



PROJECT TEAM:

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LANDSCAPE ARCHITECT
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VESTED OWNER:

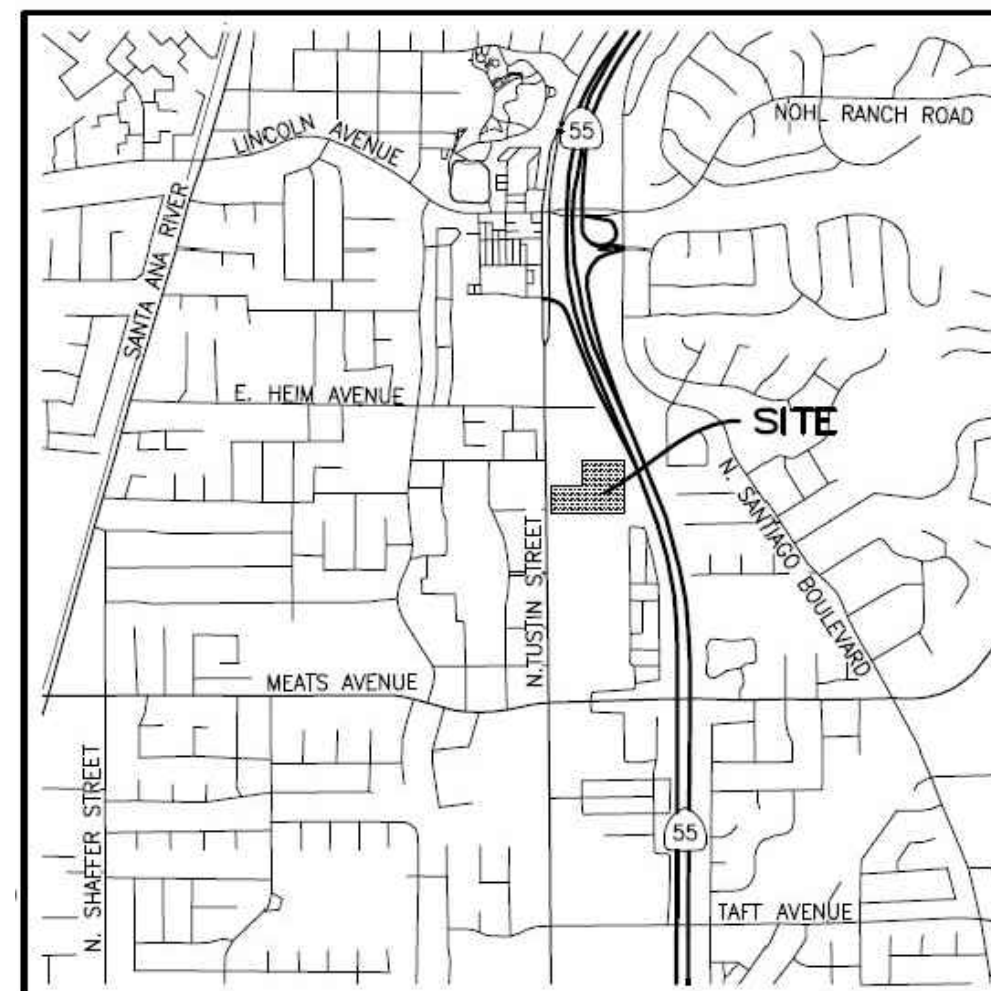
BTPROP3, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON EXHIBIT "B" OF LOT LINE ADJUSTMENT NO. 2025-01 RECORDED MAY 29, 2025 AS INSTRUMENT NO. 2025000151774 OF OFFICIAL RECORDS OF SAID COUNTY

VICINITY MAP - N.T.S.



PRODUCT SUMMARY (ALL 3 STORY HOMES)

PLAN #	LIVABLE TYPE	AREA	ROOF DECK	GARAGE AREA	# OF BD/BA
10	PL 1	2,008 S.F.	300 S.F.	472 S.F.	3BD/DEN/2BA/2P/PWD
16	PL 2	2,014 S.F.	0 S.F.	446 S.F.	3BD/DEN/2BA/2P/PWD
1	PL 3A	2,026 S.F.	0 S.F.	477 S.F.	4 BD/3BA/1P/PWD
13	PL 3B/3C	2,026 S.F.	269 S.F.	477 S.F.	4 BD/3BA/1P/PWD
13	PL 4	2,086 S.F.	235 S.F.	473 S.F.	3BD/DEN/2BA/2P/PWD
18	PL 5A/5B	2,117 S.F.	0 S.F.	446 S.F.	3BD/DEN/2BA/2P/PWD

NOTE: ALL PLANS PROVIDE 120 C.F. STORAGE IN OVERHEAD RACK OR SHELVING

BUILDING CODE SUMMARY

OCCUP. TYPE: R3/U (CRC)
 CONST. TYPE: TYPE VB
 FIRE SPRINKLER: NFPA 13D (CRC R313.1)

2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA FIRE CODE (CFC)
 2022 CALIFORNIA GREEN BLD'G STDS CODE (CGBSC)
 2022 CALIFORNIA ENERGY EFFICIENCY STDS (CEES)

PROJECT DESCRIPTION:

3 STORY SMALL-LOT DETACHED HOMES AND DUPLEXES TOTALING 71 UNITS IN 42 BUILDINGS WITH 5 PLAN TYPES ON A 4.235 ACRE SITE.

PROJECT APPLICATIONS

GPA25-0003 - DRC25-0019
 ENV25-0001, MJS25-0002
 TTM25-0001, ZC25-0002

PROJECT SUMMARY

PRODUCT TYPE: 71 UNITS
 3 STORY DETACHED/DUPLEXES

A.P.N.: 372-642-31
 SITE AREA: 4.235 AC
 DENSITY: 16.76 DU/AC

EXISTING LAND USE: GENERAL COMMERCIAL (GC)
 PROPOSED LAND USE: MEDIUM DENSITY RESID. (MDR)
 EXISTING ZONING: C-TR LIMITED BUSINESS
 TUSTIN REDEVELOPMENT PROJECT AREA

PROPOSED ZONING: MULTIPLE-FAMILY RESIDENTIAL (R-3) W/ APPLICATION OF SMALL LOT SUBDIVISION DEVELOPMENT STANDARDS (OMC 17.14.270)

BLDG. STORIES: 3 STORY
 BLDG HEIGHT: 35' (35' ALLOWED)
 FRONT SETBACK: 16.6' (15' ALLOWED)
 SIDE SETBACK: 10.1' (5' ALLOWED)
 REAR SETBACK: 10.1' (10' ALLOWED)

PROJECT SHEET INDEX (CONTINUED)

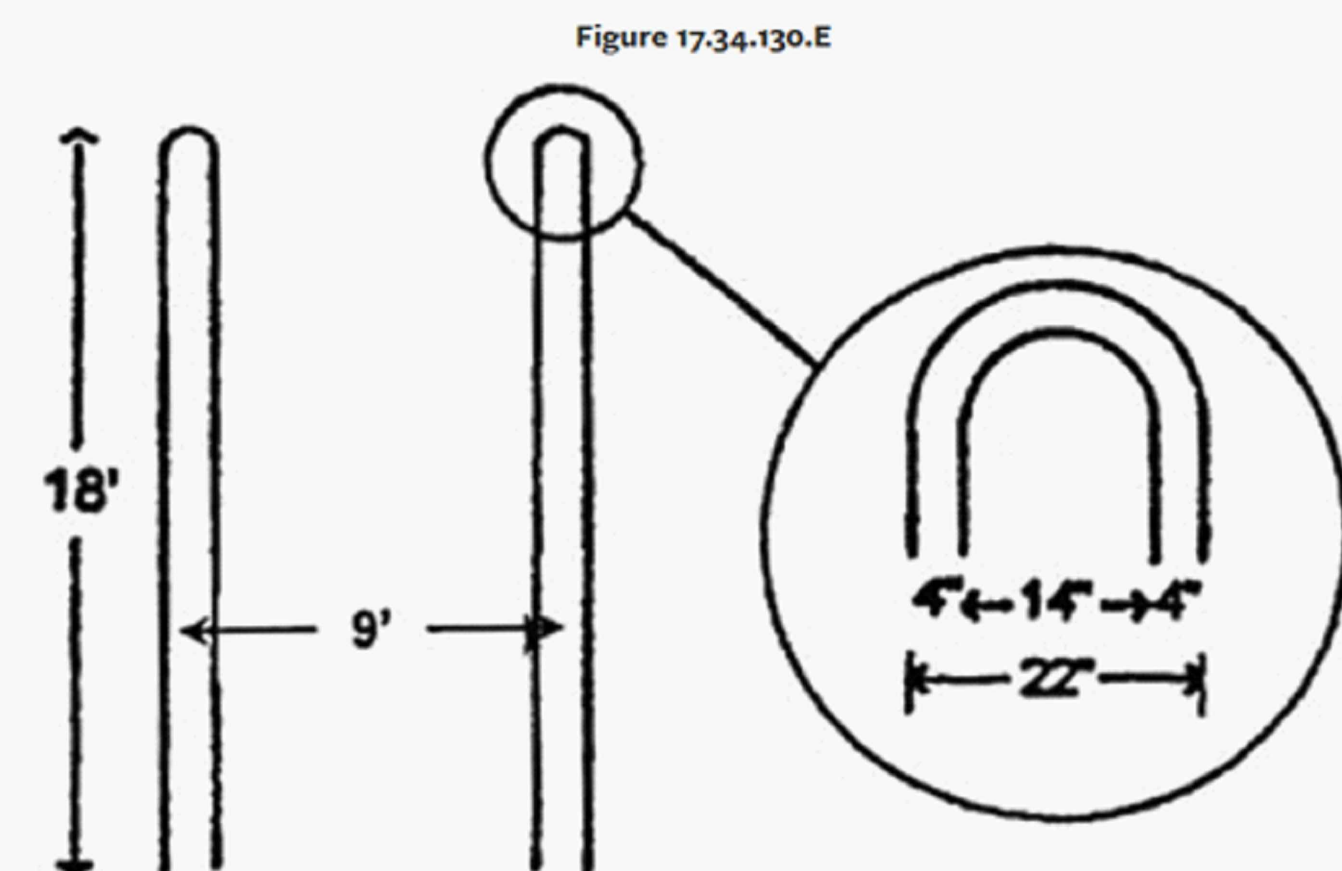
LANDSCAPE	
L1	SCHEMATIC LANDSCAPE PLAN
L2	SCHEMATIC ENLARGEMENT PLAN
L3	SCHEMATIC WALL AND FENCE PLAN
L4	SCHEMATIC PLANTING PLAN
L5A	PLANT IMAGES - TREES
L5B	PLANT IMAGES - SHRUBS AND GROUND COVER
L6	SCHEMATIC SHRUB AND GROUND COVER AREA PLAN
L7	SCHEMATIC EXISTING TREE PLAN
L8	SCHEMATIC PERMEABLE AREA PLAN
L9A	SCHEMATIC PHOTOMETRIC LIGHTING PLAN
L9B	SCHEMATIC LIGHTING PLAN (LOW VOLTAGE 12V)
L10	SCHEMATIC TRASH CART LAYOUT/HAULER CIRCULATION PLAN
L11	SCHEMATIC IRRIGATION HYDROZONE PLAN

CIVIL	
1	TITLE SHEET
2	PRELIMINARY SITE PLAN
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY SECTIONS

PROJECT SHEET INDEX

ARCHITECTURE	
CS	COVER SHEET
SL	SMALL LOT SUBDIVISION DEVELOPMENT STDS.
SP	SITE PLAN
ES	EXISTING SITE PLAN
EE	EXISTING EASEMENTS EXHIBIT
OS	OPEN SPACE
HM	HOA MAINTENANCE EXHIBIT
A-1	PERSPECTIVES
A-2	PLAN 1 FLOOR PLAN
A-3	PLAN 2 FLOOR PLAN
A-4	PLAN 3A FLOOR PLAN
A-5	PLAN 3B FLOOR PLANS
A-6	PLAN 3C FLOOR PLANS
A-7	PLAN 4 FLOOR PLANS
A-8	PLAN 5A FLOOR PLANS
A-9	PLAN 5B FLOOR PLANS
A-10	PLANS 3A/3B AND 5B ROOF PLANS
A-11	DUPLEX TYPE A, B, AND C FLOOR PLANS
A-12	DUPLEX TYPE A ELEVATIONS
A-13	DUPLEX TYPE B ELEVATIONS
A-14	DUPLEX TYPE C ELEVATIONS
A-15	PLAN 3A ELEVATIONS
A-16	PLAN 3B ELEVATIONS
A-17	PLAN 5B ELEVATIONS
A-18	SHADE/SHADOW EXHIBITS
A-19	EXISTING SHADOW EXHIBIT
A-20	LADDER PAD EXHIBIT
A-21	LADDER PAD EXHIBIT
A-22	LINE OF SIGHT EXHIBIT

E. Striping. All required parking shall be clearly outlined on the surface of the lot with paint or easily distinguishable material. Stripes shall be a minimum of four inches wide and in double stripe formation with a 14 inch space between stripes (Figure 17.34.130(E)). Parking stall widths shall be measured from the centerline between the double striping.



F. Wheel Stops. Wheel stops are only required for angled or perpendicular parking spaces abutting pedestrian walkways but may also be used elsewhere. When used, wheel stops shall be placed a minimum of 34 inches from the front end of the parking stall.

OMC SECTION 17.34.130
TYPICAL STRIPING DETAIL FOR ALL OPEN PARKING SPACES

	Required/Permitted	Proposed	Code Sections
	8 feet: When adjacent to commercial development.	Existing 8-foot perimeter wall along the west property line; and New 8-foot perimeter wall along the East (rear) property line, both adjacent to commercial development.	
Landscaping	Setbacks and open areas of the site not occupied by buildings shall be landscaped, including surface parking lot areas.	51,464 square feet of landscaping / hardscaping provided.	§ 16.50, 17.14.270.C.9
Secured Storage	120 cubic feet / unit Must be in addition to cabinets and closets typically found within a unit (such as kitchen and bathroom cabinets, clothes, and linen closets)	120 cubic feet per unit provided in either designated areas for shelves or overhead storage in garages.	§ 17.14.140
Parking	174 Spaces Required 2 parking spaces per unit, either enclosed or covered (i.e., garage or carport). For units with 4 or more bedrooms, 1 additional space shall be provided on each lot which may be enclosed or unenclosed. Enclosed or covered parking may be provided in a tandem format, except for guest parking in common parking areas. A minimum of 0.25 spaces per unit (with a minimum of 2 guest spaces) shall be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit. Guest parking may be unenclosed. 3 Bed: 114 4 Bed: 42 Guest: 18 Total Required: 174	179 total spaces are provided, plus one dedicated USPS space. 142 enclosed garages spaces (71 units) 14 unenclosed on-lot resident spaces (14 four-bedroom units) 23 unenclosed guest spaces (5 surplus)	§ 17.14.270.C.8, 17.34.060 (A)
Trash Enclosures	A small lot subdivision shall provide trash (including trash, recycling, and green waste) collection areas screened from public view.	Three (3) Individual 35 gallon (25" x 18" carts in each garage outside of required garage parking dimensions.	§ 17.14.270.C.11

Small Lot Subdivision Development Standards R-3 Zoning District (OMC Section 17.14.270)			
	Required/Permitted	Proposed	Code Sections
Maximum Permitted Density	15.1 – 24 dwelling units per	16.76 du/ac	§ 17.14.270.
Dwelling Units per Subdivided Lot	One (1)	One (1)	§ 17.14.270.
Lot Area	n/a	Varies – 1,515 SF (Lot 36) to 3,376 SF (Lot 38)	§ 17.14.270.
Lot Frontage	25 feet	25.02 – 52.54 feet	§ 17.14.270.
Lot Depth	50 feet	55.58 – 68.03 feet	§ 17.14.270.
Perimeter Setback: Front (Tustin Street)	15 feet	15.1 feet	§ 17.14.270.
Perimeter Setback: Interior Side (North Property Line)	5 feet	10.0 feet	§ 17.14.270.
Perimeter Setback: Side (South Property Line)	5 feet	10.1 feet	§ 17.14.270.
Perimeter Setback: Rear (East Property Line)	10 feet	10.1 feet	§ 17.14.270.
Interior Setbacks	No front, side, or rear yard is required between interior lot lines created within an approved small lot subdivision.	7 feet minimum between buildings	§ 17.14.270.
Building Height	35 feet or 3 stories	35.0 Feet - 3-stories	§ 17.14.270.
Lot Coverage	75 percent of approved small lot	Varies – 25 - 55.7 percent	§ 17.14.270.
Private Open Space	150 square feet per dwelling unit	235 – 240 square feet per unit PRIVATE YARD AREA - 10,360 S.F. PROVIDED (UNITS 1-20, 54-68) (240 S.F. MIN., 10'X24') PRIVATE ROOF DECK AREA - 9,552 S.F. PROVIDED (UNITS 21-53, 69-71) 235 S.F. MIN., 13'3" X 18'8" TOTAL PRIVATE OPEN SPACE 19,912 S.F. (280 square feet average/UNIT)	§ 17.14.270.
Common Open Space	Only required when lot coverage of each lot exceeds 75 percent.	Each lot DOES NOT exceed 75 percent lot coverage; however, 6,031 square feet of common open space is provided in the form of a central courtyard with shade sail overhead covers, picnic table seating, and open turf area.	§ 17.14.270.C.3(f)
Fence height (maximum)	3 feet, 6 inches: Front yard setback areas along the perimeter of the proposed subdivision. 6 feet: Side and rear yard setback areas along the perimeter of the proposed subdivision.	New 6-foot perimeter wall adjacent to commercial development to the west Existing 6 – 7.5 foot north and south side perimeter walls to remain.	§ 17.14.270, 17.12.070.B.1.c

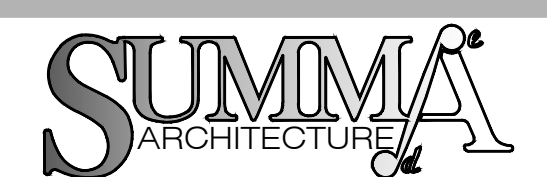
ORANGE

MELIA HOMES
9860 Irvine Center Drive
Irvine, CA 92618
(949) 759-4367

2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

OCT 13, 2025

SMALL LOT
DEVELOPMENT STDS.



5256 S. Mission Road, Ste. 404
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SL

SITE PLAN KEYNOTES

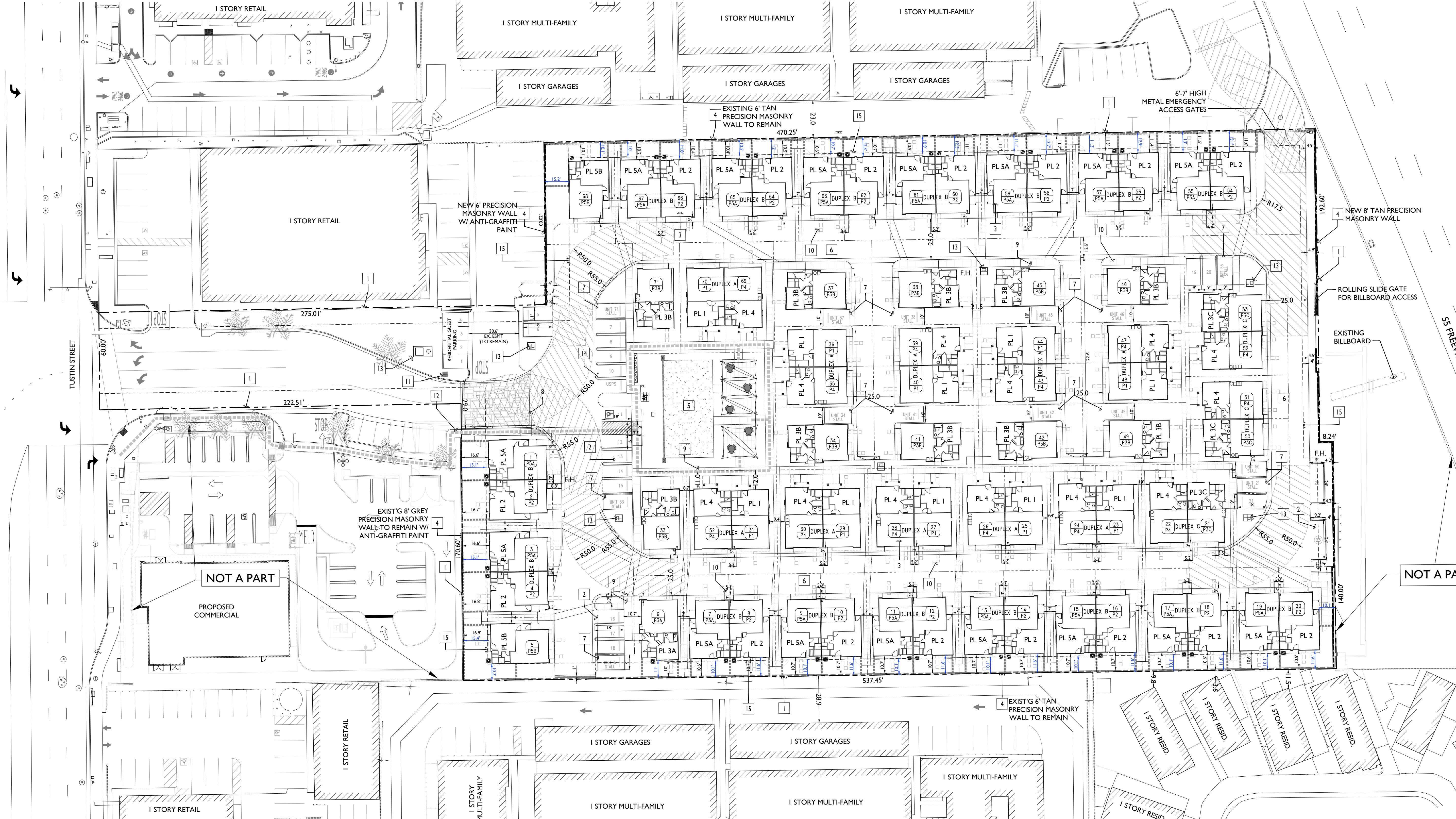
- 1 PROPERTY LINE
- 2 STANDARD PARKING STALL - 9' X 18'
- 3 PARALLEL PARKING STALL - 9' X 24'
- 4 3-STORY DWELLING, TYP.
- 5 C.M.U. WALL - SEE NOTE & WALL PLAN
- 6 AMENITY AREA - SEE LANDSCAPE PLAN
- 7 FIRE LANE
- 8 OPEN STALL W/IN PRIVATE LOT (4 BDRM)
- 9 ENHANCED PAVING (SEE LANDSCAPE PLAN)
- 10 CONCRETE WALKWAY - MIN. 4' WIDE
- 11 FIRE LADDER PAD (TYPICAL)
- 12 ENTRY MONUMENT - SEE LANDSCAPE PLAN
- 13 PEDESTRIAN PATH OF TRAVEL FROM TUSTIN ST.
- 14 ELECTRICAL TRANSFORMER OR SWITCH
- 15 DOUBLE STRIPING AT PARKING STALLS PER CITY STANDARD, SEE DETAIL SHEET SL
- 16 SETBACK LINE

ADDITIONAL NOTES/LEGEND:

REFER TO CIVIL PLANS FOR UTILITY IMPROVEMENTS (SEWER/WATER/STORM DRAIN/FIRE LINE)

SEE FLOOR PLAN SHEETS A2 & A5-A7 FOR AC CONDENSERS LOCATED ON ROOF DECKS AND SCREENED FROM VIEW BY SOLID PARAPET WALLS AT PLANS 1, 3B, 3C AND 4 (LOTS 21-53 AND 69-71)

- 38 LOT NUMBER
- P3B PLAN TYPE
- FIRE LADDER PAD
- ADA PATH
- AC CONDENSER
- 10.1'- SETBACK DIMENSION FROM BUILDING FACE OR CANTILEVER TO PROPERTY LINE



LOT SUMMARY				LOT SUMMARY					
LOT#	TOTAL LOT AREA (SF)	TOTAL LOT AREA (AC)	LOT COVERAGE (%)	LOT#	TOTAL LOT AREA (SF)	TOTAL LOT AREA (AC)	LOT COVERAGE (%)		
1	1,576	0.04	840	53.3%	21	2,147	0.05	845	39.4%
2	1,573	0.04	838	53.3%	22	1,798	0.04	844	46.9%
3	1,586	0.04	840	53.0%	23	1,797	0.04	818	45.5%
4	1,580	0.04	838	53.0%	24	1,798	0.04	844	46.9%
5	2,160	0.05	840	38.9%	25	1,797	0.04	818	45.5%
6	2,288	0.05	845	36.9%	26	1,798	0.04	844	46.9%
7	1,779	0.04	840	47.2%	27	1,797	0.04	818	45.5%
8	1,781	0.04	838	47.1%	28	1,798	0.04	844	46.9%
9	1,781	0.04	840	47.2%	29	1,797	0.04	818	45.5%
10	1,781	0.04	838	47.1%	30	1,798	0.04	844	46.9%
11	1,781	0.04	840	47.2%	31	1,797	0.04	818	45.5%
12	1,781	0.04	838	47.1%	32	1,798	0.04	844	46.9%
13	1,781	0.04	840	47.2%	33	2,300	0.05	845	36.7%
14	1,781	0.04	838	47.1%	34	2,306	0.05	845	36.6%
15	1,781	0.04	840	47.2%	35	1,515	0.04	844	55.7%
16	1,781	0.04	838	47.1%	36	1,515	0.04	818	54.0%
17	1,781	0.04	840	47.2%	37	3,182	0.07	845	26.6%
18	1,781	0.04	838	47.1%	38	3,376	0.08	845	25.0%
19	1,781	0.04	840	47.2%	39	1,608	0.04	844	52.5%
20	2,198	0.05	838	38.1%	40	1,608	0.04	818	50.9%

LOT SUMMARY				LOT SUMMARY					
LOT#	TOTAL LOT AREA (SF)	TOTAL LOT AREA (AC)	LOT COVERAGE (%)	LOT#	TOTAL LOT AREA (SF)	TOTAL LOT AREA (AC)	LOT COVERAGE (%)		
41	2,447	0.06	845	34.5%	61	1,801	0.04	840	46.6%
42	2,447	0.06	845	34.5%	62	1,799	0.04	838	46.6%
43	1,608	0.04	844	52.5%	63	1,796	0.04	840	46.8%
44	1,608	0.04	818	50.9%	64	1,793	0.04	838	46.7%
45	3,376	0.08	845	25.0%	65	1,790	0.04	840	46.9%
46	3,347	0.08	845	25.2%	66	1,787	0.04	838	46.9%
47	1,594	0.04	844	53.0%	67	1,784	0.04	840	47.1%
48	1,594	0.04	818	51.3%	68	2,739	0.06	840	30.7%
49	2,426	0.06	845	34.8%	69	2,078	0.05	844	40.6%
50	2,032	0.05	845	41.8%	70	1,856	0.04	818	44.1%
51	1,679	0.04	844	50.3%	71	2,185	0.05	845	38.7%
52	1,719	0.04	844	49.1%	A	36,865	0.85	---	---
53	1,984	0.05	845	42.4%	B	7,860	0.18	---	---
54	1,822	0.04	838	46.0%	C	2,398	0.06	---	---
55	1,819	0.04	840	46.2%	TOTAL	184,499	4.24	---	---
56	1,816	0.04	838	46.1%					
57	1,813	0.04	840	46.3%					
58	1,810	0.04	838	46.3%					
59	1,807	0.04	840	46.5%					
60	1,804	0.04	838	46.4%					

OPEN SPACE SUMMARY
(SEE SHT. OS FOR LOCATIONS)

REQUIRED OPEN SPACE PER UNIT = 150 S.F.

PRIVATE YARD AREA (UNITS 1-20, 54-68) 10,360 S.F. PROVIDED (240 S.F. MIN., 10' X 24')

ROOF DECK AREA (UNITS 21-53, 69-71) 9,552 S.F. PROVIDED (235 S.F. MIN., 13'3" X 18'8")

TOTAL PRIVATE OPEN SPACE 19,912 S.F. (280 S.F./UNIT)

COMMON OPEN SPACE 6,031 S.F. (85 S.F./UNIT) (20' MIN. DIMENSION)

PARKING SUMMARY

REQUIRED:
3BD = 2.0 ST/UNIT X 57 114 STALLS
4BD = 3.0 ST/UNIT X 14 42 STALLS
71 U X 0.25 ST/UNIT GUEST 18 STALLS
174 STALLS

PROVIDED:
GARAGES (2 CAR) 142 STALLS
ON-LOT 14 STALLS
GUEST 23 STALLS
179 STALLS

USPS PARKING 1 STALL

PRODUCT SUMMARY (ALL 3 STORY HOMES)

PLAN	LIVABLE AREA	ROOF DECK AREA	GARAGE # OF	# OF
10 PL 1	2,008 S.F.	300 S.F.	472 S.F.	3BD/DEN/2BA/2PWD
16 PL 2	2,014 S.F.	0 S.F.	446 S.F.	3BD/DEN/2BA/2PWD
1 PL 3A	2,026 S.F.	0 S.F.	477 S.F.	4 BD/3BA/1PWD
13 PL 3B/3C	2,026 S.F.	269 S.F.	477 S.F.	4 BD/3BA/1PWD
18 PL 4	2,086 S.F.	235 S.F.	473 S.F.	3BD/DEN/2BA/2PWD
18 PL 5A/5B	2,117 S.F.	0 S.F.	446 S.F.	3BD/DEN/2BA/2PWD

NOTE: ALL PLANS PROVIDE 120 C.F. STORAGE IN OVERHEAD RACK OR SHELVING

PROJECT SUMMARY

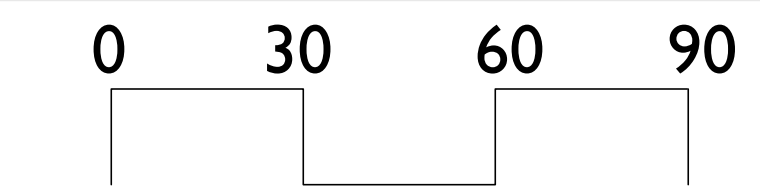
PRODUCT TYPE: 71 UNITS
3 STORY DETACHED/DUPLEXES
372-642-31

A.P.N.: 4.235 AC
SITE AREA: 16.76 DU/AC
DENSITY: GENERAL COMMERCIAL (GC)
EXISTING LAND USE: MEDIUM DENSITY RESID. (MDR)
PROPOSED LAND USE: C-TR LIMITED BUSINESS
EXISTING ZONING: TUSTIN REDEVELOPMENT PROJECT AREA
TUSTIN REDEVELOPMENT PROJECT AREA
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BLDG HEIGHT: 35' (35' ALLOWED)
FRONT SETBACK: 15.1' (15' ALLOWED)
SIDE SETBACK: 10.1' (5' ALLOWED)
REAR SETBACK: 10.1' (10' ALLOWED)

ORANGE VESTING TTM 19392 2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

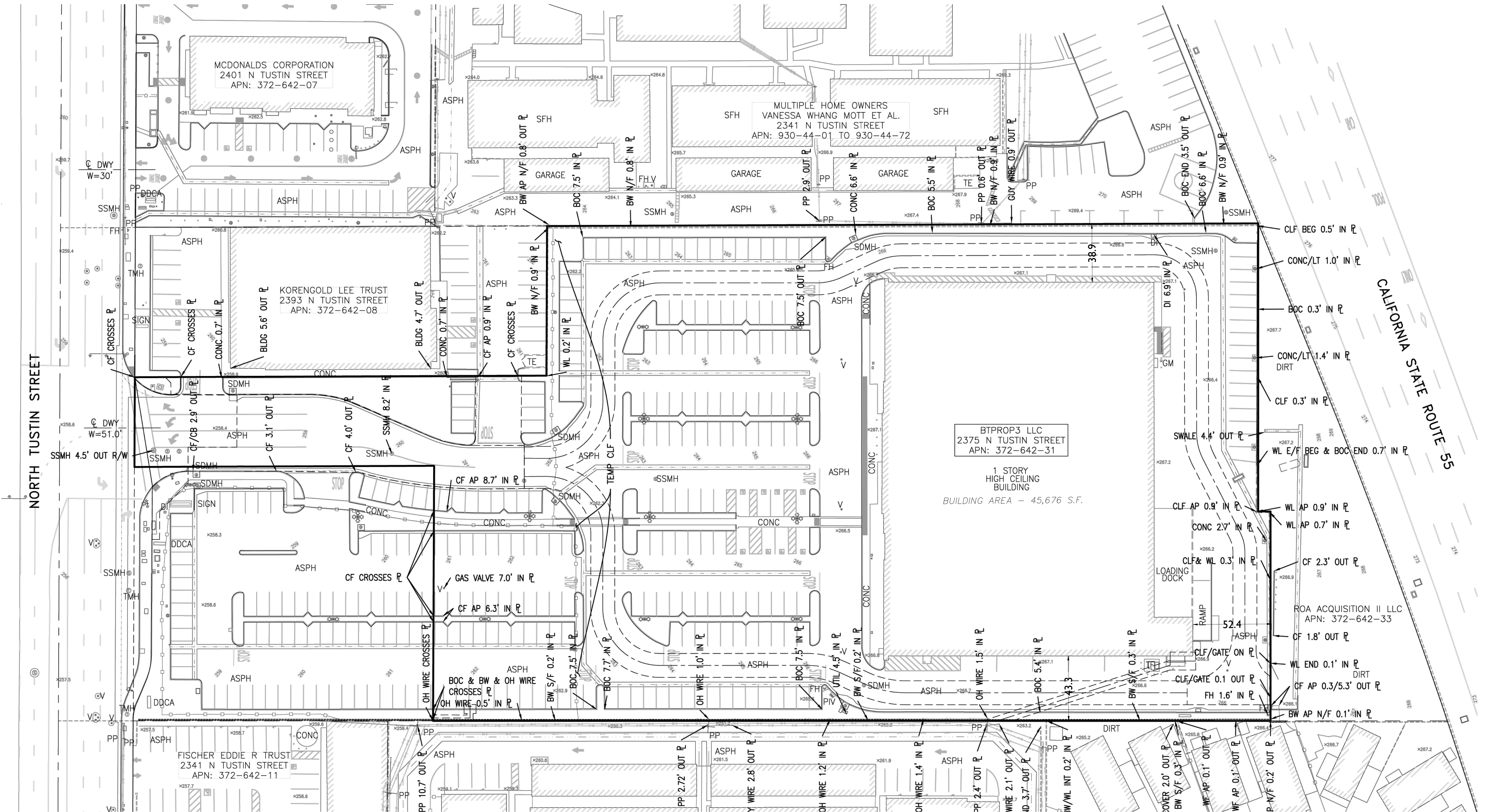
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OCT 13, 2025

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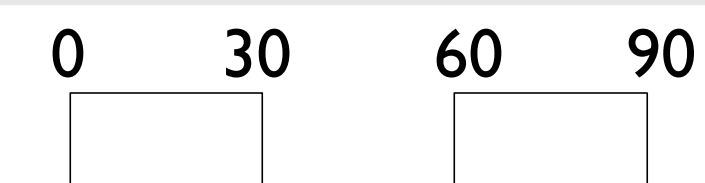
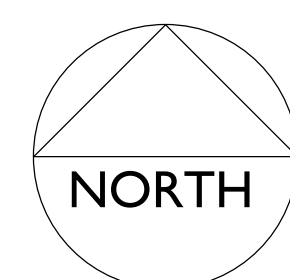
ORANGE

VESTING TTM 19392

2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

EXISTING SITE PLAN

MELIA HOMES
 9860 Irvine Center Dr.
 Irvine, CA 92618
 (949) 759-4367



OCT 13, 2025



5256 S. Mission Road, Ste. 404
 Bonsall, CA 92003
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ES

TITLE INFORMATION:
 THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT
 ISSUED BY CHICAGO TITLE COMPANY , ORDER NO.: 00208721-K27 DATED DECEMBER 4, 2024

DENOTES PLOTTED ITEM.

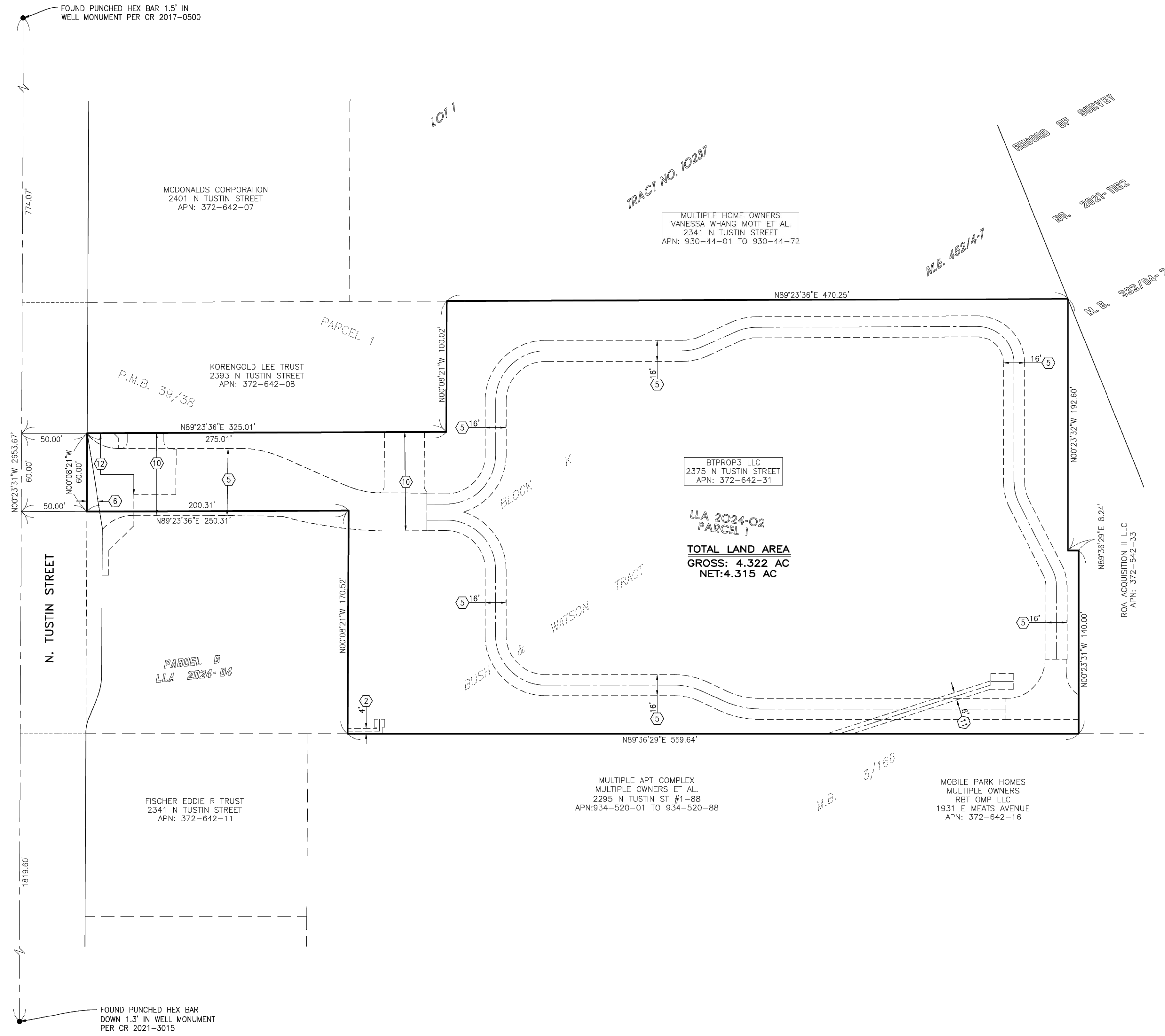
- ② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC UTILITIES RECORDING DATE: MAY 09, 1972 RECORDING NO: BOOK 10118, PAGE 21 OF OFFICIAL RECORDS
- ⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: INGRESS AND EGRESS RECORDING DATE: JUNE 15, 2007 RECORDING NO: 2007000384759 OF OFFICIAL RECORDS RECORDING DATE: FEBRUARY 04, 2008 RECORDING NO: 2008000051591 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- ⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: STREET AND PUBLIC UTILITY RECORDING DATE: FEBRUARY 04, 2008 RECORDING NO: 200800050868 OF OFFICIAL RECORDS
- 7 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SHEET FLOW OF SURFACE RAINWATER RECORDING DATE: FEBRUARY 04, 2008 RECORDING NO: 2008000051592 OF OFFICIAL RECORDS BLANKET IN NATURE
- 8 RECIPROCAL EASEMENTS, FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CREATED BY THE FOLLOWING DOCUMENT: DOCUMENT: RECIPROCAL EASEMENT AGREEMENT EXECUTED BY: 2375 TUSTIN AVE. ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP PURPOSE: VEHICULAR AND PEDESTRIAN PARKING, ACCESS, INGRESS, EGRESS, AND DRIVEWAYS RECORDING DATE: FEBRUARY 06, 2008 RECORDING NO: 2008000056279 OF OFFICIAL RECORDS BLANKET IN NATURE
- 9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: STORMWATER, DRAINAGE, AND THE SHEET FLOW OF SURFACE RAINWATER RECORDING DATE: MARCH 07, 2008 RECORDING NO: 2008000108432 OF OFFICIAL RECORDS BLANKET IN NATURE
- ⑩ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, AND EGRESS RECORDING DATE: MARCH 08, 2008 RECORDING NO: 2008000108434 OF OFFICIAL RECORDS
- ⑪ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC UTILITIES RECORDING DATE: APRIL 16, 2008 RECORDING NO: 2008000176012 OF OFFICIAL RECORDS
- ⑫ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: TRAFFIC SIGNAL EASEMENT AGREEMENT RECORDING DATE: DECEMBER 08, 2008 RECORDING NO: 2008000563122 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 13 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT AFFECTING REAL PROPERTY RECORDING DATE: FEBRUARY 04, 2008 RECORDING NO: 2008000050884 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. OUTSIDE OF AREA PARCEL B OF LLA 2007-004

VESTED OWNER:

BTPROP3, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL A:
 PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2024-02, RECORDED MAY 08, 2024 AS INSTRUMENT NO. 2024000114291 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEING A PORTION OF PARCEL 'A' OF LOT LINE ADJUSTMENT NO. LL 2007-04, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED AND SHOWN ON THE DOCUMENT RECORDED DECEMBER 21, 2007 AS INSTRUMENT NO. 2007000746621 OF OFFICIAL RECORDS OF ORANGE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL 'B' OF SAID LOT LINE ADJUSTMENT NO. LL2007-04, SAID CORNER BEING ON THE EAST LINE OF TUSTIN STREET (100.00 FEET WIDE PER PARCEL MAP FILED IN BOOK 39, PAGE 38 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY); THENCE NORTHERLY ALONG SAID EAST LINE, NORTH 0°08'36" WEST 169.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, NORTH 0°08'36" WEST 60.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 'A'; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL 'A', NORTH 89°23'21" EAST 275.01 FEET; THENCE NORTH 0°08'36" WEST 100.00 FEET; THENCE NORTH 89°23'21" EAST 475.25 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 'A'; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL 'A', SOUTH 0°23'52" EAST 192.58 FEET; THENCE NORTH 89°36'14" EAST 8.24 FEET; THENCE SOUTH 0°23'46" EAST 140.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 'A'; THENCE WESTERLY ALONG THE SOUTH LINE SAID PARCEL 'A', SOUTH 89°36'14" WEST 559.64 FEET; THENCE NORTH 0°08'36" WEST 170.52 FEET; THENCE SOUTH 89°23'21" WEST 200.31 FEET TO THE TRUE POINT OF BEGINNING.
 PARCEL B:
 NON-EXCLUSIVE EASEMENTS FOR PARKING, ACCESS, DRAINAGE, AND OTHER PURPOSES OVER AND ACROSS THE COMMON AREA AS PROVIDED FOR IN THAT CERTAIN INSTRUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED FEBRUARY 06, 2008 AS INSTRUMENT NO. 2008000056279 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.
 APN: 372-642-31
 APN: 372-642-31



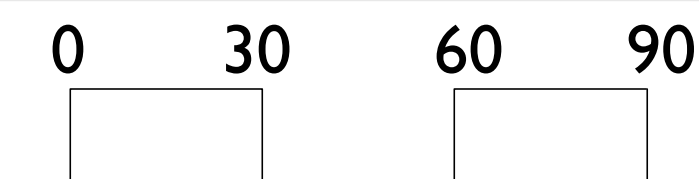
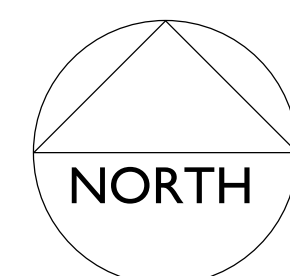
ORANGE

VESTING TTM 19392

2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

EXISTING EASEMENT EXHIBIT

MELIA HOMES
 9860 Irvine Center Dr.
 Irvine, CA 92618
 (949) 759-4367

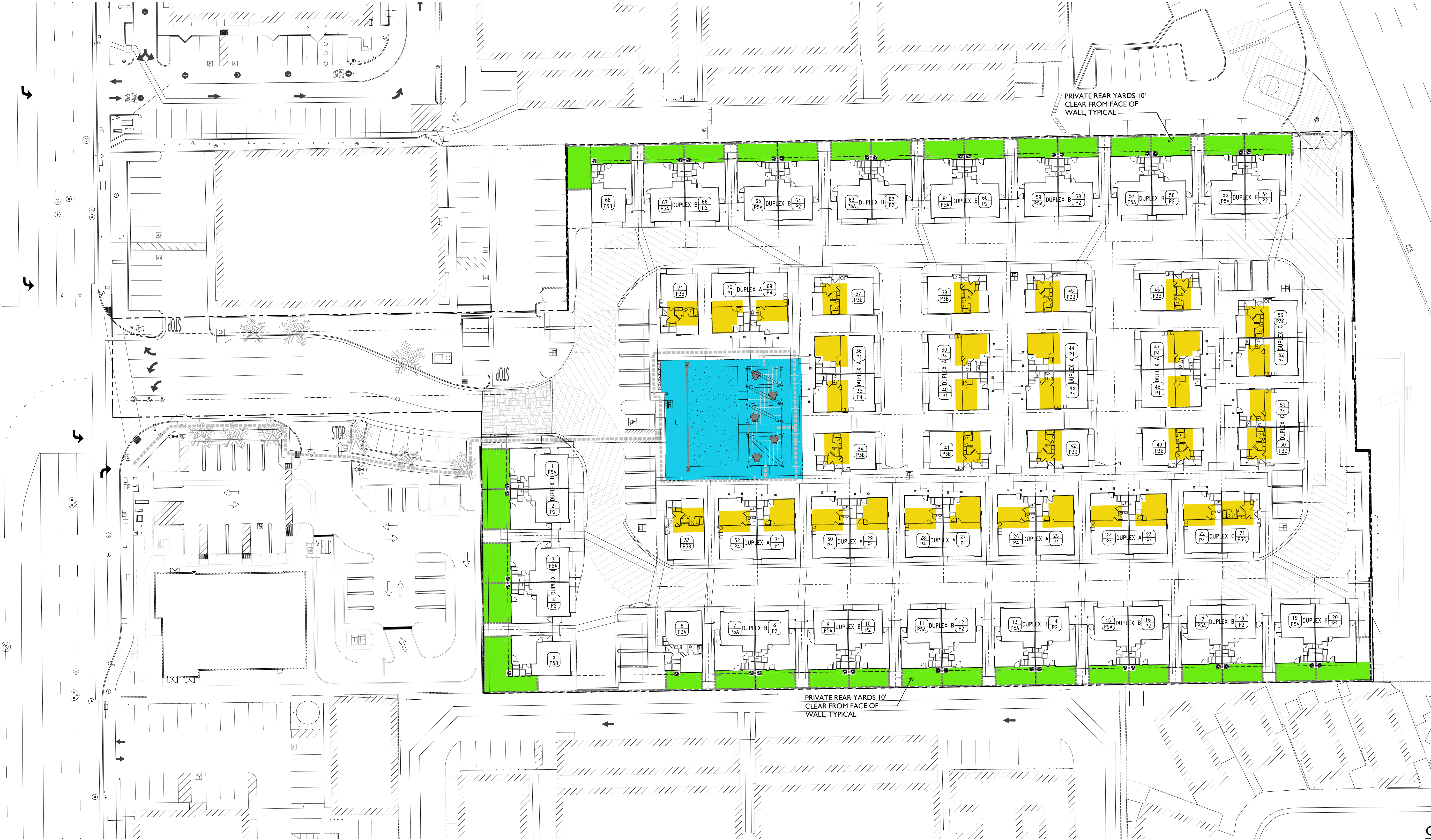


OCT 13, 2025





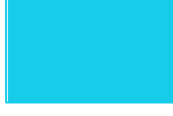
5256 S. Mission Road, Ste. 404
 Bonsall, CA 92003
 www.summarch.com p.760.724.1198

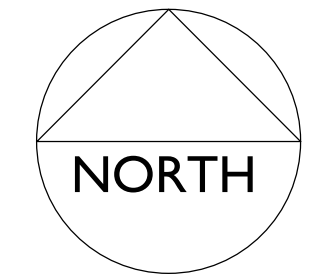
EE



OPEN SPACE SUMMARY

REQUIRED OPEN SPACE PER UNIT = 150 S.F.

	PRIVATE YARD AREA (UNITS 1-20, 54-68)	10,360 S.F. PROVIDED (240 S.F. MIN., 10'X24')
	ROOF DECK AREA (UNITS 21-53, 69-71)	9,552 S.F. PROVIDED (235 S.F. MIN., 13'3" X 18'8")
TOTAL PRIVATE OPEN SPACE		19,912 S.F. (280 S.F./UNIT)
	COMMON OPEN SPACE	6,031 S.F. (85 S.F./UNIT) (20' MIN. DIMENSION)

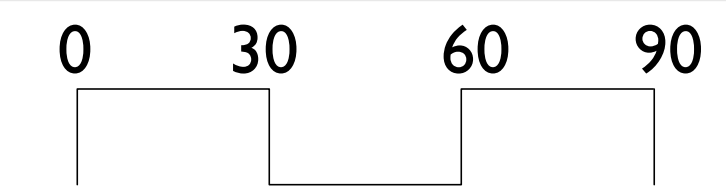


ORANGE VESTING TTM 19392

2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

OPEN SPACE

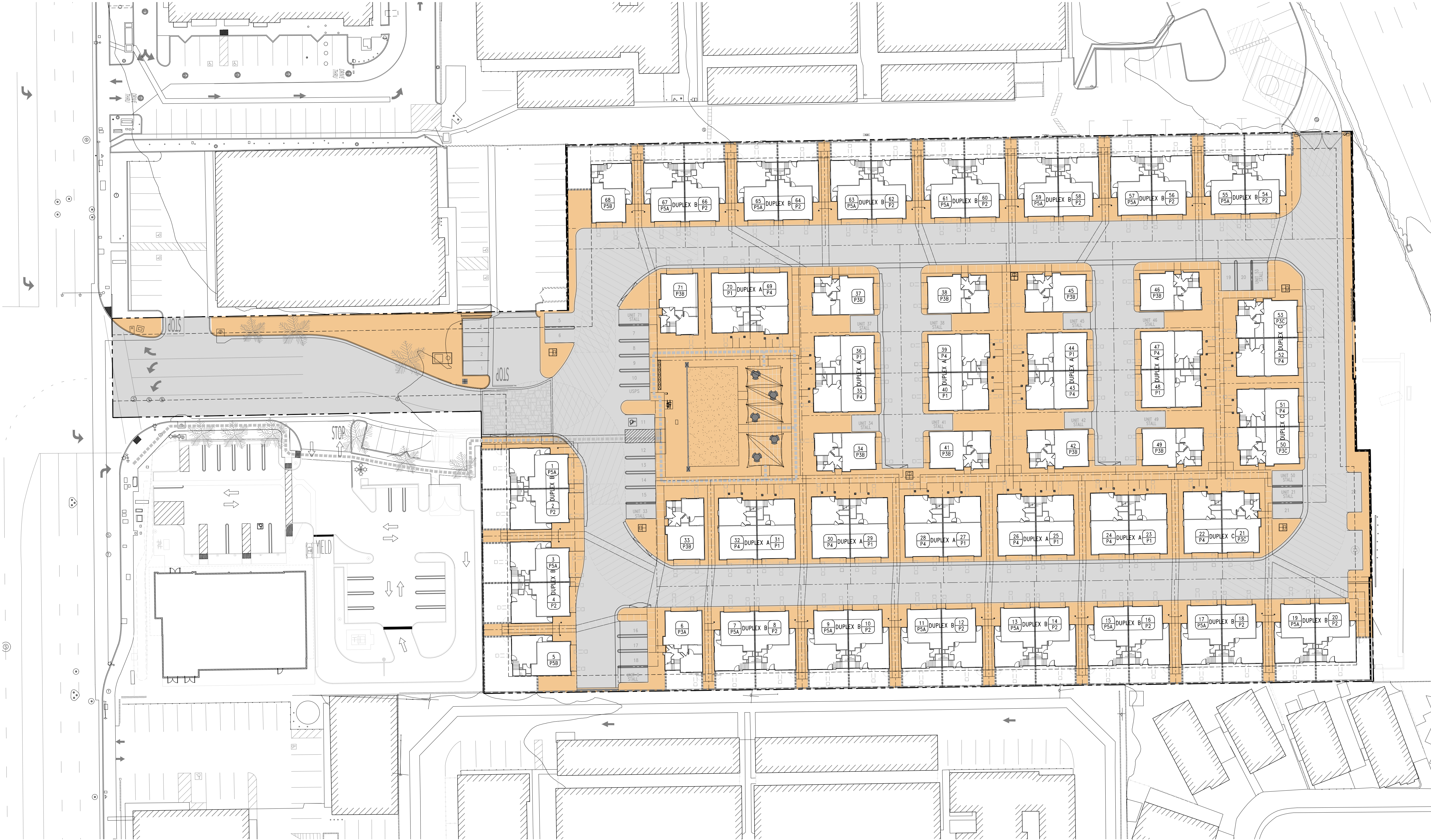
MELIA HOMES
9860 Irvine Center Dr.
Irvine, CA 92618
(949) 759-4367



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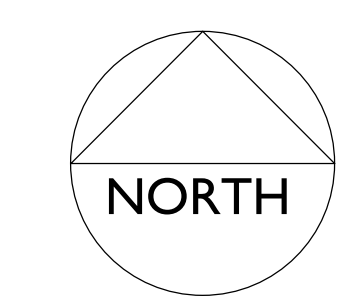
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Bonsall, CA 92003
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OS



HOA MAINTENANCE AREAS

- PRIVATE DRIVES/PARKING/IMPROVEMENTS
61,425 S.F.
- OTHER LANDSCAPE/HARDSCAPE AREAS
51,464 S.F.



