
OAKBROOK
LEASING CENTER
LEASING CENTER
BUCHANAN STREET PARTNERS, L.P.
24422 AVENIDA DE LA CARLOTTA

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PROJECT TEAM:

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HOUSING 250 APARTMENT HOMES, THIS BUILDING IS COMPRISED OF FOUR RESIDENTIAL LEVELS ATOP TWO PARKING TIERS. THE PROJECT PROVIDESABOUNDANTOUTDOORSPACESWITHIN ITS THREE COURTYARDS, EACH WITH ITS DISTINCT CHARACTER AND ATMOSPHERE. AMONG THE MANY AMENITIES OFFERED ARE A RESORT STYLE POOL, CLUBHOUSE, STATE OF THE ART FITNESS CENTER, PET SPA, AND TWO ROOF DECKS WITH SWEEPING VIEWS OF THE SURROUNDING AREA.

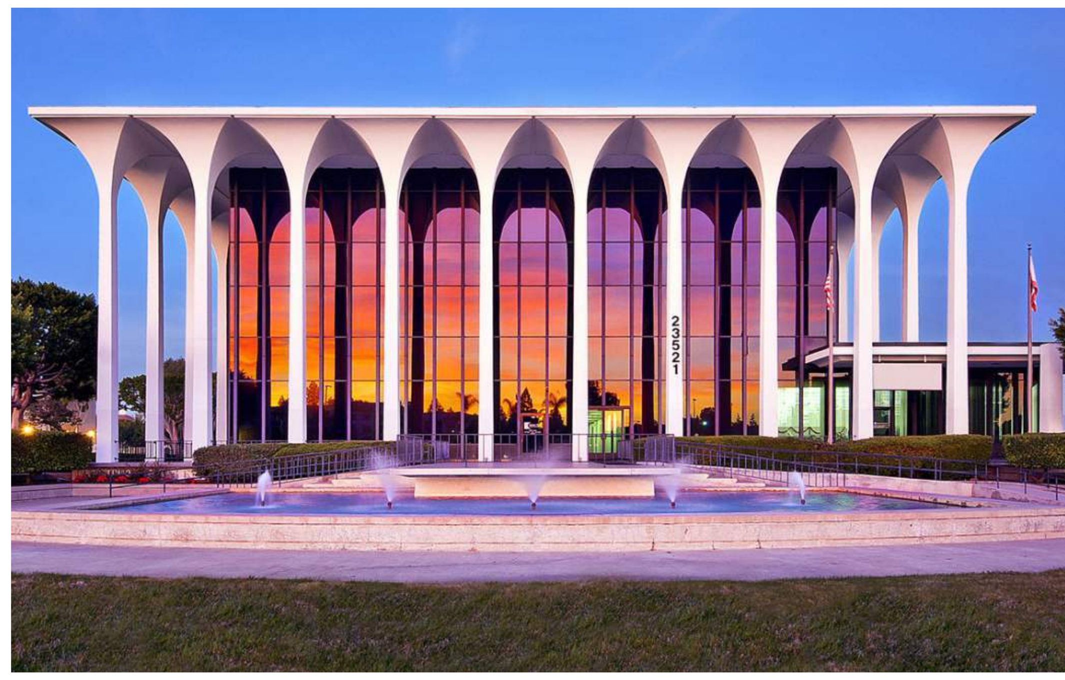
Situated on a highly visible location along Insterstate 5, the project aims to capitvate passers by with its contemporary design and stature. With a neutral tone pallette, the materials selected reflect a refined and modern atmosphere.

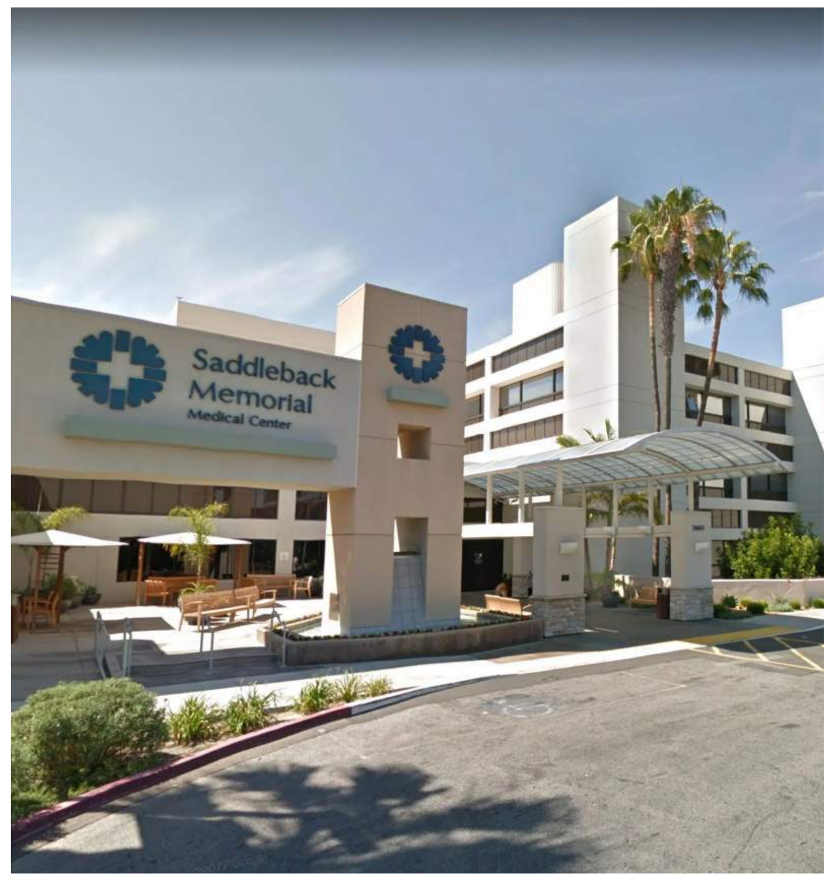
Indoor and outdoor spaces throughout the site capture the best of California lifestyle. Each courtyard is beautifully landscaped and offers its own unique ambiance and experience. Individual dwelling units are provided with their own private open space, some with panoramic views of the vicinity.

The double volume leasing space welcomes new residents with a preview of the upscale lifestyle offered within this community.

Ample parking is conveniently located within the building's lower levels, including two subterranean tiers.

Laguna Hills is more than just a beautiful location; it's a thriving community that offers top-notch schools, exceptional healthcare facilities, and a strong sense of community spirit. Our new apartment community at Avenida de la Carlota positions you at the center of it all, providing easy access to major highways and transportation hubs, making your commute or day trips to nearby beaches, cultural centers, and entertainment venues a breeze.
Located in the heart of Orange County, Laguna Hills offers a combination of shopping convenience, endless dining options and plenty of choices for the outdoor and golf enthusiasts.





BUCHANAN STREET
PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

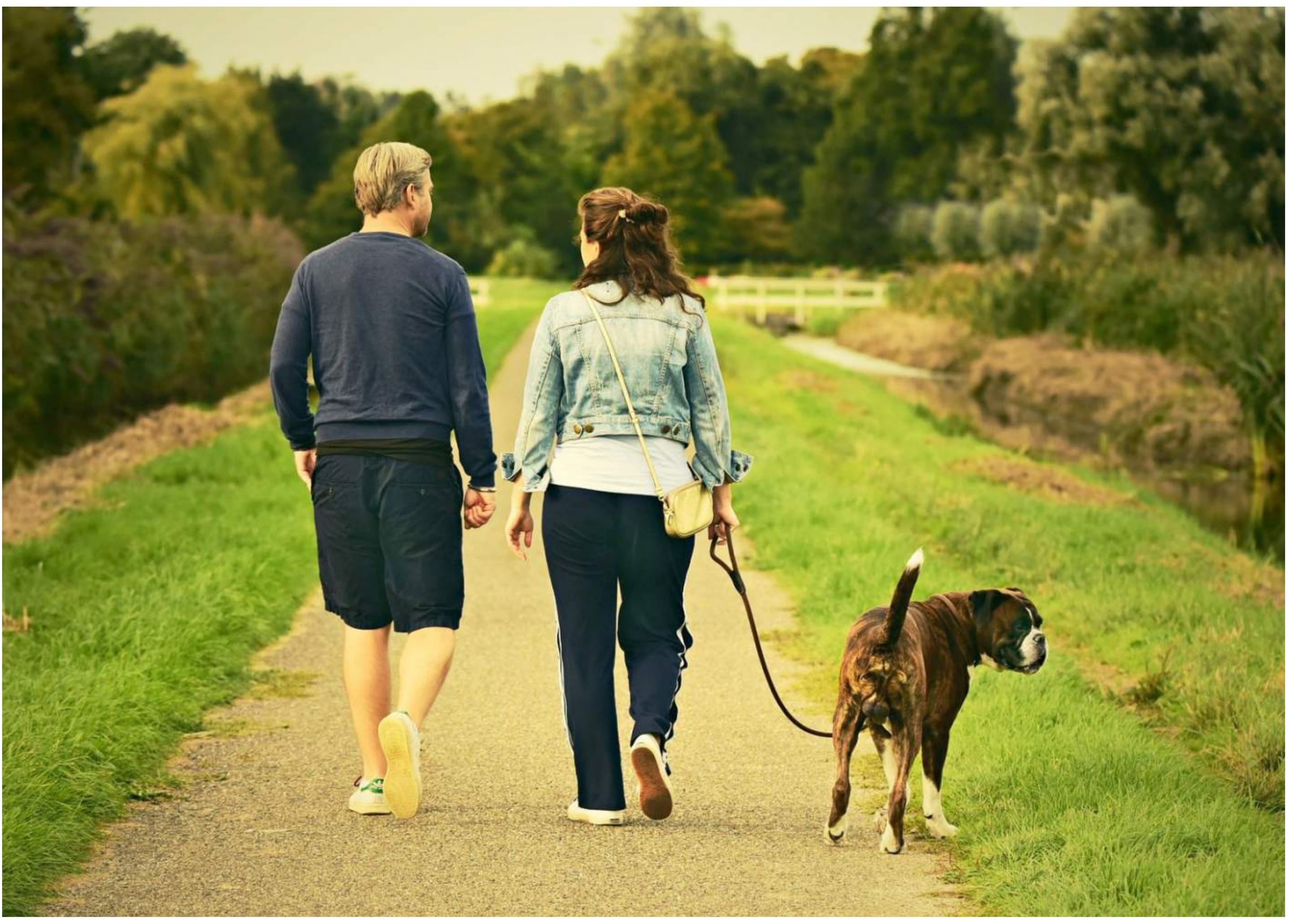
LAGUNA HILLS, CA

SITE CONTEXT

AO

JOB NO. 2022-0834
DATE 12-17-2024


CINEMA
FIVE LAGUNAS
BISTRO
Market Place



BUILDING PROJECT DESCRIPTION

A 250 UNIT DEVELOPMENT CONSISTING OF A
4-STORY TYPE V-A RESIDENTIAL BUILDING
OVER 2 LEVELS ABOVE GRADE + 2 LEVELS SUB T TYPE I-A PARKING STRUCTURE

GROSS LAND AREA		181,884 SQ. FT.
	±	**4.18 ACRES**
RESIDENTIAL GROSS AREA:		258,953 SQ. FT.
PARKING STRUCTURE GROSS AREA		326,924 SQ. FT.
TOTAL UNITS:		**250 UNITS**
FAR (PARKING STRUCTURE NOT INCLUDED):		1.42 FAR
OPEN SPACE: 10 % MIN.		18,188 SQ. FT.
LOT COVERAGE: 70% MAX	**45%**	**81,742 SQ. FT.**
CURRENT ZONING:		VILLAGE COMMERCIAL

Residential Multi-Family Building

8.20.25

UNITS PER LEVEL SUMMARY

LEVEL	STUDIO		1BR									2BR									TOTAL
	S1	S2	A1	A1A	A1B	A1C	A2	A2A	A3	A4	A5	B1	B1A	B1B	B1C	B2	B2A	B3	B4	B5	
4	6	1	7	1	1	2	7	1	5	10	0	4	1	1	0	7	2	3	3	1	63
3	6	1	7	1	1	2	7	1	5	10	2	4	1	1	1	7	2	3	3	1	66
2	6	1	5	1	1	2	7	1	5	9	2	4	1	1	1	7	2	3	3	1	63
1	5	1	5	1	1	2	10	1	7	8	2	4	0	1	1	2	2	3	1	1	58
	23	4	24	4	4	8	31	4	22	37	6	16	3	4	3	23	8	12	10	4	250
Totals	27		140									83									
	9.2%	1.6%	9.6%	1.6%	1.6%	3.2%	12.4%	1.6%	8.8%	14.8%	2.4%	6.4%	1.2%	1.6%	1.2%	9.2%	3.2%	4.8%	4.0%	1.6%	100%
	10.8%		56.0%									33.2%									

DWELLING UNIT INFO

Unit	Unit SF	Qty.	%	SF TOT.*
S1	487	23	9.2%	11,201
S2	648	4	1.6%	2,592
A1	638	24	9.6%	15,312
A1A	638	4	1.6%	2,552
A1B	703	4	1.6%	2,812
A1C	699	8	3.2%	5,592
A2	651	31	12.4%	20,181
A2A	687	4	1.6%	2,748
A3	709	22	8.8%	15,598
A4	746	37	14.8%	27,602
A5	738	6	2.4%	4,428
B1	994	16	6.4%	15,904
B1A	1,054	3	1.2%	3,162
B1B	968	4	1.6%	3,872
B1C	1,062	3	1.2%	3,186
B2	927	23	9.2%	21,321
B2A	1,005	8	3.2%	8,040
B3	993	12	4.8%	11,916
B4	985	10	4.0%	9,850
B5	1,055	4	1.6%	4,220
Avg.	**768**	**250**	100.0%	**192,089**

* RESIDENTIAL UNIT NET AREA

AVG. SF

TYPE	SF
STUDIO	**511**
1-BR	**692**
2-BR	**982**

PRIVATE O.S.

Unit	DECK AREA	TOT. AREA
S1	51	1,173
S2	45	180
A1	67	1,608
A1A	67	268
A1B	92	368
A1C	0	0
A2	54	1,674
A2A	51	204
A3	53	1,166
A4	66	2,442
A5	90	540
B1	73	1,168
B1A	59	177
B1B	73	292
B1C	59	177
B2	54	1,242
B2A	54	432
B3	65	780
B4	53	530
B5	74	296
TOTAL		**14,717**

*Podium level = 282 SF

ENCLOSED AMENITY SF

AMENITIES	SF
LEASING	1,946
MAIL / PARCEL	474
CLUBHOUSE / FITNESS	4,284
AMENITY 2	574
AMENITY 3a	520
AMENITY 3b	574
ROOF DECK 1	1,185
ROOF DECK 2	1,482
TOTAL	**11,039**

COURTYARDS

AMENITIES	SF
COURTYARD 1	9,751
COURTYARD 2	4,444
COURTYARD 3	1,993
TOTAL	16,188

BUILDING - PARKING REQUIRED

TYPE	COUNT		REQ'D FOR DENSITY BONUS RATIO	STALLS
STUDIO	27		1.0	27
1 BR	140		1.0	140
2 BR	83		1.50	125
GUEST	0		0.00	0
TOTALS	250		1.17	**292**
OFFICE				454
LEASING				5
USPS				1
TOTAL MINIMUM STALLS REQUIRED				**752**

BUILDING - PARKING PROVIDED

	OTHER			RESIDENTIAL							OFFICE							
	LEASING		USPS				ACCESS.- RESID.		EV- RESID.				ACCESS.- OFFICE		*EV- OFFICE			
	STD	ACCESS.		STD.	COMP.	TANDEM	STD	VAN	STD	8' Aisle	STD.	COMP.	STD	VAN	STD	AC-STD	AC-VAN	TOTAL
SURFACE	1	1																2
LEVEL P2				92	4	6	4	1	71	3			PROVIDED VIA SURFACE STALLS ADJACENT TO OFFICE BUILDING			PROVIDED VIA SURFACE STALLS ADJACENT TO OFFICE BUILDING		181
LEVEL P1	3		1	33	0	4	2		70	2	68							183
SUB-T LEVEL B1											114	4			82			200
SUB-T LEVEL B2				0							182	4						186
TOTAL STALLS	**4**	**1**	**1**	**125**	**4**	**10**	**6**	**1**	**141**	**5**	**364**	**8**	**0**	**0**	**82**	**0**	**0**	**752**
	6			292							454							

NOTE: OF THE 292 RESIDENTIAL STALLS, 42 ARE SHARED.

NOTE: TOTAL OFFICE STALLS = 665 STALLS INCLUDING 211 EXISTING SURFACE STALLS.
*OF THE 20 ACCESSIBLE STALLS PROVIDED VIA SURFACE STALLS ADJACENT TO THE OFFICE BUILDING, NINE (9) ACCESSIBLE EV STALLS ARE ALLOCATED TO SATISFY THE NEW OFFICE PARKING PORTION.

ACCESSIBLE STALLS REQUIRED

	STALLS	RATIO	STD	VAN	TOTAL
RESIDENTIAL	292	0.02	5	1	6
OFFICE	454	0.02	8	2	10
TOT. ACCESSIBLE REQ'D			**13**	**3**	**16**
TOT. ACCESSIBLE PROV'D					**10**

EV PARKING REQUIRED

	STALLS	RATIO	REQ'D	STD	8' Aisle	ACC. STD	ACC. VAN	TOTAL
RESIDENTIAL	292	0.5	146	141	5			146
OFFICE	454	0.2	91	82	0	7	2	91
TOTAL EV PARKING REQUIRED			**237**	**223**	**5**	**7**	**2**	
TOTAL EV PARKING PROVIDED								**237**

NOTE: FOR RESIDENTIAL AND GUEST, THE 50% EV STALLS ARE SUBDIVIDED AS FOLLOW: 10% READY CHARGERS, 40% RECEPTACLE. REFER TO CBC FOR DEFINITIONS. FOR OFFICE, THE 25% EV STALLS ARE TO BE ALLOCATED AS EVCS

BUILDING AREA (Gross Floor Area - SF)

1/8/2025

	Level	Parking Area*	Residential**	Leasing	Clubhouse/ Fitness	Amenity 2	Amenity 3A	Amenity 3B	Rooftop Lounge 1***	Rooftop Lounge 2***	Pet Spa	Mail/ Parcel	Bike Storage	Storage	Maint. Room	TOTAL		
RESIDENTIAL ABOVE PODIUM	6		63,046						1,185	1,482						63,046	258,953	RESIDENTIAL ABOVE PODIUM
	5		65,924													65,924		
	4		61,555	Pt. Vol. Space												63,768		
	3		60,263		4,284	574	520	574								66,215		
PARKING BELOW PODIUM	P2	80,840		Vol. Space										1,166		82,006	326,924	PARKING BELOW PODIUM
	P1	76,918		1,946							269	747	852	702		81,434		
	B1	78,630												1,166	1,946	81,742		
	B2	78,630												1,166	1,946	81,742		
	Total	**315,018**	**250,788**	**1,946**	**4,284**	**574**	**520**	**574**	**1,185**	**1,482**	**269**	**747**	**852**	**4,200**	**3,892**	**585,877**		

*Parking Structure GSF includes parking stalls, trash termination rooms, horizontal and vertical circulation, storage, mechanical and meter rooms, operational use closets, etc.
**Residential GSF includes residential dwelling units, horizontal and vertical circulation, storage, mechanical and operational use closets, etc.
*** Rooftop lounge areas are excluded from residential gross floor areas.

DEVELOPMENT STANDARDS

(Project Name/Developer:)	Ave Carlota	
Project Address	Laguna Hills	
AO #	2022-834	
Site Area	4.0 AC	
A.P.N. / Tract		
Reference Documents		Abbreviation
Municipal Code Zoning:	Village Commercial	VC
Specific Plan:	Urban Village Specific Plan	UVSP
Other:	Laguna Hills Municipal Code	LHMC
NOTE: Municipal Code sections are referenced below unless noted otherwise.		
ITEM	**INFO / REQUIREMENT**	**SECTION**
Building Codes		
CA Codes (Bldg, Fire, P/M/E)	Year: 2022	
Energy Code:	California Energy Code, 2022	
Fire Code	OCFA	
Land Use		
Proposed Construction & Story	Type III-A (Res.); Type IA (Structured Parking)	
Proposed Occupancy	R2 (with A3); S2	
Existing Use	Parking lot	
Easements (to remain?)	yes	
Building Limits		
Density	30-50 DU/ AC gross (Density bonus allows 20% increase	Table 2 - P.89 UVSP
Height (max)	75 feet	Table 2 - P.89 UVSP
Lot Coverage (max)	70%	Table 2 - p. 89 UVSP
Landscape coverage (min.)	15%	Table 2 - P.89 UVSP
Separation of Bldgs on-site	Main-main: 10'; Main-Accessory: 2.5'; Access.-access.: 2.5'	
Setbacks		
Street Front	Parking Lot: 10' ; parking structure: 20'; building: 20'; 0' commercial abutting non-residential	Table 2 - P.89 UVSP/ Table 9-44.E
Street Side	10'	
Interior	10' abutting residential; 0' commercial abutting non-residential	
Rear	20' abutting residential; 10' abutting non-residential	
Encroachments into SB	Balconies (3'-0" front, 5'-0" rear, 2'-6" side)	Table 9-40.150 LH
Walls and Fences	6ft ht.	
Mech. Equipment Screening	All roof-mounted equipment, except for solar panels meeting standards of the Uniform Building Code, including but not limited to air conditioning units, lighting fixtures, and mechanical equipment, shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets, and adjacent residentially zoned property.	LH 9-40.090
Residential Requirements		
Open Space and amenities	10% minimum (in addition to landscape coverage reqm't)	Table 2 - p. 37 UVSP

Façade Wall Plane Requirements (where applicable)

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

REQUEST FOR WAIVERS

1. Parking:
    a. Minimum dimension adjacent to wall (or column) 2'-6". Providing 1'-0".
    b. Edge of support column between 2' to 4' from aisle. Providing less than 2'.
    c. Parking Ramp transition 12' in length. Providing no transition. Per CBC, allowed ramp of 6.67% max requires no transition.
2. Driveway throat length minimum: 24' Residential; 40' Commercial; Providing 10' at NE garage entry & 29' at NW garage entry.

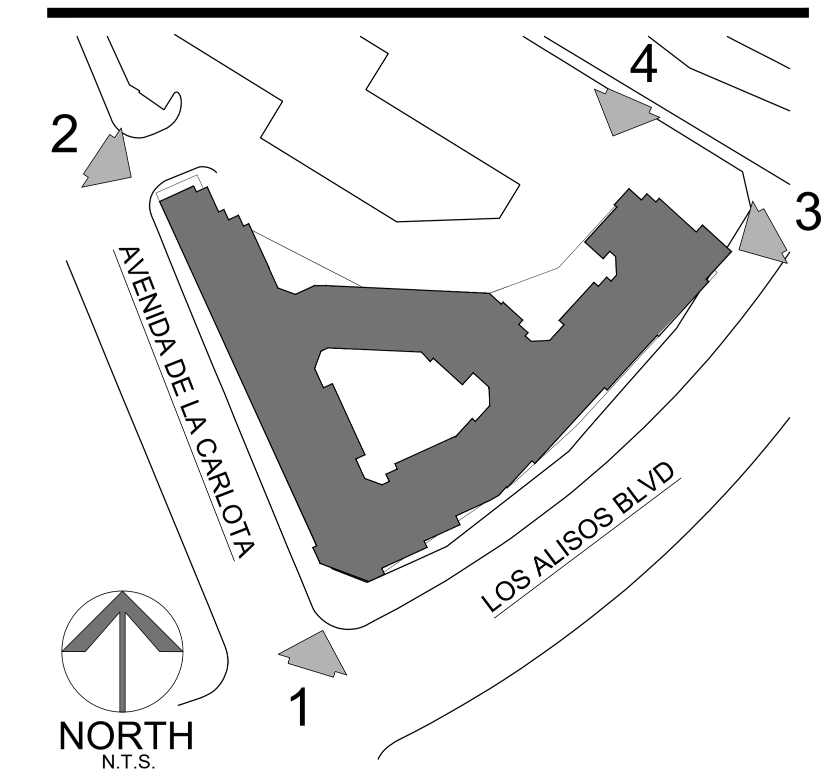
VIEW FROM AVENIDA DE LA CARLOTA AND LOS ALISOS BLVD INTERSECTION 1

VIEW FROM AVENIDA DE LA CARLOTA LOOKING SOUTH EAST 2

VIEW FROM THE EXISTING OFFICE BUILDING LOOKING SOUTH 3

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

KEY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Conceptual Perspectives

Architecture.
Design.
Relationships.

