

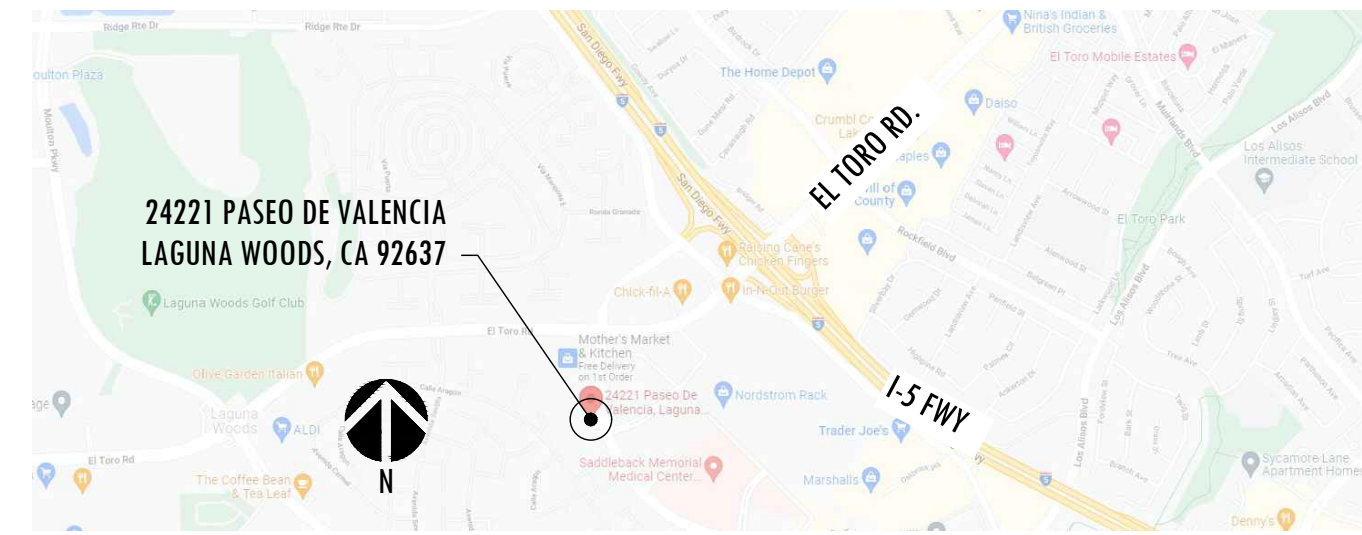
SIGN PROGRAM

24221 PASEO DE VALENCIA
LAGUNA WOODS, CA 92637

RENDERING



VICINITY MAP



SHEET INDEX

SHEET	DESCRIPTION
ARCHITECTURAL	
A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	PHOTOGRAPHS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	SIGN DETAILS
A4.0	LANDSCAPE

designwork studios
ARCHITECTURE • INTERIOR DESIGN

8941 Research Drive, Suite 100
Irvine, CA 92618
Tel. 714.480.0533

PROJECT:
GROUND UP OFFICE BUILDING

parentis health.

PARENTIS HEALTH
24221 PASEO DE VALENCIA
LAGUNA WOODS, CA 92637 •

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PROJECT NO	22006
DATE	04/11/23
DRAWN BY	RT / PH / RR
SCALE	AS NOTED

DESCRIPTION	DATE
FLANNING SUBMITTAL	08/05/22
SIGNAGE SUBMITTAL	10/05/22
SIGNAGE SUBMITTAL	12/06/22
SIGNAGE SUBMITTAL	01/24/23
SIGNAGE SUBMITTAL	03/08/23
SIGNAGE SUBMITTAL	03/22/23
SIGNAGE SUBMITTAL	04/10/23
SIGNAGE SUBMITTAL	04/11/23

SHEET TITLE
COVER SHEET

SHEET NUMBER

A0.0

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NARRATIVE

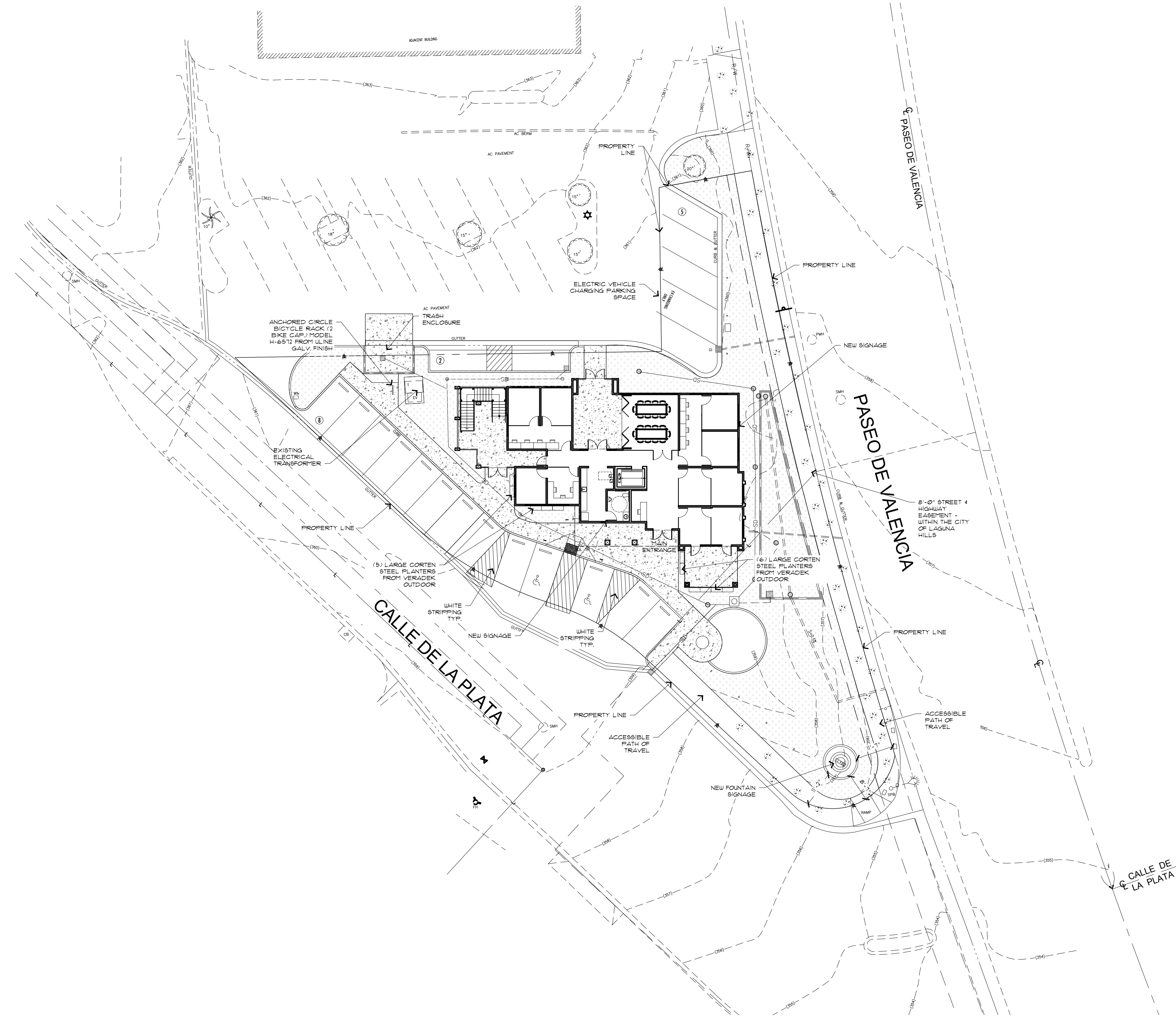
A street frontage of 64 Linear Feet faces Paseo De Valencia. The signage is a blue and white LED Parentis Health text w/ logo which consist of 28.63 square feet.

