



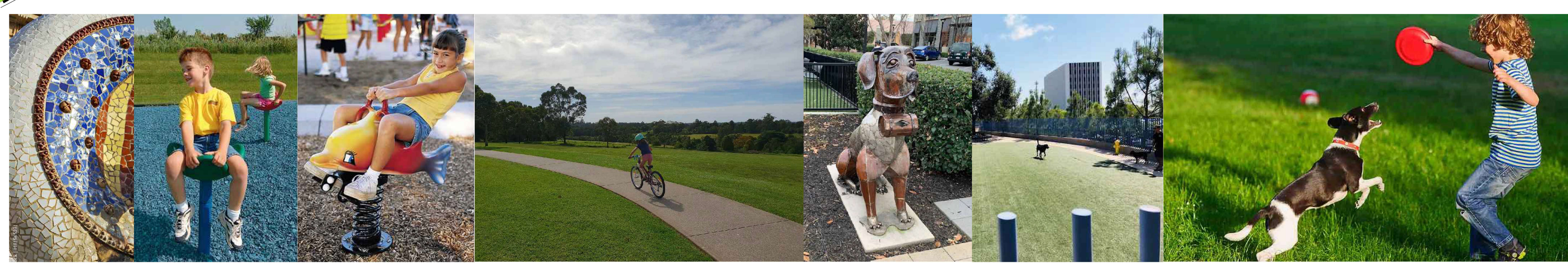
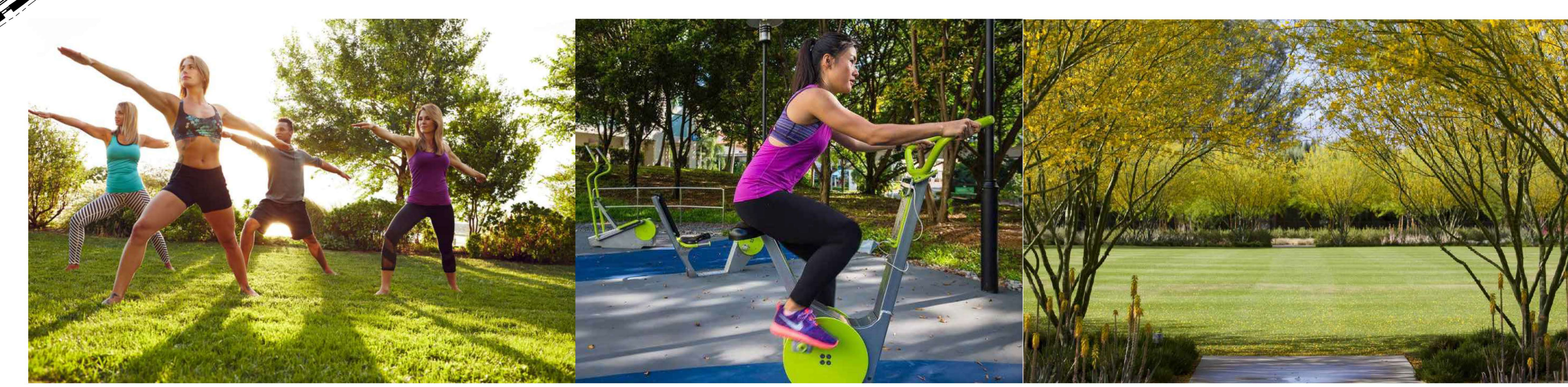
BUTTERFLY SANCTUARY

PUBLIC OPEN SPACE & PARKS - PUBLIC OPEN SPACE ACTIVE

ACTIVITY AREA = 46,399 SQ. FT.  
OPEN SPACE, PARKS & MEANDERING TRAIL

PUBLIC / PRIVATE OPEN SPACE AREA CALCULATION

<b>PROPERTY BOUNDARY</b>	<b>240,262 SQ. FT.</b>	<b>5.51 ACRES</b>
<b>PUBLIC OPEN SPACE ACTIVE</b>	<b>46,399 SQ. FT.</b>	<b>1.065 ACRES</b>
VICTORIA SHORE PARK	17,666 SQ. FT.	
DOG PARK	2,444 SQ. FT.	
PUBLIC PASEO-A	7,114 SQ. FT.	
PUBLIC PASEO-B	19,175 SQ. FT.	



