

EAST CROWTHER AVE. SITE



PROJECT TEAM

DEVELOPER
INTEGRAL COMMUNITIES

888 San Clemente Drive, Suite 100
Newport Beach, CA 92660
(949) 720-3612 phone
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(949) 720-3613 Fax

CONTACT: Edward A. Galigher
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ARCHITECT
HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

2350 SE Bristol Street, Suite - 310
Newport Beach, CA 92660
(949) 955-9400

CONTACT: Vince Chupka
EMAIL: vince@humphreys.com

CIVIL
KHR Associates

20411 SW Birch Street, Suite 310
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Office (949) 756-6440

CONTACT: Mike Thomas
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LANDSCAPE
LIFESCAPES
INTERNATIONAL INC.

4930 Campus Drive,
Newport Beach, CA 92660
Phone: 949-476-8888 Ext. 217
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CONTACT: MIKE MEYERS
EMAIL: mike@lifescapesintl.com

SUMMARY

SIZE OF PROPERTY:	GROSS:	2.95 AC	NET:	2.95 AC
FRONT SETBACKS:	REQUIRED:	MIN.3'-MAX.15'	PROVIDED:	12'
SIDE SETBACKS (WEST):	REQUIRED:	MIN. 0'	PROVIDED:	VARIES, 10' TO 27'
SIDE SETBACKS (EAST):	REQUIRED:	MIN. 0'	PROVIDED:	VARIES, 10' TO 46'
REAR SETBACKS:	REQUIRED:	MIN. 10'	PROVIDED:	VARIES, 10' TO 20'
PARKING:	REQUIRED:	316 TO 445	PROVIDED:	394
DENSITY:	MAX.	65 TO 95	PROPOSED:	73
% LOT COVERAGE:	MAX.	N/A	PROPOSED:	N/A
OPEN SPACE:				
COMMON (50 S.F./UNIT)	REQUIRED:	10,750	PROVIDED:*	17,600
PRIVATE (64 S.F./UNIT)	REQUIRED:	13,760	PROVIDED:	15,132
	*INCLUDING COURTYARDS AND 50% ROOFTOP			
TYPE OF ARCHITECTURE:	RATIONAL CONTEMPORARY, DEFINED BY THE PURPOSED OF THE STRUCTURE, FOLLOWING EMPHASIZED GEOMETIC FORMS AND IDEAL PROPORTIONS, AND APPLYING IN A FRESH WAY, ESPECIALLY THROUGH THE USE OF COLORS.			

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REFERENCE

THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY:

CHICAGO TITLE INSURANCE COMPANY
ORDER NO: 00047759-002-LB
EFFECTIVE DATE: FEBRUARY 23, 2016

OWNERSHIP

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

GLENN E. BALDWIN AND KATHRYN E. BALDWIN, TRUSTEES OF THE GLENN E. BALDWIN AND KATHRYN E. BALDWIN LIVING TRUST, UNDER DECLARATION DATED NOVEMBER 26, 1991.

LEGAL DESCRIPTION

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

THAT PORTION OF BLOCK H OF THE KRAEMER TRACT AS SHOWN ON A MAP RECORDED IN BOOK 12, PAGES 87 AND 88 OF MISCELLANEOUS MAPS, RECORDS OF LOS ANGELES COUNTY CALIFORNIA.

PARCEL 2 AS SHOWN ON A MAP FILED IN BOOK 34, PAGE 26 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 339-091-09

EXCEPTIONS

INDICATES EXCEPTIONS SHOWN HEREON. (NUMBERED ACCORDING TO THE TITLE REPORT)

- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. EASEMENT(S) FOR POLES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AS SET FORTH IN A DOCUMENT RECORDED JUNE 22, 1910 IN BOOK 193, PAGE 93, DEEDS. THE EXACT LOCATION OF SAID EASEMENT IS UNDETERMINED FROM RECORD.
3. THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.
4. EASEMENT(S) FOR TREEWELL PURPOSES AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID PARCEL MAP.
5. THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.
6. THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.
7. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
REDEVELOPMENT AGENCY: STATEMENT OF PROCEEDING REDEVELOPMENT AGENCY CITY OF PLACENTIA
RECORDING DATE: JULY 20, 1983
RECORDING NO: 83-312045, OFFICIAL RECORDS
8. ANY RIGHTS, CLAIMS OR INTERESTS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY A MAP DATED MARCH 1, 2016, REVISED MARCH 7, 2016 OF AN ALTA/NSPS LAND TITLE SURVEY COMPLETED FEBRUARY 23, 2016 PREPARED BY OR UNDER THE RESPONSIBLE CHARGE OF JAMES H. KAWAMURA C. 30560, OF FOR KHR ASSOCIATES, PROJECT/JOB NO. 6444001.
A. A CONCRETE CURB EXTENDS ONTO ADJOINING PROPERTY TO THE WEST BY 0.75 FEET.
B. A WALL COLUMN EXTENDS ONTO ADJOINING PROPERTY TO THE WEST BY 0.46 FEET.
C. A PLANTER WALL IN THE NORTHWEST CORNER OF PARCEL 2 EXTENDS FROM 0.15 FEET TO 0.24 FEET ONTO ADJOINING PROPERTY TO THE NORTH.
D. THERE ARE POWER POLES, GUY WIRES, AND OVERHEAD LINES ON THE EAST SIDE, WHICH LIE OUTSIDE ANY RECORD EASEMENT FOR SAME.
E. THERE IS AN ELECTRIC PULL BOX AND FIRE DEPARTMENT CONNECTION ON THE NORTH SIDE, WHICH LIE OUTSIDE ANY RECORD EASEMENT FOR SAME.

REFERENCE

THIS SURVEY IS BASED ON THE PRELIMINARY TITLE REPORT PREPARED BY:

CHICAGO TITLE INSURANCE COMPANY
ORDER NO: 00047760-002-LB
EFFECTIVE DATE: FEBRUARY 22, 2016 AMENDED: MARCH 7, 2016

OWNERSHIP

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

PAPER CANYON, LLC, A WYOMING CLOSE LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION

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

THAT PORTION OF BLOCK "H" OF THE KRAEMER TRACT, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 87 AND 88 OF MISCELLANEOUS MAPS, OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE LAND CONVEYED TO FRANK X. BURNS AND WIFE, BY DEED RECORDED AUGUST 17, 1942 IN BOOK 1155, PAGE 250 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, DISTANT THEREON, SOUTH 73° 14' 10" WEST 387.88 FEET FROM THE NORTHEASTERLY CORNER OF SAID BLOCK "H" AND RUNNING, THENCE SOUTH 17° 39' 52" WEST 502.05 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LAND CONVEYED TO BURNS, DISTANT THEREON, SOUTH 72° 27' WEST 383.68 FEET FROM THE SOUTHEAST CORNER OF SAID LAND CONVEYED TO BURNS; THENCE SOUTH 72° 27' WEST ALONG SAID SOUTHERLY LINE OF SAID LAND CONVEYED TO BURNS TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 17° 17' 40" EAST ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO BURNS, 502.50 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 73° 14' 10" EAST ALONG THE NORTHERLY LINE OF SAID LAND CONVEYED TO BURNS TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE NORTH 40 FEET OF SAID LAND FOR STREET PURPOSES, AS GRANTED IN DEED RECORDED APRIL 8, 1963 IN BOOK 6499, PAGE 627 OF OFFICIAL RECORDS.

APN: 339-091-08

EXCEPTIONS

INDICATES EXCEPTIONS SHOWN HEREON. (NUMBERED ACCORDING TO THE TITLE REPORT)

- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. EASEMENT(S) FOR DITCH PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 35, PAGE 259 DEEDS. AFFECTS: THE SOUTHERLY 10 FEET LOCATION UNDETERMINED OF RECORD, SHOWN ON SURVEY AFFECTING SOUTHERLY 10 FEET AS NOTED ON REPORT.
3. THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.
4. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
REDEVELOPMENT AGENCY OF CITY OF PLACENTIA RECORDED JULY 20, 1983 AS INSTRUMENT NO. 83-312045 OFFICIAL RECORDS.
5. EASEMENT(S) FOR UNDERGROUND LINES, CONDUITS, INCIDENTAL PURPOSES INCLUDING ABOVE GROUND APPURTENANT FIXTURES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 10643, PAGE 733, OFFICIAL RECORDS.
6. ANY RIGHTS, CLAIMS OR INTERESTS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY A MAP DATED MARCH 1, 2016 OF AN ALTA/NSPS LAND TITLE SURVEY COMPLETED FEBRUARY 23, 2016 PREPARED BY OR UNDER THE RESPONSIBLE CHARGE OF JAMES H. KAWAMURA C. 30560, OF FOR KHR ASSOCIATES, PROJECT/JOB NO. 6444001.
THERE ARE FIRE HYDRANTS, A GAS METER, SEWER CLEANOUT, AND DRAINAGE IMPROVEMENTS IN VARIOUS LOCATIONS ON SAID LAND WHICH LIE OUTSIDE ANY RECORD EASEMENT FOR SAME.

BENCHMARK

DESIGNATION: 404-33-005 NAVD88 (FT): 219.522 YEAR LEVELED: 2006

DESCRIBED BY OCS 2005 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "404-33-005", SET IN THE SOUTHEASTERLY CORNER OF A 4 BY 22 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF CROWTHER AVENUE AND MELROSE STREET 280 FT. EASTERLY OF THE CENTERLINE OF MELROSE AND 28 FT. NORTHERLY OF THE CENTERLINE OF CROWTHER. MONUMENT IS AT LEVEL WITH THE SIDEWALK.

ZONING

ZONE CLASSIFICATION: "M" MANUFACTURING DISTRICT

PLACENTIA MUNICIPAL CODE CHAPTER 23.47 "M" MANUFACTURING DISTRICT

23.47.050 HEIGHT

THE MAXIMUM BUILDING OR STRUCTURAL HEIGHT SHALL NOT BE MORE THAN FIFTY-FOUR (54) FEET.

23.47.070 FRONT YARD

THE REQUIRED YARD SHALL BE ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT EXCEPT THAT THERE SHALL BE A MINIMUM OF FIFTEEN (15) FEET. ALL OF THE REQUIRED YARD AREA SHALL BE LANDSCAPED AND MAINTAINED AS A CONDITION TO THE USE.

23.47.080 FRONT YARD

SIDE AND REAR YARDS ARE REQUIRED ONLY ALONG THE PROPERTY LINE ADJACENT TO A RESIDENTIAL DISTRICT OR A PUBLIC RIGHT-OF-WAY. THE REQUIRED YARD SHALL BE ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT EXCEPT THAT THERE SHALL BE A MINIMUM OF TEN (10) FEET ADJACENT TO A RESIDENTIAL DISTRICT AND FIFTEEN (15) FEET ADJACENT TO A PUBLIC RIGHT-OF-WAY. ALL OF THE REQUIRED YARD AREA SHALL BE LANDSCAPED AND MAINTAINED AS A CONDITION TO THE USE.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 060590151J, WITH AN EFFECTIVE DATE OF DECEMBER 3, 2009.

PARKING

NUMBER OF PARKING STALLS IS UNDETERMINED DUE TO SITE CONDITIONS.

NOTES

- 1. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
2. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
3. THERE ARE NO WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.

SURVEYOR'S CERTIFICATE

TO: INTEGRAL PARTNERS, FUNDING, LLC AND ITS SUCCESSORS AND ASSIGNS AND CHICAGO TITLE COMPANY OF CALIFORNIA.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(A), (B1), (C), 8, 9, 10(A), 10(B), 11(A), 14, 16, 17, 18, 19, AND 20 IN THE MINIMUM AMOUNT OF \$ 1,000,000.00 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 23, 2016.

