

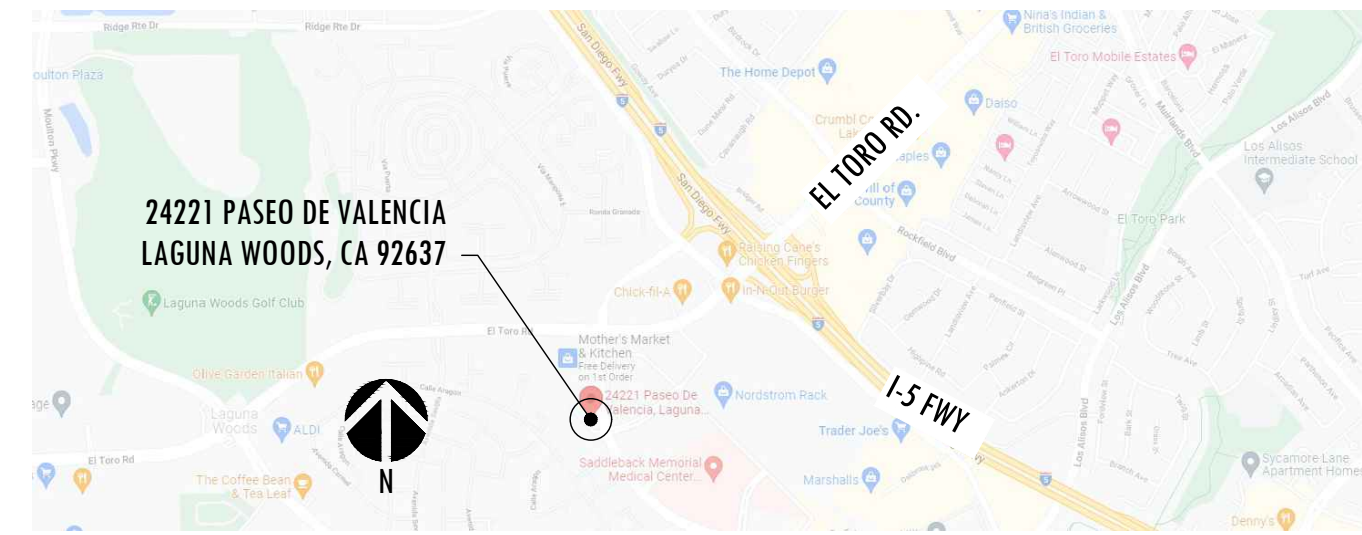
SIGN PROGRAM

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
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
SIGNAGE SUBMITTAL	05/10/23

