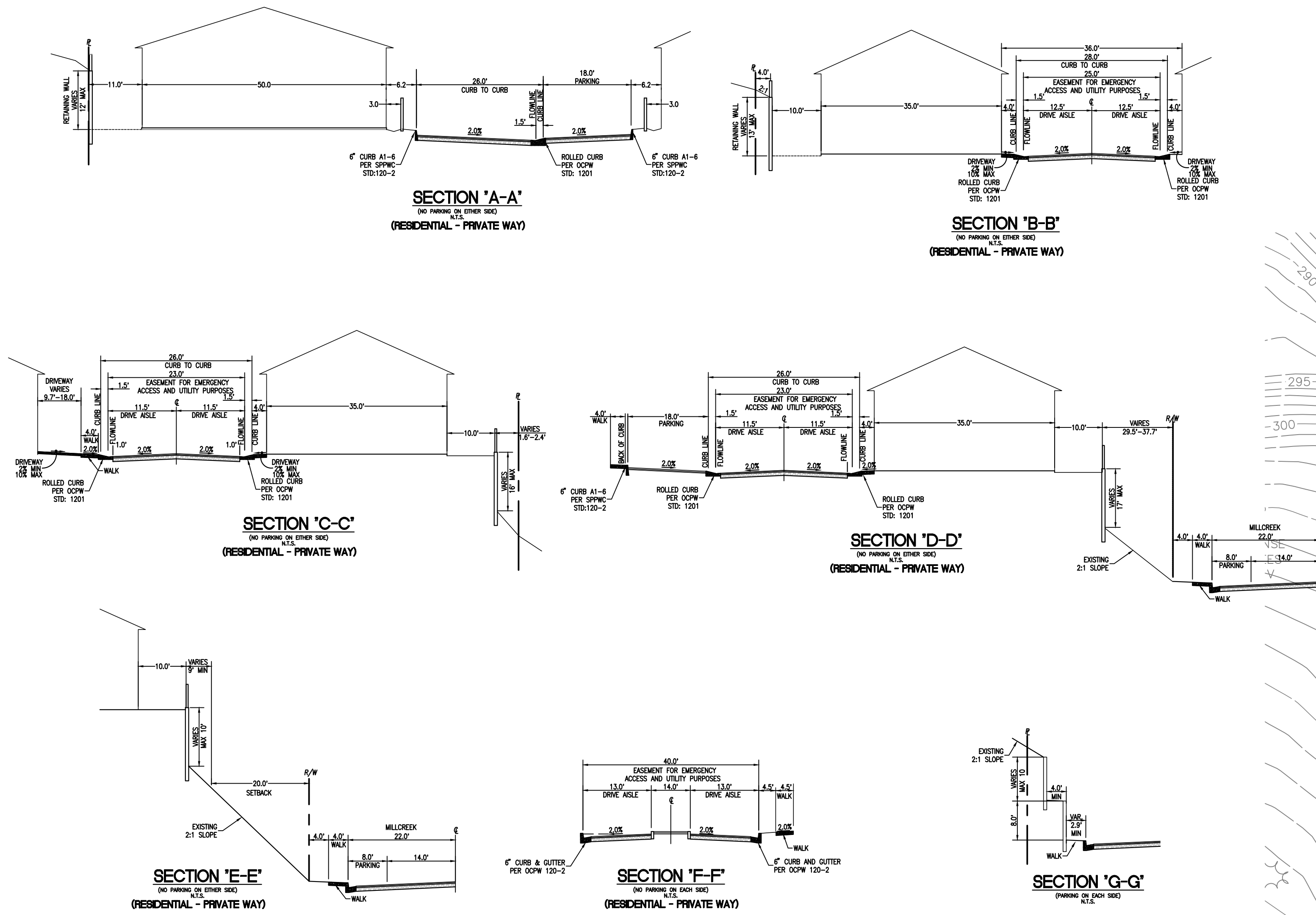




LAND USE SUMMARY

DESCRIPTION	TOTAL
CONDOMINIUM DEVELOPMENT LOT (INCLUSIVE OF THE FOLLOWING)	2.43 AC.
PRIVATE LOCAL STREET	0.69 AC.
LANDSCAPE (NON-DEVELOPED SLOPE AREA)	1.00 AC.