DATE: 3/15/16

James H. Kawamura
JAMES H. KAWAMURA

REGISTRATION NO. 30560
WITHIN THE STATE OF CALIFORNIA



ADDRESS/THOMAS GUIDE

ADDRESS: 110 EAST CROWTHER AVENUE
132 EAST CROWTHER AVENUE
PLACENTIA, CALIFORNIA 92870

ASSESSORS PARCEL NO. 339-091-08, 339-091-09

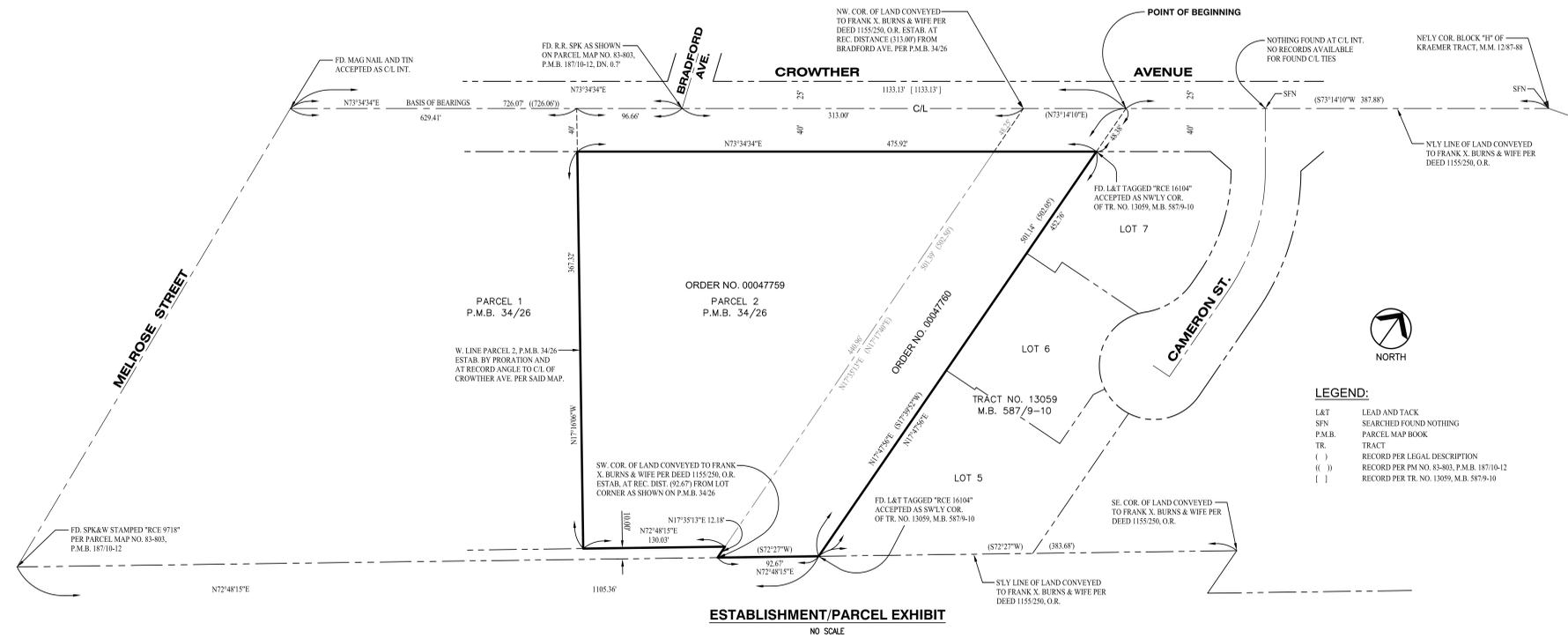
THOMAS BROTHERS GRID: PAGE 739, GRID E7

AREA

THE SUBJECT PROPERTY CONSISTS OF: 128,520 S.F. (2.950 ACRES)

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N73°34'34"E OF THE CENTERLINE OF CROWTHER AVENUE AS SHOWN ON PARCEL MAP NO. 83-603, FILED IN BOOK 187 PAGES 10 TO 12, INCLUSIVE, OF PARCEL MAPS, RECORDS OF ORANGE COUNTY.



LEGEND: L&T LEAD AND TACK, SFN SEARCHED FOUND NOTHING, P.M.B. PARCEL MAP BOOK, TR. TRACT, () RECORD PER LEGAL DESCRIPTION, () RECORD PER PM NO. 83-80, P.M.B. 18710-12, [] RECORD PER TR. NO. 13059, M.B. 5879-10

(SHEET C-1)

PREPARED BY: KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Birch Street - Suite 310 Newport Beach, California 92660
(949) 756-6440

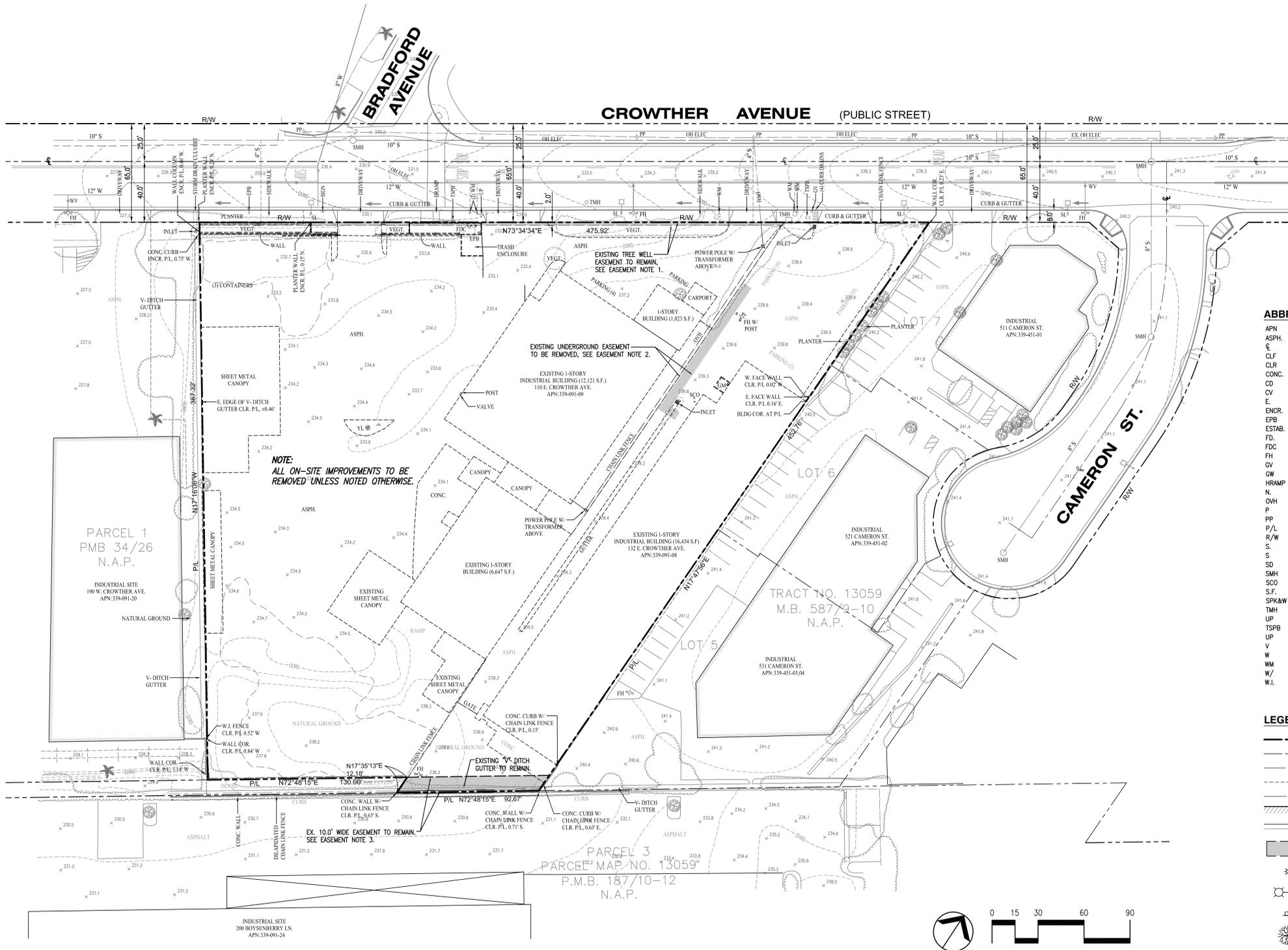
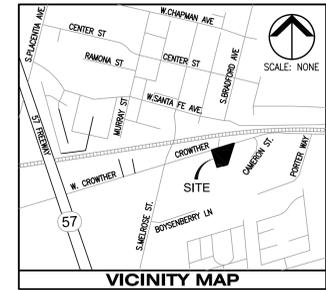
VESTING TENTATIVE PARCEL MAP NO. 2017-113
ALTA/NSPS LAND TITLE SURVEY
110 & 132 EAST CROWTHER AVENUE
PLACENTIA, CALIFORNIA
SCALE: 1"=30' DATE: 1/6/17 DRAWN BY: L.C. CHECKED BY: J.H.K.
REVISION DATE: 08/05/16 JOB NO: 6444001 SHEET NO. 1 OF 2

VESTING TENTATIVE TRACT MAP NO. 18118

110 & 132 CROWTHER AVENUE

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA
FEBRUARY 15, 2017

FOR CONDOMINIUM PURPOSES



OWNERSHIP:

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
GLENN E. BALDWIN AND KATHRYN E. BALDWIN, TRUSTEES OF THE GLENN E. BALDWIN AND KATHRYN E. BALDWIN LIVING TRUST, UNDER DECLARATION DATED NOVEMBER 26, 1991.

CIVIL ENGINEER:

KHR ASSOCIATES
20411 SW BIRCH STREET, SUITE 310
NEWPORT BEACH, CA 92660
ATTN: JAMES H. KAWAMURA, R.C.E. NO. 30560
PHONE NO. (949) 756-6444

LEGAL DESCRIPTION:

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

THAT PORTION OF BLOCK H OF THE KRAEMER TRACT AS SHOWN ON A MAP RECORDED IN BOOK 12, PAGES 87 AND 88 OF MISCELLANEOUS MAPS, RECORDS OF LOS ANGELES COUNTY CALIFORNIA.

PARCEL 2 AS SHOWN ON A MAP FILED IN BOOK 34, PAGE 26 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 339-091-09

AREA:

THE SUBJECT PROPERTY CONSISTS OF: 128,520 S.F. (2.950 ACRES)

ZONING:

EXISTING ZONE CLASSIFICATION: "M" MANUFACTURING DISTRICT
PROPOSED ZONE CLASSIFICATION: "RS" HIGH DENSITY RESIDENTIAL

FLOOD ZONE:

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06059C0151J, WITH AN EFFECTIVE DATE OF DECEMBER 3, 2009.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N73°34'34"E OF THE CENTERLINE OF CROWTHER AVENUE AS SHOWN ON PARCEL MAP NO. 83-803, FILED IN BOOK 187 PAGES 10 TO 12, INCLUSIVE, OF PARCEL MAPS, RECORDS OF ORANGE COUNTY.

BENCHMARK:

DESIGNATION: 404-33-05 NAVD88 (FT): 219.522 YEAR LEVELED: 2006

DESCRIBED BY OCS 2005 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "404-33-05" SET IN THE SOUTHEASTERLY CORNER OF A 4 BY 22 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF CROWTHER AVENUE AND MELROSE STREET 280 FT. EASTERLY OF THE CENTERLINE OF MELROSE AND 28 FT. NORTHERLY OF THE CENTERLINE OF CROWTHER. MONUMENT IS AT LEVEL WITH THE SIDEWALK.

EASEMENTS:

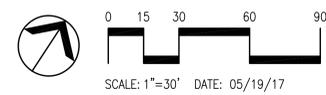
- EASEMENT(S) TO REMAIN FOR TREWELL PURPOSES AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID PARCEL MAP.
- EASEMENT(S) FOR UNDERGROUND LINES, CONDUITS, INCIDENTAL PURPOSES INCLUDING ABOVE GROUND APPURTENANCE FIXTURES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 10643, PAGE 733, OFFICIAL RECORDS, TO BE REMOVED.
- EASEMENT(S) TO REMAIN FOR DITCH PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 35, PAGE 259 DEEDS AFFECTS: THE SOUTHERLY 10 FEET LOCATION UNDETERMINED OF RECORD, SHOWN ON SURVEY AFFECTING SOUTHERLY 10 FEET AS NOTED ON REPORT.
- EASEMENT(S) FOR POLES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AS SET FORTH IN A DOCUMENT RECORDED JUNE 22, 1910 IN BOOK 193, PAGE 93, DEEDS. THE EXACT LOCATION OF SAID EASEMENT IS UNDETERMINED FROM RECORD.

