



Developer

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Civil

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 34197 Pacific Coast Highway, Suite 200
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 Dana Point, CA 92624
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Sheet Index

Architectural

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Civil

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Landscape

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L-4	Victoria Shore Park
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L-13	Wall & Fence Plan (Roof Terrace)
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Lighting

L-1	Conceptual Site Lighting Plan
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Fire

F1	Fire Master Plan
F2	Fire Master Plan
F3	Fire Master Plan

Water and Sewer

WS-1	Water and Sewer Master Plan
WS-2	Water and Sewer Master Plan
WS-3	Water and Sewer Master Plan
WS-4	Water and Sewer Master Plan
WS-5	Water and Sewer Master Plan
WS-6	Water and Sewer Master Plan
WS-7	Water and Sewer Master Plan



Vicinity Map



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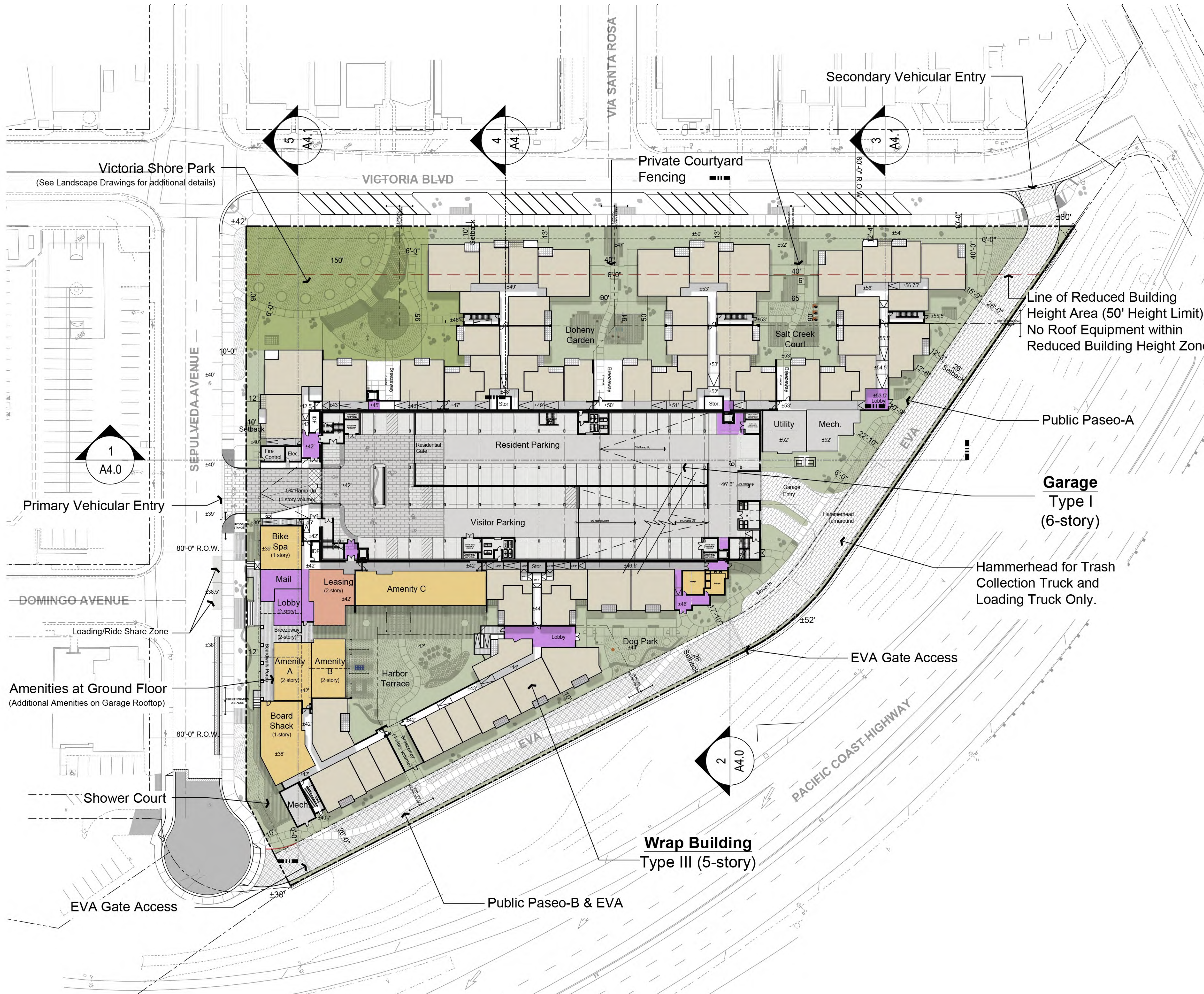
Toll Brothers Apartment Living
 200 Spectrum Center Drive, Suite 300
 Irvine, CA 92618

VICTORIA BLVD APARTMENTS
 DANA POINT, CA # 2019-0151

CONCEPTUAL DESIGN
 OCTOBER 20, 2023

SHEET INDEX

A0.0



Project Summary

Total Site Area:	5.5 AC
	240,262 SF
Total Units:	306 DU
Total Density:	55.5 DU/AC

Unit Summary

Unit Type	# DU	%
Studio/1-Bath	36	11.76%
1-Bed/1-Bath	153	51.86%
2-Bed/2-Bath	105	34.31%
3-Bed/2-Bath	12	3.92%
Total	306 DU	100%

Resident Services Tabulation

Leasing	1,519 SF
Grand Lobby/Mail	1,689 SF
Board Shack	2,290 SF
Bike Spa	1,224 SF
Total Amenities	6,722 SF

Common Open Space Tabulation

Amenity A	1,557 SF
Amenity B	1,342 SF
Amenity C	3,055 SF
Fitness (Roof)	2,831 SF
Club (Roof)	2,362 SF
Pet Spa	353 SF
Total Amenities	11,500 SF

Parking Summary

Parking Required:

Unit Type	Req'd. Ratio	Required Parking
Studio	1.5 Sp./DU	54 Sp.
1-Bd	1.5 Sp./DU	230 Sp.
2-Bd	2.0 Sp./DU	210 Sp.
3-Bd	2.5 Sp./DU	30 Sp.
Visitor	0.2 Sp./DU	62 Sp.
Total	1.9 Sp./DU	586 Spaces Required

Parking Provided:

Total Parking Provided: 586 spaces Provided

Open Space Summary*

Required:
100 SF/DU x 306 DU = 30,600 SF Required

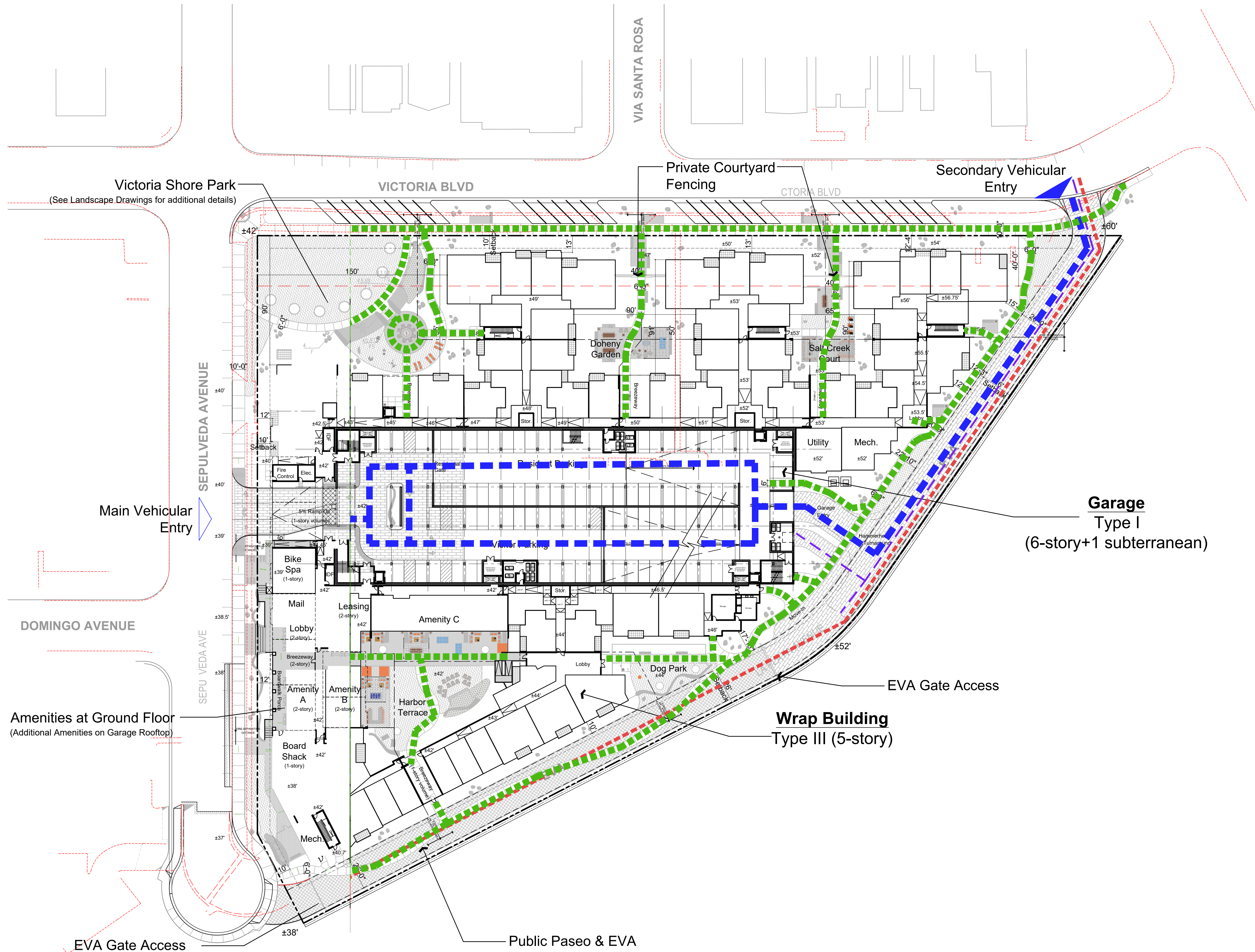
Provided:		
Public Open Space Active:	46,399 SF	1.065 AC
Victoria Shore Park:	17,666 SF	
Doheny Garden:	2,444 SF	
Public Paseo-A:	7,114 SF	
Public Paseo-B:	19,175 SF	

Public Street & Frontage Open Space:	34,719 SF	0.79 AC
Inside Right Of Way:	22,901 SF	
Outside Right Of Way:	11,818 SF	

Private Open Space Active:	44,644 SF	1.02 AC
Doheny Garden:	7,067 SF	
Salt Creek Court:	5,110 SF	
Harbor Terrace:	10,307 SF	
Shower Court:	544 SF	
Roof Garden:	18,931 SF	
Dog Park Edge:	747 SF	
Board Walk Entry:	1,938 SF	

Private Patio Open Space:	15,778 SF	0.34 AC
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*See Sheet L-3 for Additional Landscape Area Tabulations



- Legend**
- - - - - Pedestrian Circulation
 - - - - - Vehicular Circulation
 - - - - - Service Vehicular Circulation
 - - - - - Emergency Vehicular Circulation
 - Existing Sidewalk

Building Height Notes:

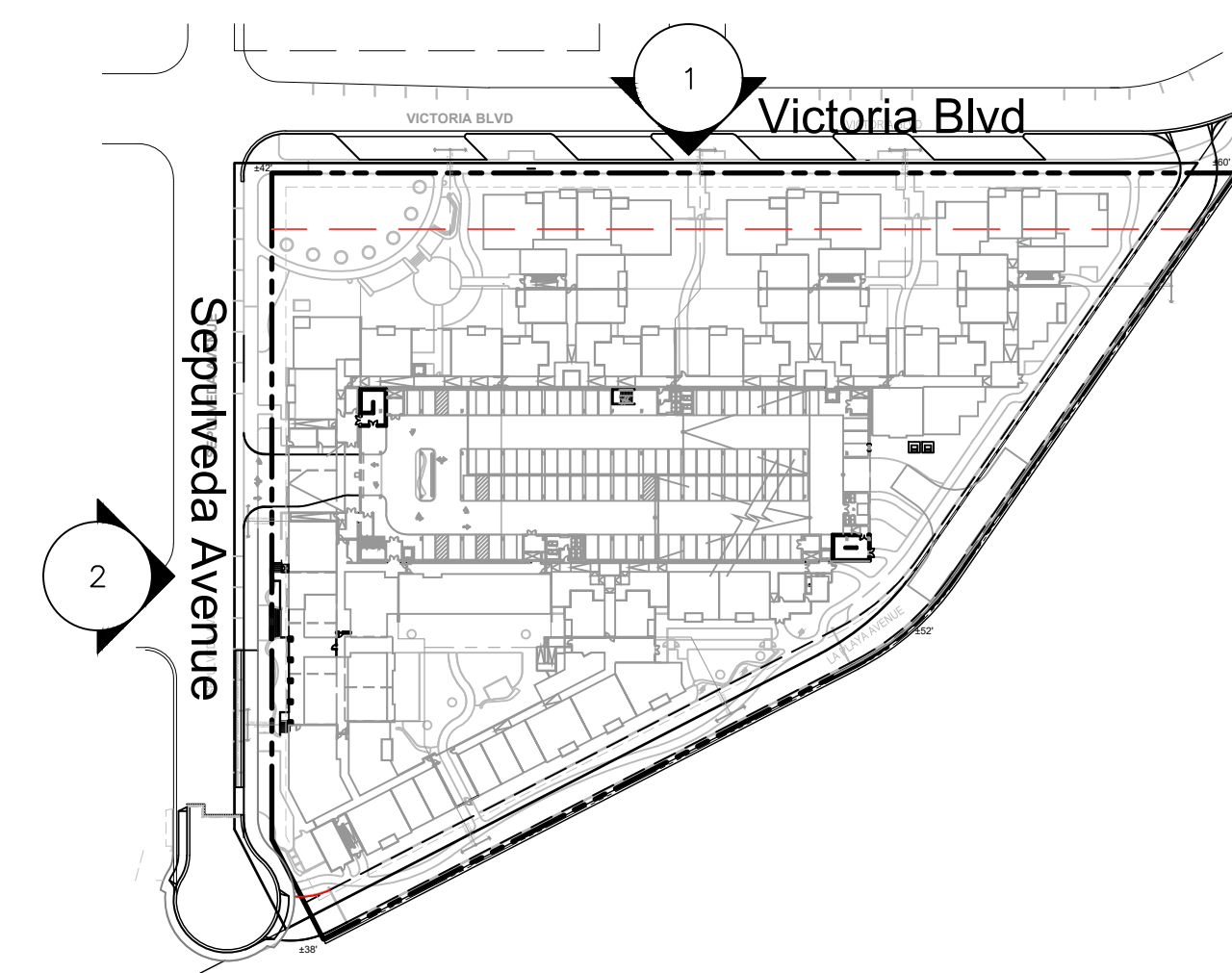
- Building height measured from finished pad to the highest point of the building directly above that point, exclusive of allowed projections. Since the Specific Plan area slopes and finished grade varies through the site, building height is the vertical distance above a point of the structure. The point shall be measured from the top of the grade of the finished pad.
- In the event that the finished pad is submerged by more than four (4) feet than the adjacent finished grade (e.g. subterranean parking), the nearest finished grade elevation shall be used.
- Refer to Specific Plan for any additional building height provisions.

Notes:

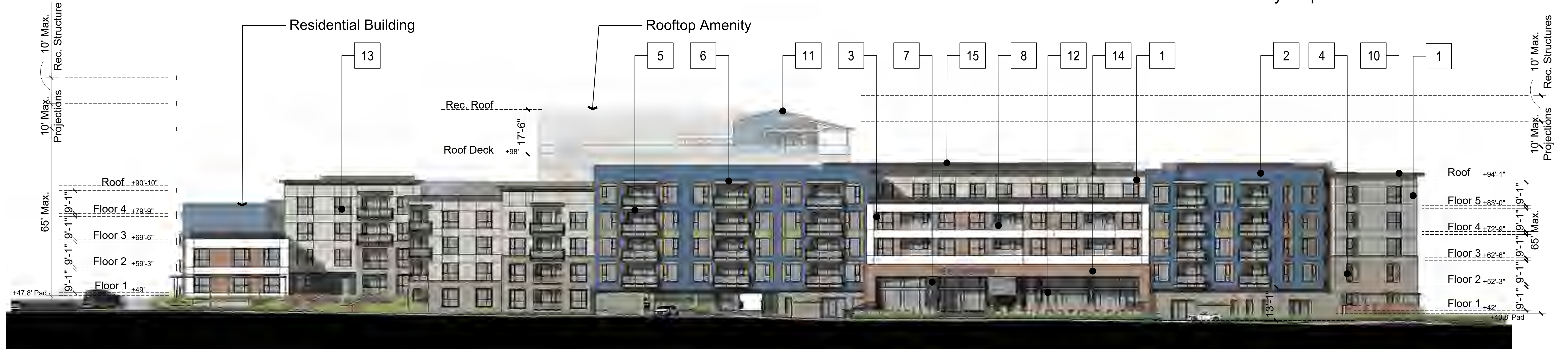
- Refer to Sheet A3.5 Roof Plan for rooftop equipment locations.
- See Landscape Sheets L-12 & L-13 for additional landscape wall and fence details.
- Refer to Sheet A4.0 for Rooftop Equipment location and screening.

Material Legend

1. Stucco
2. Vertical Siding
3. Horizontal Siding Panels
4. Stone Veneer
5. Metal Deck
6. Canopy
7. Metal Panel
8. Glass Railing
9. Metal Railing
10. Decorative Roof Trim
11. Decorative Roof
12. Storefront System
13. Vinyl Windows
14. Vertical Siding Panels
15. Rooftop Equipment Screen



Key Map - n.t.s.



