

Developer Toll Brothers Apartment Living

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Laguna Hills, CA 92653 949.573.7300

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17911 Von Karman Ave., Suite 200
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949.851.2133

Civil

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

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





Vicinity Map

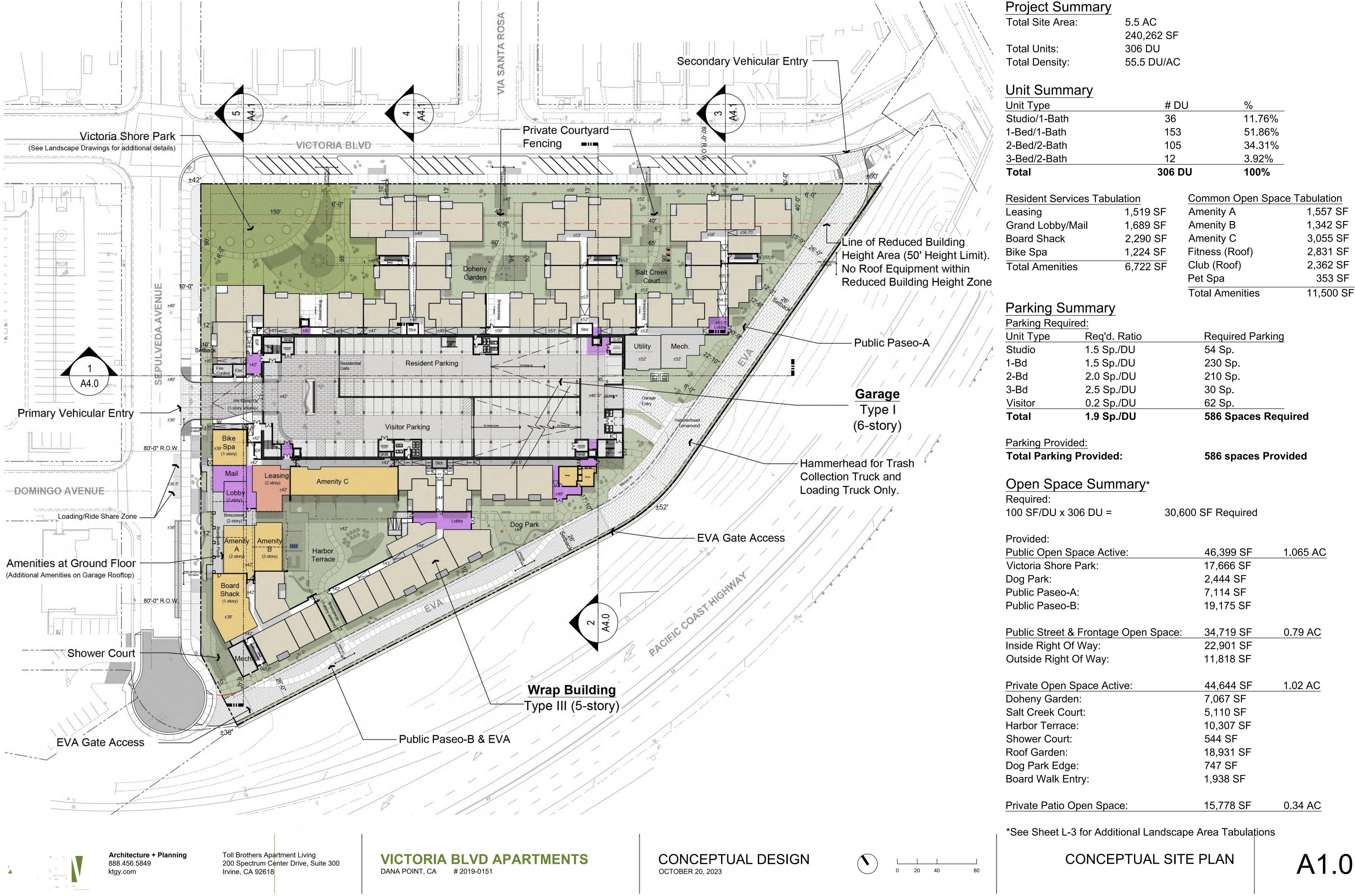
Architectural Civil <u>C1</u> Sheet Index A0.0 Title Sheet A0.1 Project Data C2 **Existing Conditions** C3 C4 C5 C6 C7 **Topographic Survey** A1.0 Site Plan Open Space Detail A1.1 Circulation Diagram Tentative Map Conceptual Grading A2.0 Elevations Right Of Way Improvements A2.1 C8 Elevations **Grading Sections C**9 **Grading Sections** A3.0.0 Parking Plan C10 Rough Grading A3.0.1 **Enlarged Plans** C11 Conceptual Utility A3.0 **Building Plan** Landscape A3.1 Building Plan Conceptual Site Plan Building Plan A3.2 Public Open Space Diagram L-2 A3.3 Building Plan Public & Private Park Space L-3 A3.4 **Building Plan** Diagram A3.5 Building Plan Victoria Shore Park L-4 A3.6 **Building Plan** La Playa Ave Open Space L-5 A3.7 Enlarged Amenity Plan L-6 La Playa Ave Open Space A3.8 Enlarged Amenity Plan Arrival Promenade L-7 Harbor Terrace L-8 A4.0 **Building Sections** L-9 Doheny Garden A4.1 **Building Sections** L-10 Salt Creek Court **Building Sections** A4.2 L-11 Roof Top Terrace L-12 Wall & Fence Plan A5.0 **Unit Plans** L-13 Wall & Fence Plan (Roof Terrace) **Unit Plans** A5.1 L-14 IMP - Street Plan A5.2 **Unit Plans** A5.3 **Unit Plans** Lighting 1-1 A5.4 **Unit Plans** Conceptual Site Lighting Plan **Unit Plans** A5.5 A5.6 **Unit Plans** Fire F1 Fire Master Plan A6.1 Perspectives F2 Fire Master Plan A6.2 Perspectives Fire Master Plan F3 A6.3 Perspectives A6.4 Perspectives **Water and Sewer** A6.5 Perspectives WS-1 Water and Sewer Master Plan A6.6 Perspectives Water and Sewer Master Plan A6.7 Perspectives Water and Sewer Master Plan Perspectives A6.8 WS-4 Water and Sewer Master Plan A6.9 Perspectives WS-5 Water and Sewer Master Plan A6.10 Perspectives Water and Sewer Master Plan A6.11 Perspectives Water and Sewer Master Plan A6.12 Perspectives A6.13 Perspectives A6.14 Perspectives A6.15 Perspectives A7.0 Conceptual Sign Plan Shade and Shadow Analysis A7.1 A7.2 **Amenities Program** A7.3 **Amenities Program** 0.8A **Material Board** A9.0 **Building Height Exhibit** A9.1 **Building Height Exhibit Building Height Exhibit** A9.2 Building Height Exhibit A9.3 Building Height Exhibit A9.4

Sheet Index

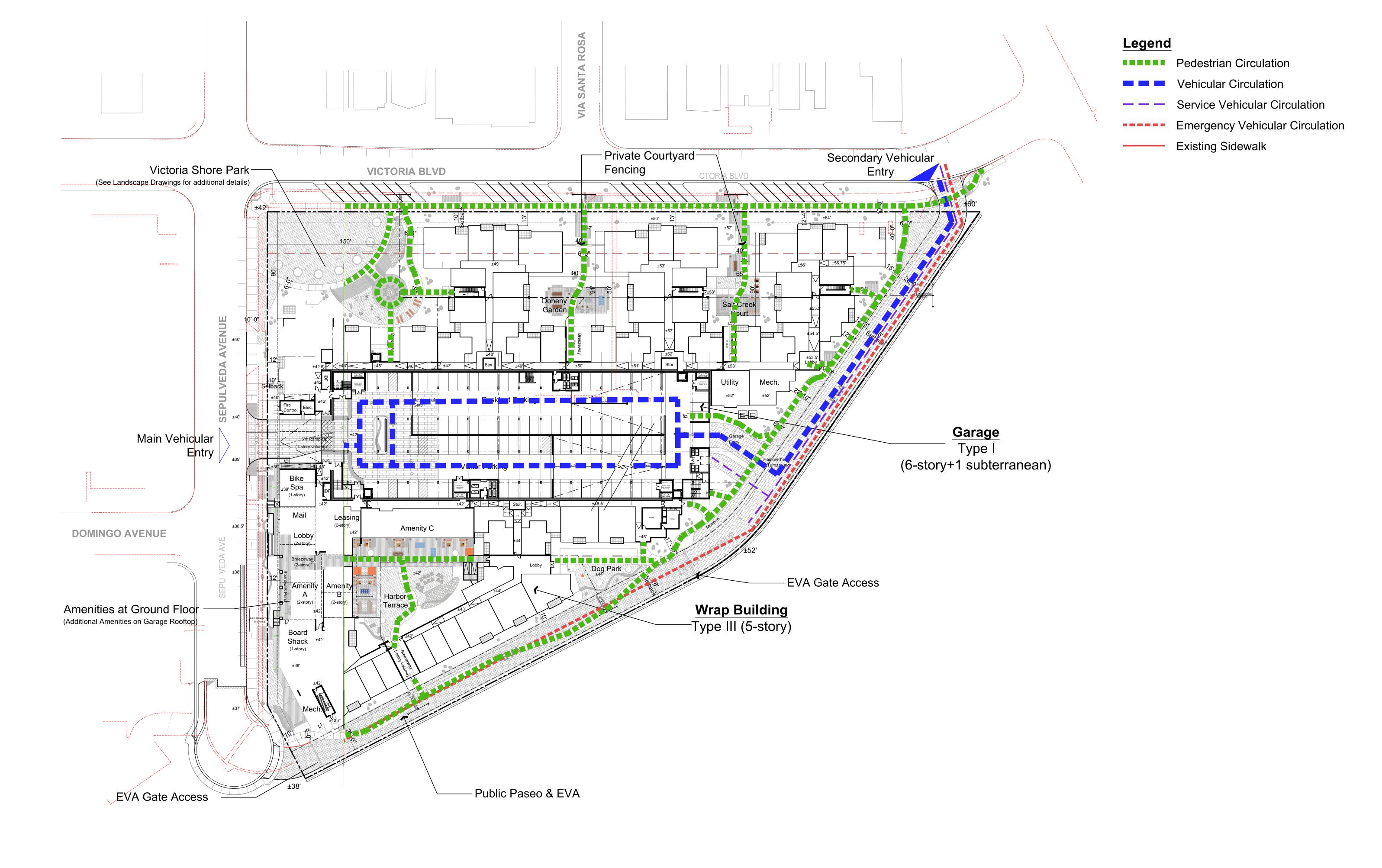
ENGUIUM Proposed Censionmer 240262.6 sf Site Area 5.5 acres Density 55.5 du/ac convent than costige than (City of 200) **Unit Summary** Total Units Total Units GSF Ratio GSF PRD Epublic Plan Lines HWE willy Feesewal Min anty Plan 0-3 (Studio) 591 21,276 sf 11.8% Community Faculty Plan 1-0 723 11,568|sf 5.2% Latitima F.0000 VO 7 7 00 Uelicov mi-767 53,690 sf 22.9% Plan 1-1 Lat Wretto o monogo o con 635 20,955 sf 10.8% Plan 1-2 (junior 1-bed) Plan 1-5 (interlocks with P1-2) 770 25,410 sf 10.8% 1000 95 Hillion #10 818 153 818 sf Plan 1-6 (stacks below P2-6) 0.3% Latenath 991 -- common 1.0 Plan 2-1 1,175 19 84,600 sf 23.5% 15 a ottorck Ymros 1,255 5,020 sf Plan 2-2 (outside corner) 1.3% Of three communications of PW - Of the Communication Ave., AV - 25 man different public com-1,133 12,463 sf Plan 2-3 (outside corner alt) 3.6% the visit draw adjalate property the visit of the part of the PAVI has a first despite the visit of the part of th Plan 2-4 (unique corner) 1,335 5,340 sf 1.3% (fram.) 1,323 Plan 2-5 (unique corner) 6,615 sf 1.6% 1,134 4,536 sf Plan 2-6 (stacks above P1-6) 1.3% 0 mun Onteviar president 4 mile 100 THE RESERVE 1,260 6,300 sf Plan 2-7 (outside corner) 1.6% Immonitors, to soften or to 5 army E97 sex. To (Imm = 7.8) san above -0.00-1,534 Plan 3-1 (outside corner) 12,272 sf 2.6% OFFY PLOOPING Plan 3-2 (outside corner) 1,548 6,192 sf 1.3% 306 306 277,055 gsf 73 74 69 W.S. C.O. of fracefalling threads: Grow Finat Avea **306 Total Units** Frace Arms Billion 905.4 sf average unit size CONTRACTOR OFFICE AND FAIR 77 \$50 SA 1 140 NO. A 1 -I EIPOR off figure 00 7000 **EURING GOVERNOR** 0279 mmm Building Heads thin none 21 000 V White Merch actinum things projection and that the time projection (tool **Building Area** Required Parking per Victoria Blvd Specific Plan Residential Building **Garage Structure** course of supposed and the same supposed and there are Parking Required 586 spaces 1.9 sp/du Area (w/out decks) Floor Area (gross) amenifies) ~ 10 (add) one 10 amenifies (+ 10 (add) on 10 studio *1.5* sp/du 54 spaces 87,603 sf B1 24,721 sf permitters no regreniu al structuras i nermi rad foi recreational structuras. *1.5* sp/du 230 spaces 1-bed 85,105 sf 1 44,721 injurydest they are forced in the inciddle introduct trief are located in the intid-e-2-bed 2 sp/du 210 spaces to real of the project? The political of the property), No portion of 83,566 sf 2 44,721 3-bed *2.5* sp/du 30 spaces the boundary in this could be easily a region of this uniting analysis and a region of 75,402 sf 3 44,721 *0.2* sp/du visitor 62 spaces 50 feet within 10 lear of the Victoria. I Dilleet willfun 40 feet of the Juntona. 42,439 sf 4 44,721 "Bottle-ent right charge" No projection. "Barrievan matte New of No projection. 5 44,721 are allowed in this zince Building in a lower in this zone. Building 6 36,870 Meinthi measured inighed part of the Meintill intersured from limitalised part in Total 374,115 sf gross (w/out decks) ingpert point of the bishory of acrty. The highest point if the bisking anove that point, preferive of allowed inclinedly above that point encloses of 389,893 sf with decks Total 285,196 sf **Total Parking Required** 586 spaces **1.92** sp/du projections identified in Section 5,6 of inflowed projections identified in 1.6 :1 FAR The Eperatio Plant Ship a the Eperation — Section 6.6 of the Eperatio Plant Sint net floor area of bldg/lot gross area Total Parking Provided 586 spaces **1.92** sp/du Rien great element and limitation gradies. The supersuite Plan greet shockes and writer fluoriation) the site or time. I maked grade were throughout to reight is the lemma distance above a list our ding height to the left but point of the attuature. The point strait intofance above a pain in the attribute. the personned from the top of the grace. The union shall be increased from the of the finished pad. In the event that - thri int fine grade of the finished pad th Covered/Uncovered Parking Provided 0 spaces (uncovered surface) the finished had is still repried by indirectling event that the finished had to Parking than four (1) feet than the numbers — submeyged by more than tour (4) (69) number of spaces Another grade to group subremology than the sejacent invested grade is a spaces parking), the pours i finished grade subtenanean part of the nearest spaces alwaystring atheit tie in in in Motor insign to like thou groups allowation shall be a 112 Emining I in the alternation of their Material of the Sharine Pleasure. 112 spaces THEOREM STORES oblitional holding heigh, playsions 112 TOD STYAT Control trans 110 spaces spaces (uncovered surface) ME OF BUILDING CONTROL STAND TO MIN. Larrascalarii 007 A 7 to at tradition and A Postilian A-11-02-0 (mitrib aream nago crism) (iii) 44 444 Total 586 spaces (E779 M (minute saled space) represent COMMAND THE SAN OF CORPORATION OF CO PASTOU Terrete Louisses Limonto Resident Services Tabulation Common Open Space (Indoors) Tabulation Open Space Tabulation 1.0 melas Parking Sources 1519 sf 1557 sf Leasing Amenity A Grand Lobby/Mail 1689 sf 47,916 sf 1.1 ac Amenity B 1342 sf **Public Open Space Active Required** Public Open Space Active Provided* 46,399 sf 1.065 ac* **Board Shack** 2290 sf 3055 sf Amenity C Eurrauming Land Line Bike Spa 1224 sf 2831 sf 17,666 sf Fitness (Roof) Victoria Shore Park 2,444 sf Club (Roof) 2362 sf Dog Park Fig. Commendatific Manney 353 sf 7,114 sf Public Paseo-A Total 6,722 sf Total 19,175 sf 11,500 sf Public Paseo-B MS (Com atmost) 757 7 of tell the Food Frodo 7 34,719 sf Public Street & Frontage Open Space Provided 0.79 ac (LEVAC) 22,901 sf Inside Right Of Way Outside Right Of Way 11,818 sf Live Live Committee Source 44,644 sf 1.02 ac **Private Open Space Active Provided** 7,067 sf Doheny Garden 5,110 sf Salk Creek Court 10,307 sf Harbor Terrace 544 sf Shower Court 18,931 sf Roof Garden 747 sf Dog Park Edge 1,938 sf **Board Walk Entry** 15,778 sf **Private Open Space Passive Provided** 0.36 ac 15,778 sf Private Patios **141,540** sf provided **3.25** ac **Total Open Space Provided** Open Space Required 100 sf/du x 306 du = 30600 sf required 0.70 ac *Remaining Balance of Required Open Space to be satisfied via in-lieu fees **Land Use Data Building Data**