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER
ASPH.	ASPHALT PAVEMENT
C	CENTERLINE
CLF	CHAIN LINK FENCE
CLR	CLEAR
CONC.	CONCRETE
CD	CURB DRAIN
CV	COMMUNICATION VAULT
E	EAST
ENCR.	ENCROACHMENT
EPB	ELECTRICAL PULLBOX
ESTAB.	ESTABLISHED
FD.	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GV	GAS VALVE
GW	GUYWIRE ANCHOR
HRAMP	HANDICAP RAMP
N	NORTH
OVH	OVERHEAD LINE
P	POST
PP	POWER POLE
P/L	PROPERTY LINE
R/W	RIGHT OF WAY
S	SOUTH
SD	STORM DRAIN
SMH	SEWER MANHOLE
SCO	SEWER CLEANOUT
S.F.	SQUARE FEET
SPK&W	SPIKE & WASHER
TMH	TELEPHONE MANHOLE
UP	UTILITY POLE
TSPB	TRAFFIC SIGNAL PULLBOX
UPP	UTILITY POLE
V	VALVE
W	WATER
WM	WATER METER
W/	WITH
W.I.	WROUGHT IRON

LEGEND

	EX. BOUNDARY
	EX. RIGHT OF WAY
	EX. CENTERLINE
	EX. CONTOUR LINE
	EX. CHAIN LINK FENCE
	EX. BUILDING
	EX. CURB AND GUTTER
	EX. EASEMENT AREA
	EX. YARD LIGHT
	EX. STREET LIGHT
	EX. SIGN
	EX. TREE
	EX. FIRE DEPARTMENT CONNECTION
	EX. FIRE HYDRANT



(SHEET C-3)

PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Birch Street - Suite 310 Newport Beach, California 92660
(949) 756-6440

VESTING TENTATIVE TRACT MAP NO. 18118
EXISTING SITE PLAN
110 & 132 EAST CROWTHER AVENUE
PLACENTIA, CALIFORNIA
SCALE: 1"=30' DATE: 1/6/17 DRAWN BY: L.C. CHECKED BY: J.H.K.
REVISION DATE: 08/08/16 JOB NO: 6444001 SHEET NO. 1 OF 2

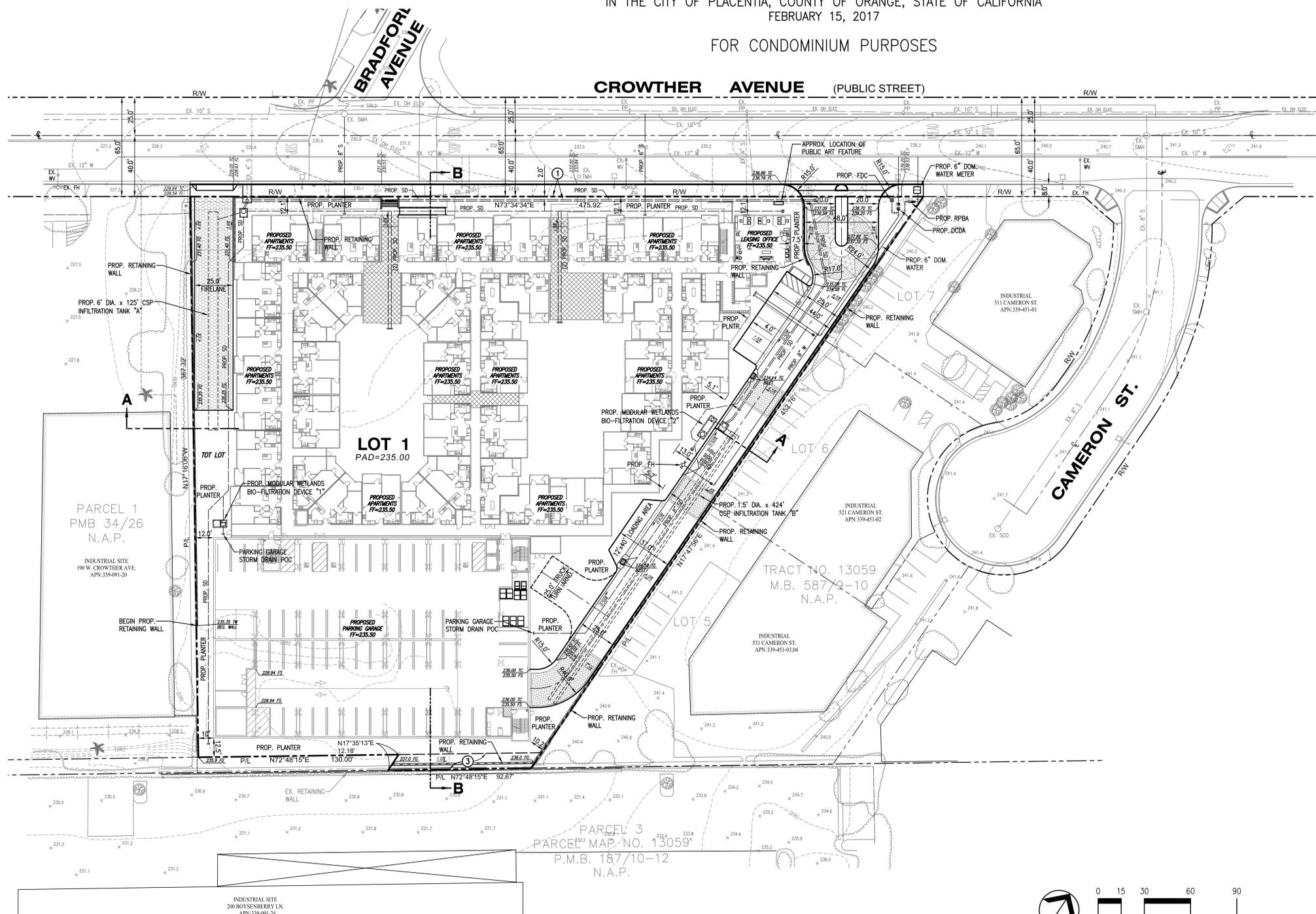
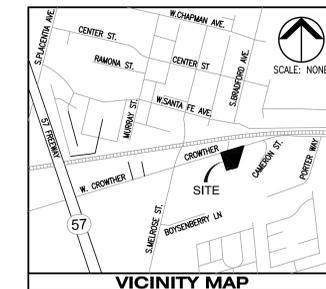
P:\Integral\004\Preliminary\004\Parcel Map\Integral-Placentia-TIM.dwg May 18, 2017 10:05am Mike Thomas

VESTING TENTATIVE TRACT MAP NO. 18118

110 & 132 CROWTHER AVENUE

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA
FEBRUARY 15, 2017

FOR CONDOMINIUM PURPOSES



GENERAL NOTES:

- OWNER'S RESPONSIBLE TO UNDERGROUND ALL OVERHEAD LINES, INCLUDING POWER, TELECOMMUNICATION, ETC. WITHIN THE PROJECT LIMITS.
- DEVELOPER REQUIRED TO PROVIDE STREET IMPROVEMENTS PER THE ADOPTED TRANSPORT ORIENTED DEVELOPMENT (TOD) GUIDELINES AND STREETScape MASTER PLAN.

AREAS:

APARTMENT BUILDING COVERAGE	63,843 S.F. (1.46 ACRES)
PARKING STRUCTURE COVERAGE	26,970 S.F. (0.62 ACRES)
FIRE ACCESS ROAD	16,700 S.F. (0.31 ACRES)
COURTYARD/LANDSCAPE	18,804 S.F. (0.43 ACRES)
TOT LOT	2,203 S.F. (0.05 ACRES)
TOTAL LOT AREA	128,520 S.F. (2.95 ACRES)

EASEMENTS:

- EASEMENT(S) TO REMAIN FOR TREETWELL PURPOSES AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID PARCEL MAP.
- EASEMENT(S) TO REMAIN FOR DITCH PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 35, PAGE 259 DEEDS. AFFECTS: THE SOUTHERLY 10 FEET. LOCATION UNDETERMINED OF RECORD, SHOWN ON SURVEY AFFECTING SOUTHERLY 10 FEET AS NOTED ON REPORT.

PRELIMINARY EARTHWORK ESTIMATE:

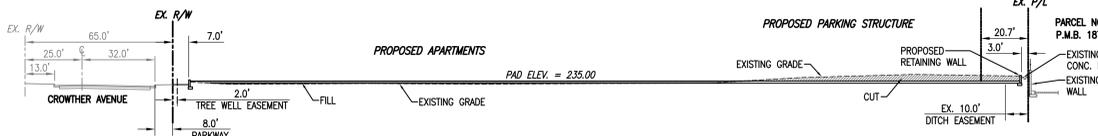
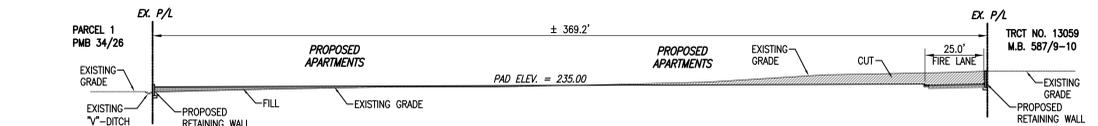
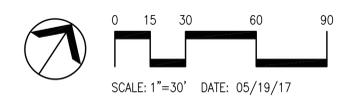
CUT	= 7,144 C.Y.	OVER-EXCAVATION & RECOMPACTION (8' DEPTH)	= 20,810 C.Y.
FILL	= 2,120 C.Y.		
NET	= 5,024 C.Y. (EXPORT)		

ABBREVIATIONS:

C/L	CENTERLINE
CSP	CORRUGATED STEEL PIPE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
EX.	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
P/L	PROPERTY LINE
PRO.P.	PROPOSED
R/W	RIGHT OF WAY
S	SEWER
SCO	SEWER CLEAN OUT
SD	SEWER MANHOLE
SDM	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
W	WATER

LEGEND:

	EX. BOUNDARY
	EX. RIGHT OF WAY
	EX. CENTERLINE
	EX. CONTOUR LINE
	EX. CHAIN LINK FENCE
	EX. BUILDING
	EX. CURB AND GUTTER
	FIRE ACCESS ROAD
	EX. YARD LIGHT
	EX. STREET LIGHT
	EX. SIGN
	EX. TREE
	EX. SHRUBS
	EX. FIRE DEPARTMENT CONNECTION
	EX. FIRE HYDRANT



(SHEET C-4)

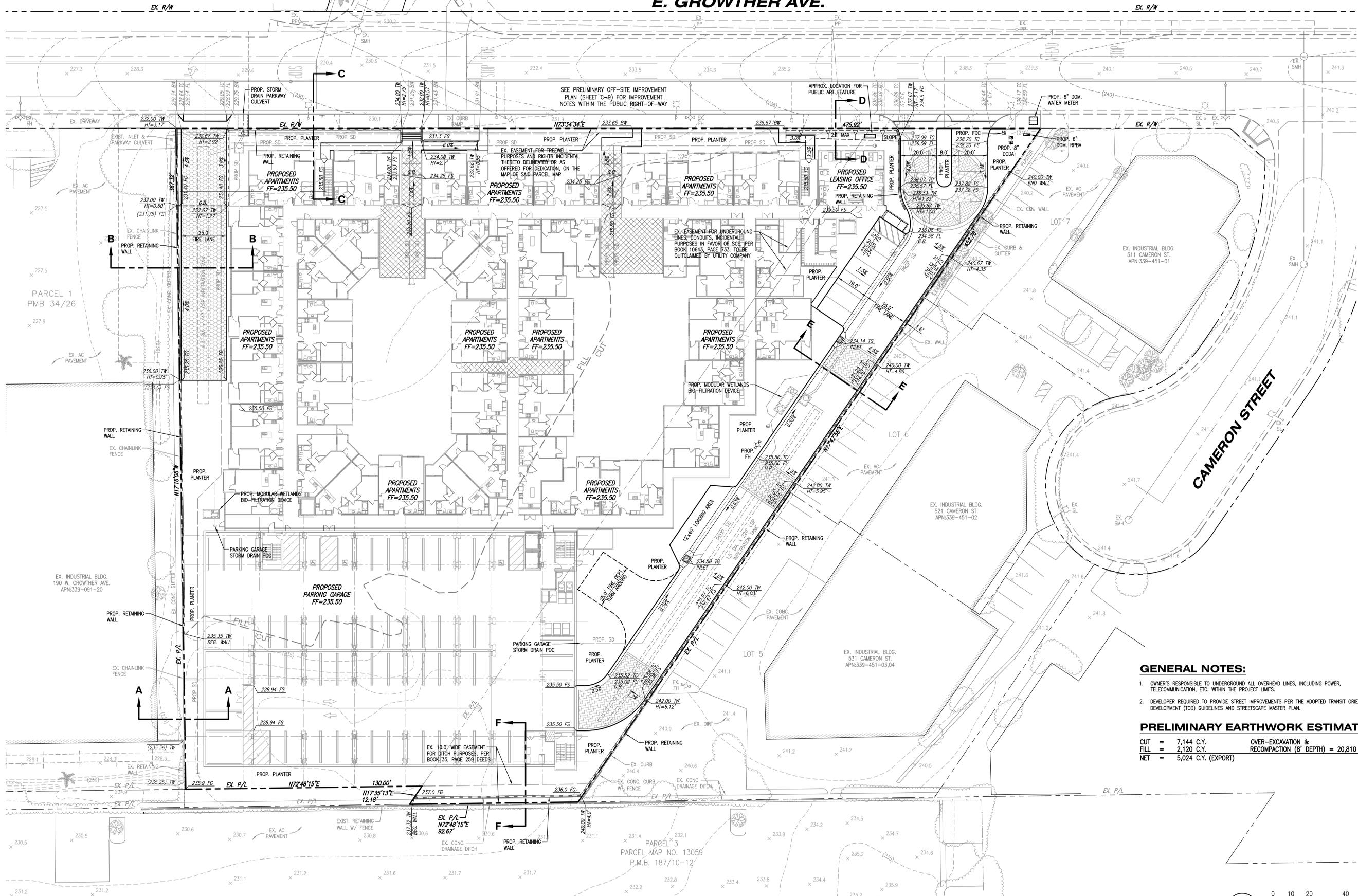
PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Birch Street - Suite 310 Newport Beach, California 92660
(949) 756-6440

