

A0.1 COVER SHEET
A0.2 SITE PLAN
A1.1 GARDEN COURT 5-UNIT FIRST FLOOR PLAN
A1.2 GARDEN COURT 5-UNIT SECOND FLOOR PLAN
A1.3 GARDEN COURT 5-UNIT THIRD FLOOR PLAN
A1.4 GARDEN COURT 10-UNIT FIRST FLOOR PLAN
A1.5 GARDEN COURT 10-UNIT SECOND FLOOR PLAN
A1.6 GARDEN COURT 10-UNIT THIRD FLOOR PLAN
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A1.14 GARDEN COURT 2-UNIT THIRD FLOOR PLAN
A1.15 GARDEN COURT 4-UNIT FIRST FLOOR PLAN
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ALISO VIEJO | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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SITE DATA

GARDEN COURTS	**67**
PLAN 1 - 2 BR (7 AFFORDABLE UNITS)	*14*
PLAN 2 - 3 BR	*14*
PLAN 3 - 3 BR	*14*
PLAN 4 - 3 BR	*11*
PLAN 5 - 4 BR	*14*
ROWTOWNS	**70**
PLAN 1 - 3 BR	16
PLAN 2 - 4 BR	26
PLAN 3 - 4 BR	28
TOTAL UNITS	**137**

5% OF THE HOUSING UNITS WILL BE DEED-RESTRICTED TO VERY LOW-INCOME RESIDENTS (50% AMI)

PARKING

GARAGE SPACES	260
STREET SPACES	85
TOTAL SPACES	**345**
SPACES PER UNIT	*2.52*

OPEN SPACE

TOTAL SITE AREA (367,646 SQ.FT.)	**8.44 AC**
CENTRAL PARK	7,000 SQ.FT.
PASEOS/GREEN COURTS	51,400 SQ.FT.
OPEN SPACE SUBTOTAL (15.8%)	**58,000 SQ.FT.**
SLOPE AREA	69,000 SQ.FT.
OPEN SPACE TOTAL (34.7%)	**127,400 SQ.FT.**

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SITE PLAN

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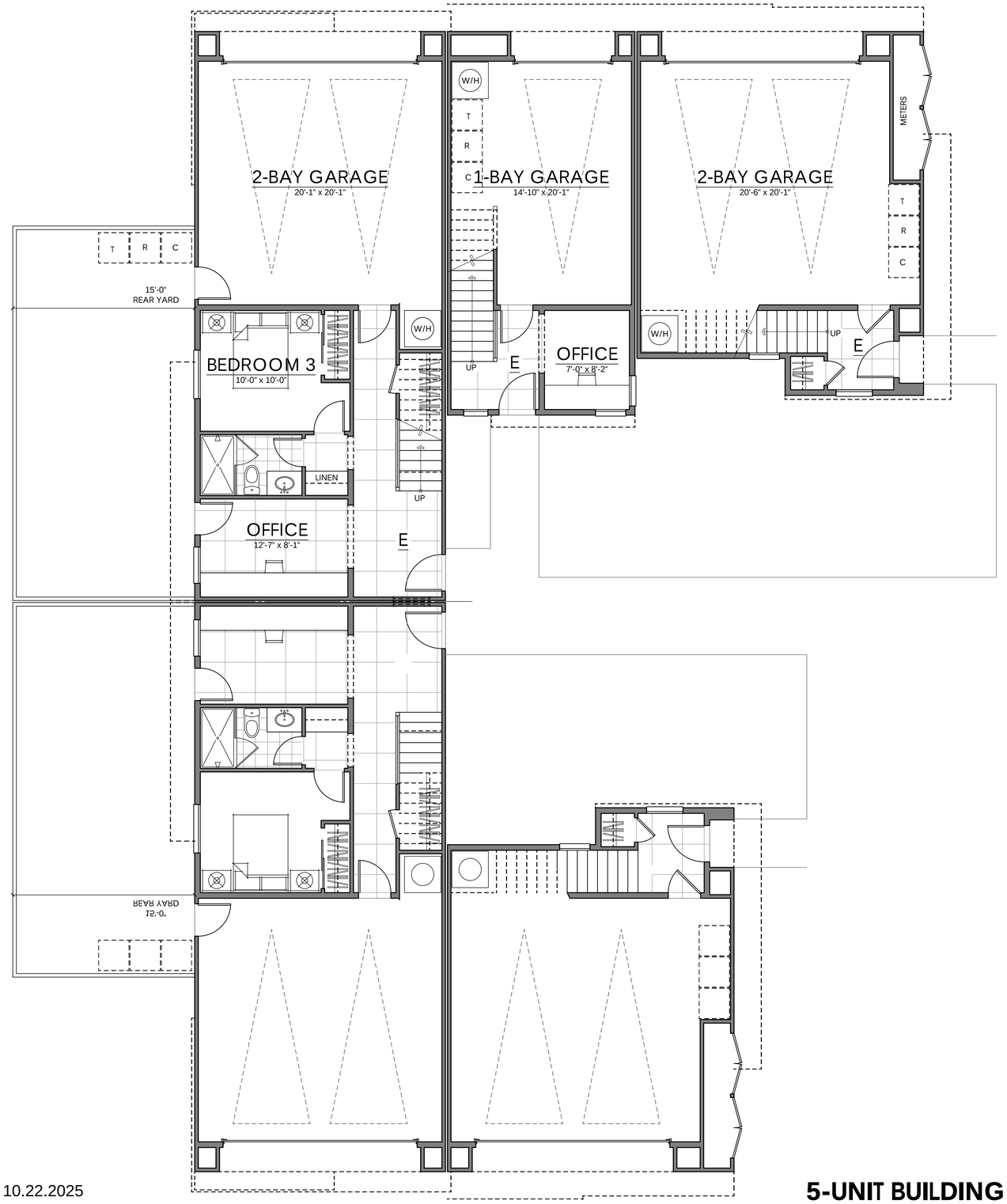
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PLAN FIVE		PLAN ONE		PLAN TWO	
FIRST FLOOR	504 SQ. FT.	FIRST FLOOR	172 SQ. FT.	FIRST FLOOR	122 SQ. FT.
SECOND FLOOR	706 SQ. FT.	SECOND FLOOR	436 SQ. FT.	SECOND FLOOR	621 SQ. FT.
THIRD FLOOR	976 SQ. FT.	THIRD FLOOR	494 SQ. FT.	THIRD FLOOR	713 SQ. FT.
TOTAL LIVING	**2186 SQ. FT.**	**TOTAL LIVING**	**1102 SQ. FT.**	**TOTAL LIVING**	**1456 SQ. FT.**
BALCONY	225 SQ. FT.	BALCONY	65 SQ. FT.	BALCONY	88 SQ. FT.



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5-UNIT BUILDING | FIRST FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

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5-UNIT BUILDING | SECOND FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

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5-UNIT BUILDING | THIRD FLOOR

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ALISO VIEJO, CALIFORNIA

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BALCONY	225 SQ. FT.	BALCONY	115 SQ. FT.	BALCONY	154 SQ. FT.	BALCONY	65 SQ. FT.	BALCONY	88 SQ. FT.

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10 UNIT BUILDING | FIRST FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

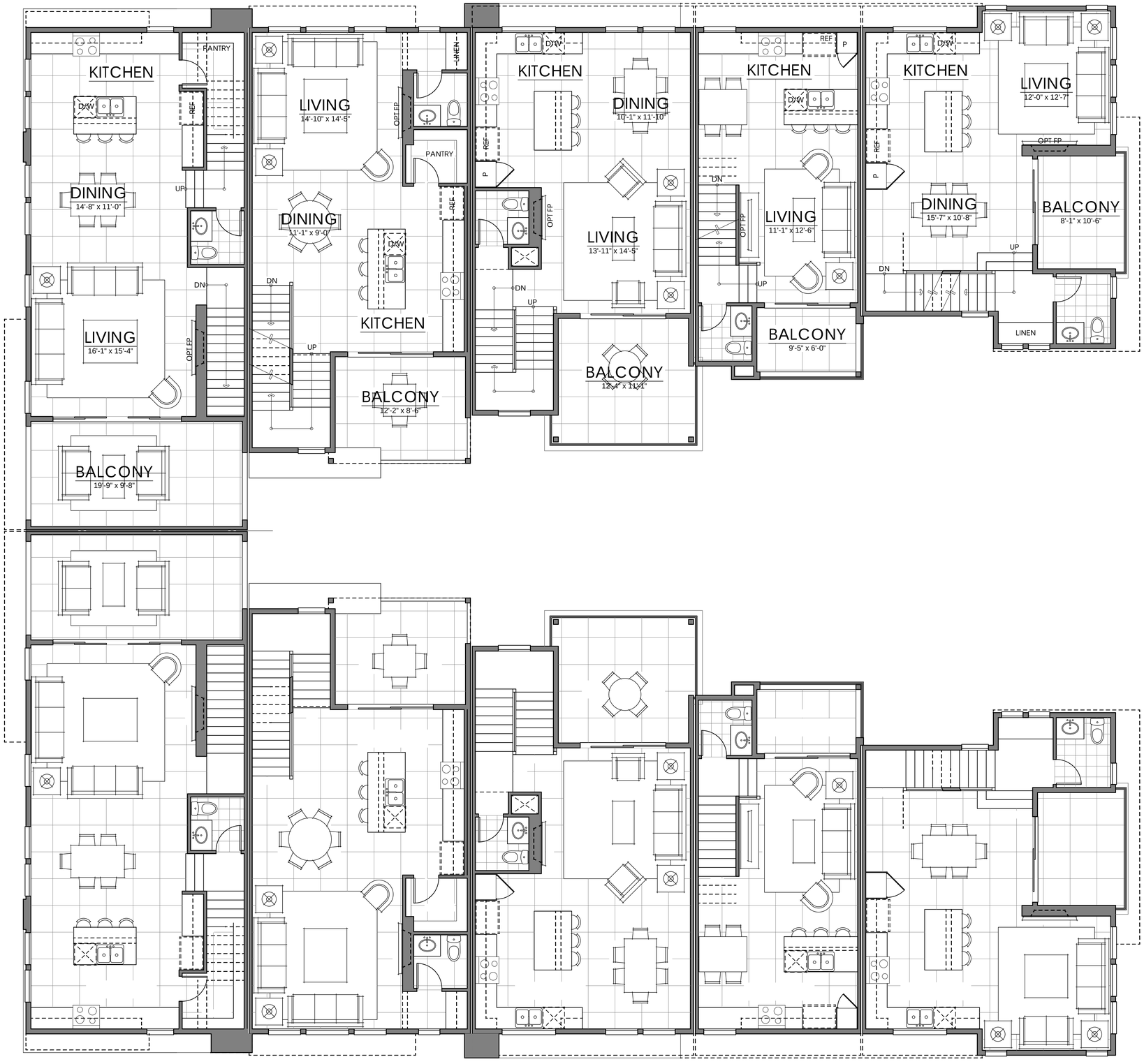
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10 UNIT BUILDING | SECOND FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

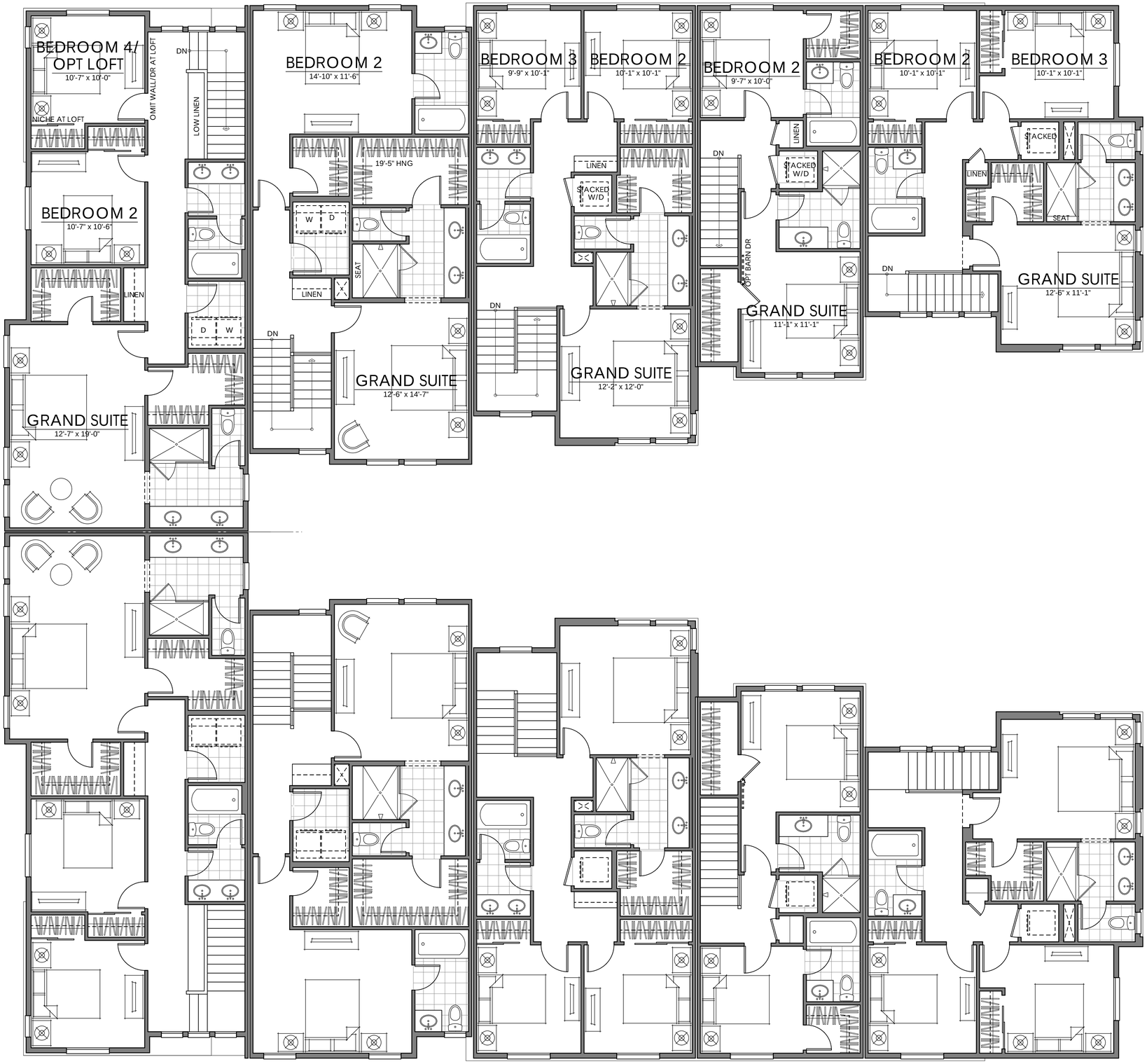
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10 UNIT BUILDING | THIRD FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

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FRONT ELEVATION

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



REAR ELEVATION

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

ALL BUILDINGS WITH (4)OR MORE UNITS SHALL FALL UNDER THE REQUIREMENT OF CHAPTER 11A SECTION 1102A.3.1 FOR THE ACCESSIBILITY OF THE UNITS.

