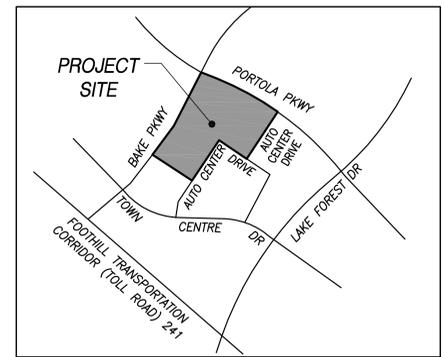
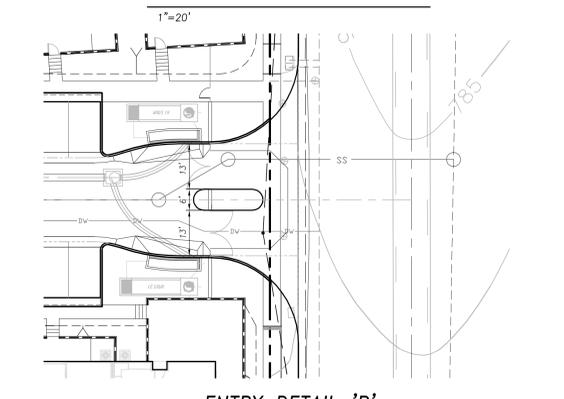
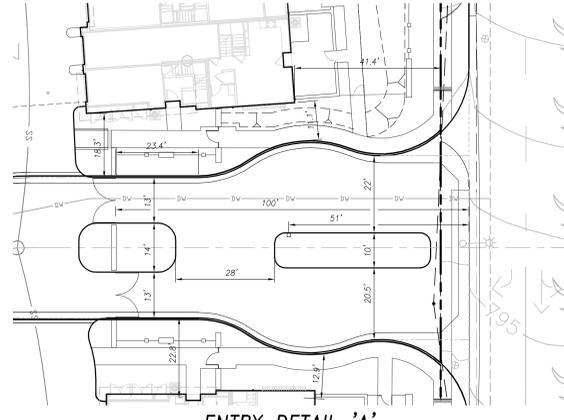
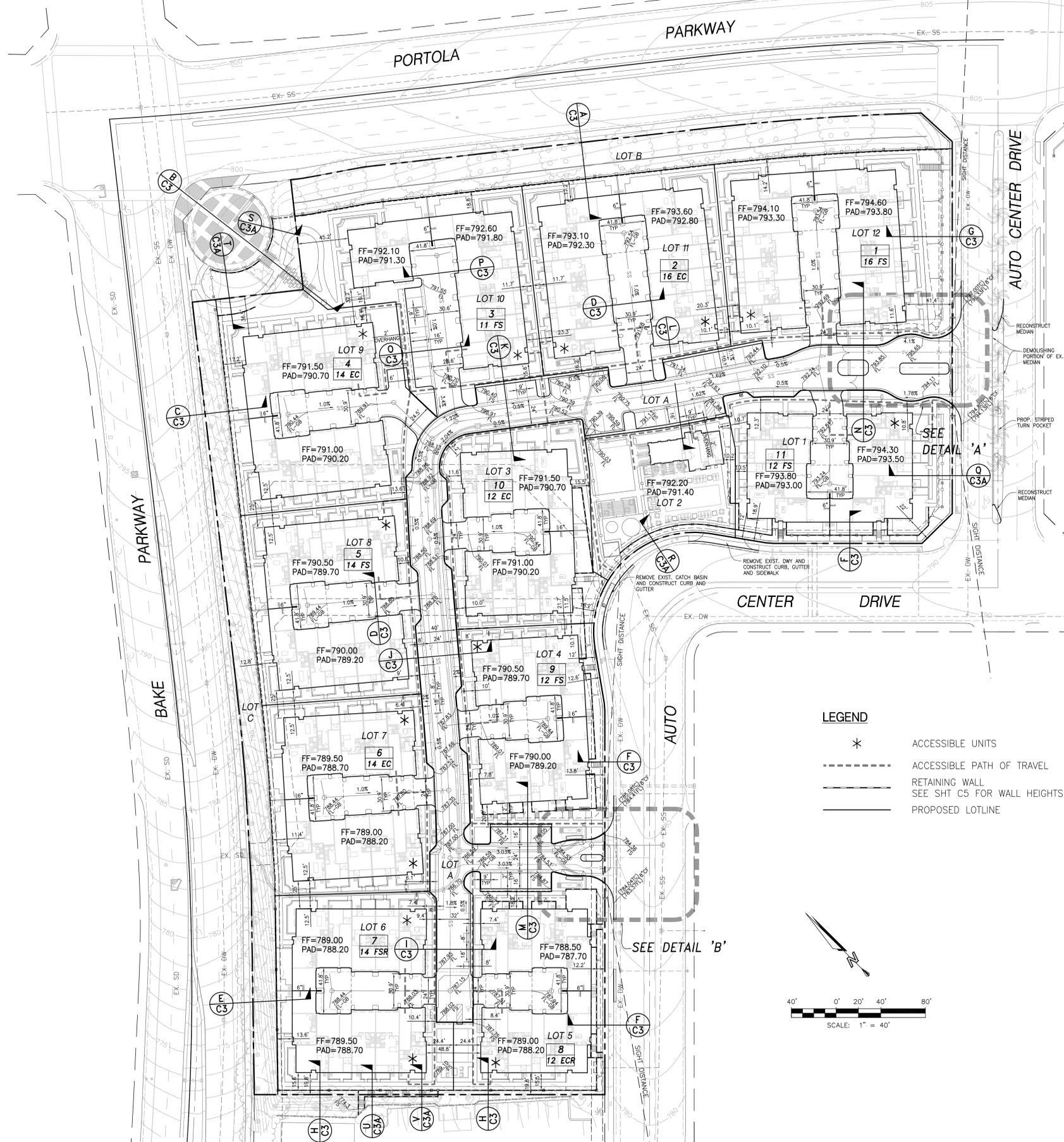
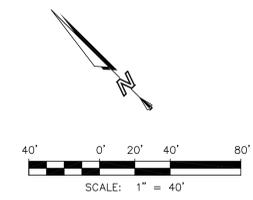