The second street frontage contains 140 Linear Feet which faces Calle De La Plata. The signage consist of a white LED Parentis Health text and a blue LED Logo accumulating 71 square feet.

On the corner of Paseo De Valencia and Calle De La Plata a fountain signage of the Parentis Logo is 16.82 square feet.

Each signs prior to installation requires a permit issued from the city of Laguna Woods, unless specifically stated otherwise.

Any information not covered within this sign program will default to the Laguna Woods Municipal Code regulations.



SCALE: 1" = 20'-0"

PROPOSED SITE PLAN

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SHEET TITLE
PROPOSED SITE PLAN

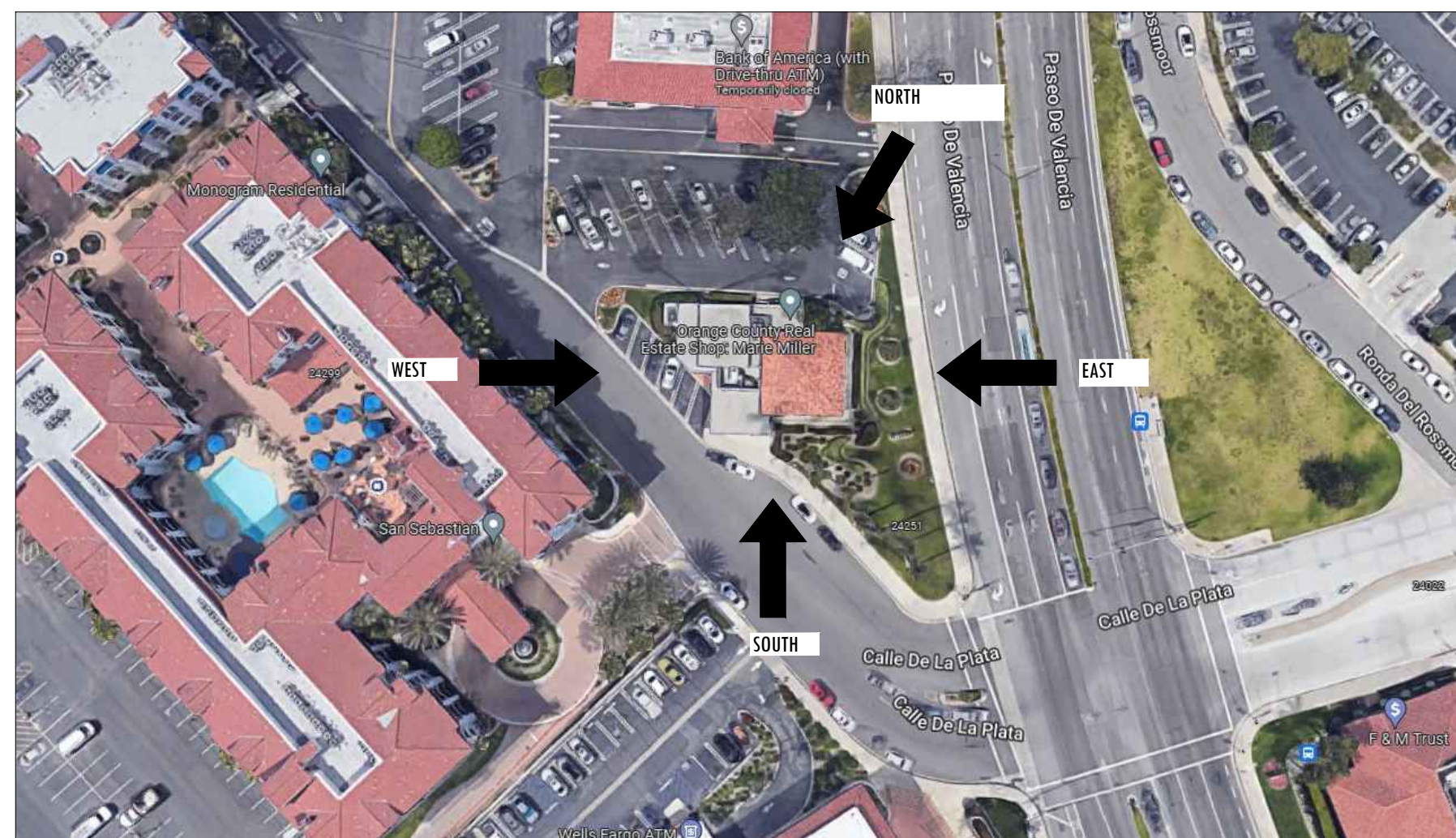
SHEET NUMBER
A1.0