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10-UNIT BUILDING

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

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LEFT ELEVATION

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



RIGHT ELEVATION

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

A1.8

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10-UNIT BUILDING

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13-UNIT BUILDING | FIRST FLOOR

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ALISO VIEJO, CALIFORNIA

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13-UNIT BUILDING | SECOND FLOOR

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13-UNIT BUILDING | THIRD FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

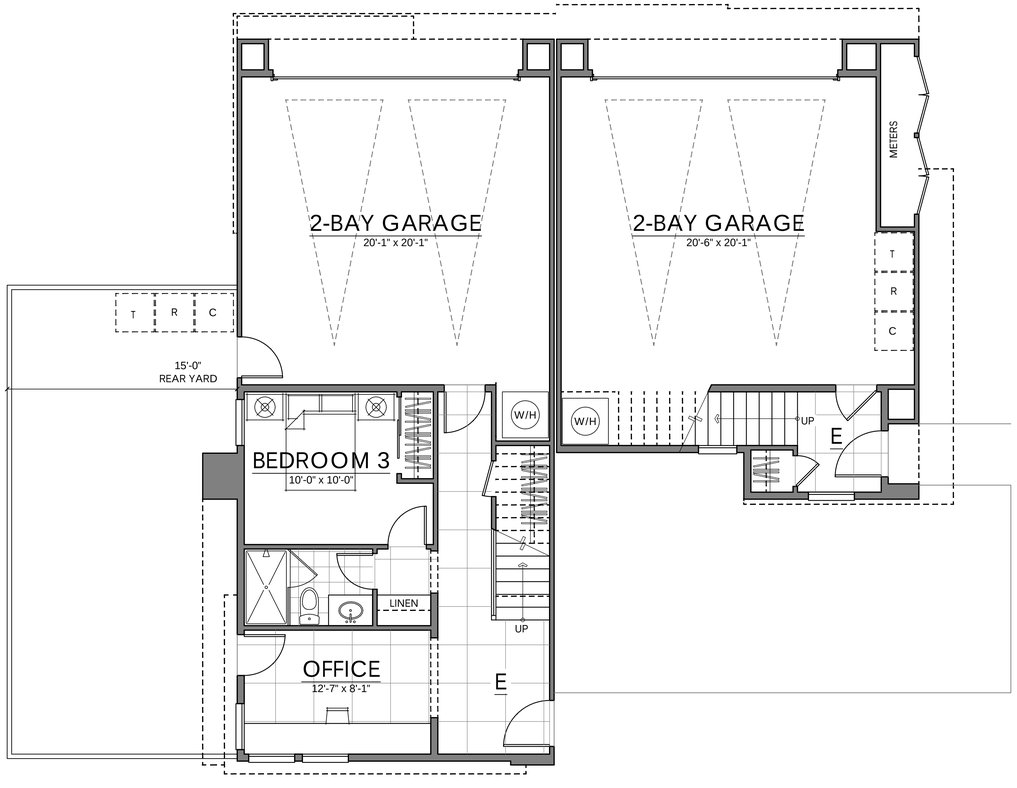
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PLAN FIVE		PLAN TWO	
FIRST FLOOR	504 SQ. FT.	FIRST FLOOR	122 SQ. FT.
SECOND FLOOR	706 SQ. FT.	SECOND FLOOR	621 SQ. FT.
THIRD FLOOR	976 SQ. FT.	THIRD FLOOR	713 SQ. FT.
TOTAL LIVING	**2186 SQ. FT.**	**TOTAL LIVING**	**1456 SQ. FT.**
BALCONY	225 SQ. FT.	BALCONY	88 SQ. FT.

10.22.2025

2-UNIT BUILDING | FIRST FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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PLAN FIVE		PLAN TWO	
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SECOND FLOOR	706 SQ. FT.	SECOND FLOOR	621 SQ. FT.
THIRD FLOOR	976 SQ. FT.	THIRD FLOOR	713 SQ. FT.
TOTAL LIVING	**2186 SQ. FT.**	**TOTAL LIVING**	**1456 SQ. FT.**
BALCONY	225 SQ. FT.	BALCONY	88 SQ. FT.

10.22.2025

2-UNIT BUILDING | SECOND FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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PLAN FIVE		**PLAN TWO**	
FIRST FLOOR	504 SQ. FT.	FIRST FLOOR	122 SQ. FT.
SECOND FLOOR	706 SQ. FT.	SECOND FLOOR	621 SQ. FT.
THIRD FLOOR	976 SQ. FT.	THIRD FLOOR	713 SQ. FT.
TOTAL LIVING	**2186 SQ. FT.**	**TOTAL LIVING**	**1456 SQ. FT.**
BALCONY	225 SQ. FT.	BALCONY	88 SQ. FT.

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2-UNIT BUILDING | THIRD FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

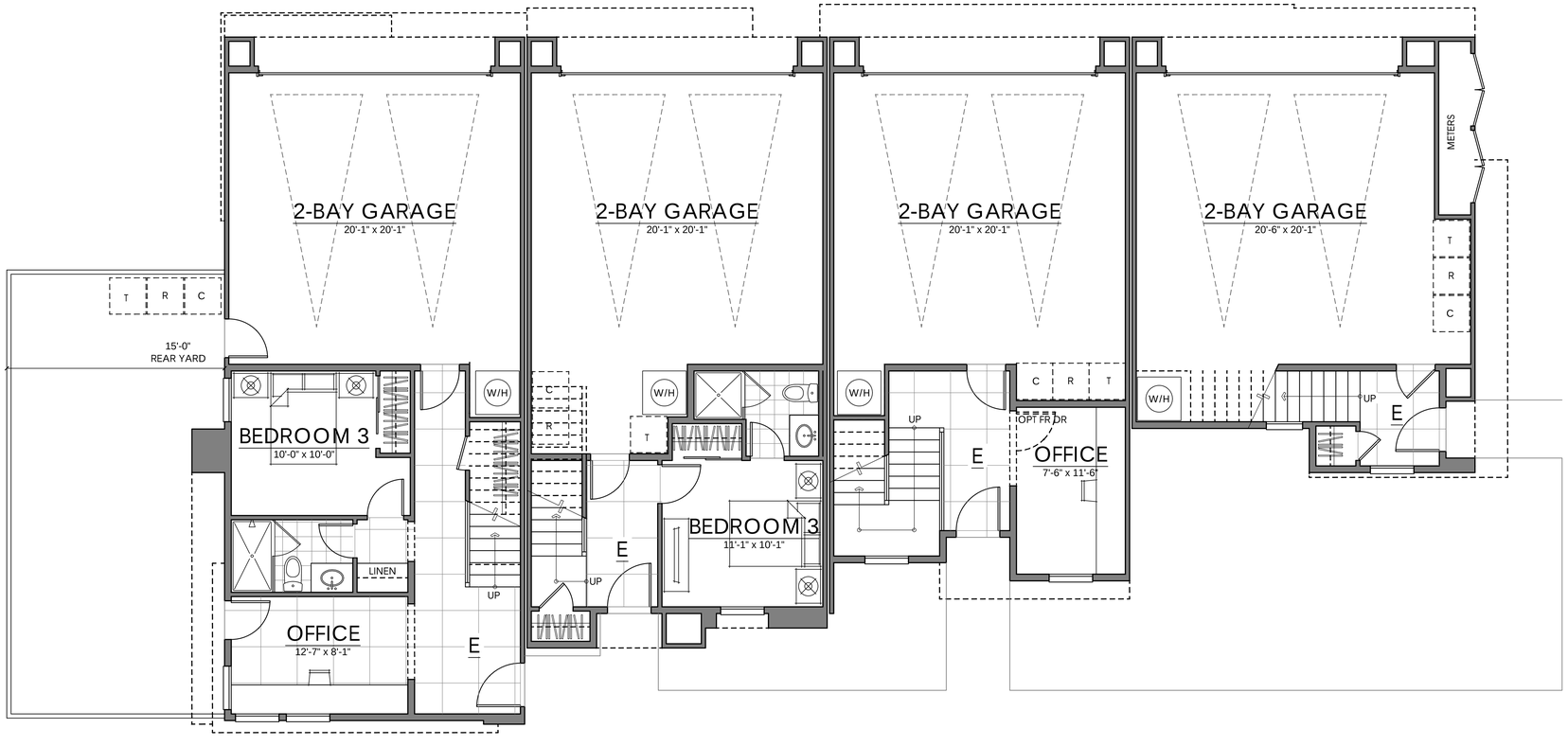
ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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PLAN FIVE		PLAN FOUR		PLAN THREE		PLAN TWO	
FIRST FLOOR	504 SQ. FT.	FIRST FLOOR	326 SQ. FT.	FIRST FLOOR	266 SQ. FT.	FIRST FLOOR	122 SQ. FT.
SECOND FLOOR	706 SQ. FT.	SECOND FLOOR	689 SQ. FT.	SECOND FLOOR	614 SQ. FT.	SECOND FLOOR	621 SQ. FT.
THIRD FLOOR	976 SQ. FT.	THIRD FLOOR	789 SQ. FT.	THIRD FLOOR	746 SQ. FT.	THIRD FLOOR	713 SQ. FT.
TOTAL LIVING	**2186 SQ. FT.**	**TOTAL LIVING**	**1804 SQ. FT.**	**TOTAL LIVING**	**1626 SQ. FT.**	**TOTAL LIVING**	**1456 SQ. FT.**
BALCONY	225 SQ. FT.	BALCONY	115 SQ. FT.	BALCONY	154 SQ. FT.	BALCONY	88 SQ. FT.

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4-UNIT BUILDING | FIRST FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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PLAN FIVE		PLAN FOUR		PLAN THREE		PLAN TWO	
FIRST FLOOR	504 SQ. FT.	FIRST FLOOR	326 SQ. FT.	FIRST FLOOR	266 SQ. FT.	FIRST FLOOR	122 SQ. FT.
SECOND FLOOR	706 SQ. FT.	SECOND FLOOR	689 SQ. FT.	SECOND FLOOR	614 SQ. FT.	SECOND FLOOR	621 SQ. FT.
THIRD FLOOR	976 SQ. FT.	THIRD FLOOR	789 SQ. FT.	THIRD FLOOR	746 SQ. FT.	THIRD FLOOR	713 SQ. FT.
TOTAL LIVING	**2186 SQ. FT.**	**TOTAL LIVING**	**1804 SQ. FT.**	**TOTAL LIVING**	**1626 SQ. FT.**	**TOTAL LIVING**	**1456 SQ. FT.**
BALCONY	225 SQ. FT.	BALCONY	115 SQ. FT.	BALCONY	154 SQ. FT.	BALCONY	88 SQ. FT.

10.22.2025

4-UNIT BUILDING | SECOND FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

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PLAN FIVE		PLAN FOUR		PLAN THREE		PLAN TWO	
FIRST FLOOR	504 SQ. FT.	FIRST FLOOR	326 SQ. FT.	FIRST FLOOR	266 SQ. FT.	FIRST FLOOR	122 SQ. FT.
SECOND FLOOR	706 SQ. FT.	SECOND FLOOR	689 SQ. FT.	SECOND FLOOR	614 SQ. FT.	SECOND FLOOR	621 SQ. FT.
THIRD FLOOR	976 SQ. FT.	THIRD FLOOR	789 SQ. FT.	THIRD FLOOR	746 SQ. FT.	THIRD FLOOR	713 SQ. FT.
TOTAL LIVING	**2186 SQ. FT.**	**TOTAL LIVING**	**1804 SQ. FT.**	**TOTAL LIVING**	**1626 SQ. FT.**	**TOTAL LIVING**	**1456 SQ. FT.**
BALCONY	225 SQ. FT.	BALCONY	115 SQ. FT.	BALCONY	154 SQ. FT.	BALCONY	88 SQ. FT.

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4-UNIT BUILDING | THIRD FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

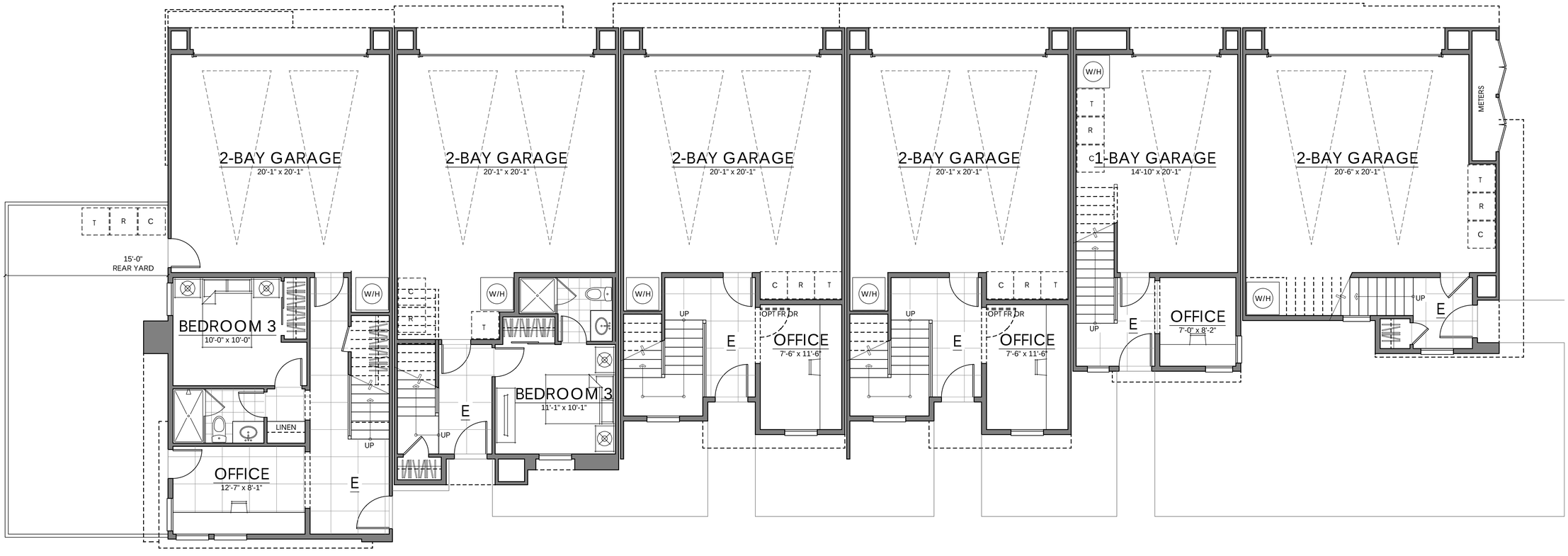
ALISO VIEJO, CALIFORNIA

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PLAN FIVE		PLAN FOUR		PLAN THREE	
FIRST FLOOR	504 SQ. FT.	FIRST FLOOR	326 SQ. FT.	FIRST FLOOR	266 SQ. FT.
SECOND FLOOR	706 SQ. FT.	SECOND FLOOR	689 SQ. FT.	SECOND FLOOR	614 SQ. FT.
THIRD FLOOR	976 SQ. FT.	THIRD FLOOR	789 SQ. FT.	THIRD FLOOR	746 SQ. FT.
TOTAL LIVING	**2186 SQ. FT.**	**TOTAL LIVING**	**1804 SQ. FT.**	**TOTAL LIVING**	**1626 SQ. FT.**
BALCONY	225 SQ. FT.	BALCONY	115 SQ. FT.	BALCONY	154 SQ. FT.