AP1.0

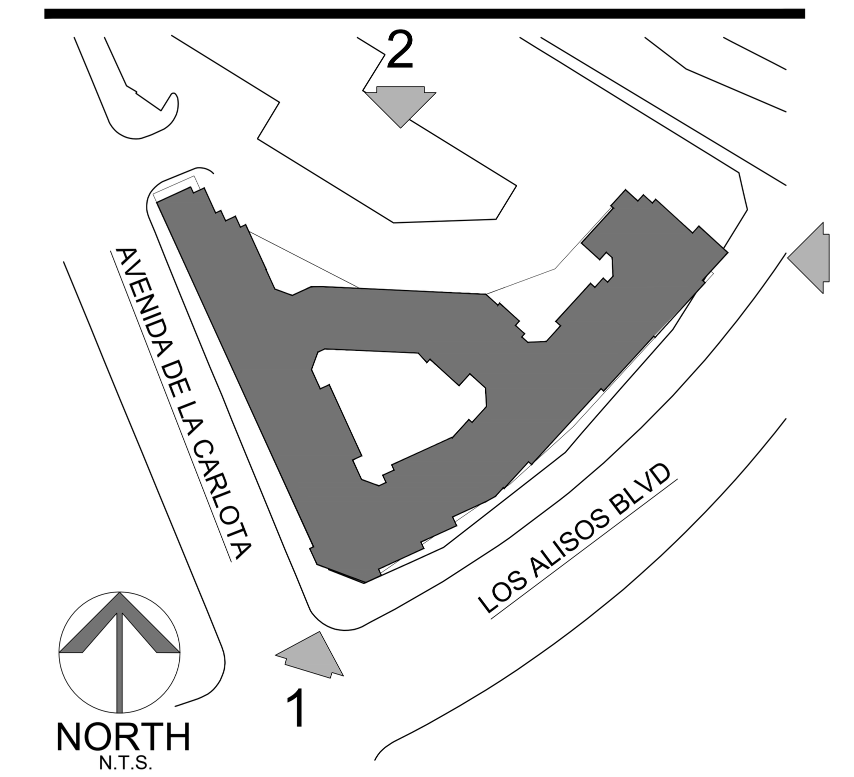
Scale 0" = 00'
Job No. 2022-834
Date 08-20-2025

SITE CONTEXT AERIAL VIEW 1

SITE CONTEXT AERIAL VIEW 2

SITE CONTEXT AERIAL VIEW 3

KEY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Computer Generated Building Mass Model

AO Architecture. Design. Relationships.

AP1.1

Scale	0" = 00'
Job No.	2022-834
Date	08-20-2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

BUCHANAN STREET PARTNERS, L.P.

NORTH

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

RESIDENTIAL BUILDING
Site Plan - Parking Level

Architecture. Design. Relationships.

A1.0

Scale
Job No. 2022-834
Date 08-20-2025

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

NORTH

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

RESIDENTIAL BUILDING
Site Plan - Podium Level

AO Architecture. Design. Relationships.

A1.1

Scale
Job No. 2022-834
Date 08-20-2025

LEGEND

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

ENCLOSED AMENITY SF

AMENITIES	SF
LEASING	1,946
MAIL / PARCEL	474
CLUBHOUSE / FITNESS	4,284
AMENITY 2	574
AMENITY 3a	697
AMENITY 3b	712
ROOF DECK 1	1,185
ROOF DECK 2	1,482
TOTAL	**11,354**

COURTYARDS

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PRIVATE O.S.

Unit	DECK AREA	TOT. AREA
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TOTAL		**14,540**

OPEN SPACE SUMMARY

TYPE		REQUIRED %	REQUIRED SF	PROVIDED SF	PROVIDED TOTAL
COMMON OPEN SPACE	COURTYARDS	10% MIN	18,188	16,188	31,839
	DOG PARK			1,111	
	PRIVATE OPEN SPACE			14,540	
LANDSCAPE COVERAGE	LANDSCAPE 1	15% MIN	27,283	35,709	37,462
	LANDSCAPE 2			1,753	
COMBINED COMMON AND LANDSCAPE COVERAGE		**25% MIN**	**45,471**		**69,301**

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

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

RESIDENTIAL BUILDING
Open Space - Ground Level

AO Architecture. Design. Relationships.

A1.2

Scale
Job No. 2022-834
Date 08-20-2025

LEGEND

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

ENCLOSED AMENITY SF

AMENITIES	SF
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24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

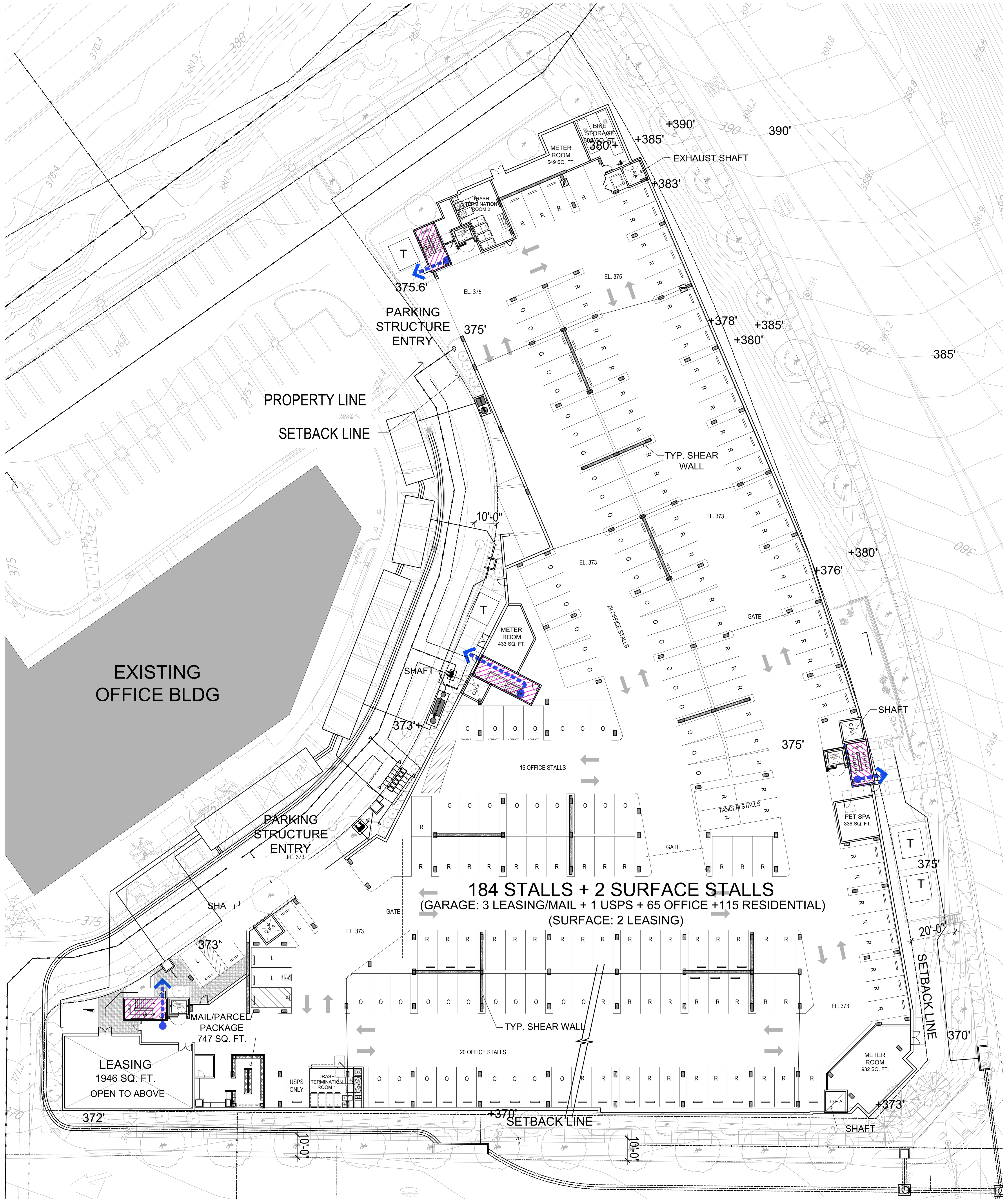
1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING
Open Space - Podium Level

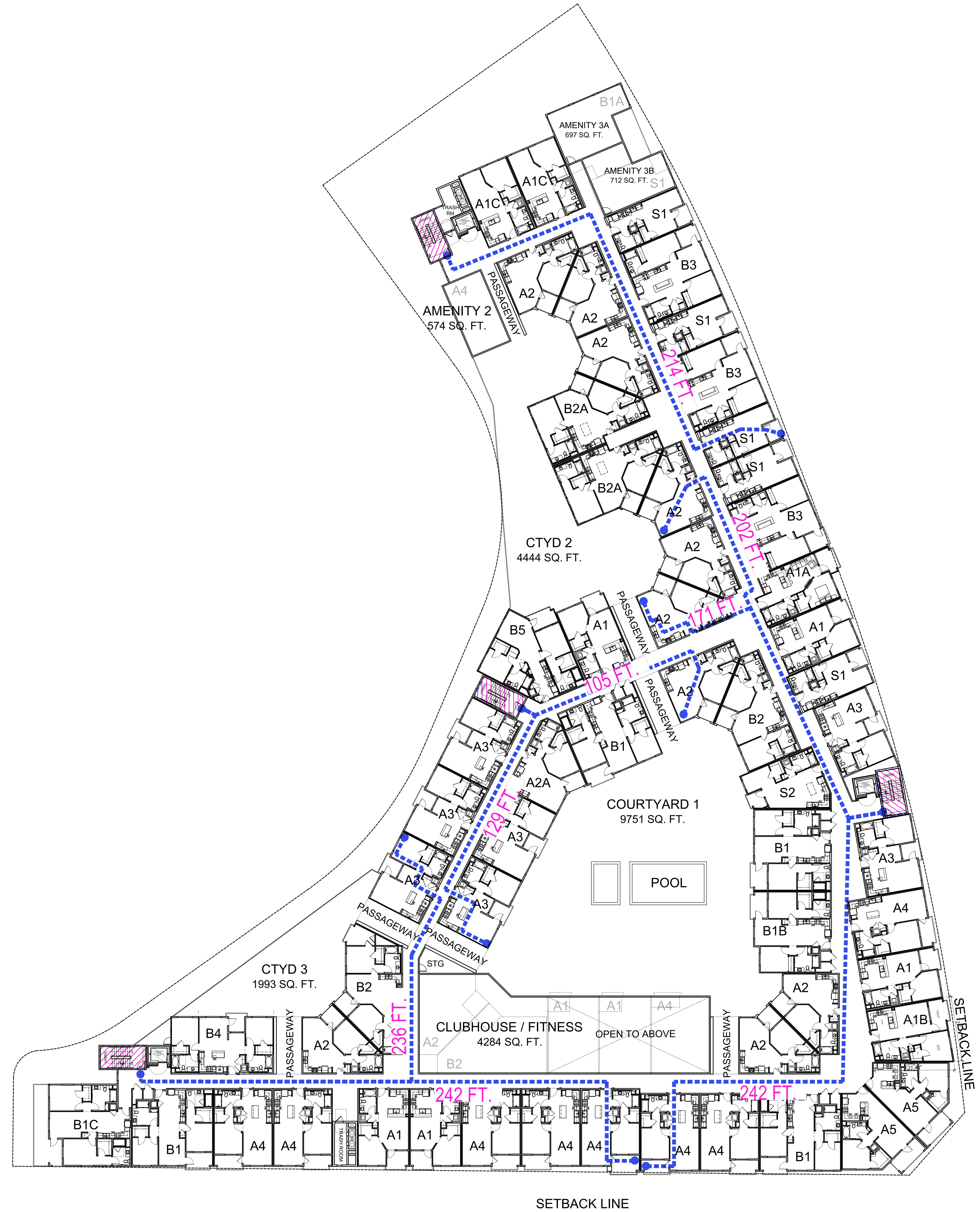
Architecture. Design. Relationships.

A1.3

Scale
Job No. 2022-834
Date 08-20-2025



BUILDING PARKING (GROUND) LEVEL P1



BUILDING LEVEL 3
PODIUM (1ST RESIDENTIAL LEVEL)

GENERAL NOTES

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

LEGEND

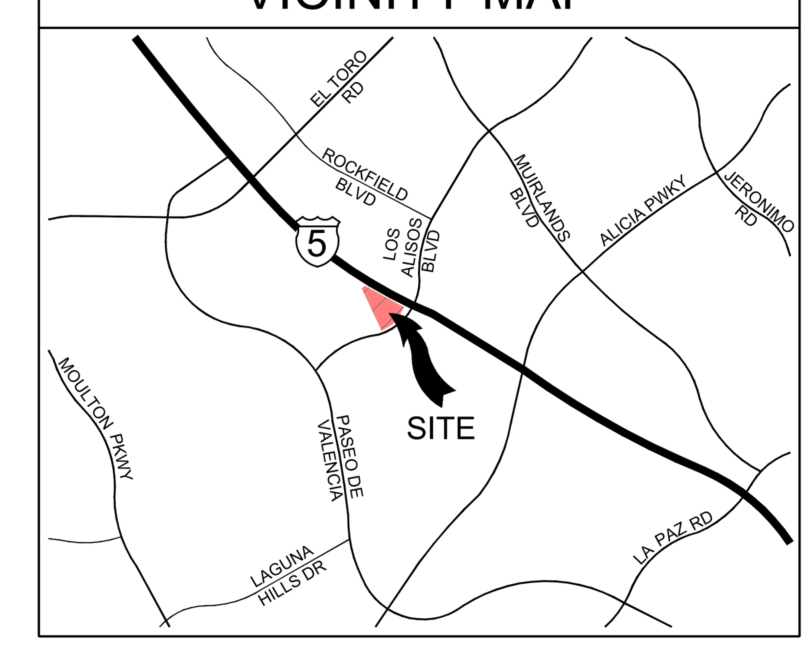
2-HOUR VERTICAL EXIT ENCLOSURE

2-HOUR EXIT PASSAGEWAY

EXIT PATH

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

VICINITY MAP



24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

NORTH

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

RESIDENTIAL BUILDING
Egress plan

A1.4

Scale
Job No. 2022-834
Date 08-20-2025

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

BUILDING LEVEL 7
(4TH RESIDENTIAL LEVEL)

GENERAL NOTES

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

LEGEND

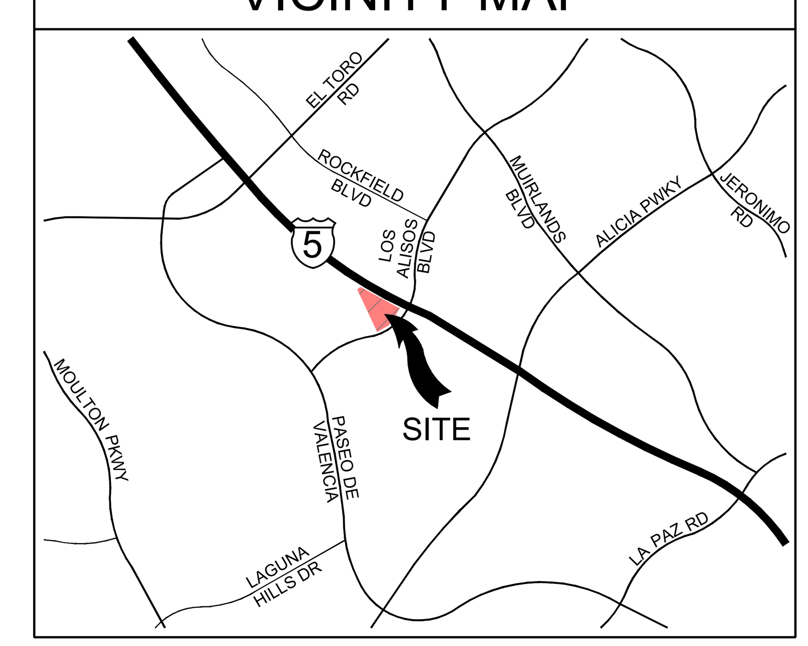
2-HOUR VERTICAL EXIT ENCLOSURE

2-HOUR EXIT PASSAGEWAY

EXIT PATH

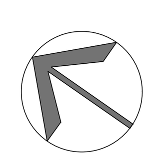
NOTE: MAXIMUM TRAVEL DISTANCE FROM UNIT TO EXIT TO PUBLIC WAY SHALL NOT EXCEED 250 FEET.

VICINITY MAP



24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS



NORTH

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

RESIDENTIAL BUILDING
Egress plan

A1.4A

Scale
Job No. 2022-834
Date 08-20-2025

NARRATIVE

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

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

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

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

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

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

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

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

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

LEGEND

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

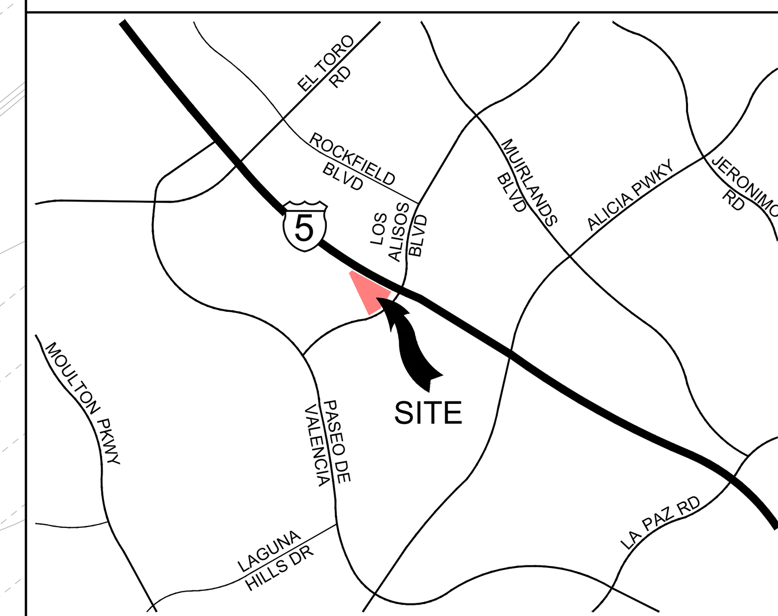
GENERAL NOTES

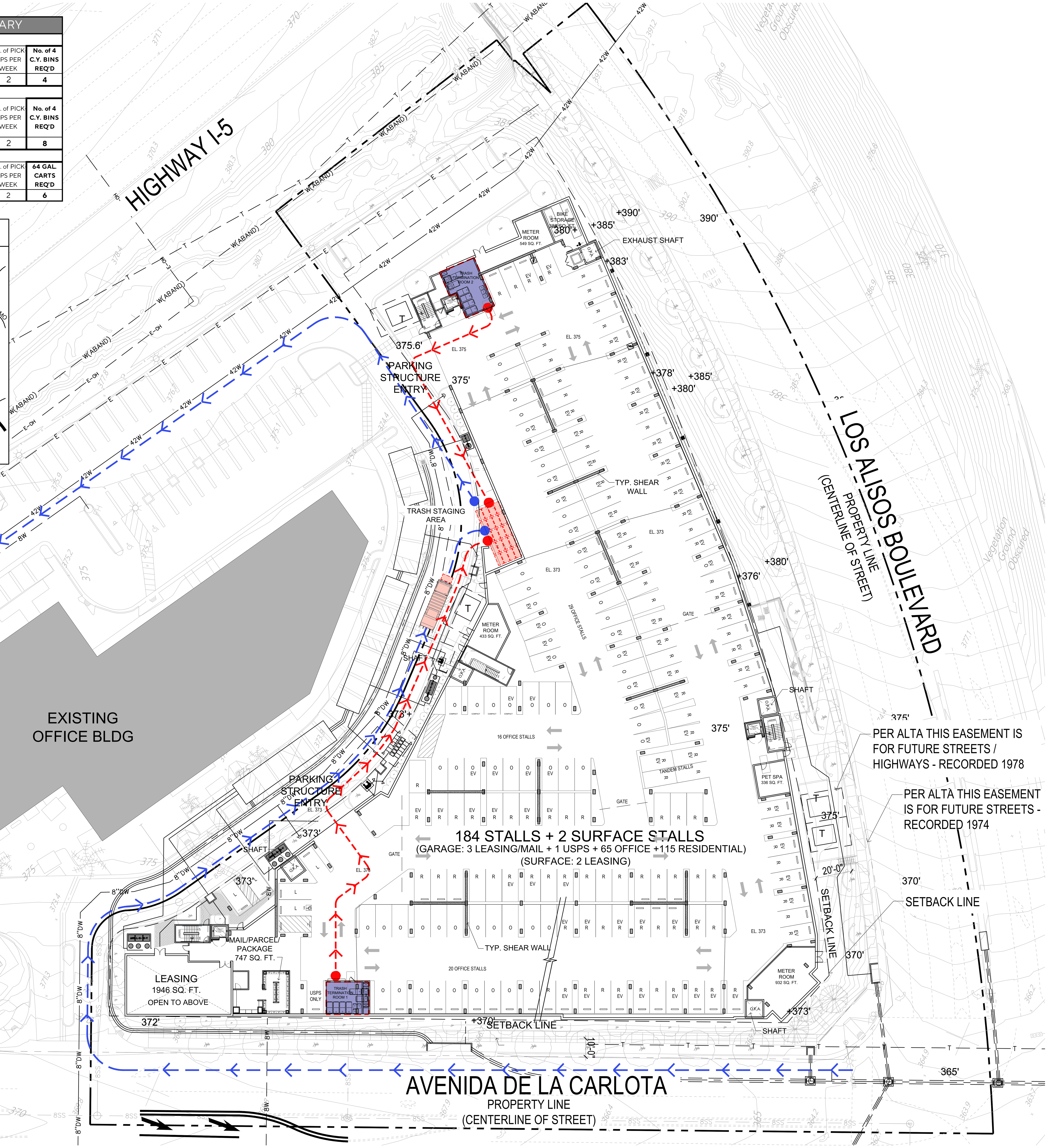
1. TRASH ENCLOSURE AREAS ARE FULLY ROOFED AND CONTAINED WITHIN THE PARKING STRUCTURE.
2. TWO TRASH PICKUPS A WEEK IS THE MAXIMUM ALLOWED BASED ON 0.5 CUBIC YARDS OF TRASH GENERATED PER RESIDENTIAL UNIT. SEE TRASH SUMMARY TABLE.
3. 14'x35' WIDE STAGING AREA AVAILABLE ON DAYS OF SERVICE FROM 6am to 6pm.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

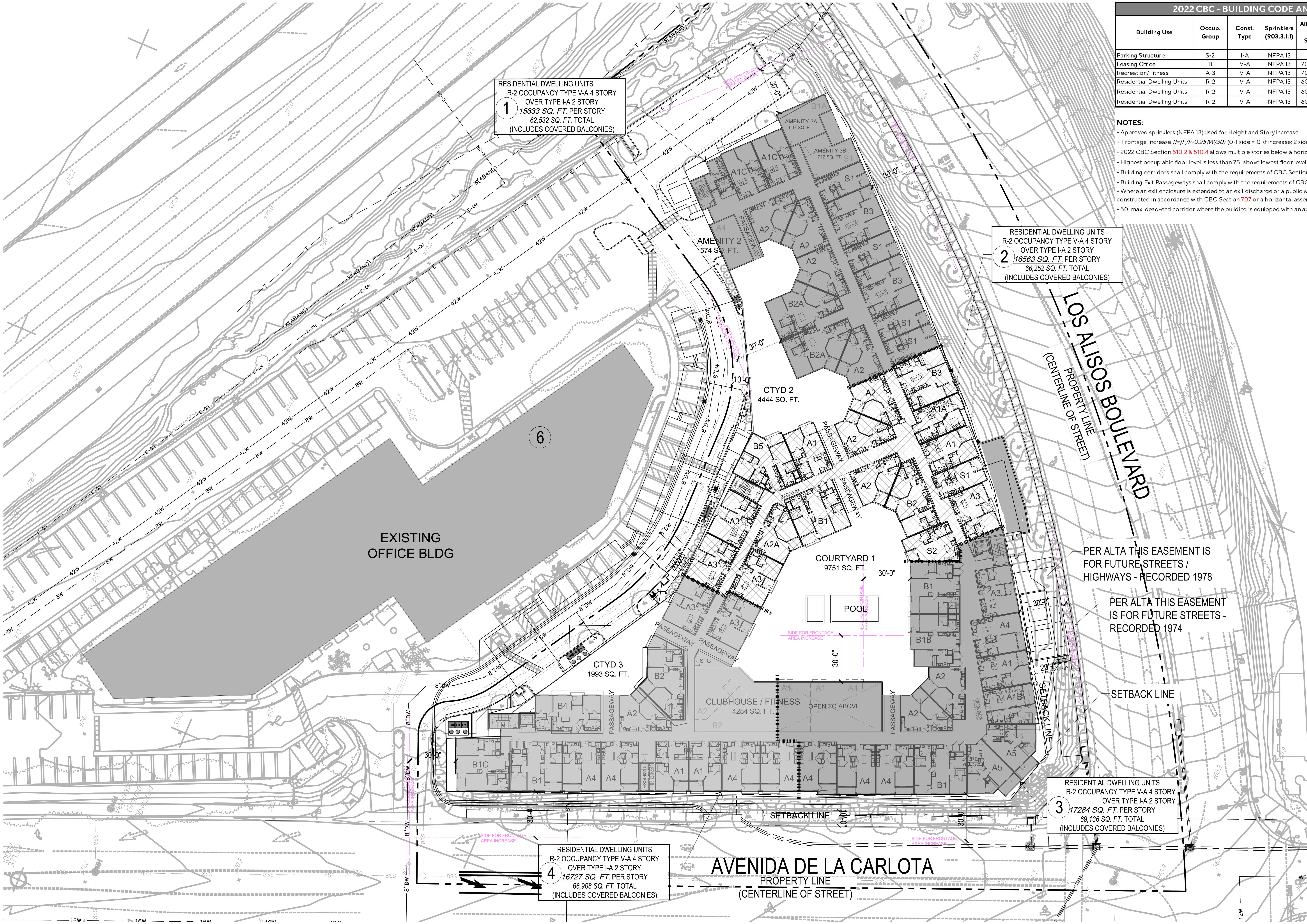
RESIDENTIAL BUILDING TRASH SUMMARY

SOLID WASTE CALCUALTIONS							
UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACTED TRASH (C.Y.)	No. of 2 C.Y. BINS REQ'D	No. of PICK-UPS PER WEEK	**No. of 4 C.Y. BINS REQ'D**
250	0.5	62.5	4 : 1	16	8	2	**4**
RECYCLING CALCULATIONS							
UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACTED TRASH (C.Y.)	No. of 4 C.Y. BINS REQ'D	No. of PICK-UPS PER WEEK	**No. of 4 C.Y. BINS REQ'D**
250	0.5	62.5	1 : 1	63	16	2	**8**
ORGANICS CALCULATIONS							
UNITS	GALLONS/ WEEK	TOTAL(GAL/ WEEK)	NUMBER OF 64 GALLON CARTS			No. of PICK-UPS PER WEEK	**64 GAL. CARTS REQ'D**
250	3	750	12			2	**6**