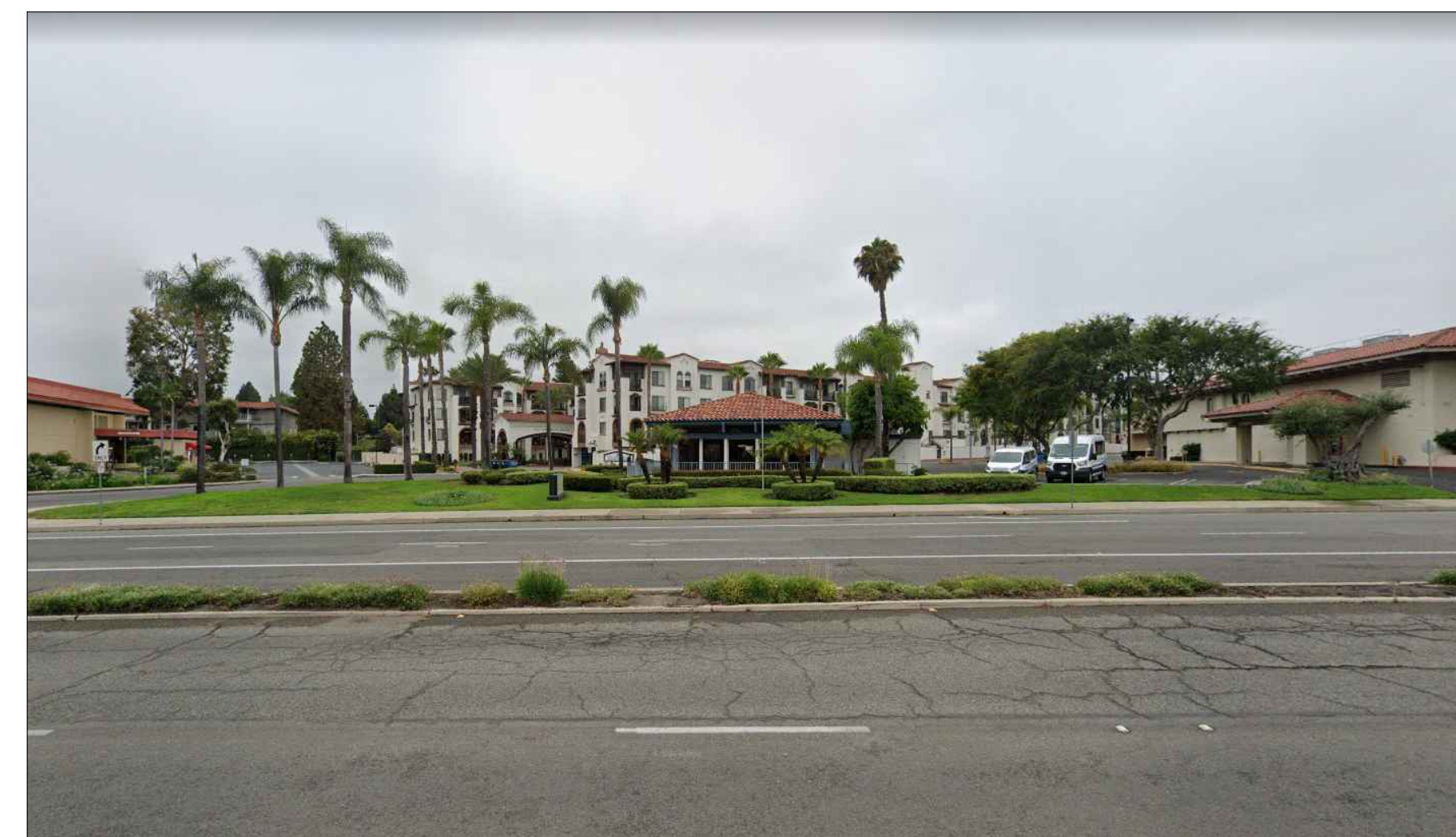
NORTH VIEW 5



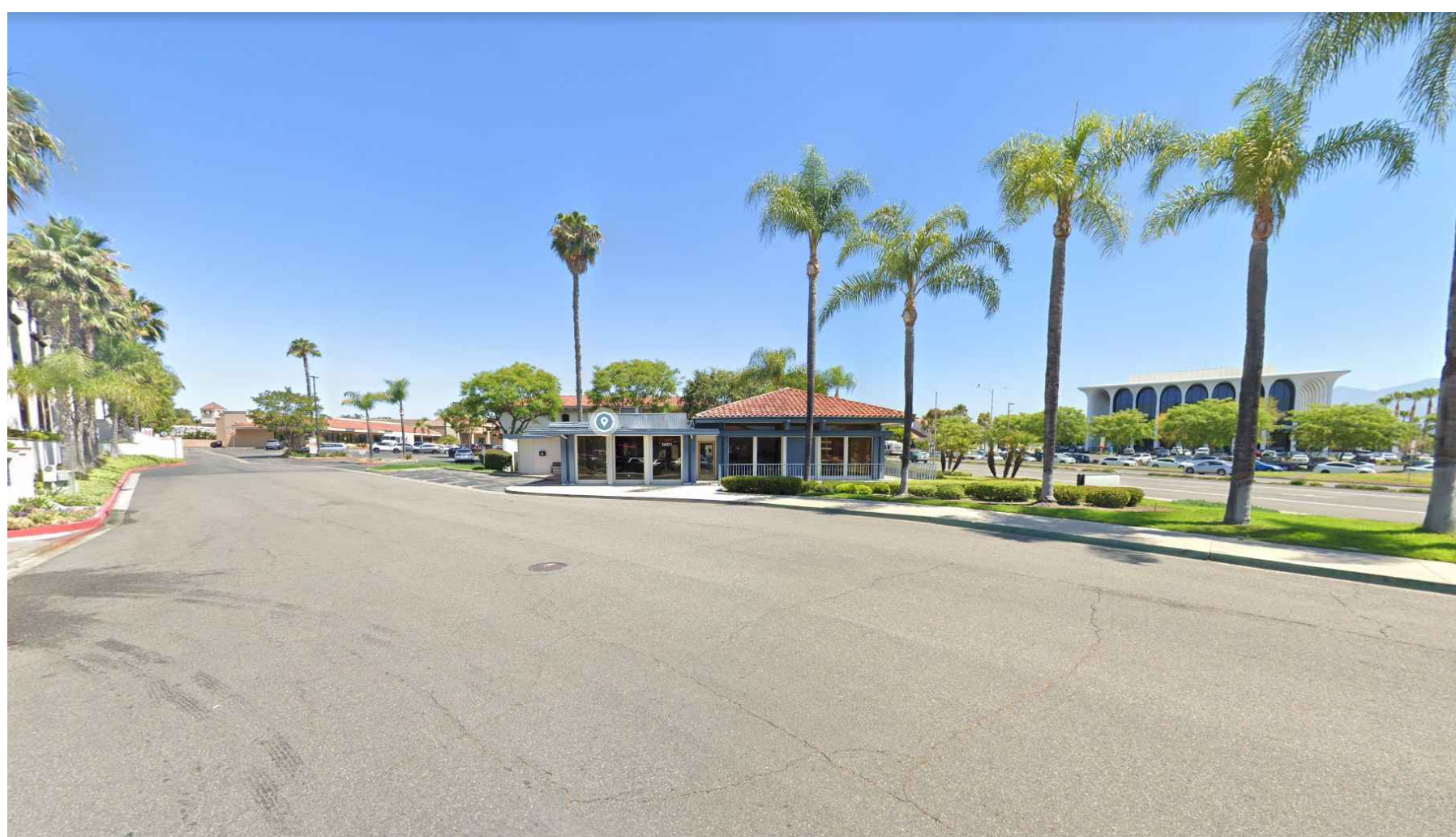
WEST VIEW 6



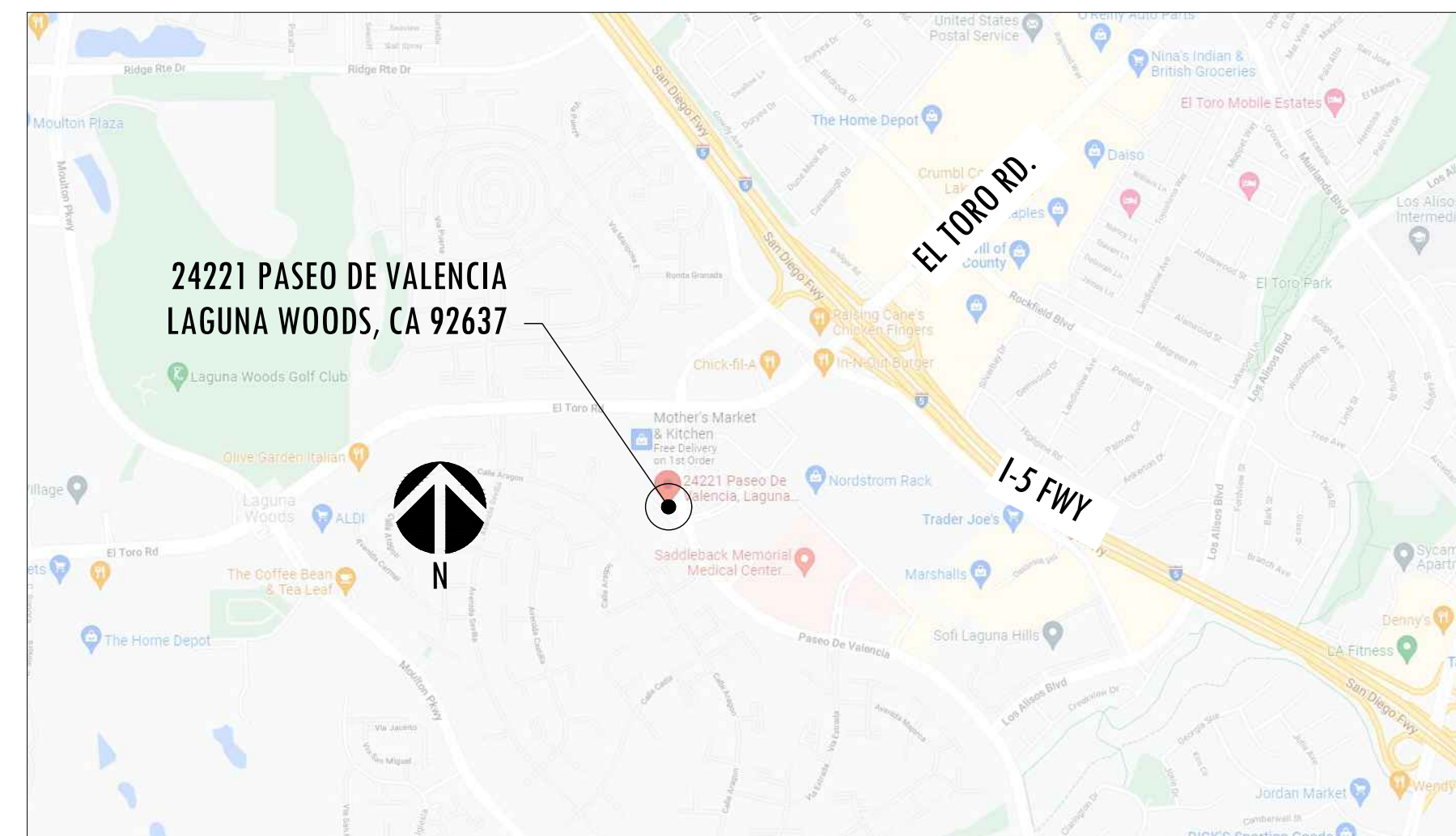
SITE 4



EAST VIEW 2



SOUTH VIEW 3



VICINITY MAP 1

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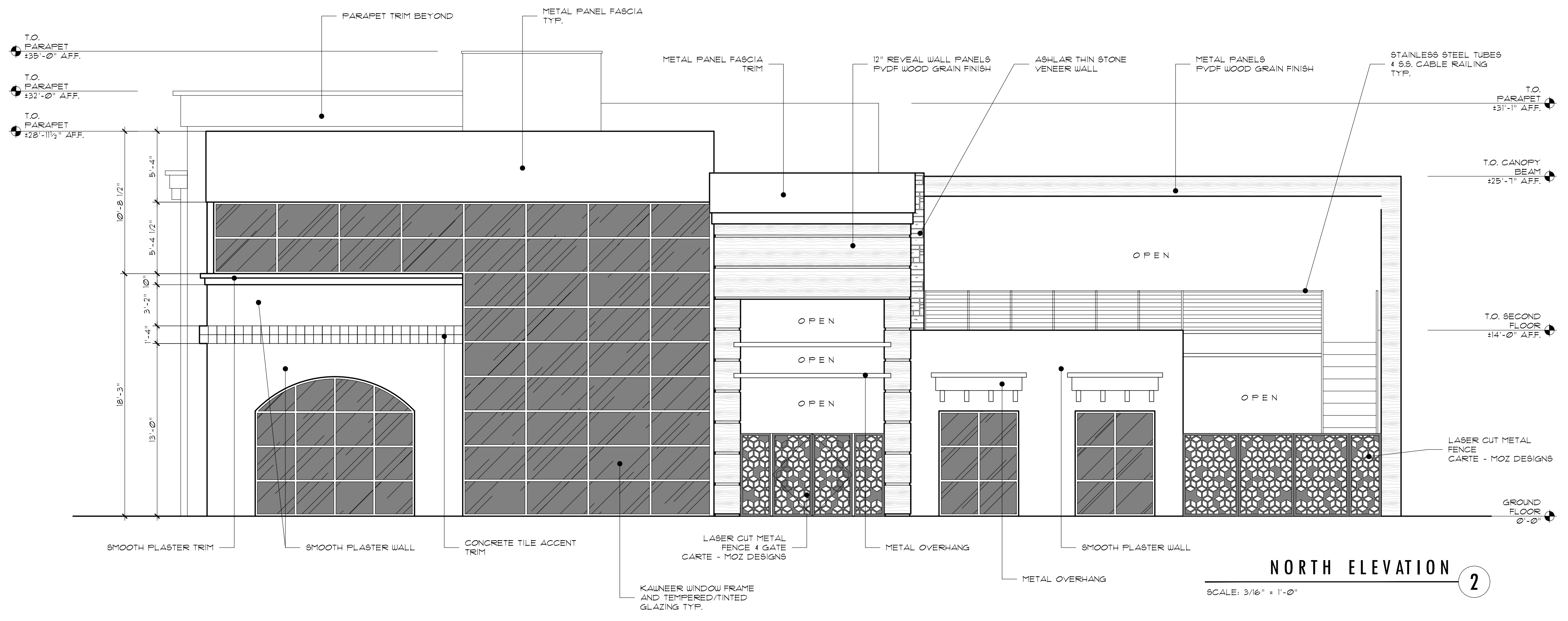
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SHEET TITLE
 SITE PHOTOGRAPHS

