PROJECT DATA & INFORMATION

LAND USE DESIGNATION:
PUBLIC INSTITUTIONAL (PI)

PROPOSED ZONING
PARCEL 1 - NO CHANGE TO EXISTING USE - PI
PARCEL 2 - PUBLIC/INSTITUTIONAL (PI) WITH MANAGED CARE OVERLAY (MC)
USE TITLE 6516 -LICENSED RESIDENTIAL CARE FACILITY

PROJECT ADDRESS
24600 LA PLATA DRIVE
LAGUNA NIGUEL, CA 92677

ASSESSORS PARCEL NUMBER:
APN: 653-012-12

LEGAL DESCRIPTION:

CHURCH
PARCEL 1 OF PROPOSED TENTATIVE PARCEL MAP 2021-101
SENIOR LIVING
PARCEL 2 OF PROPOSED TENTATIVE PARCEL MAP 2021-101

PERMITS/ENTITLEMENTS
PARCEL 1 - CHURCH
AMENDMENT TO SP-88-163
TENTATIVE PARCEL MAP *(PROPOSED TENTATIVE MAP 2021-101)*
AMENDMENT TO USE PERMIT 08-08
PARCEL 2 - SENIOR LIVING FACILITY
ZONING MAP CHANGE
USE PERMIT
SITE DEVELOPMENT PERMIT

SITE DATA
TOTAL SITE AREA **232,823 SQ. FT/5.34 ACRES**
SITE AREA -
PARCEL 1 **72,151 SQ. FT/1.65 ACRES**
PARCEL 2 **160,672 SQ. FT. / 3.69 ACRES**
SETBACKS
FRONT YARD:
TYPICAL FOR PI: **20'**
SCENIC CORRIDOR: **25'** PROVIDED: 54.441'
PERIMETER
FROM RESIDENTIAL LOT: **20'**:
FROM COMMERCIAL LOT: **10'**
BUILDING FOOTPRINT
PARCEL 1 EXISTING: **10,950 SQ.FT** PROPOSED **8,656 SQ.FT**
PARCEL 2 PROPOSED **49,836 SQ. FT.**
LOT COVERAGE
PARCEL 1 EXISTING **10.35%** PROPOSED **10.93%**
PARCEL 2 PROPOSED **34.18 %**

TOTAL BUILDING AREA *includes modulars to be demolished*
PARCEL 1 EXISTING **10,950 SQ.FT** PROPOSED **11,312 SF**
PARCEL 2 PROPOSED **130,863 SF**

TOTAL PROPOSED DWELLING UNITS
PARCEL 1 **0 - NO DWELLING UNITS**
PARCEL 2 **108 UNITS / 111 BEDS**

LANDSCAPE - PLEASE SEE LANDSCAPE SHEET L-18 FOR MORE INFORMATION
PARCEL 1 BOUNDARY- REQUIRED-10' MIN PROPOSED-**30' AVG.**
INTERIOR- REQUIRED- 5% MIN. PROPOSED-**30.69 %**

PARCEL 2 BOUNDARY- REQUIRED-10' MIN PROPOSED-**60' AVG.**
INTERIOR- REQUIRED- 5% MIN. PROPOSED-**25.92 %**

PROJECT DESCRIPTION
PHASED WORK TO EXISTING PARCEL TO INCLUDE:
•LOT LINE ADJUSTMENT, TENTATIVE PARCEL MAP
PARCEL 1:
•REMODEL TO EXISTING CHURCH BUILDING
PARCEL 2:
•DEMOLITION OF EXISTING EDUCATION AND RESTROOM MODULAR BUILDINGS
•CONSTRUCTION OF PROPOSED 2 STORY, 111 BED SENIOR LIVING FACILITY WITH AN APPROXIMATELY 24,000 SF BASEMENT PARKING GARAGE.

PROPOSED BUILDING CONSTRUCTION - SENIOR LIVING FACILITY

OCCUPANCY TYPES: **R2.1, B, U, S, A2 & A3**
CONSTRUCTION TYPE: **TYPE V-A/I-A**
SPRINKLERS: **REQ'D**
ALLOWABLE BUILDING HEIGHT: **35'-0" PER LAGUNA NIGUEL MUNICIPAL CODE**
ACTUAL BUILDING HEIGHT: **35'-0"**

PROPOSED BUILDING CONSTRUCTION - GRACE CHURCH REMODEL

OCCUPANCY TYPES: **A3**
CONSTRUCTION TYPE: **TYPE V-A**
SPRINKLERS: **REQ'D**
ALLOWABLE BUILDING HEIGHT: **35'-0" PER LAGUNA NIGUEL MUNICIPAL CODE**
ACTUAL BUILDING HEIGHT: **28'-6"**

PARKING

GRACE CHURCH -
EXISTING - **80**
PROPOSED - **82 (INCLUSIVE OF 4 ADA, 1 EV AND 1 MOTORCYLE SPACE)**
REFER TO PARKING ANALYSIS REPORT FOR PEAK TIMES

SENIOR LIVING FACILITY -
PROPOSED - **64 (INCLUSIVE OF 2 ADA, 2 VANS, 11 EV, 1 SHUTTLE AND 1 MOTORCYLE)**
ACCESSIBLE SPACES REQUIRED PER CBC TABLE 11a (2% OF DWELLING UNITS)
=108 x .02 = 2.16
= **3 ADA SPACES** (1 VAN & 2 ACCESSIBLE)

Project Name:

Laguna Niguel Senior Living Center and Grace Church Remodel

PROJECT DATA

AL = ASSISTED LIVING MC = MEMORY CARE

GROSS BUILDING AREA

Occupancy	Area (SF)
Basement	
BASEMENT	16,979
PARKING GARAGE	21,526
First Floor (at grade)	
FIRST FLOOR	48,433
Second Floor	
SECOND FLOOR	43,925
	130,863 sq ft

PARKING SUMMARY

Story		Qty.
Basement	ADA Car	2
Basement	ADA Van	1
Basement	FEV	7
Basement	P	44
		54
First Floor (at grade)	ADA Van	1
First Floor (at grade)	FEV	4
First Floor (at grade)	M	1
First Floor (at grade)	P	3
First Floor (at grade)	SHUTTLE	1
		10
		64

FEV = FUTURE ELECTRIC VEHICLE CHARGING SPACE
M = MOTORCYLE PARKING
P = STANDARD PARKING SPACE
ADA = ACCESSIBLE PARKING SPACE

UNIT MIX

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
AL					
AL-0a	ASSISTED LIVING - STUDIO	1	17	490	8,330
AL-0b	ASSISTED LIVING - STUDIO	1	1	631	631
AL-0c	ASSISTED LIVING - STUDIO	1	1	577	577
AL-0d	ASSISTED LIVING - STUDIO	1	1	564	564
AL-0e	ASSISTED LIVING - STUDIO	1	1	572	572
AL-1a	ASSISTED LIVING - 1 BED	1	35	633	22,155
AL-1b	ASSISTED LIVING - 1 BED	1	6	702	4,212
AL-1c	ASSISTED LIVING - 1 BED	1	1	836	836
AL-1d	ASSISTED LIVING - 1 BED	1	1	691	691
AL-1e	ASSISTED LIVING - 1 BED	1	7	653	4,571
AL-1f	ASSISTED LIVING - 1 BED	1	3	640	1,920
AL-2a	ASSISTED LIVING - 2 BED	2	2	930	1,860
AL-2b	ASSISTED LIVING - 2 BED	2	1	1,100	1,100
		80	**77**		**48,019 sq ft**
MC					
MC-1a	MEMORY CARE - 1 BED	1	21	483	10,143
MC-1b	MEMORY CARE - 1 BED	1	1	491	491
MC-1c	MEMORY CARE - 1 BED	1	1	557	557
MC-1d	MEMORY CARE - 1 BED	1	1	482	482
MC-1e	MEMORY CARE - 1 BED	1	7	474	3,318
		31	**31**		**14,991 sq ft**
		111	**108**		**63,010 sq ft**

PROJECT TEAM

OWNER
Grace Church Laguna Niguel
24600 La Plata Drive
Laguna Niguel, CA 92677
T: (949) 388-5537
Contact: Guy Baker

APPLICANT
Griffin Living, LLC
24005 Ventura Blvd.
Calabasas, CA 91302
T: (818)965-7400 x4205
Contact: Richard A. Niec

ARCHITECT
Irwin Partners Architects
245 Fischer Avenue, Suite B2
Costa Mesa, CA 92626
T: 714-556-5774
F: 714-556-1572
W: www.ipaoc.com
Contact: Sherry Braun

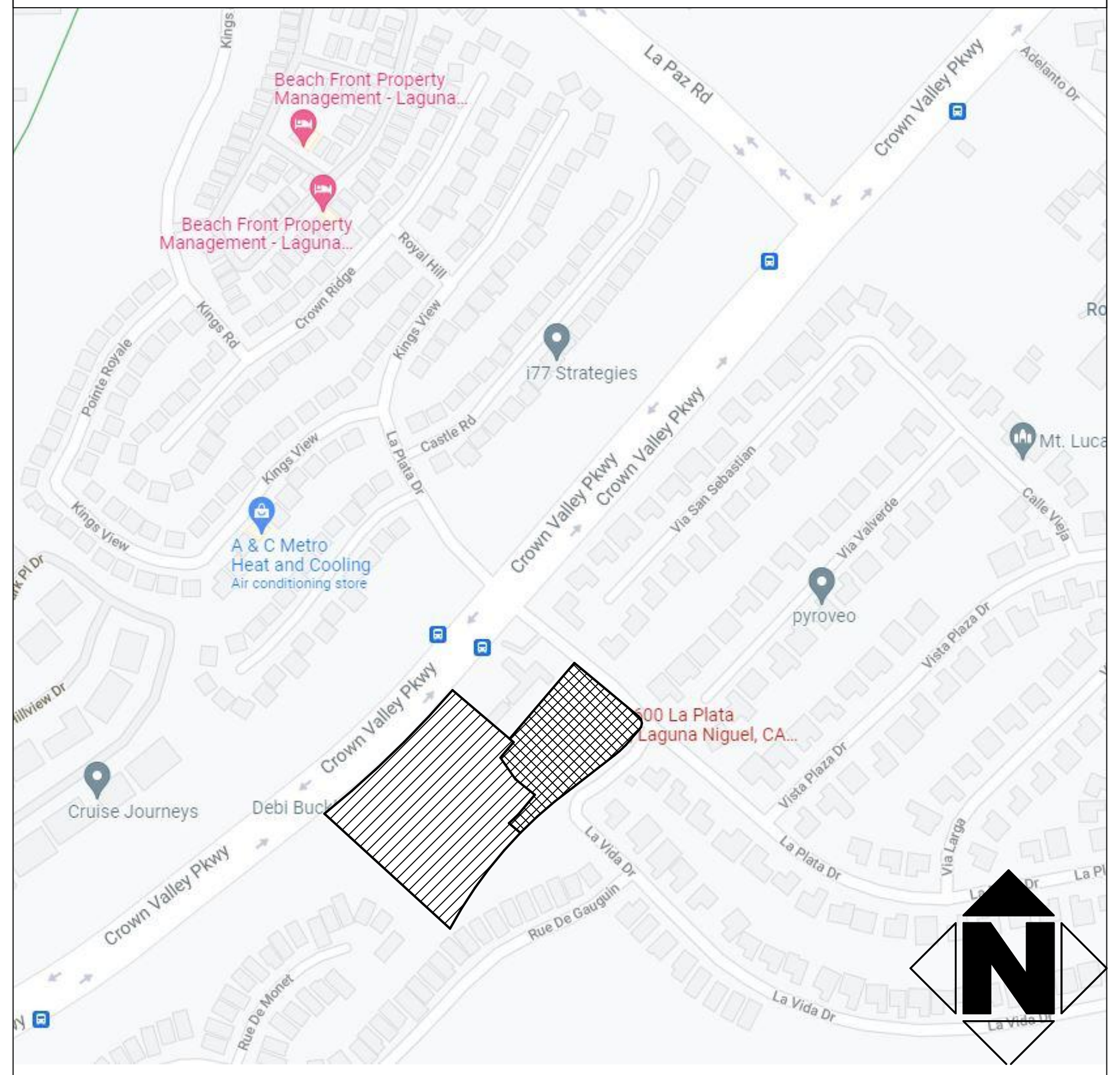
CIVIL ENGINEER
Diamond West, Inc
24005 Ventura Blvd #100
Calabasas, CA 91302
T: 818-444-1800
F: 818-223-9215
Contact: Dustin Woomer

LANDSCAPE ARCHITECT
Land Concern
1750 E. Deere Ave
Santa Ana, CA 92705
T: 949-250-4822
Contact: Philip Stevens

TRAFFIC CONSULTANT
RK Engineering Group, Inc
4000 Westley Place, Ste 280
Newport Beach, CA 92660
Contact: Alex Tabrizi
T: 949.474.0809
Email: info@rkengineer.com

SHEET INDEX

VICINITY MAP



245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
(714) 557 2448 www.ipaoc.com
ARCHITECTURE PLANNING CONSULTING

Laguna Niguel Senior Living Center and Grace Church Remodel
Griffin Living
24600 La Plata Drive
Laguna Niguel, CA 92677

PARCEL 2
ALMC
Title Sheet
T
PROJECT NO: 19016
PLOT DATE: 3/7/2023
19016 Laguna Niguel

PARCEL 1 CHURCH REMODEL DATA & INFORMATION

ZONING: PUBLIC INSTITUTIONAL (PI)

SITE DATA:

SITE AREA	232,863 SF / 5.34 AC
EXISTING MODULAR BUILDINGS	3,360 SF
EXISTING CHURCH BUILDING FOOTPRINT	7,590 SF
PROPOSED CHURCH BUILDING FOOTPRINT	8,676 SF
EXISTING LOT COVERAGE	4.70% (of 5.34 AC prior to Tentative parcel map)
PROPOSED LOT COVERAGE	10.93% (of 1.65 AC after Tentatice parcel map)

FLOOR AREA CALCULATIONS

DESCRIPTION	EXISTING	* REMOVAL/DEMO	PROPOSED NEW AREA	TOTAL AREA
REMOTE MODULAR CLASSROOM BLDG.	2,880 SF	- 2,880 SF	-	- 2,880 SF
REMOTE MODUAR RESTROOM BLDG.	480 SF	- 480 SF	-	- 480 SF
TOTAL MODULAR BLDGS.	3,360 SF	- 3,360 SF	-	- 3,360 SF
CHURCH:				
FIRST FLOOR	7,590 SF	-	1,186 SF	8,776 SF
SECOND FLOOR	-		2,536 SF	2,536 SF
TOTAL:	10,950 SF		3,822 SF	**11,312 SF**
BALCONY/LANDINGS	-	-	248 SF	248 SF

DESCRIPTION	EXISTING	TOTAL REVISED AREA	TOTAL PROPOSED AREA
TOTAL MODULAR BLDGS.	3,360 SF	- 3,360 SF	0
TOTAL CHURCH AREA	7,590 SF	+ 3,722 SF	11,312 SF
TOTAL BULDING AREA	10,950 SF	**+ 462 SF**	**11,312 SF**

* REMOVAL / DEMO: EXISTING MODULAR BUILDINGS TO BE VACATED & REMOVED UPON COMPLETION OF CHURCH REMODEL / ADDITION AND RECEIPT OF OCCUPANCY PERMIT.

PARKING

REQUIRED:
1 PARKING SPACE PER 3 SEATS

SEAT COUNT IN SANCTUARY: 232
232/ 3= 78 PARKING SPACES REQ., 82 SPACES PROVIDED

Parking Count	
	Qty
ADA	4
FEV	1
M	1
P	76
	82

FEV = FUTURE ELECTRIC VEHICLE CHARGING SPACE
M = MOTORCYLE PARKING
P = STANDARD PARKING SPACE
ADA = ACCESSIBLE PARKING SPACE

PARCEL 1 CHURCH REMODEL PROJECT DESCRIPTION:

DEMOLISH/REMOVE EXISTING MODULAR CLASSROOM AND RESTROOM BUILDINGS. MODIFY PORTIONS OF EXISTING SINGLE STORY CHURCH BUILDING AND CONSTRUCTION OF ADDITIONAL FIRST FLOOR AREA TO EXPAND KITCHEN, EDUCATIONAL ROOMS, RESTROOMS AND STORAGE. PROPOSED PARTIAL SECOND STORY WITH YOUTH ROOM, OFFICES, AND RESTROOMS .

Project Name:

Laguna Niguel Senior Living Center and Grace Church Remodel

PARCEL 1: Grace Church Remodel

OWNER: GRACE CHURCH, A California Non-Profit Corporation

SHEET INDEX

PROJECT TEAM

OWNER
Grace Church, A California Non-Profit Corporation
24600 La Plata Drive
Laguna Niguel, CA 92677
T: 949.388.5537
Contact: Guy Baker, Ruling Elder

APPLICANT
Griffin Living, LLC
24005 Ventura Blvd.
Calabasas, CA 91302
T: (818)965-7400 x4205
Contact: Richard Niec

ARCHITECT
Irwin Partners Architects
245 Fischer Avenue, Suite B2
Costa Mesa, CA 92626
T: 714 557 2448
F: 714 556 1572
www.ipaoc.com
Contact: Sherry Braun, Sr. Designer

CIVIL ENGINEER
Diamond West, Inc.
24005 Ventura Blvd., Suite 100
Calabasas, CA 91302
T: 818.444.1800
Contact: Contact: Dustin Woomer, Dir. of Planning

LANDSCAPE ARCHITECT
Land Concern
1750 Deere Avenue
Santa Ana, CA 92705
T: 949.250.4822
Contact: Philip Stevens, Project Manager

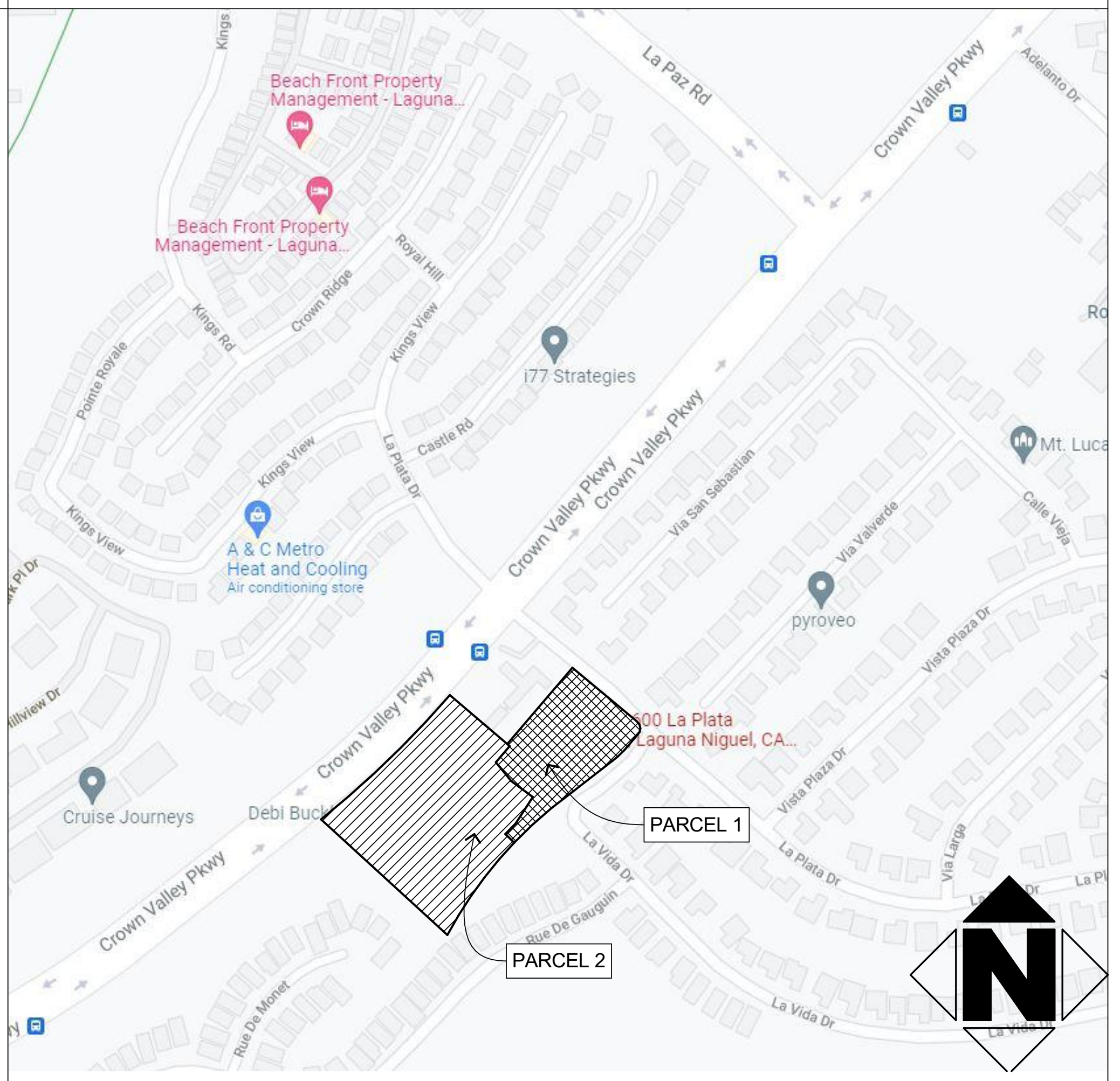
TRAFFIC CONSULTANT
RK Engineering Group, Inc
4000 Westley Place, Ste 280
Newport Beach, CA 92660
Contact: Alex Tabrizi
T: 949.474.0809
Email: info@rkengineer.com

LEGAL DESCRIPTION

EXISTING:
THAT PORTION OF LOT 39 IN THE RANCHO NIGUEL, CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 230 AND 231 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF LA VIDA DRIVE IN TRACT NO. 4910, AS PER MAP RECORDED IN BOOK 219, PAGES 18 THROUGH 23 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OF SAID ORANGE COUNTY, AS SAID STREET WAS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF SAID COUNTY OF ORANGE, A COPY OF WHICH WAS RECORDED JUNE 20, 1969 IN BOOK 9007, PAGE 855 OF OFFICIAL RECORDS, SHOWN AS PARCEL 1, AS PER MAP RECORDED IN BOOK 23, PAGE 45 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPOSED:
PARCEL 1 OF PROPOSED TENTATIVE PARCEL MAP 2021-101

VICINITY MAP



IPA IRWIN PARTNERS ARCHITECTS
245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
(714) 557 2448 www.ipaoc.com
ARCHITECTURE PLANNING CONSULTING

Laguna Niguel Senior Living Center and Grace Church Remodel
Grace Church
24600 La Plata Drive Laguna Niguel CA 92677

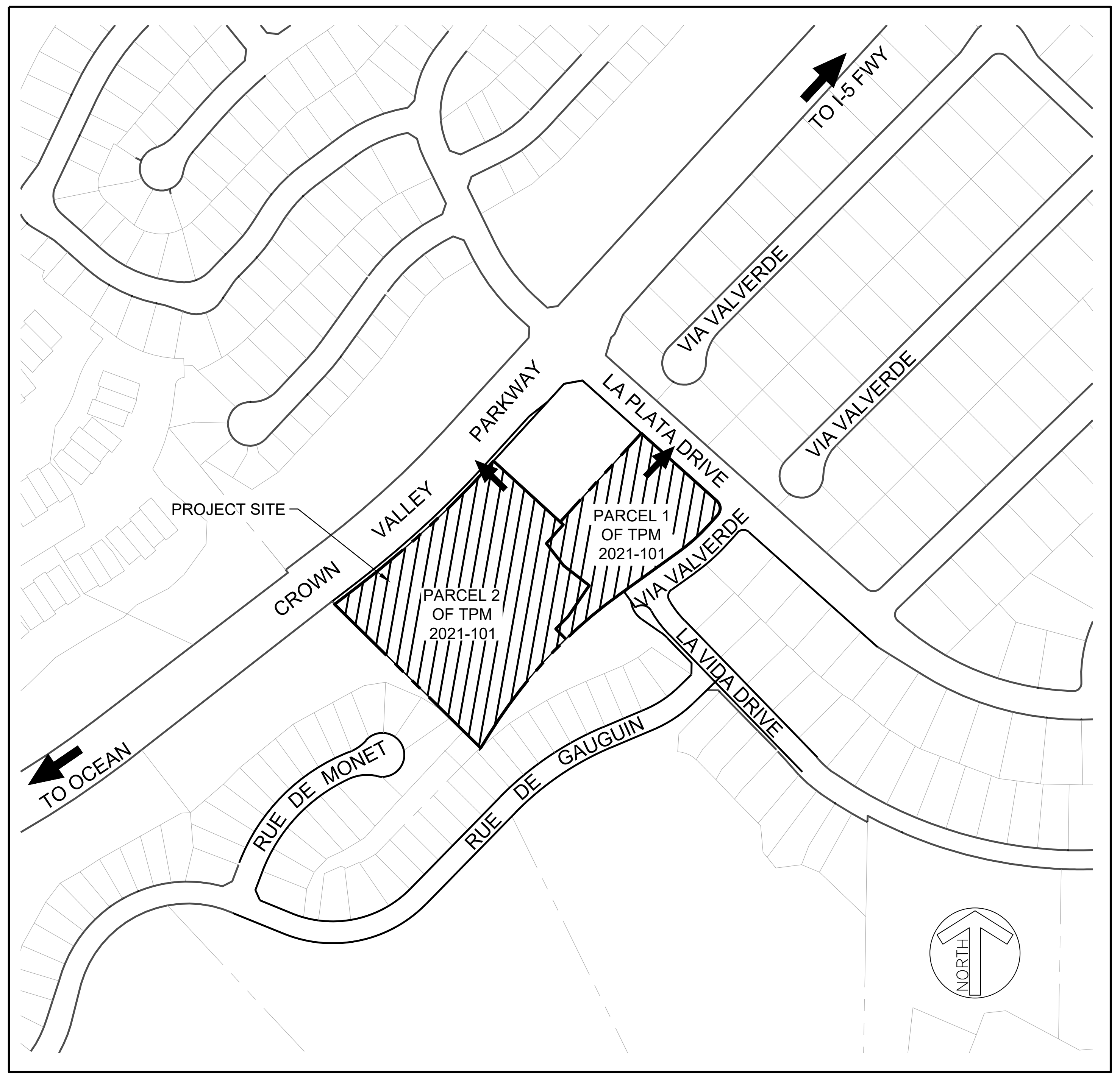
PARCEL 1
GRACE CHURCH
Title - Grace Church Remodel
T-2
PROJECT NO: 19016
PLOT DATE: 3/3/2023
20014 Laguna Niguel Grace Church .pln

LAGUNA NIGUEL SENIOR LIVING CENTER DEVELOPMENT AND GRACE CHURCH REMODEL

CIVIL PLAN SET

CITY OF LAGUNA NIGUEL

VICINITY MAP
NOT TO SCALE



PROJECT LOCATION MAP
SCALE: 1" = 200'

PROPERTY OWNER:

GRACE CHURCH, A CALIFORNIA NON-PROFIT CORPORATION
24600 LA PLATA DRIVE
LAGUNA NIGUEL, CA 92677
(949) 388-5537

PROJECT APPLICANT:

GRIFFIN LIVING, LLC
24005 VENTURA BLVD
CALABASAS, CA 91302
(818) 965-7400

PROPERTY INFORMATION:

24600 LA PLATA DRIVE
LAGUNA NIGUEL, CA 92677
APN: 653-012-12

CIVIL ENGINEER:

DIAMOND WEST, INC.
24005 VENTURA BLVD, SUITE 100
CALABASAS, CA 91302
(818) 591-1050

ARCHITECT:

IRWIN PARTNERS ARCHITECTS
245 FISCHER AVENUE, SUITE B2
COSTA MESA, CA 92626
(714) 557-2448

LAND SURVEYOR:

GUIDA SURVEYING, INC.
9241 IRVINE BLVD, SUITE 100
IRVINE, CA 92618
(949) 777-2000

*AERIAL SURVEY CONDUCTED JULY 31, 2020 BY ROBERT J. LUNG & ASSOCIATES

LANDSCAPE ARCHITECT:

LAND CONCERN
1750 EAST DEERE AVENUE
SANTA ANA, CA 92705
(949) 250-4822

GEOTECHNICAL ENGINEER:

STONEY MILLER CONSULTANTS, INC.
14 HUGHES, SUITE B-101
IRVINE, CA 92618
(949) 380-4886

LEGAL DESCRIPTION:

PARCEL 1 AND PARCEL 2 OF PROPOSED TENTATIVE PARCEL MAP 2021-101.

ZONING AND LAND USE:

LAND USE DESIGNATION: PUBLIC INSTITUTIONAL (PI)
ZONING: PUBLIC/INSTITUTIONAL (PI) W/ MANAGED CARE OVERLAY (MC)

PROJECT DESCRIPTION:

DEMOLITION OF EXISTING MODULAR CLASSROOMS, AN ADDITION TO THE EXISTING CHURCH, AND CONSTRUCTION OF A PROPOSED SENIOR CARE FACILITY WITH AN UNDERGROUND PARKING GARAGE. THE PROJECT ALSO INCLUDES GRADING/RETAINING WALL CONSTRUCTION, PARKING LOT IMPROVEMENTS, UPGRADES TO THE EXISTING DRIVEWAY ON LA PLATA DRIVE, AND THE ADDITION OF DRIVEWAY ACCESS TO/FROM CROWN VALLEY PARKWAY.

AREA:

NET AREA: 232,823 SF (5.34 AC)
LOT 1: 72,151 SF (1.65 AC)
LOT 2: 160,672 SF (3.69 AC)

TOTAL IMPERVIOUS AREA:

EXISTING: 11,450 SF
PROPOSED: 91,100 SF

GROSS YARDAGE VOLUMES:

CUT:	67,000 CY
FILL:	3,000 CY
OVER-EX:	35,000 CY
EXPORT:	64,000 CY

PUBLIC UTILITIES / SERVICES:

WATER/SEWER:	MOULTON NIGUEL WATER DISTRICT 27500 LA PAZ ROAD LAGUNA NIGUEL, CA 92677 (949) 831-2500
ELECTRICAL:	SAN DIEGO GAS & ELECTRIC P.O. BOX 129831 SAN DIEGO, CA 92112-9831 (760) 480-7603
GAS:	SOUTHERN CALIFORNIA GAS P.O. BOX 1626 MONTEREY PARK, CA 91754-8626 (800) 427-2000
TRASH:	CR&R ENVIRONMENTAL SERVICES 11296 BEACH BLVD. STANTON, CA 90680 (800) 826-9677

SHEET INDEX:

OAK TREE NOTES:

1. NO OAK TREES ARE KNOWN TO EXIST ON THIS PROPERTY.

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
CB	CATCH BASIN
CL	CENTER LINE
CONC	CONCRETE
DIA	DIAMETER
DWY	DRIVEWAY
EG	EXISTING GROUND
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GROUND
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
FT	FEET
GB	GRADE BREAK
GF	GARAGE FLOOR
H	HEIGHT
HC	HANDICAPPED/ACCESSIBLE SPACE
HP	HIGH POINT
INV	INVERT
MB	MAP BOOK
MC	MOTORCYCLE
MH	MANHOLE (UTILITY)
PA	PLANTER AREA
P/L	PROPERTY LINE
PP	POWER POLE
PR	PROPOSED
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
SD	STORM DRAIN
SF	SECOND FLOOR
SW	SIDEWALK
SWR	SEWER
TC	TOP OF CURB
TEL	TELEPHONE
TG	TOP OF GRATE
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
(TYP)	TYPICAL
UNKN	UNKNOWN
UP	UTILITY POLE
WM	WATER METER
WTR	WATER
WV	WATER VALVE

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. CUNNINGHAM III
No. 80129
Exp. 09/30/22
CIVIL
STATE OF CALIFORNIA
for review

Prepared For:
GRIFFIN LIVING
24005 VENTURA BLVD.
CALABASAS, CA 91302
(818)436-5100

Project Address:
24600 LA PLATA DR
LAGUNA NIGUEL, CA 92677
APN: 653-012-12

COVER SHEET

LAGUNA NIGUEL SR LIVING/GRACE CHURCH

PREPARED BY:
DIAMOND WEST
civil engineering • land surveying • land planning
24005 Ventura Boulevard, Suite 100
Calabasas, CA 91302
Phone: (818) 591-1050
www.diamondwest.net

DATE: 3/2/2023
SHEET 1 OF 12

0 15 30 60
1 inch = 30 ft.
@ 30x42

NORTH

LEGEND:

- Subject Parcel Boundary
- Existing Right-of-Way
- Existing Parcels from Orange County GIS
- Existing Easements
- Existing Street Centerlines
- Limits of Demolition
- Existing Block/Retaining Wall
- Storm Drain (Existing)
- Sanitary Sewer (Existing)
- Water (Existing)
- Reclaimed Water (Existing)
- Natural Gas (Existing)
- Communications (Existing)
- Telephone (Existing)
- (1150) Existing Contour
- Storm Drain Inlet
- Fire Hydrant
- Public Electrolier
- Private Light Pole
- Sign
- ⊗ Valve
- Existing Tree
- Existing Shrub
- ① Callout - To Remain
- 1 Callout - To Be Removed
- △1 Easement Callout

NOTES:

1. EXISTING CONDITIONS AND CONTOURS/ELEVATIONS SHOWN PER A BOUNDARY AND TOPO SURVEY PREPARED BY GUIDA SURVEYING, INCLUDING AN AERIAL SURVEY CONDUCTED BY ROBERT J. LUNG & ASSOCIATES, ON JULY 31, 2020.
2. PROPERTY LINES BEYOND THE SUBJECT PROPERTY, AS WELL AS CENTERLINES AND EXISTING UTILITIES ARE DEPICTED BASED ON GIS AND OTHER PUBLICLY AVAILABLE INFORMATION.
3. ACCORDING TO THE CITY OF LAGUNA NIGUEL, THIS PARCEL IS WITHIN THE FEMA FLOOD ZONE "X".

BASIS OF COORDINATES:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 7581R1 AND STATION GPS NO. 7577R1 BEING NORTH 61°25'00" WEST, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, (CCS83), ZONE VI, 1983 NAD, (2017.50 EPOCH OCS GPS ADJUSTMENT), ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCE BY 0.99994373 (MEAN VALUE).

BENCHMARK:

THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY SURVEY VERTICAL CONTROL NUMBER "3U-35-70", ELEVATION 248.770 (NAVD88) 1995 OCS ADJ.

EXCEPTION ITEM NOTES:

(NUMBER CORRESPONDS TO ITEM IN PRELIMINARY TITLE REPORT)

△4 AN EASEMENT OR EASEMENTS AND RIGHT TO MAINTAIN, OPERATE, REPLACE, REMOVE, AND RENEW ALL NOW EXISTING SANITARY SEWERS AND STORM DRAINS AND APPURTENANT STRUCTURES, IN, UPON AND OVER SAID HIGHWAY AND ALL PORTIONS THEREOF, AND PURSUANT TO ANY EXISTING FRANCHISE OR RENEWAL THEREOF TO MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW AND ENLARGE ALL NOW EXISTING LINES OF PIPE, CONDUITS, CABLES, POLES AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES FOR THE OPERATION OF AS PIPE LINES, TELEGRAPHIC AND TELEPHONE LINES, RAILROAD LINES, AND OF THE TRANSPORTATION OR DISTRIBUTION OF ELECTRIC ENERGY, PETROLEUM AND ITS PRODUCTS, AMMONIA, WATER, AND FOR INCIDENTAL PURPOSES, AS RESERVED IN THE INSTRUMENT VACATING A PORTION OF LA VIDA DRIVE, RECORDED BOOK 9007, PAGE 855 OF OFFICIAL RECORDS.

THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

△6 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
PURPOSE: UNDERGROUND CONDUITS
RECORDING NO: IN BOOK 10413, PAGE 229 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

EXISTING SITE PLAN NOTES:

① EXISTING CHURCH
② EXISTING SCHOOL BUILDING
③ EXISTING AC PAVEMENT
④ CONCRETE CURB AND GUTTER
⑤ EXISTING COMMERCIAL DRIVEWAY
⑥ EXISTING CONCRETE SIDEWALK
⑦ EXISTING CONCRETE CROSS-GUTTER
⑧ CONCRETE PARKING STOP
⑨ EXISTING PARKING STRIPING
⑩ EXISTING LIGHT POLE
⑪ EXISTING CONCRETE BOLLARDS
⑫ EXISTING MISC. SHADE STRUCTURE
⑬ EXISTING TRASH ENCLOSURE
⑭ EXISTING BLOCK/RETAINING WALL
⑮ EXISTING MONUMENT SIGNAGE
⑯ EXISTING STREET SIGN
⑰ EXISTING CONCRETE V-GUTTER
⑱ EXISTING PARKWAY/CURB DRAIN
⑲ EXISTING CATCH BASIN
⑳ EXISTING FIRE HYDRANT
㉑ EXISTING TRANSFORMER
㉒ EXISTING WOOD FENCE
㉓ EXISTING SHED STRUCTURE

EXISTING CONDITIONS PLAN

LAGUNA NIGUEL SR LIVING/GRACE CHURCH

Prepared For:

GRIFFIN LIVING
24005 VENTURA BLVD.
CALABASAS, CA 91302
(818)436-5100

Project Address:

24600 LA PLATA DR
LAGUNA NIGUEL, CA 92677
APN: 653-012-12

WILLIAM C. CUNNINGHAM III
No. 80129
Exp. 09/30/22
for review

PREPARED BY:

DIAMOND WEST
civil engineering • land surveying • land planning
24005 Ventura Boulevard, Suite 100
Calabasas, CA 91302
Phone: (818) 591-1050
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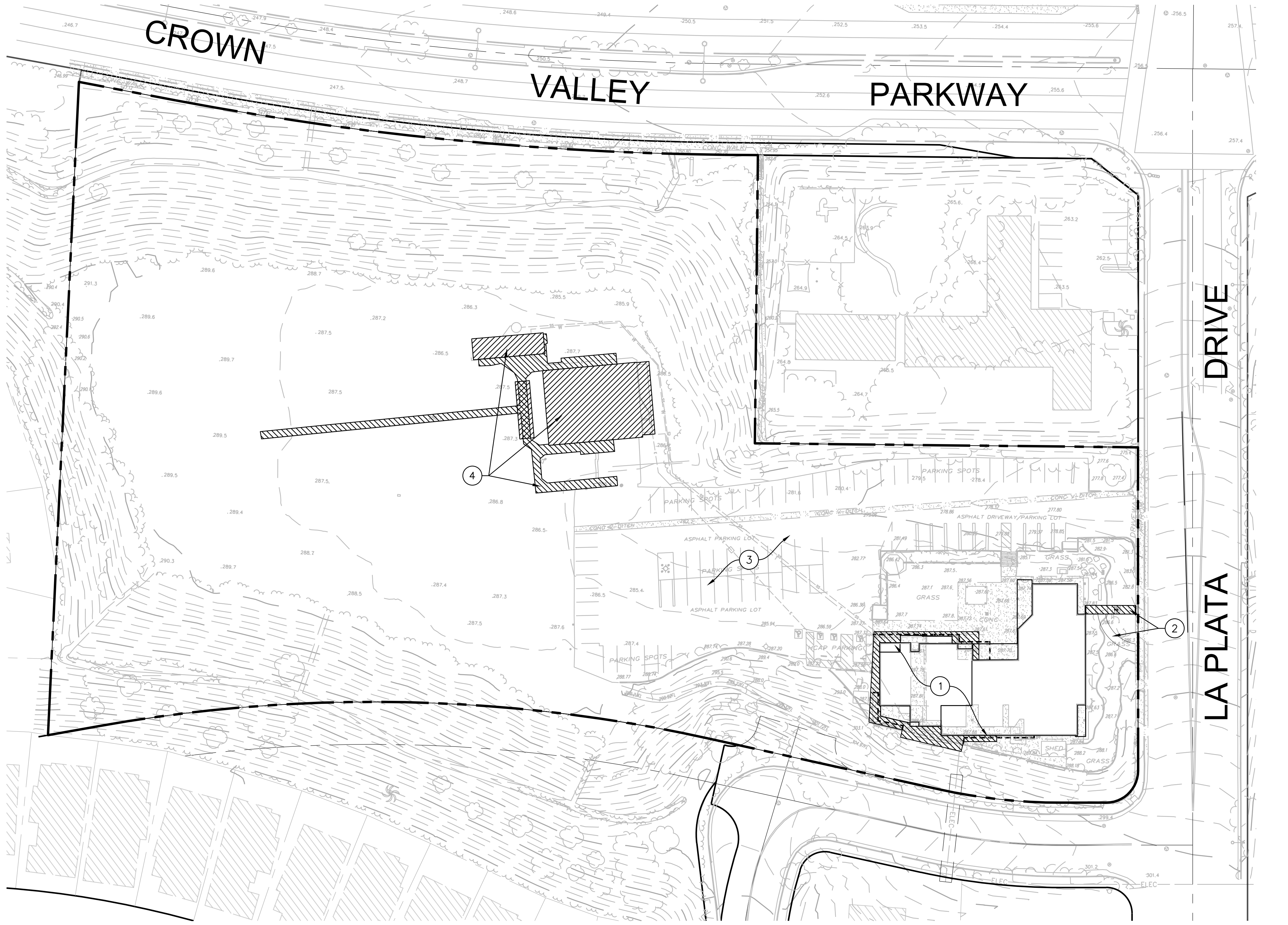
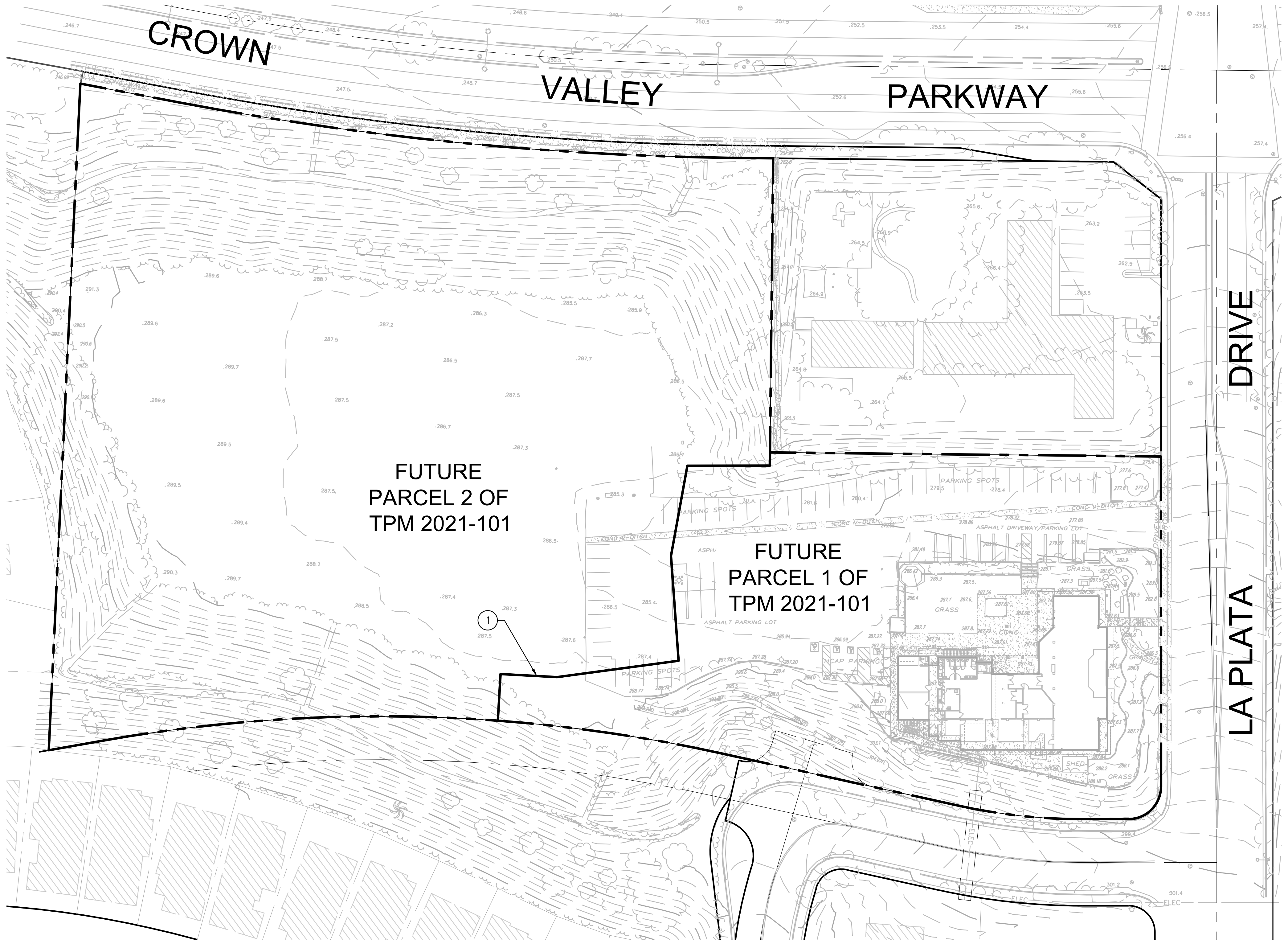
DATE: 3/2/2023

SHEET 2 OF 12

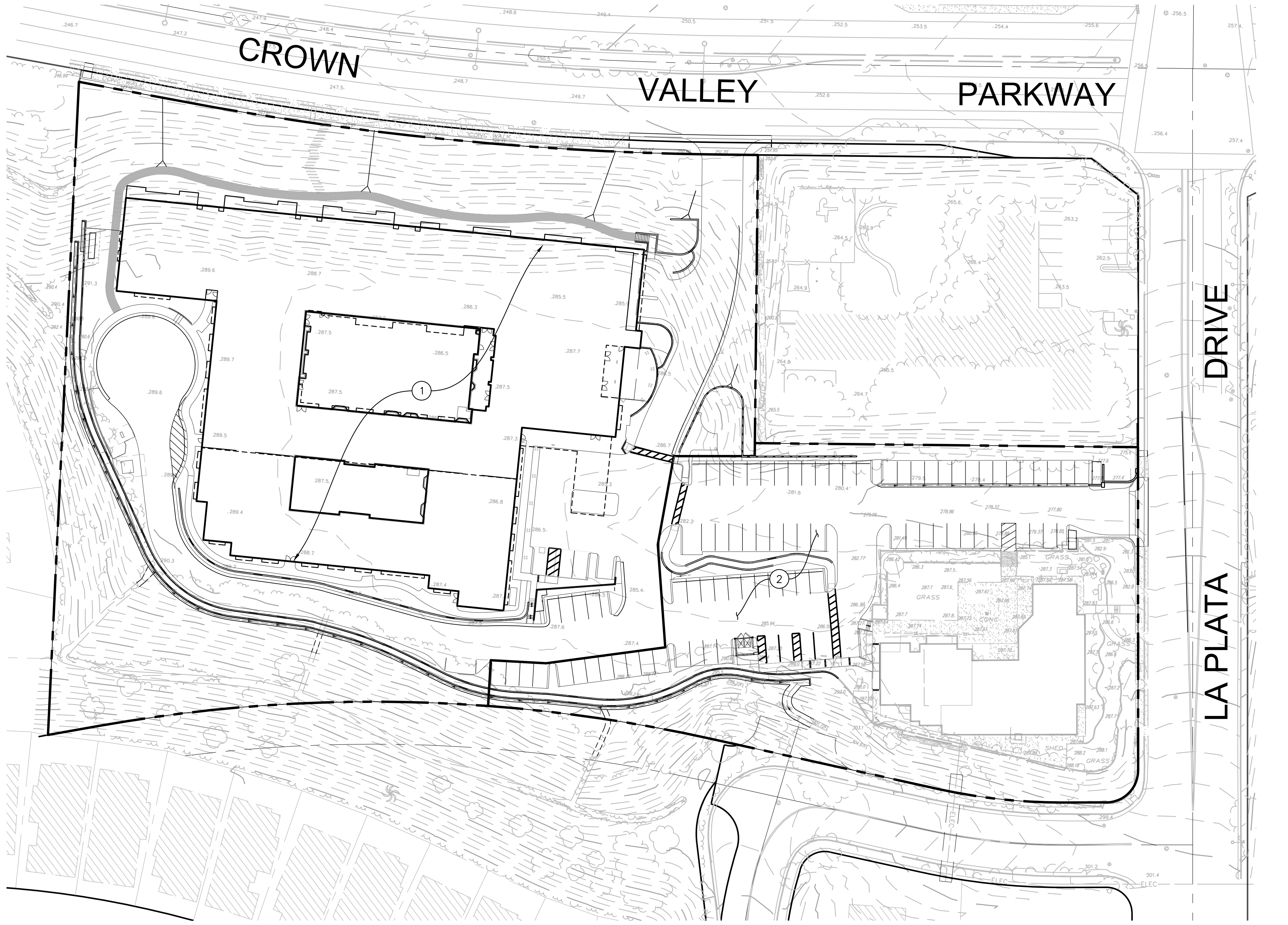
P:\18-1015 - Grace Church - Laguna Niguel Senior Living\230-Entitlement Planning\CAD\18-1015 - Assisted Living - Conceptual Grading Plan.dwg
03/06/23 5:10pm-JONATHAN



PHASE 1: GRACE CHURCH REMODEL AND EXPANSION
SCALE: 1" = 50'



PHASE 2: LOT SUBDIVISION
SCALE: 1" = 50'



PHASE 3: LAGUNA NIGUEL SENIOR LIVING
DEVELOPMENT AND PARKING LOT IMPROVEMENTS
SCALE: 1" = 50'

PHASE 1: GRACE CHURCH EXPANSION (PER SHEET 4)

1. CONSTRUCT CHURCH EXPANSION
2. PROVIDE ADA ACCESS FROM LA PLATA
3. MAINTAIN EXISTING PARKING LOT
4. TEMPORARILY USE EXISTING CLASSROOMS WHILE CHURCH IS REMODELED; THEN DEMOLISH MODULAR CLASSROOMS AND ASSOCIATED HARDSCAPE

PHASE 2: LOT SUBDIVISION (PER TENTATIVE PARCEL MAP 2021-101)

1. SPLIT EXISTING LOT INTO TWO PARCELS

PHASE 3: ASSISTED LIVING DEVELOPMENT (PER SHEETS 5 - 12)

1. CONSTRUCT ASSISTED LIVING FACILITY AND ASSOCIATED RIGHT-OF-WAY IMPROVEMENTS
2. REDEVELOP AND EXPAND EXISTING PARKING LOT, INCLUDING PARKING LOT AND SITE IMPROVEMENTS ON CHURCH PARCEL 1

*NOTE: ORDER OF PHASES SHOWN AS ANTICIPATED, BUT ARE SUBJECT TO CHANGE

WILLIAM C. CUNNINGHAM III
for review
No. 80129
Exp. 09/30/22

Prepared For:

GRIFFIN LIVING
24005 VENTURA BLVD.
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(818)436-5100

Project Address:

24600 LA PLATA DR
LAGUNA NIGUEL, CA 92677
APN: 653-012-12

PHASING PLAN

LAGUNA NIGUEL SR LIVING/GRACE CHURCH

PREPARED BY:

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DATE: 3/2/2023

SHEET 3 OF 12

LEGEND:

▬ ▬ ▬	Subject Parcel Boundary
▬ ▬ ▬	Existing Right-of-Way
— — —	Existing Parcels from Orange County GIS
— — —	Existing Easements
—— ℄ ——	Existing Street Centerlines
— — —	Building Setback
═ ═ ═	Existing Block/Retaining Wall
═ ═ ═	Storm Drain (Existing)
—— SS ——	Sanitary Sewer (Existing)
—— W ——	Water (Existing)
—— RW ——	Recycled Water (Existing)
—— GAS ——	Natural Gas (Existing)
—— CTV ——	Communications (Existing)
—— TEL ——	Telephone (Existing)
(1150)	Existing Contour
▤	Storm Drain Inlet
	Fire Hydrant
	Public Electrolier
	Private Light Pole
	Sign
⊗	Valve
	Existing Tree
	Existing Shrub
1	Callout - To Be Removed
◇1	Callout - To Be Constructed
△1	Easement Callout

NOTES:

1. EXISTING CONDITIONS AND CONTOURS/ELEVATIONS SHOWN PER A BOUNDARY AND TOPO SURVEY PREPARED BY GUIDA SURVEYING, INCLUDING AN AERIAL SURVEY CONDUCTED BY ROBERT J. LUNG & ASSOCIATES, ON JULY 31, 2020.
2. PROPERTY LINES BEYOND THE SUBJECT PROPERTY, AS WELL AS CENTERLINES AND EXISTING UTILITIES ARE DEPICTED BASED ON GIS AND OTHER PUBLICLY AVAILABLE INFORMATION.
3. ACCORDING TO THE CITY OF LAGUNA NIGUEL, THIS PARCEL IS WITHIN THE FEMA FLOOD ZONE "X".
4. REFER TO PHASING PLAN (SHEET 3) FOR RELATIONSHIP BETWEEN GRACE CHURCH REMODEL AND OVERALL PROJECT SCOPE.