2. West Elevation (Sepulveda Avenue)



1. North Elevation (Victoria Boulevard)

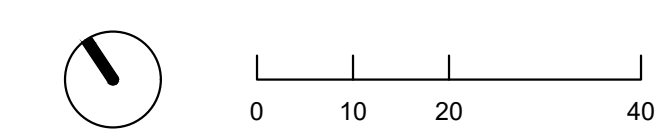


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CONCEPTUAL DESIGN
OCTOBER 20, 2023



CONCEPTUAL ELEVATIONS

A2.0

Building Height Notes:

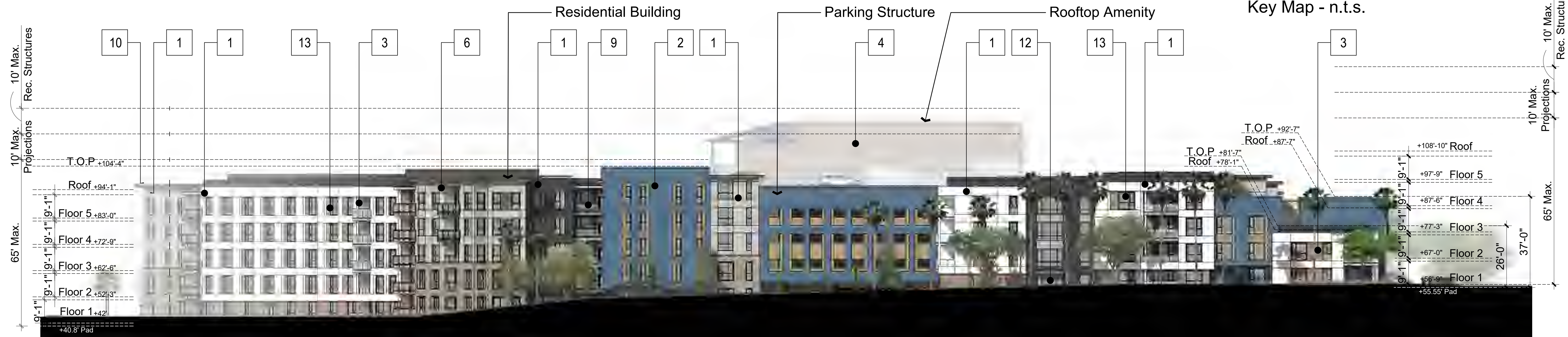
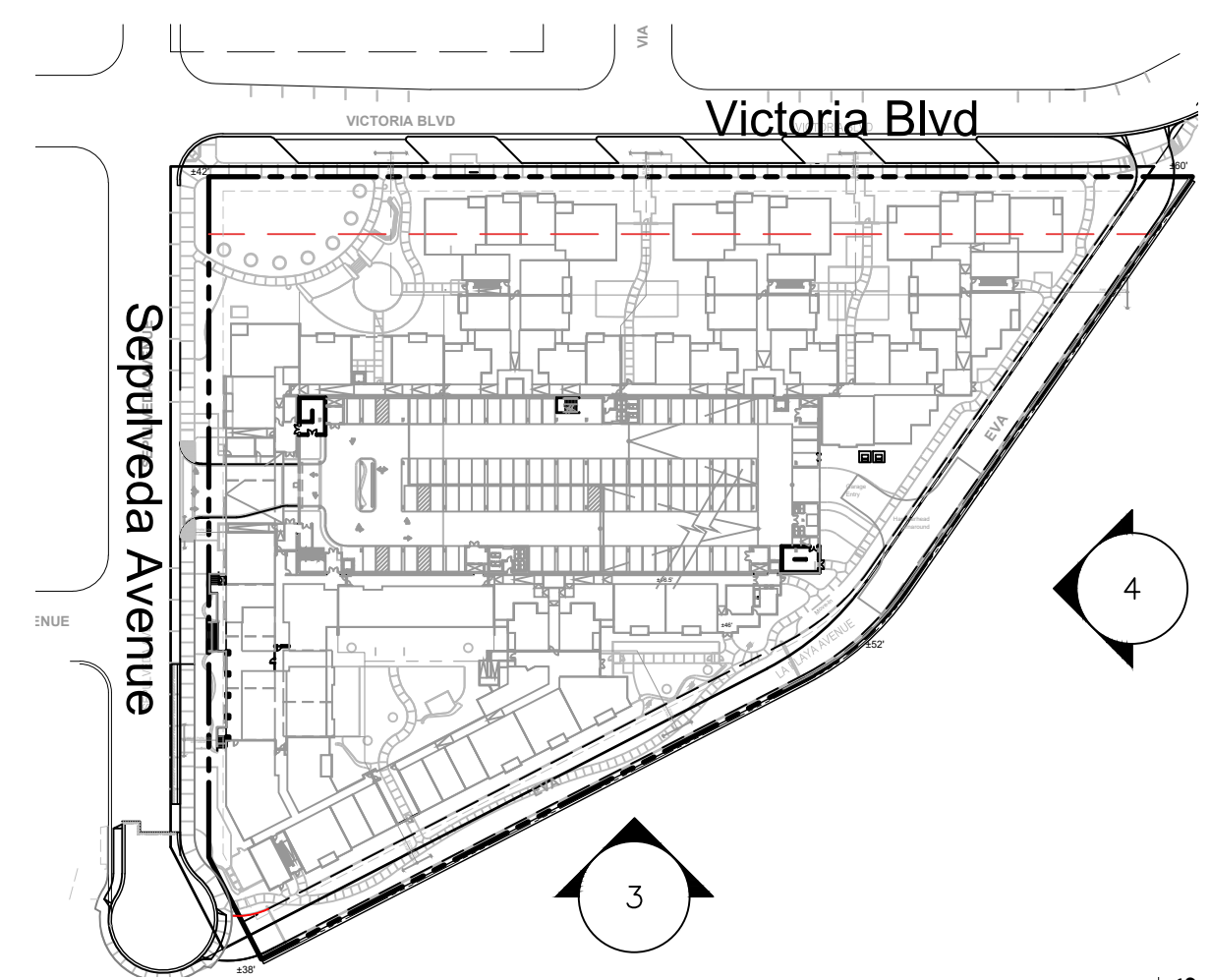
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Notes:

- Refer to Sheet A3.5 Roof Plan for rooftop equipment locations.
- See Landscape Sheets L-12 & L-13 for additional landscape wall and fence details.
- Refer to Sheet A4.0 for Rooftop Equipment location and screening.

Material Legend

- | | |
|-----------------------------|------------------------------|
| 1. Stucco | 12. Storefront System |
| 2. Vertical Siding | 13. Vinyl Windows |
| 3. Horizontal Siding Panels | 14. Vertical Siding Panels |
| 4. Stone Veneer | 15. Rooftop Equipment Screen |
| 5. Metal Deck | |
| 6. Canopy | |
| 7. Metal Panel | |
| 8. Glass Railing | |
| 9. Metal Railing | |
| 10. Decorative Roof Trim | |
| 11. Decorative Roof | |



4. East Elevation



3. South Elevation

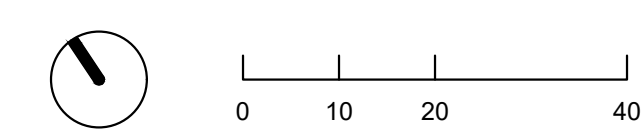


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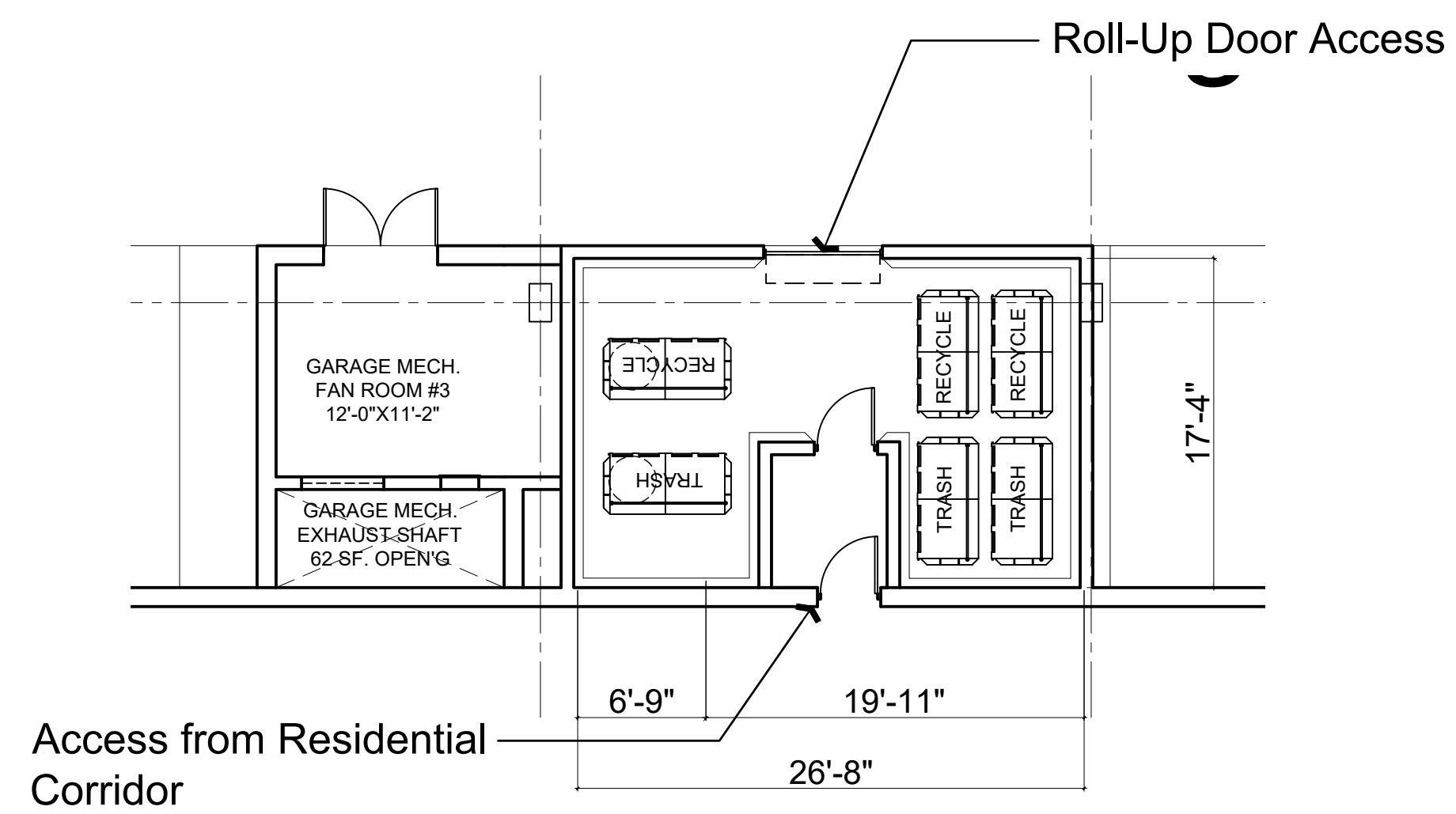
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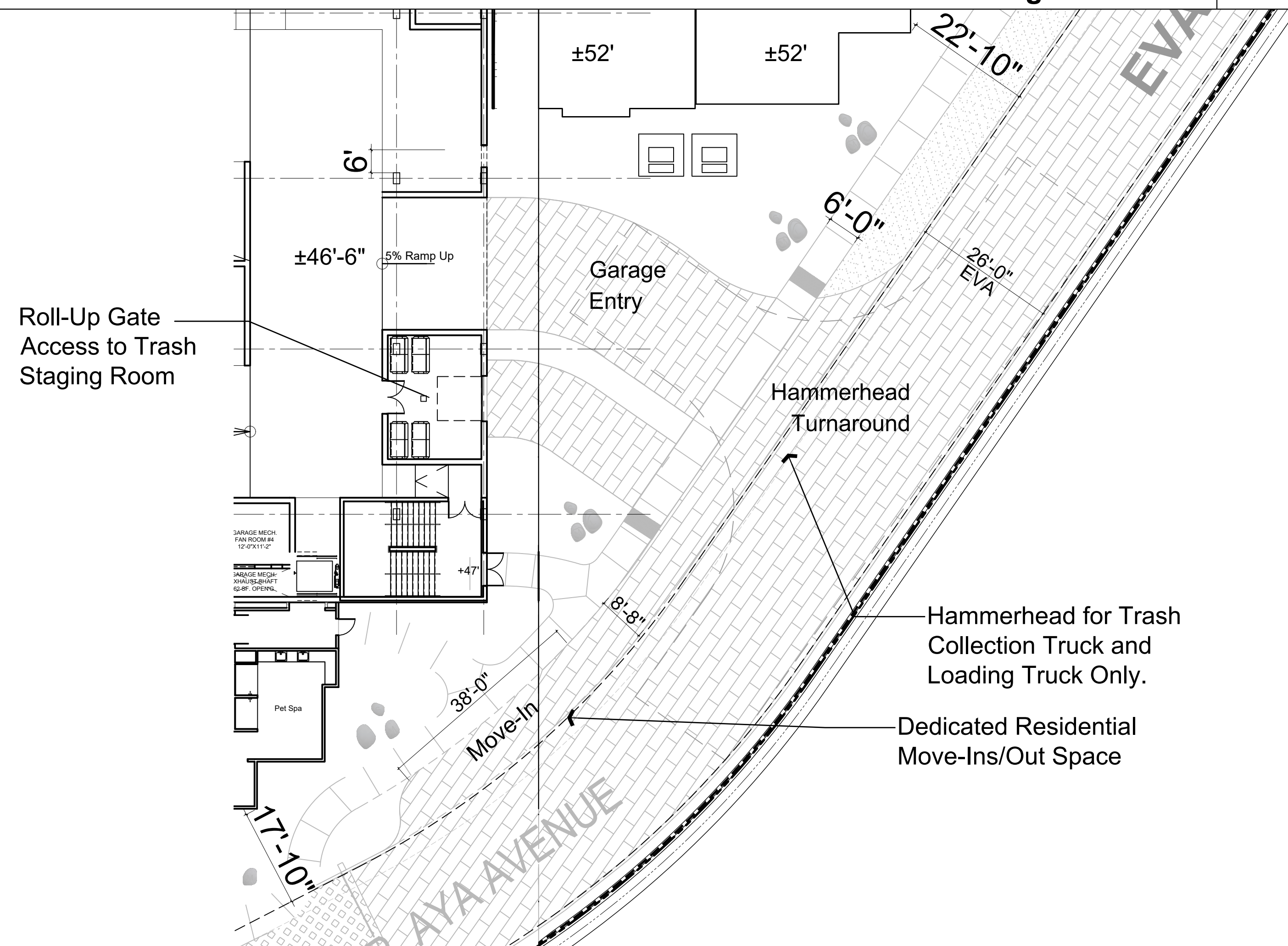
CONCEPTUAL ELEVATIONS

A2.1



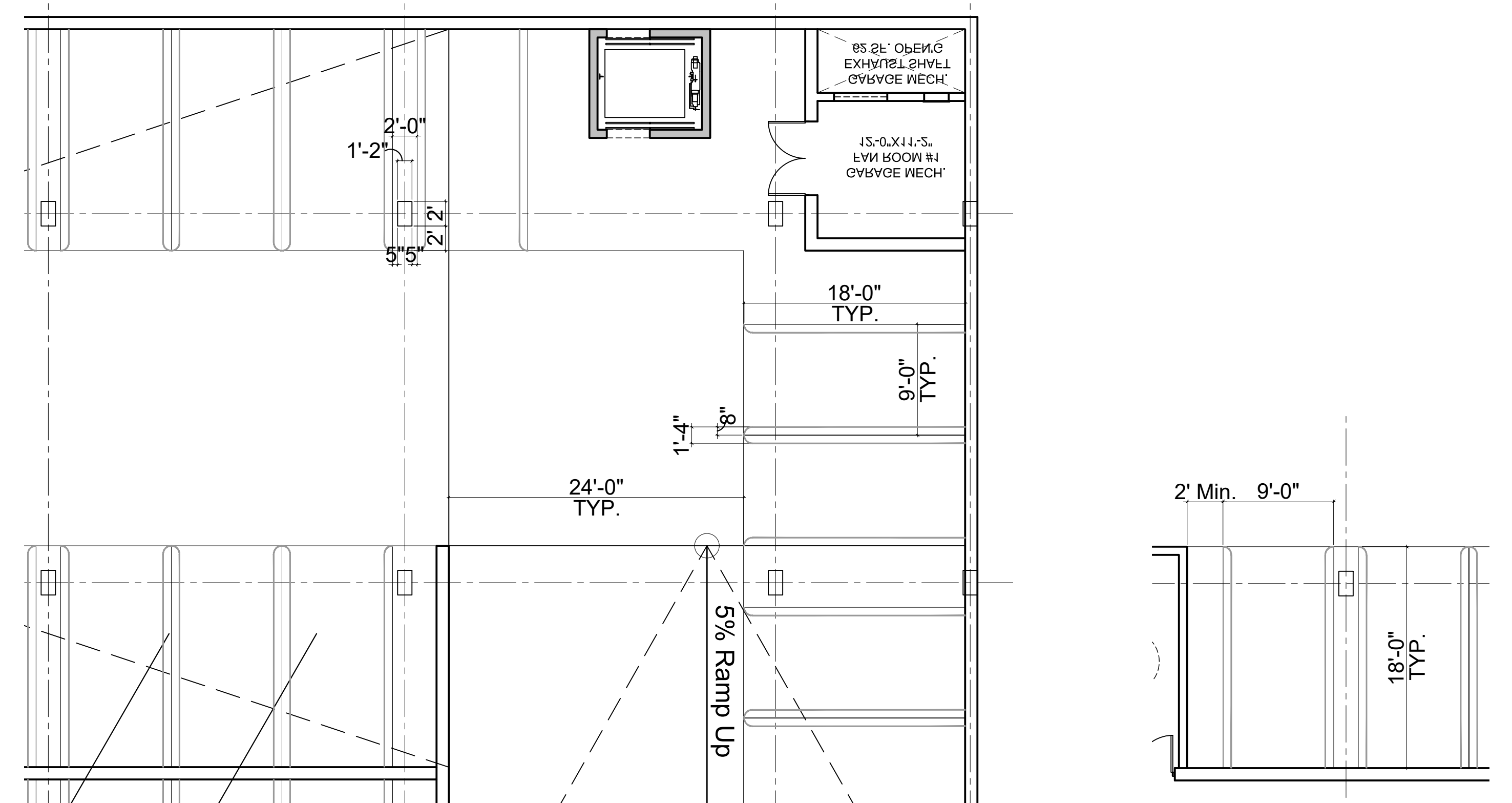
Trash Room Inside Garage Structure

Scale: 1/8" = 1'-0" **03**



Loading Zone

Scale: 1/16" = 1'-0" **02**



Enlarged Parking Details

Scale: 1/8" = 1'-0" **01**

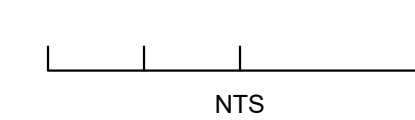
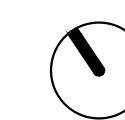


