



LA PAZ VILLAGE SENIOR LIVING

PROJECT DESCRIPTION:
FOUR - STORY TYPE V A OVER ONE LEVEL TYPE I PODIUM PARKING, RESIDENTIAL UNITS, AMENITIES, PLUS ONE LEVEL TYPE I BASEMENT.

ZONING SUMMARY						
PROJECT SITE INFORMATION	APN #	SUBJECT SITE	ADDRESS	CURRENT ZONE	GENERAL PLAN AND USE	GROSS LOT AREA
	620-211-17		25254 LA PAZ ROAD, LAGUNA HILLS, CA 92653	CC COMMUNITY COMMERCIAL	CC COMMUNITY COMMERCIAL	2.554 AC
						2.438 AC

ENTITLEMENT REQUEST:
180 INDEPENDENT SENIOR LIVING

PROJECT REQUIREMENTS		NOTES
SETBACKS	RESIDENTIAL	
NORTH	5'-0"	
STREET SIDE (EAST SIDE)	10'-0"	
INTERIOR SIDE (WEST SIDE)	5'-0"	
SOUTH	5'-0"	
		THE PROPOSED PROJECT IS SUBMITTED UNDER THE HOUSING ACCOUNTABILITY ACT 65589.5 SUBDIVISION (D)

PROJECT REQUIREMENTS		NOTES
NUMBER OF RESIDENTIAL UNITS	180 DU	
DENSITY	74 DU / AC	
MAXIMUM LOT COVERAGE	65,902 S.F.	
	62%	
NUMBER OF STORIES	4 LEVEL RESIDENTIAL OVER 1 LEVEL PARKING	
BUILDING HEIGHT	61'-4"	
F.A.R.	1.97	
OPEN SPACE	29,682 S.F.	
LANDSCAPE AREA	13,500 S.F.	
		DENSITY AND F.A.R. AREA MEASURED BASED ON THE LOT NET AREA

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.	650 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						
RESIDENTIAL BUILDING AREA	1ST LEVEL	2ND LEVEL	3RD LEVEL	4TH LEVEL	5TH LEVEL	TOTAL
	19,916 S.F.	48,673 S.F.	46,868 S.F.	46,868 S.F.	46,230 S.F.	208,555 S.F.

UNIT SUMMARY							
PLAN	DESCRIPTION	Q.	RATIO	GROSS AREA (SF)	TOTAL G.A. (SF)	PRIVATE DECK (SF)	TOTAL PRIVATE DECK (SF)
S1	STUDIO	13		390	5,070	-	-
S1 (BMR)	STUDIO	3		390	1,170	-	-
TOTAL STUDIO		16	9%		6,240	-	-
A1 (BMR)	1 BED / 1 BATH	1		519	519	-	-
A2	1 BED / 1 BATH	1		575	575	-	-
A3 (BMR)	1 BED / 1 BATH	11		726	7,986	60	660
A3	1 BED / 1 BATH	3		726	2,178	60	180
A4 (BMR)	1 BED / 1 BATH	3		796	2,388	48	144
A5	1 BED / 1 BATH	67		800	53,600	71	4,757
A5 (BMR)	1 BED / 1 BATH	4		800	3,200	71	284
A6	1 BED / 1 BATH	3		772	2,316	58	174
TOTAL 1 BEDROOM		93	52%		72,762		6,199
B1 (BMR)	2 BED / 2 BATH	14		888	12,432	60	840
B1	2 BED / 2 BATH	4		888	3,552	60	240
B2	2 BED / 2 BATH	53			55,120	78	4,134
TOTAL 2 BEDROOM		71	39%		65,784		4,584
TOTAL		180			150,106		11,173
				20% OF TOTAL UNITS ARE AFFORDABLE - TOTAL 36 DU			

RESIDENTIAL PARKING	NUMBER OF DU	NUMBER OF CAR/DU	PROVIDED PARKING STALLS	NOTE:
STUDIO	13	1	13	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 EV RESIDENTS' PARKING AS FOLLOWS: 228 X 5%=12 EV CHARGER INCLUDED ONE HC VAN STALL UNASSIGNED 228 X 10%=23 EV CAPABLE 228 X 25%= 57 EV READY
STUDIO (BMR)	3	0	0	
1 BEDROOM	74	1	74	
1 BEDROOM (BMR)	19	0	0	
2 BEDROOM	57	2	114	
2 BEDROOM (BMR)	14	1	14	
TOTAL RESIDENTIAL			215	1.30 CAR / DU PROVIDED EXCLUDED GUEST PARKING
GUEST		1 / 15 DU	13	
TOTAL RES. AND GUEST			228	
UNASSIGNED			27	

CODE	CBC 2022
SUSTAINABILITY	PROJECT WILL COMPLY WITH CAL GREEN
ACCESSIBILITY	PROJECT WILL COMPLY WITH CA BUILDING CODE CHAPTER 11A - NO PUBLIC FUNDING

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PROJECT TEAM

APPLICANT:

ADDRESS:

San Clemente, CA 92672

CONTACT:

PHONE NUMBER:

EMAIL:

nbuchanan@proteallc.com

ARCHITECT:

ADDRESS:

Newport Beach, CA 92660

CONTACT:

PHONE NUMBER:

EMAIL:

ronn@whainc.com

CIVIL ENGINEER:

ADDRESS:

Irvine, CA 92618

CONTACT:

PHONE NUMBER:

EMAIL:

rbittner@cvc-inc.net

LANDSCAPE ARCHITECT:

ADDRESS:

San Clemente, CA 92672

CONTACT:

PHONE NUMBER:

EMAIL:

jhaden@c2collaborative.com



VICINITY MAP

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-01
COVER SHEET

CONCEPTUAL DESIGN

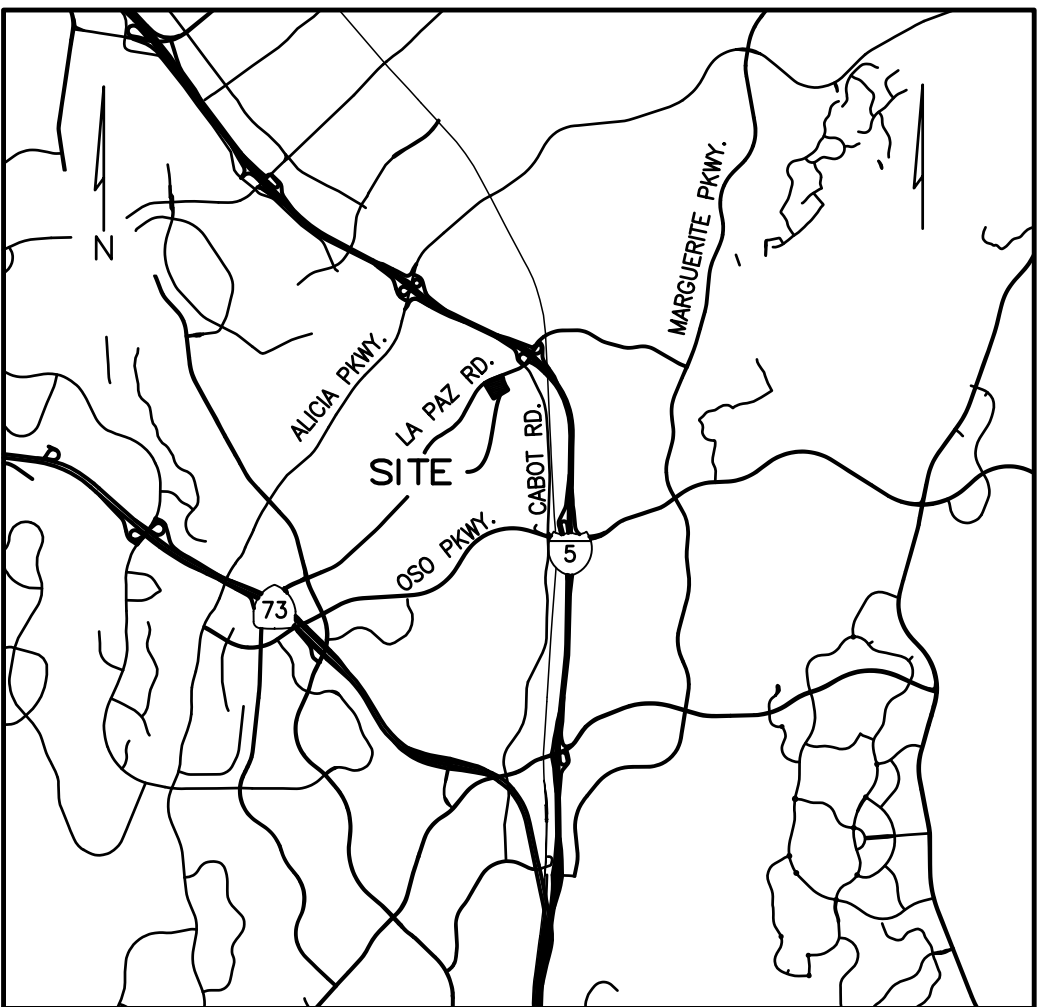
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

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)

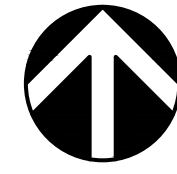
45 AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF SADDLEBACK VALLEY BOARD OF REALTORS, A CALIFORNIA NON-PROFIT, RECORDED AUGUST 08, 1980 AS BOOK 13693, PAGE 1673 OF OFFICIAL RECORDS.

SHEET INDEX

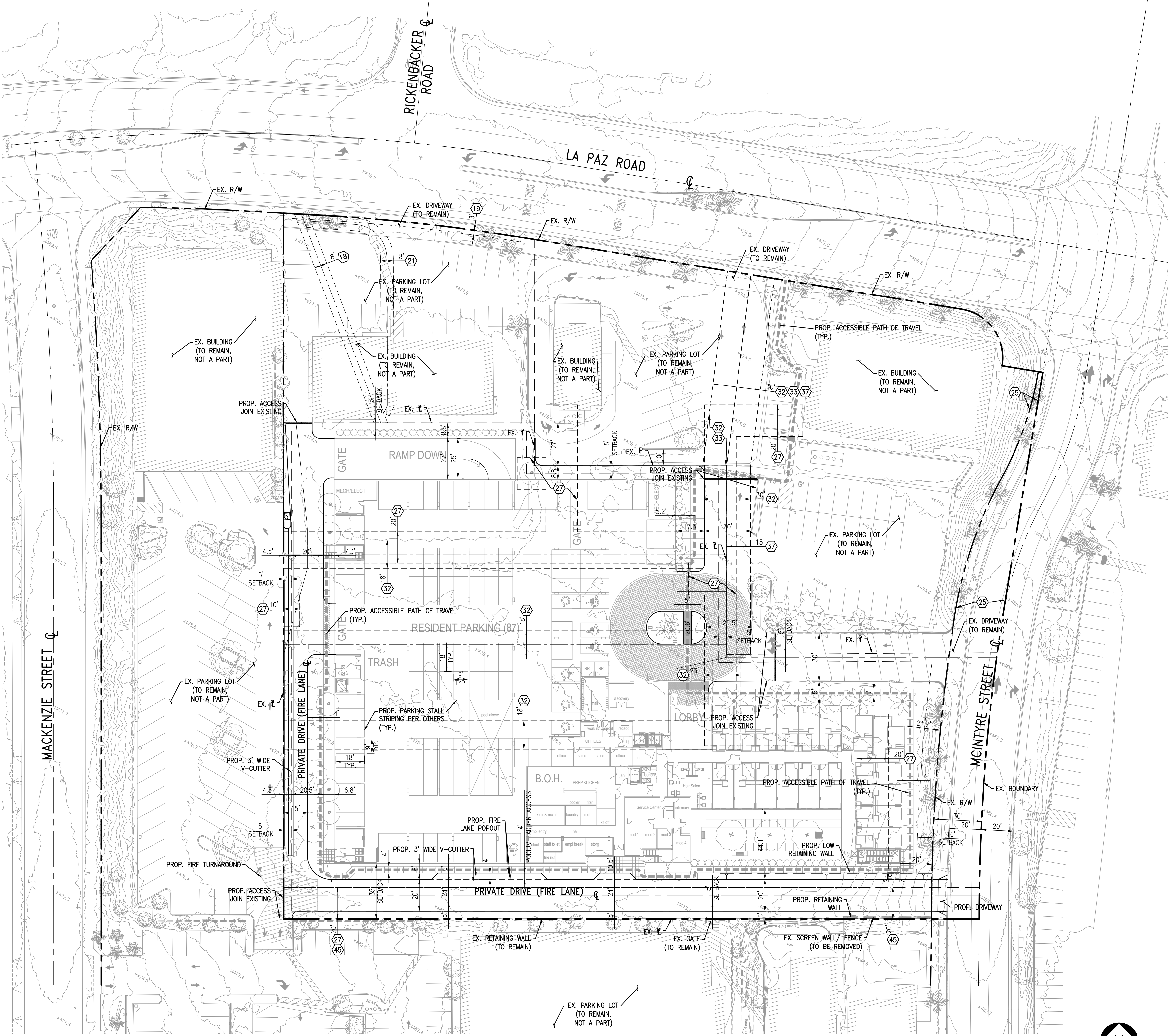
CONCEPTUAL SITE PLAN
CONCEPTUAL GRADING PLAN
SECTIONS
CONCEPTUAL UTILITY PLAN

SHEET #

1
2
3
4



SCALE: 1" = 30'



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
9-STUDIO BMR 390 SF
1-1BDR (A1) 380 SF
1-1BDR (A2) 519 SF
1-1BDR (A3) 575 SF
4-1BDR BMR (A3) 726 SF
3-1BDR (A4) 726 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
TOTAL PROVIDED: 228 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'

DEVELOPER : REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP. DATE

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
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: 9/21/2023

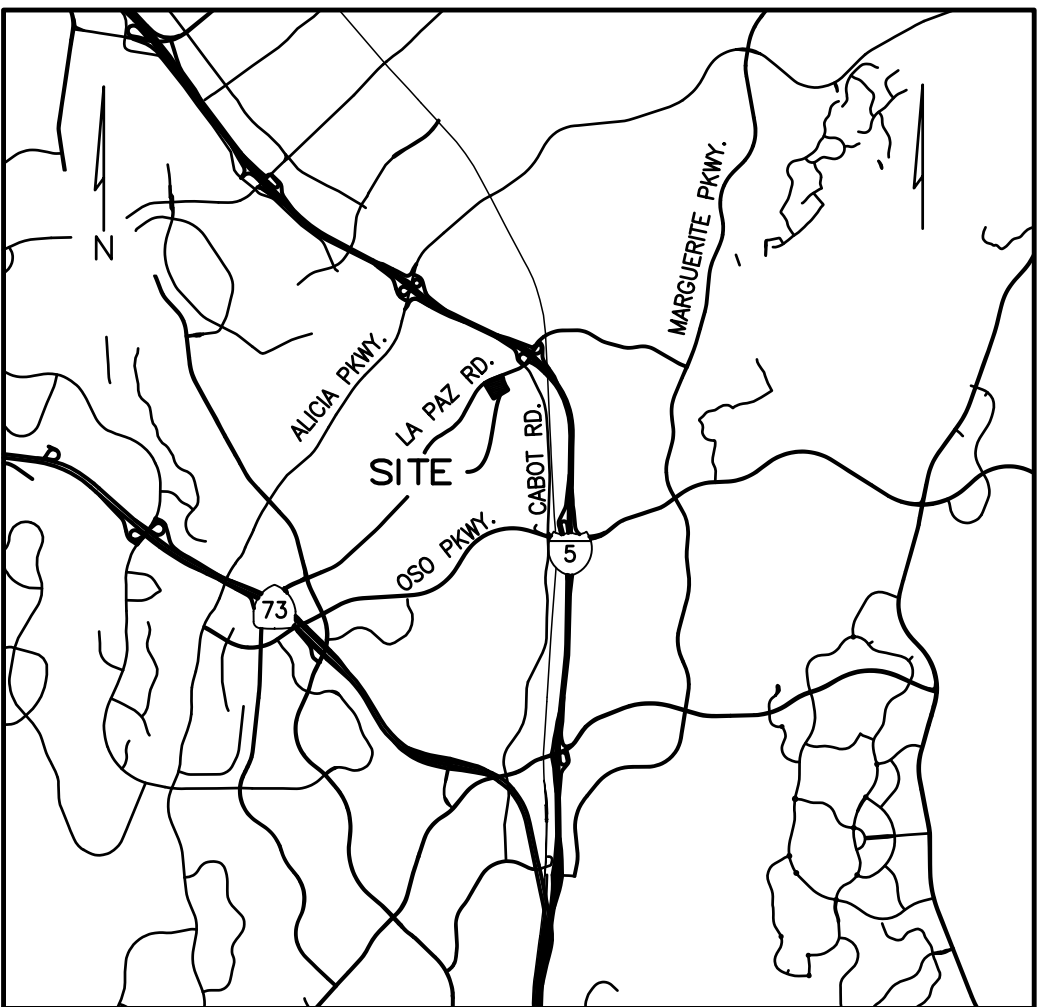
SHEET 1 OF 4

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

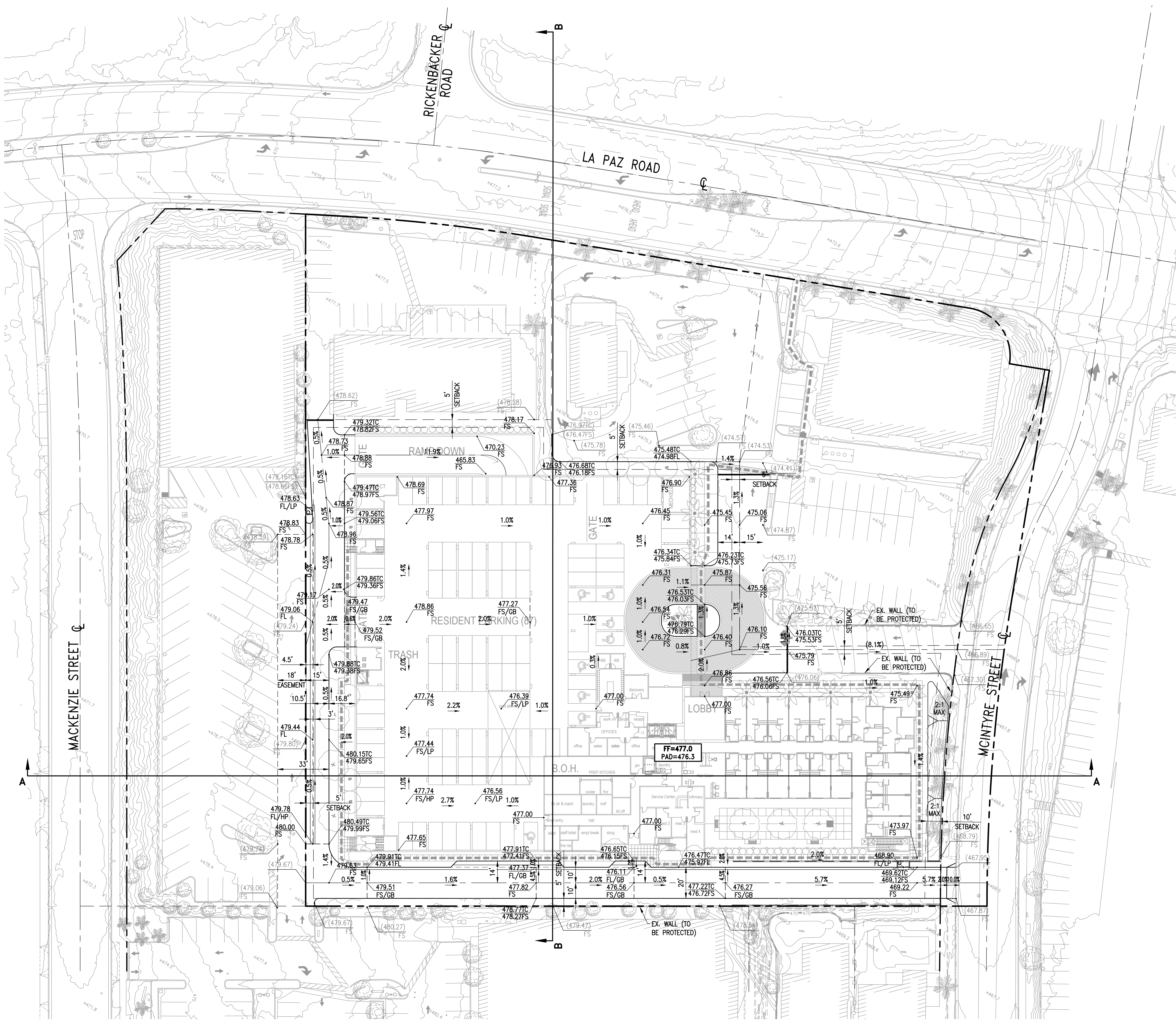
CITY OF LAGUNA HILLS

CONCEPTUAL GRADING PLAN

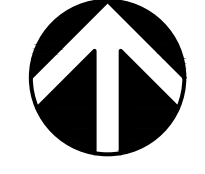
LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS



VICINITY MAP
NOT TO SCALE



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



SCALE: 1" = 30'

0 15 30 60

REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP.

