

SP-347-04

SEPARATOR SHEET

PROJECT TEAM:

DEVELOPER: WILLOW PARTNERS, LLC
310 N. WESTLAKE BLVD. STE.210
WESTLAKE VILLAGE, CA 91362
CONTACT: DAVIS SLAJCHERT
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**ARCHITECT/
PLANNER:** KTGy Group, Inc.
17992 MITCHELL SOUTH
IRVINE, CA 92614
CONTACT: MANNY GONZALEZ, AIA, PRINCIPAL
AMY NICKERSON, DESIGNER
TEL: 949-851-2133 FAX: 949-476-8114

GARDEN GROVE SENIOR APARTMENTS

GARDEN GROVE, CA

INDEX OF DRAWINGS

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WILLOW PARTNERS, LLC
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GARDEN GROVE SENIOR APARTMENTS

GARDEN GROVE, CA



LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP FILED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE WEST 1165.75 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE SOUTH LINE OF THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT IN THE EAST LINE OF THE EAST ONE-HALF OF SAID SOUTHWEST QUARTER, DISTANT THEREON 334.77 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 89°40'00" WEST 238.00 FEET; THENCE SOUTH 27°43'00" WEST 231.00 FEET; THENCE SOUTH 00°03'0" WEST 339.00 FEET TO THE NORTHERLY LINE OF THE LAND CONVEYED TO HELEN M. BENNETT BY DEED RECORDED JULY 13, 1922 IN BOOK 427, PAGE 310 OF DEEDS, RECORDS OF ORANGE COUNTY; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND ITS EASTERLY EXTENSION TO THE EAST LINE OF SAID EAST ONE-HALF; THENCE ALONG SAID EAST LINE 544.50 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE NORTHERLY 110.00 FEET.

PARCEL B:

THE NORTHERLY 110.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP FILED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE WEST 1165.75 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE SOUTH LINE OF THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT IN THE EAST LINE OF THE EAST ONE-HALF OF SAID SOUTHWEST QUARTER, DISTANT THEREON 334.77 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 89°40'00" WEST 238.00 FEET; THENCE SOUTH 27°43'00" WEST 231.00 FEET; THENCE SOUTH 00°03'0" WEST 339.00 FEET TO THE NORTHERLY LINE OF THE LAND CONVEYED TO HELEN M. BENNETT BY DEED RECORDED JULY 13, 1922 IN BOOK 427, PAGE 310 OF DEEDS, RECORDS OF ORANGE COUNTY; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND ITS EASTERLY EXTENSION TO THE EAST LINE OF SAID EAST ONE-HALF; THENCE ALONG SAID EAST LINE 544.50 FEET TO THE POINT OF BEGINNING.

EASEMENT DATA:

- ① AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF DORSEY A. HARWOOD AND WIFE PER BOOK 592, PAGE 128 OF DEEDS. (PLOTTED HEREON)
- ② AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF CHARLES POLLARD AND BERNADINE POLLARD PER BOOK 2306, PAGE 120 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- ③ AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF THE TRUSTEES OF THE STANLEY RAY MAGILL AND MITZI REED MAGILL TRUST PER INSTRUMENT NO. 84-528006 OF OFFICIAL RECORDS. (PLOTTED HEREON)

BASIS OF BEARINGS:

THE CENTERLINE OF GARDEN GROVE BOULEVARD BEING N89°21'33"W PER ORANGE COUNTY SURVEYOR GPS RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BASIS OF DATUM (BENCH MARK):

COUNTY OF ORANGE BENCH MARK NO. SA-304-82.
ELEVATION: 106.426 (NAVD88/1995 OCS ADJUSTMENT)

NOTES:

- 1. PROJECT IS NOT SUBJECT TO FLOOD OR INUNDATION: FLOOD ZONE A; NO BASE FLOOD ELEVATION DETERMINED; PANEL No. 06220H-0143.
- 2. PROPOSED USE: RESIDENTIAL / SENIOR APARTMENTS.
- 3. ALL ON-SITE DRAINAGE IS PROPOSED TO FLOW TO GARDEN GROVE BLVD.; NO STORM DRAIN IS PROPOSED.
- 4. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
- 5. SEWER AND WATER TO BE PROVIDED BY CITY OF GARDEN GROVE.


PREPARED:

MAY 13, 2004

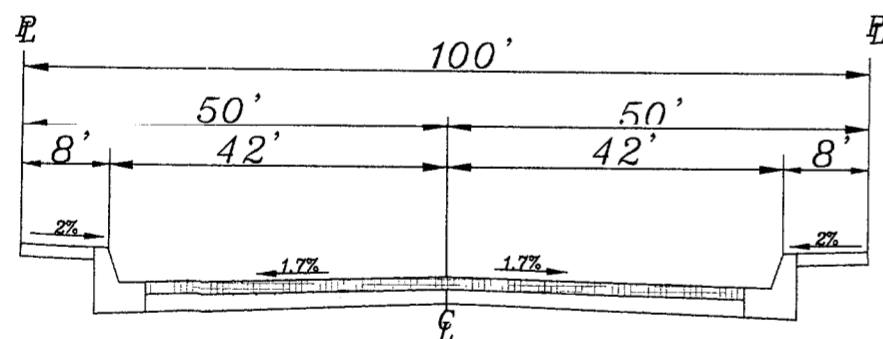
PREPARED FOR:

WILLOW PARTNERS
WP CARDEN GROVE, LLC
310 N. WESTLAKE BLVD. #210
WESTLAKE VILLAGE, CA 91362
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(805) 379-8556 FAX

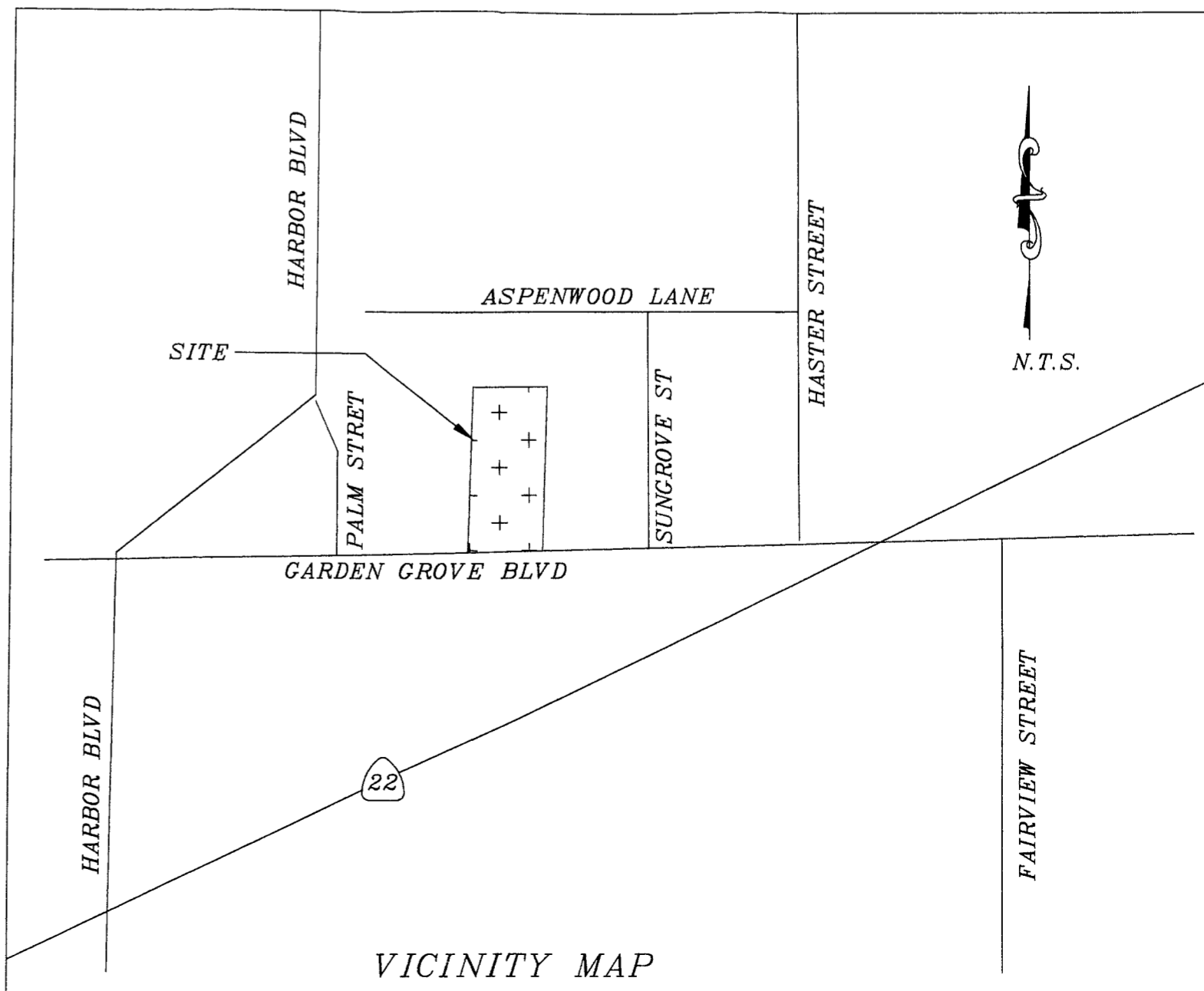
PREPARED BY:


