PROJECT DESCRIPTION:

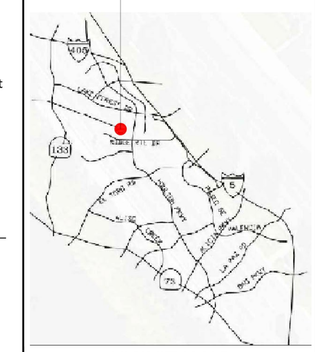
A RESIDENTIAL DEVELOPMENT ON 18.51 ACRES NORTHEAST OF THE INTERSECTION OF RIDGE ROUTE DRIVE AND MILL CREEK ROAD IN THE CITY OF LAGUNA HILLS. THE PROJECT INCLUDES 259 ATTACHED SINGLE-FAMILY UNITS AND 221 MULTI-FAMILY UNITS. THE ATTACHED SINGLE-FAMILY UNITS INCLUDE "DUETS" (46 UNITS), "DUPLEXES (106 UNITS) AND TRIPLEXES (107 UNITS), ALL THREE STORIES IN HEIGHT. THE MULTI-FAMILY BUILDING IS FIVE STORIES IN HEIGHT WITH 221 APARTMENT UNITS WRAPPED AROUND A PARKING STRUCTURE. TWENTY FOUR OF THE TOTAL UNITS WILL BE RESTRICTED FOR VERY LOW INCOME HOUSEHOLDS. DENSITY BONUS LAW INCENTIVES AND WAIVERS ARE REQUESTED.

PROJECT SITE SUMMARY

Zoning:	Multi Family / Mixed Use		
Proposed Development:	Attached Residential		
Gross Area:	18.51		
Total Units	480		
Gross Density:	25.9 DU/AC		
Product / Area Description:	Gross Area (ac)	Net Area (ac)	Total Unit
Lot 1: Single Family Attached (Duet)	3.23	2.52	46
Lot 2: Single Family Attached (Triplex)	4.60	3.64	107
Lot 3: Single Family Attached (Duplex)	6.47	5.49	106
Lot 4: Multifamily	2.33	2.33	221
Lot A: Corner Park	0.31	0.31	
Lot B: Rec Center	0.30	0.3	
Lot C: Shared Street	1.10	1.1	
Lot D: Shared Strret at Multi-Family	0.17	0.17	
Total	18.51	15.86	480

SETBACKS	MXU Zoning 9-30.040	Proposed **(Waiver)**
Minimum Front setback	20'	10'
Minimum Rear setback	15'	4'
Minimum Side setback	5'	4'
Minimum Parking Lot setback	20'	5'
Minimum Building Separation	10'	6.5'

PROJECT LOCATION



VICINITY MAP

UNIT SUMMARY - LOTS 1, 2, & 3

LOT 1 - (UA SINGLE-FAMILY ATTACHED "A") Floor Plan Breakdown

Floor Plan	Bd/Ba	SF (Net)	SF (Gross)	Garage SF	SF (Construction)	# Units	Total SF (Res)	Total SF (Construction)
Plan 1	4bd/3.5ba	2,121	2,328	414	2,742	23	48,783	63,066
Plan 2	4bd/3.5ba	2,738	3,054	407	3,461	23	62,974	79,603
LOT 1 TOTAL						46	111,757	142,669

LOT 2

TRIPLEX (UA SINGLE-FAMILY ATTACHED "B") Floor Plan Breakdown

Floor Plan		SF (Net)	SF (Gross)	Garage SF	SF (Construction)	Total	Total SF (Res)	Total SF (Construction)
Plan 1	2bd+den/3ba	1,820	2,010	423	2,433	29	52,780	70,557
Plan 2	3bd/3.5ba	1,965	2,151	438	2,589	29	56,985	75,081
Plan 3	3bd/3.5ba	2,130	2,316	437	2,753	29	61,770	79,837
						87	171,535	225,475

2-PLEX (UA SINGLE-FAMILY ATTACHED "B") Floor Plan Breakdown

Floor Plan		SF (Net)	SF (Gross)	Garage SF	SF (Construction)	Total	Total SF (Res)	Total SF (Construction)
Plan 2	3bd/3.5ba	1,965	2,151	438	2,589	10	19,650	25,890
Plan 3	3bd/3.5ba	2,130	2,316	437	2,753	10	21,300	27,530
						20	40,950	53,420
LOT 2 TOTAL						107	212,485	278,895

LOT 3 - (UA SINGLE-FAMILY ATTACHED "C") Floor Plan Breakdown

Floor Plan		SF (Net)	SF (Gross)	Garage SF	SF (Construction)	Total	Total SF (Res)	Total SF (Construction)
Plan 1	4bd/3.5ba	2,094	2,334	414	2,748	53	110,982	145,644
Plan 2	4db/3.5ba	2,777	3,025	400	3,425	53	147,181	181,525
LOT 3 TOTAL						106	258,163	327,169

PARKING SUMMARY (ATTACHED RESIDENTIAL) - LOTS: 1, 2 & 3

MIN. PARKING REQUIRED			Spaces required
Single-family, attached	2 covered spaces/unit	259 units	518 spaces
	0.3 unassigned spaces/unit	259 units	77.7 spaces
		Total Required	596 spaces

PARKING PROVIDED	Spaces provided
LOT 1 - (SINGLE-FAMILY ATTACHED "A")	
Garage - std (Plan 2)	46 spaces
Garage - offset (Plan 1)	46 spaces
Driveway (assigned)	35 spaces
Open spaces (unassigned)	11 spaces
	138 spaces
LOT 2 - (SINGLE-FAMILY ATTACHED "B")	
Garage - std	214 spaces
Driveway - std (assigned)	0 spaces
Open spaces (unassigned)	6 spaces
	220 spaces
LOT 3 - (SINGLE-FAMILY ATTACHED "C")	
Garage - std (Plan 2)	106 spaces
Garage - offset (Plan 1)	106 spaces
Driveway (assigned)	53 spaces
Open spaces (unassigned)	17 spaces
	282 spaces
Total Provided	640 spaces

UNIT TYPE	NUMBER OF UNITS	RATIO	TOTAL STALLS
STUDIOS	25	1.00	25
1 BEDROOM	134	1.00	134
2 BEDROOM	62	1.50	93
TOTAL UNITS	221		252
TOTAL RESIDENTIAL STALLS		**1.14 RATIO**	**252**
USPS STALL PROVIDED			1
LEASING STALLS PROVIDED			3
TOTAL STALLS REQUIRED			**256**

USE TYPE	QUANTITY*	RATIO	TOTAL REQUIRED	NUMBER OF REQUIRED	
				STD.	VAN
ASSIGNED RESIDENTIAL	192	0.02	4	3	1
UNASSIGNED GUEST	0	0.05	0	0	0
UNASSIGNED LEASING	3	0.05	1	0	1
TOTAL ACCESSIBLE STALLS REQUIRED:			**5**	**3**	**2**

NOTE:
* THE ACCESSIBLE STALLS FOR EV ARE CALCULATED BELOW AND NOT INCLUDED IN THIS COUNT.
* (CALCULATED NUMBER OF STALLS = ALL PROVIDED - EV READY CHARGERS & EV READY RECEPTACLES)

EV CATEGORY	NUMBERS OF STALLS	RATIO	REQUIRED
ASSIGNED RESIDENTIAL STALLS			
EV READY - CHARGERS	376	10%	38
EV READY - RECEPTACLES		40%	150
RESIDENTIAL EV STALLS REQUIRED		**50%**	**188**
	TOTAL	1/25 - 8' AISLE*	STANDARD
	188	8	180
UNASSIGNED LEASING STALLS			
EV READY - CHARGERS	3	10%	1
EV READY - RECEPTACLES		40%	2
RESIDENTIAL EV STALLS REQUIRED		**50%**	**3**
	TOTAL	1/25 - 8' AISLE*	STANDARD
	3	1	2

NOTE:
* THE NUMBER OF EV CAPABLE SPACES REQUIRED MAY BE REDUCED BY A NUMBER EQUAL TO THE NUMBER OF EV CHARGERS INSTALLED OVER THE FIVE (5) PERCENT REQUIRED. CGBC 4.106.4.2.2 EXCEPTION.
ALL ACCESSIBLE EVSE EQUIPMENT SHALL COMPLY WITH 11B-812. ALL ACCESSIBLE EV STALLS SHALL COMPLY WITH 11A AND 1109A.

PARKING LEVEL	STALL COUNT PER USE							TOTAL STALLS PROVIDED
	STANDARD	USPS	GUEST ADA	STANDARD ADA	EV ADA 8' AISLE	EV CHARGERS	EV RECEPTACLES	
1	8	1	0	1	2	2	9	23
2	35			1		7	28	71
3	35			1		7	28	71
4	35			1		7	28	71
5	35			1		7	28	71
6	37					7	29	73
TOTALS	**185**	**1**	**0**	**5**	**2**	**37**	**150**	**380**
TOTAL STALLS PROVIDED								**380**

OPEN SPACE SUMMARY	REQUIRED (9-30.040)	PROVIDED (WAIVER REQUEST)
Public Open Space - LOT 1	1/4 of min. Open Space	Remove Requirements - None provided
Public Open Space - LOTS 2,3,4	1/4 of min. Open Space	Remove Requirements - None provided
Common Open Space - LOT 1	0.16 acre	Remove Requirements
Common Open Space - LOTS 2,3,4	0.66 acre	Remove Requirements (0.68 acre provided)
Private Open Space - LOT 1(Deck)	100 sf/unit	Varies - 200 sf min.
Private Open Space - LOT 2	100 sf/unit	Remove Requirements (84 sf deck provided)
Private Open Space - LOT 3	100 sf/unit	Varies - 250 sf min.
Private Open Space - LOT 4 (Deck)	100 sf/ground level unit - 50sf/unit above	Remove Requirements -(60 sf average prov'd)

COMMON LANDSCAPE PLANTING	Area
LOT 1	11,356 sf
LOTS 2, 3, 4, A,B & C	164,511 sf
Total Common Landscape Planting Area	175,867 sf (4.04 acres)
Landscape Coverage (4.04 ac / 18.51 ac) =	22%

BUILDING SUMMARY								
UNIT TYPE	B LEVEL	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	PERCENTAGE	TOTAL
S1	1	4	5	5	5	5	11.31%	25
STUDIOS	**1**	**4**	**5**	**5**	**5**	**5**	**11.31%**	**25**
A1	4	9	10	12	12	12	26.70%	59
A1.1	2	2	2	2	2	2	5.43%	12
A1A	0	1	4	4	4	4	7.69%	17
A2	1	1	0	0	0	0	0.90%	2
A3	0	8	9	9	9	9	19.91%	44
1 BEDS	**7**	**21**	**25**	**27**	**27**	**27**	**60.63%**	**134**
B2	1	9	11	11	11	10	23.98%	53
B3	0	0	1	1	1	1	1.81%	4
B4	0	1	1	1	1	1	2.26%	5
2 BEDS	**1**	**10**	**13**	**13**	**13**	**12**	**28.05%**	**62**
SUBTOTAL	**9**	**35**	**43**	**45**	**45**	**44**	**100%**	**221**
TOTAL			**221**					

PROPERTY OWNERS:

KB RIDGE ROUTE, LLC
KB MILL CREEK, DST
KB SPECTRUM SUMMIT PLAZA, LLC
ADDRESS:
1645 VILLAGE CENTER CIRCLE, SUITE 200
LAS VEGAS, NV 89134

LAKEHILLS CORPORATE PARK OWNERS ASSOCIATION, INC.,
ADDRESS:
C/O WORTH PROPERTY MANAGEMENT
P.O. BOX 449

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

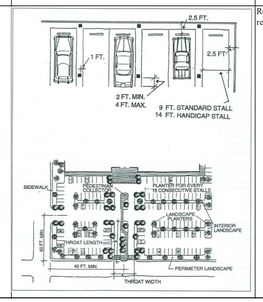
DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

TITLE SHEET | CS 1

URBAN ARENA

Item	City Objective Design Standards	City Code	Description	Waiver Request	Justification	Proposed Design
1		MXU Zoning 9-30.040 Development Standards	20' minimum building front setback	Reduce setback to 10'	Without a reduced setback, the required density is physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	10' minimum front setback
2		MXU Zoning 9-30.040 Development Standards	15' minimum building rear setback	Reduce setback to 4'	Without a reduced setback, the required density is physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	4' minimum rear setback
3		MXU Zoning 9-30.040 Development Standards	5' minimum building interior side setback	Reduce setback to 4'	Without a reduced setback, the required density is physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	4' minimum side setback
4		MXU Zoning 9-30.040 Development Standards	15' minimum building street side setback	Reduce setback to 4'	Without a reduced setback, the required density is physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	4' minimum side setback
5		MXU Zoning 9-30.040 Development Standards	20' minimum parking lot front setback	Reduce setback to 5'	Without a reduced setback, the required density is physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	5' minimum front setback
6		MXU Zoning 9-30.040 Development Standards	10' minimum building separation	Reduce to 6'	Without reducing building to building separation, the required density is physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	6'-6" building separation for duplex units
7		MXU Zoning 9-30.040 Development Standards	10% minimum private open space	Remove requirement	Without reducing the minimum private open space acreage, the required density is physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	Multi-Family site does not meet this requirement
8		MXU Zoning 9-30.040 Development Standards	10% minimum landscape coverage	Remove requirement	Without reducing the minimum landscape coverage, the required density is physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	Multi-Family site does not meet this requirement
9	2.1.1 Maximum Block Size		Maximum allowed block length of 800' or perimeter length of 2,800'	Remove requirement	A block wall length requirement makes the required density physically infeasible and a waiver is needed to construct this project.	Longest dimension exceeds 800' without mid block connection.
10	2.1.2 Mid-Block Connection		Required if block lengths exceeds maximum Block Length or Perimeter Length per 2.1.1 Minimum building width must be 20' and a pedestrian path of 8' must be provided	Remove requirement	A block wall length requirement makes the required density physically infeasible and a waiver is needed to construct this project.	No mid-block connection proposed
11	2.2.2 Pedestrian Connections		Primary entries to buildings or units shall beconnected to a public sidewalk or publicly accessible pathway with a pedestrian pathway Entrances serving 1-2 units must have a minimum width of 4'	Reduce requirement to 4' sidewalk on one side	Pedestrian connections in front of all buildings makes the required density physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	4' sidewalk provided on one side of street only. Entrances serving units are 3' minimum.
12	2.4.1.4 Location and screening of roof top equipment		2. Roof-mounted equipment greater in height than 2' or the parapet wall shall be screened to a height equal to the height of the equipment, not including solar panels, wind generators, or green roof features.	screened by parapet	Additional screening increase the building height and cost to comensate for the loss or building affordable housing.	Roof top equipment will be placed far away from building edge, screened by parapets and mansard roofs thus not visible from ground level public view.
13	2.5.1 Public Open Space	MXU Zoning 9-30.040 Development Standards	Required for projects greater than 2ac Minimum public open space shall be 1/4 of the minimum open space required. 10% of site area required as private open space per city code	Remove requirement	A public open space requirement makes the required density physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	0.08 ac is required as public open space. No public open space proposed.
14	2.5.2 Common Open Space	MXU Zoning 9-30.040 Development Standards	50% of required open space is required as common open space. 10% of site area required as private open space per city code	Remove requirement	A common open space requirement makes the required density physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	Kingsbarn - SFD: 0.66 ac is required as common open space, however the common open space may not be located direct next to arterial streets or adjacent commercial developments; therefore Lot B may not be counted towards common open space. The total acreage of Lot A and Bluffiop Park is 0.5 ac. Toll Brothers: 0.16 ac required as common open space. No common open space proposed
15	2.8.1 Pedestrian Pathways		All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum 4' wide pedestrian pathway or pathway network. At least two amenities that include trellises and/or benches shall be provided on any pedestrian path longer than 200	Reduce requirement to 4' sidewalk on one side and 3' walks to entries	A pedestrian pathway requirement makes the required density physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	4' sidewalk provided on one side of street only. Entrances serving units are 3' minimum. No amenities proposed along pedestrian paths.
16		9-44.060 Design standards for parking facilities	A(4) Direct access to a parking lot or parking stall from a public roadway shall be prohibited, except for low-density residential uses	Remove/Reduce requirement	Prohibiding direct access to parking stalls from the right of way will reduce the overall density.	Parking lot accessed directly off Mill Creek Dr
17		Single Family Residential Development Standards	City of Laguna Hills Single Family Residentail Development Standards.	Remove all requirments and adjust as designed.	Restrictions make the project infeasble at the density permitted.	
Item	**City Objective Design Standards**	**City Code**	**Description**	**Waiver Request**	**Justification**	**Proposed Design**
18		9-44.060 Table 9-44.D Parking facility design standards	10' x 20' minimum garage dimension	Modify to allow encroachment for trash and water heaters	By restricting trash and water heater encroachment into the garage minimum dimension, the development would be physically infeasible and a waiver is needed to construct this project.	Trash and water heater encroach into minimum dimension
19		9-44.060 Design standards for parking facilities		Remove requirement	The additional area required wouild make the project infeasable.	Figure shown after section 9-44.060.L of m unicipal code suggests a 1-foot additional width on parking stall adacent to a column and 2.5-feet additional width when adjacent to a wall.We propose no additional width when stall is adjacent to column and 1 foot when stall is adjacent to a wall.

Item	City Objective Design Standards	City Code	Description	Waiver Request	Justification	Proposed Design
20		OCPW Std 1107	Local street: 40' minimum curb to curb with 8' sidewalk+parkway both sides	Modify to match City of Irvine Private Way	A reduced street width of 26' curb to curb will allow the development to meet the required density. Without this waiver this project would be physically infeasible. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	26' curb to curb with sidewalk on one side proposed.
21		OCPW Std 1107	Guard gate: 40' curb to curb with 8' sidewalk+parkway both sides; 100' minimum stacking distance	Modify to match City of Irvine Private Way, reduce stacking distance to 70'	A reduced minimum stacking distance is required to make this project physically feasible. A waiver is needed to construction this project.	Kingsbarn - SFD: 26' curb to curb with sidewalk on one side proposed. Matches City of Irvine Private Way Toll Brothers: 76' stacking distance provided
22		LHMC 9-44.060.A.5	5' Sidewalk access width	Reduce to 4'	5' sidewalk makes the required density infeasible.	4' minimum sidewalk with from Mill Creek and Ridge Route road and within the project.
23	2.7.1.1 Short-Term Bicycle Parking		Short-term bicycle parking shall be provided at a rate of one space per 10 dwelling units	Remove requirement	A short term bicycle parking requirement makes the required density physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	Kingsbarn - SFD: 21 bicycle spaces required, none provided. Toll Brothers: 5 bicycle spaces required, none provided.
24		9-40.100 Fences, walls, and hedges	Perimeter tract walls which are adjacent to a public street shall have articulated planes by providing, at a minimum for every one hundred (100) feet of continuous wall, an eighteen (18) inch deep by eight foot long landscaped recession. Walls should be constructed with pilasters provided at every change in direction, every five feet difference in elevation and at a minimum of every twenty-five (25) feet of continuous wall. Fences, walls, and hedges within the front yard setback shall not exceed 42" in height. The height of retaining walls in the front yard shall be less than 30" in height. The total wall height, including the retaining wall, shall not be greater than 42"	Remove requirement	A fence, wall and hedge requirement (9-40.100) makes the required density physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	MSE planted wall proposed along street, no landscaped recessions proposed. No pilasters proposed. 54' high wall with 5' fence on top proposed
25		9-44.060 Design standards for parking facilities	G(11) Where a parking lot abuts a residential use it shall be provided with an extensive buffer consisting of a minimum five foot wide planter and six foot high solid masonry wall/fence with screening vegetation planted in conjunction with the wall. Where the parking lot is across from a residential area, it shall be provided a landscaped berm and wall combination to screen the lot. H. Paving shall be required for all permanent parking, access, and loading facilities. Decorative paving, colored concrete, and asphalt surfacing materials shall be used and shall conform to the city's adopted standards and requirements.	Remove requirement	The requirement will reduce the overall density such that the project is infeasible, and a waiver is needed to build the project as designed, including the affordable housing.	Tubular steel fence proposed around parking lot No enhanced paving proposed
Item	**City Objective Design Standards**	**City Code**	**Description**	**Waiver Request**	**Justification**	**Proposed Design**
26	2.3.1.2 Floor to Floor Height of Active Uses		Ground floor shall have a minimum floor-to floor height of 12'	Reduce to 10'	The requirement will reduce the overall density such that the project is infeasible, and a waiver is needed to compensate to build the project as designed, including the affordable housing.	10'-1"
27	2.7.1.2 Long-Term Bicycle Parking		At least one long-term bicycle storage space is required for each unit. 210 required	Reduce to 0.5/unit	The requirement will reduce the overall density such that the project is infeasible, and a waiver is needed to compensate to build the project as designed, including the affordable housing.	120 long-term bicycle parking spaces provided
28	3.1 Massing		Buildings shall employ the specified massing strategies of modulation, roof form, or projections	Remove requirement	The requirement will reduce the overall density such that the project is infeasible, and a waiver is needed to compensate to build the project as designed, including the affordable housing.	
29	3.2.1 Stepbacks		Buildings above 2 stories or 35' are required to have a minimum of 30% of the frontage stepped back a minimum of 10'.	Remove requirement	This waiver is required to fully maximize the ability to utilize the square footage of the building footprint in the second and third floors to make up for the loss of overall square footage of market rate homes in building affordable housing.	No stepbacks proposed.
30	3.4.2 End Units		Any building with the Primary Façade and building entry facing a street or pathway perpendicular to a public street r.o.w., private street, or publicly accessible pathway shall meet the following standards: 1. The end unit of a building façade shall have a fenestration area greater than 10% of the façade area. 2. The end unit facing a street shall have at least one architectural projection that projects a minimum of eighteen 18" from the street facing façade.	Remove requirement	The requirement will reduce the overall density such that the project is infeasible, and a waiver is needed to compensate to build the project as designed, including the affordable housing.	5% on the side elevation along a privvate side street. Project complies on main two frontages, along Mill Creek Drive & Ridge route Drive
31	3.5.1 Window Alignment		Windows in opposing units, facing each other and located within 40 feet of each other, shall be offset by a minimum 20 feet.	Remove requirement	Window Alignment and spacing from adjacent buildings make the required density physically infeasible and a waiver is needed to construct this project. The proposed reduced offset spacing allows us to achieve the higher density which will allow us to build affordable units.	Triplex units are 14' apart minimum; no window offset proposed. Duplex units are 6'-6" apart minimum, slight/no window offsets for duplex units.
32	3.9.1 Entrance Types		Primary building entrances for all residential buildings shall face a public sidewalk or publicly accessible pathway. Types of pedestrian entrance frontages specified shall be applied to buildings	Remove requirement	Entrance Types make the required density physically infeasible and a waiver is needed to construct this project. The proposed changes to the sidewalk requirements to primary buiding entrances will allow us to achieve a higher density which will allow us to build affordable units.	One duplex unit and one triplex unit per module face sideyards. None of the listed entrance frontages proposed.
33	3.9.3 Parking & Access		The garage door is required to be located a minimum of 1' behind the primary façade.	Remove requirement	Garage door requirement make the required density physically infeasible and a waiver is needed to construct this project. We need the additional acreage of developable site to maximize the number of residential units to be able to compensate for the loss of acreage of building affordable housing.	All duplex buildings have garage doors in front of the primary façade.
34		MXU Zoning 9-30.040 Development Standards	65' maximum building height	Increase to 85'	The requirement will reduce the overall density and needed to compensate for building affordable housing.	±85-0"

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UA DUET - LOT 1 - SFD, ATTACHED "A"

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DUET FLOOR PLAN 2	A6
DUET COMPOSITE PLANS	A7
DUET SCHEME 1 ELEVATIONS	A8
DUET SCHEME 2 ELEVATIONS	A9
DUET CODE AND EGRESS ANALYSIS	A10
DUET SCHEME 1 FRONT PERSPECTIVE - OPT. BALCONY	A11
DUET REAR PERSPECTIVE - OPT. BALCONY	A12
DUET FLOOR PLAN 1 - OPT. BALCONY	A13
DUET FLOOR PLAN 2 - OPT. BALCONY	A14
DUET COMPOSITE PLANS - OPT. BALCONY	A15
DUET SCHEME 1 ELEVATIONS - OPT. BALCONY	A16
DUET SCHEME 1 COLORS & MATERIALS	A17
DUET SCHEME 2 COLORS & MATERIALS	A18
DUET SCHEME 3 COLORS & MATERIALS	A19
DUET SCHEME 4 COLORS & MATERIALS	A20

UA TRIPLEX - LOT 2 - SFD, ATTACHED "B" & "C"

TRIPLEX COVER SHEET	A21
TRIPLEX FLOOR PLAN 1	A22
TRIPLEX FLOOR PLAN 2	A23
TRIPLEX FLOOR PLAN 3	A24
TRIPLEX COMPOSITE PLANS	A25
TRIPLEX CODE AND EGRESS ANALYSIS	A26
TRIPLEX SCHEME A ELEVATIONS	A27
TRIPLEX SCHEME A COLORS & MATERIALS	A28
TRIPLEX SCHEME B ELEVATIONS	A29
TRIPLEX SCHEME B COLORS & MATERIALS	A30
2-PLEX COVER SHEET	A31
2-PLEX FLOOR PLAN 2	A32
2-PLEX FLOOR PLAN 3	A33
2-PLEX COMPOSITE PLANS	A34
2-PLEX SCHEME A ELEVATIONS	A35
2-PLEX SCHEME A COLORS & MATERIALS	A36
2-PLEX SCHEME B ELEVATIONS	A37
2-PLEX SCHEME B COLORS & MATERIALS	A38

UA DUPLEX - LOT 3 - SFD, ATTACHED "D"

DUPLEX COVER SHEET	A39
DUPLEX FRONT A PERSPECTIVE	A40
DUPLEX FRONT B PERSPECTIVE	A41
DUPLEX REAR PERSPECTIVE	A42
DUPLEX FLOOR PLAN 1	A43
DUPLEX FLOOR PLAN 2	A44
DUPLEX COMPOSITE PLANS	A45
DUPLEX CODE AND EGRESS ANALYSIS	A46
DUPLEX SCHEME A ELEVATIONS	A47
DUPLEX SCHEME A COLORS & MATERIALS	A48
DUPLEX SCHEME B ELEVATIONS	A49
DUPLEX SCHEME B COLORS & MATERIALS	A50

AO - LOT 4 - MULTIFAMILY

PROJECT DATA	G1.0
SITE PLAN	A1.0
WASTE PLAN	A1.1
EGRESS & AREA SEPARATION	A1.2
EGRESS & AREA SEPARATION	A1.3
EGRESS & AREA SEPARATION	A1.3A
BASEMENT & LEVEL 1	A1.4
LEVEL 2 & LEVEL 3-4	A1.5
LEVEL 5 & ROOF PLAN	A1.6
UNIT PLANS	A2.0
BUILDING SECTIONS	A3.0
MULTIFAMILY AVERAGE GRADE EXHIBIT	A3.1
BUILDING ELEVATIONS	A4.0
COLOR & MATERIAL	A5.0
ARTIST RENDERING	A6.0

CIVIL

EXISTING CONDITIONS PLAN	C1.0 - C1.6
CONCEPTUAL GRADING AND DRAINAGE PLAN	C2.0 - C2.6
VESTING TENTATIVE TRACT MAP LOTS 1- 4 (NO. 19401)	T.1.1 - T1.5
CONCEPTUAL SITE PLAN SECTIONS	T1.6 - T1.7
PRELIMINARY FIRE ACCESS LAYOUT	F-1
FIRE ACCESS DETAILS AND NOTES	F-2
PHOTOMETRIC SITE PLAN	EP 1.1
PHOTOMETRIC SITE PLAN	EP 1.2

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1"= 50'-0" SCALE

0 50 100

NORTH

EXISTING CONDITIONS | EX

URBAN ARENA

TERRAVITA

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KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

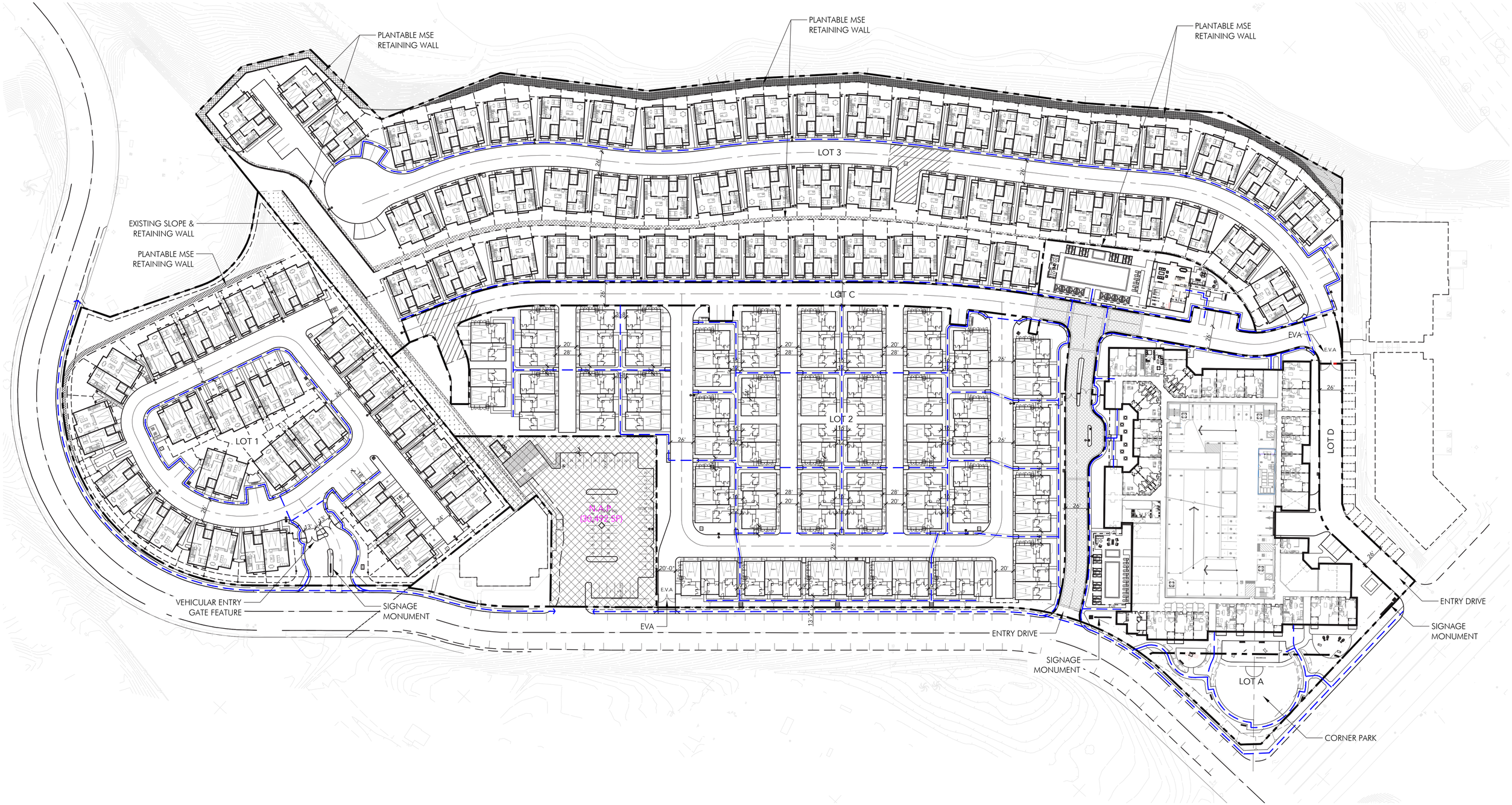
1"= 50'-0" SCALE

0 50 100

NORTH

ILLUSTRATIVE SITE PLAN | SP0

URBAN ARENA



ADA PATH OF TRAVEL

SEE SHEETS SP2 TO SP6 FOR 20 SCALE ENLARGEMENT PLANS

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

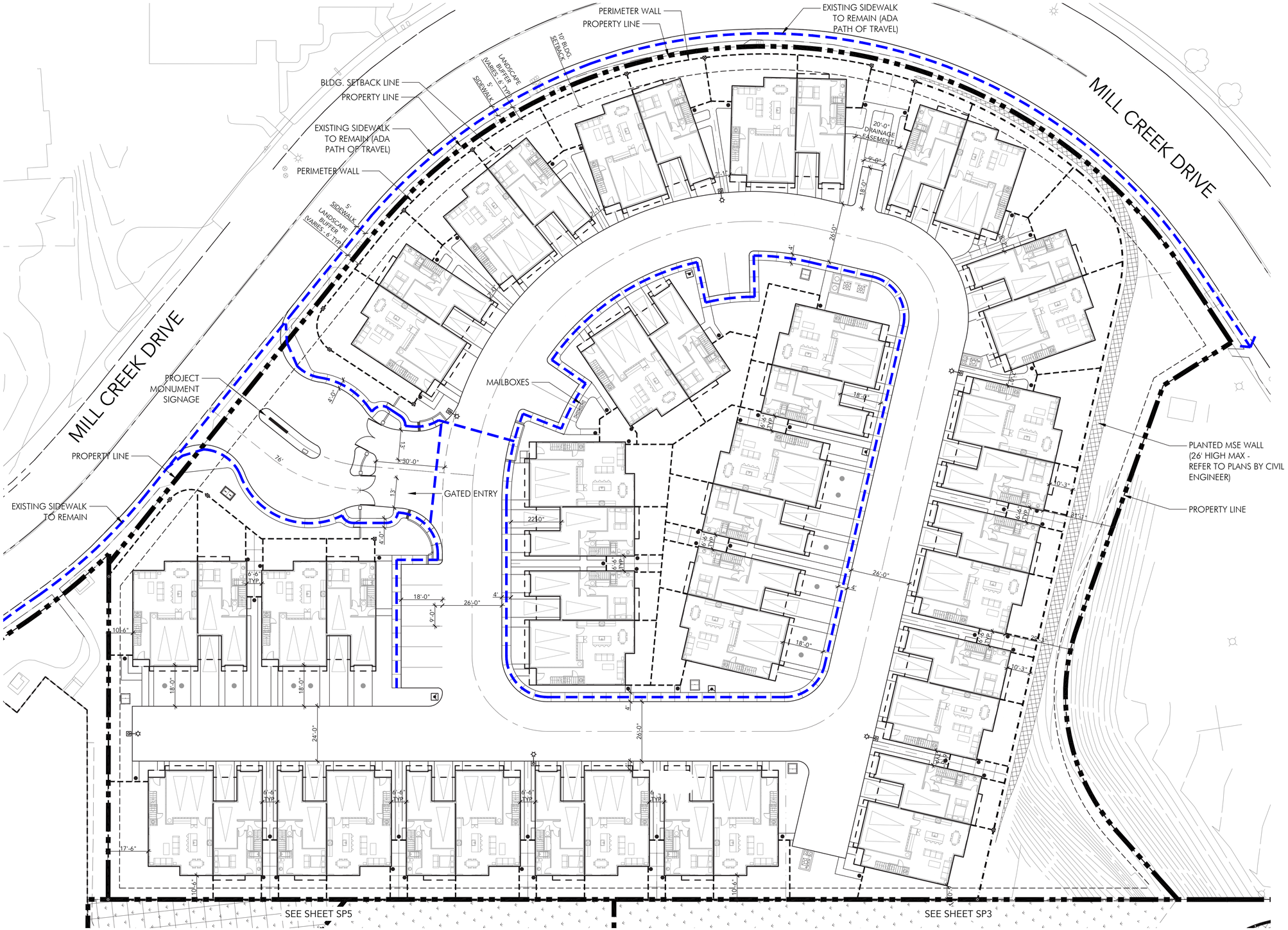
1"= 50'-0" SCALE

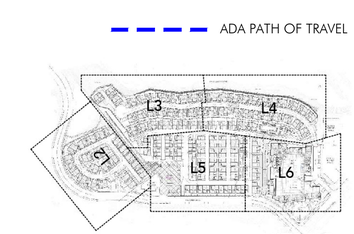
0 50 100

NORTH

OVERALL SITE PLAN | SP1

URBAN ARENA





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LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

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KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1"= 20'-0" SCALE

0 20 40

NORTH

PARTIAL SITE PLAN | SP2

URBAN ARENA

PLANTED MSE WALL
(REFER TO PLANS BY
CIVIL ENGINEER
FOR OVERALL HEIGHT)

PROPERTY LINE

PLANTED MSE WALL
(REFER TO PLANS BY
CIVIL ENGINEER
FOR OVERALL HEIGHT)

PROPERTY LINE

EXISTING RESERVOIR

PLANTED MSE WALL
(REFER TO PLANS BY
CIVIL ENGINEER
FOR OVERALL HEIGHT)

SEE SHEET SP1

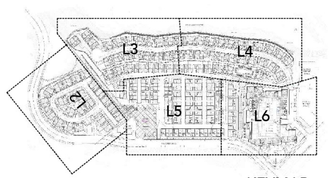
EXISTING
RETAINING WALL

PLANTED MSE WALL
(REFER TO PLANS BY
CIVIL ENGINEER
FOR OVERALL HEIGHT)

SEE SHEET SP5

SEE SHEET SP4

ADA PATH OF TRAVEL



KEYMAP

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

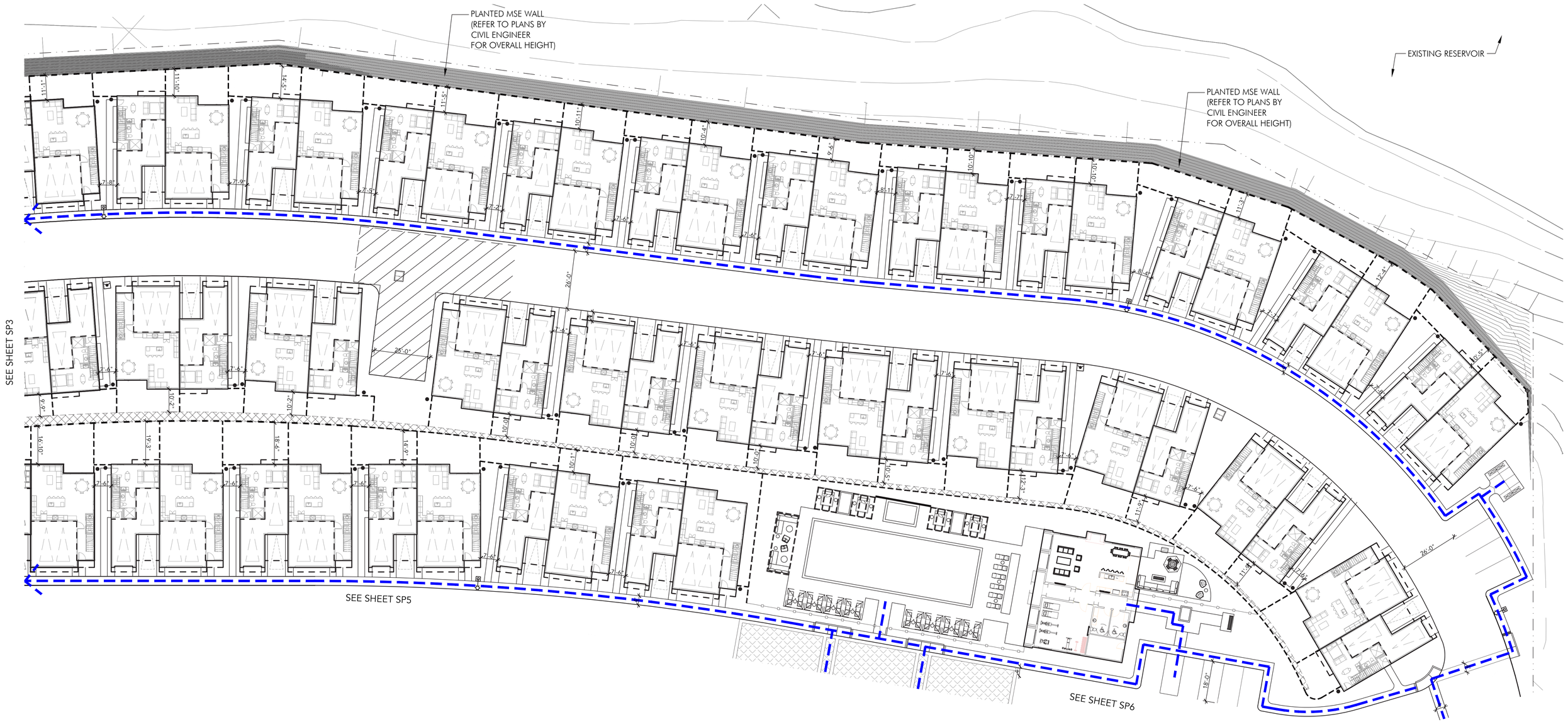
1"= 20'-0" SCALE

0 20 40

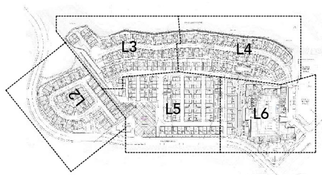
NORTH

PARTIAL SITE PLAN | SP3

URBAN ARENA



ADA PATH OF TRAVEL



KEYMAP

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KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

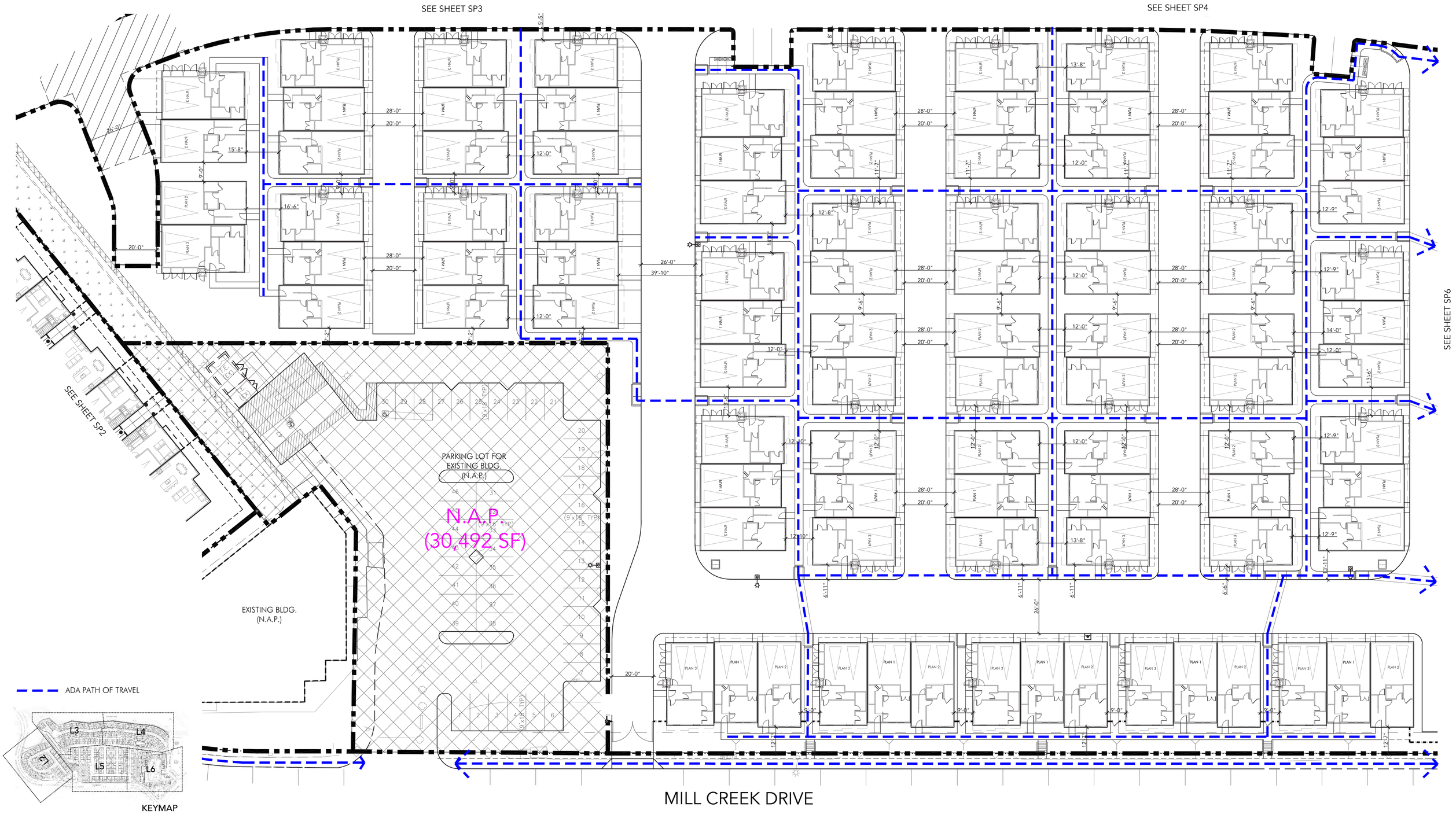
1"= 20'-0" SCALE

0 20 40

NORTH

PARTIAL SITE PLAN | SP4

URBAN ARENA



TERRAVITA

LAGUNA HILLS | CA

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KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

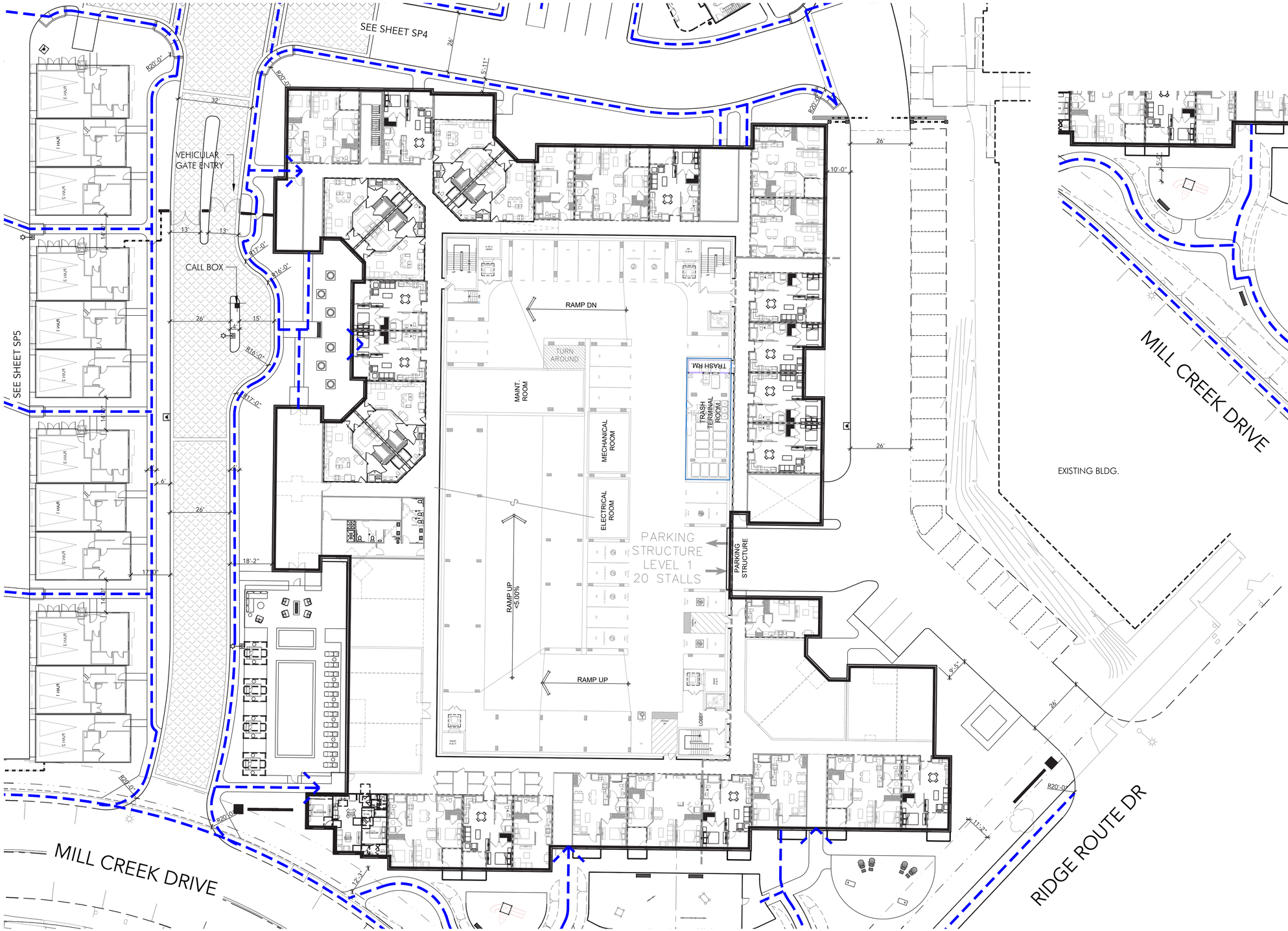
1"= 20'-0" SCALE

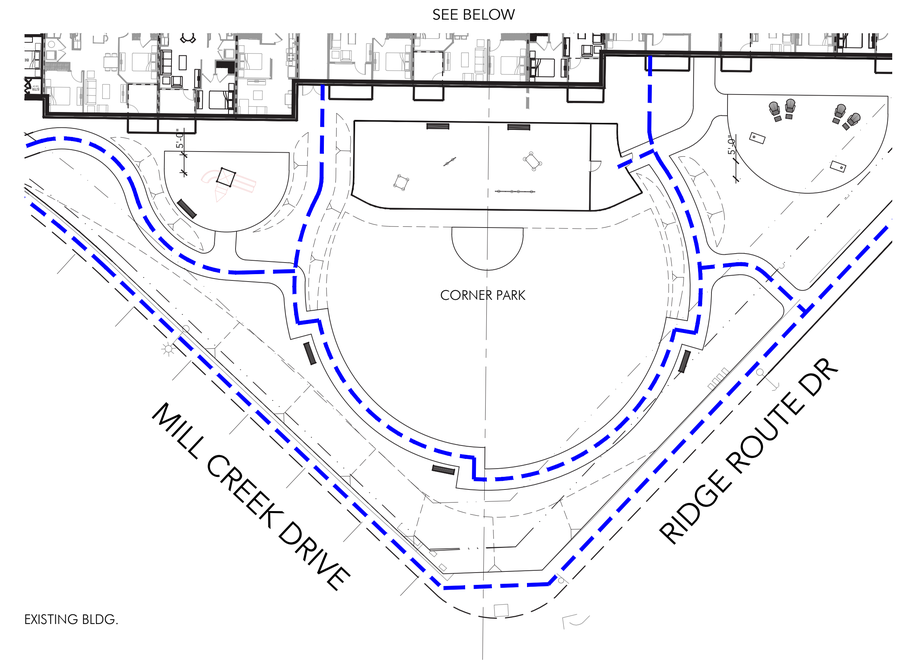
0 20 40

NORTH

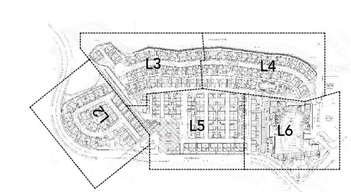
PARTIAL SITE PLAN | SP5

URBAN ARENA





ADA PATH OF TRAVEL



KEYMAP

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KINGSBARN REALTY CAPITAL | 23-109

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KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

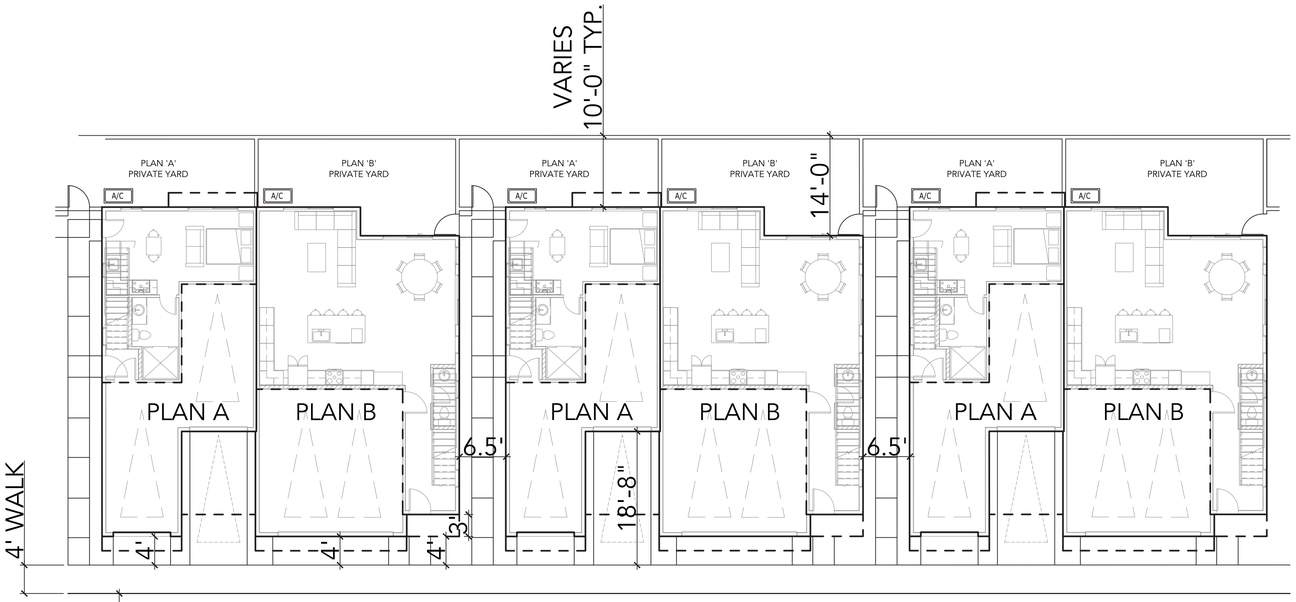
1"= 20'-0" SCALE

0 20 40

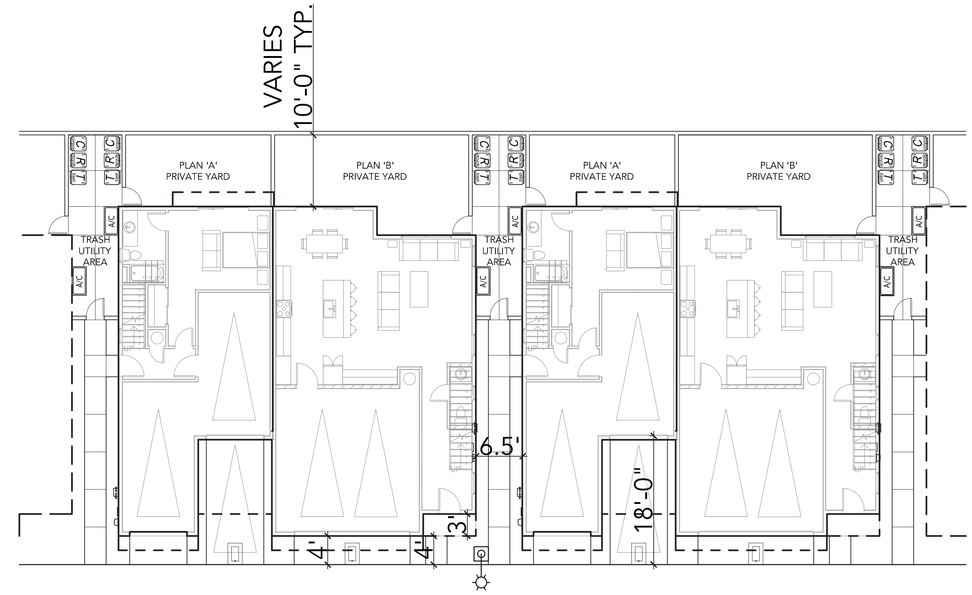
NORTH

PARTIAL SITE PLAN | SP6

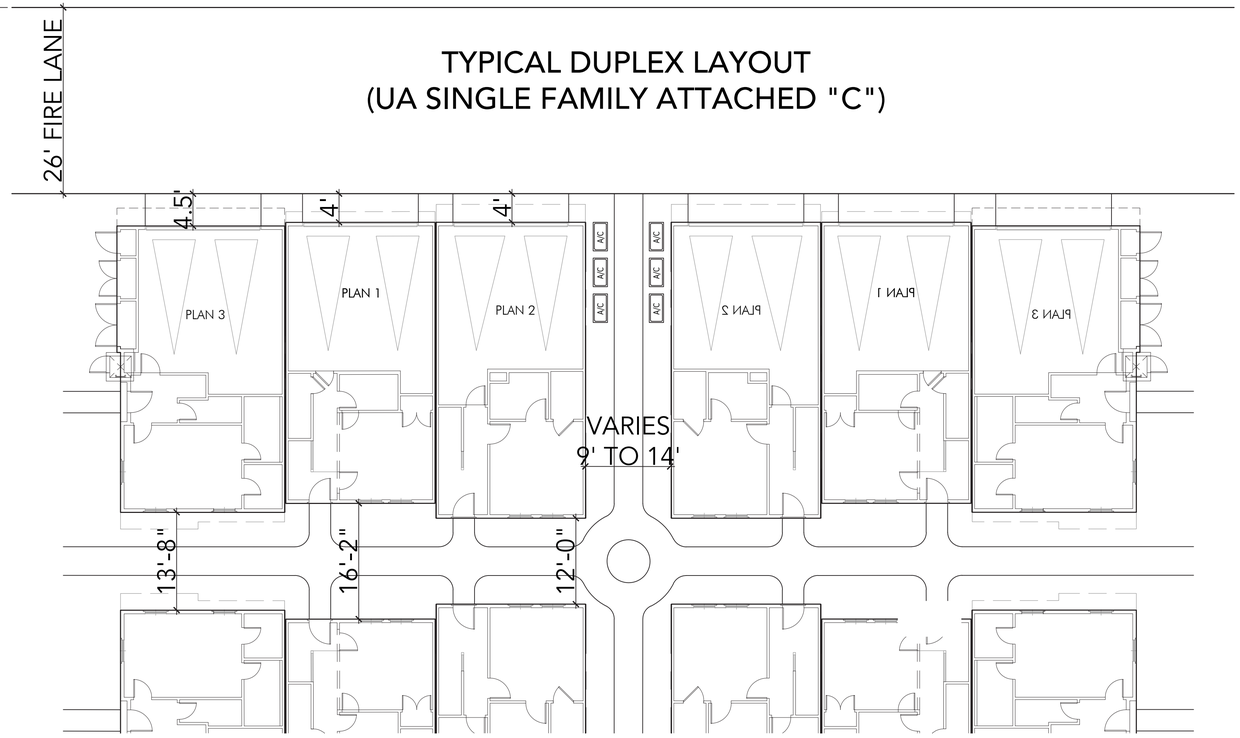
URBAN ARENA



TYPICAL DUPLEX LAYOUT
(UA SINGLE FAMILY ATTACHED "C")



