







24442, 24452 & 24470 DEL PRADO AVENUE MIXED USE PROPOSAL

AMERICAN COMMERCIAL EQUITIES TWO, LLC
MALIBU, CA

FEBRUARY 8TH, 2019

DEVELOPMENT PERMIT APPLICATION RESUBMITTAL

EDGE
Architecture + Planning

PROJECT TEAM

OWNER
American Commercial Equities Two LLC
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CIVIL ENGINEER
GRAND KNIGHT ENGINEERING
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949.228.1570

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VICINITY MAP

NOT TO SCALE

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

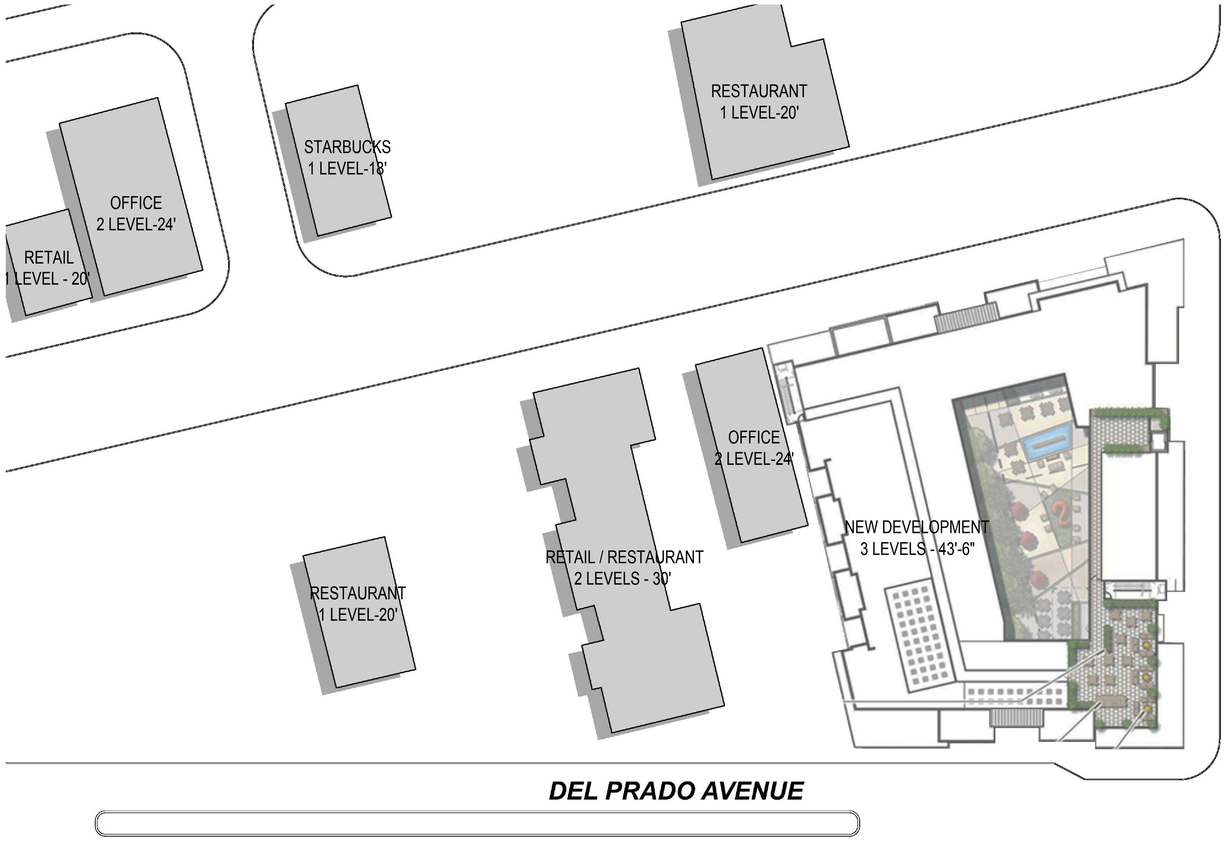
DANA POINT | CALIFORNIA

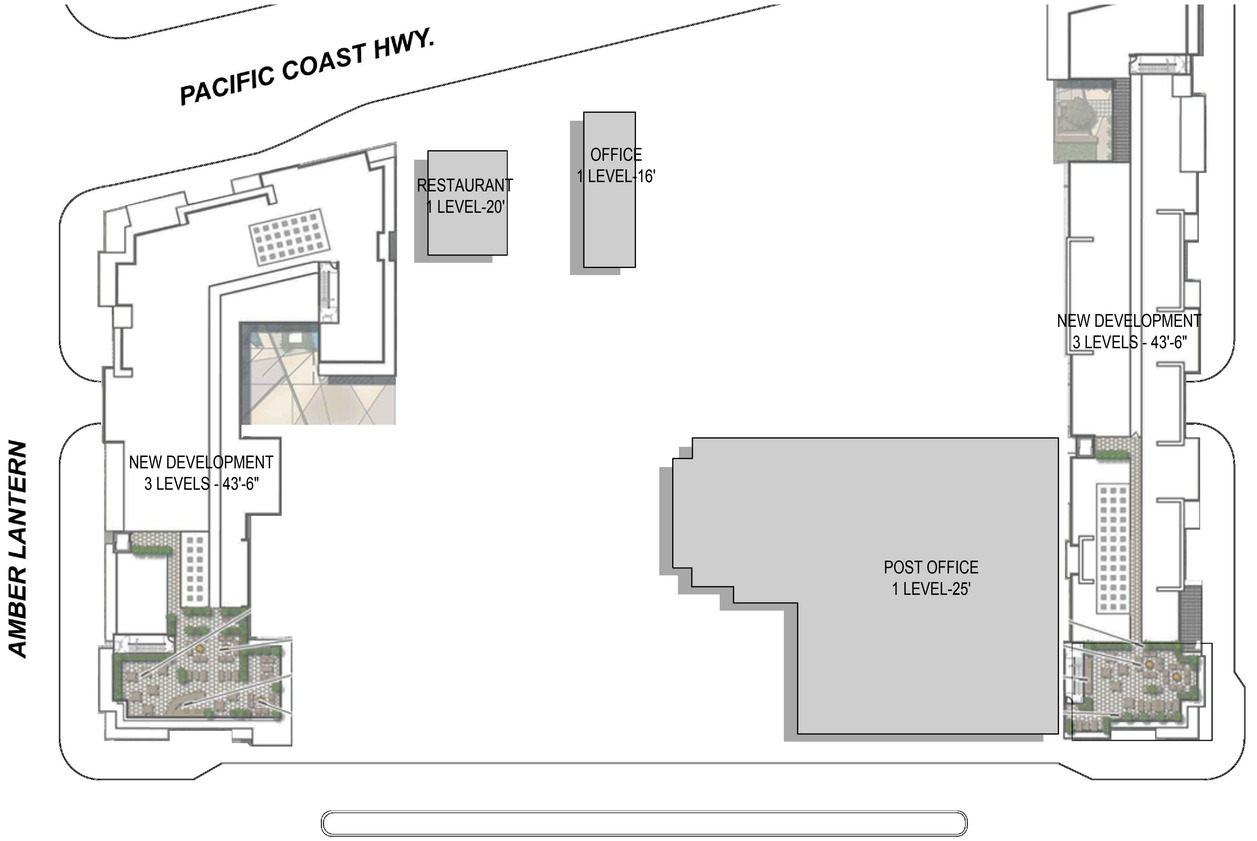
American Commercial Equities Two, LLC

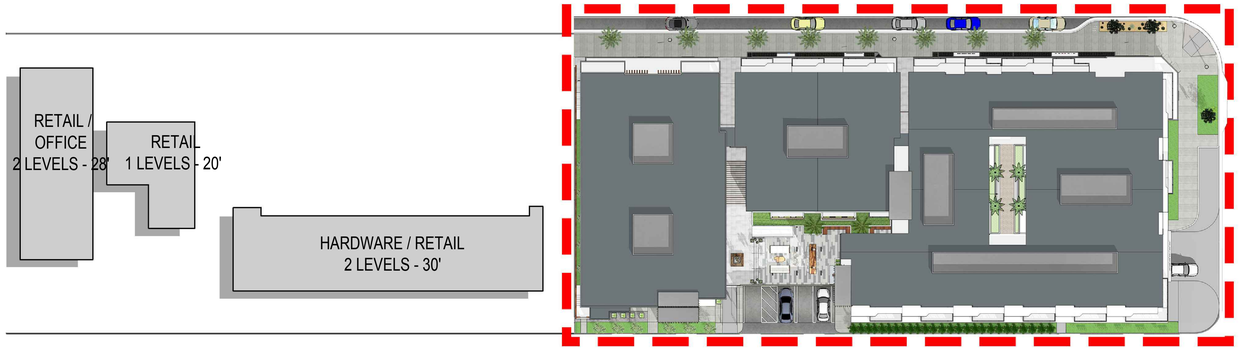
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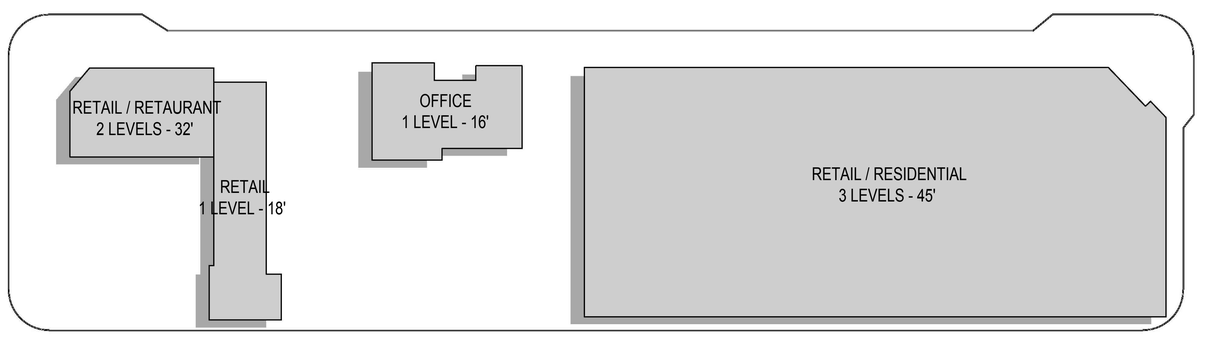
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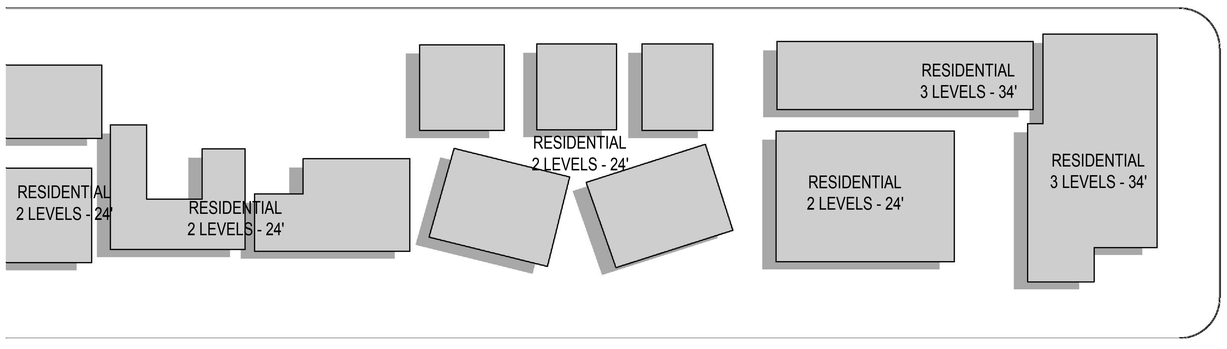
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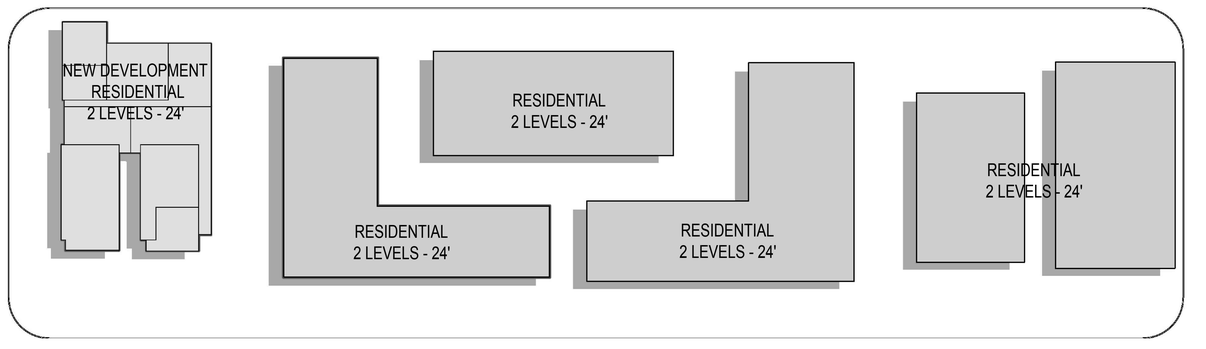












SITE CONTEXT MAP

0' 10' 30' 50'
5' 20' 40' 100'

SCALE: 1" = 30'

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

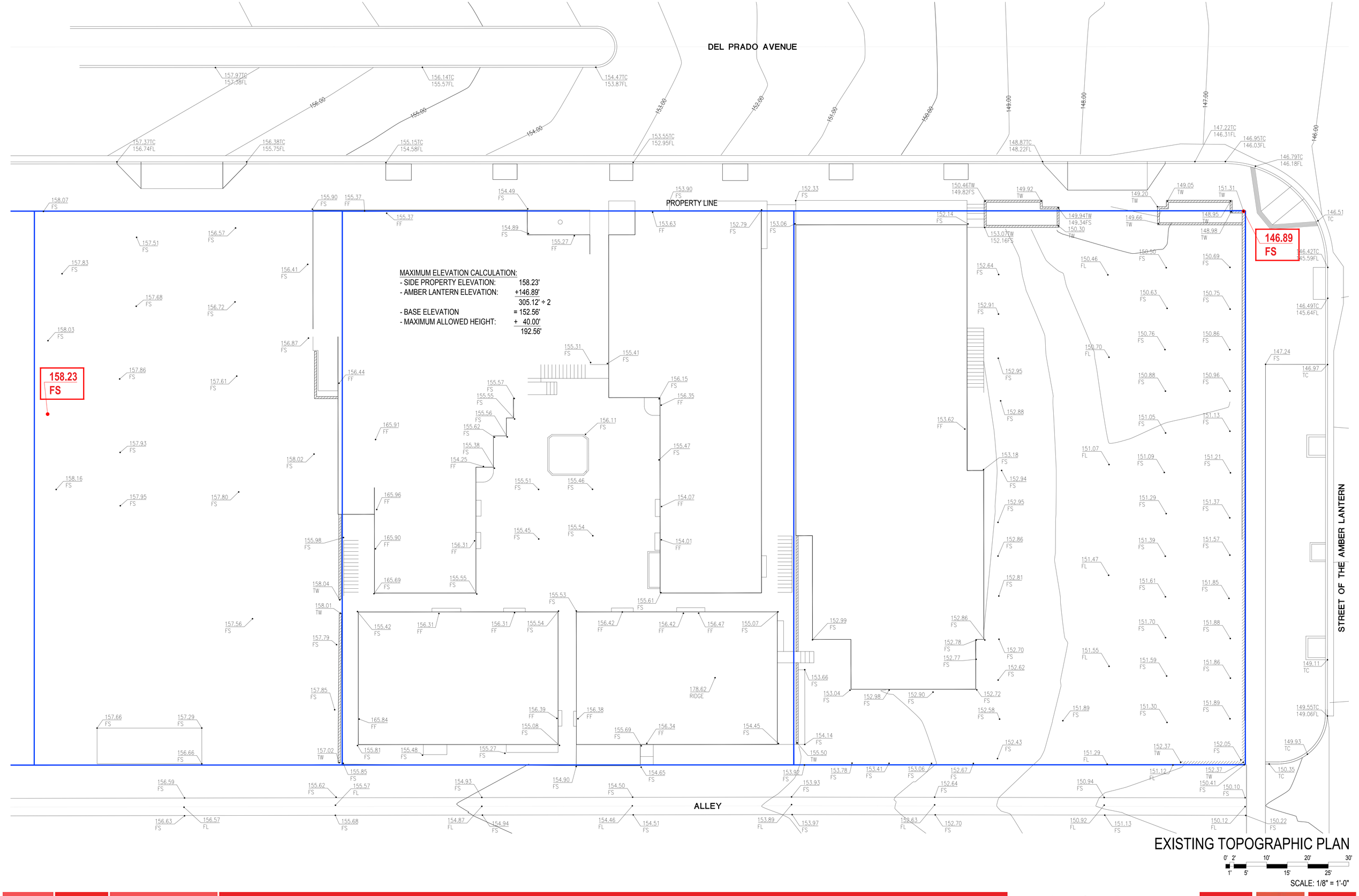
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02-08-19

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2



EXISTING TOPOGRAPHIC PLAN

0' 2' 10' 20' 30'
1" 5' 15' 25'

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

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N

3

VESTING TENTATIVE PARCEL MAP
CITY OF DANA POINT, COUNTY OF ORANGE
STATE OF CALIFORNIA

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	N'LY	NORTHERLY
℄	CENTER LINE	NAP	NOT A PART
CB	CATCH BASIN	NTS	NOT TO SCALE
C&G	CURB & GUTTER	PCC	PORTLAND CEMENT CONCRETE
DW	DOMESTIC WATER	PP	POWER POLE
EA	EACH	PROP	PROPOSED
E'LY	EASTERLY	R	RADIUS
ESMT	EASEMENT	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	R/W	RIGHT OF WAY
FF	FINISHED FLOOR ELEVATION	S	SOUTH
FG	FINISHED GRADE	SD	STORM DRAIN
FL	FLOW LINE	SF	SQUARE FEET
FS	FINISHED SURFACE	S'LY	SOUTHERLY
FW	FIRE WATER	SS	SANITARY SEWER
GFF	GARAGE FINISHED FLOOR	S/W	SIDEWALK
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	TG	TOP OF GRATE
MH	MANHOLE	TW	TOP OF WALL
MIN	MINIMUM	TYP	TYPICAL
MISC	MISCELLANEOUS	W'LY	WESTERLY

LEGEND

- 120 — NATURAL GROUND CONTOUR WITH ELEVATION ABOVE MEAN SEA LEVEL.
- AERIAL TARGET
- T — EXISTING TELEPHONE LINE
- SS — EXISTING SEWER LINE
- (W) — EXISTING WATER LINE
- GAS — EXISTING GAS LINE
- EXISTING ABANDONED LINE
- PROPOSED TENTATIVE TRACT BNDRY
- SETBACK LINE
- PROP. RET. WALL
- CONCRETE

TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO.: 4007-5585941 (REV. 11/06) DATED NOVEMBER 03, 2017 AT 7:30 A.M.

ITEM 1-3. TAX MATTERS

ITEM 4 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

ITEM 5 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 554, PAGE 238 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

ITEM 6 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 639, PAGE 148 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AS BOOK 207, PAGE 18 OF OFFICIAL RECORDS.

ITEM 7 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED SHARED PARKING AGREEMENT, EXECUTED BY AND BETWEEN COUNTY OF ORANGE ENVIRONMENTAL MANAGEMENT AGENCY AND THOMAS L. BROWN, RECORDED APRIL 12, 1989, AS INSTRUMENT NO. 89-192155 OF OFFICIAL RECORDS.

ITEM 8 NOTICE OF PENDENCY OF ACTION RECORDED AUGUST 1, 1994 AS INSTRUMENT NO. 94-481750 OF OFFICIAL RECORDS. COURT: SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE.
CASE NO. : 732817
PLAINTIFF : IMPERIAL THRIFT AND LOAN ASSOCIATION
DEFENDANT: THOMAS L. BROWN AKA/DBA TOM BROWN ENTERPRISES, INC., AKA/DBA TOM BROWN'S BICYCLE CAFE; ORIX CREDIT ALLIANCE; THE CIT GROUP; SOCIETY GENERAL AKA SOCGEN; ALGLOR ENTERPRISES EMPLOYEE'S DEFINED BENEFIT PENSION FUND; AND DOES 1 THROUGH 20, INCLUSIVE.
PURPOSE : AFFECTS TITLE OF REAL PROPERTY

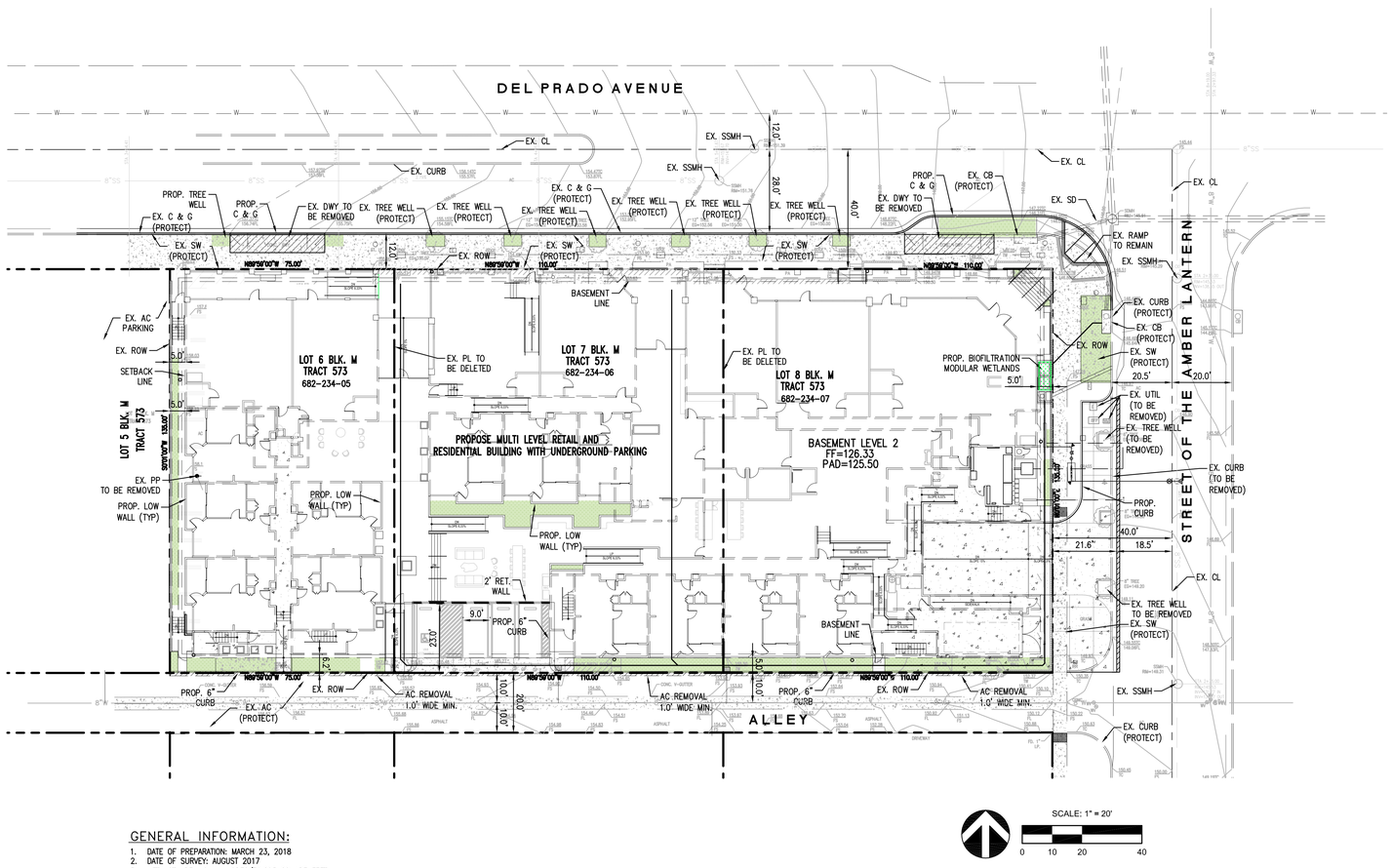
ITEM 9 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF NON-CONFORMING SIGN AMORTIZATION " RECORDED APRIL 22, 1997 AS INSTRUMENT NO. 97-182783 OF OFFICIAL RECORDS.
AFFECTS: LOT 7

ITEM 10 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $21,190,000.00 RECORDED FEBRUARY 27, 2013 AS FEBRUARY 26, 2013.
TRUSTOR : AMERICAN COMMERCIAL EQUITIES TWO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE : CHICAGO TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION
BENEFICIARY : ING LIFE INSURANCE AND ANNUITY COMPANY, A CONNECTICUT CORPORATION
INSTRUMENT NO. 13-122134 OF OFFICIAL RECORDS.
AFFECTS : THE LAND AND OTHER PROPERTY.
A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS AND LEASES" RECORDED FEBRUARY 27, 2013 AS INSTRUMENT NO. 13-122135 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST RECORDED FEBRUARY 27, 2013 AS INSTRUMENT NO. 13-122134 OF OFFICIAL RECORDS

ITEM 11 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $21,190,000.00 RECORDED FEBRUARY 27, 2013 AS INSTRUMENT NO. 13-122136 OF OFFICIAL
DATED : FEBRUARY 26, 2013
TRUSTOR : AMERICAN COMMERCIAL EQUITIES TWO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE : CHICAGO TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION
BENEFICIARY : ING LIFE INSURANCE AND ANNUITY COMPANY, A CONNECTICUT CORPORATION
AFFECTS : THE LAND AND OTHER PROPERTY.
A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS AND LEASES" RECORDED FEBRUARY 27, 2013 AS INSTRUMENT NO. 13-122137 OF OFFICIAL RECORDS, AS 122136 ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST RECORDED FEBRUARY 27, 2013 AS INSTRUMENT NO. 13122136 OF OFFICIAL RECORDS.

ITEM 12 RIGHTS OF PARTIES IN POSSESSIONS.

ITEM 13 WITH RESPECT TO AMERICAN COMMERCIAL EQUITIES TWO, LLC, A LIMITED LIABILITY COMPANY:
A. A COPY OF ITS OPERATING AGREEMENT AND ANY AMENDMENTS THERETO;
B. IF IT IS A CALIFORNIA LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS ARTICLES OF ORGANIZATION (LLC1) AND ANY CERTIFICATE OF CORRECTION (LLC-11), CERTIFICATE OF AMENDMENT (LLC-2), OR RESTATEMENT OF ARTICLES OF ORGANIZATION (LLC-10) BE RECORDED IN THE PUBLIC RECORDS;
C. IF IT IS A FOREIGN LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS APPLICATION FOR REGISTRATION (LLC-5) BE RECORDED IN THE PUBLIC RECORDS;
D. WITH RESPECT TO ANY DEED, DEED OF TRUST, LEASE, SUBORDINATION AGREEMENT OR OTHER DOCUMENT OR INSTRUMENT EXECUTED BY SUCH LIMITED LIABILITY COMPANY AND PRESENTED FOR RECORDATION BY THE COMPANY OR UPON WHICH THE COMPANY IS ASKED TO RELY, THAT SUCH DOCUMENT OR INSTRUMENT BE EXECUTED IN ACCORDANCE WITH ONE OF THE FOLLOWING, AS APPROPRIATE:
(I) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH OFFICERS APPOINTED OR ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO DULY ELECTED OR APPOINTED OFFICERS, AS FOLLOWS: THE CHAIRMAN OF THE BOARD, THE PRESIDENT OR ANY VICE PRESIDENT, AND ANY SECRETARY, ASSISTANT SECRETARY, THE CHIEF FINANCIAL OFFICER OR ANY ASSISTANT TREASURER;
(II) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH A MANAGER OR MANAGERS IDENTIFIED IN THE ARTICLES OF ORGANIZATION AND/OR DULY ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO SUCH MANAGERS OR BY ONE MANAGER IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES WITH THE EXISTENCE OF ONLY ONE MANAGER.
E. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE



SCALE: 1" = 20'
0 10 20 40

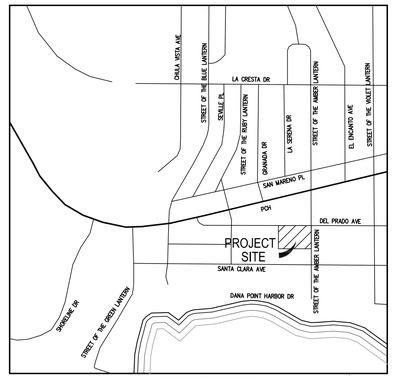
GENERAL INFORMATION:

1. DATE OF PREPARATION: MARCH 23, 2018
2. DATE OF SURVEY: AUGUST 2017
3. NET LOT AREA: 0.914 ACRES/39,825 SQUARE FEET
4. EXISTING ZONING: TC-MIXED USED
5. EXISTING LAND USE: COMMERCIAL
6. PROPOSED LAND USE: RESIDENTIAL/COMMERCIAL
7. CONTOUR INTERVAL IS 1 FOOT.
8. ALL DIMENSIONS ARE APPROXIMATE.
9. ALL IMPROVEMENTS REQUIRED BY THE CITY OF DANA POINT SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
10. PROPOSED SANITARY SEWER LATERALS SHALL BE PRIVATE.
11. ON-SITE PROPOSED WATER SYSTEM SHALL BE PRIVATE.
12. ON-SITE DRIVEWAYS SHALL BE PRIVATE.
13. THE PROJECT IS LOCATED IN FLOOD ZONE X PER FEMA MAP NO. 06059C0504J
14. THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT).
15. THIS PROJECT WILL REQUIRE FILING, PROCESS, AND RECORDING OF CC&R'S FOR THE MAINTENANCE AND THE COST SHARING RESPONSIBILITY OF THE FUTURE COMMON UTILITY FACILITIES SERVING THIS SITE, INCLUDING BUT NOT LIMITED TO PRIVATE WATER, FIRE, AND SEWER SYSTEMS.
16. CONSTRUCT THE CURB TAPER ALONG THE SOUTHEAST CORNER OF PROPOSED PROJECT FRONTAGE ON DEL PRADO AVENUE. PER CITY STANDARDS AND APPROVED STREET IMPROVEMENT PLANS.
17. CONSTRUCT 6" CURB ALONG THE ENTIRE PROPOSED PROJECT FRONTAGE ON ALLEY PER CITY STANDARDS AND APPROVED STREET IMPROVEMENT PLANS.
18. ANY STREET TREE REMOVAL WITHIN THE RIGHT OF WAY IS SUBJECT TO APPROVAL BY THE CITY OF DANA POINT PUBLIC WORKS DEPARTMENT.