DEMOLITION NOTES:

1 REMOVE EXISTING SCHOOL BUILDING
2 REMOVE EXISTING SHADE STRUCTURE
3 REMOVE EXISTING SHED STRUCTURE
4 REMOVE EXISTING CONCRETE SIDEWALK
5 REMOVE EXISTING RETAINING WALL
6 REMOVE EXISTING FENCE
7 REMOVE EXISTING PLANTER
8 REMOVE EXISTING ELECTRICAL VAULT
9 CONTRACTOR TO LOCATE AND CAP EXISTING WATER LINE PAST CONNECTIONS TO CHURCH FACILITIES AND REMOVE LINE TO SCHOOL
10 CONTRACTOR TO LOCATE AND CAP EXISTING ELECTRICAL CONDUIT AFTER TRANSFORMER AND REMOVE CONDUIT TO SCHOOL
11 CONTRACTOR TO LOCATE AND CAP EXISTING SEWER LATERAL. REMOVE LATERAL TO SCHOOL BUILDING
12 CONTRACTOR TO LOCATE AND CAP EXISTING COMMUNICATIONS DUCT AND REMOVE TO SCHOOL BUILDING
13 REMOVE ELECTRICAL SWITCH
14 REMOVE SEWER EJECTOR PUMP

CONSTRUCTION NOTES:

1 CONSTRUCT ADDITION TO EXISTING CHURCH, PER ARCHITECTURAL PLANS
2 PROPOSED RETAINING WALL (H = 6' MAX), PER SEPARATE PLANS AND PERMIT
3 PROPOSED CONCRETE SWALE
4 PROPOSED CONCRETE SIDEWALK

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APN: 653-012-12

GRACE CHURCH REMODEL SITE PLAN

LAGUNA NIGUEL SR LIVING/GRACE CHURCH

PREPARED BY:

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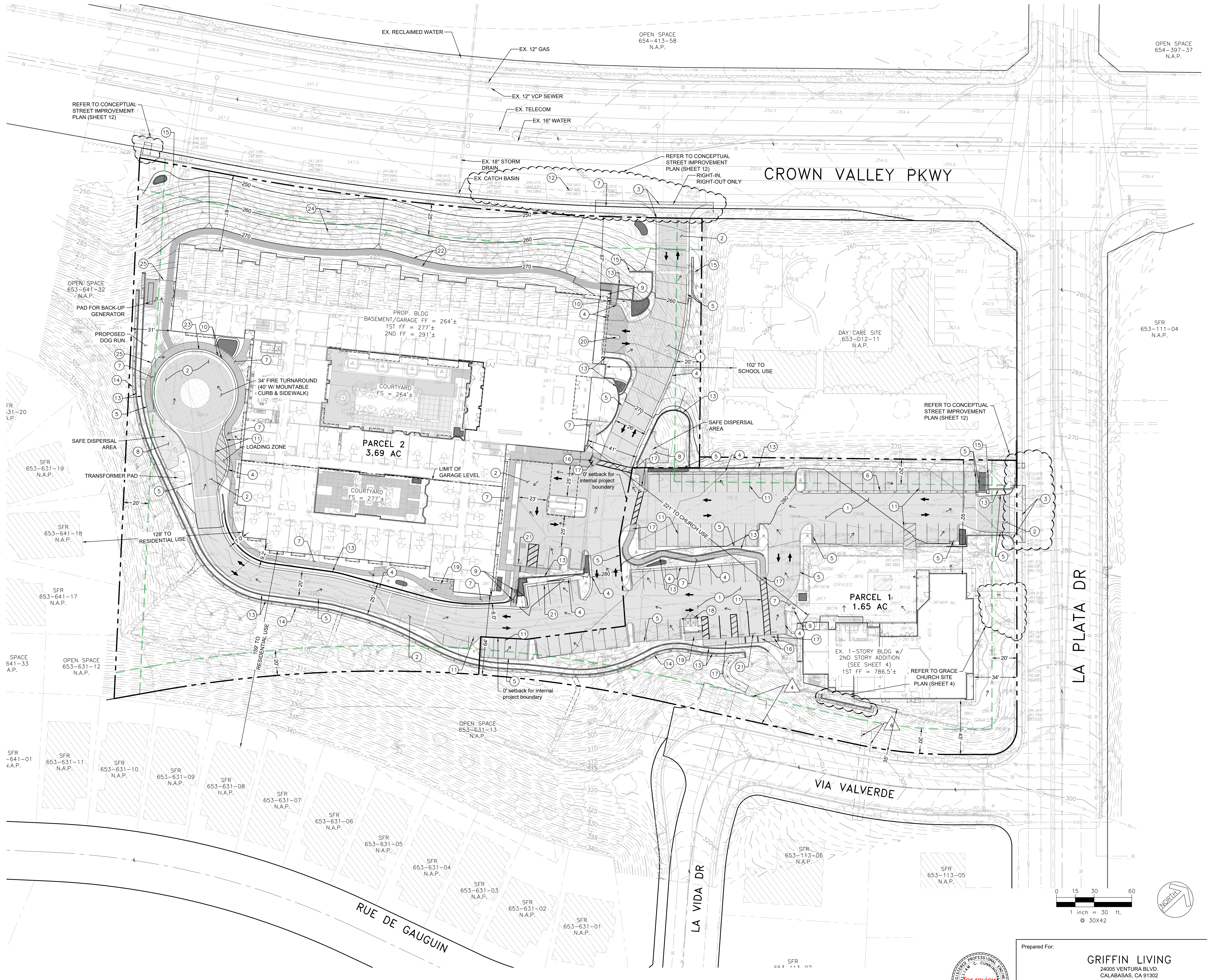
DATE: 3/2/2023

SHEET 4 OF 12

P:\18-1015 - Grace Church - Laguna Niguel Senior Living\230-Entitlement Planning\CAD\18-1015 - Grace Church Site Plan.dwg
03/06/23 5:33pm-JONATHAN



LEGEND:

- Subject Parcel Boundary
- Existing Right-of-Way
- Existing Parcels from Orange County GIS
- Existing Easements
- Existing Street Centerlines
- Building Setback
- Proposed Building
- Existing Retaining Wall
- Proposed Retaining Wall
- GB Grade Break
- Storm Drain (Existing)
- Storm Drain (Proposed)
- SS Sanitary Sewer (Existing)
- SS Sanitary Sewer (Proposed)
- W Water (Existing)
- W Water (Proposed)
- FW Fire Water (Proposed)
- RW Reclaimed Water (Existing)
- RW Reclaimed Water (Proposed)
- GAS Natural Gas (Existing)
- GAS Natural Gas (Proposed)
- CTV Communications (Existing)
- TEL Telephone (Existing)
- (1150) Existing Contour
- (1150) Proposed Contour
- ① Construction Note
- △1 Easement Callout
- Storm Drain Inlet
- AC Pavement
- Fire Hydrant
- Concrete Sidewalk
- Existing Building
- Decorative Pavers
- Existing Shade Structure

NOTES:

1. EXISTING CONDITIONS AND CONTOURS/ELEVATIONS SHOWN PER A BOUNDARY AND TOPO SURVEY PREPARED BY GUIDA SURVEYING, INCLUDING AN AERIAL SURVEY CONDUCTED BY ROBERT J. LUNG & ASSOCIATES, ON JULY 31, 2020.
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3. ACCORDING TO THE CITY OF LAGUNA NIGUEL, THIS PARCEL IS WITHIN THE FEMA FLOOD ZONE "X".
4. PROPERTY ZONING DESIGNATION IS PUBLIC/INSTITUTIONAL (PI).
5. OWNER SHALL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AND DEBRIS MAINTENANCE OF THE R.O.W. THIS SHALL INCLUDE TRIMMING OF TREES AND ALONG IN THE R.O.W. TRIMMING OF SHRUBS IN AND ALONG THE R.O.W., CONTROL OF IRRIGATION RUN-OFF, EROSION CONTROL, ETC., THROUGHOUT THE LIFE OF THE PROJECT.
6. REFER TO PHASING PLAN (SHEET 3) FOR RELATIONSHIP BETWEEN ASSISTED LIVING CENTER AND OVERALL PROJECT SCOPE.
7. RETAINING WALLS TO BE SPACED A MINIMUM 30" APART.

SITE PLAN NOTES:

① AC PAVEMENT OVER BASE
② DECORATIVE PAVEMENT, PER LANDSCAPE PLANS
③ COMMERCIAL DRIVEWAY, PER GREEN BOOK STD 110-2, TYPE C
④ CONCRETE CURB AND GUTTER
⑤ CONCRETE CURB
⑥ CONCRETE GUTTER
⑦ CONCRETE SIDEWALK
⑧ PAVERS, PER LANDSCAPE PLANS
⑨ CONCRETE STEPS (H=6" TYP)
⑩ PARKWAY CULVERT
⑪ PARKING LOT STRIPING
⑫ REPLACE DECELERATION LANE STRIPING (SEE SHEET 12)
⑬ RETAINING WALL (H=6' MAX)
⑭ CONCRETE SWALE
⑮ MONUMENT SIGN/WALL, PER LANDSCAPE PLANS
⑯ ADA RAMP
⑰ DETECTABLE WARNING SURFACE
⑱ TRASH ENCLOSURE
⑲ BICYCLE RACKS, PER LANDSCAPE PLANS
⑳ VEHICULAR CALL BOX FOR GARAGE GATE
㉑ CONCRETE WHEEL STOPS
㉒ DG (OR SIMILAR) EMERGENCY/LANDSCAPE MAINTENANCE ACCESS PATH, PER LANDSCAPE PLANS
㉓ MOUNTABLE CONCRETE CURB
㉔ EXTERIOR RAILROAD TIE (OR SIMILAR) STAIRS, PER LANDSCAPE PLANS
㉕ FENCE W/ MAN GATE, PER LANDSCAPE PLANS

CONCEPTUAL SITE PLAN

LAGUNA NIGUEL SR LIVING/GRACE CHURCH

WILLIAM C. CUNNINGHAM III
for review
No. 80129
Exp. 09/30/22

Prepared For:

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Project Address:

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APN: 653-012-12

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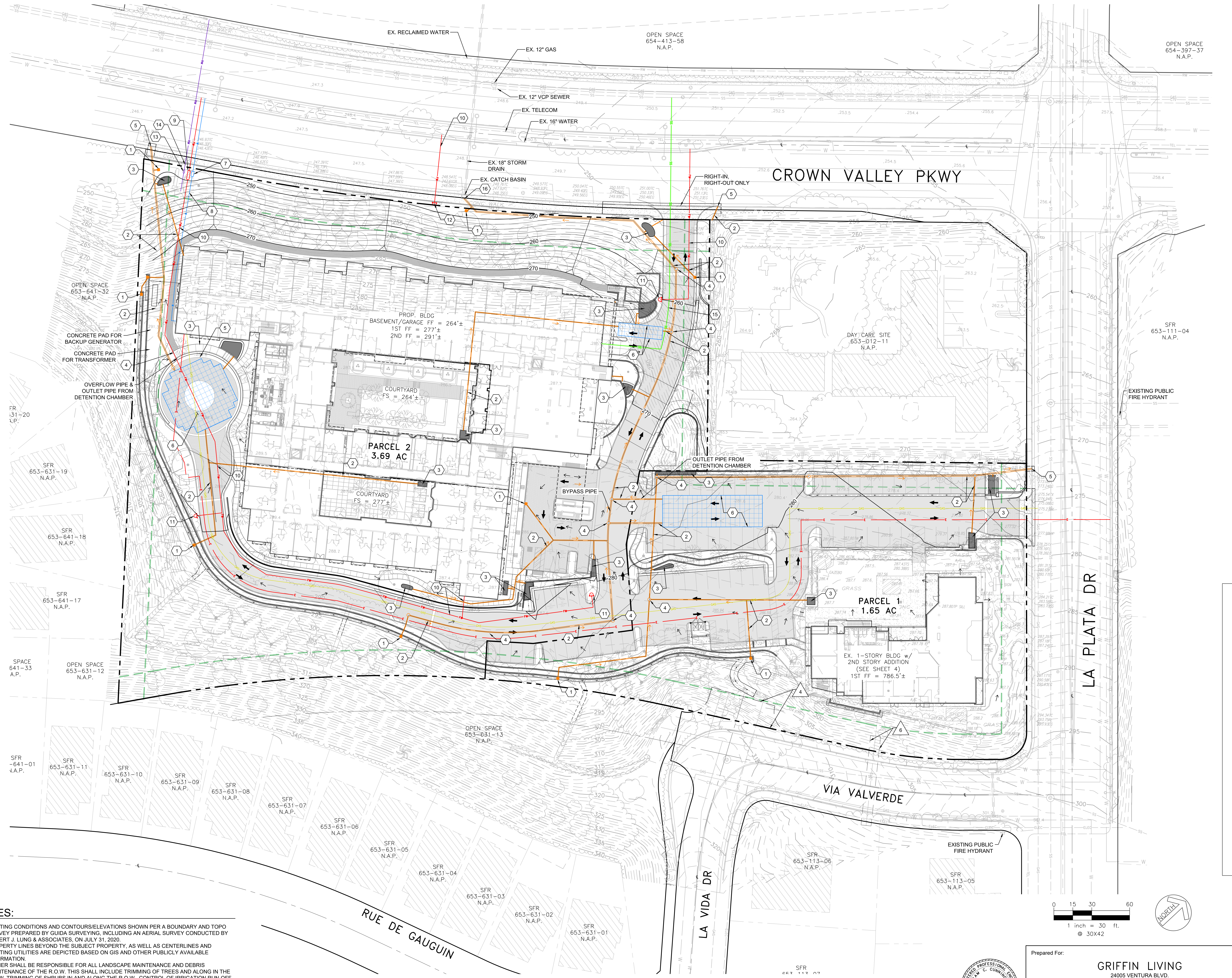
DATE: 3/2/2023

SHEET 5 OF 12



LEGEND:

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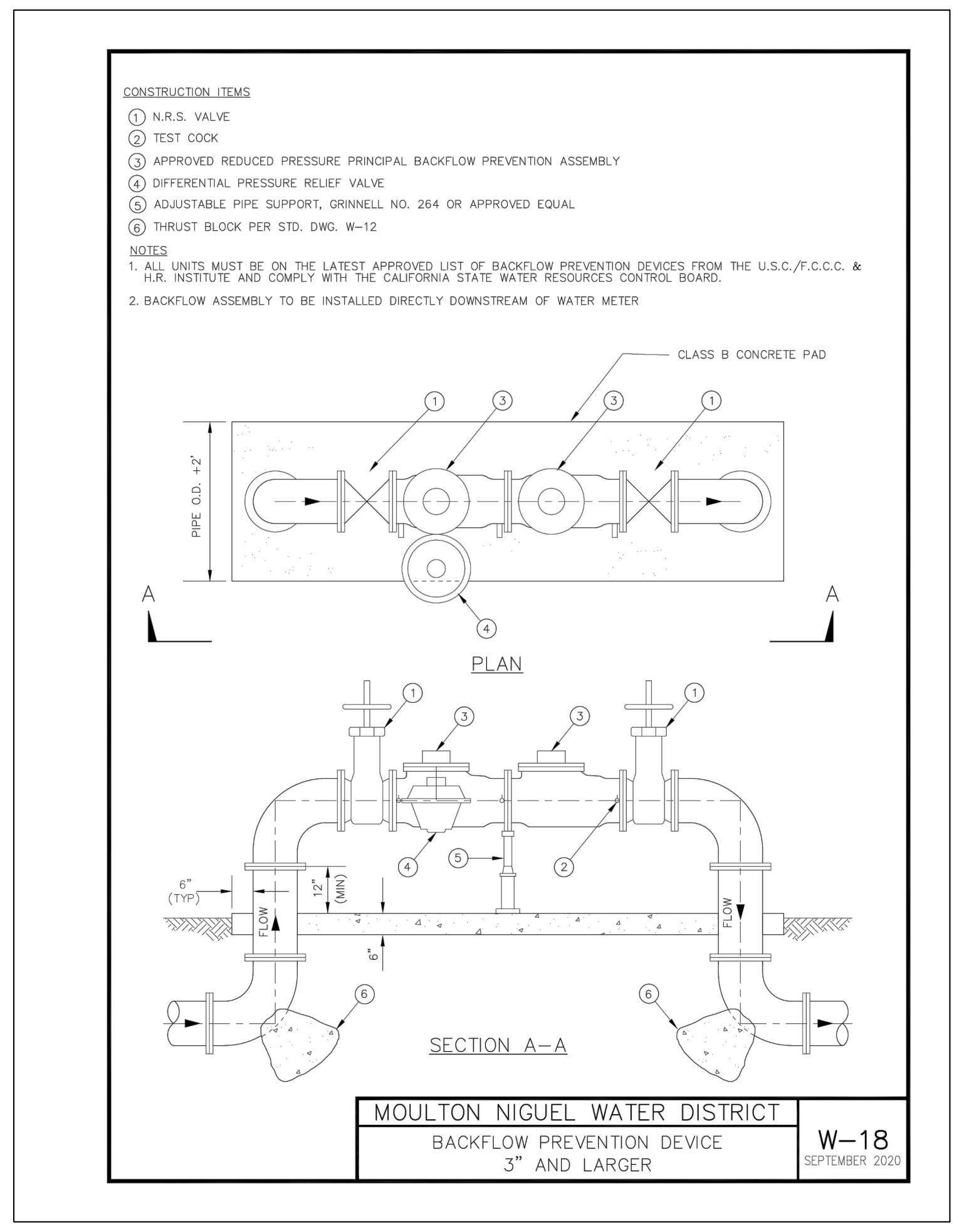
- CTV Communications (Existing)
- TEL Telephone (Existing)
- (1150) Existing Contour
- (1150) Proposed Contour
- ← Surface Flow Arrow
- ← Storm Drain Flow Arrow
- (1) Construction Note
- △1 Easement Callout
- Storm Drain Inlet
- AC Pavement
- Fire Hydrant
- Concrete Sidewalk
- Existing Building
- Decorative Pavers
- Existing Shade Structure
- Biotreatment Device
- Underground Detention Chamber

UTILITY NOTES:

1. CATCH BASIN WITH FILTER
2. PVC DRAINAGE PIPE
3. BIOTREATMENT DEVICE
4. 30" DRAIN BASIN
5. PARKWAY CULVERT
6. UNDERGROUND STORMWATER DETENTION CHAMBER
7. DOMESTIC WATER SERVICE BACKFLOW PREVENTER
8. DOMESTIC WATER LINE
9. FIRE SERVICE BACKFLOW PREVENTER
10. FIRE SERVICE PRIVATE WATER LINE
11. PRIVATE FIRE HYDRANT
12. PUBLIC FIRE HYDRANT
13. RECLAIMED WATER BACKFLOW PREVENTER
14. RECLAIMED WATER LINE
15. SEWER LINE
16. CONNECT TO EXISTING CATCH BASIN
17. REMODEL CONCRETE CHANNEL AND GRADE LOW POINT TO DRAIN VIA EXISTING PARKWAY CULVERT



CONSTRUCTION ITEMS

1. N.R.S. VALVE
2. TEST COCK
3. APPROVED REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY
4. DIFFERENTIAL PRESSURE RELIEF VALVE
5. ADJUSTABLE PIPE SUPPORT, GRINNELL NO. 264 OR APPROVED EQUAL
6. THRUST BLOCK PER STD. DWG. W–12

NOTES

1. ALL UNITS MUST BE ON THE LATEST APPROVED LIST OF BACKFLOW PREVENTION DEVICES FROM THE U.S.C./F.C.C.C. & H.R. INSTITUTE AND COMPLY WITH THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD.
2. BACKFLOW ASSEMBLY TO BE INSTALLED DIRECTLY DOWNSTREAM OF WATER METER

MOULTON NIGUEL WATER DISTRICT
BACKFLOW PREVENTION DEVICE
3" AND LARGER
W–18
SEPTEMBER 2020

NOTES:

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4. DUE TO THE STEEPNESS OF THE DRIVEWAY, AS WELL AS THE PROPOSED USE, NO ACCESSIBLE PATHWAY IS PROPOSED BETWEEN THE ASSISTED LIVING FACILITY AND CROWN VALLEY PKWY. SAFE DISPERSAL AREAS WILL BE PROVIDED IN LIEU OF A PATH OF TRAVEL TO THE PUBLIC RIGHT-OF-WAY.
4. REFER TO PHASING PLAN (SHEET 3) FOR RELATIONSHIP BETWEEN ASSISTED LIVING CENTER AND OVERALL PROJECT SCOPE.

P:\18-1015 - Grace Church - Laguna Niguel Senior Living\230-Entitlement Planning\CAD\18-1015 - Assisted Living - Conceptual Grading Plan.dwg
03/06/23 5:28pm-JONATHAN

CONCEPTUAL COMPOSITE UTILITY PLAN

LAGUNA NIGUEL SR LIVING/GRACE CHURCH

WILLIAM C. CUNNINGHAM III
for review
No. 80129
Exp. 09/30/22
CIVIL

Prepared For:

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Project Address:

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LAGUNA NIGUEL, CA 92677
APN: 653-012-12

PREPARED BY:

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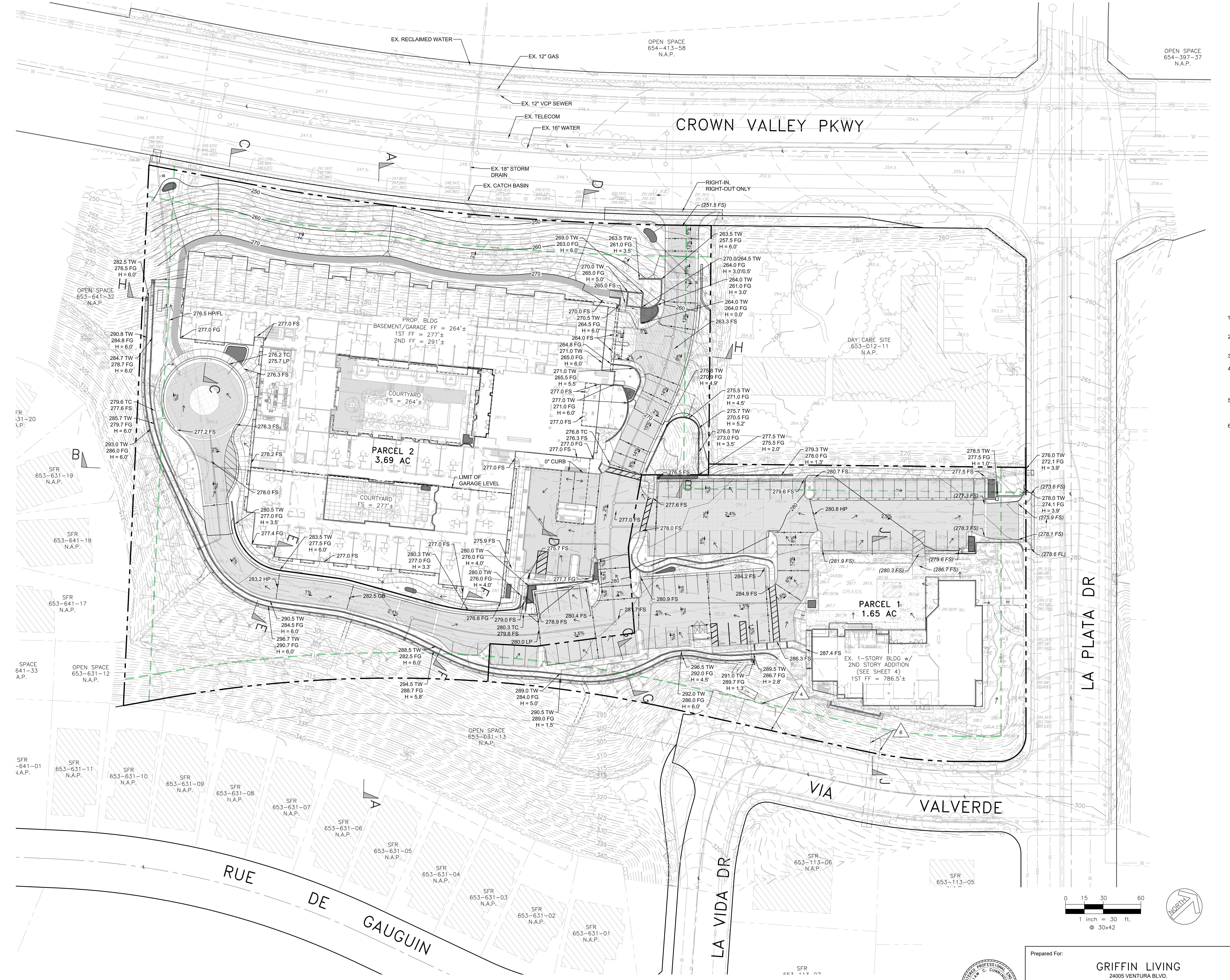
DATE: 3/2/2023
SHEET 6 OF 12



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RW Reclaimed Water (Existing)
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CTV Communications (Existing)
TEL Telephone (Existing)
(1150) Existing Contour
(1150) Proposed Contour

▤	Storm Drain Inlet	△ 1	Easement Callout
○	Fire Hydrant	▩	AC Pavement
▨	Existing Building	▒	Concrete Sidewalk
▨	Existing Shade Structure	▦	Decorative Pavers

NOTES:

1. EXISTING CONDITIONS AND CONTOURS/ELEVATIONS SHOWN PER A BOUNDARY AND TOPO SURVEY PREPARED BY GUIDA SURVEYING, INCLUDING AN AERIAL SURVEY CONDUCTED BY ROBERT J. LUNG & ASSOCIATES, ON JULY 31, 2020.
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6. REFER TO PHASING PLAN (SHEET 3) FOR RELATIONSHIP BETWEEN ASSISTED LIVING CENTER AND OVERALL PROJECT SCOPE.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. CUNNINGHAM III
No. 80129
Exp. 09/30/22
CIVIL
STATE OF CALIFORNIA
for review

CONCEPTUAL GRADING PLAN

LAGUNA NIGUEL SR LIVING/GRACE CHURCH

Prepared For:

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24005 VENTURA BLVD.
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PREPARED BY:

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SHEET 7 OF 12

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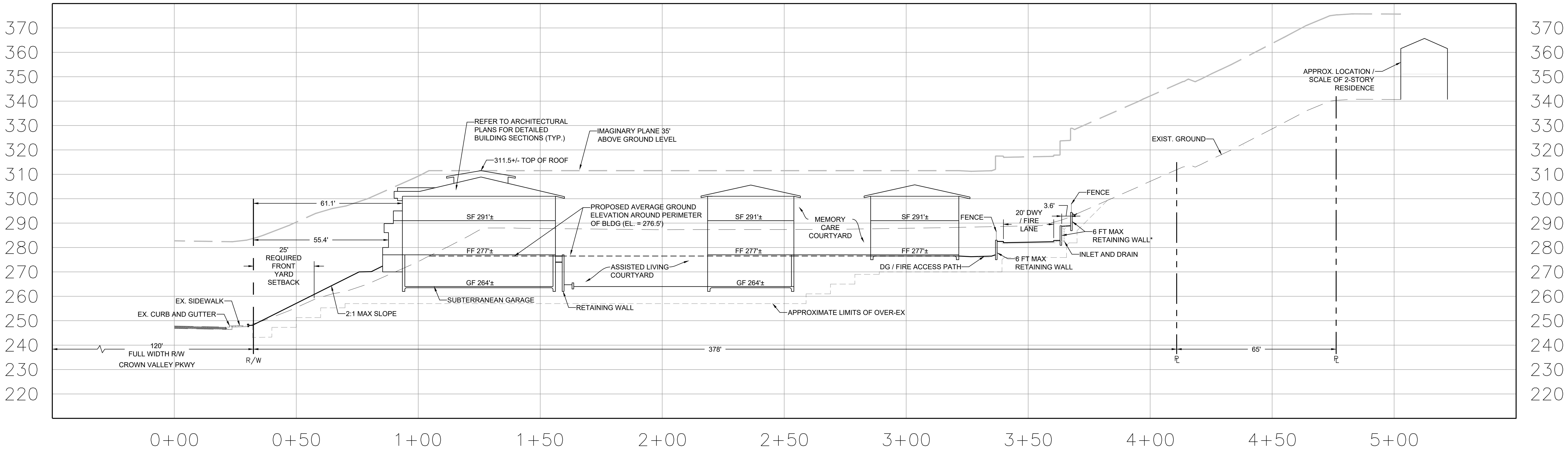
03/06/23 5:29pm-JONATHAN



SECTION A–A
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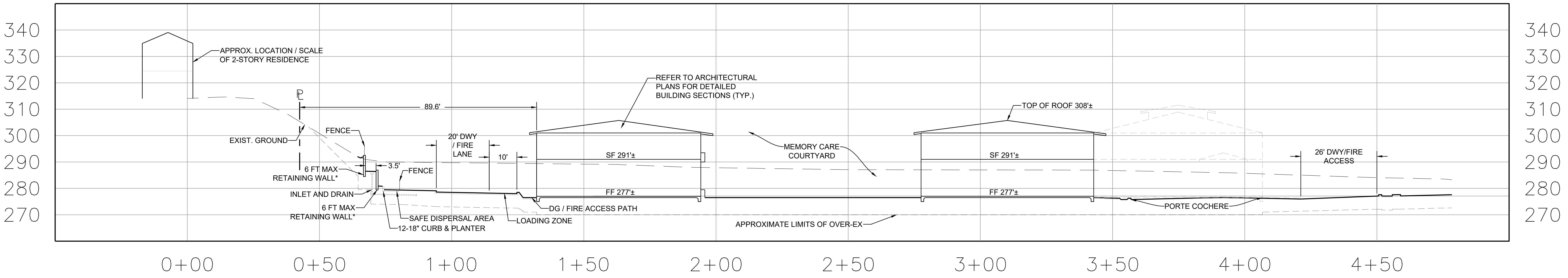

SECTION B–B
HOR: 1" = 20'
VERT: 1" = 20'

*TIERED RETAINING WALLS TO BE SPACED AT MINIMUM 30" APART

GRADING SECTIONS (1)

LAGUNA NIGUEL SR LIVING/GRACE CHURCH

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. CUNNINGHAM III
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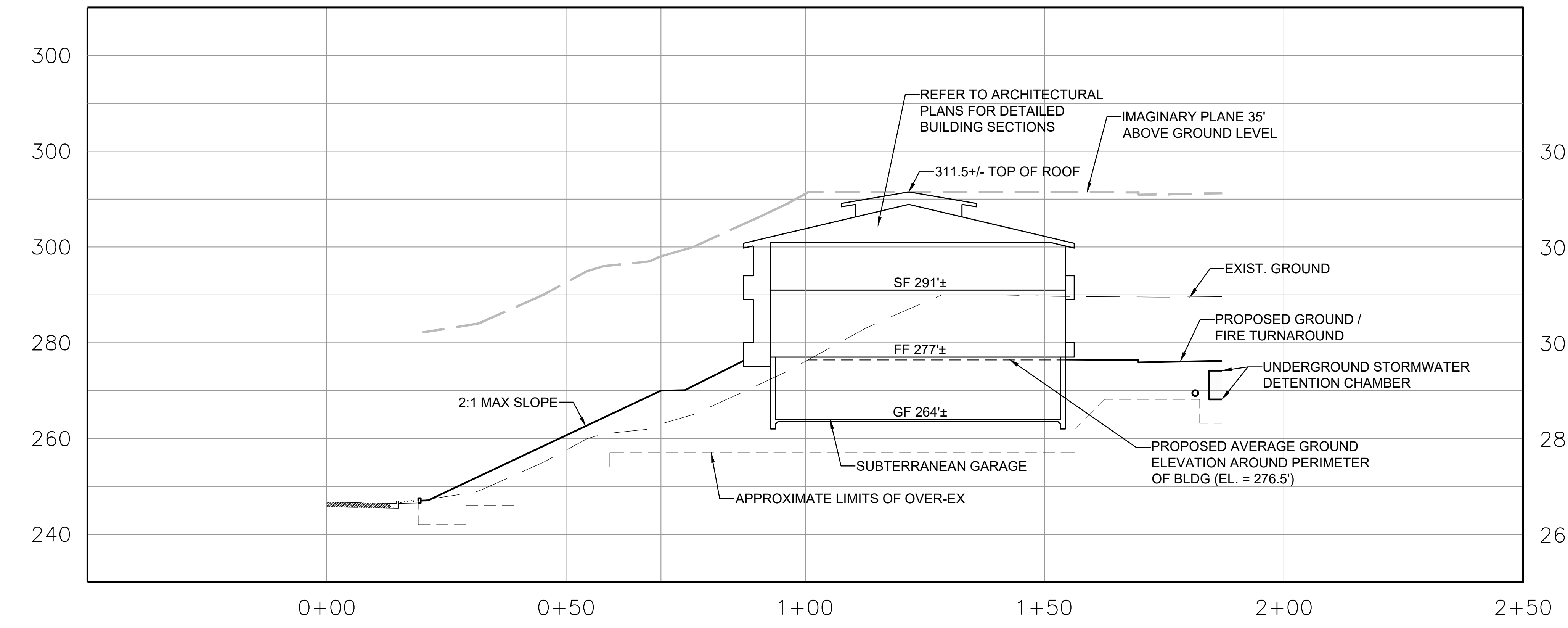
SHEET 8 OF 12



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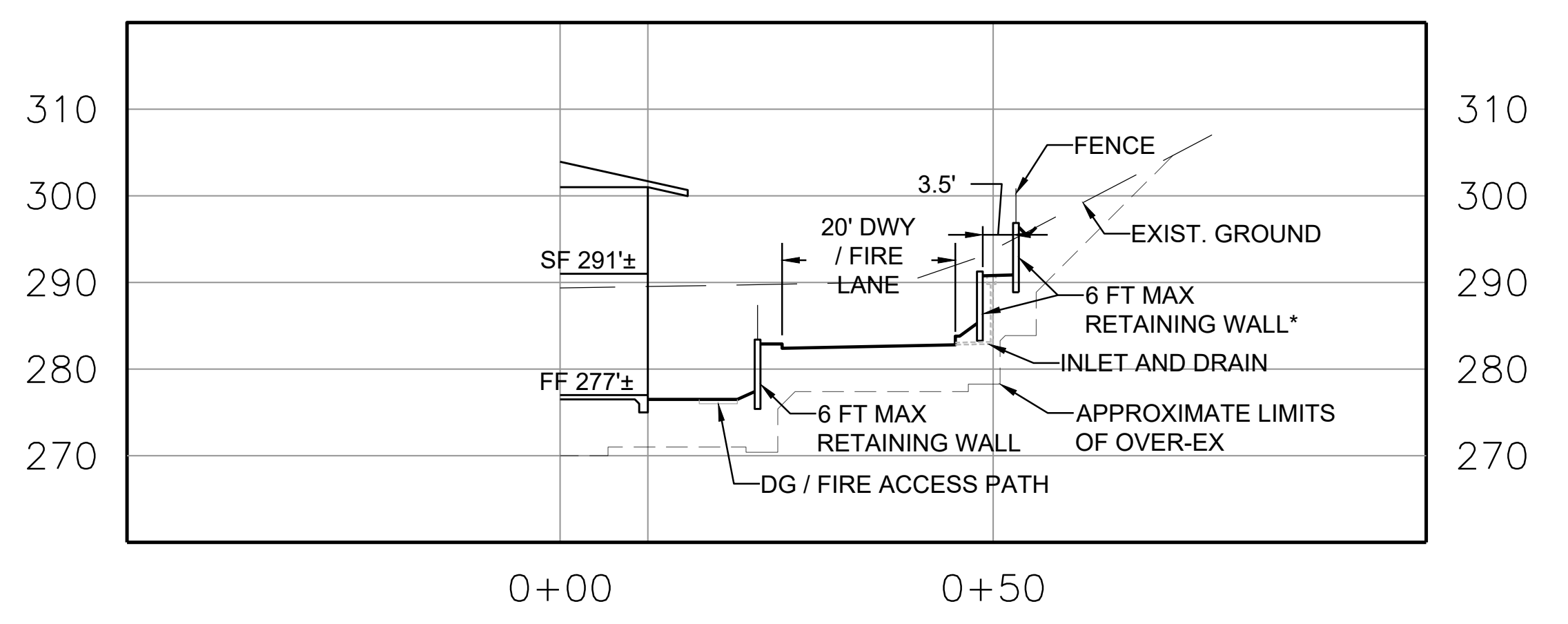

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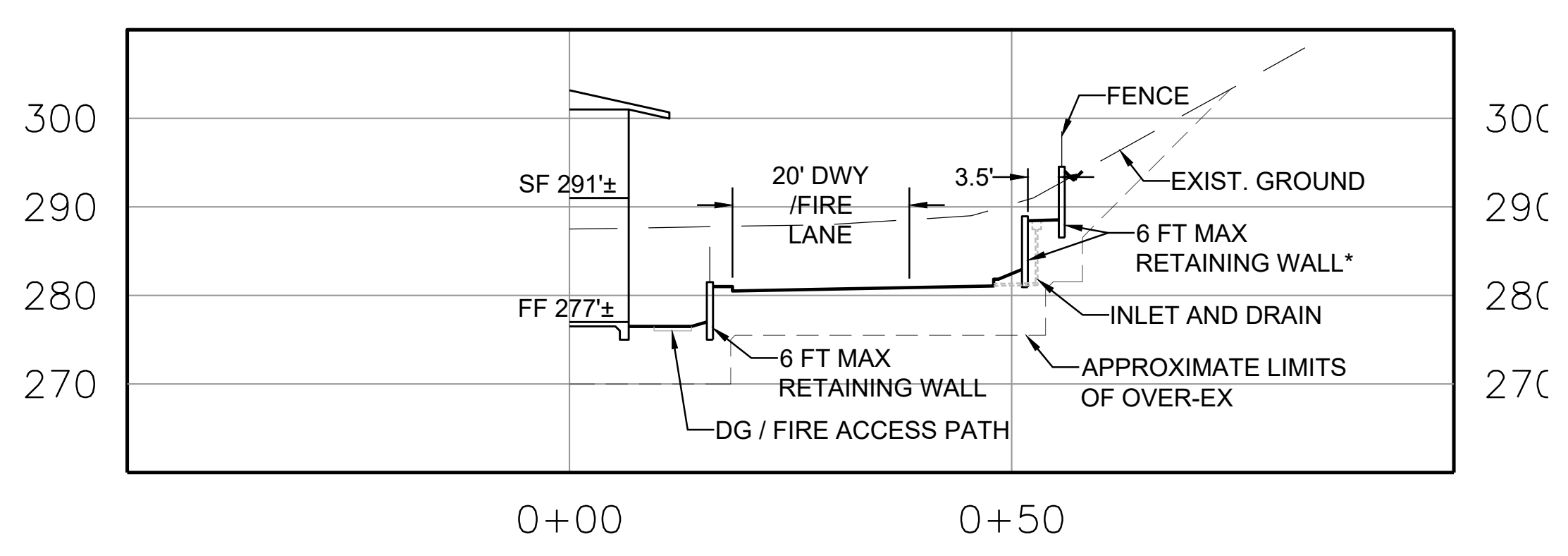

SECTION F–F
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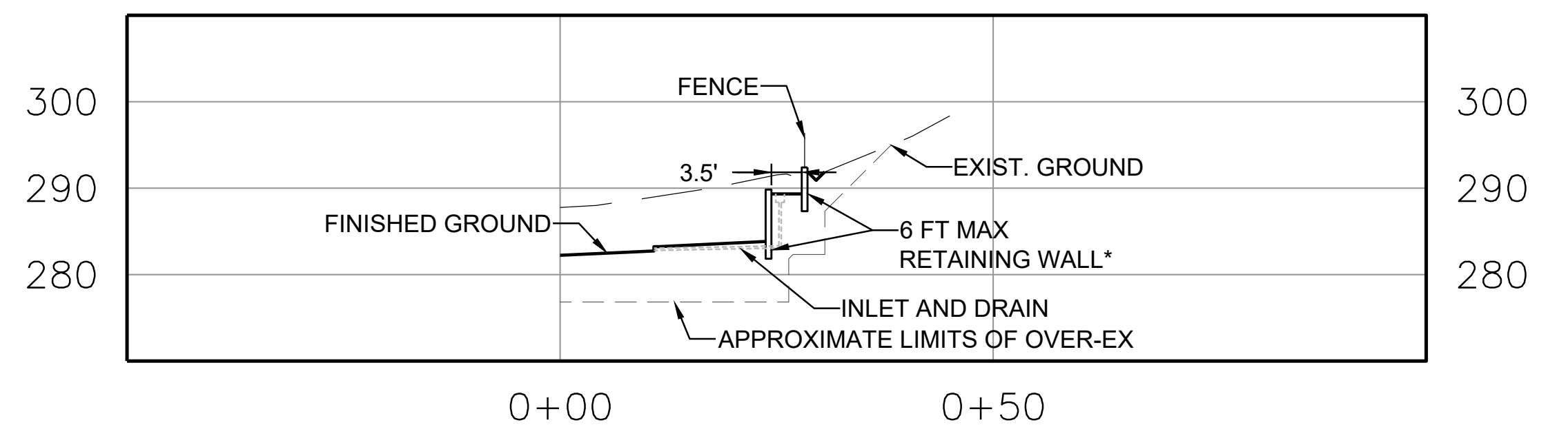
VERT: 1" = 20'



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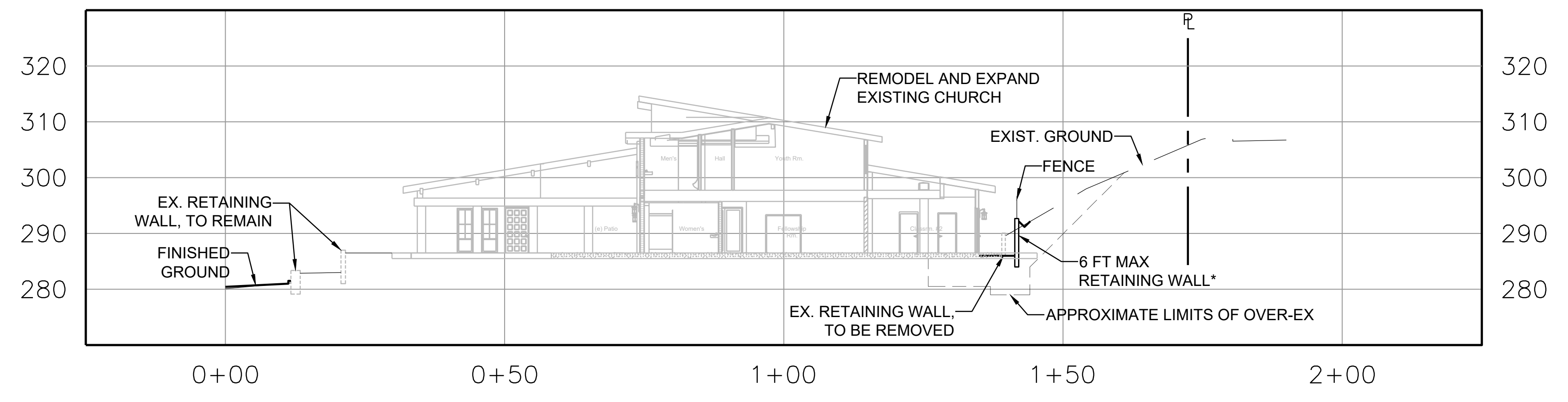
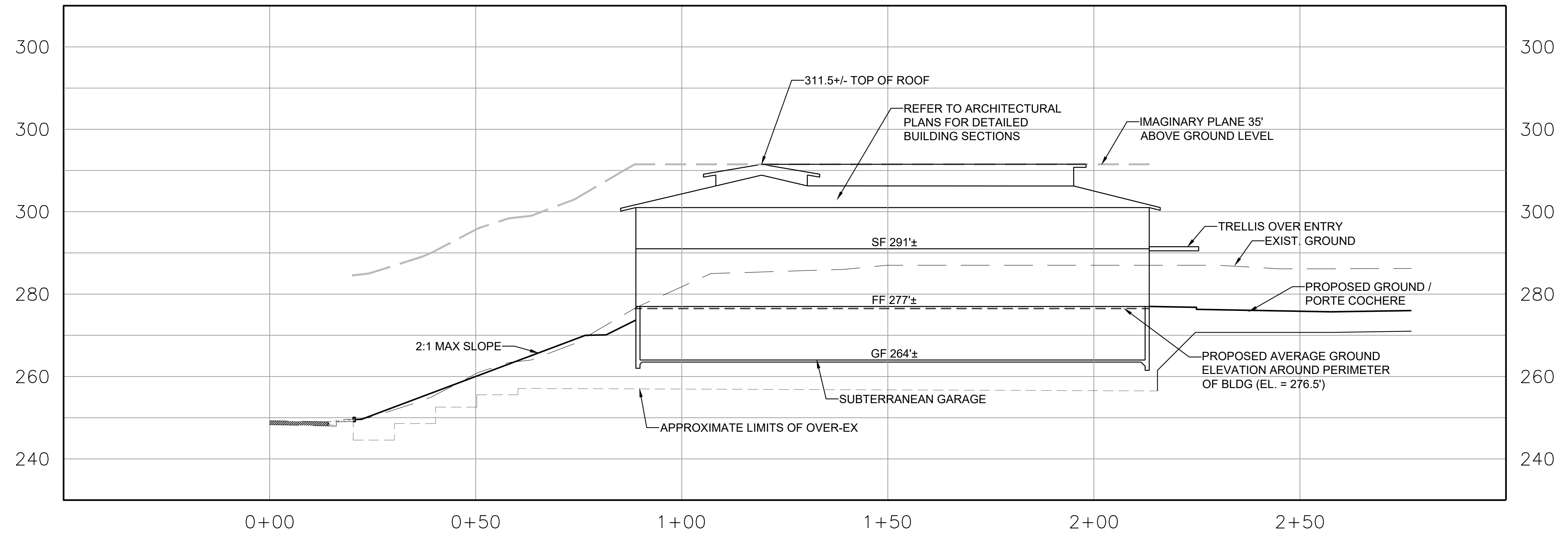


SECTION J–J
HOR: 1" = 20'
VERT: 1" = 20'



SECTION D–D
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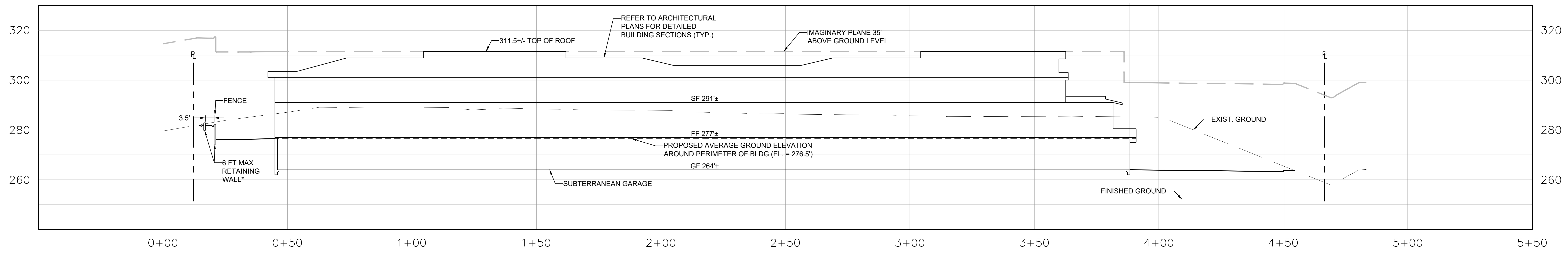

SECTION H–H
HOR: 1" = 20'
VERT: 1" = 20'

*TIERED RETAINING WALLS TO BE SPACED AT MINIMUM 30" APART

GRADING SECTIONS (2)

LAGUNA NIGUEL SR LIVING/GRACE CHURCH

WILLIAM C. CUNNINGHAM III
No. 80129
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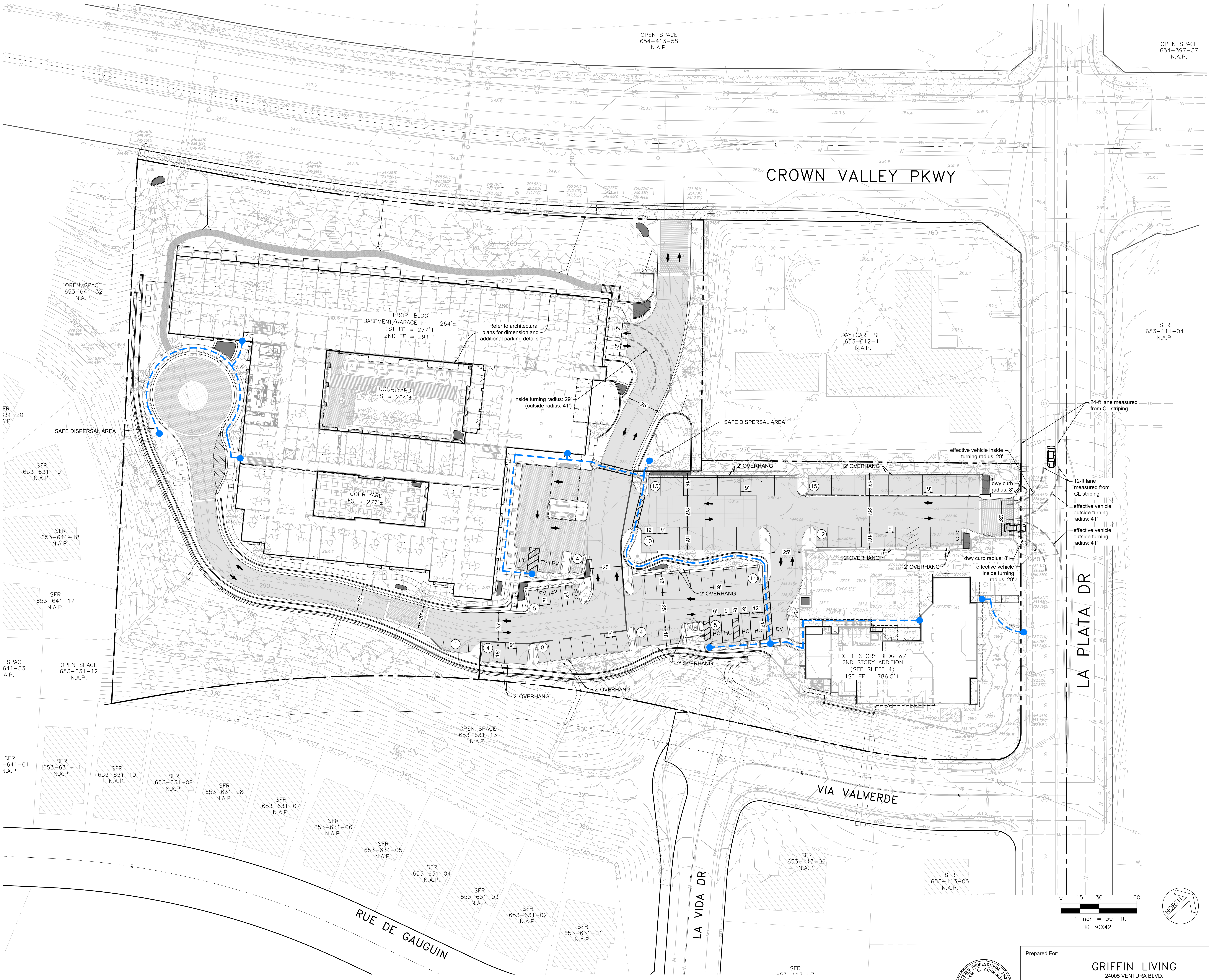
Project Address:

24600 LA PLATA DR
LAGUNA NIGUEL, CA 92677
APN: 653-012-12

PREPARED BY:

DIAMOND WEST
civil engineering • land surveying • land planning
24005 Ventura Boulevard, Suite 100
Calabasas, CA 91302
Phone: (818) 591-1050
www.diamondwest.net

DATE: 3/2/2023
SHEET 9 OF 12



LEGEND:

Subject Parcel Boundary	
Existing Right-of-Way	
Existing Parcels from Orange County GIS	
Existing Easements	
Existing Street Centerlines	
Building Setback	
Proposed Building	
Existing Retaining Wall	
Proposed Retaining Wall	
ADA Accessible Pathway	
(1150) Existing Contour	
(1150) Proposed Contour	
Storm Drain Inlet	AC Pavement
Fire Hydrant	Concrete Sidewalk
Existing Building	Decorative Pavers
Existing Shade Structure	

NOTES:

1. EXISTING CONDITIONS AND CONTOURS/ELEVATIONS SHOWN PER A BOUNDARY AND TOPO SURVEY PREPARED BY GUIDA SURVEYING, INCLUDING AN AERIAL SURVEY CONDUCTED BY ROBERT J. LUNG & ASSOCIATES, ON JULY 31, 2020.
2. PROPERTY LINES BEYOND THE SUBJECT PROPERTY, AS WELL AS CENTERLINES AND EXISTING UTILITIES ARE DEPICTED BASED ON GIS AND OTHER PUBLICLY AVAILABLE INFORMATION.
3. CIVIL PARKING PLAN DEPICTS SURFACE PARKING LAYOUT, DIMENSIONS, AND SUMMARY. REFER TO ARCHITECTURAL PLANS FOR PARKING DETAILS WITHIN PARKING GARAGE.
6. DUE TO THE STEEPNESS OF THE DRIVEWAY AND SIGNIFICANT ELEVATION CHANGE BETWEEN THE BUILDING ENTRANCE AND THE PUBLIC RIGHT-OF-WAY, SAFE DISPERSAL AREAS WILL BE PROVIDED IN LIEU OF A PATH OF TRAVEL TO THE PUBLIC RIGHT-OF-WAY.
7. A RECIPROCAL ACCESS AGREEMENT IS ANTICIPATED TO ALLOW SHARED USE OF DRIVE AISLES BY BOTH THE EXISTING CHURCH AND FUTURE ASSISTED LIVING FACILITY.