# CONCEPTUAL GRADING PLAN FOR TRACT NO. 17446



- LEGEND**
- \* ACCESSIBLE UNITS
  - - - - - ACCESSIBLE PATH OF TRAVEL
  - — — — — RETAINING WALL
  - — — — — SEE SHT C5 FOR WALL HEIGHTS
  - — — — — PROPOSED LOTLINE



**PARKING SUMMARY**

REQUIRED PARKING PER CITY OF LAKE FOREST ZONING CODE 9.168.040 D.2	UNITS	PARKING REQUIRED
RESIDENT 1 BR	1.5 PER UNIT + 0.2 GUEST	21
RESIDENT 2 BR	2.0 PER UNIT + 0.2 GUEST	43
RESIDENT 3 BR	2.5 PER UNITS + 0.2 GUEST	83
<b>TOTAL</b>		<b>147</b>

**PARKING PROVIDED**

21 - 1 CAR GARAGE	21
126 - 2 CAR GARAGE	252
ON SITE GUEST AND RESIDENT UNCOVERED PARKING	88
<b>TOTAL ON SITE PARKING</b>	<b>361</b>

REQUIRED PARKING PER CITY OF LAKE FOREST ZONING CODE 9.168.040 D.2 (INCLUDING 15% FOR TANDEM PARKING)	UNITS	PARKING REQUIRED
RESIDENT 1 BR	1.5 PER UNIT + 0.2 GUEST	21
RESIDENT 2 BR	2.15 PER UNIT + 0.2 GUEST	43
RESIDENT 3 BR	2.5 PER UNITS + 0.2 GUEST	83
<b>TOTAL</b>		<b>147</b>

