

Developer Toll Brothers Apartment Living 23422 Mill Creek Drive, Suite 105 Laguna Hills, CA 92653 949.573.7300

Architect KTGY Group, Inc. 17911 Von Karman Ave., Suite 200 Irvine, CA 92614 949.851.2133

Civil

Fuscoe Engineering, Inc. 16795 Von Karman, Suite 100 Irvine, CA 92606 949.474.1960



## Vicinity Map



Architecture + Planning 888.456.5849 ktgy.com

Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



## Landscape

Summers Murphy & Partners 34197 Pacific Coast Highway, Suite 200 Dana Point, CA 92629 949.443.1446

## Lighting Candela 27201 Calle Juanita

Dana Point, CA 92624 949.201.1333

A9.3 A9.4



CONCEPTUAL DESIGN JUNE 30, 2023

## Sheet Inde Architectura

A0.0 A0.1

A1.0

A1.1

A2.0

A2.1

A3.0.0 A3.0.1

A3.0 A3.1

lex			
al	Sheet Index Project Data Site Plan Circulation Diagram Elevations Elevations Parking Plan	Civil C1 C2 C3 C4 C5 C6 C7 C8 C9 C10	Title Sheet Existing Conditions Topographic Survey Open Space Detail Tentative Map Conceptual Grading Right Of Way Improvements Grading Sections Grading Sections Rough Grading
	Enlarged Plans	C11	Conceptual Utility
	Building Plan Building Plan Building Plan Building Plan Building Plan Building Plan Enlarged Amenity Plan Enlarged Amenity Plan Building Sections Building Sections Building Sections Unit Plans Unit Plans Unit Plans Unit Plans Unit Plans Unit Plans Unit Plans Unit Plans	Landscape L-1 L-2 L-3 L-4 L-5 L-6 L-7 L-6 L-7 L-8 L-9 L-10 L-11 L-12 L-13 L-14 L-14 L-14	Conceptual Site Plan Public Open Space Diagram Public & Private Park Space Diagram Victoria Shore Park La Playa Ave Open Space La Playa Ave Open Space La Playa Ave Open Space Arrival Promenade Harbor Terrace Doheny Garden Salt Creek Court Roof Top Terrace Wall & Fence Plan Wall & Fence Plan (Roof Terrace) IMP - Street Plan
	Perspectives Perspectives Perspectives Perspectives Perspectives Perspectives Perspectives Perspectives Perspectives Perspectives Perspectives Perspectives Perspectives Perspectives Perspectives Perspectives	WS-2 W WS-3 W WS-4 W WS-5 W WS-6 W	Fire Master Plan Fire Master Plan Fire Master Plan Ater and Sewer Master Plan

Conceptual Sign Plan Shade and Shadow Analysis Amenities Program Amenities Program

Material Board

Building Height Exhibit Building Height Exhibit Building Height Exhibit Building Height Exhibit Building Height Exhibit