VICINITY MAP







2022 CBC - BUILDING CODE ANALYSIS - HEIGHT AND AREA - TYPE V-A CONSTRUCTION												
Building Use	Occup. Group	Const. Type	Sprinklers (903.3.1.1)	Allowable Ht / Stories	Height Provided	Allowable Building Area					Max Bldg Area per Bldg Section	Avg. Bldg Area per Story (4-St)
						Tab. 506.2	Nonsprinklered (Sec. 506.2.3)		Frontage Increase (Sec. 506.3)	Sec 506.2.3		
Parking Structure	S-2	I-A	NFPA 13	UL	6 St.	UL			-	-	UL	-
Leasing Office	B	V-A	NFPA 13	70' / 4 St.	1 St.	54,000			-	-	54,000	-
Recreation/Fitness	A-3	V-A	NFPA 13	70' / 3 St.	1 St.	34,500			-	-	34,500	-
Residential Dwelling Units	R-2	V-A	NFPA 13	60' / 4 St.	45' / 4 St.	[36,000	+ (36,000	x	0)] x	2	72,000	18,000
Residential Dwelling Units	R-2	V-A	NFPA 13	60' / 4 St.	45' / 4 St.	[36,000	+ (36,000	x	0.25)] x	2	90,000	22,500
Residential Dwelling Units	R-2	V-A	NFPA 13	60' / 4 St.	45' / 4 St.	[36,000	+ (36,000	x	0.50)] x	2	108,000	27,000

NOTES:

- Approved sprinklers (NFPA 13) used for Height and Story increase
- Frontage Increase *If=[F/P-0.25]W/30;* (0-1 side = 0 sf increase; 2 sides = 18,000 sf increase; 3 sides = 36,000 sf increase) (Generally, per Building Section)
- 2022 CBC Section 510.2 & 510.4 allows multiple stories below a horizontal assembly (podium)
- Highest occupiable floor level is less than 75' above lowest floor level having building access and therefore building is not considered a High-rise per Section 202
- Building corridors shall comply with the requirements of CBC Section 1020
- Building Exit Passageways shall comply with the requirements of CBC Section 1024
- Where an exit enclosure is extended to an exit discharge or a public way by an exit passageway, the exit enclosure shall be separated from the exit passageway by a fire barrier constructed in accordance with CBC Section 707 or a horizontal assembly constructed in accordance with Section 711, or both.
- 50' max. dead-end corridor where the building is equipped with an approved automatic fire sprinkler system (NFPA 13) per CBC Section 1020.5

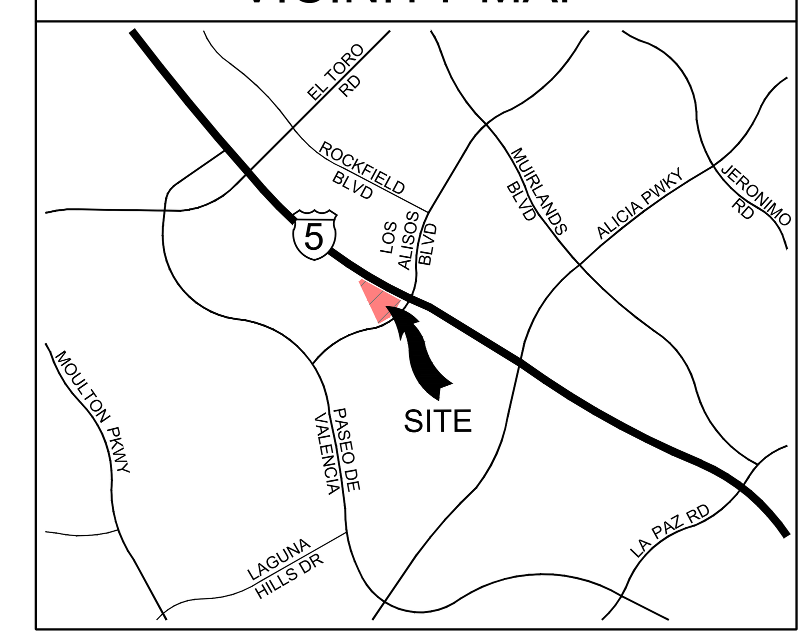
LEGEND

FIRE AREA SEPARATION

GENERAL NOTES

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

VICINITY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

NORTH

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

RESIDENTIAL BUILDING
Fire Area Plan - Podium Level

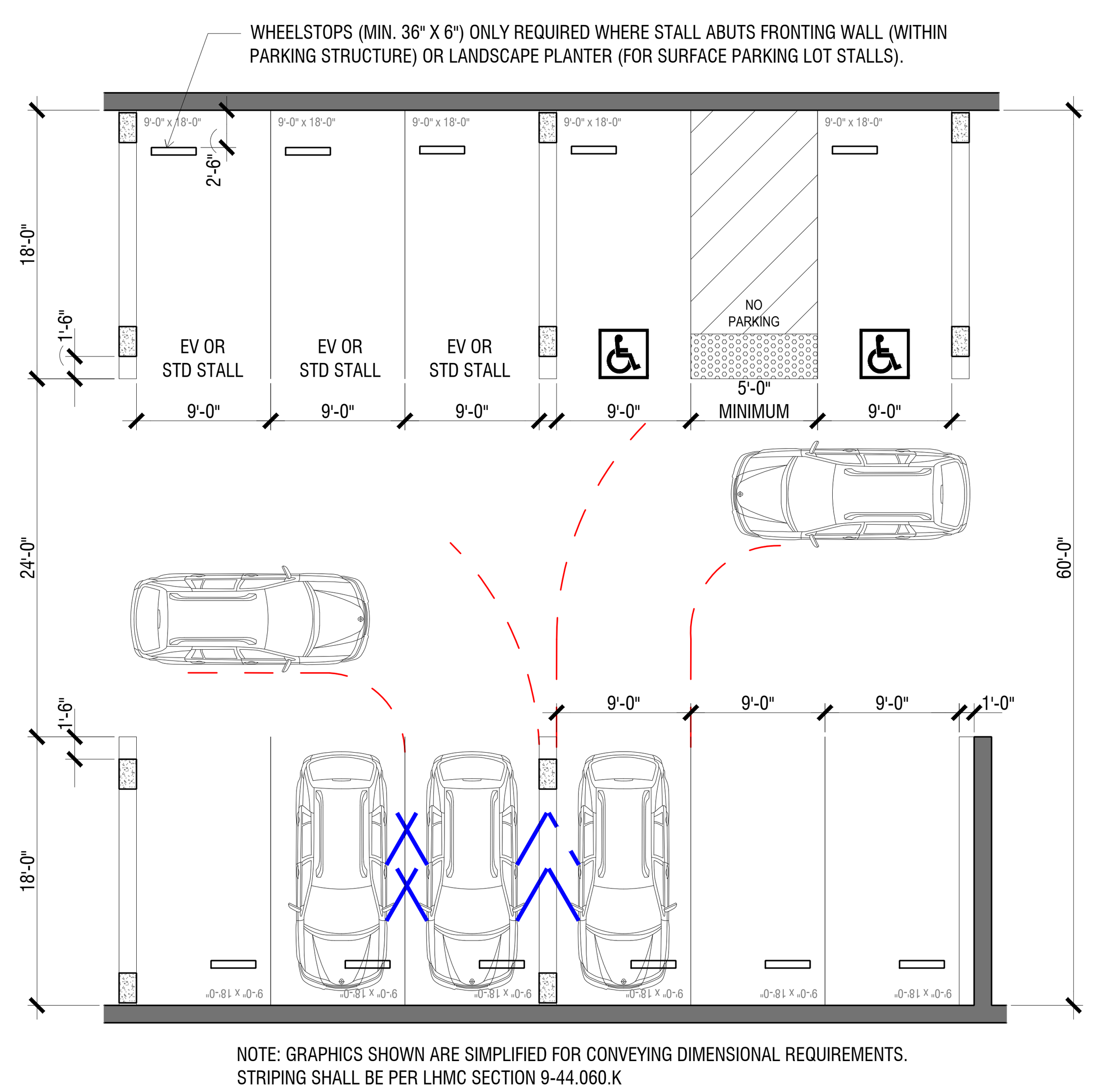
Architecture. Design. Relationships.

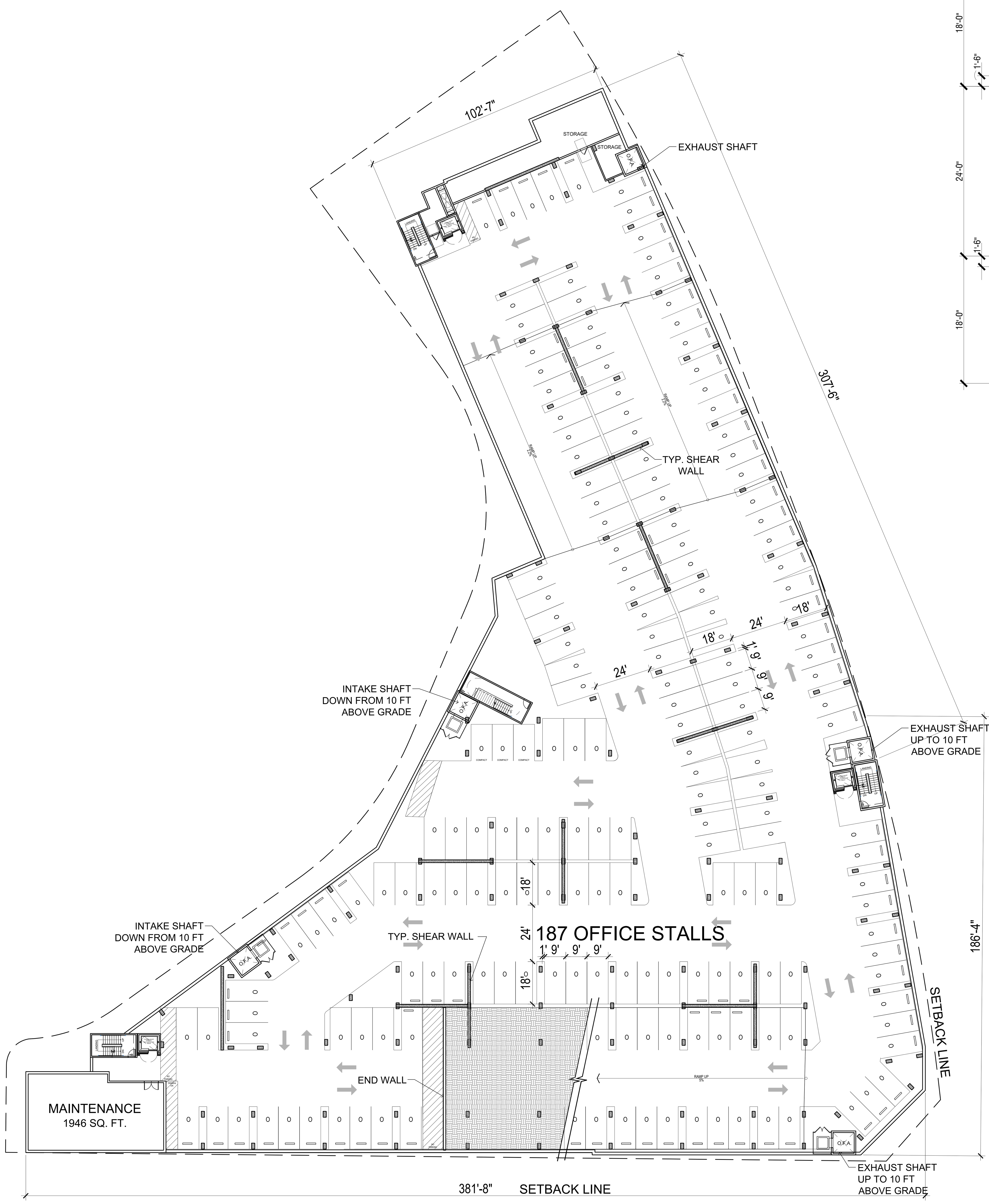
A1.6

Scale
Job No. 2022-834
Date 08-20-2025

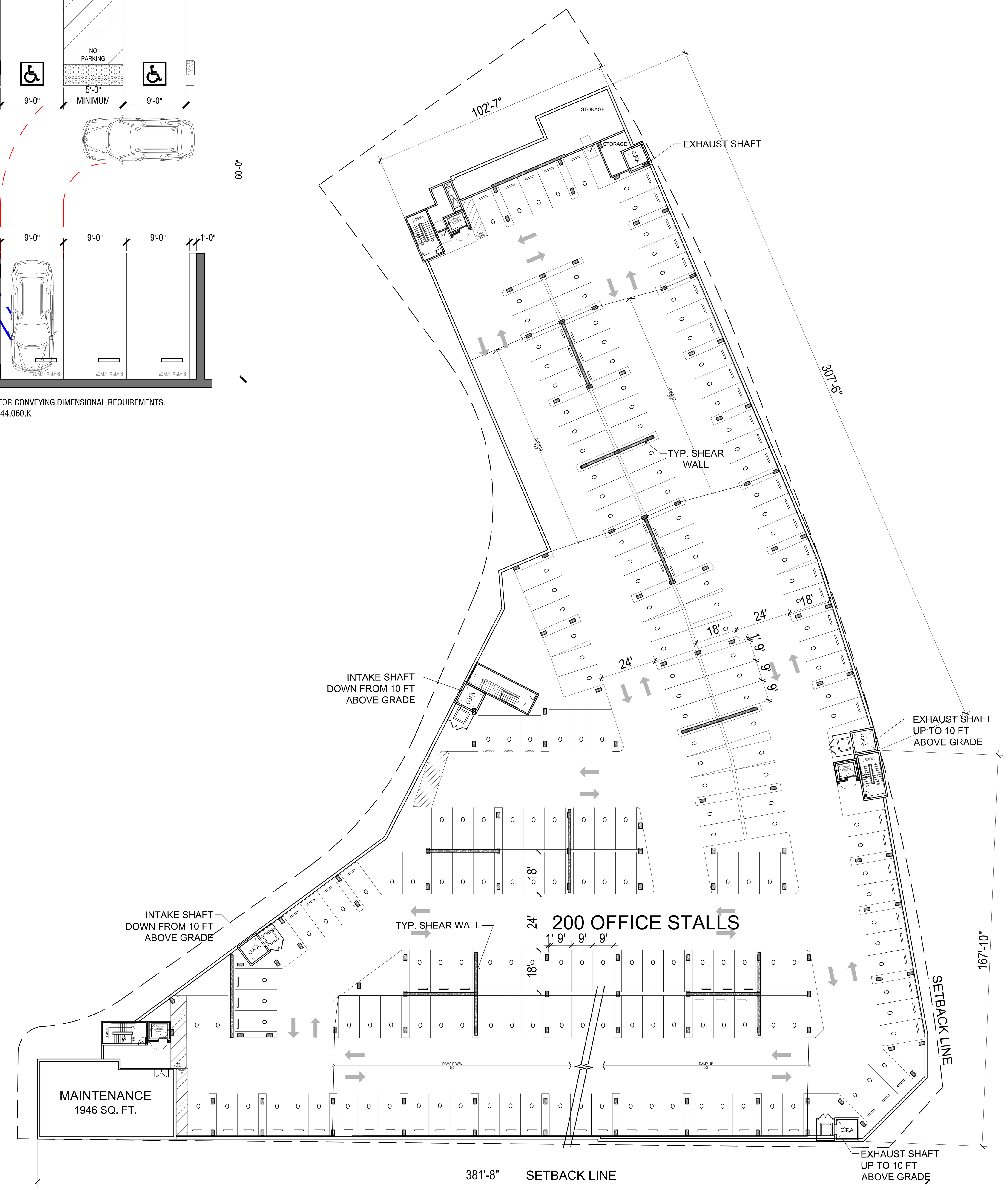
PARKING STALL VIGNETTES

N.T.S.





BUILDING SUB LEVEL B2



BUILDING PARKING LEVEL B1

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

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

RESIDENTIAL BUILDING

Building Floor Plan - Parking Level B2 & B1

A2.0

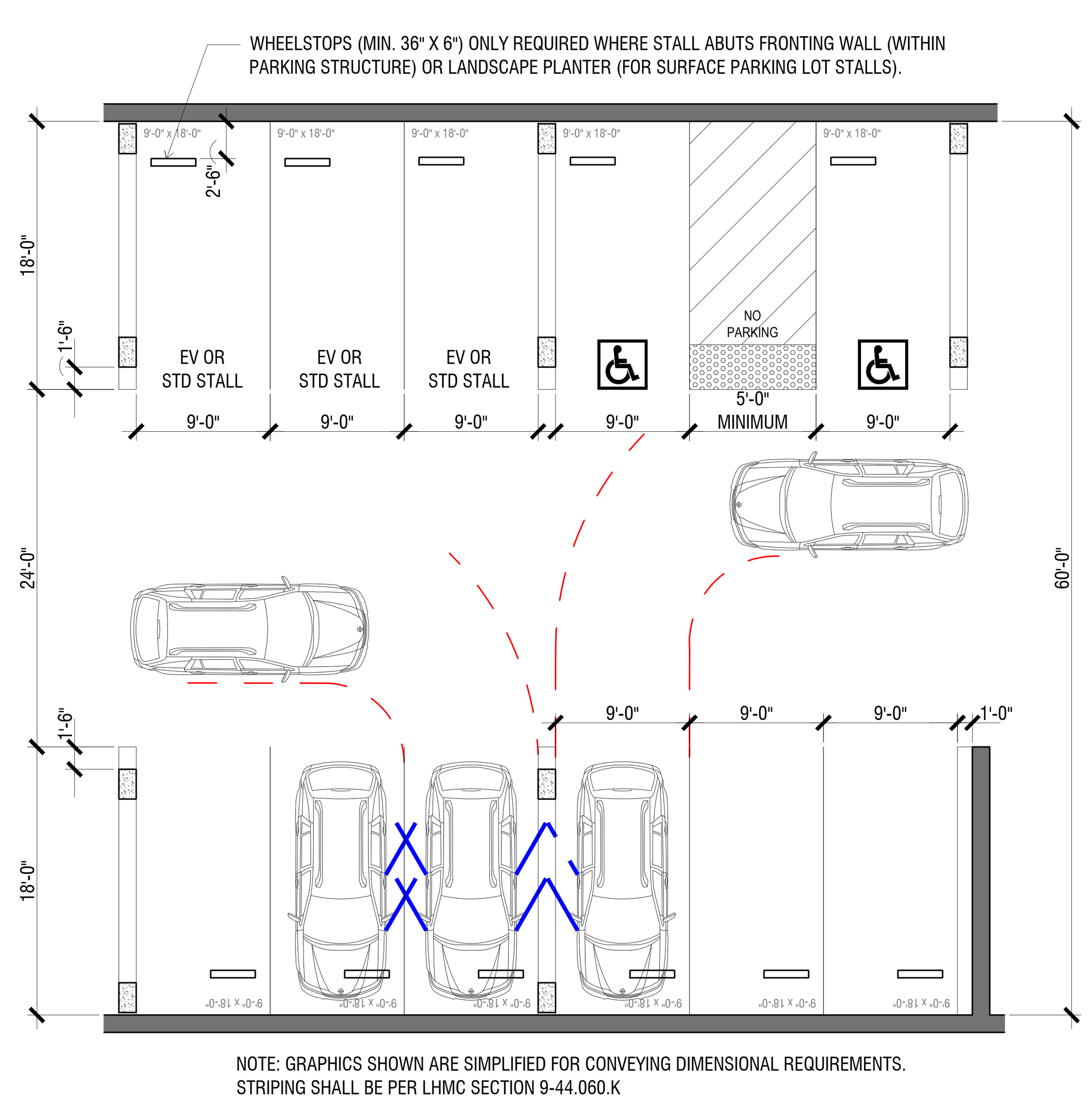
Scale

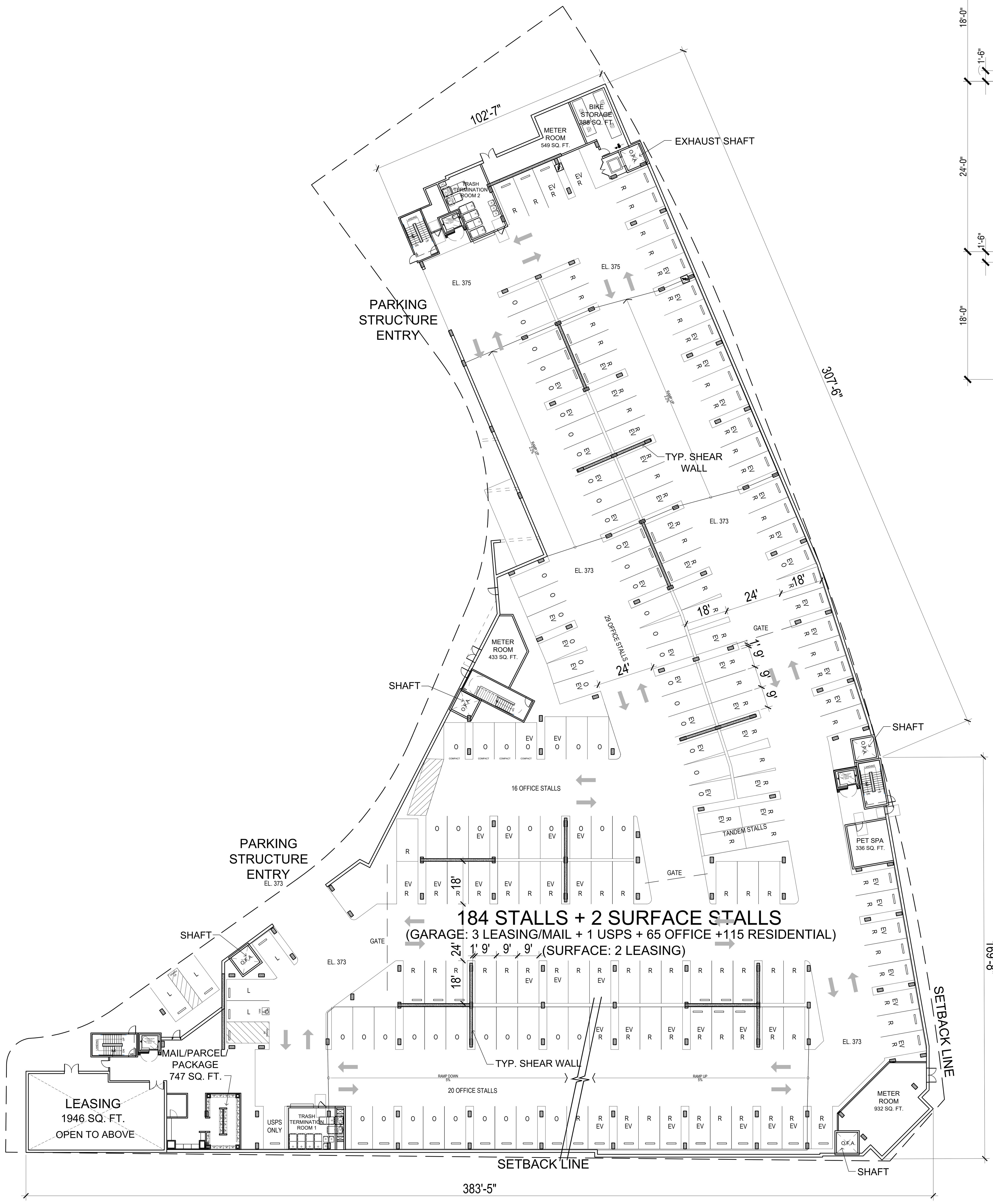
Job No. 2022-834

Date 08-20-2025

PARKING STALL VIGNETTES

N.T.S.