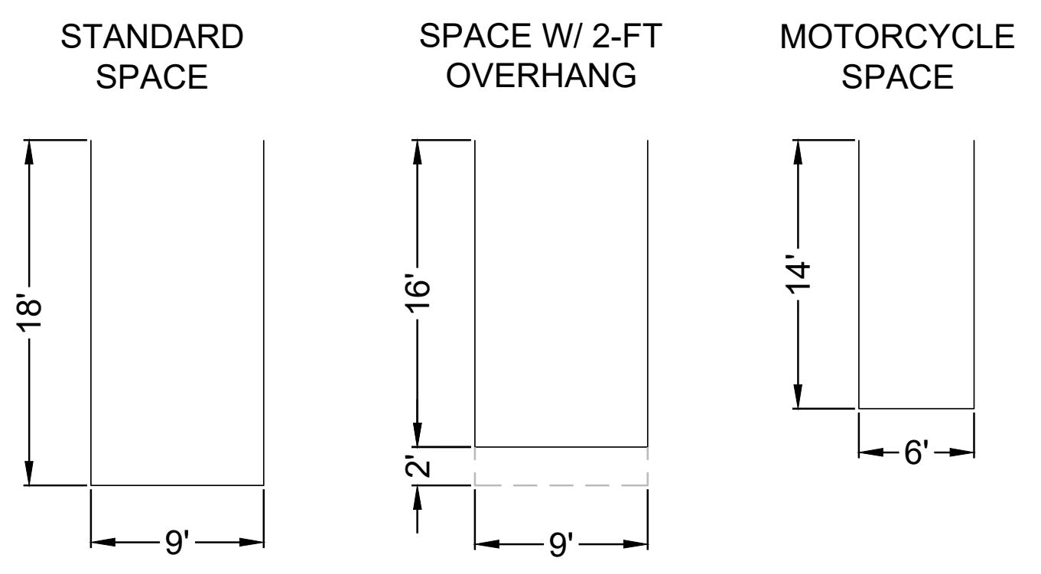
PARKING SUMMARY

TYPE OF PARKING	NO.
PARCEL 1 (CHURCH)	
STANDARD SPACES	76
ACCESSIBLE PARKING	4
EV PARKING	1
MOTORCYCLE	1
TOTAL (CHURCH)	82
PARCEL 2 (ASSISTED LIVING)*	
STANDARD SPACES (SURFACE)	4
STANDARD SPACES (GARAGE	45
ACCESSIBLE PARKING (SURFACE)	1
ACCESSIBLE PARKING (GARAGE)	3
EV PARKING (SURFACE)	4
EV PARKING (GARAGE)	6
MOTORCYCLE (SURFACE)	1
TOTAL (ASSISTED LIVING)	64
TOTAL PARKING	146

*GARAGE PARKING COUNT AND PLAN DEPICTION PER ARCHITECTURAL PLANS. REFER TO GARAGE PLAN FOR SPECIFICS, INCLUDING DIMENSIONS

BICYCLE PARKING

LOCATION	NO.
PARCEL 1 (CHURCH)	3
PARCEL 2 (ASSISTED LIVING)	3
TOTAL	6



Typical Parking Space Dimensions
Scale: 1" = 10'

WILLIAM C. CUNNINGHAM III
No. 80129
Exp. 09/30/22
for review

Prepared For:

GRIFFIN LIVING
24005 VENTURA BLVD.
CALABASAS, CA 91302
(818)436-5100

Project Address:

24600 LA PLATA DR
LAGUNA NIGUEL, CA 92677
APN: 653-012-12

PARKING AND CIRCULATION PLAN

LAGUNA NIGUEL SR LIVING/GRACE CHURCH

PREPARED BY:

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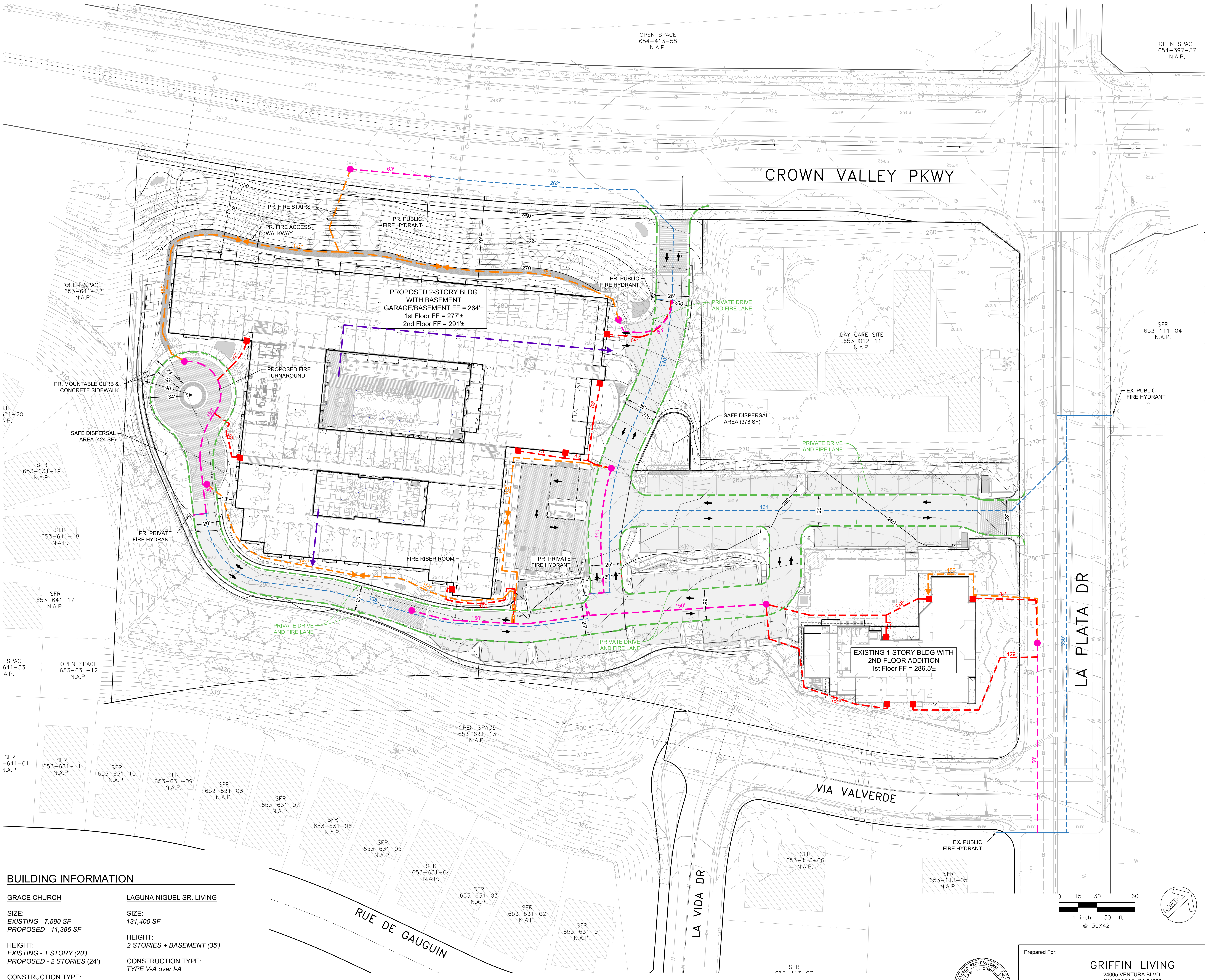
SHEET 10 OF 12



LEGEND:

- Subject Parcel Boundary
- Existing Right-of-Way
- Existing Parcels from Orange County GIS
- Existing Easements
- Existing Street Centerlines
- Proposed Building
- Existing Retaining Wall
- Proposed Retaining Wall
- Fire Water (Proposed)
- Fire Hose Lay Distance
- Fire Hose Pull Distance (to Point of Egress)
- Fire Hose Pull Distance (around Building Perimeter)
- Fire Access Lane
- Distance between Hydrants
- Approx. Fire Tunnel Path (see Architectural Plans)
- ● Fire Truck Staging Location
- 🟥 Point of Egress
- Existing Contour
- Proposed Contour
- Storm Drain Inlet
- Fire Hydrant
- Existing Building
- Existing Shade Structure
- AC Pavement
- Concrete Sidewalk
- Decorative Pavers

FIRE NOTES:

1. A RECIPROCAL ACCESS AGREEMENT IS ANTICIPATED TO ALLOW SHARED USE OF DRIVE AISLES BY BOTH THE EXISTING CHURCH AND FUTURE ASSISTED LIVING FACILITY.
2. FIRE ACCESS ROADWAYS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES AND SUPPORT THE IMPOSED LOAD OF A 94,000-POUND FIRE APPARATUS IN ACCORDANCE WITH OCFA REQUIREMENTS.
3. BOTH THE CHURCH AND SENIOR LIVING CENTER WILL BE SPRINKLERED PER 2019 CBC SECTION 903 AND NFPA 13.
4. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
5. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
6. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
7. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
8. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
9. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
10. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
11. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
12. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
13. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.
14. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E..G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
15. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
16. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
17. ALL FIRE HYDRANTS SHALL HAVE A “BLUE REFLECTIVE PAVEMENT MARKER” INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
18. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY.
19. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
20. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
21. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
22. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
23. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
24. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
25. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2016 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.
26. AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
27. AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL FOR PROJECTS CONTAINING A, C, E, F, H, I, L, AND R-4 OCCUPANCIES. A PLAN MAY ALSO BE REQUIRED FOR R-1 AND R-2 OCCUPANCIES OVER TWO STORIES OR THOSE UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMUM BUILDING SIZE ALLOWED—SEE OCFA INFO BULLETIN 02-13.
28. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
29. A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.

BUILDING INFORMATION

GRACE CHURCH

SIZE:
EXISTING - 7,590 SF
PROPOSED - 11,386 SF

HEIGHT:
EXISTING - 1 STORY (20')
PROPOSED - 2 STORIES (24')

CONSTRUCTION TYPE:
V-A

OCCUPANCY TYPE:
A-3

LAGUNA NIGUEL SR. LIVING

SIZE:
131,400 SF

HEIGHT:
2 STORIES + BASEMENT (35')

CONSTRUCTION TYPE:
TYPE V-A over I-A

OCCUPANCY TYPE:
R2.1, S-2

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. CUNNINGHAM III
No. 80129
Exp. 09/30/22
CIVIL
STATE OF CALIFORNIA
for review

Prepared For:

GRIFFIN LIVING
24005 VENTURA BLVD.
CALABASAS, CA 91302
(818)436-5100

Project Address:

24600 LA PLATA DR
LAGUNA NIGUEL, CA 92677
APN: 653-012-12

CONCEPTUAL FIRE MASTER PLAN

LAGUNA NIGUEL SR LIVING/GRACE CHURCH

PREPARED BY:

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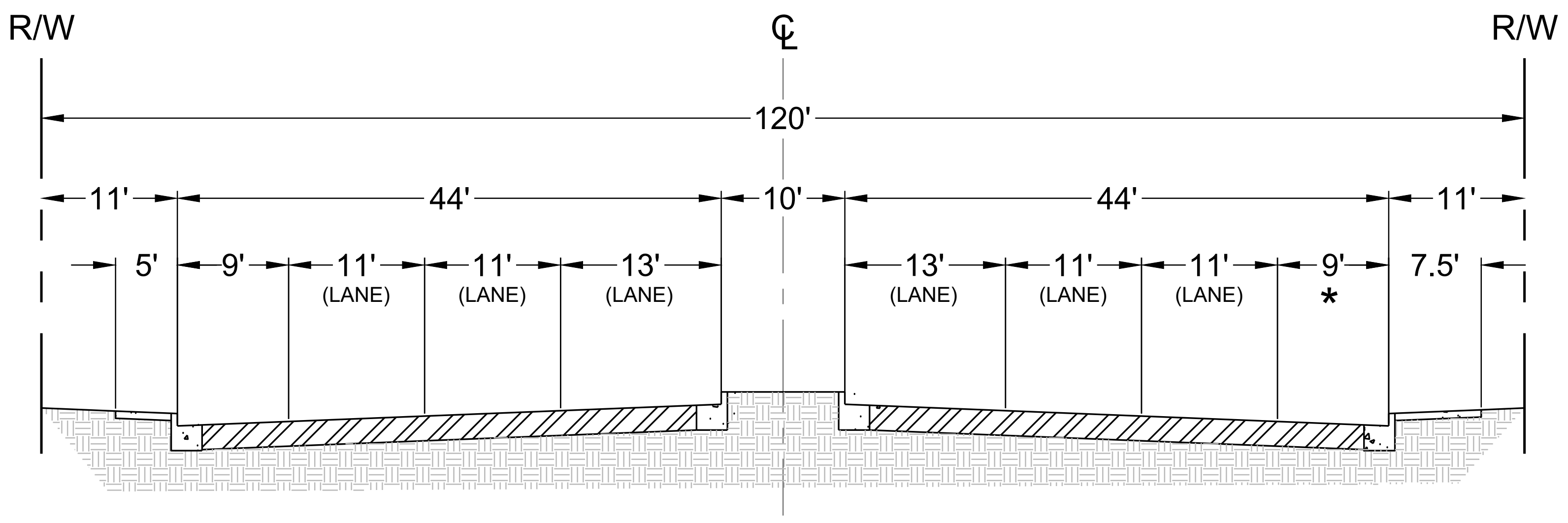
DATE: 3/2/2023

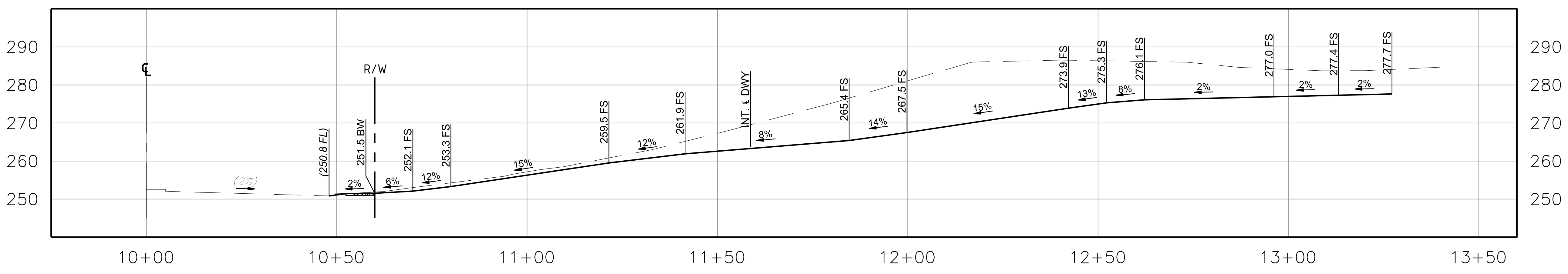
SHEET 11 OF 12



TYPICAL SECTION – CROWN VALLEY PARKING (120' RIGHT-OF-WAY)

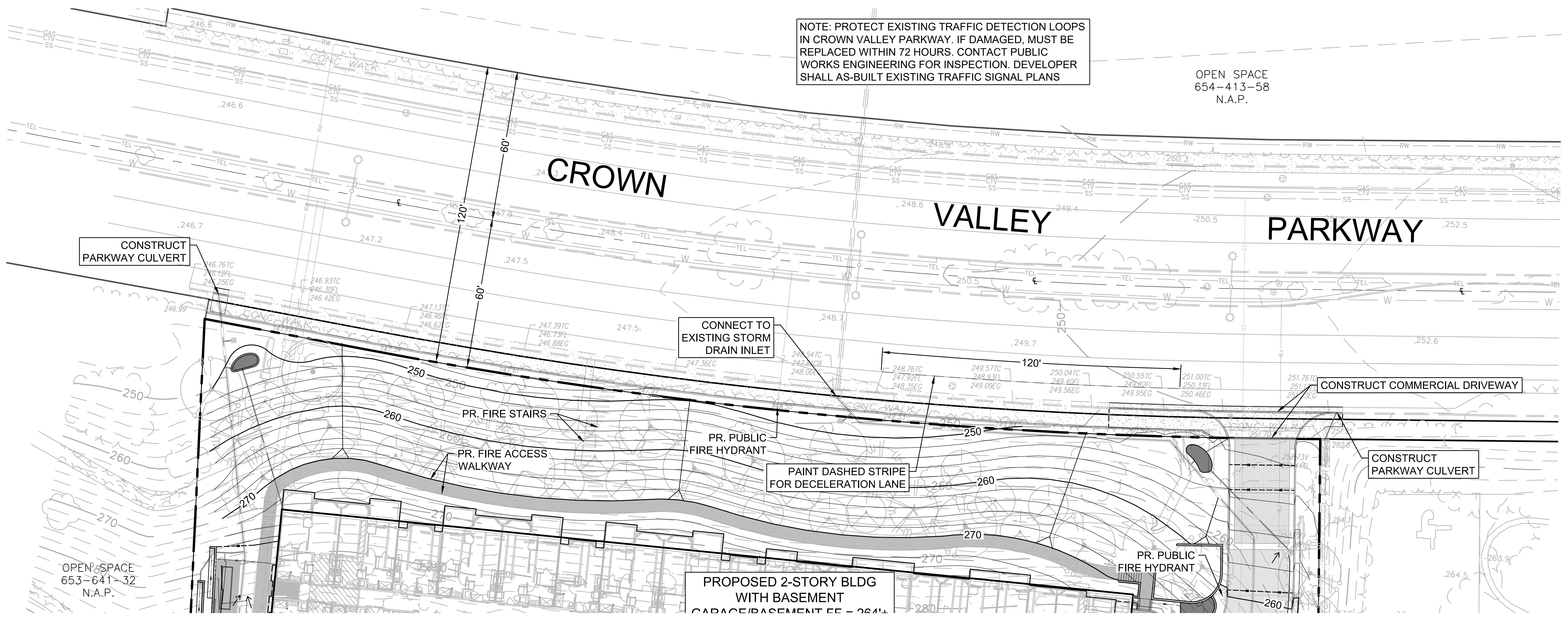
HOR. SCALE: 1" = 10'
VERT. SCALE: 1" = 5'

*FUTURE BIKE LANE AND ACCELERATION/DECELERATION LANE



DRIVEWAY PROFILE (R.O.W. TO ENTRANCE)

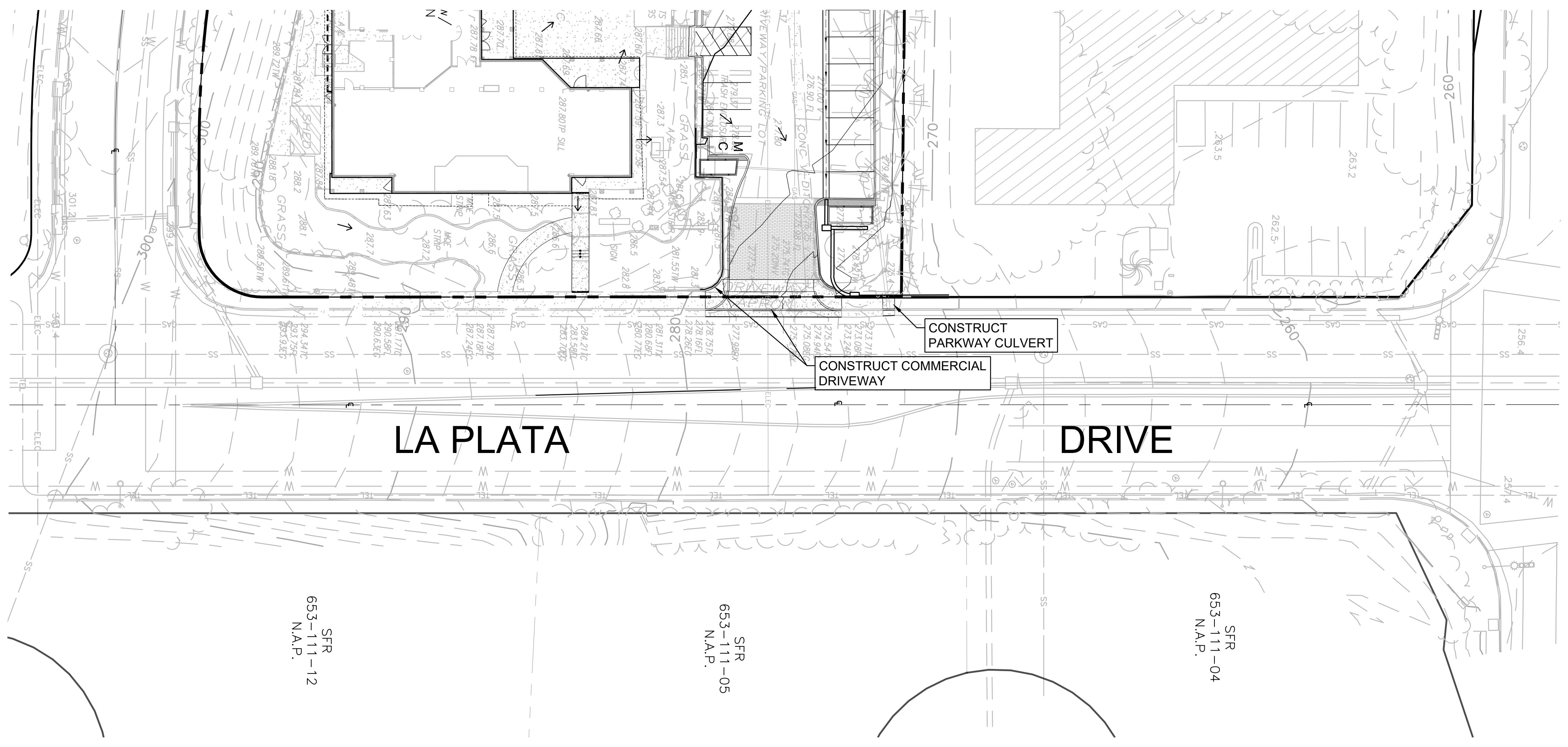
HOR. SCALE: 1" = 20'
VERT. SCALE: 1" = 20'



CROWN VALLEY PARKWAY – STRIPING AND RIGHT-OF-WAY IMPROVEMENTS

SCALE: 1" = 30'

0 15 30 60
1 inch = 30 ft.
@ 30X42
NORTH



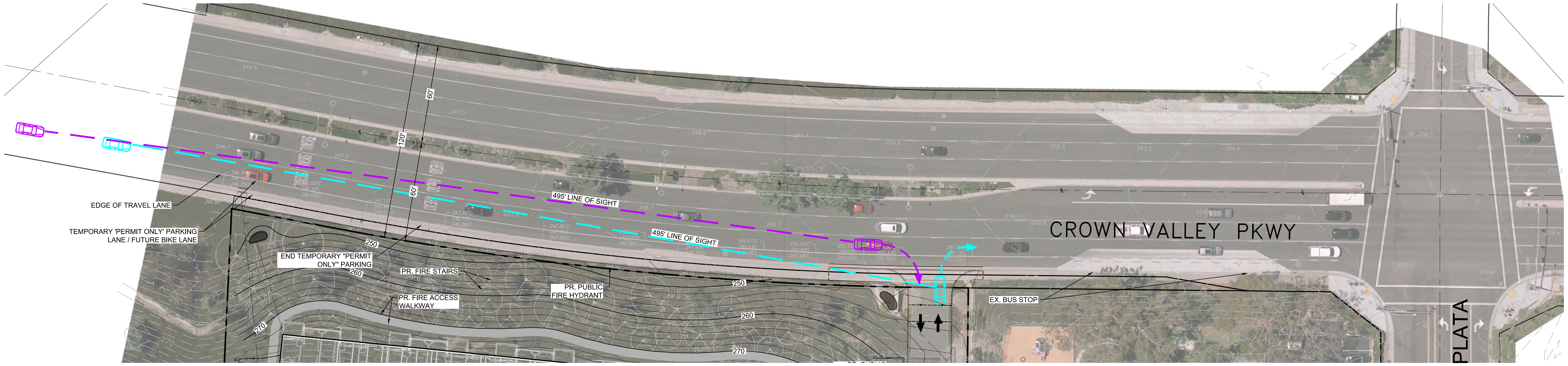
LA PLATA DRIVE IMPROVEMENTS

SCALE: 1" = 30'

0 15 30 60
1 inch = 30 ft.
@ 30X42
NORTH

LEGEND:

▬ ▬ ▬	Subject Parcel Boundary
▬ ▬ ▬	Existing Right-of-Way
— — —	Existing Parcels from Orange County GIS
— — —	Existing Easements
— — ℄ — —	Existing Street Centerlines
— — —	Building Setback
═══	Proposed Building
═══	Existing Retaining Wall
═══	Proposed Retaining Wall
═══	Storm Drain (Existing)
═══	Storm Drain (Proposed)
— SS —	Sanitary Sewer (Existing)
— SS —	Sanitary Sewer (Proposed)
— W —	Water (Existing)
— W —	Water (Proposed)
— FW —	Fire Water (Proposed)
— RW —	Reclaimed Water (Existing)
— RW —	Reclaimed Water (Proposed)
— GAS —	Natural Gas (Existing)
— GAS —	Natural Gas (Proposed)
— CTV —	Communications (Existing)
— TEL —	Telephone (Existing)



LINE OF SIGHT – INBOUND/OUTBOUND RIGHT TURN MOVEMENTS

SCALE: 1" = 30'

0 15 30 60
1 inch = 30 ft.
@ 30X42
NORTH

NOTES:

1. EXISTING CONDITIONS AND CONTOURS/ELEVATIONS SHOWN PER A BOUNDARY AND TOPO SURVEY PREPARED BY GUIDA SURVEYING, INCLUDING AN AERIAL SURVEY CONDUCTED BY ROBERT J. LUNG & ASSOCIATES, ON JULY 31, 2020.
2. PROPERTY LINES BEYOND THE SUBJECT PROPERTY, AS WELL AS CENTERLINES AND EXISTING UTILITIES ARE DEPICTED BASED ON GIS AND OTHER PUBLICLY AVAILABLE INFORMATION.
3. OWNER SHALL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AND DEBRIS MAINTENANCE OF THE R.O.W. THIS SHALL INCLUDE TRIMMING OF TREES IN AND ALONG THE R.O.W., TRIMMING OF SHRUBS IN AND ALONG THE R.O.W., CONTROL OF IRRIGATION RUN-OFF, EROSION CONTROL, ETC., THROUGHOUT THE LIFE OF THE PROJECT.

LEGEND:

▬ ▬ ▬	PROJECT BOUNDARY
— — —	EX. PROPERTY LINES
— — ℄ — —	EX. CENTERLINE
— — —	EX. LANE STRIPING
— — —	RIGHT TURN IN
— — —	RIGHT TURN OUT
🚗	20' CAR
➡	DIRECTION OF TRAFFIC

STOPPING SIGHT DISTANCE STANDARDS (PER AASHTO)	
DESIGN SPEED (MPH)	STOPPING SIGHT DISTANCE (FT)
55	495

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. CUNNINGHAM III
for review
No. 80129
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CONCEPTUAL STREET IMPROVEMENT PLAN

LAGUNA NIGUEL SR LIVING/GRACE CHURCH

PREPARED BY:

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DATE: 3/2/2023
SHEET 12 OF 12

P:\18-1015 - Grace Church - Laguna Niguel Senior Living\230-Entitlement Planning\CAD\18-1015 - Assisted Living - Grading Plan Set Exhibits.dwg
03/06/23 5:36pm-JONATHAN

LEGEND

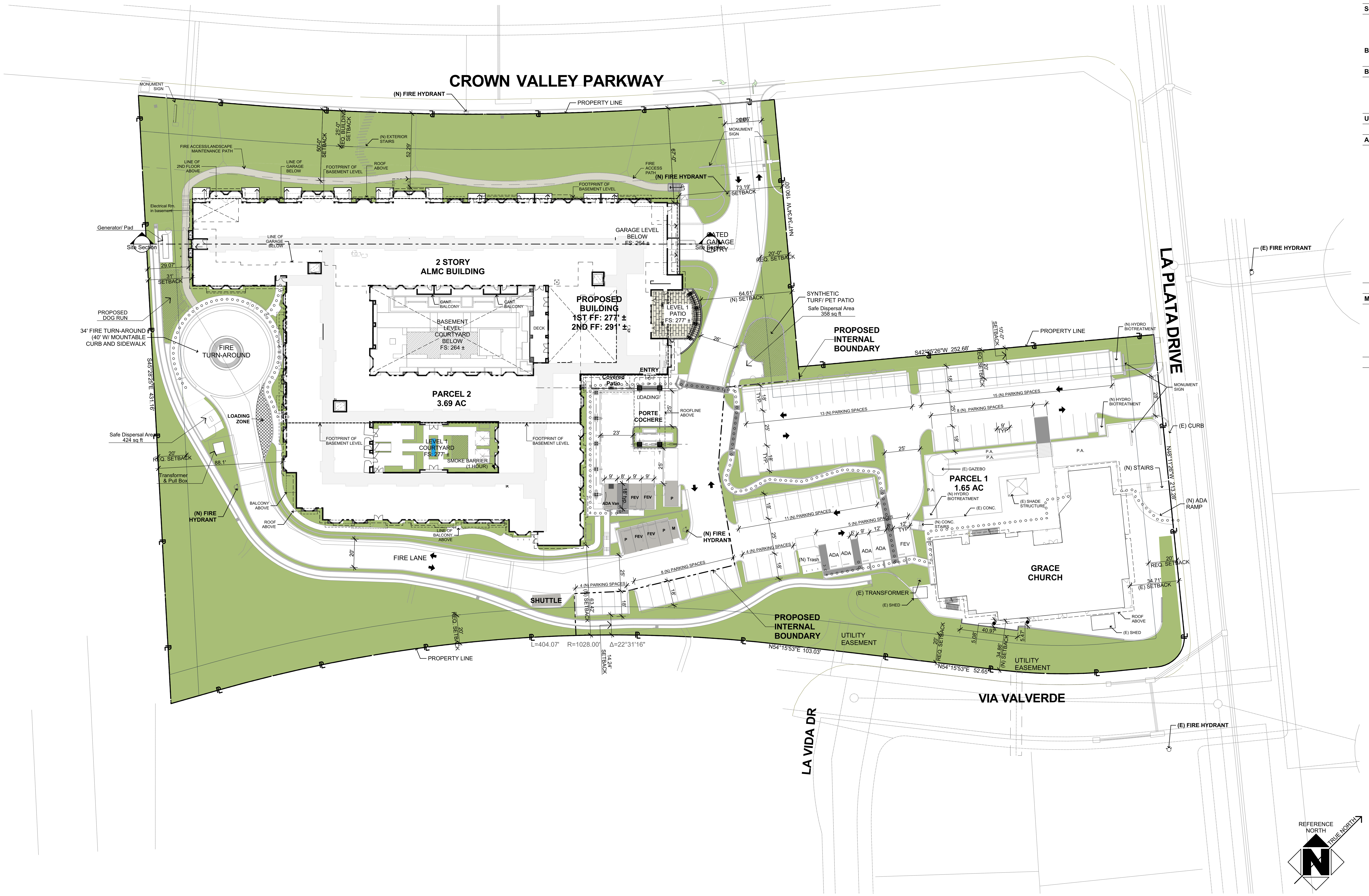
∘∘∘∘∘∘∘∘∘∘∘∘∘∘∘∘	ACCESSIBLE PATH OF TRAVEL
— ——— — —	PROPERTY LINE

NOTES:

1) ALL NECESSARY IMPROVEMENTS FOR PROPOSED ALMC ON PARCEL 1 WILL BE GRANTED THROUGH RECORD USE EASEMENTS

2) CHURCH RESURFACING, STRIPING, LIGHTING AND LANDSCAPING WILL BE INSTALLED DURING CONSTRUCTION OF ALMC BUILDING.

3) LA PLATA DRIVE ENTRY IMPROVEMENTS AND MONUMENTS TO BE PART OF ALMC APPLICATION.



1 Site Plan (at grade)
SCALE: 1" = 30'

BUILDING 1 GROSS AREA

Occupancy	Area (SF)
First Floor (at grade)	
BLDG 1 AL FIRST FL	24,822
Second Floor	
BLDG 1 AL SECOND FL	20,551
	45,373 sq ft

BUILDING 2 GROSS AREA

Occupancy	Area (SF)
Basement	
BLDG 2 ALMC BASEMENT	12,678
First Floor (at grade)	
BLDG 2 MC FIRST FL	22,178
Second Floor	
BLDG 2 AL SECOND FL	22,178
	57,034 sq ft

BUILDING 3 GROSS AREA

Occupancy	Area (SF)
Basement	
BLDG 3 PARKING GARAGE	24,484
	24,484 sq ft

GROSS BUILDING AREA

Occupancy	Area (SF)
Basement	
BASEMENT	16,979
PARKING GARAGE	21,526
First Floor (at grade)	
FIRST FLOOR	48,433
Second Floor	
SECOND FLOOR	43,925
	130,863 sq ft

UNIT MIX

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
AL					
AL-0a	ASSISTED LIVING - STUDIO	1	17	490	8,330
AL-0b	ASSISTED LIVING - STUDIO	1	1	631	631
AL-0c	ASSISTED LIVING - STUDIO	1	1	577	577
AL-0d	ASSISTED LIVING - STUDIO	1	1	564	564
AL-0e	ASSISTED LIVING - STUDIO	1	1	572	572
AL-1a	ASSISTED LIVING - 1 BED	1	35	633	22,155
AL-1b	ASSISTED LIVING - 1 BED	1	6	702	4,212
AL-1c	ASSISTED LIVING - 1 BED	1	1	836	836
AL-1d	ASSISTED LIVING - 1 BED	1	1	691	691
AL-1e	ASSISTED LIVING - 1 BED	1	7	653	4,571
AL-1f	ASSISTED LIVING - 1 BED	1	3	640	1,920
AL-2a	ASSISTED LIVING - 2 BED	2	2	930	1,860
AL-2b	ASSISTED LIVING - 2 BED	2	1	1,100	1,100
		80	**77**		**48,019 sq ft**
MC					
MC-1a	MEMORY CARE - 1 BED	1	21	483	10,143
MC-1b	MEMORY CARE - 1 BED	1	1	491	491
MC-1c	MEMORY CARE - 1 BED	1	1	557	557
MC-1d	MEMORY CARE - 1 BED	1	1	482	482
MC-1e	MEMORY CARE - 1 BED	1	7	474	3,318
		31	**31**		**14,991 sq ft**
		111	**108**		**63,010 sq ft**

PARKING SUMMARY

Story		Qty.
Basement	ADA Car	2
Basement	ADA Van	1
Basement	FEV	7
Basement	P	44
		54
First Floor (at grade)	ADA Van	1
First Floor (at grade)	FEV	4
First Floor (at grade)	M	1
First Floor (at grade)	P	3
First Floor (at grade)	SHUTTLE	1
		10
		64

FEV = FUTURE ELECTRIC VEHICLE CHARGING SPACE
M = MOTORCYLE PARKING
P = STANDARD PARKING SPACE
ADA = ACCESSIBLE PARKING SPACE

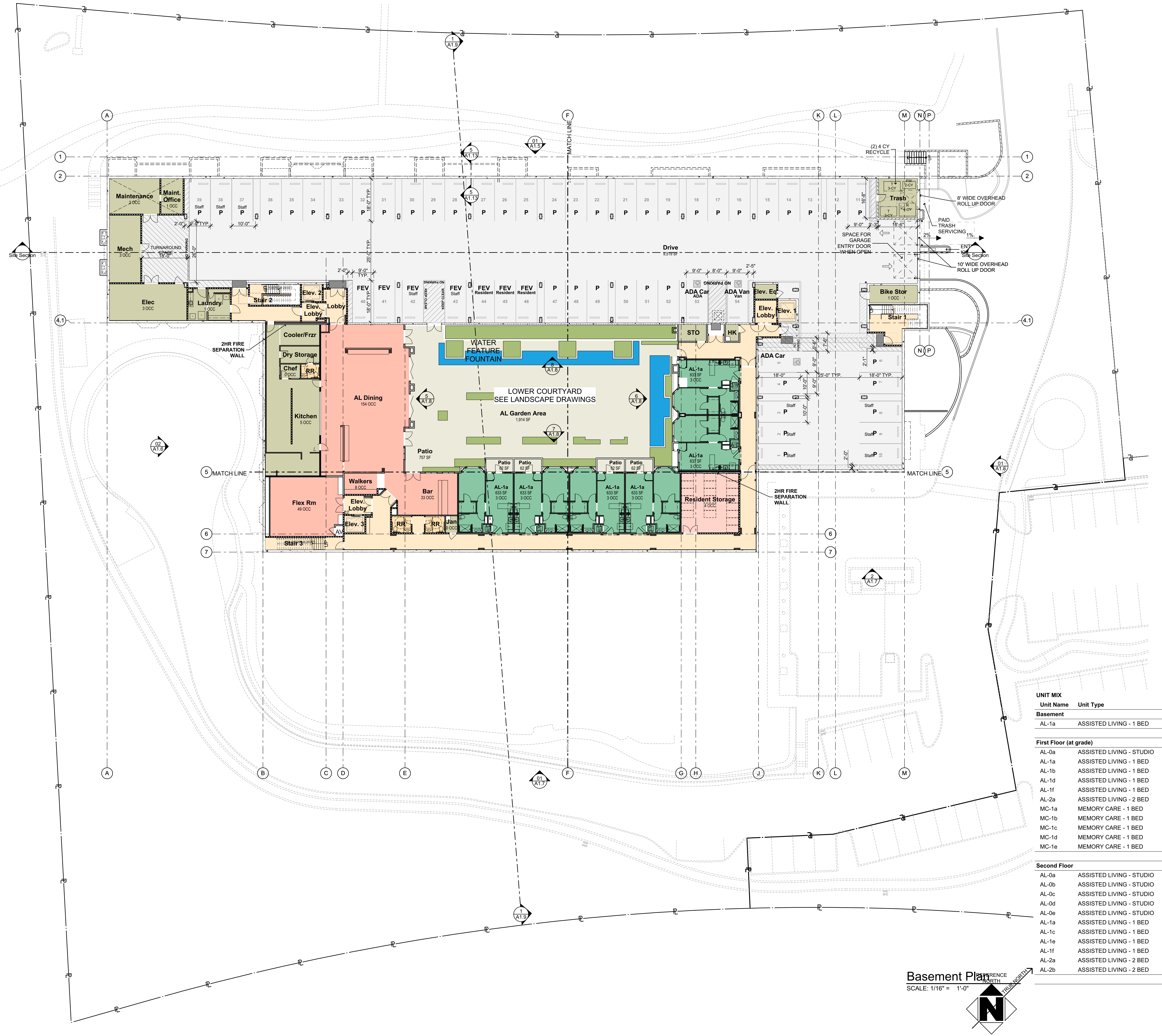
IPA IRWIN PARTNERS ARCHITECTS
245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
(714) 557 2448 www.ipaoc.com
ARCHITECTURE PLANNING CONSULTING

Laguna Niguel Senior Living Center and Grace Church Remodel

Griffin Living

24600 La Plata Drive
Laguna Niguel, CA 92677

PARCEL 2
ALMC
Site Plan
A0
PROJECT NO: 19016
PLOT DATE: 3/7/2023
19016 Laguna Niguel



FOR PARCEL 2

Basement Plan
SCALE: 1/16" = 1'-0"

PARKING SUMMARY		
Story		Qty.
Basement	ADA Car	2
Basement	ADA Van	1
Basement	FEV	7
Basement	P	44
		54
First Floor (at grade)	ADA Van	1
First Floor (at grade)	FEV	4
First Floor (at grade)	M	1
First Floor (at grade)	P	3
First Floor (at grade)	SHUTTLE	1
		10

UNIT MIX

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
Basement					
AL-1a	ASSISTED LIVING - 1 BED	1	6	633	3,798
		6	**6**		**3,798 sq ft**
First Floor (at grade)					
AL-0a	ASSISTED LIVING - STUDIO	1	3	490	1,470
AL-1a	ASSISTED LIVING - 1 BED	1	10	633	6,330
AL-1b	ASSISTED LIVING - 1 BED	1	6	702	4,212
AL-1d	ASSISTED LIVING - 1 BED	1	1	691	691
AL-1f	ASSISTED LIVING - 1 BED	1	1	640	640
AL-2a	ASSISTED LIVING - 2 BED	2	1	930	930
MC-1a	MEMORY CARE - 1 BED	1	21	483	10,143
MC-1b	MEMORY CARE - 1 BED	1	1	491	491
MC-1c	MEMORY CARE - 1 BED	1	1	557	557
MC-1d	MEMORY CARE - 1 BED	1	1	482	482
MC-1e	MEMORY CARE - 1 BED	1	7	474	3,318
		54	**53**		**29,264 sq ft**
Second Floor					
AL-0a	ASSISTED LIVING - STUDIO	1	14	490	6,860
AL-0b	ASSISTED LIVING - STUDIO	1	1	631	631
AL-0c	ASSISTED LIVING - STUDIO	1	1	577	577
AL-0d	ASSISTED LIVING - STUDIO	1	1	564	564
AL-0e	ASSISTED LIVING - STUDIO	1	1	572	572
AL-1a	ASSISTED LIVING - 1 BED	1	19	633	12,027
AL-1c	ASSISTED LIVING - 1 BED	1	1	836	836
AL-1e	ASSISTED LIVING - 1 BED	1	7	653	4,571
AL-1f	ASSISTED LIVING - 1 BED	1	2	640	1,280
AL-2a	ASSISTED LIVING - 2 BED	2	1	930	930
AL-2b	ASSISTED LIVING - 2 BED	2	1	1,100	1,100
		51	**49**		**29,948 sq ft**
		111	**108**		**63,010 sq ft**

IPA IRWIN PARTNERS ARCHITECTS
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ARCHITECTURE PLANNING CONSULTING

Laguna Niguel Senior Living Center and Grace Church Remodel
Griffin Living
24600 La Plata Drive
Laguna Niguel, CA 92677

PARCEL 2
ALMC
Basement Plan
A1.1
PROJECT NO: 19016
PLOT DATE: 3/7/2023
19016 Laguna Niguel

First Floor (at grade)
SCALE: 1/16" = 1'-0"

PARKING SUMMARY

Story		Qty.
Basement	ADA Car	2
Basement	ADA Van	1
Basement	FEV	7
Basement	P	44
		54
First Floor (at grade)	ADA Van	1
First Floor (at grade)	FEV	4
First Floor (at grade)	M	1
First Floor (at grade)	P	3
First Floor (at grade)	SHUTTLE	1
		10

UNIT MIX

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
Basement					
AL-1a	ASSISTED LIVING - 1 BED	1	6	633	3,798
		6	**6**		**3,798 sq ft**
First Floor (at grade)					
AL-0a	ASSISTED LIVING - STUDIO	1	3	490	1,470
AL-1a	ASSISTED LIVING - 1 BED	1	10	633	6,330
AL-1b	ASSISTED LIVING - 1 BED	1	6	702	4,212
AL-1d	ASSISTED LIVING - 1 BED	1	1	691	691
AL-1f	ASSISTED LIVING - 1 BED	1	1	640	640
AL-2a	ASSISTED LIVING - 2 BED	2	1	930	930
MC-1a	MEMORY CARE - 1 BED	1	21	483	10,143
MC-1b	MEMORY CARE - 1 BED	1	1	491	491
MC-1c	MEMORY CARE - 1 BED	1	1	557	557
MC-1d	MEMORY CARE - 1 BED	1	1	482	482
MC-1e	MEMORY CARE - 1 BED	1	7	474	3,318
		54	**53**		**29,264 sq ft**
Second Floor					
AL-0a	ASSISTED LIVING - STUDIO	1	14	490	6,860
AL-0b	ASSISTED LIVING - STUDIO	1	1	631	631
AL-0c	ASSISTED LIVING - STUDIO	1	1	577	577
AL-0d	ASSISTED LIVING - STUDIO	1	1	564	564
AL-0e	ASSISTED LIVING - STUDIO	1	1	572	572
AL-1a	ASSISTED LIVING - 1 BED	1	19	633	12,027
AL-1c	ASSISTED LIVING - 1 BED	1	1	836	836
AL-1e	ASSISTED LIVING - 1 BED	1	7	653	4,571
AL-1f	ASSISTED LIVING - 1 BED	1	2	640	1,280
AL-2a	ASSISTED LIVING - 2 BED	2	1	930	930
AL-2b	ASSISTED LIVING - 2 BED	2	1	1,100	1,100
		51	**49**		**29,948 sq ft**
		111	**108**		**63,010 sq ft**

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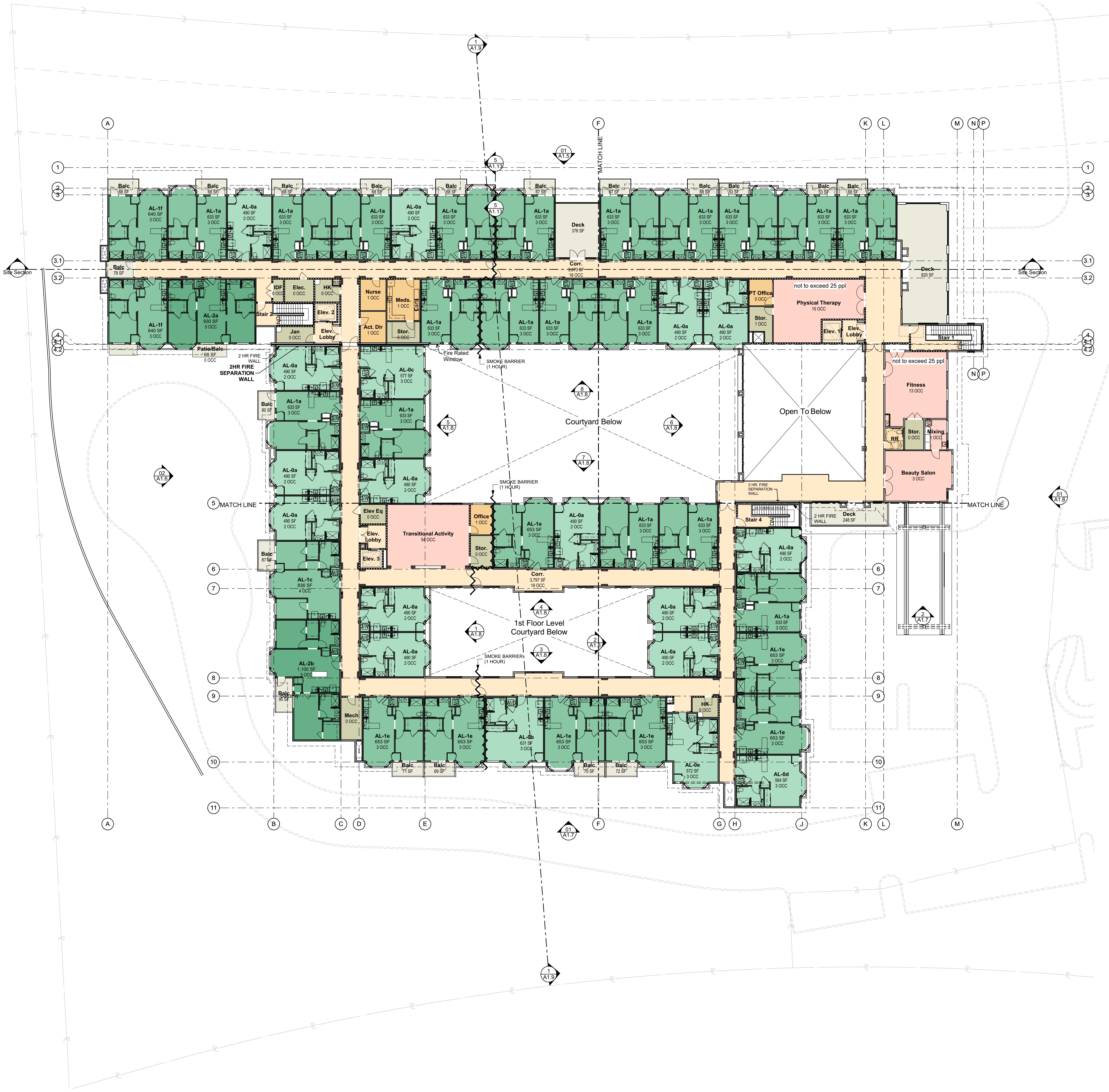
PARCEL 2
ALMC
First Floor Plan
A1.2
PROJECT NO: 19016
PLOT DATE: 3/7/2023
19016 Laguna Niguel



Second Floor

SCALE: 1/16" = 1'-0"

REFERENCE NORTH

TRUE NORTH

UNIT MIX

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
Basement					
AL-1a	ASSISTED LIVING - 1 BED	1	6	633	3,798
		6	**6**		**3,798 sq ft**
First Floor (at grade)					
AL-0a	ASSISTED LIVING - STUDIO	1	3	490	1,470
AL-1a	ASSISTED LIVING - 1 BED	1	10	633	6,330
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AL-1d	ASSISTED LIVING - 1 BED	1	1	691	691
AL-1f	ASSISTED LIVING - 1 BED	1	1	640	640
AL-2a	ASSISTED LIVING - 2 BED	2	1	930	930
MC-1a	MEMORY CARE - 1 BED	1	21	483	10,143
MC-1b	MEMORY CARE - 1 BED	1	1	491	491
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		54	**53**		**29,264 sq ft**
Second Floor					
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AL-0c	ASSISTED LIVING - STUDIO	1	1	577	577
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AL-0e	ASSISTED LIVING - STUDIO	1	1	572	572
AL-1a	ASSISTED LIVING - 1 BED	1	19	633	12,027
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AL-1f	ASSISTED LIVING - 1 BED	1	2	640	1,280
AL-2a	ASSISTED LIVING - 2 BED	2	1	930	930
AL-2b	ASSISTED LIVING - 2 BED	2	1	1,100	1,100
		51	**49**		**29,948 sq ft**
		111	**108**		**63,010 sq ft**

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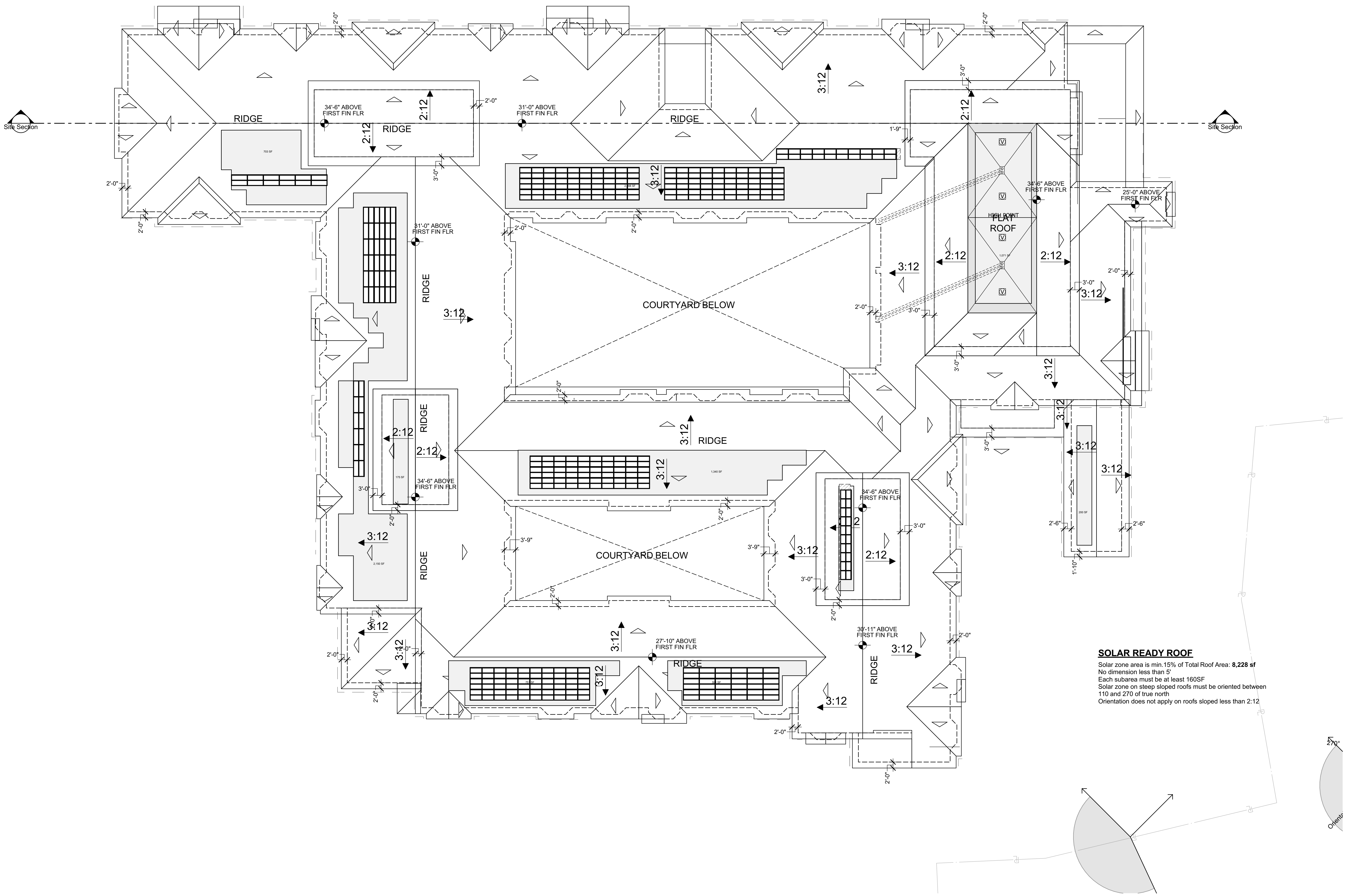
PARCEL 2
ALMC
Second Floor Plan
A1.3
PROJECT NO: 19016
PLOT DATE: 3/7/2023
19016 Laguna Niguel

