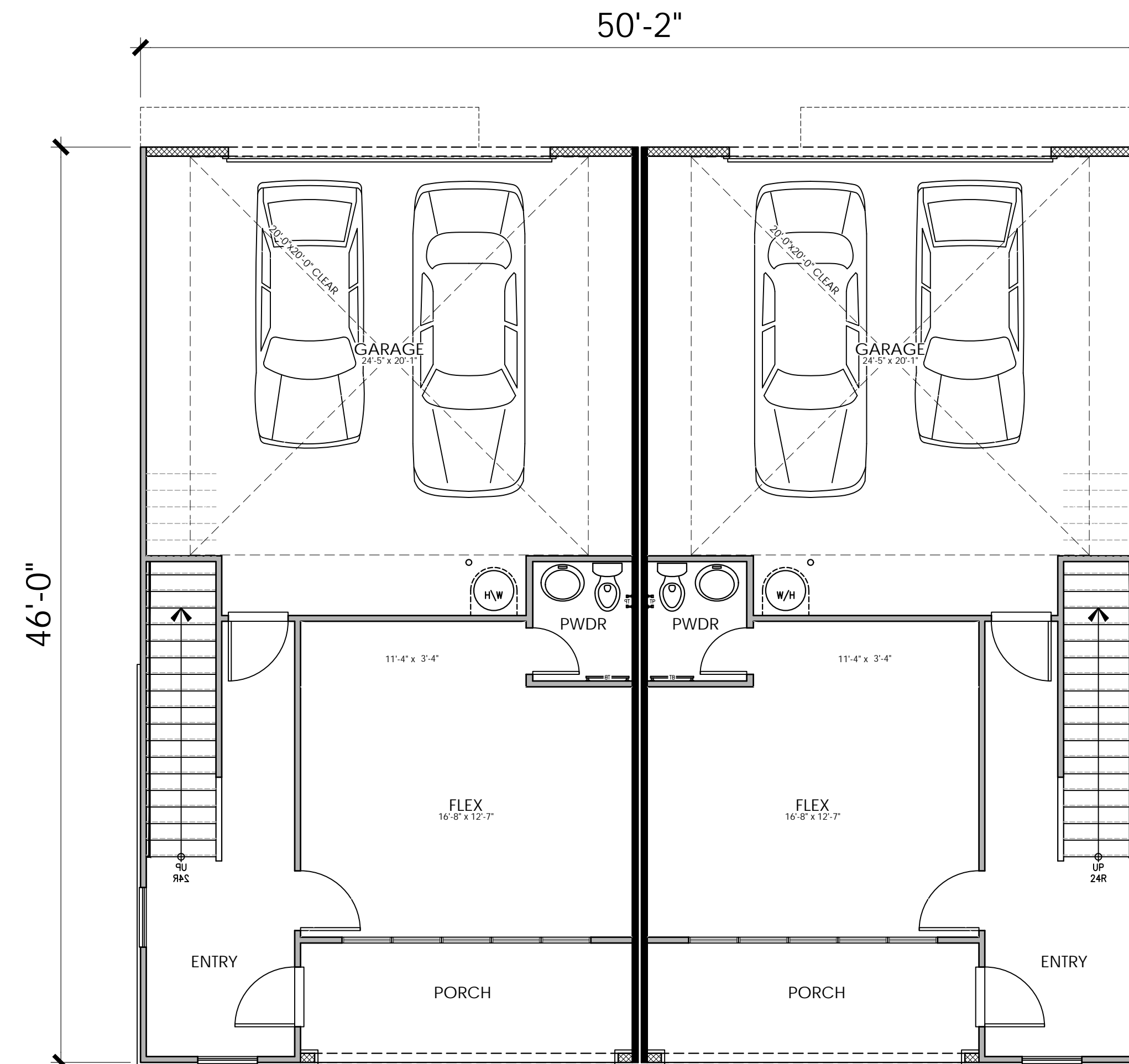


SECOND FLOOR PLAN

UNIT 25L1.1R

UNIT 25L1.1



FIRST FLOOR PLAN

UNIT 25L1.1R
2,444 S.F.
3 BDRM., 2 BATH, 2 PWDR

UNIT 25L1.1
2,444 S.F.
3 BDRM., 2 BATH, 2 PWDR

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: STORE FRONT

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

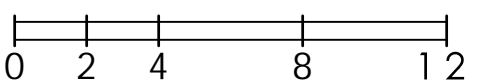
URBAN DUPLEX 200A BUILDING (2-PLEX) FLOOR PLANS