OWNER & DEVELOPER :

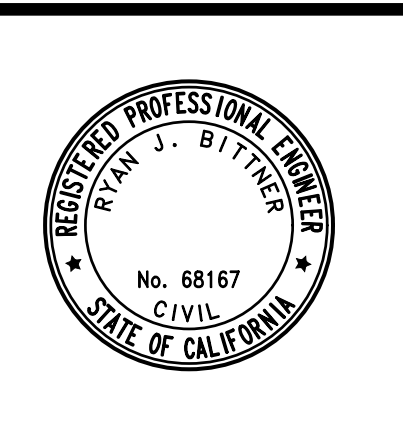
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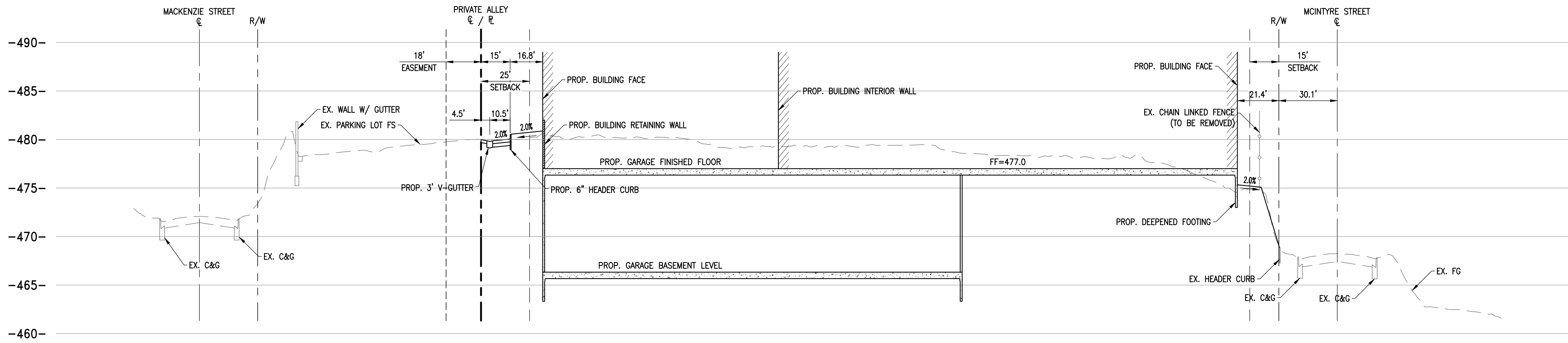
LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
CONCEPTUAL GRADING PLAN

DATE: 9/21/2023
SHEET 2 OF 4

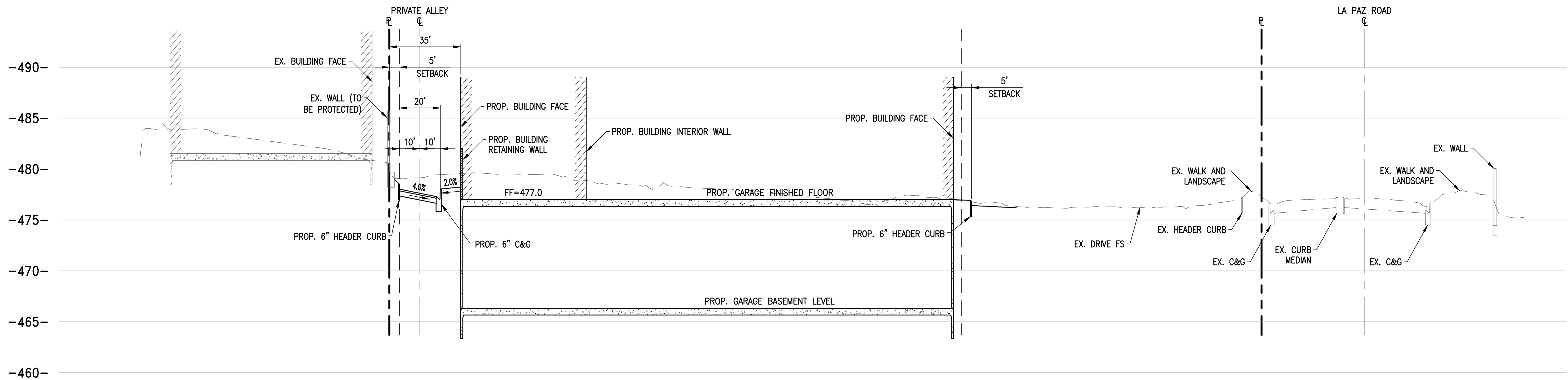
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CHECKED BY: JH

CITY OF LAGUNA HILLS

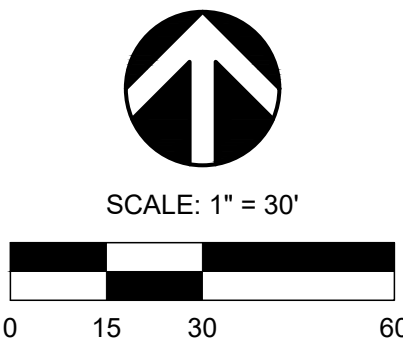
SECTIONS
LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS



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 :

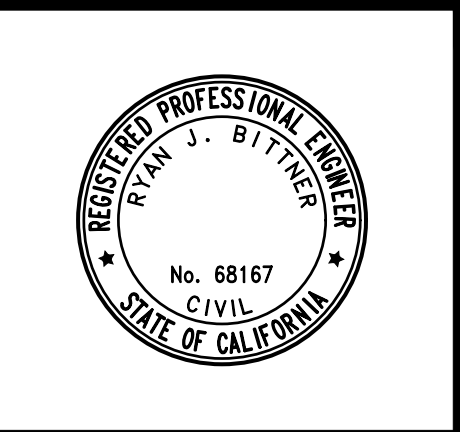
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LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD

SECTIONS

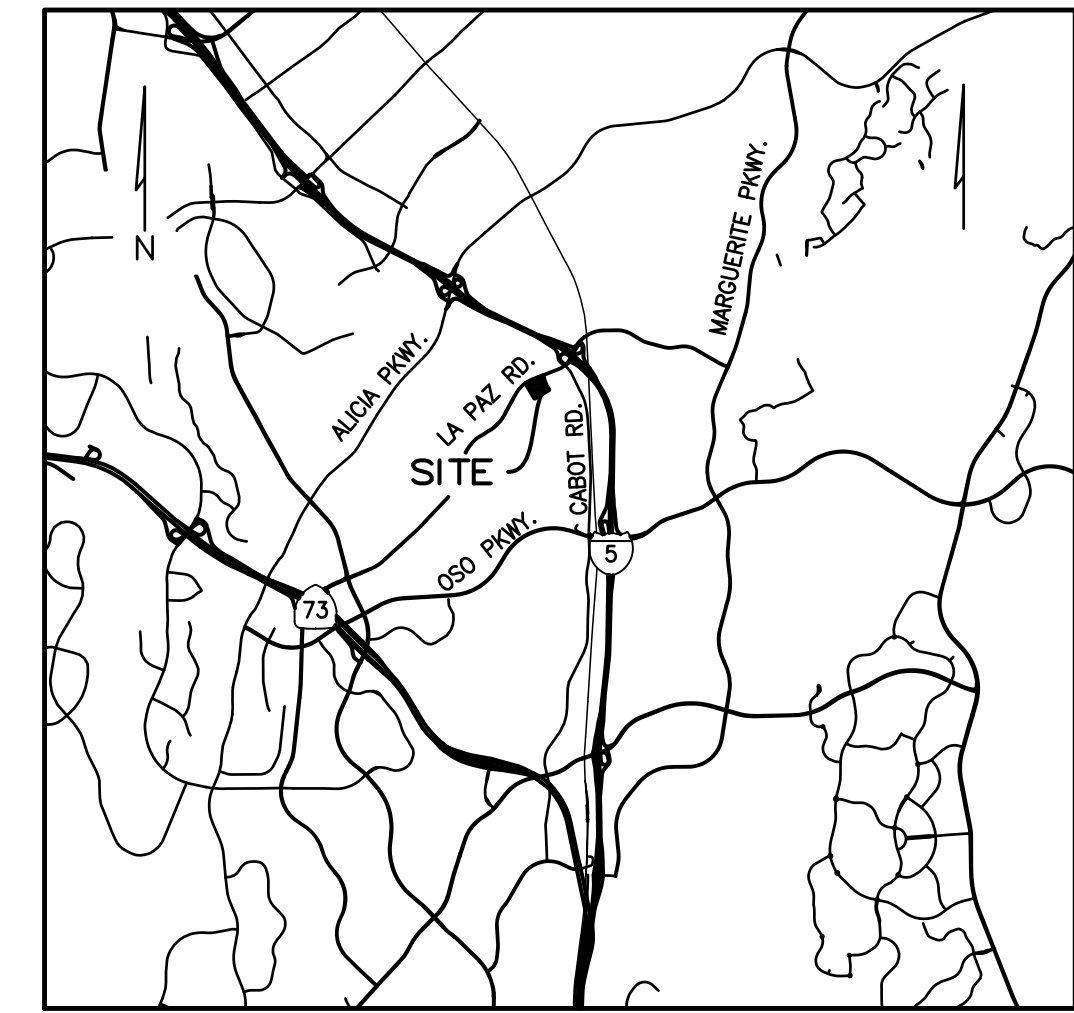
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CITY OF LAGUNA HILLS

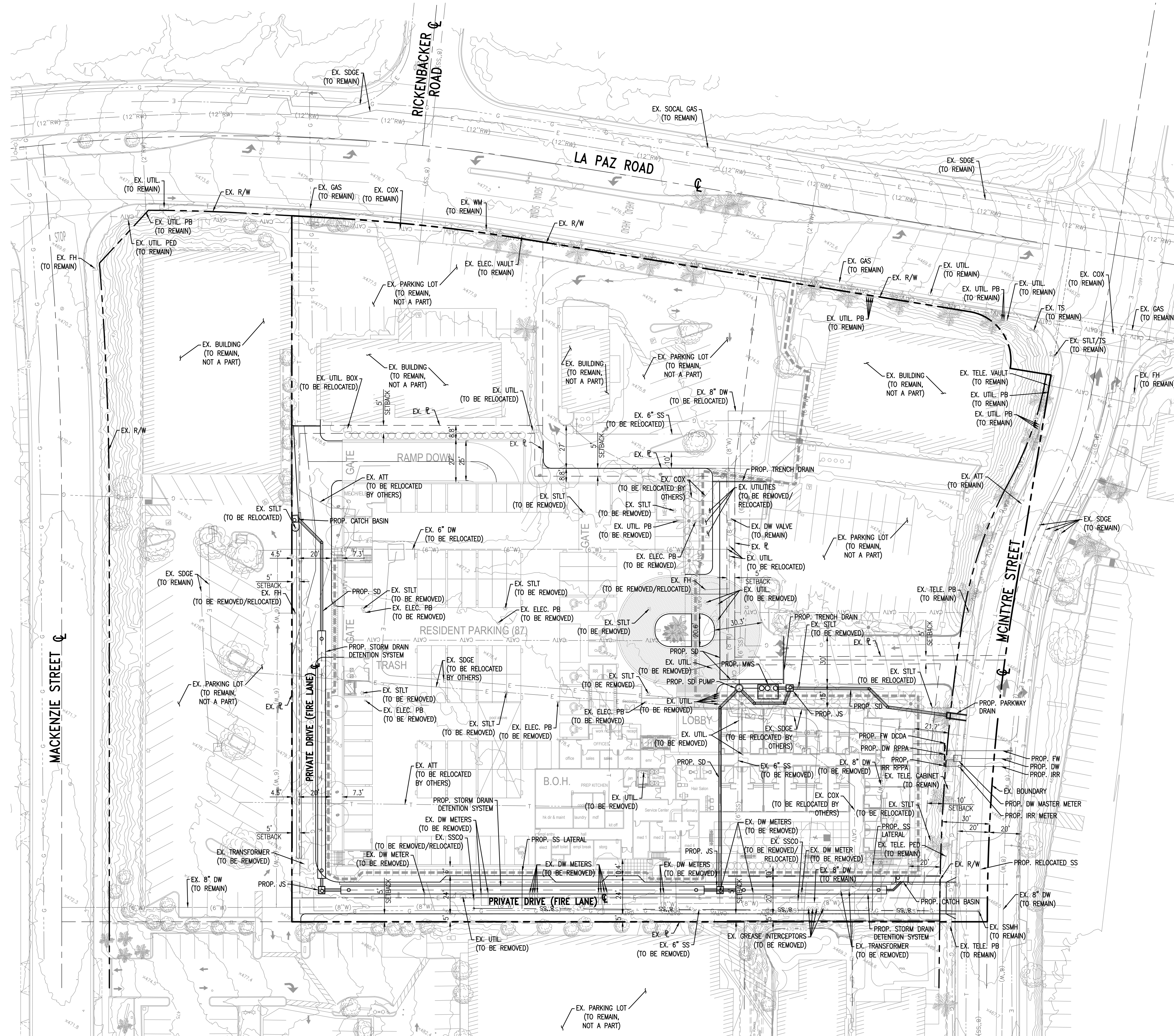
DATE: 9/21/2023
SHEET 3 OF 4

CONCEPTUAL UTILITY PLAN

LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS



VICINITY MAP
NOT TO SCALE

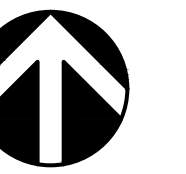


LEGEND:

- 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. ELECTRIC
- JS. IRRIGATION
- MWS. JUNCTION STRUCTURE
- PB. MODULAR WETLANDS SYSTEM
- PED. PULLBOX
- PP. PROPERTY LINE
- RPPA. POINT OF CONNECTION
- SD. REDUCED PRESSURE PRINCIPLE ASSEMBLY
- SDGE. RIGHT-OF-WAY
- STLT. STORM DRAIN
- 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 :

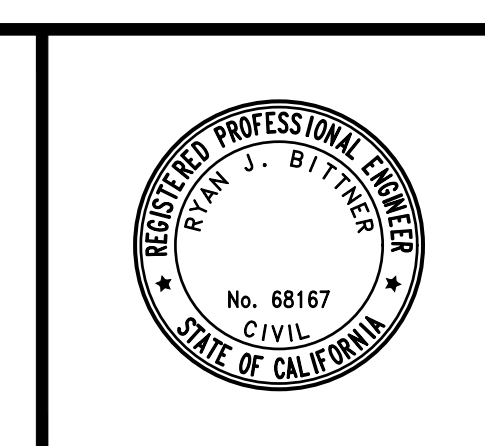
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INFO@CVC-INC.NET
WWW.CVC-INC.NET

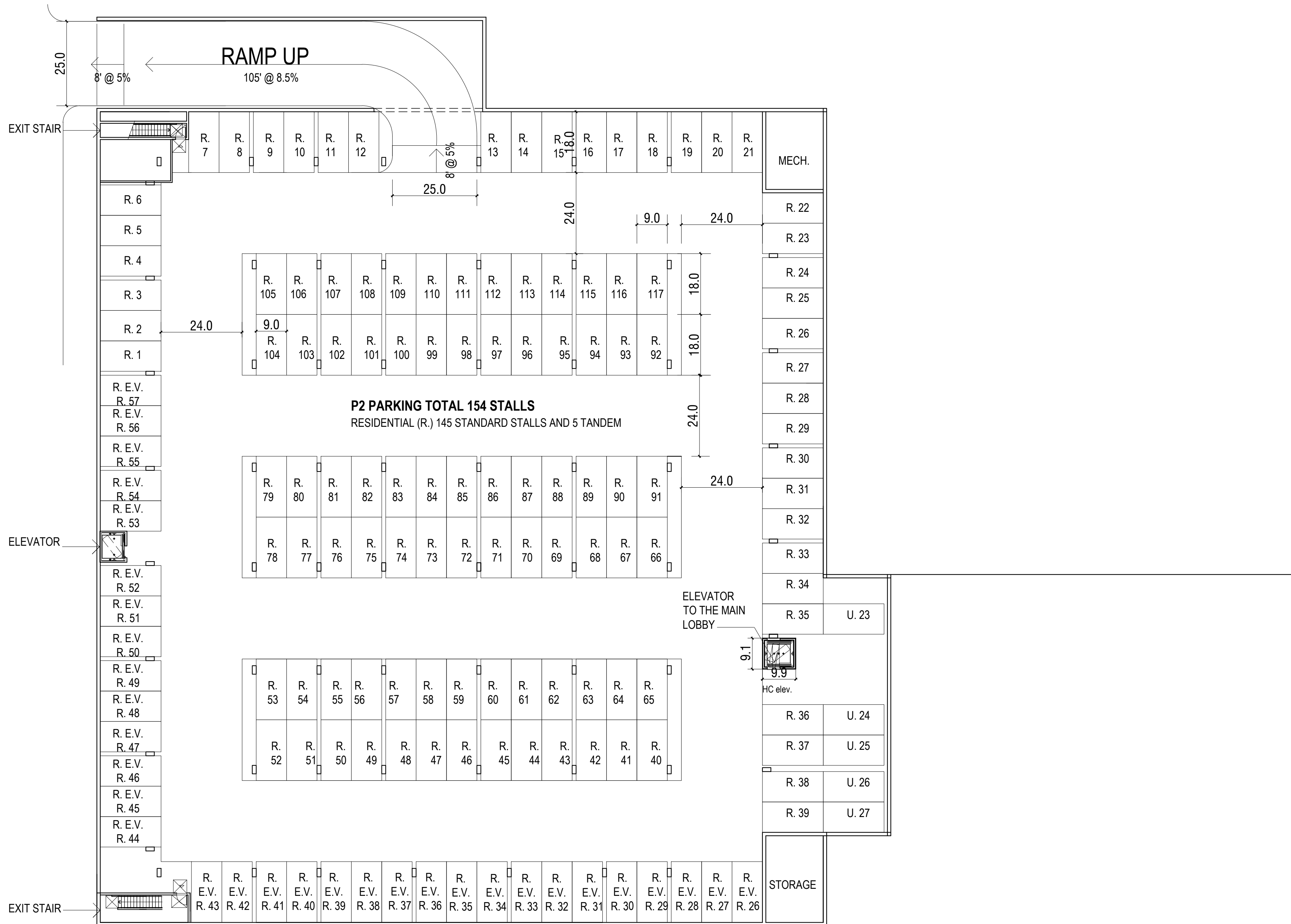


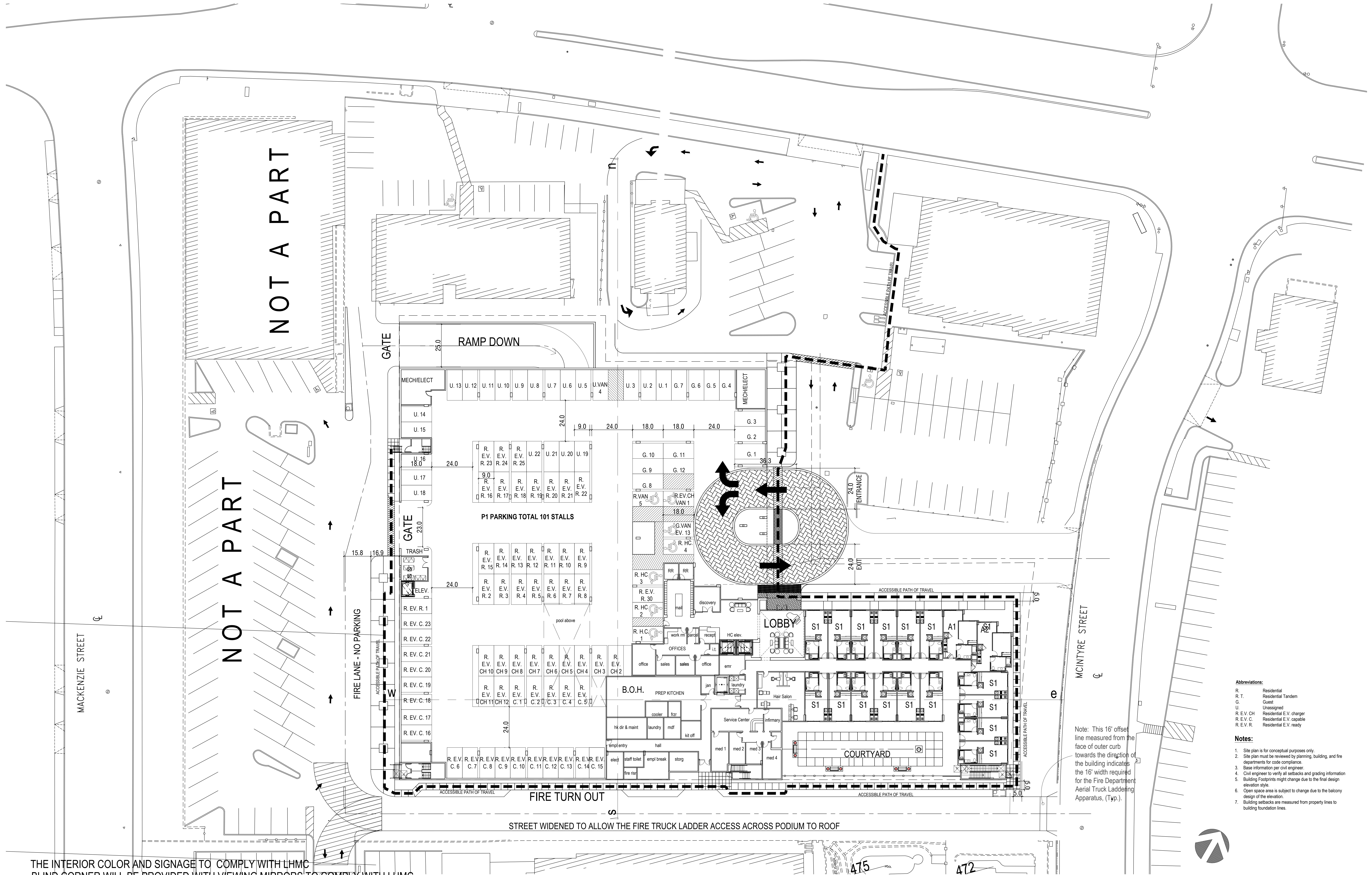
LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
CONCEPTUAL UTILITY PLAN