ZONING

EXISTING: MIXED USE, MXU
PROPOSED: MIXED USE, HDR DETACHED CONDOMINIUM STANDARD

SITE SUMMARY

DESCRIPTION	PROPOSED
TOTAL NUMBER OF UNITS	36
PROJECT ACREAGE	2.43 ACRES
PROJECT DENSITY	14.8 UNITS PER ACRE

ITEMS	PROPOSED DEVELOPMENT
MINIMUM LOT SIZE	105,916SF / 2.43 AC
MINIMUM LOT WIDTH	± 300 ft.
MINIMUM LOT DEPTH	± 360 ft.
MAXIMUM LOT COVERAGE	0.92AC / 2.43AC = 38%
MAXIMUM DENSITY	14.8 DUs/acre
MAXIMUM BUILDING HEIGHT	37 ft.
MINIMUM SETBACK-FRONT	
PARKING LOT	N/A
PARKING STRUCTURE	N/A
BUILDING	20 ft.
MINIMUM SETBACK-SIDE(INTERIOR)	5 ft.
MINIMUM SETBACK-STREET SIDE	20 ft.
MINIMUM SETBACK-REAR	11 ft.
MINIMUM OPEN SPACE	
PUBLIC	N/A
PRIVATE	0%
MINIMUM LANDSCAPE COVERAGE	38%
MINIMUM BUILDING SEPARATION	
MAIN-MAIN	6.5 ft.
MAIN-ACCESSORY	N/A
ACCESSORY-ACCESSORY	N/A
PARKING	2 ASSIGNED AND COVERED PARKING STALL WITH A GRACE OR PARKING STRUCTURE, PLUS 0.3 STALLS UNASSIGNED PER DWELLING UNIT

PARKING SUMMARY (MEDIUM DENSITY)

UNIT TYPE	NUMBER OF BEDROOMS	NUMBER OF UNITS	COVERED PARKING RATE PER UNIT	COVERED PARKING PROVIDED PER UNIT	GUEST PARKING REQUIRED	GUEST PARKING PROVIDED
PLAN 1	4	18	2	2	0.3 36DUx0.3=11	24
PLAN 2	4	18	2	2		
TOTALS		36		72		

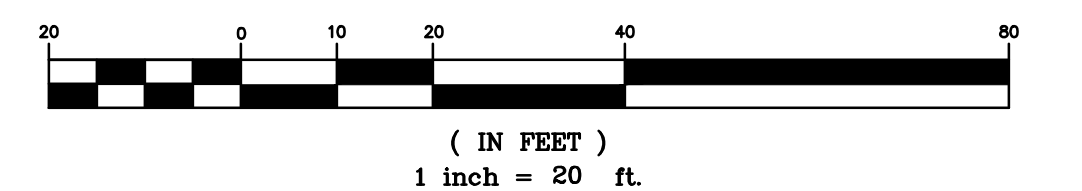
BUILDING SUMMARY (AREA)

UNIT TYPE	BEDROOM	BATHROOMS	TOTAL UNIT AREA (SF)	UNITS NUMBER OF
PLAN 1	4	4	1,991	18
PLAN 2	4	4	2,042	18
TOTAL				36

AFFORDABLE UNITS (5% OF TOTAL) = 2 UNITS



GRAPHIC SCALE



DESIGNED BY:	
DRAFTED BY:	
CHECKED BY:	
DATE:	11/11/24

WILSON MIKAMI CORPORATION
9 CORPORATE PARK, SUITE 100
IRVINE, CA 92606
T: 949-679-0090

LAGUNA HILLS
MILL CREEK 2.4 ACRE SITE
SITE PLAN

12/17/2024

PROJECT NO.