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-I

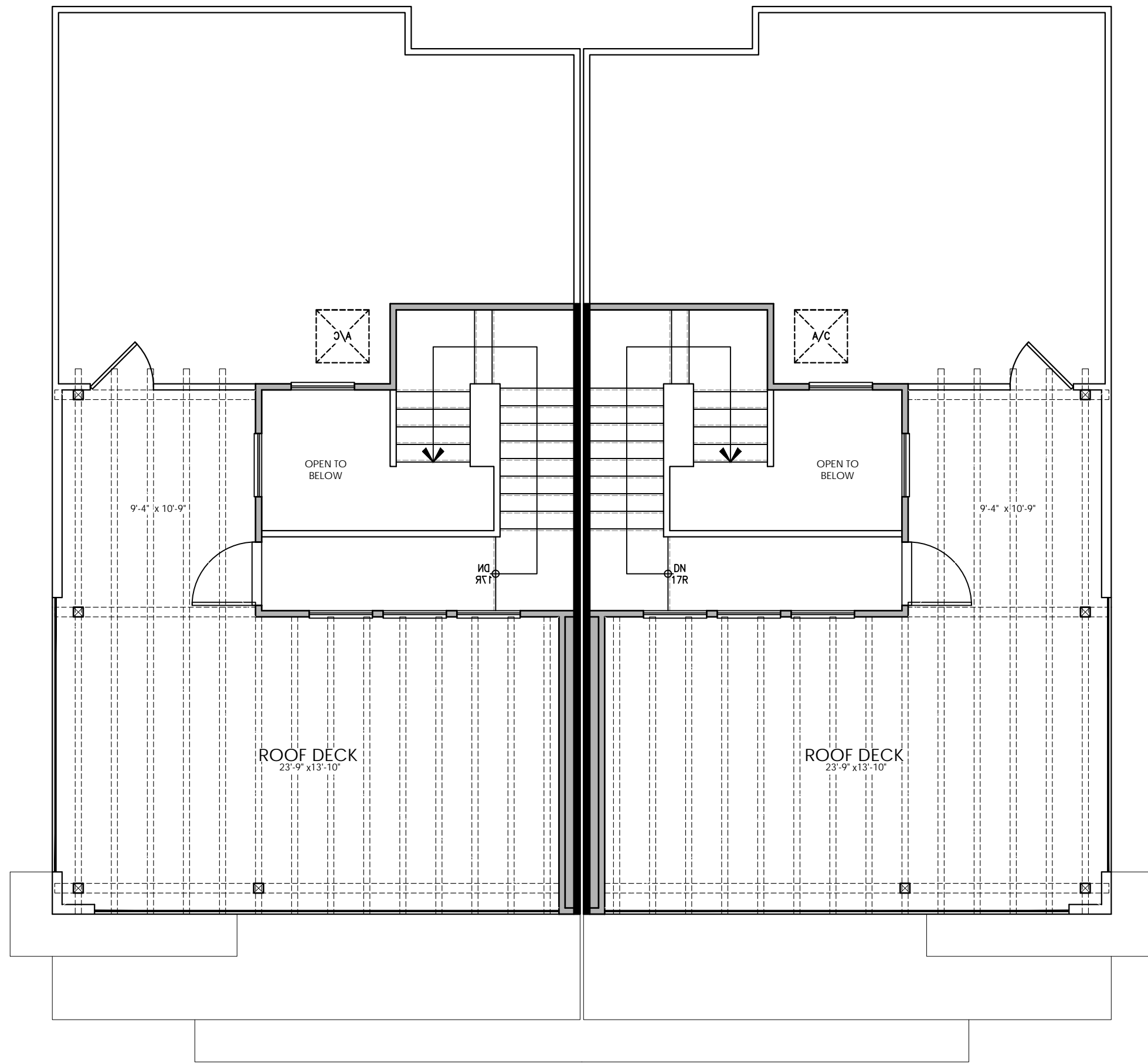
URBAN DUPLEX

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Architect