DATE: 9/21/2023
SHEET 4 OF 4

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

CITY OF LAGUNA HILLS





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

LPVI LLC

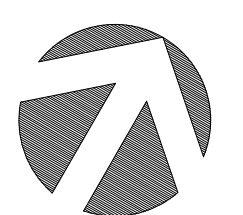
LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-03
LEVEL 1

CONCEPTUAL DESIGN

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ORANGE COUNTY, LOS ANGELES, BAY AREA

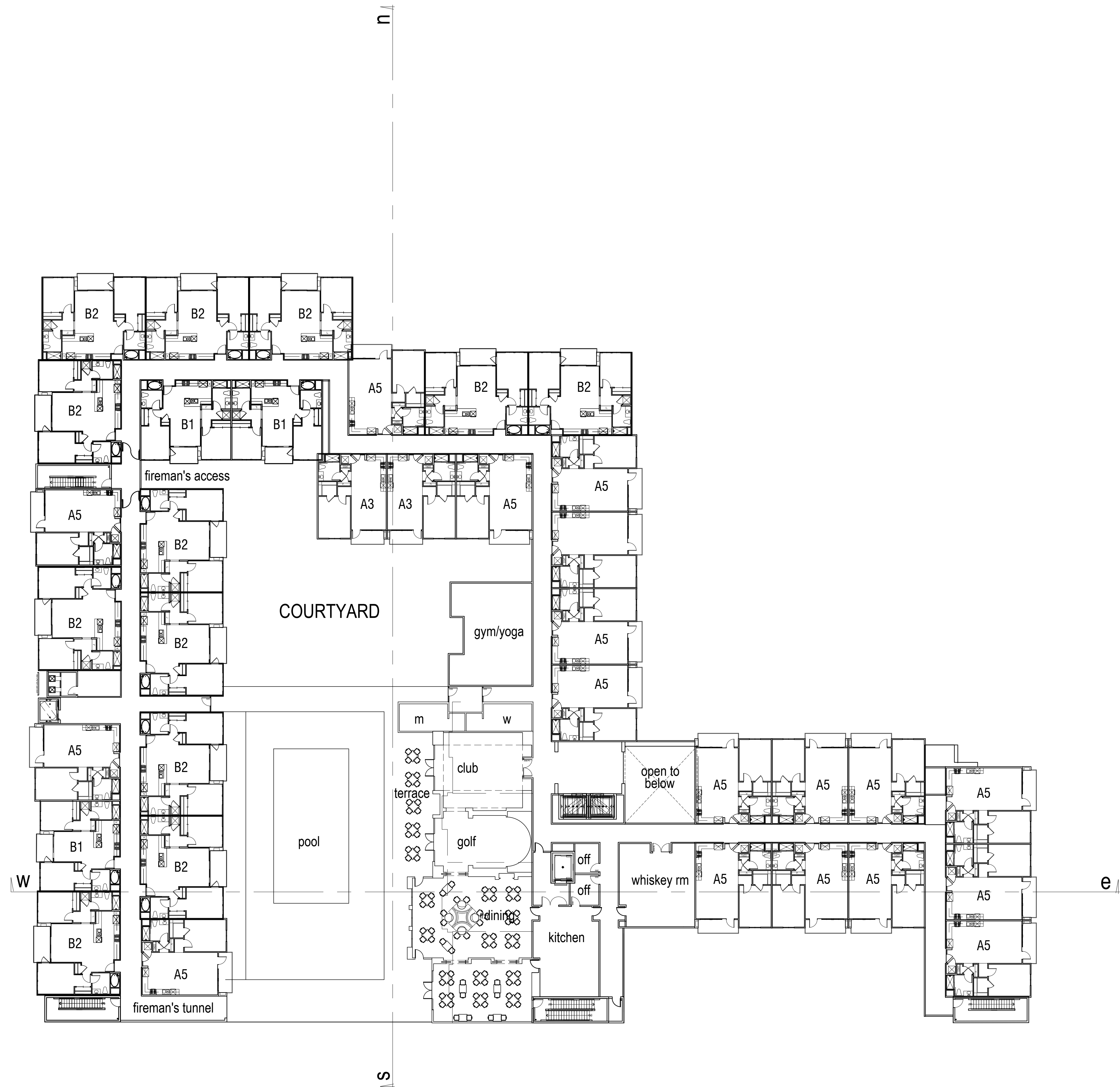
Abbreviations:

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:

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.

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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 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.
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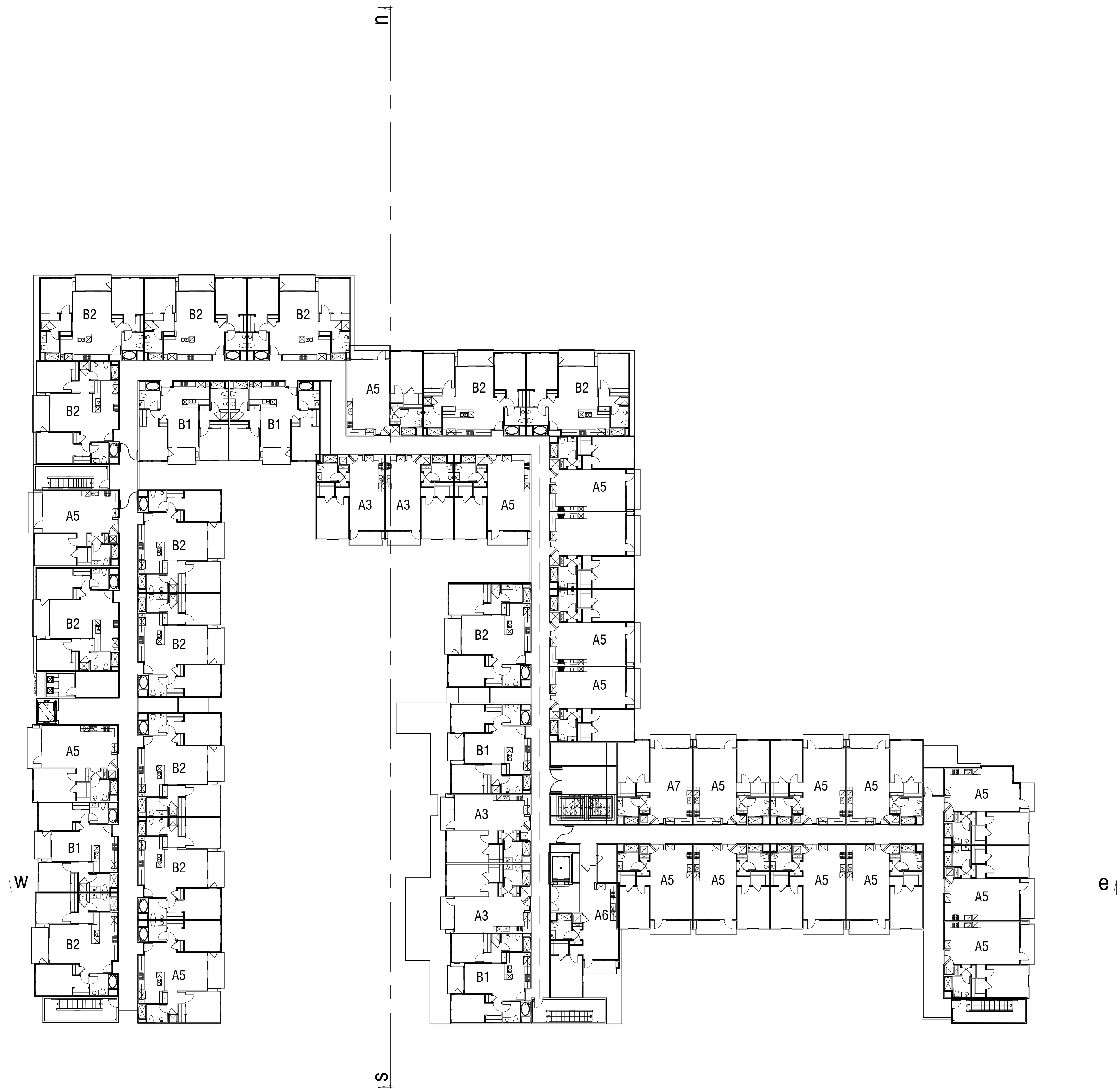
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LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-04
LEVEL 2
CONCEPTUAL DESIGN
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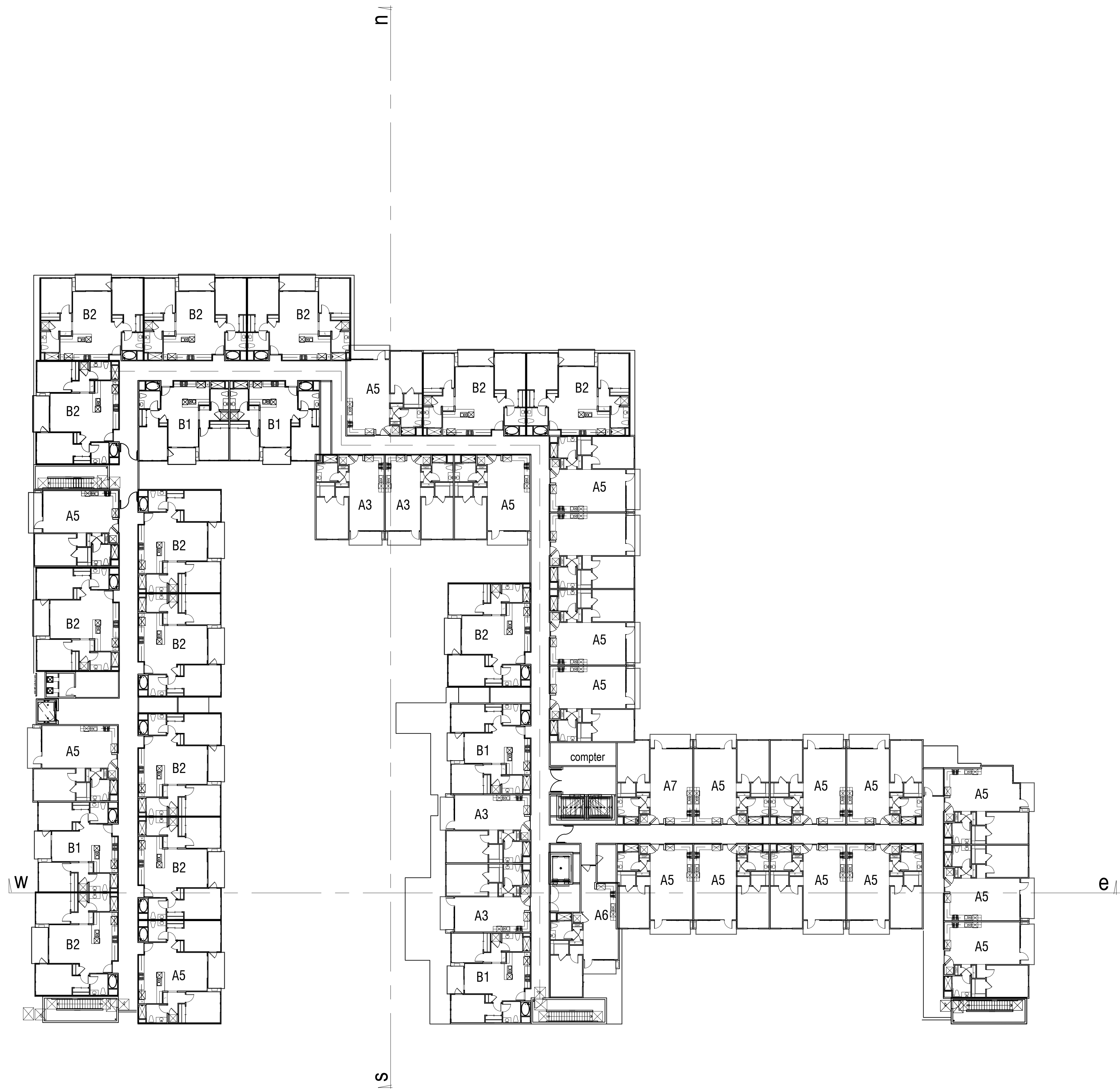
- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
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LPVI LLC

LA PAZ VILLAGE SENIOR LIVING
LAGUNA HILLS, CA

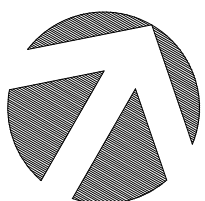
A-05
LEVEL 3
CONCEPTUAL DESIGN
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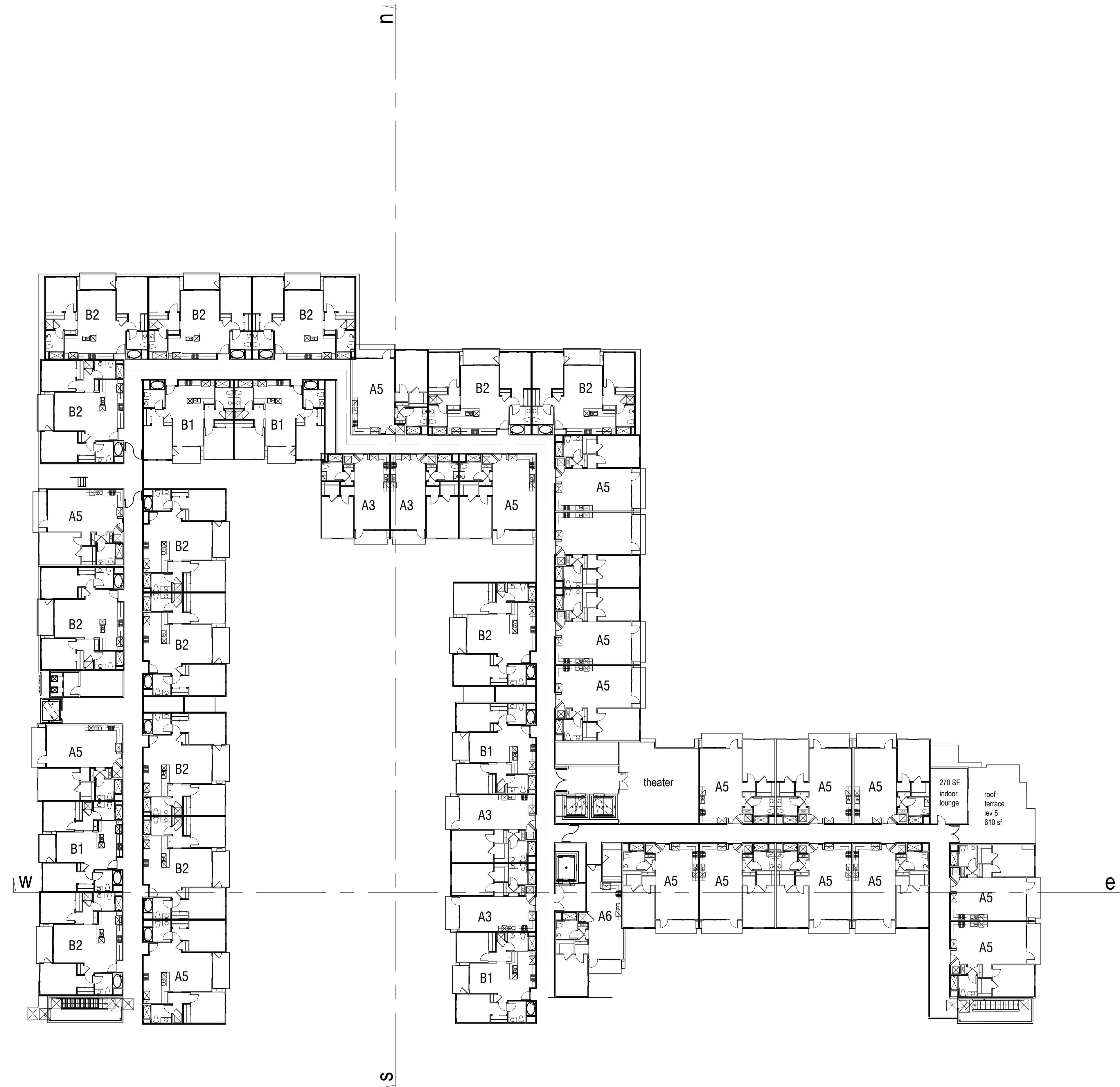




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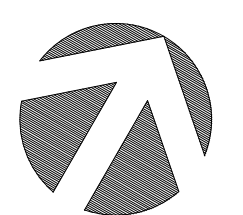
1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
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WHA

ORANGE COUNTY, LOS ANGELES, BAY AREA

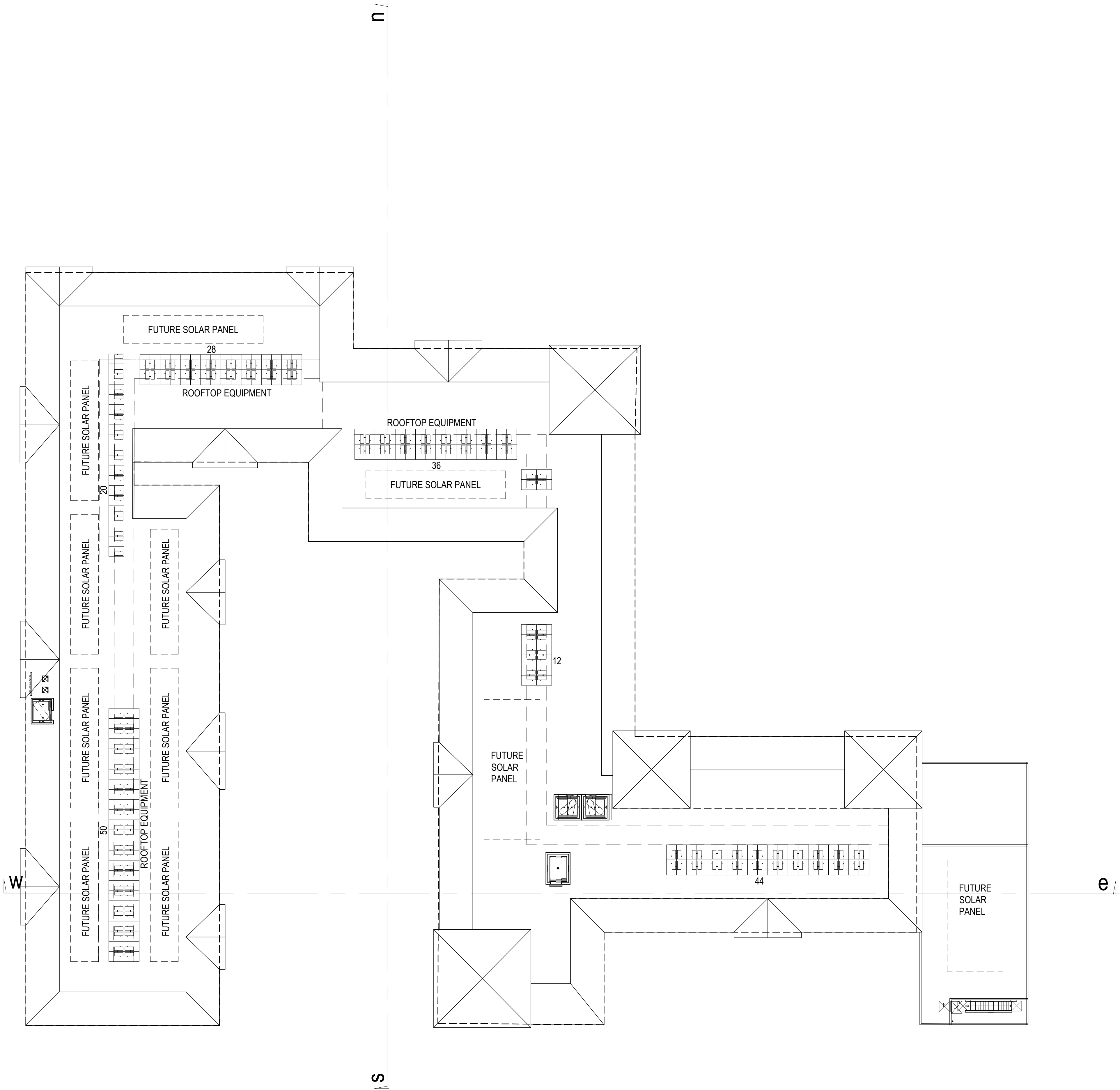
LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