CIVIL ENGINEERING

1740 E. Garry Ave.
Suite 112
Santa Ana, Ca 92705
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(949) 852-8849 FAX

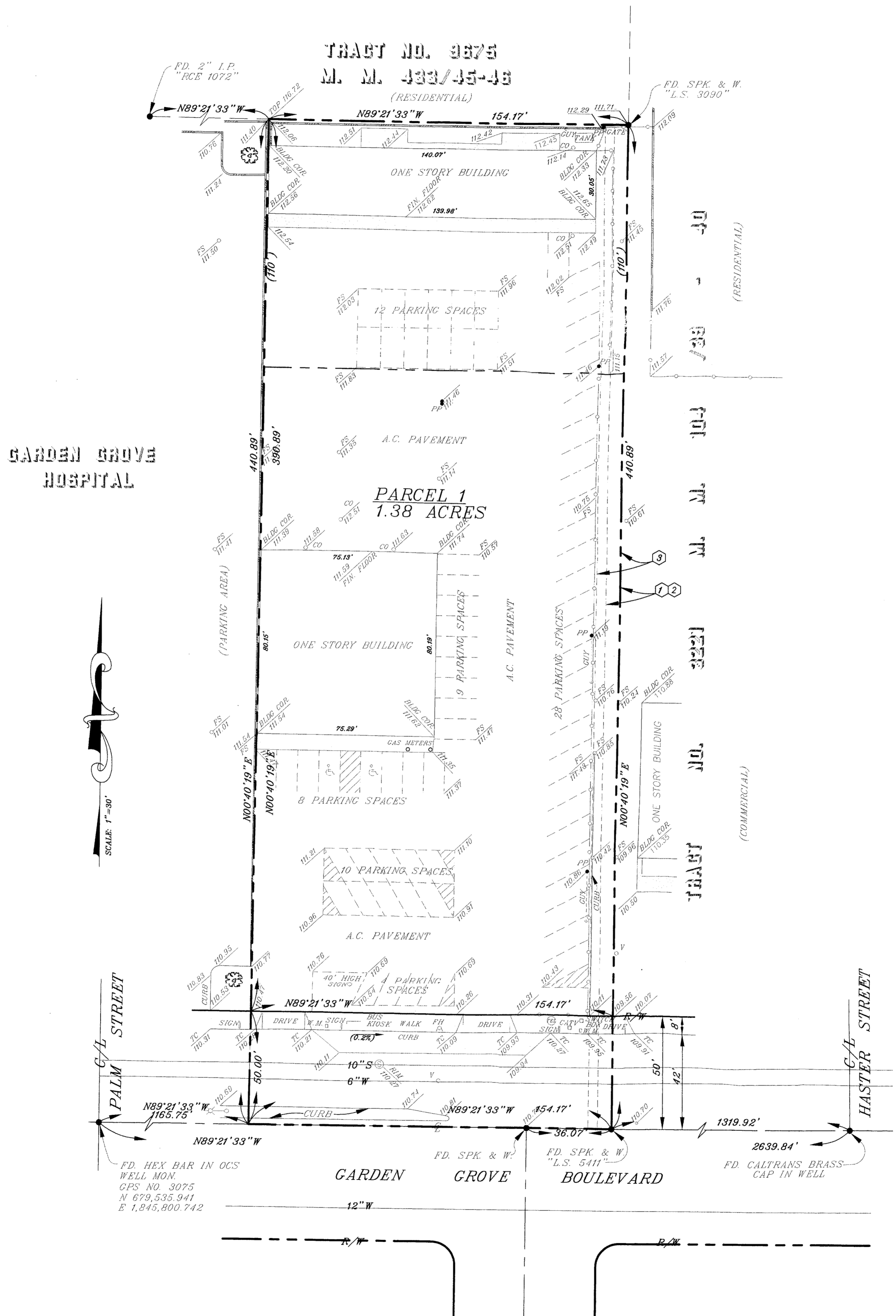


EXISTING GARDEN GROVE BOULEVARD
NOT TO SCALE



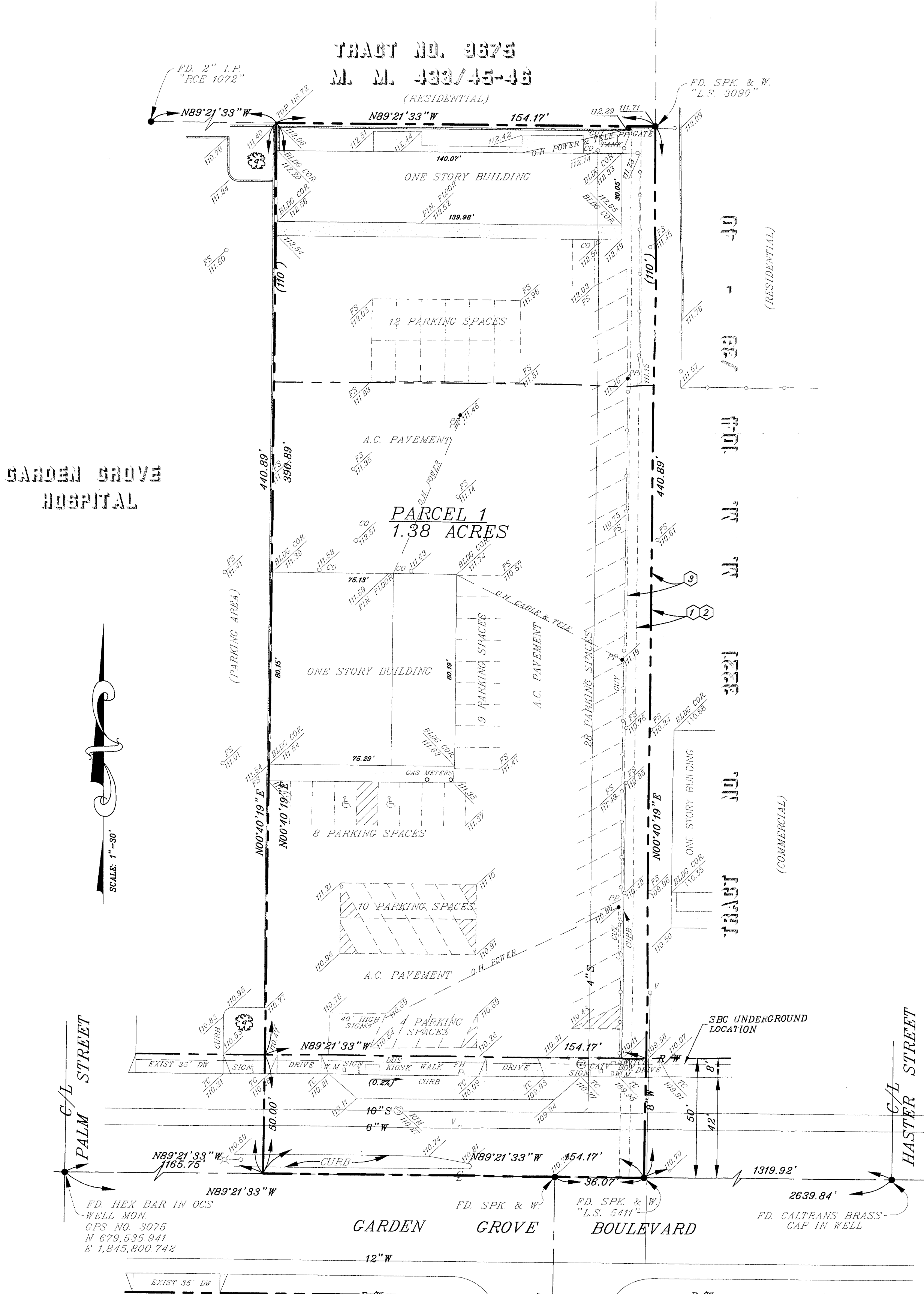
TENTATIVE PARCEL MAP

No. 2004-180



EXISTING FACILITIES PLAN

PM No. 2004-180



NOTES:

1. SITE HAS NO LANDSCAPE.
2. REAR BUILDING HAS NO GAS SERVICE; FRONT BUILDING HAS SERVICE AS SHOWN.
3. NO ON-SITE FIRE HYDRANT.

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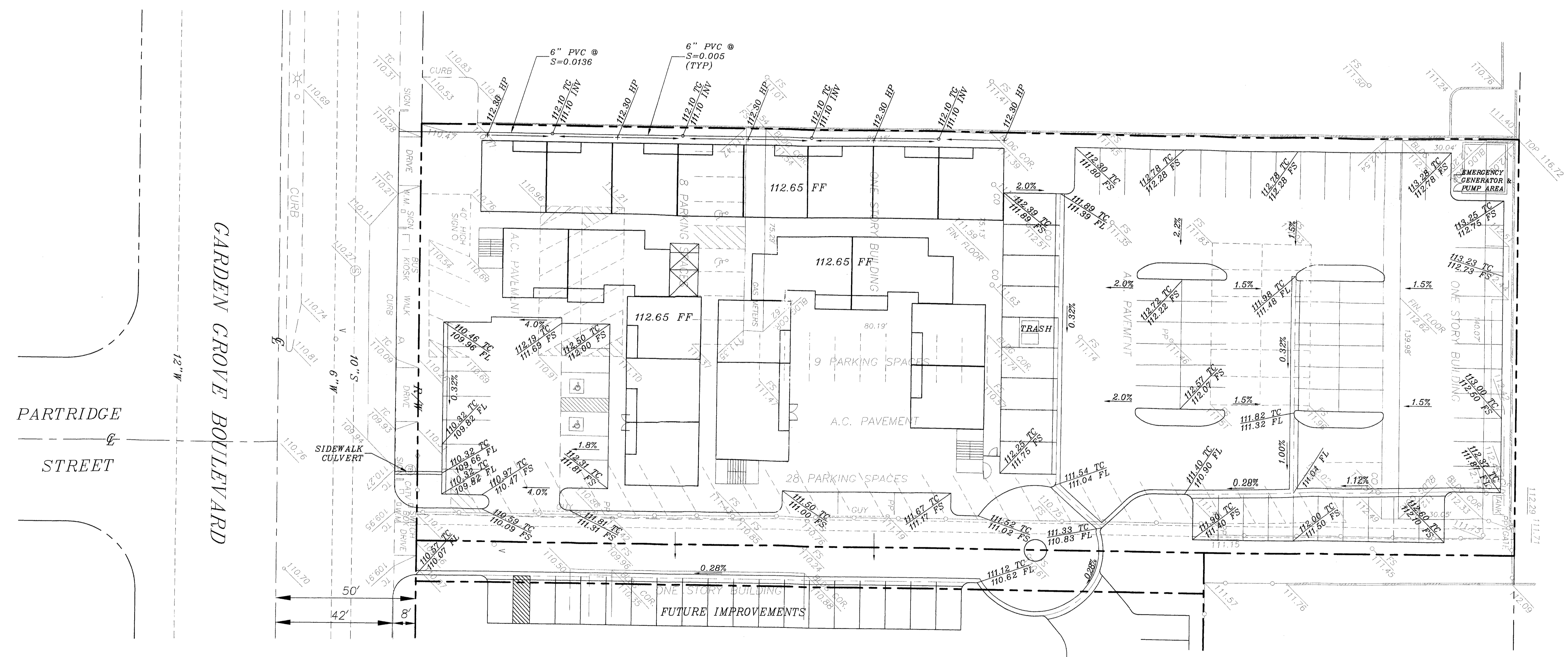
SP-347-04

SWCE
CIVIL ENGINEERING

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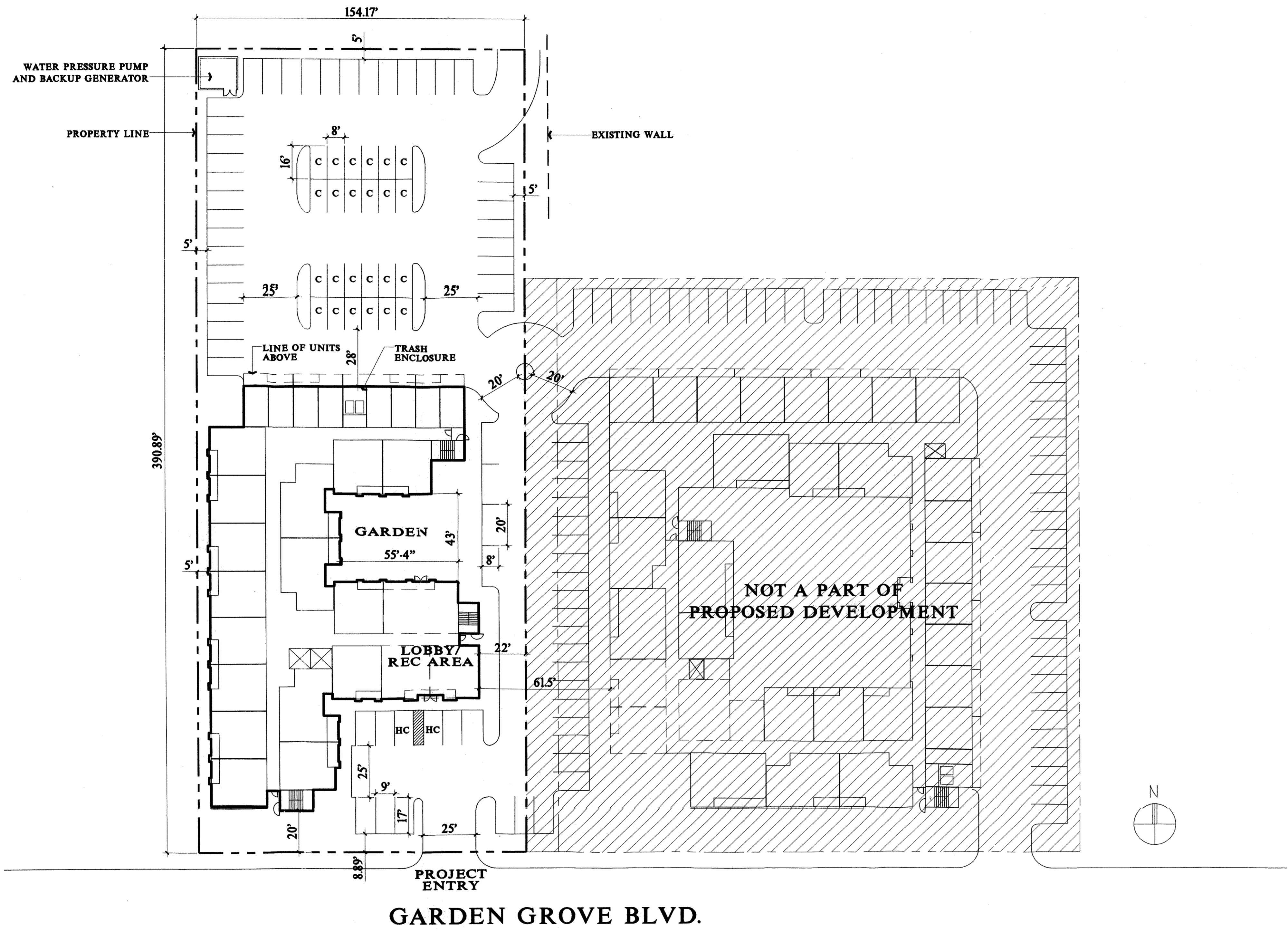
PRELIMINARY GRADING STUDY