LEGEND

- - - - - PROPOSED GUTTER

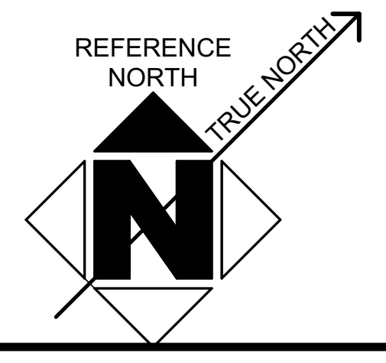
▨ AREA FOR FUTURE SOLAR



SOLAR READY ROOF

Solar zone area is min.15% of Total Roof Area: **8,228 sf**
No dimension less than 5'
Each subarea must be at least 160SF
Solar zone on steep sloped roofs must be oriented between
110 and 270 of true north
Orientation does not apply on roofs sloped less than 2:12

1 Roof
SCALE: 1/16" = 1'-0"



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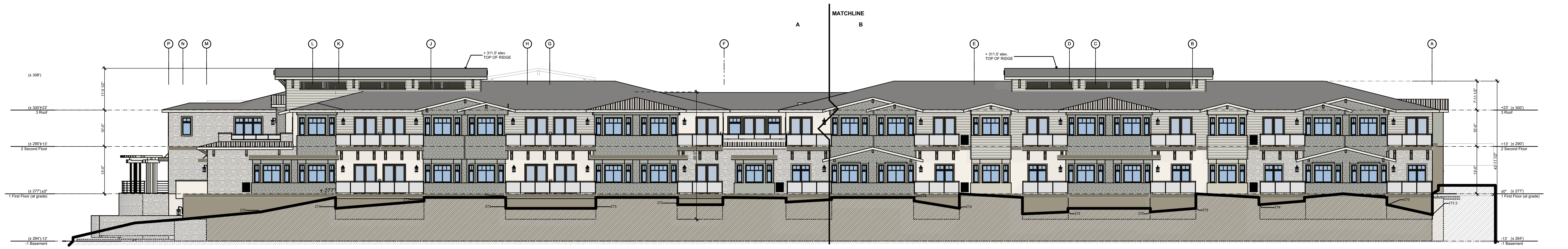
PARCEL 2
ALMC
Roof Plan
A1.4
PROJECT NO: 19016
PLOT DATE: 3/7/2023
19016 Laguna Niguel



01 North Elevation-Overall
SCALE: 1/16" = 1'-0"

A North Elevation
SCALE: 1/8" = 1'-0"

B North Elevation
SCALE: 1/8" = 1'-0"

R1 Accent Roofing -
Standing Seam Metal
CUSTOM-BILT METALS
color: PREWEATHERED GALVALUME

R2 Primary Roofing -
Flat Concrete
EAGLE CONCRETE ROOFING
SHAKE PROFILE
color: 5589 BROWN GRAY RANGE

■ **A** Accent Stucco,
DR/WDW Trim @ Stucco
DUNN EDWARDS
DE 6229 CALICO ROCK

■ **B** Stucco, Fascia, DR/WDW Trim @ Siding
DUNN EDWARDS
DEW 339 BONE CHINA

■ **C** Shingle siding, Accent stucco
DUNN EDWARDS
DE 6277 PEBBLE WALK

■ **D** Beams, Corbels, Top rail,
& Louvers @ Roof
DUNN EDWARDS
DE 6230 CENTER RIDGE

■ **E** Siding
JAMES HARDIE HARDIEPLANK LAP SIDING-
Custom Colonial Smooth, or eq.
DUNN EDWARDS
DE 6241 LUNAR LANDING

■ **F** Decorative shutters, Entry Door
DUNN EDWARDS
DET 606 MEEK MOSS GREEN

S1 Stone Veneer
ELDORADO STONE
ROUGH CUT,
color: VINEYARD TRAIL

1	Vinyl Windows MILGARD, or eq., color: BRONZE
2	Vinyl Doors MILGARD, or eq., color: BRONZE
3	Temp. Glass Guardrail
4	Metal / Cable Guardrail, painted black TOP RAIL painted DE6230
5	Metal Louver Vent, painted Bronze to match doors and windows, Trim DEW 339 Bone China
6	Decorative Wd. Bracket, painted DUNN EDWARDS DE 6230 CENTER RIDGE
7	Decorative Light Fixture
8	Metal Roll-Up Overhead Door, color: Bronze
9	Decorative Wood Shutter, painted DET 606 MEEK MOSS GREEN
10	Wood Trellis, Wood Columns painted DUNN EDWARDS DEW 339 BONE CHINA
11	Gutters painted RGS "Musket" or eq. Downspouts painted to match adjacent surface

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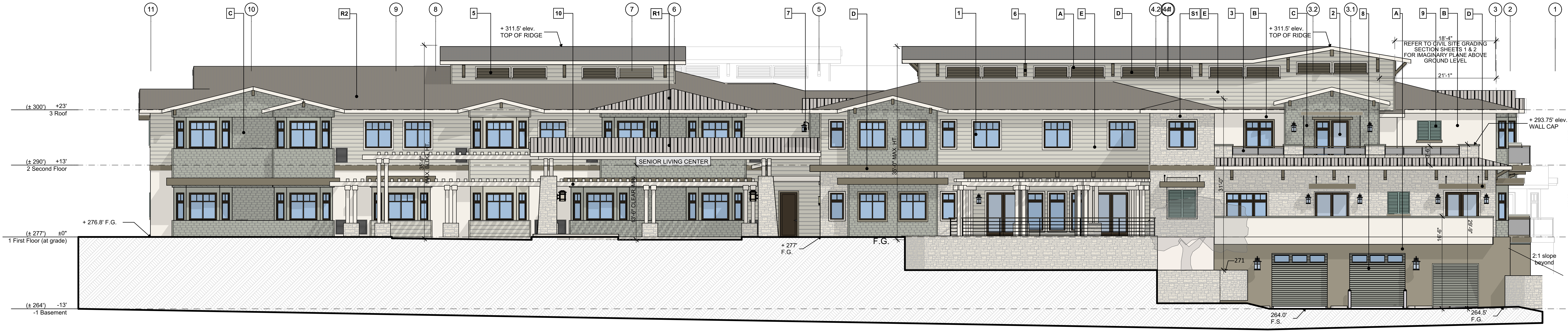
PARCEL 2
ALMC
Elevations
A1.5
PROJECT NO: 19016
PLOT DATE: 3/7/2023
19016 Laguna Niguel



01 East Elevation
SCALE: 1/8" = 1'-0"

02 West Elevation
SCALE: 1/8" = 1'-0"

R1 Accent Roofing -
Standing Seam Metal
CUSTOM-BILT METALS
color: PREWEATHERED GALVALUME

R2 Primary Roofing -
Flat Concrete
EAGLE CONCRETE ROOFING
SHAKE PROFILE
color: 5589 BROWN GRAY RANGE

▨ **A** Accent Stucco,
DR/WDW Trim @ Stucco
DUNN EDWARDS
DE 6229 CALICO ROCK

▨ **B** Stucco, Fascia, DR/WDW Trim
@ Siding
DUNN EDWARDS
DEW 339 BONE CHINA

▨ **C** Shingle siding, Accent stucco
DUNN EDWARDS
DE 6277 PEBBLE WALK

▨ **D** Beams, Corbels, Top rail,
& Louvers @ Roof
DUNN EDWARDS
DE 6230 CENTER RIDGE

▨ **E** Siding
JAMES HARDIE HARDIEPLANK LAP SIDING
Custom Colonial Smooth, or eq.
DUNN EDWARDS
DE 6241 LUNAR LANDING

▨ **F** Decorative shutters, Entry Door
DUNN EDWARDS
DET 606 MEEK MOSS GREEN

S1 Stone Veneer
ELDORADO STONE
ROUGH CUT,
color: VINEYARD TRAIL

1	Vinyl Windows MILGARD, or eq., color: BRONZE
2	Vinyl Doors MILGARD, or eq., color: BRONZE
3	Temp. Glass Guardrail
4	Metal / Cable Guardrail, painted black TOP RAIL painted DE6230
5	Metal Louver Vent, painted Bronze to match doors and windows, Trim DEW 339 Bone China
6	Decorative Wd. Bracket, painted DUNN EDWARDS DE 6230 CENTER RIDGE
7	Decorative Light Fixture
8	Metal Roll-Up Overhead Door, color: Bronze
9	Decorative Wood Shutter, painted DET 606 MEEK MOSS GREEN
10	Wood Trellis, Wood Columns painted DUNN EDWARDS DEW 339 BONE CHINA
11	Gutters painted RGS "Musket" or eq. Downspouts painted to match adjacent surface

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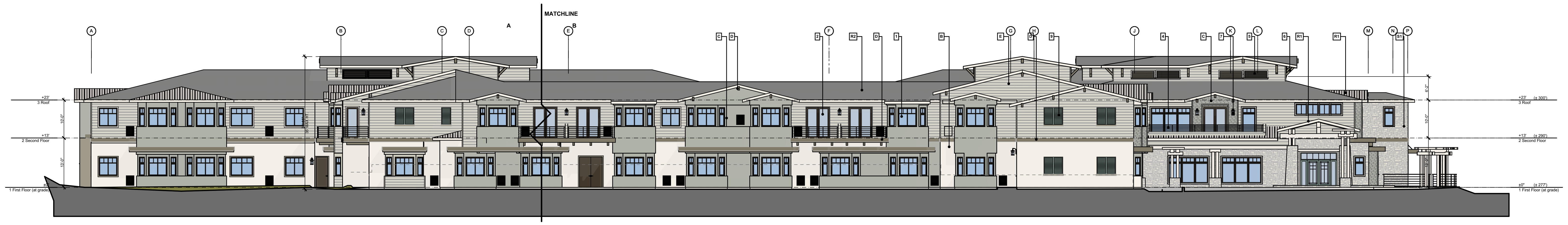
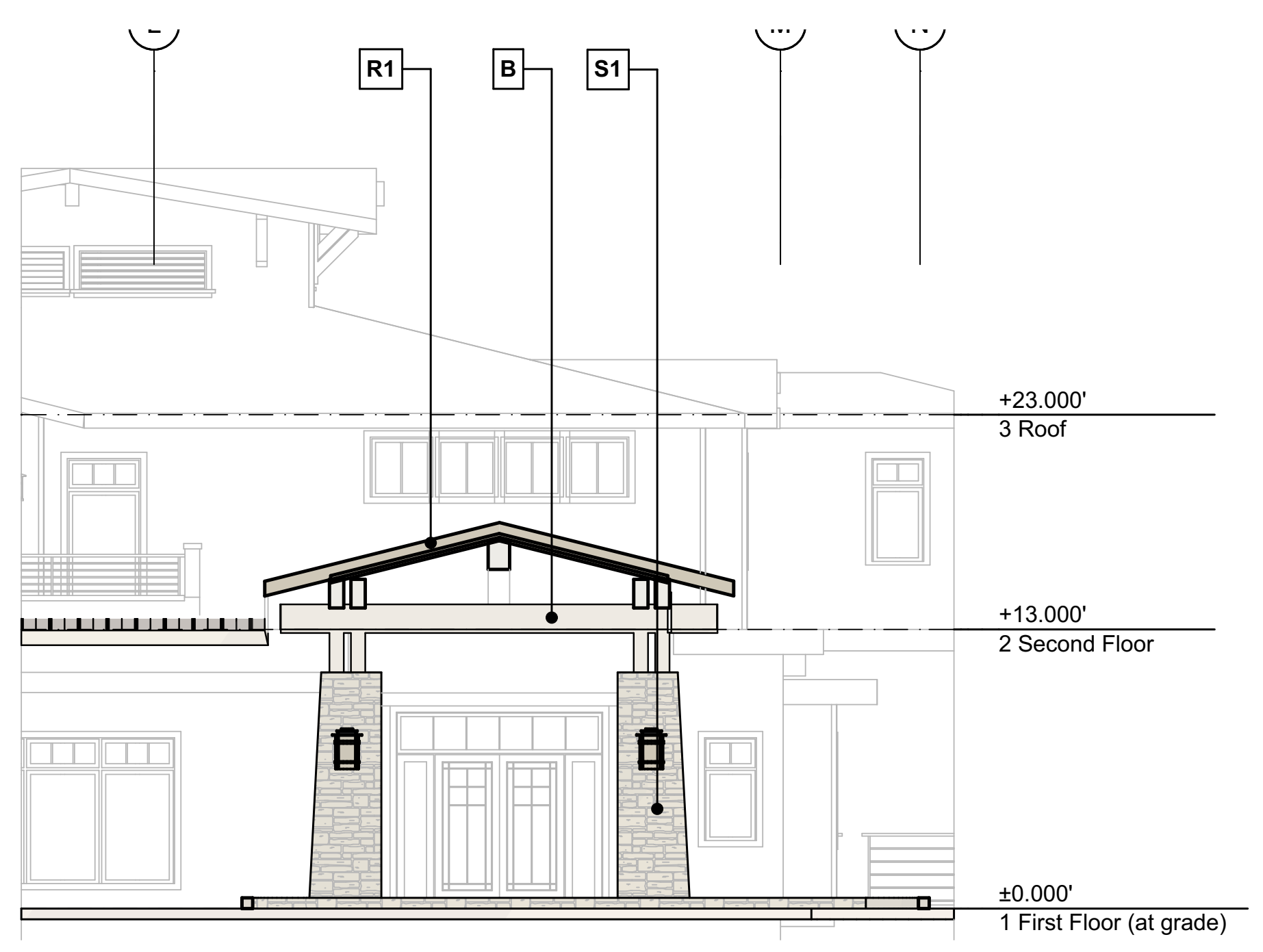
PARCEL 2
ALMC
Elevations
A1.6
PROJECT NO: 19016
PLOT DATE: 3/7/2023
19016 Laguna Niguel



01 South Elevation-Overall
SCALE: 1/16" = 1'-0"

A South Elevation
SCALE: 1/8" = 1'-0"



2 Porte Cochere - South Elevation
SCALE: 1/8" = 1'-0"

B South Elevation
SCALE: 1/8" = 1'-0"

R1 Accent Roofing - Standing Seam Metal
CUSTOM-BILT METALS
color: PREWEATHERED GALVALUME

▨ **A** Accent Stucco, DR/WDW Trim @ Stucco
DUNN EDWARDS
DE 6229 CALICO ROCK

▨ **B** Stucco, Fascia, DR/WDW Trim @ Siding
DUNN EDWARDS
DEW 339 BONE CHINA

▨ **C** Shingle siding, Accent stucco
DUNN EDWARDS
DE 6277 PEBBLE WALK

▨ **D** Beams, Corbels, Top rail, & Louvers @ Roof
DUNN EDWARDS
DE 6230 CENTER RIDGE

▨ **E** Siding
JAMES HARDIE HARDIEPLANK LAP SIDING
Custom Colonial Smooth, or eq.
DUNN EDWARDS
DE 6241 LUNAR LANDING

▨ **F** Decorative shutters, Entry Door
DUNN EDWARDS
DET 606 MEEK MOSS GREEN

S1 Stone Veneer
ELDORADO STONE
ROUGH CUT,
color: VINEYARD TRAIL

1	Vinyl Windows MILGARD, or eq., color: BRONZE
2	Vinyl Doors MILGARD, or eq., color: BRONZE
3	Temp. Glass Guardrail
4	Metal / Cable Guardrail, painted black TOP RAIL painted DE6230
5	Metal Louver Vent, painted Bronze to match doors and windows, Trim DEW 339 Bone China
6	Decorative Wd. Bracket, painted DUNN EDWARDS DE 6230 CENTER RIDGE
7	Decorative Light Fixture
8	Metal Roll-Up Overhead Door, color: Bronze
9	Decorative Wood Shutter, painted DET 606 MEEK MOSS GREEN
10	Wood Trellis, Wood Columns painted DUNN EDWARDS DEW 339 BONE CHINA
11	Gutters painted RGS "Musket" or eq. Downspouts painted to match adjacent surface

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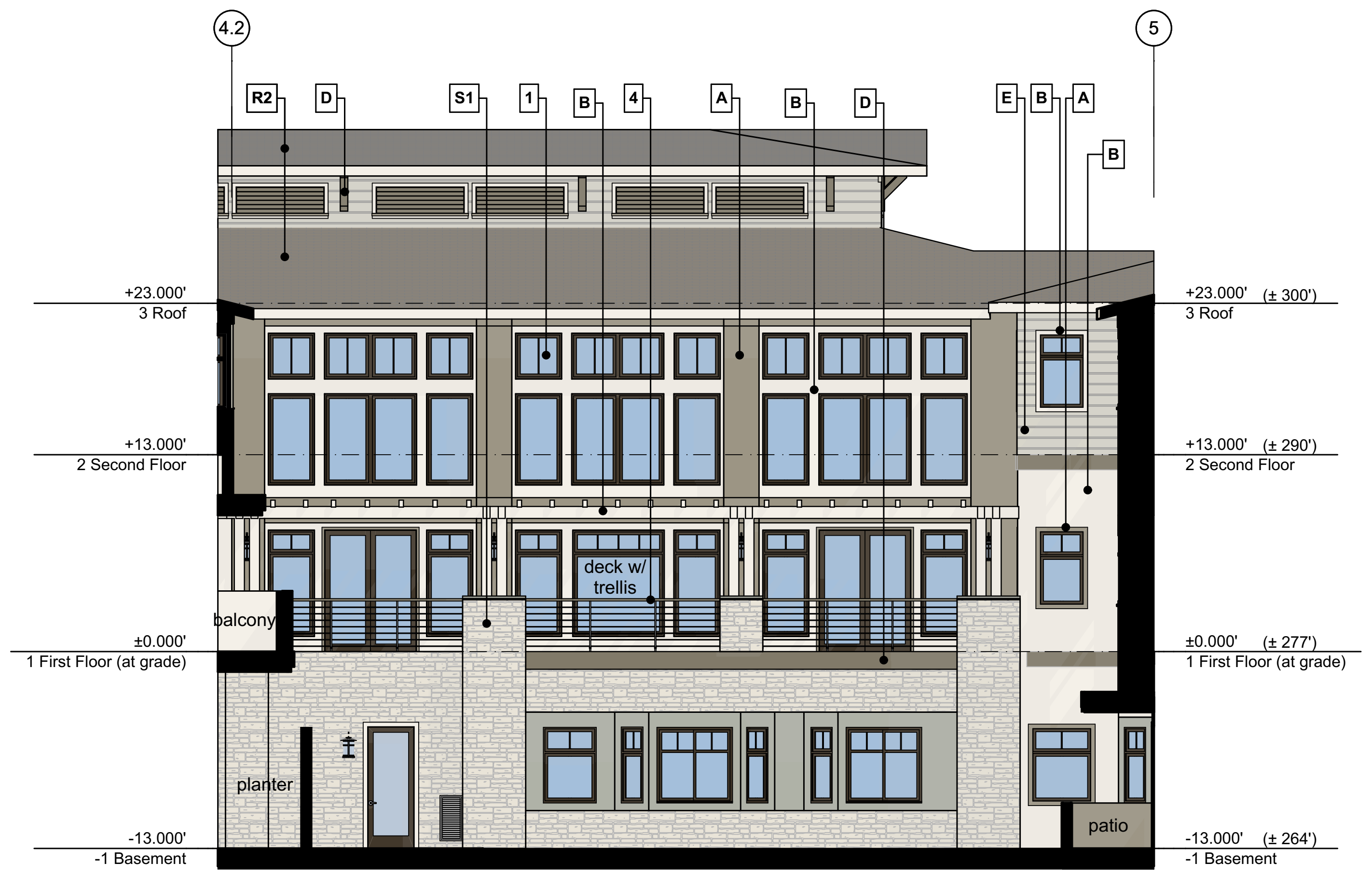
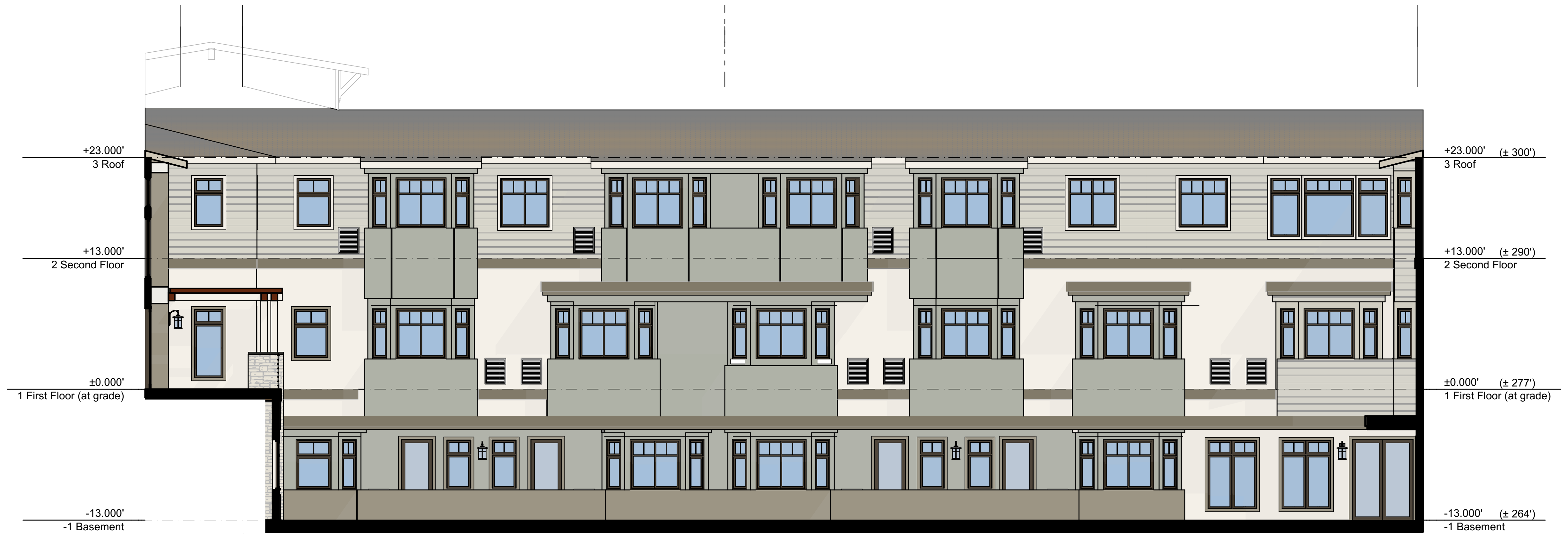
PARCEL 2
ALMC
Elevations
A1.7
PROJECT NO: 19016
PLOT DATE: 3/7/2023
19016 Laguna Niguel

8 Courtyard - North Elevation
SCALE: 1/8" = 1'-0"



6 Courtyard - East Elevation
SCALE: 1/8" = 1'-0"



7 Courtyard - South Elevation
SCALE: 1/8" = 1'-0"

5 Courtyard - West Elevation
SCALE: 1/8" = 1'-0"

4 Courtyard - MC North Elevation
SCALE: 1/8" = 1'-0"

2 Courtyard - MC East Elevation
SCALE: 1/8" = 1'-0"

3 Courtyard - MC South Elevation
SCALE: 1/8" = 1'-0"

1 Courtyard - MC West Elevation
SCALE: 1/8" = 1'-0"

R1 Accent Roofing -
Standing Seam Metal
CUSTOM-BILT METALS
color: PREWEATHERED GALVALUME

R2 Primary Roofing -
Flat Concrete
EAGLE CONCRETE ROOFING
SHAKE PROFILE
color: 5589 BROWN GRAY RANGE

■ **A** Accent Stucco,
DR/WDW Trim @ Stucco
DUNN EDWARDS
DE 6229 CALICO ROCK

■ **B** Stucco, Fascia, DR/WDW Trim
@ Siding
DUNN EDWARDS
DEW 339 BONE CHINA

■ **C** Shingle siding, Accent stucco
DUNN EDWARDS
DE 6277 PEBBLE WALK

■ **D** Beams, Corbels, Top rail,
& Louvers @ Roof
DUNN EDWARDS
DE 6230 CENTER RIDGE

■ **E** Siding
JAMES HARDIE HARDIEPLANK LAP SIDING
Custom Colonial Smooth, or eq.
DUNN EDWARDS
DE 6241 LUNAR LANDING

■ **F** Decorative shutters, Entry Door
DUNN EDWARDS
DET 606 MEEK MOSS GREEN

S1 Stone Veneer
ELDORADO STONE
ROUGH CUT,
color: VINEYARD TRAIL

1	Vinyl Windows MILGARD, or eq., color: BRONZE
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3	Temp. Glass Guardrail
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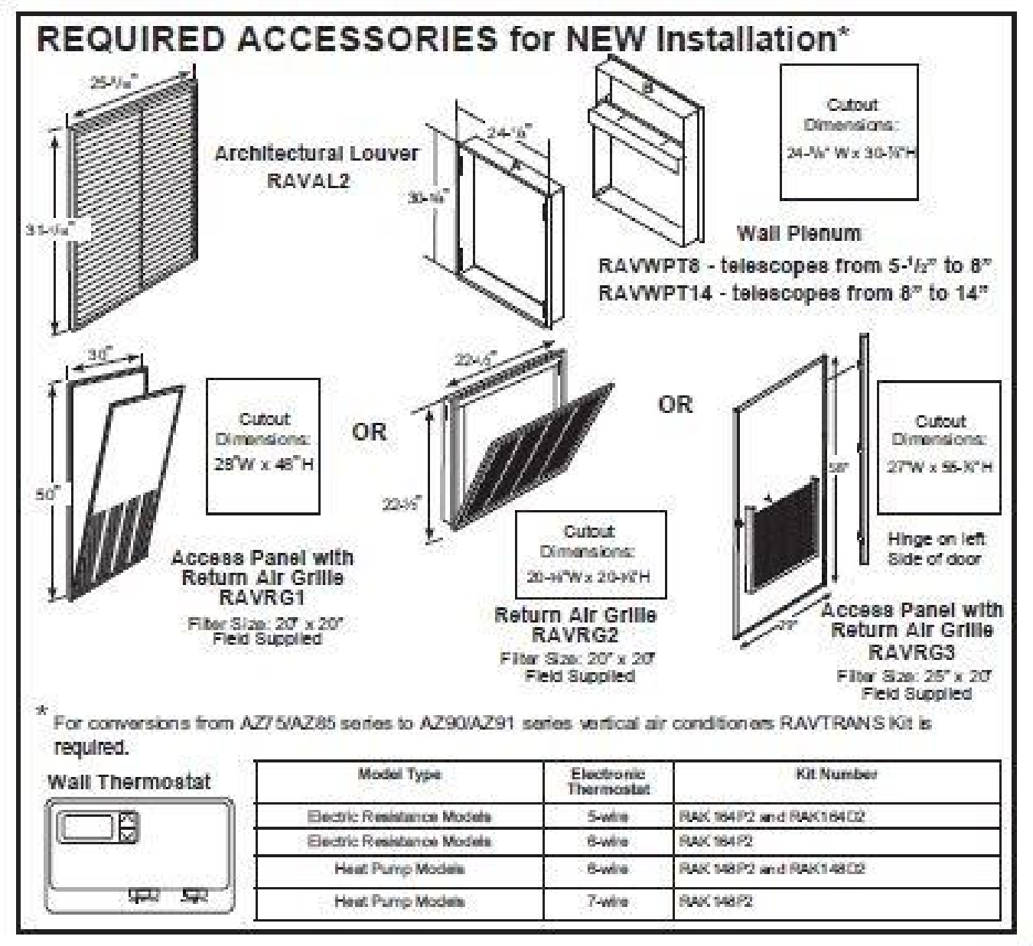
PARCEL 2
ALMC
Elevations - Courtyard
A1.8
PROJECT NO: 19016
PLOT DATE: 3/7/2023
19016 Laguna Niguel

VTAC EXTERIOR LOUVER



REQUIRED ACCESSORIES for NEW Installation*

Architectural Louver
RAVAL2

Wall Plenum
RAVWPT8 - telescopes from 5-½" to 8"
RAVWPT14 - telescopes from 8" to 14"

Cutout Dimensions: 24-⅝" W x 30-⅞" H

Access Panel with Return Air Grille
RAVRG1
Filter Size: 20" x 20"
Field Supplied

Cutout Dimensions: 28"W x 48"H

OR

Return Air Grille
RAVRG2
Filter Size: 20" x 20"
Field Supplied

Cutout Dimensions: 20-⅝"W x 20-⅞"H

OR

Access Panel with Return Air Grille
RAVRG3
Filter Size: 25" x 20"
Field Supplied

Cutout Dimensions: 27"W x 56-⅞"H

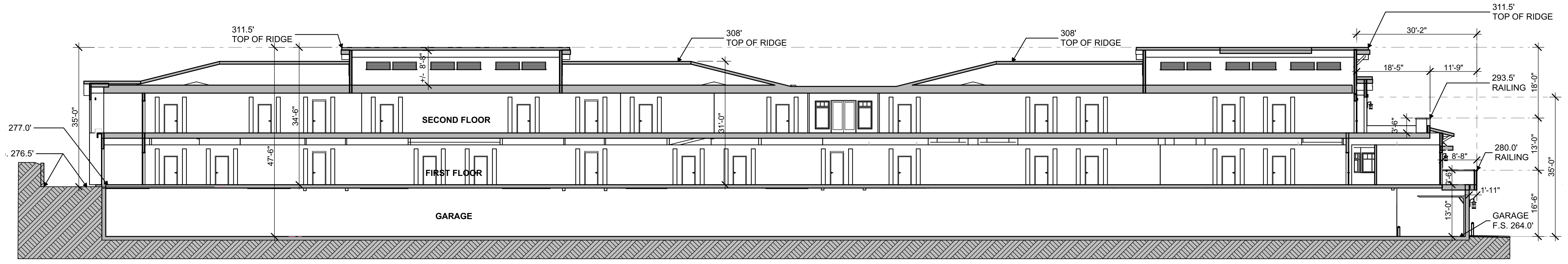
Hinge on left Side of door

* For conversions from AZ75/AZ85 series to AZ90/AZ91 series vertical air conditioners RAVTRANS Kit is required.

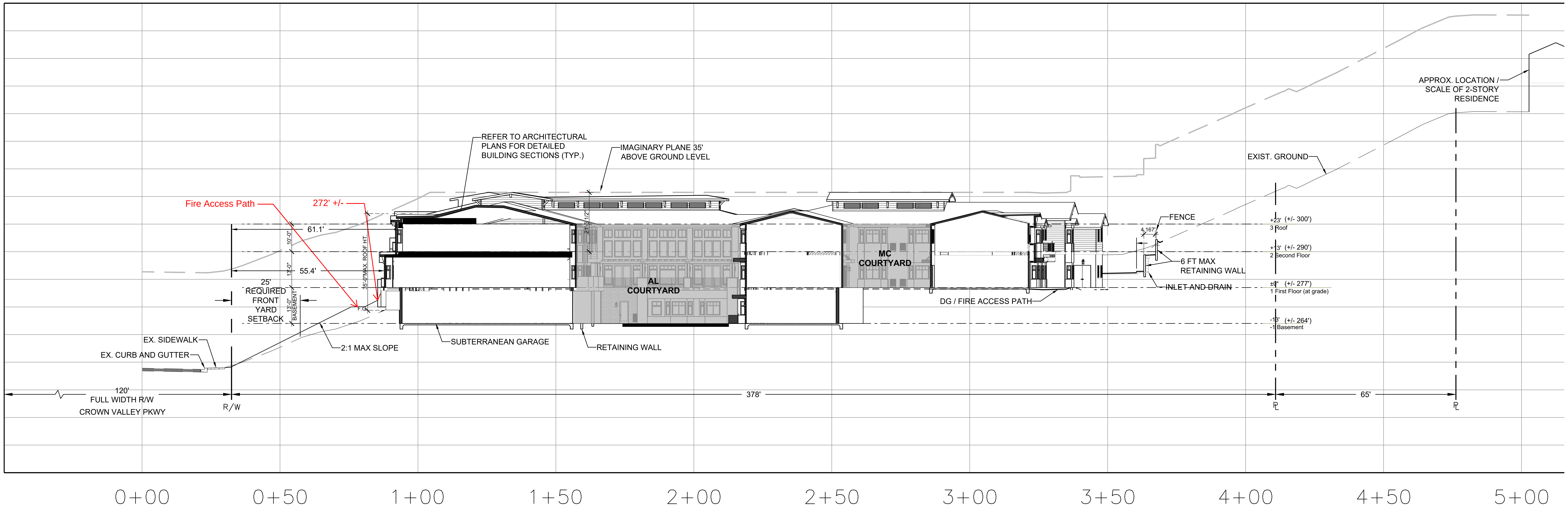
Wall Thermostat

Model Type	Electronic Thermostat	Kit Number
Electric Resistance Models	5-wire	RAK 164P2 and RAK164D2
Electric Resistance Models	6-wire	RAK 164P2
Heat Pump Models	6-wire	RAK 148P2 and RAK148D2
Heat Pump Models	7-wire	RAK 148P2

VTAC EXTERIOR LOUVER



2 CONCEPTUAL SITE SECTION
SCALE: 1/16" = 1'-0"



1 CONCEPTUAL SITE SECTION
SCALE: 1/16" = 1'-0"

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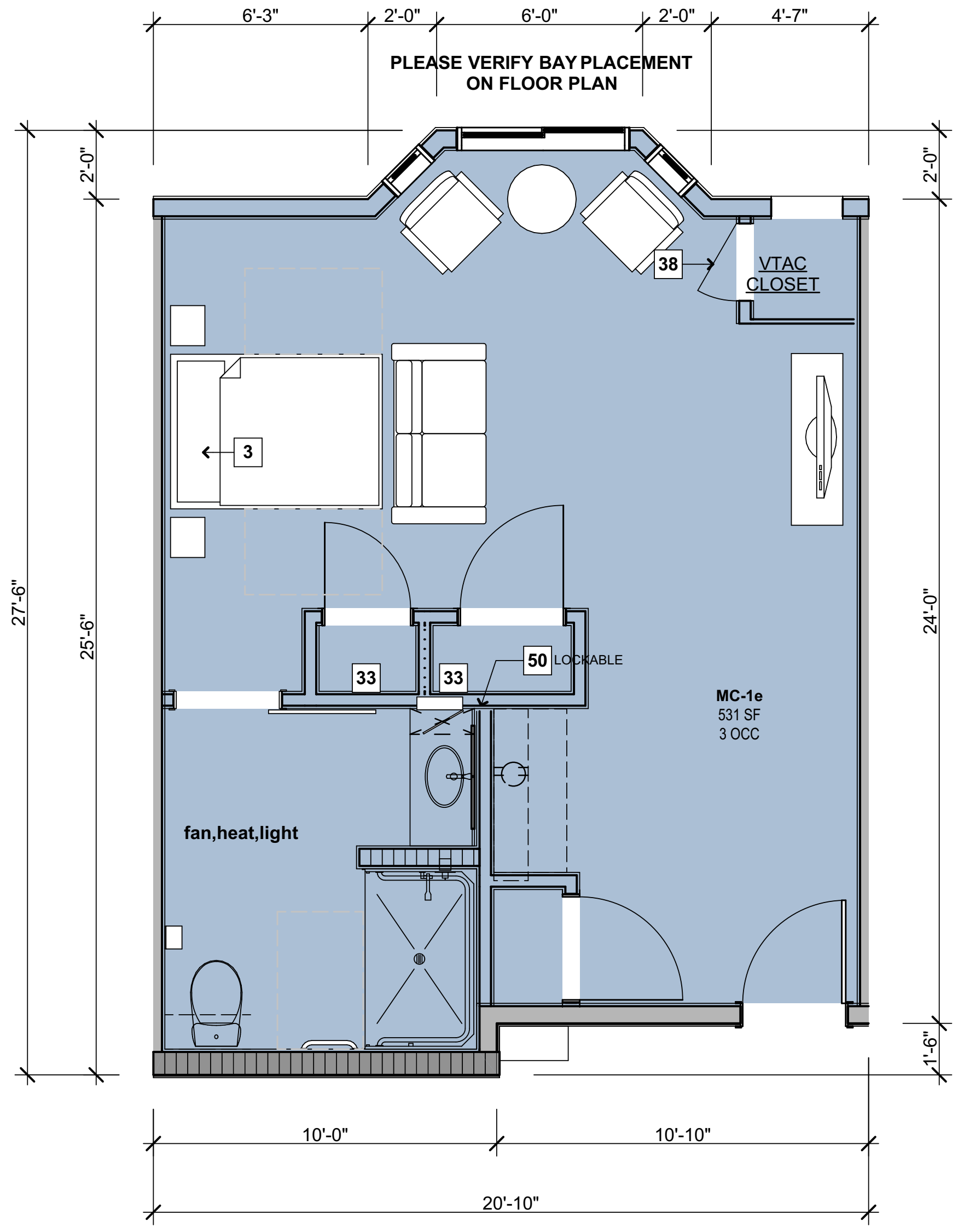
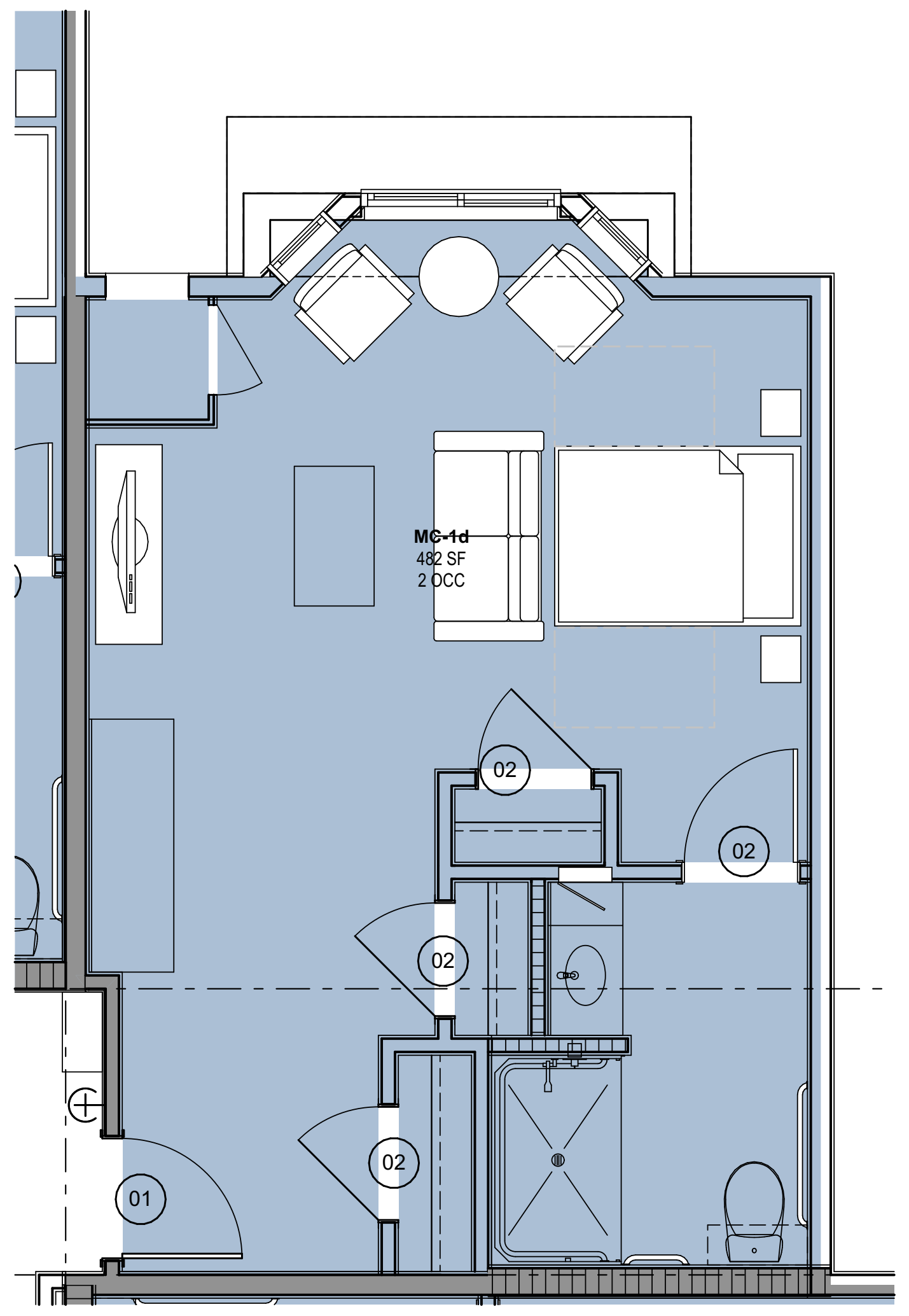
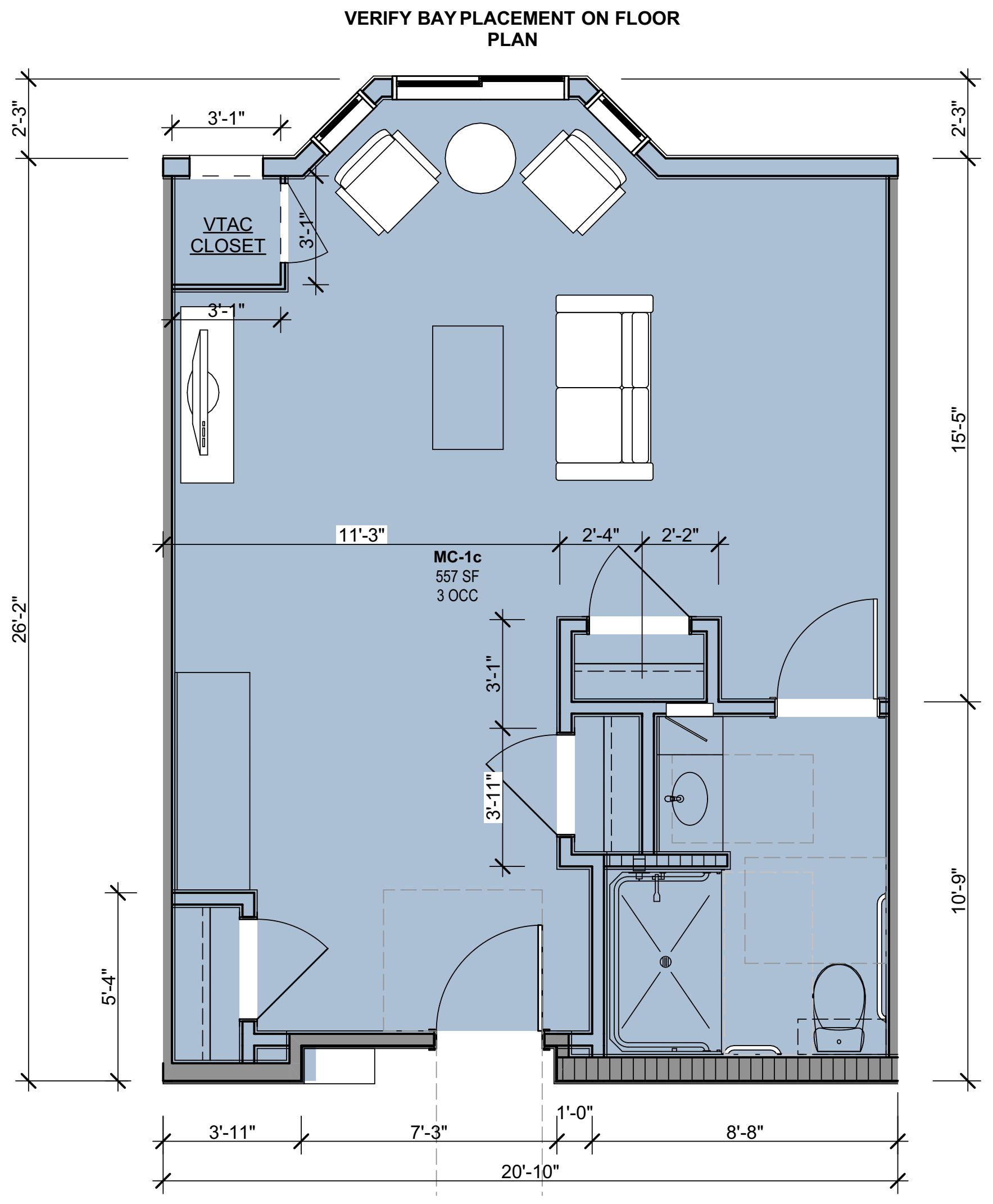
PARCEL 2
ALMC
Sections
A1.9
PROJECT NO: 19016
PLOT DATE: 3/31/2023
19016 Laguna Niguel



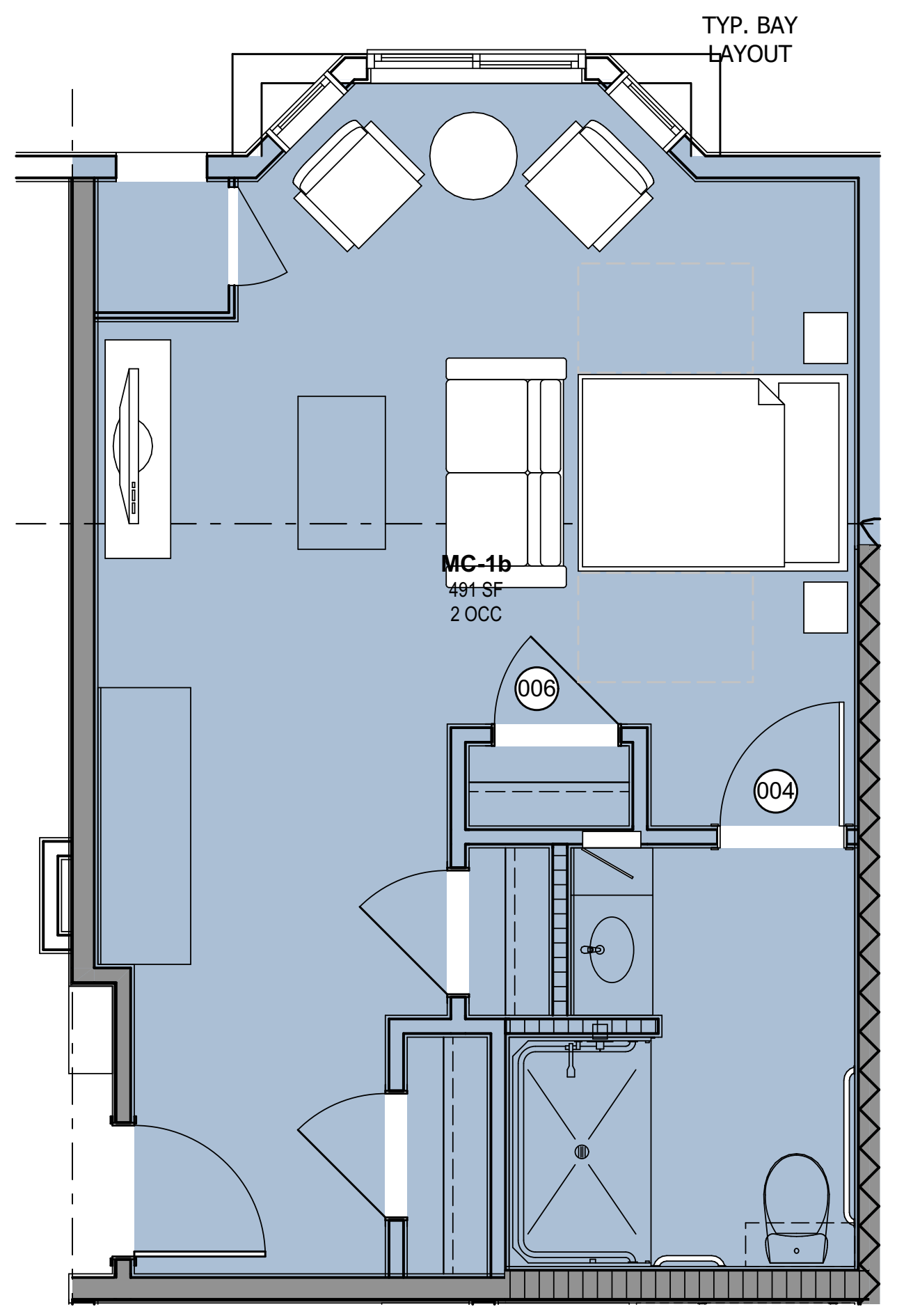
5 MC-1e Unit Plan
SCALE: 1/4" = 1'-0"



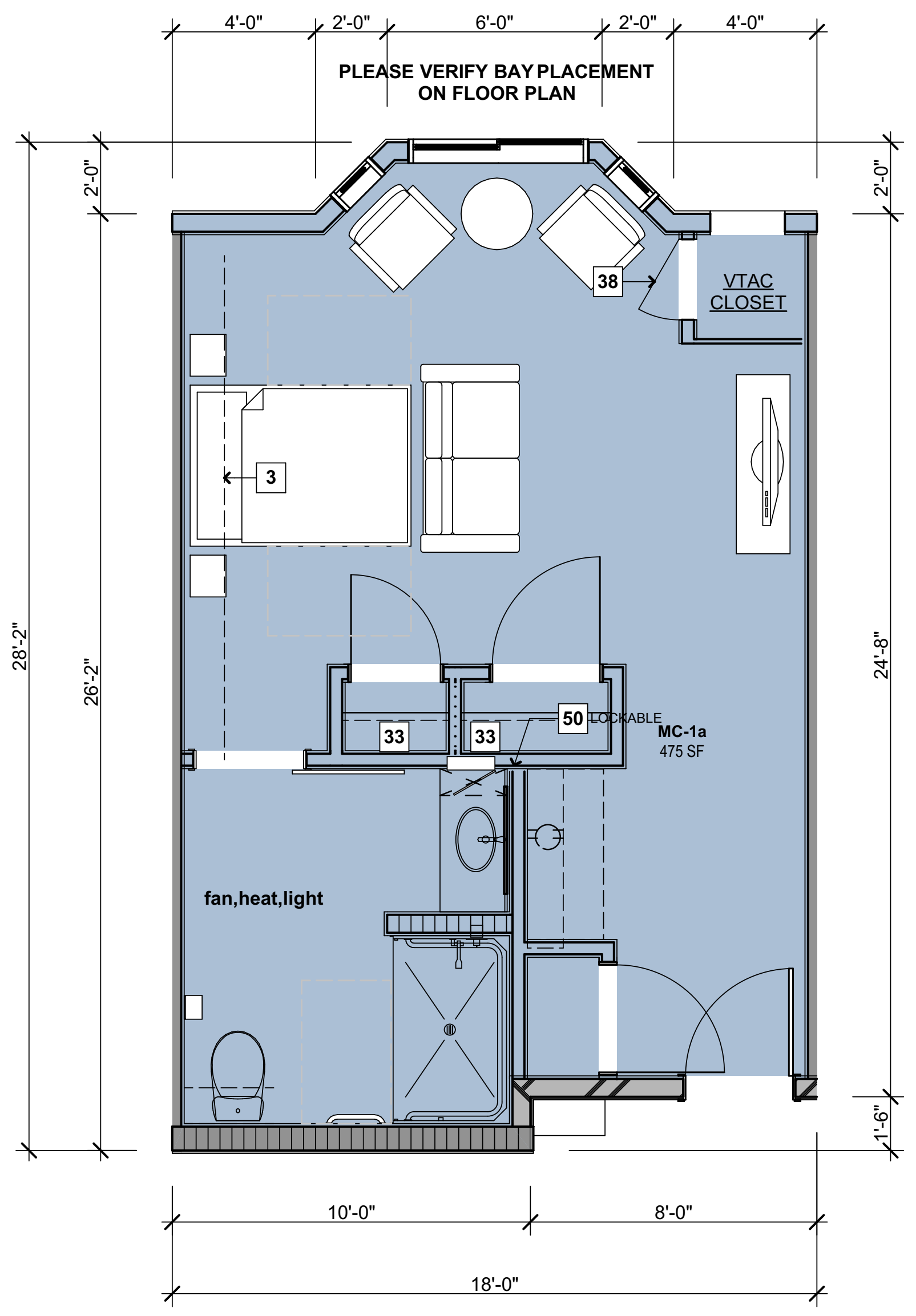
4 MC-1d Unit Plan
SCALE: 1/4" = 1'-0"