TYPICAL DUET LAYOUT
(UA SINGLE FAMILY ATTACHED "A")



TYPICAL TRIPLEX LAYOUT
(UA SINGLE FAMILY ATTACHED "B")

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

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KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1"= 20'-0" SCALE

0 20 40

TYPICAL PROTOTYPE | SP7

URBAN ARENA

PLANT_SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT
TREES		
	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	24" BOX
	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	24" BOX
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX
	OLEA EUROPAEA / OLIVE MULTI-TRUNK	FIELD GROWN
	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE	36" BOX
	PHOENIX DACTYLIFERA 'MEDJOOL' / MEDJOOL DATE PALM	18' BTH
	PINUS HALEPENSIS / ALLEPO PINE	24" BOX
	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	24" BOX
	PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA CHERRY LAUREL	24" BOX
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	14' BTH

SYMBOL	BOTANICAL / COMMON NAME	CONT
SHRUBS		
	AGAVE SPP. / AGAVE	5 GAL
	ALOE SPP. / ALOE	5 GAL
	BACCHARIS PILULARIS / COYOTE BRUSH	5 GAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL
	CARISSA SPP. / NATAL PLUM	1 GAL
	CEANOTHUS GLORIOSUS / POINT REYES CEANOTHUS	5 GAL
	CISTUS SPP. / ROCKROSE	5 GAL
	DIANELLA SPP. / DIANELLA	5 GAL
	EUPHORBIA MILII 'REDI RED' / REDI RED CROWN OF THORNS	5 GAL
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL
	ILEX VOMITORIA / YAUPON HOLLY	5 GAL
	LANTANA SPP. / LANTANA	5 GAL
	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	5 GAL
	MUHLENBERGIA SPP. / MUHLY GRASS	5 GAL
	PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS	15 GAL
	RHAPHIOLEPIS 'MAJESTIC BEAUTY' / MAJESTIC BEAUTY INDIAN HAWTHORN	5 GAL
	RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN	5 GAL
	RHUS INTEGRIFOLIA / LEMONADE BERRY	5 GAL
	RHUS OVATA / SUGAR BUSH	3 GAL
	SALVIA SPP. / SAGE	5 GAL
	SENECIO SERPENS / BLUE CHALKSTICKS	1 GAL
	WESTRINGIA SPP. / COAST ROSEMARY	5 GAL

TERRAVITA

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KINGSBARN REALTY CAPITAL | 23-109

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KELEMEN COMPANY

1"= 50'-0" SCALE

0 50 100

NORTH

OVERALL LANDSCAPE PLAN | L1

URBAN ARENA

SECTION A-A

CONCEPT PLANT SCHEDULE

STREET TREES
CHILOPSIS LINEARIS 'WARREN JONES' / WARREN JONES DESERT WILLOW
PINUS HALEPENSIS / ALLEPO PINE
PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE
X CHITALPA TASHKENTENSIS / CHITALPA

PASEO / COURTYARD TREES
HETEROMELES ARBUTIFOLIA / TOYON
PISTACIA X 'RED PUSH' / RED PUSH PISTACHE
PRUNUS ILICIFOLIA ILICIFOLIA / HOLLYLEAF CHERRY
RHUS LANCEA / AFRICAN SUMAC
TRISTANIA CONFERTA / BRISBANE BOX

ACCENT TREES
ARBUTUS UNEDO / STRAWBERRY TREE
ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE
CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE

SPECIMEN TREES
OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE
QUERCUS AGRIFOLIA / COAST LIVE OAK
QUERCUS ILEX / HOLLY OAK
QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK

SHADE TREES
KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
PROSOPIS GLANDULOSA / HONEY MESQUITE
ULMUS PARVIFOLIA / LACEBARK ELM

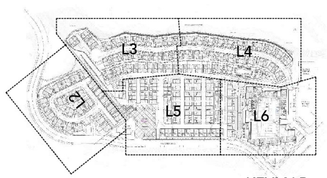
PALMS
PHOENIX DACTYLIFERA 'MEDJOOL' / MEDJOOL DATE PALM
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM

ALLEY TREES
LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA
PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA CHERRY LAUREL

CONCEPT SHRUBS
AGAVE SPP. / AGAVE
ALOE SPP. / ALOE
BACCHARIS PILULARIS / COYOTE BRUSH
CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER
CALLIANDRA ERIOPHYLLA / FAIRY DUSTER
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH
CAREX SPP. / CAREX
CEANOTHUS SPP. / CALIFORNIA LILAC
CISTUS SPP. / ROCKROSE
DASYLIRION WHEELERI / DESERT SPOON
DIANELLA SPP. / FLAX LILY
EUPHORBIA MILII 'REDI RED' / REDI RED CROWN OF THORNS
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY
GREVILLEA X 'NOELLII' / NOEL GREVILLEA
HESPERALOE PARVIFLORA / RED YUCCA
HETEROMELES ARBUTIFOLIA / TOYON
ILEX VOMITORIA / YAUPON HOLLY
LANTANA SPP. / LANTANA
LAVANDULA SPP. / LAVENDER
LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET
LOMANDRA SPP. / MAT RUSH
MUHLENBERGIA RIGENS / DEER GRASS
OPUNTIA SANTA-RITA 'TUBAC' / SANTA RITA PRICKLY PEAR
PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS
RHAPHIOLEPIS SPP. / INDIAN HAWTHORN
RHUS INTEGRIFOLIA / LEMONADE BERRY
RHUS OVATA / SUGAR BUSH
SALVIA SPP. / SAGE
TEUCRIUM CHAMAEDRYS / GERMANDER
WESTRINGIA SPP. / COAST ROSEMARY

CONCEPT GROUNDCOVERS
BACCHARIS PILULARIS / COYOTE BRUSH
BACCHARIS X 'CENTENNIAL' / CENTENNIAL COYOTE BRUSH
CARISSA SPP. / NATAL PLUM
FESTUCA ARUNDINACEA 'MARATHON II' / MARATHON II FESCUE
LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE
LONICERA JAPONICA / JAPANESE HONEYSUCKLE
MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM
SALVIA ROSMARINUS 'PROSTRATUS' / PROSTATE ROSEMARY
SENECIO MANDRALISCAE / BLUE FINGERS
SENECIO SERPENS / BLUE CHALKSTICKS
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

CONCEPT VINES
FICUS PUMILA / CREEPING FIG
MACFADYENA UNGUIS-CATI / CAT'S CLAW CREEPER
PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE TRELLIS



KEYMAP

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1"= 20'-0" SCALE

0 20 40

NORTH

LANDSCAPE PLAN | L2

URBAN ARENA

SEE SHEET L2 FOR PLANTING LEGEND

KEYMAP

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KELEMEN COMPANY

1"= 20'-0" SCALE

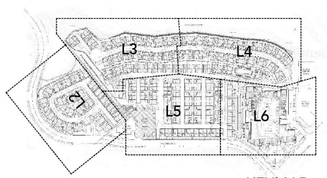
0 20 40

NORTH

LANDSCAPE PLAN | L3

URBAN ARENA

SEE SHEET L2 FOR PLANTING LEGEND



KEYMAP

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KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1"= 20'-0" SCALE

0 20 40

NORTH

LANDSCAPE PLAN | L4

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

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KELEMEN COMPANY

1"= 20'-0" SCALE

0 20 40

NORTH

LANDSCAPE PLAN | L5

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

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KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1"= 20'-0" SCALE

0 20 40

NORTH

LANDSCAPE PLAN | L6

URBAN ARENA

CORNER PARK

1. TOT LOT
2. BENCH
3. STAGE
4. OUTDOOR SEATING
5. OPEN PLAY TURF AREA
6. SIDEWALK
7. DOG PARK
8. 42" TALL FENCE AND GATE

TERRAVITA

LAGUNA HILLS | CA

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KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1"= 10'-0" SCALE

0 10 20

NORTH

CORNER PARK | L7

URBAN ARENA

1. ADJACENT PERIMETER WALL
2. FOUNTAIN
3. OUTDOOR BBQ / DINING AREA
4. OUTDOOR SEATING
5. TURF PLAY AREA
6. FIRE PIT LOUNGE
7. BENCH
8. POOL FENCE & GATE
9. LOUNGE SEATING
10. PERIMETER FENCE / WALL
11. CABANA
12. POOL
13. SPA

TERRAVITA

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KELEMEN COMPANY

1"= 10'-0" SCALE

0 10 20

NORTH

PARKS | L8

URBAN ARENA

1. DECORATIVE POT ON TOP OF LOW PEDESTAL
2. LOUNGE SEATING
3. FIRE PIT
4. CABANA
5. SIDEWALK
6. CALL BOX
7. VEHICULAR GATE
8. PEDESTRIAN GATE & FENCING ENCLOSURE
9. POOL
10. SPA
11. FENCE & GATE
12. MONUMENT SIGNAGE

MULTI FAMILY BLDG. COURTYARDS & ENTRY DRIVE

TERRAVITA

LAGUNA HILLS | CA

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KELEMEN COMPANY

1"= 10'-0" SCALE

0 10 20

NORTH

COURTYARD | L9

URBAN ARENA

FENCE AND WALL LEGEND

- SPLIT FACE BLOCK WALL (6'-0" TALL) - NOTE: HOMEOWNER'S SIDE TO BE PRECISION
- COMBO TUBULAR STEEL FENCE WITH BLOCK WALL (5'-6" TOTAL HEIGHT)
- TUBULAR STEEL (5'-6" TALL) ON TOP OF PLANTABLE MSE RETAINING WALL
- TUBULAR STEEL (6'-0" TALL)
- LOT FENCING (6'-0" TALL) HIGH PRIVACY STYLE VINYL FENCE. COLOR TO BE WHITE
- DOG PARK FENCE (42" TALL)
- SIDE YARD ACCESS GATE LOCATION
- PLANTABLE MSE RETAINING WALL - SEE PLANS BY CIVIL ENGINEER

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

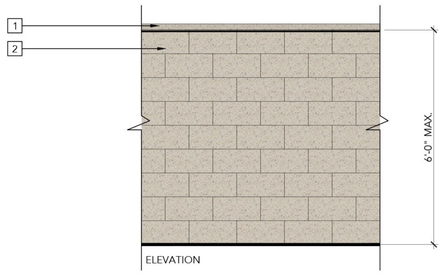
1"= 50'-0" SCALE

0 50 100

NORTH

FENCE & WALL PLAN | L10

URBAN ARENA

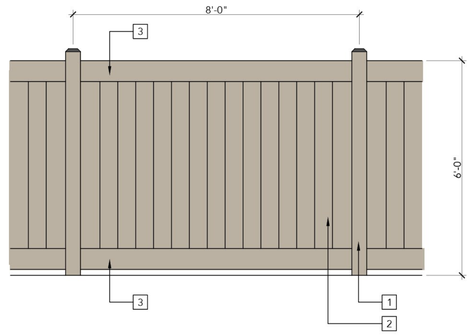


1 SPLIT-FACE CAP

2 ONE-SIDED SIDE SPLIT-FACE BLOCK

C.M.U. SPLIT-FACE BLOCK WALL

1/2" = 1'-0"



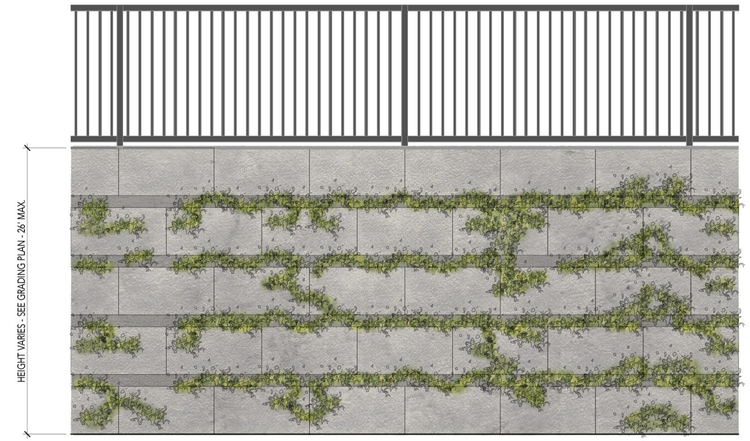
1 5"X 5" ALUMINUM POST WITH VINYL SLEEVE

2 6" TONGUE & GROOVE VINYL PLANK

3 2"X 7" ALUMINUM TOP & BOTTOM RAIL WITH VINYL SLEEVE

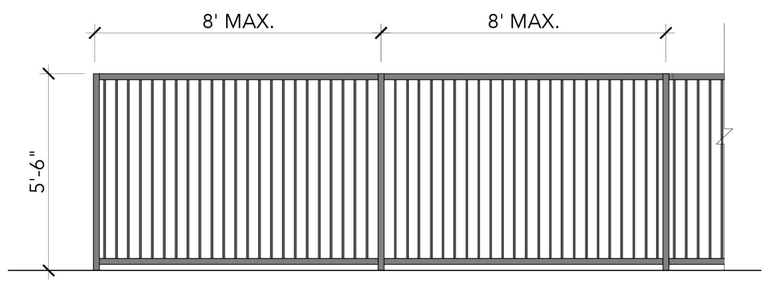
VINYL PRIVACY FENCE

1/2" = 1'-0"



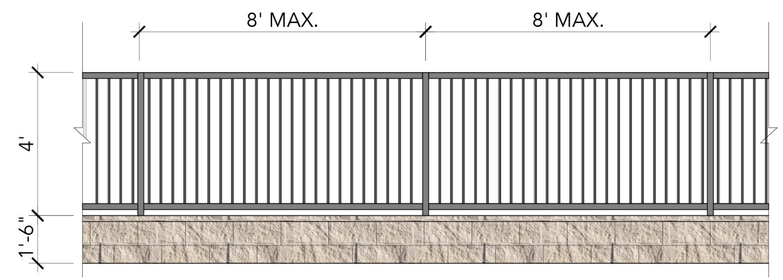
PLANTABLE MSE RETAINING WALL

1/2" = 1'-0"



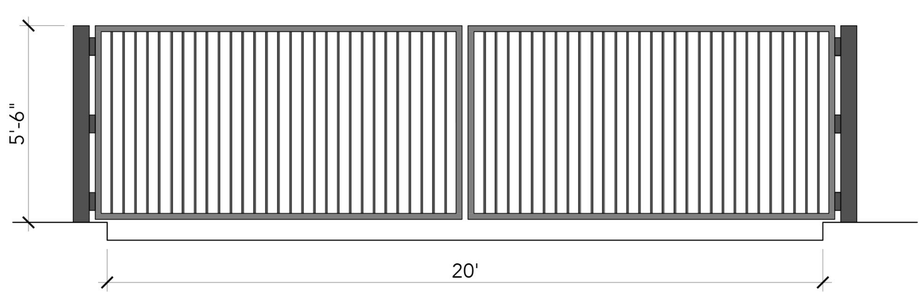
TUBULAR STEEL FENCE

1/2" = 1'-0"



COMBO TUBULAR STEEL FENCE WITH LOW BLOCK WALL BELOW

1/2" = 1'-0"



EVA GATE

1/2" = 1'-0"

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LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

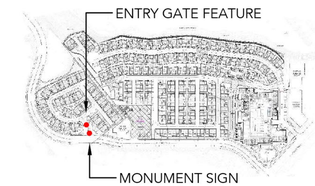
KELEMEN COMPANY

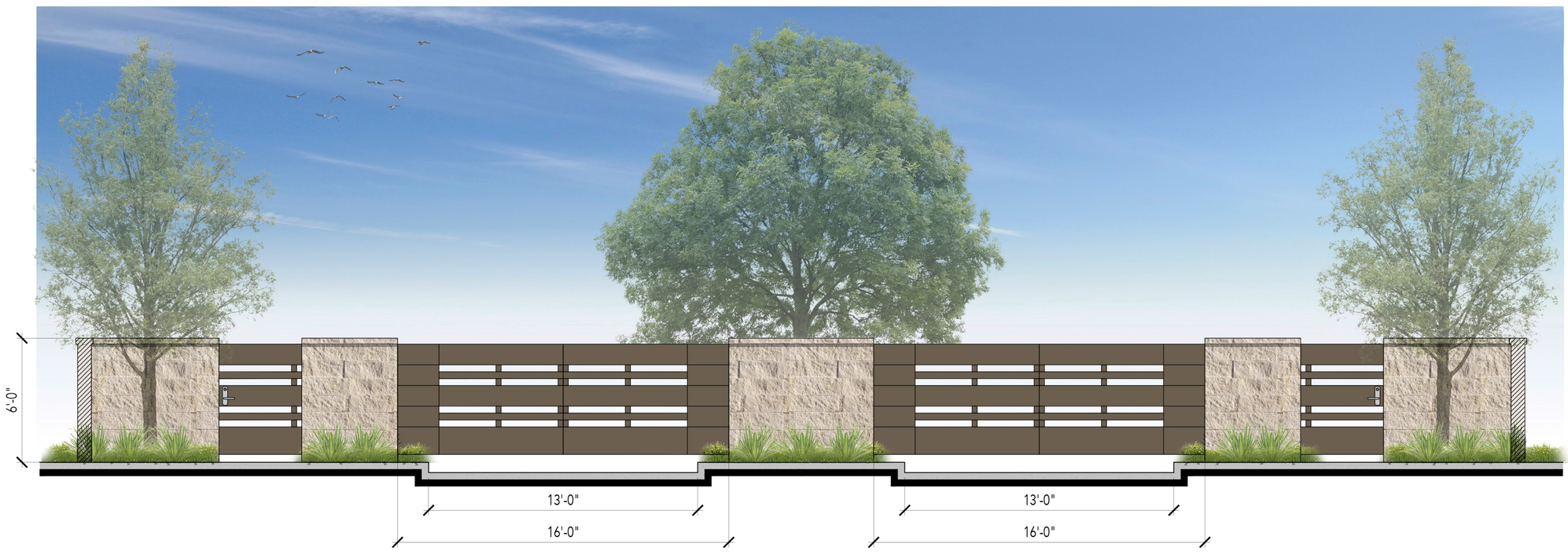
1/2"= 1'-0" SCALE

0 2 4

FENCE & WALL ELEVATIONS | L11

URBAN ARENA





TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

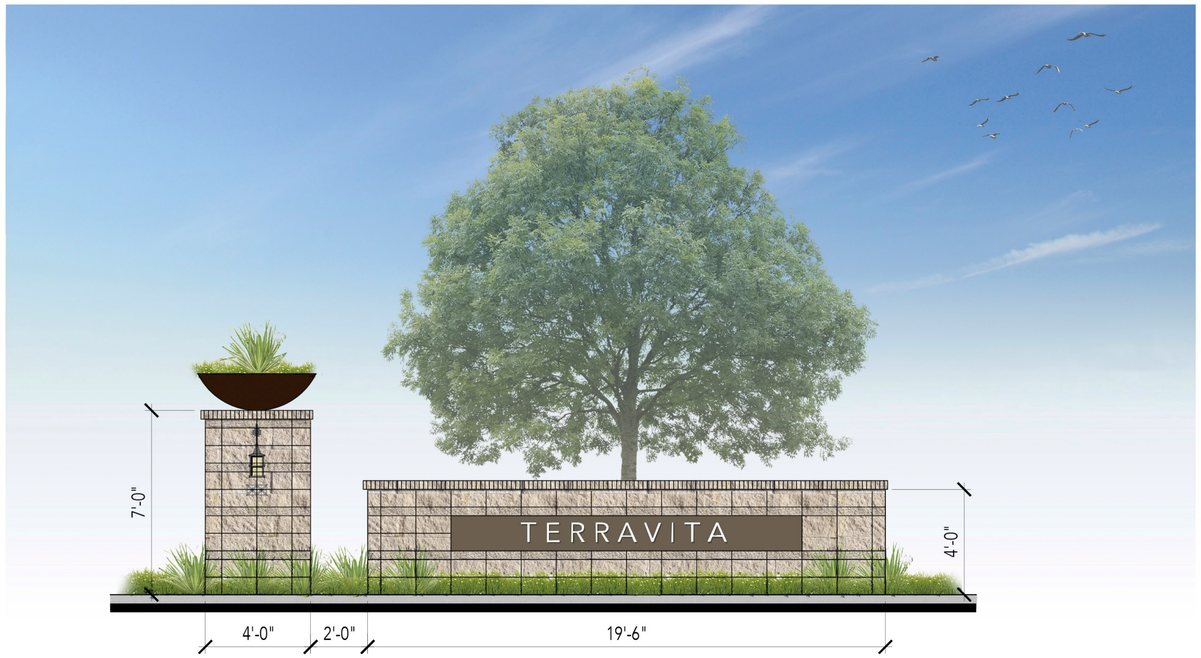
DATE 12 | 16 | 25

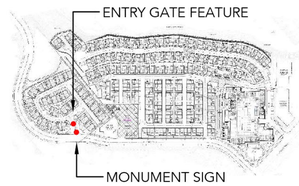
KINGSBARN REALTY CAPITAL

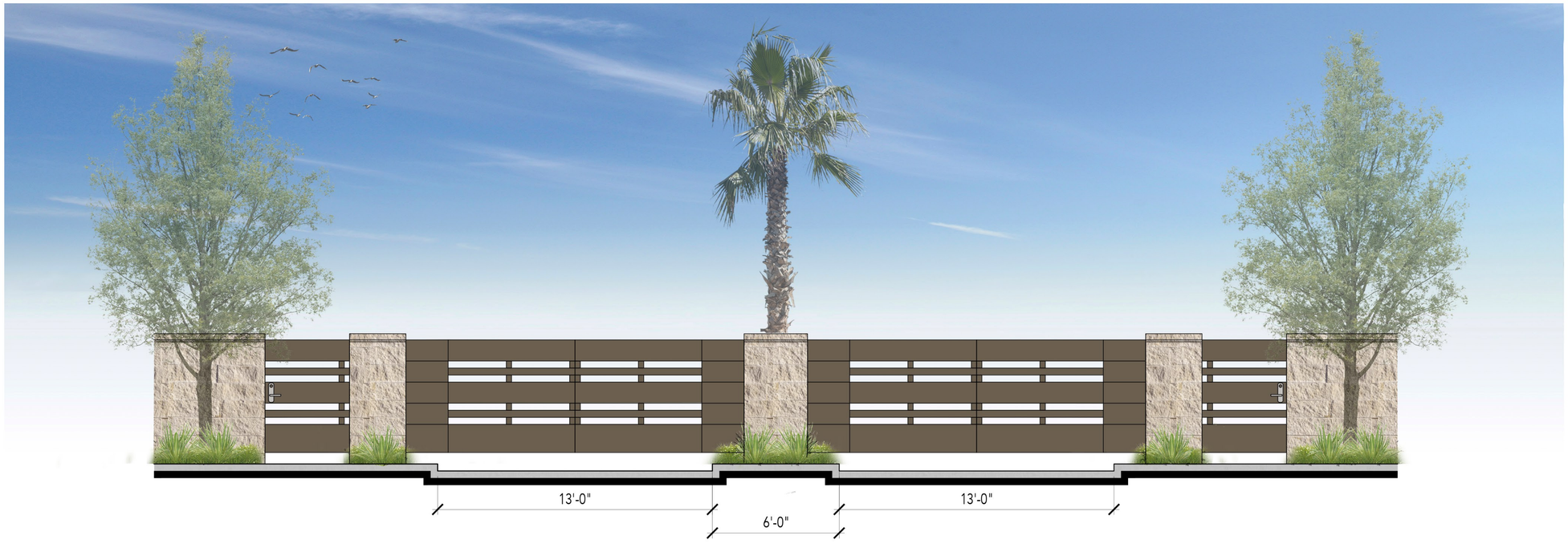
KELEMEN COMPANY

MONUMENT SIGNAGE & ENTRY FEATURE | L12

URBAN ARENA







TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

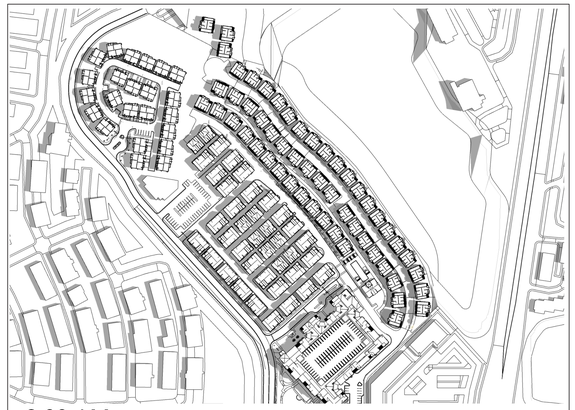
KINGSBARN REALTY CAPITAL

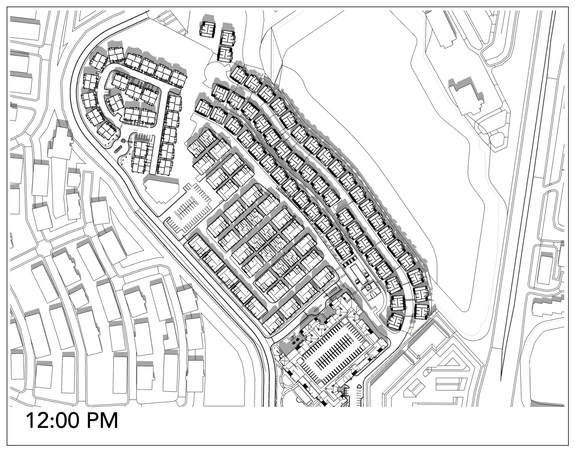
KELEMEN COMPANY

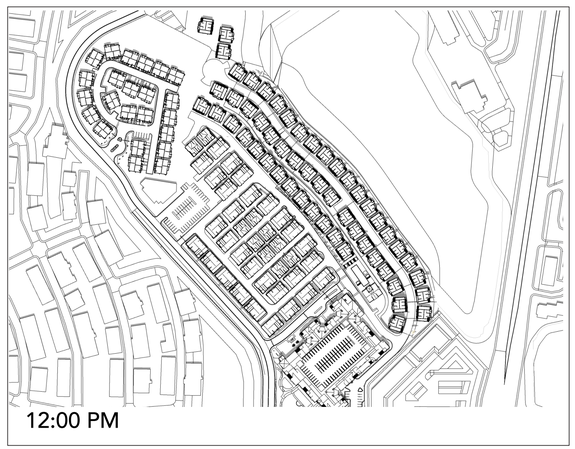
MONUMENT SIGNAGE & ENTRY FEATURE | L13

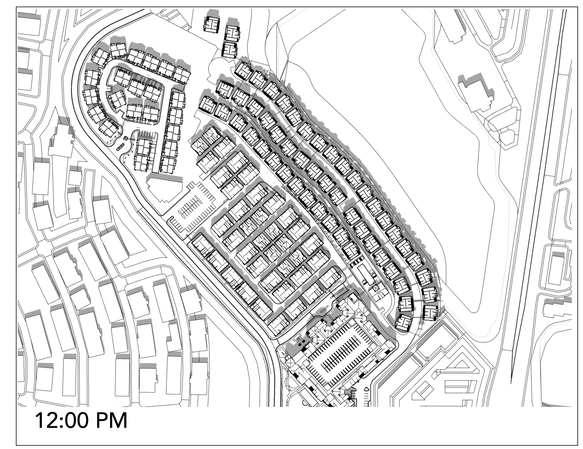
URBAN ARENA

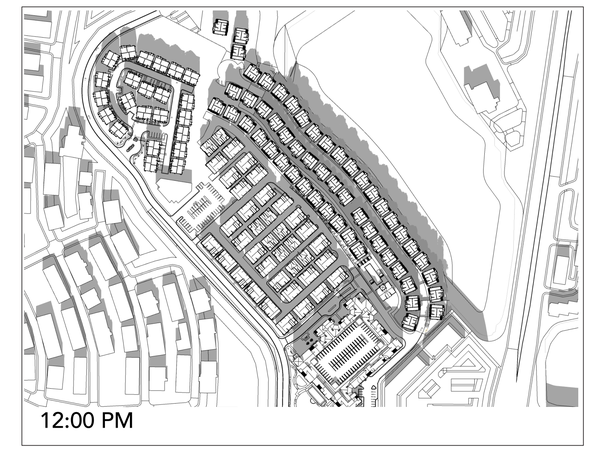
MARCH | JUNE | SEPTEMBER | DECEMBER

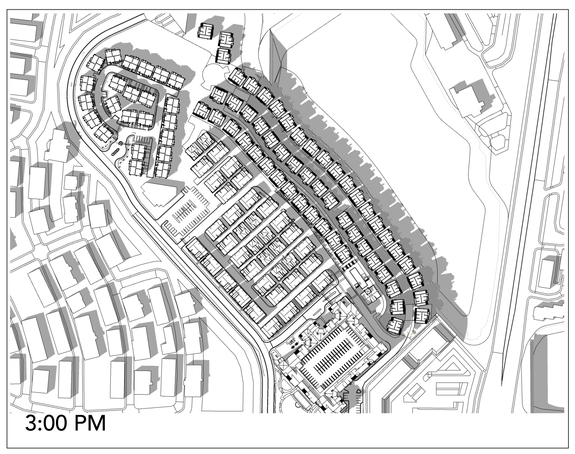


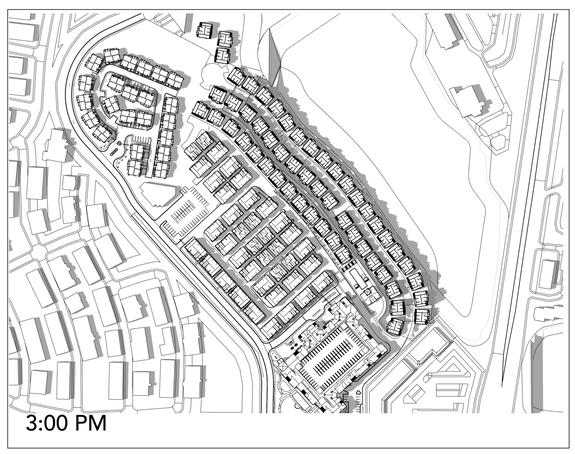


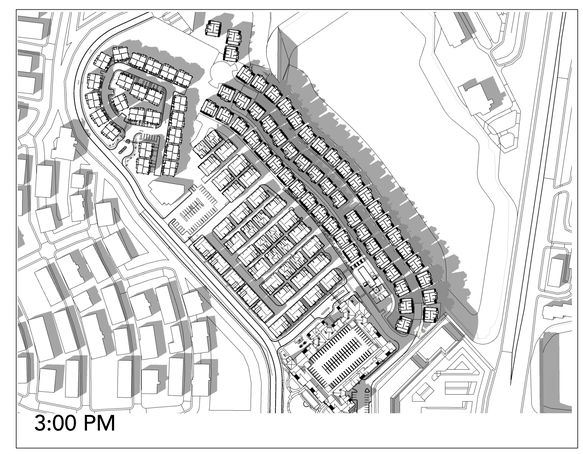


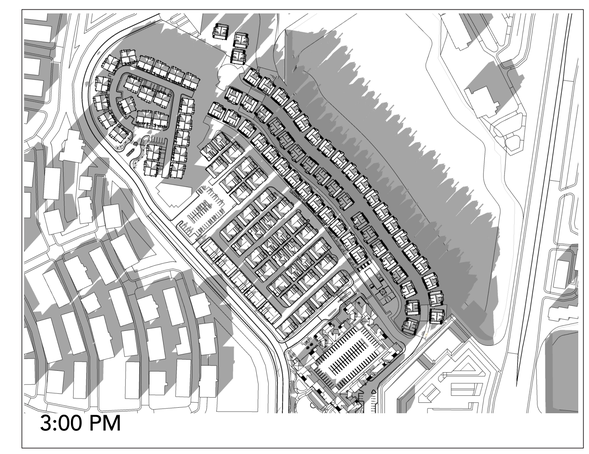












TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

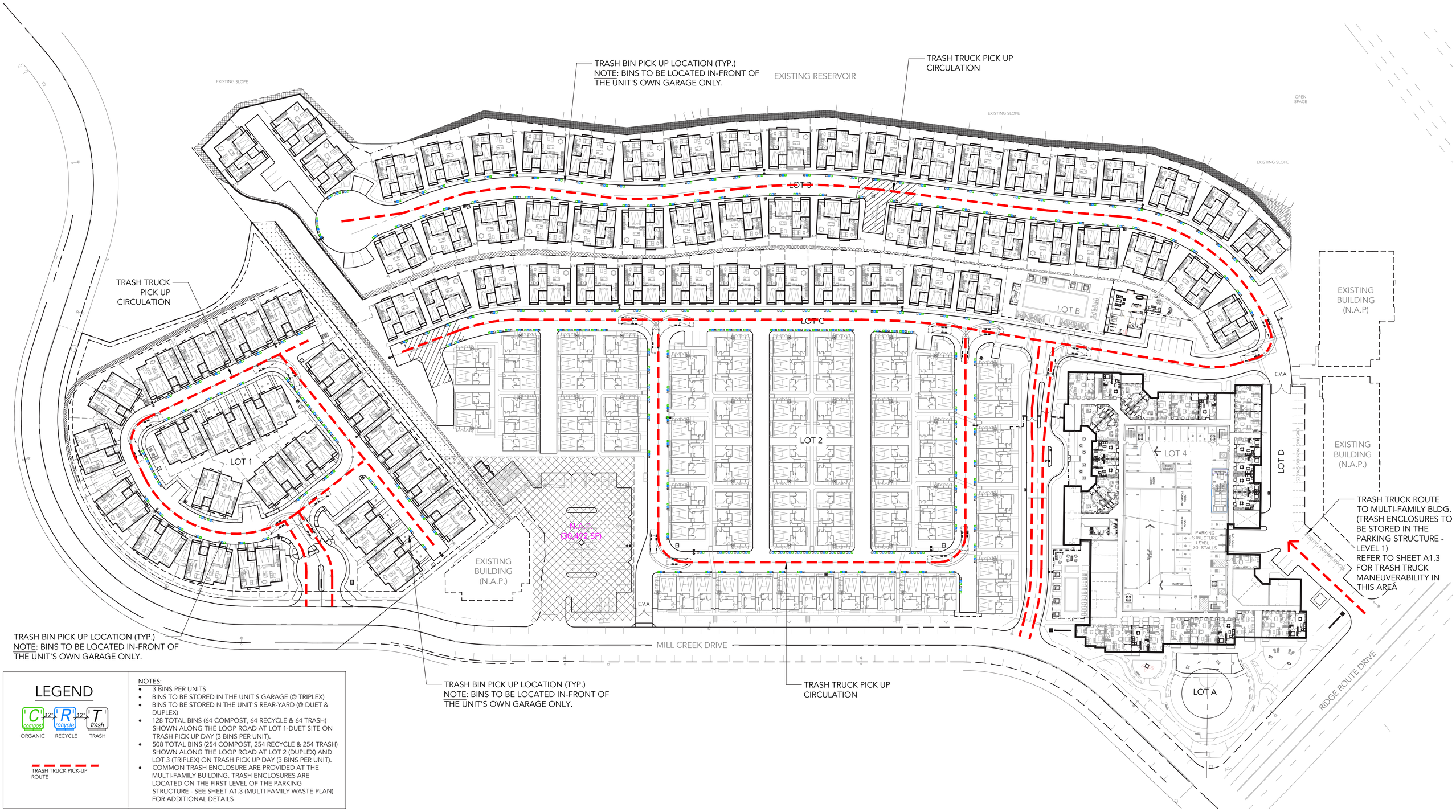
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

NORTH

SUN/ SHADE STUDY | L14

URBAN ARENA



LEGEND

C compost 12" — ORGANIC
R recycle 12" — RECYCLE
T trash — TRASH

TRASH TRUCK PICK-UP ROUTE

NOTES:

- 3 BINS PER UNITS
- BINS TO BE STORED IN THE UNIT'S GARAGE (@ TRIPLEX)
- BINS TO BE STORED N THE UNIT'S REAR-YARD (@ DUET & DUPLEX)
- 128 TOTAL BINS (64 COMPOST, 64 RECYCLE & 64 TRASH) SHOWN ALONG THE LOOP ROAD AT LOT 1-DUET SITE ON TRASH PICK UP DAY (3 BINS PER UNIT).
- 508 TOTAL BINS (254 COMPOST, 254 RECYCLE & 254 TRASH) SHOWN ALONG THE LOOP ROAD AT LOT 2 (DUPLEX) AND LOT 3 (TRIPLEX) ON TRASH PICK UP DAY (3 BINS PER UNIT).
- COMMON TRASH ENCLOSURE ARE PROVIDED AT THE MULTI-FAMILY BUILDING. TRASH ENCLOSURES ARE LOCATED ON THE FIRST LEVEL OF THE PARKING STRUCTURE - SEE SHEET A1.3 (MULTI FAMILY WASTE PLAN) FOR ADDITIONAL DETAILS

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

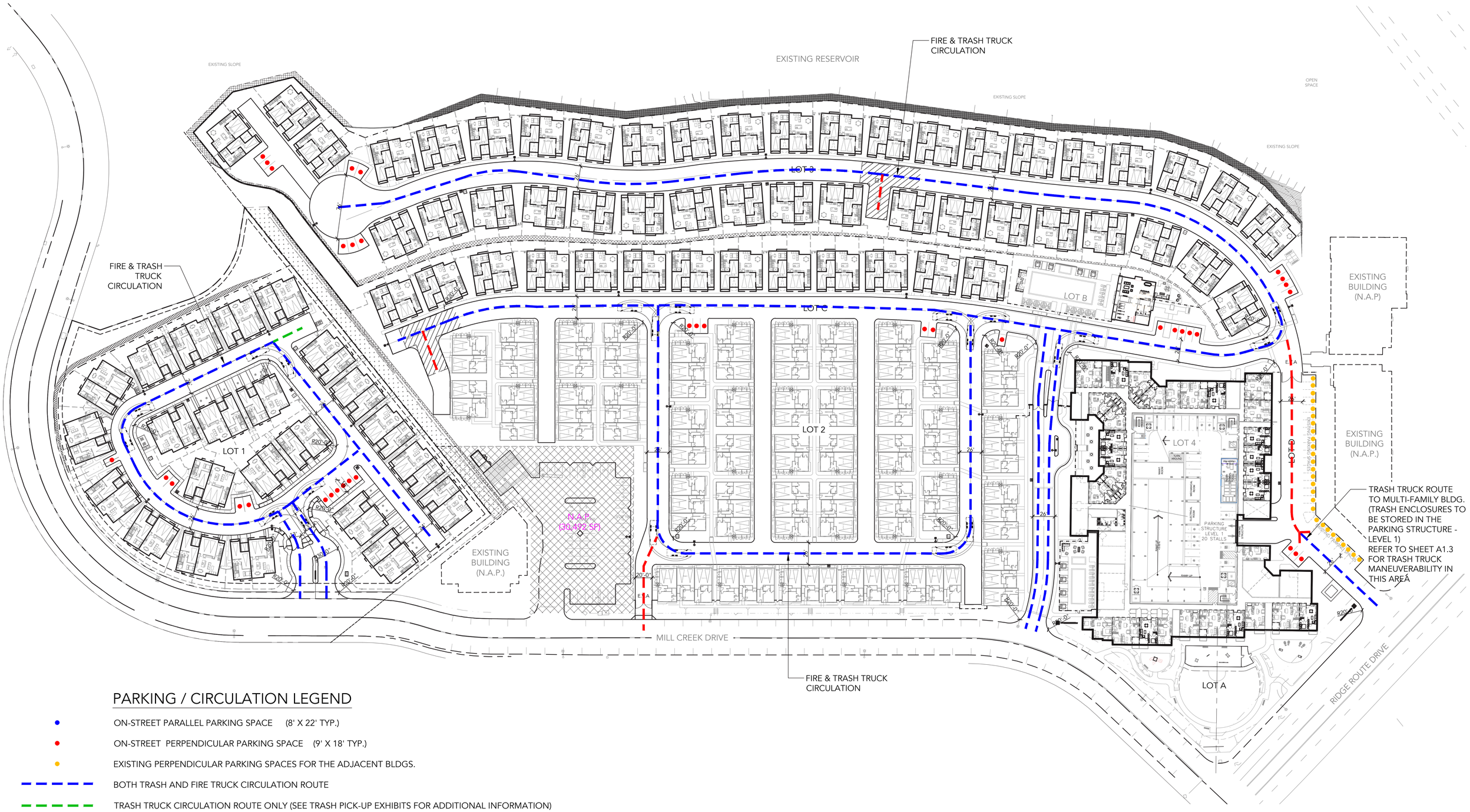
KELEMEN COMPANY

1"= 50'-0" SCALE 0 50 100

NORTH

TRASH P/U EXHIBIT | L15

URBAN ARENA



PARKING / CIRCULATION LEGEND

- ON-STREET PARALLEL PARKING SPACE (8' X 22' TYP.)
- ON-STREET PERPENDICULAR PARKING SPACE (9' X 18' TYP.)
- EXISTING PERPENDICULAR PARKING SPACES FOR THE ADJACENT BLDGS.
- BOTH TRASH AND FIRE TRUCK CIRCULATION ROUTE
- TRASH TRUCK CIRCULATION ROUTE ONLY (SEE TRASH PICK-UP EXHIBITS FOR ADDITIONAL INFORMATION)
- FIRE TRUCK CIRCULATION ROUTE ONLY (SEE FIRE ACCESS PLANS FOR ADDITIONAL INFORMATION)

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

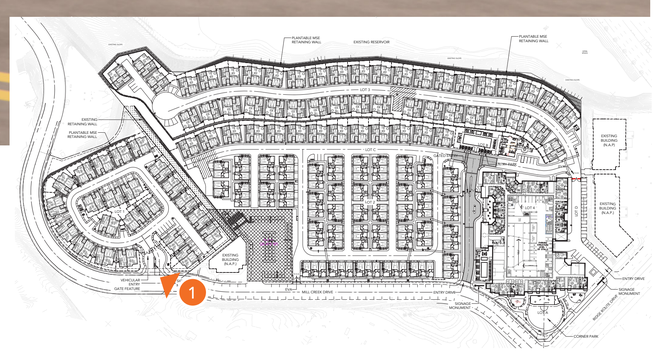
1"= 50'-0" SCALE 0 50 100

NORTH

CIRCULATION STUDY | L16

URBAN ARENA

1



KEY MAP

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

SITE PERSPECTIVE RENDERINGS | L17

URBAN ARENA

2

KEY MAP

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

SITE PERSPECTIVE RENDERINGS | L18

URBAN ARENA

3

KEY MAP

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

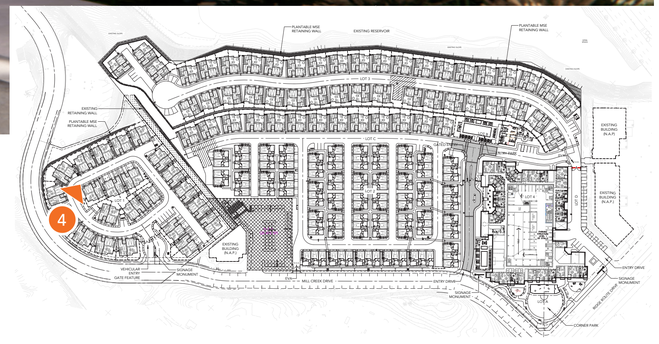
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

SITE PERSPECTIVE RENDERINGS | L19

URBAN ARENA

4



KEY MAP

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

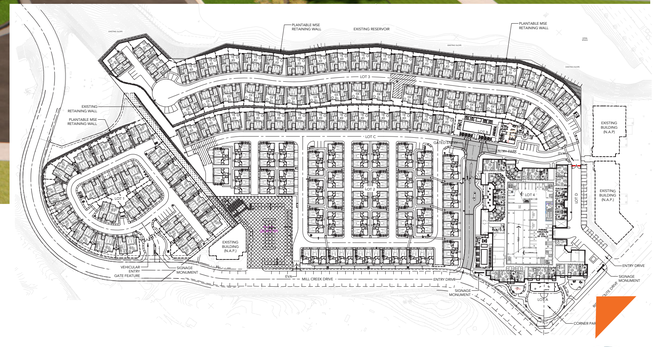
DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

SITE PERSPECTIVE RENDERINGS | L20

URBAN ARENA



KEY MAP

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

3D MODEL PERSPECTIVE | L21

URBAN ARENA

KEY MAP

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

3D MODEL PERSPECTIVE | L22

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

3D MODEL PERSPECTIVE | L23

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 1 - SFD, ATTACHED "A"
DUET COVER SHEET | A1

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 1 - SFD, ATTACHED "A"

DUET SCHEME 1 FRONT PERSPECTIVE | A2

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 1 - SFD, ATTACHED "A"
DUET SCHEME 2 FRONT PERSPECTIVE | A3

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

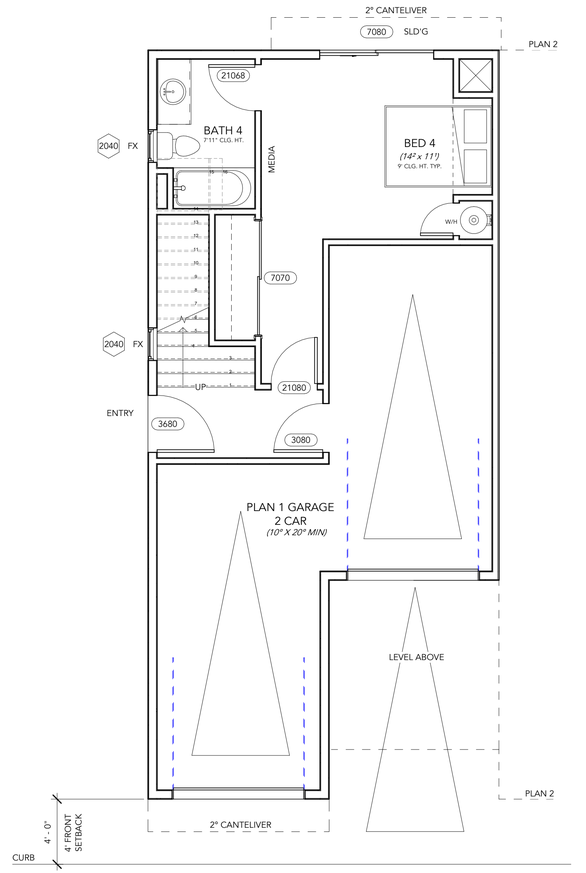
DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

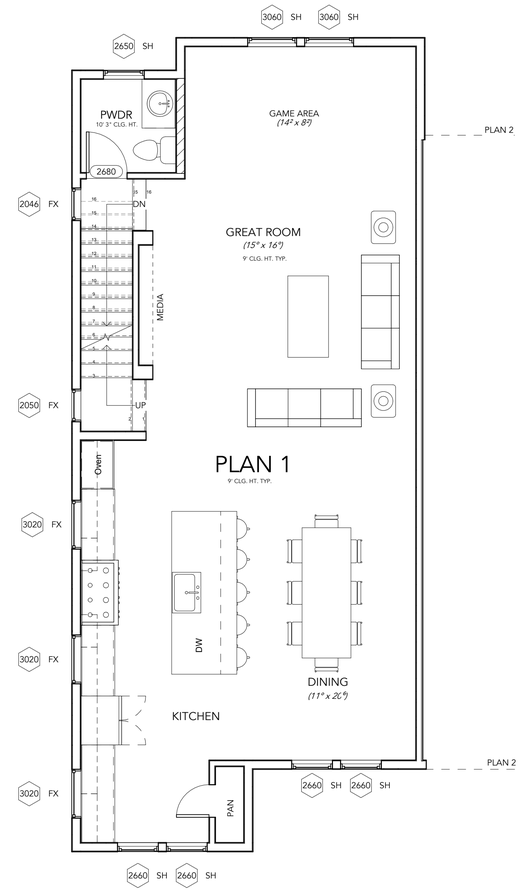
KELEMEN COMPANY

LOT 1 - SFD, ATTACHED "A"
DUET REAR PERSPECTIVE | A4

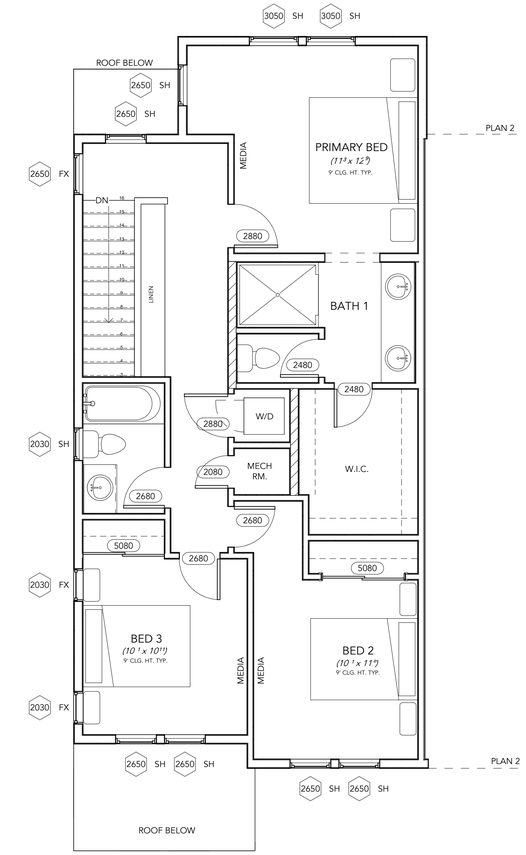
URBAN ARENA



1 PLAN 1 - LEVEL 1
1/4" = 1'-0"



2 PLAN 1 - LEVEL 2
1/4" = 1'-0"



3 PLAN 1- LEVEL 3
1/4" = 1'-0"

PLAN 1
2,328 SF GROSS

PLAN 1 • 4 BR/3.5 BA - NET SQFT	
PLAN 1 • FIRST FLOOR NET	364 SF
PLAN 1 • SECOND FLOOR NET	939 SF
PLAN 1 • THIRD FLOOR NET	818 SF
PLAN 1 • TOTAL	2121 SF

PLAN 1 • 2-CAR GARAGE NET	404 SF

PLAN 1 • 4 BR/3.5 BA - GROSS SQFT	
PLAN 1 • FIRST FLOOR GROSS	404 SF
PLAN 1 • SECOND FLOOR GROSS	1010 SF
PLAN 1 • THIRD FLOOR GROSS	915 SF
PLAN 1 • TOTAL	2328 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
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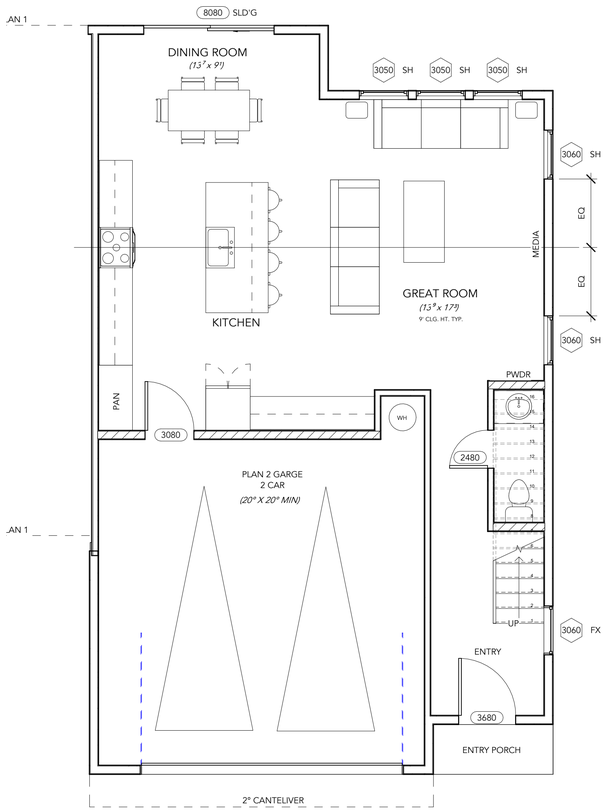
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

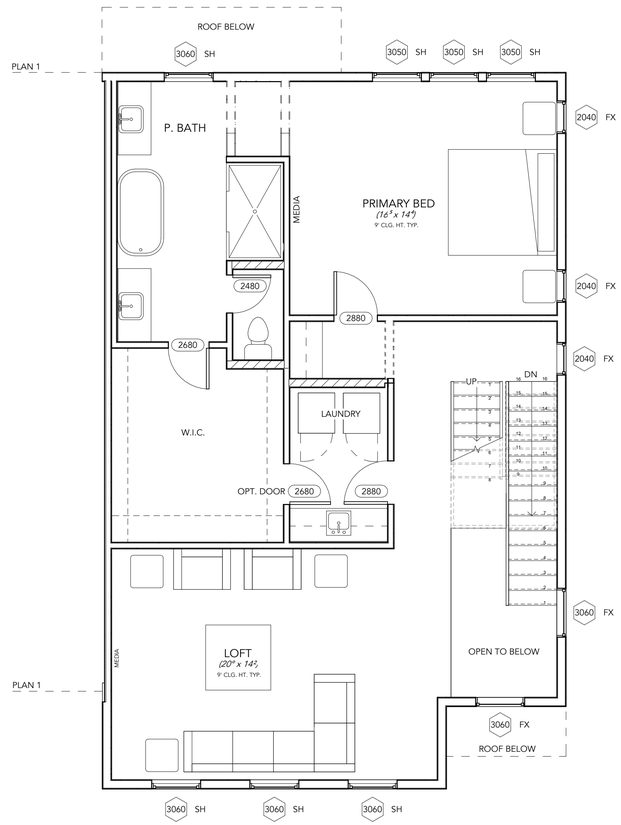
1/4" - 1' - 0" SCALE
0 4 8

LOT 1 - SFD, ATTACHED "A"
DUET FLOOR PLAN 1 | A5

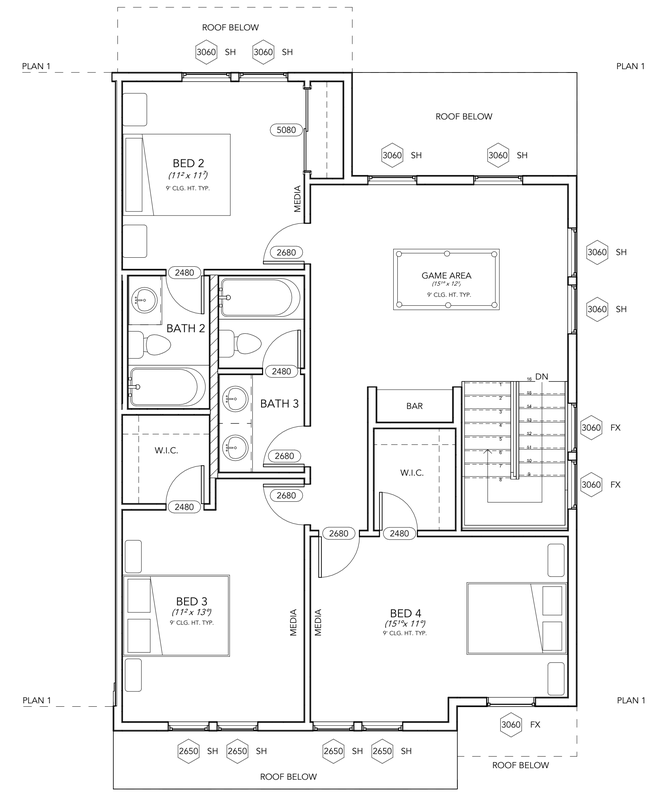
URBAN ARENA



1 PLAN 2 - LEVEL 1
1/4" = 1'-0"



2 PLAN 2 - LEVEL 2
1/4" = 1'-0"



3 PLAN 2 - LEVEL 3
1/4" = 1'-0"

PLAN 2
3,054 SF GROSS

PLAN 2 • 4 BR/3.5 BA - NET SQFT	
PLAN 2 • FIRST FLOOR NET	723 SF
PLAN 2 • SECOND FLOOR NET	1068 SF
PLAN 2 • THIRD FLOOR NET	947 SF
PLAN 2 • TOTAL	2738 SF