**PARKING PROVIDED**

21 - 1 CAR GARAGE	21
126 - 2 CAR GARAGE	252
ON SITE GUEST AND RESIDENT UNCOVERED PARKING	88
<b>TOTAL ON SITE PARKING</b>	<b>361</b>

**VISITOR SPACE (0.2 OF 147 DU) = 29**

**DESIGNATED PARKING (OPEN SPACES - VISITOR SPACES) = 59**

**TOTAL OPEN SPACES = 88**

**REQUIRED ACCESSIBLE SPACES (PER 2013 CBC 1109A)**

5% OF VISITOR SPACES (2013 CBC 1109A.5) = 1.47

2% ASSIGNED OPEN SPACES (2013 CBC 1109A.4) = 1.17

**TOTAL REQUIRED ACCESSIBLE SPACES = 2.64**

**TOTAL ACCESSIBLE SPACES PROVIDED = 3**

NO.	DATE	REVISIONS	APP'D.

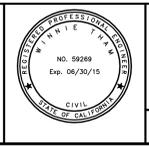
Prepared for (Owner/Applicant):  
**Brookfield Residential**

**PREPARED UNDER THE SUPERVISION OF:**

SIGNATURE: WINNIE THAM

R.C.E. NO. 59269 EXP. DATE 6/30/15

Plans prepared by:  
**FUSCOE ENGINEERING**  
 16793 Van Korman, Suite 100  
 Irvine, California 92618  
 tel 949.474.1960 • fax 949.474.5315  
 www.fuscoe.com



SITE ADDRESS:  
 AUTO CENTER DRIVE AND PORTOLA PARKWAY

**CONCEPTUAL GRADING PLAN**

**VESTING TENTATIVE TRACT NO. 17446**

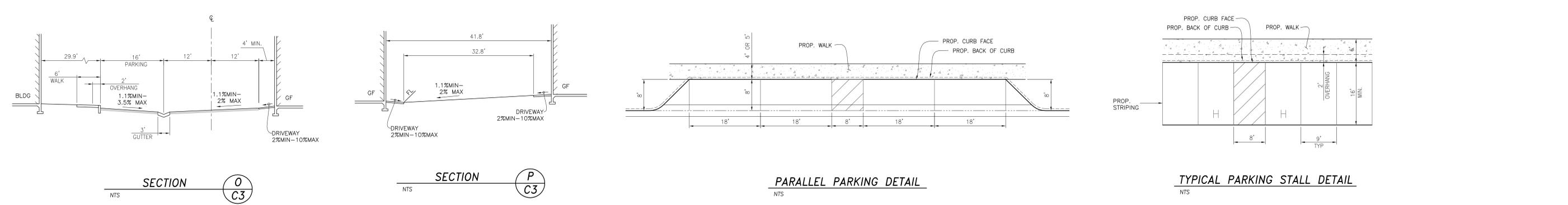
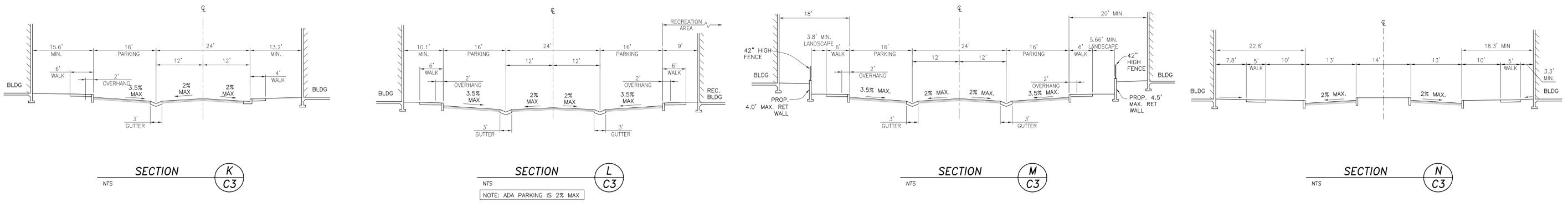
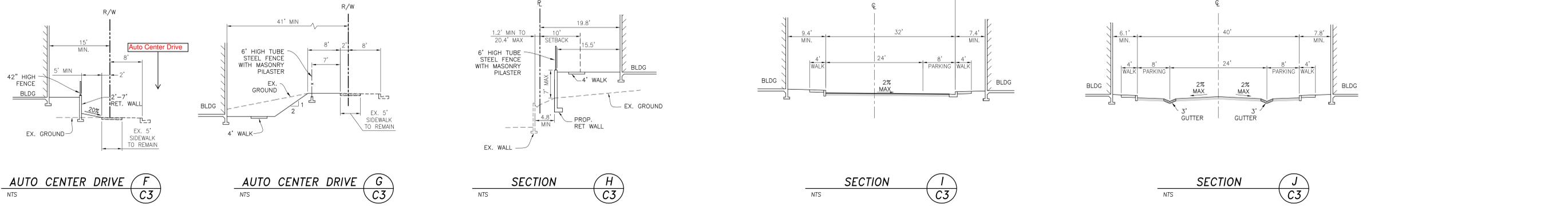
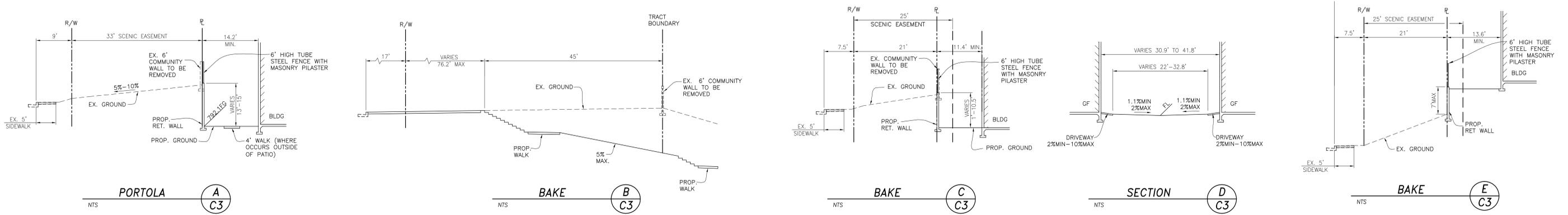
**CITY OF LAKE FOREST, CALIFORNIA**