TENTATIVE PARCEL MAP No. 2004-180



SCALE: 1" = 20'

10-URS-08



PROJECT SUMMARY

ADDRESS: 12721 AND 12739 GARDEN GROVE BOULEVARD

SITE AREA 60,264 S.F. (1.38 ACRES)
 PROPOSED SITE DENSITY 62 UNITS/ACRE

BUILDING
 PROPOSED BUILDING AREA 18,281 S.F.
 PROPOSED BUILDING COVERAGE 30 %
 PROPOSED BUILDING HEIGHT 49'-4" (4 STORIES)

PROPOSED RECREATION/
 COMMON AREA 2,321 S.F.

UNITS
 1BR/1BA @ 547 S.F. 68 TOTAL (80 %)
 2BR/1BA @ 739 S.F. 12 TOTAL (14 %)
 2BR/1BA @ 177 S.F. 2 TOTAL (2 %)
 2BR/2BA @ 819 S.F. 3 TOTAL (4 %)

PARKING
 PARKING PROVIDED 83

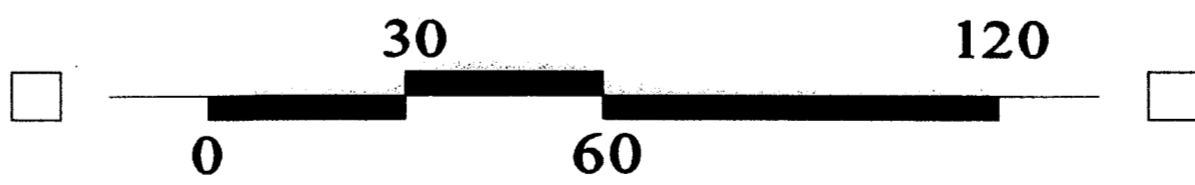
TOTAL PROPOSED
 PARKING AREA 33,049 S.F.

LANDSCAPING WITHIN
 PARKING AREA 3,624 S.F. (11 %)

LANDSCAPING
 LANDSCAPING EXCLUDING
 SETBACKS 7,151 S.F.

TOTAL LANDSCAPING EXCLUDING
 COMMON RECREATION AREAS 9,874 S.F.

LANDSCAPING IN COMMON
 RECREATION AREAS 2,466 S.F.