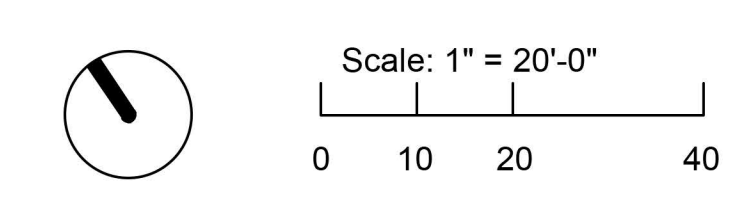
Architecture + Planning  
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Toll Brothers Apartment Living  
23422 MILL CREEK DRIVE, Suite 105  
LAGUNA HILLS, CA 92653

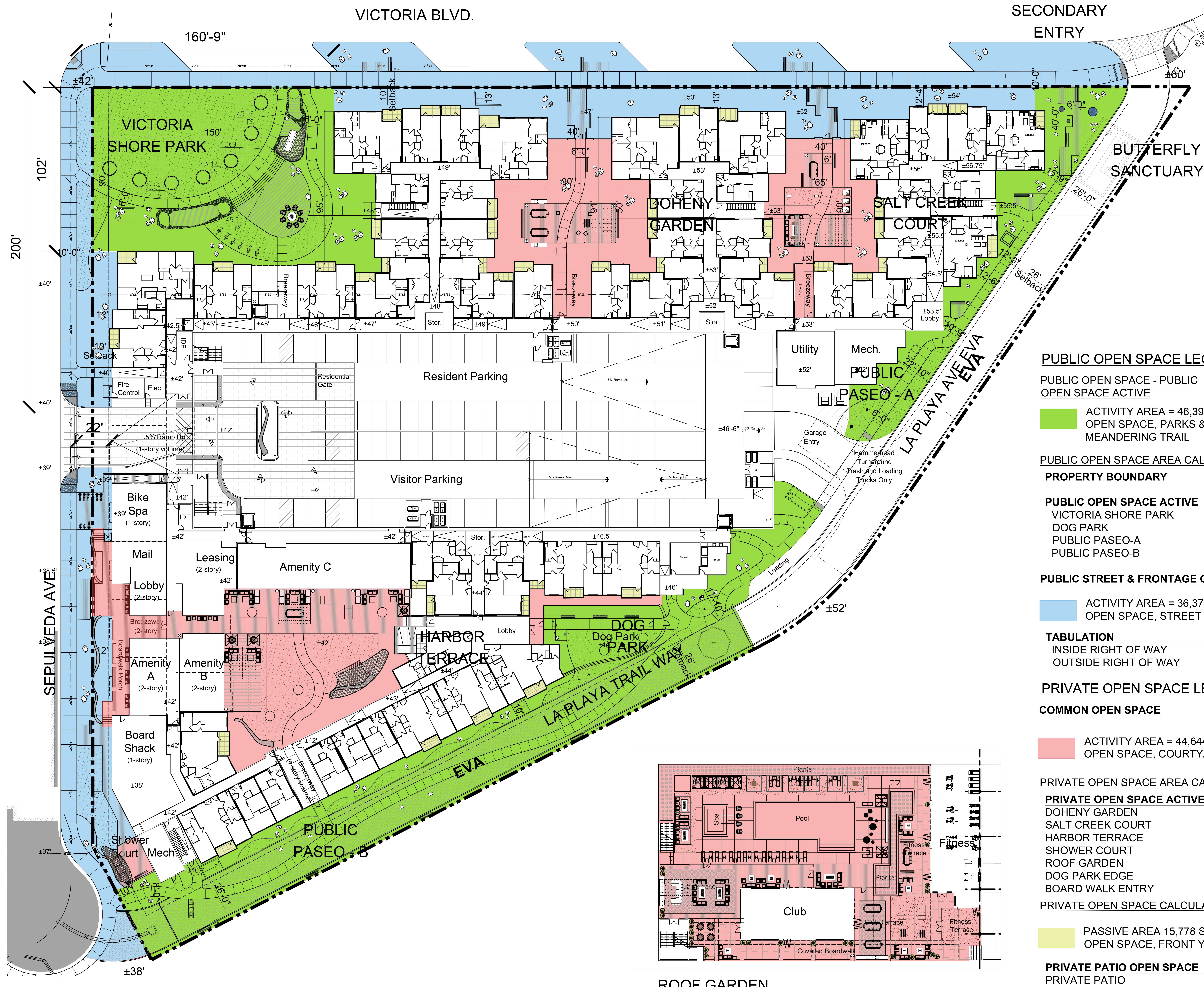
**VICTORIA BLVD APARTMENTS**  
DANA POINT, CA # 2019-0151

