SHEET INDEX

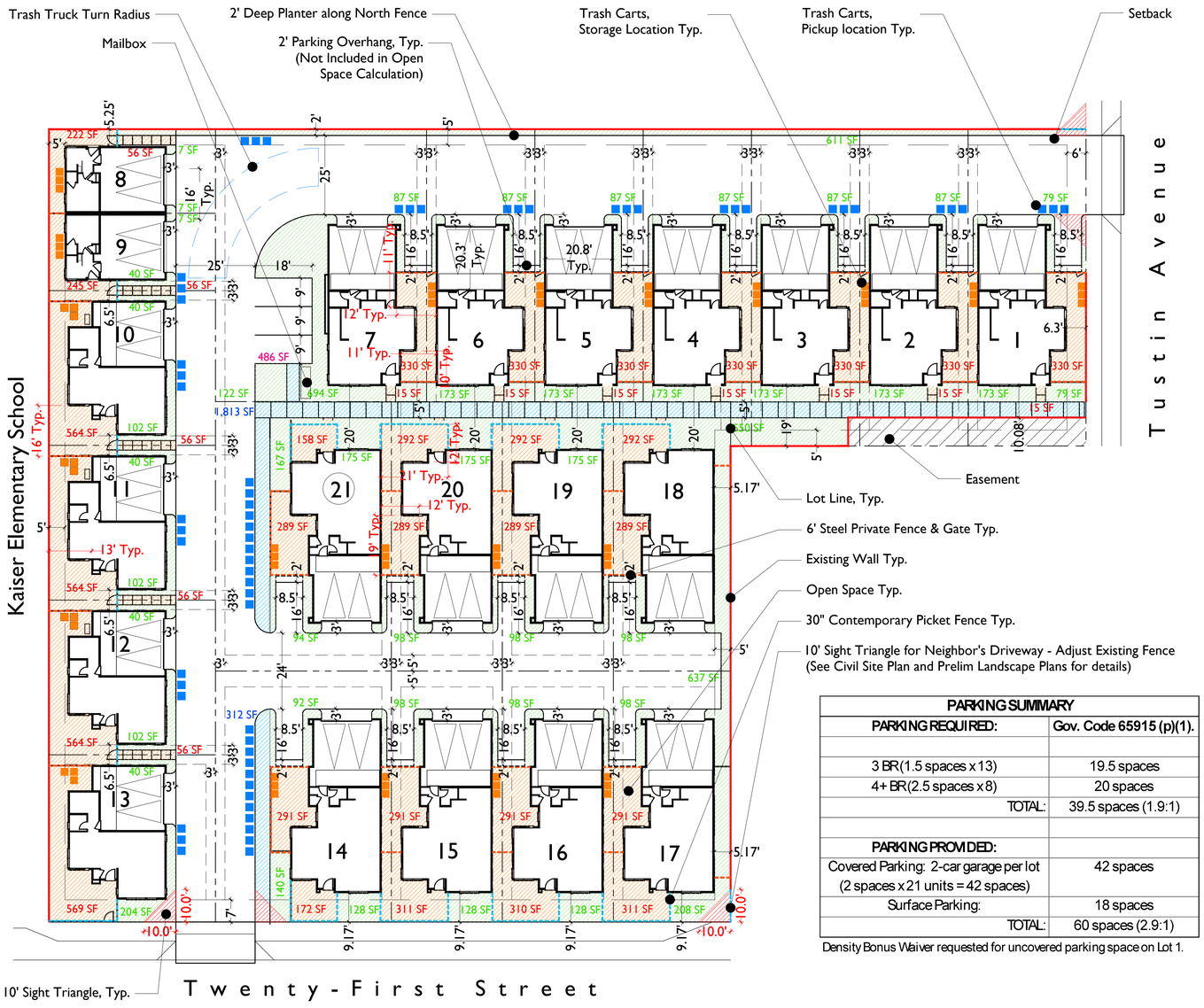
- Informational Site Plan 1
- Floor Plans & Elevations 2-17
- Prelim Landscape Plans 18-19
- Civil Site Plan 20
- Prelim Grading Plan 21-22
- Tentative Tract Map 23

Project: 396 E. 21st Street, Costa Mesa

Collective Housing Supply · Van Daele Homes

September 28, 2026





PARKING SUMMARY	
PARKING REQUIRED:	**Gov. Code 65915 (p)(1).**
3 BR (1.5 spaces x 13)	19.5 spaces
4+ BR (2.5 spaces x 8)	20 spaces
TOTAL:	39.5 spaces (1.9:1)
PARKING PROVIDED:	
Covered Parking: 2-car garage per lot (2 spaces x 21 units = 42 spaces)	42 spaces
Surface Parking:	18 spaces
TOTAL:	60 spaces (2.9:1)

Density Bonus Waiver requested for uncovered parking space on Lot 1.

Open Space Legend

Common Open Space (Hardscape):	±2,003 sf
Common Open Space (Landscape):	±7,288 sf
Private Open Space:	±9,889 sf
Combined Open Space:	±19,180 sf

North

Original Scale : 1"= 20'

Note: Refer to Civil Engineering and Landscape Architecture Sheets for more detailed information.

Site Summary

Total:	21 Homes
Site Area:	64,982 sf (1.49 AC)
Density:	±14.1 Homes/Acre
Total GFA:	40,110 sf

Zoning Data

APN:	426-171-23
Lot Area:	64,982 sf (1.49 AC)
Existing Zoning:	R2-MD
Existing Land Use:	Medium Density Residential
Lot Coverage:	24,972 sf (38.43%)
Number of Stories:	2
Max.Building Height:	31'-5"
Construction Type:	Type V-B (Wood Framed)
Sprinklers:	CRC R313 or NFPA13D

Mix Summary

Plan 1 (3BR/2.5BA, ±1,768 sf):	1 Homes	1,768 sf
Plan 1X (3BR/2.5BA, ±1,768 sf):	3 Homes	5,304 sf
Plan 2 (3BR/2.5BA, ±1,966 sf):	6 Homes	11,796 sf
Plan 2AX (3BR/2.5BA, ±1,970 sf):	1 Homes	1,970 sf
Plan 3 (4BR/3.5BA, ±2,182 sf):	8 Homes	17,456 sf
Plan 4 (3BR/1BA, ±908 sf *):	2 Homes	1,816 sf
Subtotal:	21 Homes	40,110 sf

* Note: Lot 8 is Very Low Income, Lot 9 is Market Rate

Open Space

Required Individual Unit Open Space:	4,200 sf (6.5%)
Provided Individual Unit Open Space:	9,889 sf (15.2%)
Required Open Space:	22,744 sf (35.0%)
Provided Open Space:	19,180 sf (29.5%)

13.42 DEVELOPMENT STANDARDS COMPARISON

Small Lot Subdivision	DEVELOPMENT STANDARD	CODE REQUIREMENT	PROPOSED	WAIVER
13-42.3(a)	Maximum Number of Lots	15 SFD	21 SFD	YES
13-42.3(b)(1)	Location / Orientation of Buildings	N/A	N/A	NO
13-42.3(b)(2)	Design Character	N/A	N/A	NO
13-42.3(b)(3)(a)	Direct Access to Public Street	N/A	Compliant	NO
13-42.3(b)(3)(b)	Impact of Adjacent Properties	N/A	Compliant	NO
13-42.3(b)(4)	Onsite Lighting	N/A	Compliant	NO
13-42.3(b)(5)	Chapter IX	N/A	Compliant	NO
13-42.3(b)(6)	Outside Uncovered Storage	N/A	Compliant	NO
13-42 Table	Max Number of Stories; Max Building Height	2 stories / 27 feet	2 stories / 31'-5"	YES
13-42 Table	Attics	Must be unconditioned, no electrical outlets or windows	Compliant	NO
13-42 Table	Maximum Density	Same as Underlying District	Compliant	NO
13-42 Table	Minimum Open Space (development lot)	35% of total Lot	29.5%	YES
13-42 Table	Minimum Open Space (individual unit)	200 sq ft, no dimension less than 10ft	200 sf, 5ft min. dim.	YES
13-42 Table	Development Lot Easements	provide per 13-42	Compliant	NO
65915(p)(1).	Parking	39.5 spaces	60 spaces	NO
13-42 Table	Distance Between Buildings	6 ft minimum	6'-4" min. *	YES
13-42 Table	Driveway Width (Development Lot)	10 ft minimum	Compliant	NO
13-42 Table	Driveway Length	5 ft maximum	Compliant	NO
13-42 Table	Mechanical Equipment	Roof-top prohibited	Compliant	NO
13-42 Table	Front Development Lot Setback	20 ft	6 ft	YES
13-42 Table	Side Yard (Interior)	5 ft	5 ft	NO
13-42 Table	Rear Yard (Interior)	15 ft	5 ft	YES
13-42 Table	Side Street (Street side, if applicable)	10 ft	7 ft	YES
13-42 Table	Roof or Eaves Overhang; Awning	2 ft 6 in into required side setback or building separation	Compliant	NO
13-42 Table	Chimney	May extend 2 ft above max bldg ht	N/A	NO
13-42 Table	Fireplaces	2ft into reqd setback of bldg separation	N/A	NO
13-42 Table	Automatic Roll up Garage Doors	Required	Compliant	NO
13-42 Table	Location of Open Parking	Within Reasonable Distance	Compliant	NO
13-42 Table	Trash Storage	3 carts not encroaching garage space	Compliant	NO
13-42 Table	Landscaping	Detailed Landscape Plan	Compliant	NO
13-42 Table	Fence & Walls	Comply to City Standards	Compliant	NO
Engineering	Location of Sidewalk	Relocate Adjacent to Property Line	Sidewalk to remain in current condition adjacent to curb	YES
CMMC 13.93 (e)	Open parking not allowed in front setback	No Spaces	One guest space, Lot 1 only	YES

* Density Bonus Waiver is limited to the minimum distance between residential units on Lots 8 & 9 with six inch separation.

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Irvine, CA USA 92617
tel. +1 949 553 9100
fax +1 949 553 0548

INFORMATIONAL SITE PLAN

TUSTIN & 21ST

Costa Mesa, CA

0 10 20 40
SCALE: 1" = 20'-0"

A92.24292

01 SEP 2026

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MODERN MOBILE VENTURES I, LP

VAN DAELE HOMES



Lots 1 - 3	PLAN 2B
Lots 4 - 6	PLAN 2A
Lot 7	PLAN 2AX
Lots 8 & 9	PLAN 4
Lots 10 - 12	PLAN 1X
Lots 13	PLAN 1
Lots 14 - 21	PLAN 3

North

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TUSTIN & 21st

CONCEPTUAL SITE COMPOSITE | First Floor

8 4 2 0

Costa Mesa, California | A92.24291 | 07.13.2026

VAN DAELE HOMES

MODERN MOBILE VENTURES1, LP

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Lots 1 - 3	PLAN 2B
Lots 4 - 6	PLAN 2A
Lot 7	PLAN 2AX
Lots 8 & 9	PLAN 4
Lots 10 - 12	PLAN 1X
Lots 13	PLAN 1
Lots 14 - 21	PLAN 3

North

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TUSTIN & 21st

CONCEPTUAL SITE COMPOSITE | Second Floor

8 4 2 0

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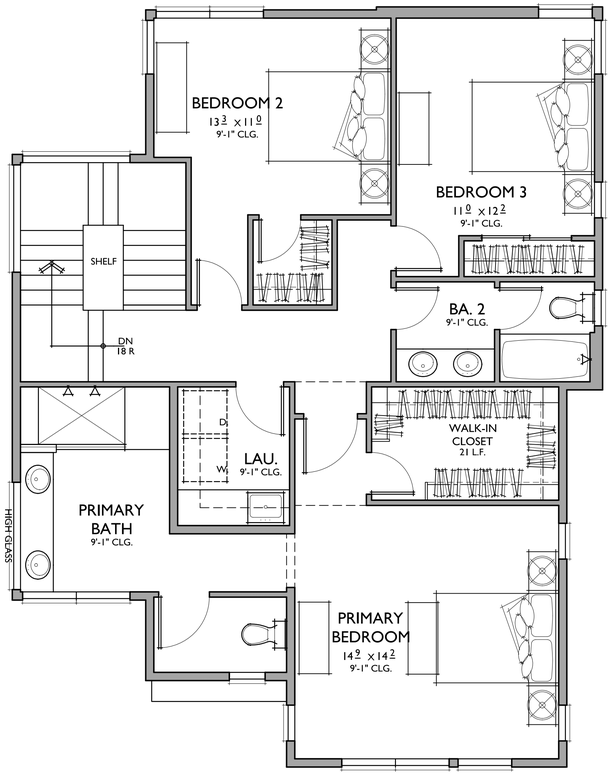
VAN DAELE HOMES

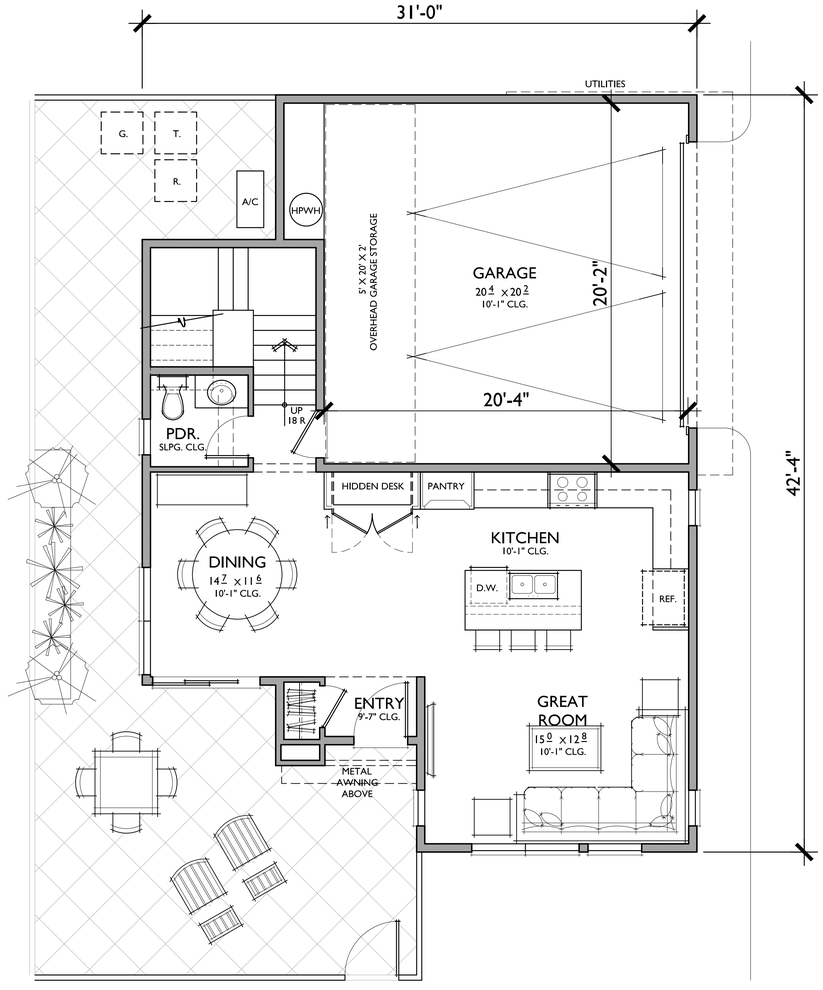
MODERN MOBILE VENTURES1, LP

A.2

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PLAN 1

1,768 SQ. FT.

3 BEDROOMS / 2.5 BATHS
2 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	683 SQ. FT.
2ND FLOOR	1,085 SQ. FT.
TOTAL LIVING	**1768 SQ. FT.**
2 - BAY GARAGE	452 SQ. FT.
PORCH	9 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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TUSTIN & 21st
PLAN 1 LOT 13
Costa Mesa, California | A92.24291 | 07.13.2026

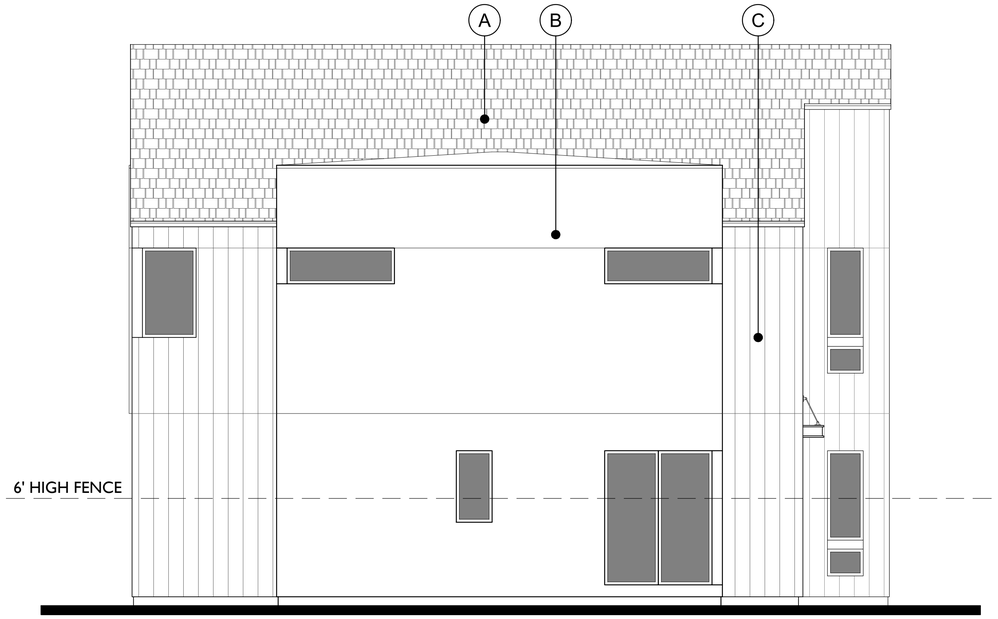
VAN DAELE HOMES
MODERN MOBILE VENTURES1, LP

A.3

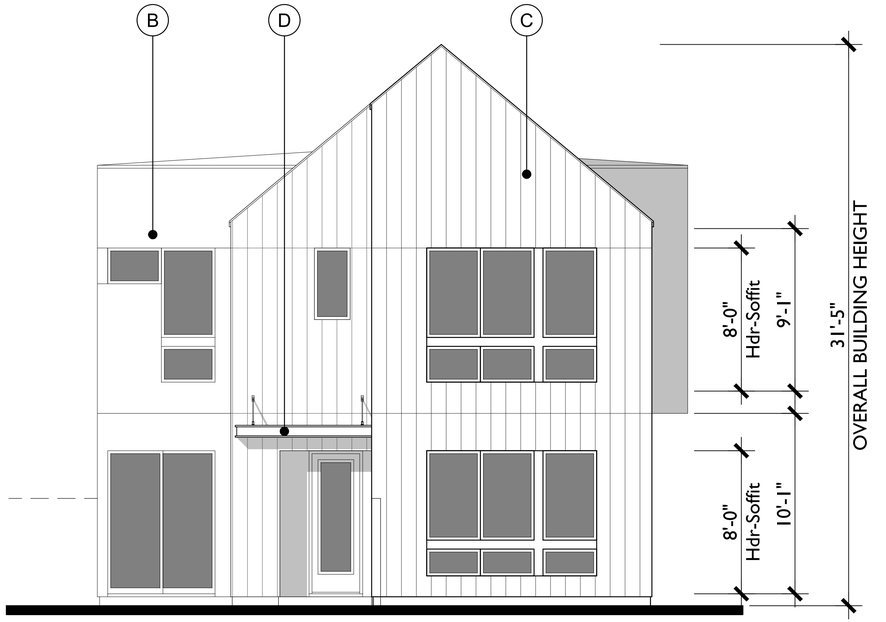
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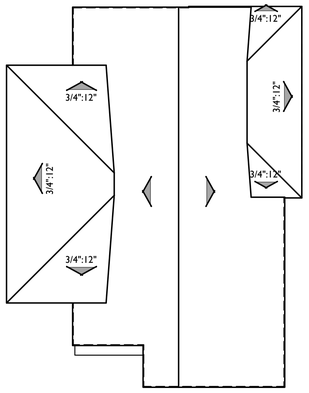
LEFT