DESIGNED BY: DB  
 CHECKED BY: WT  
 DRAWN BY: MP  
 JOB NO.: 308-44  
 DATE PREPARED: 03/17/14

**SHEET C2 OF C7**  
 FIELD BOOK

# DETAILS AND SECTIONS FOR TRACT NO. 17446

PLAN SET: D  
TOWN CENTRE RESIDENTIAL - FOOTHILL BRANCH  
03/17/14

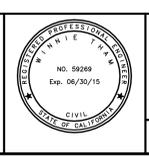


NO.	DATE	REVISIONS	APP'D.

Prepared for (Owner/Applicant):  
**Brookfield Residential**

PREPARED UNDER THE SUPERVISION OF:  
SIGNATURE: WINNIE THAM  
R.C.E. NO. 59269 EXP. DATE 6/30/15

Plans prepared by:  
**FUSCOE ENGINEERING**  
16793 Von Karmen, Suite 100  
Irvine, California 92606  
tel 949.474.1960 • fax 949.474.5315  
www.fuscoe.com



SITE ADDRESS:  
AUTO CENTER DRIVE AND PORTOLA PARKWAY

**DETAILS AND SECTIONS**

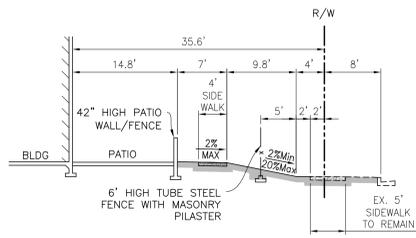
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**CITY OF LAKE FOREST, CALIFORNIA**