PLAN 2 • 2-CAR GARAGE NET	407 SF
PLAN 2 • ENTRY PORCH	22 SF

PLAN 2 • 4 BR/3.5 BA - GROSS SQFT	
PLAN 2 • FIRST FLOOR GROSS	797 SF
PLAN 2 • SECOND FLOOR GROSS	1209 SF
PLAN 2 • THIRD FLOOR GROSS	1047 SF
PLAN 2 • TOTAL	3054 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
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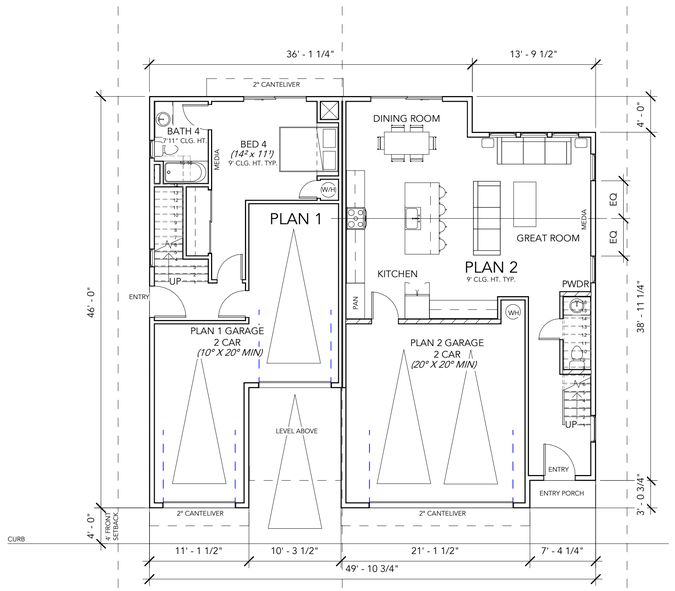
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

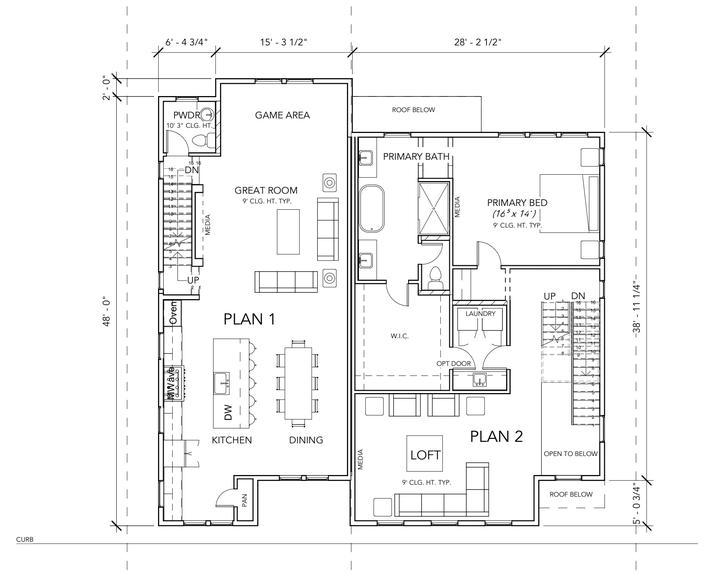
1/4" - 1' - 0" SCALE
0 4 8

LOT 1 - SFD, ATTACHED "A"
DUET FLOOR PLAN 2 | A6

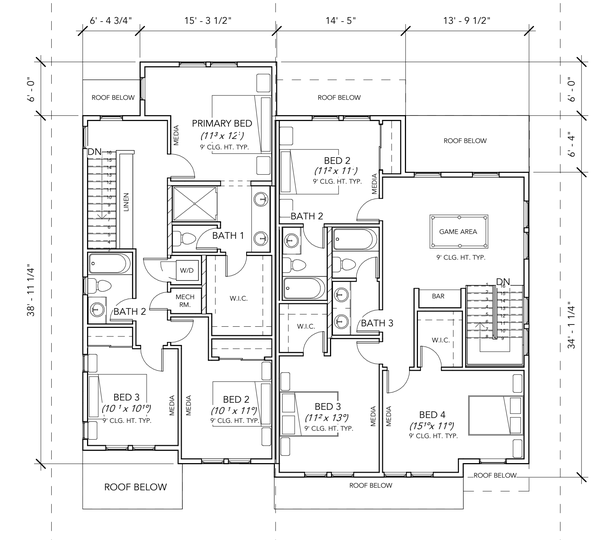
URBAN ARENA



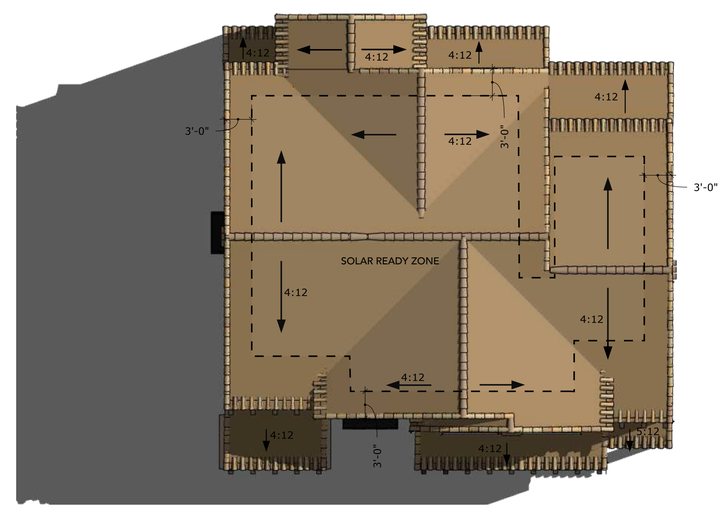
1 LEVEL 1
1/8" = 1'-0"



2 LEVEL 2
1/8" = 1'-0"



3 LEVEL 3
1/8" = 1'-0"



ROOF PLAN
*SEE PAGE A17 - A20 FOR ROOFING MATERIAL

NOTES:

*CONCEPTUAL SOLAR AREA SHOWN. ACTUAL LOCATION MAY VARY BASED ON OPTIMAL SOLAR ORIENTATION FOR EACH BUILDING

*SOLAR PANEL SYSTEM TO ATTACH TO ROOF STRUCTURE

EST. SOLAR AREA
=1,238 SF

EST. SYSTEM SIZE
1,238 SF X 0.018 KW/SF X 50% = 11.1 KW

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

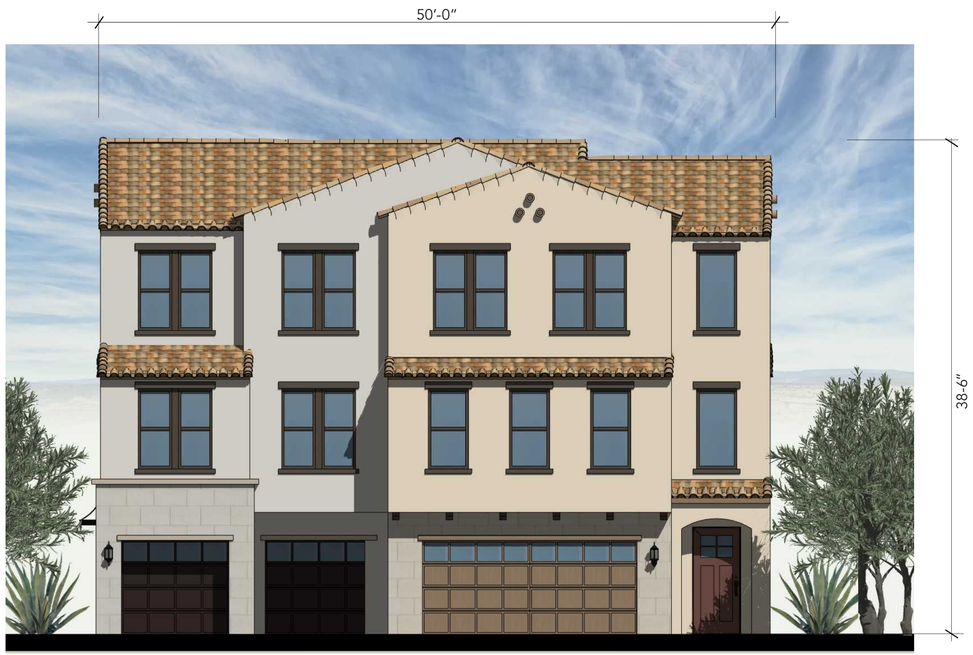
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/8" - 1' - 0" SCALE
0 8 16

LOT 1 - SFD, ATTACHED "A"
DUET COMPOSITE PLANS | A7

URBAN ARENA



FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

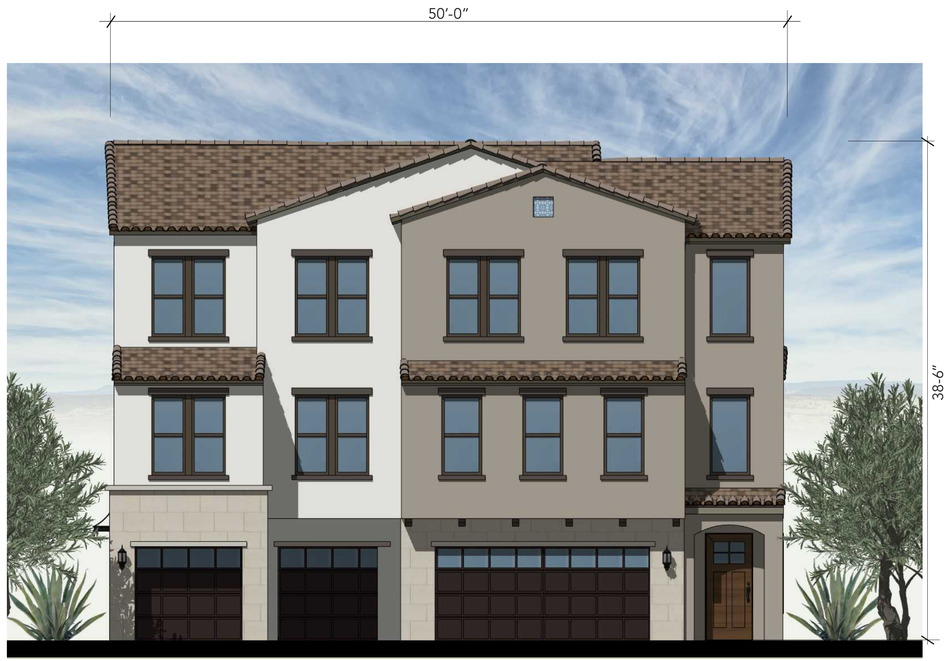
1/4" - 1' - 0" SCALE

0 4 8

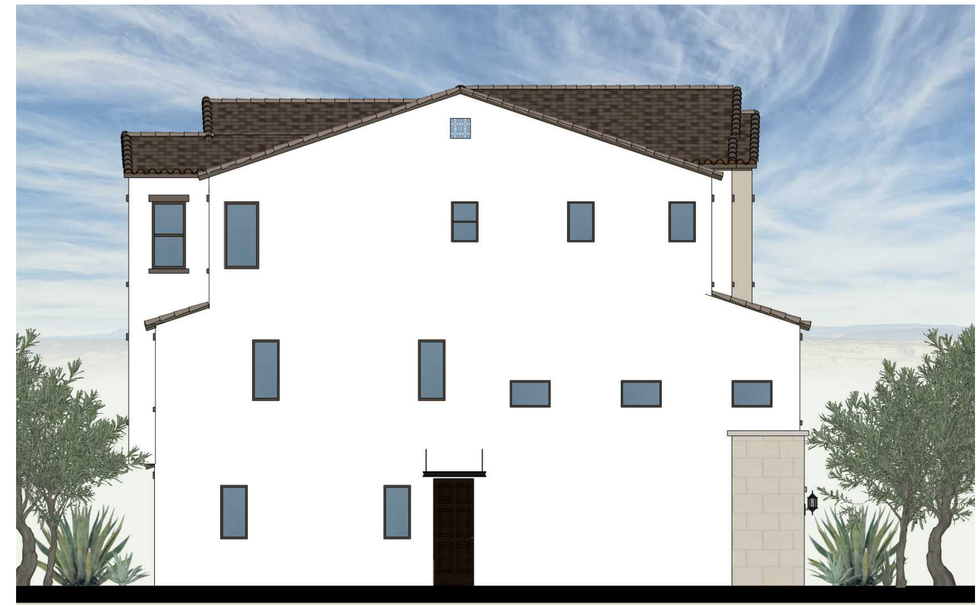
LOT 1 - SFD, ATTACHED "A"

DUET SCHEME 1 ELEVATIONS | A8

URBAN ARENA



FRONT ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

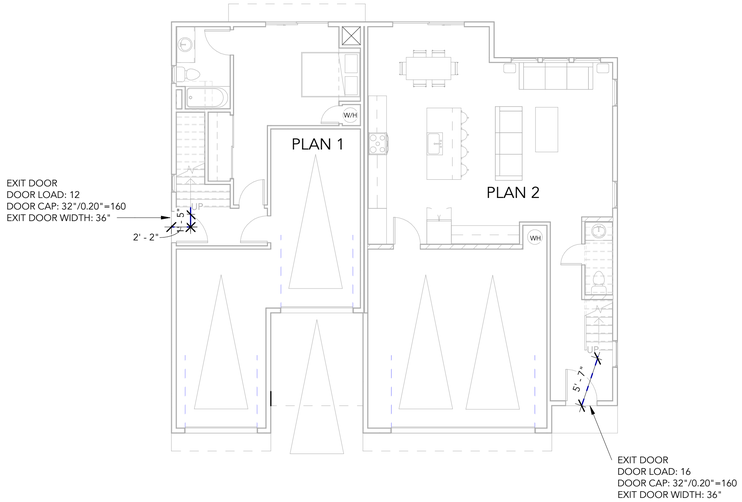
1/4" - 1' - 0" SCALE

0 4 8

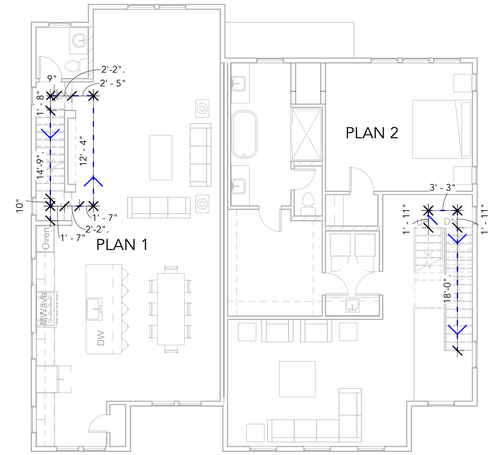
LOT 1 - SFD, ATTACHED "A"

DUET SCHEME 2 ELEVATIONS | A9

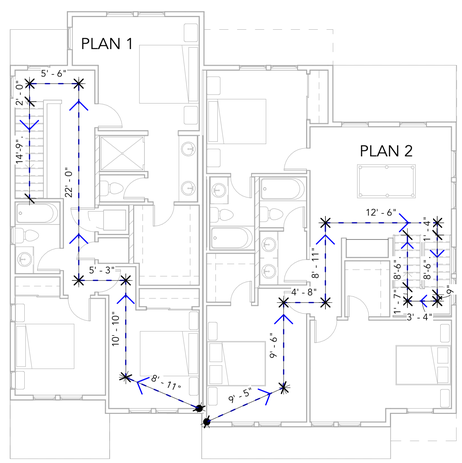
URBAN ARENA



1 LEVEL 1 - EGRESS PATH
1/8" = 1'-0"



2 LEVEL 2 - EGRESS PATH
1/8" = 1'-0"



3 LEVEL 3 - EGRESS PATH

EXIT TRAVEL DISTANCES

PLAN 1

LEVEL 1	69' 3"
LEVEL 2	40' 3"
LEVEL 3	3' 7"
TOTAL	**113' 1"**

PLAN 2

LEVEL 1	69' 0"
LEVEL 2	25' 1"
LEVEL 3	5 ' 7"
TOTAL	**99' 8"**

BUILDING CODE ANALYSIS:	3-STORY TYPE R-3 DUPLEX CRC
OCCUPANCY GROUP:	
SINGLE FAMILY DWELLING:	R-3 CRC
ATT'D GARAGE/CARPORT:	U
TYPE OF CONSTRUCTION: (CBC CH 6)	
SINGLE FAMILY DWELLING:	V-B
ATT'D GARAGE/CAR PORT:	V-B
FIRE SPRINKLERS:	NFPA 13D SPRINKLERS (CBC SECTION 903, CRC R309, & CRC R313)
ALLOWABLE HEIGHT: (LHMC TABLE 9-30.040 MXU ZONING)	35 FT. MAXIMUM
ALLOWABLE STORIES: (CRC SECTION 301.2.2.7)	3 STORIES
EXITING:	
MAXIMUM OCCUPANT LOAD OF SPACE: (CBC SECTION 1004.5) OCCUPANT LOAD FACTOR: 200 SF / PERSON	
	PLAN 1 ACTUAL OCCUPANT LOAD: 12 OCCUPANTS
	PLAN 2 ACTUAL OCCUPANT LOAD: 16 OCCUPANTS
MEANS OF EGRESS SIZING: (CBC SECTION 1005 & 1010)	
STAIRWAY CAPACITY FACTOR: 0.3	PLAN 1 REQURIED STAIR WIDTH: 36 IN MIN. PER CBC SECTION 1011.2
	PLAN 2 REQUIRED STAIR WIDTH: 36 IN MIN. PER CBC SECTION 1011.2
DOORWAY CAPACTITY FACTOR: 0.2	PLAN 1 REQURIED DOOR WIDTH: 32 IN MIN. PER CBC SECTION 1010.1.1
	PLAN 2 REQUIRED DOOR WIDTH: 32 IN MIN. PER CBC SECTION 1010.1.1
SEPARATIONS: (CRC SECTION 302)	SEPARATIONS: (CRC SECTION R302)
	NOTES: CRC R302.2 WALLS SEPERATING TOWNHOUSE UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R302.2.1 OR R302.2.2 AND SHALL COMPLY WITH SECTIONS R302.2.3 THROUGH R302.2.5 CRC R302.2.6 EACH TOWNHOME SHALL BE STRUCTURALLY INDEPENDENT

ALLOWABLE BUILDING AREA:

BUILDING TYPE	OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE NUMBER OF STORIES (CRC SECTION 301.2.2.7)	ACTUAL BUILDING AREA 1ST FLOOR S.F. R3	ACTUAL BUILDING AREA 2ND FLOOR S.F. R3	ACTUAL BUILDING AREA 3RD FLOOR S.F. R3	ACTUAL BUILDING GARAGE S.F. U	DECK & TERRACE	MAX. BUILDING HEIGHT (LHMC TABLE 9-30.040 MXU ZONING)	ACTUAL BUILDING HEIGHT	TOTAL ACTUAL BUILDING AREA S.F. R3	ACTUAL BUILDING AREA S.F. R3+U	FIRE WALL REQUIRED
DUET - 3 STORY - PLAN 1	R-3 / U	TYPA VB	3	404	1010	915	448	NONE	35'-0"	38'-6"	2328	2776	NO
DUET - 3 STORY - PLAN 2	R-3 / U	TYPA VB	3	797	1209	1047	429	NONE			3054	3483	NO
TOTAL				1201	2219	1962	877				5382	6259	

ALLOWABLE BUILDING AREA: OPT. BALCONY

BUILDING TYPE	OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE NUMBER OF STORIES (CRC SECTION 301.2.2.7)	ACTUAL BUILDING AREA 1ST FLOOR S.F. R3	ACTUAL BUILDING AREA 2ND FLOOR S.F. R3	ACTUAL BUILDING AREA 3RD FLOOR S.F. R3	ACTUAL BUILDING GARAGE S.F. U	DECK & TERRACE	MAX. BUILDING HEIGHT (LHMC TABLE 9-30.040 MXU ZONING)	ACTUAL BUILDING HEIGHT	TOTAL ACTUAL BUILDING AREA S.F. R3	ACTUAL BUILDING AREA S.F. R3+U	FIRE WALL REQUIRED
DUET - 3 STORY - PLAN 1	R-3 / U	TYPA VB	3	404	899	915	448	NONE	35'-0"	38'-6"	2218	2666	NO
DUET - 3 STORY - PLAN 2	R-3 / U	TYPA VB	3	797	1103	1047	429	NONE			2947	3376	NO
TOTAL				1201	2002	1962	877				5165	6042	

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/8" - 1' - 0" SCALE
0 8 16

LOT 1 - SFD, ATTACHED "A"
DUET CODE AND EGRESS ANALYSIS | A10

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 1 - SFD, ATTACHED "A"

DUET FRONT PERSPECTIVE - OPTIONAL BALCONY | A11

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

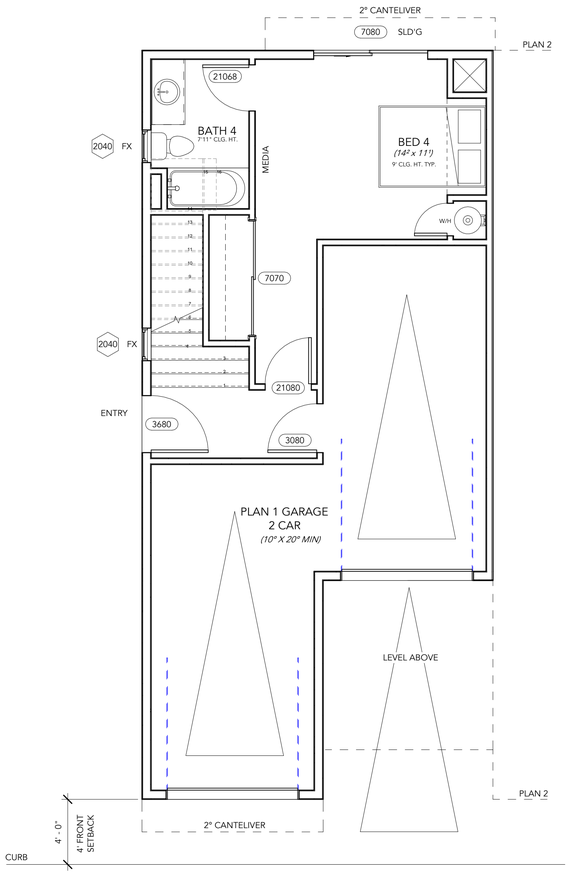
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

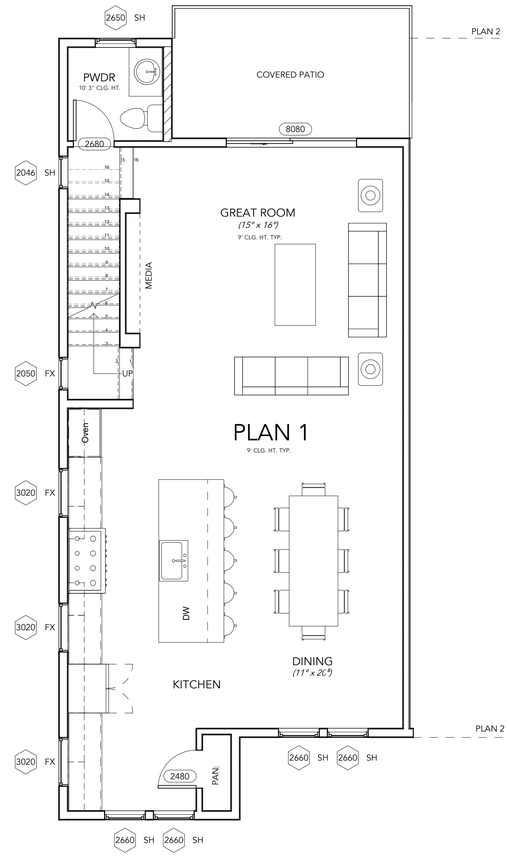
LOT 1 - SFD, ATTACHED "A"

DUET REAR PERSPECTIVE - OPTIONAL BALCONY | A12

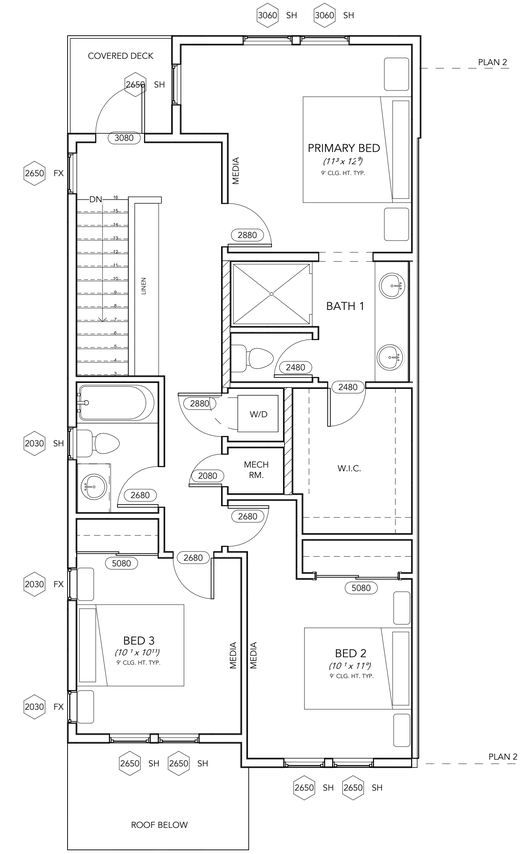
URBAN ARENA



1 PLAN 1 - LEVEL 1 - OPT BALCONY



2 PLAN 1 - LEVEL 2 - OPT BALCONY



3 PLAN 1- LEVEL 3 - OPT BALCONY

PLAN 1 - OPT BALCONY
2,218 SF GROSS

PLAN 1 • 4 BR/3.5 BA - NET SQFT - OPT BALCONY	
PLAN 1 • FIRST FLOOR NET OPT BALCONY	364 SF
PLAN 1 • SECOND FLOOR NET OPT BALCONY	827 SF
PLAN 1 • THIRD FLOOR NET OPT BALCONY	818 SF
PLAN 1 • TOTAL	2009 SF

PLAN 1 • 2-CAR GARAGE NET	404 SF

PLAN 1 • 4 BR/3.5 BA - GROSS SQFT - OPT BALCONY	
PLAN 1 • FIRST FLOOR GROSS OPT BALCONY	404 SF
PLAN 1 • SECOND FLOOR GROSS OPT BALCONY	899 SF
PLAN 1 • THIRD FLOOR GROSS OPT BALCONY	915 SF
PLAN 1 • TOTAL	2218 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 12 | 16 | 25

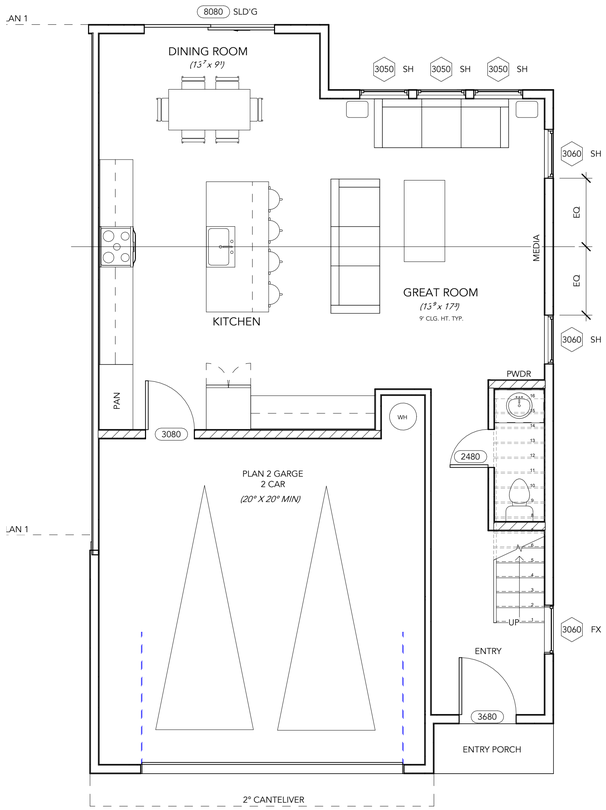
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

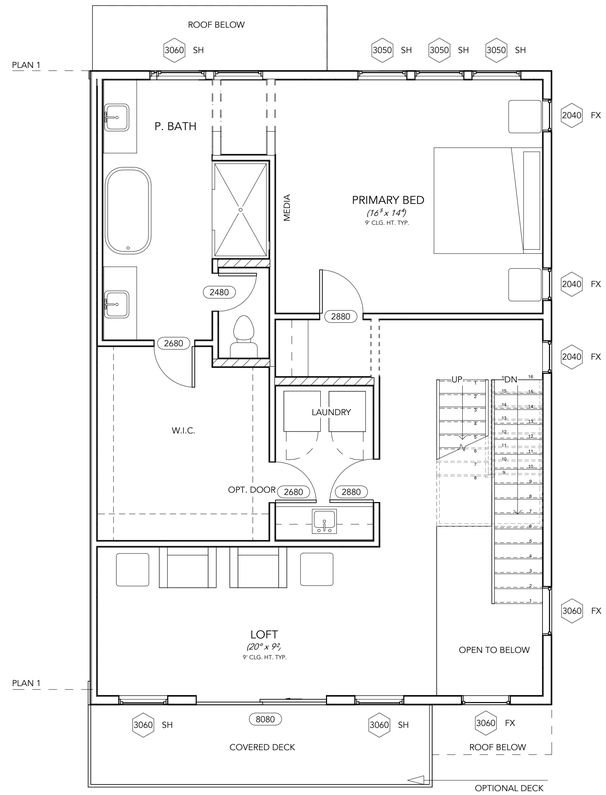
1/4" - 1' - 0" SCALE
0 4 8

LOT 1 - SFD, ATTACHED "A"
DUET FLOOR PLAN 1 - OPTIONAL BALCONY | A13

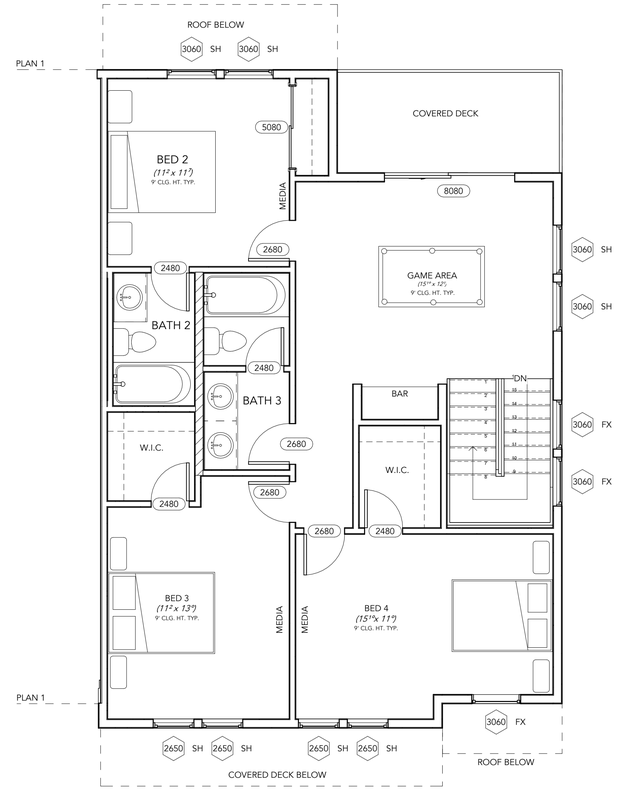
URBAN ARENA



1 PLAN 2 - LEVEL 1 - OPT BALCONY



2 PLAN 2 - LEVEL 2 - OPT BALCONY



3 PLAN 2 - LEVEL 3 - OPT BALCONY

PLAN 2 - OPT BALCONY
2,947 SF GROSS

PLAN 2 • 4 BR/3.5 BA - NET SQFT - OPT BALCONY	
PLAN 2 • FIRST FLOOR NET OPT BALCONY	723 SF
PLAN 2 • SECOND FLOOR NET OPT BALCONY	966 SF
PLAN 2 • THIRD FLOOR NET OPT BALCONY	947 SF
PLAN 2 • TOTAL	2636 SF

PLAN 2 • 2-CAR GARAGE NET	407 SF
PLAN 2 • ENTRY PORCH	22 SF

PLAN 2 • 4 BR/3.5 BA - GROSS SQFT OPT BALCONY	
PLAN 2 • FIRST FLOOR GROSS OPT BALCONY	797 SF
PLAN 2 • SECOND FLOOR GROSS OPT BALCONY	1103 SF
PLAN 2 • THIRD FLOOR GROSS OPT BALCONY	1047 SF
PLAN 2 • TOTAL	2947 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 12 | 16 | 25

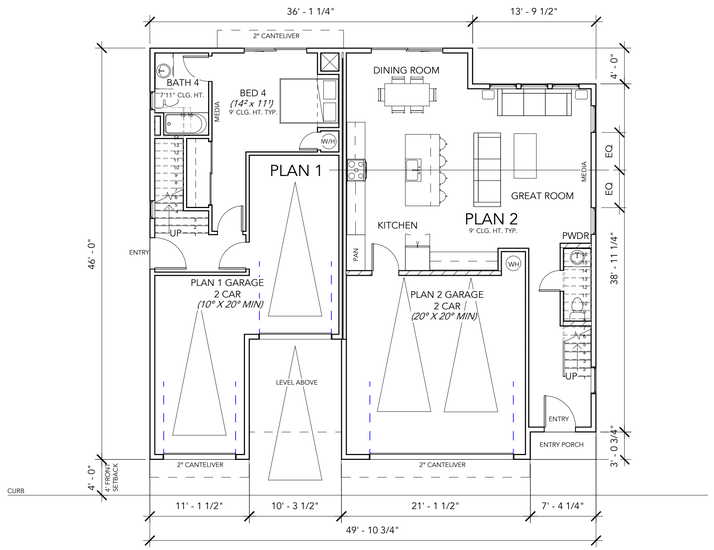
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

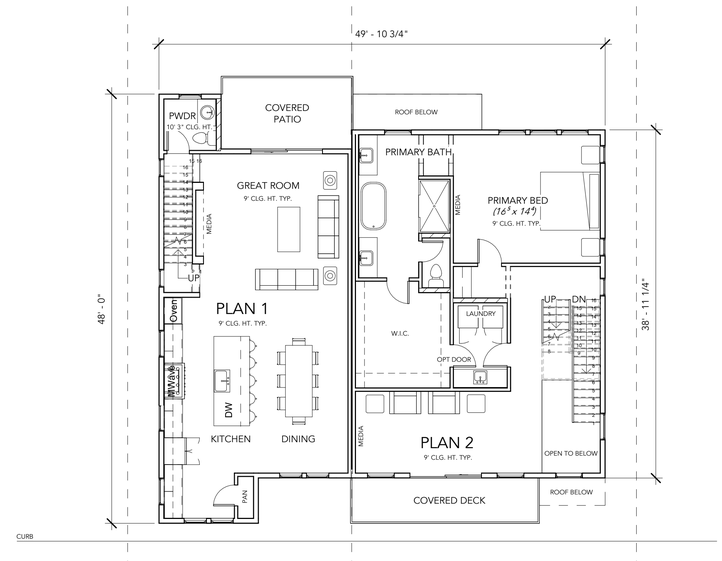
1/4" - 1' - 0" SCALE
0 4 8

LOT 1 - SFD, ATTACHED "A"
DUET FLOOR PLAN 2 - OPTIONAL BALCONY | A14

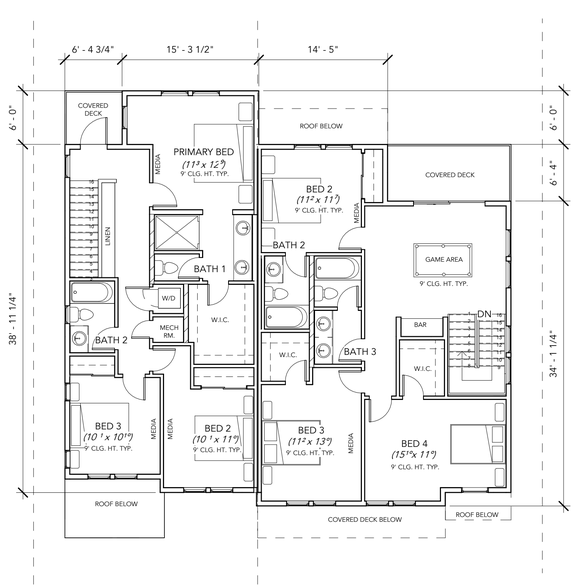
URBAN ARENA



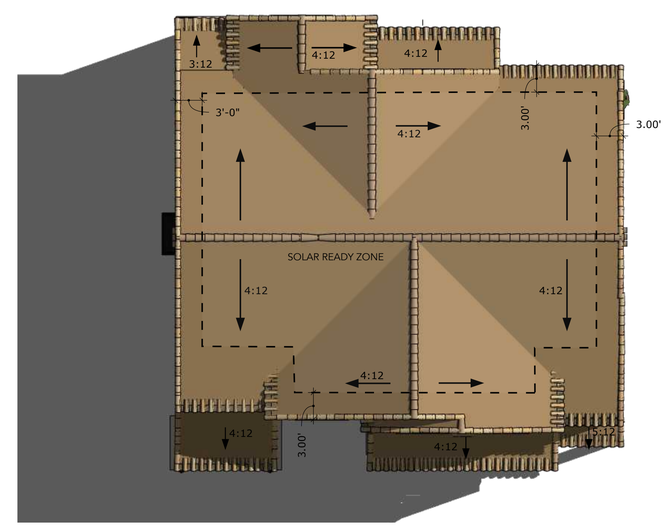
1 LEVEL 1 - OPT BALCONY



2 LEVEL 2 - OPT BALCONY



3 LEVEL 3 - OPT BALCONY



ROOF PLAN

*SEE PAGE A17 - A20 FOR ROOFING MATERIAL

NOTES:

*CONCEPTUAL SOLAR AREA SHOWN. ACTUAL LOCATION MAY VARY BASED ON OPTIMAL SOLAR ORIENTATION FOR EACH BUILDING

*SOLAR PANEL SYSTEM TO ATTACH TO ROOF STRUCTURE

EST. SOLAR AREA
=1,403 SF

EST. SYSTEM SIZE
1,403 SF X 0.018 KW/SF X 50% = 12.6 KW

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

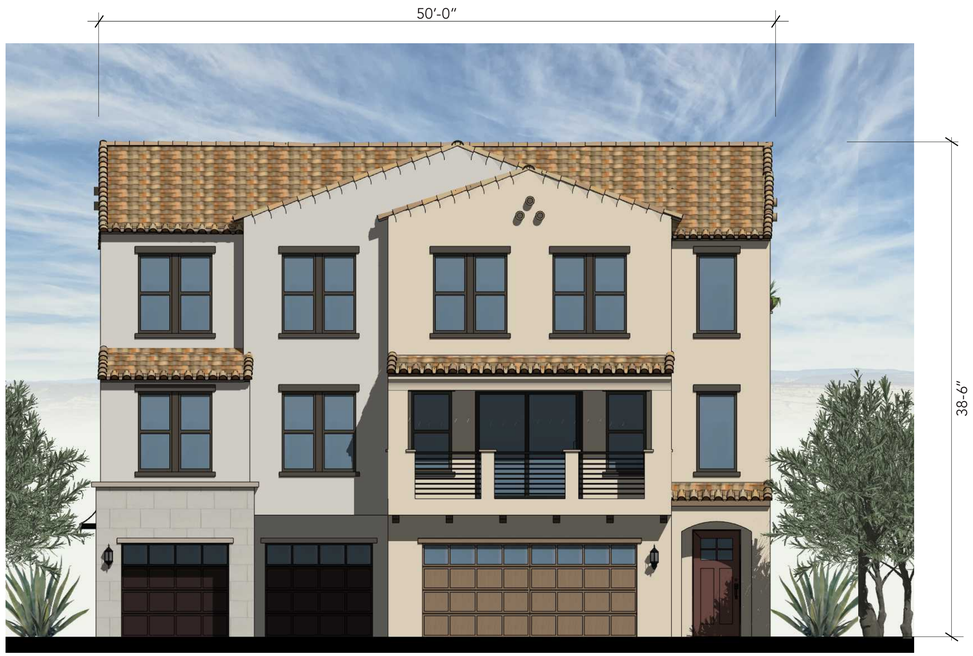
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/8" - 1' - 0" SCALE
0 8 16

LOT 1 - SFD, ATTACHED "A"
DUET COMPOSITE PLANS - OPTIONAL BALCONY | A15

URBAN ARENA



FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/4" - 1' - 0" SCALE

0 4 8

LOT 1 - SFD, ATTACHED "A"

DUET SCHEME 1 ELEVATIONS - OPT. BALCONY | A16

URBAN ARENA

STUCCO BODY	FOAM TRIM	FASCIA/EAVES/ SHUTTERS	ROOF (S)	SHINGLE
City Loft	Loggia	Connected Gray	Walnut Creek Blend	Sagewood

LIMESTONE TILE	DOOR STAIN	DOOR STAIN	GUTTERS	WINDOWS
Pietra Italia White	Therma Tru Driftwood	Jeld-Wen Ebony	Musket	Dark Bronze

METAL	GARAGE
Black Fox	Bronze

STUCCO BODY

Pure White

FOAM TRIM

Repose Gray

FASCIA/EAVES/ SHUTTERS

Stamped Concrete

ROOF (FLAT)

Concord Blend

SHINGLE

Sagewood

LIMESTONE TILE

Pietra Italia Beige

DOOR STAIN

Therma Tru Driftwood

DOOR STAIN

Jeld-Wen Ebony

GUTTERS

Musket

WINDOWS

Dark Bronze

METAL

Black Fox

GARAGE

Bronze

STUCCO BODY	FOAM TRIM	FASCIA/EAVES/ SHUTTERS	ROOF (FLAT)	SHINGLE
Intellectual Gray	Neutral Ground	Suitable Brown	Concord Blend	Sagewood

LIMESTONE TILE	DOOR STAIN	DOOR STAIN	GUTTERS	WINDOWS
Pietra Italia Beige	Therma Tru Driftwood	Jeld-Wen Ebony	Musket	Dark Bronze

METAL	GARAGE
Black Fox	Bronze

STUCCO BODY	TRIM/PRECAST	ROOF (S)	SHUTTERS	WINDOWS
Navajo White	Antler Velvet	Walnut Creek Blend	Rockwood Medium Brown	Dark Bronze

EXPOSED WOOD TRIM	DOOR STAIN	DOOR STAIN	PAINT GRADE FRONT DOOR	GARAGE
Resort Tan	Therma Tru New Earth	Jeld Wen Sable	Rookwood Medium Brown	Resort Tan

FRENCH DOORS	METAL
Antler Velvet	Black Fox

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

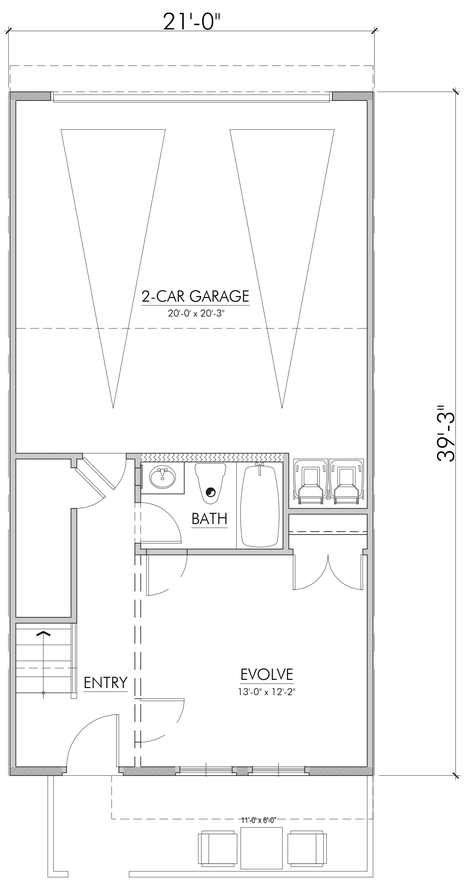
DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

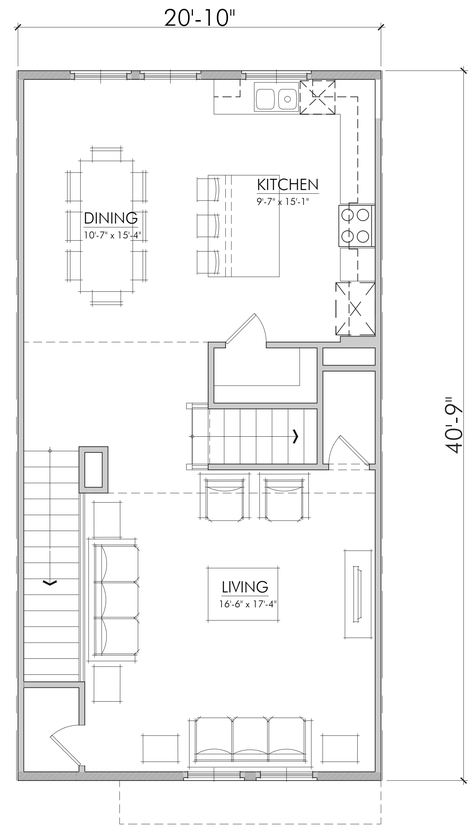
KELEMEN COMPANY

LOT 2 - SFD, ATTACHED "B"
TRIPLEX COVER SHEET | A21

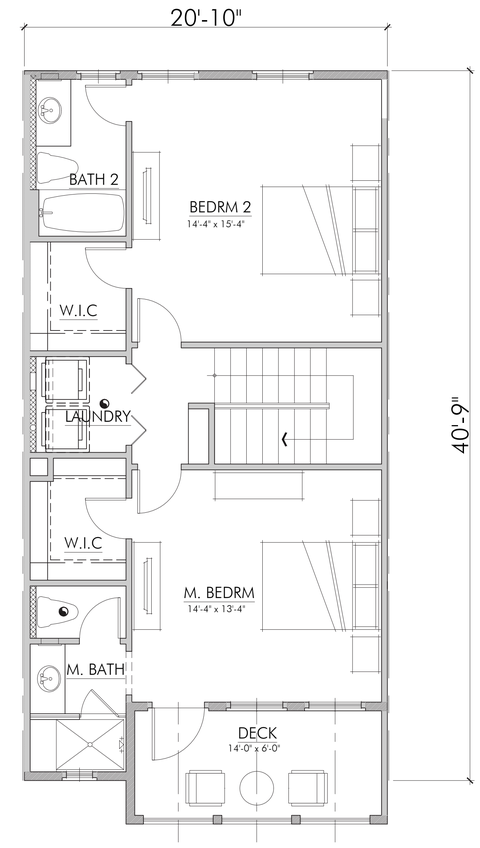
URBAN ARENA



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PLAN 1 • 2 BR/EVOLVE/3 BA	
PLAN 1 • FIRST FLOOR	340 SF
PLAN 1 • SECOND FLOOR	780 SF
PLAN 1 • THIRD FLOOR	700 SF
PLAN 1 • TOTAL NET	1,820 SF
PLAN 1 • 2-CAR GARAGE - NET	423 SF
PLAN 1 • DECK - NET	85 SF

PLAN 1
2,010 SF GROSS

PLAN 1 • 2 BR/EVOLVE/3 BA	
PLAN 1 • FIRST FLOOR	370 SF
PLAN 1 • SECOND FLOOR	849 SF
PLAN 1 • THIRD FLOOR	791 SF
PLAN 1 • TOTAL GROSS	2,010 SF

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

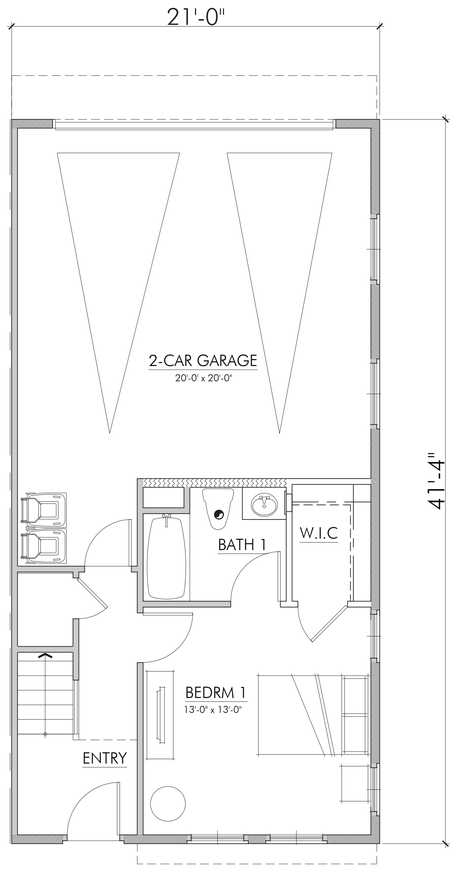
KELEMEN COMPANY

1/4" - 1' - 0" SCALE

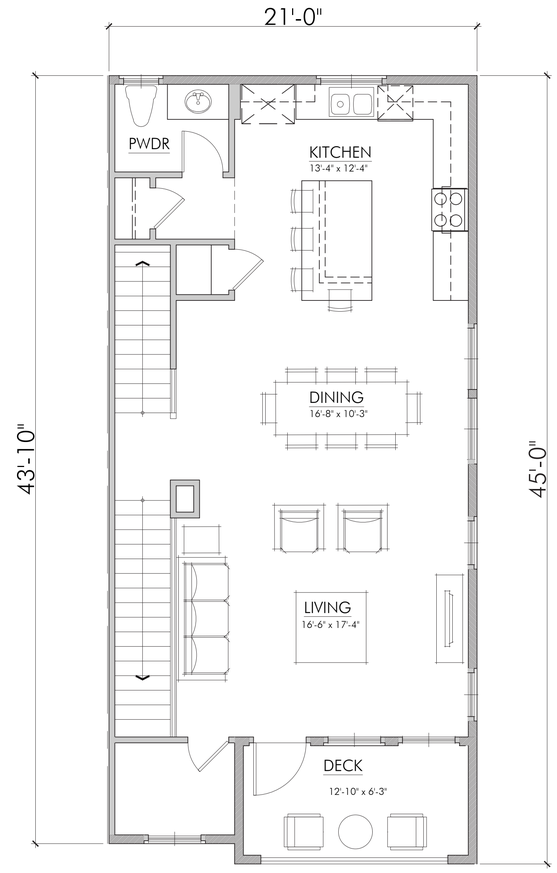
0 4 8

LOT 2 - SFD, ATTACHED "B"
TRIPLEX FLOOR PLAN 1 | A22

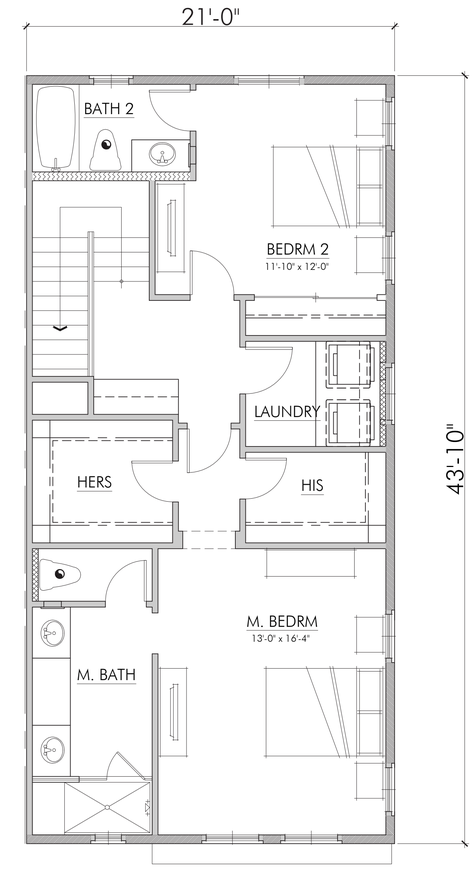
URBAN ARENA



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST FLOOR	362 SF
PLAN 2 • SECOND FLOOR	774 SF
PLAN 2 • THIRD FLOOR	829 SF
PLAN 2 • TOTAL NET	1,965 SF
PLAN 2 • 2-CAR GARAGE - NET	438 SF
PLAN 2 • DECK - NET	79 SF

PLAN 2
2,151 SF GROSS

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST FLOOR	398 SF
PLAN 2 • SECOND FLOOR	840 SF
PLAN 2 • THIRD FLOOR	913 SF
PLAN 2 • TOTAL GROSS	2,151 SF

TERRAVITA

LAGUNA HILLS | CA

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KINGSBARN REALTY CAPITAL

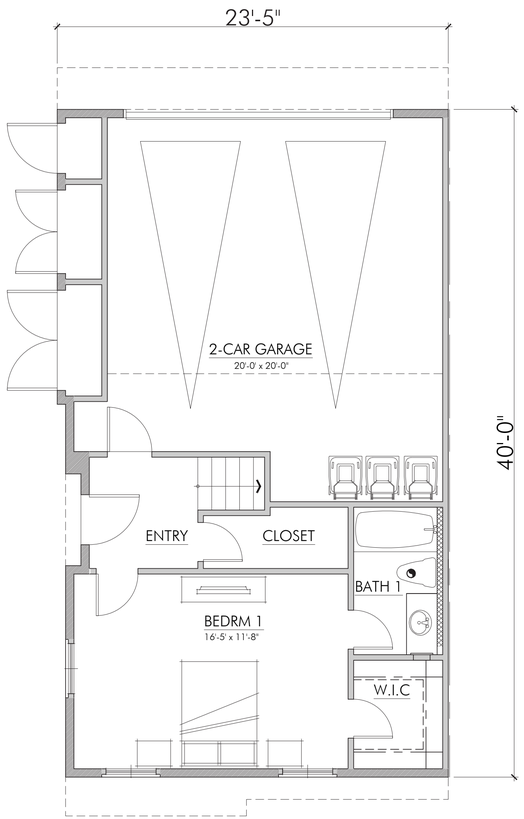
KELEMEN COMPANY

1/4" - 1' - 0" SCALE

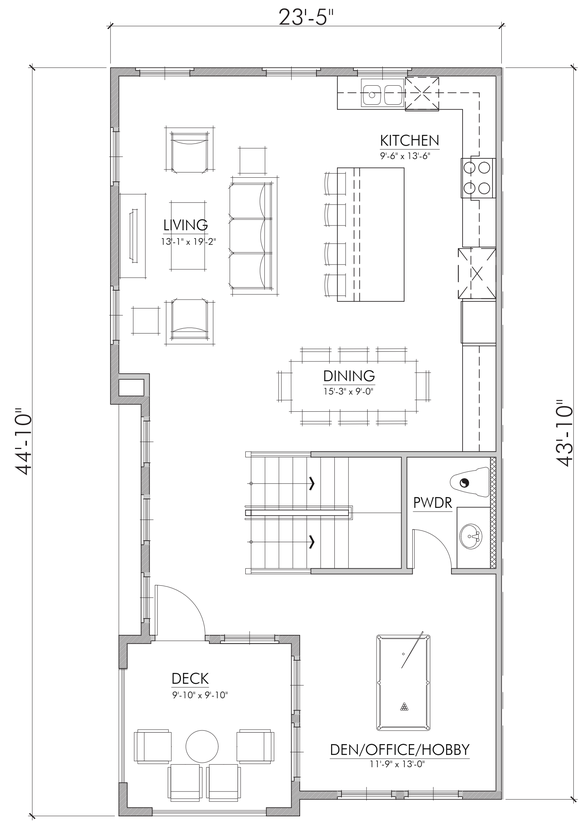
0 4 8

LOT 2 - SFD, ATTACHED "B"
TRIPLEX FLOOR PLAN 2 | A23

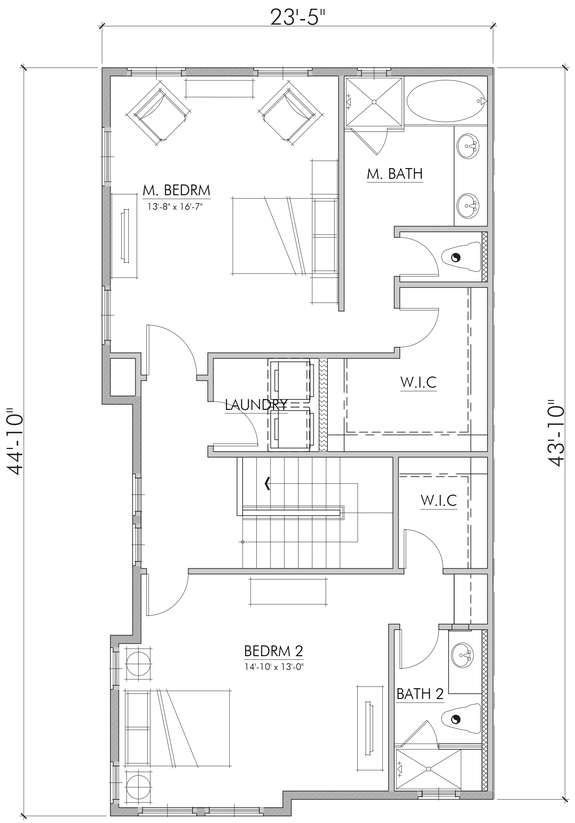
URBAN ARENA



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PLAN 3 • 3 BR/3.5 BA	
PLAN 3 • FIRST FLOOR - NET	371 SF
PLAN 3 • SECOND FLOOR - NET	836 SF
PLAN 3 • THIRD FLOOR - NET	923 SF
PLAN 3 • TOTAL NET	2,130 SF
PLAN 3 • 2-CAR GARAGE - NET	437 SF
PLAN 3 • DECK - NET	97 SF