FRONT

PLAN 1

1/4"=1'-0"



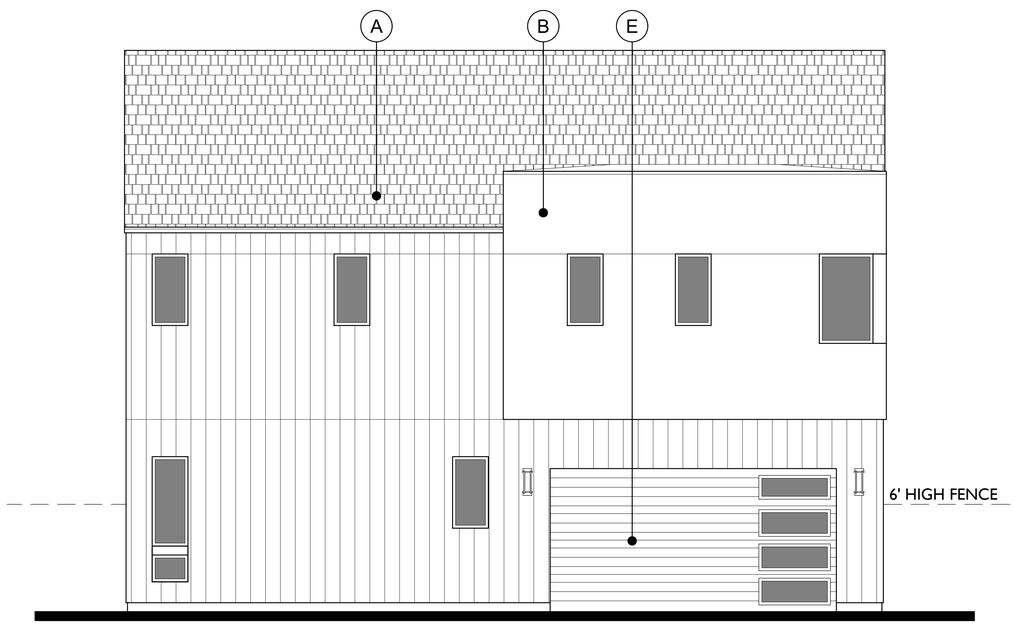
ROOF PLAN PLAN 1

1/8"=1'-0"

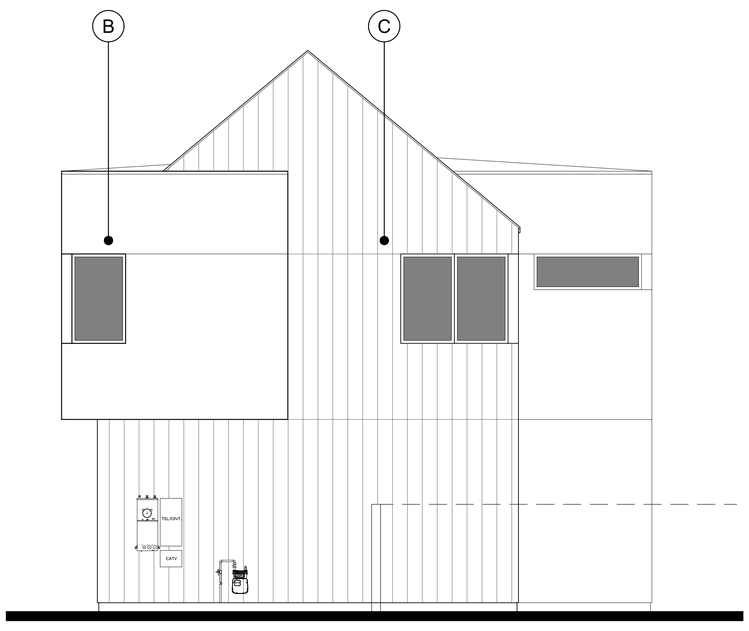
PITCH: 10:12 U.N.O.
RAKE: 1"
EAVE: 1"
ROOF MATERIAL: COMPOSITION SHINGLE & T.P.O. MEMBRANE

MATERIALS LEGEND

A	COMPOSITE ASPHALT SHINGLE ROOF
B	STUCCO
C	VERTICAL WOOD LIKE SIDING
D	METAL AWNING
E	METAL ROLL UP GARAGE DOOR



RIGHT



REAR

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TUSTIN & 21st

PLAN 1 ELEVATIONS

Costa Mesa, California | A92.24291 | 08.28.2026

8 4 2 0

VAN DAELE HOMES

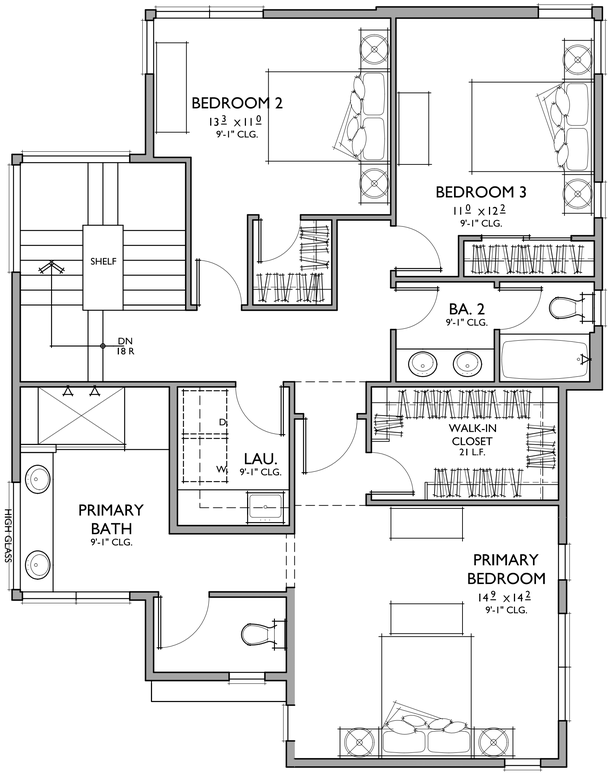
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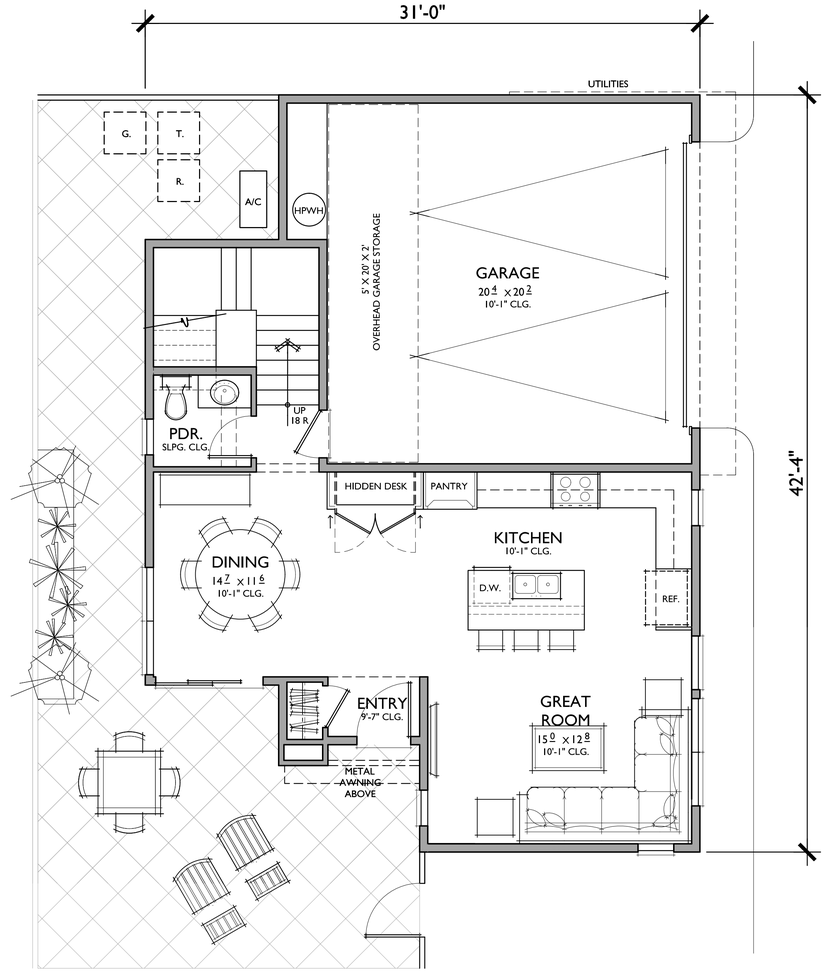
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PLAN 1X

1,768 SQ. FT.

3 BEDROOMS / 2.5 BATHS

2 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	683 SQ. FT.
2ND FLOOR	1,085 SQ. FT.
TOTAL LIVING	**1768 SQ. FT.**
2 - BAY GARAGE	452 SQ. FT.
PORCH	9 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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TUSTIN & 21st

PLAN 1X LOTS 10 TO 12

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8 4 2 0

VAN DAELE HOMES

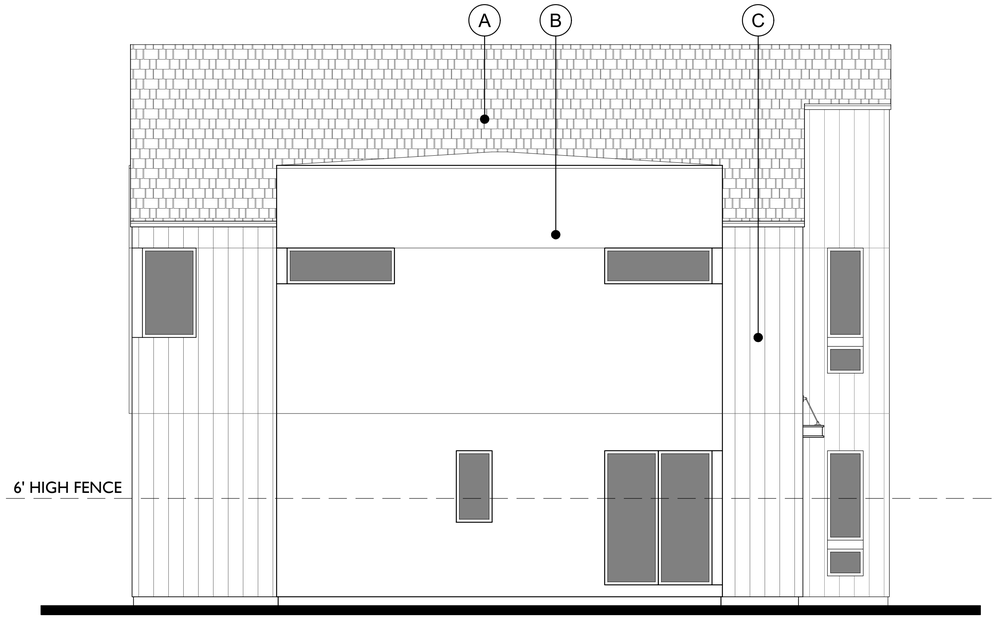
MODERN MOBILE VENTURES1, LP

A.5

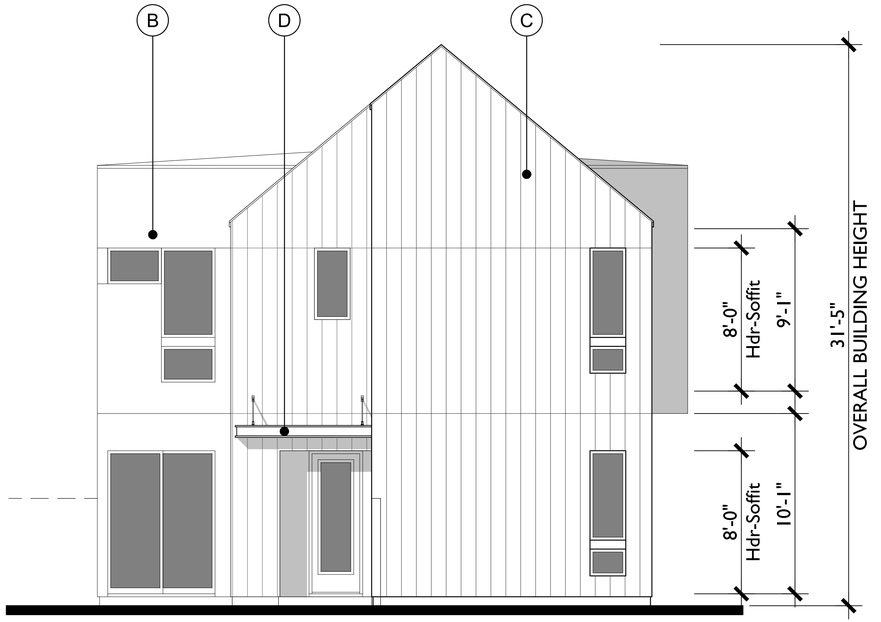
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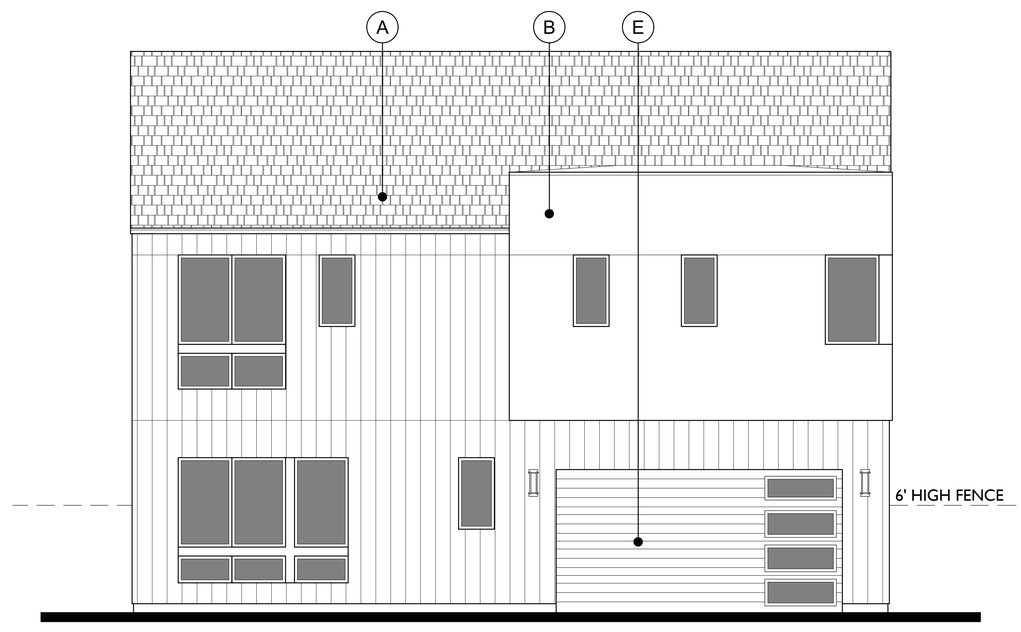
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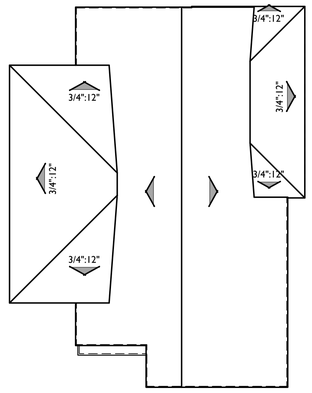
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PLAN 1X

1/4"=1'-0"



RIGHT



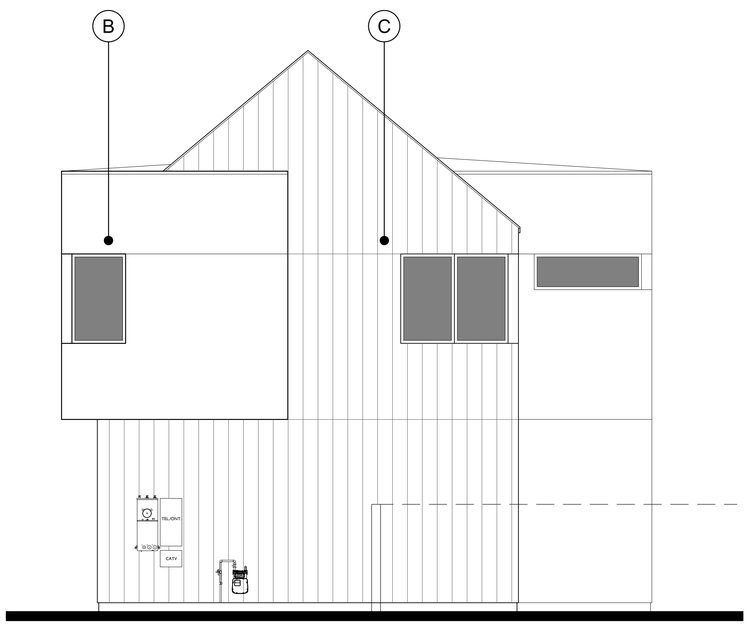
ROOF PLAN — PLAN 1X

1/8"=1'-0"

PITCH: 10:12 U.N.O.
RAKE: 1"
EAVE: 1"
ROOF MATERIAL: COMPOSITION SHINGLE & T.P.O. MEMBRANE

MATERIALS LEGEND

A	COMPOSITE ASPHALT SHINGLE ROOF
B	STUCCO
C	VERTICAL WOOD LIKE SIDING
D	METAL AWNING
E	METAL ROLL UP GARAGE DOOR



REAR

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TUSTIN & 21st
PLAN 1X ELEVATIONS

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8 4 2 0

VAN DAELE HOMES

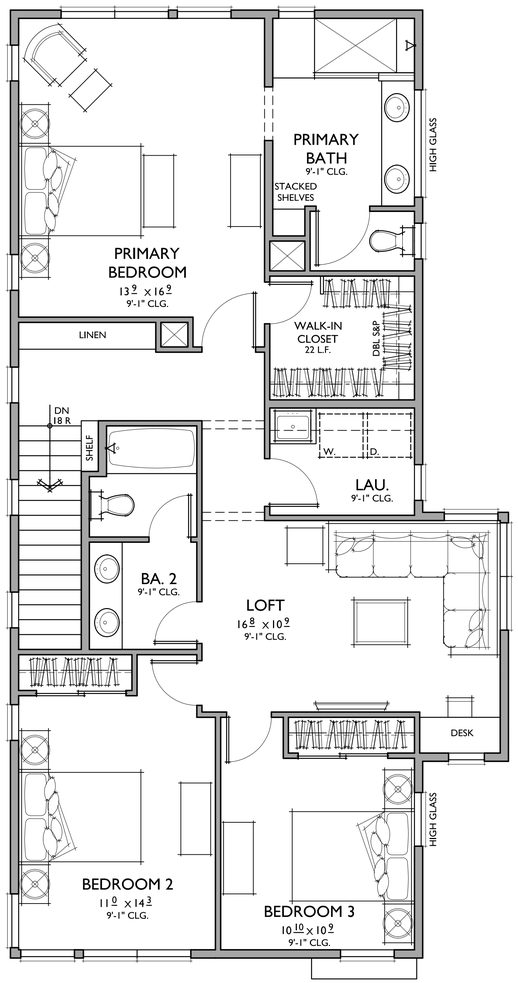
MODERN MOBILE VENTURES1, LP

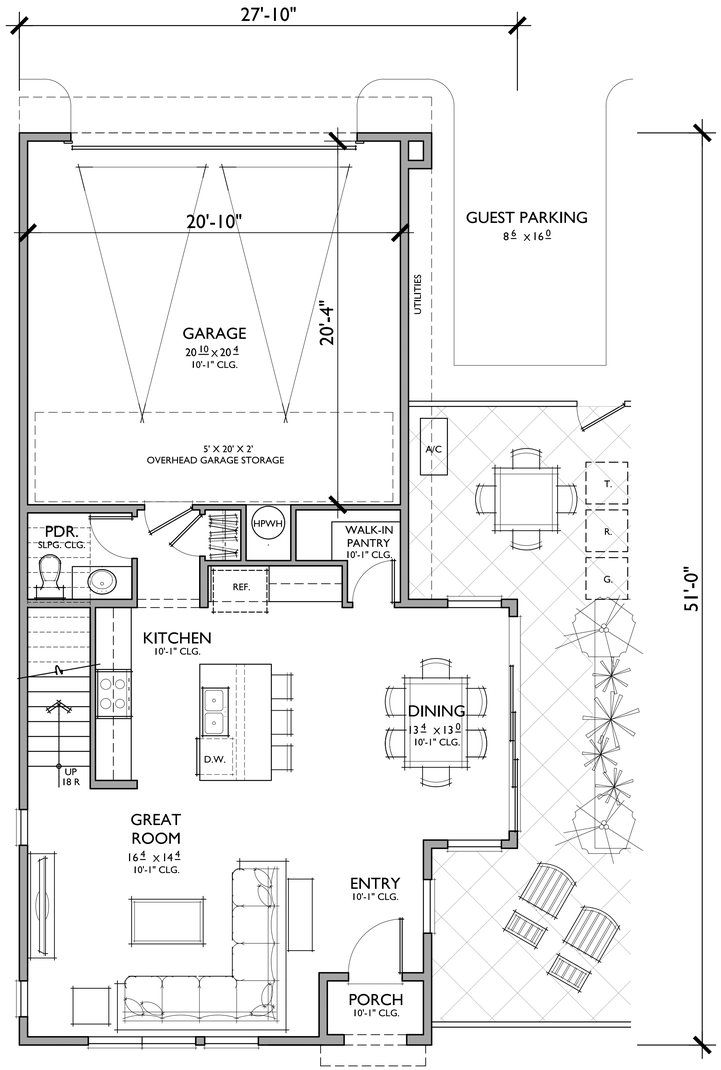
A.6

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PLAN 2A

1,966 SQ. FT.