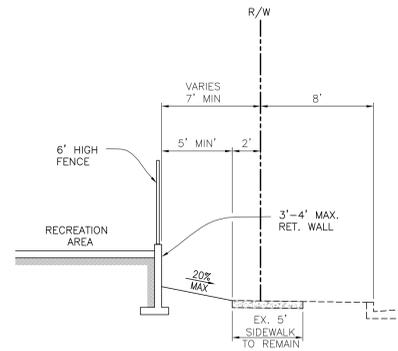
DESIGNED BY: DB  
CHECKED BY: WT  
DRAWN BY: MP  
JOB NO.: 308-44  
DATE PREPARED: 03/17/14  
SHEET **C3** OF **C7**  
FIELD BOOK

# DETAILS AND SECTIONS FOR TRACT NO. 17446

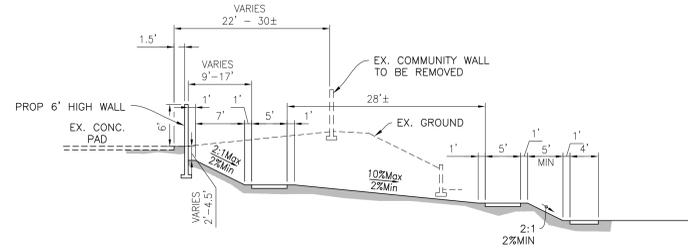
PLAN SET: D  
TOWN CENTRE RESIDENTIAL - FOOTBALL BRANCH



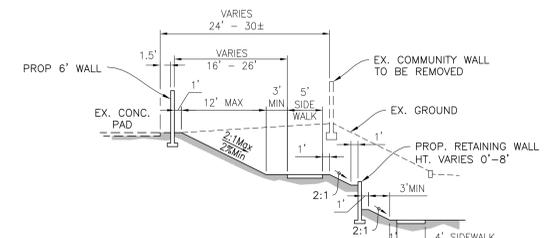
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NTS C3A



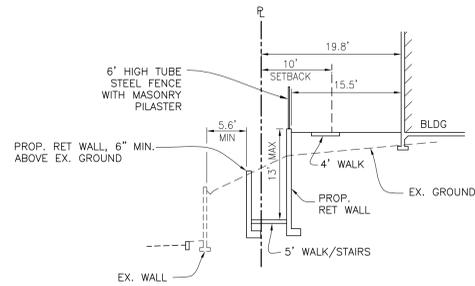
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NTS C3A



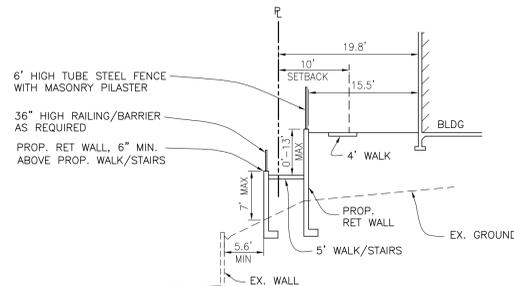
BAKE S  
NTS C3A



BAKE T  
NTS C3A



SECTION U  
NTS C3A



SECTION V  
NTS C3A

NO.	DATE	REVISIONS	APP'D.

Prepared for  
(Owner/Applicant):  
**Brookfield Residential**

**PREPARED UNDER THE SUPERVISION OF:**  
SIGNATURE: WINNIE THAM  
R.C.E. NO. 59269 EXP. DATE 6/30/15

Plans prepared by:  
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16793 Van Korman, Suite 100  
Irvine, California 92606  
tel 949.474.1960 • fax 949.474.5315  
www.fuscoee.com



