



HARBOR-HERMOSA TOWNS

FULLERTON, CALIFORNIA

DEVELOPER INFORMATION

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HARBOR-HERMOSA TOWNS
 FULLERTON, CA # 2023-0933

Plot Date: 10.21.2024
 1st Submittal Date: 8.13.2024
 2nd Submittal Date: 10.22.2024

COVER SHEET

A0.00

SHEET INDEX

ARCHITECTURE

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CIVIL

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- 3 - PRELIMINARY UTILITY PLAN
- 4 - PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

SITE SUMMARY

APN: 292-021-14			OCCUPANCY: R-2			OCCUPANT LOAD FACTOR: RESIDENTIAL 200 GROSS		
STREET ADDRESS: 111 WEST HERMOSA DRIVE FULLERTON, CA			TYPE OF CONSTRUCTION: V-B			*PER TABLE 1004.5 OF 2022 CBC		
COUNTY: ORANGE COUNTY			SPRINKLER SYSTEM: FULL NFPA 13					
CURRENT ZONING: R-1 FAMILY RESIDENTIAL			BUILDING HEIGHTS: PROPOSED:					
LOT AREA (GROSS & NET): 1.336 AC 58,196 SF			3-STORY			37'-10"		
NUMBER OF UNITS: 32 DUs			SETBACKS: PROPOSED:					
DENSITY: PROPOSED: 23.9 DU/AC			FRONT (HARBOR BOULEVARD):			17'-2"		
LOT COVERAGE: 40%			SIDE YARD (WEST HERMOSA DR):			9'-10"		
			INTERIOR SIDE:			17'-9"		
			REAR:			29'-2"		

UNIT SUMMARY

PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	NET SF	TOTAL NET	GARAGE	PRIVATE DECKS	TOTAL PRIVATE DECKS	GROUND FLOOR PATIOS
PLAN 1	2 BEDS/2.5 BATHS	3 UNITS	9%	1,189 SF	3,567 SF	464 SF	43 SF	129 SF	REF SITE PLAN
PLAN 2	3 BEDS/ 3 BATHS	14 UNITS	44%	1,391 SF	19,474 SF	513 SF	62 SF	868 SF	REF SITE PLAN
PLAN 3	3 BEDS/ 2.5 BATHS	3 UNITS	9%	1,507 SF	4,521 SF	541 SF	97 SF	291 SF	REF SITE PLAN
PLAN 4	4 BEDS/ 2.5 BATHS	12 UNITS	38%	1,656 SF	19,872 SF	465 SF	92 SF	1,104 SF	REF SITE PLAN
		TOTAL	32 UNITS	100%					
		4 UNITS (ACCESSIBLE UNITS)				47,434 SF			2,374 SF

BUILDING SUMMARY

BLDG #	DESCRIPTION	TOTAL NET SF	TOTAL GROUND SQFT
BLDG 1	B600 - 6-PLEX	8,774 SF	4,291 SF
BLDG 2	B900 - 9-PLEX	13,204 SF	6,520 SF
BLDG 3	B500 - 5-PLEX	7,469 SF	3,699 SF
BLDG 4	B600A - 6-PLEX	9,117 SF	4,430 SF
BLDG 5	B600 - 6-PLEX	8,774 SF	4,291 SF
TOTAL BUILDING SF		47,338 SF	23,231 SF

PARKING & OPEN SPACE SUMMARY

REQUIRED PARKING *PER STATE DENSITY BONUS					
0 TO 1 BEDS	0 UNITS	x	1 SPACES /DU	=	0 SPACES
2 BEDS	3 UNITS	x	1.5 SPACES /DU	=	4.5 SPACES
3 BEDS	17 UNITS	x	1.5 SPACES /DU	=	25.5 SPACES
4 BEDS	12 UNITS	x	2.5 SPACES /DU	=	30 SPACES
TOTAL REQUIRED PARKING					60 SPACES
DRIVEWAY & OPEN PARKING AREA					
DRIVE AISLE & DRIVE APRON AREA	12,822 SQFT		LOT COVERAGE		22.03%
OPEN PARKING AREA	2,031 SQFT		LOT COVERAGE		3.49%
					TOTAL COVERAGE 25.52%
PROVIDED PARKING					
TOWNHOMES (GARAGE SPACES)	32 UNITS	x	2 SPACES /DU	=	64 SPACES
					GUEST = 11 SPACES
TOTAL PARKING PROVIDED					75 SPACES
					*1 ACCESSIBLE STALL INCLUDED 2.3 SPACES/ UNIT
PROVIDED OPEN SPACE					
COMMON	11,682	365 SF/UNIT	LOT COVERAGE		20.07%
PRIVATE OPEN SPACE	4,181	131 SF/UNIT	LOT COVERAGE		7.18%
TOTAL PROVIDED:	15,863 SF	496 SF/ UNIT	LOT COVERAGE		27.26%



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SHEET INDEX + PROJECT SUMMARY

A0.10



1. HARBOR BLVD. CROSSWALK



2. HARBOR BLVD. & W HERMOSA DR INTERSECTION



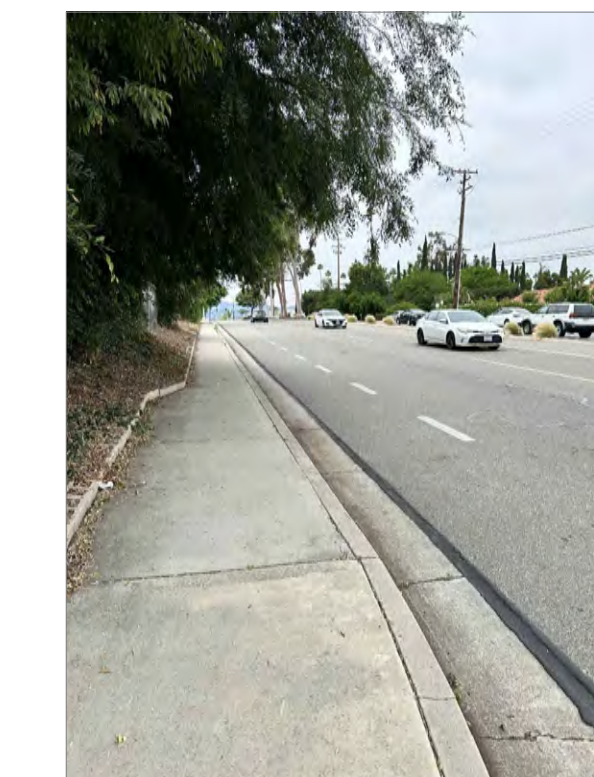
3. CORNER AT HARBOR BLVD. & W HERMOSA



4. EXISTING SITE ENTRY



5. ADJACENT PARKING LOT



6. HARBOR BLVD.



7. EXISTING DRIVEWAY



8. W. HERMOSA DR LOOKING WEST



9. W. HERMOSA DR LOOKING EAST



10. N SANTA MONICA AVE



11. EXISTING BUILDING ON SITE



12. EXISTING SITE ENTRY



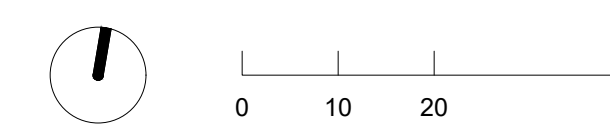
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EXISTING CONDITIONS

A0.20



LEGEND	
■	PLAN 1
■	PLAN 2
■	PLAN 3
■	PLAN 4
A	ACCESSIBLE UNIT
AF	AFFORDABLE UNIT
▲	UNIT ENTRY
□	COMMON OPEN SPACE
■	PRIVATE OPEN SPACE
T	TRANSFORMER

NOTE:
 1. INDIVIDUAL TRASH PICK-UP FOR ALL UNITS. BINS STORED IN PRIVATE GARAGES.



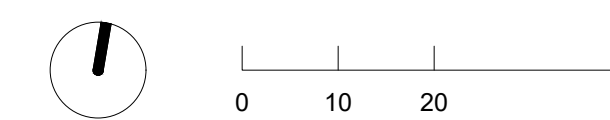
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SITE PLAN

A1.00



FRONT PERSPECTIVE



REAR PERSPECTIVE

BLDG #3 - B500 SHOWN IN PERSPECTIVES ABOVE

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



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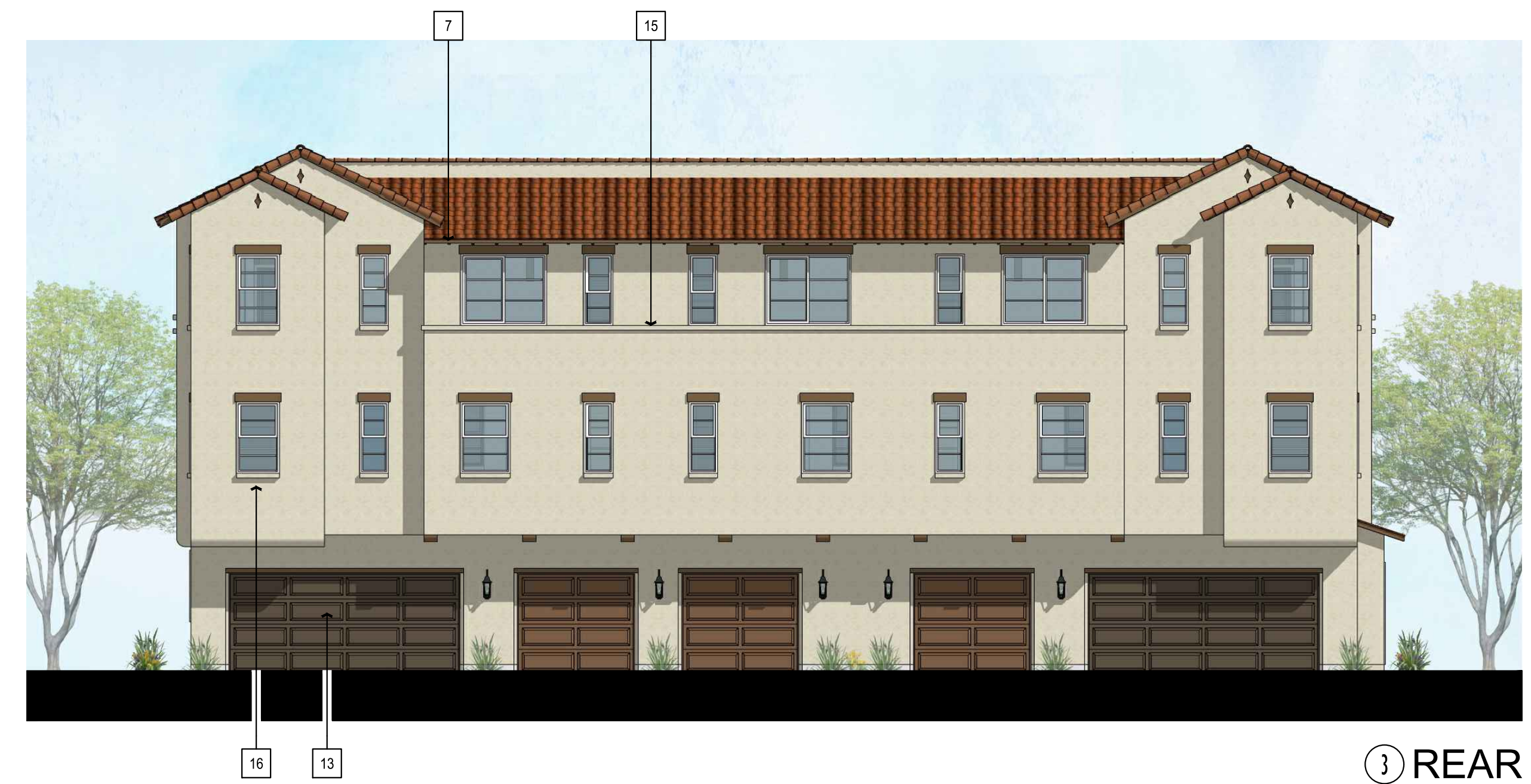
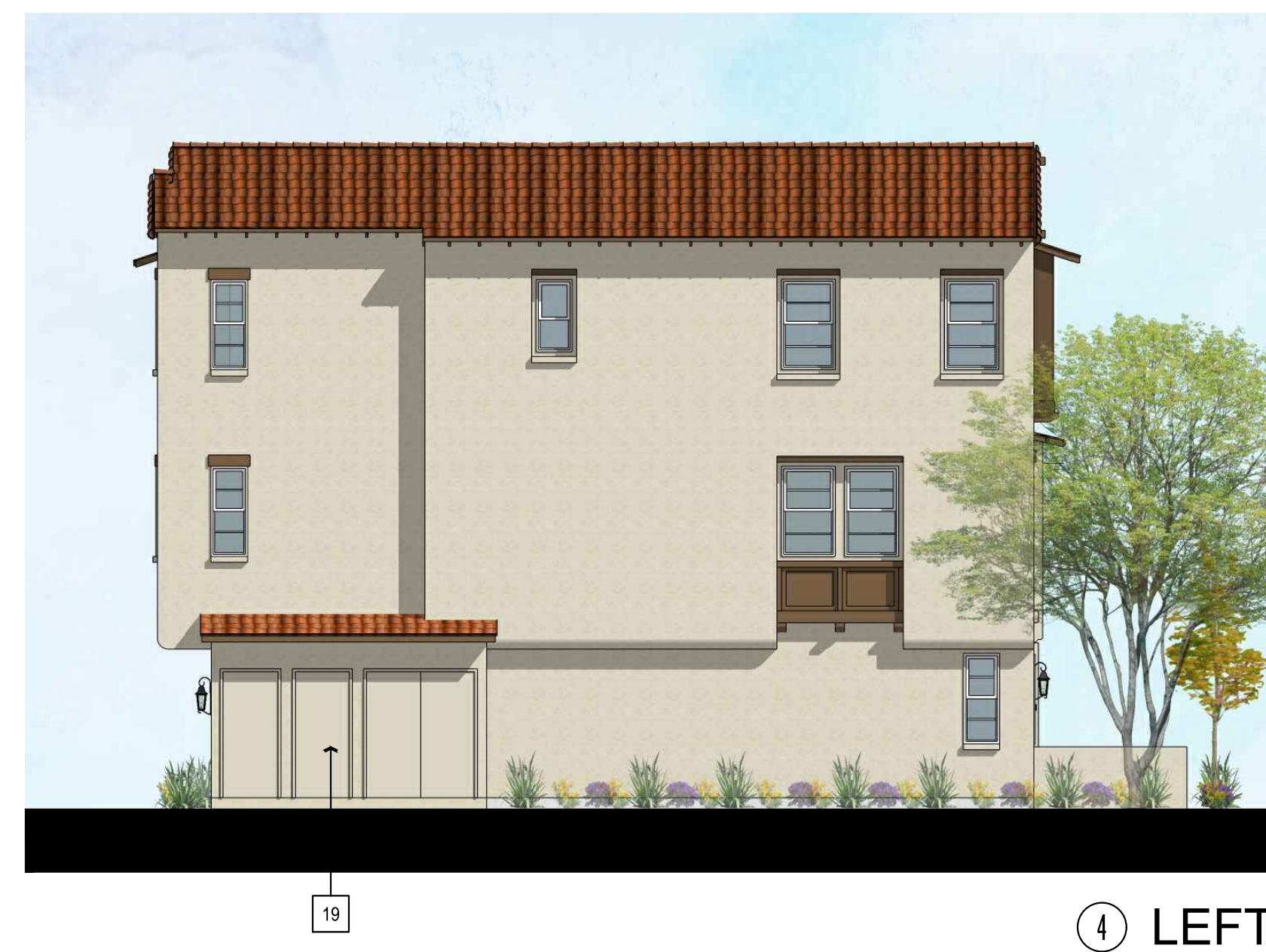
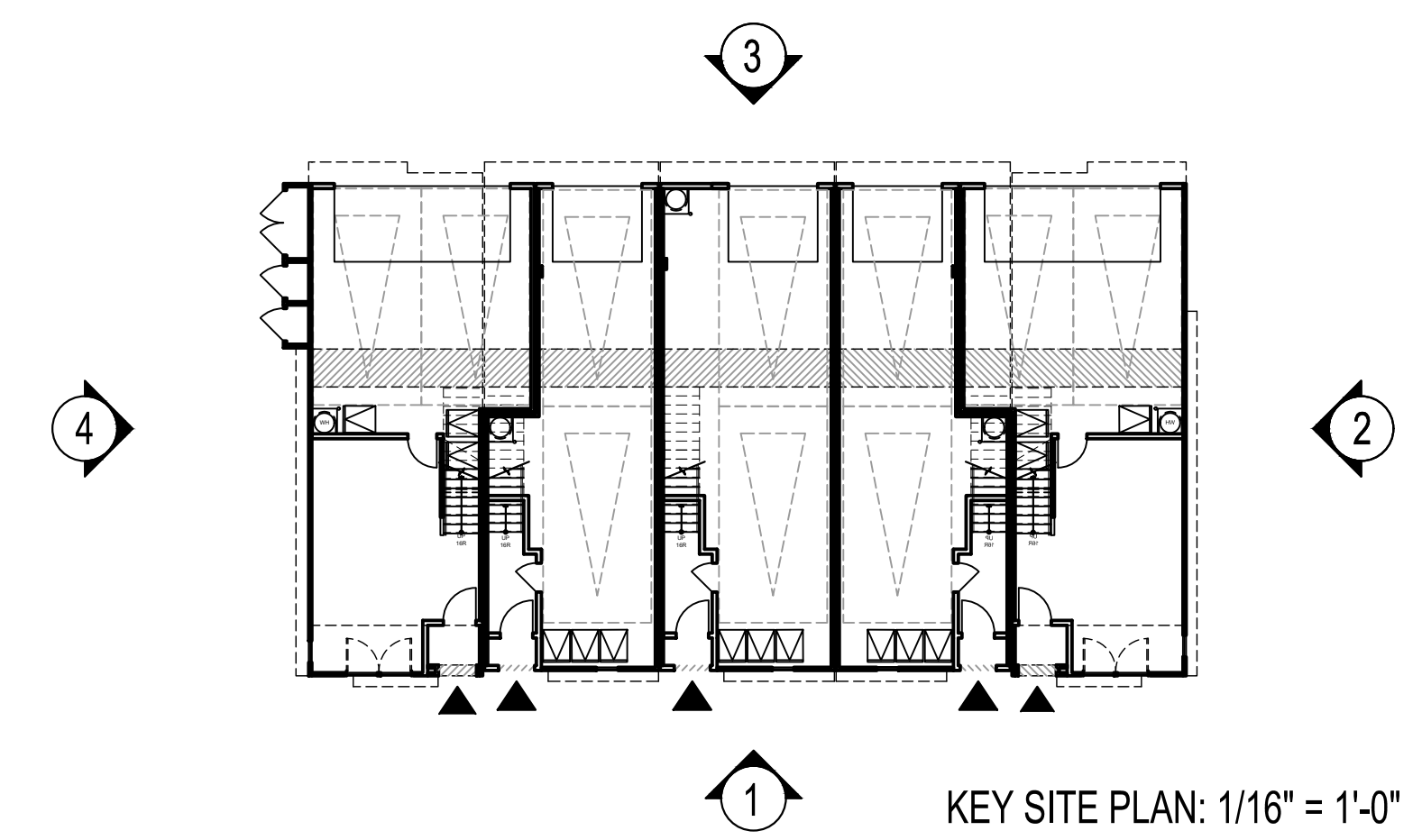
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PERSPECTIVES
B500, 5-PLEX

A2.00

MATERIAL LEGEND

- | | |
|---|--|
| 1. STUCCO, LIGHT SAND FINISH | 13. METAL SECTIONAL GARAGE DOOR |
| 2. CONCRETE "S" TILE ROOF | 14. PATIO LOW WALL, SEE LANDSCAPE DWG. |
| 3. STUCCO O/ FOAM HEADER TRIM | 15. SILL TRIM BAND |
| 4. COMPOSITE BEAM | 16. STUCCO O/FOAM SILL |
| 5. WOOD KICKER | 17. STUCCO O/FOAM CORBELS |
| 6. BAY VIEW WINDOW | 18. STUCCO RAIL |
| 7. TRUSS TAILS | 19. UTILITY CLOSET |
| 8. WOOD CORBELS | 20. PATIO GATE, SEE LANDSCAPE DWG. |
| 9. DECORATIVE METAL RAILING | |
| 10. VINYL WINDOWS | |
| 11. FIBERGLASS ENTRY DOOR | |
| 12. DECORATIVE EXT. LIGHTING & ADDRESS SIGN | |



BLDG #3 - B500 SHOWN IN ELEVATIONS ABOVE
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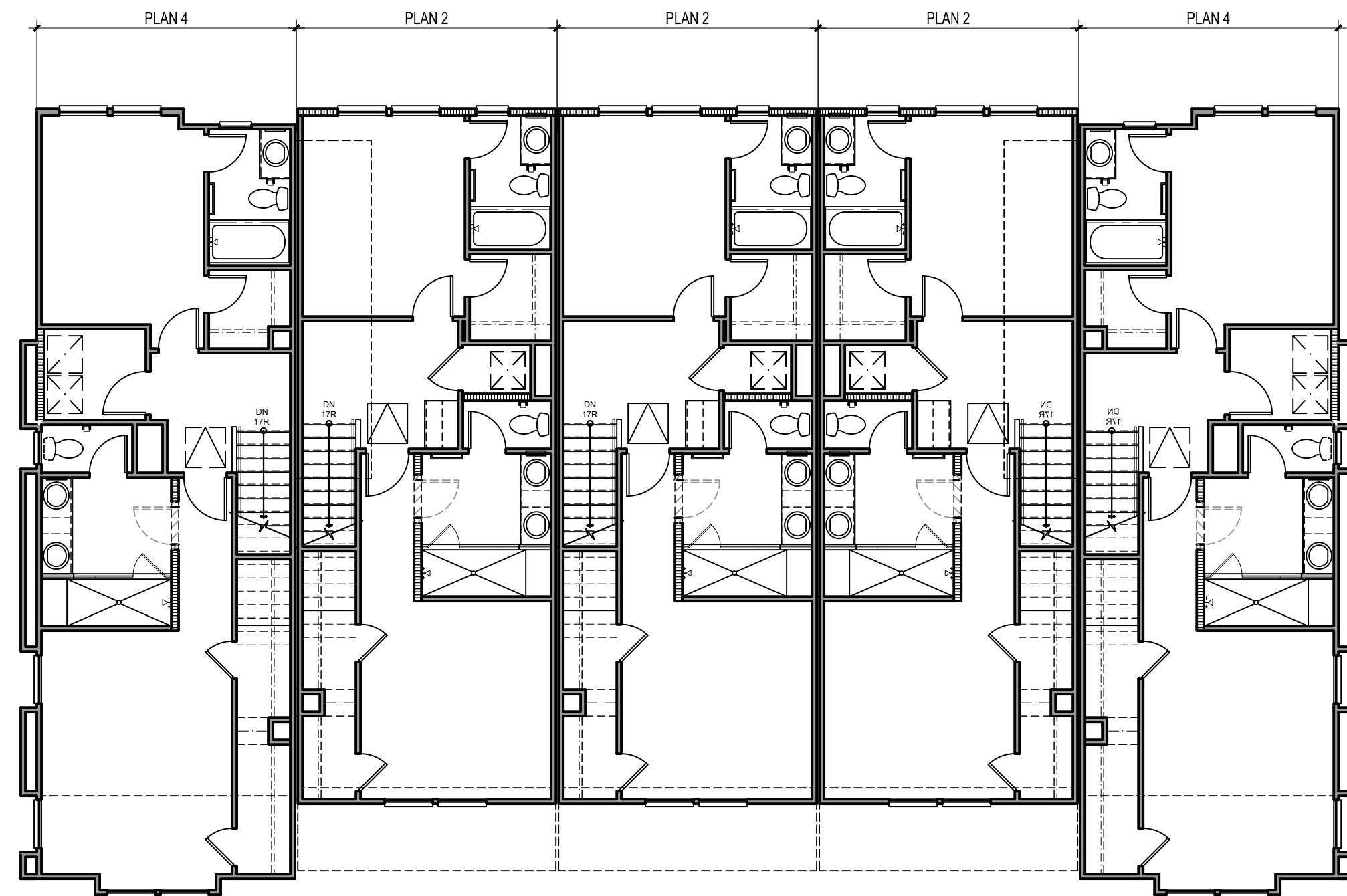
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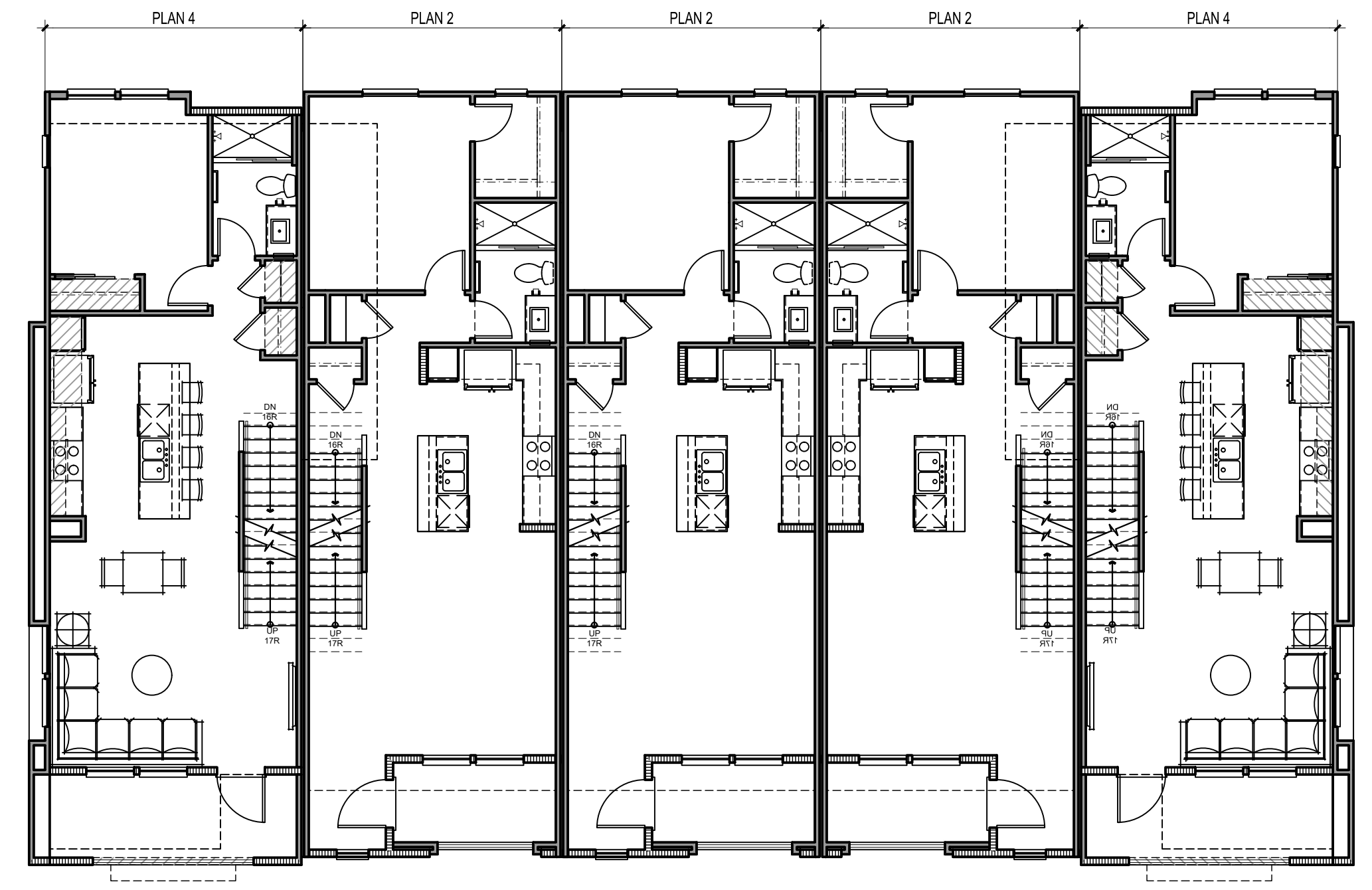
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ELEVATIONS
 B500, 5-PLEX