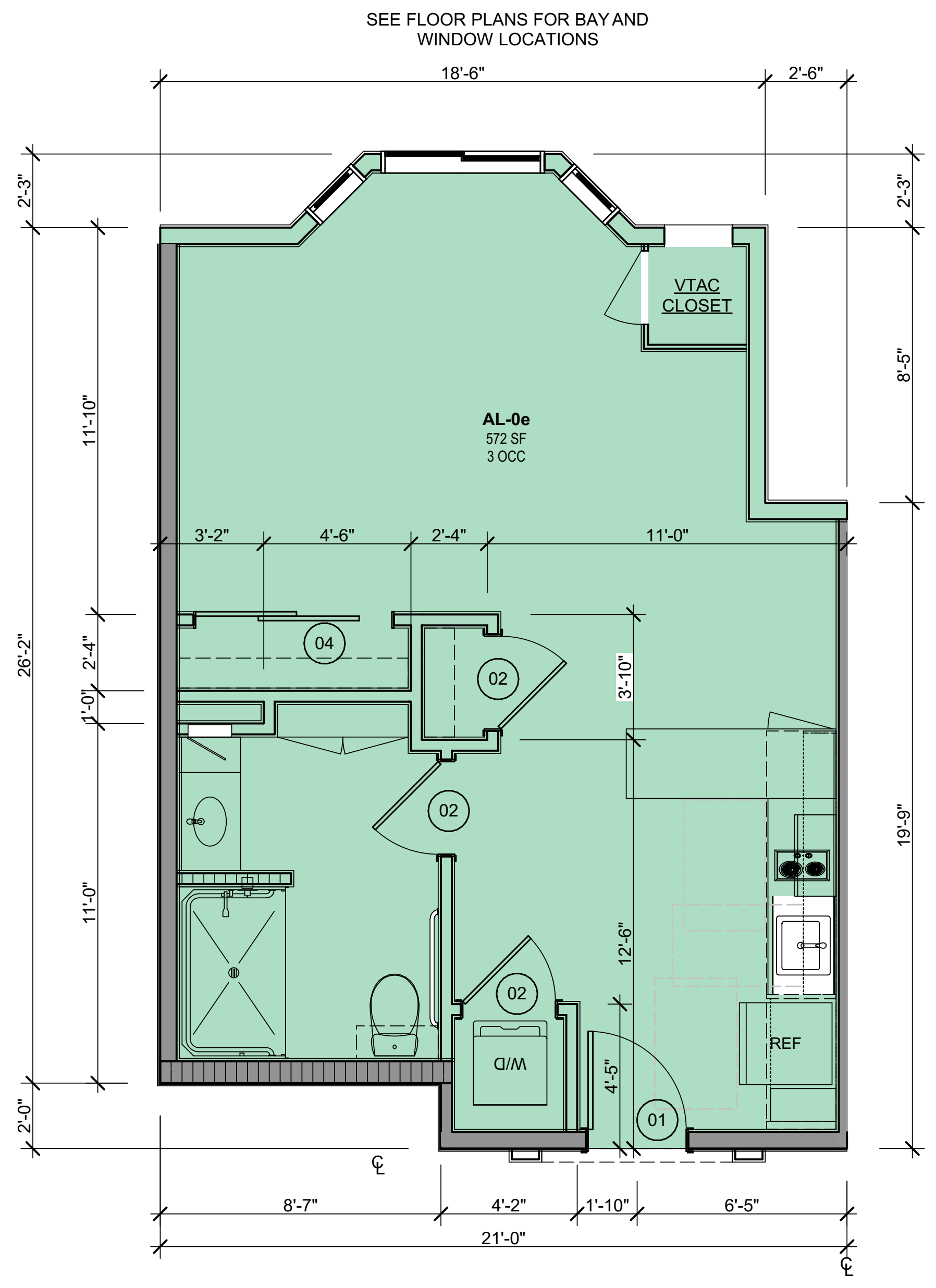
3 MC-1c Unit Plan
SCALE: 1/4" = 1'-0"



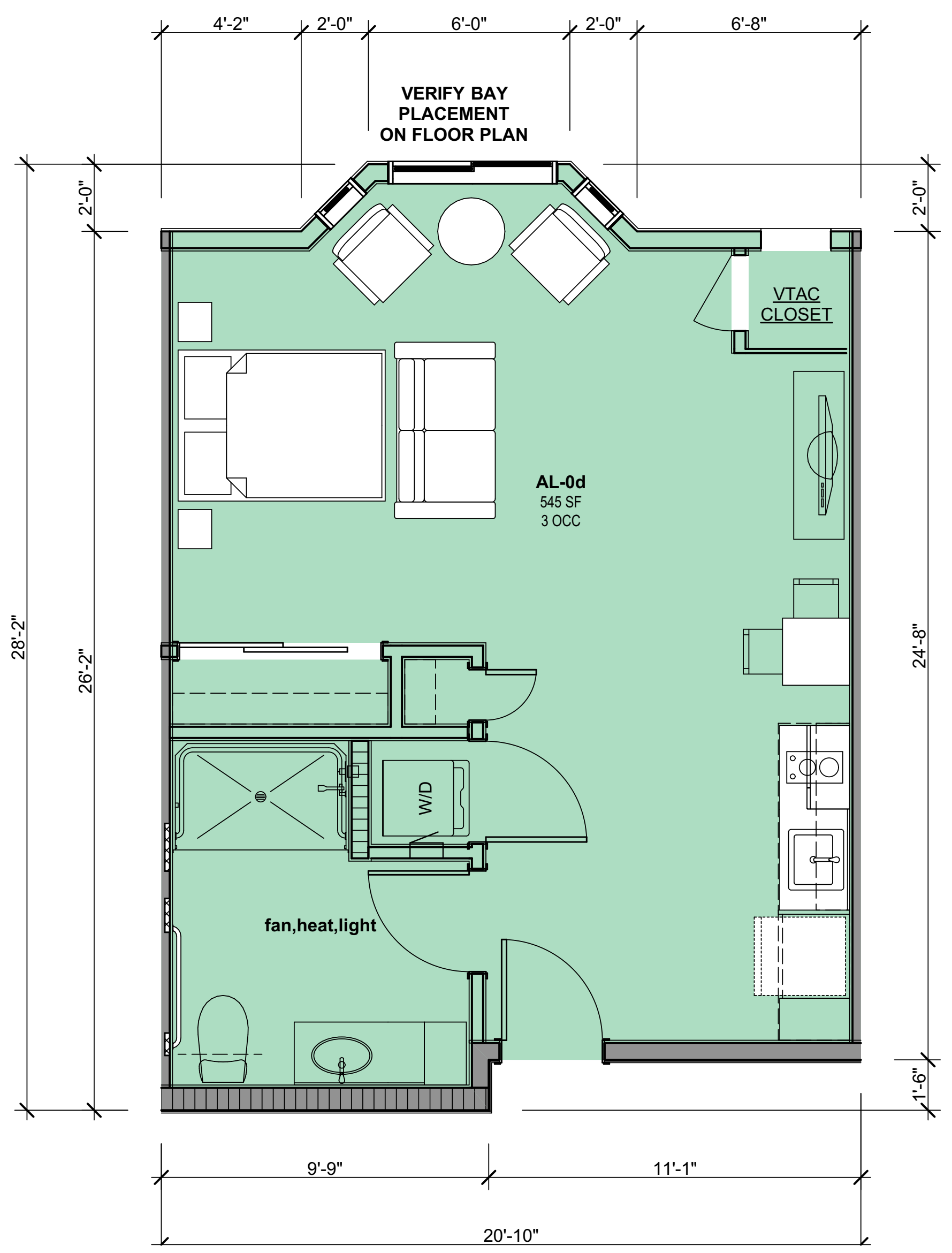
2 MC-1b Unit Plan
SCALE: 1/4" = 1'-0"



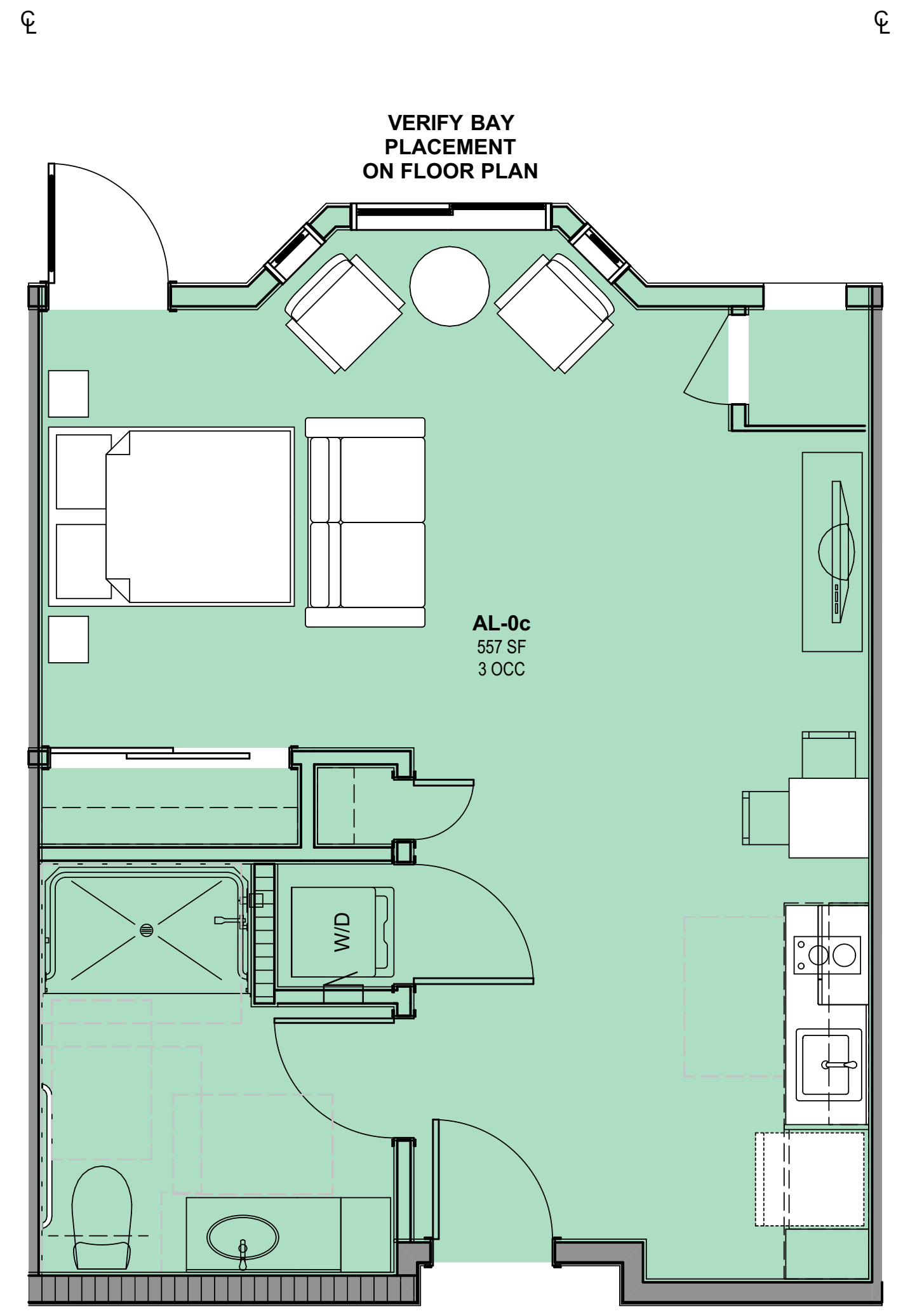
1 MC-1a Unit Plan
SCALE: 1/4" = 1'-0"



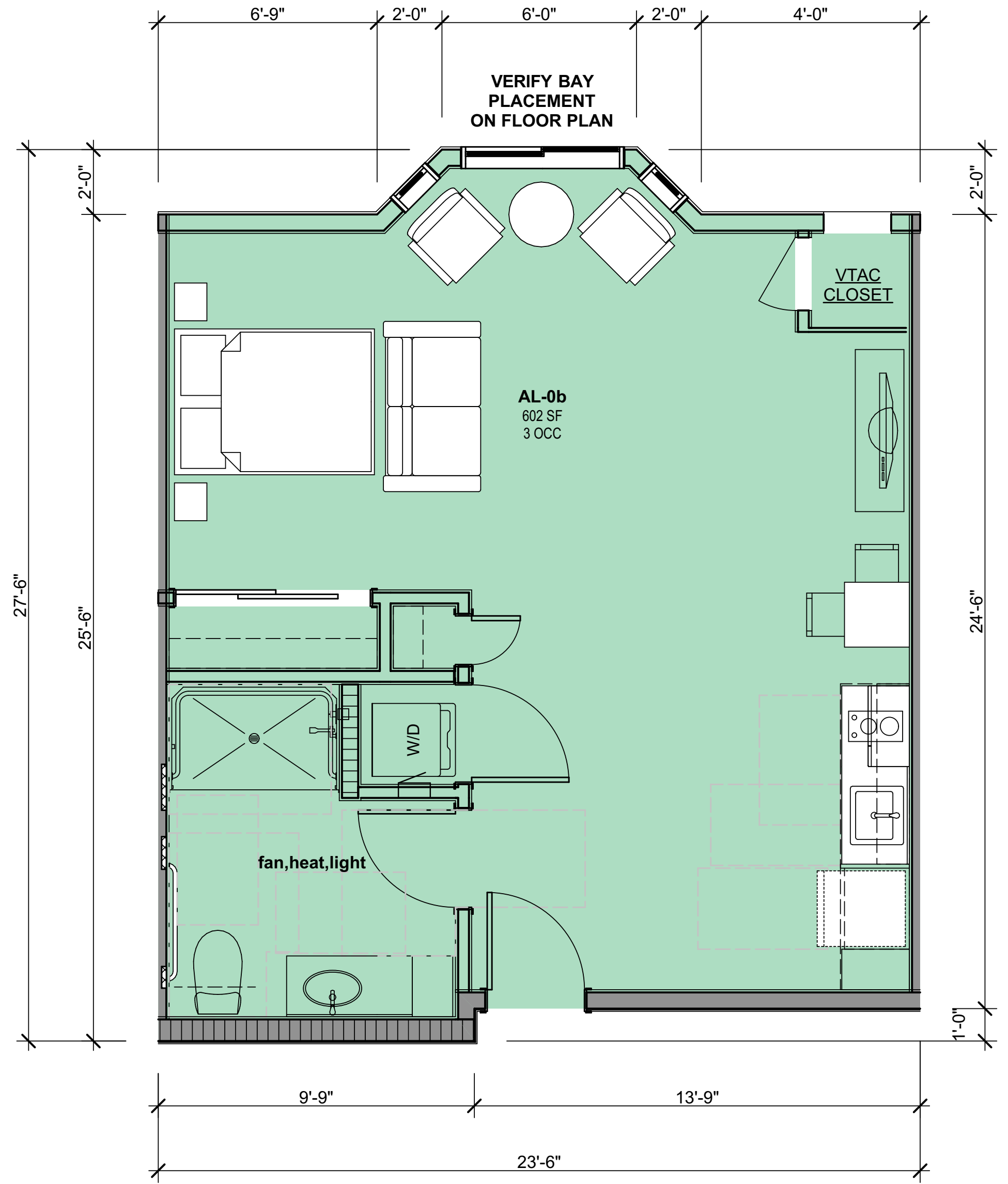
7 AL-0e Unit Plan
SCALE: 1/4" = 1'-0"



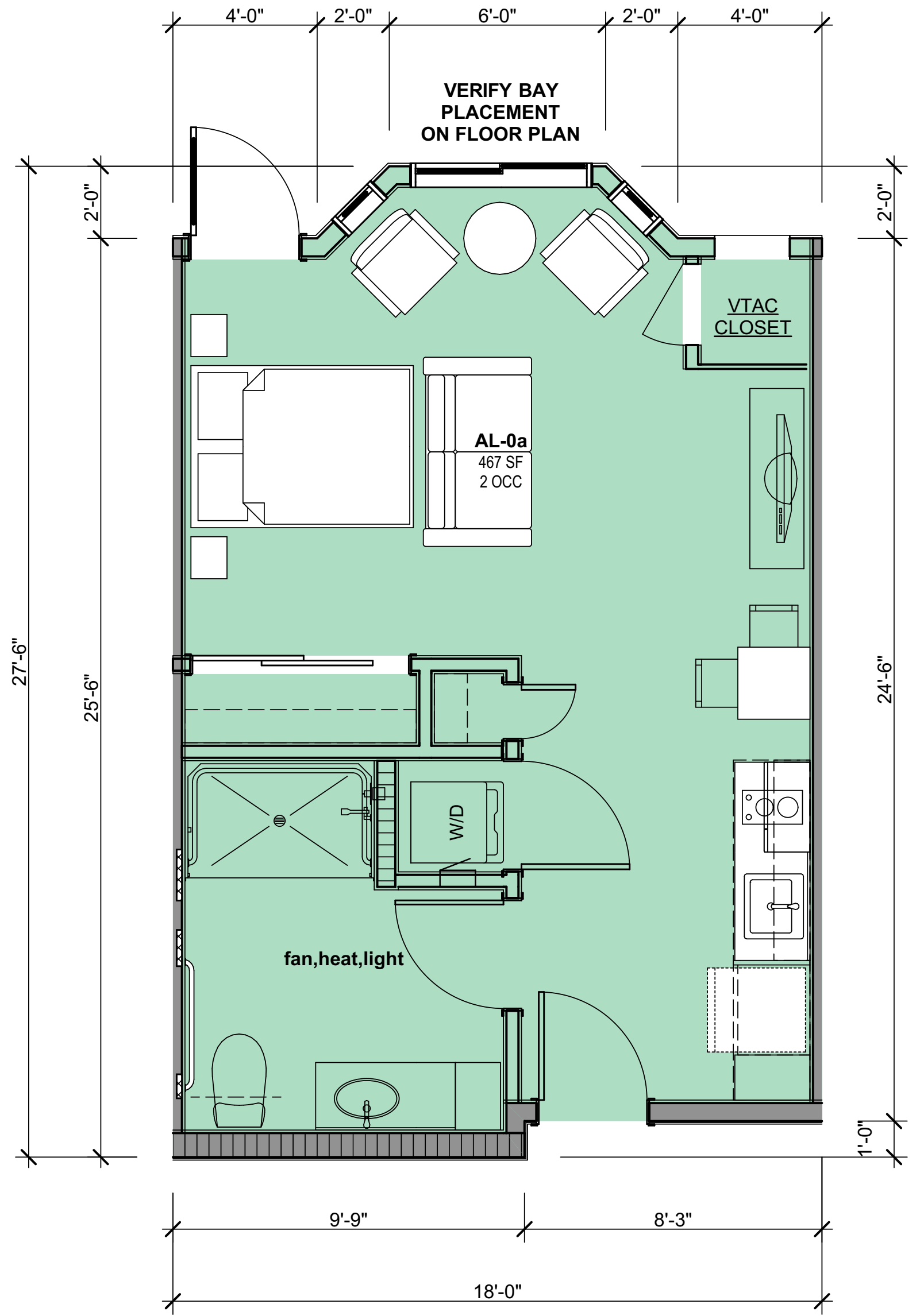
9 AL-0d Unit Plan
SCALE: 1/4" = 1'-0"



8 AL-0c Unit Plan
SCALE: 1/4" = 1'-0"



7 AL-0b Unit Plan
SCALE: 1/4" = 1'-0"



6 AL-0a Unit Plan
SCALE: 1/4" = 1'-0"

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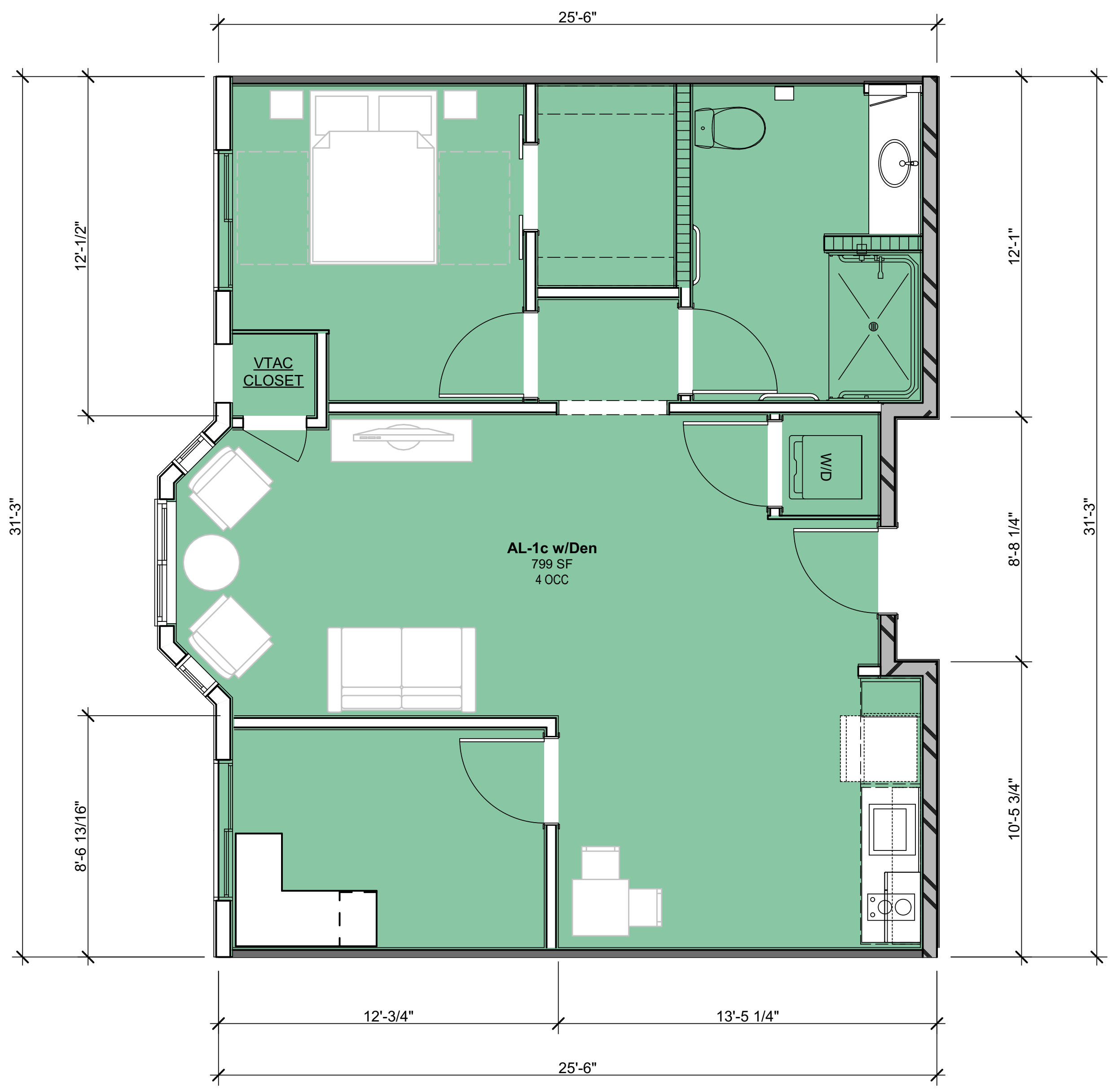
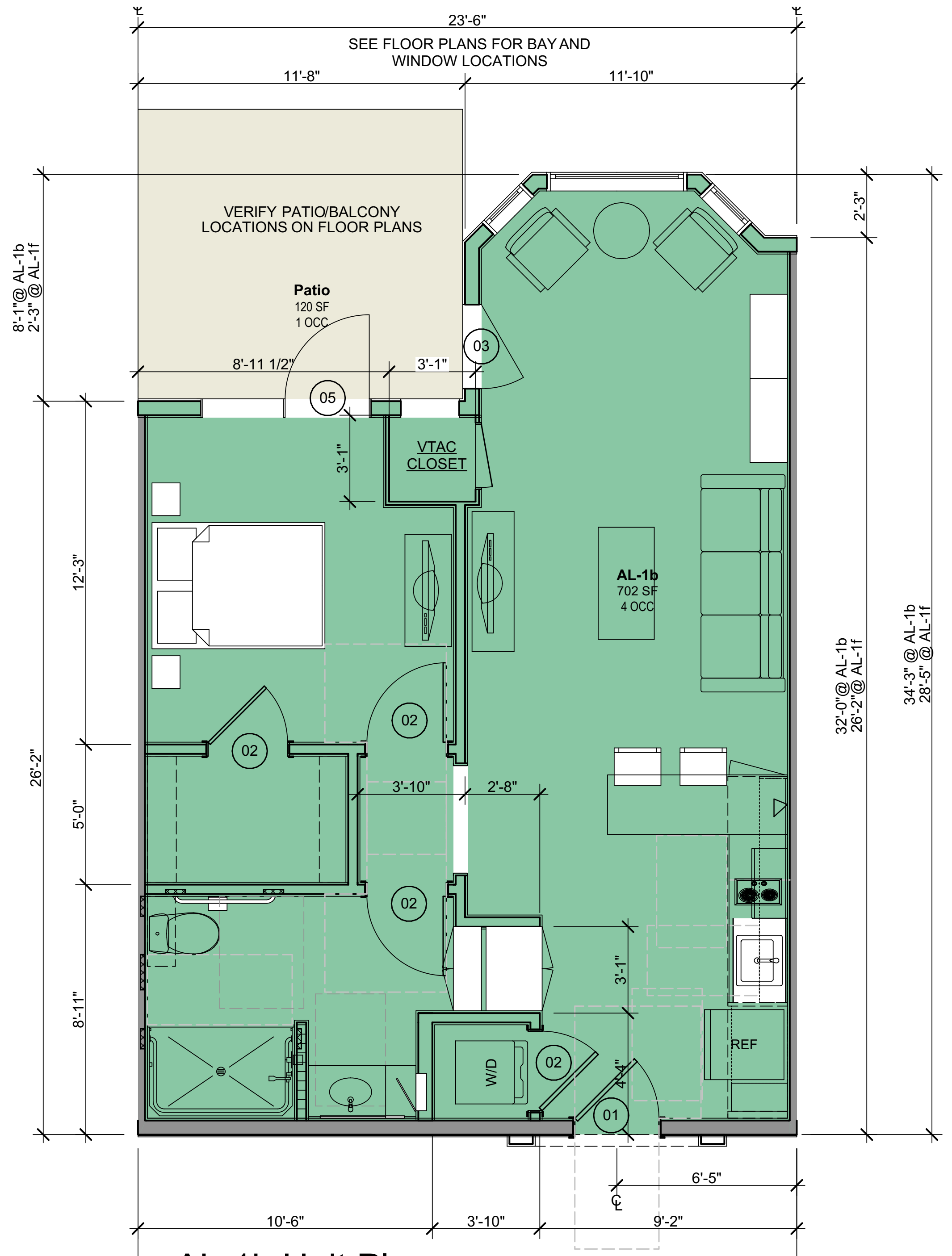
245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
(714) 557 2448 www.ipaoc.com
ARCHITECTURE PLANNING CONSULTING

Laguna Niguel Senior Living Center and Grace Church Remodel
Griffin Living
24600 La Plata Drive
Laguna Niguel, CA 92677

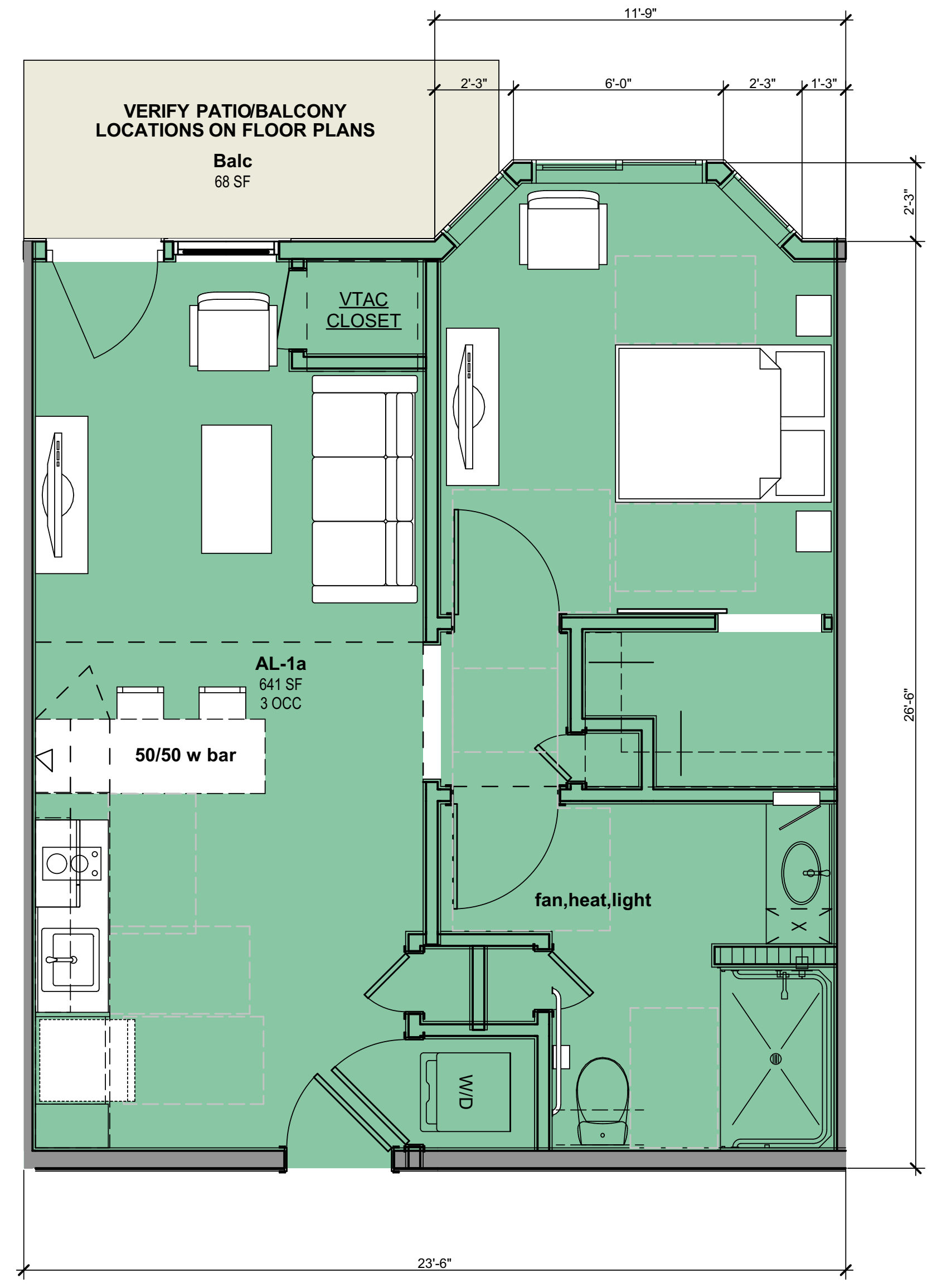
PARCEL 2
ALMC
Enlarged Unit Plans
A1.10
PROJECT NO: 19016
PLOT DATE: 3/7/2023
19016 Laguna Niguel



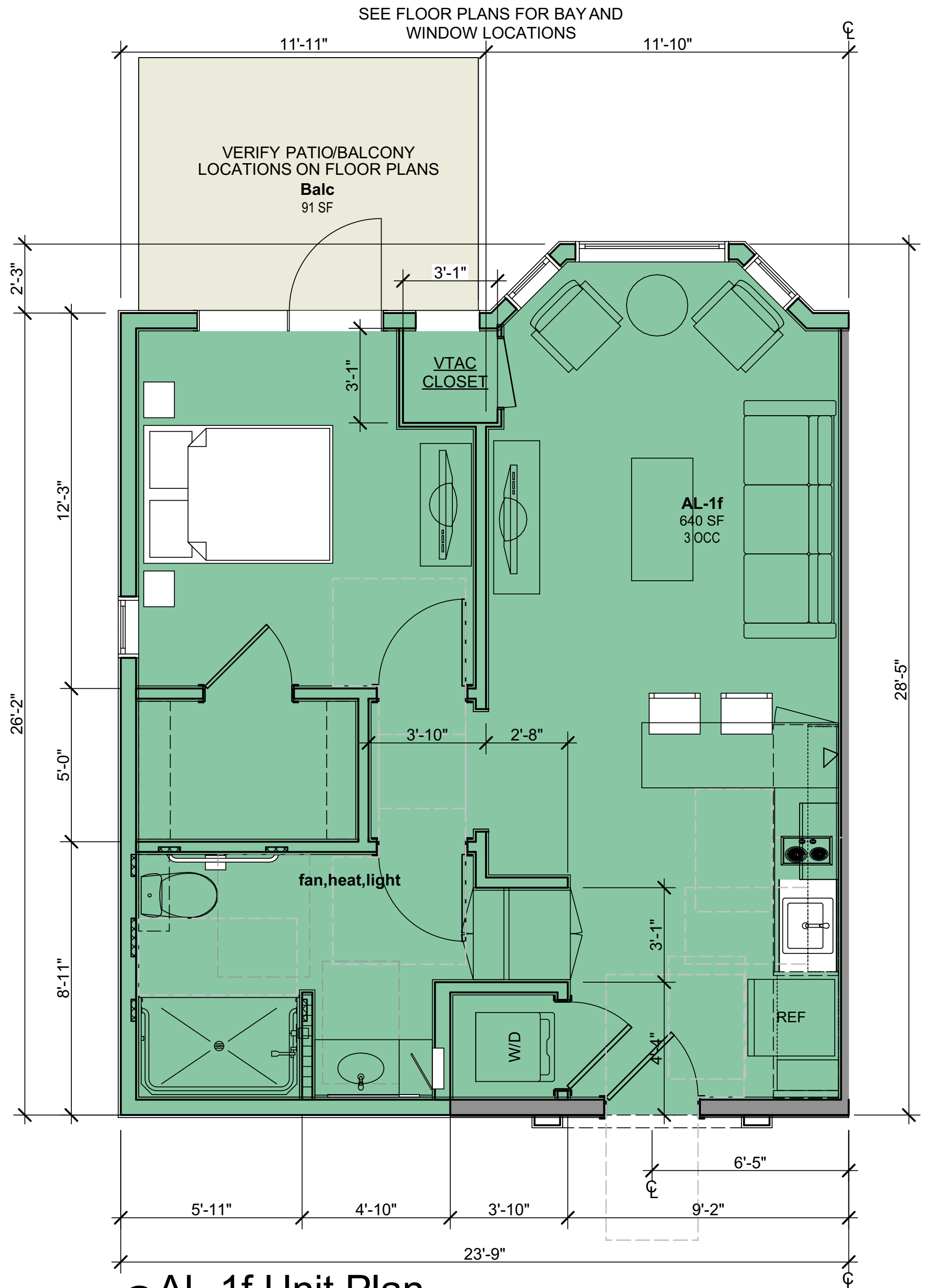
3 AL-1c w/den Unit Plan
SCALE: 1/4" = 1'-0"



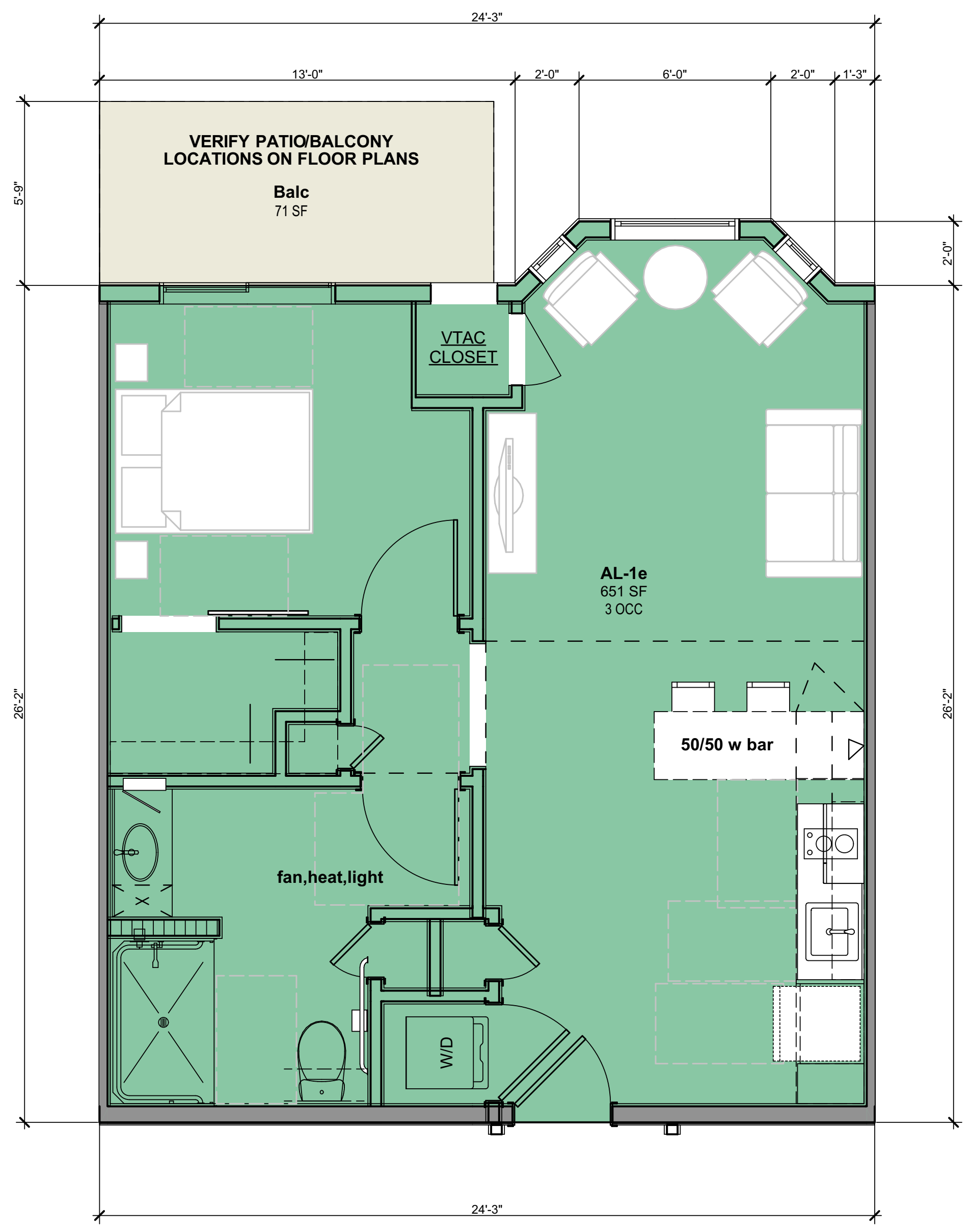
2 AL-1b Unit Plan
SCALE: 1/4" = 1'-0"



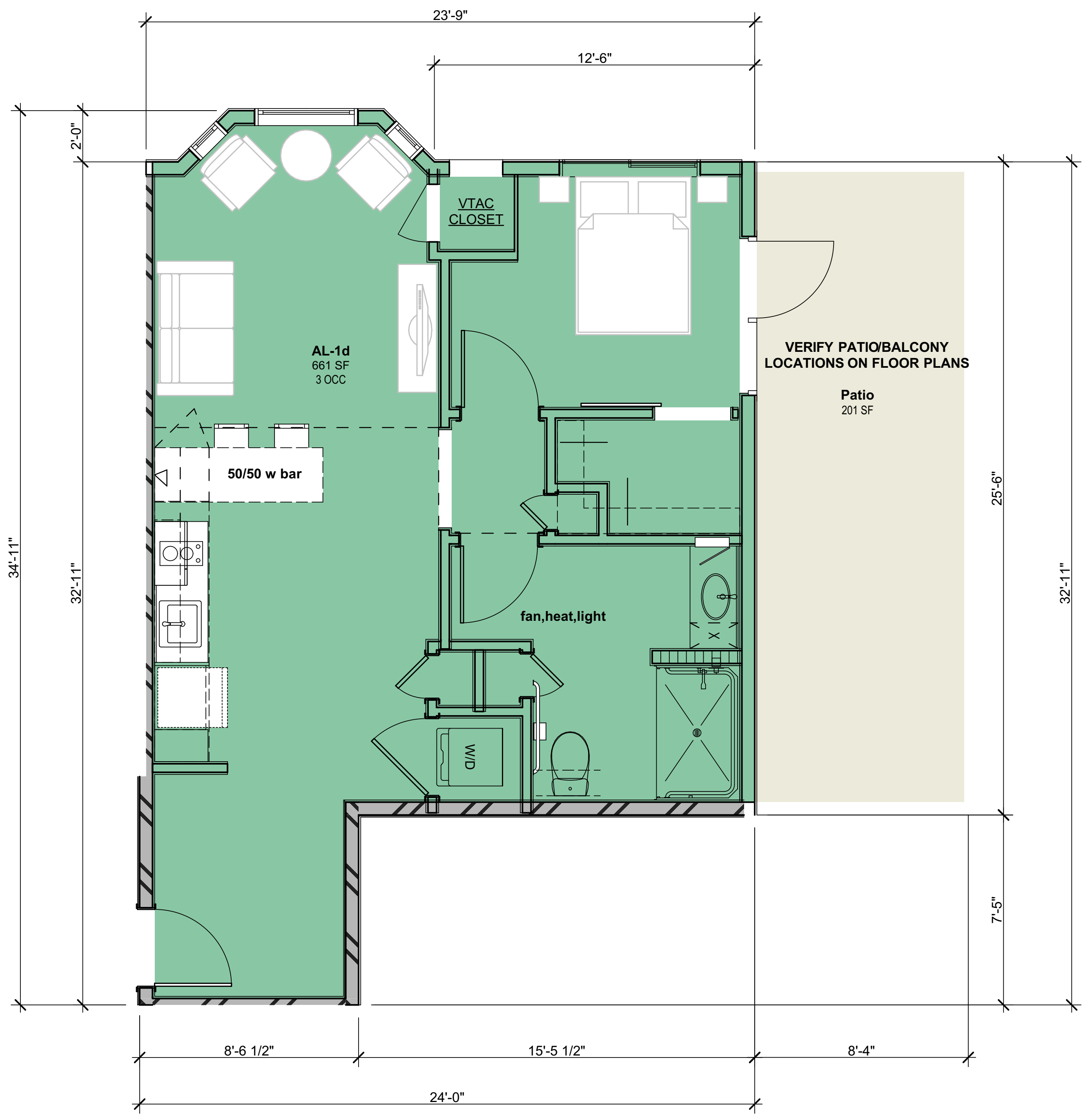
1 AL-1a Unit Plan
SCALE: 1/4" = 1'-0"



6 AL-1f Unit Plan



5 AL-1e Unit Plan
SCALE: 1/4" = 1'-0"



4 AL-1d Unit Plan
SCALE: 1/4" = 1'-0"

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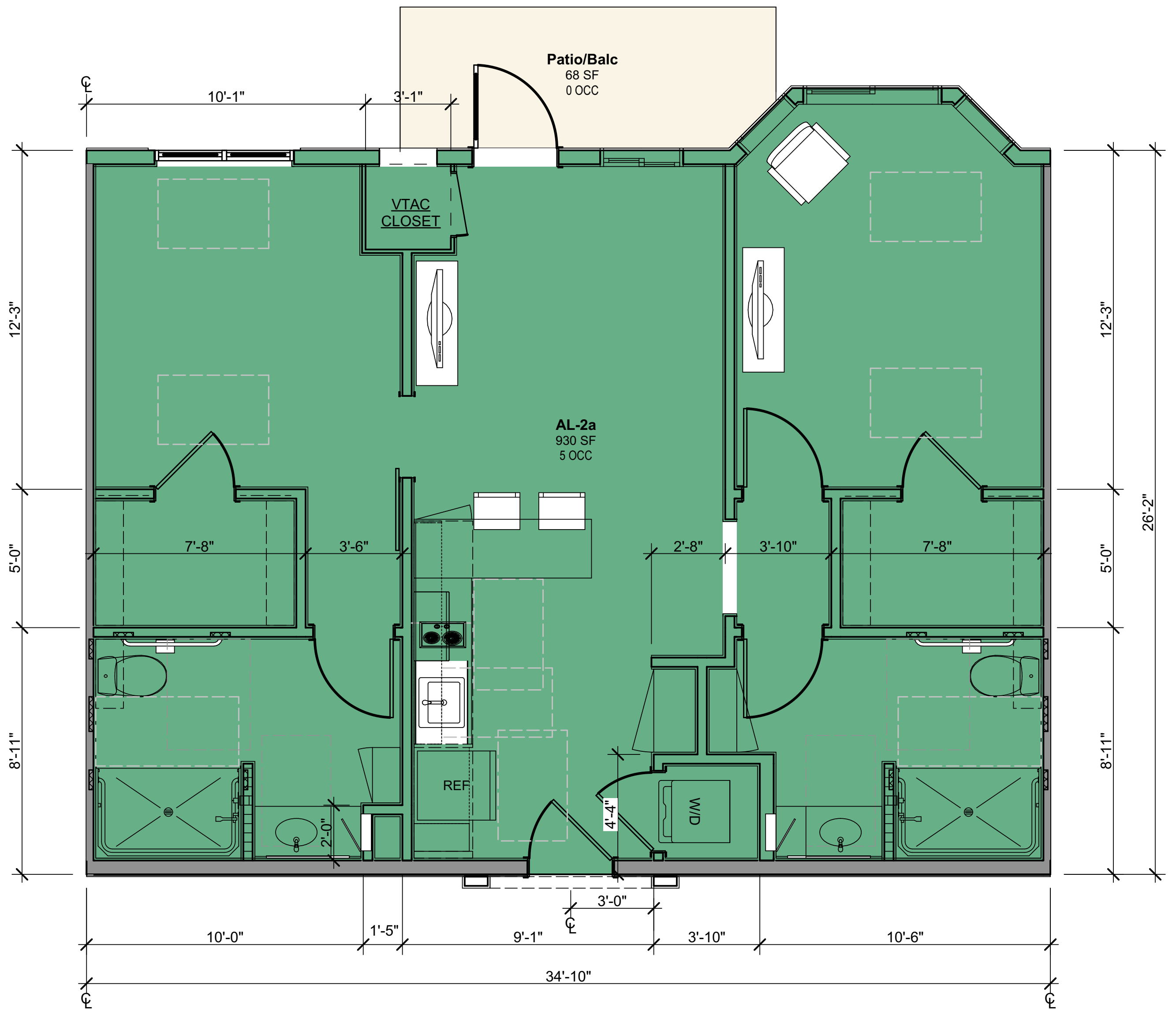
PARCEL 2
ALMC
Enlarged Unit Plans
A1.11
PROJECT NO: 19016
PLOT DATE: 3/7/2023
19016 Laguna Niguel

2 AL-2b Unit Plan
SCALE: 1/4" = 1'-0"



1 Al-2a Unit Plan
SCALE: 1/4" = 1'-0"

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Laguna Niguel, CA 92677

PARCEL 2
ALMC
Enlarged Unit Plans
A1.12
PROJECT NO: 19016
PLOT DATE: 3/7/2023
19016 Laguna Niguel

SHELTER

1320KZ

SMALL WALL MOUNT LANTERN

Shelter's minimalist style in aluminum creates a chic, dramatic statement as the light from above grazes through its clear seedy glass. Shelter comes standard Dark Sky compliant.

DETAILS	
FINISH:	Buckeye Bronze
MATERIAL:	Solid Aluminum
GLASS:	Clear Seedy

DIMENSIONS	
WIDTH:	6.3"
HEIGHT:	15.5"
WEIGHT:	6lb
BACK PLATE:	4.5"W X 12"H
EXTENSION:	6.5"
TOP TO OUTLET:	4.75"

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
WATTAGE:	1-6.50w Med. LED *Included, 50w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	18.3
CARTON WIDTH:	12.8
CARTON HEIGHT:	9
CARTON WEIGHT:	7

6 Typ. Unit Patio-Deck Light Fixture

SHELTER

1324KZ

MEDIUM WALL MOUNT LANTERN

Shelter's minimalist style in aluminum creates a chic, dramatic statement as the light from above grazes through its clear seedy glass. Shelter comes standard Dark Sky compliant.

DETAILS	
FINISH:	Buckeye Bronze
MATERIAL:	Solid Aluminum
GLASS:	Clear Seedy

DIMENSIONS	
WIDTH:	6.3"
HEIGHT:	20.5"
WEIGHT:	7lb
BACK PLATE:	4.5"W X 12"H
EXTENSION:	6.5"
TOP TO OUTLET:	5.75"

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
LED NAME:	6.5WR20-30K
WATTAGE:	1-6.50w Med. LED *Included, 50w Equiv.
VOLTAGE:	120v
COLOR TEMP:	3000
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 50w
DIMMABLE:	Yes - CL Type Dimmer (SSL7A)

7 Common Area Door Light Fixture

ATLANTIS

EXTRA LARGE WALL MOUNT LANTERN

1639BZ-LL

Atlantis features a minimalist design for the ultimate in urban sophistication. Constructed of solid aluminum and Dark Sky compliant; Atlantis provides a chic solution to eco-conscious homeowners.

FINISH: Bronze
GLASS: Etched Lens
WIDTH: 12"
HEIGHT: 36"
LIGHT SOURCE: LED Lamp
WATTAGE: 3-6w GU10 LED *Included

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

8 Main Entry Door Light Fixture

4/7/2021 Banded Large Outdoor Fixture – Hubbardton Forge

HUBBARDTON FORGE.

PRODUCT SPECIFICATIONS

Banded Large Outdoor Fixture

Base Item #365894
Configured Item #365894-1012
365894-SKT-10-GG0148

FINISH
Coastal Black - 10

GLASS
Opal Glass (GG)

LAMPING
Incandescent

OPTIONS

FINISH	GLASS	LAMPING
Coastal Black - 10 Coastal Natural Iron - 20 Coastal Gold - 70 Coastal Mahogany - 73 Coastal Bronze - 75 Coastal Dark Smoke - 77 Coastal Burnished Steel - 78	Opal Glass (GG)	Incandescent

SPECIFICATIONS

Banded Large Outdoor Fixture
Base Item #: 365894
Configured Item #: 365894-1012
365894-SKT-10-GG0148

Outdoor ceiling fixture with glass options: Banded aluminum, large.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.
- Includes 11.5′ of wire
- Includes 1.0′ of chain
- Slope ceiling adaptable

Dimensions
Caution! The weight of this fixture requires direct-to-joist, beam or overlay attachment independent of the electrical joist box.

