

PROPOSED ADU
15501 PASADENA AVE
TUSTIN, CA 92780

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APPROVALS:

KEY PLAN:

NO. REVISION DATE

05/28/2025

SHEET TITLE

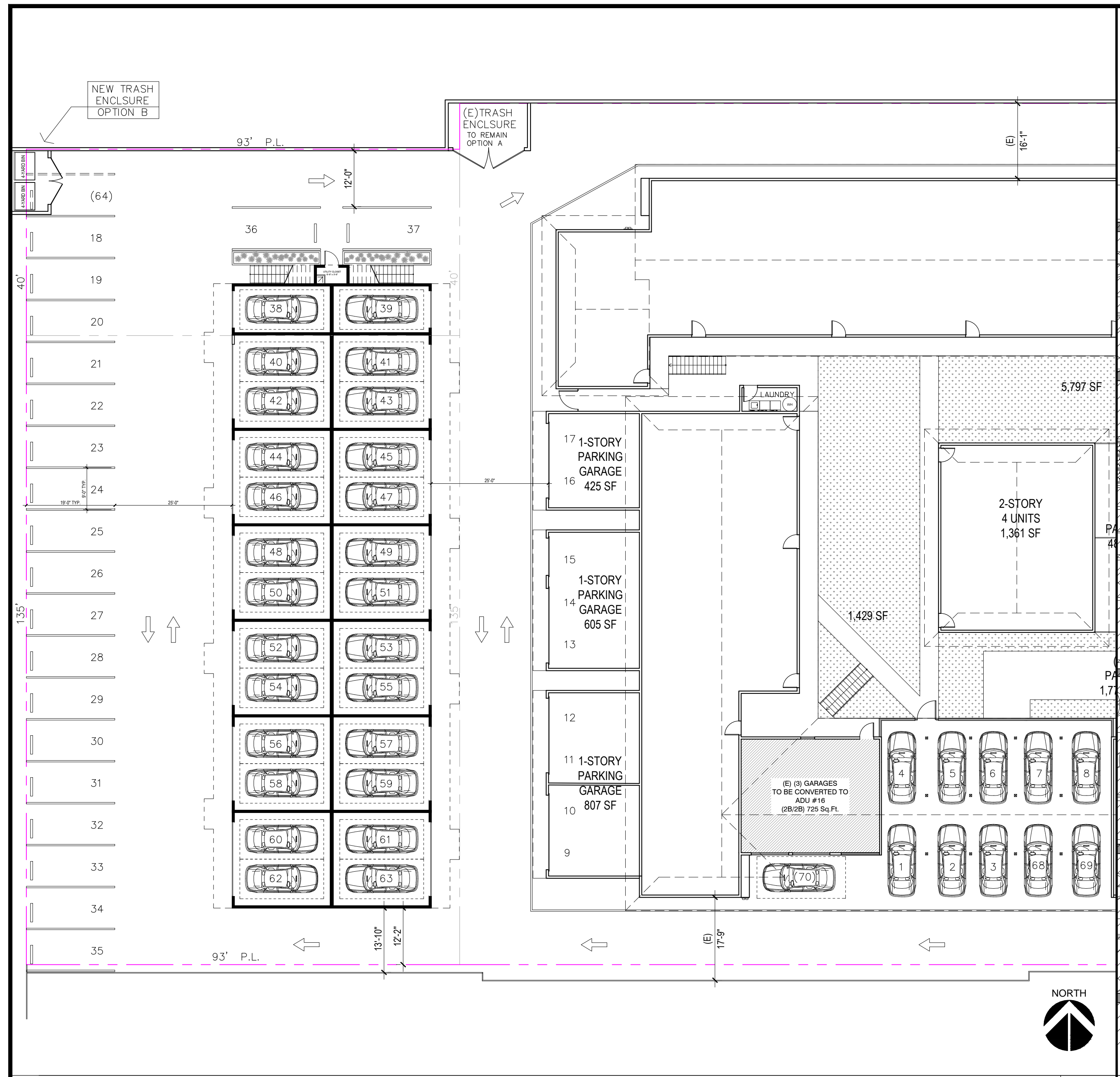
**PROPOSED
DETACHED ADU**

JOB NO. SCALE

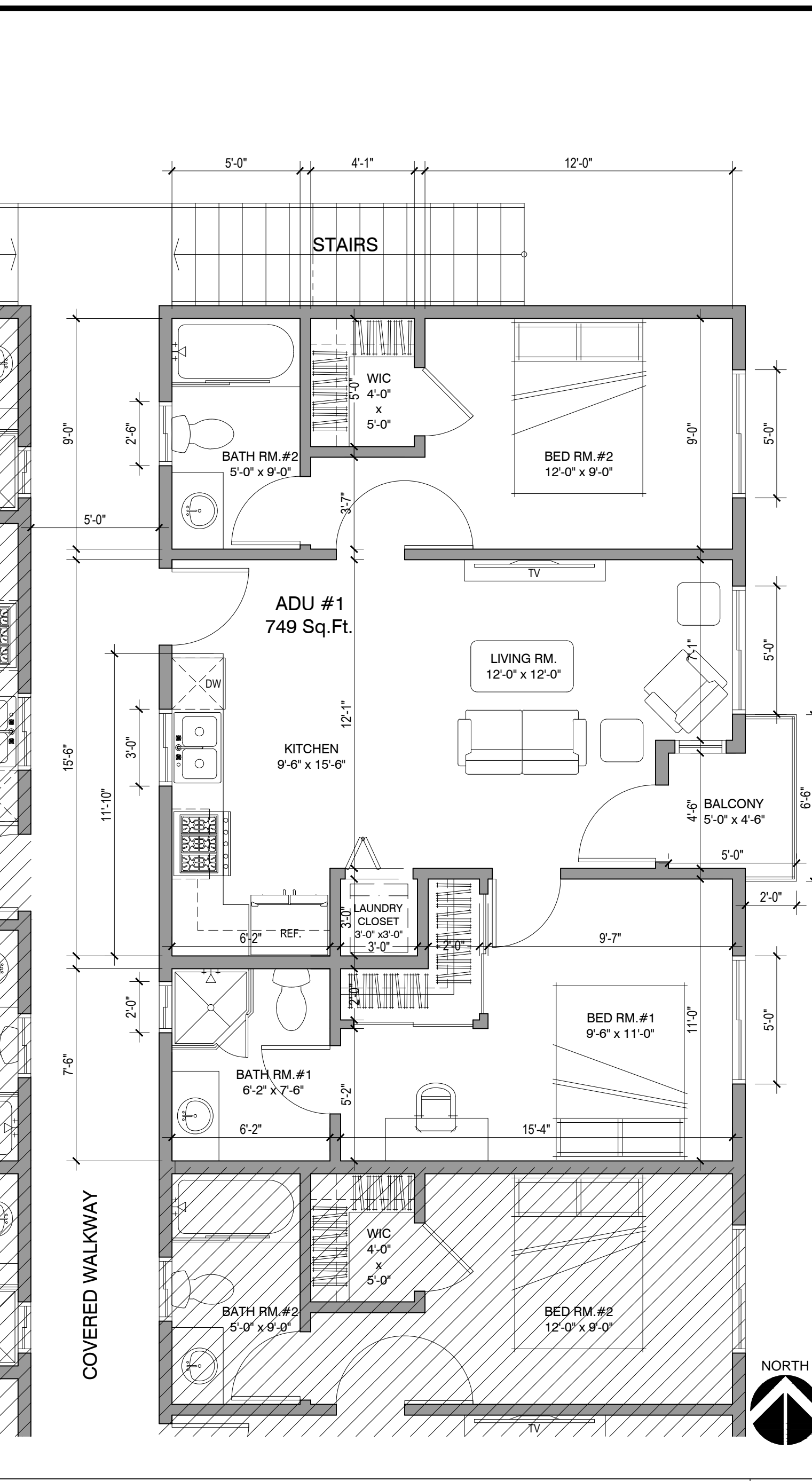
202414 AS NOTED

SHEET NO.