3 BEDROOMS / 2.5 BATHS
2 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	727 SQ. FT.
2ND FLOOR	1,239 SQ. FT.
TOTAL LIVING	**1966 SQ. FT.**
2 - BAY GARAGE	460 SQ. FT.
PORCH	21 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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TUSTIN & 21st
PLAN 2A LOTS 4 TO 6

Costa Mesa, California | A92.24291 | 07.13.2026

8 4 2 0

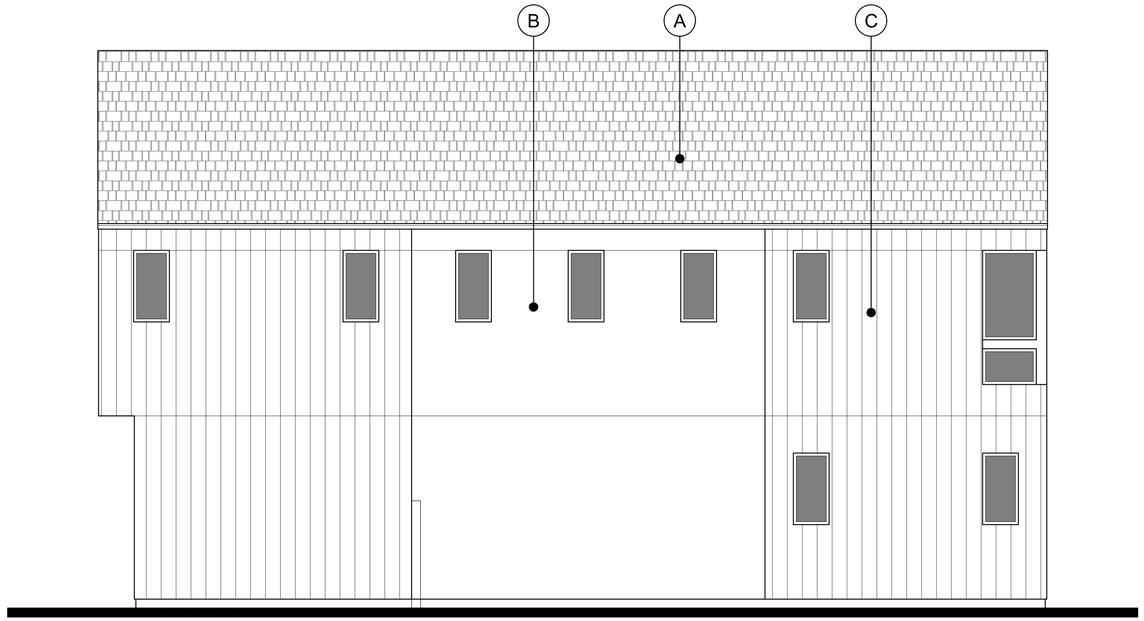
VAN DAELE HOMES
MODERN MOBILE VENTURES1, LP

A.7

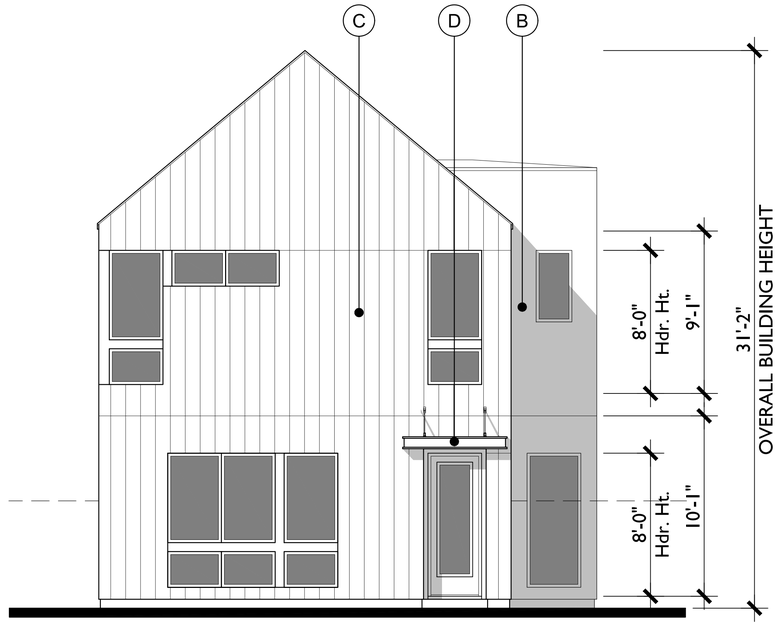
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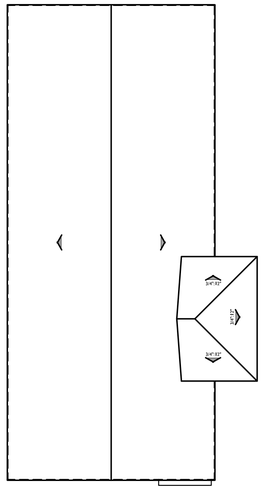
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FRONT

PLAN 2A

1/4"=1'-0"



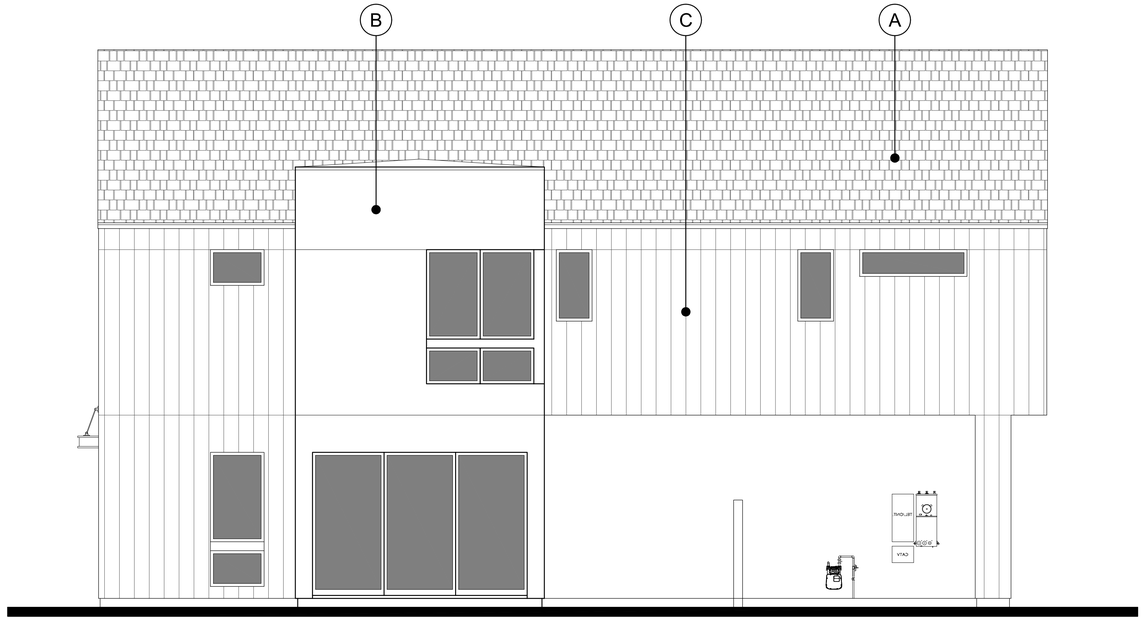
ROOF PLAN PLAN 2A

1/8"=1'-0"

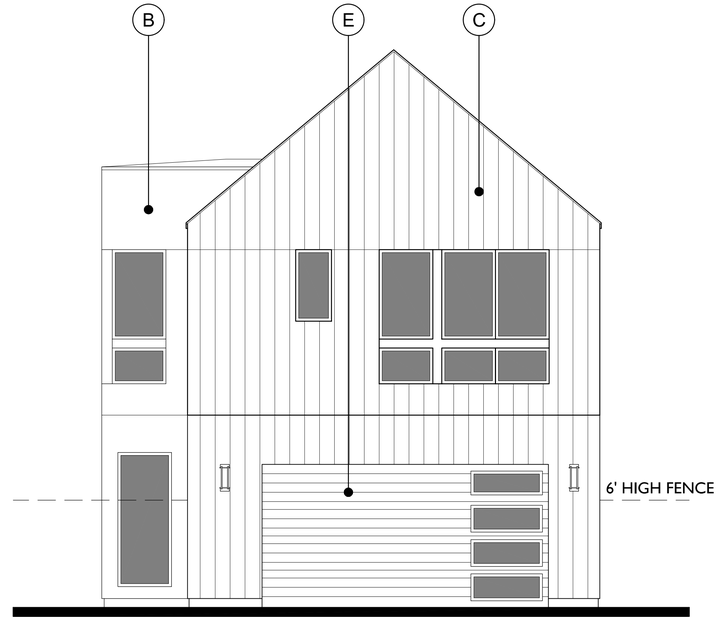
PITCH: 10:12 U.N.O.
RAKE: 1"
EAVE: 1"
ROOF MATERIAL: COMPOSITION SHINGLE & T.P.O. MEMBRANE

MATERIALS LEGEND

A	COMPOSITE ASPHALT SHINGLE ROOF
B	STUCCO
C	VERTICAL WOOD LIKE SIDING
D	METAL AWNING
E	METAL ROLL UP GARAGE DOOR



RIGHT



REAR

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TUSTIN & 21st

PLAN 2A ELEVATIONS

Costa Mesa, California | A92.24291 | 07.13.2026

8 4 2 0

VAN DAELE HOMES

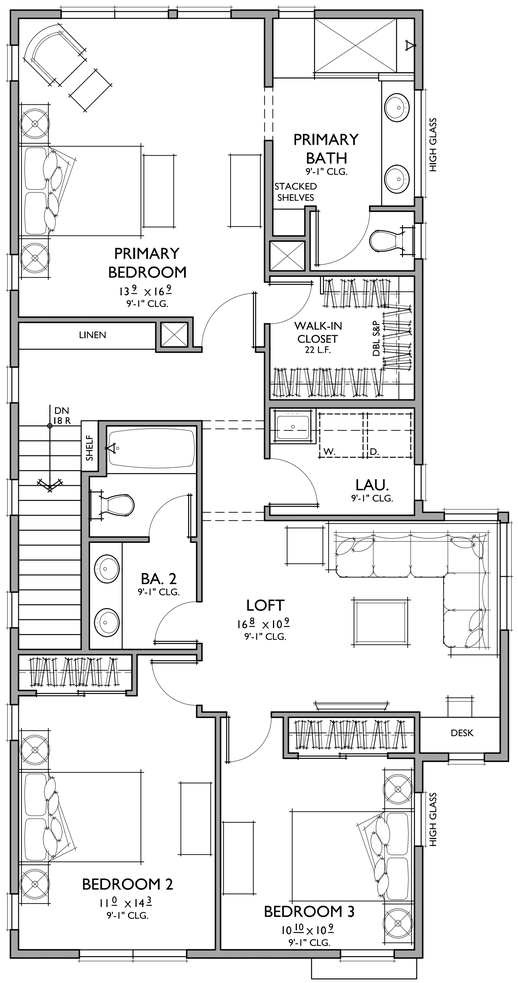
MODERN MOBILE VENTURES1, LP

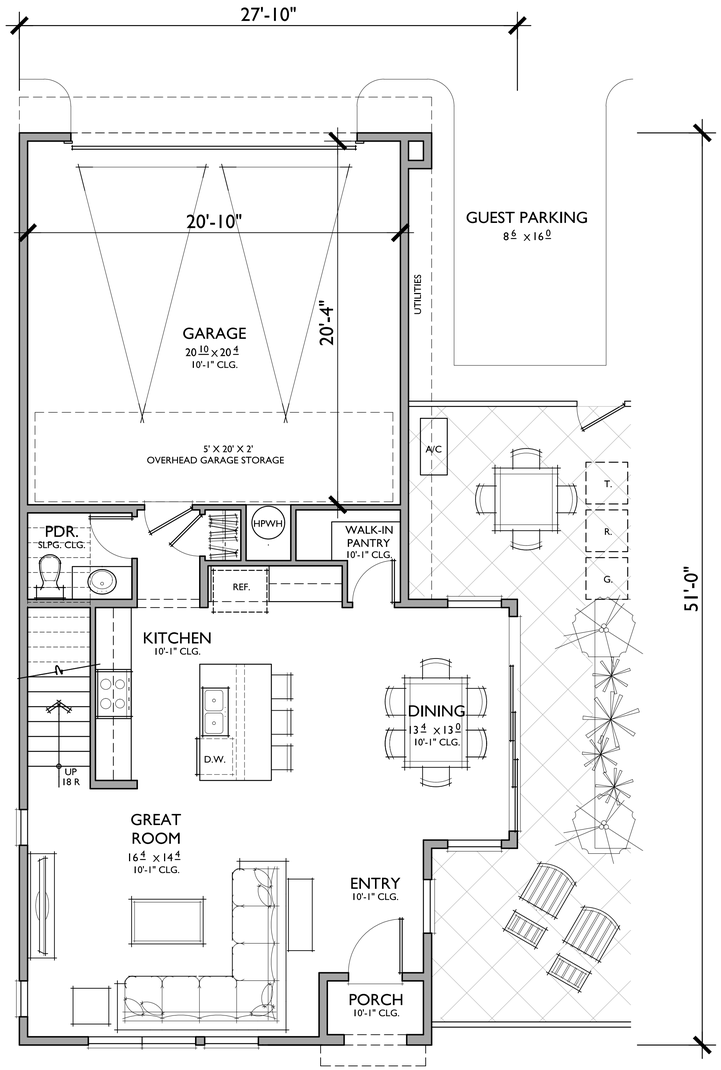
A.8

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PLAN 2B

1,966 SQ. FT.

3 BEDROOMS / 2.5 BATHS
2 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	727 SQ. FT.
2ND FLOOR	1,239 SQ. FT.
TOTAL LIVING	**1966 SQ. FT.**
2 - BAY GARAGE	460 SQ. FT.
PORCH	21 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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TUSTIN & 21st
PLAN 2B LOTS 1 TO 3

Costa Mesa, California | A92.24291 | 07.13.2026

8 4 2 0

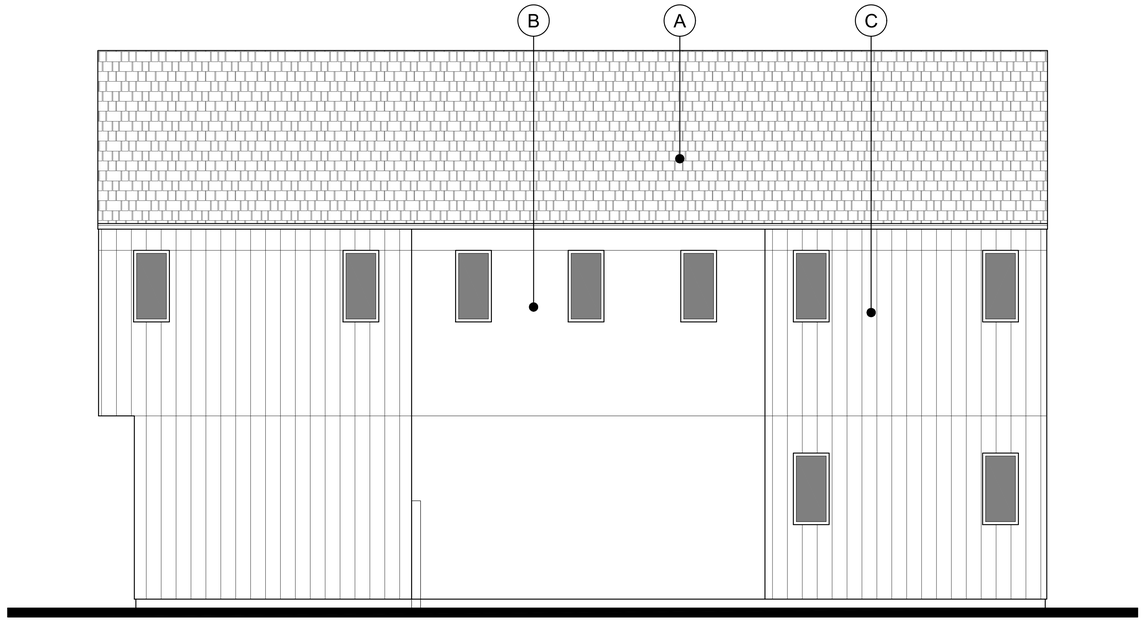
VAN DAELE HOMES
MODERN MOBILE VENTURES1, LP

A.9

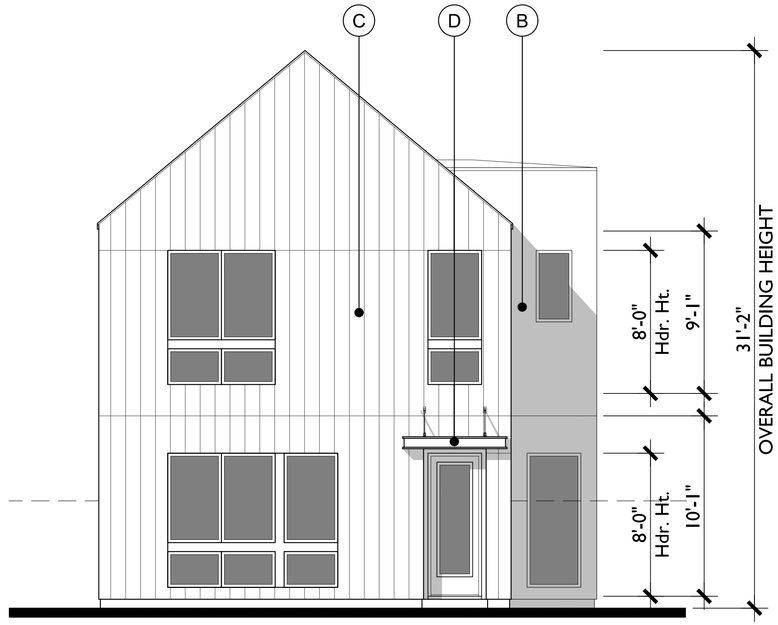
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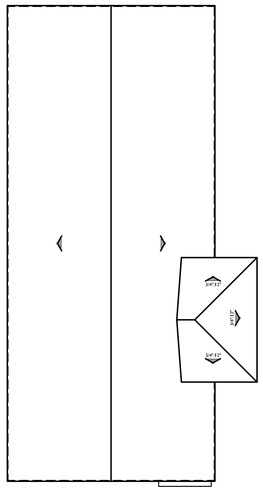
LEFT