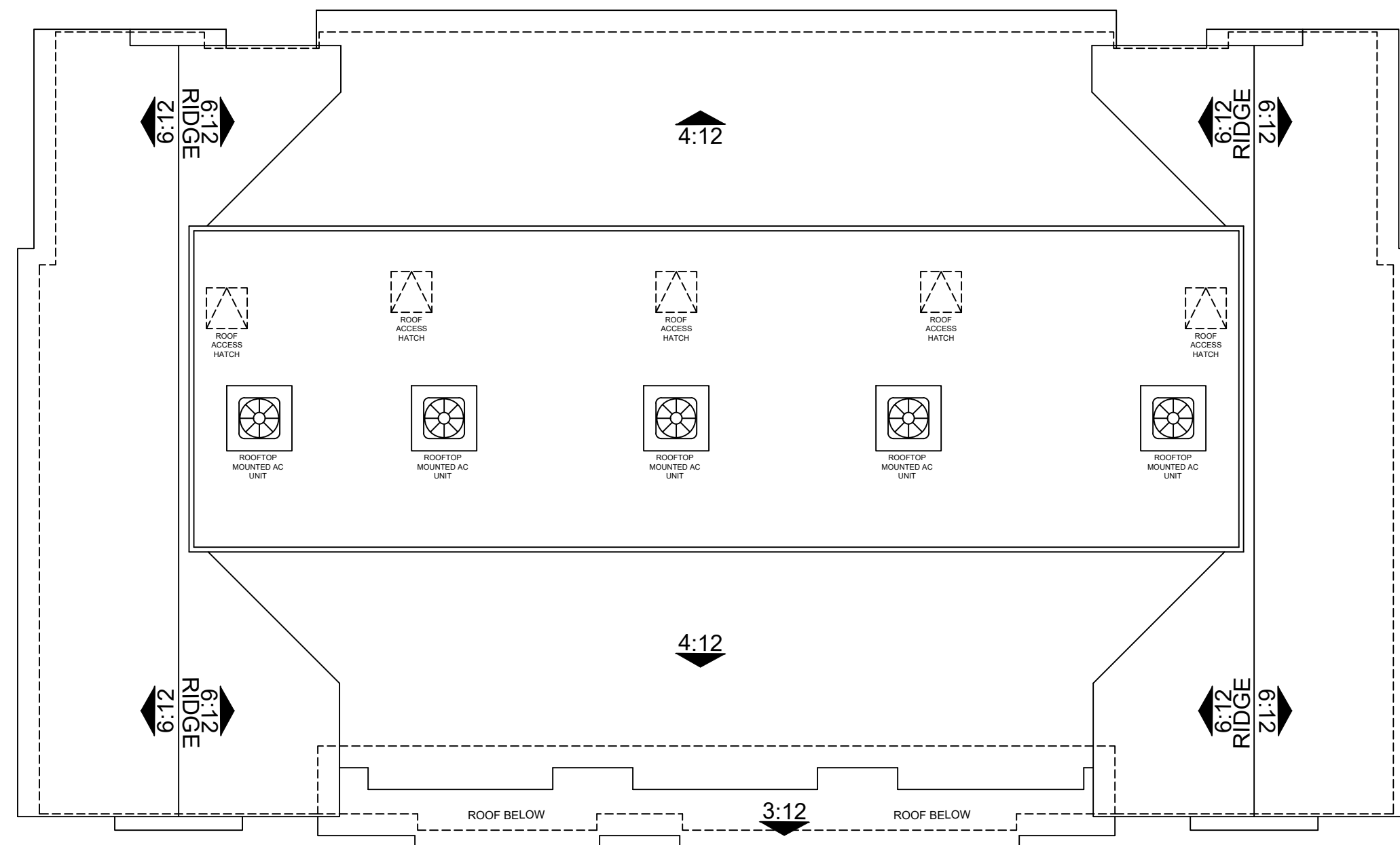
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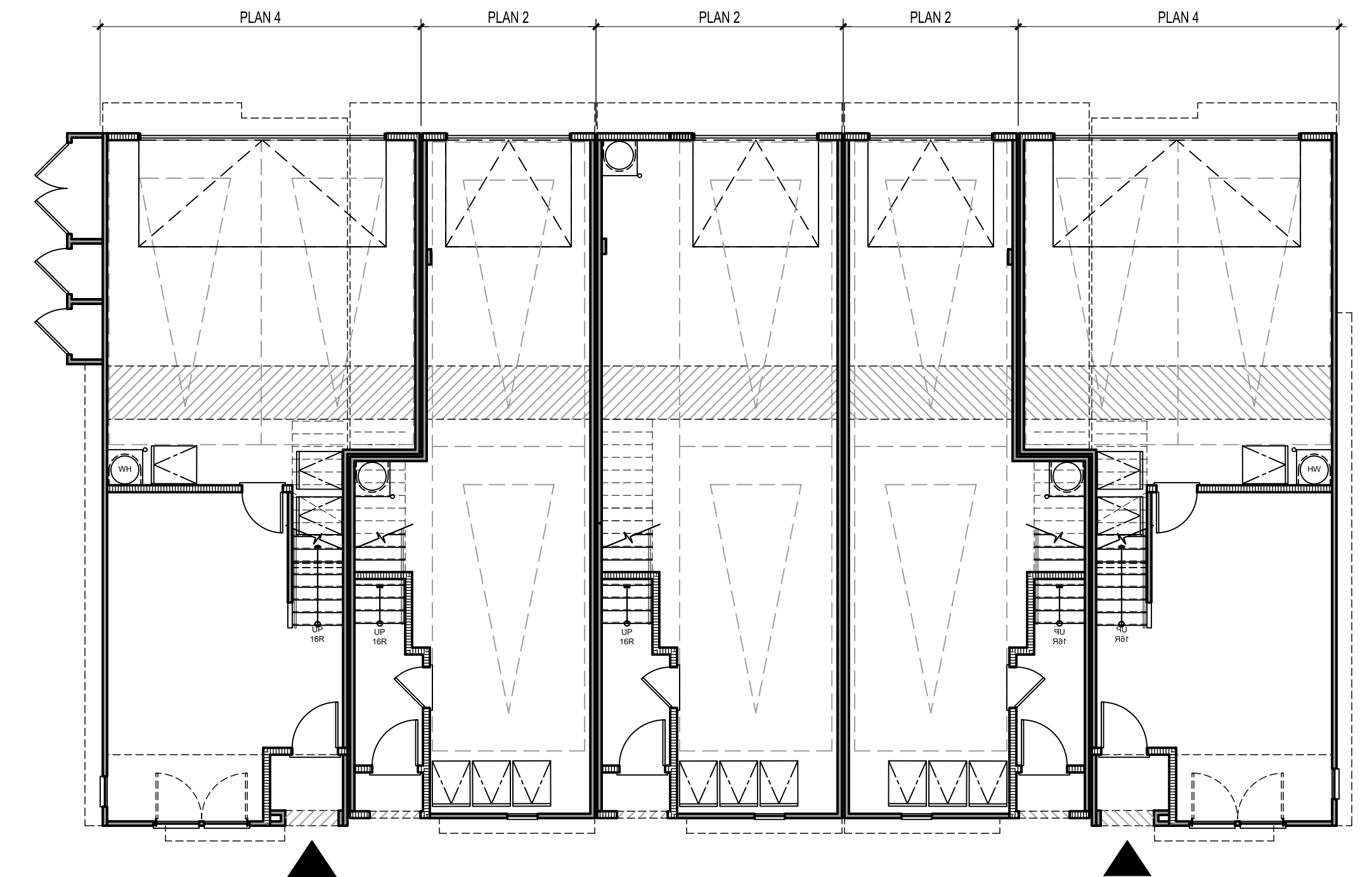
THIRD FLOOR



SECOND FLOOR



ROOF PLAN



FIRST FLOOR



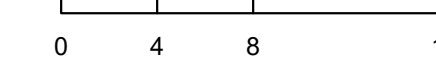
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BUILDING PLANS
B500, 5-PLEX

A2.20



FRONT PERSPECTIVE



REAR PERSPECTIVE

BLDG #5 - B600 SHOWN IN PERSPECTIVES ABOVE

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



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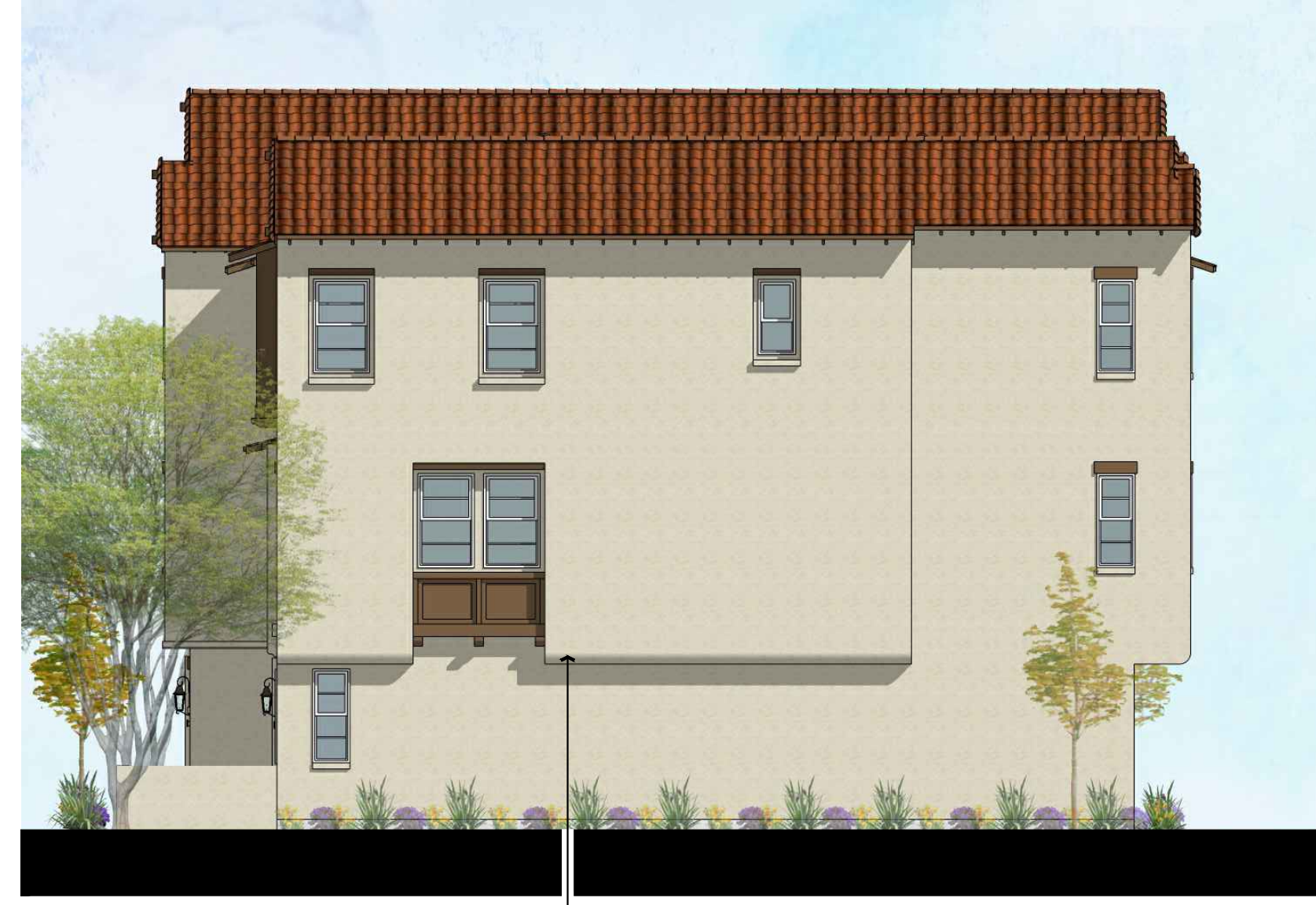
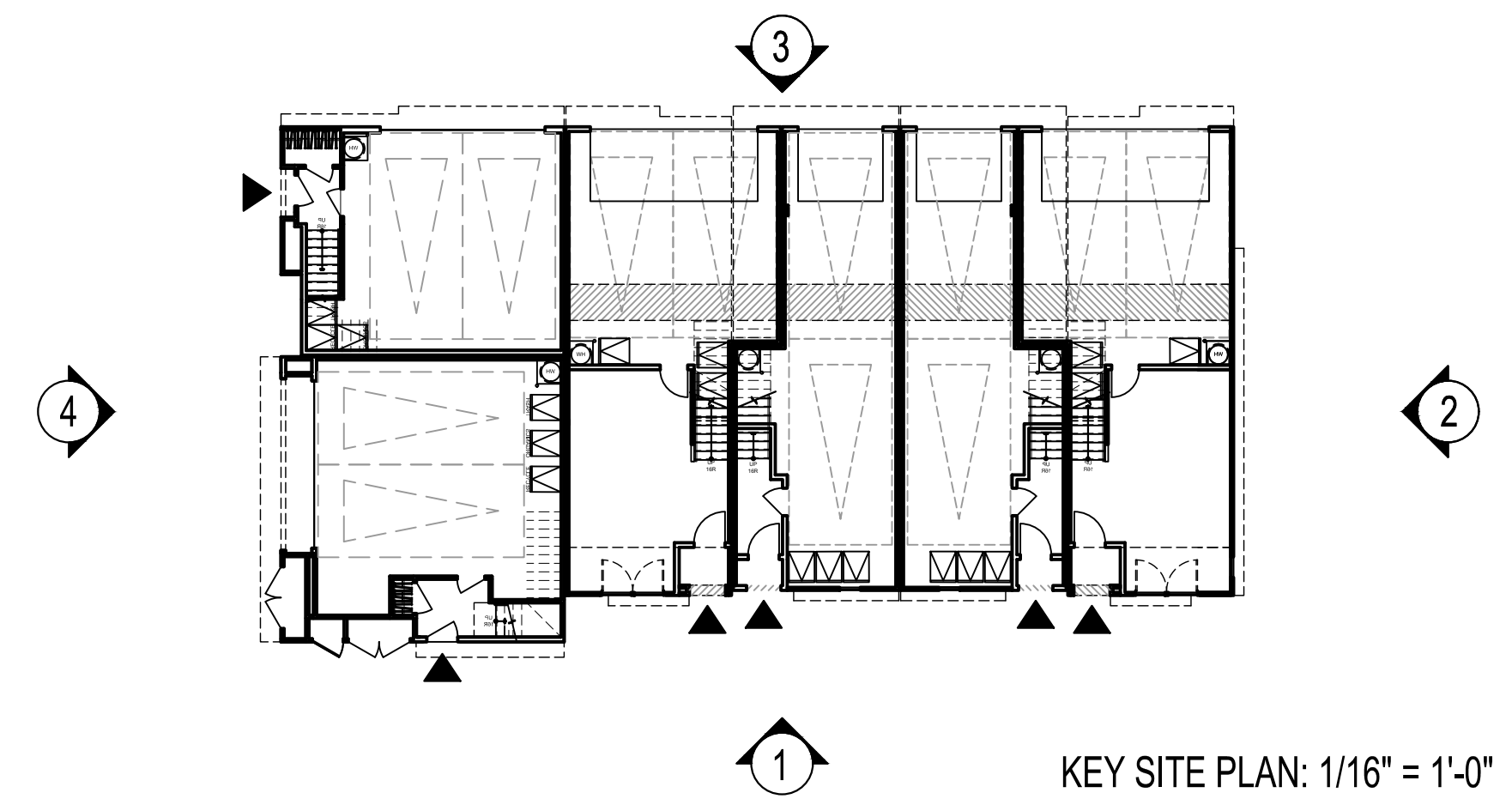
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PERSPECTIVES
B500, 5-PLEX

A3.00

MATERIAL LEGEND

- | | |
|---|--|
| 1. STUCCO, LIGHT SAND FINISH | 13. METAL SECTIONAL GARAGE DOOR |
| 2. CONCRETE "S" TILE ROOF | 14. PATIO LOW WALL, SEE LANDSCAPE DWG. |
| 3. STUCCO O/ FOAM HEADER TRIM | 15. SILL TRIM BAND |
| 4. COMPOSITE BEAM | 16. STUCCO O/FOAM SILL |
| 5. WOOD KICKER | 17. STUCCO O/FOAM CORBELS |
| 6. BAY VIEW WINDOW | 18. STUCCO RAIL |
| 7. TRUSS TAILS | 19. UTILITY CLOSET |
| 8. WOOD CORBELS | 20. PATIO GATE, SEE LANDSCAPE DWG. |
| 9. DECORATIVE METAL RAILING | |
| 10. VINYL WINDOWS | |
| 11. FIBERGLASS ENTRY DOOR | |
| 12. DECORATIVE EXT. LIGHTING & ADDRESS SIGN | |



17 ② RIGHT



19 1 11 12 20 18 14 8 9 ① FRONT



④ LEFT



16 13 ③ REAR

BLDG #5 - B600 SHOWN IN ELEVATIONS ABOVE
NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



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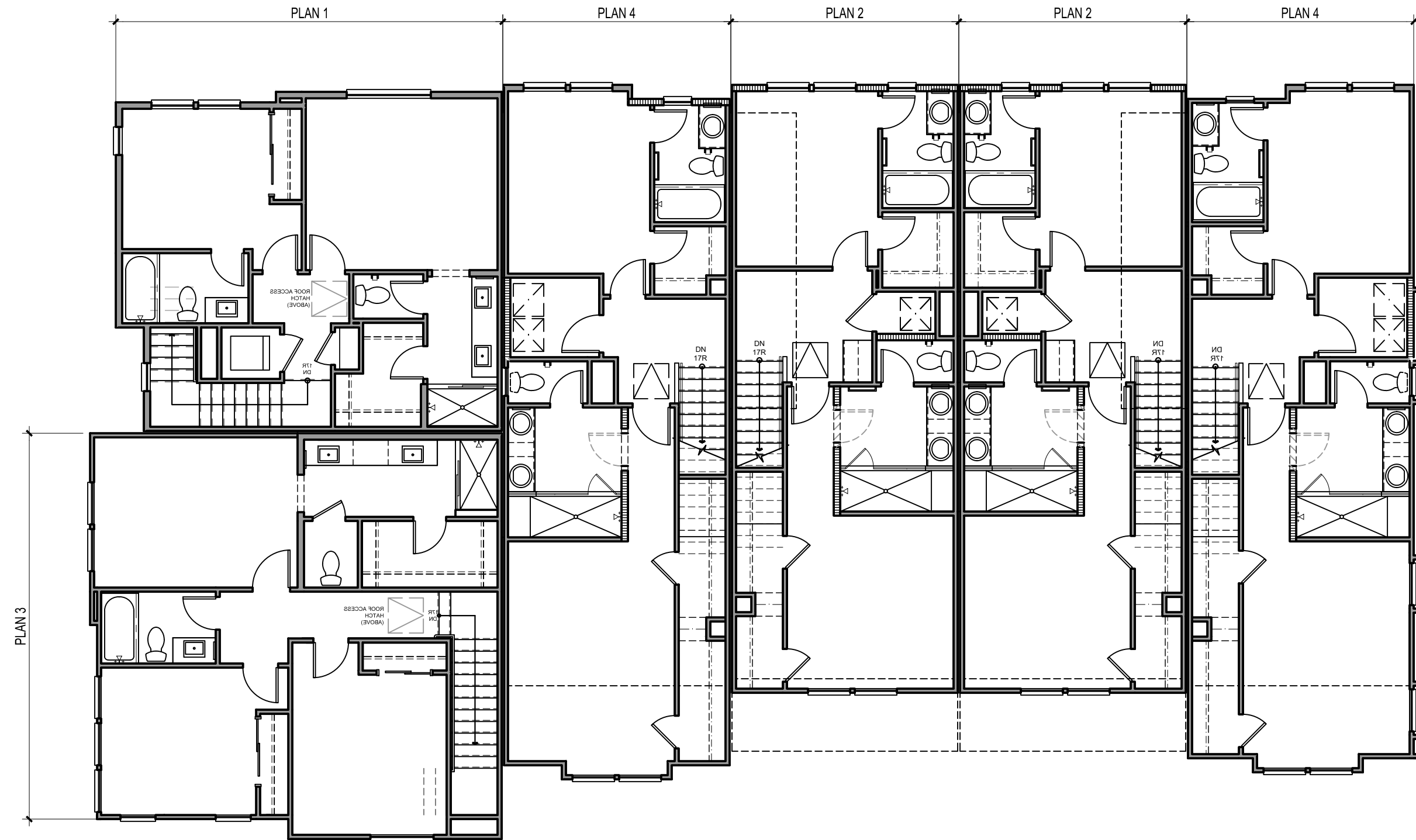
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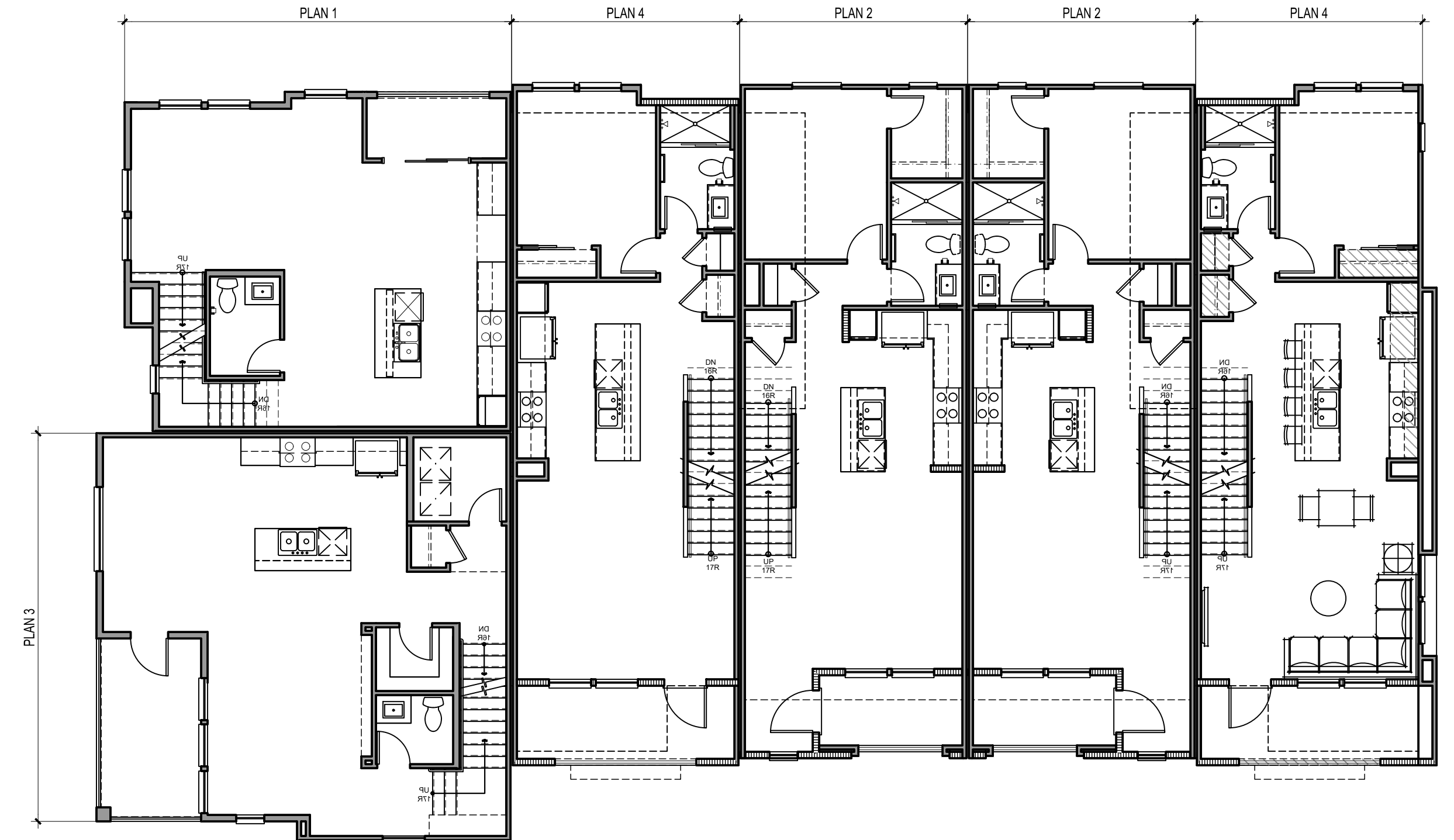
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ELEVATIONS
B500, 5-PLEX

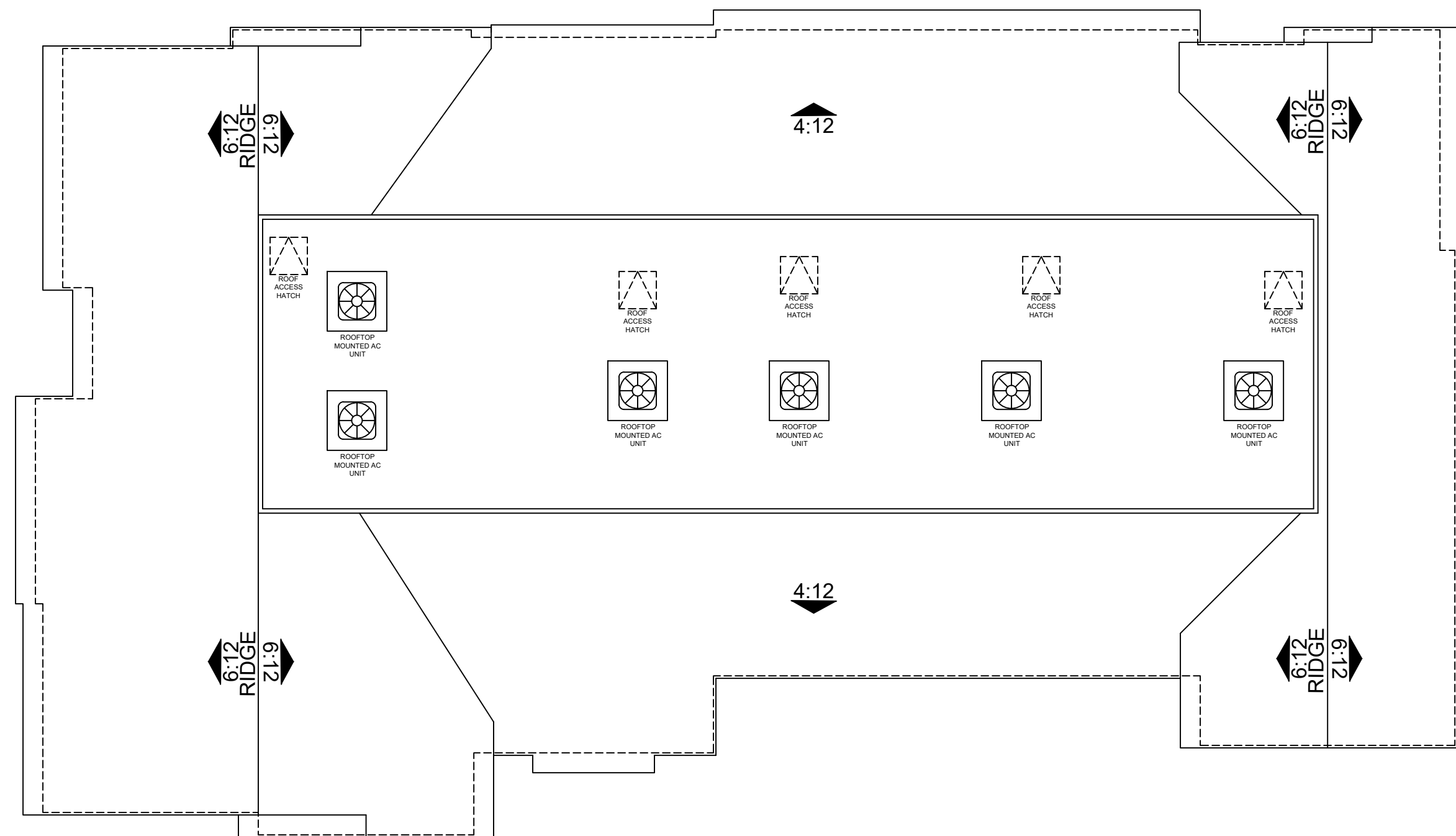
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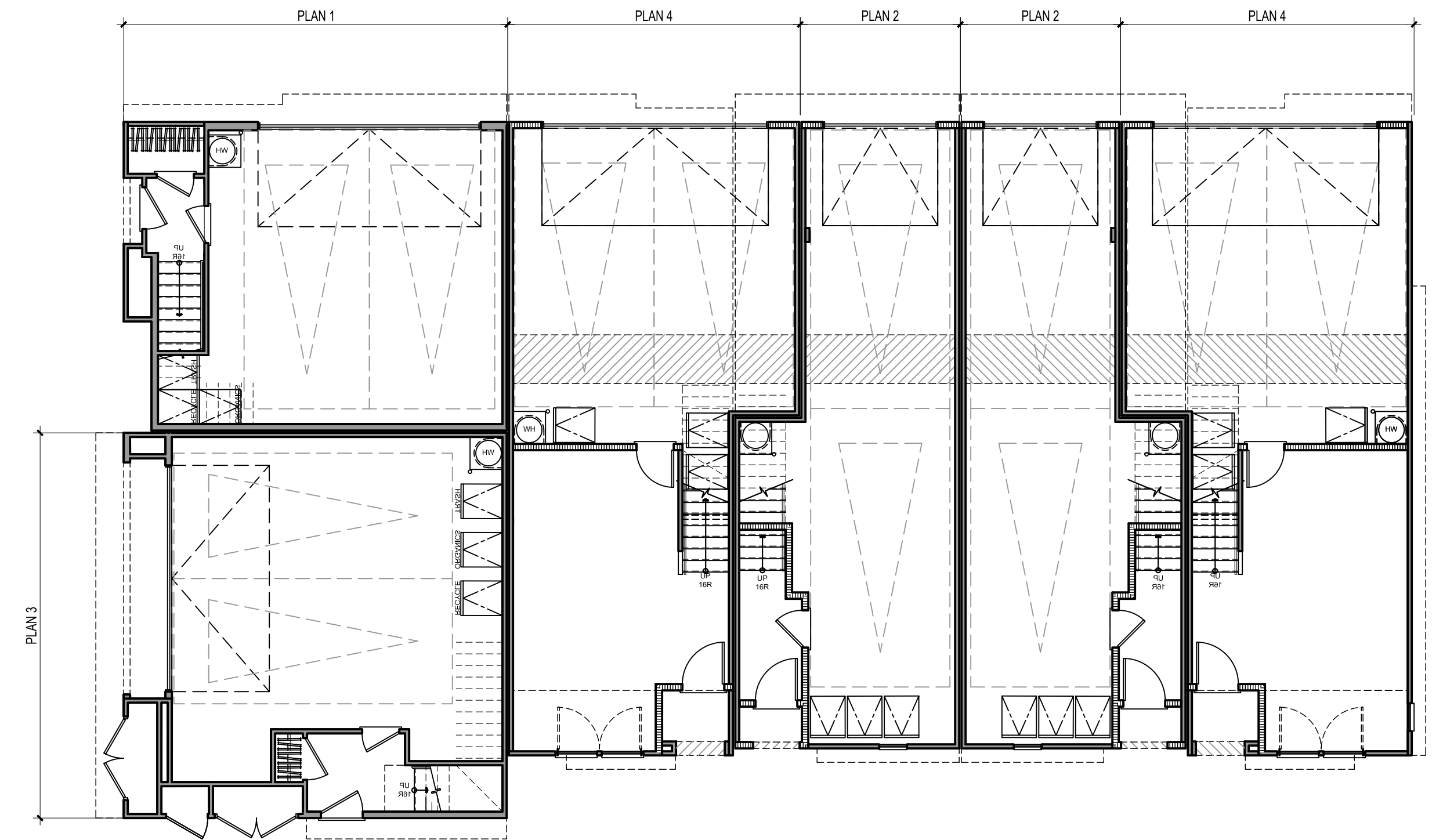
THIRD FLOOR