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A1.0





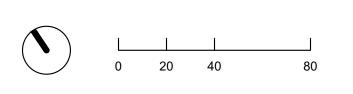
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VICTORIA BLVD APARTMENTS DANA POINT, CA # 2019-0151





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.

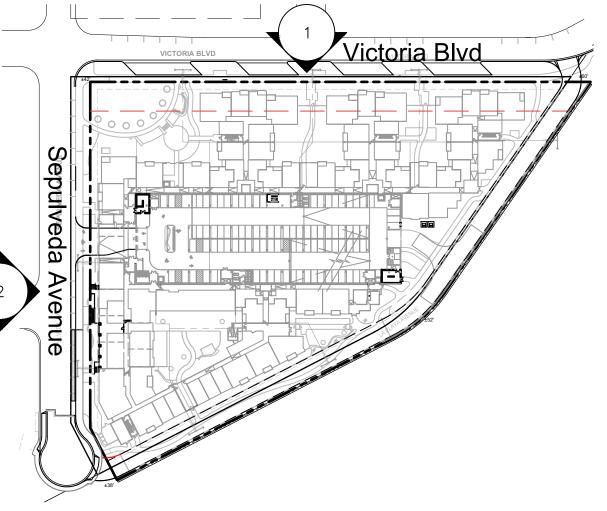
Notes:

- 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

- . Stucco
- 2. Vertical Siding
- 3. Horizontal Siding Panels
- I. Stone Veneer
- 5. Metal Deck
- 6. Canopy
- 7. Metal Panel
- 8. Glass Railing
- 9. Metal Railing
- 10. Decorative Roof Trim
- 11. Decorative Roof

- 2. 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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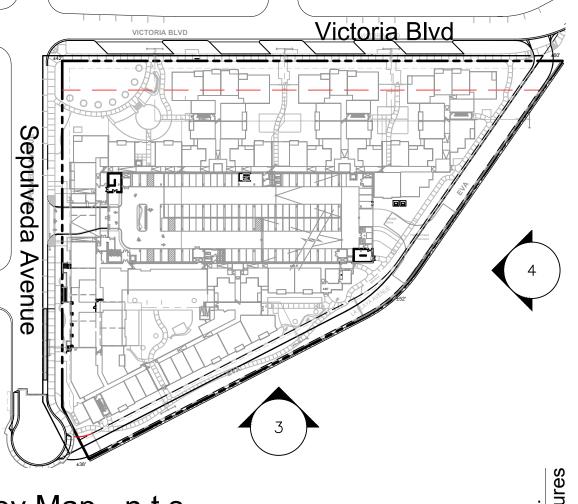
Notes:

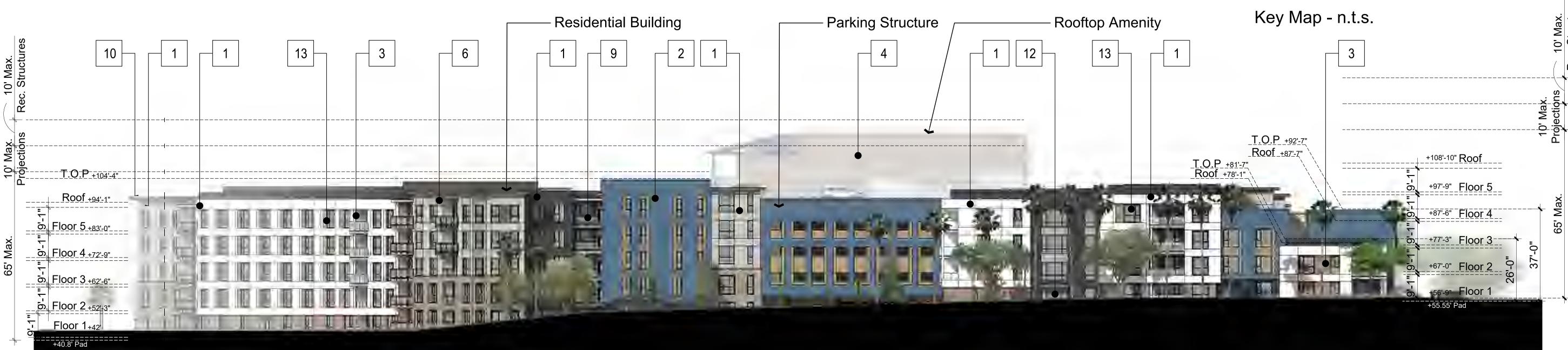
- Refer to Sheet A3.5 Roof Plan for rooftop equipment locations.
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Material Legend

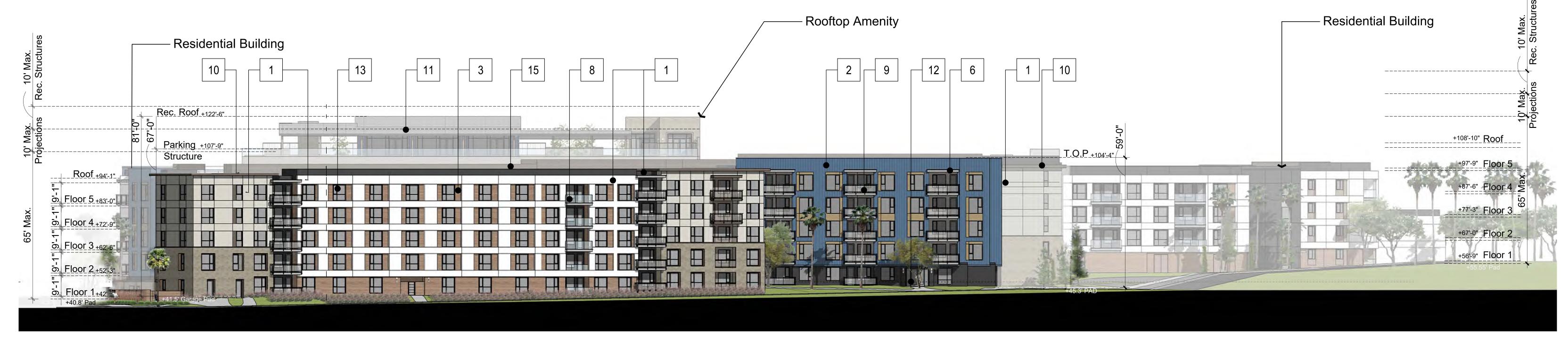
- Stucco
- Vertical Siding
- **Horizontal Siding Panels**
- Stone Veneer
- Metal Deck
- Canopy
- Metal Panel
- Glass Railing
- Metal Railing
- **Decorative Roof Trim**
- **Decorative Roof**

- 12. Storefront System
- Vinyl Windows
- 14. Vertical Siding Panels
- Rooftop Equipment Screen



