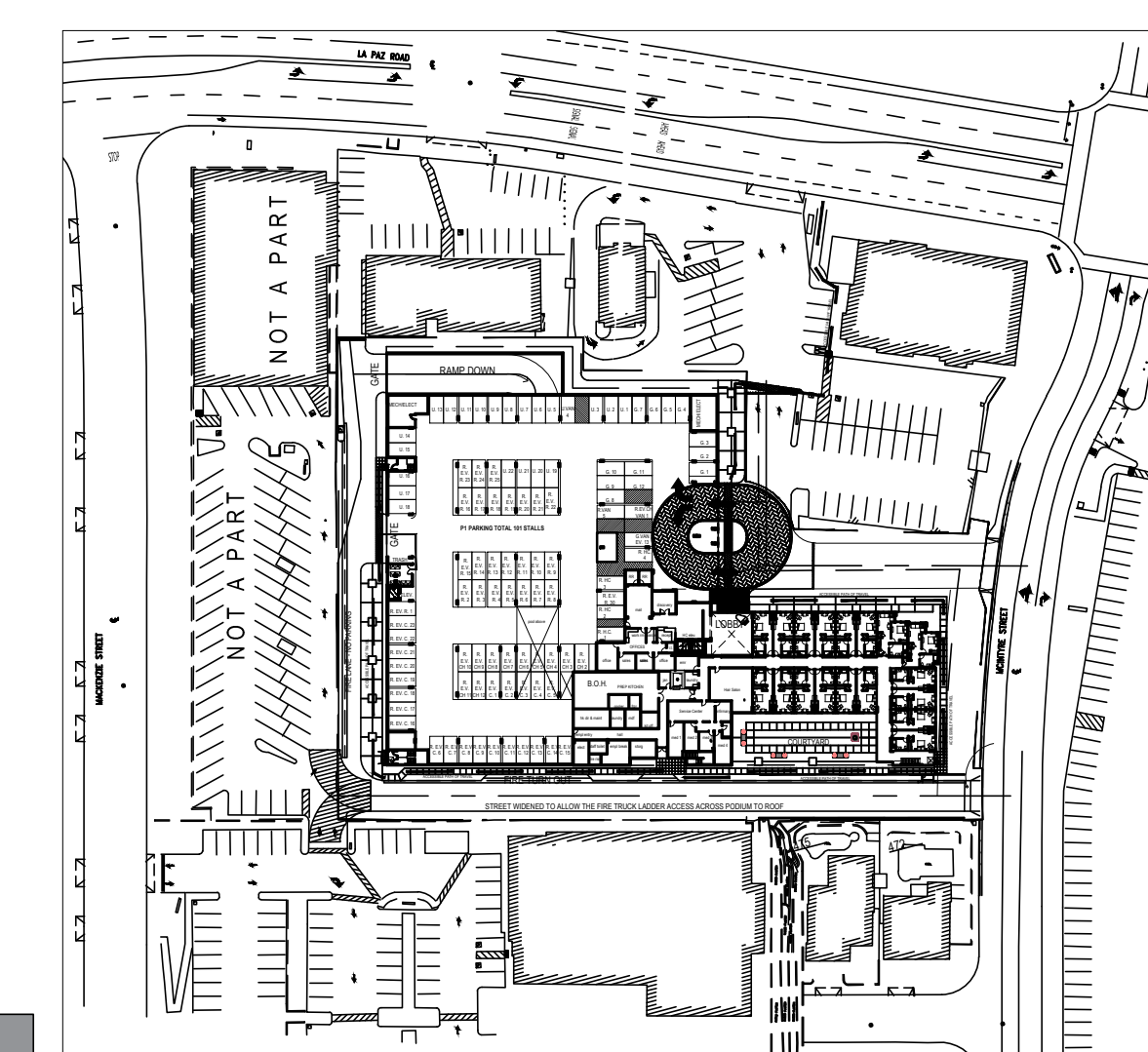
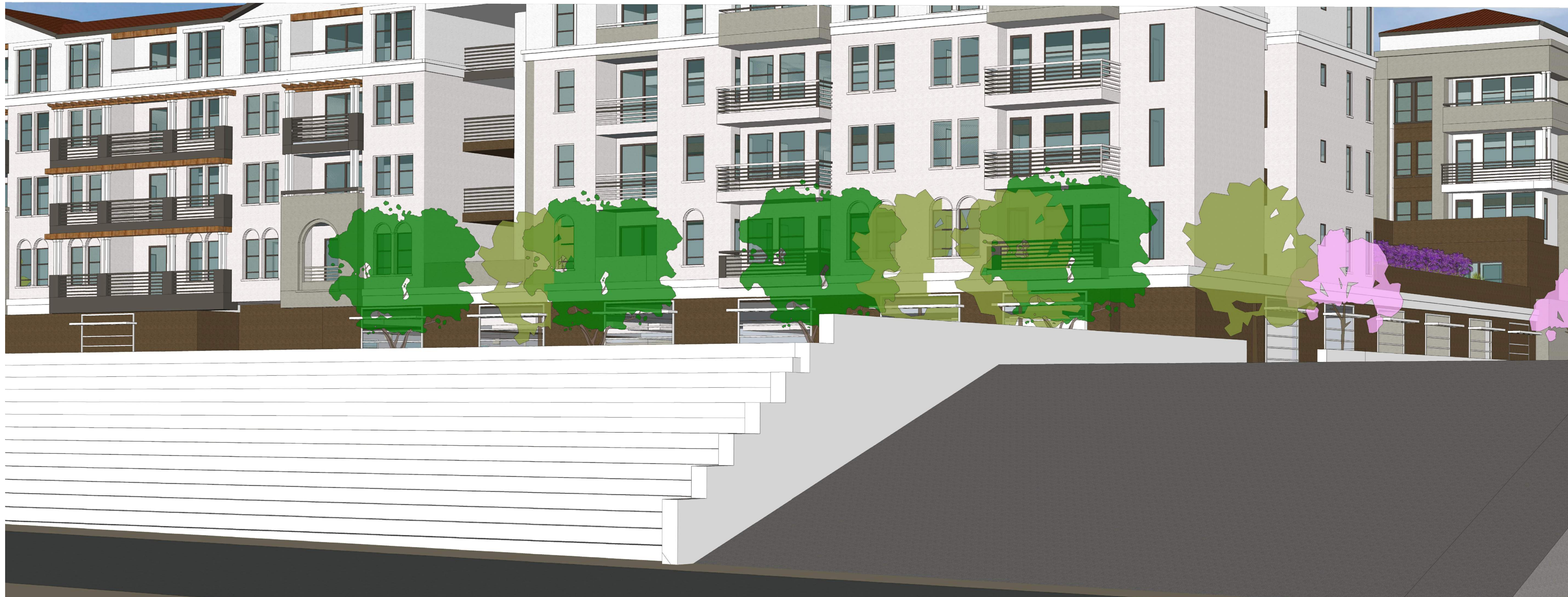
LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-19
PERSPECTIVE VIEWS
CONCEPTUAL DESIGN

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4

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-20
PERSPECTIVE VIEWS

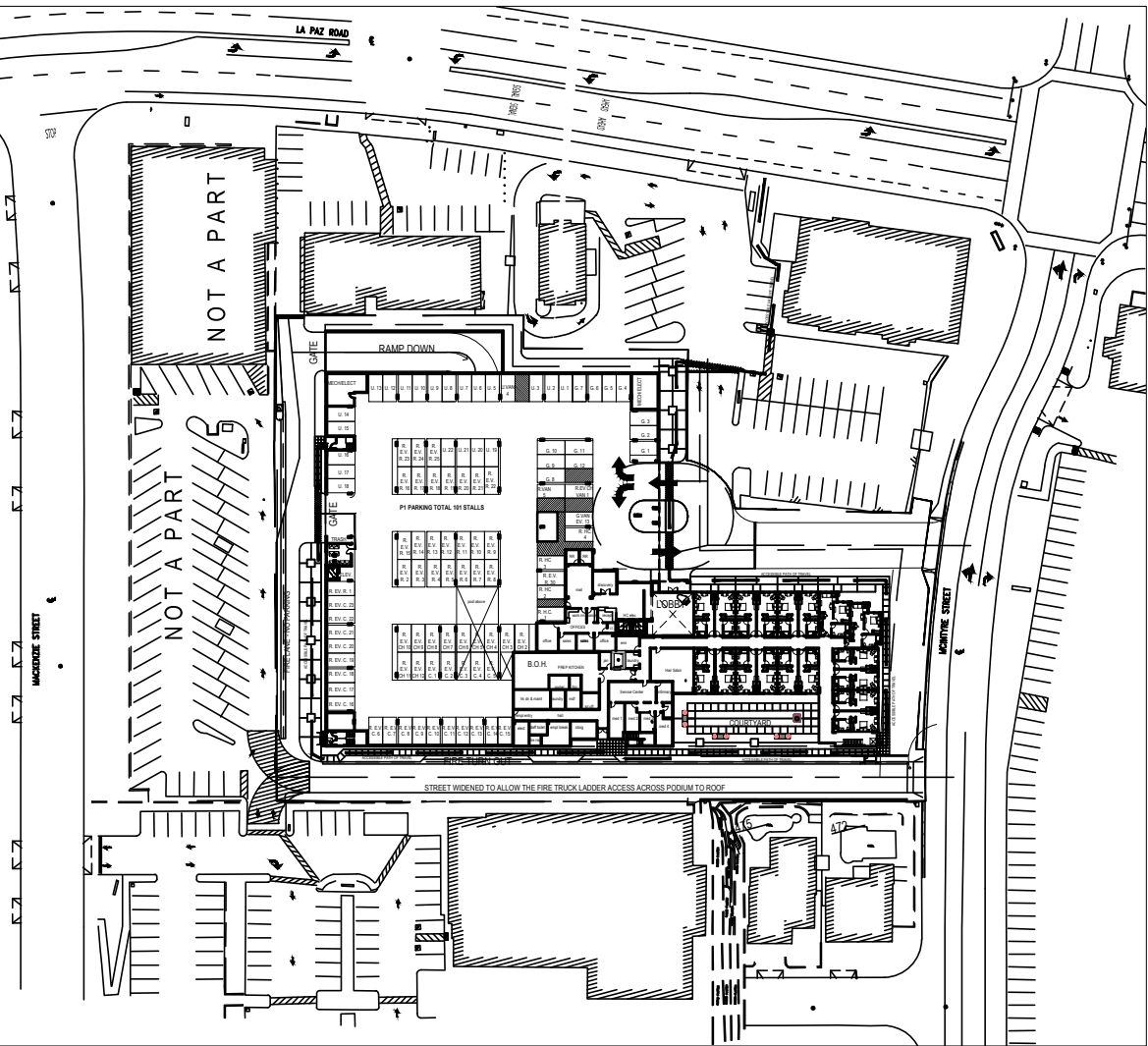
CONCEPTUAL DESIGN

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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



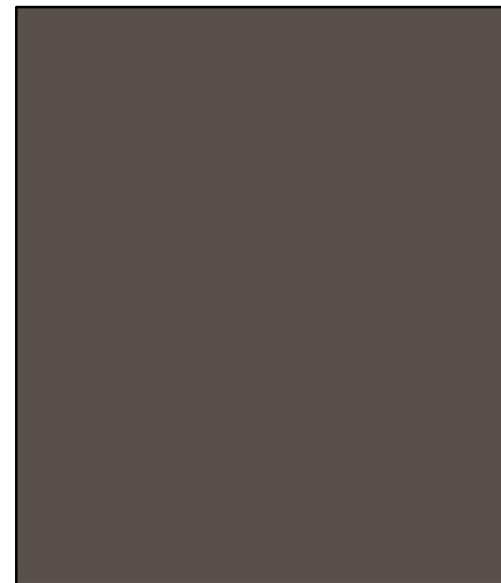
3 WOOD TRELLIS
MANUFACTURE: ONSITE FABRICATION
MATERIAL: WOOD
COLOR: VALSPAR- CEDAR



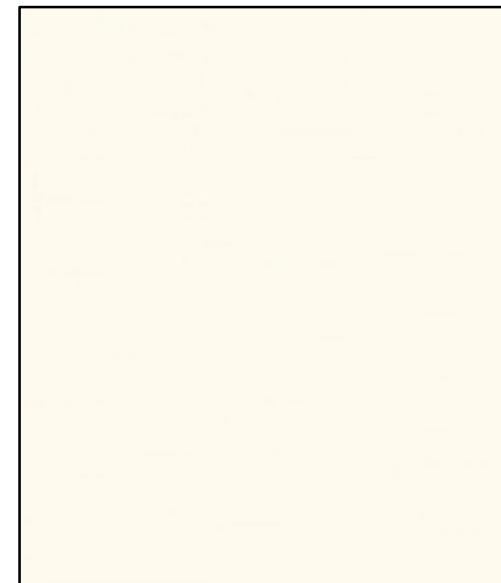
4 GARAGE GRILL
MANUFACTURE: AMETCO OR EQUAL
MATERIAL: STEEL
COLOR: FACTORY PRIMED AND PAINTED IN FIELD