PLAN ONE		PLAN TWO	
FIRST FLOOR	172 SQ. FT.	FIRST FLOOR	122 SQ. FT.
SECOND FLOOR	436 SQ. FT.	SECOND FLOOR	621 SQ. FT.
THIRD FLOOR	494 SQ. FT.	THIRD FLOOR	713 SQ. FT.
TOTAL LIVING	**1102 SQ. FT.**	**TOTAL LIVING**	**1456 SQ. FT.**
BALCONY	65 SQ. FT.	BALCONY	88 SQ. FT.

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6-UNIT BUILDING | FIRST FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

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PLAN FIVE		PLAN FOUR		PLAN THREE	
FIRST FLOOR	504 SQ. FT.	FIRST FLOOR	326 SQ. FT.	FIRST FLOOR	266 SQ. FT.
SECOND FLOOR	706 SQ. FT.	SECOND FLOOR	689 SQ. FT.	SECOND FLOOR	614 SQ. FT.
THIRD FLOOR	976 SQ. FT.	THIRD FLOOR	789 SQ. FT.	THIRD FLOOR	746 SQ. FT.
TOTAL LIVING	**2186 SQ. FT.**	**TOTAL LIVING**	**1804 SQ. FT.**	**TOTAL LIVING**	**1626 SQ. FT.**
BALCONY	225 SQ. FT.	BALCONY	115 SQ. FT.	BALCONY	154 SQ. FT.

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TOTAL LIVING	**1102 SQ. FT.**	**TOTAL LIVING**	**1456 SQ. FT.**
BALCONY	65 SQ. FT.	BALCONY	88 SQ. FT.

10.22.2025

6-UNIT BUILDING | SECOND FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

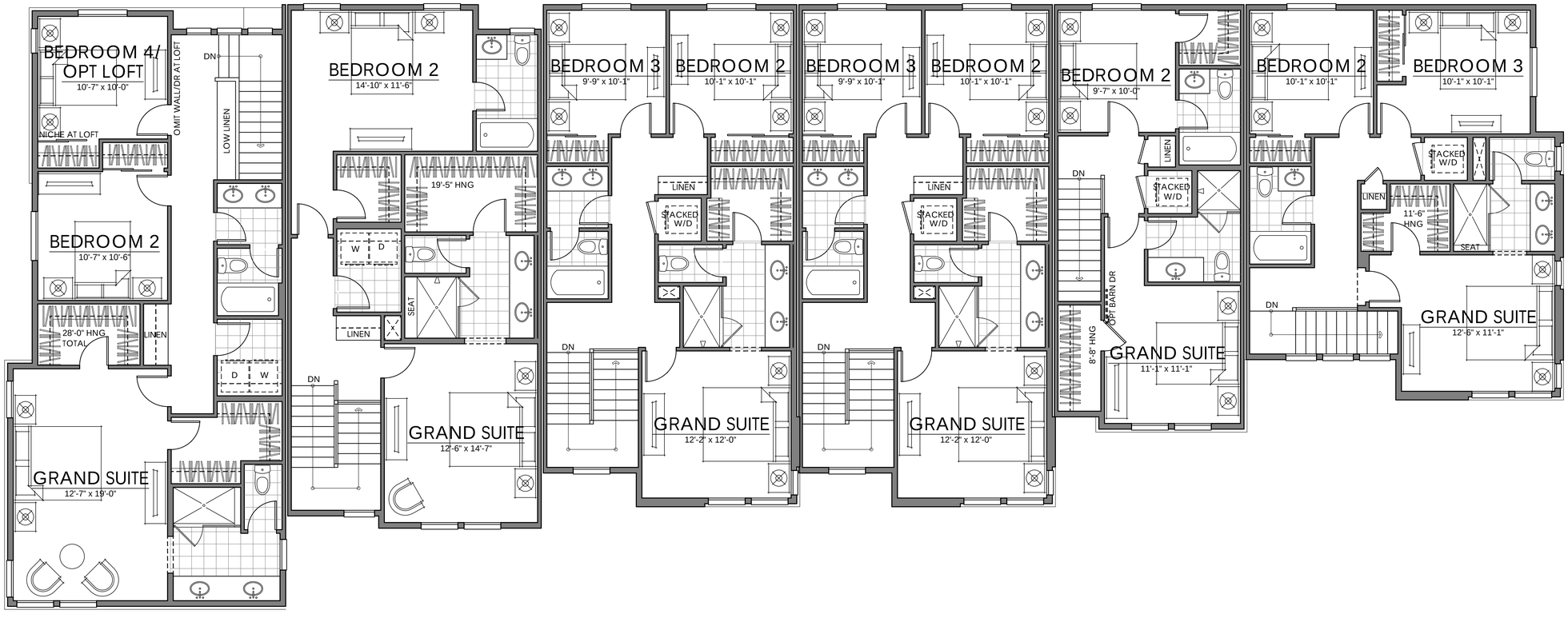
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PLAN FIVE		PLAN FOUR		PLAN THREE	
FIRST FLOOR	504 SQ. FT.	FIRST FLOOR	326 SQ. FT.	FIRST FLOOR	266 SQ. FT.
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BALCONY	225 SQ. FT.	BALCONY	115 SQ. FT.	BALCONY	154 SQ. FT.

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TOTAL LIVING	**1102 SQ. FT.**	**TOTAL LIVING**	**1456 SQ. FT.**
BALCONY	65 SQ. FT.	BALCONY	88 SQ. FT.

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6-UNIT BUILDING | THIRD FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

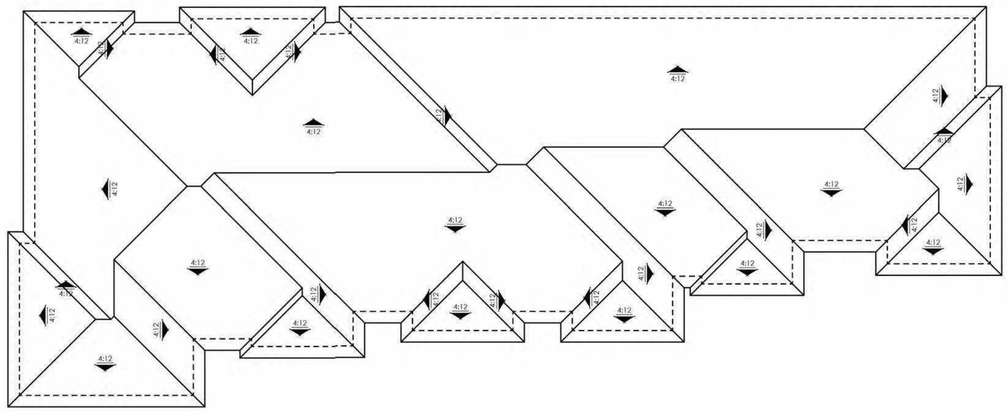
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ROOF PLAN

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



FRONT ELEVATION

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



REAR ELEVATION

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

ALL BUILDINGS WITH (4)OR MORE UNITS SHALL FALL UNDER THE REQUIREMENT OF CHAPTER 11A SECTION 1102A.3.1 FOR THE ACCESSIBILITY OF THE UNITS.

10.22.2025

6-UNIT BUILDING

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

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LEFT ELEVATION

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



RIGHT ELEVATION

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

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6-UNIT BUILDING

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

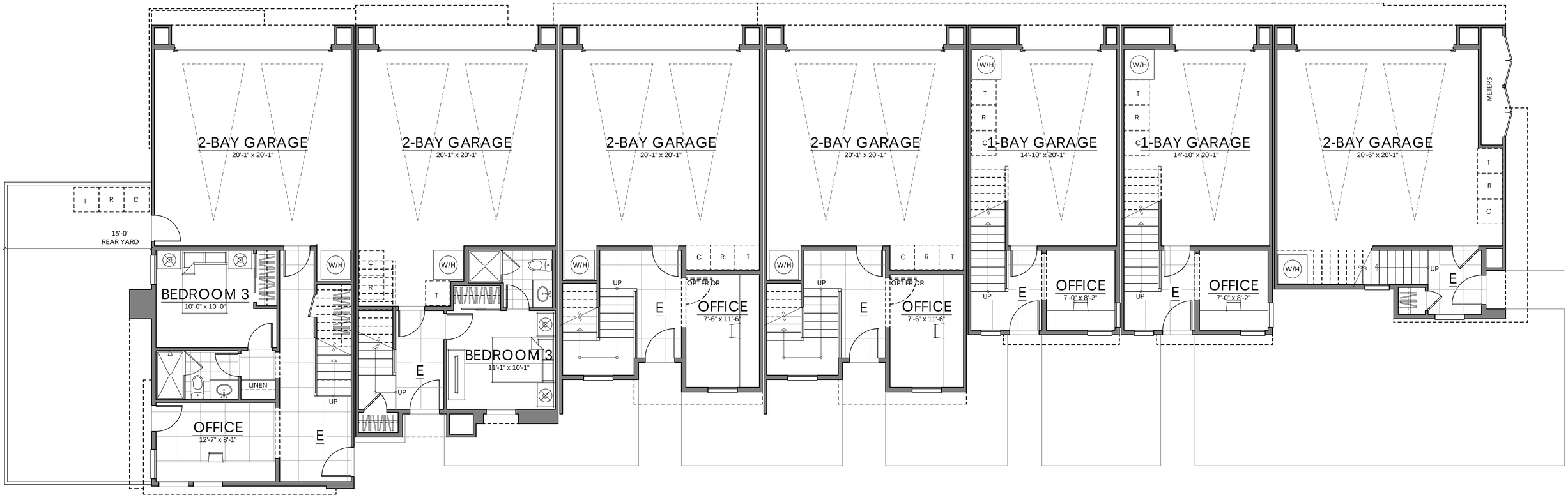
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PLAN FIVE		PLAN FOUR		PLAN THREE		PLAN ONE		PLAN TWO	
FIRST FLOOR	504 SQ. FT.	FIRST FLOOR	326 SQ. FT.	FIRST FLOOR	266 SQ. FT.	FIRST FLOOR	172 SQ. FT.	FIRST FLOOR	122 SQ. FT.
SECOND FLOOR	706 SQ. FT.	SECOND FLOOR	689 SQ. FT.	SECOND FLOOR	614 SQ. FT.	SECOND FLOOR	436 SQ. FT.	SECOND FLOOR	621 SQ. FT.
THIRD FLOOR	976 SQ. FT.	THIRD FLOOR	789 SQ. FT.	THIRD FLOOR	746 SQ. FT.	THIRD FLOOR	494 SQ. FT.	THIRD FLOOR	713 SQ. FT.
TOTAL LIVING	**2186 SQ. FT.**	**TOTAL LIVING**	**1804 SQ. FT.**	**TOTAL LIVING**	**1626 SQ. FT.**	**TOTAL LIVING**	**1102 SQ. FT.**	**TOTAL LIVING**	**1456 SQ. FT.**
BALCONY	225 SQ. FT.	BALCONY	115 SQ. FT.	BALCONY	154 SQ. FT.	BALCONY	65 SQ. FT.	BALCONY	88 SQ. FT.

10.22.2025

7-UNIT BUILDING | FIRST FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

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PLAN FIVE		PLAN FOUR		PLAN THREE		PLAN ONE		PLAN TWO	
FIRST FLOOR	504 SQ. FT.	FIRST FLOOR	326 SQ. FT.	FIRST FLOOR	266 SQ. FT.	FIRST FLOOR	172 SQ. FT.	FIRST FLOOR	122 SQ. FT.
SECOND FLOOR	706 SQ. FT.	SECOND FLOOR	689 SQ. FT.	SECOND FLOOR	614 SQ. FT.	SECOND FLOOR	436 SQ. FT.	SECOND FLOOR	621 SQ. FT.
THIRD FLOOR	976 SQ. FT.	THIRD FLOOR	789 SQ. FT.	THIRD FLOOR	746 SQ. FT.	THIRD FLOOR	494 SQ. FT.	THIRD FLOOR	713 SQ. FT.
TOTAL LIVING	**2186 SQ. FT.**	**TOTAL LIVING**	**1804 SQ. FT.**	**TOTAL LIVING**	**1626 SQ. FT.**	**TOTAL LIVING**	**1102 SQ. FT.**	**TOTAL LIVING**	**1456 SQ. FT.**
BALCONY	225 SQ. FT.	BALCONY	115 SQ. FT.	BALCONY	154 SQ. FT.	BALCONY	65 SQ. FT.	BALCONY	88 SQ. FT.