SHEET TITLE
COVER SHEET

SHEET NUMBER

A0.0

designwork studios

NARRATIVE

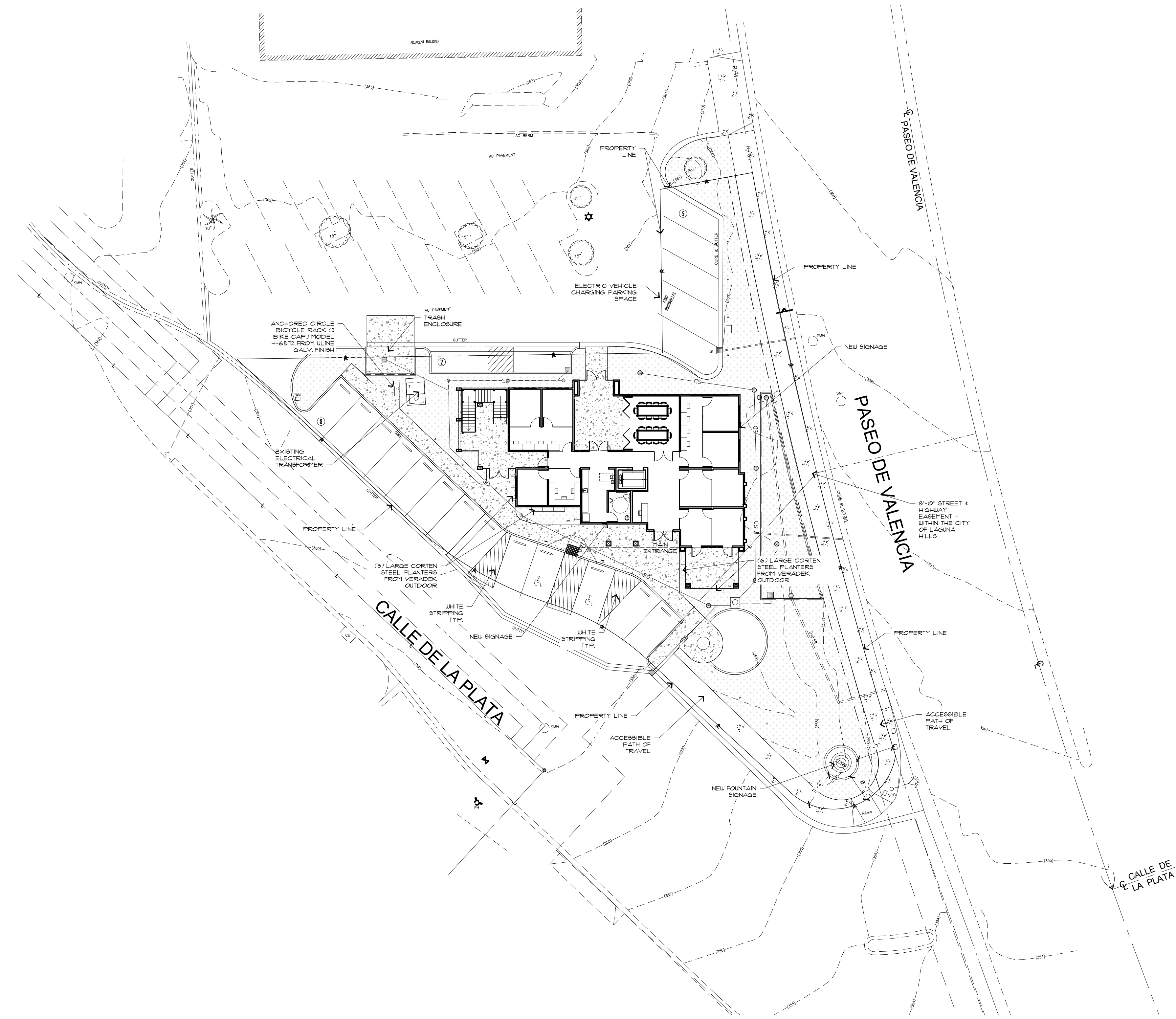
A street frontage of 64 Linear Feet faces Paseo De Valencia. The signage is a blue and white LED Parentis Health text w/ logo which consist of 28.63 square feet.

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.