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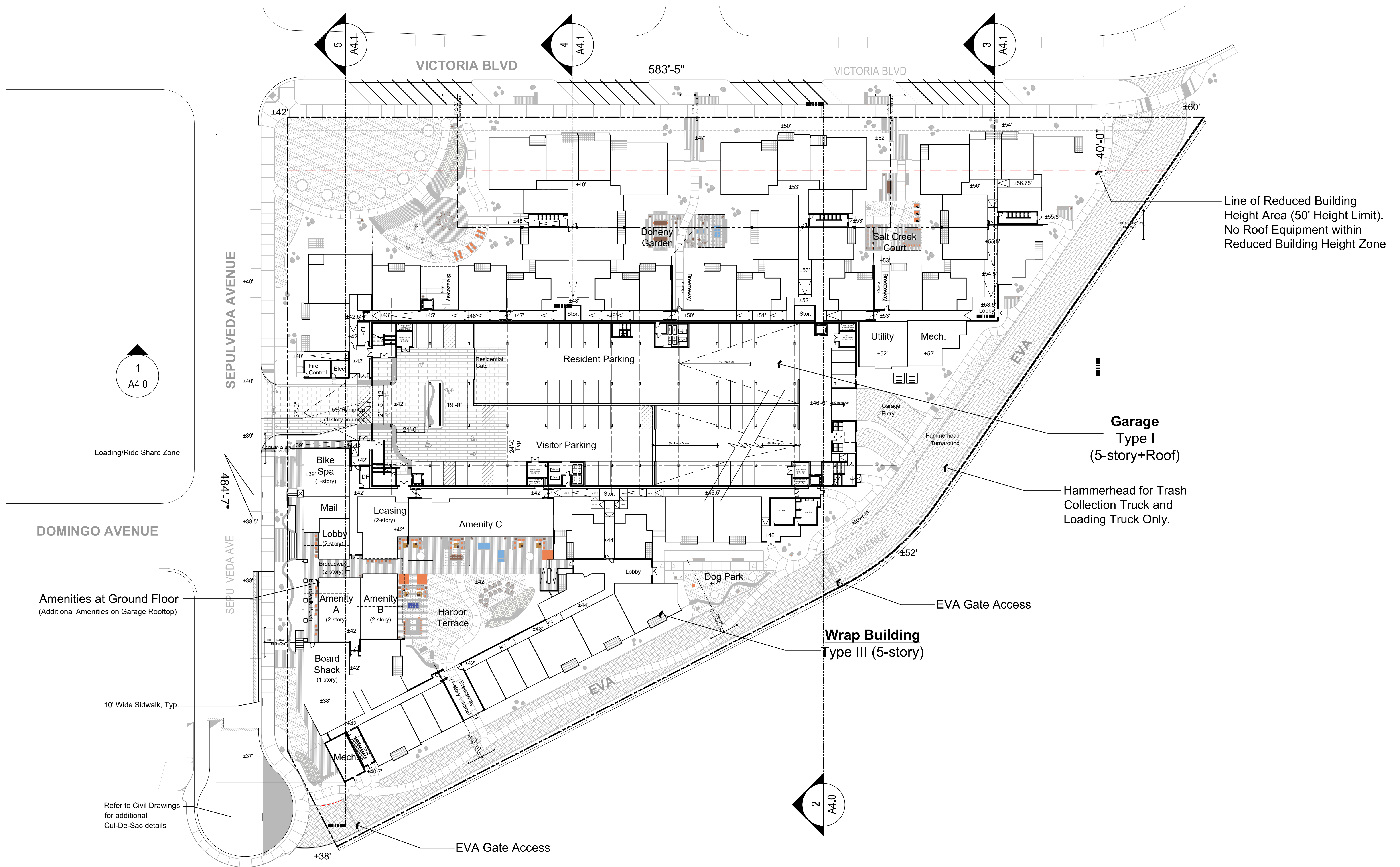
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ENLARGED PLANS

A3.0.1



Line of Reduced Building Height Area (50' Height Limit). No Roof Equipment within Reduced Building Height Zone

Garage
Type I
(5-story+Roof)

Hammerhead for Trash Collection Truck and Loading Truck Only.

Wrap Building
Type III (5-story)

EVA Gate Access

EVA Gate Access

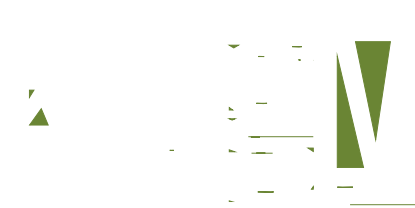
Loading/Ride Share Zone

DOMINGO AVENUE

Amenities at Ground Floor
(Additional Amenities on Garage Rooftop)

10' Wide Sidewalk, Typ.

Refer to Civil Drawings for additional Cul-De-Sac details



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CONCEPTUAL BUILDING PLAN
BUILDING LEVEL 1

A3.0

5 A4.1
4 A4.1
3 A4.1

VICTORIA BLVD

583'-5"

±42'

±60'

40'-0"

Line of Reduced Building Height Area (50' Height Limit). No Roof Equipment within Reduced Building Height Zone

1 A4.0

SEPULVEDA AVENUE

484'-7"

Level 2 Residential Parking

Hammerhead for Trash Collection Truck and Loading Truck Only.

DOMINGO AVENUE

±38'

2 A4.0



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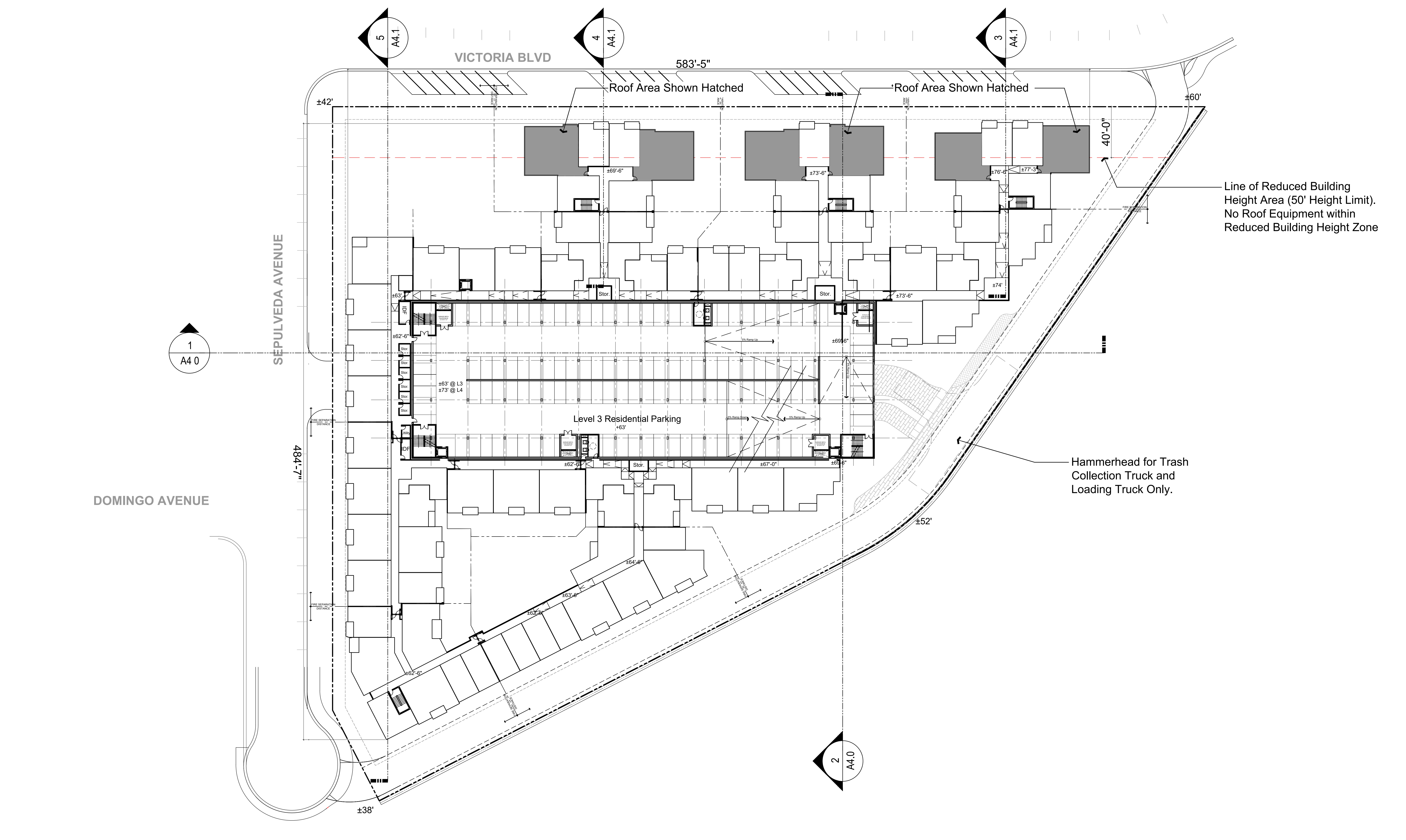
VICTORIA BLVD APARTMENTS
DANA POINT, CA # 2019-0151

CONCEPTUAL DESIGN
OCTOBER 20, 2023



CONCEPTUAL BUILDING PLAN
BUILDING LEVEL 2

A3.1



Line of Reduced Building Height Area (50' Height Limit). No Roof Equipment within Reduced Building Height Zone

Hammerhead for Trash Collection Truck and Loading Truck Only.

5 A4.1
4 A4.1
3 A4.1

VICTORIA BLVD

583'-5"

Roof Area Shown Hatched

Roof Area Shown Hatched

52'-4"

40'-0"

Line of Reduced Building Height Area (50' Height Limit). No Roof Equipment within Reduced Building Height Zone

1 A4.0

SEPULVEDA AVENUE

±42'

±60'

±73'-3"

Stor.

Stor.

±84'-3"

±83'-9"

484'-0"

±63' @ L3

±73' @ L4

Level 4 Residential Parking

Stor.

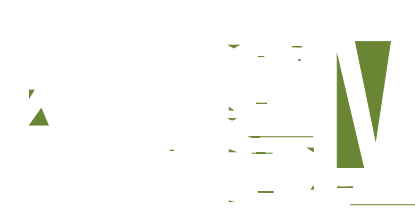
Hammerhead for Trash Collection Truck and Loading Truck Only.

DOMINGO AVENUE

±52'

2 A4.0

±38'

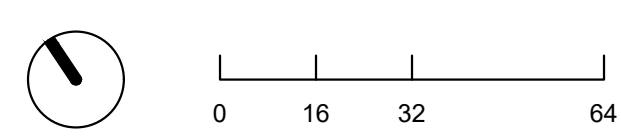


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CONCEPTUAL BUILDING PLAN
BUILDING LEVEL 4

A3.3

5 A4.1
4 A4.1
3 A4.1

VICTORIA BLVD

583'-5"

Roof Area Shown Hatched

Roof Area Shown Hatched

Line of Reduced Building Height Area (50' Height Limit). No Roof Equipment within Reduced Building Height Zone

Roof Access

Boiler Pad with Tank, Pump and Boilers

Roof Walking Path

Condenser Unit

Hammerhead for Trash Collection Truck and Loading Truck Only.

1 A4.0

SEPULVEDA AVENUE

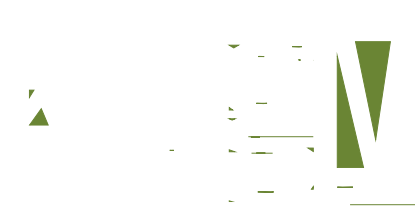
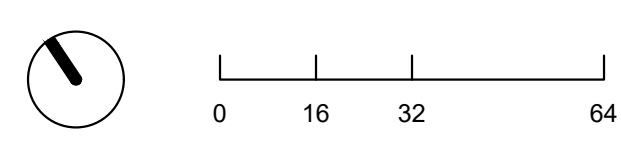
484'-7"

DOMINGO AVENUE

Level 5 Residential Parking

±38'

2 A4.0



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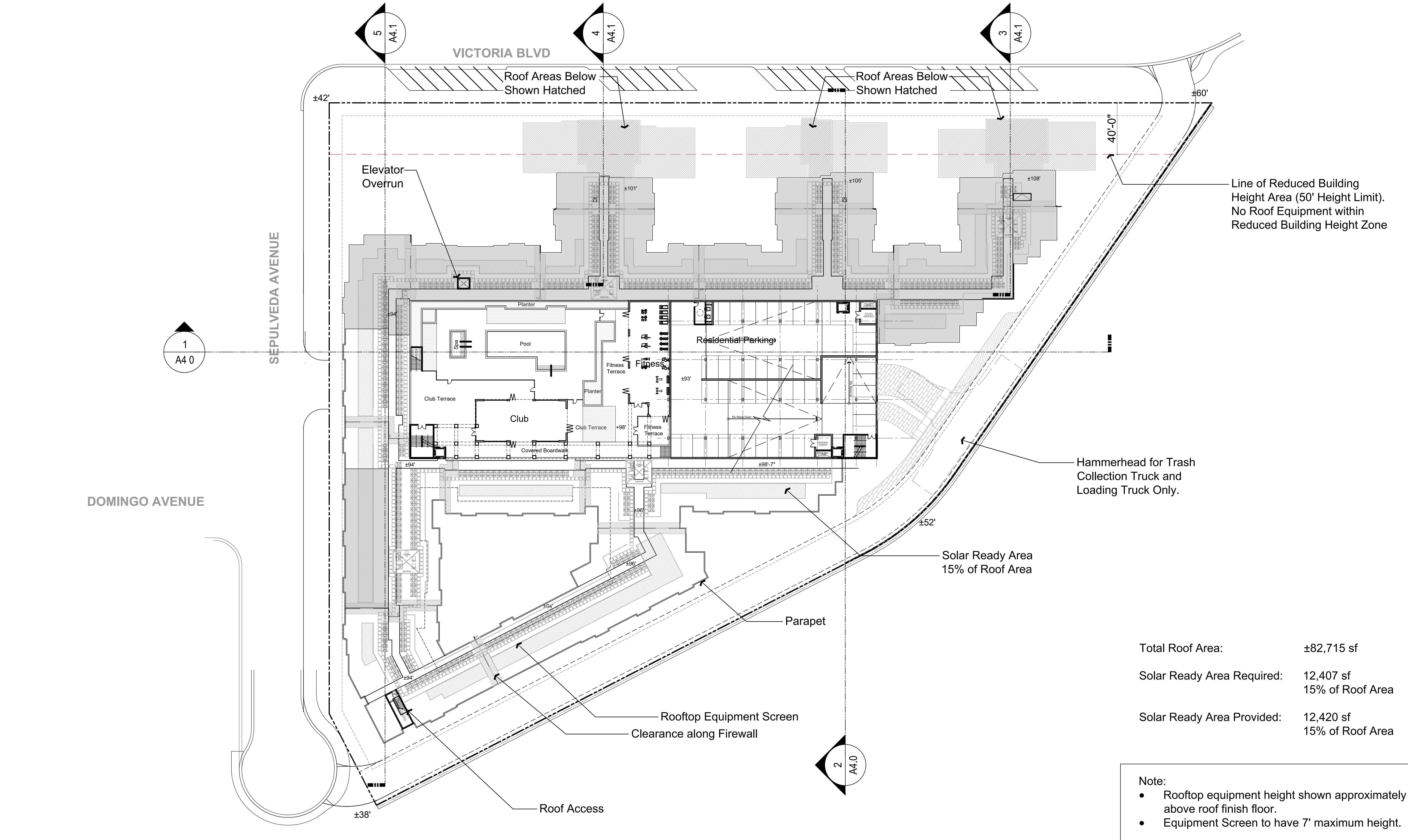
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CONCEPTUAL BUILDING PLAN
BUILDING LEVEL 5

A3.4



Line of Reduced Building Height Area (50' Height Limit). No Roof Equipment within Reduced Building Height Zone

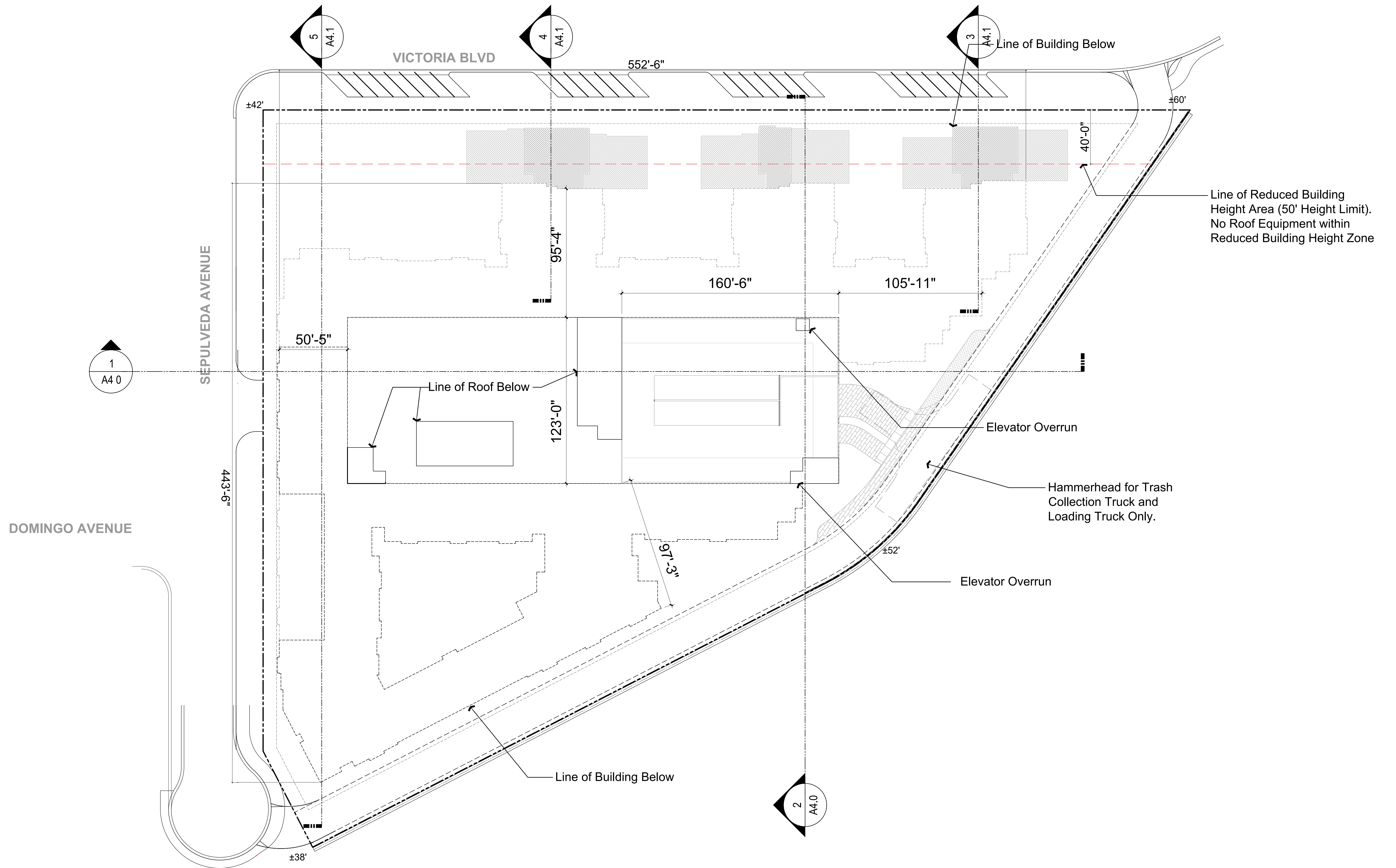
Hammerhead for Trash Collection Truck and Loading Truck Only.