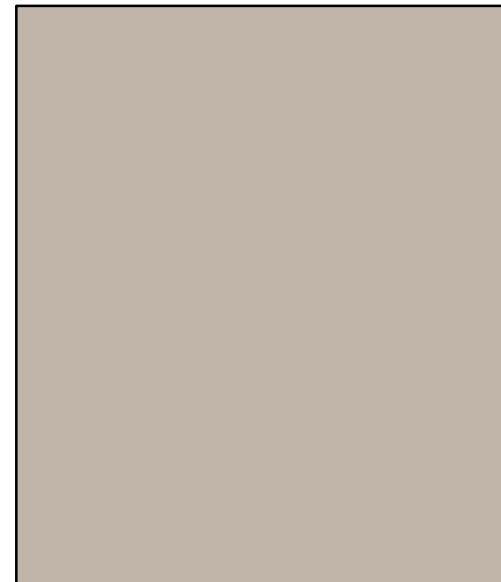
5 METAL RAILING
MANUFACTURE: FORTRESS OR EQUAL
MATERIAL: STEEL
COLOR: FACTORY PRIMED AND PAINTED IN FIELD



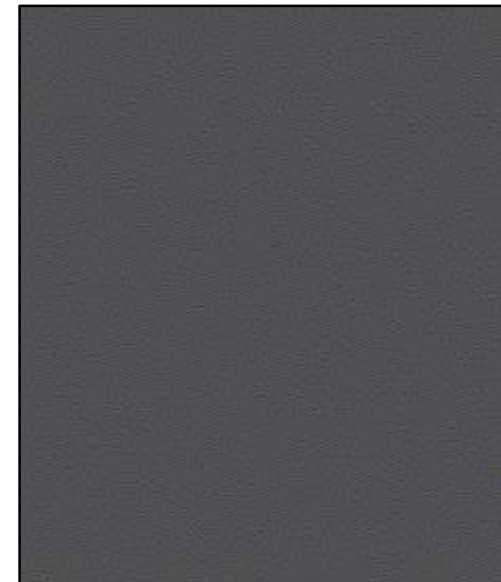
A COLOR
DUNN EDWARDS DEC 756
WEATHERED BROWN



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

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-22
ELEVATIONS

0 8 16 32

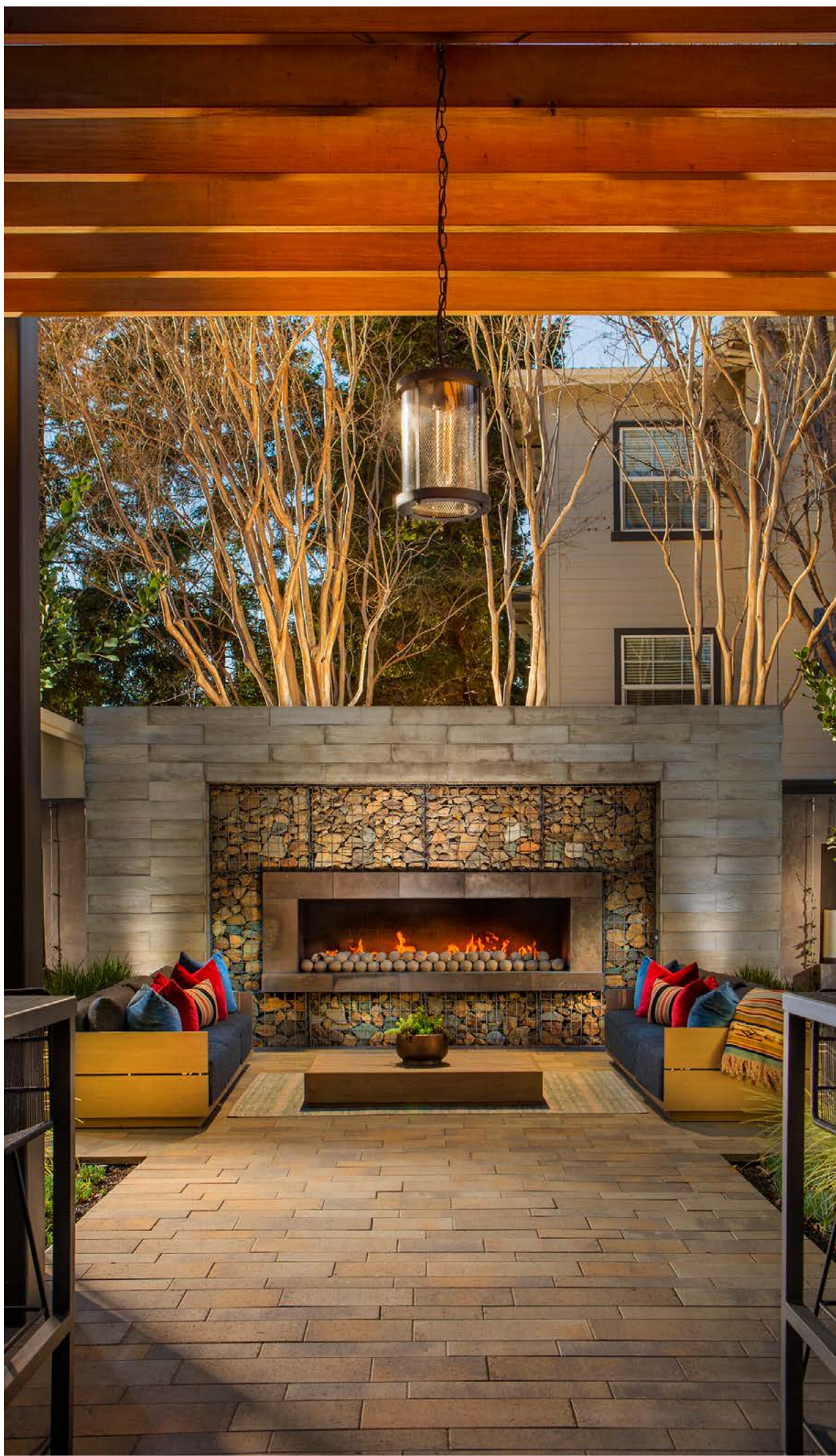
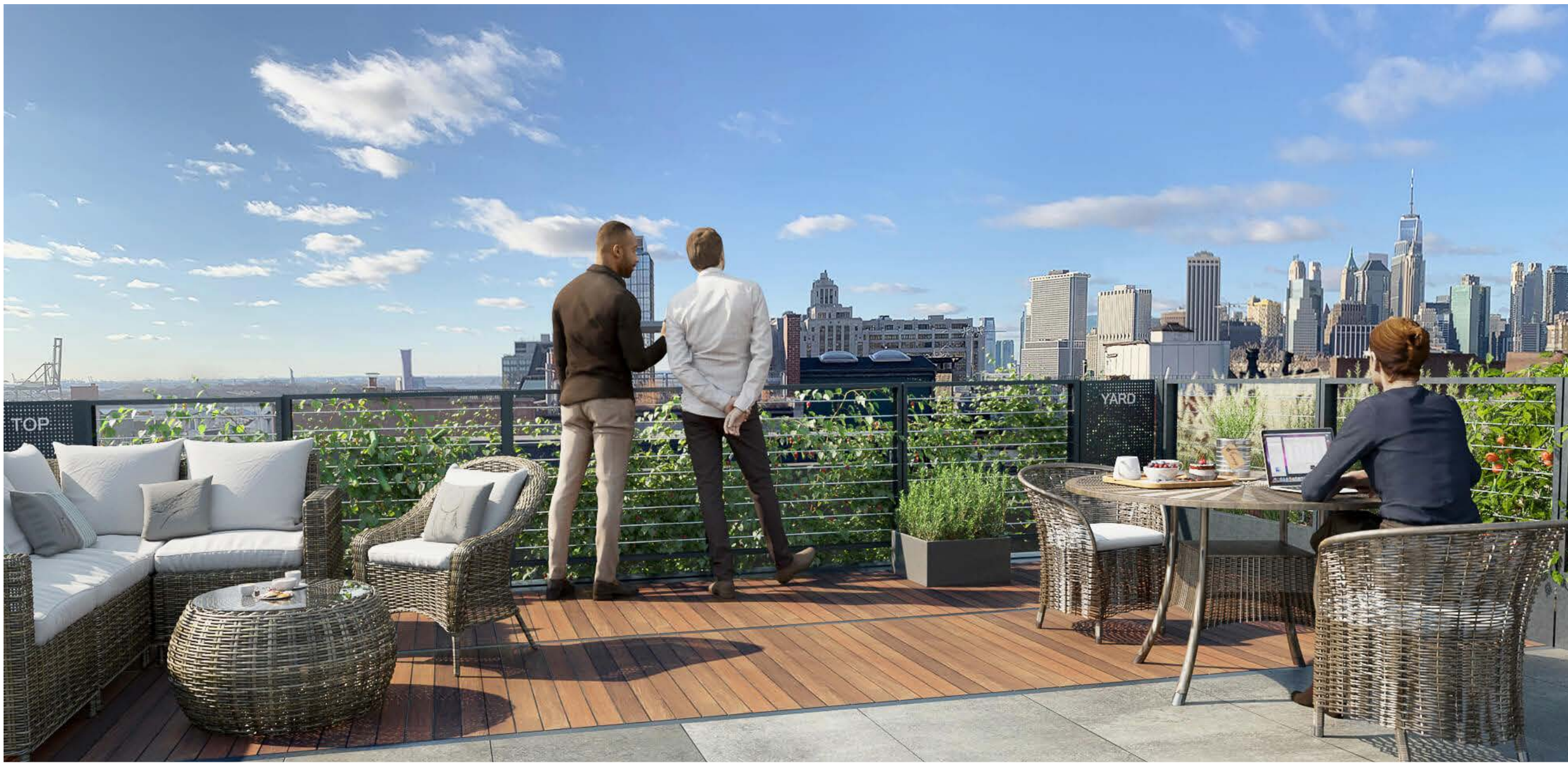
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WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA