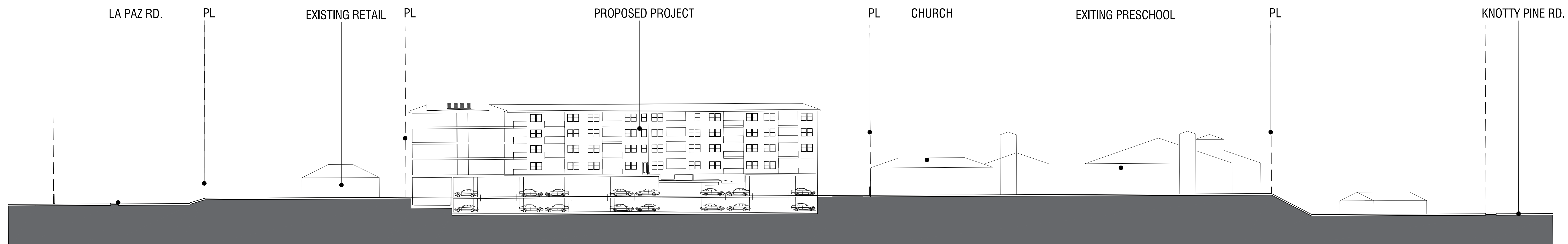
LPVI LLC

**A-07
LEVEL 5**
CONCEPTUAL DESIGN

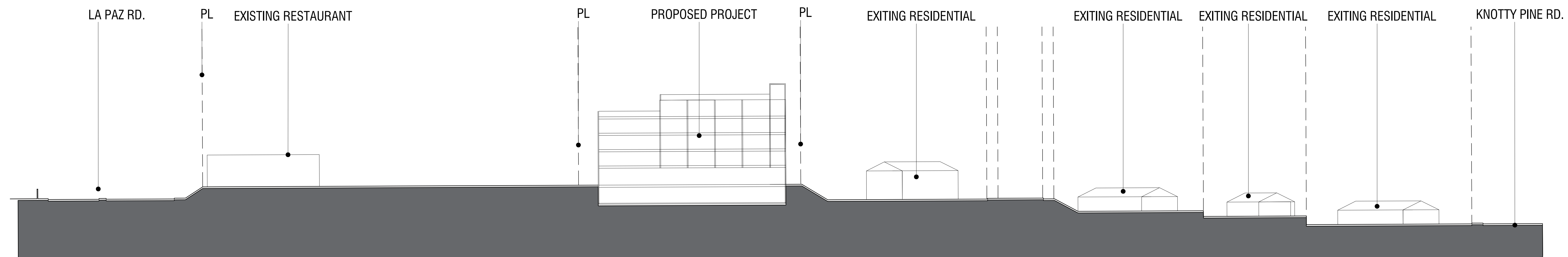
© 2023 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2021414 | 11-17-23



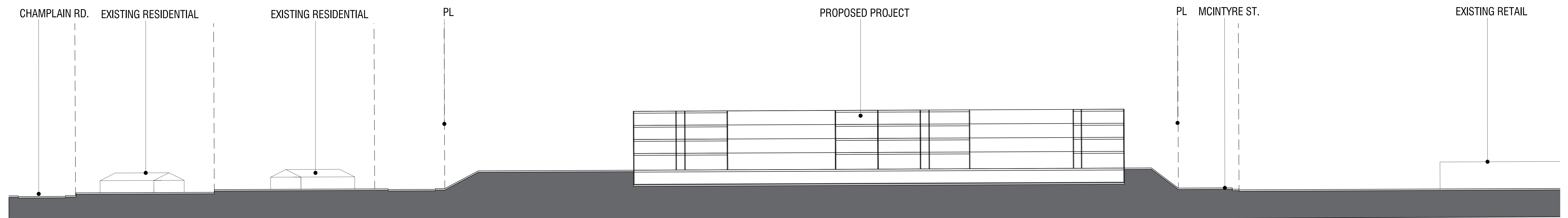
- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due 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.



NORTH-SOUTH SECTION A-A



NORTH-SOUTH SECTION B-B

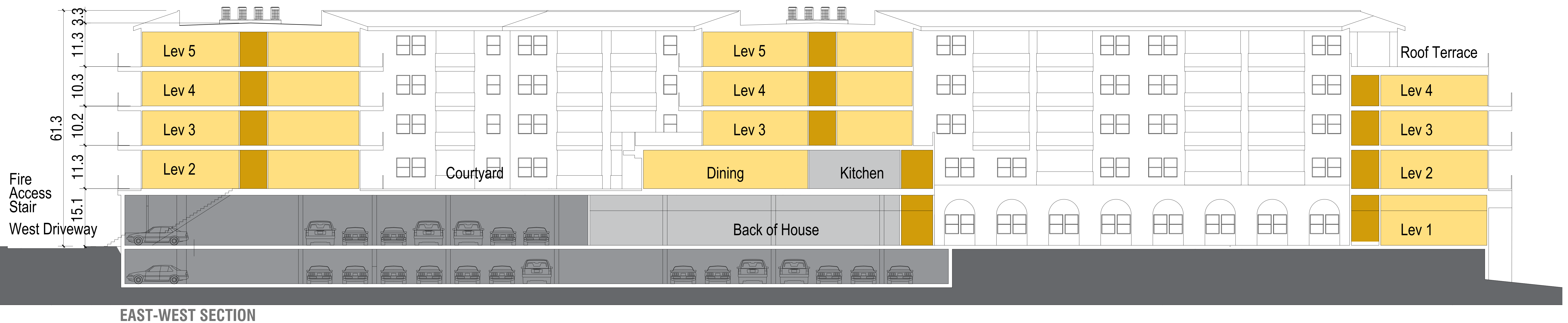
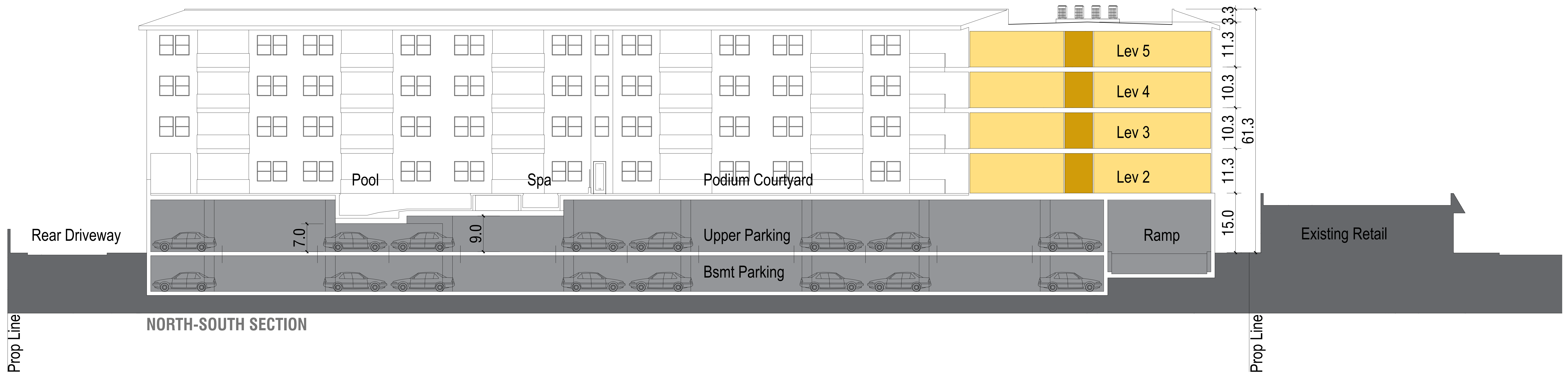


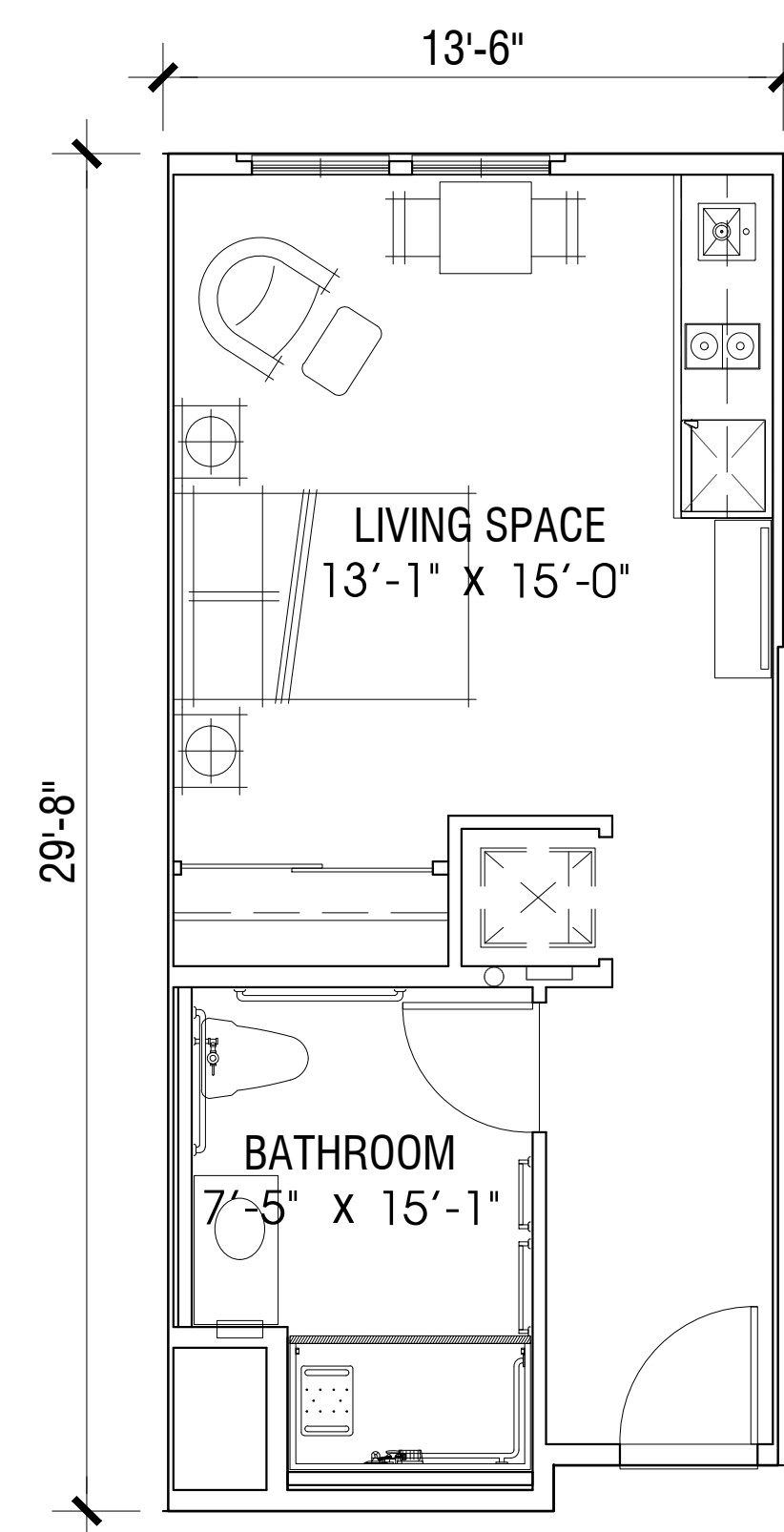
NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

EAST-WEST SECTION C-C

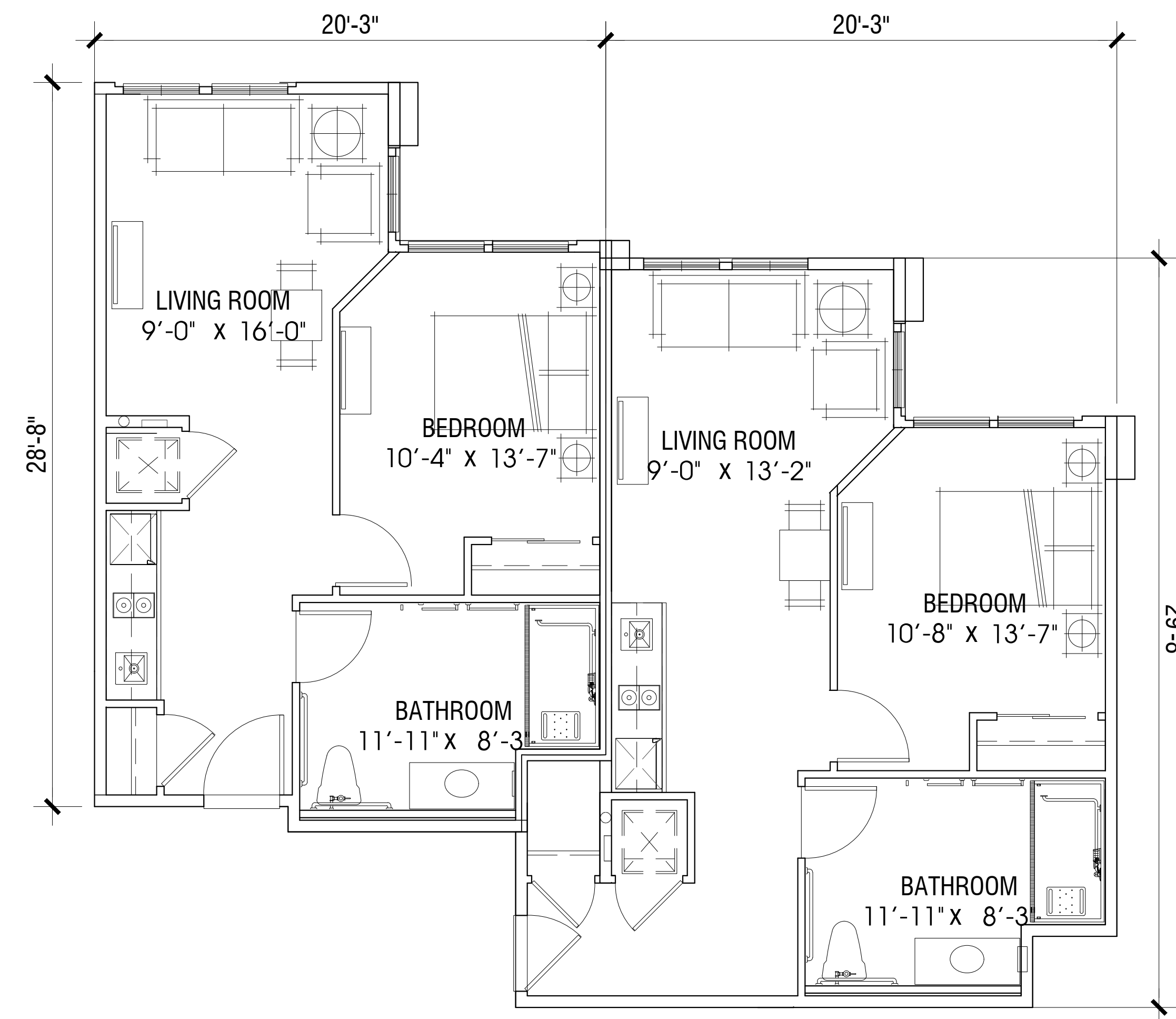
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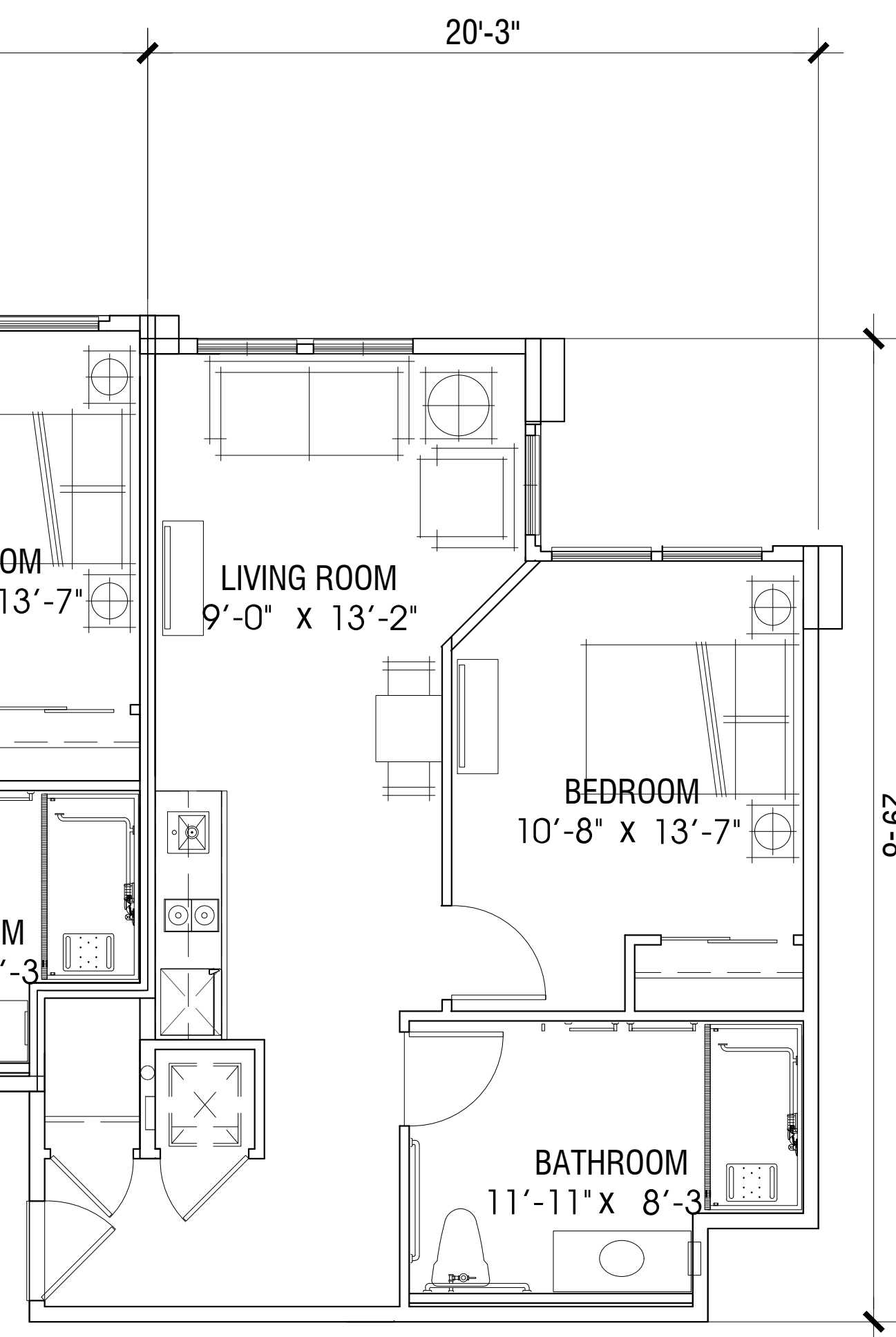