BUILDING PAKRING LEVEL P1

BUILDING PARKING LEVEL P2

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

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

RESIDENTIAL BUILDING

Building Floor Plan - Parking Level P1 & Level P2

A2.1

Scale

Job No. 2022-834

Date 08-20-2025

BUILDING LEVEL 3
PODIUM (1ST RESIDENTIAL LEVEL)

BUILDING LEVEL 4
(2ND RESIDENTIAL LEVEL)

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

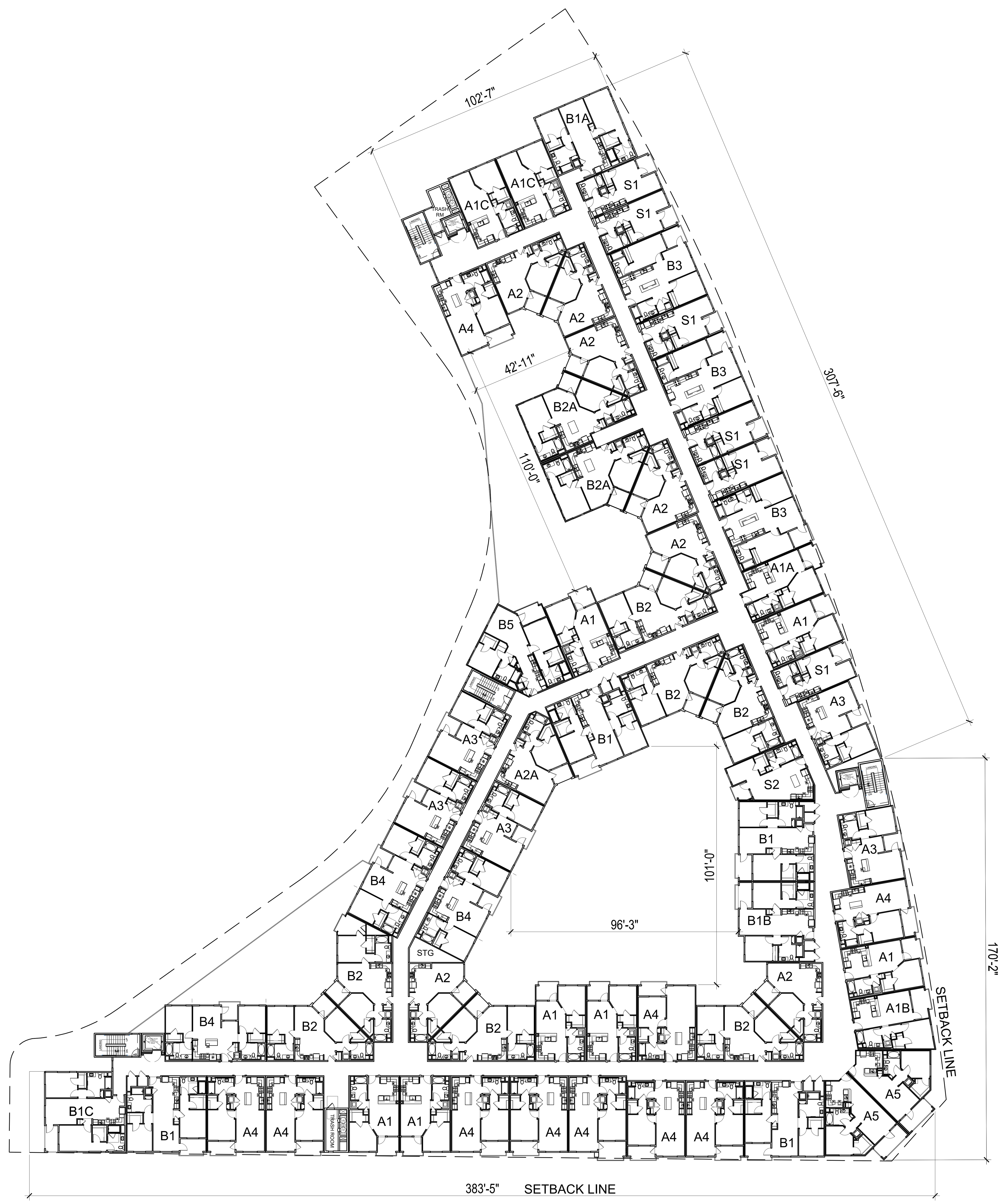
NORTH

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

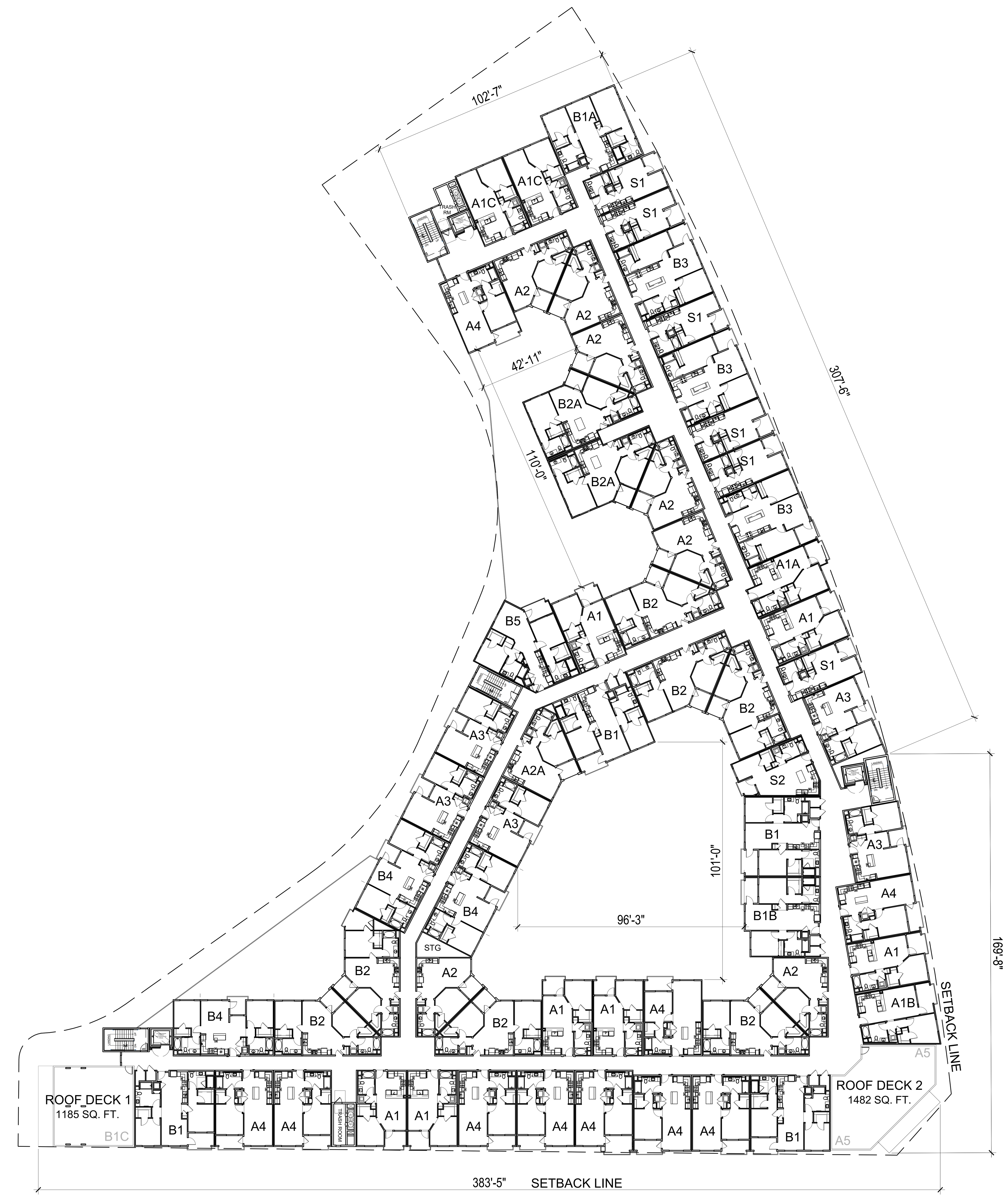
RESIDENTIAL BUILDING
Building Floor Plan - Level 3 & Level 4

A2.2

Scale
Job No. 2022-834
Date 08-20-2025



BUILDING LEVEL 5
(3RD RESIDENTIAL LEVEL)



BUILDING LEVEL 6
(4TH RESIDENTIAL LEVEL)

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

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

RESIDENTIAL BUILDING

Building Floor Plan - Level 5 & Level 6

A2.3

Scale

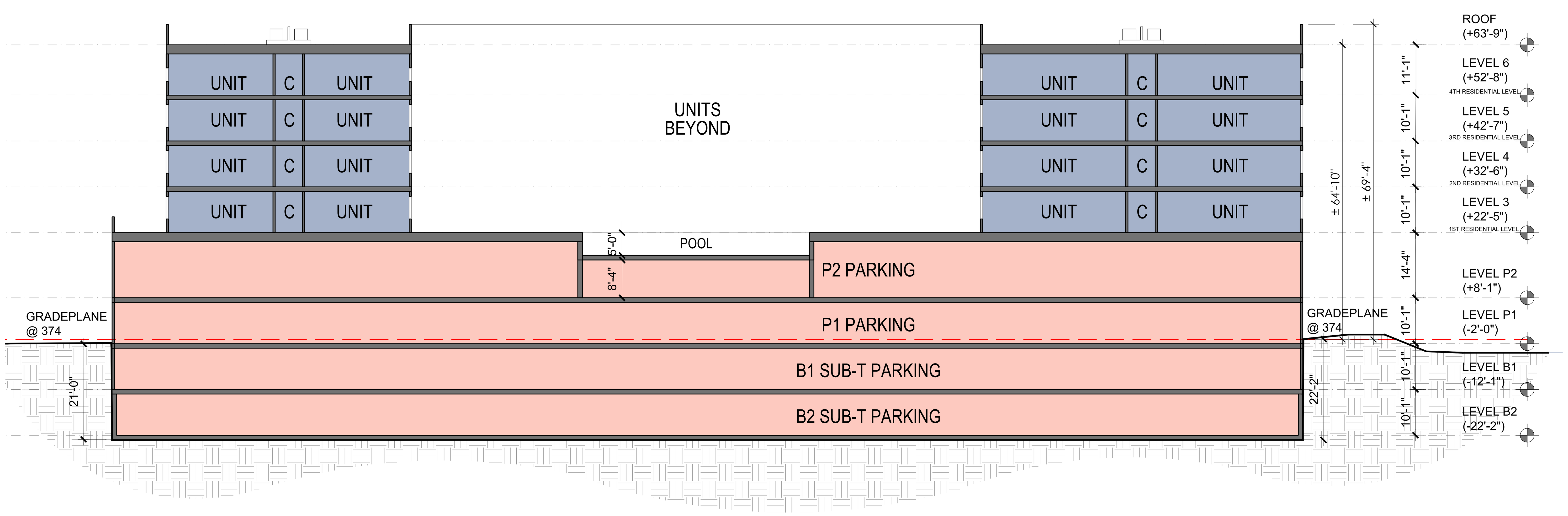
Job No. 2022-834

Date 08-20-2025

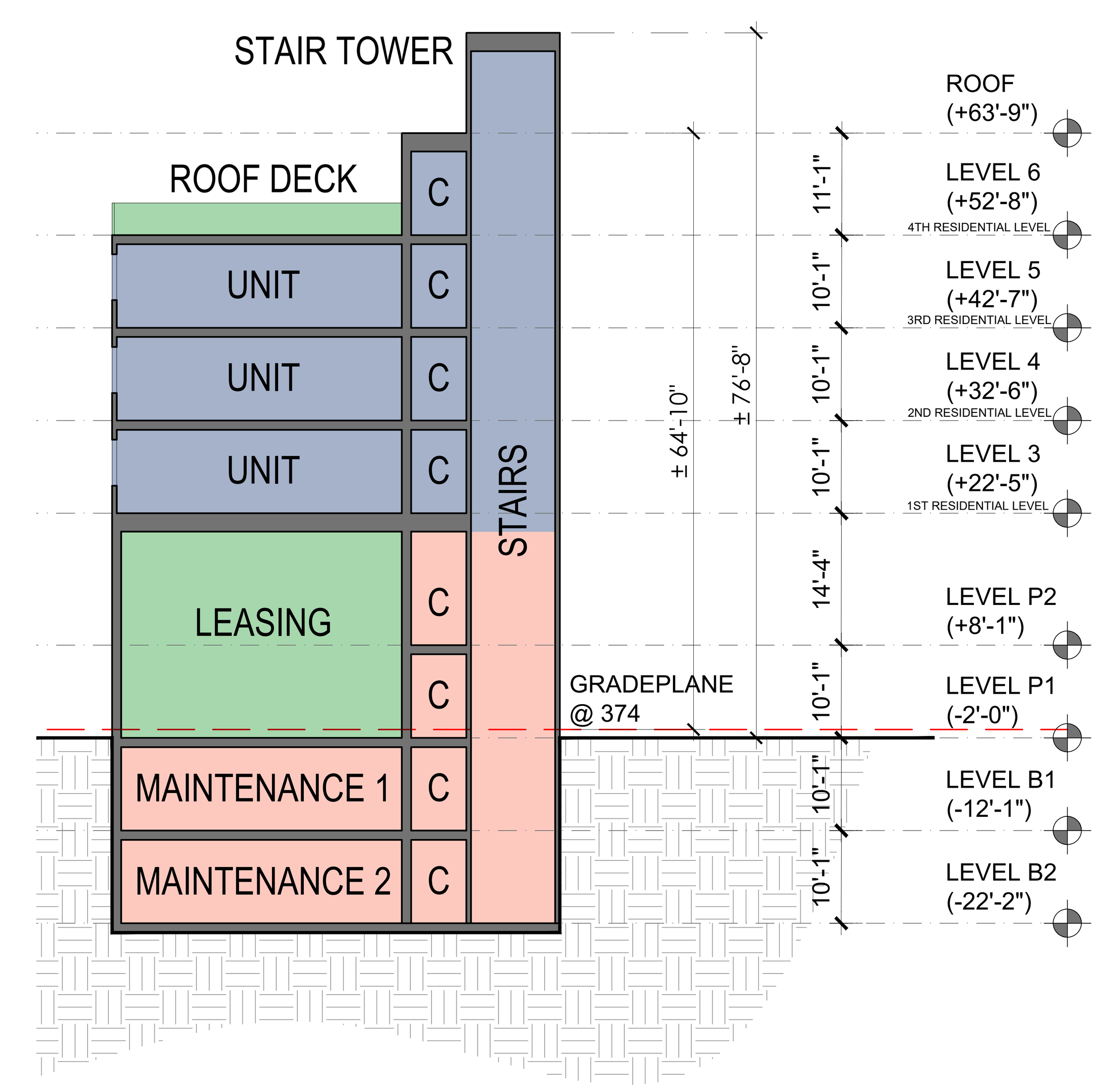
LEGEND

- LEASING / AMENITY
- PARKING STRUCTURE
- RESIDENTIAL

BUILDING SECTION B

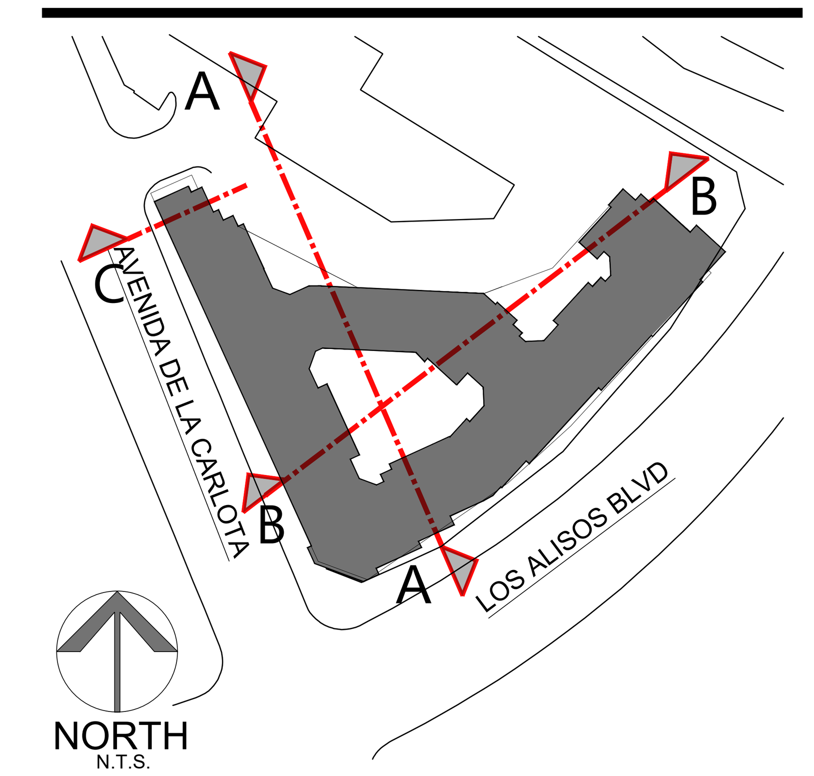


BUILDING SECTION A



BUILDING SECTION C

KEY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

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

RESIDENTIAL BUILDING
Building Sections

Architecture. Design. Relationships.

A3.0

Scale
Job No. 2022-834
Date 08-20-2025

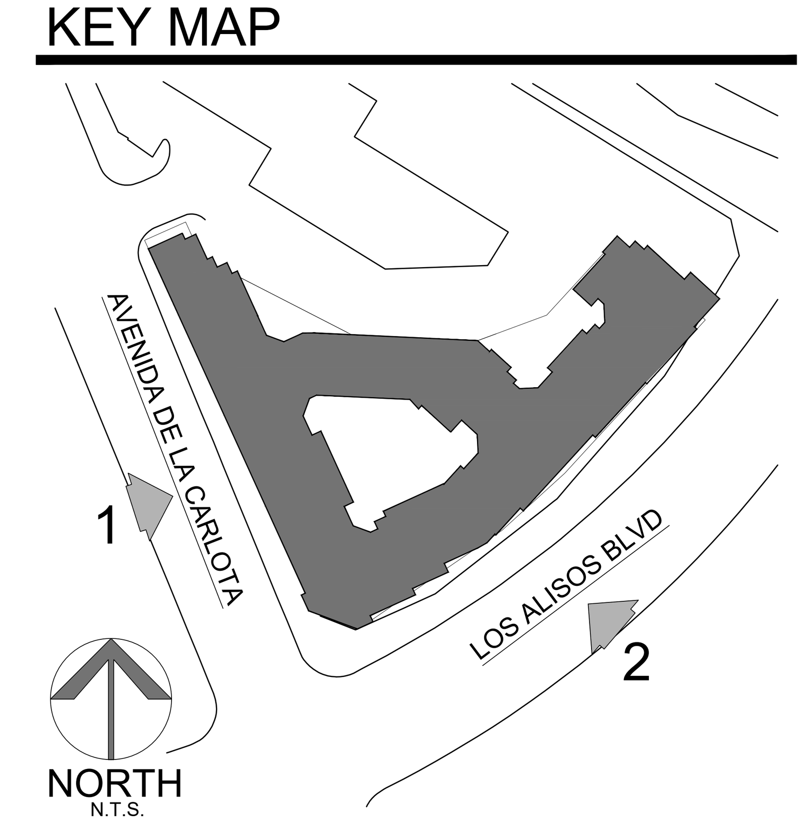
WEST ELEVATION 1

SOUTH ELEVATION 2

MATERIAL LEGEND

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

KEY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

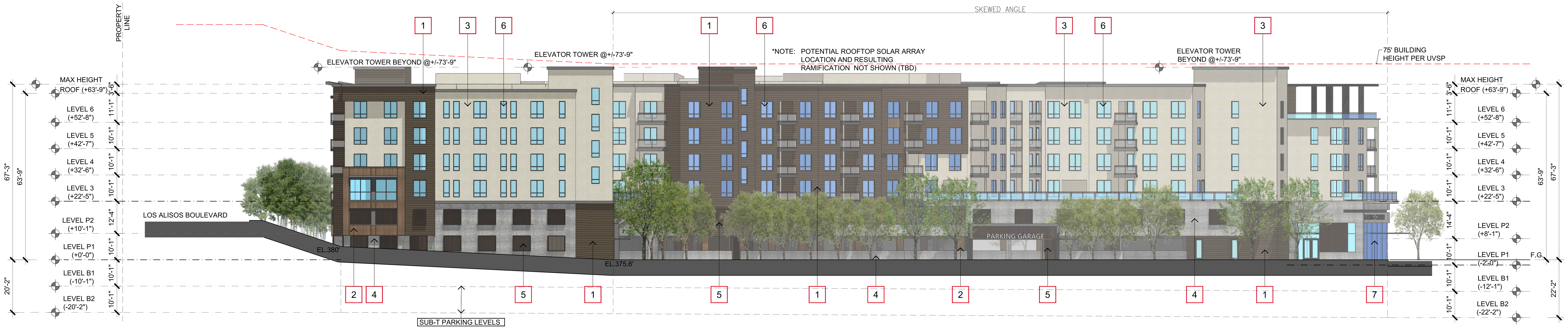
RESIDENTIAL BUILDING
Conceptual Elevations

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

AO Architecture. Design. Relationships.

A4.0

Scale 1" = 20'
Job No. 2022-834
Date 08-20-2025



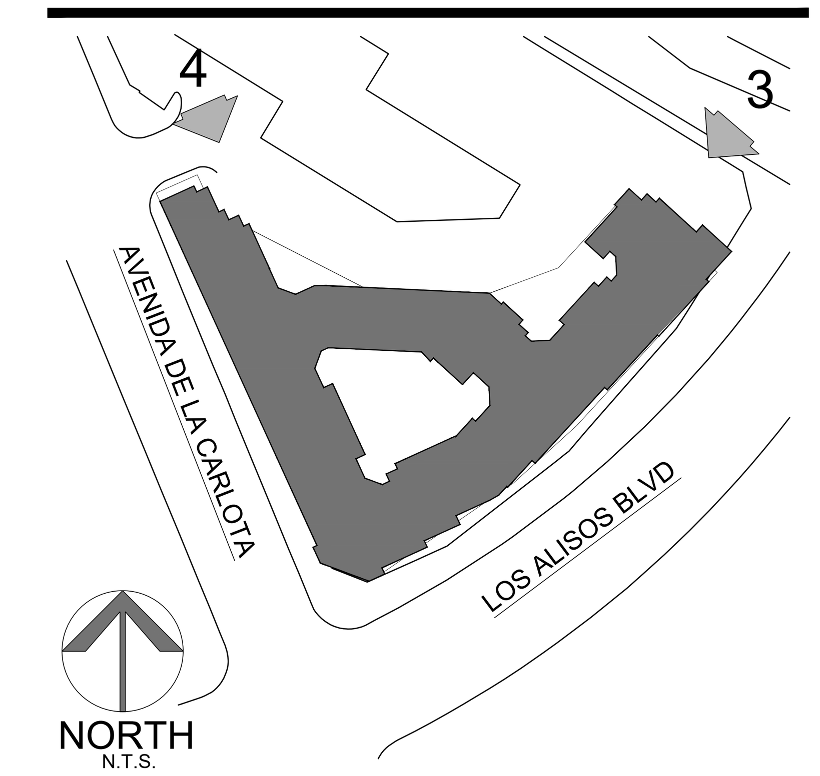
EAST ELEVATION 3

NORTH ELEVATION 4

MATERIAL LEGEND

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

KEY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

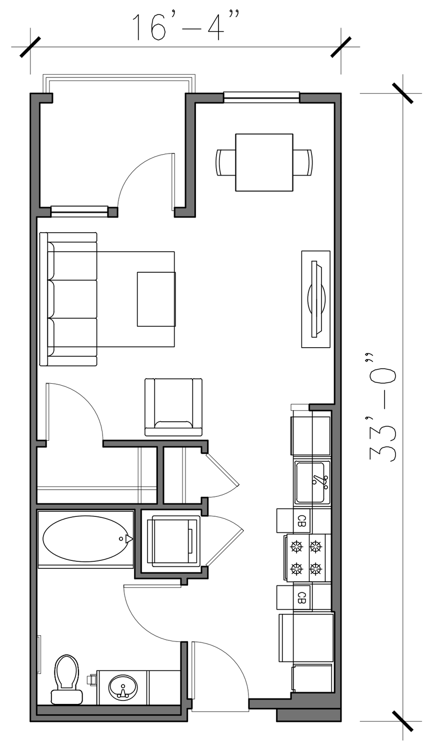
RESIDENTIAL BUILDING
Conceptual Elevations

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

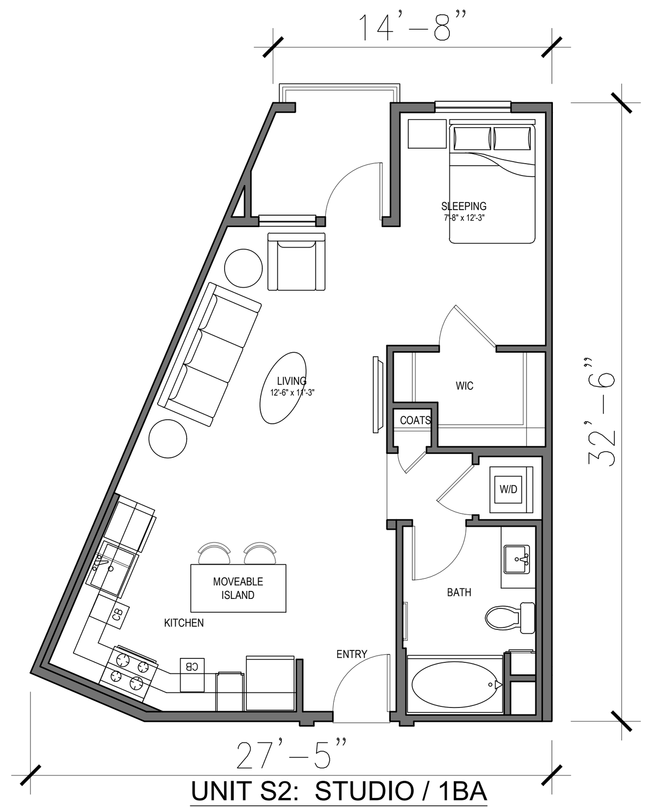
AO Architecture. Design. Relationships.