PLAN 3
2,316 SF GROSS

PLAN 3 • 3 BR/3.5 BA	
PLAN 3 • FIRST FLOOR - GROSS	410 SF
PLAN 3 • SECOND FLOOR - GROSS	899 SF
PLAN 3 • THIRD FLOOR - GROSS	1007 SF
PLAN 3 • TOTAL GROSS	2,316 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 12 | 16 | 25

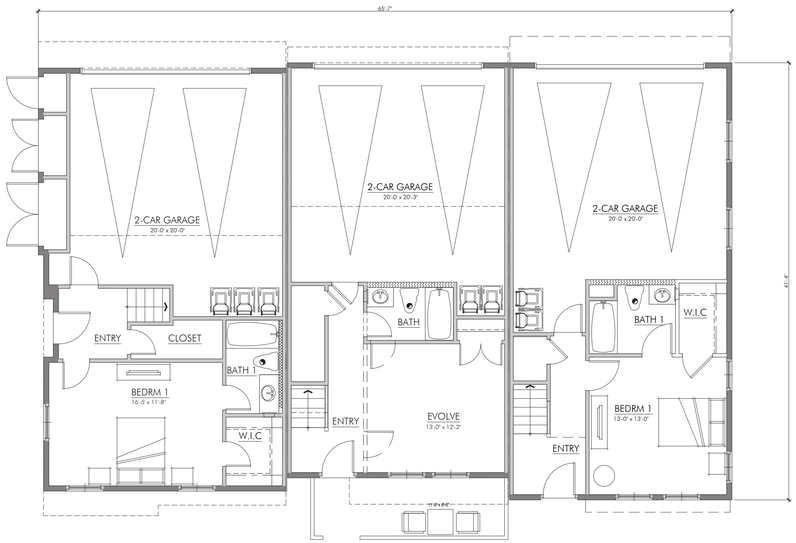
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/4" - 1' - 0" SCALE
0 4 8

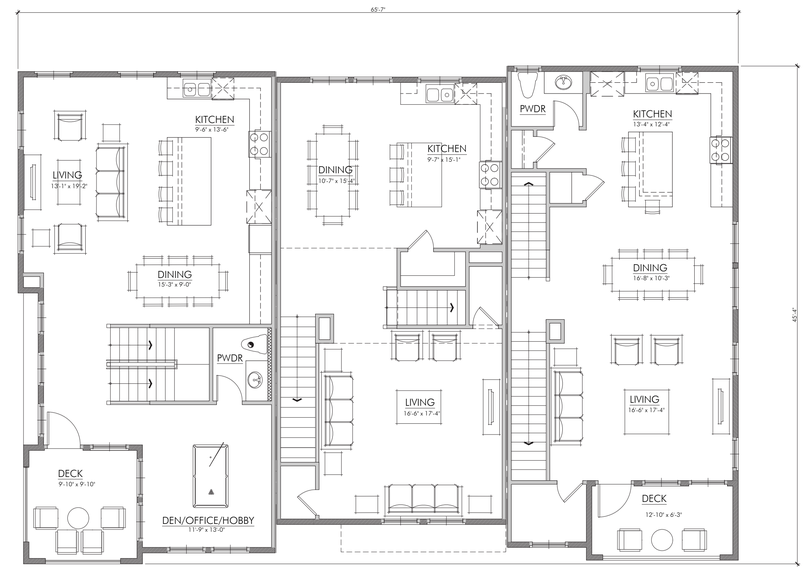
LOT 2 - SFD, ATTACHED "B"
TRIPLEX FLOOR PLAN 3 | A24

URBAN ARENA



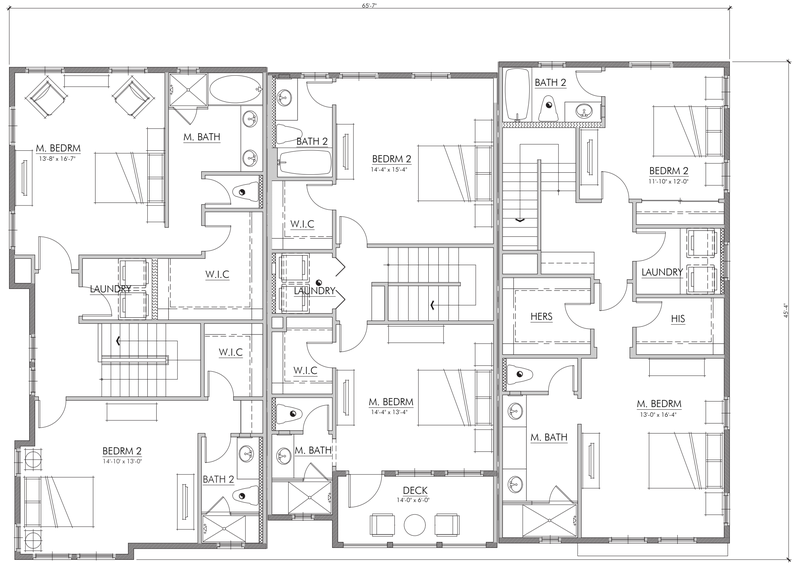
PLAN 3 PLAN 1 PLAN 2

FIRST LEVEL



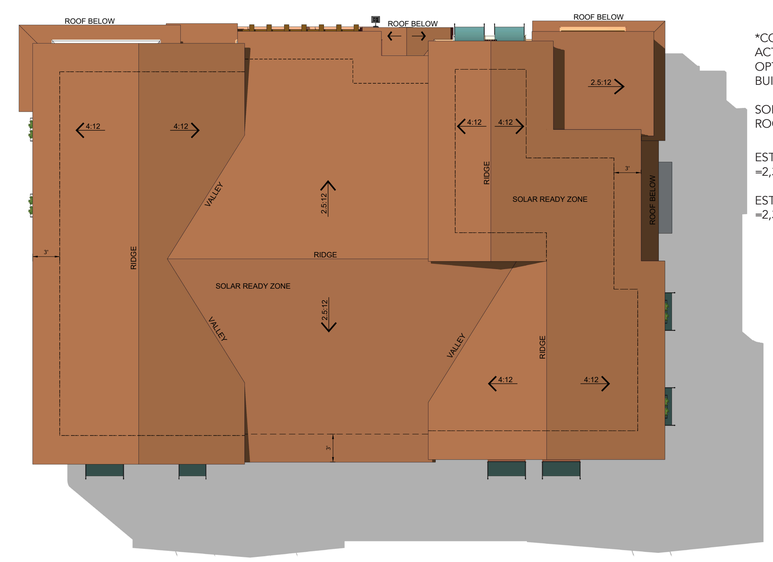
PLAN 3 PLAN 1 PLAN 2

SECOND LEVEL



PLAN 3 PLAN 1 PLAN 2

THIRD LEVEL



*CONCEPTUAL SOLAR AREA SHOWN. ACTUAL LOCATION MAY VARY BASED ON OPTIMAL SOLAR ORIENTATION FOR EACH BUILDING

SOLAR PANEL SYSTEM TO ATTACH TO ROOF STRUCTURE

EST. SOLAR AREA
=2,364 SF

EST. SYSTEM SIZE
=2,364 SF X 0.018 KW/SF X 50% = 21.3 KW

ROOF

*SEE PAGE A28 & A30 FOR ROOFING MATERIAL

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

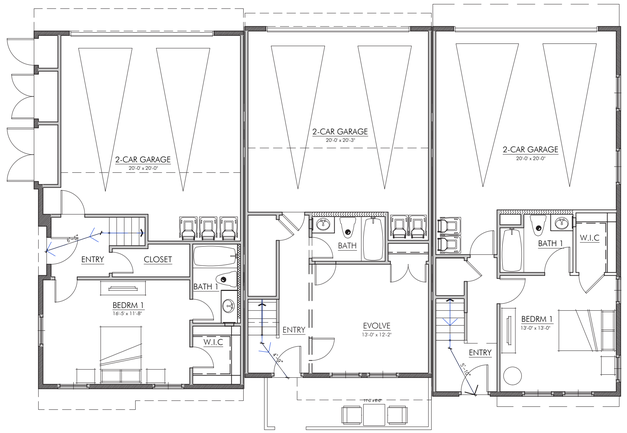
KELEMEN COMPANY

1/8" - 1' - 0" SCALE

0 8 16

LOT 2 - SFD, ATTACHED "B"
TRIPLEX COMPOSITE PLANS | A25

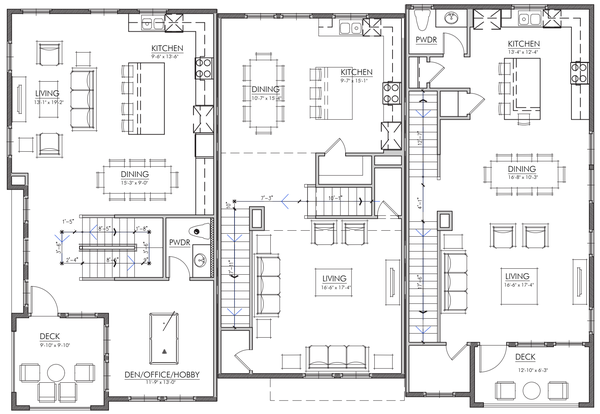
URBAN ARENA



PLAN 3 PLAN 1 PLAN 2

FIRST LEVEL

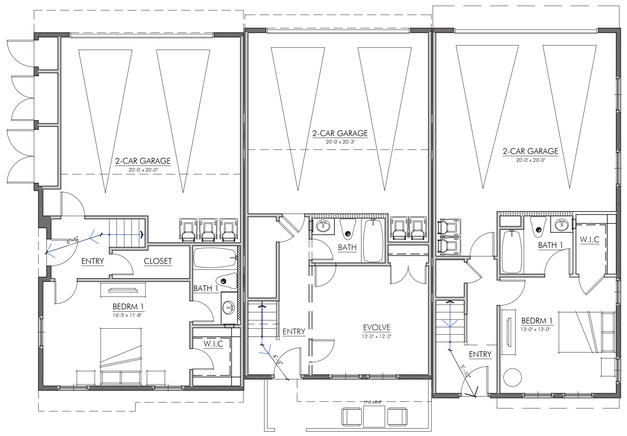
SCALE: 1/8" = 1'-0"



PLAN 3 PLAN 1 PLAN 2

SECOND LEVEL

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



PLAN 3 PLAN 1 PLAN 2

FIRST LEVEL

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

PLAN 3
EXIT DOOR
DOOR LOAD: 12
DOOR CAP: 32"/0.20"=160
EXIT DOOR WIDTH: 36"

PLAN 1
EXIT DOOR
DOOR LOAD: 11
DOOR CAP: 32"/0.20"=160
EXIT DOOR WIDTH: 36"

PLAN 2
EXIT DOOR
DOOR LOAD: 11
DOOR CAP: 32"/0.20"=160
EXIT DOOR WIDTH: 36"

EXIT TRAVEL DISTANCES

PLAN 1

LEVEL 1	62 ' 0"
LEVEL 2	26 ' 0"
LEVEL 3	4 ' 9"
TOTAL	**92 ' 9"**

PLAN 2

LEVEL 1	51 ' 11"
LEVEL 2	34 ' 2"
LEVEL 3	5 ' 10"
TOTAL	**91 ' 11"**

BUILDING CODE ANALYSIS:	3-STORY TYPE R-3 TRIPLEX CRC
OCCUPANCY GROUP:	
TRIPLEX:	R-3 CRC
ATT'D GARAGE/CARPORT:	U
TYPE OF CONSTRUCTION: (CBC CH 6)	
TRIPLEX:	V-B
ATT'D GARAGE/CAR PORT:	V-B
FIRE SPRINKLERS:	NFPA 13D SPRINKLERS (CBC SECTION 903, CRC R309, & CRC R313)
ALLOWABLE HEIGHT: (LHMC TABLE 9-30.040 MXU ZONING)	35 FT. MAXIMUM
ALLOWABLE STORIES: (CRC SECTION 301.2.2.7)	3 STORIES
EXITING:	SINGLE EXIT PERMITTED PER CRC SECTION R318
MAXIMUM OCCUPANT LOAD OF SPACE: (CBC SECTION 1004.5) OCCUPANT LOAD FACTOR: 200 SF / PERSON	
	PLAN 1 ACTUAL OCCUPANT LOAD: 11 OCCUPANTS
	PLAN 2 ACTUAL OCCUPANT LOAD: 11 OCCUPANTS
	PLAN 3 ACTUAL OCCUPANT LOAD: 12 OCCUPANTS
MEANS OF EGRESS SIZING: (CBC SECTION 1005 & 1010)	
STAIRWAY CAPACITY FACTOR: 0.3	PLAN 1 REQURIED STAIR WIDTH: 36 IN MIN. PER CBC SECTION 1011.2
	PLAN 2 REQUIRED STAIR WIDTH: 36 IN MIN. PER CBC SECTION 1011.2
	PLAN 3 REQUIRED STAIR WIDTH: 36 IN MIN. PER CBC SECTION 1011.2
DOORWAY CAPACTITY FACTOR: 0.2	PLAN 1 REQURIED DOOR WIDTH: 32 IN MIN. PER CBC SECTION 1010.1.1
	PLAN 2 REQUIRED DOOR WIDTH: 32 IN MIN. PER CBC SECTION 1010.1.1
	PLAN 3 REQUIRED DOOR WIDTH: 32 IN MIN. PER CBC SECTION 1010.1.1
SEPARATIONS: (CRC SECTION 302)	SEPARATIONS: (CRC SECTION R302)
	NOTES: CRC R302.2 WALLS SEPERATING TOWNHOUSE UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R302.2.1 OR R302.2.2 AND SHALL COMPLY WITH SECTIONS R302.2.3 THROUGH R302.2.5 CRC R302.2.6 EACH TOWNHOME SHALL BE STRUCTURALLY INDEPENDENT

ALLOWABLE BUILDING AREA:

BUILDING TYPE	OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE NUMBER OF STORIES (CRC SECTION 301.2.2.7)	ACTUAL BUILDING AREA 1ST FLOOR S.F. R2	ACTUAL BUILDING AREA 2ND FLOOR S.F. R2	ACTUAL BUILDING AREA 3RD FLOOR S.F. R2	ACTUAL BUILDING GARAGE S.F. U	DECK & TERRACE	MAX. BUILDING HEIGHT (LHMC TABLE 9-30.040 MXU ZONING)	ACTUAL BUILDING HEIGHT	TOTAL ACTUAL BUILDING AREA S.F. R2	ACTUAL BUILDING AREA S.F. R2+U	FIRE WALL REQUIRED
TRIPLEX - 3 STORY - PLAN 1	R-3 / U	TYPE VB	3	370	849	791	448	85	35'-0"	37'-10"	2010	2458	NO
TRIPLEX - 3 STORY - PLAN 2	R-3 / U	TYPE VB	3	398	840	913	466	79			2151	2617	NO
TRIPLEX - 3 STORY - PLAN 3	R-3 / U	TYPE VB	3	410	899	1007	460	97			2316	2776	NO
TOTAL				1178	2588	2711	1374				6477	5393	

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/8" - 1' - 0" SCALE

0 8 16

LOT 2 - SFD, ATTACHED "B"

TRIPLEX CODE AND EGRESS ANALYSIS | A26

URBAN ARENA

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

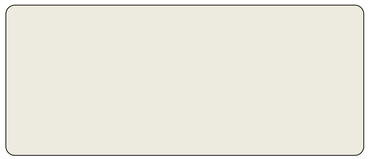
3/16" - 1' - 0" SCALE

0 8 16

LOT 2 - SFD, ATTACHED "B"

TRIPLEX SCHEME A ELEVATIONS | A27

URBAN ARENA



A STUCCO 1 LIGHT SAND FINISH
SW 7008 "ALABASTER"
SHERWIN WILLIAMS

B STUCCO LIGHT SAND FINISH
SW 7006 "EXTRA WHITE"
SHERWIN WILLIAMS

C STUCCO LIGHT SAND FINISH
SW 6073 "PERFECT GREIGE"
SHERWIN WILLIAMS

D TRIM, SHUTTERS, WOOD POSTS, & GARAGE
SW 6082 "SABLE"
SHERWIN WILLIAMS

E ENTRY DOORS
SW 6143 "BASKET BEIGE"
SHERWIN WILLIAMS

F RAILINGS
SW 6991 "BLACK MAGIC"
SHERWIN WILLIAMS

G AWNINGS
CAST LAGOON
SUNBRELLA

H TERRA COTTA TILE & WALL CAP
MISSION RED
ARTO 8x8

I ALUMINUM STOREFRONT - SINGLE HUNG -BRONZE
MILGARD

J TILE ROOF
3636 PIEDMONT BLEND
EAGLE ROOFING - CAPISTRANO

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

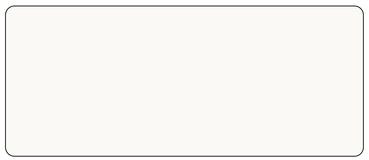
3/16" - 1' - 0" SCALE

0 8 16

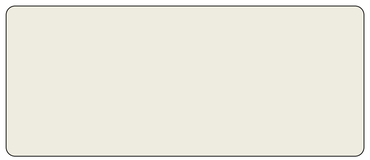
LOT 2 - SFD, ATTACHED "B"

TRIPLEX SCHEME B ELEVATIONS | A29

URBAN ARENA



A STUCCO 1 LIGHT SAND FINISH
SW 7005 "PURE WHITE"
SHERWIN WILLIAMS



B STUCCO 2 LIGHT SAND FINISH
SW 7551 "GREEK VILLA"
SHERWIN WILLIAMS

C STUCCO 3 LIGHT SAND FINISH
& TRIM 1
SW 7052 "GRAY AREA"
SHERWIN WILLIAMS

D SHUTTERS & ENTRY DOORS 1
SW 0047 "STUDIO BLUE GREEN"
SHERWIN WILLIAMS

E WOOD POSTS, TRIM 2, GARAGE
& ENTRY DOORS 2
SW 6082 "SABLE"
SHERWIN WILLIAMS

F AWNINGS
CANVAS BURGUNDY
SUNBRELLA

G RAILINGS
SW 6991 "BLACK MAGIC"
SHERWIN WILLIAMS

H WALL CAP & ACCENT
DESERT
ARTO

I ALUMINUM STOREFRONT - SINGLE
HUNG -BRONZE
MILGARD

J TILE ROOF
SCC 8806 "TUSCON BLEND"
EAGLE ROOFING - CAPISTRANO

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

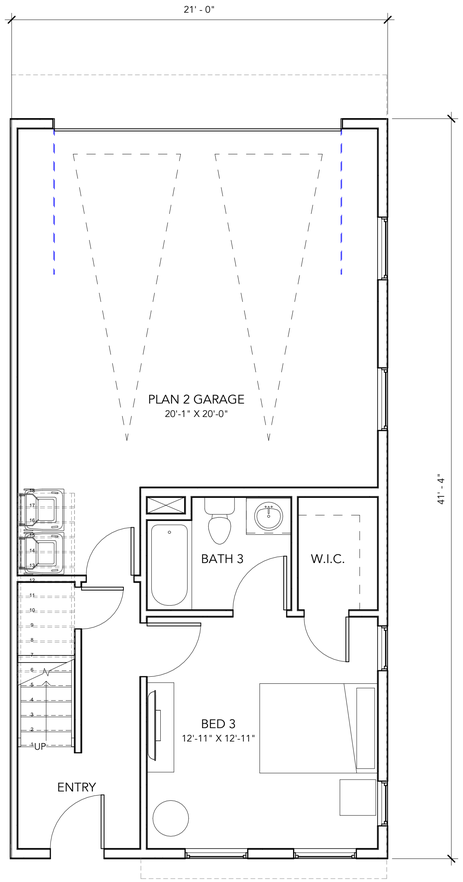
DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

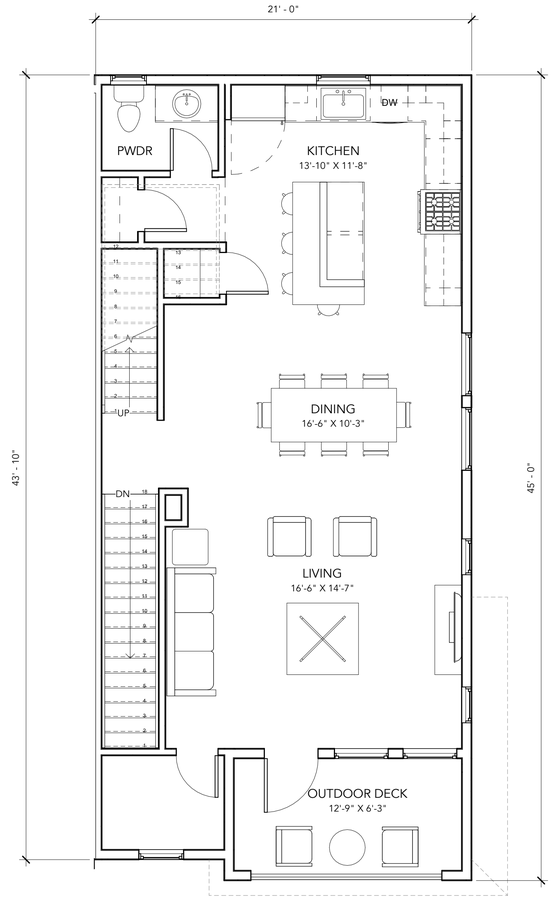
KELEMEN COMPANY

LOT 2 - SFD, ATTACHED "C"
2-PLEX COVER SHEET | A31

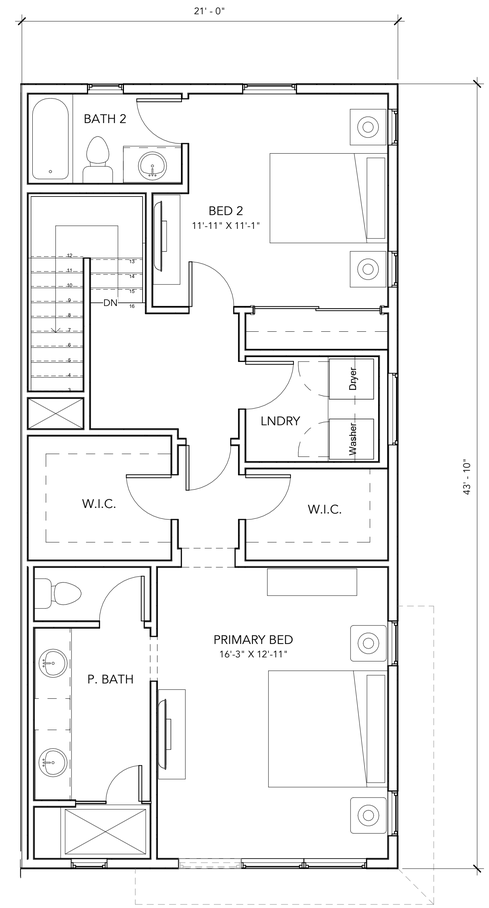
URBAN ARENA



1 LEVEL 1 - PLAN 2
1/4" = 1'-0"



2 LEVEL 2 - PLAN 2
1/4" = 1'-0"



3 LEVEL 3 - PLAN 2
1/4" = 1'-0"

PLAN 2
2,151 SF GROSS

PLAN 2 • 3BR / 3.5BA	
PLAN 2 • FIRST FLOOR	362 SF
PLAN 2 • SECOND FLOOR	774 SF
PLAN 2 • THIRD FLOOR	829 SF
PLAN 2 • TOTAL NET	1,965 SF
PLAN 2 • 2-CAR GARAGE - NET	438 SF
PLAN 2 • DECK - NET	79 SF

PLAN 2 • 3BR / 3.5BA	
PLAN 2 • FIRST FLOOR	398 SF
PLAN 2 • SECOND FLOOR	840 SF
PLAN 2 • THIRD FLOOR	913 SF
PLAN 2 • TOTAL GROSS	2,151 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 12 | 16 | 25

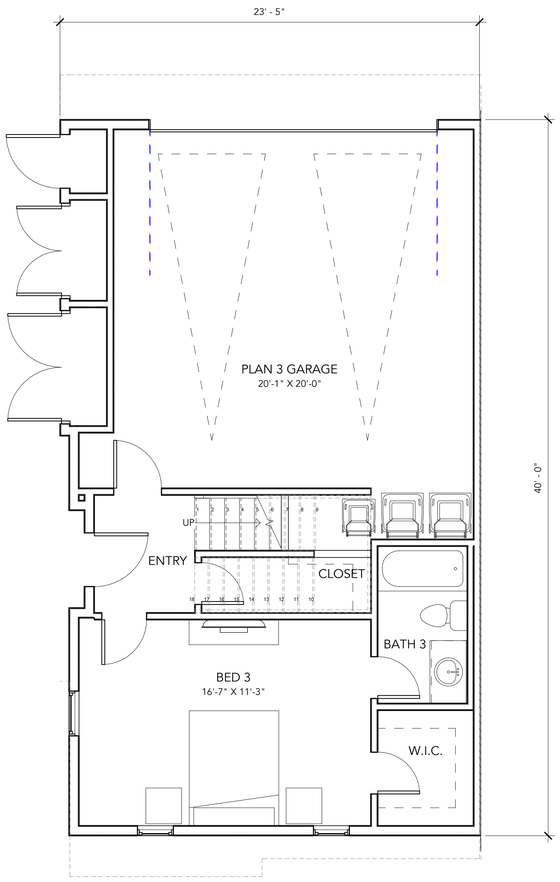
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

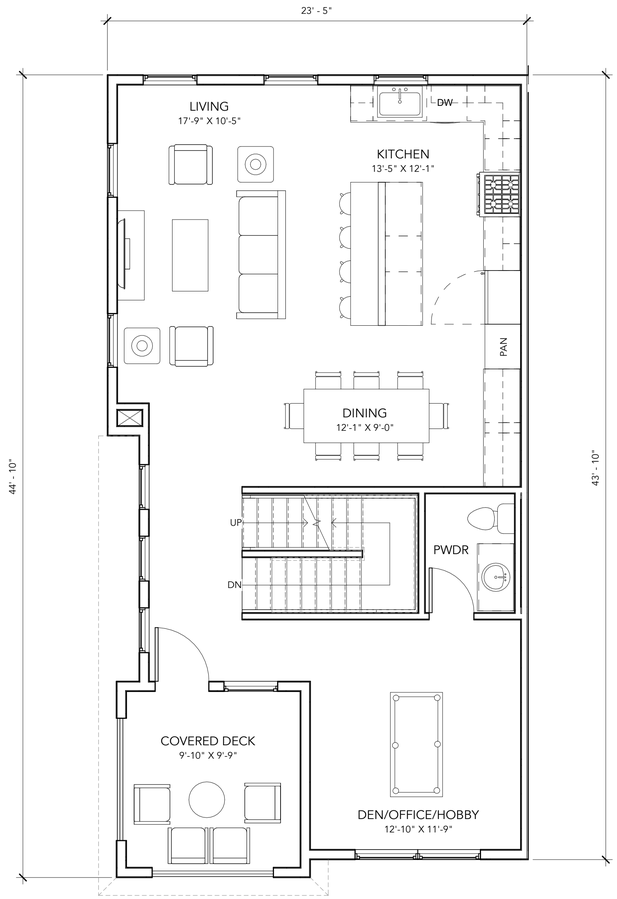
1/4" - 1' - 0" SCALE
0 4 8

LOT 2 - SFD, ATTACHED "C"
2-PLEX FLOOR PLAN 2 | A32

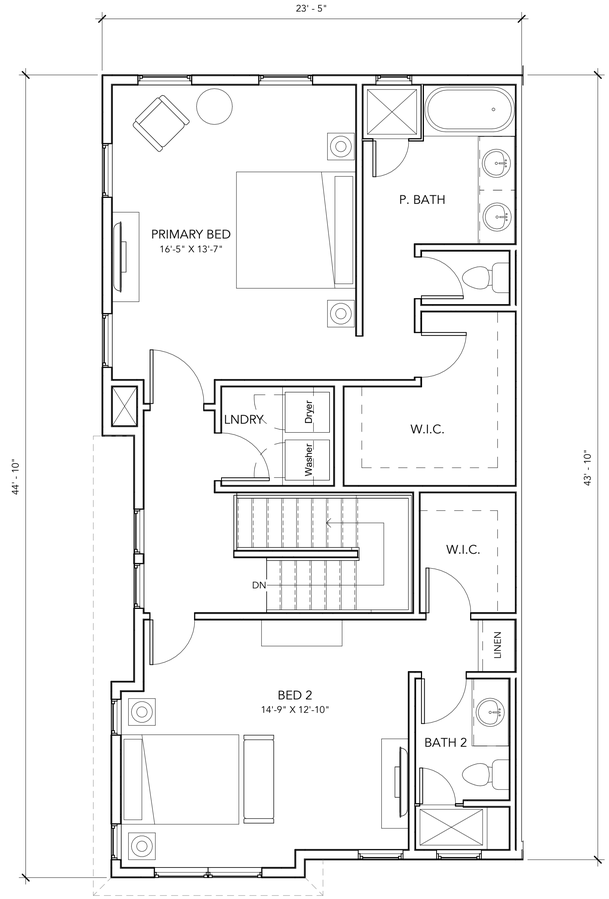
URBAN ARENA



1 LEVEL 1 - PLAN 3
1/4" = 1'-0"



2 LEVEL 2 - PLAN 3
1/4" = 1'-0"



3 LEVEL 3 - PLAN 3
1/4" = 1'-0"

PLAN 3
2,316 SF GROSS

PLAN 3 • 3BR / 3.5BA	
PLAN 3 • FIRST FLOOR	371 SF
PLAN 3 • SECOND FLOOR	836 SF
PLAN 3 • THIRD FLOOR	923 SF
PLAN 3 • TOTAL NET	2,130 SF
PLAN 3 • 2-CAR GARAGE - NET	437 SF
PLAN 3 • DECK - NET	97 SF

PLAN 3 • 3BR / 3.5BA	
PLAN 3 • FIRST FLOOR	410 SF
PLAN 3 • SECOND FLOOR	899 SF
PLAN 3 • THIRD FLOOR	1,007 SF
PLAN 3 • TOTAL GROSS	2,316 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 12 | 16 | 25

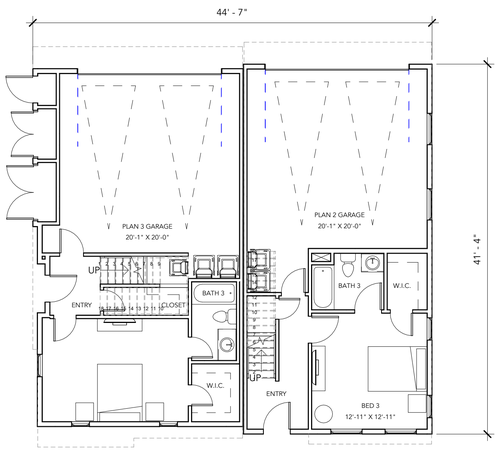
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/4" - 1' - 0" SCALE
0 4 8

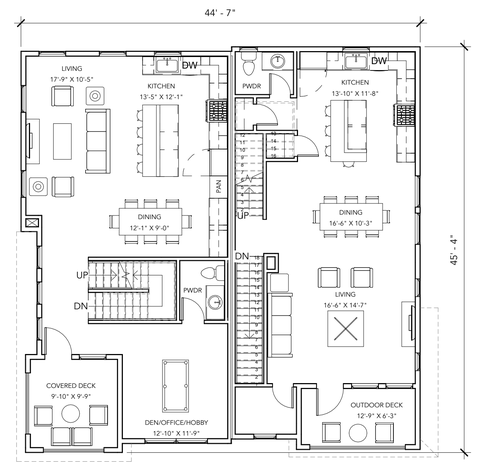
LOT 2 - SFD, ATTACHED "C"
2-PLEX FLOOR PLAN 3 | A33

URBAN ARENA



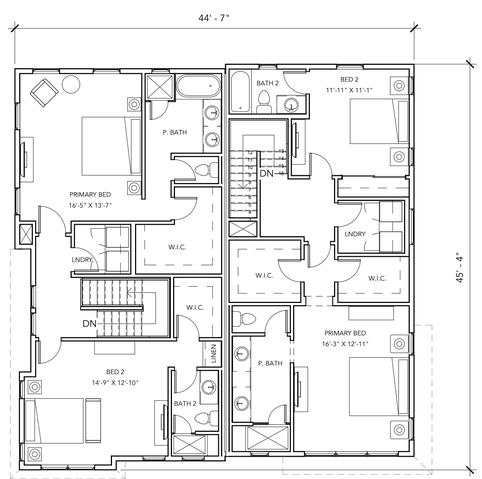
PLAN 3 PLAN 2

FIRST LEVEL



PLAN 3 PLAN 2

SECOND LEVEL



PLAN 3 PLAN 2

THIRD LEVEL

*CONCEPTUAL SOLAR AREA SHOWN. ACTUAL LOCATION MAY VARY BASED ON OPTIMAL SOLAR ORIENTATION FOR EACH BUILDING

SOLAR PANEL SYSTEM TO ATTACH TO ROOF STRUCTURE

EST. SOLAR AREA
=1,237 SF

EST. SYSTEM SIZE
1,237 SF X 0.018 KW/SF X 50% = 11.1 KW

*REFER TO SHEET A26 FOR PLAN 3 AND PLAN 2 EGRESS ANALYSIS

*REFER TO SHEET A45 FOR BUILDING CODE ANALYSIS

ROOF

*SEE PAGE A36 & A38 FOR ROOFING MATERIAL

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/8" - 1' - 0" SCALE

0 8 16

LOT 2 - SFD, ATTACHED "C"
2-PLEX COMPOSITE PLANS | A34

URBAN ARENA

FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

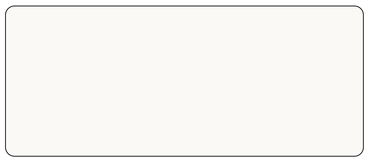
KELEMEN COMPANY

3/16" - 1' - 0" SCALE

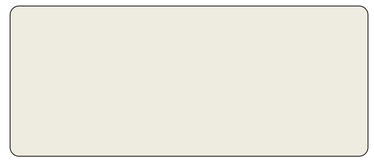
0 8 16

LOT 2 - SFD, ATTACHED "C"
2-PLEX SCHEME A ELEVATIONS | A35

URBAN ARENA



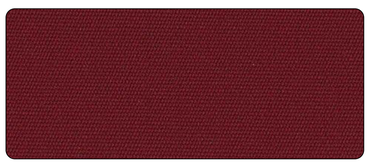
A STUCCO 1 LIGHT SAND FINISH
SW 7005 "PURE WHITE"
SHERWIN WILLIAMS



B STUCCO 2 LIGHT SAND FINISH
SW 7551 "GREEK VILLA"
SHERWIN WILLIAMS

C SHUTTERS
SW 0047 "STUDIO BLUE GREEN"
SHERWIN WILLIAMS

D WOOD POSTS, TRIM 2, GARAGE
& ENTRY DOORS 1
SW 6082 "SABLE"
SHERWIN WILLIAMS

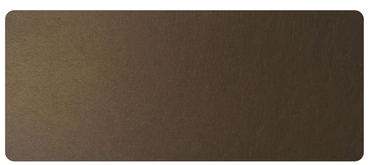


E AWNINGS
CANVAS BURGUNDY
SUNBRELLA

F RAILINGS
SW 6991 "BLACK MAGIC"
SHERWIN WILLIAMS

G WALL CAP & ACCENT
DESERT
ARTO

H ENTRY DOORS 2
SW 6143 "BASKET BEIGE"
SHERWIN WILLIAMS



I ALUMINUM STOREFRONT - SINGLE
HUNG -BRONZE
MILGARD

J TILE ROOF
SCC 8806 "TUSCON BLEND"
EAGLE ROOFING - CAPISTRANO

FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

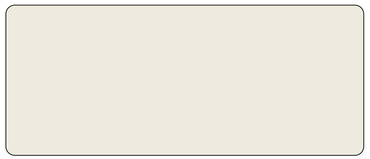
KELEMEN COMPANY

3/16" - 1' - 0" SCALE

0 8 16

LOT 2 - SFD, ATTACHED "C"
2-PLEX SCHEME B ELEVATIONS | A37

URBAN ARENA



A STUCCO 1 LIGHT SAND FINISH
SW 7008 "ALABASTER"
SHERWIN WILLIAMS

C STUCCO 2 LIGHT SAND FINISH
& TRIM 1
SW 7052 "GRAY AREA"
SHERWIN WILLIAMS

C ENTRY DOOR 1
SW 0047 "STUDIO BLUE GREEN"
SHERWIN WILLIAMS

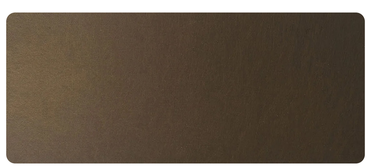
D TRIM 2, SHUTTERS, WOOD POSTS, &
GARAGE
SW 6082 "SABLE"
SHERWIN WILLIAMS

E ENTRY DOORS 2
SW 6143 "BASKET BEIGE"
SHERWIN WILLIAMS

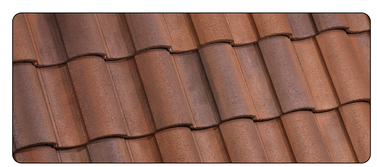
F RAILINGS
SW 6991 "BLACK MAGIC"
SHERWIN WILLIAMS

G AWNINGS
CAST LAGOON
SUNBRELLA

H TERRA COTTA TILE & WALL CAP
MISSION RED
ARTO 8x8



I ALUMINUM STOREFRONT - SINGLE
HUNG -BRONZE
MILGARD



J TILE ROOF
3636 PIEDMONT BLEND
EAGLE ROOFING - CAPISTRANO

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 2 - SFD, ATTACHED "C"
2-PLEX SCHEME B COLORS & MATERIALS | A38

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 3 - SFD, ATTACHED "D"
DUPLEX COVER SHEET | A39

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 3 - SFD, ATTACHED "D"
DUPLEX FRONT A PERSPECTIVE | A40

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 3 - SFD, ATTACHED "D"
DUPLEX FRONT B PERSPECTIVE | A41

URBAN ARENA

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

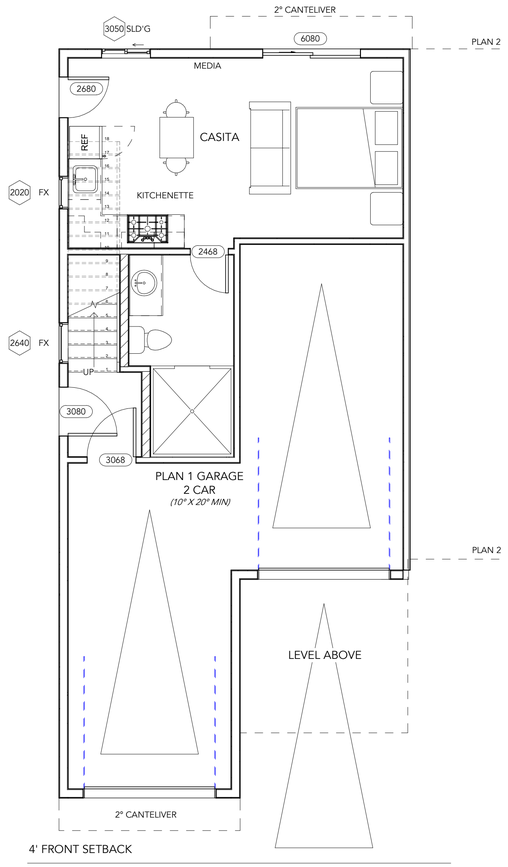
DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

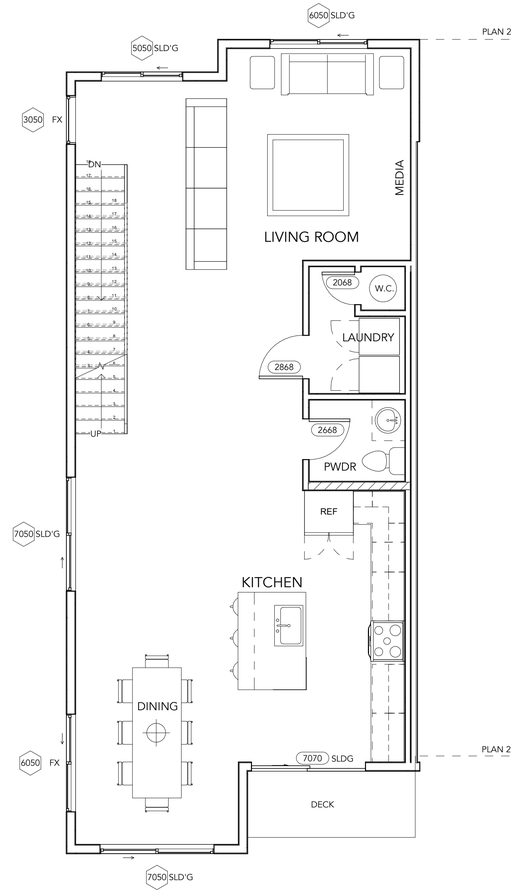
KELEMEN COMPANY

LOT 3 - SFD, ATTACHED "D"
DUPLEX REAR PERSPECTIVE | A42

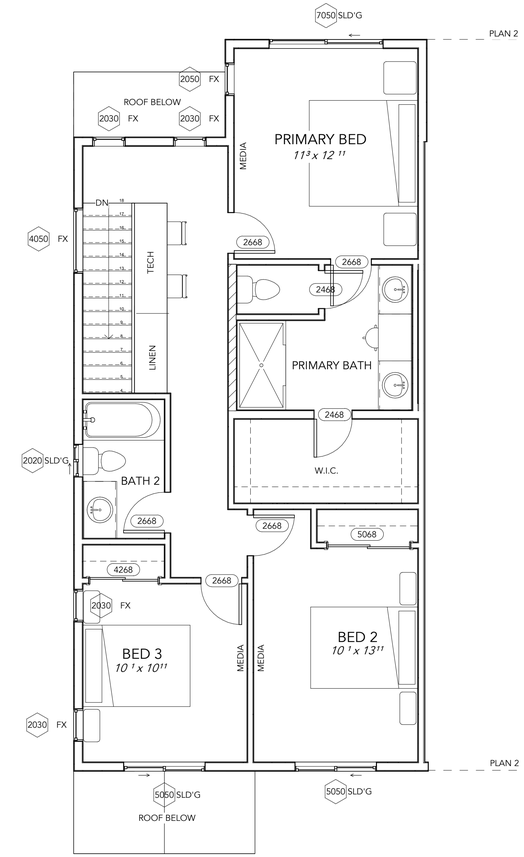
URBAN ARENA



1 PLAN 1 - LEVEL 1
1/4" = 1'-0"



2 PLAN 1 - LEVEL 2
1/4" = 1'-0"



3 PLAN 1- LEVEL 3
1/4" = 1'-0"

PLAN 1
2,334 SF GROSS

PLAN 1 • 4 BR/3.5 BA - NET	
PLAN 1 • FIRST FLOOR NET	340 SF
PLAN 1 • SECOND FLOOR NET	933 SF
PLAN 1 • THIRD FLOOR NET	821 SF
PLAN 1 • TOTAL	2094 SF

PLAN 1 • 2-CAR GARAGE NET	404 SF
PLAN 1 • DECK	41 SF

PLAN 1 • 4 BR/3.5 BA - GROSS	
PLAN 1 • FIRST FLOOR GROSS	408 SF
PLAN 1 • SECOND FLOOR GROSS	1012 SF
PLAN 1 • THIRD FLOOR GROSS	914 SF
PLAN 1 • TOTAL	2334 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 12 | 16 | 25

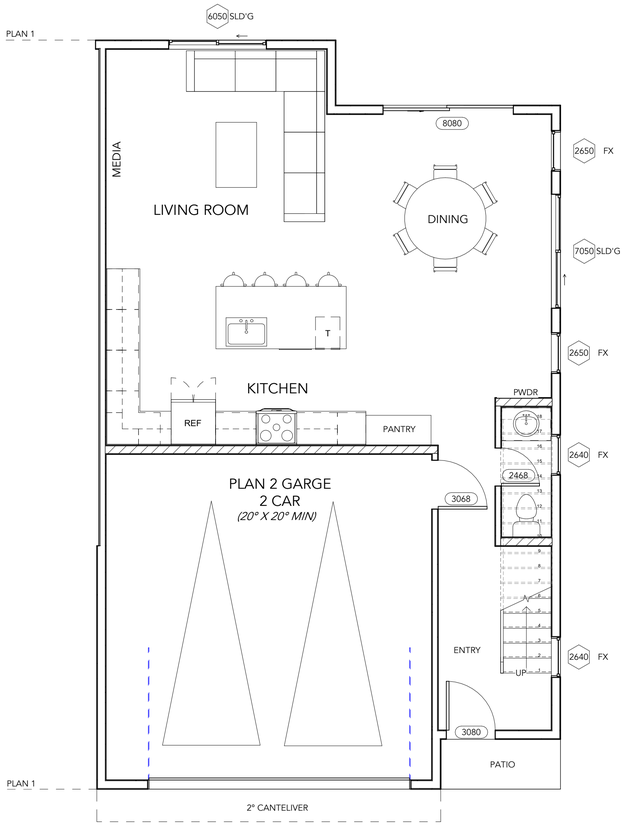
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

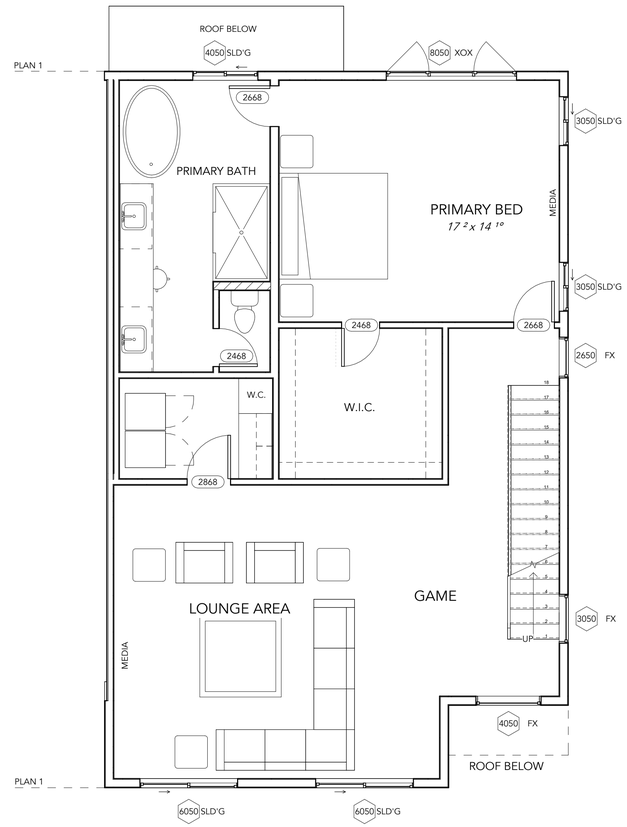
1/4" - 1' - 0" SCALE
0 4 8

LOT 3 - SFD, ATTACHED "D"
DUPLEX FLOOR PLAN 1 | A43

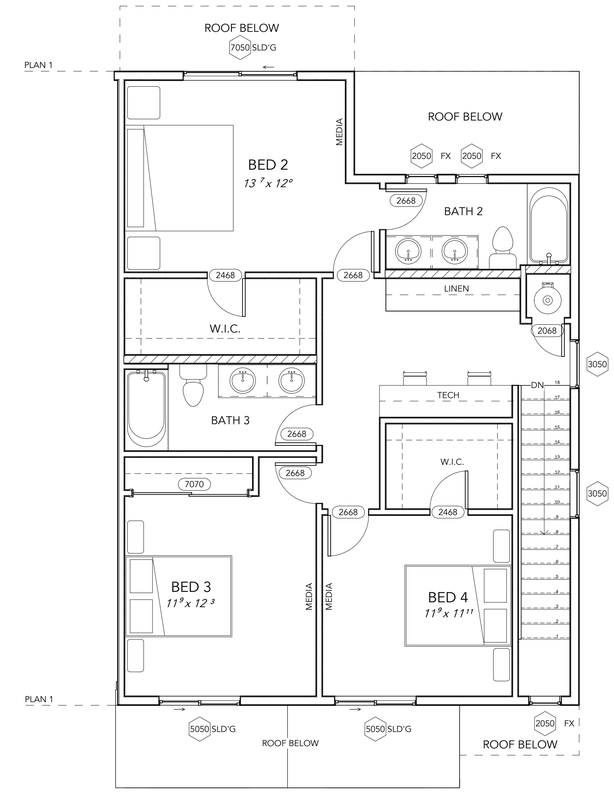
URBAN ARENA



1 PLAN 2 - LEVEL 1



2 PLAN 2 - LEVEL 2



3 PLAN 2 - LEVEL 3
1/4" = 1'-0"

PLAN 2
3,025 SF GROSS

PLAN 2 • 4 BR/3.5 BA - NET	
PLAN 2 • FIRST FLOOR NET	731 SF
PLAN 2 • SECOND FLOOR NET	1135 SF
PLAN 2 • THIRD FLOOR NET	911 SF
PLAN 2 • TOTAL	2777 SF

PLAN 2 • 2-CAR GARAGE NET	400 SF
PLAN 2 • ENTRY PORCH	22 SF

PLAN 2 • 4 BR/3.5 BA -GROSS	
PLAN 2 • FIRST FLOOR GROSS	804 SF
PLAN 2 • SECOND FLOOR GROSS	1205 SF
PLAN 2 • THIRD FLOOR GROSS	1016 SF
PLAN 2 • TOTAL	3025 SF

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 12 | 16 | 25

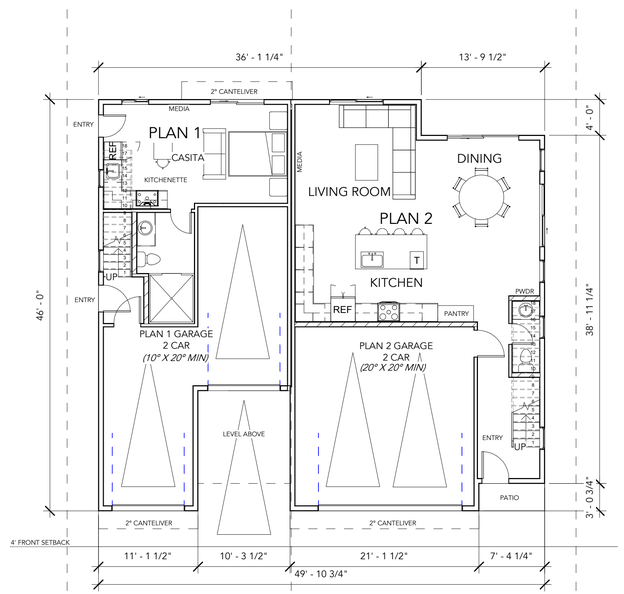
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

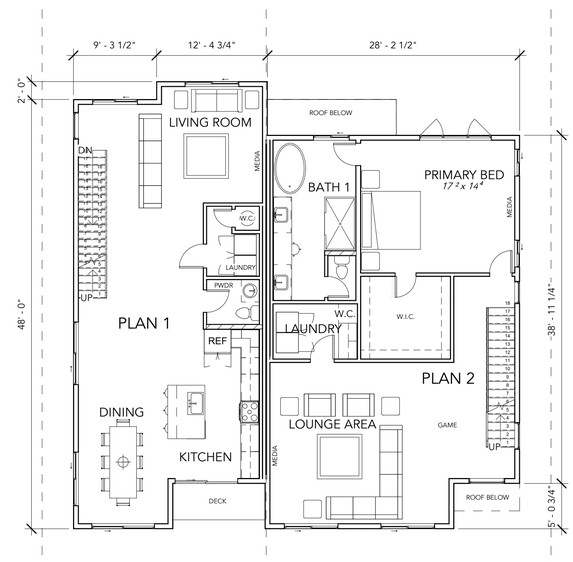
1/4" - 1' - 0" SCALE
0 4 8

LOT 3 - SFD, ATTACHED "D"
DUPLEX FLOOR PLAN 2 | A44

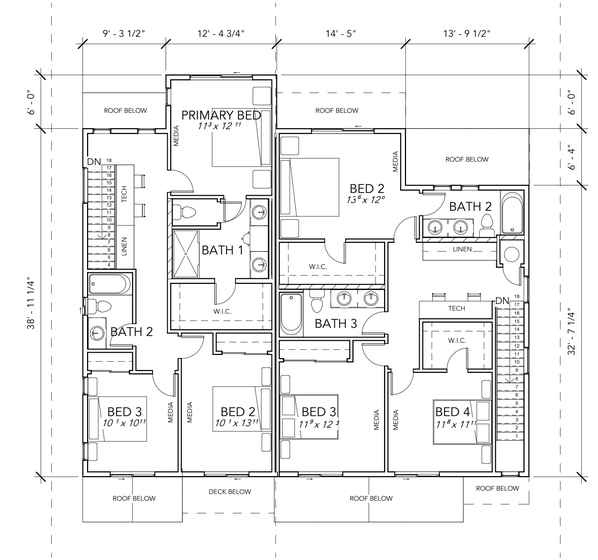
URBAN ARENA



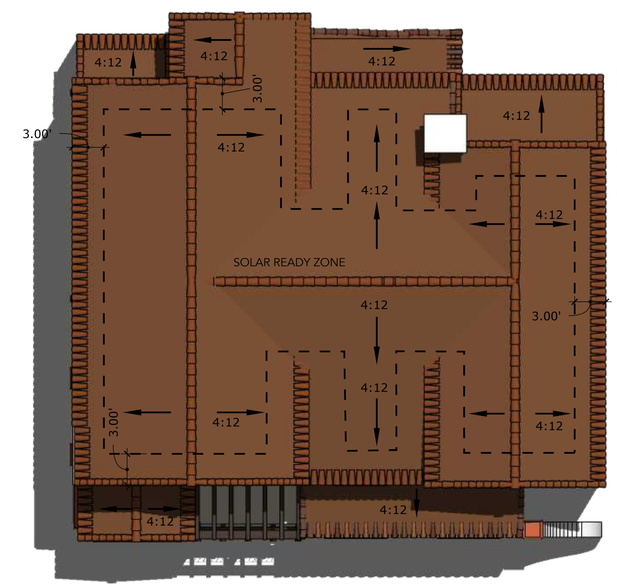
1 LEVEL 1
1/8" = 1'-0"



2 LEVEL 2
1/8" = 1'-0"



3 LEVEL 3



ROOF PLAN
*SEE PAGE A48 & A50 FOR ROOFING MATERIAL

NOTES:

*CONCEPTUAL SOLAR AREA SHOWN. ACTUAL LOCATION MAY VARY BASED ON OPTIMAL SOLAR ORIENTATION FOR EACH BUILDING

*SOLAR PANEL SYSTEM TO ATTACH TO ROOF STRUCTURE

EST. SOLAR AREA
=1,170 SF

EST. SYSTEM SIZE
1,170 SF X 0.018 KW/SF X 50% = 10.5 KW

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

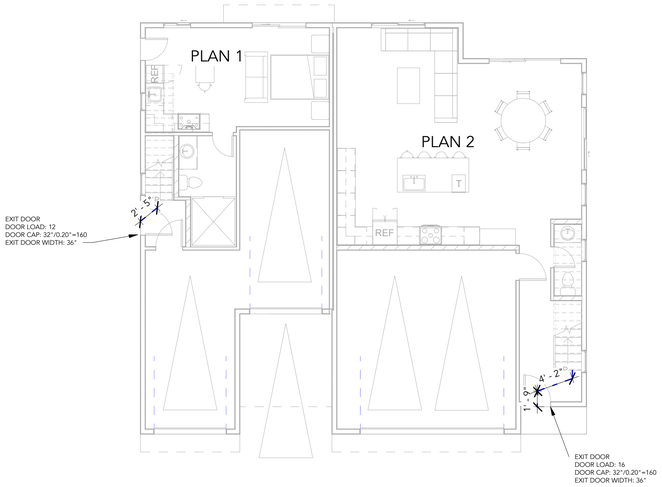
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

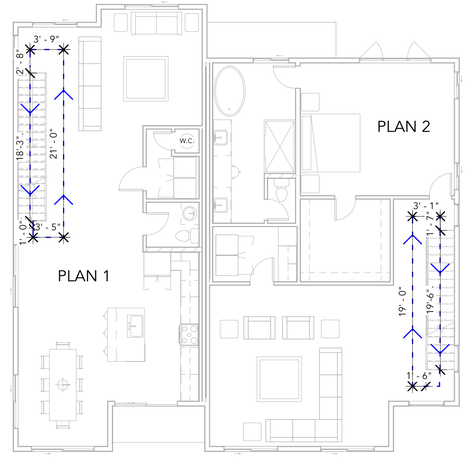
1/8" - 1' - 0" SCALE
0 8 16

LOT 3 - SFD, ATTACHED "D"
DUPLEX COMPOSITE PLANS | A45

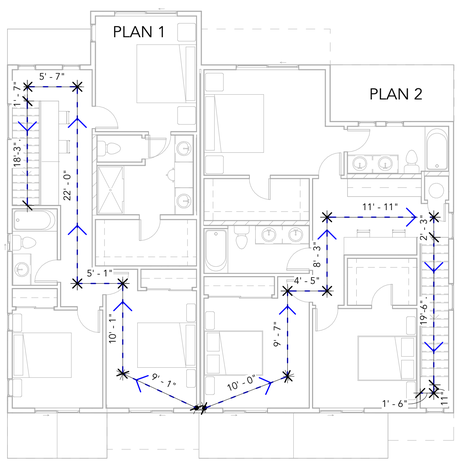
URBAN ARENA



1 LEVEL 1 - EGRESS ANALYSIS
1/8" = 1'-0"



2 LEVEL 2 - EGRESS ANALYSIS
1/8" = 1'-0"



3 LEVEL 3 - EGRESS ANALYSIS

EXIT TRAVEL DISTANCES

PLAN 1

LEVEL 1	71 ' 8"
LEVEL 2	50 ' 1"
LEVEL 3	2 ' 5"
TOTAL	**124 ' 2"**

PLAN 2

LEVEL 1	68 ' 4"
LEVEL 2	44 ' 8"
LEVEL 3	5 ' 11"
TOTAL	**118 ' 11"**

BUILDING CODE ANALYSIS:	3-STORY TYPE R-3 DUPLEX CRC
OCCUPANCY GROUP:	
SINGLE FAMILY DWELLING:	R-3 CRC
ATT'D GARAGE/CARPORT:	U
TYPE OF CONSTRUCTION: (CBC CH 6)	
SINGLE FAMILY DWELLING:	V-B
ATT'D GARAGE/CAR PORT:	V-B
FIRE SPRINKLERS:	NFPA 13D SPRINKLERS (CBC SECTION 903, CRC R309, & CRC R313)
ALLOWABLE HEIGHT: (LHMC TABLE 9-30.040 MXU ZONING)	35 FT. MAXIMUM
ALLOWABLE STORIES: (CRC SECTION 301.2.2.7)	3 STORIES
EXITING:	
MAXIMUM OCCUPANT LOAD OF SPACE: (CBC SECTION 1004.5) OCCUPANT LOAD FACTOR: 200 SF / PERSON	
	PLAN 1 ACTUAL OCCUPANT LOAD: 12 OCCUPANTS
	PLAN 2 ACTUAL OCCUPANT LOAD: 16 OCCUPANTS
MEANS OF EGRESS SIZING: (CBC SECTION 1005 & 1010)	
STAIRWAY CAPACITY FACTOR: 0.3	PLAN 1 REQURIED STAIR WIDTH: 36 IN MIN. PER CBC SECTION 1011.2
	PLAN 2 REQUIRED STAIR WIDTH: 36 IN MIN. PER CBC SECTION 1011.2
DOORWAY CAPACTITY FACTOR: 0.2	PLAN 1 REQURIED DOOR WIDTH: 32 IN MIN. PER CBC SECTION 1010.1.1
	PLAN 2 REQUIRED DOOR WIDTH: 32 IN MIN. PER CBC SECTION 1010.1.1
SEPARATIONS: (CRC SECTION 302)	SEPARATIONS: (CRC SECTION R302)
	NOTES: CRC R302.2 WALLS SEPERATING TOWNHOUSE UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R302.2.1 OR R302.2.2 AND SHALL COMPLY WITH SECTIONS R302.2.3 THROUGH R302.2.5 CRC R302.2.6 EACH TOWNHOME SHALL BE STRUCTURALLY INDEPENDENT

ALLOWABLE BUILDING AREA:

BUILDING TYPE	OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE NUMBER OF STORIES (CRC SECTION 301.2.2.7)	ACTUAL BUILDING AREA 1ST FLOOR S.F. R3	ACTUAL BUILDING AREA 2ND FLOOR S.F. R3	ACTUAL BUILDING AREA 3RD FLOOR S.F. R3	ACTUAL BUILDING GARAGE S.F. U	DECK & TERRACE	MAX. BUILDING HEIGHT (LHMC TABLE 9-30.040 MXU ZONING)	ACTUAL BUILDING HEIGHT	TOTAL ACTUAL BUILDING AREA S.F. R3	ACTUAL BUILDING AREA S.F. R3+U	FIRE WALL REQUIRED
DUPLEX - 3 STORY - PLAN 1	R-3 / U	TYPA VB	3	408	1012	914	443	NONE	35'-0"	38'-6"	2334	2777	NO
DUPLEX - 3 STORY - PLAN 2	R-3 / U	TYPA VB	3	804	1205	1016	424	NONE			3025	3449	NO
TOTAL				1212	2217	1930	867				5359	6226	

TERRAVITA
LAGUNA HILLS | CA
KINGSBARN REALTY CAPITAL | 23-109
DATE 12 | 16 | 25

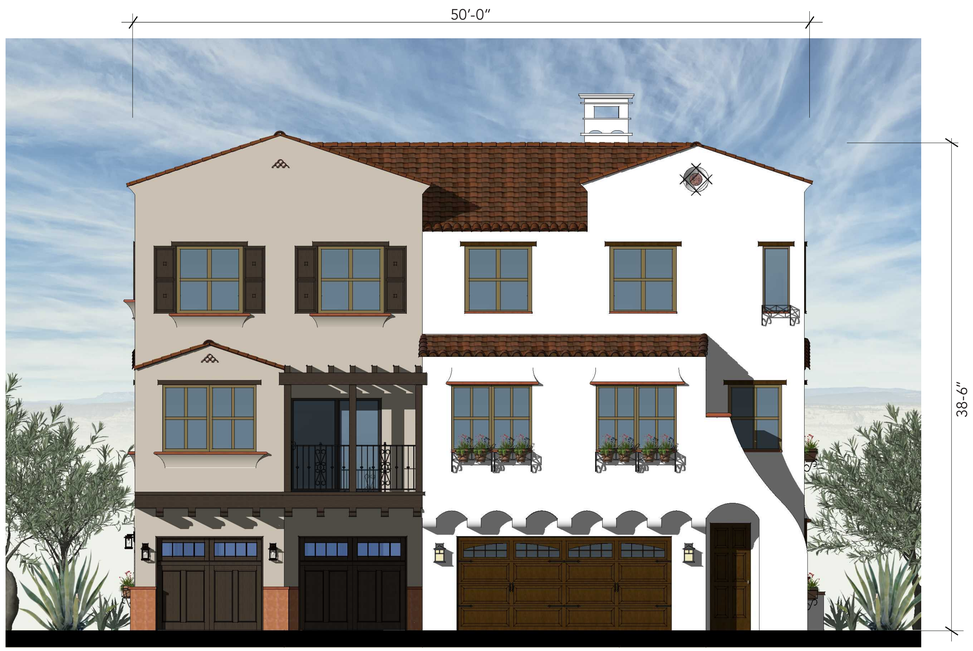
KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

1/8" - 1' - 0" SCALE
0 8 16

LOT 3 - SFD, ATTACHED "D"
DUPLEX CODE AND EGRESS ANALYSIS | A46

URBAN ARENA



FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

DATE 12 | 16 | 25

KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

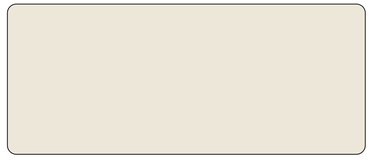
3/16" - 1' - 0" SCALE

0 8 16

LOT 3 - SFD, ATTACHED "D"

DUPLEX SCHEME A ELEVATIONS | A47

URBAN ARENA



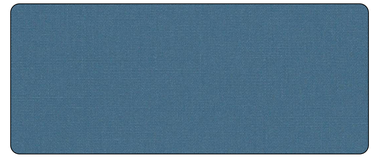
A STUCCO LIGHT SAND FINISH
SW 7511 "BUNGALOW BEIGE"
SHERWIN WILLIAMS

B STUCCO LIGHT SAND FINISH
SW 7008 "ALABASTER"
SHERWIN WILLIAMS

C GARAGE 1 & ENTRY DOORS 1,
SHUTTERS, POSTS
SW 7020 "BLACK FOX"
SHERWIN WILLIAMS

D GARAGE 2 & ENTRY DOORS 2
SW 2808 "ROCKWOOD DARK BROWN"
SHERWIN WILLIAMS

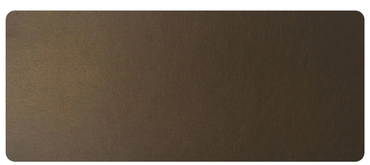
E RAILING
SW 6990 "CAVIAR"
SHERWIN WILLIAMS



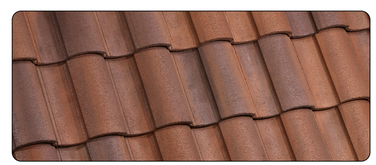
F AWNINGS
SAPPHIRE BLUE
SUNBRELLA

G TERRA COTTA TILE & WALL CAP
MISSION RED
ARTO 8x8

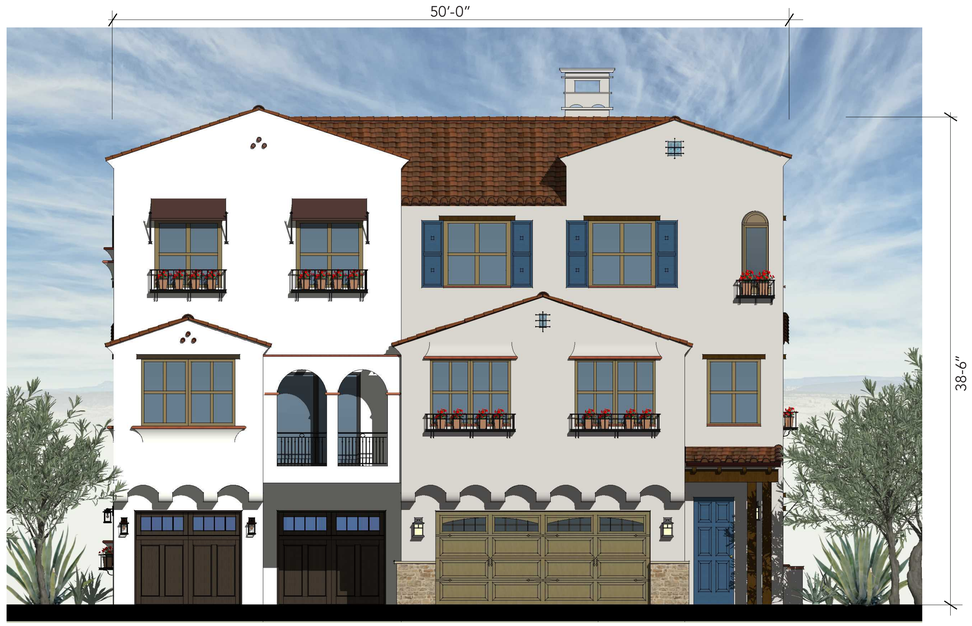
H PORCELAIN TILE - CEMENTINE
POSA 4
ARIZONA TILE 8x8



I ALUMINUM STOREFRONT - SINGLE
HUNG -BRONZE
MILGARD



J TILE ROOF
3636 PIEDMONT BLEND
EAGLE ROOFING - CAPISTRANO



FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN REALTY CAPITAL | 23-109

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KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

3/16" - 1' - 0" SCALE

0 8 16

LOT 3 - SFD, ATTACHED "D"

DUPLEX SCHEME B ELEVATIONS | A49

URBAN ARENA

A STUCCO LIGHT SAND FINISH
SW 7006 "EXTRA WHITE"
SHERWIN WILLIAMS

B STUCCO LIGHT SAND FINISH
SW 7632 "MODERN GRAY"
SHERWIN WILLIAMS

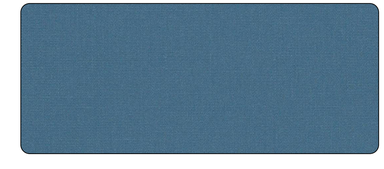
C GARAGE 1, ENTRY DOORS,
& SHUTTERS 1
SW 7020 "BLACK FOX"
SHERWIN WILLIAMS

D GARAGE 2
SW 6102 "PORTABELLO"
SHERWIN WILLIAMS

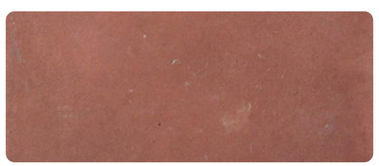
E RAILING
SW 6990 "CAVIAR"
SHERWIN WILLIAMS

F ENTRY DOORS & SHUTTERS 2
SW 9684 "AZURE TIDE"
SHERWIN WILLIAMS

G AWNINGS
MAHOGANY
SUNBRELLA



H AWNINGS
SAPPHIRE BLUE
SUNBRELLA



I TILE ACCENT
SPANISH INN RED
ARTO

J STONE - CUT COARSE STONE
SEASHELL
EL DORADO STONE

K ALUMINUM STOREFRONT
SINGLE HUNG -BRONZE
MILGARD

L PORCELAIN TILE - CEMENTINE
POSA 1
ARIZONA TILE 8x8

M TILE ROOF
3606 VALLEJO RANGE
EAGLE ROOFING - CAPISTRANO

TERRAVITA

LAGUNA HILLS | CA

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KINGSBARN REALTY CAPITAL

KELEMEN COMPANY

LOT 3 - SFD, ATTACHED "D"
DUPLEX SCHEME B COLOR & MATERIALS | A50

URBAN ARENA

BUILDING SUMMARY

UNIT TYPE	B LEVEL	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	PERCENTAGE	TOTAL
S1	1	4	5	5	5	5	11.31%	25
STUDIOS	1	4	5	5	5	5	**11.31%**	**25**
A1	4	9	10	12	12	12	26.70%	59
A1.1	2	2	2	2	2	2	5.43%	12
A1A	0	1	4	4	4	4	7.69%	17
A2	1	1	0	0	0	0	0.90%	2
A3	0	8	9	9	9	9	19.91%	44
1 BEDS	7	21	25	27	27	27	**60.63%**	**134**
B1	0	1	1	1	1	1	8.06%	5
B2	1	9	11	11	11	10	23.98%	53
B3	0	0	1	1	1	1	1.81%	4
B4	0	1	1	1	1	1	2.26%	5
2 BEDS	1	10	13	13	13	12	**28.05%**	**62**
SUBTOTAL	**9**	**35**	**43**	**45**	**45**	**44**	**100%**	**221**
TOTAL	**221**							

UNIT SUMMARY

UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	TOTAL UNIT %
S1	561	25	14,025	11.3%
A1	615	59	36,285	60.6%
A1.1	615	12	7,380	
A1A	609	17	10,353	
A2	709	2	1,418	
A3	756	44	33,264	
B1	761	5	3,805	25.8%
B2	977	53	51,781	
B3	1,079	4	4,316	
TOTAL	**736 AVERAGE**	**221**	**162,627**	**98%**

PRIVATE OPEN SPACE

UNIT TYPE	BALCONY NET AREA (SQ. FT.)	NUMBER OF UNITS	BALCONY DIMENSIONS	TOTAL NET AREA (SQ. FT.)
S1	0	25	-	0
A1	76	59	9'-10" X 7'-10"	4,484
A1.1	76	12	9'-10" X 7'-10"	912
A1A	76	17	9'-10" X 7'-10"	1,292
A2	66	2	11'-10" X 5'-7"	132
A3	42	44	7'-0" X 6'-0"	1,848
B1	41	5	7'-7" X 5'-4"	205
B2	73	53	8'-0" X 9'-1"	3,869
B3	41	4	6'-0" X 6'-9"	164
TOTAL	**58**	**221**		**12,906**

VEHICLE PARKING SUMMARY

RESIDENTIAL STALLS REQUIRED PER STATE DENSITY BONUS

UNIT TYPE	NUMBER OF UNITS	RATIO	TOTAL STALLS
STUDIOS	25	1.00	25
1 BEDROOM	134	1.00	134
2 BEDROOM	62	1.50	93
TOTAL UNITS	221		252
TOTAL RESIDENTIAL STALLS		**1.14 RATIO**	**252**
USPS STALL PROVIDED			1
LEASING STALLS PROVIDED			3
TOTAL STALLS REQUIRED			**256**

ACCESSIBLE STALLS REQUIRED (CBC 1109A.4 & 1109A.5)

USE TYPE	QUANTITY*	RATIO	TOTAL REQUIRED	NUMBER OF REQUIRED	
				STD.	VAN
ASSIGNED RESIDENTIAL	192	0.02	4	3	1
UNASSIGNED GUEST	0	0.05	0	0	0
UNASSIGNED LEASING	3	0.05	1	0	1
TOTAL ACCESSIBLE STALLS REQUIRED:			**5**	**3**	**2**

NOTE:
* THE ACCESSIBLE STALLS FOR EV ARE CALCULATED BELOW AND NOT INCLUDED IN THIS COUNT.
* (CALCULATED NUMBER OF STALLS = ALL PROVIDED - EV READY CHARGERS & EV READY RECEPTACLES)

EV STALLS REQUIRED (CGBC 4.106.4.2.2.1.b & 4.106.4.2.2.2.b)

EV CATEGORY	NUMBERS OF STALLS	RATIO	REQUIRED
ASSIGNED RESIDENTIAL STALLS			
EV READY - CHARGERS	376	10%	38
EV READY - RECEPTACLES		40%	150
RESIDENTIAL EV STALLS REQUIRED		**50%**	**188**
	TOTAL	1/25 - 8' AISLE*	STANDARD
	188	8	180
UNASSIGNED LEASING STALLS			
EV READY - CHARGERS	3	10%	1
EV READY - RECEPTACLES		40%	2
RESIDENTIAL EV STALLS REQUIRED		**50%**	**3**
	TOTAL	1/25 - 8' AISLE*	STANDARD
	3	1	2

NOTE:
* THE NUMBER OF EV CAPABLESPACES REQUIRED MAY BE REDUCED BY A NUMBER EQUAL TO THE NUMBER OF EV CHARGERS INSTALLED OVER THE FIVE (5) PERCENT REQUIRED. CGBC 4.106.4.2.2 EXCEPTION.
ALL ACCESSIBLE EVSE EQUIPMENT SHALL COMPLY WITH 11B-812. ALL ACCESSIBLE EV STALLS SHALL COMPLY WITH 11A AND 1109A.

RESIDENTIAL STALLS PROVIDED

PARKING LEVEL	STALL COUNT PER USE							TOTAL STALLS PROVIDED
	STANDARD	USPS	GUEST ADA	STANDARD ADA	EV ADA 8' AISLE	EV CHARGERS	EV RECEPTACLES	
1	8	1	0	1	2	2	9	23
2	35			1		7	28	71
3	35			1		7	28	71
4	35			1		7	28	71
5	35			1		7	28	71
6	37					7	29	73
TOTALS	**185**	**1**	**0**	**5**	**2**	**37**	**150**	**380**

TOTAL STALLS PROVIDED

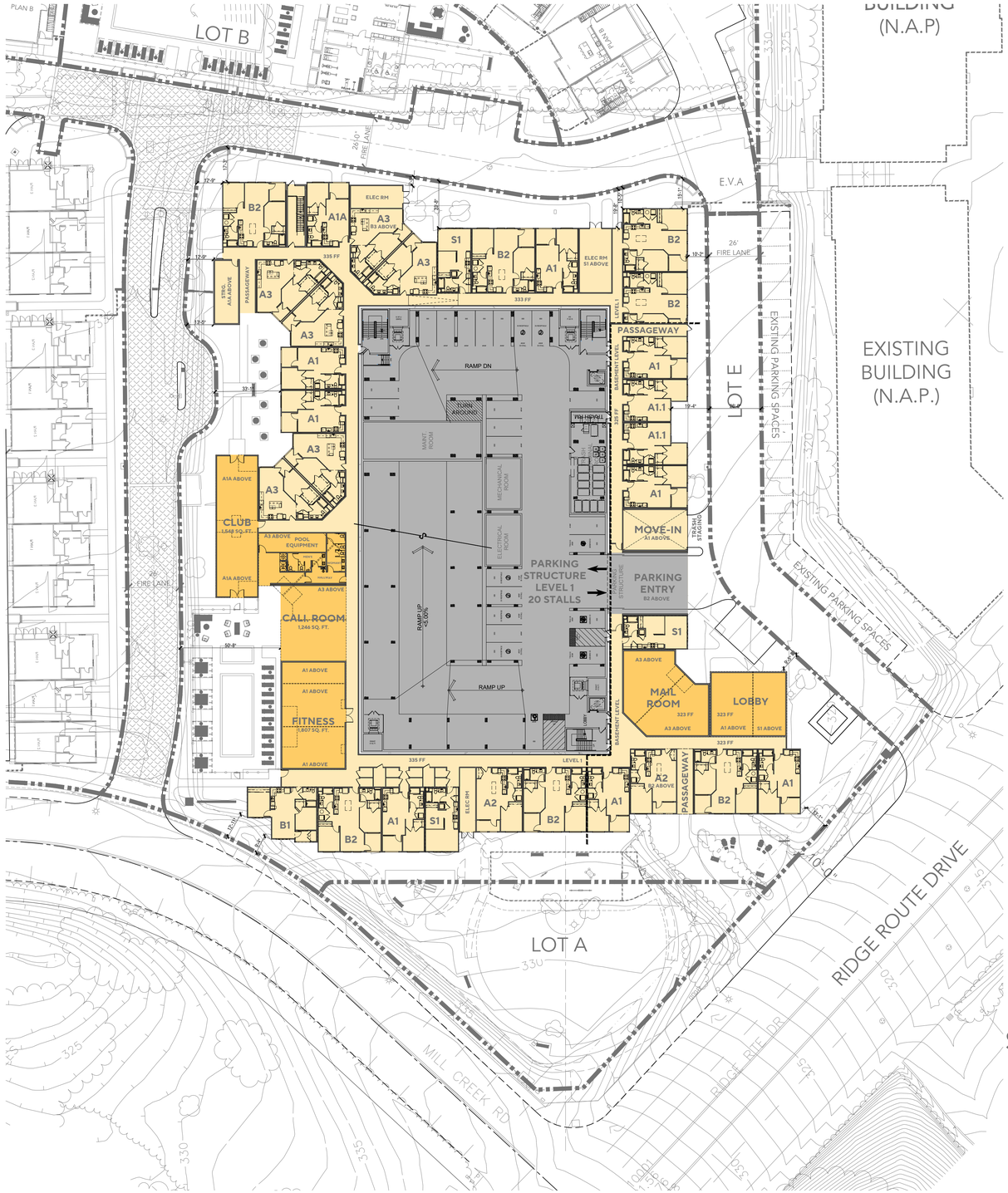
TOTAL STALLS PROVIDED	**380**

TERRAVITA

TERRAVITA IS A 221-UNIT MULTI-FAMILY DEVELOPMENT FEATURING A FIVE-STORY RESIDENTIAL BUILDING DESIGNED AROUND A SIX-LEVEL PARKING STRUCTURE. **TERRAVITA** INCLUDES ± 11,000 SQUARE FEET OF INDOOR AMENITIES AND MULTIPLE LANDSCAPED OUTDOOR COURTYARDS. APARTMENT OPTIONS RANGE FROM STUDIOS TO TWO-BEDROOM UNITS, WITH SIZES VARYING FROM 561 TO 1,179 SQUARE FEET. THE AFFORDABLE UNITS ARE PROVIDED IN THE FORM OF 24 STUDIO UNITS.

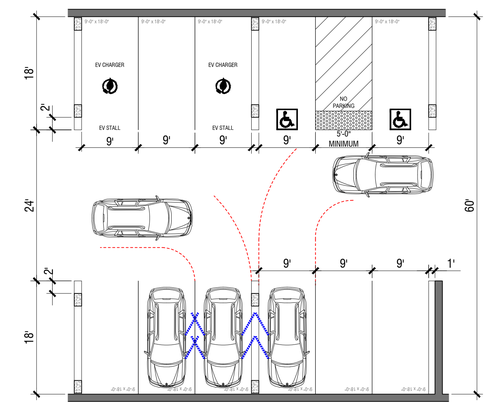
PROJECT ADDRESS: LAGUNA HILLS	
ZONING:	
GROSS LAND AREA:	2.4 ACRES
TOTAL UNITS:	221 UNITS
DENSITY [1]:	92.1 DU/AC
LOT COVERAGE:	71 %
BUILDING GROSS AREA:	233,418 SF
PARKING STRUCTURE GROSS AREA:	161,000 SF

[1] DENSITY CALCULATED FOR PROJECT AS A WHOLE (MULTI-FAMILY & TOWN HOMES).



SITE PLAN

PARKING DIMENSIONS



NOTES:

1. THE PROPOSED DIMENSIONS PROVIDE EQUIVALENT ACCESS AND MANEUVERABILITY TO ALLOW PARKING WITHIN STANDARD OR COLUMN OBSTRUCTED STALLS.
2. THE PROPOSED DIMENSIONS PROVIDE EQUIVALENT OR GREATER DIMENSIONS AND ACCESS FOR PASSENGER LOADING AND UNLOADING AT COLUMN OBSTRUCTED STALLS THAN WHAT IS PROVIDED AT STANDARD STALLS.
3. THE PROPOSED STALL DIMENSIONS ARE 9' X 18' DEEP FOR BOTH STANDARD AND COLUMN OBSTRUCTED STALLS (1' OF ADDITIONAL WIDTH IS PROPOSED AT WALL AND OTHER OBSTRUCTIONS).

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 12 | 18 | 2025

KINGSBARN® CAPITAL & DEVELOPMENT

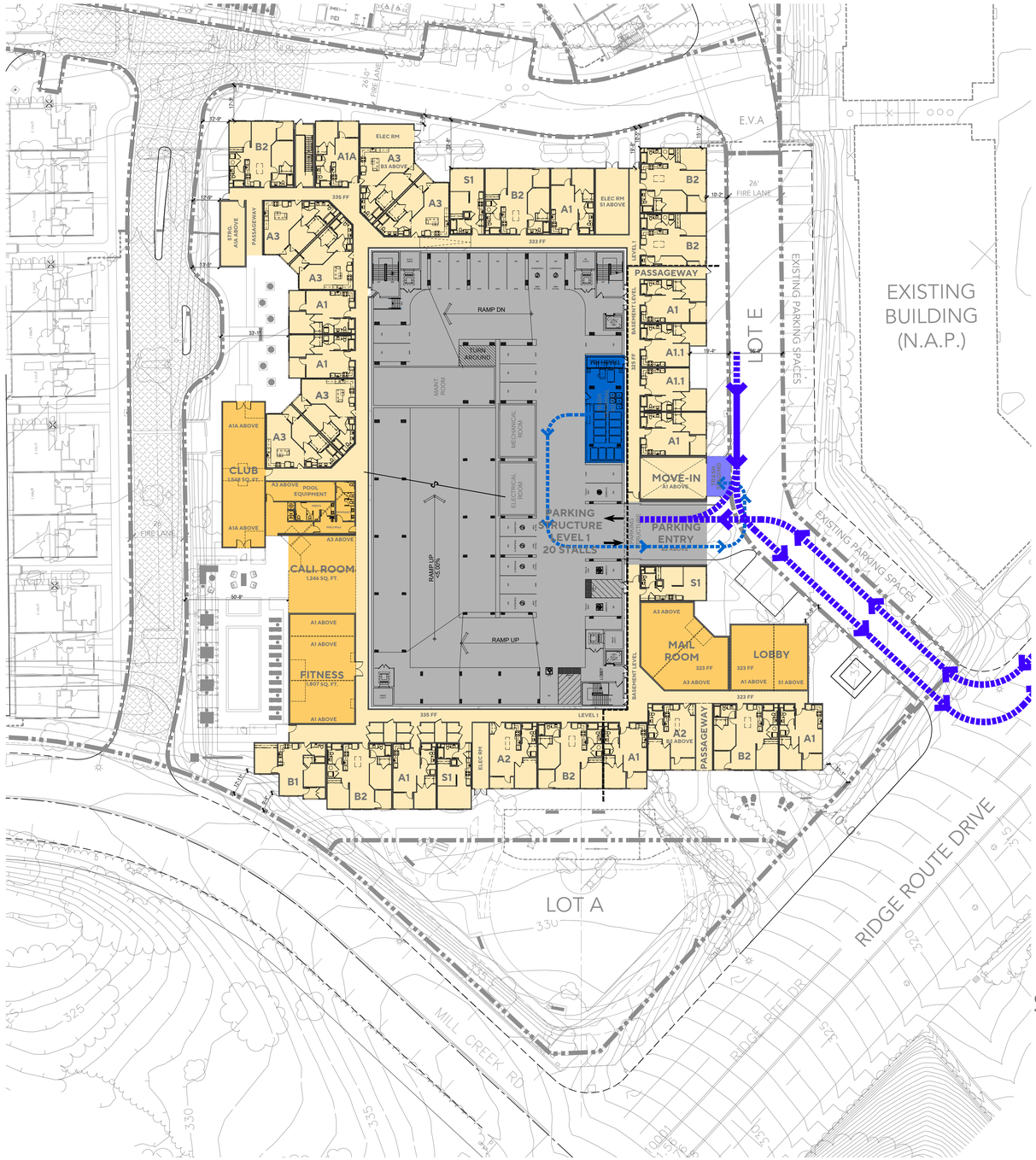
KELEMEN COMPANY

1"=30'-0" SCALE

0 30 60

NORTH

MULTI FAMILY SITE PLAN | A1.0



SITE PLAN

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 12 | 18 | 2025

KINGSBARN® CAPITAL & DEVELOPMENT

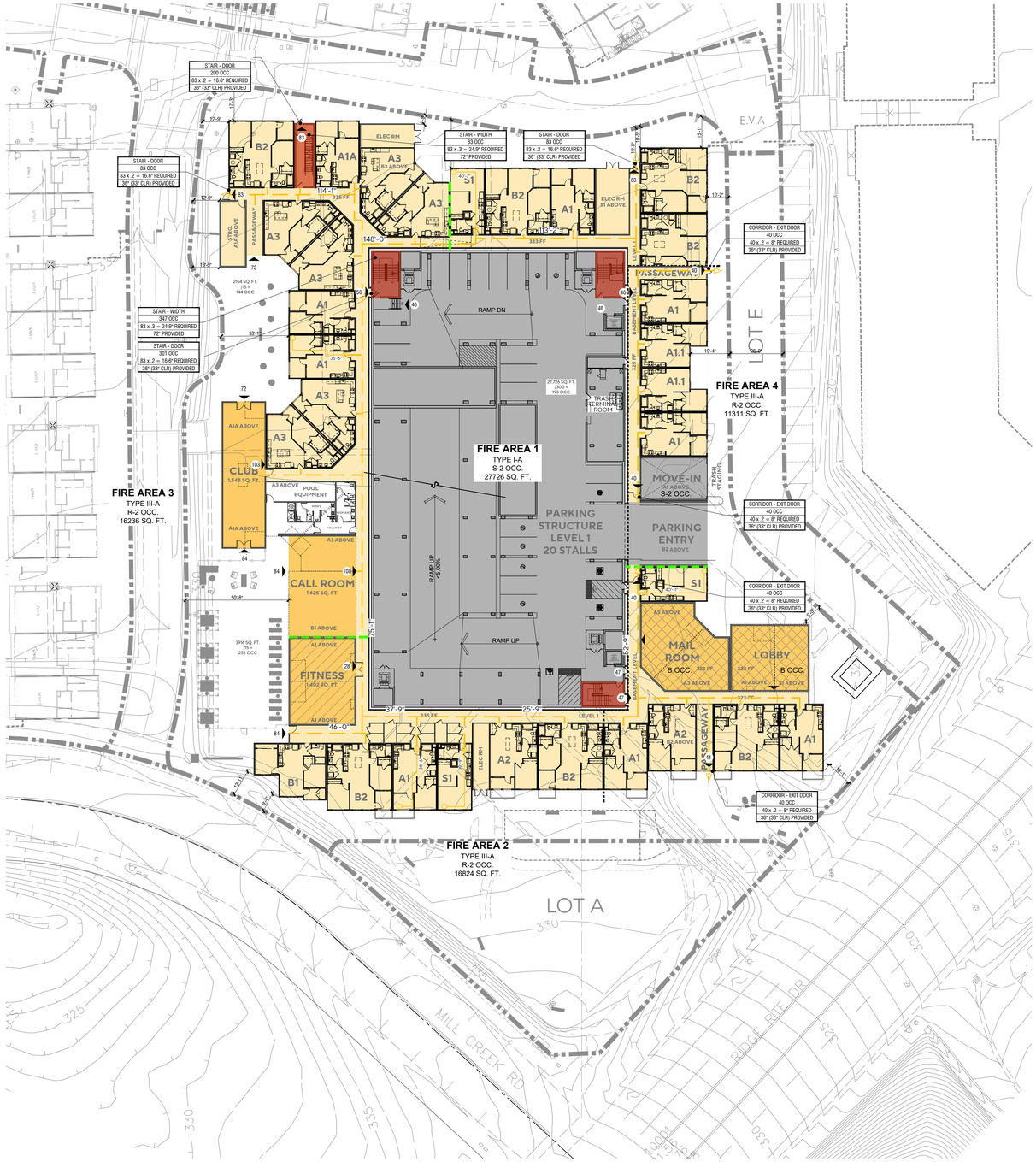
KELEMEN COMPANY

1"=30'-0" SCALE

0 30 60

NORTH

MULTI FAMILY WASTE PLAN | A1.1



SITE PLAN

LEGEND

- STAIRWELL WITH ROOF ACCESS
- FIRE AREA SEPARATION WALL
- ACCESSIBLE MEANS OF EGRESS TO PUBLIC RIGHT-OF-WAY
- # OCCUPANT LOAD COUNT

NOTES

BUILDING OCCUPANCY:	APARTMENTS R-2 & PARKING STRUCTURE S-2
CONSTRUCTION TYPE:	APARTMENTS TYPE III-A & PARKING STRUCTURE TYPE I-A
SYSTEMS:	PARKING STRUCTURE MECHANICALLY VENTILATED
HEIGHT:	± 69'-0"
STORIES:	5 LEVELS OF RESIDENTIAL WITH A PARTIAL BASEMENT

OCCUPANCY TYPE

- S-2 OCCUPANCY
- R-2 OCCUPANCY
- A OCCUPANCY
- A OCCUPANCY - FITNESS
- B OCCUPANCY - LEASING/ MAIL/ COWORK

TERRAVITA
LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661
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KINGSBARN® CAPITAL & DEVELOPMENT

KELEMEN COMPANY

1"=30'-0" SCALE
0 30 60

MULTI FAMILY
EGRESS & AREA SEPARATION | A1.2

BASEMENT

LEVEL 1

LEGEND

- STAIRWELL WITH ROOF ACCESS
- FIRE AREA SEPARATION WALL
- ACCESSIBLE MEANS OF EGRESS TO PUBLIC RIGHT-OF-WAY
- # OCCUPANT LOAD COUNT

NOTES

BUILDING OCCUPANCY:	APARTMENTS R-2 & PARKING STRUCTURE S-2
CONSTRUCTION TYPE:	APARTMENTS TYPE III-A & PARKING STRUCTURE TYPE I-A
SYSTEMS:	PARKING STRUCTURE MECHANICALLY VENTILATED
HEIGHT:	± 69'-0"
STORIES:	5 LEVELS OF RESIDENTIAL WITH A PARTIAL BASEMENT

OCC. LOAD CALC. - BASEMENT

- S-2 OCCUPANCY (200 GROSS / OCCUPANT)
  PARKING STRUCTURE / MOVE-IN
  (27,726 SF + 710 SF) / 200 = 143 OCC.
- R-2 OCCUPANCY (200 GROSS / OCCUPANT)
  RESIDENTIAL UNITS
  13,864 SF / 200 = 70 OCC.
- B-OCCUPANCY (150 GROSS / OCCUPANT)
  LEASING/ MAIL/ COWORK
  2,795 SF/ 150 = 19 OCC.

OCC. LOAD CALC. - LEVEL 1

- S-2 OCCUPANCY (200 GROSS / OCCUPANT)
  PARKING STRUCTURE
  27,726 SF / 200 = 139 OCC.
- R-2 OCCUPANCY (200 GROSS / OCCUPANT)
  RESIDENTIAL UNITS
  38,215 SF / 200 = 191 OCC.
- A OCCUPANCY (15 GROSS / OCCUPANT)
  CLUB / CALIFORNIA ROOM
  3,173 SF / 15 = 211 OCC.
- A OCCUPANCY (50 GROSS / OCCUPANT)
  FITNESS
  1,402 SF / 50 = 28 OCC.

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 12 | 18 | 2025

KINGSBARN® CAPITAL & DEVELOPMENT

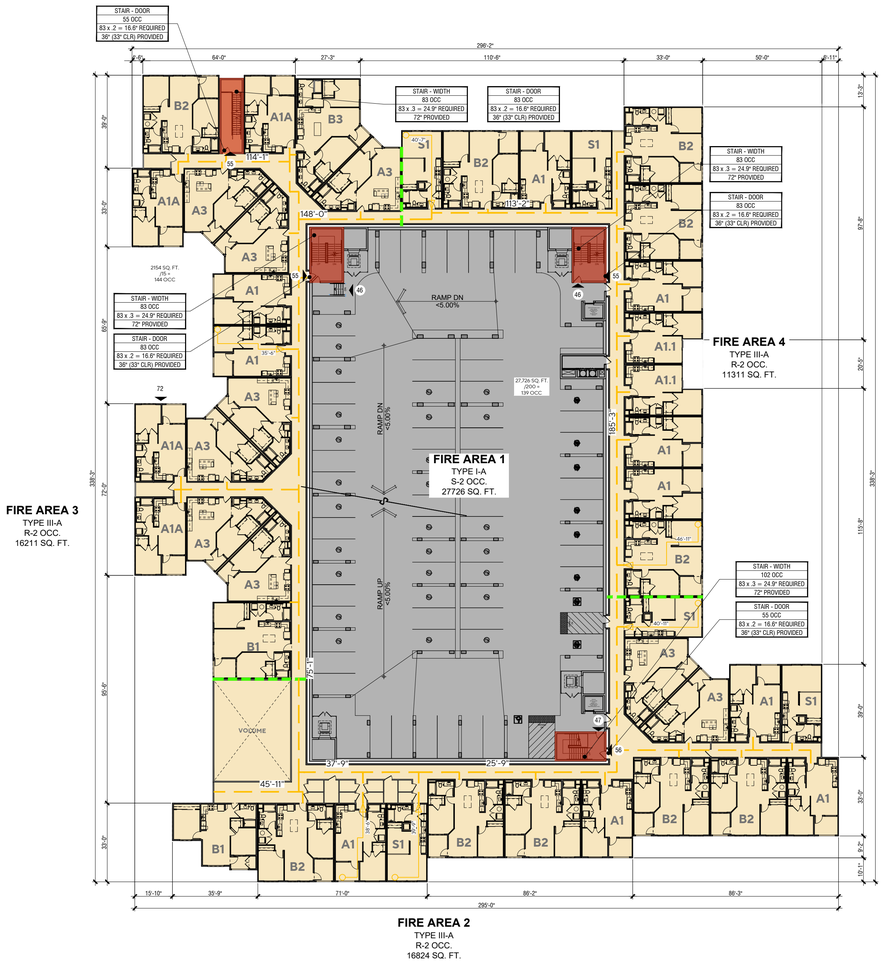
KELEMEN COMPANY

1"=30'-0" SCALE

0 30 60

MULTI FAMILY

EGRESS & AREA SEPARATION | A1.3



TYPICAL UPPER

OCC. LOAD CALC. - TYPICAL UPPER

S-2 OCCUPANCY (200 GROSS / OCCUPANT)
PARKING STRUCTURE
27,726 SF / 200 = 139 OCC.

R-2 OCCUPANCY (200 GROSS / OCCUPANT)
RESIDENTIAL UNITS
44,346 SF / 200 = 222 OCC.

LEGEND

STAIRWELL WITH ROOF ACCESS

FIRE AREA SEPARATION WALL

ACCESSIBLE MEANS OF EGRESS TO PUBLIC RIGHT-OF-WAY

OCCUPANT LOAD COUNT

NOTES

BUILDING OCCUPANCY:	APARTMENTS R-2 & PARKING STRUCTURE S-2
CONSTRUCTION TYPE:	APARTMENTS TYPE III-A & PARKING STRUCTURE TYPE I-A
SYSTEMS:	PARKING STRUCTURE MECHANICALLY VENTILATED
HEIGHT:	± 69'-0"
STORIES:	5 LEVELS OF RESIDENTIAL WITH A PARTIAL BASEMENT

TERRAVITA
LAGUNA HILLS | CA

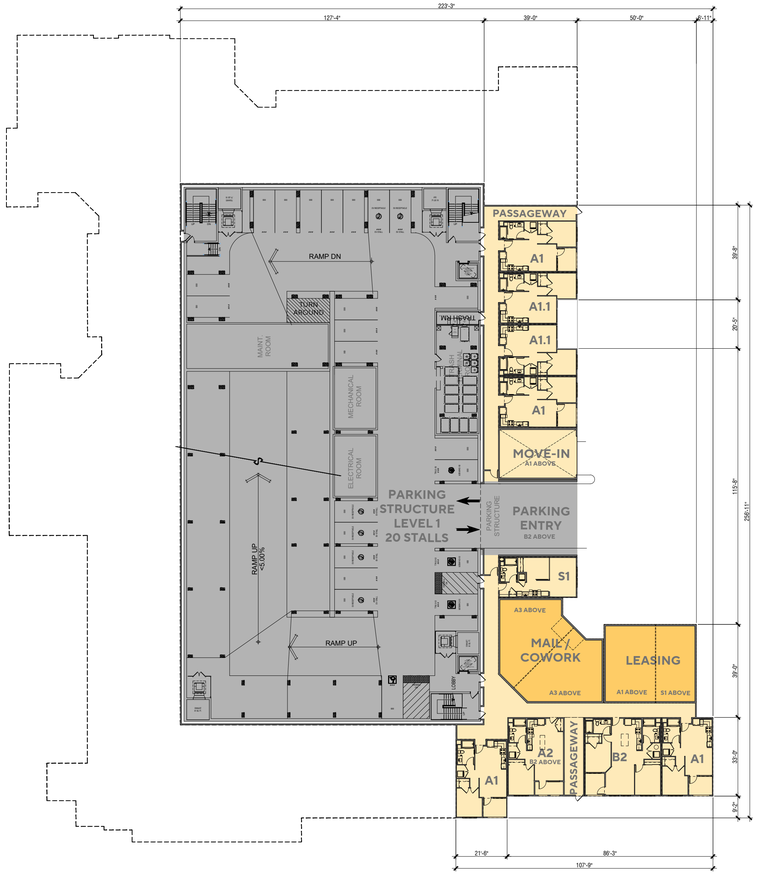
KINGSBARN | KELEMEN CO. | 22-0661
DATE 12 | 18 | 2025

KINGSBARN® CAPITAL & DEVELOPMENT

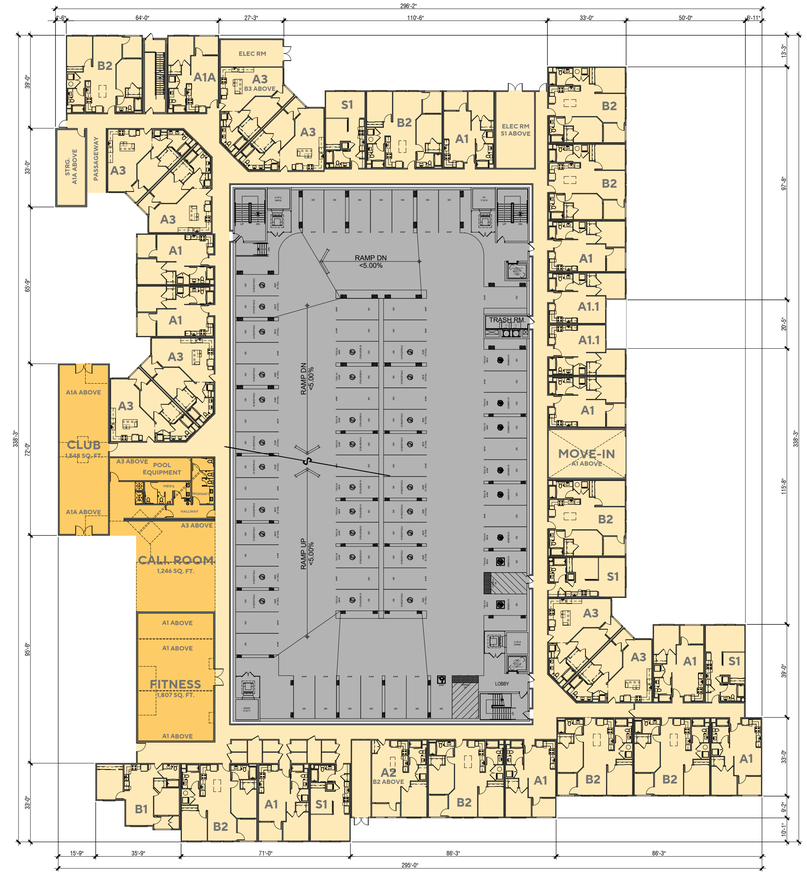
KELEMEN COMPANY

1"=30'-0" SCALE
0 30 60

MULTI FAMILY
EGRESS & AREA SEPARATION | A1.3A

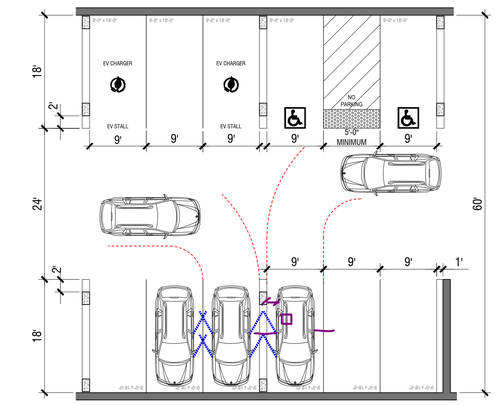


BASEMENT LEVEL



LEVEL 1

PARKING DIMENSIONS



NOTES:

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TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 12 | 18 | 2025

KINGSBARN® CAPITAL & DEVELOPMENT

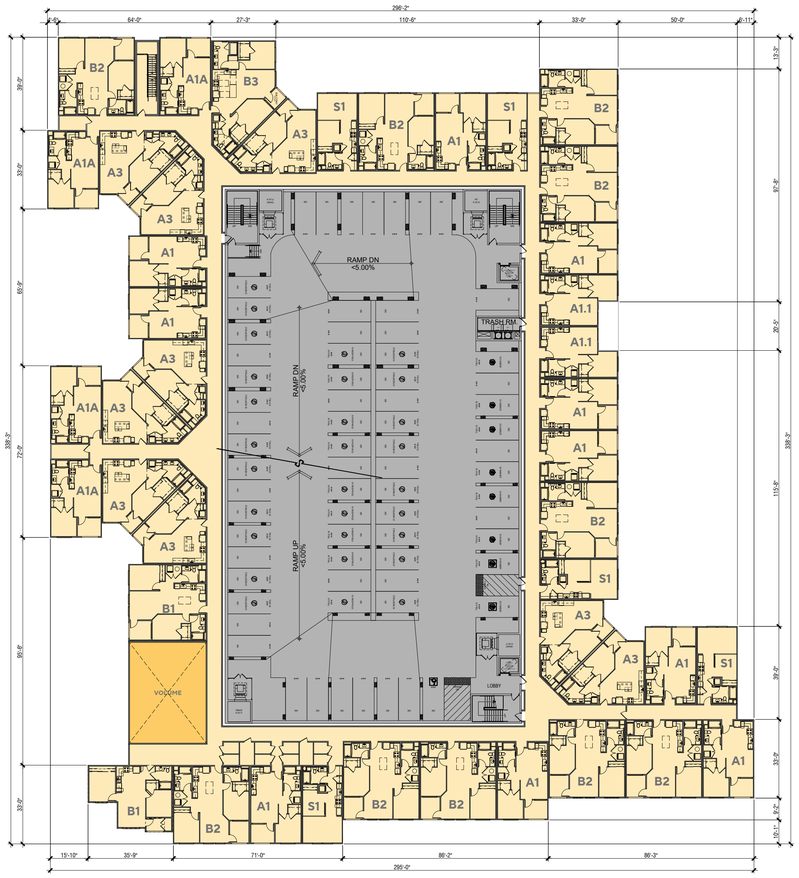
KELEMEN COMPANY

1"=30'-0" SCALE

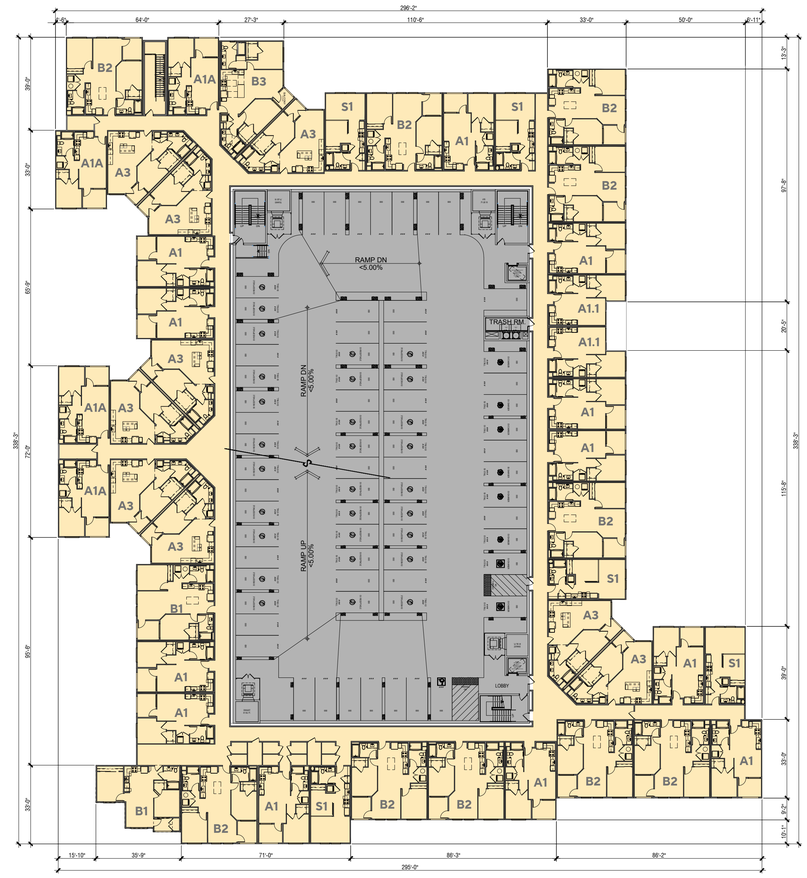
0 30 60

NORTH

MULTI FAMILY
BASEMENT & LEVEL 1 | A1.4

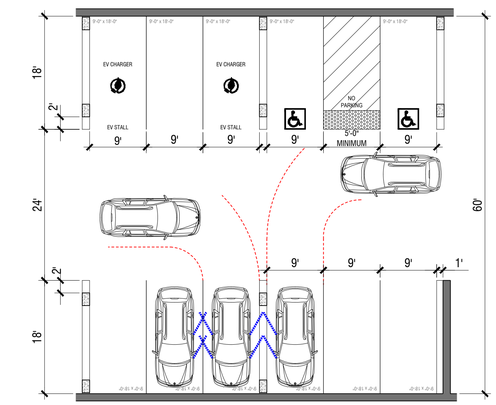


LEVEL 2



LEVEL 3-4

PARKING DIMENSIONS



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TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 12 | 18 | 2025

KINGSBARN® CAPITAL & DEVELOPMENT

KELEMEN COMPANY

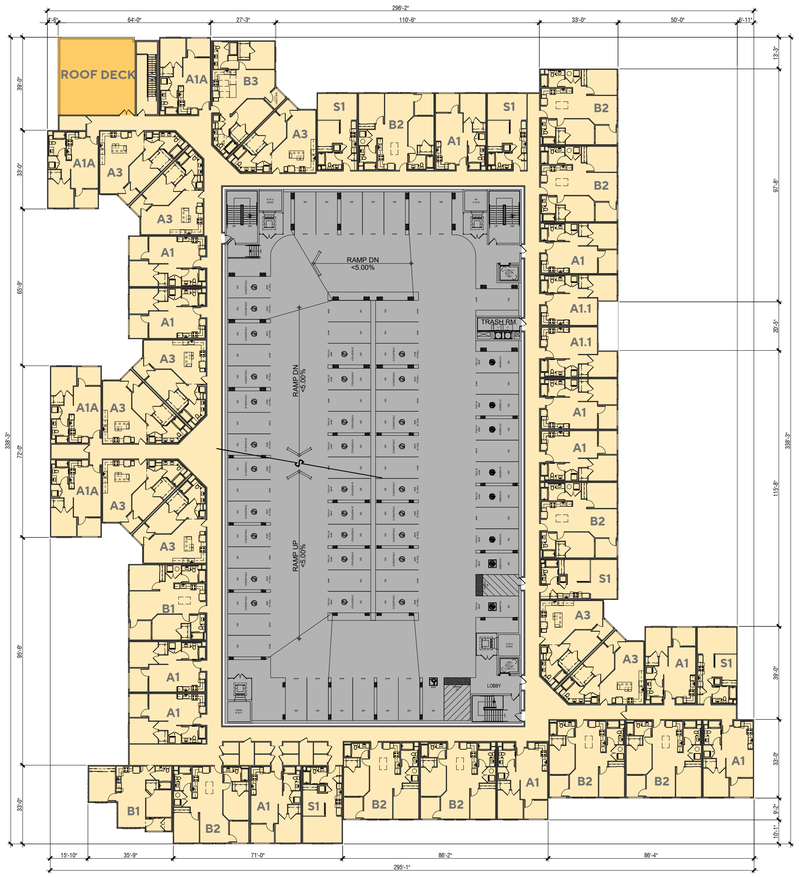
1"=30'-0" SCALE

0 30 60

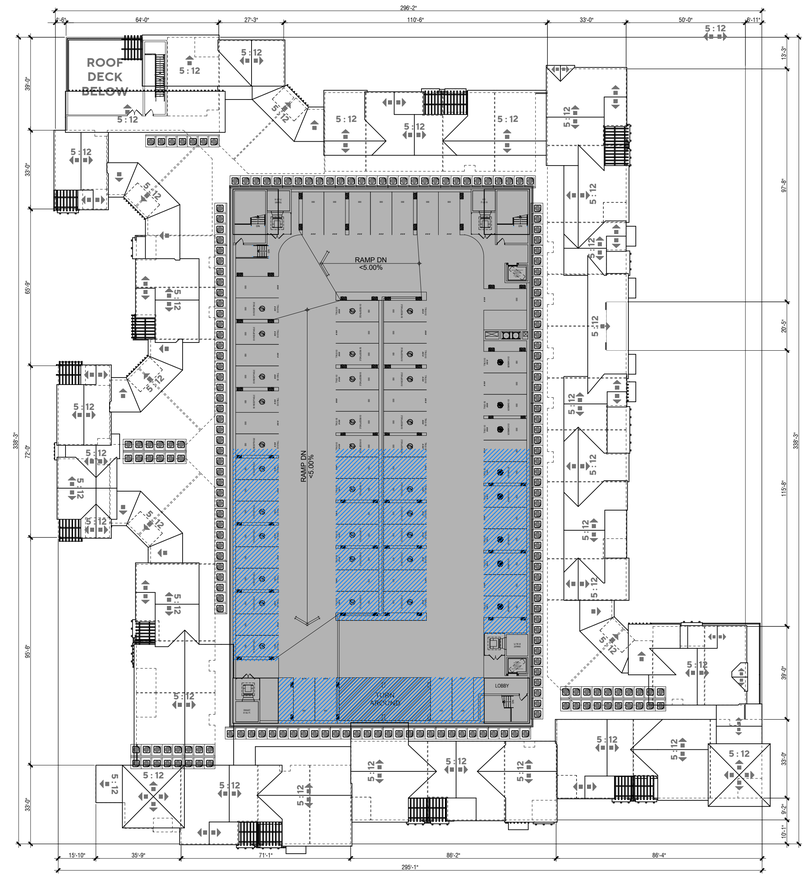
NORTH

MULTI FAMILY

LEVEL 2 & LEVELS 3-4 | A1.5



LEVEL 5



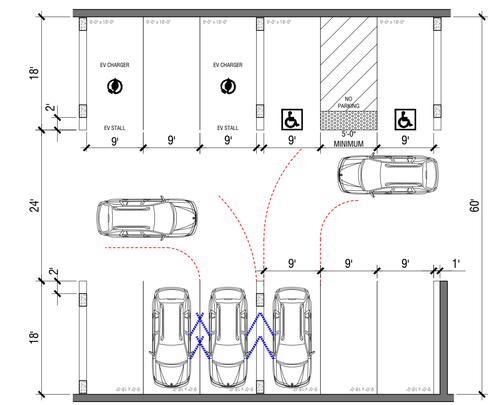
ROOF PLAN
SOLAR PANEL ASSESSMENT

1. OPTIMAL LOCATION SHOWN ABOVE IN BLUE HATCH.
2. LIGHT GAUGE STEEL UTILIZING THE COLUMNS OF THE PARKING STRUCTURE.
3. ENERGY USAGE TO BE VERIFIED BY T-24 REPORT.
4. ENERGY OUTPUT AND SYSTEM SIZE - SOLAR PANEL SYSTEM DESIGN WILL MEET OR EXCEED THE T-24 REQUIREMENTS.
5. PRODUCTION OF THE PROPOSED SOLAR PANEL TO BE DETERMINED.