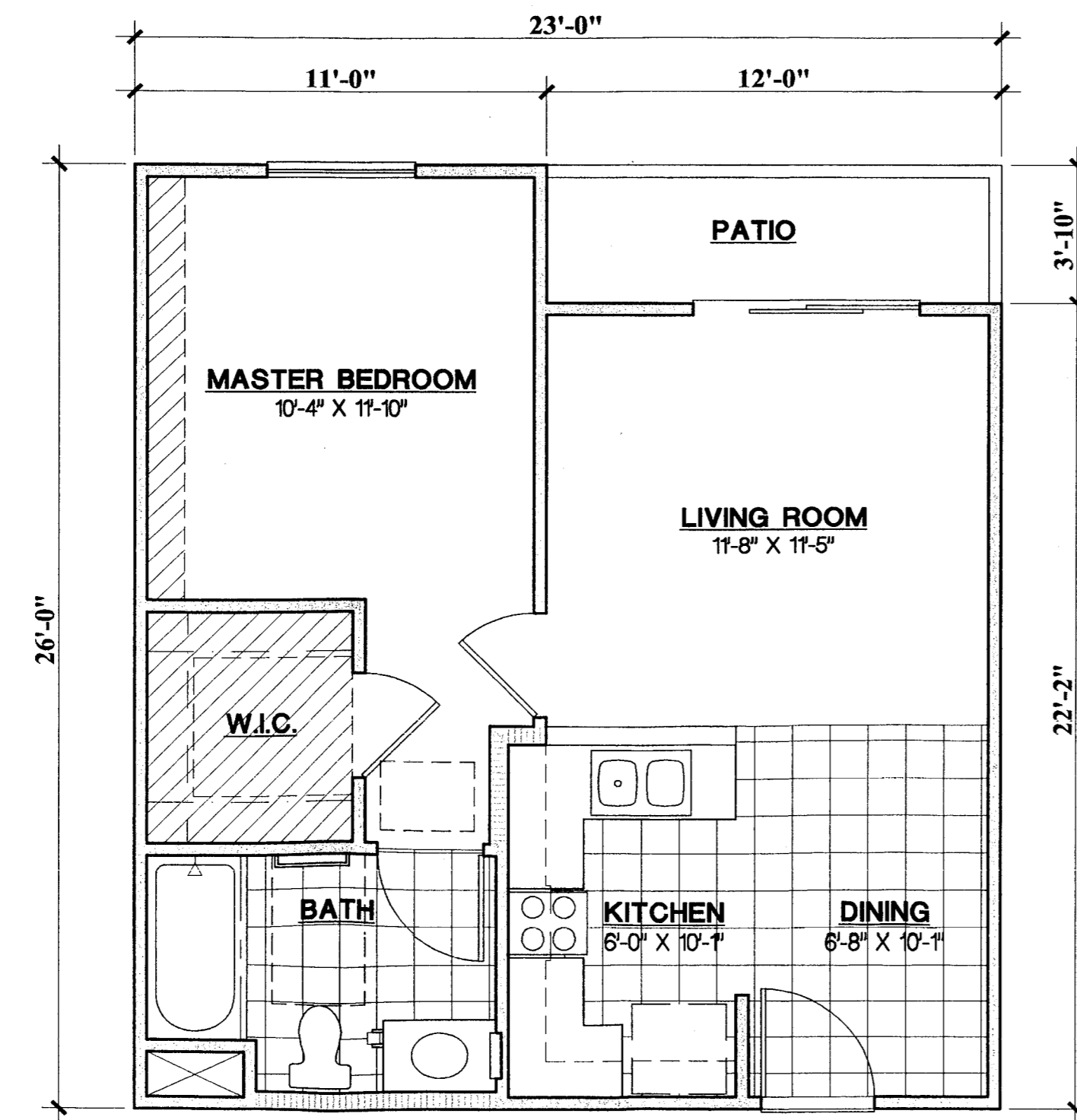


**CONCEPTUAL SITE PLAN
 GARDEN GROVE SENIOR
 GARDEN GROVE, CALIFORNIA**

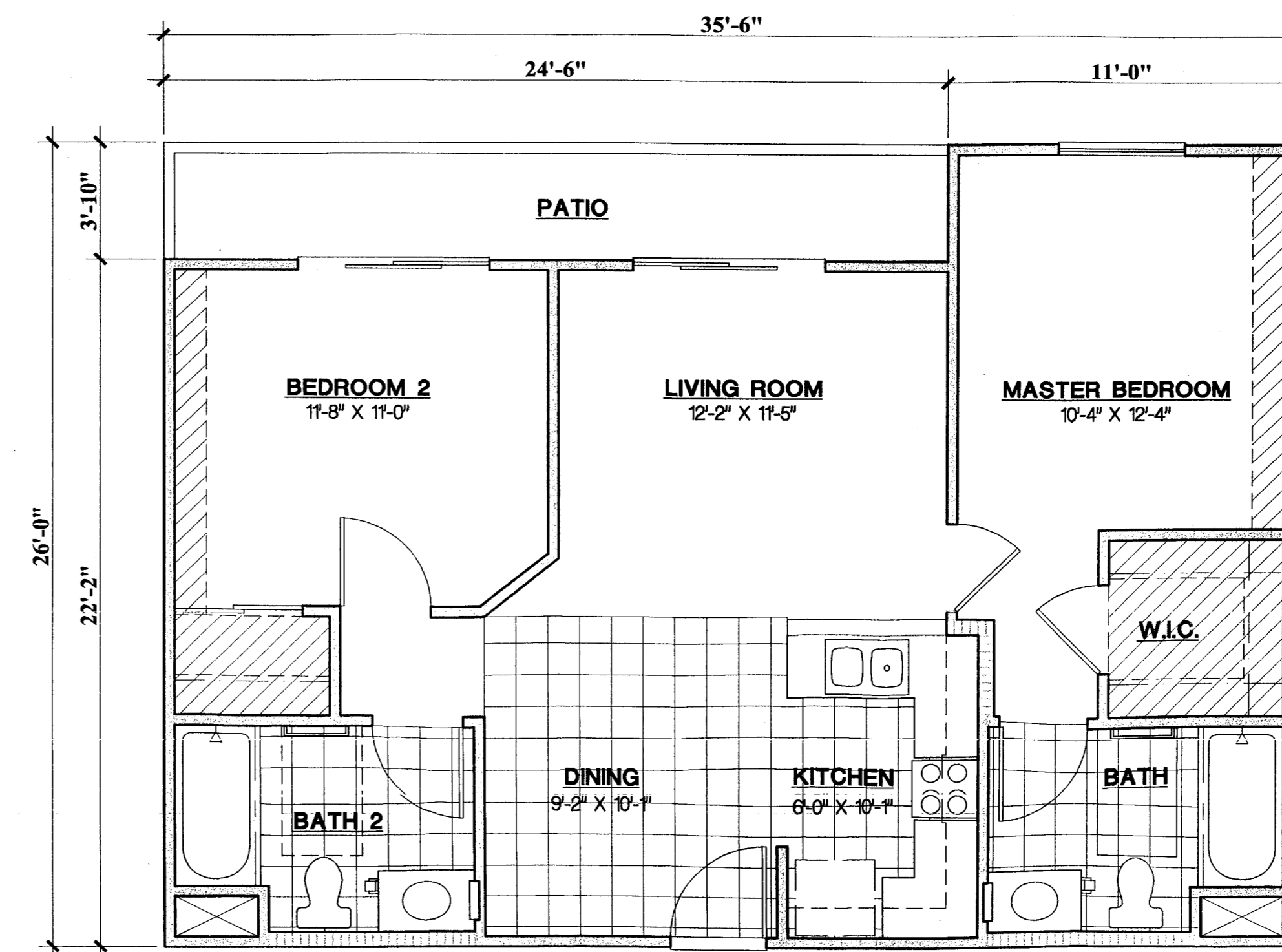
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KTGY GROUP, INC.
 ARCHITECTURE PLANNING
 17992 MITCHELL SOUTH
 IRVINE, CALIFORNIA 92614
 (949) 951-2133 FAX (949) 951-5156
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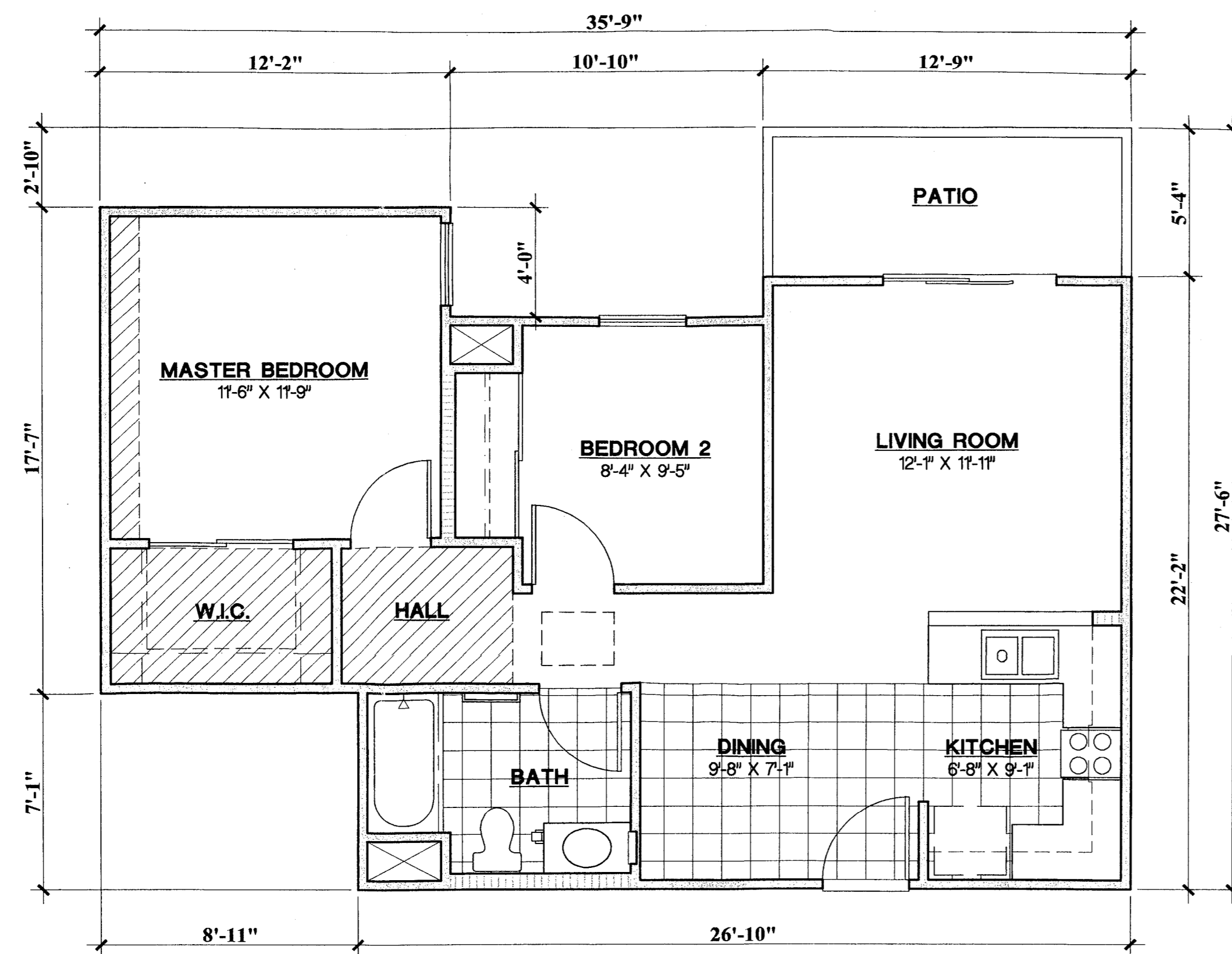
SP-347-01



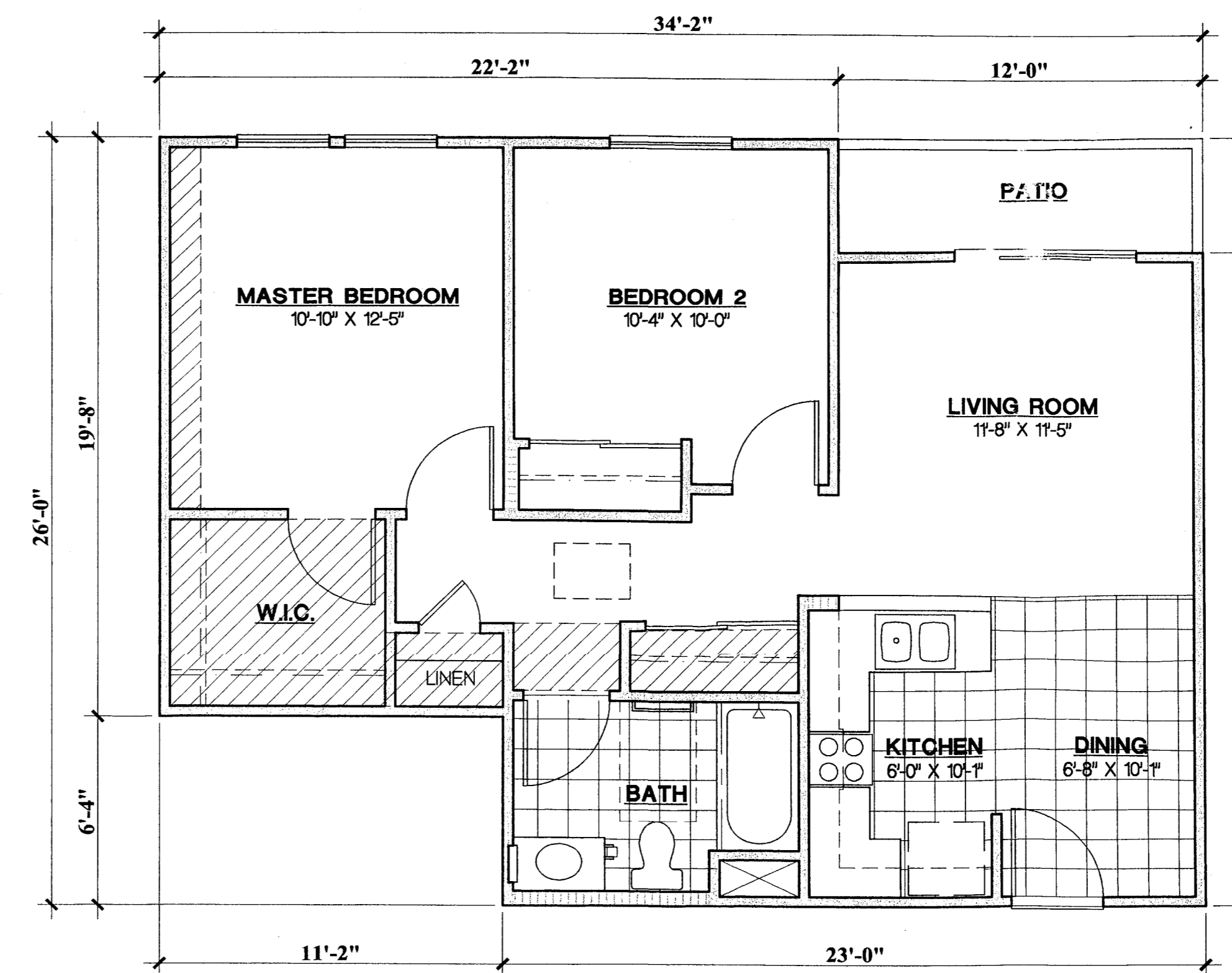
PLAN 1 - 1BR / 1BA
547 S.F. / PATIO 48 S.F.



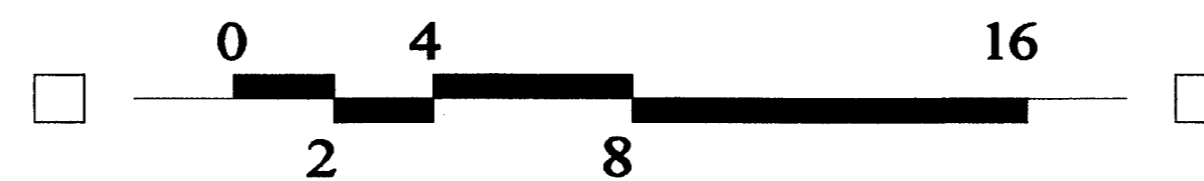
PLAN 2 - 2BR / 2BA
819 S.F. / PATIO 118 S.F.



PLAN 2A - 2BR / 1BA
739 S.F. / PATIO 48 S.F.



PLAN 2B - 2BR / 1BA
766 S.F. / PATIO 68 S.F.