VESTING TENTATIVE TRACT MAP NO. 18118
PROPOSED SITE PLAN
**110 & 132 EAST CROWTHER AVENUE
PLACENTIA, CALIFORNIA**
SCALE: 1"=30' DATE: 1/6/17 DRAWN BY: L.C. CHECKED BY: J.H.K.
REVISION DATE: 07/18/17 JOB NO: 6444001 SHEET NO. 2 OF 2

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BRADFORD AVE.

E. GROWTH AVE.

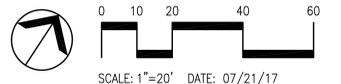


GENERAL NOTES:

- OWNER'S RESPONSIBLE TO UNDERGROUND ALL OVERHEAD LINES, INCLUDING POWER, TELECOMMUNICATION, ETC. WITHIN THE PROJECT LIMITS.
- DEVELOPER REQUIRED TO PROVIDE STREET IMPROVEMENTS PER THE ADOPTED TRANSIT ORIENTED DEVELOPMENT (TOD) GUIDELINES AND STREETScape MASTER PLAN.

PRELIMINARY EARTHWORK ESTIMATE:

CUT = 7,144 C.Y. OVER-EXCAVATION &
 FILL = 2,120 C.Y. RECOMPACTION (8' DEPTH) = 20,810 C.Y.
 NET = 5,024 C.Y. (EXPORT)

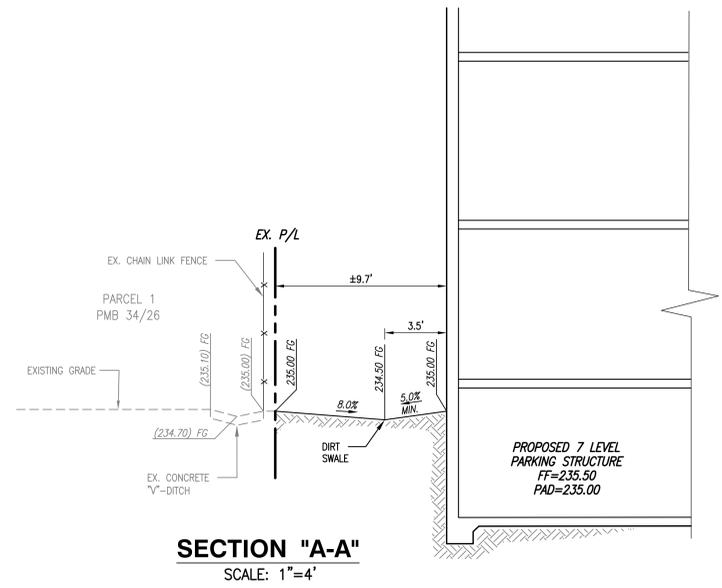


MULTI-FAMILY DEVELOPMENT
INTEGRAL COMMUNITIES

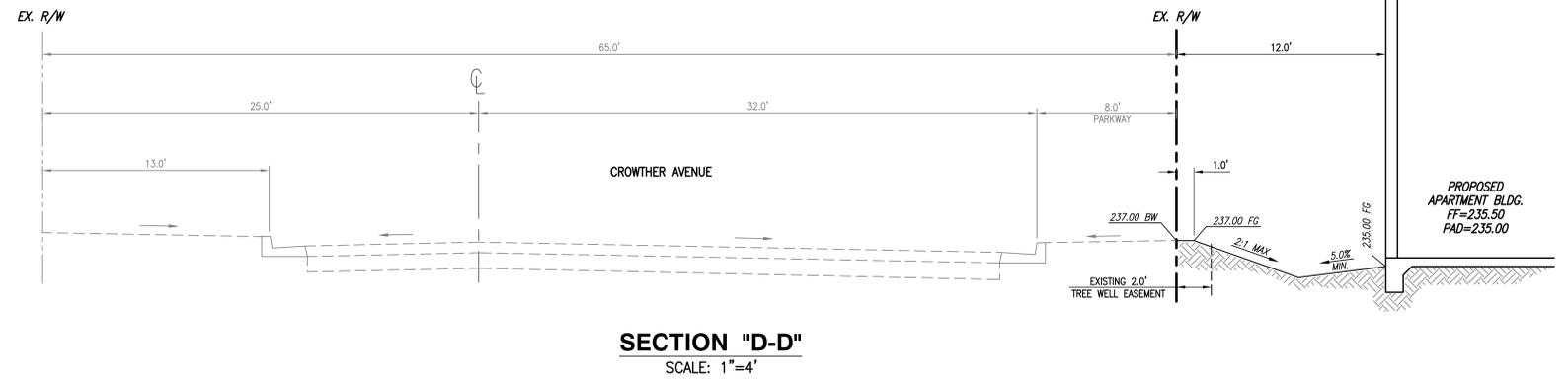
PRELIMINARY GRADING PLAN (SHEET C-5)

PLACENTIA, CALIFORNIA

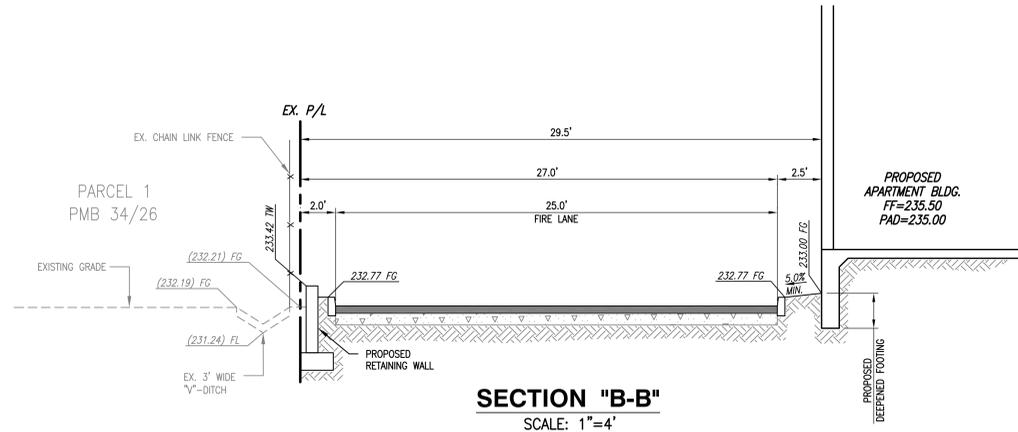
PREPARED BY:
KHR ASSOCIATES
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 20411 SW Birch Street - Suite 310 Newport Beach, California 92660
 (949) 756-6440 Fax (949) 756-6444



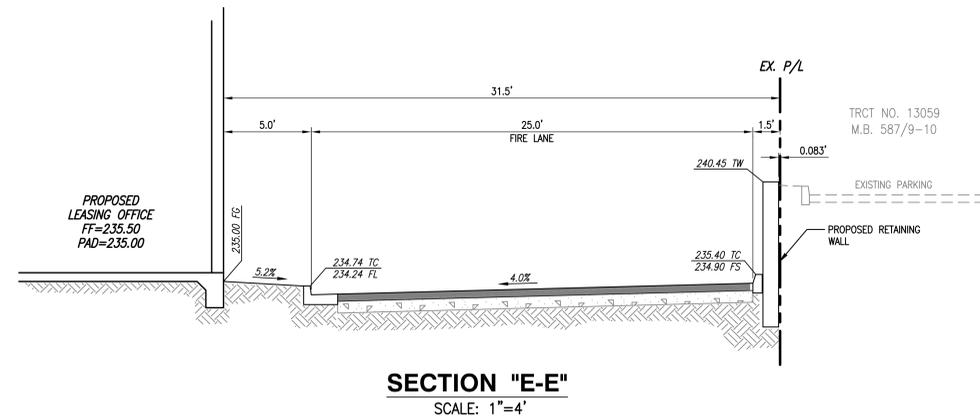
SECTION "A-A"
SCALE: 1"=4'



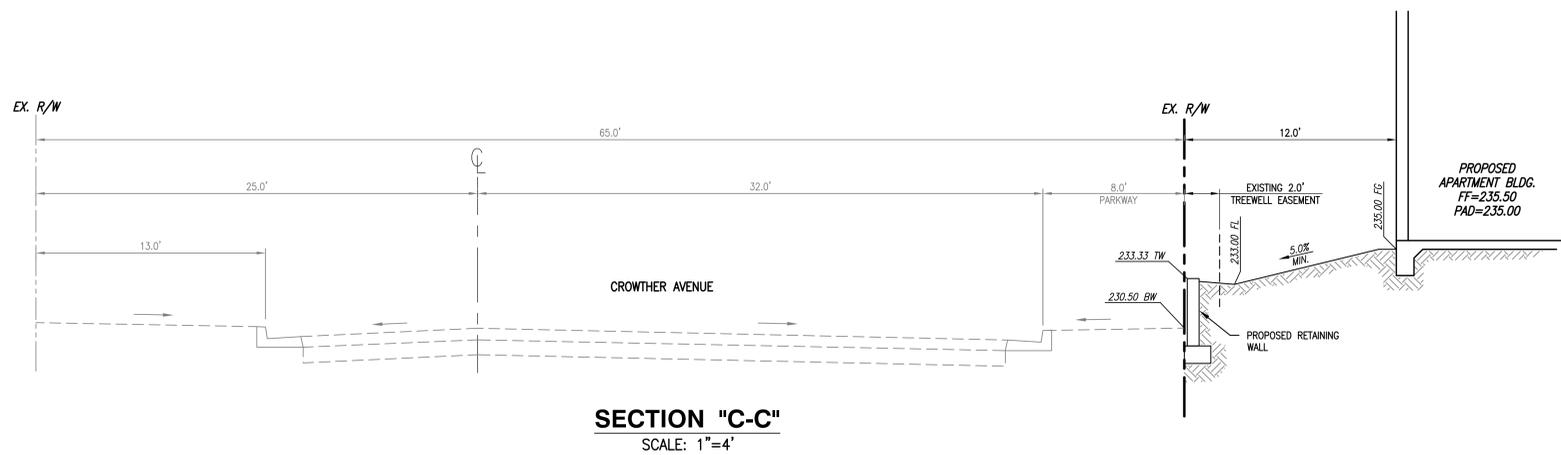
SECTION "D-D"
SCALE: 1"=4'