SECOND FLOOR



ROOF PLAN



FIRST FLOOR



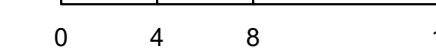
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BUILDING PLANS
B600, 6-PLEX

A3.20



FRONT PERSPECTIVE



REAR PERSPECTIVE

BLDG #4 - B600A SHOWN IN PERSPECTIVES ABOVE

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



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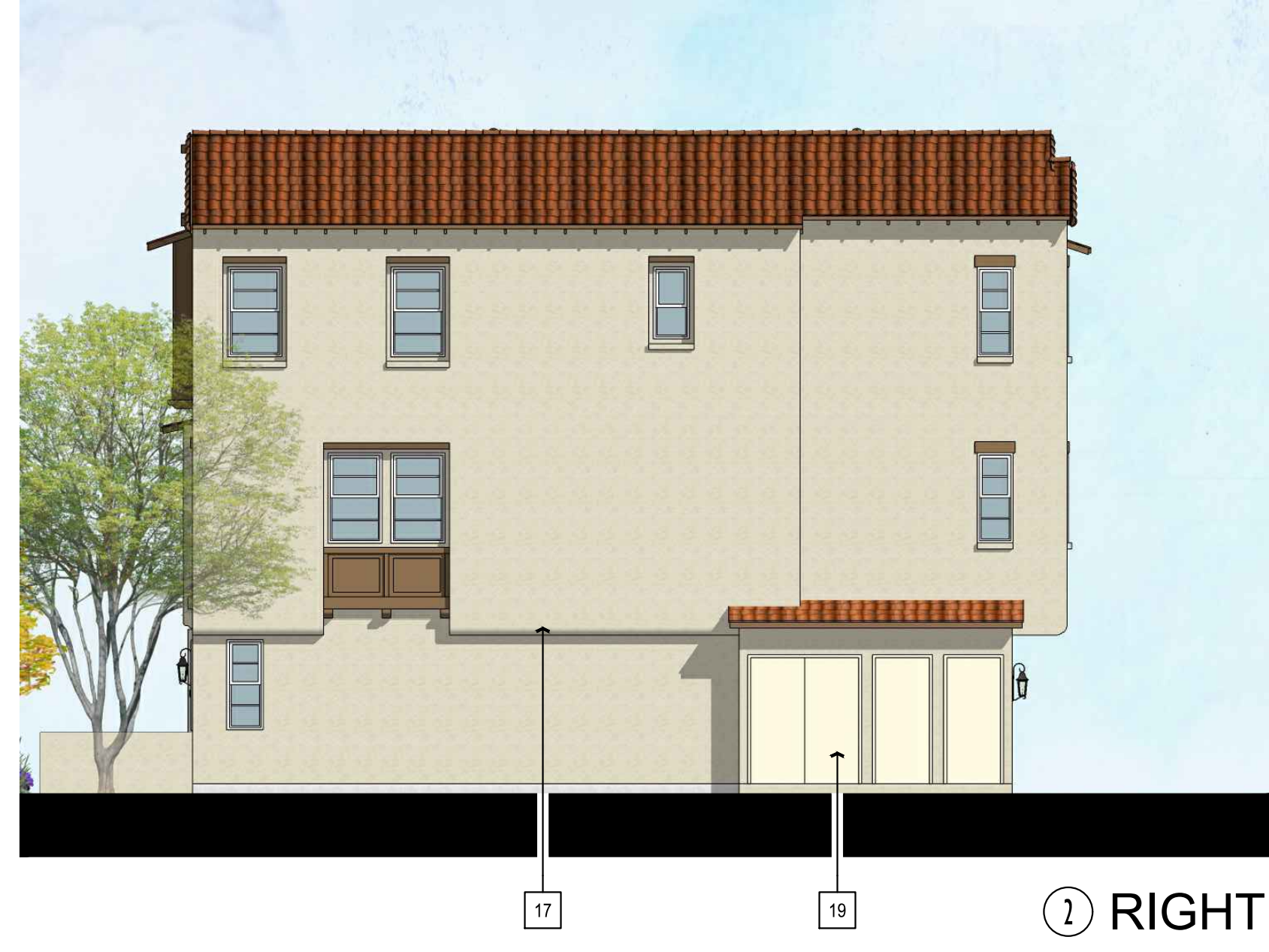
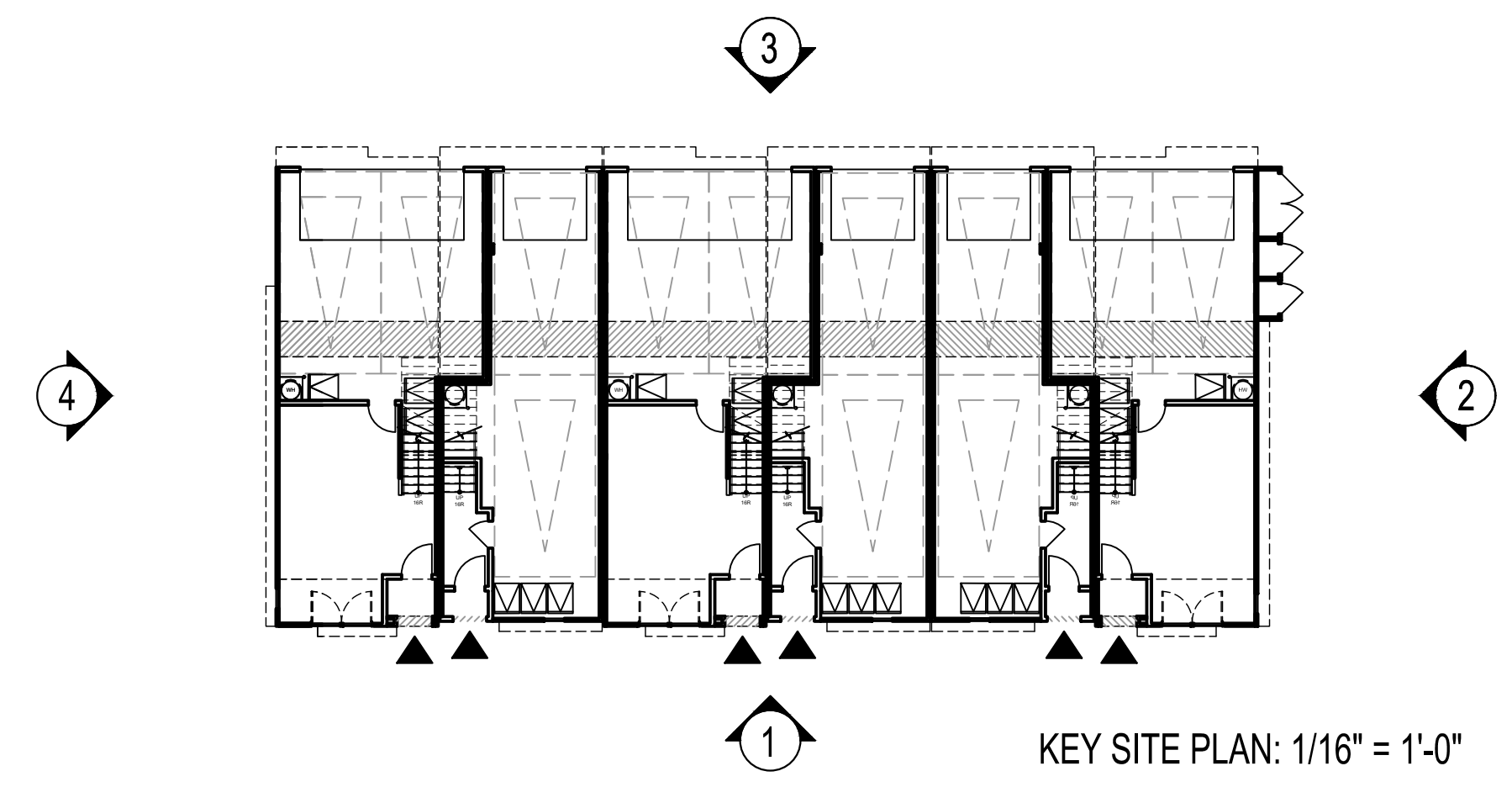
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PERSPECTIVES
B600A, 6-PLEX

A4.00

MATERIAL LEGEND

- | | |
|---|--|
| 1. STUCCO, LIGHT SAND FINISH | 13. METAL SECTIONAL GARAGE DOOR |
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BLDG #4 - B600A SHOWN IN ELEVATIONS ABOVE
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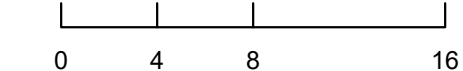
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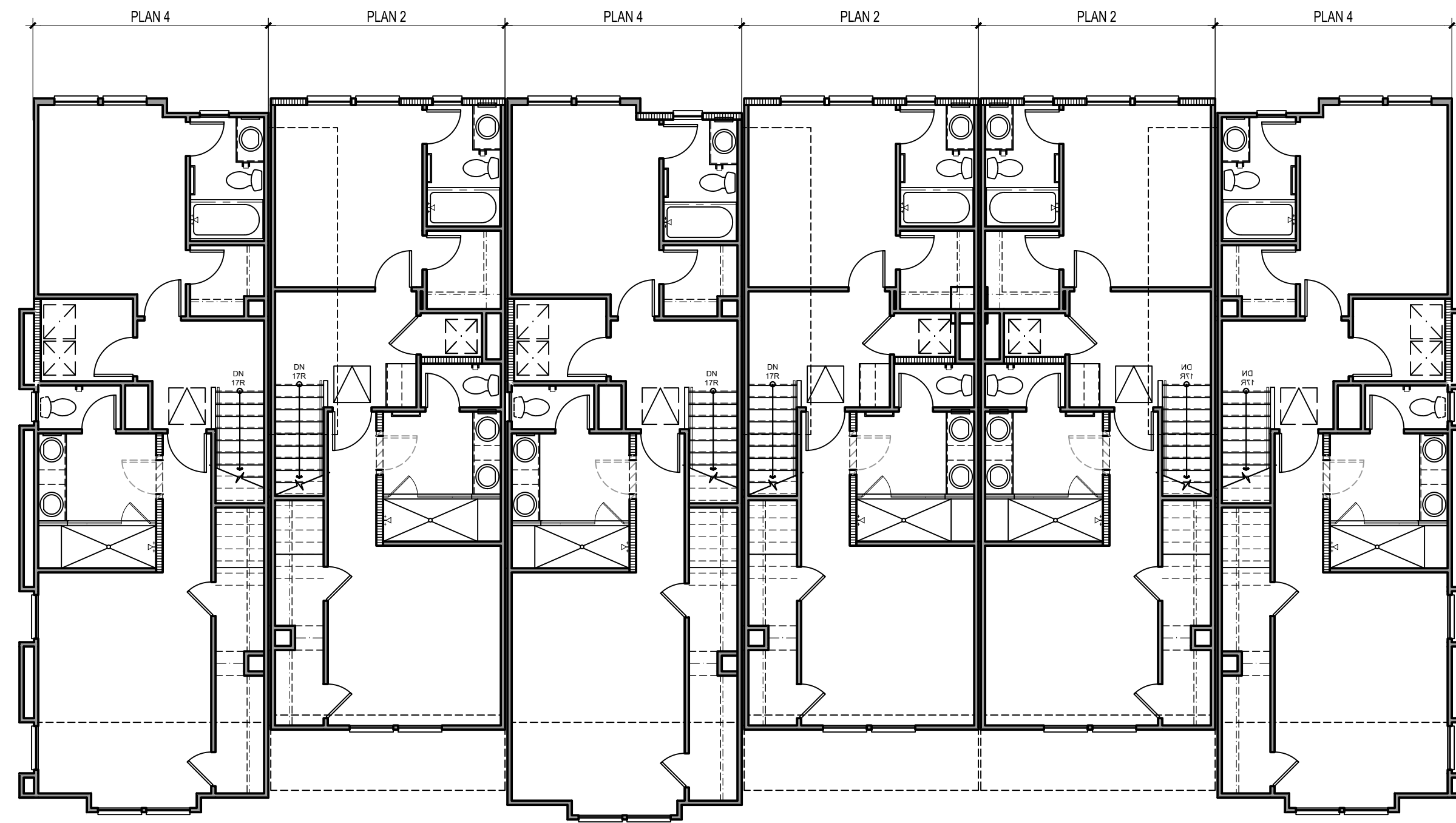
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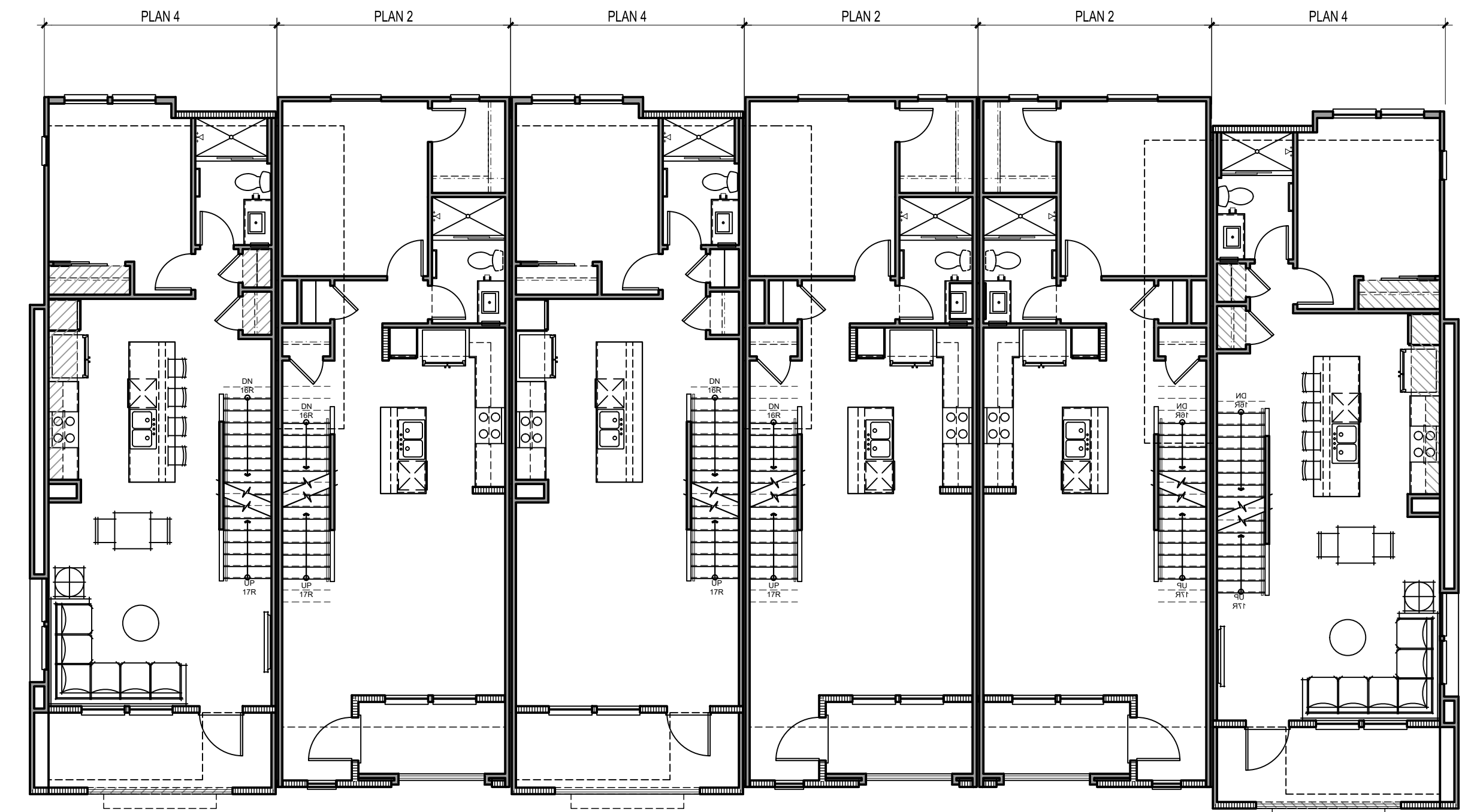
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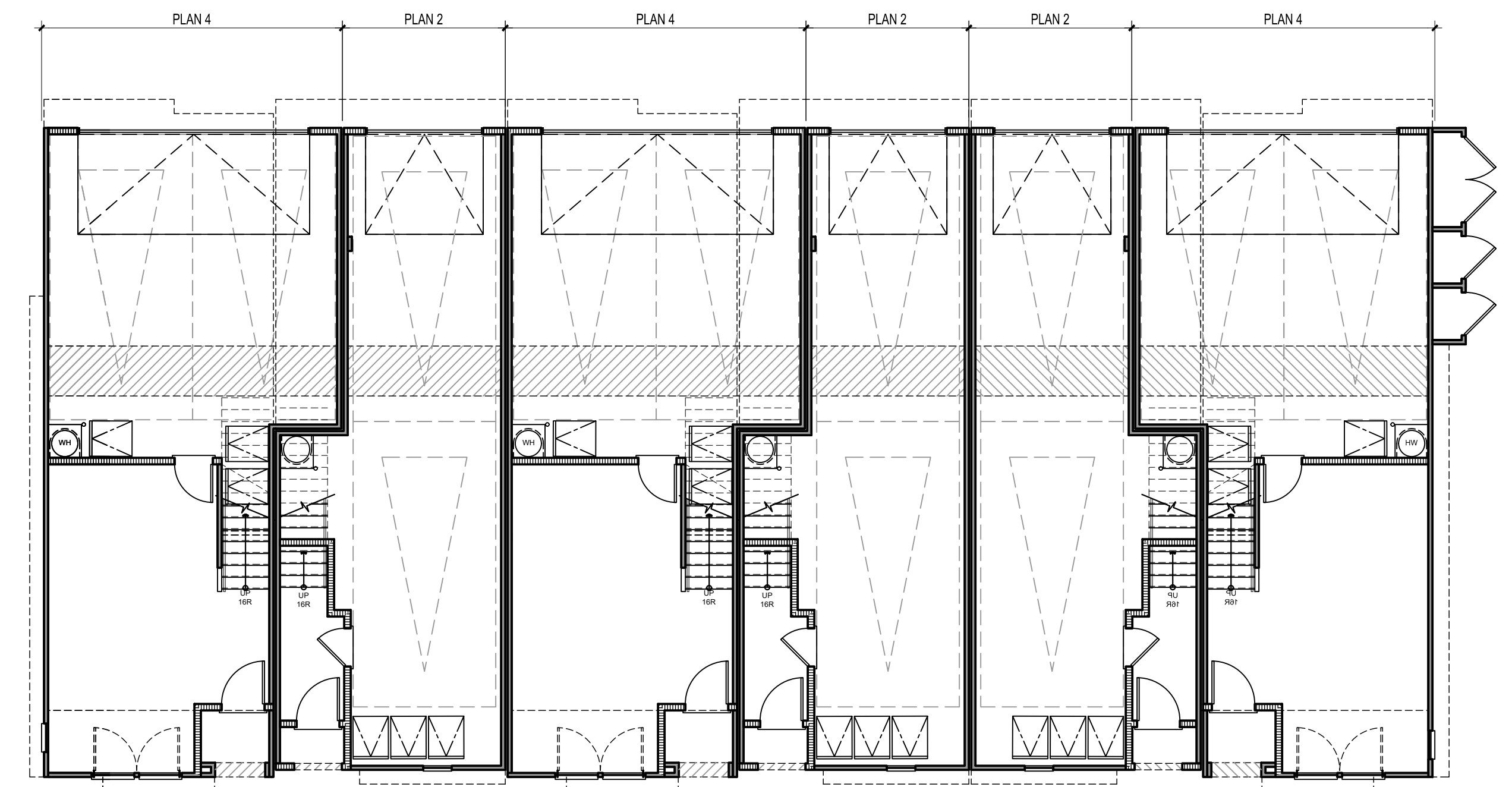
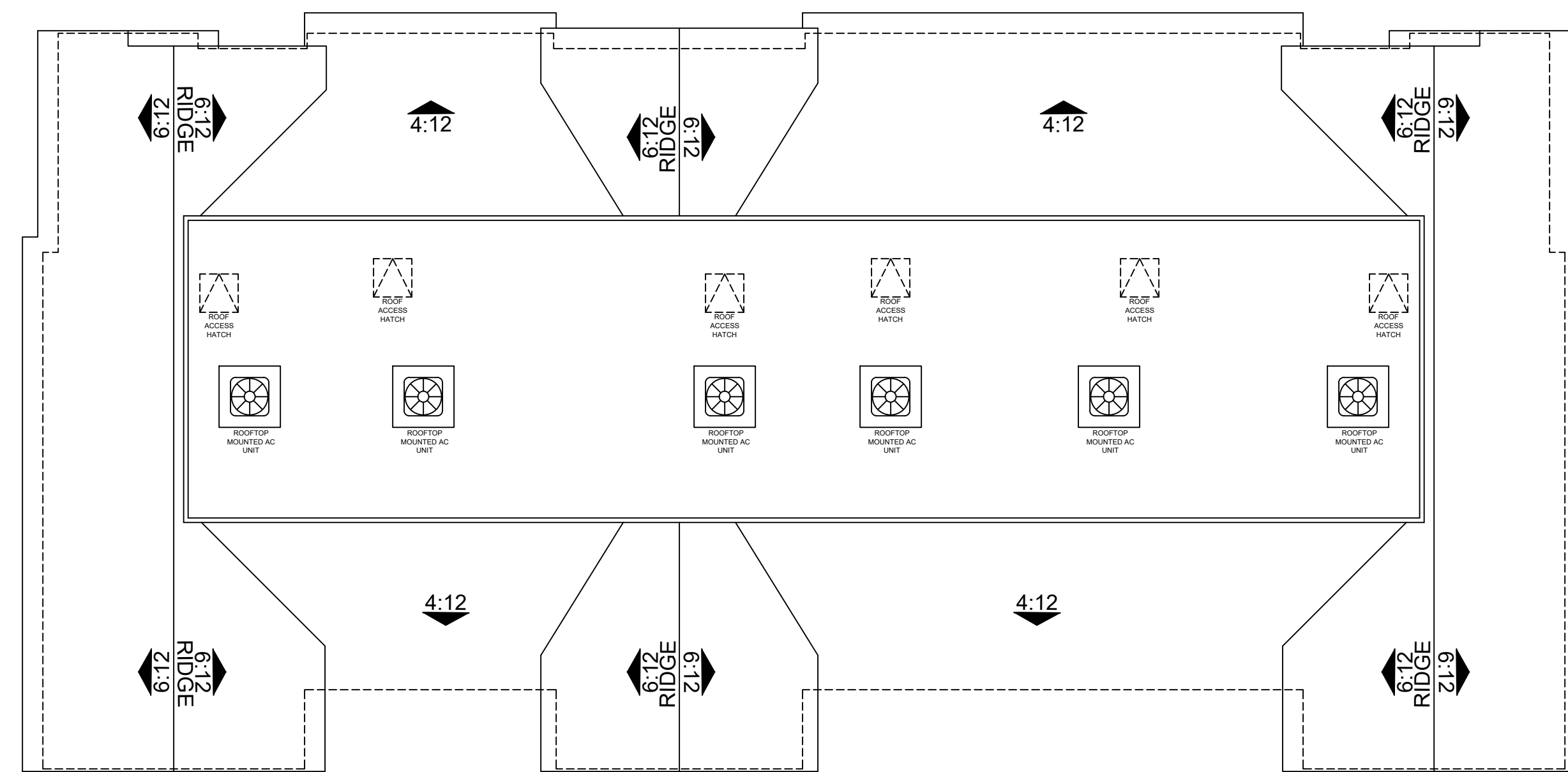
ELEVATIONS
 B600A, 6-PLEX



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



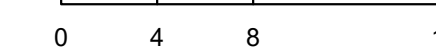
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BUILDING PLANS
B600A, 6-PLEX

