

Mountain View Affordable Housing Community

24551 Raymond Way Lake Forest, CA

CITY OF LAKE FOREST
CITY COUNCIL

APPROVED

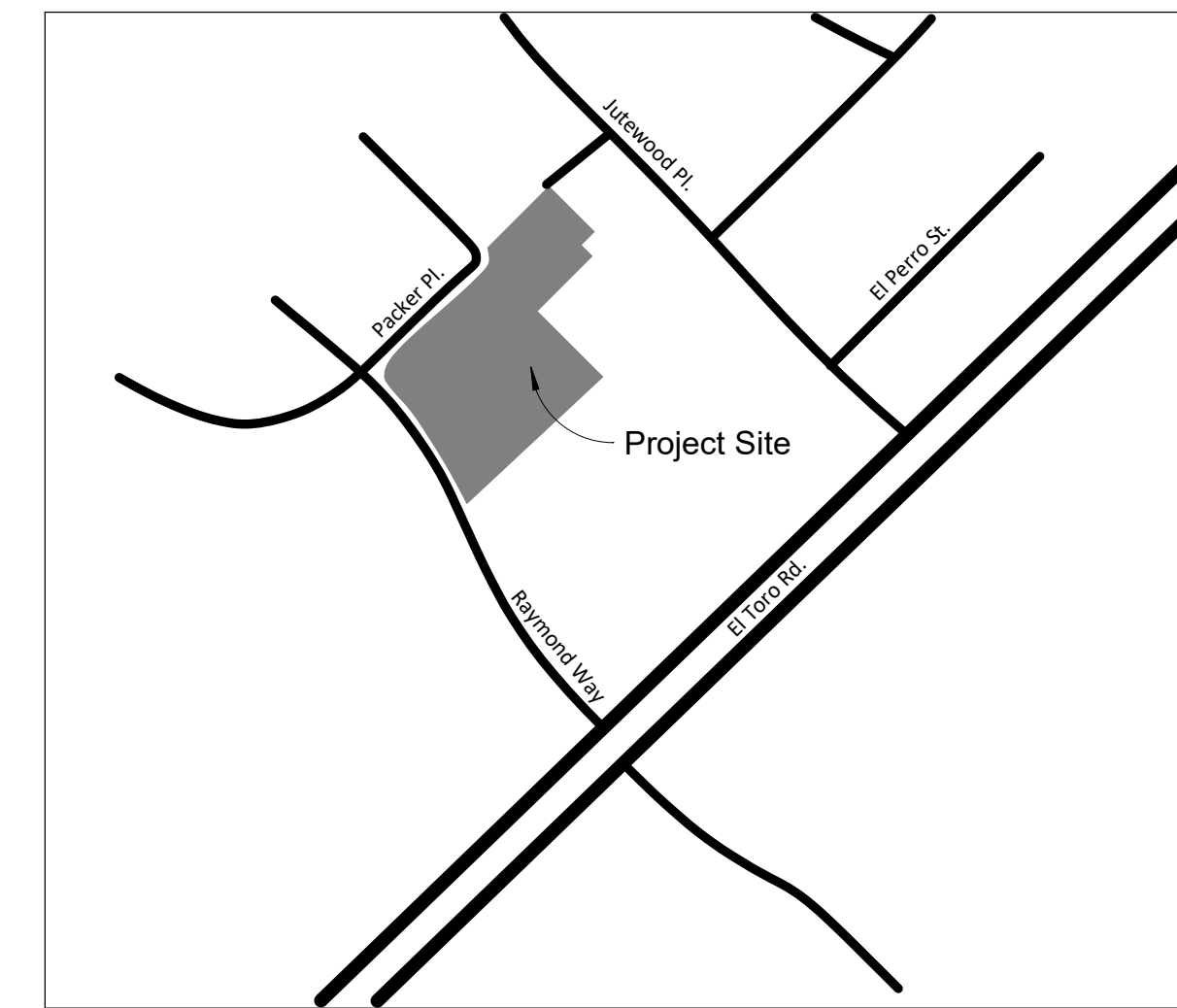
DATE: 8/18/20
SUBJECT TO CONDITIONS OF APPROVAL
APPLICATION: SDP 12-19-5327

APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY, OR CITY LAWS OR ORDINANCES.



Conceptual Perspective

Vicinity Map



Project Description

An affordable family housing project comprising of 71 total units. 18 one-bedrooms, 35 two-bedrooms, and 18 three-bedroom units. The site contains 108 parking stalls with 5 accessible stalls including one van accessible stall. Amenities include an outdoor fireplace sitting area, Tot-lot, an approximately 2050 SF community center with a warming area, and on site laundry facilities. The existing office building on site will be demolished.

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Applicable Codes

2019 California Building Code	2019 California Administration Code
2019 California Plumbing Code	2019 California Referenced Standards Code
2019 California Electrical Code	Fair Housing Law
2019 California Fire Code	2019 California Green Building Standards Code
2019 California Energy Code	2010 ADA Standards for Accessible Design
	Uniform Federal Accessibility Standards

Project Data

Address:	24551 Raymond Way, Lake Forest, CA 92630	
APN(s):	617-441-02	
Land Use Designation:	Commercial	
Zoning:	PA- Professional/ Admin, C	
Existing Use:	Commercial	
Proposed Use:	Affordable Housing	
Lot Area:	1.96 Acres, 85,590 S.F.	
Proposed Density:	# Units (71)/ Site Acres 1.96: 36.22	
Project Site Coverage		
Building	28,314 SF	33%
Landscaping	18,295 SF	21%
Paved Areas	38,768 SF	45%

Unit Sizes

Unit Type	Net SF
1 BD	522 Net SF
2 BD	750 Net SF
3 BD	1020 Net SF

Unit Type Breakdown

Unit Type	Count
1 Bed 1 Bath	18
2 Bed 1 Bath	35
3 Bed 2 Bath	18
Grand total:	71

1 Bed 1 Bath	18
2 Bed 1 Bath	35
3 Bed 2 Bath	18
Grand total:	71

Gross Building Area

Level 1	
Circulation	3472 SF
Community/ Common Area	3720 SF
Patio/ Balc.	2821 SF
Residential Units	14401 SF
	24414 SF
Level 2	
Circulation	3562 SF
Community/ Common Area	118 SF
Patio/ Balc.	2299 SF
Residential Units	15957 SF
	21936 SF
Level 3	
Circulation	3562 SF
Community/Common Area	118 SF
Patio/Balc.	2299 SF
Residential Units	15957 SF
	21936 SF
Level 4	
Circulation	2942 SF
Community/ Common Area	307 SF
Patio/ Balc.	1191 SF
Residential Units	8456 SF
	12896 SF
TOTAL	81182 SF

Parking Provided: 108

Accessible Stalls Required: 5 Total (1 Van)

Accessible Stalls Provided: 5 Total (1 Van)

EV Stalls Required: 2 Future Total (1 Van)

EV Stalls Provided: 2 Future Total (1 Van)

Bicycle Parking: 7 Stalls

Tandem Spaces: 22

Long Term Spaces: 32

Zoning Concessions

Site Development Standards

- R2 Standard: Building Height (35) feet maximum
Proposed Height: 45' Top of Parapet
Proposed Height: +/- 53' Top of Ridge
- R2 Standard: Building Setbacks
Front: 20'
Proposed Setback: 13' - 9"
- R2 Building Setbacks
Rear: 25'
Proposed: 12' - 1"
- Unit Parking: Each Unit to have 1 corresponding parking stall within 200'

Project Team

Client
NATIONAL COMMUNITY RENAISSANCE (CORE)
CONTACT: Alexa Washburn
EMAIL: awashburn@nationalcore.org
ADDRESS: 9421 Haven Ave.
Rancho Cucamonga CA, 91730
PHONE: (949) 394-7996

Architect
RRM Design Group
CONTACT: Elijah Pearce
EMAIL: empearce@rrmdesign.com
ADDRESS: 10 E. Figueroa St., Ste. 200
Santa Barbara, CA, 93101
PHONE: (805) 963-8283

Civil Engineer
RRM Design Group
CONTACT: Mike Hamilton
EMAIL: mchamilton@rrmdesign.com
ADDRESS: 10 E. Figueroa St. Ste. 200
Santa Barbara, Ca 93101
PHONE: (805) 963-8283

Landscape Architect
RRM Design Group
CONTACT: Scott Neiman
EMAIL: swnneiman@rrmdesign.com
ADDRESS: 32332 Camino Capistrano,
Suite 205
San Juan Capistrano, Ca
PHONE: (949) 361-7950



RRM Design Group

10 E. Figueroa St., Suite 200
Santa Barbara, CA 93101

Tel: 805.963.8283
Fax: 805.963.8184
www.rrmdesign.com

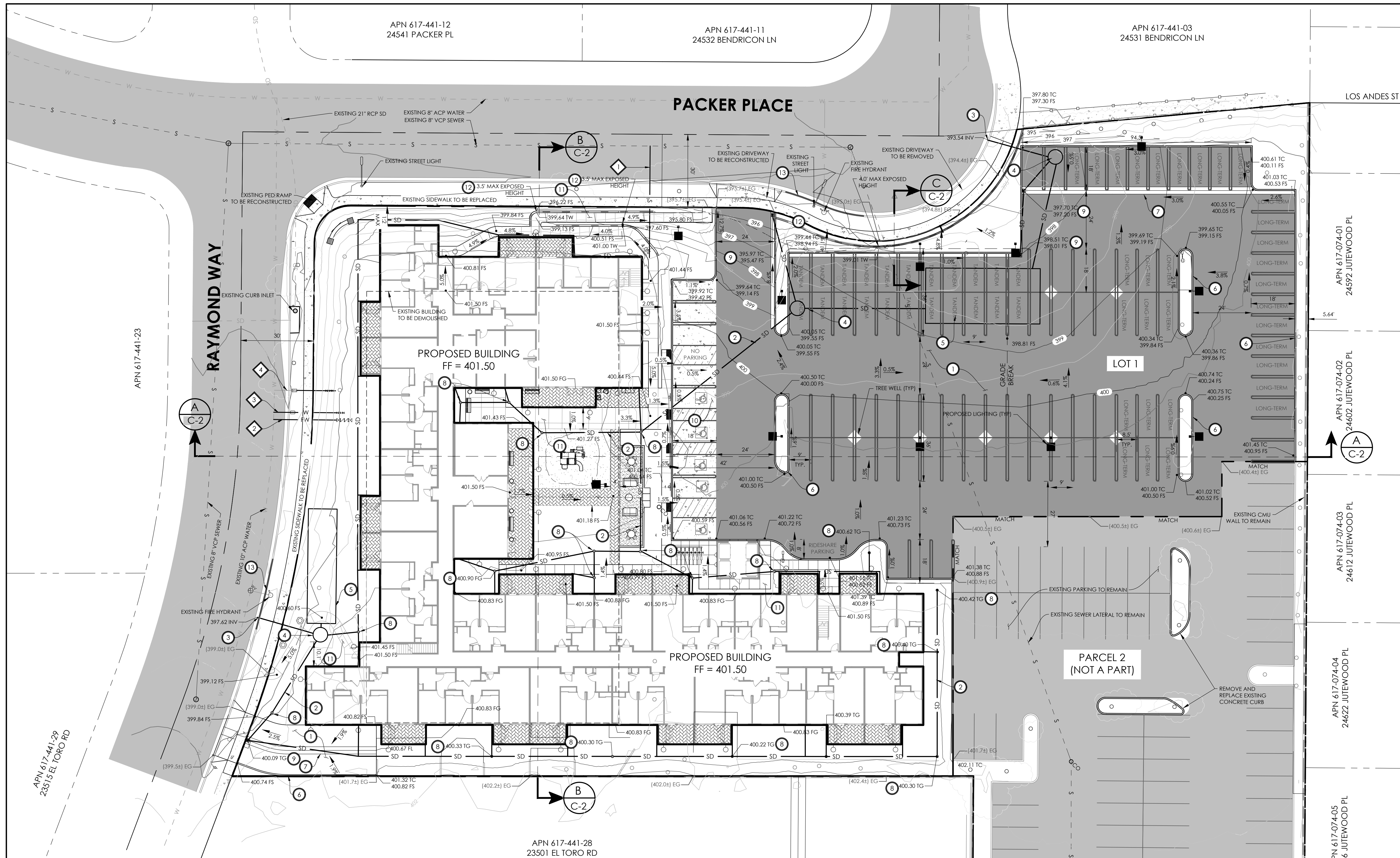
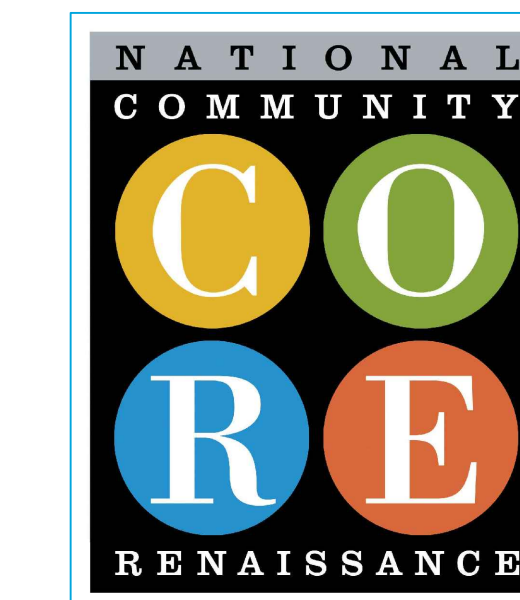


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Cover Sheet

A0

7/10/20



PRELIMINARY EARTH QUANTITIES:

AREA OF DISTURBANCE: 1.97 AC±
RAW CUT: 500 CY
RAW FILL: 1,000 CY
IMPORT/EXPORT: 500 CY FILL

QUANTITY ESTIMATES ON THESE PLANS ARE TO BE USED FOR PERMIT PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION.

THE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE BETWEEN THE PROPOSED ROUGH GRADE AND THE LIMITED TOPOGRAPHIC EXISTING GRADES. THESE ESTIMATES DO NOT MAKE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SHRINKAGE, SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE, IN ADDITION TO ACTUAL FIELD CONDITIONS, CONSTRUCTION TECHNIQUE AND THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER MAY SIGNIFICANTLY AFFECT THE FINAL IMPORT/EXPORT QUANTITIES.

NOTE:

FUEL MODIFICATION REQUIREMENTS DO NOT APPLY TO THIS PROJECT.

WET UTILITY NOTES

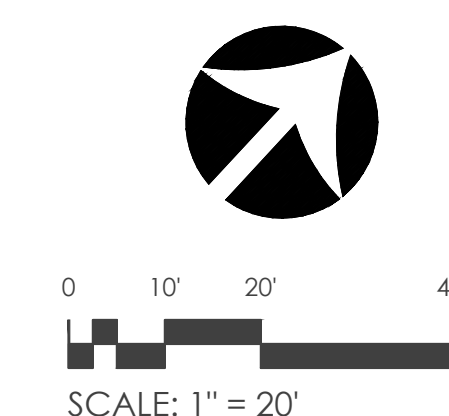
- ◆ PROPOSED 6" PVC SEWER SERVICE.
- ◆ PROPOSED 4" DOMESTIC WATER SERVICE CONNECTION WITH REDUCED PRESSURE BACKFLOW.
- ◆ PROPOSED 6" FIRE WATER CONNECTION WITH 6" DDC BACKFLOW PREVENTER.
- ◆ EXISTING 2" WATER SERVICE AND METER TO BE USED FOR IRRIGATION PURPOSES.

GRADING/PAVING NOTES

- ① PROPOSED ASPHALT CONCRETE PAVING.
- ② PROPOSED 12" STORM DRAIN.
- ③ PROPOSED STORM DRAIN OUTLET THROUGH CURB FACE.
- ④ PROPOSED STORM WATER DRY WELL (MAXWELL OR APPROVED EQUIVALENT).
- ⑤ PROPOSED UNDERGROUND STORM WATER STORAGE CHAMBER (CULTEC 360HD OR APPROVED EQUIVALENT).
- ⑥ PROPOSED 6" CONCRETE CURB.
- ⑦ PROPOSED 3" WIDE CONCRETE RIBBON GUTTER.
- ⑧ PROPOSED 12" ATRIUM GRATE.
- ⑨ PROPOSED INLET (36" X 36").
- ⑩ PROPOSED CONCRETE PAVEMENT FOR ADA STALLS.
- ⑪ PROPOSED CONCRETE SIDEWALK.
- ⑫ PROPOSED SPLIT-FACE CMU RETAINING WALL.
- ⑬ PROPOSED RED CURB 15' EITHER SIDE OF EXISTING FIRE HYDRANT.