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#23022
PLANNING + ARCHITECTURE



MeritageHomes

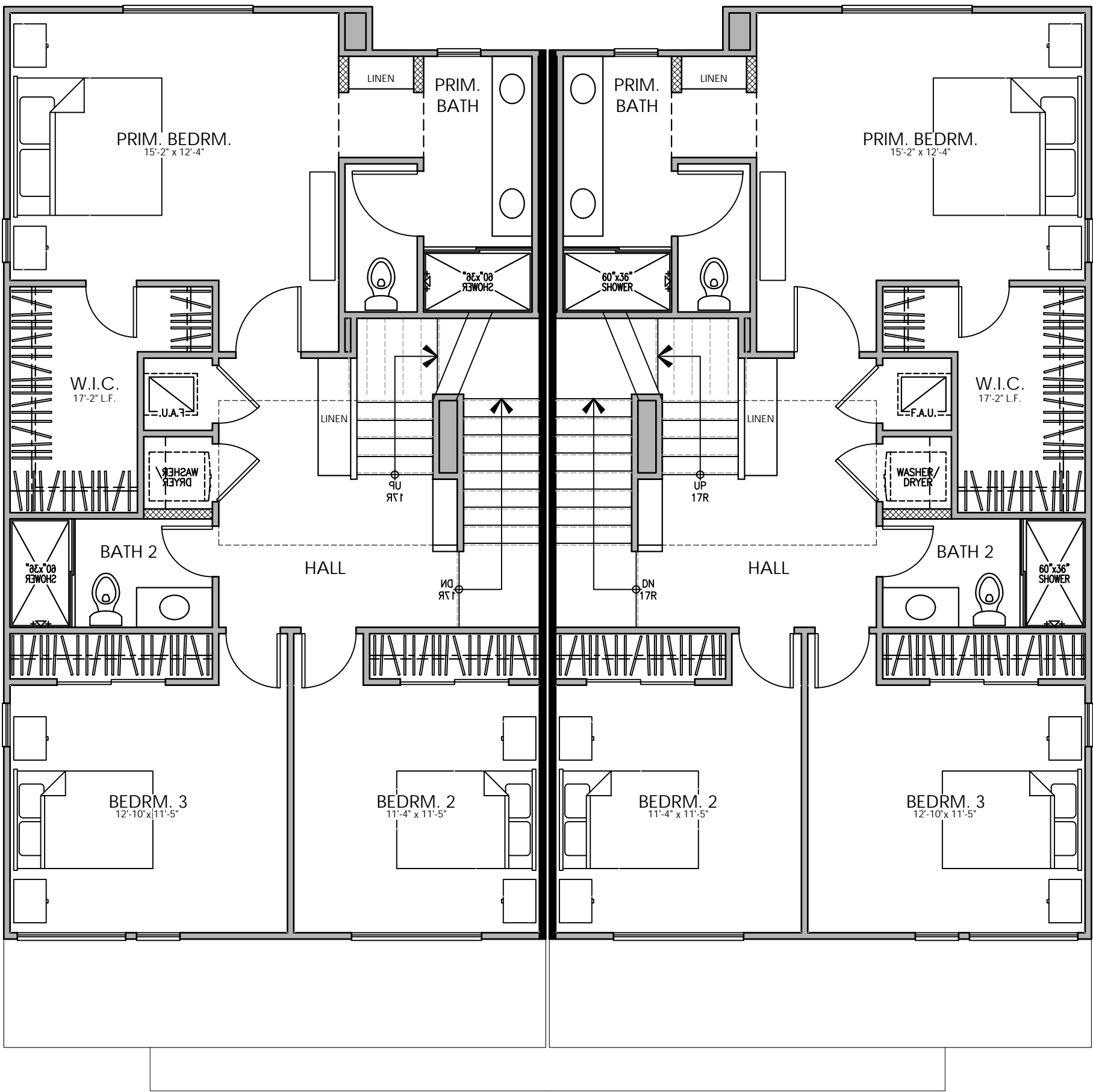
MLC Holdings, Inc.