FRONT

PLAN 2B

1/4"=1'-0"



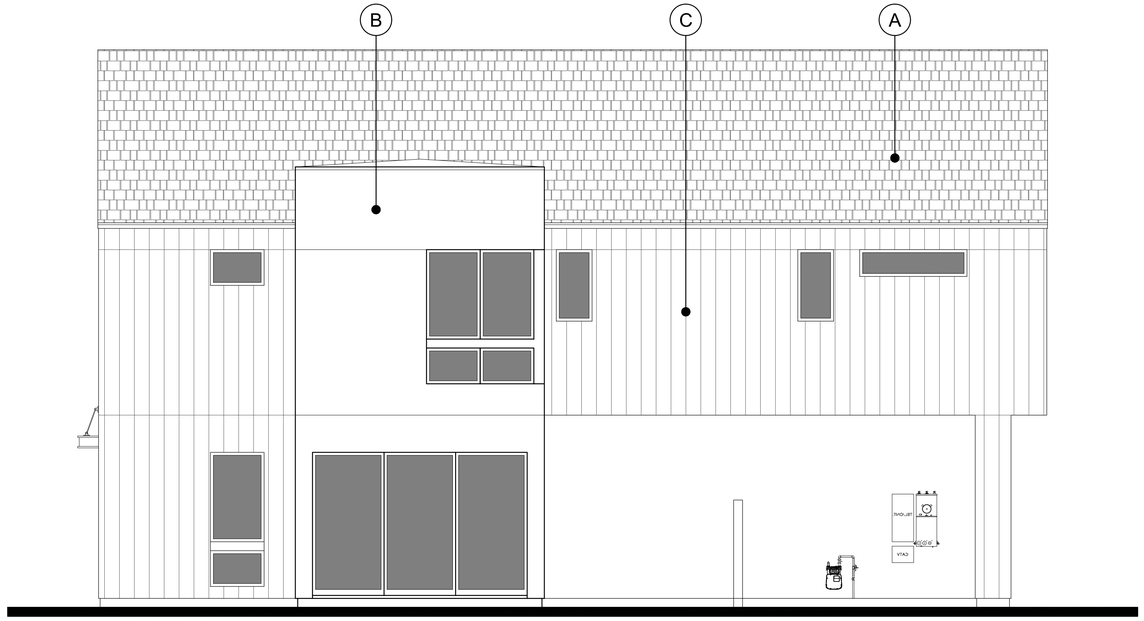
ROOF PLAN PLAN 2B

1/8"=1'-0"

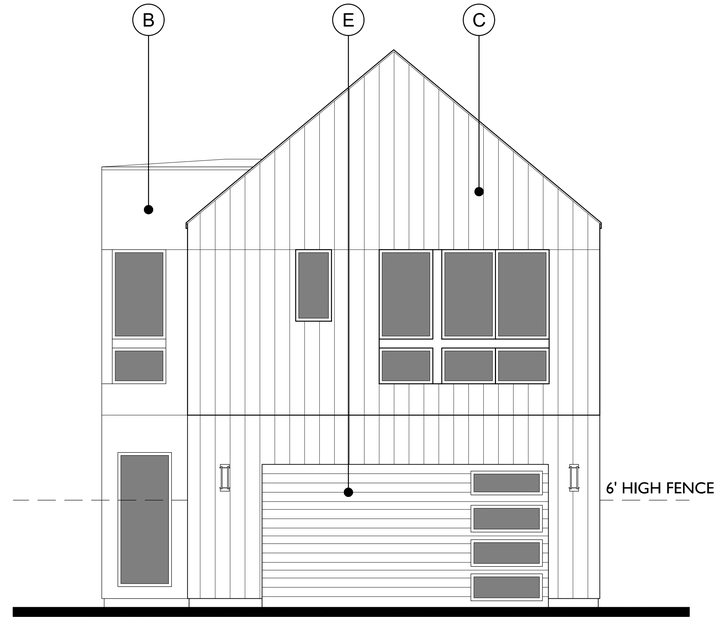
PITCH: 10:12 U.N.O.
RAKE: 1"
EAVE: 1"
ROOF MATERIAL: COMPOSITION SHINGLE & T.P.O. MEMBRANE

MATERIALS LEGEND

A	COMPOSITE ASPHALT SHINGLE ROOF
B	STUCCO
C	VERTICAL WOOD LIKE SIDING
D	METAL AWNING
E	METAL ROLL UP GARAGE DOOR



RIGHT



REAR

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TUSTIN & 21st

PLAN 2B ELEVATIONS

Costa Mesa, California | A92.24291 | 07.13.2026

8 4 2 0

VAN DAELE HOMES

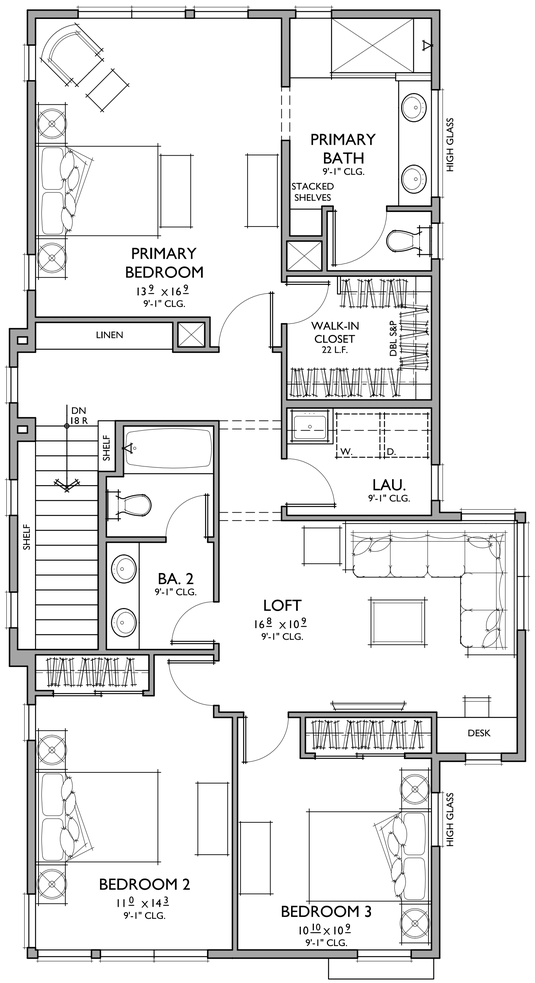
MODERN MOBILE VENTURES1, LP

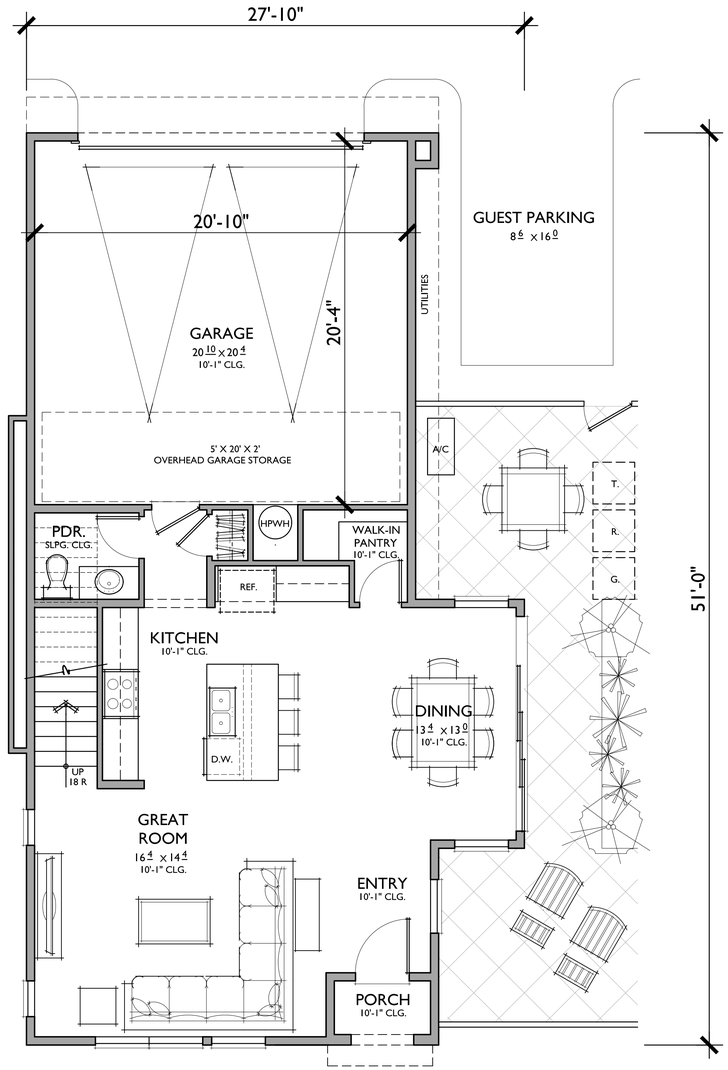
A.10

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PLAN 2AX

1,970 SQ. FT.

3 BEDROOMS / 2.5 BATHS
2 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	727 SQ. FT.
2ND FLOOR	1,243 SQ. FT.
TOTAL LIVING	**1970 SQ. FT.**
2 - BAY GARAGE	460 SQ. FT.
PORCH	21 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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TUSTIN & 21st
PLAN 2AX LOT 7

Costa Mesa, California | A92.24291 | 07.13.2026

8 4 2 0

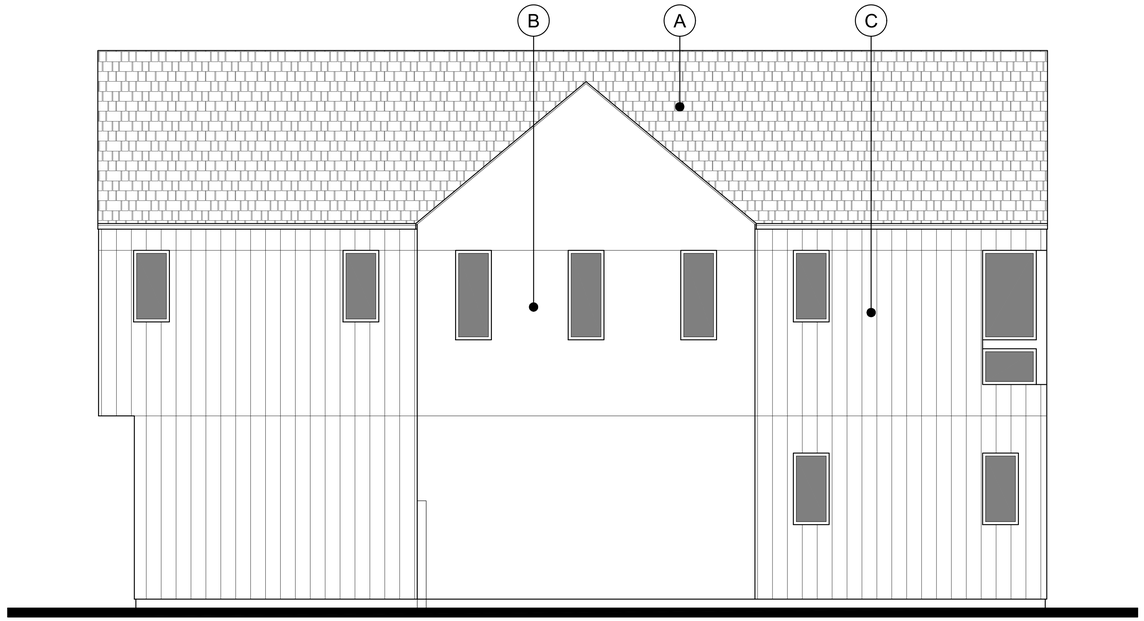
VAN DAELE HOMES
MODERN MOBILE VENTURES1, LP

A.11

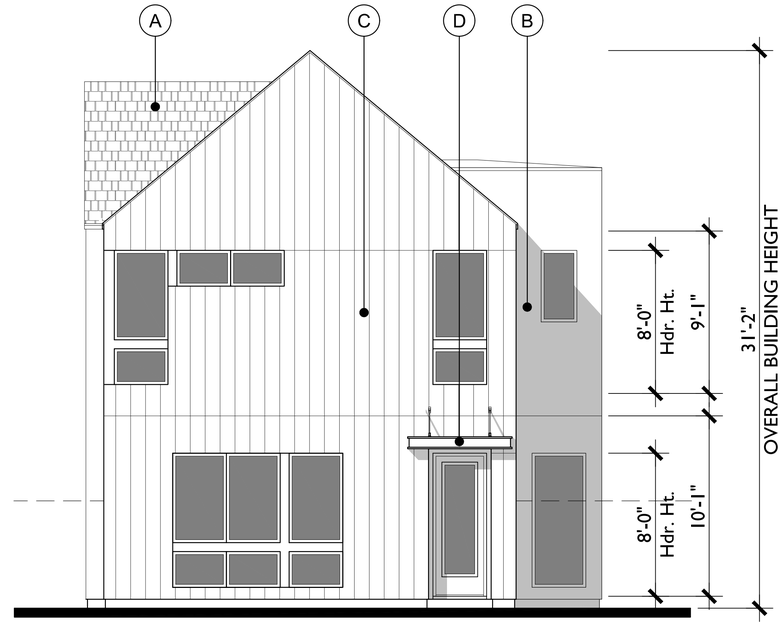
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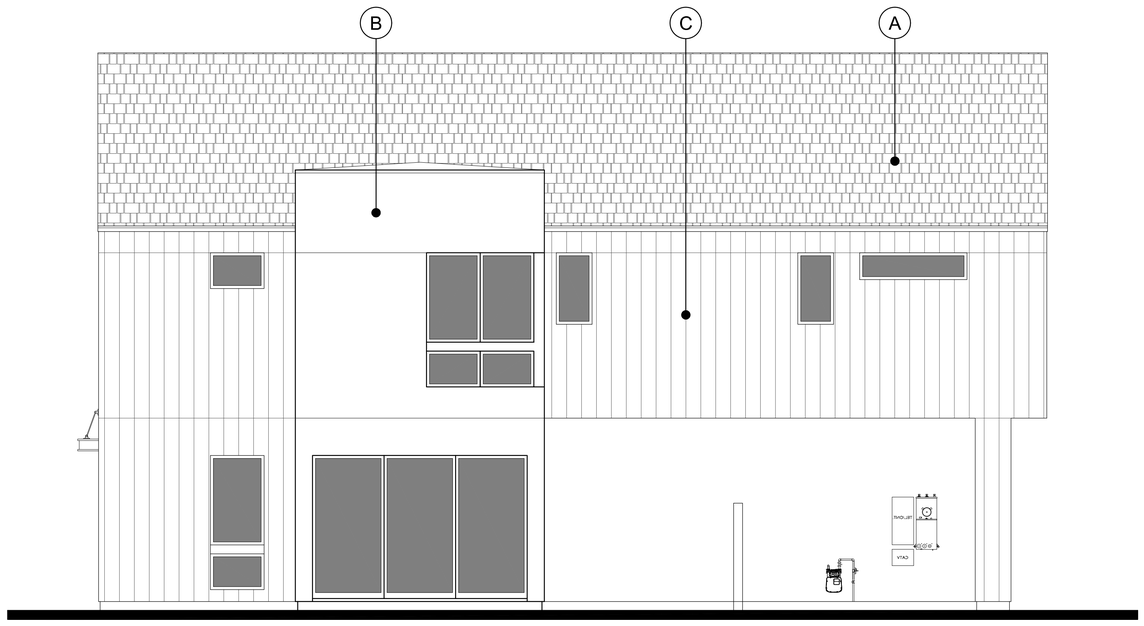
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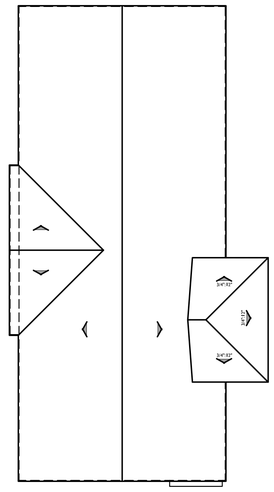
FRONT

PLAN 2AX

1/4"=1'-0"



RIGHT



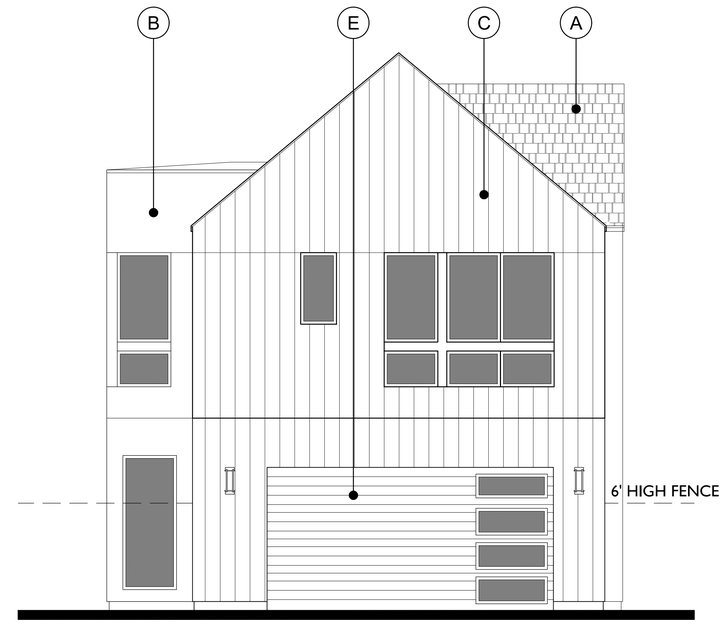
ROOF PLAN — PLAN 2AX

1/8"=1'-0"