SHEET INDEX

A0.0





Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



CONCEPTUAL DESIGN JUNE 30, 2023

NTS

Perspective of Amenities along Sepulveda Avenue







Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



CONCEPTUAL DESIGN JUNE 30, 2023

L\_\_\_\_\_ NTS

Corner Perspective at Victoria Blvd and Sepulveda Avenue







Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



CONCEPTUAL DESIGN JUNE 30, 2023

Perspective of Amenities Along Sepulveda Avenue

CONCEPTUAL PERSPECTIVE

NTS

A6.3





Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618





CONCEPTUAL DESIGN JUNE 30, 2023

NTS

Aerial Perspective Facing South

CONCEPTUAL PERSPECTIVE

A6.4





Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



CONCEPTUAL DESIGN JUNE 30, 2023

Aerial Perspective Facing Victoria Blvd

CONCEPTUAL PERSPECTIVE







Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



CONCEPTUAL DESIGN JUNE 30, 2023

Aerial Perspective Facing South

CONCEPTUAL PERSPECTIVE







Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



CONCEPTUAL DESIGN JUNE 30, 2023

Aerial Perspective Facing Sepulveda

CONCEPTUAL PERSPECTIVE







Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



CONCEPTUAL DESIGN JUNE 30, 2023

Perspective Looking Down Victoria Blvd Near Camino Capistrano

CONCEPTUAL PERSPECTIVE







Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



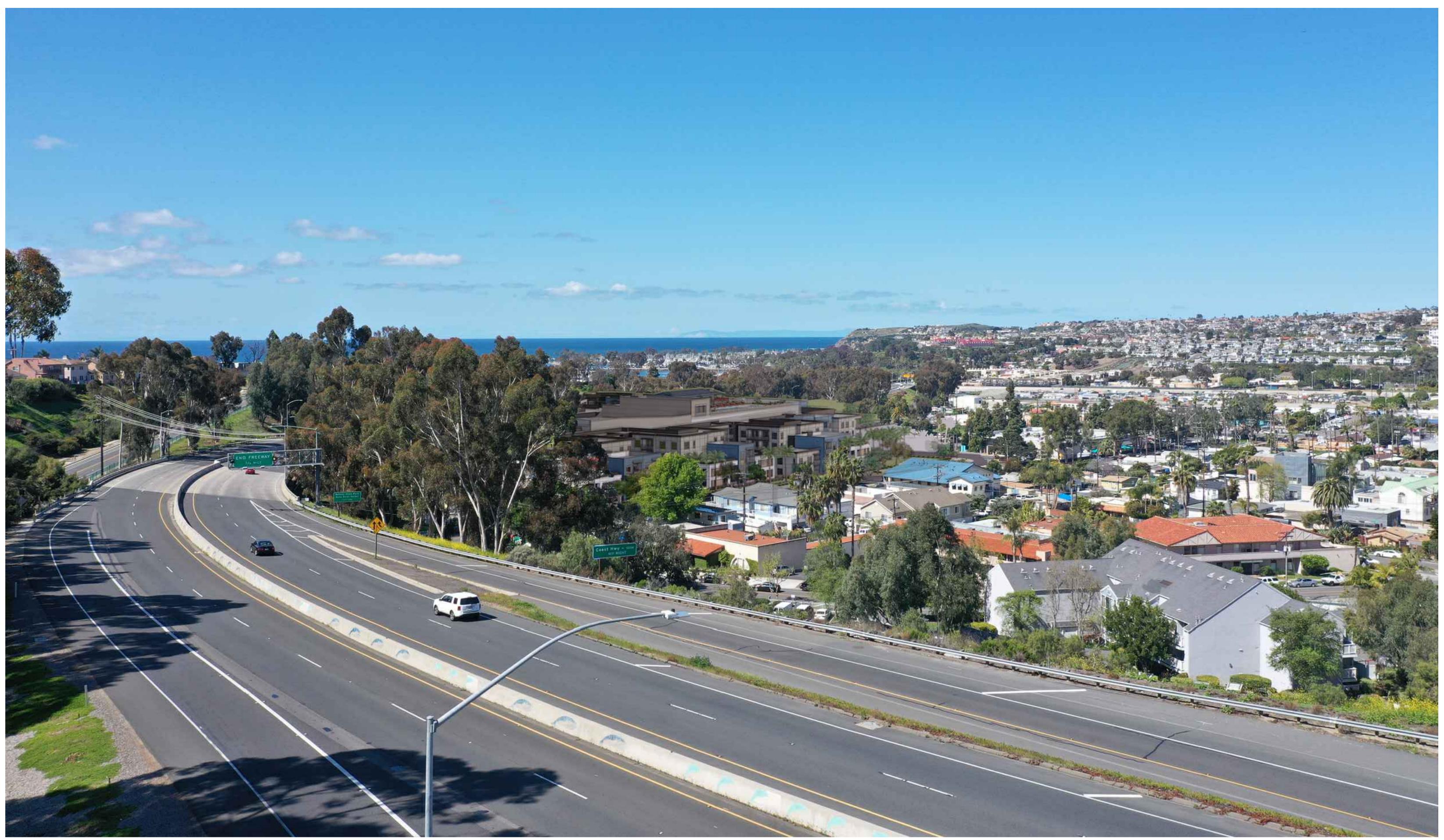
Aerial Perspective from Single Family Homes Across Off-Ramp Along Southern Edge



CONCEPTUAL DESIGN JUNE 30, 2023

NTS







Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



CONCEPTUAL DESIGN JUNE 30, 2023

View from Off-Ramp Facing West

CONCEPTUAL PERSPECTIVE







Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



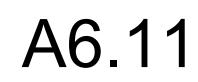
View from Off-Ramp Facing East towards the corner of Sepulveda and the Proposed E.V.A.



CONCEPTUAL DESIGN JUNE 30, 2023

NTS









Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



CONCEPTUAL DESIGN JUNE 30, 2023

View from Off-Ramp Above Looking Down Victoria Boulevard

CONCEPTUAL PERSPECTIVE







Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



View from Off-Ramp Facing North towards the Rear elevation of the Project

CONCEPTUAL DESIGN JUNE 30, 2023

L\_\_\_\_\_ NTS









Toll Brothers Apartment Living 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618



CONCEPTUAL DESIGN JUNE 30, 2023

View from Off-Ramp Facing West

CONCEPTUAL PERSPECTIVE