FOURTH FLOOR PLAN

UNIT 25L1.1R

UNIT 25L1.1



THIRD FLOOR PLAN

UNIT 25L1.1R

UNIT 25L1.1

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: STORE FRONT

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

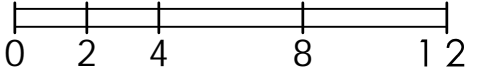
URBAN DUPLEX 200A BUILDING (2-PLEX) FLOOR PLANS

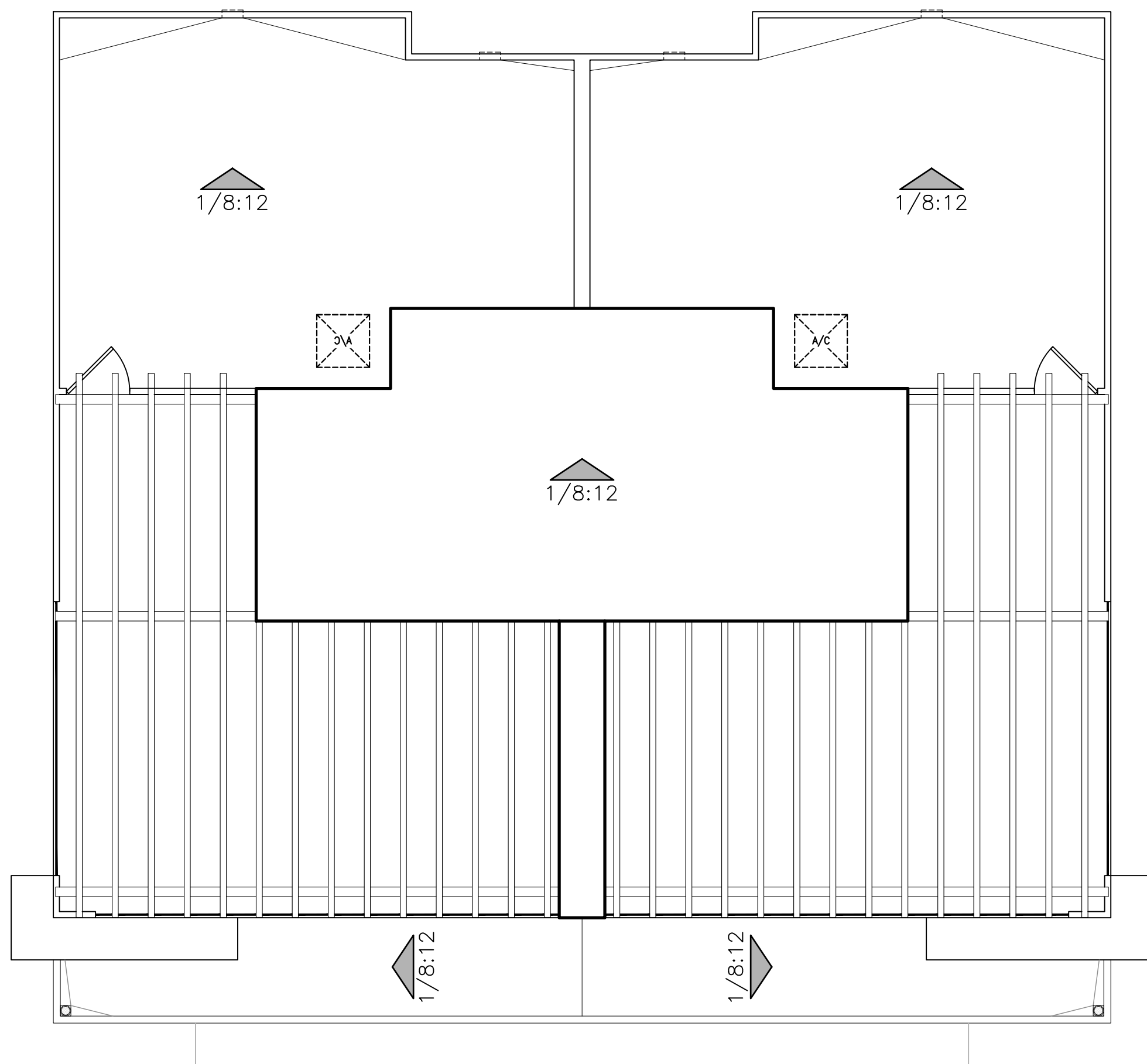
2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-2