SHEET INDEX

SHEET 1 – TENTATIVE TRACT MAP
SHEET 2 – PRELIMINARY GRADING & DRAINAGE PLAN

REGISTERED PROFESSIONAL ENGINEER
GIL EVANGELISTA
NO. 32512
Exp. 06-30-19
CIVIL
STATE OF CALIFORNIA



VICINITY MAP
NTS

ADDRESS:
24442, 24452 AND 24470 DEL PRADO AVENUE
DANA POINT, CA 92629

OWNER/DEVELOPER:
AMERICAN COMMERCIAL EQUITIES TWO, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
22917 PACIFIC COAST HIGHWAY, #310
MALIBU, CA 90265
PH: (310) 774-5387

ASSESSOR PARCEL NO:
LOT 6: 682-234-05
LOT 7: 682-234-06
LOT 8: 682-234-07

LOT AREA:
LOT 6= 10,125 SF/±0.232 AC
LOT 7= 14,850 SF/±0.341 AC
LOT 8= 14,850 SF/±0.341 AC
TOTAL= 39,825 SF/±0.914 AC

PROPOSED NO. OF LOTS:
1 LOT

BUILDING SETBACKS
FRONT : 0.0'
SIDE : 5.0'
REAR : 5.0'

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 7510R1 AND STATION GPS NO. 1481 BEING NORTH 77°24'43" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 6, 7 AND 8 IN BLOCK M OF TRACT NO. 573, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP IN BOOK 20, PAGE 29, MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

BENCH MARK:
DESIGNATION: M-1415
DESCRIBED BY OCS 2003-FOUND 3 ¼" NGS BRONZED DISK STAMPED "M1415 1988". SET IN THE NORTHWESTERLY CORNER OF A 1 FT. BY 4 FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHERLY PORTION OF THE "T" INTERSECTION OF NORTHBOUND PACIFIC COAST HIGHWAY AND EL ENCANTO, 1 FT, WESTERLY OF THE CENTERLINE OF EL ENCANTO PROLONGED TO THE SOUTH AND 21.7 FT. SOUTHERLY OF THE CENTERLINE OF NORTHBOUND PCH. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION :139.550' (NAVD88); 137.252' (NGVD29), YEAR LEVELED: 2004

FLOOD NOTE:
ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAIAGE AREAS LESS THAN ONE SQUARE MILE. INSURANCE RATE MAP NUMBER 06059C0504J, EFFECTIVE DATED DECEMBER 03, 2009.

PROPOSED IMPROVEMENTS:
ALL PROPOSED IMPROVEMENTS AS SHOWN HEREON TO BE CONSTRUCTED AND INSTALLED BY SUB-DIVIDER, AND/OR THE SUB-DIVIDER EXPENSE IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND SPECIFICATIONS, THE DANA POINT MUNICIPAL CODE, APPROVED STREET IMPROVEMENT PLANS AND REQUIREMENTS OF THE STATE SUBDIVISION MAP ACT.

CONTACT INFORMATION:

ELECTRICITY:	SOUTHERN CALIFORNIA EDISON PH. (800) 655-4555
GAS:	THE SOUTHERN CALIFORNIA GAS COMPANY PH. (800) 427-2200
TELEPHONE:	AT&T PH. (800) 288-2020
WATER:	SOUTH COAST WATER DISTRICT PH. (949) 499-4555
SEWER:	SOUTH COAST WATER DISTRICT PH. (949) 499-4555
CABLE T.V.:	COX HOME CABLE PH. (855) 448-1191
STORM DRAIN:	CITY OF DANA POINT PUBLIC WORKS & SERVICES DEPT. PH. (949) 248-3597
SCHOOL DISTRICT:	CAPISTRANO UNIFIED SCHOOL DISTRICT PH. (949) 489-7000
FIRE PROTECTION AGENCY:	ORANGE COUNTY FIRE AUTHORITY (714) 744-0400
WASTE COLLECTION:	CR&R (877) 728-0446

PREPARED UNDER THE SUPERVISION OF :

GIL V. EVANGELISTA R.C.E. 32512 12.07.2018
GIL V. EVANGELISTA R.C.E. 32512 DATE

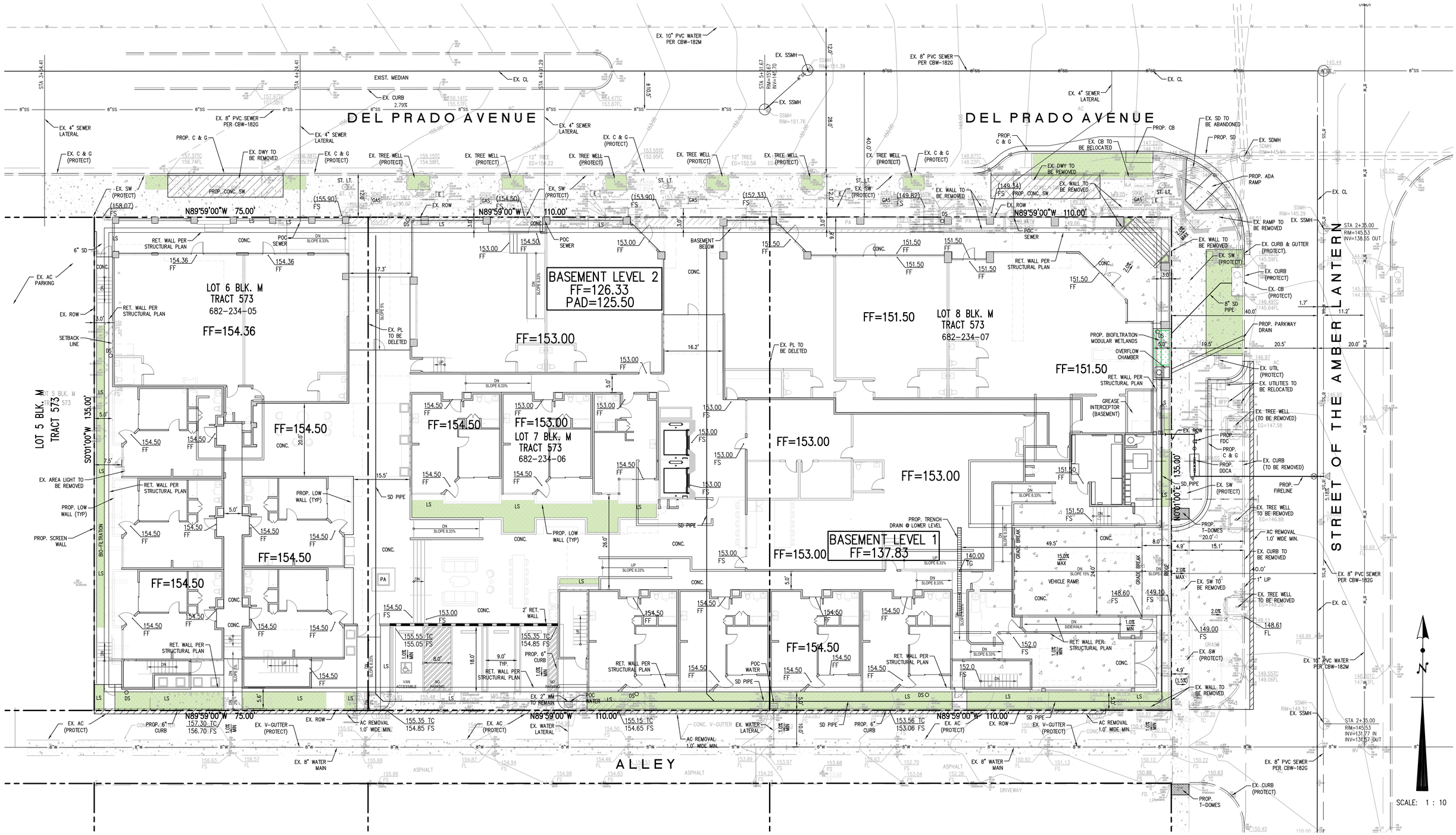
VESTING TENTATIVE PARCEL MAP

EDGE Architecture/Planning
PLANS PREPARED BY:
GRAND KNIGHT ENGINEERING, Inc.
20505 E. VALLEY BOULEVARD, SUITE 110
WALNUT, CALIFORNIA, 91789
ph: 949.228.1570 email: engineering@grandknight.com

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DANA POINT | CALIFORNIA

American Commercial Equities Two, LLC

02-08-19



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STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

EDGE Architecture/Planning

PLANS PREPARED BY:
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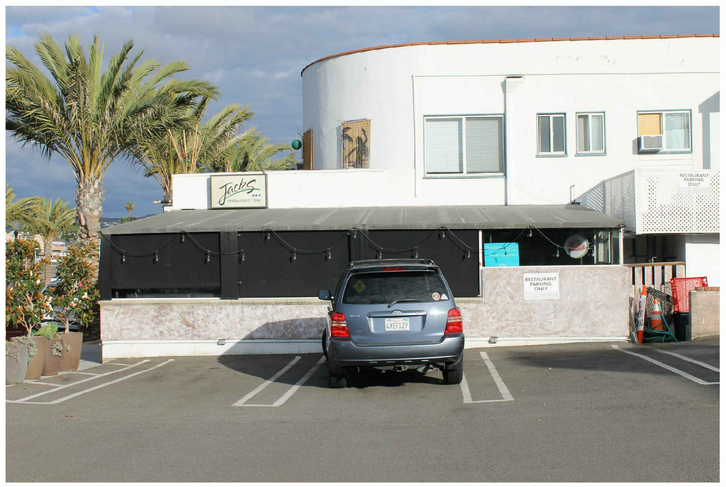


EXISTING SITE CONDITIONS



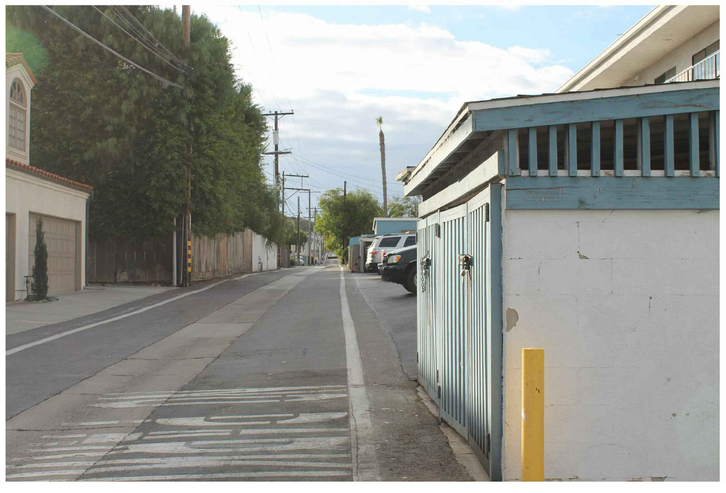












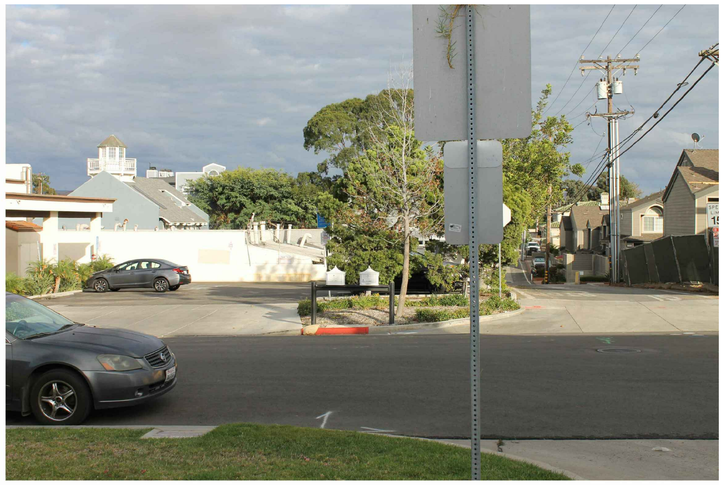




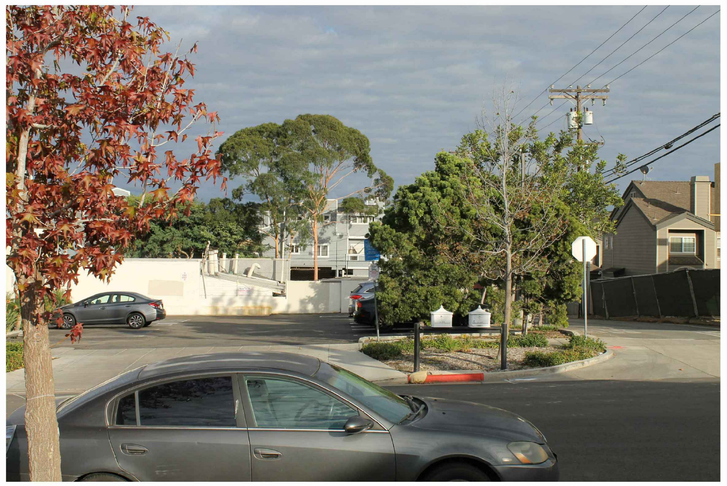
EXISTING SITE CONDITIONS





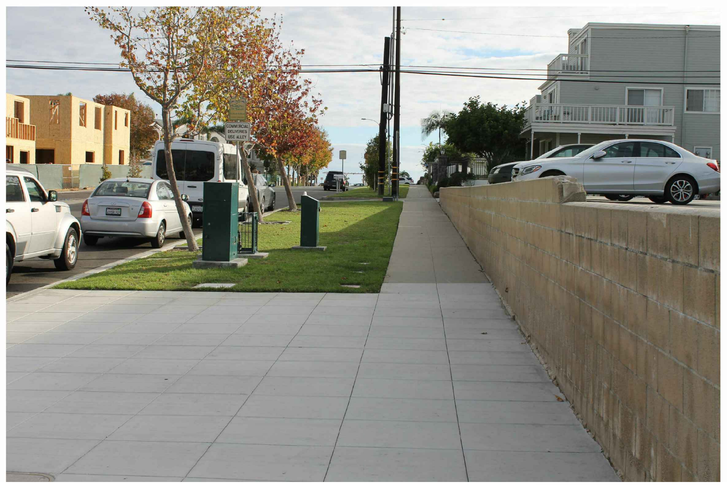








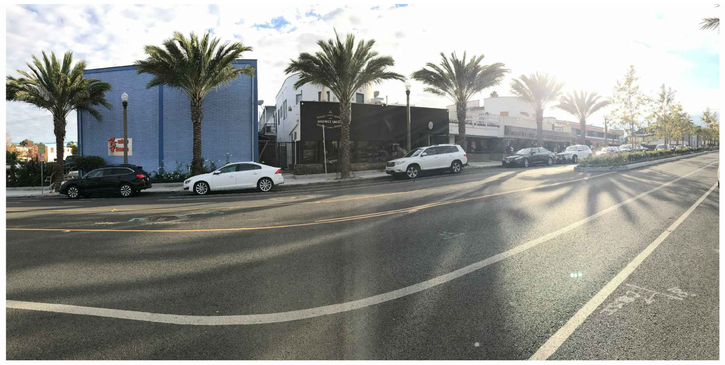




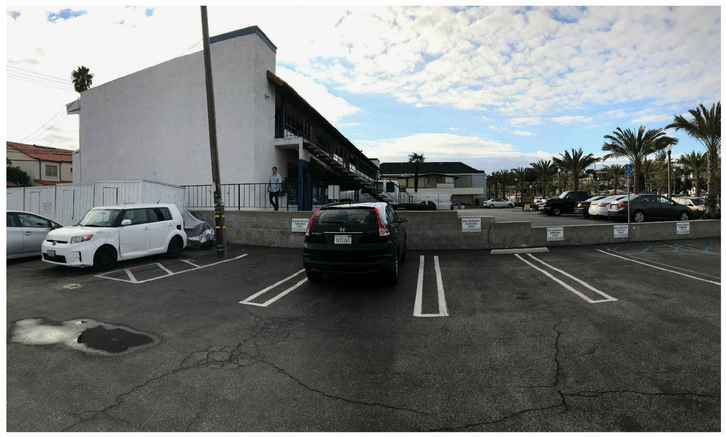


EXISTING SITE CONDITIONS

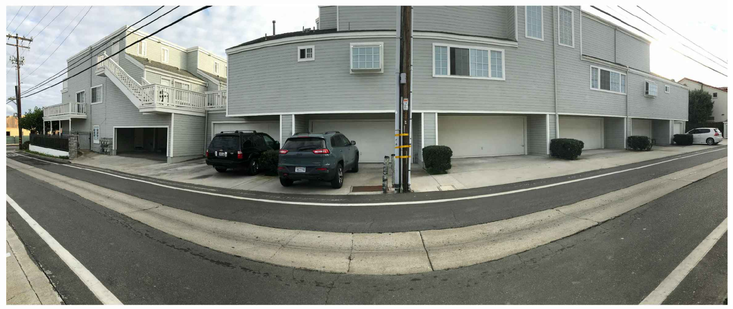


















EXISTING SITE CONDITIONS

Project Design Narrative

Project Goals

Our goal is to redesign the property to support the vision for the Lantern District as a walkable, vibrant community. Our project will contribute to the small-town village atmosphere and provide homes and resident gathering places suitable for a range of ages, including seniors. It will also provide dining, shopping, and services for Dana Point residents and visitors.

Architectural Aesthetic

Our simple and timeless design will support many retail styles and details that reflect the unique character of Dana Point as it evolves over the years. The project incorporates vertical rhythms for the west building and horizontal rhythms for the larger east building to create a village-like scale. The project will incorporate quality materials that are warm, rich and detailed, yet subtle and complementary to neighboring development.

Urban Design

A balanced mixture of land uses, residential and retail, will help generate positive activity and promote the desired pedestrian character of the area. The Del Prado frontage has retail entrances that engage pedestrians with glass storefronts, stairs, and a corner outdoor dining restaurant that activates the sidewalk. To enhance pedestrian safety and streetscape character, the project includes a curb extension at the corner of Del Prado and Amber Lantern which will allow for additional public space with street furniture, bike racks and other amenities. The varied depth of the retail entrances provides for a unique façade, while two paseos allow residents to pass into and through the site. Residential units along Del Prado have windows and balconies that look out onto the street but are set back from the retail frontage to maintain a human-scale streetscape. Inspired by the temperate climate, the design provides outdoor dining, courtyards, balconies, and abundant, operable windows.

Parking

Parking for both the residential and retail uses will be provided within a 2-level subterranean parking structure with access from Amber Lantern, tucked away from pedestrian-oriented Del Prado. Ample on-site parking will avoid impacts to surrounding uses.

Open Space

Our residents will enjoy three common outdoor areas and a resident wellness center and activity room. A lounge deck on the ground floor includes a fire table gathering area, BBQ area, tables, and ample seating. A courtyard on the second floor offers a more secluded space where residents can relax. Individual balconies offer private spaces to enjoy ocean breezes and sunshine.



VIEW - 1



VIEW - 2

DAYTIME RENDERINGS



VIEW - 1



VIEW - 2

NIGHTTIME RENDERINGS



VIEW - 1



VIEW - 2

AERIAL RENDERINGS



NORTH ELEVATION - DEL PRADO AVENUE



EAST ELEVATION - STREET OF THE AMBER LANTERN

BUILDING COLOR ELEVATIONS

0' 2' 10' 20' 30'
1' 5' 15' 25'

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



SOUTH ELEVATION - ALLEY



WEST ELEVATION

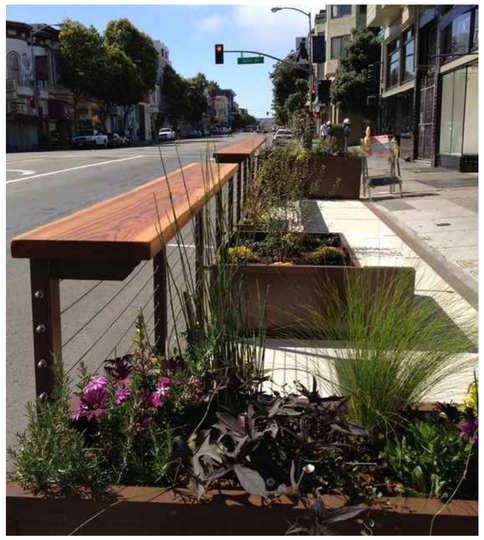
BUILDING COLOR ELEVATIONS

0' 1' 2' 5' 10' 15' 20' 25' 30'

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



LASER CUT METAL HANDRAILS POWDER COATED



STREETSCAPE



COURTYARD PLANTING & SEATING



INTERIOR WALKWAYS



LASER CUT METAL - CORTEN STEEL CANOPY



RED CEDAR SIDING OILED SQUARE GROVE REVEAL



ALUMINUM STOREFRONT STYLE POWDER COATED



COMMON AREA AMENITIES

APPLICABLE CODES :

- 2016 C.A. BUILDING CODE
- 2016 C.A. ELECTRICAL CODE
- 2016 C.A. PLUMBING CODE
- 2016 C.A. MECHANICAL CODE

OCCUPANCY GROUP ANALYSIS:

USE	OCC. GROUP	LOAD FACTOR	SQUARE FOOTAGE	OCC. LOAD
RESTAURANT	A-2	15 NET	4,379 SF	292
RETAIL	M	60 GROSS	6,443 SF	108
STORAGE	S-2	300 GROSS	3,253 SF	11
WELLNESS & ACTIVITY ROOM	A-2	15 NET	2,475 SF	165
OFFICE (ADMIN.)	R-2 (ACCESSORY)	200 GROSS	779 SF	4
PARKING	S-2	200 GROSS	70,233 SF	352
RESIDENTIAL	R-2	200 GROSS	50, 079 SF	251
			TOTAL=	1,183

NOTE:

OCCUPANCY SQUARE FOOTAGE DOES NOT INCLUDE CIRCULATION AREA.

TYPE OF CONSTRUCTION:

- TYPE V-A (CBC. TABLE 601)
- FULLY SPRINKLERED

MAX. NUMBER OF STORIES ALLOWED (TABLE 504.4):

- "R-2" (RESIDENTIAL):4 STORIES ALLOWED, 3 PROPOSED (TOTAL INCLUDING ALL USES)
- "M" (RETAIL): 4 STORIES ALLOWED, 3 PROPOSED (TOTAL INCLUDING ALL USES)
- A-2 (RESTAURANT): 3 ALLOWED, 3 PROPOSED (TOTAL INCLUDING ALL USES)

MAX. BUILDING HEIGHT ALLOWED (TABLE 504.3):

- "R-2" (RESIDENTIAL): 70'-0" (SPRINKLERED WITHOUT AREA INCREASE)
- "M" (RETAIL): 70'-0" (SPRINKLERED WITHOUT AREA INCREASE)
- "A-2" (RESTAURANT): 70'-0" (SPRINKLERED WITHOUT AREA INCREASE)

ALLOWABLE AREA PER STORY (MIXED USE) (TABLE 506.2) - INCLUDING COMMON AREAS

- "A-2": At=34,500 | Ns= 11,500
- "R-2" (TYPE V-A): At=36,000
- "M": At=42,000 | Ns= 14,000

FORMULA FOR ALLOWABLE AREA PER STORY / PER USE:

Aa=[At + (Ns X If)]

Aa= ALLOWABLE AREA
At=FACTOR PER TABLE 506.2
Ns= NON SPRINKLERED FACTOR
If= AREA FACTOR INCREASE DUE TO FRONTAGE

"A-2" : GROUND LEVEL
Aa=[34,500 + (11,500 X 0)]
ALOWABLE AREA (Aa)= 34,500

"A-2" PROPOSED= 4,575 SF

"R-2": GROUND LEVEL
Aa=[36,000 + (12,000 X 0)]
ALLOWABLE AREA (Aa)= 36,000

"R-2" PROPOSED= 17,020 SF

"M": GROUND LEVEL
Aa=[42,000 + (14,000 X 0)]
ALLOWABLE AREA (Aa)= 42,000

"M" PROPOSED= 6,661 SF

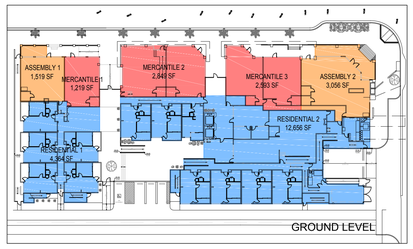
"R-2": SECOND LEVEL
Aa=[36,000 + (12,000 X 0)]
ALLOWABLE AREA (Aa)= 36,000

"R-2" PROPOSED= 30,593 SF

"R-2": THIRD LEVEL
Aa=[36,000 + (12,000 X 0)]
ALLOWABLE AREA (Aa)= 36,000

"R-2" PROPOSED= 26,751 SF

BUILDING AREA ANALYSIS :



GROUND LEVEL



SECOND LEVEL



THIRD LEVEL

GROUND LEVEL SQUARE FOOTAGE :

- ASSEMBLY (A-2):
  1,519 SF (ASSEMBLY 1)
  + 3,056 SF (ASSEMBLY 2)
  4,575 SF
- MERCANTILE (M):
  1,219 SF (MERCANTILE 1)
  + 2,849 SF (MERCANTILE 2)
  + 2,593 SF (MERCANTILE 3)
  6,661 SF
- RESIDENTIAL (R-2):
  4,364 SF (RESIDENTIAL 1)
  + 12,656 SF (RESIDENTIAL 2)
  17,020 SF

SECOND LEVEL SQUARE FOOTAGE :

- RESIDENTIAL (R-2):
  30,593 SF

THIRD LEVEL SQUARE FOOTAGE :

- RESIDENTIAL (R-2):
  27,459 SF (RESIDENTIAL)
  - 708 SF (OPENING)
  26,751 SF

LEGEND :

ASSEMBLY (A-2)

MERCANTILE (M)

RESIDENTIAL (R-2)

TOTAL BUILDABLE SQUARE FOOTAGE :

4,575 SF (ASSEMBLY)
6,661 SF (MERCANTILE)
17,020 SF (RESIDENTIAL 1ST)
30,593 SF (RESIDENTIAL 2ND)
26,751 SF (RESIDENTIAL 3RD)
85,600 SF

NOTE:

RESIDENTIAL SQUARE FOOTAGE INCLUDE ALL RESIDENTIAL SERVICES, SUCH AS CORRIDORS, STAIRS, WELLNESS CENTER, ACTIVITY ROOM, ETCETERA.

DEL PRADO & AMBER LANTERN - DANA POINT, CA
ZONING - Town Center - Mixed Use (TC-MU)

Scope of work: Demolition of the existing commercial & residential structures on the property. This includes single and two-story wood framed structures, existing surface parking and landscaped areas. Proposed new development includes two levels of subterranean parking, ground level residential and multi-tenant retail / restaurant uses and two additional levels of residential units.

SETBACKS

TC-MU Zone	ALLOWABLE	PROPOSED
DEL PRADO	No setback at Ground Level; with a minimum of 75% of the Property Line Build-Up, within 10'-0" setback. Portions of building above 2nd floor (or) 30'-0" shall be set back 10'-0"	100% of Property Line Built-Up within a 10'-0" setback, at 2nd & 3rd Level at 10'-0"
AMBER LANTERN	0'-0"	5'-0" at Ground Level; building above 2nd floor at 10'-0"
REAR ALLEY	5'-0" at Ground Level; building above 2nd floor (or) 30'-0" shall be set back 15'-0"	5'-0" at Ground Level; building above 2nd floor at 15'-0"
JOINT PROPERTY	0'-0"	5'-0"

ALLOWABLE HEIGHT

TC-MU Zone	ALLOWABLE	PROPOSED
Building Height	40'-0"	40'-0"

LOT COVERAGE / BUILDABLE AREA

TC-MU Zone	AREA (SF)
Lot Area - Gross	39,825
Lot Area Net	37,049

DENSITY / FLOOR AREA RATIO (FAR) / (SF)

TC-MU Zone	Allowable (FAR)	Proposed (FAR)	Allowable (SF)	Proposed (SF)
Project Density	2.5	2.02	99,563	80,324

PROGRAM / AREA SUMMARY

Floor Level	Use	Area (SF)
Sublevel Floor (P2)	Sub. T Parking - 34,860	
	Stairs	314
	Lockable Storage for Residents	1,859
Sublevel Floor (P1)	Sub. T Parking - 35,373	
	Stairs	314
	Lockable Storage for Residents	1,394
First Floor (01)	Retail	6,443
	Restaurant & Café	3,539
	Cafe / Outdoor Dining	202
	Restaurant / Outdoor Dining	638
	Residence	7,502
	Corridor / Stairs	2,980
	Resident Lounge	549
	Management Office	779
	Resident Wellness Center	1,712
	Resident Activity Room	763
	Electrical Room	261
	Service Area	821
Second Floor (02)	Residence	22,572
	Corridor / Stairs	3,909
Third Floor (03)	Residence	20,005
	Corridor / Stairs	3,768
Proposed Zoning Floor Area (SF)		**80,324**

DETAILED PARKING CALCULATIONS:

DESCRIPTION	SQUARE FOOT
Retail	6,443
Restaurant & Café	3,539
Outdoor Dining	840
Total:	**10,822**
20% OF TOTAL SF:	**2,164**

COMMERCIAL PARKING REQUIREMENT:

Analysis #1: (20% Calculation)

	Formula	Parking #'s
Retail	6,443 / 220	29.29
Restaurant & Café	2,164 / 220	9.84
Outdoor Dining	840 / 150	5.60
Restaurant (20% of SF)	3,539 - 2,164 = 1,375 / 100	13.75
	Total:	**58.48**
	Analysis #1 Total:	**59**

Analysis #2: (Straight Calculation)

	Formula	Parking #'s
Retail	6,443 / 220	29.29
Restaurant & Café	2,000 / 220	9.10
Outdoor Dining	840 / 150	5.60
Restaurant (2,000 SF)	3,539 - 2,000 = 1,539 / 100	15.39
	Total:	**59.38**
	Analysis #2 Total:	**60**

RESIDENTIAL PARKING REQUIREMENT:

Units Type	Formula	Parking #'s
Studio	11 x 1.7	18.70
1 Bedroom	43 x 1.7	73.10
2 Bedroom	14 x 2.2	30.80
	Total:	**122.60**
	Residential Total:	**123**
	Total Parking Required:	**183**
	Total Parking Provided:	188

California Building Code - Accessible Parking Calculations

Section 11A-1109A.3:
Required: 2% of residential parking
Residential Parking Provided: 123
2% of Residential Parking: 2

Section 11B-208.2:
Required: 51 to 75 3
Commercial Parking Provided: 65
Comercial Parking Required: 3

CBC Total Accessible Parking Required: 5
Total Accessible Parking Provided: 6

NOTE :

ALL SIGNS WILL BE SUBMITTED UNDER A SEPARATE SIGNAGE PROGRAM APPLICATION.