A4.1

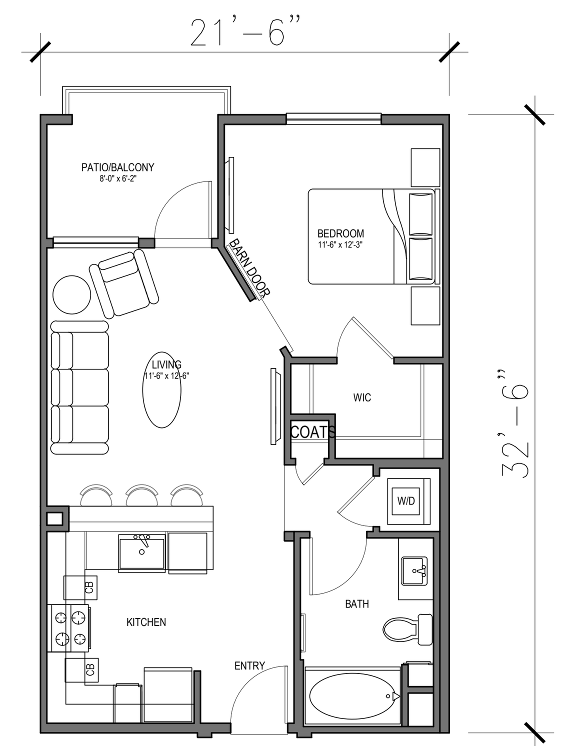
Scale	1" = 20'
Job No.	2022-834
Date	08-20-2025



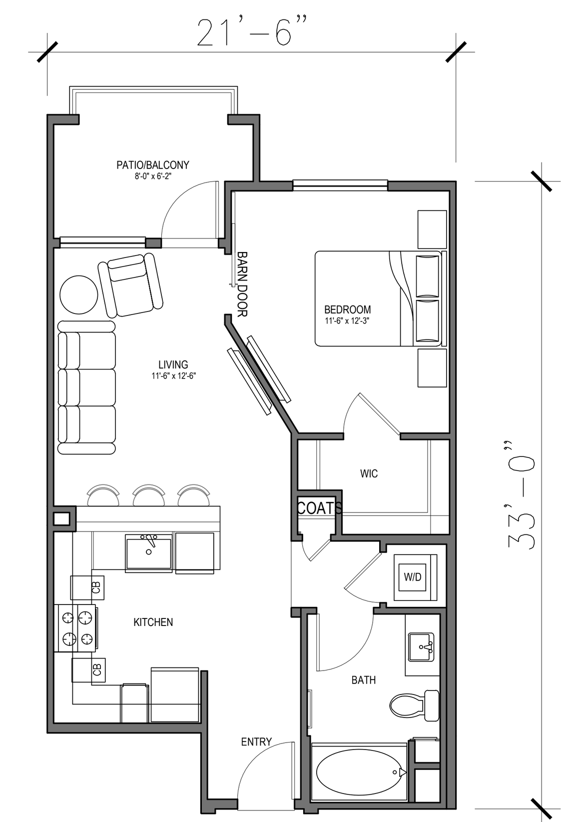
UNIT S1: STUDIO / 1BA
LIVABLE AREA: 487 SQ. FT.
PATIO/BALCONY: 51 SQ. FT.



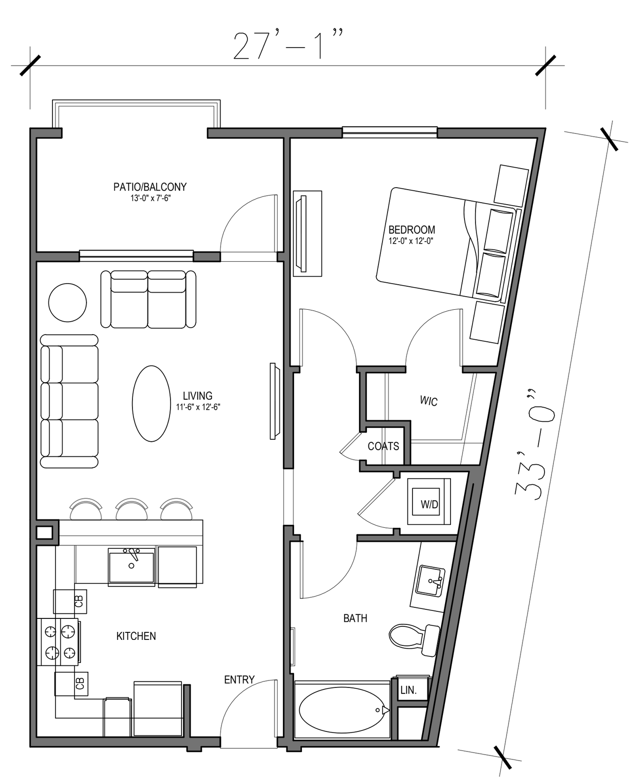
UNIT S2: STUDIO / 1BA
LIVABLE AREA: 648 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.



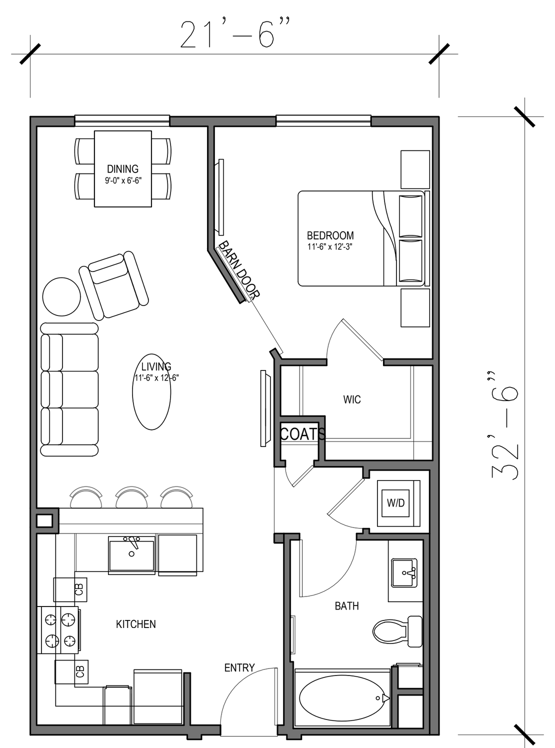
UNIT A1-Jr: 1BR / 1BA
LIVABLE AREA: 638 SQ. FT.
PATIO/BALCONY: 67 SQ. FT.



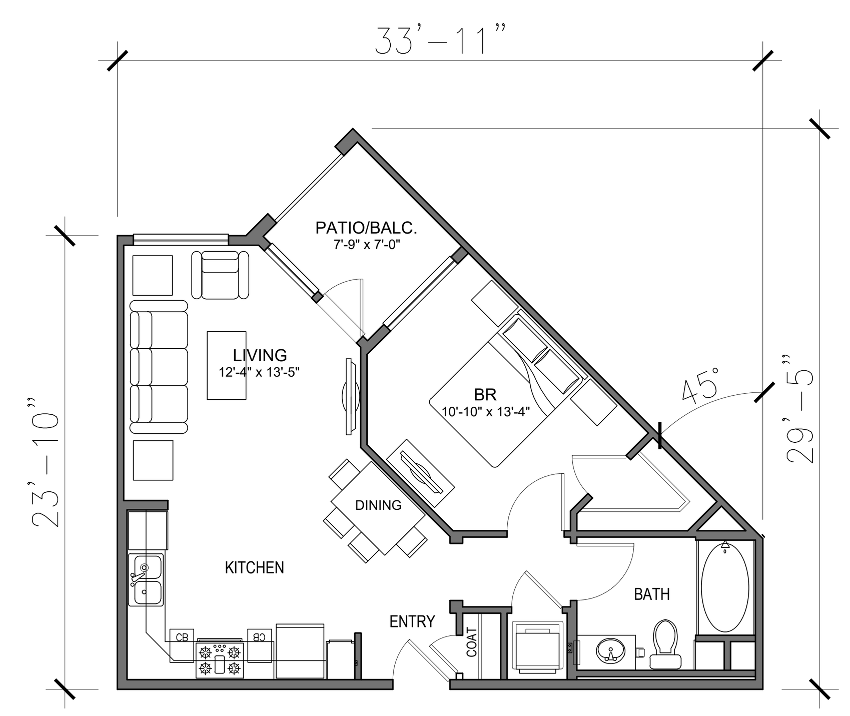
UNIT A1A-Jr: 1BR / 1BA
LIVABLE AREA: 638 SQ. FT.
PATIO/BALCONY: 67 SQ. FT.



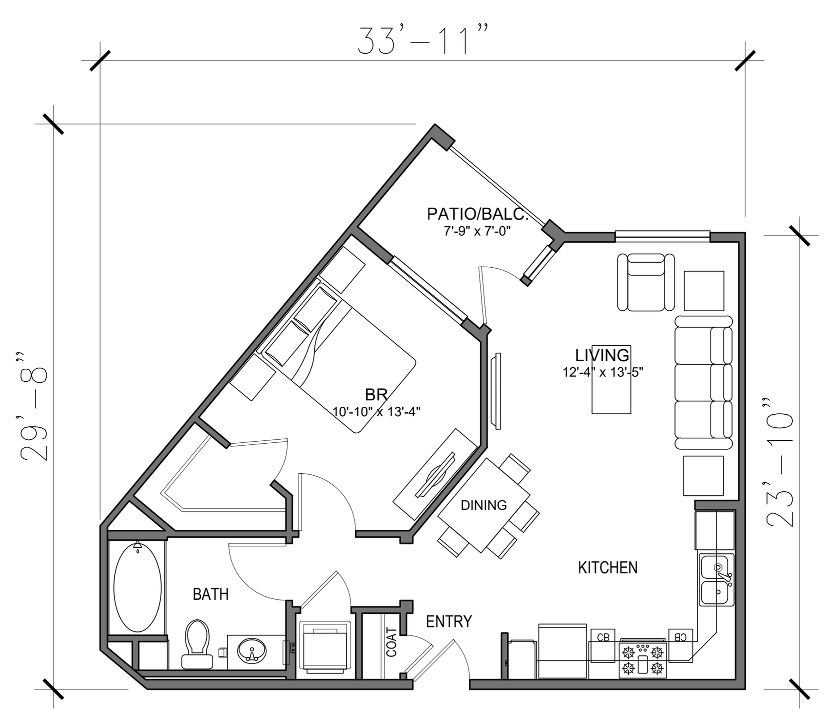
UNIT A1B: 1BR / 1BA
LIVABLE AREA: 703 SQ. FT.
PATIO/BALCONY: 92 SQ. FT.



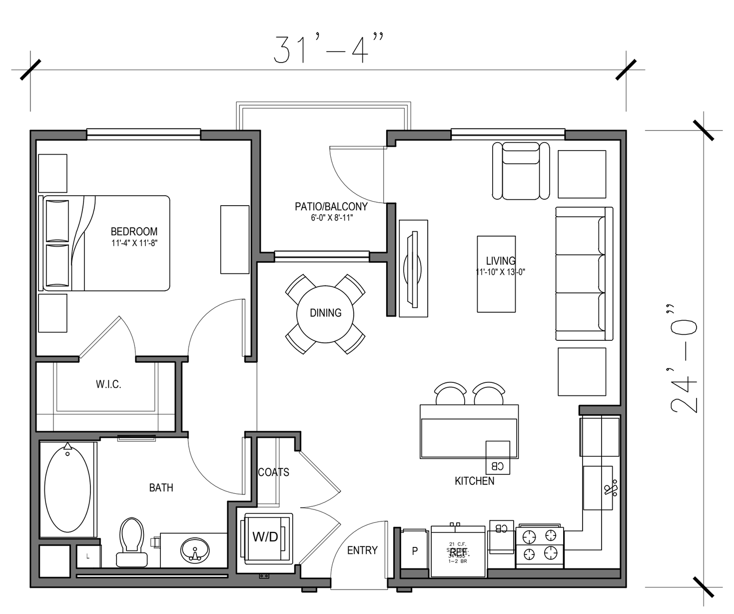
UNIT A1C: 1BR / 1BA
LIVABLE AREA: 699 SQ. FT.



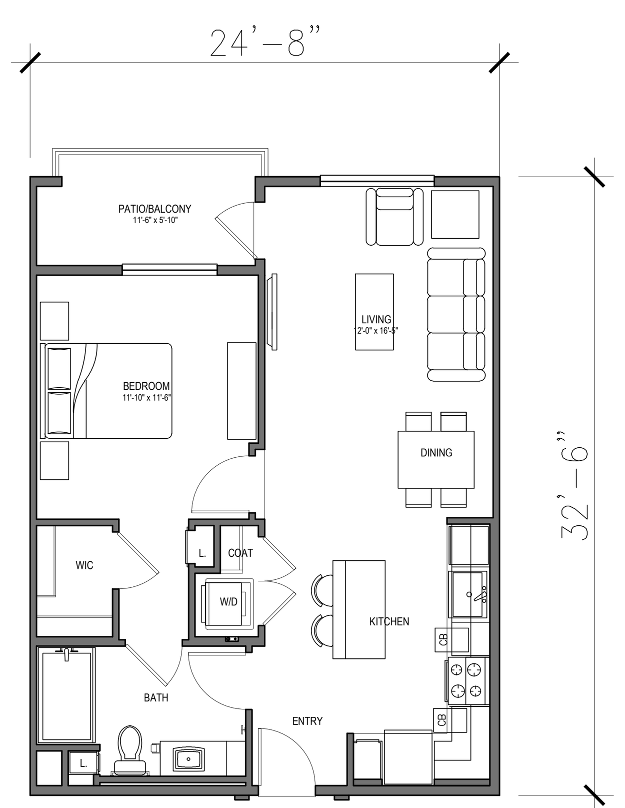
UNIT A2: 1BR / 1BA
LIVABLE AREA: 651 SQ. FT.
PATIO/BALCONY: 54 SQ. FT.



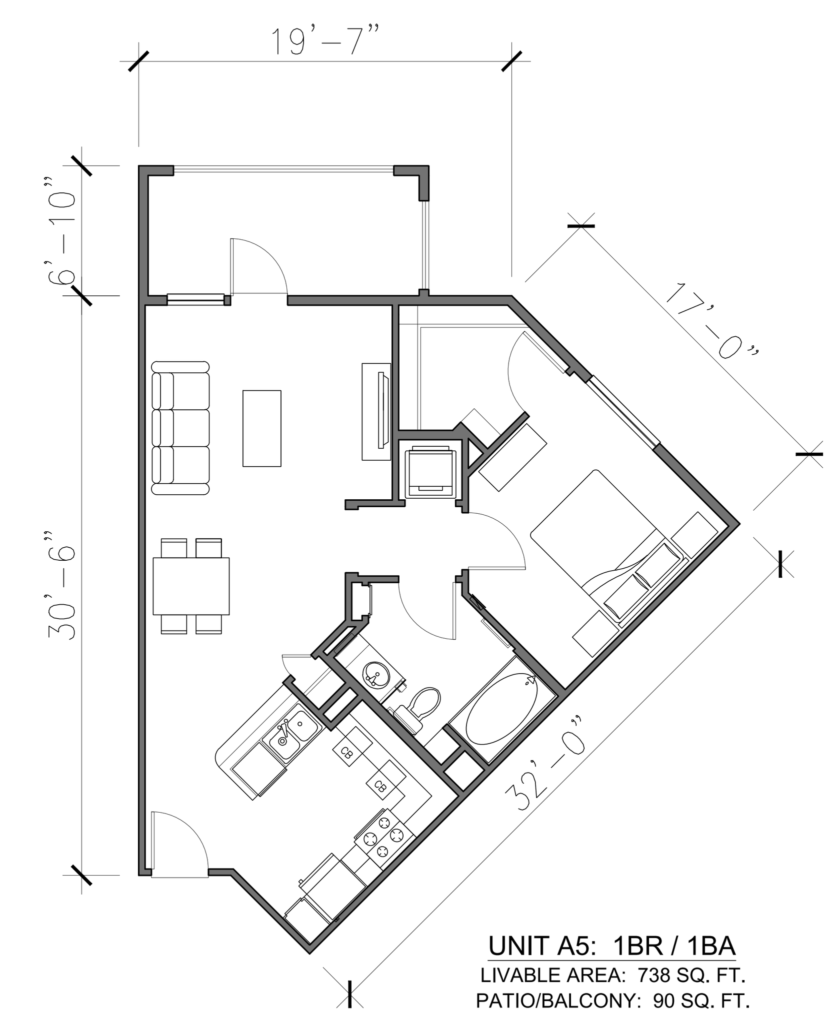
UNIT A2A: 1BR / 1BA
LIVABLE AREA: 687 SQ. FT.
PATIO/BALCONY: 51 SQ. FT.



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



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



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

BUCHANAN STREET PARTNERS, L.P.

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LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

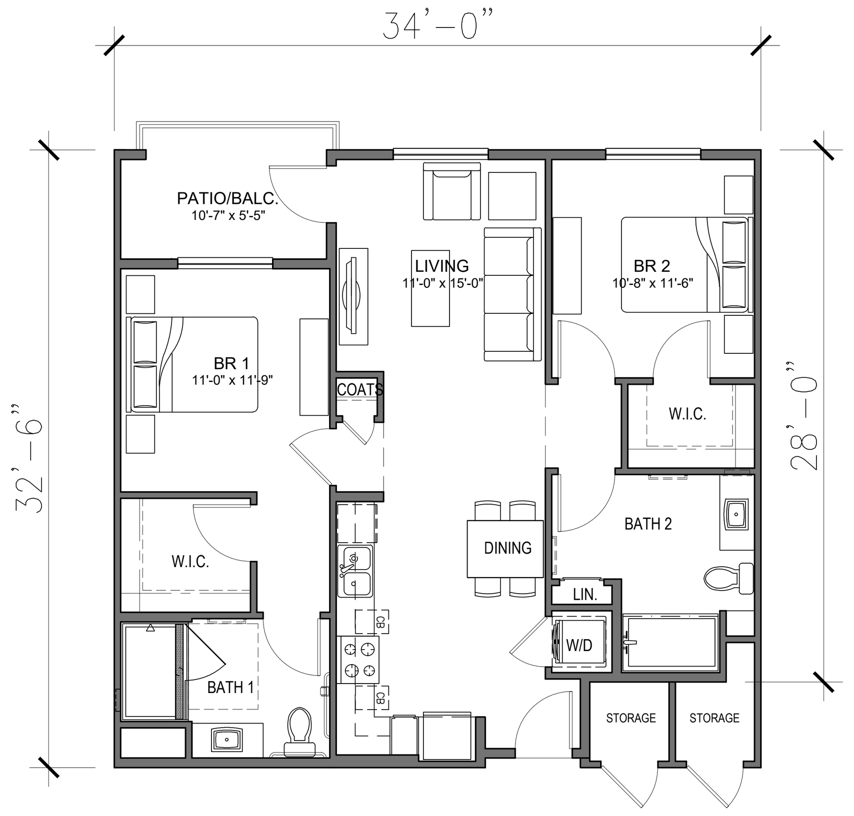
1/8"=1'-0" 0 4' 8' 16' 24'

RESIDENTIAL BUILDING
Unit Plans

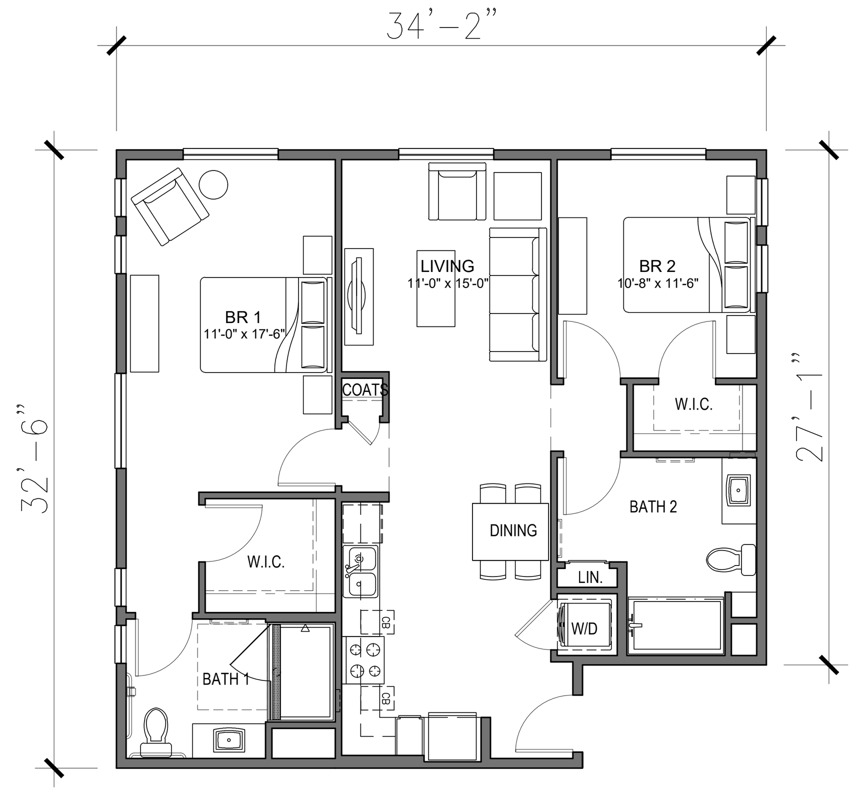
Architecture. Design. Relationships.

A5.0

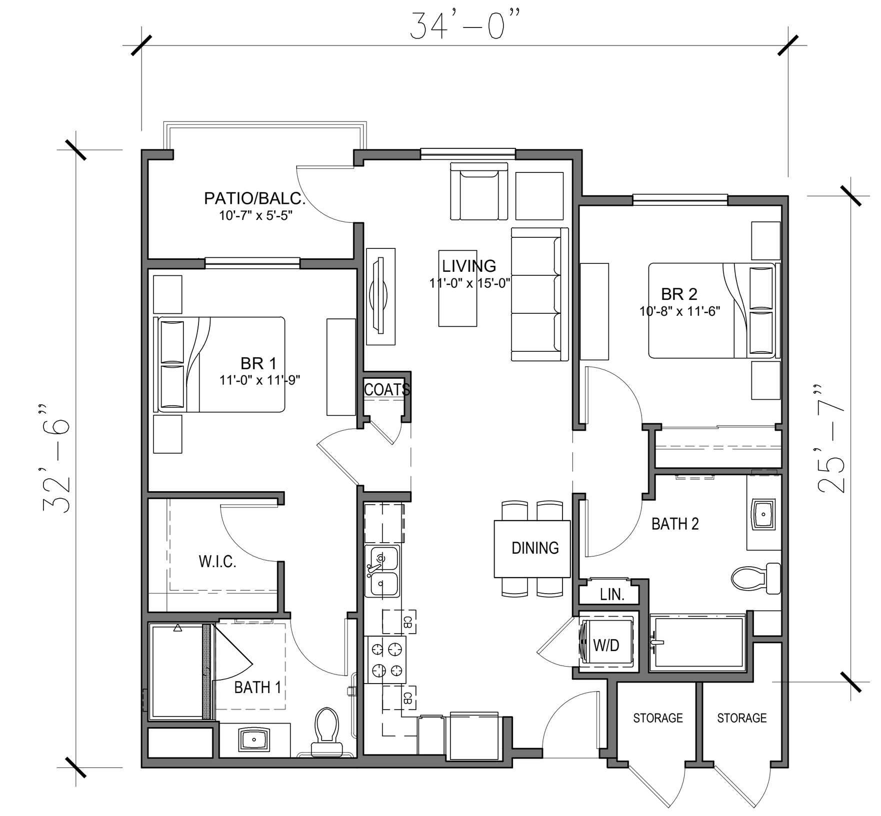
Scale
Job No. 2022-834
Date 07-10-2025



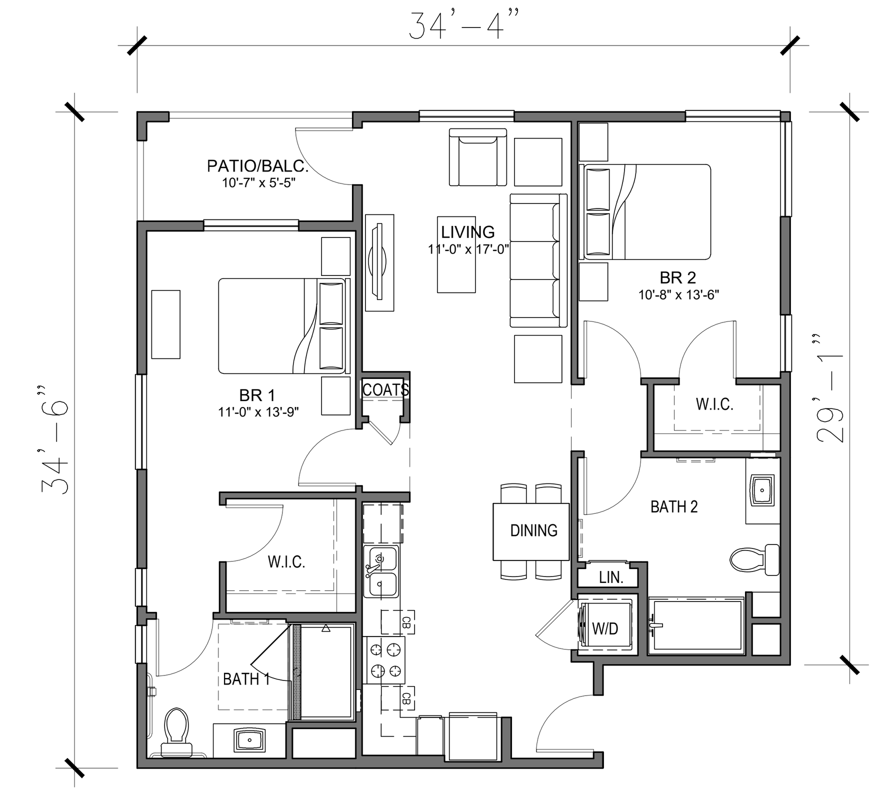
UNIT B1: 2BR / 2BA
LIVABLE AREA: 994 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.