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UNIT 25L1.1R

UNIT 25L1.1

URBAN DUPLEX
200A BUILDING (2-PLEX)
ROOF PLAN

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: STORE FRONT

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

0 2 4 8 12



UNIT 25L1.1R

UNIT 25L1.1

FRONT ELEVATION

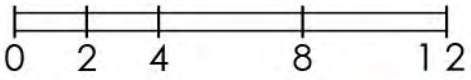
COLOR SCHEME 8

URBAN DUPLEX
200A BUILDING (2-PLEX)
CONTEMPORARY ELEVATION

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: STORE FRONT

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS





REAR ELEVATION

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: STORE FRONT

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

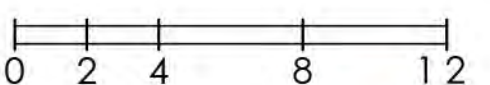
URBAN DUPLEX
200A BUILDING (2-PLEX)
CONTEMPORARY ELEVATION

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-5

URBAN DUPLEX

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UNIT 25L1.1

LEFT ELEVATION



UNIT 1638X.2

RIGHT ELEVATION

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: STORE FRONT

OCCUPANCY: R3 DUPLEX/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

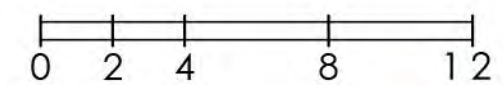
URBAN DUPLEX
200A BUILDING (2-PLEX)
CONTEMPORARY ELEVATION

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-6

URBAN DUPLEX





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WRITTEN COLOR SCHEME

2020 E. 1ST STREET URBAN DUPLEX
SANTA ANA, CA

PROJECT 23022
CREATED 4/18/2023

| EXTERIOR COLOR SCHEME | | |
|---|---|-------------------------|
| STUCCO | | 1580 |
| STUCCO PAINT MATCH*** SW7012 CREAMY | | |
| LAP SIDING / CORNER BOARDS / SIDING WINDOW TRIM / GARAGE DOORS |  | SW9106 EL CARAMELO |
| STOREFRONT / RAILING / METAL AWNING / TRELLIS |  | SW7069 IRON ORE |
| WINDOW TRIM |  | SW7019 GAUNTLET GRAY |
| FRONT DOORS |  | SW7069 IRON ORE |
| BRICK: | | TUNDRA BRICK LATIGO |
| WINDOW FRAME | | BLACK |
| GROUT: | | MAC MISTY COVE |
| GUTTERS: | | BRONZE |