OPEN SPACE REQUIRED

COMMON OPEN SPACE REQUIRED

TC-MU Zone requires 100 SF of Common Open Space per unit.

UNIT TYPE	SQUARE FOOT PER UNITS	SQUARE FOOT PER TYPE	# UNITS UNITS	# UNITS %	REQUIRED SQUARE FOOT	TOTAL SQUARE FOOT REQUIRED
Studio - Type A	462	1,386	3	4.41%	100	300
Studio - Type B	550	1,100	2	2.94%	100	200
Studio - Type C	498	996	2	2.94%	100	200
Studio - Type D	486	1,944	4	5.88%	100	400
1 Bedroom - Type A	640	14,720	23	33.82%	100	2,300
1 Bedroom - Type B	815	8,965	11	16.18%	100	1,100
1 Bedroom - Type C	690	2,760	4	5.88%	100	400
1 Bedroom - Type D	640	2,560	4	5.88%	100	400
1 Bedroom - Type E	687	687	1	1.47%	100	100
2 Bedroom - Type A & B	1,022	9,198	9	13.24%	100	900
2 Bedroom - Type C	1,264	1,264	1	1.47%	100	100
2 Bedroom - Type D	1,204	1,204	1	1.47%	100	100
2 Bedroom - Type E	1,134	1,134	1	1.47%	100	100
2 Bedroom - Type F	1,081	1,081	1	1.47%	100	100
2 Bedroom - Type G	1,080	1,080	1	1.47%	100	100
Total Residential:		**50,079**	**68**	**100%**		
Average Square Foot per Unit:		**736**				
					Total Common Open Space Required	**6,800**

PRIVATE OPEN SPACE REQUIRED

TC-MU Zone requires 100 SF of Private Open Space per unit.

UNIT TYPE	SQUARE FOOT PER UNITS	SQUARE FOOT PER TYPE	# UNITS UNITS	# UNITS %	REQUIRED SQUARE FOOT	TOTAL SQUARE FOOT REQUIRED
Studio - Type A	462	1,386	3	4.41%	100	300
Studio - Type B	550	1,100	2	2.94%	100	200
Studio - Type C	498	996	2	2.94%	100	200
Studio - Type D	486	1,944	4	5.88%	100	400
1 Bedroom - Type A	640	14,720	23	33.82%	100	2,300
1 Bedroom - Type B	815	8,965	11	16.18%	100	1,100
1 Bedroom - Type C	690	2,760	4	5.88%	100	400
1 Bedroom - Type D	640	2,560	4	5.88%	100	400
1 Bedroom - Type E	687	687	1	1.47%	100	100
2 Bedroom - Type A & B	1,022	9,198	9	13.24%	100	900
2 Bedroom - Type C	1,264	1,264	1	1.47%	100	100
2 Bedroom - Type D	1,204	1,204	1	1.47%	100	100
2 Bedroom - Type E	1,134	1,134	1	1.47%	100	100
2 Bedroom - Type F	1,081	1,081	1	1.47%	100	100
2 Bedroom - Type G	1,080	1,080	1	1.47%	100	100
Total Residential		**50,079**	**68**	**100%**		
Average Square Foot per Unit		**736**				
					Total Private Open Space Required	**6,800**

TOTAL COMBINED OPEN SPACE REQUIRED	**13,600**

COMMON SPACE PROVIDED (FOR ADDITIONAL INFORMATION, SEE SHEET 33)	**TOTAL SF**
Ground Floor Common Open Space	
Resident Common Area (Courtyard)	3,875
Resident Lounge	549
Resident Wellness Center	1,712
Resident Activity Room	763
North Open Space	542
South Open Space	1,109
East Open Space	251
Southwest Open Space	1,642
Elevator Lobby	568
Second Floor Common Open Space	714
Total Common Space Provided	**11,725**
Average Common Open Space Per Unit	172

PRIVATE OPEN SPACE PROVIDED	**# UNITS WITH 100SF +**	**# UNITS WITH < 100SF**	**TOTAL SF**
Ground Floor Private Open Space	7	5	1,009
Second Floor Private Open Space	27	1	3,311
Third Floor Private Open Space	25	3	2,929
TOTAL	**59**	**9**	**13% W/ <100SF**
		Total Private Open Space Provided	**7,249**
		Percentage of Units with Required Open Space	87%

TOTAL COMBINED OPEN SPACE PROVIDED	**18,974**
AVERAGE COMBINED OPEN SPACE PER UNIT	279

LOCKABLE STORAGE REQUIRED (250 CF / UNIT)	**REQUIRED CF**	**PROVIDED CF**
LOCKABLE STORAGE PROVIDED (Basement Level 1 & 2)	250 x 68 = 17,000	17,000

PARKING REQUIREMENT (FOR ADDITIONAL INFORMATION, SEE DETAILED PARKING CALCULATIONS)

ADA SPACES REQUIRED	REQUIRED	PROVIDED
Total Parking Stalls Provided: 188	5 (1 Van Accessible)	6 (1 Van Accessible)

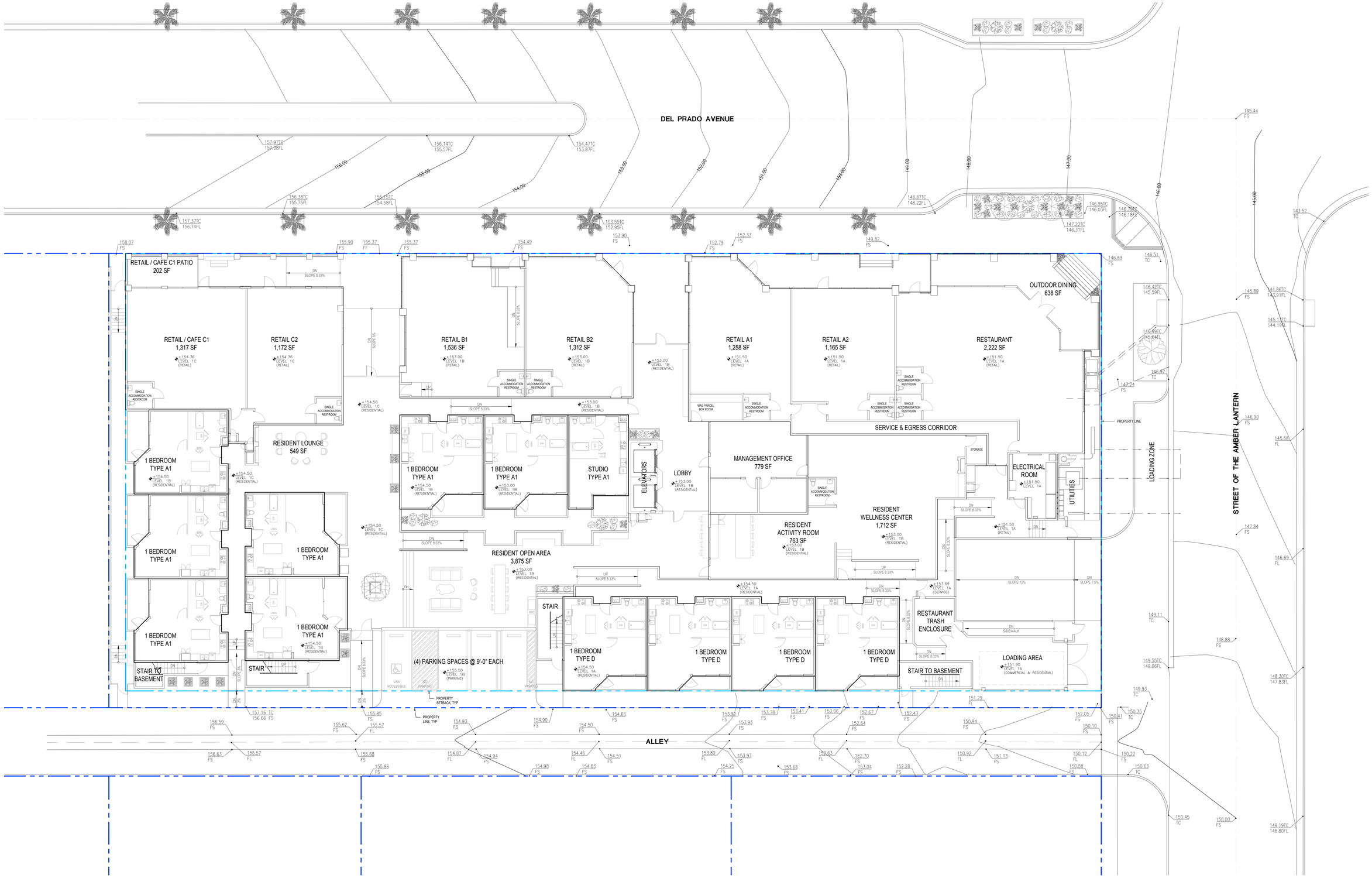
USE	SQUARE FOOT	RATIO PER SF	ANALYSIS #1	ANALYSIS #2
Retail	6,443	220	29.29	29.29
Restaurant & Café	3,539	220	9.84	9.10
Outdoor Dining	840	150	5.60	5.60
Restaurant (20% of SF)		100	13.75	15.39
TOTAL RETAIL/RESTAURANT SF	10,822	SUB-TOTAL:	58.48	59.38
20% SF	2,164			
TOTAL COMMERCIAL PARKING REQUIRED				60

USE	# UNITS	RATIO PER UNIT INCLUDING GUEST	TOTAL RESIDENTIAL	TOTAL VISITORS
Studio	11	1.7	11.00	7.70
1 Bedroom & Age Restricted	43	1.7	43.00	30.10
2 Bedroom	14	2.2	28.00	2.80
TOTAL UNITS:	68	SUB-TOTAL:	82.00	40.60
TOTAL RESIDENTIAL PARKING REQUIRED				123

TOTAL PARKING REQUIRED FOR PROJECT	**183**

PARKING PROVIDED			
PROVIDED PARKING TYPE	Ground Floor	Level 1 - Sub. T	Level 2 - Sub. T
Retail / Restaurant		60	
Residential	4	25	99
TOTAL PROVIDED			**188**

STATISTIC & CODE REVIEW



SITE PLAN

0' 2' 10' 30'
1" 5' 20' 40'

SCALE: 3/32" = 1'-0"

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

DANA POINT | CALIFORNIA

American Commercial Equities Two, LLC

02-08-19

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DEL PRADO AVENUE

NOTE:

ALL MAXIMUM ELEVATIONS ARE TO THE TOP OF FINISHED MATERIAL.

RESIDENTIAL UNITS:
- STUDIOS = 1 UNITS
- ONE BEDROOM = 11 UNITS
- TWO BEDROOMS = 0 UNITS

TOTAL = 12 UNITS

RETAIL / CAFE C1 PATIO 202 SF

RETAIL / CAFE C1 1,317 SF

RETAIL C2 1,172 SF

RETAIL B1 1,536 SF

RETAIL B2 1,312 SF

RETAIL A1 1,258 SF

RETAIL A2 1,165 SF

OUTDOOR DINING 638 SF

RESTAURANT 2,222 SF

RESIDENT LOUNGE 549 SF (AREA NOT FULLY ENCLOSED, OPEN TO OUTSIDE AIR)

1 BEDROOM TYPE A1

STUDIO TYPE A1

1 BEDROOM TYPE D

MANAGEMENT OFFICE 779 SF

RESIDENT ACTIVITY ROOM 763 SF

RESIDENT WELLNESS CENTER 1,712 SF

RESIDENT OPEN AREA 3,875 SF

(4) PARKING SPACES @ 9'-0" EACH

ELECTRICAL ROOM

UTILITIES

LOADING AREA

RESTAURANT TRASH ENCLOSURE

LOBBY

ELEVATORS

STAIR

STAIR TO BASEMENT

SERVICE & EGRESS CORRIDOR

LOADING ZONE

ALLEY

GROUND LEVEL FLOOR PLAN

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

EDGE Architecture/Planning

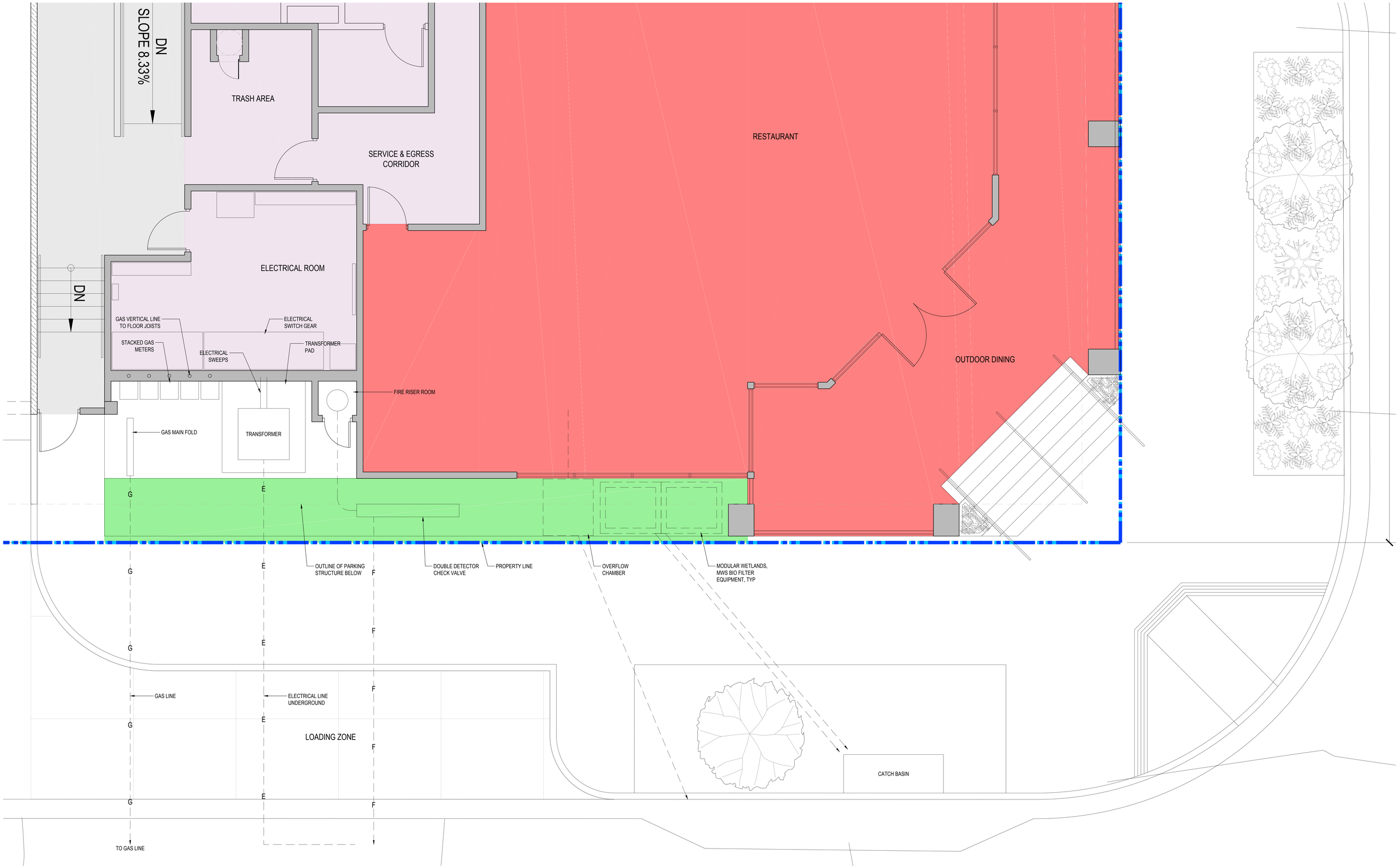
24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

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GROUND LEVEL FLOOR - UTILITIES ENLARGED PLAN

0' 1' 10'
6" 5'

SCALE: 3/8" = 1'-0"

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

DANA POINT | CALIFORNIA

American Commercial Equities Two, LLC

02-08-19

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NOTE:

ALL MAXIMUM ELEVATIONS ARE TO THE TOP OF FINISHED MATERIAL.

RESIDENTIAL UNITS:
- STUDIOS = 5 UNITS
- ONE BEDROOM = 16 UNITS
- TWO BEDROOMS = 7 UNITS

TOTAL = 28 UNITS PER LEVEL

DEL PRADO AVENUE

NORTH 27

WEST 28

EAST 27

SOUTH 28

2 BEDROOM TYPE E ±172.35 LEVEL 2C (RESIDENTIAL)

1 BEDROOM TYPE E

OPEN

1 BEDROOM TYPE B1

1 BEDROOM TYPE B2 ±171.00 LEVEL 2B (RESIDENTIAL)

STUDIO TYPE B1 ±169.50 LEVEL 2A (RESIDENTIAL)

STUDIO TYPE B2

2 BEDROOM TYPE C ±169.50 LEVEL 2A (RESIDENTIAL)

2 BEDROOM TYPE A1

2 BEDROOM TYPE B1

2 BEDROOM TYPE A2

2 BEDROOM TYPE A3 ±172.35 LEVEL 2C (RESIDENTIAL)

1 BEDROOM TYPE C ±171.00 LEVEL 2B (RESIDENTIAL)

STUDIO TYPE C

LOBBY ±169.50 LEVEL 2A (RESIDENTIAL)

ELEVATORS

STUDIO TYPE D

1 BEDROOM TYPE A1

HARD & SOFT LANDSCAPE 714 SF

2 BEDROOM TYPE D ±169.50 LEVEL 2A (RESIDENTIAL)

STAIR

1 BEDROOM TYPE B3 ±169.50 LEVEL 2A (RESIDENTIAL)

LOADING ZONE

OUTLINE OF RETAIL BELOW

PROPERTY LINE & SETBACK

AWNING BELOW

OUTLINE OF RETAIL & LOUNGE BELOW

PROPERTY SETBACK, TYP

PROPERTY LINE

5'-0" SETBACK

24" Ø TRASH CHUTE

RECYCLE CHUTE

OUTLINE OF RESIDENCE BELOW, TYP

EXHAUST DUCT, TYP

DN SLOPE 8.33%

PROPERTY LINE, TYP

SECOND LEVEL FLOOR PLAN

0' 2' 10' 20' 30'
1' 5' 15' 25'

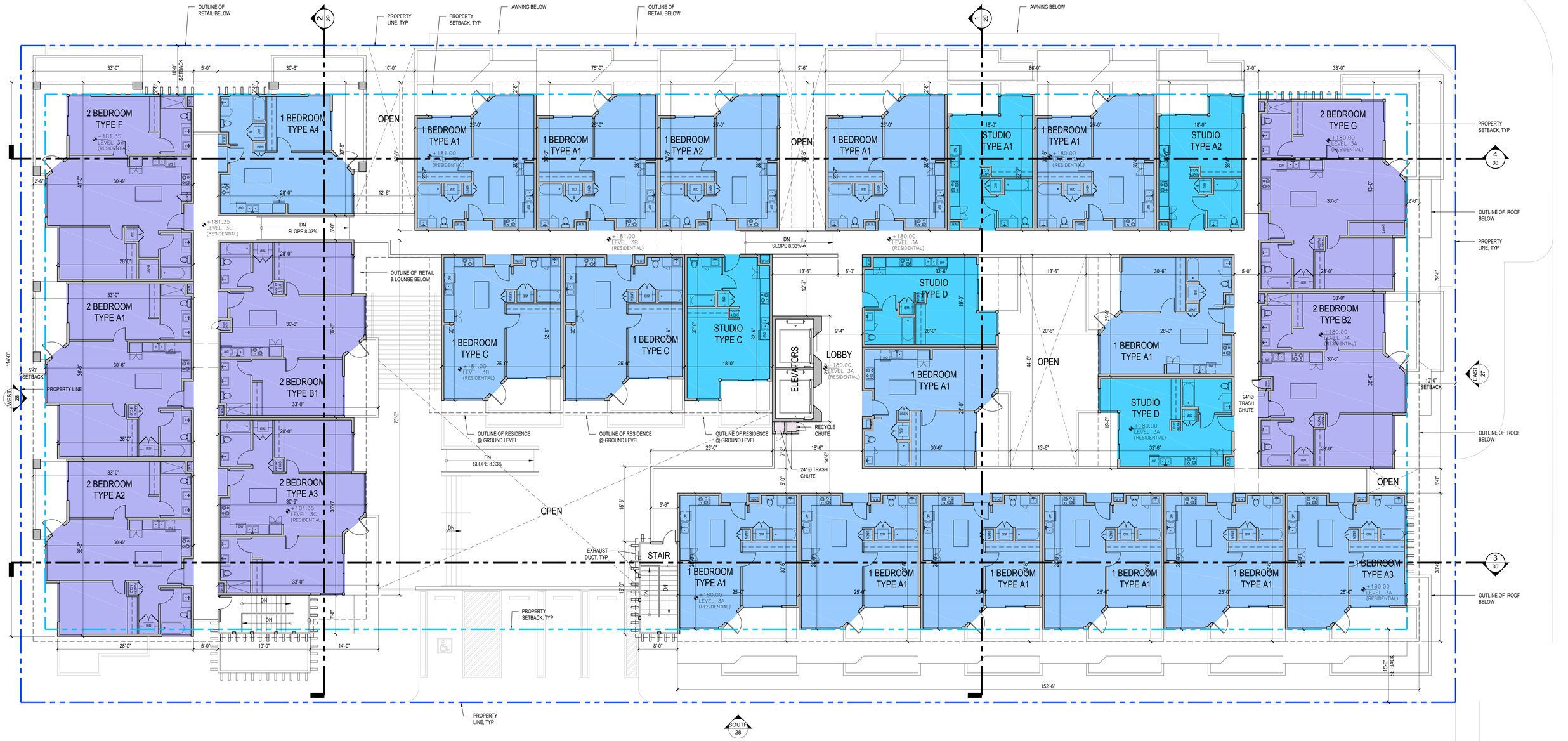
SCALE: 1/8" = 1'-0"

NOTE:

ALL MAXIMUM ELEVATIONS ARE TO THE TOP OF FINISHED MATERIAL.

RESIDENTIAL UNITS:
- STUDIOS = 5 UNITS
- ONE BEDROOM = 16 UNITS
- TWO BEDROOMS = 7 UNITS

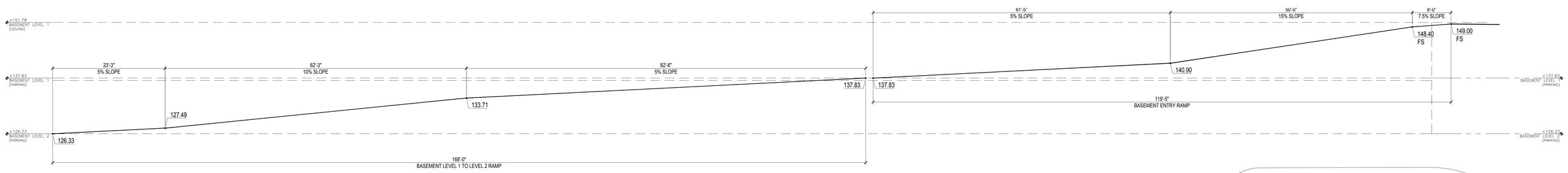
TOTAL = 28 UNITS PER LEVEL

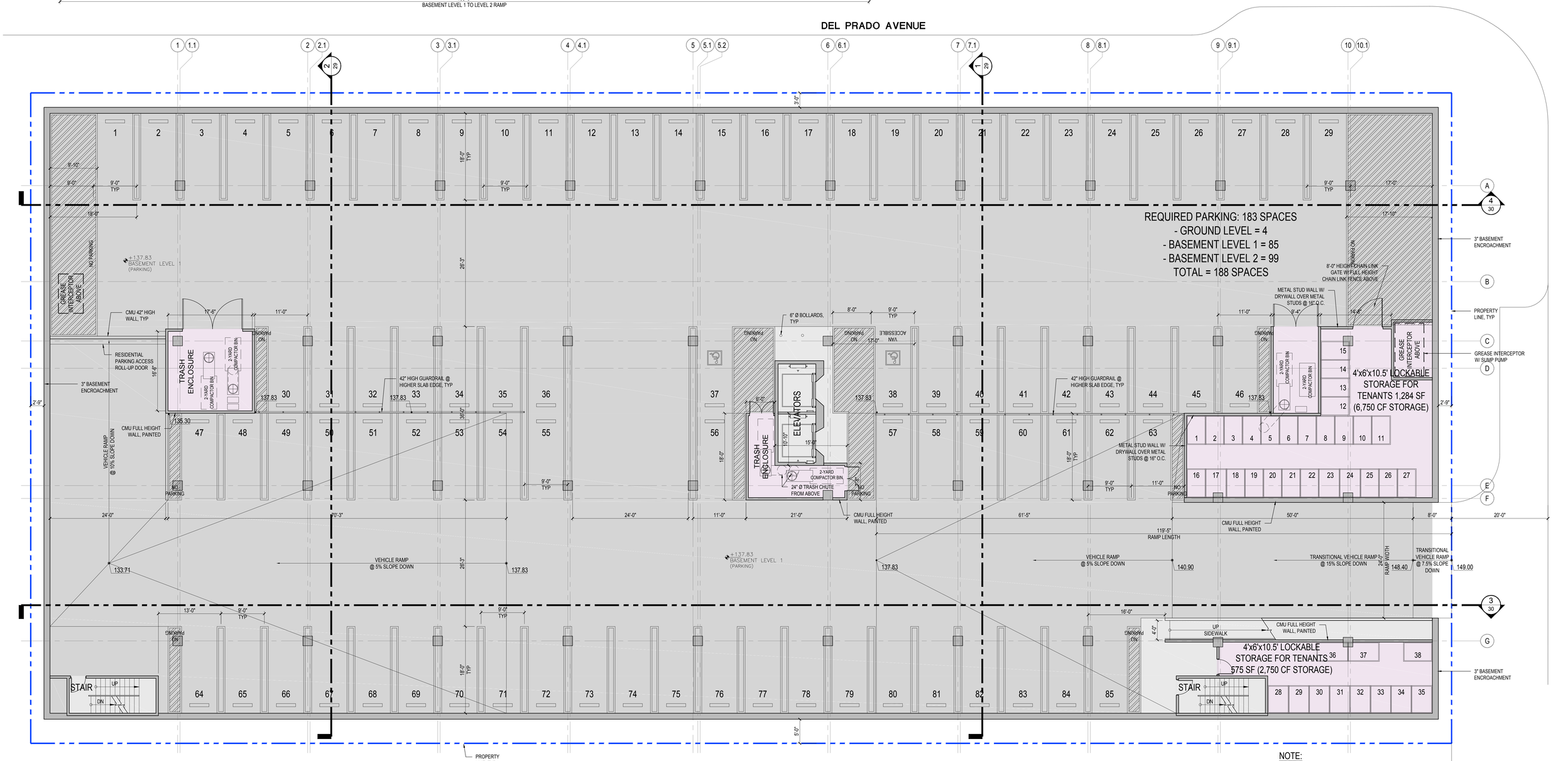


THIRD LEVEL FLOOR PLAN

0' 2' 10' 20' 30'
1' 5' 15' 25'

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





NOTE:

ALL MAXIMUM ELEVATIONS ARE TO THE TOP OF FINISHED MATERIAL.