UNIT B1A: 2BR / 2BA
LIVABLE AREA: 1054 SQ. FT.

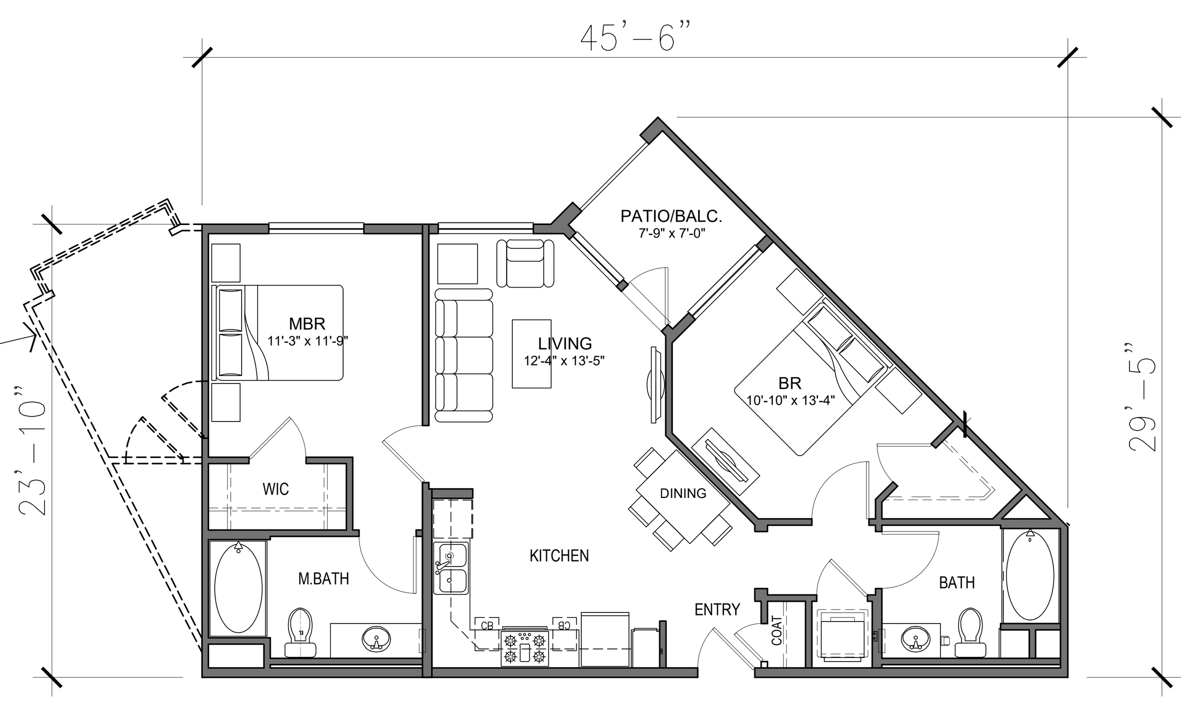


UNIT B1B: 2BR / 2BA
LIVABLE AREA: 968 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.

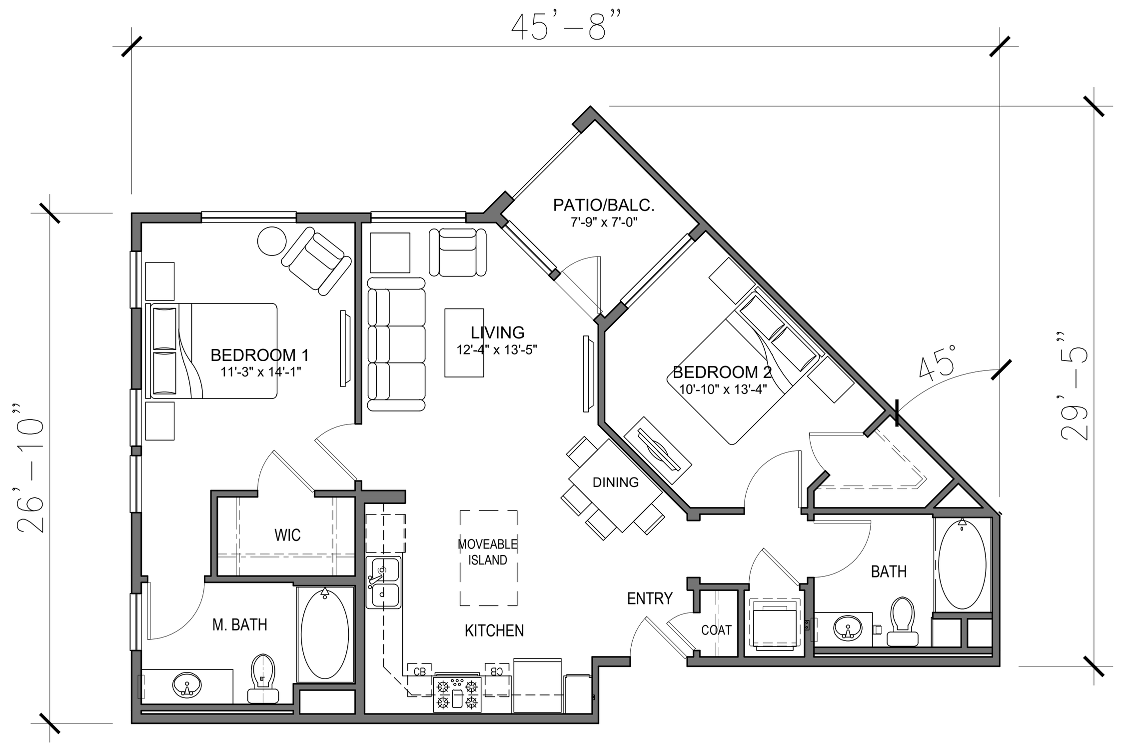


UNIT B1C: 2BR / 2BA
LIVABLE AREA: 1062 SQ. FT.
PATIO/BALCONY: 59 SQ. FT.

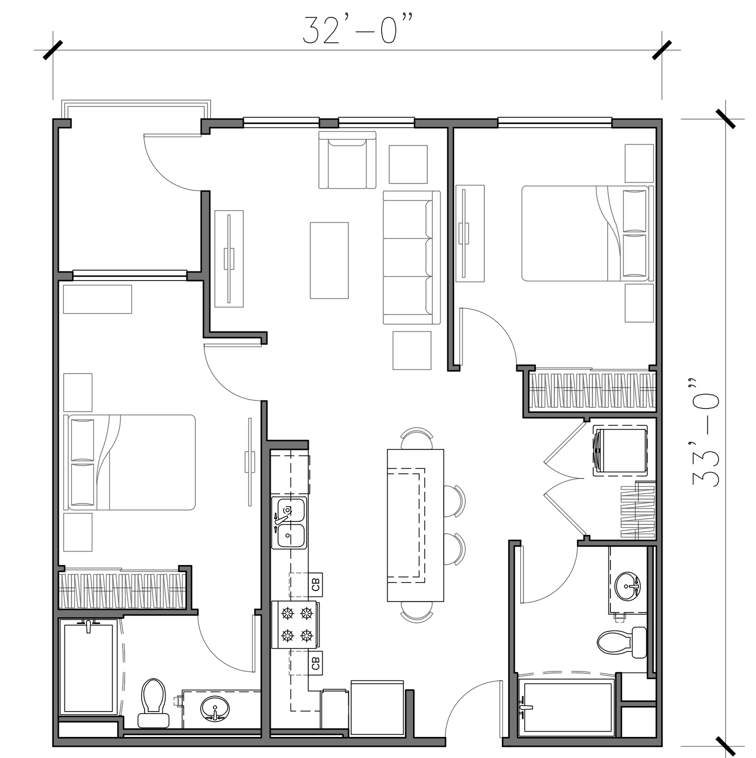
B2 VARIATION OCCURS AT COURTYARD 3 ONLY. ADDS 22 S.F. OF STORAGE AND 85 S.F. OF PRIVATE OPEN SPACE.



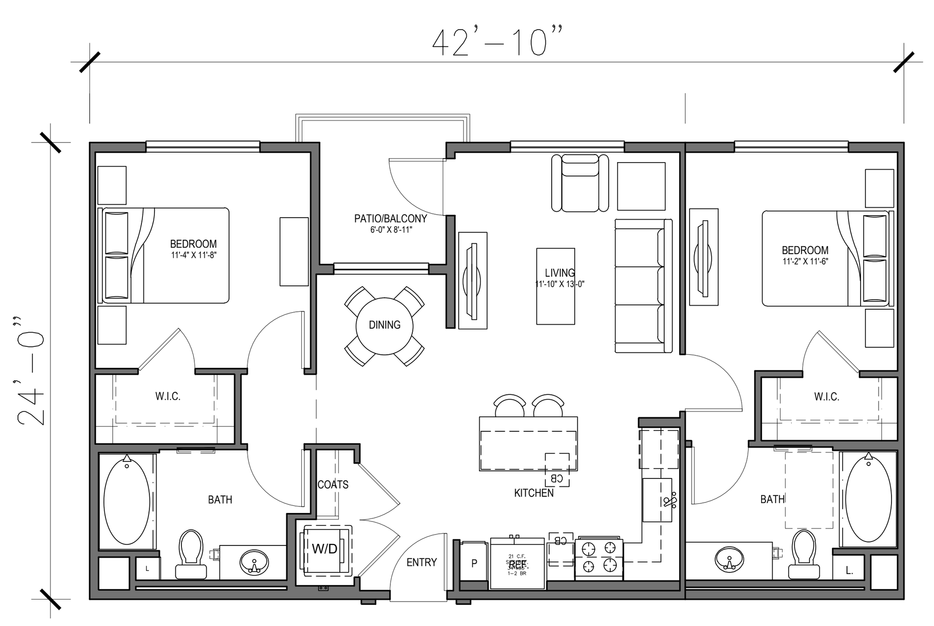
UNIT B2: 2BR / 2BA
LIVABLE AREA: 927 SQ. FT.
PATIO/BALCONY: 54 SQ. FT.



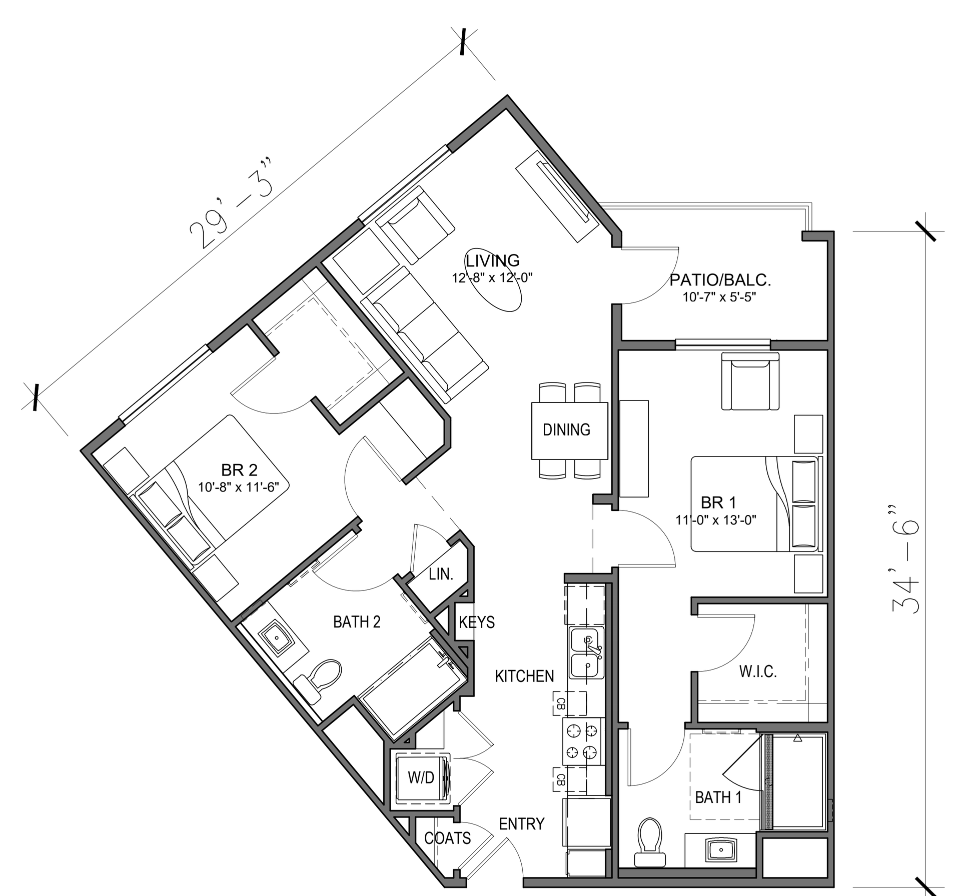
UNIT B2A: 2BR / 2BA
LIVABLE AREA: 1005 SQ. FT.
PATIO/BALCONY: 54 SQ. FT.



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



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



UNIT B5: 2BR / 2BA
LIVABLE AREA: 1055 SQ. FT.
PATIO/BALCONY: 74 SQ. FT.

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LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

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

RESIDENTIAL BUILDING
Unit Plans

Architecture. Design. Relationships.

A5.1

Scale	
Job No.	2022-834
Date	07-10-2025

WEST ELEVATION

MATERIAL LEGEND

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

PAINT COLORS

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

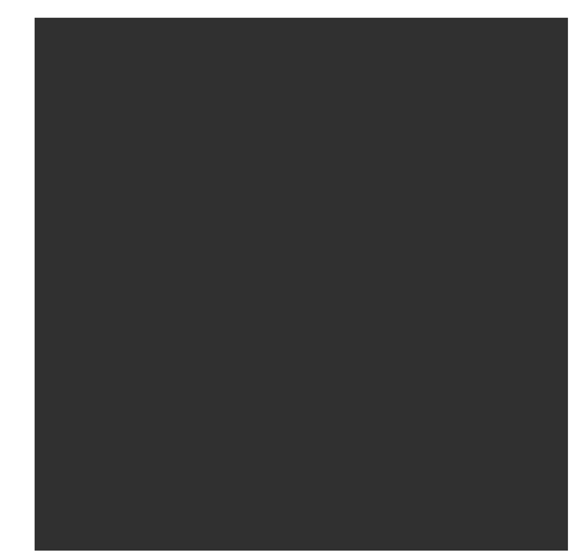
1. Hardie Plank Lap Siding or other enhanced material

2. Simulated Wood Porcelain Tile or other enhanced material

3. Painted Stucco

4. Concrete Finish

A. SW 6162 Ancient Marble



C. SW 6991 Black Magic

5. Vertical Fins

6. Vinyl Window

7. Aluminum Storefront System

B. SW 7041 Van Dyke Brown

EXISTING TREE NOTE:
All existing tree are to be removed - See Tree Evaluation Report prepared by Arborgate Consulting, Inc.on February 5, 2024

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

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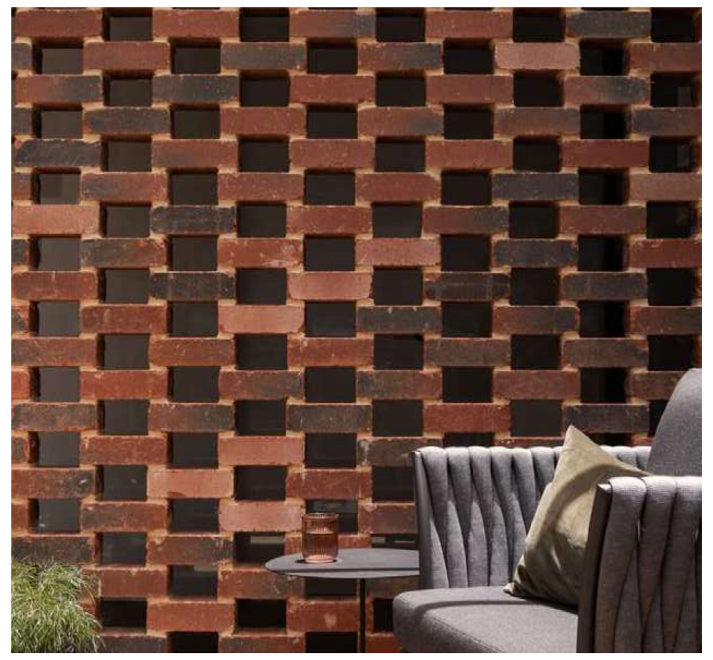
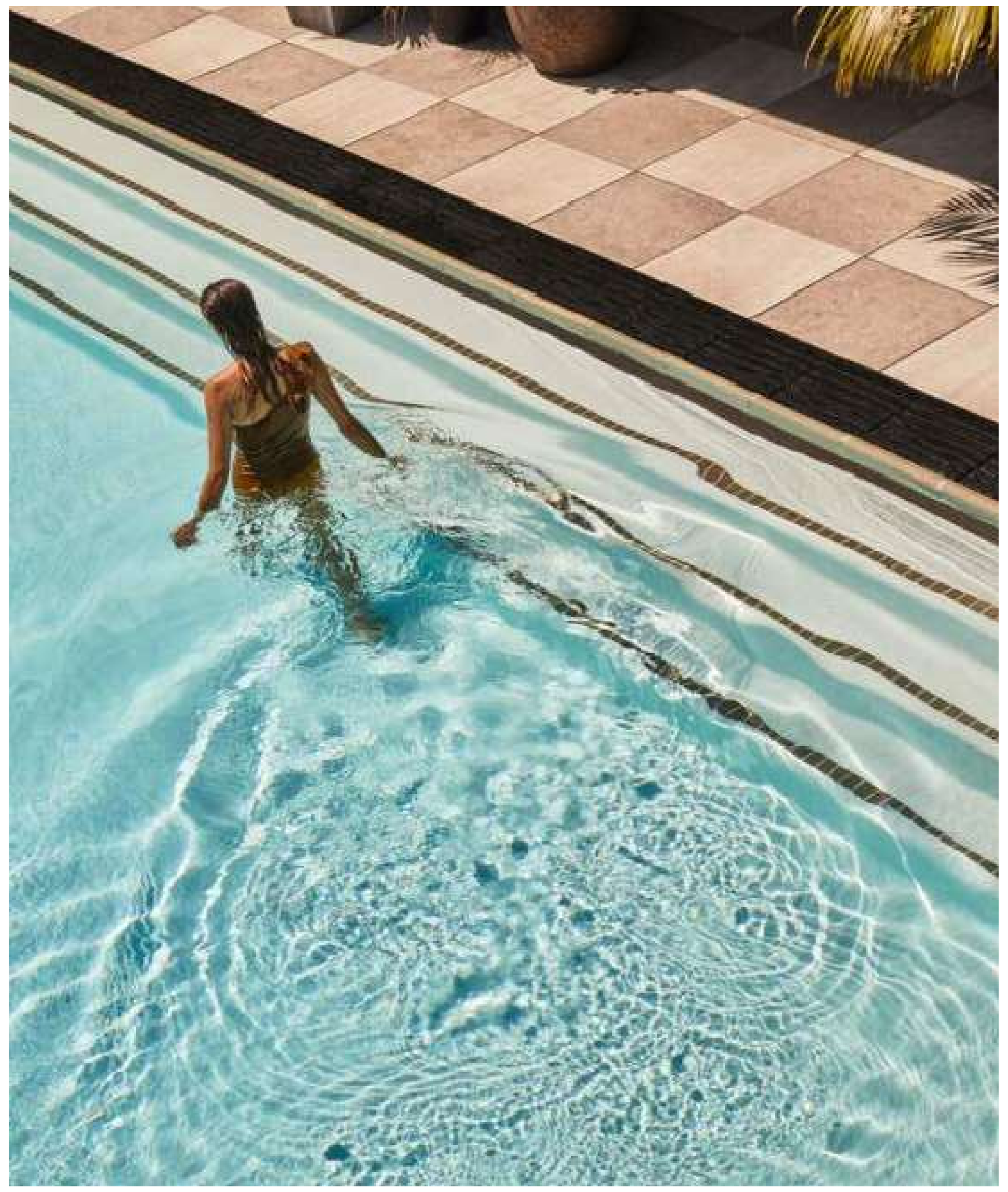
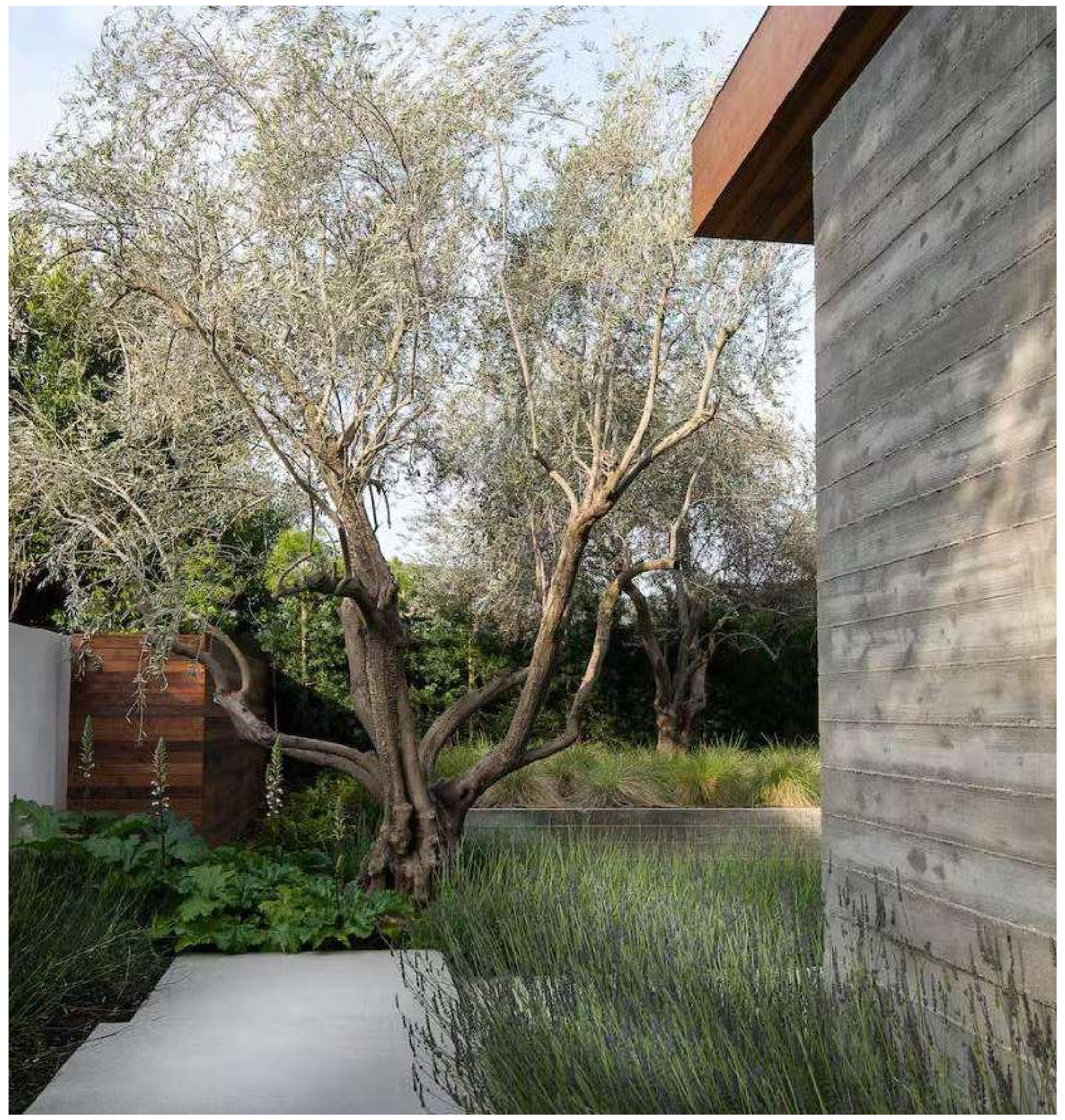
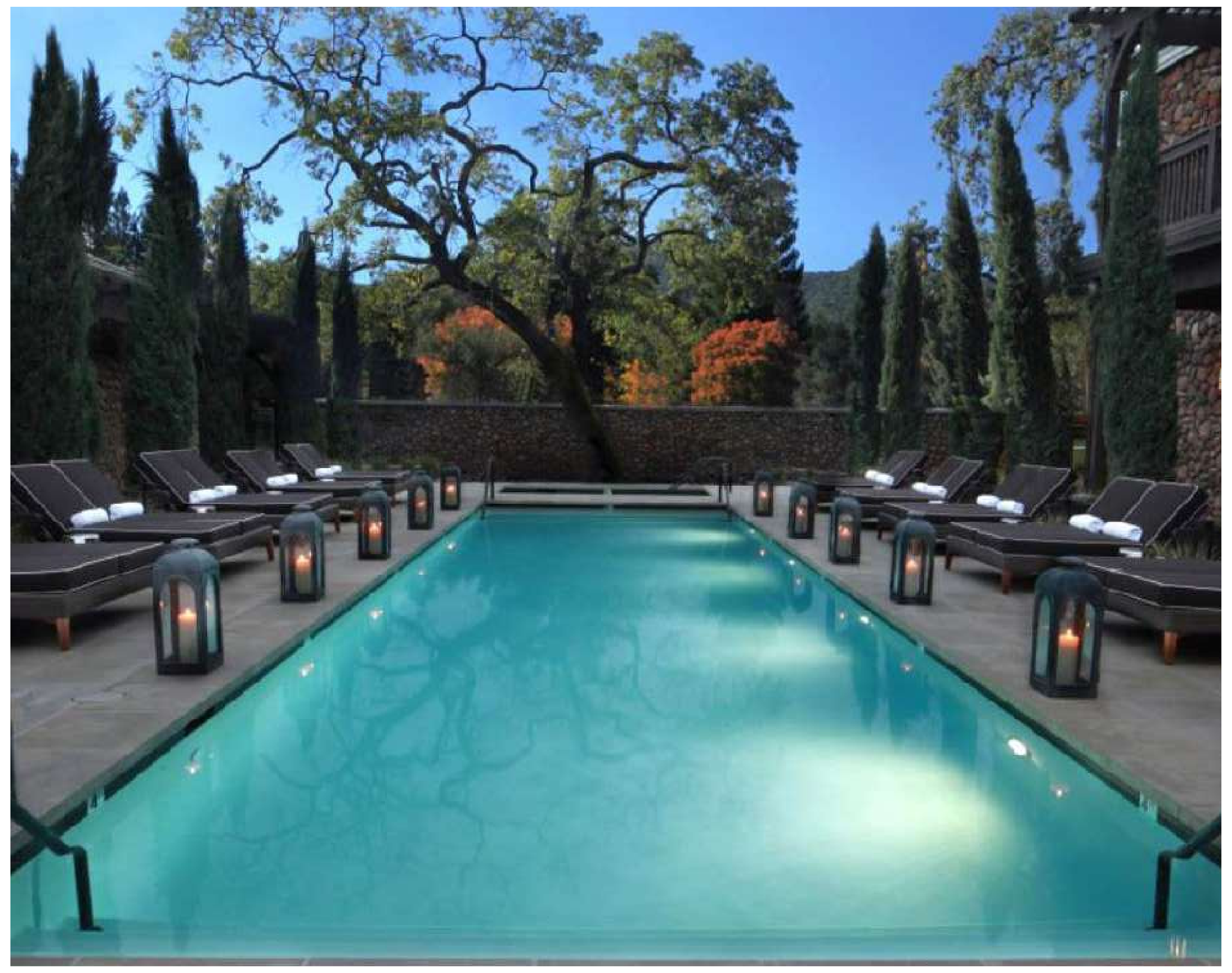
LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