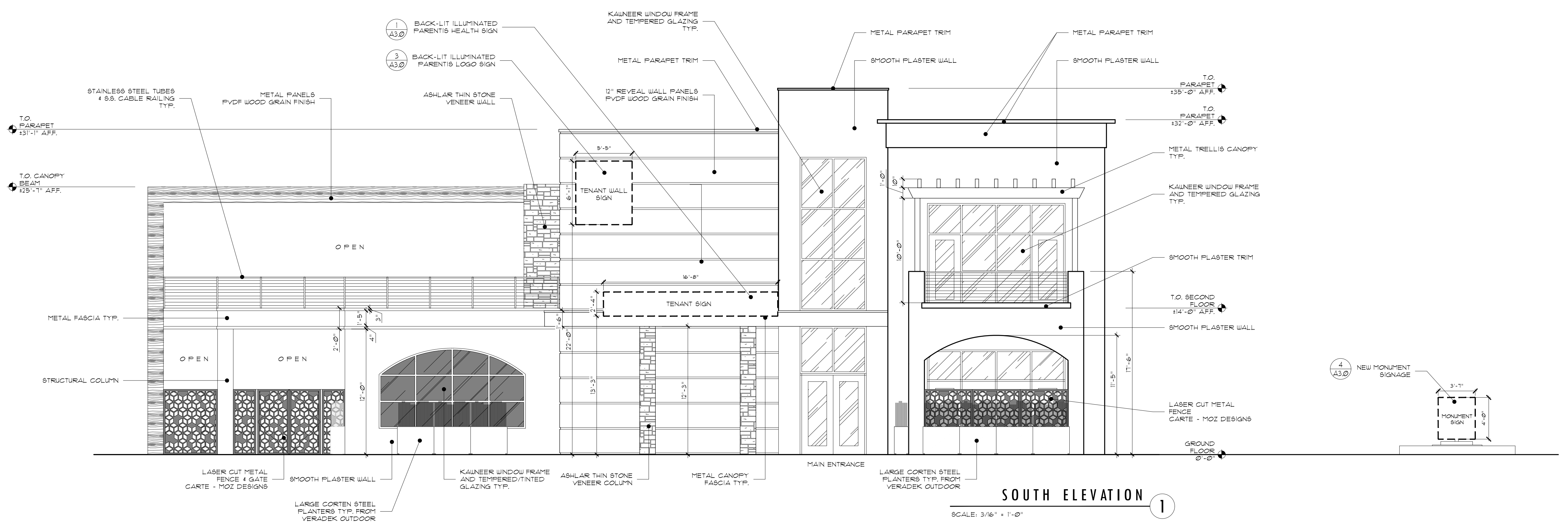
SHEET NUMBER

A1.1



NORTH ELEVATION 2

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION 1

SCALE: 3/16" = 1'-0"

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 GROUND UP OFFICE BUILDING

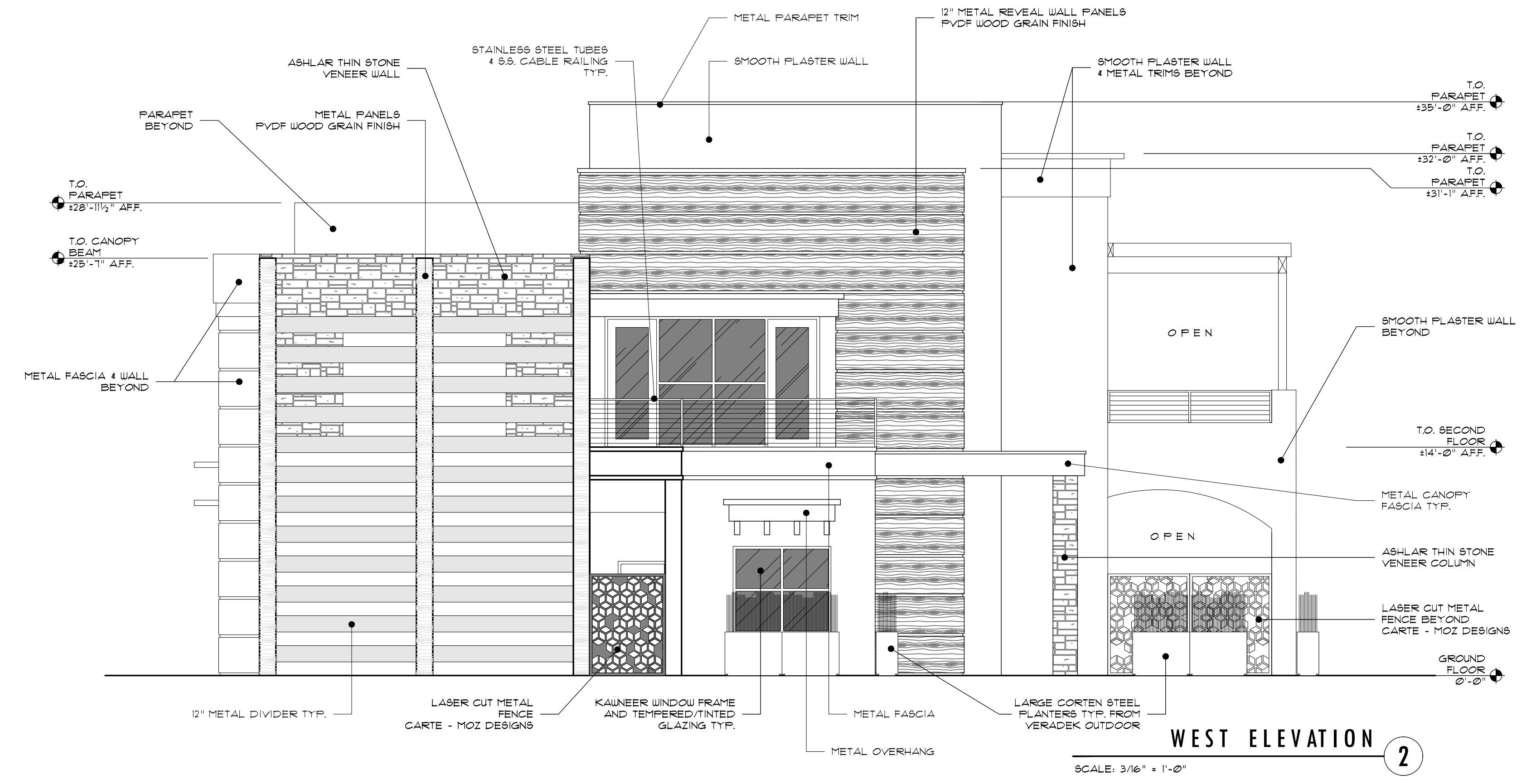
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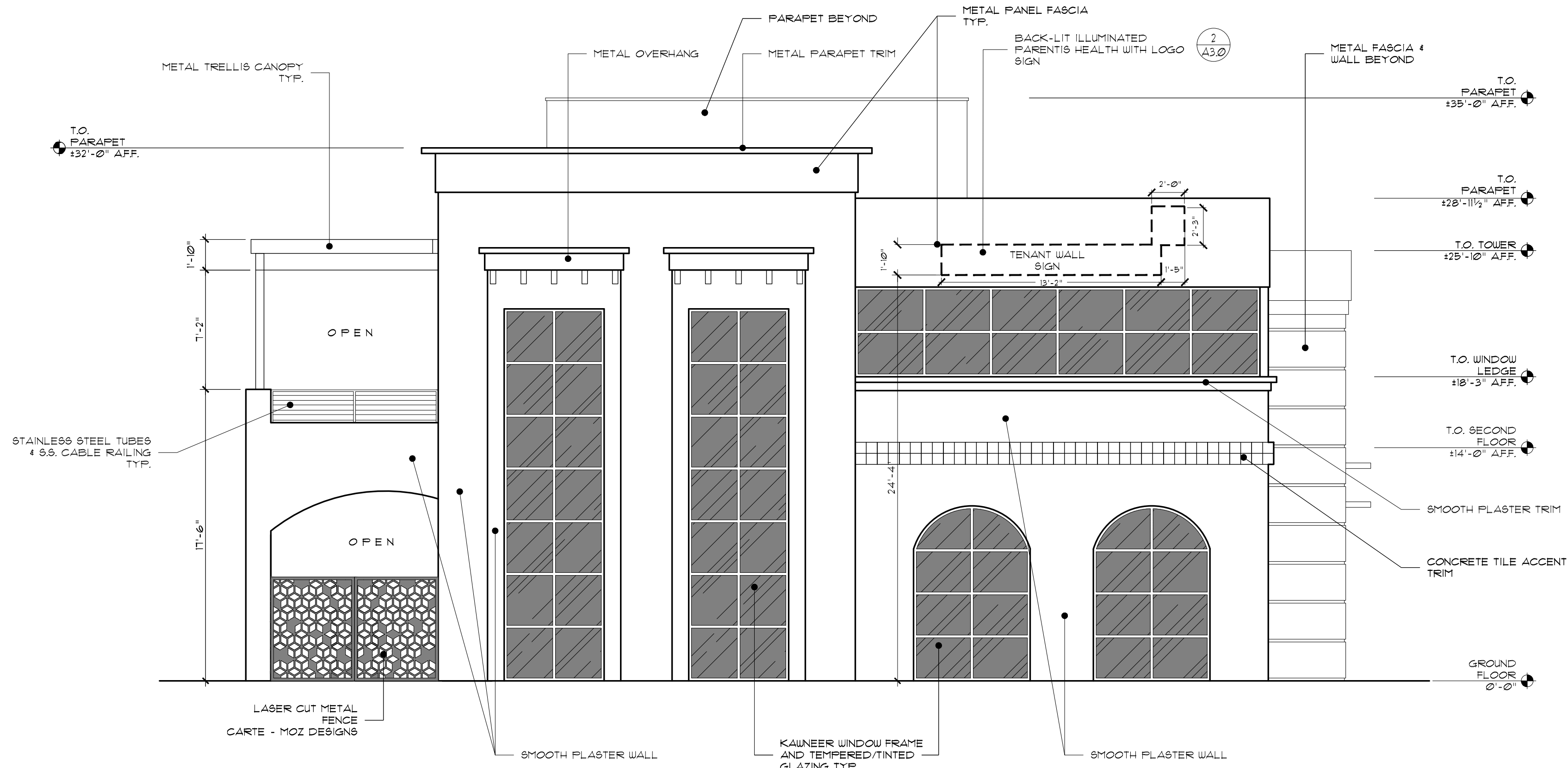
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.0