SITE ADDRESS:  
AUTO CENTER DRIVE AND PORTOLA PARKWAY

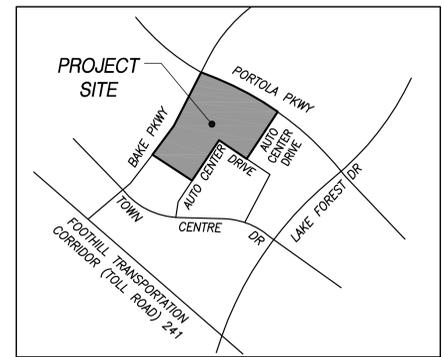
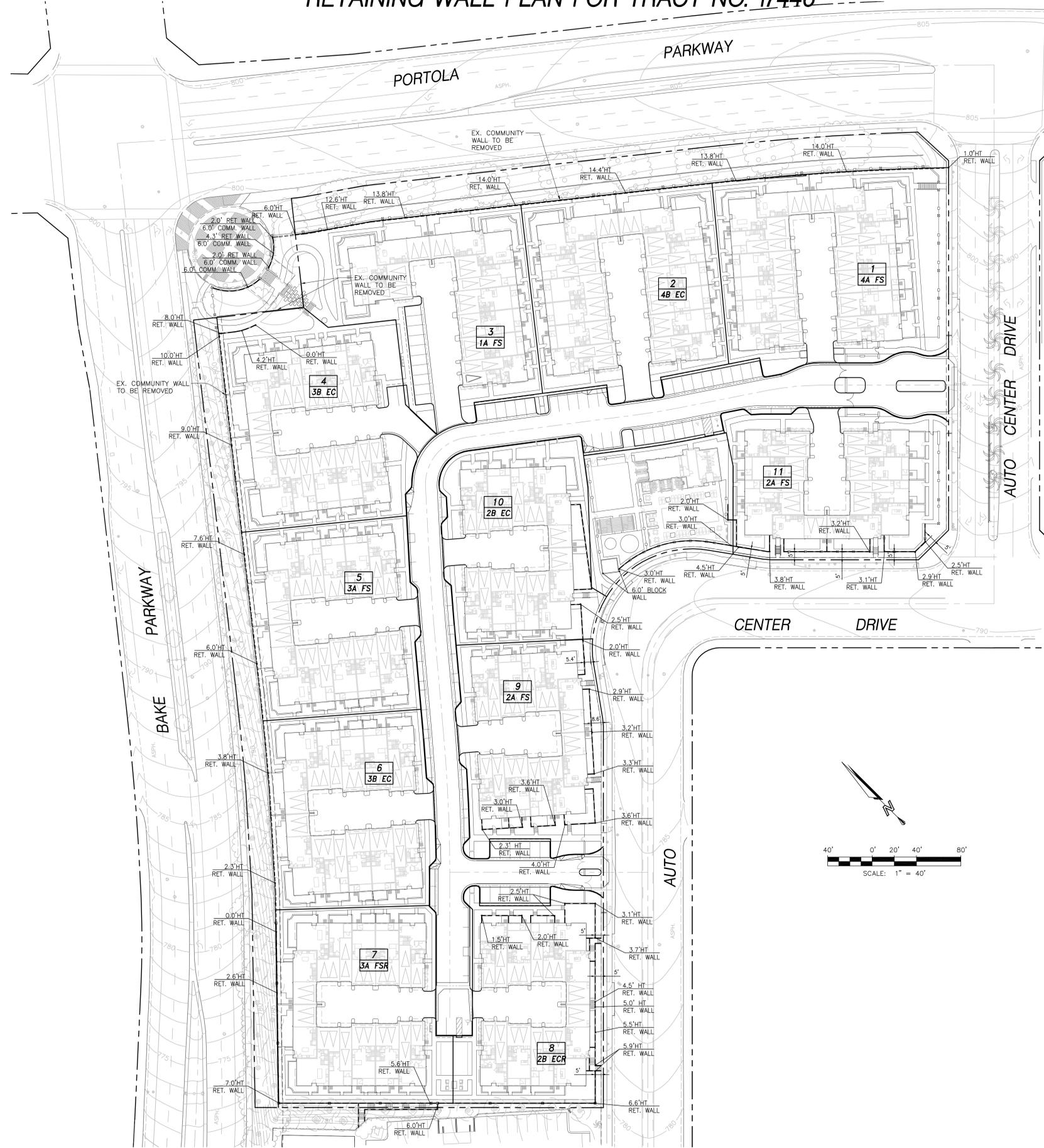
**DETAILS AND SECTIONS**  
VESTING TENTATIVE TRACT NO. 17446  
CITY OF LAKE FOREST, CALIFORNIA