UNIT PLANS

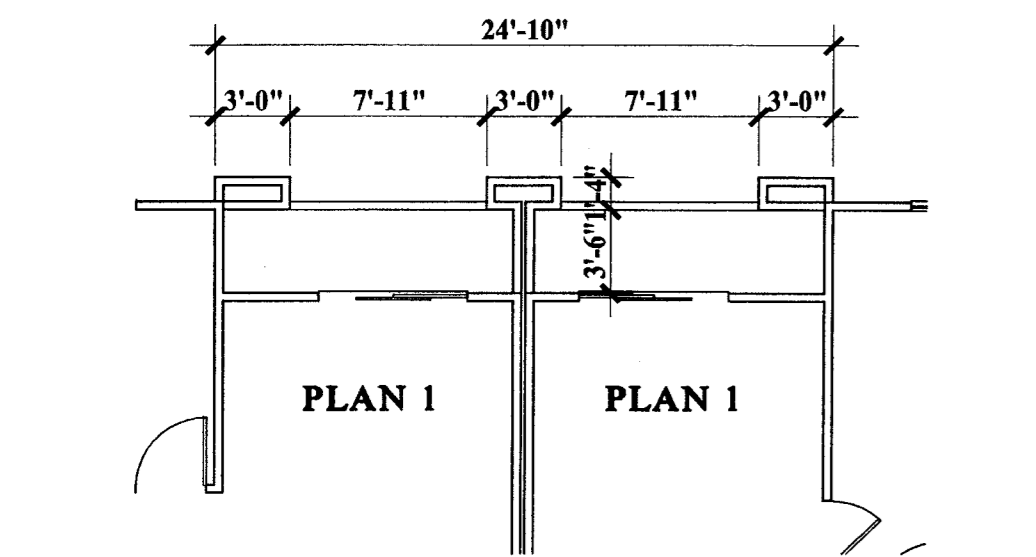
GARDEN GROVE SENIOR

GARDEN GROVE, CALIFORNIA

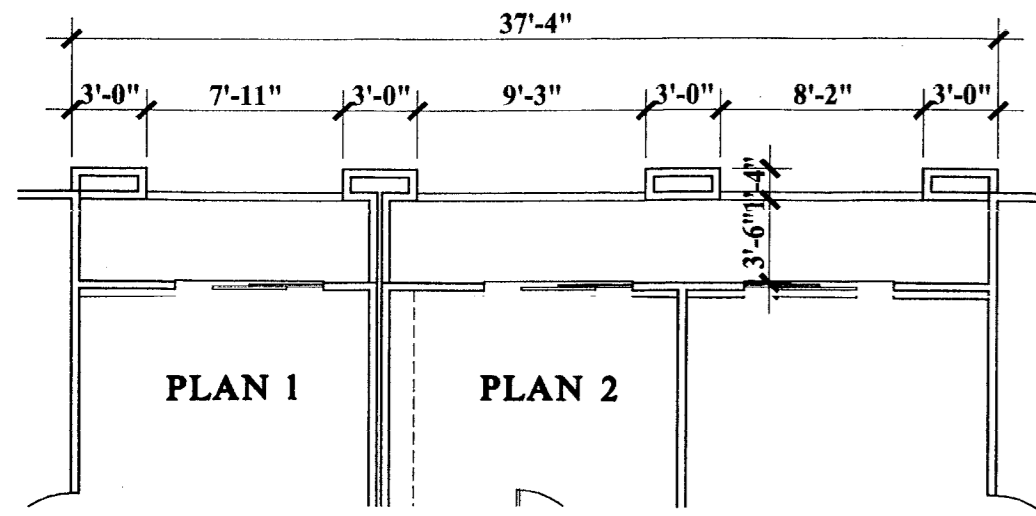
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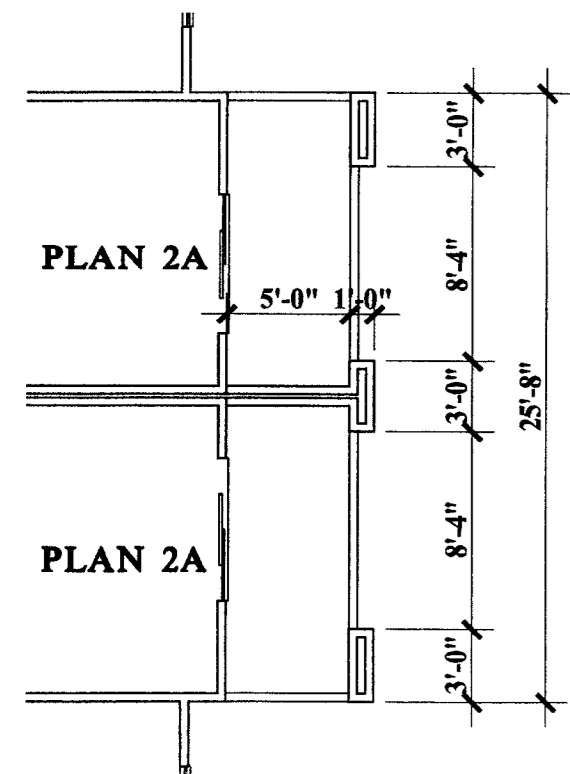
88-247-04



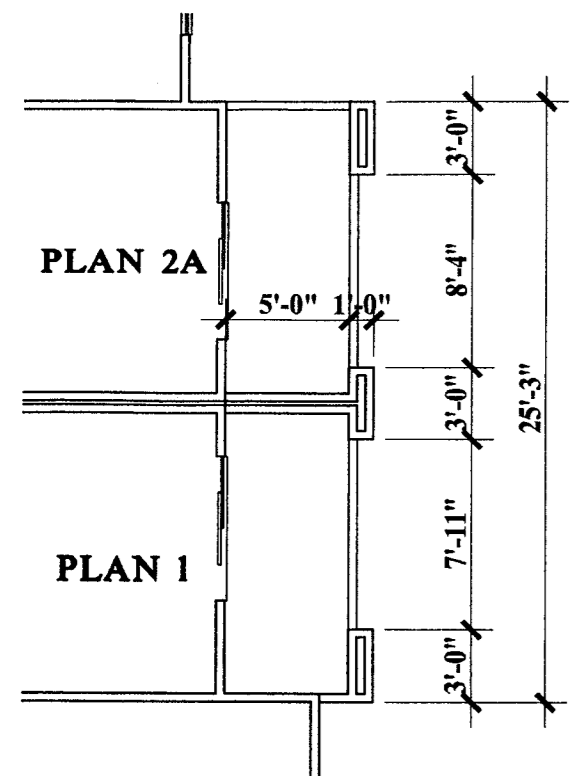
PRIVATE PATIO
SCALE 1/8"=1'-0"
(PLAN 2B/PLAN 1 SIM.)



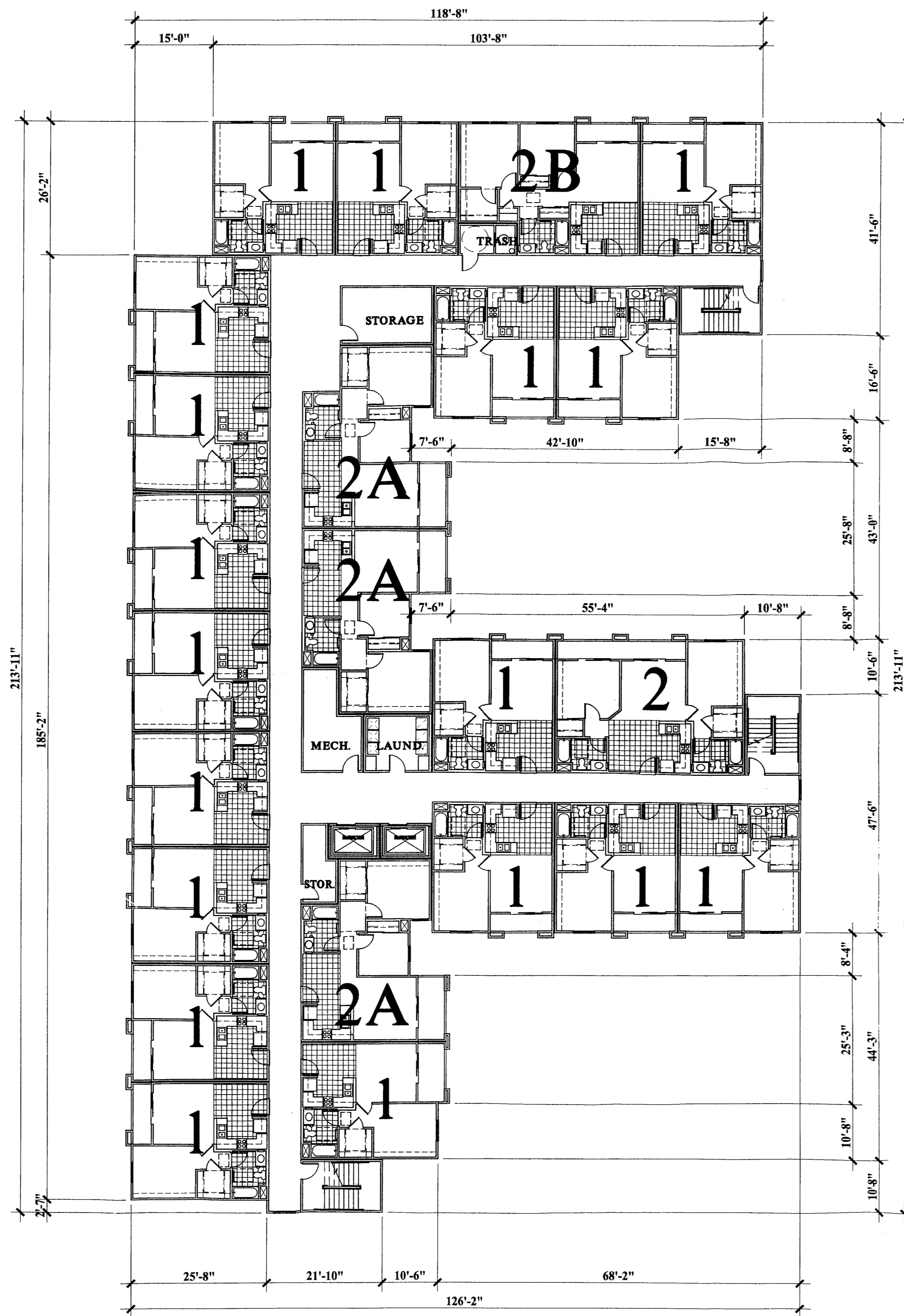
PRIVATE PATIO
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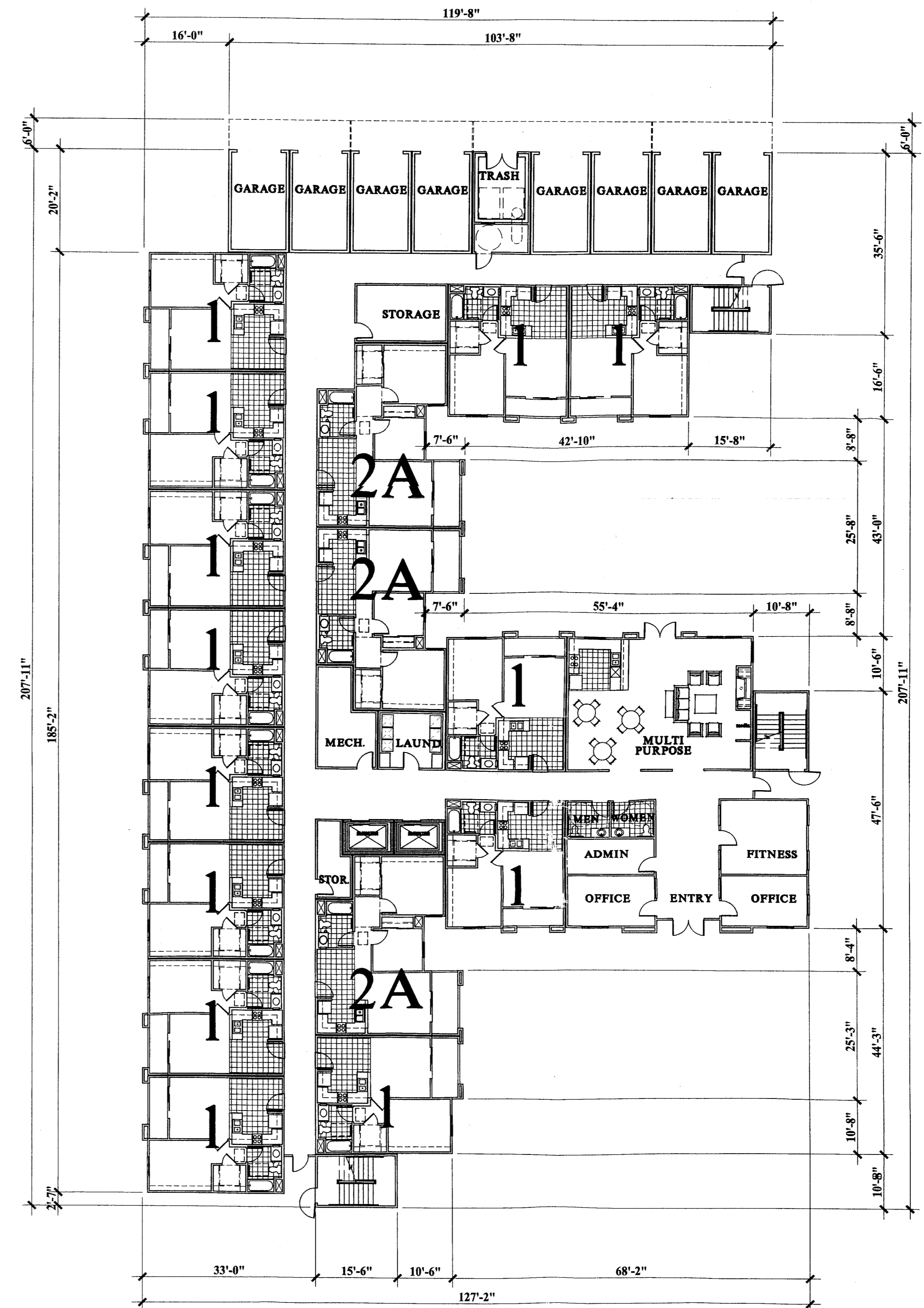
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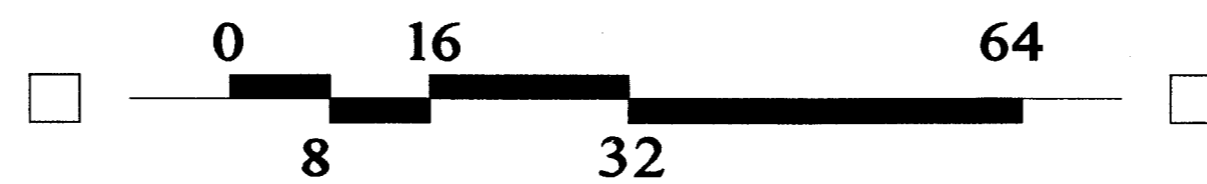
PRIVATE PATIO
SCALE 1/8"=1'-0"