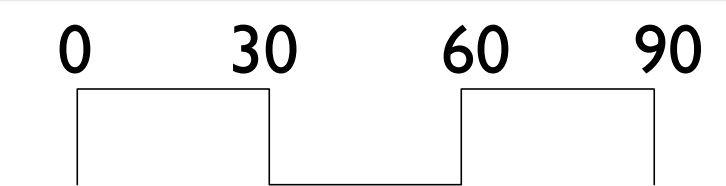
ORANGE

VESTING TTM 19392

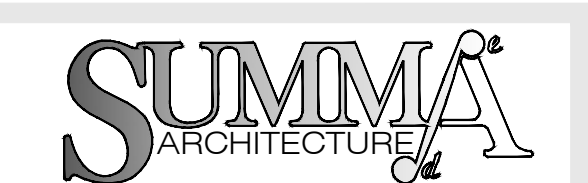
2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

HOA MAINTENANCE EXHIBIT

MELIA HOMES
9860 Irvine Center Dr.
Irvine, CA 92618
(949) 759-4367



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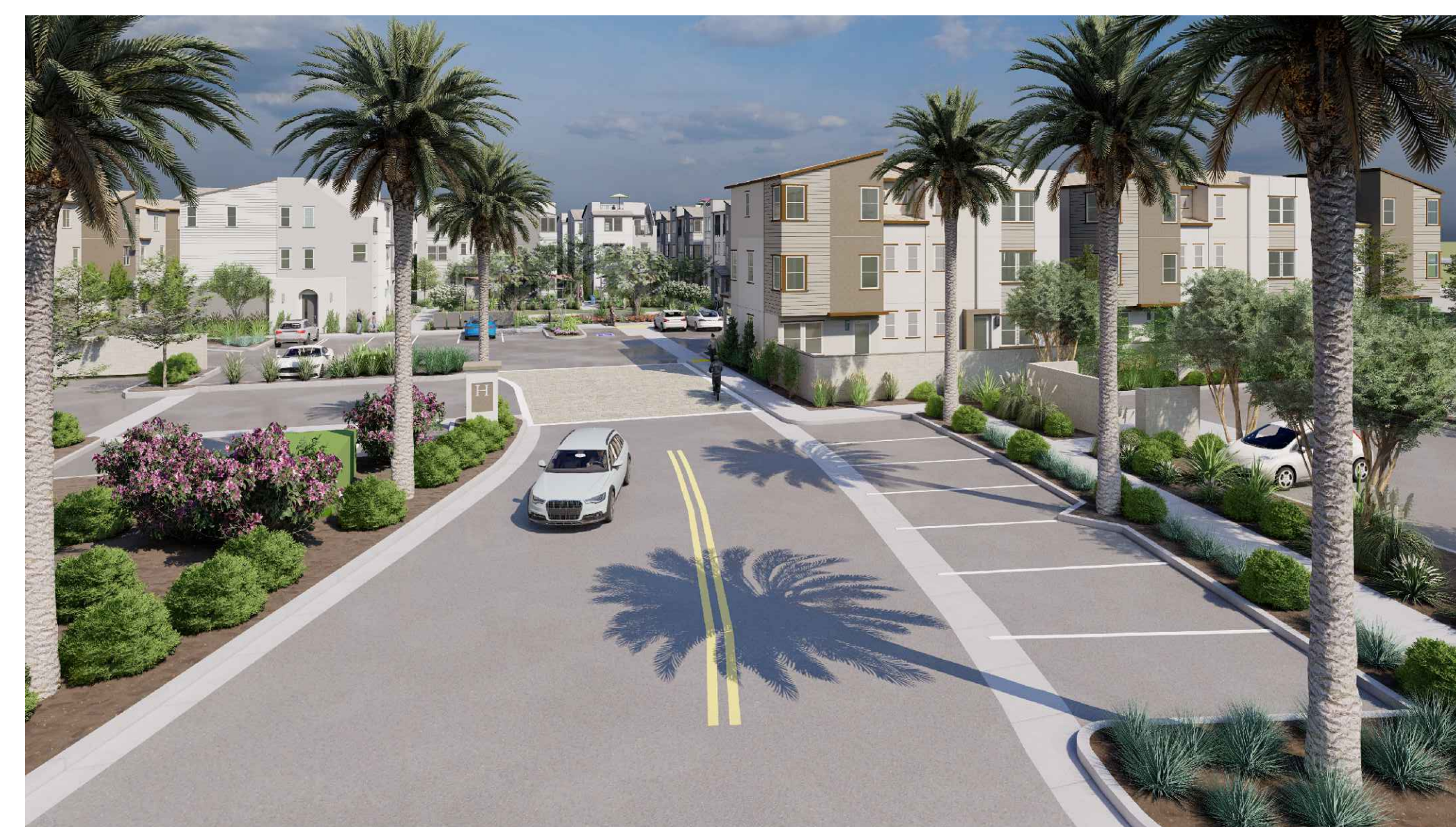




PERSPECTIVE OF PLANS 5A/3B LOOKING NORTHEAST (LOT 67/71)



PERSPECTIVE OF TYPICAL INTERIOR PASEO



PERSPECTIVE FROM TUSTIN STREET TOWARD EAST



FRONT ENTRY PERSPECTIVE (PLANS 2 AND 5A)



PASEO PERSPECTIVE AT UNIT 32 TOWARD SOUTHEAST



PERSPECTIVE OF PROJECT ENTRY



PERSPECTIVE OF COMMON WALKWAY AT UNITS 30/31 TOWARD NORTH



PERSPECTIVE OF RECREATION AREA TOWARD SOUTHEAST



PERSPECTIVE OF MAIN RECREATION AREA VIEWED FROM PROJECT ENTRY

ORANGE

MELIA HOMES
9860 Irvine Center Drive
Irvine, CA 92618
(949) 759-4367

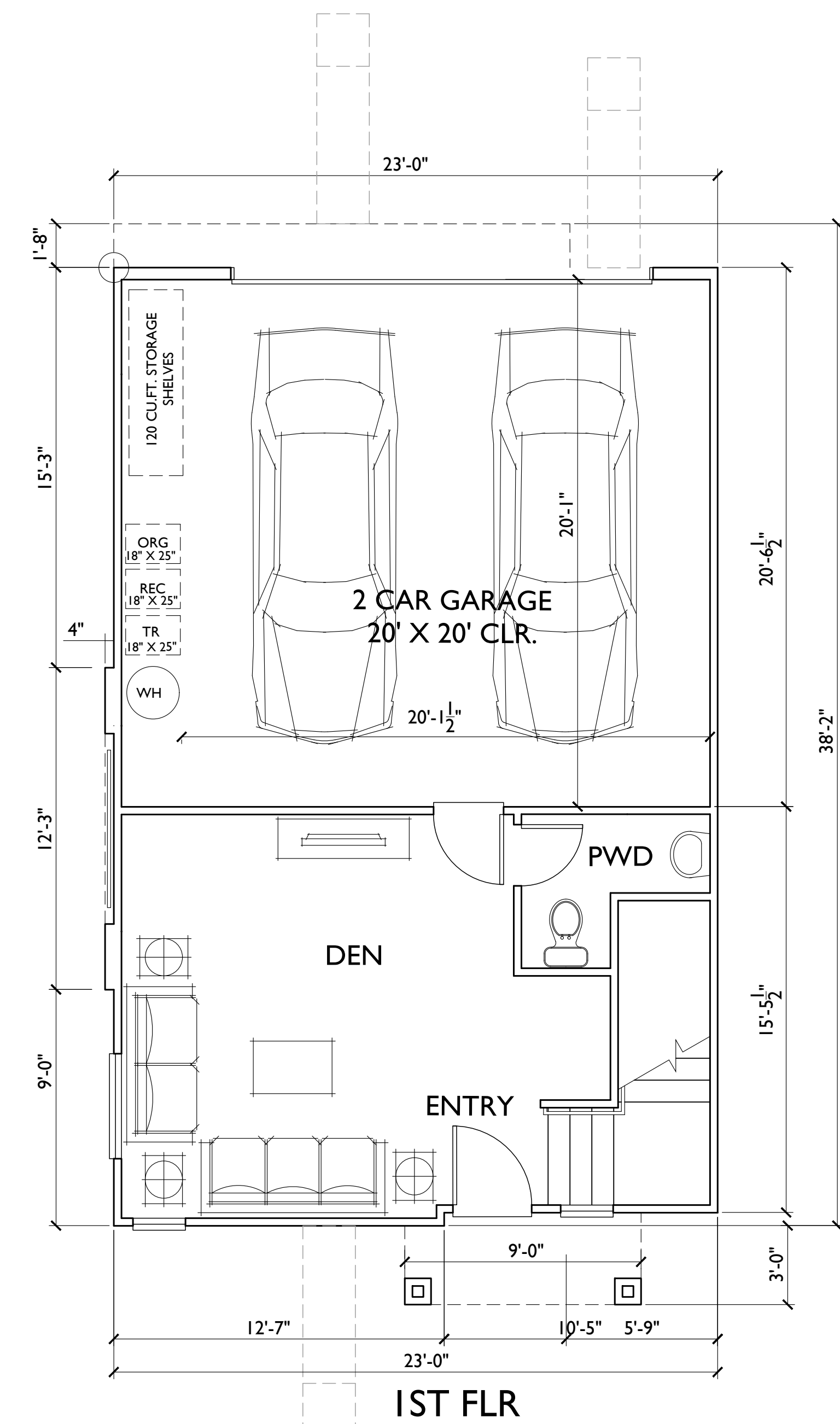
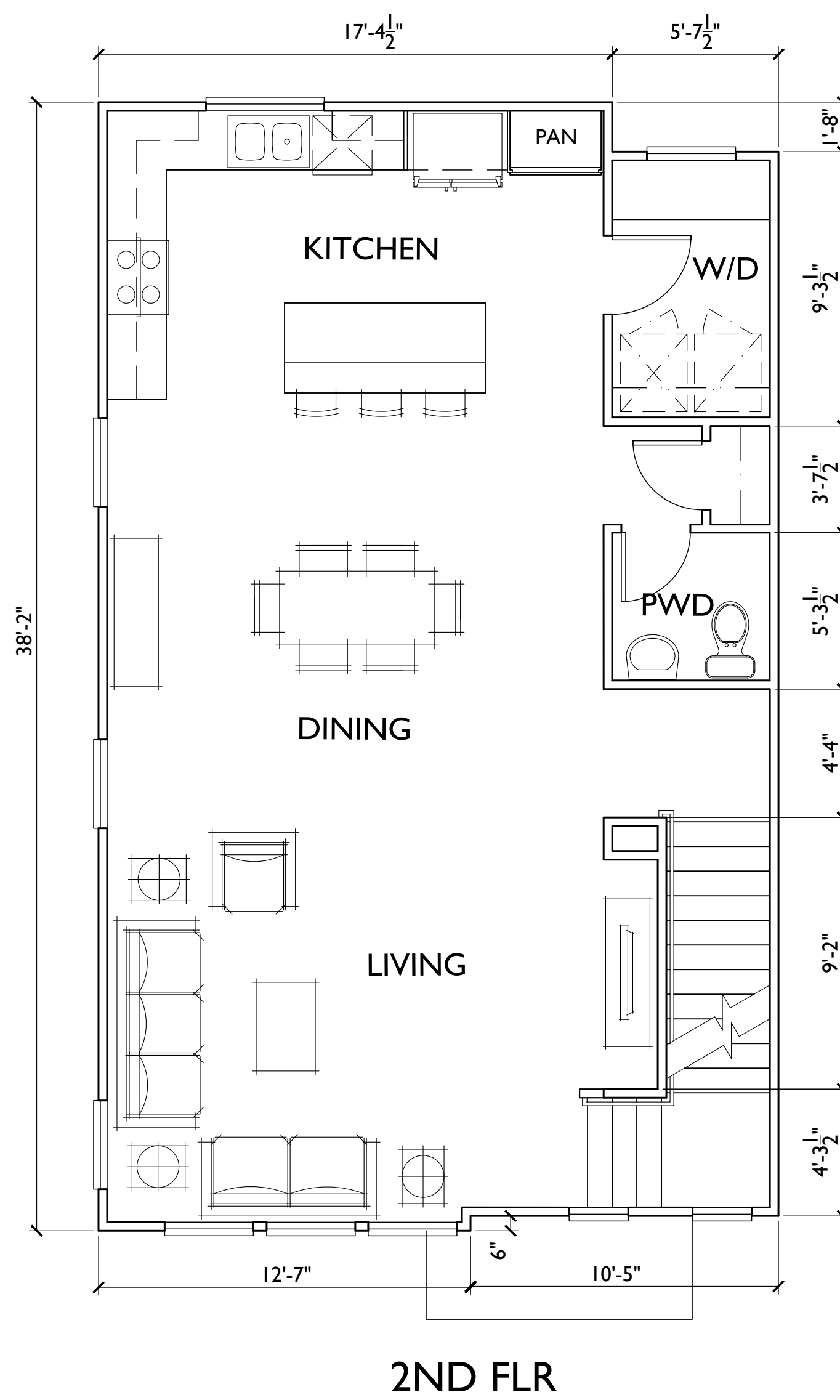
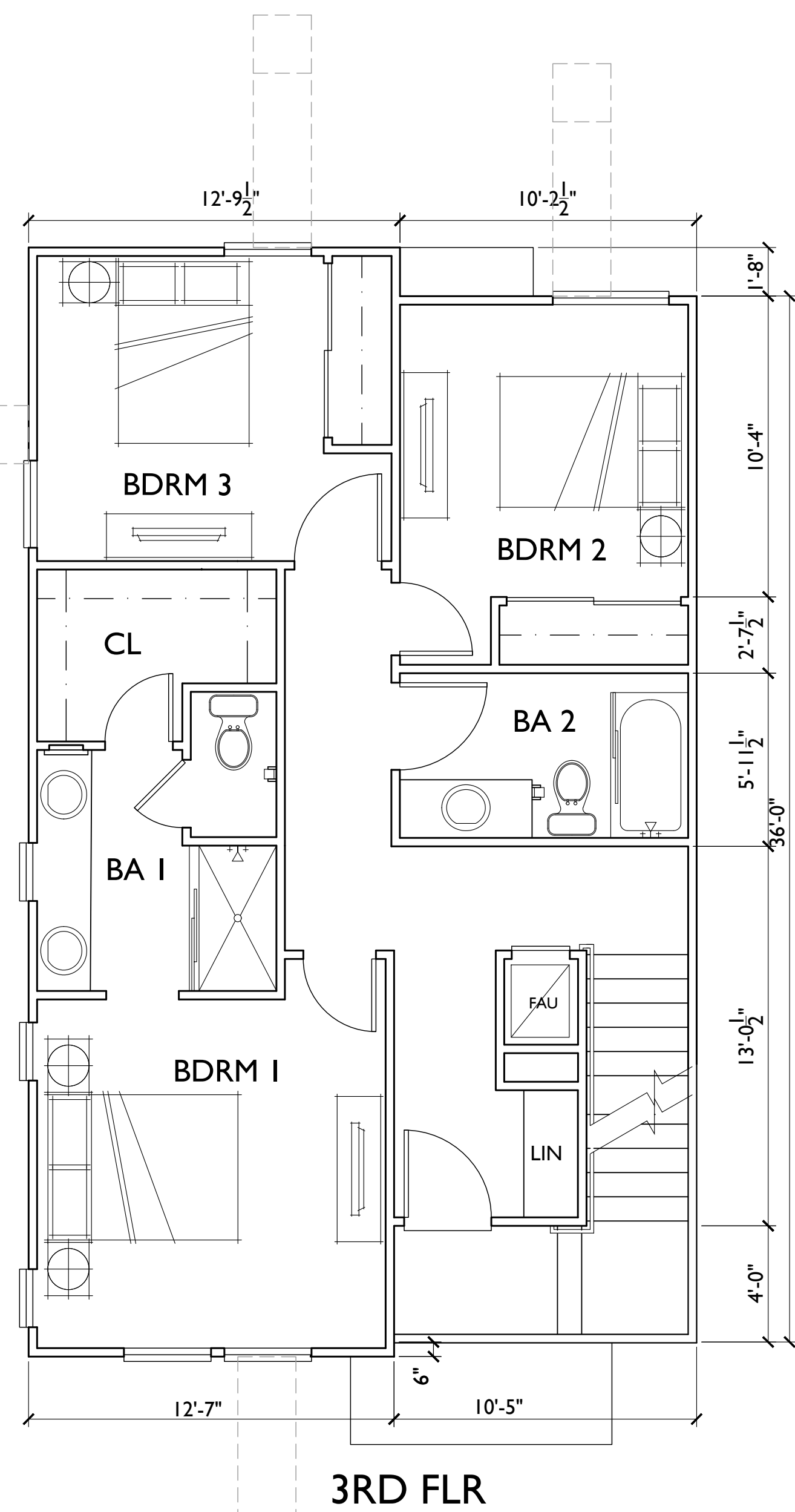
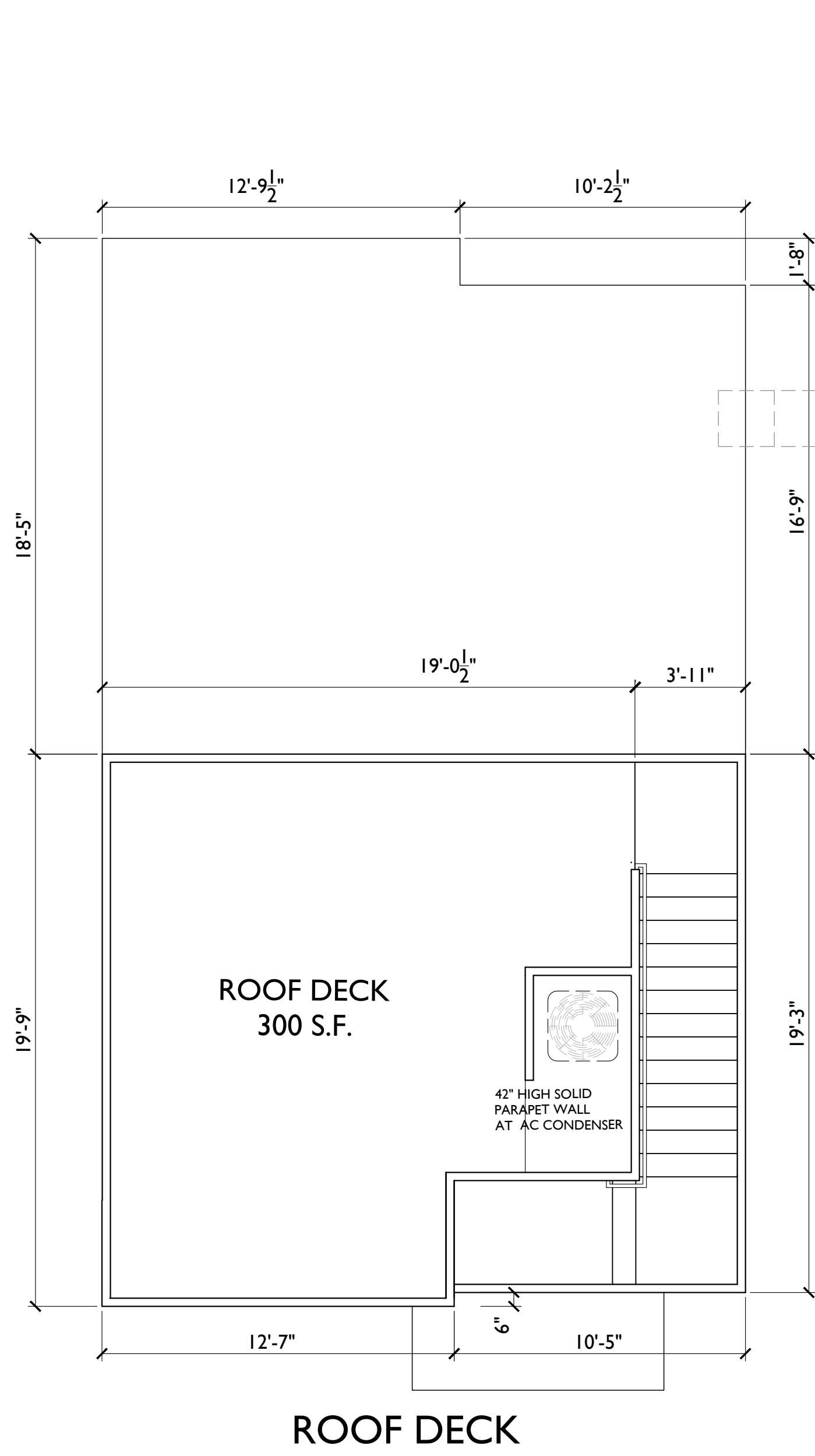
2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

PERSPECTIVES

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AI



PLAN I 3BED/2BA+2PWD	
1ST FL -	361
2ND FL -	863
3RD FL -	784
TOTAL LIVABLE -	2,008 S.F.
ROOF DECK	300 S.F.
GARAGE -	472 S.F.

ORANGE

2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

PLAN I (DUPLEX)

MELIA HOMES
9860 Irvine Center Drive
Irvine, CA 92618
(949) 759-4367

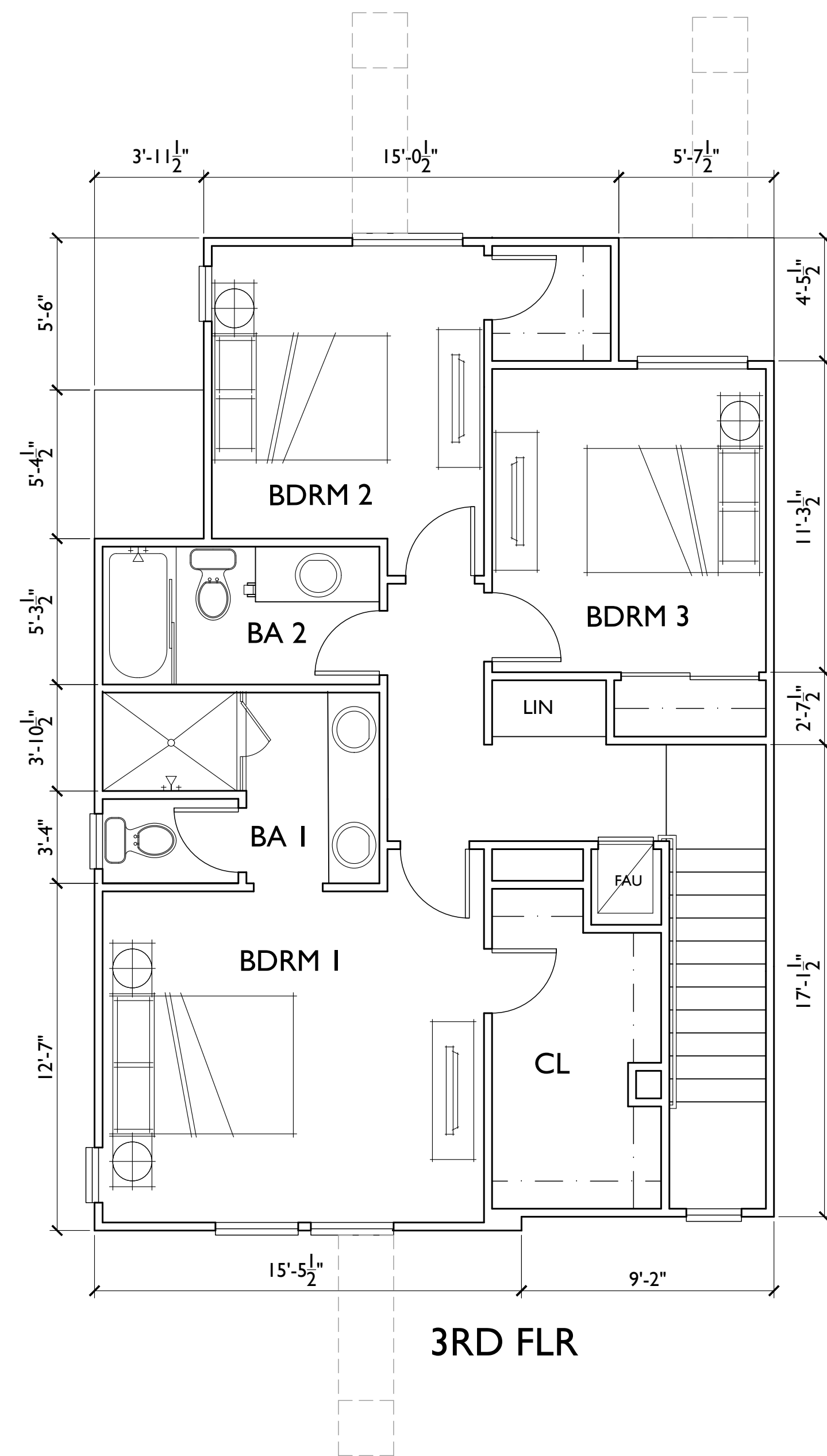


OCT 13, 2025

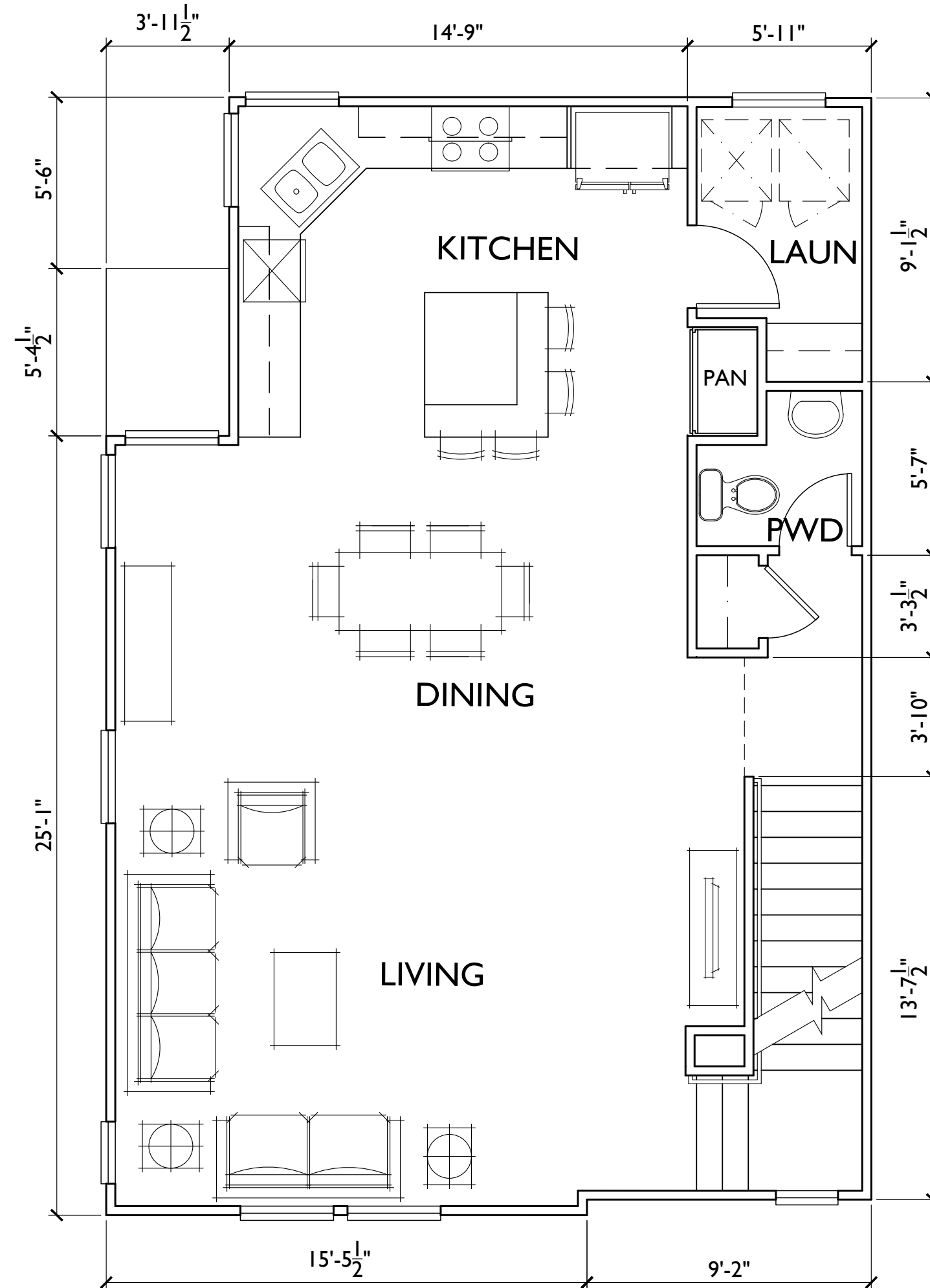
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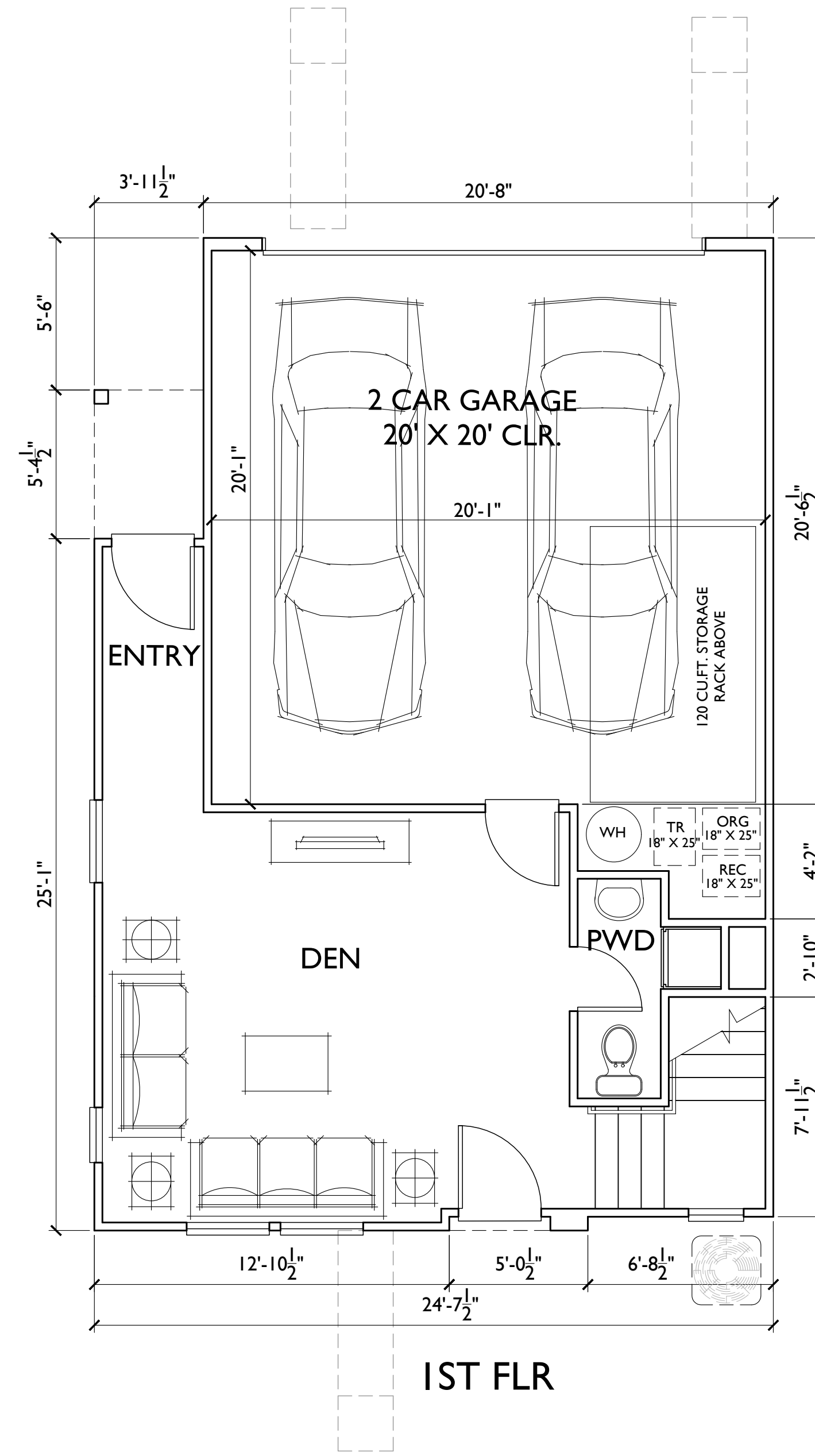
A2



3RD FLR

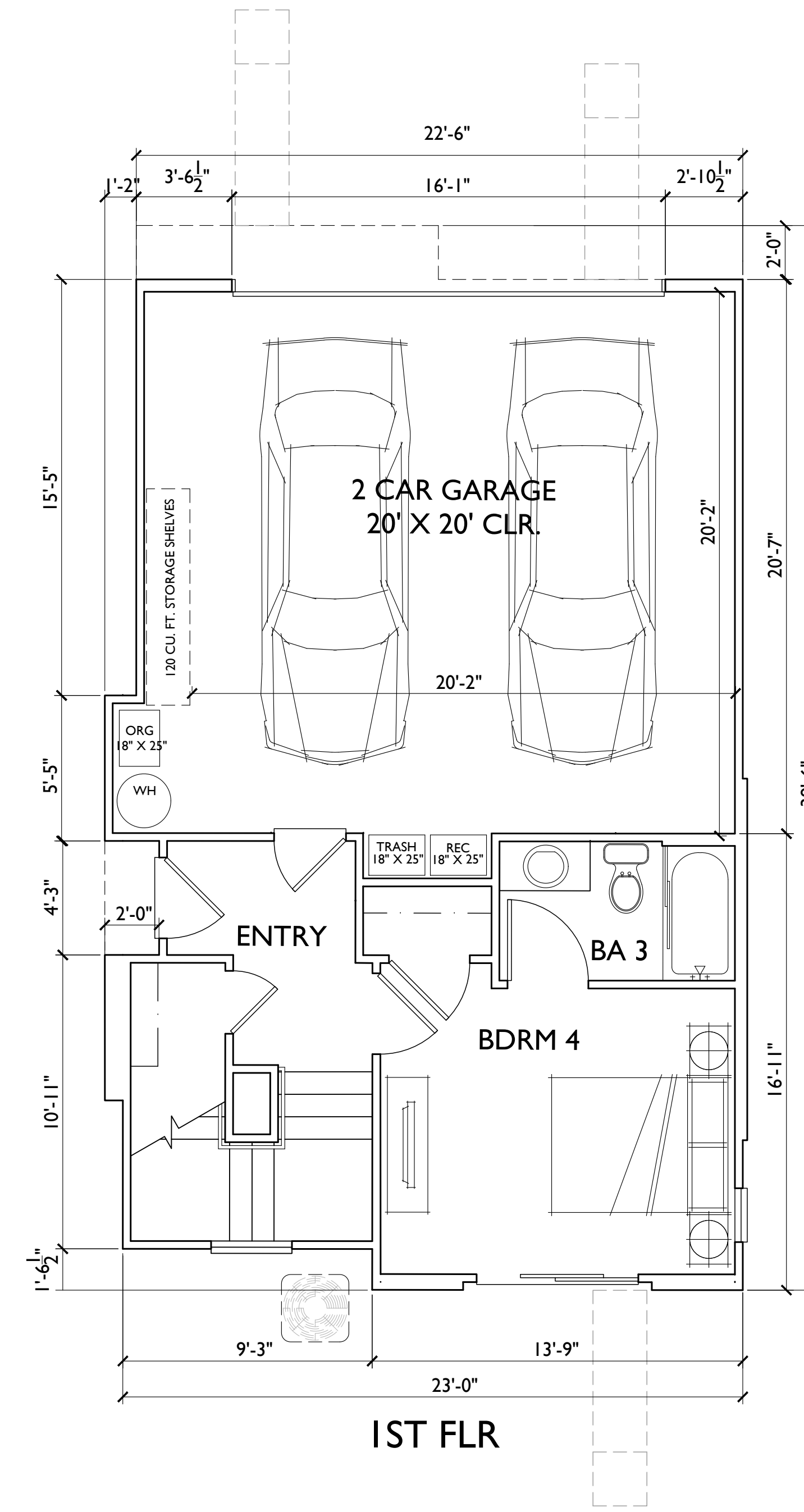
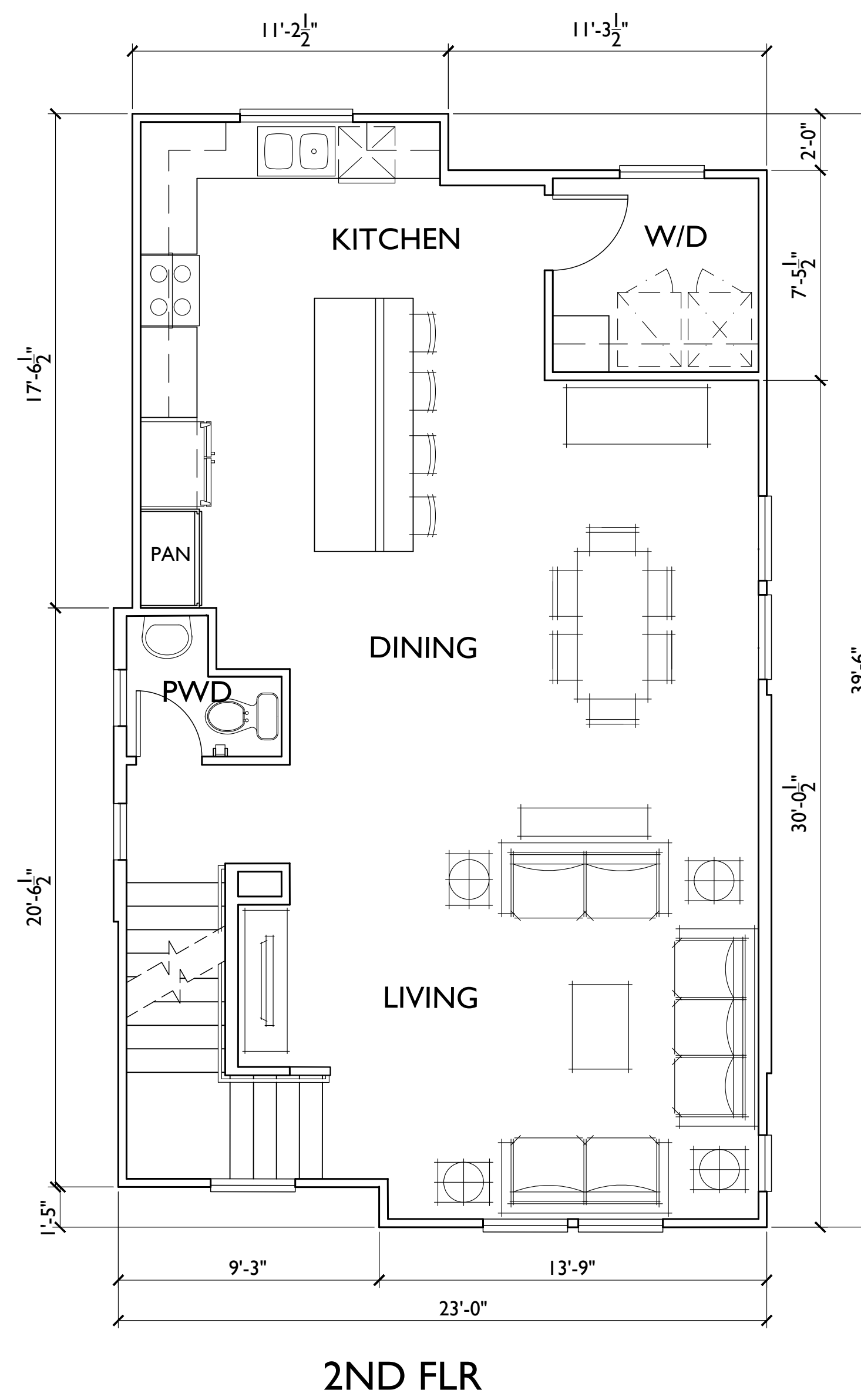
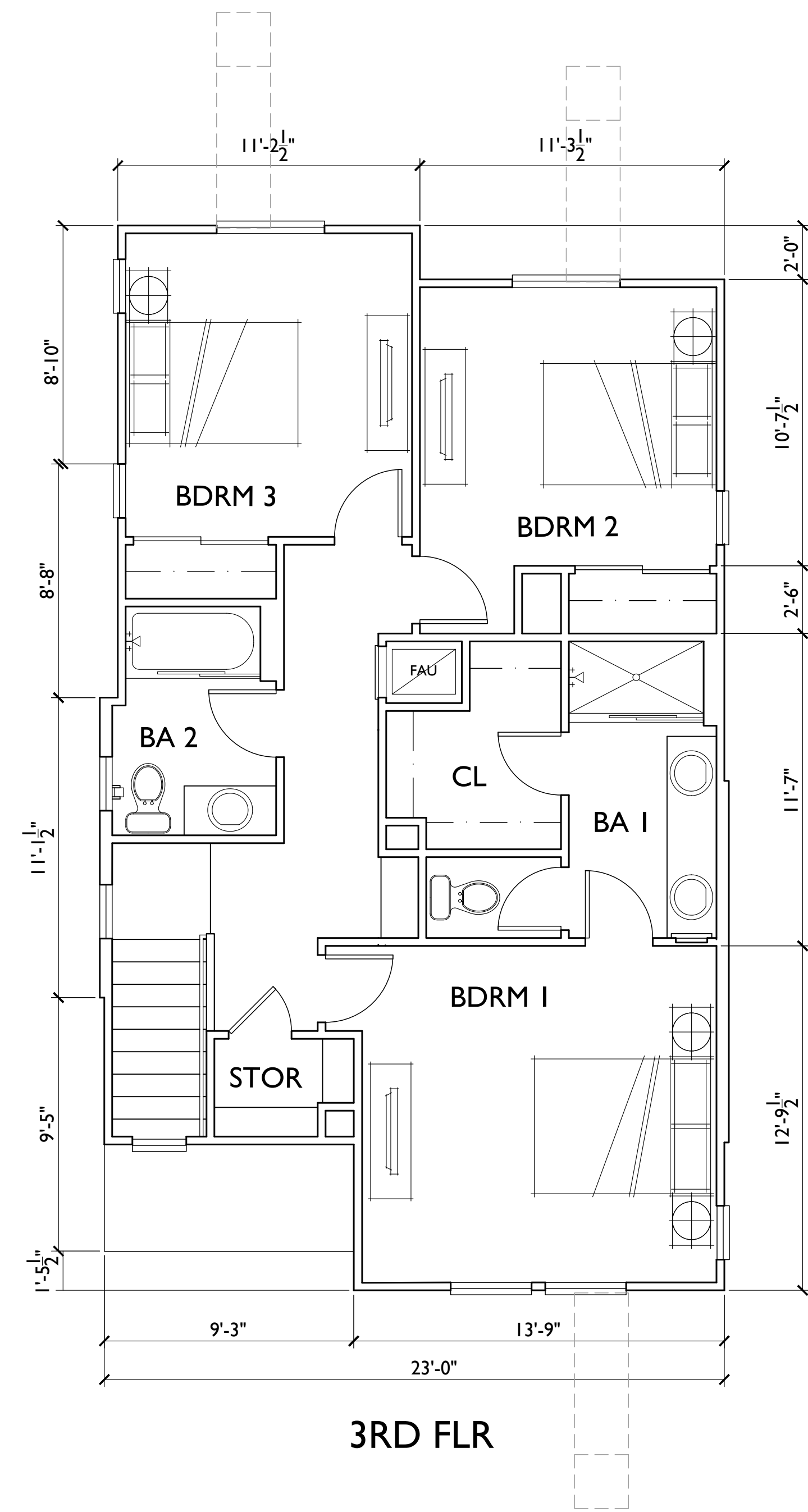


2ND FLR



1ST FLR

PLAN 2	3BED/2BA+2PWD
1ST FL -	392
2ND FL -	839
3RD FL -	783
TOTAL LIVABLE -	2,014 S.F.
GARAGE -	446 S.F.



PLAN 3A	4 BED/3BA/1PWD
1ST FL -	358
2ND FL -	864
3RD FL -	804
TOTAL LIVABLE -	2,026 S.F.
GARAGE -	477 S.F.

ORANGE

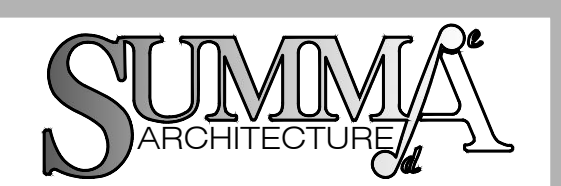
MELIA HOMES
9860 Irvine Center Drive
Irvine, CA 92618
(949) 759-4367

2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

PLAN 3A (DETACHED - LOT 6 ONLY)

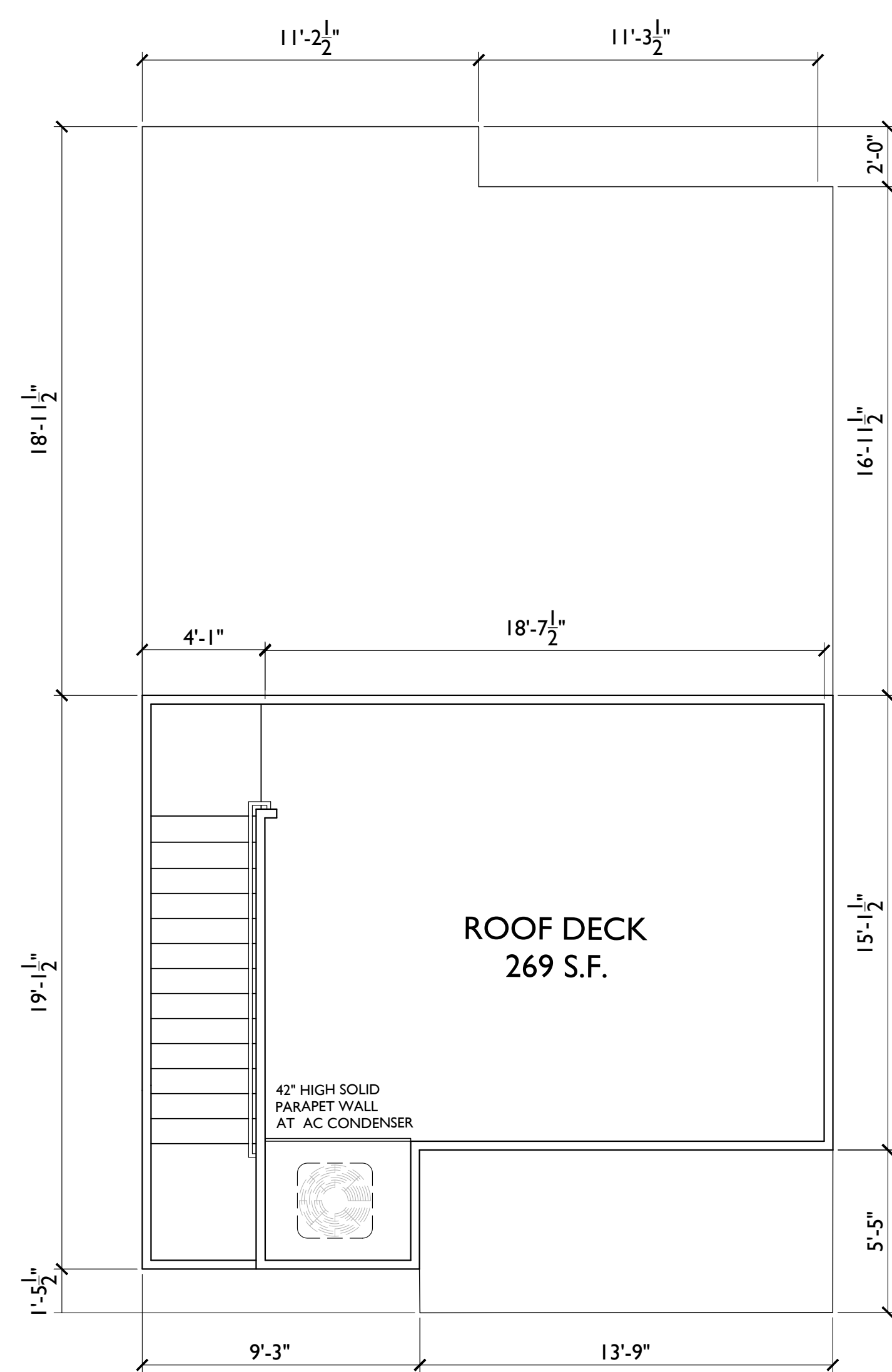


OCT 13, 2025

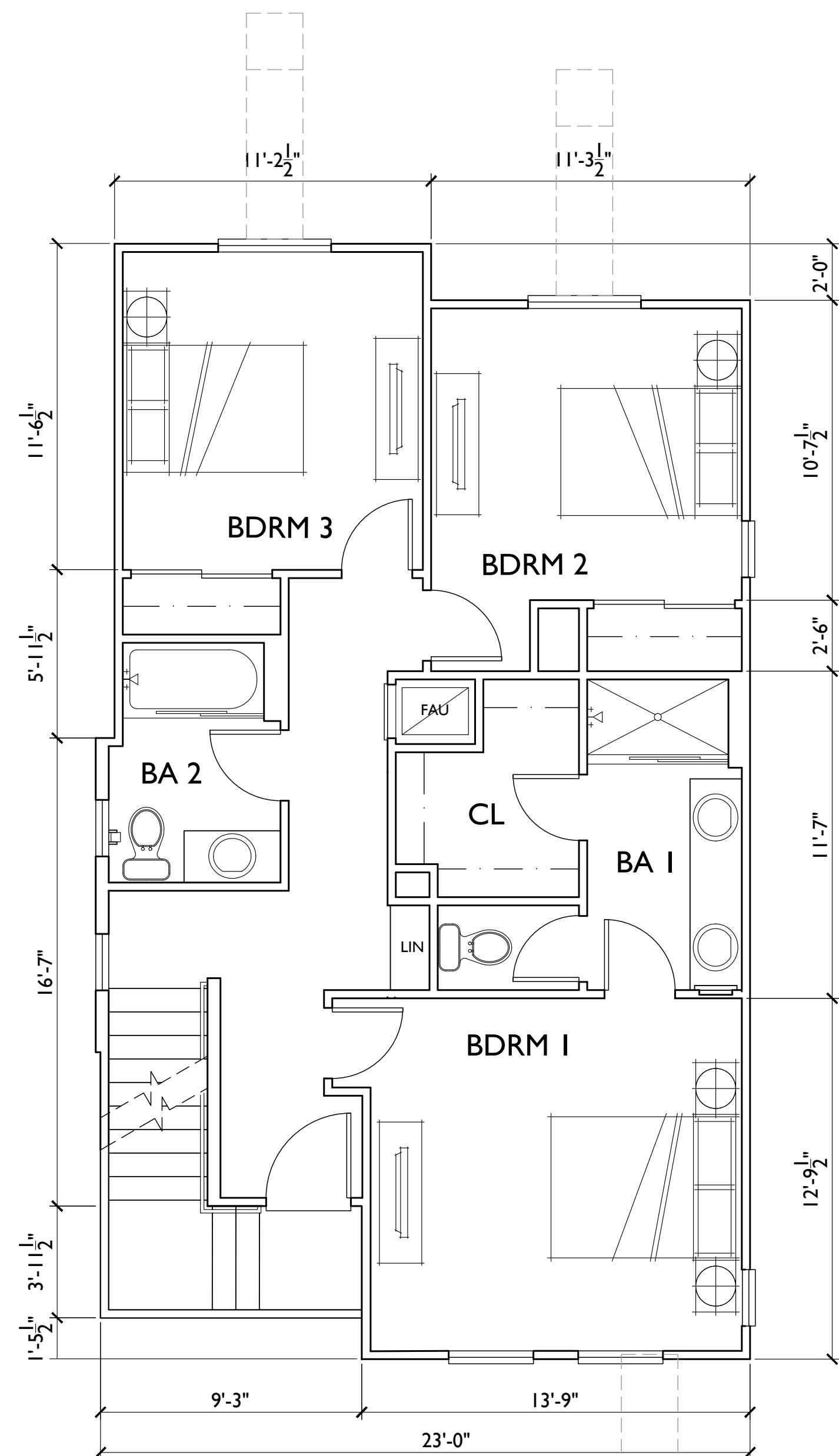


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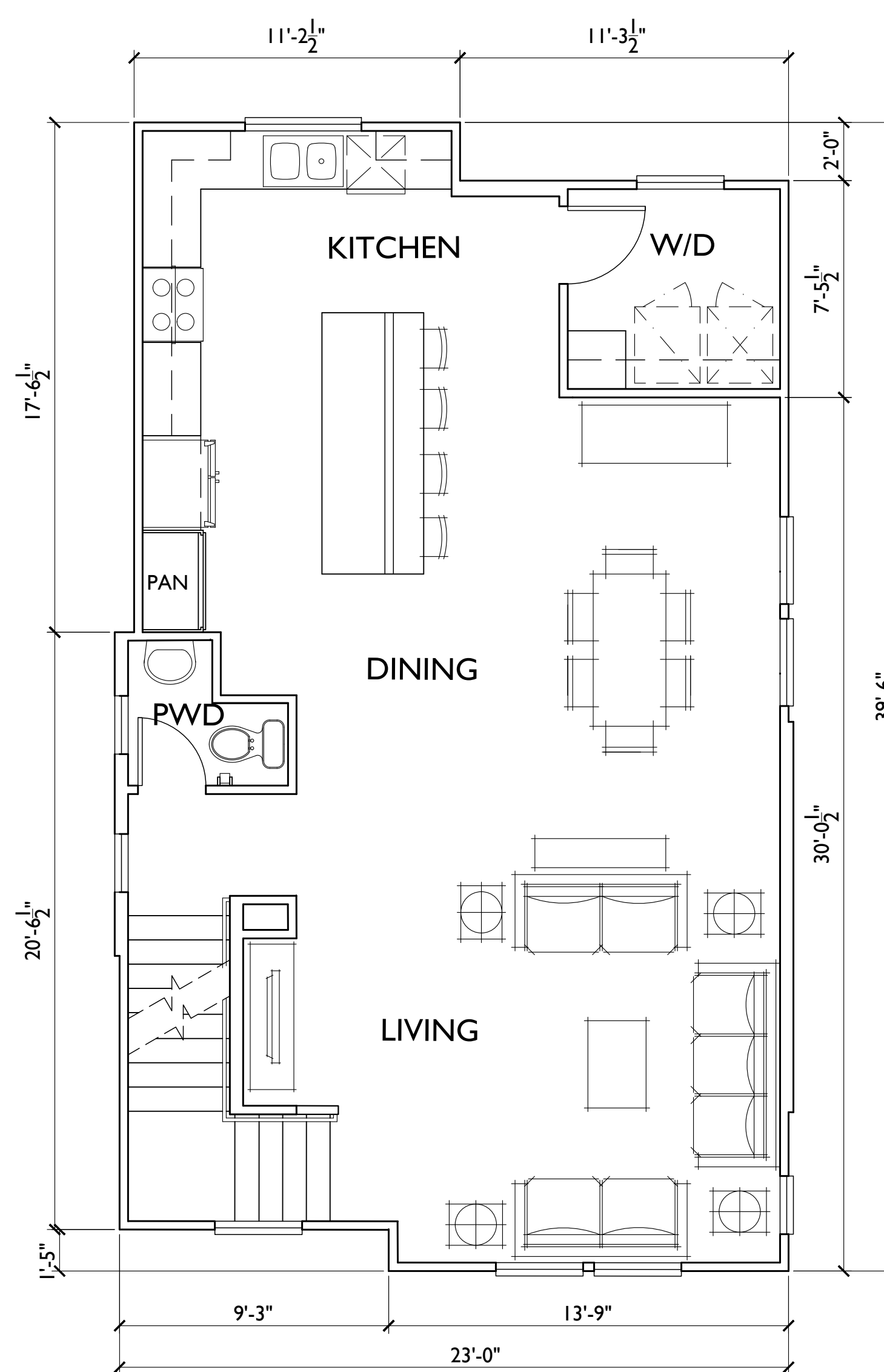
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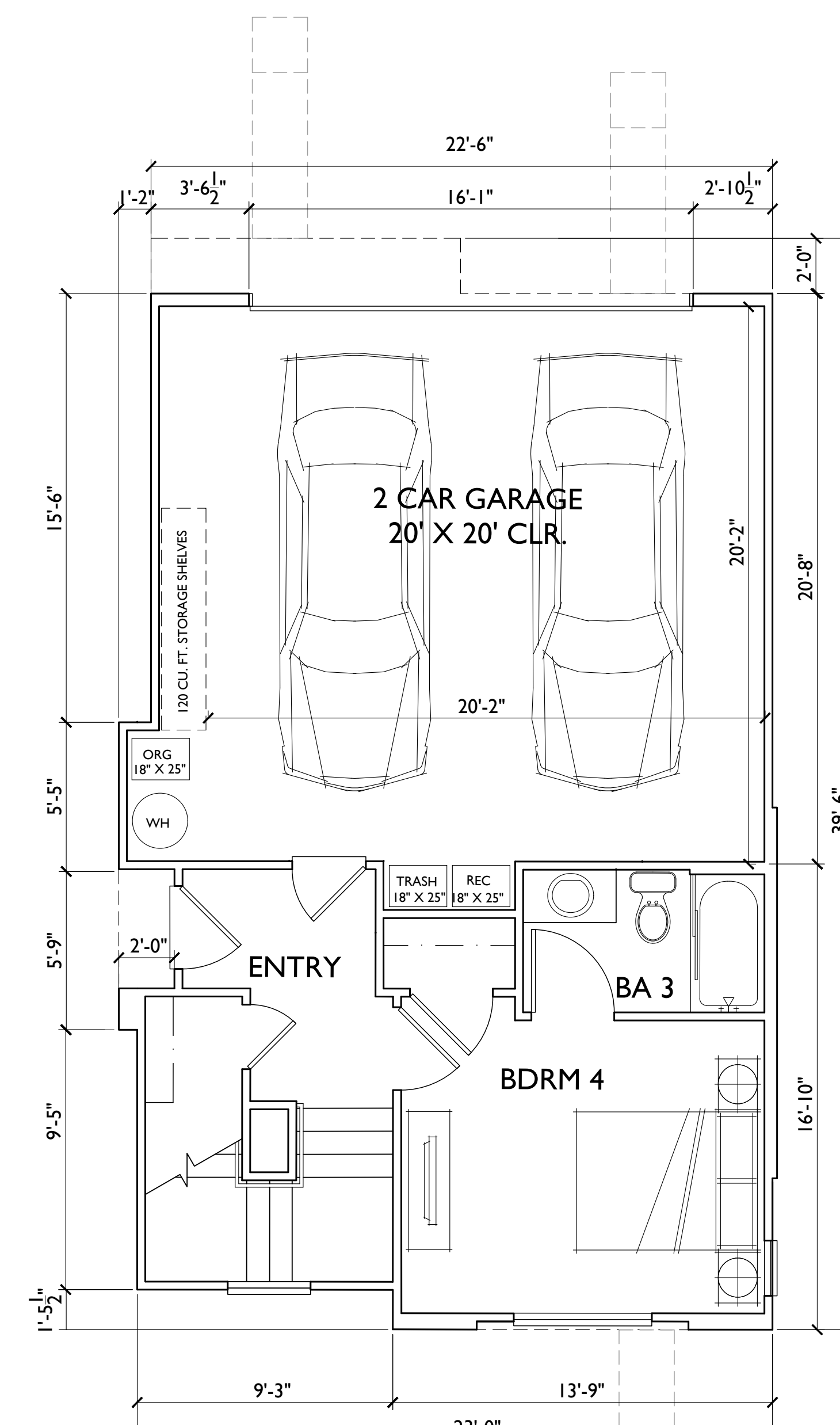
ROOF DECK



3RD FLR



2ND FLR



1ST FLR

PLAN 3B	4 BED/3BA/1PWR
1ST FL -	358
2ND FL -	864
3RD FL -	804
TOTAL LIVABLE -	2,026 S.F.
ROOF DECK	269 S.F.
GARAGE -	477 S.F.