PITCH: 10:12 U.N.O.
RAKE: 1"
EAVE: 1"
ROOF MATERIAL: COMPOSITION SHINGLE & T.P.O. MEMBRANE

MATERIALS LEGEND

A	COMPOSITE ASPHALT SHINGLE ROOF
B	STUCCO
C	VERTICAL WOOD LIKE SIDING
D	METAL AWNING
E	METAL ROLL UP GARAGE DOOR



REAR

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PLAN 2AX ELEVATIONS

Costa Mesa, California | A92.24291 | 07.13.2026

8 4 2 0

VAN DAELE HOMES

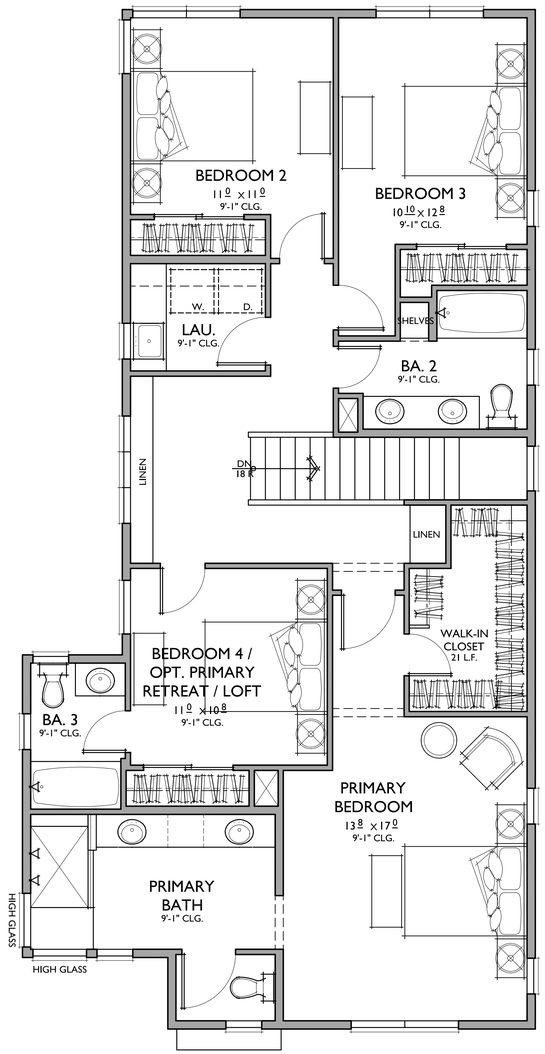
MODERN MOBILE VENTURES1, LP

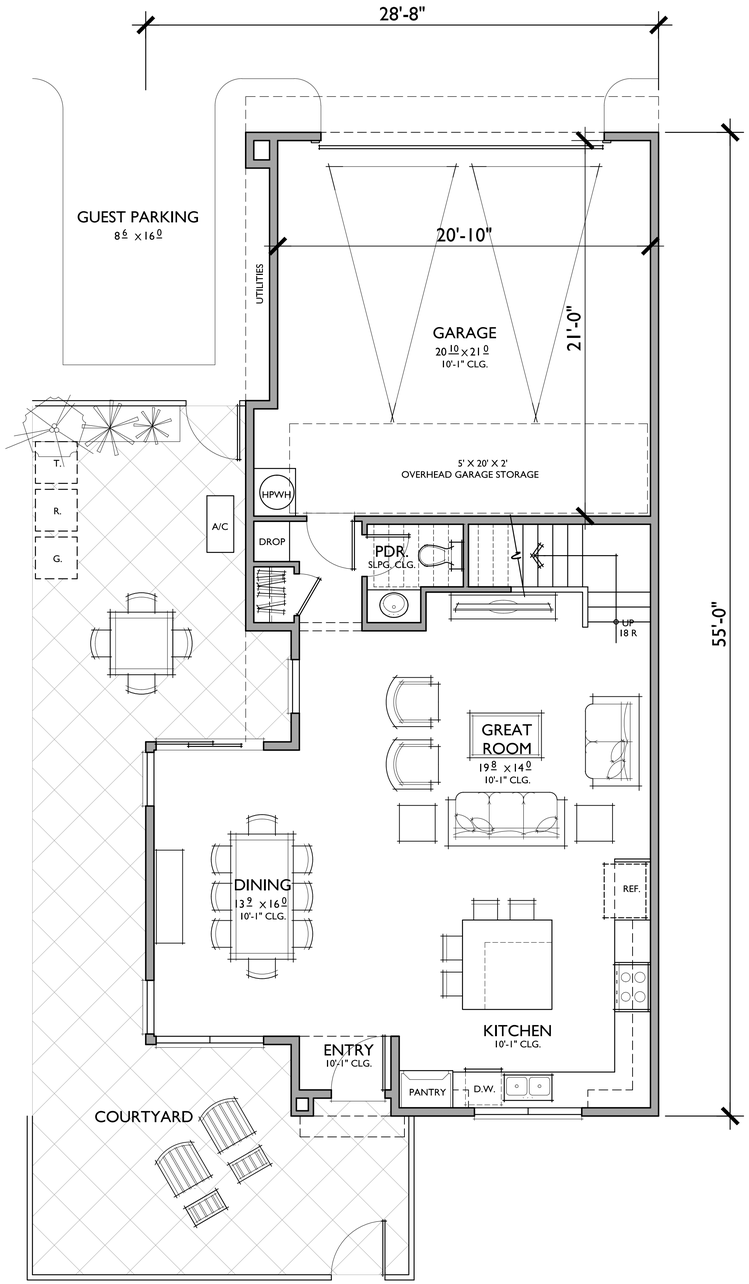
A.12

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PLAN 3

2,182 SQ. FT.

4 BEDROOMS / 3.5 BATHS
2 - BAY GARAGE

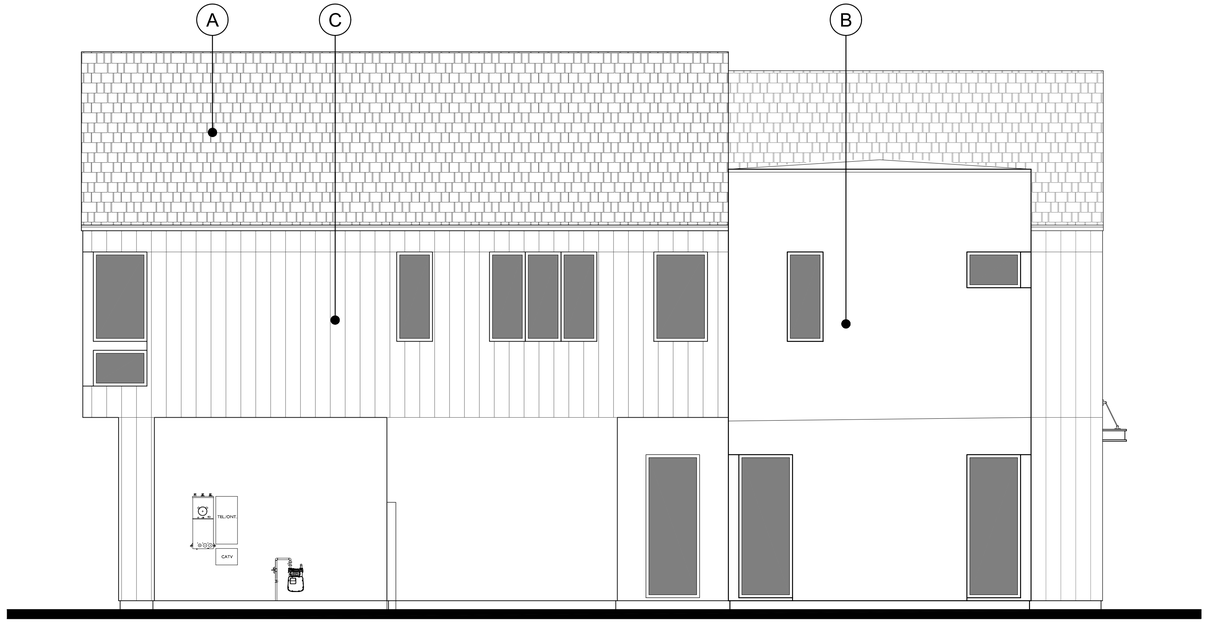
FLOOR AREA TABLE	
1ST FLOOR	837 SQ. FT.
2ND FLOOR	1,345 SQ. FT.
TOTAL LIVING	**2182 SQ. FT.**
2 - BAY GARAGE	475 SQ. FT.
PORCH	6 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

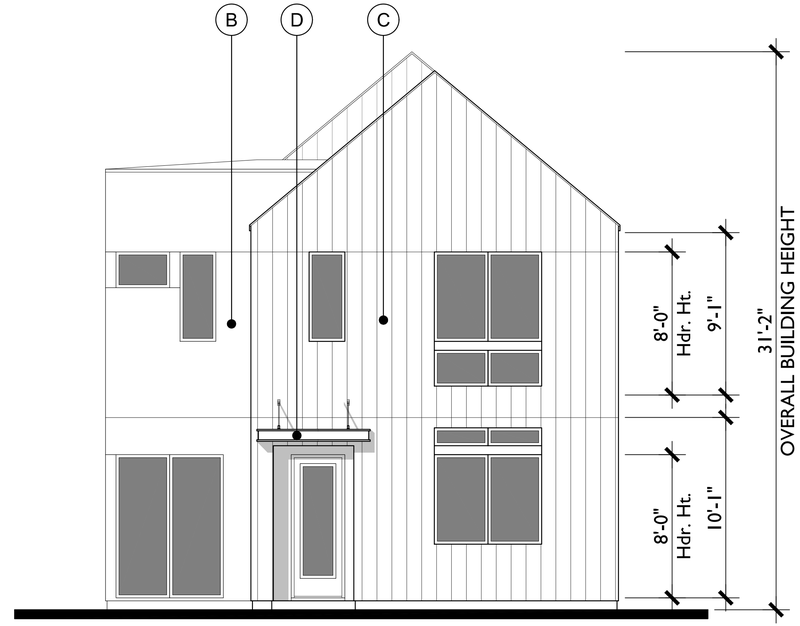
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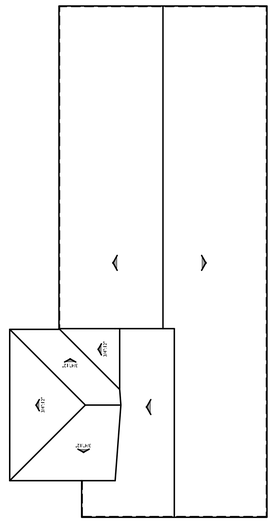
LEFT



FRONT

PLAN 3

1/4"=1'-0"



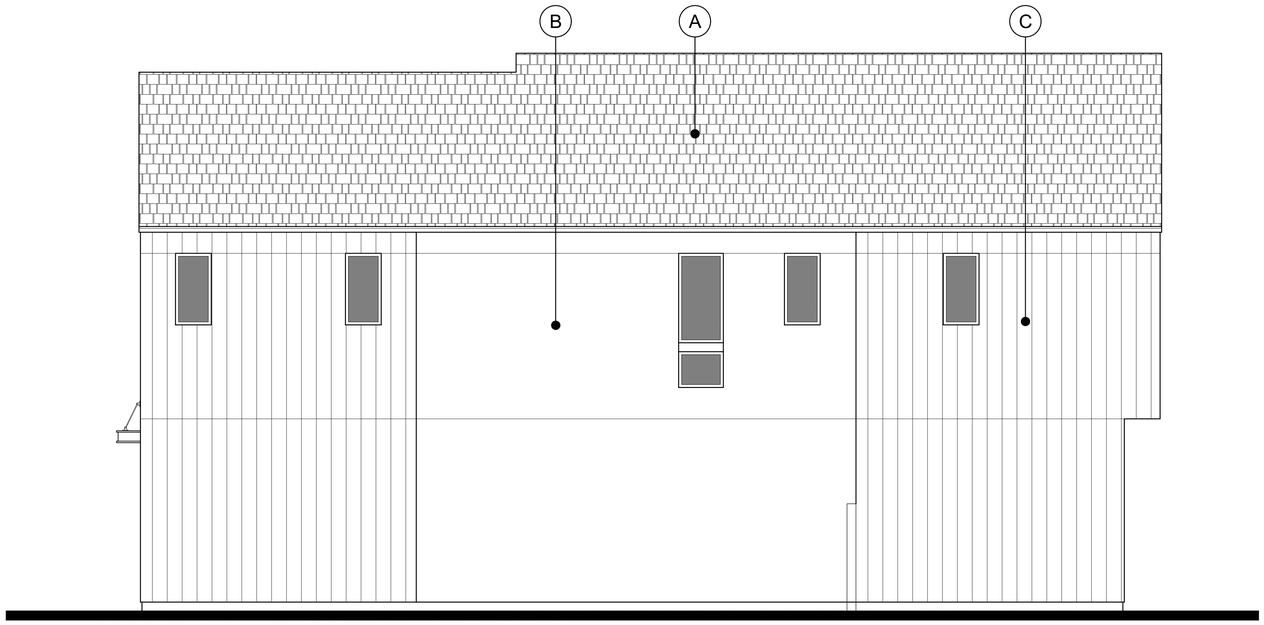
ROOF PLAN PLAN 3

1/8"=1'-0"

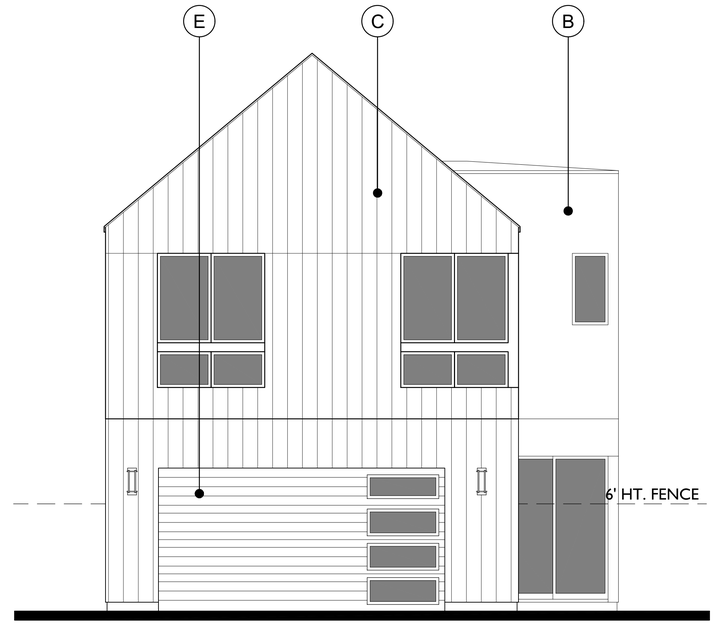
PITCH: 10:12 U.N.O.
RAKE: 1"
EAVE: 1"
ROOF MATERIAL: COMPOSITION SHINGLE & T.P.O. MEMBRANE

MATERIALS LEGEND

A	COMPOSITE ASPHALT SHINGLE ROOF
B	STUCCO
C	VERTICAL WOOD LIKE SIDING
D	METAL AWNING
E	METAL ROLL UP GARAGE DOOR



RIGHT



REAR

8 4 2 0

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PLAN 3 ELEVATIONS

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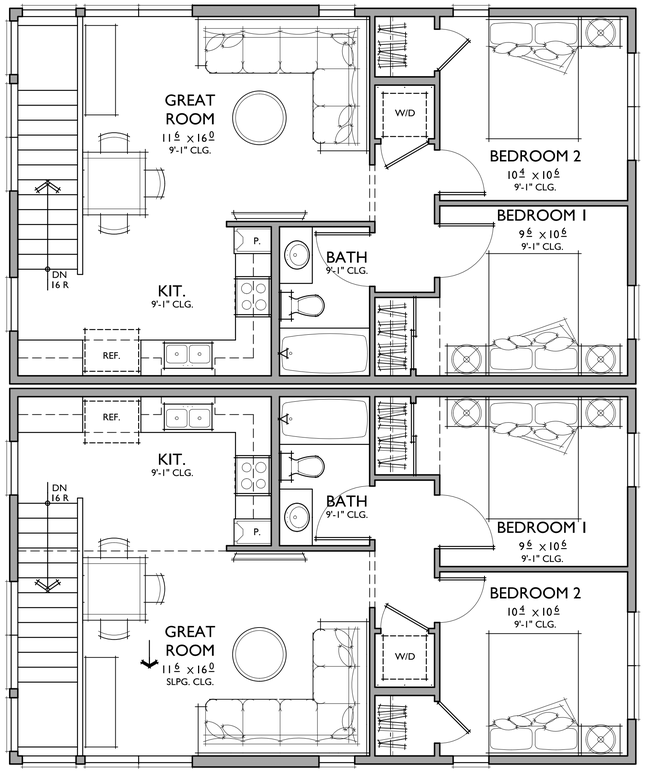
VAN DAELE HOMES

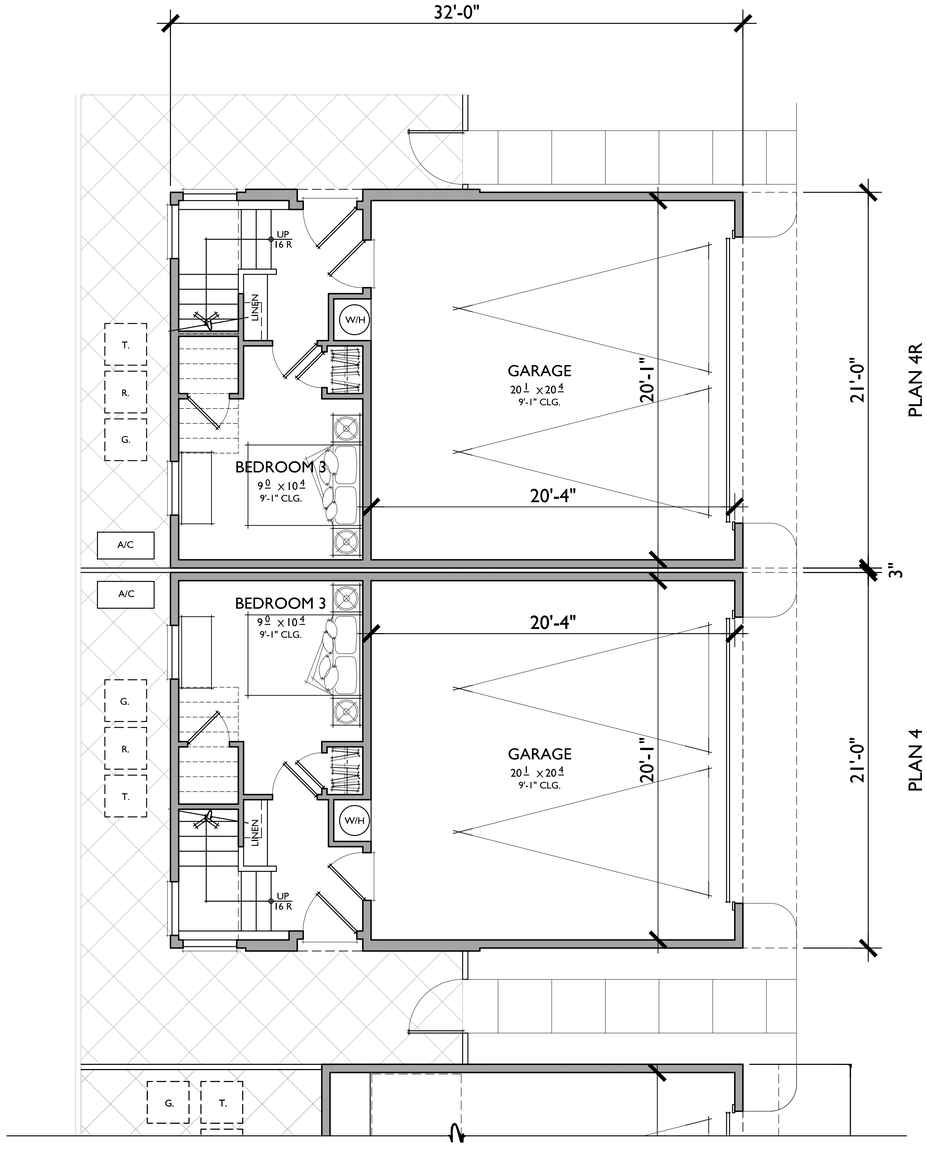
MODERN MOBILE VENTURES1, LP

A.14

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PLAN 4 AND 4R

908 SQ. FT.

3 BEDROOMS / 1 BATH / FLEX
2 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	228 SQ. FT.
2ND FLOOR	680 SQ. FT.
TOTAL LIVING	**908 SQ. FT.**
2 - BAY GARAGE	441 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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TUSTIN & 21st
PLAN 4 AND 4R LOTS 8 AND 9