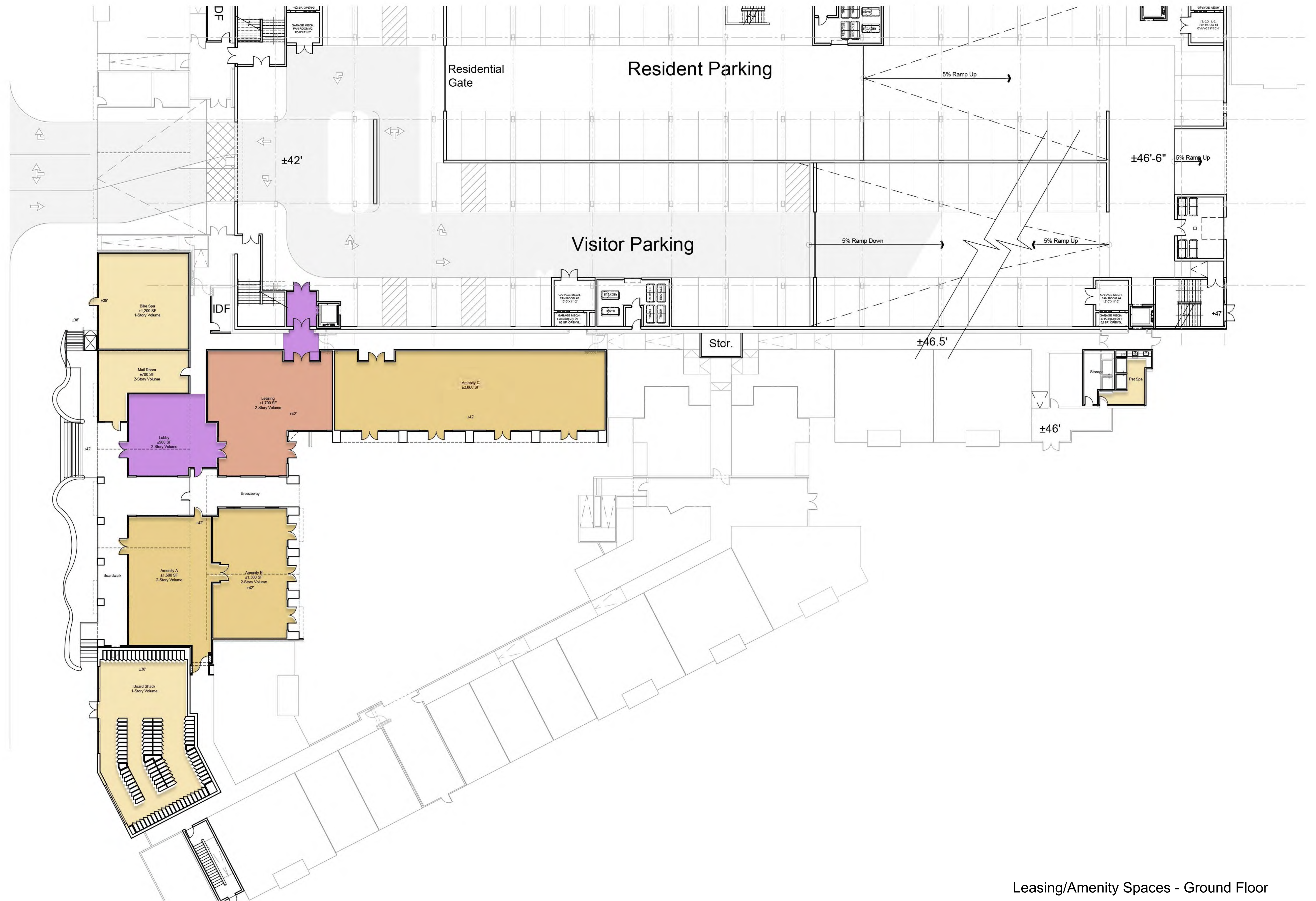
Solar Ready Area 15% of Roof Area

Total Roof Area:	±82,715 sf
Solar Ready Area Required:	12,407 sf 15% of Roof Area
Solar Ready Area Provided:	12,420 sf 15% of Roof Area

Note:

- Rooftop equipment height shown approximately 6' above roof finish floor.
- Equipment Screen to have 7' maximum height.





Leasing/Amenity Spaces - Ground Floor

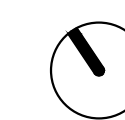


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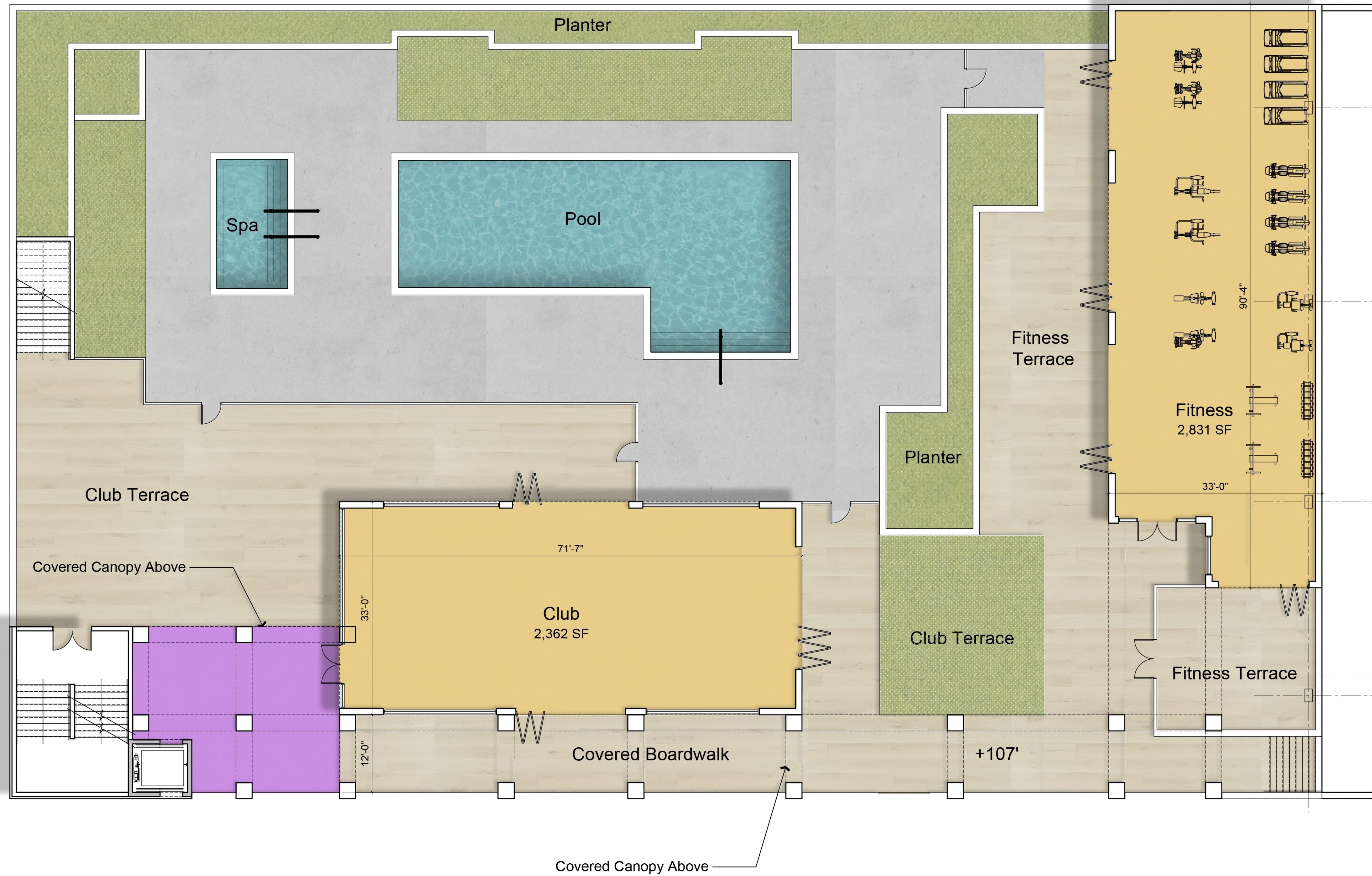
CONCEPTUAL DESIGN
OCTOBER 20, 2023



0 8 16 32

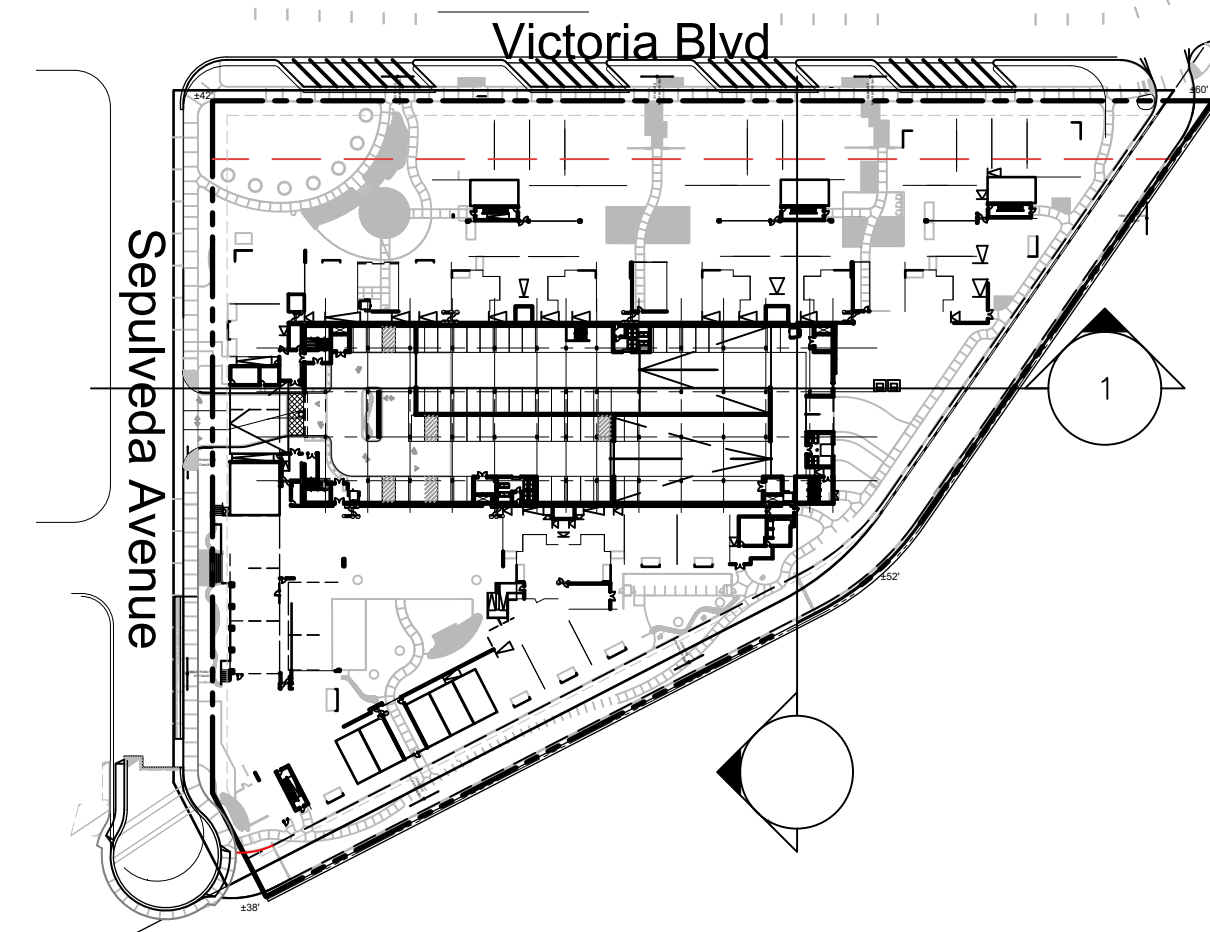
CONCEPTUAL BUILDING PLAN
ENLARGED GROUND FLOOR AMENITIES

A3.7

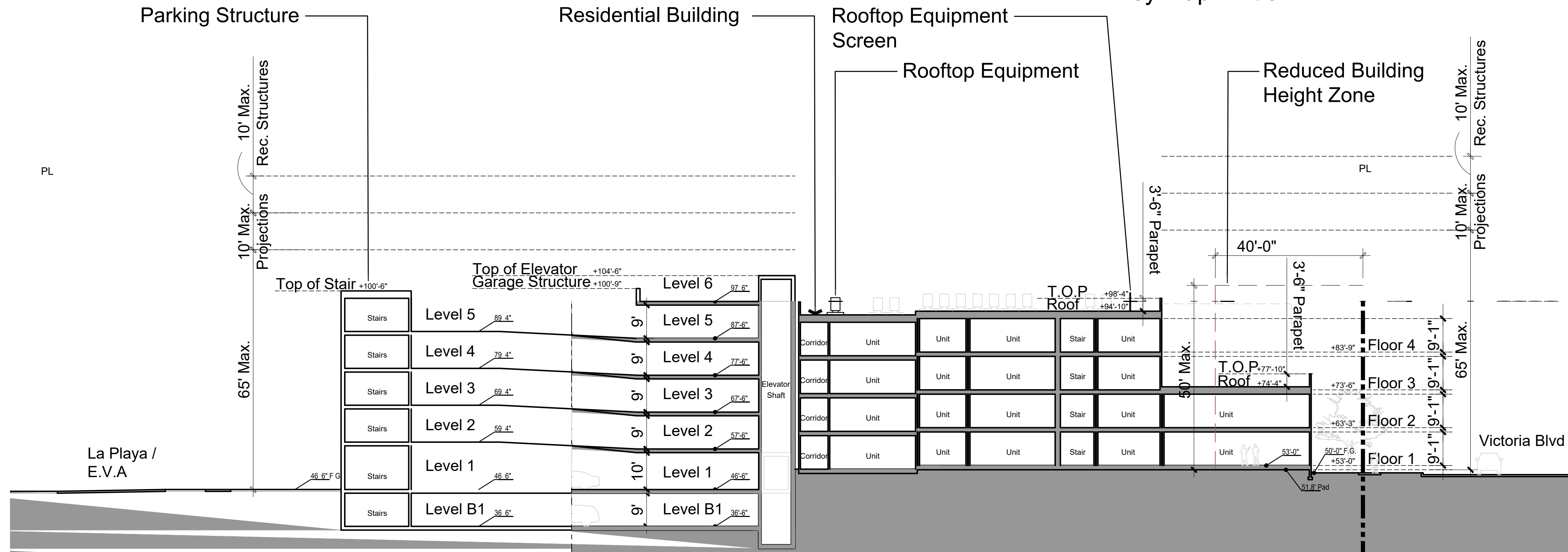


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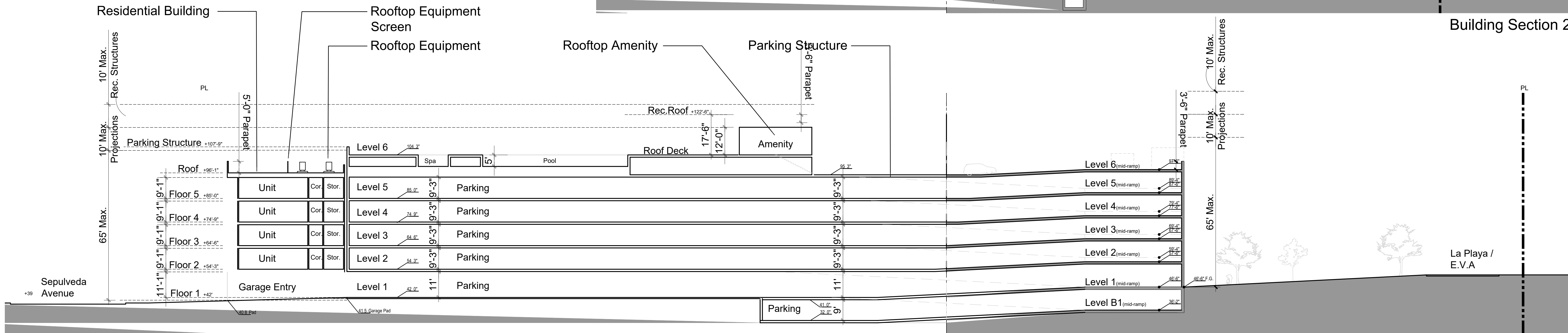
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- Note: Refer to Specific Plan for additional building height provisions.
- Equipment Screen to have 7' maximum height.



Key Map - n.t.s.