ORANGE

2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

PLAN 3B (DETACHED)

MELIA HOMES
9860 Irvine Center Drive
Irvine, CA 92618
(949) 759-4367

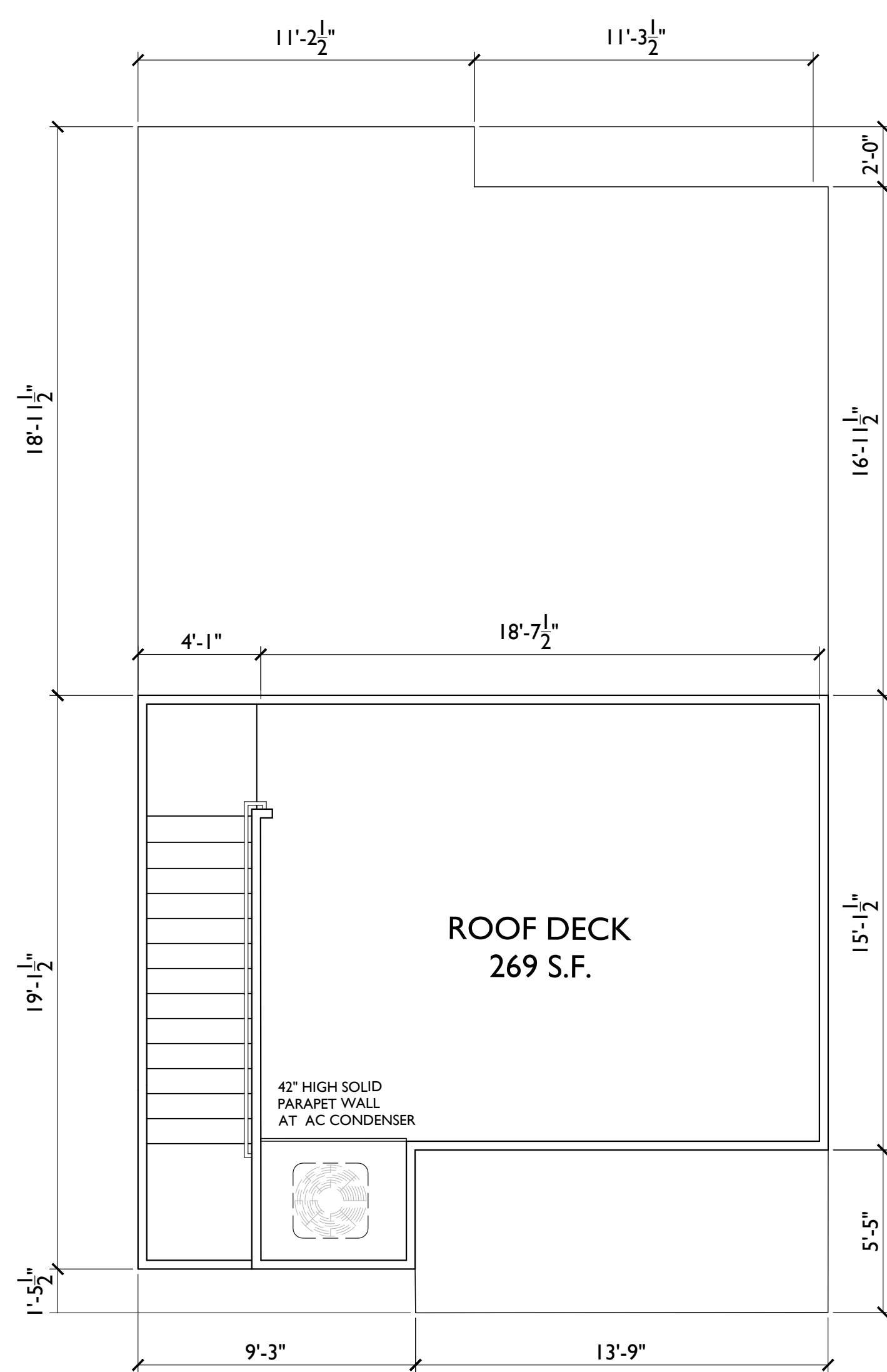


OCT 13, 2025

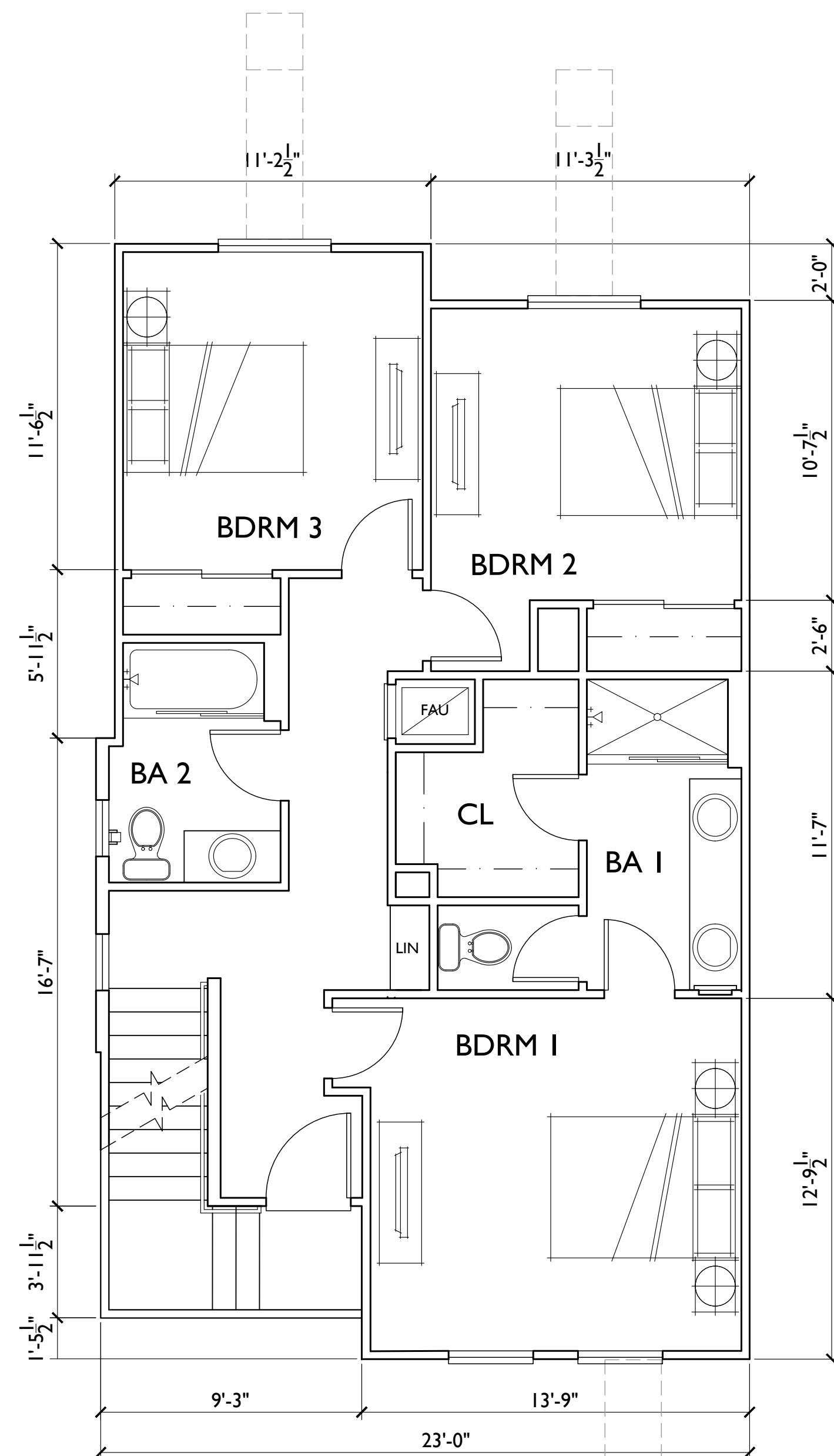
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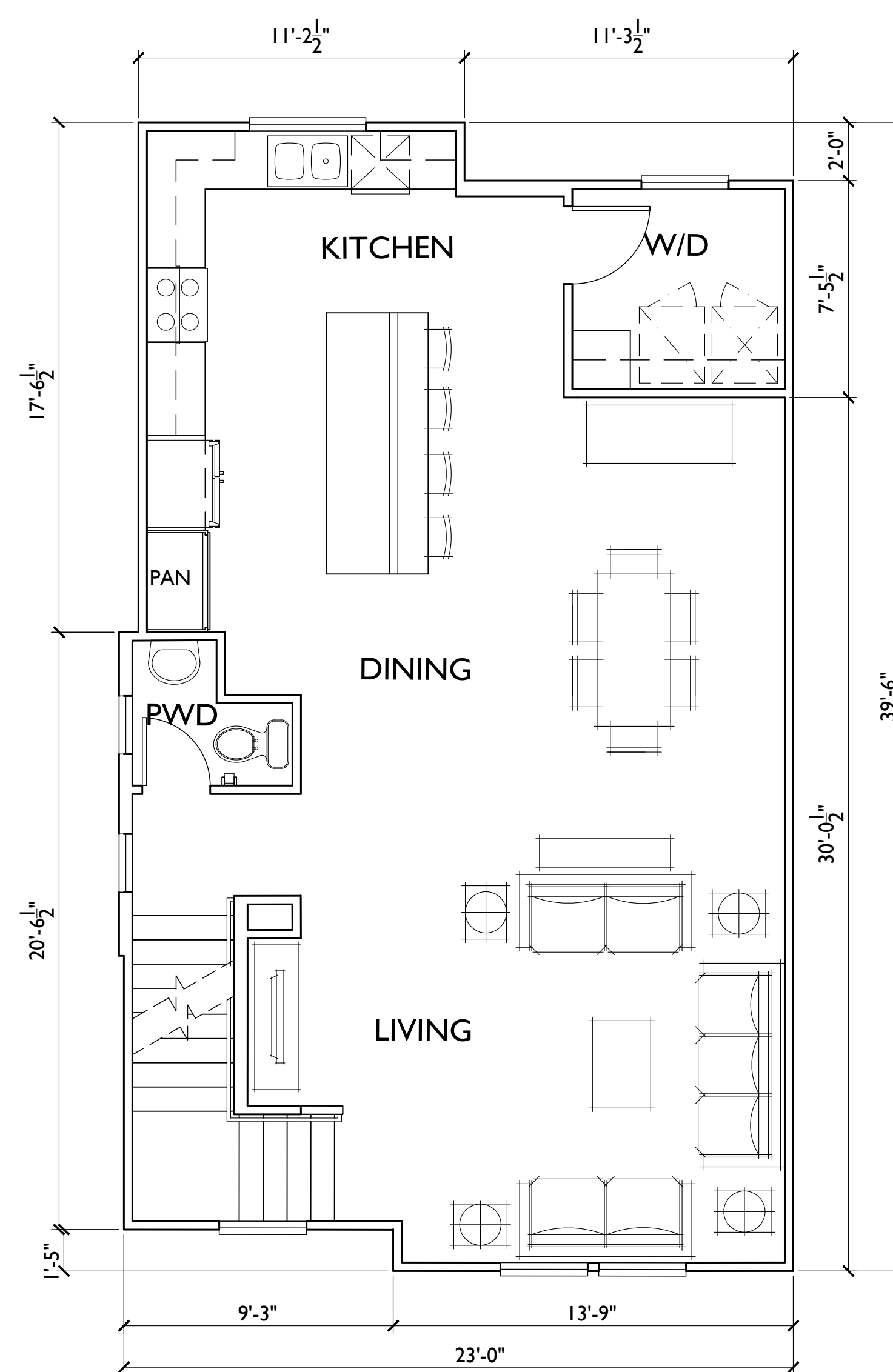
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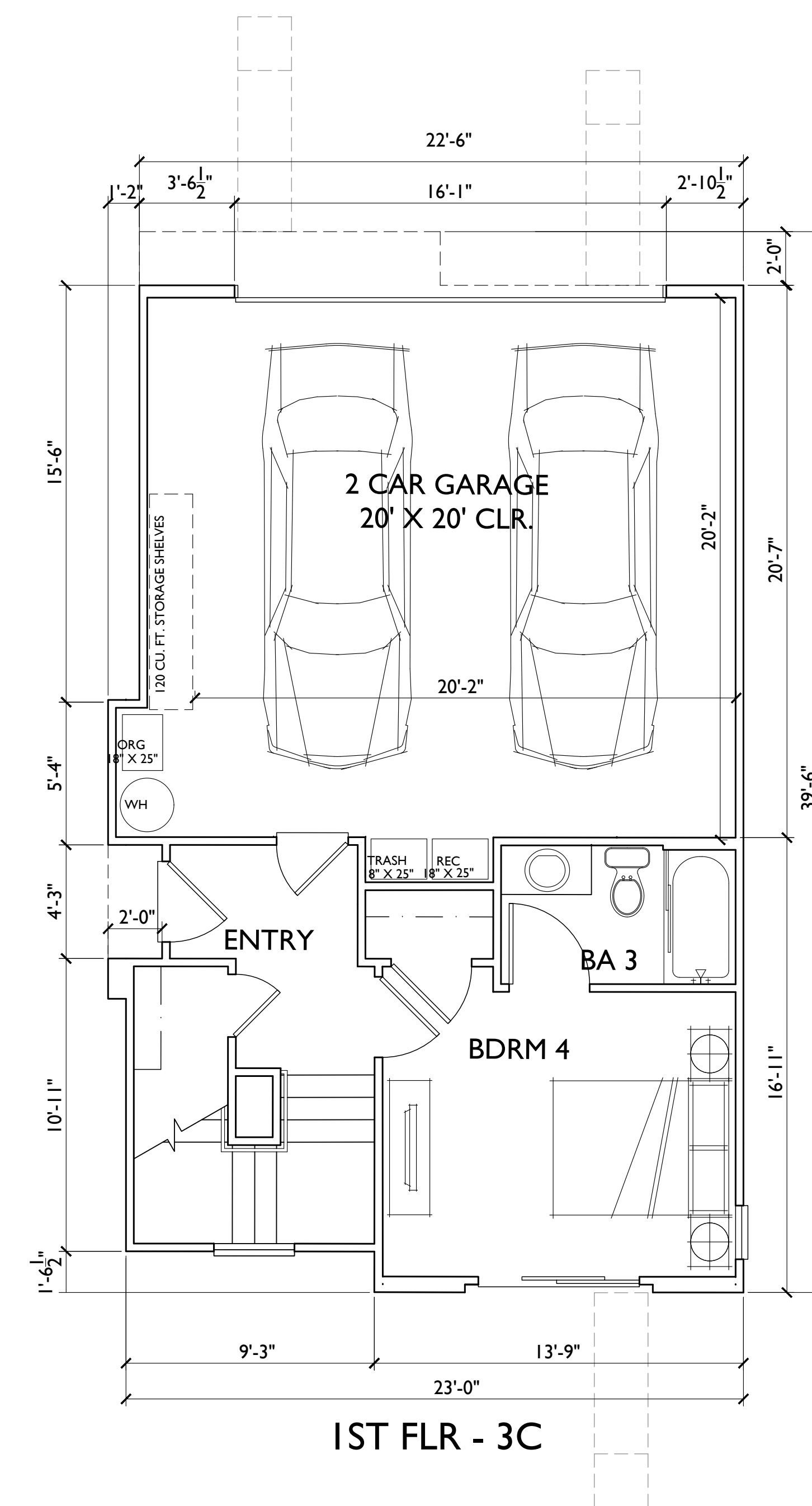
ROOF DECK - 3C



3RD FLR - 3C



2ND FLR - 3C



1ST FLR - 3C

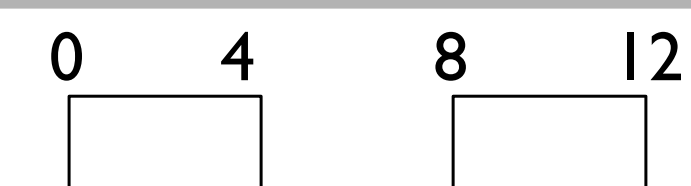
PLAN 3C	4 BED/3BA/1PWR
1ST FL -	358
2ND FL -	864
3RD FL -	804
TOTAL LIVABLE -	2,026 S.F.
ROOF DECK	269 S.F.
GARAGE -	477 S.F.

ORANGE

2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

PLAN 3C (DUPLEX - LOTS 21/50/53 ONLY)

MELIA HOMES
9860 Irvine Center Drive
Irvine, CA 92618
(949) 759-4367

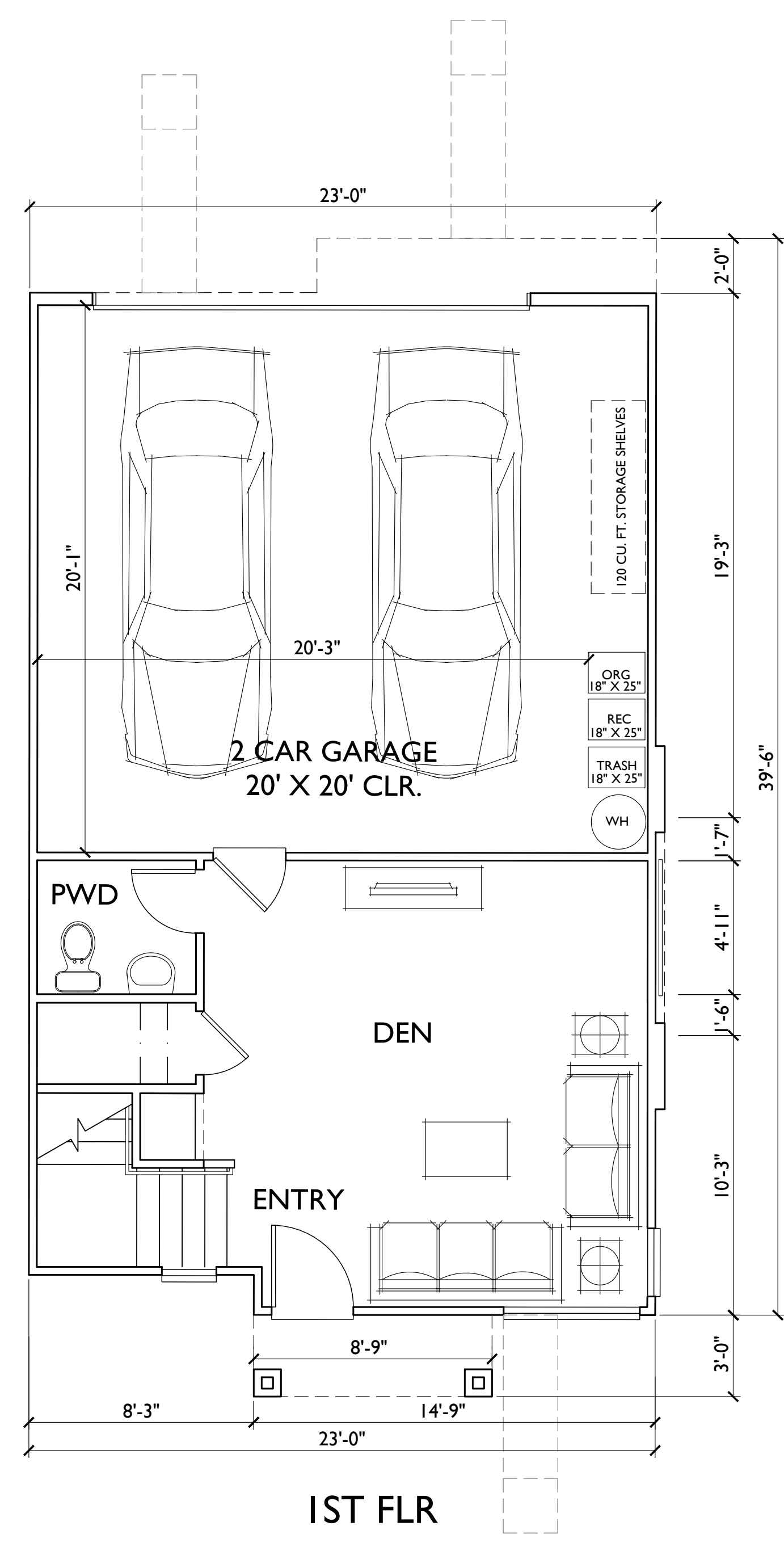
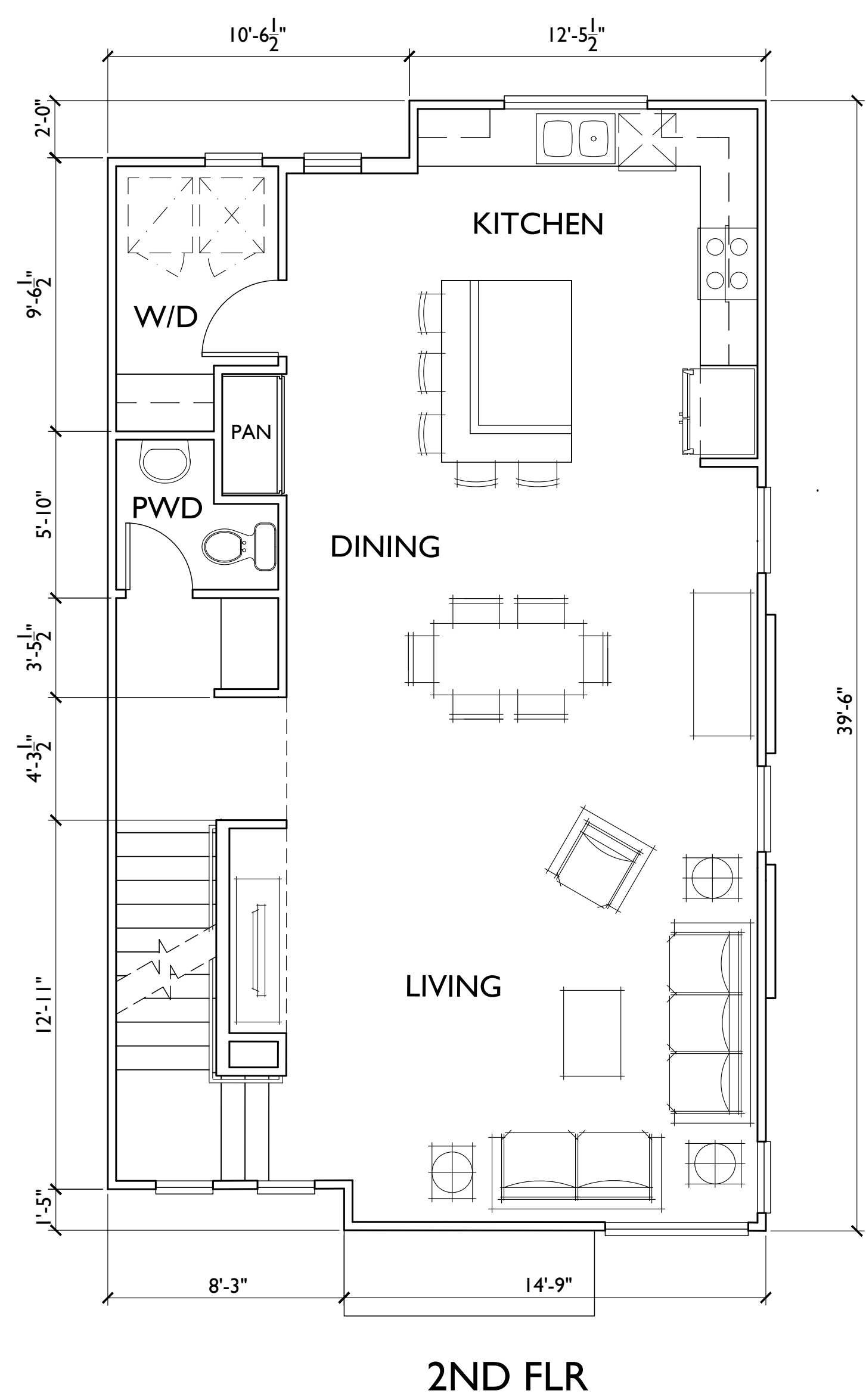
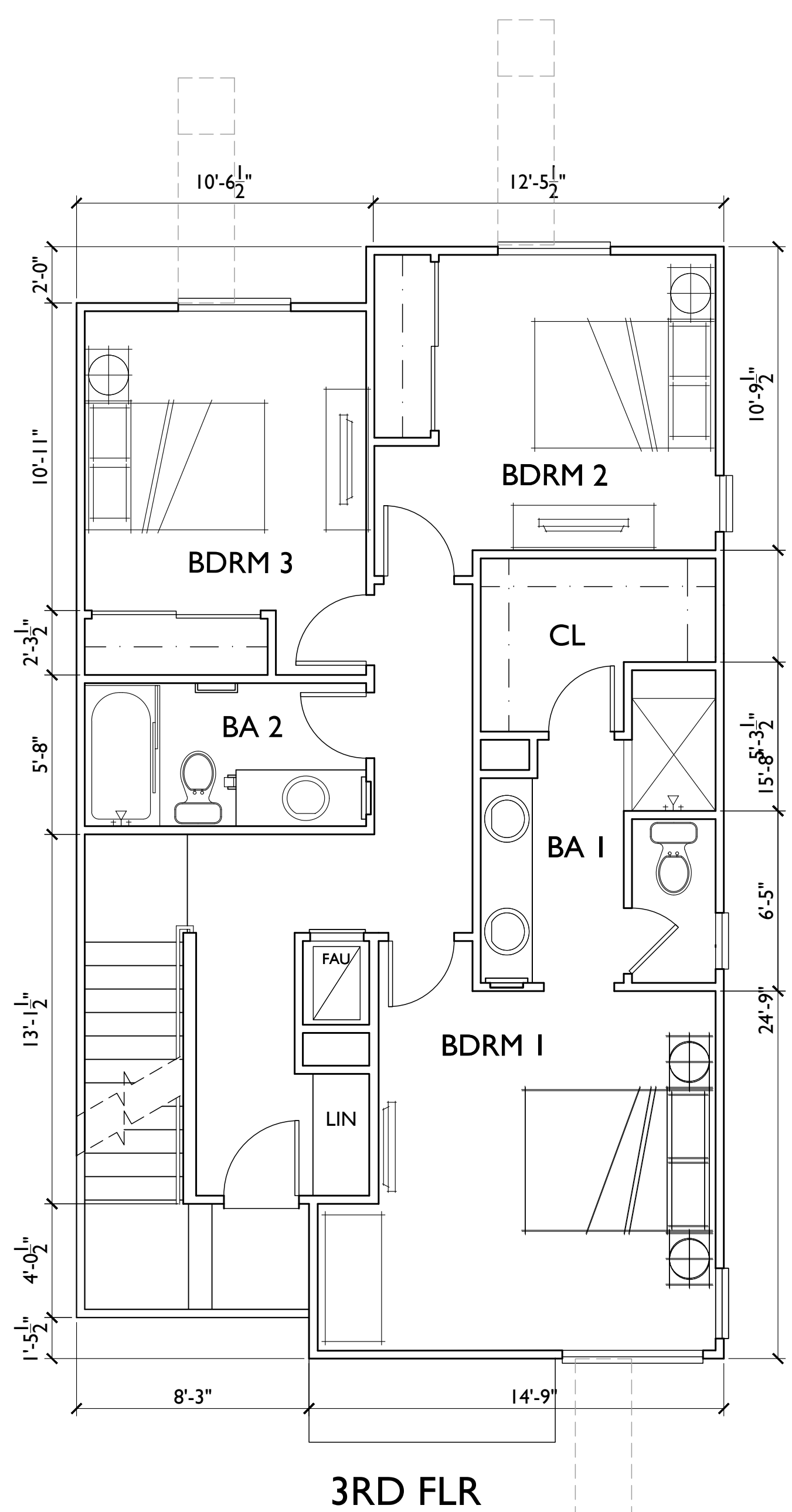
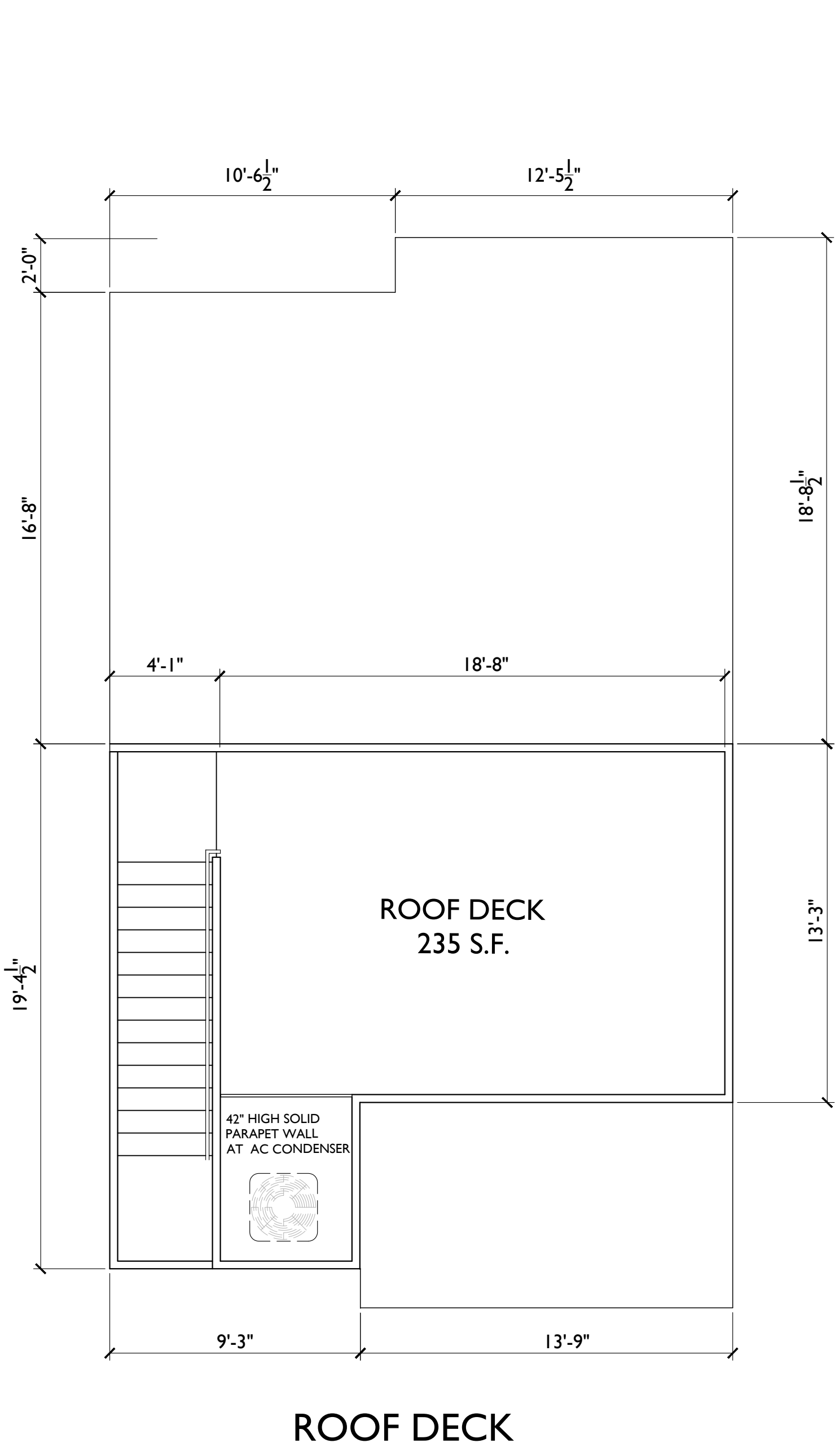


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A6



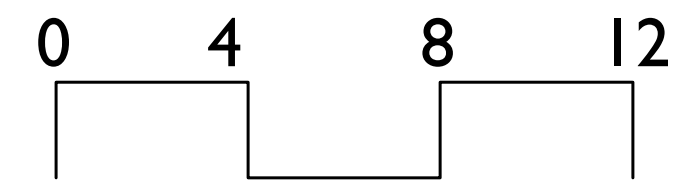
PLAN 4 3BED/2BA+2PWD	
1ST FL -	378
2ND FL -	875
3RD FL -	833
TOTAL LIVABLE -	2,086 S.F.
ROOF DECK -	235 S.F.
GARAGE -	473 S.F.

ORANGE

2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

PLAN 4 (DUPLEX)

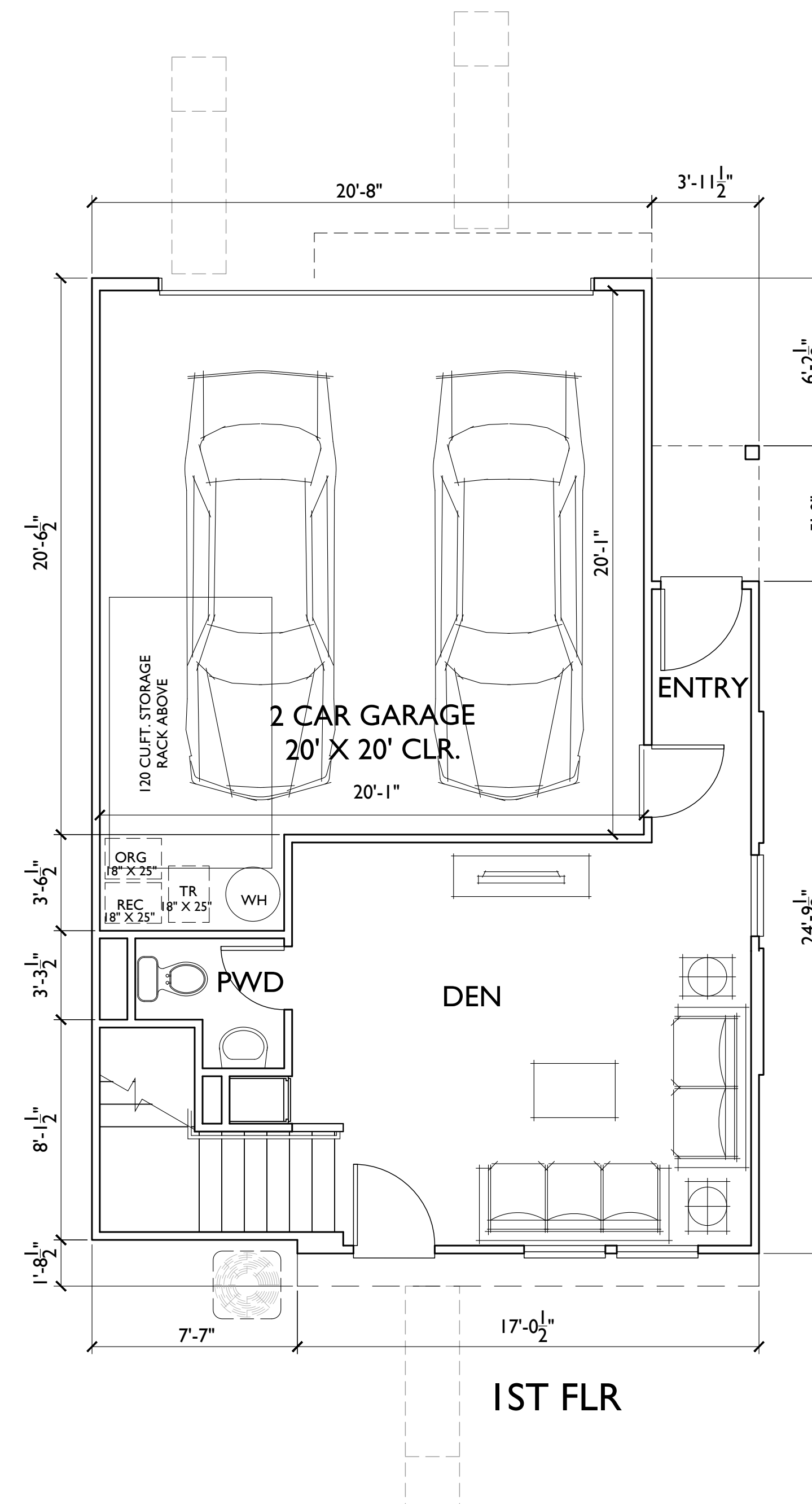
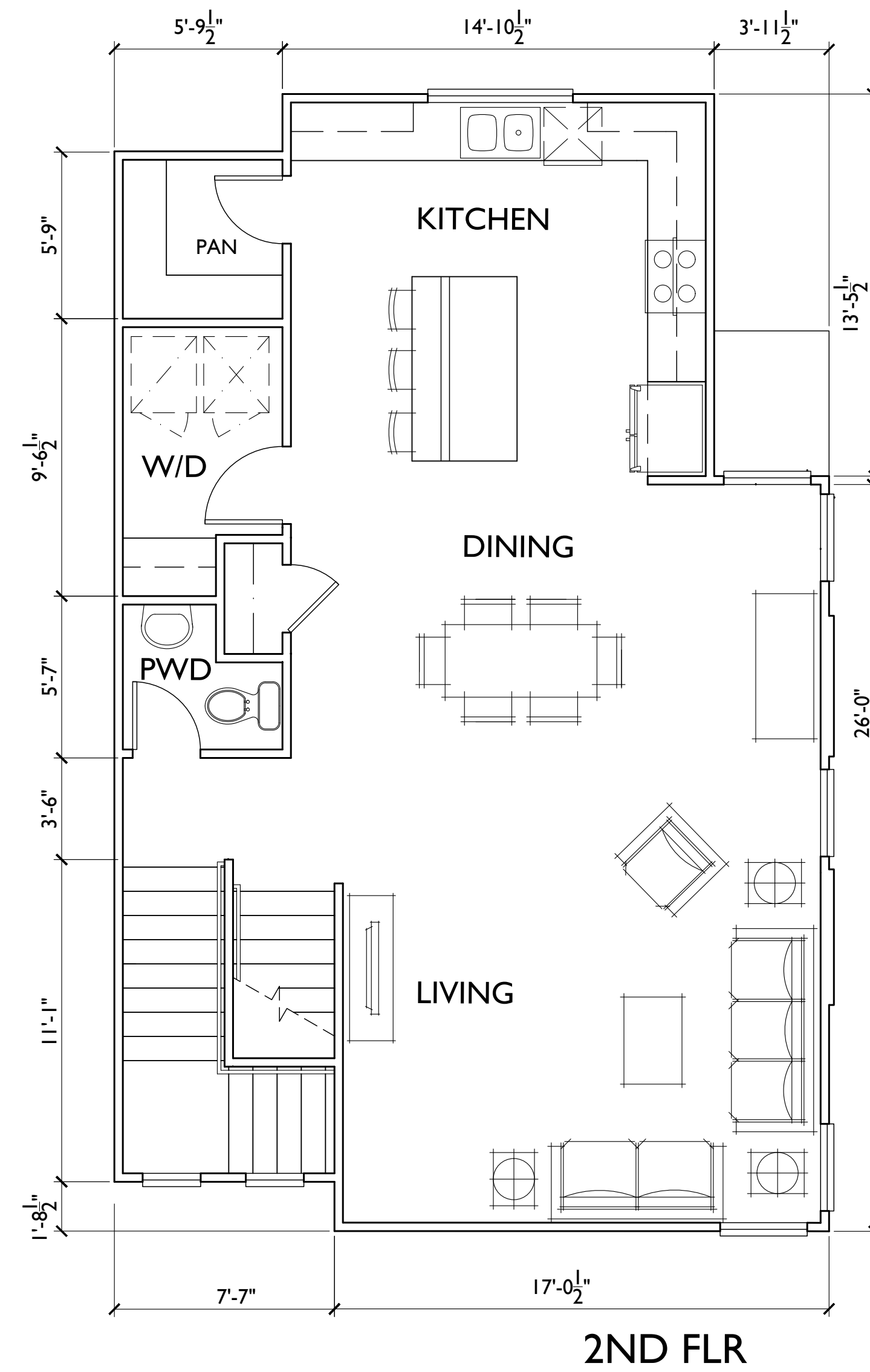
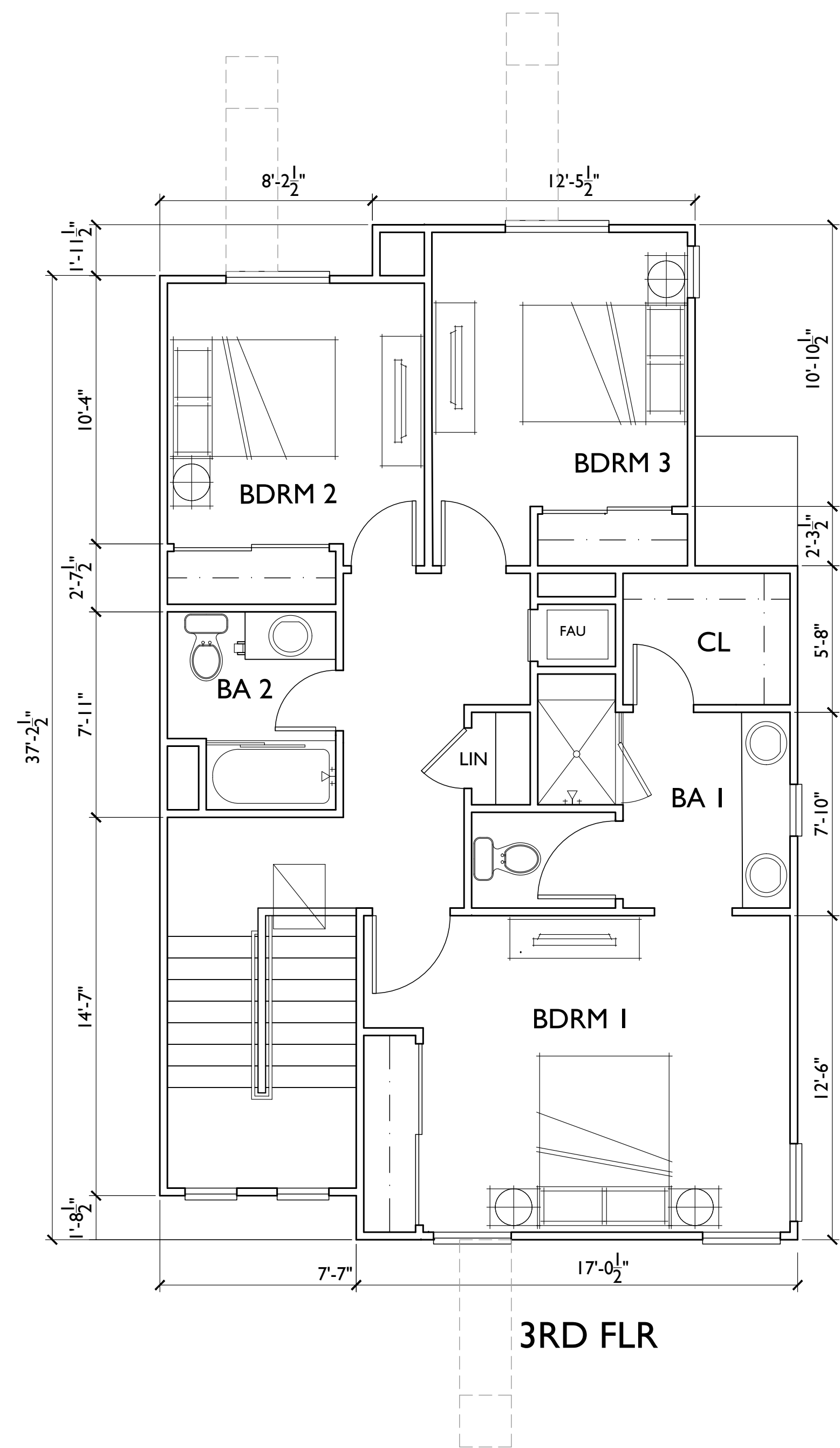
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A7

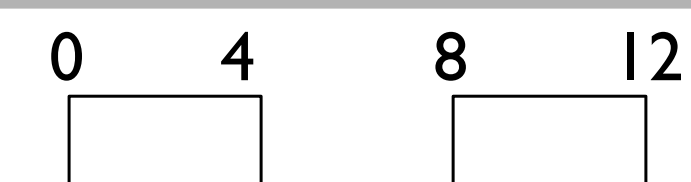


PLAN 5A	3BED/2BA+2PWD
1ST FL -	391
2ND FL -	888
3RD FL -	838
TOTAL LIVABLE -	2,117 S.F.
GARAGE -	446 S.F.

ORANGE

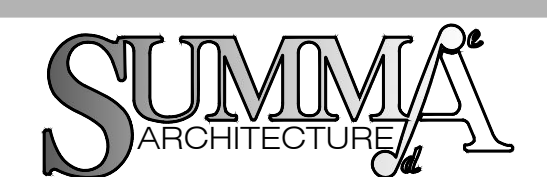
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2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

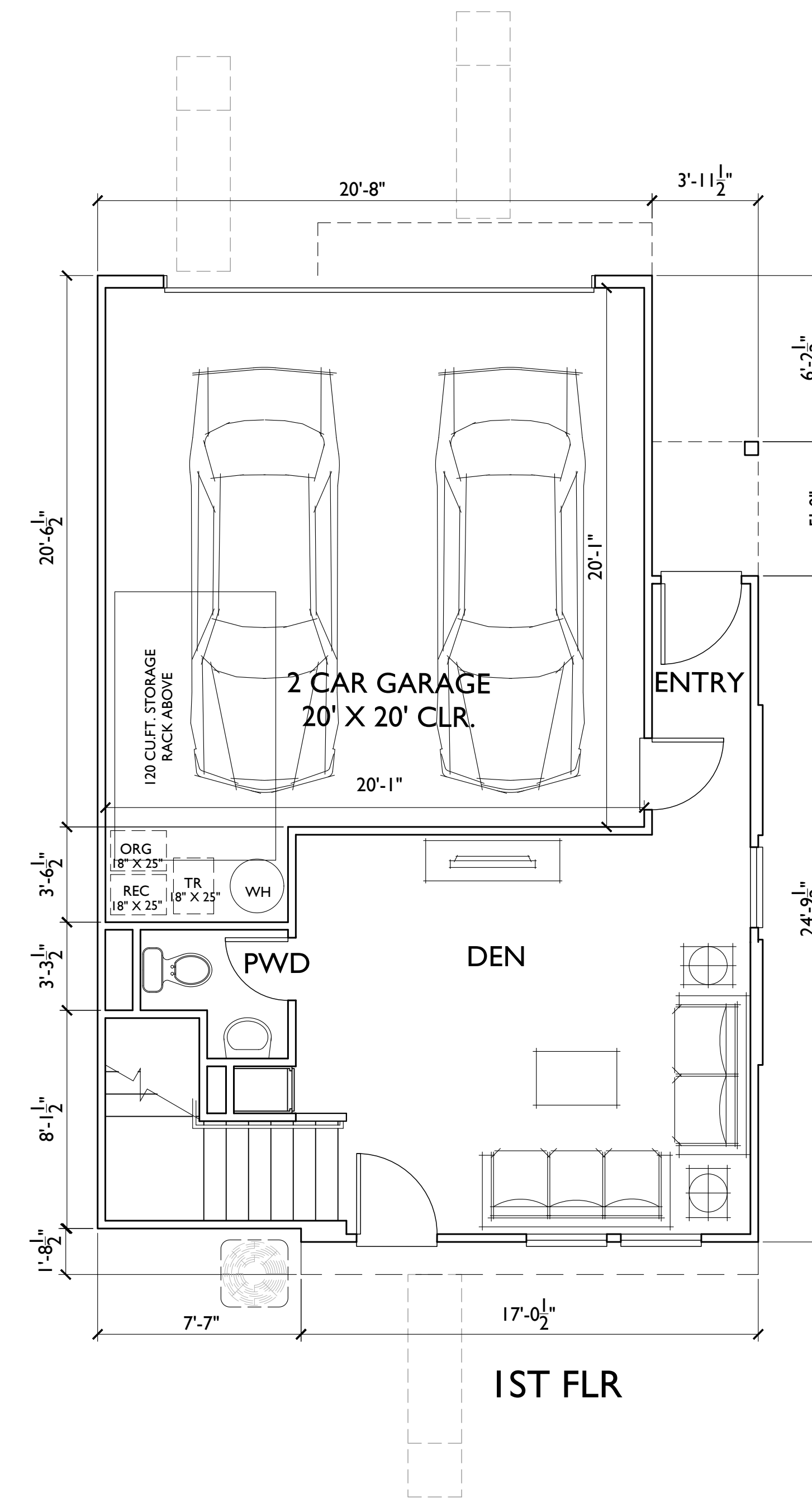
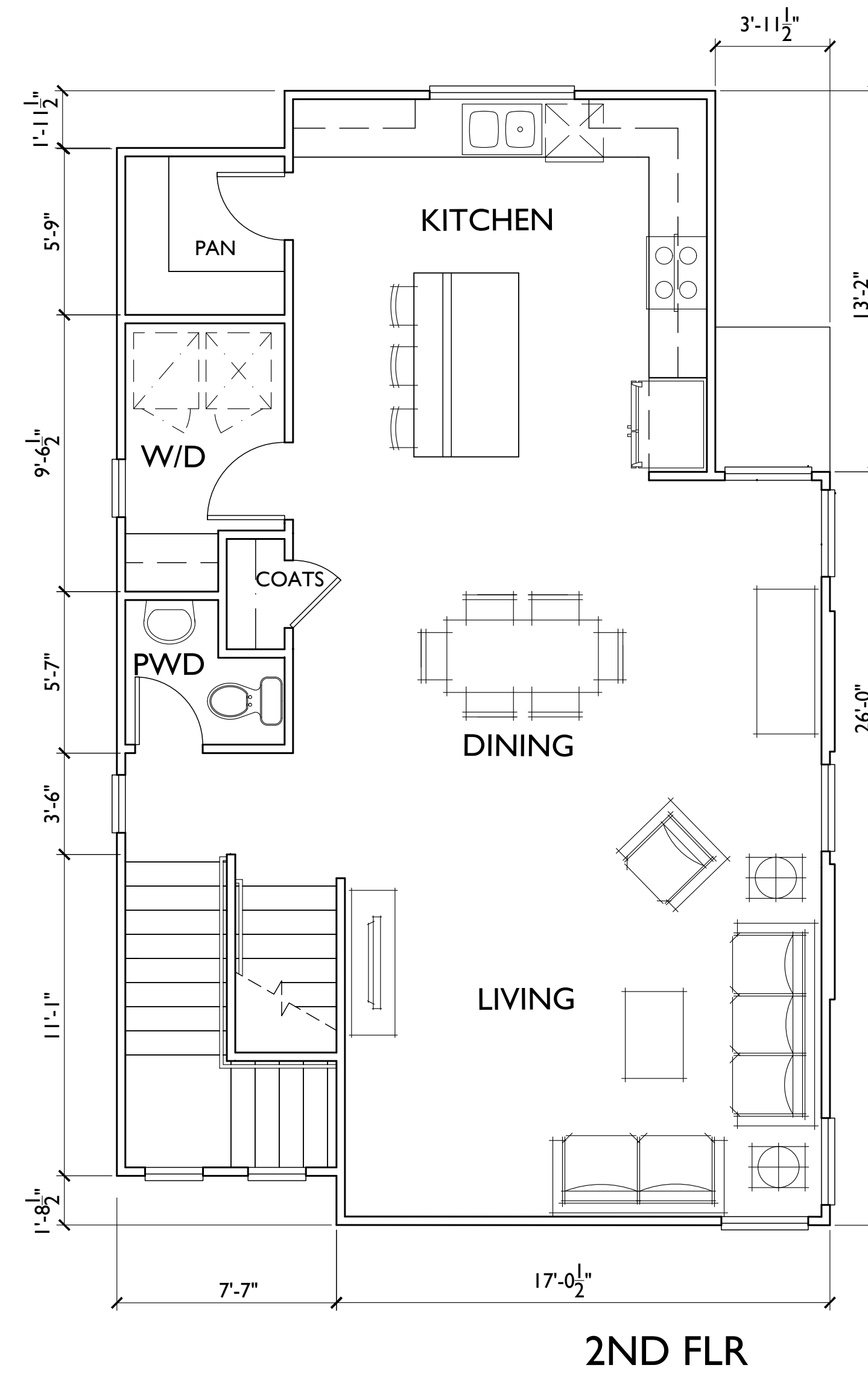
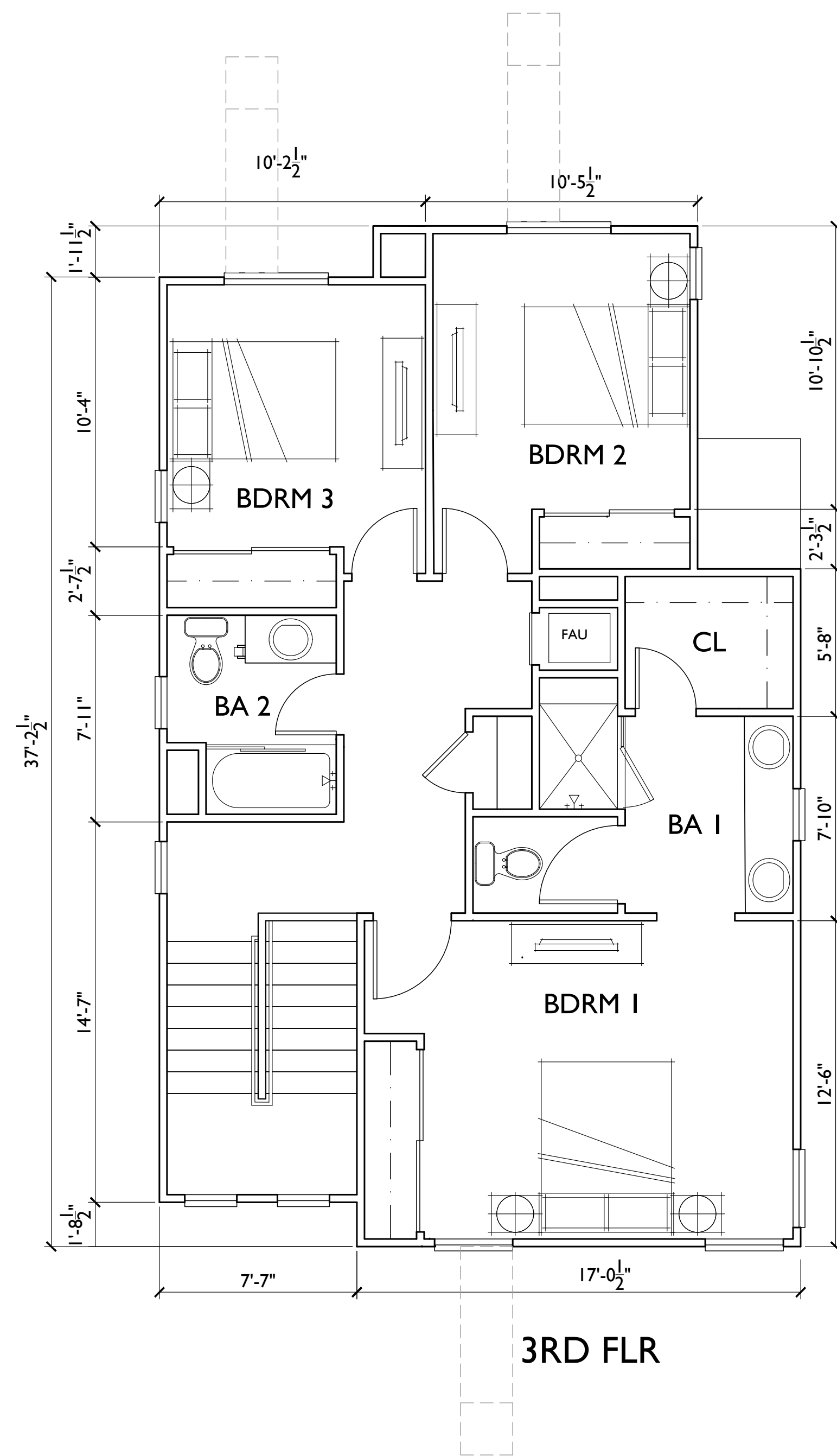


OCT 13, 2025

PLAN 5A (DUPLEX)



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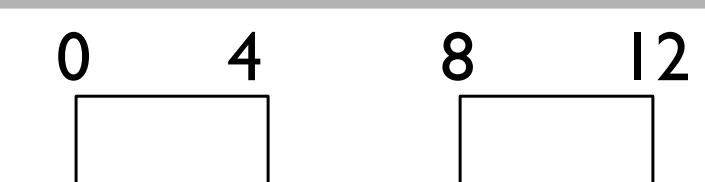
PLAN 5B	3 BED/2.5BA+2PWD
1ST FL -	391
2ND FL -	888
3RD FL -	838
TOTAL LIVABLE -	2,117 S.F.
GARAGE -	446 S.F.

ORANGE

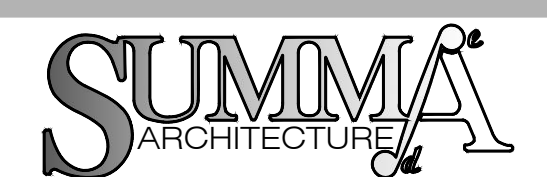
MELIA HOMES
9860 Irvine Center Drive
Irvine, CA 92618
(949) 759-4367

2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES

PLAN 5B (DETACHED LOTS 5/68 ONLY)

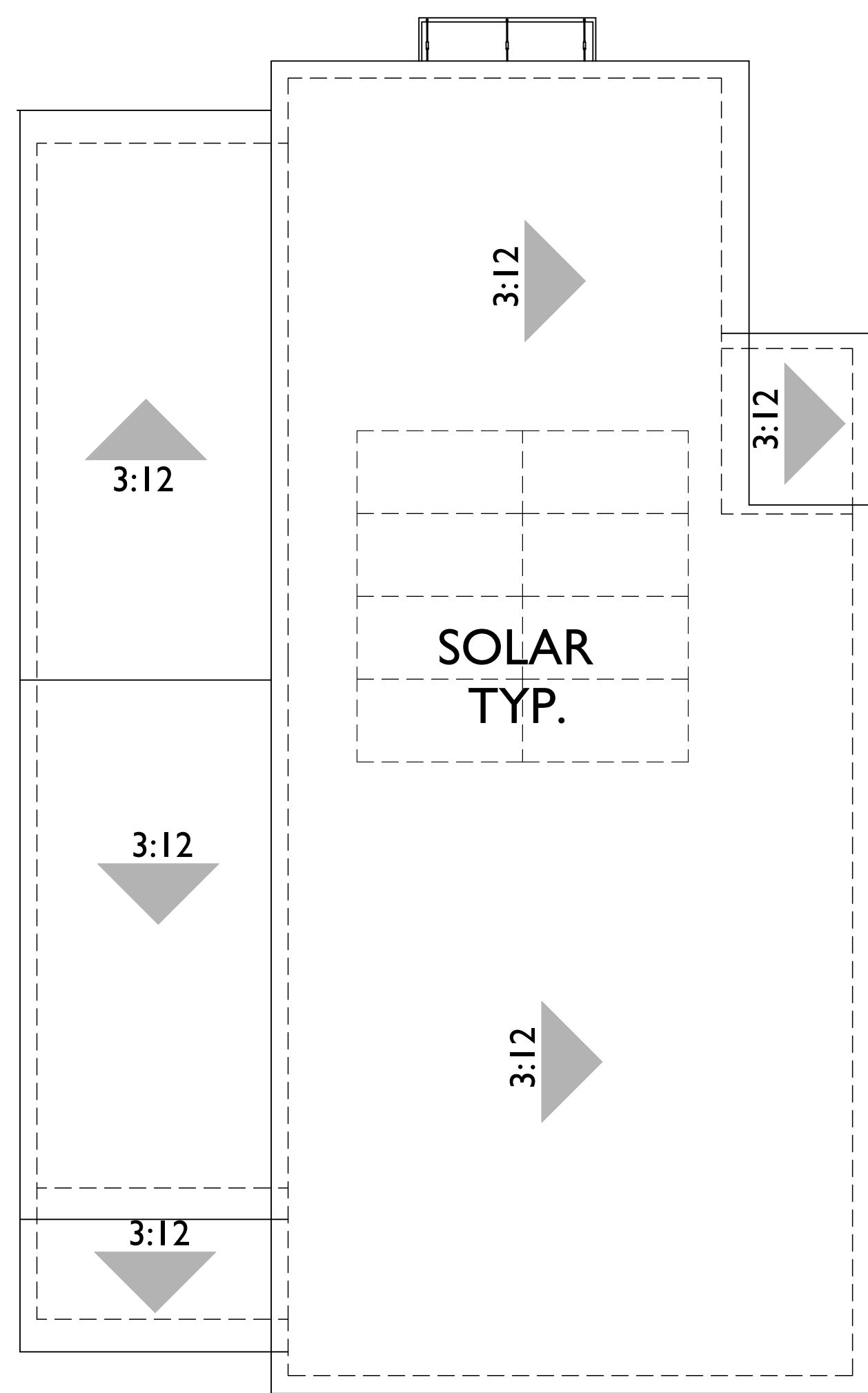


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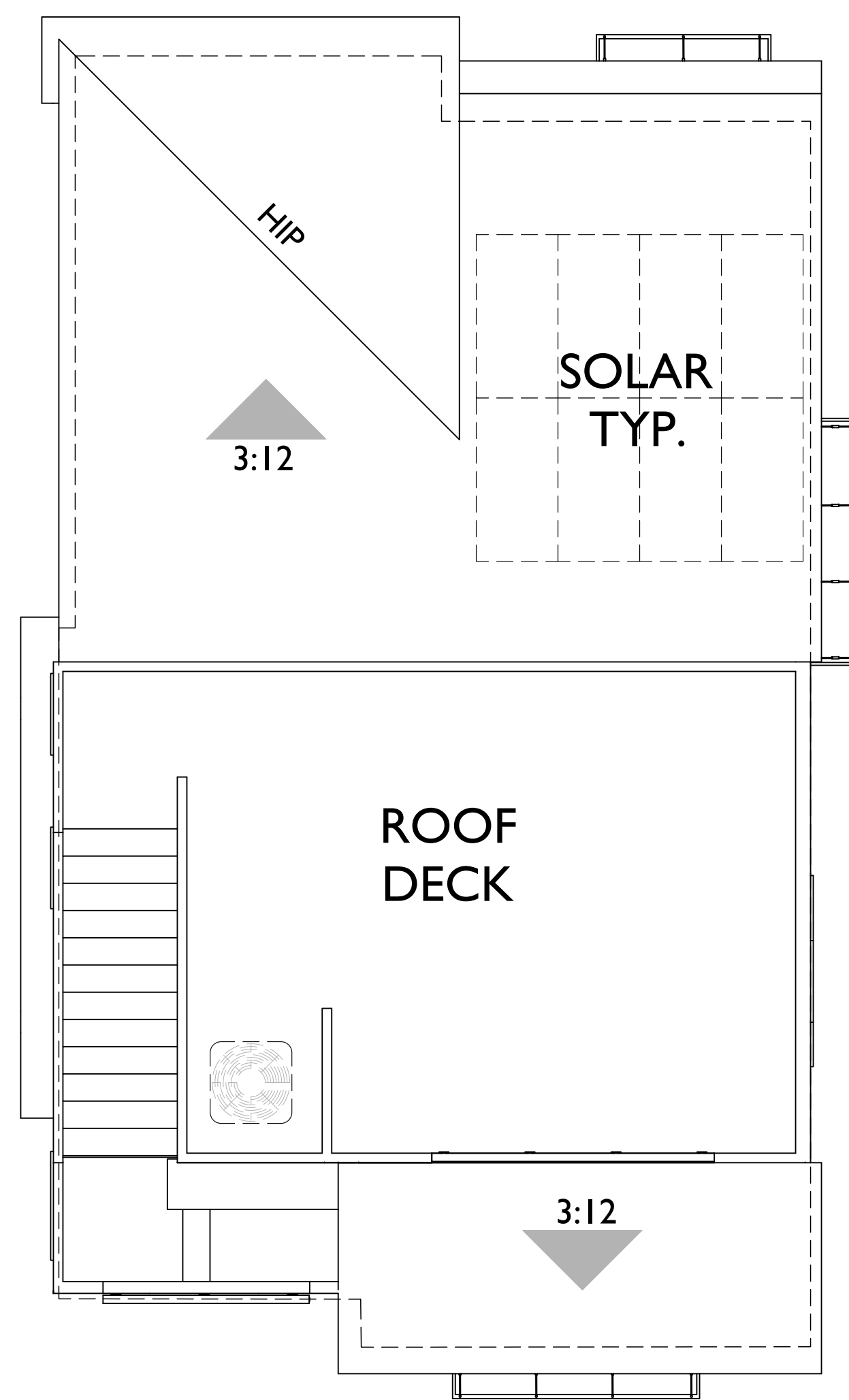


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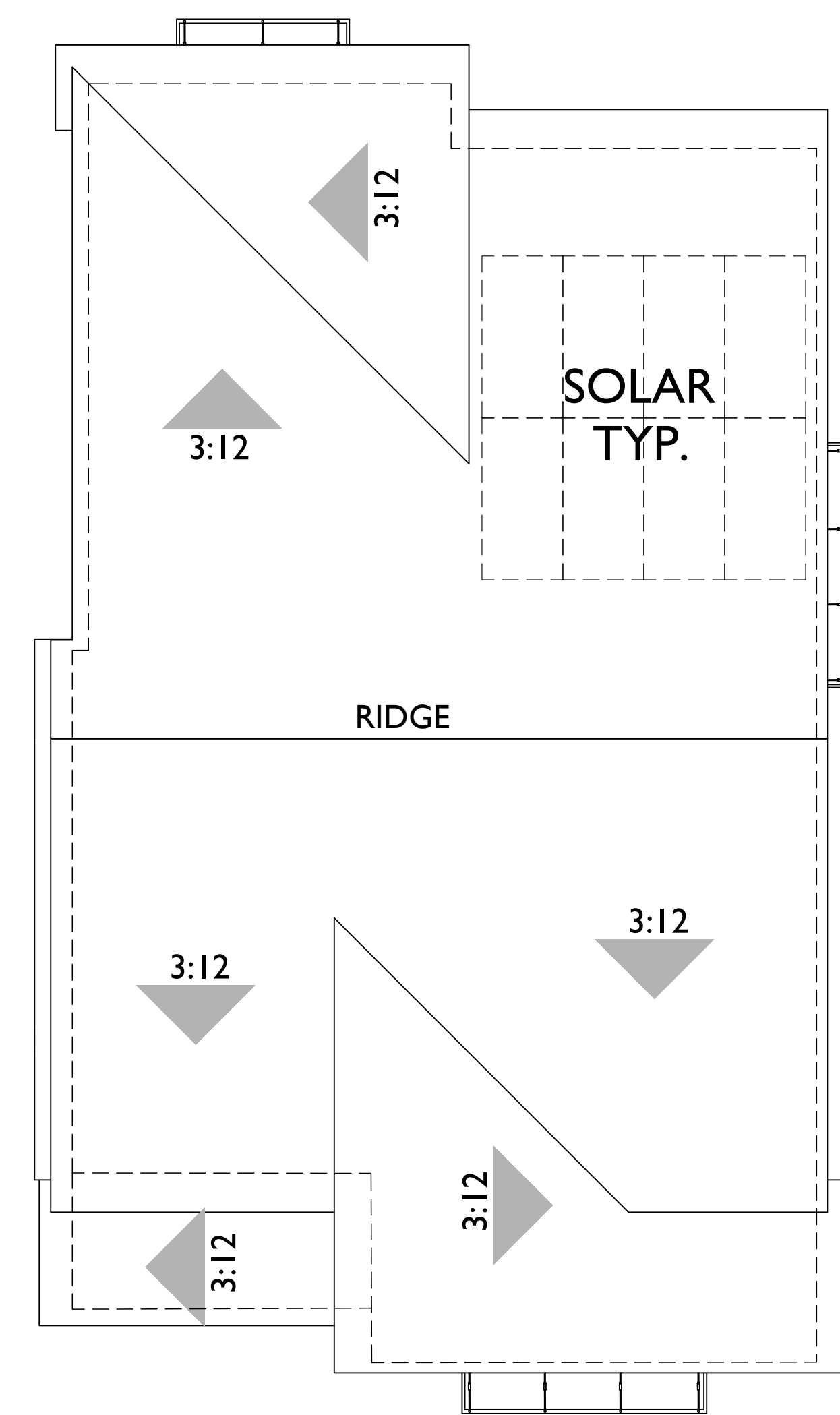
A9