BASEMENT LEVEL 1

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

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

DANA POINT | CALIFORNIA

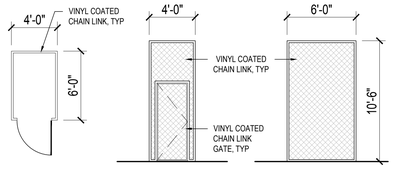
American Commercial Equities Two, LLC

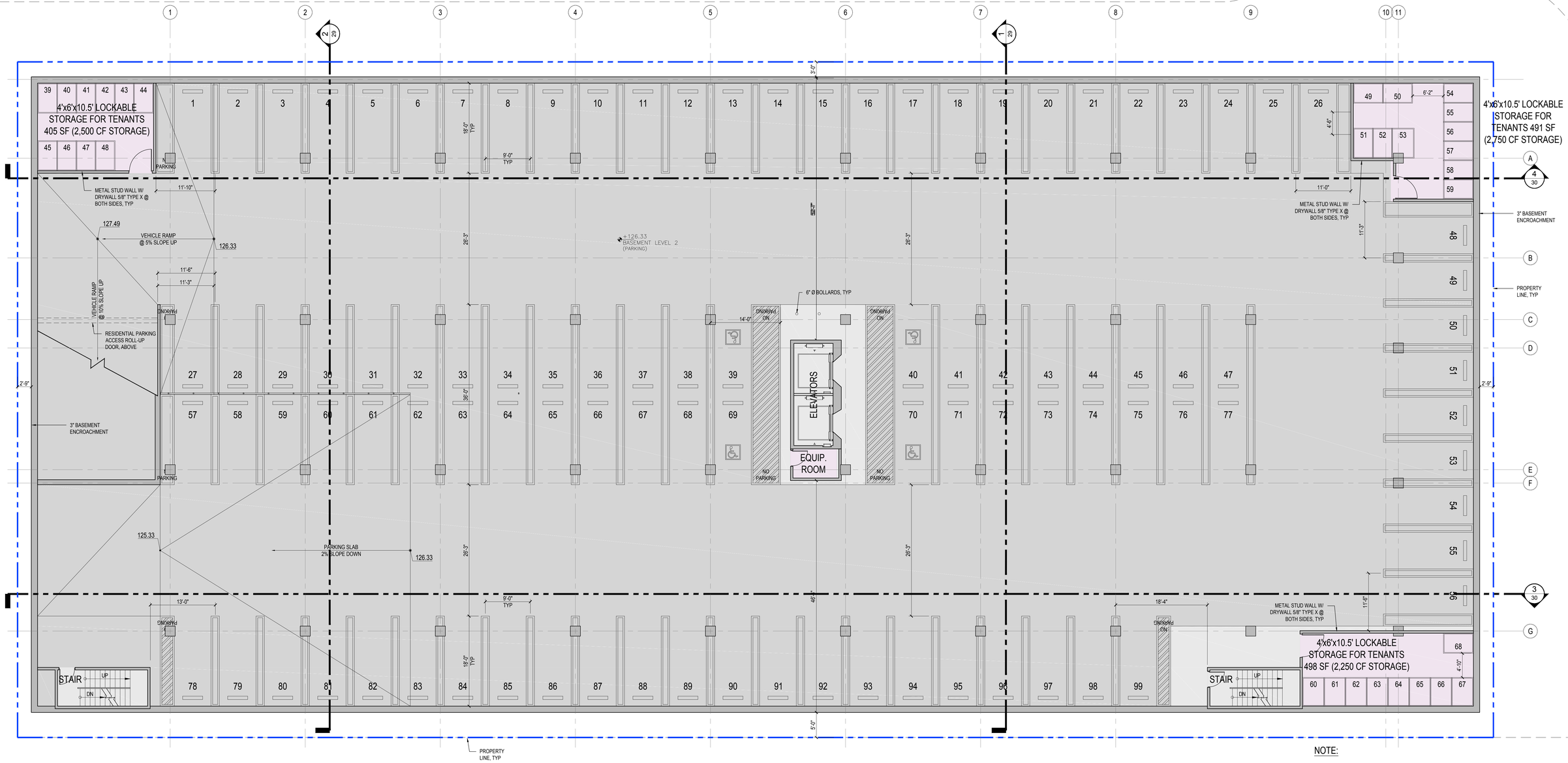
02-08-19

22

LOCKABLE STORAGE UNIT FOR TENANTS

0' 2' 10'
1' 5'
SCALE: 3/16" = 1'-0"





NOTE:

ALL MAXIMUM ELEVATIONS ARE TO THE TOP OF FINISHED MATERIAL.

BASEMENT LEVEL 2

0' 2' 10' 20' 30'
1' 5' 15' 25'
SCALE: 1/8" = 1'-0"

ROOF SQUARE FEET:

BUILDING A:	14,825 SF
BUILDING B:	5,094 SF
BUILDING C:	+7,098 SF
TOTAL:	27,017 SF

ROOF 5% = 1,351 SF

MECHANICAL SQUARE FEET:

BUILDING A:	895 SF
BUILDING B:	149 SF
BUILDING C:	+ 222 SF
TOTAL:	1,266 SF

ELEVATION BASE LINE: 152.56'
ELEVATION HEIGHT LIMIT: + 40.00'

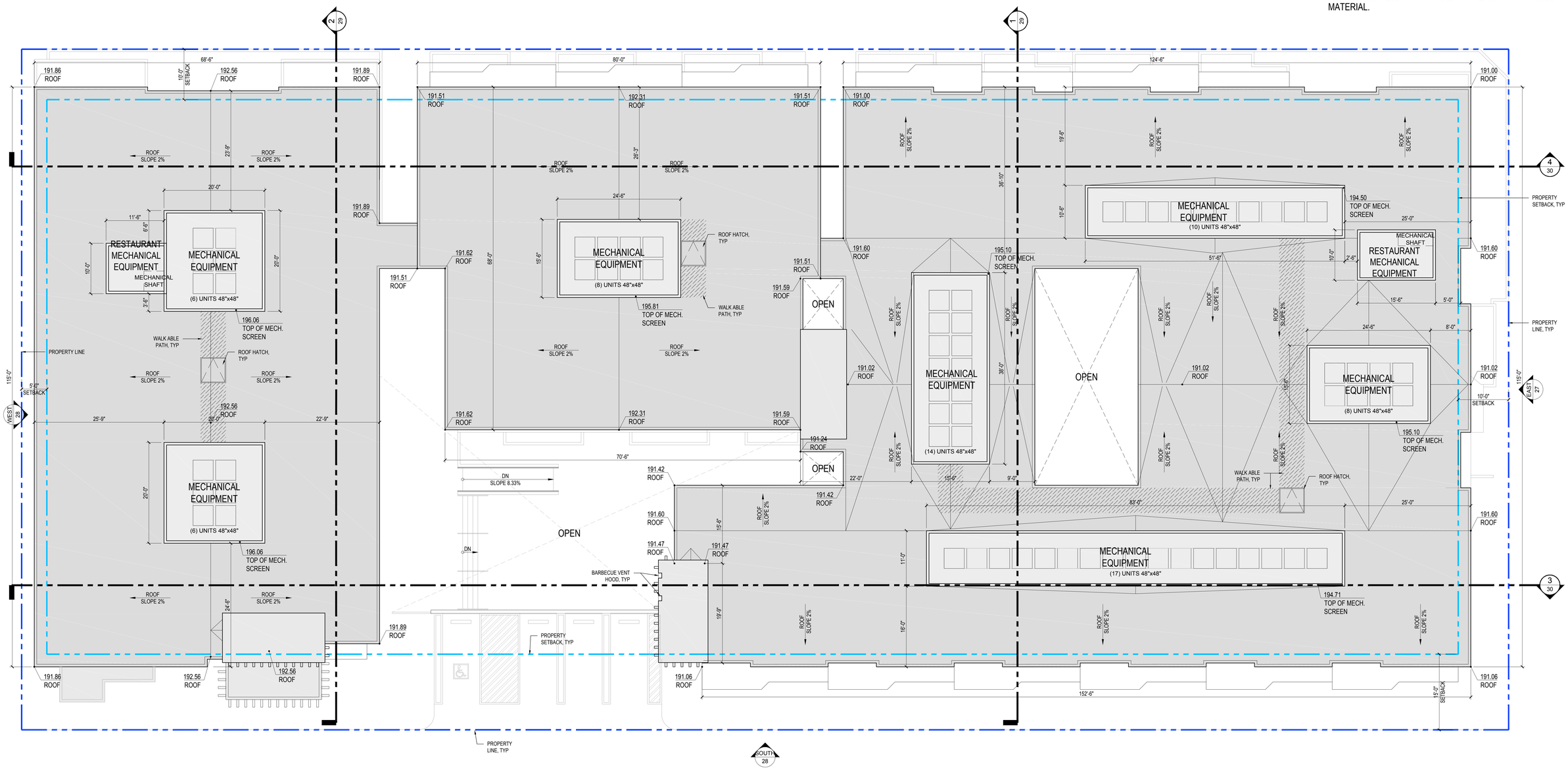
MAXIMUM BUILDING ELEVATION HEIGHT: 192.56'

MAXIMUM MECHANICAL SCREEN HEIGHT ALLOWED: 42" (3.50')

MAXIMUM MECHANICAL ELEVATION SCREEN HEIGHT: 196.06'

NOTE:

ALL MAXIMUM ELEVATIONS ARE TO THE TOP OF FINISHED MATERIAL.



ROOF PLAN

0' 2' 10' 20' 30'
1" 5' 15' 25'

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

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

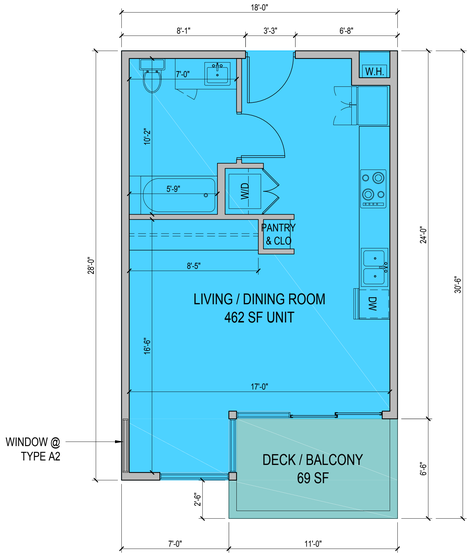
DANA POINT | CALIFORNIA

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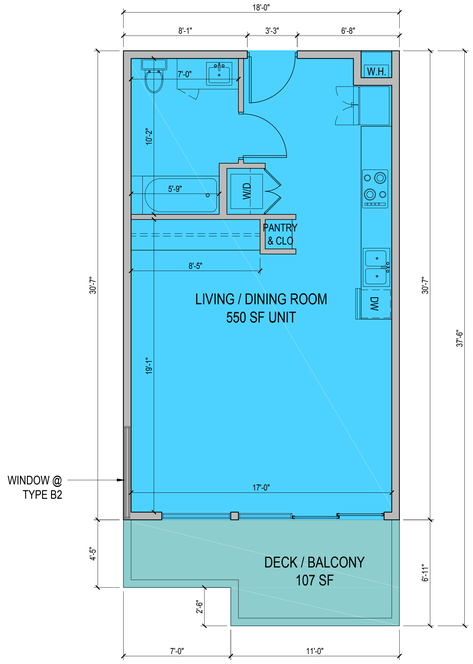
24



TYPE A1
(TYPICAL APARTMENT)

TYPE A2
(WITH CORNER WINDOW @ LIVING / DINING ROOM)

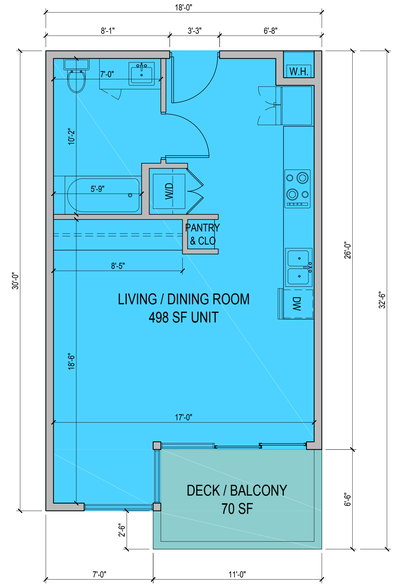
STUDIO UNIT - TYPE A (462 SF)
(GROUND, SECOND INTERIOR & THIRD LEVEL APARTMENTS)



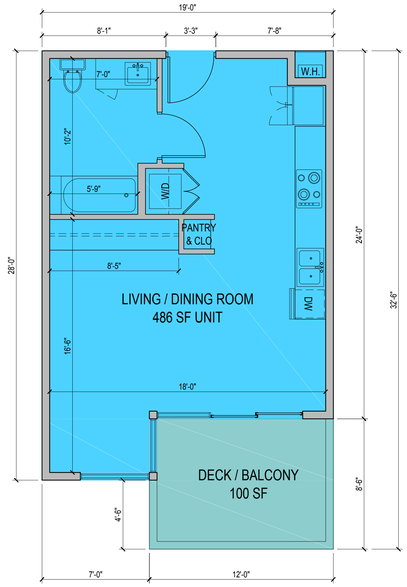
TYPE B1
(TYPICAL APARTMENT)

TYPE B2
(WITH CORNER WINDOW @ LIVING / DINING ROOM)

STUDIO UNIT - TYPE B (550 SF)
(SECOND LEVEL APARTMENT @ DEL PRADO AVENUE)



STUDIO UNIT - TYPE C (498 SF)
(THIRD LEVEL APARTMENT LOOKING TOWARD INTERIOR PATIO)



STUDIO UNIT - TYPE D (486 SF)
(SECOND & THIRD LEVEL INTERIOR UNITS)

STUDIO UNITS FLOOR PLAN

0' 2' 10'
1' 5' 15'

SCALE: 1/4" = 1'-0"

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

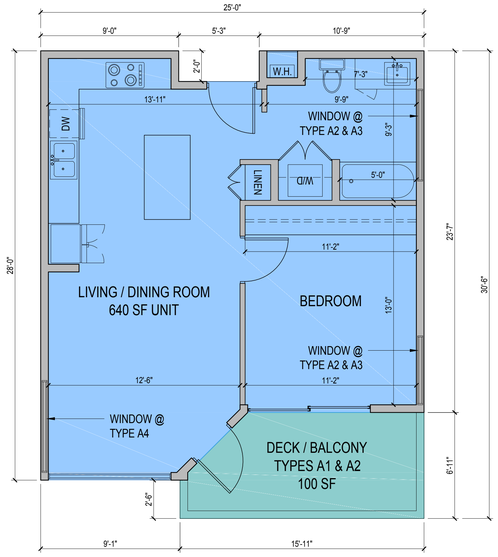
DANA POINT | CALIFORNIA

American Commercial Equities Two, LLC

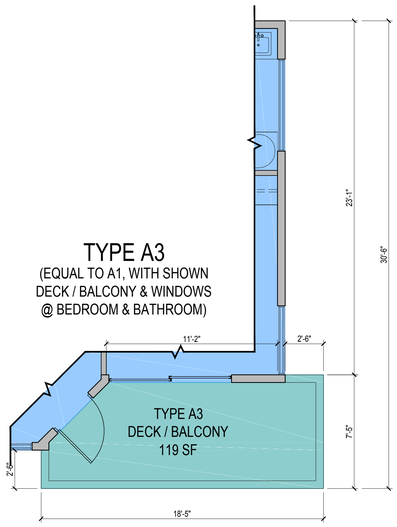
02-08-19

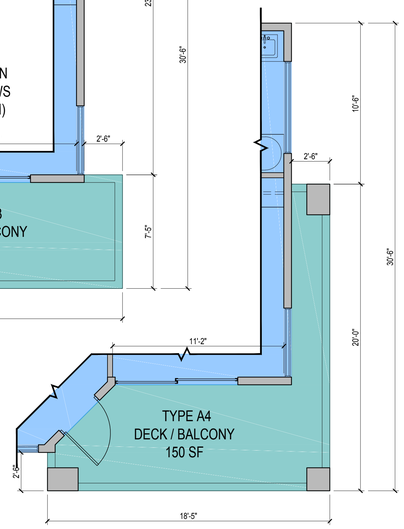
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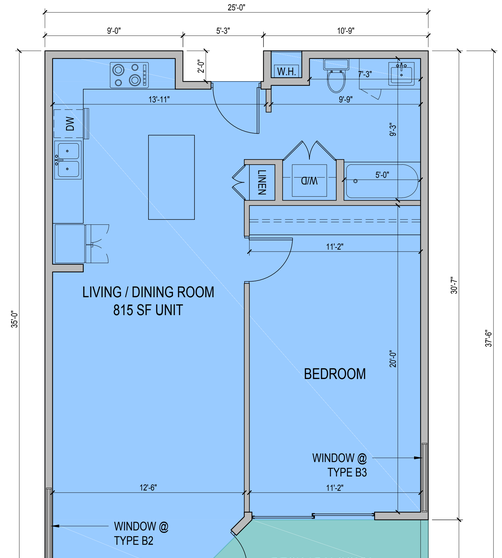
TYPE A1
(TYPICAL APARTMENT)



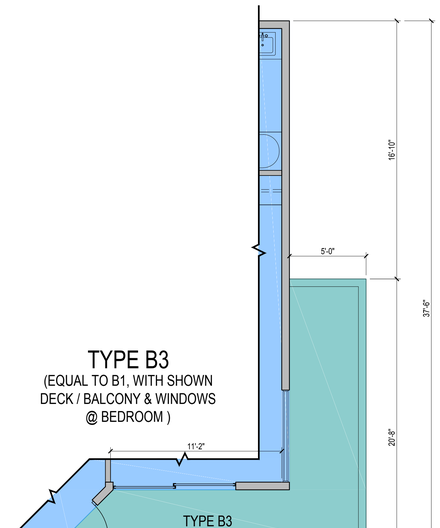


TYPE A2
(WITH CORNER WINDOW
@ LIVING / DINING ROOM)

1 BEDROOM UNIT - TYPE A (640 SF)
(GROUND, SECOND & THIRD LEVEL APARTMENTS)

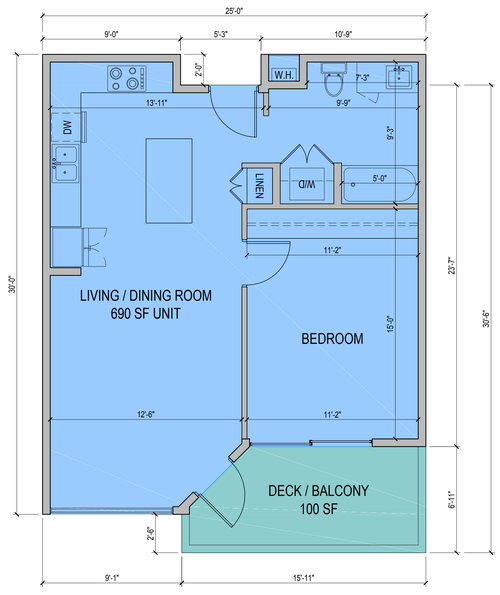


TYPE B1
(TYPICAL APARTMENT)

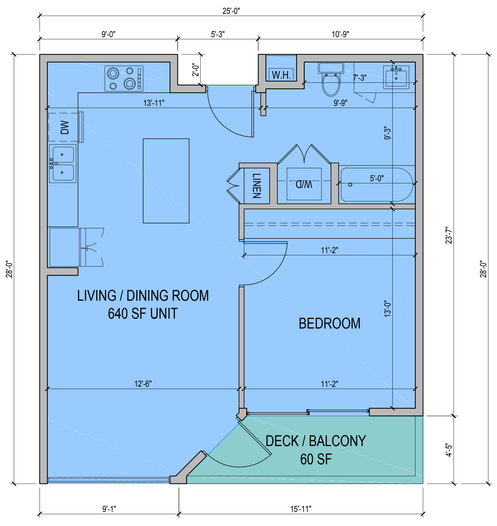


TYPE B2
(WITH CORNER WINDOW
@ LIVING / DINING ROOM)

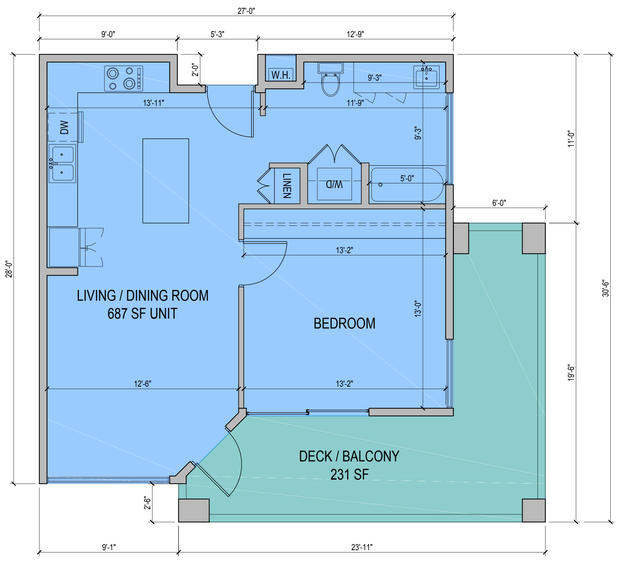
1 BEDROOM UNIT - TYPE B (815 SF)
(SECOND LEVEL APARTMENT)



1 BEDROOM UNIT - TYPE C (690 SF)
(THIRD LEVEL APARTMENT LOOKING TOWARD INTERIOR PATIO)



1 BEDROOM UNIT - TYPE D (640 SF)
(GROUND LEVEL APARTMENT @ ALLEY)



1 BEDROOM UNIT - TYPE E (687 SF)
(SECOND LEVEL APARTMENT @ DEL
PRADO AVENUE, BUILDING "C")

1 BEDROOM UNITS FLOOR PLAN

0' 2' 10'
1" 5" 15"
SCALE: 1/4" = 1'-0"

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

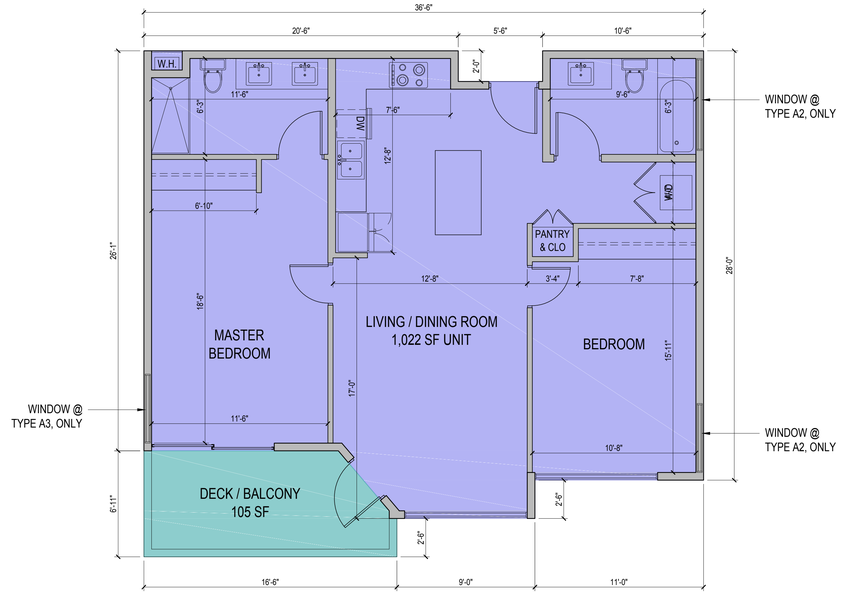
DANA POINT | CALIFORNIA

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25.1

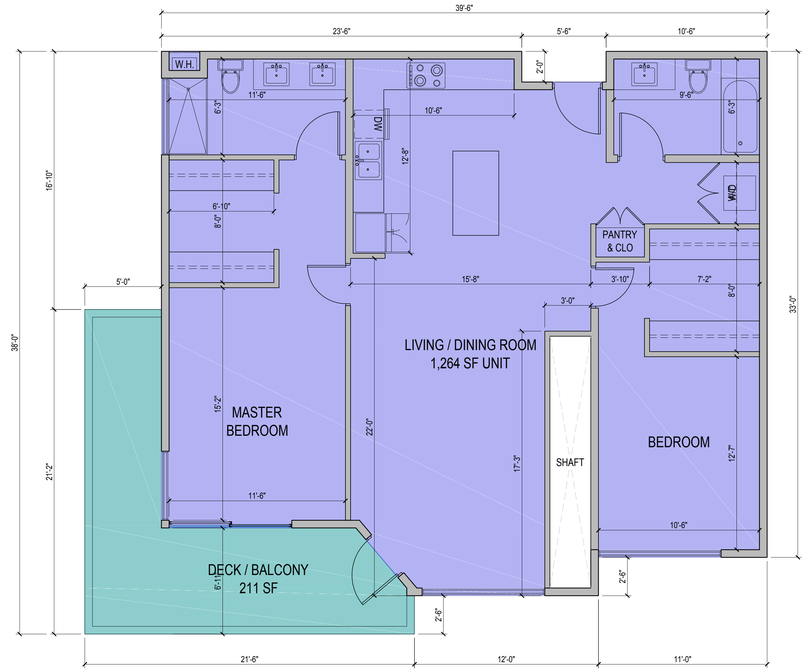


TYPE A1
(TYPICAL APARTMENT, INTERIOR UNIT)

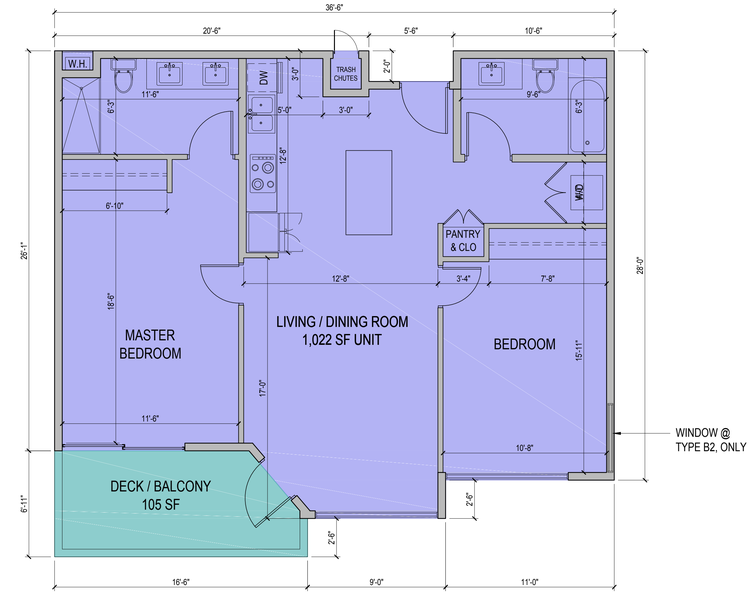
TYPE A2
(WITH WINDOWS @ BEDROOM & BATHROOM)

TYPE A3
(WITH WINDOWS @ MASTER BEDROOM)

2 BEDROOM UNIT - TYPE A (1,022 SF)
(SECOND INTERIOR & THIRD LEVEL APARTMENTS)



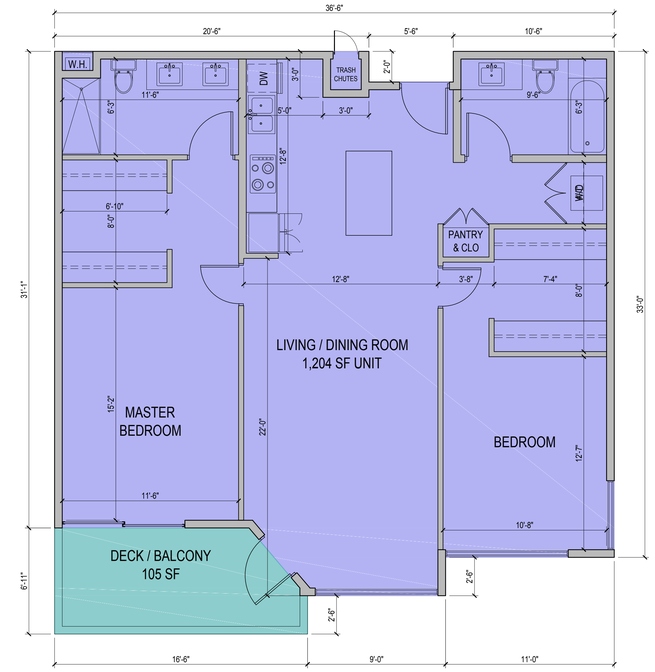
2 BEDROOM UNIT - TYPE C (1,264 SF)
(SECOND LEVEL APARTMENT @ AMBER LANTERN STREET)



TYPE B1
(TYPICAL APARTMENT WITH TRASH CHUTE)

TYPE B2
(WITH CORNER WINDOW @ BEDROOM)

2 BEDROOM UNIT - TYPE B (1,022 SF)
(APARTMENT WITH TRASH CHUTE @ BUILDING "A" & "C")



2 BEDROOM UNIT - TYPE D (1,204 SF)
(SECOND LEVEL APARTMENT @ AMBER LANTERN STREET WITH TRASH CHUTE)

2 BEDROOMS UNITS FLOOR PLAN

0' 2' 10'
1' 5' 15'

SCALE: 1/4" = 1'-0"

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

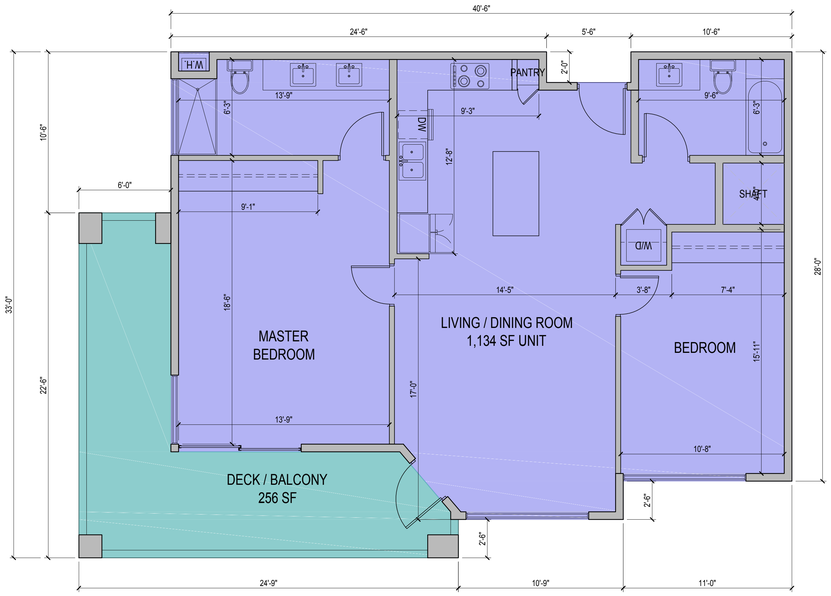
DANA POINT | CALIFORNIA

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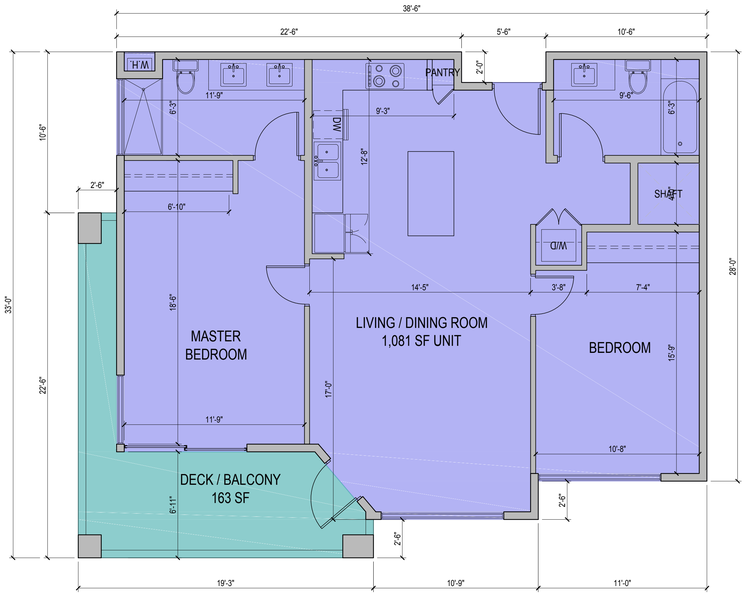
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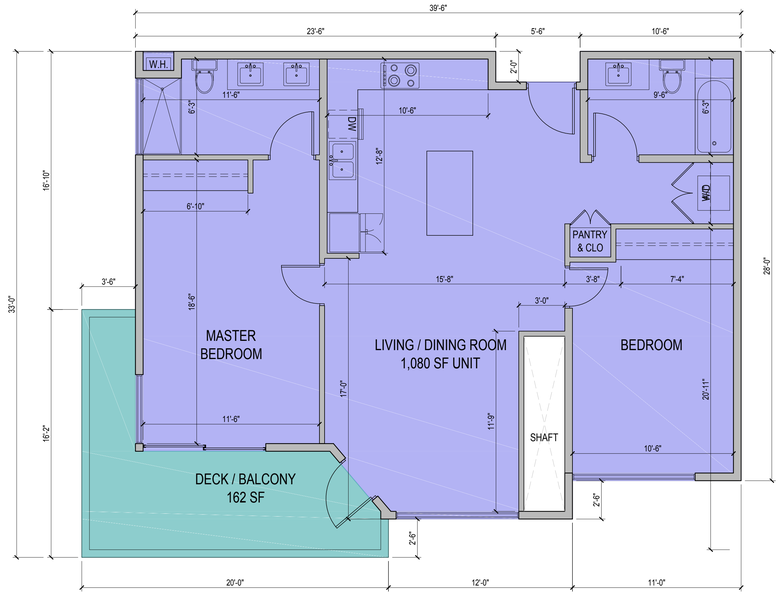
2 BEDROOM UNIT - TYPE E (1,134 SF)