LEGEND

- LEASING & AMENITIES
- RESIDENTIAL
- PARKING
- PROPOSED SOLAR PANEL LOCATION

PARKING DIMENSIONS



NOTES:

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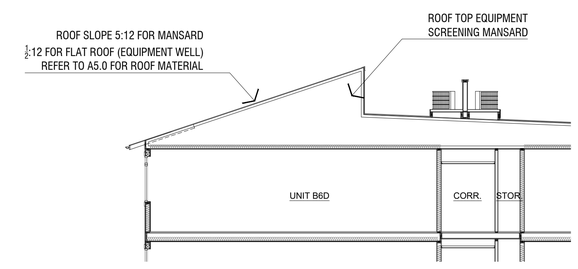
ROOFTOP MECHANICAL SCREENING



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 12 | 18 | 2025

KINGSBARN® CAPITAL & DEVELOPMENT

KELEMEN COMPANY

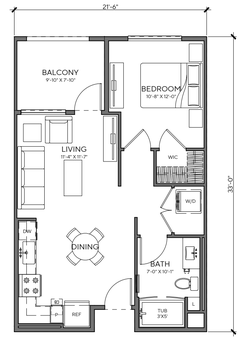
1"=30'-0" SCALE

0 30 60

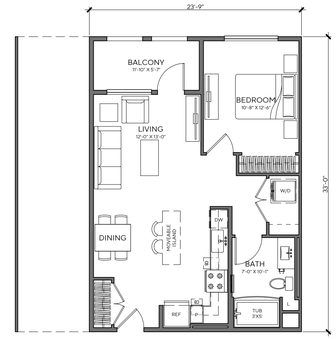
NORTH

MULTI FAMILY
LEVEL 5 & ROOF PLAN | A1.6

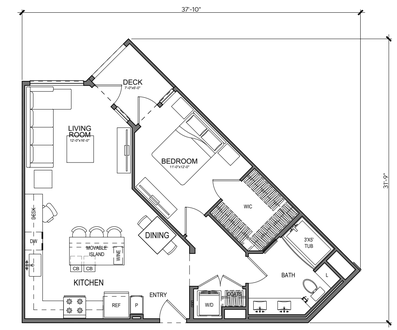
UNIT S1: STUDIO
LIVABLE AREA: 561 SQ. FT.
BALCONY AREA: -



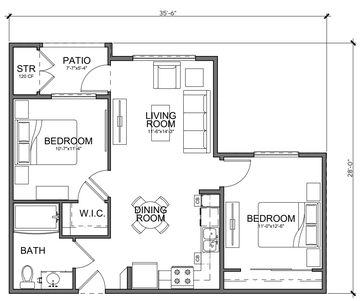
UNIT A1: 1BR|1BA
LIVABLE AREA: 615 SQ. FT.
BALCONY AREA: 76 SQ. FT.



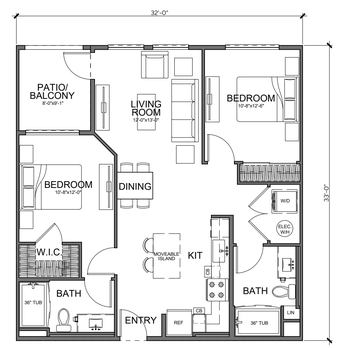
UNIT A2: 1BR|1BA
LIVABLE AREA: 709 SQ. FT.
BALCONY AREA: 66 SQ. FT.



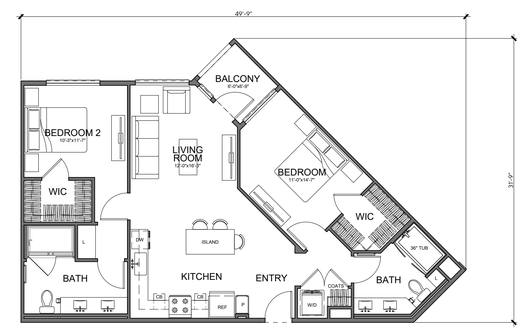
UNIT A3: 1BR|1BA
LIVABLE AREA: 756 SQ. FT.
BALCONY AREA: 42 SQ. FT.



UNIT B1: 2BR|1BA
LIVABLE AREA: 761 SQ. FT.
BALCONY AREA: 41 SQ. FT.



UNIT B2: 2BR|2BA
LIVABLE AREA: 977 SQ. FT.
BALCONY AREA: 73 SQ. FT.



UNIT B3: 2BR|2BA
LIVABLE AREA: 1,079 SQ. FT.
BALCONY AREA: 41 SQ. FT.

TERRAVITA
LAGUNA HILLS | CA

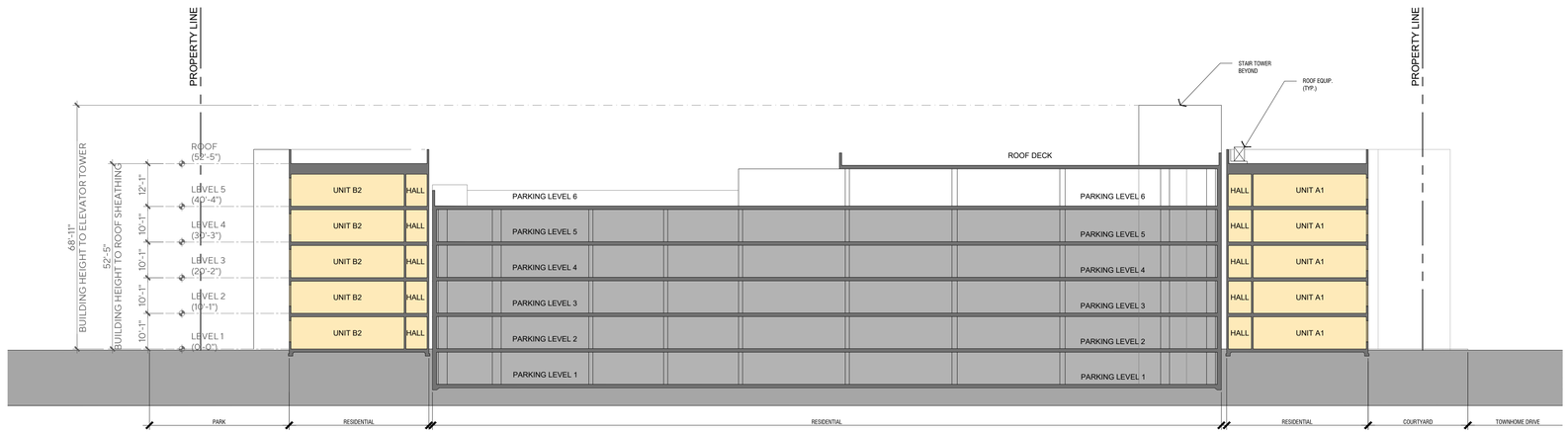
KINGSBARN | KELEMEN CO. | 22-0661
DATE 12 | 18 | 2025

KINGSBARN®
CAPITAL & DEVELOPMENT

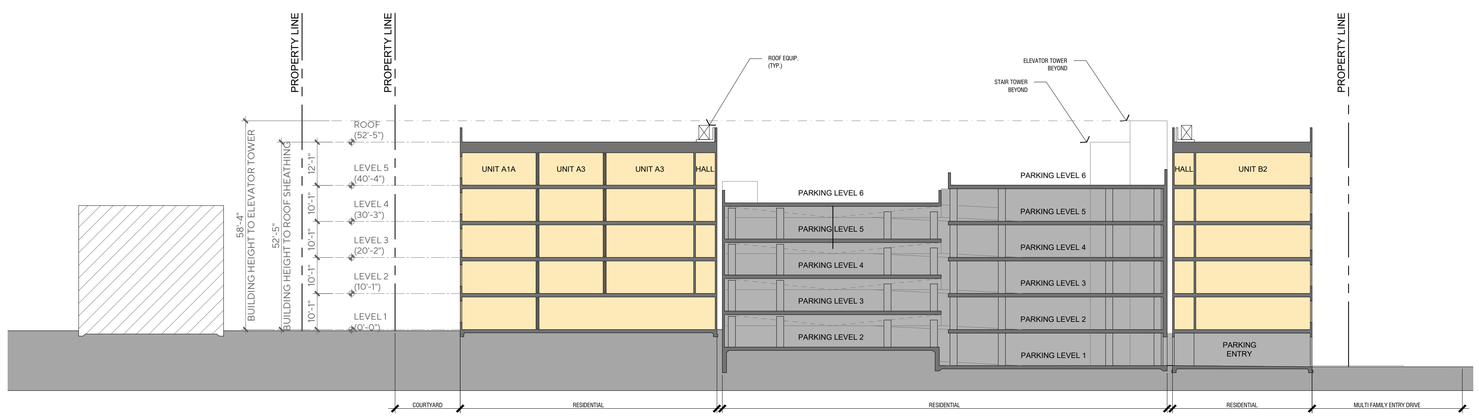
KELEMEN
COMPANY

1/8"=1'-0" SCALE
0 8 16

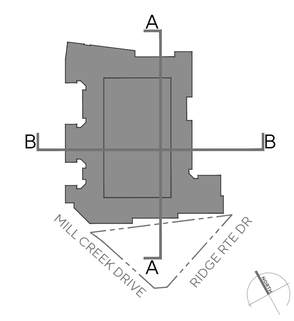
MULTI FAMILY
UNIT PLANS | A2.0



SECTION A-A



SECTION B-B



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KINGSBARN | KELEMEN CO. | 22-0661

DATE 12 | 18 | 2025

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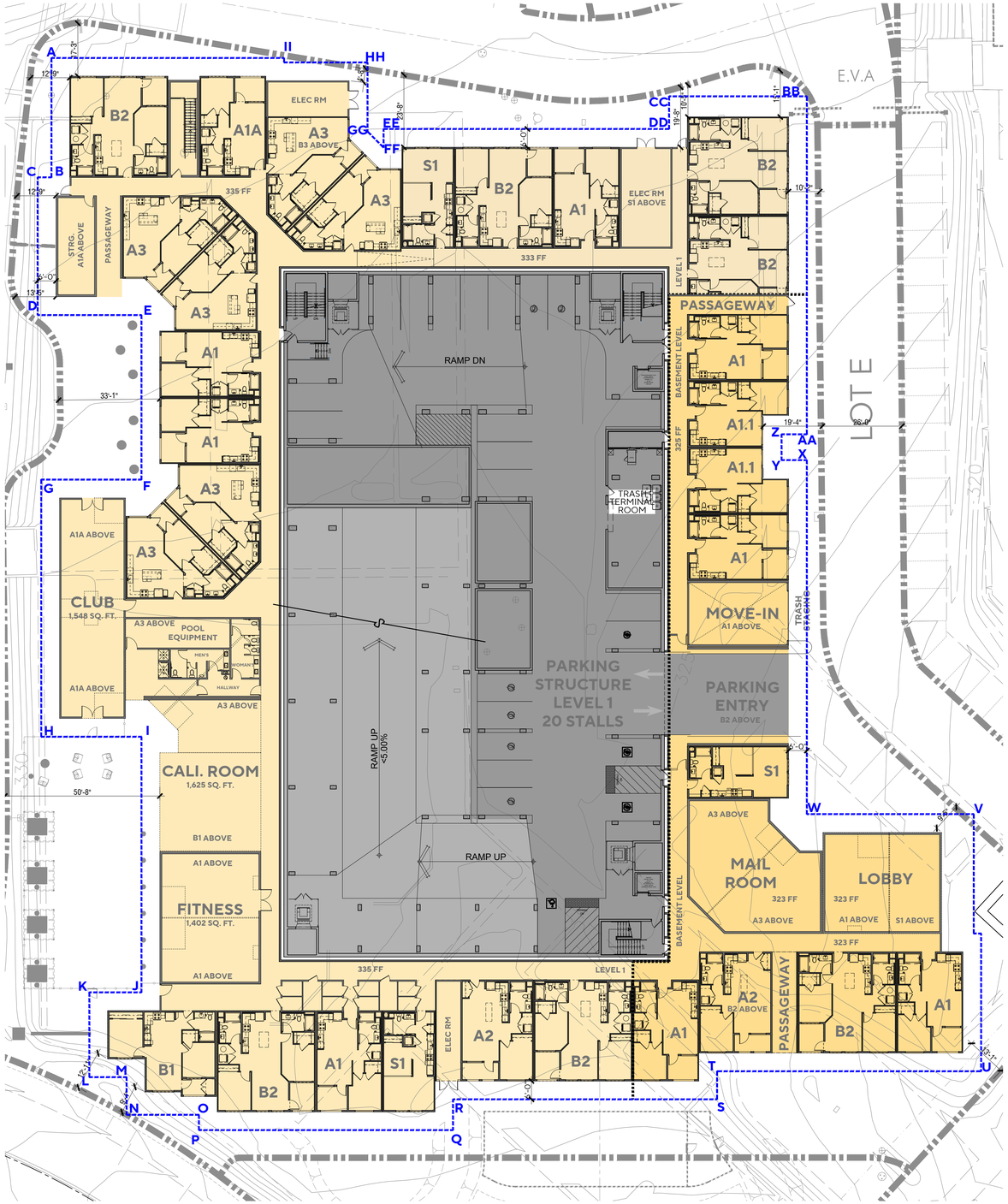
KELEMEN
COMPANY

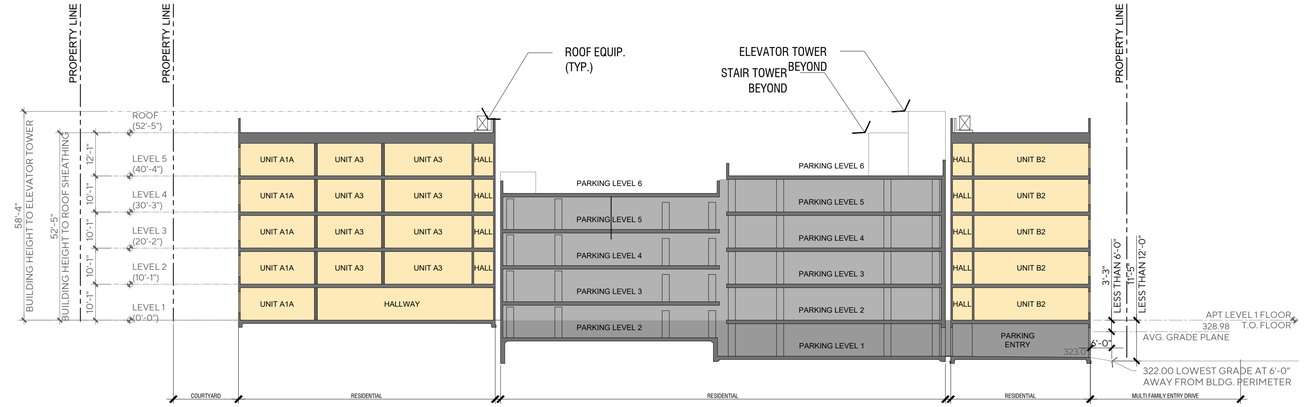
1"=20'-0" SCALE

0 20 40

MULTI FAMILY
BUILDING SECTIONS | A3.0



SITE PLAN



BUILDING SECTION

GRADE PLANE AVERAGE CALCULATION - MIDRISE

SEGMENT	REFERENCED GRADE ELEVATIONS AND LENGTHS						AVG.
	START POINT FFE	END POINT FFE	AVG. (START + END /2)	X	LENGTH BETWEEN POINTS (IN FEET)		
AB	333.00	334.00	333.50	X	39.00	=	13,006.50
BC	334.00	334.00	334.00	X	6.50	=	2,171.00
CD	334.00	334.00	334.00	X	45.00	=	15,030.00
DE	334.00	334.00	334.00	X	34.00	=	11,356.00
EF	334.00	334.00	334.00	X	64.25	=	21,459.50
FG	334.00	334.00	334.00	X	32.75	=	10,938.50
GH	334.00	334.00	334.00	X	84.00	=	28,056.00
HI	334.00	334.00	334.00	X	32.75	=	10,938.50
IJ	334.00	334.00	334.00	X	73.00	=	24,382.00
JK	334.00	334.00	334.00	X	17.00	=	5,678.00
KL	334.00	333.00	333.50	X	27.75	=	9,254.63
LM	333.00	334.00	333.50	X	12.25	=	4,085.38
MN	334.00	333.00	333.50	X	12.25	=	4,085.38
NO	333.00	334.00	333.50		23.50	=	7,837.25
OP	334.00	334.00	334.00	X	5.00	=	1,670.00
PQ	334.00	329.00	331.50	X	83.00	=	27,514.50
QR	329.00	329.00	329.00	X	10.00	=	3,290.00
RS	329.00	323.00	326.00	X	86.25	=	28,117.50
ST	323.00	323.00	323.00	X	9.25	=	2,987.75
TU	323.00	322.00	322.50	X	83.75	=	27,009.38
UV	322.00	322.00	322.00	X	84.00	=	27,048.00
VW	322.00	322.00	322.00	X	54.50	=	17,549.00
WX	322.00	324.00	323.00	X	115.75	=	37,387.25
XY	324.00	324.00	324.00	X	8.25	=	2,673.00
YZ	324.00	325.00	324.50	X	8.50	=	2,758.25
Z-AA	325.00	325.00	325.00	X	8.25	=	2,681.25
AA-BB	325.00	328.00	326.50	X	110.50	=	36,078.25
BB-CC	328.00	329.00	328.50	X	45.00	=	14,782.50
CC-DD	329.00	329.00	329.00	X	10.75	=	3,536.75
DD-EE	329.00	329.00	329.00	X	93.25	=	30,679.25
EE-FF	329.00	329.00	329.00	X	6.00	=	1,974.00
FF-GG	329.00	329.00	329.00	X	7.50	=	2,467.50
GG-HH	329.00	329.00	329.00	X	22.50	=	7,402.50
HH-II	329.00	330.00	329.50	X	27.25	=	8,978.88
II-A	330.00	333.00	331.50	X	76.00	=	25,194.00
TOTAL PERIMETER				=	1459.25		480,058.13
GRADE PLANE AVERAGE				=	328.98		

LEGEND

- RESIDENTIAL
- RESIDENTIAL - BASEMENT LEVEL
- PARKING GARAGE
- PARKING GARAGE - BASEMENT LEVEL

NOTES

DEFINITIONS PER THE 2025 CALIFORNIA BUILDING CODE:

BASEMENT. A STORY THAT IS NOT A STORY ABOVE GRADE PLANE (SEE "STORY ABOVE GRADE PLANE"). THIS DEFINITION OF "BASEMENT" DOES NOT APPLY TO THE PROVISIONS OF SECTION 1612 FOR FLOOR LOADS.

SEE ALSO THE DEFINITION OF "STORY ABOVE GRADE PLANE":

STORY ABOVE GRADE PLANE. ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:

1. MORE THAN 6 FEET (1829 MM) ABOVE GRADE PLANE; OR
2. MORE THAN 12 FEET (3658 MM) ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

SEE ALSO THE DEFINITION OF "GRADE PLANE":

GRADE PLANE. A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6 FEET (1829 MM) FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET (1829 MM) FROM THE BUILDING.

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KELEMEN COMPANY

1"=20'-0" SCALE

0 20 40

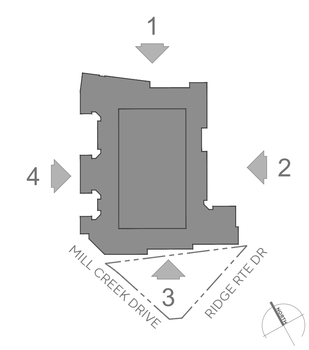
MULTI FAMILY AVERAGE GRADE EXHIBIT | A3.1

1. NORTH ELEVATION

2. EAST ELEVATION

3. SOUTH ELEVATION

4. WEST ELEVATION



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0 20 40

MULTI FAMILY BUILDING ELEVATIONS | A4.0

SOUTH ELEVATION

COLORS

A. SW 7757 HIGH REFLECTIVE WHITE

B. SW 9061 SYMMETRY

C. SW 9594 SETTLEMENT

D. SW 7034 STATUS BRONZE

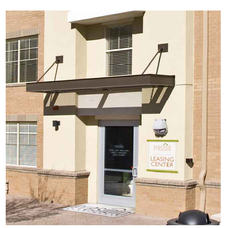
E. SW 6258 TRICORN BLACK

MATERIALS

1. STUCCO 20/30 - LIGHT SAND FINISH

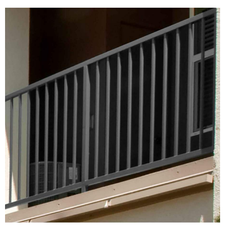
2. STUCCO - SANTA BARBARA FINISH

3. PORCELAIN TILE



4. METAL CANOPY

5. METAL AWNING



6. METAL RAILING

7. ALUMINUM WINDOW SYSTEM

8. VINYL WINDOWS

9. TRELLIS STRUCTURE

10. CONCRETE TILE ROOF

TERRAVITA

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KINGSBARN® CAPITAL & DEVELOPMENT

KELEMEN COMPANY

MULTI FAMILY
COLOR & MATERIAL | A5.0

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LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 22-0661

DATE 12 | 18 | 2025

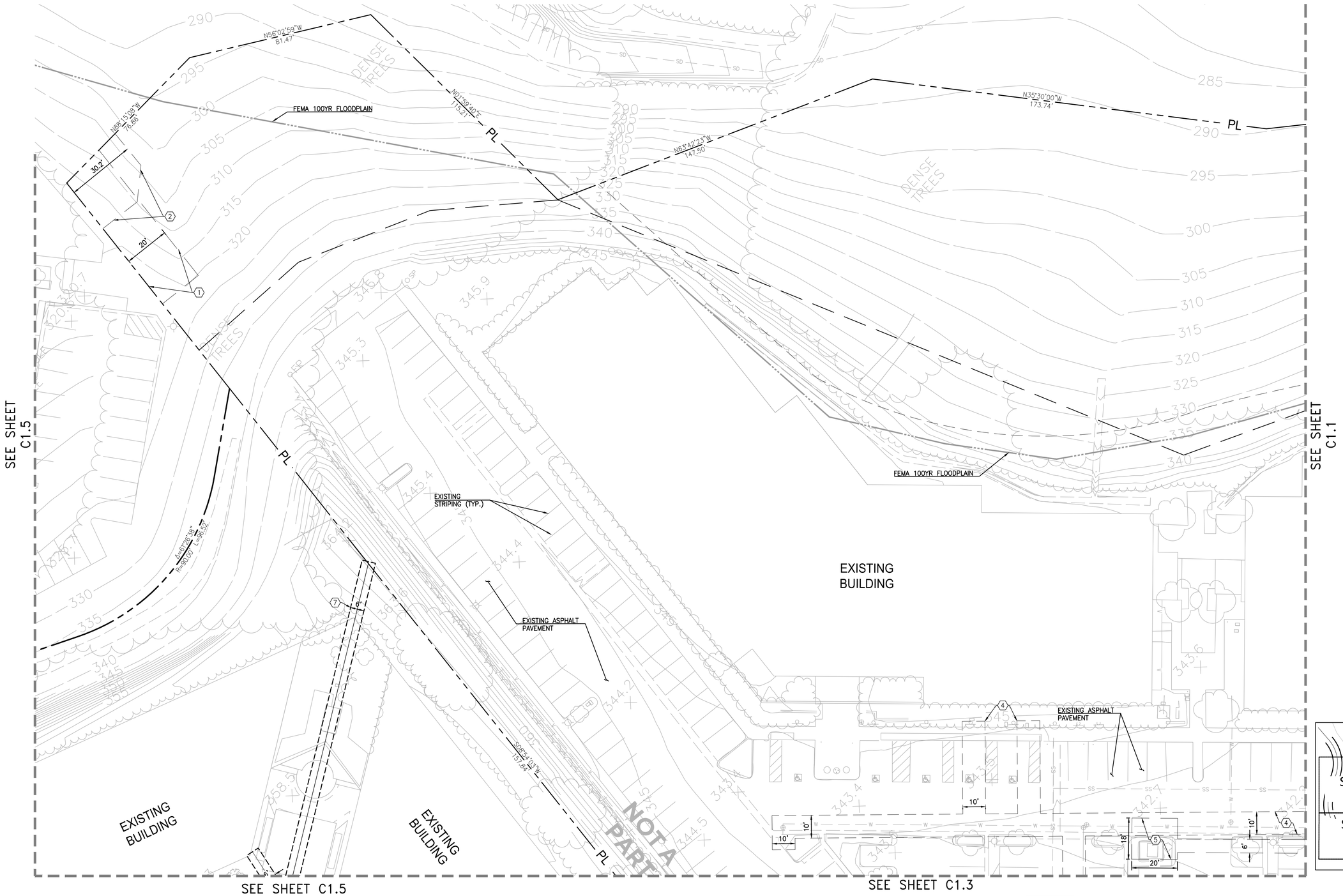
KINGSBARN®
CAPITAL & DEVELOPMENT

KELEMEN
COMPANY

MULTI FAMILY
ARTIST RENDERING | A6.0

AO

EXISTING CONDITIONS PLAN



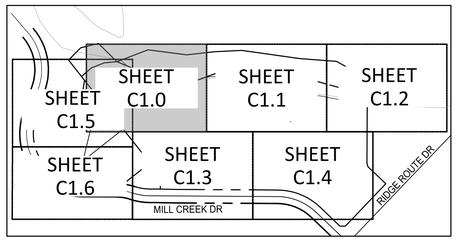
LEGEND

EXISTING:

STREET LIGHT	
SEWER PIPE	SS
SEWER MANHOLE	
UTILITY VALVE	
FIRE WATER	FW
DOMESTIC WATER	W
STORM DRAIN	SD
FIRE HYDRANT	
ELECTRICAL	E
GAS	G
FENCE	X
RIGHT OF WAY / PROPERTY LINE	R/W PL

EASEMENTS NOTES

1. EASEMENT FOR OPEN YARD SPACE, RECORDED OCTOBER 8, 1982, INSTRUMENT NO.82-3555433, OF OFFICIAL RECORDS.
2. EASEMENT FOR EXCAVATION, CONSTRUCTION, GRADING, IMPROVEMENT, USE AND MAINTENANCE OF SLOPES RECORDED OCTOBER 8, 1982, INSTRUMENT NO. 82-355434, OF OFFICIAL RECORDS.
4. EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.
5. EASEMENT FOR PUBLIC UTILITIES, RECORDED SEPTEMBER 6, 1988, INSTRUMENT NO. 88-447131, AND RE-RECORDED JULY 18, 1989, INSTRUMENT NO. 89-377312, OF OFFICIAL RECORDS.
7. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED 12, 1984 AS INSTRUMENT NO. 84-423525 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY.



TERRAVITA
LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 25 | 24

REGISTERED PROFESSIONAL ENGINEER KENNETH T. KOZLIK No. RCE 71883 Civil STATE OF CALIFORNIA

KINGSBARN® CAPITAL & DEVELOPMENT

KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE 0 20 40

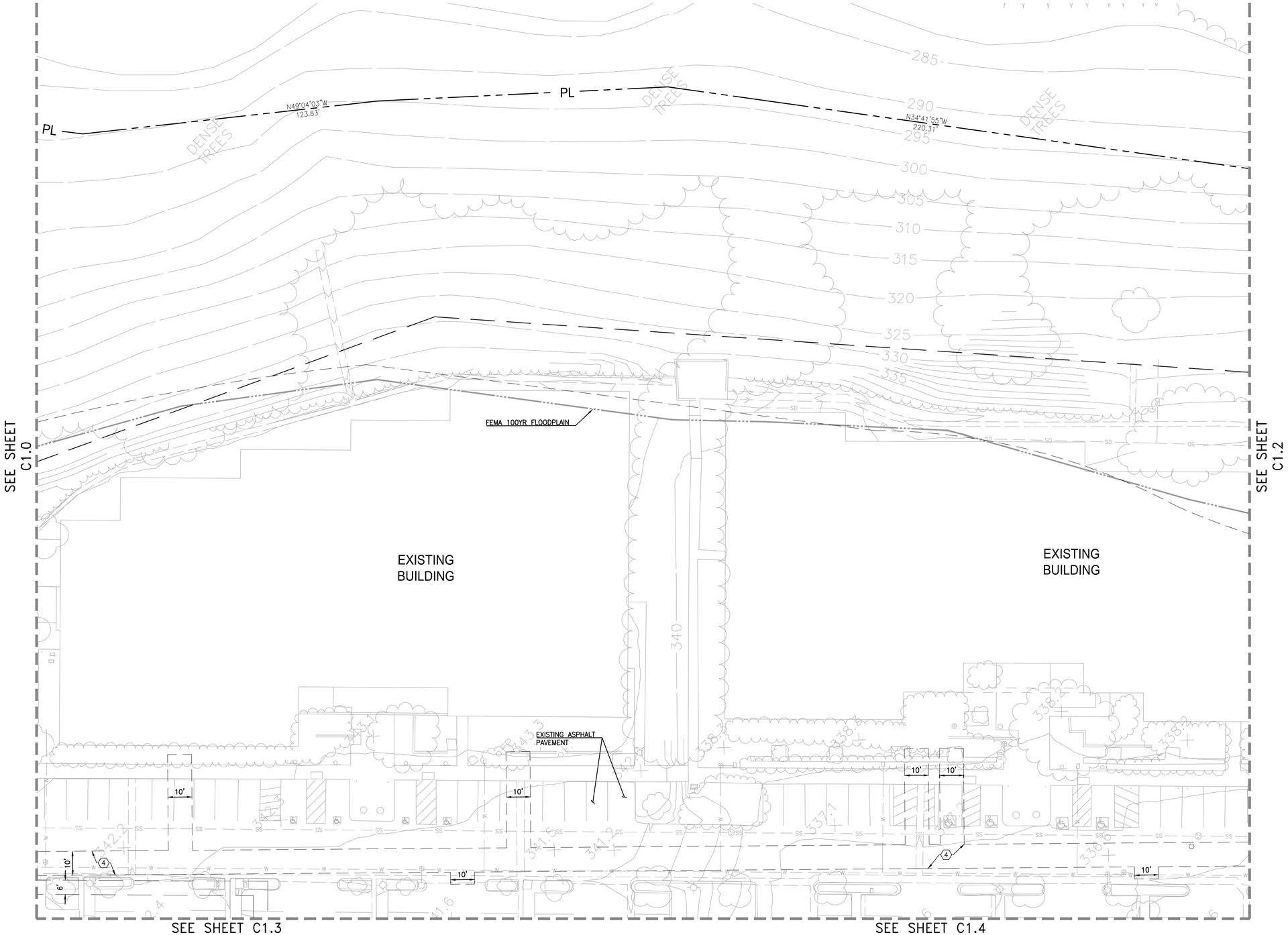
NORTH

URBAN ARENA

F:\PROJECTS\4014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4014-002 EX.DWG (09-25-2025 10:46:35AM) Plotted by: nmalone

EXISTING CONDITIONS PLAN | C1.0

EXISTING CONDITIONS PLAN



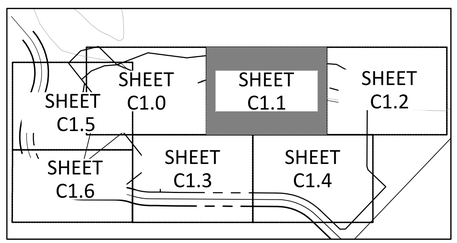
LEGEND

EXISTING:

- STREET LIGHT
- SEWER PIPE
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER
- DOMESTIC WATER
- STORM DRAIN
- FIRE HYDRANT
- ELECTRICAL
- GAS
- FENCE
- RIGHT OF WAY / PROPERTY LINE

EASEMENTS NOTES

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 25 | 24

REGISTERED PROFESSIONAL ENGINEER KENNETH T. KOZLIK No. RCE 71883 Civil STATE OF CALIFORNIA

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KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE 0 20 40

NORTH

URBAN ARENA

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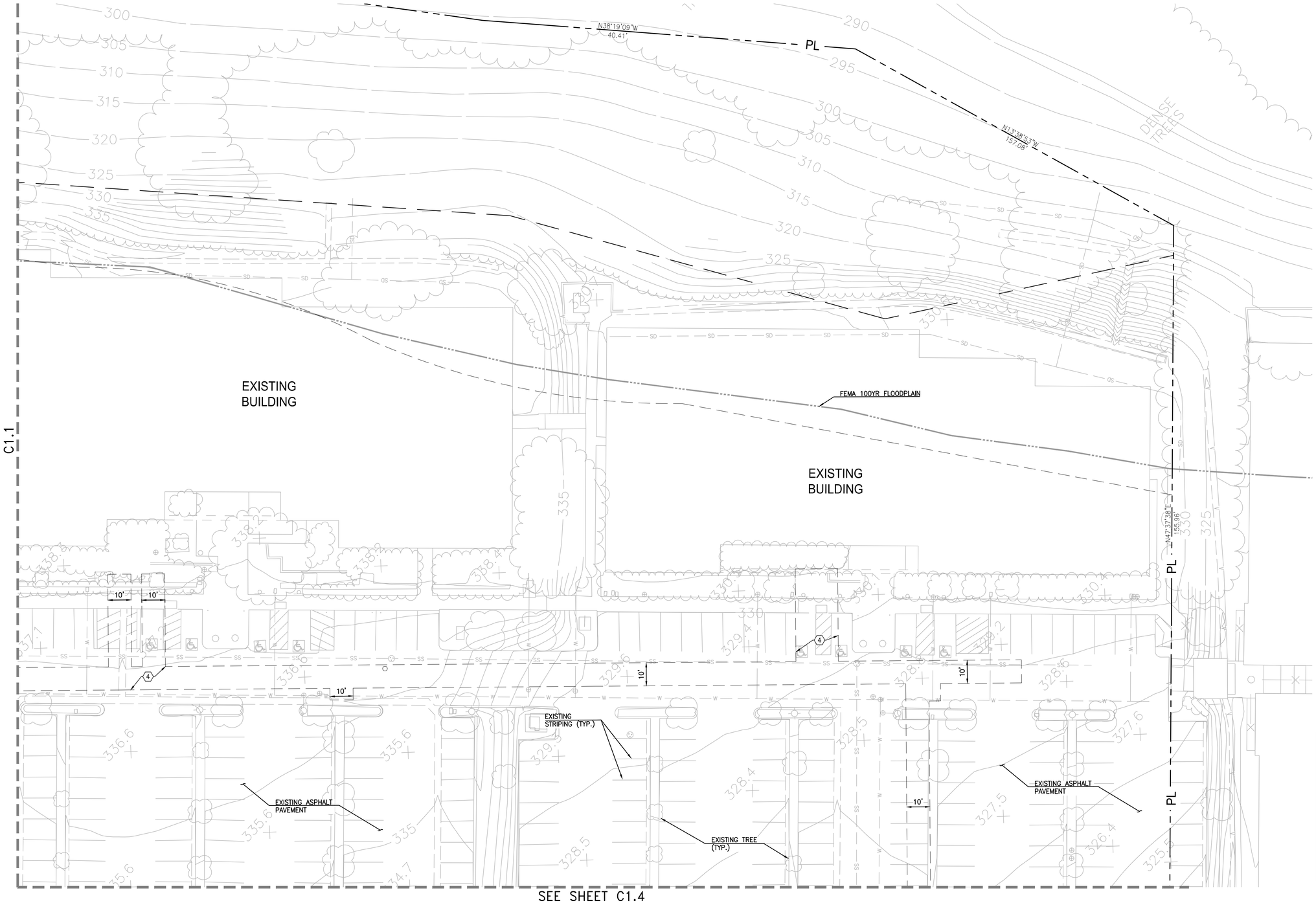
EXISTING CONDITIONS PLAN | C1.1

EXISTING CONDITIONS PLAN



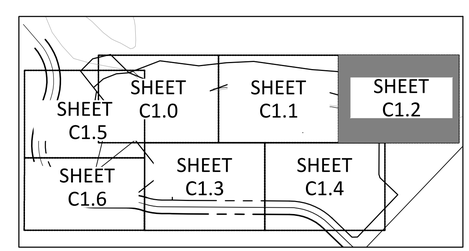
LEGEND

EXISTING:

STREET LIGHT	
SEWER PIPE	SS
SEWER MANHOLE	
UTILITY VALVE	
FIRE WATER	FW
DOMESTIC WATER	W
STORM DRAIN	SD
FIRE HYDRANT	
ELECTRICAL	E
GAS	G
FENCE	X
RIGHT OF WAY / PROPERTY LINE	R/W PL

EASEMENTS NOTES

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.



TERRAVITA

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REGISTERED PROFESSIONAL ENGINEER KENNETH T. KOZLIK No. RCE 71883 Civil STATE OF CALIFORNIA

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FUSCOE ENGINEERING

1"=20'-0" SCALE 0 20 40

NORTH

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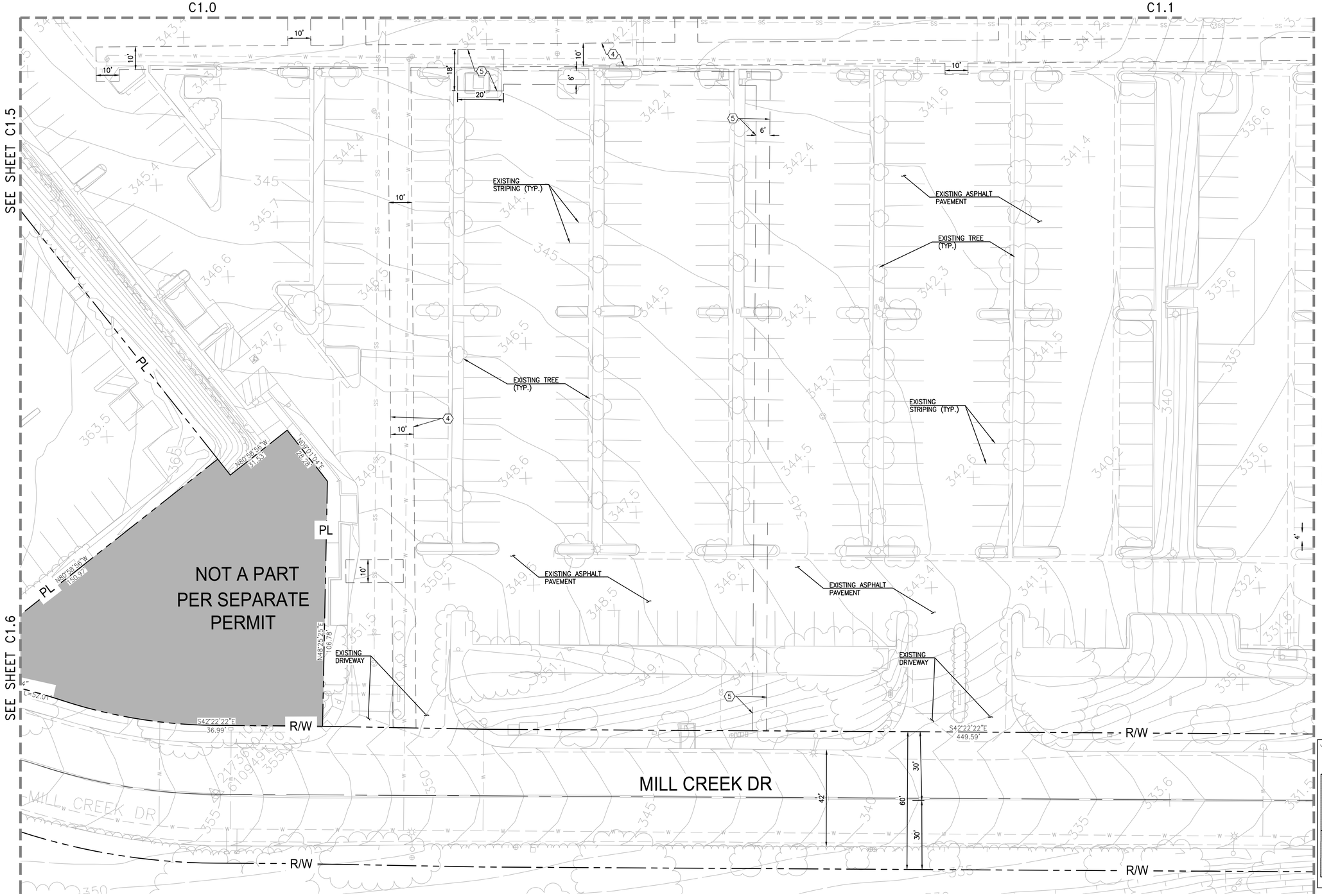
EXISTING CONDITIONS PLAN | C1.2

URBAN ARENA

EXISTING CONDITIONS PLAN



LEGEND

EXISTING:

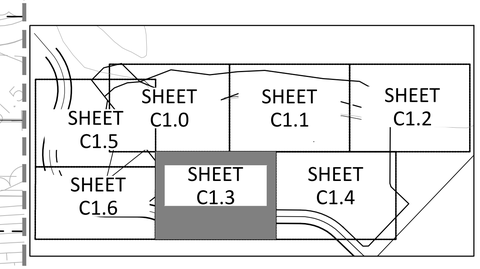
- STREET LIGHT
- SEWER PIPE — SS
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER — FW
- DOMESTIC WATER — W
- STORM DRAIN — SD
- FIRE HYDRANT
- ELECTRICAL — E
- GAS — G
- FENCE — X
- RIGHT OF WAY / PROPERTY LINE — R/W PL

EASEMENTS NOTES

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.

(5) EASEMENT FOR PUBLIC UTILITIES, RECORDED SEPTEMBER 6, 1988, INSTRUMENT NO. 88-447131, AND RE-RECORDED JULY 18, 1989, INSTRUMENT NO. 89-377312, OF OFFICIAL RECORDS.

(8) EASEMENT FOR INSTALL, ENLARGE, CONSTRUCT, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, MAINTAIN REPAIR, IMPROVE AND RELOCATE PIPELINES, TOGETHER WITH INCIDENTAL APPURTENANCES, RECORDED NOVEMBER 2,1999, INSTRUMENT NO. 99-767419, OFFICIAL RECORDS.



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DATE 09 | 25 | 24

REGISTERED PROFESSIONAL ENGINEER KENNETH T. KOZLIK No. RCE 71883 Civil STATE OF CALIFORNIA

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KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE (0 20 40)

NORTH

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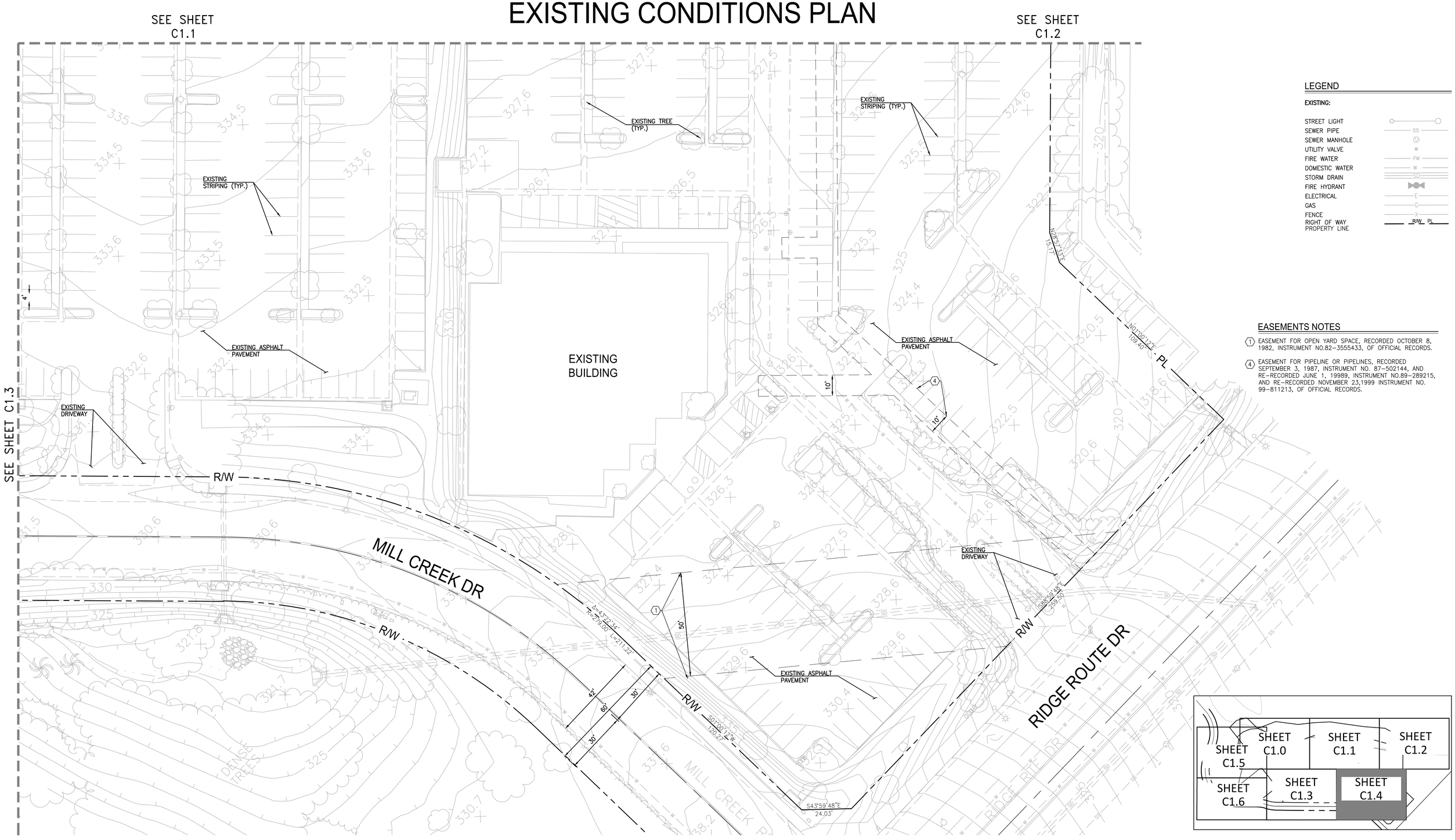
EXISTING CONDITIONS PLAN | C1.3

URBAN ARENA

EXISTING CONDITIONS PLAN



LEGEND

EXISTING:

- STREET LIGHT
- SEWER PIPE — SS
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER — FW
- DOMESTIC WATER — W
- STORM DRAIN — SD
- FIRE HYDRANT
- ELECTRICAL — E
- GAS — G
- FENCE — X
- RIGHT OF WAY — RW
- PROPERTY LINE — PL

EASEMENTS NOTES

(1) EASEMENT FOR OPEN YARD SPACE, RECORDED OCTOBER 8, 1982, INSTRUMENT NO.82-3555433, OF OFFICIAL RECORDS.

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.

TERRAVITA

LAGUNA HILLS | CA

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DATE 09 | 25 | 24

REGISTERED PROFESSIONAL ENGINEER — KENNETH T. KOZLIK — No. RCE 71883 — Civil — STATE OF CALIFORNIA

KINGSBARN® CAPITAL & DEVELOPMENT

KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE — 0 20 40

NORTH

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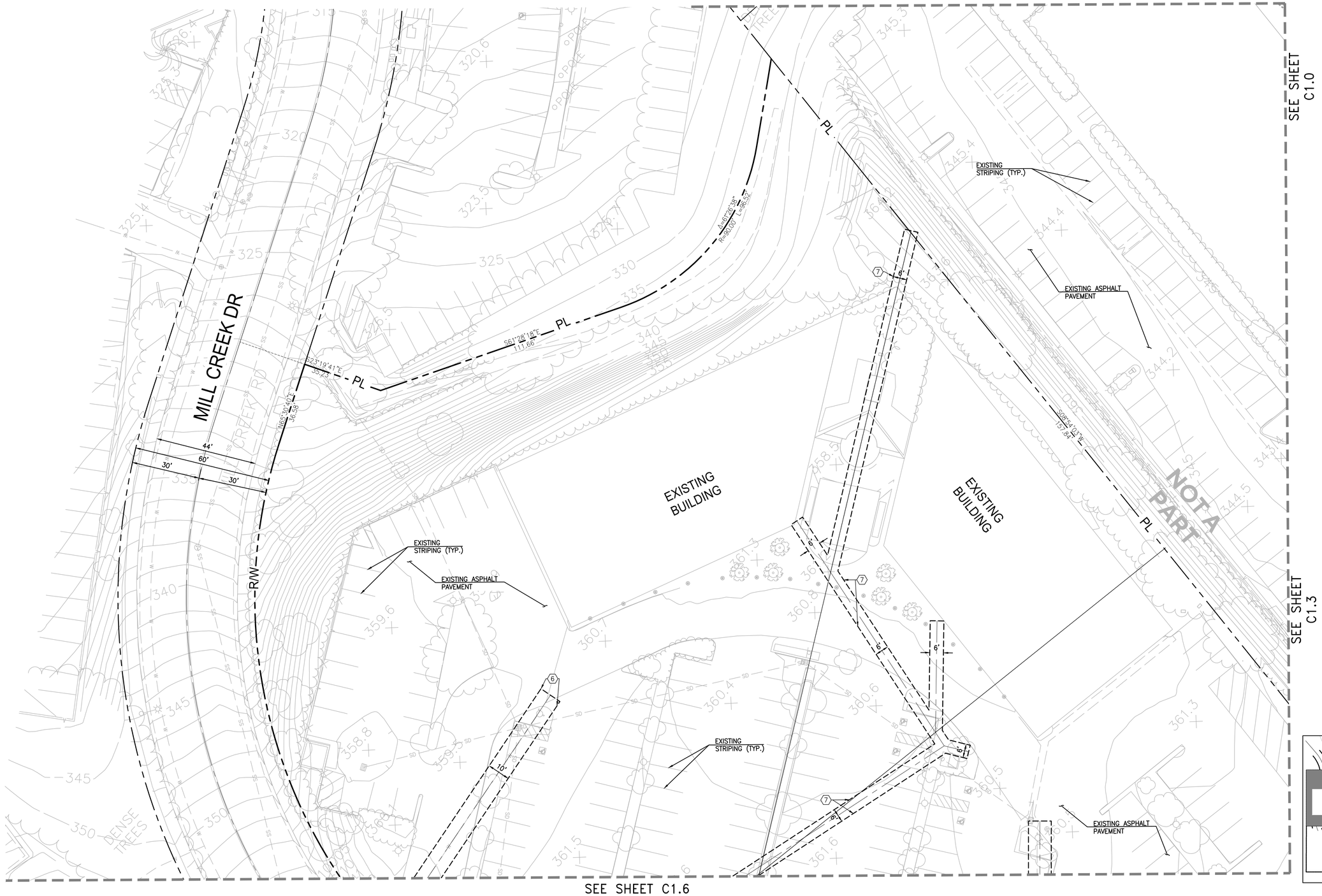
EXISTING CONDITIONS PLAN | C1.4

URBAN ARENA

EXISTING CONDITIONS PLAN



LEGEND

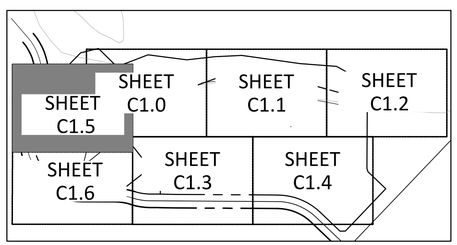
EXISTING:

STREET LIGHT	
SEWER PIPE	SS
SEWER MANHOLE	
UTILITY VALVE	
FIRE WATER	FW
DOMESTIC WATER	W
STORM DRAIN	SD
FIRE HYDRANT	
ELECTRICAL	E
GAS	G
FENCE	X
RIGHT OF WAY / PROPERTY LINE	R/W PL

EASEMENTS NOTES

(6) EASEMENT FOR PIPE LINES AND INCIDENTAL PUIRPOSES, RECORDED JANUARY 19, 1984 AS INSTRUMENT NO. 84-027274 OF OFFICIAL RECORDS. IN FAVOR OF: EL TORO WATER DISTRICT.

(7) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 12, 1984 AS INSTRUMENT NO. 84-423525 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY.