ROOF PLAN 5B



ROOF PLAN 3B

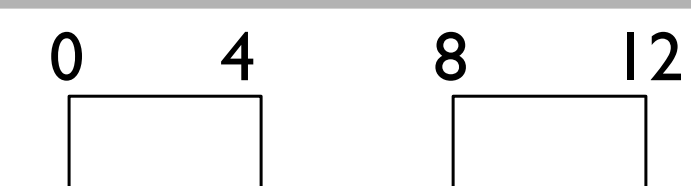


ROOF PLAN - 3A

ORANGE

MELIA HOMES
 9860 Irvine Center Drive
 Irvine, CA 92618
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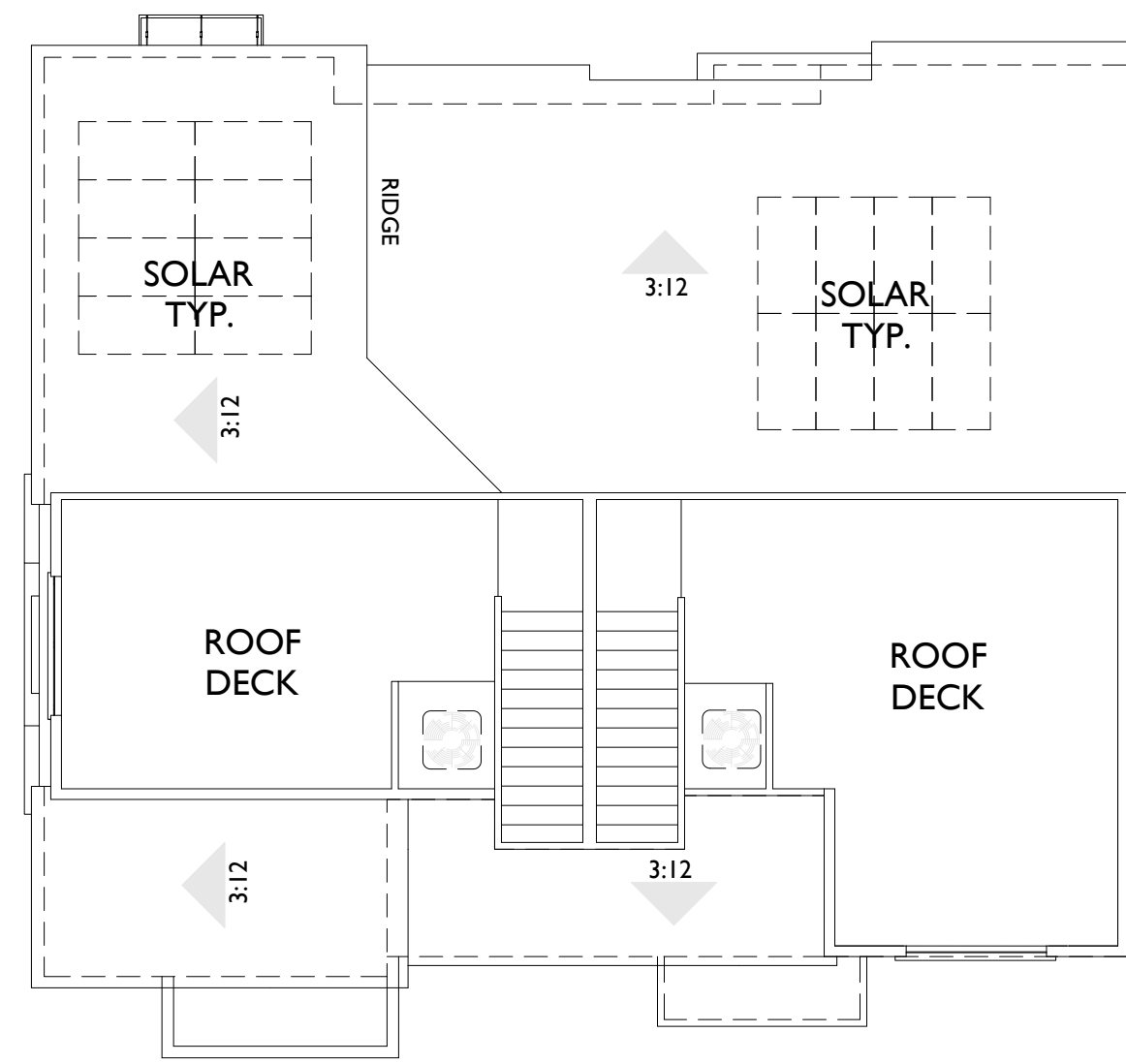
2375 N. TUSTIN ST. - DETACHED/DUPLEX HOMES



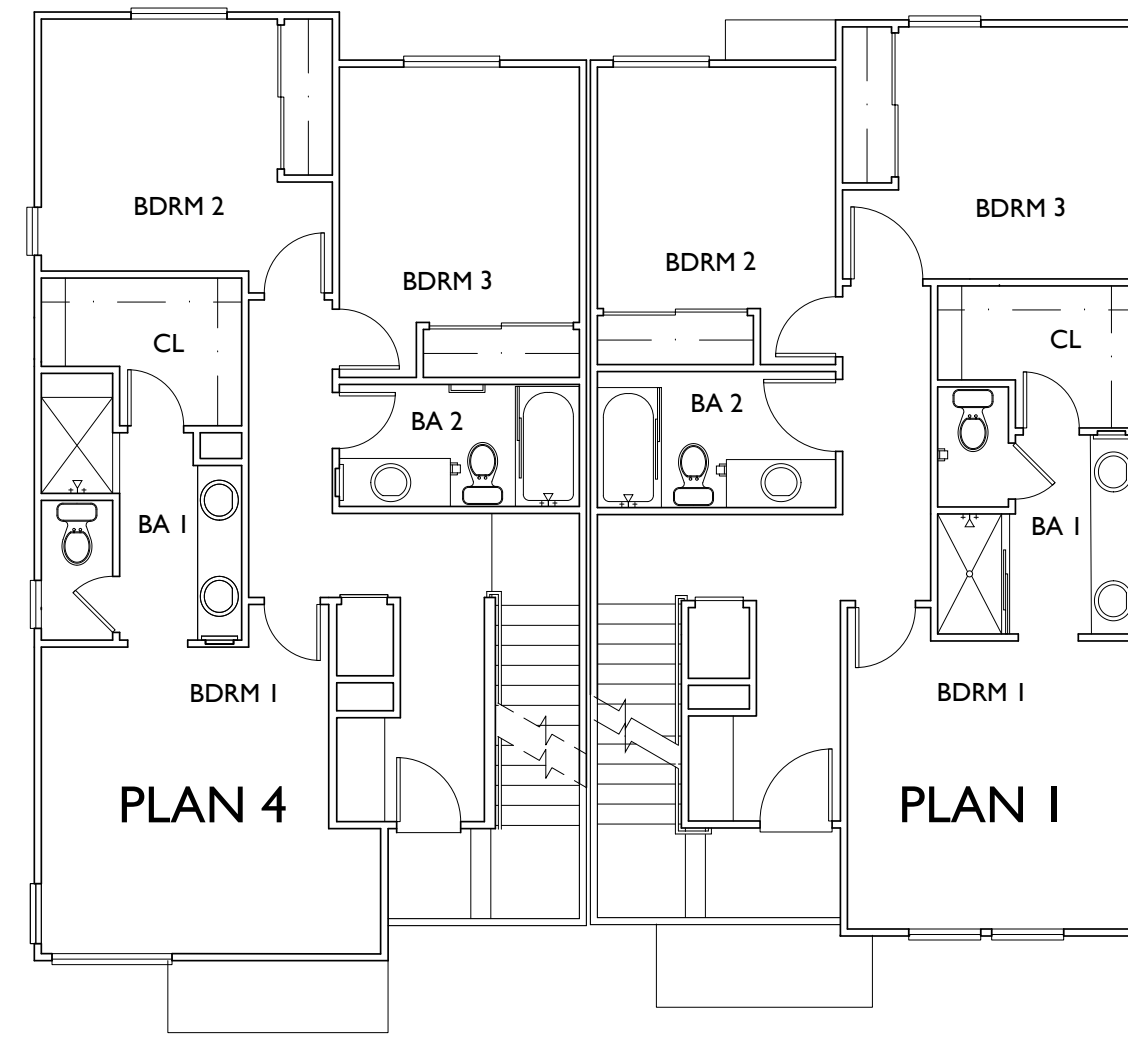
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DETACHED ROOF PLANS

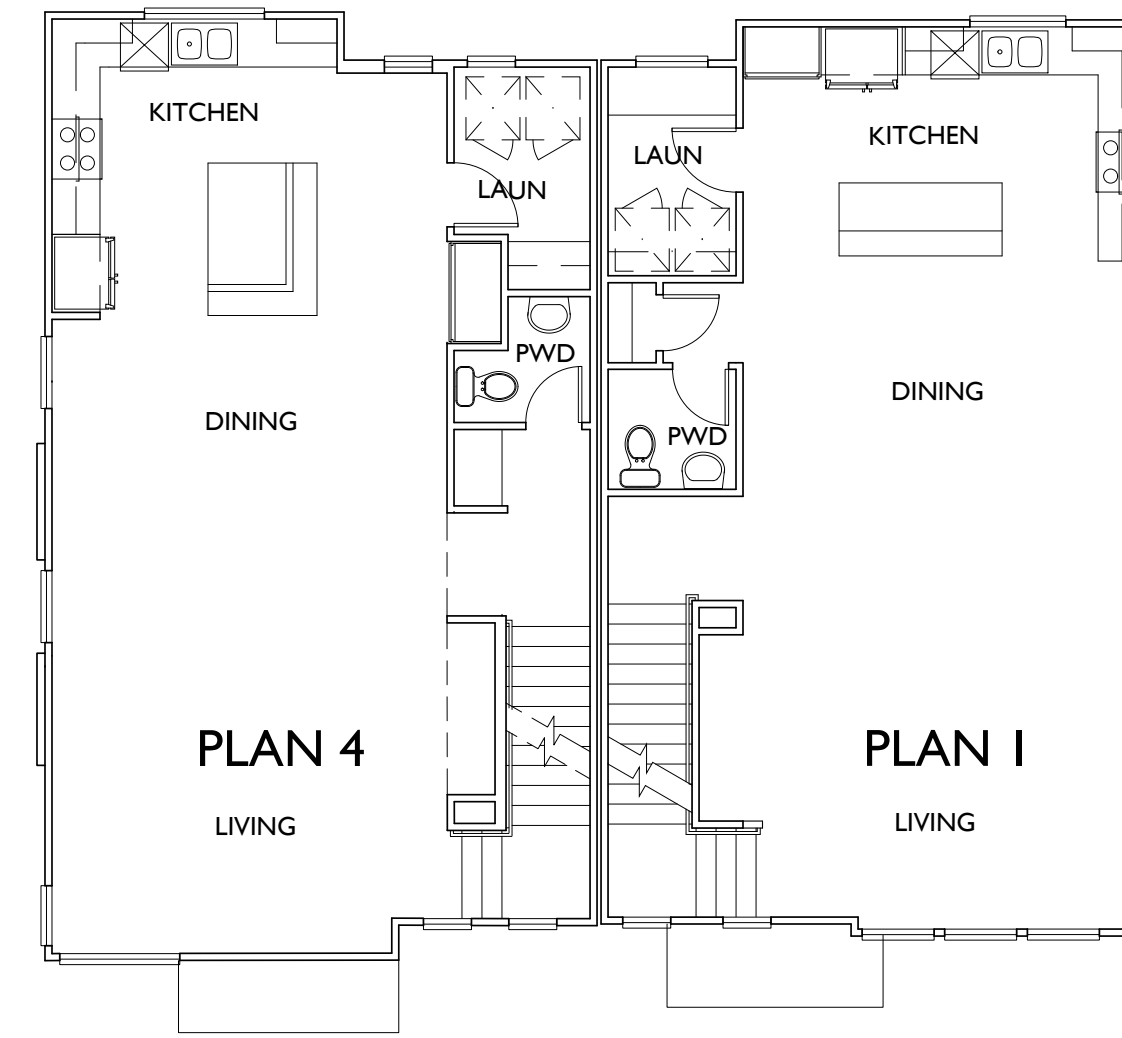
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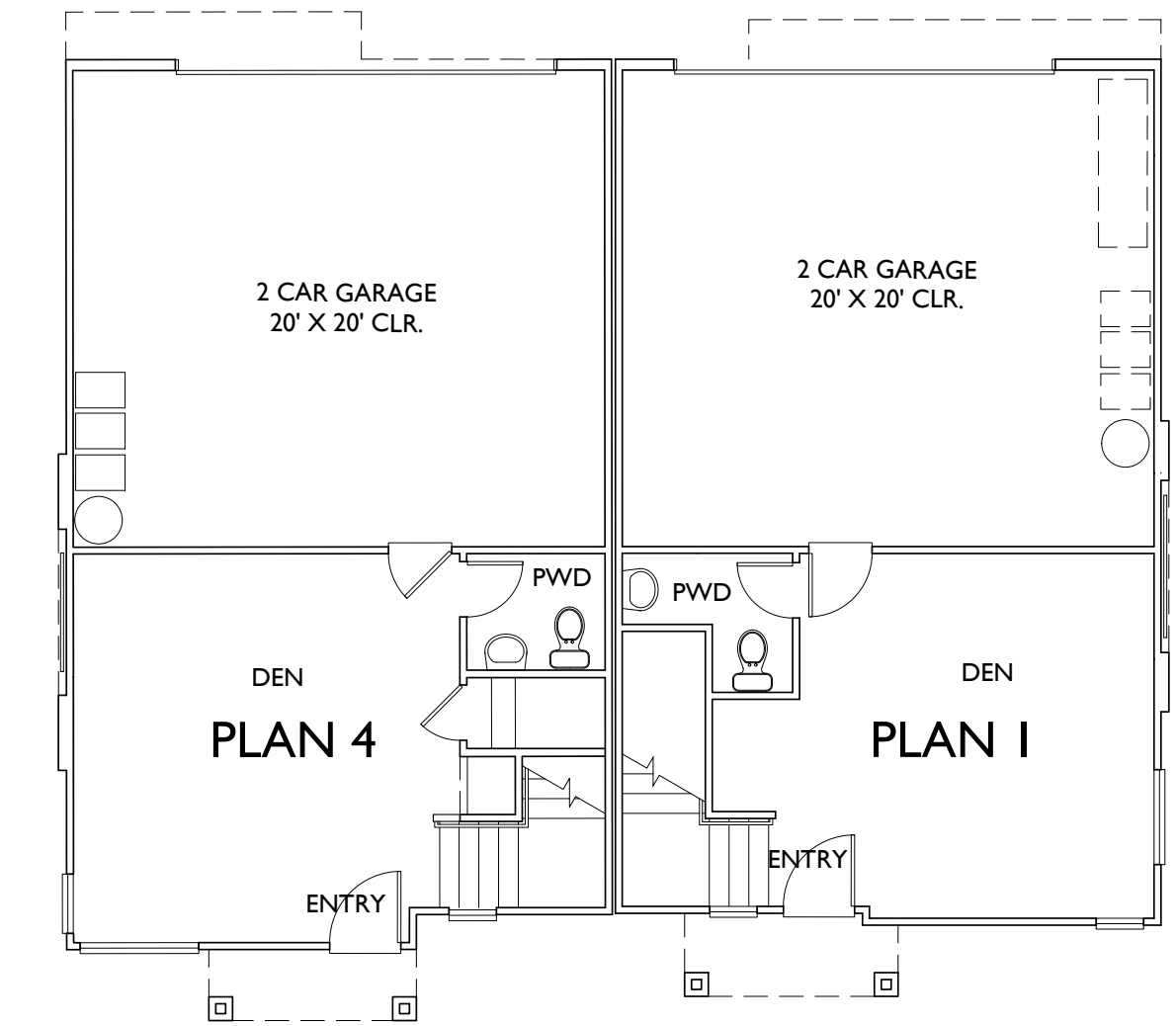
ROOF PLAN - BLDG TYPE A



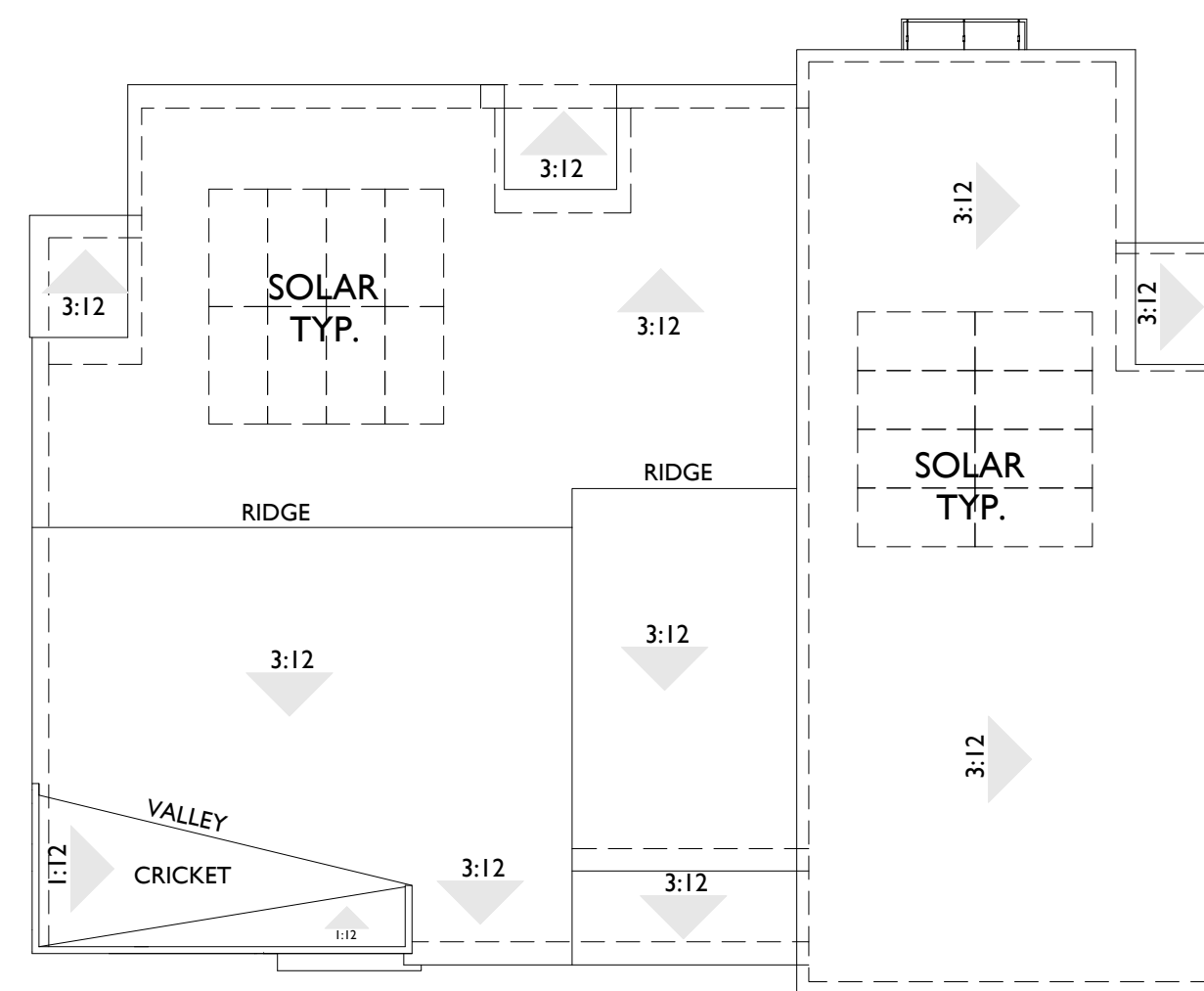
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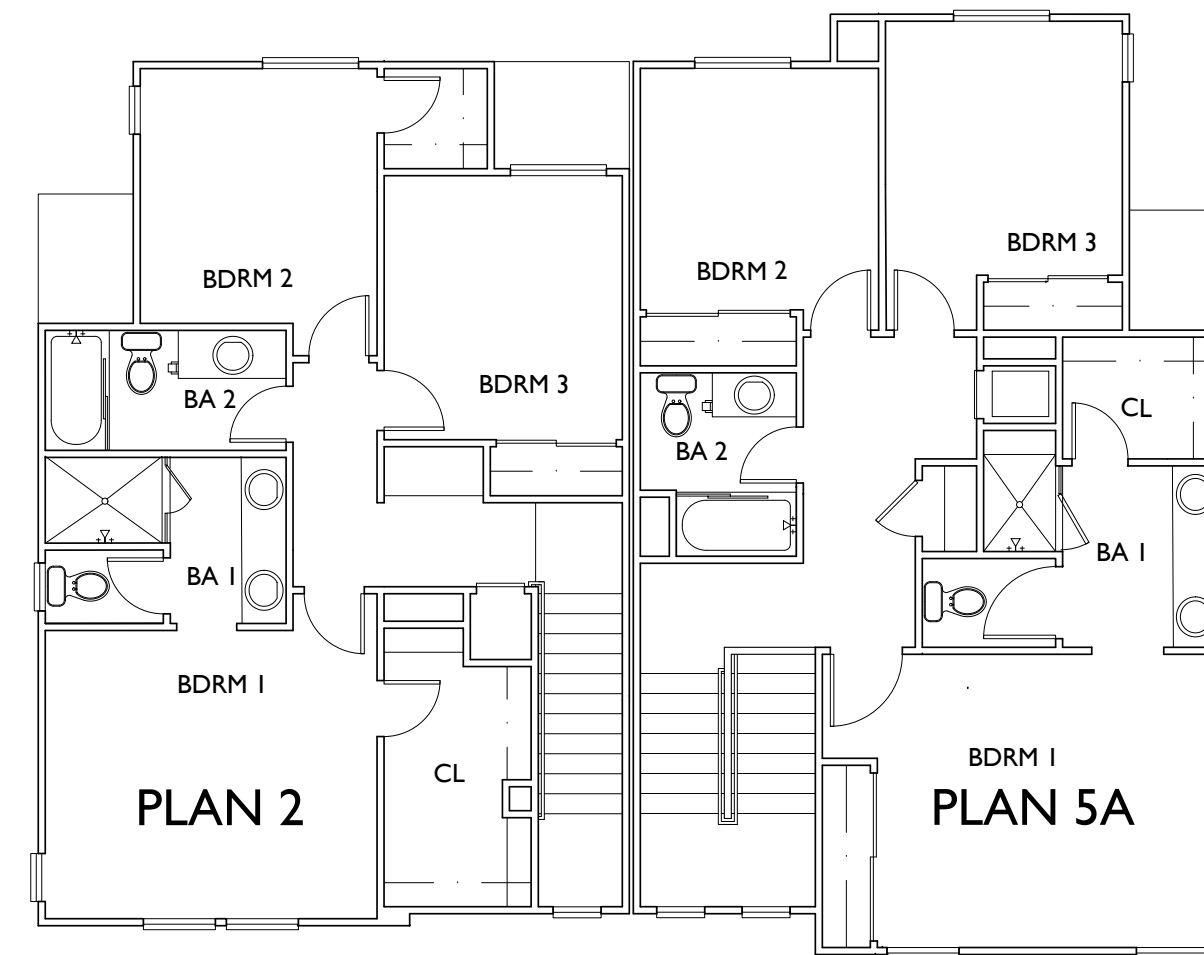
2ND FLR - BLDG TYPE A



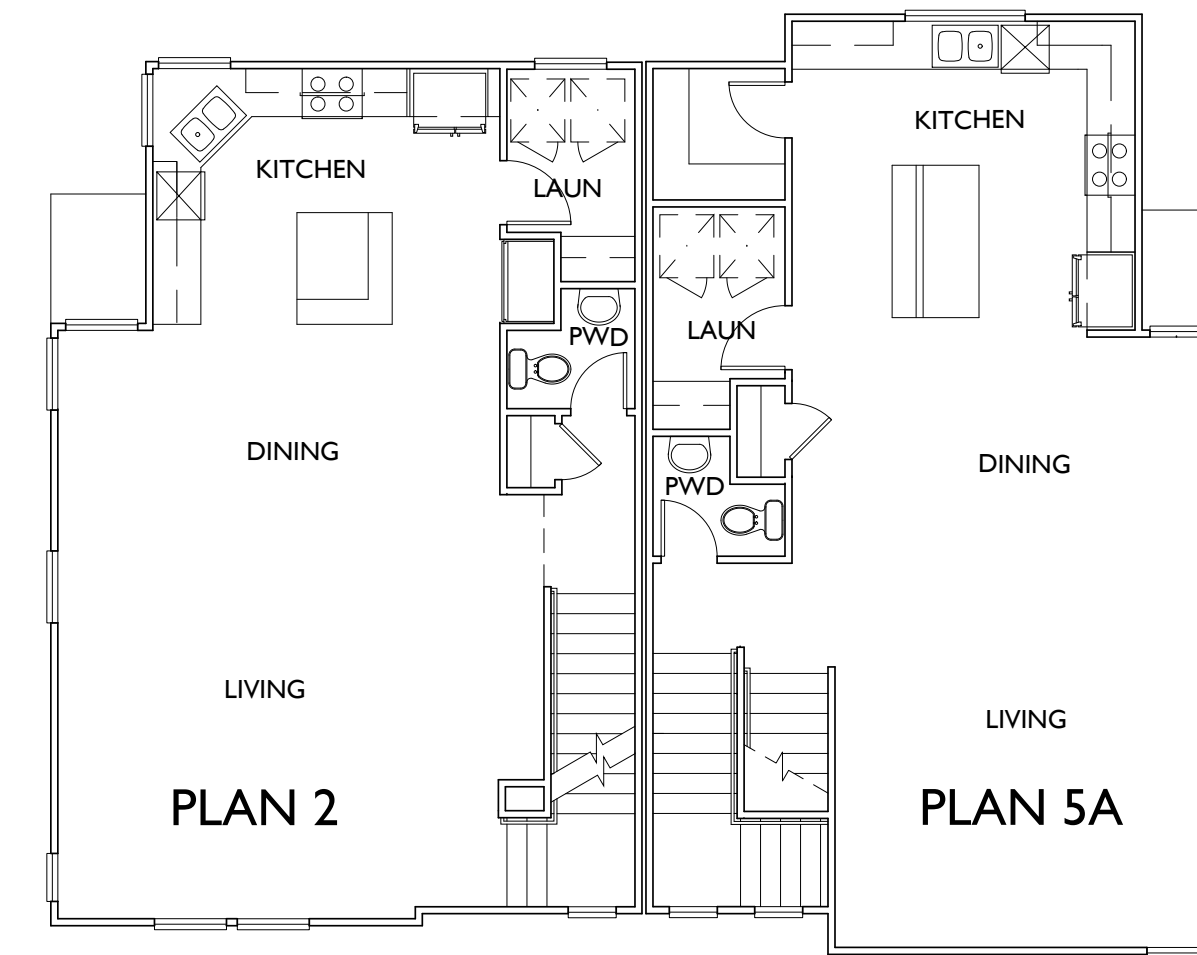
1ST FLR - BLDG TYPE A



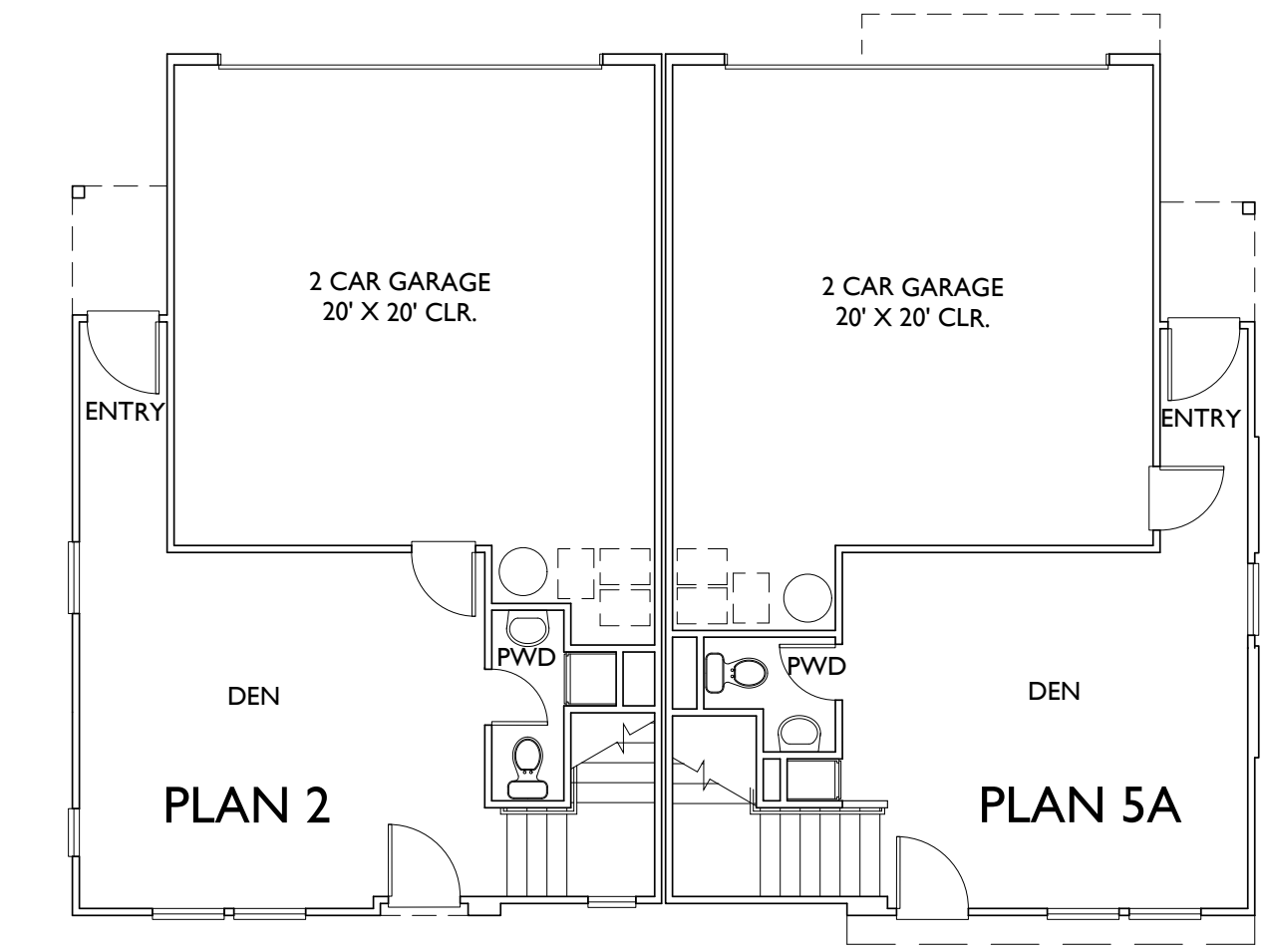
ROOF PLAN - BLDG TYPE B



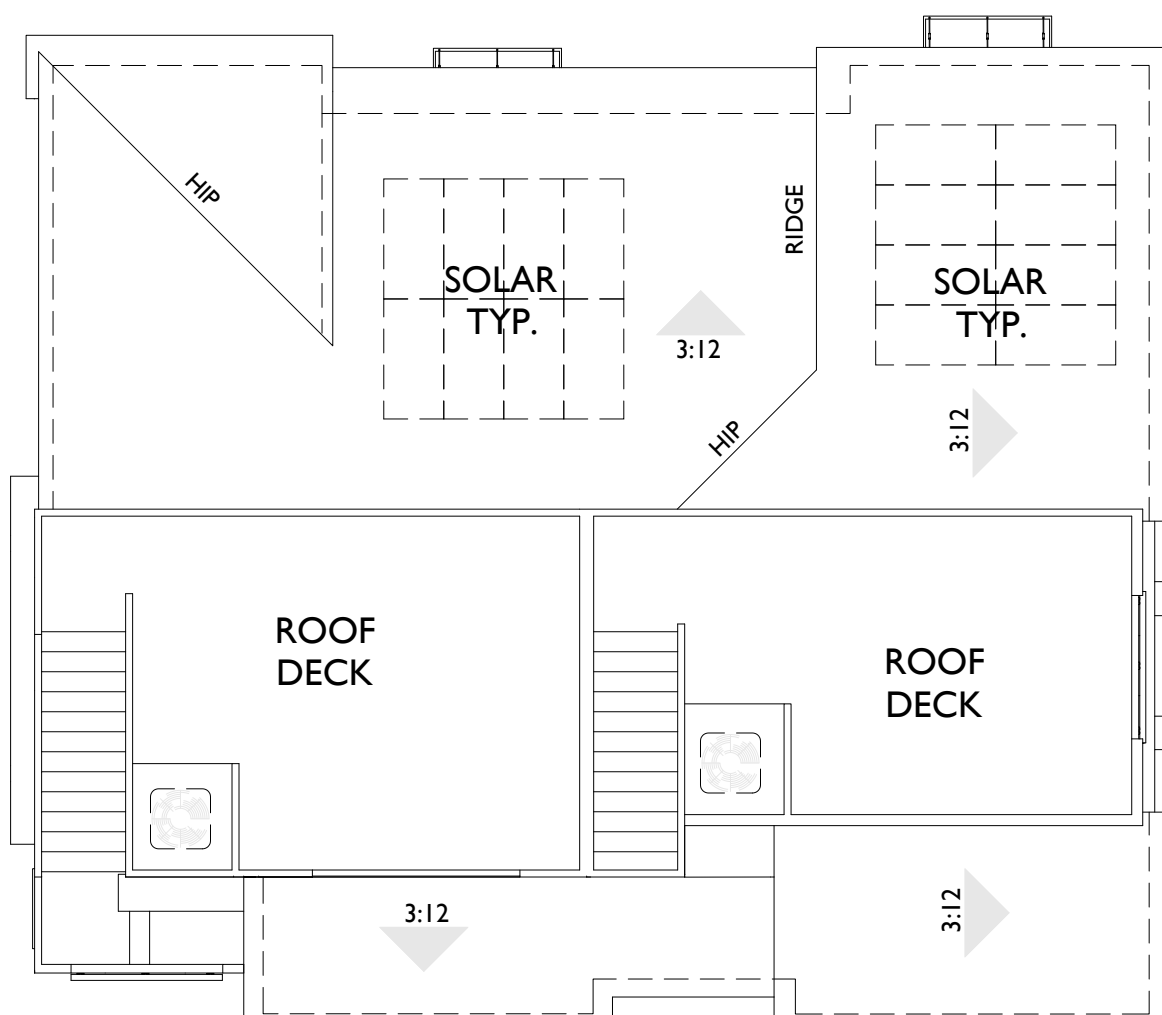
3RD FLR - BLDG TYPE B



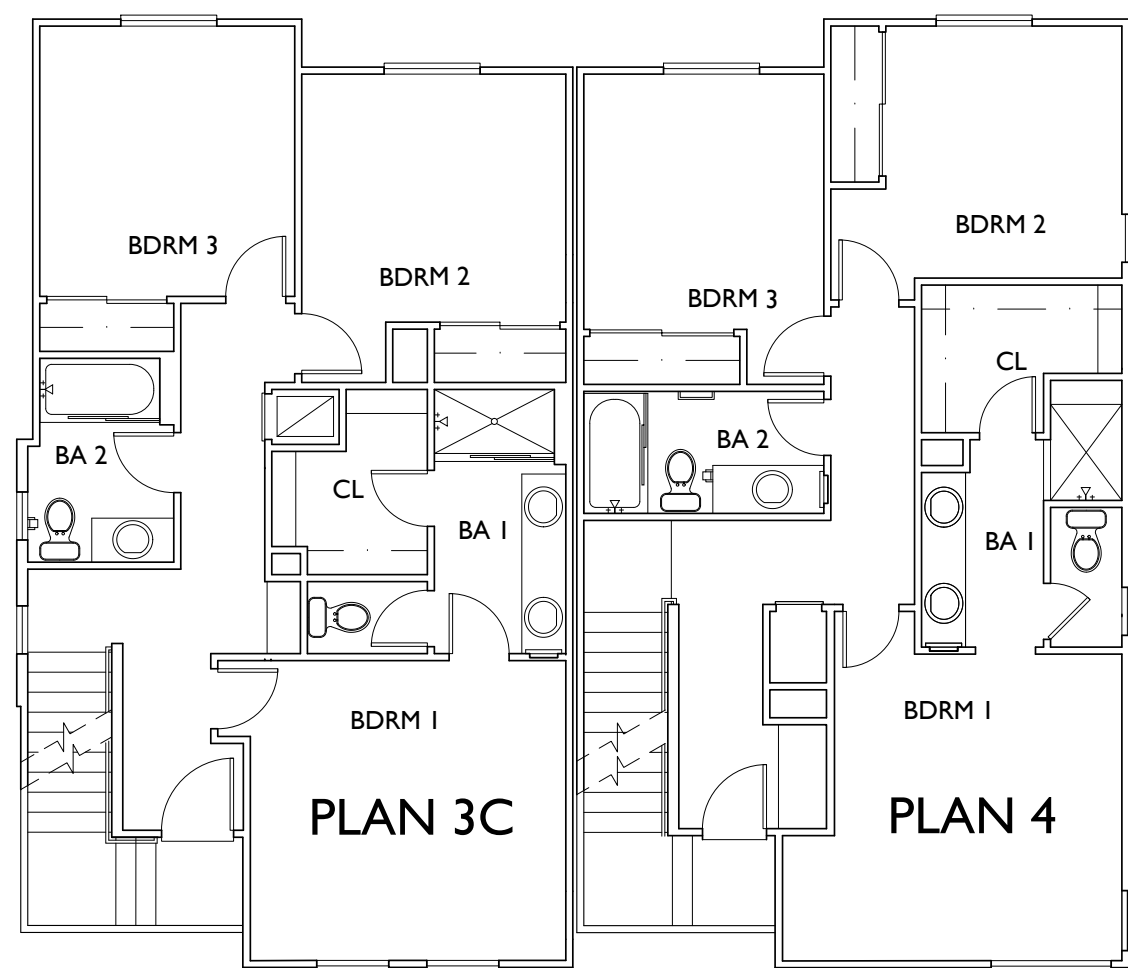
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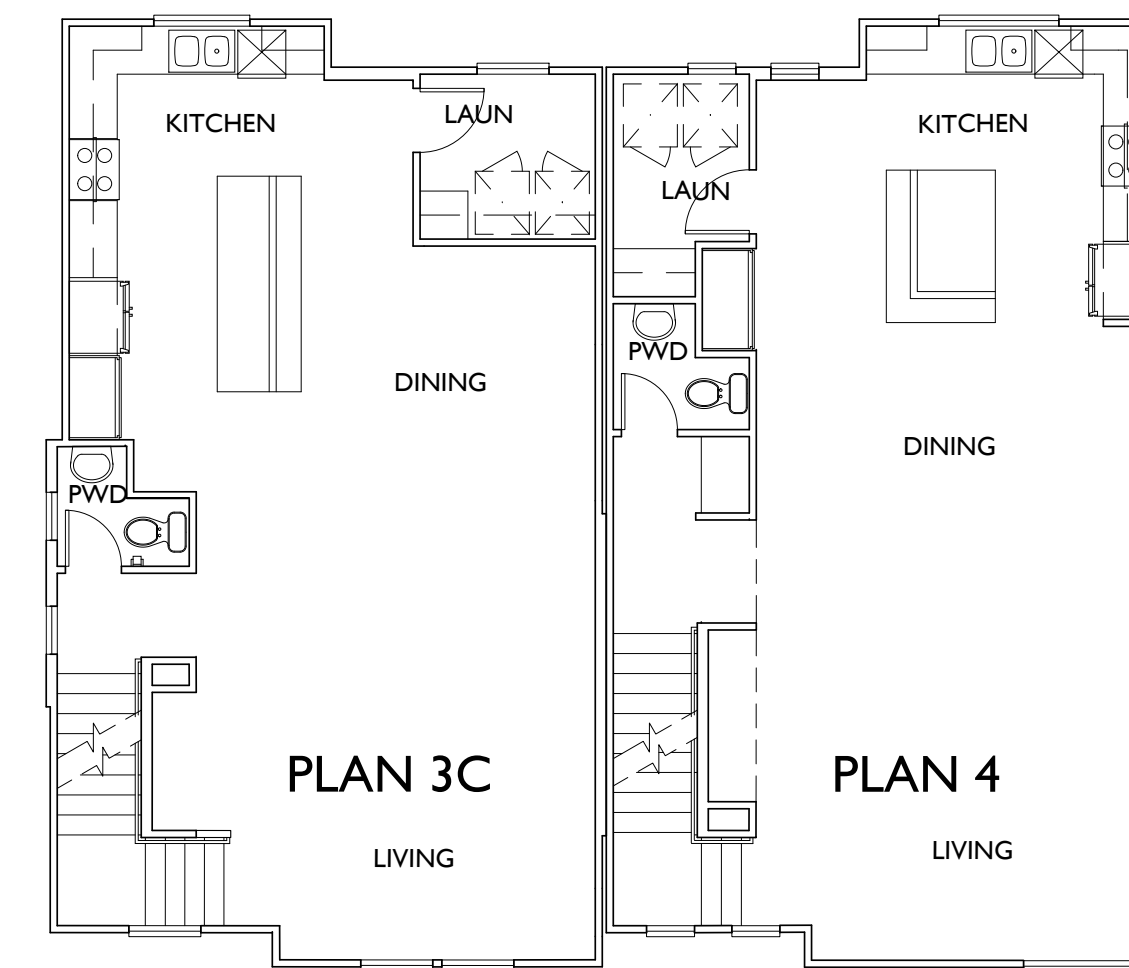
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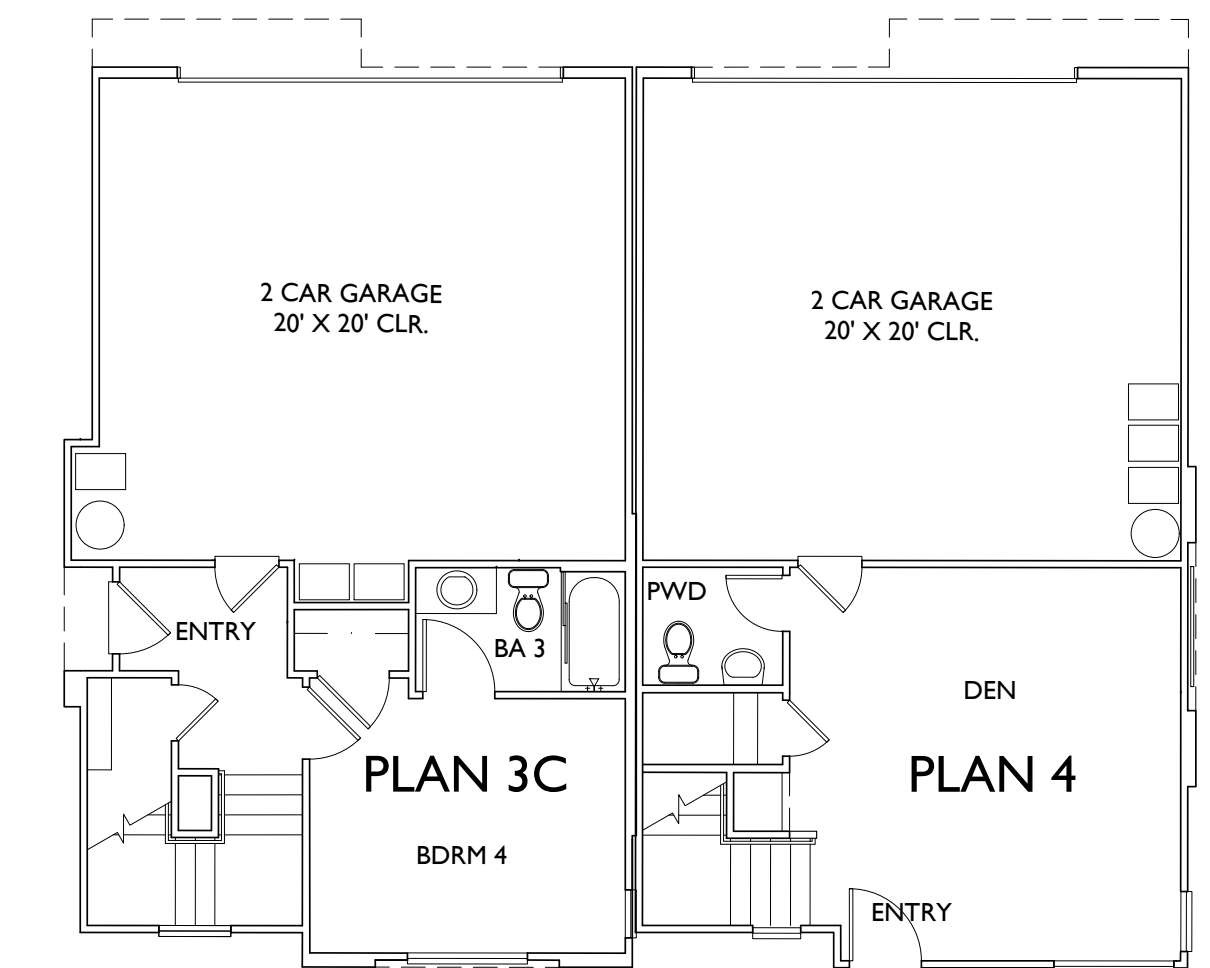
ROOF PLAN - BLDG TYPE C



3RD FLR - BLDG TYPE C



2ND FLR - BLDG TYPE C



1ST FLR - BLDG TYPE C

REFER TO SHEETS A2-A9 FOR
UNIT FLOOR PLAN DIMENSIONS

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DUPLEX TYPE A, B & C

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AI



PLAN 4 SIDE ELEVATION



PASEO ELEVATION

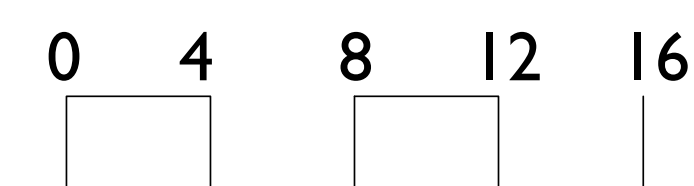


PLAN 1 SIDE ELEVATION



DRIVE AISLE ELEVATION

- MATERIAL SCHEDULE**
1. ROOF - ASPHALT SHINGLES
 2. FASCIA - 2X RESAWN WOOD
 3. 1/6" 20 SAND FINISH STUCCO
 4. HARDIE LAP SIDING - 6" EXPOSURE
 5. DECORATIVE METAL RAILING
 6. VINYL WINDOW W/ WHITE FRAME AND STUCCO TRIM
 7. STUCCO CONTROL REGLET
 8. EXTERIOR LIGHT FIXTURE
 9. DECORATIVE METAL AWNING
 10. DECORATIVE STUCCO EYEBROW
 11. SECTIONAL GARAGE DOOR
 12. COVERED ENTRY OR PORCH
 13. WALL VINE ESPALIER



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DUPLEX TYPE A

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A12



PLAN 5A SIDE ELEVATION



FRONT - DRIVE AISLE ELEVATION



PLAN 2 SIDE ELEVATION



REAR - PRIVATE YARD ELEVATION

- MATERIAL SCHEDULE**
1. ROOF - ASPHALT SHINGLES
 2. FASCIA - 2X RESAWN WOOD
 3. 1/6" 20 SAND FINISH STUCCO
 4. HARDIE LAP SIDING - 6" EXPOSURE
 5. DECORATIVE METAL RAILING
 6. VINYL WINDOW W/ WHITE FRAME AND STUCCO TRIM
 7. STUCCO CONTROL REGLET
 8. EXTERIOR LIGHT FIXTURE
 9. DECORATIVE METAL AWNING
 10. DECORATIVE STUCCO EYEBROW
 11. SECTIONAL GARAGE DOOR
 12. COVERED ENTRY OR PORCH
 13. WALL VINE ESPALIER

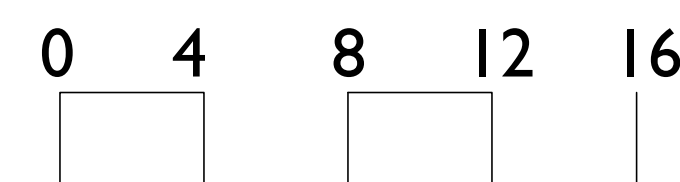
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DUPLEX TYPE B



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A13



PLAN 2C SIDE - ENTRY ELEVATION



PASEO ELEVATION



PLAN 3C SIDE - ENTRY ELEVATION



DRIVE AISLE ELEVATION

- MATERIAL SCHEDULE**
1. ROOF - ASPHALT SHINGLES
 2. FASCIA - 2X RESAWN WOOD
 3. 1/6/20 SAND FINISH STUCCO
 4. HARDIE LAP SIDING - 6" EXPOSURE
 5. DECORATIVE METAL RAILING
 6. VINYL WINDOW W/ WHITE FRAME AND STUCCO TRIM
 7. STUCCO CONTROL REGLET
 8. EXTERIOR LIGHT FIXTURE
 9. DECORATIVE METAL AWNING
 10. DECORATIVE STUCCO EYEBROW
 11. SECTIONAL GARAGE DOOR
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 13. WALL VINE ESPALIER

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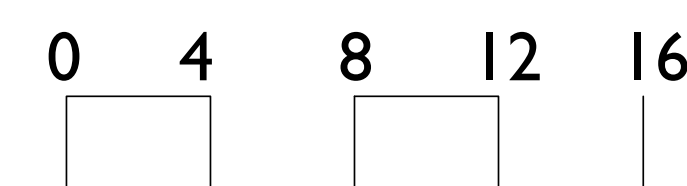
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DUPLEX TYPE C

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A14





ENTRY ELEVATION



PRIVATE YARD ELEVATION



SIDE ELEVATION



DRIVE AISLE ELEVATION

- MATERIAL SCHEDULE**
1. ROOF - ASPHALT SHINGLES
 2. FASCIA - 2X RESAWN WOOD
 3. 1/6" SAND FINISH STUCCO
 4. HARDIE LAP SIDING - 6" EXPOSURE
 5. DECORATIVE METAL RAILING
 6. VINYL WINDOW W/ WHITE FRAME AND STUCCO TRIM
 7. STUCCO CONTROL REGLET
 8. EXTERIOR LIGHT FIXTURE
 9. DECORATIVE METAL AWNING
 10. DECORATIVE STUCCO EYEBROW
 11. SECTIONAL GARAGE DOOR
 12. COVERED ENTRY OR PORCH
 13. WALL VINE ESPALIER

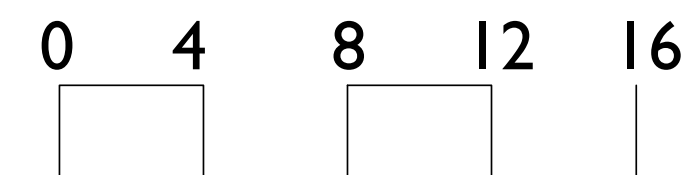
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PL 3A ELEVATIONS



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A15



SIDE ELEVATION



PASEO ELEVATION



ENTRY ELEVATION



DRIVE AISLE ELEVATION

- MATERIAL SCHEDULE**
1. ROOF - ASPHALT SHINGLES
 2. FASCIA - 2X RESAWN WOOD
 3. 16/20 SAND FINISH STUCCO
 4. HARDIE LAP SIDING - 6" EXPOSURE
 5. DECORATIVE METAL RAILING
 6. VINYL WINDOW W/ WHITE FRAME AND STUCCO TRIM
 7. STUCCO CONTROL REGLET
 8. EXTERIOR LIGHT FIXTURE
 9. DECORATIVE METAL AWNING
 10. DECORATIVE STUCCO EYEBROW
 11. SECTIONAL GARAGE DOOR
 12. COVERED ENTRY OR PORCH
 13. WALL VINE ESPALIER

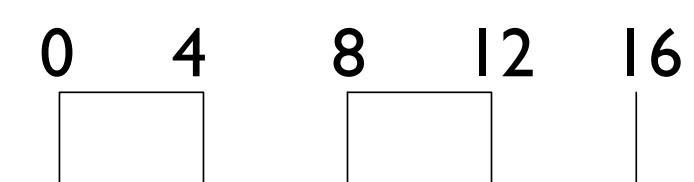
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PL 3B ELEVATIONS

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A16



LEFT SIDE ELEVATION



FRONT - DRIVE AISLE ELEVATION



RIGHT SIDE ELEVATION



PRIVATE YARD - REAR ELEVATION

- MATERIAL SCHEDULE**
1. ROOF - ASPHALT SHINGLES
 2. FASCIA - 2X RESAWN WOOD
 3. 1/6" 20 SAND FINISH STUCCO
 4. HARDIE LAP SIDING - 6" EXPOSURE
 5. DECORATIVE METAL RAILING
 6. VINYL WINDOW W/ WHITE FRAME AND STUCCO TRIM
 7. STUCCO CONTROL REGLET
 8. EXTERIOR LIGHT FIXTURE
 9. DECORATIVE METAL AWNING
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 11. SECTIONAL GARAGE DOOR
 12. COVERED ENTRY OR PORCH
 13. WALL VINE ESPALIER

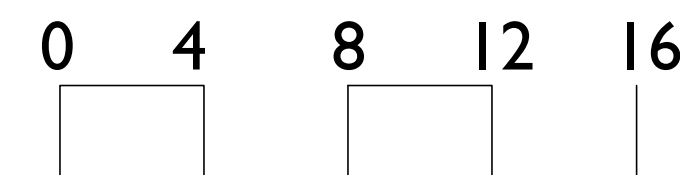
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PL 5B ELEVATIONS

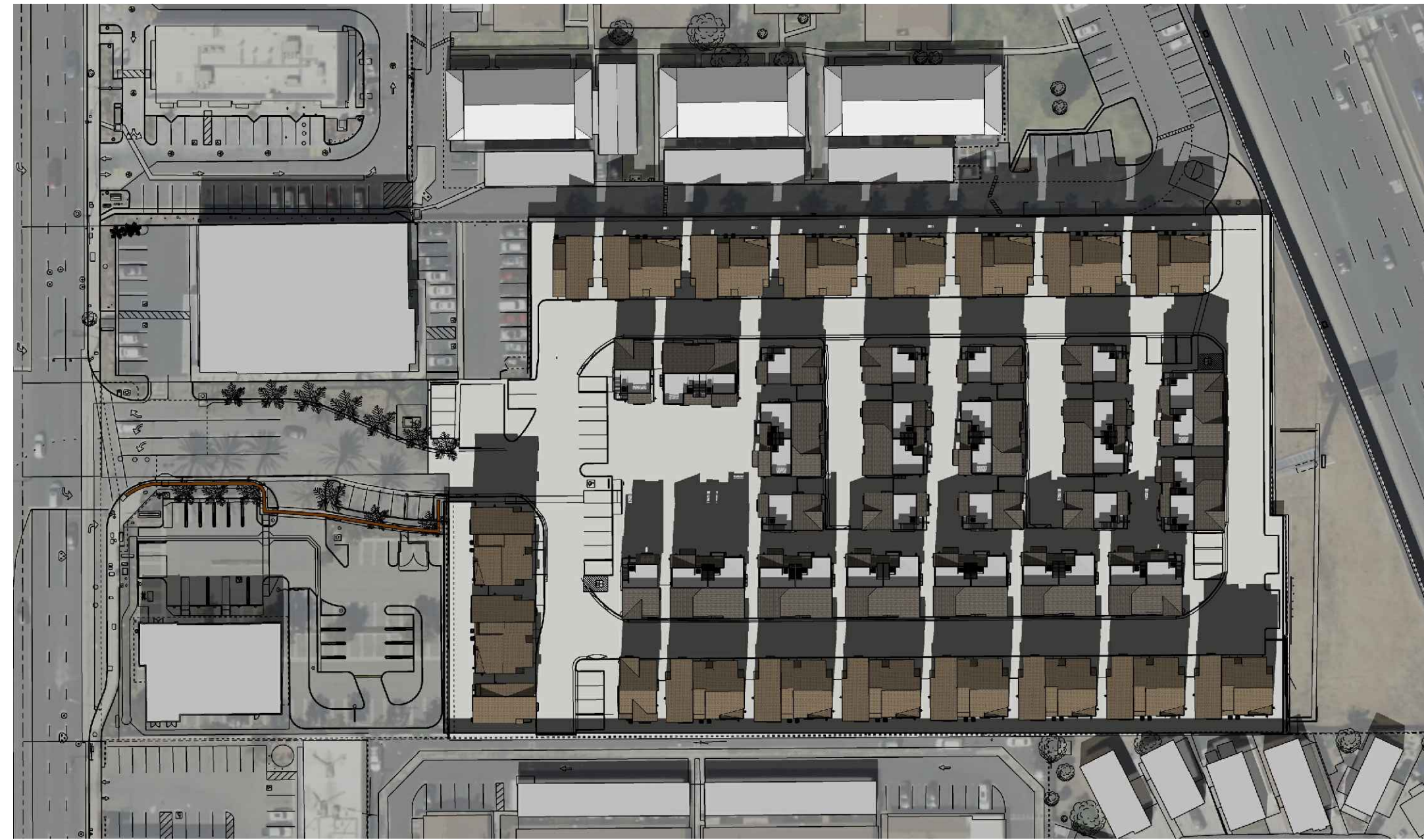


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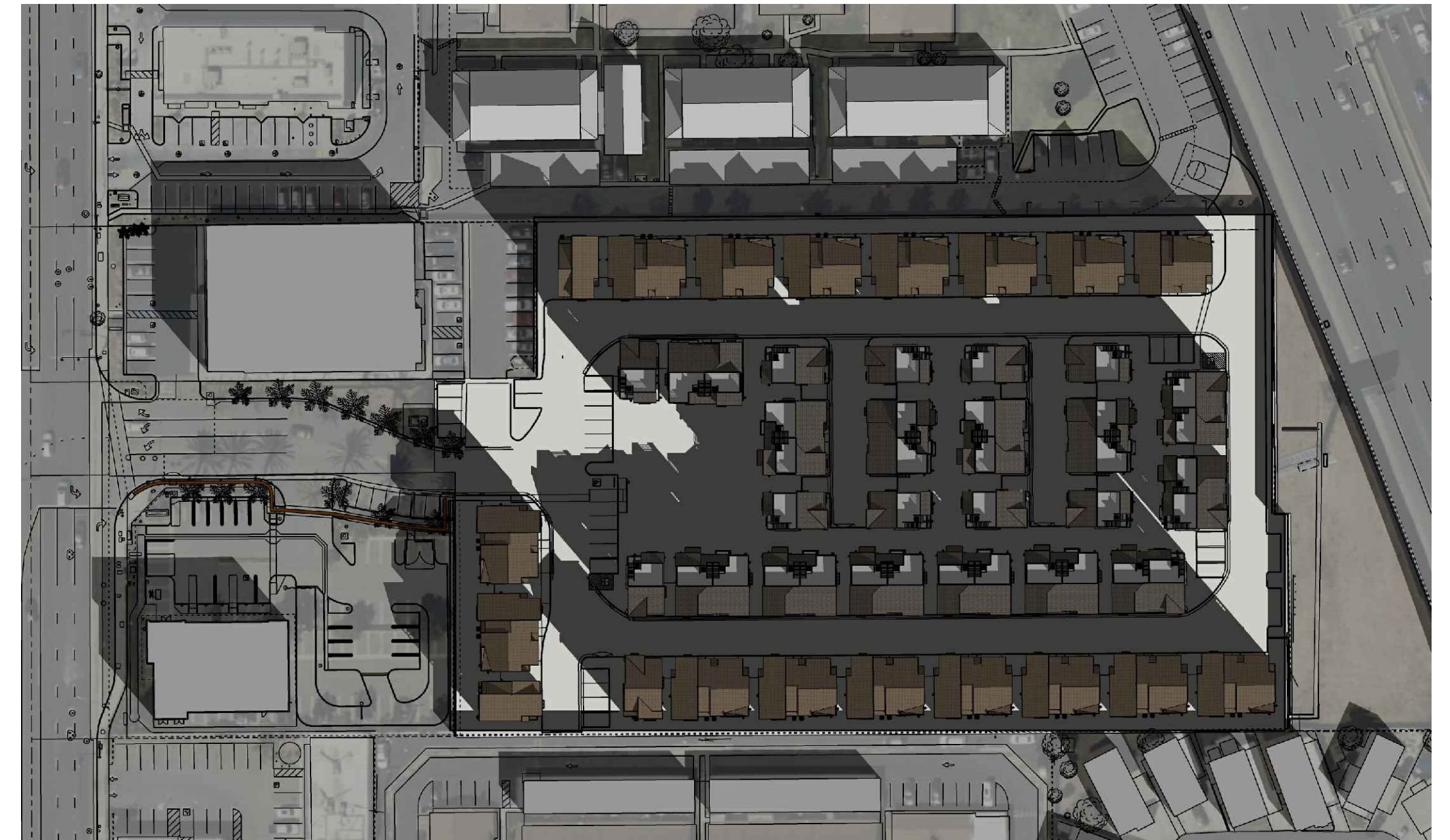
A17



3 PM - DEC 21



NOON - DEC 21



9 AM - DEC 21



3 PM - JUN 21



NOON - JUN 21



9 AM - JUN 21

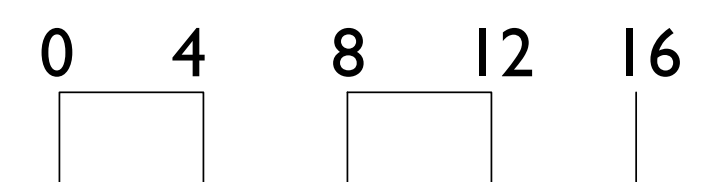
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SHADE/SHADOW EXHIBITS