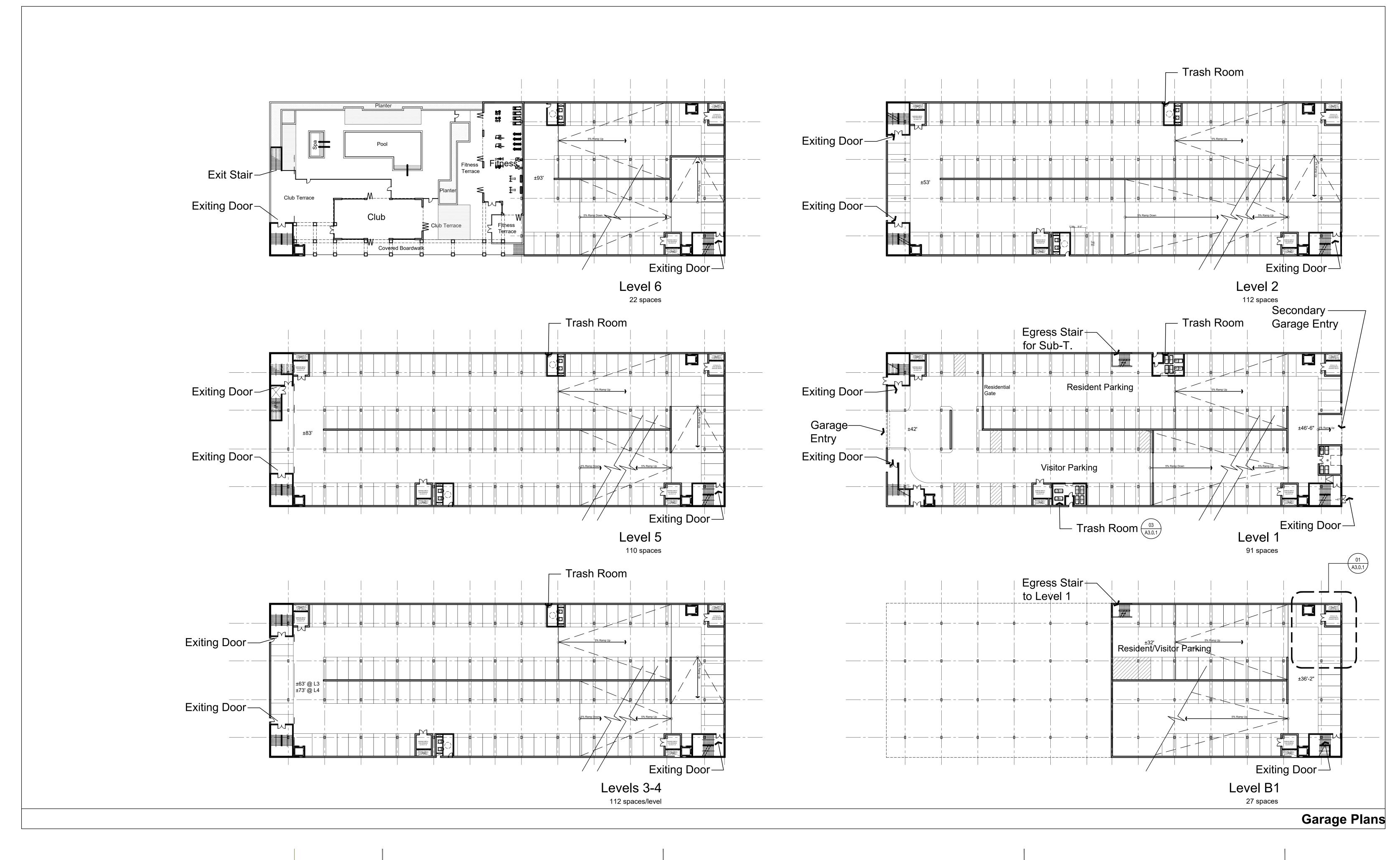


4. East Elevation



3. South Elevation



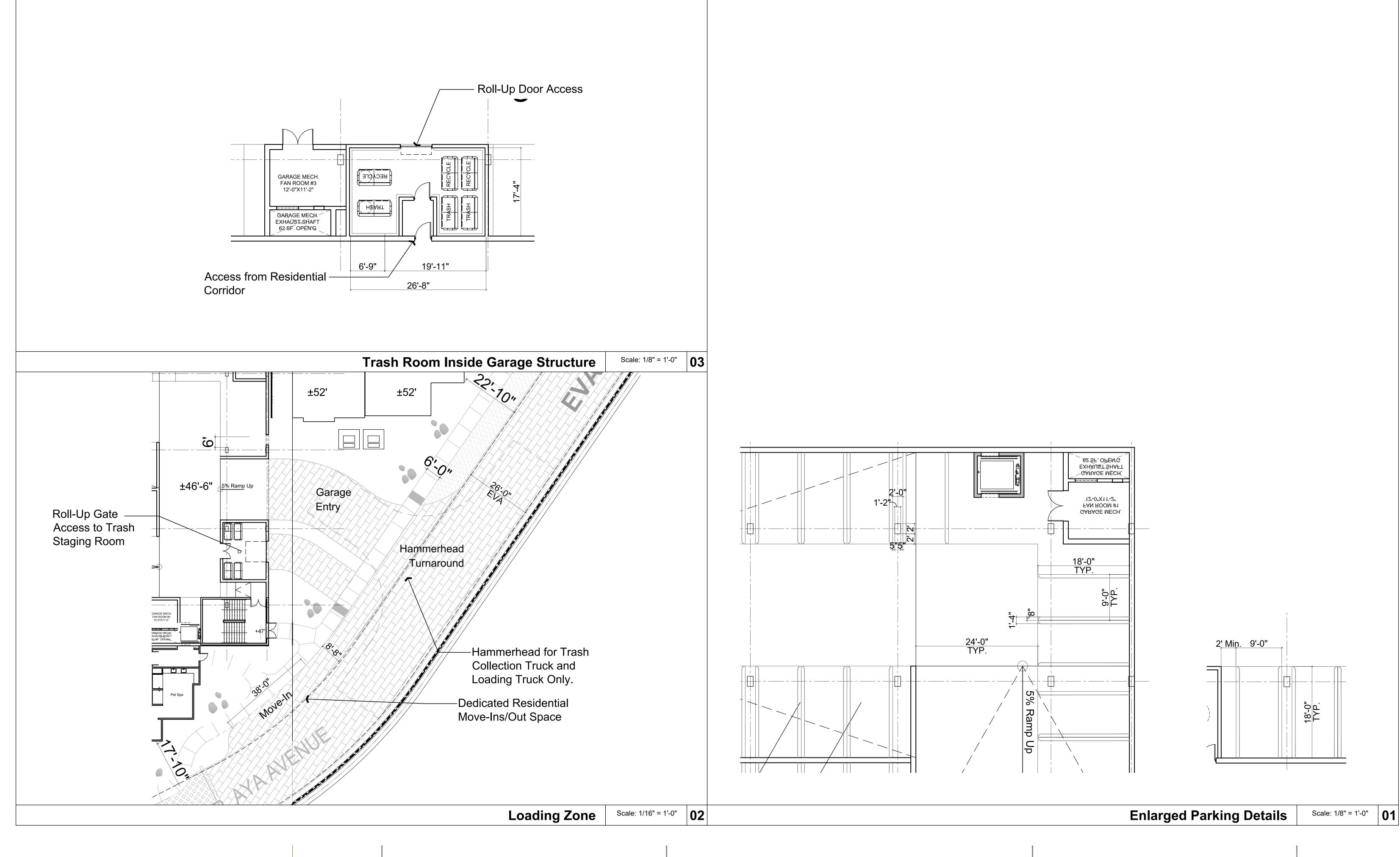




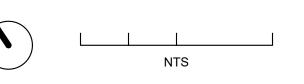
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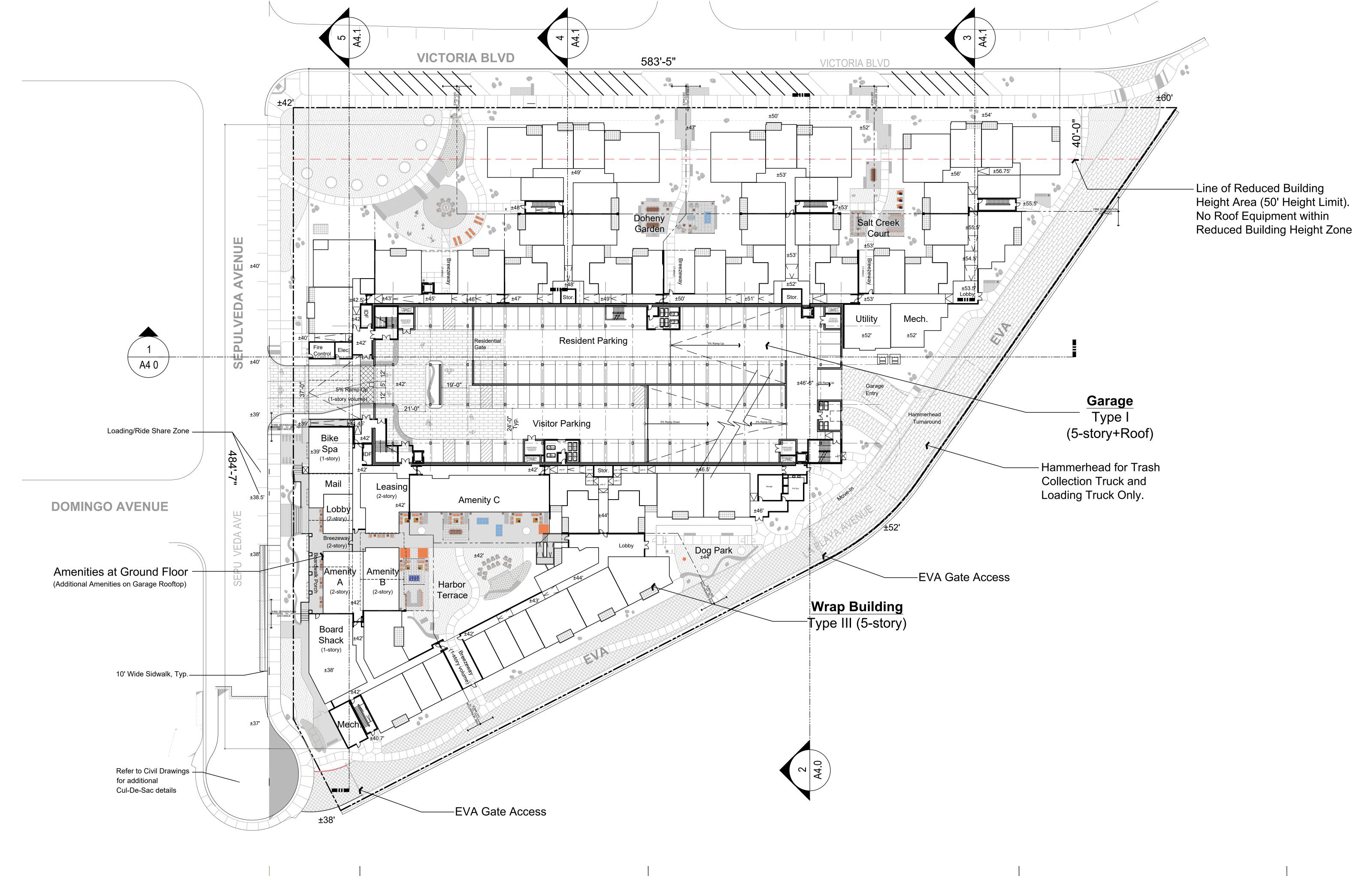
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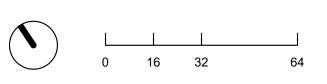


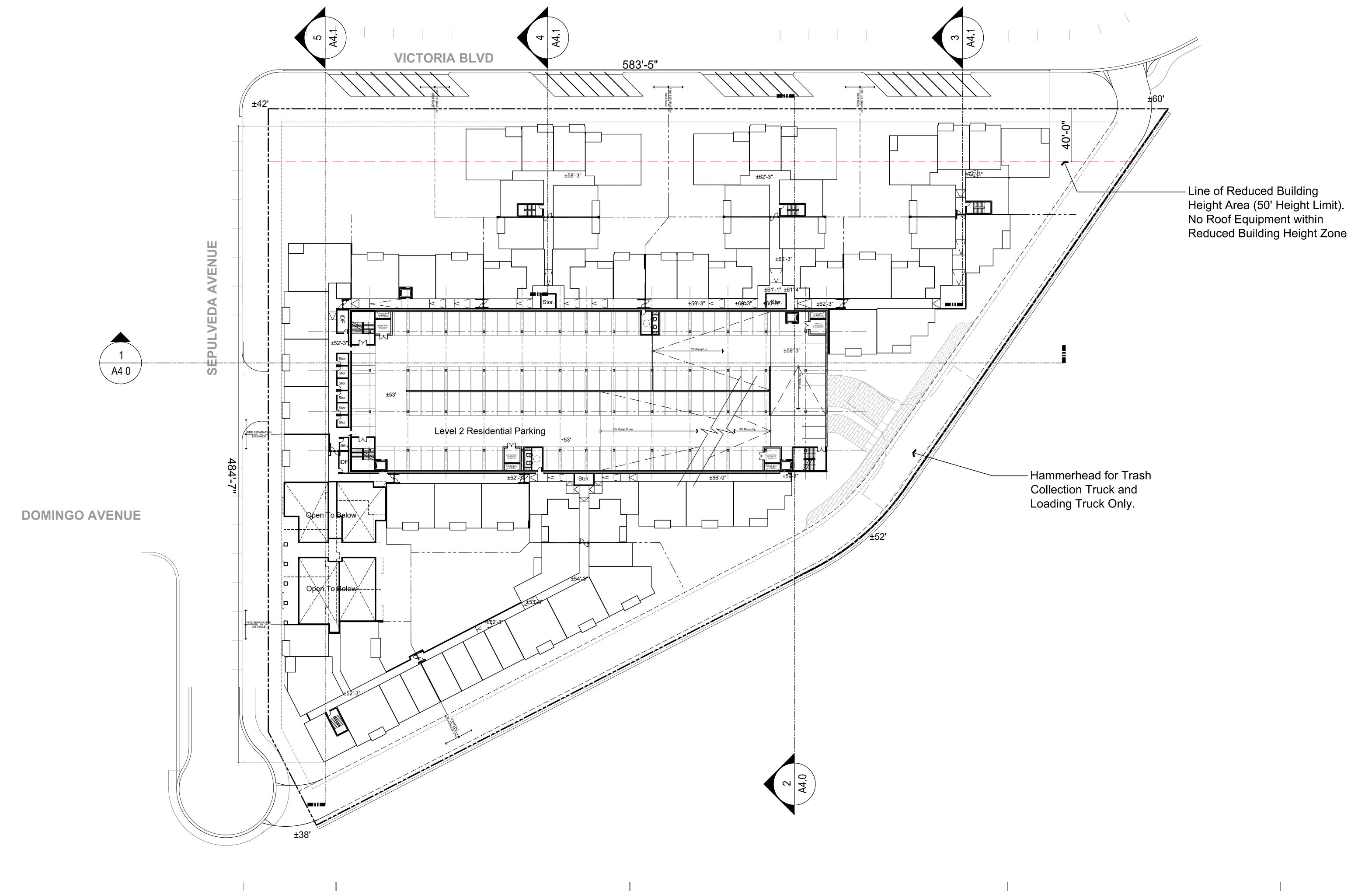


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CONCEPTUAL DESIGN OCTOBER 20, 2023