Building Section 2



Building Section 1

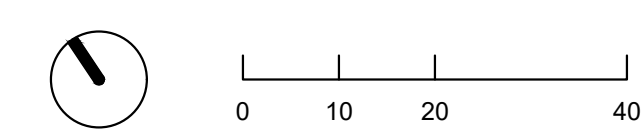


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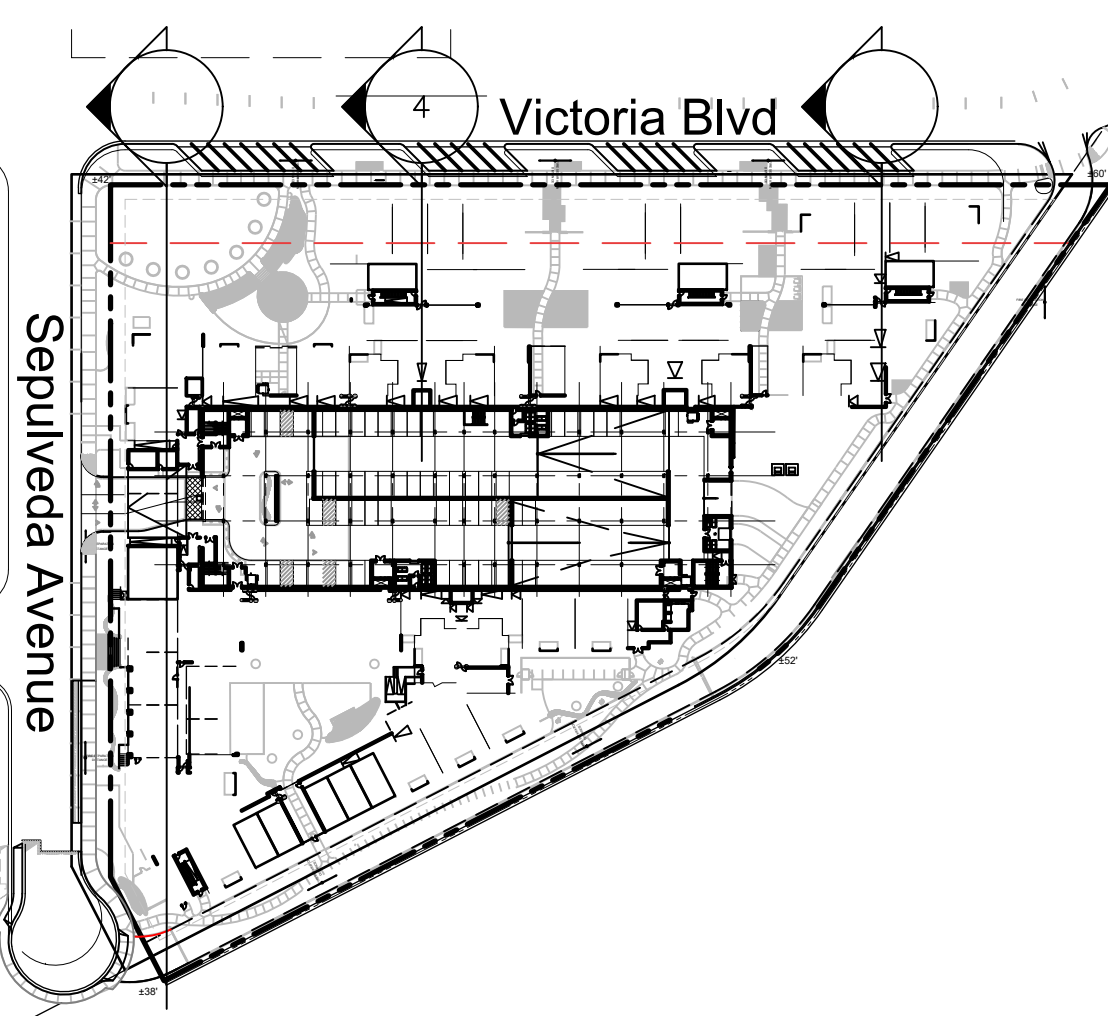
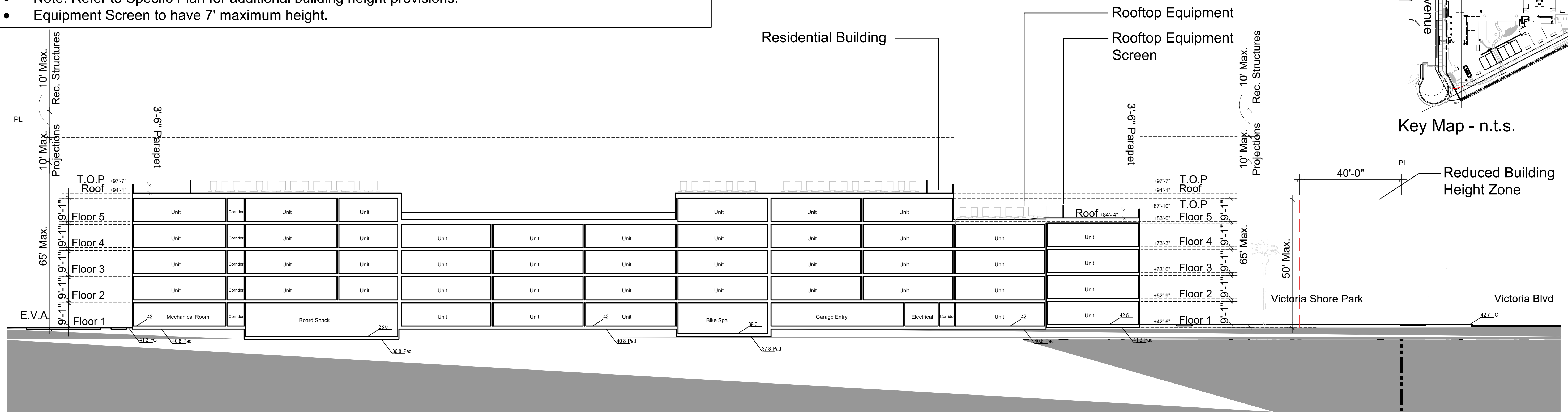


CONCEPTUAL SECTION

A4.0

Notes:

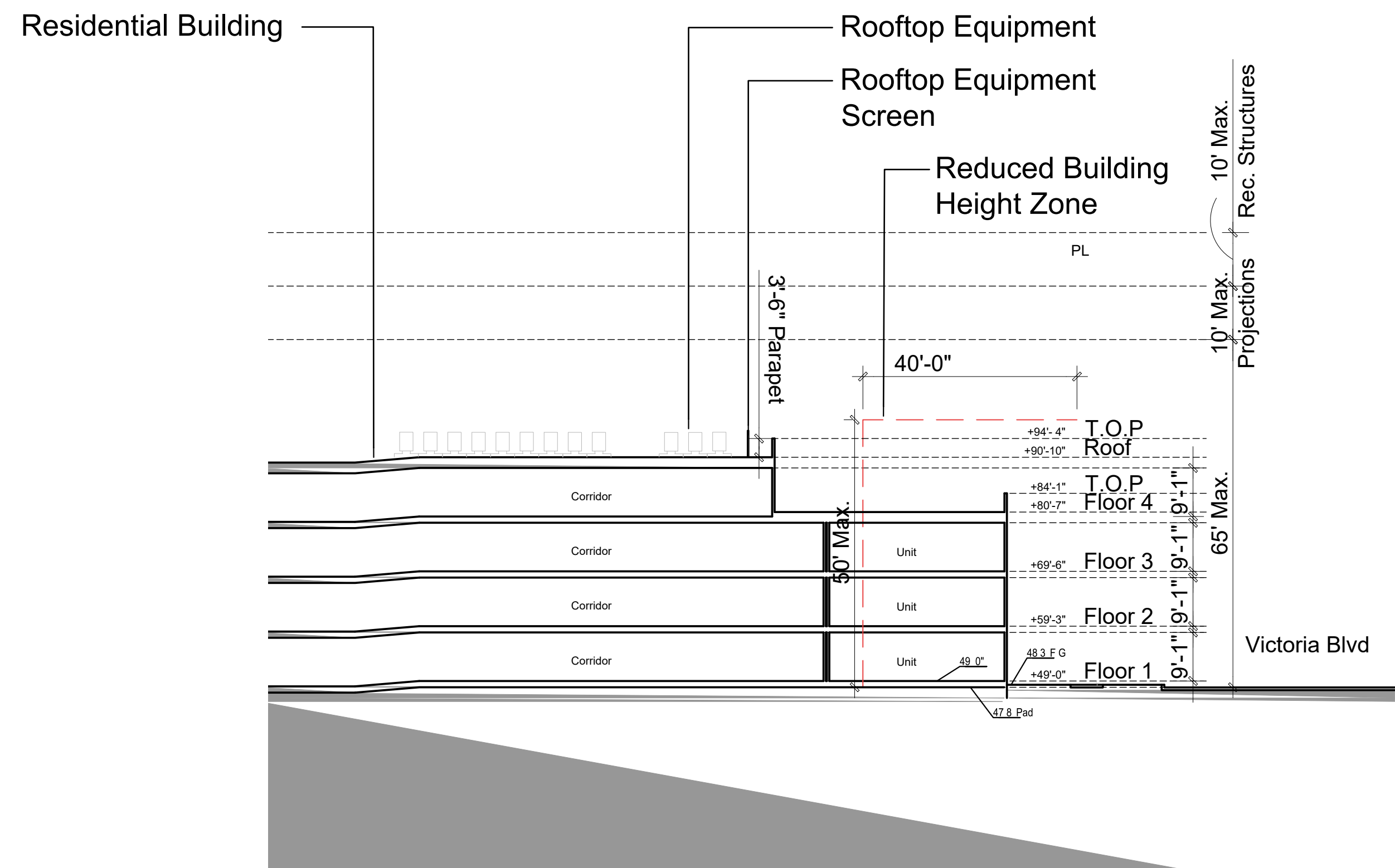
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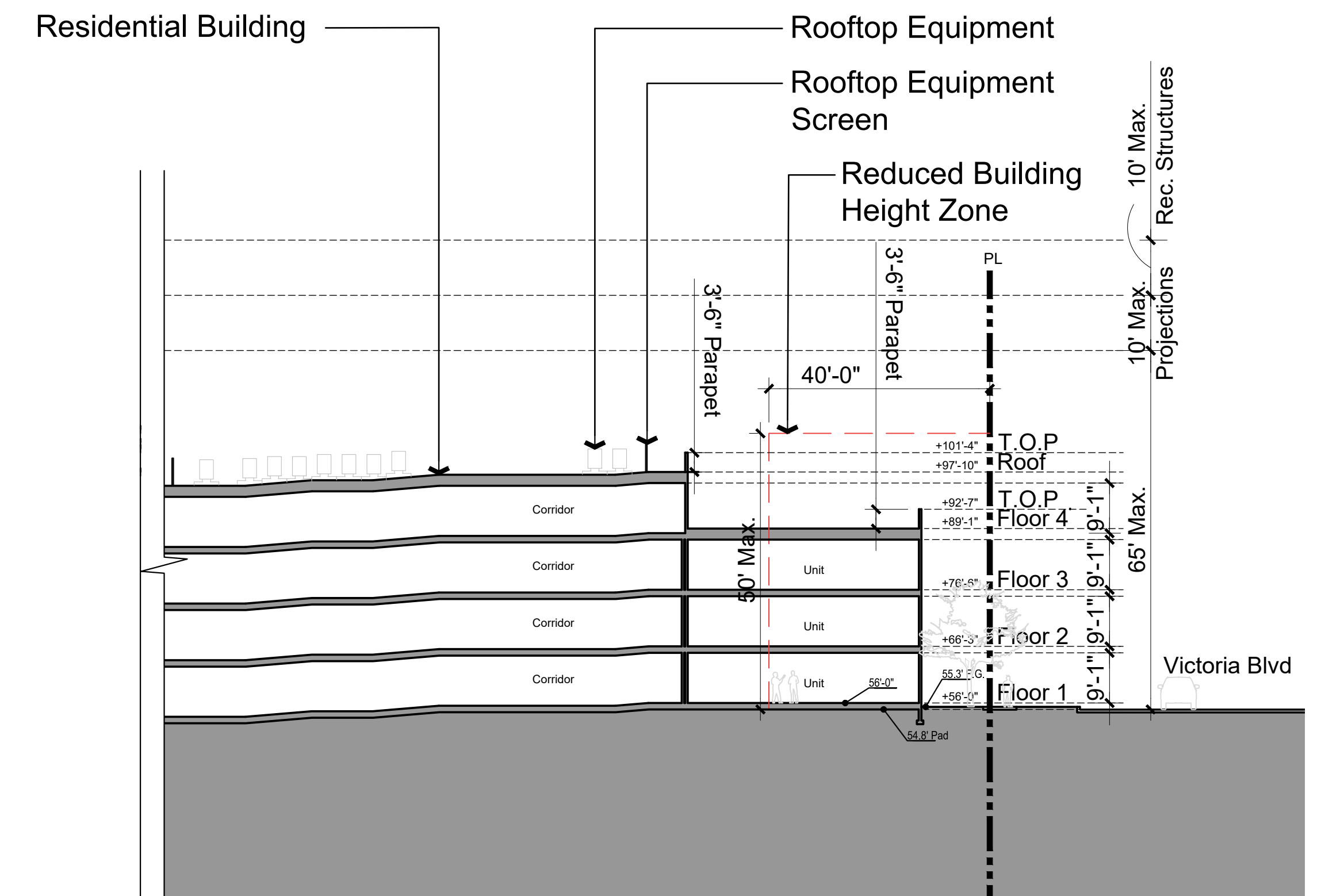
Key Map - n.t.s.

Reduced Building Height Zone

Building Section 5



Building Section 4



Building Section 3

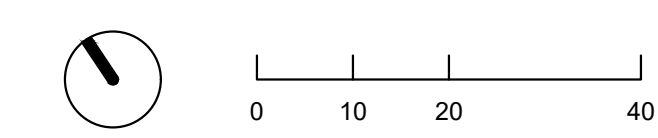


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CONCEPTUAL SECTION

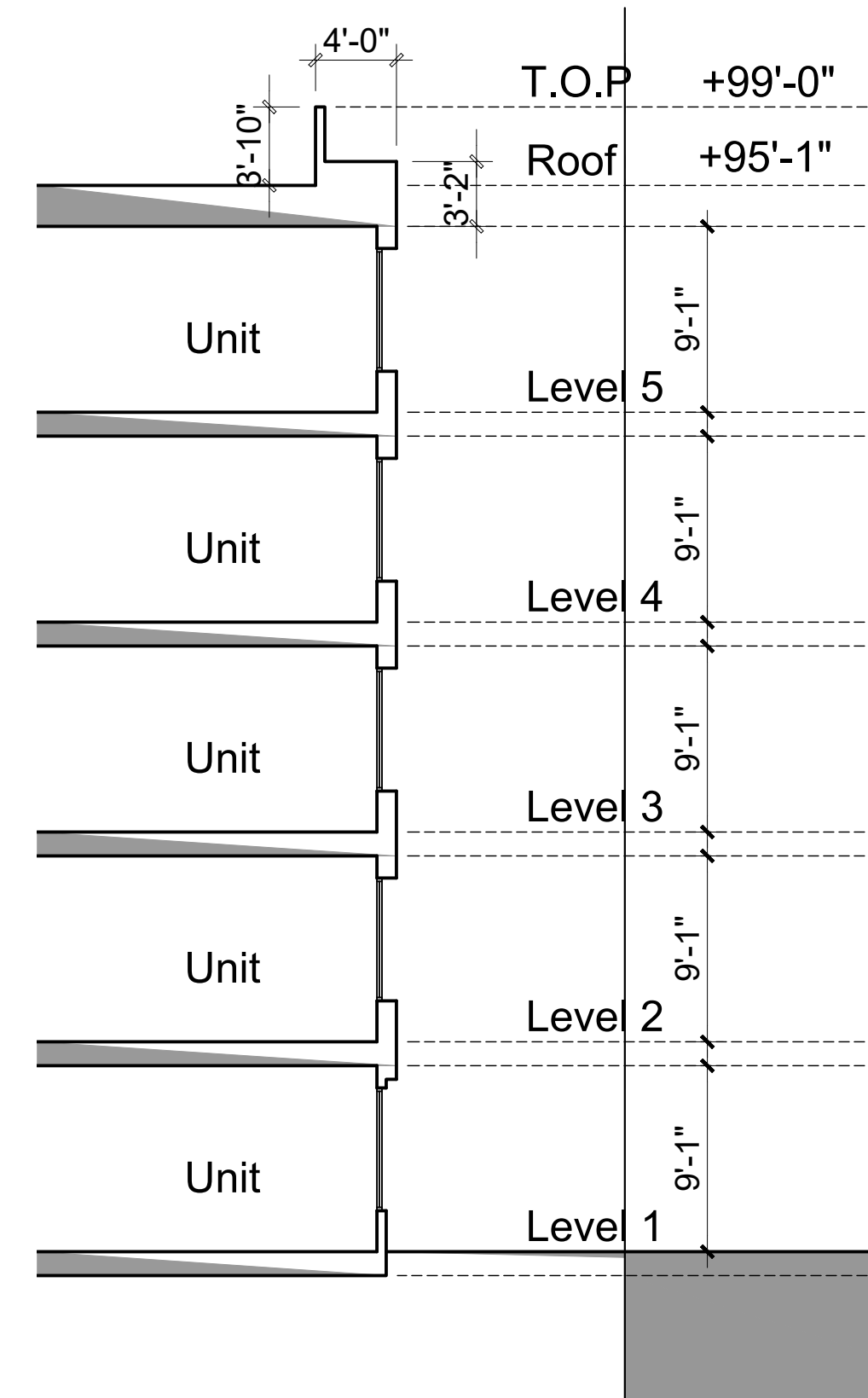
A4.1

Notes:

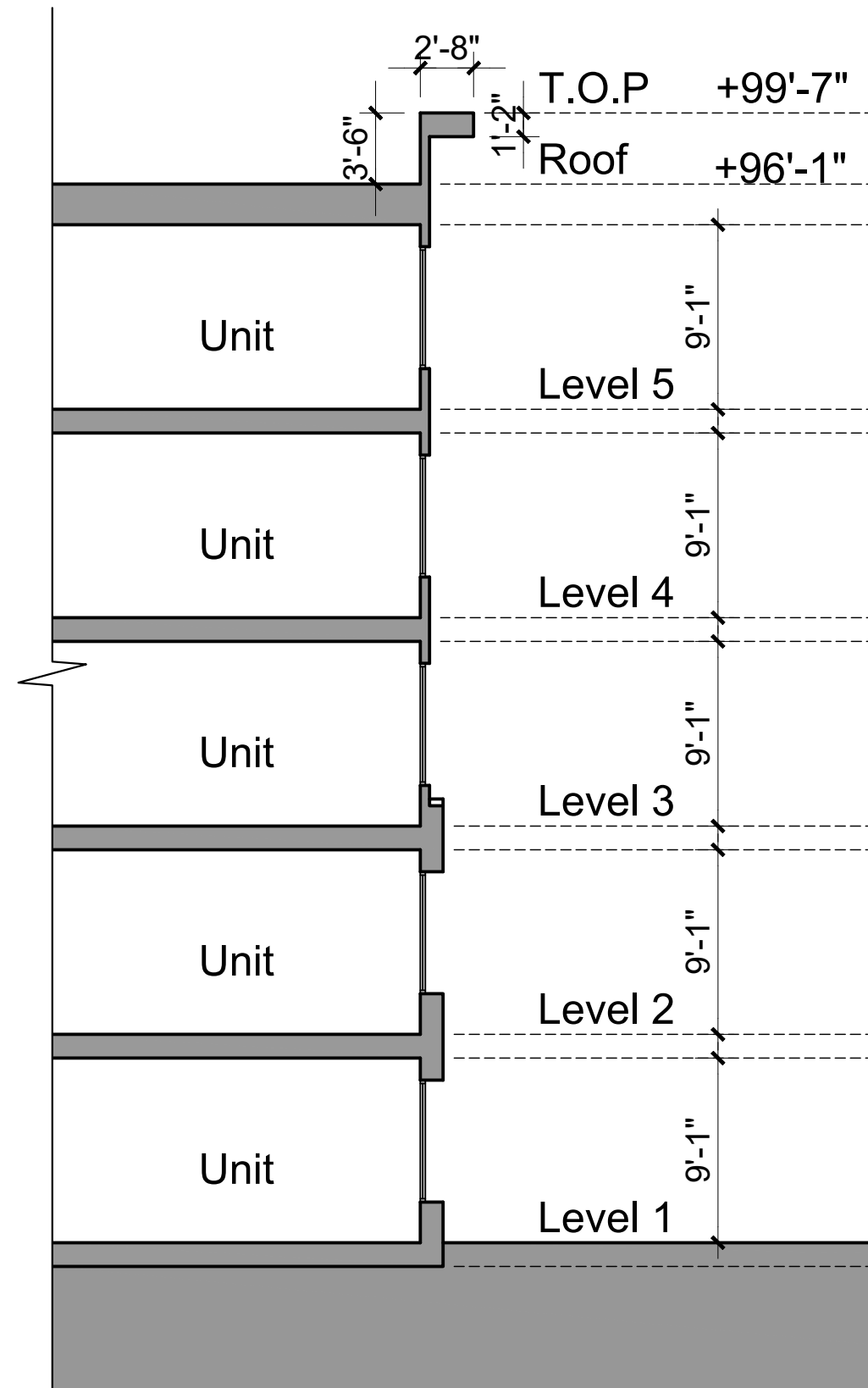
- Refer to Civil Drawings for proposed grading details.
- Building height measured from finished pad to the highest point of the building directly above that point, exclusive of allowed projections. Since the Specific Plan area slopes and finished grade varies through the site, building height is the vertical distance above a point of the structure. The point shall be measured from the top of the grade of the finished pad.
- In the event that the finished pad is submerged by more than four (4) feet than the adjacent finished grade (e.g. subterranean parking), the nearest finished grade elevation shall be used.
- Note: Refer to Specific Plan for additional building height provisions.
- Equipment Screen to have 7' maximum height.



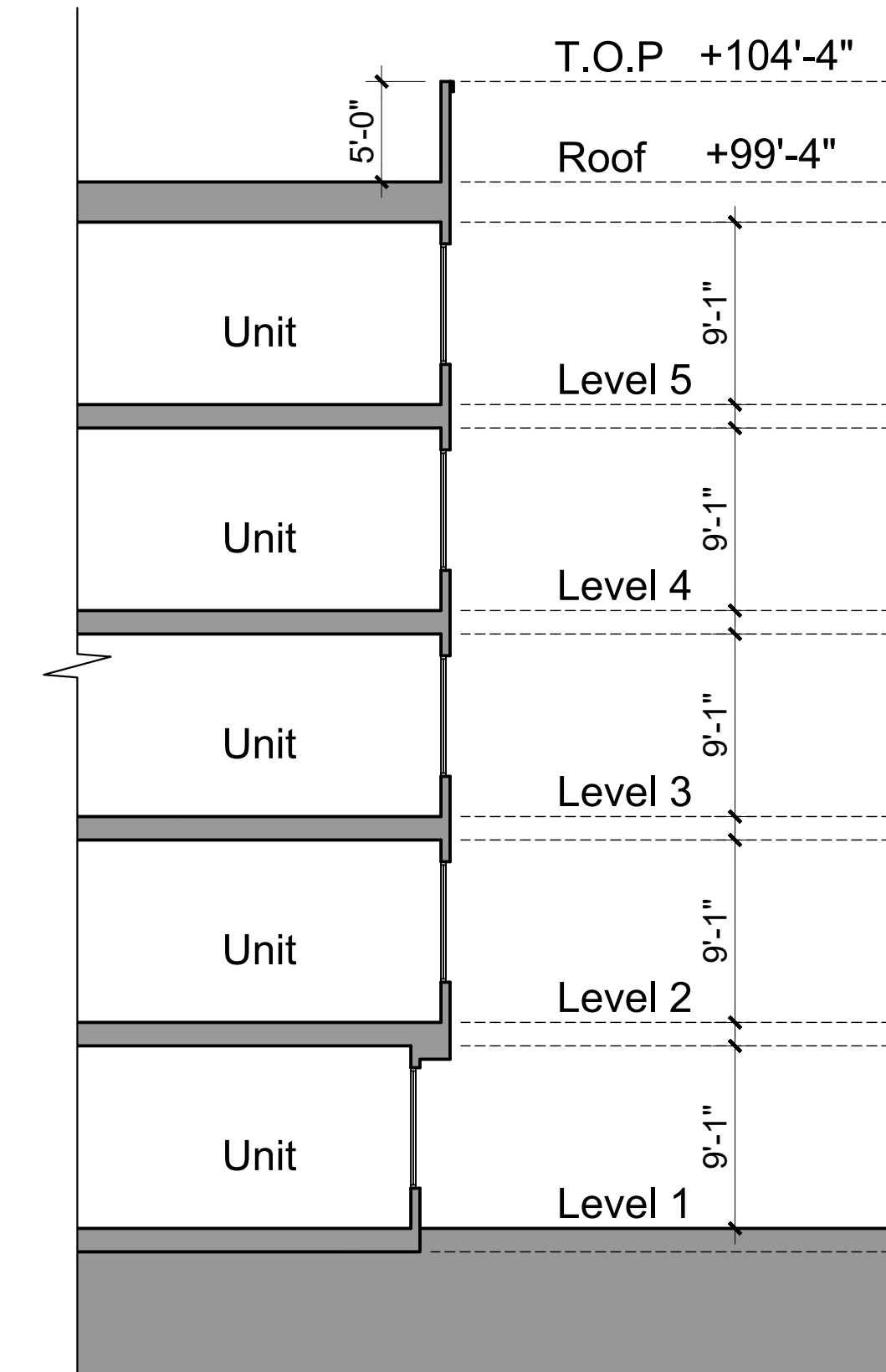
Key Elevation - n.t.s.



Wall Section A



Wall Section B



Wall Section C

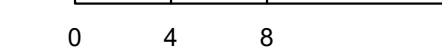
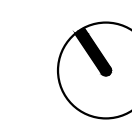


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VICTORIA BLVD APARTMENTS
DANA POINT, CA # 2019-0151

CONCEPTUAL DESIGN
OCTOBER 20, 2023

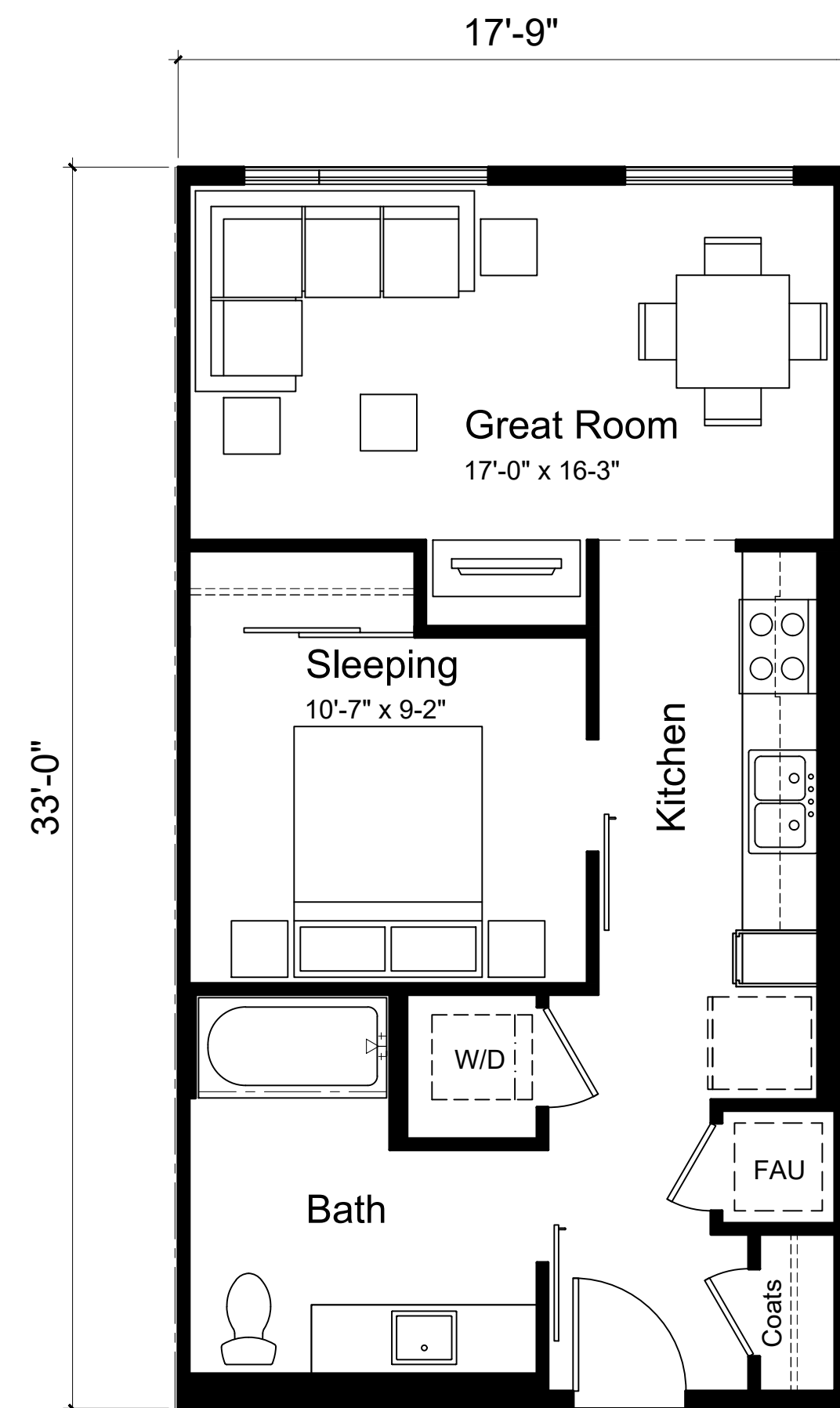


CONCEPTUAL SECTION

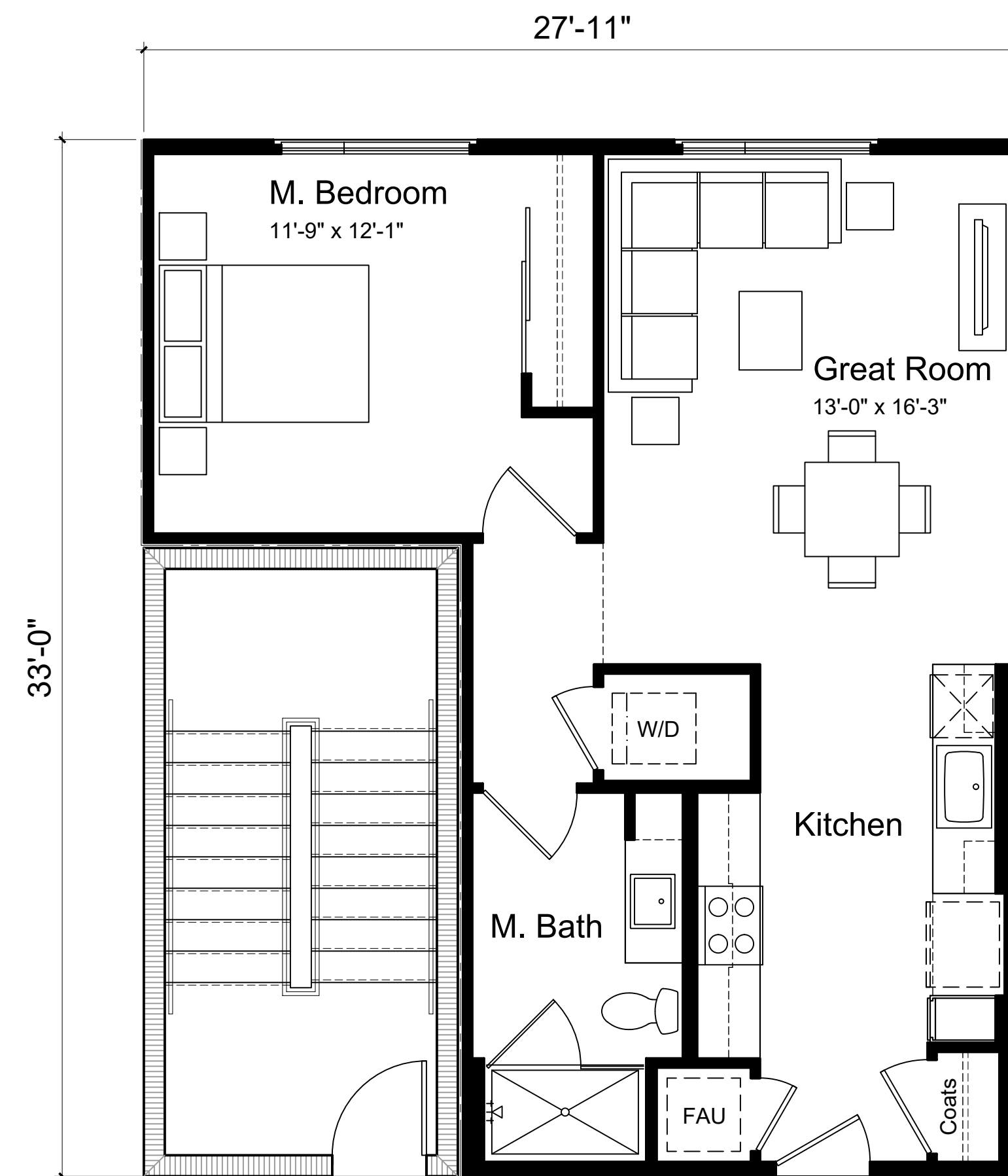
A4.2

Notes:

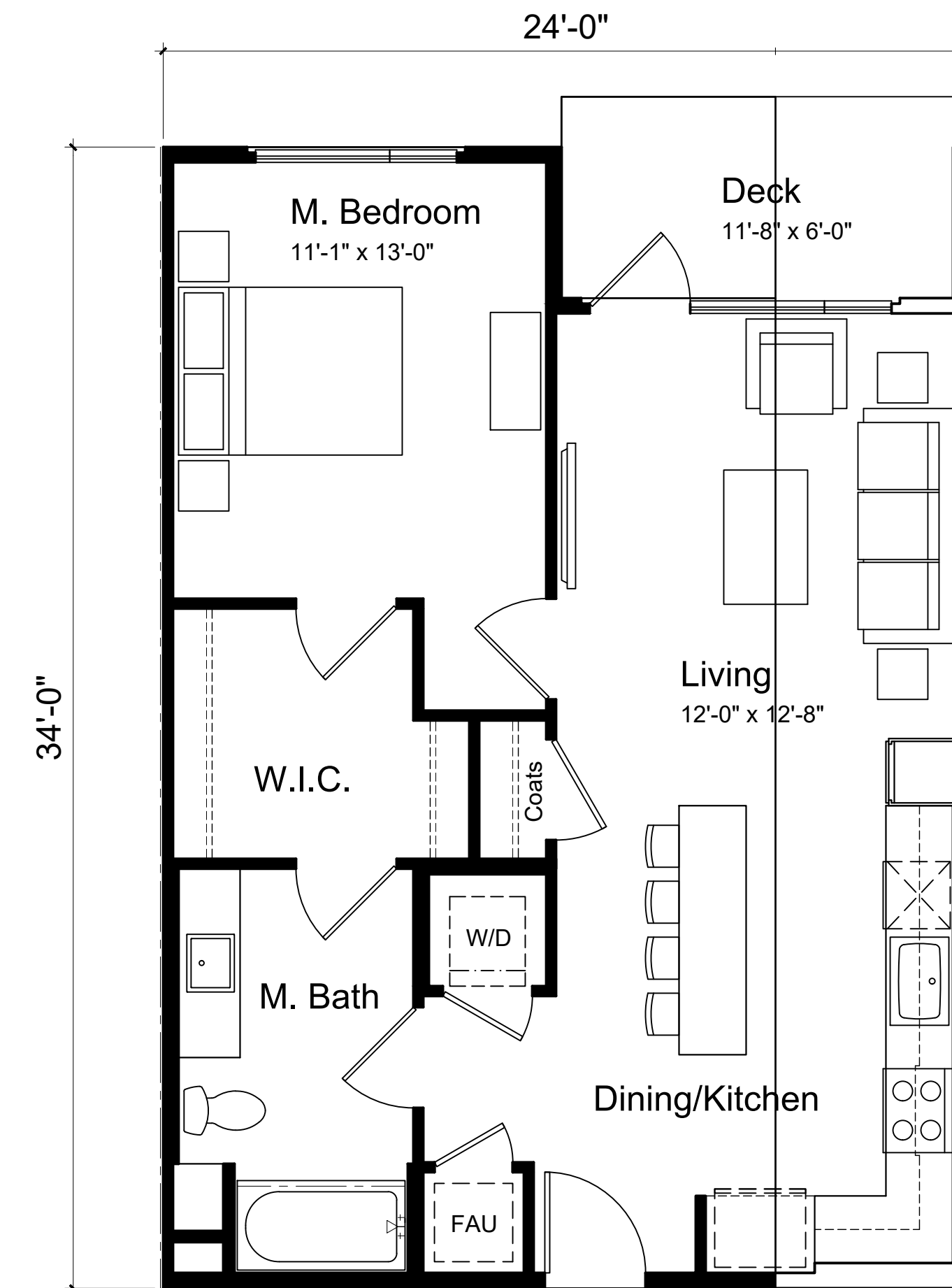
- Unit Plans P0-3 & P1-0 are the only units without private outdoor components (deck/patio).