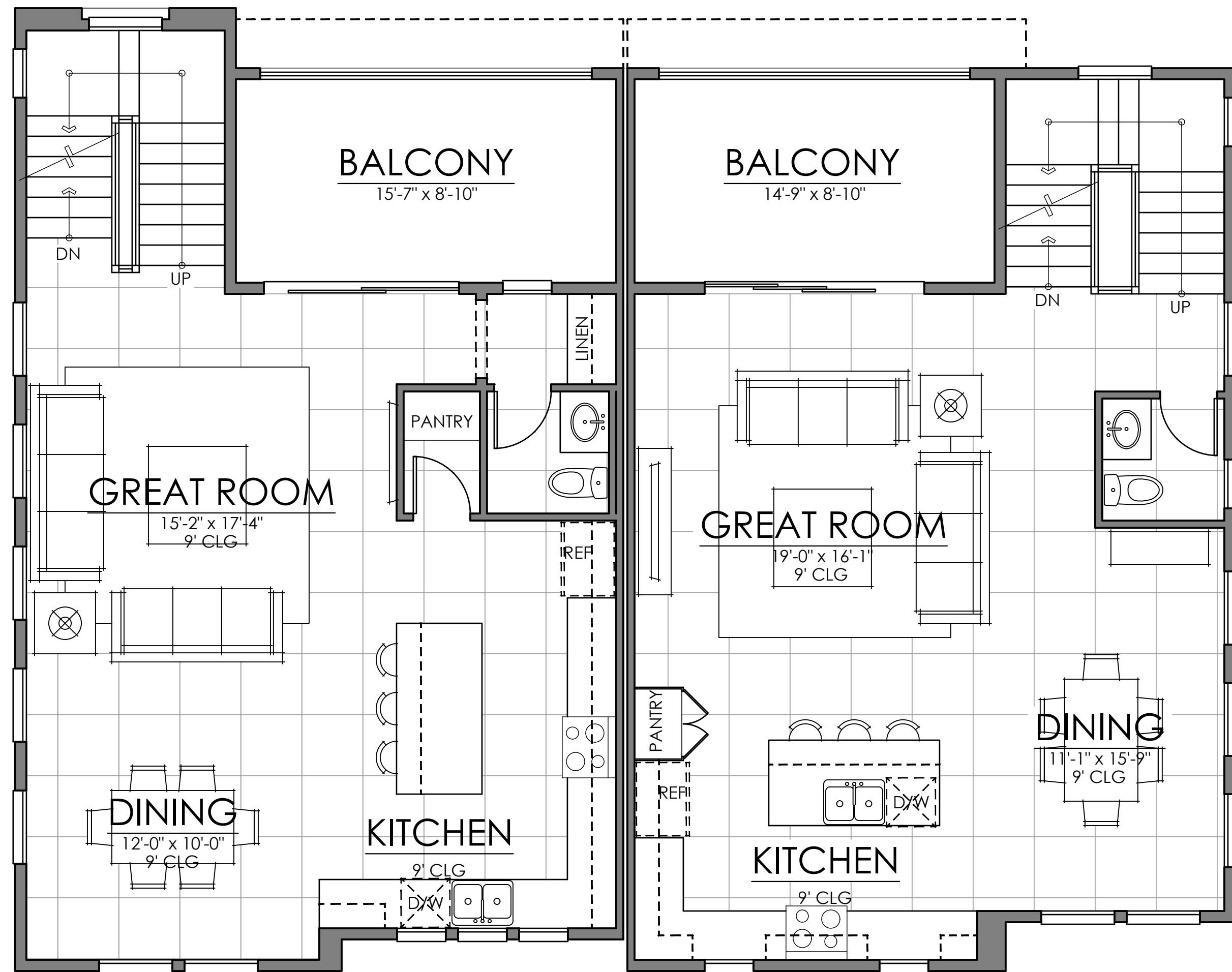
SHEET 1

OF 1

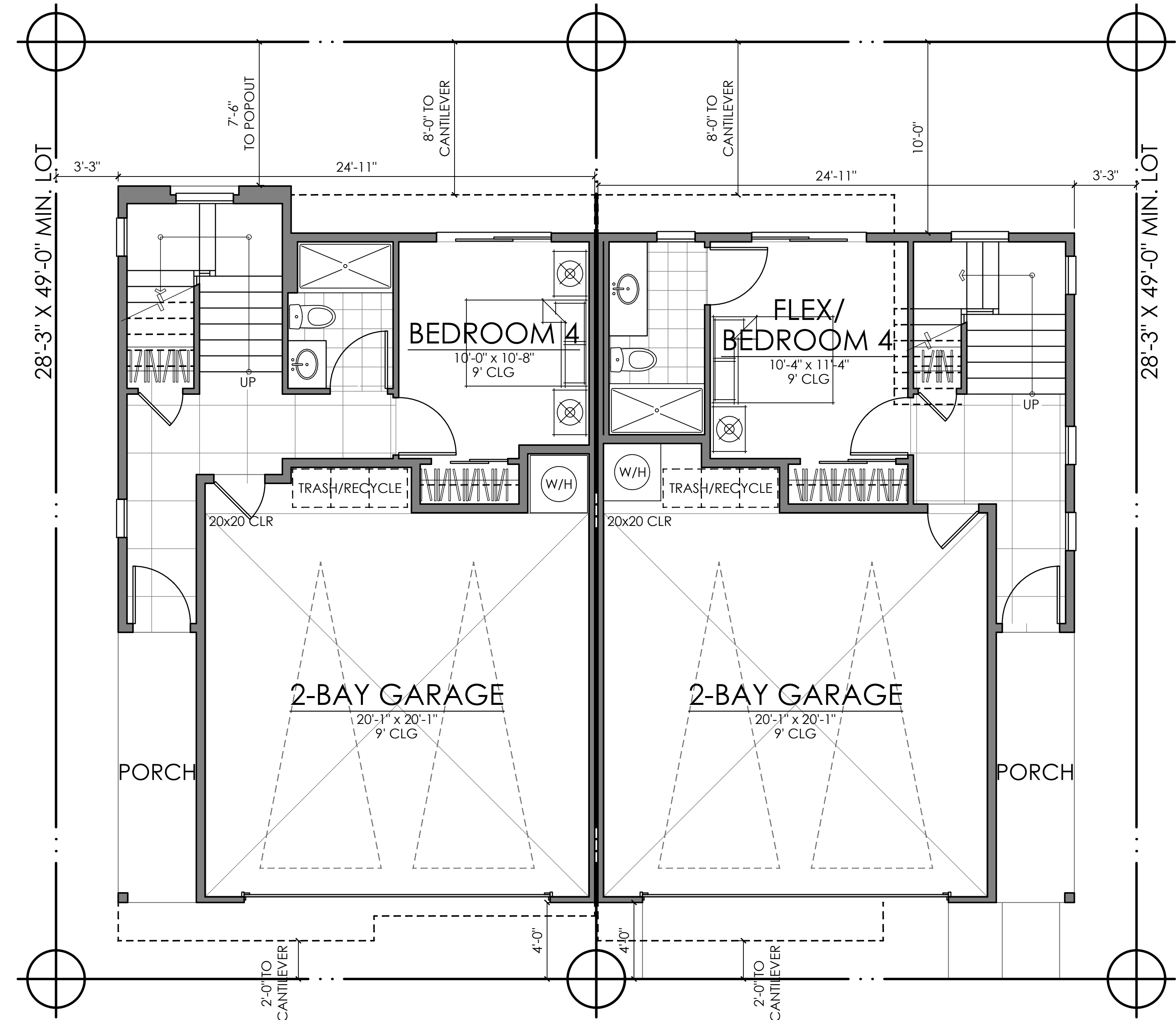
LEGEND

- 1 Gated Entry with Call Box
- 2 Enhanced Vehicular Paving at Entry
- 3 Parking Stall and Striping
- 4 Community Mailboxes
- 5 Private Yard
- 6 View Fence
- 7 Planted Slope
- 8 Retaining Wall with Vine Planting





PLAN TWO	
LOWER LEVEL	378 SQ. FT.
MAIN LEVEL	785 SQ. FT.
UPPER LEVEL	879 SQ. FT.
TOTAL LIVING	2042 SQ. FT.



PLAN ONE	
LOWER LEVEL	363 SQ. FT.
MAIN LEVEL	770 SQ. FT.
UPPER LEVEL	858 SQ. FT.
TOTAL LIVING	1991 SQ. FT.

12.06.24

DUETS

23161 MILL CREEK DRIVE | TOLL BROTHERS
LAGUNA HILLS, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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colorado // 731 southpark dr. suite B
 littleton, co 80120 / 303 683.7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949 553.8919



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- MATERIAL NOTES:
- 1. 'S' TILE ROOF
 - 2. STUCCO BODY
 - 3. STUCCO OVER FOAM WINDOW TRIM
 - 4. DECORATIVE CORBELS
 - 5. CULTURED STONE VENEER