A4.20



FRONT PERSPECTIVE



REAR PERSPECTIVE
BLDG #2 - B900 SHOWN IN PERSPECTIVES ABOVE

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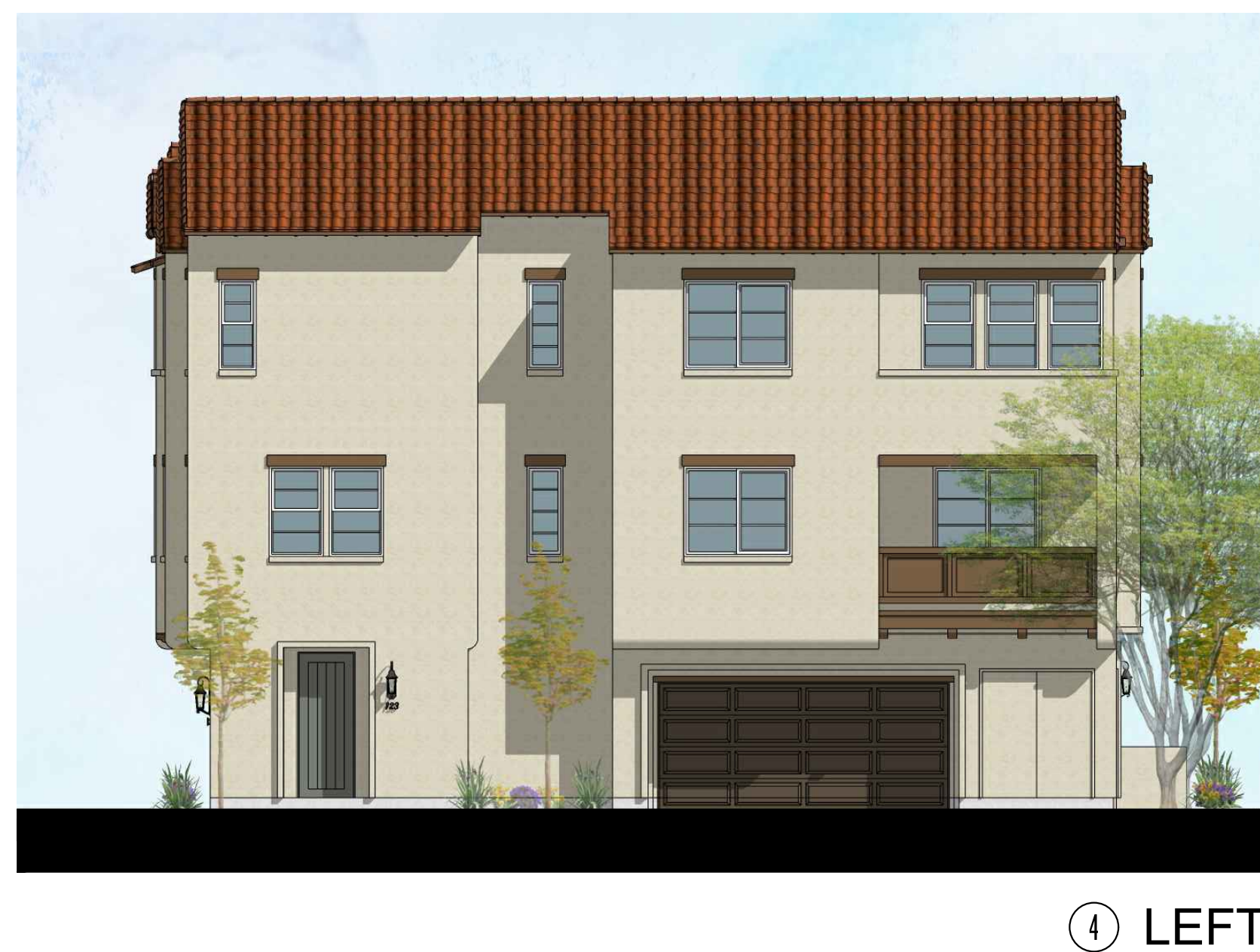
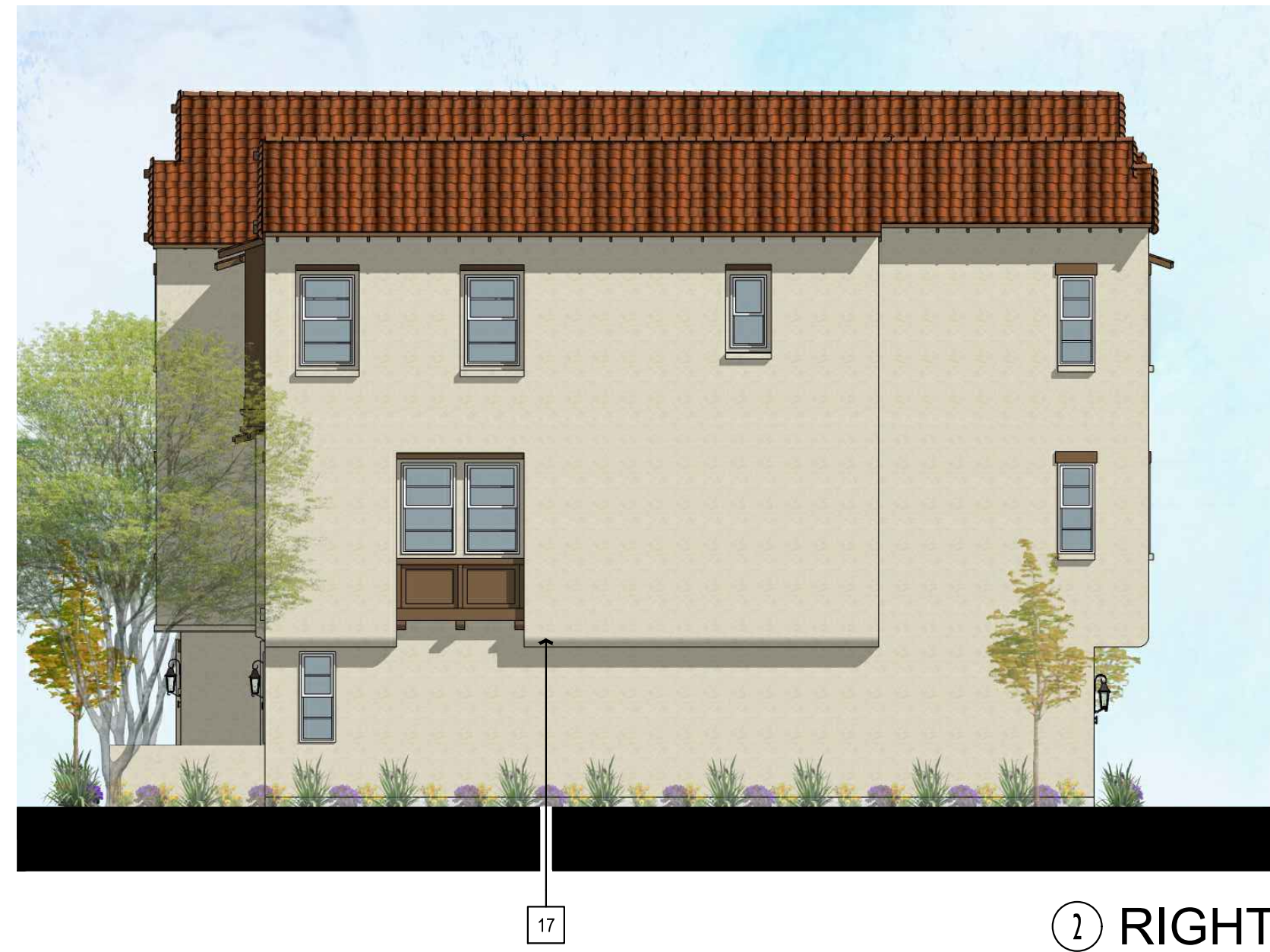
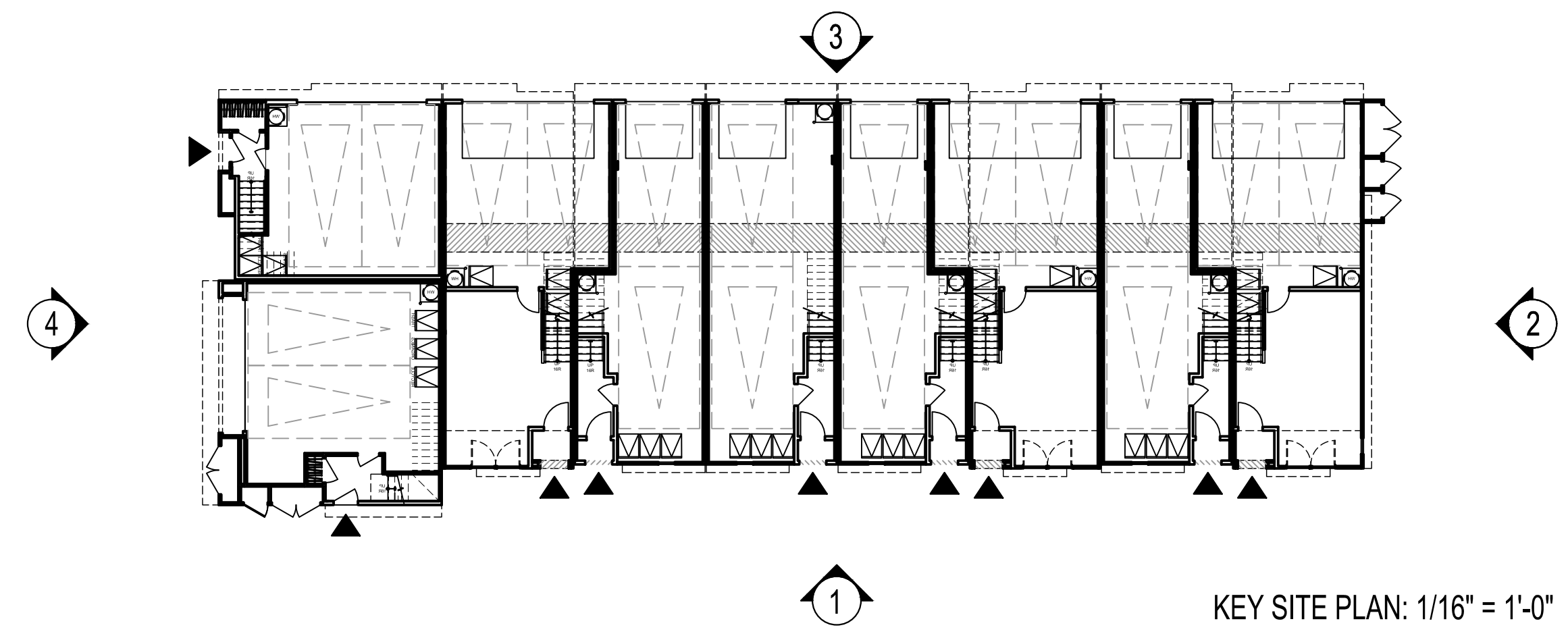
Plot Date: 10.21.2024
1st Submittal Date: 8.13.2024
2nd Submittal Date: 10.22.2024

PERSPECTIVES
B900, 9-PLEX

A5.00

MATERIAL LEGEND

- | | |
|---|--|
| 1. STUCCO, LIGHT SAND FINISH | 13. METAL SECTIONAL GARAGE DOOR |
| 2. CONCRETE "S" TILE ROOF | 14. PATIO LOW WALL, SEE LANDSCAPE DWG. |
| 3. STUCCO O/ FOAM HEADER TRIM | 15. SILL TRIM BAND |
| 4. COMPOSITE BEAM | 16. STUCCO O/FOAM SILL |
| 5. WOOD KICKER | 17. STUCCO O/FOAM CORBELS |
| 6. BAY VIEW WINDOW | 18. STUCCO RAIL |
| 7. TRUSS TAILS | 19. UTILITY CLOSET |
| 8. WOOD CORBELS | 20. PATIO GATE, SEE LANDSCAPE DWG. |
| 9. DECORATIVE METAL RAILING | |
| 10. VINYL WINDOWS | |
| 11. FIBERGLASS ENTRY DOOR | |
| 12. DECORATIVE EXT. LIGHTING & ADDRESS SIGN | |



NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



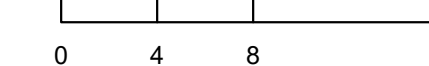
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



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3121 Michelson Drive, Suite 150
Irvine, CA 92612

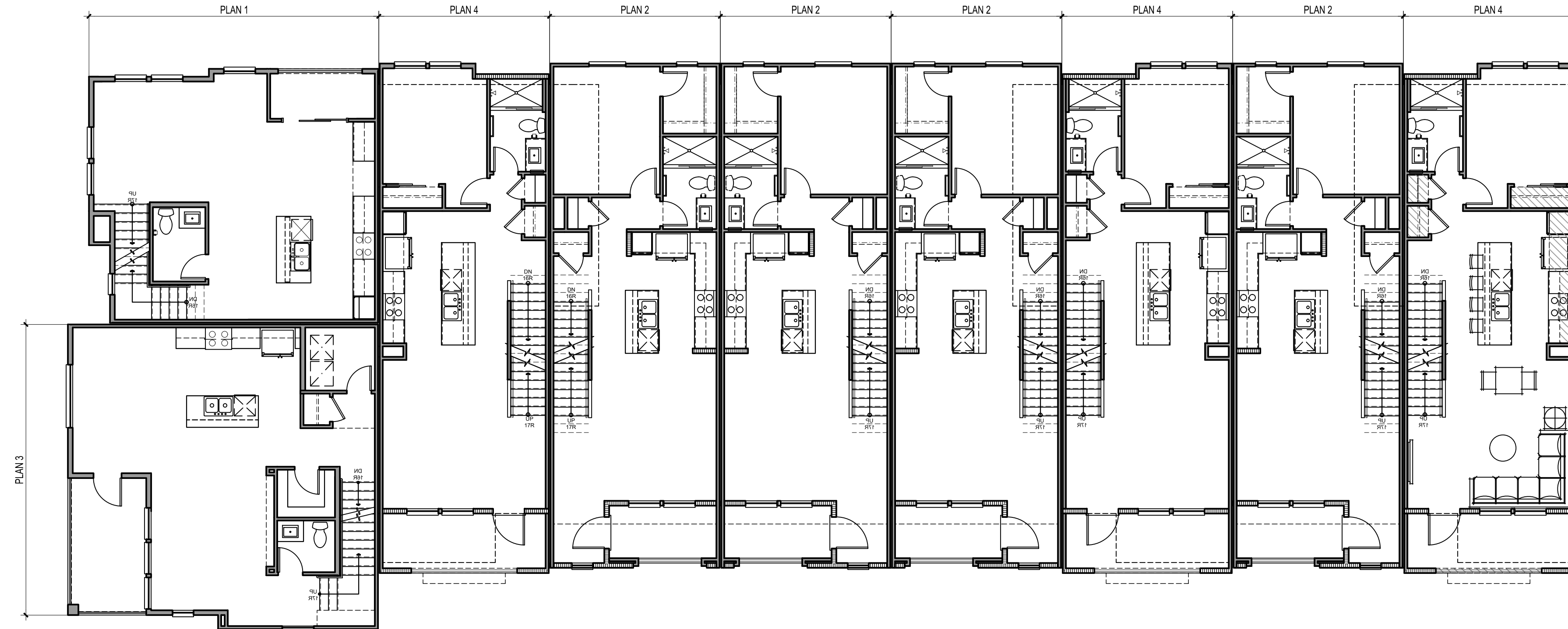
HARBOR-HERMOSA TOWNS
FULLERTON, CA # 2023-0933

Plot Date: 10.21.2024
1st Submittal Date: 8.13.2024
2nd Submittal Date: 10.22.2024

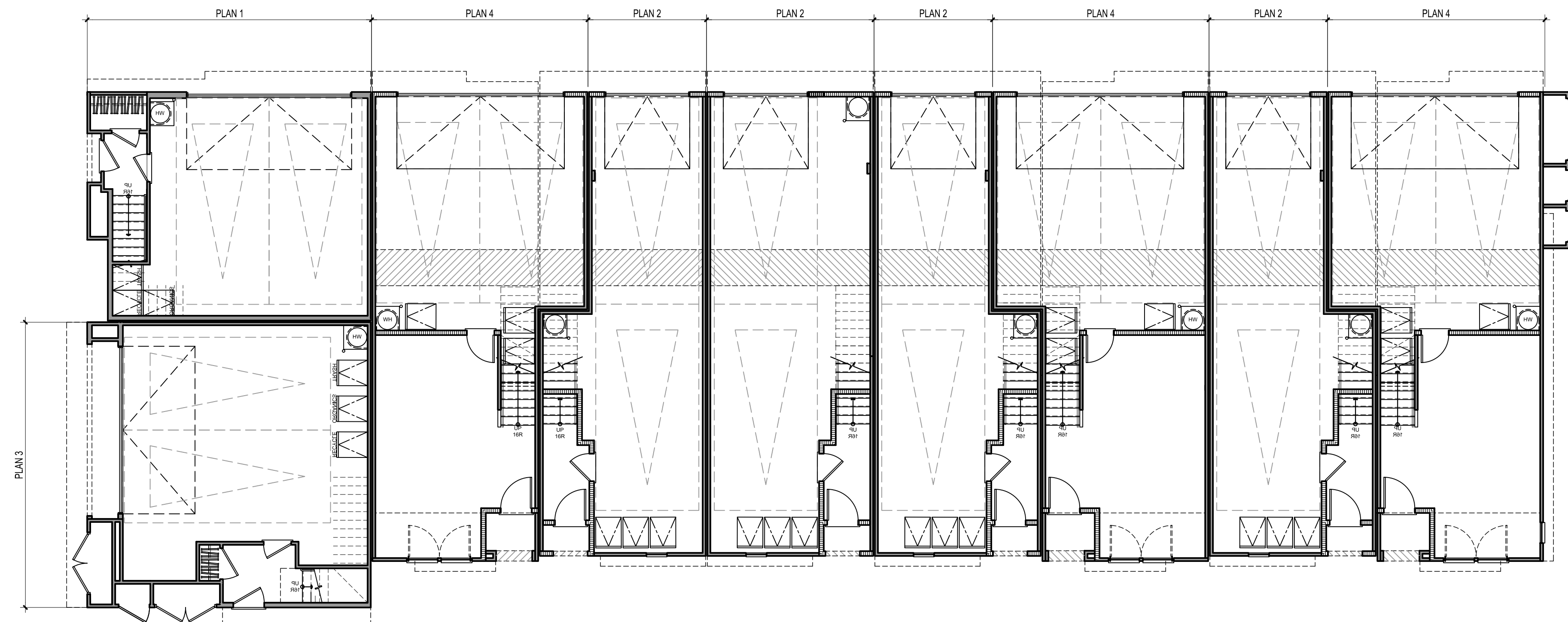


ELEVATIONS
B900, 9-PLEX

A5.10



SECOND FLOOR



FIRST FLOOR



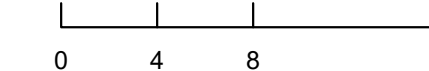
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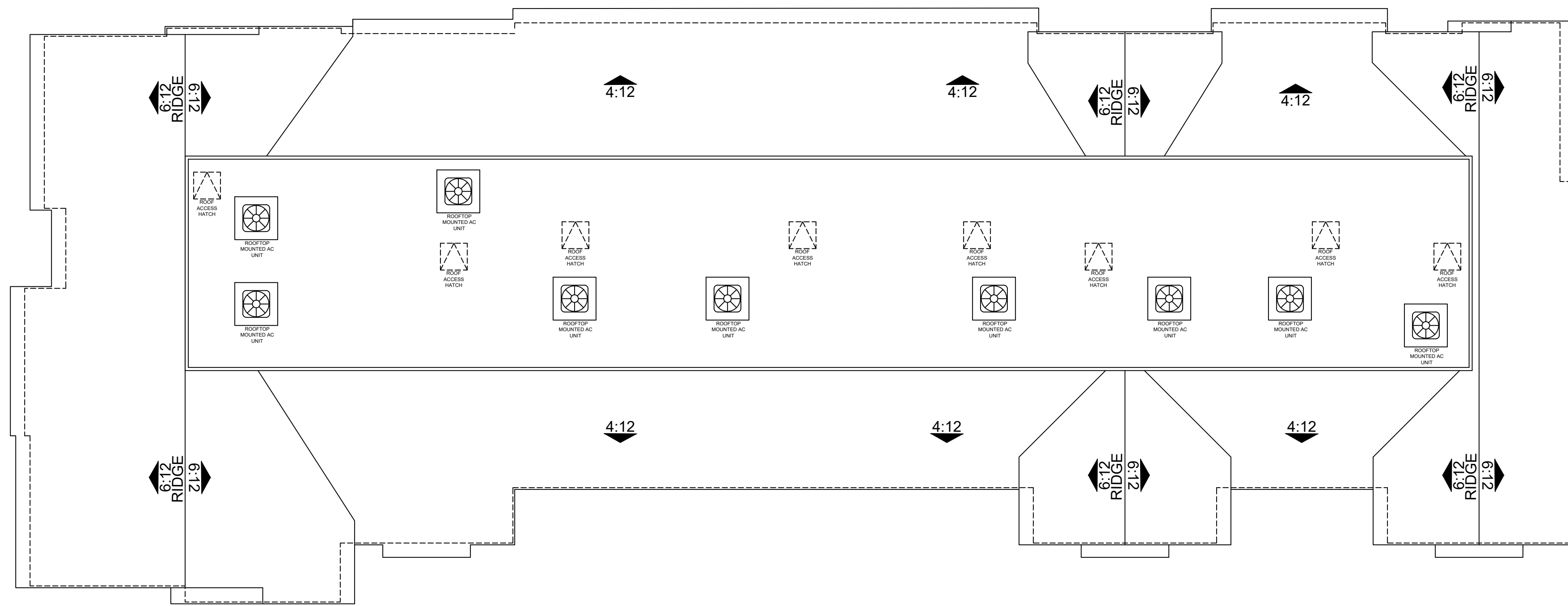
HARBOR-HERMOSA TOWNS
 FULLERTON, CA # 2023-0933

Plot Date: 10.21.2024
 1st Submittal Date: 8.13.2024
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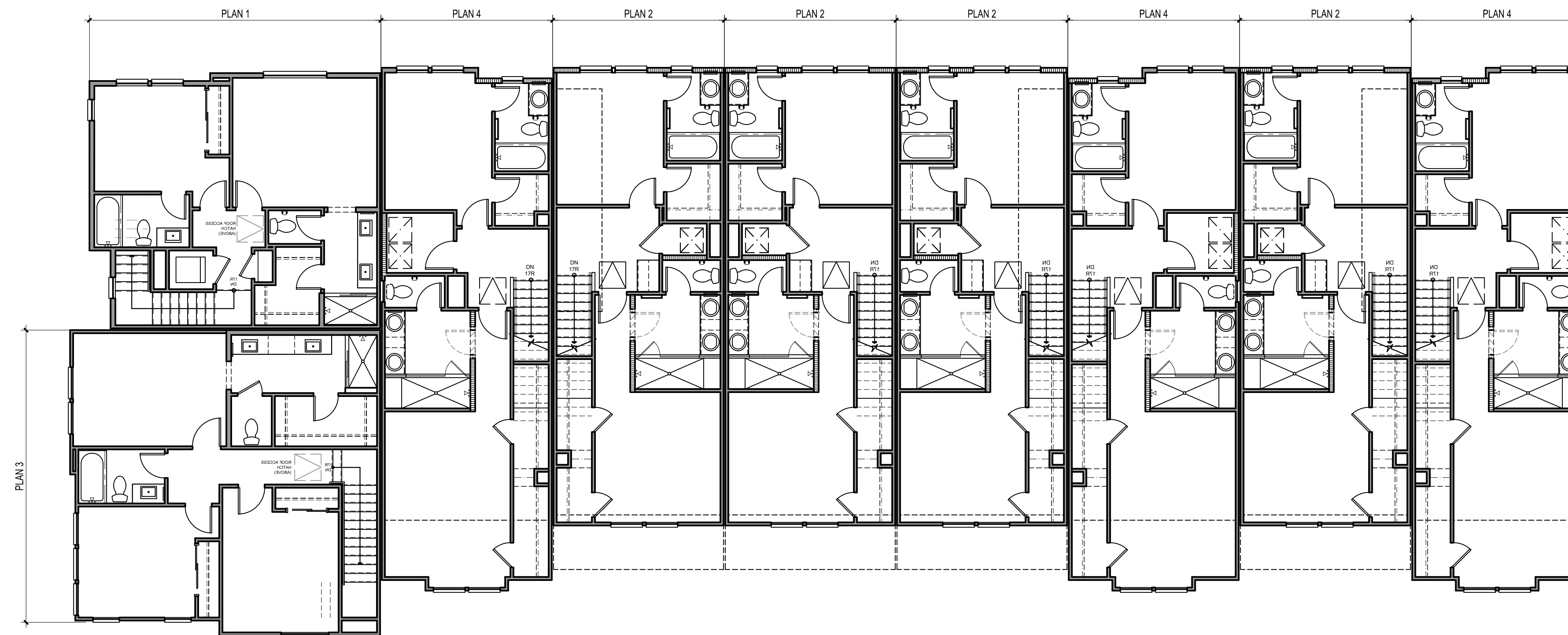


BUILDING PLANS
 B900, 9-PLEX

A5.20



ROOF PLAN



THIRD FLOOR



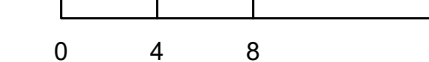
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 Irvine, CA 92612

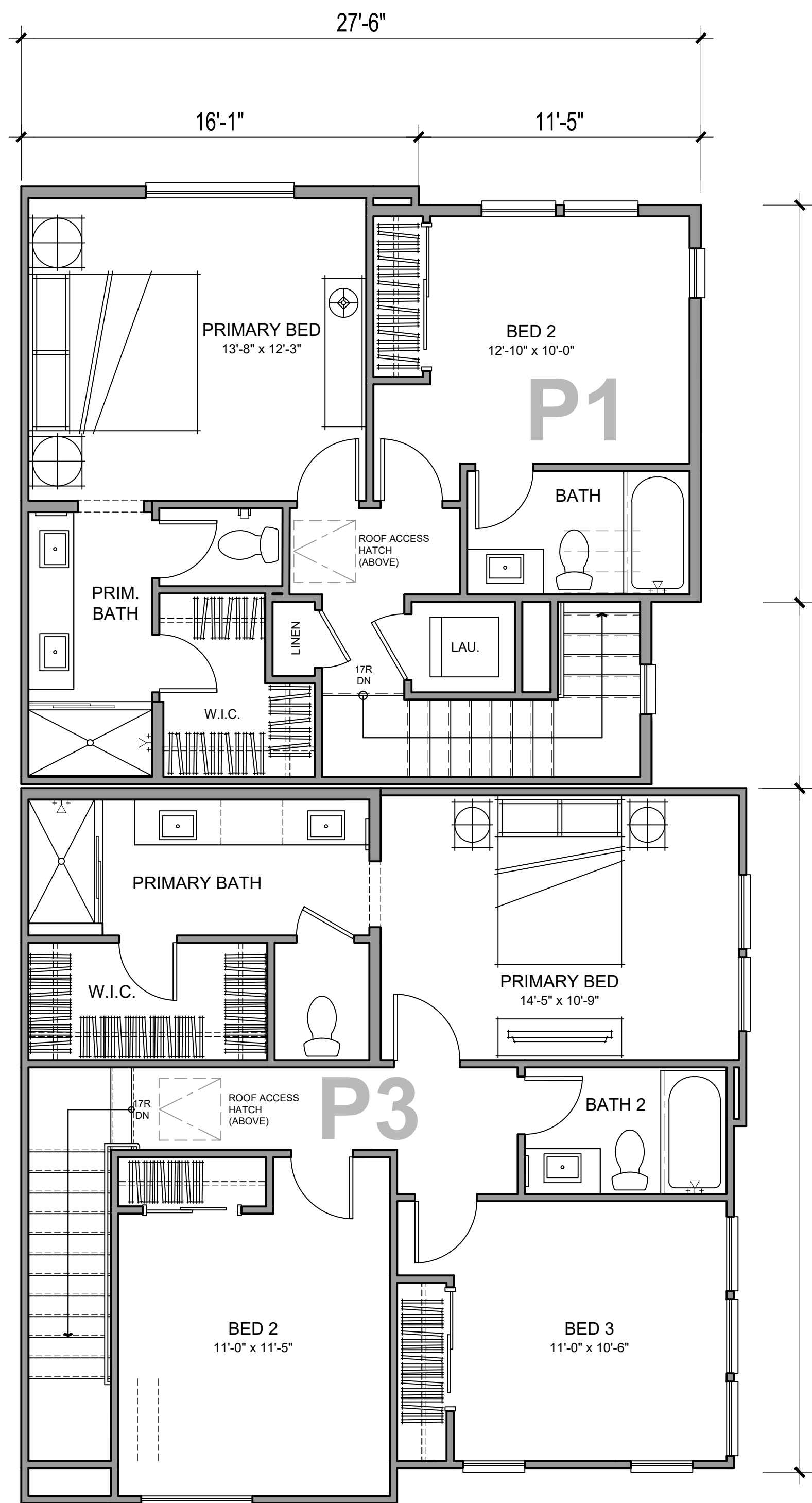
HARBOR-HERMOSA TOWNS
 FULLERTON, CA # 2023-0933