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

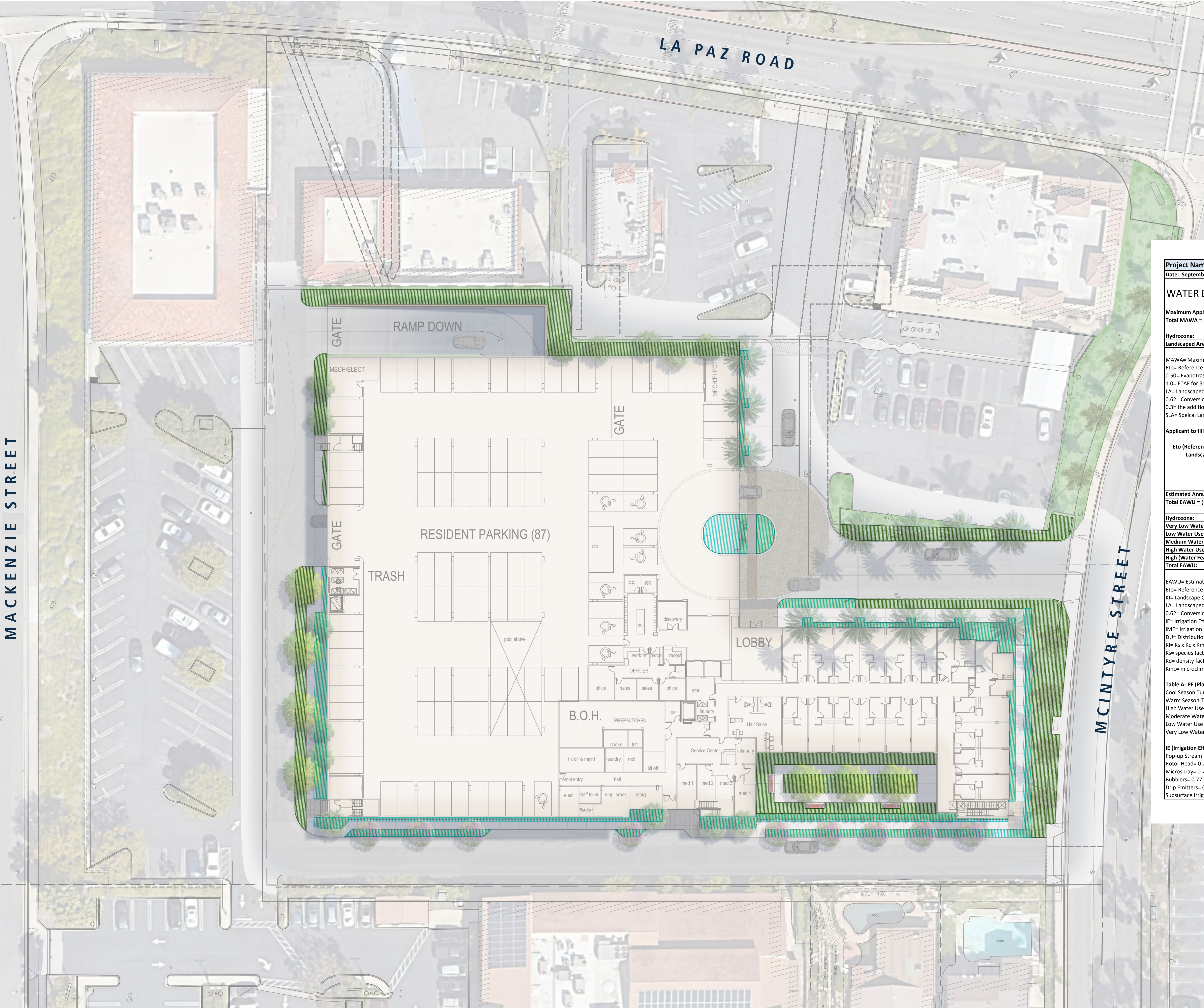




LEGEND

- 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





LEGEND



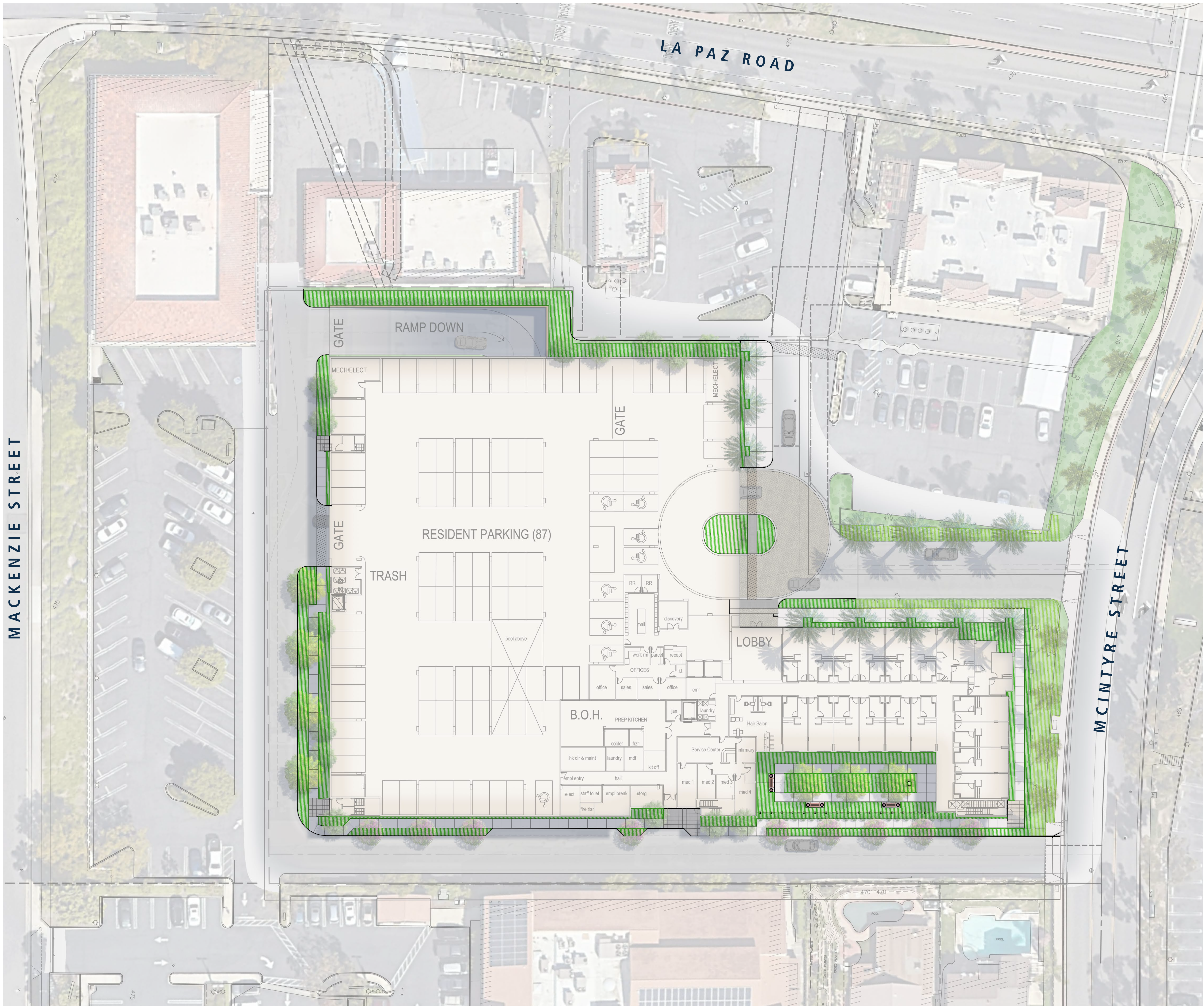
LOW WATER USE



MEDIUM WATER USE

Project Name: La Paz Village						
Date: September 18, 2023						
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	13,496	0.62	NA	219,982
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 Sprcial 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= Speical 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)	13,496					
Speical 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	8,390	0.62	0.81	61,394
Medium Water Use S	47.8	0.5	5,106	0.62	0.81	93,408
High Water Use	47.8	0.8	-	0.62	0.73	-
High (Water Feature)	47.8	1.0	-	0.62	1.00	-
Total EAWU:			13,496			154,802
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= IE= Irrigation Efficiency= IME X DU (See definication in Appendix E for examplne 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 Moderate Water Use Plants= 0.5 Low Water Use Plants= 0.2 Very Low Water Use Plants= 0.1						
(can be between 0.7-0.9)						
(can be between 0.4-0.6)						
(can be between 0.1-0.3)						
IE (Irrigation Efficiency)- Appendix E Pop-up Stream Rotor= 0.73 Rotor Head= 0.76 Microspray= 0.76 Bubblers= 0.77 Drip Emitters= 0.81 Subsurface Irrigation= 0.81						

