parentis health.

24221 PASEO DE VALENCIA LAGUNA WOODS, CA 92637

LIST OF ABBREVIATIONS

	OI ADDILLIA	10113							
B	anchor bolt			FLUOR	fluorescent	MAX	maximum	SF	square foot
BY	above	CONC	concrete	FLX	flexible	MB	machine bolt	SH	shelvina
V/C	air conditioning	CONN	connector	FN	fence	MBR	member	SHT	sheet
·CC	access	CONST	construction	FND	foundation	MC	medicine cabinet	SHTG	sheathina
COUS	acoustical	CONT	continuous	FO	finished opening	MECH	mechanical	SHTGL	
CR	acrylic plastic			FOC	face of concrete	MED	medium	SIM	eimilar
ACT	acoustic tile	CORR	corridor	FOF	face of finish	MEM	membrane	SKL	
,D	area drain	CPR		FOM		MET	metal	SL	skylight
			copper		face of masonry			SPC	sleeve
DD	addendum	CPT	carpet	FOS	face of stud	MFR	manufacturer		spacer
ĎΗ	adhesive	CSMT	casement	FP.	fireproof	MH	manhole	SPEC	specification
DJ	adjacent	CST	cast stone	FPL	floor plate	MIN	minimum	SPK	speaker
DJUST	•	CT	ceramic tile	FPLC	fireplace	MIR	mirror_	ରେ	square
\FF	above finished floor	CTR	counter	FR	frame	MISC	miscellaneous	55	stainless steel
GG	aggregate	CTSK	countersink	FRC	fire resist coating	MLDG	moulding	ST	steel
\LUM	aluminum	CYD	cubic yard	FRT	fire retardent	MM	millimeter	STA	stati <i>o</i> n
LT.	alternate	_	1. = 4.	FS	full size	MO	masonry opening	STD	standard
NCH	anchor	Ρ.	drain	FTG	footing	MOD	modular	STG	seating
NOD	anodízed	DA .	double acting	FUR	furring	MT	mounted	STO	storage
P	access panel	DEM	demolition	GA	~	MTL	material	STR	structural
PPRO	Xapproximate	DEP	depressed		gauge	MULL	mullion	SUS	suspended
RCH	architect	DEPT	department	GALV	galvanized	MWK	millwork	SYM	symmetrical
SB	asbestos	DET	detail	GC	general contractor	N.1		SYN	synthetic
SC	above susp. ceiling	DF	drinking fountain	GD	grade	N	north	SYS	system
SPH	asphalt	DIA	diameter	Gl	galvanized iron	NAT	natural	0.0	03000
SSY	assembly	DIAG	diaqonal	GR	grain	NIC	not in contract	T	tread
AT	asphalt tile	DIM	dimension	GRYL	gravel	NOM	nominal	Τ̈́C	terra cotta
uto	automatic	DISP	dispenser	GT	grout	NR	noise reduction	TEL	telephone
4410	automatic	DIV	division	GYPBI	Dgypsum board	NRC	noise reduction coeff.	T#G	l l
3C	bottom of concrete	DL	dead load	HB	hose bib	NTS	not to scale	THK	tongue & groove
3D	board	DN	down	HC HC	hollow core	0/	over	THR	thickness
3EL	below	DP	damp proofing	HDR	header	0A	overall		threshold
BET	between	DPR	damber					TOS	top of slab
BLDG	building	DR	door	HDW	hardware	00	on center	TOW	top of wall
3LK	block	DRWR	drawer	HM	hollow metal	OD C	outside diameter	ŤR	transom
BLKG	blocking	DS	downspout		horizontal	OFC OFC	office	TV	television
3M	beam	DW	11	HT	height	OH .	overhead	TYP	typical
BOCA	bldg ofc & code admin	\square w	dumbwaiter	HTG	heating	OPG	opening	ΤZ	terrazzo
30T	bottom	E	east	HVAC	htg, vent, air cond	OPP	opposite		
BRK	brick	(E)	existina	HWD	hardwood	OUU	open web joist	UBC	uniform bldg code
BRZ	bronze	ΕÁ	each	ID	inside diameter			UNO	unless noted otherwise
		EB	expansion bolt	INCL	included	R	riser		
35	both sides	EL	elevation	INS		RA	return air	VAR	varnish
3VL	bevel	ELEC			insulation	RAD	radius	VΒ	vapor barrier
3W	both ways		electrical	INT	interior	RB	rubber base	VERT	vertical
:AB	cabinet	ELEY	elevator	INY	invert	RBT	rabbet	VG	vertical grain
B	catch basin	EMER	emergency	J	ioist	RCP	reflected clq plan	VIN	√inyl
ĒΜ	cement	ENC	enclosure	JBOX	junction box	RD	roof drain	VNR	veneer
ER	ceramic	EQ	equal	JT	joint	REF	reference	VRM	vermiculite
FL.	counter flashing	EQUIP	equipment	0 1	J =v	REFR	refrigerator	VT	
FT.	cubic foot	ESC	escalator	KIT	kitchen	REG	~	ΥI	vinyl tile
JE I		EST	estimate	KO	knock out	REG REM	register remove	W	west
	corner guard	$E\times H$	exhaust	KPL	kick plate				
HAM	chamfer	EXP	exposed	7	rick plate	RES	resilient	W	width
HT.	ceiling height	EXT	exterior	L	length	RET	return	W/	with
	cast iron			Lab	laboratory	REV	revision	WB	wood base
IPC	cast-in-place conc	F∆	fire alarm		·-· · - · - · - · - · - · - · - · - · - · - ·	RFG.	raafina	IIIC.	water closet

label

LVR louver

light control live load

low point

liahtweiaht

LWC lightweight conc

meter

circle circumference

ceiling

contract line limit

conc masonry unit

cased opening

close, closure

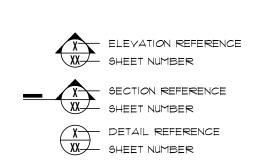
centimeter

caulk

clear

COL column
COMB combination
COMPO composition

CLG



APPLICABLE CODES

SEPARATE SUBMITTALS

SITE & BUILDING SIGNAGE

LANDSCAPE AND IRRIGATION

ON-SITE STORM DRAINS / SYSTEM

SPRINKLER / FIRE ALARM / MONITORING SYSTEM

2019 CMC



floor drain

fixture

flashing floor

flooring

FLG FLR

_ CALIFORNIA BUILDING CODE

CALIFORNIA PLUMBING CODE

CALIFORNIA ENERGY CODE

CALIFORNIA MECHANICAL CODE

CALIFORNIA ELECTRICAL CODE

CALIFORNIA ACCESSIBILITY CODE

CALIFORNIA GREEN BUILDING STANDARD CODE

FLRG

fire extinauisher

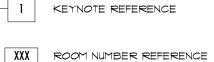
finished floor

fire hose station

fire extinauisher cab











FIXTURE REFERENCE

ROW right of way RVS reverse

solid core

storm drain

schedule

SBCCI s bldg code congress int'l

RVT rivet

SCH schedule SCN screen

SECT section

+7'-0" - ELEVATION HEIGHT

AFF. — ABOVE FINISH FLOOR

REVISION REFERENCE

wire mesh

waterproofing

water repellent

without

wainscot

WTW wall to wall WWF welded wire fabric

X FINISH REFERENCE

(A) WALL TYPE TAG

WALL GRAPHIC REFERENCE

ARCHITECTURAL SCOPE OF WORK

PARENTIS HEALTH SCOPE OF WORK: PROJECT IS A 4,555 SF GROUND-UP OFFICE BUILDING

- DEMO EXISTING BUILDING
- NEW TRASH ENCLOSURE

DEMO EXISTING SITE LANDSCAPE, SIDEWALK, SIGNAGE, ETC. NEW EXTERIOR CONCRETE SLAB, SIDEWALK, PARKING STALLS,

NEW SITE LANDSCAPE AND FOUNTAIN W/ SIGNAGE

NEW 2-STORY OFFICE BUILDING W/ PASSENGER ELEVATOR

RENDERING



GENERAL NOTES

NOTED OTHERWISE.

NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND/OR WRITTEN CONSENT OF THE DESIGNER (DESIGNWORK STUDIOS, INC.)

- DIMENSIONS AS INDICATED ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS.
- 3. IN THE EVENT THAT THE OWNER (TENANT) SHOULD DECIDE NOT TO EMPLOY THE SERVICES OF A GENERAL CONTRACTOR, THE OWNER THEN ACCEPTS ALL OF THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR AND THE IMPLEMENTATION OF THE WORK AS SPECIFIED IN THE FOLLOWING NOTES AND IN THE CONSTRUCTION DOCUMENTS.
- 4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL AND/OR CITY BUILDING
- 5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS.
- 1. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY
- 8. ALL RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND/OR NEW CONSTRUCTION SHALL BE DISPOSED OF OFF SITE AND SHALL NOT BE
- ALLOWED TO ACCUMULATE. 9. ALL DIMENSIONS TO NEW CONSTRUCTION ARE TO FACE OF CONCRETE, FACE OF CMU, CENTERLINE OF COLUMNS AND BEAMS OR FACE OF STUDS, UNLESS NOTED OTHERWISE, ALL DIMENSIONS TO EXISTING CONSTRUCTION ARE TO FACE OF
- 10. DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY ALL CONTRACTORS. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO EXAMINE THE EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS TO THE OWNER. PROPOSALS MUST TAKE INTO CONSIDERATION ALL SUCH CONDITIONS THAT MAY AFFECT THE WORK, DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER AND TO THE OWNER PRIOR TO THE COMMENCEMENT OR CONTINUATION OF ANY PHASE OR INSTALLATION OF THIS PROJECT. ALL

DIMENSIONS ARE TO BE ROUGH UNLESS NOTED OTHERWISE.