DESIGNED BY: DB	CHECKED BY: WT
DRAWN BY: MF	JOB NO.: 308-44
DATE PREPARED: 03/17/14	

SHEET **C3A** OF **C7**  
FIELD BOOK

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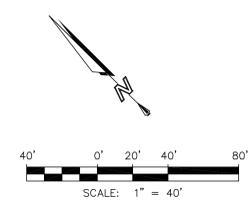
# RETAINING WALL PLAN FOR TRACT NO. 17446



**LEGEND**

HT WALL RETAIN HEIGHT  
 --- PROP. WALL

NOTE: SEE LANDSCAPE PLAN L1 FOR WALL DETAILS



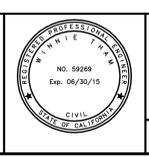
NO.	DATE	REVISIONS	APP'D.

Prepared for (Owner/Applicant):  
**Brookfield Residential**

**PREPARED UNDER THE SUPERVISION OF:**

SIGNATURE: WINNIE THAM  
 R.C.E. NO. 59269 EXP. DATE 6/30/15

Plans prepared by:  
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 16793 Von Karman, Suite 100  
 Irvine, California 92606  
 tel 949.474.1960 • fax 949.474.5315  
 www.fuscoe.com



SITE ADDRESS:  
 AUTO CENTER DRIVE AND PORTOLA PARKWAY

**RETAINING WALL PLAN**

VESTING TENTATIVE TRACT NO. 17446

CITY OF LAKE FOREST, CALIFORNIA

DESIGNED BY: DB  
 CHECKED BY: WT  
 DRAWN BY: MP  
 DATE PREPARED: 03/17/14

JOB NO.: 308-44

SHEET **C5** OF **C7**  
 FIELD BOOK

PLAN SET: D  
 TOWN CENTER RESIDENTIAL - FOOTHILL BRANCH  
 03/17/14  
 P:\Projects\30844\Eng\Elements\Vendor\Text Map\Revised Site\30844-rwd\Draw.dwg (3/17/2014 5:12 PM) Plotted by: Winnie Tham





SECTION C: AUTO CENTER DRIVE  
Scale: 1/4"=1'-0"



SECTION B: AUTO CENTER DRIVE  
Scale: 1/4"=1'-0"



SECTION A: AUTO CENTER DRIVE  
Scale: 1/4"=1'-0"



ELEVATION D: AUTO CENTER DRIVE  
Scale: 1/4"=1'-0"

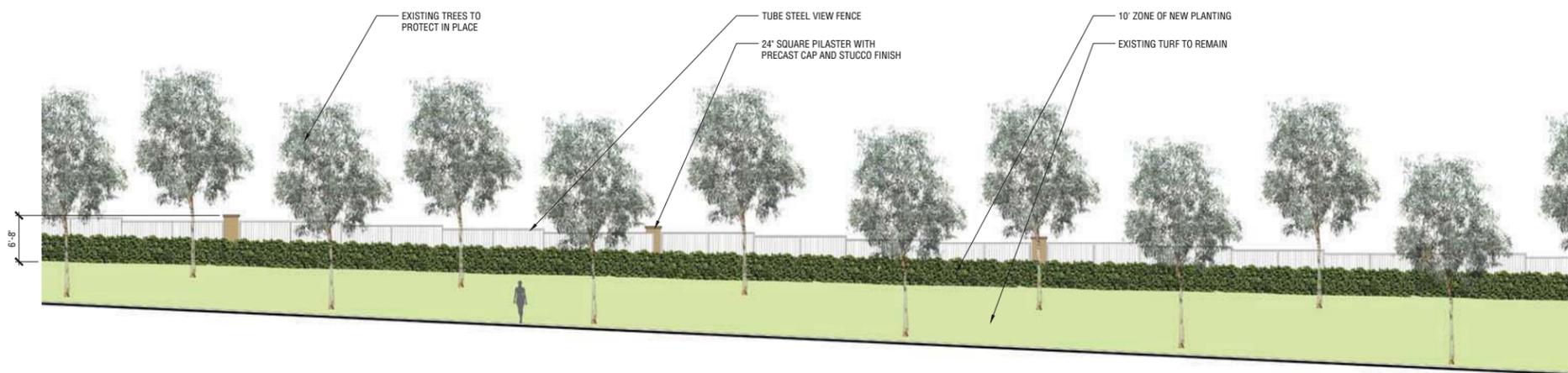
NO.	DATE	REVISIONS	APPD.