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

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SIGNAGE SUBMITTAL	05/10/23

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
A1.0



NORTH VIEW 5



WEST VIEW 6



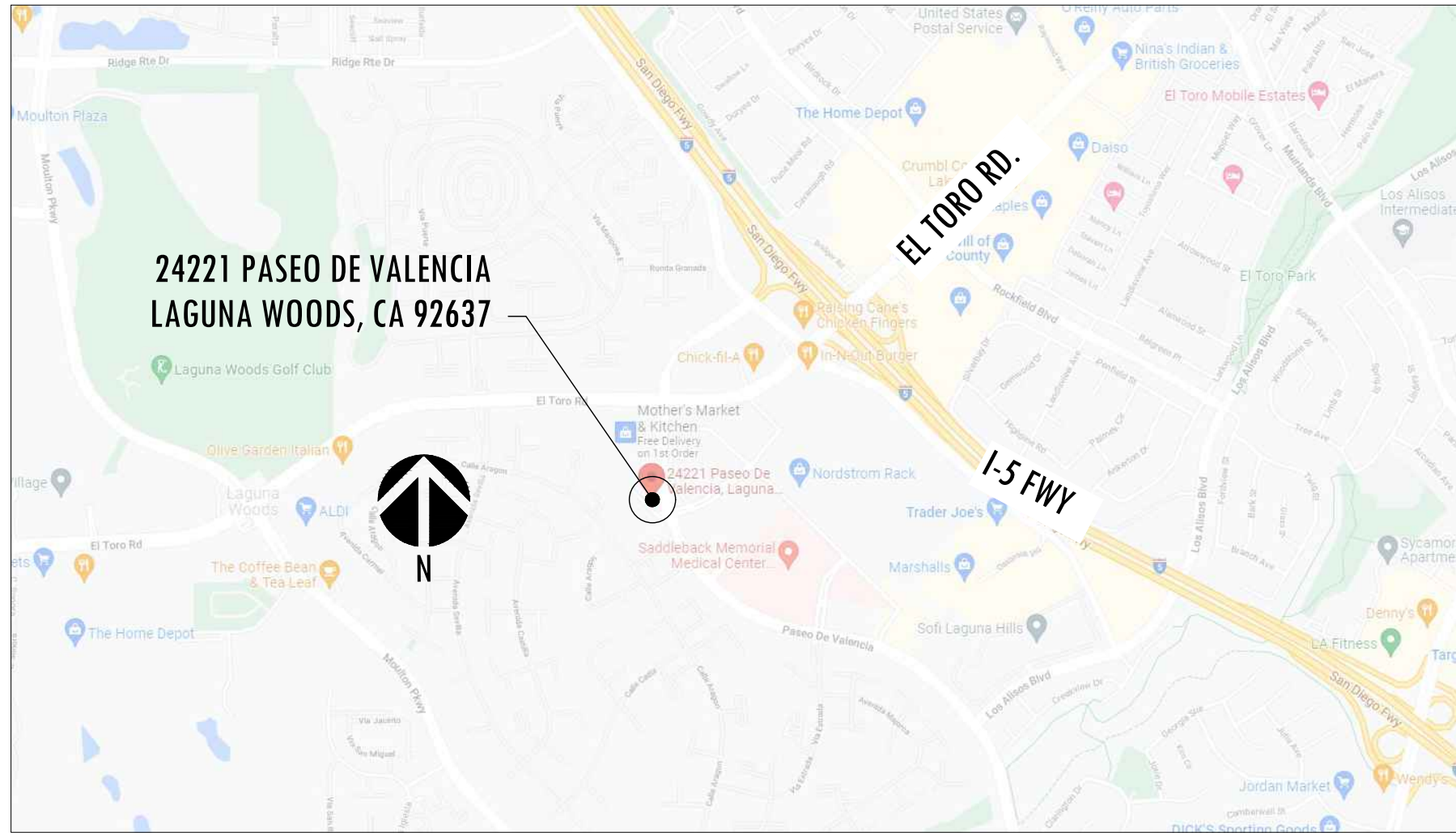
SITE 4



EAST VIEW 2



SOUTH VIEW 3