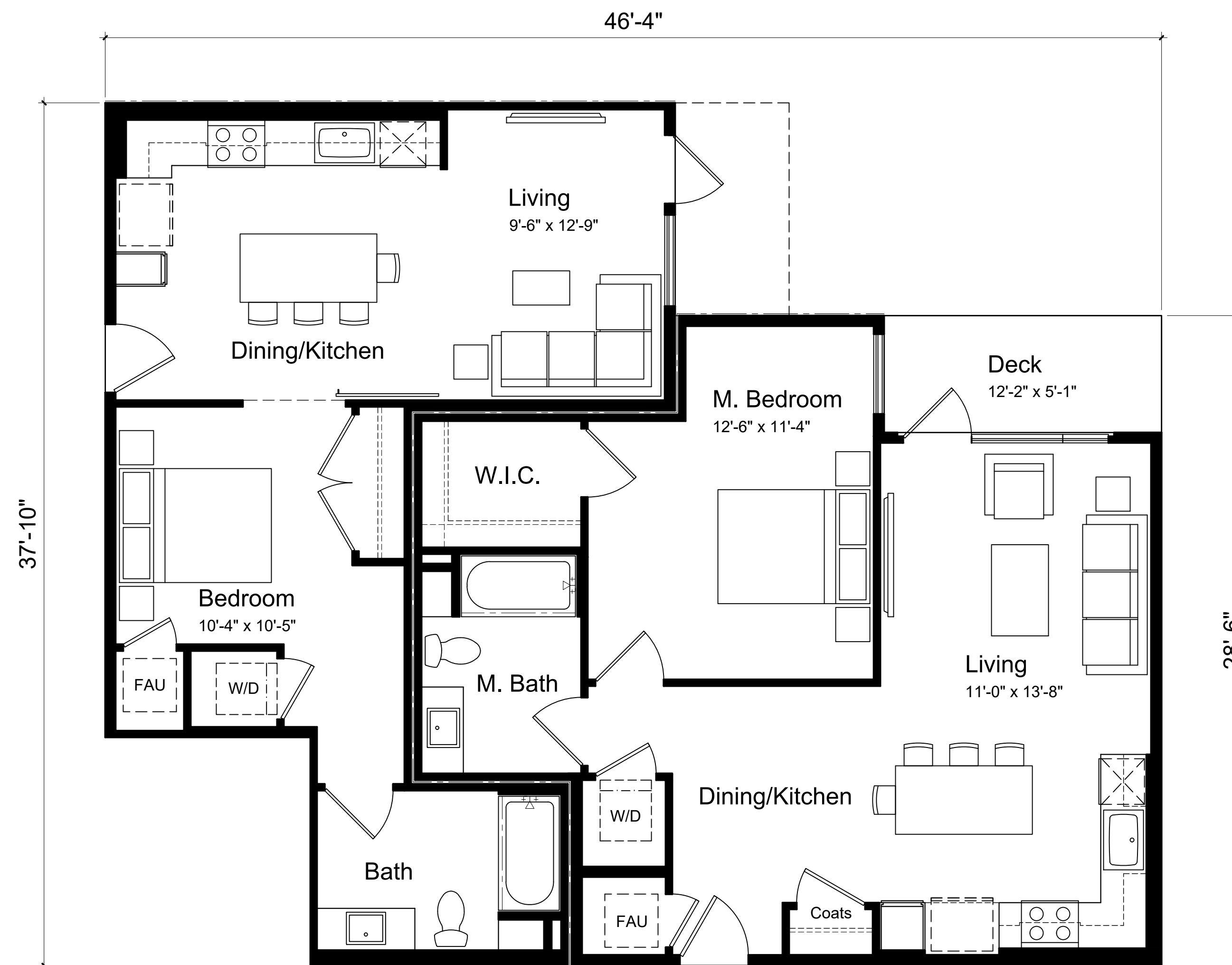
P0-3
 Studio / 1 Bath
 591 SF
 36 occurrences



P1-0
 1 Bedroom / 1 Bath
 723 SF
 16 occurrences



P1-1
 1 Bedroom / 1 Bath
 767 SF
 70 occurrences



P1-2
 Jr. 1 Bedroom / 1 Bath
 635 SF
 33 occurrences

P1-5
 1 Bedroom / 1 Bath
 770 SF
 33 occurrences

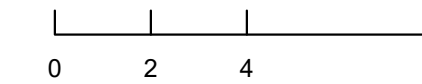


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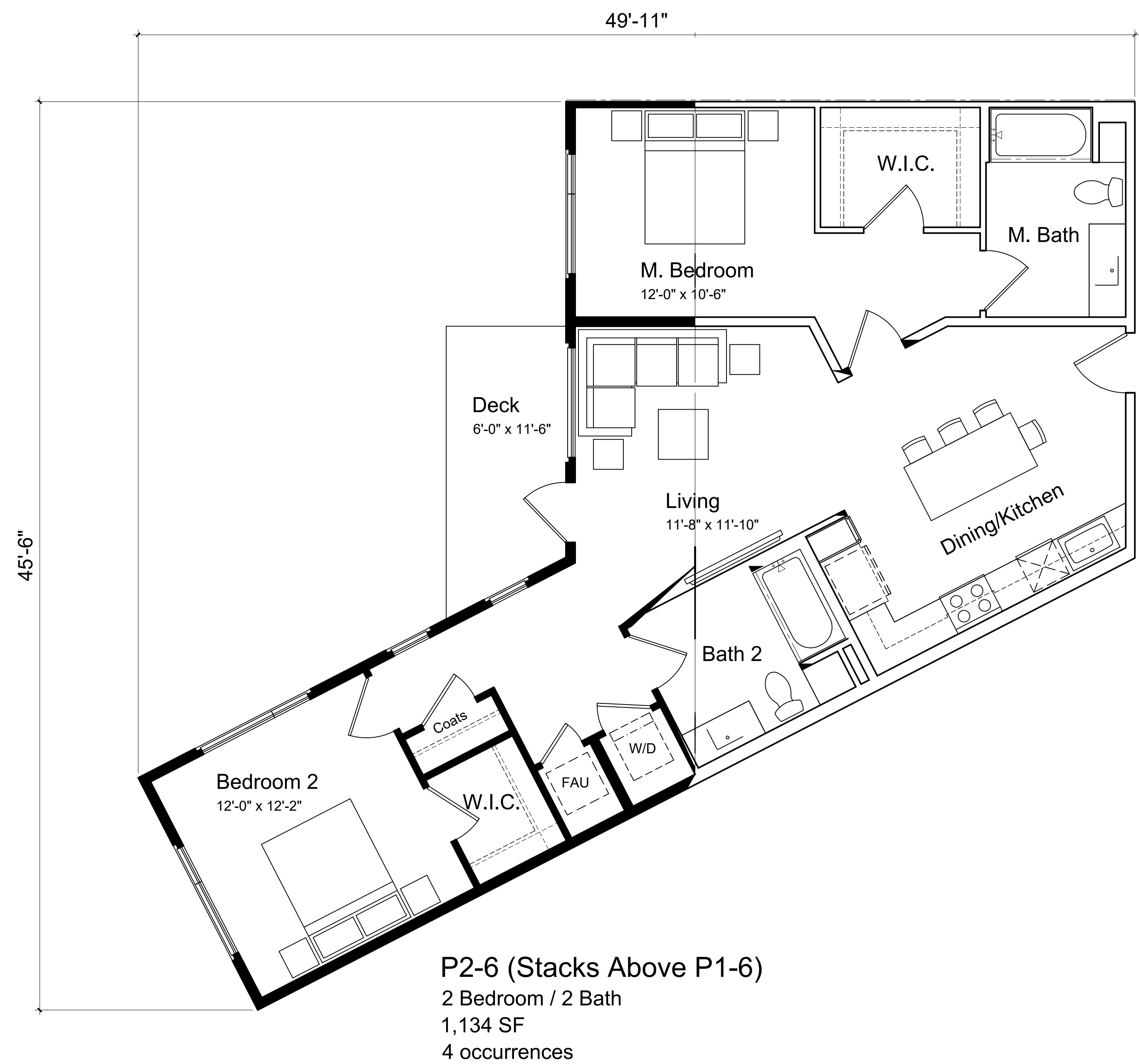
VICTORIA BLVD APARTMENTS
 DANA POINT, CA # 2019-0151