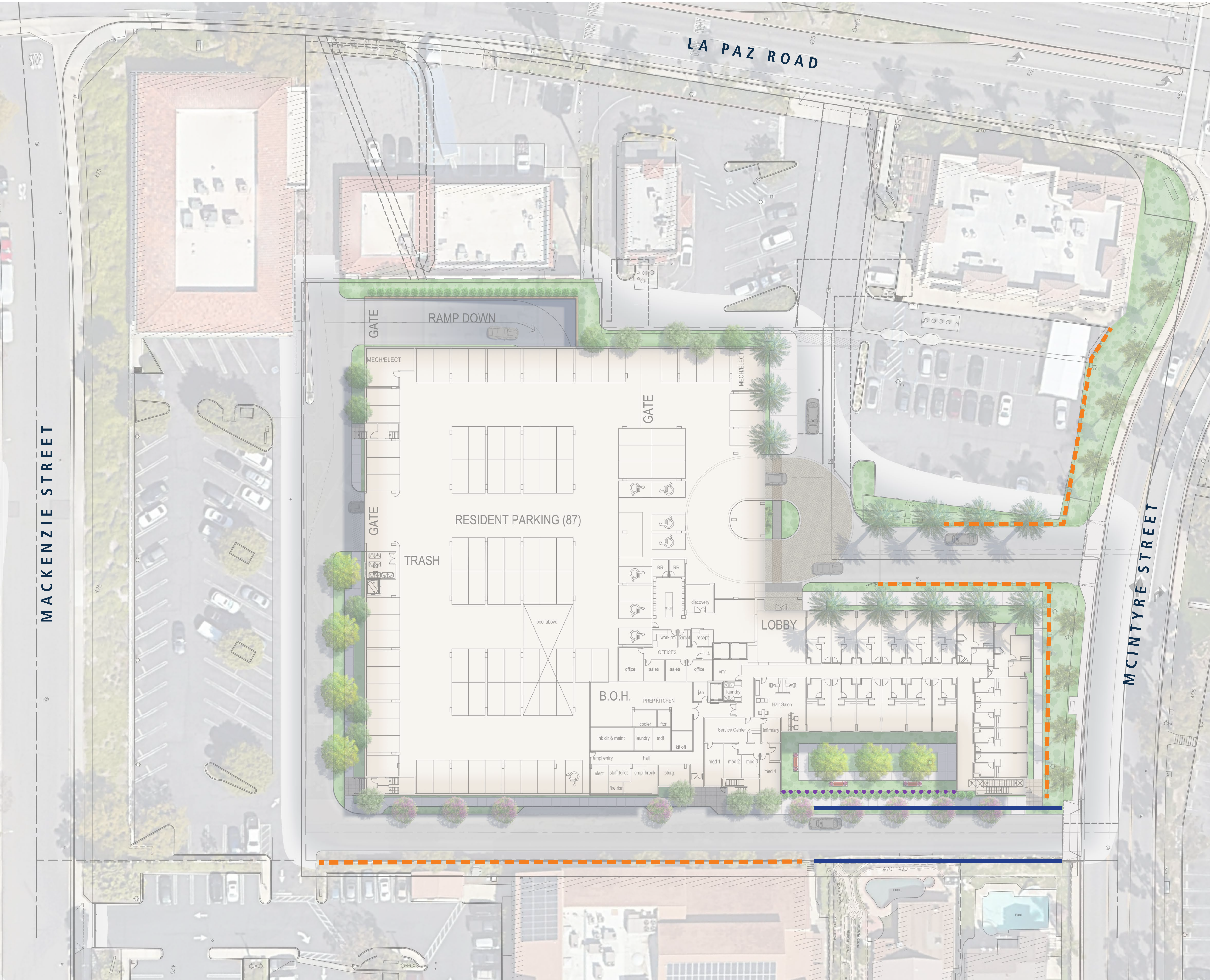




LEGEND

OPEN SPACE: 29,682 SF
REQUIRED LANDSCAPE AREA (15%): 4,453 SF
TOTAL PROVIDED LANDSCAPE AREA: 13,500 SF

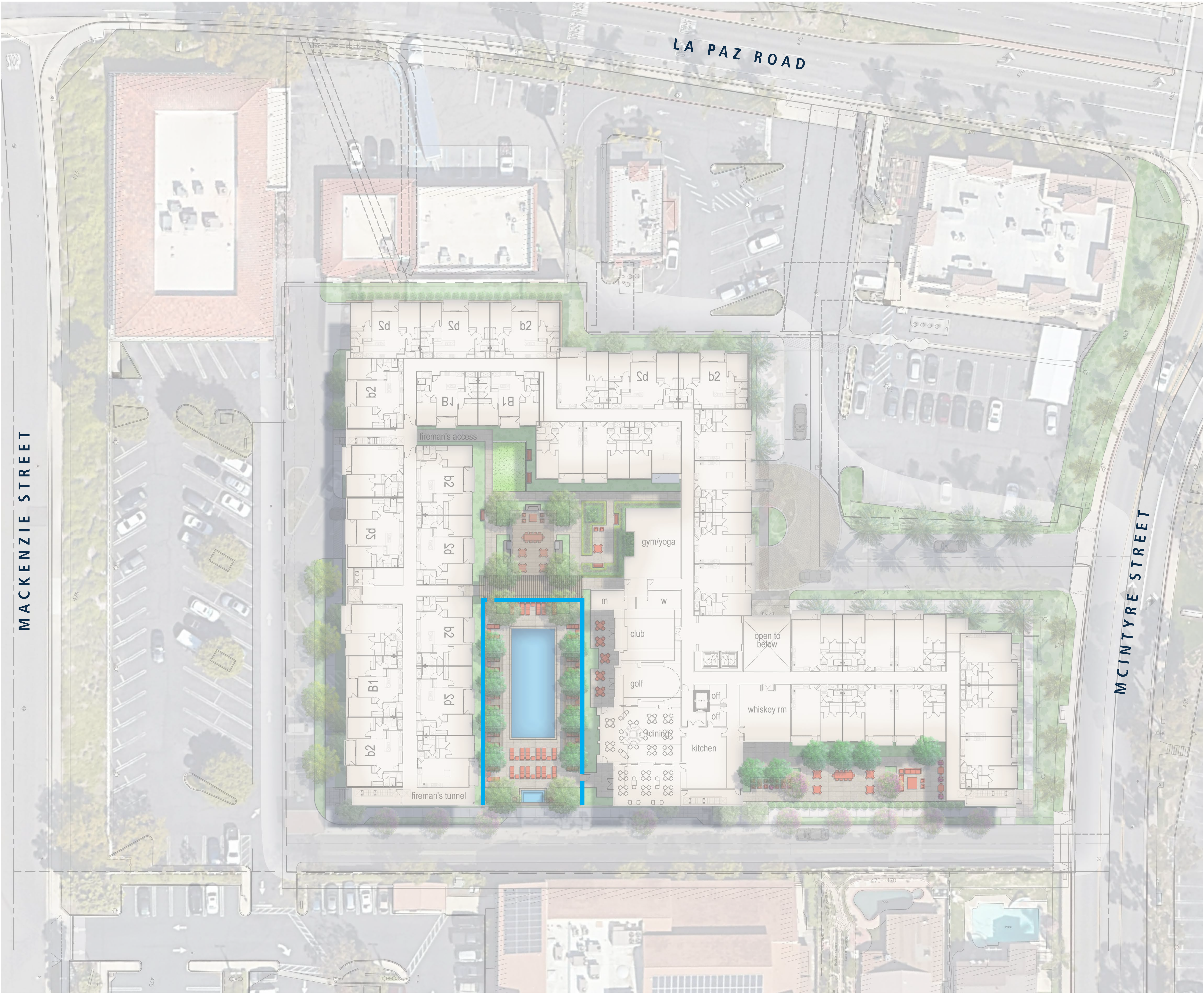
PLANTING AREA: 10,333 SF
REFRESH LANDSCAPE AREA: 3,167 SF