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE.
ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD
TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA IGUALAR A LA
SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

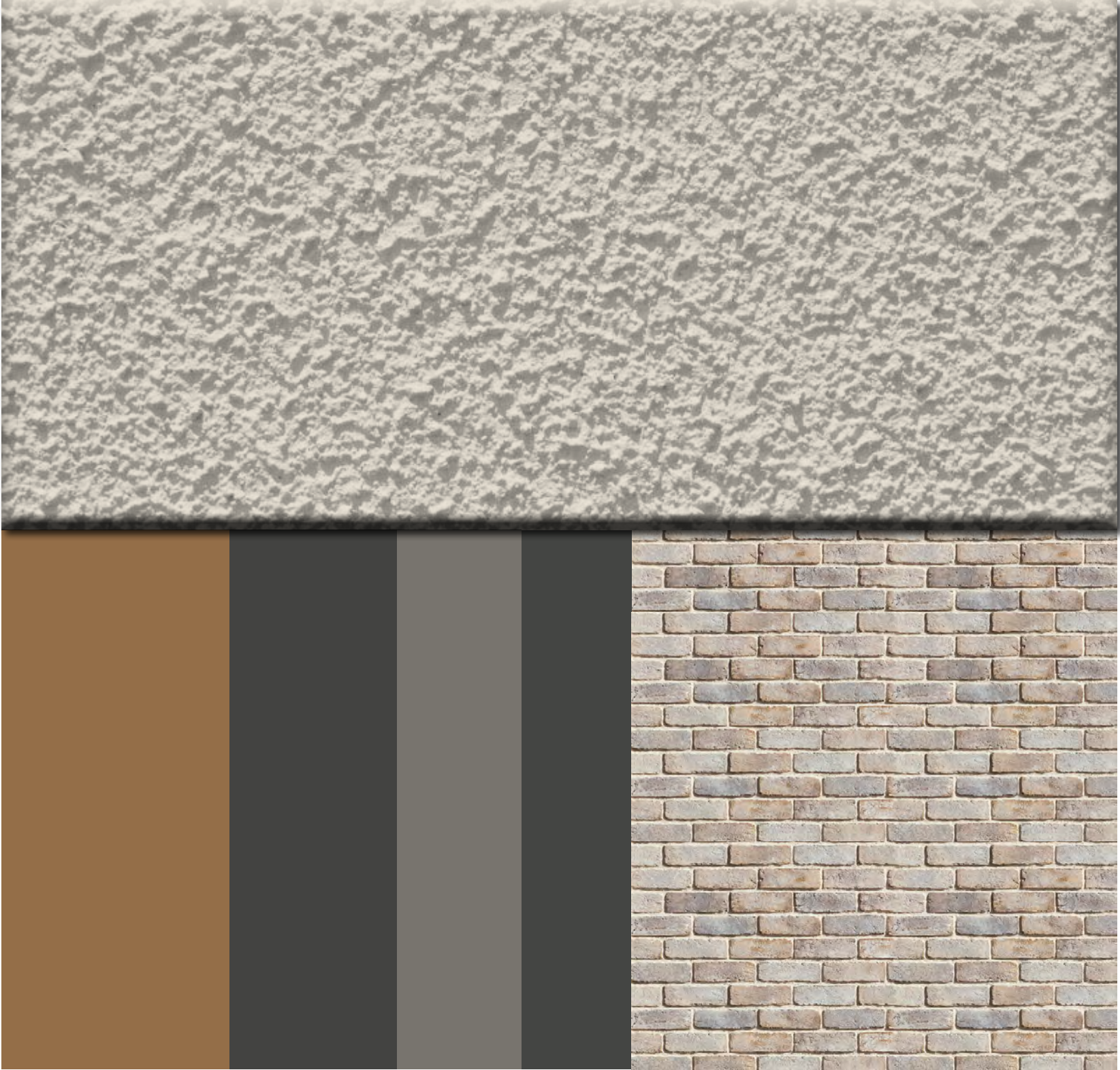
| | |
|----------|------------------|
| STUCCO: | OMEGA |
| PAINT: | SHERWIN WILLIAMS |
| BRICK: | ELDORADO |
| GROUT: | ORCO or EQUAL |
| GUTTERS: | RGS |