10.22.2025

7-UNIT BUILDING | SECOND FLOOR

ALISO VIEJO | GARDEN COURTS | SHEA HOMES

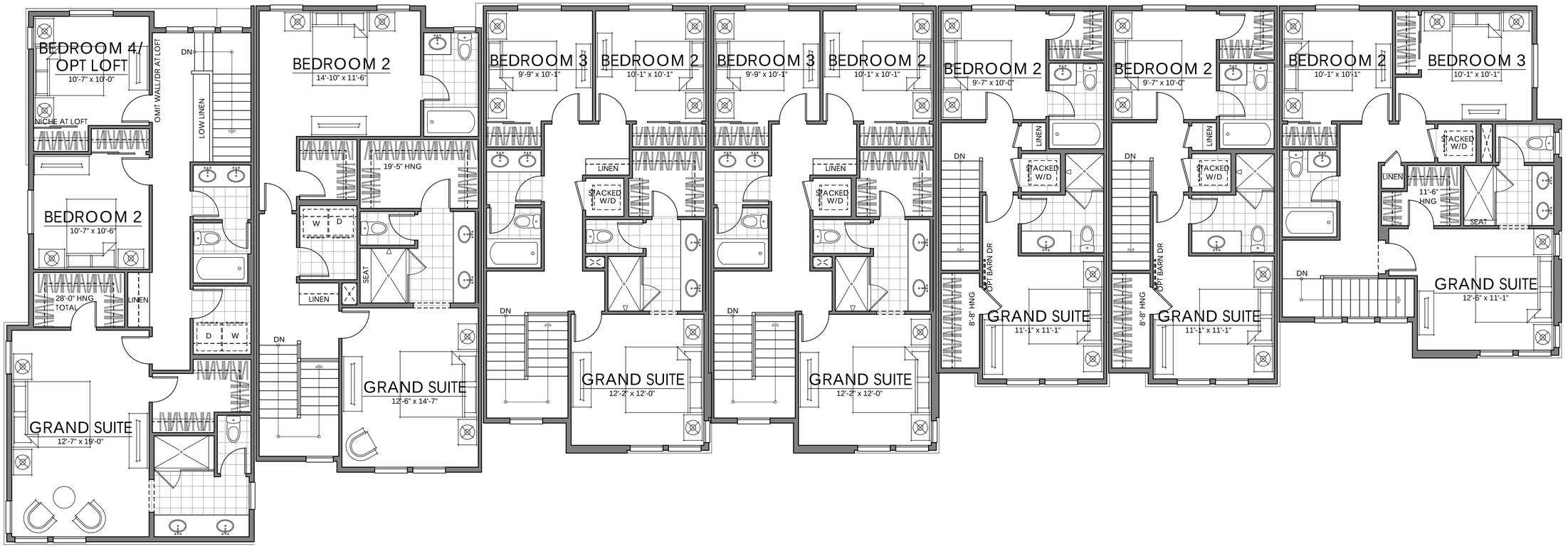
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PLAN FIVE		PLAN FOUR		PLAN THREE		PLAN ONE		PLAN TWO	
FIRST FLOOR	504 SQ. FT.	FIRST FLOOR	326 SQ. FT.	FIRST FLOOR	266 SQ. FT.	FIRST FLOOR	172 SQ. FT.	FIRST FLOOR	122 SQ. FT.
SECOND FLOOR	706 SQ. FT.	SECOND FLOOR	689 SQ. FT.	SECOND FLOOR	614 SQ. FT.	SECOND FLOOR	436 SQ. FT.	SECOND FLOOR	621 SQ. FT.
THIRD FLOOR	976 SQ. FT.	THIRD FLOOR	789 SQ. FT.	THIRD FLOOR	746 SQ. FT.	THIRD FLOOR	494 SQ. FT.	THIRD FLOOR	713 SQ. FT.
TOTAL LIVING	**2186 SQ. FT.**	**TOTAL LIVING**	**1804 SQ. FT.**	**TOTAL LIVING**	**1626 SQ. FT.**	**TOTAL LIVING**	**1102 SQ. FT.**	**TOTAL LIVING**	**1456 SQ. FT.**
BALCONY	225 SQ. FT.	BALCONY	115 SQ. FT.	BALCONY	154 SQ. FT.	BALCONY	65 SQ. FT.	BALCONY	88 SQ. FT.

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7-UNIT BUILDING | THIRD FLOOR

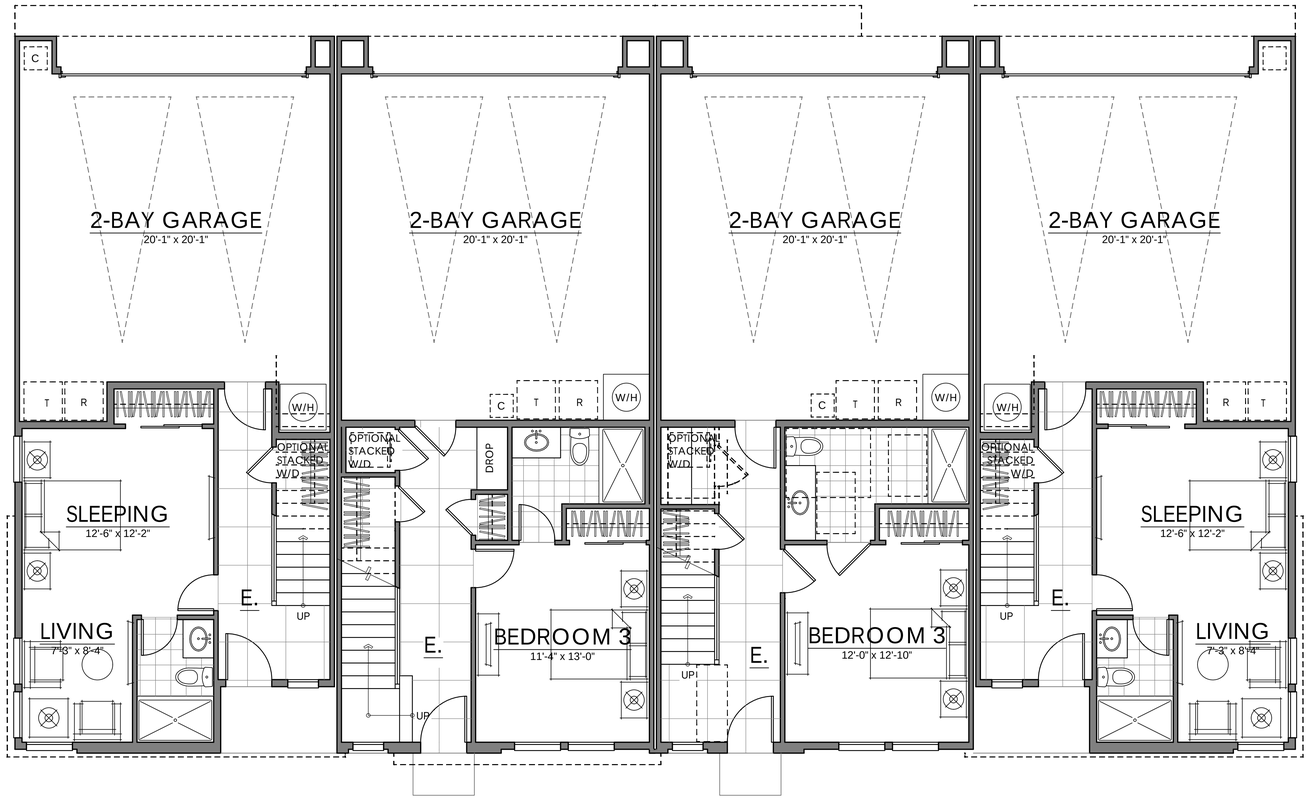
ALISO VIEJO | GARDEN COURTS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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UNIT THREE		UNIT TWO		UNIT ONE		UNIT THREE	
FIRST FLOOR	460 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	460 SQ. FT.
SECOND FLOOR	834 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	855 SQ. FT.	SECOND FLOOR	834 SQ. FT.
THIRD FLOOR	955 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	721 SQ. FT.	THIRD FLOOR	955 SQ. FT.
TOTAL LIVING	**2249 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2019 SQ. FT.**	**TOTAL LIVING**	**2249 SQ. FT.**
BALCONY	189 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	95 SQ. FT.	BALCONY	189 SQ. FT.

10.22.2025

4-UNIT BUILDING | FIRST FLOOR

ALISO VIEJO | ROWTOWNS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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UNIT THREE		UNIT TWO		UNIT ONE		UNIT THREE	
FIRST FLOOR	460 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	460 SQ. FT.
SECOND FLOOR	834 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	855 SQ. FT.	SECOND FLOOR	834 SQ. FT.
THIRD FLOOR	955 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	721 SQ. FT.	THIRD FLOOR	955 SQ. FT.
TOTAL LIVING	**2249 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2019 SQ. FT.**	**TOTAL LIVING**	**2249 SQ. FT.**
BALCONY	189 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	95 SQ. FT.	BALCONY	189 SQ. FT.

10.22.2025

4-UNIT BUILDING | SECOND FLOOR

ALISO VIEJO | ROWTOWNS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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A2.2

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UNIT THREE		UNIT TWO		UNIT ONE		UNIT THREE	
FIRST FLOOR	460 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	460 SQ. FT.
SECOND FLOOR	834 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	855 SQ. FT.	SECOND FLOOR	834 SQ. FT.
THIRD FLOOR	955 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	721 SQ. FT.	THIRD FLOOR	955 SQ. FT.
TOTAL LIVING	**2249 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2019 SQ. FT.**	**TOTAL LIVING**	**2249 SQ. FT.**
BALCONY	189 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	95 SQ. FT.	BALCONY	189 SQ. FT.

10.22.2025

4-UNIT BUILDING | THIRD FLOOR

ALISO VIEJO | ROWTOWNS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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FRONT ELEVATION

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

ALL BUILDINGS WITH (4)OR MORE UNITS SHALL FALL UNDER THE REQUIREMENT OF CHAPTER 11A SECTION 1102A.3.1 FOR THE ACCESSIBILITY OF THE UNITS.

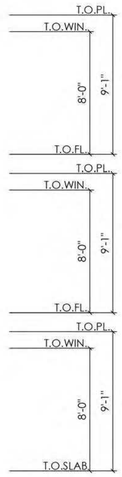
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REAR ELEVATION

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

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4-UNIT BUILDING

ALISO VIEJO | ROWTOWNS | SHEA HOMES

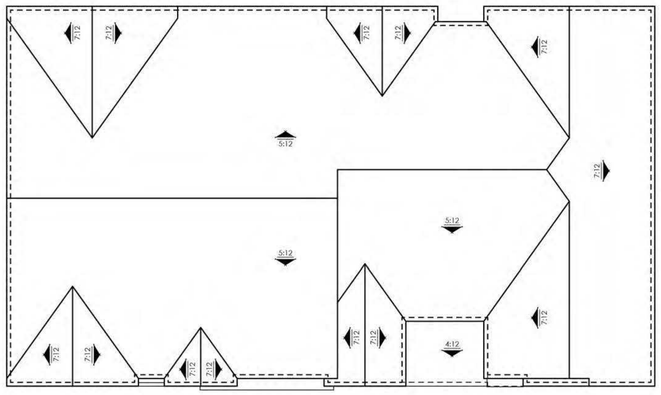
ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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ROOF PLAN

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

A2.6

10.22.2025

4-UNIT BUILDING

ALISO VIEJO | ROWTOWNS | SHEA HOMES

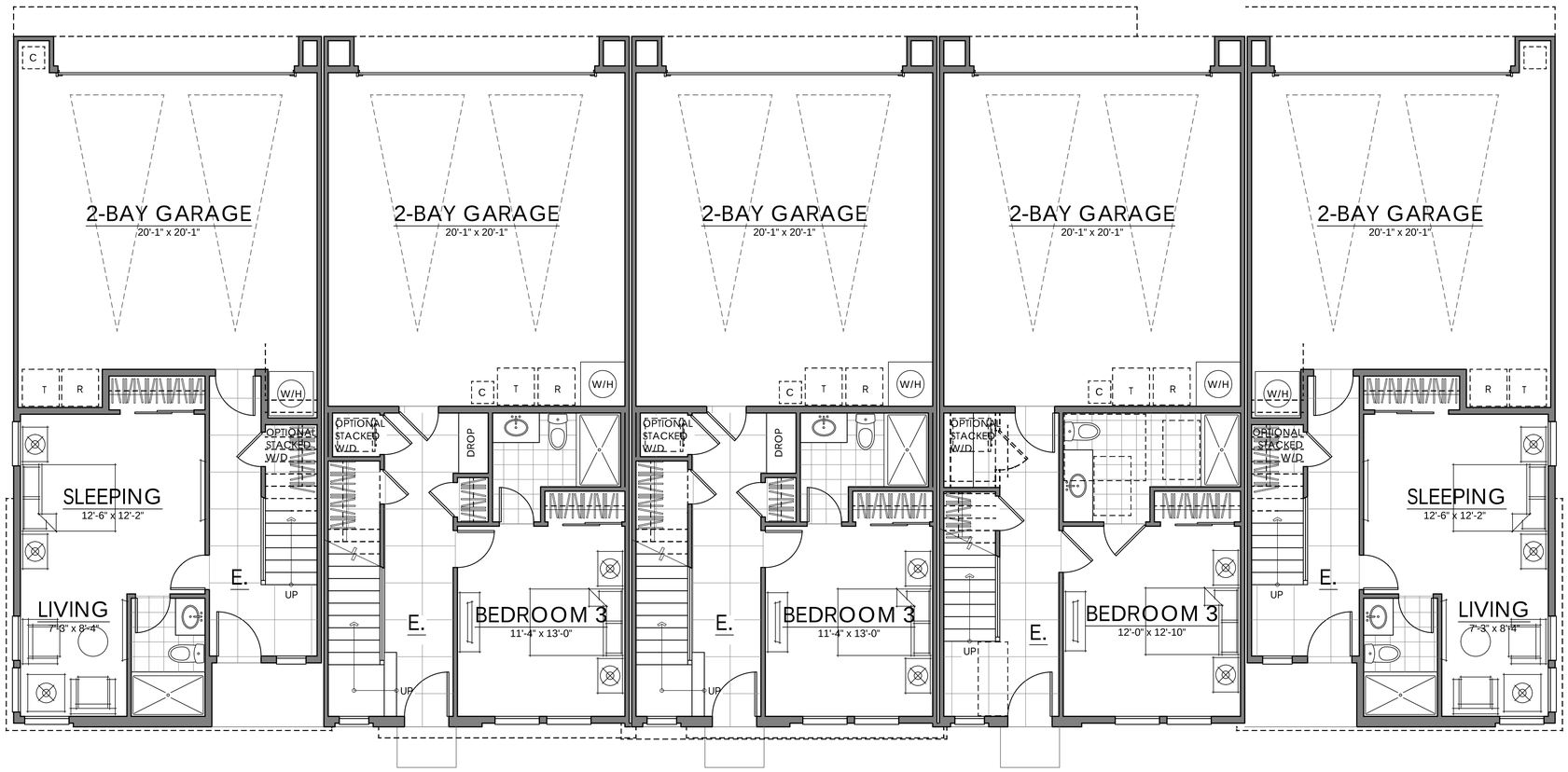
ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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UNIT THREE		UNIT TWO		UNIT TWO		UNIT ONE		UNIT THREE	
FIRST FLOOR	460 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	460 SQ. FT.
SECOND FLOOR	834 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	855 SQ. FT.	SECOND FLOOR	834 SQ. FT.
THIRD FLOOR	955 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	721 SQ. FT.	THIRD FLOOR	955 SQ. FT.
TOTAL LIVING	**2249 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2019 SQ. FT.**	**TOTAL LIVING**	**2249 SQ. FT.**
BALCONY	189 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	95 SQ. FT.	BALCONY	189 SQ. FT.

10.22.2025

5-UNIT BUILDING | FIRST FLOOR

ALISO VIEJO | ROWTOWNS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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UNIT THREE		UNIT TWO		UNIT TWO		UNIT ONE		UNIT THREE	
FIRST FLOOR	460 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	460 SQ. FT.
SECOND FLOOR	834 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	855 SQ. FT.	SECOND FLOOR	834 SQ. FT.
THIRD FLOOR	955 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	721 SQ. FT.	THIRD FLOOR	955 SQ. FT.
TOTAL LIVING	**2249 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2019 SQ. FT.**	**TOTAL LIVING**	**2249 SQ. FT.**
BALCONY	189 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	95 SQ. FT.	BALCONY	189 SQ. FT.

10.22.2025

5-UNIT BUILDING | SECOND FLOOR

ALISO VIEJO | ROWTOWNS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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UNIT THREE		UNIT TWO		UNIT TWO		UNIT ONE		UNIT THREE	
FIRST FLOOR	460 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	460 SQ. FT.
SECOND FLOOR	834 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	855 SQ. FT.	SECOND FLOOR	834 SQ. FT.
THIRD FLOOR	955 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	721 SQ. FT.	THIRD FLOOR	955 SQ. FT.
TOTAL LIVING	**2249 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2019 SQ. FT.**	**TOTAL LIVING**	**2249 SQ. FT.**
BALCONY	189 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	95 SQ. FT.	BALCONY	189 SQ. FT.