Plot Date: 10.21.2024
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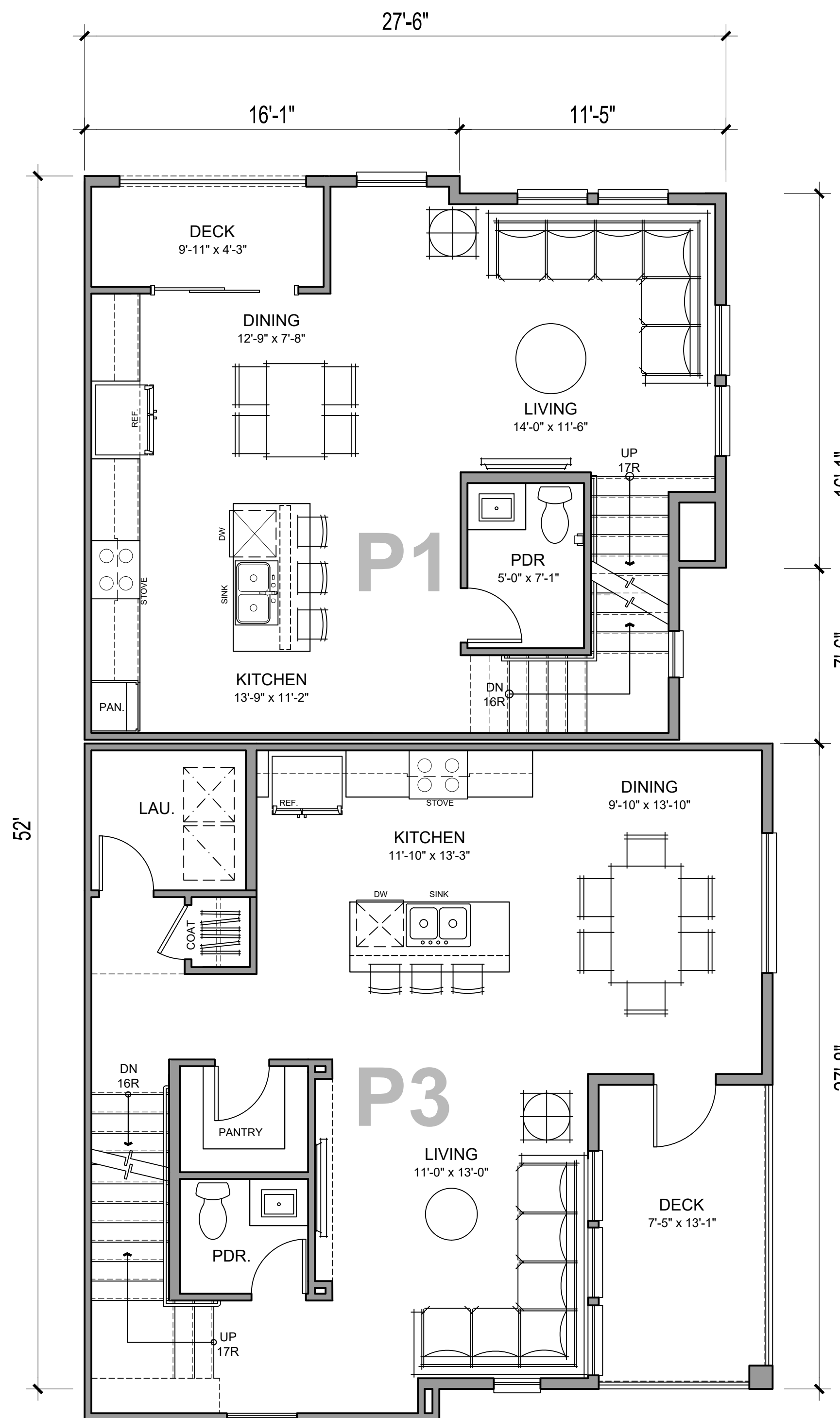


BUILDING PLANS
 B900, 9-PLEX

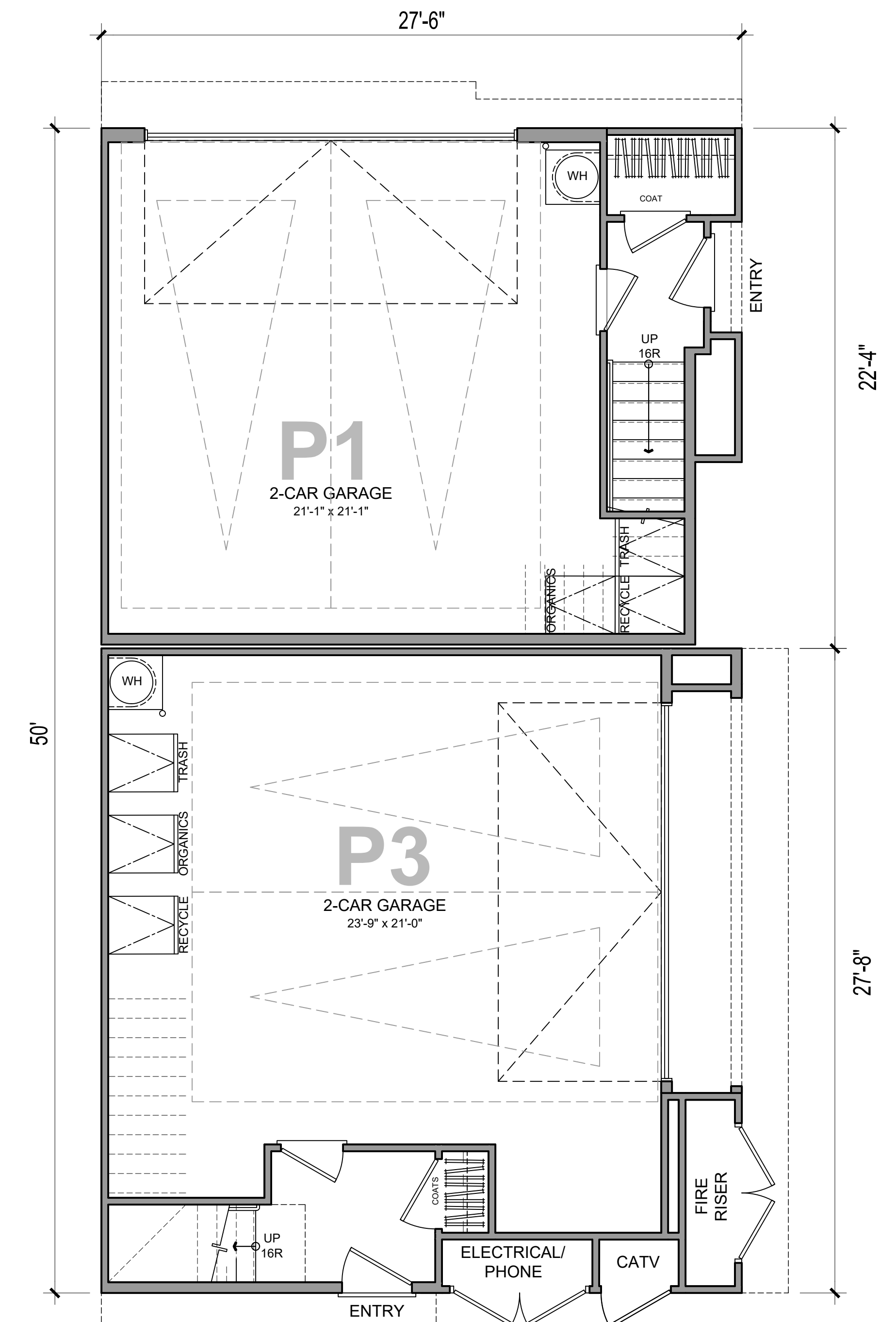
A5.21



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

NET SF PLAN 1		NET SF PLAN 3	
1ST FLOOR	93 SQ. FT.	1ST FLOOR	93 SQ. FT.
2ND FLOOR	550 SQ. FT.	2ND FLOOR	690 SQ. FT.
3RD FLOOR	546 SQ. FT.	3RD FLOOR	724 SQ. FT.
TOTAL LIVING	1189 SQ. FT.	TOTAL LIVING	1507 SQ. FT.
DECK	43 SQ. FT.	DECK	97 SQ. FT.
GARAGE	464 SQ. FT.	GARAGE	541 SQ. FT.



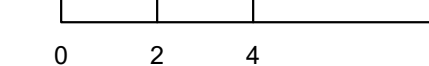
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Irvine, CA 92612

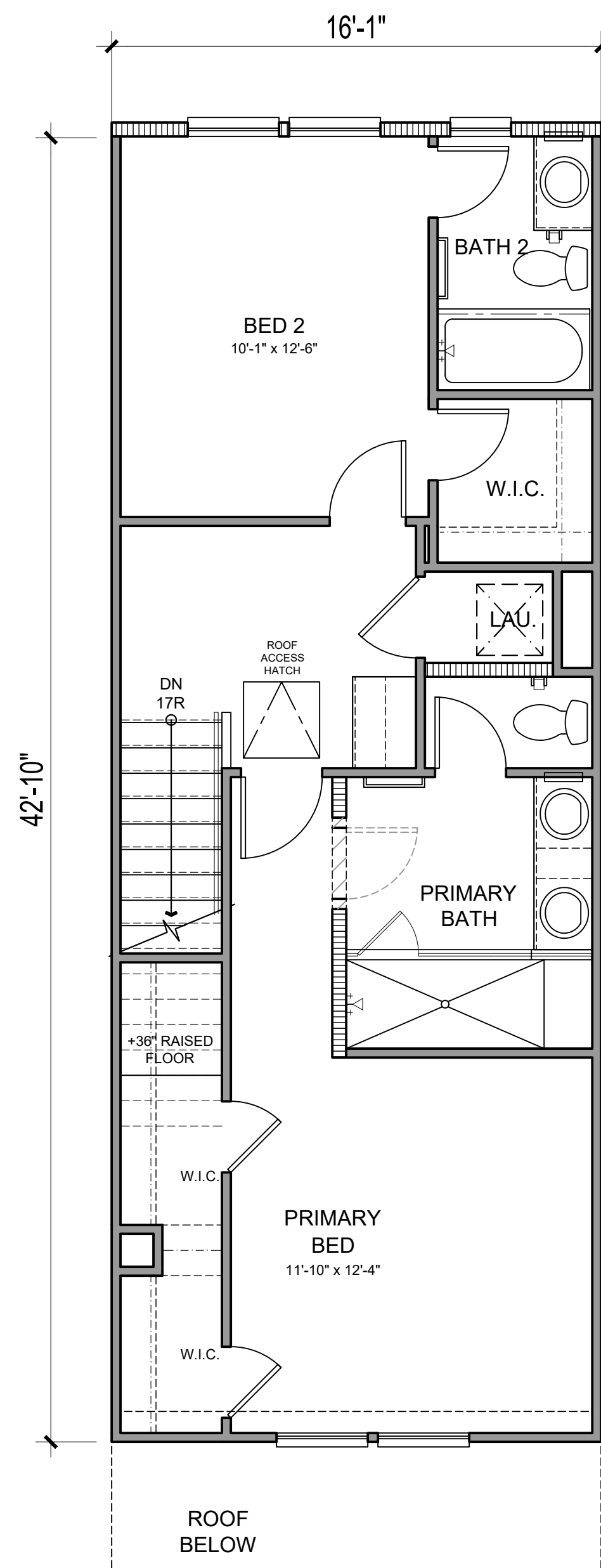
HARBOR-HERMOSA TOWNS
FULLERTON, CA # 2023-0933

Plot Date: 10.21.2024
1st Submittal Date: 8.13.2024
2nd Submittal Date: 10.22.2024

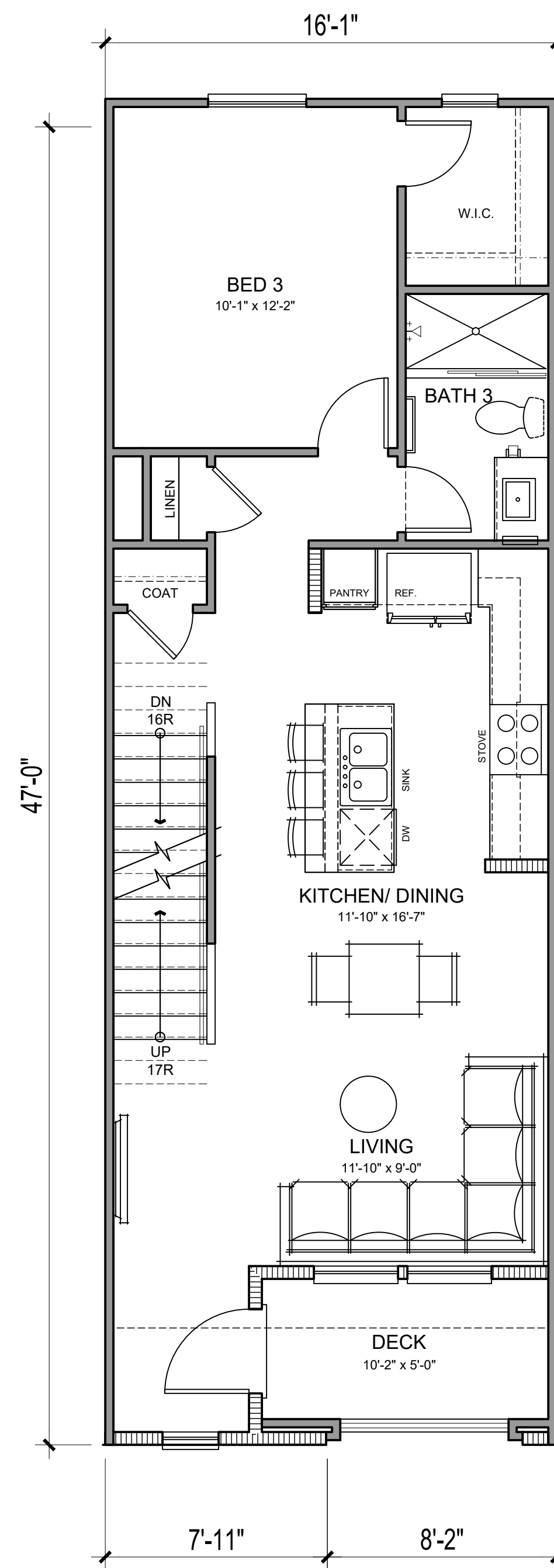


PLAN 1 & 3
UNIT PLANS

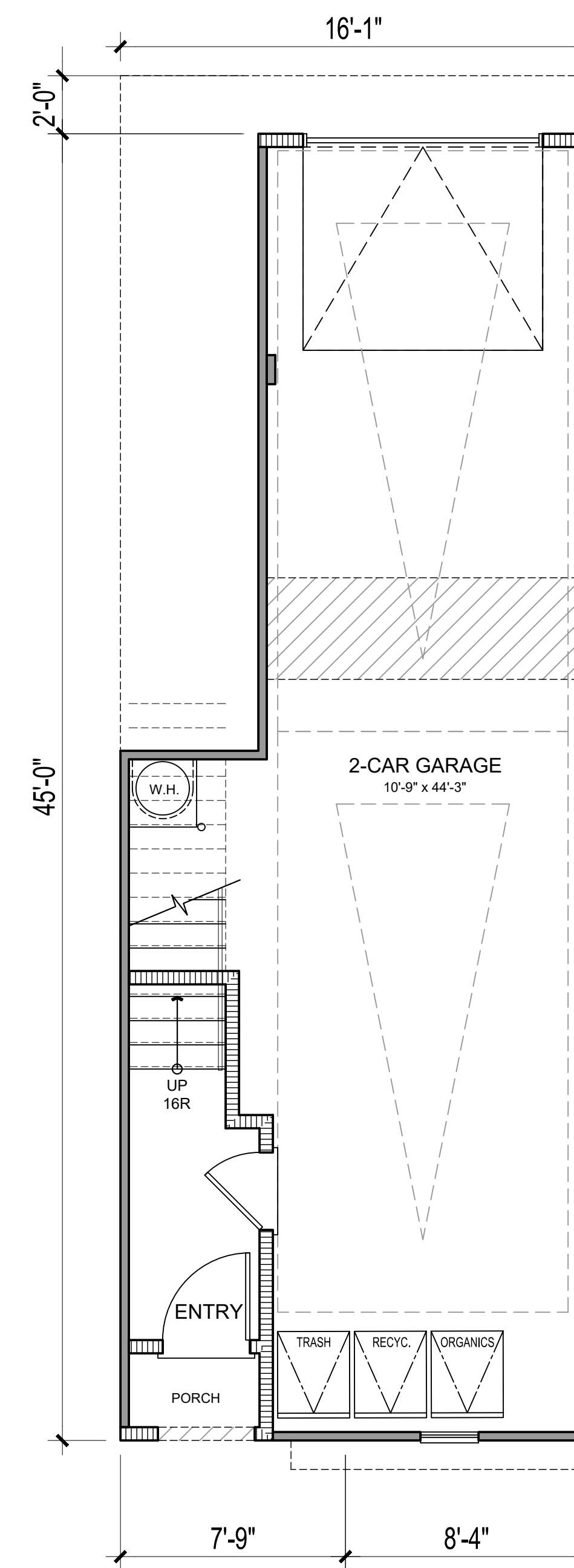
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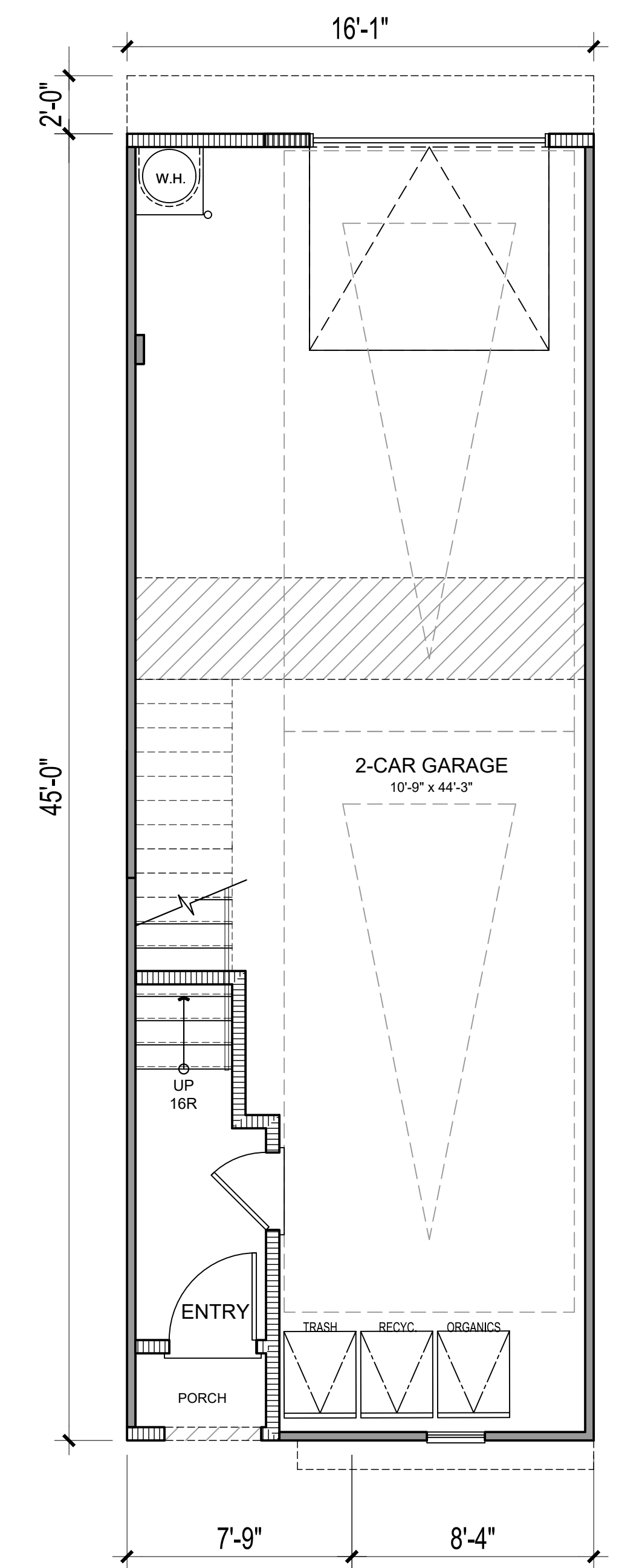
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - PLAN 2-ALT

NET SF	
1ST FLOOR	91 SQ. FT.
2ND FLOOR	669 SQ. FT.
3RD FLOOR	631 SQ. FT.
TOTAL LIVING	1391 SQ. FT.
COVERED PORCH	11 SQ. FT.
DECK	51 SQ. FT.
GARAGE	513 SQ. FT.



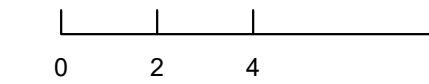
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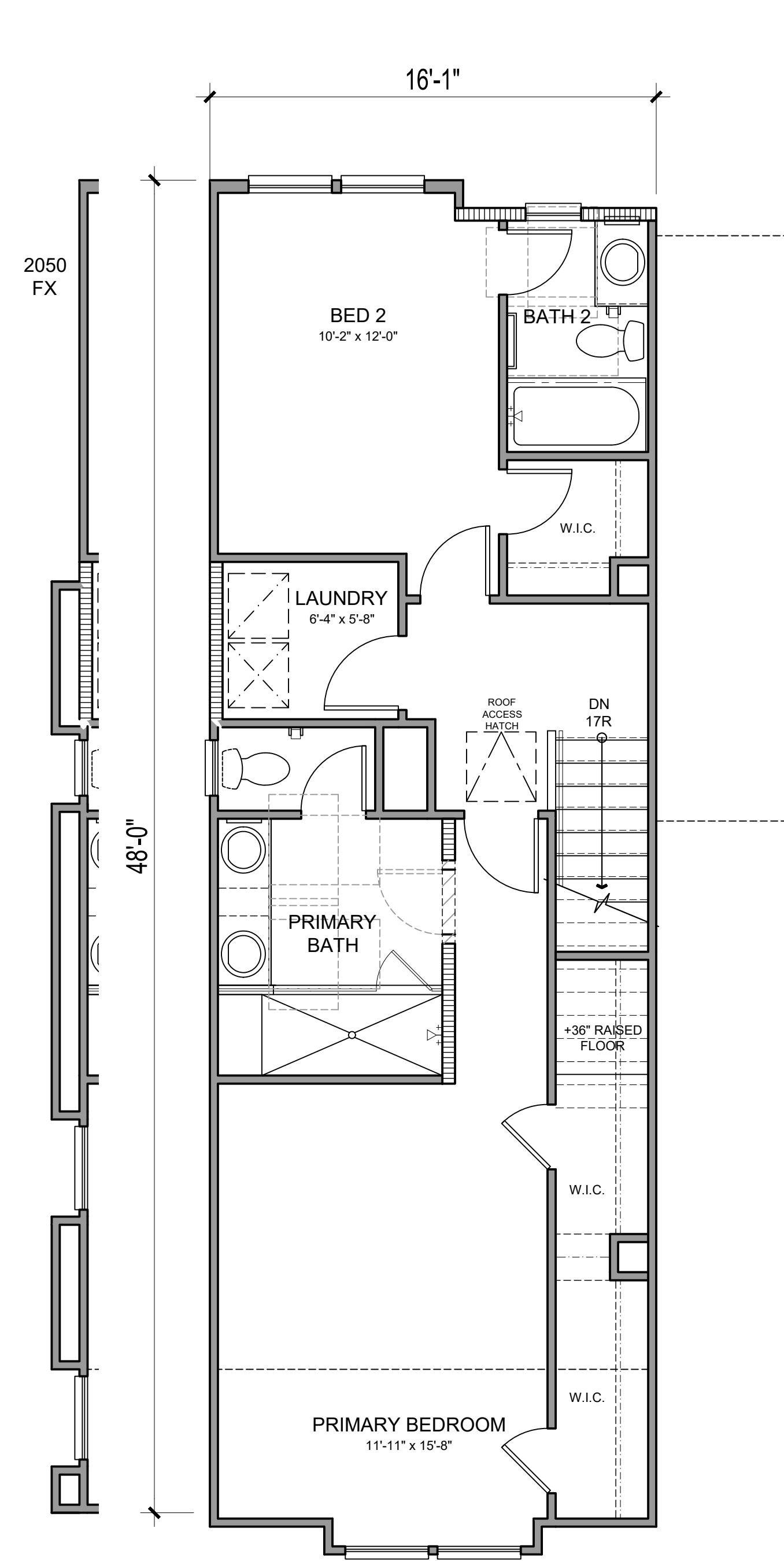
HARBOR-HERMOSA TOWNS
FULLERTON, CA # 2023-0933

Plot Date: 10.21.2024
1st Submittal Date: 8.13.2024
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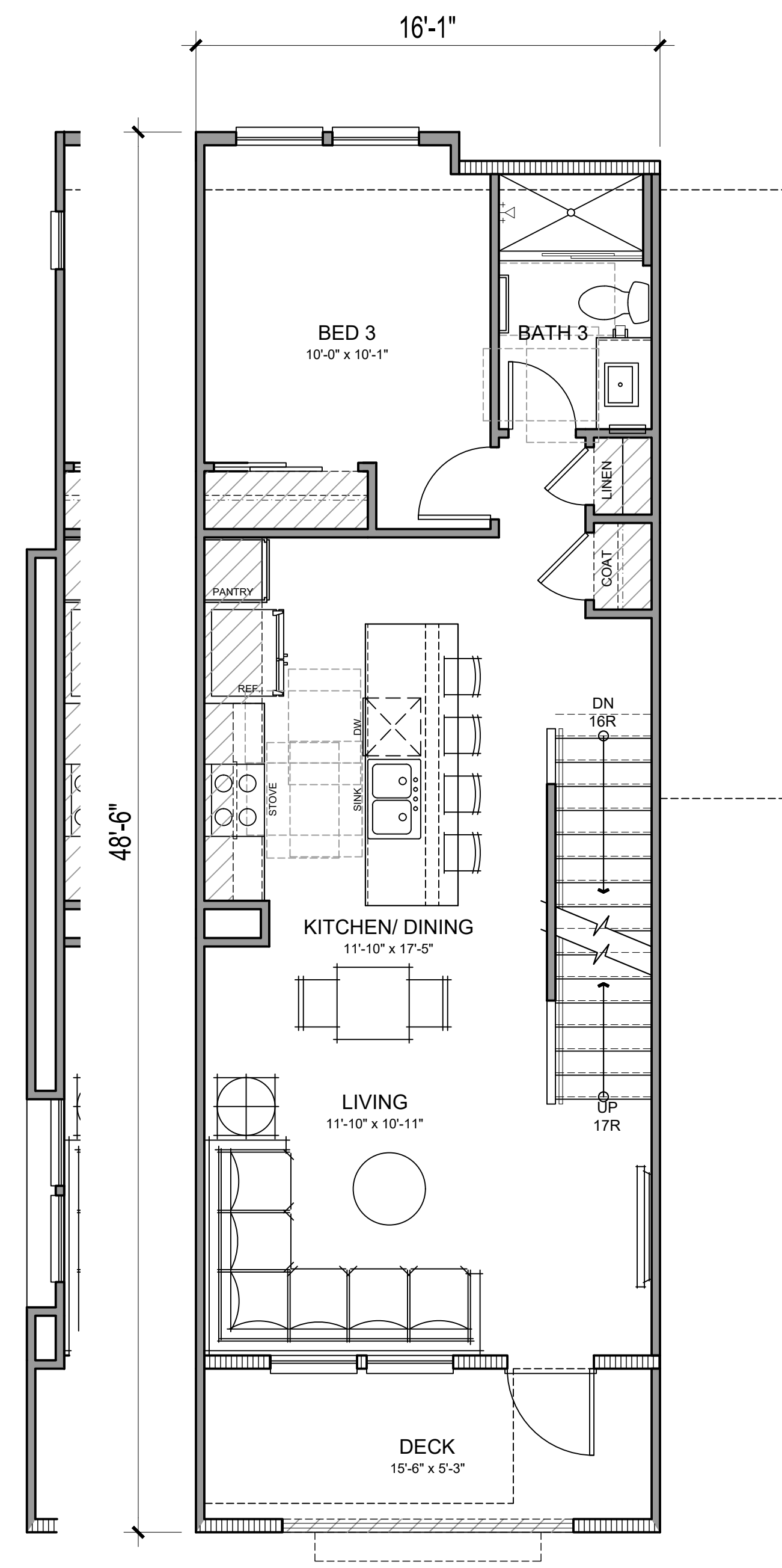
PLAN 2 & PLAN 2-ALT
UNIT PLANS