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 25 | 24

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
Civil
STATE OF CALIFORNIA

KINGSBARN®
CAPITAL & DEVELOPMENT

KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE
0 20 40

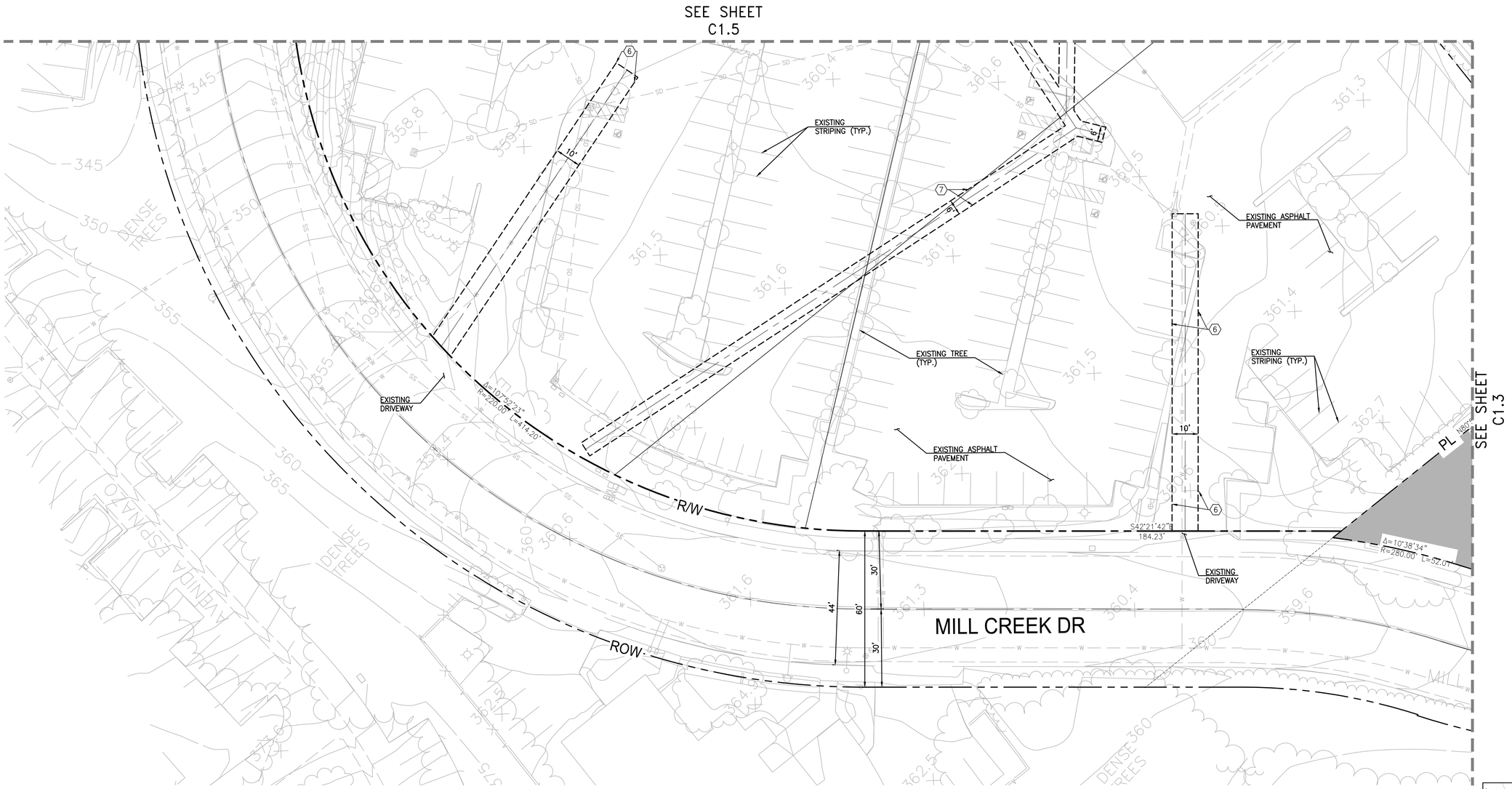
NORTH

F:\PROJECTS\4014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4014-002 EX.DWG (09-25-2025 10:47:23AM) Plotted by: nmalone

EXISTING CONDITIONS PLAN | C1.5

URBAN ARENA

EXISTING CONDITIONS PLAN



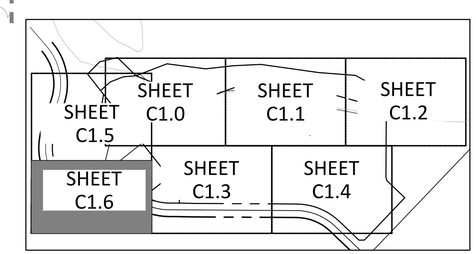
LEGEND

EXISTING:

STREET LIGHT	
SEWER PIPE	SS
SEWER MANHOLE	
UTILITY VALVE	
FIRE WATER	FW
DOMESTIC WATER	W
STORM DRAIN	SD
FIRE HYDRANT	
ELECTRICAL	E
GAS	G
FENCE	X
RIGHT OF WAY	R/W
PROPERTY LINE	PL

EASEMENTS NOTES

(6) EASEMENT FOR PIPE LINES AND INCIDENTAL PUIRPOSES, RECORDED JANUARY 19, 1984 AS INSTRUMENT NO. 84-027274 OF OFFICIAL RECORDS. IN FAVOR OF: EL TORO WATER DISTRICT.



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 25 | 24

REGISTERED PROFESSIONAL ENGINEER KENNETH T. KOZLIK No. RCE 71883 Civil STATE OF CALIFORNIA

KINGSBARN® CAPITAL & DEVELOPMENT

KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE 0 20 40

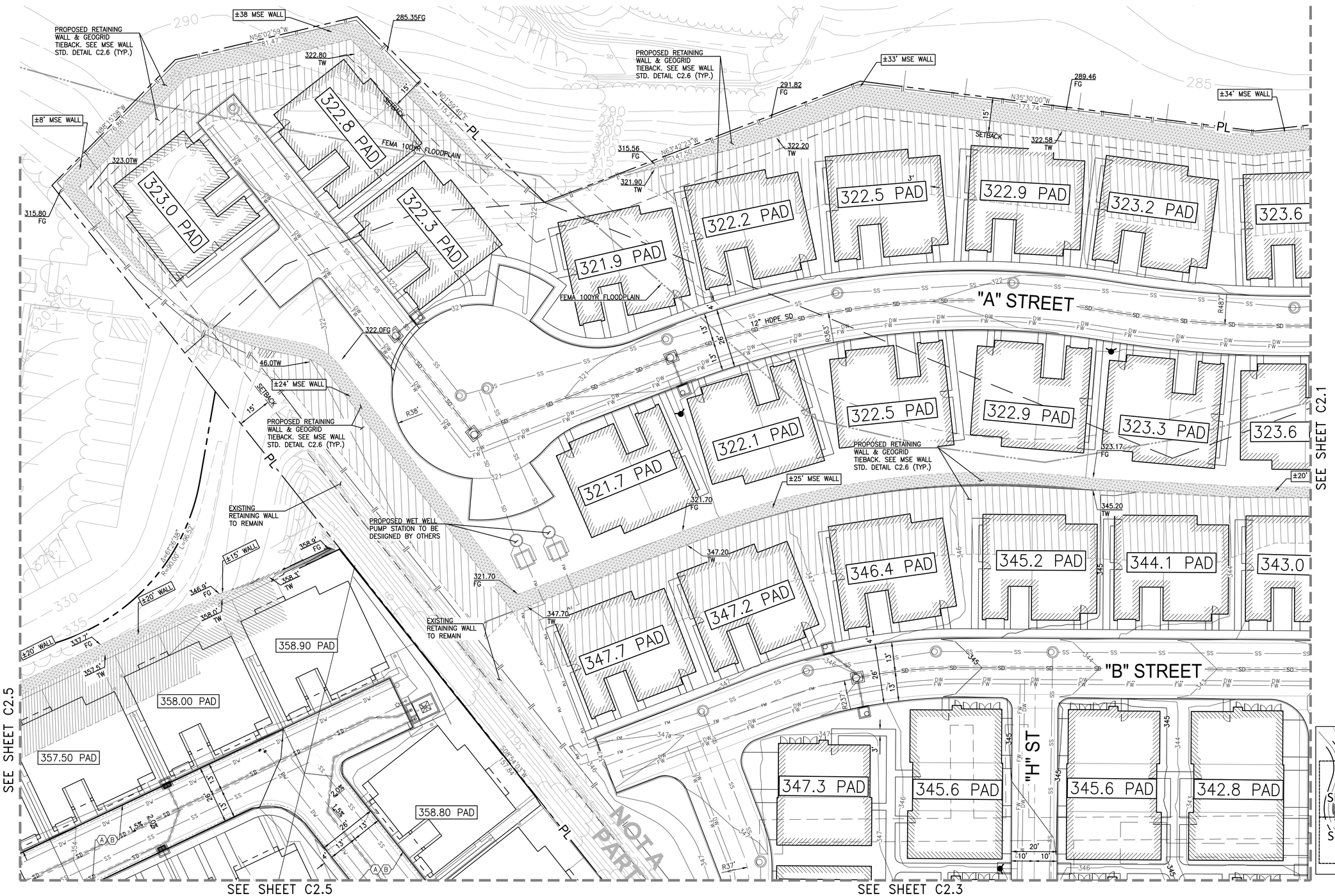
NORTH

EXISTING CONDITIONS PLAN | C1.6

URBAN ARENA

F:\PROJECTS\4014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4014-002 EX.DWG (09-25-2025 10:47:31AM) Plotted by: nmalone

CONCEPTUAL GRADING AND UTILITY PLANS



LEGEND

PROPOSED:

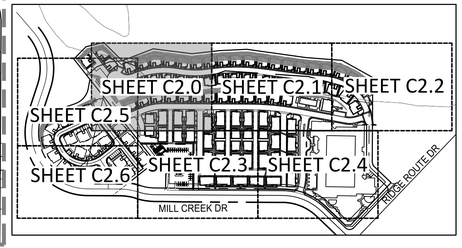
STREET CENTERLINE
RIGHT OF WAY/ PROPERTY LINE — R/W PL
EASEMENT
SEWER PIPE — SS
SEWER MANHOLE
SEWER CLEANOUT
FIRE WATER — FW
DOMESTIC WATER — W
FIRE HYDRANT
STORM DRAIN — SD
CATCH BASIN
JUNCTION STRUCTURE
STORM DRAIN INLET
BUILDING
CONCRETE
ASPHALT CONCRETE
ELECTRICAL — E
GAS — G
SIDEWALK
CURB AND GUTTER
MODULAR WETLAND SYSTEM (MWS)
STORM WATER DETENTION VAULT
FILTERRA BIOFILTRATION SYSTEM
SEWER POC TO BUILDING — S
WATER POC TO BUILDING — W
ROOF DRAIN — RD
DEMOLITION OF UTILITY LINE
STREET LIGHT
AREA DRAIN
SIDEWALK UNDERDRAIN
FENCE PER LANDSCAPE PLANS
SLOPE/MSE WALL
GEOGRID/TIE-BACKS

EXISTING:

STREET LIGHT
SEWER PIPE — SS
SEWER MANHOLE
UTILITY VALVE
FIRE WATER — FW
DOMESTIC WATER — W
STORM DRAIN
FIRE HYDRANT

EASEMENTS NOTES

1. EASEMENT FOR OPEN YARD SPACE, RECORDED OCTOBER 8, 1982, INSTRUMENT NO.82-3555433, OF OFFICIAL RECORDS.
2. EASEMENT FOR EXCAVATION, CONSTRUCTION, GRADING, IMPROVEMENT, USE AND MAINTENANCE OF SLOPES RECORDED OCTOBER 8, 1982, INSTRUMENT NO. 82-355434, OF OFFICIAL RECORDS.
4. EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.
5. EASEMENT FOR PUBLIC UTILITIES, RECORDED SEPTEMBER 6, 1988, INSTRUMENT NO. 88-447131, AND RE-RECORDED JULY 18, 1989, INSTRUMENT NO. 89-377312, OF OFFICIAL RECORDS.
7. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED 12, 1984 AS INSTRUMENT NO. 84-423525 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY.



TERRAVITA

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DATE 09 | 25 | 24

REGISTERED PROFESSIONAL ENGINEER — KENNETH T. KOZLIK — No. RCE 71883 — Civil — STATE OF CALIFORNIA

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KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE — 0 20 40

NORTH

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CONCEPTUAL GRADING AND DRAINAGE PLAN | C2.0

URBAN ARENA

CONCEPTUAL GRADING AND UTILITY PLANS

LEGEND

PROPOSED:

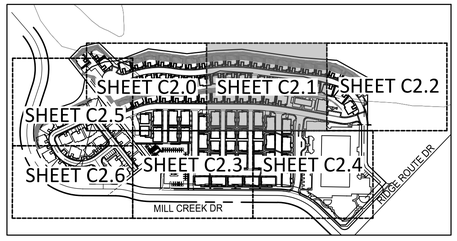
- STREET CENTERLINE
- RIGHT OF WAY/ PROPERTY LINE (R/W PL)
- EASEMENT
- SEWER PIPE (SS)
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- FIRE HYDRANT
- STORM DRAIN (SD)
- CATCH BASIN
- JUNCTION STRUCTURE
- STORM DRAIN INLET
- BUILDING
- CONCRETE
- ASPHALT CONCRETE
- ELECTRICAL (E)
- GAS (G)
- SIDEWALK
- CURB AND GUTTER
- MODULAR WETLAND SYSTEM (MWS)
- STORM WATER DETENTION VAULT
- FILTERRA BIOFILTRATION SYSTEM
- SEWER POC TO BUILDING (S)
- WATER POC TO BUILDING (W)
- ROOF DRAIN (RD)
- DEMOLITION OF UTILITY LINE
- STREET LIGHT
- AREA DRAIN
- SIDEWALK UNDERDRAIN
- FENCE PER LANDSCAPE PLANS
- SLOPE/MSE WALL
- GEOGRID/TIE-BACKS

EXISTING:

- STREET LIGHT
- SEWER PIPE (SS)
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- STORM DRAIN
- FIRE HYDRANT

EASEMENTS NOTES

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 25 | 24

REGISTERED PROFESSIONAL ENGINEER KENNETH T. KOZLIK No. RCE 71883 Civil STATE OF CALIFORNIA

KINGSBARN® CAPITAL & DEVELOPMENT

KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE (0 20 40)

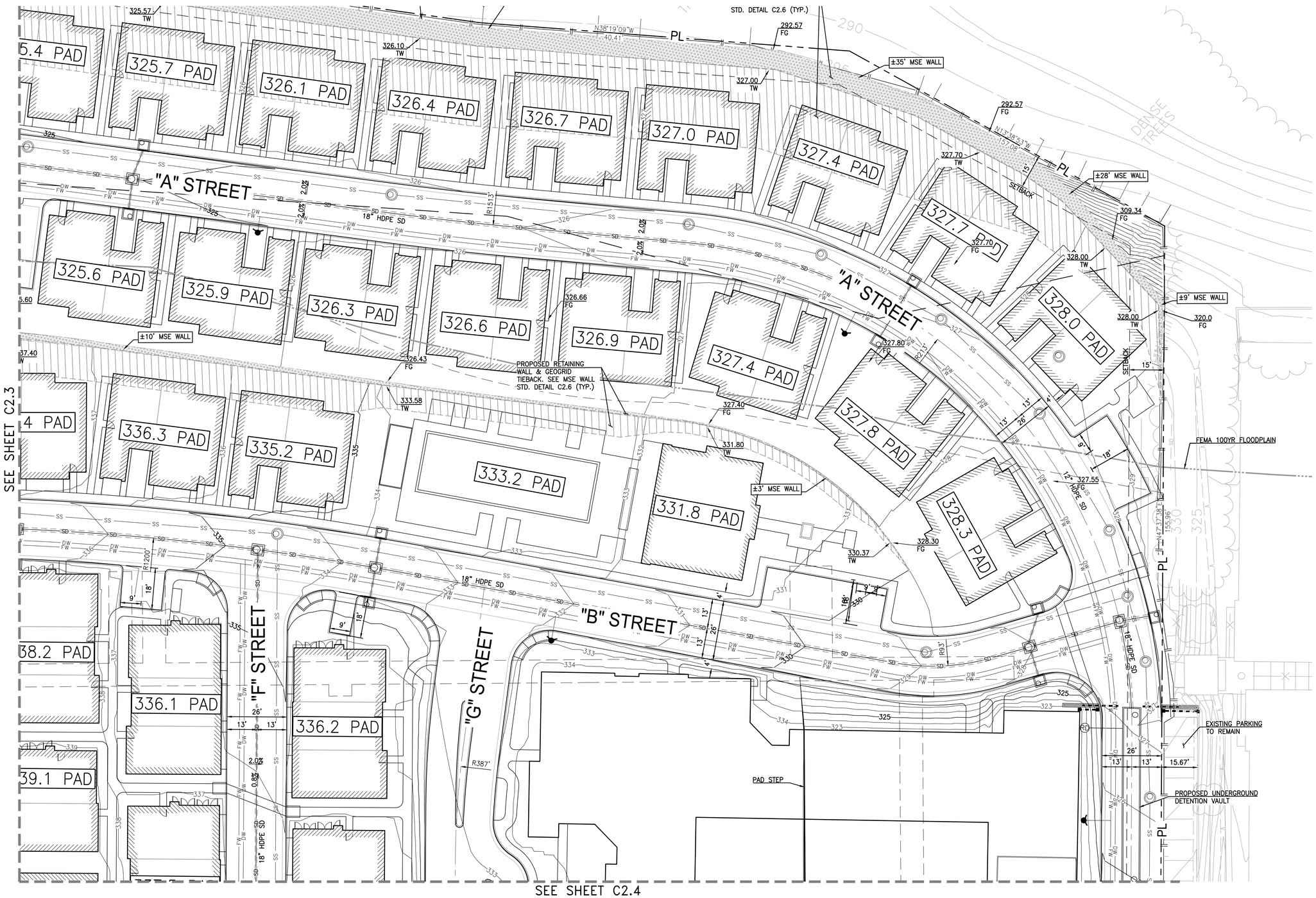
NORTH

F:\PROJECTS\4014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4014-002 GP.DWG (12-18-2025 4:12:33PM) Plotted by: JBlevins

CONCEPTUAL GRADING AND DRAINAGE PLAN | C2.1

URBAN ARENA

CONCEPTUAL GRADING AND UTILITY PLANS



LEGEND

PROPOSED:

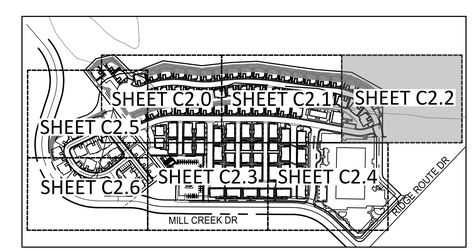
- STREET CENTERLINE
- RIGHT OF WAY/ PROPERTY LINE (R/W PL)
- EASEMENT
- SEWER PIPE (SS)
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- FIRE HYDRANT
- STORM DRAIN (SD)
- CATCH BASIN
- JUNCTION STRUCTURE
- STORM DRAIN INLET
- BUILDING
- CONCRETE
- ASPHALT CONCRETE
- ELECTRICAL (E)
- GAS (G)
- SIDEWALK
- CURB AND GUTTER
- MODULAR WETLAND SYSTEM (MWS)
- STORM WATER DETENTION VAULT
- FILTERRA BIOFILTRATION SYSTEM
- SEWER POC TO BUILDING (S)
- WATER POC TO BUILDING (W)
- ROOF DRAIN (RD)
- DEMOLITION OF UTILITY LINE
- STREET LIGHT
- AREA DRAIN
- SIDEWALK UNDERDRAIN
- FENCE PER LANDSCAPE PLANS
- SLOPE/MSE WALL
- GEOGRID/TIE-BACKS

EXISTING:

- STREET LIGHT
- SEWER PIPE (SS)
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- STORM DRAIN
- FIRE HYDRANT

EASEMENTS NOTES

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 25 | 24

REGISTERED PROFESSIONAL ENGINEER KENNETH T. KOZLIK No. RCE 71883 Civil STATE OF CALIFORNIA

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KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE (0 20 40)

NORTH

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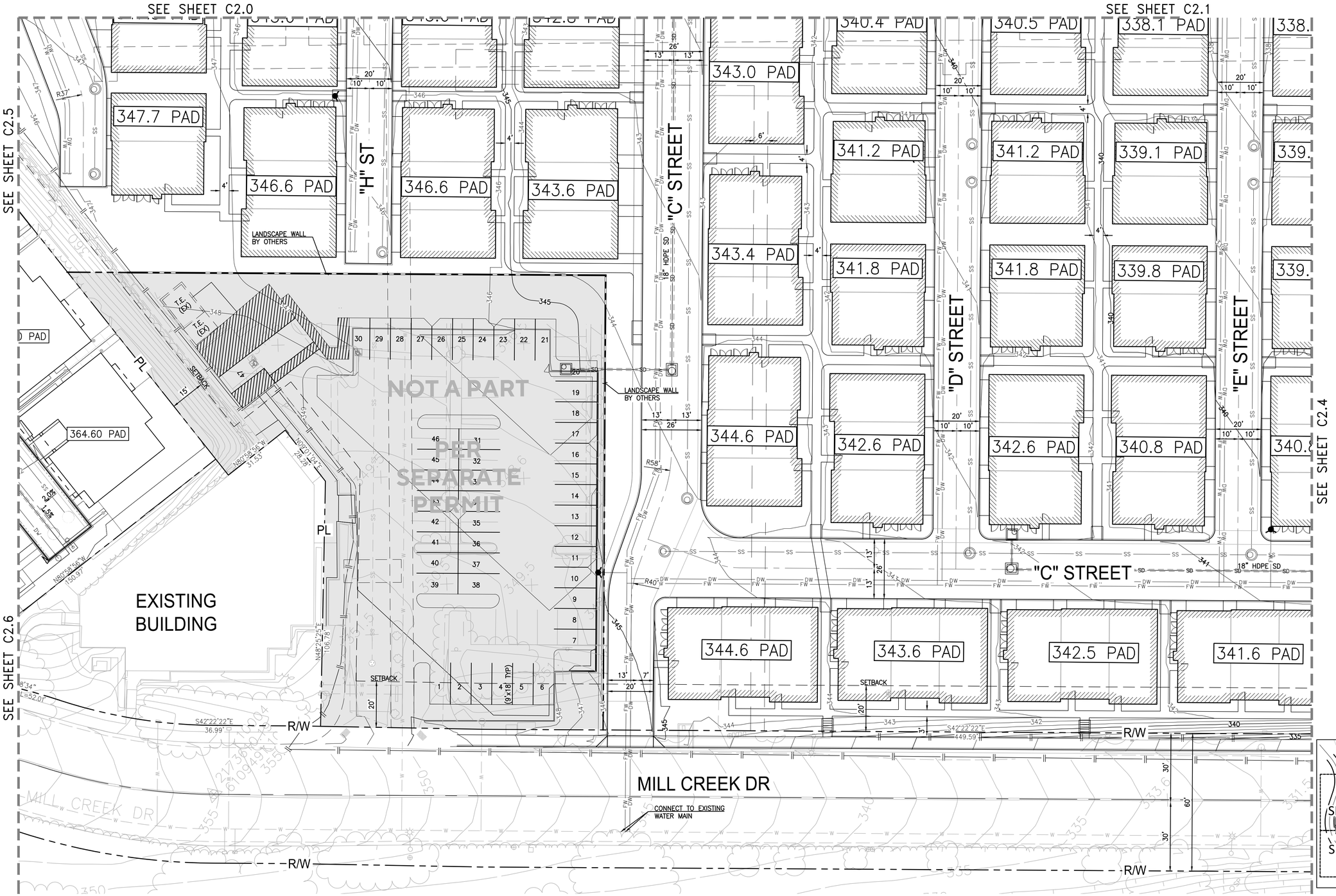
CONCEPTUAL GRADING AND DRAINAGE PLAN | C2.2

URBAN ARENA

CONCEPTUAL GRADING AND UTILITY PLANS



LEGEND

PROPOSED:

- STREET CENTERLINE
- RIGHT OF WAY/ PROPERTY LINE (R/W PL)
- EASEMENT
- SEWER PIPE (SS)
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- FIRE HYDRANT
- STORM DRAIN (SD)
- CATCH BASIN
- JUNCTION STRUCTURE
- STORM DRAIN INLET
- BUILDING
- CONCRETE
- ASPHALT CONCRETE
- ELECTRICAL (E)
- GAS (G)
- SIDEWALK
- CURB AND GUTTER
- MODULAR WETLAND SYSTEM (MWS)
- STORM WATER DETENTION VAULT
- FILTERRA BIOFILTRATION SYSTEM
- SEWER POC TO BUILDING (S)
- WATER POC TO BUILDING (W)
- ROOF DRAIN (RD)
- DEMOLITION OF UTILITY LINE
- STREET LIGHT
- AREA DRAIN
- SIDEWALK UNDERDRAIN
- FENCE PER LANDSCAPE PLANS
- SLOPE/MSE WALL
- GEOGRID/TIE-BACKS

EXISTING:

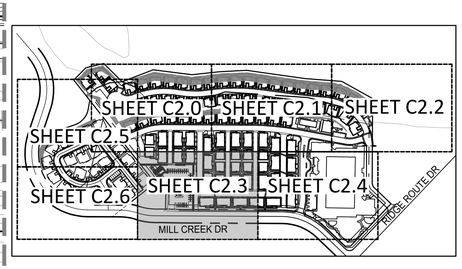
- STREET LIGHT
- SEWER PIPE (SS)
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- STORM DRAIN
- FIRE HYDRANT

EASEMENTS NOTES

(4) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.

(5) EASEMENT FOR PUBLIC UTILITIES, RECORDED SEPTEMBER 6, 1988, INSTRUMENT NO. 88-447131, AND RE-RECORDED JULY 18, 1989, INSTRUMENT NO. 89-377312, OF OFFICIAL RECORDS.

(8) EASEMENT FOR INSTALL, ENLARGE, CONSTRUCT, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, MAINTAIN REPAIR, IMPROVE AND RELOCATE PIPELINES, TOGETHER WITH INCIDENTAL APPURTENANCES, RECORDED NOVEMBER 2,1999, INSTRUMENT NO. 99-767419, OFFICIAL RECORDS.



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 25 | 24

REGISTERED PROFESSIONAL ENGINEER KENNETH T. KOZLIK No. RCE 71883 Civil STATE OF CALIFORNIA

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KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE (0 20 40)

NORTH

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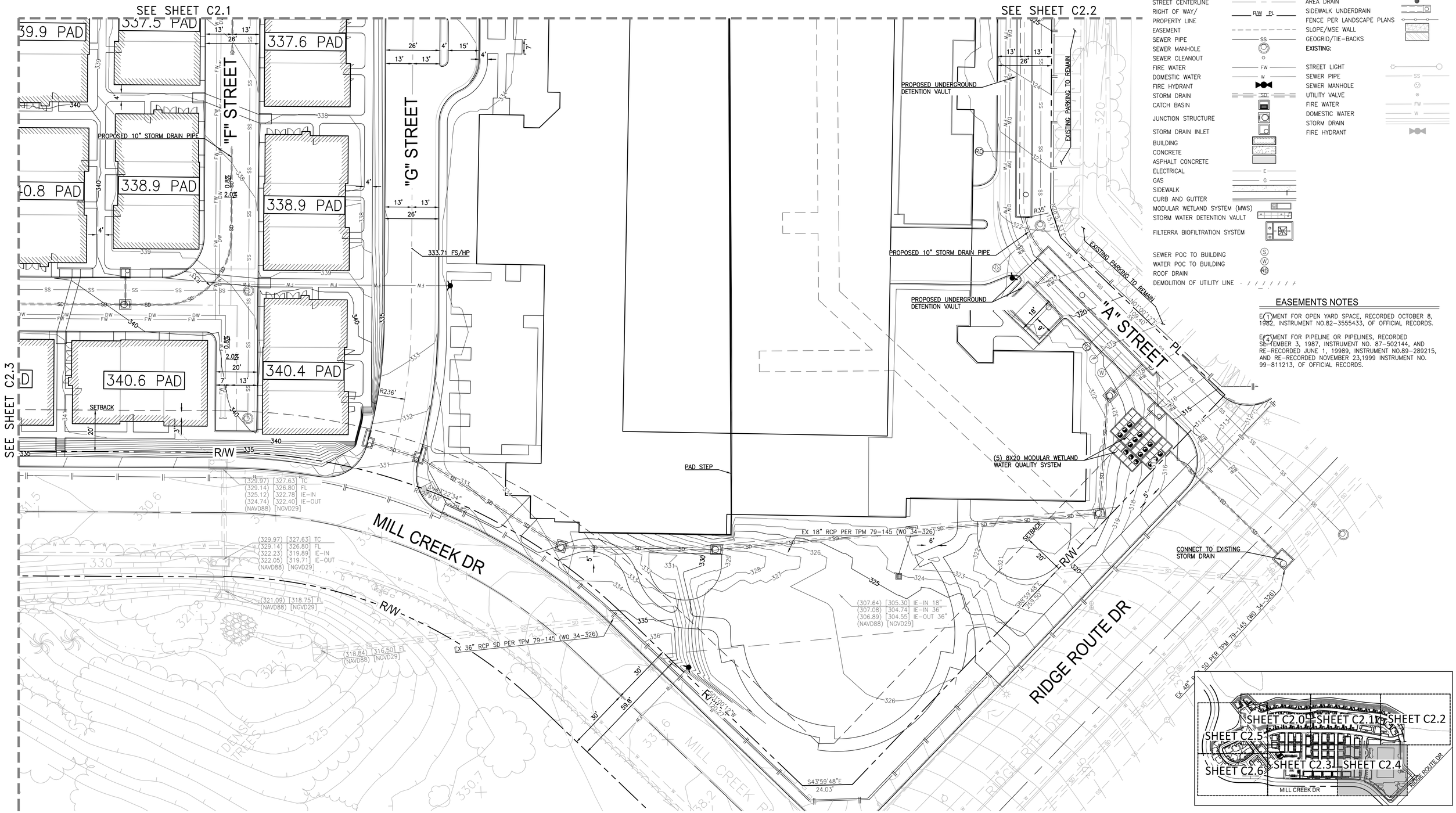
CONCEPTUAL GRADING AND DRAINAGE PLAN | C2.3

URBAN ARENA

CONCEPTUAL GRADING AND UTILITY PLANS



LEGEND

PROPOSED:

- STREET CENTERLINE
- RIGHT OF WAY/ PROPERTY LINE (R/W PL)
- EASEMENT
- SEWER PIPE (SS)
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- FIRE HYDRANT
- STORM DRAIN (SD)
- CATCH BASIN
- JUNCTION STRUCTURE
- STORM DRAIN INLET
- BUILDING
- CONCRETE
- ASPHALT CONCRETE
- ELECTRICAL (E)
- GAS (G)
- SIDEWALK
- CURB AND GUTTER
- MODULAR WETLAND SYSTEM (MWS)
- STORM WATER DETENTION VAULT
- FILTERRA BIOFILTRATION SYSTEM
- SEWER POC TO BUILDING (S)
- WATER POC TO BUILDING (W)
- ROOF DRAIN (RD)
- DEMOLITION OF UTILITY LINE
- STREET LIGHT
- AREA DRAIN
- SIDEWALK UNDERDRAIN
- FENCE PER LANDSCAPE PLANS
- SLOPE/MSE WALL
- GEOGRID/TIE-BACKS

EXISTING:

- STREET LIGHT
- SEWER PIPE (SS)
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- STORM DRAIN
- FIRE HYDRANT

EASEMENTS NOTES

(1) EASEMENT FOR OPEN YARD SPACE, RECORDED OCTOBER 8, 1982, INSTRUMENT NO.82-3555433, OF OFFICIAL RECORDS.

(2) EASEMENT FOR PIPELINE OR PIPELINES, RECORDED SEPTEMBER 3, 1987, INSTRUMENT NO. 87-502144, AND RE-RECORDED JUNE 1, 19989, INSTRUMENT NO.89-289215, AND RE-RECORDED NOVEMBER 23,1999 INSTRUMENT NO. 99-811213, OF OFFICIAL RECORDS.

TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 25 | 24

REGISTERED PROFESSIONAL ENGINEER KENNETH T. KOZLIK No. RCE 71883 Civil STATE OF CALIFORNIA

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KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE (0 20 40)

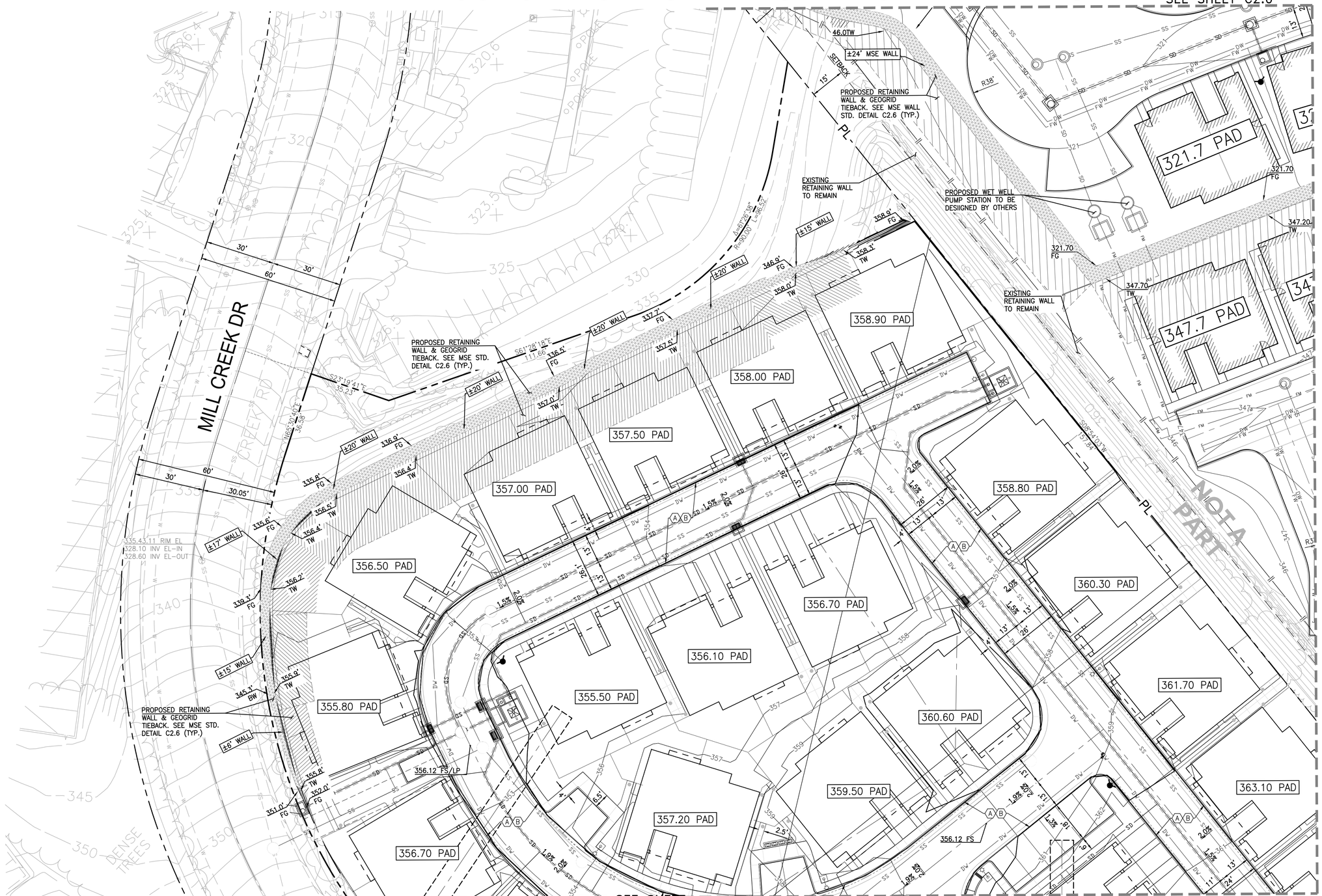
NORTH

F:\PROJECTS\4014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4014-002 GP.DWG (12-18-2025 4:13:19PM) Plotted by: JBlevins

CONCEPTUAL GRADING AND DRAINAGE PLAN | C2.4

URBAN ARENA

CONCEPTUAL GRADING AND UTILITY PLANS



LEGEND

PROPOSED:

- STREET CENTERLINE
- RIGHT OF WAY/ PROPERTY LINE (R/W PL)
- EASEMENT
- SEWER PIPE (SS)
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- FIRE HYDRANT
- STORM DRAIN (SD)
- CATCH BASIN
- JUNCTION STRUCTURE
- STORM DRAIN INLET
- BUILDING
- CONCRETE
- ASPHALT CONCRETE
- ELECTRICAL (E)
- GAS (G)
- SIDEWALK
- CURB AND GUTTER
- MODULAR WETLAND SYSTEM (MWS)
- STORM WATER DETENTION VAULT
- FILTERRA BIOFILTRATION SYSTEM
- SEWER POC TO BUILDING (S)
- WATER POC TO BUILDING (W)
- ROOF DRAIN (RD)
- DEMOLITION OF UTILITY LINE
- STREET LIGHT
- AREA DRAIN
- SIDEWALK UNDERDRAIN
- FENCE PER LANDSCAPE PLANS
- SLOPE/MSE WALL
- GEOGRID/TIE-BACKS

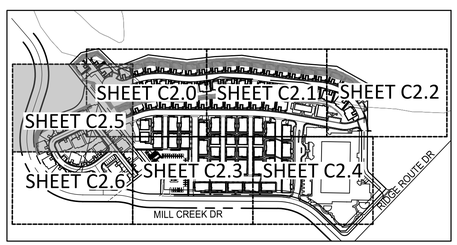
EXISTING:

- STREET LIGHT
- SEWER PIPE (SS)
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- STORM DRAIN
- FIRE HYDRANT

EASEMENTS NOTES

(A) EASEMENT FOR EMERGENCY ACCESS PURPOSES TO THE CITY OF LAGUNA HILLS

(B) EASEMENT TO EL TORO WATER DISTRICT FOR SEWER AND WATER PURPOSES



TERRAVITA

LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 25 | 24

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KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE (0 20 40)

NORTH

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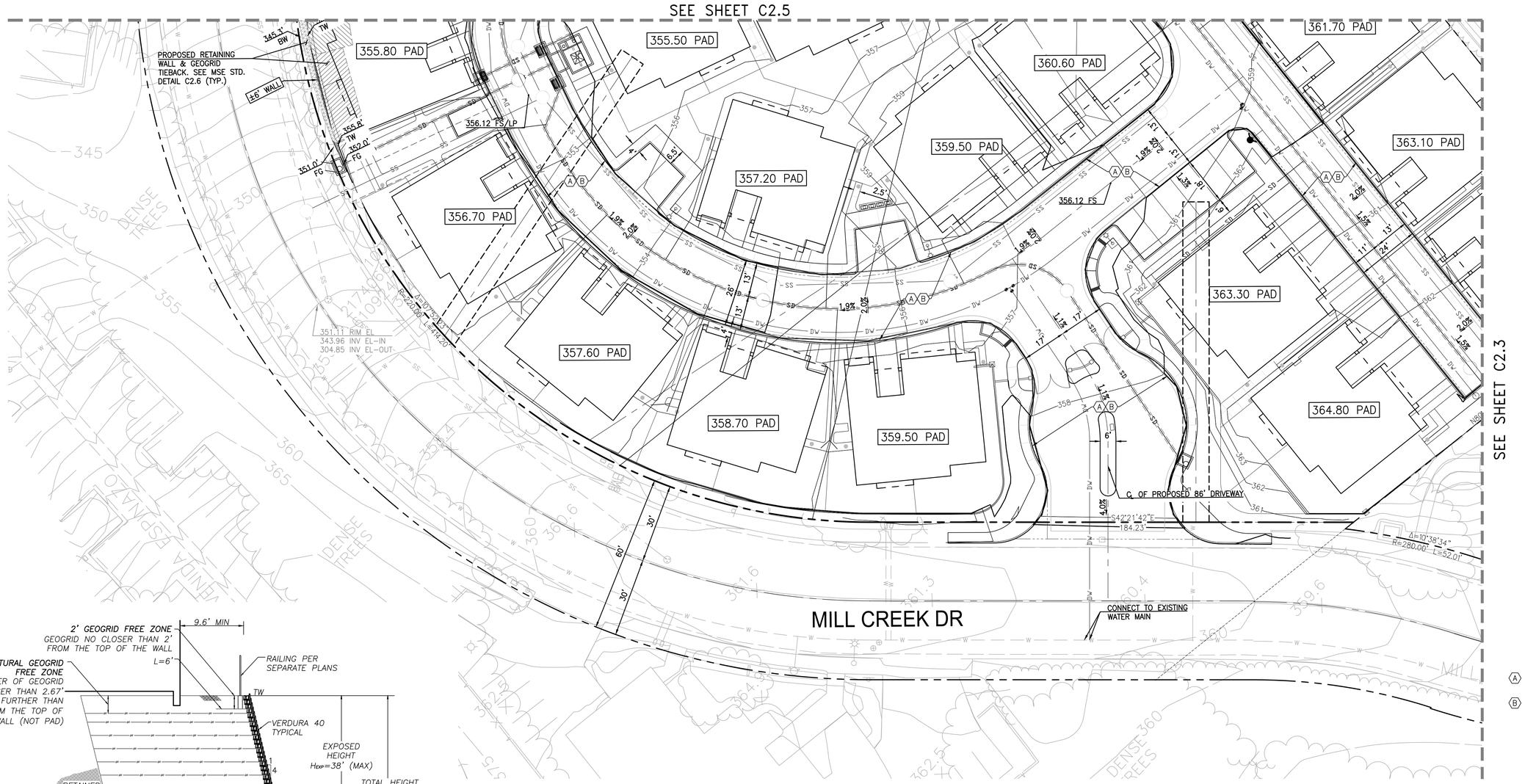
CONCEPTUAL GRADING AND DRAINAGE PLAN | C2.5

URBAN ARENA

CONCEPTUAL GRADING AND UTILITY PLANS



LEGEND

PROPOSED:

- STREET CENTERLINE
- RIGHT OF WAY/ PROPERTY LINE (R/W PL)
- EASEMENT
- SEWER PIPE (SS)
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- FIRE HYDRANT
- STORM DRAIN (SD)
- CATCH BASIN
- JUNCTION STRUCTURE
- STORM DRAIN INLET
- BUILDING
- CONCRETE
- ASPHALT CONCRETE
- ELECTRICAL (E)
- GAS (G)
- SIDEWALK
- CURB AND GUTTER
- MODULAR WETLAND SYSTEM (MWS)
- STORM WATER DETENTION VAULT
- FILTERRA BIOFILTRATION SYSTEM
- SEWER POC TO BUILDING (S)
- WATER POC TO BUILDING (W)
- ROOF DRAIN (RD)
- DEMOLITION OF UTILITY LINE
- STREET LIGHT
- AREA DRAIN
- SIDEWALK UNDERDRAIN
- FENCE PER LANDSCAPE PLANS
- SLOPE/MSE WALL
- GEOGRID/TIE-BACKS

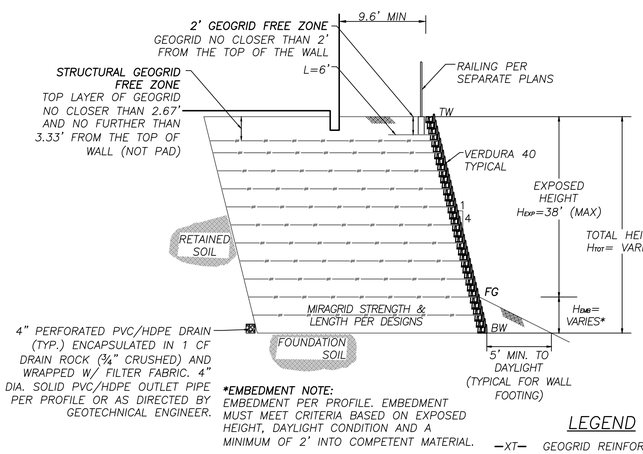
EXISTING:

- STREET LIGHT
- SEWER PIPE (SS)
- SEWER MANHOLE
- UTILITY VALVE
- FIRE WATER (FW)
- DOMESTIC WATER (W)
- STORM DRAIN
- FIRE HYDRANT

EASEMENTS NOTES

(A) EASEMENT FOR EMERGENCY ACCESS PURPOSES TO THE CITY OF LAGUNA HILLS

(B) EASEMENT TO EL TORO WATER DISTRICT FOR SEWER AND WATER PURPOSES

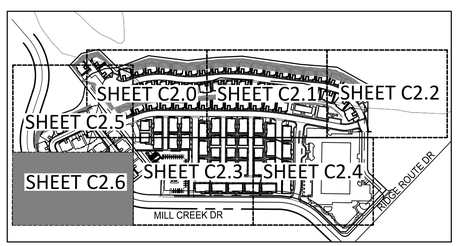


***EMBEDMENT NOTE:**
EMBEDMENT PER PROFILE. EMBEDMENT MUST MEET CRITERIA BASED ON EXPOSED HEIGHT, DAYLIGHT CONDITION AND A MINIMUM OF 2' INTO COMPETENT MATERIAL.

LEGEND

—XT—	GEOGRID REINFORCEMENT
H_{TOT}	OVERALL WALL HEIGHT
H_{EXP}	EXPOSED WALL HEIGHT
H_{EMB}	WALL EMBEDMENT
FG	FINISHED GRADE
TW	TOP OF VERDURA WALL
BW	BOTTOM OF VERDURA WALL

M.S.E. STANDARD WALL DETAIL (1 / 3.6)



TERRAVITA
LAGUNA HILLS | CA

KINGSBARN | KELEMEN CO. | 24-099

DATE 09 | 25 | 24

REGISTERED PROFESSIONAL ENGINEER — KENNETH T. KOZLIK — No. RCE 71883 — Civil — STATE OF CALIFORNIA

KINGSBARN® CAPITAL & DEVELOPMENT

KELEMEN COMPANY

FUSCOE ENGINEERING

1"=20'-0" SCALE (0 20 40) NORTH

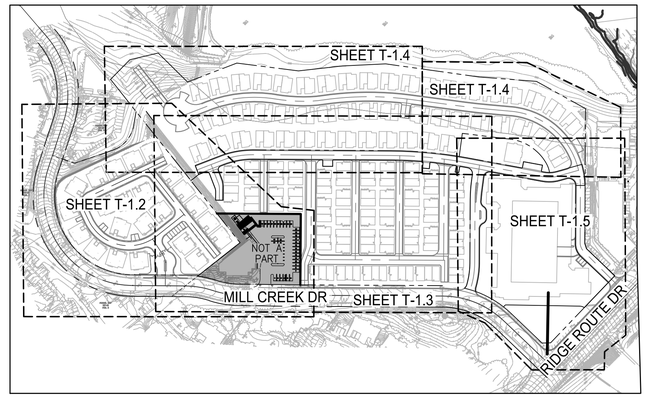
F:\PROJECTS\4014\002\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\4014-002 GP.DWG (12-18-2025 4:14:08PM) Plotted by: JBlevins

CONCEPTUAL GRADING AND DRAINAGE PLAN | C2.6

URBAN ARENA

VESTING TENTATIVE TRACT MAP 19401

LAGUNA HILLS TERRAVITA



KEY MAP

SCALE: 1"=200'

LEGAL DESCRIPTION (SEE SHEET T-1.3 - T-1.5)

PARCEL A:

PARCELS 1 THROUGH 5 AND 7 INCLUSIVE AS SHOWN ON PARCEL MAP NO. 98-191, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 311, PAGES 26 THROUGH 31 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ONE-HALF UNDIVIDED INTEREST IN AND TO ALL MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER, OR WHICH MAY BE PRODUCED FROM SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF MINES, WELLS, DERRICKS AND/OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE DESCRIBED LAND, IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF THE ABOVE DESCRIBED LAND NOR TO USE ANY OF THE SAID LAND OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF THE SAID LAND FOR ANY PURPOSE WHATSOEVER, AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 15, 1974 IN BOOK 11076, PAGE 773 OF OFFICIAL RECORDS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR SURFACE DRAINAGE FROM PARCEL 2 OVER PARCEL 1 ("PARCEL 1") OF PARCEL MAP 85-367 IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 262, PAGE 5 THROUGH 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY THROUGH THE DRAINAGE PATTERNS AND SYSTEMS AS ARE ESTABLISHED FROM TIME TO TIME UPON PARCEL 1 AS SET FORTH IN THE DEED RECORDED APRIL 26, 1991 AS INSTRUMENT NO. 91-197995 OF OFFICIAL RECORDS.

PARCEL C:

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS OVER AND UPON THE AREA OF PARCEL 1 DESCRIBED IN SCHEDULE 1 ATTACHED THERETO AS "SLOPE MAINTENANCE AREA" AND "SLOPE MAINTENANCE AREA ACCESS" FOR THE SOLE PURPOSES OF PERMITTING ACCESS TO ACCOMPLISH CERTAIN SLOPE MAINTENANCE AREA LOCATED WITHIN PARCEL 2, AS SET FORTH IN THE ABOVE-MENTIONED DEED.

PARCEL D:

A NON-EXCLUSIVE EASEMENT OF ACCESS, INGRESS AND EGRESS OVER AND UPON THE AREA OF PARCEL 1 DESCRIBED ON SCHEDULE 1 ATTACHED THERETO AS "PEDESTRIAN ACCESS" FOR THE SOLE PURPOSE OF PERMITTING ACCESS TO PARCEL 1, AS SET FORTH IN THE FIRST ABOVE-MENTIONED DEED.

PARCEL E:

AN EASEMENT TO MAINTAIN, REPAIR, RESTORE AND/OR REPLACE ONE (1) TEMPORARY PROJECT LEASING INFORMATION SIGN ("TEMPORARY LEASING SIGN") FOR THE BENEFIT OF PARCEL 2 AND LOCATED ON PARCEL 1 ADJACENT TO MOULTON PARKWAY AT THE LOCATION SHOWN ON SCHEDULE 1 ATTACHED THERETO AS SET FORTH ALSO IN THE FIRST ABOVE-MENTIONED DEED

PARCEL F:

NON-EXCLUSIVE EASEMENTS FOR ACCESS AND PARKING AS MORE PARTICULARLY SET FORTH IN SECTION 4.2 OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 17, 2006 AS INSTRUMENT NO. 2006000332225 OF OFFICIAL RECORDS.

LOT SUMMARY (SEE SHEET T-1.2 - T1.5)

DESCRIPTION:		GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
CONDOMINIUM DEVELOPMENT	LOT 1	140,773	3.23	109,628	2.52
CONDOMINIUM DEVELOPMENT	LOT 2	200,376	4.60	158,558	3.64
CONDOMINIUM DEVELOPMENT	LOT 3	281,833	6.47	239,144	5.49
MULTI-FAMILY DEVELOPMENT	LOT 4	101,494	2.33	101,494	2.33
PRIVATE PARK	LOT A	13,504	0.31	13,504	0.31
PRIVATE PARK	LOT B	13,068	0.30	13,068	0.30
PRIVATE LOCAL STREETS	LOT C	47,916	1.10	47,916	1.10
PRIVATE LOCAL STREETS	LOT D	7,405	0.17	7,405	0.17

ENGINEER'S NOTES

1. ALL GUTTER FLOWLINE SLOPES SHALL BE 0.5% MINIMUM SLOPE AND DRAIN AS NOTED.
2. ALL PROPOSED CURB FACES SHALL BE 6" TALL PER COUNTY STANDARDS.
3. CURB ELEVATIONS HAVE BEEN OMITTED FOR CLARITY BUT SHALL BE 6" ABOVE THE FINISHED SURFACE OR GUTTER FLOWLINE AS NOTED ON THE PLAN.
4. ONSITE SANITARY SEWER LINE SHALL BE 8" PVC SDR-35 PIPE.
5. SANITARY SEWER SYSTEM SHALL BE GRAVITY FLOW DISCHARGED INTO PUBLIC LINE OPERATED BY EVMWD.
6. ONSITE FIRE/DOMESTIC WATER MAIN SHALL BE 8" PVC C-900 PIPE.
7. EACH PROPOSED UNIT SHALL HAVE INDIVIDUAL METERS.
8. ONSITE GAS LINE SHALL BE 3" HDPE YELLOW GAS PIPE, NOT SHOWN FOR CLARITY.
9. ONSITE PRIVATE STORM DRAIN LINE SHALL BE AS NOTED.
10. ALL ONSITE STORMDRAIN PIPING SHALL BE DESIGNED TO CONVEY THE 100 YEAR STORM PEAK FLOWRATES AND SHALL HAVE A MINIMUM SLOPE OF 0.35%.
11. ANY PROPOSED INCREASE IN STORMWATER VOLUME AND RUNOFF SHALL BE MITIGATED BY AN ONSITE UNDRGROUND STORMWATER DETENTION SYSTEM WITH AN OUTLET STRUCTURE THAT TIES INTO THE EXISTING 60" RCP STORM DRAIN.
12. ONSITE UNDERGROUND STORMWATER DETENTION SYSTEM SHALL BE CONTECH, STORMTECH, OR ADS AND SHALL BE DESIGNED TO DETAIN THE DIFFERENTIAL VOLUME BETWEEN THE PRE-CONSTRUCTION AND POST-CONSTRUCTION 10 YEAR, 24 HOUR STORM EVENTS.
13. NO OFFSITE DRAINAGE AREAS ARE TRIBUTARY TO THE SITE.
14. ALL OPEN SPACE AND LANDSCAPE AREAS SHALL DRAIN AT 1% MINIMUM AND LANDSCAPE ARCHITECT SHALL DESIGN A YARD DRAIN SYSTEM TO CONVEY NUISANCE WATER TO THE PRIVATE STREETS AND/OR THE ONSITE STORM DRAIN NETWORK. YARD DRAINS ADJACENT TO PROPOSED BUILDINGS SHALL BE A MINIMUM OF 0.3' LOWER THAN THE ADJACENT BUILDING PAD ELEVATION.
15. DEEPENED FOOTINGS SHALL BE PROVIDED AROUND BUILDING PERIMETERS WHERE THE ADJACENT FINISHED GRADES ARE HIGHER OR LOWER THAN THE BUILDING PAD ELEVATIONS.
16. PLUMBER SHALL DESIGN ROOF DRAINAGE SYSTEM WITH GUTTER DOWNSPOUTS, DECK DRAIN SYSTEM AND PATIO DRAINAGE SYSTEM TO DRAIN INTO THE ADJACENT LANDSCAPE AND OPEN SPACE AREAS WHERE POSSIBLE.
17. GEOGRID WILL EXTEND BELOW BUILDING FOUNDATIONS IN SOME LOCATIONS.

ASSESSOR'S PARCEL NUMBER (SHEET T-1.3 - T-1.5)

APN: 588-161-06 (AFFECTS: PARCEL 1 OF PARCEL A)
ADDRESS: 24461 MILL CREEK DR LAGUNA HILLS CA 92653

APN: 588-161-07 (AFFECTS: PARCEL 2 OF PARCEL A)
ADDRESS: 24411 MILL CREEK DR LAGUNA HILLS CA 92653

APN: 588-161-08 (AFFECTS: PARCEL 3 OF PARCEL A)
ADDRESS: 23422 MILL CREEK DR LAGUNA HILLS CA 92653-1688

APN: 588-161-09 (AFFECTS: PARCEL 4 OF PARCEL A)
ADDRESS: 23382 MILL CREEK DR LAGUNA HILLS CA 92653-1682

APN: 588-161-10 (AFFECTS: PARCEL 5 OF PARCEL A)
ADDRESS: 23332 MILL CREEK DR LAGUNA HILLS CA 92653-1679

APN: 588-161-13 (AFFECTS: PARCEL 7 OF PARCEL A)

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
Civil
STATE OF CALIFORNIA

OWNER

KB RIDGE ROUTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCELS 1 AND 2

KB MILL CREEK, DST, A DELAWARE STATUTORY TRUST, AS TO PARCELS 3, 4 AND 5

LAKEHILLS CORPORATE PARK OWNERS ASSOCIATION, INC., A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, AS TO PARCEL 7

TITLE REPORT

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
NATIONAL COMMERCIAL SERVICES
8311 W. SUNSET RD., SUITE 100
LAS VEGAS, NV 89113
ORDER NO: NCS-1236666-HHLV
REPORT DATE: OCTOBER 03, 2024
UPDATED: FEBRUARY 04, 2026

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
NATIONAL COMMERCIAL SERVICES
8311 W. SUNSET RD., SUITE 100
LAS VEGAS, NV 89113
ORDER NO: NCS-1294610-HHLV
REPORT DATE: FEBRUARY 2, 2026

ASSESSOR PARCEL NUMBERS (SEE SHEET T-1.2)

APN: 588-141-11
ADDRESS: 23272 MILL CREEK DR LAGUNA HILLS CA 92653-1641

APN: 588-141-12
ADDRESS: 23282 MILL CREEK DR LAGUNA HILLS CA 92653-1658

LEGAL DESCRIPTION (SEE SHEET T-1.2)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT LL 83-25, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 1, 1983 AS INSTRUMENT NO. 83-385612 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 10 AS SHOWN ON A MAP FILED IN BOOK 147, PAGES 43 THROUGH 47, OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, ALONG WITH THAT PORTION OF PARCEL 9 AS SHOWN ON SAID MAP, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 9; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL SOUTH 81° 54' 00" EAST 123.59 FEET; THENCE SOUTH 60° 06' 00"WEST 100.56 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MILL CREEK DRIVE, BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 76.54 FEET THROUGH A CENTRAL ANGLE OF 19° 55' 59" TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 10 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 10; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL NORTH 81° 54' 00"WEST 228.25 FEET; THENCE NORTH 60° 06' 00" EAST 289.65 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 10; THENCE ALONG SAID EASTERLY LINE SOUTH 8° 06' 00" WEST 178.33 FEET TO THE POINT OF BEGINNING.

EXCEPTING ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OF MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE OR OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, AS GRANTED TO TITLE INSURANCE AND TRUST COMPANY, AS TRUSTEE, IN DEED RECORDED FEBRUARY 14, 1979 IN BOOK 13034, PAGE 1317 OF OFFICIAL RECORDS.

PARCEL TWO:

PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT LL 83-25, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 1, 1983 AS INSTRUMENT NO. 83-385612 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 9 AS SHOWN ON A MAP FILED IN BOOK 147, PAGES 43 THROUGH 47, OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, ALONG WITH THAT PORTION OF PARCEL 10 AS SHOWN ON SAID MAP, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 10; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL NORTH 81° 54' 00" WEST 228.25 FEET; THENCE NORTH 60° 06' 00" EAST 289.65 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 10; THENCE ALONG SAID EASTERLY LINE SOUTH 8° 06' 00" WEST 178.33 FEET TO THE POINT OF BEGINNING.