WEST ELEVATION 2

SCALE: 3/16" = 1'-0"



EAST ELEVATION 1

SCALE: 3/16" = 1'-0"

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 GROUND UP OFFICE BUILDING

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SIGNAGE SUBMITTAL	04/11/23

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.1



WALL MOUNTED INTERNALLY ILLUMINATED LED SIGN

COLOR: BLUE ILLUMINATION: LED

AREA: 32.62 SQUARE FEET

SCALE: 3/4" = 1'-0"

3



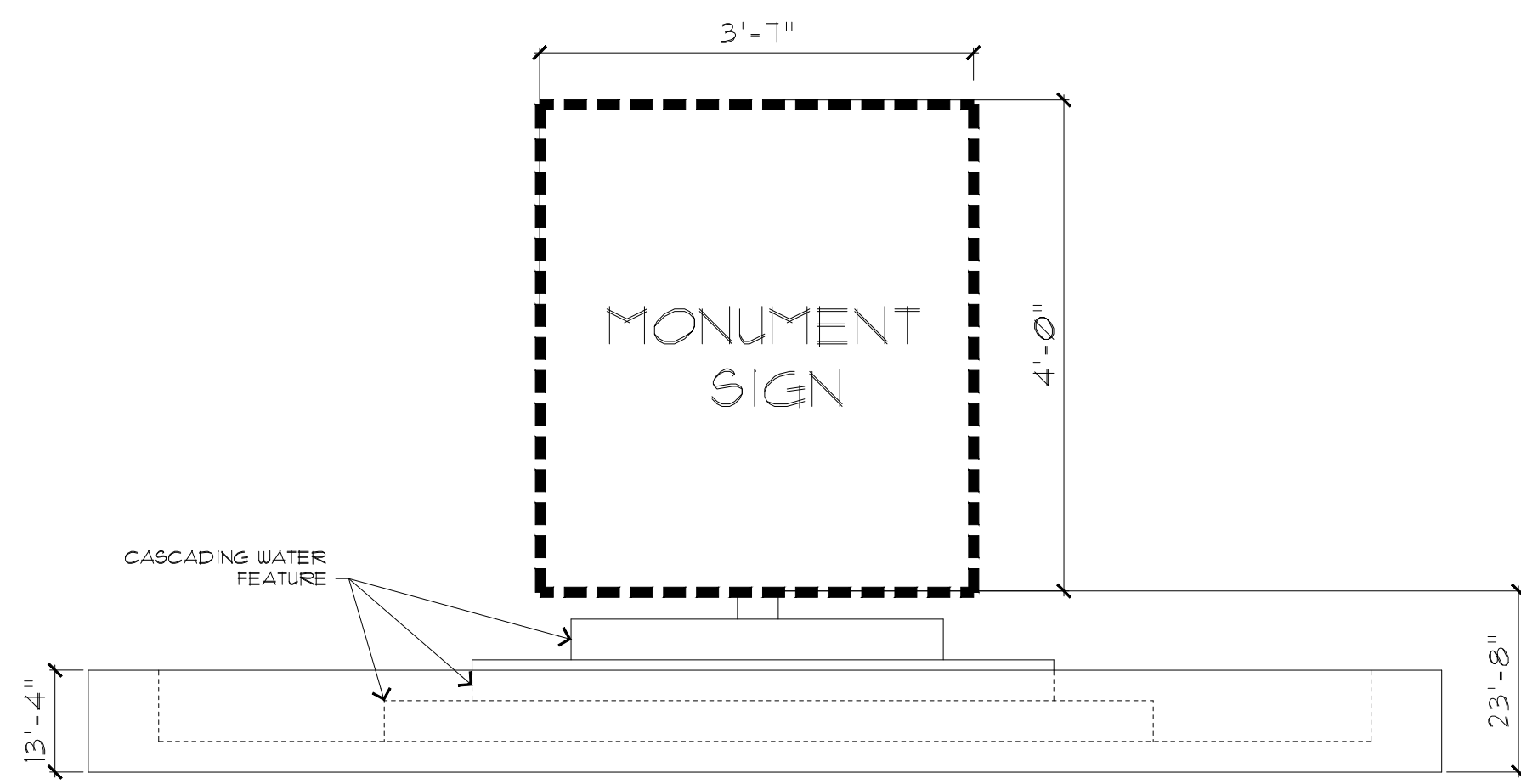
WALL MOUNTED INTERNALLY ILLUMINATED LED SIGN