SECOND FLOOR



FIRST FLOOR

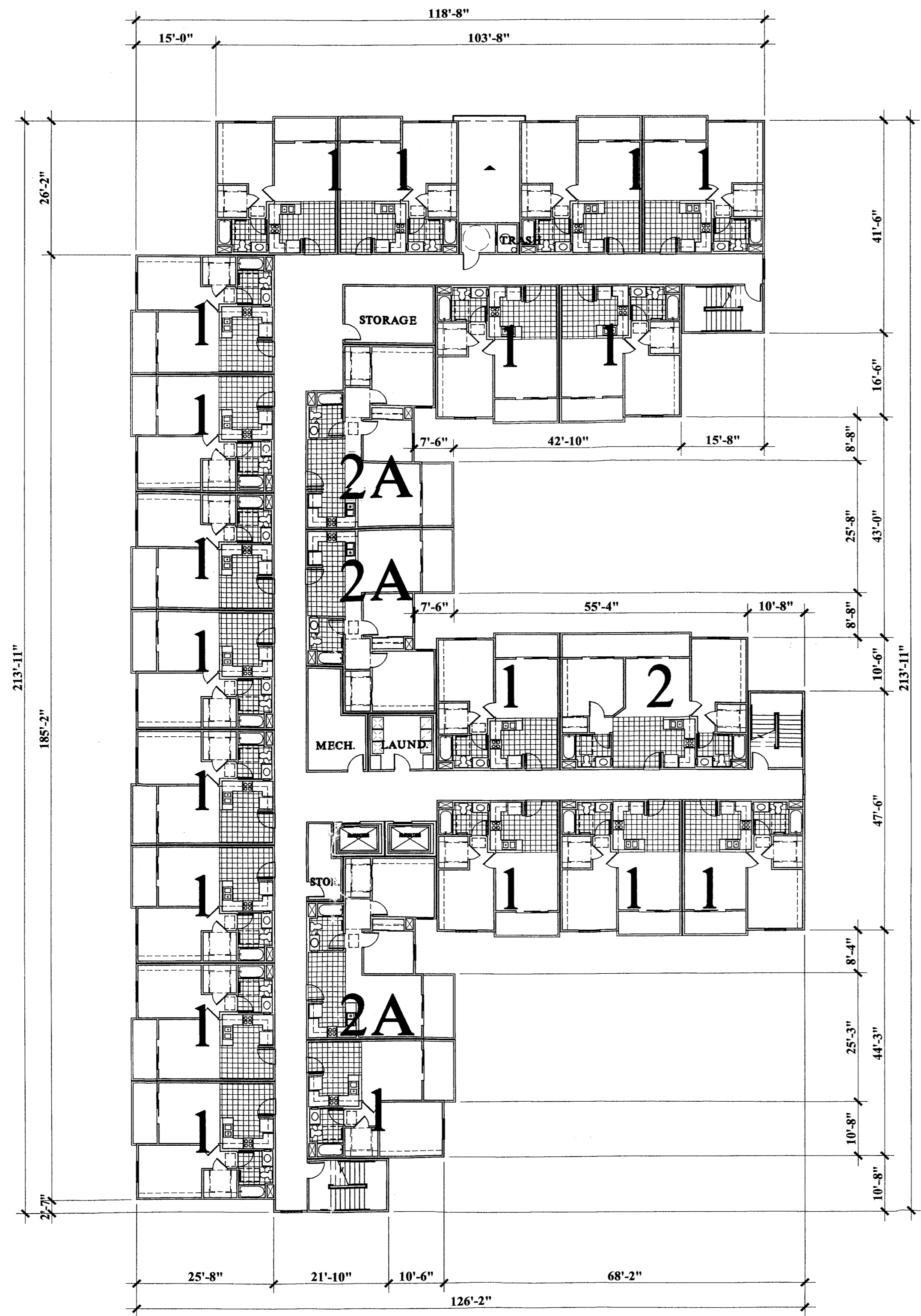


FLOOR PLANS
GARDEN GROVE SENIOR
GARDEN GROVE, CALIFORNIA

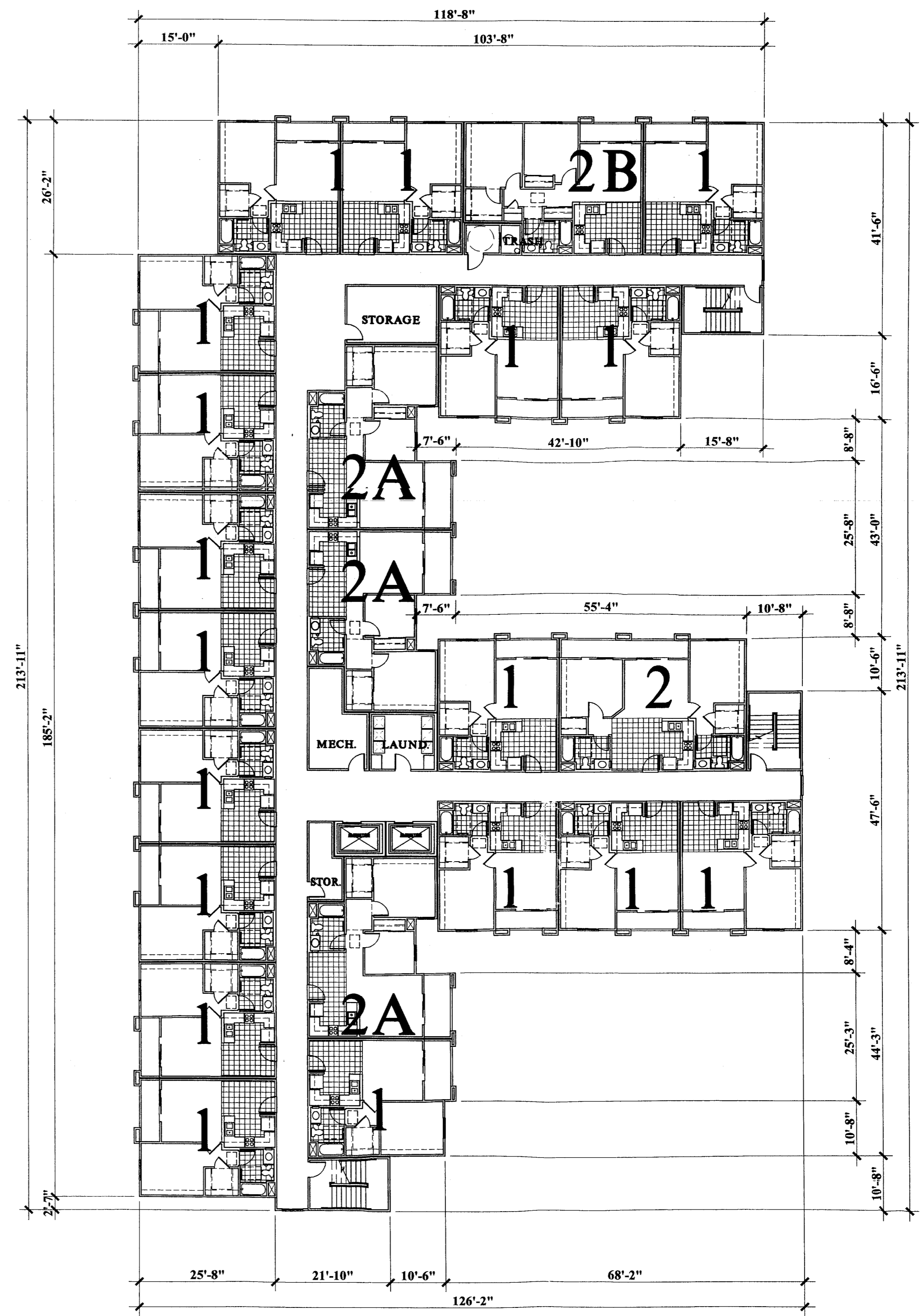
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10-247-01