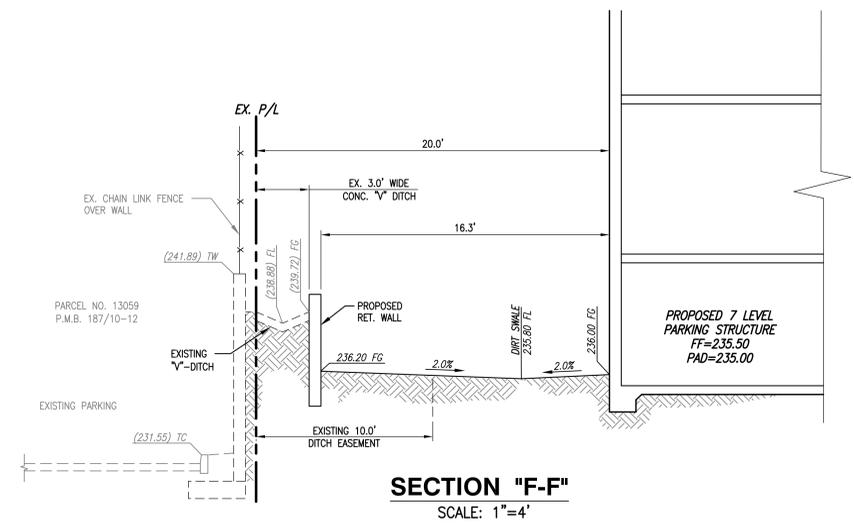
SECTION "B-B"
SCALE: 1"=4'



SECTION "E-E"
SCALE: 1"=4'



SECTION "C-C"
SCALE: 1"=4'

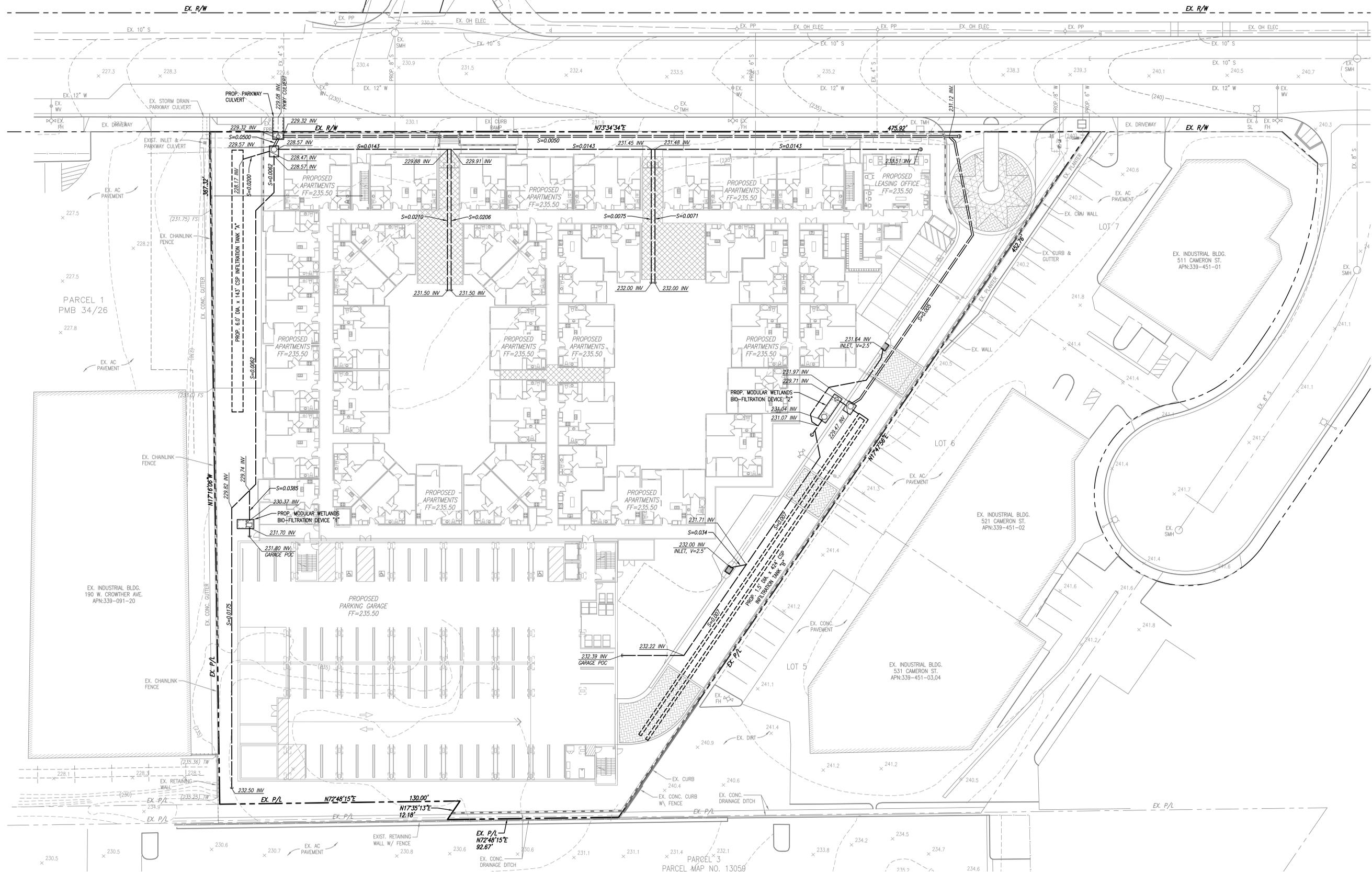


SECTION "F-F"
SCALE: 1"=4'

MULTI-FAMILY DEVELOPMENT
INTEGRAL COMMUNITIES

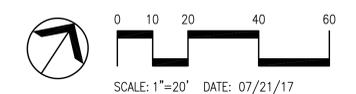
PRELIMINARY SITE SECTIONS (SHEET C-6)
PLACENTIA, CALIFORNIA

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(949) 756-6440 Fax (949) 756-6444



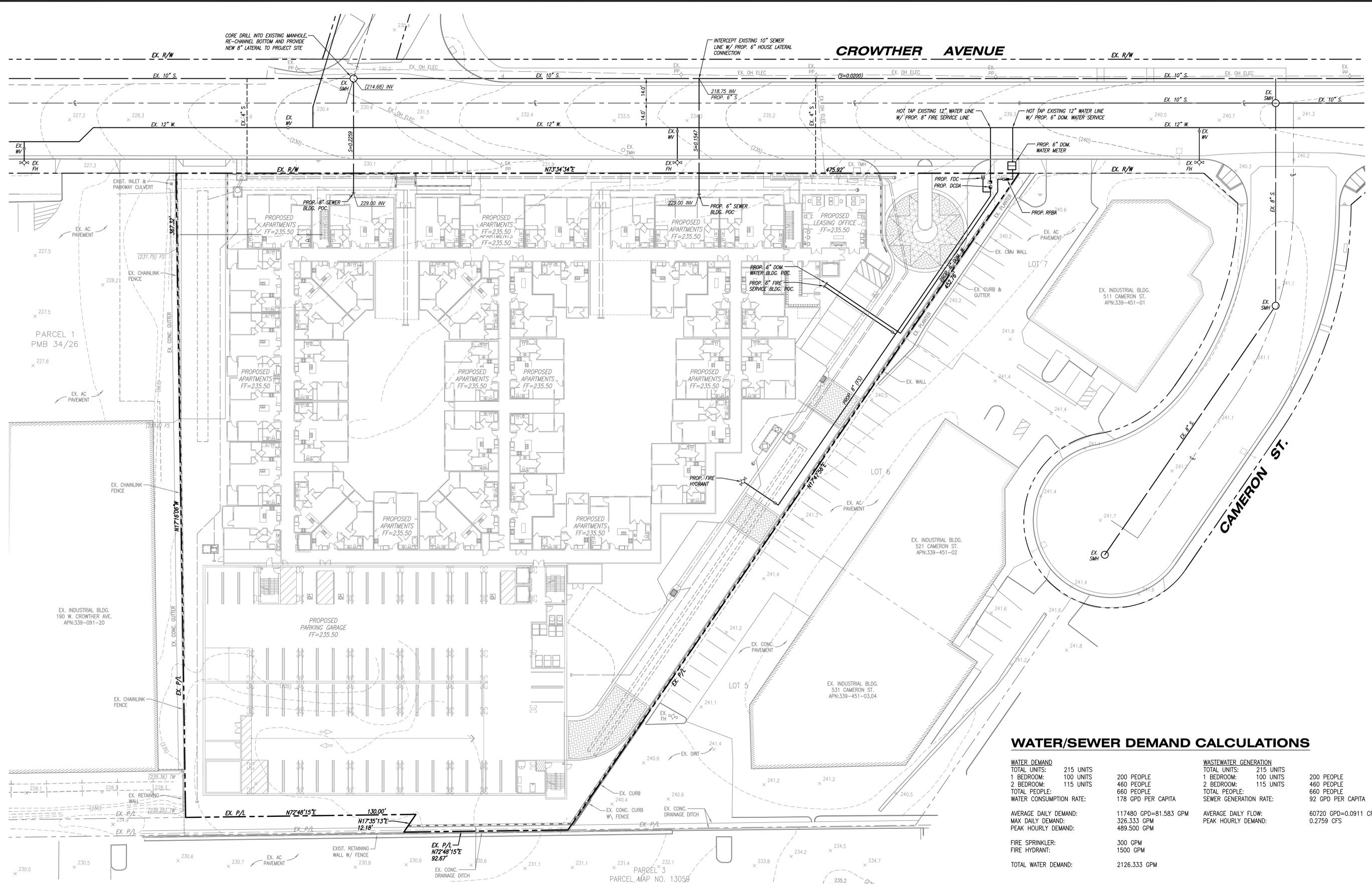
MULTIFAMILY DEVELOPMENT
INTEGRAL COMMUNITIES

PRELIMINARY STORM DRAIN (SHEET C-7)
PLACENTIA, CALIFORNIA



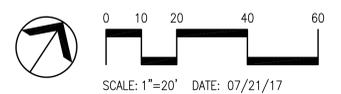
PREPARED BY:
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 20411 SW Birch Street - Suite 310 Newport Beach, California 92660
 (949) 756-6440 Fax (949) 756-6444

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WATER/SEWER DEMAND CALCULATIONS

WATER DEMAND		WASTEWATER GENERATION	
TOTAL UNITS:	215 UNITS	TOTAL UNITS:	215 UNITS
1 BEDROOM:	100 UNITS	1 BEDROOM:	100 UNITS
2 BEDROOM:	115 UNITS	2 BEDROOM:	115 UNITS
TOTAL PEOPLE:	660 PEOPLE	TOTAL PEOPLE:	660 PEOPLE
WATER CONSUMPTION RATE:	178 GPD PER CAPITA	SEWER GENERATION RATE:	92 GPD PER CAPITA
AVERAGE DAILY DEMAND:	117480 GPD=81.583 GPM	AVERAGE DAILY FLOW:	60720 GPD=0.0911 CFS
MAX DAILY DEMAND:	326.333 GPM	PEAK HOURLY DEMAND:	0.2759 CFS
PEAK HOURLY DEMAND:	489.500 GPM		
FIRE SPRINKLER:	300 GPM		
FIRE HYDRANT:	1500 GPM		
TOTAL WATER DEMAND:	2126.333 GPM		