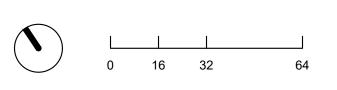


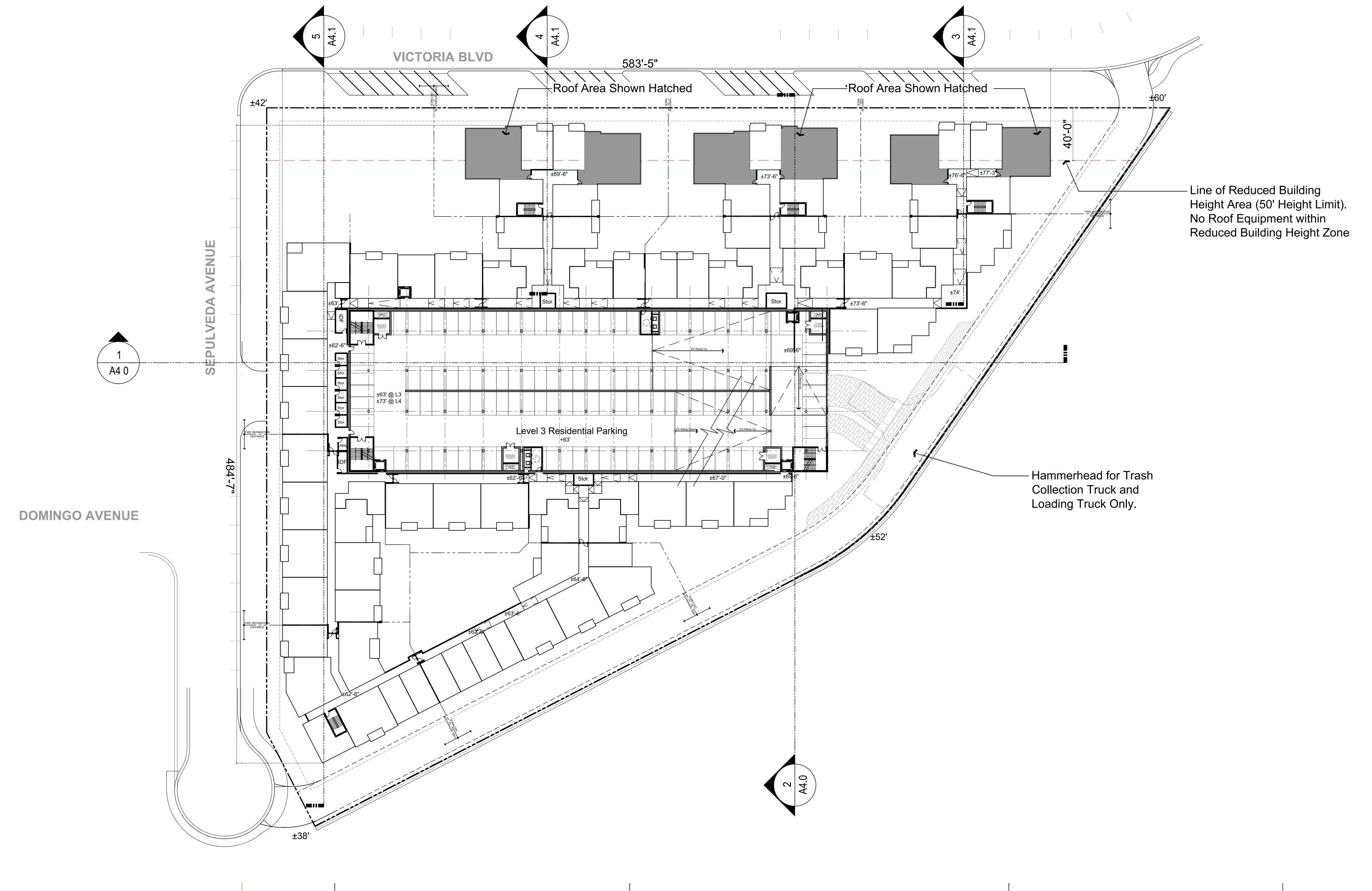


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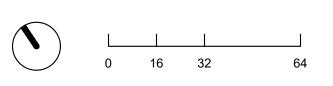


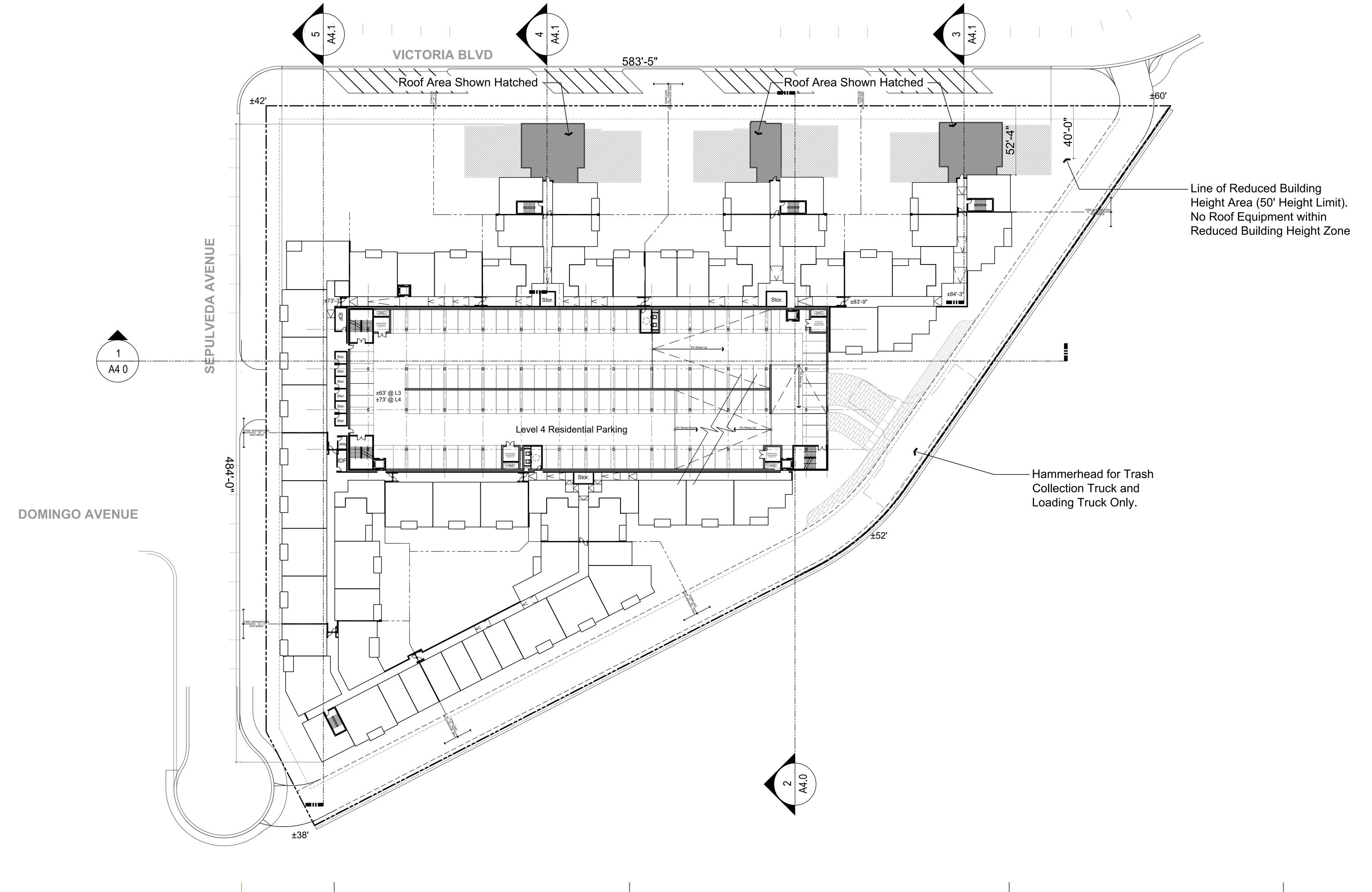


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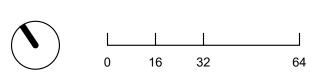


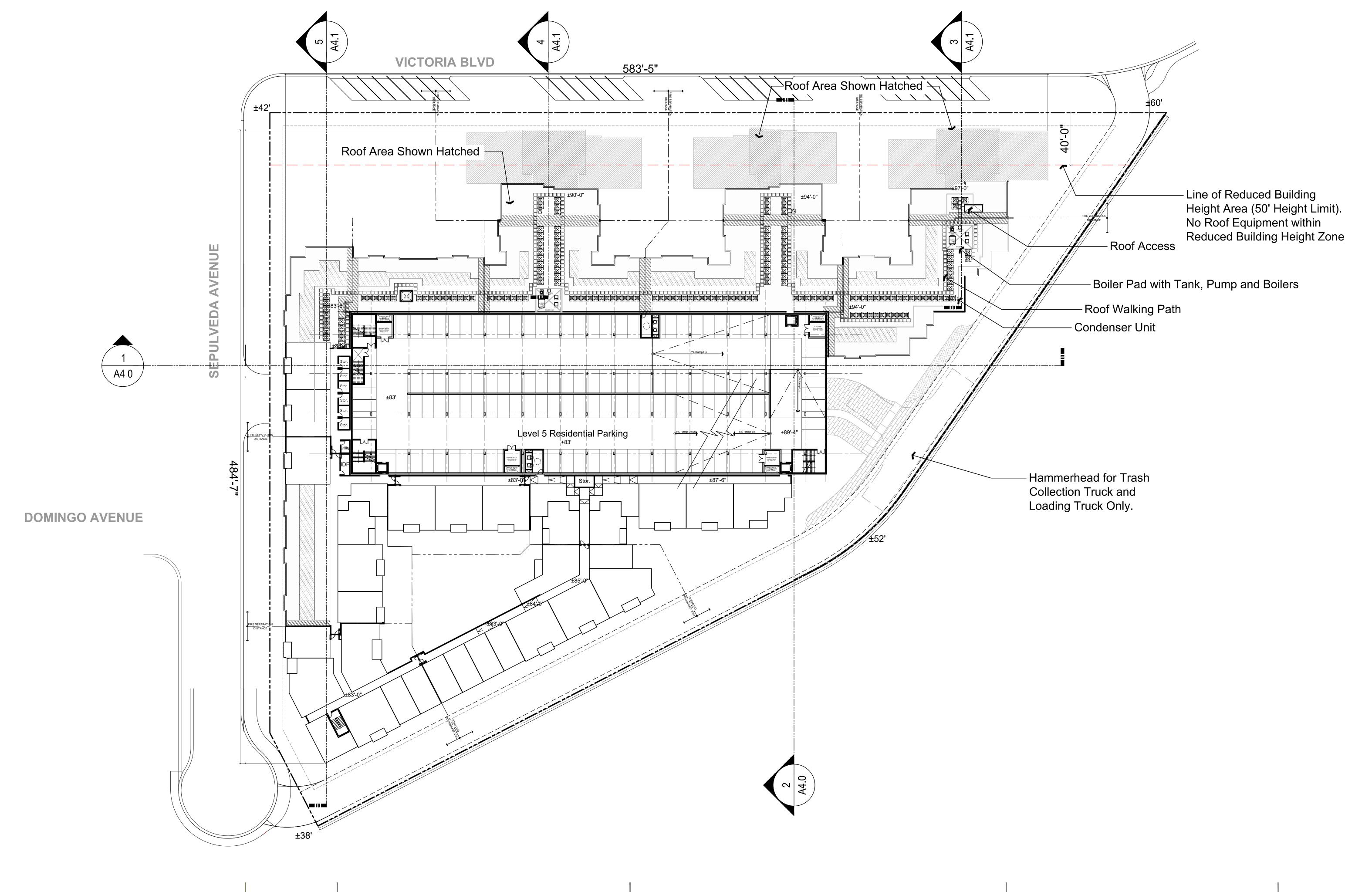


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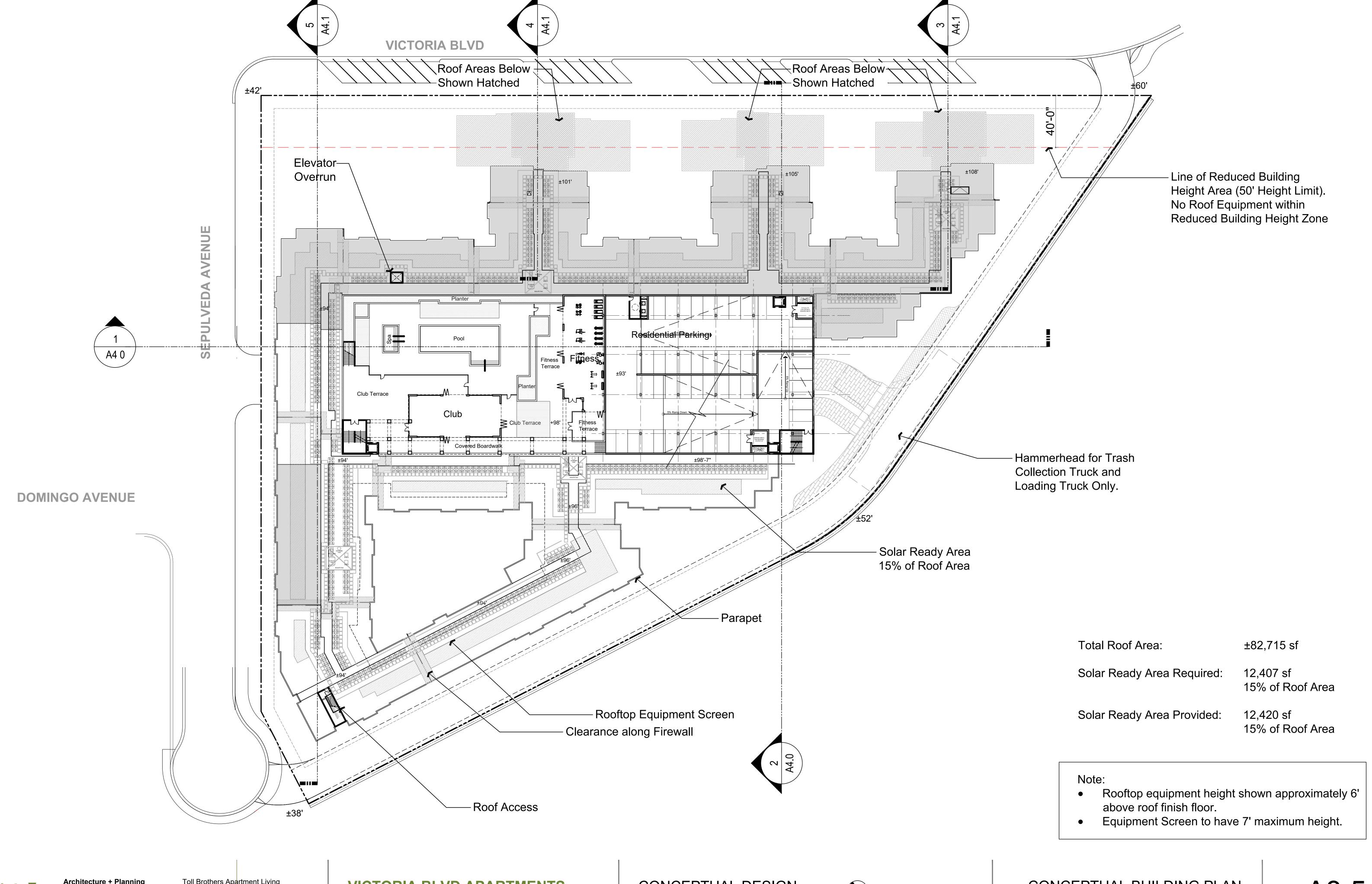


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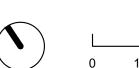