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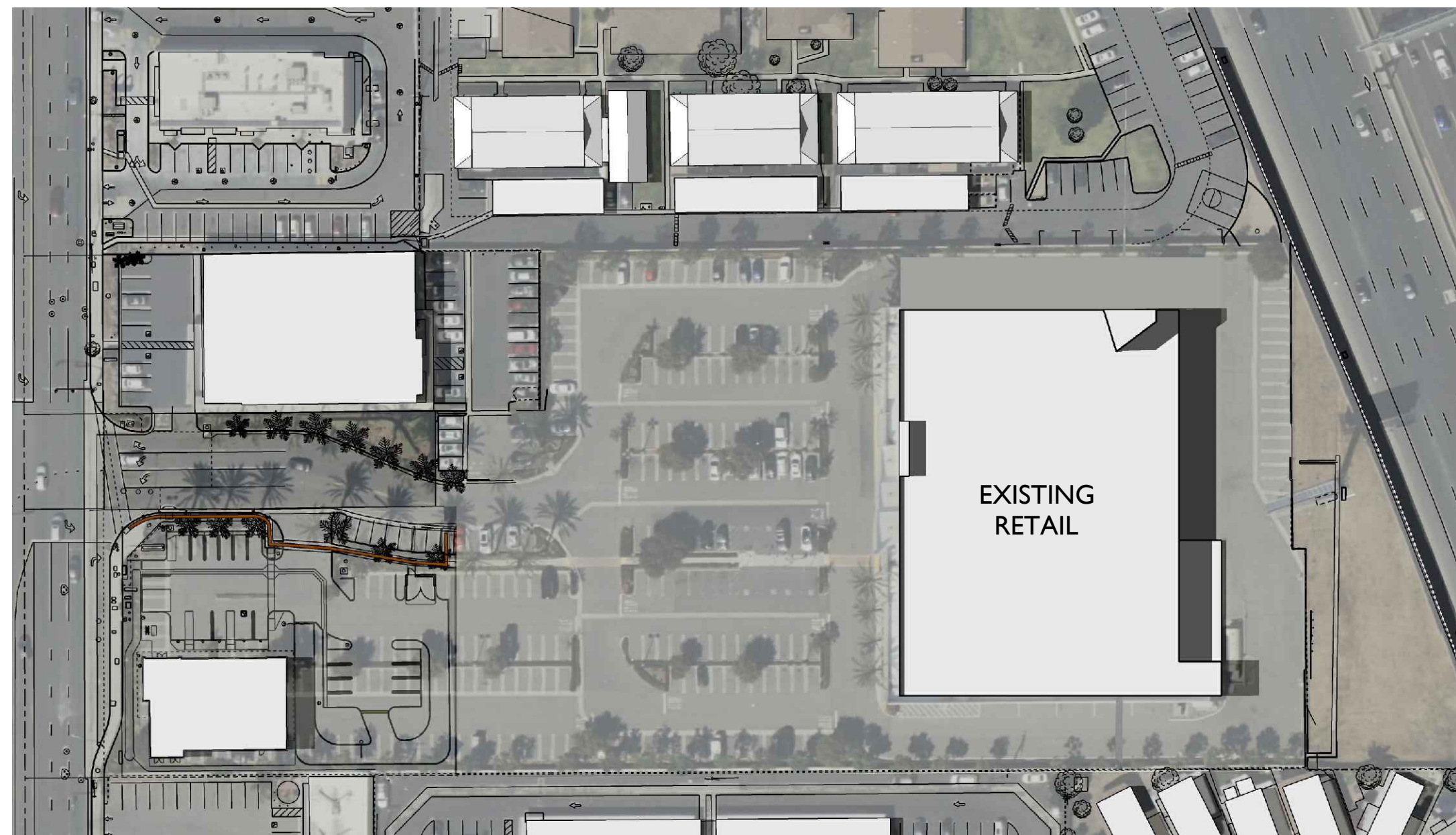
3 PM - DEC 21



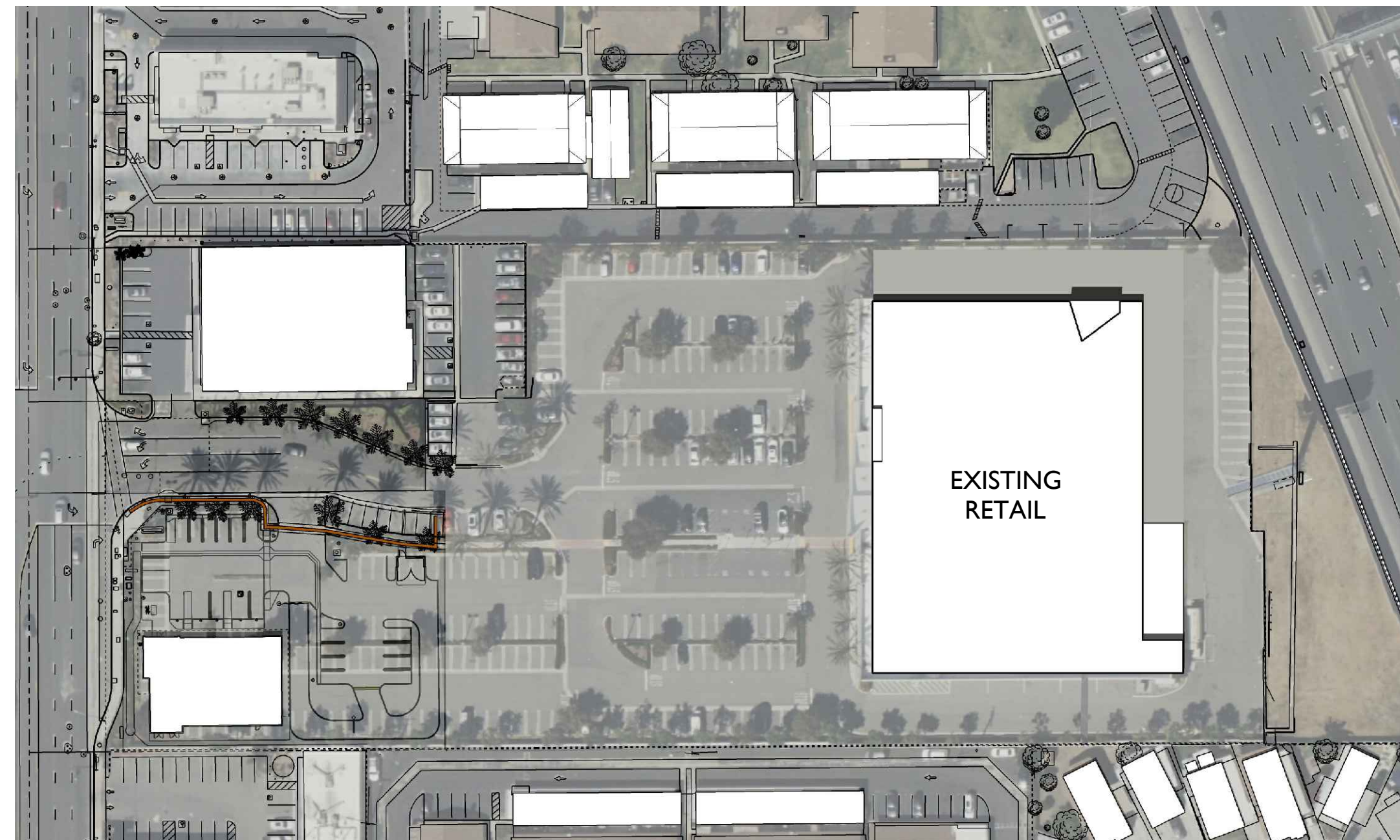
NOON - DEC 21



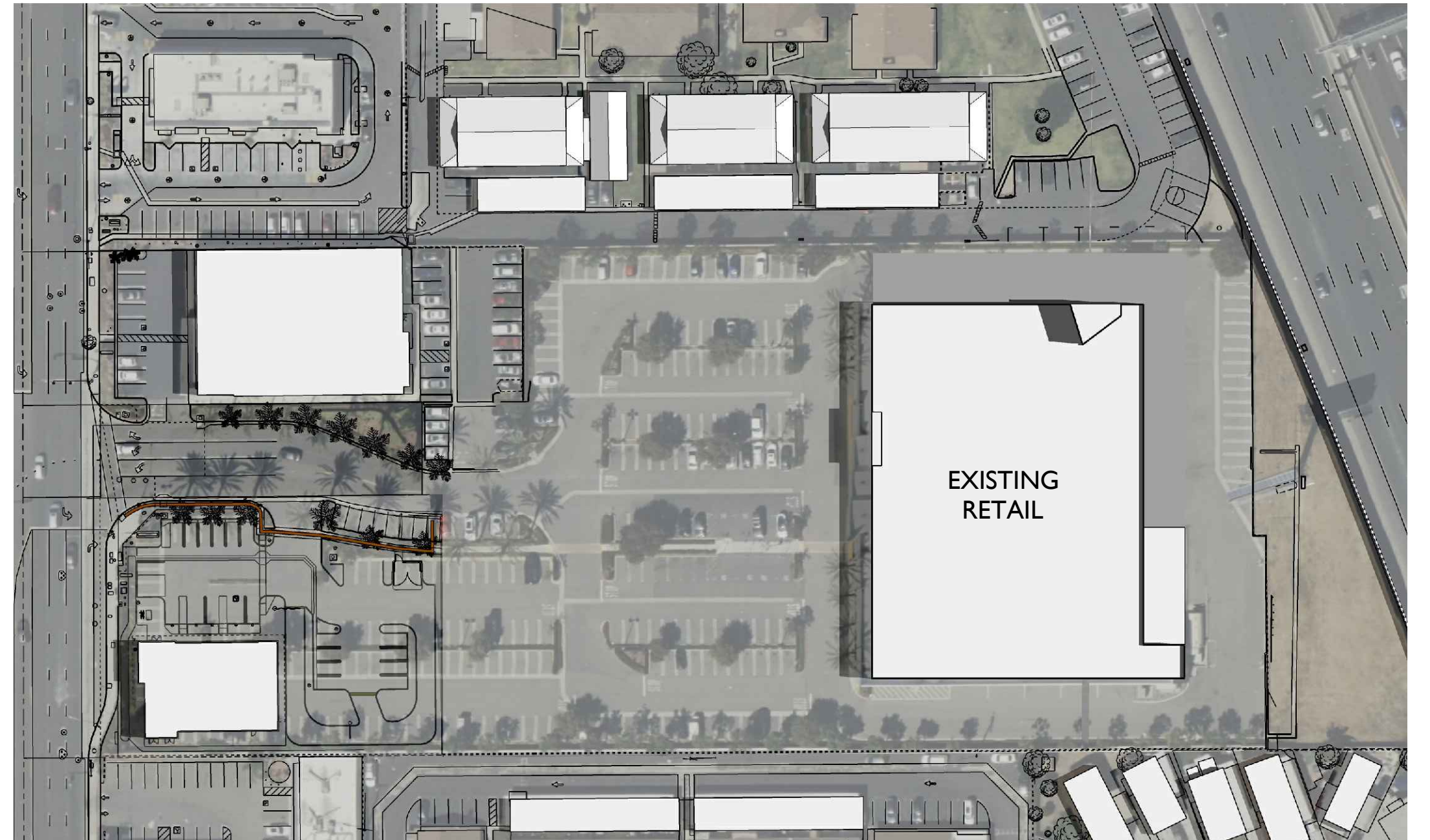
9 AM - DEC 21



3 PM - JUN 21



NOON - JUN 21



9 AM - JUN 21

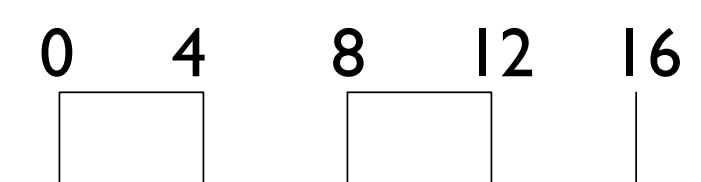
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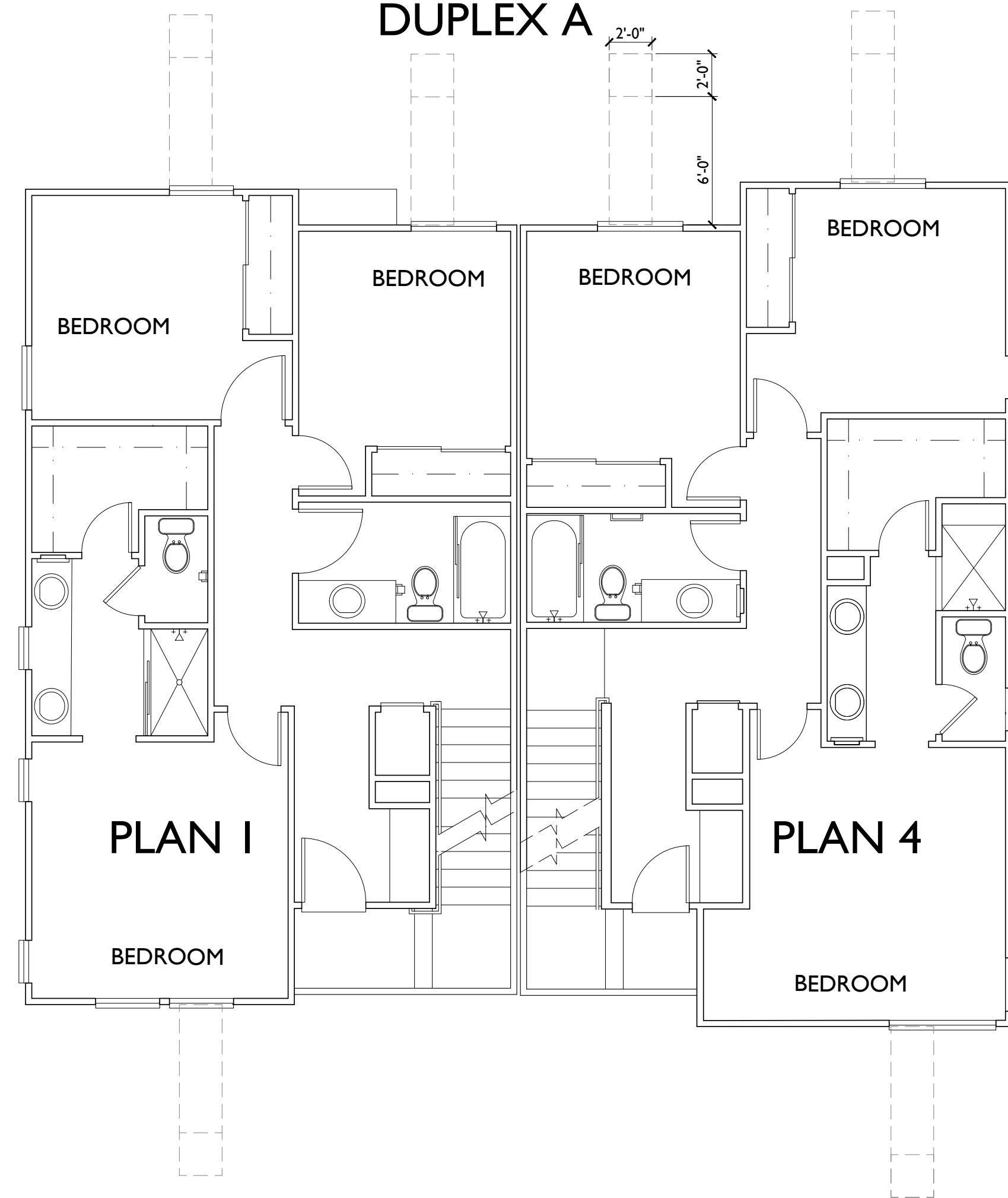
EXISTING SHADOW EXHIBITS

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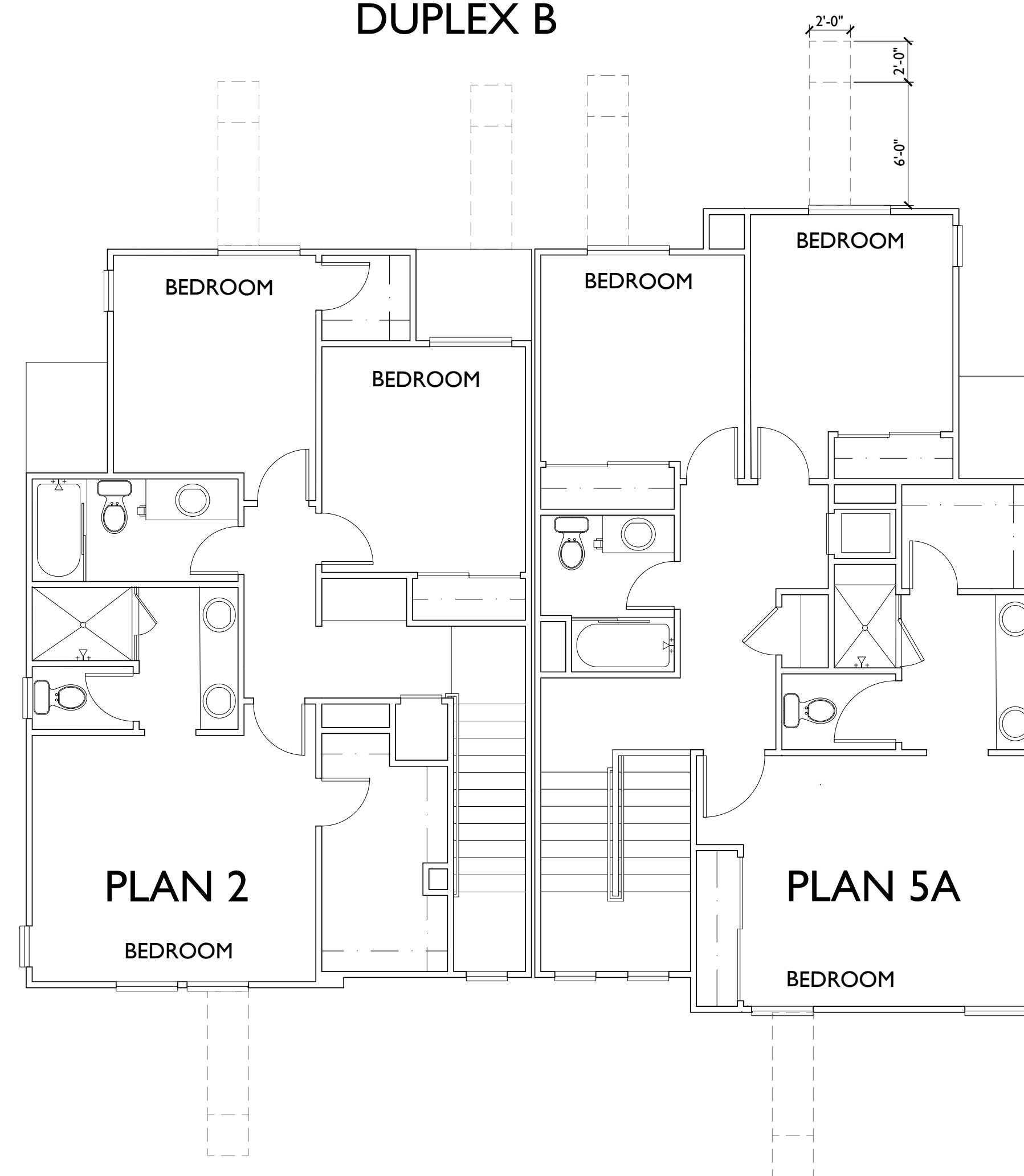


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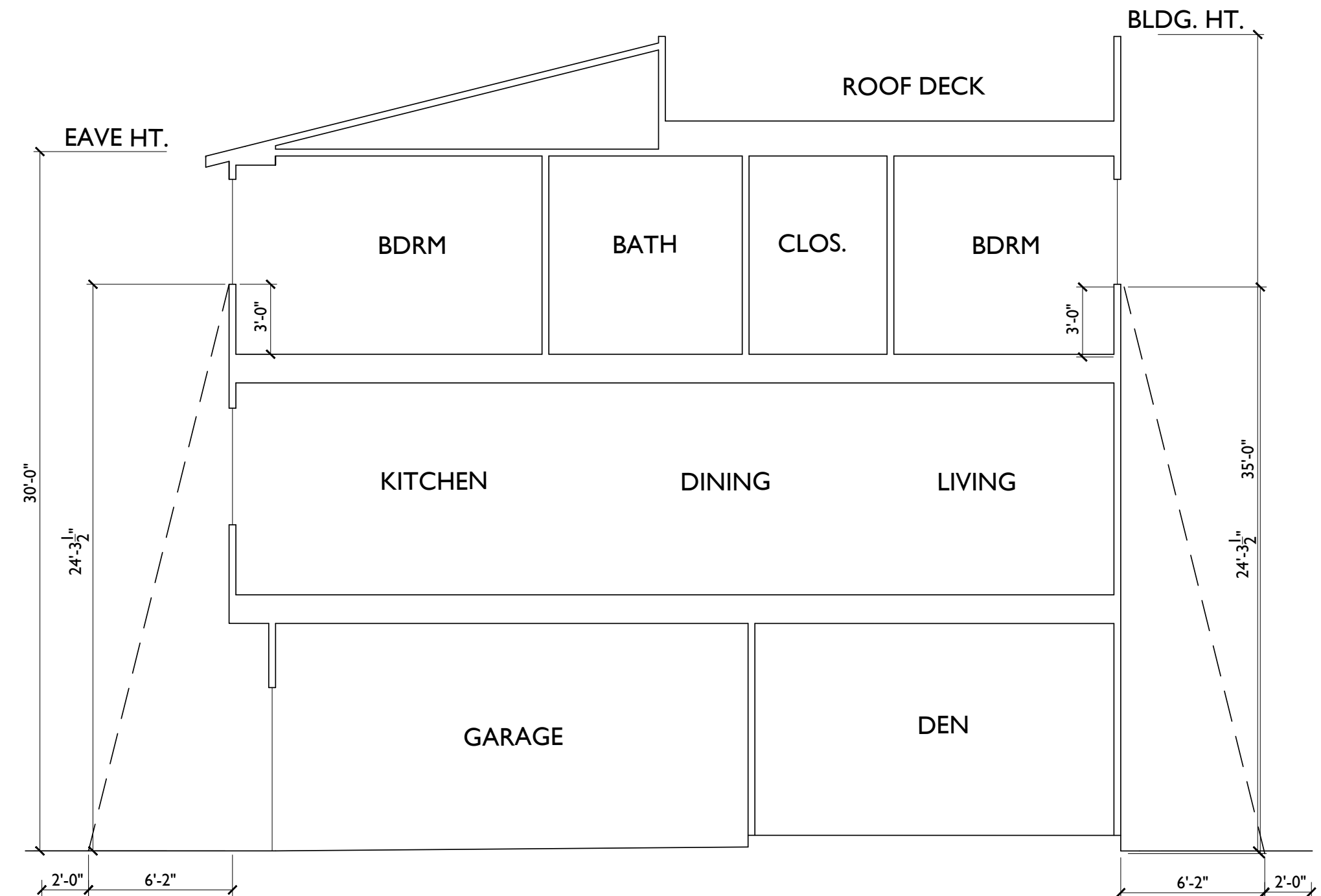
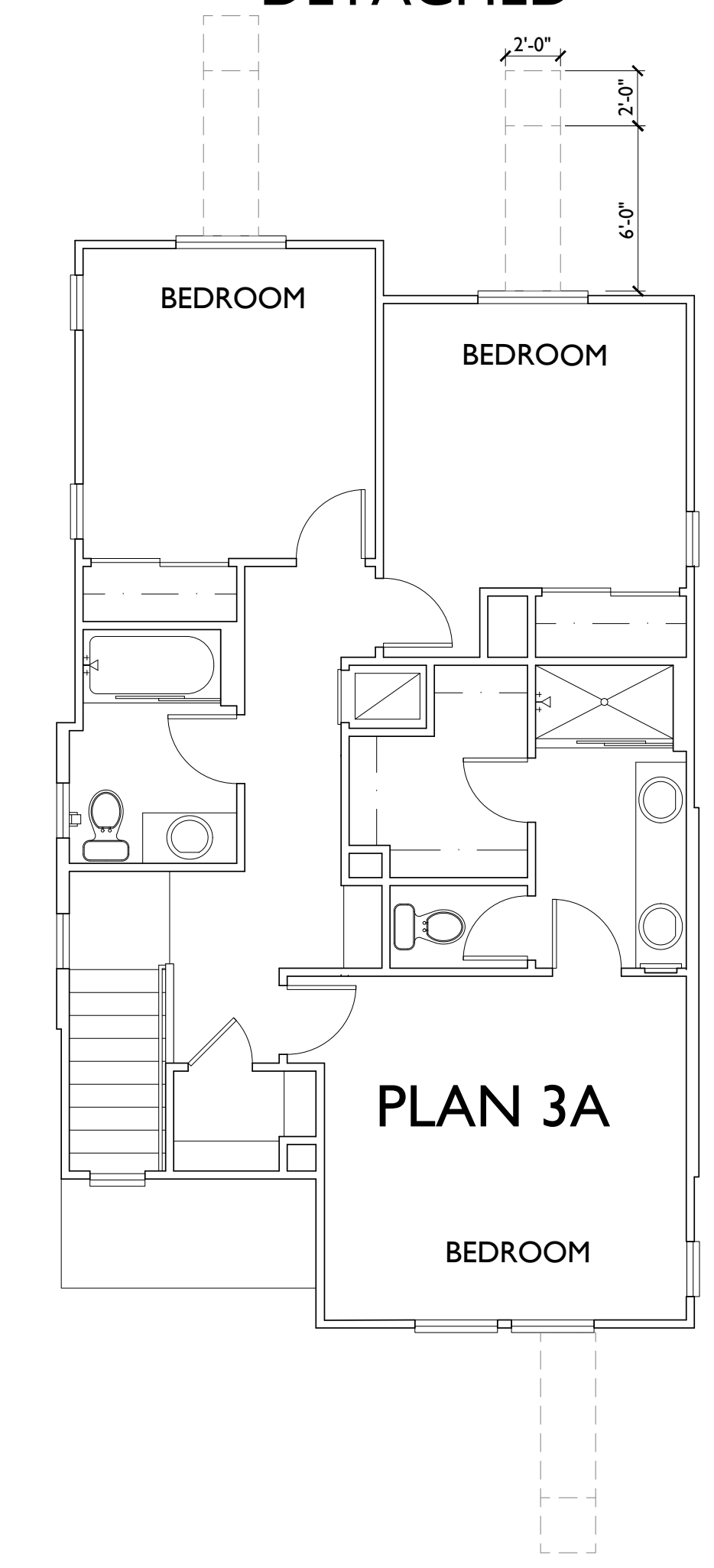
DUPLEX A



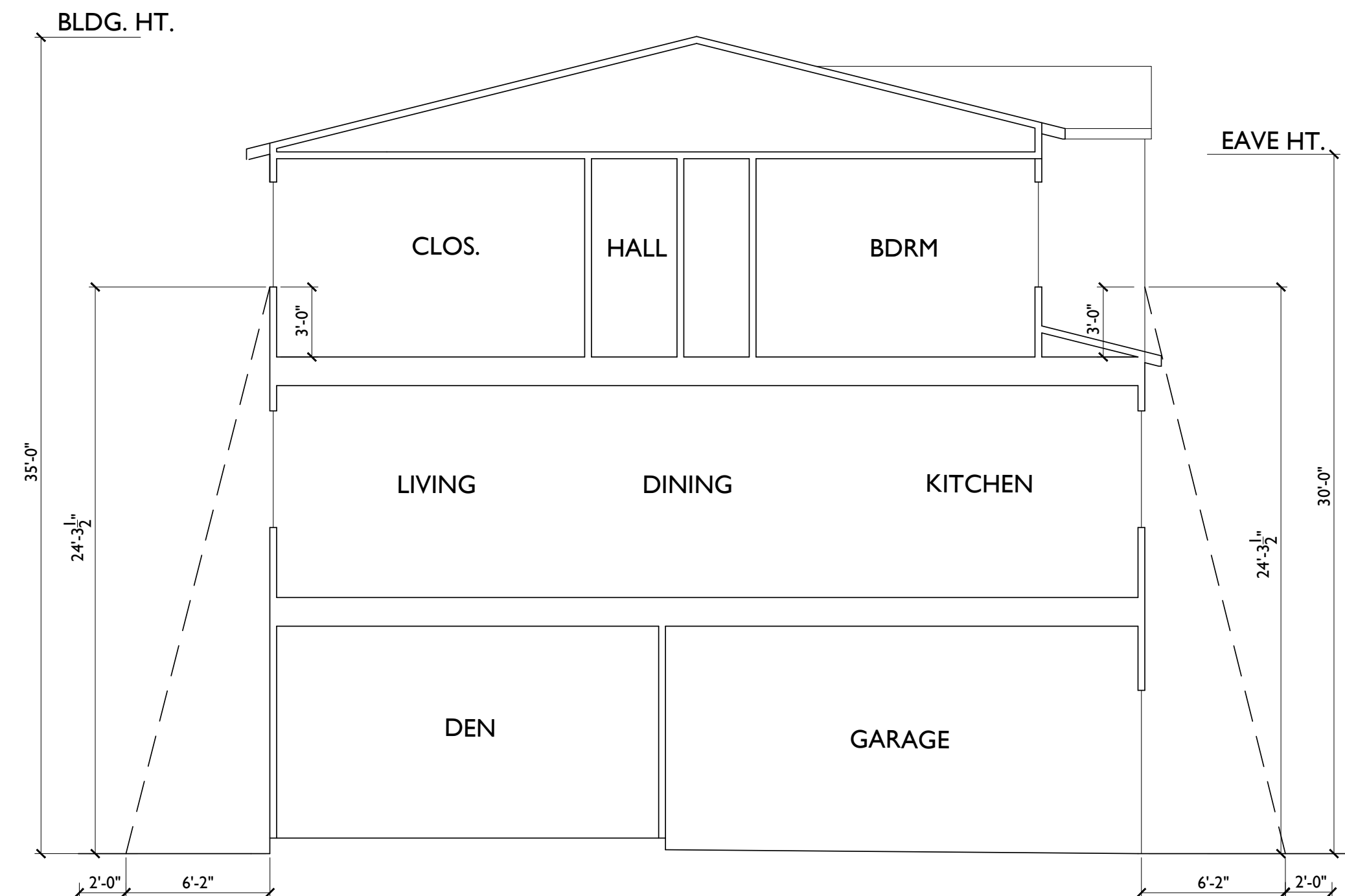
DUPLEX B



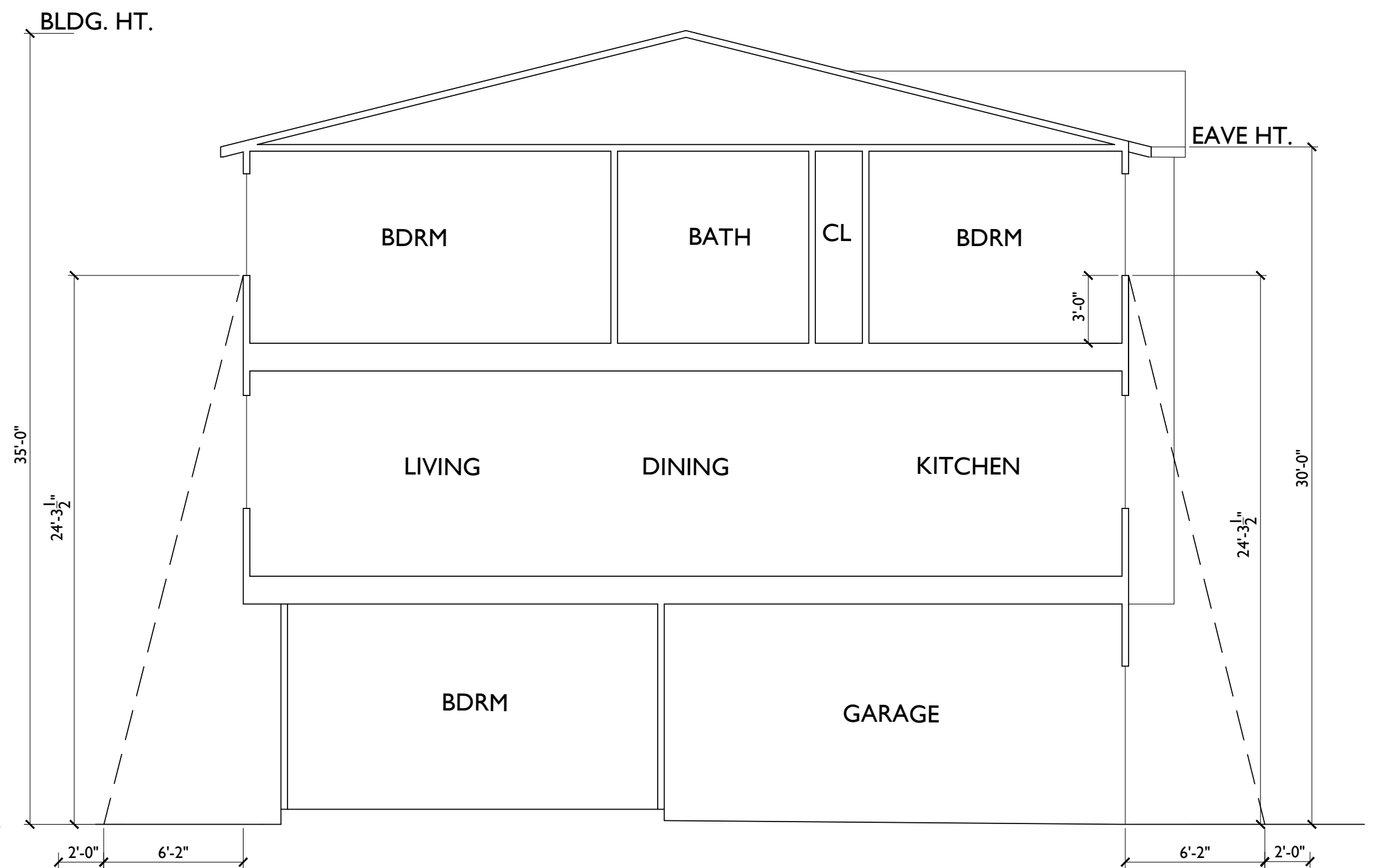
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PLAN 1



PLAN 2



PLAN 3A

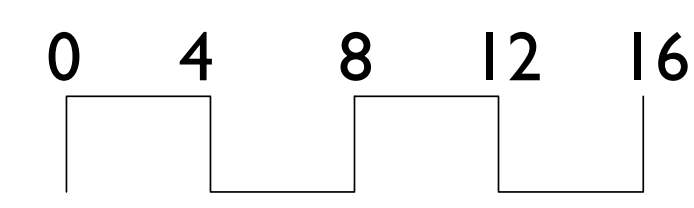
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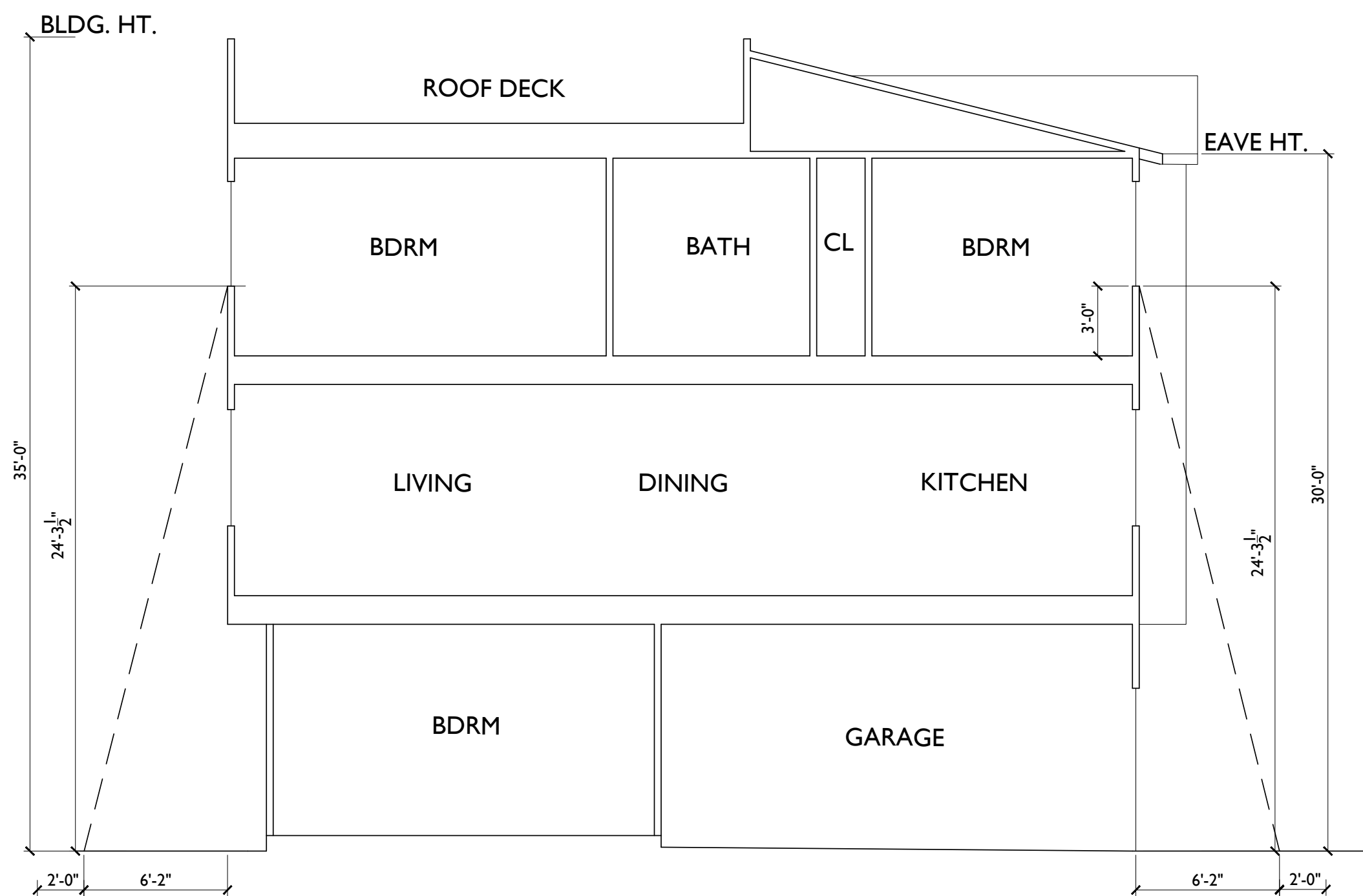
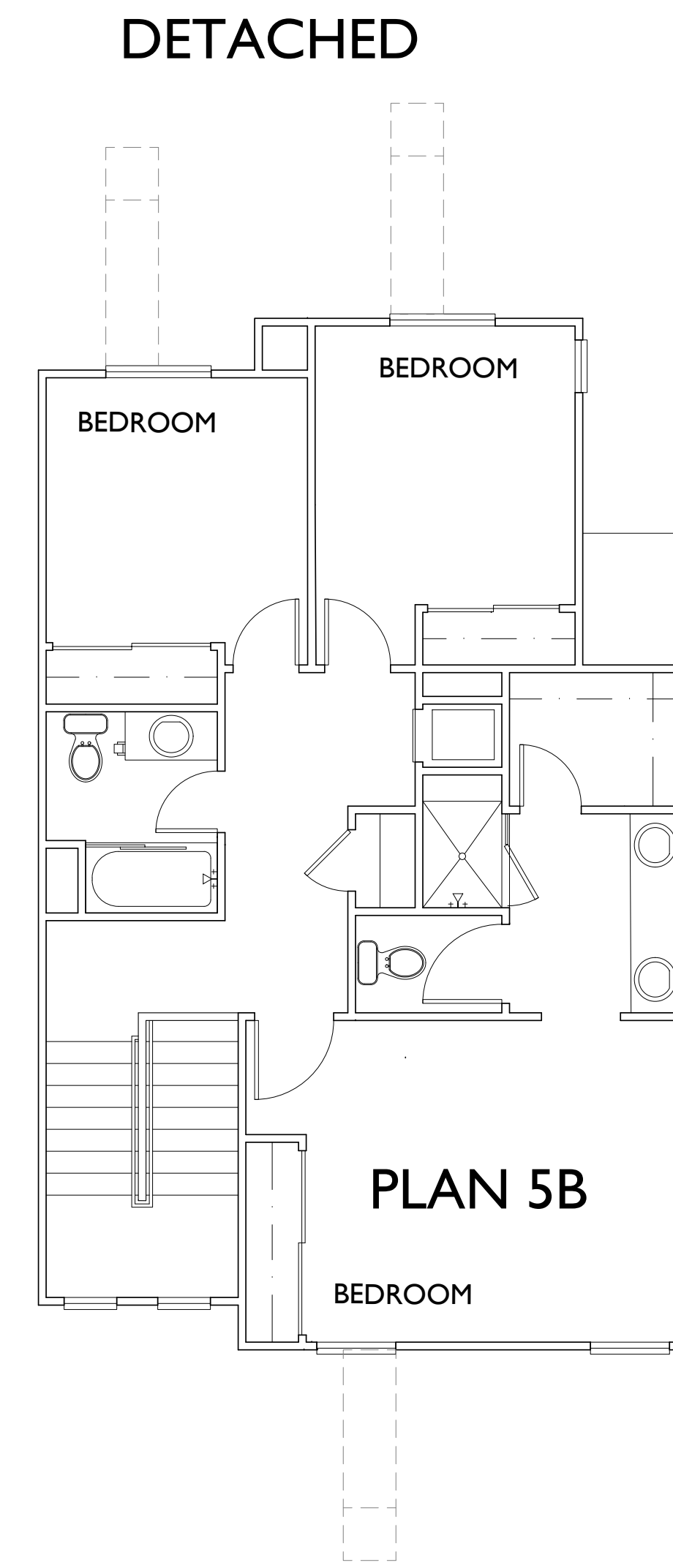
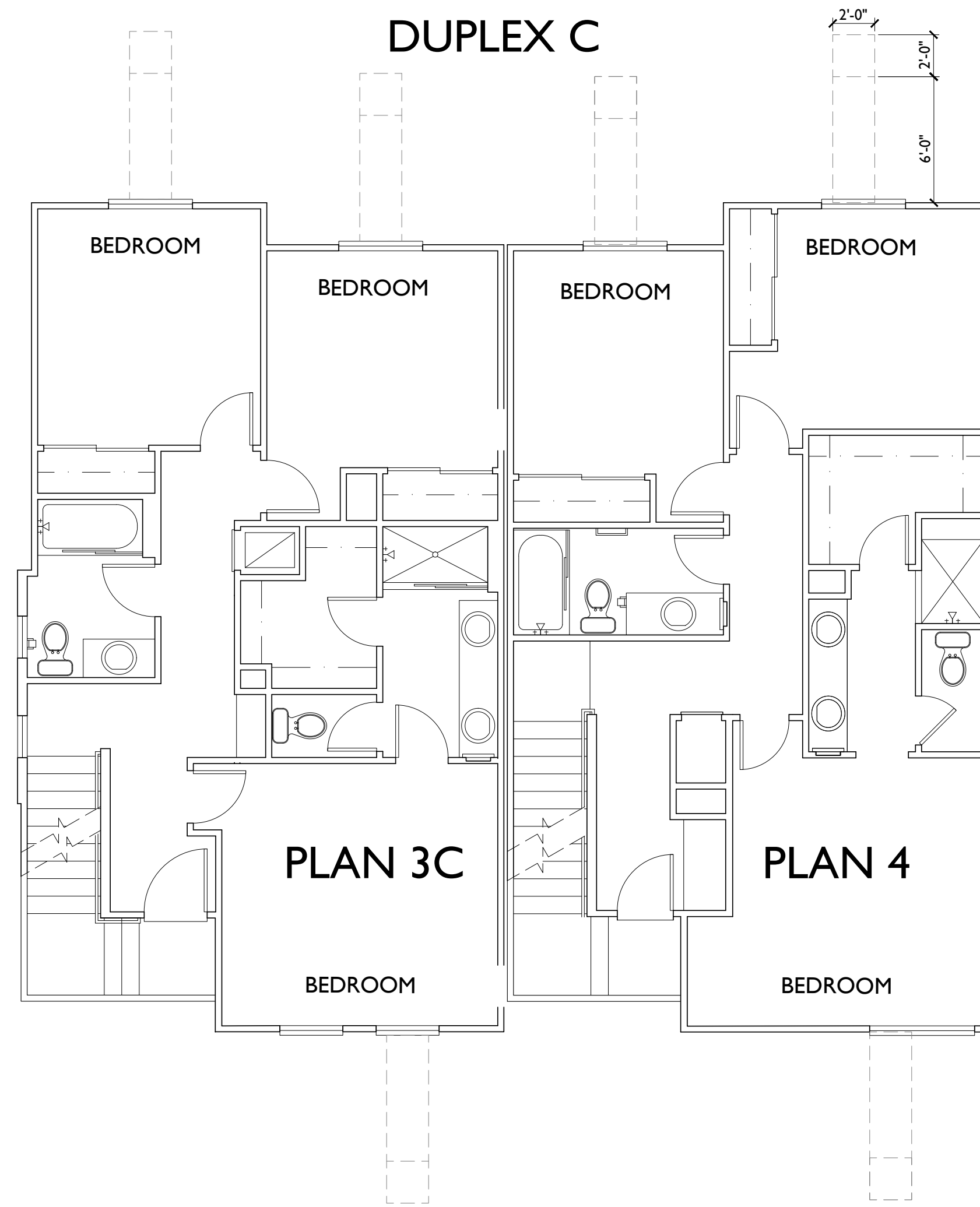
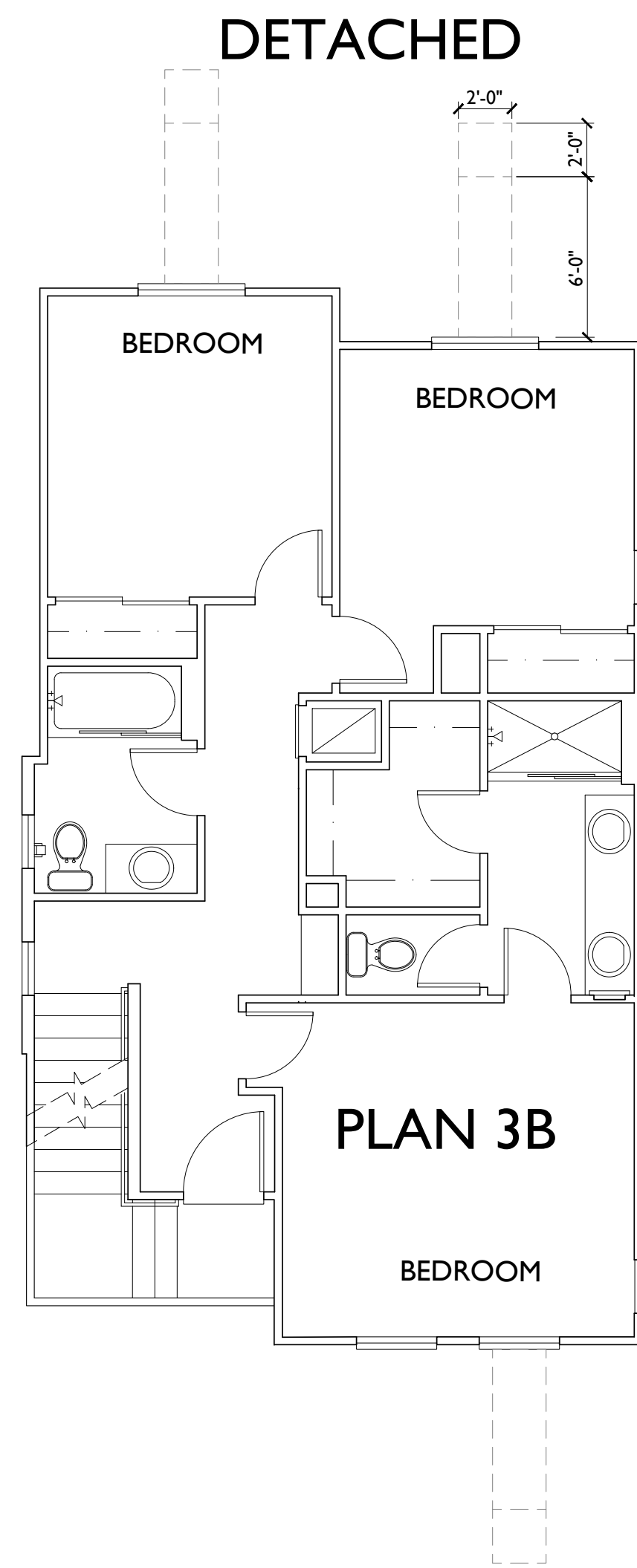
LADDER PAD SECTIONS

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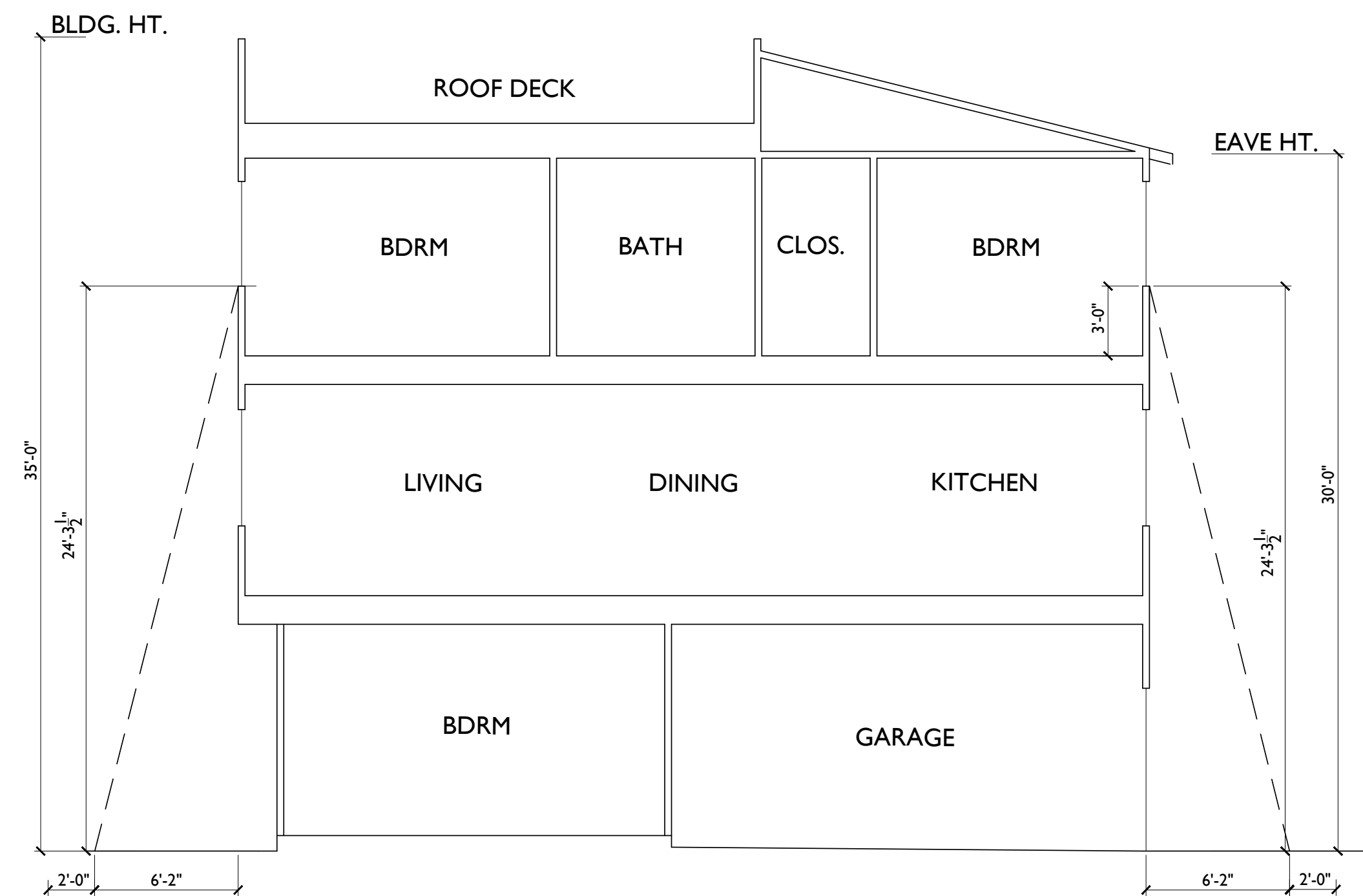


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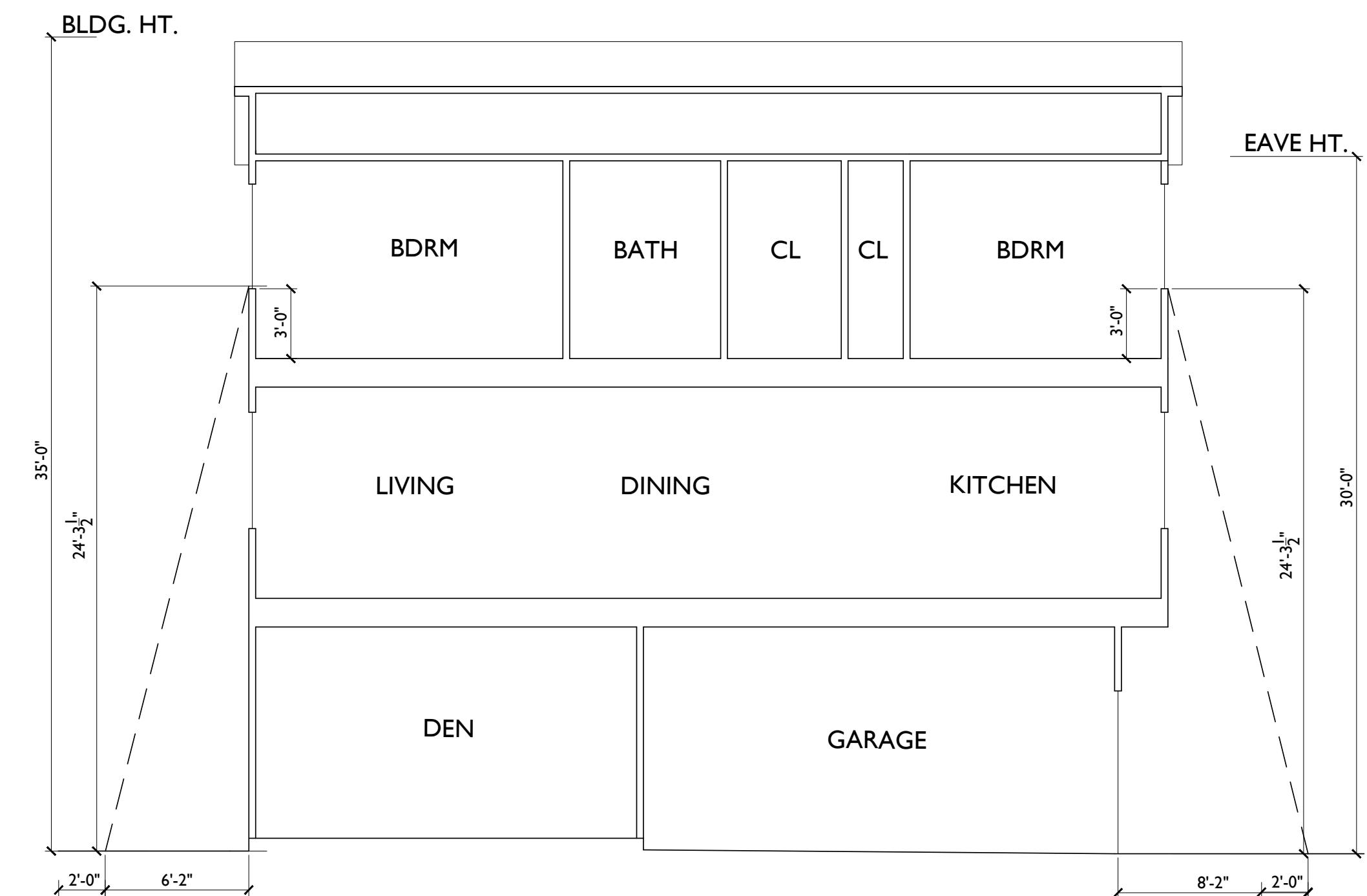
A20



PLAN 3B & 3C



PLAN 4



PLAN 5A & 5B

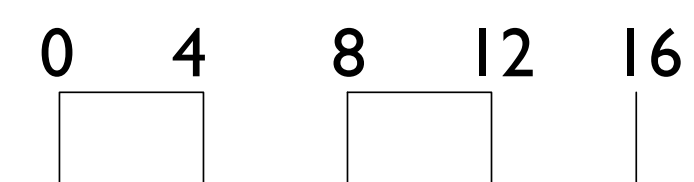
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LADDER PAD SECTIONS