FINISHED SURFACE, UNLESS NOTED OTHERWISE, FINISH FLOOR ELEVATIONS ARE

TO TOP OF CONCRETE SLAB OR TOP OF INTERIOR PAVING, UNLESS NOTED

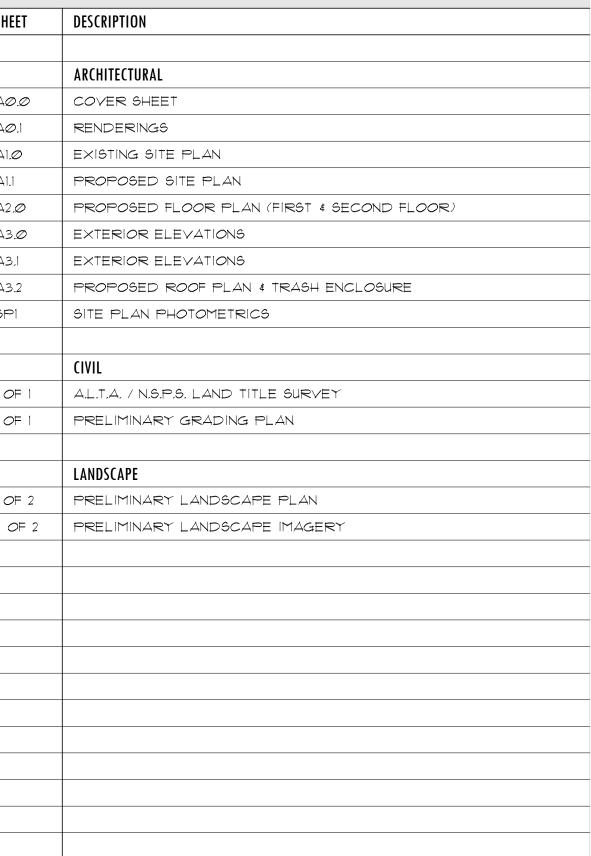
OTHERWISE. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES, UNLESS

- II. THE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE INTERIOR DESIGN DRAWINGS BEFORE PROCEEDING WITH INSTALLATION OF CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE DESIGNER'S DRAWINGS AND THE CONSULTING ENGINEER'S DRAWINGS AND SPECIFICATIONS THAT CAUSES A CONFLICT, IT SHALLBE BROUGHT TO THE DESIGNER'S ATTENTION FOR CLARIFICATION PRIOR TO THE INSTALLATION OF SAID WORK, ANY WORK INSTALLED IN CONFLICT WITH THE INTERIOR DESIGN DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL CHARGE TO THE OWNER OR THE DESIGNER.
- 12. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND BASES AS WELL AS POWER, WATER AND DRAIN INSTALLATIONS WITH THE EQUIPMENT MANUFACTURER'S BEFORE PROCEEDING WITH WORK, CHANGES TO ACCOMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.
- 13. CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONCRETE HOUSEKEEPING PADS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AS REQUIRED.
- 14. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, STAIR RAILINGS, TOILET ROOM ACCESSORIES AND PARTITIONS, AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.
- 15. REFERENCE TO ANY DETAIL OR DRAWING ARE FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWING.

- 16. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING ABBREVIATIONS OR THEIR EXACT MEANING, THE DESIGNER SHALL BE NOTIFIED FOR CLARIFICATION.
- 17. ALL METAL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATIONS BY OTHER TRADES WITH A MINIMUM OF CUTTING.
- 18. OFFSET STUDS WHERE REQUIRED TO ACHIEVE A FLUSH FINISH WALL SURFACE. 19. INSTALL METAL CORNER GUARDS AT ALL EXPOSED WALL BOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS A

DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.

- 20. GYPSUM BOARDS SHALL EXTEND 6" ABOYE CEILING AT ALL COLUMNS AT CORES AND EXTERIOR PERIMETER WALLS UNLESS NOTED OTHERWISE. 21. ALL WOOD TRIM, SPACER, FILLER, ETC. THROUGHOUT JOB SHALL BE FIRE
- 22. SUSPENDED CEILING FRAMING SYSTEMS ARE TO BE DESIGNED FOR LATERAL
- 23. CONTACT BETWEEN DISSIMILAR METALS SHALL BE PROTECTED.
- 24. PRIOR TO BIDDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT
- 25. THE CONTRACTOR CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL HIS WORK FROM DAMAGE AND PROPERTY LOSS.
- 26. IT IS THE VENDERS RESPONSIBILITY TO INSURE THAT THEIR MATERIALS OR FIXTURES ARE DELIVERED TO THE JOB SITE UNDAMAGED. IN THE EVENT HAT DAMAGE OCCURS DURING SHIPPING THE VENDOR SHALL REPLACE ALL DAMAGE MATERIAL OR FIXTURES IMMEDIATELY AT NO COST TO OWNER OR THE CONTRACTOR. ANY CLAIMS AGAINST THE SHIPPER FOR DAMAGE THAT OCCURS DURING SHIPPING SHALL BE MADE BY VENDOR DIRECTLY TO THE SHIPPER.
- 27. ABSOLUTELY NO SMOKING OR ALCOHOL CONSUMPTION IS TO BE ALLOWED ON THIS JOB SITE, IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO INSURE THAT ALL EMPLOYEES, VENDORS AND SUBCONTRACTORS COMPLY WITH THIS RESTRICTION.
- 28. INTERIOR FINISHES SHALL CONFORM WITH I.B.C. CHAPTER 8.
- 29. THE GENERAL CONTRACTOR SHALL PROVIDE FIRE STOPPING BETWEEN OPEN VERTICAL PARTITIONS AND HORIZONTAL SPACES ABOVE FINISH CEILINGS.
- 30. ALL GYPSUM BOARD SHALL BE $\frac{5}{6}$ " TYPE 'X' PROVIDE VERTICAL CONTROL JOINTS AT 20'-0" O.C. MIN. AT WALLS PROVIDED RATED JOINT DETAIL EQUAL TO WALL RATING IF REQUIRED.
- 31. ALL ROOF PENETRATIONS FOR ANY PURPOSE SHALL BE PERFORMED BY THE DEVELOPERS ROOFERS AND PAID FOR BY THE GENERAL CONTRACTOR.
- 32. ALL PENETRATIONS THROUGH ONE-HOUR RATED WALLS, CEILING DOOR SHALL COMPLY WITH REQUIREMENTS OF THE FIRE DEPARTMENT & I.B.C.
- 33. PLACE A DURABLE SIGN WITH LETTERING ON A CONTRASTING BACKGROUND OVER ALL EXIT DOORS WHICH STATES: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
- 34. CONTRACTOR TO VERIFY FLOOR CONDITION PRIOR TO STARTING CONSTRUCTION-FLOOR TO HAVE SMOOTH FINISH PER FLOORING MFR.
- 35. ALL CORRESPONDENCE SHALL BE COORDINATED THRU ARCHITECT DURING



SHEET INDEX

PROJECT:

GROUND UP OFFICE BUILDING

designwork



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DESIGNWORK STUDIOS, INC.

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DATE	<i>0</i> 3/22/23
DRAWN BY	RT / PH / RR
SCALE	AS NOTED

	DESCRIPTION	DATE
	PLANNING SUBMITTAL	Ø8/Ø4/
	PLANNING SUBMITTAL	10/11/22
	PLANNING SUBMITTAL	12/06/2
	PLANNING SUBMITTAL	Ø1/24/2
·	PLANNING SUBMITTAL	Ø3/Ø8/
	PLANNING SUBMITTAL	Ø3/22/2

VICINITY MAP

PROJECT PARTICIPANTS

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CIVIL ENGINEER

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714.774.1763 x106

ANAHEIM, CA 92807

24221 PASEO DE VALENCIA

LAGUNA WOODS, CA 92637

CONTACT: TAREK EL NABLI

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IRVINE, CA 92618

LANDSCAPE ARCHITECT

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714,480,0533

8941 RESEARCH DRIVE, SUITE 100

EMAIL: rafit@designworkstudios.com

NUVIS LANDSCAPE ARCHITECTURE

20250 SW ACACIA ST. SUITE 260

NEWPORT BEACH, CA 92660

CONTACT: PERRY CARDOZA

SHEET TITLE **COVER SHEET**

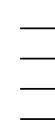




SOUTH EAST RENDERING 2







designwork

ARCHITECTURE • INTERIOR DESIGN

PROJECT:

GROUND UP OFFICE BUILDING

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SCALE	AS NOTED		
DESCRIPTION		DATE	
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PLANNING SUBM	11TTAL	10/11/22	

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PLANNING SUBMITTAL	Ø8/Ø4/22
PLANNING SUBMITTAL	10/11/22
PLANNING SUBMITTAL	12/06/22
PLANNING SUBMITTAL	Ø1/24/23
PLANNING SUBMITTAL	Ø3/Ø8/23
PLANNING SUBMITTAL	Ø3/22/23

SHEET TITLE RENDERINGS

BUILDING AREA

SITE AREA = ______ 15,258 S.F. BUILDING AREA = _____ 3,077 6.F. ALLOWABLE LOT COVERAGE = _____ 35% (15,258 S.F. x . 35 = 5,340 S.F.) PARKING ANALYSIS

STANDARD SPACES =___ ACCESSIBLE SPACES =__ TOTAL EXISTING PARKING =____ 10





SCALE: 1" = 20'-0"

EXISTING SITE PLAN



PROJECT:

GROUND UP OFFICE BUILDING



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DESCRIPTION	DATE
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PLANNING SUBMITTAL	10/11/22
PLANNING SUBMITTAL	12/06/22
PLANNING SUBMITTAL	Ø1/24/23
PLANNING SUBMITTAL	<i>03/08/</i> 23
PLANNING SUBMITTAL	<i>©</i> 3/22/23

SHEET TITLE EXISTING SITE PLAN

BUILDING AREA

PARKING REQUIREMENT BY LAGUNA WOODS MUNICIPAL CODE CHAPTER 13.10 COMMERCIAL DISTRICT

LAND USE = _____ C - COMMERCIAL

_ PA - PROFESSIONAL & ADMINISTRATIVE OFFICE

ALLOWABLE BLDG. HEIGHT=____

ALL SETBACKS=_____ 10'-0"

PROPOSED BLDG. HEIGHT=____

LAND AREA = ____ _ 16,828 S.F. OR Ø.386 ACRES PER A.L.T.A.