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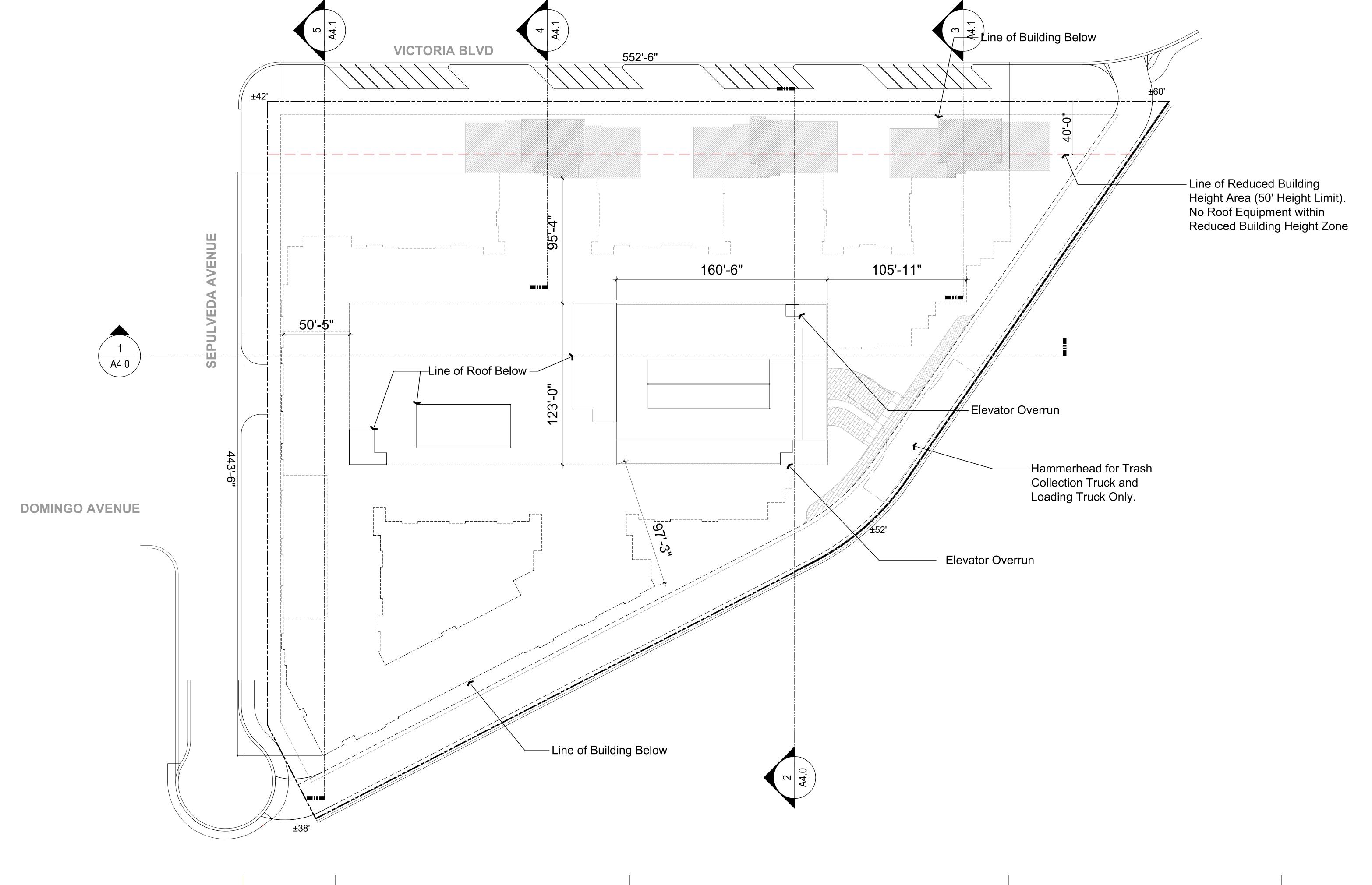
CONCEPTUAL DESIGN OCTOBER 20, 2023



16 32 64

CONCEPTUAL BUILDING PLAN
BUILDING ROOF LEVEL

A3.5





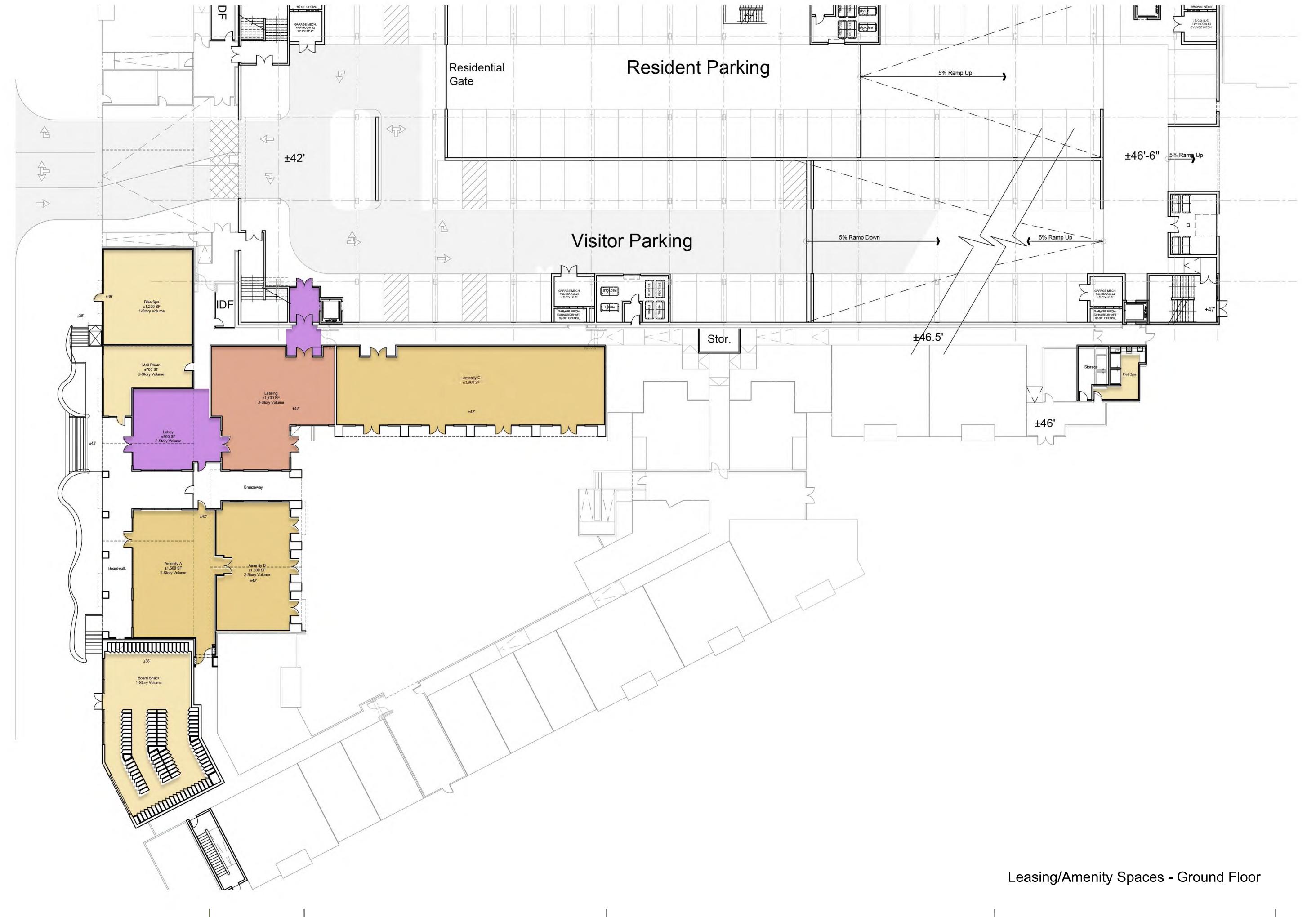
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CONCEPTUAL BUILDING PLAN
GARAGE ROOF

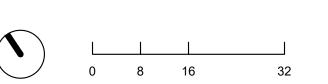




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CONCEPTUAL BUILDING PLAN
ENLARGED GROUND FLOOR AMENITIES

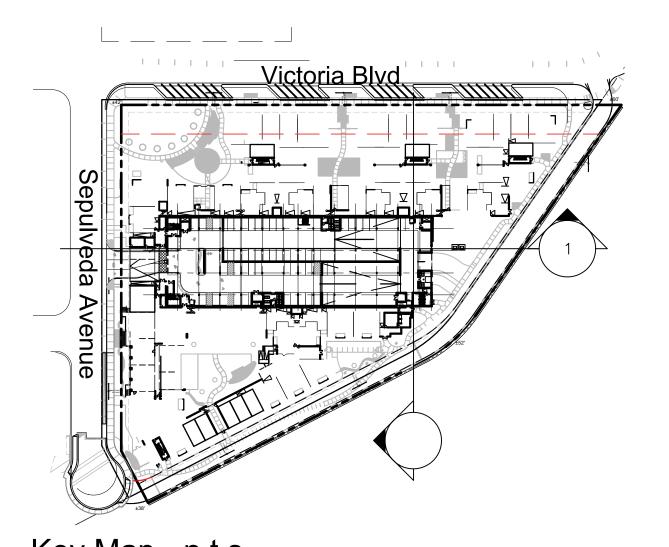


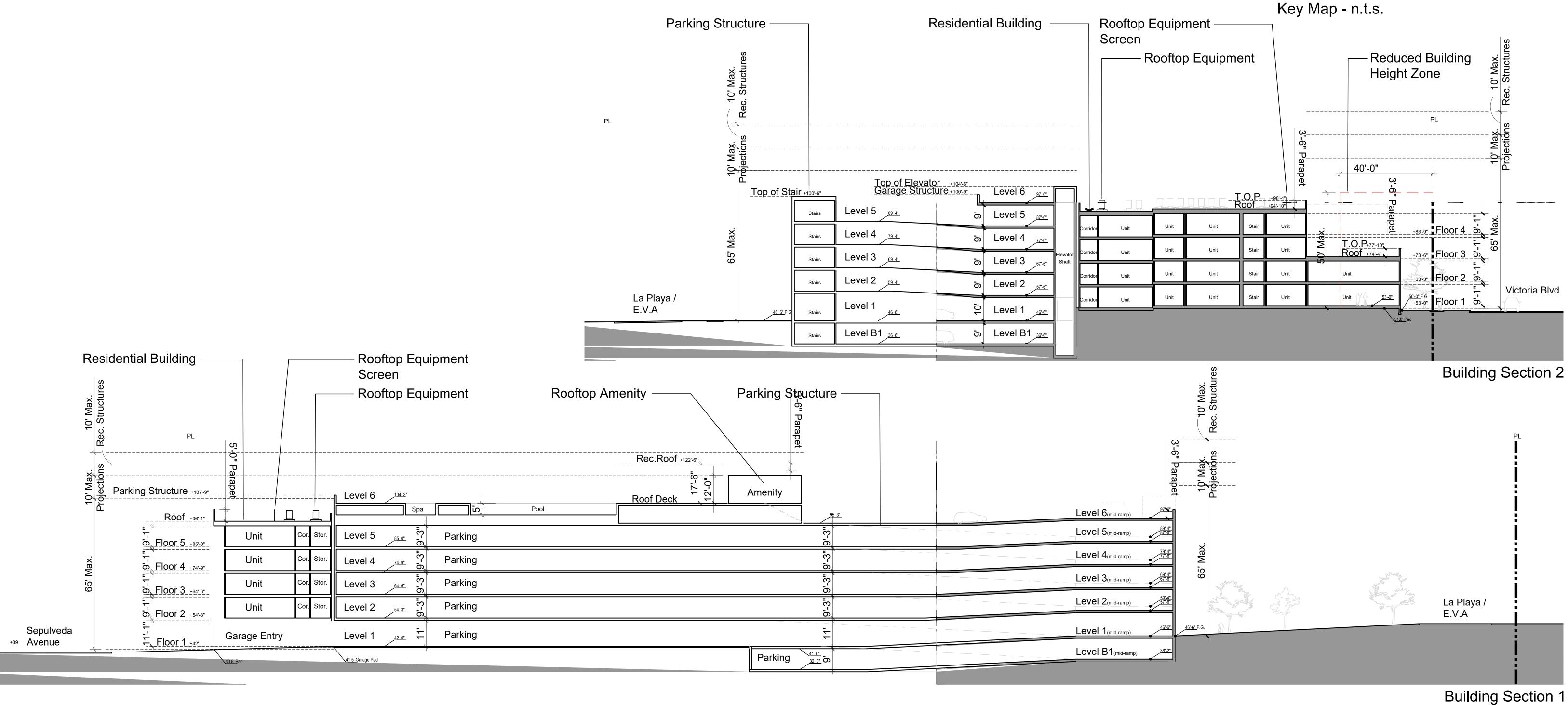


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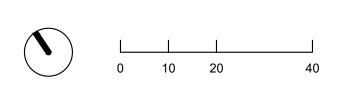
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- Note: Refer to Specifc Plan for additional building height provisions.
- Equipment Screen to have 7' maximum height.