(SECOND LEVEL APARTMENT WITH SHAFT & WINDOWS @ BEDROOM & BATHROOM)



2 BEDROOM UNIT - TYPE F (1,081 SF)

(THIRD LEVEL APARTMENT WITH SHAFT & WINDOWS @ BEDROOM & BATHROOM)



2 BEDROOM UNIT - TYPE G (1,080 SF)

(WITH DIFFERENT DECK / BALCONY SIZES &
WINDOWS @ MASTER BEDROOM & BATHROOM)

2 BEDROOMS UNITS FLOOR PLAN

0' 2' 10'
1" 5" 15"

SCALE: 1/4" = 1'-0"

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

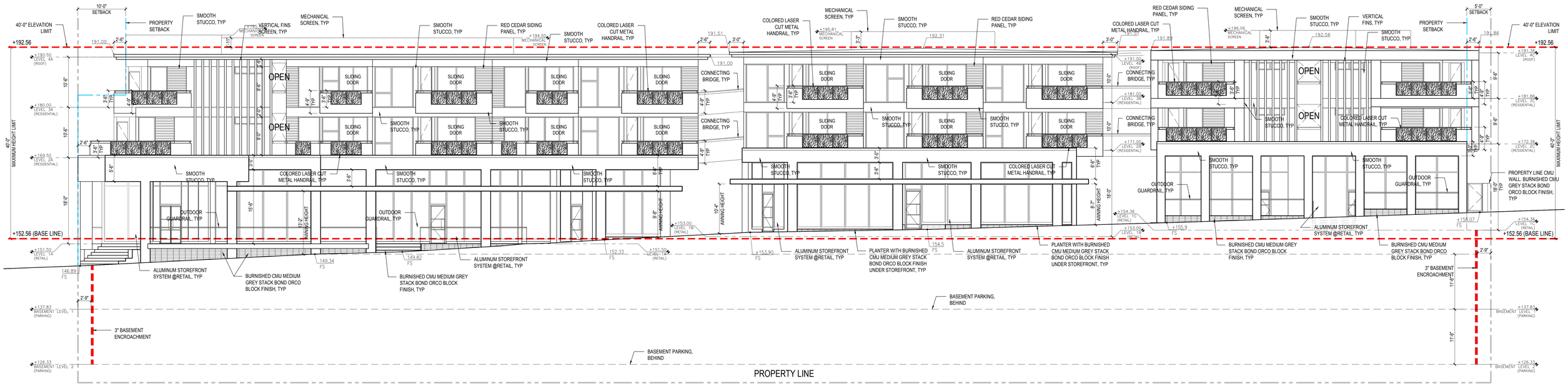
DANA POINT | CALIFORNIA

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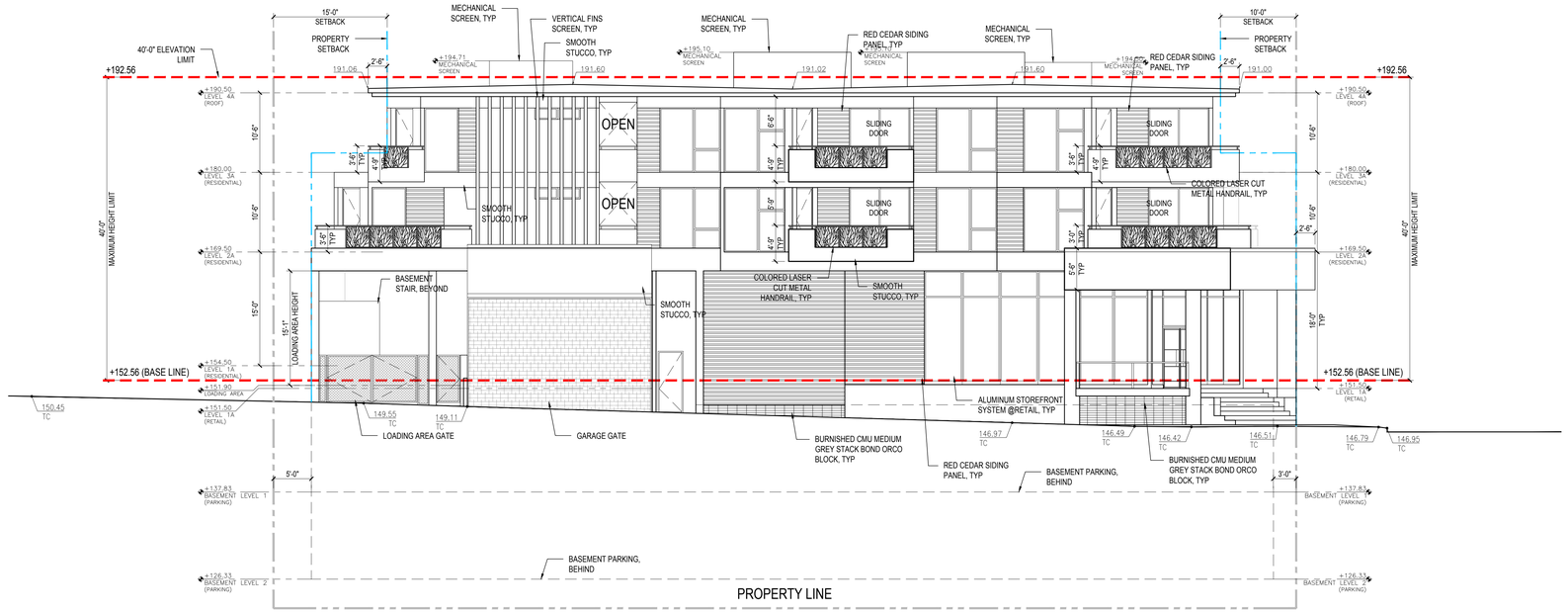
02-08-19

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26.1



NORTH ELEVATION - DEL PRADO AVENUE



EAST ELEVATION - STREET OF THE AMBER LANTERN

ELEVATION BASE LINE: 152.56'
ELEVATION HEIGHT LIMIT: + 40.00'

MAXIMUM BUILDING ELEVATION HEIGHT: 192.56'

MAXIMUM MECHANICAL SCREEN HEIGHT ALLOWED: 42" (3.50')

MAXIMUM MECHANICAL ELEVATION SCREEN HEIGHT: 196.06'

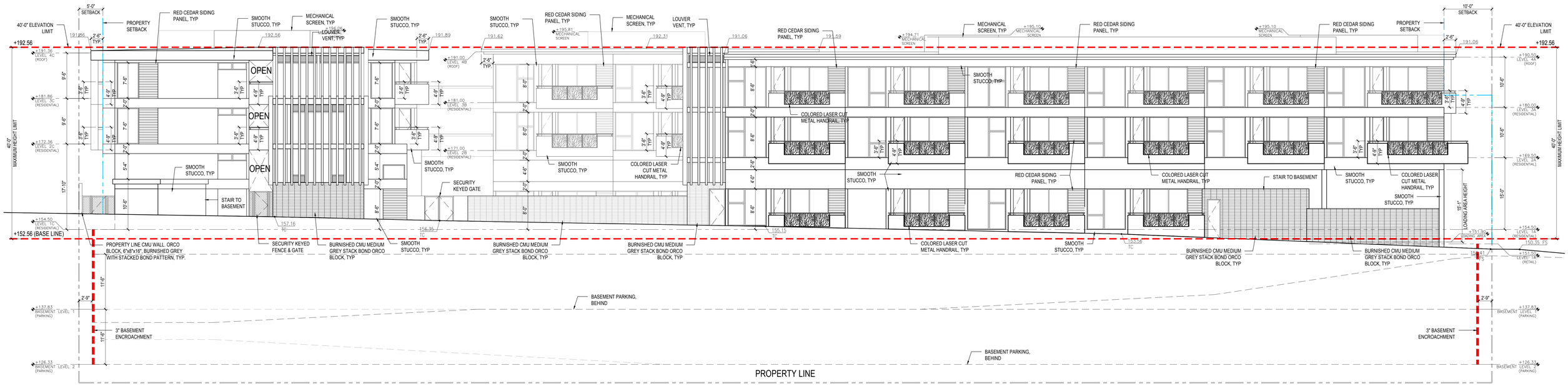
NOTE:

ALL MAXIMUM HEIGHTS ARE TO THE TOP OF FINISHED MATERIAL.

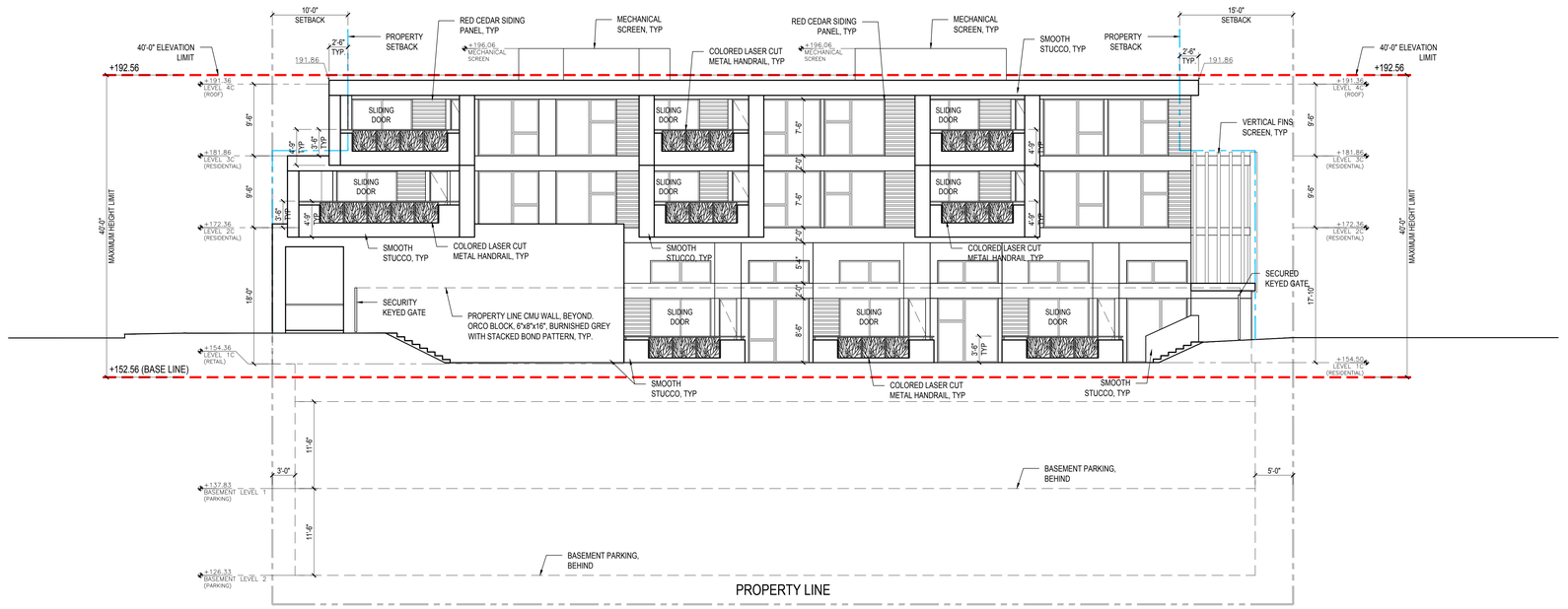
BUILDING ELEVATIONS

0' 2' 10' 20' 30'
1' 5' 15' 25'

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



SOUTH ELEVATION - ALLEY



WEST ELEVATION

ELEVATION BASE LINE: 152.56'
ELEVATION HEIGHT LIMIT: + 40.00'

MAXIMUM BUILDING ELEVATION HEIGHT: 192.56'

MAXIMUM MECHANICAL SCREEN HEIGHT ALLOWED: 42" (3.50')

MAXIMUM MECHANICAL ELEVATION SCREEN HEIGHT: 196.06'

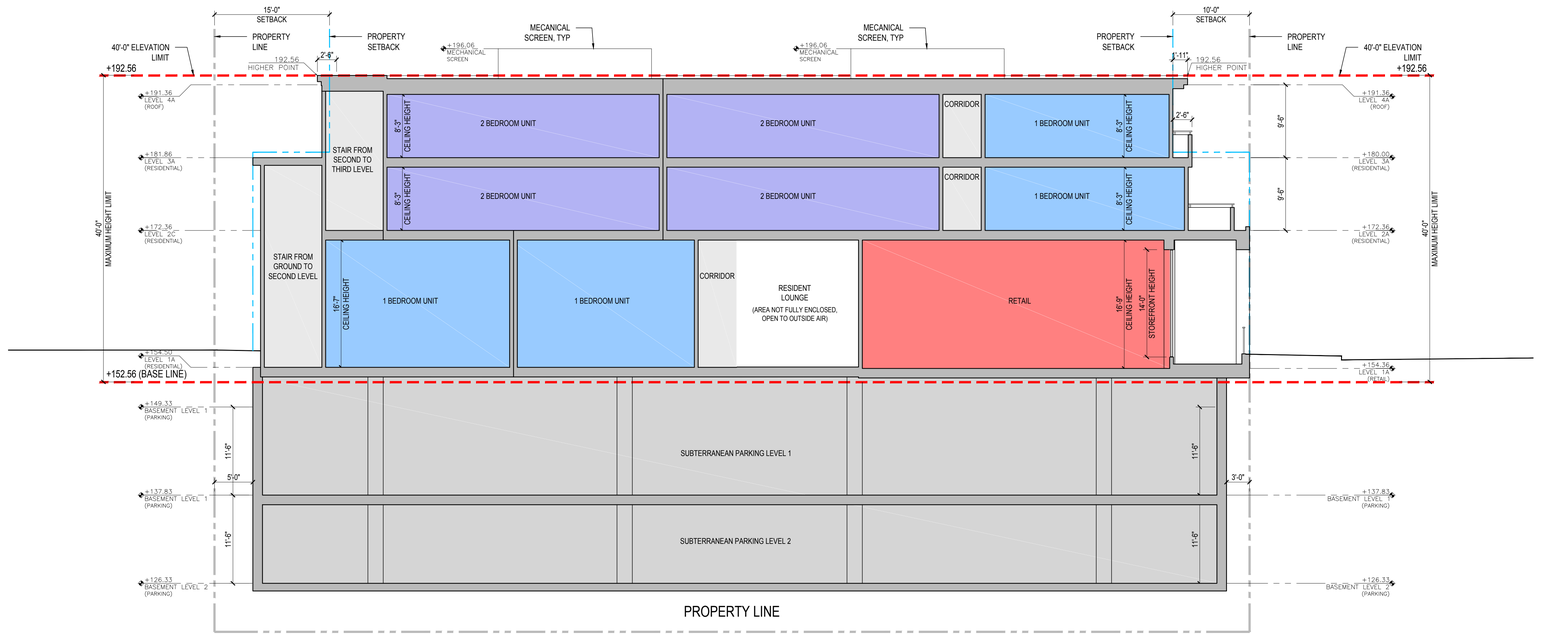
NOTE:

ALL MAXIMUM HEIGHTS ARE TO THE TOP OF FINISHED MATERIAL.

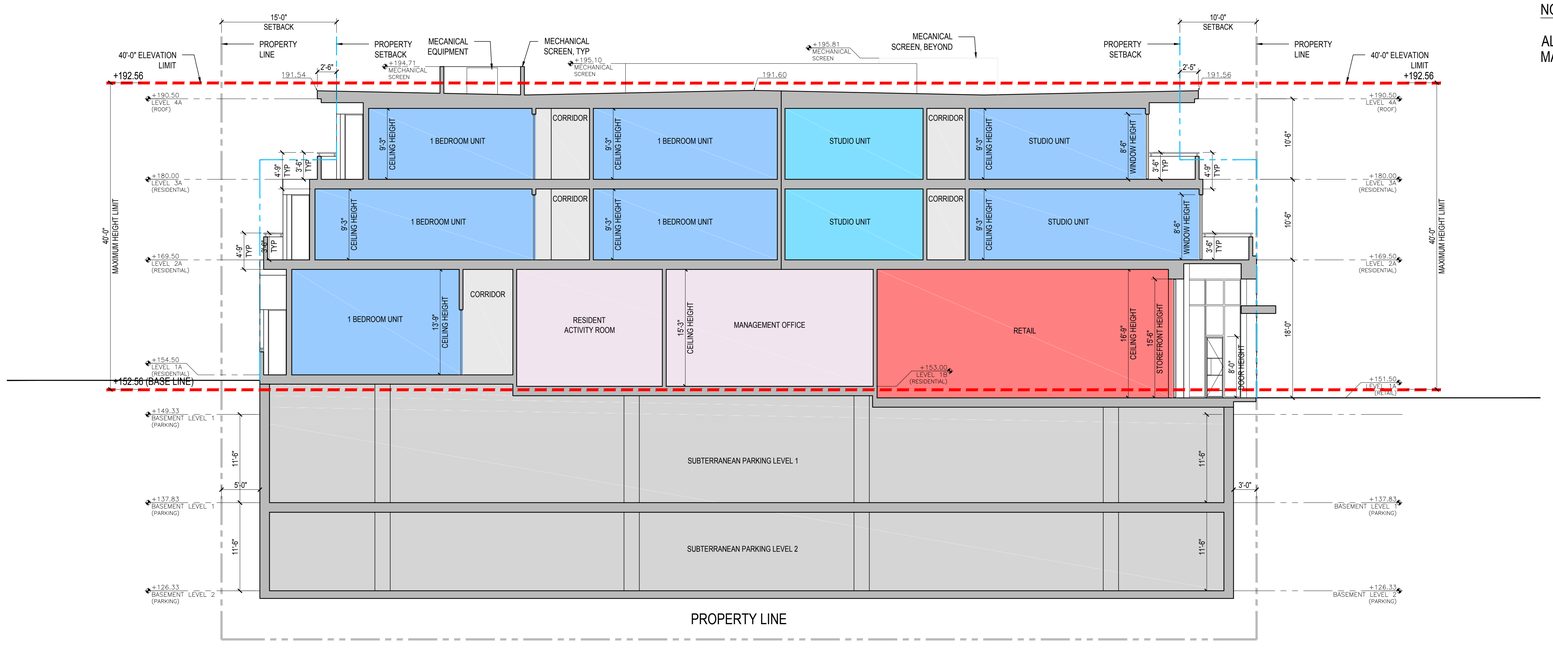
BUILDING ELEVATIONS

0' 2' 10' 20' 30'
1' 5' 15' 25'

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



SECTION 2 - TRANSVERSAL



SECTION 1 - TRANSVERSAL

ELEVATION BASE LINE: 152.56'
ELEVATION HEIGHT LIMIT: + 40.00'

MAXIMUM BUILDING ELEVATION HEIGHT: 192.56'

MAXIMUM MECHANICAL SCREEN HEIGHT ALLOWED: 42" (3.50')

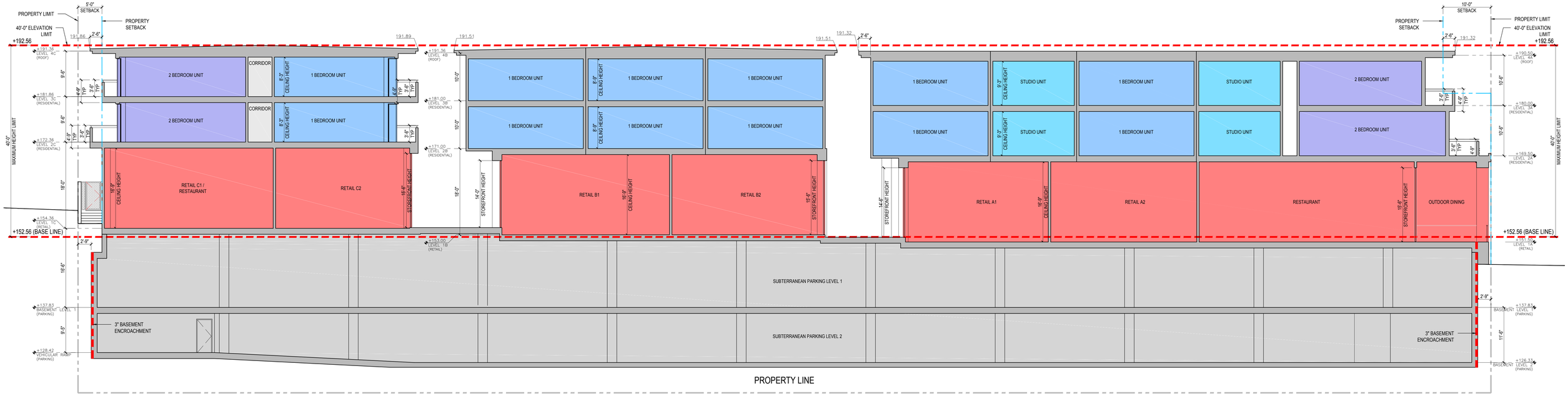
MAXIMUM MECHANICAL ELEVATION SCREEN HEIGHT: 196.06'

NOTE:

ALL MAXIMUM HEIGHTS ARE TO THE TOP OF FINISHED MATERIAL.

BUILDING SECTIONS

0' 2' 10' 20' 30'
1" 5" 15" 25"
SCALE: 1/8" = 1'-0"



SECTION 4 - LONGITUDINAL

SECTION 3 - LONGITUDINAL

NOTE:

ALL MAXIMUM HEIGHTS ARE TO THE TOP OF FINISHED MATERIAL.

ELEVATION BASE LINE:	152.56'
ELEVATION HEIGHT LIMIT:	+ 40.00'
MAXIMUM BUILDING ELEVATION HEIGHT:	192.56'

MAXIMUM MECHANICAL SCREEN HEIGHT ALLOWED: 42" (3.50')

MAXIMUM MECHANICAL ELEVATION SCREEN HEIGHT: 196.06'

BUILDING SECTIONS

0' 2' 10' 20' 30'
1' 5' 15' 25'

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

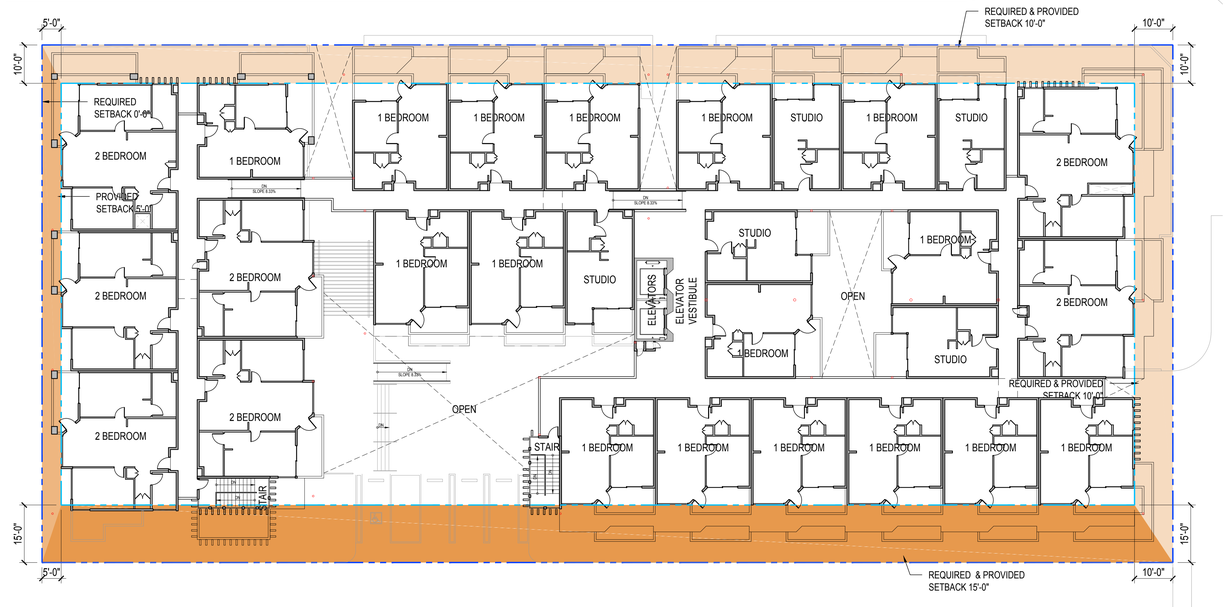
EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