LEGEND

- PROPERTY LINE
- - - S - - - EXISTING SEWER LINE
- - - W - - - EXISTING WATER LINE
- - - SD - - - EXISTING STORM DRAIN
- S — PROPOSED SEWER LINE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SD — PROPOSED STORM DRAIN
- PROPOSED STORM INLET (36" X 36")
- ⊙ PROPOSED 12" ATRIUM GRATE
- EXISTING AC PAVEMENT
- PROPOSED AC PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BIORETENTION
- PROPOSED SPLIT-FACE CMU RETAINING WALL

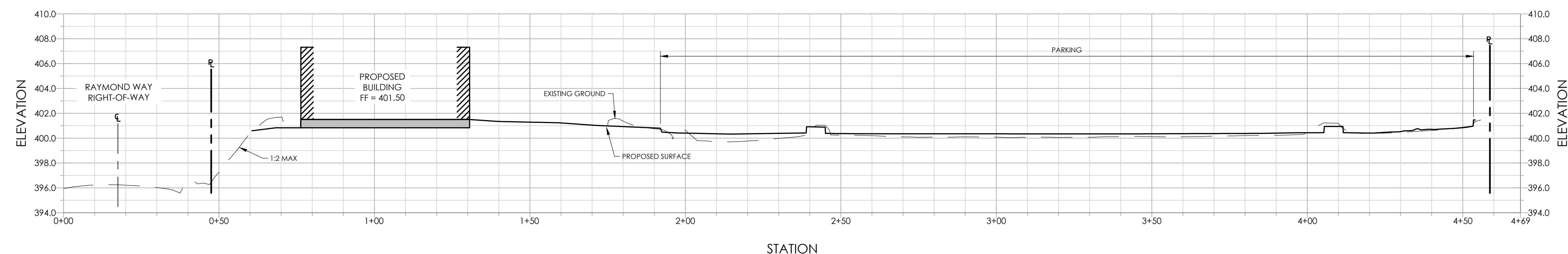




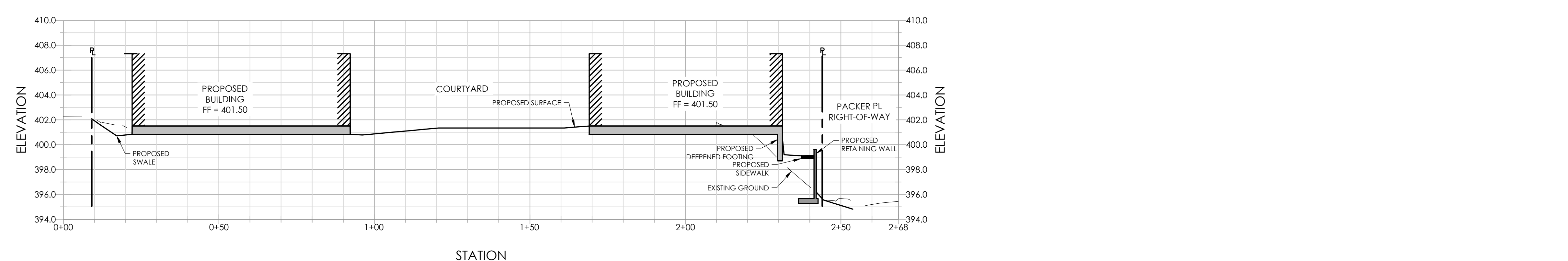
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Santa Barbara, CA 93101

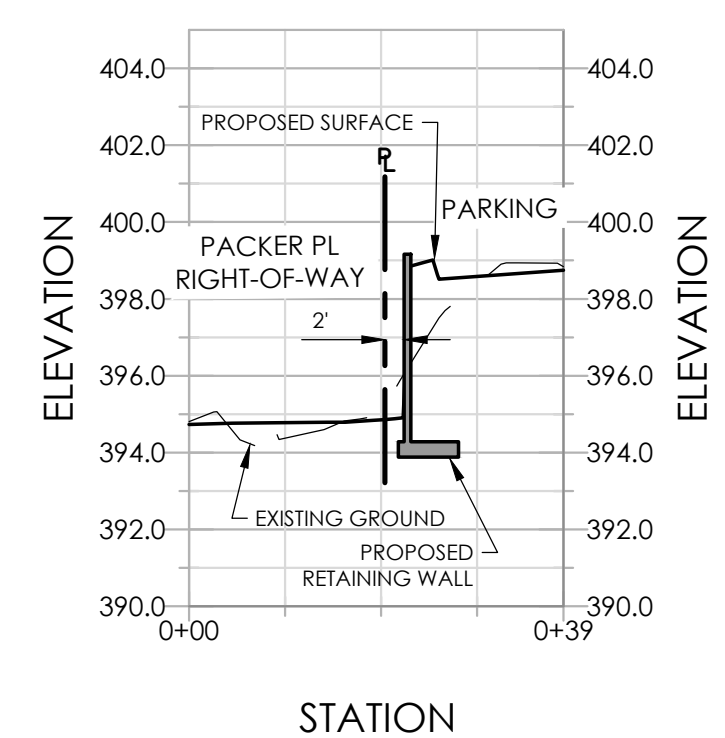
Tel: 805.963.8283
Fax: 805.963.8184
www.rrmdesign.com



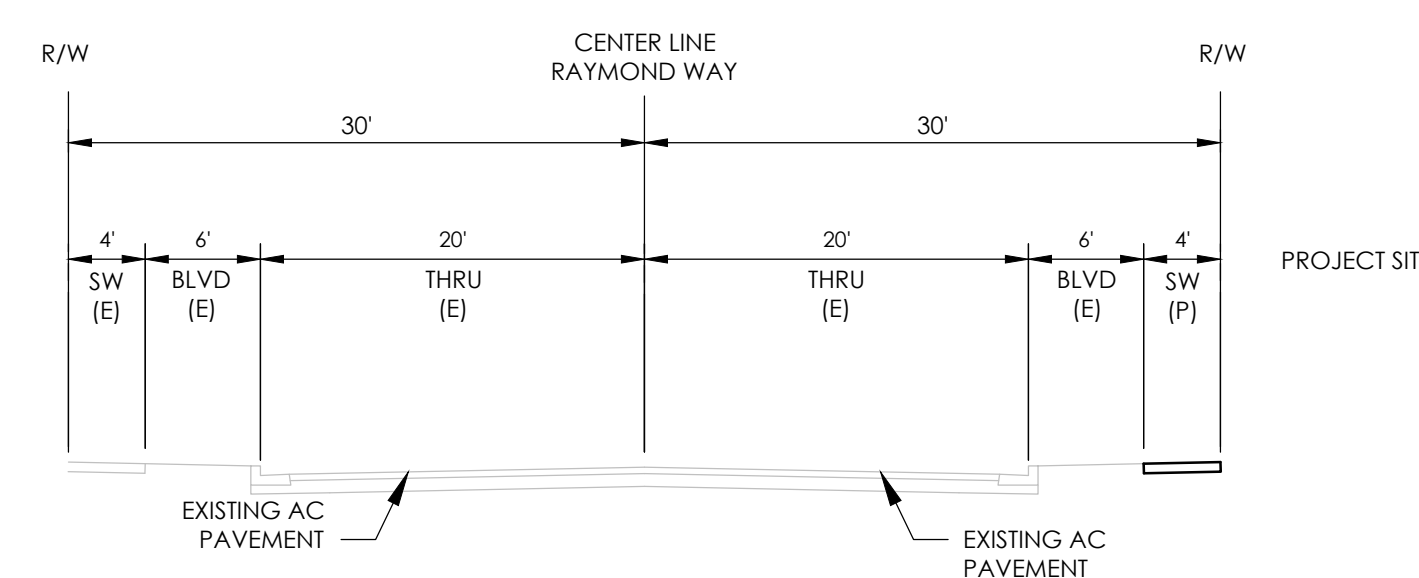
A SITE SECTION A-A
SCALE: N.T.S.



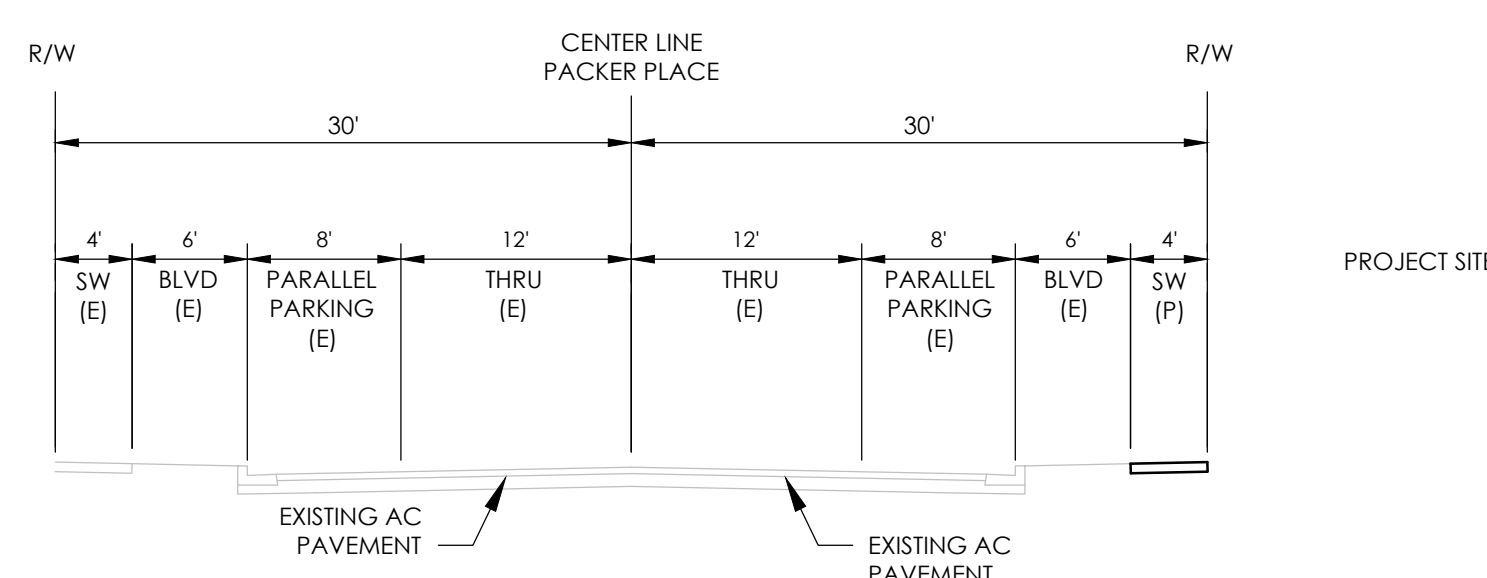
B SITE SECTION B-B
SCALE: N.T.S.



C SITE SECTION C-C
SCALE: N.T.S.



C EXISTING RAYMOND WAY
SCALE: N.T.S.

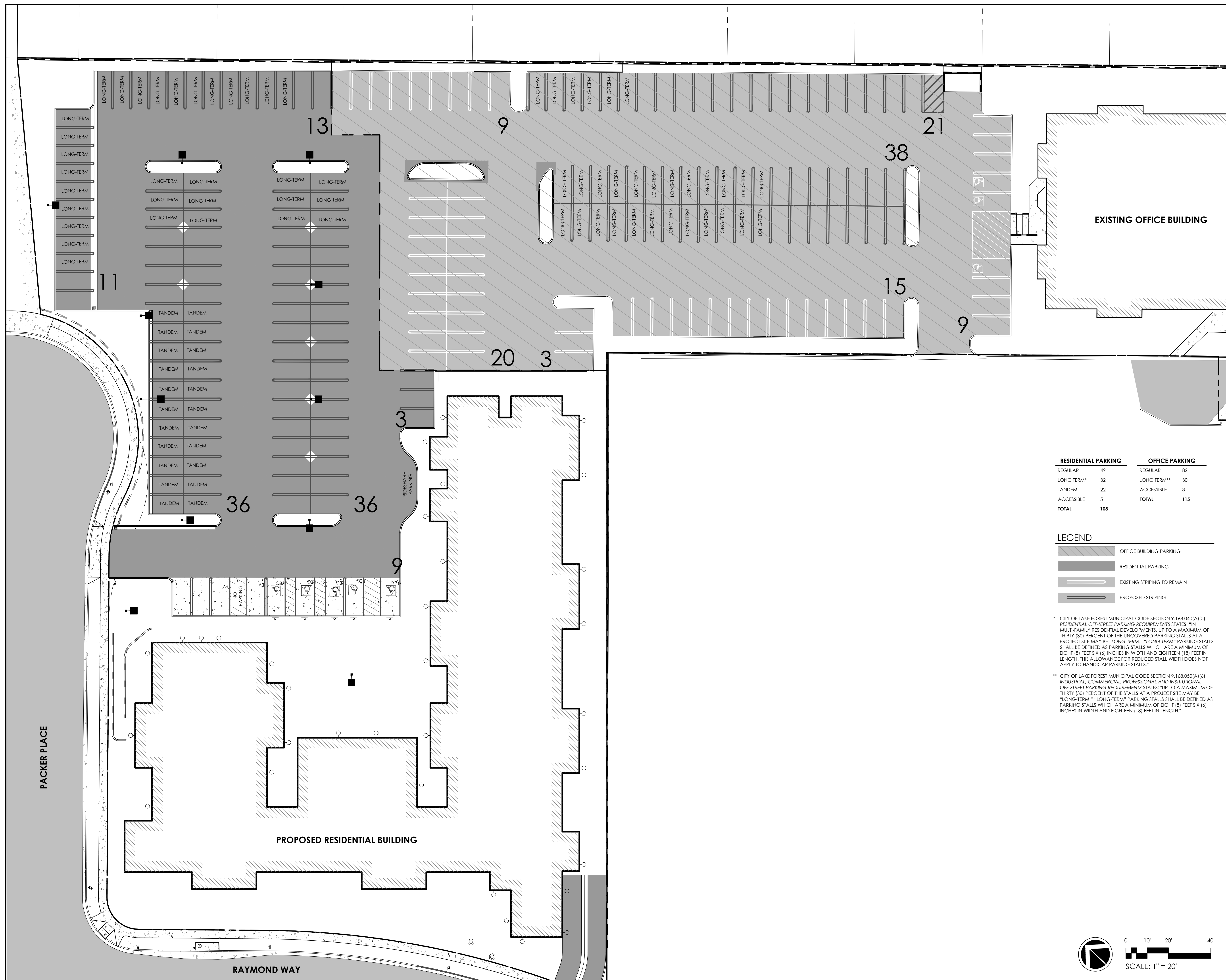


D EXISTING PACKER PLACE
SCALE: N.T.S.

Mountain View Affordable Housing Community

24551 Raymond Way, Lake Forest, CA 92650

PRELIMINARY SITE SECTIONS



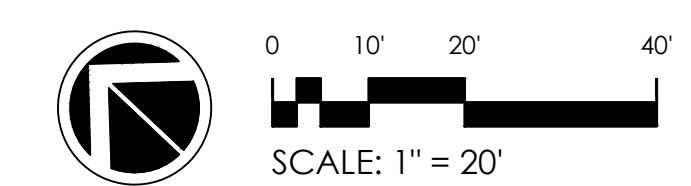
RESIDENTIAL PARKING		OFFICE PARKING	
REGULAR	49	REGULAR	82
LONG TERM*	32	LONG TERM**	30
TANDEM	22	ACCESSIBLE	3
ACCESSIBLE	5	TOTAL	115
TOTAL	108		

LEGEND

	OFFICE BUILDING PARKING
	RESIDENTIAL PARKING
	EXISTING STRIPING TO REMAIN
	PROPOSED STRIPING

* CITY OF LAKE FOREST MUNICIPAL CODE SECTION 9.148.040(A)(5) RESIDENTIAL OFF-STREET PARKING REQUIREMENTS STATES: "IN MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, UP TO A MAXIMUM OF THIRTY (30) PERCENT OF THE UNCOVERED PARKING STALLS AT A PROJECT SITE MAY BE "LONG-TERM." "LONG-TERM" PARKING STALLS SHALL BE DEFINED AS PARKING STALLS WHICH ARE A MINIMUM OF EIGHT (8) FEET SIX (6) INCHES IN WIDTH AND EIGHTEEN (18) FEET IN LENGTH. THIS ALLOWANCE FOR REDUCED STALL WIDTH DOES NOT APPLY TO HANDICAP PARKING STALLS."

** CITY OF LAKE FOREST MUNICIPAL CODE SECTION 9.148.050(A)(4) INDUSTRIAL, COMMERCIAL, PROFESSIONAL AND INSTITUTIONAL OFF-STREET PARKING REQUIREMENTS STATES: "UP TO A MAXIMUM OF THIRTY (30) PERCENT OF THE STALLS AT A PROJECT SITE MAY BE "LONG-TERM." "LONG-TERM" PARKING STALLS SHALL BE DEFINED AS PARKING STALLS WHICH ARE A MINIMUM OF EIGHT (8) FEET SIX (6) INCHES IN WIDTH AND EIGHTEEN (18) FEET IN LENGTH."