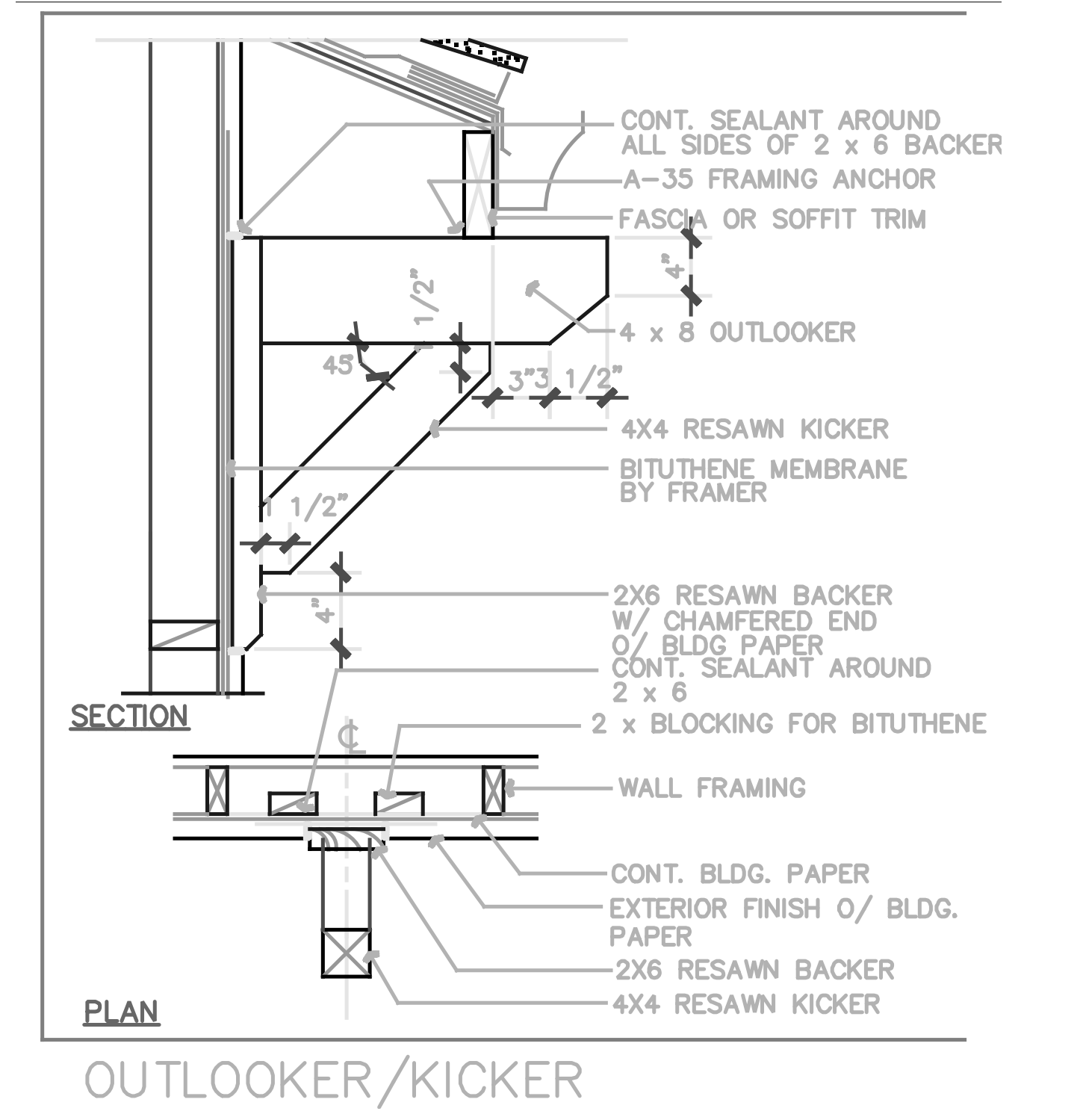
Height	22.00″
Diameter	14.00″
Canopy	5.3" SQ

Incandescent Lamping
Socket: Medium
Bulb: A-19, 150W Max
Number of Bulbs: 1 (not included)
IES Files Available: N

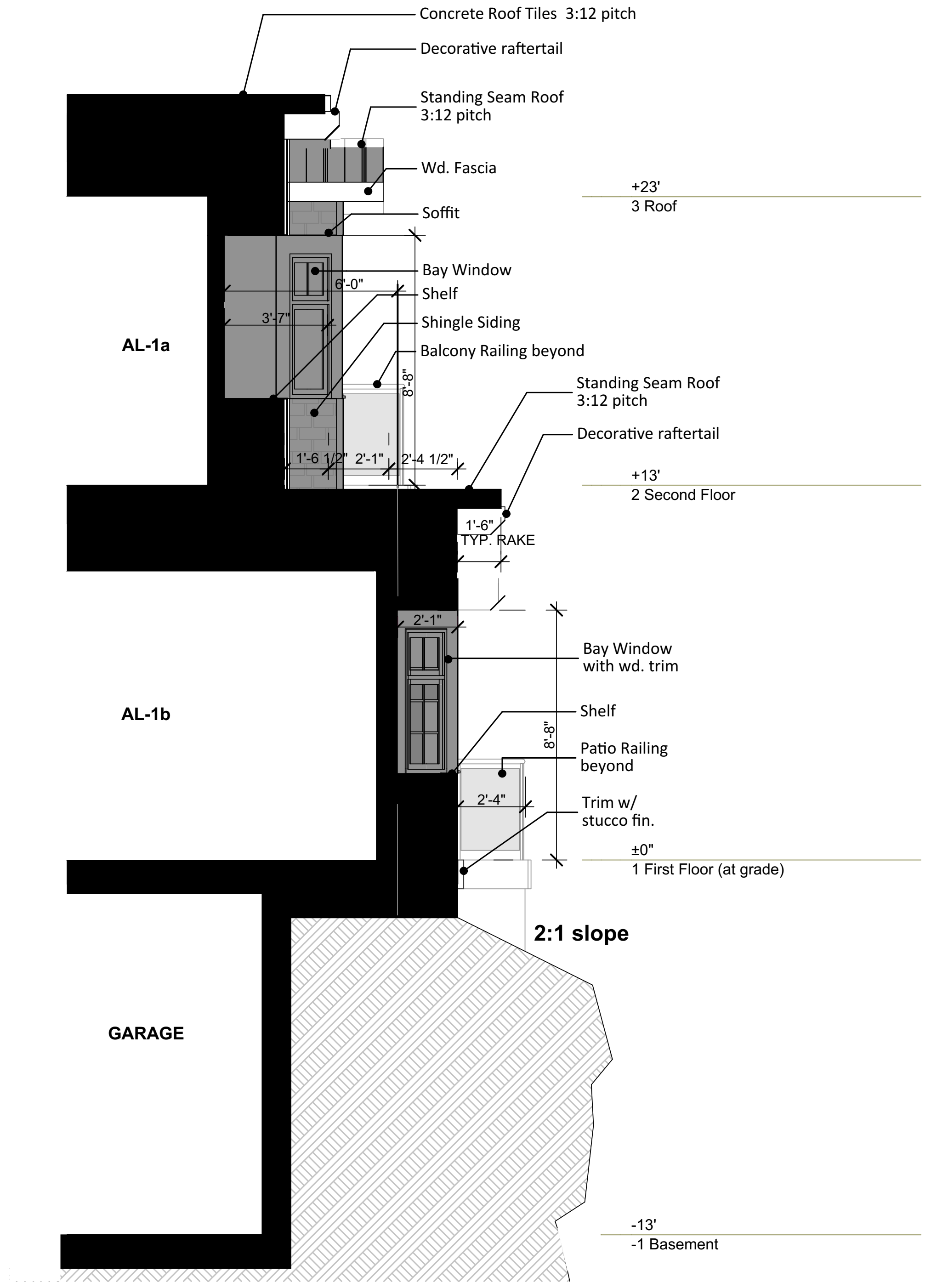
Location Rating
Outdoor Damp

Safety Rating
UL, CUL listed

9 Porte Cochere and Hanging Light Fixture



Outlooker Detail
NOT TO SCALE



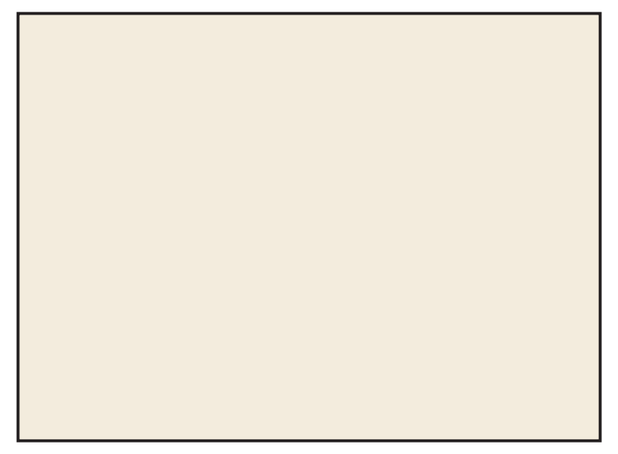
5 Wall Section
SCALE: 1/4" = 1'-0"

Laguna Niguel
Senior Living Center

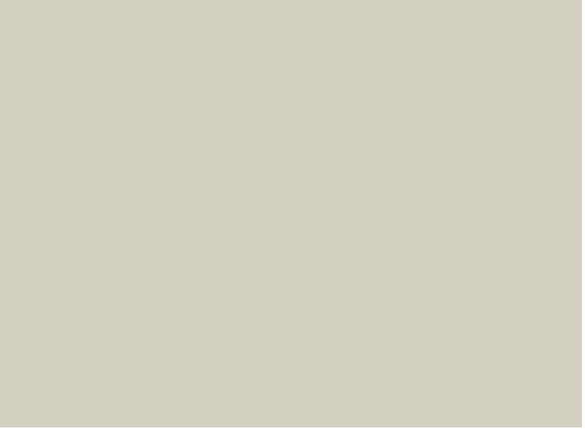
Eagle Concrete Roofing
Shake Profile
5689 Brown Gray Range

El Dorado Stone
Rough Cut
Vineyard Trail
Mortor: Orco Blended Products "OBP Soft White"
Mortar flush with face of stone

Milgard
Door & Windows
Color: Bronze



Primary Stucco, Fascia, Trim
Dunn Edwards DEW 339
Bone China



Siding, Trim
Dunn Edwards DE 6241
Lunar Landing

Accent Trim
Dunn Edwards DE 6230
Center Ridge

Shingles & Stucco Accent 1
Dunn Edwards DE 6277
Pebble Walk

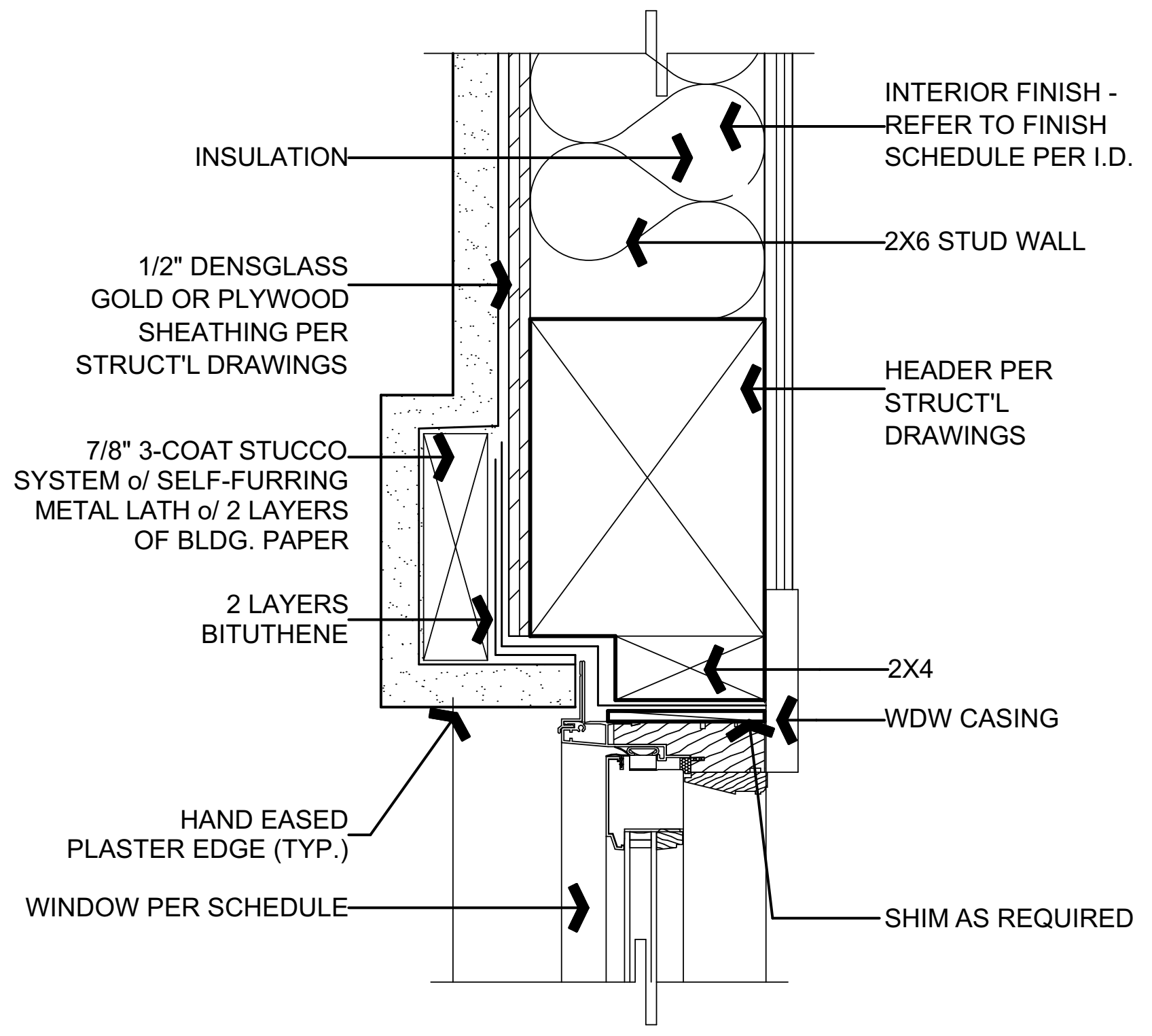
Stucco Accent 2, Trim
Dunn Edwards DE 6229
Calico Rock

Decorative Accent
Dunn Edwards DET 606
Meek Moss Green

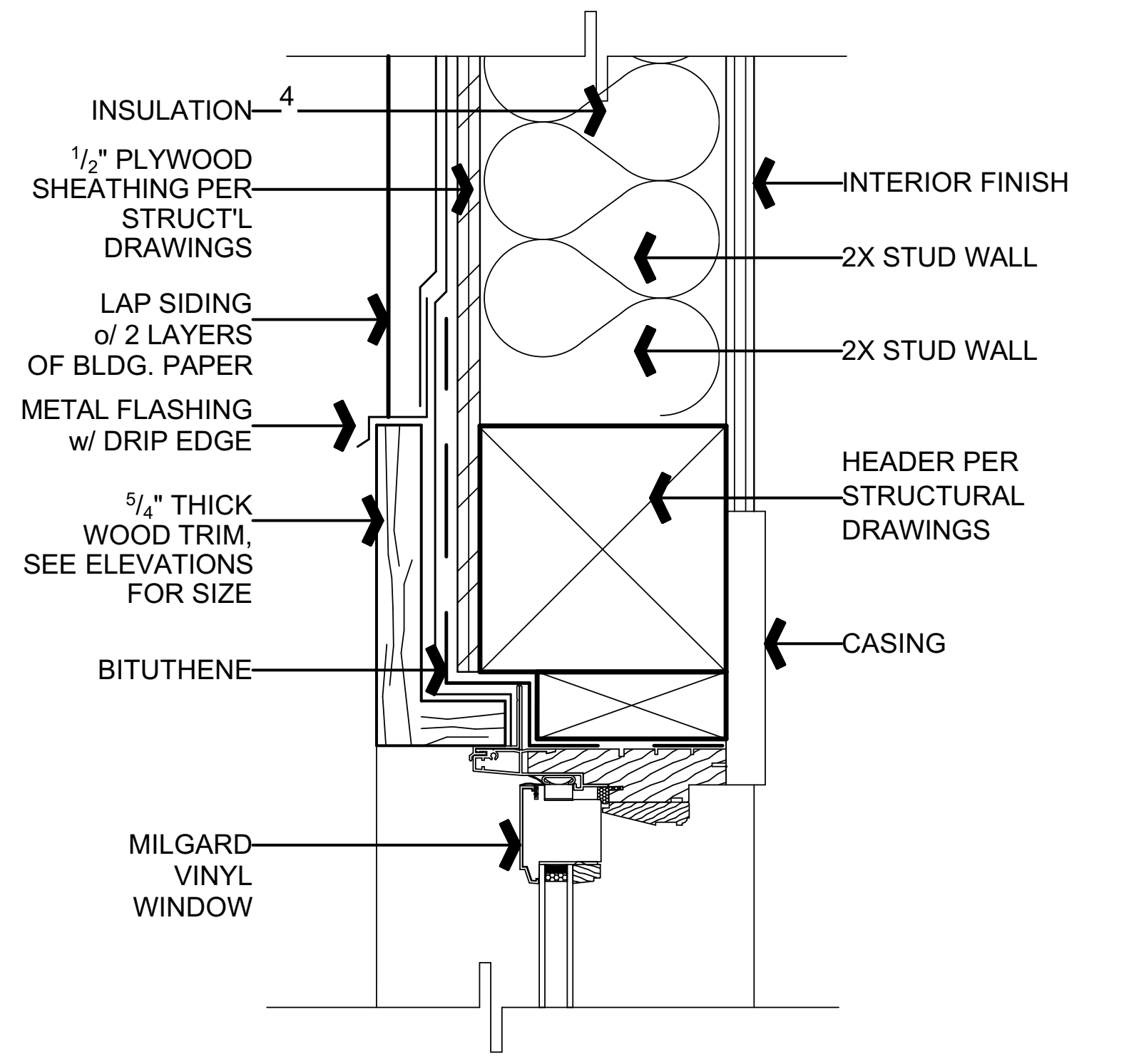
Material Board

IPA IRWIN PARTNERS ARCHITECTS

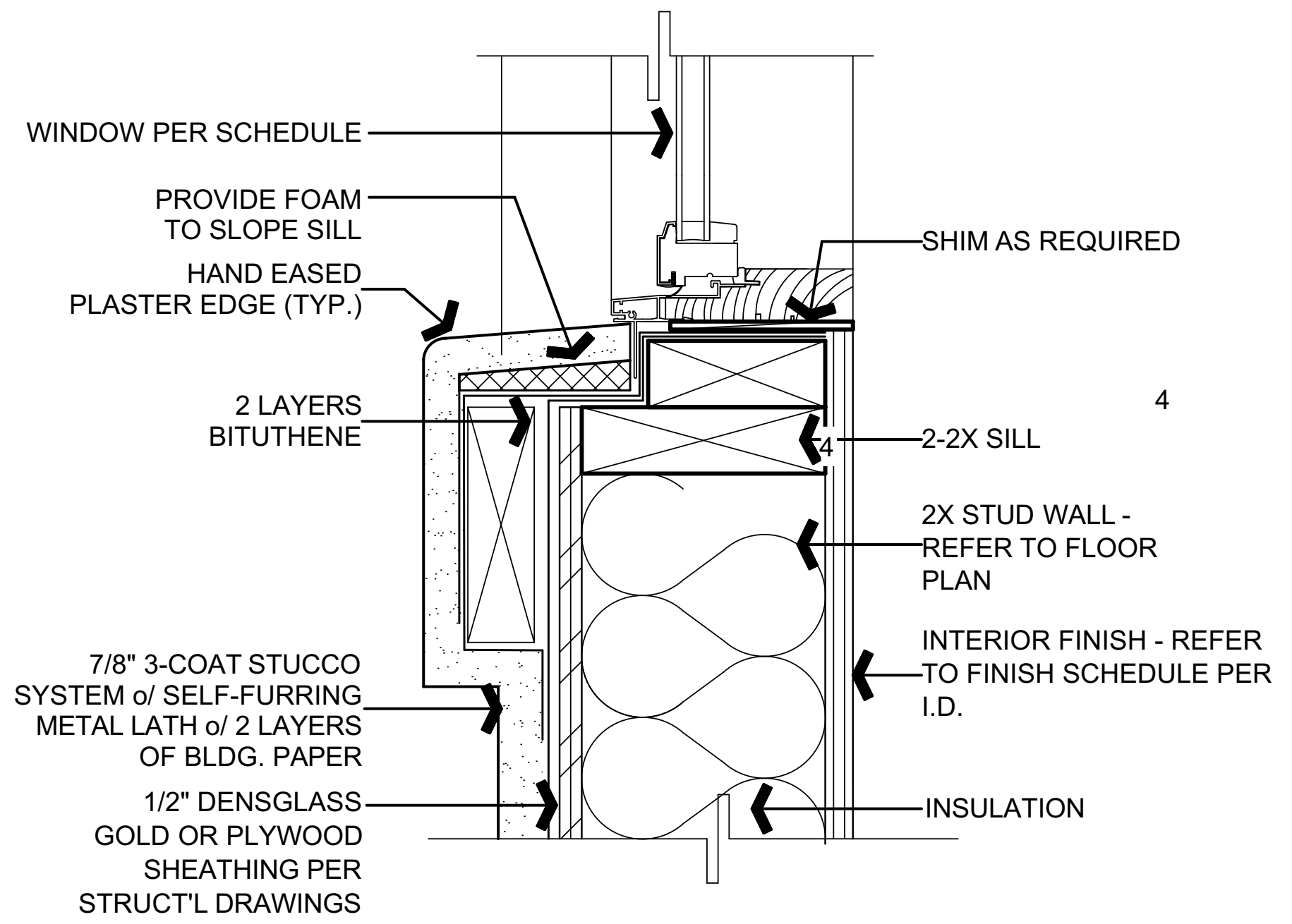
March 4,2021



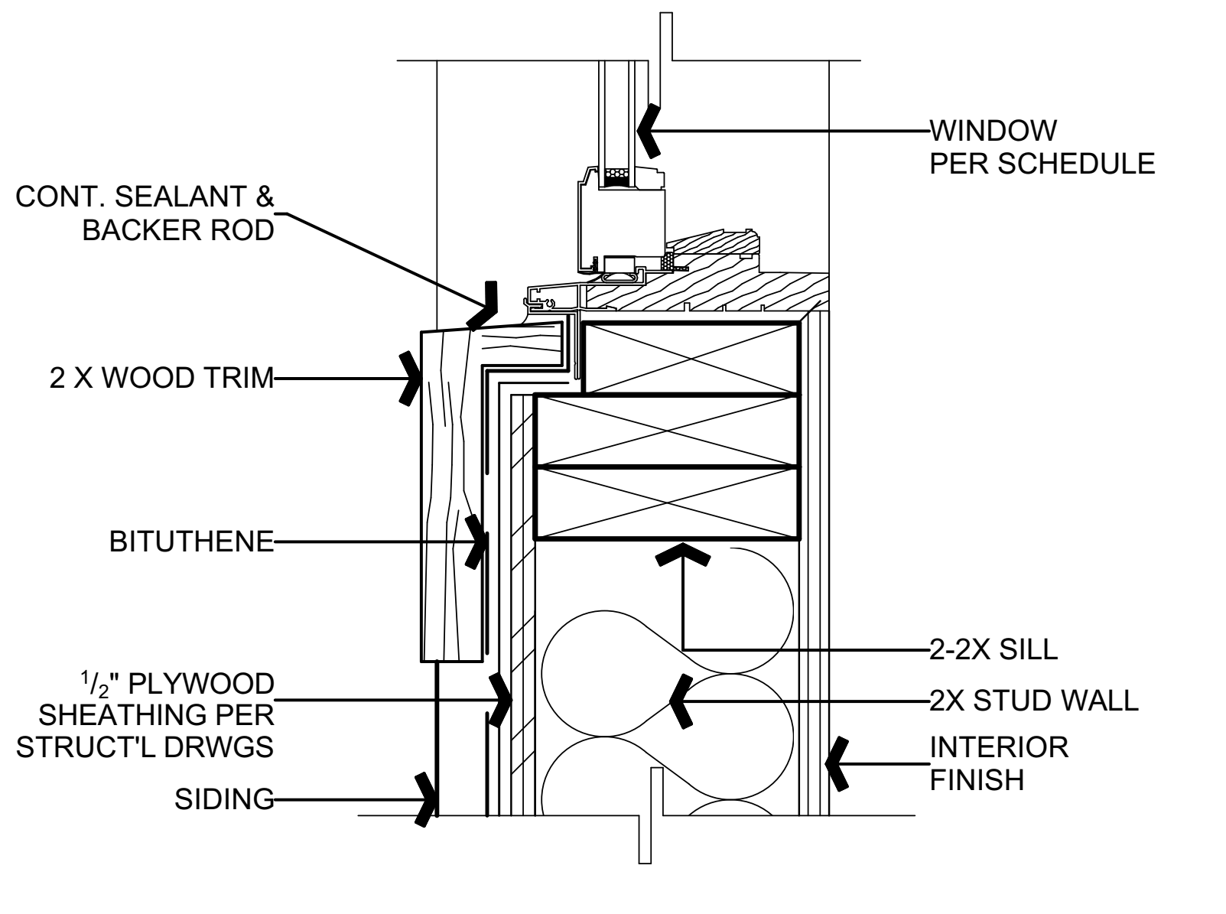
WINDOW HEAD/ JAMB@ STUCCO
SCALE: 3" = 1'-0"



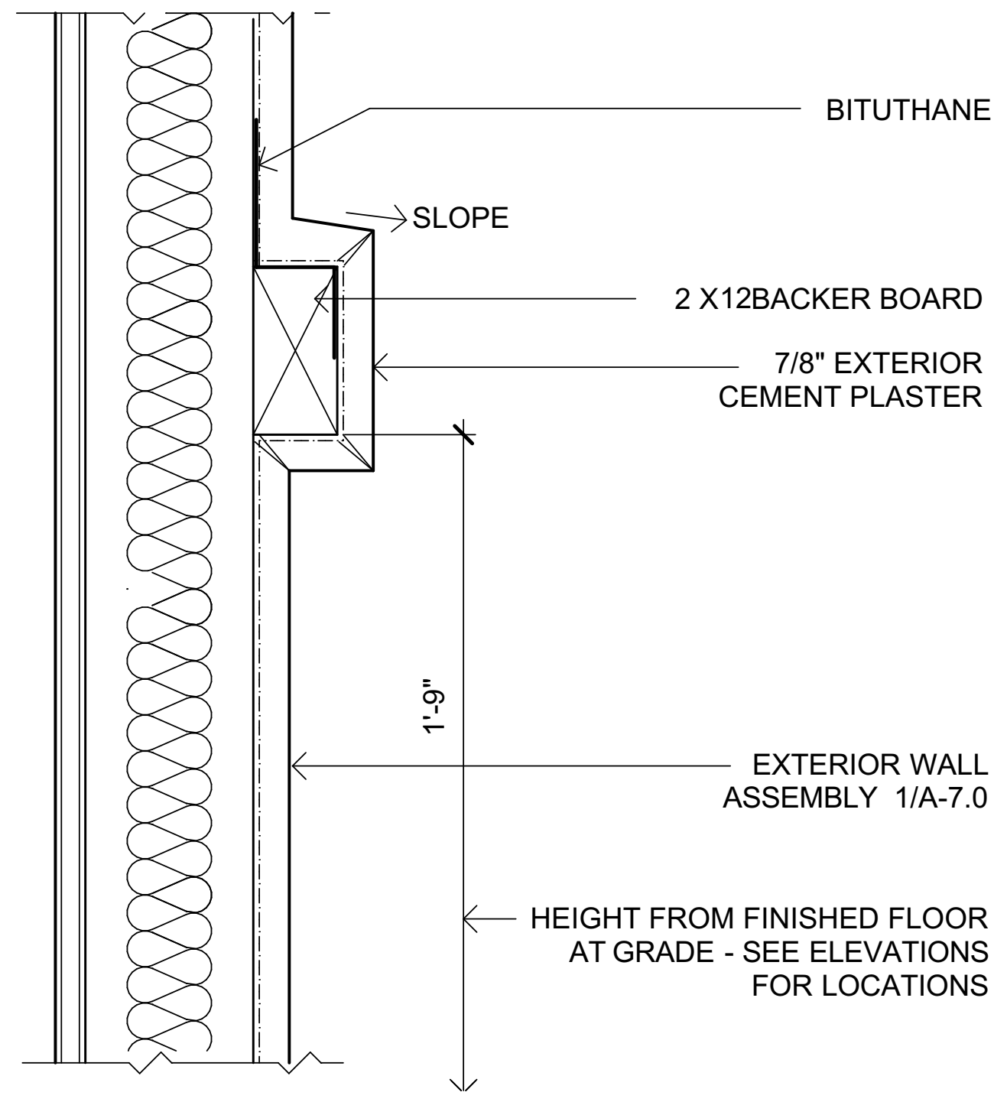
WINDOW HEAD/ JAMB@ SIDING
SCALE: 3" = 1'-0"



WINDOW SILL@ STUCCO
SCALE: 3" = 1'-0"



WINDOW SILL@ SIDING
SCALE: 3" = 1'-0"



4 WALL BAND FLASHING
SCALE: 1 1/2"= 1'-0"

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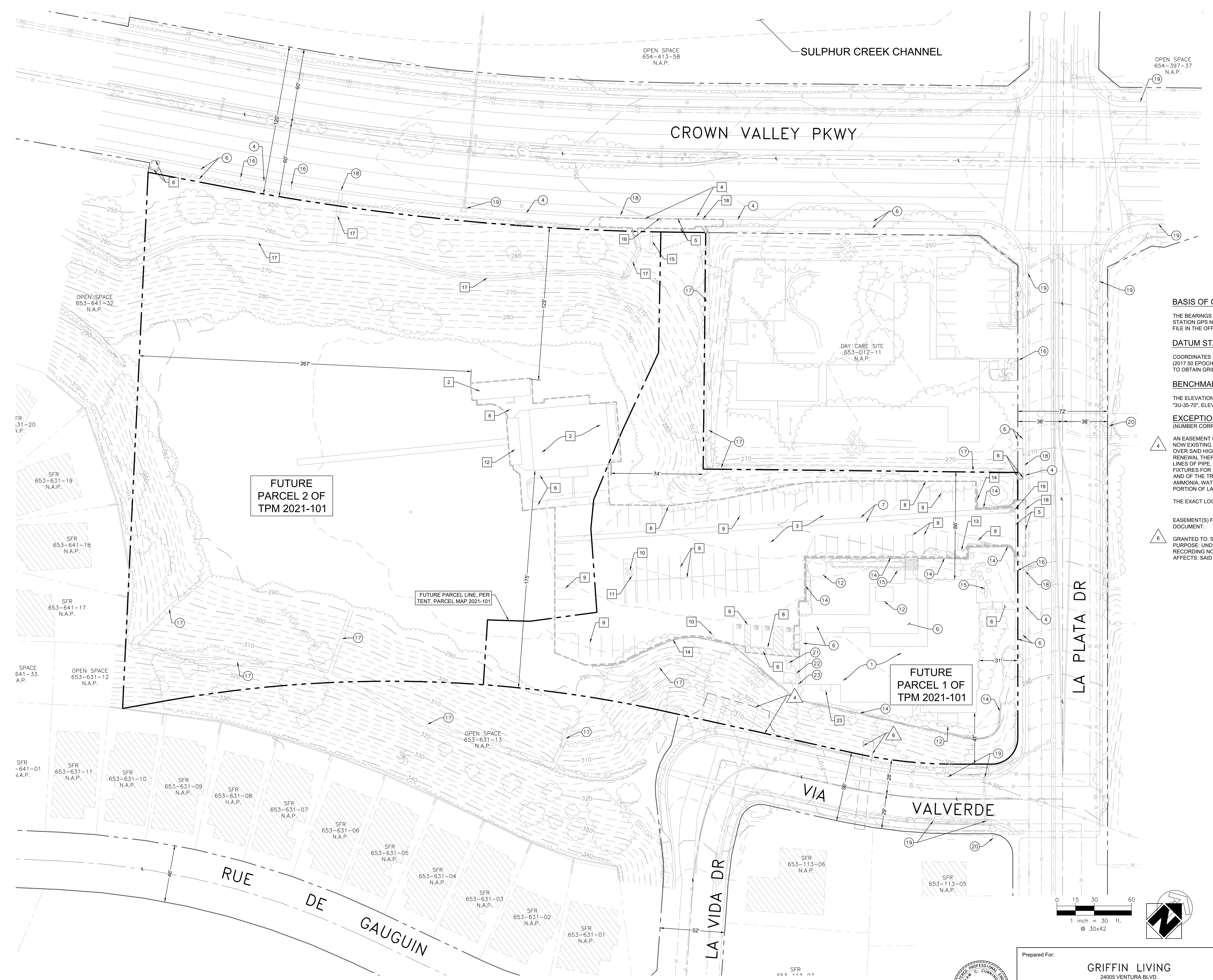
24600 La Plata Drive
Laguna Niguel, CA 92677

PARCEL 2
ALMC
Material Board
A1.13
PROJECT NO: 19016
PLOT DATE: 3/30/2023
19016 Laguna Niguel



LEGEND:

▬ ▬ ▬	Subject Parcel Boundary
— — —	Existing Right-of-Way
— — —	Existing Parcels from Orange County GIS
— — —	Existing Easements
— — ℄ —	Existing Street Centerlines
▨ ▨ ▨	Limits of Demolition
═══	Existing Block/Retaining Wall
═══	Storm Drain (Existing)
—SS—	Sanitary Sewer (Existing)
—W—	Water (Existing)
—RW—	Reclaimed Water (Existing)
—GAS—	Natural Gas (Existing)
—CTV—	Communications (Existing)
—TEL—	Telephone (Existing)
(1150)	Existing Contour
▤	Storm Drain Inlet
○	Fire Hydrant
○—☼	Public Electrolier
⊗	Private Light Pole
○	Sign
⊗	Valve
✻	Existing Tree
○	Existing Shrub
①	Callout - To Remain
1	Callout - To Be Removed
△1	Easement Callout

NOTES:

1. EXISTING CONDITIONS AND CONTOURS/ELEVATIONS SHOWN PER A BOUNDARY AND TOPO SURVEY PREPARED BY GUIDA SURVEYING, INCLUDING AN AERIAL SURVEY CONDUCTED BY ROBERT J. LUNG & ASSOCIATES, ON JULY 31, 2020.
2. PROPERTY LINES BEYOND THE SUBJECT PROPERTY, AS WELL AS CENTERLINES AND EXISTING UTILITIES ARE DEPICTED BASED ON GIS AND OTHER PUBLICLY AVAILABLE INFORMATION.
3. ACCORDING TO THE CITY OF LAGUNA NIGUEL, THIS PARCEL IS WITHIN THE FEMA FLOOD ZONE "X".

BASIS OF COORDINATES:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 7581R1 AND STATION GPS NO. 7577R1 BEING NORTH 61°25'00" WEST, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, (CCS83), ZONE VI, 1983 NAD, (2017.50 EPOCH OCS GPS ADJUSTMENT), ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCE BY 0.99994373 (MEAN VALUE).

BENCHMARK:

THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY SURVEY VERTICAL CONTROL NUMBER "3U-35-70", ELEVATION 248.770 (NAVD88) 1995 OCS ADJ.

EXCEPTION ITEM NOTES:

(NUMBER CORRESPONDS TO ITEM IN PRELIMINARY TITLE REPORT)

△4 AN EASEMENT OR EASEMENTS AND RIGHT TO MAINTAIN, OPERATE, REPLACE, REMOVE, AND RENEW ALL NOW EXISTING SANITARY SEWERS AND STORM DRAINS AND APPURTENANT STRUCTURES, IN, UPON AND OVER SAID HIGHWAY AND ALL PORTIONS THEREOF, AND PURSUANT TO ANY EXISTING FRANCHISE OR RENEWAL THEREOF TO MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW AND ENLARGE ALL NOW EXISTING LINES OF PIPE, CONDUITS, CABLES, POLES AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES FOR THE OPERATION OF AS PIPE LINES, TELEGRAPHIC AND TELEPHONE LINES, RAILROAD LINES, AND OF THE TRANSPORTATION OR DISTRIBUTION OF ELECTRIC ENERGY, PETROLEUM AND ITS PRODUCTS, AMMONIA, WATER, AND FOR INCIDENTAL PURPOSES, AS RESERVED IN THE INSTRUMENT VACATING A PORTION OF LA VIDA DRIVE, RECORDED BOOK 9007, PAGE 855 OF OFFICIAL RECORDS.

THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

△6 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
PURPOSE: UNDERGROUND CONDUITS
RECORDING NO: IN BOOK 10413, PAGE 229 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

EXISTING SITE PLAN NOTES:

① EXISTING CHURCH
② EXISTING SCHOOL BUILDING
③ EXISTING AC PAVEMENT
④ CONCRETE CURB AND GUTTER
⑤ EXISTING COMMERCIAL DRIVEWAY
⑥ EXISTING CONCRETE SIDEWALK
⑦ EXISTING CONCRETE CROSS-GUTTER
⑧ CONCRETE PARKING STOP
⑨ EXISTING PARKING STRIPING
⑩ EXISTING LIGHT POLE
⑪ EXISTING CONCRETE BOLLARDS
⑫ EXISTING MISC. SHADE STRUCTURE
⑬ EXISTING TRASH ENCLOSURE
⑭ EXISTING BLOCK/RETAINING WALL
⑮ EXISTING MONUMENT SIGNAGE
⑯ EXISTING STREET SIGN
⑰ EXISTING CONCRETE V-GUTTER
⑱ EXISTING PARKWAY/CURB DRAIN
⑲ EXISTING CATCH BASIN
⑳ EXISTING FIRE HYDRANT
㉑ EXISTING TRANSFORMER
㉒ EXISTING WOOD FENCE
㉓ EXISTING SHED STRUCTURE

EXISTING CONDITIONS PLAN

LAGUNA NIGUEL SR LIVING/GRACE CHURCH

for review
No. 80129
Exp. 09/30/22

Prepared For:

GRIFFIN LIVING
24005 VENTURA BLVD.
CALABASAS, CA 91302
(818)436-5100

Project Address:

24600 LA PLATA DR
LAGUNA NIGUEL, CA 92677
APN: 653-012-12

PREPARED BY:

DIAMOND WEST
civil engineering • land surveying • land planning
24005 Ventura Boulevard, Suite 100
Calabasas, CA 91302
Phone: (818) 591-1050
www.diamondwest.net

DATE: 4/26/2021
SHEET 2 OF 12

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Grace Church
24600 La Plata Drive Laguna Niguel CA 92677

A2.0
PROJECT NO: 19016
PLOT DATE: 3/3/2023
20014 Laguna Niguel Grace Church .pln

LEGEND

°°°°°°°°°°°°°°°° ACCESSIBLE PATH OF TRAVEL

— ——— — — PROPERTY LINE

NOTES:

1) ALL NECESSARY IMPROVEMENTS FOR PROPOSED ALMC ON PARCEL 1 WILL BE GRANTED THROUGH RECORD USE EASEMENTS

2) CHURCH RESURFACING, STRIPING, LIGHTING AND LANDSCAPING WILL BE INSTALLED DURING CONSTRUCTION OF ALMC BUILDING.

3) LA PLATA DRIVE ENTRY IMPROVEMENTS AND MONUMENTS TO BE PART OF ALMC APPLICATION.

GRACE CHURCH REMODEL:

LOT AREA: 2 ACRES

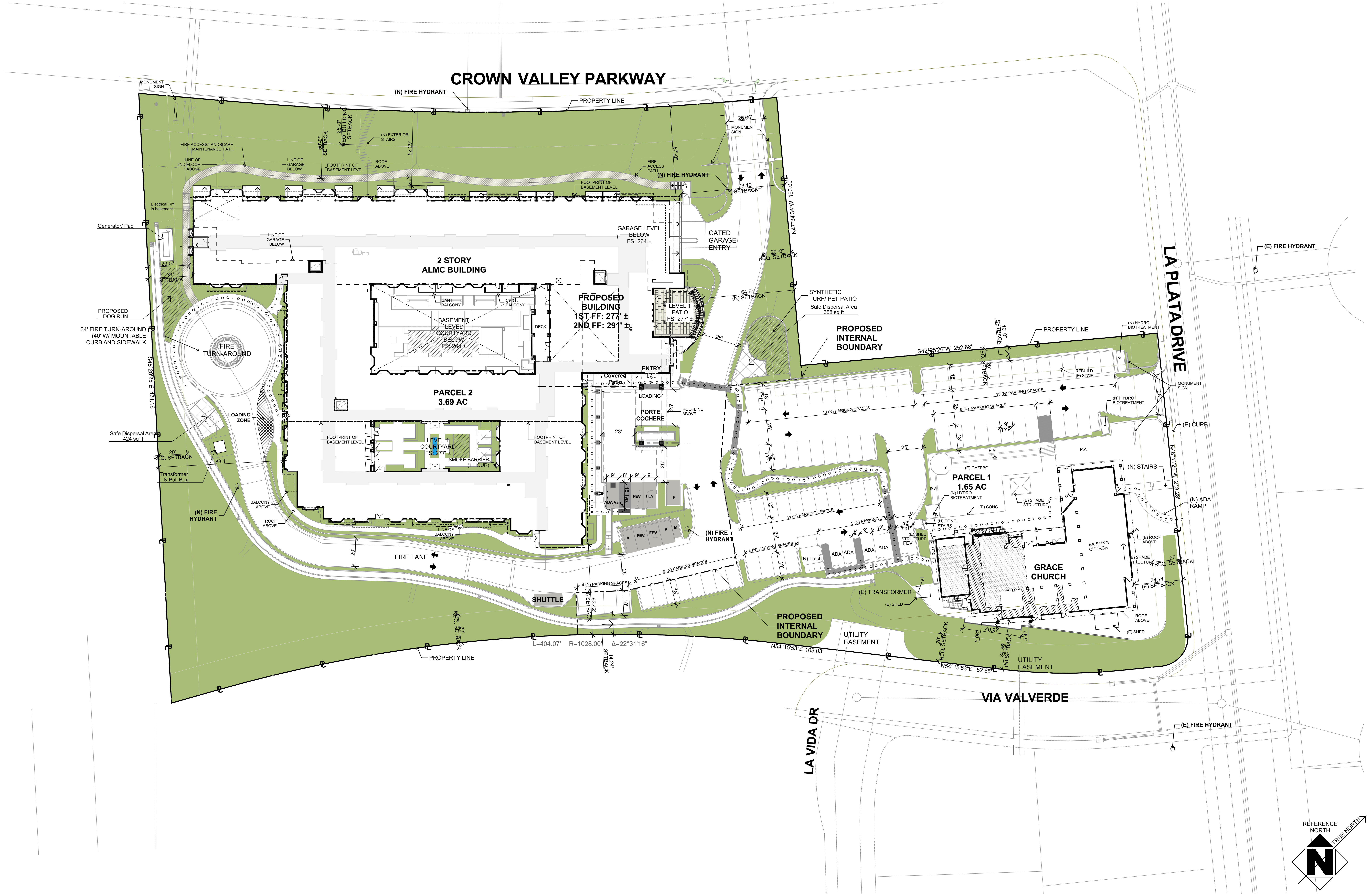
LOT COVERAGE: 9.93%

EXISTING CHURCH BUILDING AREA: 7,590 SQ.FT.

PROPOSED ADDITIONAL AREA:
FIRST FLOOR: 1,186 SQ.FT.
SECOND FLOOR: 2,536 SQ. FT.
TOTAL ADDITIONAL AREA: 3,722 SQ. FT.

TOTAL: PROPOSED AREA: 11,312 SQ. FT.

Parking Count	
	Qty
ADA	4
FEV	1
M	1
P	76
	82



1 Site Plan (at grade)
SCALE: 1" = 30'

LEGEND:

▨ 1ST LEVEL ADDITION

▩ 2ND LEVEL ADDITION

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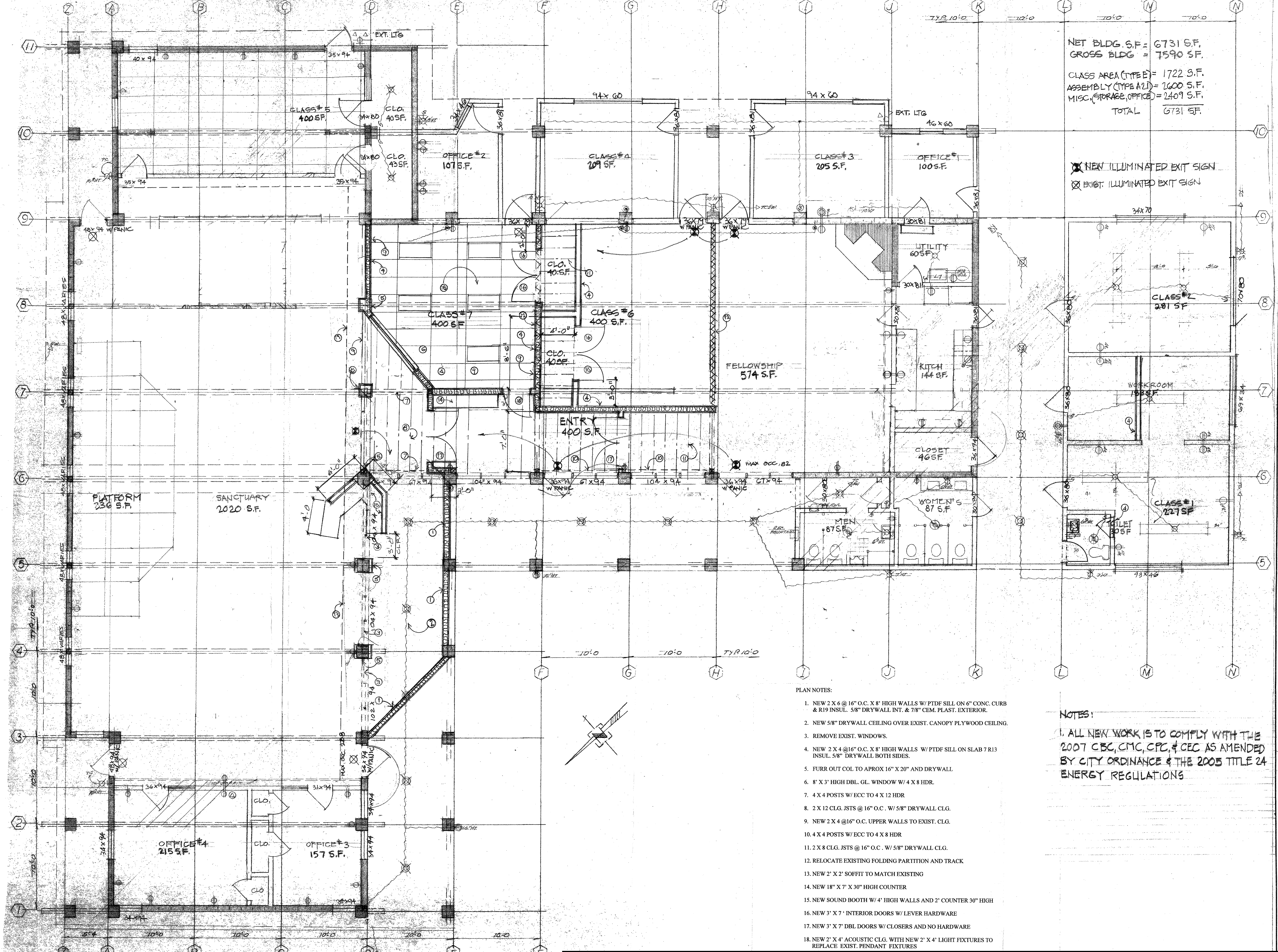
24600 La Plata Drive Laguna Niguel CA 92677

PARCEL 1
GRACE CHURCH
Proposed Phase 2 Site Plan
A2.11
PROJECT NO: 19016
PLOT DATE: 3/3/2023
20014 Laguna Niguel Grace Church .pln



NET BLDG. S.F. = 6731 S.F.
GROSS BLDG = 7590 S.F.

CLASS AREA (TYPE E) = 1722 S.F.
ASSEMBLY (TYPE A2.1) = 2600 S.F.
MISC. (STORAGE, OFFICE) = 2409 S.F.
TOTAL 6731 S.F.

☒ NEW ILLUMINATED EXIT SIGN
⊗ EXIST. ILLUMINATED EXIT SIGN

PLAN NOTES:

1. NEW 2 X 6 @ 16" O.C. X 8' HIGH WALLS W/ PTDF SILL ON 6" CONC. CURB & R19 INSUL. 5/8" DRYWALL INT. & 7/8" CEM. PLAST. EXTERIOR.
2. NEW 5/8" DRYWALL CEILING OVER EXIST. CANOPY PLYWOOD CEILING.
3. REMOVE EXIST. WINDOWS.
4. NEW 2 X 4 @16" O.C. X 8' HIGH WALLS W/ PTDF SILL ON SLAB 7 R13 INSUL. 5/8" DRYWALL BOTH SIDES.
5. FURR OUT COL TO APROX 16" X 20" AND DRYWALL
6. 8' X 3' HIGH DBL. GL. WINDOW W/ 4 X 8 HDR.
7. 4 X 4 POSTS W/ ECC TO 4 X 12 HDR
8. 2 X 12 CLG. JSTS @ 16" O.C . W/ 5/8" DRYWALL CLG.
9. NEW 2 X 4 @16" O.C. UPPER WALLS TO EXIST. CLG.
10. 4 X 4 POSTS W/ ECC TO 4 X 8 HDR
11. 2 X 8 CLG. JSTS @ 16" O.C . W/ 5/8" DRYWALL CLG.
12. RELOCATE EXISTING FOLDING PARTITION AND TRACK
13. NEW 2' X 2' SOFFIT TO MATCH EXISTING
14. NEW 18" X 7' X 30" HIGH COUNTER
15. NEW SOUND BOOTH W/ 4' HIGH WALLS AND 2' COUNTER 30" HIGH
16. NEW 3' X 7 ' INTERIOR DOORS W/ LEVER HARDWARE
17. NEW 3' X 7' DBL DOORS W/ CLOSERS AND NO HARDWARE
18. NEW 2' X 4' ACOUSTIC CLG. WITH NEW 2' X 4' LIGHT FIXTURES TO REPLACE EXIST. PENDANT FIXTURES

NOTES:

1. ALL NEW WORK IS TO COMPLY WITH THE 2007 CBC, CMC, CPC, & CEC AS AMENDED BY CITY ORDINANCE & THE 2005 TITLE 24 ENERGY REGULATIONS

No:	Date:

GRACE CHURCH & ACADEMY
24600 LA PLATA, LAGUNA NIGUEL, CA. 92677
949-388-5537
www.contactgrace.org

Seal
ROBERT JAMES CANDY
NO. C 11840
REN. 9/09

Sheet Title: FLOOR PLAN

Drawn By: RJC
Checked By: RJC
Date: 4/24/08
Scale: 1/4" = 1'-0"
No.:

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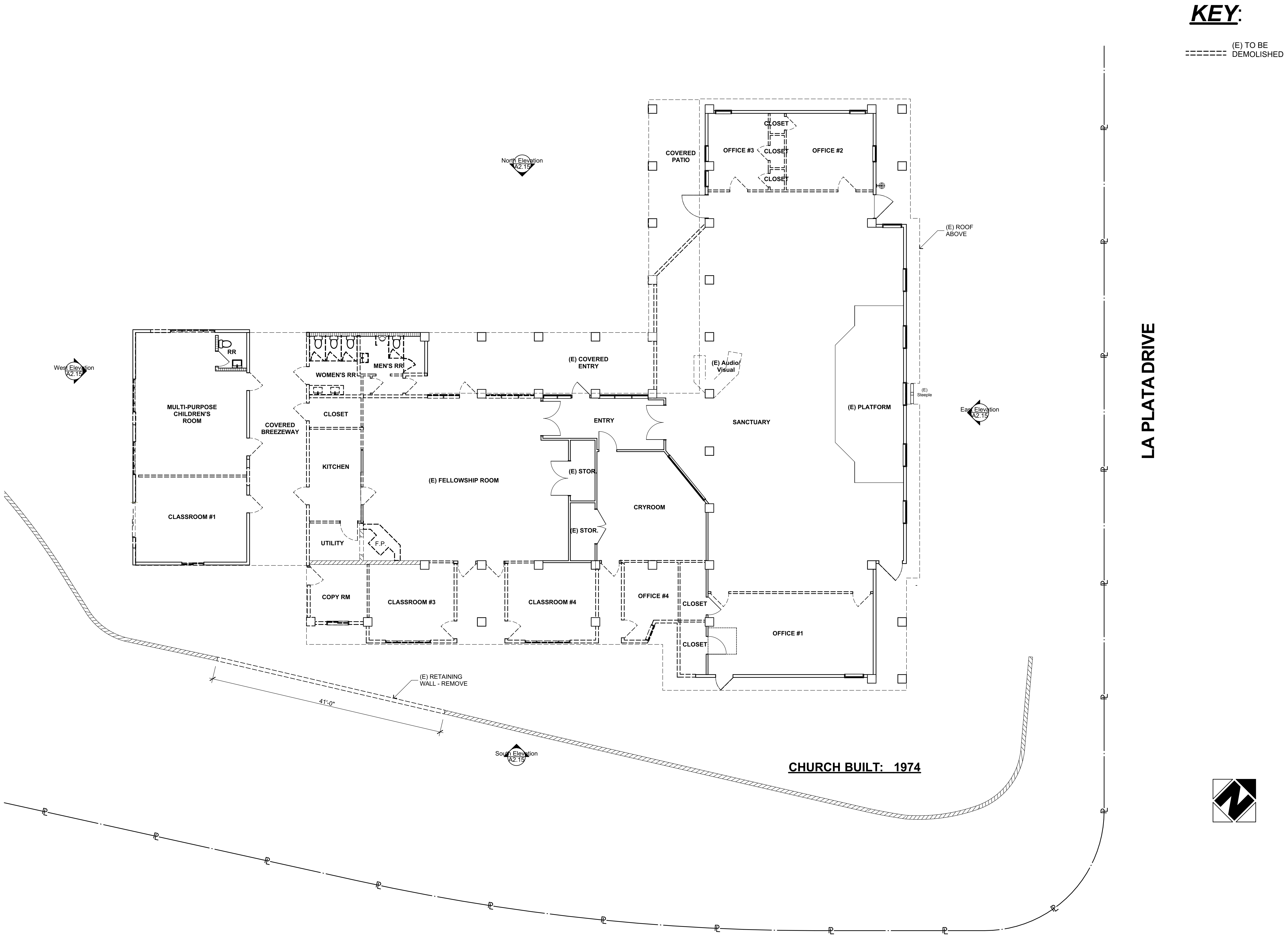
Grace Church
24600 La Plata Drive Laguna Niguel CA 92677

PARCEL 1
GRACE CHURCH
Existing Floor Plan
A2.12
PROJECT NO: 19016
PLOT DATE: 3/3/2023
20014 Laguna Niguel Grace Church .pln



CHURCH BUILT: 1974

First Floor Plan - Demolition

SCALE: 1/8" = 1'-0"