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5-UNIT BUILDING | THIRD FLOOR

ALISO VIEJO | ROWTOWNS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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FRONT ELEVATION

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

ALL BUILDINGS WITH (4)OR MORE UNITS SHALL FALL UNDER THE REQUIREMENT OF CHAPTER 11A SECTION 1102A.3.1 FOR THE ACCESSIBILITY OF THE UNITS.

10.22.2025

5-UNIT BUILDING

ALISO VIEJO | ROWTOWNS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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REAR ELEVATION

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

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5-UNIT BUILDING

ALISO VIEJO | ROWTOWNS | SHEA HOMES

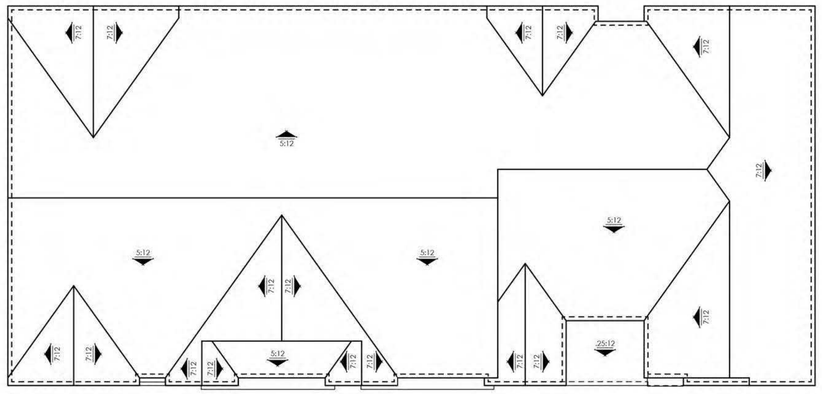
ALISO VIEJO, CALIFORNIA

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ROOF PLAN

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

A2.12

10.22.2025

5-UNIT BUILDING

ALISO VIEJO | ROWTOWNS | SHEA HOMES

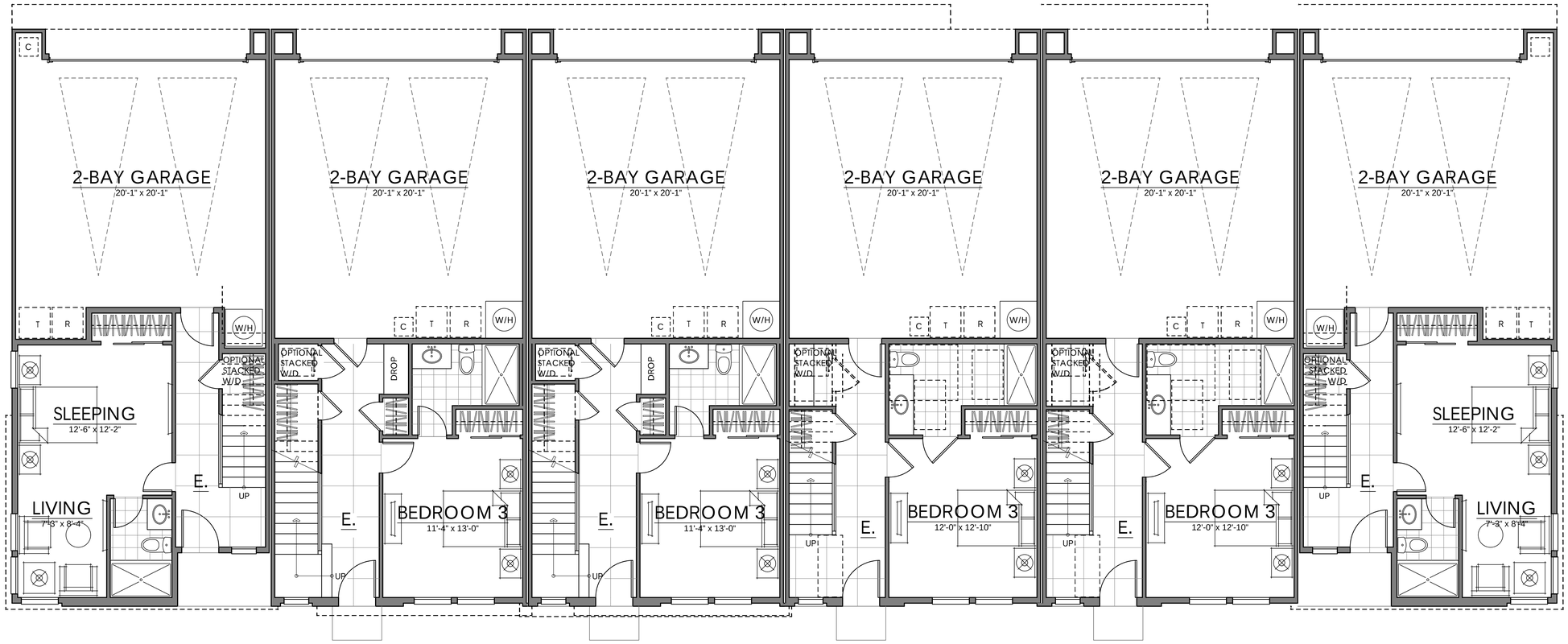
ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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UNIT THREE		UNIT TWO		UNIT TWO		UNIT ONE		UNIT ONE		UNIT THREE	
FIRST FLOOR	460 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	460 SQ. FT.
SECOND FLOOR	834 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	855 SQ. FT.	SECOND FLOOR	855 SQ. FT.	SECOND FLOOR	834 SQ. FT.
THIRD FLOOR	955 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	721 SQ. FT.	THIRD FLOOR	721 SQ. FT.	THIRD FLOOR	955 SQ. FT.
TOTAL LIVING	**2249 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2019 SQ. FT.**	**TOTAL LIVING**	**2019 SQ. FT.**	**TOTAL LIVING**	**2249 SQ. FT.**
BALCONY	189 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	95 SQ. FT.	BALCONY	95 SQ. FT.	BALCONY	189 SQ. FT.

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6-UNIT BUILDING | FIRST FLOOR

ALISO VIEJO | ROWTOWNS | SHEA HOMES

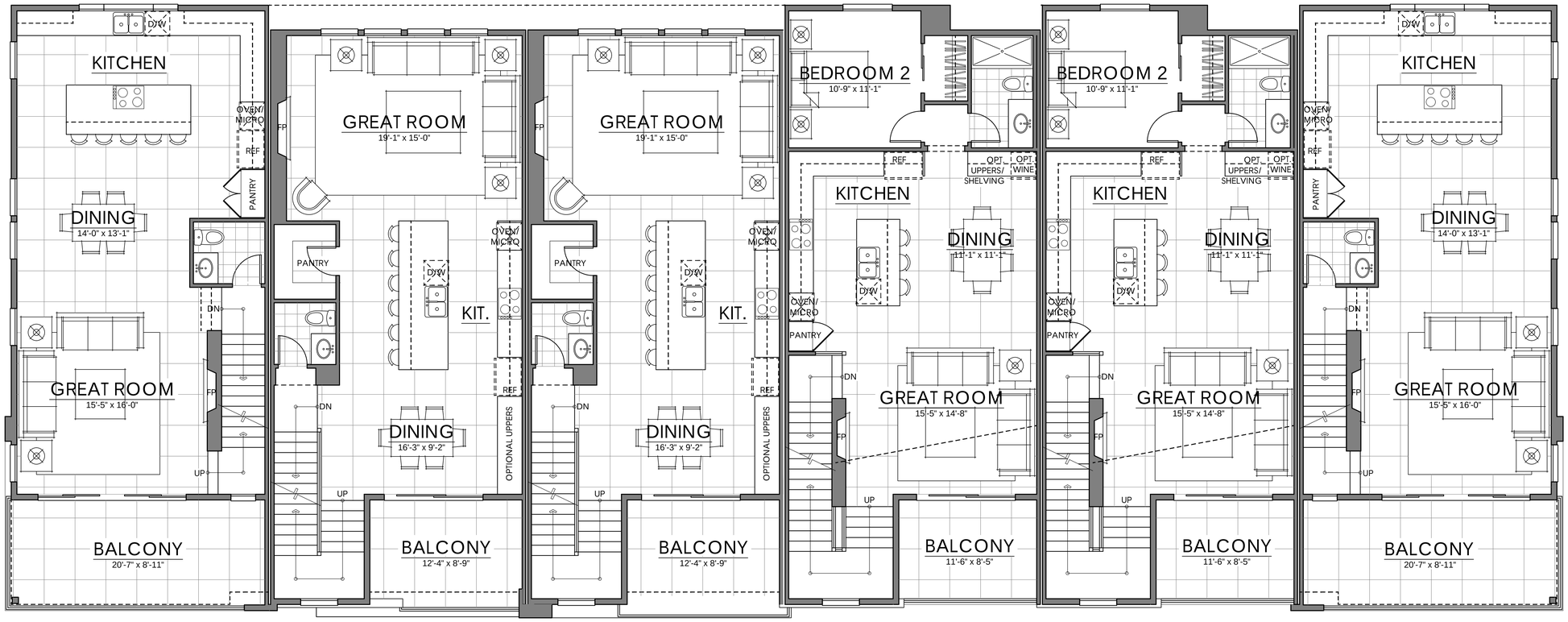
ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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UNIT THREE		UNIT TWO		UNIT TWO		UNIT ONE		UNIT ONE		UNIT THREE	
FIRST FLOOR	460 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	460 SQ. FT.
SECOND FLOOR	834 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	855 SQ. FT.	SECOND FLOOR	855 SQ. FT.	SECOND FLOOR	834 SQ. FT.
THIRD FLOOR	955 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	721 SQ. FT.	THIRD FLOOR	721 SQ. FT.	THIRD FLOOR	955 SQ. FT.
TOTAL LIVING	**2249 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2019 SQ. FT.**	**TOTAL LIVING**	**2019 SQ. FT.**	**TOTAL LIVING**	**2249 SQ. FT.**
BALCONY	189 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	95 SQ. FT.	BALCONY	95 SQ. FT.	BALCONY	189 SQ. FT.

10.22.2025

6-UNIT BUILDING | SECOND FLOOR

ALISO VIEJO | ROWTOWNS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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UNIT THREE		UNIT TWO		UNIT TWO		UNIT ONE		UNIT ONE		UNIT THREE	
FIRST FLOOR	460 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	443 SQ. FT.	FIRST FLOOR	460 SQ. FT.
SECOND FLOOR	834 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	854 SQ. FT.	SECOND FLOOR	855 SQ. FT.	SECOND FLOOR	855 SQ. FT.	SECOND FLOOR	834 SQ. FT.
THIRD FLOOR	955 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	910 SQ. FT.	THIRD FLOOR	721 SQ. FT.	THIRD FLOOR	721 SQ. FT.	THIRD FLOOR	955 SQ. FT.
TOTAL LIVING	**2249 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2207 SQ. FT.**	**TOTAL LIVING**	**2019 SQ. FT.**	**TOTAL LIVING**	**2019 SQ. FT.**	**TOTAL LIVING**	**2249 SQ. FT.**
BALCONY	189 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	111 SQ. FT.	BALCONY	95 SQ. FT.	BALCONY	95 SQ. FT.	BALCONY	189 SQ. FT.

10.22.2025

6-UNIT BUILDING | THIRD FLOOR

ALISO VIEJO | ROWTOWNS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919



FRONT ELEVATION

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

ALL BUILDINGS WITH (4)OR MORE UNITS SHALL FALL UNDER THE REQUIREMENT OF CHAPTER 11A SECTION 1102A.3.1 FOR THE ACCESSIBILITY OF THE UNITS.

10.22.2025

6-UNIT BUILDING

ALISO VIEJO | ROWTOWNS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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REAR ELEVATION

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

10.22.2025

6-UNIT BUILDING

ALISO VIEJO | ROWTOWNS | SHEA HOMES

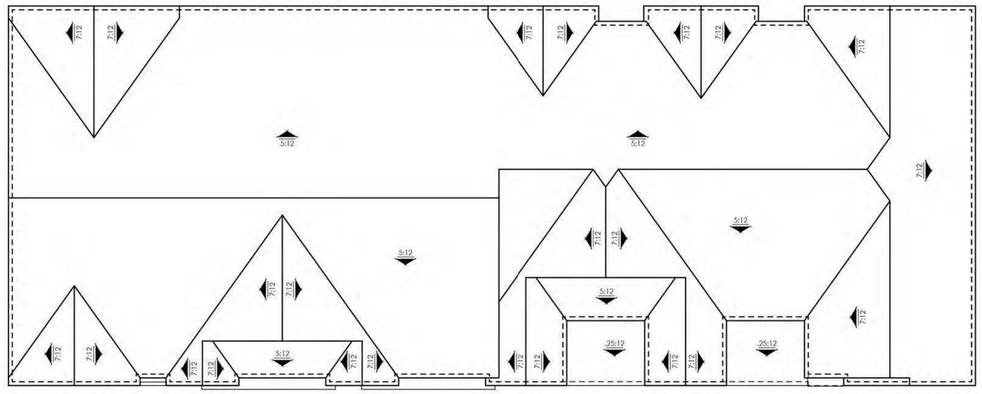
ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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ROOF PLAN

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

A2.18

10.22.2025

6-UNIT BUILDING

ALISO VIEJO | ROWTOWNS | SHEA HOMES

ALISO VIEJO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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santa ana, ca 92705 / 949 553.8919

NOTES:

Note:
* Planting within sight triangle shall be maintained under 30" in height.
*Yard buildings are not to exceed 12' in height and are to occur at a 3' minimum from all property lines.