LEGEND

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





LEGEND

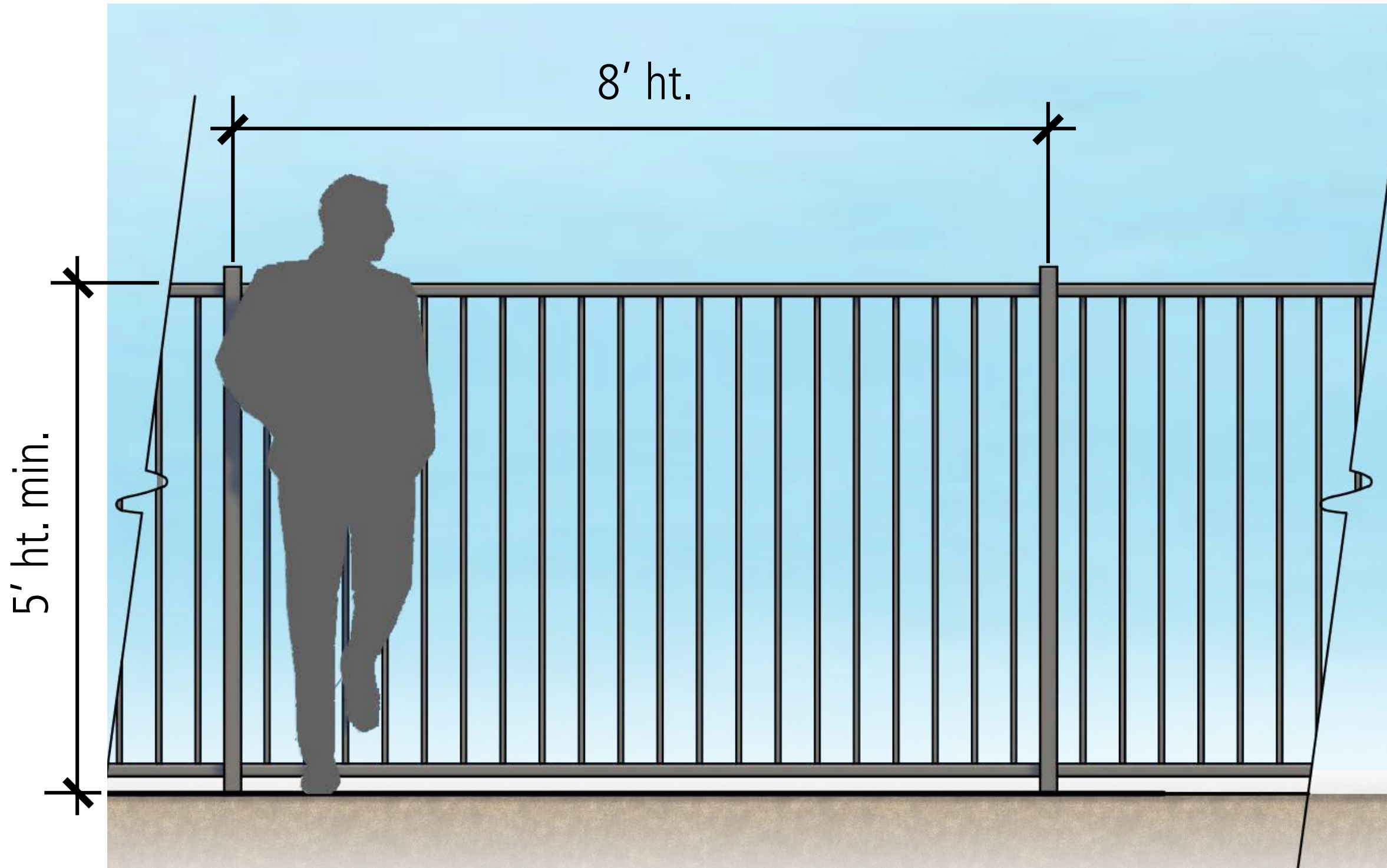
Pool Glass Fence





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

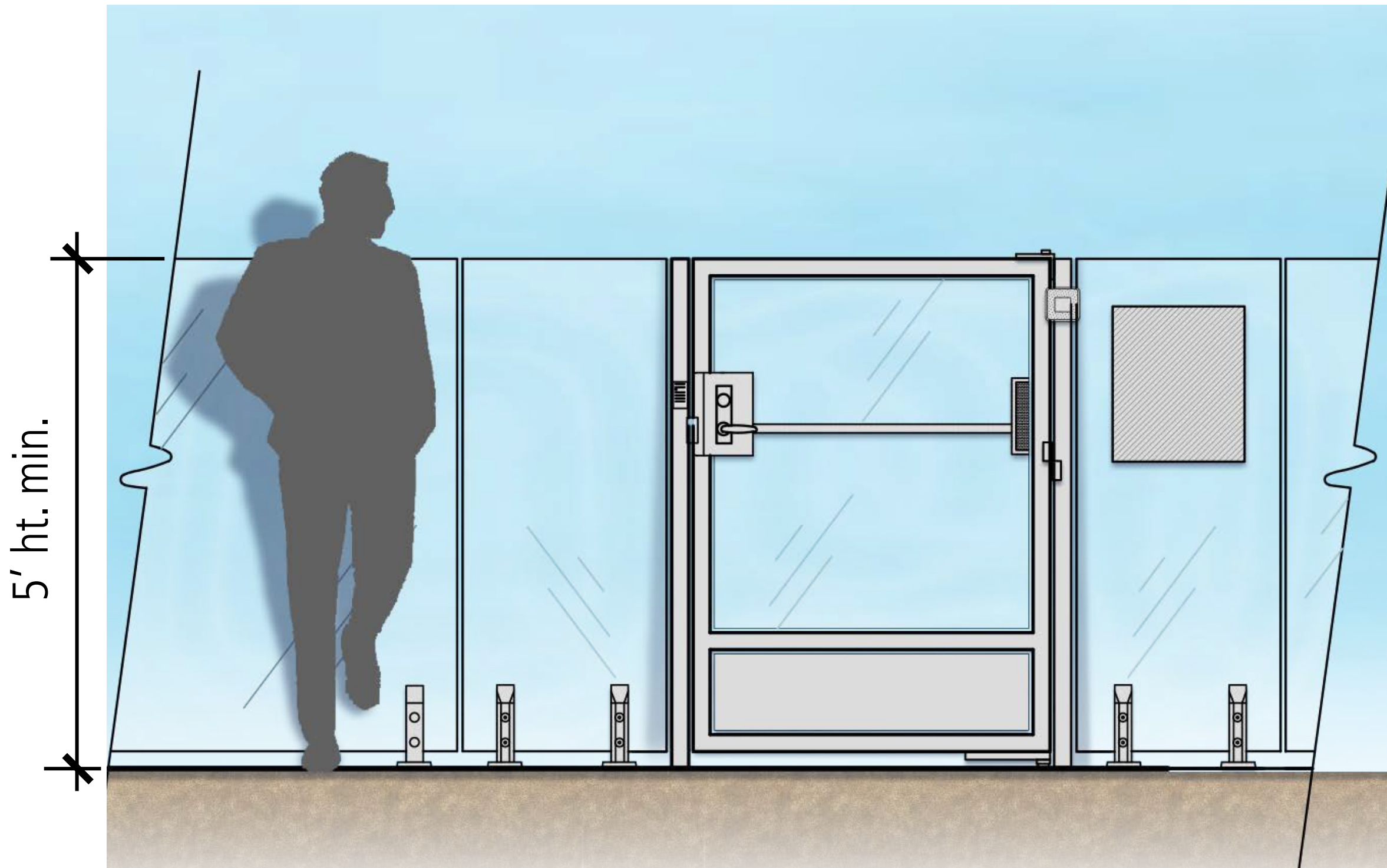


Paint Color - Urban Bronze



POOL GLASS FENCE

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



Pool Enclosure Glass Gate

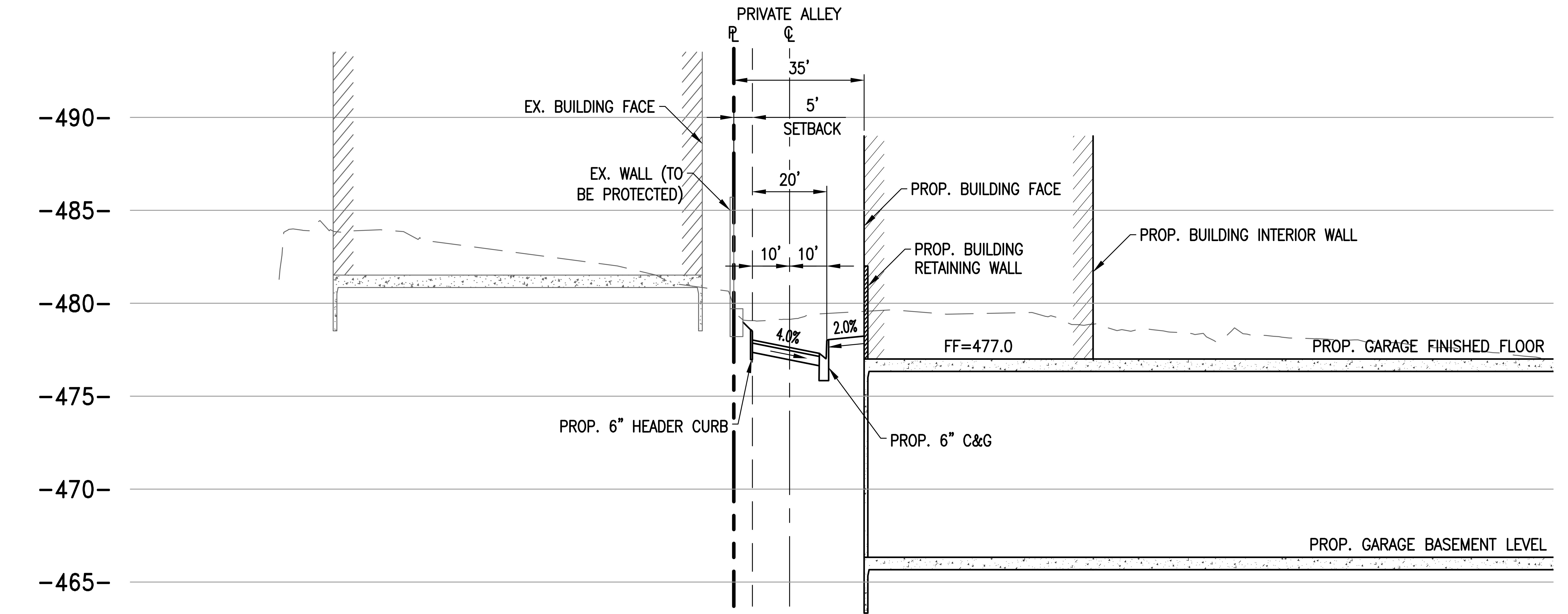


Pool Enclosure Glass Panels



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	

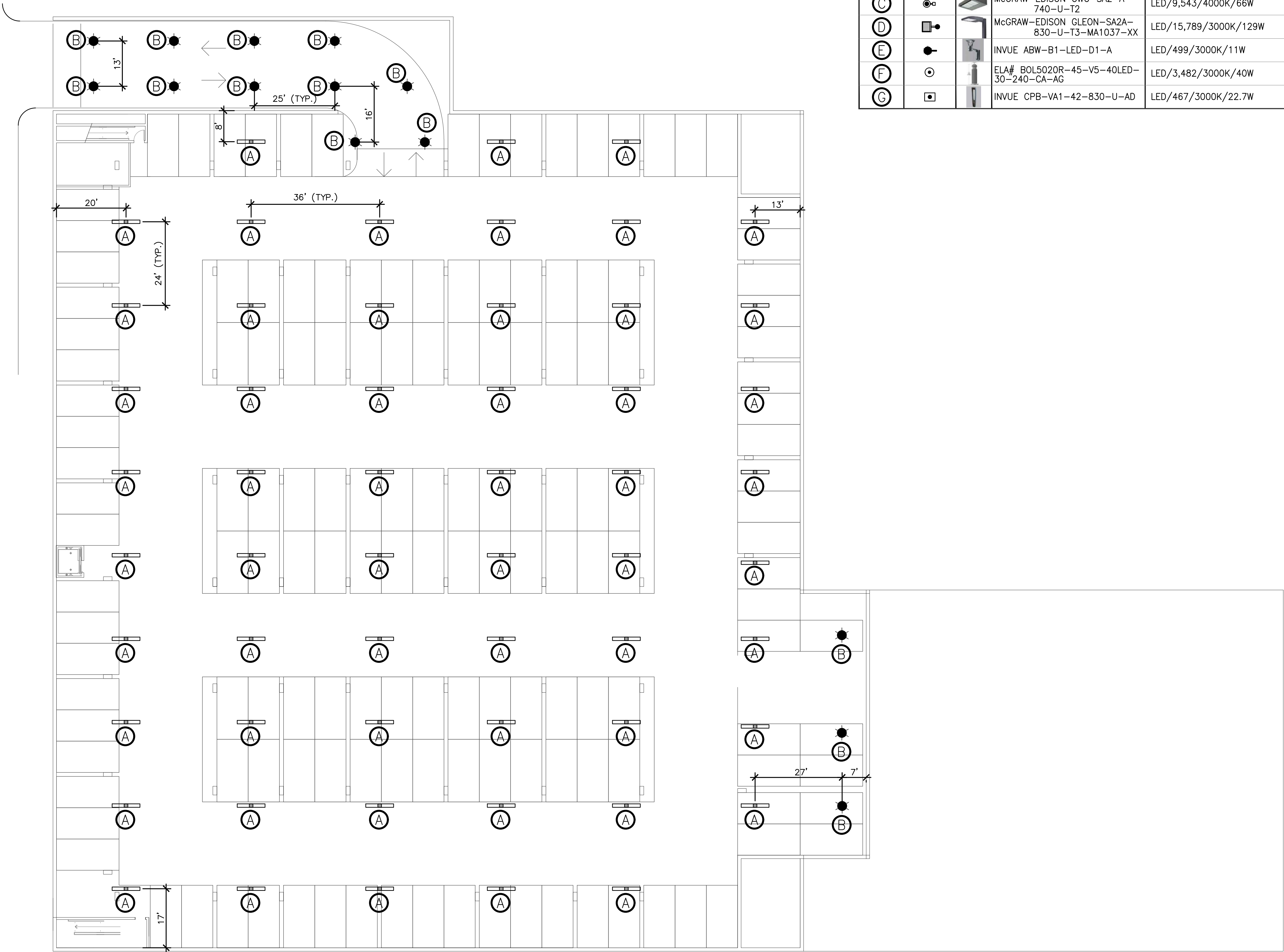
SHRUB SCHEDULE:

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
Hemerocallis ‘Pardon Me’	‘Pardon Me’ Day Lily	1 gal	M
Hesperaloe parviflora	Red Yucca	1 gal	L
Ligustrum Japonica	Japanese Privot	5 gal	L
Lomandra longifolia ‘Breezeel	Dwarf Mat Rush	5 gal	M
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





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

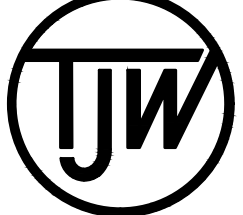
BASEMENT LEVEL: PARKING GARAGE

REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

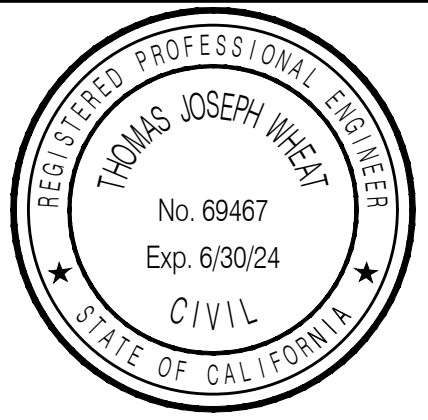
OWNER & DEVELOPER :

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

PREPARED BY :



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

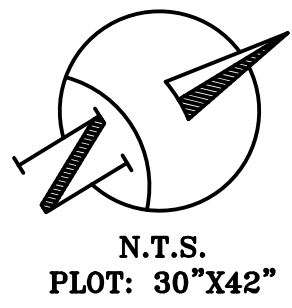


LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PRELIMINARY LIGHTING LAYOUT PLAN
PARKING GARAGE BASEMENT

DATE: 3/15/24
SHEET 2 OF 13

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

CITY OF LAGUNA HILLS



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

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User: John Stallworth

Plot Date: 03/18/2024 2:53:19 PM

ZONE #1 PARKING GARAGE ENTRY:

AVERAGE 12.5fc

MAXIMUM	17.8fc
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MINIMUM	6.0fc
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AVG/MIN. 2:1

CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9-44.060.D

REQUIREMENTS: ENTRANCE AVERAGE MAINTAINED
ILLUMINANCE (FC): 5.0

ILLUMINANCE (FC): 7.0

ZONE #2 PARKING GARAGE GENERAL:

AVERAGE	14.3fc
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MAXIMUM	45.5fc
---------	--------

MINIMUM	1.0fc
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AVG/MIN. 14:

CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9-11.000 N

CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9
REQUIREMENTS: GENERAL PARKING AVERAGE

MAINTAINED ILLUMINANCE (FC): 5.0

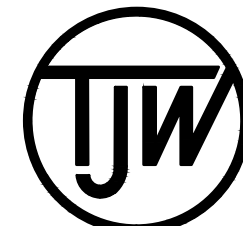
BASEMENT LEVEL: PARKING GARAGE

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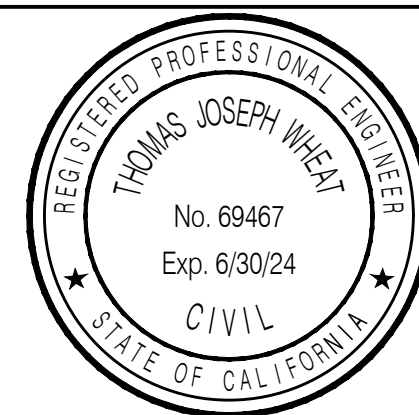
OWNER & DEVELOPER :

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

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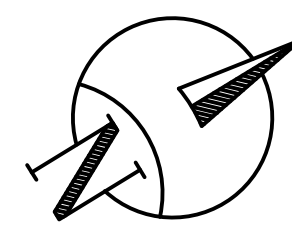
LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PHOTOMETRIC EVALUATION
PARKING GARAGE BASEMENT

DATE: 3/15/24

SHEET 3 OF 13

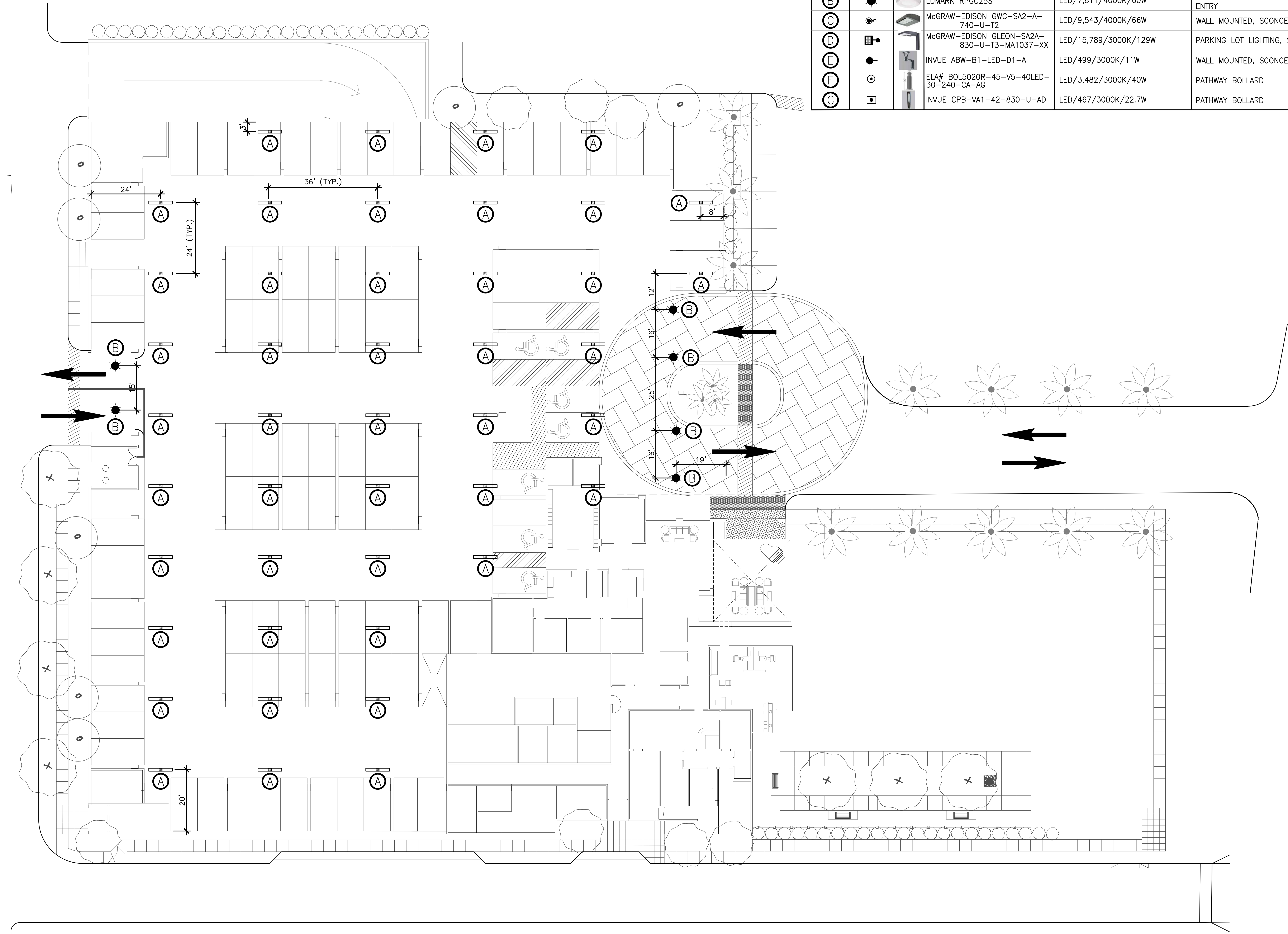
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CITY OF LAGUNA HILLS



N.T.S.
PLOT: 30"X42'

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 :

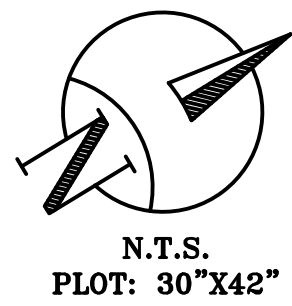
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LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PRELIMINARY LIGHTING LAYOUT PLAN
PARKING GARAGE GROUND LEVEL