Costa Mesa, California | A92.24291 | 07.13.2026

8 4 2 0

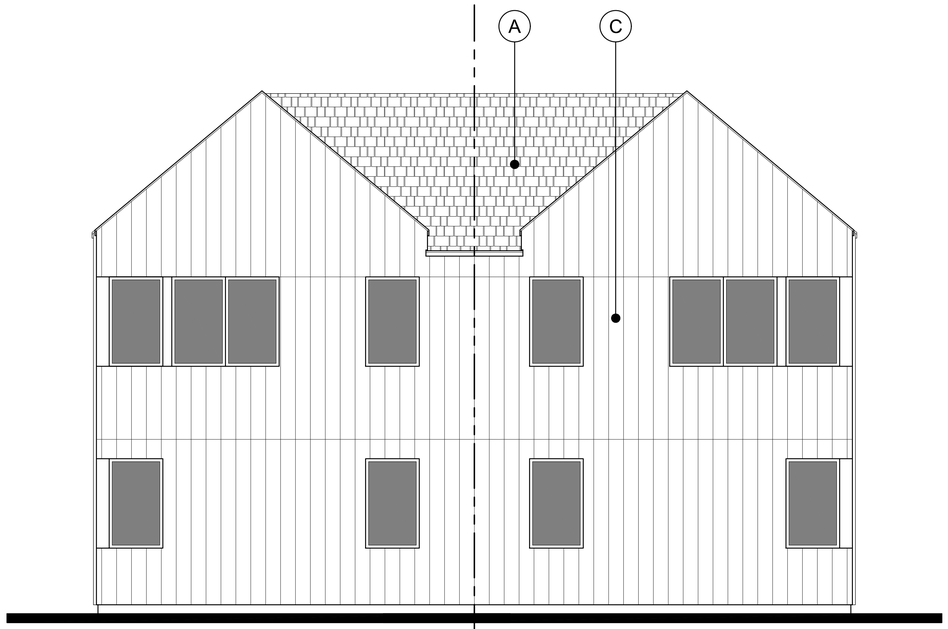
VAN DAELE HOMES
MODERN MOBILE VENTURES1, LP

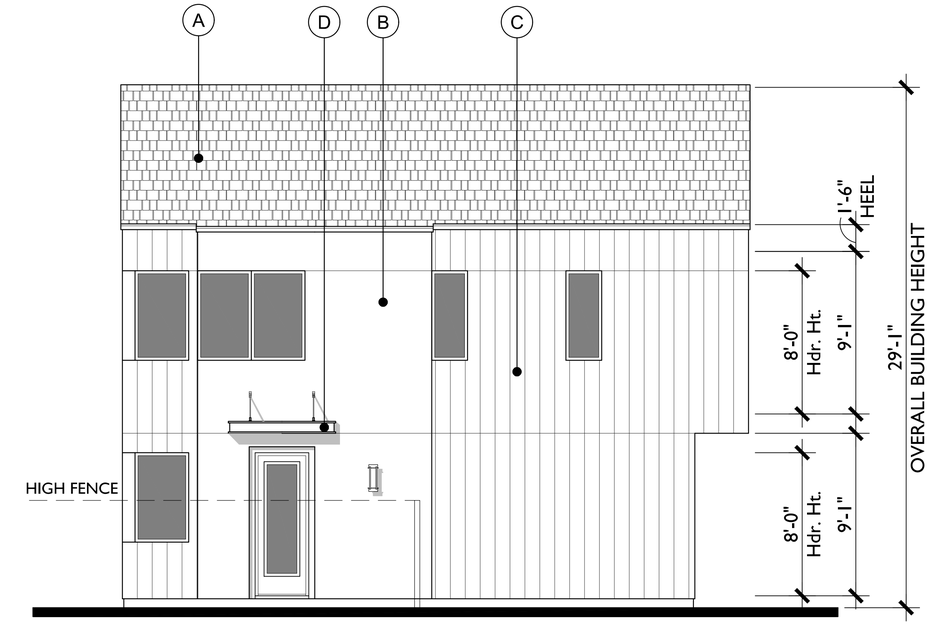
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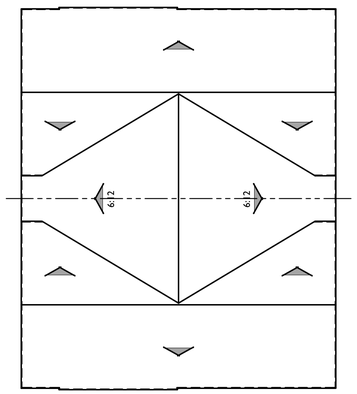
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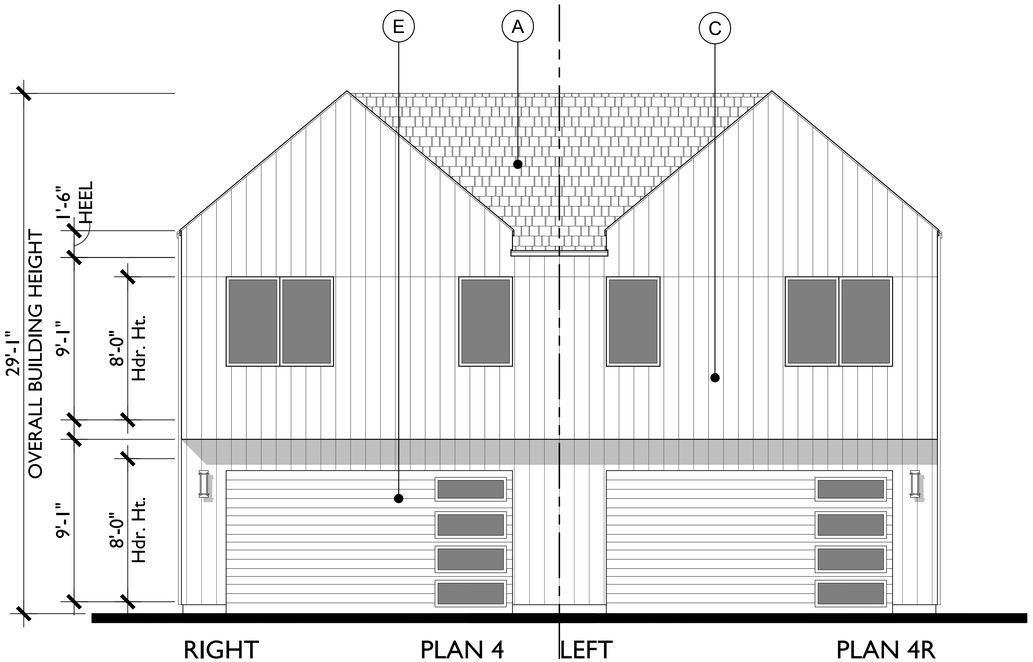
ROOF PLAN — PLAN 4

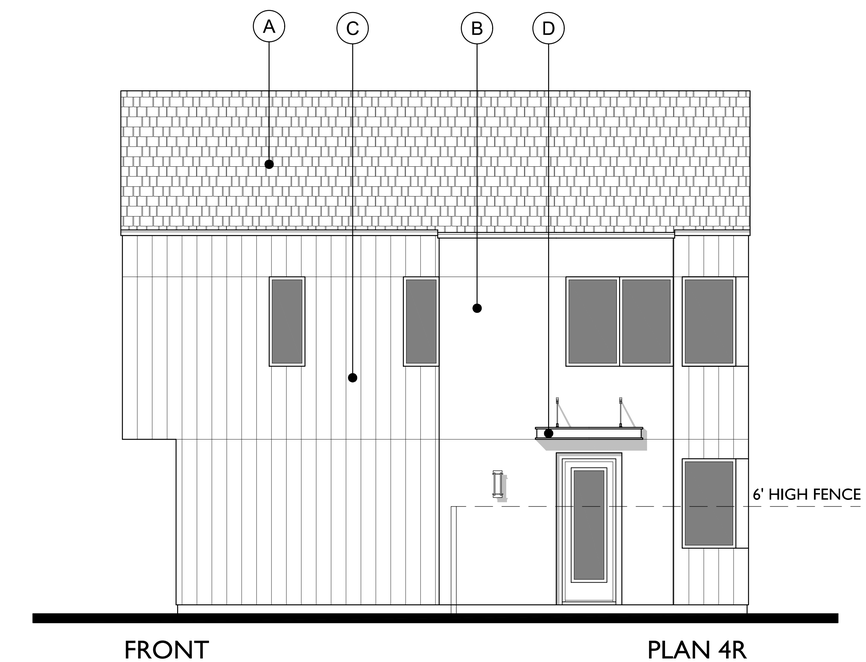
1/8"=1'-0"

PITCH: 10:12 U.N.O.
RAKE: 1"
EAVE: 1"
ROOF MATERIAL: COMPOSITION SHINGLE

MATERIALS LEGEND

A	COMPOSITE ASPHALT SHINGLE ROOF
B	STUCCO
C	VERTICAL WOOD LIKE SIDING
D	METAL AWNING
E	METAL ROLL UP GARAGE DOOR





Bassenian Lagoni · ARCHITECTS

TUSTIN & 21st
PLAN 4 ELEVATIONS

8 4 2 0

VAN DAELE HOMES

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MODERN MOBILE VENTURES1, LP

A.16

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LINEAR CONCRETE PAVERS

CONTEMPORARY PICKET FENCE

METAL FENCING & GATES - BROWN COLOR

SITE SUMMARY

SITE AREA: 64,982 SF

COMMON OPEN SPACE (HARDSCAPE): 2,003 SF

COMMON OPEN SPACE (LANDSCAPE): 7,288 SF

PRIVATE OPEN SPACE (HOMEOWNER): 9,889 SF

REQUIRED OPEN SPACE: 22,744 SF (35%)

PROVIDED OPEN SPACE: 19,180 SF (29.5%)

LANDSCAPE TABULATION

TREES REQUIRE LANDSCAPE AREA: 7,288 S.F. / 200 S.F. = 36 TREES REQUIRED
TREES PROVIDED: 36 TREES PROVIDED

72-INCH OR 84-INCH TREE	=	1 EA
36-INCH TREE	=	6 EA
24-INCH TREE	=	21 EA
15-GAL TREE	=	8 EA

SHRUBS REQUIRED OPEN SPACE: 7,288 S.F. / 25 S.F. = 292 SHRUBS REQUIRED
SHRUBS PROVIDED: 1,551 SHRUBS PROVIDED

SIXTY (60) PERCENT OF THE REQUIRED SHRUBS SHALL BE A MINIMUM OF 5-GALLONS:
117 AT 5-GAL REQUIRED (60%)
5 / 15-GAL SHRUBS PROVIDED: 513 PROVIDED

* NOTE: LANDSCAPE OPEN SPACE DOES NOT INCLUDE 2-FT STALL OVERHANG

POTENTIAL PLANT PALETTE

TREES

ARBUTUS X 'MARINA'
CERCIS CANADENSIS 'FOREST PANSY'
KOELREUTERIA BIPINNATA
LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'
LOPHOSTEMON CONFERTUS
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
METROSIDEROS EXCELSA
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'
PODOCARPUS ELONGATUS 'MONMAL'
PYRUS CALLERYANA 'CHANTICLEER'

VINES

GREWIA CAFFRA
MACFADYENA UNGUIS-CATI
PARTHENOCISSUS TRICUSPIDATA

GROUNDCOVER

AEONIUM SPP.
CARISSA MACROCARPA 'GREEN CARPET'
CAREX DIVULSA
ECHEVERIA SPP.
ERIGERON KARVINSKIANUS
FESTUCA OVINA GLAUCA
GRAPTOPETALUM PARAGUAYENSE
ROSMARINUS OFFICINALIS 'PROSTRATUS'
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'
SEDUM 'AUTUMN JOY'
SENECIO SERPENS

SHRUBS

AGAPANTHUS 'TINKERBELL'
AGAVE X 'BLUE FLAME'
ALOE VERA
ALOE X 'BLUE ELF'
BOUTELOUA GRACILIS 'BLONDE AMBITION'
CALANDRINIA SPECTABILIS
CALLISTEMON VIMINALIS 'SLIM'
COTYLEDON ORBICULATA
CRASSULA ARBORESCENS 'BLUE WAVES'
DIANELLA REVOLUTA 'LITTLE REV'
ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR'
LAVANDULA STOECHAS
LEUCADENDRON 'SAFARI SUNSET'
LIGUSTRUM JAPONICUM 'TEXANUM'
LOMANDRA LONGIFOLIA 'BREEZE'
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
PODOCARPUS MACROPHYLLUS 'MAKI'
PRUNUS CAROLINIANA 'COMPACTA'
RHAPHIOLEPIS UMBELLATA 'MINOR'
SENECIO VITALIS
WESTRINGIA FRUTICOSA 'LOW HORIZON'

CONSTRUCTION KEYNOTES

(A) 6-FOOT-HIGH STEEL PRIVACY FENCE & GATE
(B) 30-INCH-HIGH CONTEMPORARY PICKET FENCE
(C) 30-INCH-HIGH PRIVACY GATE
(D) ENHANCED CONCRETE PATIO SPACE
(E) 24-INCH CONCRETE STEPPERS
(F) ACCENT PERGOLA
(G) STANDARD CONCRETE SIDEWALK PAVING
(H) LINEAR CONCRETE PAVERS FOR MAIN PASEO WALKWAY
(I) COMMUNITY MAILBOX
(J) TYPICAL TRANSFORMER LOCATION
(K) NON-LOCKING 6-FOOT-HIGH PRIVACY GATE
(L) EXISTING MASONRY PERIMETER WALK TO REMAIN (PORTIONS MAY BE DEMOLISHED TO ACCOMMODATE THE CURRENT SITE PLAN)
(M) ENHANCED CONCRETE DRIVE ENTRY PAVING WITH 4-FOOT ACCESSIBLE WALKWAY AT DRIVE APPROACH
(N) OPTIONAL PRIVACY GATE BETWEEN MAIN RESIDENCE AND ADU
(O) COLORED CONCRETE BANDS TO ENTRY DOORS
(P) REAR PATIO - HOMEOWNER DESIGNED YARDS

(1) ARBUTUS X 'MARINA'
(2) CERCIS CANADENSIS 'FOREST PANSY'
(3) KOELREUTERIA BIPINNATA
(4) LAGERSTROEMIA I. X F. 'TUSCARORA'
(5) LOPHOSTEMON CONFERTUS
(6) MAGNOLIA GRANDIFLORA 'LITTLE GEM'
(7) OMITTED
(8) PYRUS CALLERYANA 'CHANTICLEER'
(9) GEIJERA PARVIFLORA

CONCEPTUAL LANDSCAPE PLAN

396 E. 21ST STREET

TENTATIVE TRACT MAP #19412 - COSTA MESA, CA

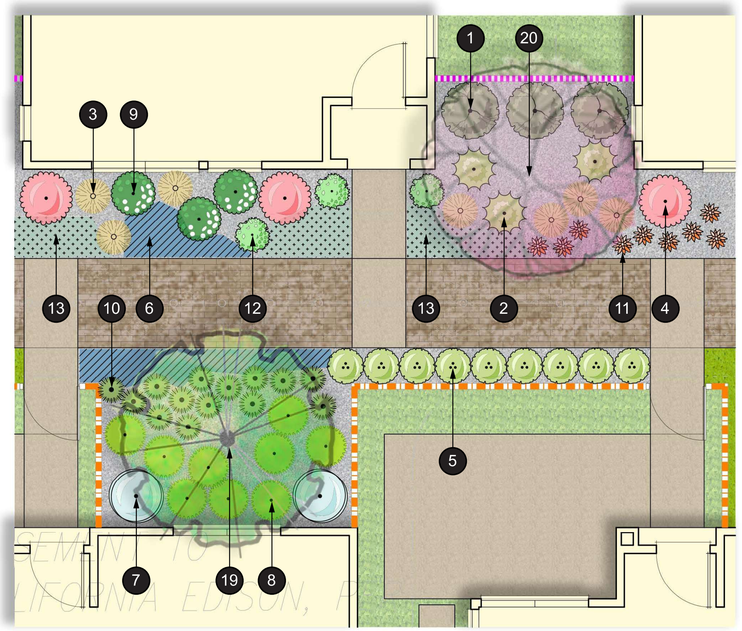
VAN DAELE HOMES

391 N. MAIN STREET, SUITE 301, CORONA, CA 92878
PHONE: 951-354-2121 CONTACT: DAWN TOPETE

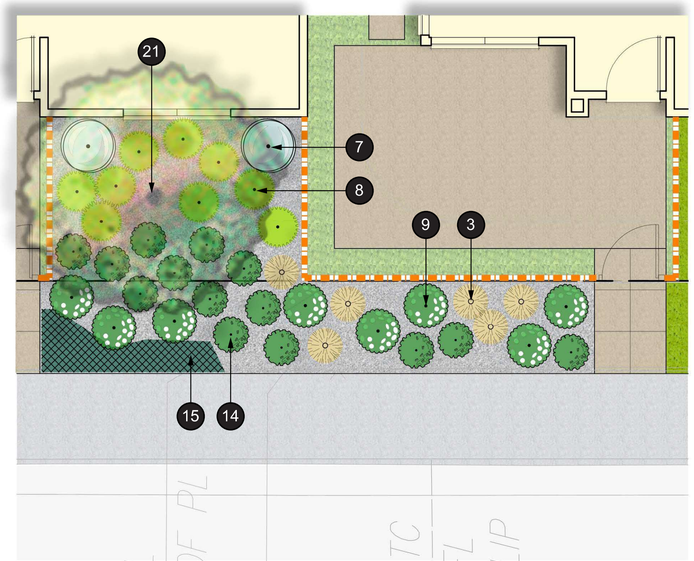
0 16 32 48 64
SCALE: 1/16" = 1'-0"

BGB | DESIGN GROUP
Landscape Architecture Planning Urban Design
3185 C1 Airway Avenue Costa Mesa, CA 92626
P: 714-545-2898 F: 714-545-2878 bgb-inc.com

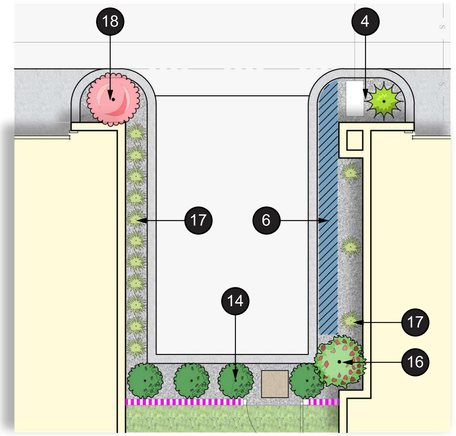
L1
08/04/26



ENLARGEMENT ‘A’



ENLARGEMENT ‘B’



ENLARGEMENT ‘C’

POTENTIAL PLANT LEGEND

1. ELAEOCARPUS DECIPIENS ‘LITTLE EMPEROR’
2. AGAVE X ‘BLUE FLAME’
3. BOUTELOUA GRACILIS ‘BLONDE AMBITION’
4. LEUCADENDRON ‘SAFARI SUNSET’
5. RHAPHIOLEPIS UMBELLATA ‘MINOR’
6. SENECIO SERPENS
7. PODOCARPUS ELONGATUS ‘MONMAL’
8. LOMANDRA LONGIFOLIA ‘BREEZE’
9. WESTRINGIA FRUTICOSA ‘LOW HORIZON’
10. CAREX DIVULSA
11. ALOE X ‘BLUE ELF’
12. CRASSULA ARBORESCENS ‘BLUE WAVES’
13. GRAPTOPETALUM PARAGUAYENSE
14. CARISSA MACROCARPA ‘GREEN CARPET’
15. FESTUCA OVINA GLAUCA
16. CALLISTEMON VIMINALIS ‘SLIM’
17. SENECIO VITALIS
18. ALOE VERA
19. ARBUTUS X ‘MARINA’
20. CERCIS CANADENSIS ‘FOREST PANSY’
21. GEIJERA PARVIFLORA