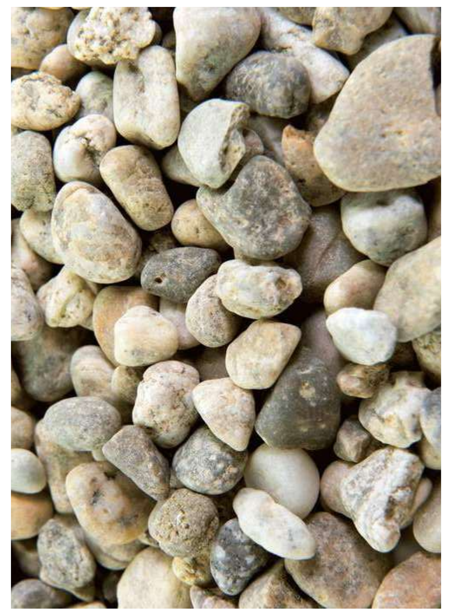
0' 15' 30' 60'

COMPOSITE LANDSCAPE PLAN -L.1

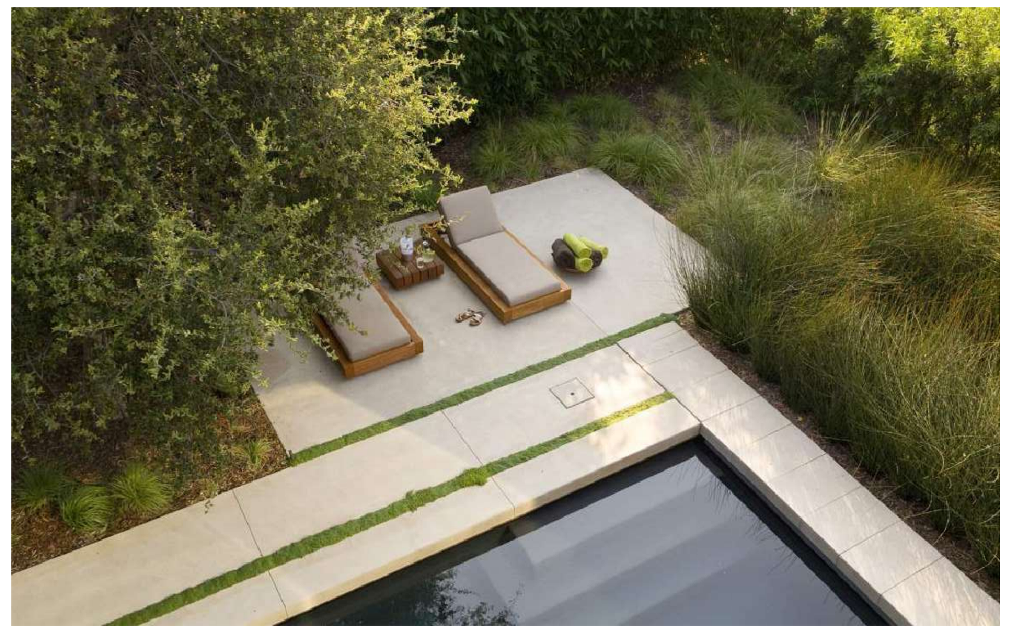









BUCHANAN STREET
PARTNERS, L.P.

JULY 11, 2025

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LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

LIFESTYLE IMAGERY - L.2

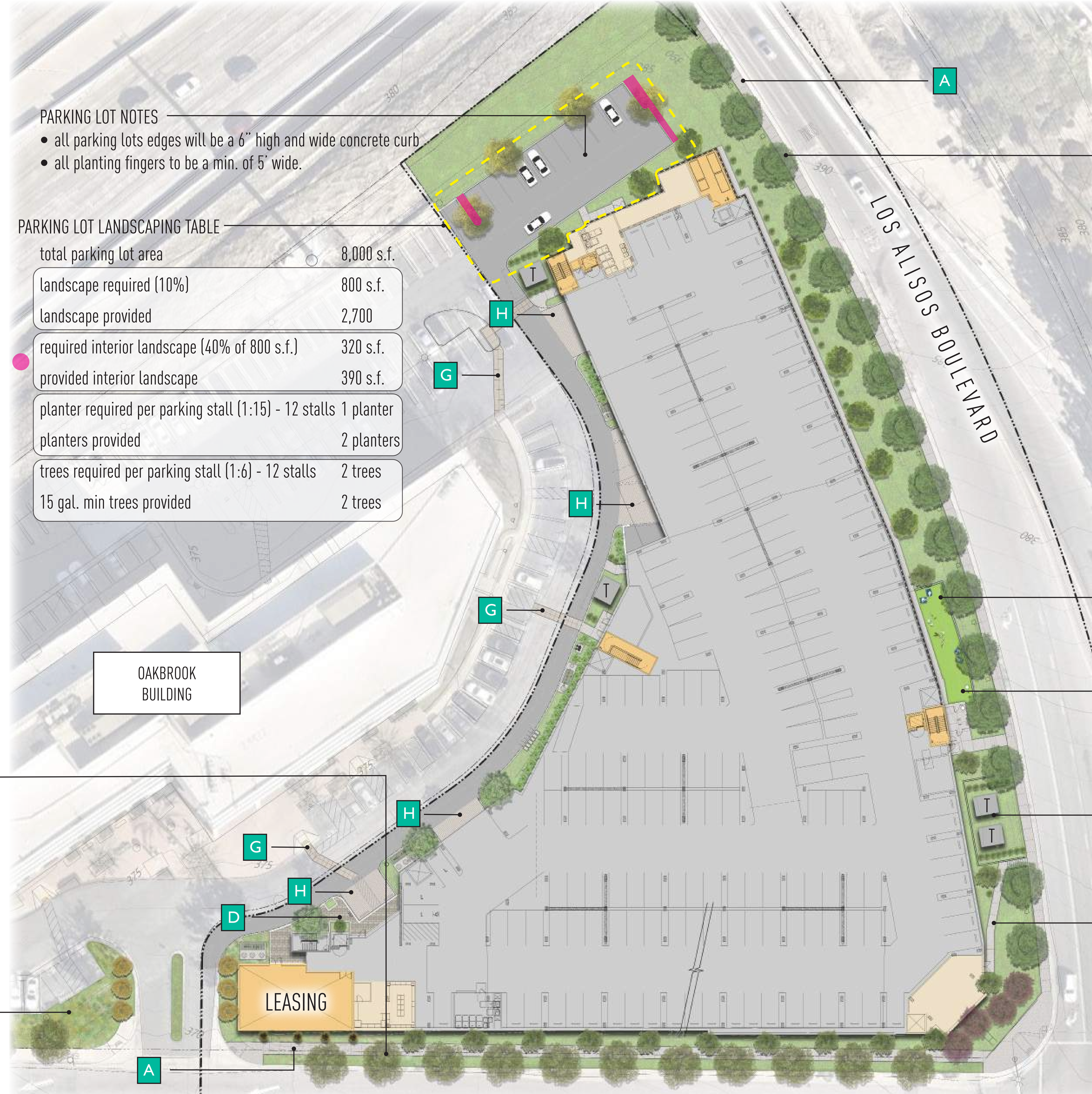
PAVING KEY MAP

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

PARKING LOT NOTES
- all parking lots edges will be a 6" high and wide concrete curb
- all planting fingers to be a min. of 5' wide.

PARKING LOT LANDSCAPING TABLE

total parking lot area	8,000 s.f.
landscape required (10%)	800 s.f.
landscape provided	2,700
required interior landscape (40% of 800 s.f.)	320 s.f.
provided interior landscape	390 s.f.
planter required per parking stall (1:15) - 12 stalls	1 planter
planters provided	2 planters
trees required per parking stall (1:6) - 12 stalls	2 trees
15 gal. min trees provided	2 trees



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

DOG PARK
- gated vestibule
- moveable seating

Above Ground Utlities - TYP.
- landscape screening - all sides - front access clear per utilities requirements - 15 gal. hedge typ.

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

ENHANCED PLANTING at PROJECT ENTRY

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JULY 11, 2025

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BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 15' 30' 60'

GROUND LEVEL PLAN - L.3

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JULY 11, 2025

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BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 4' 8' 16'

POOL COURTYARD ENLARGEMENT PLAN - L.4

PAVING KEY MAP

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

FIRE SIDE LOUNGE

- linear fire pit
- lounge furnishings

OUTDOOR KITCHEN

- shade structure
- built-in bbqs (2)
- lounge furnishings
- dining tables

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

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BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 4' 8' 16'

DINING COURTYARD ENLARGEMENT PLAN - L.5

PAVING KEY MAP

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

ROOFDECK TERRACE
- bbq (1)
- dining table
- soft seating
- pottery
- accent pendant lights

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LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

BUCHANAN STREET PARTNERS, L.P.

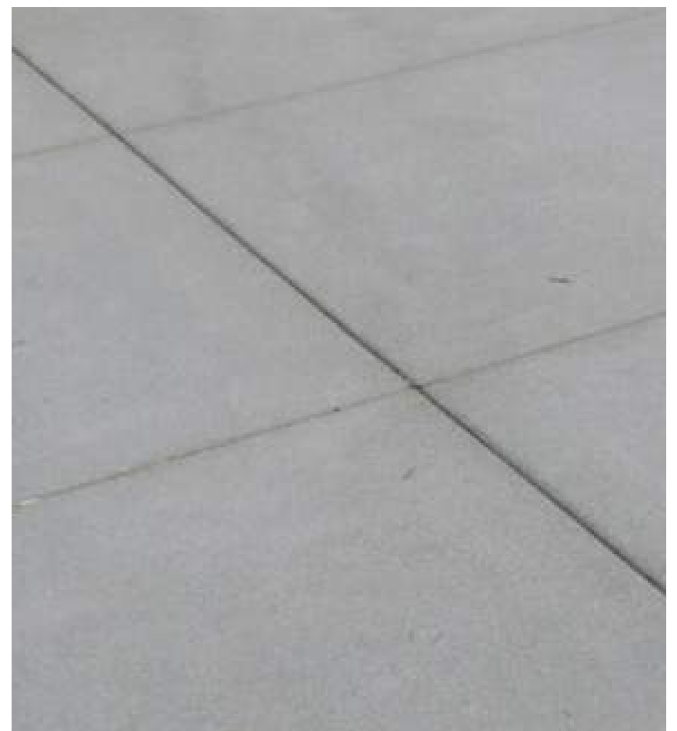
JULY 11, 2025

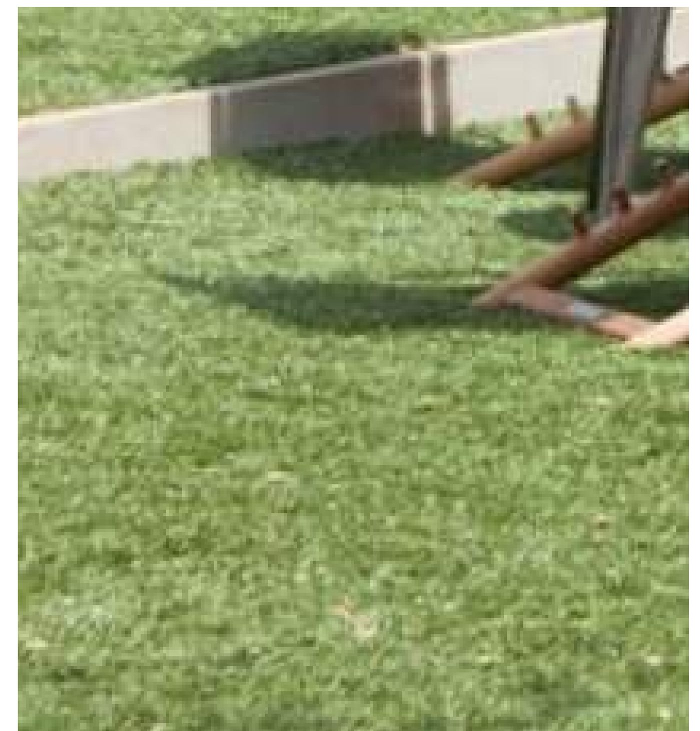
MJS LANDSCAPE ARCHITECTURE

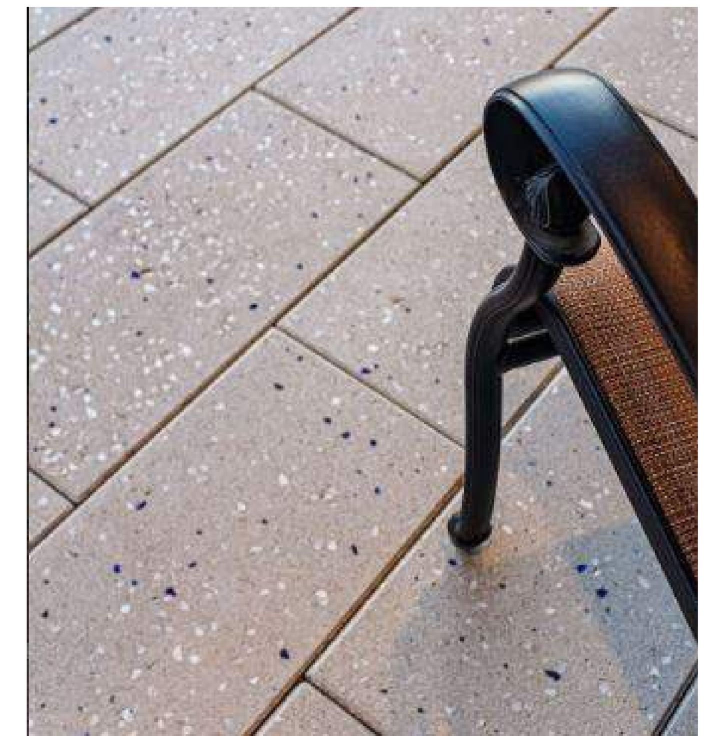
0' 2' 4' 8'

DINING COURTYARD ENLARGEMENT PLAN - L.6


A CITY SIDEWALKS - EXISTING


B SCORED CONCRETE PAVING


C SYNTHETIC TURF


D ACCENT PAVERS

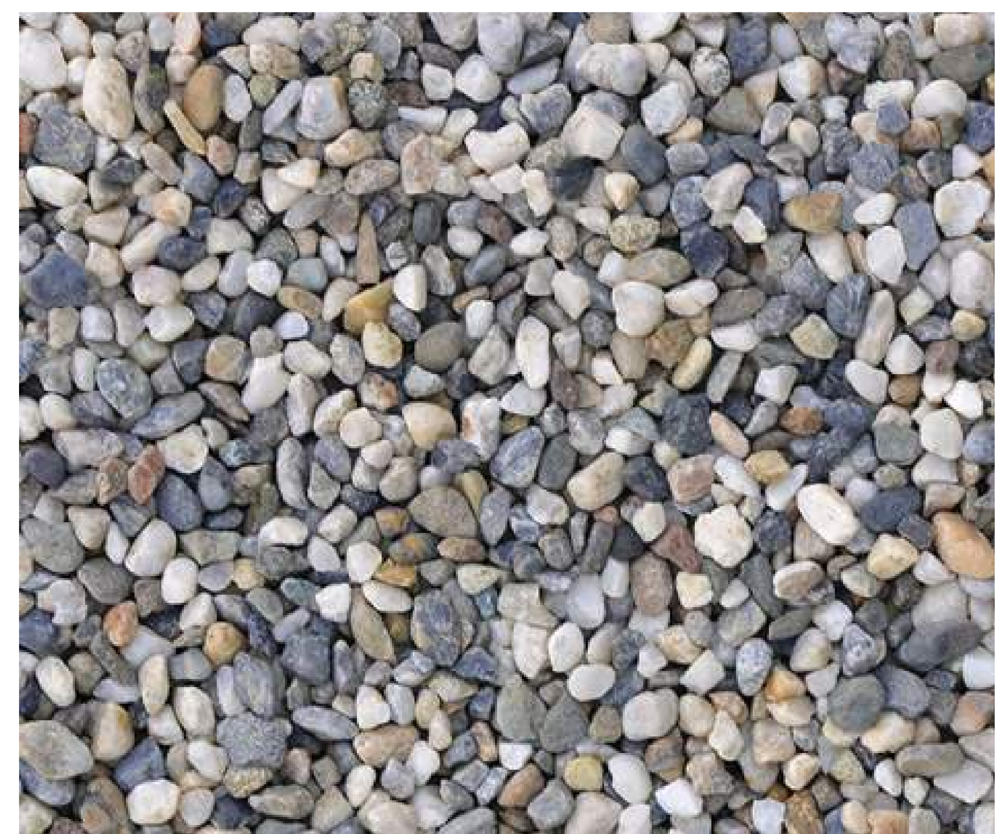

E CONCRETE PAVERS


F PORCELAIN PAVERS


F COLORED CONCRETE


H PERMEABLE PAVER


POTTERY


DECORATIVE PEBBLE - SALT & PEPPER


BIKE RACK


TUBE STEEL FENCE


CABANAS AT POOL


RECTANGULAR FIREPIT


BUILT-IN BBQ


CANTILEVER UMBRELLA

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 8' 16' 32'

MATERIALS BOARD - L.7

EXISTING TREE NOTE:
All existing tree are to be removed - See Tree Evaluation Report prepared by Arborgate Consulting, Inc.on February 5, 2024

Existing (13) Pines along Los Alisos Boulevard to be removed due to required grading.

Above Ground Utilties - TYP.
- landscape screening - all sides
  - front access clear per utilities requirements - 15 gal. hedge typ.

Existing (15) Pines along Avenida De La Carlota to be removed due to required grading and/or compromised root structure to the existing grade.

Existing (14) Pines to the North to remain (in front of existing office building)

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ARBUTUS X `MARINA` ARBUTUS MULTI-TRUNK	36"BOX	LOW	30
	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM MULTI-TRUNK	36"BOX	LOW	6
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	10
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	36"BOX	LOW	13
	HOWEA FORSTERIANA KENTIA PALM	24"BOX	LOW	9
	LAURUS NOBILIS SWEET BAY - COLUMN	24"BOX	LOW	64
	MAGNOLIA GRANDIFLORA `LITTLE GEM` LITTLE GEM DWARF SOUTHERN MAGNOLIA	36"BOX	MODERATE	7
	MELALEUCA LINARIIFOLIA FLAXLEAF PAPERBARK	24"BOX	LOW	17
	OLEA EUROPAEA `WILSONII` WILSON OLIVE	48"BOX	LOW	7
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36"BOX	VERY LOW	1
	TABEBUIA IMPETIGINOSA PINK TRUMPET TREE	24"BOX	MODERATE	4
	TRISTANIA CONFERTA BRISBANE BOX	36"BOX	MODERATE	9
	ULMUS PARVIFOLIA `TRUE GREEN` TRUE GREEN ELM	24"BOX	MODERATE	4

SHRUB SCHEDULE

BOTANICAL/COMMON NAME	SIZE	WUCOLS	WD x HT
SCREEN HEDGE			
LAURUS NOBLIS ' LITTLE RAGU LITTLE RAGU DWARF BAY	15 GAL	LOW	5' x 5'
HEDGE AT BACKFLOW PREVENTOR			
ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	5 GAL	LOW	6' x 5'
SHRUBS (MIN 36" O.C.)			
GREVILLEA X `PEACHES AND CREAM` GREVILLEA	5 GAL	LOW	6' x 6'
LEUCADENDRON DISCOLOR `POM POM` POM POM LEUCADENDRON	5 GAL	LOW	5' x 7'
LEUCOSPERMUM CORDIFOLIUM `FLAME GIANT` GIANT ORANGE NODDING PINCUSHION	5 GAL	LOW	5' x 7'
LEUCOPHYLLUM F. `LOS ALAMITOS` TEXAS SAGE	5 GAL	LOW	8' x 8'
OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLOE DWARF OLIVE	5 GAL	LOW	5' x 5'
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' ROSEMARY	5 GAL	LOW	3' x 4'
ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY	1 GAL	LOW	4' x 2'
SALVIA x 'ALLEN CHICKERING' CLEVELAND SAGE	5 GAL	LOW	4' x 4'
WESTRINGIA F. `WYNABBIE GEM` WYNABBIE GEM COAST ROSEMARY	5 GAL	LOW	3' x 3'
ACCENTS/SUCCULENTS (36" O.C.)			
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	LOW	5' x 4'
AGAVE ATTENUATA `RAY OF LIGHT` FOXTAIL AGAVE	5 GAL	LOW	5' x 4'
AGAVE ATTENUATA 'NOVA' CENTURY PLANT	5 GAL	LOW	5' x 5'
AGAVE X `BLUE FLAME` BLUE FLAME AGAVE	5 GAL	LOW	3' x 3'
ALOE STRIATA CORAL ALOE	5 GAL	LOW	3' x 3'
CRASSULA A. 'BLUE WAVES' JADE PLANT	5 GAL	LOW	3' x 2'
FURCRA FOETIDA 'MEDIOPICTA' MAURITUS HEMP	5 GAL	LOW	6' x 6'
MEDIUM GRASSES - 36" HEIGHT (36" O.C.)			
CHONDROPETALUM TECTORUM CAPE RUSH	5 GAL	LOW	3' x 3'
DIANELLA TASMANICA `VARIEGATA` FLAX LILY	5 GAL	LOW	3' x 4'
LEYMUS C. `CANYON PRINCE` CANYON PRINCE GIANT WILD RYE	5 GAL	LOW	4' x 5'
LOMANDRA L. PLATINUM BEAUTY PLATINUM BEAUTY	5 GAL	LOW	2' x 3'
CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS	5 GAL	LOW	3' x 4'
LOW GRASSES - 24" HEIGHT (24" O.C.)			
DIANELLA REVOLUTA `LITTLE REV` LITTLE REV FLAX LILY	5 GAL	LOW	2' x 2'
LOMANDRA LONGIFOLIA `BREEZE` MAT RUSH	5 GAL	LOW	2' x 3'
JUNCUS PATENS CALIFORNIA RUSH	5 GAL	LOW	2' x 2'
SESLERIA X `CAMPO AZUL` CAMPO AZUL MOOR GRASS	1 GAL	LOW	3' x 4'
CAREX PANSA CALIFORNIA MEADOW SEDGE	1 GAL	LOW	2' x 2'

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

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BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 15' 30' 60'

TREE PLAN - L.8

PLANT SCHEDULE

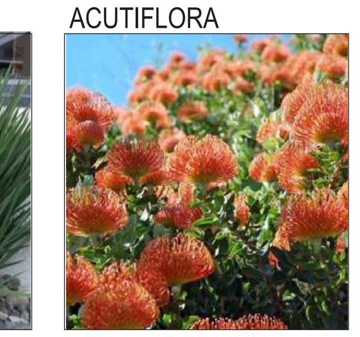
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS			
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	15
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5 GAL	19
	CRASSULA ARBORESCENS 'BLUE WAVES' BLUE WAVES JADE	5 GAL	116
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	5 GAL	82
	LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT' FLAME GIANT PINCUSHION	5 GAL	18
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	24


AGAVE ATTENUATA


CALAMAGROSTIS X ACUTIFLORA


CRASSULA ARBORESCENS 'BLUE WAVES'


DIANELLA REVOLUTA 'LITTLE REV'


LEUCOSPERMUM CORDIFOLIUM


OLEA EUROPAEA 'MONTRA'

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 15' 30' 60'

PROJECT ENTRY PLANTING ENLARGEMENT - L.9

WATER CONSERVATION FEATURES

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. IRRIGATION PLANS TO BE DESIGNED TO MEET THE REQUIREMENTS OF CITY OF LAGUNA HILLS MUNICIPAL CODE - WATER EFFICIENT LANDSCAPING
2. INSTALLATION OF AUTOMATIC 'SMART' IRRIGATION CONTROLLER WITH RAIN-SENSOR.
3. THE USE OF LOW PRECIPITATION/LOW ANGLE IRRIGATION SPRAY HEADS.
4. THE USE OF LOW WATER CONSUMING PLANTS.
5. SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
6. MULCHING TO REDUCE EVAPOTRANSPORATION FROM THE ROOT ZONE.
7. INSTALLATION OF AUTOMATIC IRRIGATION SYSTEM TO PROVIDE DEEP-ROOT WATERING TO TREES IS REQUIRED.