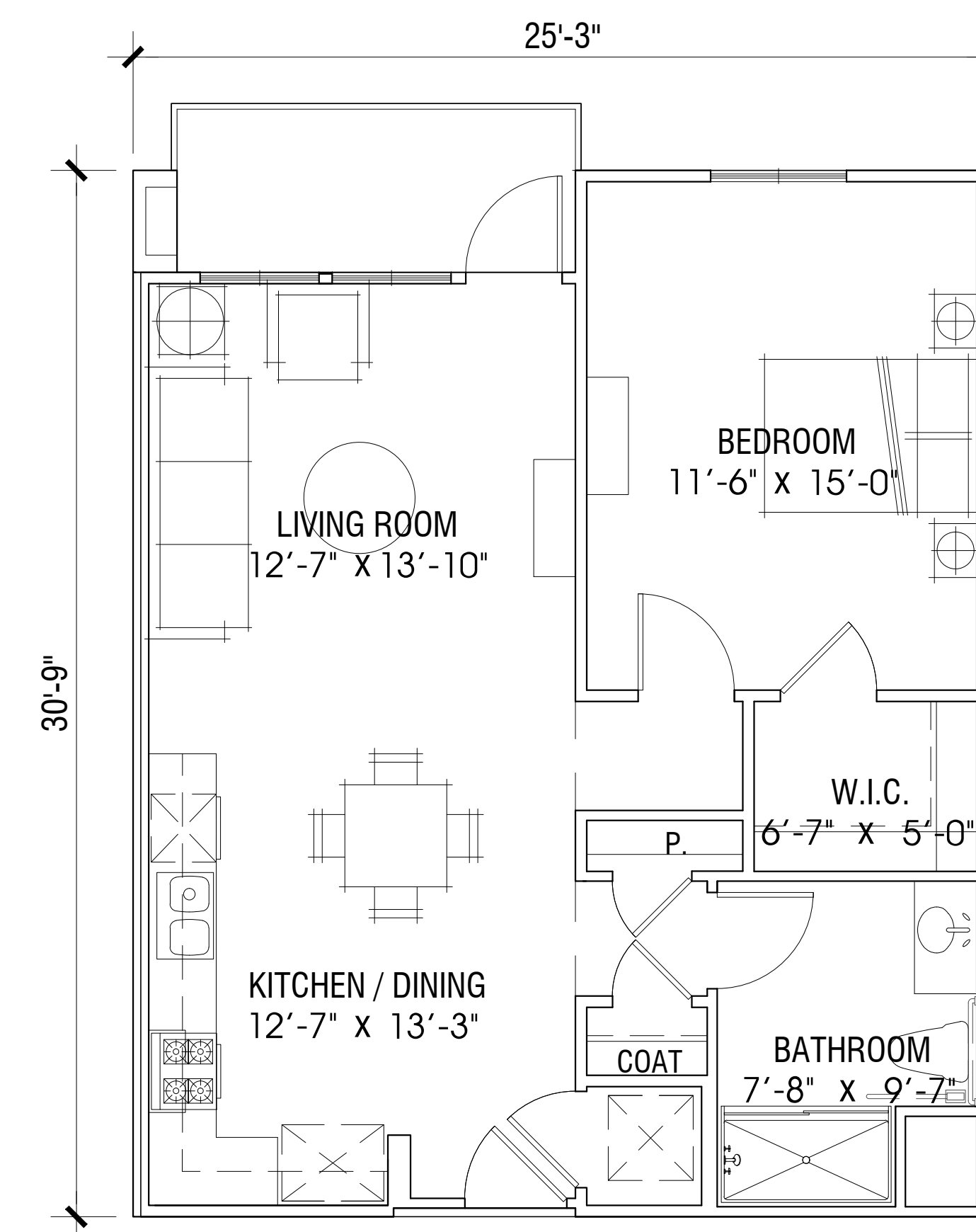
UNIT: S1
STUDIO
AREA: 390 S.F.



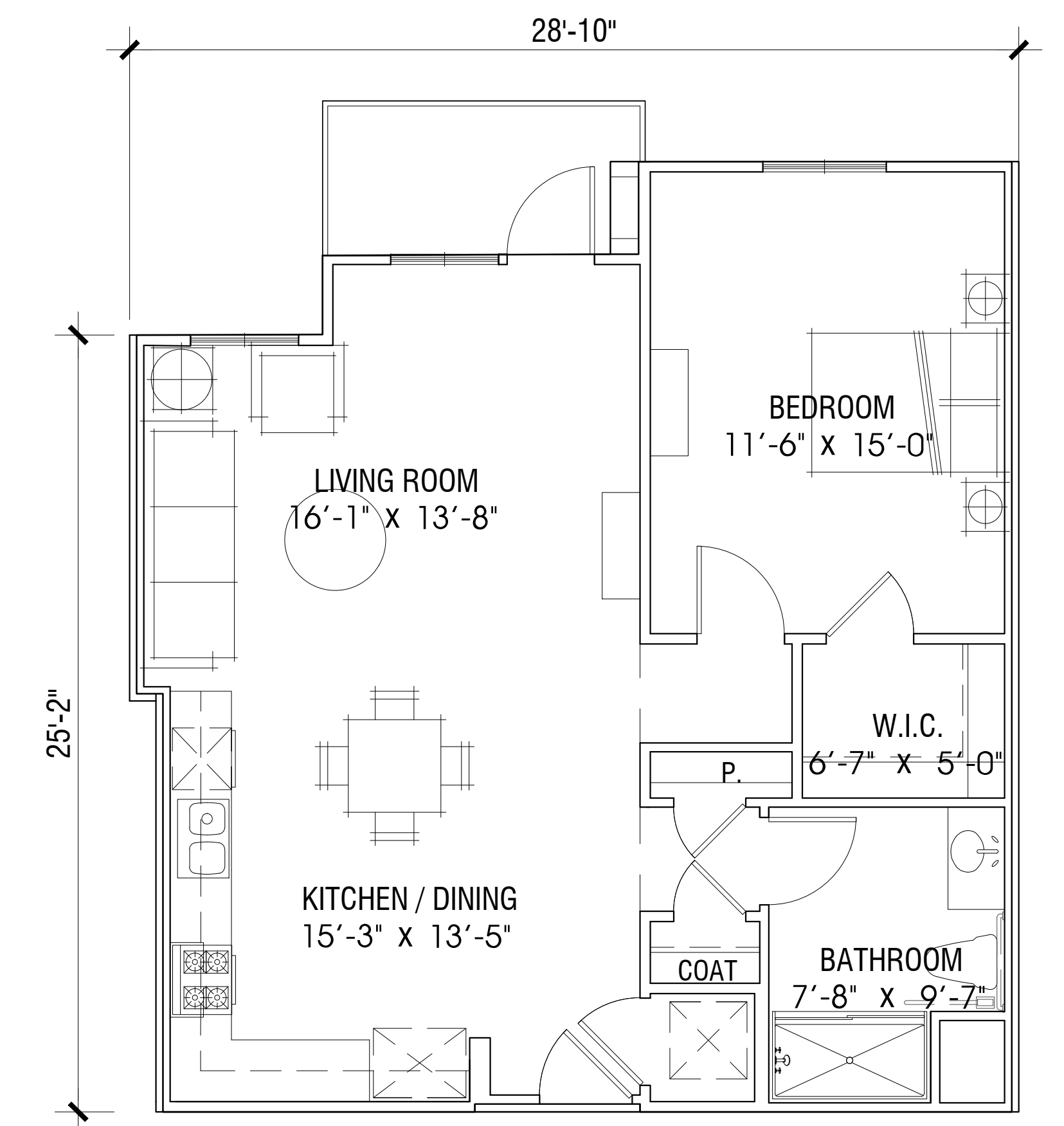
UNIT: A1
1 BEDROOM / 1 BATH
AREA: 519 S.F.



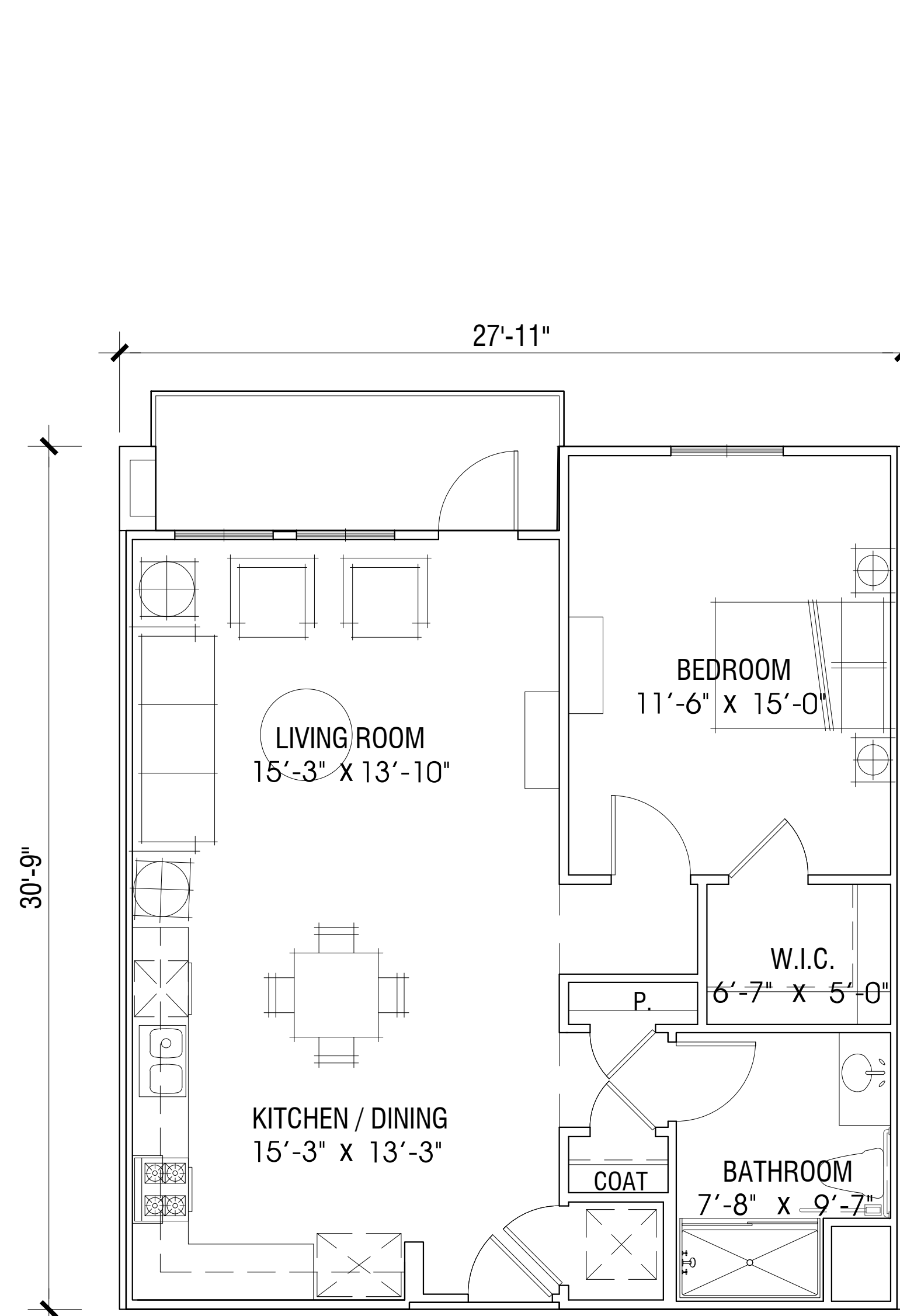
UNIT: A2
1 BEDROOM / 1 BATH
AREA: 575 S.F.



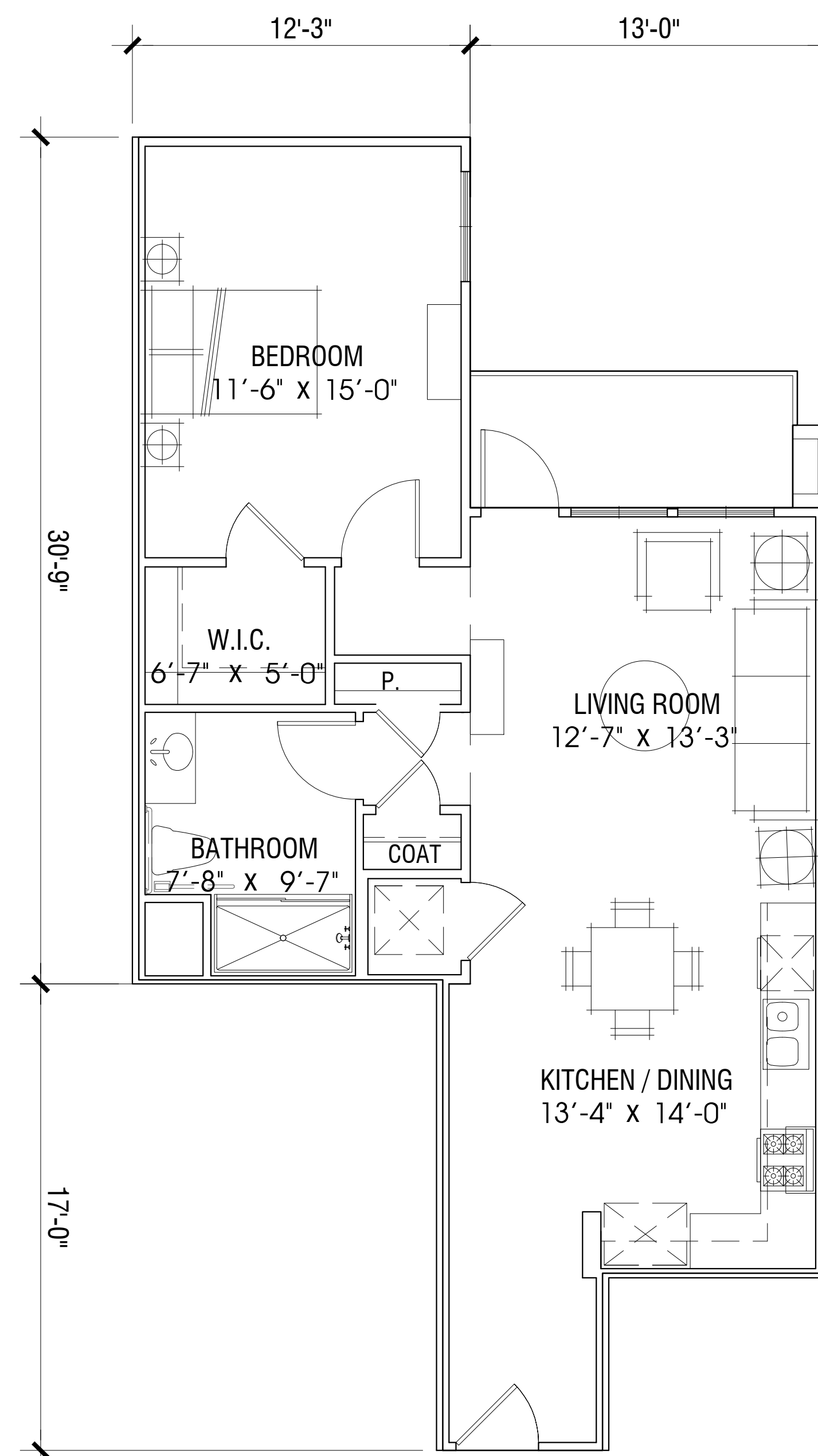
UNIT: A3
1 BEDROOM / 1 BATH
AREA: 726 S.F.
DECK: 60 S.F.



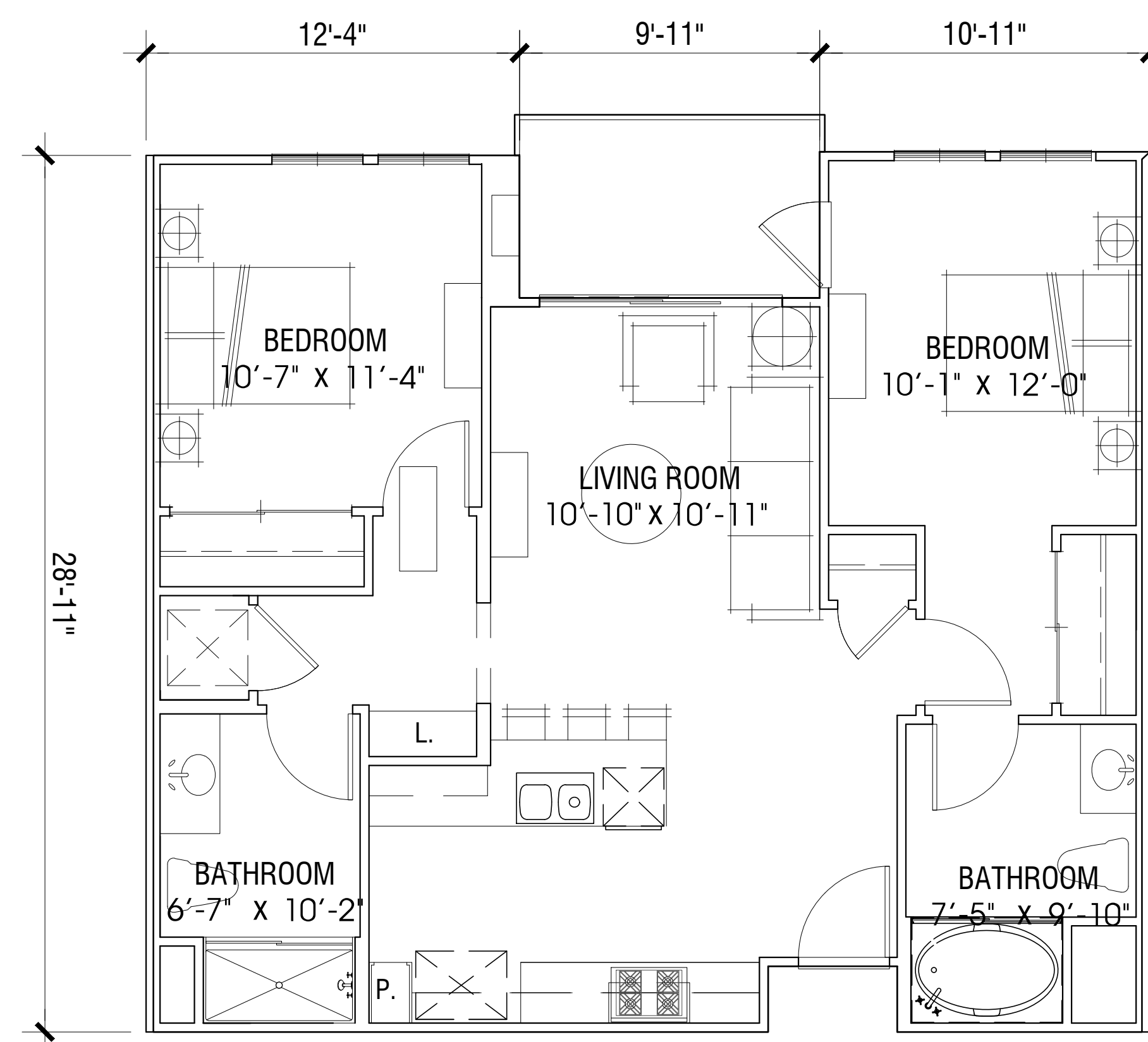
UNIT: A4
1 BEDROOM / 1 BATH
AREA: 796 S.F.
DECK: 48 S.F.