A6.10



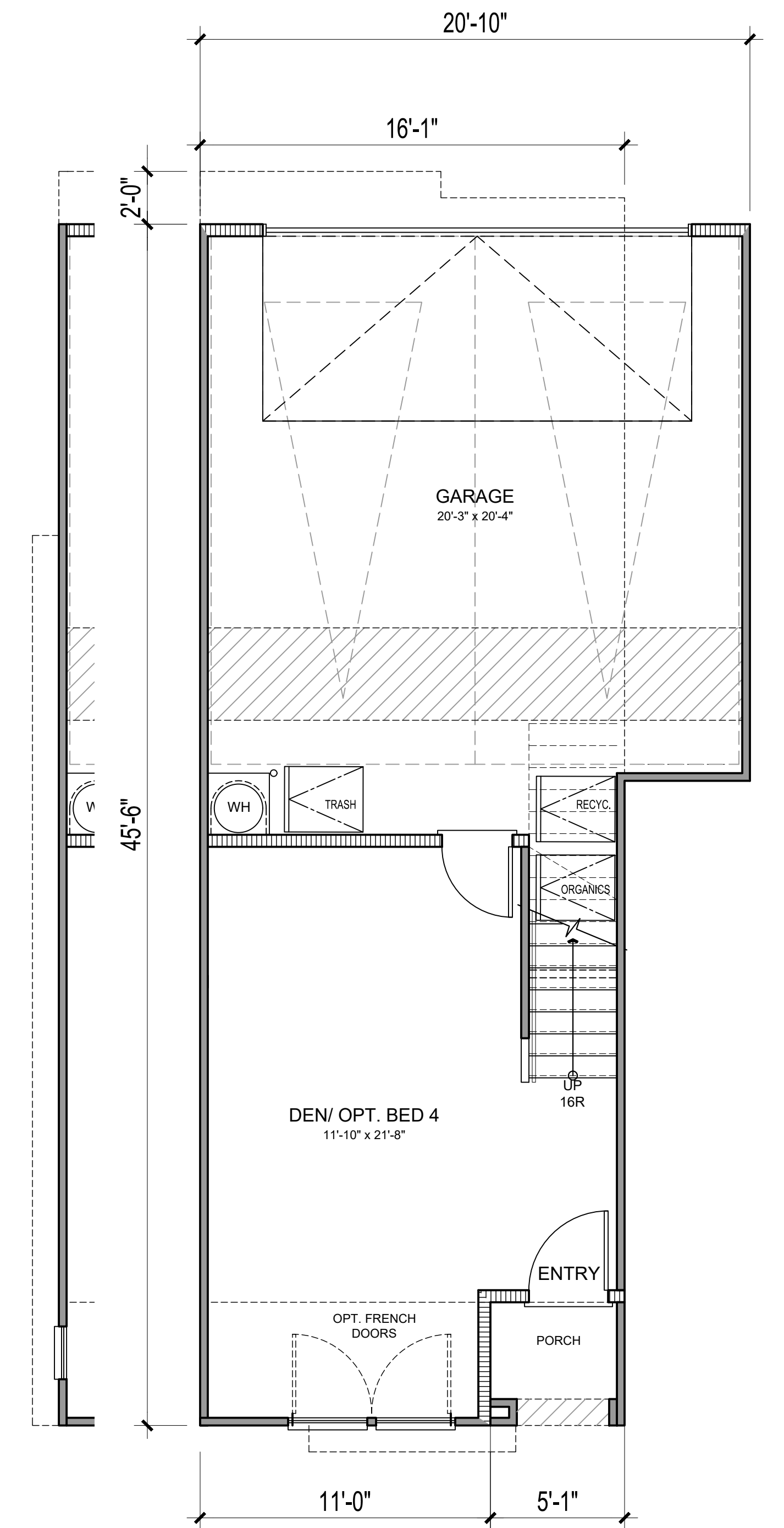
END UNIT
COND.

THIRD FLOOR



END UNIT
COND.

SECOND FLOOR



END UNIT
COND.

FIRST FLOOR

NET SF	
1ST FLOOR	325 SQ. FT.
2ND FLOOR	642 SQ. FT.
3RD FLOOR	689 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
PORCH	21 SQ. FT.
DECK	81 SQ. FT.
GARAGE	465 SQ. FT.



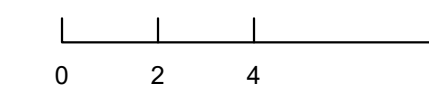
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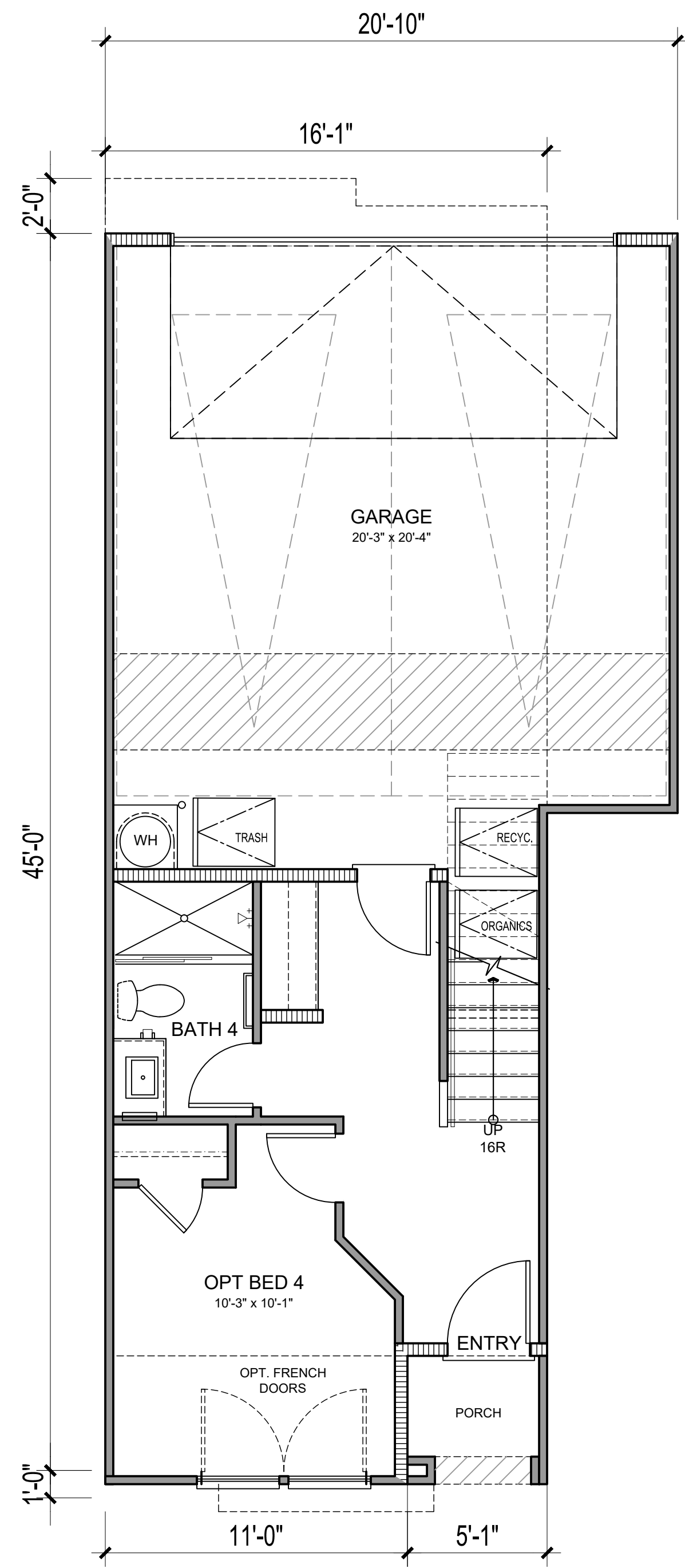
HARBOR-HERMOSA TOWNS
FULLERTON, CA # 2023-0933

Plot Date: 10.21.2024
1st Submittal Date: 8.13.2024
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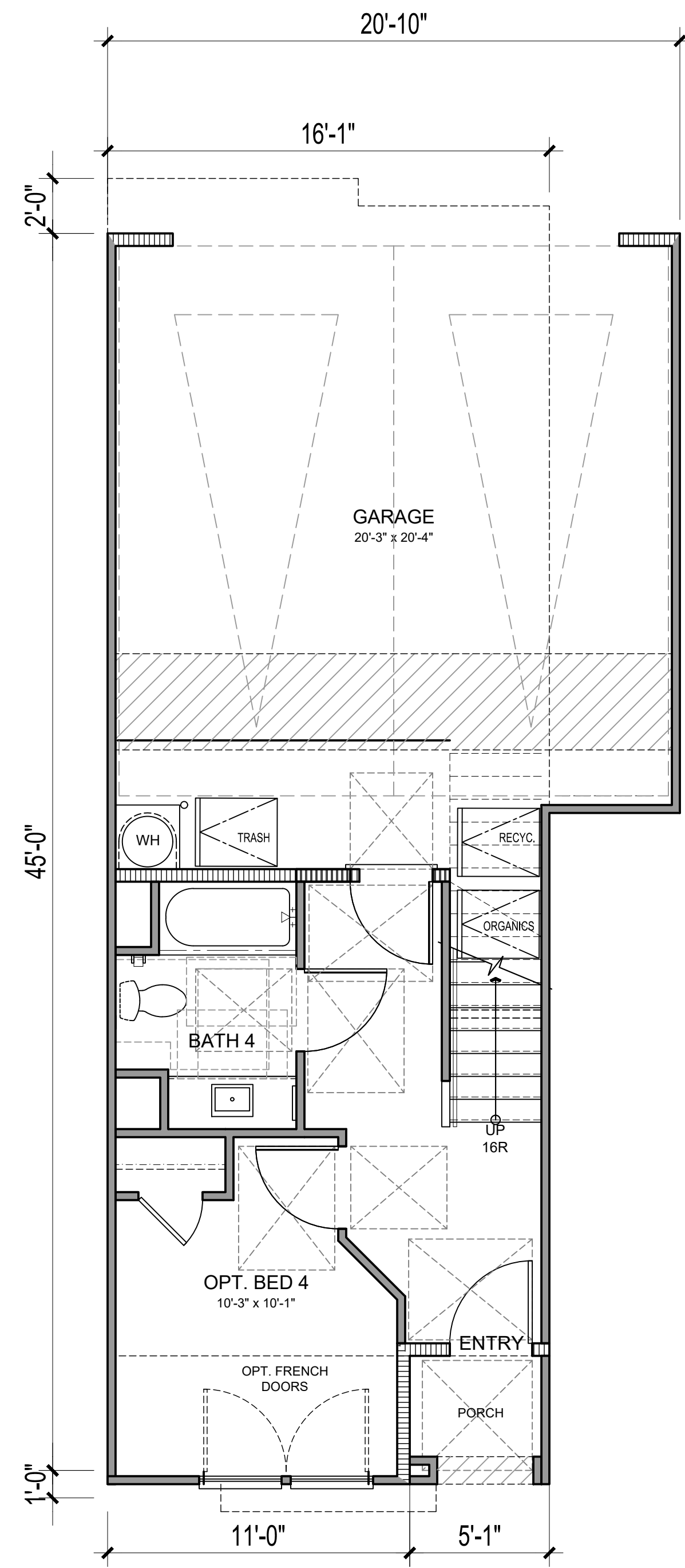


PLAN 4
UNIT PLANS

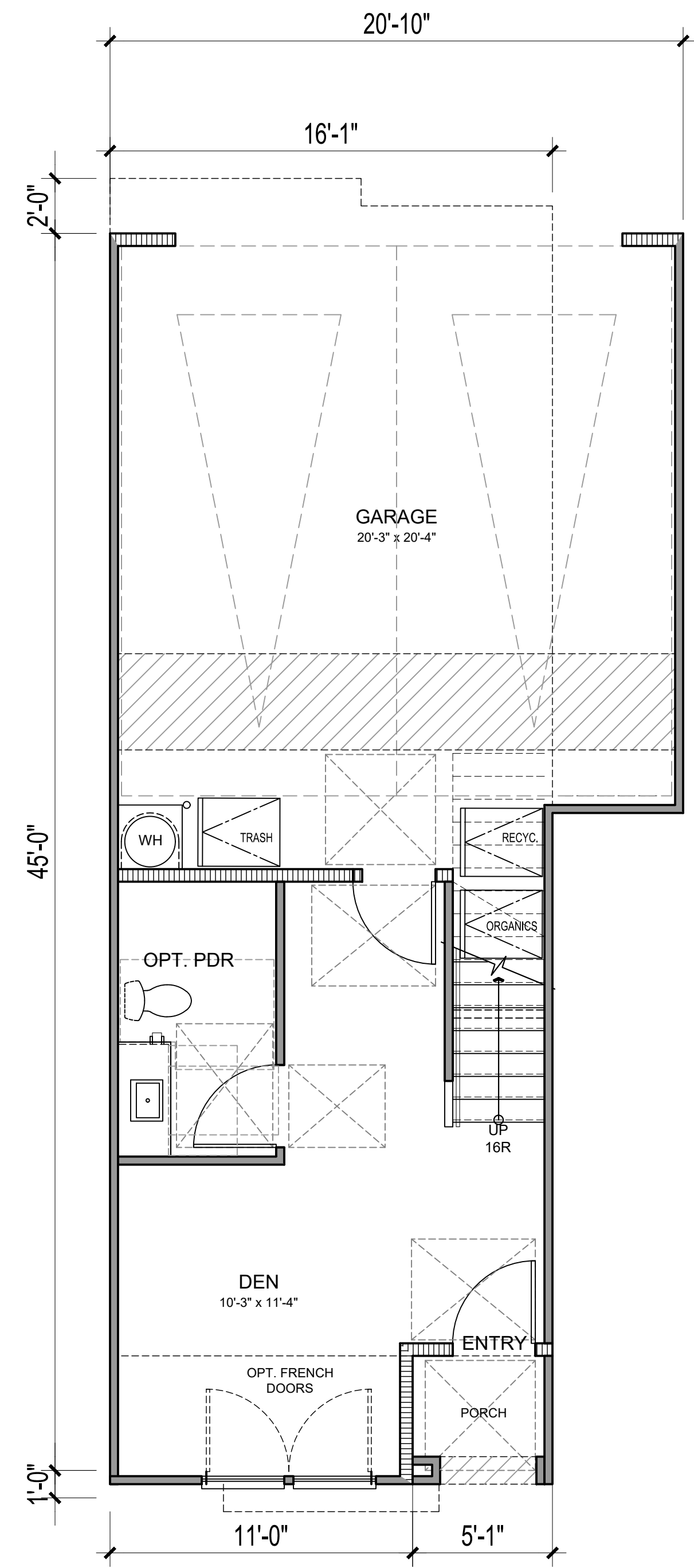
A6.20



FIRST FLOOR -
OPT BED



FIRST FLOOR ACCESSIBLE -
OPT BED W ACC BATH



FIRST FLOOR ACCESSIBLE -
DEN W OPT PDR



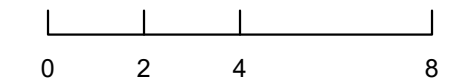
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HARBOR-HERMOSA TOWNS
FULLERTON, CA # 2023-0933

Plot Date: 10.21.2024
1st Submittal Date: 8.13.2024
2nd Submittal Date: 10.22.2024



PLAN 4 OPT
UNIT PLANS

A6.21



Harbor-Hermosa Towns

111 W Hermosa Dr. | Fullerton, CA 92835



CITY VENTURES

Building It Forward

3121 Michelson Drive, Suite 150 | Irvine, California 92612

Preliminary Site Plan

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

10/22/24

L1.00

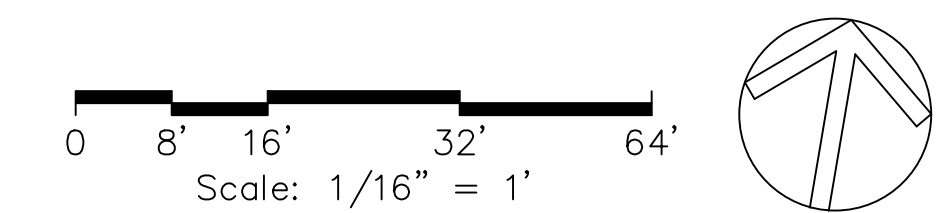


LEGEND

	Common Open Space	11,680 SF
	Private Usable Open Space	4,181 SF
	Total Landscaped Area	18,891 SF
	Primary Circulation	
	Minor Circulation: Path from Private Patios	

LANDSCAPE CALCULATIONS

Total Site	58,196 SF (1.336 Ac)
Total Building	22,635 SF (38.9%)
Total Landscaped Area	18,891 SF (32.5%)
Common Open Space	11,682 SF (20.07%)
Private Open Space	4,181 SF (7.18%)
Total Open Space	15,863 SF (27.26%)



Harbor-Hermosa Towns

111 W Hermosa Dr. | Fullerton, CA 92835



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Building It Forward

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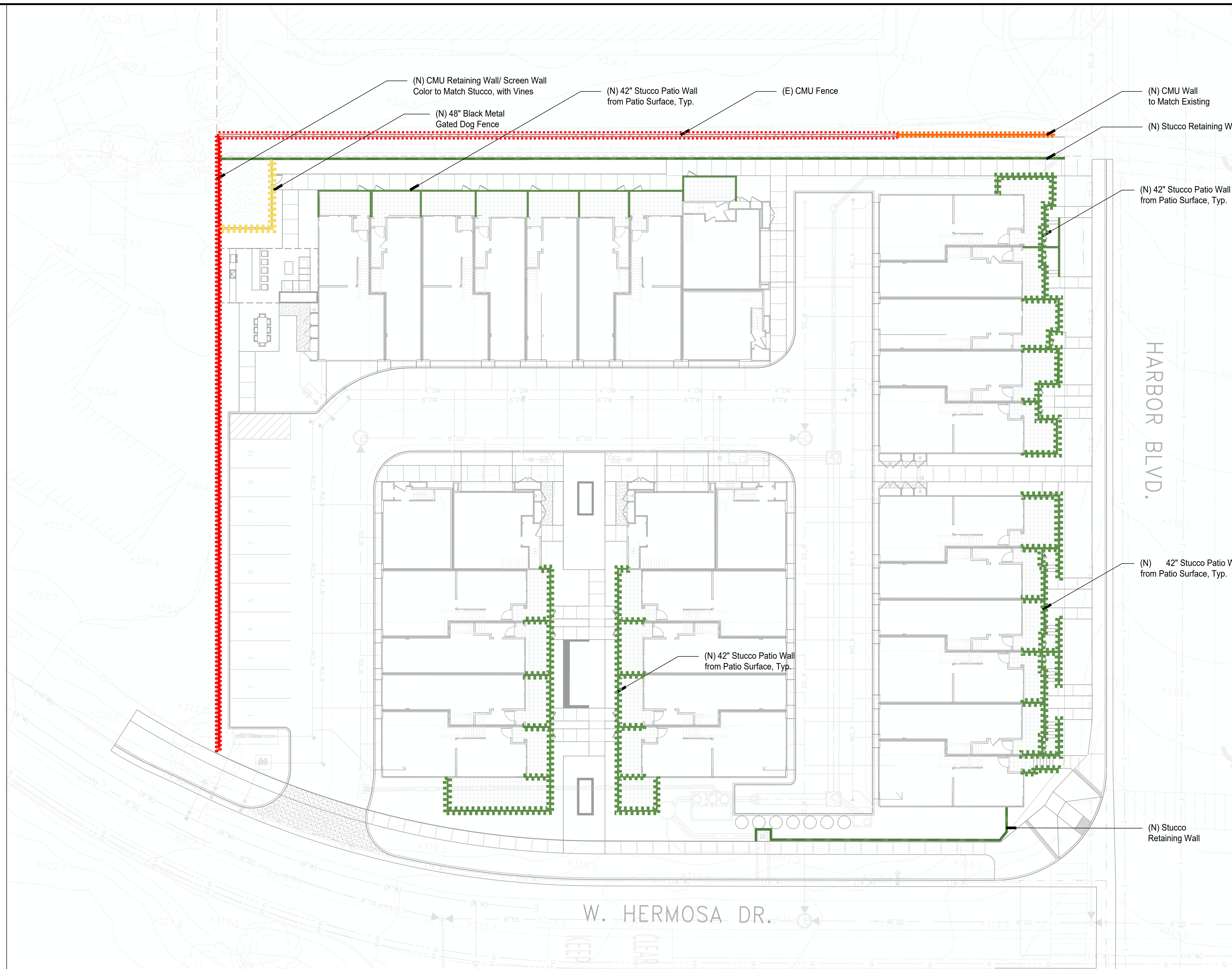
Open Space &
Circulation Plan

10/22/24

L2.00

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

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San Francisco, CA 94111 | www.tgp-inc.com



(N) CMU Retaining Wall/Screen, Wall Color to Match Stucco, Plant Vines at Base



(N) CMU Wall to Match Existing CMU Wall



(N) Black Metal Gated Dog Fence



(N) Stucco Patio Wall



(N) Stucco Retaining Wall

(E) CMU Wall

Harbor-Hermosa Towns

111 W Hermosa Dr. | Fullerton, CA 92835



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Wall and
Fence Plan

10/22/24

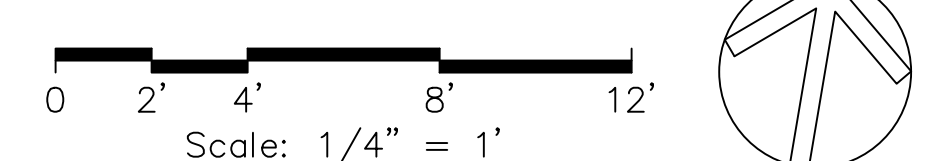
L3.00

**THE
Guzzardo
Partnership, INC.**
Landscape Architects | Land Planners

Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com



Fenced Dog Area With Turf
 Tree Buffer
 Vegetation Buffer
 Hedge
 BBQ Area
 Seating Area
 Lounge Seating Area
 Accent Paving
 Raised Planter
 Community Table
 Linear Accent Pavers
 Specimen Tree



1. Community Table



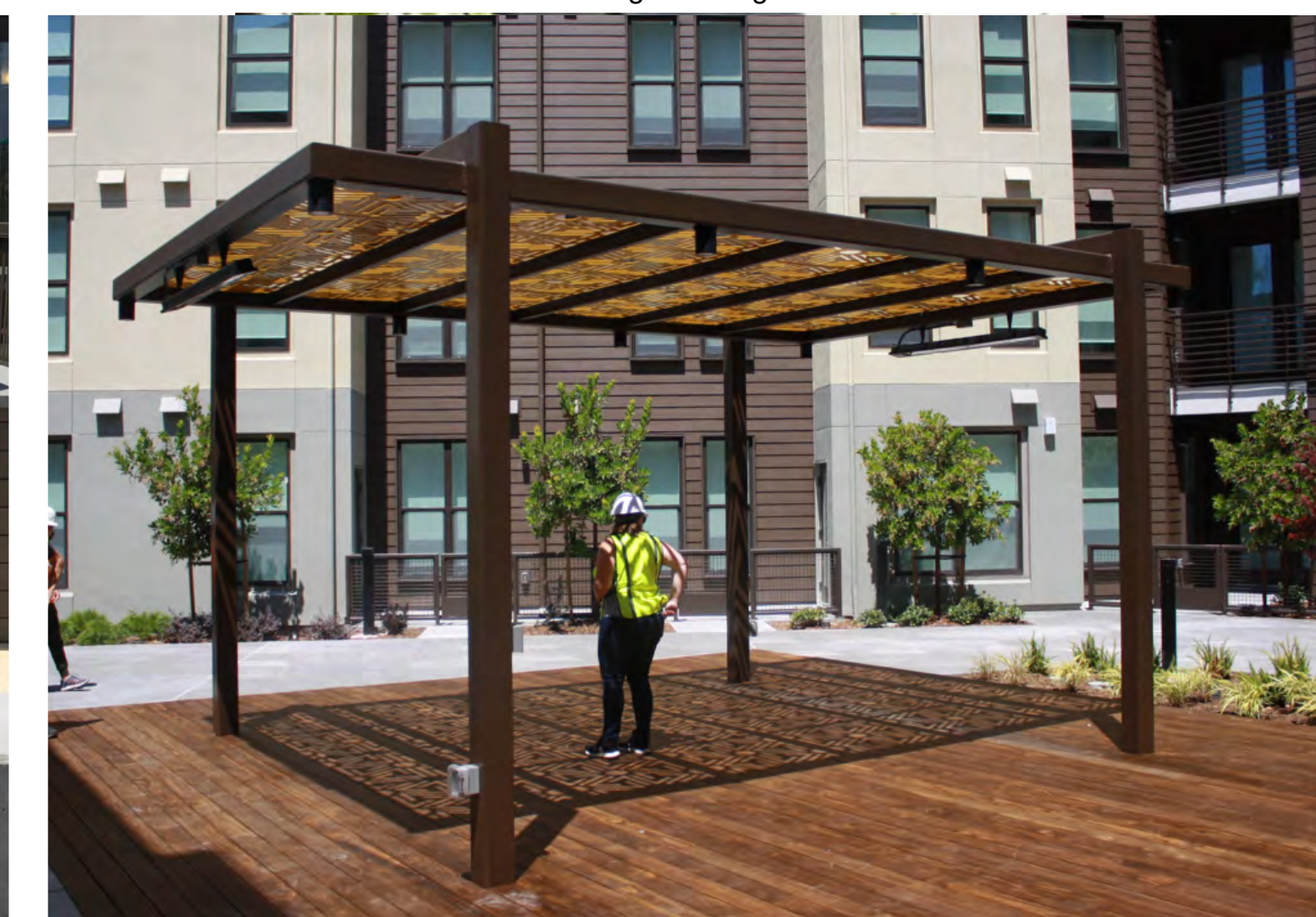
2. Steel Planter With Tall Plants



3. Lounge Seating



4. BBQ



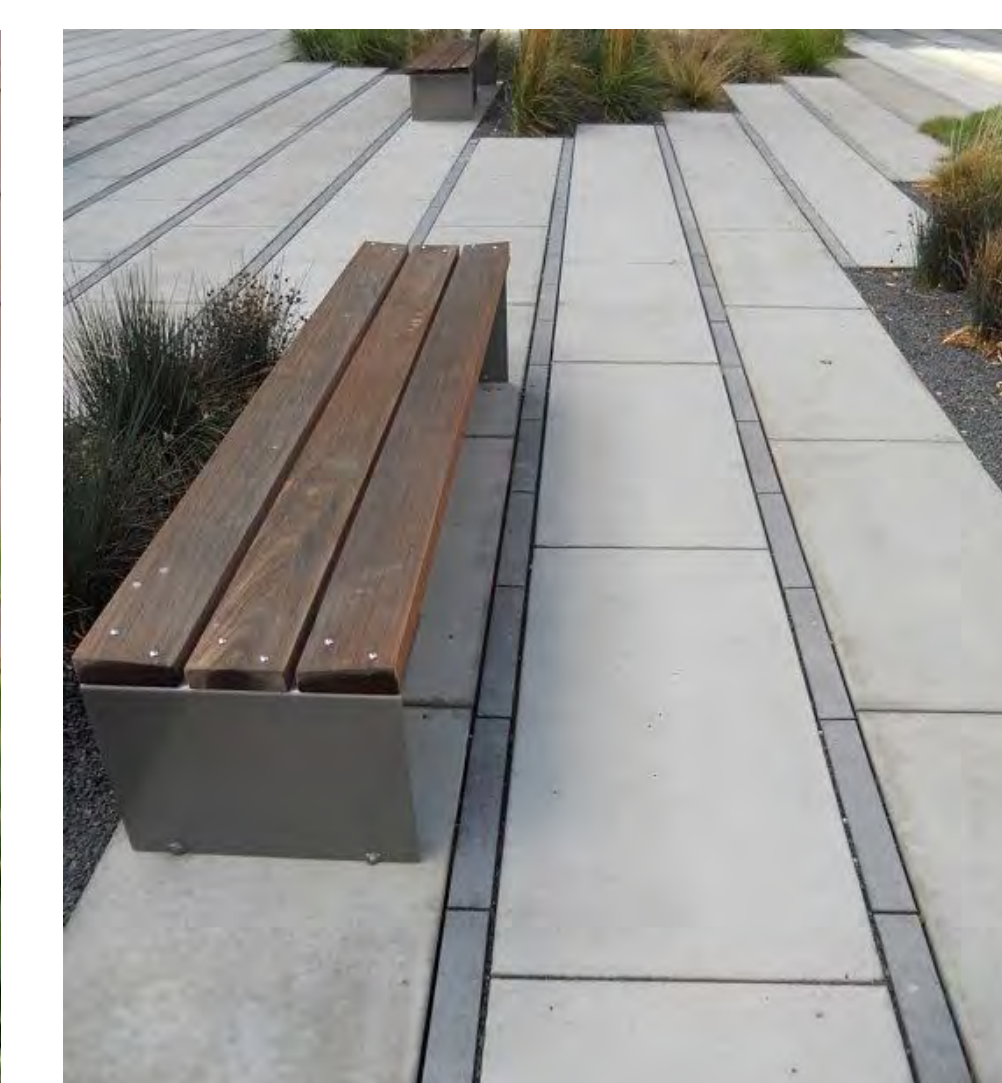
5. Metal Shade Structure/ Trellis



6. Gated Fenced/ Dog Area



8. Accent Paving



9. Linear Accent Paving

Harbor-Hermosa Towns

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Site Amenities
 Plan
 10/22/24
 L4.00

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 San Francisco, CA 94111 | www.tgp-inc.com

VESTING TENTATIVE TRACT MAP NO. 19342

FOR CONDOMINIUM PURPOSES

IN THE CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

LOT 19 OF TRACT NO. 1048, IN THE CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34, PAGES 17 THROUGH 19, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SAID LOT, SOUTH 9° 35' 55" EAST 370.30 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTH 80° 22' 05" WEST 269.77 FEET PARALLEL WITH THE NORTHERLY LINE OF SAID LOT TO A POINT ON THE WESTERLY LINE OF SAID LOT, SOUTH 9° 35' 55" EAST 370.30 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT.