_ 15,258 S.F. (CLEAR AFTER EASEMENT) SITE AREA = _ MAX F.A.R.=__ _ (LOT SIZE \times . 30) 15,258 \times . 30 = 4,577 S.F.

BUILDING AREA = _____ 4,555 S.F. (1ST FLR: 2,856 S.F. / 2ND FLR: 1,699 S.F.)

ALLOWABLE LOT

COVERAGE = ____ ____ 35% (15,258 S.F. × . 35 = 5,34Ø S.F.)

PARKING ANALYSIS

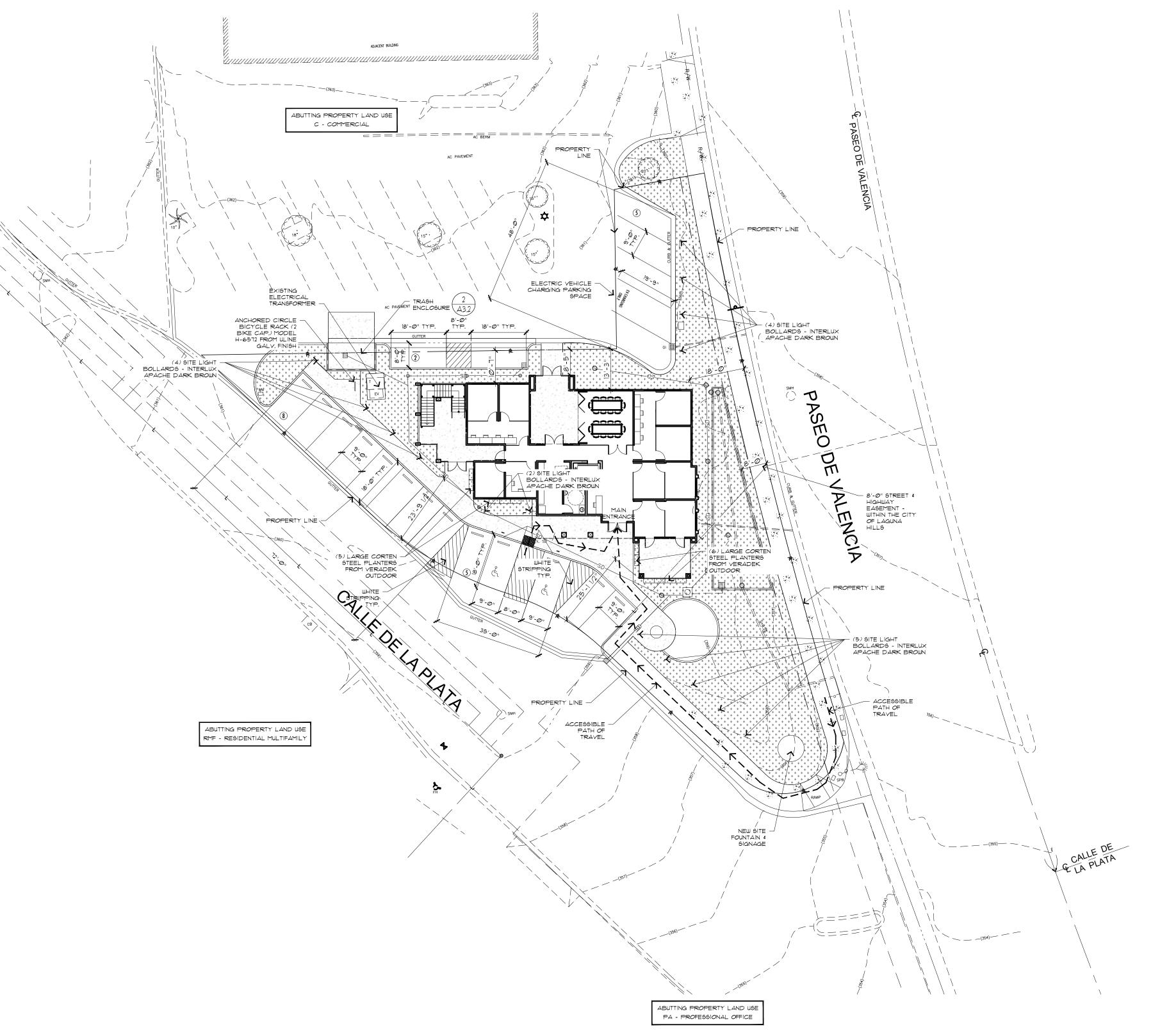
PARKING REQUIREMENT BY LAGUNA WOODS MUNICIPAL CODE CHAPTER 13.18.070 OFF-STREET PARKING REQUIREMENTS

• I PARKING SPACE FOR EACH 250 S.F. OF GROSS FLOOR AREA

4,555 S.F. / 250 S.F. = ______ 18 PARKING SPACES REQ'D OVERALL PARKING SPACES STANDARD SPACES =_ ACCESSIBLE SPACES =__

TOTAL PARKING PROVIDED = ____ 20

- MIN. REQUIRED ACCESSIBLE PARKING SPACES PER TABLE CHAPTER 13.18.030 = 1 ACCESSIBLE PARKING SPACE REQUIRED
- 2 ACCESSIBLE PARKING SPACES PROVIDED
- I ELECTRIC VEHICLE CHARGING PARKING SPACE PROVIDED
- I ANCHORED TWO-BICYCLE CAPACITY RACK PROVIDED



SCALE: |" = 20'-0"

PROPOSED SITE PLAN



PROJECT:

GROUND UP OFFICE BUILDING



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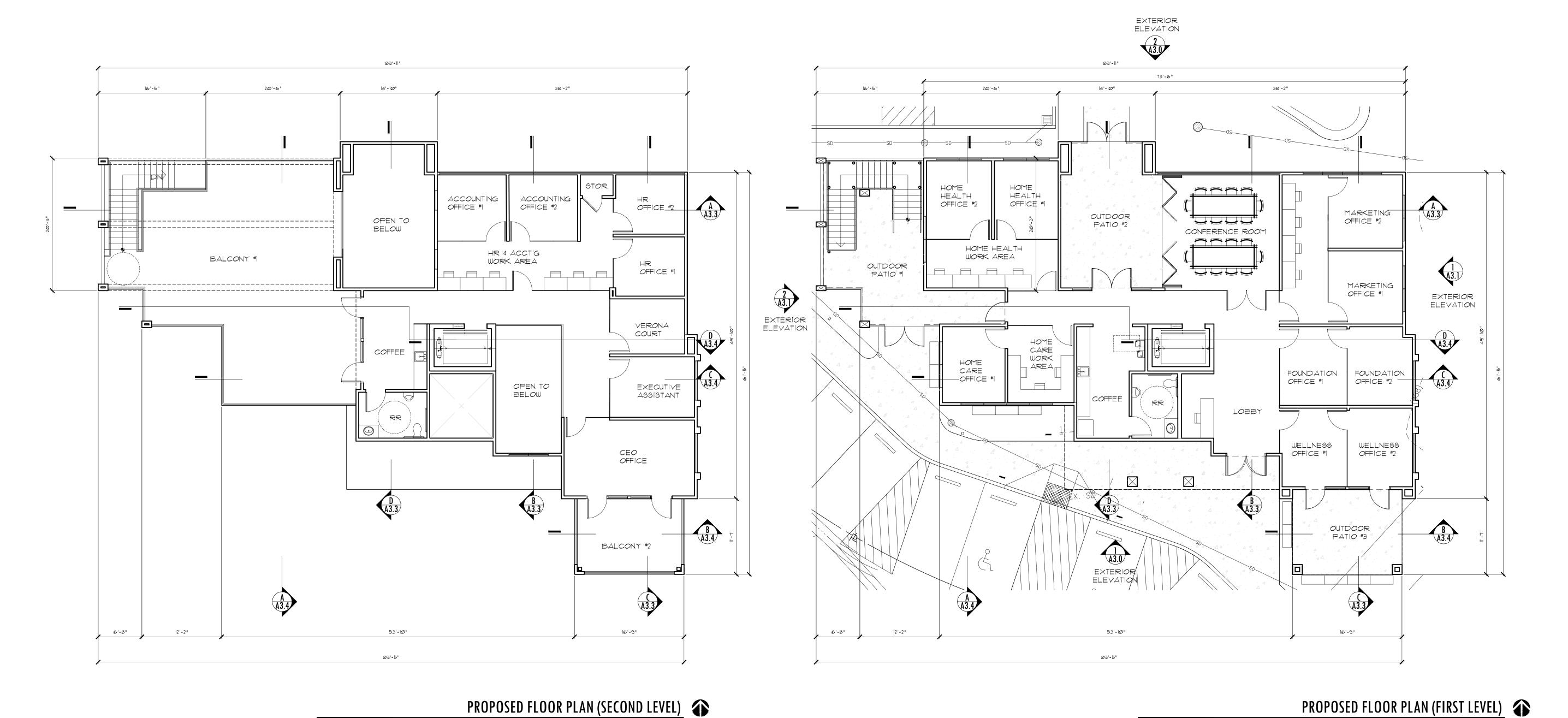
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SCALE	AS NOTED

DESIGNWORK STUDIOS, INC.