OCT 13, 2025



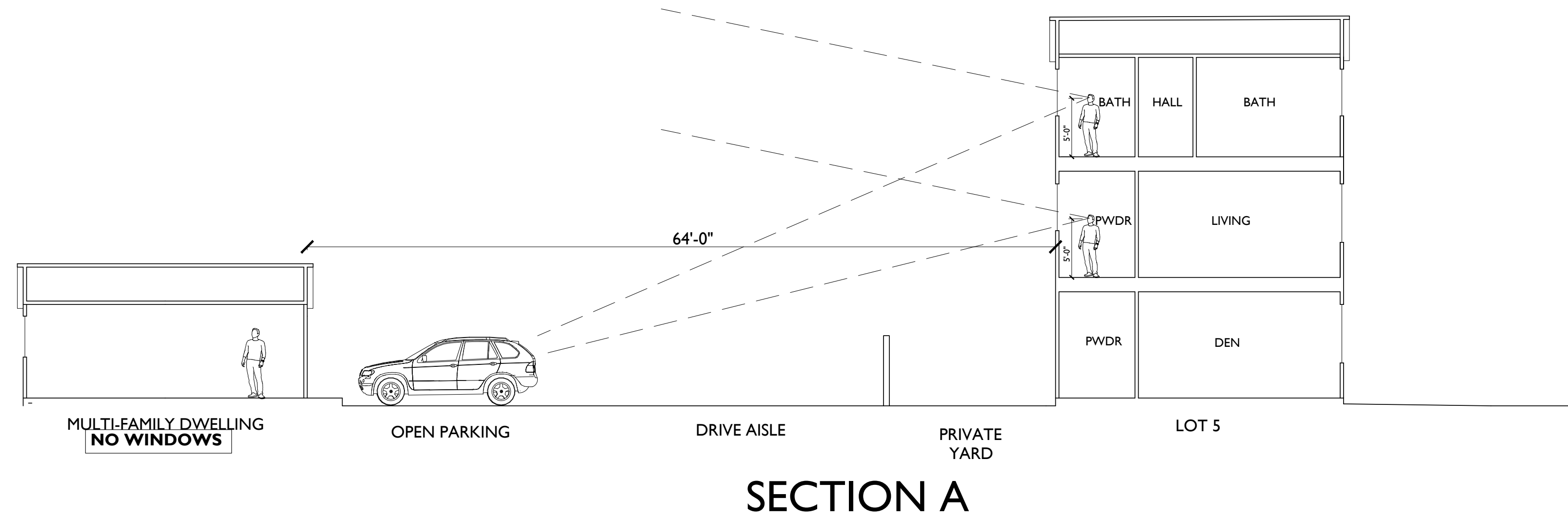
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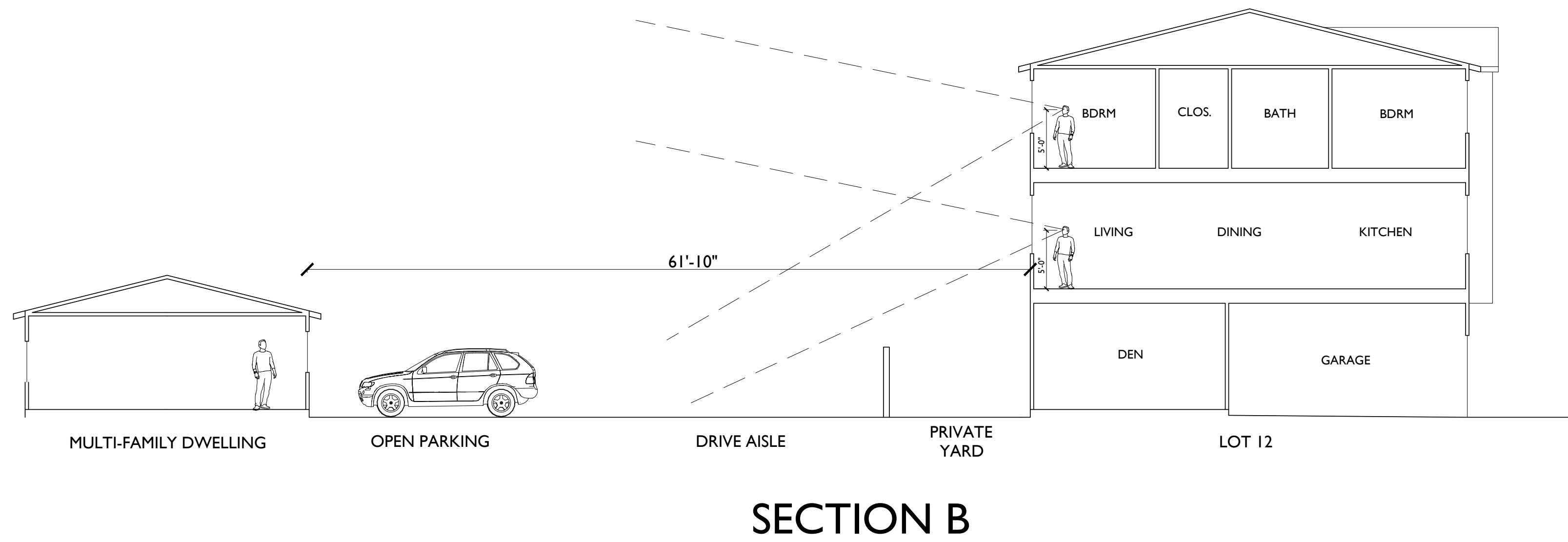
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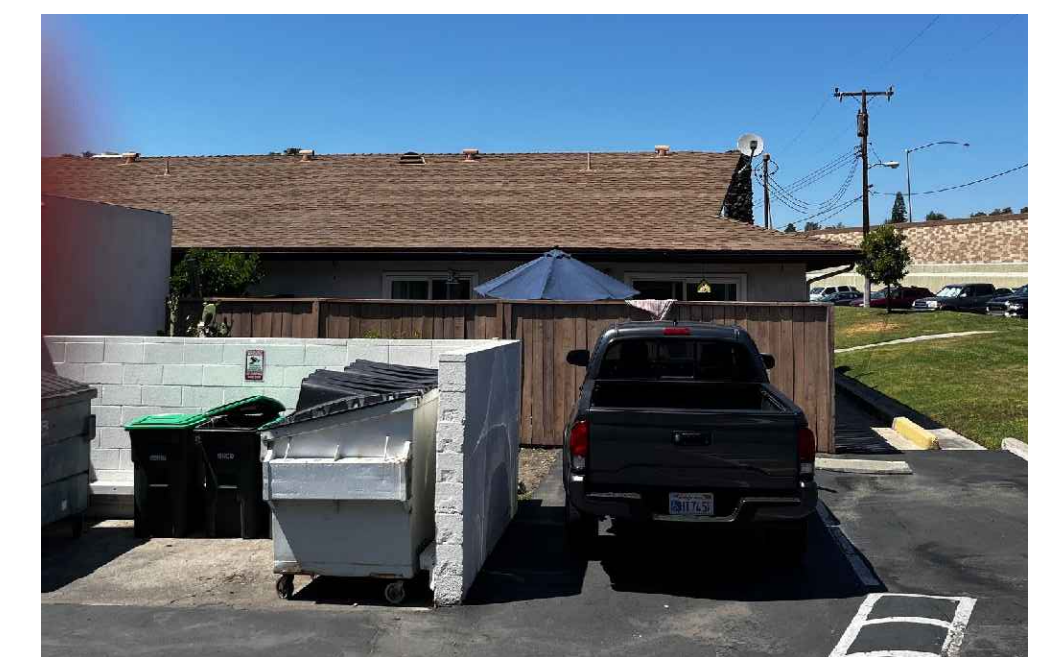
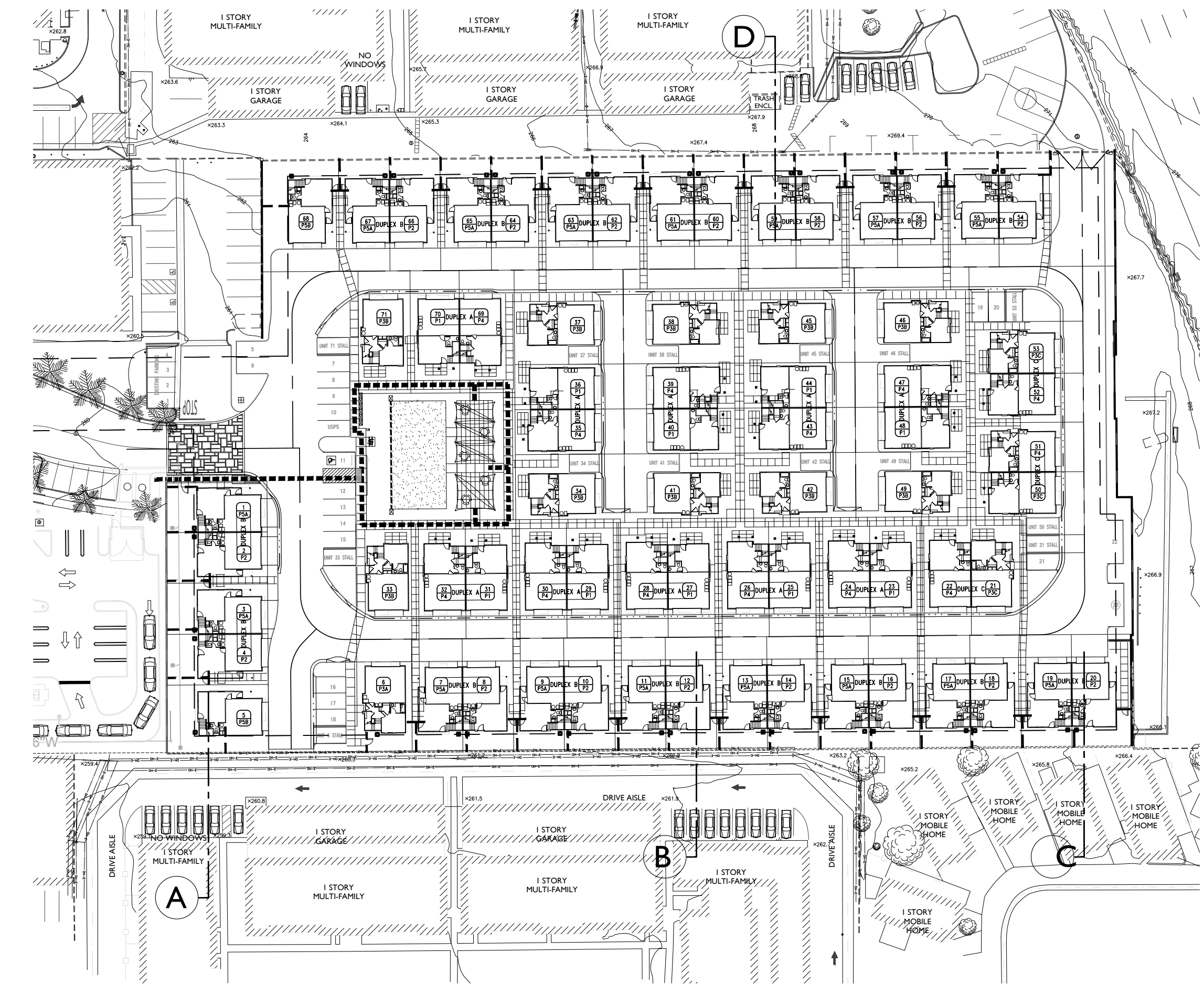
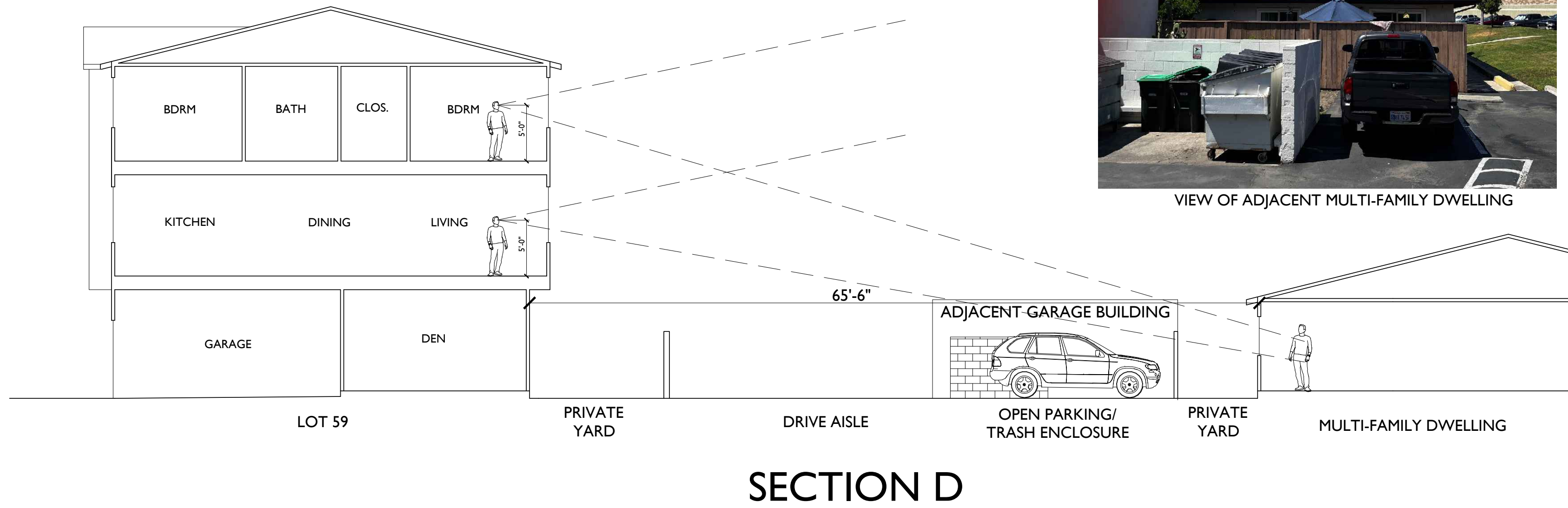
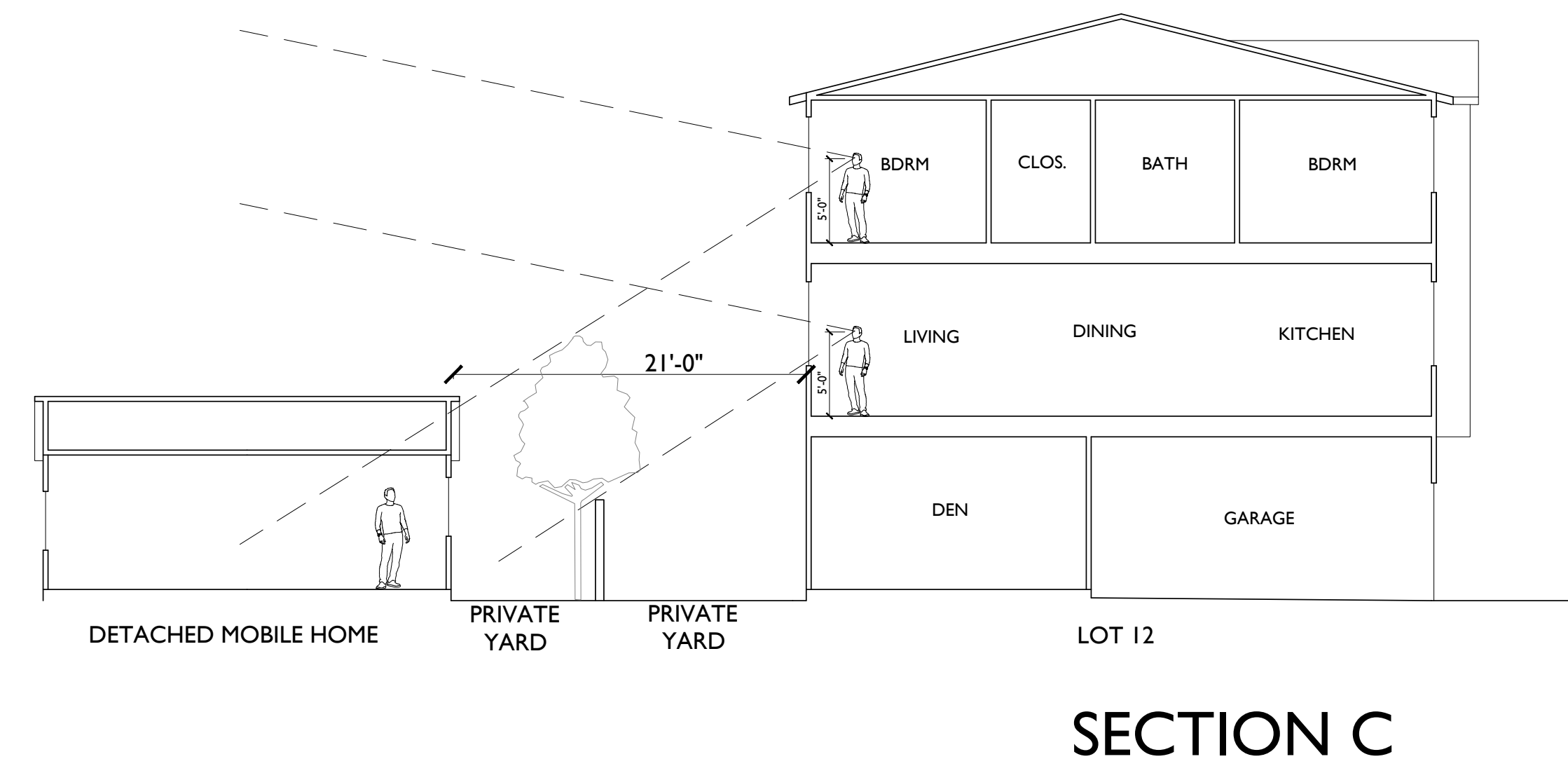
VIEW OF ADJACENT MULTI-FAMILY DWELLING



VIEW OF ADJACENT MULTI-FAMILY DWELLING



VIEW OF ADJACENT DETACHED MOBILE HOME



VIEW OF ADJACENT MULTI-FAMILY DWELLING

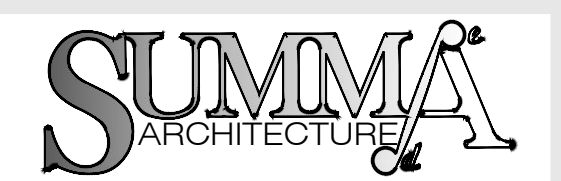
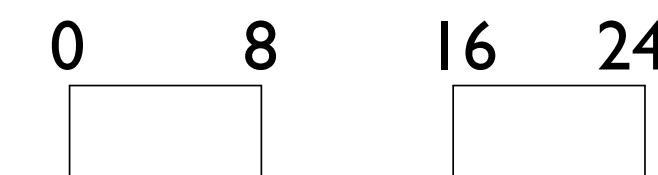
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LINE OF SIGHT SECTIONS

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LEGEND

- 1. Central community open space area with enhanced paving courtyard, palm trees, shade sail overhead covers, and artificial turf for small social events and group gatherings.
- 2. Six community cluster mailboxes, per USPS review and approval.
- 3. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
- 4. Proposed 20' wide access slide gate with depressed curve for vehicle access.
- 5. Automated Emergency Vehicle Access gate.
- 6. Enhanced paving at main project entry.
- 7. Proposed tree, per Planting Plan.
- 8. 5' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
- 9. 4' wide unit entry natural colored concrete walk, with light top-cast finish and saw-cut joints.
- 10. Accessible parking stall and striping, per Civil plans.
- 11. Guest parking stall.
- 12. Natural colored concrete driveway, with light broom finish and tooled joints.
- 13. Private patio / yard area, homeowner maintained.
- 14. Common area landscape, builder installed and HOA maintained.
- 15. Community dog bag station (black in color), for pet owners.
- 16. Property line.
- 17. Public street R.O.W.
- 18. Proposed public street sidewalk, per Civil plans.
- 19. Transformer to be screened with landscape, quantity and final locations to be determined.
- 20. Short term bike parking (1 bike rack to accommodate 2 bike stalls).
- 21. Modular wetland, per Civil plans.
- 22. Proposed AC condenser locations, per Architecture plans.
- 23. Existing landscape to remain in addition to new utility screen plantings.



2



6

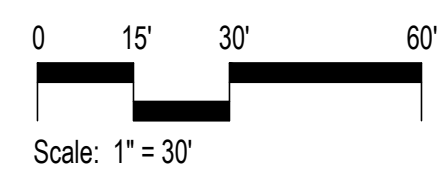


15



20

*Conceptual images (provided herein are conceptual and subject to change)



Schematic Landscape Plan

Melia Homes



Schematic 3rd Submittal | Project No.: MH25-D
Date: Dec. 16, 2025

L-1

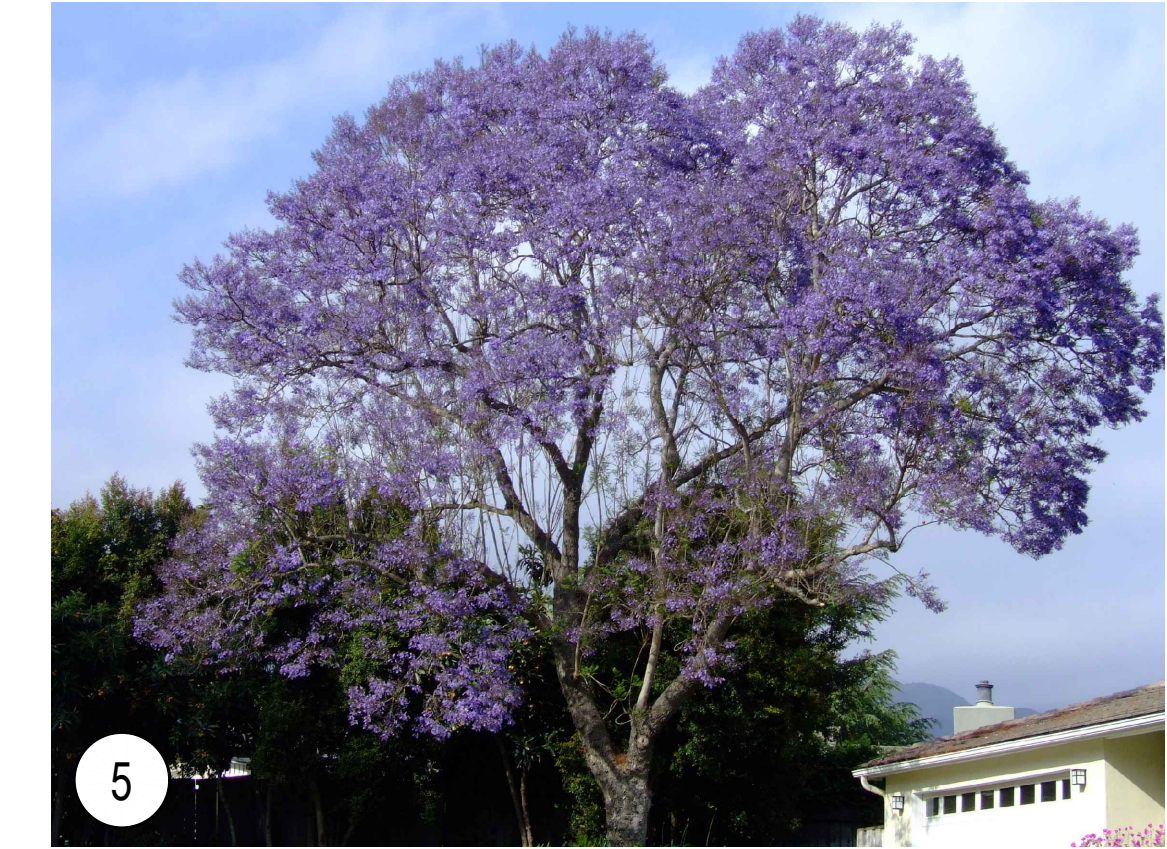
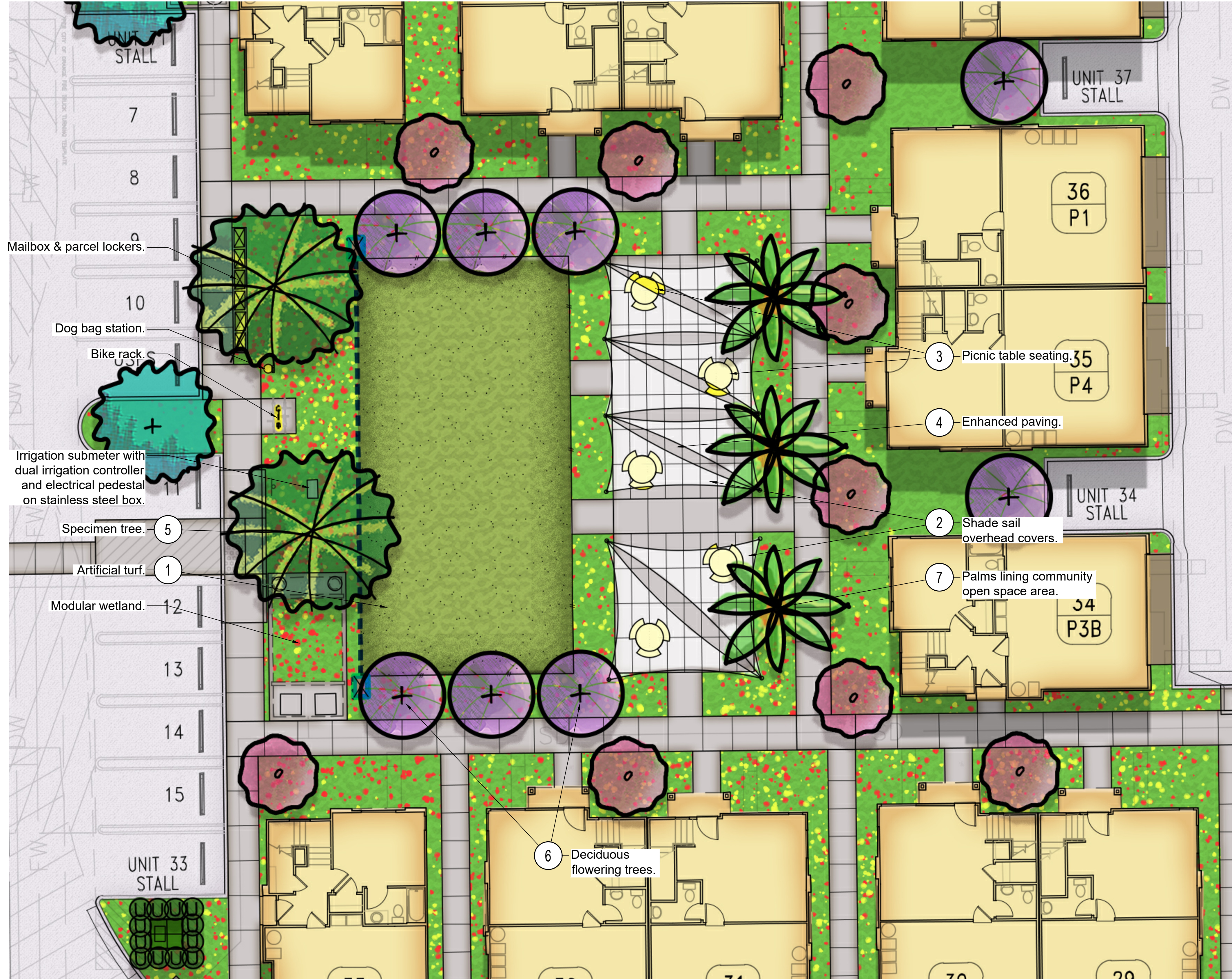
2375 Tustin St., Orange



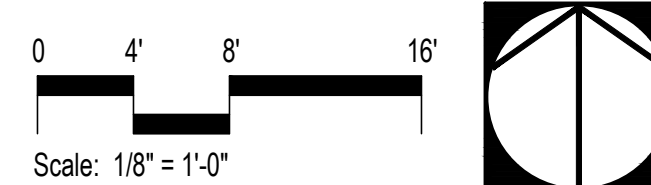
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*Conceptual images (provided herein are conceptual and subject to change)

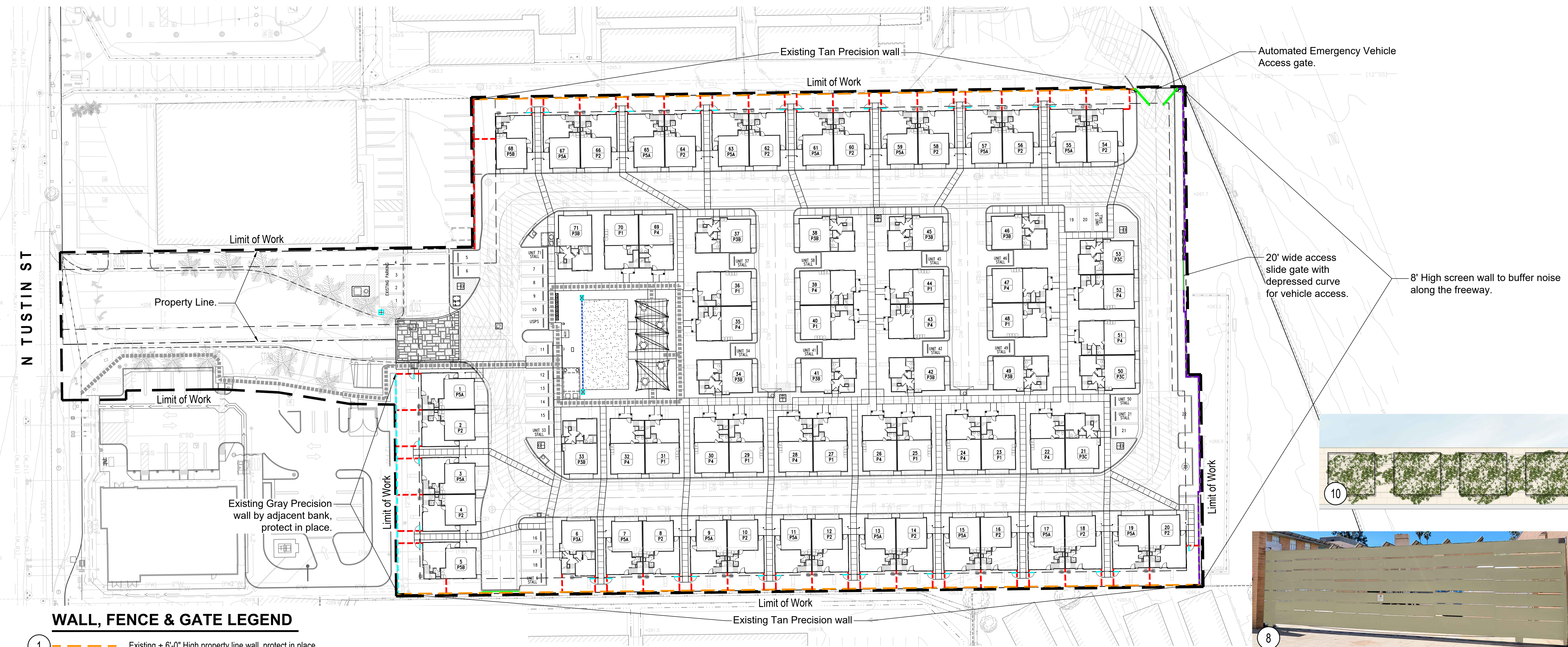


*Conceptual images (provided herein are conceptual and subject to change)



Schematic Enlargement Plan - Central Open Space

Melia Homes



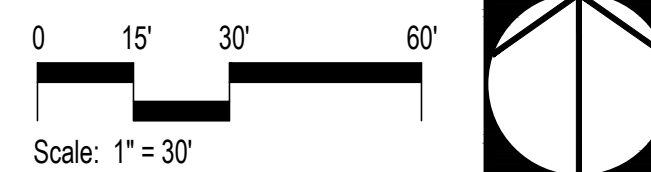
WALL, FENCE & GATE LEGEND

- 1 - Existing ± 6'-0" High property line wall, protect in place.
- 2 - Existing ± 8'-0" High Gray Precision property line wall by adjacent bank property, protect in place.
- 3 - 8'-0" New High precision block wall with rolled mortar cap, to match existing walls (tan color).
- 4 - 6'-0" New High precision block wall with 2" high precision cap (tan color).
- 5 - 3'-0" New Low precision block wall with 2" high precision cap (tan color).
- 6 - 5'-6" New High vinyl private yard gate (tan color).
- 7 - 8'-0" New High entry stucco pilaster with enhanced concrete cap and metal signage.
- 8 - 3'-6" New Low stucco pilaster with enhanced concrete cap (open space).
- 9 - ±8'-0" New High Sliding metal vehicular maintenance access gate (color to match wall).
- 10 - ±7'-0" New High Auto Emergency vehicle access metal gate (14' wide ea. gate for 26' total width, black color).
- ADA Path of Travel



*Conceptual images (provided herein are conceptual and subject to change)

Note:
Perimeter walls on west side of site must be coated with an anti-graffiti paint or have faux vegetation installed to counter potential vandalism/graffiti.



Schematic Wall & Fence Plan

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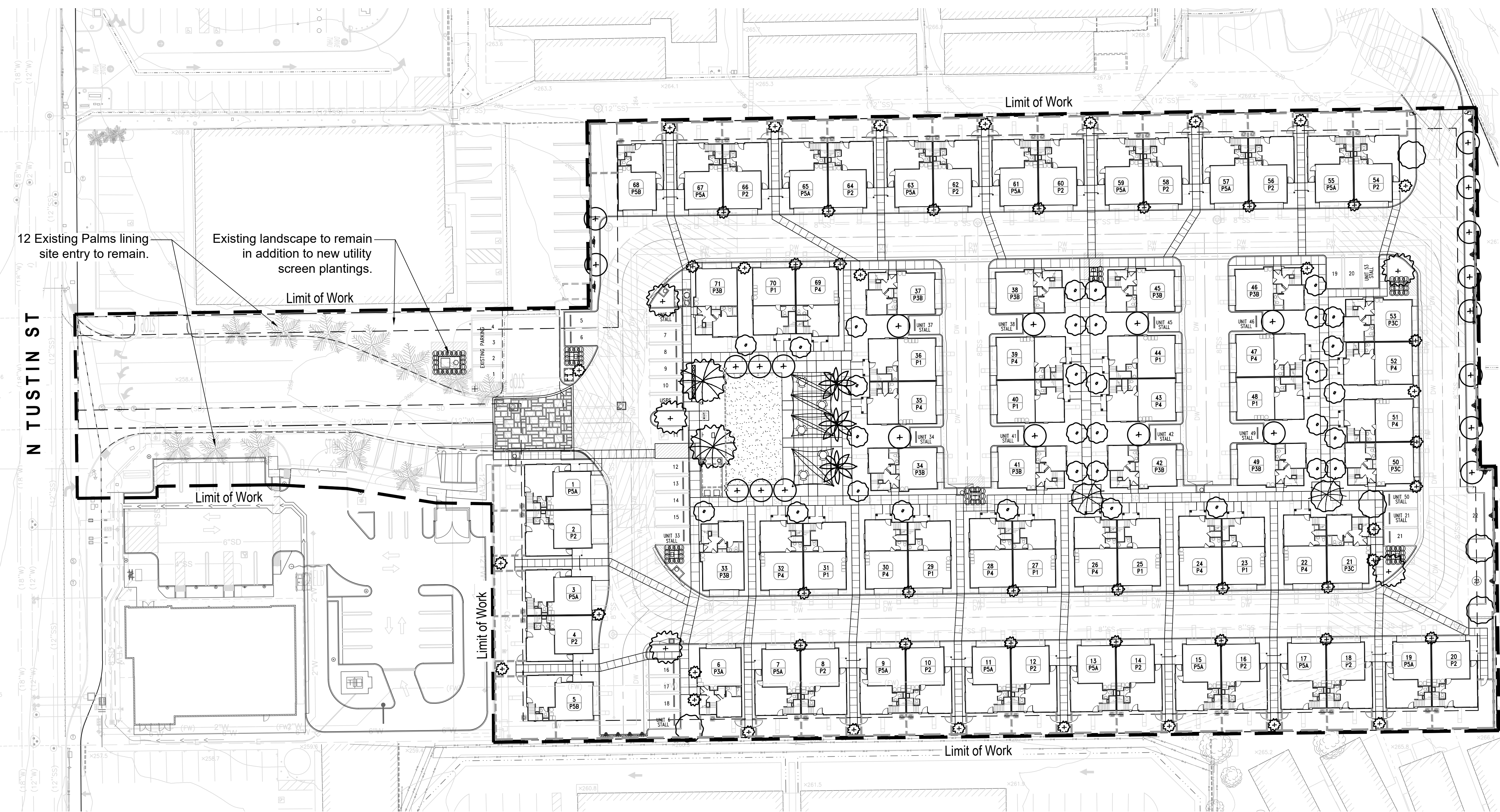
Schematic 3rd Submittal | Project No.: MH25-D
Date: Dec. 16, 2025

L-3

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SHRUB & GROUND COVER SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
SHRUBS				
Agave x 'Blue Flame'	Blue Flame Agave	15 g	Low	36" o.c.
Aloe x 'Blue Elf'	Aloe	1 g	Low	24" o.c.
Anigozanthos x 'Big Red'	Big Red Kangaroo Paw	5 g	Low	24" o.c.
Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 g	Low	36" o.c.
Dianella revoluta	Little Rev Flax Lily	1 g	Low	18" o.c.
Hesperaloe parviflora 'Brake Lights'	'Brake Lights' Red Yucca	1 g	Low	36" o.c.
Laurus nobilis	Sweet Bay	15 g	Low	36" o.c.
Plant leaf to leaf. Evergreen shrub for utility screen. Columnar.				
Lavandula stoechas 'Silver Anouk'	Spanish Lavender	5 g	Low	30" o.c.
Muhlenbergia rigens	Deer Grass	5 g	Low	36" o.c.
Salvia clevelandii	Cleveland Sage	5 g	Low	48" o.c.
Salvia greggii 'Furman's Red'	Furman's Red Salvia	5 g	Low	24" o.c.
Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	5 g	Low	48" o.c.
Westringia fruticosa 'Blue Gem'	'Blue Gem' Coast Rosemary	15 g	Low	36" o.c.
Westringia fruticosa 'Low Horizon'	Groundcover Coast Rosemary	5 g	Low	24" o.c.
Westringia fruticosa 'Morning Light'	'Morning Light' Coast Rosemary	5 g	Low	36" o.c.
GROUND COVERS				
Carex divulsa	Berkeley Sedge	1 g	Low	24" o.c.
Lantana x 'New Gold'	New Gold Lantana	1 g	Low	36" o.c.
Salvia x 'Bee's Bliss'	Bee's Bliss Sage	1 g	Low	60" o.c.
Westringia fruticosa 'Low Horizon'	Low Horizon Coast Rosemary	1 g	Low	36" o.c.

- NOTES:**
- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
 - Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
 - The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
 - All trees within 5' of hardscape to be installed with deep root barriers.
 - Refer to lighting plans for site lighting and ambient enhanced lighting.
 - 12 existing palms to be retained at site entry and 73 trees on-site to be removed.
 - Locations and quantities of shrubs and groundcover to be determined in final design.

PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	WUCOLS (R3)	Qty.
PALMS						
	Vertical	Phoenix dactylifera (Date Palm)	Single	10' BT	Low	3
TREES						
	Specimen	Jacaranda mimosifolia (Jacaranda)	Multi	36" Box	Low	2
	Focal	Magnolia grandiflora 'Little Gem (Southern Magnolia)	Single	24" Box	Mod.	2
	Deciduous Flowering	Lagerstroemia indica x fauriei 'Natchez' (Crape Myrtle)	Single	15 Gal.	Mod.	24
	Evergreen Flowering	Arbutus unedo 'Marina' (Marina Strawberry Tree)	Single	24" Box	Low	32

PLANTING LEGEND

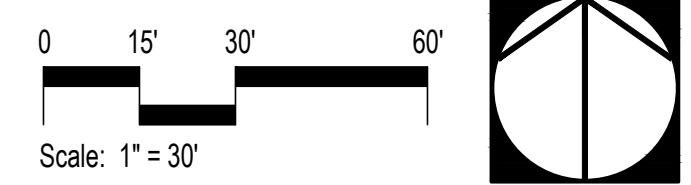
Symbol	Type/Form	Suggestions	Trunk	Size	WUCOLS (R3)	Qty.
	Street	Lophostemon confertus (Brisbane Box)	Single	24" Box	Low	5
	Medium	Geijera parviflora (Australian Willow)	Single	15 Gal.	Low	5
	Columnar	Laurus nobilis 'Columnar' (Sweet Bay)	Single	15 Gal.	Low	53
SHRUBS						
	Utility Screen	Laurus nobilis (Bay Laurel)	Single	15 Gal.	Low	83

PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	WUCOLS (R3)	Qty.
VINES						
	Vines	Macfadyena unguis-cati (Cat's Claw Vine)	-	15 Gal.	Low	15
GROUND COVER						
	Artificial Turf	-	-	-	-	1,835 SF

TOTAL= 126

Schematic Planting Plan



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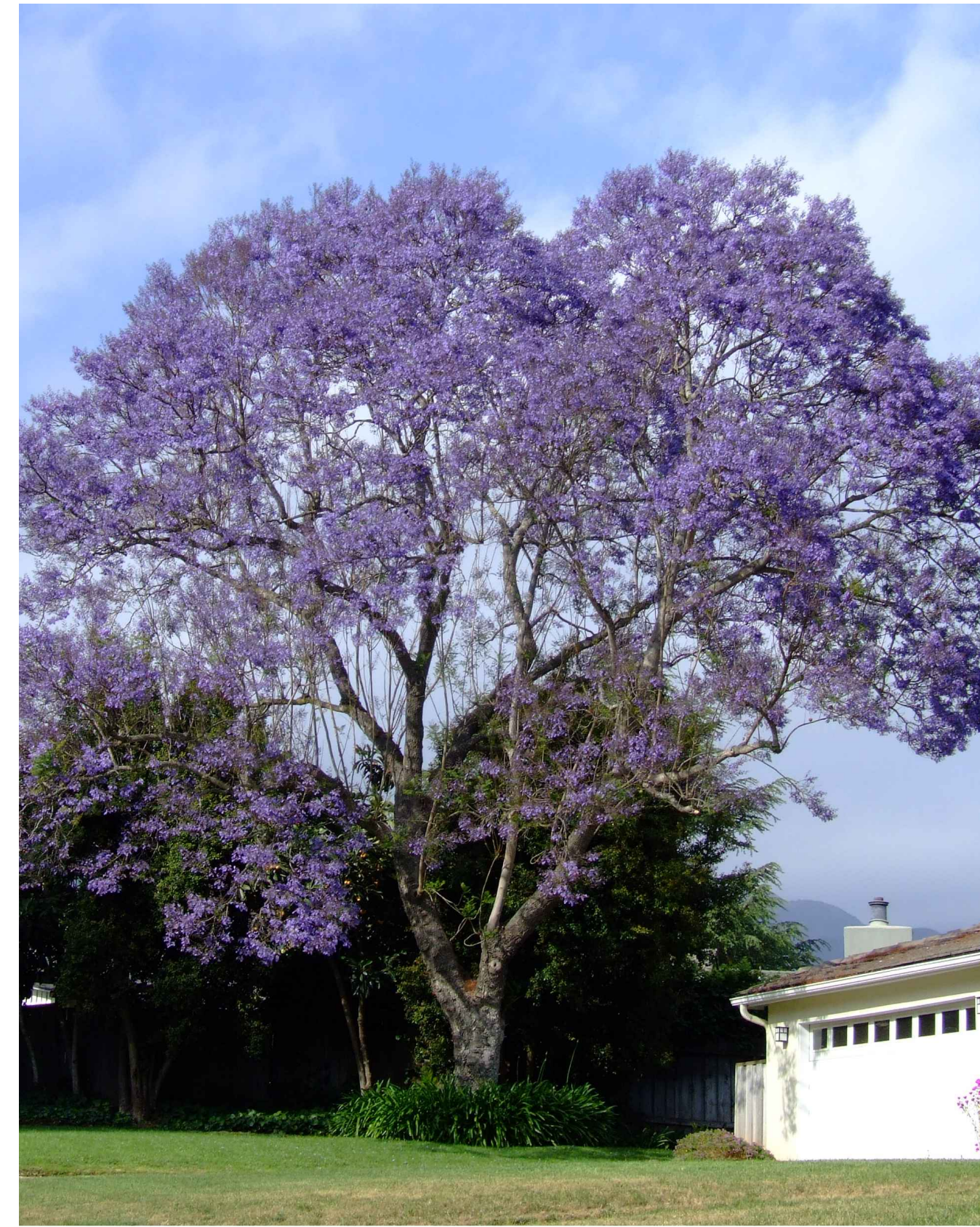


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Phoenix dactylifera
Date Palm



Jacaranda mimosifolia
Jacaranda



Magnolia grandiflora 'Little Gem'
Southern Magnolia



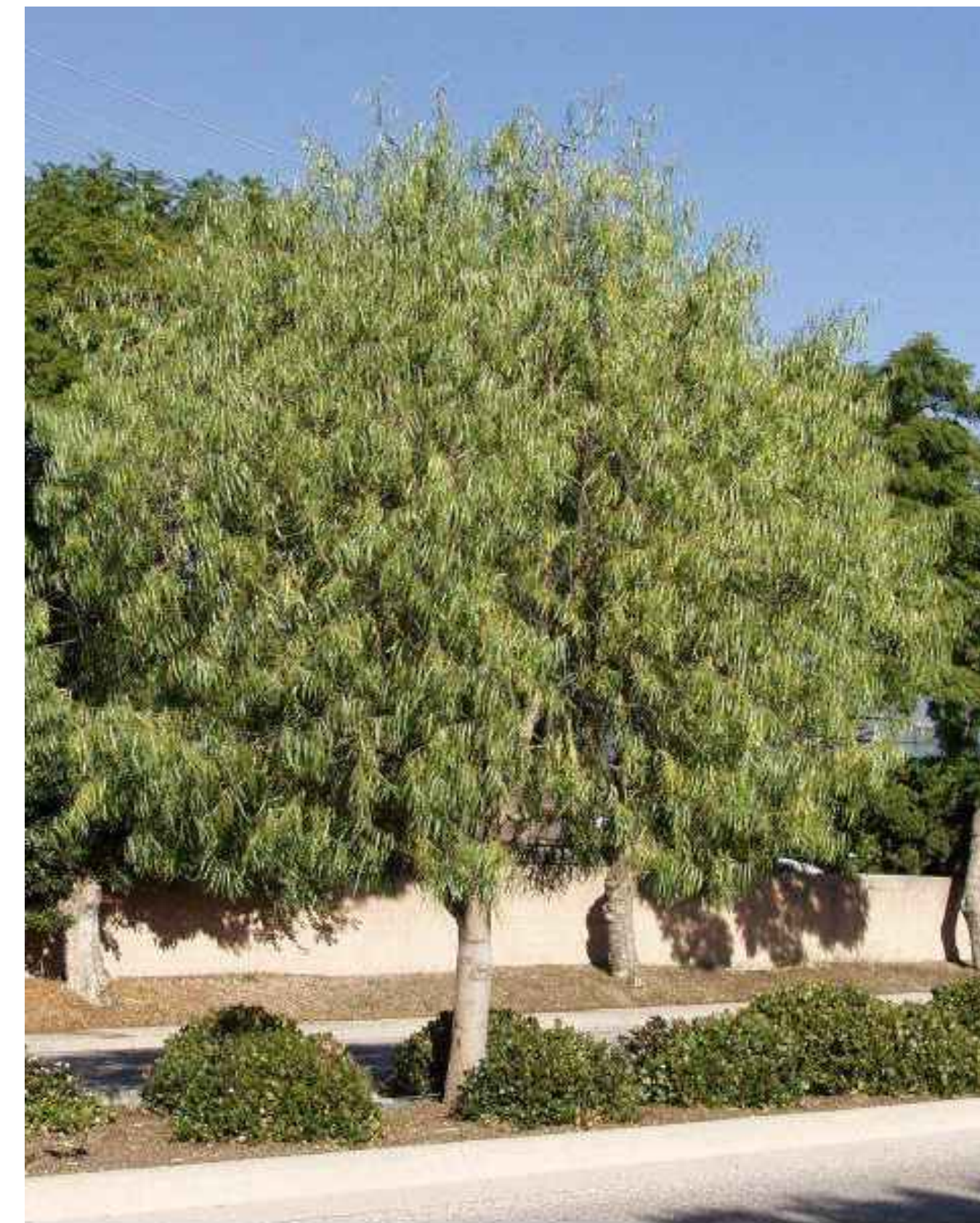
Lagerstroemia indica x *fauriei* 'Natchez'
Crape Myrtle



Arbutus unedo 'Marina'
Marina Strawberry Tree



Lophostemon confertus
Brisbane Box



Geijera parviflora
Australian Willow



Laurus nobilis
Sweet Bay

Plant Images - Trees

SHRUBS



Agave x 'Blue Flame'
Blue Flame Agave



Aloe x 'Blue Elf'
Aloe



Anigozanthos x 'Big Red'
Kangaroo Paw



Callistemon viminalis 'Little John'
Dwarf Weeping Bottlebrush



Dianella 'Little Rev'
Flax Lily



Hesperaloe parviflora
Red Yucca



Laurus nobilis
Sweet Bay



Lavandula stoechas 'Silver Anouk'
Spanish Lavender



Muhlenbergia rigens
Deer Grass



Salvia clevelandii
Cleveland Sage



Salvia gregii 'Furmans Red'
Furman's Red Salvia



Salvia leucantha 'Santa Barbara'
Mexican Bush Sage



Westringia fruticosa 'Blue Gem'
Blue Gem Coast Rosemary



Westringia fruticosa 'Morning Light'
Morning Light Coast Rosemary

GROUNDCOVERS



Carex divulsa
Berkeley Sage



Lantana 'New Gold'
New Gold Lantana

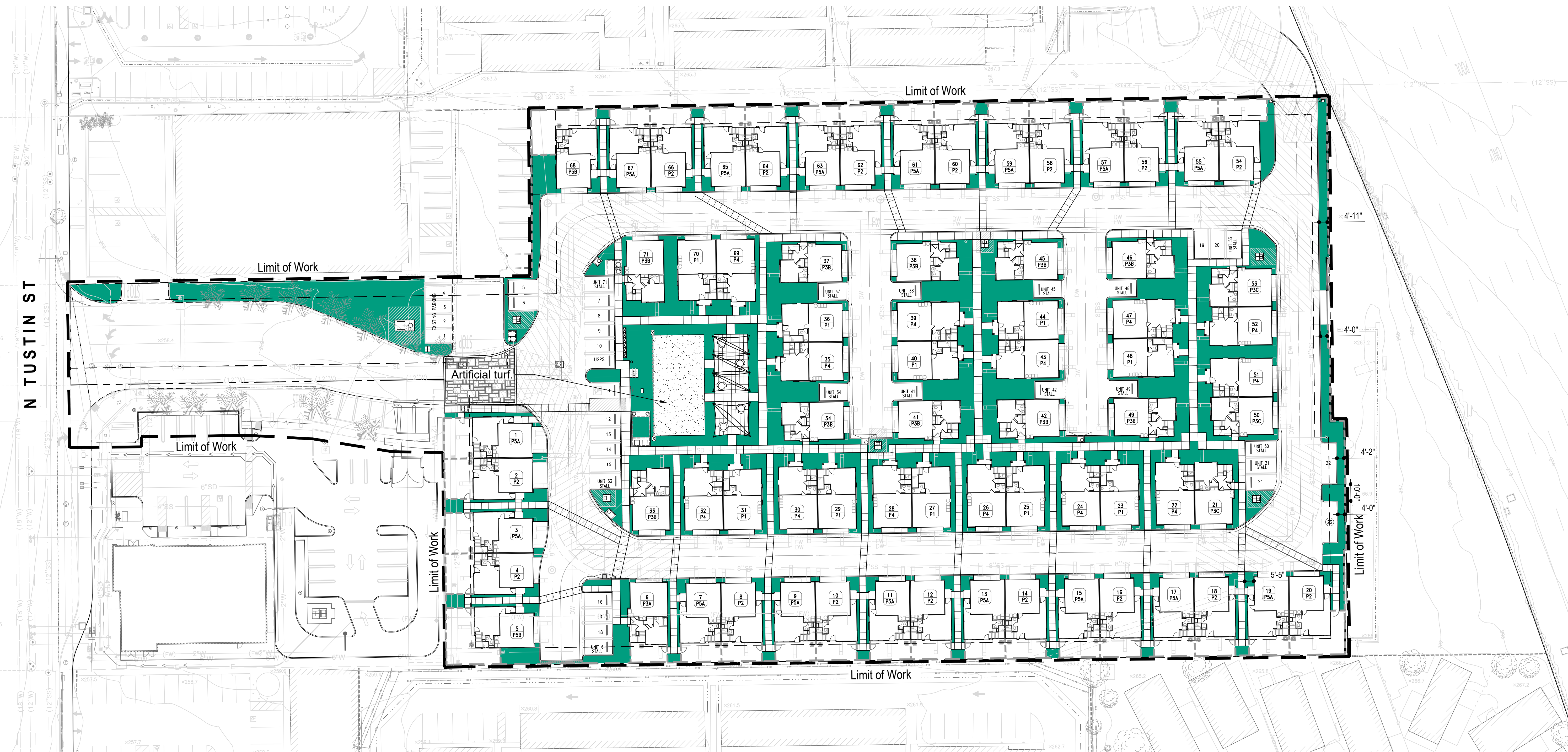


Salvia x 'Bee's Bliss'
Bee's Blish Sage



Westringia fruticosa 'Low Horizon'
Groundcover Coast Rosemary

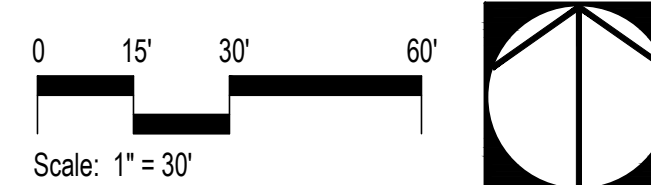
Plant Images - Shrubs & Groundcover



SHRUB & GROUNDCOVER LEGEND

SHRUBS & GROUNDCOVER AREA
 Takeoff: 30,330 sf

Shrub & Groundcover Landscape Calculations:
 Total Site Area 184,499 SF
 Shrub & Groundcover Area 30,330 SF (16.4% of total site)



Schematic Shrub and Groundcover Area Plan

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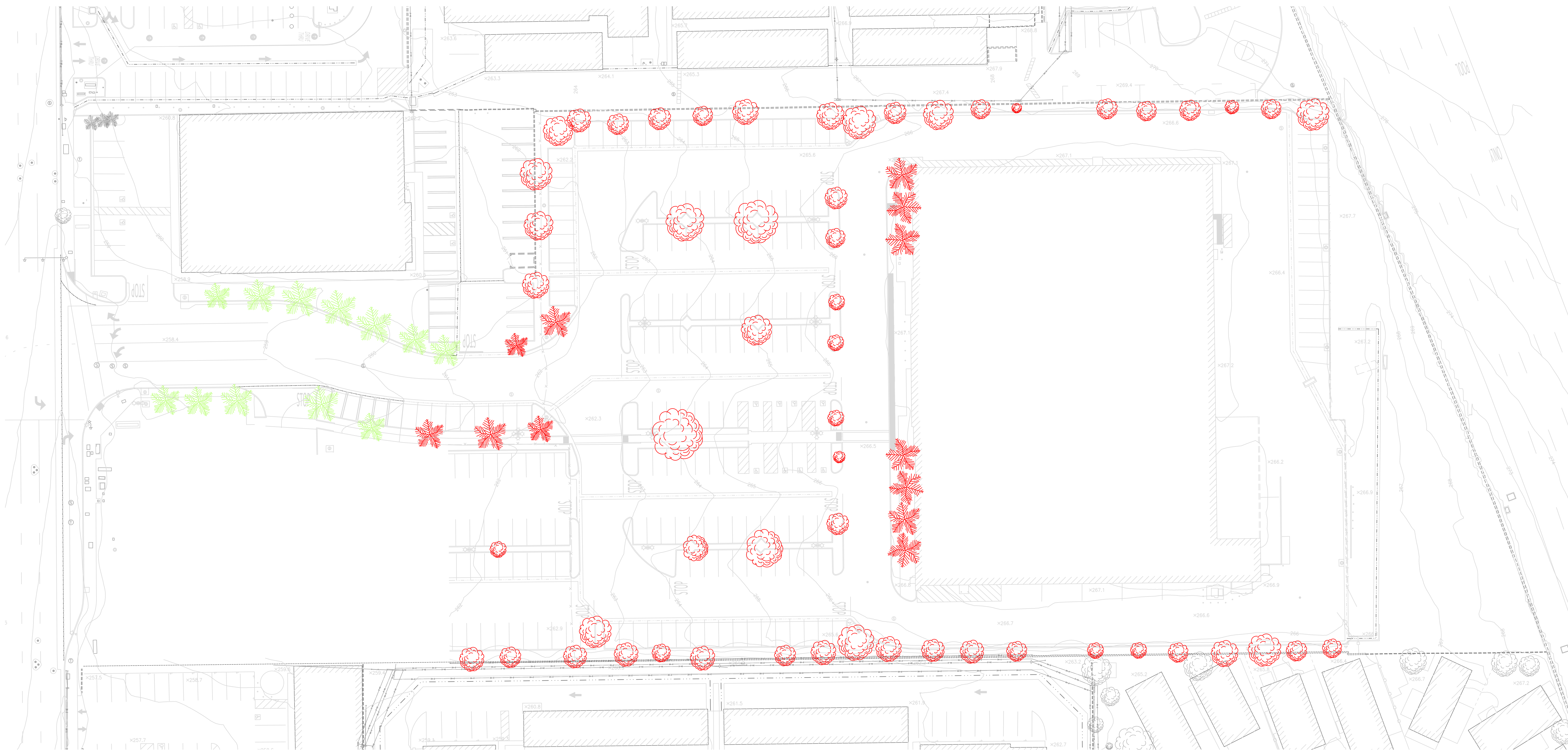
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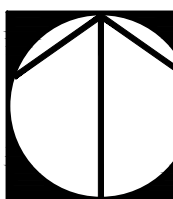
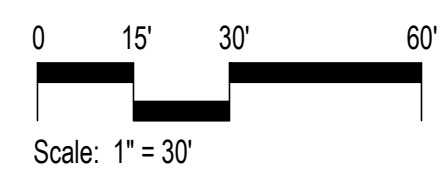


EXISTING TREE LEGEND

-  TO REMAIN
-  TO REMOVE

NOTES:

1. 12 existing palms to be retained at site entry and 73 trees on-site to be removed.



Schematic Existing Tree Plan

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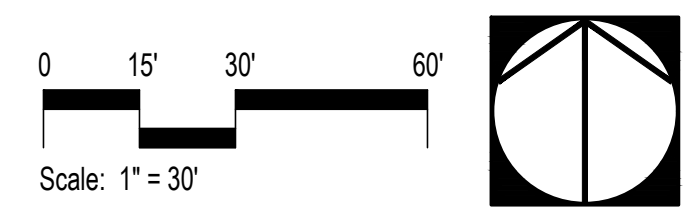


PERMEABLE AREA LEGEND

PRIVATE REAR YARD AREAS
 Takeoff: 11,436 sf

PUBLIC PERMEABLE LANDSCAPE AREAS
 Takeoff: 30,309 sf

Permeable Area Landscape Calculations:
 Total Site Area 184,499 SF
 Private Rear Yard Area 11,436 SF (6.2% of total site)
 Public Permeable Landscape Area 30,309 SF (16.4% of total site)



Schematic Permeable Area Plan

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L-8



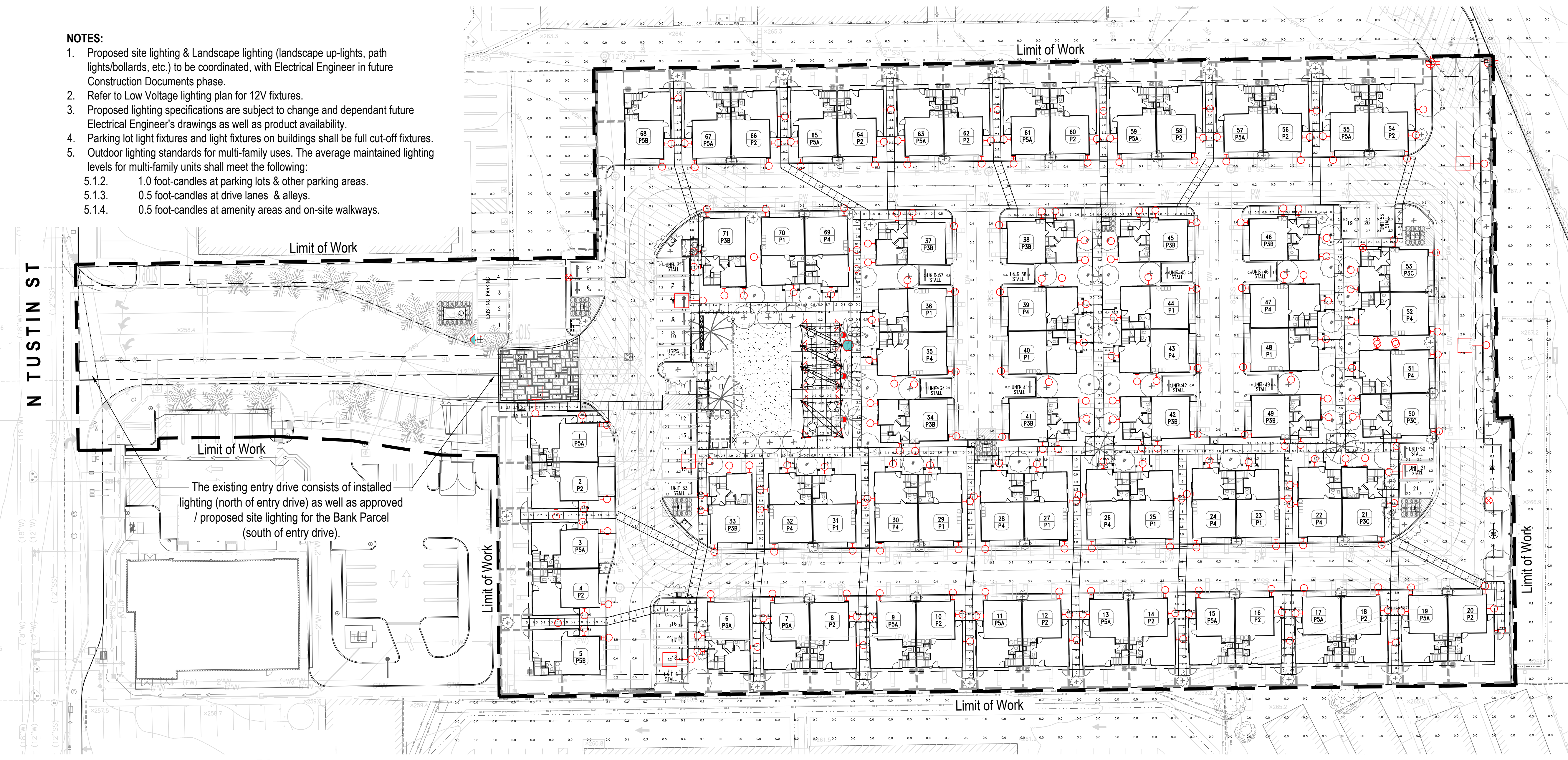
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NOTES:

- Proposed site lighting & Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated, with Electrical Engineer in future Construction Documents phase.
- Refer to Low Voltage lighting plan for 12V fixtures.
- Proposed lighting specifications are subject to change and dependant future Electrical Engineer's drawings as well as product availability.
- Parking lot light fixtures and light fixtures on buildings shall be full cut-off fixtures.
- Outdoor lighting standards for multi-family uses. The average maintained lighting levels for multi-family units shall meet the following:
 - 1.0 foot-candles at parking lots & other parking areas.
 - 0.5 foot-candles at drive lanes & alleys.
 - 0.5 foot-candles at amenity areas and on-site walkways.



PARKING AREAS (1 FT-C AVERAGE) PHOTOMETRICS SCH.

AVERAGE FOOT-CANDLES	1.50
MAXIMUM FOOT-CANDLES	4.6
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.02
MAXIMUM TO MINIMUM FC RATIO	54.44
AVERAGE TO MINIMUM FC RATIO	17.62

DRIVE ALLEYS (.5 FT-C AVERAGE) PHOTOMETRICS SCH.)

AVERAGE FOOT-CANDLES	1.24
MAXIMUM FOOT-CANDLES	21.2
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	400.29
AVERAGE TO MINIMUM FC RATIO	23.37

AMENITY AREAS & WALKWAYS (.5 FT-C AVERAGE) PHOTOMETRICS SCH.)

AVERAGE FOOT-CANDLES	4.35
MAXIMUM FOOT-CANDLES	43.0
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	429.47
AVERAGE TO MINIMUM FC RATIO	43.48

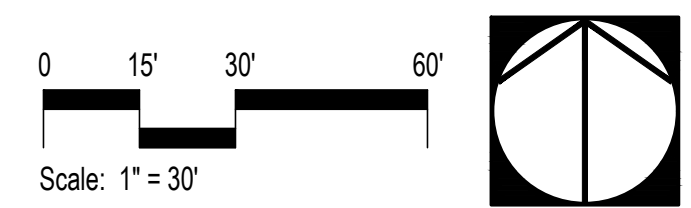
The existing entry drive consists of installed lighting (north of entry drive) as well as approved / proposed site lighting for the Bank Parcel (south of entry drive).