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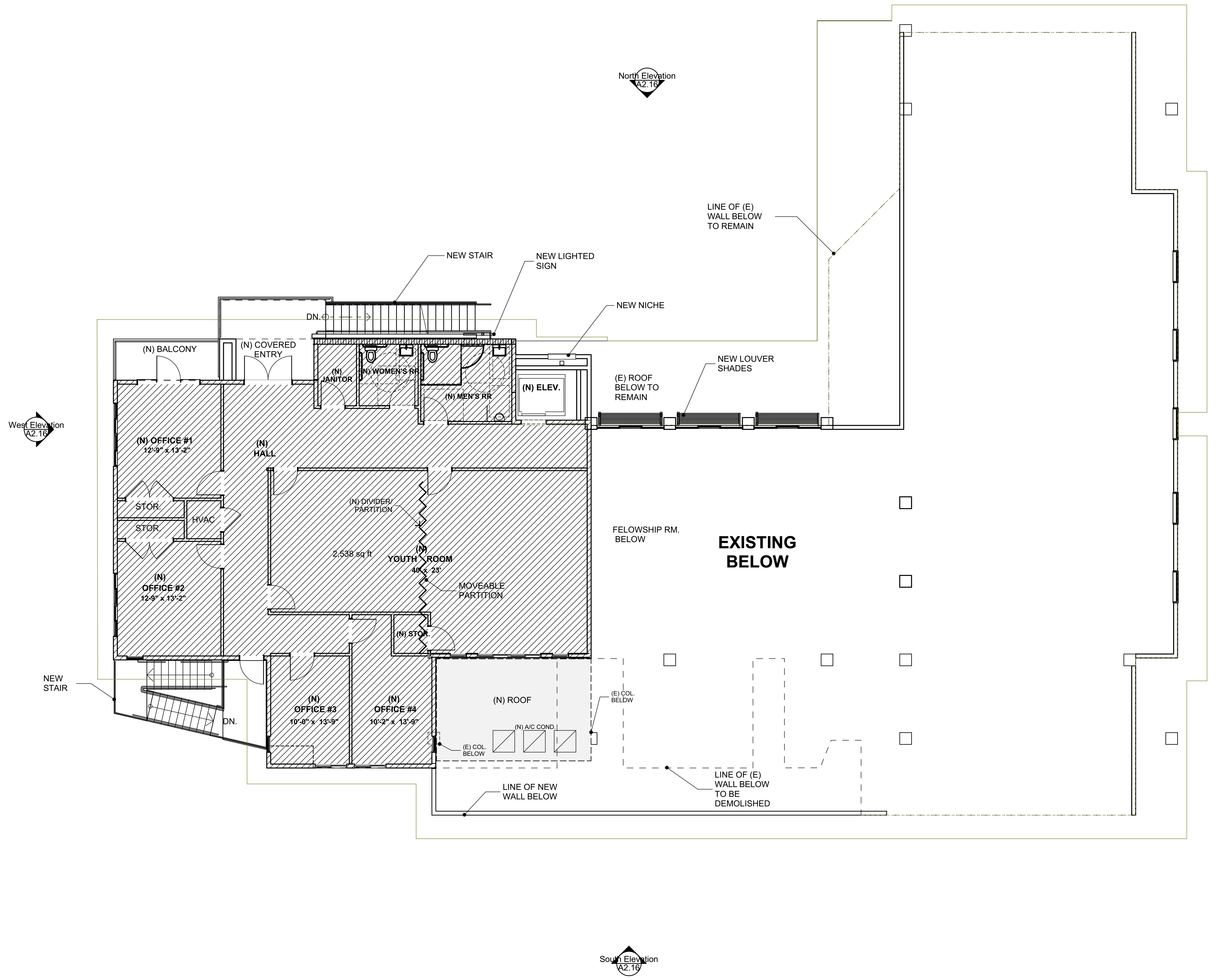
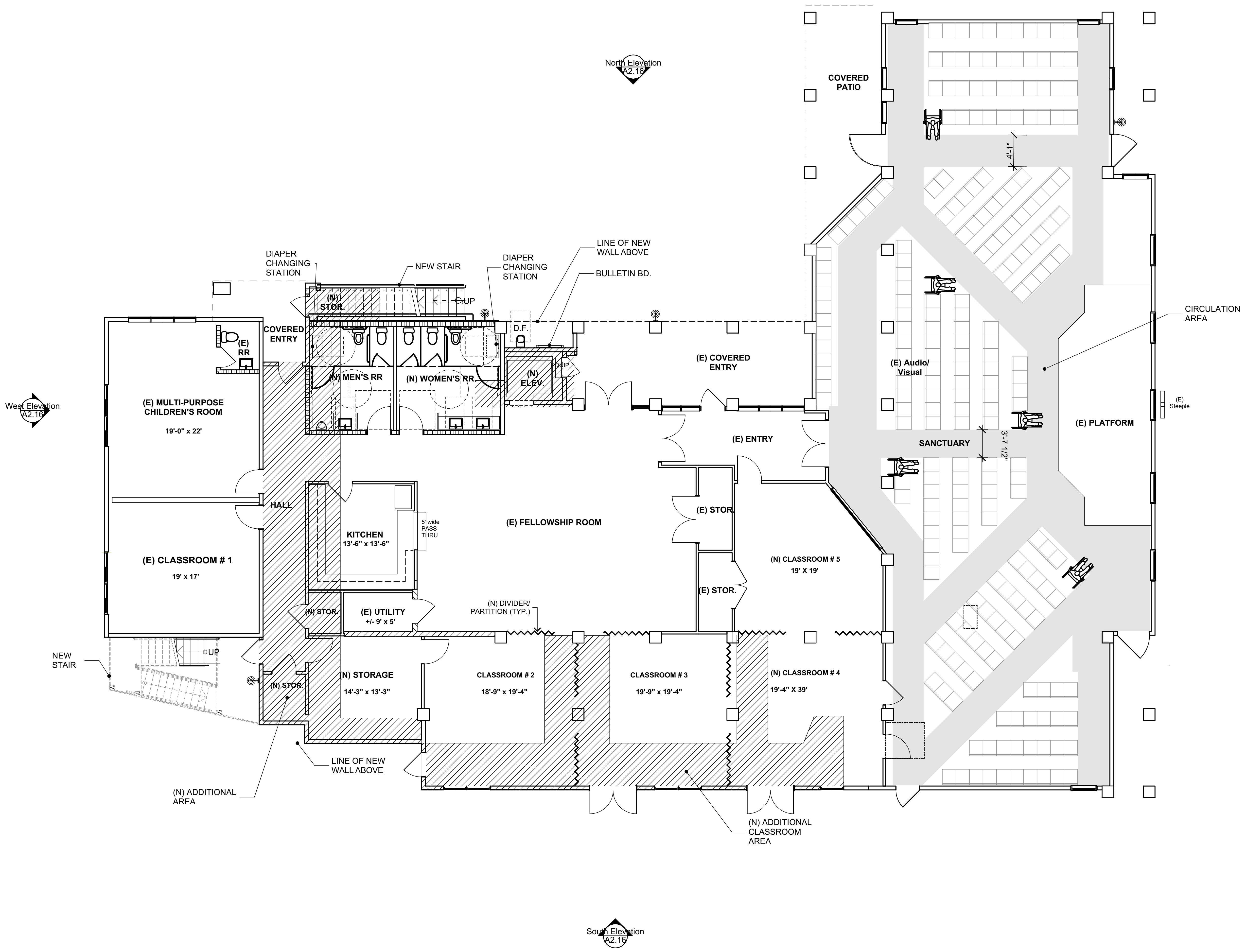
PARCEL 1
GRACE CHURCH
First Floor Plan - Demo
A2.13
PROJECT NO: 19016
PLOT DATE: 3/3/2023
20014 Laguna Niguel Grace Church .pln



04 Second Floor Proposed - PLANNING

SCALE: 1/8" = 1'-0"



First Floor Proposed - PLANNING

SCALE: 1/8" = 1'-0"

PLUMBING FIXTURE CALCULATIONS:

Type of Occupancy: A3 - Assembly

ROOM NAME:	AREA	OCC. LOAD FACTOR
(N) OFFICE #1	189 SF	200 (Group B)
(N) OFFICE #2	188 SF	200
(N) OFFICE #3	304 SF	200
TOTAL:	681 SF/ 200=	4
(N) YOUTH ROOM	854 SF	30 (Group A3)
CLASSROOM #1	316 SF	30
CLASSROOM #2	370 SF	30
CLASSROOM #3	377 SF	30
CLASSROOM #4	392 SF	30
CLASSROOM #5	329 SF	30
FELLOWSHIP	708 SF	30
MULTI-PURPOSE CHILDREN'S RM	384 SF	30
SANCTUARY	2,851 SF	30
TOTAL:	6,581 SF/ 30=	220

220+4=224 / 2= 112 = 112 MEN, 112 WOMEN

Plumbing Fixtures:
MEN: **2 TOILETS, 2 URINALS, 1 SINK**
WOMEN: **4 TOILETS, 2 SINKS**

(Per Plumbing Code 2019 CPB, Table 422.1)

232 SEATS

1 PARKING SPACE PER 3 SEATS

KEY:

(N) ADDITION ▨

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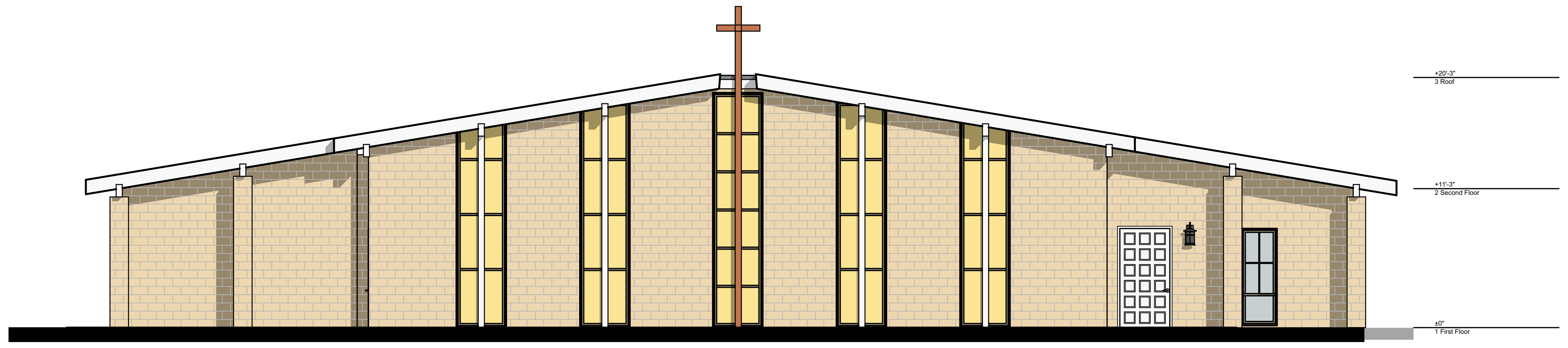
PARCEL 1
GRACE CHURCH
Floor Plans-Proposed
A2.14
PROJECT NO: 19016
PLOT DATE: 3/3/2023
20014 Laguna Niguel Grace Church .pln

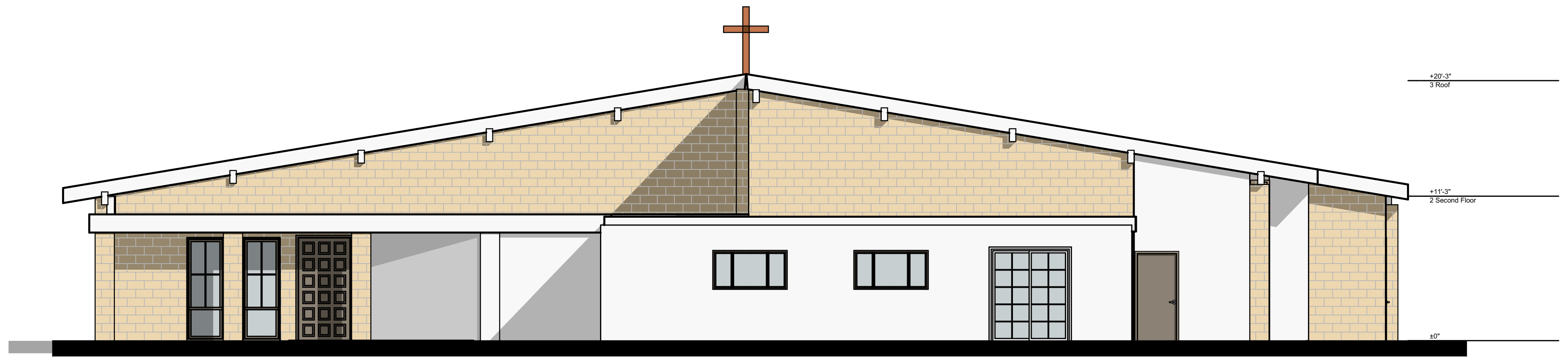


East Elevation - Existing

SCALE: 1/8" = 1'-0"

North Elevation - Existing

SCALE: 1/8" = 1'-0"



West Elevation - Existing

SCALE: 1/8" = 1'-0"

South Elevation - Existing

SCALE: 1/8" = 1'-0"

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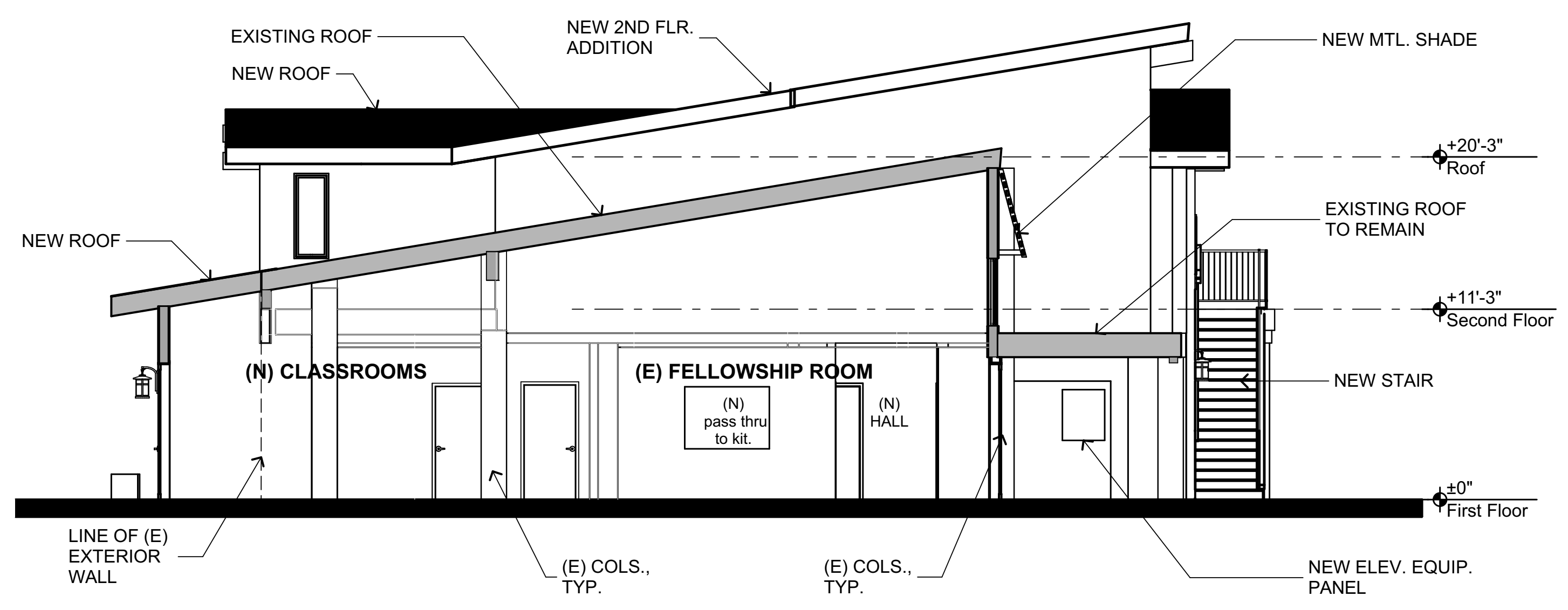
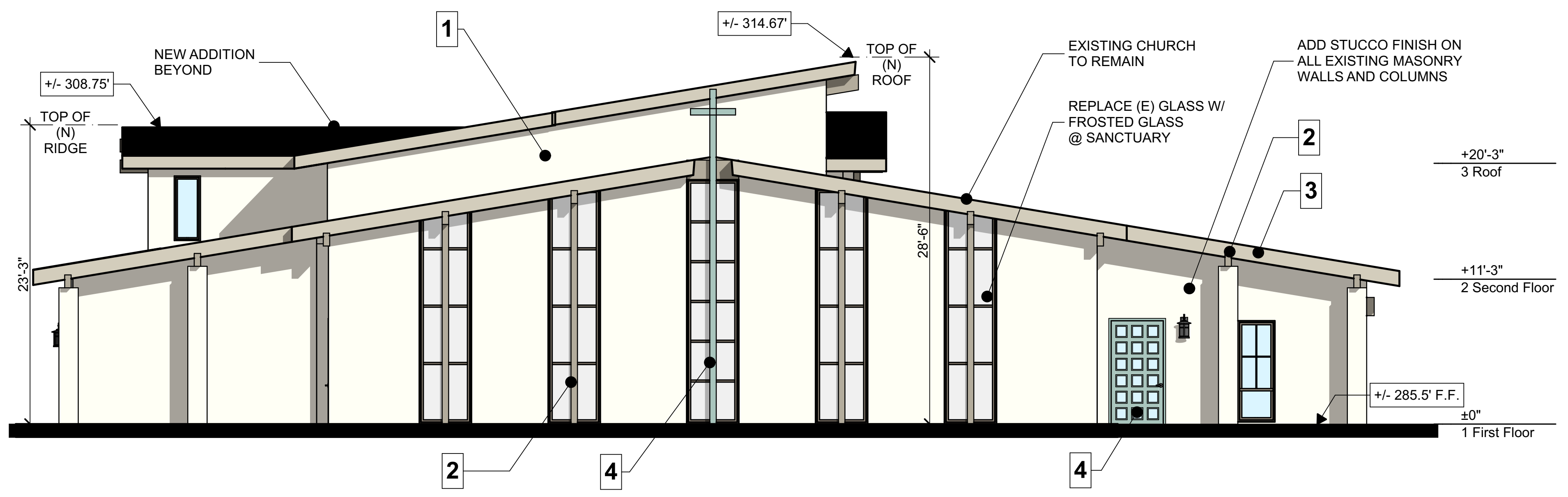
PARCEL 1
GRACE CHURCH
Exterior Elevations-Existing
A2.15
PROJECT NO: 19016
PLOT DATE: 3/3/2023
20014 Laguna Niguel Grace Church .pln



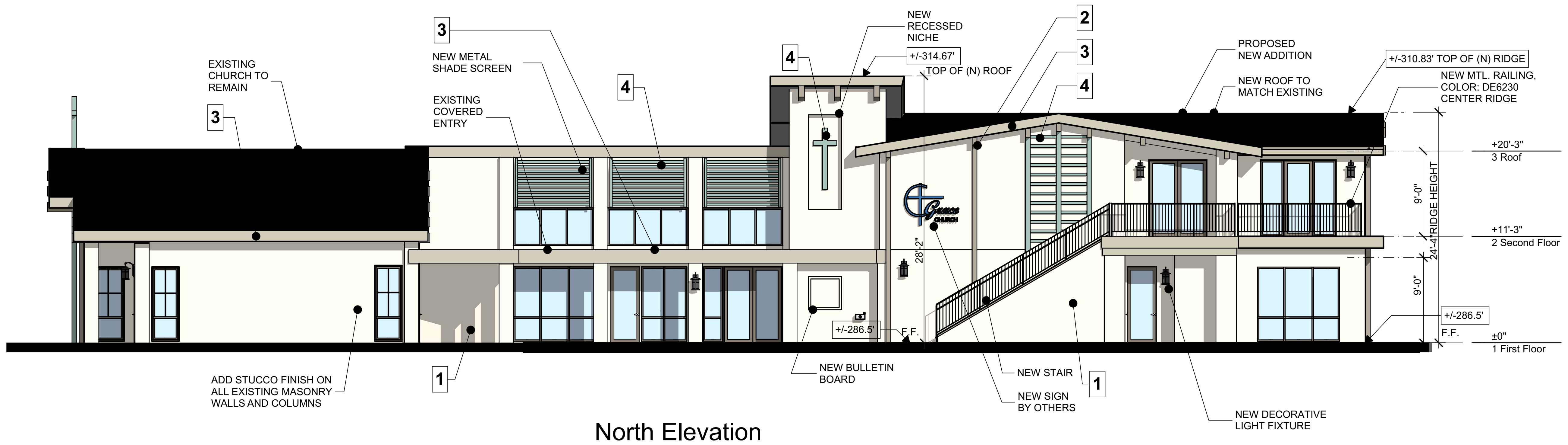
SECTION A

SCALE: 1/8" = 1'-0"



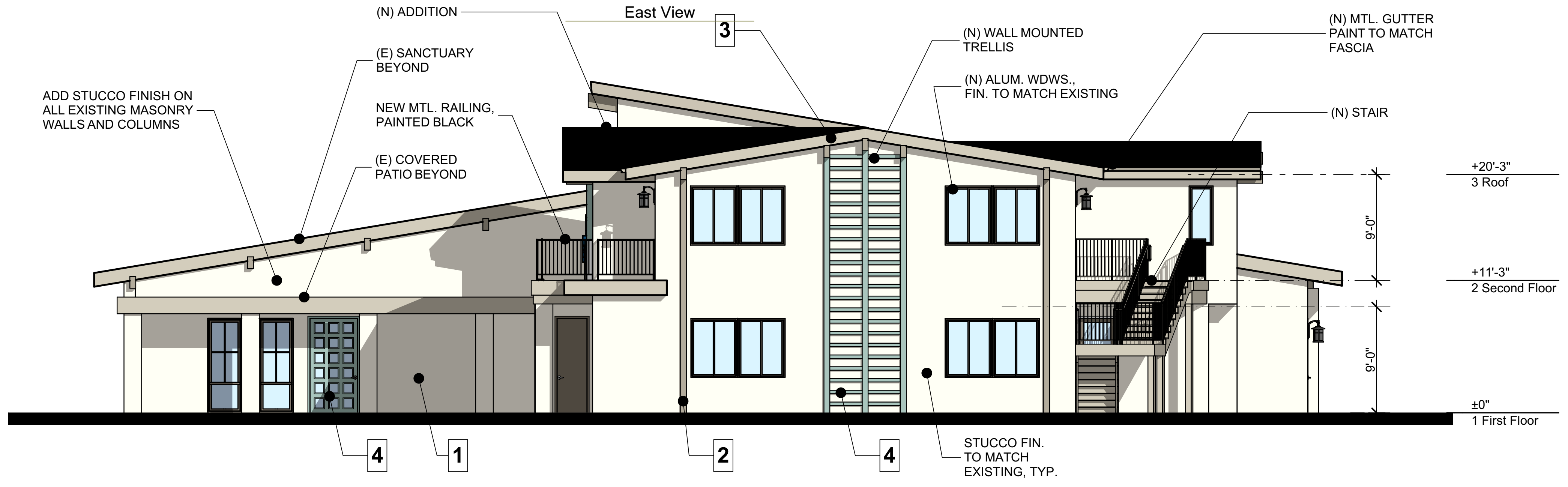
East Elevation

SCALE: 1/8" = 1'-0"



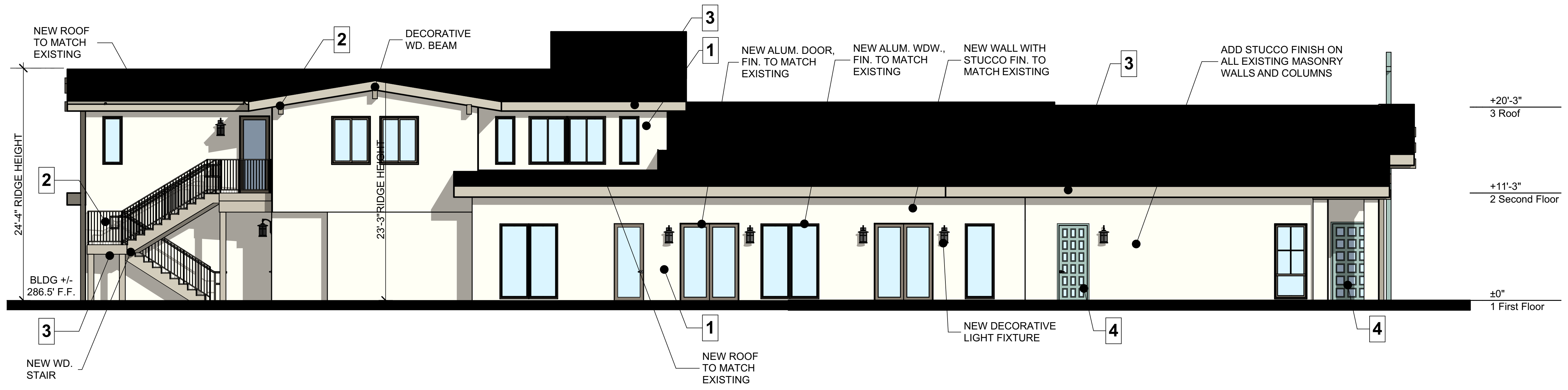
North Elevation

SCALE: 1/8" = 1'-0"



West Elevation

SCALE: 1/8" = 1'-0"



South Elevation

SCALE: 1/8" = 1'-0"

1
STUCCO :
DUNN EDWARDS DEW 339 BONE CHINA

2
WOOD BEAMS, POSTS, RAILINGS:
DUNN EDWARDS DE 6230 CENTER RIDGE

3
FASCIA, TRIM:
DUNN EDWARDS DE 6229 CALICO ROCK

4
DECORATIVE WOOD DOORS, METAL SHADE SCREENS, TRELLIS, CROSSES:
DUNN EDWARDS DET 606 MEEK MOSS GREEN

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24600 La Plata Drive Laguna Niguel CA 92677

PARCEL 1
GRACE CHURCH
Exterior Elevations-Proposed
A2.16
PROJECT NO: 19016
PLOT DATE: 3/3/2023
20014 Laguna Niguel Grace Church .pln

East View

North View

West View

South View

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A2.17
PROJECT NO: 19016
PLOT DATE: 3/3/2023
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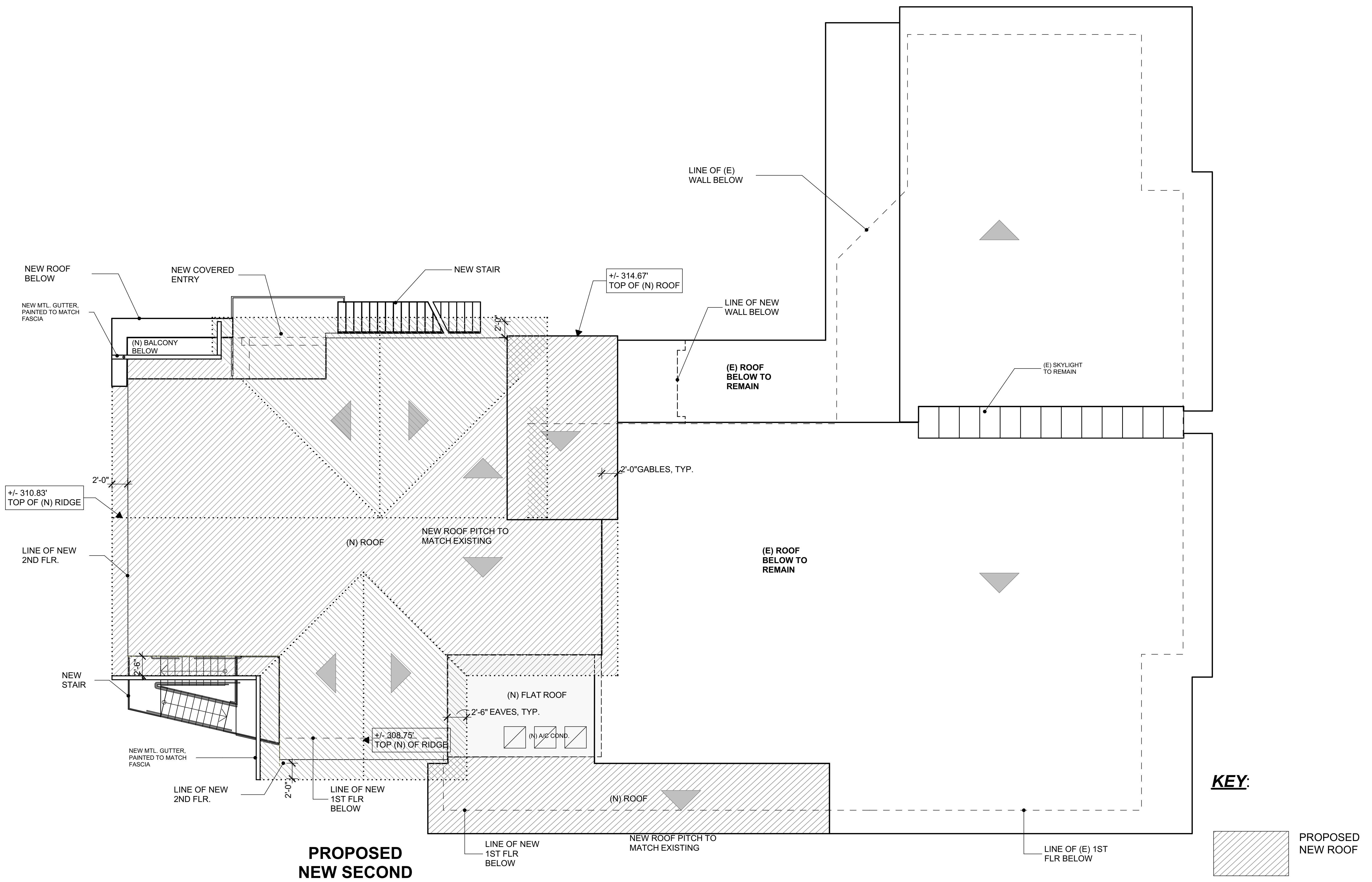

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PARCEL 1
GRACE CHURCH
Roof Plan - Proposed
A2.18
PROJECT NO: 19016
PLOT DATE: 3/3/2023
20014 Laguna Niguel Grace Church .pln

Landscape Key

1. CROWN VALLEY ENTRY
   - MONUMENT SIGNAGE
   - ENHANCED LANDSCAPING
2. PARKING GARAGE ENTRY
3. BISTRO PATIO
   - FOUNTAIN FEATURE
   - THEMED TRELLIS
4. PET PATIO
   - ENCLOSED LAWN
5. MAIN ARRIVAL SQUARE-ABOUT
   - PORTE COCHERE
   - ENHANCED PAVING
   - THEMED TRELLIS
6. PARKING LOT
7. FIRE ACCESS ROAD
   - ENHANCED PAVING
   - TURNING CIRCLE & TREE

Planning Submittal #6

Griffin Living

Overall Landscape Plan

LAND
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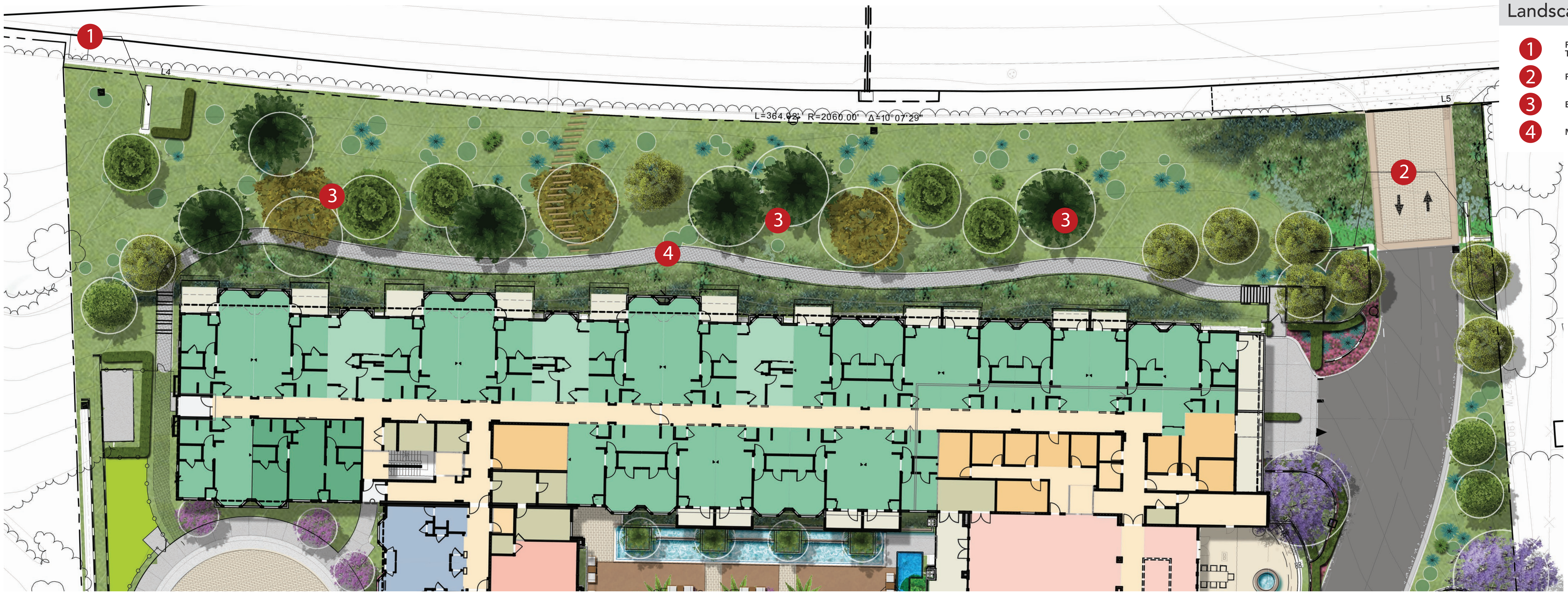
LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

0 10 20 40
SCALE: 1" = 20'

APN#921-330-052 PA19-0940

April 5, 2023 | L-1



Landscape Key

1	PROJECT SIGNAGE FOR NORTHBOUND TRAFFIC
2	PROJECT / GRACE CHURCH SIGNAGE
3	EVERGREEN SCREENING LANDSCAPE
4	MAINTENANCE PATH


VIEW FROM ACROSS C.V.P.

SOUTHWESTERN SIGNAGE ON C.V.P.

Planning Submittal #6

Griffin Living

Crown Valley Parkway (C.V.P.) - Conceptual Landscape Plan

LAND
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LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

0 5 10 20
SCALE: 1" = 10'

AERIAL VIEW OF PROJECT

Planning Submittal #6

Griffin Living

Crown Valley Parkway (C.V.P.) - Conceptual Rendering

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LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

0 5 10 20
SCALE: 1" = 10'

APN#921-330-052 PA19-0940

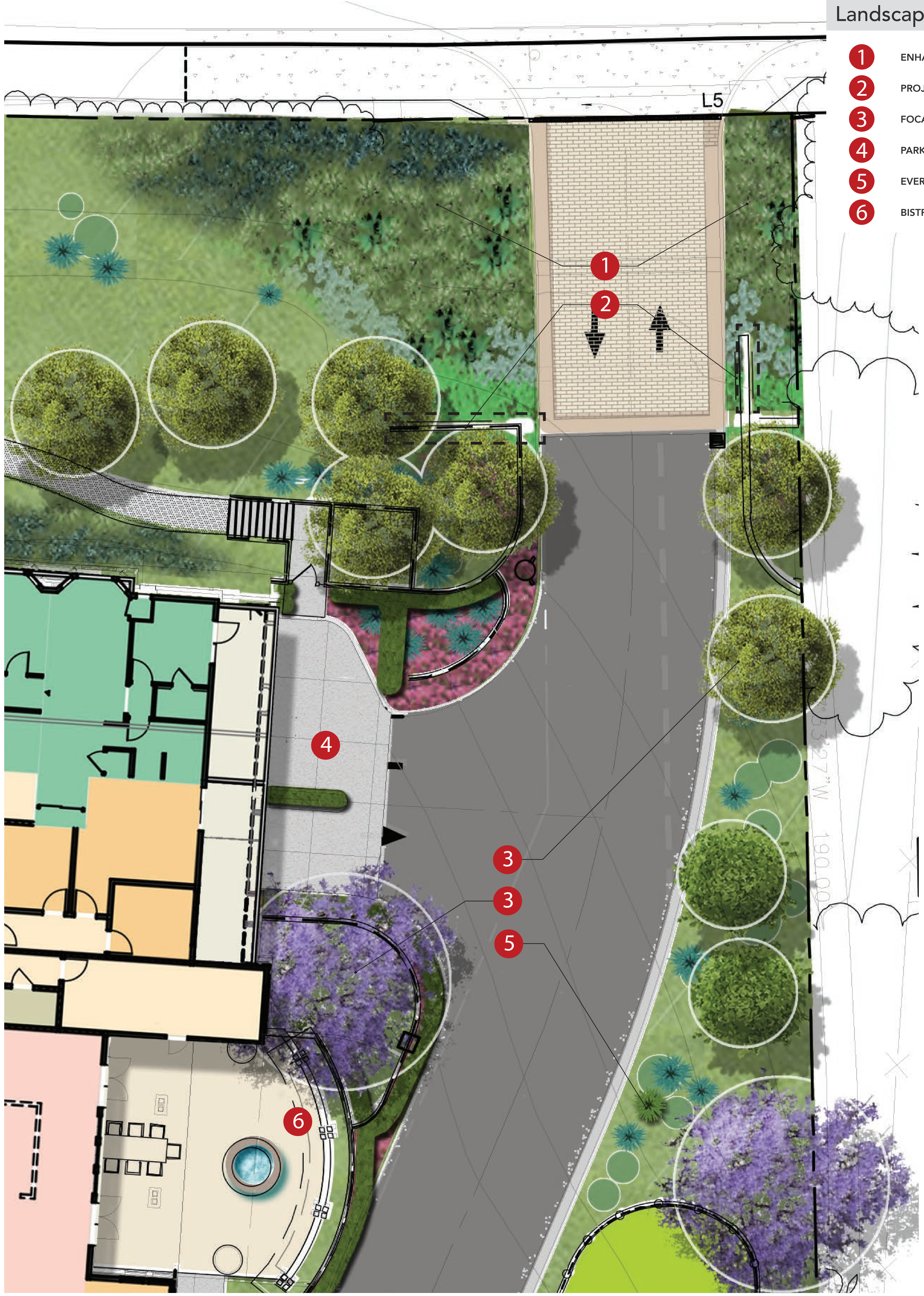
April 5, 2023

ENTRY SIGN - VIEW FROM CROWN VALLEY

BISTRO PATIO

Landscape Key

1	ENHANCED LANDSCAPING
2	PROJECT / GRACE CHURCH SIGNAGE
3	FOCAL TREE
4	PARKING GARAGE ENTRY
5	EVERGREEN SCREENING LANDSCAPE
6	BISTRO PATIO



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C.V.P. Entry - Conceptual Landscape Plan

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LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

0 5 10 20
SCALE: 1" = 10'

APN#921-330-052 PA19-0940

April 5, 2023 | L-4

VIEW OF BISTRO PATIO

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Griffin Living

Bistro - Conceptual Rendering

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LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

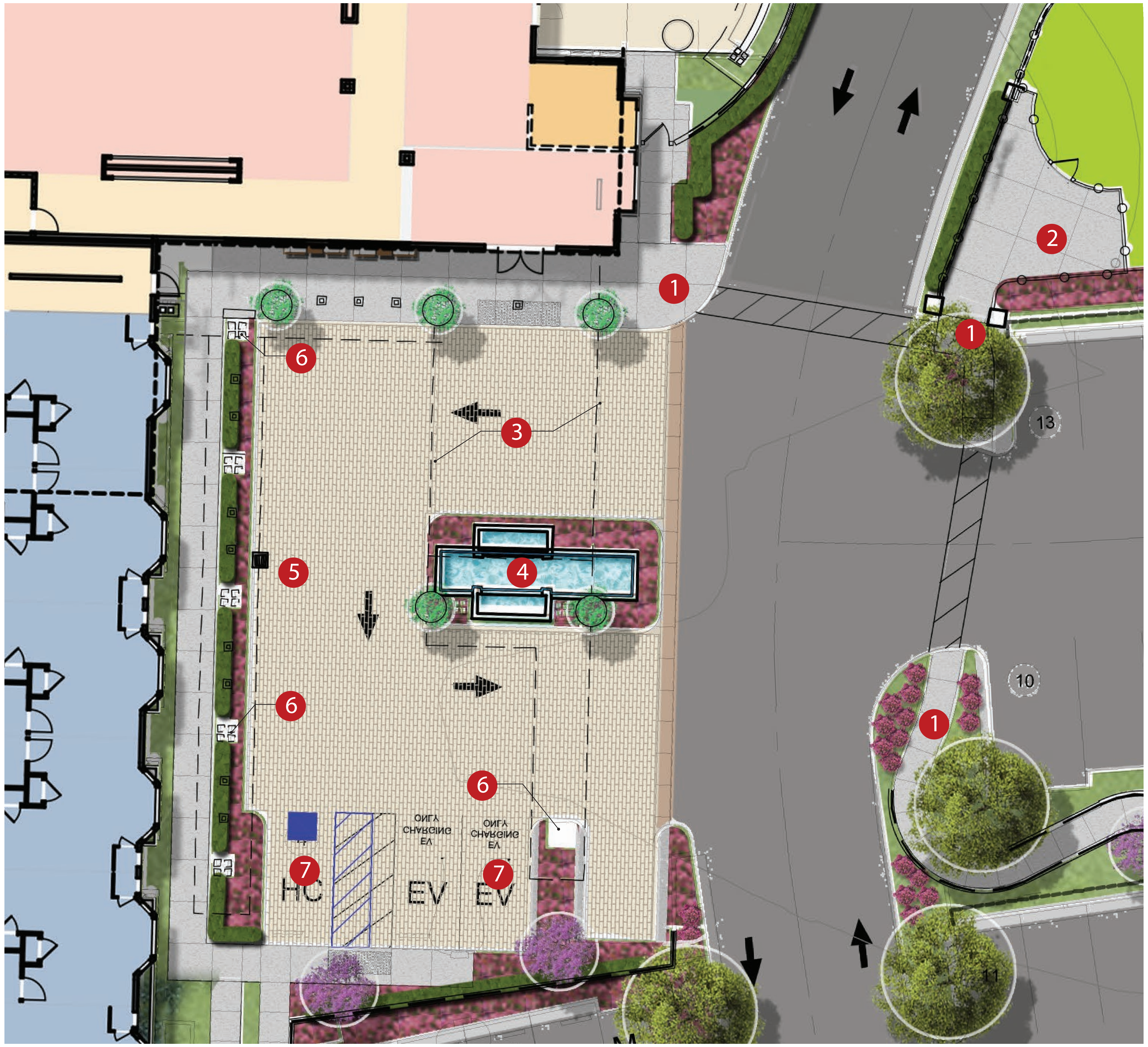
0 5 10 20
SCALE: 1" = 10'

APN#921-330-052 PA19-0940

April 5, 2023

PORTE COCHERE AND FOUNTAINS

ENTRY FOUNTAIN



Landscape Key

① ACCESSIBLE PATH
② PET PATIO
③ PORTE COCHERE
④ FOUNTAIN
⑤ ENHANCED PAVING
⑥ EYEBROW TRELLIS AND COLUMNS
⑦ ADA PARKING / GUEST PARKING

Planning Submittal #6

Griffin Living

Arrival - Conceptual Landscape Plan

LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

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0 5 10 20
SCALE: 1" = 10'

VIEW OF MOTORCOURT

Planning Submittal #6

Griffin Living

Arrival - Conceptual Rendering

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LAGUNA NIGUEL, CA

APN#921-330-052 PA19-0940

April 5, 2023

A.L. COURTYARD - VIEW FROM DINING PATIO & CHEF'S STATION

A.L. COURTYARD - VIEW FROM 1ST FLOOR TERRACE

Landscape Key

1	CHEF STATION / DINING PATIO
2	BOARDWALK/LOOP WALK
3	TERRACED FOUNTAIN
4	ACTIVITY/ EVENT LAWN
5	PAVILION
6	PAVILION PATIO
7	LOOP WALK
8	GREAT ROOM TERRACE

Planning Submittal #6

Griffin Living

AL Courtyard - Conceptual Landscape Plan

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LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

0 5 10 20
SCALE: 1" = 10'

APN#921-330-052 PA19-0940

April 5, 2023 | L-8

A.L. COURTYARD - VIEW OF BOARDWALK AND WATER FEATURE

Planning Submittal #6

Griffin Living

AL Courtyard - Conceptual Rendering

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LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

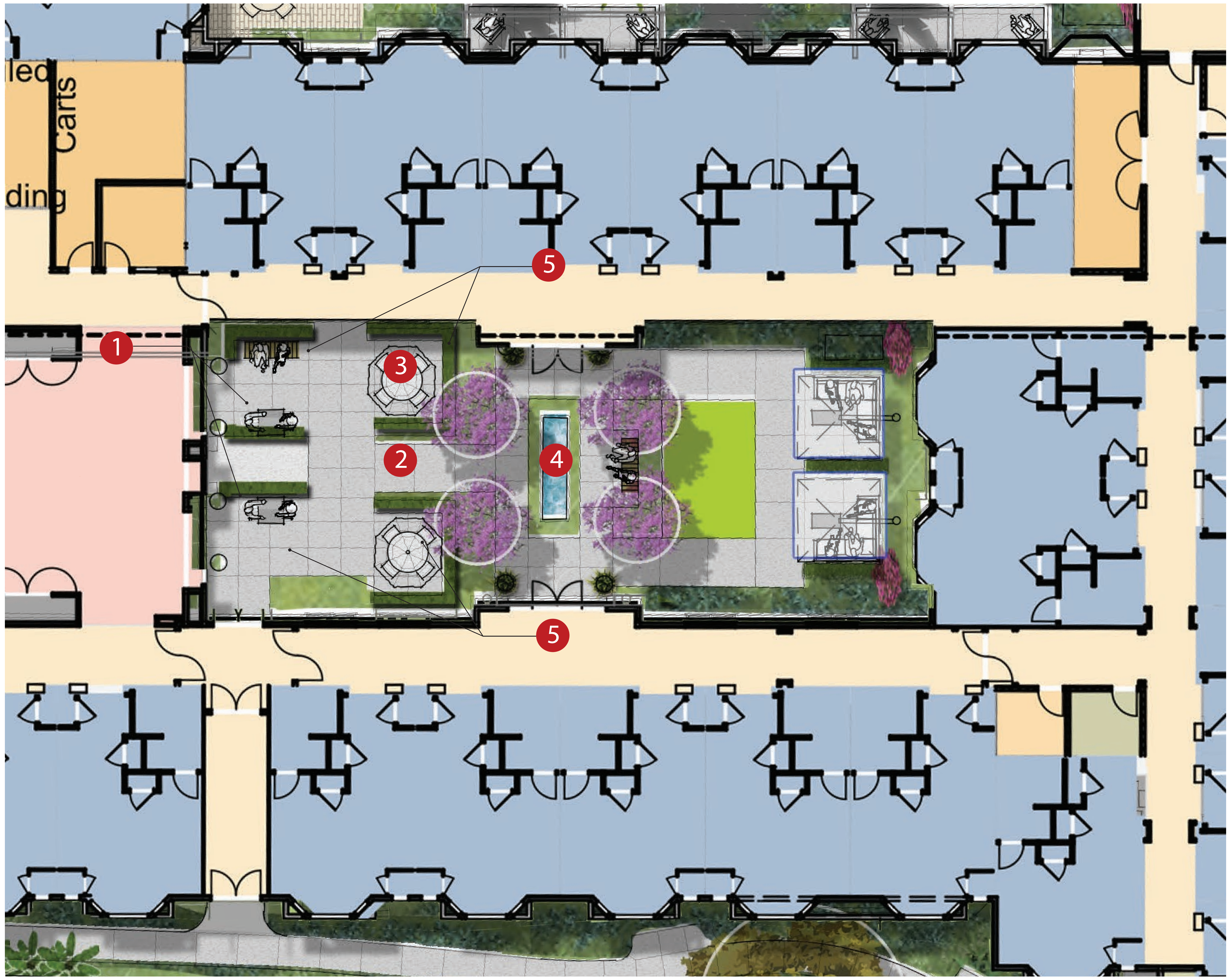
LAGUNA NIGUEL, CA

APN#921-330-052 PA19-0940

April 5, 2023

M.C. COURTYARD - VIEW FROM ABOVE DINING ROOM

M.C. COURTYARD - VIEW OF LOOP WALK AND LOUNGE



Landscape Key

1	PRIVATE SEATING AREA
2	PET THERAPY LAWN
3	LOOP WALK
4	FOUNTAIN WITH ART
5	SEATING AREA

Planning Submittal #6

Griffin Living

MC Courtyard - Conceptual Landscape Plan

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LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

0 5 10 20
SCALE: 1" = 10'

APN#921-330-052 PA19-0940

April 5, 2023 | L-10

AERIAL OVERVIEW FROM CORNER OF VILLA LA VIDA

Planning Submittal #6

Griffin Living

MC Courtyard - Conceptual Rendering

LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

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APN#921-330-052 PA19-0940

April 5, 2023

Landscape Key

①	VINE COVERED RETAINING WALLS
②	PERIMETER MAINT./FIRE PATHWAY
③	FIRE LANE
④	EVERGREEN SCREENING LANDSCAPE
⑤	ENHANCED PAVING


RESIDENT VIEW LOOKING TOWARDS FIRE LANE


EXTERIOR VIEW OF LANDSCAPE

Planning Submittal #6

Griffin Living

East Side - Conceptual Landscape Plan

LAND
CONCERN
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LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

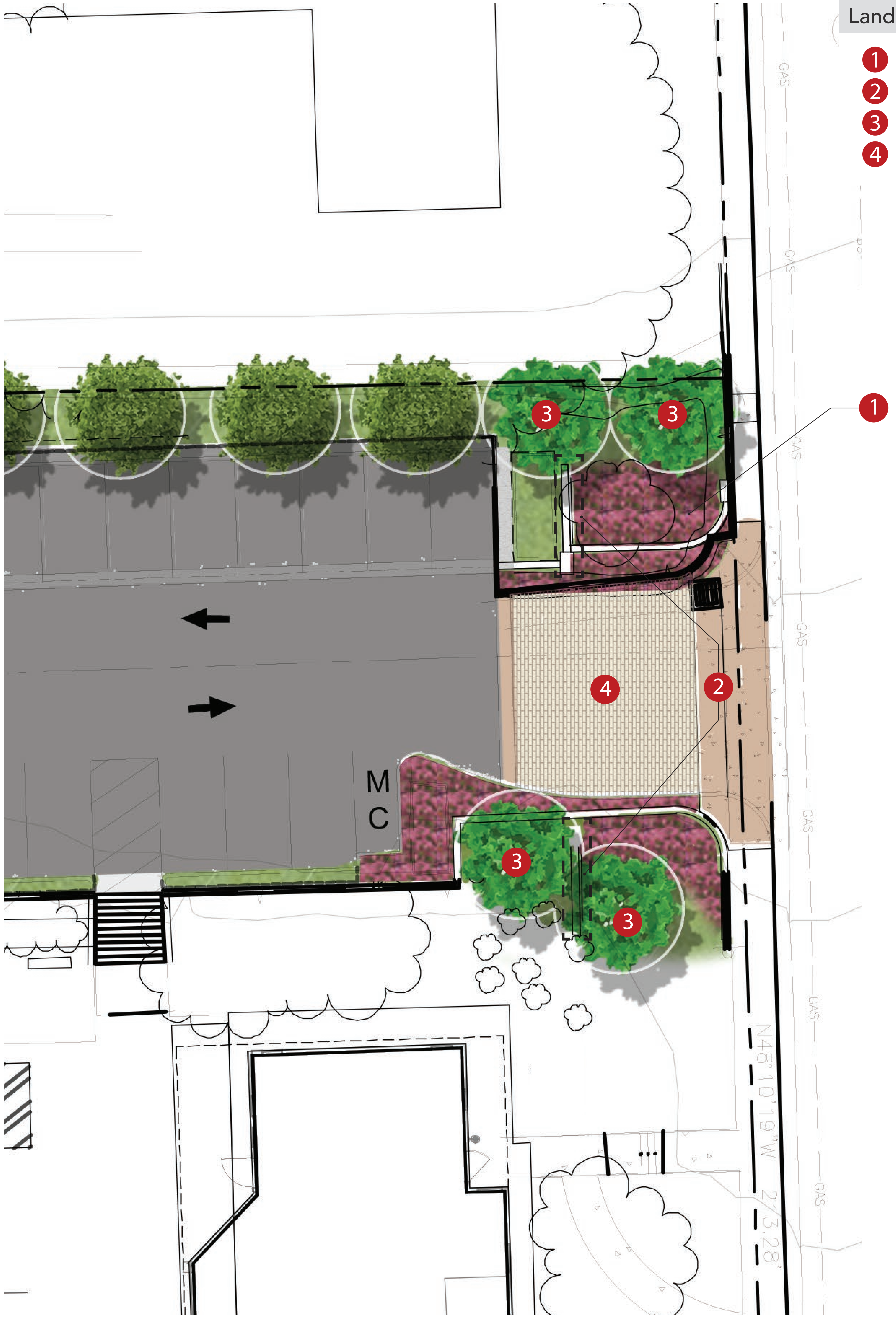
0 5 10 20
SCALE: 1" = 10'

APN#921-330-052 PA19-0940

April 5, 2023 | L-12

ENTRY SIGN - VIEW FROM LA PLATA

SHARED ENTRY



Landscape Key

1. ENHANCED LANDSCAPING
2. PROJECT / GRACE CHURCH SIGNAGE
3. FOCAL TREE
4. ENTRY PAVING UPGRADE

Planning Submittal #6

Griffin Living

La Plata Entry - Conceptual Landscape Plan

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LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

0 5 10 20
SCALE: 1" = 10'

APN#921-330-052 PA19-0940

April 5, 2023 | L-13

Landscape Key

A	PROJECT SIGNAGE / GRACE CHURCH SIGNAGE
B	DECORATIVE RETAINING WALL
C	LOW DECORATIVE WALL
D	RETAINING WALL PER CIVIL PLANS TAN BLOCK WITH TUBULAR STEEL GUARDAIL WHERE REQUIRED.
E	LOW TUBULAR STEEL FENCING
F	FULL HEIGHT TUBULAR STEEL FENCE
KB	KNOX BOX AT PEDESTRIAN GATE
◆	TUBULAR STEEL GATE
●	OVERHEAD SHADE STRUCTURE

Planning Submittal #6

Griffin Living

Fence and Wall Landscape Plan

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LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

0 10 20 40
SCALE: 1" = 20'

APN#921-330-052 PA19-0940

April 5, 2023 | L-14

R.O.W. Maintenance Note:
Owner shall be responsible for all landscape maintenance and debris maintenance of the R.O.W. This shall include trimming of trees and along in the R.O.W., trimming of shrubs in and along the R.O.W., control of irrigation run-off, erosion control, etc., throughout the life of the project

SHRUB MASSING SCHEDULE

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS
▨	Ar	Acacia redolens 'Desert Carpet'	Prostrate Acacia	1 Gal.	8'-0" O.C.	Low
▨	An	Annual Color Flowers	Annuals	---	---	---
▨	Pp	Pelargonium peltatum Global 'Red'	Ivy Geranium	1 Gal.	2'-0" O.C.	Low
▨ Bri	Bri	Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea	1 Gal.	2'-0" O.C.	Low
▨	Sl	Salvia leucantha 'Santa Barbara'	Santa Barbara Mexican Sage	1 Gal.	3'-0" O.C.	Low
▨	Ek	Erigeron karvinskianus	Santa Barbara Daisy	1 Gal.	2'-0" O.C.	Low
▨ Lb	Ll	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	3'-0" O.C.	Moderate
▨	Ps	Pennisetum spathiolatum	Slender Veldt Grass	1 Gal.	2'-6" O.C.	Low
▨ Rt	Rt	Rosemary 'Huntington Carpet'	Trailing Rosemary	1 Gal.	3'-0" O.C.	Low
▨	Sb	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal.	6'-0" O.C.	Low
▨	Ta	Trachelospermum asiaticum	Asian Jasmine	1 Gal.	3'-0" O.C.	Moderate

Contractor Note: All shrubs to be planted at designated spacing as shown in legend.