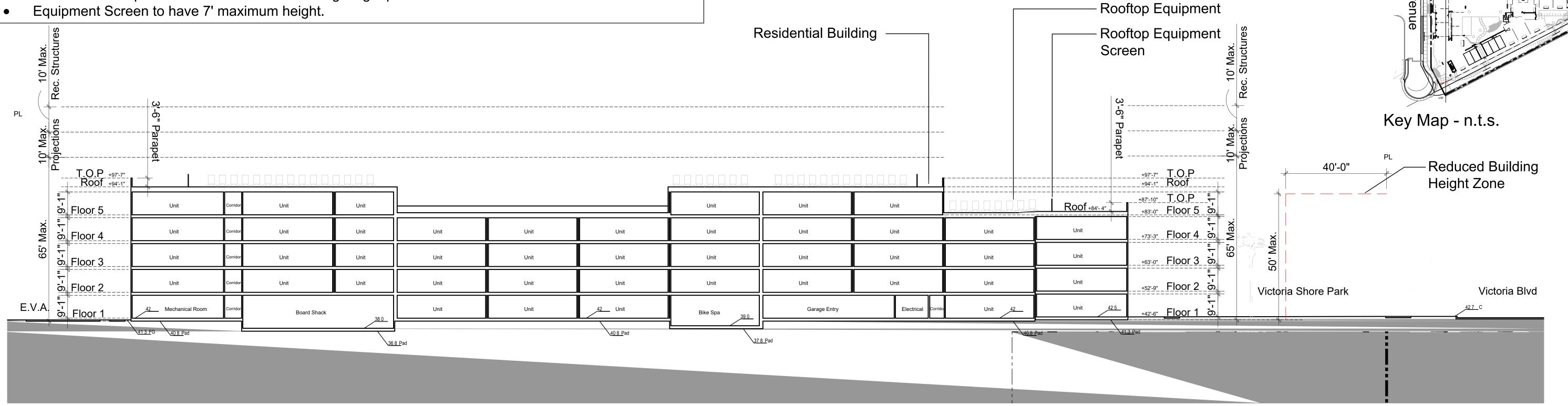


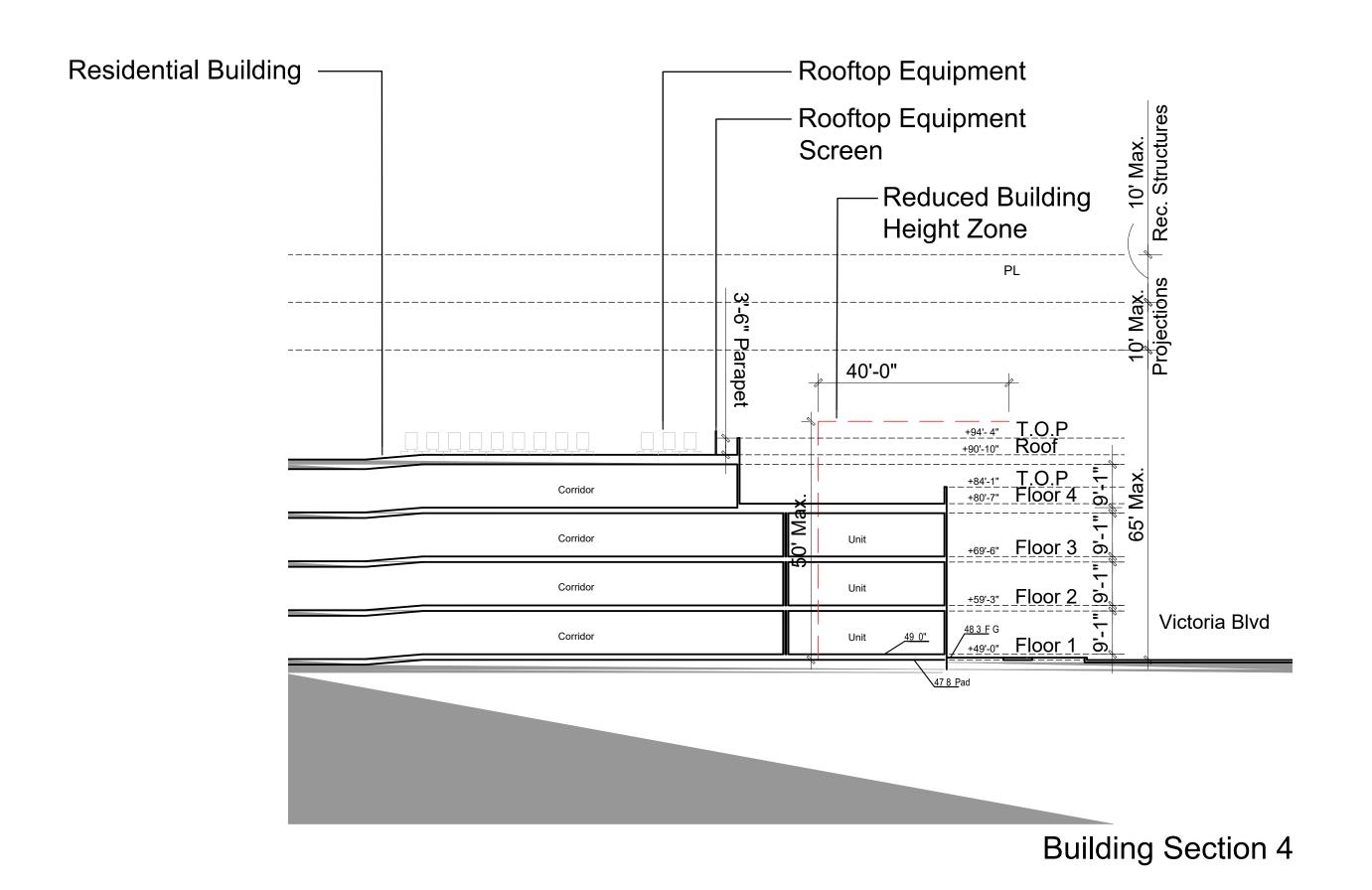


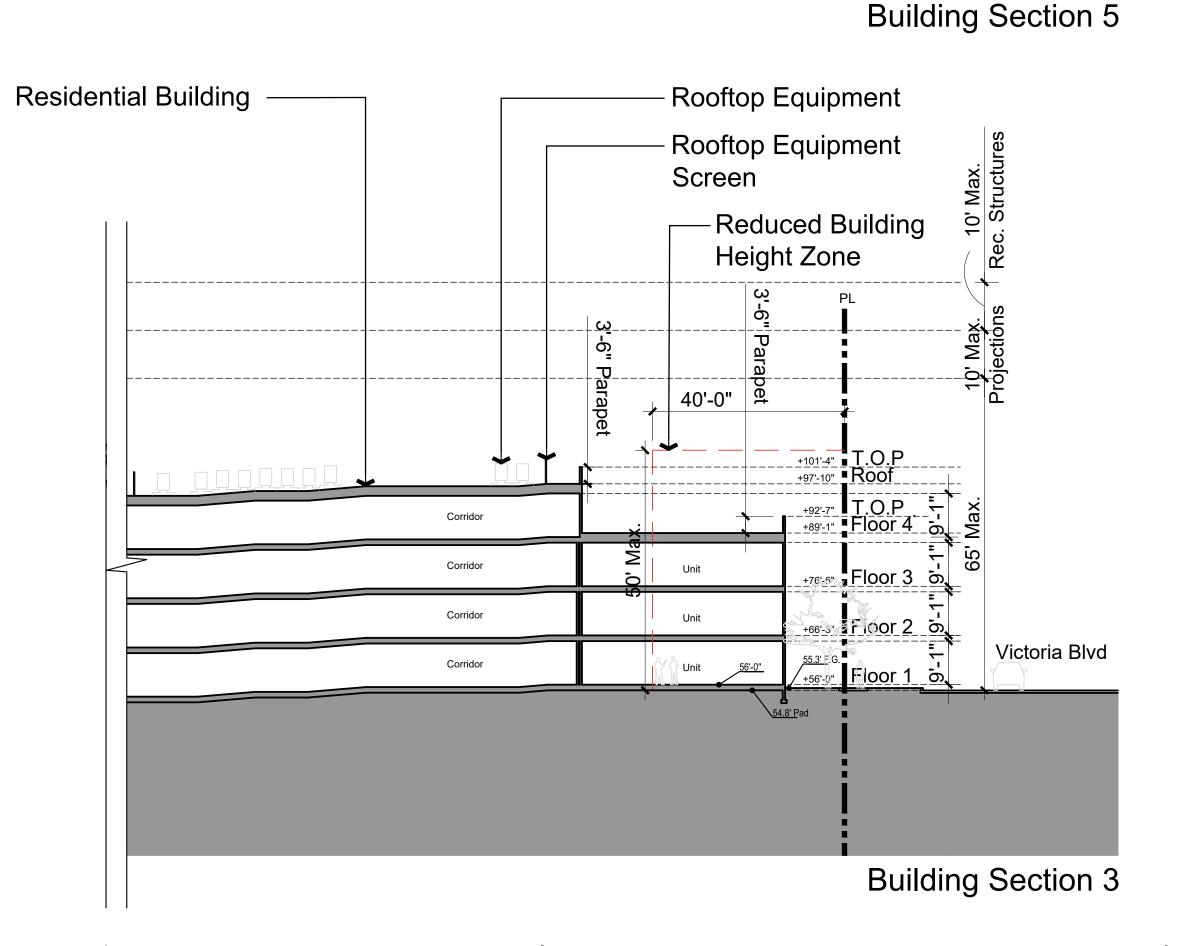




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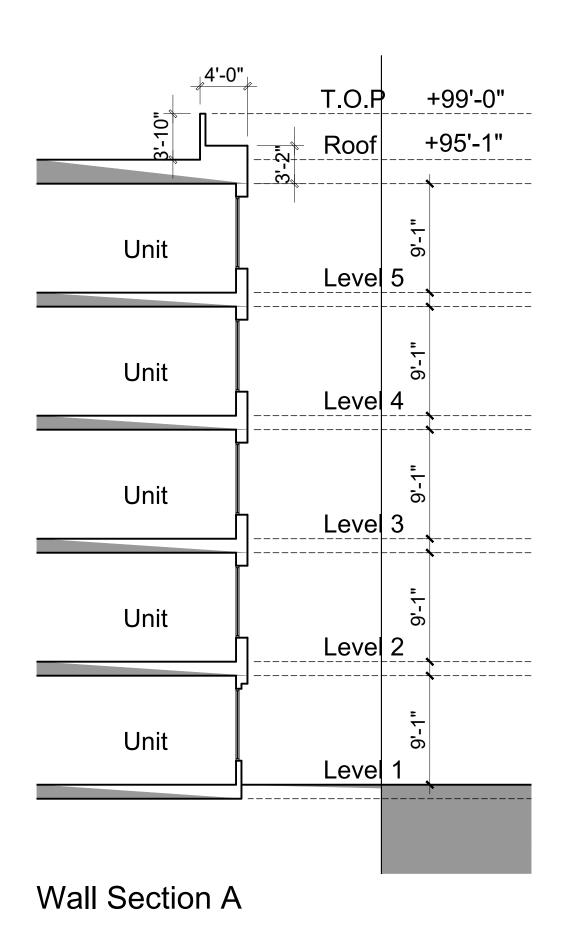


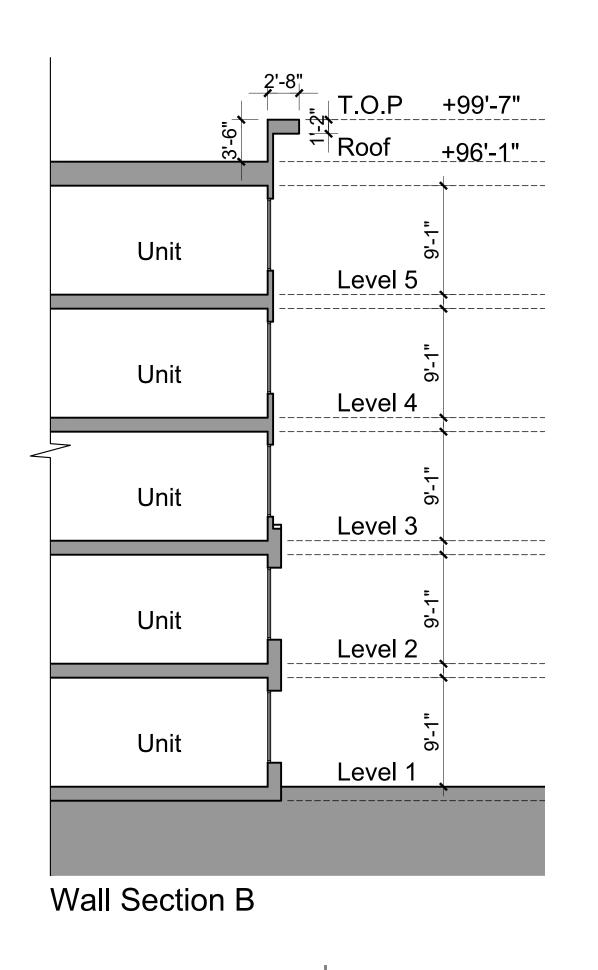


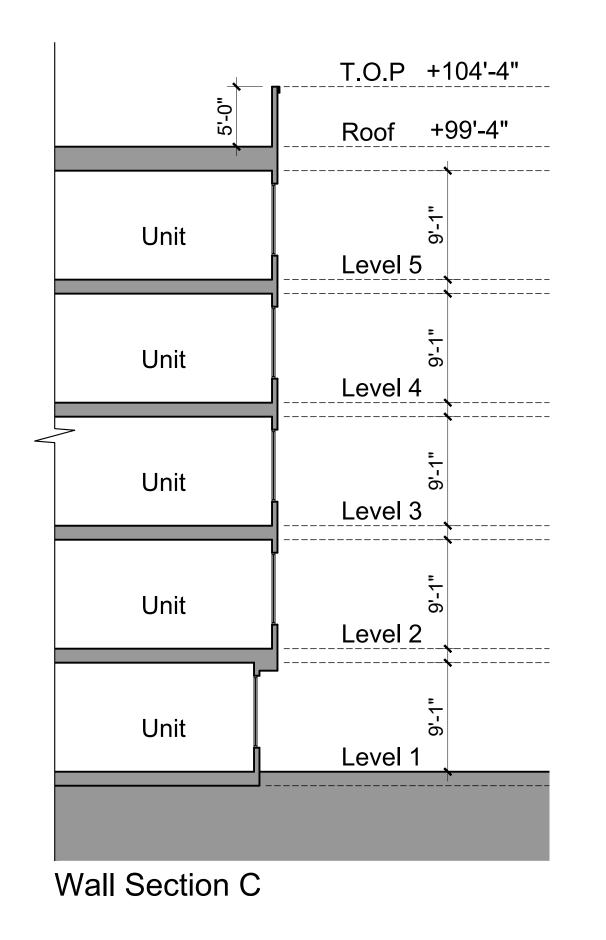
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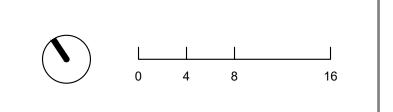