ALSO EXCEPT AN UNDIVIDED 25 PER CENT OF ALL MINERALS, ORES, PRECIOUS AND USEFUL METALS, SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, INCLUDING PETROLEUM, OIL, GAS, ASPHALTUM AND TAR, THAT MAY NOW OR HEREAFTER BE FOUND, LOCATED, CONTAINED, DEVELOPED OR TAKEN ON, IN, UNDER FROM SAID LAND, OR ANY PART THEREOF.

VESTED OWNER:

NICK CALLAS AND MARIA CALLAS, HUSBAND AND WIFE AS JOINT TENANTS

SITE ADDRESS:

111 WEST HERMOSA DRIVE
FULLERTON, CA 92835

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, 1983 NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) "BKMS" AND "SPMS" BEING N82°30'26"E AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD83, (2017.50 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.9999944.

BENCHMARK STATEMENT:

CITY OF FULLERTON BENCHMARK NO. #16-17
ELEV: 312.25
DESCRIBED AS: RAMSET NAIL S.W. COR. HARBOR AND HERMOSA

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X"; "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE." BASE FLOOD ELEVATION DETERMINED PER FEMA MAP NO. 06059C0041J, A PRINTED PANEL, EFFECTIVE 12/3/2009

LAND USE SUMMARY:

GROSS AREA: 58196.16 S.F. (1.336 AC)
TOTAL PROPOSED LOTS: 1
TOTAL PROPOSED DWELLING UNITS: 32

UTILITY PURVEYORS:

WATER
CITY OF FULLERTON
UTILITY SERVICES DIVISION
(714) 738-6890

SEWER
CITY OF FULLERTON
PUBLIC WORKS DEPARTMENT
(714) 738-6845

CABLE
TIME WARNER
(714) 903-8332

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
1-(800) 655-4555

GAS
SOUTHERN CALIFORNIA GAS COMPANY
(800) 427-2200

FIRE PROTECTION
CITY OF FULLERTON
(714) 738-6300

TELEPHONE
AT&T/SBC/PACIFIC BELL
(714) 237-6093 OR 611

NOTE:

1) PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(a), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.

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 JULY 11, 2024.



DANE P. MCDUGALL, L.S. 9297

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON DECEMBER 11, 2024.

DANE P. MCDUGALL, R.C.E. 80705

PREPARED BY:



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

9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:



FULLERTON 2 INV, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
PHONE (949) 258-7540

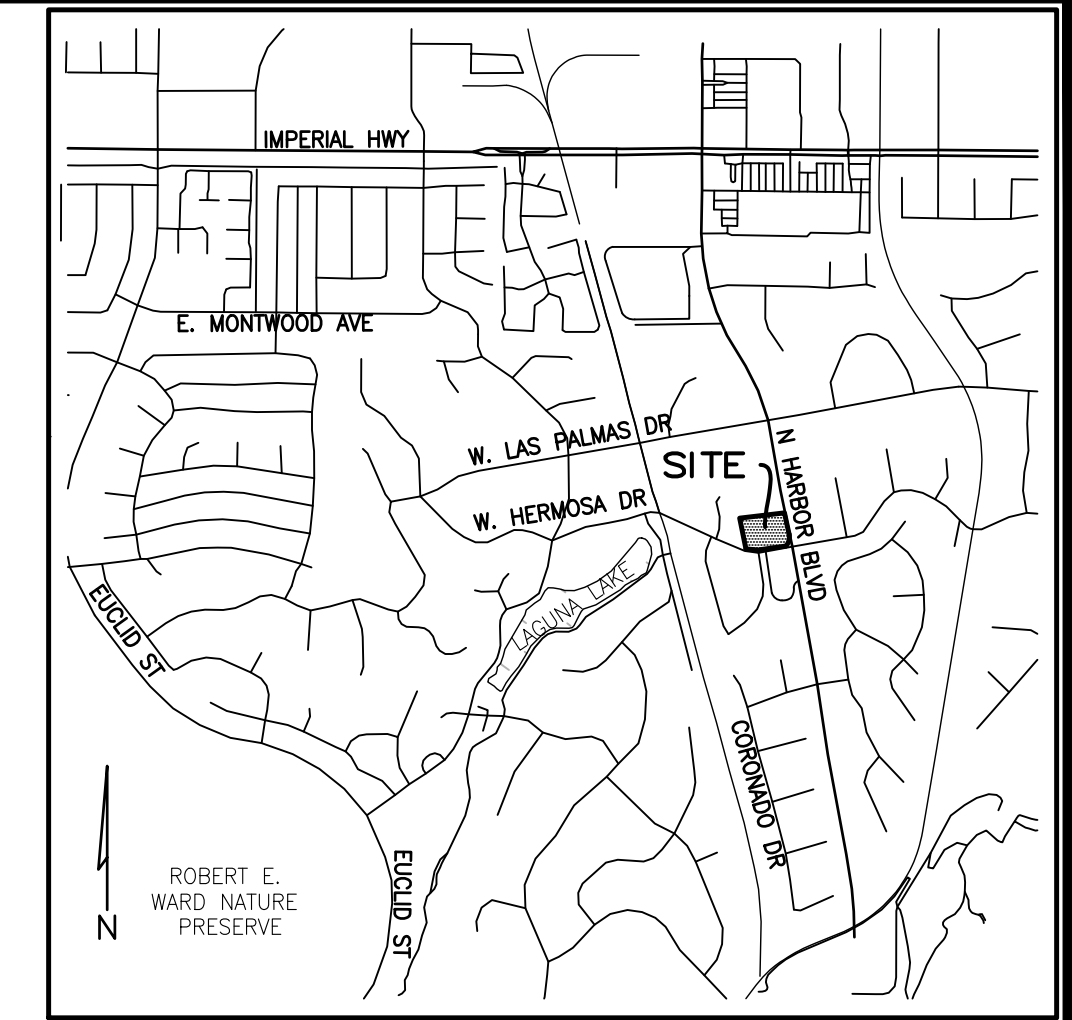
CITY OF FULLERTON
DEPARTMENT OF PLANNING AND ZONING

VESTING TENTATIVE TRACT MAP NO. 19342
VESTING TENTATIVE TRACT MAP

111 W. HERMOSA DRIVE
FULLERTON, CALIFORNIA 92835

PROJECT NO.
CVEN-178

SHEET
OF
1
OF
4



VICINITY MAP
N.T.S.

CIVIL ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92630
PHONE: (949) 916-3800

SUBDIVIDER:

FULLERTON 2 INV, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7555

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	VESTING TENTATIVE TRACT MAP
2	PRELIMINARY GRADING & DRAINAGE PLAN
3	PRELIMINARY UTILITY PLAN
4	PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

LEGEND:

	CENTERLINE
	SUBDIVISION BOUNDARY
	EASEMENT
	EX. LOT LINE
	PROP. R/W

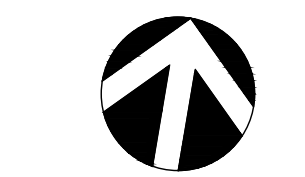
EXISTING EASEMENTS:

- ⊕ DENOTES PLOTTED ITEM.
- ① EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

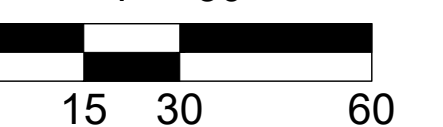
PURPOSE: PIPELINES AND CONDUIT
RECORDING NO: BOOK 2937, PAGE 274, OF OFFICIAL RECORDS

PROPOSED EASEMENTS:

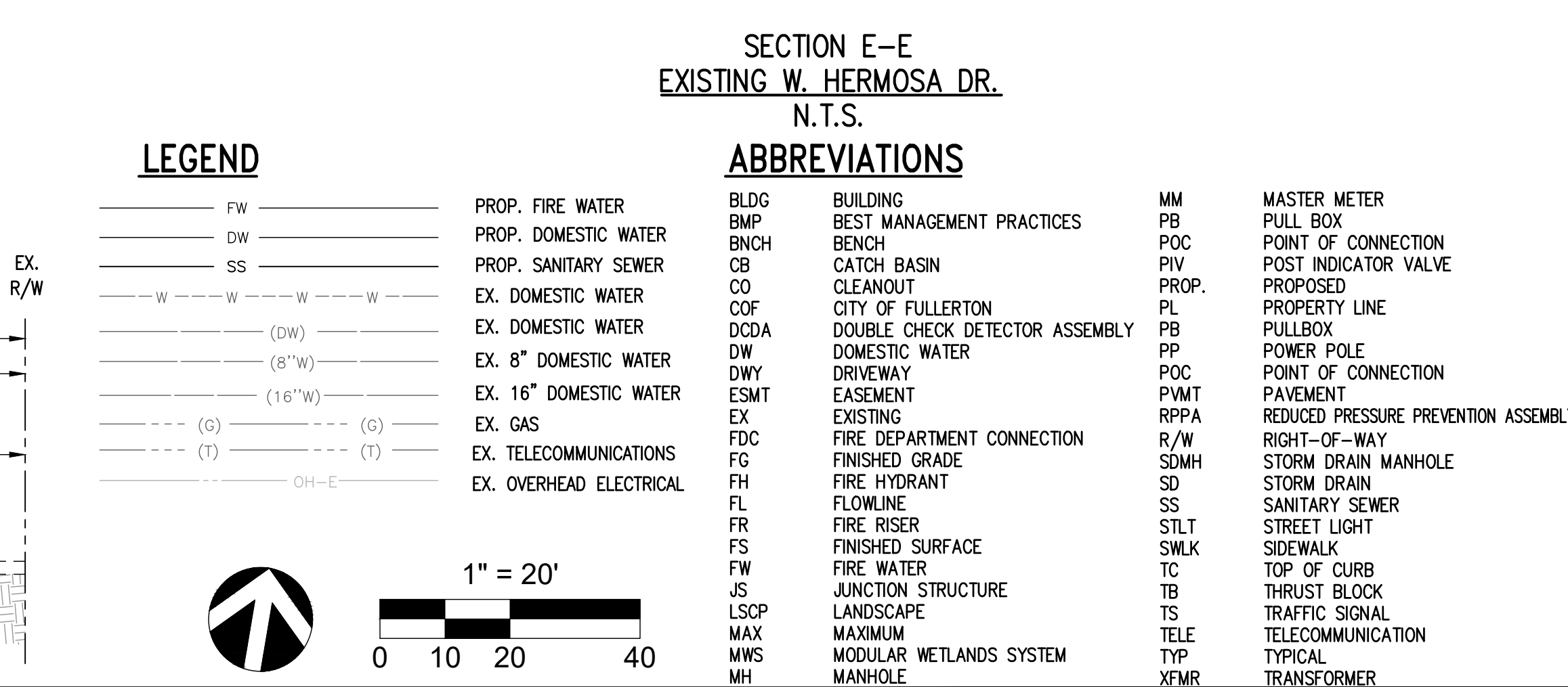
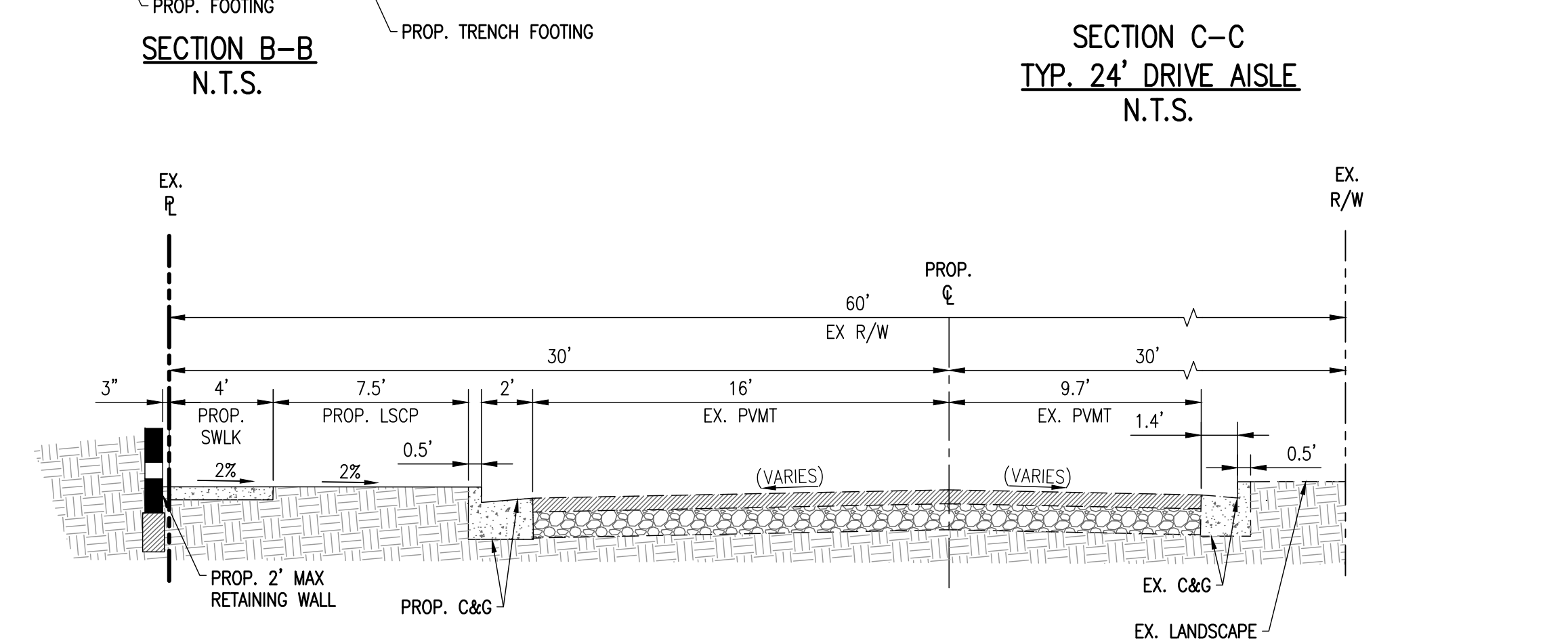
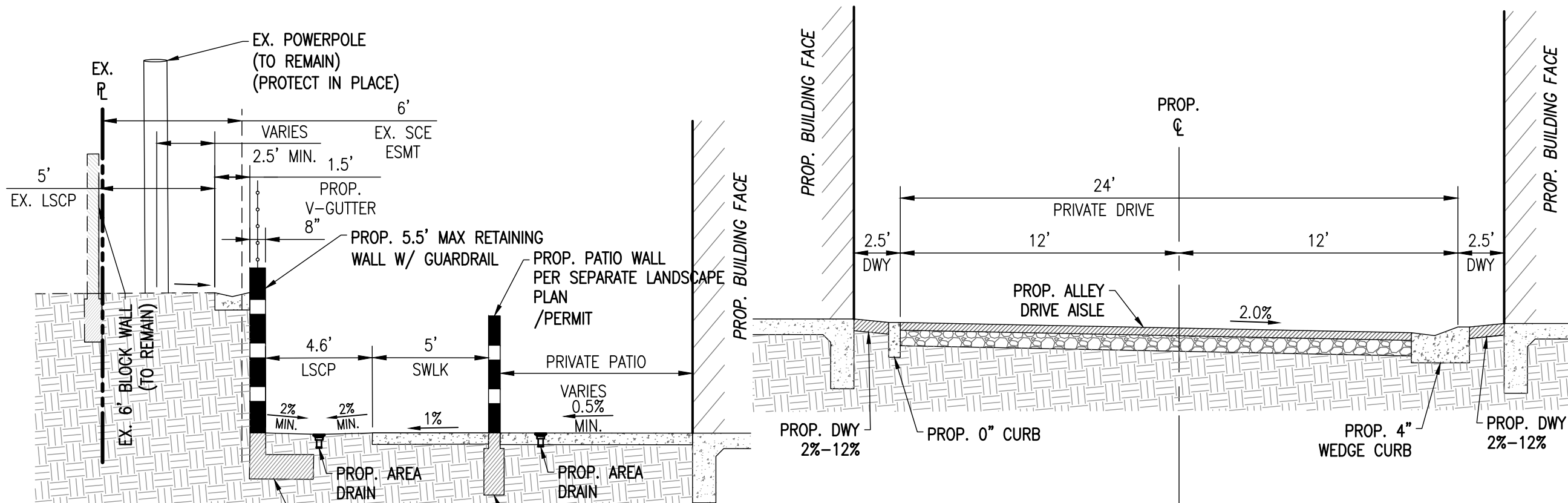
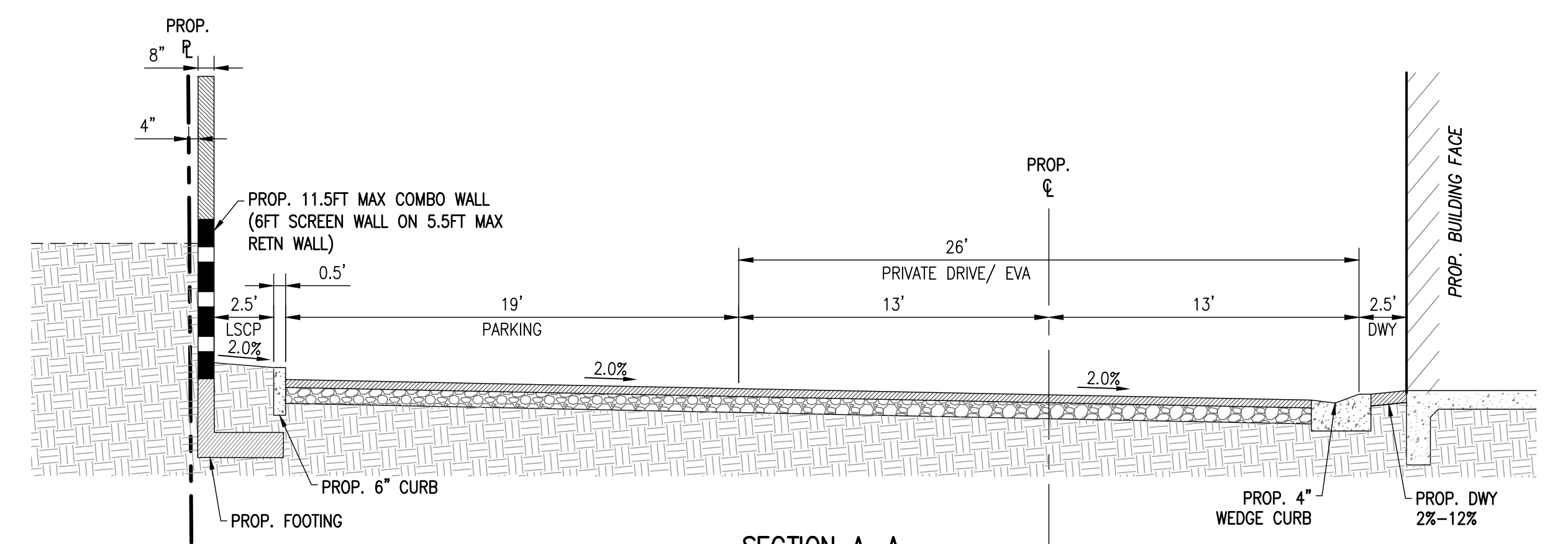
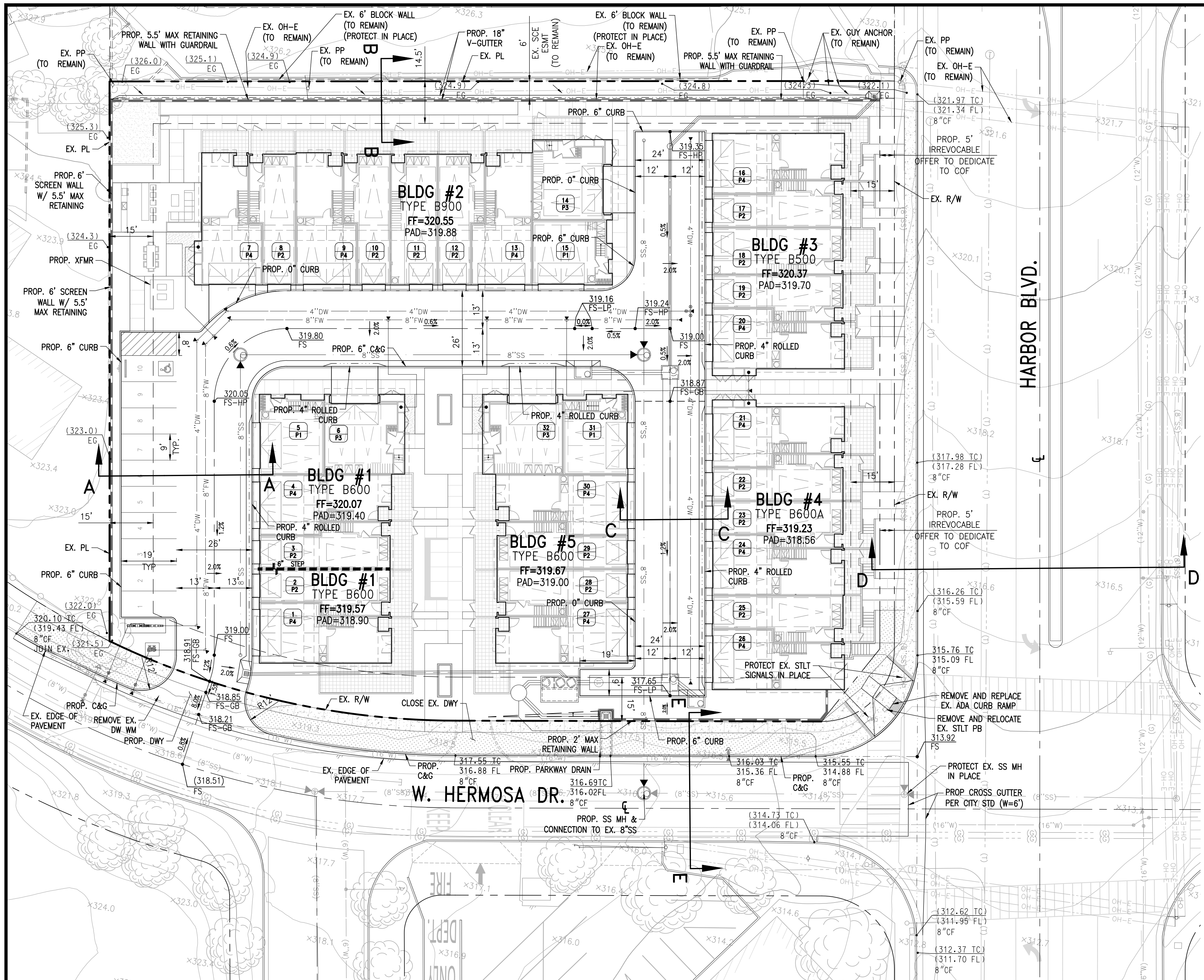
- A INDICATES AN EASEMENT FOR POLICE PATROL, EMERGENCY VEHICLE ACCESS, FIRE PROTECTION AND REFUSE COLLECTION, DEDICATED TO THE CITY OF FULLERTON.
- B INDICATES AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY TO THE CITY OF FULLERTON.