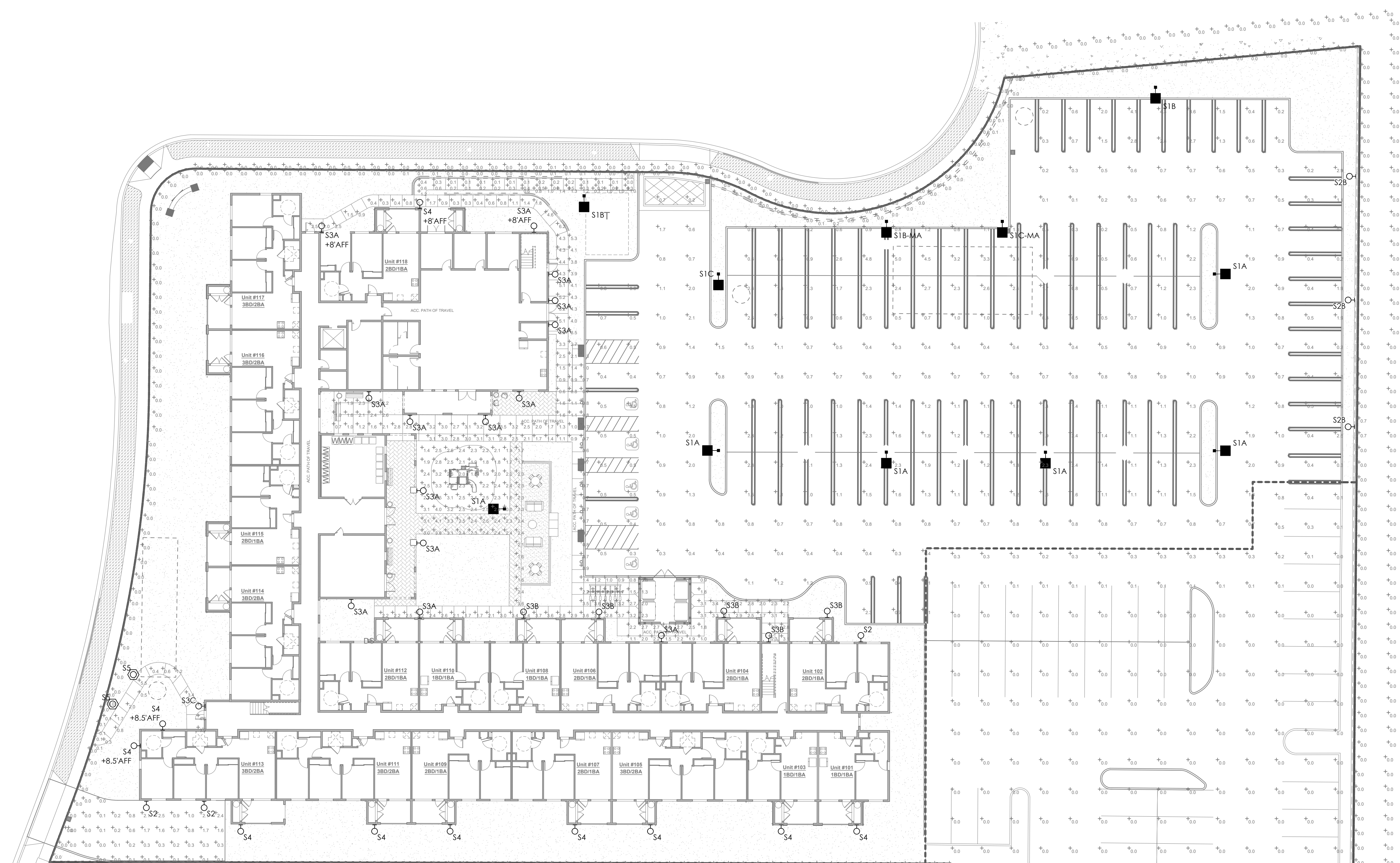




GRAN ELECTRICAL CONSULTING + ENGINEERING, CORP
2527 PROFESSIONAL TOWER
SUITE A - P.O. BOX #368
SANTA MARIA, CA 93455
P: 805.341.0221
E: INFO@GECECORP.COM
WWW.GECECORP.COM

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SITE PHOTOMETRICS



SITE PHOTOMETRICS

SCALE: 1" = 20'-0"

LUMINAIRE DESCRIPTION

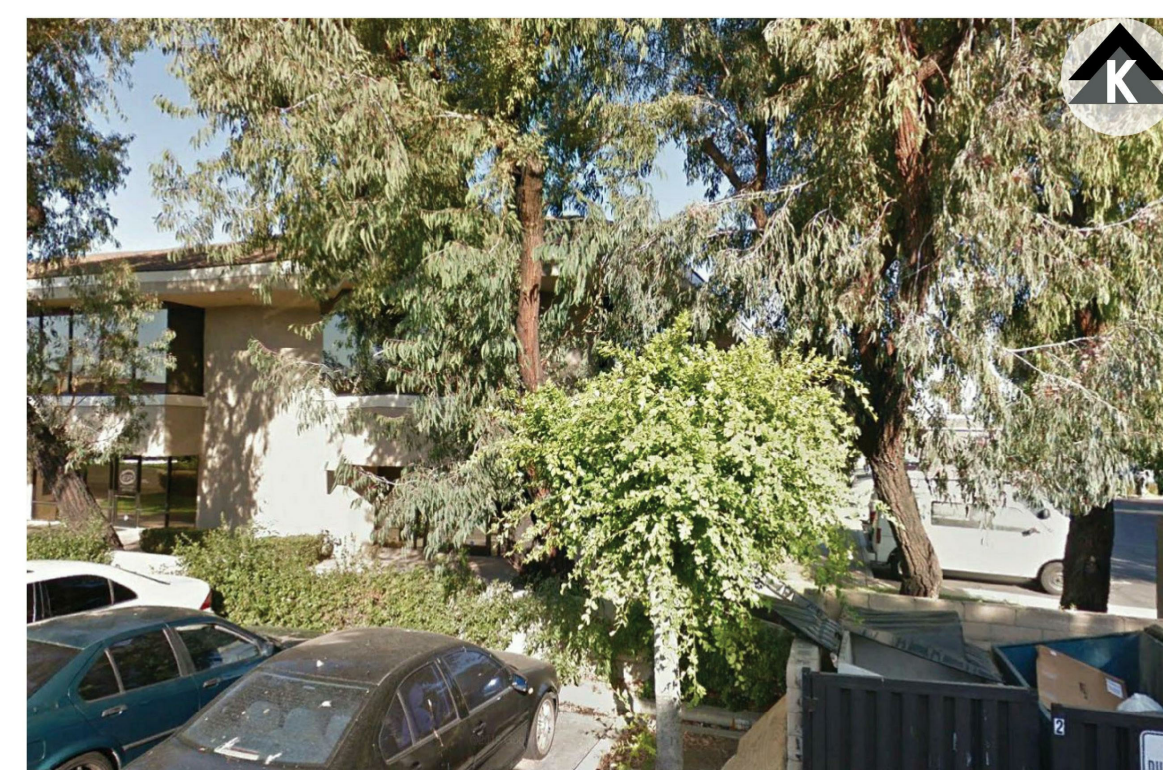
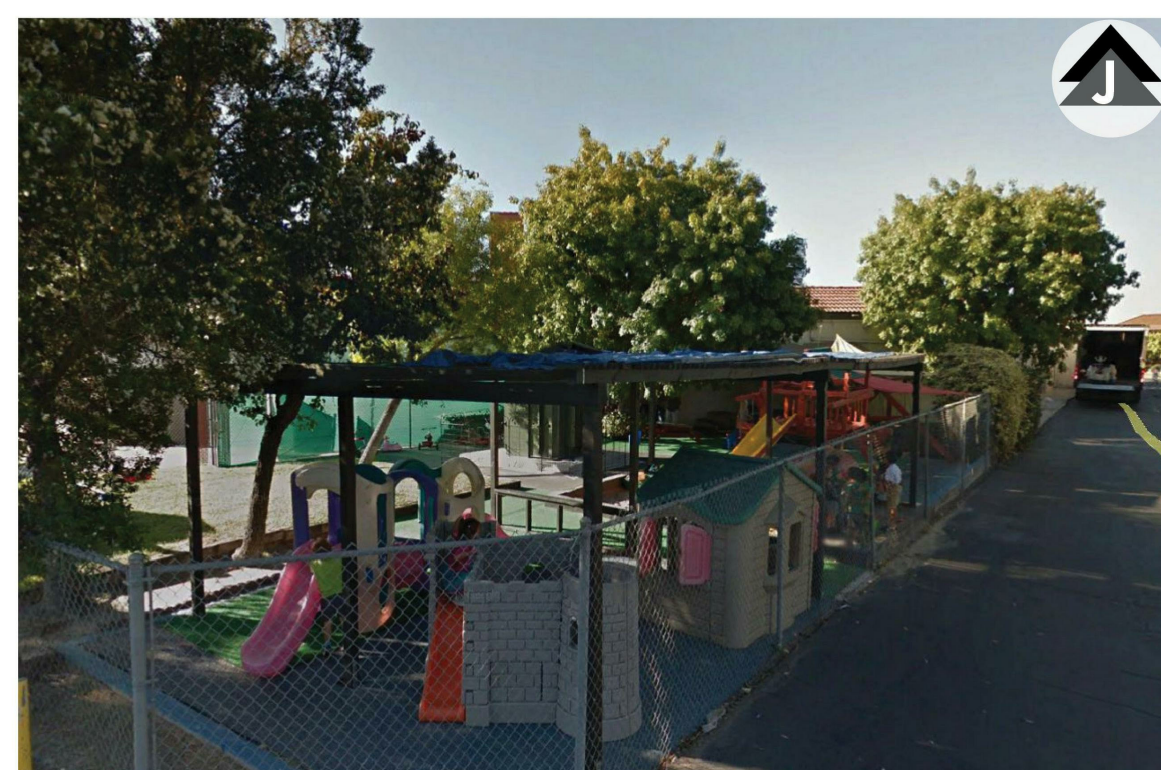
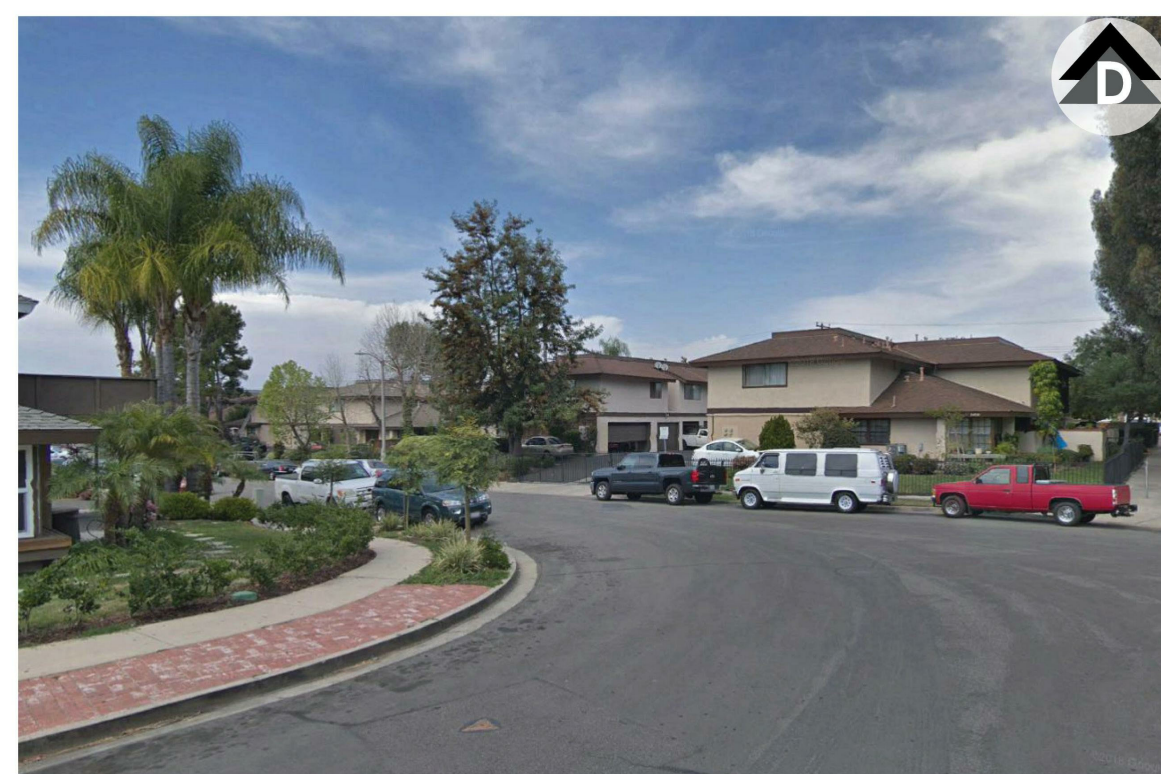
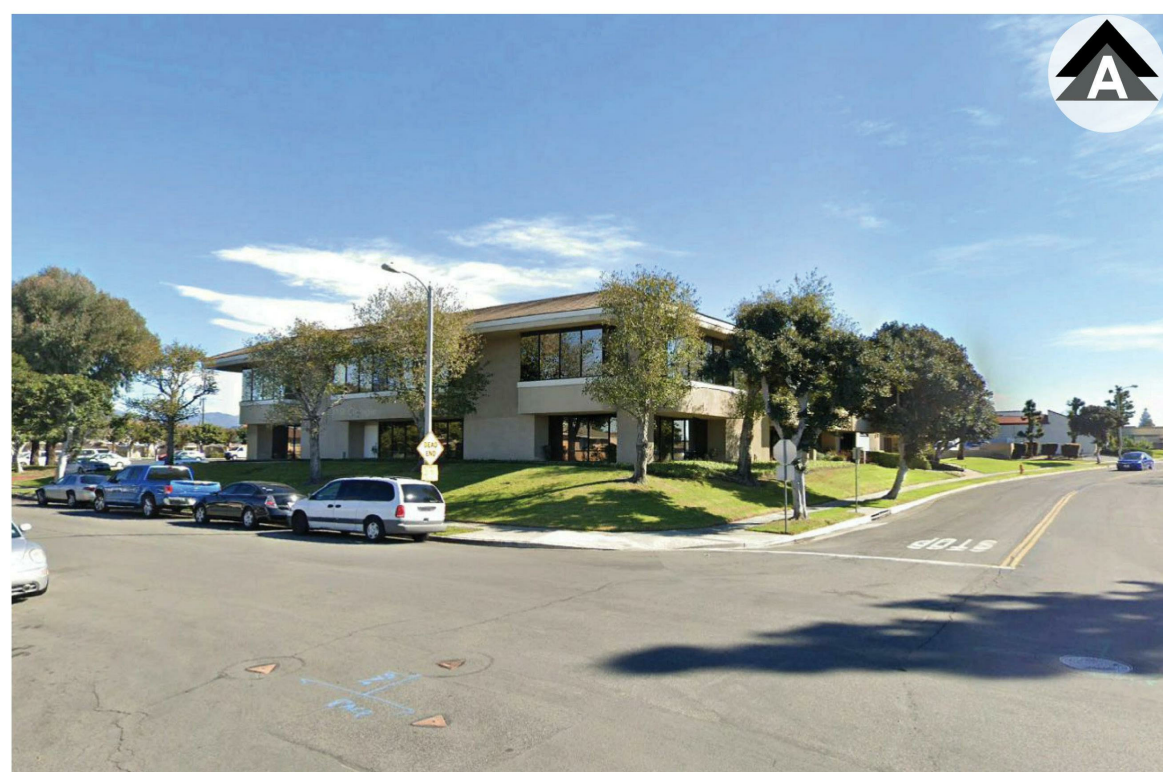
<p>S1A DSX0 LED-P1-30K-T5M-MVOLT 38W, 12' OVERALL HEIGHT TYPE 5 MEDIUM OPTIC BUG RATING: B3-U0-G1 SEE DETAIL 1, SHEET E2</p> <p>S1B DSX0 LED-P1-30K-BLC-MVOLT 38W, 12' OVERALL HEIGHT BACKLIGHT CONTROL OPTIC BUG RATING: B1-U0-G1 SEE DETAIL 1, SHEET E2</p> <p>S1B-MA DSX0 LED-P1-30K-BLC-MVOLT 38W, 12' OVERALL HEIGHT 5' MAST-ARM BACKLIGHT CONTROL OPTIC BUG RATINGS: B1-U0-G1 SEE DETAIL 1, SHEET E2</p> <p>S1C DSX0 LED-P1-30K-T4-MVOLT-HS 38W, 12' OVERALL HEIGHT TYPE 4 OPTIC WITH HOUSE-SIDE SHIELD BUG RATING: B1-U0-G1 SEE DETAIL 1, SHEET E2</p> <p>S1C-MA DSX0 LED-P1-30K-T4-MVOLT-HS 38W, 12' OVERALL HEIGHT 5' MAST-ARM TYPE 4 OPTIC WITH HOUSE-SIDE SHIELD BUG RATING: B1-U0-G1 SEE DETAIL 1, SHEET E2</p>	<p>S2A WEDGE1 LED-P1-30K-90CRI-VF-MVOLT-SRM 4W LED 8' ABOVE FINISH FLOOR SEE DETAIL 2, SHEET E2</p> <p>S2B WEDGE1 LED-P1-30K-90CRI-VW-MVOLT-SRM 4W LED 5'-6" ABOVE FINISH FLOOR SEE DETAIL 2, SHEET E2</p> <p>S3A 202209LS 9W LED 8'-6" ABOVE FINISH FLOOR (UNLESS OTHERWISE NOTED) SEE DETAIL 3, SHEET E2</p> <p>S3B 202215LS 15W LED 8'-6" ABOVE FINISH FLOOR SEE DETAIL 3, SHEET E2</p> <p>S3C 202320LS 20W LED 8'-6" ABOVE FINISH FLOOR SEE DETAIL 3, SHEET E2</p>	<p>S4 BXN-DN-6X6-9-CFA-WET 6W LED 6' ABOVE FINISH FLOOR (UNLESS OTHERWISE NOTED) SEE DETAIL 4, SHEET E2</p> <p>S5 88 693 + K3 8W LED 31.5" OVERALL HEIGHT SEE DETAIL 5, SHEET E2</p>
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ELECTRICAL SYMBOLS