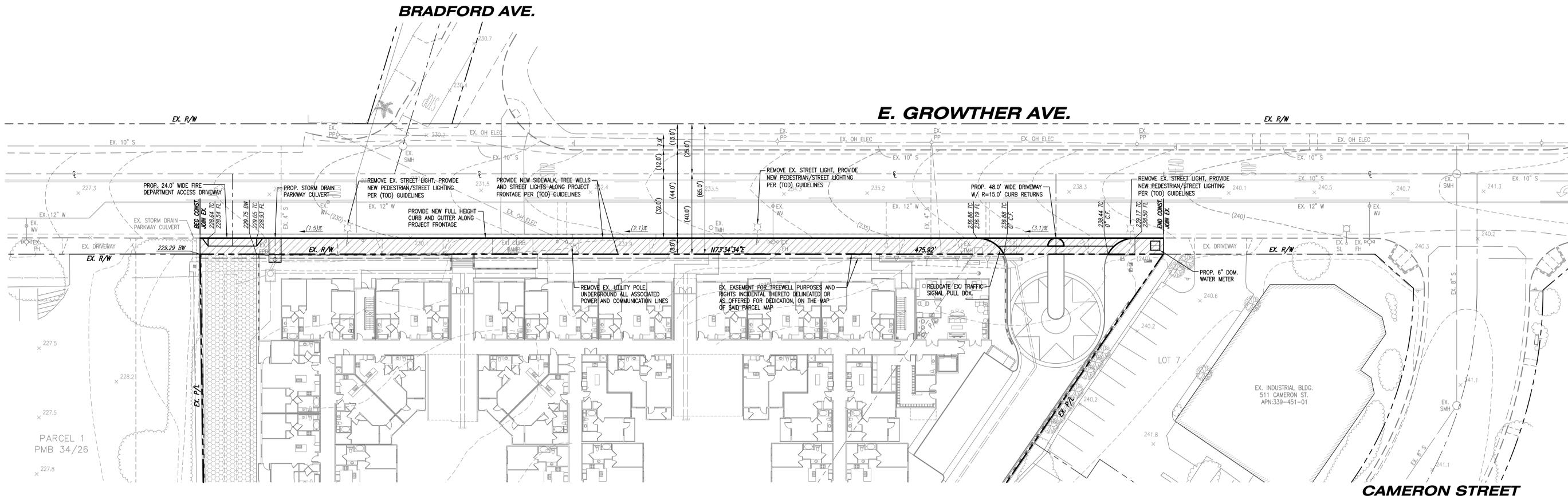


MULTIFAMILY DEVELOPMENT
INTEGRAL COMMUNITIES

PRELIMINARY UTILITY PLAN (SHEET C-8)
PLACENTIA, CALIFORNIA

PREPARED BY:
KHR ASSOCIATES
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS
 20411 SW Birch Street - Suite 310 Newport Beach, California 92660
 (949) 756-6440 Fax (949) 756-6444

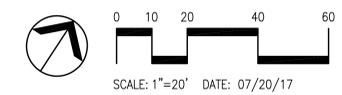
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LEGEND:
 LIMITS OF PROJECT
 STREET IMPROVEMENTS

GENERAL NOTES:

1. OWNER'S RESPONSIBLE TO UNDERGROUND ALL OVERHEAD LINES, INCLUDING POWER, TELECOMMUNICATION, ETC. WITHIN THE PROJECT LIMITS.
2. DEVELOPER REQUIRED TO PROVIDE STREET IMPROVEMENTS PER THE ADOPTED TRANSIT ORIENTED DEVELOPMENT (TOD) GUIDELINES AND STREETScape MASTER PLAN.

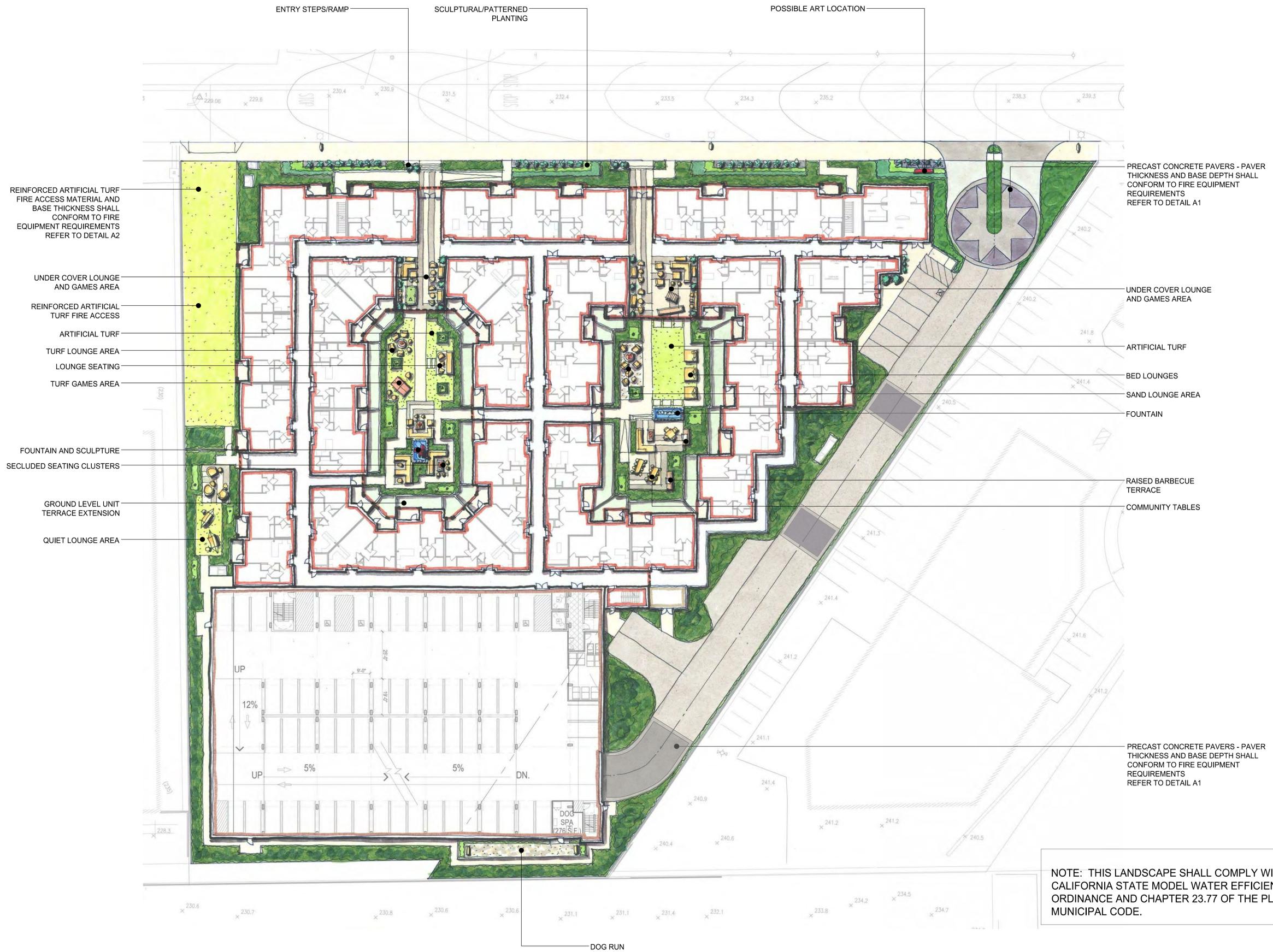


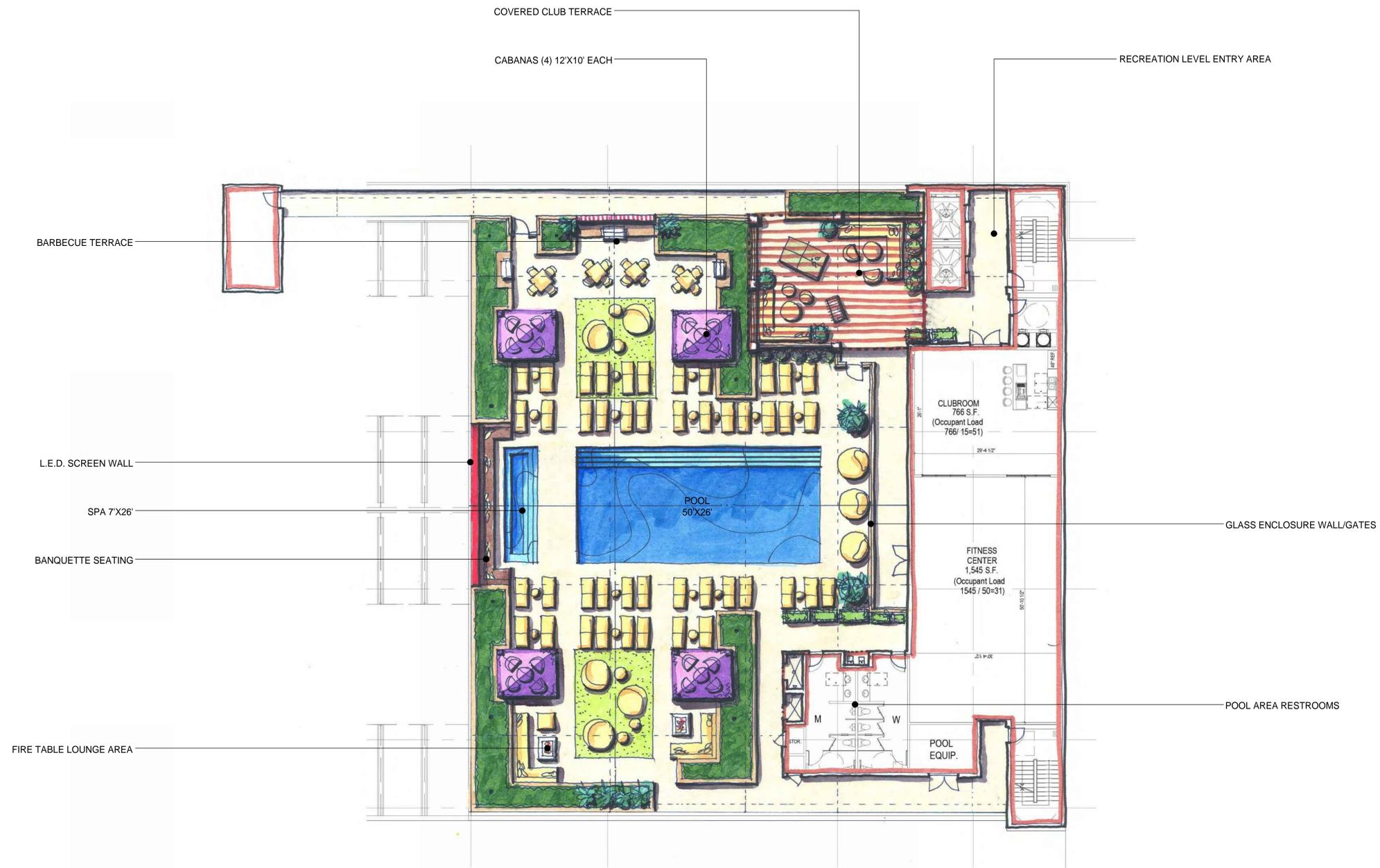
PREPARED BY:
 **KHR ASSOCIATES**
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS
 2355 Main Street, Suite 120 Irvine, California 92614
 (949) 756-6440 Fax (949) 756-6444