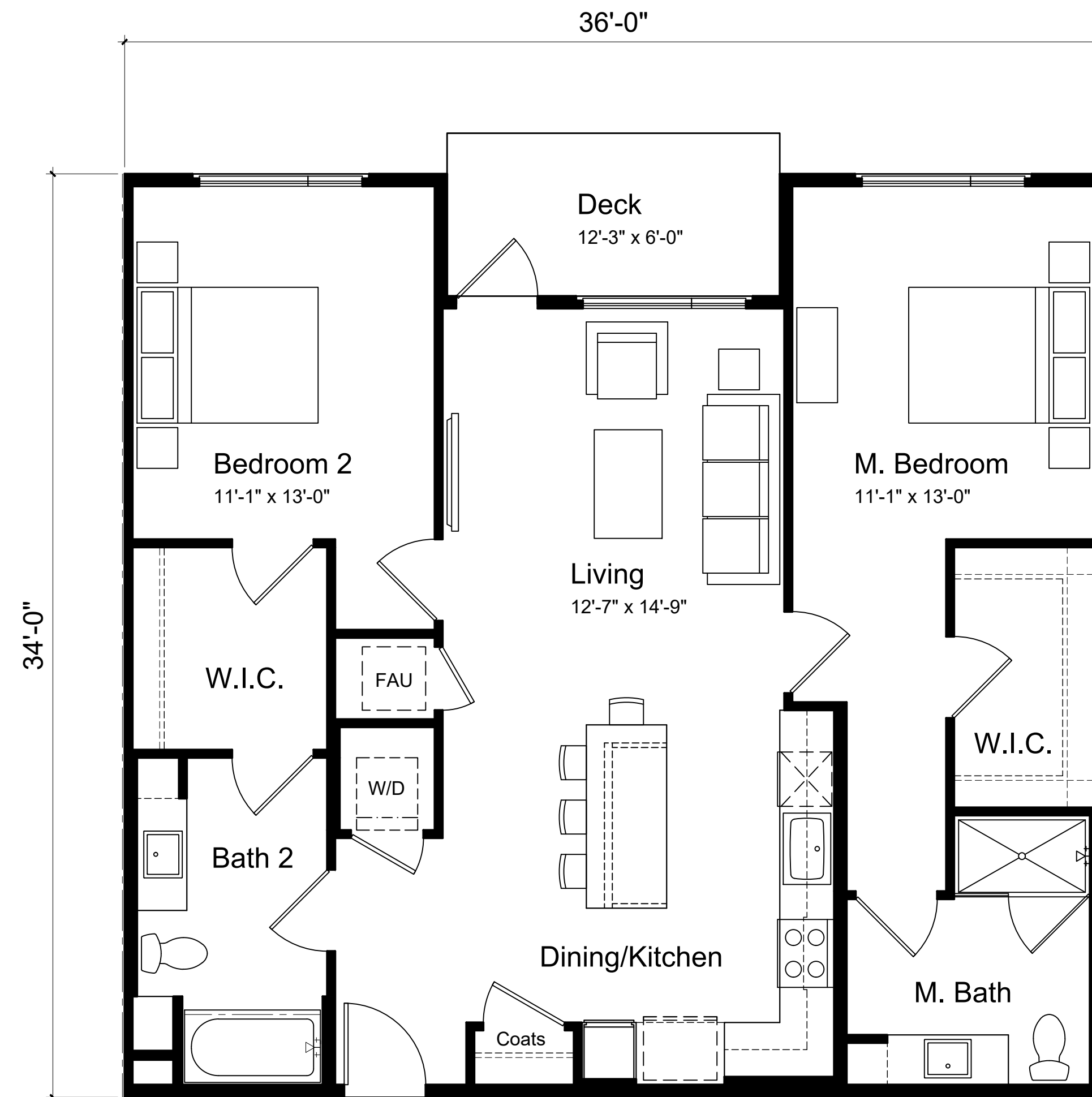
CONCEPTUAL DESIGN
 OCTOBER 20, 2023



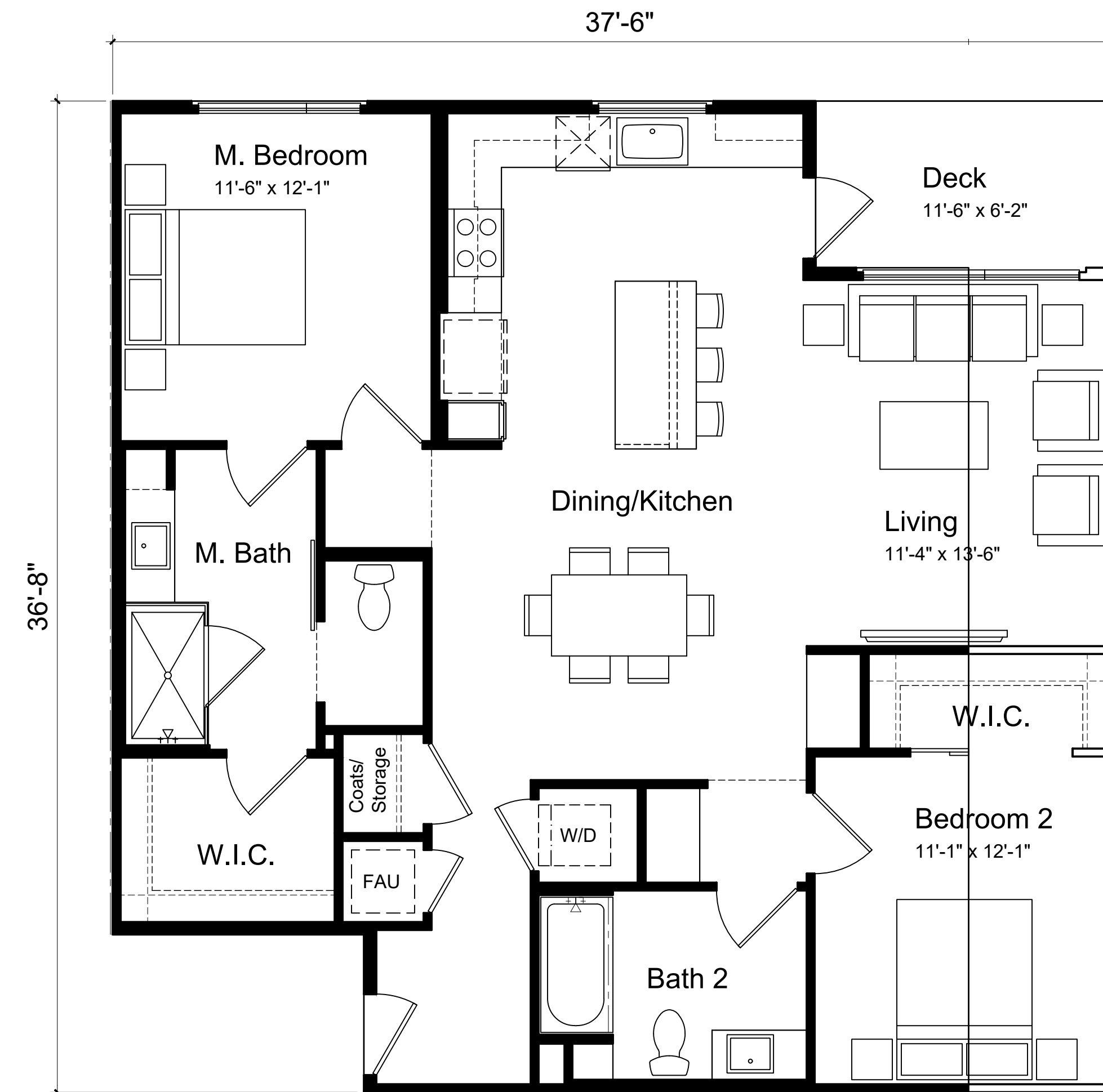
UNIT PLANS

A5.1

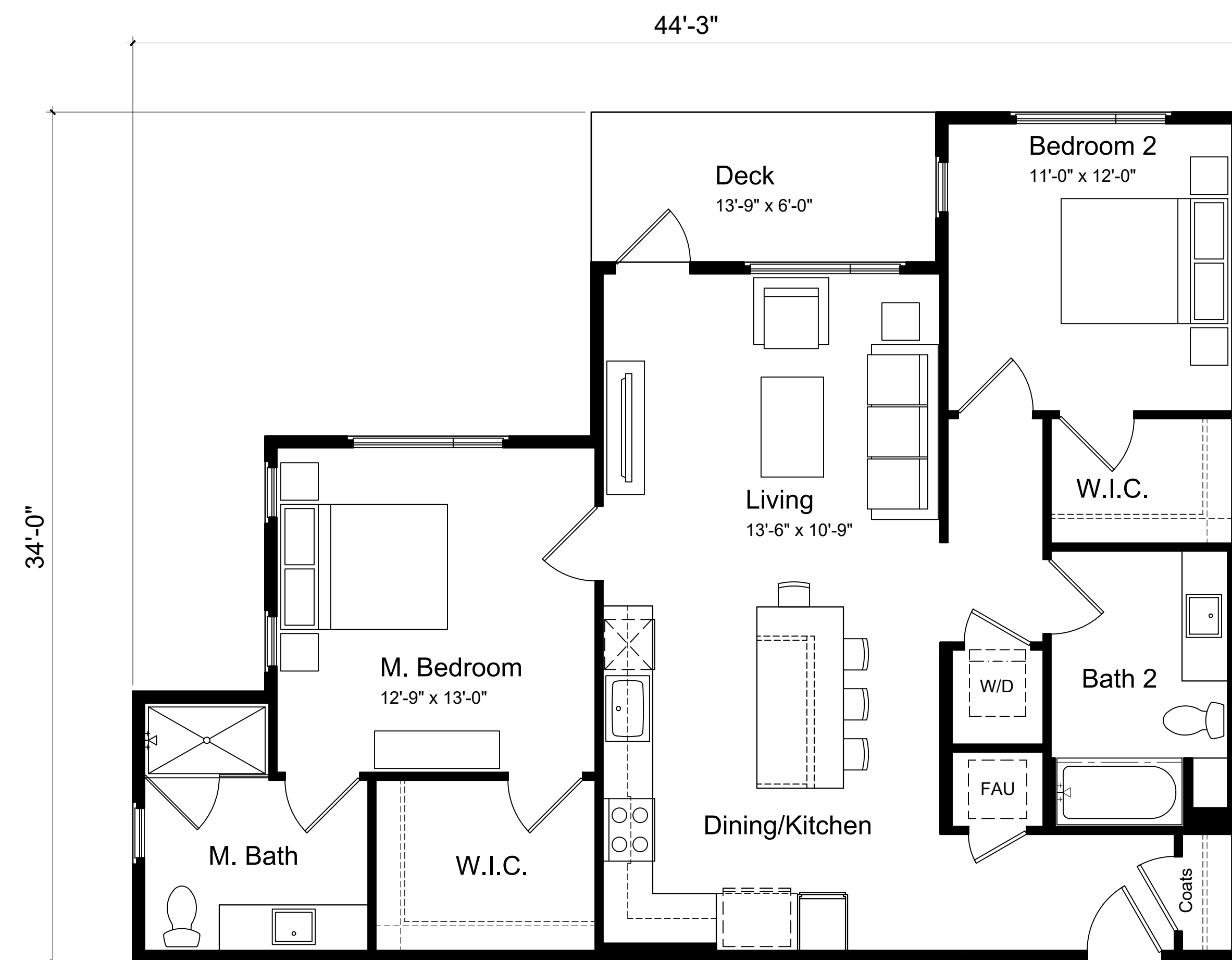




P2-1
 2 Bedroom / 2 Bath
 1,175 SF
 72 occurrences



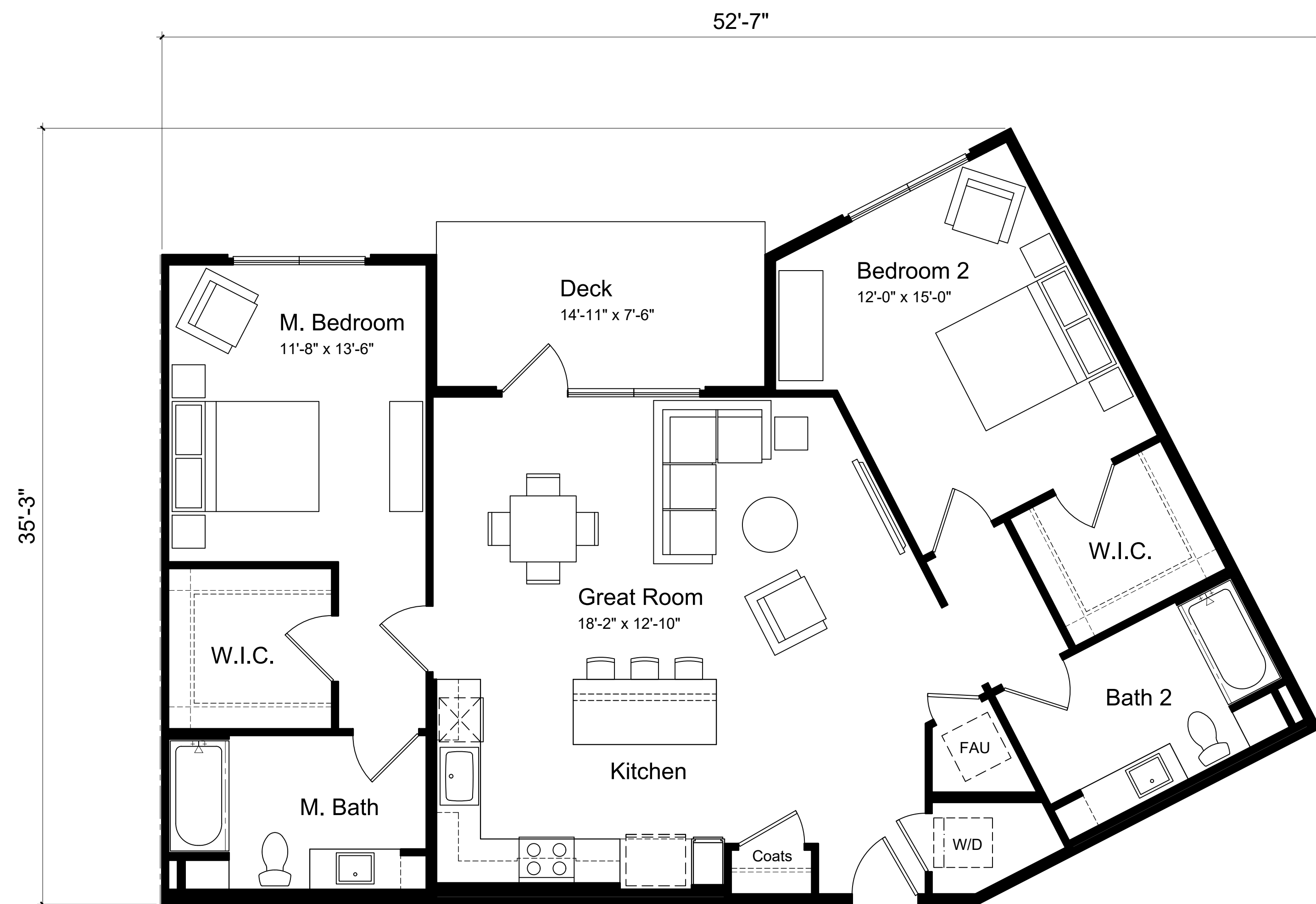
P2-2
 2 Bedroom / 2 Bath
 1,255 SF
 4 occurrences



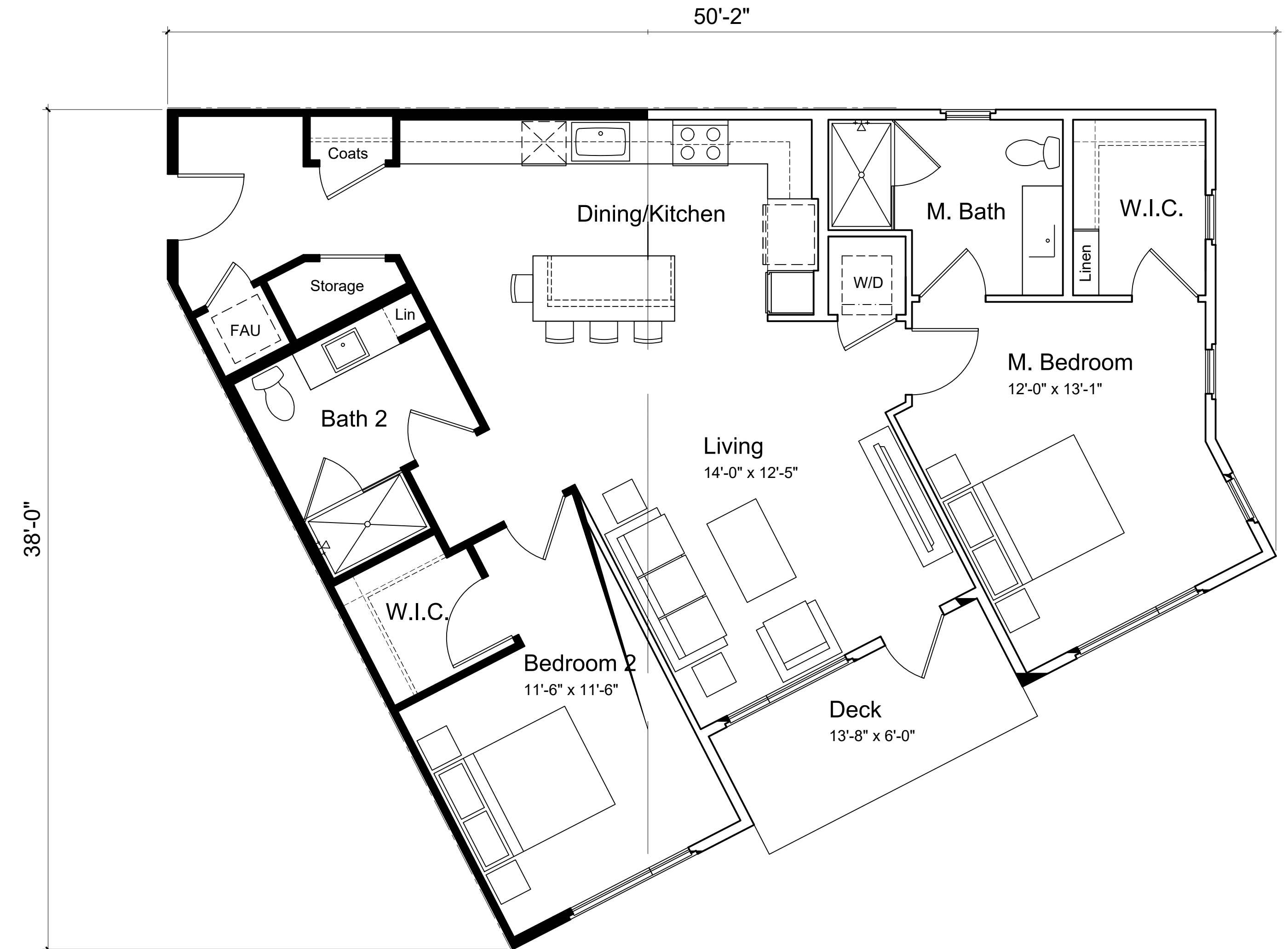
P2-3
 2 Bedroom / 2 Bath
 1,133 SF
 11 occurrences



P2-4
 2 Bedroom / 2 Bath
 1,335 SF
 4 occurrences



P2-5
 2 Bedroom / 2 Bath
 1,323 SF
 5 occurrences



P2-7
 2 Bedroom / 2 Bath
 1,260 SF
 5 occurrences

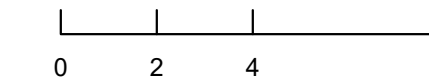


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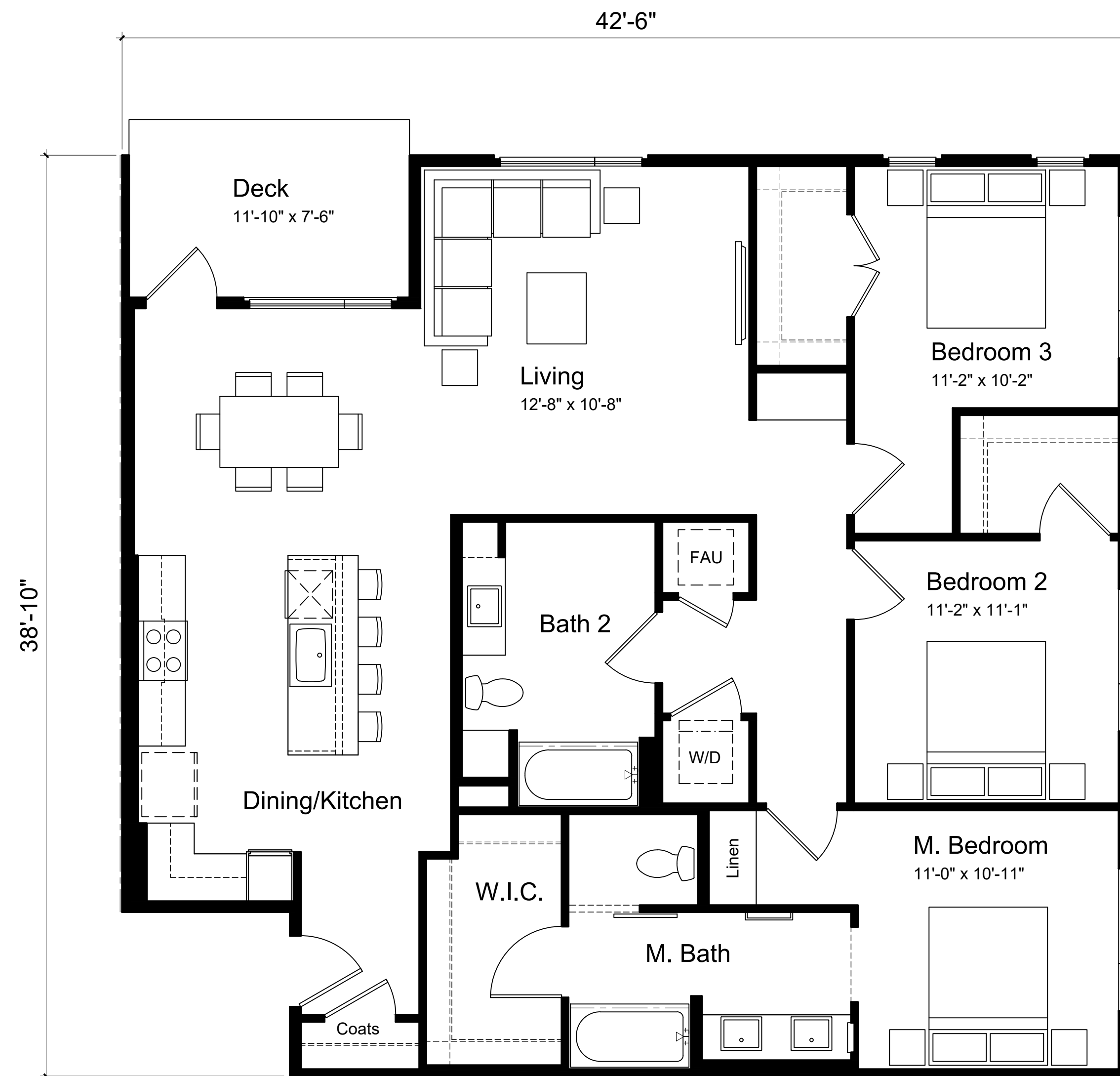
VICTORIA BLVD APARTMENTS
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CONCEPTUAL DESIGN
 OCTOBER 20, 2023

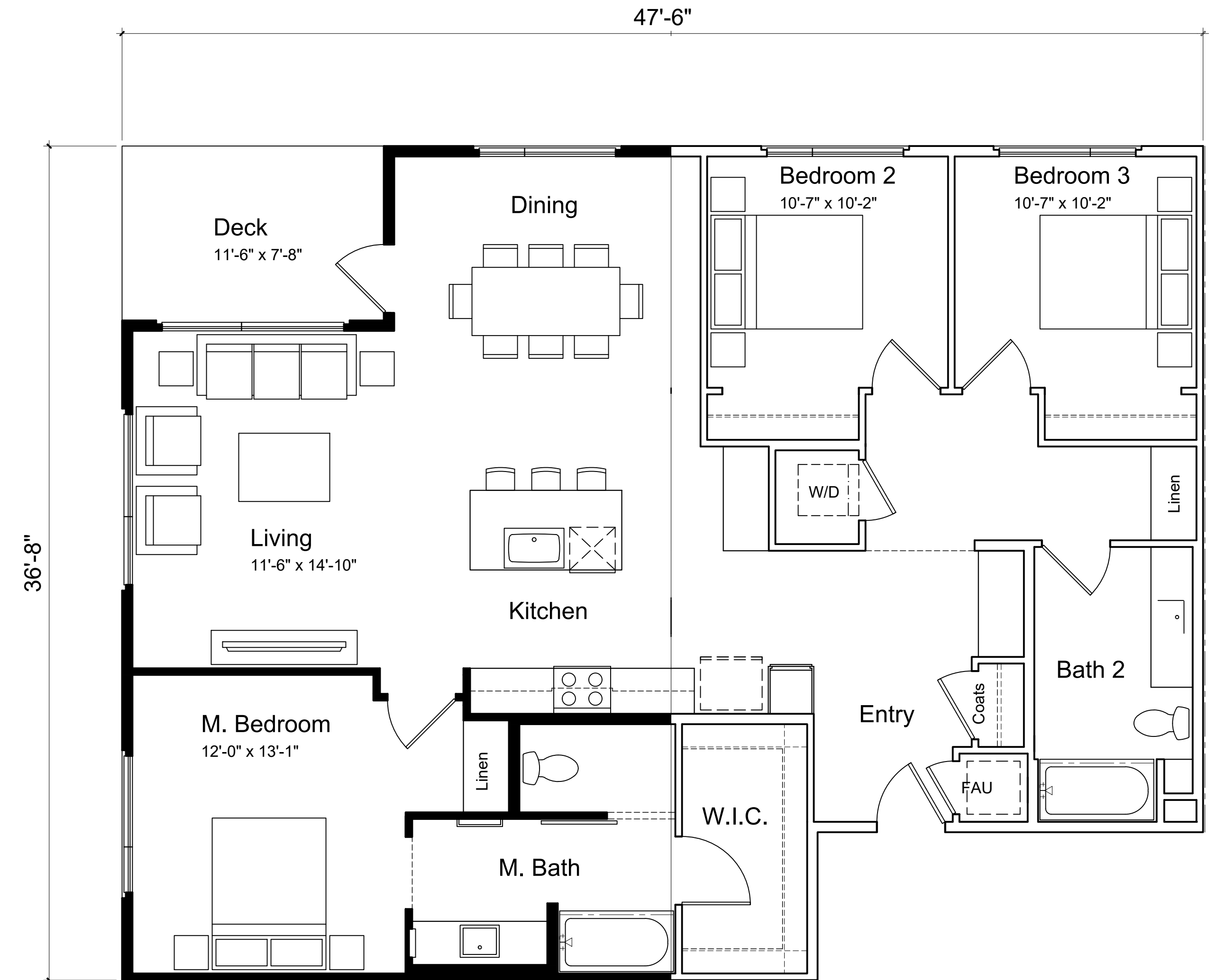


UNIT PLANS

A5.5



P3-1
 3 Bedroom / 2 Bath
 1,534 SF
 8 occurrences



P3-2
 3 Bedroom / 2 Bath
 1,548 SF
 4 occurrences