DIGITAL COLOR BOARD

URBAN DUPLEX

STUCCO BODY




LAP SIDING /
CORNER BOARDS /
SIDING WINDOW TRIM /
GARAGE DOORS

STOREFRONT/
RAILINGS/
METAL AWNING /
TRELLIS

WINDOW TRIM

FRONT DOOR

BRICK

2020 E. FIRST STREET
SANTA ANA, CA

LIVE/WORK
#23022
JUN. 10, 2024

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UNIT 1638X.2R

UNIT 1633.2R

UNIT 1633.1

UNIT 1638.2

UNIT 1633.1

UNIT 1638X.2

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME

601A BUILDING (6-PLEX)

SECOND FLOOR PLAN

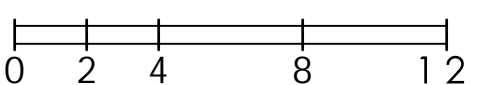
2020 E. 1ST STREET

SANTA ANA - CALIFORNIA

01/22/2025
A-9

TOWNHOMES

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UNIT 1638X.2R

UNIT 1633.2R

UNIT 1633.1

UNIT 1638.2

UNIT 1633.1

UNIT 1638X.2

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
601A BUILDING (6-PLEX)
THIRD FLOOR PLAN
2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

0 2 4 8 12

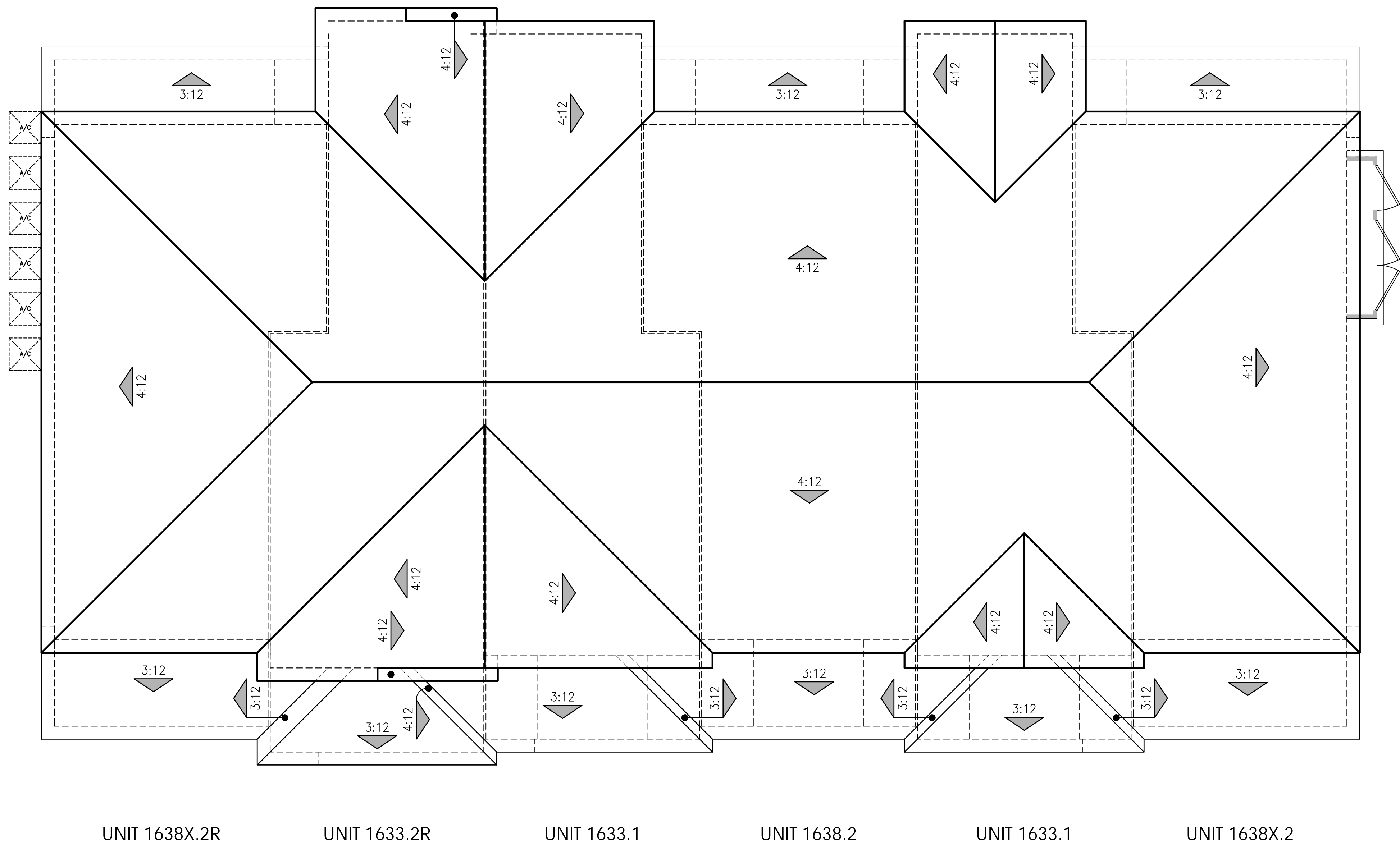
MeritageHomes

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01/22/2025
A-10

TOWNHOMES

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#23022



ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
601A BUILDING (6-PLEX)
ROOF PLAN

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-II

TOWNHOMES

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| MATERIALS LEGEND | |
|------------------|--------------------------------|
| (WHERE OCCURS) | |
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | 2x6 WOOD |
| GABLE END: | LAP SIDING |