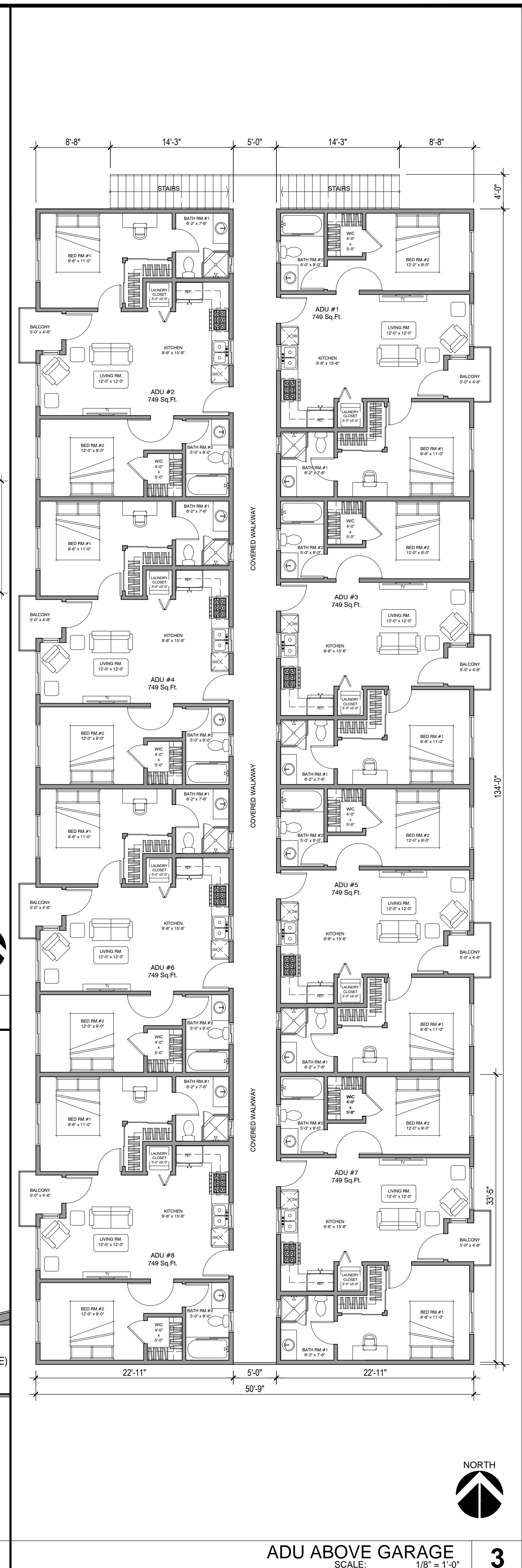
A-2.0



PROPOSED PARKING LAYOUT
SCALE: 1/16" = 1'-0" **1**



ADU ABOVE GARAGE - UNIT LAYOUT
SCALE: 1/4" = 1'-0" **2**

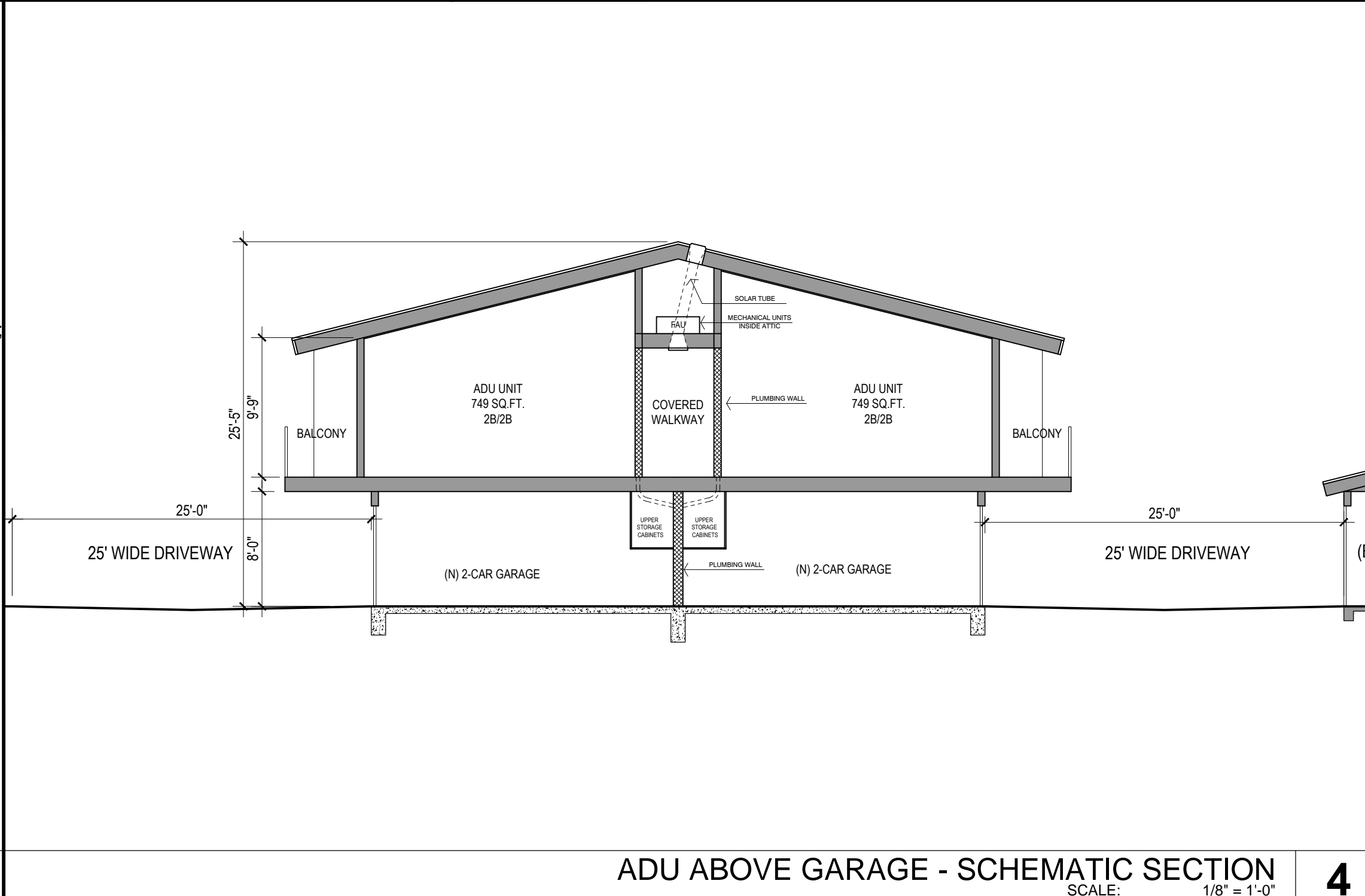


ADU ABOVE GARAGE - SCHEMATIC SECTION
SCALE: 1/8" = 1'-0" **4**

| PROJECT DATA | |
|----------------------|--|
| PROJECT ADDRESS: | 15501 PASADENA AVE TUSTIN, CA 92780 |
| APN: | 402-362-02 |
| LOT AREA: | 74,140.93 SF |
| BUILDING FOOT PRINT: | 33,936 SF |
| ZONING: | R3 (MULTIPLE FAMILY RESIDENTIAL) |
| CONSTRUCTION TYPE: | V-B |
| OCCUPANCY: | R-3: RESIDENTIAL APARTMENTS (PRIMARY) S-2: PARKING GARAGE |
| STORIES: | 2 |
| (E) UNIT COUNT: | 54 UNITS |
| (E) BEDROOM COUNT: | 86 BEDROOMS |
| (E) BATHROOM COUNT: | 54 BATHROOMS |
| SPRINKLERS: | NO |