- POLE MOUNTED AREA LUMINAIRE
- WALL SCONCE
- ⊙ BOLLARD LUMINAIRE

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EXPIRES: 12.31.2021
GECE 2011



RRM Design Group

10 E. Figueroa St., Suite 200
Santa Barbara, CA 93101

Tel: 805.963.8283
Fax: 805.963.8184

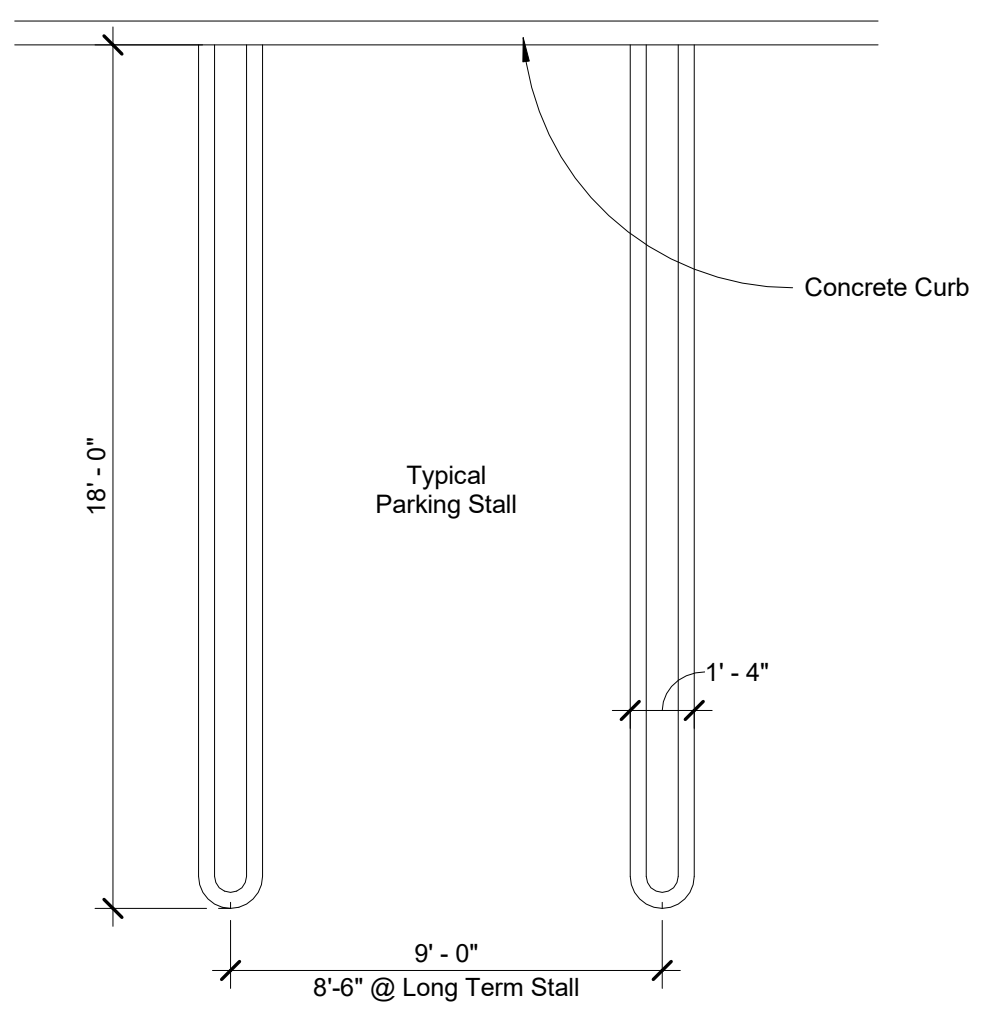
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Mountain View Affordable Housing Community

24551 Raymond Way
Lake Forest, CA 92630

Existing Site Photos



Parking Stall Detail
1/4" = 1'-0"

Site Accessibility Notes

- ACCESSIBLE PATH OF TRAVEL:**
- The accessible routes of travel as indicated on plan is a barrier free access route without any abrupt level changes, surface is stable and slip resistant. This path shall be maintained free of overhanging obstructions to 80" min and protruding objects greater than a 4" projection from wall and above 27" and less than 80" [2019 CBC 11B-402]
 - Accessible routes of travel are to and from the following: "Site Arrival Points" on Raymond Ave. and Packer Place, Residential Entrances to Unit, Accessible Parking Stalls, Trash Enclosure, EV-A Charging Stall, Bicycle Parking, Tot Lot, and Community Center.
 - Floor and Ground Surfaces: Floor and ground surfaces shall be stable, firm, and slip resistant. [2019 CBC 11B-302.1]
 - Changes in Levels: Vertical changes in level for floor or ground surfaces may be 1/4 inch high maximum and without edge treatment. Changes in level greater than 1/4 inch and not exceeding 1/2 inch in height shall be beveled with a slope not steeper than 1:2. [2019 CBC 11B-303, Figures 11B-303.2 & 11B-303.3]
 - Protruding Objects: Protruding objects on circulation paths shall comply with CBC 11B-307. Objects with leading edges more than 27" and not more than 80" aff or ground shall protrude 4" maximum horizontally into the circulation path. Handrails shall be permitted to protrude 4 1/2" maximum. [2019 CBC11B-307.2]
 - Free standing objects mounted on posts shall overhang circulation paths 12" max when located 27" min and 80" max aff. Where a sign or obstruction is mounted between posts and the clear distance between posts is greater than 12", the lowest edge of such sign or obstruction shall be 27" max or 80" min aff.

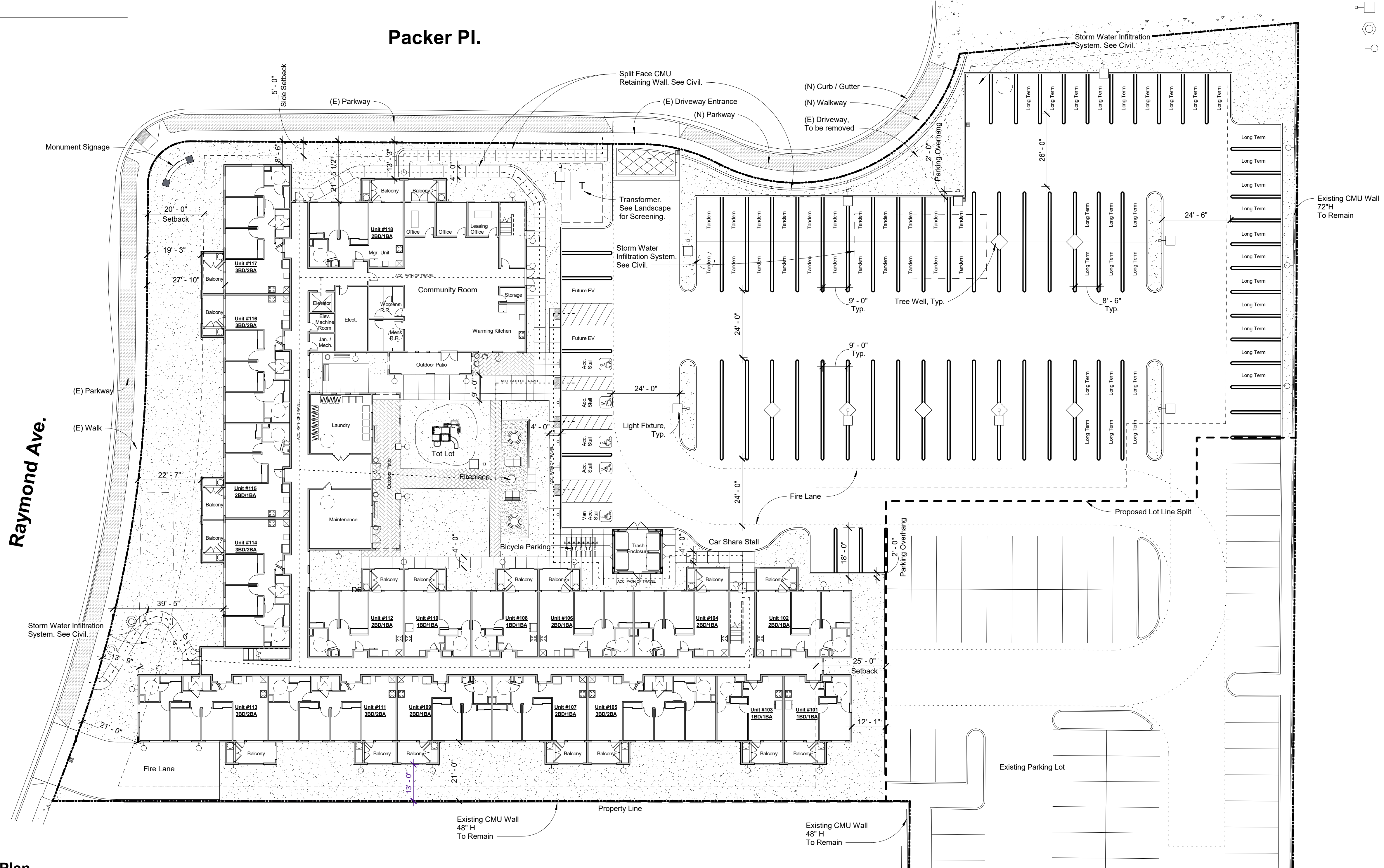
Parking Data

Parking Provided:	108
Accessible Stalls Required:	5 Total (1 Van)
Accessible Stalls Provided:	5 Total (1 Van)
EV Stalls Required:	2 Future Total (1 Van)
EV Stalls Provided:	2 Future Total (1 Van)
Bicycle Parking:	7 Stalls
Tandem Spaces:	22
Long Term Spaces:	32

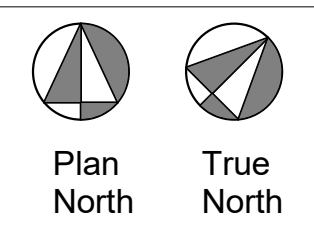
Legend

- Property Line
- Street
- Proposed Property Lot Split Line
- Fire Lane Clearance
- Setback
- Accessible Path of Travel
- Pavers
- Landscape Area
- Walkway
- Scored Concrete at Driveway Entrance
- Parkway
- Pole Mounted Light Fixture
- "Bollard" Light Fixture
- Wall Mounted Light Fixture

Packer Pl.



Site Plan
1" = 20'-0"



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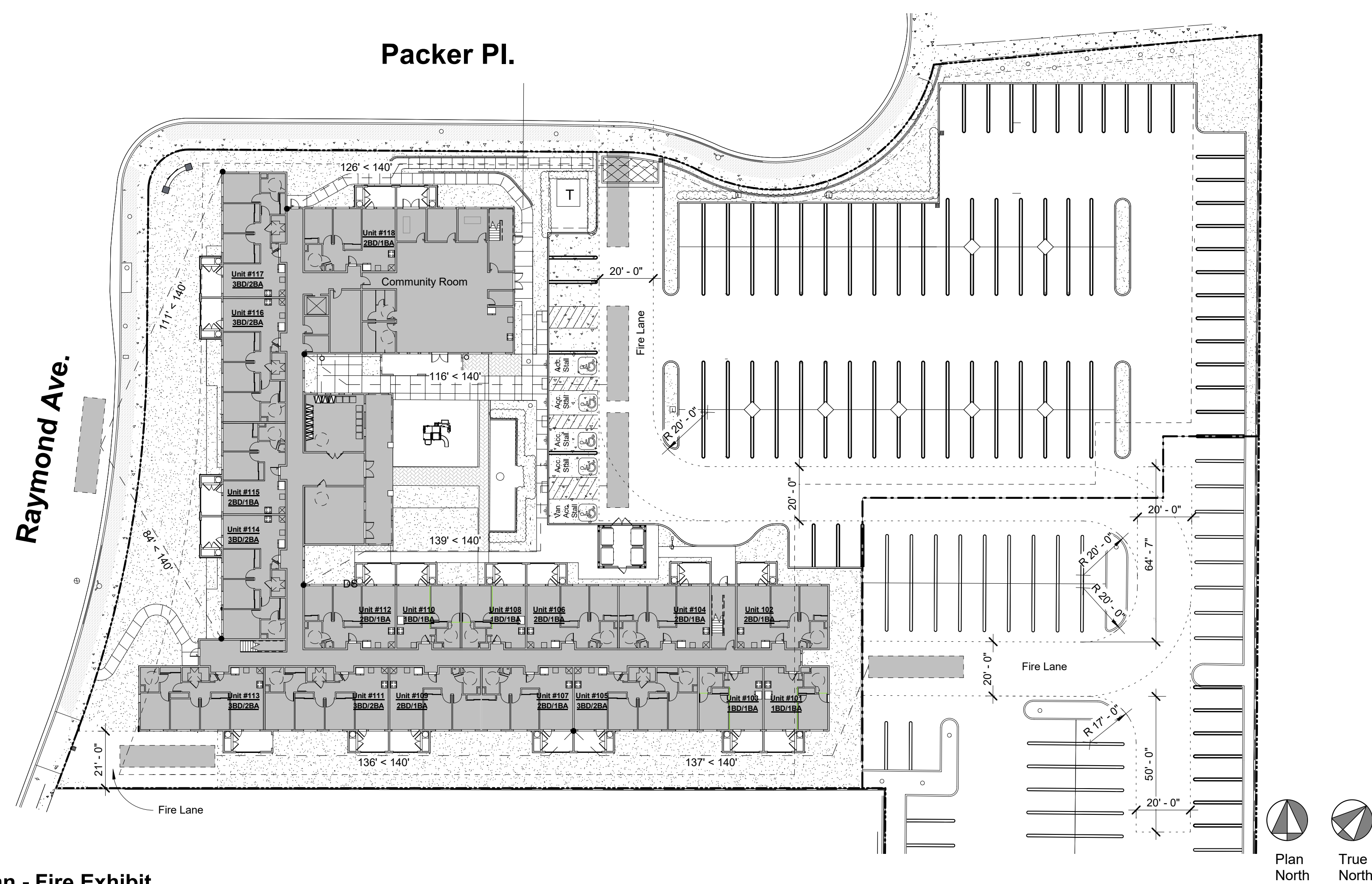
Site Plan



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Santa Barbara, CA 93101

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Fax: 805.963.8184
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Site Plan - Fire Exhibit

1" = 30'-0"

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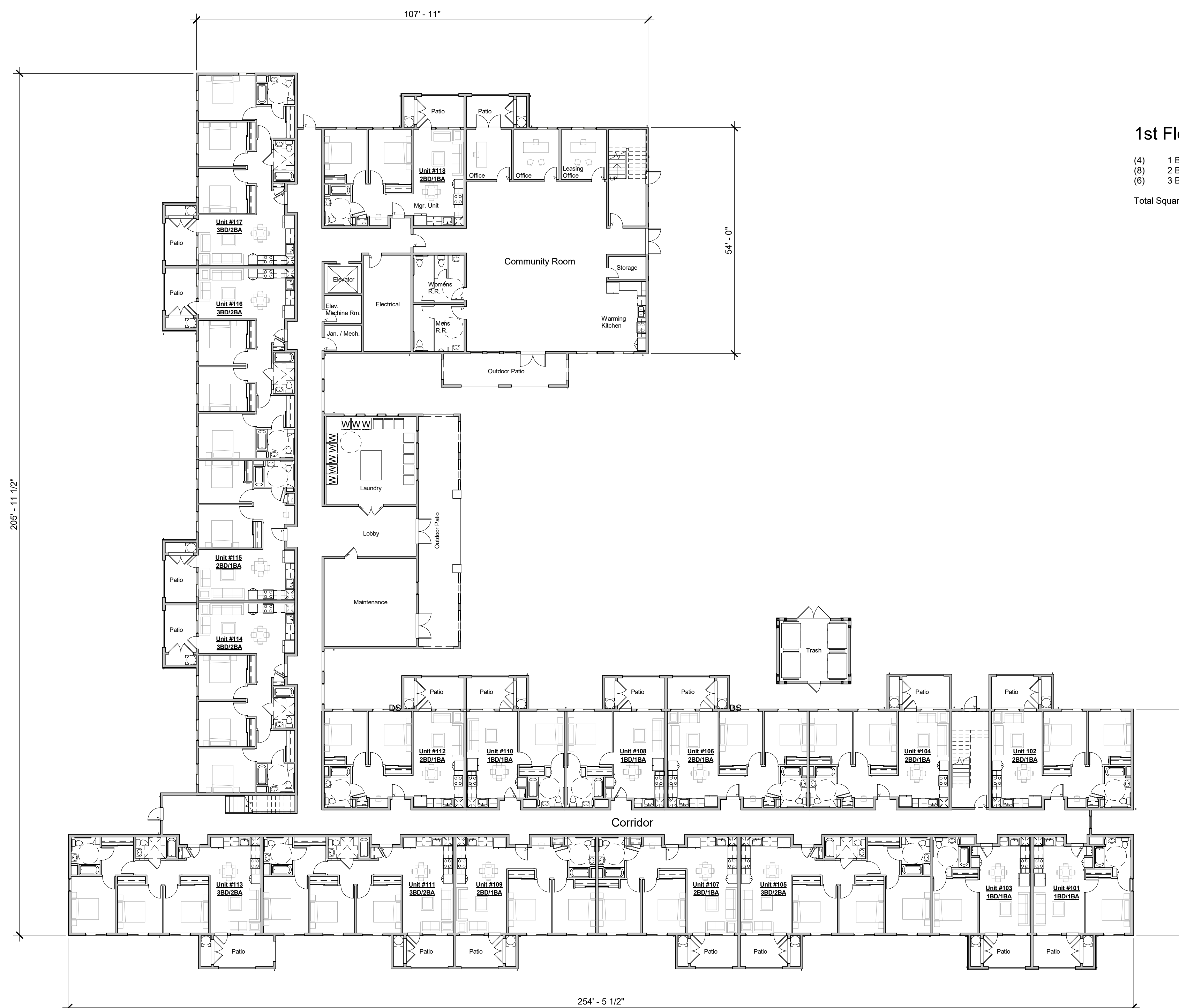
Fire Access Exhibit