**LANDSCAPE SITE PLAN**  
October 20, 2023



**PUBLIC OPEN SPACE  
DIAGRAM**





**PUBLIC OPEN SPACE LEGEND**

PUBLIC OPEN SPACE - PUBLIC OPEN SPACE ACTIVE

ACTIVITY AREA = 46,399 SQ. FT.  
OPEN SPACE, PARKS & MEANDERING TRAIL

**PUBLIC OPEN SPACE AREA CALCULATION**

<b>PROPERTY BOUNDARY</b>	<b>240,262 SQ. FT.</b>	<b>5.51 ACRES</b>
<b>PUBLIC OPEN SPACE ACTIVE</b>	<b>46,399 SQ. FT.</b>	<b>1.065 ACRES</b>
VICTORIA SHORE PARK	17,666 SQ. FT.	
DOG PARK	2,444 SQ. FT.	
PUBLIC PASEO-A	7,114 SQ. FT.	
PUBLIC PASEO-B	19,175 SQ. FT.	

**PUBLIC STREET & FRONTAGE OPEN SPACE 34,719 SQ. FT. .79 ACRES**

ACTIVITY AREA = 36,378 SQ. FT.  
OPEN SPACE, STREET AND FRONTAGE TRAIL

**TABULATION 34,719 SQ. FT. .79 ACRES**

INSIDE RIGHT OF WAY	22,901 SQ. FT.
OUTSIDE RIGHT OF WAY	11,818 SQ. FT.