MULTI-FAMILY DEVELOPMENT
INTEGRAL COMMUNITIES

PRELIMINARY STREET IMPROVEMENT PLAN (SHEET C-9)
PLACENTIA, CALIFORNIA

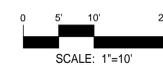
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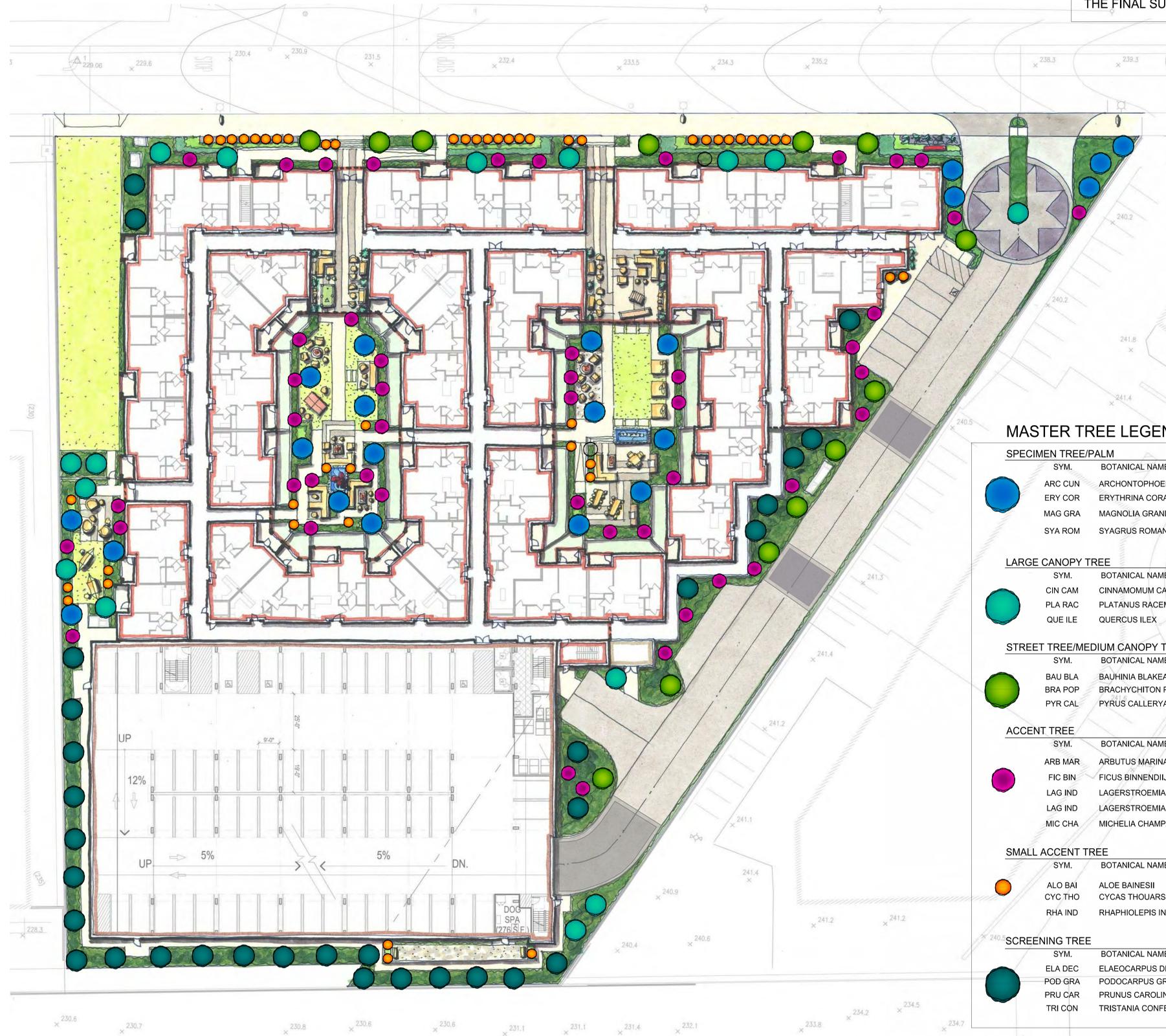
THIS PLAN IS INTENDED TO DEMONSTRATE THE GENERAL DESIGN INTENT FOR THE POOL DECK. FINAL LAYOUT MAY VARY AS THE DESIGN AND ARCHITECTURE DEVELOP FURTHER

NOTE: THIS LANDSCAPE SHALL COMPLY WITH THE CALIFORNIA STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND CHAPTER 23.77 OF THE PLACENTIA MUNICIPAL CODE.



L-1A

NOTE: TREES SHOWN IN THE PLAN ARE CONCEPTUAL AND TO INDICATE GENERAL DESIGN INTENT. FINAL TREE AND SHRUB LOCATIONS, SIZES AND QUANTITIES SHALL BE REFLECTED IN THE FINAL SUBMITTAL PLANS FOR CONSTRUCTION.



MASTER TREE LEGEND

SPECIMEN TREE/PALM		
SYM.	BOTANICAL NAME	COMMON NAME
ARC CUN	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
ERY COR	ERYTHRINA CORALLOIDES	FLAME CORAL TREE
MAG GRA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA
SYA ROM	SYAGRUS ROMANZOFFIANA	QUEEN PALM
LARGE CANOPY TREE		
SYM.	BOTANICAL NAME	COMMON NAME
CIN CAM	CINNAMOMUM CAMPHORA	CAMPHOR TREE
PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
QUE ILE	QUERCUS ILEX	HOLLY OAK
STREET TREE/MEDIUM CANOPY TREE		
SYM.	BOTANICAL NAME	COMMON NAME
BAU BLA	BAUHINIA BLAKEANA	ORCHID TREE 'CANDINA' (WHITE FLOWERING)
BRA POP	BRACHYCHITON POPULNEUS	BOTTLE TREE
PYR CAL	PYRUS CALLERYANA	CALLERY PEAR
ACCENT TREE		
SYM.	BOTANICAL NAME	COMMON NAME
ARB MAR	ARBUTUS MARINA	STRAWBERRY TREE
FIC BIN	FICUS BINNENDIJKII 'ALI'	FICUS ALII
LAG IND	LAGERSTROEMIA INDICA 'CENTENNIAL SPIRIT'	CENTENNIAL SPIRIT GRAPE MYRTLE
LAG IND	LAGERSTROEMIA INDICA 'CATAWBA'	CATAWBA CRAPE MYRTLE
MIC CHA	MICHELIA CHAMPACA	FRAGRANT HIMALAYAN CHAMPACA
SMALL ACCENT TREE		
SYM.	BOTANICAL NAME	COMMON NAME
ALO BAI	ALOE BAINESII	TREE ALOE
CYC THO	CYCAS THOUARSII	MADAGASCAR SAGO
RHA IND	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY INDIAN HAWTHORN
SCREENING TREE		
SYM.	BOTANICAL NAME	COMMON NAME
ELA DEC	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE
POD GRA	PODOCARPUS GRACILIOR	FERN PINE
PRU CAR	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL
TRI CON	TRISTANIA CONFERTA	BRISBANE BOX



L-2

MASTER TREE LEGEND									
SYM.	BOTANICAL NAME	COMMON NAME	BOX SIZE						COMMENTS
			4"	8"	16"	24"	30"	36"	
ALO BAI	ALOE BAINESII	TREE ALOE	-	-	-	-	-	-	-
ARB MAR	ARBUTUS MARINA	STRAWBERRY TREE	-	-	-	-	-	-	-
ARC CUN	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	-	-	-	-	-	-	-
BAU BLA	BAUHINIA BLAKEANA	ORCHID TREE 'CANDINA' (WHITE FLOWERING)	-	-	-	-	-	-	-
BRA POP	BRACHYCHITON POPULNEUS	BOTTLE TREE	-	-	-	-	-	-	-
CIN CAM	CINNAMOMUM CAMPHORA	CAMPHOR TREE	-	-	-	-	-	-	-
CYC THO	CYCAS THOUARSII	MADAGASCAR SAGO	-	-	-	-	-	-	-
ELA DEC	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	-	-	-	-	-	-	-
ERY COR	ERYTHRINA CORALLOIDES	FLAME CORAL TREE	-	-	-	-	-	-	-
FIC BIN	FICUS BINNENDIJKII 'ALII'	FICUS ALII	-	-	-	-	-	-	-
LAG IND	LAGERSTROEMIA INDICA 'CENTENNIAL SPIRIT'	CENTENNIAL SPIRIT CRAPE MYRTLE	-	-	-	-	-	-	-
LAG IND	LAGERSTROEMIA INDICA 'CATAWBA'	CATAWBA CRAPE MYRTLE	-	-	-	-	-	-	-
MAG GRA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	-	-	-	-	-	-	-
MIC CHA	MICHELIA CHAMPACA	FRAGRANT HIMALAYAN CHAMPACA	-	-	-	-	-	-	-
PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	-	-	-	-	-	-	-
POD GRA	PODOCARPUS GRACILIOR	FERN PINE	-	-	-	-	-	-	-
PRU CAR	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	-	-	-	-	-	-	-
PYR CAL	PYRUS CALLERYANA	CALLERY PEAR	-	-	-	-	-	-	-
QUE ILE	QUERCUS ILEX	HOLLY OAK	-	-	-	-	-	-	-
RHA IND	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY INDIAN HAWTHORN	-	-	-	-	-	-	-
SYA ROM	SYAGRUS ROMANZOFFIANA	QUEEN PALM	-	-	-	-	-	-	-
TRI CON	TRISTANIA CONFERTA	BRISBANE BOX	-	-	-	-	-	-	-

NOTE: MATERIAL SHOWN IN THIS LEGEND IS TO DEMONSTRATE GENERAL DESIGN INTENT AND FINAL MAY/MAY NOT INCLUDE ALL OF THE MATERIAL SHOWN ABOVE

NOTE: TREES SHOWN IN THE PLAN ARE CONCEPTUAL AND TO INDICATE GENERAL DESIGN INTENT. FINAL TREE AND SHRUB LOCATIONS, SIZES AND QUANTITIES SHALL BE REFLECTED IN THE FINAL SUBMITTAL PLANS FOR CONSTRUCTION.

ALOE BAINESII
TREE ALOE



ARBUTUS MARINA
STRAWBERRY TREE



ARCHONTOPHOENIX
CUNNINGHAMIANA
KING PALM



BAUHINIA BLAKEANA
ORCHID TREE 'CANDINA'



BRACHYCHITON POPULNEUS
BOTTLE TREE



CINNAMOMUM CAMPHORA
CAMPHOR TREE



CYCAS THOUARSII
MADAGASCAR SAGO



ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY TREE



ERYTHRINA CORALLOIDES
FLAME CORAL TREE



FICUS BINNENDIJKII 'ALII'
FICUS ALII



LAGERSTROEMIA INDICA 'CATAWABA'
CATAWBA CRAPE MYRTLE



LAGERSTROEMIA INDICA 'CENTENNIAL SPIRIT'
CENTENNIAL SPIRIT CRAPE MYRTLE



MAGNOLIA GRANDIFLORA
'LITTLE GEM'
DWARF SOUTHERN MAGNOLIA



MICHELIA CHAMPACA
FRAGRANT HIMALAYAN CHAMPACA



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



PODOCARPUS GRACILIOR
FERN PINE



PRUNUS CAROLINIANA
CAROLINA CHERRY LAUREL



PYRUS CALLERYANA
CALLERY PEAR



QUERCUS ILEX
HOLLY OAK



RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'
MAJESTIC BEAUTY INDIAN HAWTHORN



SYAGRUS ROMANZOFFIANA
QUEEN PALM



TRISTANIA CONFERTA
BRISBANE BOX



TYPICAL TREE SIZING FOR ENTIRE SITE

- 15 GALLON - 15 PERCENT
- 24" BOX - 55 PERCENT
- 36" BOX - 20 PERCENT
- 48" BOX + - 10 PERCENT

AGAVE AMERICANA
FOXTAIL AGAVE



ABELIA GRANDIFLORA 'KALEIDOSCOPE'
ABELIA



ACACIA 'COUSIN ITT'
ACACIA



AGAPANTHUS 'TINKERBELL'
LILY OF THE NILE



ANIGOZANTHOS SP.
KANGAROO PAW



APTINIA CORDIFOLIA
RED APPLE



BOUGAINVILLEA SP.
BOUGAINVILLEA



CALISTEMON 'LITTLE JOHN'
BOTTLE BRUSH



CHONDROPETALUM TECTORUM
CAPE RUSH



COPROSMA 'MARBLE QUEEN'
COPROSMA



CRASSULA UNDULAFOLIA
JADE PLANT



CRASSULA OVATA
JADE PLANT



DIANELLA 'CASSA BLUE'
FLAX LILY



DIANELLA TASMANICA
FLAX LILY



ECHEVERIA 'AFTERGLOW'
ECHEVERIA



EUPHORBIA TIRUCALLI
FIRE STICKS



FESTUCA GLAUCA
BLUE FESCUE



GAZANIA 'COPPER KING'
GAZANIA



HEUCHERA 'PALACE PURPLE'
HEUCHERA



LANTANA 'NEW GOLD'
LANTANA



KALANCHOE BLOSSFEDIANA
KALENCHOE



LIGUSTRUM JAPONICA
PRIVET



LIRIOPE SP.
LILY TURF



LOROPETALUM 'PURPLE PIXIE'
LOROPETALUM



MYOPORUM PARVIFOLIUM
MYOPORUM



NANDINA 'FIREPOWER'
HEAVENLY BAMBOO



PHORMIUM SP.
FLAX



POLYGALA 'PETITE BUTTERFLIES'
POLYGALA



PORTULACARIA PROSTRATE
ELEPHANT FOOD



RHAPHIOLEPIS 'CLARA'
INDIAN HAWTHORN



RHAPHIOLEPIS 'MAJESTIC BEAUTY'
INDIAN HAWTHORN



RHAPHIOLEPIS UMBELLATA
INDIAN HAWTHORN



SEDUM NUSSBAUMERIANUM
SEDUM



SENECIO SERPENS
CHALKSTICKS



TRACHYLOSPERMUM JASMINOIDES
STAR JASMINE



TYPICAL PLANT SIZING FOR ENTIRE SITE

- 1 GALLON - 75 PERCENT
- 5 GALLON - 20 PERCENT
- 15 GALLON - 5 PERCENT

AVERAGE SHRUB SPACING IS 30" ON CENTER

NOTE: THE MATERIALS SHOWN ARE CONCEPTUAL AND TO INDICATE GENERAL DESIGN INTENT. FINAL MATERIALS, COLORS AND FINISHES SHALL BE REFLECTED IN THE FINAL SUBMITTAL PLANS FOR CONSTRUCTION.