FOURTH FLOOR



THIRD FLOOR

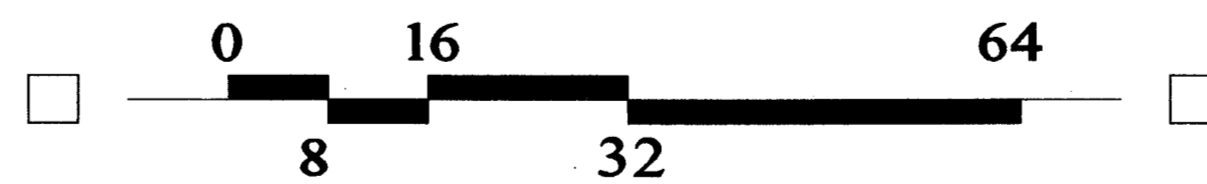
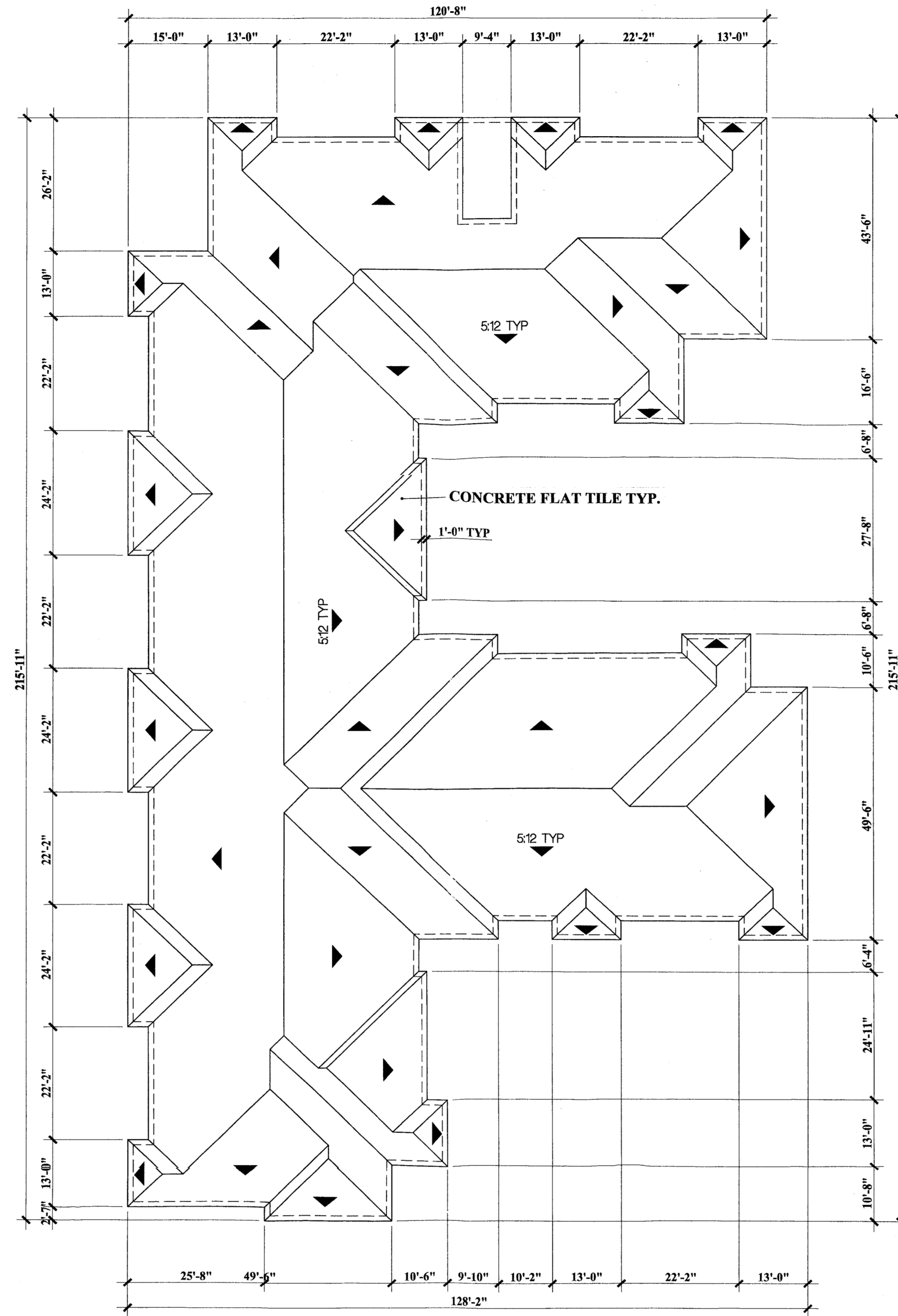


FLOOR PLANS
GARDEN GROVE SENIOR
 GARDEN GROVE, CALIFORNIA

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SP-347-04



ROOF PLAN
GARDEN GROVE SENIOR
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HO-LKE-JS

EXTERIOR MATERIALS

1. WALLS: EXTERIOR PLASTER WITH PAINTED FINISH. SHERWIN WILLIAMS - "DAPLIN"
2. WALLS: EXTERIOR PLASTER WITH PAINTED FINISH. SHERWIN WILLIAMS - "SAWYER'S FENCE"
3. WALLS: STONE VENEER
4. DECORATIVE TRIM: FOAM WITH PAINTED FINISH. SHERWIN WILLIAMS - "SWISS COFFEE"
5. RAILINGS: STEEL PAINTED PIPE - BLACK
6. ROOF: FLAT CONCRETE TILES



WEST ELEVATION



EAST ELEVATION



**CONCEPTUAL ELEVATIONS
GARDEN GROVE SENIOR
GARDEN GROVE, CALIFORNIA**

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SP-247-04

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NORTH ELEVATION - COURTYARD



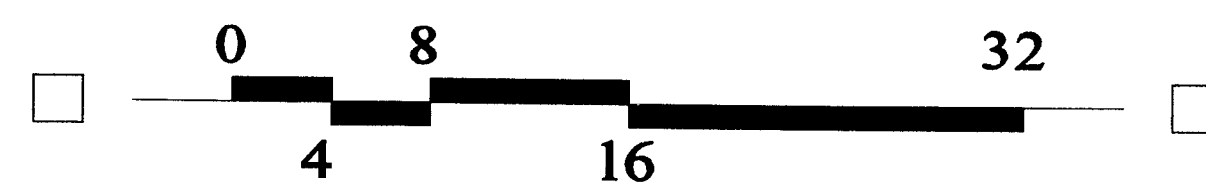
NORTH ELEVATION



SOUTH ELEVATION - COURTYARD



SOUTH ELEVATION

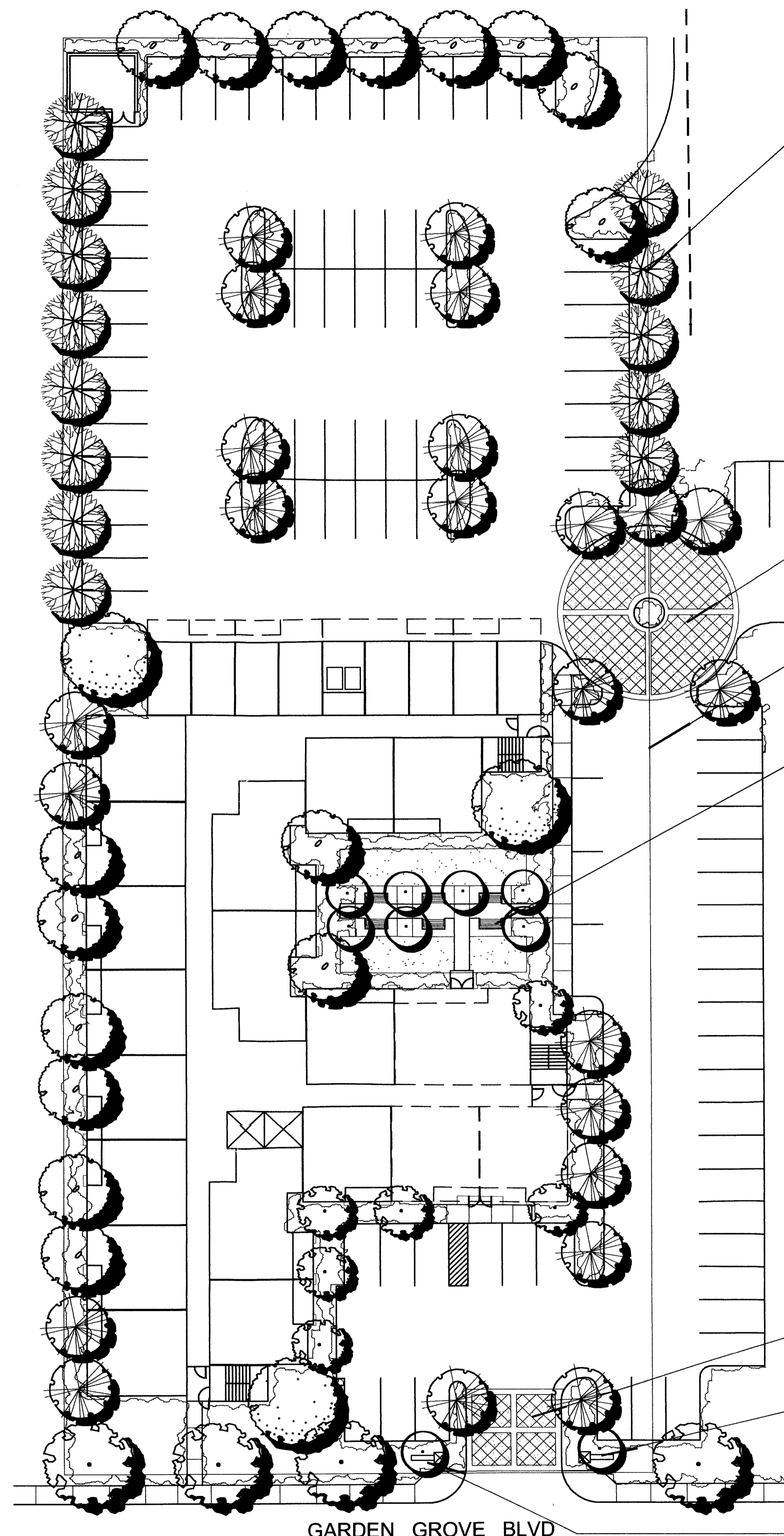


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SP-347-04



SCREEN PLANTING
ALONG PROPERTY BOUNDRIES - TYP.

ENHANCED PAVING W/
DECORATIVE SCORING AND BANDING

PROJECT LIMIT OF WORK

FORMAL GARDEN WITH BENCH SEATING

ENHANCED PAVING AT ENTRY W/
DECORATIVE SCORING AND BANDING

FUTURE SIGN WALL TO MATCH EXISTING

MONUMENT SIGN WALL

GARDEN GROVE BLVD

PRELIMINARY PLANT PALETTE

TREES

- CINNAMOMUM CAMPHORA
- JACARANDA MIMOSIFOLIA
- LAGERSTROEMIA INDICA
- PLATANUS ACERIFOLIA
- RHUS LANCEA
- SCHINUS MOLLE
- TRISTANIA CONFERTA

- CAMPHOR TREE
- JACARANDA
- CREPE MYRTLE
- EVERGREEN MAGNOLIA
- LONDON PLANE TREE
- AFRICAN SUMAC
- CALIFORNIA PEPPER
- BRISBANE BOX

SHRUBS

- DIETES BICOLOR
- FEJOA SELLOWIANA
- HEMEROCALLIS SPP.
- MYRSINE AFRICANUS
- NANDINA DOMESTICA
- PHORMIUM TENAX
- PITTOSPORUM T. 'VARIEGATA'
- RHAPHIOLEPIS I. 'BALLERINA'
- ROSA FLORIBUNDA
- VIBURNUM TINUS
- XYLOSMA CONGESTUM

- BUTTERFLY IRIS
- PINAPPLE GUAVA
- DAYLILY
- AFRICAN BOXWOOD
- HEAVENLY BAMBOO
- NEW ZEALAND FLAX
- MOCK ORANGE
- INDIAN HAWTHORN
- ROSE
- VIBURNUM
- XYLOSMA