1" = 30'



PLANNING & ZONING DEPARTMENT
 111 W. HERMOSA DRIVE
 FULLERTON, CA 92835
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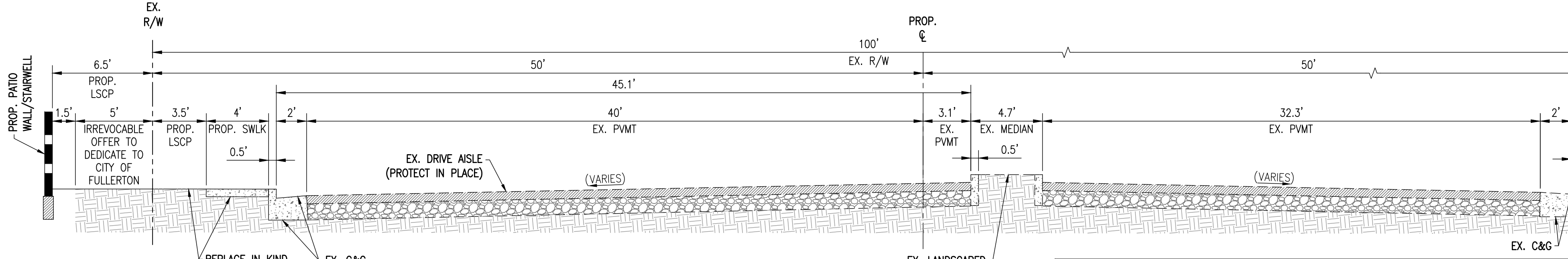
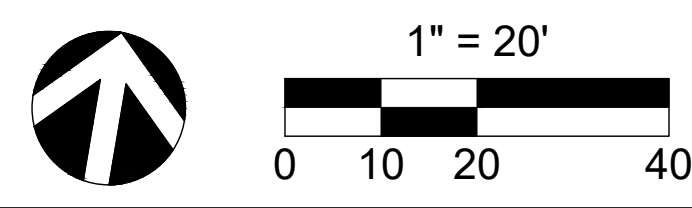


LEGEND

FW	PROP. FIRE WATER
DW	PROP. DOMESTIC WATER
SS	PROP. SANITARY SEWER
W	EX. DOMESTIC WATER
(DW)	EX. DOMESTIC WATER
(8"W)	EX. 8" DOMESTIC WATER
(16"W)	EX. 16" DOMESTIC WATER
(G)	EX. GAS
(T)	EX. TELECOMMUNICATIONS
OH-E	EX. OVERHEAD ELECTRICAL

ABBREVIATIONS

BLDG	BUILDING	MM	MASTER METER
BMP	BEST MANAGEMENT PRACTICES	PB	PULL BOX
BNCH	BENCH	POC	POINT OF CONNECTION
CB	CATCH BASIN	PIV	POST INDICATOR VALVE
CO	CLEANOUT	PROP.	PROPOSED
COF	CITY OF FULLERTON	PL	PROPERTY LINE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	PB	PULLBOX
DW	DOMESTIC WATER	PP	POWER POLE
DWY	DRIVEWAY	POC	POINT OF CONNECTION
EASMT	EASEMENT	PVMT	PAVEMENT
EX	EXISTING	RPPA	REDUCED PRESSURE PREVENTION ASSEMBLY
FDC	FIRE DEPARTMENT CONNECTION	R/W	RIGHT-OF-WAY
FG	FINISHED GRADE	SD	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SD	STORM DRAIN
FL	FLOWLINE	SS	SANITARY SEWER
FR	FIRE RISER	STLT	STREET LIGHT
FS	FINISHED SURFACE	SWLK	SIDEWALK
FW	FIRE WATER	TC	TOP OF CURB
JS	JUNCTION STRUCTURE	TB	THRUST BLOCK
LSCP	LANDSCAPE	TS	TRAFFIC SIGNAL
MAX	MAXIMUM	TELE	TELECOMMUNICATION
MWS	MODULAR WETLANDS SYSTEM	TYP	TYPICAL
MH	MANHOLE	XMR	TRANSFORMER

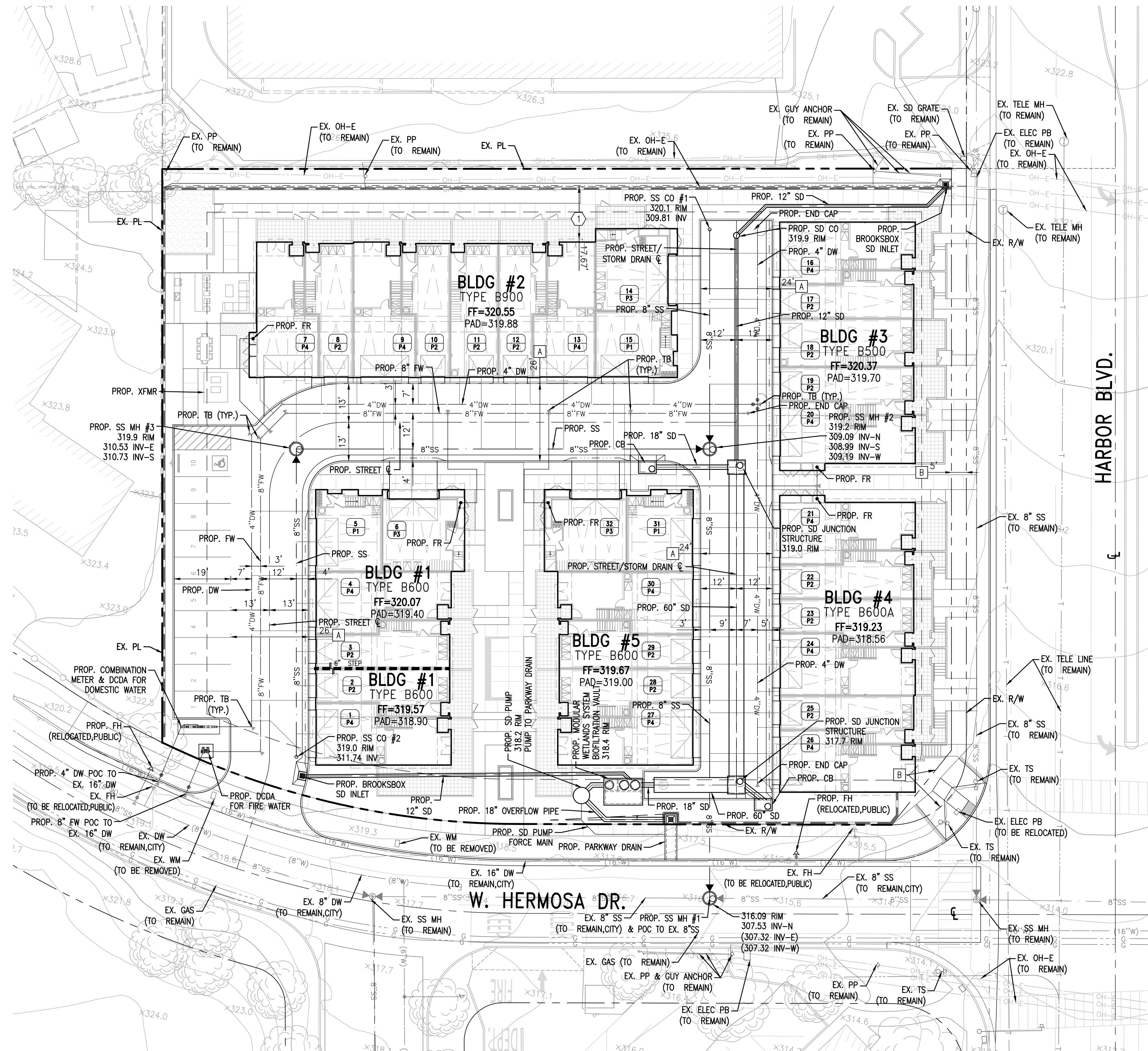


PREPARED BY: **C&V CONSULTING, INC.** CIVIL ENGINEERING LAND PLANNING & SURVEYING
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 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET

PREPARED FOR: **CITY VENTURES** Building It Forward
FULLERTON 2 INV, LLC
 3121 MICHELSON DRIVE, SUITE 150 IRVINE, CA 92612 PHONE (949) 258-7540

CITY OF FULLERTON
 DEPARTMENT OF PLANNING AND ZONING
VESTING TENTATIVE TRACT MAP NO. 19342
PRELIMINARY GRADING & DRAINAGE PLAN
 111 W. HERMOSA DRIVE
 FULLERTON, CALIFORNIA 92835

PROJECT NO. CVEN-178
 SHEET 2 OF 4



EXISTING EASEMENTS:

(E) DENOTES PLOTTED ITEM.

(1) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: PIPELINES AND CONDUIT
 RECORDING NO: BOOK 2937, PAGE 274, OF OFFICIAL RECORDS
 AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

PROPOSED EASEMENTS:

(A) INDICATES AN EASEMENT FOR POLICE PATROL, EMERGENCY VEHICLE ACCESS, FIRE PROTECTION AND REFUSE COLLECTION, DEDICATED TO THE CITY OF FULLERTON.

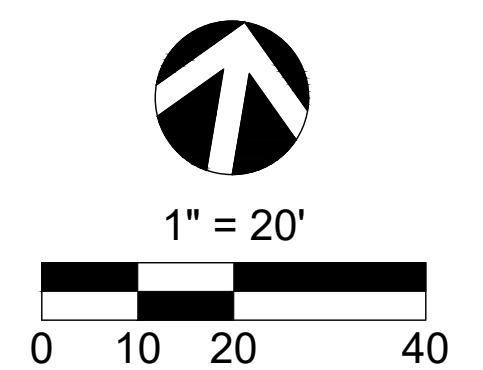
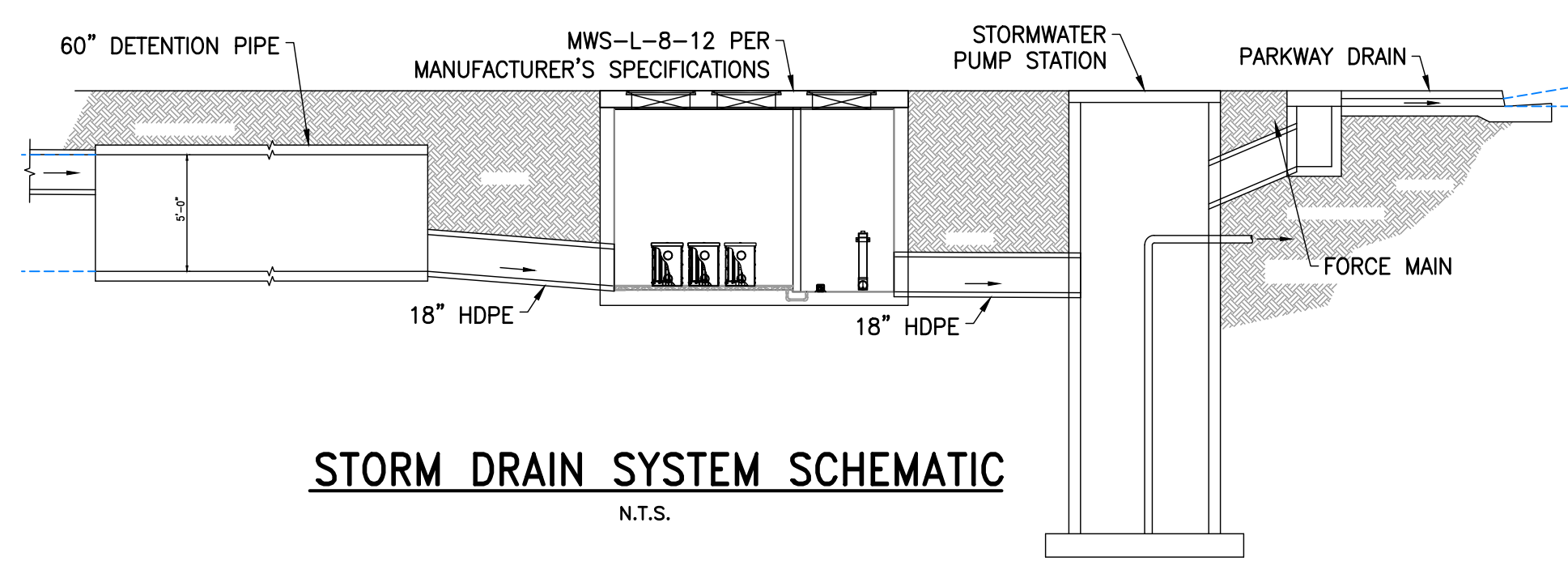
(B) INDICATES AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY TO THE CITY OF FULLERTON.

LEGEND

— FW —	PROP. FIRE WATER
— DW —	PROP. DOMESTIC WATER
— SS —	PROP. SANITARY SEWER
— W — W — W — W —	EX. DOMESTIC WATER
— (DW) —	EX. DOMESTIC WATER
— (8"W) —	EX. 8" DOMESTIC WATER
— (16"W) —	EX. 16" DOMESTIC WATER
— 8"SS —	PROP. 8" SANITARY SEWER
— G —	EX. GAS
— T — T —	EX. TELECOMMUNICATIONS
— OH-E —	EX. OVERHEAD ELECTRICAL

ABBREVIATIONS

BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICES
BNCH	BENCH
CB	CATCH BASIN
CO	CLEANOUT
COF	CITY OF FULLERTON
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DW	DOMESTIC WATER
DWY	DRIVEWAY
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
FW	FIRE WATER
JS	JUNCTION STRUCTURE
LSCP	LANDSCAPE
MAX	MAXIMUM
MWS	MODULAR WETLANDS SYSTEM
MH	MANHOLE
MM	MASTER METER
POC	POINT OF CONNECTION
PIV	POST INDICATOR VALVE
PROP	PROPOSED
PL	PROPERTY LINE
PB	PULLBOX
PP	POWER POLE
POC	POINT OF CONNECTION
PVMT	PAVEMENT
RPPA	REDUCED PRESSURE PREVENTION ASSEMBLY
R/W	RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SD	STORM DRAIN
SS	SANITARY SEWER
STLT	STREET LIGHT
TC	TOP OF CURB
TB	THRUST BLOCK
TS	TRAFFIC SIGNAL
TELE	TELECOMMUNICATION
TYP	TYPICAL
XFMR	TRANSFORMER



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PREPARED FOR:

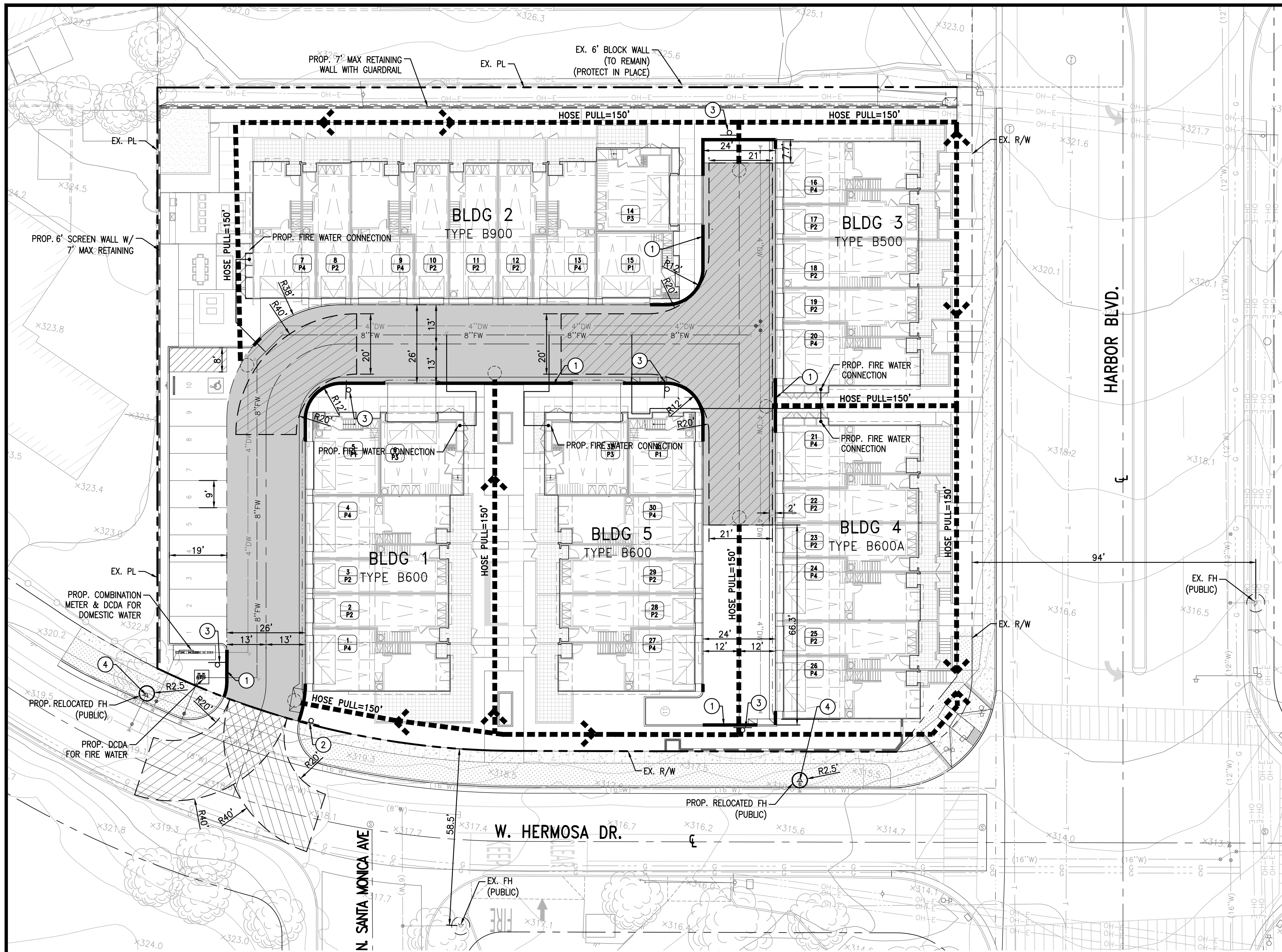
CITY VENTURES
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CITY OF FULLERTON
 DEPARTMENT OF PLANNING AND ZONING

VESTING TENTATIVE TRACT MAP NO. 19342
PRELIMINARY UTILITY PLAN
 111 W. HERMOSA DRIVE
 FULLERTON, CALIFORNIA 92835

PROJECT NO. CVEN-178
 SHEET **3** OF **4**



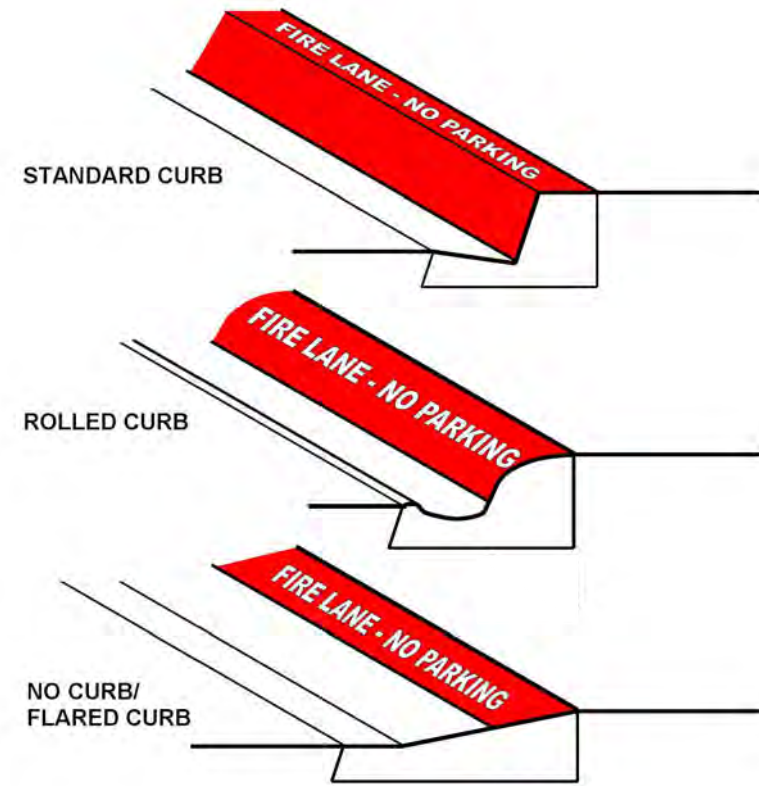
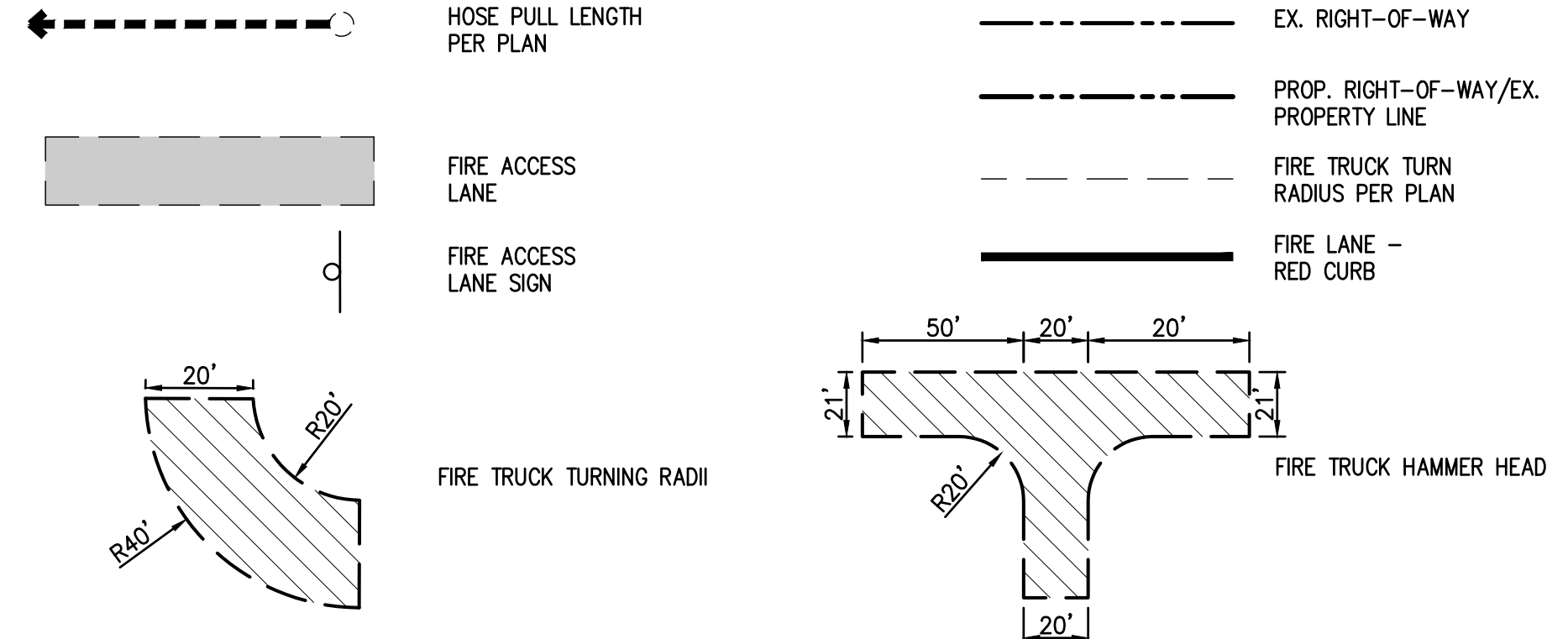
CONSTRUCTION NOTES:

- ① FIRE LANE IDENTIFICATION—RED CURBS PER DETAIL HEREON.
- ② INSTALL "FIRE LANE" ENTRANCE SIGN PER CITY OF FULLERTON FIRE DEPARTMENT STD. 6.
- ③ INSTALL "FIRE LANE" SIGN PER CITY OF FULLERTON FIRE DEPARTMENT STD. 6.
- ④ PROPOSED RELOCATED PRIVATE FIRE HYDRANT

ABBREVIATIONS:

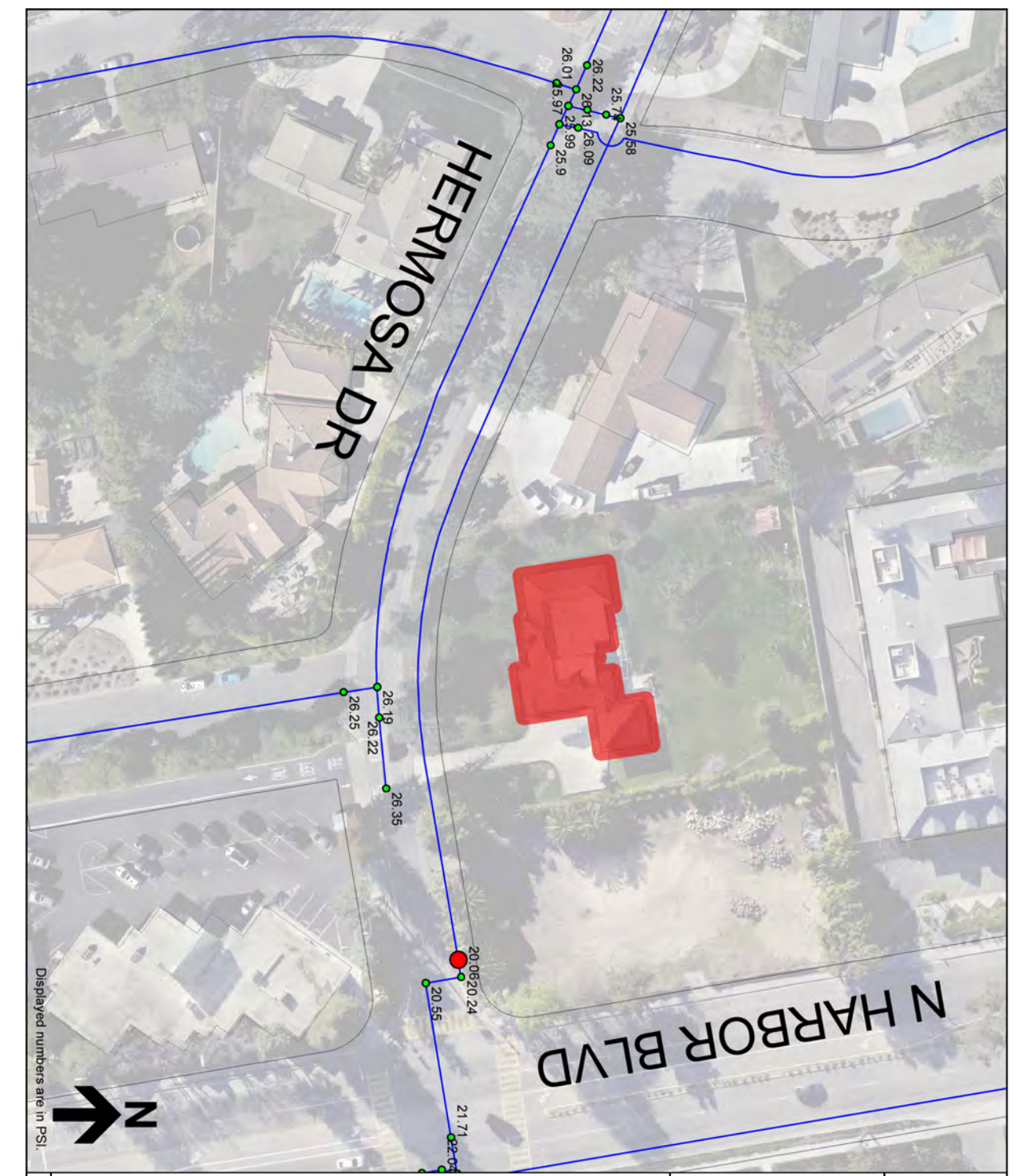
- BLDG BUILDING
- BNDY BOUNDARY
- CV CONTROL VALVE
- DCDA DOUBLE CHECK DETECTOR ASSEMBLY
- DR DRIVE
- EX EXISTING
- FH FIRE HYDRANT
- FR FIRE RISER
- FW FIRE WATER
- FDC FIRE DEPARTMENT CONNECTION
- PL PROPERTY LINE
- PIV POST INDICATOR VALVE
- PROP PROPOSED
- R RADIUS
- R/W RIGHT OF WAY
- RPPA REDUCED PRESSURE PREVENTION ASSEMBLY

LEGEND



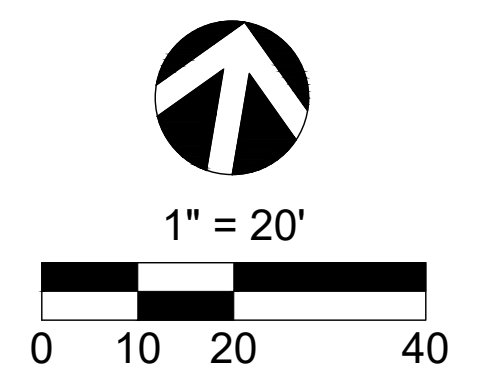
- NOTES:**
- 1. CURBS SHALL BE PAINTED OSHA SAFETY RED.
 - 2. RED STRIPE SHALL BE PAINTED 6" WIDE
 - 3. "FIRE LANE - NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 4" WHITE LETTERING AT A SPACING OF 50' ON CENTER OR PORTION THEREOF.

FIRE FLOW DATA
NOT TO SCALE



Fullerton Fireflow Data
 Pressure: 20 psi Flow: 14,200 gpm
 Pressure Zone: 3
 Atlas Sheet: 95
 Hydrant #: H8

FIRE FLOW DATA
NOT TO SCALE



BUILDING CODE TABLE	
OCCUPANCY TYPE	R-2(CBC)
CONSTRUCTION TYPE	V-B
ZONING	R-1-20
FIRE SPRINKLER TYPE	FULL NFPA 13
BUILDING STORIES	3
EAVE HEIGHT	32'-0"

HYDRANT SPACING TABLE	
REQUIRED FIRE FLOW	1500 GPM
MINIMUM NO. HYDRANTS PER TABLE C102.1	0
AVERAGE SPACING PER TABLE C102.1	(500-100)*1.25 = 500 FEET
REQUIRED FIRE FLOW PER TABLE 105.1(2)	2,750 GPM
REDUCTION PER TABLE B105.2 FOR FULL NFPA 13	25% = 1500 GPM (MINIMUM ALLOWED)

FIRE FLOW CALC TABLE	
FULL NFPA 13	CFC 903.3.1.1
MINIMUM FIRE FLOW	1,500 GPM
FIRE FLOW CALC AREA, LARGEST BUILDING	13,022 SF
REQUIRED FIRE FLOW PER TABLE 105.1(2)	2,750 GPM
REDUCTION PER TABLE B105.2 FOR FULL NFPA 13	25% = 1500 GPM (MINIMUM ALLOWED)

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PROJECT NO. CVEN-178
 SHEET 4 OF 4