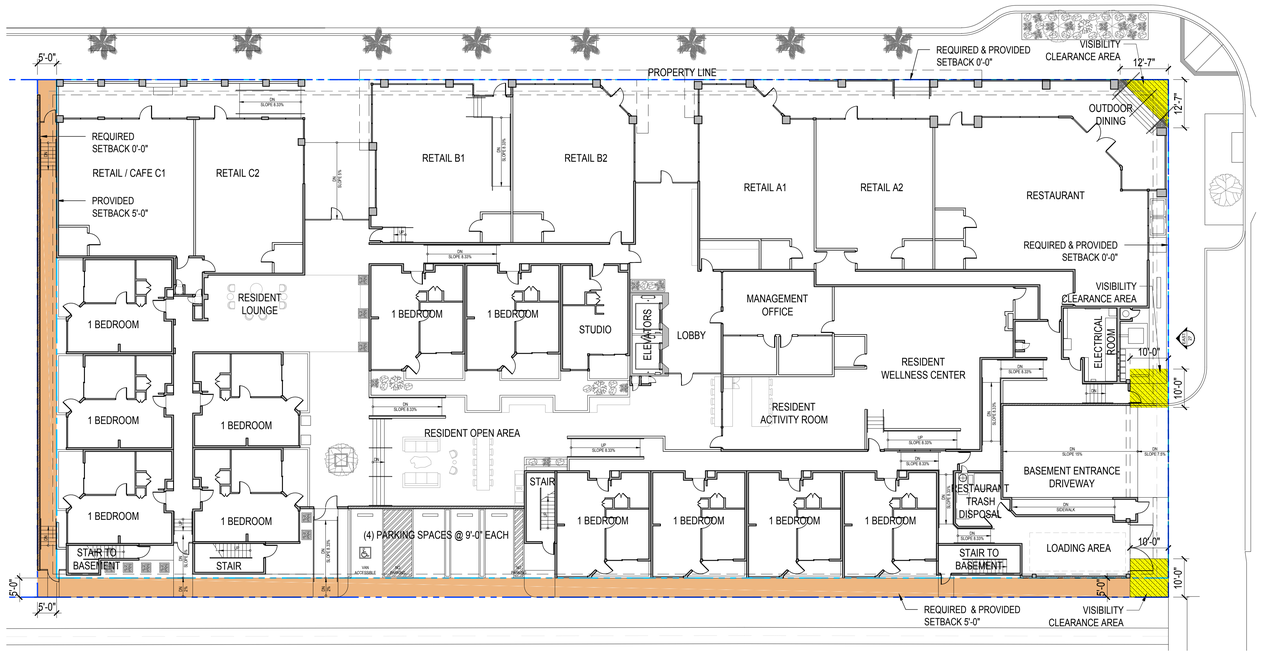
DANA POINT | CALIFORNIA

American Commercial Equities Two, LLC

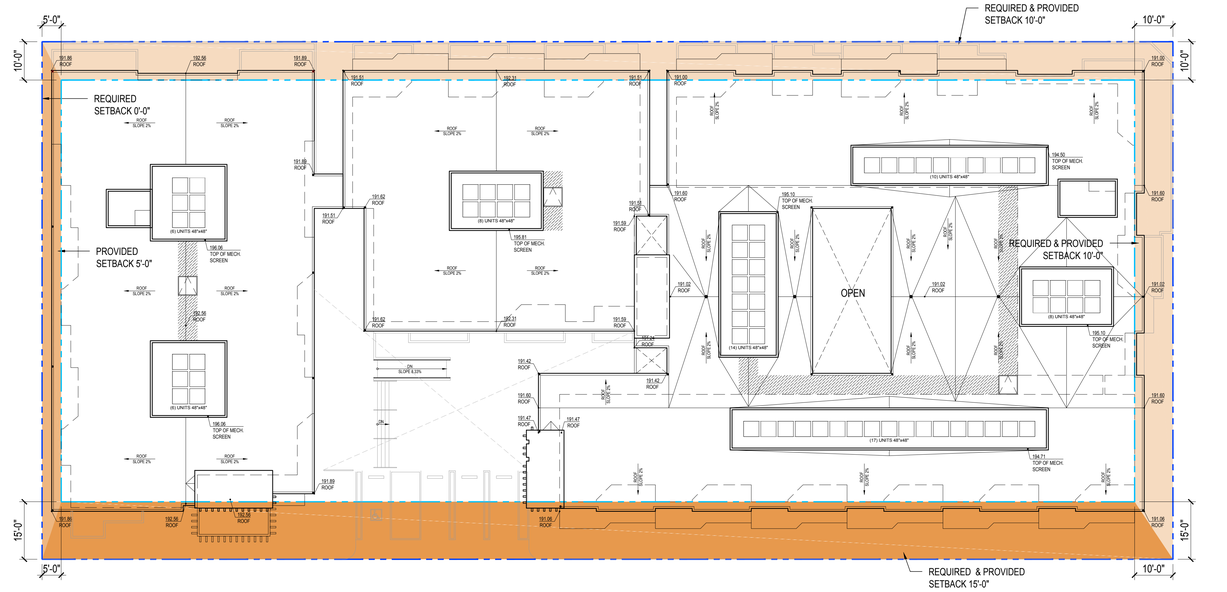
02-08-19



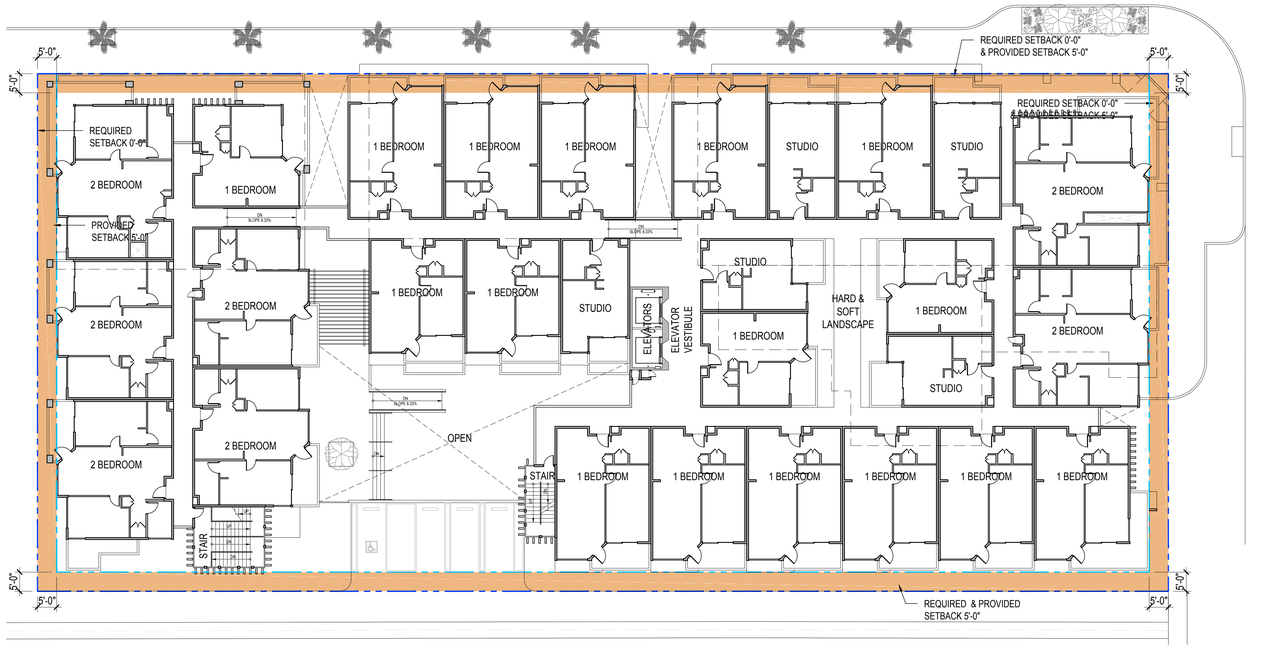
THIRD LEVEL



GROUND LEVEL



ROOF LEVEL



SECOND LEVEL

REQUIRED SETBACK DIAGRAM

0' 5' 15' 25'
1' 10' 20' 50'

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

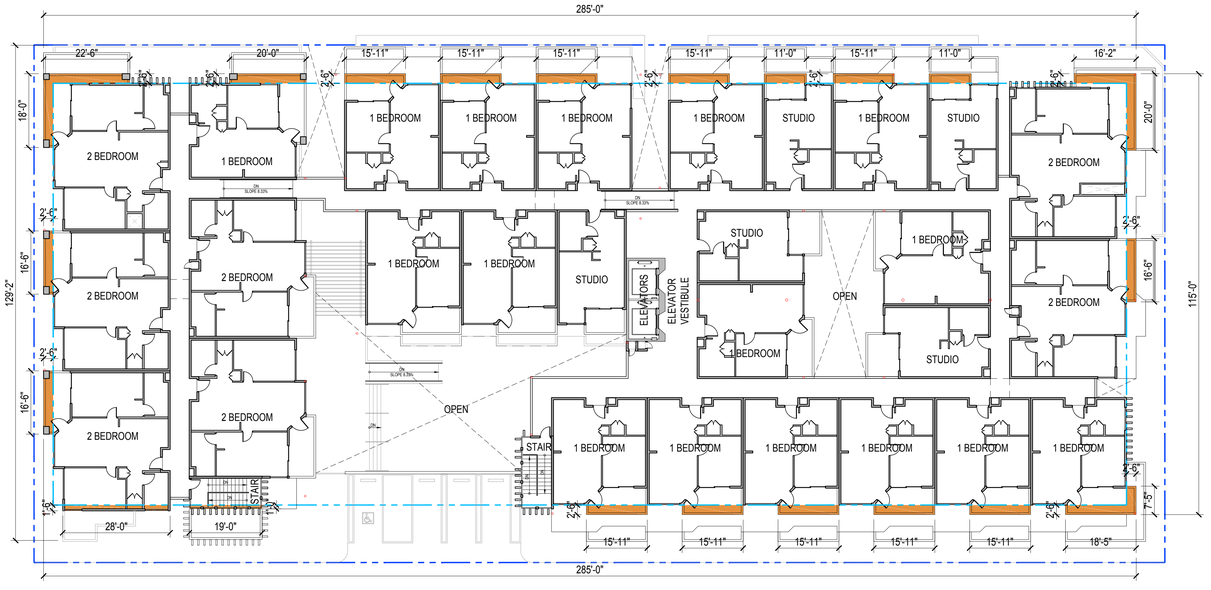
EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

DANA POINT | CALIFORNIA

American Commercial Equities Two, LLC

02-08-19



MAXIMUM PERCENTAGE OF BUILDING ELEVATION LENGTH - THIRD LEVEL:

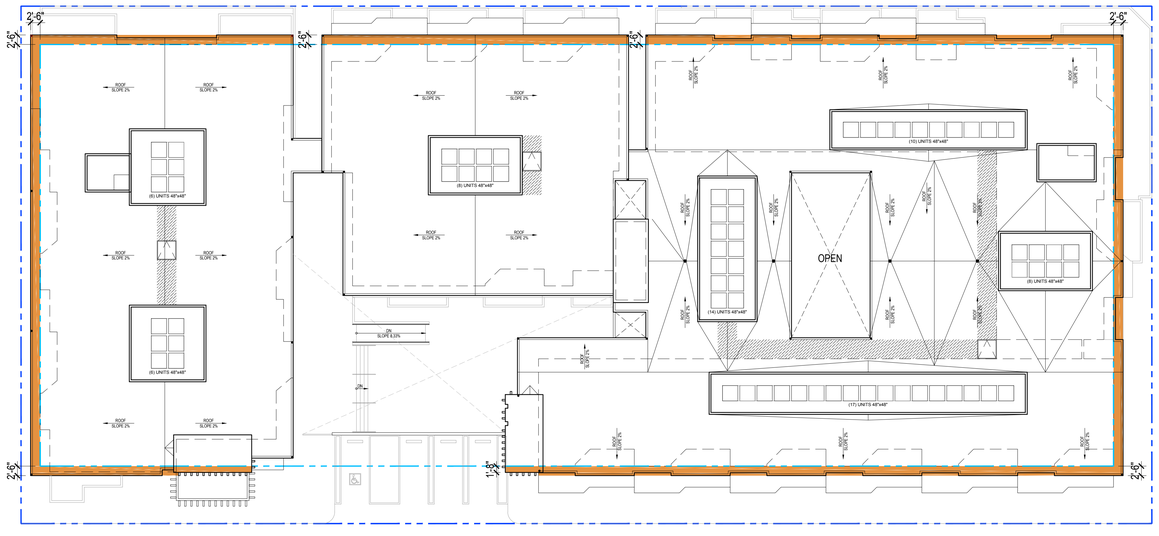
FRONT LENGTH: 285'-0" (60% OF LENGTH = 171'-0" MAXIMUM)
ENCROACHMENT LENGTH PROVIDED: 160'-3"

EAST SIDE LENGTH: 115'-0" (40% OF LENGTH = 46'-0" MAXIMUM)
ENCROACHMENT LENGTH PROVIDED: 43'-11"

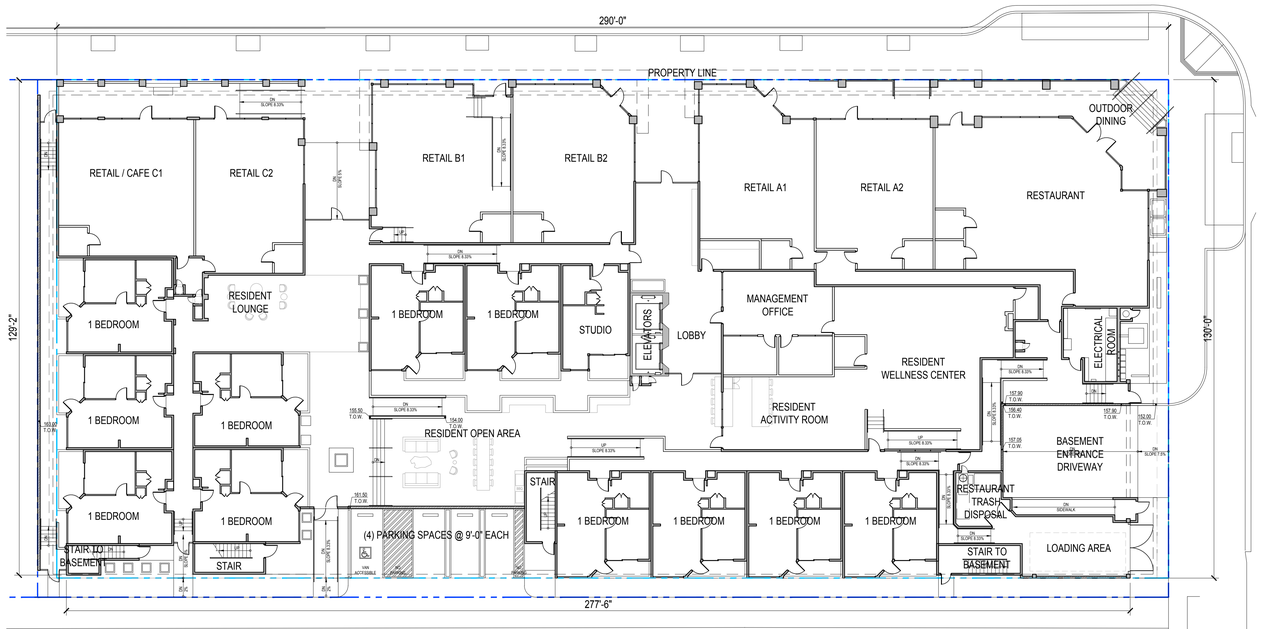
WEST SIDE LENGTH: 129'-2" (40% OF LENGTH = 51'-8" MAXIMUM)
ENCROACHMENT LENGTH PROVIDED: 51'-0"

REAR LENGTH: 285'-0" (80% OF LENGTH = 228'-0" MAXIMUM)
ENCROACHMENT LENGTH PROVIDED: 145'-0"

THIRD LEVEL



ROOF LEVEL



MAXIMUM PERCENTAGE OF BUILDING ELEVATION LENGTH - GROUND LEVEL

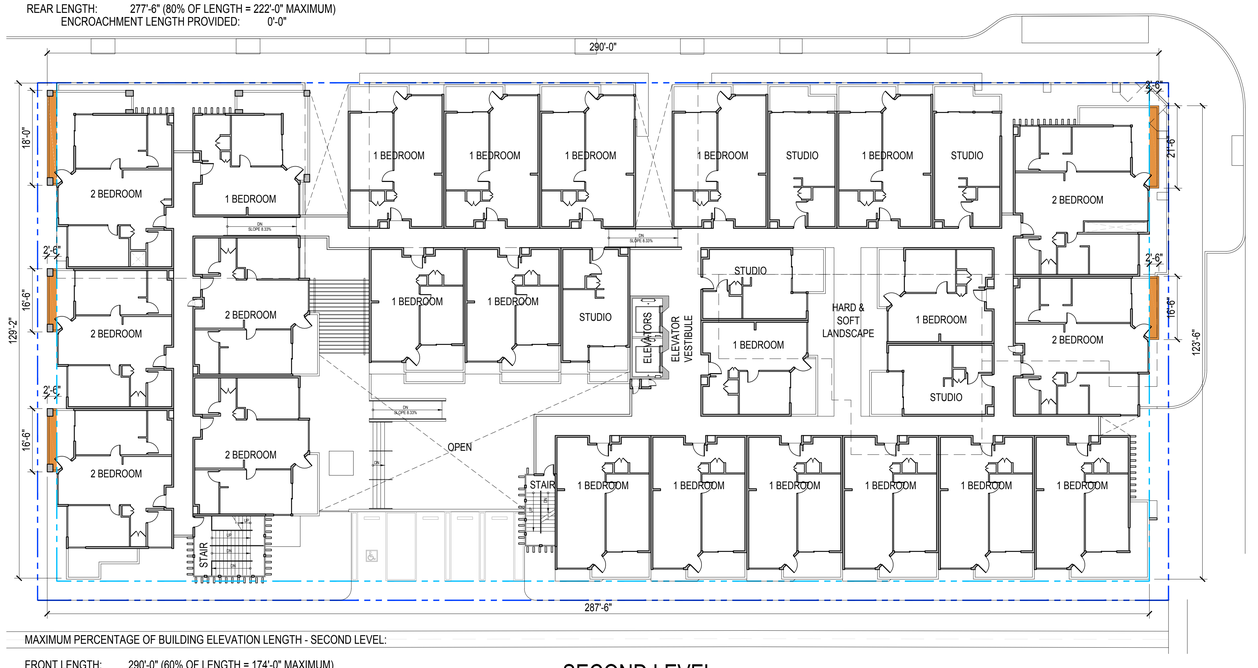
FRONT LENGTH: 290'-0" (60% OF LENGTH = 174'-0" MAXIMUM)
ENCROACHMENT LENGTH PROVIDED: 43'-6"

EAST SIDE LENGTH: 130'-0" (40% OF LENGTH = 52'-0" MAXIMUM)
ENCROACHMENT LENGTH PROVIDED: 23'-5"

WEST SIDE LENGTH: 129'-2" (40% OF LENGTH = 51'-8" MAXIMUM)
ENCROACHMENT LENGTH PROVIDED: 0'-0"

REAR LENGTH: 277'-6" (80% OF LENGTH = 222'-0" MAXIMUM)
ENCROACHMENT LENGTH PROVIDED: 0'-0"

GROUND LEVEL



MAXIMUM PERCENTAGE OF BUILDING ELEVATION LENGTH - SECOND LEVEL:

FRONT LENGTH: 290'-0" (60% OF LENGTH = 174'-0" MAXIMUM)
ENCROACHMENT LENGTH PROVIDED: 0'-0"

EAST SIDE LENGTH: 123'-6" (40% OF LENGTH = 49'-5" MAXIMUM)
ENCROACHMENT LENGTH PROVIDED: 38'-0"

WEST SIDE LENGTH: 129'-2" (40% OF LENGTH = 51'-8" MAXIMUM)
ENCROACHMENT LENGTH PROVIDED: 51'-0"

REAR LENGTH: 287'-0" (80% OF LENGTH = 229'-8" MAXIMUM)
ENCROACHMENT LENGTH PROVIDED: 0'-0"

SECOND LEVEL

ALLOWABLE PROJECTION INTO REQUIRED SETBACK DIAGRAM

0' 5' 15' 25'
1' 10' 20' 50'

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

EDGE Architecture/Planning

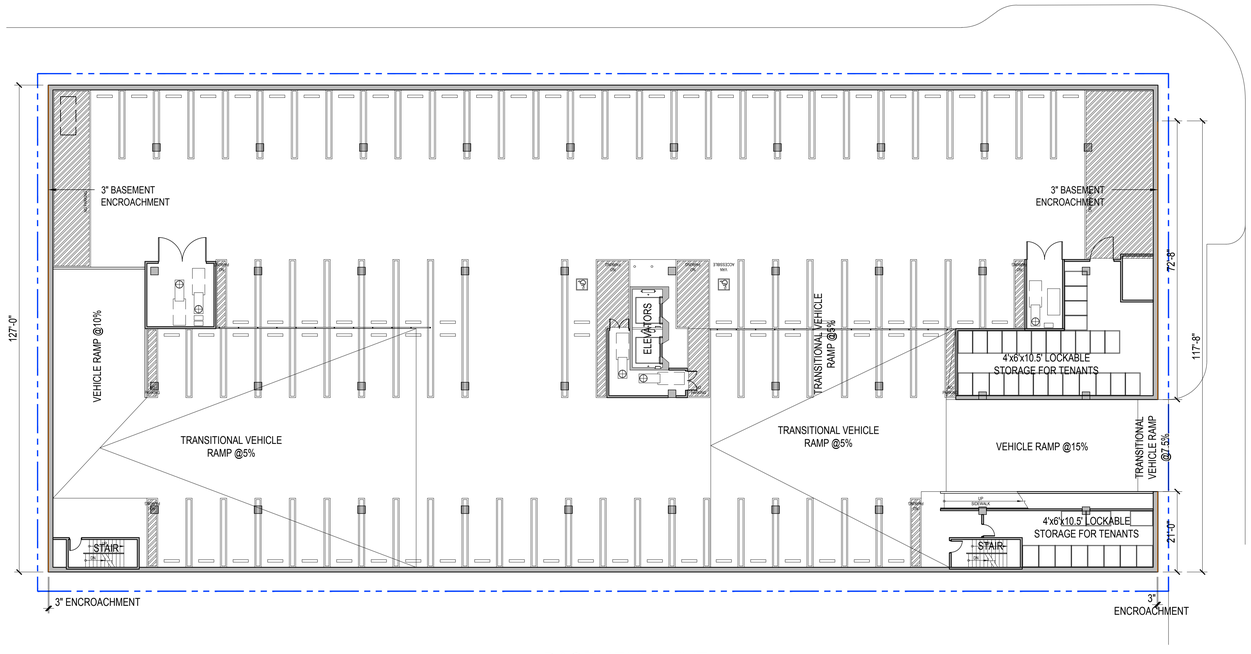
24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

DANA POINT | CALIFORNIA

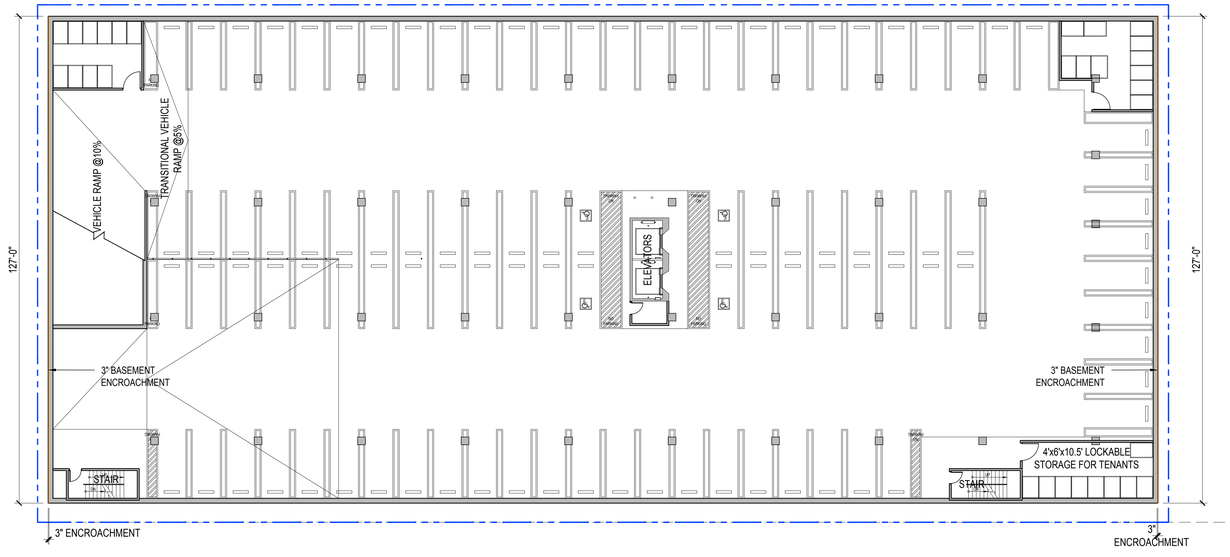
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02-08-19

32.0



BASEMENT LEVEL 1



BASEMENT LEVEL 2

BELOW GRADE SETBACK ENCROACHMENT DIAGRAM

0' 5' 15' 25'
1' 10' 20' 50'

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

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

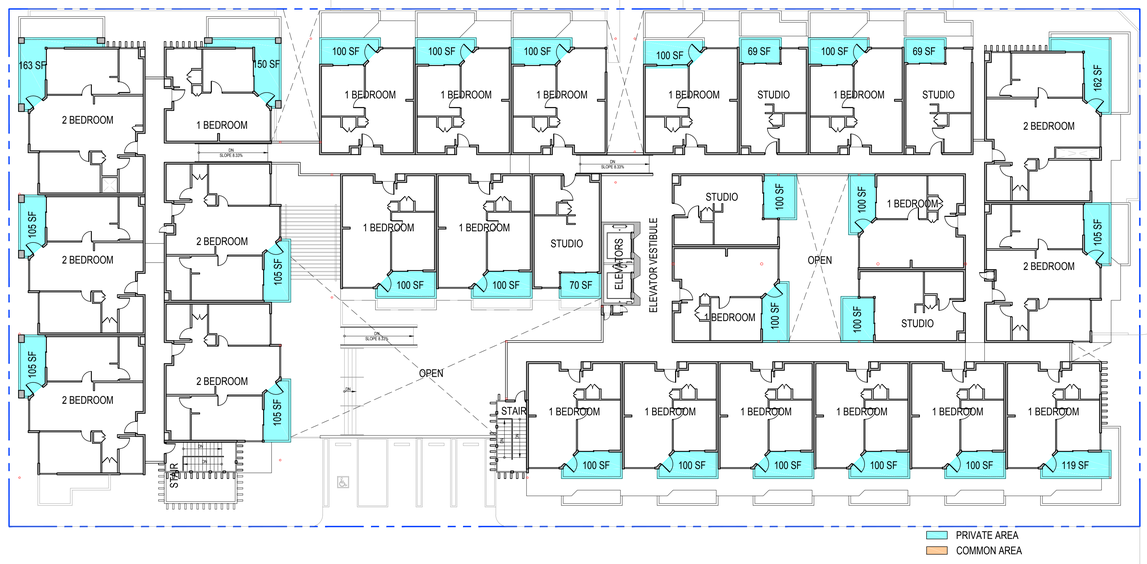
DANA POINT | CALIFORNIA

American Commercial Equities Two, LLC

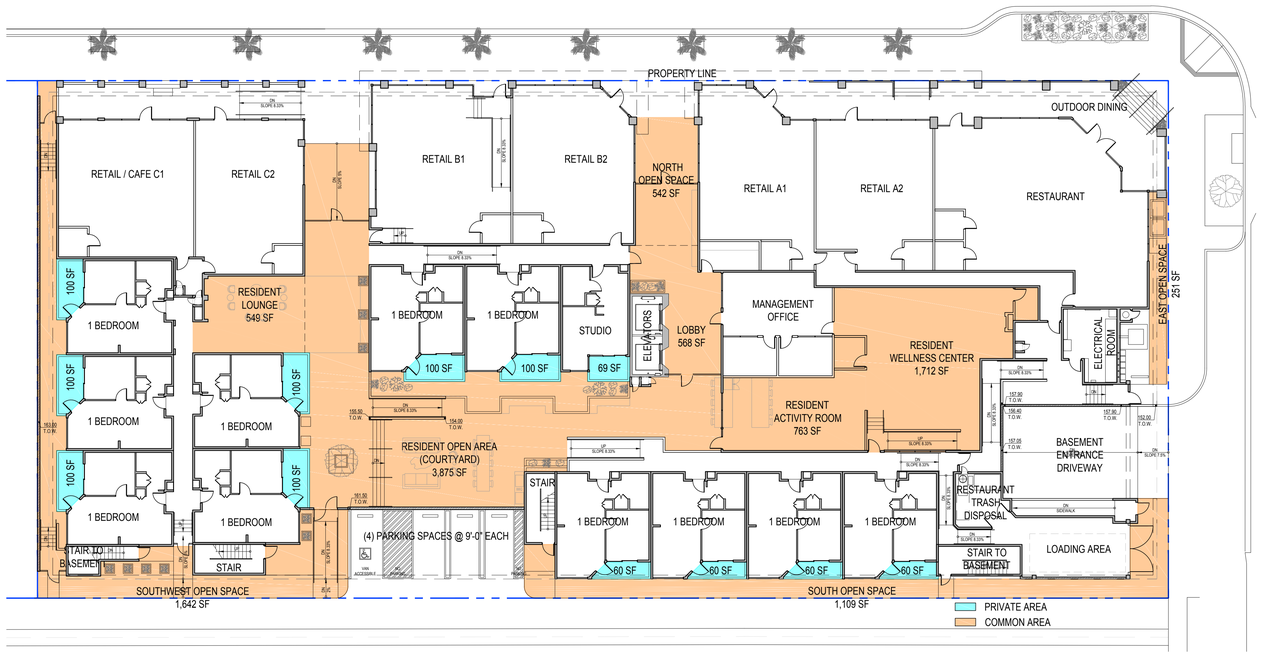
02-08-19

N

32.1



THIRD LEVEL



GROUND LEVEL



SECOND LEVEL

PRIVATE AND COMMON OPEN SPACE DIAGRAM

0' 5' 15' 25'
1' 10' 20' 50'

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

EDGE Architecture/Planning

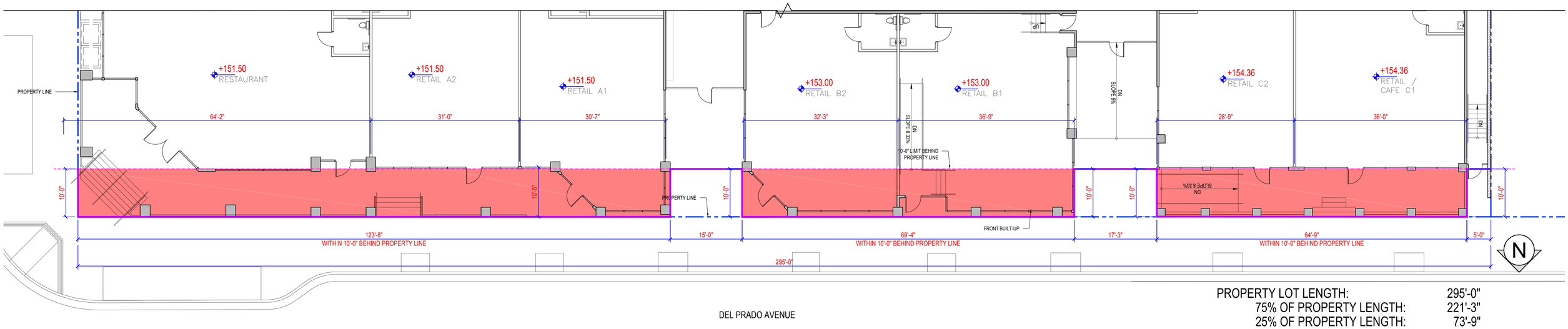
24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

DANA POINT | CALIFORNIA

American Commercial Equities Two, LLC

02-08-19

N



DEL PRADO AVENUE

NORTH
34

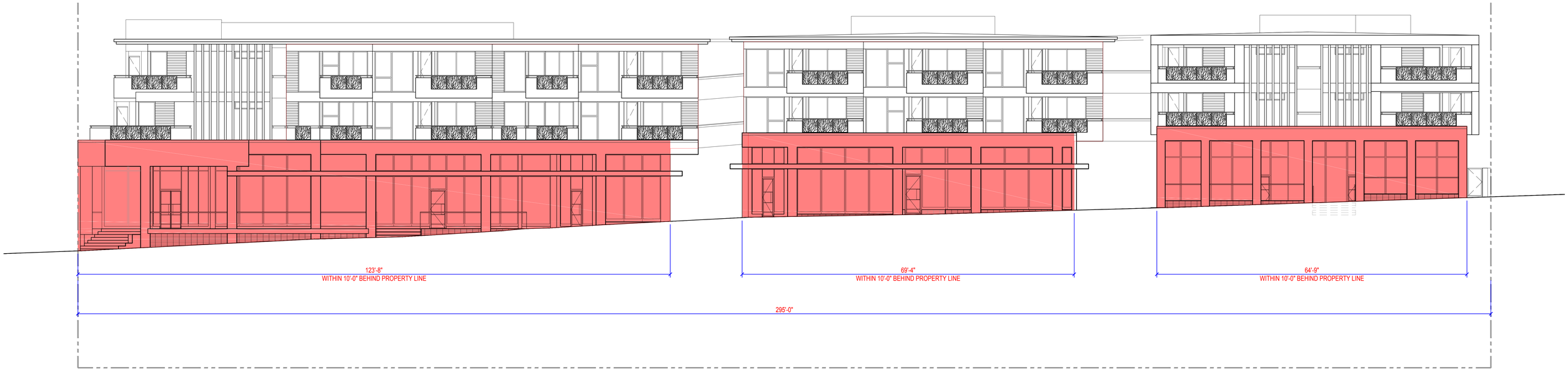
PROPERTY LOT LENGTH: 295'-0"
75% OF PROPERTY LENGTH: 221'-3"
25% OF PROPERTY LENGTH: 73'-9"