DESCRIPTION	DATE
PLANNING SUBMITTAL	Ø8/Ø4/22
PLANNING SUBMITTAL	10/11/22
PLANNING SUBMITTAL	12/06/22
PLANNING SUBMITTAL	Ø1/24/23
PLANNING SUBMITTAL	<i>0</i> 3/ <i>0</i> 8/23
PLANNING SUBMITTAL	Ø3/22/23

SHEET TITLE PROPOSED SITE PLAN



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

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

PROJECT:

GROUND UP OFFICE BUILDING

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

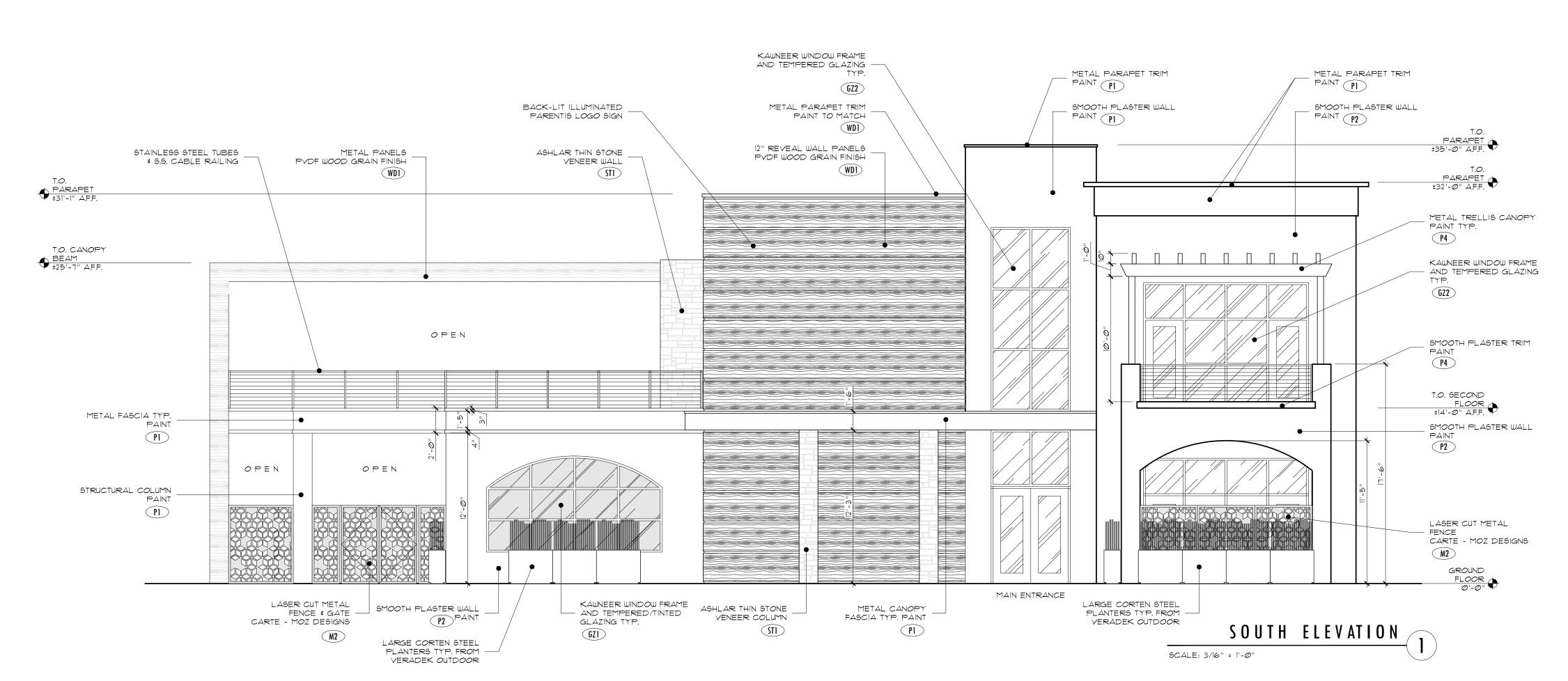
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PLANNING SUBMITTAL	<i>0</i> 3/ <i>0</i> 8/23
PLANNING SUBMITTAL	Ø3/22/23
·	

SHEET TITLE PROPOSED FLOOR PLAN (FIRST & SECOND FLOOR)











P3 PAINT SW 1041 (VAN DYKE BROWN)



P4 PAINT
SW 1109 (COPPER POT)



M1 METAL PANEL



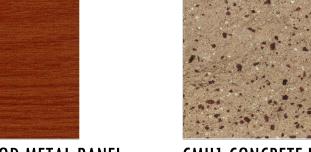


M3 METAL PANEL
ALUM. SHEET (RUST POWDER)





WD1 WOOD METAL PANEL





T1 CONCRETE TILE ANN SACKS MADRONA COLLECTION



GZ1 DOUBLE GLAZED GLASS GUARDIAN GLASS (SNX 51/23 CRYSTAL BLUE CLEAR)



GZ2 DOUBLE GLAZED GLASS GUARDIAN GLASS (SNX 51/23 CRYSTAL BLUE CLEAR)

PROJECT:

GROUND UP OFFICE BUILDING

designwork

ARCHITECTURE • INTERIOR DESIGN

PARENTIS HEALTH 24221 PASEO DE VALENCIA LAGUNA WOODS, CA 92637

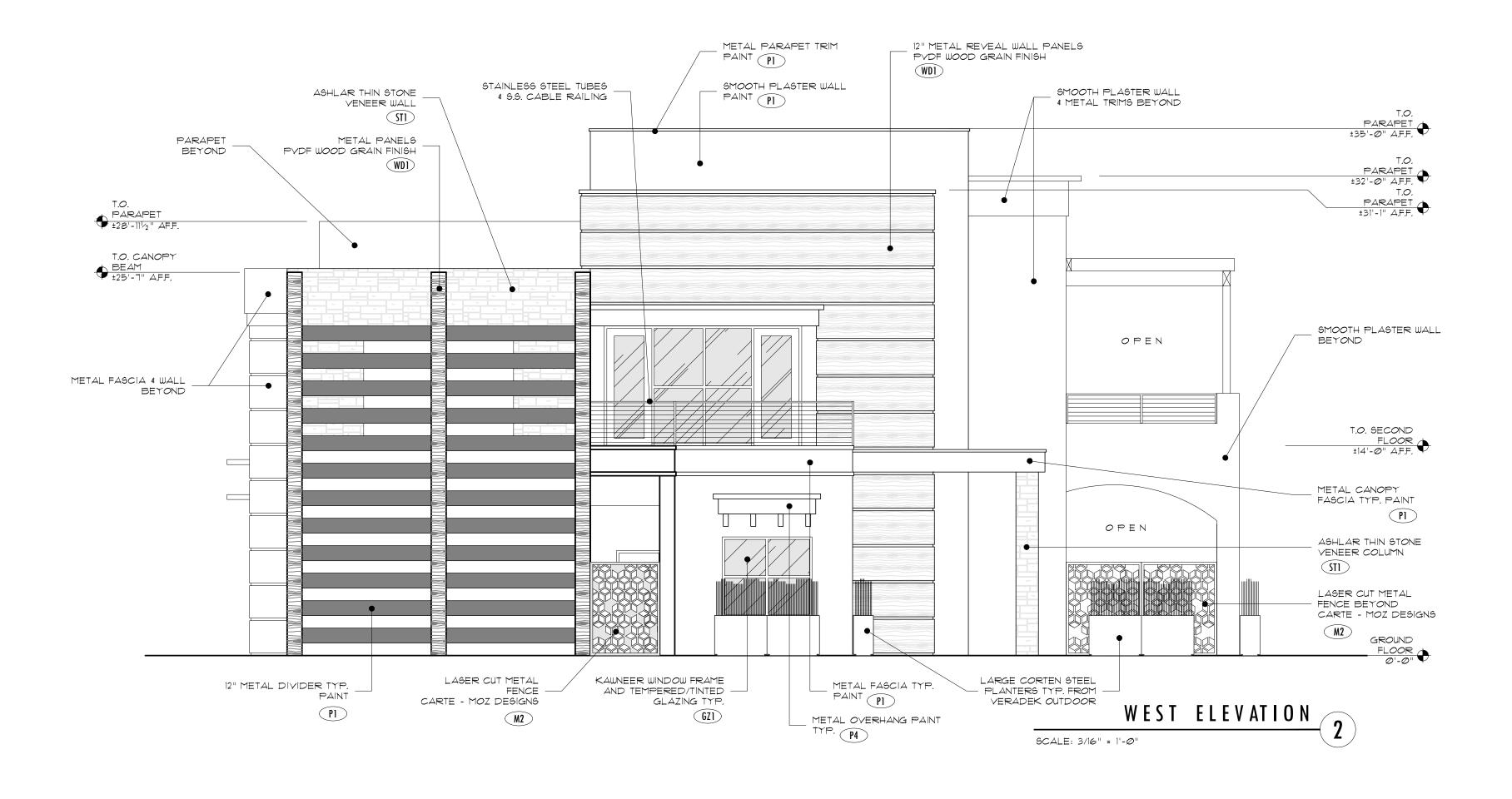
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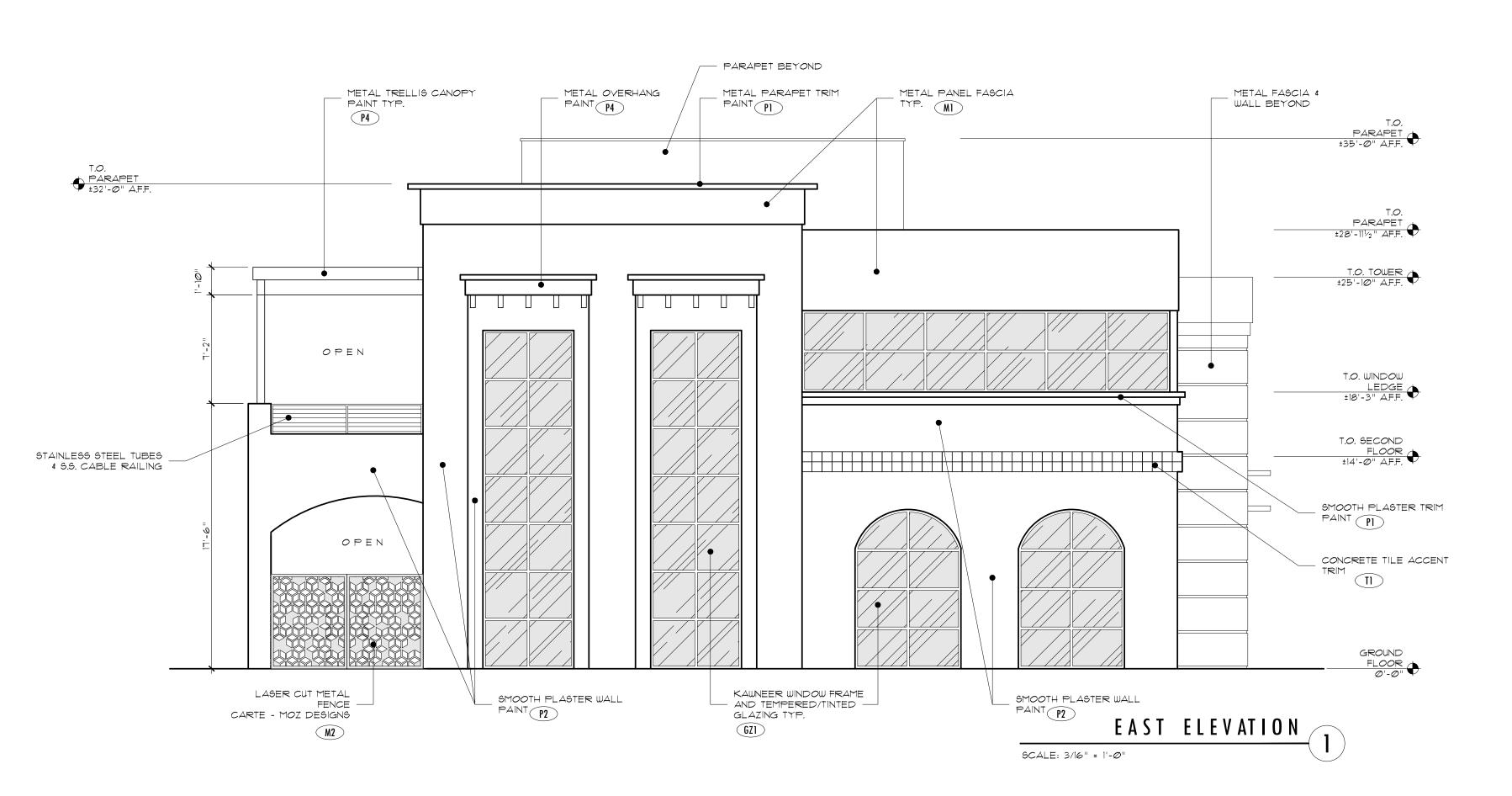
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PROJECT NO	22006
DATE	Ø3/22/23
DRAWN BY	RT / PH / RR
SCALE	AS NOTED