| LEGAL DESCRIPTION: | STAFFORD & TUSTIN TR LOT O POR OF LOT (LLA 96-295375 PAR 2 POR OF PAR) TR 737 |

| PARKING : | |
|------------------------------|--|
| (E) PARKING: | 15 OPEN PARKING 54 COVERED PARKING (NON-COMPLIANT) |
| ADU PARKING: | OFF-STREET PARKING IS NOT REQUIRED IN THE FOLLOWING INSTANCES: I. THE ADU IS LOCATED WITHIN ONE-HALF MILE WALKING DISTANCE OF PUBLIC TRANSIT, INCLUDING TRANSIT STATIONS AND BUS STATIONS. |
| PROPOSED PARKING: | 24 OPEN PARKING 46 COVERED PARKING |
| TOTAL: | 70 PARKING |
| (E) DWELLING UNITS: | 54 UNITS |
| (N) ADU (ABOVE GARAGE): | 8 UNITS |
| (N) ADU (GYM TO CONVERT): | 7 UNITS |
| (N) ADU (GARAGE CONVERSION): | 1 UNITS |
| TOTAL UNITS: | 70 UNITS |

PARKING ANALYSIS
SCALE: NTS **5**



ADU ABOVE GARAGE
SCALE: 1/8" = 1'-0" **3**

SITE ANALYSIS
SCALE: NTS **6**