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Fax: 805.963.8184
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1st Floor - Unit Breakdown

- (4) 1 BD/1BA
- (8) 2 BD/1BA
- (6) 3 BD/2BA

Total Square Footage: 24,414 SF

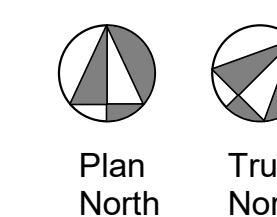
Level 1 Floor Plan

1/16" = 1'-0"

Mountain View Affordable Housing Community

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Level 1 Floor Plan



A1

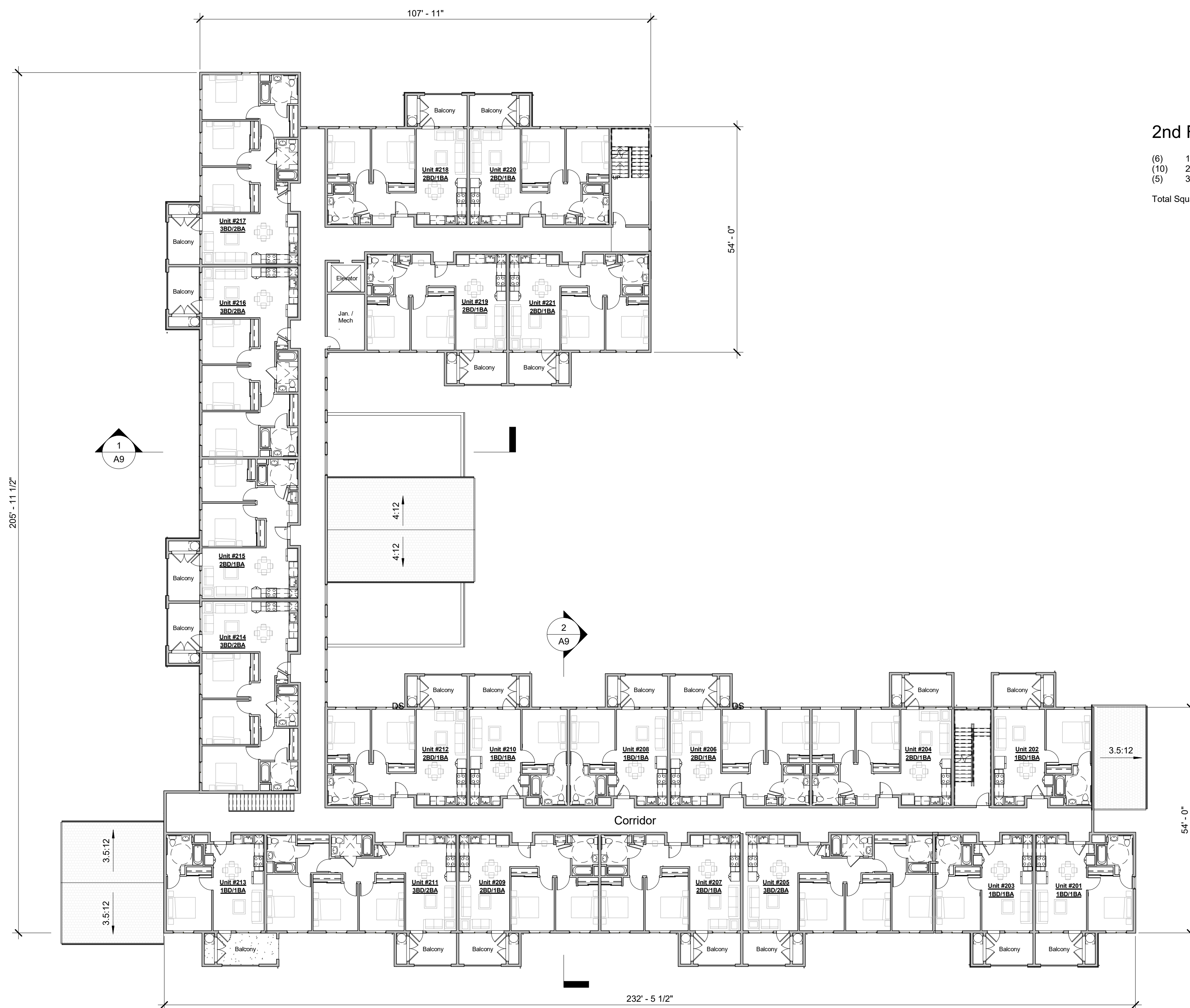
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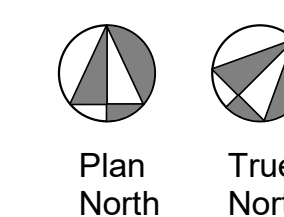


2nd Floor - Unit Breakdown

- (6) 1 BD/1BA
 - (10) 2 BD/1BA
 - (5) 3 BD/2BA
- Total Square Footage: 21,936 SF

Level 2 Floor Plan

1/16" = 1'-0"



Mountain View Affordable Housing Community

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Level 2 Floor Plan

A2

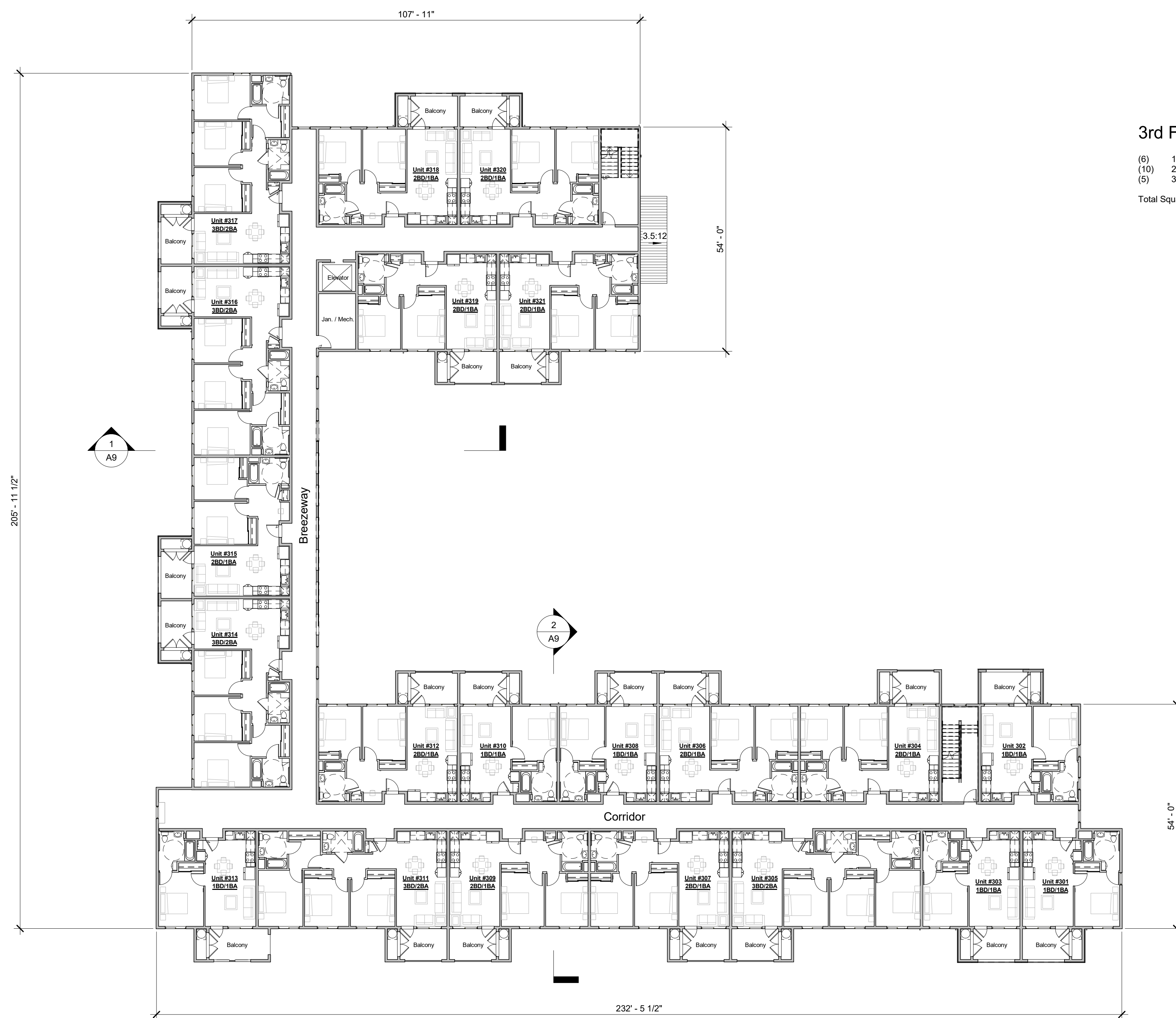
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3rd Floor - Unit Breakdown

- (6) 1 BD/1BA
- (10) 2 BD/1BA
- (5) 3 BD/2BA

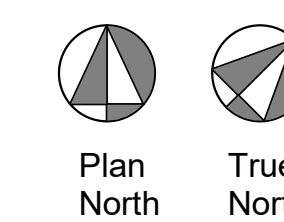
Total Square Footage: 21,936 SF

Level 3 Floor Plan
1/16" = 1'-0"

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Level 3 Floor Plan



A3

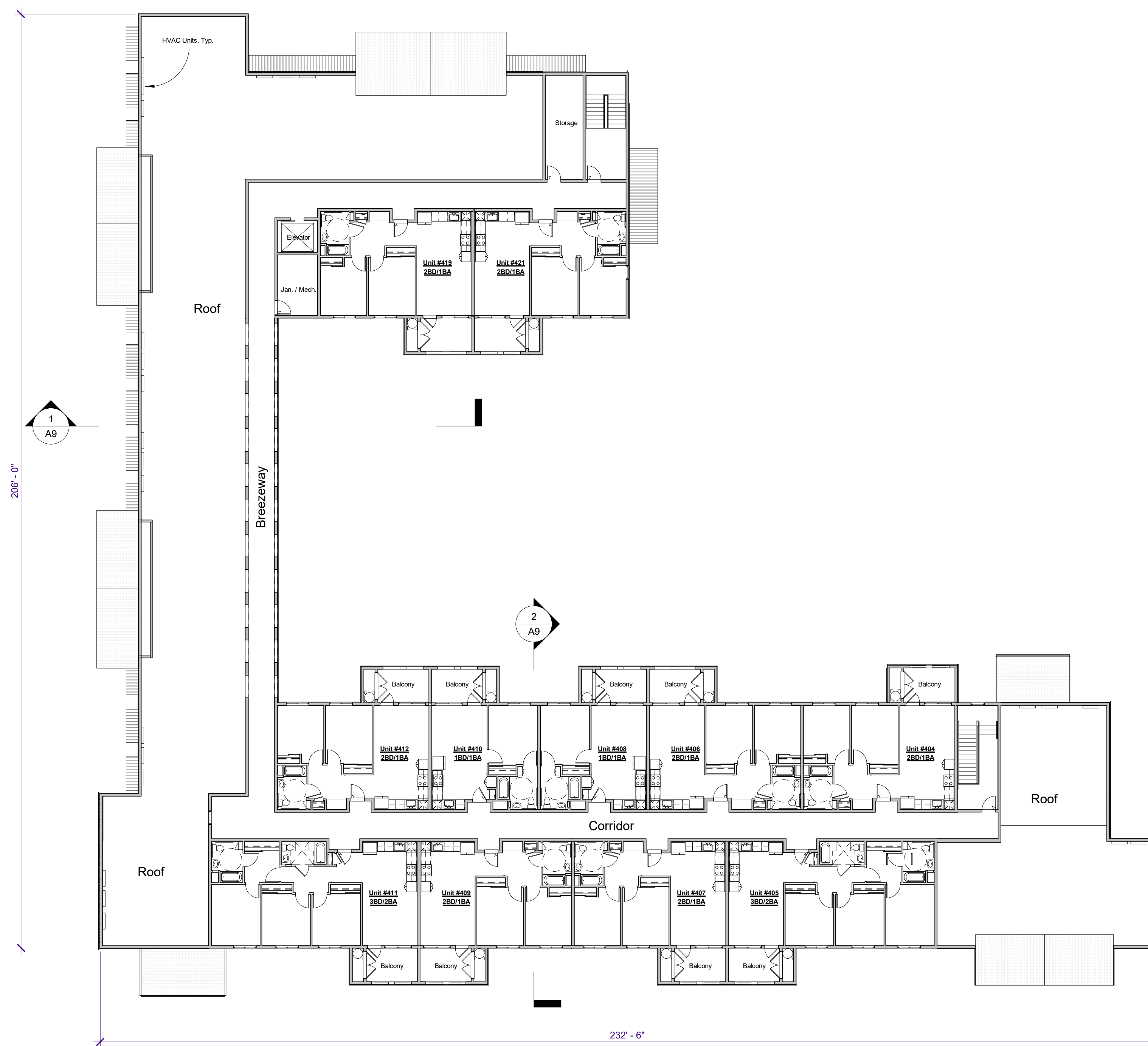
5/5/20



RRM Design Group

10 E. Figueroa St., Suite 200
Santa Barbara, CA 93101

Tel: 805.963.8283
Fax: 805.963.8184
www.rrmdesign.com



4th Floor - Unit Breakdown

- (2) 1 BD/1BA
- (7) 2 BD/1BA
- (2) 3 BD/2BA

Total Square Footage: 12,896 SF

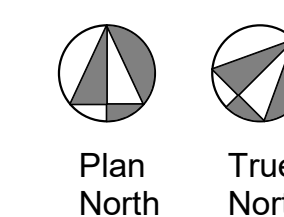
Level 4 Floor Plan

1/16" = 1'-0"

Mountain View Affordable Housing Community

24551 Raymond Way
Lake Forest, CA 92630

Level 4 Floor Plan

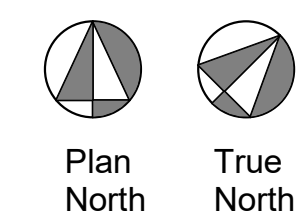


A4

5/5/20



Roof Plan
1/16" = 1'-0"



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Roof Plan



North Elevation - Facing Packer Pl.