WATER USE CLASSIFICATION of LANDSCAPE SPECIES (WUCOLS):

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

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

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 50.33 ETAF for MAWA 0.55 (Residential)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Hydrozone 1 - Eastern Sun Exposure	0.30	drip	0.81	0.37	5,015	1,857	57,960
Hydrozone 2 - Southern Sun Exposure	0.30	drip	0.81	0.37	17,205	6,372	198,843
Hydrozone 3 - Western Sun Exposure	0.30	drip	0.81	0.37	2,021	749	23,357
Hydrozone 4 - Northern Sun Exposure	0.30	drip	0.81	0.37	4,700	1,741	54,319
Hydrozone 5 - Full Sun (Pool & Spa)	1.00	direct	1	1.00	640	640	19,971
				Totals	29,581	11,359	354,450
Special Landscape Areas							
				Totals			
						ETWU Total	**354,450**
						Maximum Allowed Water Allowance (MAWA)[e]	**507,685**

[a]***Hydrozone #/Planting Description***
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b]***Irrigation Method***
overhead spray or drip

[c]***Irrigation Efficiency***
0.75 for spray head
0.81 for drip

[d]***ETWU* (Annual Gallons Required)**
= *Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e]***MAWA (Annual Gallons Allowed) = (****Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	11,359
Total Area	29,581
Average ETAF	**0.38**

All Landscape Areas

Total ETAF x Area	11,359
Total Area	29,581
Sitewide ETAF	**0.38**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Eto data for Irvine
from MWELO Appendix A 7/3/2025

IRRIGATION HYDROZONES

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kc)
	HYDRO-ZONE - 1 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	5,015 S.F.	LOW	0.30
	HYDRO-ZONE - 2 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	17,205 S.F.	LOW	0.30
	HYDRO-ZONE - 3 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	2,021 S.F.	LOW	0.30
	HYDRO-ZONE - 4 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	4,700 S.F.	LOW	0.30
	HYDRO-ZONE - 5 FULL SUN WATER FEATURES POOL/SPAS	640 S.F.	HIGH	1.0
	LANDSCAPE AREA	28,941 S.F.		
	POOL/SPA	640 S.F.		
	TOTAL HYDROZONE	29,581 S.F.		

WATER CONSERVATION STATEMENT

1. PURPOSE: TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE COMMUNITY.
2. THE IRRIGATION SYSTEM FOR EACH HYDROZONE WILL BE AUTOMATIC AND INCORPORATE LOW VOLUME DRIP EMITTERS, BUBBLERS AND HIGH EFFICIENCY LOW ANGLE SPRAY HEADS AT TURF ONLY. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEPARATED TO ALLOW FOR THE SYSTEMS OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
3. PLANTING WILL BE DESIGNED TO ENHANCE THE VISUAL CHARACTER OF THE SITE AND THE ARCHITECTURAL ELEMENTS. PLANTS SHALL BE GROUPED WITH SIMILAR WATER, CLIMATIC AND SOIL REQUIREMENTS TO CONSERVE WATER AND CREATE A DROUGHT RESPONSIVE LANDSCAPE.
4. EACH HYDROZONE CONSISTS OF MODERATE TO LOW WATER CONSUMING PLANTS. IN AREAS OF MODERATE WATER CONSUMING PLANTS THEY SHALL BE PROPERLY AMENDED TO RETAIN MOISTURE FOR HEALTHY GROWTH AND TO CONSERVE WATER.
5. PLANT MATERIAL WITHIN EACH HYDROZONE SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES.
6. SOIL SHALL BE PREPARED AND EMENDED TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTED BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPORATION.
7. TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 15' 30' 60'

HYDROZONE PLAN -..10

POLE LIGHT

BOLLARD

OVERHEAD FESTIVAL LIGHTING

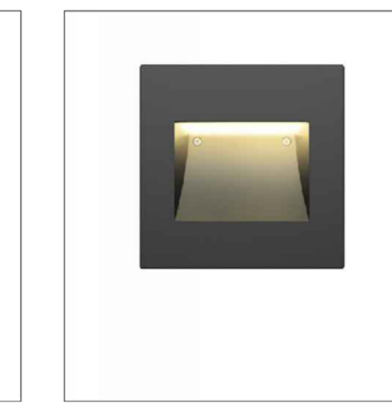
DOWNLIGHT

TREE UPLIGHT

WALL SCONCE

PENDENT LIGHT 1

PENDENT LIGHT 2



WALL LOUVER LIGHT

EXTERIOR LIGHTING LEGEND

COLOR/ FINISH: ALL FIXTURES TO BE BLACK

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

LIGHTING CONCEPT:

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

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

BUCHANAN STREET PARTNERS, L.P.

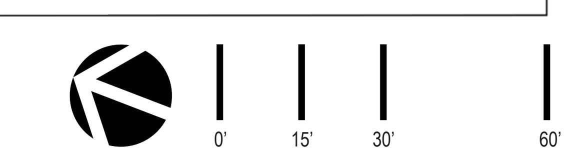
JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE



LIGHTING PLAN - L.11

VESTING TENTATIVE PARCEL MAP NO. 2023-147

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

24422 AVENIDA DE LA CARLOTA

VICINITY MAP
NTS

EASEMENT LIST:

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

(13) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP RECORDED DECEMBER 24, 1974 AND ON FILE IN BOOK 65, PAGE 44, OF PARCEL MAPS FOR: FUTURE STREETS, AVENIDA DE LA CARLOTA AND LOS ALISOS BLVD AND INCIDENTAL PURPOSES

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

(15) AN EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 18, 1978 AS BOOK 12967, PAGE 1116 OF OFFICIAL RECORDS

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

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

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

(19) AN EASEMENT FOR UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 8, 1983 AS INSTRUMENT NO. 83-515828 OF OFFICIAL RECORDS (NOT PLOTTABLE FROM RECORD)

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

(22) AN EASEMENT TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE ACCESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 2020 AS INSTRUMENT NO. 202000751242 OF OFFICIAL RECORDS

(23A) AN EASEMENT TO SANTA MARGARITA DISTRICT FOR WATER PIPELINES, INCIDENTAL APPURTENANCES, CONNECTIONS AND STRUCTURES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 2020 AS INSTRUMENT NO. 202000751243 OF OFFICIAL RECORDS

(23B) AN EASEMENT TO SANTA MARGARITA DISTRICT FOR MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 2020 AS INSTRUMENT NO. 202000751243 OF OFFICIAL RECORDS

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

(25) THE TERMS AND PROVISIONS CONTAINED IN DOCUMENT TITLED "MEMORANDUM OF POSSESSION AND USE AGREEMENT" RECORDED JANUARY 15, 2021 AS 2021000030461 OF OFFICIAL RECORDS.

(26) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT AND INCIDENTAL PURPOSES, RECORDED OCTOBER 6, 2021 AS INSTRUMENT NO. 2021000615205 OF OFFICIAL RECORDS.

NOTES:

1. THE LAND SHOWN HERE ON LIES WITHIN FLOOD ZONE "X" BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 06059C0427J, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 3, 2009
2. EXISTING ZONING – VC (VILLAGE COMMERCIAL)
3. PROPOSED ZONING – VC (VILLAGE COMMERCIAL)
4. TOTAL UNITS – 250 DU
5. GROSS DENSITY – 60 DU/AC

A. LOT SUMMARY

LOT 1: GROSS ACREAGE	4.18 ACRES
PROPOSED APARTMENTS	2.82 ACRES
PUBLIC STREET	1.36 ACRES
LOT 2: GROSS ACREAGE	4.24 ACRES
EXISTING OFFICE BUILDING	3.45 ACRES
PUBLIC STREET	0.79 ACRES
TOTAL GROSS LAND AREA	8.42 ACRES
NET ACREAGE	6.27 ACRES

6. THIS PROJECT WILL INCLUDE A COMMERCIAL CONDOMINIUM PLAN(S) THAT WILL CREATE A MAXIMUM OF 50 COMMERCIAL CONDOMINIUM UNITS.

LEGAL DESCRIPTION:

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

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

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

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

FOR CONVEYANCING PURPOSES ONLY: APN 620-492-04

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1187930-LA2, DATED JULY 27, 2023

BASIS OF BEARINGS:

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

GRID COORDINATES:

STATION	NORTHING	EASTING
LGWD	2180062.72	6100748.57
SBCC	2147751.75	6131651.74

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

BENCH MARK:

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

ELEV = 359.020' NAVD88 (YEAR LEVELED 2014)

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

OWNER/APPLICANT:

BSP OAKBROOK, LLC
3501 JAMBOREE RD, SUITE 4200
NEWPORT BEACH, CA 92660

PREPARER:

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

CONTACT: VICTOR PHAM
(VPHAM@FUSCOE.COM)

UTILITY PROVIDERS:

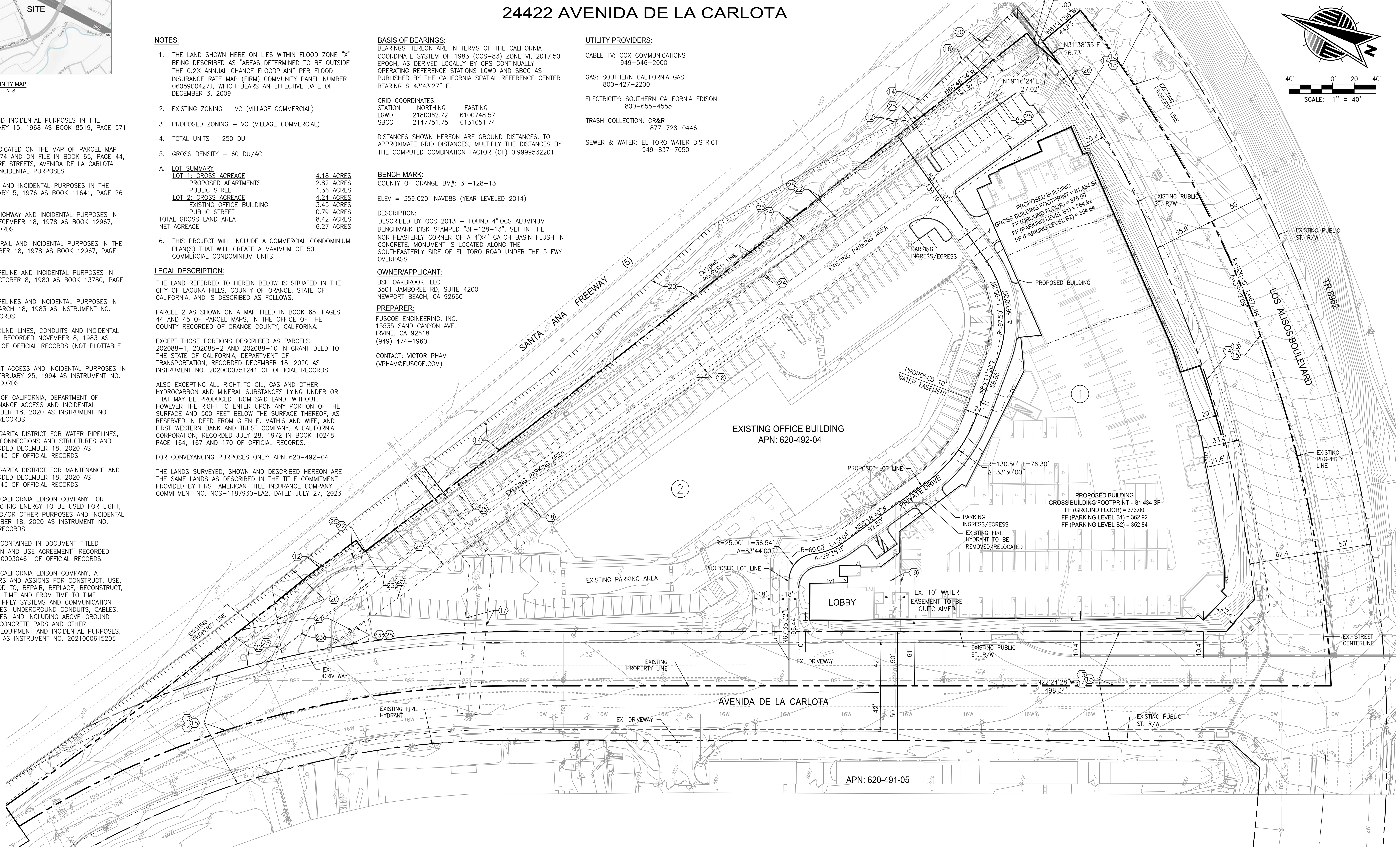
CABLE TV: COX COMMUNICATIONS
949-546-2000

GAS: SOUTHERN CALIFORNIA GAS
800-427-2200

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
800-655-4555

TRASH COLLECTION: CR&R
877-728-0446

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



LEGEND & ABBREVIATIONS:

— - —	RIGHT OF WAY
———	PROPERTY LINE
———	PROPOSED LOT LINE
— — —	EASEMENTS
— - —	EXISTING CENTERLINE
—16W—	EXISTING 16" DOMESTIC WATER
—8SS—	EXISTING 8" SEWER
=====	EXISTING STORM DRAIN
⊥⊥⊥⊥⊥	ABUTTER'S RIGHTS OF INGRESS & EGRESS
(2)	LOT NUMBER

NO.	DATE	REVISIONS	APPROVED

OCTOBER 2024

DRAWN BY:	AT
DESIGNED BY:	SS
CHECKED BY:	SS

PREPARED UNDER THE SUPERVISION OF:

VICTOR PHAM RCE 88093

REGISTERED PROFESSIONAL ENGINEER · VICTOR V. PHAM · No.88093 · CIVIL · STATE OF CALIFORNIA

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

VESTING TENTATIVE PARCEL MAP
2023-147

24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

SHEET C-1 OF C-5

\\FUSCOE.CORP\IRV\PANZURA\PROJECTS\1363\005\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\1363-005ENT01.DWG (07-10-25 8:24:32AM) Plotted by: JLu

				OCTOBER 2024	
				DRAWN BY:	AT
				DESIGNED BY:	SS
NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	SS

PREPARED UNDER THE SUPERVISION OF:

VICTOR PHAM RCE 88093

REGISTERED PROFESSIONAL ENGINEER VICTOR V. PHAM No.88093 CIVIL STATE OF CALIFORNIA

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Irvine, California 92618
949.474.1960 fuscoe.com

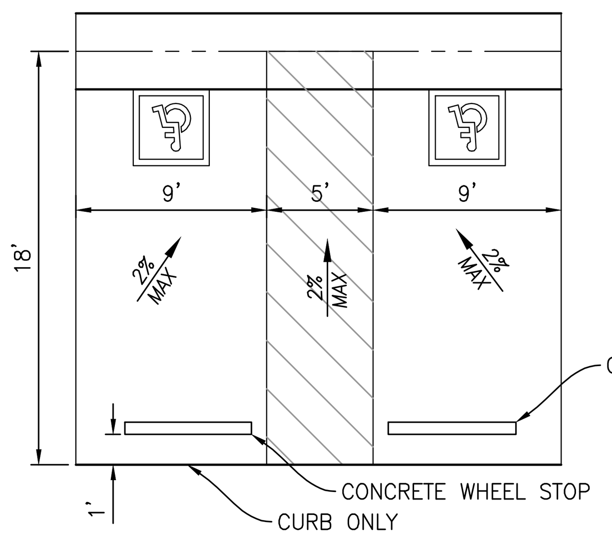
EXISTING SITE PLAN

24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

SHEET C-2 OF C-5

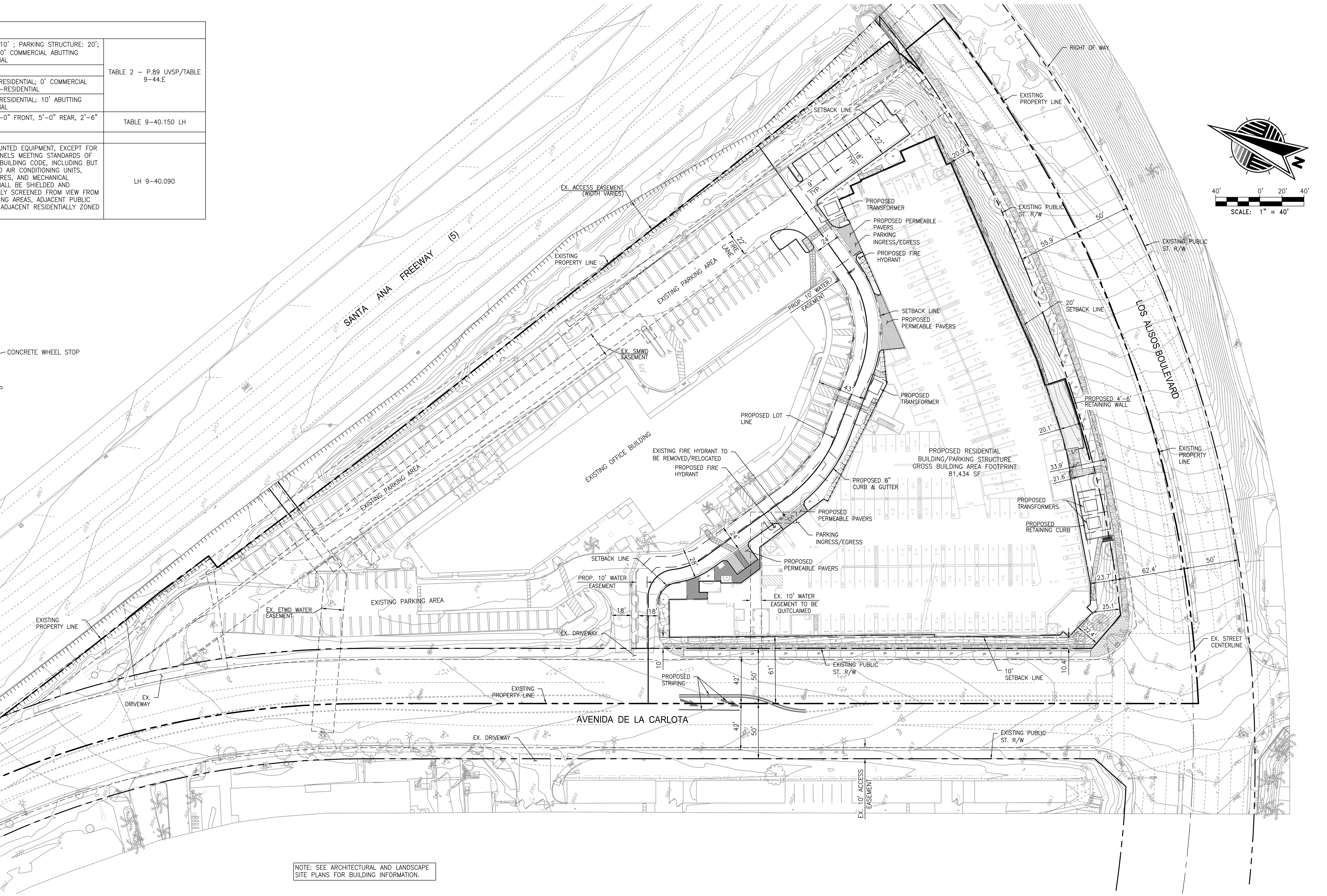
SETBACKS

STREET FRONT	PARKING LOT: 10' ; PARKING STRUCTURE: 20'; BUILDING: 20; 0' COMMERCIAL ABUTTING NON-RESIDENTIAL	TABLE 2 – P.89 UVSP/TABLE 9-44.E
STREET SIDE	10'	
INTERIOR	10' ABUTTING RESIDENTIAL; 0' COMMERCIAL ABUTTING NON-RESIDENTIAL	
REAR	20' ABUTTING RESIDENTIAL; 10' ABUTTING NON-RESIDENTIAL	
ENCROACHMENTS INTO SB	BALCONIES (3'-0" FRONT, 5'-0" REAR, 2'-6" SIDE)	TABLE 9-40.150 LH
WALLS AND FENCES	6FT HT.	
MECH. EQUIPMENT SCREENING	ALL ROOF-MOUNTED EQUIPMENT, EXCEPT FOR THE SOLAR PANELS MEETING STANDARDS OF THE UNIFORM BUILDING CODE, INCLUDING BUT NOT LIMITED TO AIR CONDITIONING UNITS, LIGHTING FIXTURES, AND MECHANICAL EQUIPMENT, SHALL BE SHIELDED AND ARCHITECTURALLY SCREENED FROM VIEW FROM ON-SITE PARKING AREAS, ADJACENT PUBLIC STREETS, AND ADJACENT RESIDENTIALLY ZONED PROPERTY.	LH 9-40.090



HANDICAP STALLS

N.T.S.



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

NO.	DATE	REVISIONS	APPROVED

OCTOBER 2024

DRAWN BY: AT

DESIGNED BY: SS

CHECKED BY: SS

PREPARED UNDER THE SUPERVISION OF:

VICTOR PHAM RCE 88093

REGISTERED PROFESSIONAL ENGINEER VICTOR V. PHAM No.88093 CIVIL STATE OF CALIFORNIA

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949.474.1960
fuscoe.com

TECHNICAL SITE PLAN

24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

SHEET C-3 OF C-5

\\FUSCOE.CORP\IRV\PANZURA\PROJECTS\1363\005\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\1363-005ENTC3.DWG (07-10-25 8:25:13AM) Plotted by: JLu

NO.	DATE	REVISIONS	APPROVED

OCTOBER 2024

DRAWN BY: AT

DESIGNED BY: SS

CHECKED BY: SS

PREPARED UNDER THE SUPERVISION OF:

VICTOR PHAM RCE 88093

REGISTERED PROFESSIONAL ENGINEER
VICTOR V. PHAM
No.88093
CIVIL
STATE OF CALIFORNIA

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

CONCEPTUAL GRADING PLAN

24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

SHEET C-4 OF C-5

\\FUSCOE.CORP\IRVANZ\IRVA\PROJECTS\1363\005\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\1363-005ENTC4.DWG (07-10-25 8:25:42AM) Plotted by: JLu

LEGEND

— — —	EXISTING PROPERTY LINE
— — —	EXISTING RIGHT OF WAY
— — —	EASEMENT LINE
— — —	STREET CENTERLINE
— W —	EXISTING DOMESTIC WATER LINE
— SS —	EXISTING SEWER LINE
═══	EXISTING STORM DRAIN LINE
— E-OH —	EXISTING ELECTRICAL OVERHEAD LINE
— E —	EXISTING ELECTRICAL LINE
— DW —	PROPOSED DOMESTIC WATER LINE
— SS —	PROPOSED SEWER LINE
═══	PROPOSED STORM DRAIN LINE

NO.	DATE	REVISIONS	APPROVED

OCTOBER 2024

DRAWN BY:	AT
DESIGNED BY:	SS
CHECKED BY:	SS

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SHEET C-5 OF C-5

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