TYPE: FF DIN TEXT PRO LIGHT COLOR: WHITE ILLUMINATION: LED

AREA: 38.43 SQUARE FEET

SCALE: 3/4" = 1'-0"

1



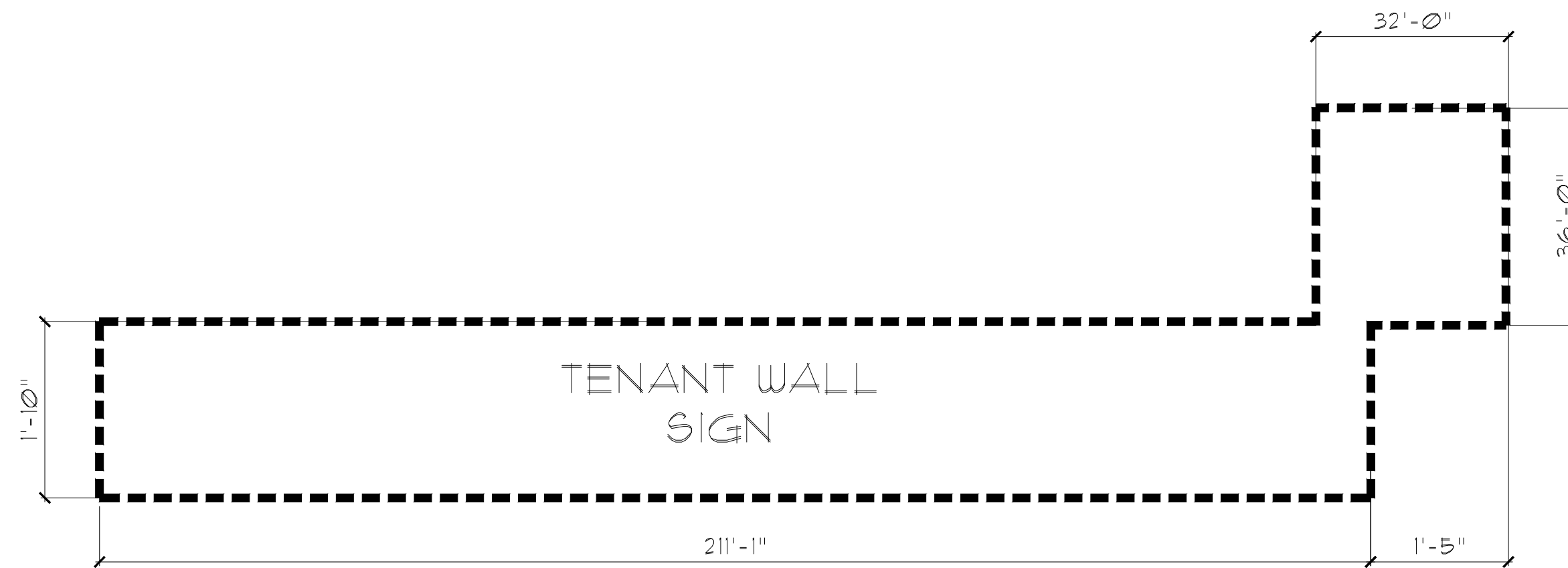
INTERNALLY ILLUMINATED LED MONUMENT

COLOR: BLUE ILLUMINATION: LED

AREA: 16.82 SQUARE FEET

SCALE: 3/4" = 1'-0"

4



WALL MOUNTED INTERNALLY ILLUMINATED LED SIGN

TYPE: FF DIN TEXT PRO LIGHT COLOR: WHITE/BLUE ILLUMINATION: LED

AREA: 28.63 SQUARE FEET

SCALE: 3/4" = 1'-0"

2

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SIGNAGE SUBMITTAL	04/10/23
SIGNAGE SUBMITTAL	04/11/23