3/32" = 1'-0"



East Elevation - Facing Parking

3/32" = 1'-0"



South Elevation - Facing Adjacent Building

3/32" = 1'-0"



West Elevation - Facing Raymond Way

3/32" = 1'-0"

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Building Elevations



South Courtyard Elevation

3/32" = 1'-0"



North Courtyard Elevation

3/32" = 1'-0"

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Courtyard Building Elevations



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South Section

3/32" = 1'-0"



West Section

3/32" = 1'-0"

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Building Sections



West Elevation - Facing Raymond Way

1/8" = 1'-0"

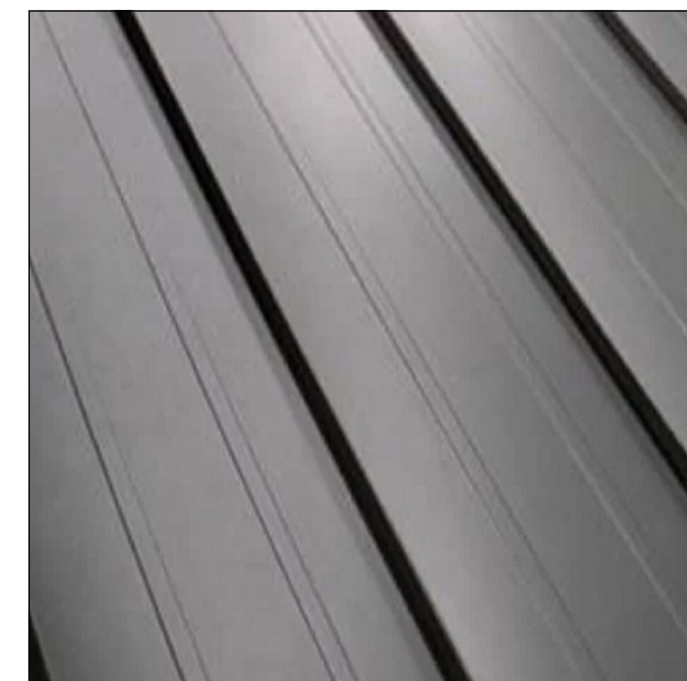
1



Roofing

Asphalt Shingle
Owen's Corning
Estate Gray

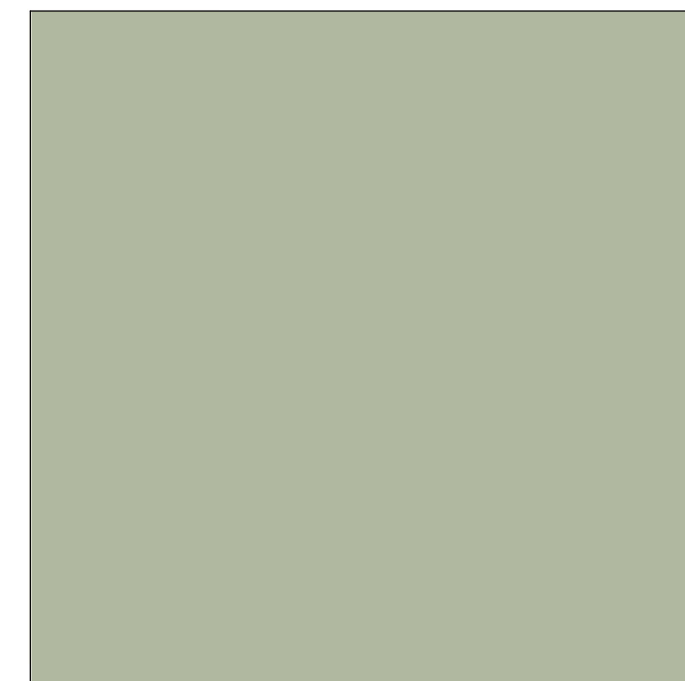
2



**Standing Seam
Metal Roofing**

Match Dunn Edwards:
Black Tie DE6357

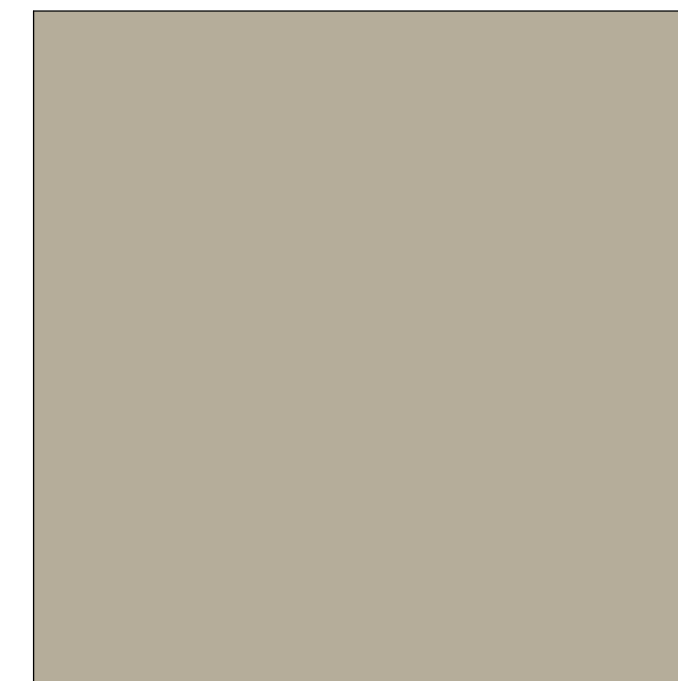
3



**Board and Batt
Vertical Siding**

LP Siding
Match Dunn Edwards:
Pistachio Shell DE6263

4



Horizontal Siding

LP Siding Smooth
Match Dunn Edwards:
En Plein Air DET623

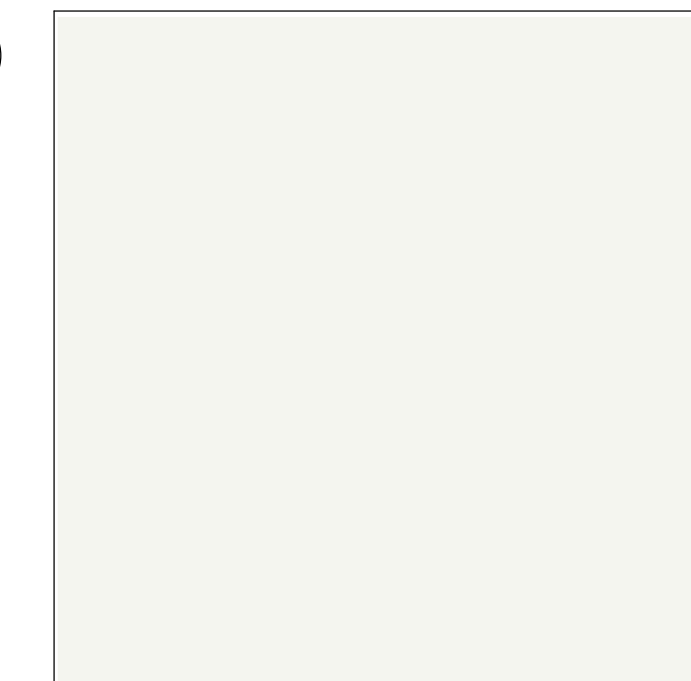
5



Wood Brackets

Match Dunn Edwards:
Spiced Hot Chocolate DET691

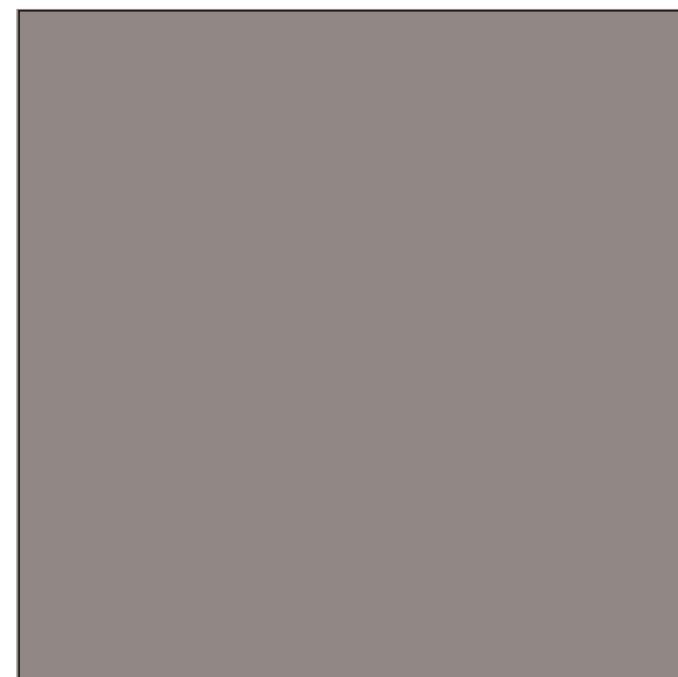
6



Wood Trim

LP Siding
Match Dunn Edwards:
Angel Feather DEW397

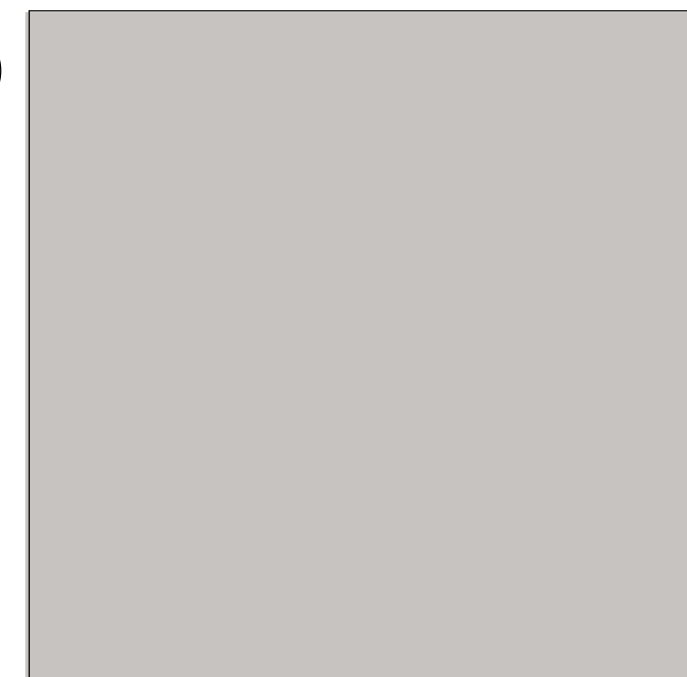
7



**Stucco (1)
Omega 16/20 Finish**

Match Dunn Edwards:
Twilight Taupe DE6060

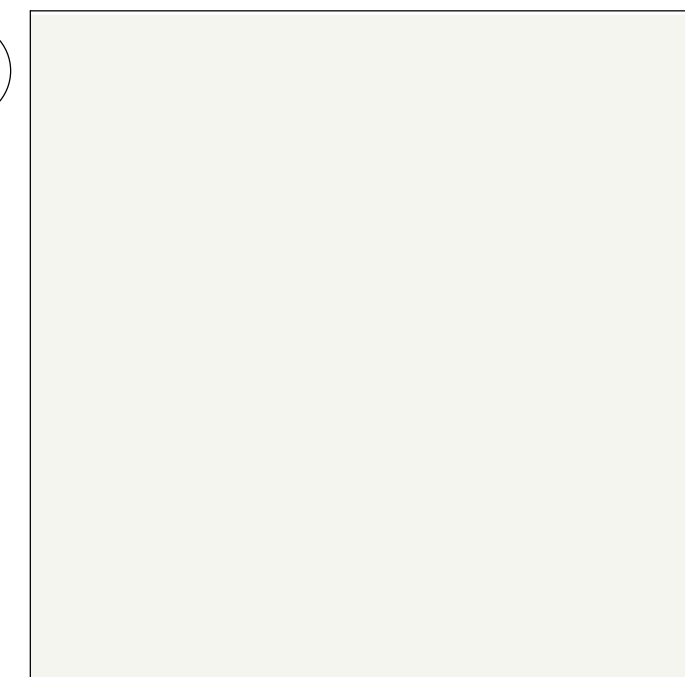
8



**Stucco (2)
Omega 16/20 Finish**

Match Dunn Edwards:
Antique Mauve DE6395

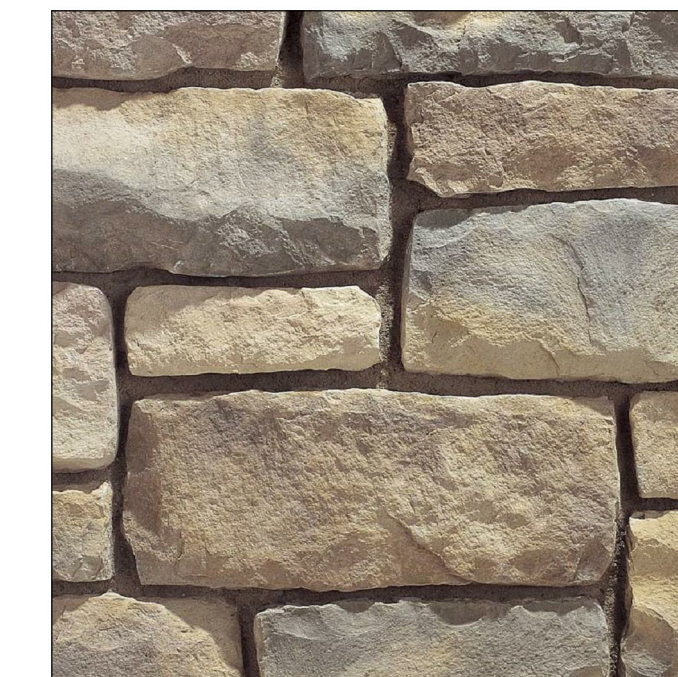
9



**Plaster Trim
Omega.
Smooth Troweled Finish.**

Match Dunn Edwards:
Angel Feather DEW397

10



Stone

El Dorado Stone:
San Marino

11



Exterior Doors

Fiberglass Door
Finish to match "Barley"

12



Windows

Milgard Vinyl
Montecito Series
White



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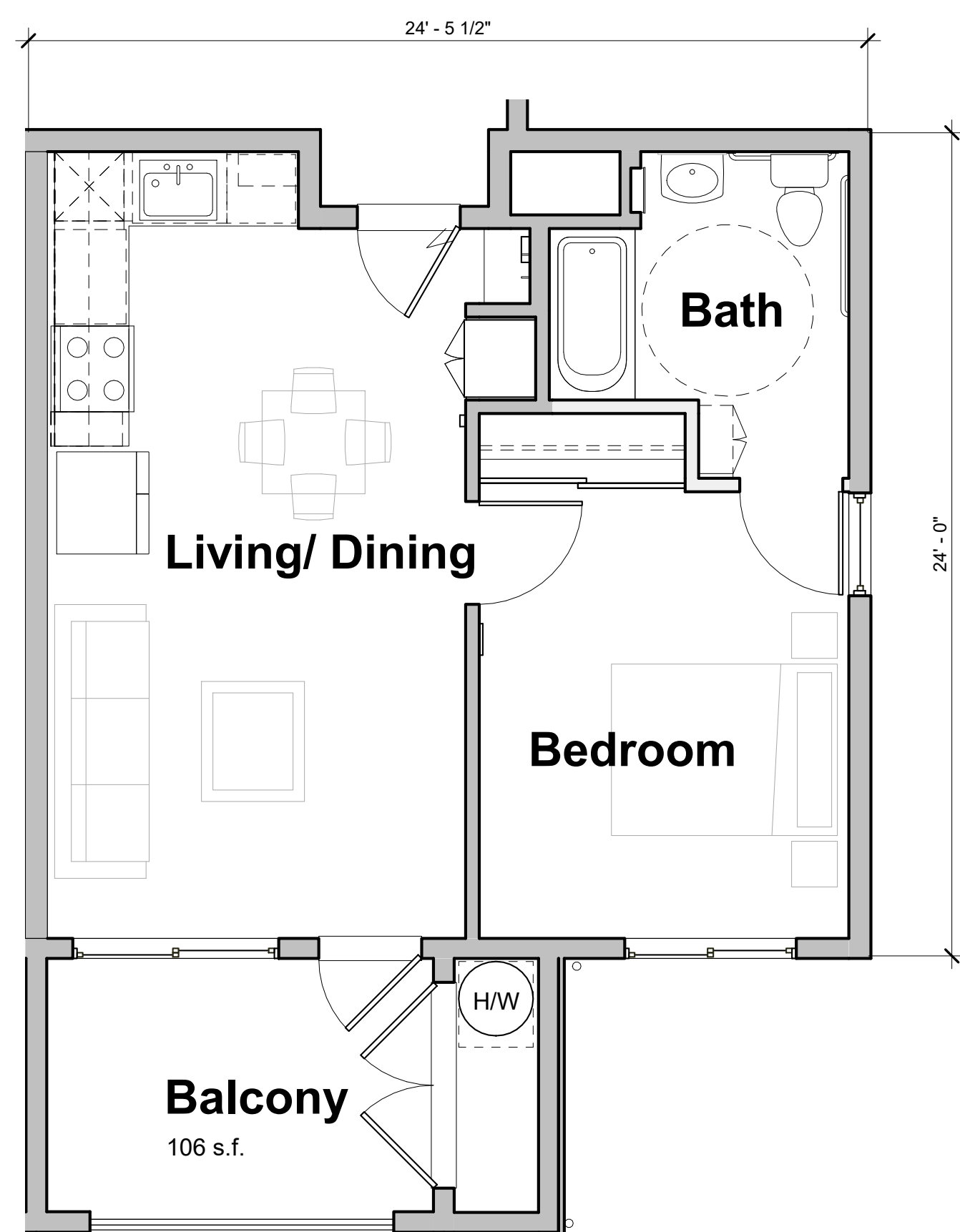
Materials & Colors



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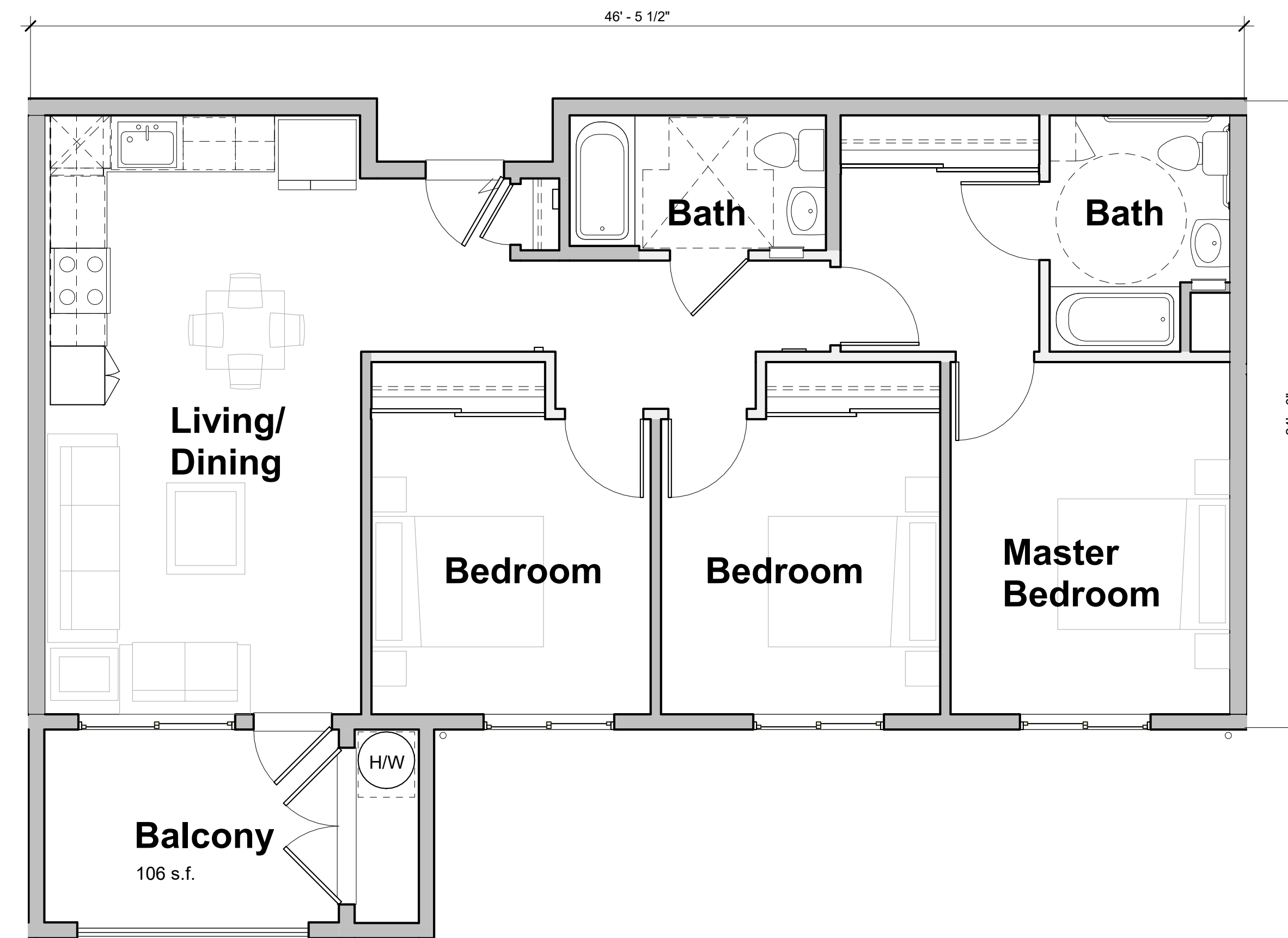
1 Bedroom / 1 Bathroom

1/4" = 1'-0"
522 s.f.