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	DESCF	RIPTION		DATE
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PL	ANNING	SUBMITT/	7L	<i>03/08/</i> 23
PL	ANNING	SUBMITT/	7L	<i>©</i> 3/22/23
		•		•

SHEET TITLE **EXTERIOR ELEVATIONS**







SW 1041 (VAN DYKE BROWN)







P3 PAINT SW 1041 (VAN DYKE BROWN) P4 PAINT
SW 1109 (COPPER POT)



MI METAL PANEL PANEL PAINTED (P3)



M2 METAL PANEL LASER CUT CARTE (RUST)

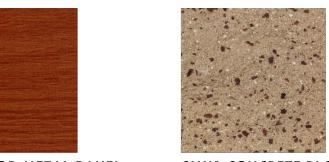


M3 METAL PANEL



STI THIN STONE
ALAMO THIN VENEER ASHLAR
(STONE RIDGE FOSSIL)







TI CONCRETE TILE
ANN SACKS MADRONA COLLECTION



GZ1 DOUBLE GLAZED GLASS GUARDIAN GLASS (SNX 51/23 CRYSTAL BLUE CLEAR)



GZ2 DOUBLE GLAZED GLASS GUARDIAN GLASS (SNX 51/23 CRYSTAL BLUE CLEAR)

PROJECT:

GROUND UP OFFICE BUILDING

designwork

ARCHITECTURE • INTERIOR DESIGN

PARENTIS HEALTH 24221 PASEO DE VALENCIA LAGUNA WOODS, CA 92637

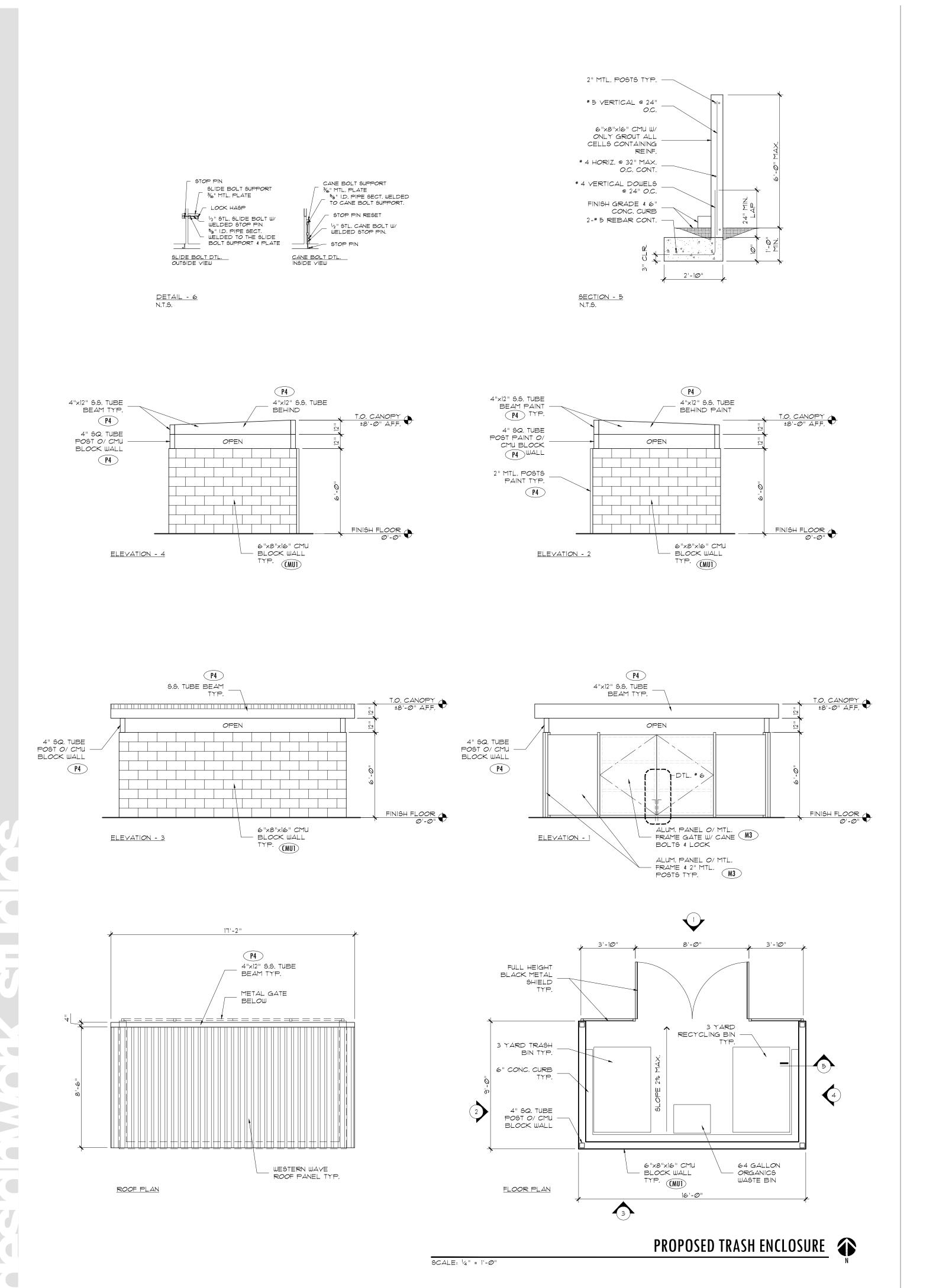
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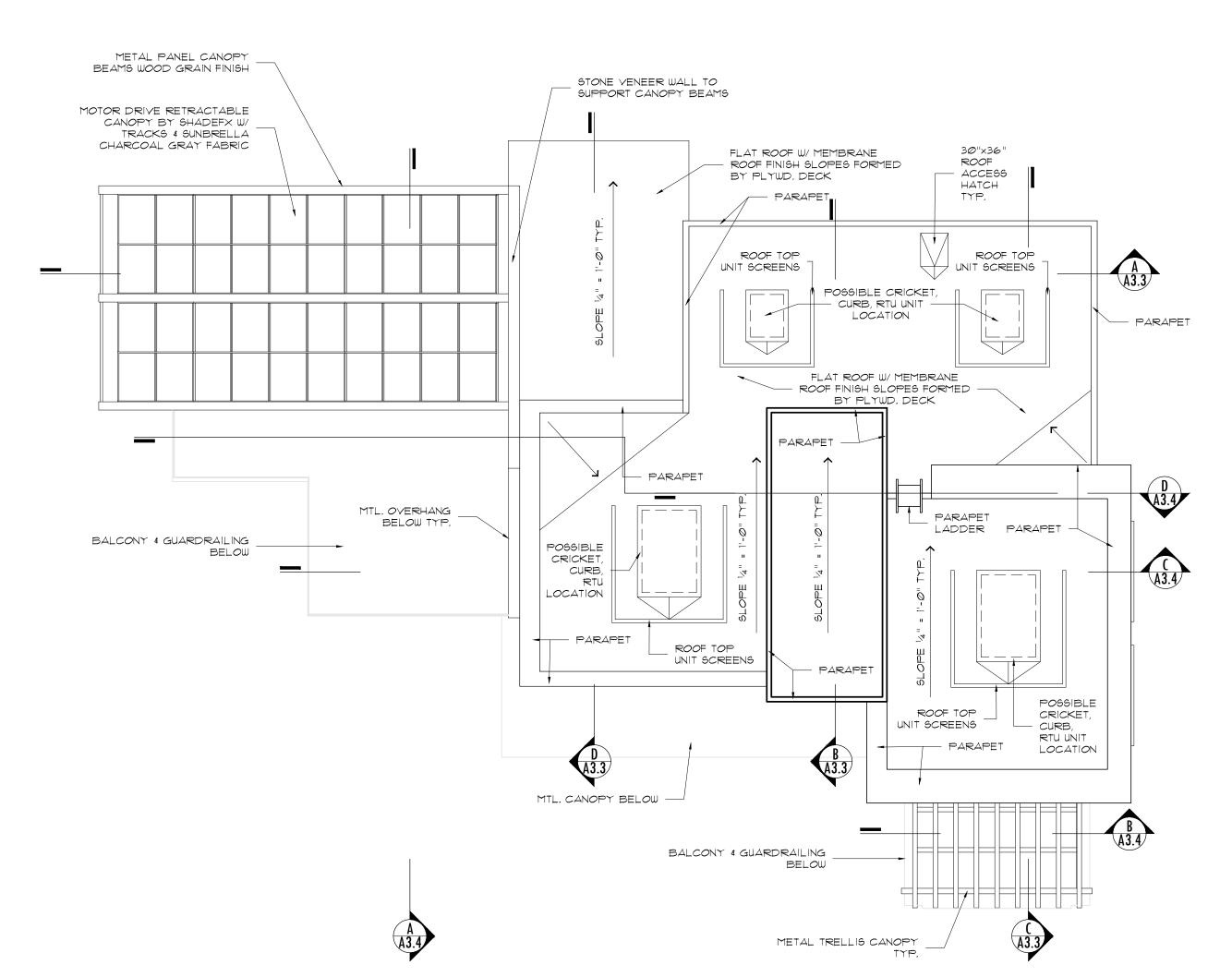
PROJECT NO	22006	
DATE	Ø3/22/23	
DRAWN BY	RT / PH / RR	
SCALE	AS NOTED	