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EXCEPTING ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OF MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE OR OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, AS GRANTED TO TITLE INSURANCE AND TRUST COMPANY, AS TRUSTEE, IN DEED RECORDED FEBRUARY 14, 1979 IN BOOK 13034, PAGE 1317 OF OFFICIAL RECORDS.

NOTE:

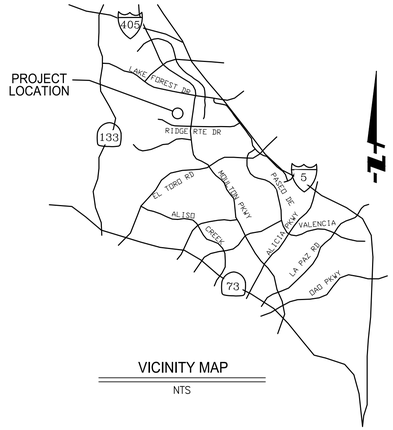
1. A FINAL FINANCE AND CONVEYANCE TRACT OR PARCEL MAP CAN ALSO BE PREPARED, PROCESSED, AND RECORDED

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGES OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS & PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF EL CENTRO AND THE IMPERIAL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN."

KENNETH KOZLIK RCE NO. 71883 EXP. 12/31/2027 — 2/12/2026 DATE



VICINITY MAP

NTS

ABBREVIATIONS

CL	CENTERLINE
EX	EXISTING
NTS	NOT TO SCALE
PL	PROPERTY LINE
PROP	PROPOSED
R/W	RIGHT-OF-WAY

PROPOSED PHASING

SINGLE PHASE CONSTRUCTION
A. B. ROUGH GRADING
B. ONSITE & OFFSITE UTILITIES
C. PRECISE GRADING
D. BUILDING CONSTRUCTION
E. SITEWORK & LANDSCAPING

TELEPHONE / CABLE TELEVISION
VERIZON / GTE - (800) 483-1000
AT&T - (800) 310-2355
COX - (800) 234-3993

ELECTRIC
SOUTHERN CALIFORNIA EDISON
4155 BAKE PARKWAY
IRVINE, CA 92618

WASTE MANAGEMENT
CR&R
30111 CROWN VALLEY PARKWAY
LAGUNA NIGUEL, CA 92677

GAS
SOUTHERN CALIFORNIA GAS COMPANY
738 SOUTH HARBOR BLVD.
SANTA ANA, CA 92704

WATER & SEWER
EL TORO WATER DISTRICT (ETWD)
24251 LOS ALISOS BLVD.
LAKE FOREST, CA 92630

LEGEND

PROPOSED:

STREET CENTERLINE — CL
RIGHT OF WAY/PROPERTY LINE — PL R/W
EASEMENT
SEWER PIPE — SS
SEWER MANHOLE
SEWER CLEANOUT
FIRE WATER — FW
DOMESTIC WATER — DW
FIRE HYDRANT
CATCH BASIN
JUNCTION STRUCTURE
STORM DRAIN INLET
CURB AND GUTTER
MODULAR WETLAND SYSTEM (MWS)
STORM WATER DETENTION VAULT
FILTERRA BIOFILTRATION SYSTEM
SLOPE/MSE WALL
GEOGRID REINFORCEMENT

EXISTING:

STREET LIGHT
SEWER PIPE — SS
SEWER MANHOLE
UTILITY VALVE
FIRE WATER — FW
DOMESTIC WATER — DW
STORM DRAIN — SD
FIRE HYDRANT
ELECTRICAL — E
GAS — G
FENCE — X

REVISIONS

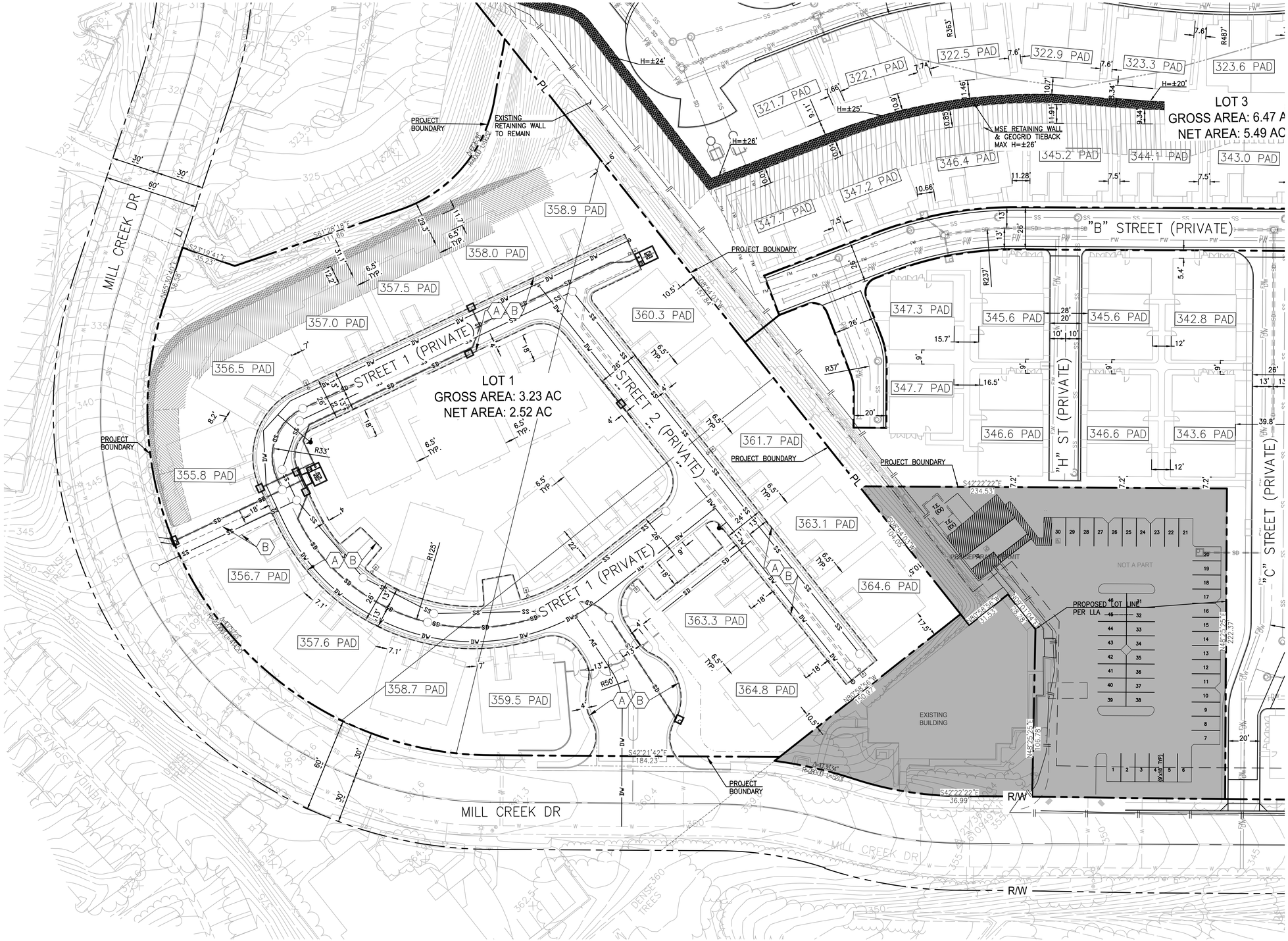
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

VESTING TENTATIVE TRACT NO. 19401
LAGUNA HILLS TERRAVITA
FOR CONDOMINIUM PURPOSES

February 11, 2026
JOB NO. 2486-005-015
DRAWN BY: JB
SHEET T-1.1

F:\PROJECTS\4014\002\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\4014-002 (TM T-1) TOL.DWG (02-11-2026 4:23:37PM) Plotted by: cla



REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZAK
No. RCE 71883
Civil
STATE OF CALIFORNIA
2/12/2026

SCALE: 1" = 30'

PROPOSED EASEMENT NOTES

(A) EASEMENT FOR EMERGENCY ACCESS PURPOSES TO THE CITY OF LAGUNA HILLS

(B) EASEMENT TO EL TORO WATER DISTRICT FOR SEWER AND WATER PURPOSES

REVISIONS

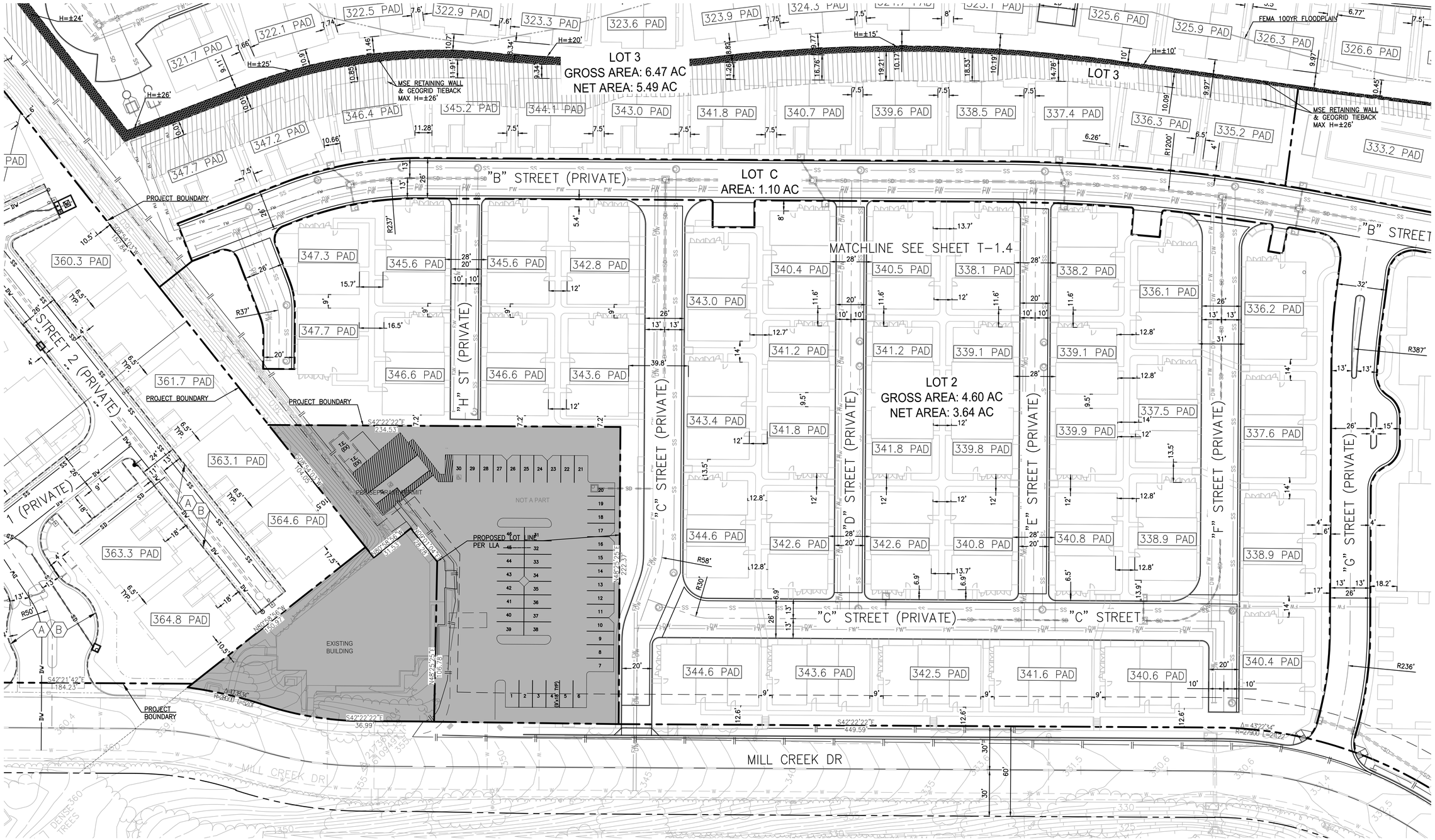
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

VESTING TENTATIVE TRACT NO. 19401
LAGUNA HILLS TERRAVITA
FOR CONDOMINIUM PURPOSES

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500
fuscoe.com

February 12, 2026
JOB NO. 2486-005-015
DRAWN BY: JB
SHEET T-1.2

F:\PROJECTS\2014\2021\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\2014-002 (TM 1-12 KB.DWG (02-12-2026 8:31:01AM) Plotted by: JBevins



REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOLLK
No. RCE 71883
Civil
STATE OF CALIFORNIA
2/12/2026

SCALE: 1" = 30'

VESTING TENTATIVE TRACT NO. 19401
LAGUNA HILLS TERRAVITA
FOR CONDOMINIUM PURPOSES

REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500
fuscoe.com

February 12, 2026
JOB NO. 2486-005-015
DRAWN BY: JB
SHEET T-1.3

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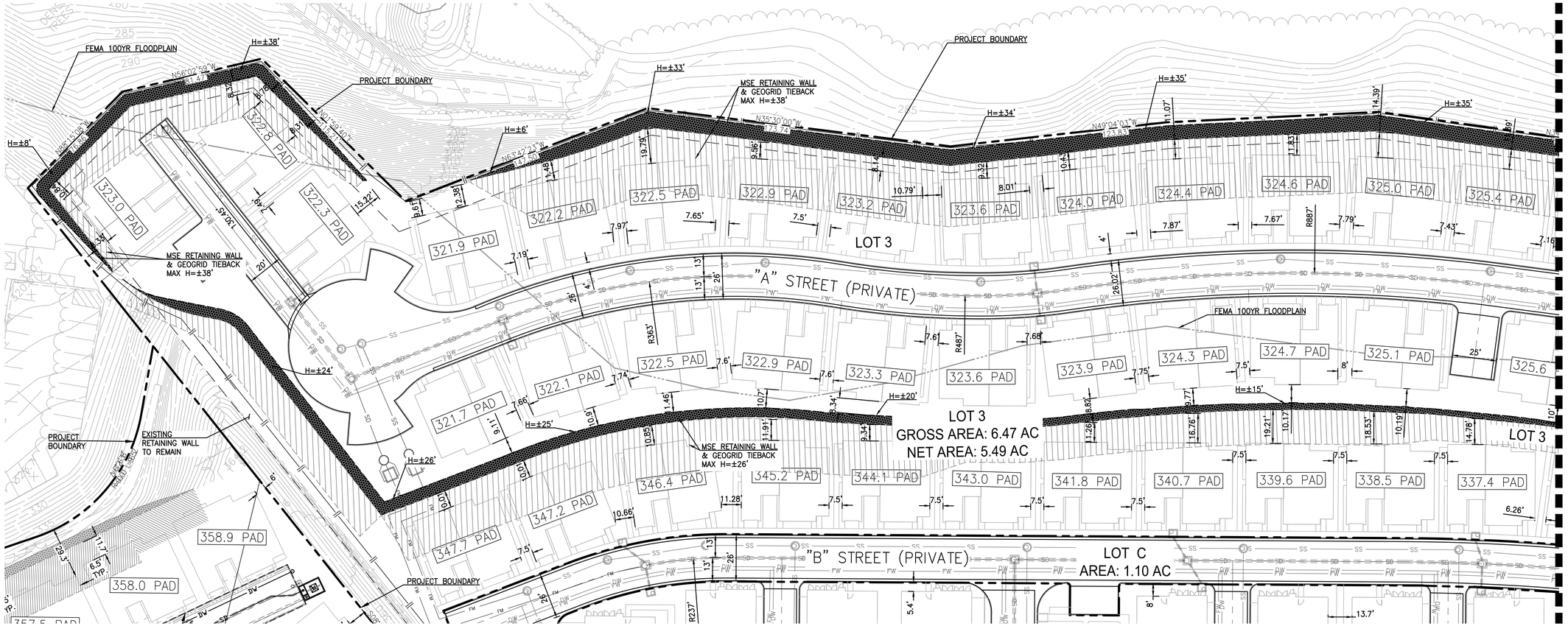
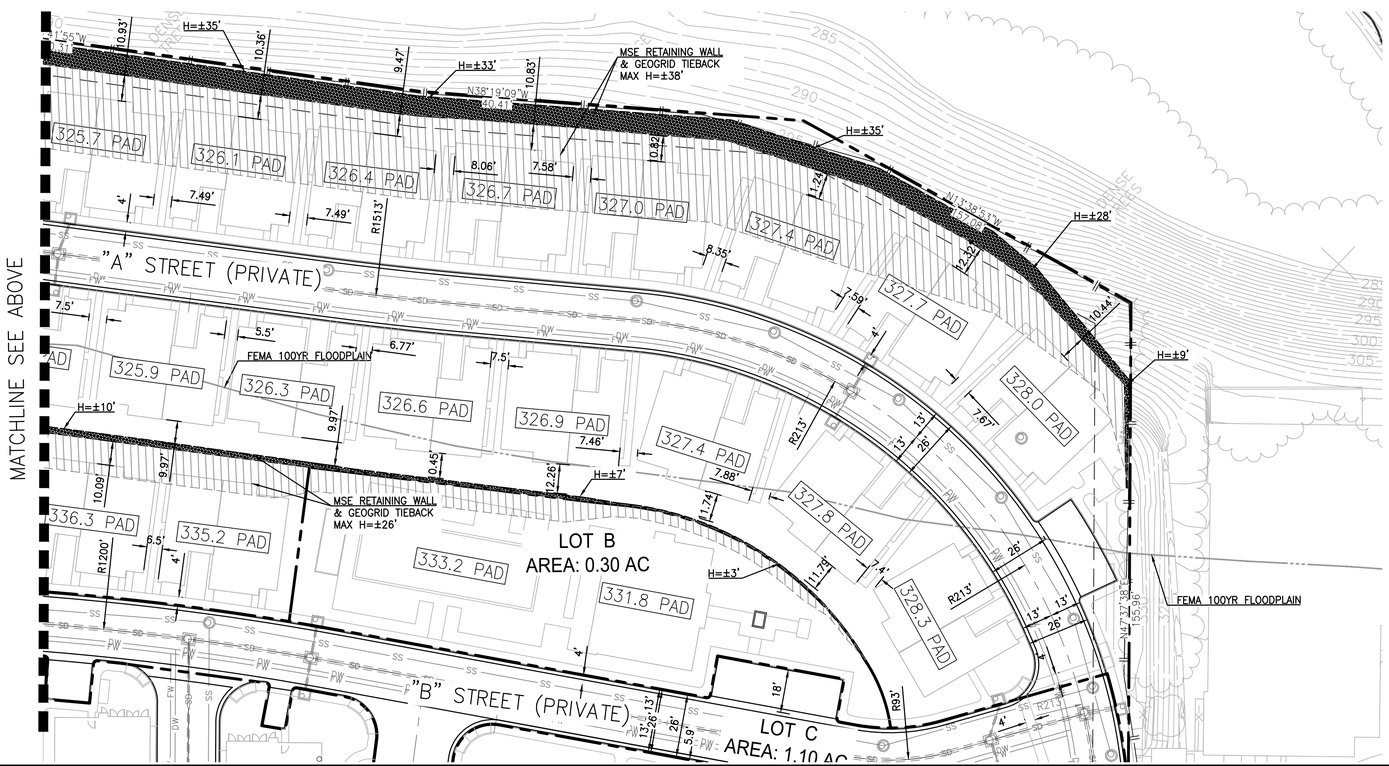




REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOLTK
No. RCE 71883
Civil
STATE OF CALIFORNIA
2/12/2026

SCALE: 1" = 30'

VESTING TENTATIVE TRACT NO. 19401
LAGUNA HILLS TERRAVITA
FOR CONDOMINIUM PURPOSES

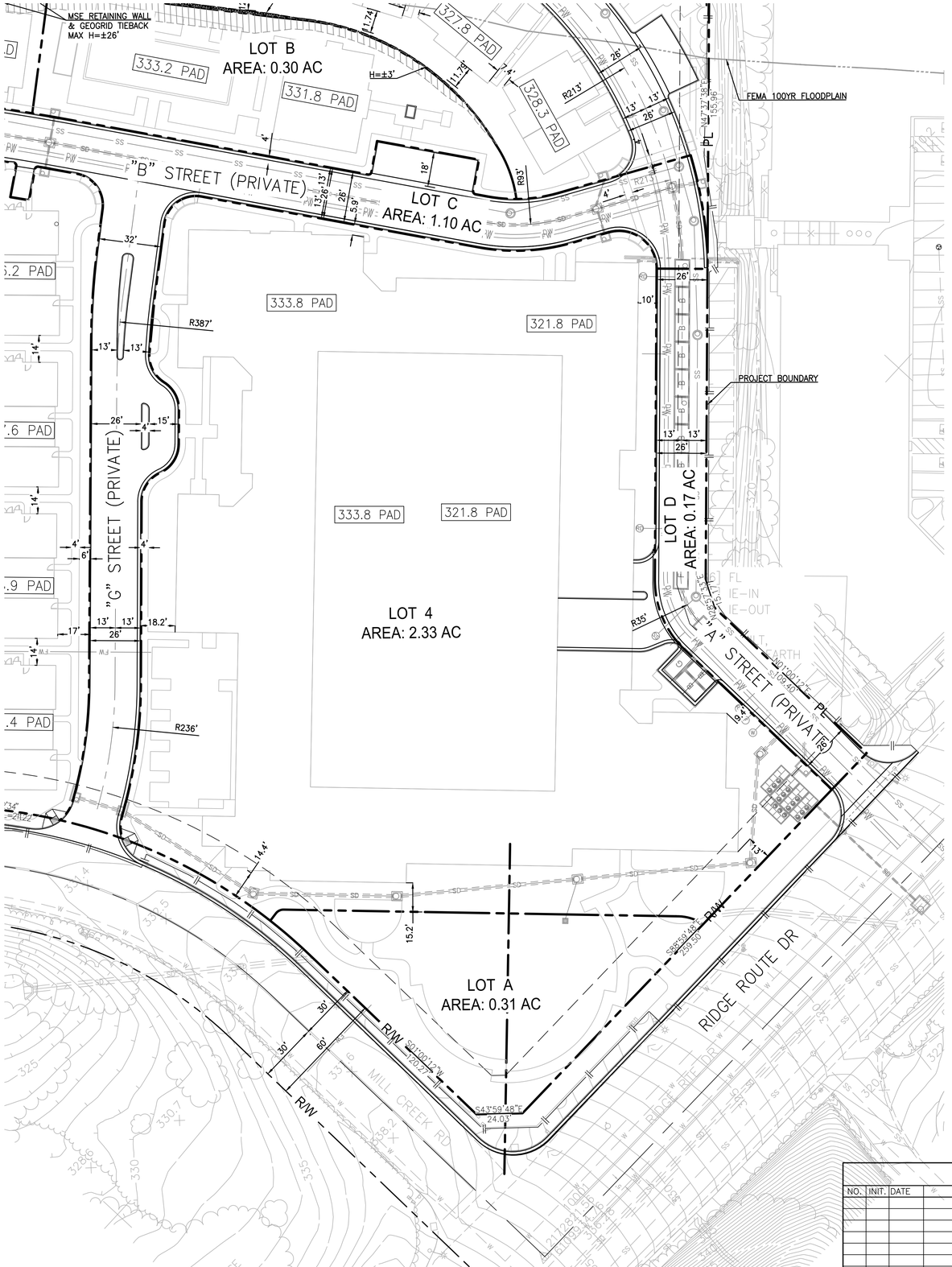
REVISIONS

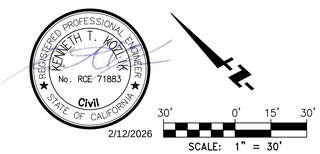
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500
fuscoe.com

February 12, 2026
JOB NO. 2486-005-015
DRAWN BY: JB
SHEET T-1.4

E:\PROJECTS\2014\0201\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\2014-001 VTM 1-12 XREF(S) (02-12-2026 8:02:44AM) Plotted by: JBevins





VESTING TENTATIVE TRACT NO. 19401
LAGUNA HILLS TERRAVITA
FOR CONDOMINIUM PURPOSES

REVISIONS

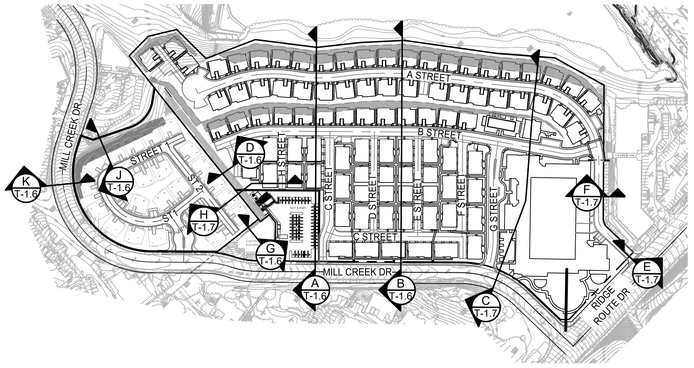
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500
fuscoe.com

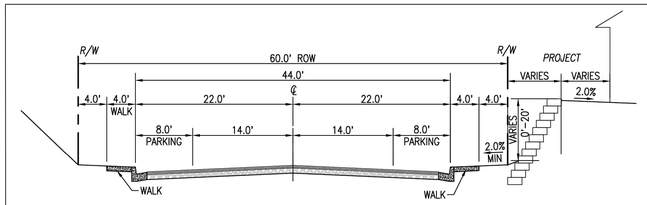
February 12, 2026
JOB NO. 2486-005-015
DRAWN BY: JB
SHEET T-1.5

F:\PROJECTS\2014\005\PLANS\DRTT\DEVDATE TRACT MAP\2014-002 VTM T-1.2 KB.DWG (02-12-2026 8:03:34AM) Plotted by: JBlevins

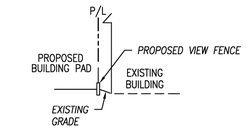
CONCEPTUAL SITE PLAN
SECTIONS



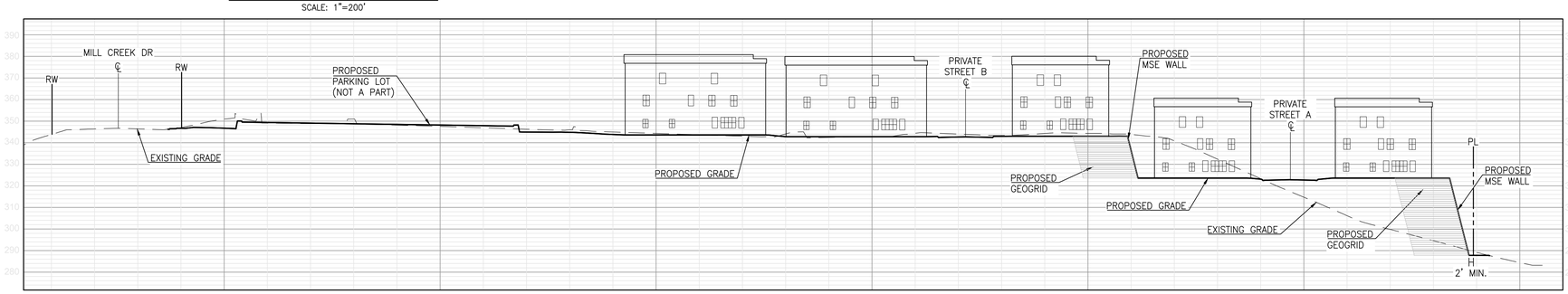
INDEX MAP
SCALE: 1"=200'



SECTION K
NOT TO SCALE

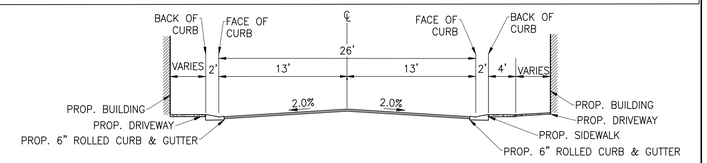


SECTION G
NOT TO SCALE

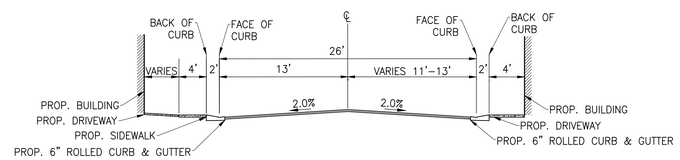


SECTION A
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=30'

SECTION B
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=30'



TYPICAL SECTION - FIRST ST
NOT TO SCALE



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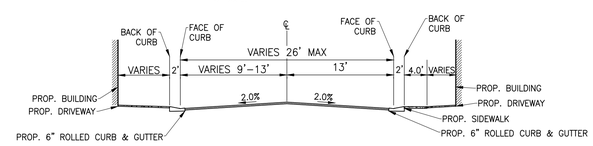

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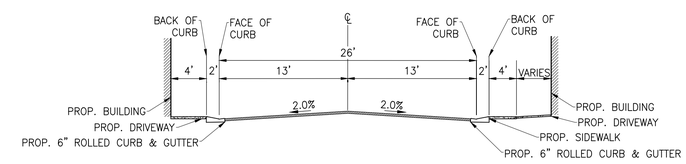

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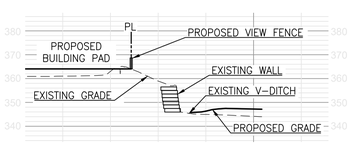
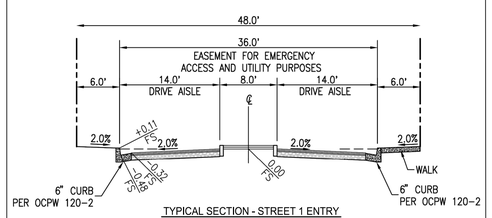
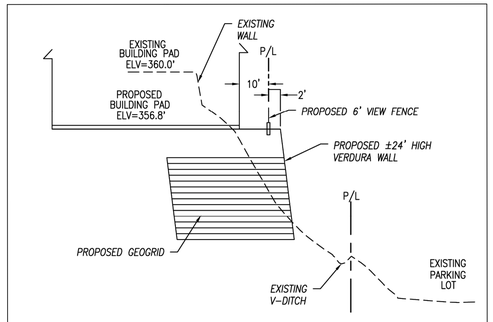
NOT TO SCALE



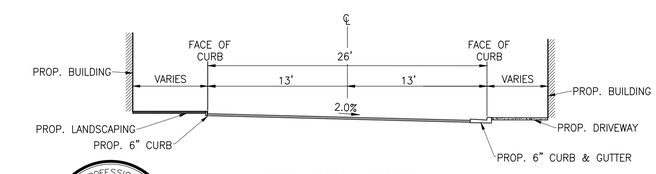
SECTION D
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=30'



TYPICAL SECTION - STREET 1 ENTRY
(NO PARKING ON EACH SIDE)
N.T.S.
(RESIDENTIAL - PRIVATE WAY)



SECTION J
NOT TO SCALE



TYPICAL SECTION - "C" STREET
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZIK
No. RCE 71883
Civil
STATE OF CALIFORNIA
2/12/2026

VESTING TENTATIVE TRACT NO. 19401
LAGUNA HILLS TERRAVITA
FOR CONDOMINIUM PURPOSES

REVISIONS

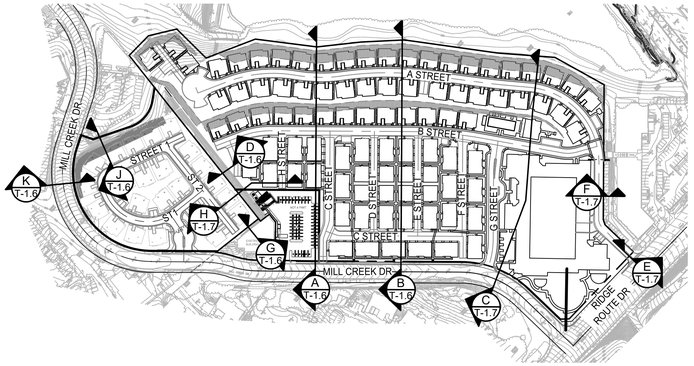
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500
fuscoe.com

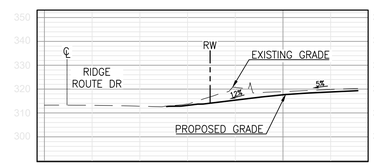
February 11, 2026
JOB NO. 2486-005-015
DRAWN BY: JB
SHEET T-1.6

F:\PROJECTS\2014\2003\PLANS\SHTTLEMENTS\TENTATIVE TRACT MAP\4014-002 VTM T-1.6-1.7 SECTIONS (02-11-2026 4:13:37PM) Plotted by: cla

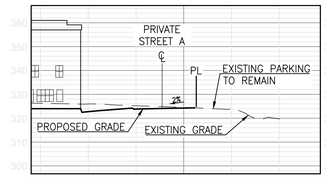
CONCEPTUAL SITE PLAN
SECTIONS



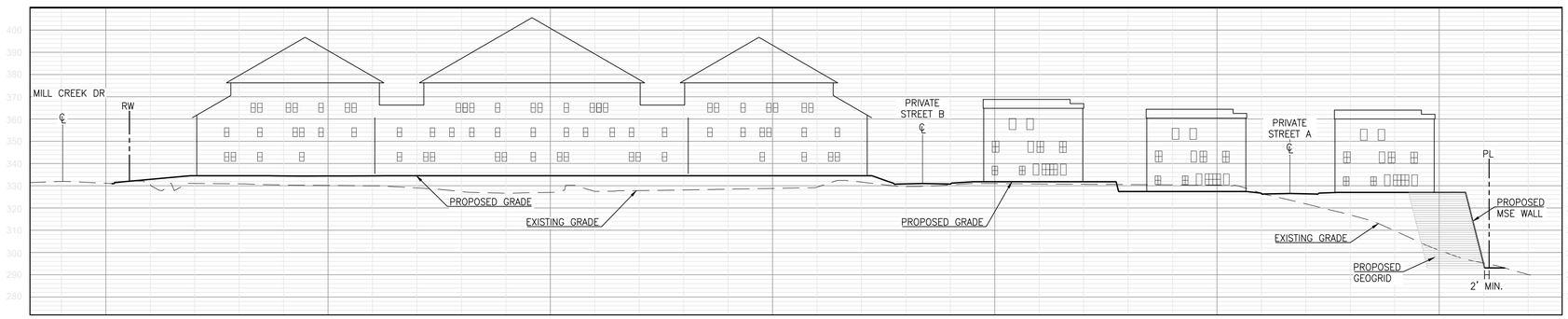
INDEX MAP
SCALE: 1"=200'



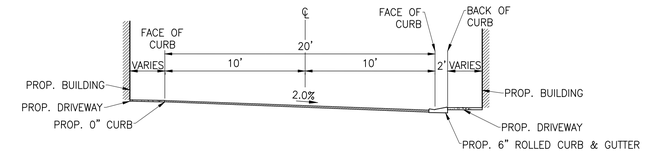
SECTION E
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=15'



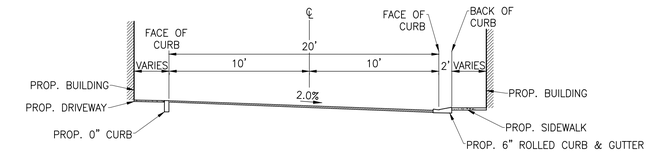
SECTION F
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=15'



SECTION C
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=30'



TYPICAL SECTION - "D" STREET
NOT TO SCALE



TYPICAL SECTION - "E" STREET
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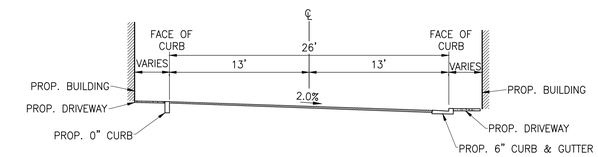

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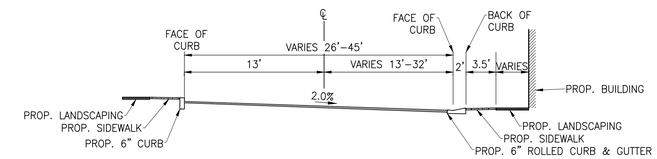
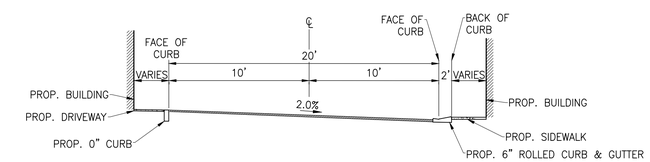


TYPICAL SECTION - "G" STREET
NOT TO SCALE



TYPICAL SECTION - "H" STREET
NOT TO SCALE

SECTION H
APPROXIMATE SCALE
HORIZONTAL: 1"=30'
VERICAL: 1"=15'

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOLLK
No. RCE 71883
Civil
STATE OF CALIFORNIA
2/12/2026

VESTING TENTATIVE TRACT NO. 19401
LAGUNA HILLS TERRAVITA
FOR CONDOMINIUM PURPOSES

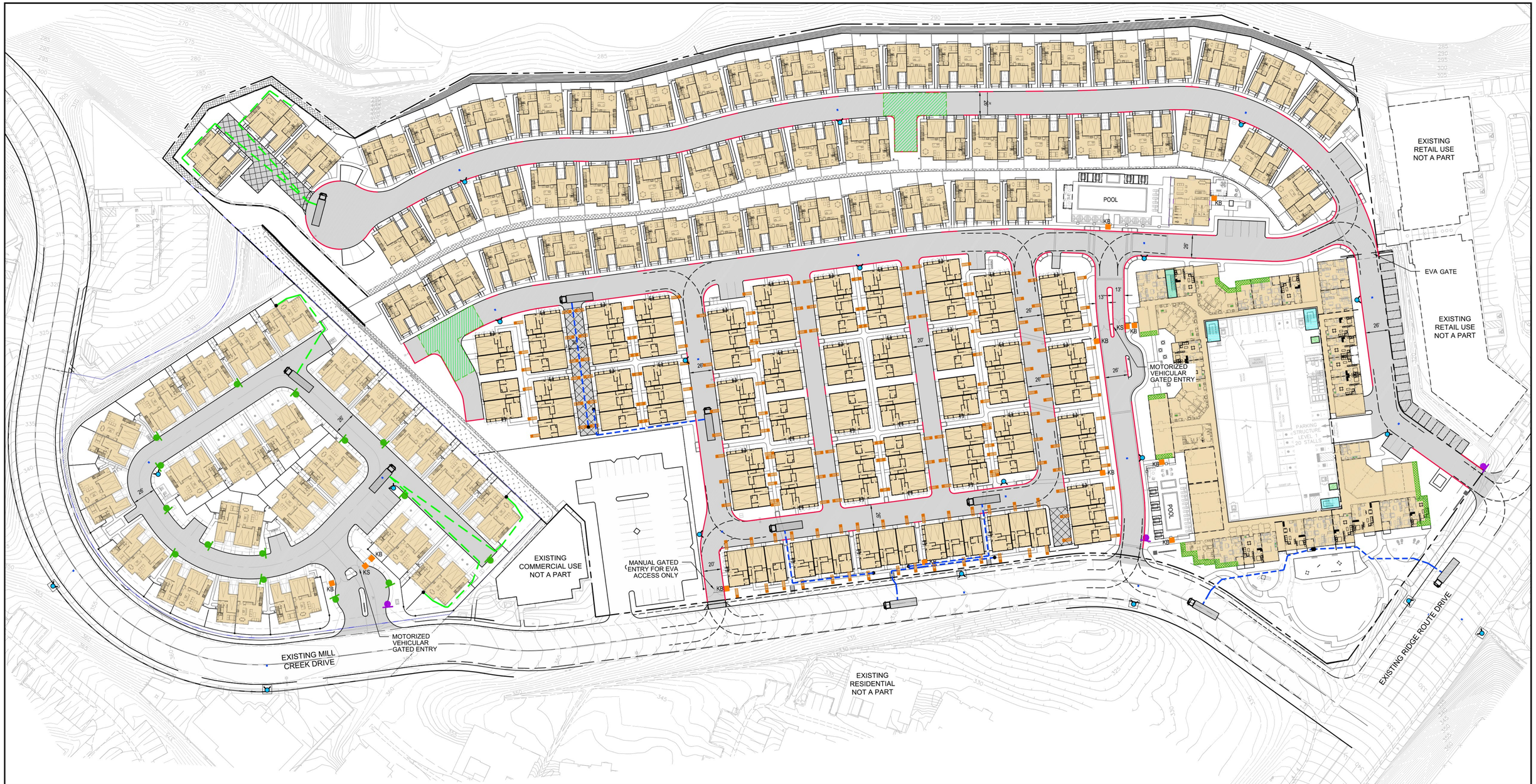
REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500
fuscoe.com

February 11, 2026
JOB NO. 2486-005-015
DRAWN BY: JB
SHEET T-1.7

F:\PROJECTS\4014\DGV\CAD\DATFILES\PTS\TSV\VTM; TRACT MAP\4014-002 VTM T-1.6+1.7 SECT.DWG (02-11-2026 4:14:12PM) Plotted by: ou



LEGEND

- EXISTING PUBLIC FIRE HYDRANT WITH BLUE MARKER.
- PROPOSED PUBLIC FIRE HYDRANT WITH BLUE MARKER.
- 150' HOSE PULL DISTANCE
- 300' HOSE PULL DISTANCE FOR DUPLEX UNITS ONLY
- PROPOSED FIRE LANE ENTRY SIGN PER DETAIL PROVIDED ON SHEET F-2 AND OCFA GUIDELINE B-01
- PROPOSED FIRE LANE NO PARKING SIGN PER DETAIL PROVIDED ON SHEET F-2 AND OCFA GUIDELINE B-01
- PROPOSED PAINTED RED CURB FIRE LANE NO PARKING MARKINGS PER DETAIL PROVIDED ON SHEET F-2 AND OCFA GUIDELINE B-01
- INDICATES FIRE DEPARTMENT TURNAROUND AREA
- INDICATES PROPOSED BUILDINGS
- INDICATES STAIR LOCATIONS AT THE AMENITY DECK ON TOP LEVEL OF THE PARKING STRUCTURE
- INDICATES ELEVATOR LOCATION AT THE AMENITY DECK ON TOP LEVEL OF THE PARKING STRUCTURE
- PROPOSED PAVED ACCESS ROAD THAT SHALL BE DESIGNED TO MAINTAINED SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES PER OCFA B-01 GUIDELINE REQUIREMENTS.
- INDICATES ROADWAYS NOT REQUIRED FOR FIRE DEPARTMENT ACCESS
- R=40' R=20' 20' — FIRE APPARATUS TURNING RADII: 20' WIDE PATH WITH A 20' INSIDE RADIUS AND 40' OUTSIDE RADIUS
- 10' / 3' PAD / SETBACK SEE DETAIL — INDICATES GROUND LADDERING ACCESS POINT TO RESCUE LOCATIONS TO SLEEPING AREAS AT THE 3RD LEVEL OF THE TRI-PLEX BUILDINGS. SEE OCFA LADDER PLACEMENT DETAIL PROVIDED ON SHEET F-2 FOR SETBACKS AND NOTES.
- INDICATES AERIAL TRUCK LADDER ACCESS 5-LEVEL APARTMENT BUILDING BETWEEN 20' - 40' FROM ACCESS ROAD ROADWAY
- KS — INDICATES APPROXIMATE LOCATION OF A SUB-KEYED KNOX KEY SWITCH FOR THE VEHICULAR ACCESS GATE
- KB — INDICATES APPROXIMATE LOCATION OF THE SUB-KEYED KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS FOR THE PEDESTRIAN WALK IN GATES AT THE PROJECT ENTRIES, AND THE MANUAL VEHICULAR GATE EVA.

NO.	DATE	REVISIONS
1		
2		
3		
4		

SCALE: 1" = 50'-0"
0 50' 100' 150' 200'
NORTH

PROJECT - PLAN TYPE	PLAN SET: "B"
PLAN CONTROL	DATE: 09/25/2025

CIVIL ENGINEER:
FUSCOE ENGINEERING
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618
PHONE: (949) 474-1960

PLANNING / ARCHITECT / LANDSCAPE:
URBAN ARENA
3195 RED HILL AVE, LOFT F
COSTA MESA, CA 92626
PHONE: (714) 754-4500

PREPARED FOR:
KINGSBARN CAPITAL & DEVELOPMENT
2500 SAND HILL ROAD, SUITE 320
MENIO PARK, CA 94025
PHONE: (650) 782-3300

PREPARED BY:
firesafe PLANNING, INC.
28506 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949) 240-5911

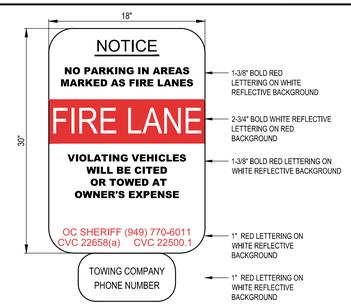
TERRAVITA
PRELIMINARY FIRE ACCESS PLAN
PRELIMINARY FIRE ACCESS LAYOUT

CITY OF LAGUNA HILLS, CALIFORNIA

ORANGE COUNTY FIRE AUTHORITY

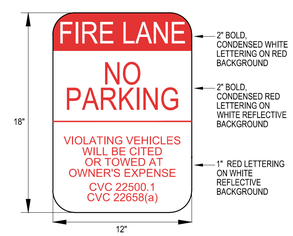
SHEET
F-1
1 OF 2

FIRE LANE SIGN DETAILS

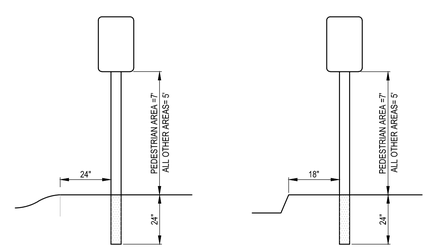


PROPOSED FIRE LANE ENTRY SIGN

NOTE: TOWING COMPANY CONTACT INFORMATION IS REQUIRED FOR ALL PROPERTIES WITH A STANDING WRITTEN AGREEMENT FOR SERVICES WITH A TOWING COMPANY PER THE CALIFORNIA VEHICLE CODE.



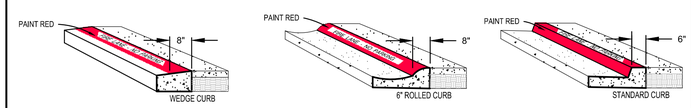
PROPOSED FIRE LANE NO PARKING SIGN



NOTES:
1. SIGN SHALL BE MOUNTED FACING THE DIRECTION OF VEHICULAR TRAVEL.
2. SIGNS MAY BE MOUNTED ON EXISTING POSTS OR BUILDINGS IF CENTERLINE OF SIGN IS NO MORE THAN 24 INCHES FROM EDGE OF ROADWAY.
3. BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES AND REBAR, A CONCRETE FOOTING, OR ANOTHER METHOD TO PREVENT REMOVAL OF THE SIGN IS RECOMMENDED.

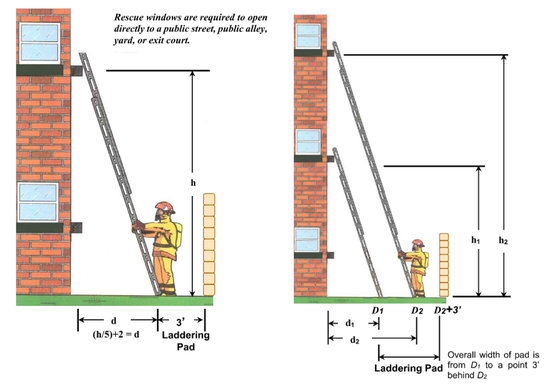
RED CURB DETAILS

NOTE: CURBS ALONG ACCESS LANES SHALL BE PAINTED OSHA SAFETY RED OR EQUIVALENT. "FIRE LANE NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN WHITE LETTERING 3 INCHES HIGH AND SHALL BE SPACED 30'-0" ON CENTER OR PORTION THEREOF.



OCFA GROUND LADDERING REQUIREMENTS

ATTACHMENT 5
Ladder Pad Setback at Rescue Openings



Placement of Ladders

Sill Height (h)	Distance (d)	Sill Height (h)	Distance (d)	Sill Height (h)	Distance (d)
35'	9'-0"	25'	7'-0"	15'	5'-0"
34'	8'-10"	24'	6'-10"	14'	4' to 5'
33'	8'-7"	23'	6'-7"	13'	4' to 5'
32'	8'-5"	22'	6'-5"	12'	3' to 5'
31'	8'-2"	21'	6'-2"	11'	3' to 4'
30'	8'-0"	20'	6'-0"	10'	2' to 4'
29'	7'-10"	19'	5'-10"	9'	2' to 4'
28'	7'-7"	18'	5'-7"	8'	2' to 3'
27'	7'-5"	17'	5'-5"	7'	1' to 3'
26'	7'-2"	16'	5'-2"	<7'	1' to 2'

NO.	DATE	REVISIONS
1		
2		
3		
4		

PROJECT - PLAN TYPE	PLAN SET: "B"
PLAN CONTROL	DATE: 09/25/2025

CIVIL ENGINEER:
FUSCOE ENGINEERING
15535 SAND CANYON AVE, SUITE 100
IRVINE, CA 92618
PHONE: (949) 474-1960

PLANNING / ARCHITECT / LANDSCAPE:
URBAN ARENA
3195 RED HILL AVE, LOFT F
COSTA MESA, CA 92626
PHONE: (714) 754-4500

PREPARED FOR:
KINGSBARN CAPITAL & DEVELOPMENT
2500 SAND HILL ROAD, SUITE 320
MENIO PARK, CA 94025
PHONE: (650) 782-3300

PREPARED BY:
firesafe PLANNING, INC.
28506 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949) 240-5911

TERRAVITA
PRELIMINARY FIRE ACCESS PLAN
FORE ACCESS DETAILS AND NOTES

CITY OF LAGUNA HILLS, CALIFORNIA

ORANGE COUNTY FIRE AUTHORITY

LIGHTING FIXTURE LEGEND

A1
44W LED POST LIGHT ON 16FT POLE
TYPE 3 DISTRIBUTION WITH HOUSE SIDE SHIELD
3000K - 3641 LUMENS

A2
36W LED POST LIGHT ON 12FT POLE
TYPE 3 DISTRIBUTION WITH HOUSE SIDE SHIELD
3000K - 3096 LUMENS

A3
71W LED POST LIGHT ON 16FT POLE
TYPE 5 DISTRIBUTION
3000K - 5822 LUMENS

A4
36W LED POST LIGHT ON 12FT POLE
TYPE 5 DISTRIBUTION
3000K - 2952 LUMENS

B
12.6W LED SIGN LIGHT
3000K - 1119 LUMENS

LED BUILDING LIGHT
**SHOWN FOR PHOTOMETRIC PURPOSES ONLY

SCALE: 1" = 40'

40' 20' 0' 40' 80'

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.
Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

CLIENT:
KINGSBARN REALTY CAPITAL
1645 Village Center Circle #200
Las Vegas, NV 89134
Phone: (702) 454-9000

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
		E.O.R.	REVISION			

BENCHMARK:

BASIS OF BEARING:

ENGINEER OF RECORD'S SEAL

Intelligent Lighting Systems
Design + Procurement
1200 W. COLTON AVE. STE 610
REDLANDS, CA 92374
424.666.9071
SALES@ILIGHTINGSYSTEMS.COM

PLANS PREPARED UNDER THE SUPERVISION OF:
NAME R.C.E. # EXP. DATE

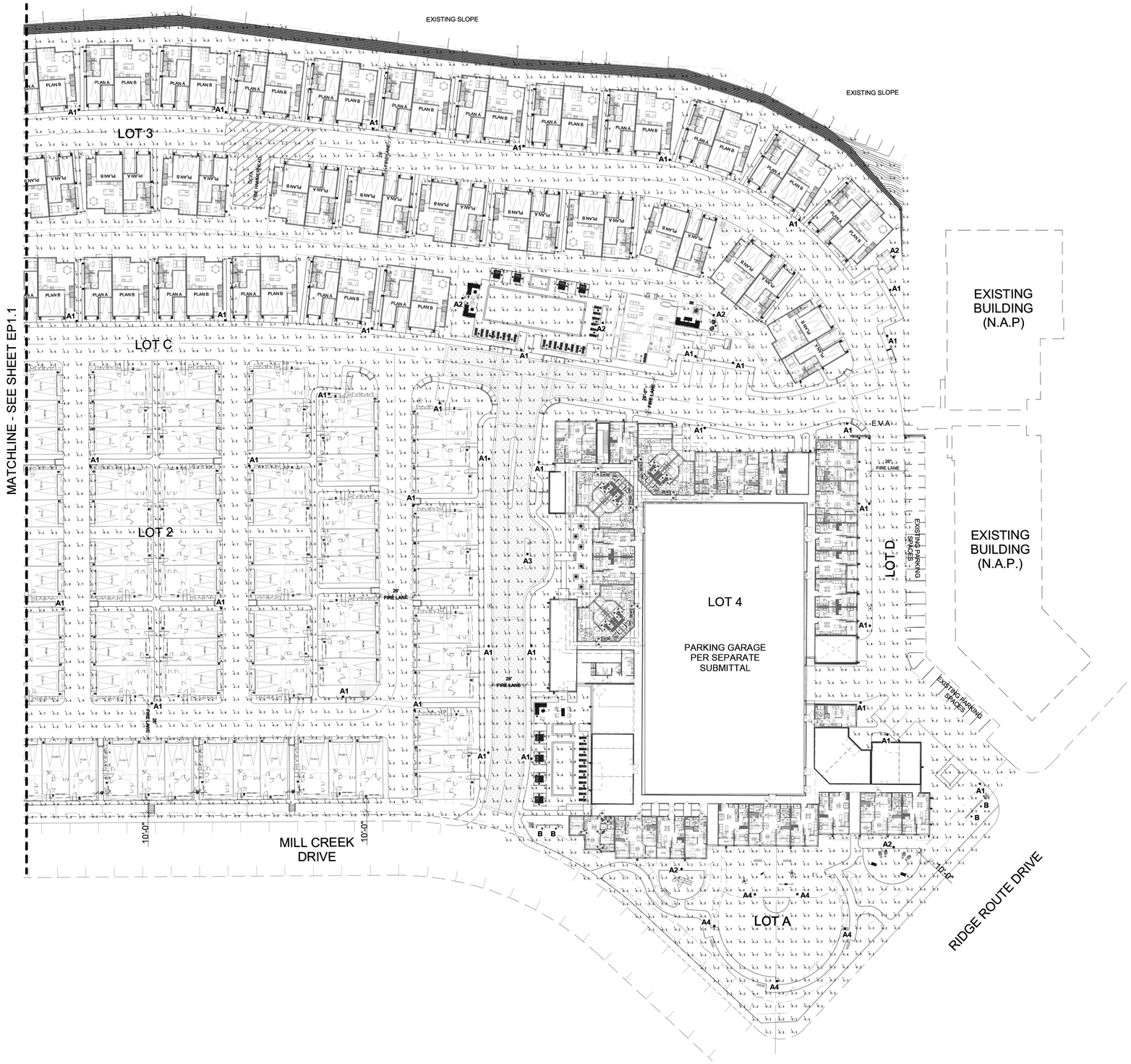
CITY OF LAGUNA HILLS
ORANGE COUNTY

TERRIVITA
LAGUNA HILLS, CA
PHOTOMETRIC SITE PLAN

ACCT. NO.

SHEET EP1.1 OF 2

FOR:
W.O
CITY I. D. NO.



LIGHTING FIXTURE LEGEND

A1
44W LED POST LIGHT ON 16FT POLE
TYPE 3 DISTRIBUTION WITH HOUSE SIDE SHIELD
3000K - 3641 LUMENS

A2
36W LED POST LIGHT ON 12FT POLE
TYPE 3 DISTRIBUTION WITH HOUSE SIDE SHIELD
3000K - 3096 LUMENS

A3
71W LED POST LIGHT ON 16FT POLE
TYPE 5 DISTRIBUTION
3000K - 5822 LUMENS

A4
36W LED POST LIGHT ON 12FT POLE
TYPE 5 DISTRIBUTION
3000K - 2952 LUMENS

B
12.6W LED SIGN LIGHT
3000K - 1119 LUMENS

LED BUILDING LIGHT
**SHOWN FOR PHOTOMETRIC PURPOSES ONLY

SCALE: 1" = 40'

40' 20' 0' 40' 80'

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.
Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

CLIENT:
KINGSBARN REALTY CAPITAL
1645 Village Center Circle #200
Las Vegas, NV 89134
Phone: (702) 454-9000

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
		E.O.R.	REVISION			

BENCHMARK:

BASIS OF BEARING:

ENGINEER OF RECORD'S SEAL

Intelligent Lighting Systems
Design + Procurement
1200 W. COLTON AVE STE 610
REDLANDS, CA 92374
909.798.7669 FAX
SALES@ILIGHTINGSYSTEMS.COM

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CITY OF LAGUNA HILLS
ORANGE COUNTY

ACCT. NO.

TERRIVITA
LAGUNA HILLS, CA
PHOTOMETRIC SITE PLAN

SHEET EP1.2 OF 2

FOR: W.O CITY I. D. NO.