2 Bedroom / 1 Bathroom

1/4" = 1'-0"
750 s.f.



3 Bedroom / 2 Bathroom

1/4" = 1'-0"
1020 s.f.

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Typical Unit Plans



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View at Corner of Packer Pl. & Raymond Way

Mountain View Affordable Housing Community

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Lake Forest, CA 92630

Project Perspective Views



View at Raymond Way & Alley



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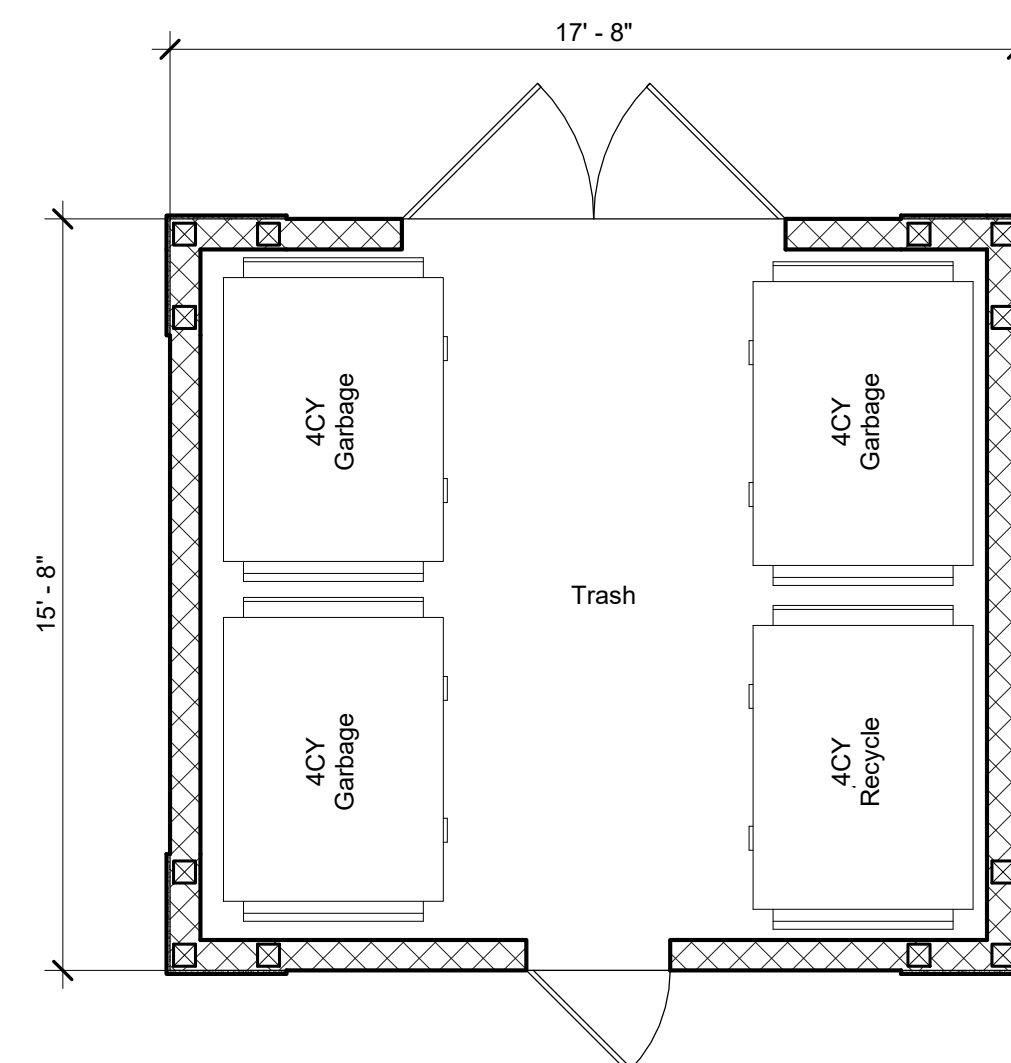
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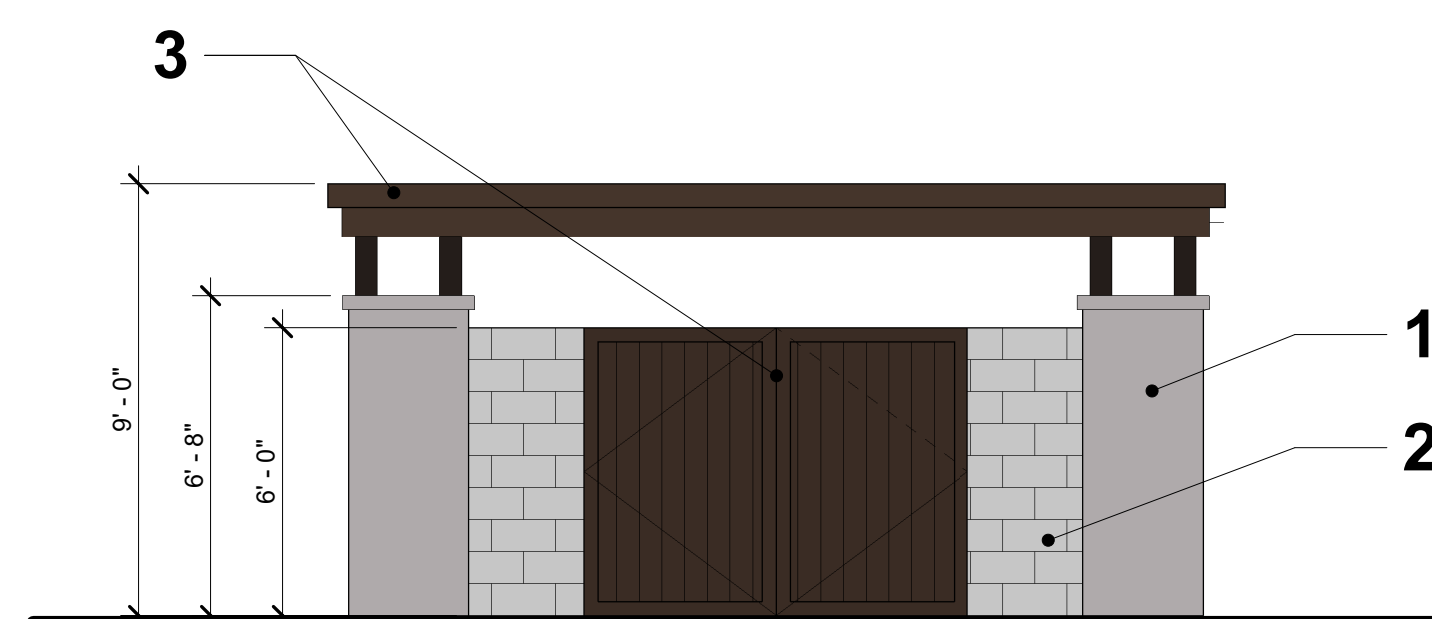
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Project Perspective Views



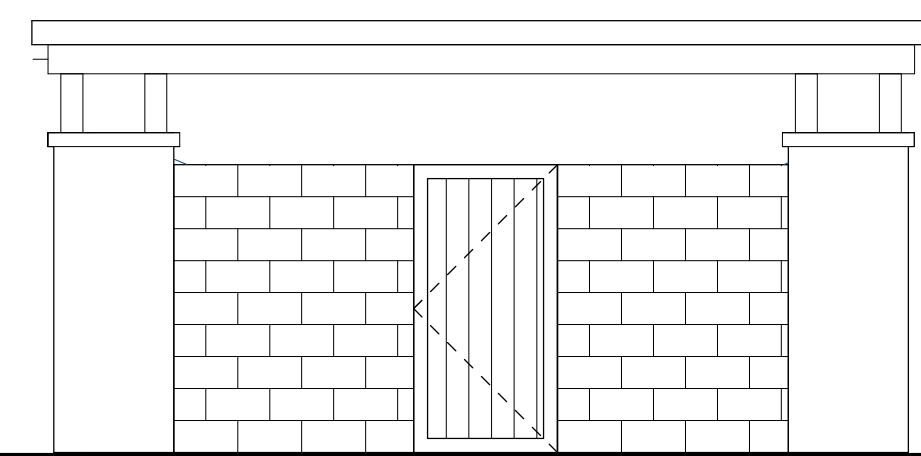
Trash Enclosure Floor Plan

1/4" = 1'-0"



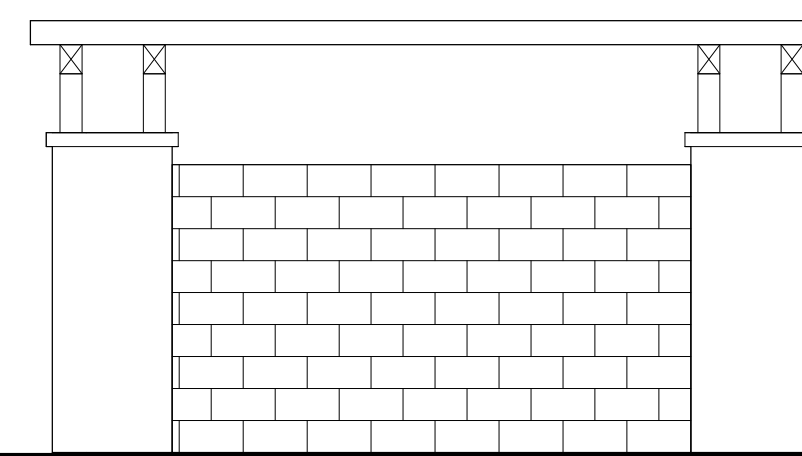
Trash Enclosure - North Elevation

1/4" = 1'-0"



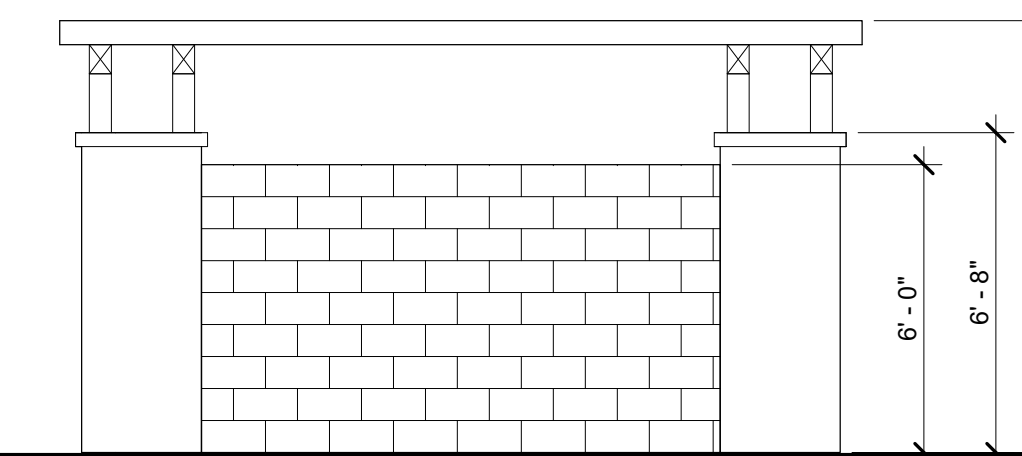
Trash Enclosure - South Elevation

1/4" = 1'-0"



Trash Enclosure - East Elevation

1/4" = 1'-0"



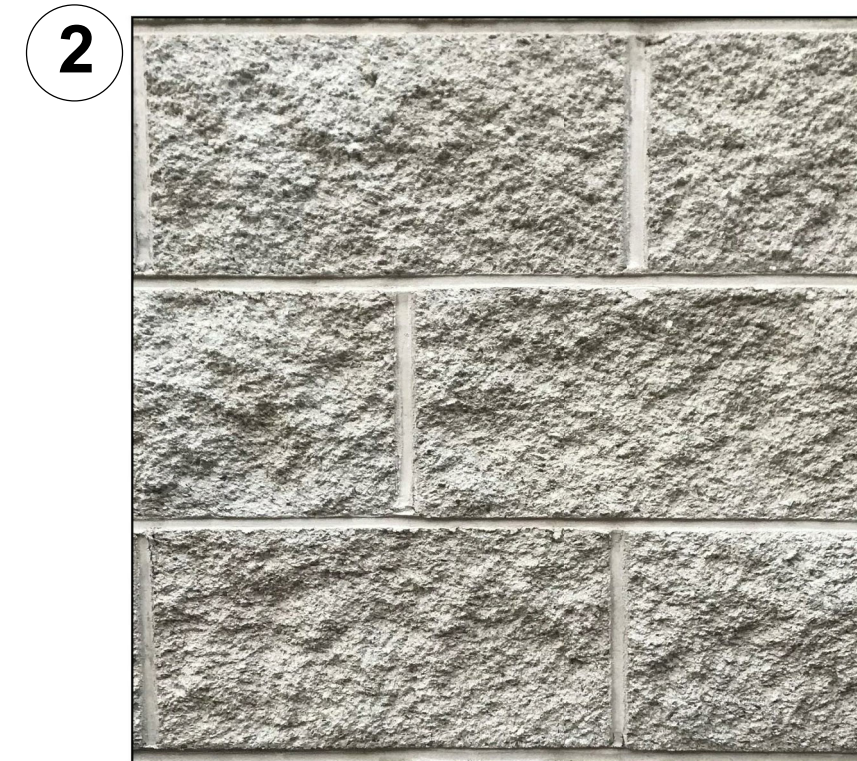
Trash Enclosure - West Elevation

1/4" = 1'-0"



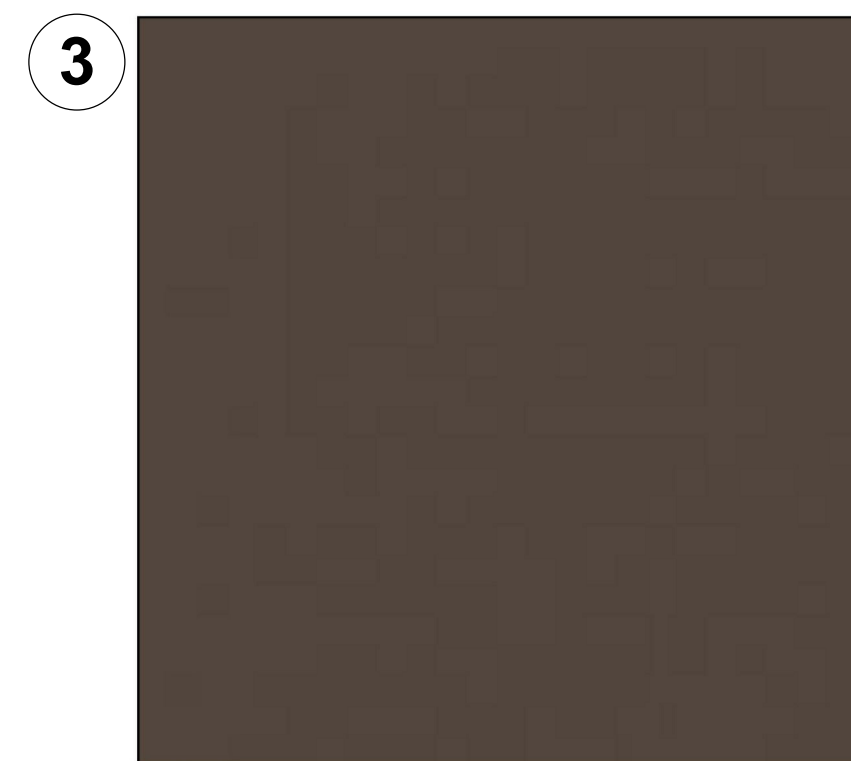
1
Stucco
Omega 16/20 Finish

Match Dunn Edwards:
Twilight Taupe DE6060



2
Split Faced CMU

Natural Grey



3
Painted Metal
(Roof and Doors)

Match Dunn Edwards:
Spiced Hot Chocolate DET691



PLANTING DESIGN CRITERIA

BASED ON THE LAKE FOREST CITYWIDE DESIGN GUIDELINES AND EL TORO DESIGN GUIDELINES, THE PLANT PALETTE BELOW IS COMPRISED OF PLANT MATERIALS AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THE PLANT PALETTE IS COMPRISED OF PLANTS NATIVE TO MEDITERRANEAN CLIMATES. 20% OR LESS OF THE PLANT MATERIAL WILL REQUIRE MODERATE WATER, AND THE REMAINDER WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLE WITH THE IRRIGATION SYSTEM DESCRIBED AT THE LEFT WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. 90% OF ORNAMENTAL SHRUBS AND GRASSES BY AREA WILL BE 1 GALLON CONTAINERS SPACED ON AVERAGE 30" O.C. 10% OF PLANTING BY AREA WILL BE 5 GALLON CONTAINERS, AND WILL BE UTILIZED FOR SPECIMEN PLANTING AND SCREENING.