VICINITY MAP 1

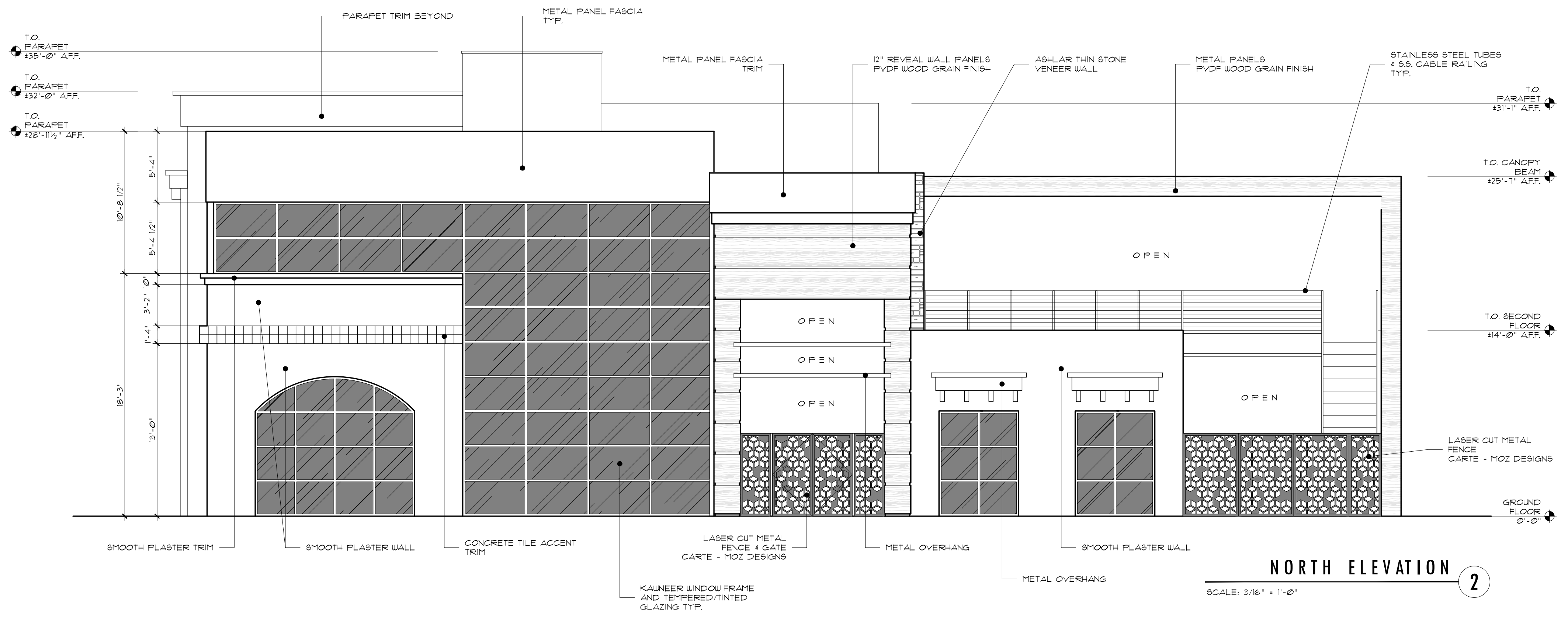
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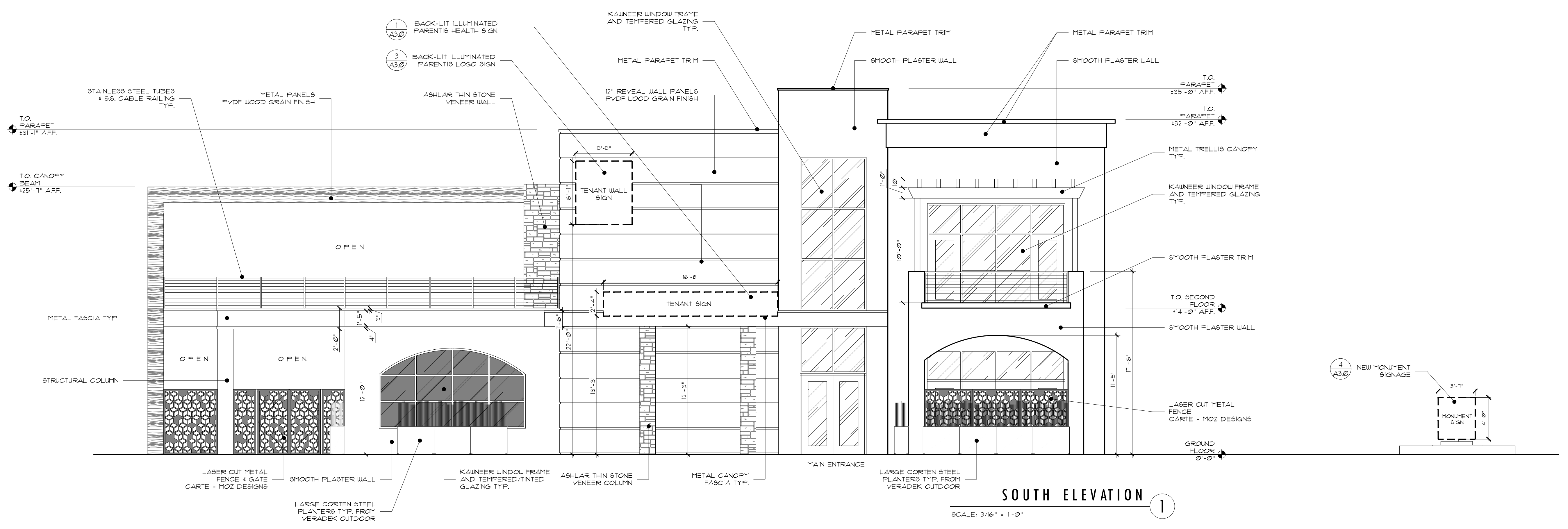
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SIGNAGE SUBMITTAL	04/11/23
SIGNAGE SUBMITTAL	05/10/23



NORTH ELEVATION 2
 SCALE: 3/16" = 1'-0"



