



**SITE SUMMARY**

GROSS SITE AREA: 5.88 ACRES  
 NUMBER OF HOMES: 37  
 DENSITY: 6.29 HOMES / AC  
 MAXIMUM BUILDING HEIGHT: 30'  
 BUILDING SITE COVERAGE: 30%

**PARKING SUMMARY**

PARKING REQUIRED: 101 SPACES  
 (3 OR MORE BEDROOM DWELLING UNITS: 2.5 OFF-STREET PARKING SPACES PER DWELLING UNIT + 0.2 GUEST SPACES PER DWELLING UNIT)  
 37 DWELLING UNITS X 2.0 COVERED SPACES = 74 SPACES  
 37 DWELLING UNITS X 0.5 ADDITIONAL SPACES = 19 SPACES  
 37 DWELLING UNITS X 0.2 GUEST SPACES = 8 SPACES

**PARKING PROVIDED: 169 SPACES**

OFF-STREET PARKING: 148 SPACES  
 37 X 2 CAR GARAGE: 74 COVERED SPACES  
 37 X 2 CAR DRIVEWAY: 74 ADDITIONAL SPACES  
 ON-SITE GUEST PARKING: 21 SPACES

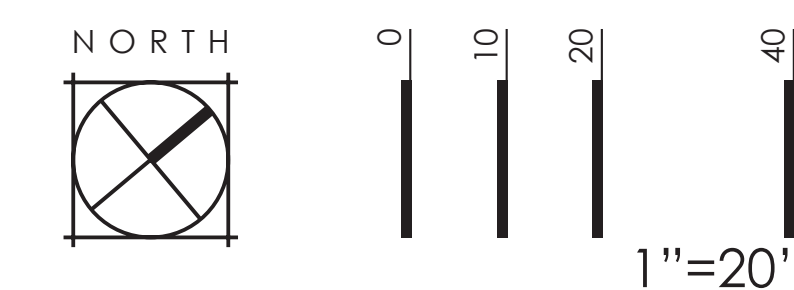
PARKING RATIO: 4.6 SPACES / HOME

**NOTES:**

- 1) SETBACKS:  
 REAR: 15' MINIMUM  
 FRONT: 10' MINIMUM  
 SIDE: 5' MINIMUM FROM A LOT LINE  
 10' MINIMUM FROM AN ADJACENT STRUCTURE
- 2) TYPICAL WALL HEIGHT: 6' AVERAGE
- 3) RETAINING WALLS OVER 6' IN HEIGHT
- 4) MAXIMUM RETAINING WALL HEIGHT: 14'
- 5) MINIMUM DRIVEWAY LENGTH: 18'  
 (MEASURED FROM BACK OF SIDEWALK OF CURB LINE)
- 6) MINIMUM DRIVEWAY WIDTH: 16'
- 7) NO PATIO COVER ALLOWED WITHIN 3' OF PROPERTY LINES
- 8) KNUCKLE STANDARD COMPLIES WITH LADERA MODIFIED ADS STANDARD WITH 25' INSIDE RADIUS.
- 9) PERIMETER GRADES ARE REFLECTED FROM CIVIL TTM DATED 4-1-20.  
 PERIMETER RETAINING WALL HEIGHTS SHOWN ARE APPROXIMATE.

TECHNICAL SITE PLAN

RANCH HILL PARTNERS L.P. 11782 SIMON RANCH ROAD  
 UNINCORPORATED COUNTY OF ORANGE, CALIFORNIA







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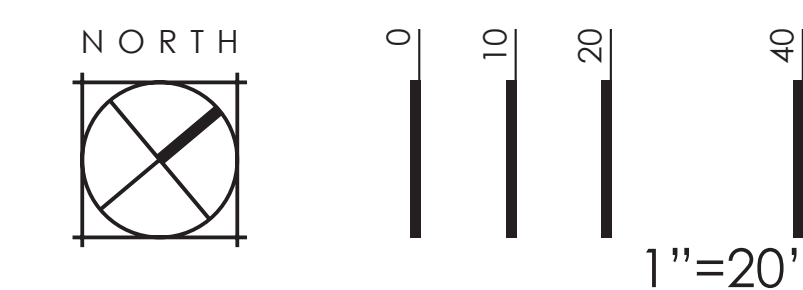
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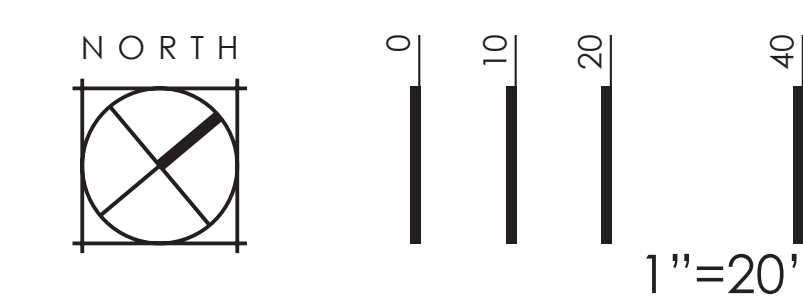
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SITE PLAN ILLUSTRATIVE

RANCH HILL PARTNERS L.P. 11782 SIMON RANCH ROAD  
 UNINCORPORATED COUNTY OF ORANGE, CALIFORNIA







EXTERIOR CONCEPT DESIGN - TRANSITIONAL

RANCH HILL PARTNERS L.P.