DATE: 3/15/24
SHEET 4 OF 13

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

CITY OF LAGUNA HILLS



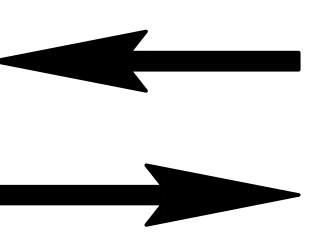
N.T.S.
PLOT: 30"X42"

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

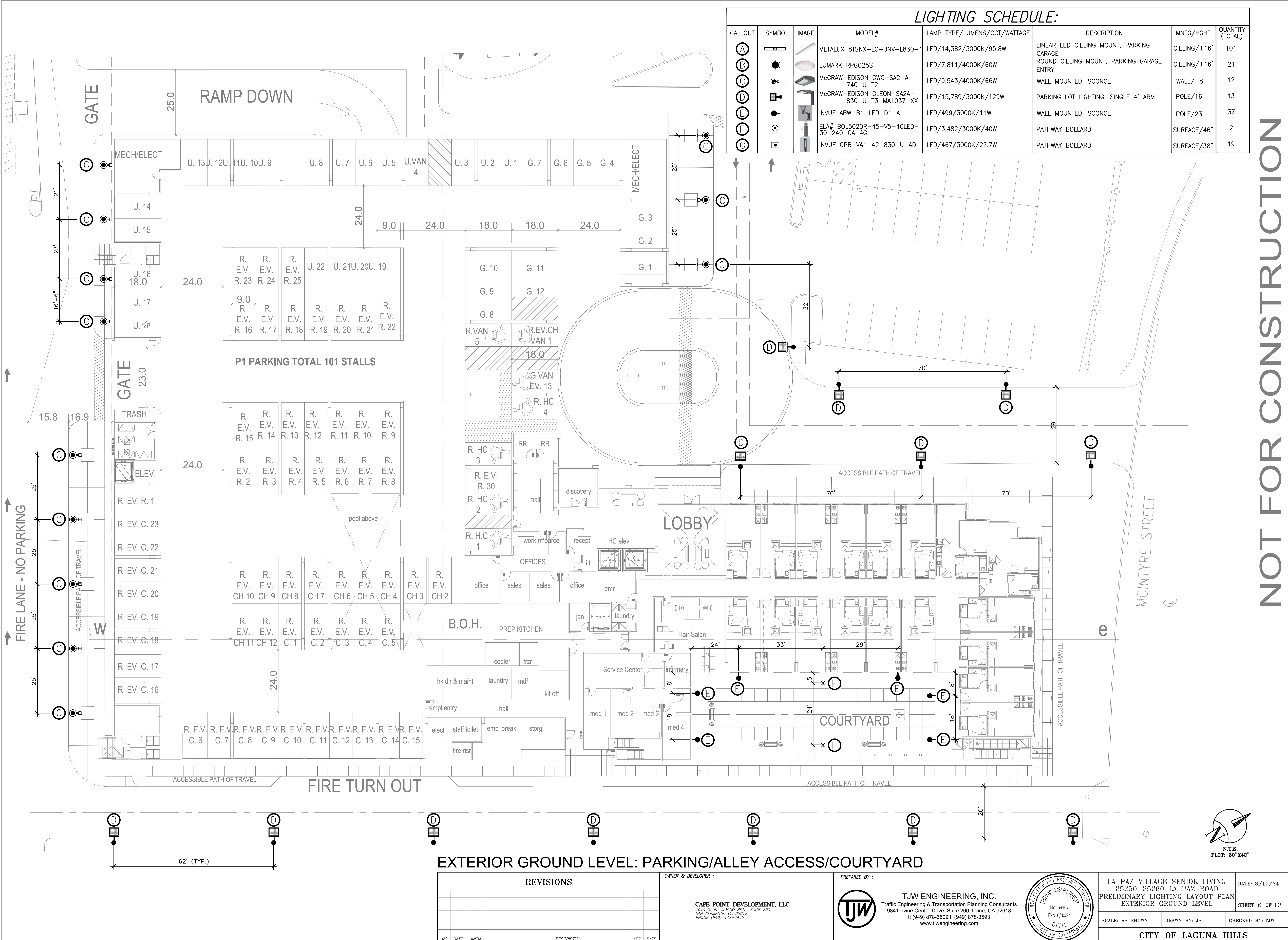
CITY OF LAGUNA HILLS

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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	

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 :

TJW ENGINEERING, INC.
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www.tjwengineering.com

REGISTERED PROFESSIONAL ENGINEER

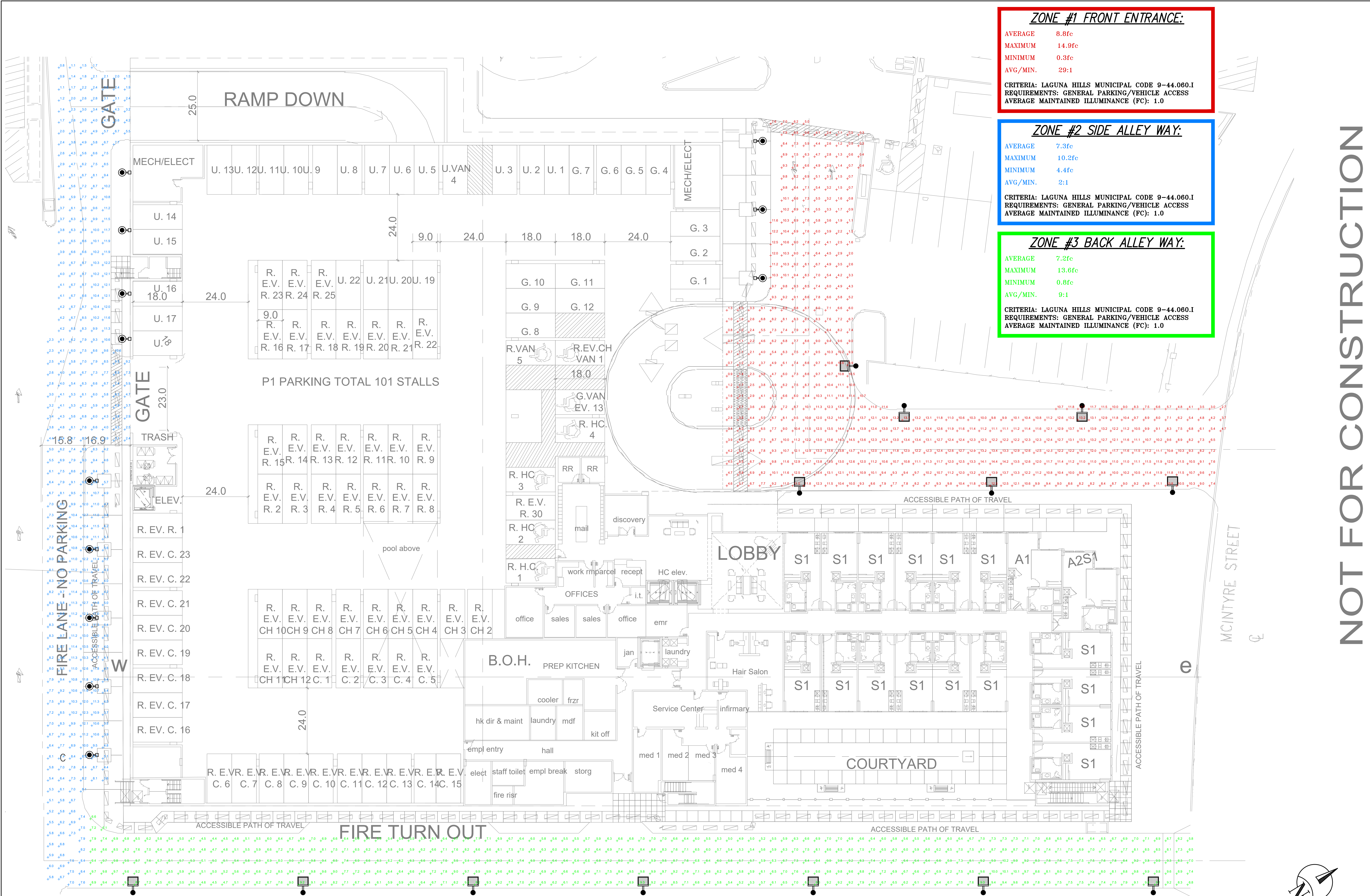
THOMAS JOSEPH WEAVER
No. 69467
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

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

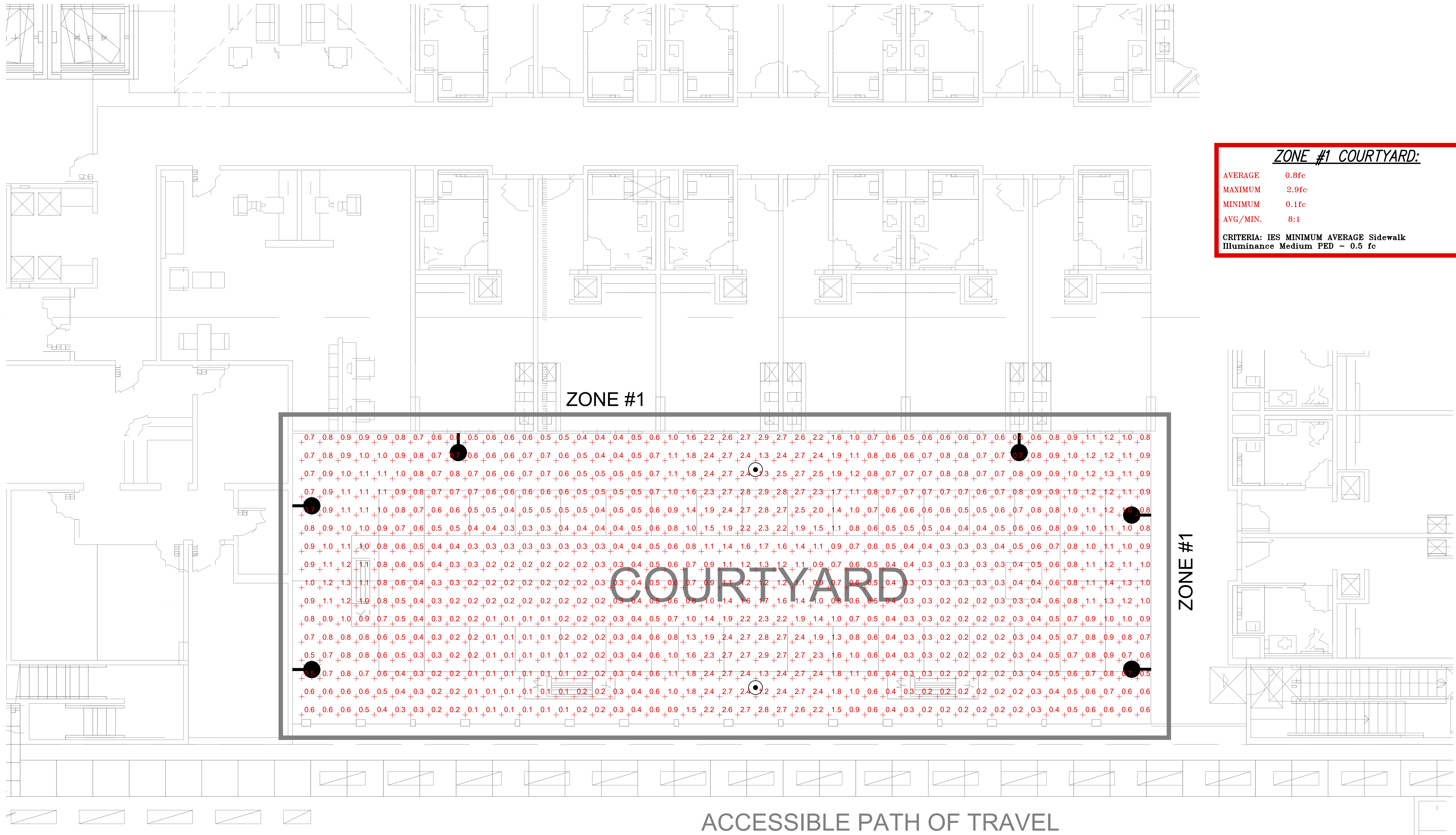
EXTERIOR GROUND LEVEL: PARKING/ALLEY ACCESS/COURTYARD