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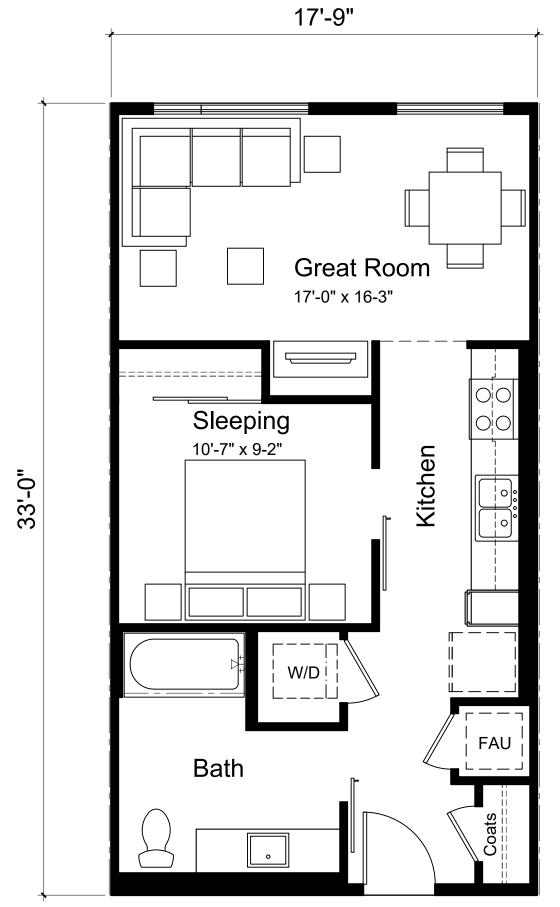




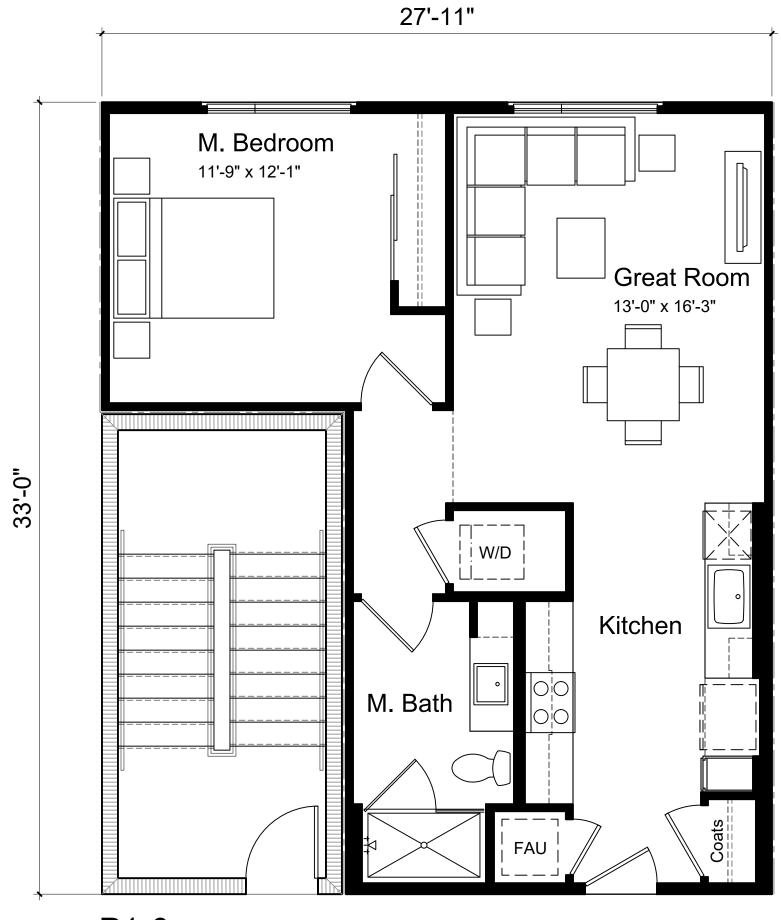
CONCEPTUAL SECTION

Notes:

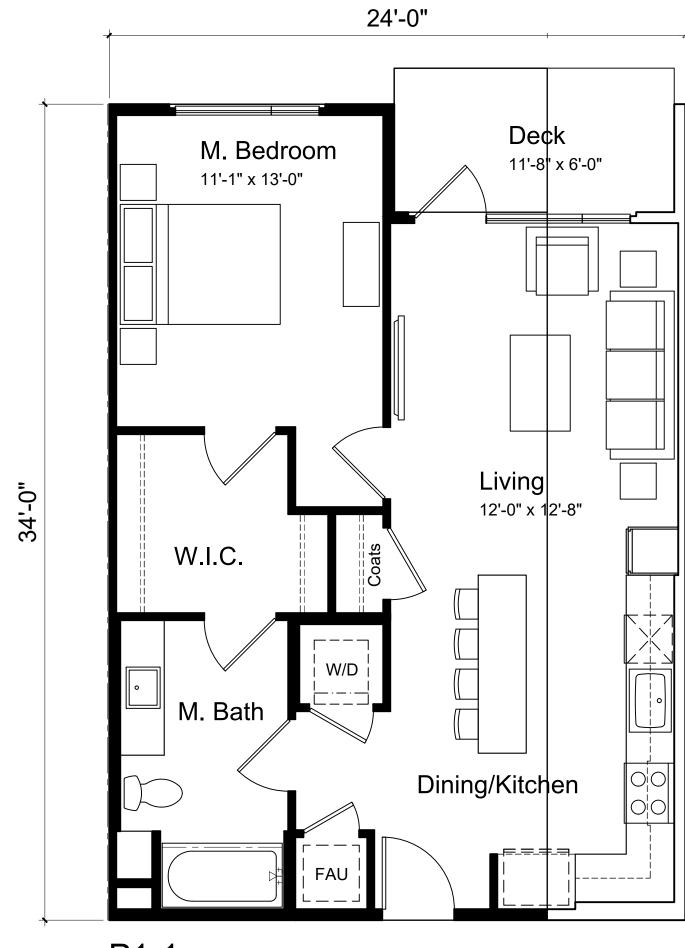
 Unit Plans P0-3 & P1-0 are the only units without private outdoor components (deck/patio).