GROUNDCOVERS

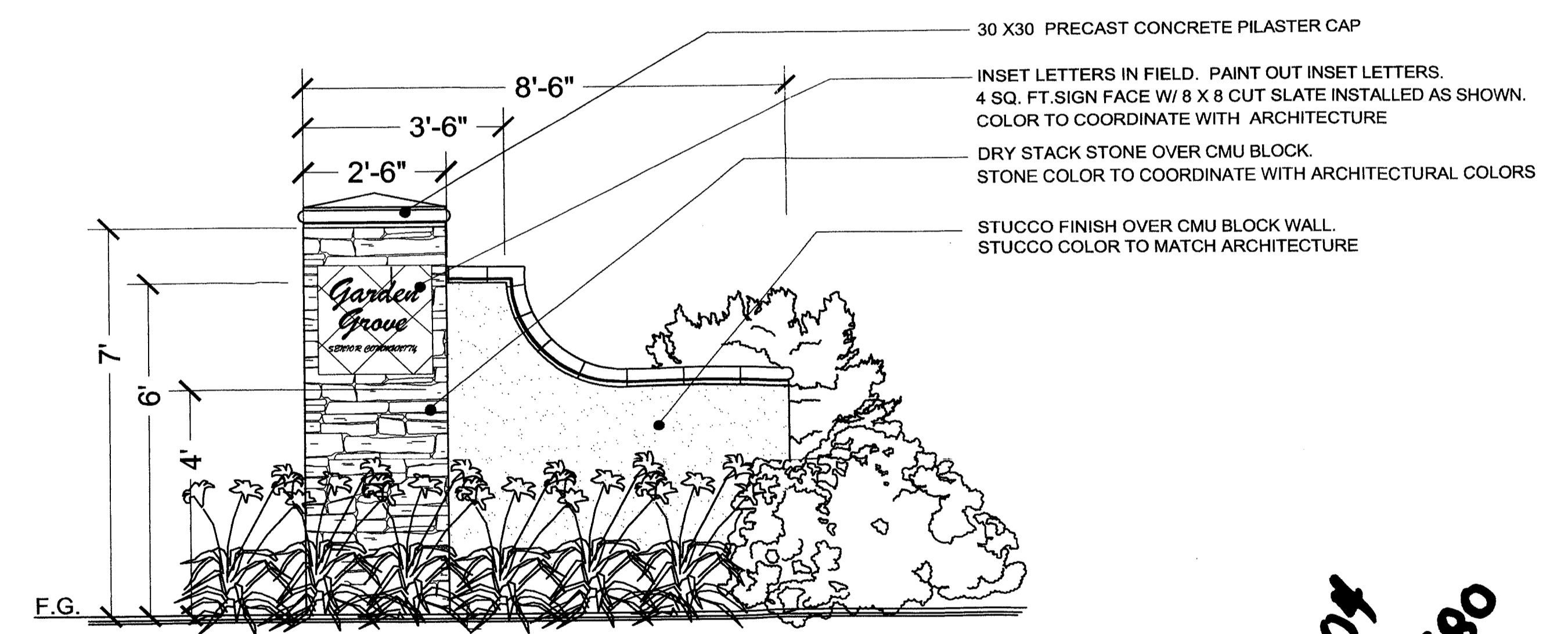
- ROSMARINUS O. 'PROSTRATUS'
- FRAGARIA CHILOENSIS
- VINCA MINOR

- PROSTRATE ROSEMARY
- ORNAMENTAL STRAWBERRY
- PERIWINKLE

VINES

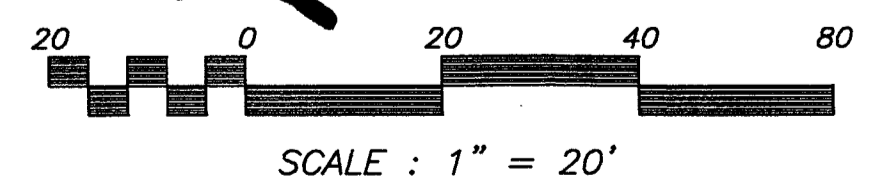
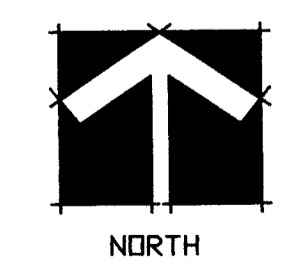
- CLYTOSTOMA CALLISTEGIOIDES
- DISTICUS BUCCINATORIA
- BOUGAINVILLEA SPECTABILIS
- PARTHENOCISSUS TRICUSPIDATA

- LAVENDER TRUMPET VINE
- RED TRUMPET VINE
- BOUGAINVILLEA
- BOSTON IVY



MONUMENT SIGN WALL 1/2" = 1'-0"

SP-2417-04
AM-2004-180
V-116-04
GA-3-04
PUB-103-04



SCALE : 1" = 20'

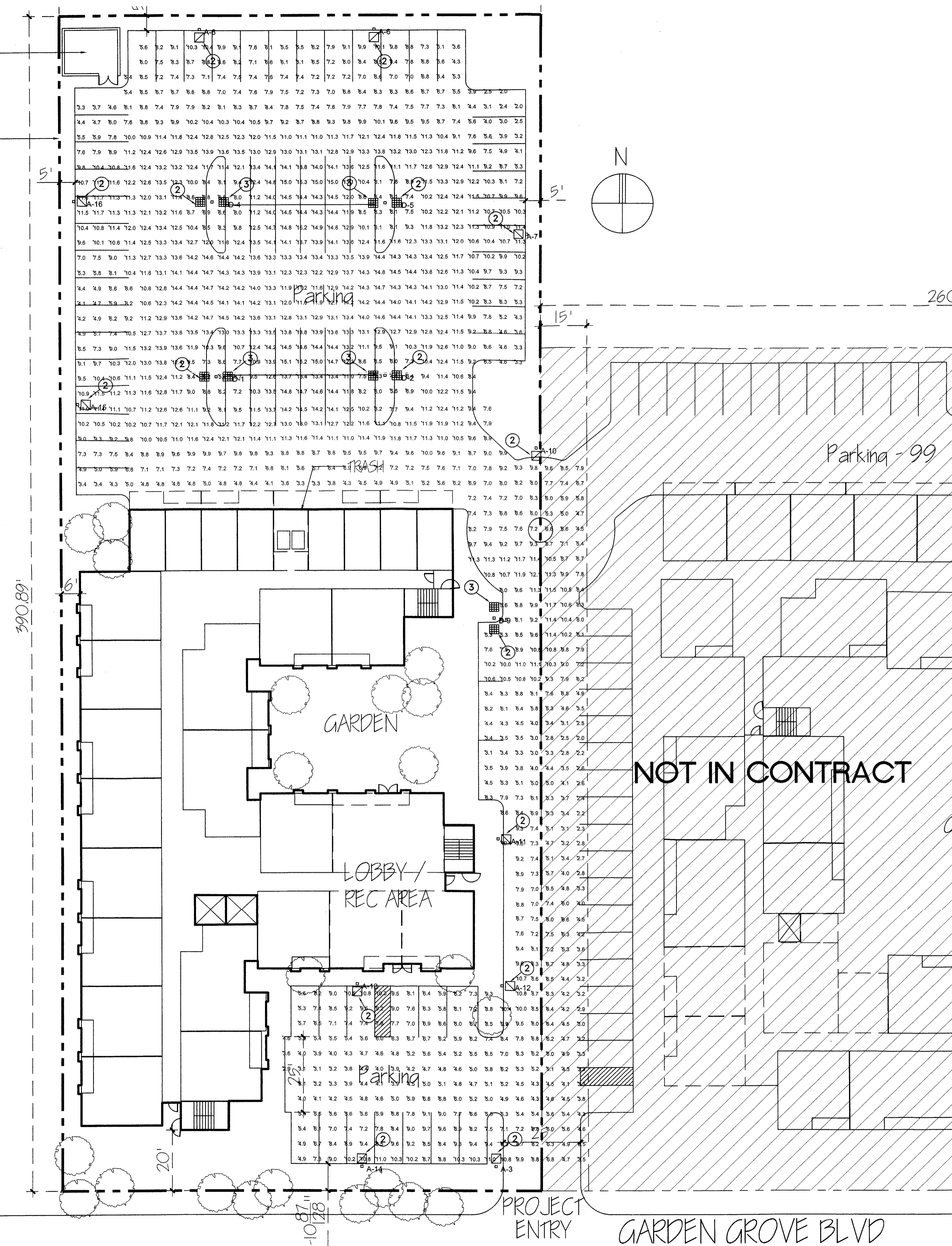
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KTYG NO. 2004339

GARDEN GROVE SENIOR APARTMENTS
GARDEN GROVE, CA

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(949) 248-1993 FAX (949)
493-0708 San Juan Capistrano,
California 92675
7-5-04

WATER PRESSURE PUMP
AND BACK-UP GENERATOR

PROPERTY LINE



City of Garden Grove lighting requirement:

4. Lighting. Lights provided to illuminate any parking facility or paved area shall be designed with automatic timers (photovoltaic cells) and maintained in accordance with the provisions of this title. Parking lot security lights shall be maintained and shall be operated during all hours of darkness.
 - a. All nonresidential parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two foot - candles of light on the parking surface.
 - b. A minimum of one foot candle of light shall be provided during all other hours of darkness.
 - c. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences.

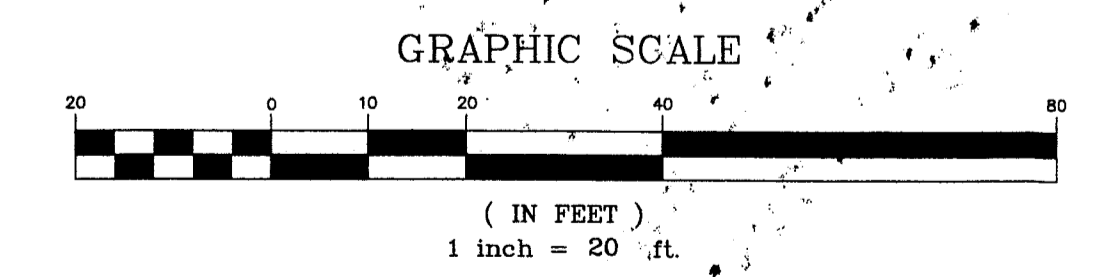
SPECIFIC NOTES:

1. ALL SITE LIGHTING FIXTURE MUST BE SHIELDED TO CONFINE LIGHT SPREAD WITHIN THE SITE BOUNDARIES SO AS NOT TO UNREASONABLY ILLUMINATE THE WINDOW AREA OF NEARBY RESIDENCES..
2. ALL PARKING AREA LIGHTING FIXTURES TO BE CONTROLLED BY AUTOMATIC TIME CLOCK AND PHOTOCELL. FIXTURES INDICATED SHALL BE OPERATED DURING THE HOURS OF DARKNESS.
3. ALL PARKING AREA LIGHTING FIXTURES TO BE CONTROLLED BY AUTOMATIC TIME CLOCK AND PHOTOCELL. FIXTURES INDICATED SHALL BE TURNED ON TOGETHER WITH ALL OTHER PARKING AREA LIGHTING FIXTURE BUT TURN OFF WHEN THE ESTABLISHMENT IS NOT OPEN.

| LUMINAIRE SCHEDULE | | | | | | | |
|--------------------|-------|-----|---|---|--------------------------|---------------|------------------|
| Symbol | Label | Qty | Catalog Number | Description | Lamp | File | Lumens LLF Watts |
| ☐ | A | 11 | ALLSCAPE AL-14400MH-SXIII POLE MT AT 20 AFG | HORIZONTAL SQUARE CLEAR FLAT LENS | LAMP CODE : 400-W CLR MH | AL144M3.fies | 40000 0.72 460 |
| ■ | D | 5 | AL-14400MH-SQV-GFL POLE MT AT 20 FT | 21" SQ X 11" HT POLE MOUNT LUMINAIRE TYPE V SEGMENTED HAMMERTONE REFLECTOR BLACK PAINTED ON TOP CLEAR FLAT TEMPERED GLASS LENS. | | AL144MSF.fies | 40000 0.72 655.4 |

| STATISTICS | | | | | | |
|--------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Calc Zone #2 | + | 8.9 fc | 15.3 fc | 2.0 fc | 7.7:1 | 4.4:1 |

ELECTRICAL SITE PLAN E1.1
SCALE: 1"=20'-0"



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GARDEN GROVE SENIOR APARTMENTS
GARDEN GROVE, CA

REGISTERED PROFESSIONAL ENGINEER
ELECTRICAL
STATE OF CALIFORNIA

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