LEGEND

1. Community Pool Area - See Enlargement [L-2]
2. Paseo - See Enlargement [L-2]
3. Existing Roundabout - to Remain
4. Project ID Wall
5. Focal Tree at Entry
6. Typical Courtyard - See Enlargement [L-4]
7. Community Playground - See Enlargement [L-4]
8. Community Dog Park
9. Community Mailboxes
10. Community Parking
11. Existing Slope - Refresh Planting
12. Private Yard/Patio
13. Enhanced Vehicular Paving
14. Gated Entry to Amenity Space

PACIFIC PARK DR

JOURNEY

ALISO CREEK RD

EXISTING OFFSITE - FIRE STATION

EXISTING OFFSITE - GAS STATION

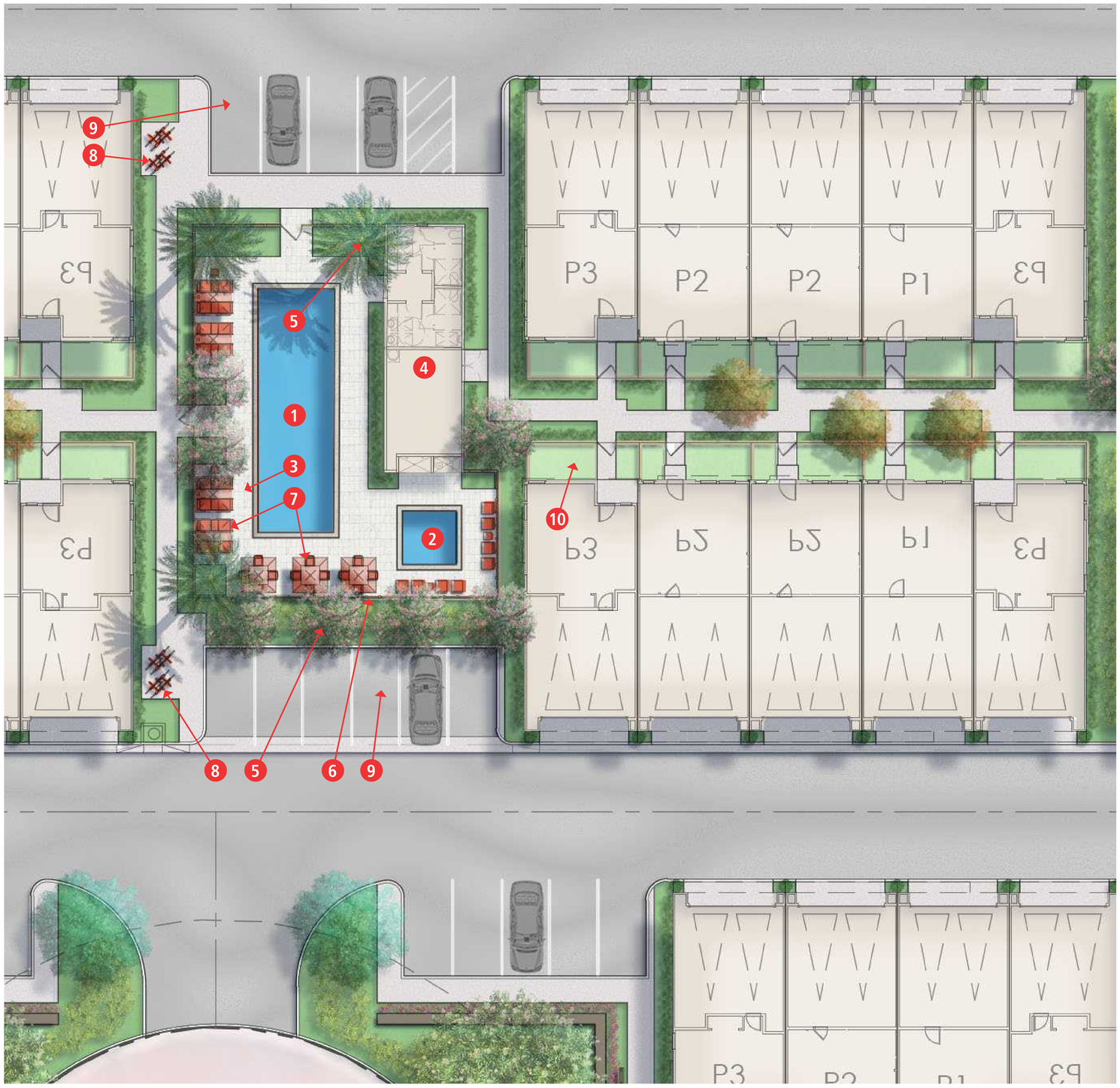
ALISO CREEK - CONCEPTUAL SITE PLAN

ALISO VIEJO, CA

Scale: 1" = 30'-0"

10.22.25

L-1







LEGEND

1. Pool
2. Spa
3. Enhanced Paving at Pool Deck
4. Bathrooms/Pool Equipment Building
5. Palms and Accent Trees
6. Pool Enclosure Fence
7. Loung Seating
8. Bike Racks
9. Community Parking
10. Private Patios

KEYMAP



Scale: 1" = 10'-0"

Shea HOMES Live the difference.

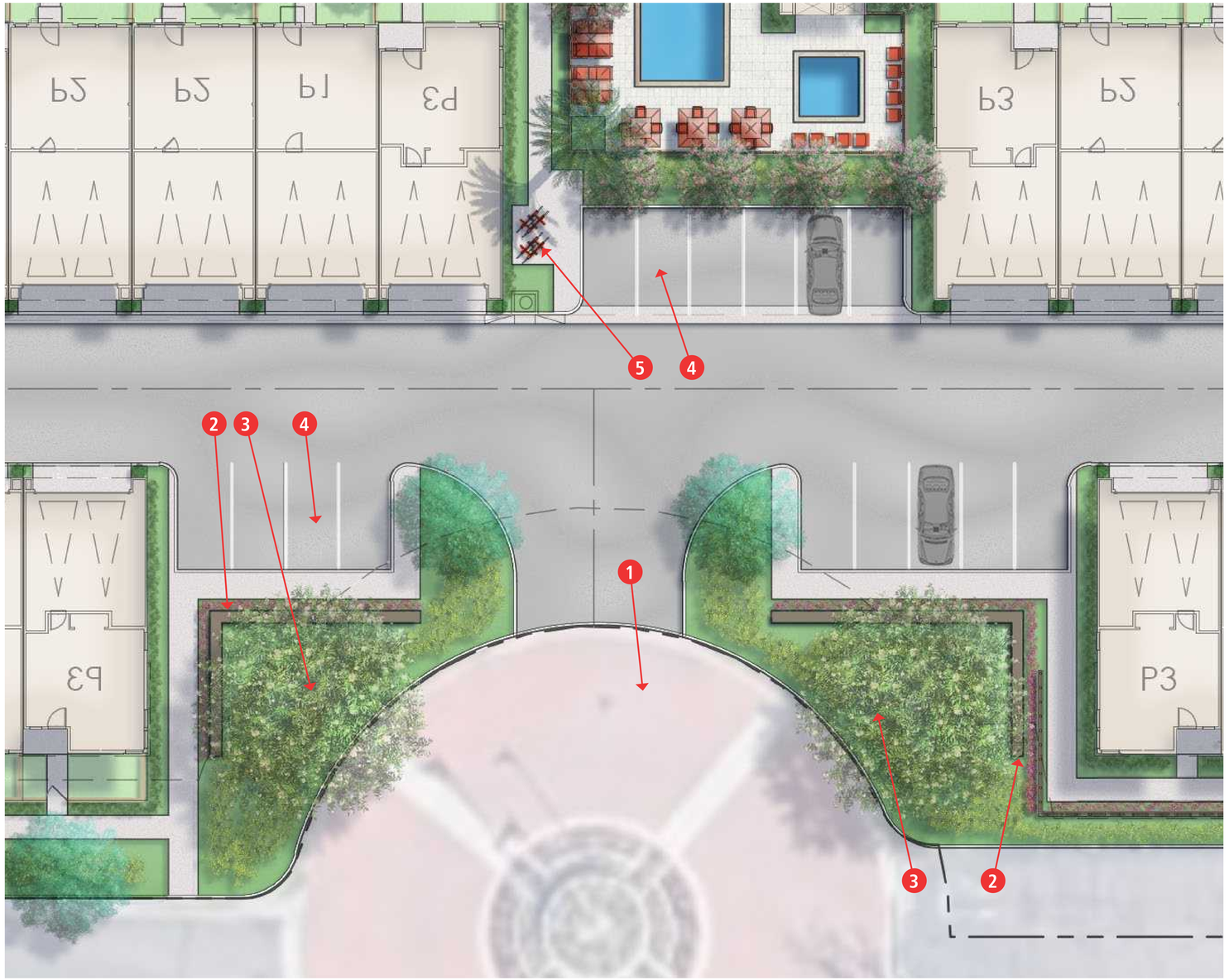
ALISO CREEK - COMMUNITY POOL AREA AND PASEO

ALISO VIEJO, CA

10.22.25

L-2

C2 Collaborative







LEGEND

1. Existing Traffic Circle - to Remain
2. Project ID Wall
3. Focal Tree
4. Community Parking
5. Bike Racks

KEYMAP



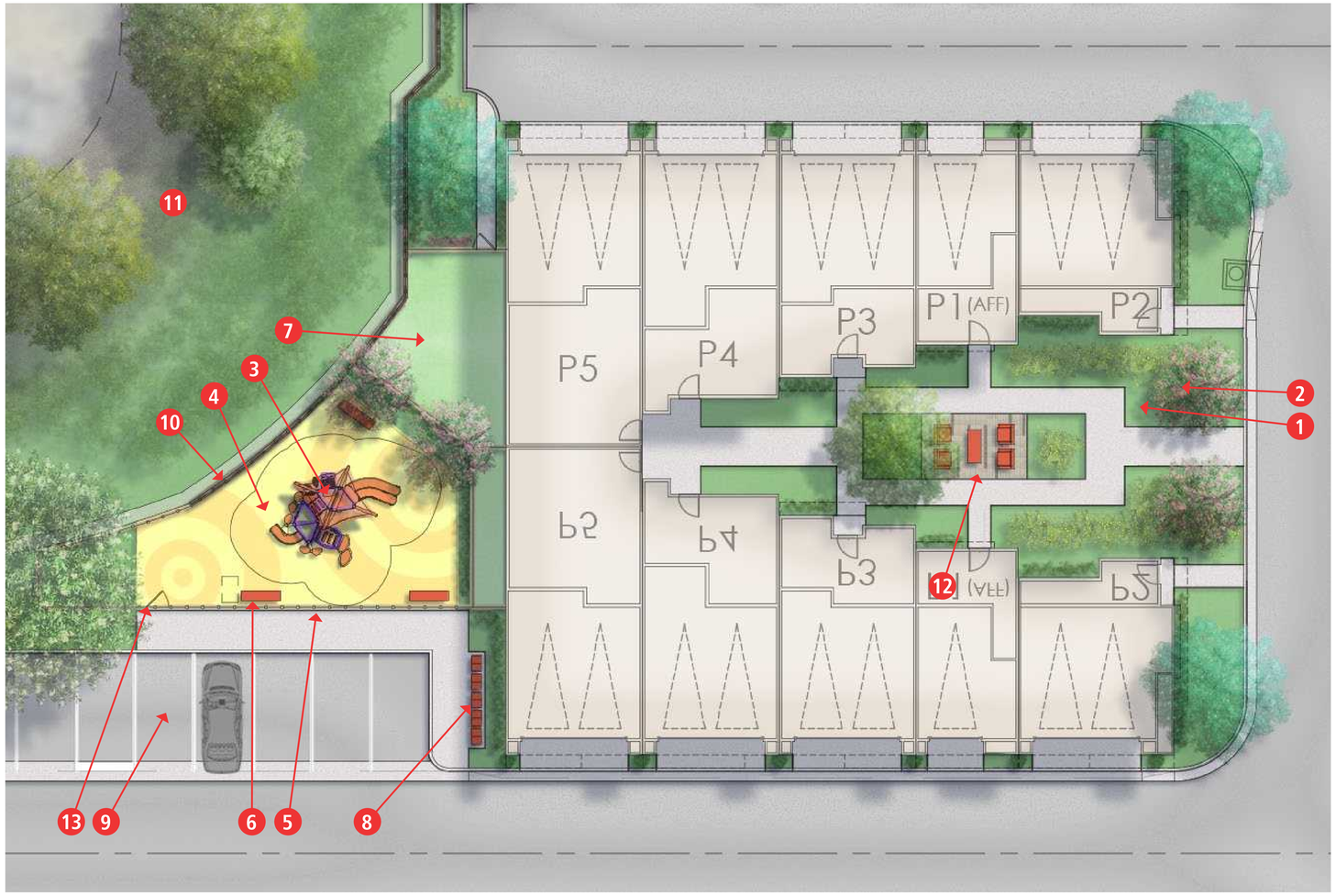
Scale: 1" = 10'-0"

ALISO CREEK - COMMUNITY ENTRY ENLARGEMENT

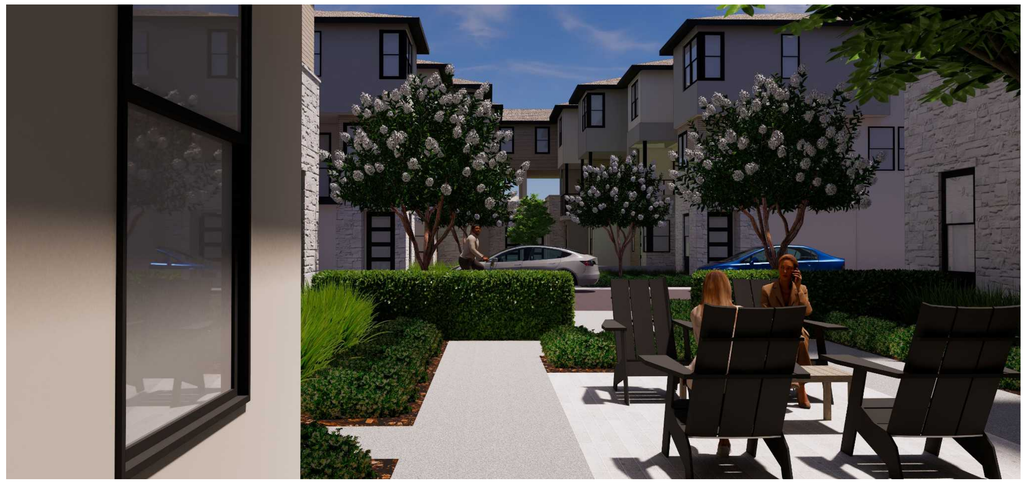
ALISO VIEJO, CA

10.22.25

L-3







LEGEND

1. Screening Hedge at Courtyard Entry
2. Accent Tree
3. Playground Structure
4. Poured-in-Place Rubberized Surfacing
5. Low Security Fence (3’-6” height)
6. Bench Seating
7. Private Yard
8. Community Mailboxes
9. Community Parking
10. Retaining Wall - per Civil Engineer
11. Existing Slope - Planting to be Refreshed
12. Seating Area
13. Gated Playground Entry (3’-6” height and width)

KEYMAP



Shea HOMES Live the difference.

ALISO CREEK - TYPICAL COURTYARD AND PASEO

ALISO VIEJO, CA

0 5’ 10’ 20’

Scale: 1” = 10’-0”

10.22.25

L-4

C2 Collaborative

PACIFIC PARK DR

JOURNEY

ALISO CREEK RD

LEGEND

1. Community Pool Area
2. Community Playground
3. Community Dog Park
4. Community Mailboxes

A ADA Unit

Path of Travel

ALISO CREEK - CIRCULATION PLAN

ALISO VIEJO, CA

Scale: 1" = 30'-0"

0 15' 30' 60'

10.22.25

L-5

Shea HOMES Live the difference.

C2 Collaborative

PACIFIC PARK DR

ALISO CREEK RD

TYPICAL BIN LAYOUT

O R T

1'-0" Typ.

- T Trash Receptacle [64 gal.]
- R Recycling Bin [64 gal.]
- O Green Waste/Organics Bin [20 gal.]