DESCRIPTION	DATE
PLANNING SUBMITTAL	<i>08/04/</i> 22
PLANNING SUBMITTAL	10/11/22
PLANNING SUBMITTAL	12/06/22
PLANNING SUBMITTAL	Ø1/24/23
PLANNING SUBMITTAL	Ø3/Ø8/23
PLANNING SUBMITTAL	Ø3/22/23

SHEET TITLE EXTERIOR ELEVATIONS







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

PROPOSED ROOF PLAN

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	<i>©</i> 3/22/23
	DRAWN BY	RT / PH / RR
•	SCALE	AS NOTED

DESCRIPTION	DATE
PLANNING SUBMITTAL	<i>08/04/</i> 22
PLANNING SUBMITTAL	10/11/22
PLANNING SUBMITTAL	12/06/22
PLANNING SUBMITTAL	Ø1/24/23
PLANNING SUBMITTAL	<i>0</i> 3/ <i>0</i> 8/23
PLANNING SUBMITTAL	Ø3/22/23

PROPOSED ROOF PLAN & TRASH ENCLOSURE

SHEET NUMBER

A3.2

0.0 0.0 0.0 0.0 0.0 0.0 **Luminaire Schedule** Total Lamp Lumens LLF Description SINGLE 0.850 | inter lux // 81978N00 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 Calculation Summary CalcType 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 Illuminance 0.0 0.0 0.0 0.0 0.0 0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 Report by: Ismael Avina-Prieto / Applications Engineer See Luminaire Schedule for Light Loss Factor - Unless otherwise specified by customer 0.0 0.0 0.0 0.0 0.0 Lio.0 00 0.0 0.0 0.0 0.0 teflectance: 80/50/20 - Unless otherwise specified by customer **O** Luminaire data is obtained according to IES procedures under controlled laboratory conditions. Field results Bollard & Pole | topLED 9 W | CRI 80 | 4000K | General Lighting | Dark brown | Wet location uncontrollable factors including, but not limited to LL-E81978-N-00 Line Voltage Variations, Lamp Performance, Ballast input watts, 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.2 0.4 0.4 0.3 0.4 0.8 0.6 0.2 0.1 0.0 0.0 0.0 0.0 LED Drivers input watts, Temperature Variations and Jobsite Conditions. 0.0 33.5 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 2.8 0.0 Open pore anodizing + Powder Coating Installation position 0.0 0.0 0.0 0.0 0.0 Installation environment Outdoor Light Source LED Finishing diffuser 0.0 0.0 0.0 0.0 0.0 General Lighting UV Resistant Polycarbonate 0.0 0.0 0.0 0.0 0.0 Light emission direction downward 9 W 0.0 0.0 0.0 0.0 0.0 220mA 1313 lm Source lumens Galvanised Iron 0.0 0.0 0.0 0.0 0.0 4000 K Dark brown 0.0 0.0 0.0 0.0 0.0 0.0 80 Ra Powder coating Class 2 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 Glow wire test 0.0 0.0 0.0 0.0 0.0 Direct mounting on normally flammable surfaces 0.0 0.0 0.0 0.0 0.0 Dimmable article 0.0 0.0 0.0 0.0 0.0 0.0 Type of light emission Single emission 2,28 Kg Net weight Electrostatic discharge protection 4 KV 0,5 KV Surge protection Ordinary temperature on the glass 0.0 0.0 0.0 0.0 inter-lux inter-lux.com/linealight 20.09.2022



PROJECT:

GROUND UP OFFICE BUILDING

PARENTIS HEALTH 24221 PASEO DE VALENCIA LAGUNA WOODS, CA 92637

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PROJECT NO

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DATE	Ø3/22/23	
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PLANNING SUBMITTAL 03/08/23

PLANNING SUBMITTAL Ø3/22/23

22006

SITE PLAN PHOTOMETRICS

GRAPHIC SCALE

(IN FEET)

1 INCH = 20 FT.

LEGEND

Δ=124°05'26" R=20.00' L=43.32

Δ=24°56'13" R=80.00' L=34.82'

 Δ =25°41'13" R=120.00' L=53.80'

ADJACENT BUILDING

APN: 621-191-08

24191 PASEO DE VALENC**(**A

AC PAVEMENT

PARCEL

ARCH PROPERTY OF THE PARTY OF T

19' HIGH, 1 STORY

PARCEL 1

PER TITLE

APN: 621-191-07 BANK WELLS FARGO

24301 PASEO DE VALENCIA

LAGUNA WOODS, CA 92637

AC PAVEMENT

N82**°**55'08"[

29.77' (RAD

LAGUNA WOODS, CA 92637

AC PAVEMENT

N87°34'35"W

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE CENTERLINE OF EL TORO ROAD BEARING NORTH 87°34'17" WEST AS SHOWN ON TRACT MAP NO. 16835 BOOK 896 PAGE 35-38, RECORDS OF SAID COUNTY.

ZONING INFORMATION

NONE PROVIDED

FLOOD ZONE INFORMATION

AREA OF MINIMAL FLOOD HAZARD

PANEL NO. 06059C 0427J

DATED: DECEMBER 3, 2009

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GENERAL NOTES

- SURVEYOR HAS RELIED UPON INFORMATION SUPPLIED IN THE CURRENT TITLE REPORT BY STEWART TITLE GUARANTY COMPANY REPORT NO. 20000480499 DATED JULY 15, 2020 TO DISCLOSE RECORD EASEMENTS THAT BURDEN OR BENEFIT THIS PROPERTY.
- 2. THE PHRASE 'FLOOD HAZARD' WITHIN THE CERTIFICATION HEREON REFERS TO 'SPECIAL FLOOD HAZARD AREA' AS DEFINED BY FEMA AND THE NFIP AND ONLY REFERS TO THOSE AREAS ON FLOOD INSURANCE RATE MAPS AS BEING WITHIN ZONES A OR V OF SAID MAPS.
- 3. BY OBSERVATION NO CEMETERIES ARE KNOWN OR FOUND ON SUBJECT PROPERTY.
- 4. NO MONUMENTATION WAS FOUND OR SET AT THE PROPERTY CORNERS UNLESS NOTED
- 5. ASSESSORS PARCEL NUMBERS FOR THIS PROPERTY ARE 621-191-10 AND 621-191-11. 6. SURVEYOR TAKES NO RESPONSIBILITY OF ITEMS OMITTED DUE TO A RESULT OF VISUAL
- OBSTRUCTIONS, SUCH AS AUTOMOBILES, EQUIPMENT & THICK SHRUBBERY.
- . THE BUILDING SQUARE FOOTAGE INDICATED ON THIS PLAN IS BASED ON EXTERIOR DIMENSIONS AT GROUND LEVEL ONLY.
- 8. THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBİTED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES, UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- 9. NO WETLANDS REPORT WAS PROVIDED AT THE TIME OF THIS SURVEY AND NO WETLANDS WERE INDICATED BY VISUAL INSPECTION.
- 10. THERE IS NO EVIDENCE OF EARTH MOVING WORK, EXTERIOR BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED THAT HAVE BEEN DONE WITHIN RECENT MONTHS.