BUILD TO LINE LENGTH WITHIN 10'-0" BEHIND PROPERTY LINE:
- RETAIL A1, A2 & RESTAURANT: 123'-8"
- RETAIL B1 & B2: 69'-4"
- RETAIL C1 & C2: 64'-9"

TOTAL LENGTH WITHIN 10'-0": 257'-9"

TOTAL LENGTH BEHIND 10'-0": 37'-3"

GROUND LEVEL FLOOR PLAN



NORTH ELEVATION - DEL PRADO AVENUE

FRONT BUILD TO PROPERTY LINE

0' 2' 10' 20' 30'
1' 5' 15' 25'

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

EDGE Architecture/Planning

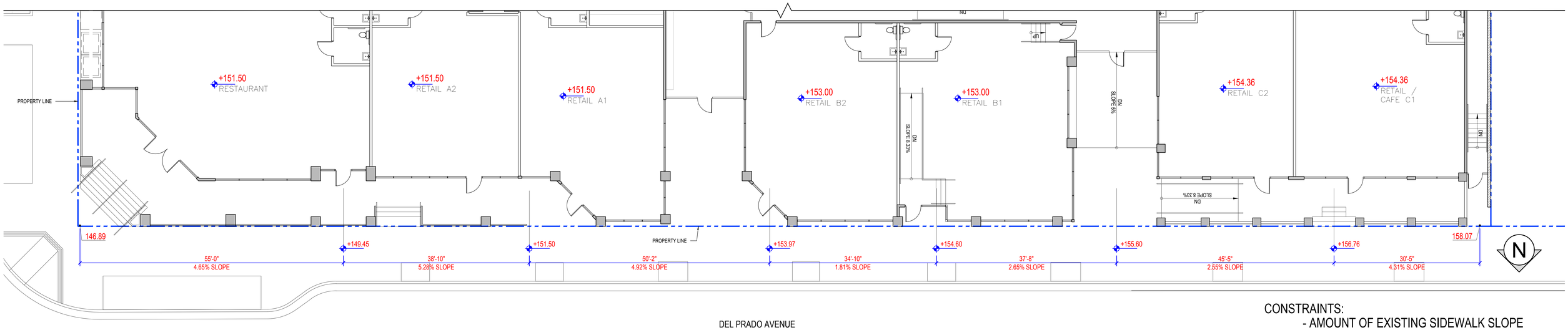
24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

DANA POINT | CALIFORNIA

American Commercial Equities Two, LLC

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DEL PRADO AVENUE

NORTH
35

CONSTRAINTS:

- AMOUNT OF EXISTING SIDEWALK SLOPE
- SIZE OF TENANTS
- 40'-0" HEIGHT RESTRICTION
- INTERNAL RAMP DETRIMENTAL TO RETAIL

GROUND LEVEL FLOOR PLAN



NORTH ELEVATION - DEL PRADO AVENUE

SIDEWALK LEVEL ANALYSIS

0' 2' 10' 20' 30'
1' 5' 15' 25'

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

EDGE Architecture/Planning

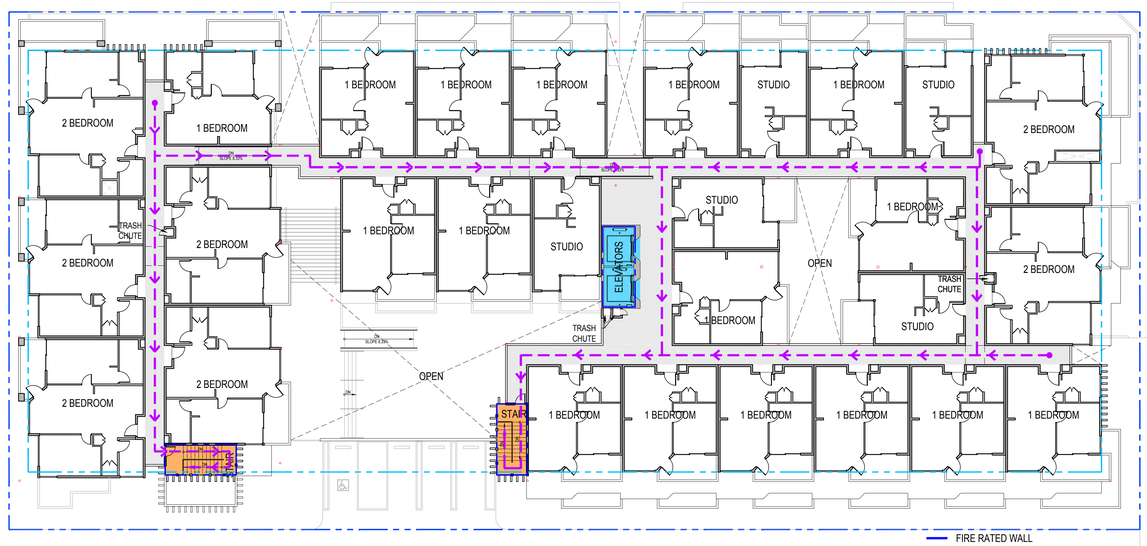
24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

DANA POINT | CALIFORNIA

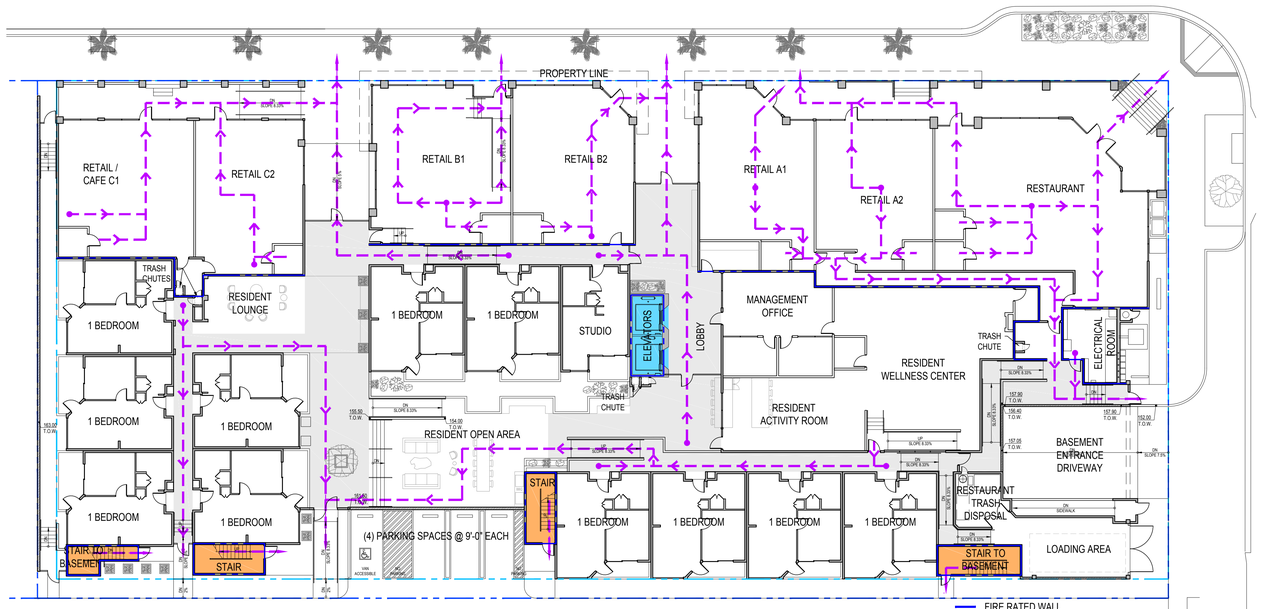
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35



THIRD LEVEL



GROUND LEVEL



SECOND LEVEL

EGRESS PATH OF TRAVEL DIAGRAM

0' 5' 15' 25'
1' 10' 20' 50'

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

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

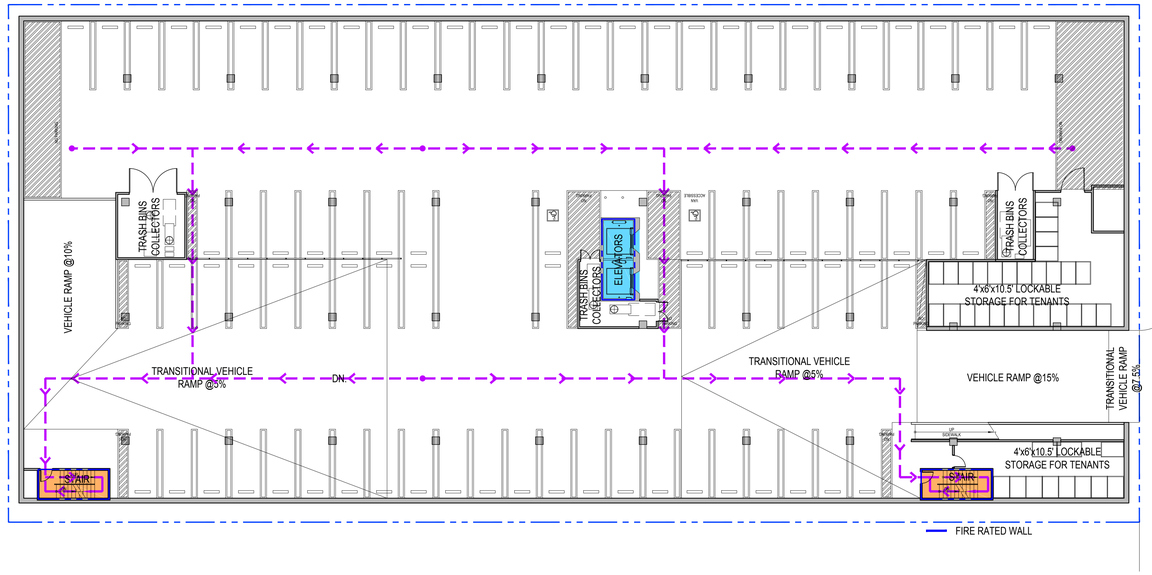
DANA POINT | CALIFORNIA

American Commercial Equities Two, LLC

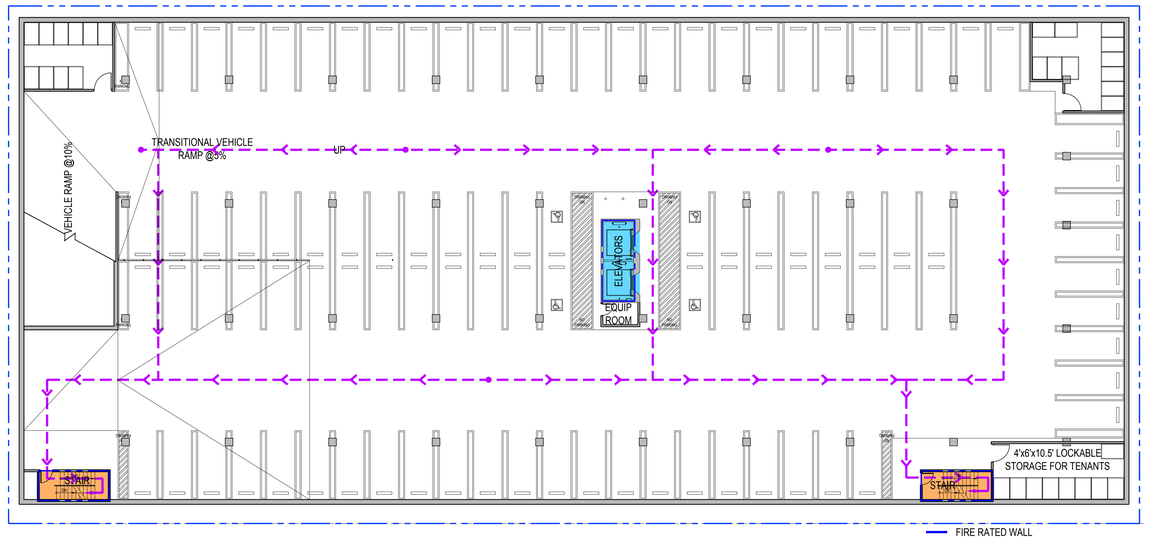
02-08-19

N

36



BASEMENT LEVEL 1



BASEMENT LEVEL 2

EGRESS PATH OF TRAVEL DIAGRAM

0' 5' 15' 25'
1' 10' 20' 50'

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

EDGE Architecture/Planning

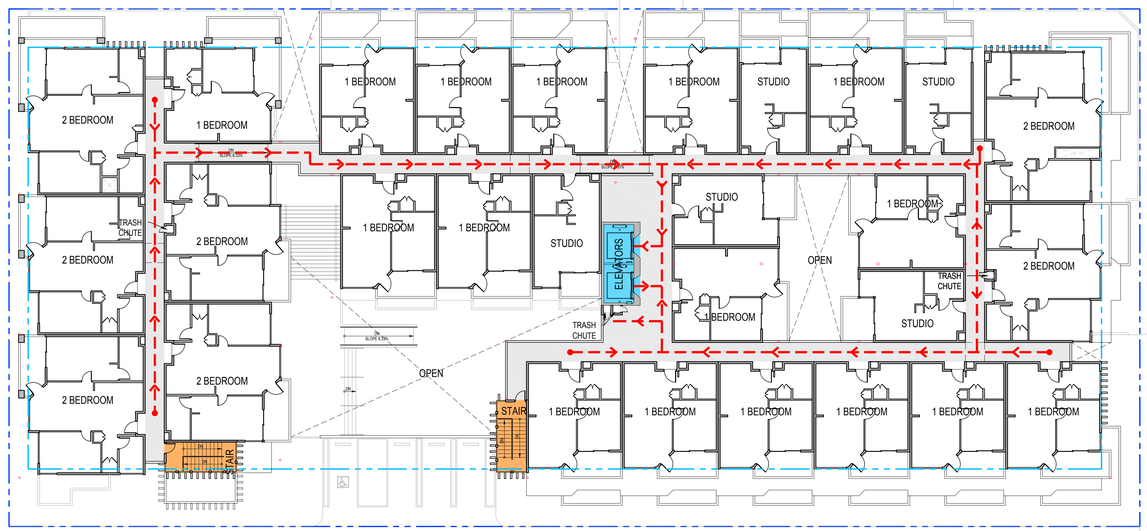
24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

DANA POINT | CALIFORNIA

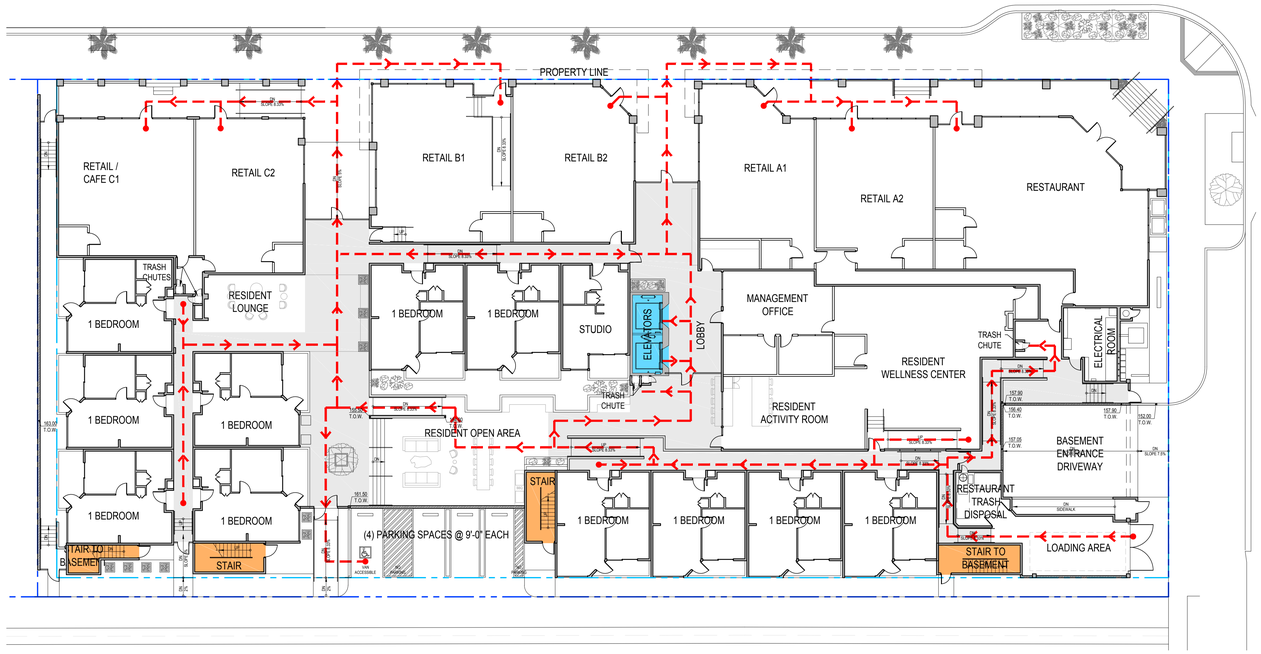
American Commercial Equities Two, LLC

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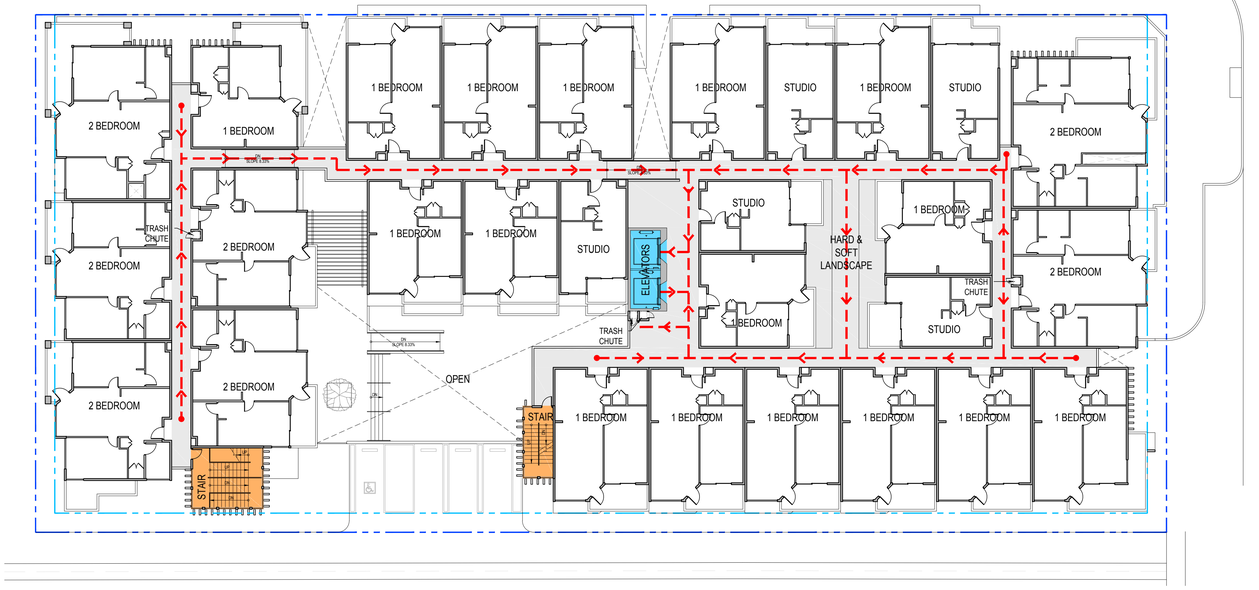
N



THIRD LEVEL



GROUND LEVEL



SECOND LEVEL

ADA PATH OF TRAVEL DIAGRAM

0' 5' 15' 25'
1' 10' 20' 50'

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

EDGE Architecture/Planning

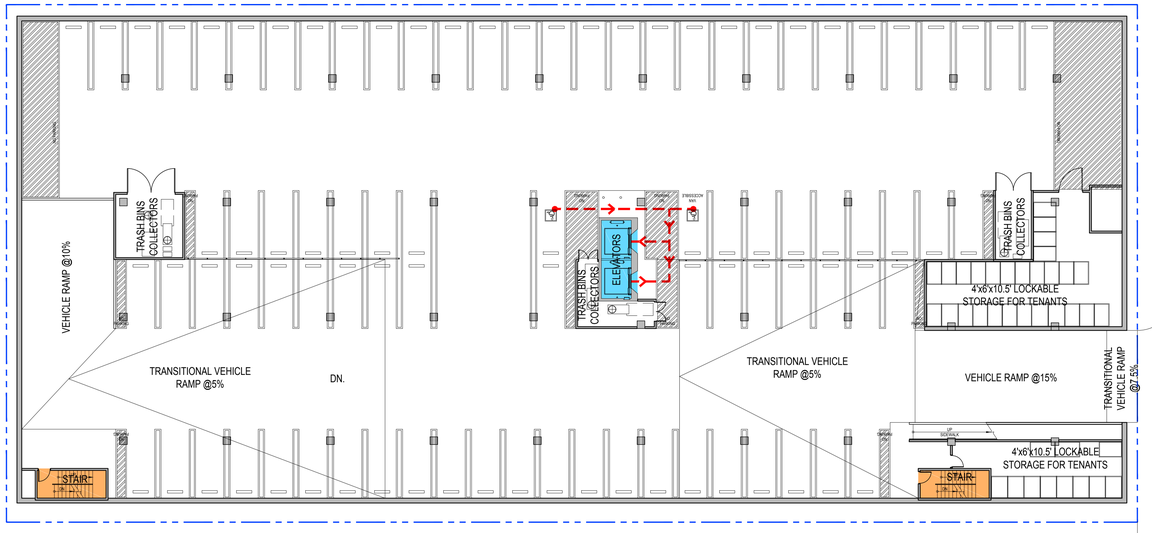
24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

DANA POINT | CALIFORNIA

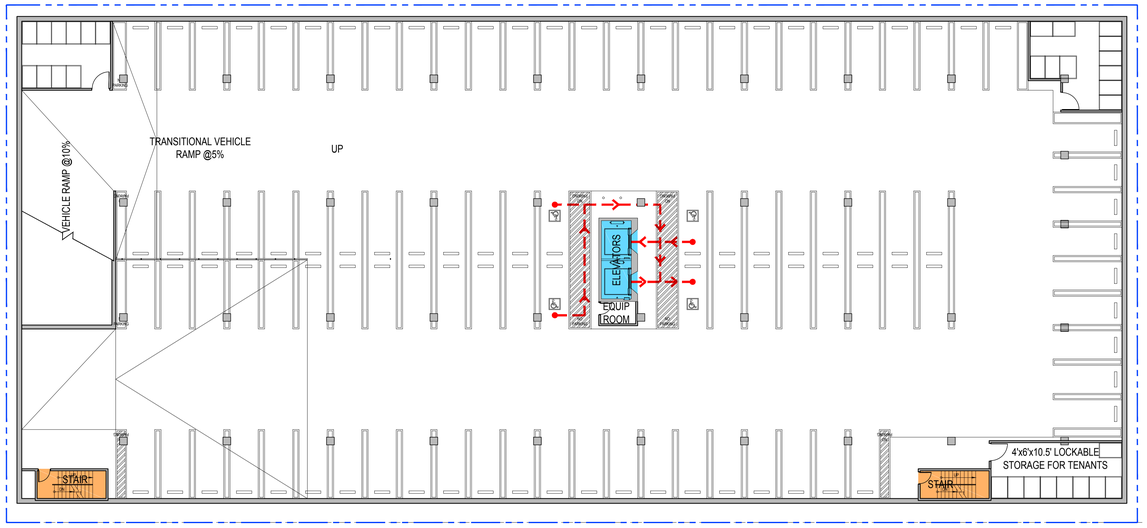
American Commercial Equities Two, LLC

02-08-19

N



BASEMENT LEVEL 1



BASEMENT LEVEL 2

ADA PATH OF TRAVEL DIAGRAM

0' 5' 15' 25'
1' 10' 20' 50'

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

EDGE Architecture/Planning

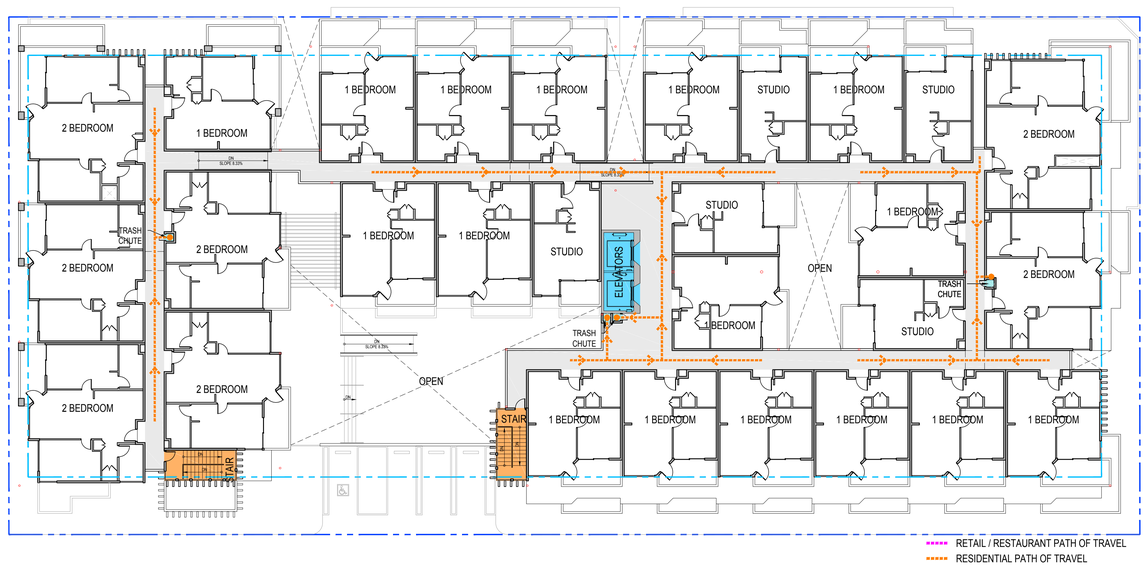
24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

DANA POINT | CALIFORNIA

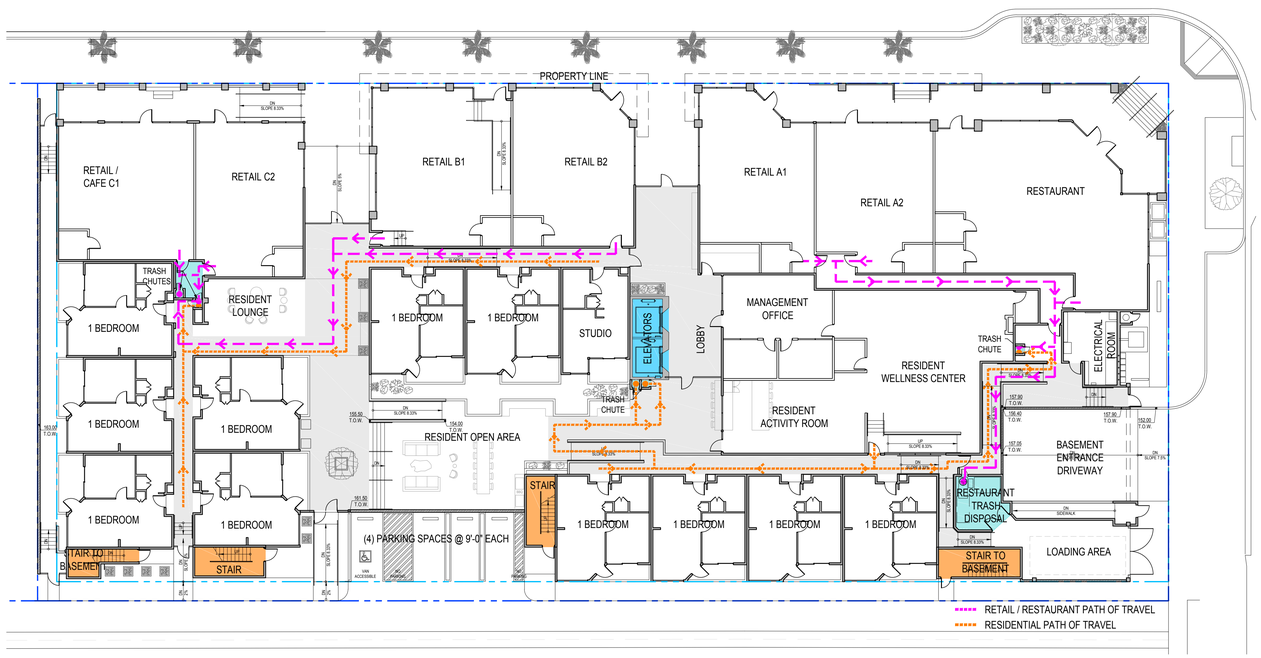
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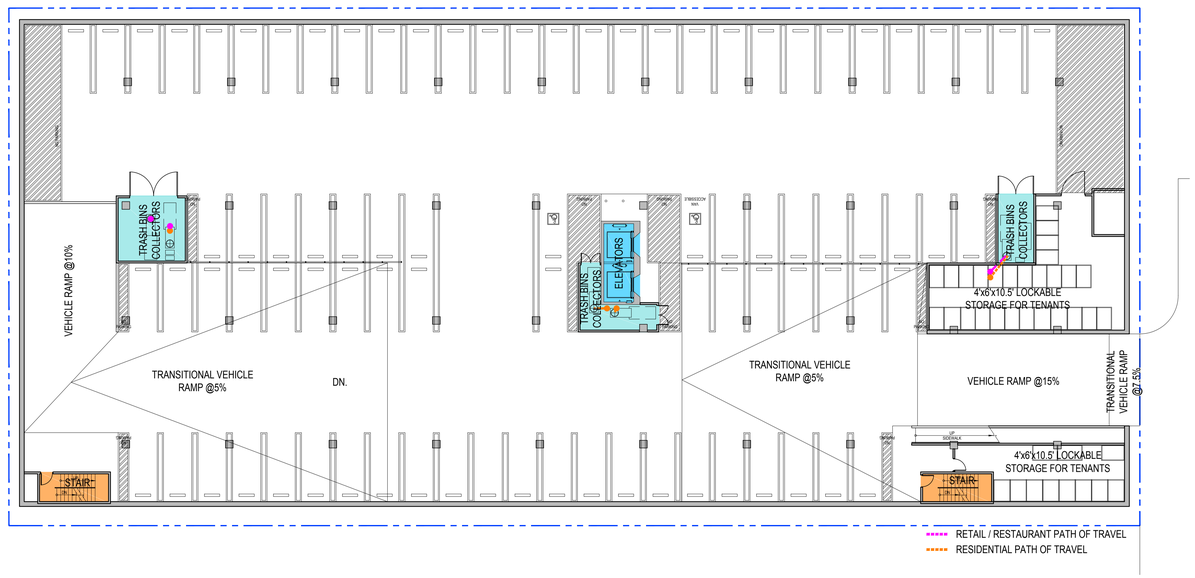
N