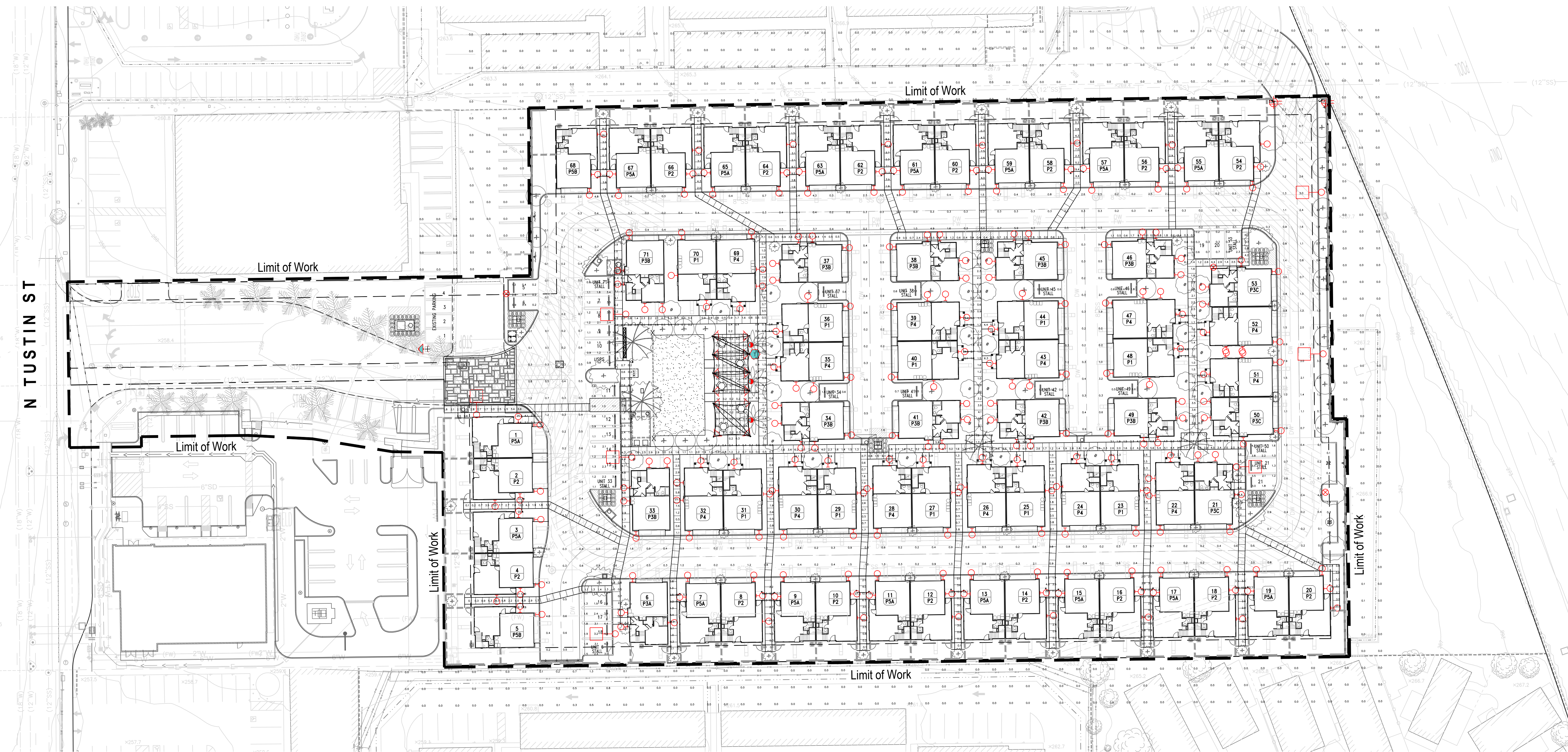
State 17" LED Outdoor Sconce
MODEL: SEW518

GENERAL LUMINAIRE SCHEDULE






CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	QUANTITY
A	⊗	(24) WHITE LED, 164 RATED LUMENS PER LED AT 350mA;	6-EXTRUSION VERTICAL POWER ARRAY (VPA).	ELECTRONIC	POLE	U.S. ARCHITECTURAL LIGHTING, BDA8-HV-LED-CL-24LED-350mA-CW.	120V 1P 2W	Set on concrete footing.	Provide House-shields to minimize light from spilling off property. Black finish.	3
B	⊕	(36) 36 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF:	ELECTRONIC	POLE	U.S. ARCHITECTURAL LIGHTING, DSAP20-PLD-III-W-36LED-350mA-WW-HS.	120V 1P 2W	Arm: 'XPK-1' 42" H. Pole: 12ft. RTNS-124-11. Total height of 15'-6".	Provide House-shields to minimize light from spilling off property.	7
C	⊙	(1) 49	AFX Lighting Model: SEW5182300 (17" H) & SEW5152300 (15" H) for front entry locations. Textured Grey Finish.	ELECTRONIC	CEILING	SEW5182300 (17" H). Model: SEW5152300 (15" H).	120V 1P 2W	Decorative powder coated metal accents with matte white acrylic diffuser LED Specifications= 2300 Lumens, 90 CRI, 3000K Color Temper	(1) 60 A19 watt bulb, damp location rated.	229
D	◁	(1) COOL WHITE LED	2-3/8"DIA. X 9"H. UPLIGHT LUMINAIRE.3 COOL WHITE LED, CUSTOM CHROME PLATED PARABOLIC REFLECTOR AND TEXTURED LENS. FLAT TEMPERED GLASS LENS	ELECTRONIC	WALL/CEILING	FX LUMINAIRE, JB-3LED-BZ.	120V 1P 2W	12V, Low Voltage.	Provide flange attachment. Metallic Bronze Finish.	12



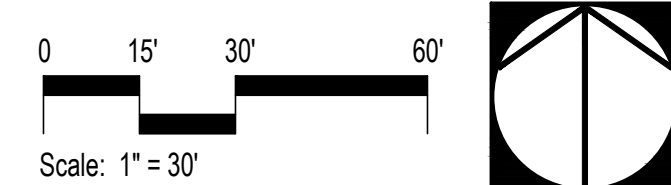
Schematic Photometric Lighting Plan



LIGHTING SCHEDULE

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		Wall Light - FX Luminaire XW-70 Die-cast aluminum high-output wall wash light with adjustable body. IP67 rated. Order code: XW-70, Aluminum, (BZ) Bronze Metallic, 3-Prong Spike Lamp: XW-70-H1, 18W / 23VA, 2700K, Beamspread: Ultra Wide Flood	1
		GFCI - Outlet Exterior Electrical GFI Outlet [120V] Exterior Grade, Staked or Wall, Location per Electrical Engineer's dwgs. Accessories: Location per Electrical Engineer's dwgs.	2
		Transformer - PX - 300 - TPC - BZ Low-voltage transformer - FX luminaire. model #PX - 300 - TPC - BZ. Cast Aluminum, Metallic Bronze., Wall, Install with Mechanical Transformer Timer #15557BK & Plug-In Transformer Remote Photocell (#15534K). Lamp: 300W, 300W	1
		Palm Uplight - FX Luminaire FC-RG Large scale in grade fixture. 4in. Dia x 4.8in. H. Order code: FC-RG, Aluminum Alloy, (BZ) Bronze Metallic, Direct Mount Lamp: FC-RG-1LED, 2W / 2.4VA, 2700K, Beamspread: Spot	3

- NOTES:
- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
 - Refer to Photometrics Lighting Plan for site safety lighting levels.



Schematic Lighting Plan (Low Voltage 12v)

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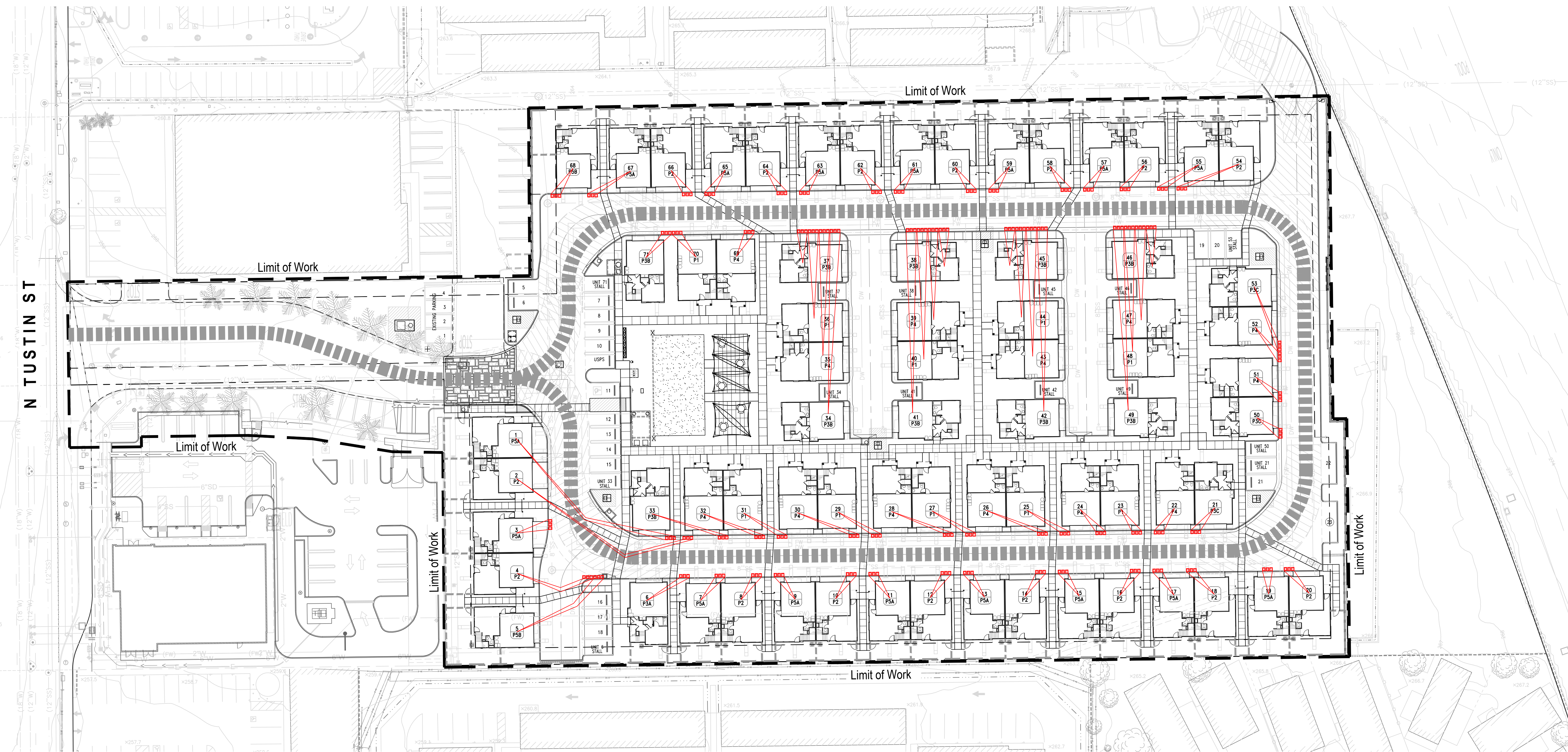
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L-9B

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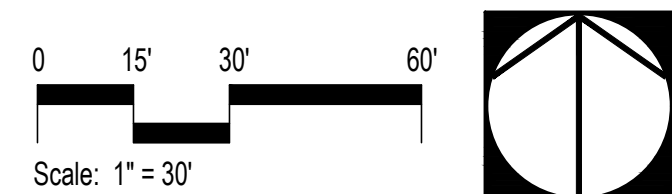
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LEGEND

- Regular trash cart. (35 gallon)
- Recycle cart. (35 gallon)
- Organic cart. (35 gallon)
- ▬▬▬▬▬▬ Trash hauler path of travel.

- NOTES:
1. All carts to be located outside Fire Department turning radii.
 2. Trash, recyclables, and organics collected by CR&R Environmental Services.
 3. All carts shall be labeled to identify the unit/address number.



Schematic Trash Cart Layout & Hauler Circulation Plan

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Date: Dec. 16, 2025

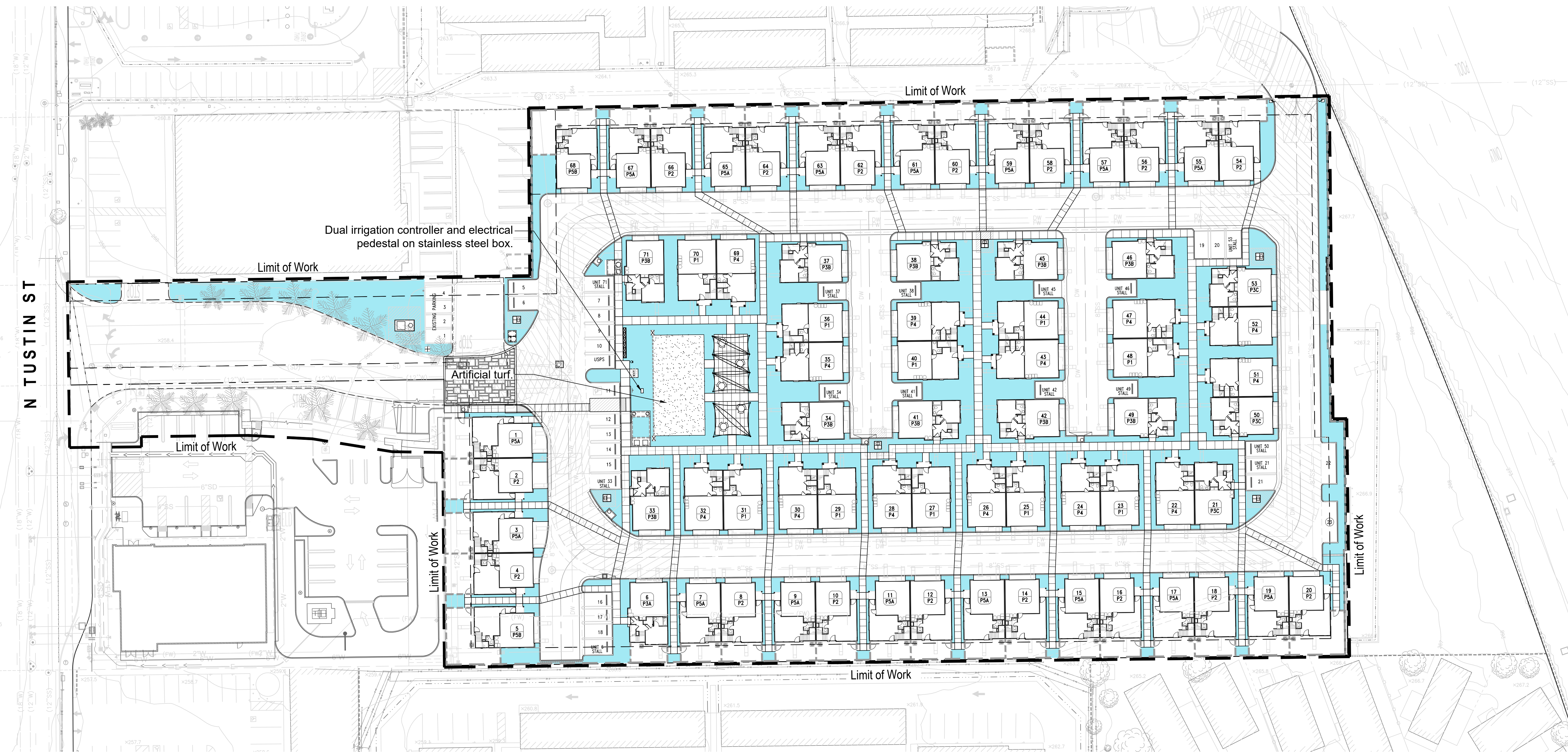
L-10



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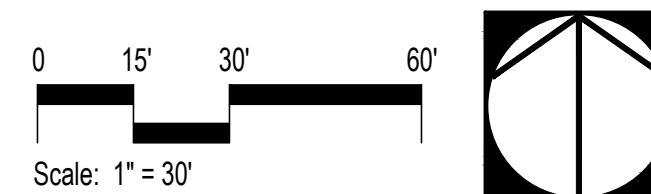


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IRRIGATION SCHEDULE - HYDROZONES

HYDROZONE 1
 Takeoff: 30,282 sf
 HOA low water use shrubs and groundcover with in-line emitter drip irrigation. Plant factor = 0.3, irrigation efficiency factor = 0.8. Low water use trees with in-line emitter drip irrigation. Plant factor = 0.5, irrigation efficiency factor 0.8.



Schematic Irrigation Hydrozone Plan

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 Date: Dec. 16, 2025

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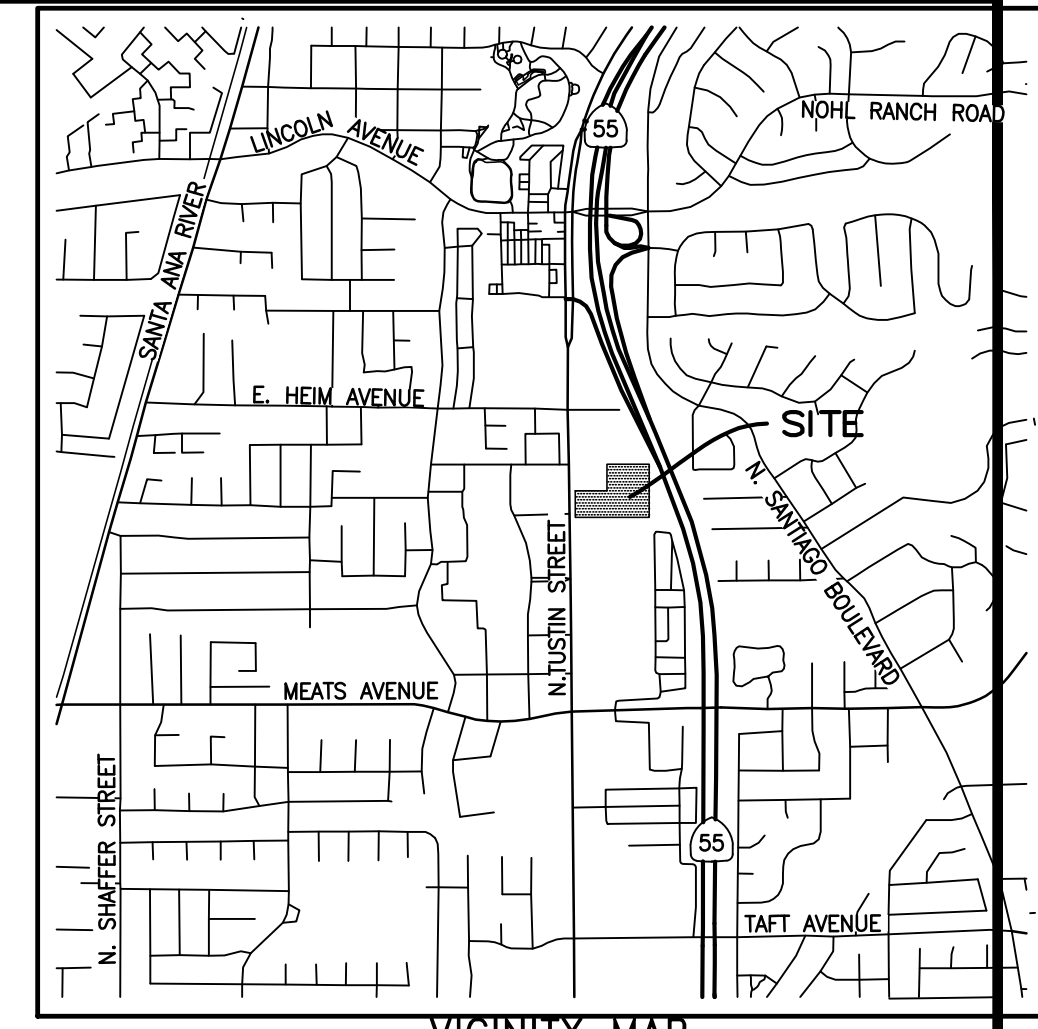
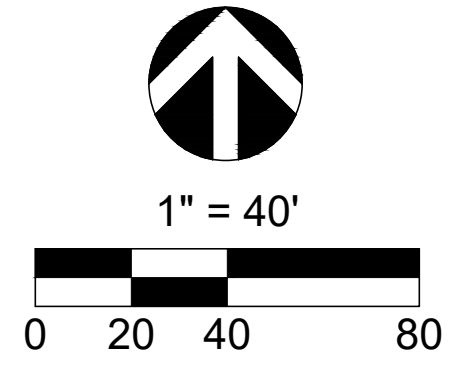
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VESTING TENTATIVE TRACT NO. 19392

PLANNING LAND USE APPLICATION No. GPA25-0003 - DRC25-0019, ENV25-0001, MJSP25-0002, TTM25-0001, ZC25-0002, SMALL LOT ORDINANCE

2375 NORTH TUSTIN STREET
CITY OF ORANGE, COUNTY OF ORANGE
STATE OF CALIFORNIA



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON EXHIBIT "B" OF LOT LINE ADJUSTMENT NO. 2025-01 RECORDED MAY 29, 2025 AS INSTRUMENT NO. 2025000151774, OF OFFICIAL RECORDS OF SAID COUNTY.

VESTED OWNER:

BTPROP3, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

CIVIL ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
T (949) 916-3800

DEVELOPER:

MELIA HOMES
9860 IRVINE CENTER DRIVE
IRVINE, CA 92618
T (949) 417-6264

ARCHITECT:

SUMMA ARCHITECTURE
5256 SOUTH MISSION ROAD, STE 404
BONSALL, CA 92003
T (760) 724-1198

LAND AREA:

GROSS: 4.236 AC
NET: 4.236 AC

LAND USE:

EXISTING: GENERAL COMMERCIAL (CG)
PROPOSED: MEDIUM DENSITY RESIDENTIAL (MDR)

ZONING:

EXISTING: C-TR - LIMITED BUSINESS TUSTIN REDEVELOPMENT PROJECT AREA

PROPOSED: MULTIPLE-FAMILY RESIDENTIAL (R-3) WITH APPLICATION OF SMALL LOT SUBDIVISION DEVELOPMENT STANDARDS (OMC 17.14.270)

OCCUPANCY/ CONSTRUCTION TYPE:

OCCUPANCY TYPE: R-3 (ALL BUILDINGS)
CONSTRUCTION TYPE: V-B (ALL BUILDINGS)

LOT SUMMARY:

71 NUMBERED LOTS
4 LETTERED LOTS (UNBUILDABLE)

EARTHWORK:

RAW CUT: 8,200 CY
RAW FILL: 850 CY
SUBTOTAL: 7,350 CY (CUT)

BENCHMARK STATEMENT:

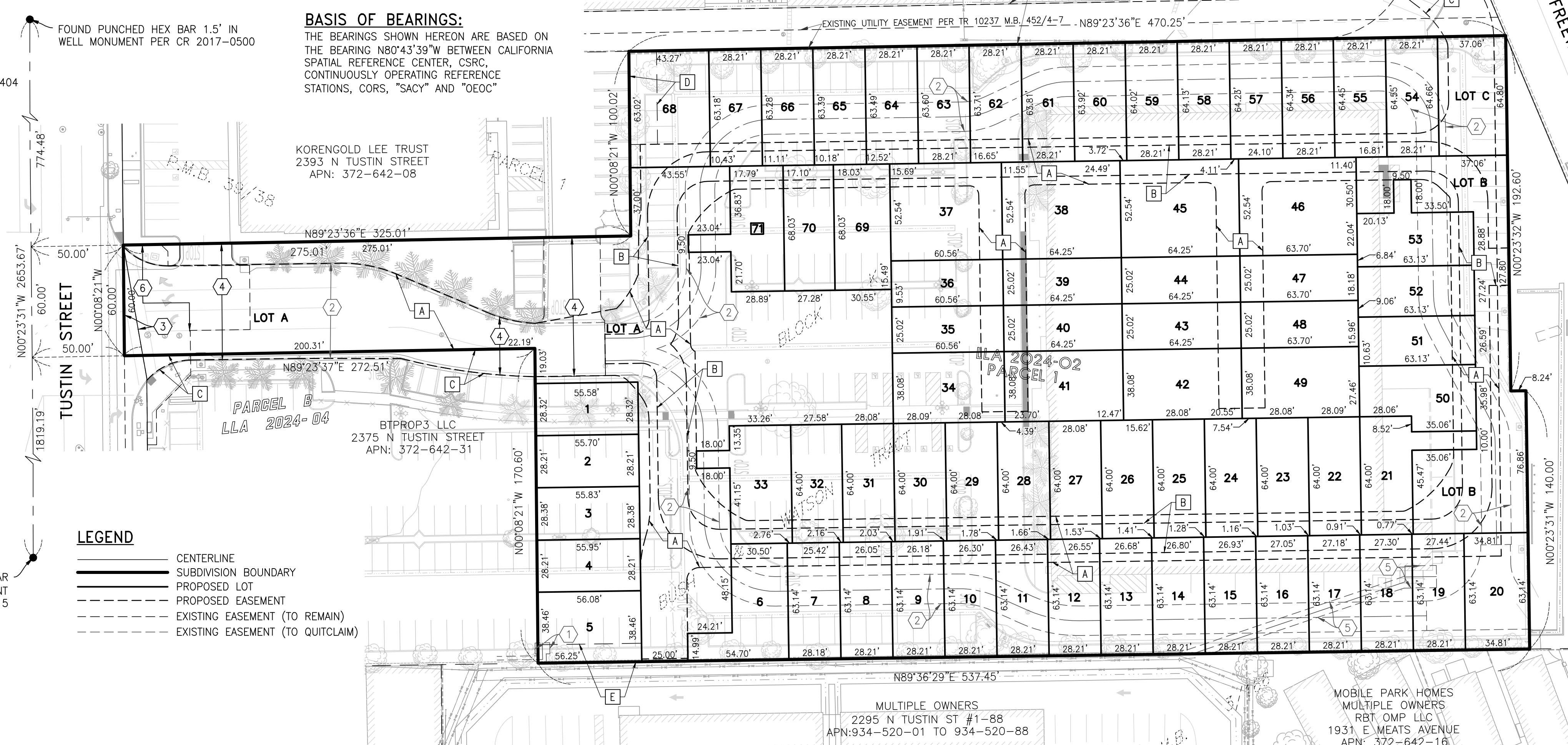
OC PUBLIC WORKS BENCHMARK NO. 3A-120-92
ELEV: 301.864 (NAVD88)
DESCRIBED AS: ALUMINUM BENCHMARK DISK STAMPED "3A-120-92", SET IN THE NORTHWESTERLY CORNER OF A 4FT. BY 15FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF MEATS AVENUE & SANTIAGO BOULEVARD, 75FT. NORTHERLY OF THE CENTERLINE OF MEATS AND 30FT. EASTERLY OF THE CENTERLINE OF SANTIAGO. MONUMENT IS SET LEVEL WITH THE SIDEWALK

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X, AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06059C0154J, A PRINTED PANEL, EFFECTIVE 12/3/2009

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N80°43'39"W BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRS, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "SACY" AND "OEOC"



EXISTING EASEMENTS:

- # DENOTES PLOTTED ITEM.
- 1 ELECTRICAL FACILITIES EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON PER DOCUMENT RECORDED MAY 09, 1972, RECORDING NO: BOOK 10118, PAGE 21 OF OFFICIAL RECORDS TO BE QUITCLAIMED
- 2 INGRESS AND EGRESS IN FAVOR OF REGENCY OUTDOOR ADVERTISING, INC PER DOCUMENT RECORDED JUNE 15, 2007 AS RECORDING NO: 2007000384759 OF OFFICIAL RECORDS AND FEBRUARY 04, 2008 AS INSTRUMENT NO 2008000051591 OF OFFICIAL RECORDS. EASEMENT TO BE RE-ALIGNED PER SEPARATE DOCUMENT, SEE PROPOSED EASEMENT "B".
- 3 RIGHT OF WAY FOR PUBLIC STREET AND PUBLIC UTILITY IN FAVOR OF THE CITY OF ORANGE PER DOCUMENT RECORDED FEBRUARY 04, 2008 AS INSTRUMENT NO 200800050868 OF OFFICIAL RECORDS.
- 4 EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, AND EGRESS PER DOCUMENT RECORDED MARCH 08, 2008 AS INSTRUMENT NO. 2008000108434 OF OFFICIAL RECORDS
- 5 ELECTRICAL FACILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON PER DOCUMENT RECORDED APRIL 16, 2008 AS INSTRUMENT NO. 2008000176012 OF OFFICIAL RECORDS TO BE QUITCLAIMED
- 6 TRAFFIC SIGNAL EASEMENT AGREEMENT IN FAVOR OF THE CITY OF ORANGE PER DOCUMENT RECORDED DECEMBER 08, 2008 AS INSTRUMENT NO. 2008000563122 OF OFFICIAL RECORDS

EASEMENT FOR SHEET FLOW OF SURFACE RAINWATER PER DOCUMENT RECORDED FEBRUARY 04, 2008 AS INSTRUMENT NO. 2008000051592 OF OFFICIAL RECORDS
BLANKET IN NATURE

RECIPROCAL EASEMENT FOR VEHICULAR AND PEDESTRIAN PARKING, ACCESS, INGRESS, EGRESS, AND DRIVEWAYS WITH 2375 TUSTIN AVE. ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP PER DOCUMENT RECORDED FEBRUARY 06, 2008 AS INSTRUMENT NO. 2008000056279 OF OFFICIAL RECORDS
BLANKET IN NATURE

EASEMENT FOR STORMWATER, DRAINAGE, AND THE SHEET FLOW OF SURFACE RAINWATER PER DOCUMENT RECORDED MARCH 07, 2008 AS INSTRUMENT NO. 2008000108432 OF OFFICIAL RECORDS
BLANKET IN NATURE

PROPOSED EASEMENTS:

- A EMERGENCY ACCESS EASEMENT DEDICATED TO THE CITY OF ORANGE AND AN EASEMENT FOR PRIVATE DRIVEWAYS AND PRIVATE UTILITY PURPOSES RESERVED FOR FUTURE DEDICATION TO THE HOMEOWNERS ASSOCIATION.
- B REALIGNED INGRESS AND EGRESS EASEMENT TO THE BILLBOARD PROPERTY TO BE RECORDED PER SEPARATE DOCUMENT.
- C EMERGENCY ACCESS EASEMENT DEDICATED TO THE CITY OF ORANGE PER SEPARATE INSTRUMENT.
- D PRIVATE SEWER EASEMENT RESERVED FOR FUTURE DEDICATION TO THE HOMEOWNERS ASSOCIATION.
- E PRIVATE DOMESTIC WATER EASEMENT RESERVED FOR FUTURE DEDICATION TO THE HOMEOWNERS ASSOCIATION.

UTILITY PURVEYORS:

CABLE: TIME WARNER
(714) 903-4000

WATER: CITY OF ORANGE
(714) 744-2233

SEWER: CITY OF ORANGE
(714) 744-2233

GAS: SOUTHERN CALIFORNIA GAS COMPANY
(714) 634-3106

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
(800) 655-4555

TELEPHONE: AT&T
(877) 213-1057

SHEET INDEX

- 1 TITLE SHEET
- 2 PRELIMINARY SITE PLAN
- 3 PRELIMINARY GRADING PLAN
- 4 PRELIMINARY UTILITY PLAN
- 5 PRELIMINARY SECTIONS

LOT #	TOTAL LOT AREA (SF)	TOTAL LOT AREA (AC)	LOT COVERAGE (SF)	LOT COVERAGE (%)
1	1,576	0.04	840	53.3%
2	1,573	0.04	838	53.3%
3	1,586	0.04	840	53.0%
4	1,580	0.04	838	53.0%
5	2,160	0.05	840	38.9%
6	2,288	0.05	845	36.9%
7	1,779	0.04	840	47.2%
8	1,781	0.04	838	47.1%
9	1,781	0.04	840	47.2%
10	1,781	0.04	838	47.1%
11	1,781	0.04	840	47.2%
12	1,781	0.04	838	47.1%
13	1,781	0.04	840	47.2%
14	1,781	0.04	838	47.1%
15	1,781	0.04	840	47.2%
16	1,781	0.04	838	47.1%
17	1,781	0.04	840	47.2%
18	1,781	0.04	838	47.1%
19	1,781	0.04	840	47.2%
20	2,198	0.05	838	38.1%

LOT #	TOTAL LOT AREA (SF)	TOTAL LOT AREA (AC)	LOT COVERAGE (SF)	LOT COVERAGE (%)
21	2,147	0.05	845	39.4%
22	1,798	0.04	844	46.9%
23	1,797	0.04	818	45.5%
24	1,798	0.04	844	46.9%
25	1,797	0.04	818	45.5%
26	1,798	0.04	844	46.9%
27	1,797	0.04	818	45.5%
28	1,798	0.04	844	46.9%
29	1,797	0.04	818	45.5%
30	1,798	0.04	844	46.9%
31	1,797	0.04	818	45.5%
32	1,765	0.04	844	47.8%
33	2,300	0.05	845	36.7%
34	2,306	0.05	845	36.6%
35	1,515	0.04	844	55.7%
36	1,515	0.04	818	54.0%
37	3,182	0.07	845	26.6%
38	3,376	0.08	845	25.0%
39	1,608	0.04	844	52.5%
40	1,608	0.04	818	50.9%

LOT #	TOTAL LOT AREA (SF)	TOTAL LOT AREA (AC)	LOT COVERAGE (SF)	LOT COVERAGE (%)
41	2,447	0.06	845	34.5%
42	2,447	0.06	845	34.5%
43	1,608	0.04	844	52.5%
44	1,608	0.04	818	50.9%
45	3,376	0.08	845	25.0%
46	3,347	0.08	845	25.2%
47	1,594	0.04	844	53.0%
48	1,594	0.04	818	51.3%
49	2,426	0.06	845	34.8%
50	2,032	0.05	845	41.6%
51	1,679	0.04	844	50.3%
52	1,719	0.04	844	49.1%
53	1,994	0.05	845	42.4%
54	1,822	0.04	838	46.0%
55	1,819	0.04	840	46.2%
56	1,816	0.04	838	46.1%
57	1,813	0.04	840	46.3%
58	1,810	0.04	838	46.3%
59	1,807	0.04	840	46.5%
60	1,804	0.04	838	46.4%

LOT #	TOTAL LOT AREA (SF)	TOTAL LOT AREA (AC)	LOT COVERAGE (SF)	LOT COVERAGE (%)
61	1,801	0.04	840	46.6%
62	1,799	0.04	838	46.6%
63	1,796	0.04	840	46.8%
64	1,793	0.04	838	46.7%
65	1,790	0.04	840	46.9%
66	1,787	0.04	838	46.9%
67	1,784	0.04	840	47.1%
68	2,739	0.06	840	30.7%
69	2,078	0.05	844	40.6%
70	1,856	0.04	818	44.1%
71	2,185	0.05	845	38.7%
A	36,865	0.85	---	---
B	7,860	0.18	---	---
C	2,398	0.06	---	---
TOTAL	184,499	4.24	---	---

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON JANUARY 3, 2025.



DANE P. MCDUGALL, L.S. 9297



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CITY OF ORANGE

VESTING TENTATIVE TRACT MAP NO. 19392

VESTING TENTATIVE TRACT MAP
2375 NORTH TUSTIN STREET
CITY OF ORANGE, CA 92865

PROJECT NO. MELA-019

SHEET 1 OF 5

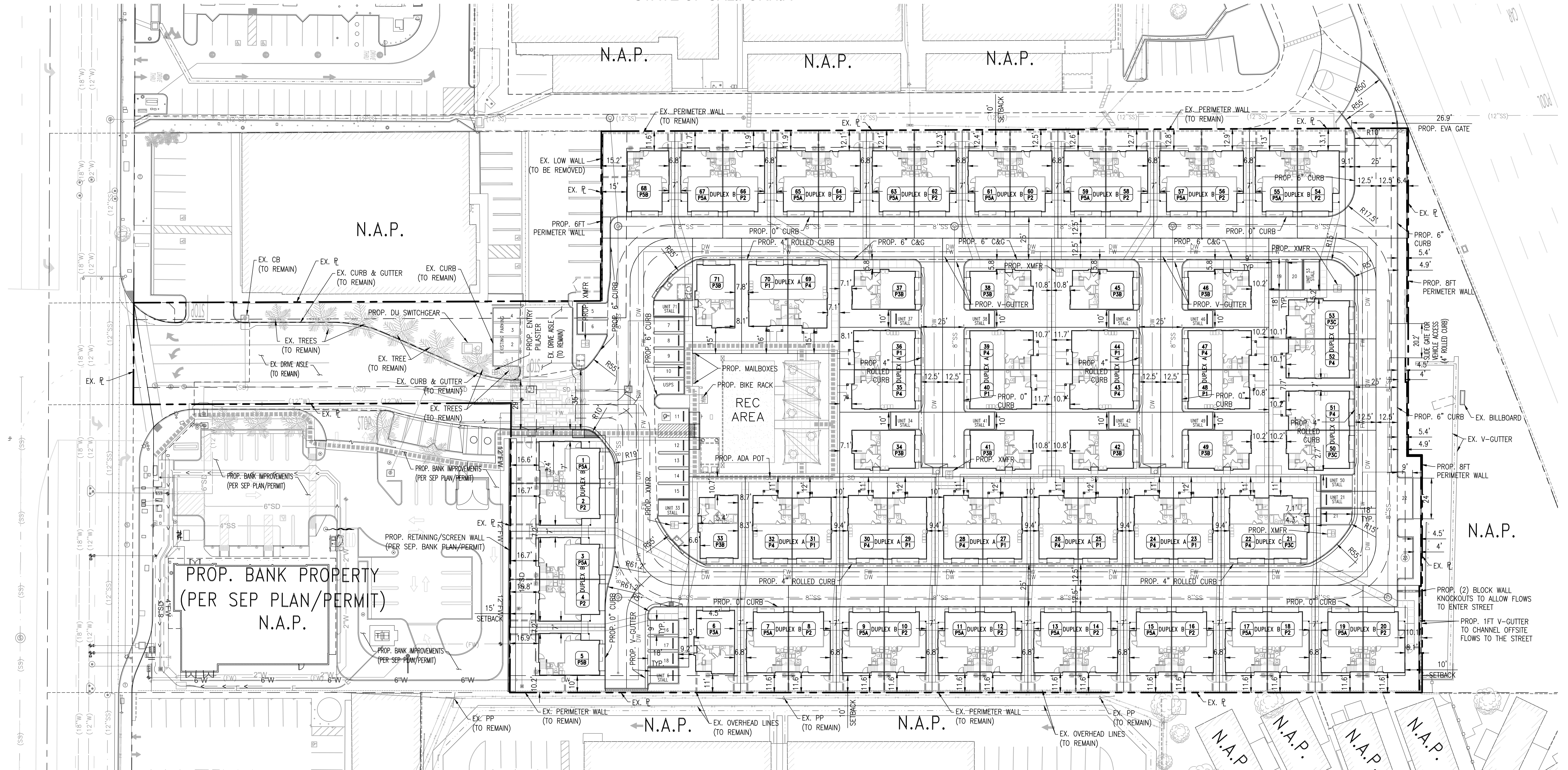
VESTING TENTATIVE TRACT NO. 19392

PLANNING LAND USE APPLICATION No. GPA25-0003 - DRC25-0019, ENV25-0001,
MJP25-0002, TTM25-0001, ZC25-0002, SMALL LOT ORDINANCE

2375 NORTH TUSTIN STREET
CITY OF ORANGE, COUNTY OF ORANGE
STATE OF CALIFORNIA

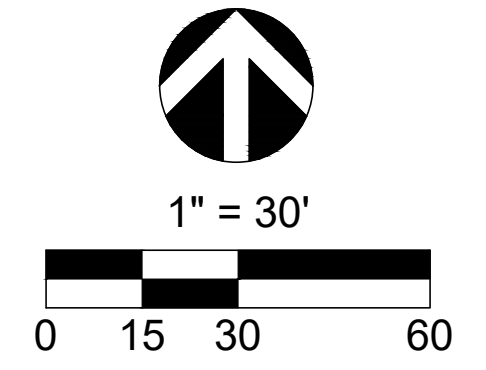
ABBREVIATIONS:

AC/A.C.	ASPHALTIC CONCRETE
AB	AGGREGATE BASE COURSE
ASPH	ASPHALT
AP	ANGLE POINT
BC	BUILDING CORNER
BGN	BEGIN
BW	BACK OF SIDEWALK
CB	CATCH BASIN
CONC	CONCRETE
CF	CURB FACE
CIP	CAST IRON PIPE
C	CENTER LINE
CLF	CHAIN LINK FENCE
CO	CLEANOUT
DI	DROP INLET
DRWY	DRIVEWAY
E	ELECTRICAL
EF	EAST FACE
EG	EXISTING GRADE
EOC	EDGE OF CONCRETE
EOD	EDGE OF DRIVE
EOP	EDGE OF PAVEMENT
EMH	ELECTRICAL MANHOLE
EX	EXISTING
FCR	FENCE CORNER
FG	FINISHED GRADE
FL	FLOW LINE
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FS	FINISHED SURFACE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GP	GENERAL PARKING
GW	GUY WIRE
H	HEIGHT
HP	HIGH POINT
INV	INVERT
IP	LIP OF CURB
LP	LIGHT POLE/LOW POINT
LT	LIGHT STANDARD
LSCP	LANDSCAPE
M	METER PEDESTAL
MH	MANHOLE
MS	MOW STRIP
NG	NATURAL GROUND
OH	OVERHEAD WIRES
PA	PLANTING AREA
PCC/P.C.C.	PORTLAND CEMENT CONCRETE
PB	PULL BOX
PKWY	PARKWAY
PLB	PLANTER BOX
P	PROPERTY LINE
POC/P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PROP/PROP.	PROPOSED
PVMT	PAVEMENT
RCP	REINFORCED CONC. PIPE
RH	RETAINING HEIGHT
R/W	RIGHT OF WAY
RW	RETAINING WALL
SD	STORM DRAIN
STL	STREET LIGHT
S.F.	SQUARE FEET
SS	SEWER
SMH	SEWER MANHOLE
SWLK	SIDEWALK
TA	TREE AREA
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TBS	TOP OF BOTTOM STEP
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TOP	TOP OF PIPE
TOE	TOE OF SLOPE
TL	TRAFFIC LIGHT
TR	TREE WELL W/TREE
TRD	TREE-DECIDUOUS
TRF	TREE-FRUIT
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TSF	TOP OF STEEL FENCE
TSW	TOP OF SCREEN WALL
TTS	TOP OF TOP STEP
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UCB	UTILITY CONTROL BOX
UT	UTILITY
VCP	VITRIFIED CLAY PIPE
V	VALVE
WF	WEST FACE
WIF	WROUGHT IRON FENCE
WM	WATER METER
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WLT	WATER VAULT
VG	VALLEY GUTTER
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YD	YARD/AREA DRAIN



LEGEND

---	EX. PROPERTY LINE	---	EX. STORM DRAIN
---	EX. RIGHT OF WAY LINE	---	EX. DOMESTIC WATER
---	PROP. EASEMENT/SETBACK	---	EX. SANITARY SEWER
---	PROP. LOTLINE	---	EX. GAS
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---	PROP. FIRE WATER	---	EX. OVERHEAD ELECTRICAL
---	PROP. DOMESTIC WATER	---	PROP. IRRIGATION LINE
---	PROP. SANITARY SEWER		
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PREPARED FOR:



MELIA HOMES

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CITY OF ORANGE

VESTING TENTATIVE TRACT MAP NO. 19392

PRELIMINARY SITE PLAN
2375 NORTH TUSTIN STREET
CITY OF ORANGE, CA 92865

PROJECT NO.	MELA-019
SHEET	2
OF	5

PLAN SET: 10/19/2023 BY: J.C. ANDERSON
 DATE:

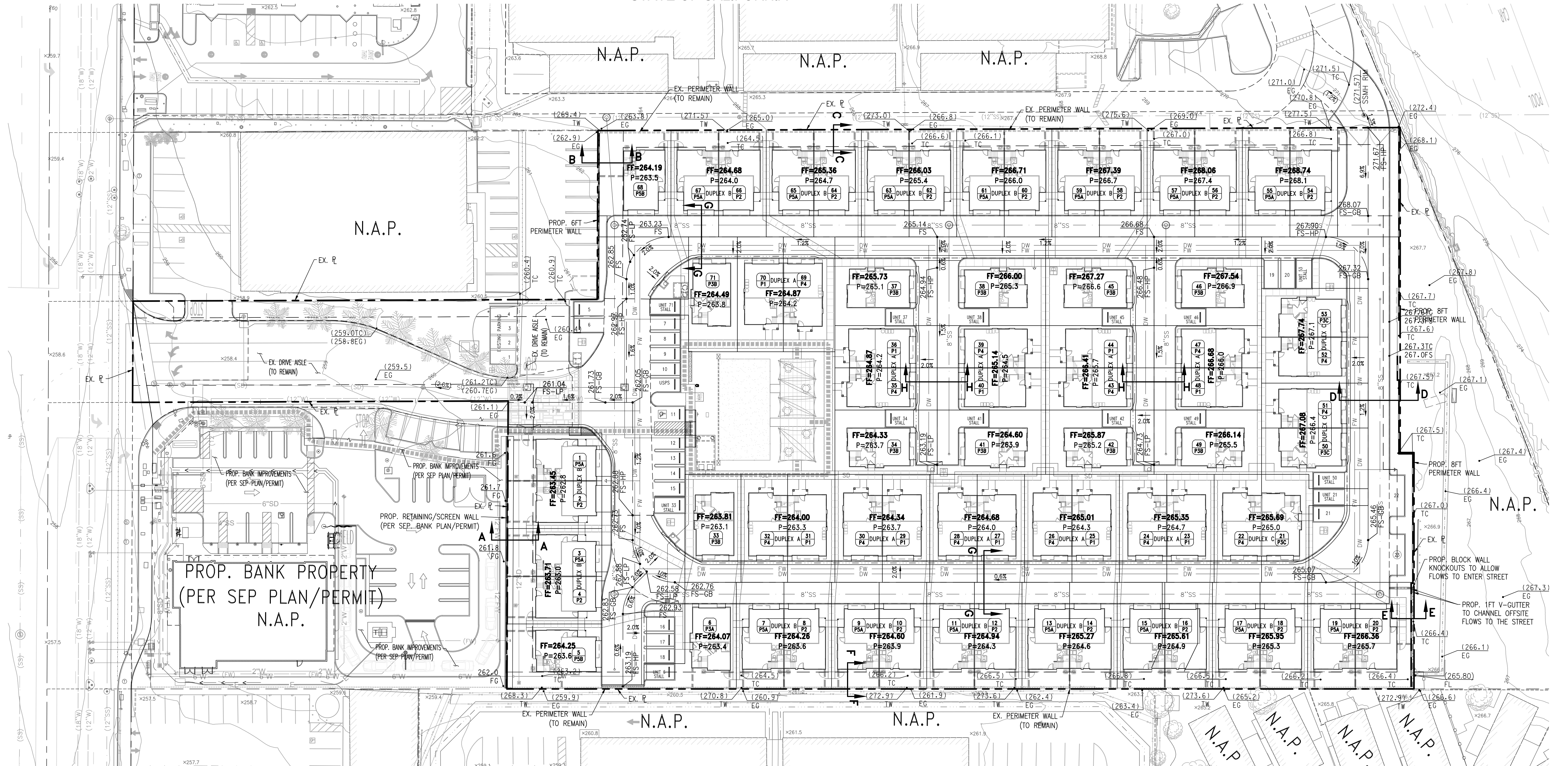
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2375 NORTH TUSTIN STREET
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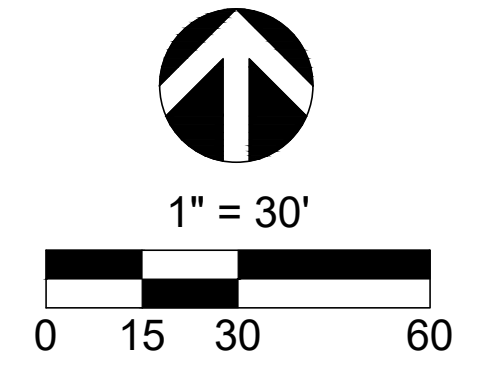
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PHONE (949) 417-6264

CITY OF ORANGE

VESTING TENTATIVE TRACT MAP NO. 19392

PRELIMINARY GRADING PLAN
2375 NORTH TUSTIN STREET
CITY OF ORANGE, CA 92865

PROJECT NO.	MELA-1019
SHEET	3
OF	5

DATE: 10/19/2023

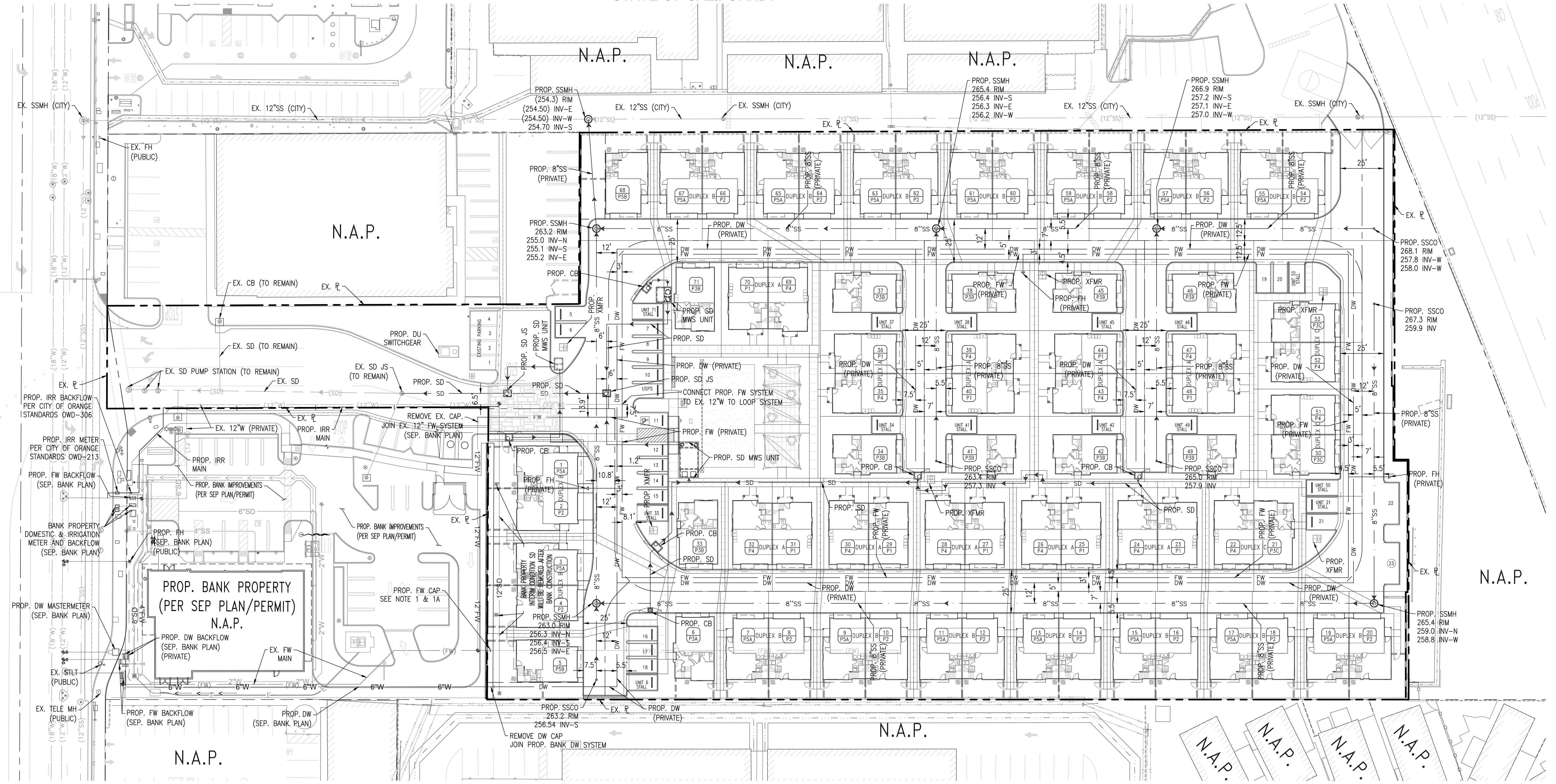
VESTING TENTATIVE TRACT NO. 19392

PLANNING LAND USE APPLICATION No. GPA25-0003 - DRC25-0019, ENV25-0001, MJSP25-0002, TTM25-0001, ZC25-0002, SMALL LOT ORDINANCE

2375 NORTH TUSTIN STREET
CITY OF ORANGE, COUNTY OF ORANGE
STATE OF CALIFORNIA

ABBREVIATIONS:

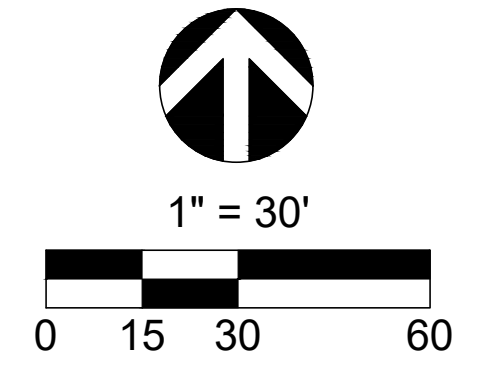
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WM	WATER METER
WV	WATER VALVE
WVLT	WATER VAULT
VG	VALLEY GUTTER
VL	VAULT
YD	YARD/AREA DRAIN



NOTE:
1. THE EXISTING FIRE WATER MAIN WILL BE CAPPED ONSITE AT THE PERIMETER WALL. THE REMAINING EXISTING ONSITE FIRE WATER MAIN PIPE WILL BE REMOVED.
1.A. THE INSTALLATION OF THE PROPOSED FIRE WATER CAP AND THE REMOVAL OF THE EXISTING FIRE WATER MAIN WILL BE COMPLETED AT THE ISSUANCE OF THE DEMOLITION PERMIT FOR THE EXISTING COMMERCIAL BUILDING.