CONCEPTUAL FRONT ELEVATION

23161 MILL CREEK DRIVE | TOLL BROTHERS

LAGUNA HILLS, CALIFORNIA



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

CONCEPTUAL ELEVATIONS

23161 MILL CREEK DRIVE | TOLL BROTHERS
LAGUNA HILLS, CALIFORNIA

12.06.2024

TOLL-2407



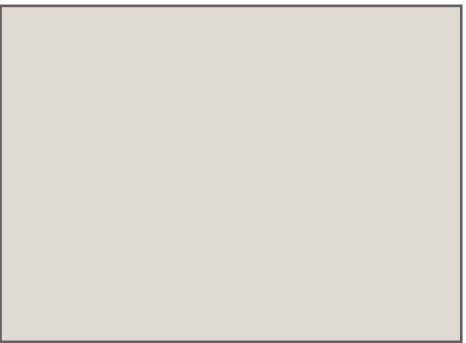
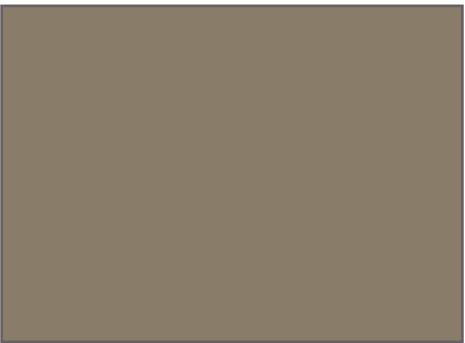
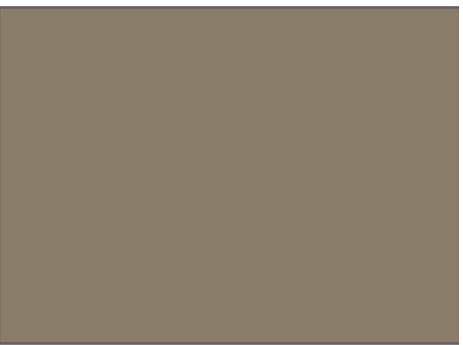
Color Scheme 1

STUCCO BODY	TRIM/PRECAST	EAVES	ROOF (S)	LIMESTONE
				
Agreeable Gray	Pure White	Gauntlet Gray	Tuscon Blend	Marquee24 Dove Tail
DOOR STAIN	DOOR STAIN	SHUTTERS	METAL	GARAGE
				
Therma Tru Driftwood	Jeld-Wen Ebony	Cityscape	Black Fox	Gauntlet Gray

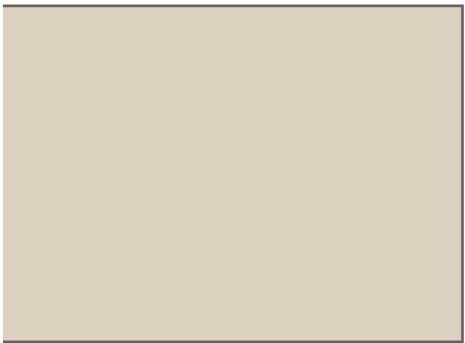
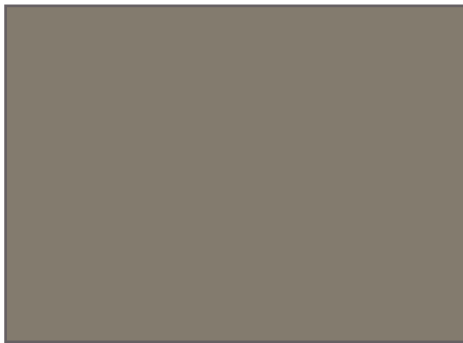
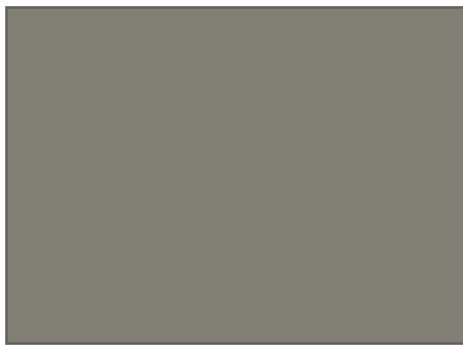
Color Scheme 2

STUCCO BODY	TRIM/PRECAST	EAVES	ROOF (S)	LIMESTONE
				
Creamy	Relaxed Khaki	Foothills	Santa Cruz Blend	Marquee24 Dove Tail
DOOR STAIN	DOOR STAIN	SHUTTERS	METAL	GARAGE
				
Therma Tru New Earth	Jeld-Wen Mocha	Web Gray	Black Fox	Foothills

Color Scheme 3

STUCCO BODY	TRIM/PRECAST	EAVES	ROOF (S)	LIMESTONE
				
Loggia	City Loft	Virtual Taupe	Santa Cruz Blend	Marquee24 Sanderling
DOOR STAIN	DOOR STAIN	SHUTTERS	METAL	GARAGE
				
Therma Tru New Earth	Jeld-Wen Mocha	Grizzle Gray	Black Fox	Virtual Taupe

Color Scheme 4

STUCCO BODY	TRIM/PRECAST	EAVES	ROOF (S)	LIMESTONE
				
Canvas Tan	Barcelona Beige	Anonymous	Santa Cruz Blend	Marquee24 Sanderling
DOOR STAIN	DOOR STAIN	SHUTTERS	METAL	GARAGE
				
Therma Tru Driftwood	Jeld-Wen Ebony	Link Gray	Black Fox	Anonymous