11782 SIMON RANCH RD.  
Unincorporated County of Orange, CA



**J Z M K**  
PARTNERS  
16046 2018-12-28





EXTERIOR CONCEPT DESIGN - TRANSITIONAL

RANCH HILL PARTNERS L.P.

11782 SIMON RANCH RD.  
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EXTERIOR CONCEPT DESIGN - MODERN FARMHOUSE

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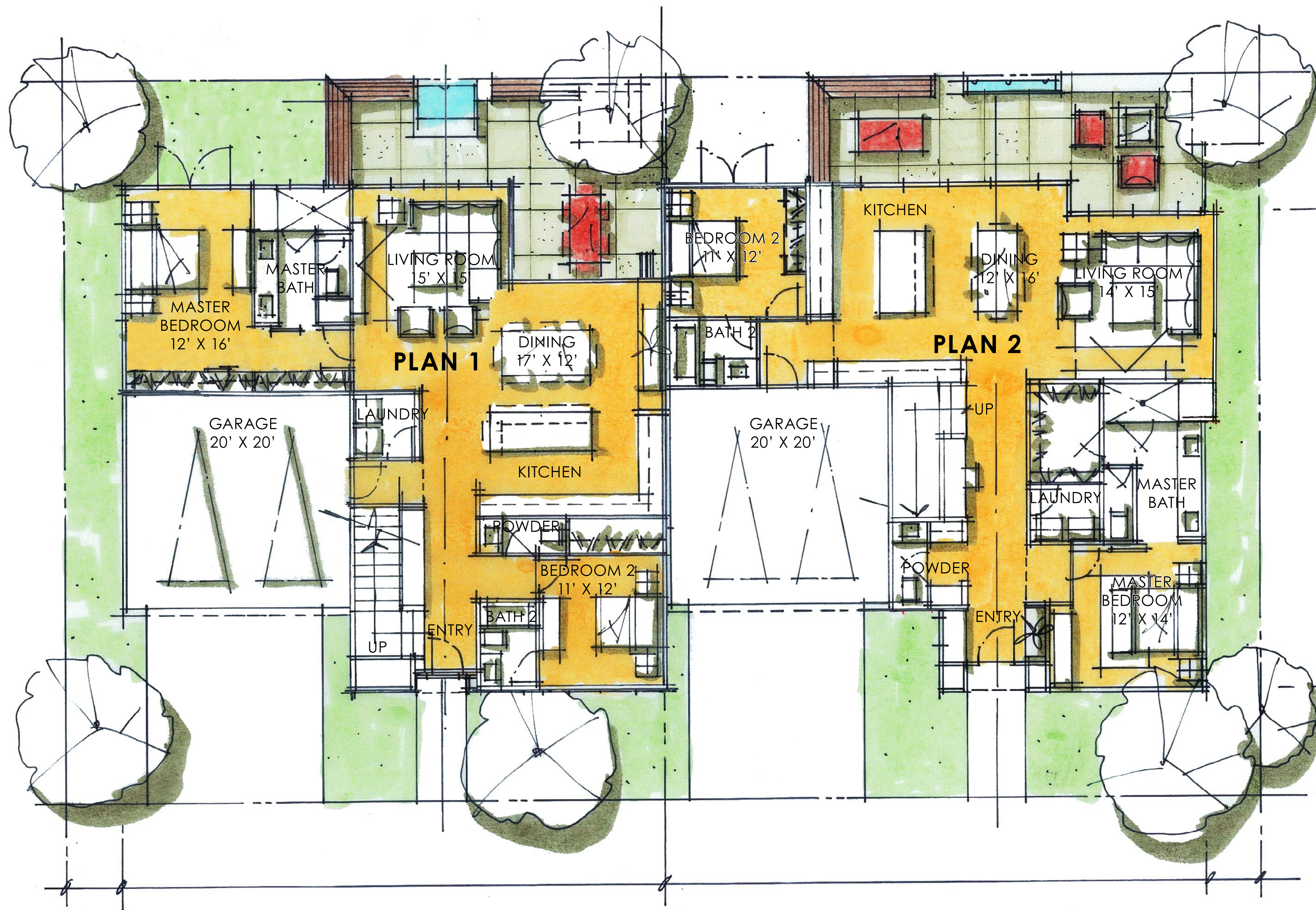
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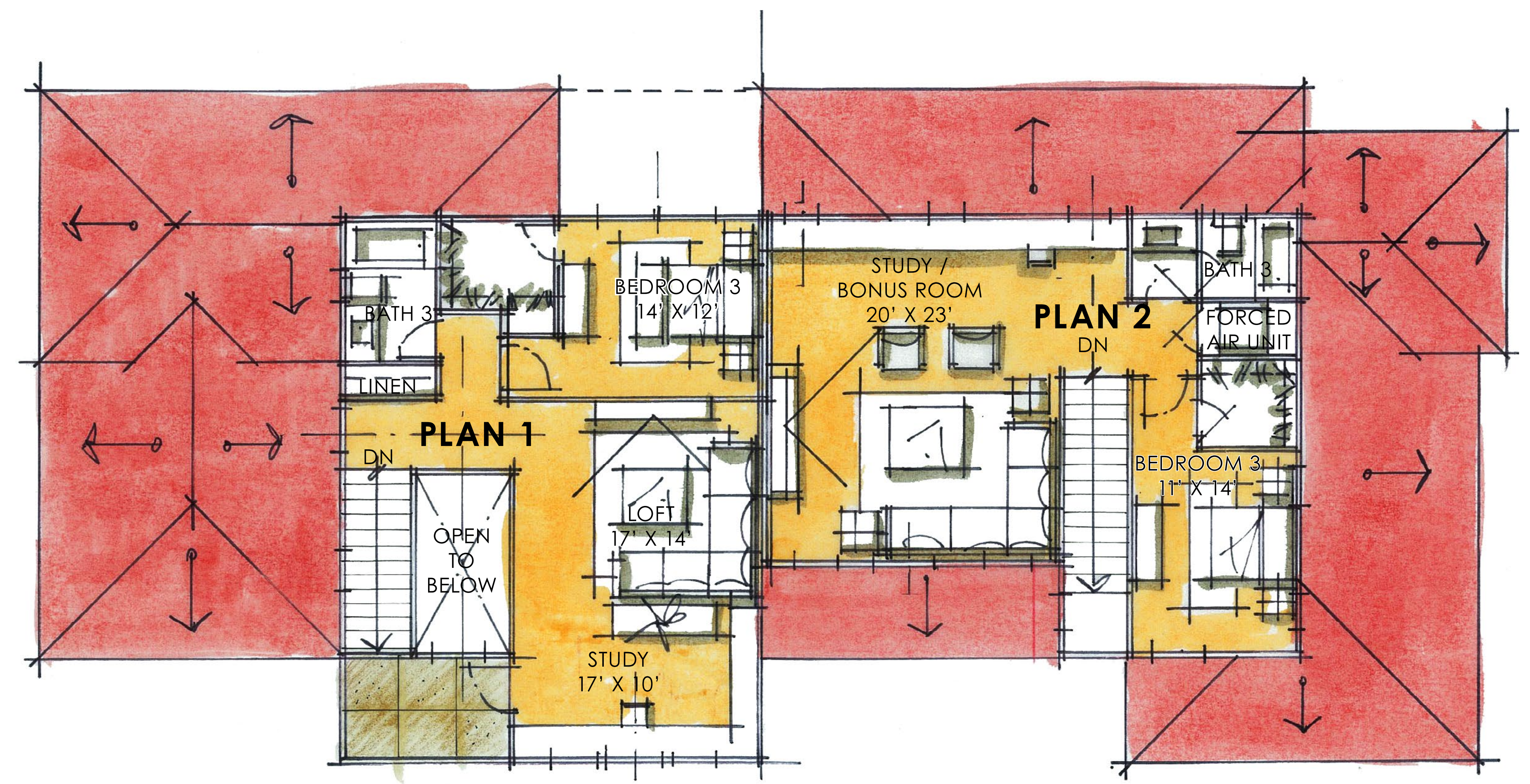


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FIRST FLOOR



SECOND FLOOR

<b>PLAN 1 - 3BD/3.5 BA + LOFT &amp; STUDY</b>	
FIRST FLOOR	1,660 SF +/-
SECOND FLOOR	875 SF +/-
<b>TOTAL</b>	<b>2,535 SF</b>

<b>PLAN 2 - 3 BD/3.5 BA + BONUS RM</b>	
FIRST FLOOR	1,705 SF +/-
SECOND FLOOR	905 SF +/-
<b>TOTAL</b>	<b>2,610 SF</b>

FLOOR PLANS

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