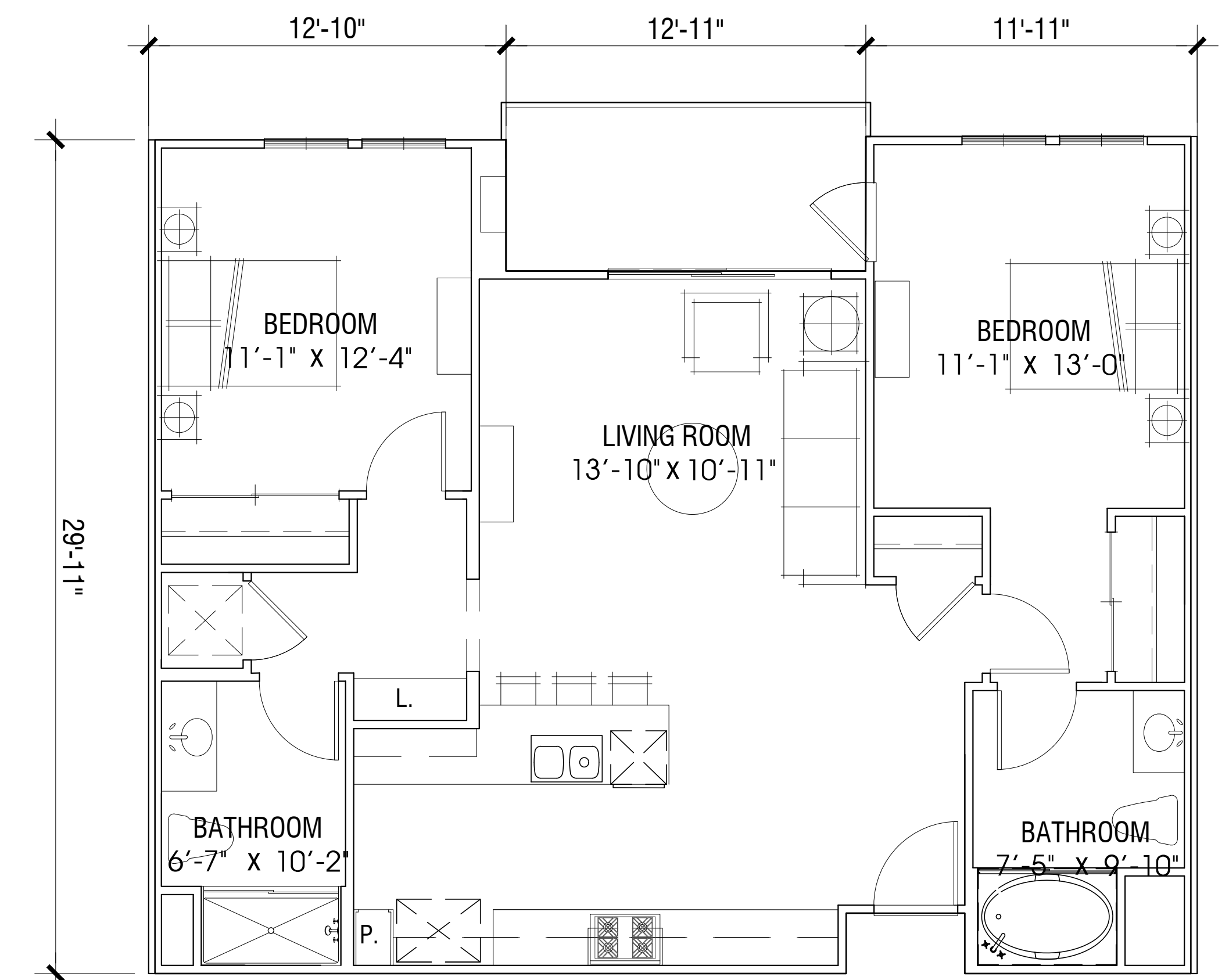
UNIT: A5
1 BEDROOM / 1 BATH
AREA: 800 S.F.
DECK: 71 S.F.



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"



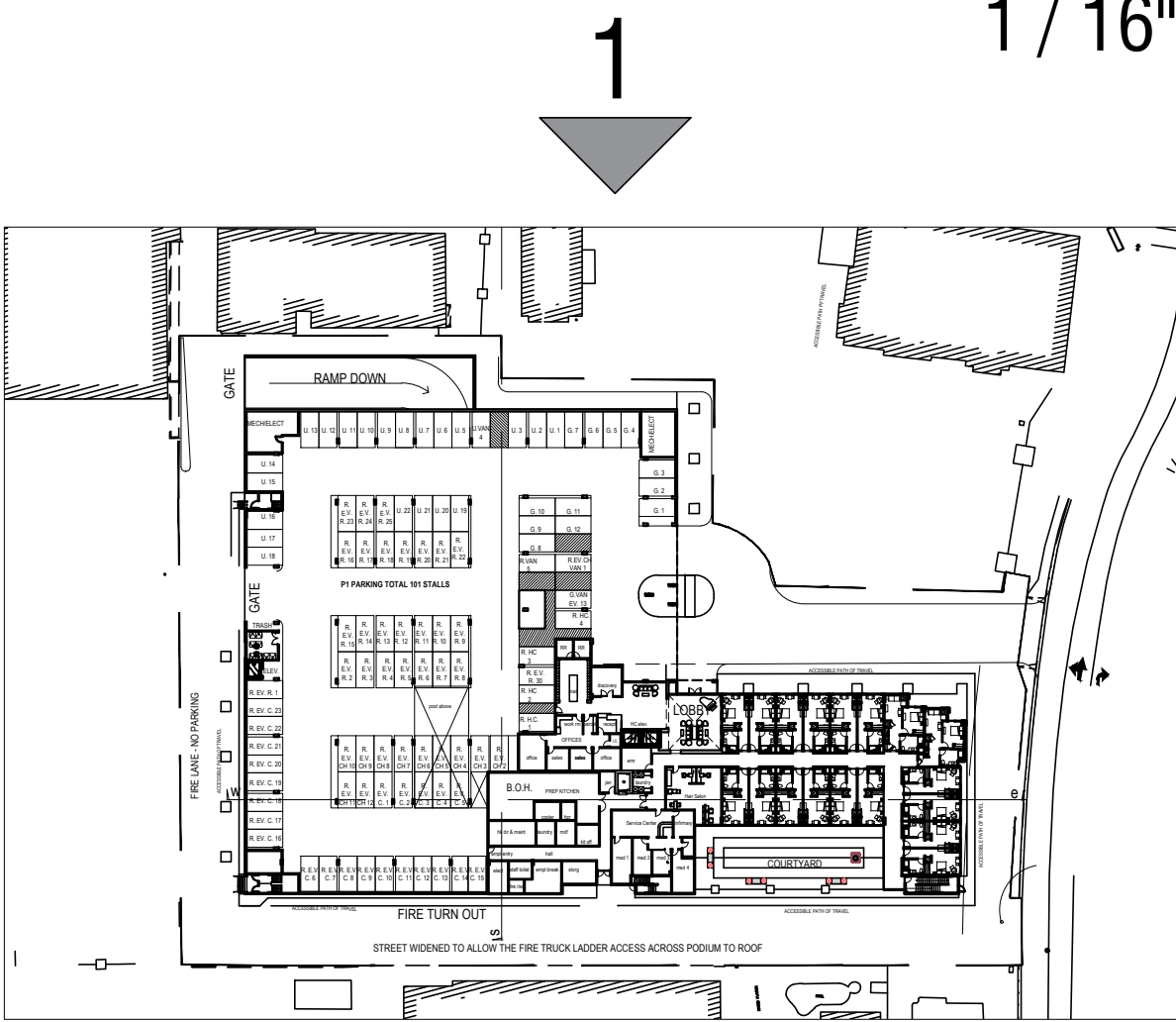
NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

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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ORANGE COUNTY, LOS ANGELES, BAY AREA



NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

CONCEPTUAL MCINTYRE ELEVATION

1"=30'-0"



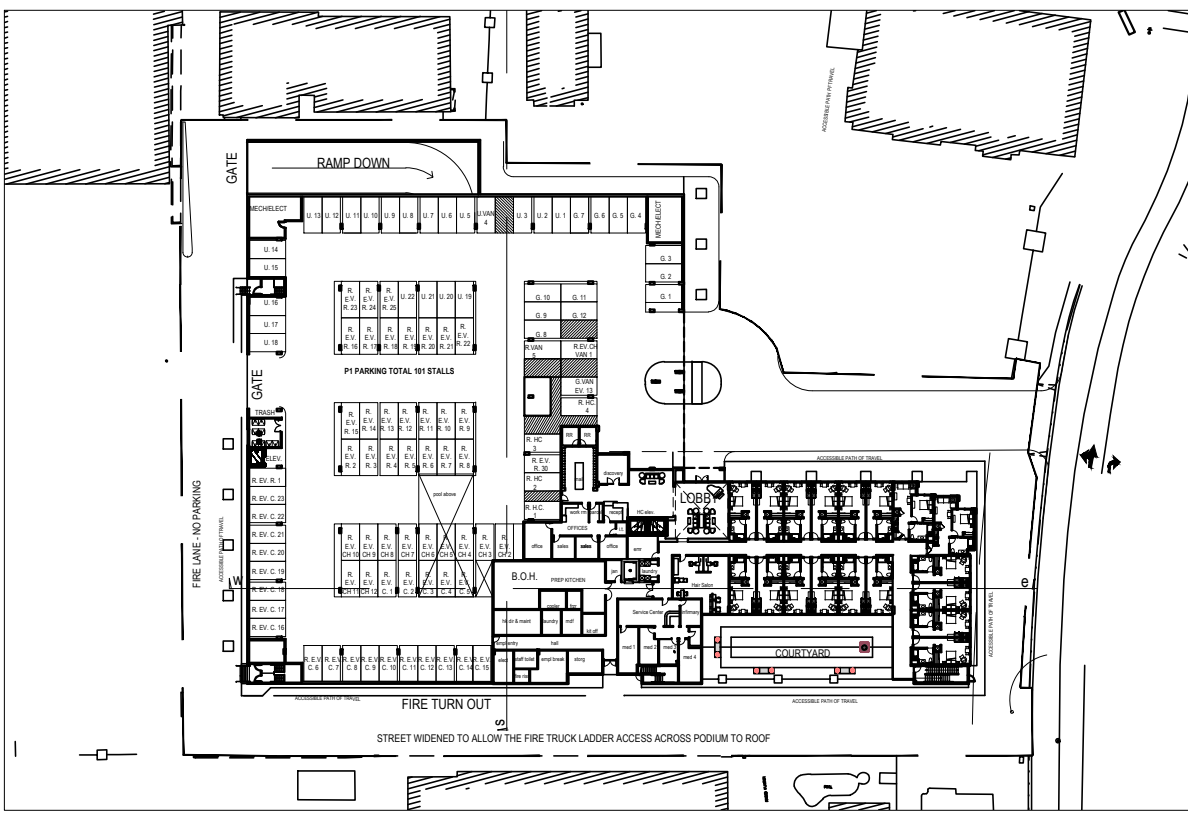
NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

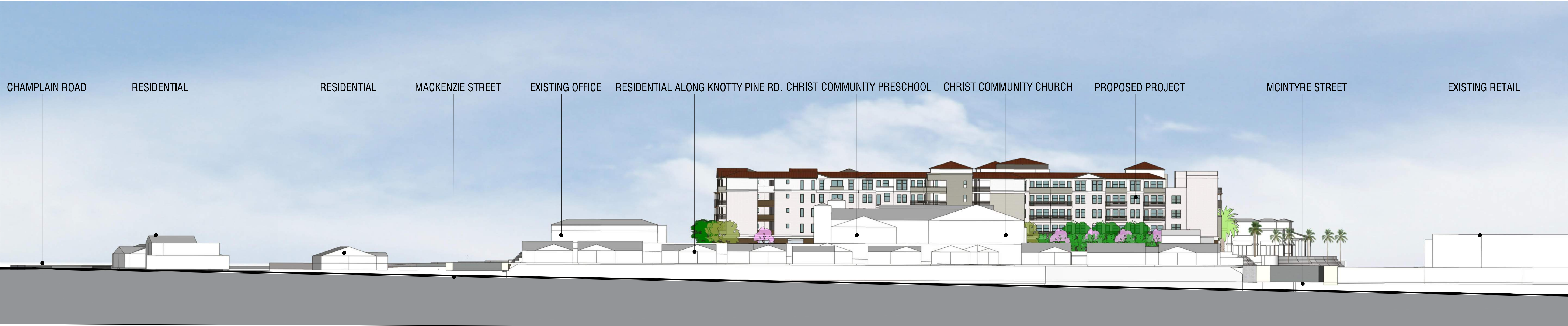
2- EAST ELEVATION

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"



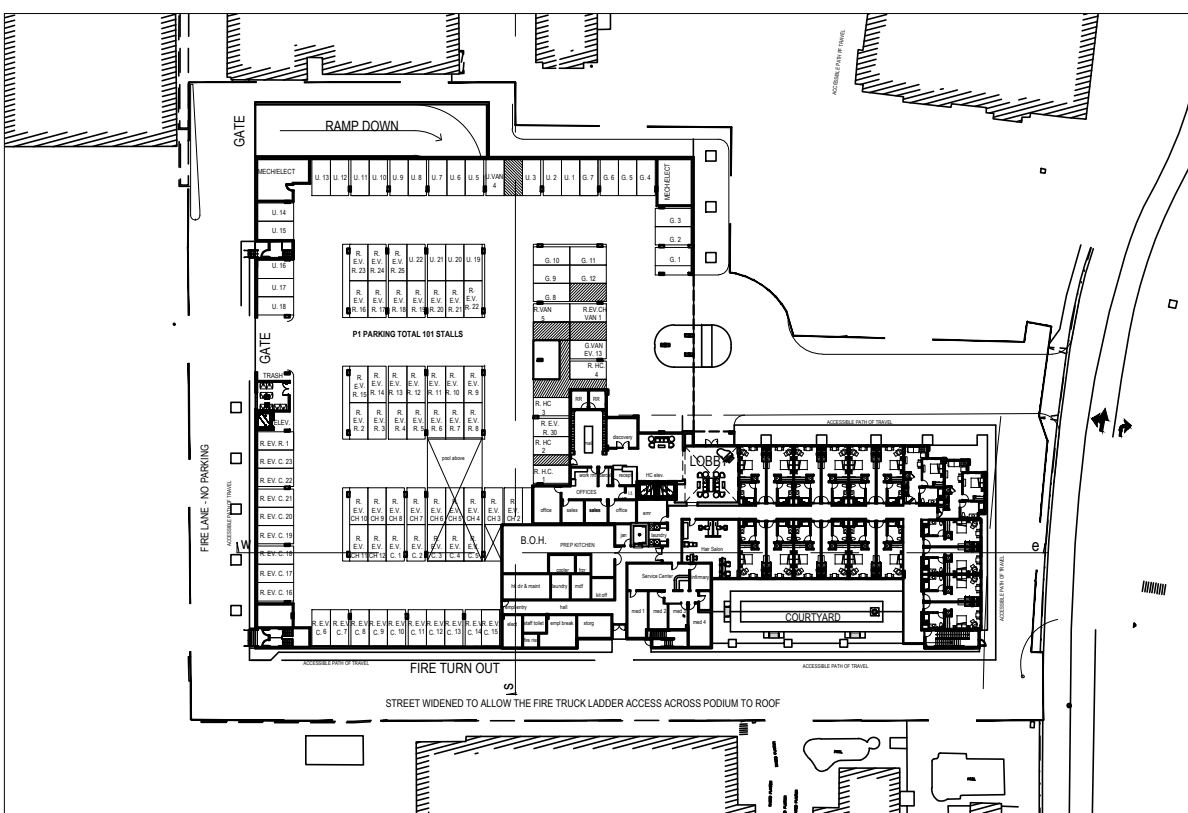
NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

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



NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

CONCEPTUAL MACKENZIE ELEVATION

1"=30'-0"



NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

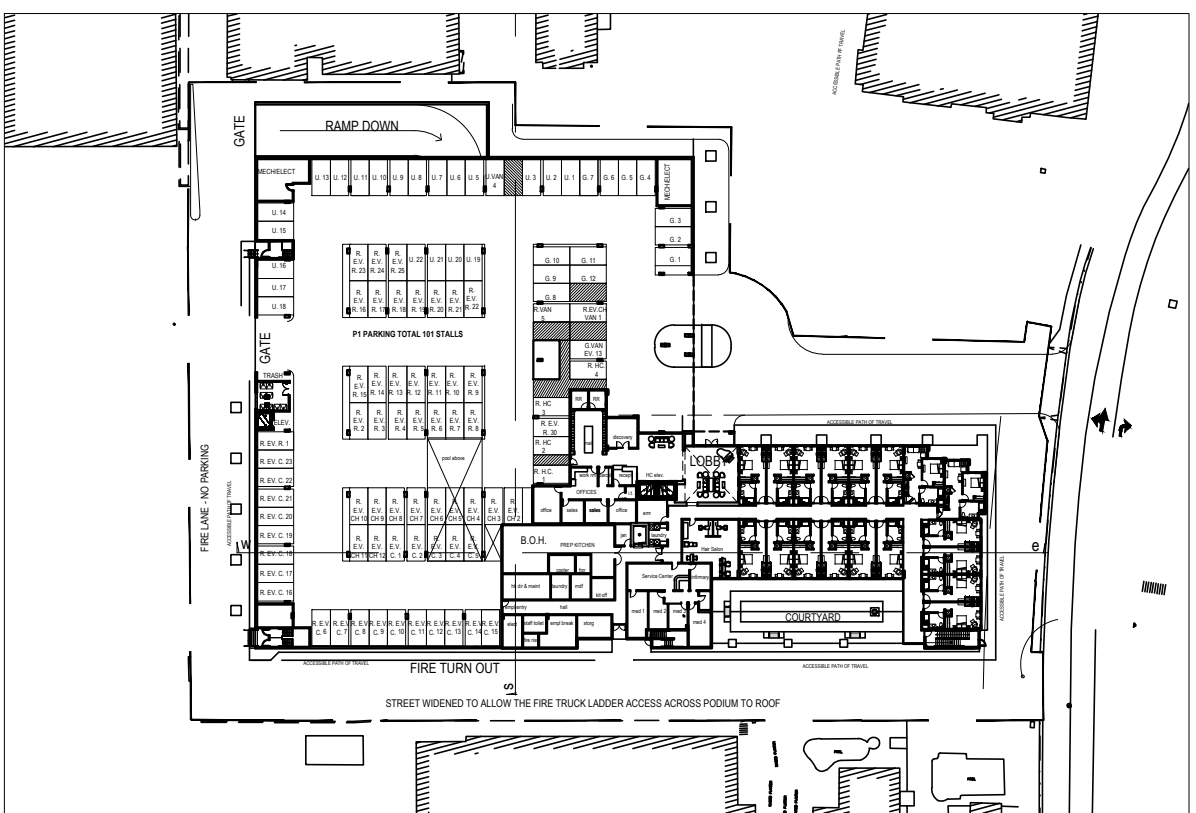
4- WEST ELEVATION

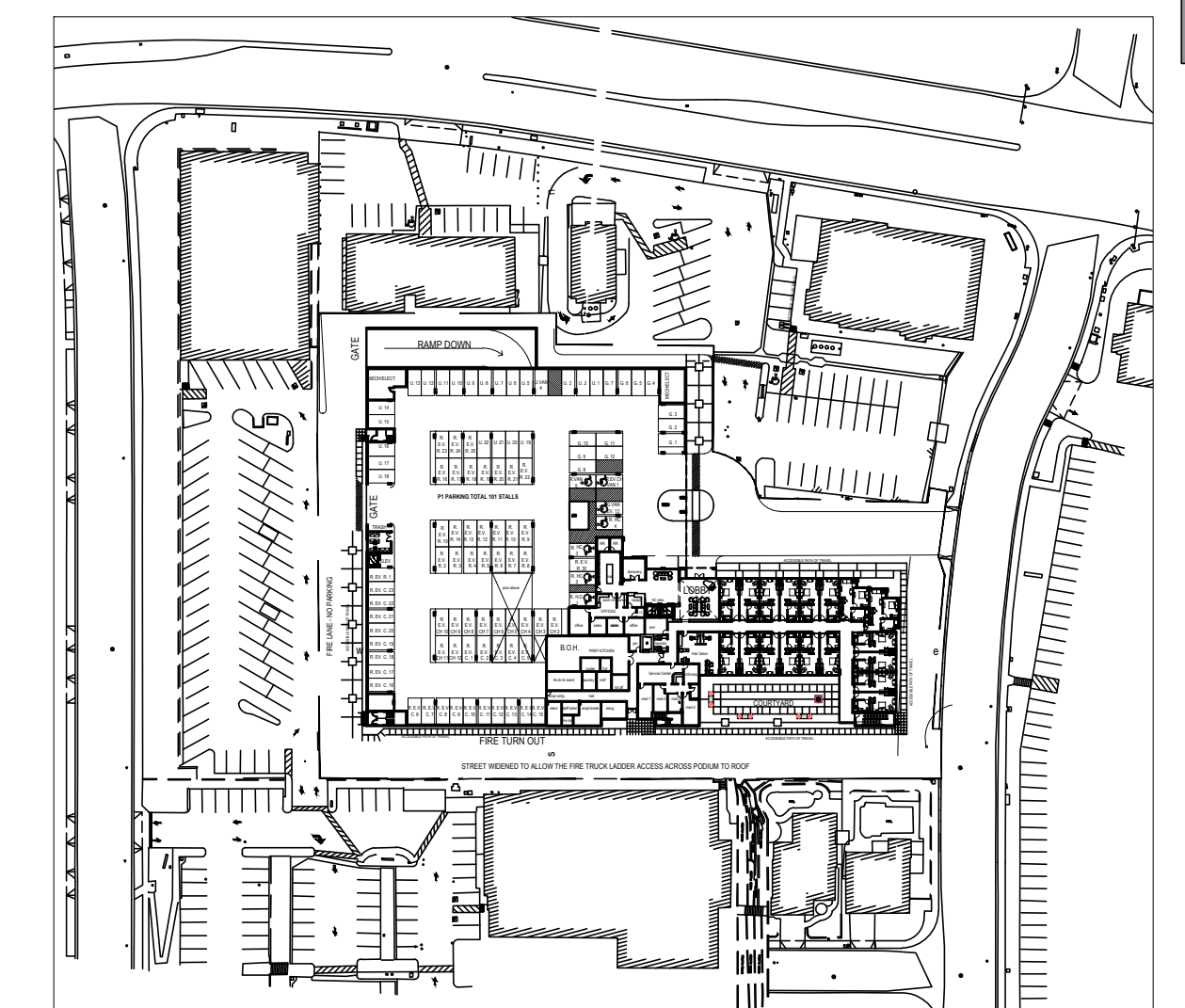
1 / 16"=1'-0"