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Live the difference.

ALISO CREEK - SOLID WASTE PLAN

ALISO VIEJO, CA

0 15' 30' 60'
Scale: 1" = 30'-0"

10.22.25

L-6

C2 Collaborative

NOTES:

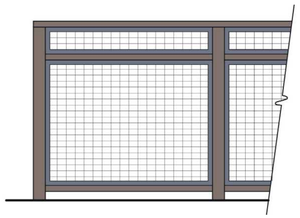
Note:
* Yard buildings are not to exceed 12' in height and are to occur at a 3' minimum from all property lines.



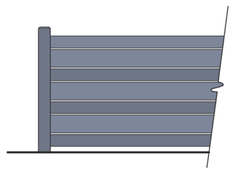
LEGEND



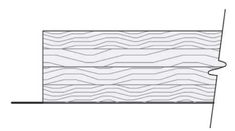
GUARD RAIL/FENCE*
-Tubular Steel
-3'-6" ht.
*Install in conditions where drop is 24" or greater.



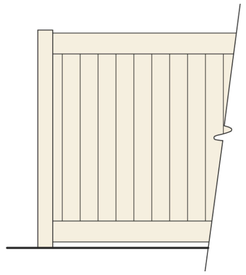
DOG PARK FENCE
-Tubular Steel w/ Wire Mesh
-5'-0" ht.



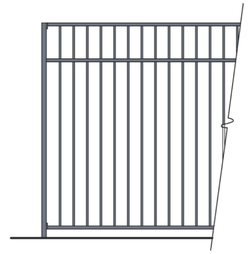
PATIO FENCE
-Painted Metal Panels
-3'-6" ht.



DECORATIVE LOW WALL
-4'-0" ht.

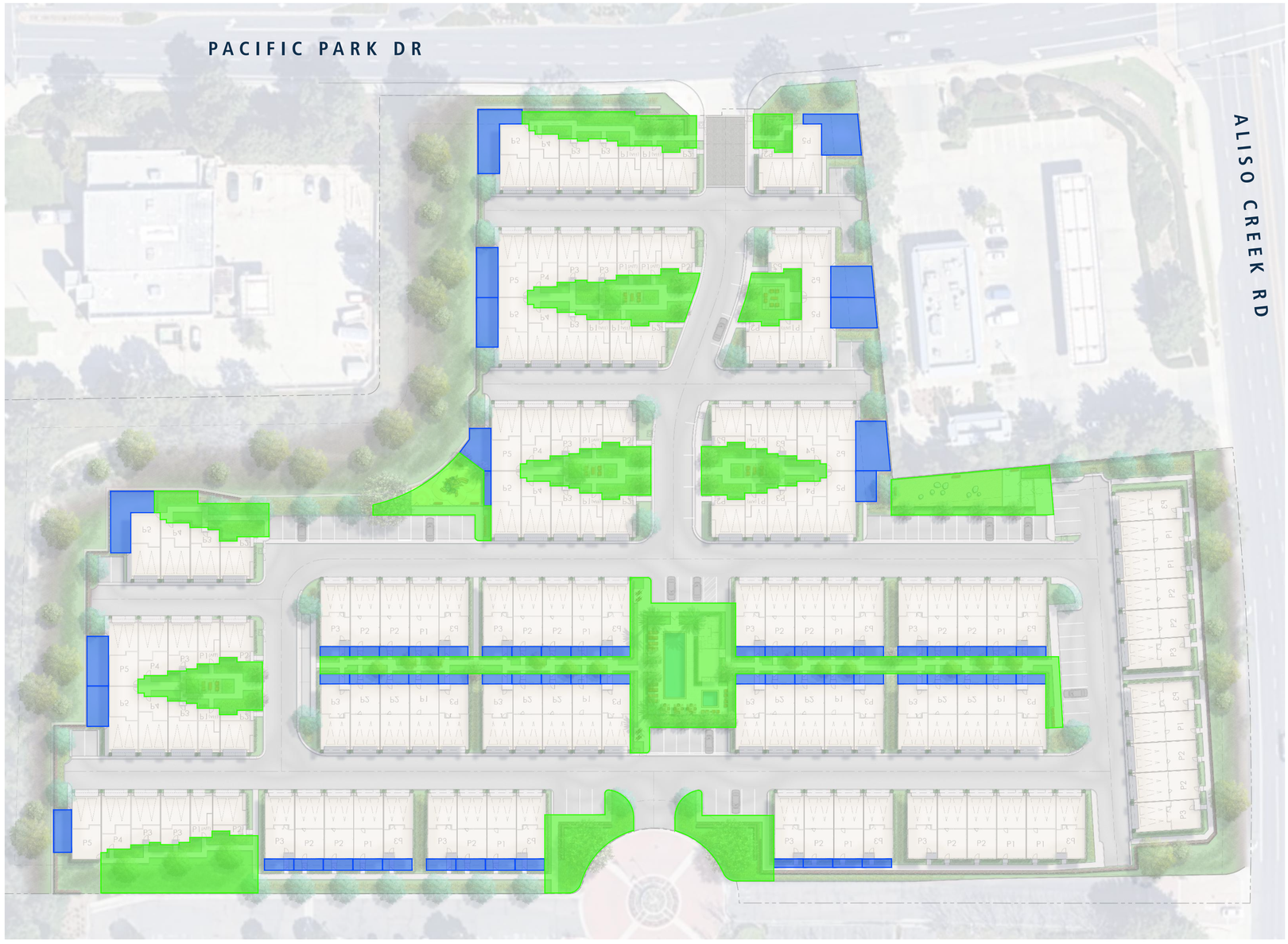


PRIVATE YARD FENCE
-Vinyl
-6'-0" ht.



POOL ENCLOSURE FENCE
-Tubular Steel
-6'-0" ht.

RETAINING WALL
-Splitface Block
-Height varies per Civil



LEGEND

- Common Area Open Space - 43,990 SF
- Private Open Space - 34,372 SF
  - Yards and Patios - 15,945 SF
  - Balconies - 18,427 SF

Shea HOMES
Live the difference.

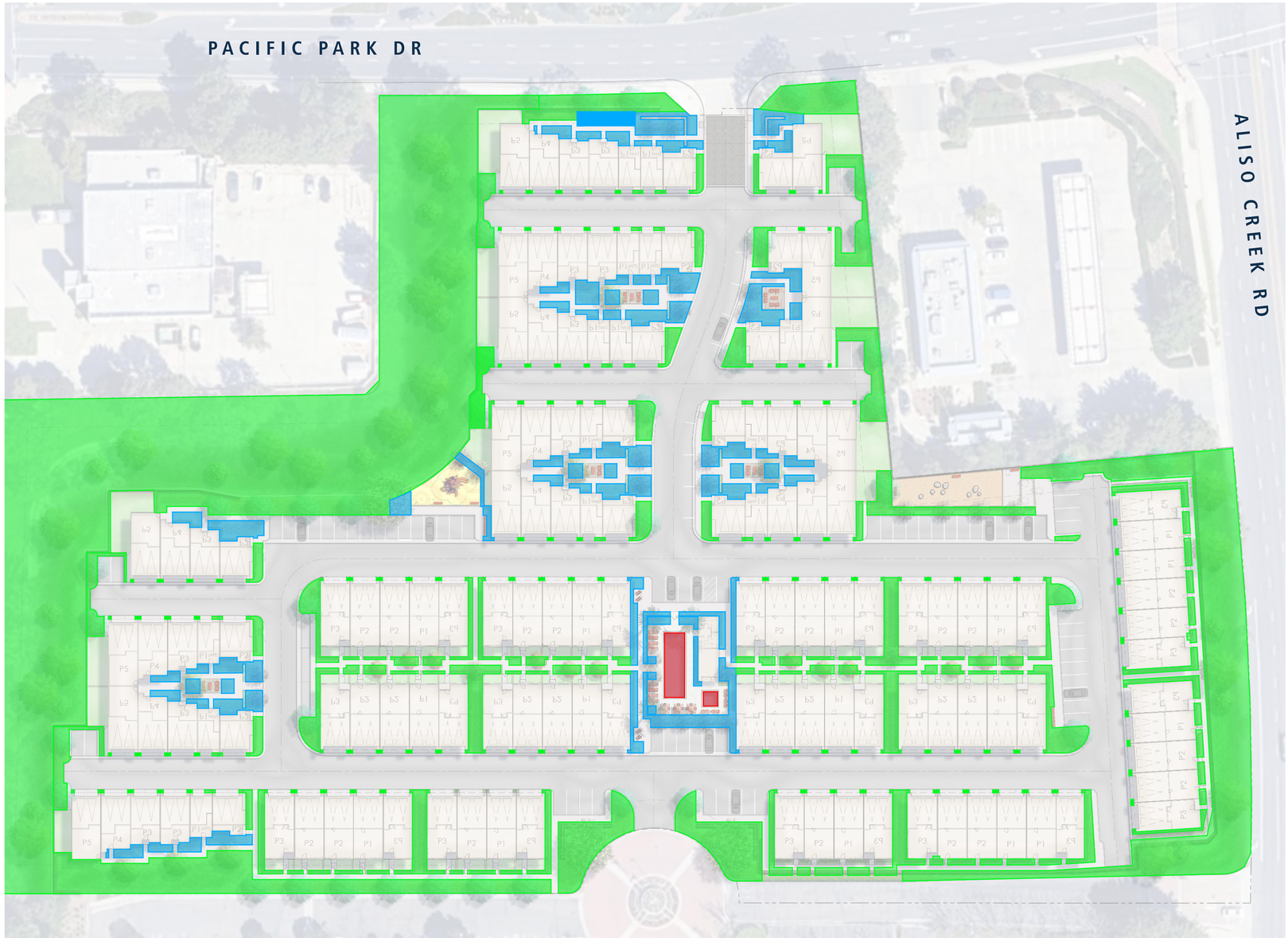
ALISO CREEK - COMMUNITY OPEN SPACE

ALISO VIEJO, CA

0 20' 40' 80'
Scale: 1" = 40'-0"

10.22.25

C2 Collaborative



LEGEND

- Low Water Use - 101,440 SF
- Moderate Water Use - 12,490 SF
- Special Landscape Area (Pool and Spa) - 740 SF

ALISO CREEK
Date: 06/11/2025

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)
Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62)+(Eto x 1.0 x SLA in Sq.ft. x 0.62)= Gallons per year for LA + SLA

Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	49.6	0.55	113,930	0.62	740	1,774,544

MAWA= Maximum Applied Water Allowance (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
0.50= Evapotraspiration Adjustment Factor (ETAF)
1.0= ETAF for Sprcial Landscaped Area
LA= Landscaped Area includes Special Landscape Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
SLA= Speical Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	**49.6**
Landscaped Area includes Special Landscape Area (square feet)	**113,930**
Speical Landscape Area (square feet)	**740**

Estimated Annual Water Use:
Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year

Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Low Water Use	49.6	0.2	101,440	0.62	0.81	770,243
Medium Water Use	49.6	0.5	12,490	0.62	0.81	237,094
High Water Use	49.6	0.8	-	0.62	0.73	-
Total EAWU:			113,930			1,007,337

EAWU= Estimated Applied Water Use (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
Kl= Landscape Coefficient
LA= Landscaped Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
IE= Irrigation Efficiency= IME X DU (See definication in Appendix E for exmapline IE percentages)
IME= Irrigation Management Efficiency (90%)
DU= Distribution Uniformity of Irrigation Head
Kl= Ks x Kc x Kmc
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)

Table A- PF (Plant Factor)

Cool Season Turf= 0.8	
Warm Season Turf= 0.7	
High Water Use Plants= 0.7	(can be between 0.7-0.9)
Moderate Water Use Plants= 0.5	(can be between 0.4-0.6)
Low Water Use Plants= 0.2	(can be between 0.1-0.3)
Very Low Water Use Plants= 0.1	

IE (Irrigation Efficiency)- Appendix E
Pop-up Stream Rotor= 0.73
Rotor Head= 0.76
Microspray= 0.76
Bubblers= 0.77
Drip Emitters= 0.81
Subsurface Irrigation= 0.81

Irrigation Note:

1. All planting areas shall have a fully automatic irrigation system. Utilization water conserving features such as low-precipitation rate heads; low-flow micro sprays or drip irrigation, water sensors and multi-program controllers with weather station capability and drip circuit features. "Water Efficient Landscapes" irrigation system, scheduling and water use WELO calculations shall be designed to meet the requirements of the specifications of the City of Aliso Viejo.

2. All utility infrastructure and other potential conflicts including off site and below-grade that could affect irrigation design considered.

Shea HOMES
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ALISO CREEK - WATER USE CALCULATION

ALISO VIEJO, CA

0 20' 40' 80'
Scale: 1" = 40'-0"

10.22.25

C2 Collaborative



TREE SCHEDULE:

	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOLS
FOCAL TREE	Olea europaea	Olive	F.D.	Multi	Low
	Platanus racemosa	Western Sycamore	36"	Multi	Mod
	Quercus virginiana	Southern Live Oak	36"	Std.	Mod
STREET TREE	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOLS
	Arbutus 'Marina'	Marina Strawberry Tree	36"	Std.	Low
	Lagerstroemia Ssp.	Crape Myrtle	36"	Std.	Low
	Ulmus parvifolia	Chinese Elm	36"	Std.	Mod
LARGE ACCENT TREE	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOLS
	Magnolia grandiflora	Southern Magnolia	36"	Std.	Mod
	Olea e. 'Swan Hill'	Fruitless Olive	36"	Multi	Low
	Schinus molle	California Pepper Tree	36"	Std.	Low
PALM AT POOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOLS
	Phoenix dactylifera	Date Palm	16' BTH	-	Low
MED. ACCENT TREE	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOLS
	Cercis canadensis	Eastern Redbud	36"	Multi	Mod
	Lagerstroemia Ssp.	Crape Myrtle	36"	Multi	Low
	Laurus nobilis	Sweet Bay	24"	Std.	Low
	Magnolia 'Little Gem'	Little Gem Magnolia	24"	Std.	Mod
	Tristania conferta	Tristania	24"	Std.	Mod
LARGE SLOPE TREE	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOLS
	Pinus ssp.	Pine	24"	Std.	Low/Mod
	Platanus racemosa	Western Sycamore	24"	Multi	Mod
	Tipuana tipu	Tipu Tree	24"	Std.	Low
ACCENT SLOPE TREE	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOLS
	Arbutus unedo	Strawberry Tree	24"	Multi	Low
	Heteromeles arbutifolia	Toyon	15g	Std.	Low
	Rhus lancea	African Sumac	24"	Std.	Low

SHRUB, GROUNDCOVER, AND VINE SCHEDULE:

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
G.C. PLANTING	Carissa 'Green Carpet'	G.C. Natal Plum	1 gal.	30" o.c.	Low
	Rosa Ssp.	Carpet Rose	1 gal.	30" o.c.	Mod
	Salvia 'Bee's Bliss'	Sage	1 gal.	36" o.c.	Low
	Senecio serpens	Blue Chalksticks	1 gal.	24" o.c.	Low
	Trachelospermum jas.	Star Jasmine	1 gal.	24" o.c.	Mod
HEDGE PLANTING	Buxus 'Green Beauty'	Japanese Boxwood	1 gal.	24" o.c.	Mod
	Ilex v. 'Stoke's Dwarf'	Yaupon Holly	5 gal.	30" o.c.	Low
	Ligustrum j. 'Texanum'	Waxleaf Privet	5 gal.	30" o.c.	Mod
	Olea 'Montra'	Little Ollie	5 gal.	48" o.c.	Low
	Pittosporum t. 'Variegata'	Mock Orange	5 gal.	48" o.c.	Mod

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
SHRUB PLANTING	Agave attenuata	Foxtail Agave	5 gal.	24" o.c.	Low
	Aloe Ssp.	Aloe	1 gal.	24" o.c.	Low
	Baccharis pilularis	Coyote Brush	1 gal.	36" o.c.	Low
	Calistemon 'Little John'	Bottlebrush	5 gal.	36"o.c.	Low
	Dianella Ssp.	Flax Lily	1 gal.	24" o.c.	Low
	Dietes Ssp.	Fortnight Lily	5 gal.	30" o.c.	Low
	Hesperaloe parviflora	Red Yucca	5 gal.	36" o.c.	Low
	Muhlenbergia rigens	Deer Grass	1 gal.	36" o.c.	Low
	Phormium tenax	New Zealand Flax	15 gal.	48" o.c.	Mod
	Rhaphiolepis indica	India Hawthorn	5 gal.	36" o.c.	Low
	Rosa Ssp.	Rose	5 gal.	36" o.c.	Mod

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
SLOPE PLANTING	Acacia redolens 'Low Boy'	Prostrate Acacia	1 gal.	60" o.c.	Low
	Cistus Ssp.	Rock Rose	5 gal.	48" o.c.	Low
	Lantana Ssp.	Trailing Lantana	1 gal.	48" o.c.	Low
	Myoporum p. 'Putah Creek'	Creeping Myoporum	1gal.	48" o.c.	Low
GARAGE POCKET	Podocarpus 'Icee Blue'	Icee Blue Yellowwood	5gal.	-	Mod
	Prunus 'Bright and Tight'	Carolina Cherry Laurel	5 gal.	-	Mod
VINE PLANTING	Bougainvillea Ssp.	Bougainvillea	5 gal.	6' o.c.	Low
	Ficus pumila	Creeping Fig.	1 gal.	12' o.c.	Low
	Trachelospermum jas.	Star Jasmine Vine	5 gal.	6' o.c.	Mod

LEGEND

* ACCESSIBLE UNITS

PACIFIC PARK DRIVE

APN 632-124-01

APN 632-124-07

JOURNEY

ALISO CREEK ROAD

BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
BUILDING F
BUILDING G
BUILDING H
BUILDING I
BUILDING J
BUILDING K
BUILDING L
BUILDING M
BUILDING N
BUILDING O
BUILDING P
BUILDING Q
BUILDING R
BUILDING S
BUILDING T
BUILDING U
BUILDING V
BUILDING W
BUILDING X
BUILDING Y
BUILDING Z
BUILDING AA
BUILDING BB

PRIVATE COURT
PRIVATE STREET

N89°59'56"E 105.00'
R=2410.00' L=213.26'
Δ=05°04'12"
N00°00'04"W 200.15'
N89°08'26"E 257.18'
Δ=89°08'30"
R=10.00'
L=15.56'
N00°00'04"W 12.00'
Δ=01°44'09"
R=58.00'
L=1.76'
N01°44'05"E 328.64'
N89°59'56"E 410.36'
N84°44'56"E 239.99'
N05°15'04"W 40.64'
N05°15'04"W 280.99'
R=2290.00' L=280.21'
Δ=07°00'39"
Δ=41°15'53" R=52.50' L=129.44'
Δ=66°13'12" R=9.50' L=10.98'
Δ=75°02'41" R=9.50' L=12.44'
N89°59'56"E 0.71'
Δ=15°07'41" R=59.50' L=15.71'
N89°59'56"E 359.02'

SETBACK

SCALE: 1"=30'

OWNER/DEVELOPER:

SHEA HOMES
2 ADA, SUITE 200
IRVINE, CA 92618
(949) 526-8800

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 93-196, IN THE CITY OF ALISO VIEJO, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 280 PAGES 26 TO 28 INCLUSIVE OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

SOILS ENGINEER:

NMG GEOTECHNICAL, INC
17991 FITCH,
IRVINE, CA 92614
(949) 442-2442

BENCHMARK:

COUNTY OF ORANGE DESIGNATION: 3X-21-69

3-3/4"OCS ALUMINUM DISK STAMPED 3X-21-69, SET IN THE NE'LY COR. OF A 4'X5' CONCRETE CATCH BASIN. LOCATED AT THE SW'LY COR. OF THE INT. OF ALISO CREEK RD. & LA PAZ RD., 241' W'LY OF THE CL OF LA PAZ RD. & 62' S'LY OF THE CL OF ALISO CREEK RD.

ELEVATION (FEET): 156.965 (NAVD88) (LEVELED 1991)

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF NORTH 00°47'05"EAST BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 7689 AND GPS NO. 7690 PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR. (2017.50 EPOCH)

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.99995217.

THIS PROJECT IS LOCATED IN FLOOD ZONE "X" SHOWN ON FEMA PANEL 06059C0428J, EFFECTIVE DATE: 12/03/2009.

REGISTERED PROFESSIONAL ENGINEER AMY L. JARAMILLO NO. 94608 CIVIL STATE OF CALIFORNIA

_____ DATE _____
AMY L. JARAMILLO, R.C.E. NO. 94608

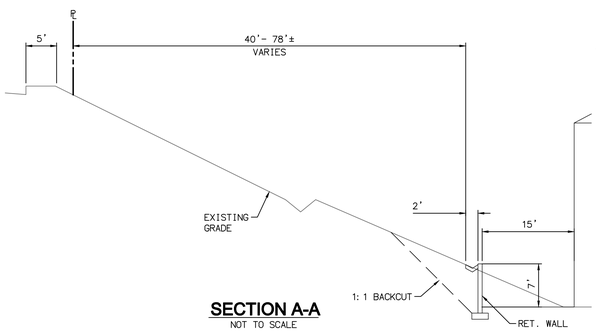
PREPARED FOR:
Shea HOMES
SHEA HOMES
2 ADA, SUITE 200
IRVINE, CA 92618
(949) 526-8800

PREPARED BY:
PROACTIVE ENGINEERING & SURVEYING
27051 Towne Centre Drive, Suite 270
Foothill Ranch, CA 92610 949.716.7460

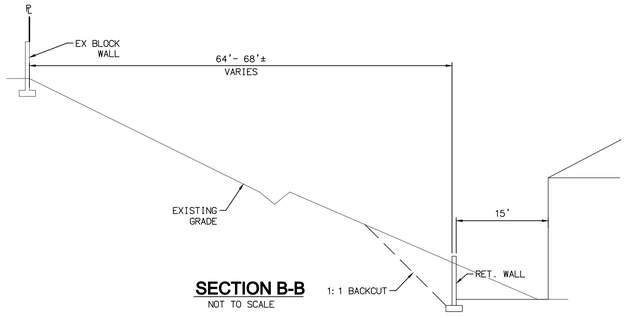
ENGINEERING SITE PLAN
27181 ALISO CREEK RD
ENGINEERING SITE PLAN

PLAN PREPARATION:
AUGUST 2025
C-4
SHEET 1 OF 4

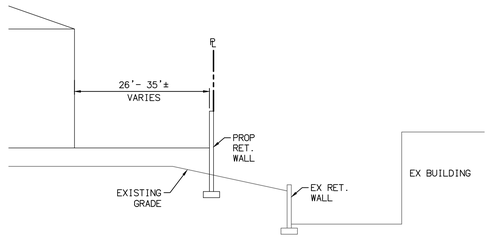
Plotted: Aug 14, 2025 - 12:19pm by A_Jaramillo
Drawing Name: N:\20.197.000\LV\PLANS\ENT\SP\197-SP-ENG-01-SP.dwg



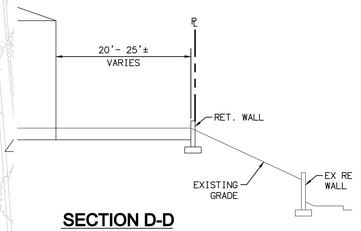
SECTION A-A
NOT TO SCALE



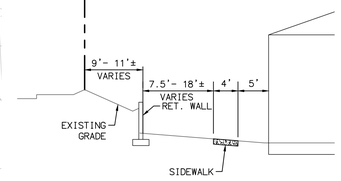
SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



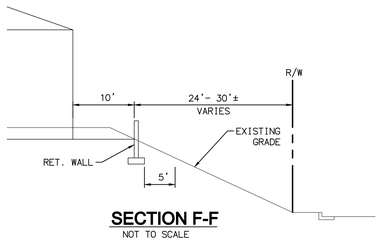
SECTION D-D
NOT TO SCALE



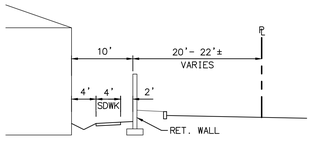
SECTION E-E
NOT TO SCALE

LEGEND

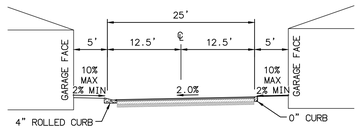
✱ ACCESSIBLE UNITS



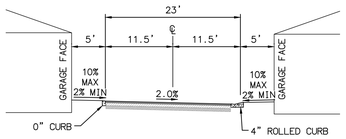
SECTION F-F
NOT TO SCALE



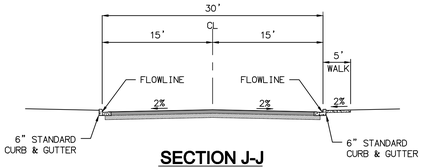
SECTION G-G
NOT TO SCALE



SECTION H-H
NOT TO SCALE



SECTION I-I
NOT TO SCALE



SECTION J-J
NOT TO SCALE

30 15 0 30 60 90
SCALE: 1"=30'

REGISTERED PROFESSIONAL ENGINEER
AMY L. JARAMILLO
NO. 94608
CIVIL
STATE OF CALIFORNIA

DATE

AMY L. JARAMILLO, R.C.E. NO. 94608

PREPARED FOR:
Shea HOMES
SHEA HOMES
2 ADA, SUITE 200
IRVINE, CA 92618
(949) 526-8800

PREPARED BY:
PROACTIVE ENGINEERING & SURVEYING
27051 Towne Centre Drive, Suite 270
Foothill Ranch, CA 92610 949.716.7460

ENGINEERING SITE PLAN
27181 ALISO CREEK RD
PRELIMINARY GRADING PLAN

PLAN PREPARATION:
AUGUST 2025
C-5
SHEET 2 OF 4

Drawing Name: N:\20.197.000\DATA\EXHIBITS\PLANS\EXHIBITS\197-SP-ENG-02-C5.dwg
Plotted: Sep 17, 2025 - 2:02pm by: JWest

PRELIMINARY CUT-FILL MAP

PREPARED BY:

PREPARED FOR:

CUT: 4,200 CY
FILL: 9,800 CY
IMPORT: 5,600 CY

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-8.00	-6.00	0.37	
2	-6.00	-4.00	256.58	
3	-4.00	-2.00	9660.32	
4	-2.00	0.00	11709.29	
5	0.00	2.00	11317.29	
6	2.00	4.00	56666.27	
7	4.00	6.00	2123.01	

SCALE: 1"=30'

30 15 0 30 60 90

AMY L. JARAMILLO, R.C.E. NO. 94608

DATE

SHEA HOMES
2 ADA, SUITE 200
IRVINE, CA 92618
(949) 526-8800

PROACTIVE ENGINEERING & SURVEYING
23501 Cinema Drive, Suite 270
Foothill Ranch, CA 92610 949.716.7460

ENGINEERING SITE PLAN
27181 ALISO CREEK RD

PLAN PREPARATION
MARCH 2025
C-6
SHEET 1 OF 4

Plotted: Sep 17, 2025 - 2:09pm by: ahmed
Drawing Name: N:\25\197\DGN\CIVIL\197-CSD-EGrad.dwg

PACIFIC PARK DRIVE

JOIN EX 12" PVC WATER

EX. SEWER

EX. STORM DRAIN

EX. RECYCLED WATER

APN 632-124-01

APN 632-124-07

JOURNEY

ALISO CREEK ROAD

BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
BUILDING F
BUILDING G
BUILDING H
BUILDING I
BUILDING J
BUILDING K
BUILDING L
BUILDING M
BUILDING N
BUILDING O
BUILDING P
BUILDING Q
BUILDING R
BUILDING S
BUILDING T
BUILDING U
BUILDING V
BUILDING W
BUILDING X
BUILDING Y
BUILDING Z
BUILDING AA
BUILDING BB

EX. WATER

PROP. V-DITCH

JOIN EX. STORM DRAIN

JOIN EX. 8" PVC WATER

EX. 8" PVC WATER

EX. 8" VCP SEWER

EX. 8" VCP SEWER

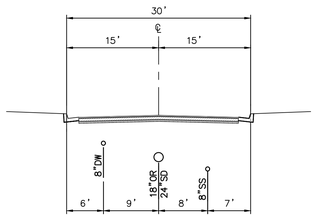
EX. WATER

JOIN EX. 8" VCP SEWER

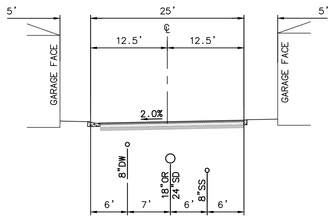
EX.8" PVC WATER

LEGEND

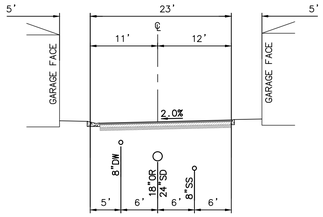
- 8"DW — PROPOSED DOMESTIC WATER
- 8"S — PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE

SCALE: 1"=30'

REGISTERED PROFESSIONAL ENGINEER
AMY L. JARAMILLO
NO. 94608
CIVIL
STATE OF CALIFORNIA

AMY L. JARAMILLO, R.C.E. NO. 94608 DATE

PREPARED FOR:
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SHEA HOMES
2 ADA, SUITE 200
IRVINE, CA 92618
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PREPARED BY:
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27051 Towne Centre Drive, Suite 270
Foothill Ranch, CA 92610 949.716.7460

ENGINEERING SITE PLAN
27181 ALISO CREEK RD
UTILITY PLAN

PLAN PREPARATION: AUGUST 2025
C-7
SHEET 4 OF 4

Plotted: 9/7/2025 @ 2:34 pm by DGaul
N:\Projects\Shea Homes\27181 Aliso Creek Rd\Engineering\Plans\Site\27181 Site Plan.dwg