REVISIONS		OWNER & DEVELOPER : CAPE POINT DEVELOPMENT, LLC 1010 S. EL CAMINO REAL, SUITE 200 SAN CLEMENTE, CA 92678 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 PHOTOMETRIC EVALUATION EXTERIOR GROUND LEVEL	DATE: 3/15/24 SHEET 7 OF 13																																	
<table><tr><th>NO.</th><th>DATE</th><th>INITIAL</th><th>DESCRIPTION</th><th>APP</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>		NO.	DATE	INITIAL	DESCRIPTION	APP	DATE																									<table><tr><td>SCALE: AS SHOWN</td><td>DRAWN BY: JS</td><td>CHECKED BY: TJW</td></tr></table>					SCALE: AS SHOWN	DRAWN BY: JS	CHECKED BY: TJW
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CITY OF LAGUNA HILLS																																							



NOT FOR CONSTRUCTION

File Name: C:\Users\JohnStalworth\TJW Engineering Inc. Dropbox\John Stalworth\TJW Projects (2)\Projects - C\CD Projects\0204001 La Paz Senior Living St. Adm
User: JohnStalworth
Plot Date: 03/18/2024 2:54:25 PM
Last Update: 3/18/2024 2:48:43 PM



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
www.tjwengineering.com

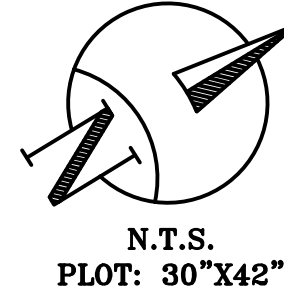
REGISTERED PROFESSIONAL ENGINEER
THOMAS JOSEPH WISER
No. 69467
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

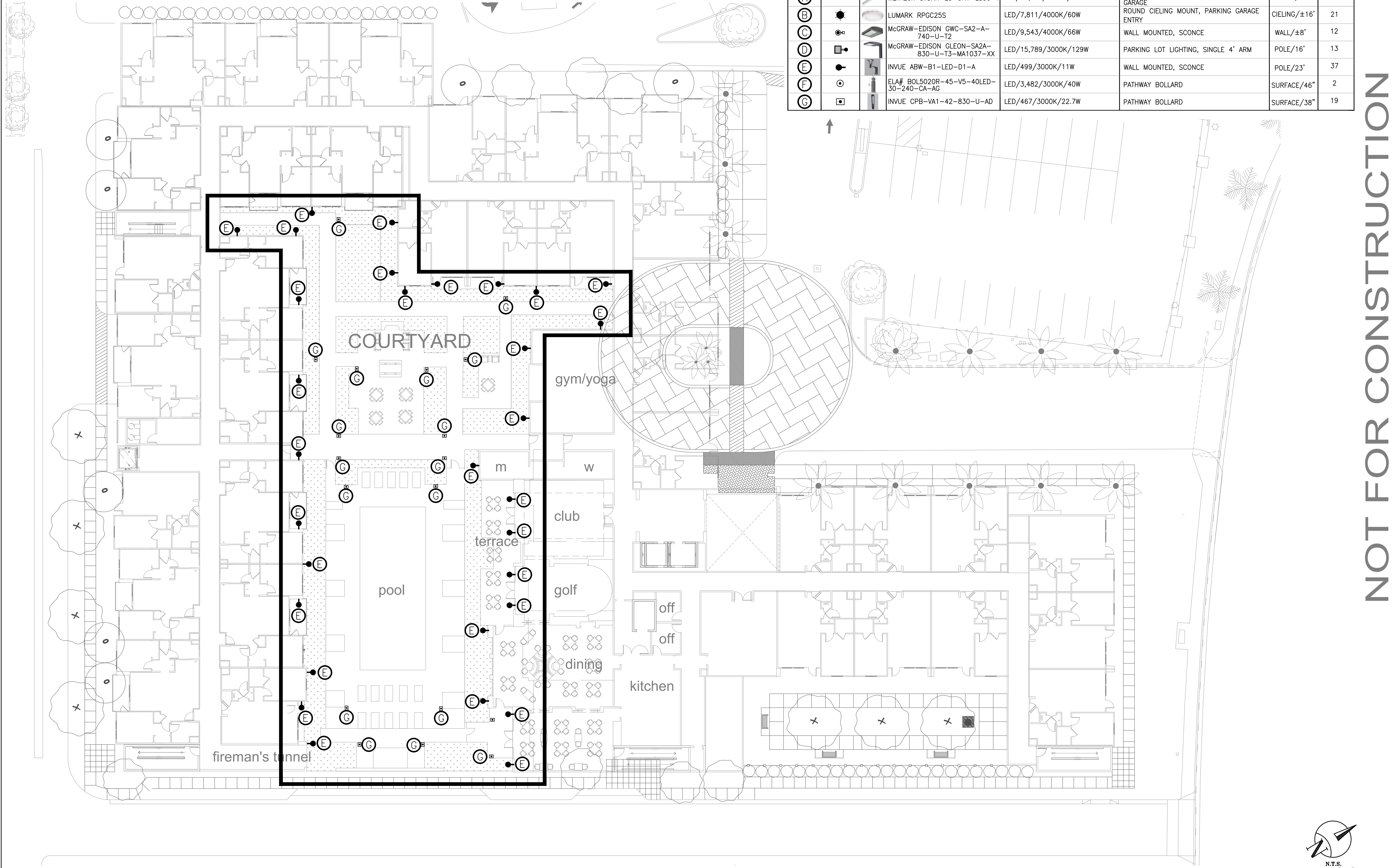
LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PHOTOMETRIC EVALUATION
GROUND LEVEL COURTYARD

DATE: 3/15/24
SHEET 8 OF 13

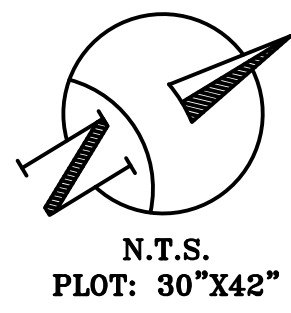
SCALE: AS SHOWN DRAWN BY: JS CHECKED BY: TJW

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

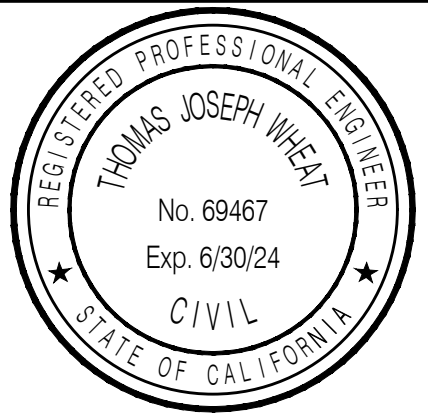
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1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
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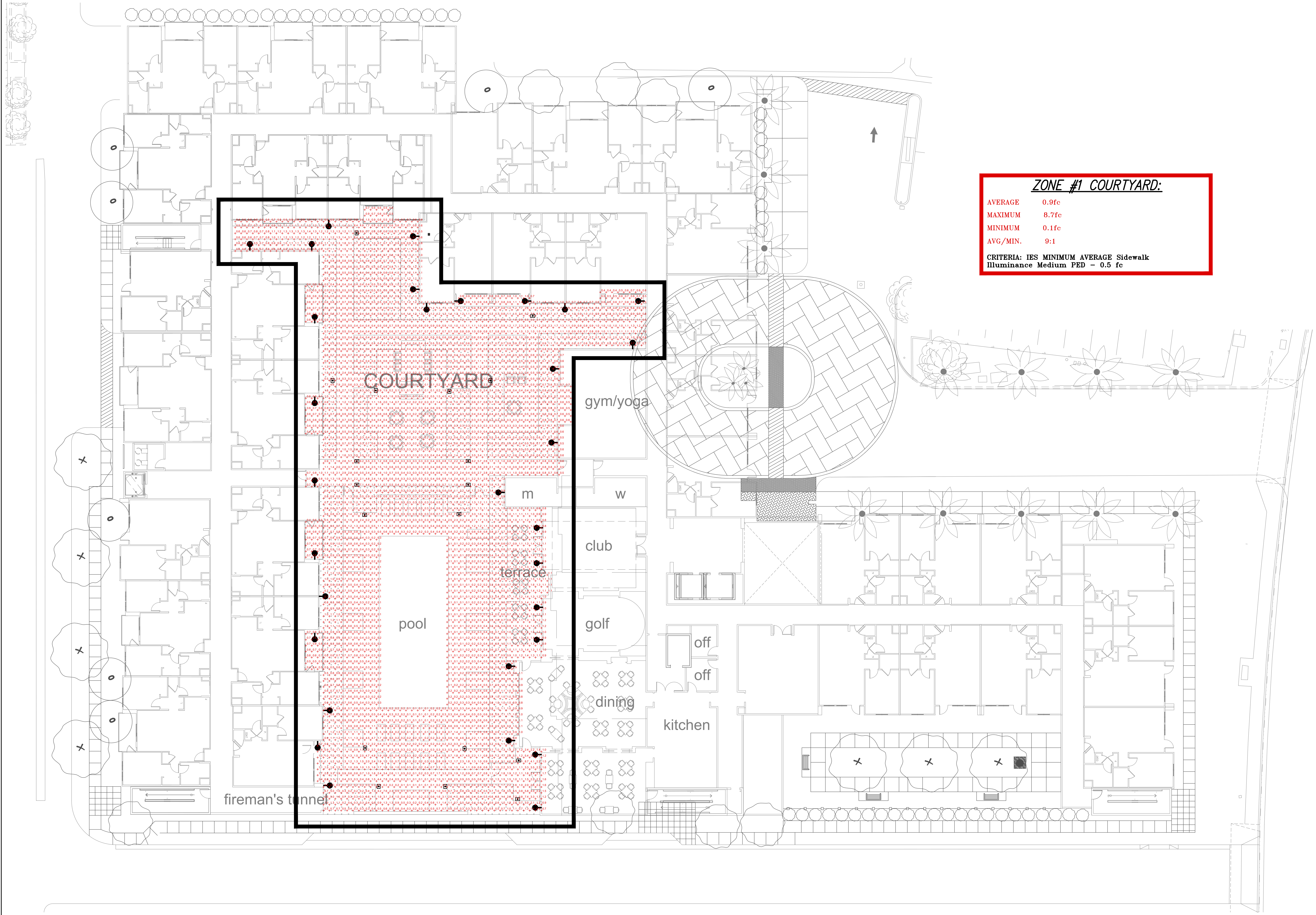
LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PRELIMINARY LIGHTING LAYOUT PLAN
EXTERIOR LEVEL 2 COURTYARD

DATE: 3/15/24
SHEET 9 OF 13

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

CITY OF LAGUNA HILLS

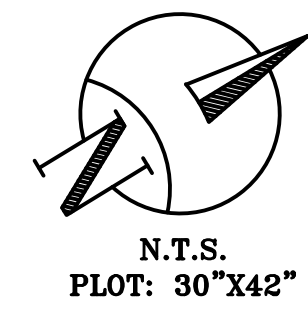
NOT FOR CONSTRUCTION



ZONE #1 COURTYARD:

AVERAGE 0.9fc
MAXIMUM 8.7fc
MINIMUM 0.1fc
AVG/MIN. 9:1

CRITERIA: IES MINIMUM AVERAGE Sidewalk
Illuminance Medium PED - 0.5 fc



EXTERIOR LEVEL 2: COURTYARD/POOL

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

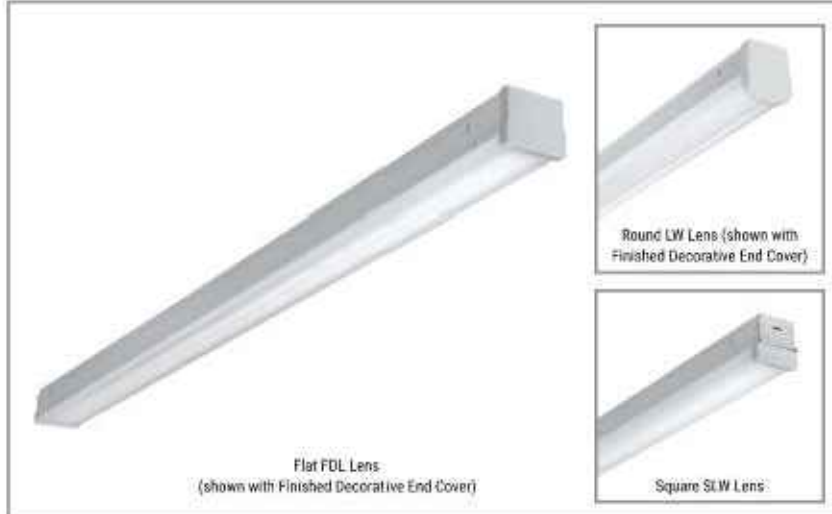
DATE: 3/15/24
SHEET 10 OF 13

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

CITY OF LAGUNA HILLS

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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