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

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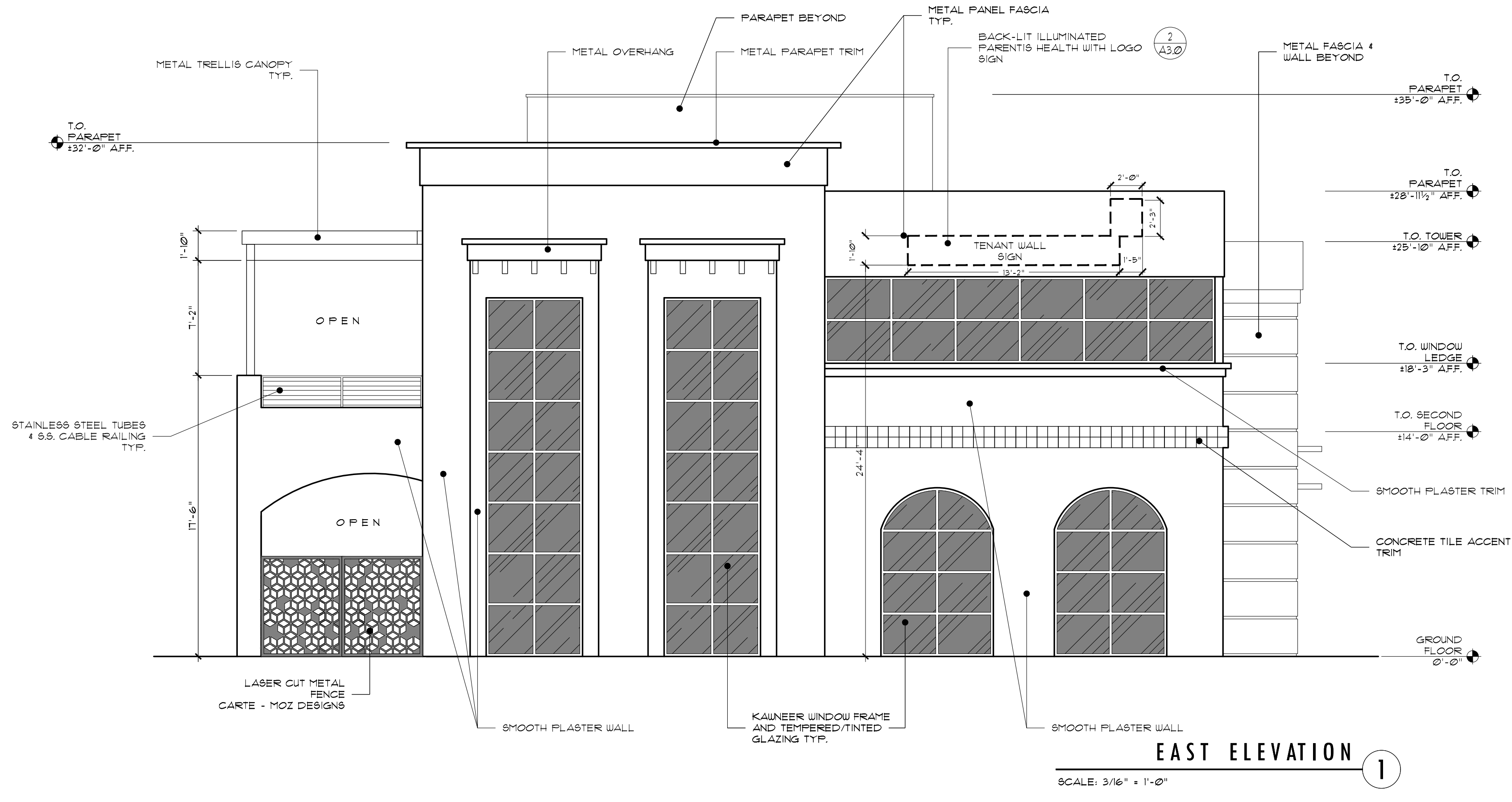