PLANT PALETTE SAMPLING

ENLARGEMENTS & PHOTOS

396 E. 21ST STREET

TENTATIVE TRACT MAP #19412 - COSTA MESA, CA

VAN DAELE HOMES
391 N. MAIN STREET, SUITE 301, CORONA, CA 92878
PHONE: 951-354-2121 CONTACT: DAWN TOPETE

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

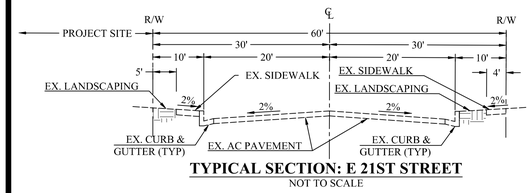
BGB | DESIGN GROUP
Landscape Architecture Planning Urban Design
3185 C1 Airway Avenue Costa Mesa, CA 92626
P: 714-545-2898 F: 714-545-2878 bgb-inc.com

L2

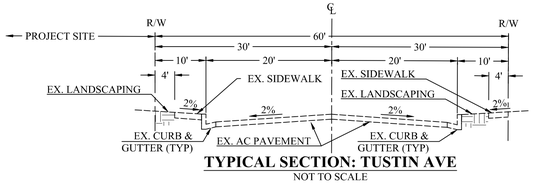
08/04/26

SITE PLAN

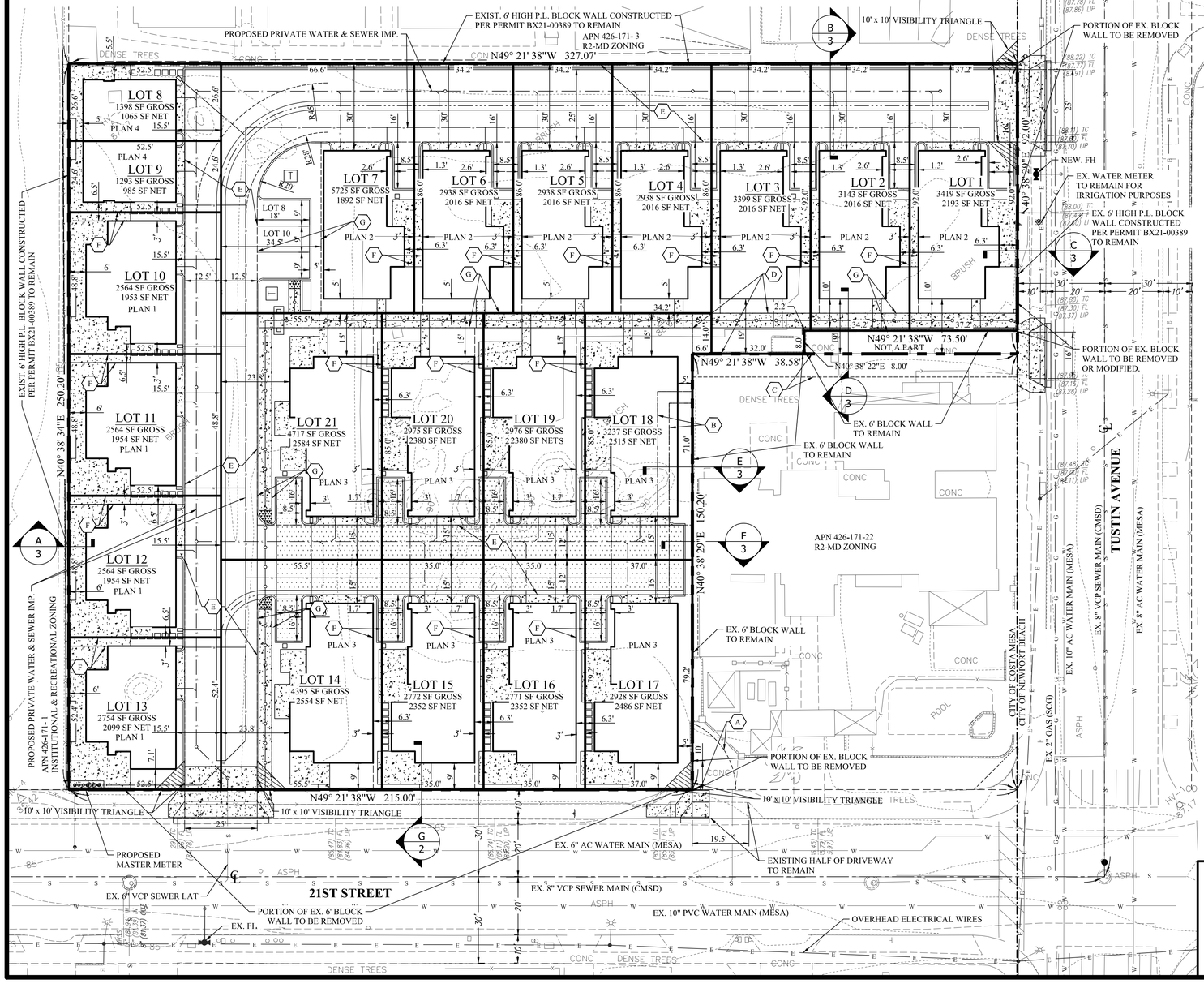
FOR TENTATIVE TRACT MAP NO. 19412
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA



TYPICAL SECTION: E 21ST STREET
NOT TO SCALE



TYPICAL SECTION: TUSTIN AVE
NOT TO SCALE



SITE ADDRESS:
396 E 21ST STREET
COSTA MESA, CA 92627
A.P.N. 426-171-23

PURPOSE STATEMENT
THE PROJECT WILL CREATE 21 SINGLE FAMILY RESIDENTIAL LOTS.

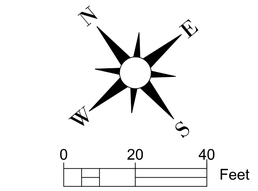
EXISTING USE
VACANT LOT (THE SITE WAS PREVIOUSLY DEVELOPED AS A MOBILE HOME PARK. THE SITE IS CURRENTLY VACANT AND ALL STRUCTURES HAVE BEEN REMOVED FROM THE PROJECT SITE.) THE SITE DOES NOT CONTAIN ANY TREES.

OWNER / SUBDIVIDER:
MODERN MOBILE VENTURES I, L.P.
PETE ZEHNDER
2454 ALTON PARKWAY
IRVINE, CA 92606
(949) 230-5426
PETE@COLLECTIVEHOUSINGSUPPLY.COM

ENGINEER:
ROBIN B. HAMERS AND ASSOCIATES, INC.
130 MCCORMICK AVE, SUITE 101
COSTA MESA, CA. 92626
(949) 548-1192

LEGEND:

ASPH	ASPHALT
BLDG	BUILDING
BW	BACK OF WALK
CLF	CHAIN LINK FENCE
CONC	CONCRETE
EC	EDGE OF CONCRETE
EG	EXISTING GROUND
EMH	ELECTRICAL MANHOLE
EP	EDGE OF PAVEMENT
EPB	ELECTRICAL PULLBOX
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GM	GAS METER
GV	GAS VALVE
LIP	LIP OF GUTTER
MH	MANHOLE
NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
PKL	PARKING LOT LIGHT
PL	PROPERLY LINE
R.R.	RAIL ROAD
SE'LY	SOUTHEASTERLY
SL	STREET LIGHT
SMH	SEWER MANHOLE
SW'LY	SOUTHWESTERLY
TC	TOP OF CURB
TG	TOP OF GRATE
TMH	TELEPHONE MANHOLE
TSPB	TRAFFIC SIGNAL PULLBOX
TVT	TELEPHONE VAULT
VLT	VAULT
WM	WATER METER
WV	WATER VALVE
WVT	WATER VAULT
	SEWER
	WATER
	STORM DRAIN
	FLOWLINE
	BUILDING FOOTPRINT
	CENTER LINE
	CURB & GUTTER
	LOT BOUNDARY
	PEDESTRIAN ACCESS
T	TRANSFORMER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
A 1	SECTION NAME / SHEET NUMBER



FLOOD ZONE:
THE PROPERTY HAS BEEN IDENTIFIED AS BEING IN FLOOD ZONE "X" (NO SCREEN) AREA OF MINIMAL FLOOD HAZARD BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS (FIRM) NO. 06059CO269K, DATED MARCH 21, 2019.

NOTES:
1. NO EXISTING WATERCOURSES ON SITE
2. THE SITE IS NOT SUBJECTED TO OVERFLOW OR INUNDATION
3. THE SITE IS CURRENTLY VACANT WITH NO STRUCTURES OR TREES.

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL A:
PARCEL 2 OF PARCEL MAP NO. 95-120, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 292, PAGES 45 AND 46 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL B:
ALSO THOSE INGRESS AND EGRESS EASEMENTS AND UTILITIES EASEMENTS OVER PARCEL 1 OF SAID PARCEL MAP AS SHOWN ON SAID PARCEL MAP.

APN: 426-171-23

SITE SUMMARY:

TOTAL:	21 HOMES
SITE AREA:	1.48 ACRES
DENSITY:	14.2 HOMES/ACRE (21 HOMES /1.48 ACRES)

MIX SUMMARY:

PLAN 1 :	7 HOMES
PLAN 2 :	4 HOMES
PLAN 3 :	8 HOMES
PLAN 4:	2 HOMES
TOTAL:	21 HOMES

PARKING SUMMARY:

PARKING REQUIRED: *	
2 OR 3 BR (1.5 SPACES X 13)	19.5 SPACES
4+ BR (2.5 SPACES X 8)	20 SPACES
TOTAL	39.5 SPACES (1.88:1)
PARKING PROVIDED:	
GARAGE	42 SPACES
SURFACE	18 SPACES
TOTAL	60 SPACES (2.86:1)

PERCENTAGE OF LOT DEVOTED TO DRIVEWAY AND OPEN PARKING: 26.9% (0.40 ACRES).
PERCENTAGE OF OPEN SPACE: 29.4% (0.44 ACRES).
* PARKING RATIOS PER DBL (SEC. 65915)

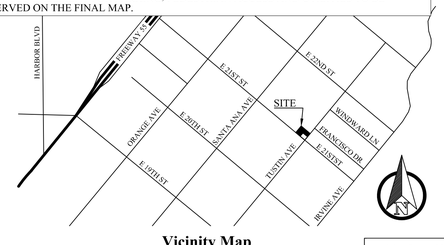
DEVELOPMENT STANDARD 13.42.3:

BUILDING HEIGHT:	2-STORY / 31'
BUILDING SEPARATION:	6.3' **
FRONT SETBACK:	9' **
SIDE SETBACK:	3'** MIN
STREET SIDE SETBACK:	5' **
REAR SETBACK:	N/A **

** MODIFIED DEVELOPMENT STANDARD PER DBL (SEC. 65915)

EASEMENT NOTES

No.	Description
A	EASEMENT FOR INGRESS & EGRESS FOR THE BENEFIT OF PARCEL 2, PER PARCEL MAP 98-120, P.M.B. 292/45-46 TO BE ABANDONED.
B	4.00' WIDE EASEMENT TO SOUTHERN CALIFORNIA EDISON, PER GRANT OF EASEMENT RECORDED JUNE 18, 1997 AS INSTRUMENT NO. 19970280202, O.R. ABANDONED PER QUITCLAIM DEED RECORDED 8/6/25 AS INST. No. 2025000218140 O.R.
C	8.00' WIDE EASEMENT FOR INGRESS-EGRESS AND UTILITIES FOR THE BENEFIT OF PARCEL 2, PER PARCEL MAP 98-120, P.M.B. 292/45-46 TO BE ABANDONED.
D	14.00' WIDE EASEMENT FOR INGRESS-EGRESS FOR GRANTEE AND/OR HIS TENANTS, PER DOCUMENT ENTITLED "EASEMENT" RECORDED APRIL 10, 1997 AS INSTRUMENT NO. 97-165582, O.R. TO BE ABANDONED.
E	PROPOSED INGRESS-EGRESS, ACCESS, DRAINAGE AND UTILITY EASEMENT TO BE RESERVED ON THE FINAL MAP.
F	PROPOSED EXCLUSIVE USE EASEMENT FOR BENEFIT OF ADJOINING LOT TO BE RESERVED ON THE FINAL MAP.
G	PROPOSED EASEMENT FOR PARKING, PEDESTRIAN ACCESS AND UTILITIES TO BE RESERVED ON THE FINAL MAP.



Vicinity Map
Not to Scale

Map Date: 8/3/26

REGISTERED PROFESSIONAL ENGINEER — MICHAEL BENESH — RCE 37893 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
130 MCCORMICK AVE, SUITE 101
COSTA MESA, CA. 92626
(949) 548-1192

8/3/26
MICHAEL BENESH, R.C.E. 37898 — DATE

CITY OF COSTA MESA

TENTATIVE TRACT MAP NO. 19412
SITE PLAN
396 E 21ST STREET, COSTA MESA, CA 92627

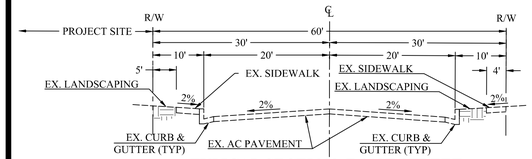
SHEET 1 OF 3

REVISIONS		
#	DATE	DESCRIPTION

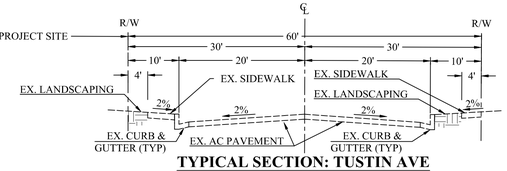
ORIGINAL SCALE: 0 1 2 3 4 INCHES

PRELIMINARY GRADING PLAN

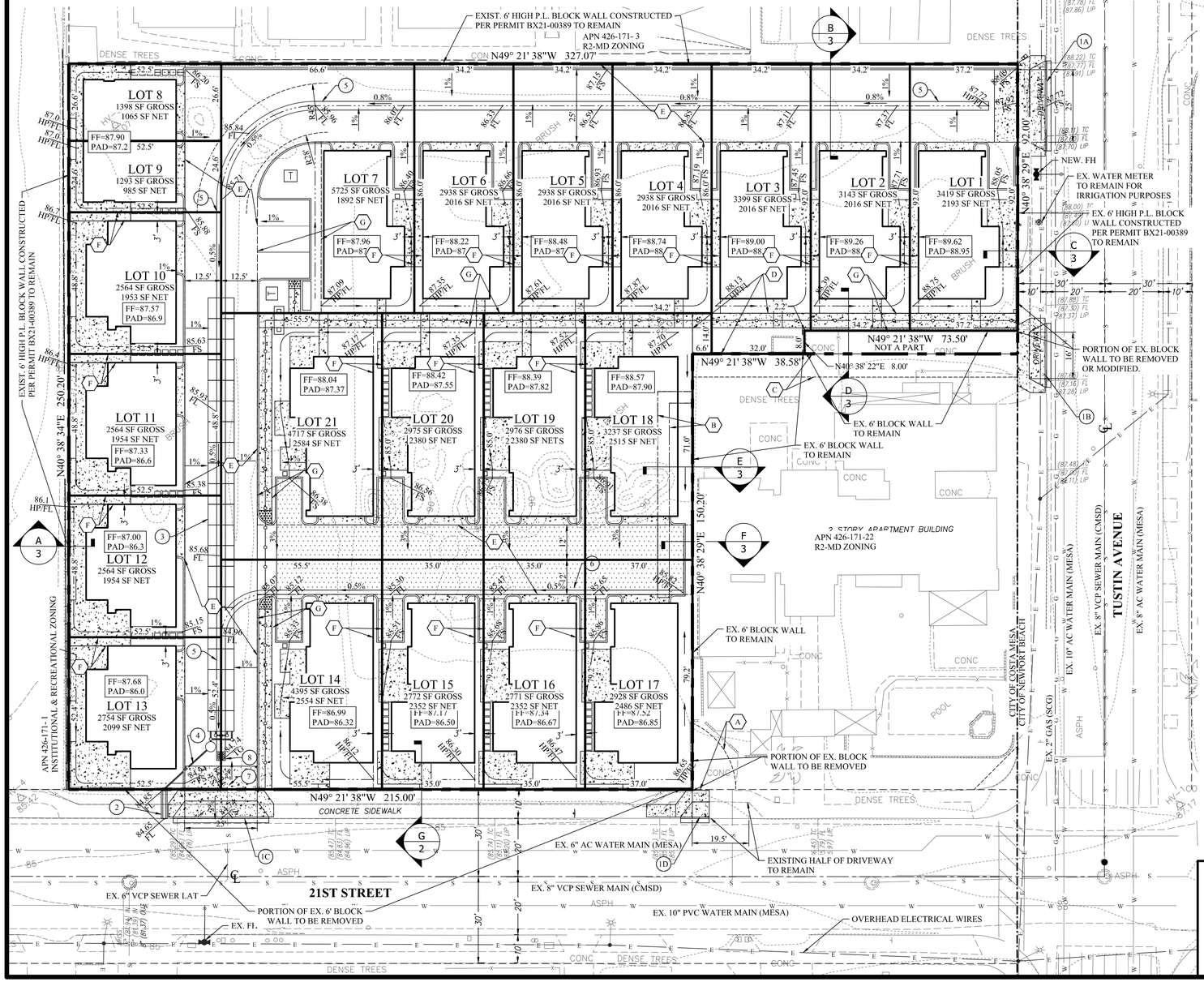
FOR TENTATIVE TRACT MAP NO. 19412
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA



TYPICAL SECTION: E 21ST STREET
NOT TO SCALE



TYPICAL SECTION: TUSTIN AVE
NOT TO SCALE



REVISIONS		
#	DATE	DESCRIPTION

SITE ADDRESS:
396 E 21ST STREET
COSTA MESA, CA 92627
A.P.N. 426-171-23

AREA SUMMARY
TOTAL AREA = 65,000 S.F.(1.492 A.C.)

OWNER / SUBDIVIDER:
MODERN MOBILE VENTURES I, L.P.
PETE ZEHNDER
2454 ALTON PARKWAY
IRVINE, CA 92606
(949) 230-5426
PETE@COLLECTIVEHOUSINGSUPPLY.COM

ENGINEER:
ROBIN B. HAMERS AND ASSOCIATES, INC.
130 MCCORMICK AVE, SUITE 101
COSTA MESA, CA. 92626
(949) 548-1192

LEGEND:

ASPH	ASPHALT
BLDG	BUILDING
BW	BACK OF WALK
CLF	CHAIN LINK FENCE
CONC	CONCRETE
EC	EDGE OF CONCRETE
EG	EXISTING GROUND
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EPB	ELECTRICAL PULLBOX
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GM	GAS METER
GV	GAS VALVE
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	SEWER
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	BUILDING FOOTPRINT
	CENTER LINE
	CURB & GUTTER
	LOT BOUNDARY
T	TRANSFORMER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
A 1	SECTION NAME / SHEET NUMBER

BENCHMARK:
ELEVATION=162.129 FEET, (NAVD 88) 1995 OCS ADJ.
THE ELEVATIONS SHOWN HEREON ARE BASED ON COUNTY OF ORANGE BENCHMARK NUMBER "CM-16-71"; ELEVATION: 84.189' (NAVD88)(1995 ADJ.)