ALL ABOVE UTILITIES WILL BE SCREENED WITH VEGETATION.

IRRIGATION DESIGN CRITERIA

A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, POTTERY, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES WITH DRIP OR BUBBLER IRRIGATION, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER. I CERTIFY THAT THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED ABOVE WILL MEET OR EXCEED THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0).

WATER USE PROJECTIONS

ETAF = plant factor ÷ irrigation efficiency

ETWU = (ETo) x (0.62) x (ETAF x Area) = **211,896**
 ETWU = (49.2) x (0.62) x (.25 x 27780) = 211,896

MAWA = (ETo) x (0.62) x [(ETAF x LA) + ((1-ETAF) x SLA)] = **359,200**
 MAWA = (49.2) x (0.62) x [(.25 x 21410) + ((1-.25) x 21410)] = 359,200

SCOTT NEIMAN
 LANDSCAPE ARCHITECT | CA LICENSE NUMBER 6104

SITE PLAN LANDSCAPE KEY

- 1 TOT LOT PLAYGROUND
- 2 ARTIFICIAL LAWN PANEL WITH SYCAMORE TREE
- 3 COMMUNITY LOUNGE AND FIREPLACE
- 4 LOW HEDGE, SEAT WALL AND TREE ROW SEPARATING PARKING FROM COURTYARD
- 5 OUTDOOR KITCHEN WITH BBQ AND COUNTER
- 6 ENHANCED PAVING, HERRINGBONE PAVERS
- 7 TRASH ENCLOSURE WITH CLIMBING VINES ON WALL
- 8 (E) SIDEWALK
- 9 (E) LAWN IN PARKWAY
- 10 (E) EXISTING PHOTINIA SHRUBS
- 11 (E) EXISTING TREES TO PROTECT IN PLACE
- 12 BICYCLE PARKING
- 13 DRY WELL AND UNDERGROUND STORM WATER STORAGE CHAMBER
- 14 FIRE LANE
- 15 RIDE SHARING PICK UP AREA
- 16 ENTRY ACCENT AT DRIVEWAY ACCESS
- 17 SITE ENTRY SIGN
- 18 NEW DROUGHT TOLERANT SHRUB PLANTING

NOTES

- 1. PROJECT ENGINEER HAS APPROVED SPECIES PLANTED ABOVE DRY WELL AND UNDERGROUND WATER STORAGE CONTAINER. LETTER FROM PROJECT ENGINEER HAS BEEN PROVIDED.
- 2. TREES BEING REMOVED ON SITE ARE REMOVED TO MAKE WAY FOR BUILDING, PARKING, AND OTHER REQUIRED USES. TREES ALONG NORTH SIDE OF PARKING LOT ARE GROWING INTO POWER LINES AND ARE BEING REMOVED PER EDISON'S REQUEST. TREE ALONG RAYMOND AT SOUTH CORNER OF SITE IS BEING REMOVED TO PROVIDE WIDENED FIRE ACCESS LANE.

TREE LEGEND

SYMBOL	SPECIES
	EVERGREEN SCREENING TREE OLEA EUROPAEA 'WILSONII'
	EVERGREEN PARKING LOT TREE ULMUS 'DRAKE'
	DECIDUOUS COLOR TREE ACER 'SANGO KAKU'
	DECIDUOUS SKYLINE TREE PLATANUS RACEMOSA
	EVERGREEN ACCENT TREE ARBUTUS 'MARINO'

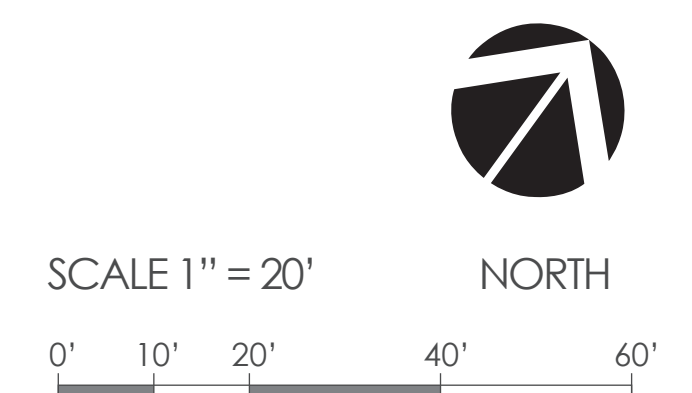
LANDSCAPE CALCULATIONS (INCLUDES PARKWAY)

AREA TYPE	DESCRIPTION	AREA SQFT	PERCENTAGE
HARDSCAPE	BUILDING ADJ.	7,100	7.7%
HARDSCAPE	SIDEWALKS	2,900	3.1%
HARDSCAPE	PARKING	31,800	35%
LANDSCAPE	PLANTING AREA	13,600	15%
LANDSCAPE	LAWN PANEL (LAWN)	750	0.8%
LANDSCAPE	PARKWAY (LAWN)	2,500	2.7%
LANDSCAPE	PARKING LOT	4,260	4.7%
HARDSCAPE TOTAL		41,800	46%
LANDSCAPE TOTAL		21,110	23%
BUILDING		28,314	31%
TOTAL		91,224	100%

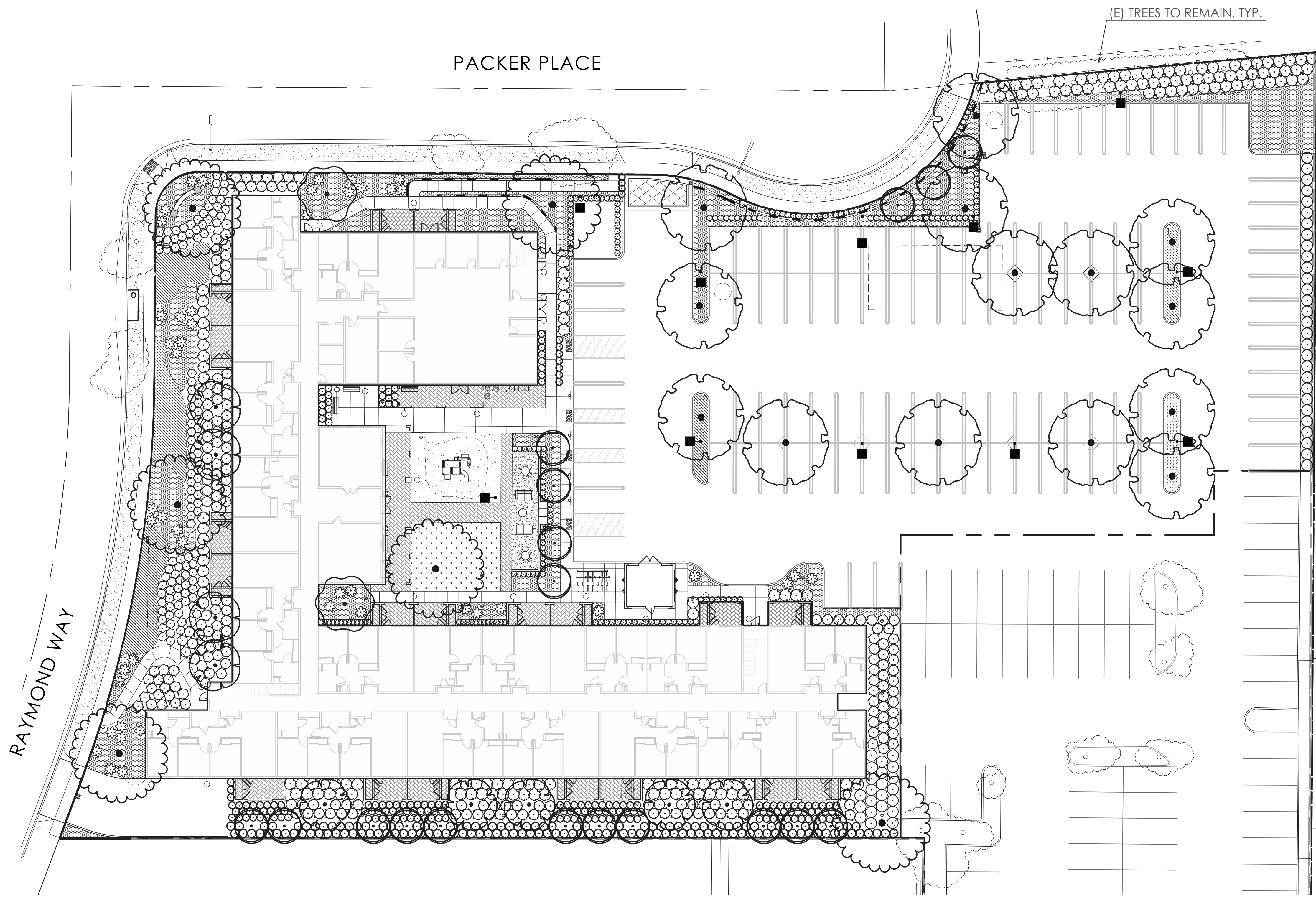


Mountain View Affordable Housing Community

Site Plan



1606-01-RS19 APRIL 22, 2020

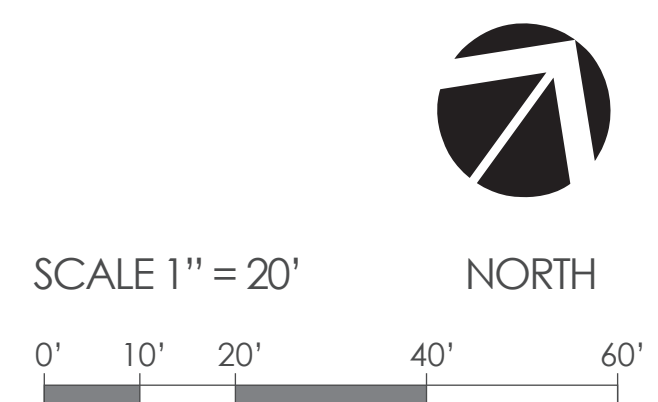


PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	24"BOX	2	
	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	24"BOX	18	
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	24"BOX	9	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48"BOX	6	
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	14	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	AGAVE ATTENUATA	AGAVE	1 GAL	48	
	DIANELLA CAERULEA 'CASSA BLUE'	DIANELLA	5 GAL	180	
	ECHIUUM CANDICANS 'SELECT BLUE'	PRIDE OF MADEIRA	5 GAL	22	
	LIGUSTRUM TEXANUM	TEXAS PRIVET	5 GAL	193	
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	58	
	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	2 GAL	152	
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL	116	
	PHOTINIA X FRASERI	RED TIP PHOTINIA	5 GAL	29	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	1 GAL	138	
	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	1 GAL	143	
VINES	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	FICUS PUMILA	CREEPING FIG	1 GAL	4	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	ARTIFICIAL TURF		FLAT		773 SF
	CAREX DIVULSA	BERKELEY SEDGE	4" POT	24" o.c.	1,264
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	18" o.c.	745

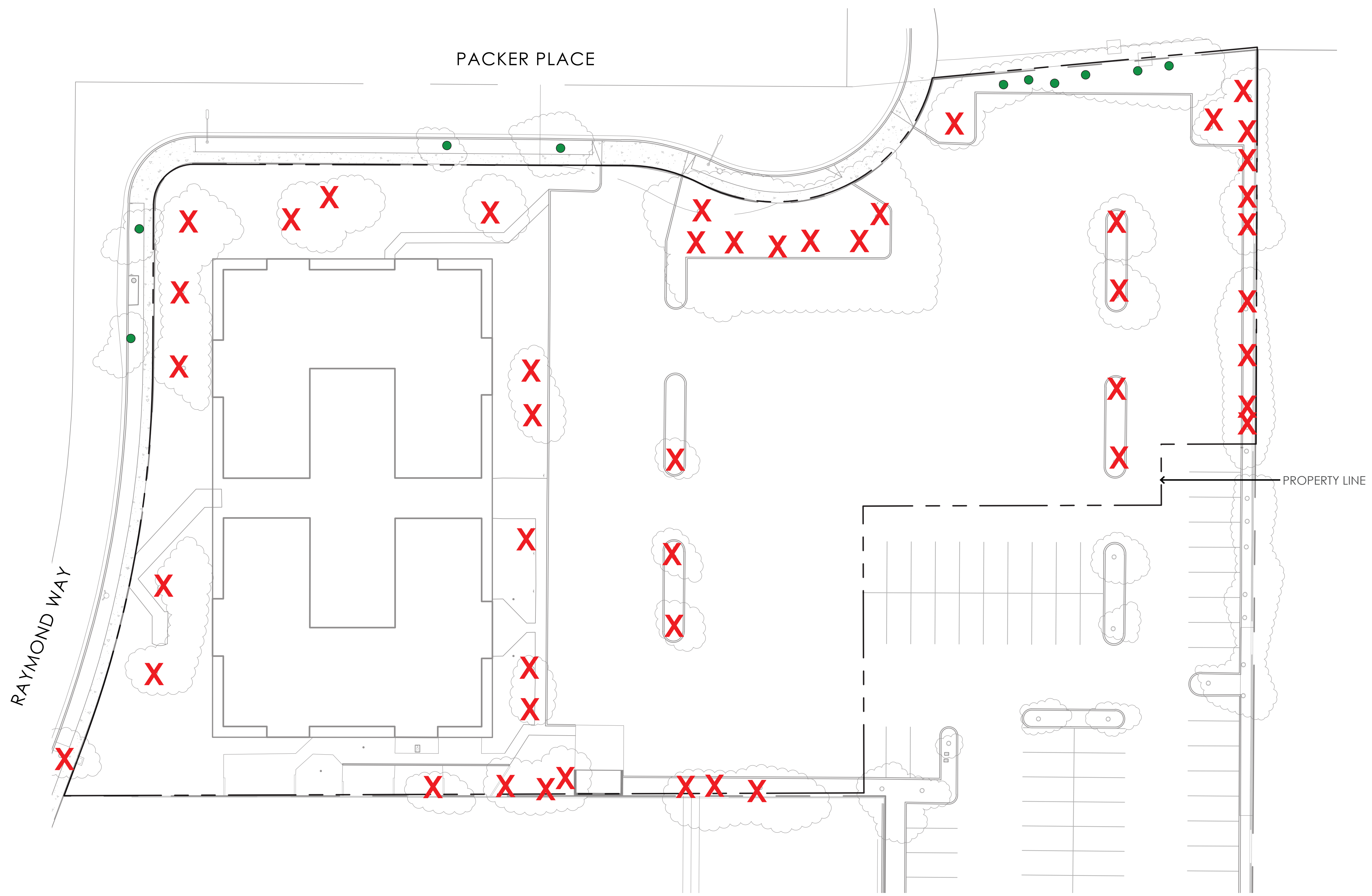


Mountain View Affordable Housing Community
Conceptual Planting Plan



1606-01-RS19 APRIL 22, 2020

L2

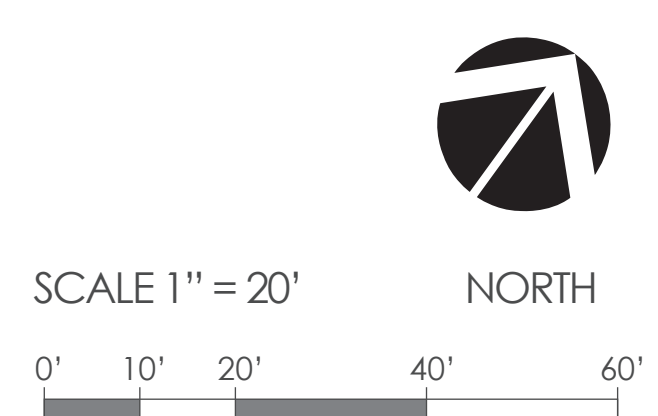


TREE LEGEND

SYMBOL	SPECIES
X	(E) TREES TO REMOVE
●	(E) TREES TO REMAIN



Mountain View Affordable Housing Community
Tree Disposition Plan



1606-01-RS19 APRIL 22, 2020