SHEET TITLE
SIGN DETAILS

SHEET NUMBER

A3.0

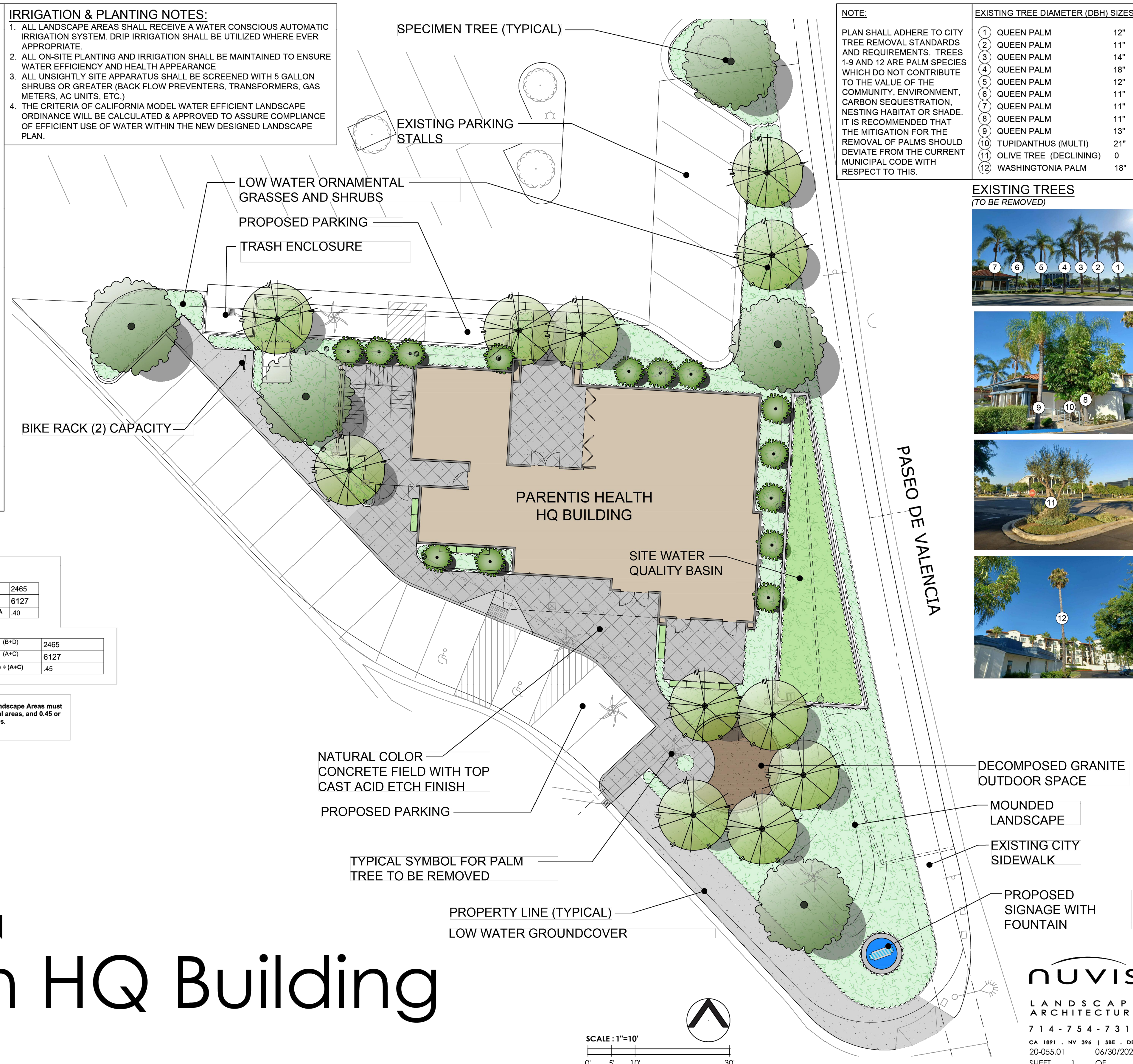
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
TREES					
	QUERCUS ILEX	HOLLY OAK	36" BOX	5	MEDIUM
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX		LOW
	LAGERSTROEMIA INDICA 'WATCHEZ'	WHITE CRAPE MYRTLE	36" BOX	11	MEDIUM
	PISTACHIA CHINENSIS	CHINESE PISTACHE	36" BOX		MEDIUM
	LOPHOSTEMON CONFERTA	BRISBANE BOX	36" BOX		MEDIUM
SCREENING SHRUBS					
	DODONAEA VISCOSA	HOPBUSH	15 GALLON	15	LOW
	PRUNUS C. 'COMPACTA'	DWARF CAROLINA CHERRY	15 GALLON		MEDIUM
	PHOTINIA FRASERI	RED TIP PHOTINIA	15 GALLON	MEDIUM	
SHRUBS & GRASSES (TOTAL LANDSCAPE AREA = 5,862 S.F.)					
	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA	5 GALLON	5	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GALLON		LOW
	DIANELLA TASMANICA VARIEGATA	VARIATED FLAX LILY	5 GALLON		MEDIUM
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	CREeping JUNIPER	5 GALLON	5	LOW
	KNIPHOFIA 'PINEAPPLE POPSICLE'	PINEAPPLE POPSICLE DWARF POKER	5 GALLON		MEDIUM
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GALLON	5	VERY LOW
	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORN	5 GALLON		MEDIUM
	SENECIO SERPENS	BLUE CHALKSTICKS	5 GALLON	1	LOW
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON		MEDIUM
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	5	LOW
	FESTUCA MAIREI	ATLAS FESCUE	5 GALLON		LOW
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	5 GALLON	LOW	
WATER QUALITY BASIN PLANTS					
	CAREX PANSA	SAND DUNE SEDGE	1 GALLON	1	MEDIUM
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON		MEDIUM
	MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	1 GALLON		MEDIUM

IRRIGATION & PLANTING NOTES:

- ALL LANDSCAPE AREAS SHALL RECEIVE A WATER CONSCIOUS AUTOMATIC IRRIGATION SYSTEM. DRIP IRRIGATION SHALL BE UTILIZED WHERE EVER APPROPRIATE.
- ALL ON-SITE PLANTING AND IRRIGATION SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY AND HEALTH APPEARANCE.
- ALL UNSIGHTLY SITE APPARATUS SHALL BE SCREENED WITH 5 GALLON SHRUBS OR GREATER (BACK FLOW PREVENTERS, TRANSFORMERS, GAS METERS, AC UNITS, ETC.)
- THE CRITERIA OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE WILL BE CALCULATED & APPROVED TO ASSURE COMPLIANCE OF EFFICIENT USE OF WATER WITHIN THE NEW DESIGNED LANDSCAPE PLAN.

NOTE:
PLAN SHALL ADHERE TO CITY TREE REMOVAL STANDARDS AND REQUIREMENTS. TREES 1-9 AND 12 ARE PALM SPECIES WHICH DO NOT CONTRIBUTE TO THE VALUE OF THE COMMUNITY, ENVIRONMENT, CARBON SEQUESTRATION, NESTING HABITAT OR SHADE. IT IS RECOMMENDED THAT THE MITIGATION FOR THE REMOVAL OF PALMS SHOULD DEVIATE FROM THE CURRENT MUNICIPAL CODE WITH RESPECT TO THIS.

EXISTING TREE DIAMETER (DBH) SIZES	SIZE
1	QUEEN PALM 12"
2	QUEEN PALM 11"
3	QUEEN PALM 14"
4	QUEEN PALM 18"
5	QUEEN PALM 12"
6	QUEEN PALM 11"
7	QUEEN PALM 11"
8	QUEEN PALM 11"
9	QUEEN PALM 13"
10	TUPIDANTHUS (MULTI) 21"
11	OLIVE TREE (DECLINING) 0
12	WASHINGTONIA PALM 18"



WATER EFFICIENT LANDSCAPE WORKSHEET

Hydrozone #	Planting Description	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)†	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)‡
Regular Landscape Areas								
TREE MEDIUM	0.5	BUBBLER	.75	.66	.256	98	3455	
SHRUB LOW	0.3	DRIP	.31	.37	.504	1885	31257	
SHRUB MEDIUM	0.5	DRIP	.81	.62	.777	482	15025	
					Totals	6127(A)	2465(B)	
Special Landscape Areas								
					1			
					1			
					1			
					Totals	0 (C)	0 (D)	
							ETWU Total	65648
							Maximum Allowed Water Allowance (MAWA)*	73843

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	(B)	2465
Total Area	(A)	6127
Average ETAF	B ÷ A	.40

All Landscape Areas		
Total ETAF x Area	(B+D)	2465
Total Area	(A+C)	6127
Sitewide ETAF	(B+D) ÷ (A+C)	.45

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

*Hydrozone #/Planting Description: 1) front lawn, 2) low water use plantings, 3) medium water use plantings.
 †Irrigation Method: 1) overhead spray or drip, 2) low water use plantings, 3) medium water use plantings.
 ‡ETWU (Annual Gallons Required) = (Eto) × (0.62) [(ETAF × LA) ÷ (1-ETAF) × SLA], where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

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SIGNAGE SUBMITTAL	04/11/23

PRELIMINARY LANDSCAPE PLAN
Parentis Health HQ Building
Laguna Woods, CA
Parentis Health

nuvis
LANDSCAPE ARCHITECTURE
714-754-7311
CA 1091 - NV 396 - 1 300 - DRP
20-055.01 06/30/2022
SHEET 1 OF 2

SHEET TITLE
LANDSCAPE

SHEET NUMBER

A4.0