11. THERE IS NO EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL USE.

- 12. THERE WAS NO RESEARCH DONE AT THE CITY'S &/OR COUNTY'S PUBLIC WORKS DEPARTMENTS TO INDICATE THAT THERE ARE ANY CHANGES IN THE STREET RIGHT OF WAY LINES AS SHOWN HEREON. FURTHERMORE THERE IS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSION TO VERIFY THIS INFORMATION PRIOR TO ANY FUTURE DESIGN WORK.
- 13. BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION AND ENTER THROUGH ADJOINING STREETS AND/OR EASEMENTS OF RECORD. UNDERGROUND EVIDENCE FROM PLANS WERE NEITHER PROVIDED OR FOUND OF RECORD.
- 14. IF UNDERGROUND UTILITIES OR OTHER STRUCTURES, ZONES, SETBACK AND/OR STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION DUE TO CHANGED CONDITIONS NOT REFLECTED IN THE STANDARD RESEARCH PERFORMED FOR THIS PROJECT. ANY USER OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY COMPANY OR LOCAL AGENCY DIRECTLY
- 15. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE NOTED.
- 16. SITE HAS DIRECT ACCESS FROM PASEO DE VALENCIA, A PUBLIC RIGHT-OF-WAY. 17. SURVEYOR DOES NOT ASCERTAIN OWNERSHIP OF FENCES AND PERIMETER WALLS.
- 18. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS. PARKING, EASEMENT, SERVITUDES, AND ENCROACHMENTS: ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY
- 19. THE DIFFERENCES BETWEEN CALLS OF RECORD AND THOSE THAT WERE FOUND DO NOT CREATE ANY GAPS OR OTHER TITLE PROBLEMS.
- 20. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES: THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF CALIFORNIA.
- 21. THE PROPERTY HEREON IS THE SAME PROPERTY DESCRIBED IN REPORT NO. 20000480499 WITH AN EFFECTIVE DATE OF JULY 15, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- 22. THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCELS 2 AND 3, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 65, PAGE 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING ONE-HALF OF ALL GAS, OIL, HYDROCARBONS, MINERALS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF THE PROPERTY ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, IN THE DEED RECORDED DECEMBER 4, 1961 IN BOOK 5931, PAGE 586 OF OFFICIAL RECORDS, AND RE-RECORDED DECEMBER 11, 1961 IN BOOK 5939, PAGE 534 OF OFFICIAL RECORDS.

AN EASEMENT FOR INGRESS AND EGRESS AND PEDESTRIAN AND VEHICULAR TRAFFIC PURPOSES OVER THAT PORTION OF LOT 8 OF TRACT 5061, AS SHOWN ONA MAP RECORDED IN BOOK 183, PAGES 4 TO 8 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 8; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 8, SOUTH 45° 45' 00" WEST, 144.00 FEET; THENCE SOUTH 43° 53' 33" EAST 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 43° 53' 33" EAST 71.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 88.00 FEET: THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 07' 58" AN ARC DISTANCE OF 78.53 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 24.00 FEET, A RADIAL LINE OF SAID REVERSE CURVE CONCAVE SOUTHWESTERLY TO SAID BEGINNING BEARS NORTH 5° 01'31" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53° 11' 02" AN ARC DISTANCE OF 22.28 FEET TO A POINT, A RADIAL LINE OF SAID REVERSE CURVE TO SAID POINT BEARS NORTH 48° 09'31" EAST, SAID POINT BEING IN THE CURVED EASTERLY LINE OF SAID LOT 8, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1582.00 FEET. A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 71° 51'59" WEST; THENCE NORTHERLY ALONG SAID CURVED EASTERLY LINE THROUGH A CENTRAL ANGLE OF 4° 09'05" AN ARC DISTANCE OF 114.62 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET. A RADIAL LINE OF SAID 1582.00 FOOT RADIUS CURVE TO SAID POINT OF CUSP BEARS SOUTH 76° 01'04" WEST AND A RADIAL LINE OF SAID 20.00 FOOT RADIUS CURVE TO SAID POINT OF CUSP BEARS SOUTH 77 58 59 EAST: THENCE WESTERLY ALONG SAID 20.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 124° 05' 26" AN ARC DISTANCE OF 43.32 FEET TO A POINT OF TANGENCY WITH A LINE PARALLEL WITH AND DISTANT 64.00 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM THAT CERTAIN COURSE HEREINBEFORE DESCRIBED AS HAVING A BEARING AND LENGTH OF "SOUTH 43" 53" 33" EAST 71.69 FEET; THENCE ALONG SAID PARALLEL LINE NORTH 43° 53' 33" WEST 60.25 FEET; THENCE SOUTH 46° 06' 27" WEST 32.00 FEET; THENCE SOUTH 43° 53' 33" EAST 18.40 FEET; THENCE SOUTH 46° 06' 27" WEST, 32.00 FEET TO THE TRUE POINT OF

AN EASEMENT FOR INGRESS AND EGRESS AND PEDESTRIAN AND VEHICULAR TRAFFIC PURPOSES OVER THE EXISTING DRIVEWAYS AND PARKING AREAS WITHIN THE LAND SHOWN AS PARCEL 4, AS SHOWN ON A MAP FILED IN BOOK 65, PAGE 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

JULY 15, 2020:

APN: 621-191-11 AND 621-191-10

BEGINNING.

EL TORO | RI SITE > **VICINITY MAP** NO SCALE

> LAND AREA 16,828 SQUARE FEET 0.386 ACRES

PARKING COUNT

REGULAR STALLS - 9 ADA STALLS - 1 -----TOTAL STALLS - 10

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN STEWART TITLE GUARANTY COMPANY FILE NO. 20000480499 DATED

- (3) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY. AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 21, 1926, IN BOOK 678, PAGE 106 OF DEEDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.
- (4) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, AS SET FORTH IN A DOCUMENT RECORDED MARCH 16, 1951, IN BOOK 2159, PAGE 416,
- OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION. (5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 7, 1955, IN BOOK 3201, PAGE 431,
- OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION. (6) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, AS SET FORTH IN A DOCUMENT RECORDED JUNE 18, 1941, IN BOOK 1096, PAGE 372, OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.
- (7) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA TELEPHONE COMPANY, AS SET FORTH IN A DOCUMENT RECORDED JULY 3, 1946, IN BOOK 1426, PAGE 327, F OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD
- COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 27, 1963, IN BOOK 6736, PAGE 318 OF OFFICIAL RECORDS, AFFECTS SUBJECT PROPERTY AND IS
- UNPLOTTABLE OF RECORD DESCRIPTION. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PIPELINES TO ROSSMOOR WATER COMPANY, A CALIFORNIA CORPORATION AS SET FORTH IN A DOCUMENT BECORDED MANUARY OF 1004 151 BOOK 2005 BASE TO
- CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 15, 1964, IN BOOK 6885, PAGE 70, OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION. COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 6944, PAGE 449 OF OFFICIAL RECORDS, BUT OMITTING ANY RESTRICTIONS. AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.
- (12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS PUBLIC UTILITIES EASEMENT, SEWERS TO LAGUNA HILLS MUTUAL NO. FOUR, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 11, 1964, IN BOOK 7215, PAGE 457, OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, PUBLIC UTILITIES EASEMENT, SEWERS TO LAGUNA HILLS MUTUAL NO. FIVE, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 30, 1964, IN BOOK 7241, PAGE 151 OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.
- (15) COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 8544, PAGE 898 OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF
- (16) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR EITHER OR BOTH POLE LINES, CONDUITS, AS SET FORTH IN A DOCUMENT RECORDED APRIL 23, 1969, IN BOOK 8936, PAGE 166, OF OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (17) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR SANITARY SEWER PIPE LINES, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 15, 1964, IN BOOK 6885, PAGE 72, OF OFFICIAL RECORDS. EASEMENT
- AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION. 20 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JULY 28, 1970, IN BOOK
- 9358, PAGE 363, OF OFFICIAL RECORDS. EASEMENT AFFECT'S PARCEL 'C' AND IS NOT PLOTTED HEREON. (21) COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 9390, PAGE 111 OF OFFICIAL RECORDS, AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR SANITARY SEWER INSTALLATION TO ROSSMOOR SANITATION INC., A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 12, 1971, IN BOOK 9758, PAGE 866, OF OFFICIAL RECORDS. EASEMENT AFFECTS PARCEL 'C' PROPERTY AND IS NOT PLOTTED
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PIPELINE TO ROSSMOOR WATER COMPANY, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 16, 1971, IN BOOK 9806, PAGE 353, OF OFFICIAL RECORDS. EASEMENT AFFECTS PARCEL 'C' AND A PORTION IS PLOTTED HEREON.
- 24) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR SEWER PIPELINE TO ROSSMOOR SANITATION, INC., AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 16, 1971, IN BOOK 9806, PAGE 357, OF OFFICIAL RECORDS. EASEMENT AFFECTS PARCEL 'C' AND A PORTION IS PLOTTED HEREON. (27) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA GAS
- COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED APRIL 6, 1972, IN BOOK 10071, PAGE 244, OF OFFICIAL RECORDS. EASEMENT AFFECTS PARCEL 3 AND IS NOT PLOTTED HEREON. (28) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED APRIL 13, 1972, IN BOOK
- 10080, PAGE 342, OF OFFICIAL RECORDS. EASEMENT AFFECTS PARCEL 3 AND IS NOT PLOTTED HEREON. (30) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JULY 9, 1974, IN BOOK 11191, PAGE 914, OF OFFICIAL RECORDS. EASEMENT AFFECTS PARCEL 3 AND IS NOT PLOTTED HEREON.
- (31) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 23, 1974, IN BOOK 11248, PAGE 1642, OF OFFICIAL RECORDS EASEMENT AFFECTS PARCEL 3 AND IS NOT PLOTTED HEREON.
- (32) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR STREET & HIGHWAY TO COUNTY OF ORANGE, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 19, 1974, IN BOOK 11308, PAGE 1135, OF OFFICIAL RECORDS. EASEMENT AFFECTS PARCEL 3 AND IS NOT PLOTTED HEREON.
- (33) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR SANITARY SEWER INSTALLATIONS TO ROSSMOOR SANITATION, INC., A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 25, 1975, IN BOOK 11345, PAGE 1906, OF OFFICIAL RECORDS. EASEMENT AFFECTS PARCEL 3 AND IS NOT PLOTTED HEREON.