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL STATION GPS NO. 6228 AND STATION GPS NO. 6206 BEING NORTH 40°38'38" EAST, PER PARCEL MAP 95-120, P.M.B. 292/45-46, IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR. (EPOCH ADJ. 2007)

PUBLIC AGENCIES & UTILITIES

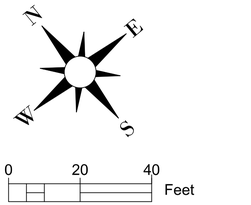
AGENCY	PHONE NO.
AT&T - DISTRIBUTION	714-666-5503
CLEAR CHANNEL OUTDOOR	213-305-0045
COSTA MESA SANITARY DISTRICT	949-645-8400 EXT. 241
MESA CONSOLIDATED WATER DISTRICT	949-207-5518
SC EDISON	714-796-9932
SC GAS- SANTA ANA	714-634-5067
SUNESYS CROWN CASTLE	951-278-0400
TIME WARNER CABLE	714-903-8446
CITY OF COSTA MESA	714-750-5000

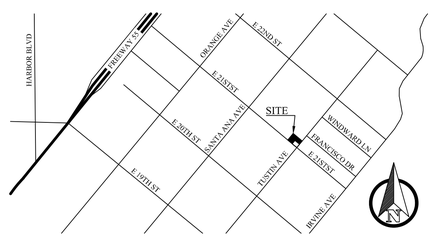
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E	PROPOSED INGRESS-EGRESS, ACCESS, DRAINAGE AND UTILITY EASEMENT TO BE RESERVED ON THE FINAL MAP.
F	PROPOSED EXCLUSIVE USE EASEMENT FOR BENEFIT OF ADJOINING LOT TO BE RESERVED ON THE FINAL MAP.
G	PROPOSED EASEMENT FOR PARKING, PEDESTRIAN ACCESS AND UTILITIES TO BE RESERVED ON THE FINAL MAP.

CONSTRUCTION NOTES

No.	Description
1A	CONST. DRIVEWAY ENTRANCE PER CITY OF NEWPORT BEACH STANDARD , STD. DWG. NO. 162 (W=25', X=3').
1B	CONST. DRIVEWAY ENTRANCE PER CITY OF NEWPORT BEACH STANDARD , STD. DWG. NO. 162 (W=16', X=3').
1C	CONST. DRIVEWAY ENTRANCE PER CITY OF COSTA MESA STANDARD , STD. DWG. NO. 513 (W=25', X=4').
1D	RECONST. 1/2 DRIVEWAY ENTRANCE PER CITY OF COSTA MESA STANDARD , STD. DWG. NO. 513 (W=19.5', X=4').
2	CONST. PARKWAY DRAIN PER CITY OF COSTA MESA STANDARD , STD. DWG. NO. 418.
3	UNDERGROUND INFILTRATION BASIN.
4	OVERFLOW PIPE & OUTLET BOX.
5	CONSTRUCT 3' V-GUTTER - SEE DETAIL BELOW.
6	CONST. 6" CURB PER CITY OF COSTA MESA STANDARD , STD. DWG. NO. 312, TYPE "C-6".
7	CONST. DBL. C.O. MANHOLE PER COSTA MESA SANITARY DISTRICT STANDARD, DRAWING NO. S-107A.
8	STORM DRAIN INLET.





Vicinity Map
Not to Scale

Map Date: 8/3/26

REGISTERED PROFESSIONAL ENGINEER
MICHAEL BENESH
RCE 37893
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
130 MCCORMICK AVE, SUITE 101
COSTA MESA, CA. 92626
(949) 548-1192

8/3/26
MICHAEL BENESH, R.C.E. 37898 DATE

CITY OF COSTA MESA

TENTATIVE TRACT MAP NO. 19412
PRELIMINARY GRADING PLAN
396 E 21ST STREET, COSTA MESA, CA 92627

SHEET 2 OF 3

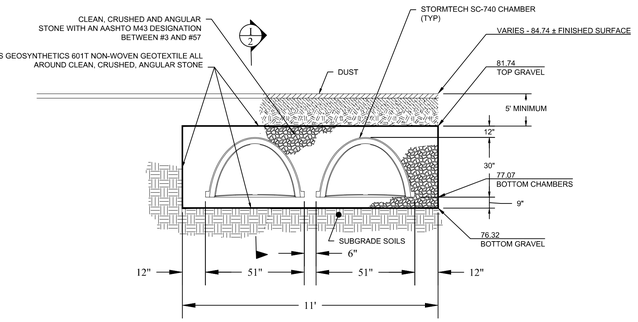
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PRELIMINARY GRADING PLAN

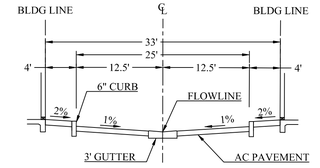
FOR TENTATIVE TRACT MAP NO. 19412
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

REVISIONS		
#	DATE	DESCRIPTION

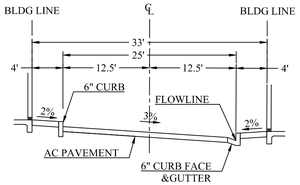
ORIGINAL SCALE: 0 1 2 3 4 INCHES



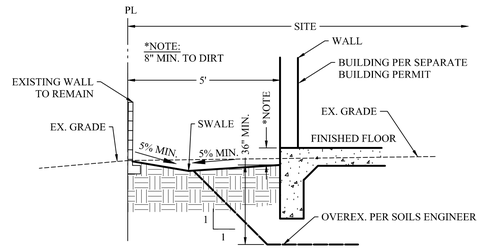
SECTION H: BMP-1
NOT TO SCALE.



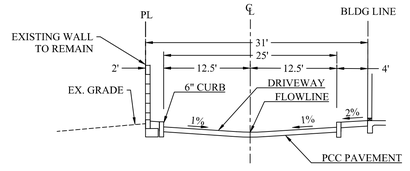
TYPICAL SECTION: ON-SITE DRIVEWAY
NOT TO SCALE



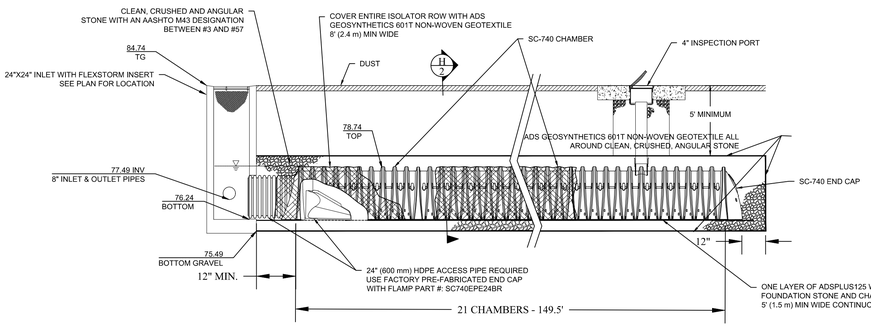
SOUTH DRIVEWAY
NOT TO SCALE



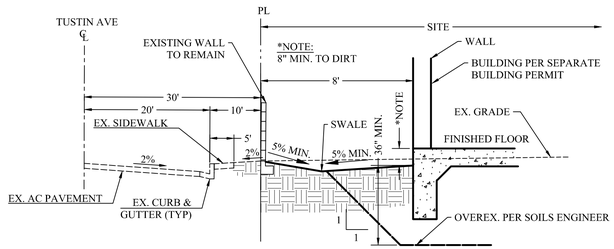
SECTION A
NOT TO SCALE



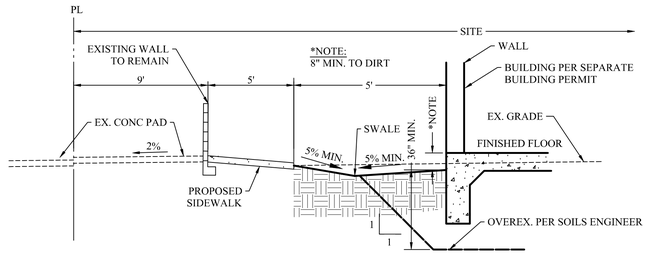
SECTION B
NOT TO SCALE



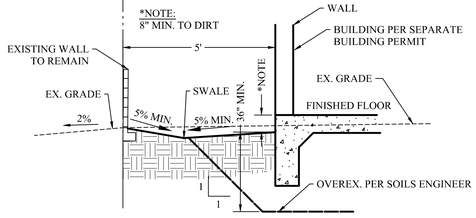
SECTION I: BMP-1
NOT TO SCALE
STORAGE TO TOP OF CHAMBERS = 3,146 CF
REQUIRED VOLUME = 3,090 CF



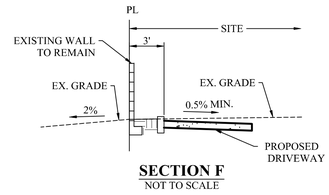
SECTION C
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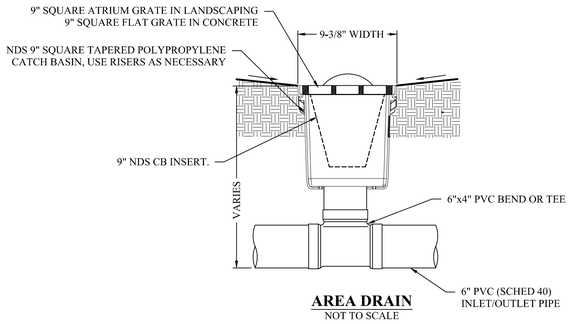
SECTION D
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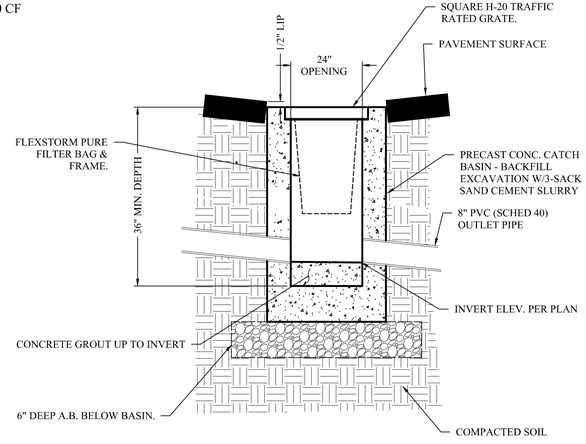
SECTION E
NOT TO SCALE



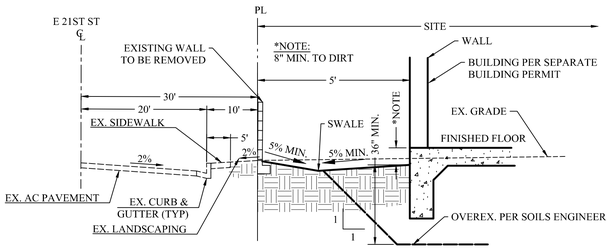
SECTION F
NOT TO SCALE



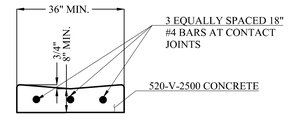
AREA DRAIN
NOT TO SCALE



2' SQUARE DROP INLET W/CB INSERT
NOT TO SCALE



SECTION G
NOT TO SCALE



5 **LONGITUDINAL GUTTER**
NOT TO SCALE
Match existing gutter at joins.

Map Date: 8/3/26

REGISTERED PROFESSIONAL ENGINEER MICHAEL BENESH RCE 37893 CIVIL STATE OF CALIFORNIA

PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
130 MCCORMICK AVE, SUITE 101
COSTA MESA, CA. 92626
(949) 548-1192

8/3/26
MICHAEL BENESH, R.C.E. 37898 DATE

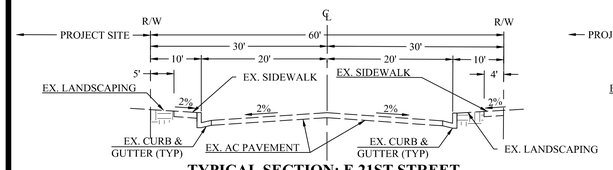
CITY OF COSTA MESA

TENTATIVE TRACT MAP NO. 19412
DETAILS
396 E 21ST STREET, COSTA MESA, CA 92627

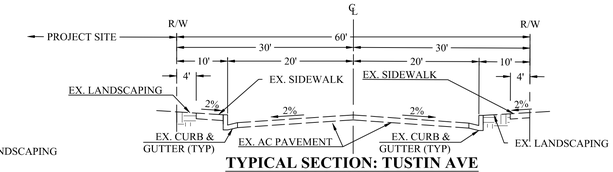
SHEET 3 OF 3

TENTATIVE TRACT MAP NO. 19412

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA



TYPICAL SECTION: E 21ST STREET
NOT TO SCALE



TYPICAL SECTION: TUSTIN AVE
NOT TO SCALE

REVISIONS		
#	DATE	DESCRIPTION

SITE ADDRESS:
396 E 21ST STREET
COSTA MESA, CA 92627
A.P.N. 426-171-23

AREA SUMMARY
TOTAL AREA = 64,412 S.F.(1.479 A.C.)
DENSITY:
21 DU/1.479 ACRES = 14.2 DU/ACRE

PURPOSE STATEMENT
THE PROJECT WILL CREATE 21 SINGLE FAMILY RESIDENTIAL LOTS. THE SITE WAS PREVIOUSLY DEVELOPED AS A MOBILE HOME PARK. THE SITE IS CURRENTLY VACANT AND ALL STRUCTURES HAVE BEEN REMOVED FROM THE PROJECT SITE.

OWNER / SUBDIVIDER:
MODERN MOBILE VENTURES I, L.P.
PETE ZEHNDER
2454 ALTON PARKWAY
IRVINE, CA 92606
(949) 230-5426
PETE@COLLECTIVEHOUSINGSUPPLY.COM

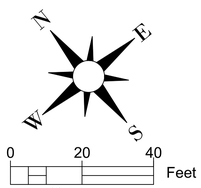
ENGINEER:
ROBIN B. HAMERS AND ASSOCIATES, INC.
130 MCCORMICK AVE, SUITE 101
COSTA MESA, CA. 92626
(949) 548-1192

LEGEND:

ASPH	ASPHALT
BLDG	BUILDING
BW	BACK OF WALK
CLF	CHAIN LINK FENCE
CONC	CONCRETE
EC	EDGE OF CONCRETE
EG	EXISTING GROUND
EMH	ELECTRICAL MANHOLE
EP	EDGE OF PAVEMENT
EPB	ELECTRICAL PULLBOX
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GM	GAS METER
GV	GAS VALVE
LIP	LIP OF GUTTER
MH	MANHOLE
NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
PKL	PARKING LOT LIGHT
PL	PROPERLY LINE
R.R.	RAIL ROAD
SE'LY	SOUTHEASTERLY
SL	STREET LIGHT
SMH	SEWER MANHOLE
SW'LY	SOUTHWESTERLY
TC	TOP OF CURB
TG	TOP OF GRATE
TMH	TELEPHONE MANHOLE
TSPB	TRAFFIC SIGNAL PULLBOX
TVT	TELEPHONE VAULT
VLT	VAULT
WM	WATER METER
WV	WATER VALVE
WVT	WATER VAULT
S	SEWER
W	WATER
SD	STORM DRAIN
E	ELECTRICAL
G	GAS
	FLOWLINE
	CENTER LINE
	CURB & GUTTER
	LOT BOUNDARY

PUBLIC AGENCIES & UTILITIES

AGENCY	PHONE NO.
AT&T - DISTRIBUTION	714-666-5503
CLEAR CHANNEL OUTDOOR	213-305-0045
COSTA MESA SANITARY DISTRICT	949-645-8400 EXT. 292
MESA CONSOLIDATED WATER DISTRICT	949-207-5518
SC EDISON	714-796-9932
SC GAS- SANTA ANA	714-634-5067
SUNESYS CROWN CASTLE	951-278-0400
TIME WARNER CABLE	714-903-8446
CITY OF COSTA MESA	714-750-5000



FLOOD ZONE:
THE PROPERTY HAS BEEN IDENTIFIED AS BEING IN FLOOD ZONE "X" (NO SCREEN) AREA OF MINIMAL FLOOD HAZARD BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS (FIRM) NO. 06059CO269K, DATED MARCH 21, 2019.

ZONING:
EXISTING ZONING: R2-MD - MULTIPLE FAMILY RESIDENTIAL (MEDIUM DENSITY).
PROPOSED ZONING: R2-MD - MULTIPLE FAMILY RESIDENTIAL (MEDIUM DENSITY).

GENERAL PLAN/LAND USE:
MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE).

NOTES:
1. NO EXISTING WATERCOURSES ON SITE.
2. THE SITE IS NOT SUBJECTED TO OVERFLOW OR INUNDATION.
3. THE SITE IS CURRENTLY VACANT WITH NO STRUCTURES OR TREES.

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

A PORTION OF PARCEL 2 OF PARCEL MAP NO. 95-120, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 292, PAGE(S) 45 AND 46 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

ALSO THOSE INGRESS AND EGRESS EASEMENTS AND UTILITIES EASEMENTS OVER PARCEL 1 OF SAID PARCEL MAP AS SHOWN ON SAID PARCEL MAP.

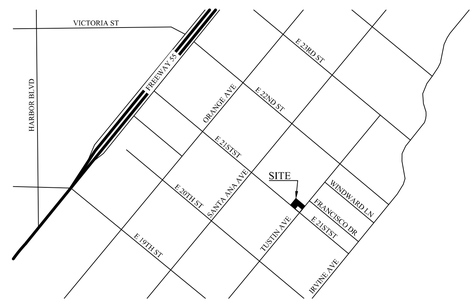
APN: 426-171-23

BENCHMARK:
ELEVATION=162.129 FEET, (NAVD 88) 1995 OCS ADJ.
THE ELEVATIONS SHOWN HEREON ARE BASED ON COUNTY OF ORANGE BENCHMARK NUMBER "CM-16-71";
ELEVATION: 84.189' (NAVD88)(1995 ADJ.)

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL STATION GPS NO. 6228 AND STATION GPS NO. 6206 BEING NORTH 40°38'38" EAST, PER PARCEL MAP 95-120, P.M.B. 292/45-46, IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR. (EPOCH ADJ. 2007)

EASEMENT NOTES

No.	Description
A	EASEMENT FOR INGRESS & EGRESS FOR THE BENEFIT OF PARCEL 2, PER PARCEL MAP 98-120, P.M.B. 292/45-46 TO BE ABANDONED.
B	4.00' WIDE EASEMENT TO SOUTHERN CALIFORNIA EDISON, PER GRANT OF EASEMENT RECORDED JUNE 18, 1997 AS INSTRUMENT NO. 19970280202, O.R. ABANDONED PER QUITCLAIM DEED RECORDED 8/6/25 AS INST. No. 20250002181400 O.R.
C	8.00' WIDE EASEMENT FOR INGRESS-EGRESS AND UTILITIES FOR THE BENEFIT OF PARCEL 2, PER PARCEL MAP 98-120, P.M.B. 292/45-46 TO BE ABANDONED.
D	14.00' WIDE EASEMENT FOR INGRESS-EGRESS FOR GRANTEE AND/OR HIS TENANTS, PER DOCUMENT ENTITLED "EASEMENT" RECORDED APRIL 10, 1997 AS INSTRUMENT NO. 97-165582, O.R. TO BE ABANDONED.
E	PROPOSED INGRESS-EGRESS, ACCESS, DRAINAGE, AND UTILITY EASEMENT TO BE RESERVED ON THE FINAL MAP.
F	PROPOSED EXCLUSIVE USE EASEMENT FOR BENEFIT OF ADJOINING LOT TO BE RESERVED ON THE FINAL MAP.
G	PROPOSED EASEMENT FOR PARKING, PEDESTRIAN ACCESS AND UTILITIES TO BE RESERVED ON THE FINAL MAP.



Vicinity Map
Not to Scale

Map Date: 8/3/26

REGISTERED PROFESSIONAL ENGINEER
MICHAEL BENESH
RCE 37893
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
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130 MCCORMICK AVE, SUITE 101
COSTA MESA, CA. 92626
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8/3/26
MICHAEL BENESH, R.C.E. 37898 DATE

CITY OF COSTA MESA

TENTATIVE TRACT MAP NO. 19412
396 E 21ST STREET, COSTA MESA, CA 92627

SHEET 1 OF 1

ORIGINAL SCALE: 0 1" 2 3 4 INCHES