TREE SCHEDULE

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	WUCOLS
AC	Acer palmatum var. atropurpureum 'Bloodgood'	Bloodgood Maple	24" Box	Standard	Medium
AM	Arbutus 'Marina'	Strawberry Tree	24" Box	Multi Trunk	Low
CC	Cercis canadensis 'Forest Pansy'	Forest Pansy Red bud	24" Box	Standard	Medium
HF	Howea forsteriana	Kentia Palm	12' TH	Multi Trunk	Medium
JM	Jacaranda mimosifolia	Jacaranda	60" Box	Multi Trunk	Medium
LI	Lagerstromia 'Red Rocket'	Red Crape Myrtle	24" Box	Multi Trunk	Medium
ML	Magnolia Little Gem	Little Gem Dwarf Southern Magnolia	24" Box	Low Branching	Medium
PD	Phoenix dactylifera	Date Palm	16' BTH	Standard	Low
PE	Pinus eldarica	Afghan Pine	36" Box	Low Branching	Low
PR	Platanus racemosa	California Sycamore	24" Box	Multi Trunk	Medium
OE	Olea europaea 'Swan Hill'	Swan Hill Olive	16' High	Multi Trunk	Low
RL	Rhus lancea	African Sumac	24" Box	Multi Trunk	Low
TI	Tabebuia impetiginosa	Pink Trumpet Tree	36" Box	Standard	Low
TC	Tristania conferta	Brisbane Box	24" Box	Low Branching	Low
UP	Ulmus parvifolia 'Drake'	Chinese Elm	24" Box	Standard	Low

NURSERY CONTACT INFO: Pacific Coast Nursery - Contact Steve Adams @ (951) 689-1777
WUCOLS NOTE: Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

VINE SCHEDULE

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	WUCOLS
~●~	RT	Rosemary 'Huntington Carpet'	Trailing Rosemary	5 Gal.		Low
~▼~	PT	Parthenocissus tricuspidata	Boston Ivy	5 Gal.	Staked	Moderate
~●●~	FR	Ficus repens	Creeping Fig	5 Gal.	Staked	Moderate
~■~	WS	Wisteria sinensis 'Cooke's Purple'	Purple Chinese Wisteria	15 Gal.	Staked	Low

SHRUB SCHEDULE

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS
Ac	Ac	Acacia 'Cousin Itt'	Little River Wattle	5 Gal.	3'-0" O.C.	Medium
Aam	Aam	Agave americana	Century Agave	5 Gal.	As Shown	Low
Ad	Ad	Agave desmettiana	Smooth Agave	5 Gal.	3'-0" O.C.	Low
Adv	Adv	Agave desmettiana 'Variegata'	Variegated Smooth Agave	5 Gal.	4'-0" O.C.	Low
Au	Au	Arbutus unedo	Strawberry Tree	15 Gal.	3'-0" O.C.	Low
Ba	Ba	Bambusa multiplex - Alphonse Karr	Hedge Bamboo	15 Gal.	4'-0" O.C.	Medium
Bri	Bri	Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea	5 Gal.	2'-6" O.C.	Low
Bj	Bj	Buxus japonica	Boxwood	15 Gal.	2'-0" O.C.	Medium
Csy	Csy	Camellia sasanqua 'Yuletide'	Yuletide Camellia	15 Gal.	4'-0" O.C.	Medium
Ct	Ct	Carex tumulicola	Foothill Sedge	1 Gal.	18" O.C.	Low
Ci	Ci	Cistus pulverulentus 'Sunset'	Magenta Rock Rose	5 Gal.	3'-0" O.C.	Low
Cte	Cte	Chondropetalum tectorum	Dwarf Rush Grass	5 Gal.	2'-0" O.C.	Low
Cm	Cm	Coprosma repens 'Marble Queen'	Mirror Plant	5 Gal.	3'-0" O.C.	Medium
Dv	Dv	Dianella tasmanica 'Variegata'	White Striped Tasman Flax Lily	1 Gal.	2'-0" O.C.	Low
Ed	Ed	Elaeocarpus decipiens	Japanese Blueberry Tree	15 Gal.	As Shown	Medium
Fs	Fs	Feijoa sellowiana	Pineapple guava	15 Gal.	As Shown	Low
Hp	Hp	Hesperaloe parviflora	Red Yucca	1 Gal.	2'-0" O.C.	Low
Ha	Ha	Heteromeles arbutifolia	Toyon	5 Gal.	As Shown	Low
Hc	Hc	Huechera sanguinea	Coral Bells	1 Gal.	12" O.C.	Medium
La	La	Lavandula angustifolia	Spanish Lavender	5 Gal.	30" O.C.	Low
L	L	Liriope muscari variegata	Variegated Lily Turf	1 Gal.	12" O.C.	Medium
Lj	Lj	Ligustrum japonicum 'Texanum'	Waxleaf Privet	15 Gal.	2'-0" O.C.	Medium
Mc	Mc	Myrtus communis	Myrtle	5 Gal.	3'-0" O.C.	Medium
Oe	Oe	Olea europaea 'Montra'	Little Olie Olive	5 Gal.	3'-0" O.C.	Low
Px	Px	Philodendron Xanadu	Xanadu	5 gal.	30 in. o.c.	Medium
Pm	Pm	Podocarpus macrophyllus 'Maki'	Podocarpus	15 Gal.	As Shown	Medium
Rca	Rca	Rhamnus californica	Coffee Berry	5 Gal.	5'-0" O.C.	Low
Rum	Rum	Rhaphiolepis umbellata 'Minor'	Dwarf Indian Hawthorne	5 Gal.	2'-0" O.C.	Low
Ri	Ri	Rhus integrefolia	Lemonade Berry	5 Gal.	4'-0" O.C.	Very Low
Rfr	Rfr	Rosa flower carpet 'Red'	Groundcover Rose	5 Gal.	2'-6" O.C.	Medium
Rt	Rt	Rosmarinus o. 'Tuscan Blue'	Upright Rosemary	5 Gal.	4'-0" O.C.	Very Low

Contractor Note: All shrubs to be planted at designated spacing as shown in legend.

MULCH NOTE

3" thick covering of Agromin Acorn Bark Mulch in all flat (3:1 or less) planting areas. Slopes to receive 3" thick covering of Forest Floor mulch.

Planning Submittal #6

Griffin Living

Preliminary Planting Plan

LAND
CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA 92705
O 949.250.4822 www.landconcern.com

LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

0 10 20 40
SCALE: 1" = 20'

APN#921-330-052 PA19-0940

April 5, 2023

L-15

SHRUB MASSING SCHEDULE

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS
▨	Ar	Acacia redolens 'Desert Carpet'	Prostrate Acacia	1 Gal.	8'-0" O.C.	Low
▨	An	Annual Color Flowers	Annuals	---	---	---
▨	Pp	Pelargonium peltatum Global 'Red'	Ivy Geranium	1 Gal.	2'-0" O.C.	Low
▨ Bri	Bri	Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea	1 Gal.	2'-0" O.C.	Low
▨	Sl	Salvia leucantha 'Santa Barbara'	Santa Barbara Mexican Sage	1 Gal.	3'-0" O.C.	Low
▨	Ek	Erigeron karvinskianus	Santa Barbara Daisy	1 Gal.	2'-0" O.C.	Low
▨ Lb	Ll	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.	3'-0" O.C.	Moderate
▨	Ps	Pennisetum spathiolatum	Slender Veldt Grass	1 Gal.	2'-6" O.C.	Low
▨ Rt	Rt	Rosemary 'Huntington Carpet'	Trailing Rosemary	1 Gal.	3'-0" O.C.	Low
▨	Sb	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gal.	6'-0" O.C.	Low
▨	Ta	Trachelospermum asiaticum	Asian Jasmine	1 Gal.	3'-0" O.C.	Moderate

Contractor Note: All shrubs to be planted at designated spacing as shown in legend.

TREE SCHEDULE

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	WUCOLS
AC	Acer palmatum var. atropurpureum 'Bloodgood'	Bloodgood Maple	24" Box	Standard	Medium
AM	Arbutus 'Marina'	Strawberry Tree	24" Box	Multi Trunk	Low
CC	Cercis canadensis 'Forest Pansy'	Forest Pansy Red bud	24" Box	Standard	Medium
HF	Howea forsteriana	Kentia Palm	12' TH	Multi Trunk	Medium
JM	Jacaranda mimosifolia	Jacaranda	60" Box	Multi Trunk	Medium
LI	Lagerstromia 'Red Rocket'	Red Crape Myrtle	24" Box	Multi Trunk	Medium
ML	Magnolia Little Gem	Little Gem Dwarf Southern Magnolia	24" Box	Low Branching	Medium
PD	Phoenix dactylifera	Date Palm	16' BTH	Standard	Low
PE	Pinus eldarica	Afghan Pine	36" Box	Low Branching	Low
PR	Platanus racemosa	California Sycamore	24" Box	Multi Trunk	Medium
OE	Olea europaea 'Swan Hill'	Swan Hill Olive	16' High	Multi Trunk	Low
RL	Rhus lancea	African Sumac	24" Box	Multi Trunk	Low
TI	Tabebuia impetiginosa	Pink Trumpet Tree	36" Box	Standard	Low
TC	Tristania conferta	Brisbane Box	24" Box	Low Branching	Low
UP	Ulmus parvifolia 'Drake'	Chinese Elm	24" Box	Standard	Low

NURSERY CONTACT INFO: Pacific Coast Nursery - Contact Steve Adams @ (951) 689-1777
WUCOLS NOTE: Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

VINE SCHEDULE

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	WUCOLS
~●~	RT	Rosemary 'Huntington Carpet'	Trailing Rosemary	5 Gal.		Low
~▼~	PT	Parthenocissus tricuspidata	Boston Ivy	5 Gal.	Staked	Moderate
~●●~	FR	Ficus repens	Creeping Fig	5 Gal.	Staked	Moderate
~■~	WS	Wisteria sinensis 'Cooke's Purple'	Purple Chinese Wisteria	15 Gal.	Staked	Low

SHRUB SCHEDULE

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS
Ac	Ac	Acacia 'Cousin Itt'	Little River Wattle	5 Gal.	3'-0" O.C.	Medium
Aam	Aam	Agave americana	Century Agave	5 Gal.	As Shown	Low
Ad	Ad	Agave desmettiana	Smooth Agave	5 Gal.	3'-0" O.C.	Low
Adv	Adv	Agave desmettiana 'Variegata'	Variegated Smooth Agave	5 Gal.	4'-0" O.C.	Low
Au	Au	Arbutus unedo	Strawberry Tree	15 Gal.	3'-0" O.C.	Low
Ba	Ba	Bambusa multiplex - Alphonse Karr	Hedge Bamboo	15 Gal.	4'-0" O.C.	Medium
Bri	Bri	Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea	5 Gal.	2'-6" O.C.	Low
Bj	Bj	Buxus japonica	Boxwood	15 Gal.	2'-0" O.C.	Medium
Csy	Csy	Camellia sasanqua 'Yuletide'	Yuletide Camellia	15 Gal.	4'-0" O.C.	Medium
Ct	Ct	Carex tumulicola	Foothill Sedge	1 Gal.	18" O.C.	Low
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Cte	Cte	Chondropetalum tectorum	Dwarf Rush Grass	5 Gal.	2'-0" O.C.	Low
Cm	Cm	Coprosma repens 'Marble Queen'	Mirror Plant	5 Gal.	3'-0" O.C.	Medium
Dv	Dv	Dianella tasmanica 'Variegata'	White Striped Tasman Flax Lily	1 Gal.	2'-0" O.C.	Low
Ed	Ed	Elaeocarpus decipiens	Japanese Blueberry Tree	15 Gal.	As Shown	Medium
Fs	Fs	Feijoa sellowiana	Pineapple guava	15 Gal.	As Shown	Low
Hp	Hp	Hesperaloe parviflora	Red Yucca	1 Gal.	2'-0" O.C.	Low
Ha	Ha	Heteromeles arbutifolia	Toyon	5 Gal.	As Shown	Low
Hc	Hc	Huechera sanguinea	Coral Bells	1 Gal.	12" O.C.	Medium
La	La	Lavandula angustifolia	Spanish Lavender	5 Gal.	30" O.C.	Low
L	L	Liriope muscari variegata	Variegated Lily Turf	1 Gal.	12" O.C.	Medium
Lj	Lj	Ligustrum japonicum 'Texanum'	Waxleaf Privet	15 Gal.	2'-0" O.C.	Medium
Mc	Mc	Myrtus communis	Myrtle	5 Gal.	3'-0" O.C.	Medium
Oe	Oe	Olea europaea 'Montra'	Little Olie Olive	5 Gal.	3'-0" O.C.	Low
Px	Px	Philodendron Xanadu	Xanadu	5 gal.	30 in. o.c.	Medium
Pm	Pm	Podocarpus macrophyllus 'Maki'	Podocarpus	15 Gal.	As Shown	Medium
Rca	Rca	Rhamnus californica	Coffee Berry	5 Gal.	5'-0" O.C.	Low
Rum	Rum	Rhaphiolepis umbellata 'Minor'	Dwarf Indian Hawthorne	5 Gal.	2'-0" O.C.	Low
Ri	Ri	Rhus integrefolia	Lemonade Berry	5 Gal.	4'-0" O.C.	Very Low
Rfr	Rfr	Rosa flower carpet 'Red'	Groundcover Rose	5 Gal.	2'-6" O.C.	Medium
Rt	Rt	Rosmarinus o. 'Tuscan Blue'	Upright Rosemary	5 Gal.	4'-0" O.C.	Very Low

Contractor Note: All shrubs to be planted at designated spacing as shown in legend.

MULCH NOTE

3" thick covering of Agromin Acorn Bark Mulch in all flat (3:1 or less) planting areas. Slopes to receive 3" thick covering of Forest Floor mulch.

Planning Submittal #6

Griffin Living

Preliminary Utility Plan

LAND
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LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA 92705
O 949.250.4822 www.landconcern.com

LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

0 10 20 40
SCALE: 1" = 20'

APN#921-330-052 PA19-0940

April 5, 2023

L-16

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	FINISH	MOUNTING	BUG RATING	COLOR TEMP	LAMP	WATTAGE	VOLTAGE	LUMENS	DIMMING	MANUFACTURER	CATALOGUE NUMBER	NOTES
SA-1	SURFACE MOUNTED ADJUSTABLE FLOOD	TBD	SURFACE		3000K	LED	21W	120V	1064	DIMMING	BK LIGHTING	DE-LED-TR-X123-FL-XX-12-11-B-ELV-120; MOUNTING: BC7	
SA-2	SURFACE MOUNTED ADJUSTABLE FLOOD	TBD	SURFACE		3000K	LED	7W	120V	409	DIMMING	BK LIGHTING	DS-LED-E65-WFL-A9-XX-11-A: MOUNTING: BC7; DRIVER: TBD	
SB-1	BOLLARD	BRONZE	DIRECT BURIAL	B0 U0 G0	3000K	LED	18W	120V-277V	574	0-10V	LIGMAN	UJE-10572-18W LED-T2-W30-06-120/277V-DIM	PROVIDE ANCHOR BOLT KIT
SP-1	LIGHT POLE - T2 BACKLIGHT CONTROL	BRONZE	POLE TOP	B0 U0 G1	3000K	LED	65W	120V-277V	3617	DIMMING	KIM LIGHTING	UR20-24L-65-3K7-2-UNV-PT23-DBT-XX-BC-CLR	PROVIDE 18 FT TALL POLE
SP-2	LIGHT POLE - T4 BACKLIGHT CONTROL	BRONZE	POLE TOP	B0 U0 G2	3000K	LED	65W	120V-277V	4688	DIMMING	KIM LIGHTING	UR20-24L-65-3K7-4-UNV-PT23-DBT-XX-BC-CLR	PROVIDE 18 FT TALL POLE
SP-3	LIGHT POLE - T3	BRONZE	POLE TOP	B1 U0 G2	3000K	LED	65W	120V-277V	6510	DIMMING	KIM LIGHTING	UR20-24L-65-3K7-3-UNV-PT23-DBT-XX-CLR	PROVIDE 18 FT TALL POLE
SP-4	LIGHT POLE - T5	BRONZE	POLE TOP	B3 U0 G3	3000K	LED	65W	120V-277V	6702	DIMMING	KIM LIGHTING	UR20-24L-65-3K7-5R-UNV-PT23-DBT-XX-CLR	PROVIDE 18 FT TALL POLE
SP-5	LIGHT POLE - T3 BACKLIGHT CONTROL	BRONZE	POLE TOP	B0 U0 G1	3000K	LED	65W	120V-277V	3599	DIMMING	KIM LIGHTING	UR20-24L-65-3K7-3-UNV-PT23-DBT-XX-BC-CLR	PROVIDE 18 FT TALL POLE
SS-1	SUSPENDED PENDANT	BLACK	SUSPENDED		3000k	LED RETROFIT E26 A21	15W	120V	1650	DIMMING	HUBBARDTON FORGE	365894-SKT-10-GG0148	
SW-1	LARGE WALL SCONCE	BRONZE	WALL		3000K	LED RETROFIT GU10 MR16	10W	120V	500	DIMMING	HINKLEY	ATLANTIS EXTRA LAGE WALL MOUNT LANTERN	ETCHED LENS
SW-2	SMALL WALL SCONCE	BUCKEYE BRONZE	WALL		3000K	LED RETROFIT E26 A19	8W	120V	750	DIMMING	SHELTER	SHELTER 1324KZ MEDIUM WALL MOUNT LANTERN	CLEAR SEEDY GLASS
SW-3	UNIT WALL SCONCE	BUCKEYE BRONZE	WALL		3000K	LED RETROFIT E26 A19	10W	120V	750	DIMMING	SHELTER	SHELTER 1320KZ SMALL WALL MOUNT LANTERN	CLEAR SEEDY GLASS

Planning Submittal #6

Griffin Living

Preliminary Lighting Plan

LAND
CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA 92705
O 949.250.4822 www.landconcern.com

FRANCIS
KRAHE
& ASSOCIATES

LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

0 10 20 40
SCALE: 1" = 20'

APN#921-330-052 PA19-0940

April 5, 2023

				Landscape SIZE	UNITS	
	Grace Church (G.C.)	Parcel	87,120 SF	29,934	SF	
	Senior Assisted Living (A.L.)	Parcel	145,490 SF	66,027	SF	
		Total Both Parcels	**232,610 SF**	**95,961**	**SF**	
▨	G.C. Boundary Landscaping (10' min.)			6,664	SF	30' AVG. distance from La Plata R.O.W.
▨	G.C. Interior Landscaping (5% min.)			23,270	SF	26.71% of total project area
🟩	A.L. Boundary Landscaping (25' min.)			25,738	SF	60' AVG. distance from Crown Valley Pkwy R.O.W.
▨	A.L. Interior Landscaping (5% min.)			40,289	SF	27.69% of total project area

Planning Submittal #6

Griffin Living

Development Standards - Landscape Calculations

LAND
CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA 92705
O 949.250.4822 www.landconcern.com

LAGUNA NIGUEL SENIOR ASSISTED LIVING & MEMORY CARE

LAGUNA NIGUEL, CA

0 10 20 40
SCALE: 1" = 20'

APN#921-330-052 PA19-0940

April 5, 2023

L-18

STARFISH
signs & graphics

HALO-ILLUMINATED CHANNEL LETTERS BUILDING/ MONUMENT SIGNS

DATE

08/18/2021

PREPARED BY

STARFISH SIGNS
LAURA REILLY
LAURA@STARFISHSIGNS.COM
940 CALLE AMANECER
SAN CLEMENTE, CA 92673
949-429-6700

PREPARED FOR

GRIFFIN LIVING
DAVID GRIFFIN
DGRIFFINJR@GRIFFINLIVING.COM
24005 VENTURA BLVD.
CALABASAS, CA 91302 US
(818) 965-7400 EXT. 5002

BUSINESS LICENSE NUMBER

XXXX

PROPERTY MANAGER/OWNER

GRIFFIN LIVING
DAVID GRIFFIN
DGRIFFINJR@GRIFFINLIVING.COM
24005 VENTURA BLVD.
CALABASAS, CA 91302 US
(818) 965-7400 EXT. 5002

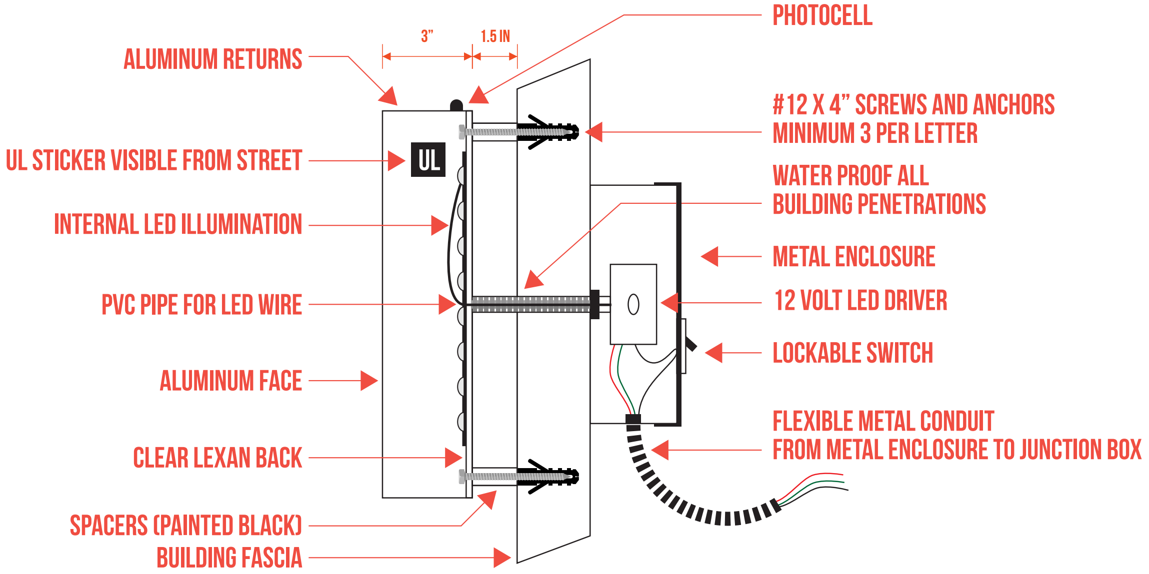
TABLE OF CONTENTS

Senior Living
CENTER

Grace
CHURCH

LOGO ARRANGEMENT/LETTER SIZE SLIGHTLY ALTERED TO ALLOW FOR HALO-ILLUMINATION ON ALL LETTERS

HALO-ILLUMINATED CHANNEL LETTER



🟧 PMS 7565C

🟫 PMS 4975C

SIGN 1

PROJECT TYPE

HALO-ILLUMINATED CHANNEL LETTERS BUILDING SIGN - PORTE COCHERE & FOUNTAINS

SIGN AREA

24"(H) X 129"(W)
= 21.5 SF

FRONTAGE

APPROX. 25'

VALUATION

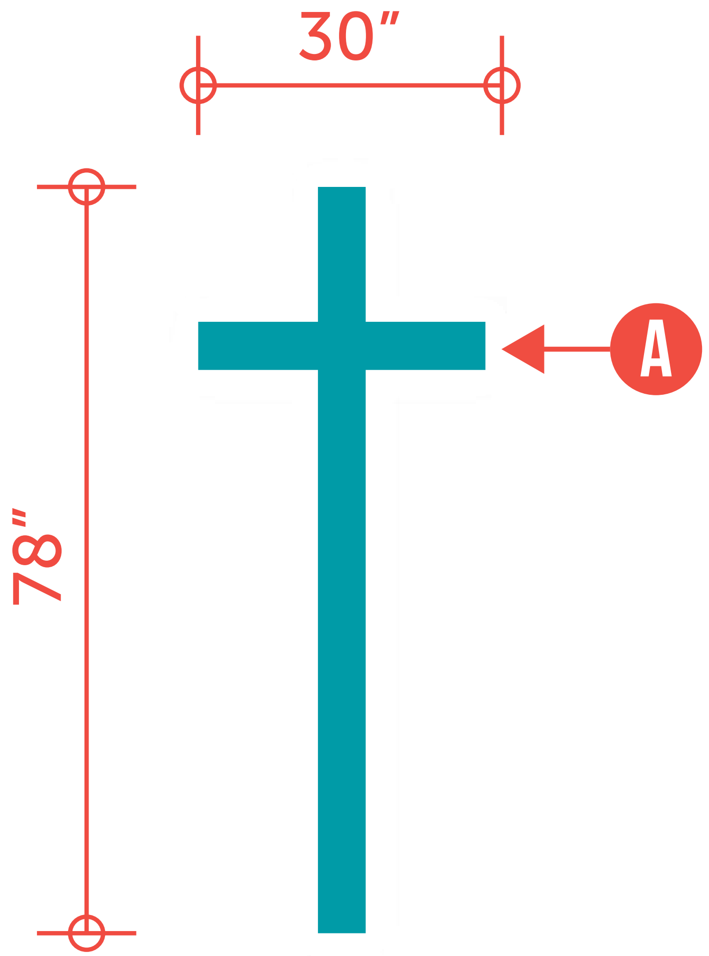
TBD

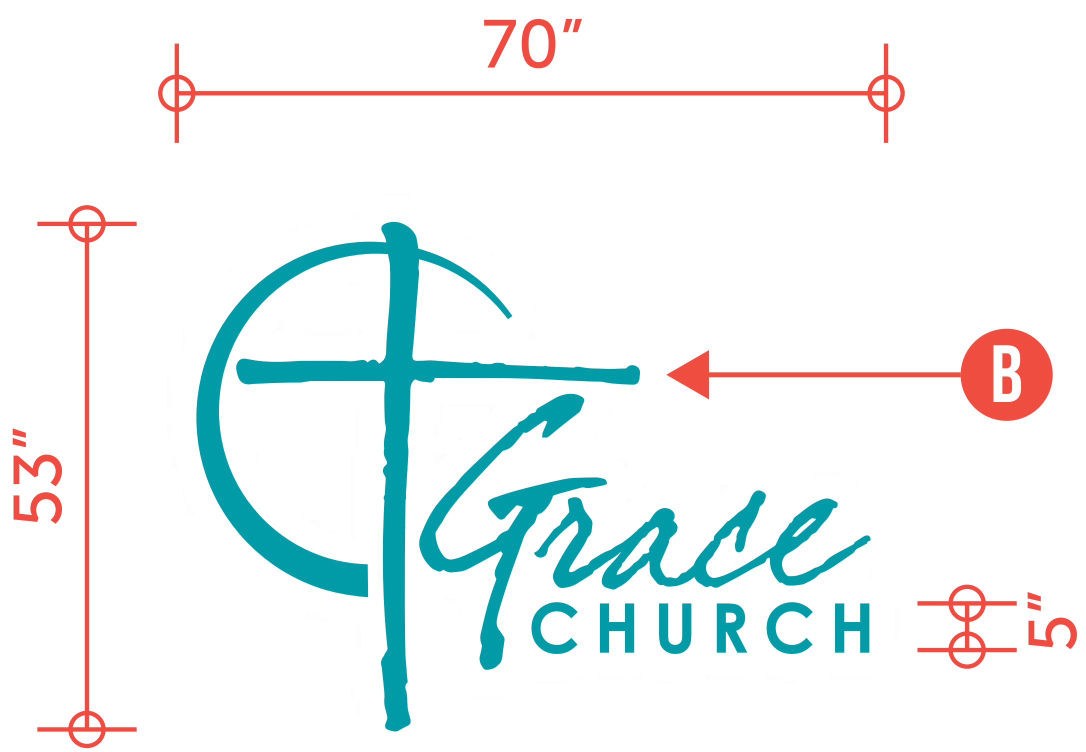
Ⓐ FABRICATED ALUMINUM CHANNEL LETTERS; 3" DEEP HALO-ILLUMINATED; FACE & RETURNS PAINTED PMS 7565C & 4975C; MOUNTED TO 28"(H) TRELLIS BEAM W/ 1.5" SPACERS

TRELLIS BEAM MAY NOT ENCROACH ON 13' 6" MINIMUM HEIGHT
CLEARANCE

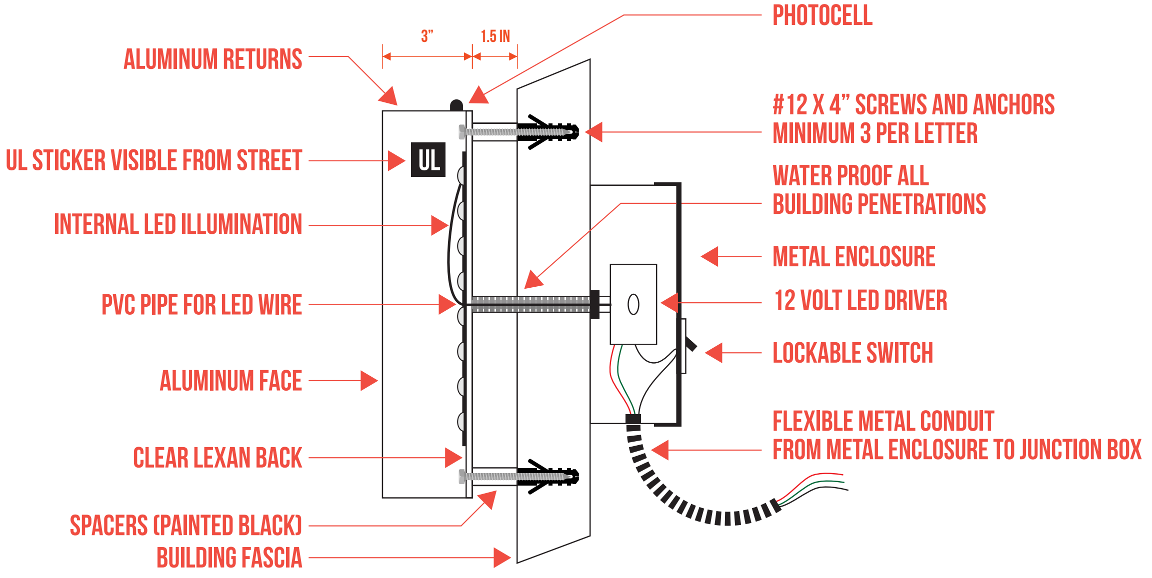
STARFISH
signs & graphics

1





HALO-ILLUMINATED CHANNEL LETTER



🟦 PMS 320C

SIGN 2

PROJECT TYPE

HALO-ILLUMINATED CHANNEL
LETTERS BUILDING SIGNS
- GRACE CHURCH

SIGN AREA

30"(H) X 78"(W) = 16.25 SF
53"(H) X 70"(W) = 25.76 SF

FRONTAGE APPROX. 50'

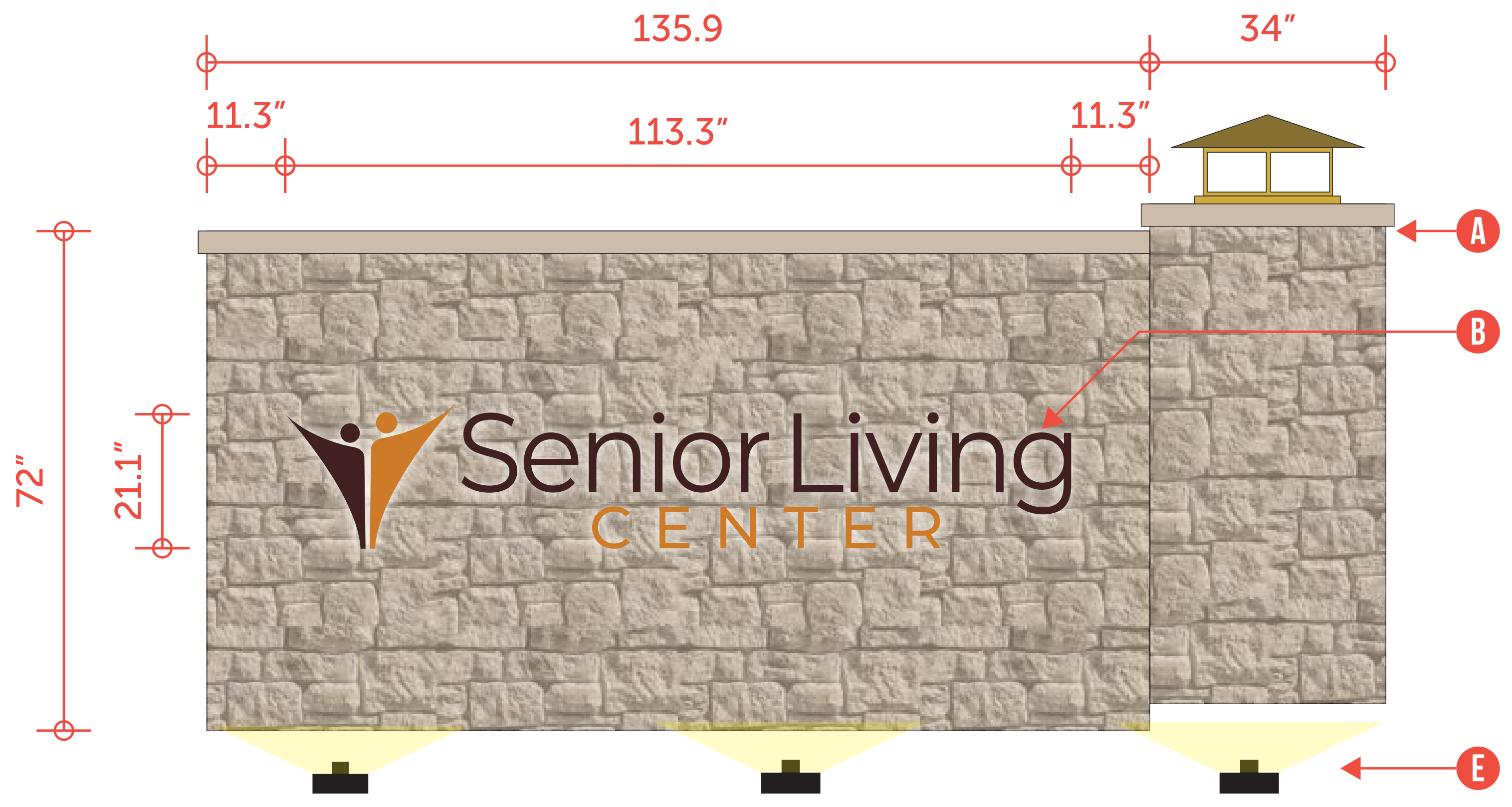
VALUATION TBD

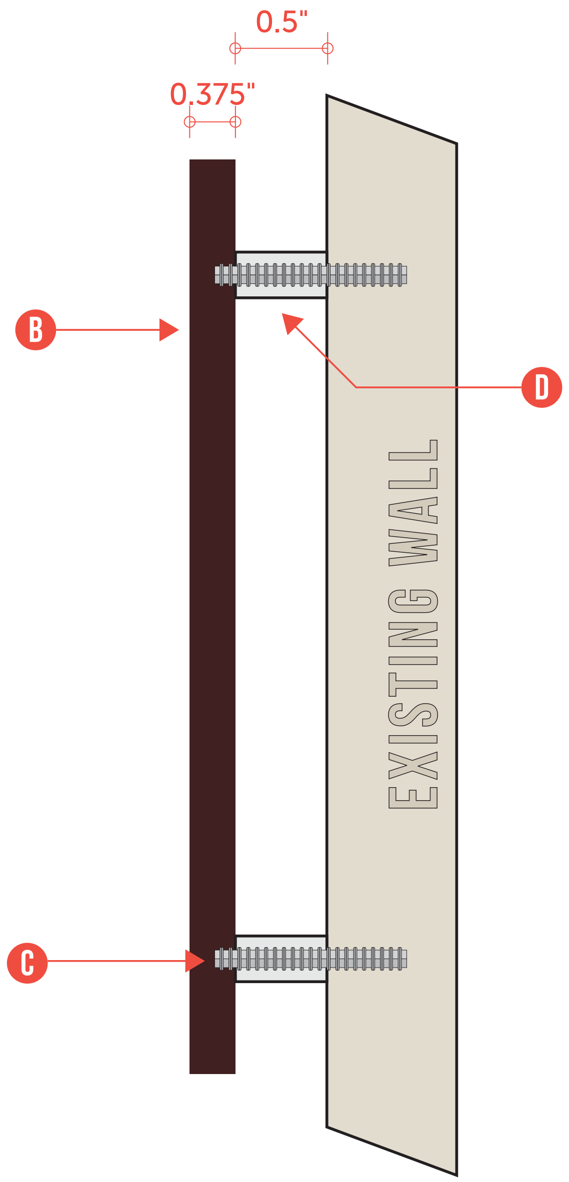
Ⓐ FABRICATED ALUMINUM CHANNEL LETTERS; HALO-ILLUMINATED; FREE-FLOATING; 3" DEEP; FACE & RETURNS PAINTED 'MEEK MOSS GREEN'; MOUNTED TO BUILDING FASCIA W/ 1.5" SPACERS

Ⓑ FABRICATED ALUMINUM CHANNEL LETTERS; HALO-ILLUMINATED; FREE-FLOATING; 3" DEEP; FACE & RETURNS PAINTED PMS 320C; MOUNTED TO BUILDING FASCIA W/ 1.5" SPACERS

STARFISH
signs & graphics

CROWN VALLEY SLOPE SIGN
SENIOR LIVING, PERPENDICULAR TO ROAD, <u>SINGLE-SIDED</u>





🟧 PMS 7576C

⬛ PMS 446C

SIGN 3

PROJECT TYPE

CROWN VALLEY SLOPE SIGN
FLAT CUT ALUMINUM LETTERS

SIGN AREA

21.1"(H) X 113.3"(W)
= 16.6 SF

FRONTAGE N/A

VALUATION TBD

- Ⓐ MONUMENT SIGN; CMU W/ STONE VENEER AND 'COASTAL SAND' WALL CAPS
- Ⓑ 0.375" FLAT CUT ALUMINUM LETTERS FACE & RETURNS PAINTED TO MATCH PMS 7576C AND PMS 446C
- Ⓒ MOUNTED WITH 1/4" - 20 ALUMINUM STUDS MINIMUM 3 PER LETTER
- Ⓓ 0.5" SPACERS, PAINTED BLACK
- Ⓔ LOW VOLTAGE LED ILLUMINATION

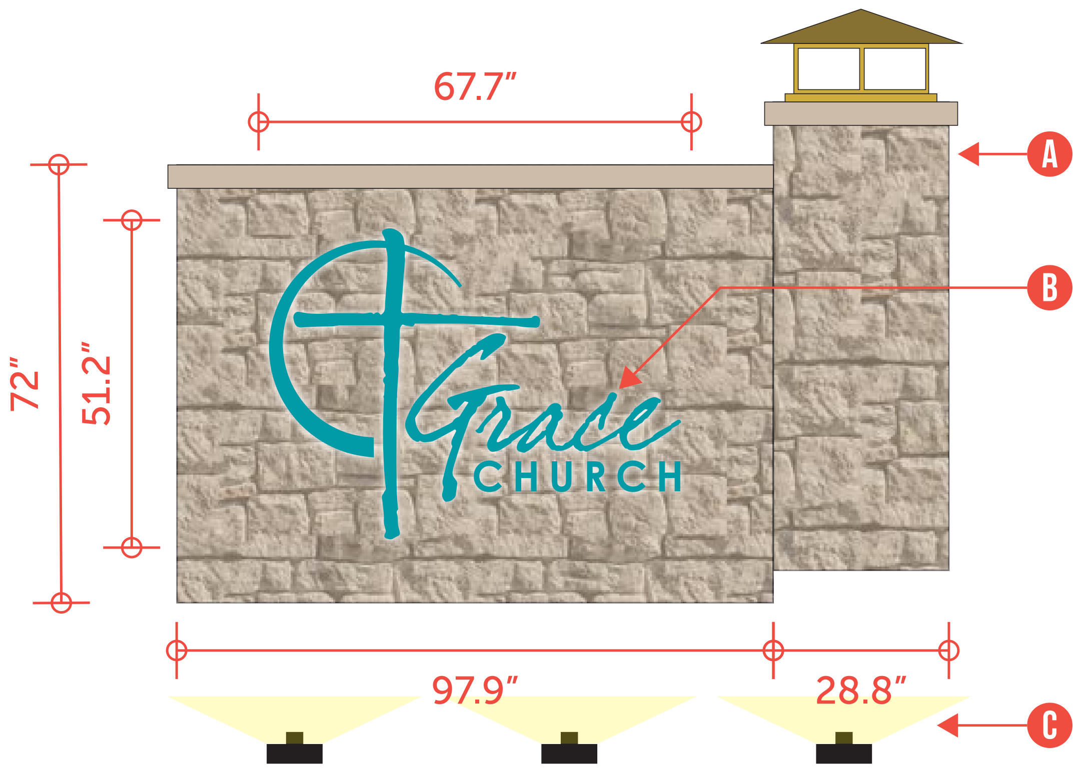
STARFISH
signs & graphics

CROWN VALLEY ENTRANCE (MONUMENT 1)
SENIOR LIVING, PARALLEL TO ROAD, SINGLE-SIDED

SIGN 4 A

CROWN VALLEY ENTRANCE (MONUMENT 2)
GRACE CHURCH, PERPENDICULAR TO ROAD, DOUBLE-SIDED

SIGN 4 B



🟦 PMS 320C

🟧 PMS 7576C

⬛ PMS 446C

SIGN 4

PROJECT TYPE

CROWN VALLEY ENTRANCE FLAT CUT ALUMINUM SIGNS (SENIOR LIVING/GRACE CHURCH)

SIGN AREA

24.2"(H) X 129.9"(W) = 21.8 SF
51.2"(H) X 67.7"(W) = 24.1 SF

FRONTAGE

N/A

VALUATION

TBD

Ⓐ MONUMENT SIGN; CMU W/ STONE VENEER AND 'COASTAL SAND' WALL CAPS

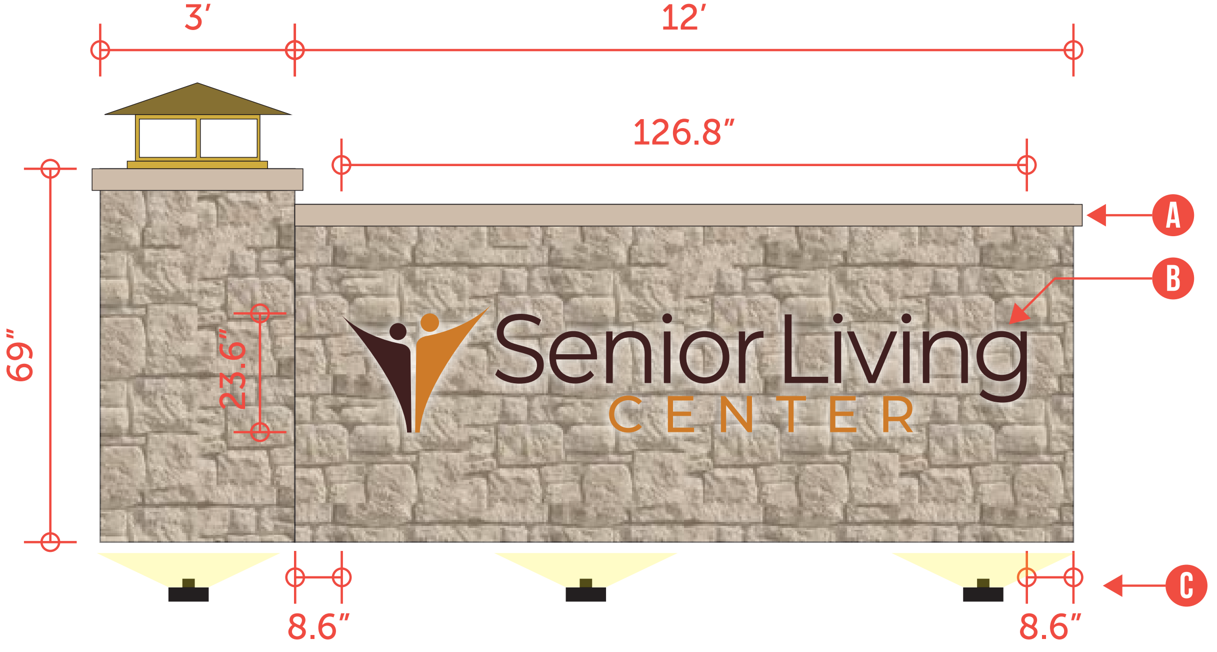
Ⓑ 0.375" FLAT CUT ALUMINUM LETTERS FACE & RETURNS FOR SENIOR LIVING PAINTED TO MATCH PMS 7576C AND PMS 446C; GRACE CHURCH TO MATCH PMS 320 C

Ⓒ LOW VOLTAGE LED ILLUMINATION

STARFISH signs & graphics

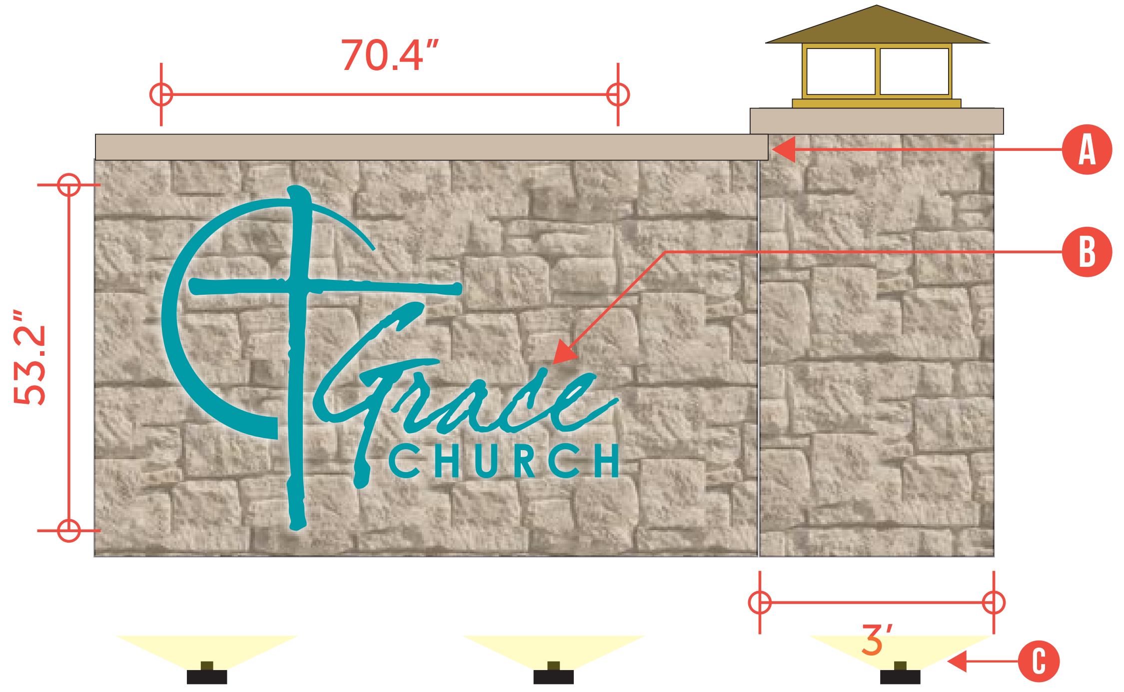
LA PLATA ENTRANCE (MONUMENT 1)
SENIOR LIVING, PARALLEL TO ROAD, SINGLE-SIDED

SIGN 5 A



LA PLATA ENTRANCE (MONUMENT 2)
GRACE CHURCH, PARALLEL TO ROAD, SINGLE-SIDED

SIGN 5 B



🟦 PMS 320C

🟧 PMS 7576C

⬛ PMS 446C

SIGN 5

PROJECT TYPE

LA PLATA ENTRANCE FLAT CUT ALUMINUM (SENIOR LIVING/GRACE CHURCH)

SIGN AREA

23.6"(H) X 126.8"(W) = 20.8 SF
53.2"(H) X 70.4"(W) = 26 SF

FRONTAGE

N/A

VALUATION

TBD

Ⓐ MONUMENT SIGN; CMU W/ STONE VENEER AND 'COASTAL SAND' WALL CAPS

Ⓑ 0.375" FLAT CUT ALUMINUM LETTERS FACE & RETURNS FOR SENIOR LIVING PAINTED TO MATCH PMS 7576C AND PMS 446C; GRACE CHURCH TO MATCH PMS 320 C

Ⓒ LOW VOLTAGE LED ILLUMINATION

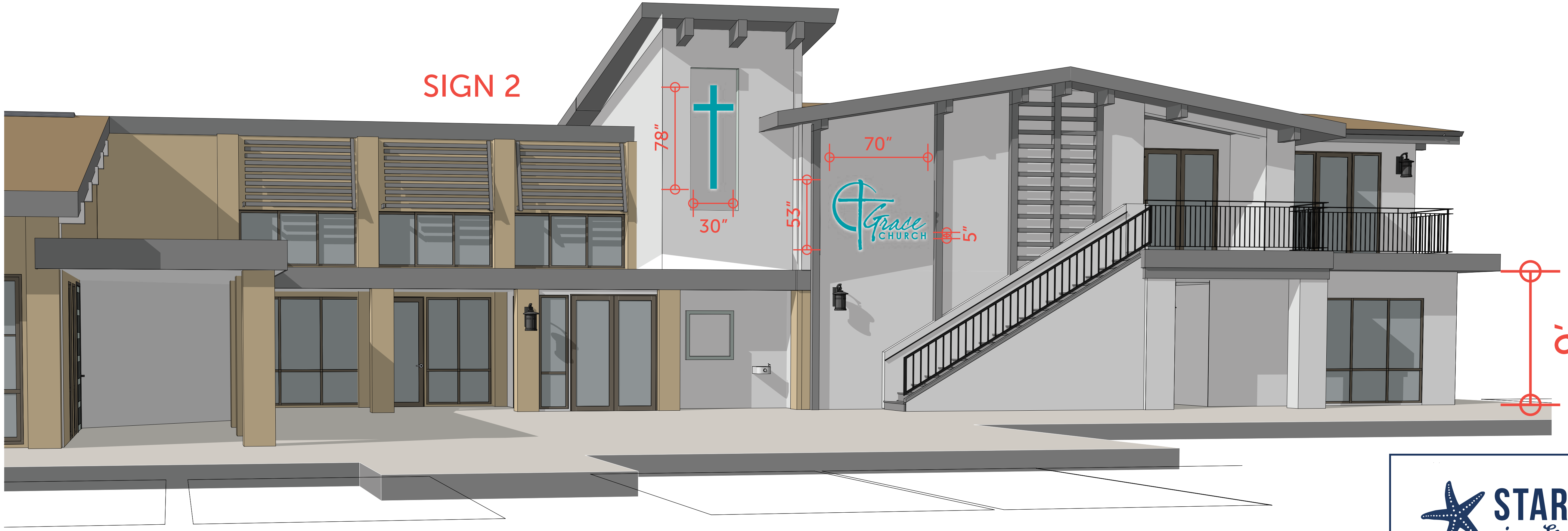
STARFISH
signs & graphics

	DESCRIPTION		HEIGHT	WIDTH	SQUARE FOOTAGE
SIGN 1	HALO-ILLUMINATED CHANNEL LETTERS BUILDING SIGN - PORTE COCHERE & FOUNTAINS		24″	129″	21.5 SF
SIGN 2	HALO-ILLUMINATED CHANNEL LETTERS BUILDING SIGNS - GRACE CHURCH		53″	70″	25.76 SF
SIGN 3	CROWN VALLEY SLOPE SIGN FLAT CUT ALUMINUM LETTERS		21.1″	113.3″	16.6 SF
SIGN 4	CROWN VALLEY ENTRANCE FLAT CUT ALUMINUM SIGNS (SENIOR LIVING/GRACE CHURCH)	A	24.2″	129.9″	21.8 SF
		B	36.3″	48″	24.1 SF
SIGN 5	LA PLATA ENTRANCE FLAT CUT ALUMINUM SIGNS (SENIOR LIVING/GRACE CHURCH)	A	23.6″	126.8″	20.8 SF
		B	53.2″	70.4″	26 SF
TOTAL					156.56 SF

SIGN 1

LOGO SLIGHTLY ALTERED TO ALLOW FOR HALO-ILLUMINATED CHANNEL LETTERS

SIGN 2



SIGN 3

CROWN VALLEY SLOPE SIGN

PERPENDICULAR TO ROAD, FLAT CUT ALUMINUM, SINGLE-SIDED

SIGN 4

CROWN VALLEY ENTRANCE (MONUMENT 1)
SENIOR LIVING, PERPENDICULAR TO ROAD, DOUBLE-SIDED

CROWN VALLEY ENTRANCE (MONUMENT 2)
SENIOR LIVING, PARALLEL TO ROAD, SINGLE-SIDED

LA PLATA ENTRANCE (MONUMENT 2)
GRACE CHURCH, PARALLEL TO ROAD, <u>SINGLE-SIDED</u>

LA PLATA ENTRANCE (MONUMENT 1)
SENIOR LIVING, PARALLEL TO ROAD, <u>SINGLE-SIDED</u>

SIGN 5
(2 MONUMENTS)

1. HALO-ILLUMINATED CHANNEL LETTERS BUILDING SIGN
   - PORTE COCHERE & FOUNTAINS
2. HALO-ILLUMINATED CHANNEL LETTERS BUILDING SIGNS
   - GRACE CHURCH
3. CROWN VALLEY SLOPE SIGN FLAT CUT ALUMINUM
4. CROWN VALLEY ENTRANCE FLAT CUT ALUMINUM SIGN DOUBLE SIDED (SENIOR LIVING/GRACE CHURCH)
5. LA PLATA ENTRANCE FLAT CUT ALUMINUM SIGNS (TWO MONUMENT SIGNS) (SENIOR LIVING/GRACE CHURCH)

SIGNAGE KEY