SURVEYORS CERTIFICATE THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CALIFORNIA CERTIFIES TO (I) PARENTIS HEALTH (II) (III) STEWART TITLE GUARANTY COMPANY. AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11 (WITH EVIDENCE FROM PLANS PROVIDED AND VISIBLE ABOVE GROUND ON-SITE OBSERVATION), 12, 13, 14, 16, 17, 18, 19 AND 20 (1,000,000.00) OF TABLE A THEREOF.

9/10/2020

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 1, 2020. DATE OF PLAT OR MAP: SEPTEMBER 10, 2020

CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

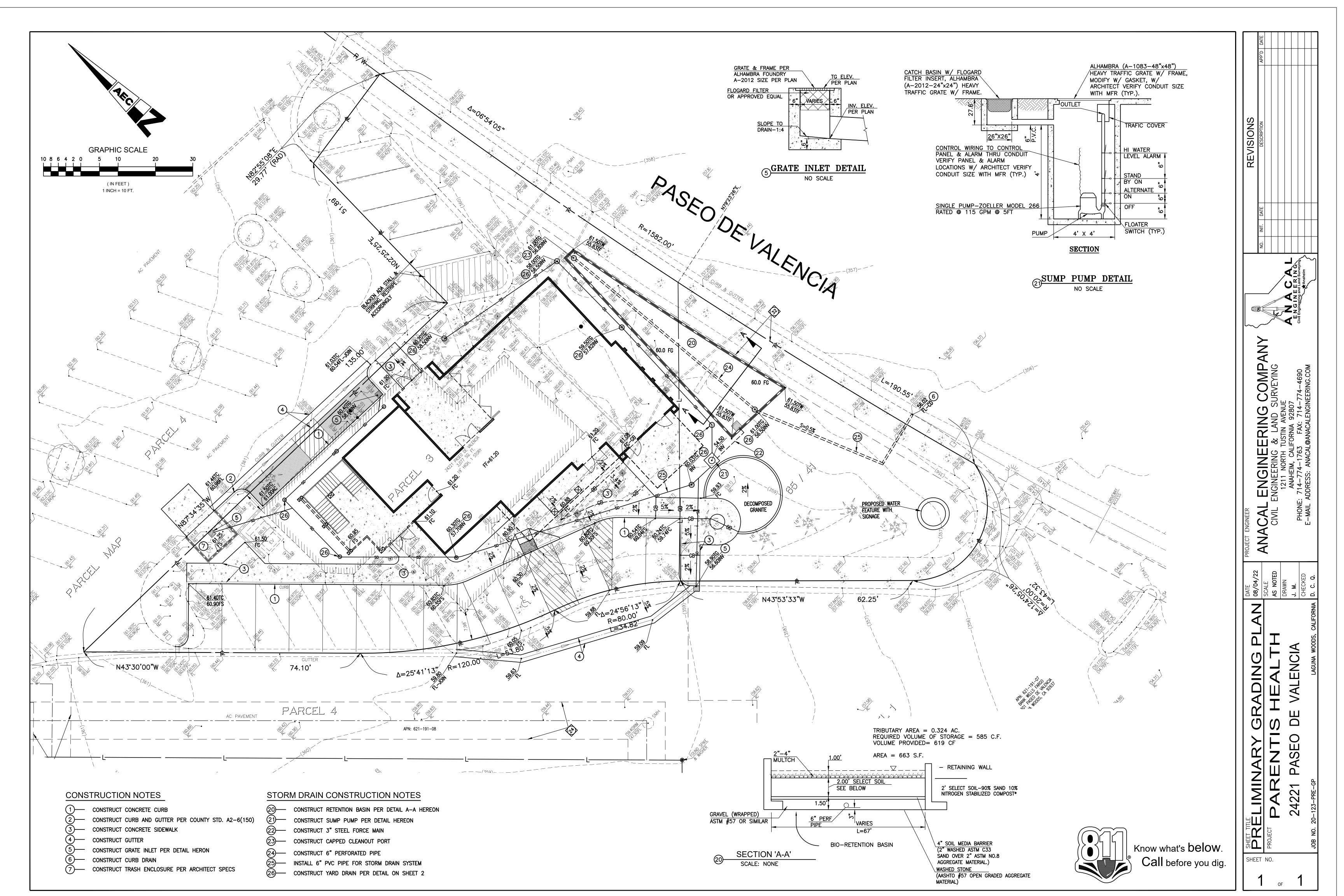


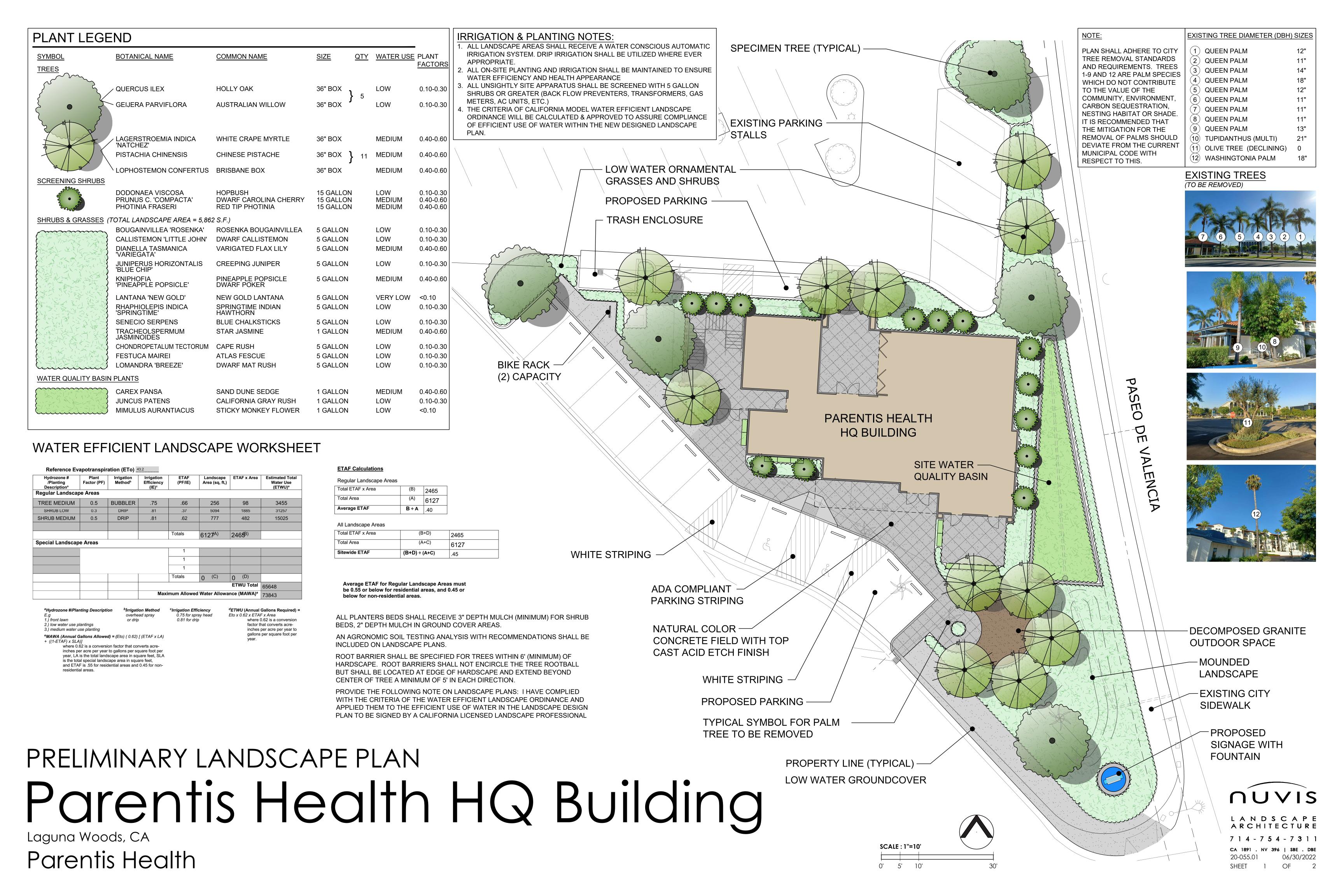


NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT



2





TREES



GEIJERA PARVIFLORA Australian Willow



LAGERSTROEMIA I. 'NATCHEZ'
White Crape Myrtle



LOPHOSTEMON CONFERTUS
Brisbane Box



PISTACHIA CHINENSIS Chinese Pistache



QUERCUS ILEX Holly Oak

SHRUBS



BOUGAINVILLEA 'ROSENKA' Rosenka Bougainvillea



CALLISTEMON 'LITTLE JOHN' Dwarf Callistemon



DIANELLA TASMANICA 'VARIEGATA' Varigated Flax Lily



JUNIPERUS HORIZONTALIS 'BLUE CHIP' Creeping Juniper



KNIPHOFIA 'PINEAP. POPSICLE'
Pineapple Popsicle Dwarf Poker



LANTANA 'NEW GOLD' New Gold Lantana



RHAPHIOLEPIS I. 'SPRINGTIME' Springtime Indian Hawthorn



SENECIO SERPENS Blue Chalksticks



TRACHEOLSPERMUM JASMINOIDES Star Jasmine

WATER QUALITY BASIN PLANTS



CAREX PANSA Sand Dune Sedge



JUNCUS PATENS California Gray Rush



MIMULUS CARDINALIS New Scarlet Monkeyflower

PRELIMINARY LANDSCAPE IMAGERY

Parentis Health HQ Building

Laguna Woods, CA

Parentis Health



TOP CAST ACID ETCH CONCRETE Natural Color



TOP CAST SANDBLAST FINISH Natural Color