LEGEND

<p>EXISTING FLOW DIRECTIONAL ARROWS</p> <p>(SD) ———</p> <p>(DW) ———</p> <p>(SS) ———</p> <p>(G) ——— (G)</p> <p>(T) ——— (T)</p> <p>OH—E ——— (T)</p>	<p>EX. PROPERTY LINE</p> <p>EX. RIGHT OF WAY LINE</p> <p>PROP. EASEMENT/SETBACK</p> <p>PROP. LOTLINE</p> <p>EX. EASEMENT/LOTLINE</p> <p>PROP. FIRE WATER</p> <p>PROP. DOMESTIC WATER</p> <p>PROP. SANITARY SEWER</p> <p>PROP. STORM DRAIN</p>	<p>EX. STORM DRAIN</p> <p>EX. DOMESTIC WATER</p> <p>EX. SANITARY SEWER</p> <p>EX. GAS</p> <p>EX. UNDERGROUND TELECOMMUNICATIONS</p> <p>EX. OVERHEAD ELECTRICAL</p> <p>PROP. IRRIGATION LINE</p>
---	---	---



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CITY OF ORANGE

VESTING TENTATIVE TRACT MAP NO. 19392

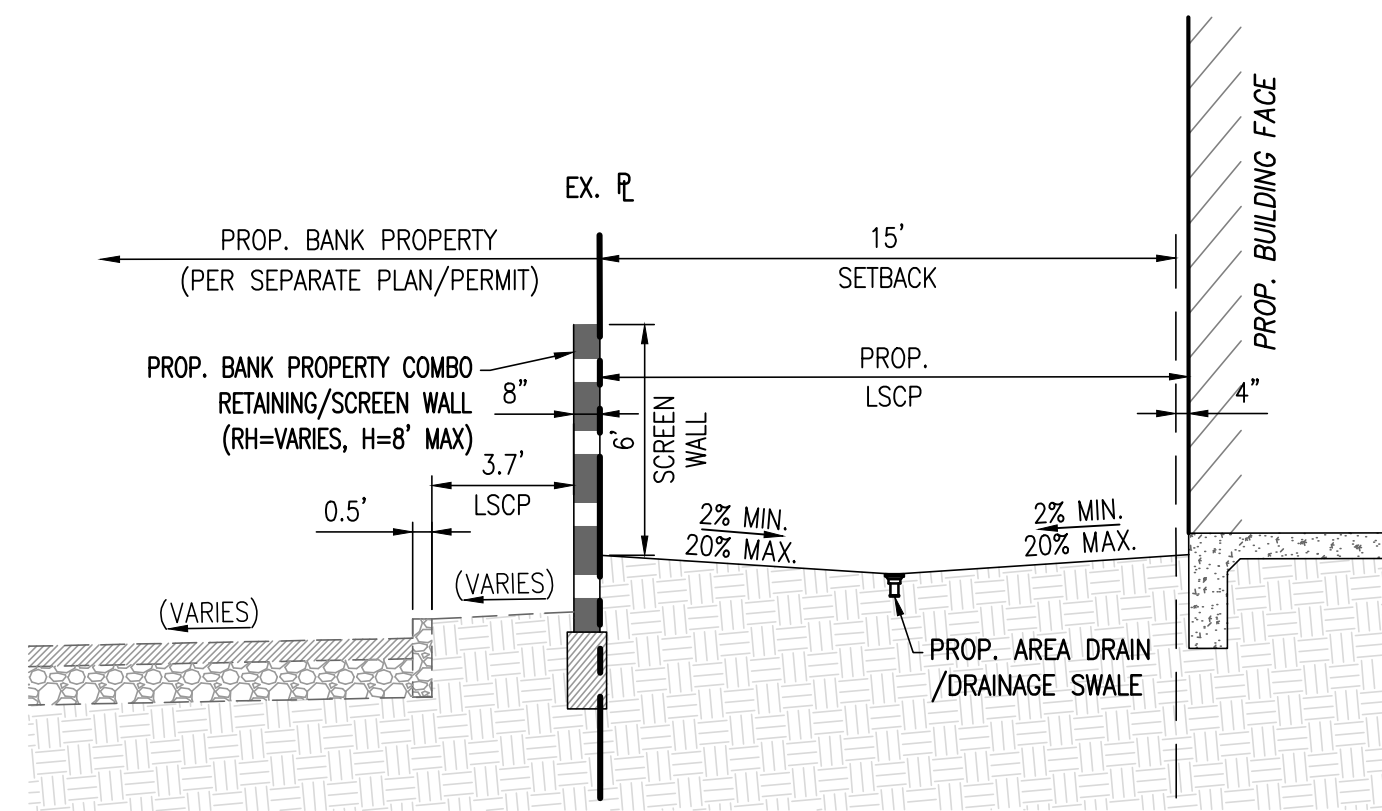
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SHEET	4
OF	5

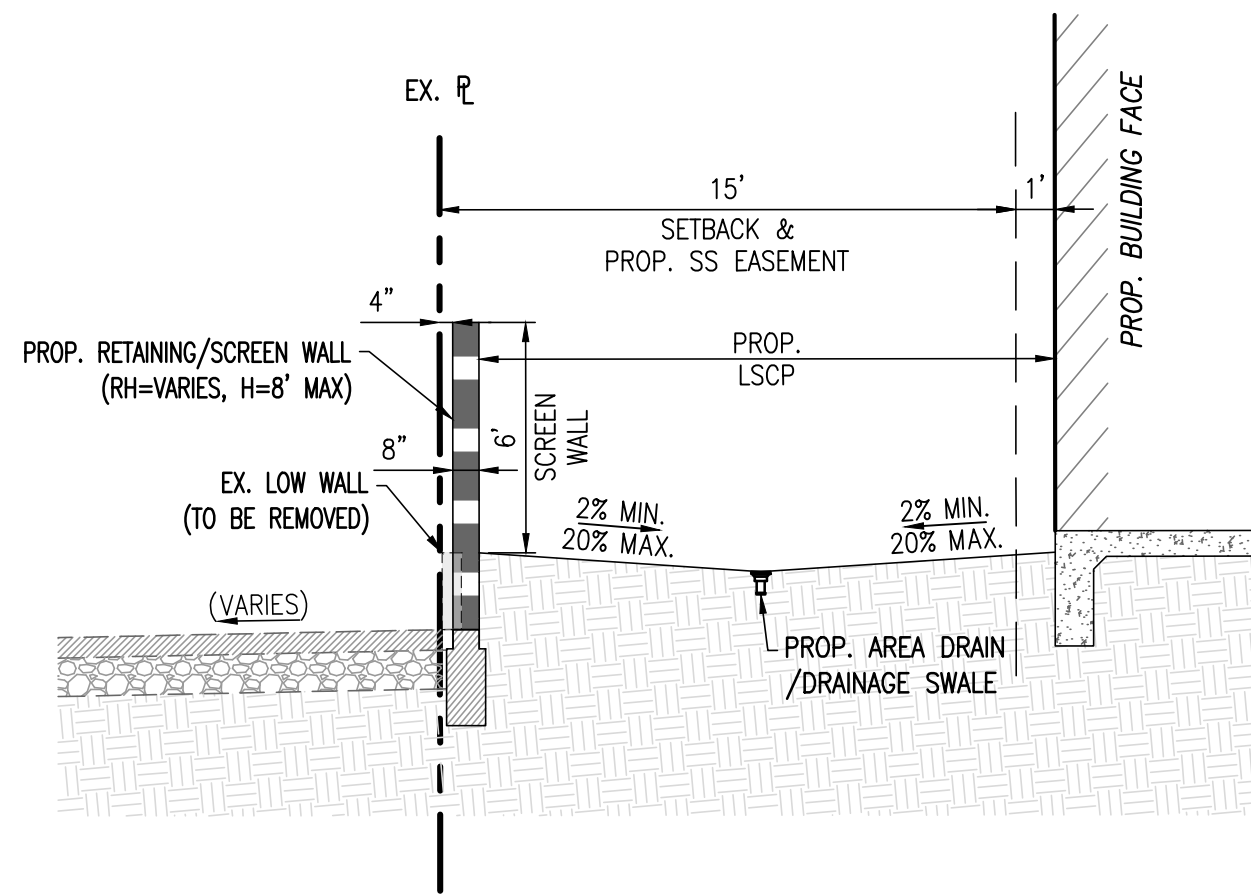
VESTING TENTATIVE TRACT NO. 19392

PLANNING LAND USE APPLICATION No. GPA25-0003 - DRC25-0019, ENV25-0001,
MJSP25-0002, TTM25-0001, ZC25-0002, SMALL LOT ORDINANCE

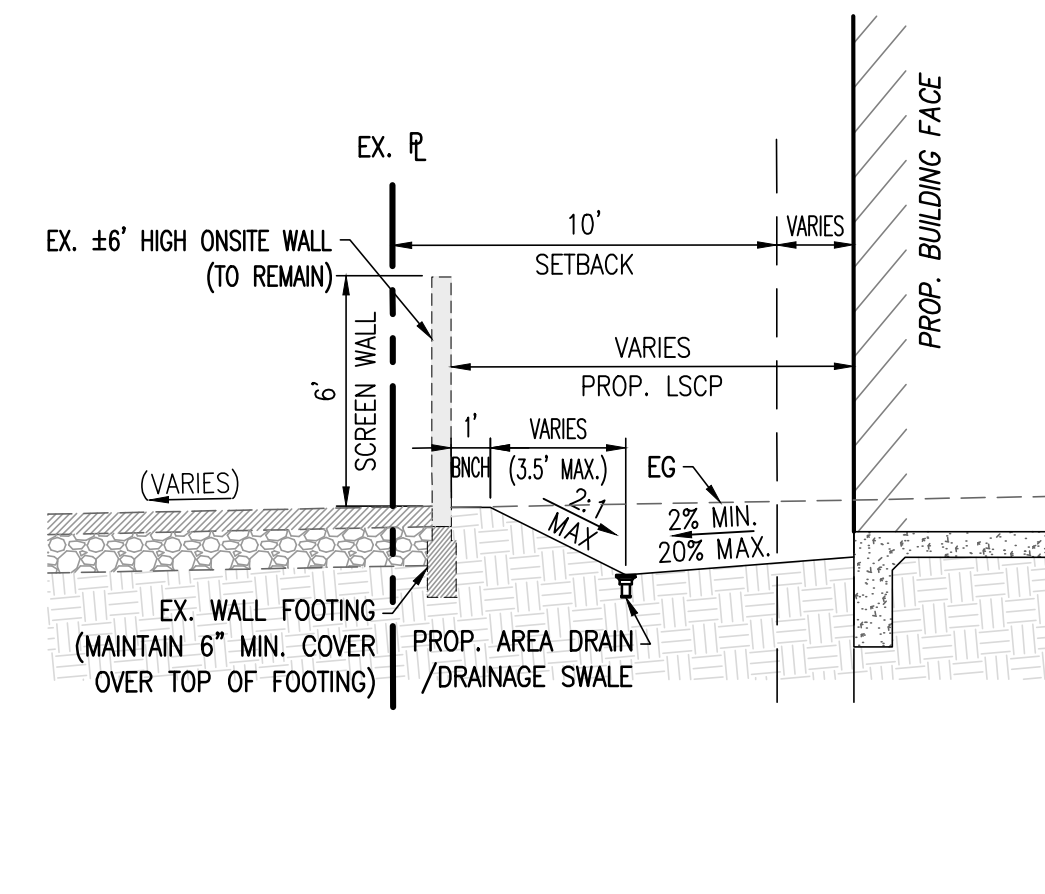
2375 NORTH TUSTIN STREET
CITY OF ORANGE, COUNTY OF ORANGE
STATE OF CALIFORNIA



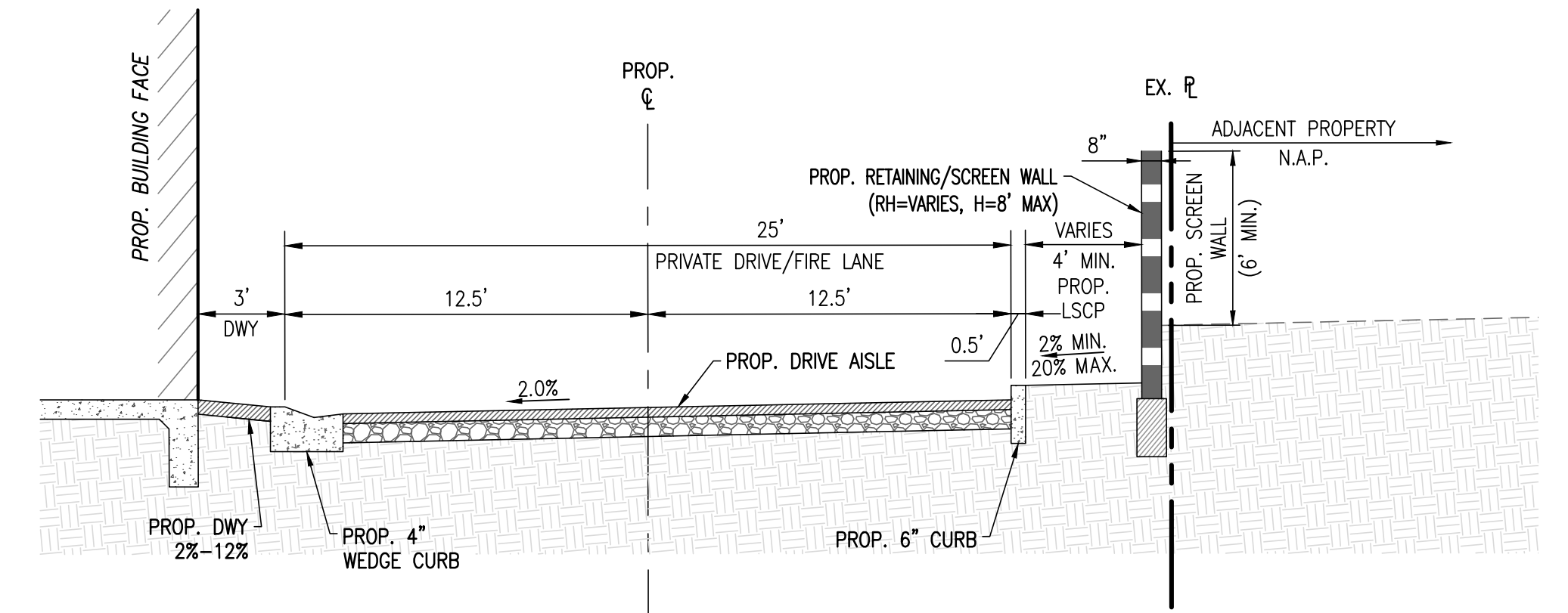
SECTION A-A
PROP. WALL ALONG SOUTHWEST P
N.T.S.



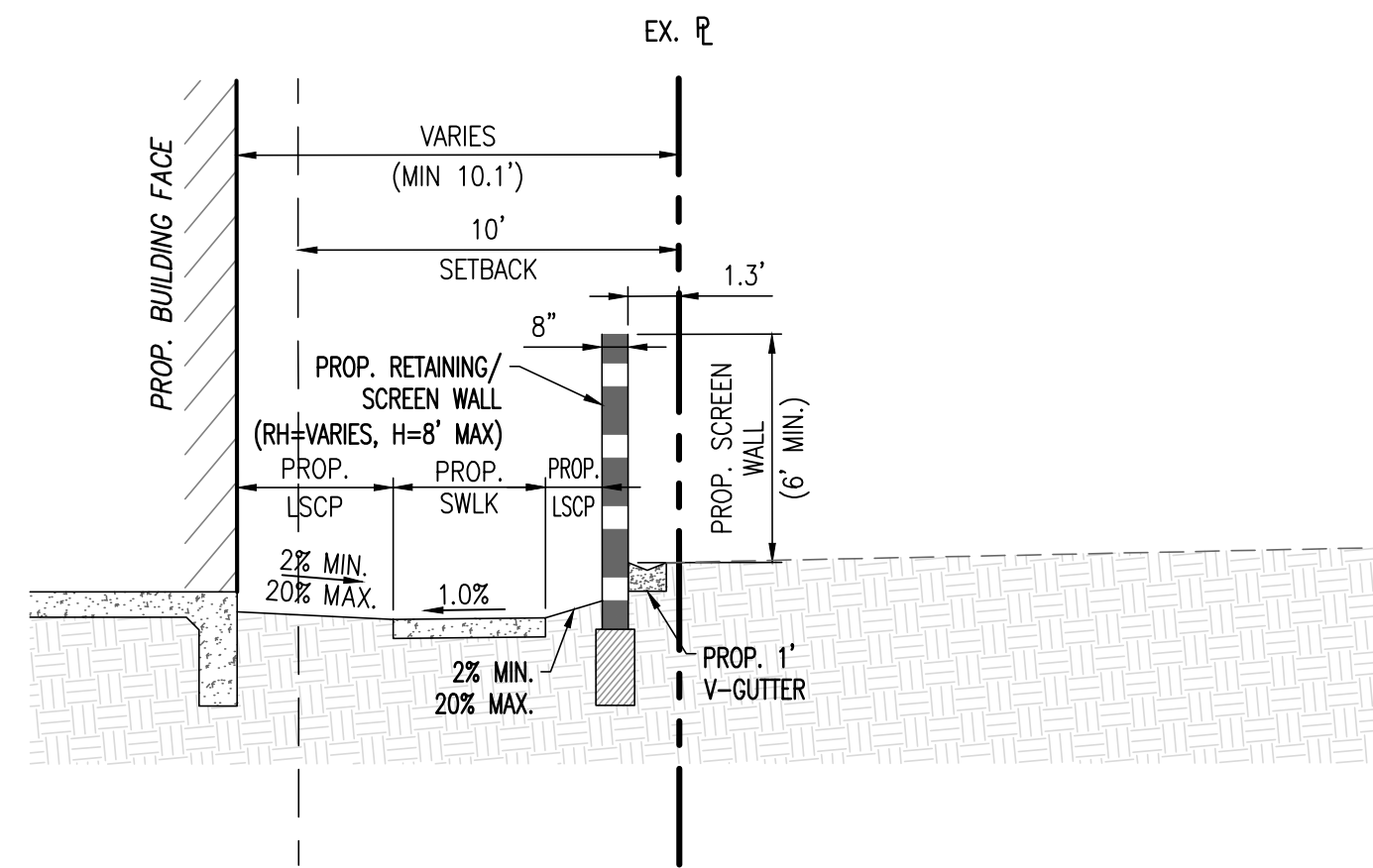
SECTION B-B
PROP. WALL ALONG NORTHWEST P
N.T.S.



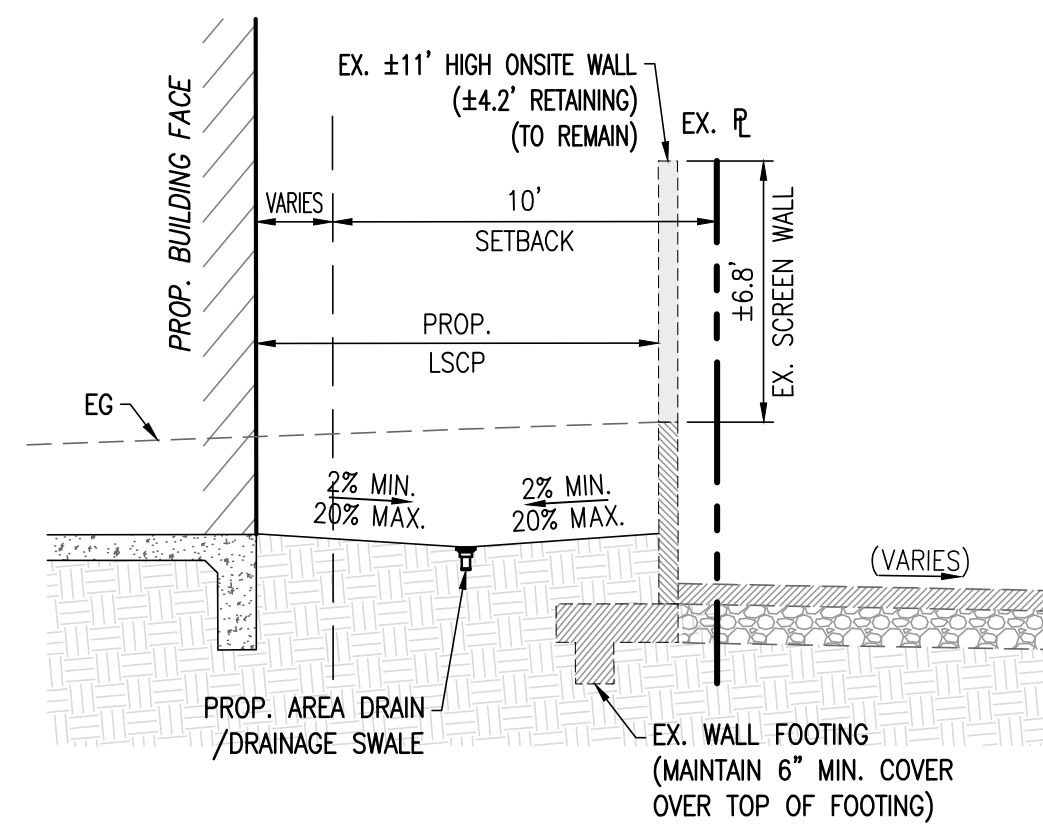
SECTION C-C
EX. WALL ALONG N'LY P
N.T.S.



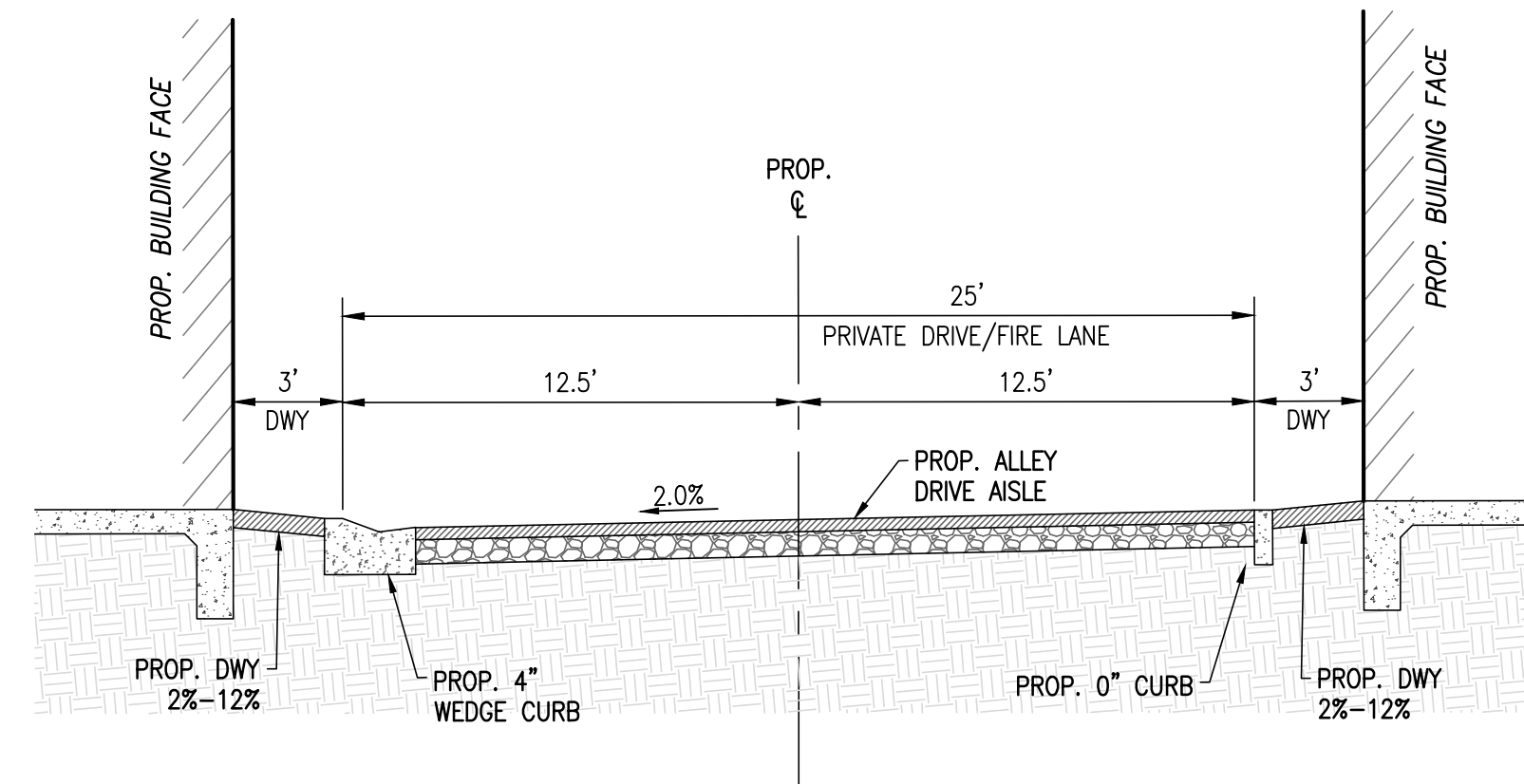
SECTION D-D
25' LOOPED DRIVE AISLE
ALONG WESTERN P
N.T.S.



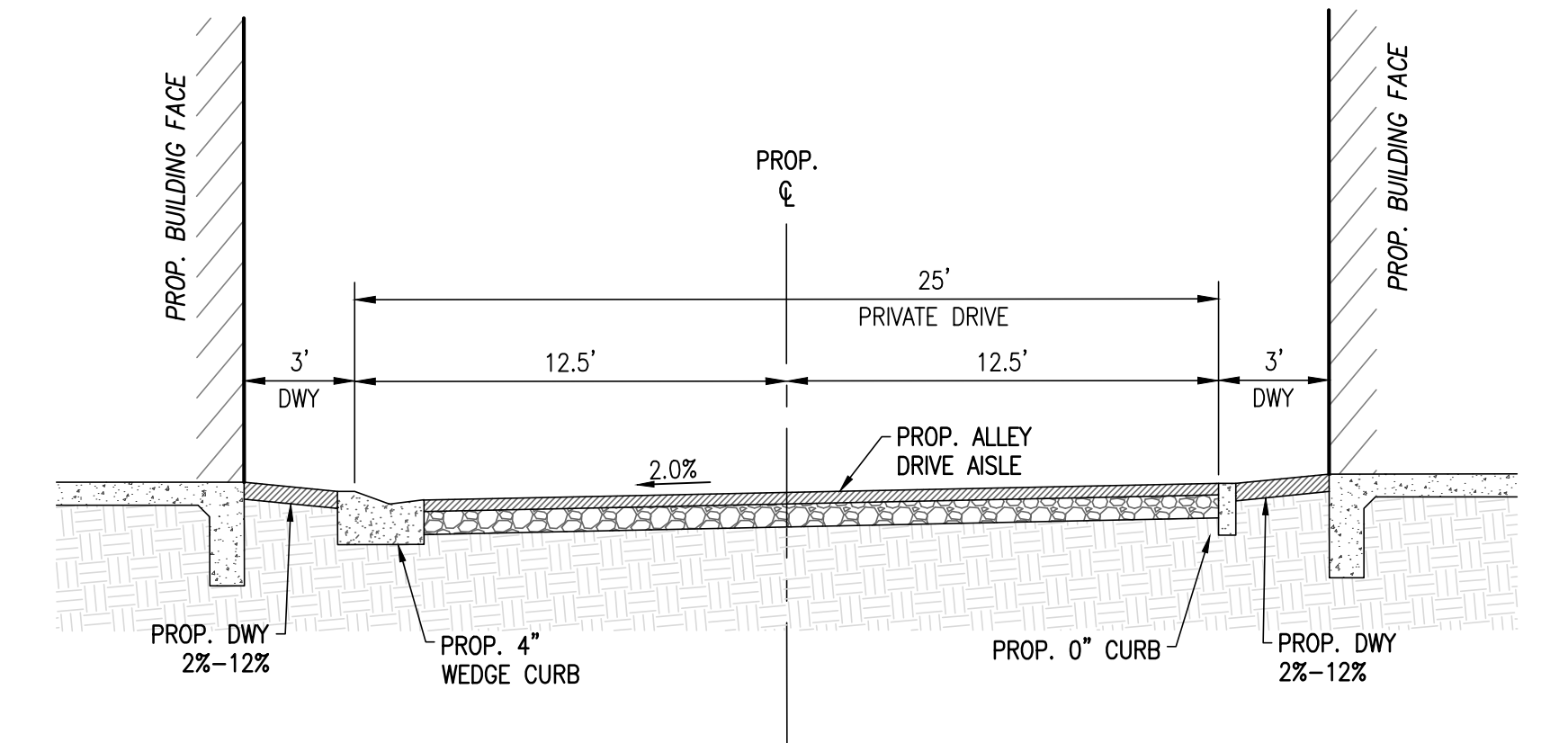
SECTION E-E
PROP. WALL ALONG
W'LY PL @ LOT 20
N.T.S.



SECTION F-F
EX. WALL ALONG S'LY PL
N.T.S.



SECTION G-G
TYP. 25' LOOPED DRIVE AISLE
N.T.S.



SECTION H-H
TYP. DEAD END
ALLEY DRIVE AISLE
N.T.S.

PREPARED BY:
C&V
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INFO@CVC-INC.NET
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PREPARED FOR:
MH MELIA HOMES
9860 IRVINE CENTER DRIVE
IRVINE, CA 92618
PHONE (949) 417-6264

CITY OF ORANGE
VESTING TENTATIVE TRACT MAP NO. 19392
PRELIMINARY SECTIONS
2375 NORTH TUSTIN STREET
CITY OF ORANGE, CA 92865

PROJECT NO.
MELA-019
SHEET
5
OF
5

DATE: 10/19/2023 BY: JCC

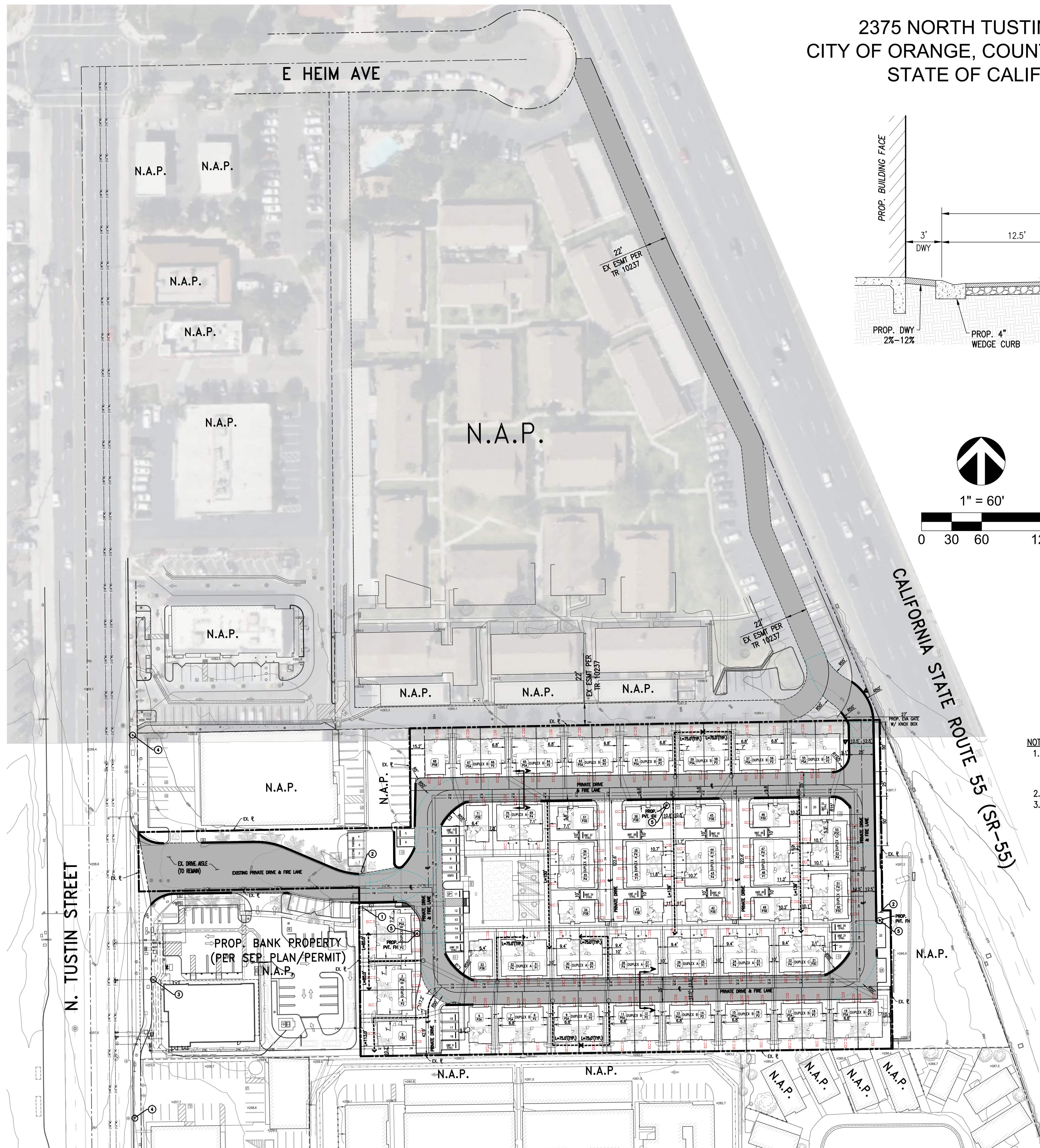
PRELIMINARY FIRE MASTER PLAN - VTTM 19392

2375 NORTH TUSTIN STREET
CITY OF ORANGE, COUNTY OF ORANGE
STATE OF CALIFORNIA

NOTE:
ALL PROPOSED ROADWAYS SHALL BE DESIGNED TO MEET THE 68,000 LB ALL WEATHER REQUIREMENT AND A DESIGN LETTER MEETING THESE CONDITIONS WILL BE PROVIDED AT THE ROUGH GRADING PLAN SUBMITTAL.

DEFERRED SUBMITTALS:

- FIRE SPRINKLERS
- UNDERGROUND PRIVATE FIRE LINE SERVICE
- FIRE SPRINKLER MONITORING/ALARM



SITE ADDRESS:
2375 NORTH TUSTIN STREET
ORANGE, CA 92867

PROJECT SCOPE:
3-STORY + ROOF DECKS RESIDENTIAL BUILDINGS
LARGEST BLDG SQUARE FOOTAGE: APPROXIMATELY 4,123 SF

NOTES:

ALL BUILDINGS ARE CONSTRUCTION TYPE VB
OCCUPANCY IS TYPE R-3 TOWNHOMES

AUTOMATIC RESIDENTIAL FIRE SPRINKLER IS REQUIRED (NFPA 13D SYSTEM) PER 2022 CRC SECTION R313. SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH 2022 CRC SECTION R313.3 AND NFPA 13D.

ORANGE CITY FIRE DEPARTMENT NOTES:

INSPECTIONS REQUIREMENTS

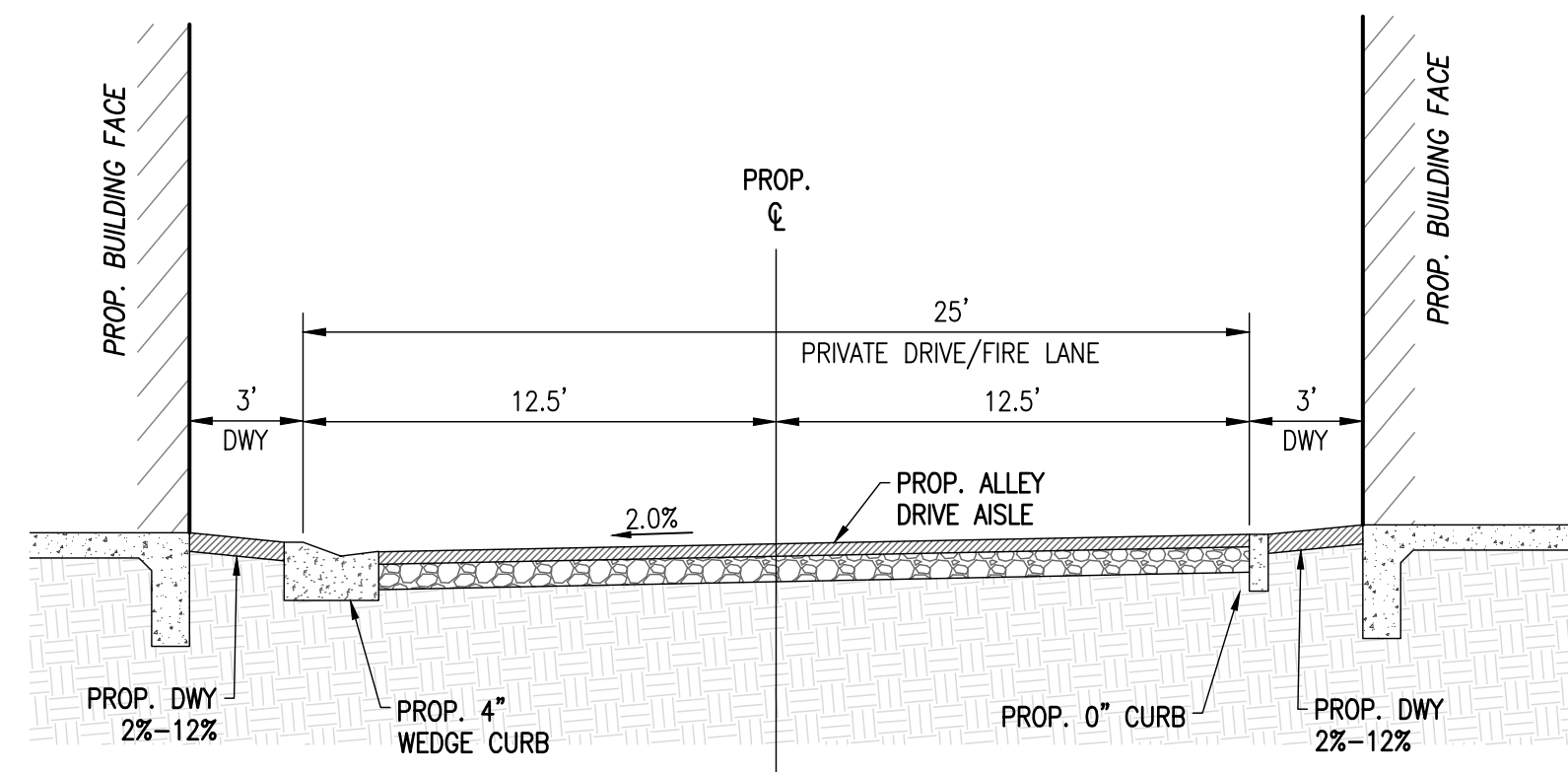
- OFD SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. CALL THE FIRE PREVENTION OFFICE AT (714) 288-2541 FOR INSPECTION SCHEDULING.
- A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO DELIVERY TO THE SITE. ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 68,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
- PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS.
- AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OFD FIRE MASTER PLAN SHALL BE AVAILABLE ON SITE.
- ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES.
- AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED.
- OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS AND A NOTICE OF CORRECTION OR CITATION WILL BE ISSUED.
- TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OFD PRIOR TO INSTALLATION AND USE.
- THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING.
- ALL GATES WHICH ARE REQUIRED FOR FIRE DEPARTMENT ACCESS SHALL BE EQUIPPED WITH EITHER A KNOX OR FIRE DEPARTMENT PADLOCK.
- BUILDING OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS

- FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OFD FIRE MASTER PLAN.
- PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 68,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
- ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY.
- ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC.
- APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
- VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIRE FIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OR ALARM BELLS, HORNS OR STROBES.
- DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
- ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTION, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OFD.
- APPROVAL OF THIS PLAN SHALL NOT BE CONSIDERED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN RELATED PORTIONS OF THE CFC AND CBC AND ORANGE MUNICIPAL CODE. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.
- ELECTRIC GATES AND KEY OPENING DEVICE SHALL COMPLY WITH THE REQUIREMENTS OF AN AUTOMATIC OPENING DEVICE IN COMPLIANCE WITH UL 325 AND ASTM F-2200.

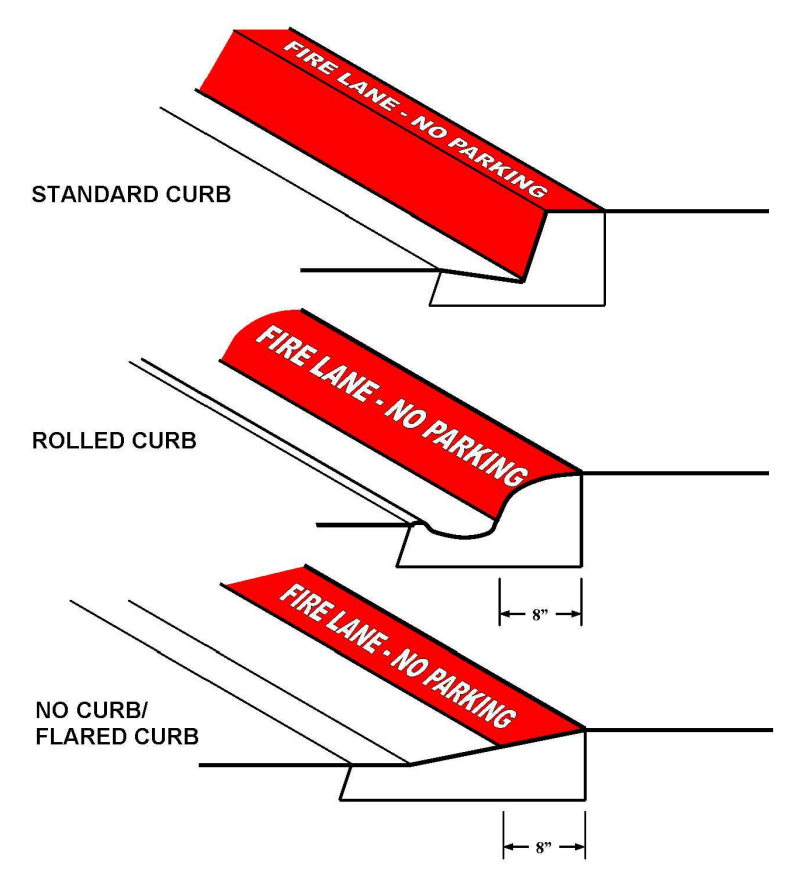
GENERAL REQUIREMENTS

- AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE WITH LESS THAN 100 HEADS SERVING A SINGLE FAMILY RESIDENCE/DUPLEX, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
- A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.



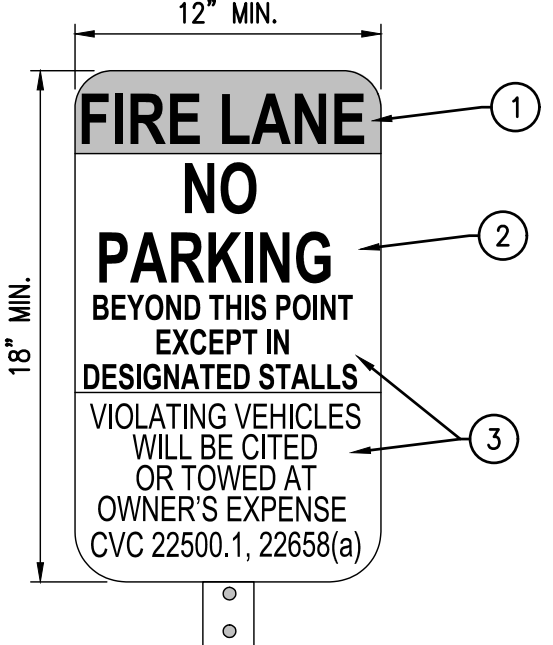
SECTION A-A
1"=5' HOR

FIRE LANE IDENTIFICATION - RED CURBS:

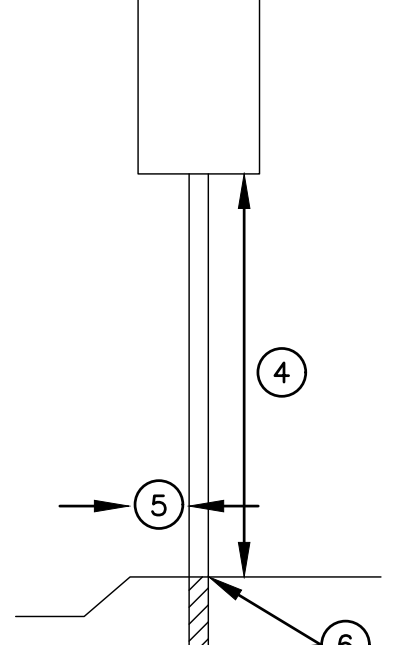


- NOTES**
- FIRE LANE ENTRANCE SIGN(S) SHALL ALSO BE PROVIDED PER ATTACHMENT 10 OR 11 PER 2023 ORANGE COUNTY FIRE DEPARTMENT GUIDELINES FOR FIRE MASTER PLANS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENT.
 - CURBS SHALL BE PAINTED OSHA SAFETY RED.
 - "FIRE LANE - NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3" WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

FIRE LANE SIGN DETAILS & NOTES:



FIRE LANE ENTRANCE SIGN DETAIL
NOT TO SCALE



SIGN MOUNTING DETAIL
NOT TO SCALE

LEGEND

- HOSE PULL LENGTH PER PLAN
- FIRE HYDRANT
- FIRE ACCESS LANE*
- FIRE ACCESS LANE SIGN
- EX. PROPERTY LINE
- PROP./EX. RIGHT-OF-WAY
- FIRE TRUCK TURN RADIUS PER PLAN
- FIRE LANE - RED CURB
- LADDER PAD
- KNOX BOX/PAD LOCK
- 3' CLEARANCE AREA

- THE WORDS FIRE LANE SHALL BE 2" BOLD, CONDENSED WHITE REFLECTIVE LETTERING ON RED BACKGROUND
- THE WORDS NO PARKING SHALL BE 2" BOLD, CONDENSED RED LETTERING ON WHITE REFLECTIVE BACKGROUND
- SHALL BE 1" RED LETTERING ON WHITE REFLECTIVE BACKGROUND.
NOTE: WHERE PARKING STALLS ARE NOT PRESENT, SIGN MAY OMIT "EXCEPT IN DESIGNATED STALLS" AND SIGN HEIGHT MAY BE REDUCED TO 18".
- HEIGHT OF SIGN IN SIDEWALK OR PEDESTRIAN AREA SHALL BE 7"-0", AND 5"-0" IN ALL OTHER AREAS.
- DEPTH OF SIGN SHALL BE 18 INCHES FROM STANDARD CURB AND 24 INCHES WITH ROLLED CURB TO CENTER OF POST.
- BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES.

NOTE:
* FIRE LANE ACCESS: ON-SITE ACCESS EASEMENT TO BE RECORDED PRIOR TO ISSUANCE OF ROUGH GRADING PERMIT. TO BE REVIEWED AND APPROVED BY FIRE DEPARTMENT. ALL INTERIOR PRIVATE STREETS, PARKING AND OPEN SPACE AREAS SHALL BE MAINTAINED BY HOA.

NOTES:
ALL SIGN AND LETTERING DIMENSIONS SHOWN ARE MINIMUMS. "ARIAL NARROW" FONT IS USED IN SAMPLE THOUGH OTHER LEGIBLE SANS-SERIF FONTS MAY BE ACCEPTABLE.
THIS SIGN SHALL BE POSTED AT ALL VEHICLE ENTRANCES TO AREAS MARKED WITH EITHER RED CURBS OR FIRE LANE "NO PARKING" SIGNS. SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL AND INSTALLED PER ATTACHMENTS 13 AND 14 OF 2023 ORANGE COUNTY FIRE DEPARTMENT GUIDELINES FOR FIRE MASTER PLANS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENT.
TOWING COMPANY CONTACT INFORMATION IS REQUIRED FOR ALL PROPERTIES WITH A STANDING WRITTEN AGREEMENT FOR SERVICES WITH A TOWING COMPANY PER THE CALIFORNIA VEHICLE CODE.
THE SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING DESIGNATED AREA. SIGNS SHALL BE OF DURABLE MATERIAL.



PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

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IRVINE, CALIFORNIA 92618
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INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:

MELIA HOMES

9860 IRVINE CENTER DRIVE
IRVINE, CA 92618
PHONE (949) 417-6264

CITY OF ORANGE

**VESTING TENTATIVE TRACT MAP NO. 19392
PRELIMINARY FIRE MASTER PLAN**

2375 NORTH TUSTIN STREET
CITY OF ORANGE, CA 92865

PROJECT NO.
MELA-019

SHEET
1
OF
3

DATE: 10/19/2023 11:07:19 AM

FIRE FLOW TEST RESULTS

SoCal Flow Testing
 3741 Rose Dr, Yorba Linda, CA 92886
 714-261-5716
 email: info@socalflowtest.com

Hydrant Flow Test Report

Project Address City State CA File no. 2375 N Tustin St Orange
 Test date 2/3/25
 Test time 15:00

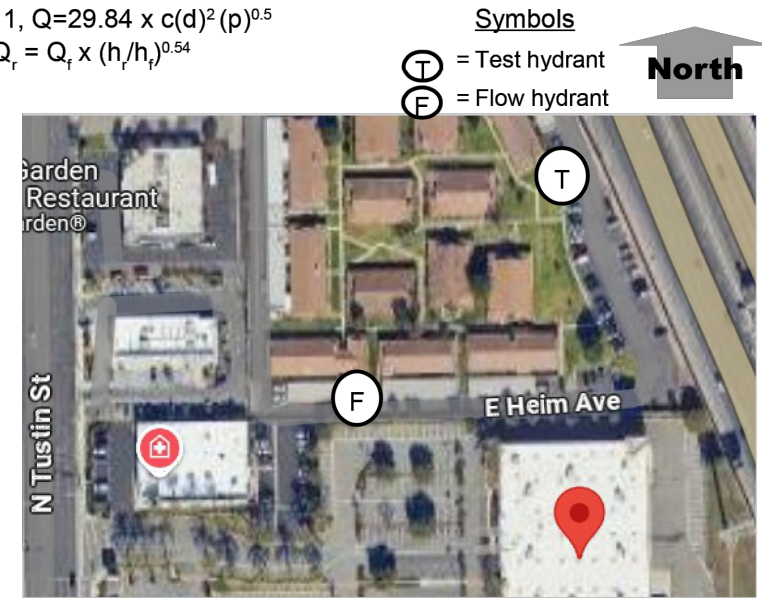
Test hydrant location East side of 1800 E Heim Ave, by #72
 Hydr # F-09-2826 Elev (ft +/-) Grade
 Flow hydrant location South side of 1800 E Heim Ave, by #16
 Hydr # F-09-1243 Elev (ft +/-) Grade

Outlet	C-value	Diam	Pitot	Volume
A	0.9	2.0	0 PSI	0 GPM
B	0.9	2.5	28 PSI	888 GPM
C	0.9	3.0	0 PSI	0 GPM
D	0.83	4.0	0 PSI	0 GPM

Static Pressure 40 PSI Report Date 2/3/25
 Residual Pressure 37 PSI at an observed volume of 888 GPM
 Projected Pressure 20 PSI calculates to a volume of 2473 GPM

Although the results are accurate for the date and time given, they may not accurately reflect higher or lower readings which vary due to seasonal conditions and time of day.
 Per NFPA 24-10, Table C.4.10.1(a), note 1, $Q = 29.84 \times c(d)^2(p)^{0.5}$
 Per NFPA 24-10, Paragraph C.4.10.1.2, $Q_c = Q \times (h/h_c)^{0.54}$
 Test by: Hildebrandt

Witness Gabriela Menendez
 Fire Safety Specialist
 City of Orange Fire Dept.
 Client Michael Reyes
 C&V Consulting
 cc: gmenendez@cityoforange.org
 mreyes@cvc-inc.net
 dmcdougall@cvc-inc.net
 eramirez@cvc-inc.net



NOTE:
 FIRE FLOW IS ALLOWED FOR BUILDINGS PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM PER OMC AMENDED APPENDIX B TO NO LESS THAN 1,500 GPM AT 20 PSI.

CITY OF ORANGE
 WATER DIVISION PHONE: (714) 288-2475 FAX: (714) 744-2393 www.cityoforange.org
HYDRANT PRESSURE INQUIRY
 The information presented in this document is provided as a courtesy and may be used for reference purposes only. Contact Orange Fire Department at (714) 288-2541 to schedule a flow test for system design.
 Date: 10/7/2024
 Location: 2355 N Tustin St, Orange, CA, 92865
 Information provided by: Chris Mielke
 The City does not collect or provide pressure information for individual addresses or private systems.
 The information that is provided is the latest available data from nearby City of Orange hydrants. This information is collected when hydrants go through a routine flushing. This is rough information and may only be used for reference purposes only. It cannot be used for official design calculations and submittals and it is not valid for design of fire systems.

Hydrant #	Flush Performed (Month-YY)	Static Pressure (PSI)	Residual Pressure (PSI)	Observed Flow (GPM)	Flow at 20 PSI (GPM)	Time Flush (Min)
2118	Nov-23	50	48	1163 (938/42)	3023 (647/56)	1

 Please see the below map for hydrant reference.

 The information presented in this document is not valid for design of fire systems. Contact Orange Fire Department at (714) 288-2541 to schedule a flow test for system design.
 WATER DIVISION • 189 S. WATER STREET • ORANGE, CA 92866-1591
 6616-BrennFPWWaterEngineering\Requests\Hydrant Pressure Inquiries\Hydrant Pressure Inquiry.docx

PARKING ENFORCEMENT LETTER

MH MELIA HOMES
 9860 Irvine Center Drive, Irvine, California 92618
 p 949-759-4367
 MeliaHomes.com

October 2025
 Fire Prevention Bureau
 Orange City Fire Department
 176 S. Grand St.
 Orange, CA. 92866

RE: 2375 N Tustin Street, Orange – TR 19392 – Parking Enforcement Letter

The fire lane parking enforcement plan for the above referenced project is stated as follows:
 All fire lanes within Tract 19392 shall be maintained and in no event shall parking be permitted along any portion of a street or drive way that requires fire lanes or any area designated as a fire lane for turn-around purposes either during construction or after occupancy.
 Tract 19392 and it's future Homeowners Association shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads and or drives within the project that are not in conflict with applicable law. Rules shall state that Street Parking in the common drive-aisle / street is prohibited. Only parking in marked guest and designated stalls is permitted within the project.
 In furtherance thereof, Tract 19392 project and future Association, through its officers, committees and agents, will establish the "parking" and "no parking" areas within the property in accordance with Section 22658.2 of the California Vehicle Code and OMC 15.32.010. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, levying fines and towing vehicles in violation.
 Tract 19392 and it's future Association will contract with a certified patrol and towing company to remove vehicles that violate no parking restrictions. First time violators will receive a written warning and with subsequent violations, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs incurred in remedying such violation, including without limitation towing cost, citations and legal fees.

Melia Homes Inc.
Chad Brown
 By: Chad Brown, VP Planning & Development

PREPARED BY: C&V CONSULTING, INC. 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	PREPARED FOR: MH MELIA HOMES 9860 IRVINE CENTER DRIVE IRVINE, CA 92618 PHONE (949) 417-6264
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PAVEMENT LETTER
 MELIA HOMES
 Suitability of Onsite Driveways for Fire Truck Traffic
 901 E. Katella Avenue, Orange, California
 June 5, 2025
 Project No. 4150-CR
 Page 2

Should you have any questions after reviewing this letter, please feel free to contact GeoTek, Inc. at your convenience.

Respectfully submitted,
GeoTek, Inc.

 Edward H. LaMont
 CEG 1892, Exp. 7/31/26
 Principal Geologist
 Bruce A. Hick
 GE 2284, Exp. 12/31/26
 Geotechnical Engineer

Distribution: (1) Addressee via email
 G:\Projects\4100 to 4199\4150CR Tract 19392 2375 North Tustin Street Orange\4150-CR Fire Access Road Tract 19392 Orange.docx

Melia Homes
 9860 Irvine Center Drive
 Irvine, California 92618
 Attention: Mr. Chad Brown
 Project No. 4150-CR
 Subject: **Suitability of Planned Onsite Driveways for Fire Truck Traffic**
 Proposed Townhome Residential Development – Tract 19392
 2375 North Tustin Street
 City of Orange, Orange County, California

Reference: GeoTek, Inc., 2024, Updated Geotechnical and Infiltration Evaluation, Proposed Townhome Residential Development, 2375 North Tustin Street, City of Orange, Orange County, California, Project No. 4150-CR, dated December 30.

Dear Mr. Brown:
 As requested, GeoTek, Inc. (GeoTek) has prepared this letter to present geotechnical recommendations with respect to fire truck access roads associated with Tract 19392, to be located at 2375 North Tustin Street, in the City of Orange, Orange County, California.

As noted in the referenced *Updated Geotechnical and Infiltration Evaluation* (GeoTek, 2024), the proposed driveways (local streets) at the site were recommended to consist of 4.0 inches of asphalt concrete (AC) placed over 9.0 inches of aggregate base (AB) or 7.0 inches of Portland Cement Concrete over compacted subgrade. These sections were estimated based on an assumed pavement subgrade R-value of 10 and a Traffic Index (TI) of 5.5. It should be noted that the TI of 5.5 should be able to accommodate occasional fire truck use with a gross weight of 68,000 pounds supported by two axles. Thus, it is GeoTek's opinion that the cited pavement sections are sufficient to provide all-weather access for vehicles weighing up to 68,000 pounds.

It is recommended that the aggregate base and the upper 12 inches of subgrade be compacted to at least 95 and 90 percent, respectively, of the material's maximum dry density, per ASTM D-1557. The above-mentioned pavement sections should be considered preliminary until reviewed and approved by the appropriate regulatory agency.

GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

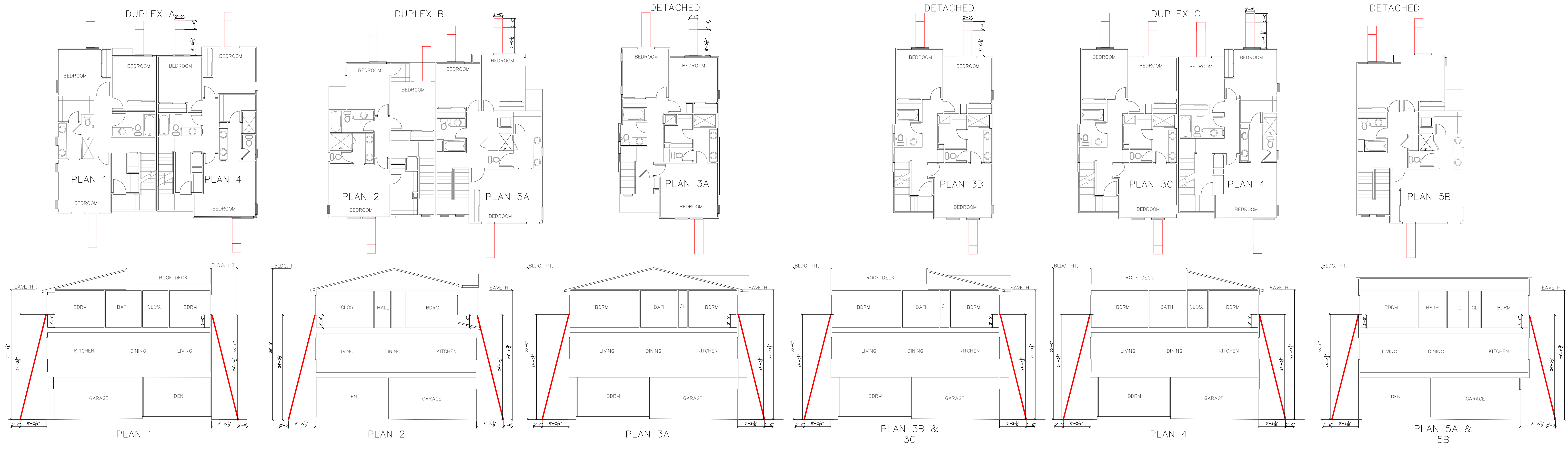


REGISTERED MASTER PLAN GUIDELINES

- EVERY BUILDING SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY AN ACCESS ROADWAY OF NOT LESS THAN 20 FEET OF UNOBSTRUCTED WIDTH HAVING A MINIMUM OF 13 FEET 6 INCHES OF VERTICAL CLEARANCE. THE ACCESS ROADWAY SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING. CFC 503.2.1, 503.4, 503.2.2
- THE FIRE DEPARTMENT ACCESS ROADWAY SHALL BE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE APPARATUS, 22,000 POUNDS PER AXLE FOR A TOTAL OF 68,000 POUNDS. CFC 503.2.6
- THE FIRE DEPARTMENT ACCESS ROADWAY SHALL BE PROVIDED WITH ADEQUATE TURNING RADIUS FOR FIRE DEPARTMENT APPARATUS. (A 50 FOOT OUTSIDE AND 20 FOOT INSIDE RADIUS.) CFC 503.2.4
- DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE APPARATUS.
- WHEN DEAD-END FIRE DEPARTMENT ACCESS ROADS EXCEED 600 FEET A SECONDARY EMERGENCY ACCESS WILL BE REQUIRED.
- FIRE DEPARTMENT EMERGENCY ACCESS MUST NOT EXCEED 12 PERCENT GRADE. CFC 503.2.7, 503.2.8
- THE INSTALLATION OF GATES AND SPEED HUMPS OR BUMPS SHALL BE REVIEWED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
- ALL STREETS SHALL BE MARKED AND SIGNED AS A FIRE LANE. THE MARKING AND SIGNS SHALL BE PROVIDED AND INSTALLED PER THE CITY OF ORANGE FIRE DEPARTMENTS FIRE LANE STANDARDS. CFC 503.3

CITY OF ORANGE	PROJECT NO. MELA-1019
VESTING TENTATIVE TRACT MAP NO. 19392 PRELIMINARY FIRE MASTER PLAN	SHEET 2
2375 NORTH TUSTIN STREET CITY OF ORANGE, CA 92865	OF 3

PLAN SET: 03-2503 - P:\MELIA-HOMES\PROJECTS\4150-CR\4150-CR Fire Access Road Tract 19392 Orange.docx
 DATE: 10/19/2025 11:06 AM



PREPARED BY SUMMA ARCHITECTURE
LADDER PAD DETAILS

PREPARED BY:

C&V
 CONSULTING, INC.
 CIVIL ENGINEERING
 LAND PLANNING & SURVEYING

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PREPARED FOR:

MH MELIA HOMES

9860 IRVINE CENTER DRIVE
 IRVINE, CA 92618
 PHONE (949) 417-6264

CITY OF ORANGE

**VESTING TENTATIVE TRACT MAP NO. 19392
 PRELIMINARY FIRE MASTER PLAN**

2375 NORTH TUSTIN STREET
 CITY OF ORANGE, CA 92865

PROJECT NO.
 MELA-019

SHEET
3
 OF
3

DATE: 10/19/2023

2375 N.TUSTIN ST. - DETACHED/DUPLEX

ORANGE, CA.

MELIA HOMES
9860 IRVINE CENTER DRIVE
Irvine, CA. 92618
(949) 274-0746
SEPTEMBER 2, 2025

IMAGES DEPICT TYPICAL
CONDITIONS FOR COLOR/
MATERIAL TYPES AND LOCATIONS.
REFER TO ELEVATIONS FOR
ADDITIONAL NOTES AND
INFORMATION



5256 S. MISSION RD. STE 404
BONSALL, CA. 92003
760.724.1198

MANUFACTURERS:
VISTA PAINT
GAF ROOFING
JAMES HARDIE

SCHEME A

STUCCO 1:



BARELY WHITE 0021

①

STUCCO 2:



HARROW GATE 0230

②

STUCCO 3:



CAMEL'S HUMP 0219

③

TRIM:(FASCIA/TRIM/DOOR)



MOUNT OLIVE 0382

④

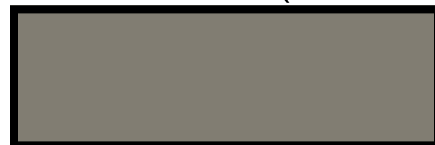
ROOF:(TIMBERLINE HDZ)



COPPER CANYON

⑤

ACCENT:(GARAGE/METAL)



SHARK FIN 0574

⑥

SIDING:

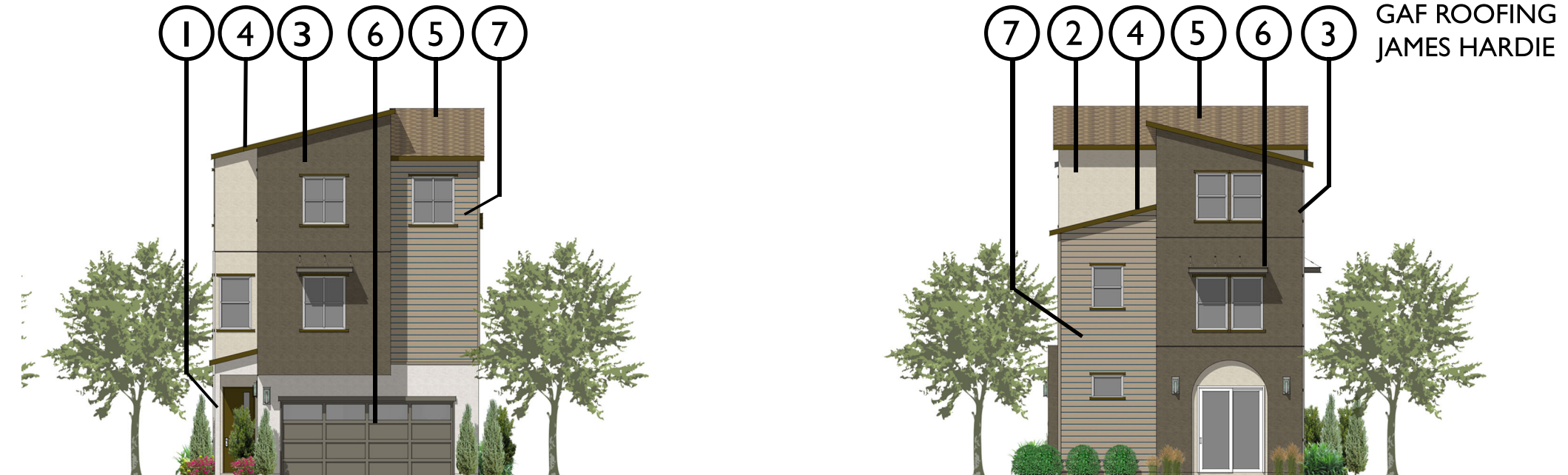


⑦

HARDIE PLANK - NAVAJO BEIGE

WINDOWS

ALL WINDOW FRAMES
SHALL BE WHITE VINYL



PLAN 5B DETACHED - FRONT

PLAN 3A DETACHED - FRONT



PLAN 2 - SIDE ELEVATION

DUPLEX B PLAN 2/5A - PRIVATE YARD

2375 N.TUSTIN ST. - DETACHED/DUPLEX

SCHEME B

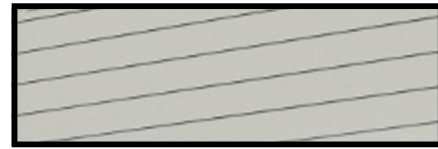
STUCCO 1:



WHITEV000

①

SIDING:



HARDIE PLANK - ARCTIC WHITE

⑧

STUCCO 2:



DOVEWHITE 0018

②

WINDOWS

ALL WINDOW FRAMES SHALL BE WHITE VINYL

⑤ ⑥ ⑧ ⑦ ④ ①

STUCCO 3:



MARSEILLES 0525

③

STUCCO 4:



LONDON ROAD 0527

④

TRIM:(FASCIA/TRIM/DOOR)



ZEN RETREAT 0535

⑤

ROOF:(TIMBERLINE HDZ)



WEATHERED WOOD

⑥

ACCENT:(METAL)



ZEN RETREAT 0535

⑦

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PLAN 3B - DRIVE AISLE

DUPLEX C - PLAN 4/3C - PASEO



PLAN 4 - SIDE

DUPLEX A - PLAN 1/4 - PASEO