Prepared for:  
(Owner/Applicant):  
**Brookfield Residential**

PREPARED UNDER THE SUPERVISION OF:  
SIGNATURE: \_\_\_\_\_  
R.C.E. NO. \_\_\_\_\_ EXP. DATE \_\_\_\_\_

Plans prepared by:  
**OJB THE OFFICE OF JAMES BURNETT**  
L.A. ARCHITECTS ARCHITECTS

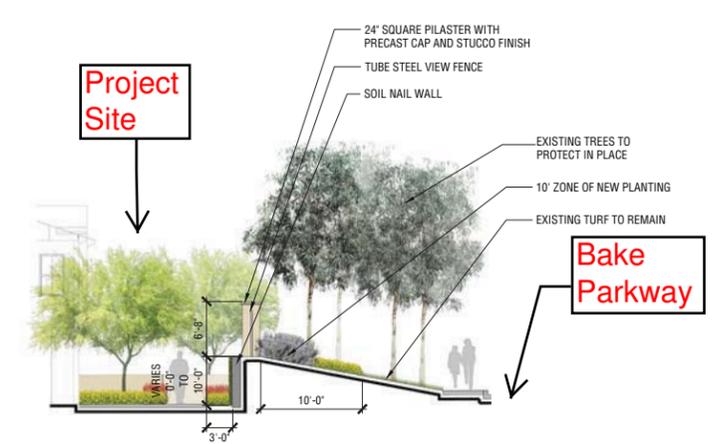
SITE ADDRESS:  
AUTO CENTER DRIVE AND PORTOLA PARKWAY  
DESIGNED BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ JOB NO.: \_\_\_\_\_  
DATE PREPARED: 03/19/14  
**AUTO CENTER DRIVE SECTIONS & ELEVATION**  
VESTING TENTATIVE TRACT NO. 17446  
CITY OF LAKE FOREST, CALIFORNIA  
SHEET **L2** OF **L4**  
FIELD BOOK



ELEVATION G: BAKE PARKWAY  
Scale: 1/8"=1'-0"



ELEVATION H: BAKE PARKWAY (INTERIOR)  
Scale: 1/8"=1'-0"



SECTION K: BAKE PARKWAY  
Scale: 1/8"=1'-0"



Soil Nail Wall Finish Malibu



Vine Planting on wall



Vine Planting on Wall

NO.	DATE	REVISIONS	APPD.

Prepared for:  
(Owner/Applicant):  
**Brookfield Residential**

PREPARED UNDER THE SUPERVISION OF:  
SIGNATURE: \_\_\_\_\_  
R.C.E. NO. \_\_\_\_\_ EXP. DATE \_\_\_\_\_

Plans prepared by:  
**OJB** THE OFFICE OF JAMES BURNETT  
L.A. ARCHITECTS ARCHITECTS

SITE ADDRESS:  
AUTO CENTER DRIVE AND PORTOLA PARKWAY  
**BAKE PARKWAY ELEVATIONS**  
VESTING TENTATIVE TRACT NO. 17446  
CITY OF LAKE FOREST, CALIFORNIA

DESIGNED BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ JOB NO.: \_\_\_\_\_  
DATE PREPARED: 03/19/14  
SHEET **L4** OF **L4**  
FIELD BOOK