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 ➔

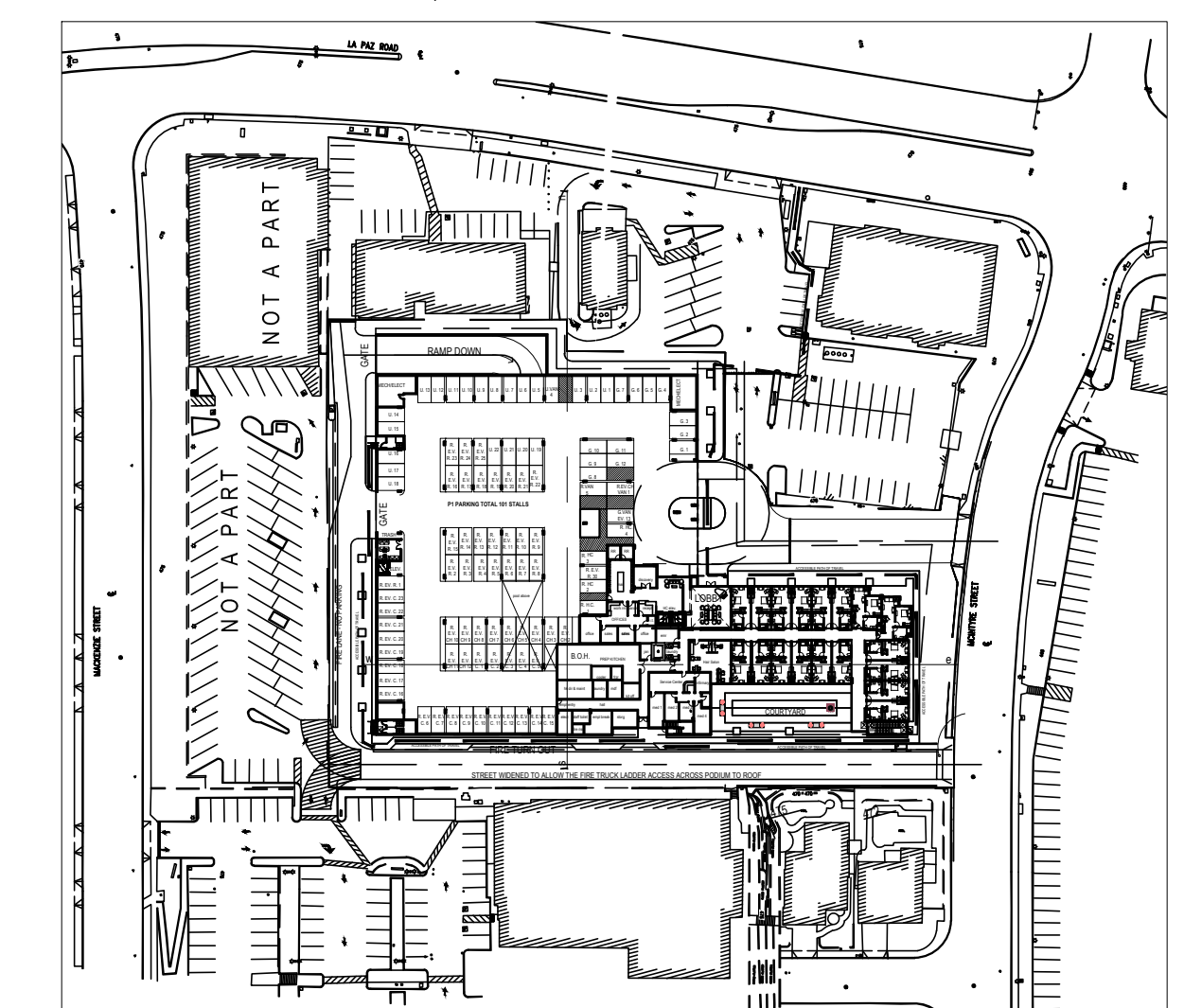




1



2
↓



LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

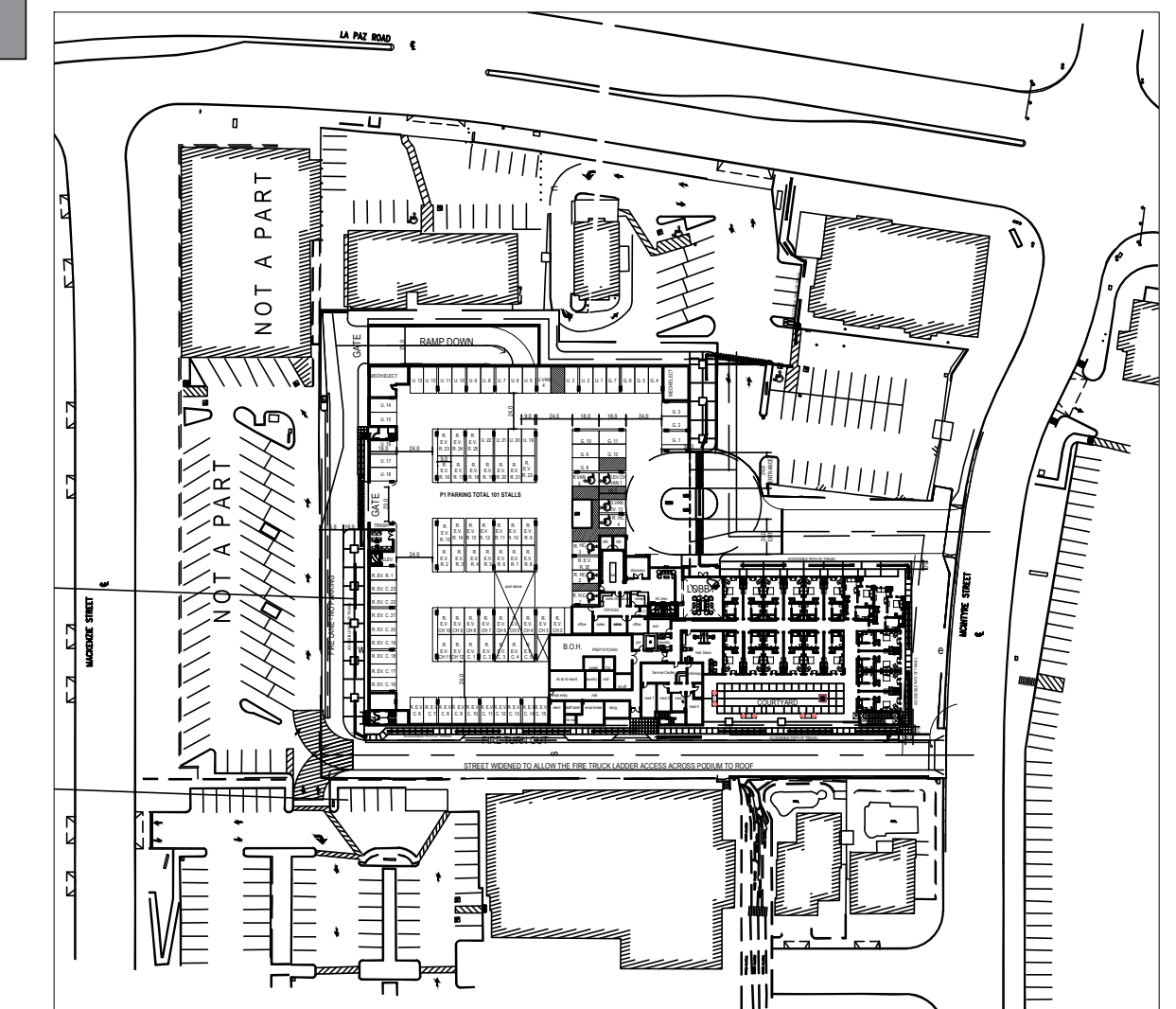
A-18
PERSPECTIVE VIEWS
CONCEPTUAL DESIGN

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3



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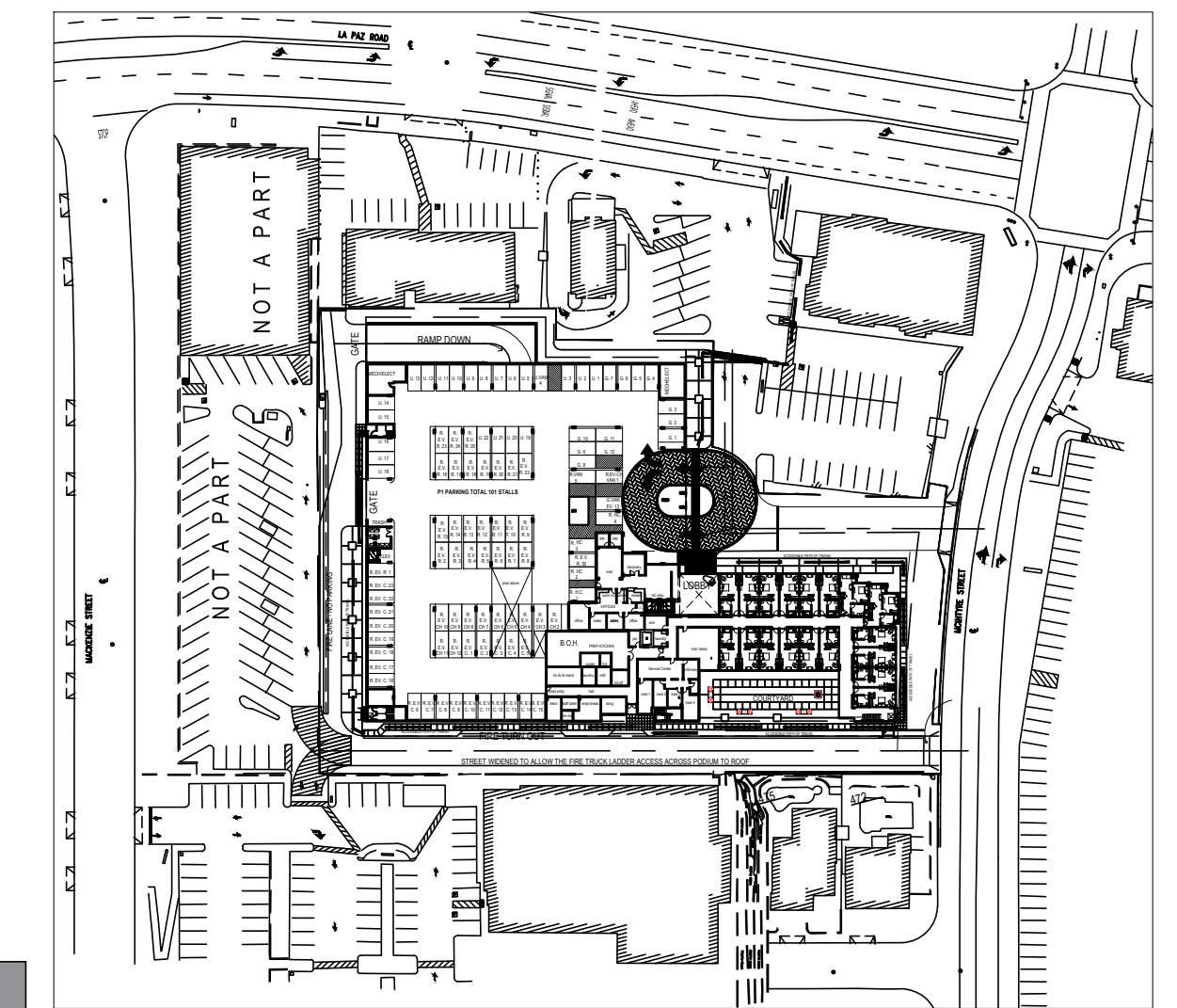
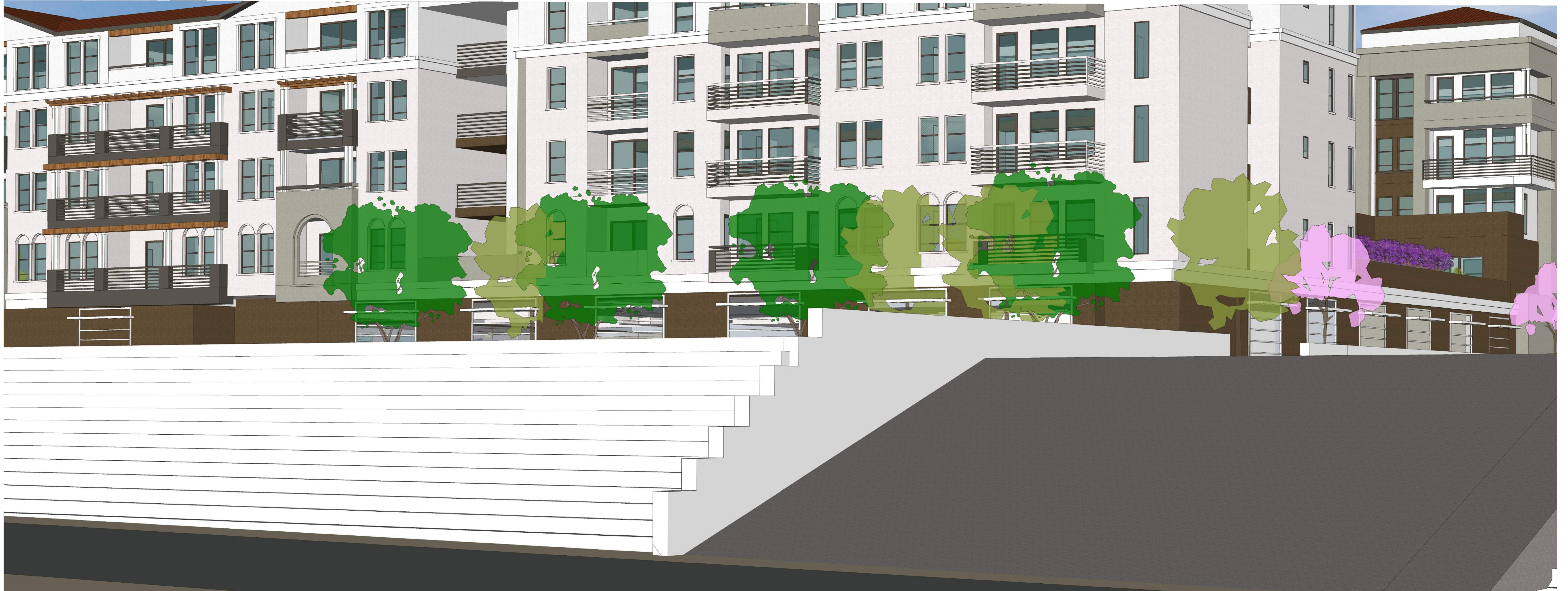
LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-19
PERSPECTIVE VIEWS
CONCEPTUAL DESIGN

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4

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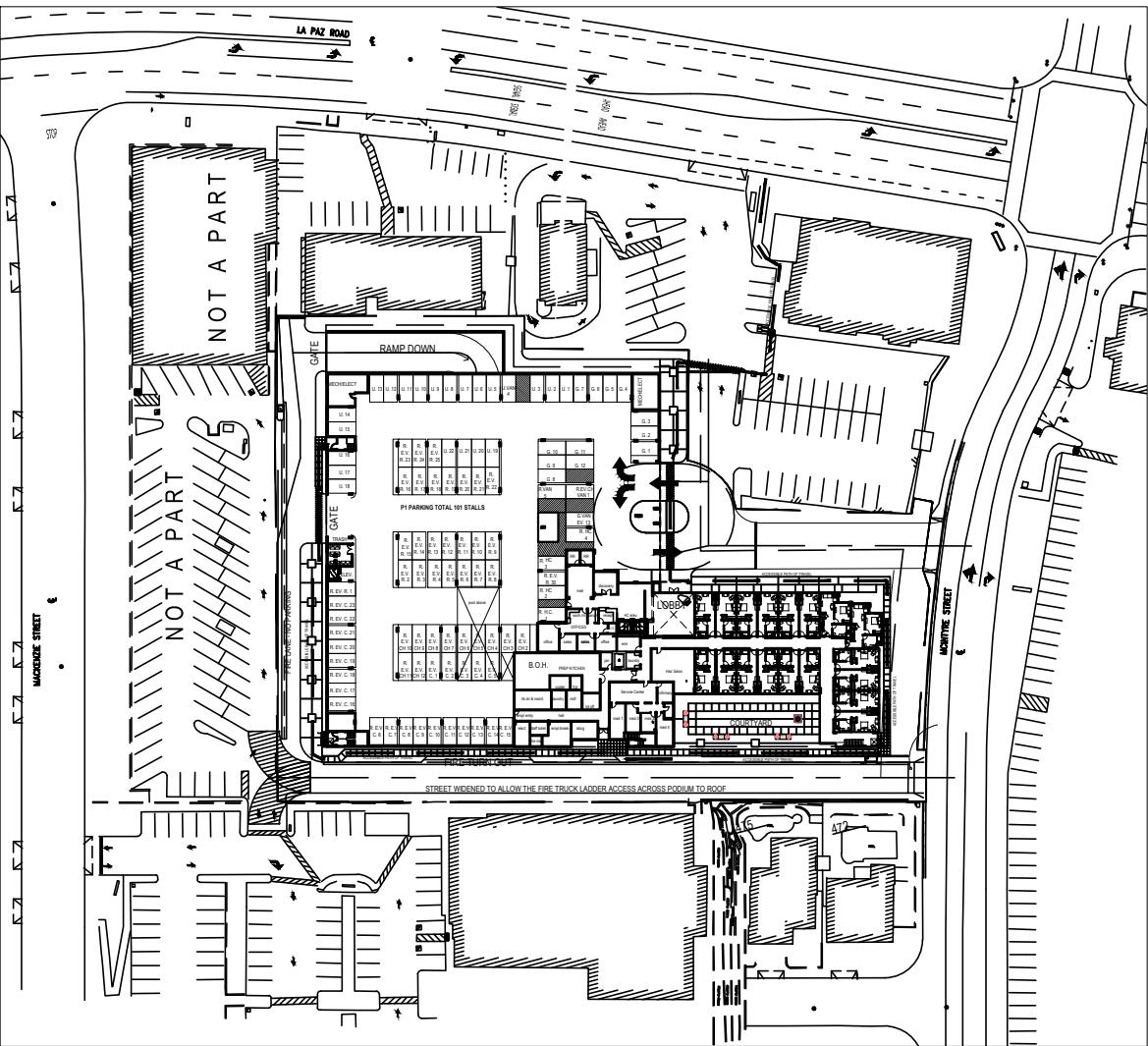
LA PAZ VILLAGE SENIOR LIVING

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



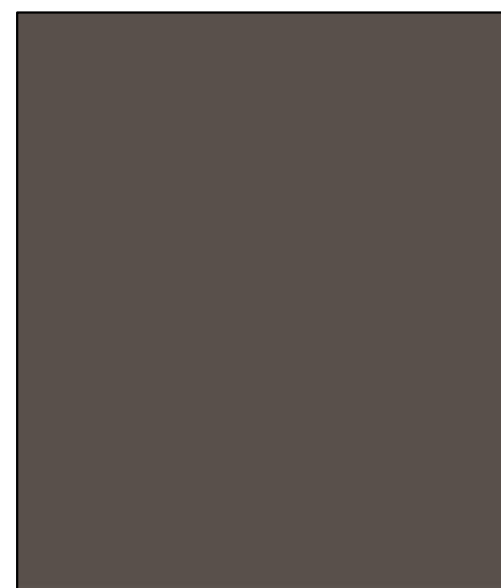
3 WOOD TRELLIS
MANUFACTURE: ONSITE FABRICATION
MATERIAL: WOOD
COLOR: VALSPAR- CEDAR



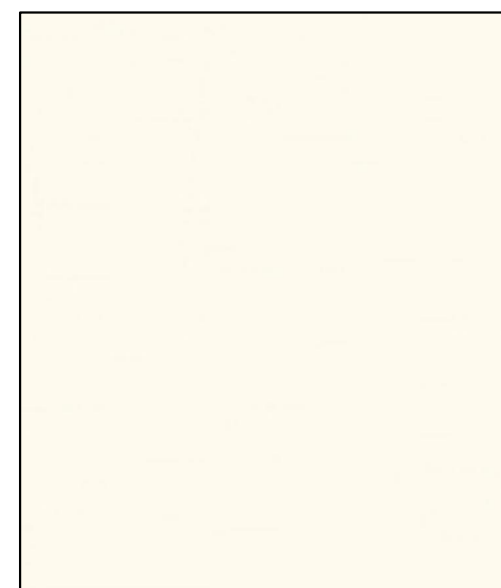
4 GARAGE GRILL
MANUFACTURE: AMETCO OR EQUAL
MATERIAL: STEEL
COLOR: FACTORY PRIMED AND PAINTED IN FIELD