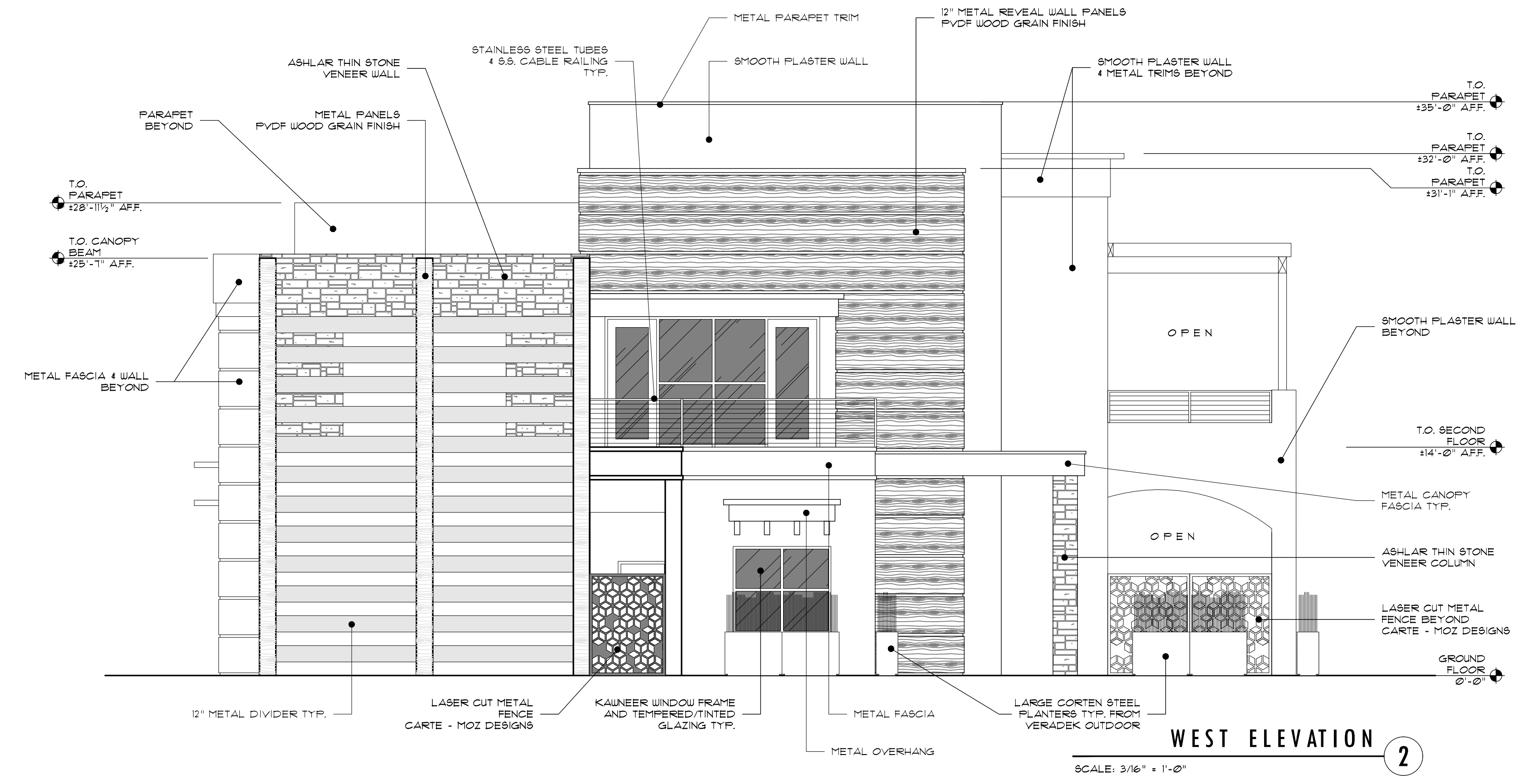
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SIGNAGE SUBMITTAL	04/10/23
SIGNAGE SUBMITTAL	04/11/23
SIGNAGE SUBMITTAL	05/10/23