**PRIVATE OPEN SPACE LEGEND**

**COMMON OPEN SPACE**

ACTIVITY AREA = 44,644 SQ. FT.  
OPEN SPACE, COURTYARDS

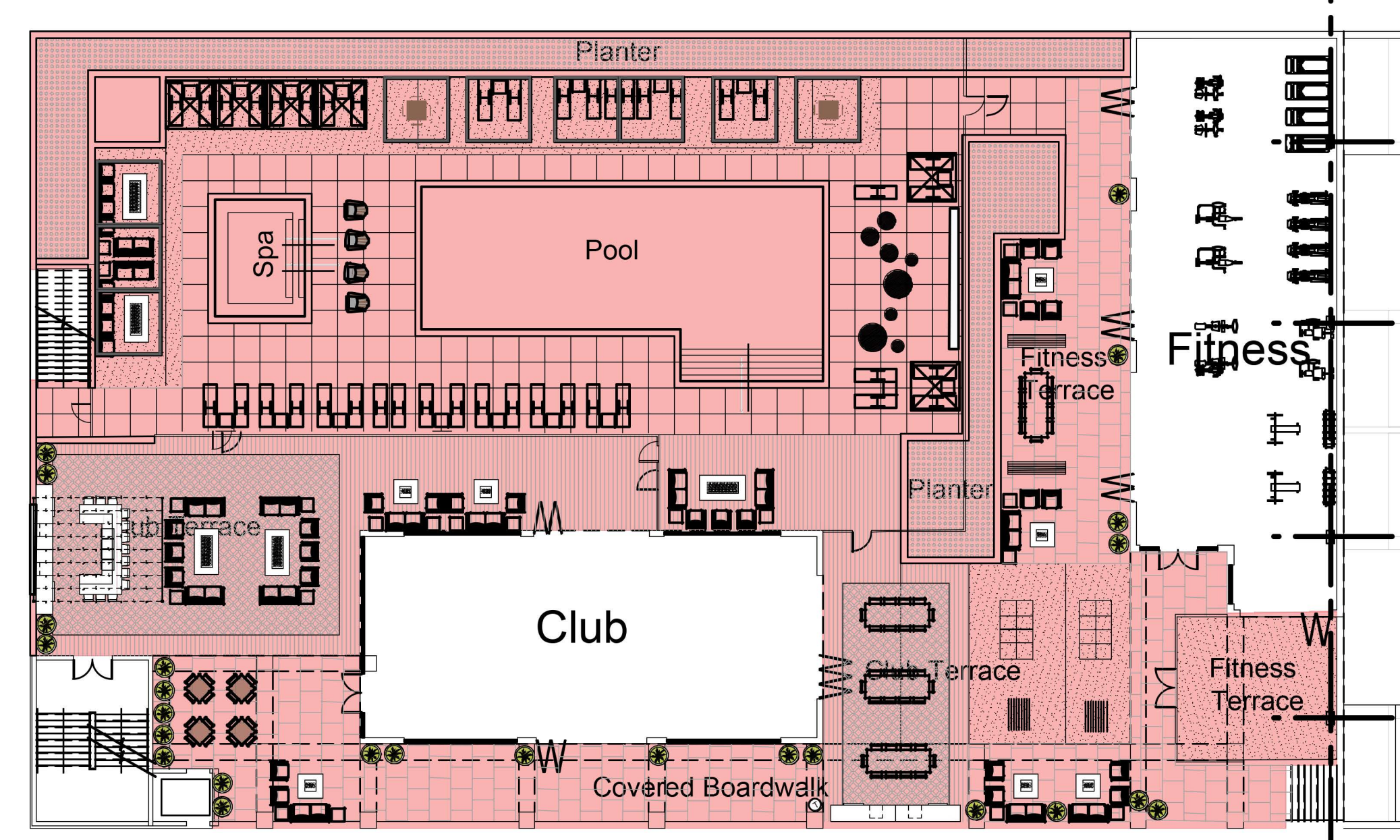
**PRIVATE OPEN SPACE AREA CALCULATION SUMMARY**

<b>PRIVATE OPEN SPACE ACTIVE</b>	<b>44,644 SQ. FT.</b>	<b>1.02 ACRES</b>
DOHENY GARDEN	7,067 SQ. FT.	
SALT CREEK COURT	5,110 SQ. FT.	
HARBOR TERRACE	10,307 SQ. FT.	
SHOWER COURT	544 SQ. FT.	
ROOF GARDEN	18,931 SQ. FT.	
DOG PARK EDGE	747 SQ. FT.	
BOARD WALK ENTRY	1,938 SQ. FT.	

**PRIVATE OPEN SPACE CALCULATION SUMMARY**

PASSIVE AREA 15,778 SQ. FT.  
OPEN SPACE, FRONT YARD

<b>PRIVATE PATIO OPEN SPACE</b>	<b>15,778 SQ. FT.</b>	<b>0.34 ACRES</b>
PRIVATE PATIO	15,778 SQ. FT.	



ROOF GARDEN



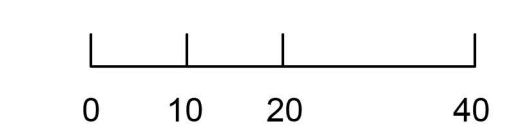
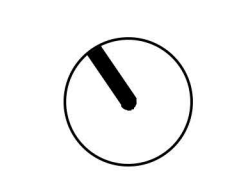
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PUBLIC AND PRIVATE  
PARK SPACE DIAGRAM