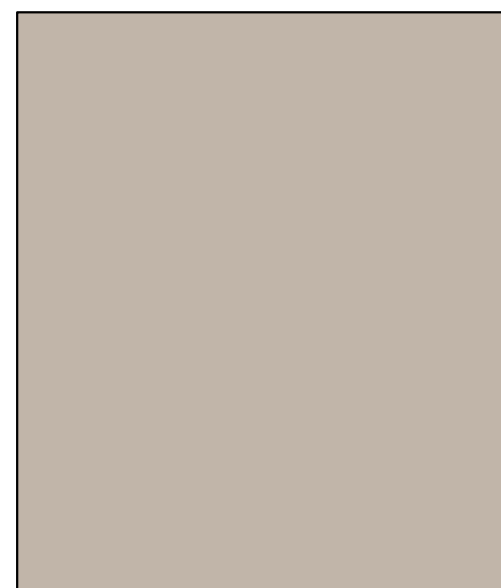
5 METAL RAILING
MANUFACTURE:FORTRESS OR EQUAL
MATERIAL: STEEL
COLOR: FACTORY PRIMED AND PAINTED IN FIELD



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



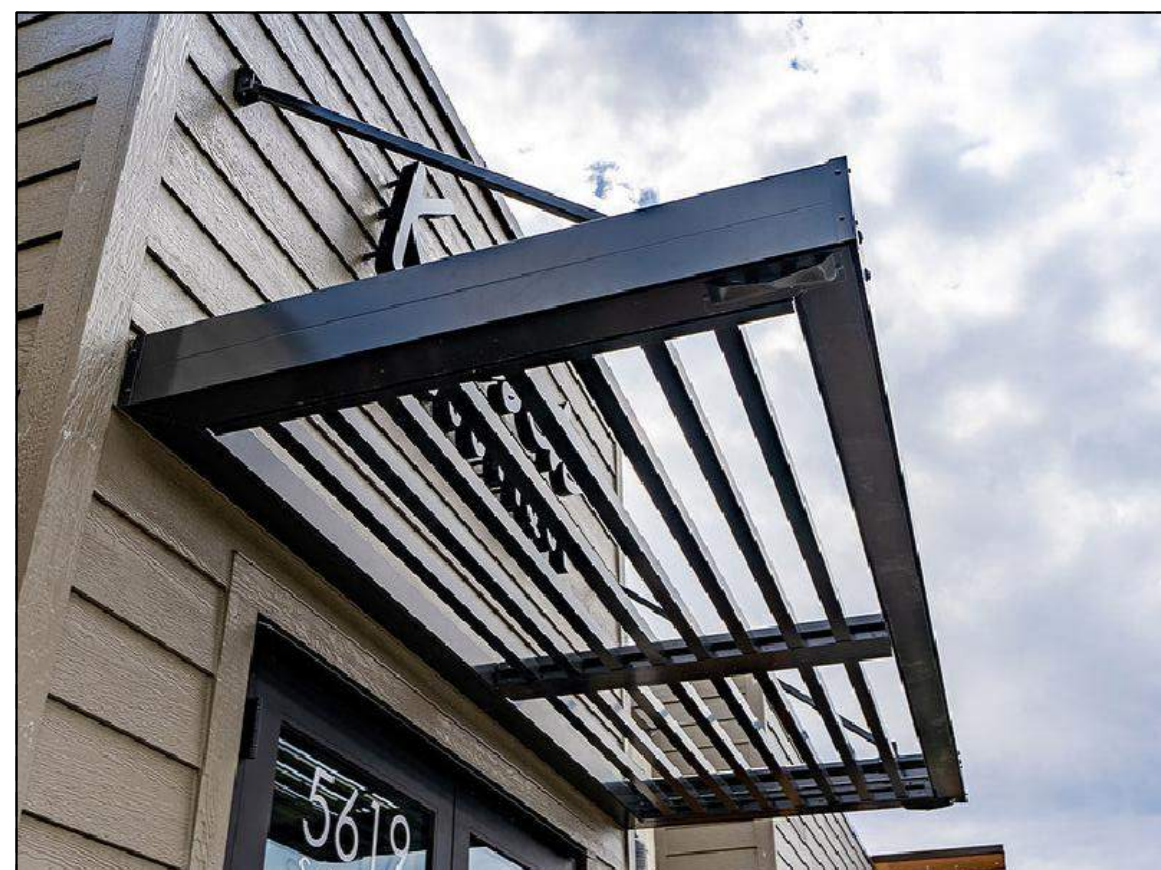
6 WINDOW
MANUFACTURE: MILGARD OR EQUAL
MATERIAL: VINYL
COLOR: WHITE



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

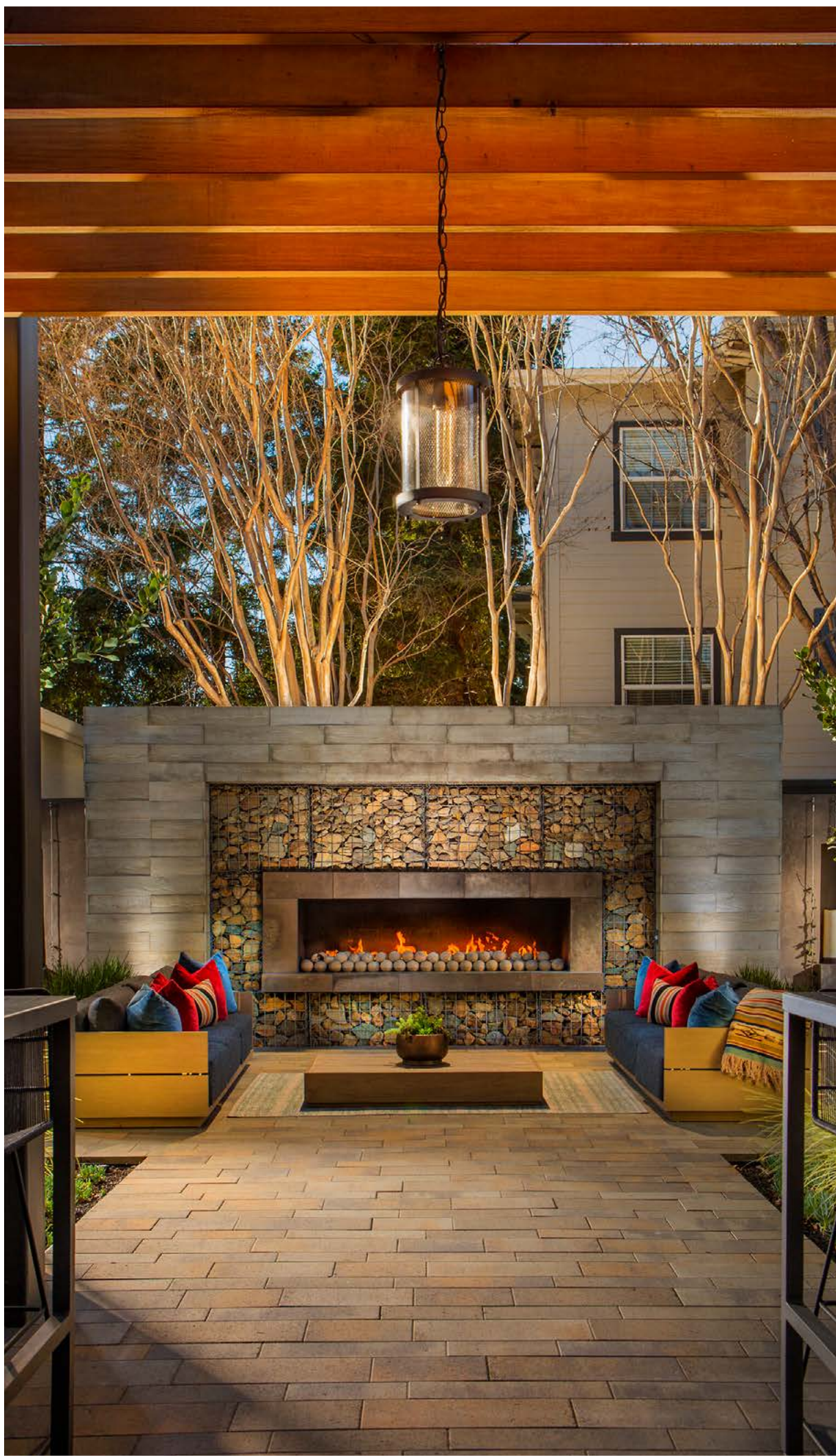
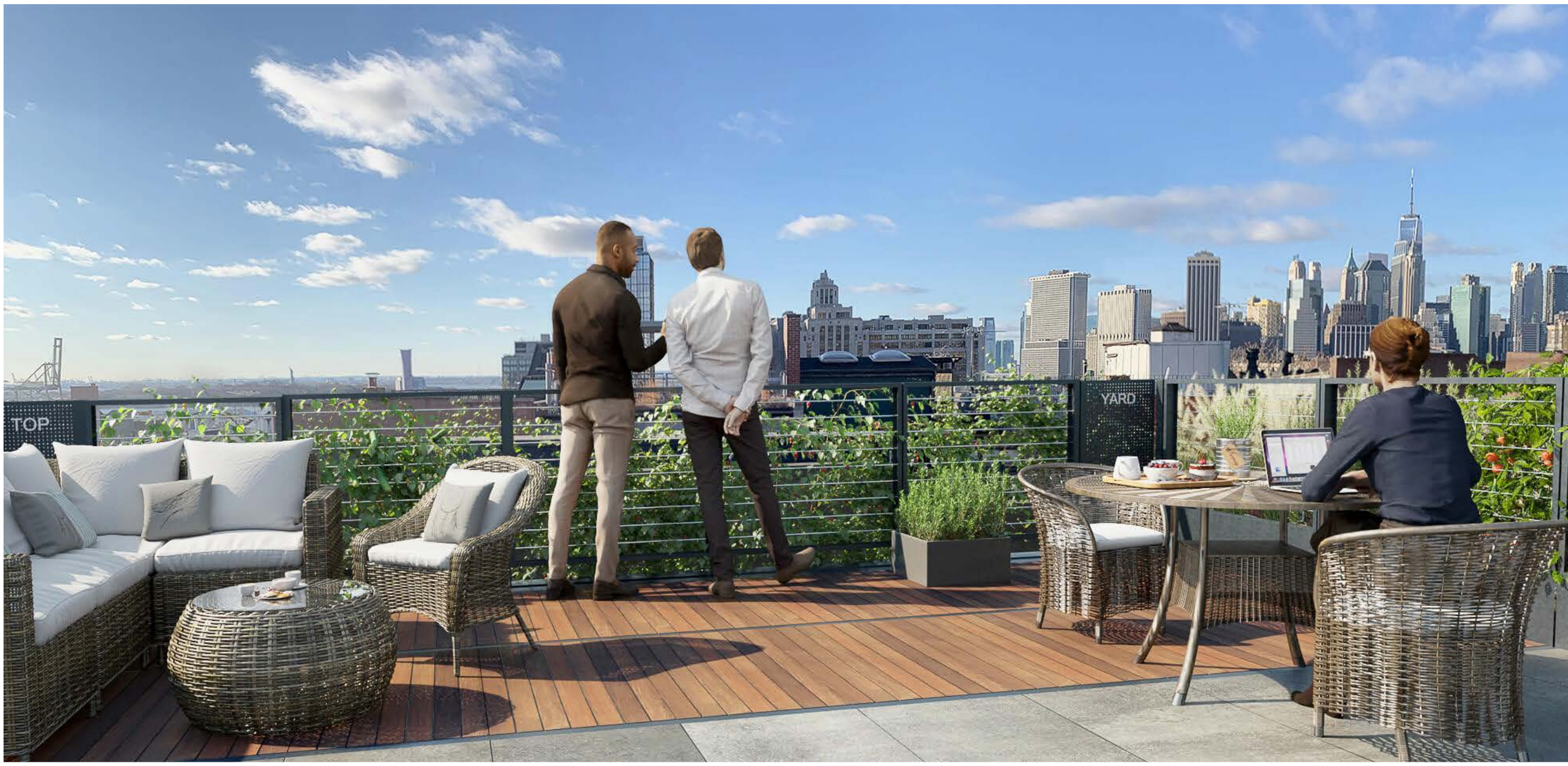
CONCEPTUAL DESIGN

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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

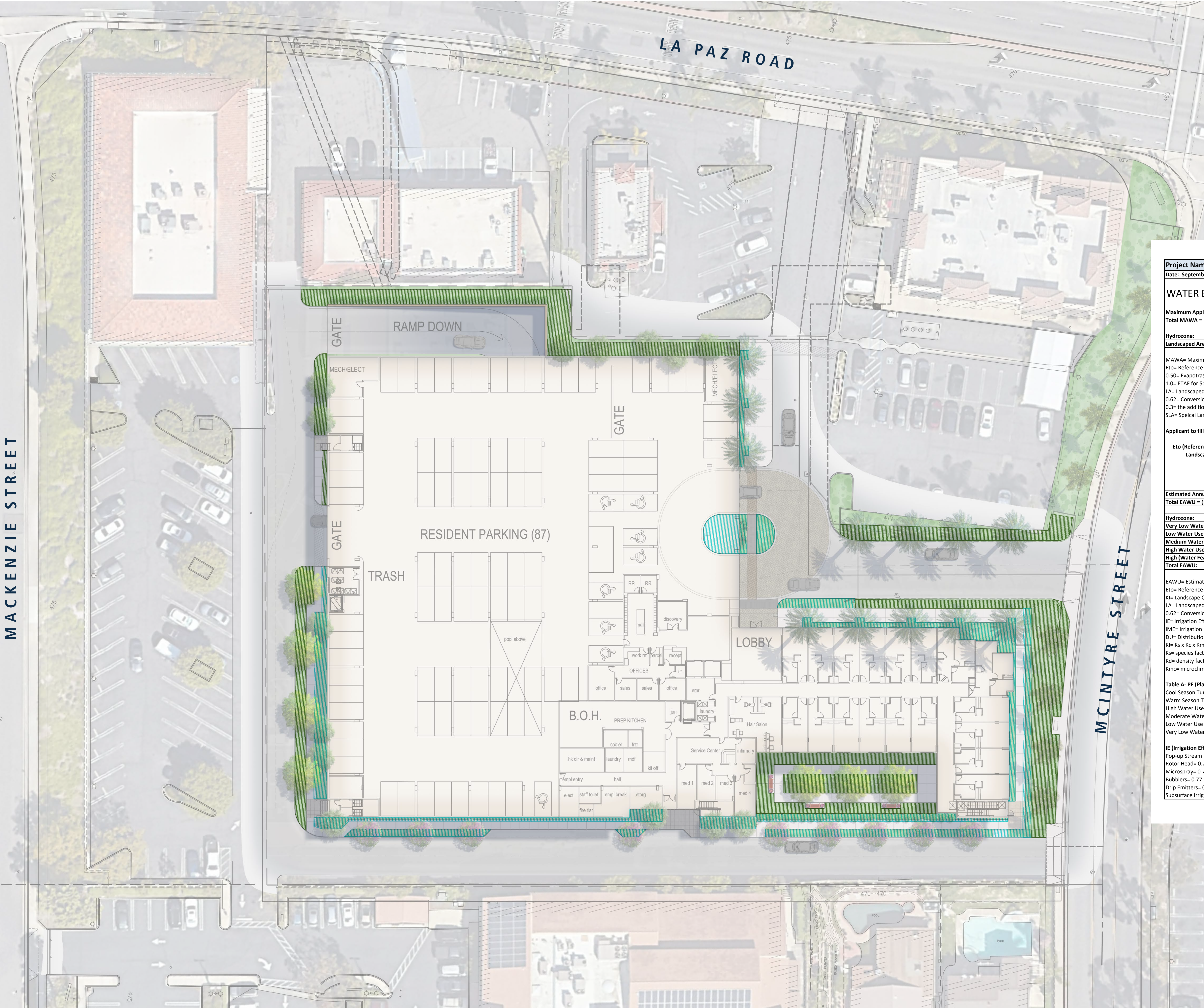




LEGEND

- 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. 24'x58' (1,392 s.f.)
- 7 Cabana Structure
- 8 Chaise Lounge Furniture
- 9 Palm Trees in Planters
- 10 Accent Shade Trees
- 11 Spa w/Water Feature Wall 7'x13' (91 s.f.)
- 12 Glass Pool Fence
- 13 Parterre Garden w/Lounge Seating





LEGEND



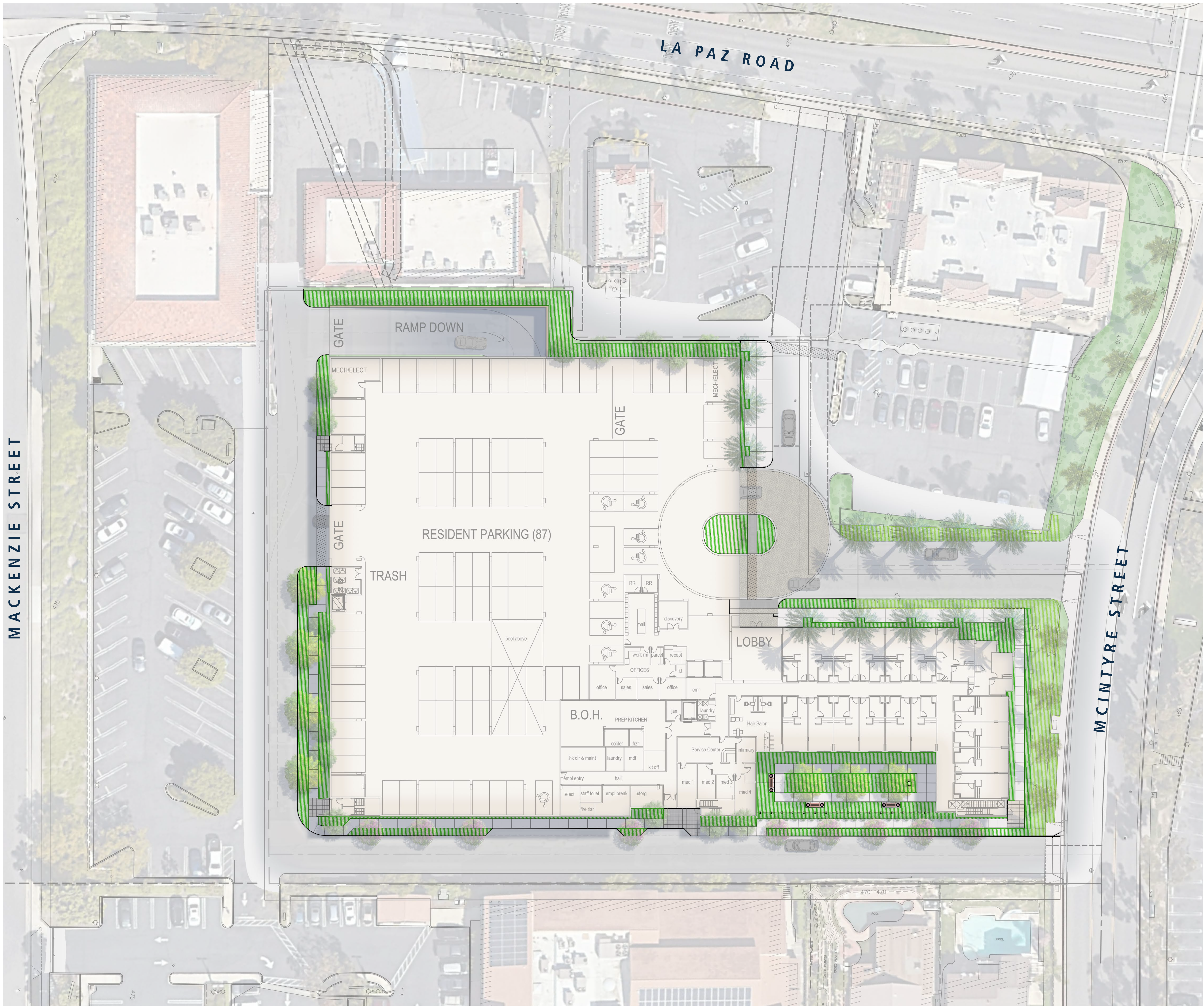
LOW WATER USE



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
Landscaped 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 Landscaped Area LA= Landscaped 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					
Landscaped 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= Landscaped 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

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