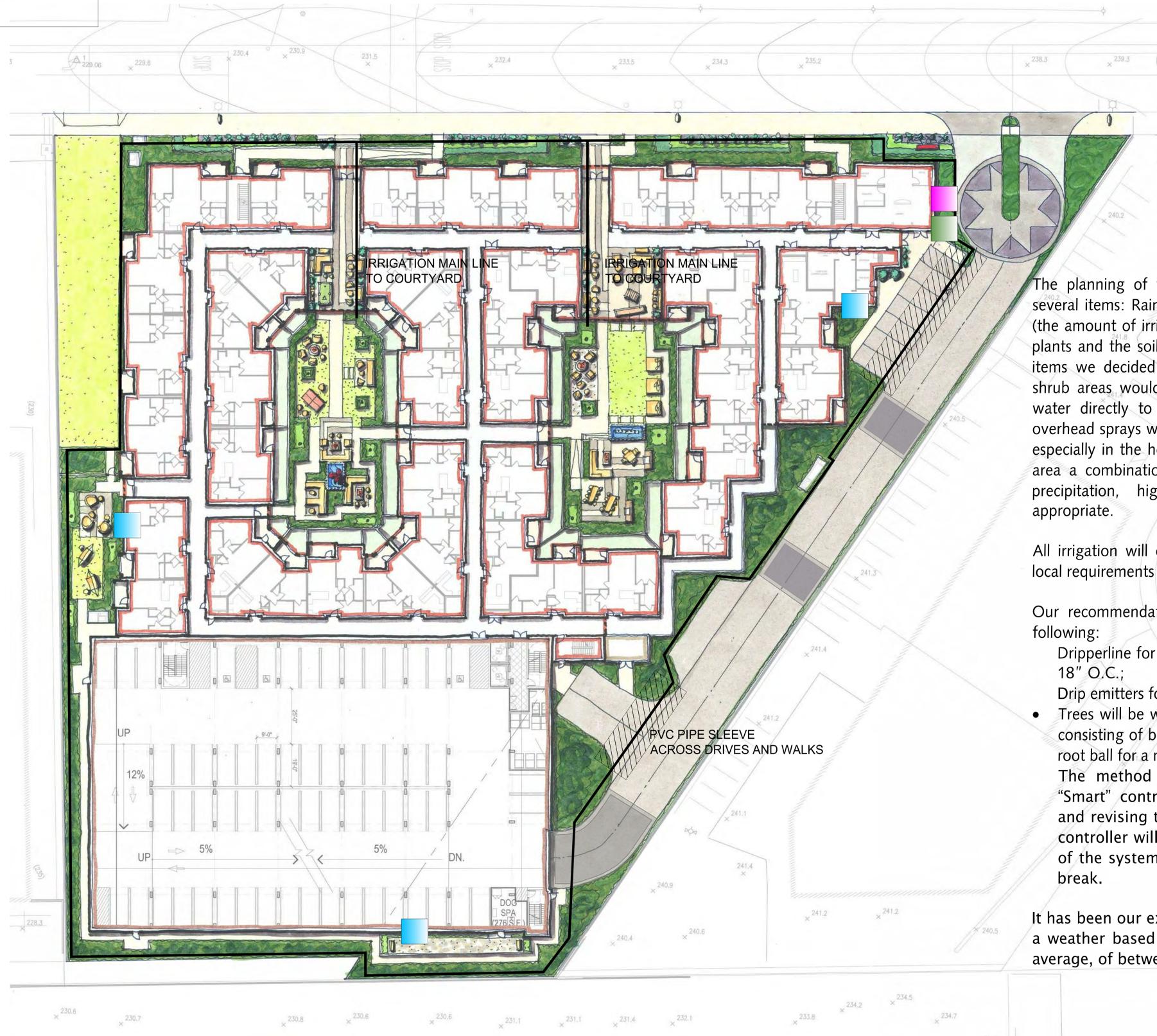
NOTE: INFORMATION SHOWN IN THIS PLAN ARE DIAGRAMATIC/CONCEPTUAL AND TO INDICATE GENERAL DESIGN INTENT. FINAL IRRIGATION SYSTEM, VALVE LOCATIONS AND WATER CALCULATIONS SHALL BE ENGINEERED AND COMPLETED IN THE CONSTRUCTION DOCUMENT SUBMITTAL PACKAGE

- BUILDING MOUNTED HOSE BIB (PER ARCHITECT)
- IRRIGATION CONTROLLER (INCLUDES BACKFLOW, MASTER VALVE AND FLOW SENSOR)
- IRRIGATION GATE VALVE (PROPOSED)
- IRRIGATION MAIN LINE ROUTE (INCLUDES PVC PIPE SLEEVE UNDER PAVED AREAS AND PVC CONDUIT FOR CONTROL WIRE)

ALL VALVE BOXES SHALL BE LOCATED WITHIN PLANTING AREAS. VALVE BOXES SHALL NOT BE PLACED IN HEDGE ROWS, ARTIFICIAL TURF AREA OR EMERGENCY VEHICLE ACCESS AREAS

QUICK COUPLING VALVES SHALL BE LOCATED 100' O.C. ALONG ENTIRE MAIN LINE

THIS LANDSCAPE SHALL COMPLY WITH THE CALIFORNIA STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND CHAPTER 23.77 ORDINANCE OF THE PLACENTIA MUNICIPAL CODE



The planning of the irrigation system takes into consideration several items: Rainfall, temperature, wind and evapotranspiration (the amount of irrigation water transferred to the atmosphere by plants and the soil) are some of these. In factoring in the above items we decided that a drip system for all ground cover and shrub areas would be the best method of irrigation. Delivering water directly to the root zones rather than dispersing it by overhead sprays would mean less water loose due to evaporation, especially in the hottest and windiest months. For the Park (turf) area a combination of rotors, rotary nozzles and matched/low precipitation, high efficiency overhead sprays would be appropriate.

All irrigation will comply with the latest state of California and local requirements for water conservation.

Our recommendation for the irrigation system consists of the following:

- Dripperline for closely spaced shrubs and groundcover, 12" to 18" O.C.;
 - Drip emitters for shrubs spaced greater than 24" O.C.;
 - Trees will be watered using Rain Bird Tree Watering Systems, consisting of below grade bubblers spaced equally around the root ball for a more even dispersal of the water;
- The method of controlling the system will include a "Smart" controller capable of monitoring local weather and revising the irrigation schedule on a daily basis. The controller will also monitor flow and allow for shut down of the system in the event of a rain event or a main line break.

It has been our experience that drip irrigation in concert with a weather based controller could show a water savings, on average, of between 30%-45%.



L-5



PRECAST CONCRETE PAVER (VEHICULAR/EMERGENCY VEHICLE RATED WHERE APPLICABLE)

CHEMICAL RETARDED/WASHED/BROOM FINISH CONCRETE



PLANTER WALLS AND CAPS

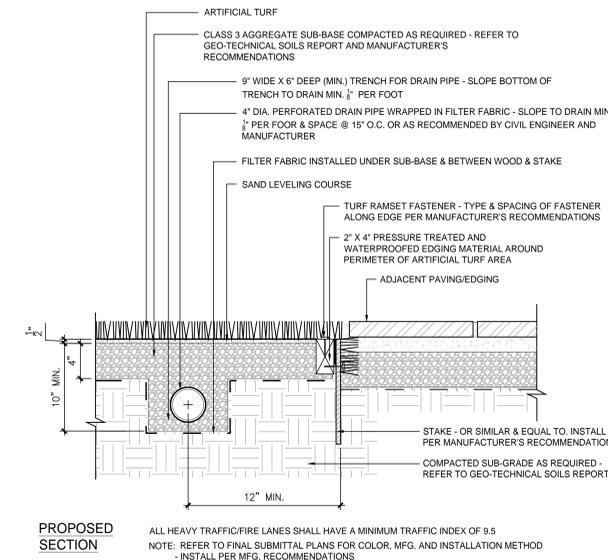
FIRE TABLES

DECORATIVE POTTERY



ARTIFICIAL TURF

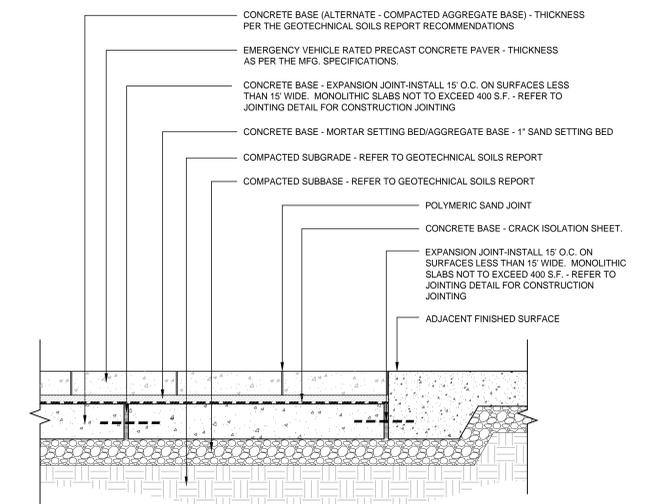
NOTE: THE MATERIALS SHOWN ARE CONCEPTUAL AND TO INDICATE GENERAL DESIGN INTENT. FINAL MATERIALS, COLORS AND FINISHES SHALL BE REFLECTED IN THE FINAL SUBMITTAL PLANS FOR CONSTRUCTION.



DATURF

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

PROPOSED SECTION - ARTIFICIAL TURF SERVICE LANE



DPAVERSCON

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

PROPOSED SECTION - VEHICULAR PAVERS AT ENTRY DRIVE



5-STORY WRAP W/ 6-STORY (7-LEVEL) GARAGE
LAND AREA: 2.95 (+/- ACRES)
TOTAL UNITS: 215 UNITS
DENSITY: 72.9 DU/AC
LEASING: 2,400 S.F.
CLUB/ FITNESS: 3,294 S.F. (ON GAR. ROOF)

UNITS	NET S.F.	NUMBER	%	TL. NET	BAL.	TL. BAL.
A1	749	19	47%	14,231	76	1,444
A2	760	40		30,400	97	3,880
A3	755	19		14,345	76	1,444
A4	755	20		15,100	62	1,240
A5	734	2		1,468	0	0
B1	1,006	54	53%	54,324	56	3,024
B2	1,013	42		42,546	67	2,814
B2-A	1,050	6		6,300	67	402
B2-LOFT	1,154	11		12,694	68	748
B2-A-LOFT	1,185	2		2,370	68	136
TOTAL		215	100%	193,778		15,132

NET RENTABLE: 193,778 S.F.
AVE. NET UNIT SIZE: 901 S.F.

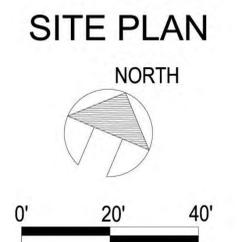
PARKING PROVIDED:
GARAGE: 388 SPACES 1.80 PER UNIT
SURFACE: 6 SPACES
TOTAL: 394 SPACES

	REQ	NUMBER	MIN.	MAX.
1BR	1 min./1.5 max.	100	100	150
2BR	1.5 min./2 max.	115	173	230
GUEST/10UNITS	2 min./3 max.	215	43	65
TOTAL			316	445

TOTAL PROVIDED ON SITE: 394 SPACES
(INCLUDING 40 EV SPACES)

AREA BREAK DOWN:
NET RESIDENTIAL: 193,778 S.F.
BALCONIES: 15,132 S.F.
CORRIDOR&STOR.: 44,290 S.F.
STAIRS & ELEV.: 882 S.F.
LEASING: 2,400 S.F.
GROSS RES. AREA: 256,482 S.F.
GROSS GARAGE: 179,800 S.F.
(INCLUDING ROOF TOP CLUB)

BIKE PARKING:	REQ.	PROVIDED
SHORT TERM	43	44
LONG TERM	47	48



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