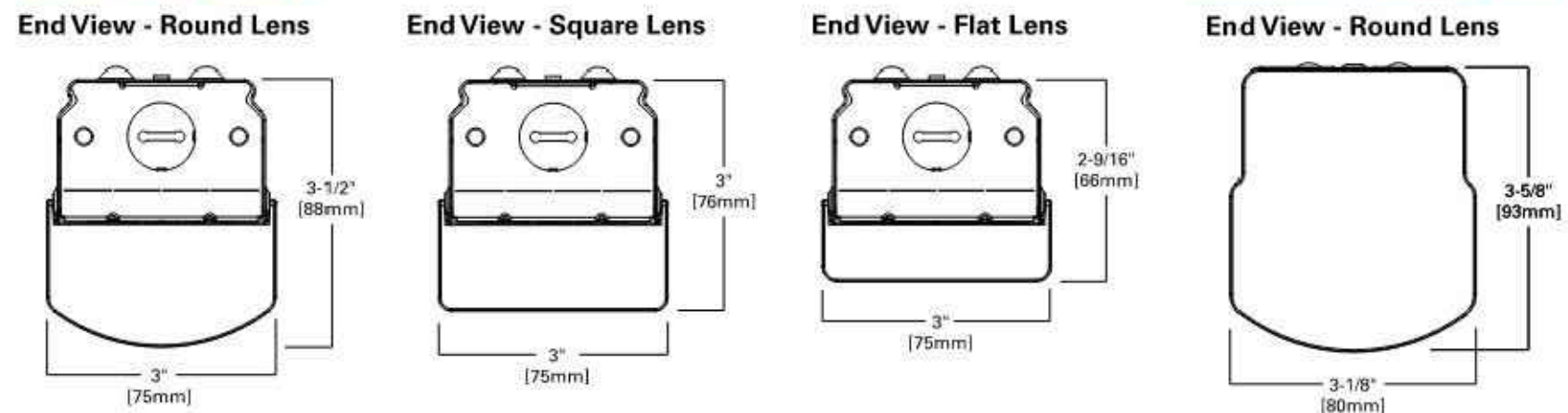
Product Features



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



PSS1010842Z 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

8T		SNX	
Domestic Preferences ¹		Length	Series
Hood-Standard RAA-By American Act TAA-Trade Agreements Act		2-2 ft. 4-4 ft. 8-8 ft.	SNX-Connect LED Straight ²

I.C.		UNV		L830		1	
Lenses		Voltage ^{1a}		Color Temp / CCT		Drive Type ^{1b}	
Round LC-Clear Lens LM-Sony Fast Lens - Narrow LM-Fast Lens - Wide		12V 24V/147V 480-1800V ^{1c}		CCT Select CC33-Selectable CCT, 80CR, 35/40/5000K CC97-Selectable CCT, 10CR, 24/34/5000K		CS-0-10V Dimming Down 10%-100%	
Square SL-Clear Lens / Frost Lens - Wide Flat FL-Flat Frost / Diffuse Lens		12V-1800K, 90 CR 1800-2500K, 80 CR 2400-4000K, 90 CR 4000-5000K, 90 CR 5000-5500K, 90 CR 5500-6000K, 90 CR 6000-6500K, 90 CR		SL-0-10V Dimming Down 10%-100%		1-1 Driver 2-2 Drivers ^{1d}	

Standard Nominal Lumen Packages ¹		
2 ft	4 ft	8 ft
SL3	40SL	SL31
19SL	20SL	63SL
23SL	27SL	87SL
25SL	29SL	94SL
30SL	31SL	81SL
40SL	33SL	84SL
44SL	37SL	87SL
47SL	41SL	90SL
49SL	43SL	92SL
51SL	45SL	94SL
53SL	47SL	96SL
55SL	49SL	98SL
57SL	51SL	100SL
59SL	53SL	102SL
61SL	55SL	104SL
63SL	57SL	106SL
65SL	59SL	108SL
67SL	61SL	110SL
69SL	63SL	112SL
71SL	65SL	114SL
73SL	67SL	116SL
75SL	69SL	118SL
77SL	71SL	120SL
79SL	73SL	122SL
81SL	75SL	124SL
83SL	77SL	126SL
85SL	79SL	128SL
87SL	81SL	130SL
89SL	83SL	132SL
91SL	85SL	134SL
93SL	87SL	136SL
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135SL	129SL	178SL
137SL	131SL	180SL
139SL	133SL	182SL
141SL	135SL	184SL
143SL	137SL	186SL
145SL	139SL	188SL
147SL	141SL	190SL
149SL	143SL	192SL
151SL	145SL	194SL
153SL	147SL	196SL
155SL	149SL	198SL
157SL	151SL	200SL

¹ See Domestic Standard Lumen Table 1A, Domestic High Lumen Table.
² All SNX-LEDs are 5000K color temperature.
³ 30° beamwidth (typical) - see performance table for beam packages.
⁴ See Domestic High Input Voltage Performance Table for beam packages.

Cross over		Knockouts		Paint Finish		Packaging	
Emergency ¹ SL3-12V-4400-120V/277V emergency battery pack SL19-12V-10000-120V/277V emergency battery pack SL23-12V-14000-120V/277V emergency battery pack SL25-12V-16000-120V/277V emergency battery pack SL30-12V-20000-120V/277V emergency battery pack SL40-12V-28000-120V/277V emergency battery pack SL44-12V-32000-120V/277V emergency battery pack SL47-12V-36000-120V/277V emergency battery pack SL49-12V-40000-120V/277V emergency battery pack SL51-12V-44000-120V/277V emergency battery pack SL53-12V-48000-120V/277V emergency battery pack SL55-12V-52000-120V/277V emergency battery pack SL57-12V-56000-120V/277V emergency battery pack SL59-12V-60000-120V/277V emergency battery pack SL61-12V-64000-120V/277V emergency battery pack SL63-12V-68000-120V/277V emergency battery pack SL65-12V-72000-120V/277V emergency battery pack SL67-12V-76000-120V/277V emergency battery pack SL69-12V-80000-120V/277V emergency battery pack SL71-12V-84000-120V/277V emergency battery pack SL73-12V-88000-120V/277V emergency battery pack SL75-12V-92000-120V/277V emergency battery pack SL77-12V-96000-120V/277V emergency battery pack SL79-12V-100000-120V/277V emergency battery pack SL81-12V-104000-120V/277V emergency battery pack SL83-12V-108000-120V/277V emergency battery pack SL85-12V-112000-120V/277V emergency battery pack SL87-12V-116000-120V/277V emergency battery pack SL89-12V-120000-120V/277V emergency battery pack SL91-12V-124000-120V/277V emergency battery pack SL93-12V-128000-120V/277V emergency battery pack SL95-12V-132000-120V/277V emergency battery pack SL97-12V-136000-120V/277V emergency battery pack SL99-12V-140000-120V/277V emergency battery pack SL101-12V-144000-120V/277V emergency battery pack SL103-12V-148000-120V/277V emergency battery pack SL105-12V-152000-120V/277V emergency battery pack SL107-12V-156000-120V/277V emergency battery pack SL109-12V-160000-120V/277V emergency battery pack SL111-12V-164000-120V/277V emergency battery pack SL113-12V-168000-120V/277V emergency battery pack SL115-12V-172000-120V/277V emergency battery pack SL117-12V-176000-120V/277V emergency battery pack SL119-12V-180000-120V/277V emergency battery pack SL121-12V-184000-120V/277V emergency battery pack SL123-12V-188000-120V/277V emergency battery pack SL125-12V-192000-120V/277V emergency battery pack SL127-12V-196000-120V/277V emergency battery pack SL129-12V-200000-120V/277V emergency battery pack SL131-12V-204000-120V/277V emergency battery pack SL133-12V-208000-120V/277V emergency battery pack SL135-12V-212000-120V/277V emergency battery pack SL137-12V-216000-120V/277V emergency battery pack SL139-12V-220000-120V/277V emergency battery pack SL141-12V-224000-120V/277V emergency battery pack SL143-12V-228000-120V/277V emergency battery pack SL145-12V-232000-120V/277V emergency battery pack SL147-12V-236000-120V/277V emergency battery pack SL149-12V-240000-120V/277V emergency battery pack SL151-12V-244000-120V/277V emergency battery pack SL153-12V-248000-120V/277V emergency battery pack SL155-12V-252000-120V/277V emergency battery pack SL157-12V-256000-120V/277V emergency battery pack SL159-12V-260000-120V/277V emergency battery pack SL161-12V-264000-120V/277V emergency battery pack SL163-12V-268000-120V/277V emergency battery pack SL165-12V-272000-120V/277V emergency battery pack SL167-12V-276000-120V/277V emergency battery pack SL169-12V-280000-120V/277V emergency battery pack SL171-12V-284000-120V/277V emergency battery pack SL173-12V-288000-120V/277V emergency battery pack SL175-12V-292000-120V/277V emergency battery pack SL177-12V-296000-120V/277V emergency battery pack SL179-12V-300000-120V/277V emergency battery pack SL181-12V-304000-120V/277V emergency battery pack SL183-12V-308000-120V/277V emergency battery pack SL185-12V-312000-120V/277V emergency battery pack SL187-12V-316000-120V/277V emergency battery pack SL189-12V-320000-120V/277V emergency battery pack SL191-12V-324000-120V/277V emergency battery pack SL193-12V-328000-120V/277V emergency 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battery pack SL395-12V-732000-120V/277V emergency battery pack SL397-12V-736000-120V/277V emergency battery pack SL399-12V-740000-120V/277V emergency battery pack SL401-12V-744000-120V/277V emergency battery pack SL403-12V-748000-120V/277V emergency battery pack SL405-12V-752000-120V/277V emergency battery pack SL407-12V-756000-120V/277V emergency battery pack SL409-12V-760000-120V/277V emergency battery pack SL411-12V-764000-120V/277V emergency battery pack SL413-12V-768000-120V/277V emergency battery pack SL415-12V-772000-120V/277V emergency battery pack SL417-12V-776000-120V/277V emergency battery pack SL419-12V-780000-120V/277V emergency battery pack SL421-12V-784000-120V/277V emergency battery pack SL423-12V-788000-120V/277V emergency battery pack SL425-12V-792000-120V/277V emergency battery pack SL427-12V-796000-120V/277V emergency battery pack SL429-12V-800000-120V/277V emergency battery pack SL431-12V-804000-120V/277V emergency battery pack SL433-12V-808000-120V/277V emergency battery pack SL435-12V-812000-120V/277V emergency battery pack SL437-12V-816000-120V/277V emergency battery pack SL439-12V-820000-120V/277V emergency battery pack SL441-12V-824000-120V/277V emergency battery pack SL443-12V-828000-120V/277V emergency battery pack SL445-12V-832000-120V/277V emergency battery pack SL447-12V-836000-120V/277V emergency battery pack SL449-12V-840000-120V/277V emergency battery pack SL451-12V-844000-120V/277V emergency battery pack SL453-12V-848000-120V/277V emergency battery pack SL455-12V-852000-120V/277V emergency battery pack SL457-12V-856000-120V/277V emergency battery pack SL459-12V-860000-120V/277V emergency battery pack SL461-12V-864000-120V/277V emergency battery pack SL463-12V-868000-120V/277V emergency battery pack SL465-12V-872000-120V/277V emergency battery pack SL467-12V-876000-120V/277V emergency battery pack SL469-12V-880000-120V/277V emergency battery pack SL471-12V-884000-120V/277V emergency battery pack SL473-12V-888000-120V/277V emergency battery pack SL475-12V-892000-120V/277V emergency battery pack SL477-12V-896000-120V/277V emergency battery pack SL479-12V-900000-120V/277V emergency battery pack SL481-12V-904000-120V/277V emergency battery pack SL483-12V-908000-120V/277V emergency battery pack SL485-12V-912000-120V/277V emergency battery pack SL487-12V-916000-120V/277V emergency battery pack SL489-12V-920000-120V/277V emergency battery pack SL491-12V-924000-120V/277V emergency battery pack SL493-12V-928000-120V/277V emergency battery pack SL495-12V-932000-120V/277V emergency battery pack SL497-12V-936000-120V/277V emergency battery pack SL499-12V-940000-120V/277V emergency battery pack SL501-12V-944000-120V/277V emergency battery pack SL503-12V-948000-120V/277V emergency battery pack SL505-12V-952000-120V/277V emergency battery pack SL507-12V-956000-120V/277V emergency battery pack SL509-12V-960000-120V/277V emergency battery pack SL511-12V-964000-120V/277V emergency battery pack SL513-12V-968000-120V/277V emergency 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