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





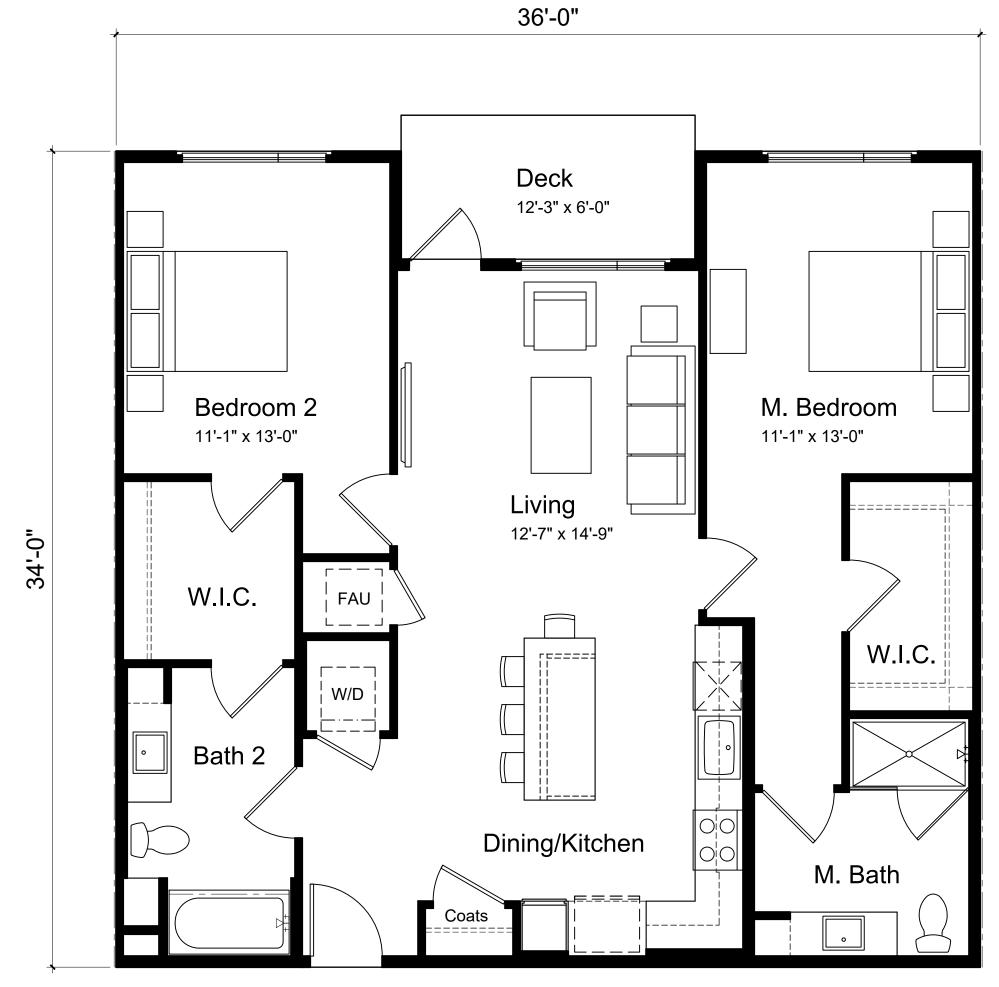




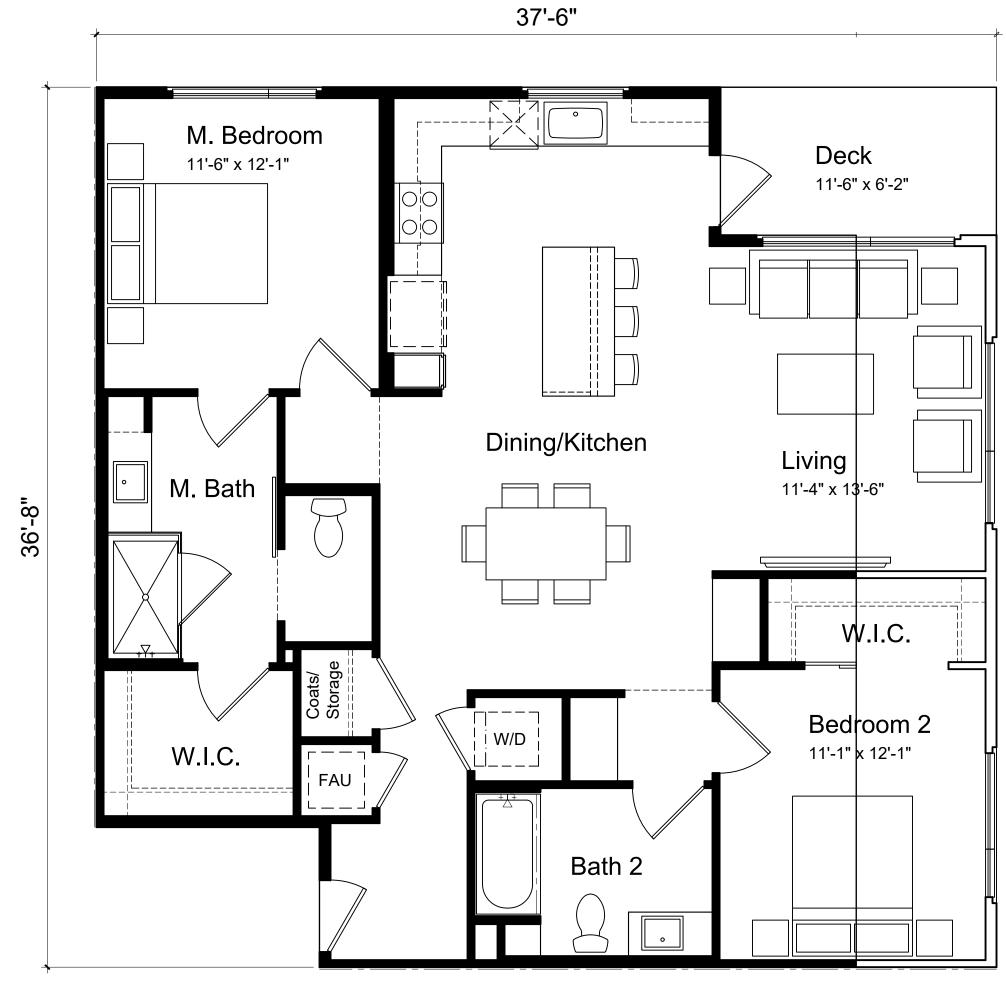




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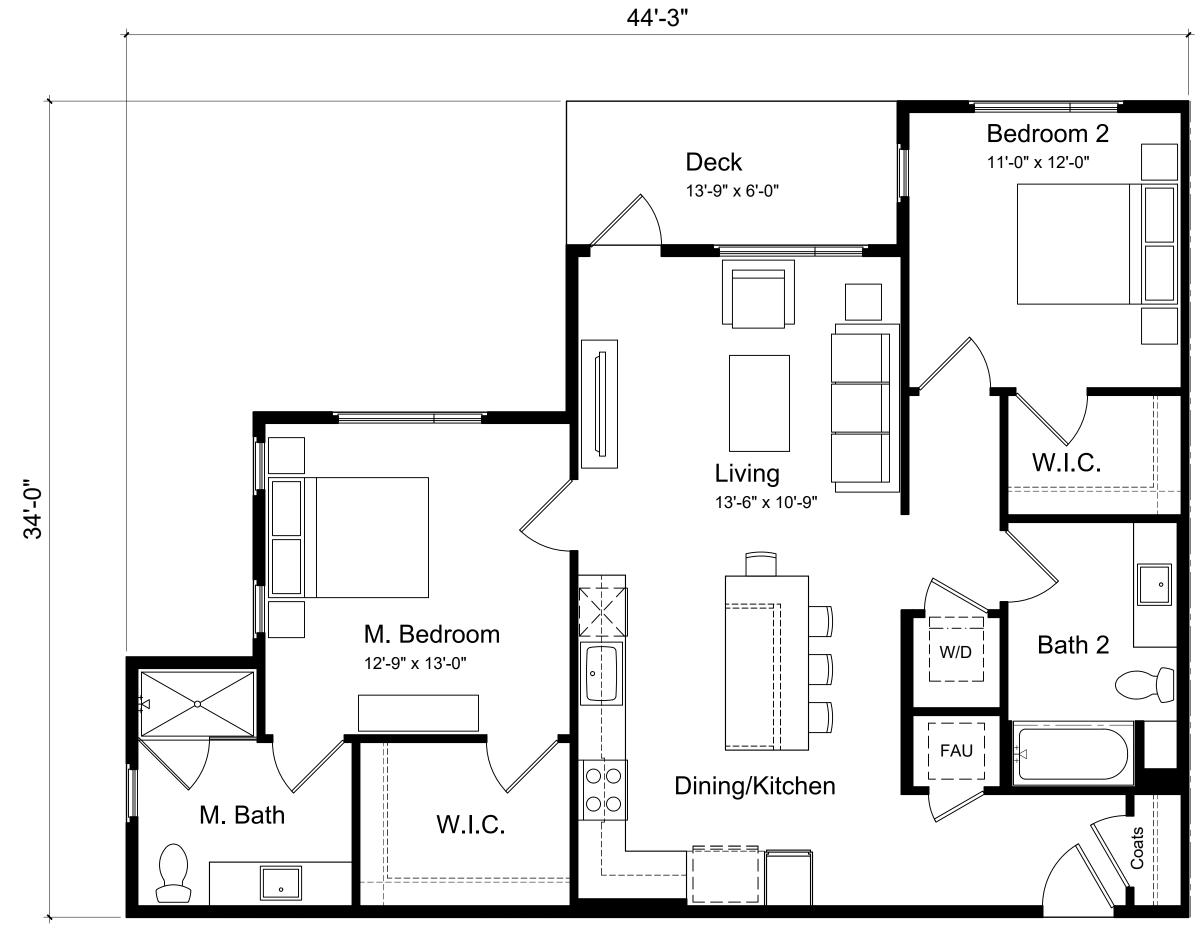


P2-1
2 Bedroom / 2 Bath
1,175 SF
72 occurrences



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





P2-3

2 Bedroom / 2 Bath

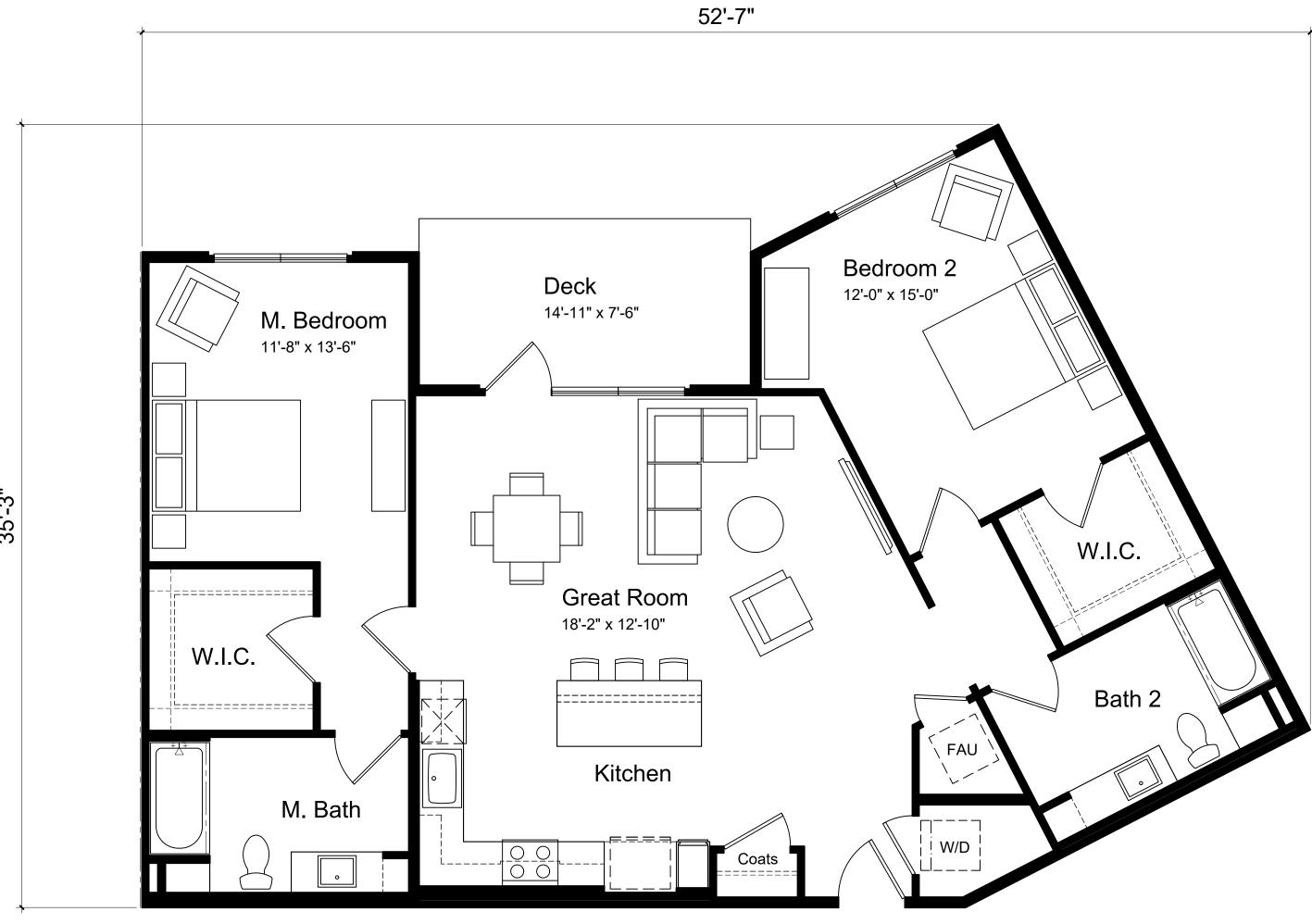
1,133 SF

11 occurrences



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







2 Bedroom / 2 Bath 1,323 SF

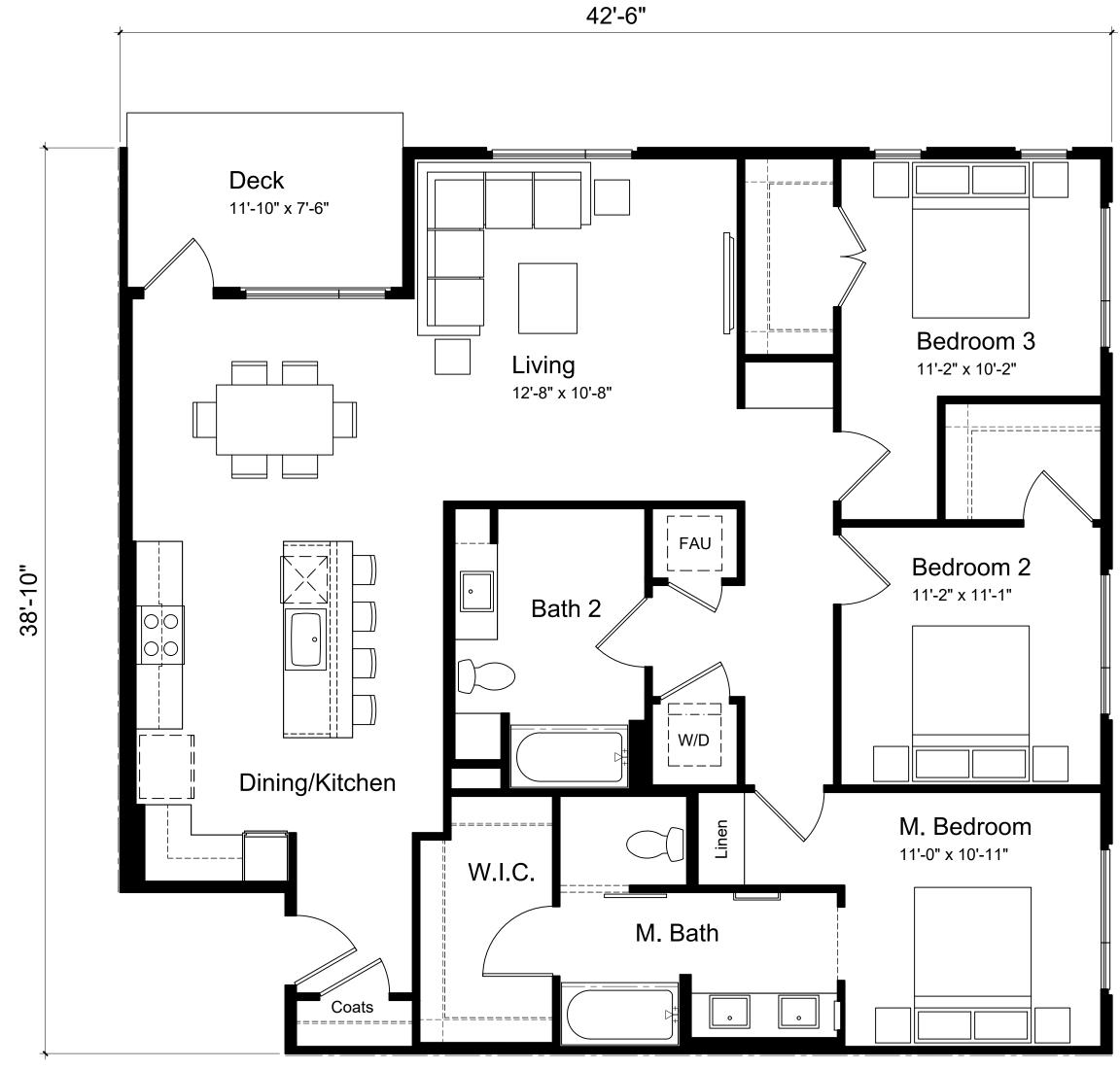
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5 occurrences





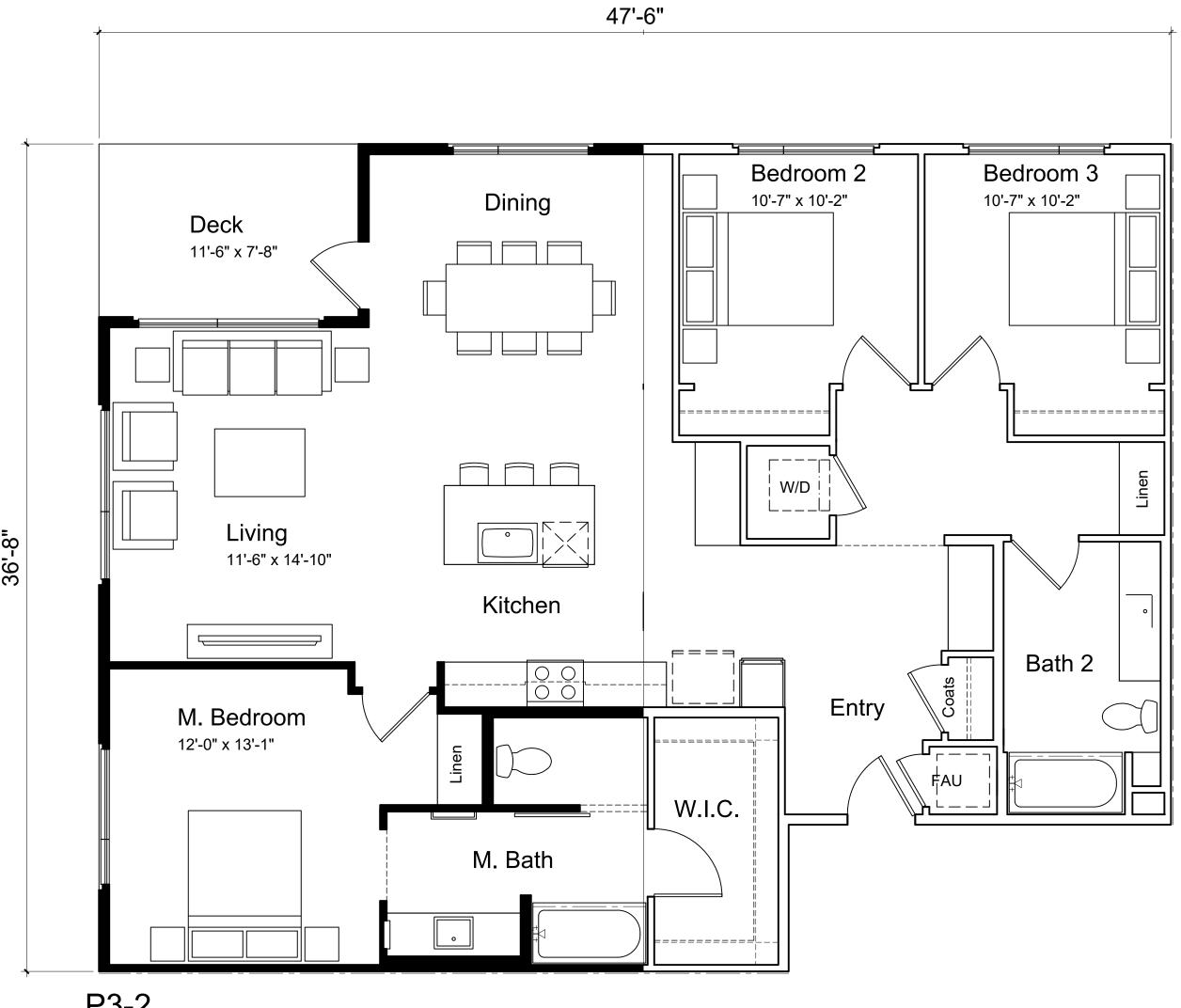


P3-1

3 Bedroom / 2 Bath

1,534 SF

8 occurrences



P3-2

3 Bedroom / 2 Bath

1,548 SF

4 occurrences