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.0



PROJECT:
 GROUND UP OFFICE BUILDING

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DESCRIPTION	DATE
PLANNING SUBMITTAL	02/05/22
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
SIGNAGE SUBMITTAL	05/10/23

SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER
A2.1



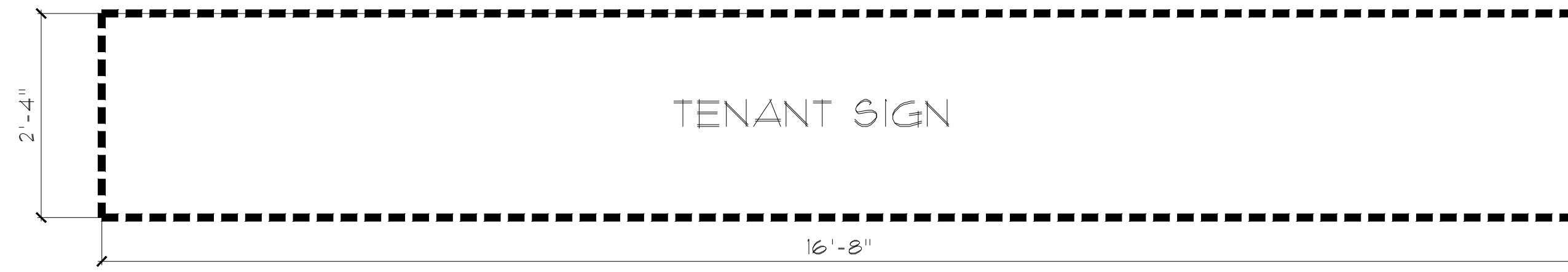
WALL MOUNTED INTERNALLY ILLUMINATED LED SIGN

COLOR: BLUE ILLUMINATION: LED

AREA: 32.62 SQUARE FEET

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

3



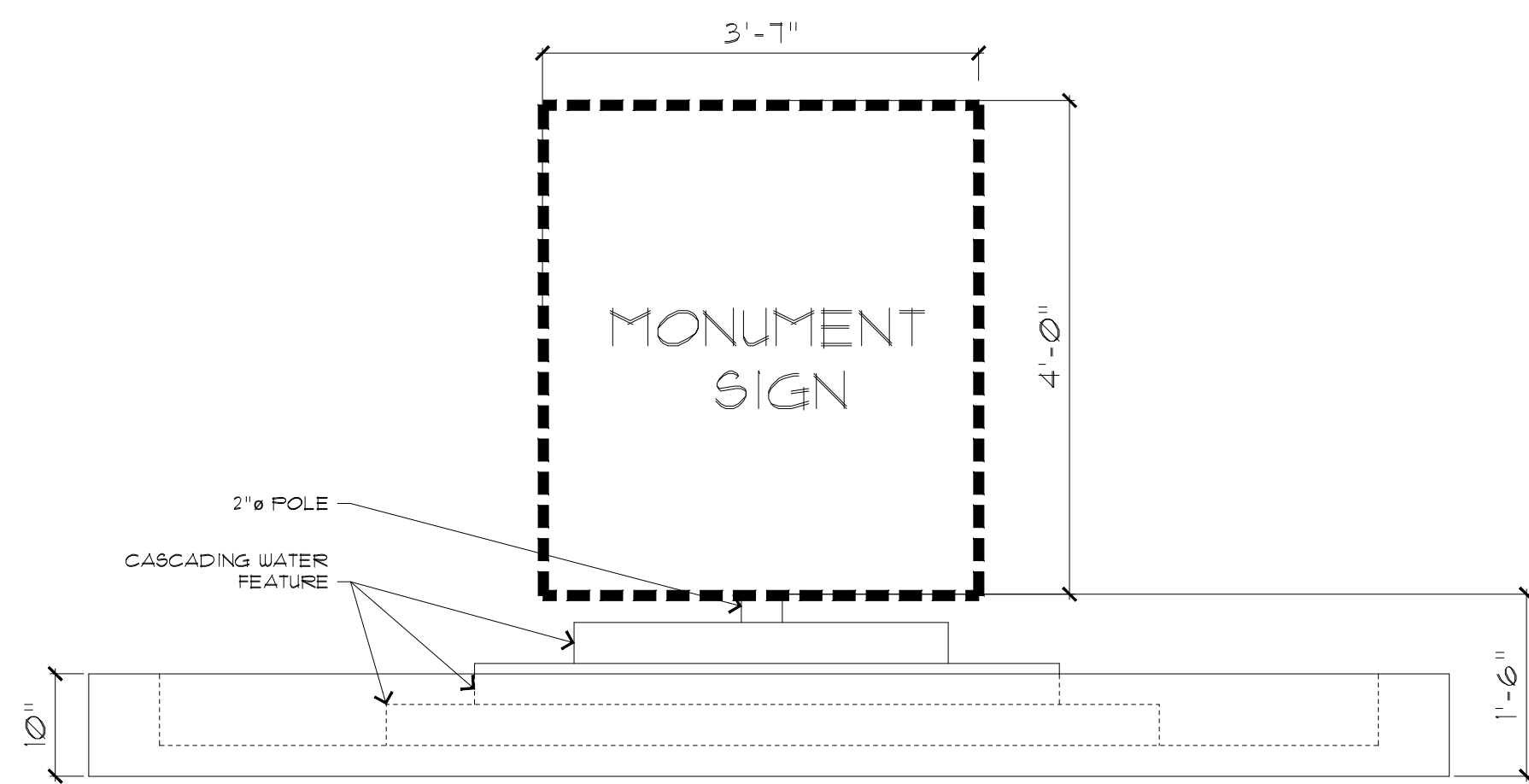
WALL MOUNTED INTERNALLY ILLUMINATED LED SIGN