THIRD LEVEL



GROUND LEVEL



BASEMENT LEVEL 1



SECOND LEVEL

TRASH SERVICE PATH OF TRAVEL DIAGRAM

0' 5' 15' 25'
1' 10' 20' 50'

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

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

DANA POINT | CALIFORNIA

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02-08-19

N

40

DEL PRADO AVENUE

39 EQUAL SPACES @ 7'- 10" +/- = 289'-0"

18 EQUAL SPACES @ 7'-5" +/- =127'-0"

PROPERTY LINE

PROPERTY LINE

3" BASEMENT ENCROACHMENT

PROPERTY LINE, TYP

3" BASEMENT ENCROACHMENT

PROPERTY LINE

PROPERTY LINE, TYP

+137.83
BASEMENT LEVEL
(PARKING)

+137.83
BASEMENT LEVEL 1
(PARKING)

NO PARKING

GREASE INTERCEPTOR ABOVE

TRASH ENCLOSURE

2-YARD COMPACTOR BIN

6" Ø BOLLARDS, TYP

ACCESSIBLE VAN PARKING

ELEVATORS

24" Ø TRASH CHUTE FROM ABOVE

4'x6'x10.5' LOCKABLE STORAGE FOR TENANTS 1,284 SF (6,750 CF STORAGE)

4'x6'x10.5' LOCKABLE STORAGE FOR TENANTS 575 SF (2,750 CF STORAGE)

UP SIDEWALK

STAIR

UP

DN

133.71

135.30

137.83

140.90

148.40

149.00

BASEMENT SHORING PLAN

0' 2' 10' 20' 30'
1' 5' 15' 25'

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

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

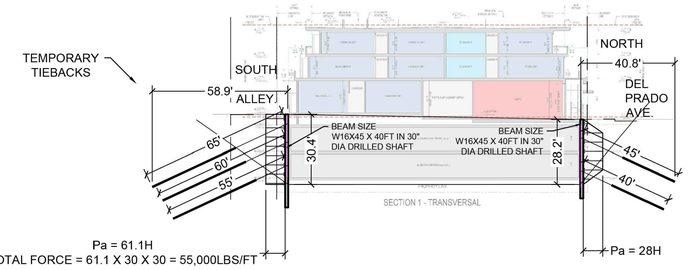
DANA POINT | CALIFORNIA

American Commercial Equities Two, LLC

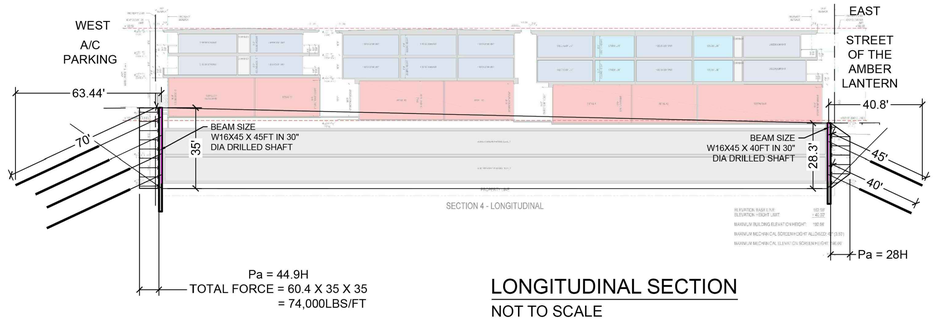
02-08-19

N

41

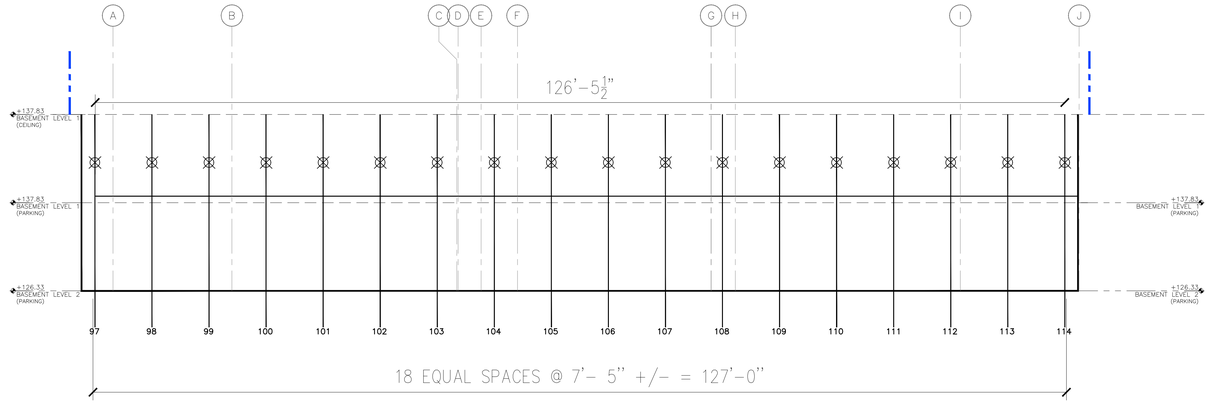


TRANSVERSAL SECTION
NOT TO SCALE

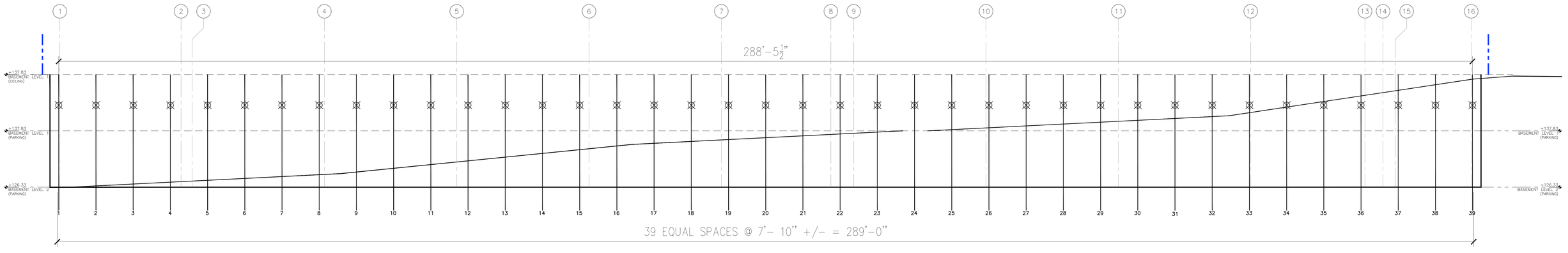


LONGITUDINAL SECTION
NOT TO SCALE

TIEBACK DIAGRAM



SECTION 2 - TRANSVERSAL



SECTION 1 - LONGITUDINAL

BASEMENT SHORING SECTIONS

0' 2' 10' 20' 30'
1' 5' 15' 25'

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

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

DANA POINT | CALIFORNIA

American Commercial Equities Two, LLC

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42

DEL PRADO AVENUE

LEGEND:

HEIGHT WALL

NORTH 27

PROPERTY LINE CMU WALL, T.O.W. @ 6'-0" ABOVE HIGHEST ADJACENT GRADE. ORCO BLOCK, 6"x8"x16", BURNISHED GREY WITH STACKED BOND PATTERN, TYP.

RETAIL / CAFE C1 PATIO
202 SF

RETAIL / CAFE C1
1,317 SF
+154.36
LEVEL 1C
(RETAIL)

RETAIL C2
1,172 SF
+154.36
LEVEL 1C
(RETAIL)

RETAIL B1
1,536 SF
+153.00
LEVEL 1B
(RETAIL)

RETAIL B2
1,312 SF
+153.00
LEVEL 1B
(RETAIL)

+153.00
LEVEL 1B
(RESIDENTIAL)

RETAIL A1
1,258 SF
+151.50
LEVEL 1A
(RETAIL)

RETAIL A2
1,165 SF
+151.50
LEVEL 1A
(RETAIL)

RESTAURANT
2,222 SF
+151.50
LEVEL 1A
(RETAIL)

OUTDOOR DINING
638 SF

BURNISHED CMU MEDIUM GREY STACK BOND ORCO BLOCK, TYP (WALL HEIGHT VARIES)

150.50
T.O.W.

BURNISHED CMU MEDIUM GREY STACK BOND ORCO BLOCK, TYP (WALL HEIGHT VARIES)

150.50
T.O.W.

150.50
T.O.W.

PROPERTY LINE

SINGLE ACCOMMODATION RESTROOM

SERVICE & EGRESS CORRIDOR

MAIL PARCEL BOX ROOM

SINGLE ACCOMMODATION RESTROOM

SINGLE ACCOMMODATION RESTROOM

SINGLE ACCOMMODATION RESTROOM

SINGLE ACCOMMODATION RESTROOM

SINGLE ACCOMMODATION RESTROOM

SINGLE ACCOMMODATION RESTROOM

SINGLE ACCOMMODATION RESTROOM

SINGLE ACCOMMODATION RESTROOM

DN SLOPE 8.33%

DN SLOPE 5%

DN SLOPE 8.33%

UP

DN SLOPE 8.33%

RESIDENT LOUNGE
549 SF

1 BEDROOM
TYPE A1
+154.50
LEVEL 1B
(RESIDENTIAL)

+154.50
LEVEL 1C
(RESIDENTIAL)

1 BEDROOM
TYPE A1
+154.50
LEVEL 1B
(RESIDENTIAL)

1 BEDROOM
TYPE A1
+153.00
LEVEL 1B
(RESIDENTIAL)

STUDIO
TYPE A1

ELEVATORS

LOBBY
+153.00
LEVEL 1B
(RESIDENTIAL)

MANAGEMENT OFFICE
779 SF

SINGLE ACCOMMODATION RESTROOM

STORAGE

ELECTRICAL ROOM
+151.50
LEVEL 1A

UTILITIES

EAST 27

LOADING ZONE

1 BEDROOM
TYPE A1

1 BEDROOM
TYPE A1

1 BEDROOM
TYPE A1

1 BEDROOM
TYPE A1
+154.50
LEVEL 1B
(RESIDENTIAL)

1 BEDROOM
TYPE A1

STAIR TO BASEMENT

STAIR

163.00
T.O.W.

+154.50
LEVEL 1C
(RESIDENTIAL)

155.50
T.O.W.

DN SLOPE 8.33%

154.00
T.O.W.

RESIDENT OPEN AREA
3,875 SF
+153.00
LEVEL 1B
(RESIDENTIAL)

RESIDENT ACTIVITY ROOM
763 SF
+153.00
LEVEL 1B
(RESIDENTIAL)

RESIDENT WELLNESS CENTER
1,712 SF
+153.00
LEVEL 1B
(RESIDENTIAL)

UP SLOPE 8.33%

+154.50
LEVEL 1A
(RESIDENTIAL)

DN SLOPE 8.33%

+153.69
LEVEL 1A
(SERVICE)

DN SLOPE 8.33%

157.90
T.O.W.

156.40
T.O.W.

+151.50
LEVEL 1A
(RETAIL)

157.90
T.O.W.

152.00
T.O.W.

157.05
T.O.W.

DN SLOPE 15%

DN SLOPE 7.5%

161.50
T.O.W.

CMU WALL, T.O.W. @ 6'-0" ABOVE HIGHEST ADJACENT GRADE. ORCO BLOCK, 6"x8"x16", BURNISHED GREY WITH STACKED BOND PATTERN, TYP.

(4) PARKING SPACES @ 9'-0" EACH
+155.50
LEVEL 1B
(PARKING)

VAN ACCESSIBLE

NO PARKING

NO PARKING

PROPERTY SETBACK, TYP

PROPERTY LINE, TYP

1 BEDROOM
TYPE D
+154.50
LEVEL 1A
(RESIDENTIAL)

1 BEDROOM
TYPE D

1 BEDROOM
TYPE D

1 BEDROOM
TYPE D

RESTAURANT TRASH ENCLOSURE

DN SIDEWALK

STAIR TO BASEMENT

LOADING AREA
+151.90
LEVEL 1A
(COMMERCIAL & RESIDENTIAL)

159.90
T.O.W.

159.90
T.O.W.

8'-0" HEIGHT WALL ORCO BLOCK, 6"x8"x16", BURNISHED GREY W/ STACKED BOND PATTERN, TYP.

ALLEY

WALL HEIGHT DIAGRAM PLAN

0' 2' 10' 20' 30'
1' 5' 15' 25'

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

EDGE Architecture/Planning

24442, 24452 & 24470 DEL PRADO AVENUE - MIXED USE DEVELOPMENT

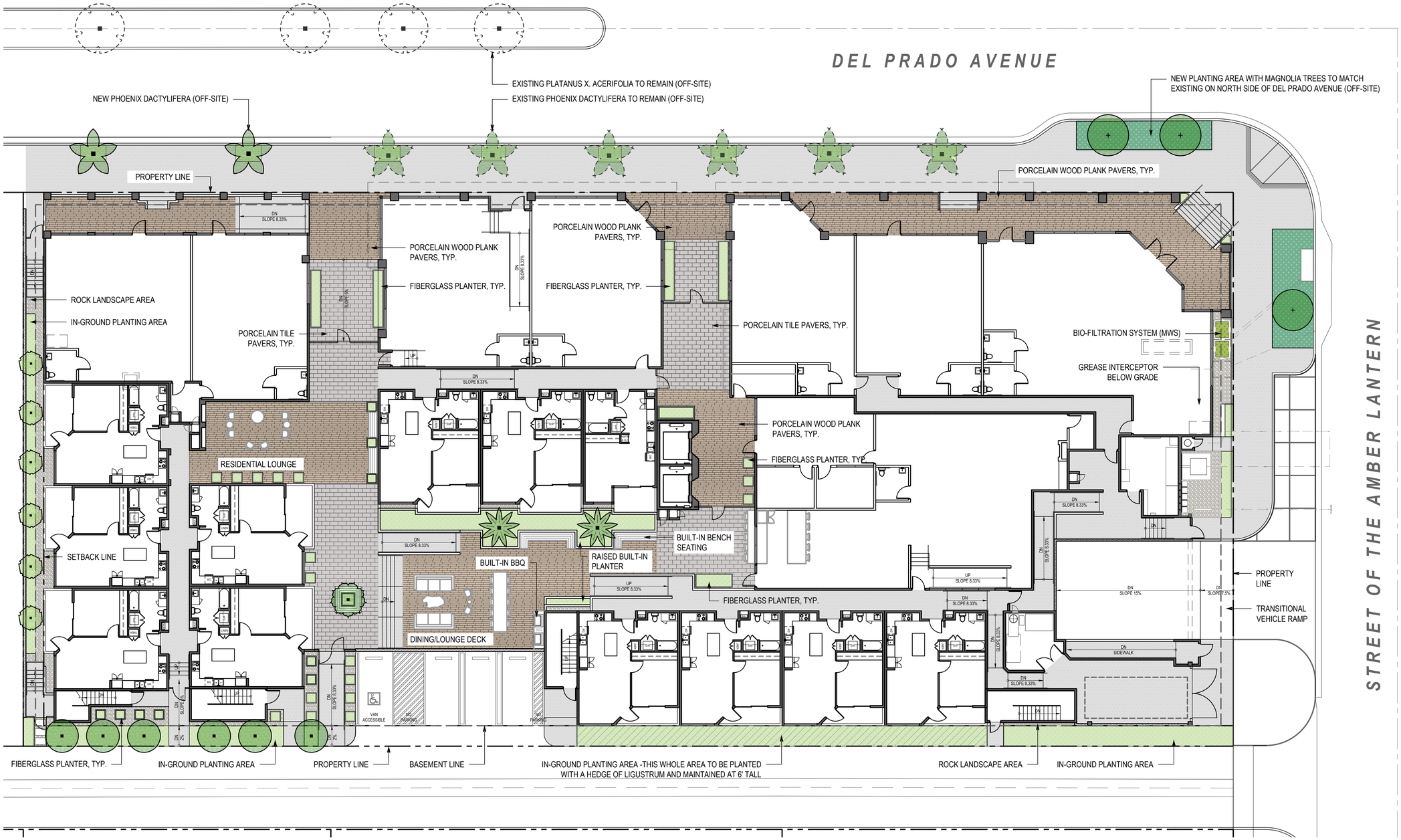
DANA POINT | CALIFORNIA

American Commercial Equities Two, LLC

02-08-19

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LANDSCAPE CONCEPTUAL PLAN - GROUND LEVEL

Scale: 1"=10'-0"

PLANTERS

DESCRIPTION OF REQUIREMENT	GROUND LEVEL	2ND LEVEL	TOTAL PROVIDED
FIBERGLASS PLANTERS	288 SF	19 SF	307 SF
RAISED PLANTERS	386 SF	256 SF	642 SF
IN-GROUND PLANTER (INCLUDING ROCK LANDSCAPE AREA)	2,005 SF	32 SF	2,261 SF
BIO-FILTRATION MWS PLANTER	53 SF	0 SF	53 SF
TOTAL	2,732 SF	307 SF	3,039 SF

GENERAL NOTE

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STREETSCAPE NOTES

1. STREET TREES SHALL BE PRUNED AND MAINTAINED AS SPECIFIED BY DANA POINT TOWN CENTER PLAN.
2. TREE WELLS SHALL BE (1) PLANTED WITH GROUNDCOVERS OR PERENNIALS AT LEAST 18 INCHES BUT NOT MORE THAN 3 FEET TALL, EXCEPT WITHIN TWO FEET OF TREE TRUNKS; (2) COVERED WITH A 3-INCH THICK LAYER OF STABILIZED DECOMPOSED GRANITE, INSTALLED PER MANUFACTURER SPECIFICATIONS, AND LEVEL WITH THE ADJACENT WALKWAY; OR (3) COVERED BY A TREE GRATE.

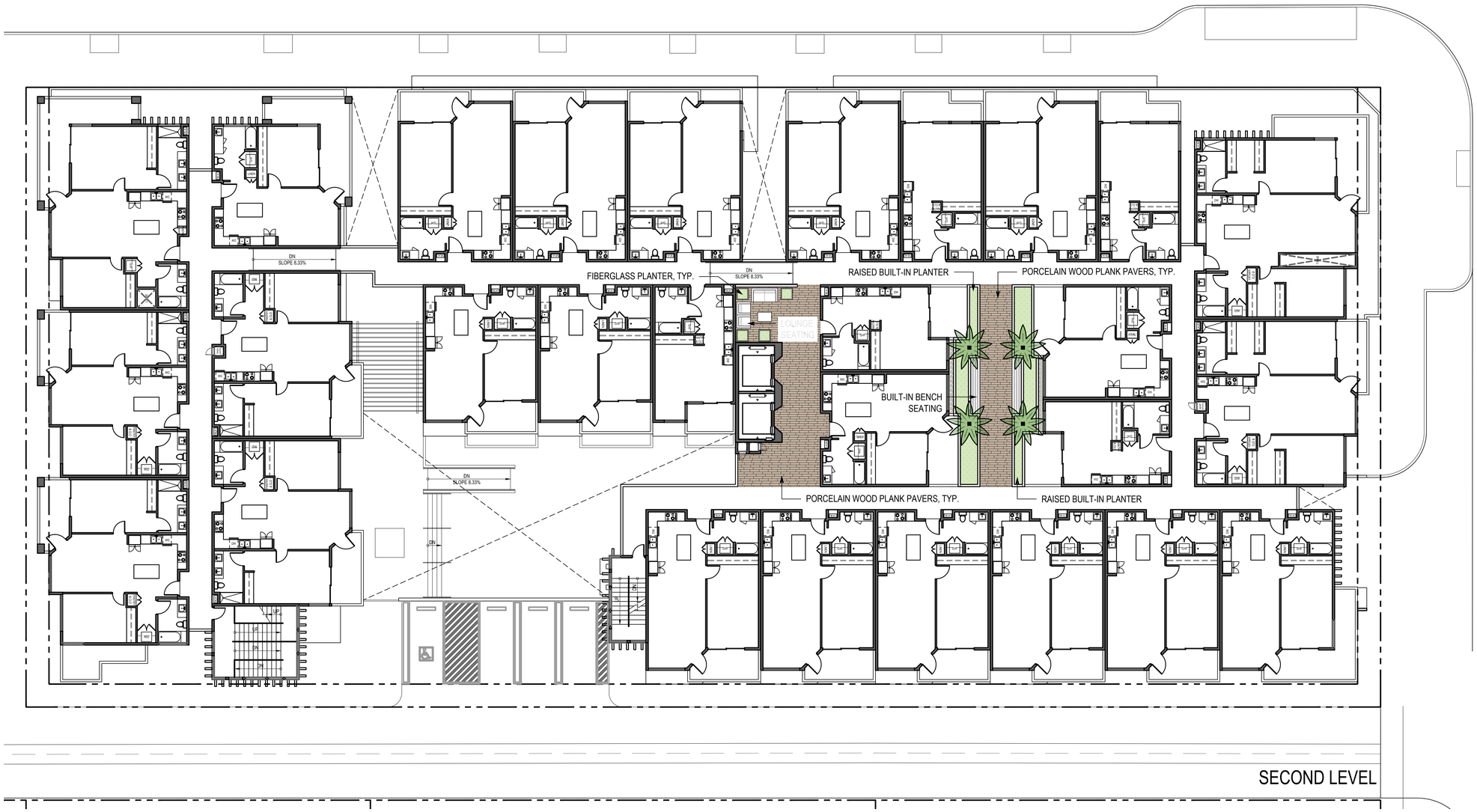
TREE LEGEND

SYM.	PLANT NAME	QTY.	SIZE
EXISTING TREES:			
	PHOENIX DACTYLIFERA (EXISTING) DATE PALM	6	V.I.F.
	DEL PRADO AVE. STREET TREE (EXISTING OFF-SITE)		
	PLATANUS ACERIFOLIA (EXISTING) LONDON PLANETREE	4	V.I.F.
	DEL PRADO AVE. MEDIAN TREE (EXISTING OFF-SITE)		
PROPOSED PALM TREES:			
	PHOENIX DACTYLIFERA DATE PALM	2	V.I.F.
	DEL PRADO AVE. STREET TREE (PROPOSED TO MATCH EXISTING)		
	ARCHONTOPHOENIX CUNNING. KING PALM	2	48" BOX
	COURTYARD ACCENT PALM		
PROPOSED TREES:			
	ARBUTUS MARINA STRAWBERRY TREE	6	24" BOX
	SIDE YARD TREE		
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	2	24" BOX
	STREET TREE (OFF-SITE) (PROPOSED TO MATCH EXISTING)		
	PRUNUS CAROLINIANA BRIGHT N' TIGHT CAROLINA LAUREL	6	24" BOX
	SMALL ACCENT TREE		
	OLEA EUROPAEA OLIVE	1	24" BOX
	COURTYARD TREE		

CONCEPTUAL PLANT LIST

SYM.	BOTANICAL NAME / COMMON NAME	SIZE
SHRUBS AND GROUNDCOVERS:		
	AGAVE 'BLUE GLOVE' BLUE GLOW AGAVE	5 GAL.
	AGAVE DESMETTIANA SMOOTH AGAVE	5 GAL.
	ALOE STRIATA CORAL ALOE	5 GAL.
	BAMBUSA M. 'ALPHONSE KARR' ALPHONSE KARR BAMBOO	5 GAL.
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS	5 GAL.
	CORDYLINE BAUERI BAUER'S DRACAENA	5 GAL.
	DIANELLA REV. 'CLARITY BLUE' CLARITY BLUE FLAX LILY	5 GAL.
	DIANELLA REV. 'LITTLE REV' LITTLE REV FLAX LILY	5 GAL.
	DRACAENA DRACO DRAGON TREE	15 GAL.
	ECHEVERIA SPP. ECHEVERIA	5 GAL.
	LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET	5 GAL.
	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW MUHLY	5 GAL.
	PENNISETUM A. 'HAMELN' DWARF FOUNTAIN GRASS	5 GAL.
	PITTOSPORUM TOBIRA 'VARIEGATA' VARIEGATED MOCK ORANGE	5 GAL.
	PODOCARPUS 'MONMAL' ICEE BLUE YELLOWWOOD	15 GAL.
	RHAPHIOLEPIS INDICA 'CLARA' INDIAN HAWTHORN	5 GAL.
	SEDUM SPP. STONECROP	1 GAL.
	SENECIO MANDRALISCAE BLUE CHALK STICKS	1 GAL.
BIO-FILTRATION SHRUBS AND GROUNDCOVERS:		
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.
	JUNCUS PATENS CALIFORNIA GRAY RUSH	5 GAL.
	STIPA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL.

DEL PRADO AVENUE



SECOND LEVEL

STREET OF THE AMBER LANTERN

LANDSCAPE CONCEPTUAL PLAN - SECOND LEVEL

Scale: 1"=10'-0"

TREE LEGEND

SYM.	PLANT NAME	QTY.	SIZE
	ARCHONTOPHOENIX CUNNING. KING PALM	4	48" BOX
	COURTYARD ACCENT PALM		

CONCEPTUAL PLANT LIST

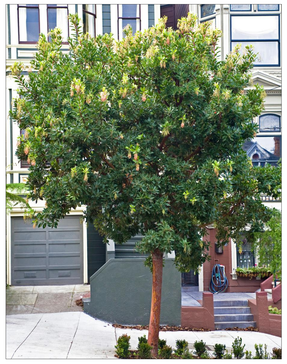
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	CORDYLINE BAUERI BAUER'S DRACAENA	5 GAL.
	DIANELLA REV. 'CLARITY BLUE' CLARITY BLUE FLAX LILY	5 GAL.
	DIANELLA REV. 'LITTLE REV' LITTLE REV FLAX LILY	5 GAL.
	DRACAENA DRACO DRAGON TREE	15 GAL.
	ECHEVERIA SPP. ECHEVERIA	5 GAL.
	LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET	5 GAL.
	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW MUHLY	5 GAL.
	PENNISETUM A. 'HAMELN' DWARF FOUNTAIN GRASS	5 GAL.
	PITTOSPORUM TOBIRA 'VARIEGATA' VARIEGATED MOCK ORANGE	5 GAL.
	PODOCARPUS 'MONMAL' ICEE BLUE YELLOWWOOD	15 GAL.
	RHAPHIOLEPIS INDICA 'CLARA' INDIAN HAWTHORN	5 GAL.
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CONCEPTUAL TREE IMAGERY








CONCEPTUAL SHRUB AND GROUNDCOVER IMAGERY






















PLANTING NOTES

1. ALL LANDSCAPE PLANTING IMPROVEMENTS SHALL FOLLOW THE CITY OF DANA POINT GUIDELINES, AND ORANGE COUNTY GUIDELINES.
2. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, WATER EFFICIENCY, AND MAINTENANCE CONSIDERATIONS.
3. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM A SAMPLE TAKEN FROM THE PROJECT SITE.
4. GROUNDCOVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUNOFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE, AND REDUCE WEED GROWTH.
5. TREES AND SHRUBS SHALL BE ALLOWED TO GROW TO THEIR NATURAL FORMS.
6. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
7. ALL REQUIRED LANDSCAPE PLANTING AREAS SHALL BE MAINTAINED BY OWNER PER THE CITY'S REQUIREMENTS.
8. THE LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, AND STORM DRAIN EASEMENTS AND PLACE PLANTINGS ACCORDINGLY.

IRRIGATION NOTES

1. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW WATER EFFICIENCY ORDINANCE AB 1881, THE CITY OF DANA POINT GUIDELINES, AND ORANGE COUNTY GUIDELINES.
2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY AUTOMATIC CONTROL VALVES, CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS.
3. THE IRRIGATION SYSTEM SHALL UTILIZE DRIP IRRIGATION, HIGH EFFICIENCY SPRAY HEADS, AND/OR BUBBLERS. THE SYSTEM CONTROLS SHALL BE SELF ADJUSTING VIA ON SITE WEATHER DATA AND HISTORICAL WEATHER DATA.THE SYSTEM SHALL BE DESIGNED FOR DEDICATED HYDROZONES BASED ON PLANT WATER REQUIREMENTS AND IRRIGATION EFFICIENCY.
4. THE DESIGN OF THE IRRIGATION SYSTEM SHALL INCLUDE A WATER BUDGET, A DEDICATED WATER METER, A WEATHER BASED CONTROLLER, AND BE DESIGNED BY AN EPA WATERSENSE PARTNER.
5. THE IRRIGATION PRODUCTS SELECTED SHALL COME FROM COMMERCIAL GRADE IRRIGATION MANUFACTURING COMPANIES WITH OUTSTANDING TECHNICAL SUPPORT, INCLUDING RAINBIRD AND HUNTER.
6. THE IRRIGATION COMPONENTS TOGETHER SHALL PROVIDE AN IRRIGATION EFFICIENCY RATING EQUAL TO OR GREATER THAN 80%.
7. ESTIMATED WATER USAGE CALCULATIONS, SCHEDULES, AND POINT OF CONNECTION WATER PRESSURE CALCULATIONS SHALL BE MADE AVAILABLE AT THE PERMIT SUBMITTAL PHASE. ALL CALCULATIONS AND FACTORS SHALL BE DERIVED FROM CALIFORNIA ASSEMBLY BILL 1881.

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