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	05/10/23

SHEET TITLE
SIGN DETAILS

SHEET NUMBER

A3.0

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	PLANT FACTORS
TREES						
	QUERCUS ILEX	HOLLY OAK	36" BOX	5	LOW	0.10-0.30
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX		LOW	0.10-0.30
	LAGERSTROEMIA INDICA 'NATCHEZ'	WHITE CRAPE MYRTLE	36" BOX	11	MEDIUM	0.40-0.60
	PISTACHIA CHINENSIS	CHINESE PISTACHE	36" BOX		MEDIUM	0.40-0.60
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX		MEDIUM	0.40-0.60
SCREENING SHRUBS						
	DODONAEA VISCOSA	HOPBUSH	15 GALLON	LOW	0.10-0.30	
	PRUNUS C. 'COMPACTA'	DWARF CAROLINA CHERRY	15 GALLON	MEDIUM	0.40-0.60	
	PHOTINIA FRASERI	RED TIP PHOTINIA	15 GALLON	MEDIUM	0.40-0.60	
SHRUBS & GRASSES (TOTAL LANDSCAPE AREA = 5,862 S.F.)						
	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA	5 GALLON	LOW	0.10-0.30	
	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GALLON	LOW	0.10-0.30	
	DIANELLA TASMANICA 'VARIEGATA'	VARIGATED FLAX LILY	5 GALLON	MEDIUM	0.40-0.60	
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	CREeping JUNIPER	5 GALLON	LOW	0.10-0.30	
	KNIPHOFIA 'PINEAPPLE POPSICLE'	PINEAPPLE POPSICLE DWARF POKER	5 GALLON	MEDIUM	0.40-0.60	
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GALLON	VERY LOW	<0.10	
	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORN	5 GALLON	LOW	0.10-0.30	
	SENECIO SERPENS	BLUE CHALKSTICKS	5 GALLON	LOW	0.10-0.30	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	MEDIUM	0.40-0.60	
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW	0.10-0.30	
	FESTUCA MAIREI	ATLAS FESCUE	5 GALLON	LOW	0.10-0.30	
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	5 GALLON	LOW	0.10-0.30	
WATER QUALITY BASIN PLANTS						
	CAREX PANSA	SAND DUNE SEDGE	1 GALLON	MEDIUM	0.40-0.60	
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	LOW	0.10-0.30	
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GALLON	LOW	<0.10	

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	EXISTING TREES (TO BE REMOVED)
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

Reference Evapotranspiration (Eto) 43.2

Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	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	.81	.37	5094	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.

ALL PLANTERS BEDS SHALL RECEIVE 3" DEPTH MULCH (MINIMUM) FOR SHRUB BEDS, 2" DEPTH MULCH IN GROUND COVER AREAS.

AN AGRONOMIC SOIL TESTING ANALYSIS WITH RECOMMENDATIONS SHALL BE INCLUDED ON LANDSCAPE PLANS.

ROOT BARRIER SHALL BE SPECIFIED FOR TREES WITHIN 6" (MINIMUM) OF HARDSCAPE. ROOT BARRIERS SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.

PROVIDE THE FOLLOWING NOTE ON LANDSCAPE PLANS: I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN TO BE SIGNED BY A CALIFORNIA LICENSED LANDSCAPE PROFESSIONAL

PRELIMINARY LANDSCAPE PLAN

Parentis Health HQ Building

Laguna Woods, CA
Parentis Health