| WALL: | BRICK VENEER/ LAP SIDING/ STUC |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| RAILING: | TUBULAR STEEL |
| WAINSCOT: | STONE VENEER |



UNIT 1638X.2R

UNIT 1633.2R

UNIT 1633.1

UNIT 1638.2

UNIT 1633.1

UNIT 1638X.2

FRONT ELEVATION

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

COLOR SCHEME 1

TOWNHOME

601A BUILDING (6-PLEX)

CONTEMPORARY ELEVATION



REAR ELEVATION

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

COLOR SCHEME 1

TOWNHOME
601A BUILDING (6-PLEX)
CONTEMPORARY ELEVATION

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-13

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UNIT 1638X.2R

LEFT ELEVATION



UNIT 1638X.2

RIGHT ELEVATION

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

COLOR SCHEME 1

TOWNHOME
601A BUILDING (6-PLEX)
CONTEMPORARY ELEVATIONS

0 2 4 8 12

UNIT 2532X.1R
1,215 S.F.
2 BDRM., 2.5 BATH



ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME 602A BUILDING (6-PLEX) FIRST FLOOR PLAN

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-15

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0 2 4 8 12

UNIT 2532X.1R



ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
602A BUILDING (6-PLEX)
SECOND FLOOR PLAN

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-16

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UNIT 2532X.1R



UNIT 2532.1R

UNIT 1633.1

UNIT 1638.2

UNIT 1633.1

UNIT 1638X.2

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

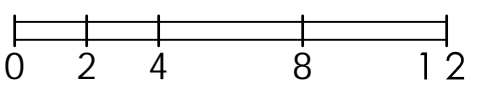
TOWNHOME
602A BUILDING (6-PLEX)
THIRD FLOOR PLAN

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-17

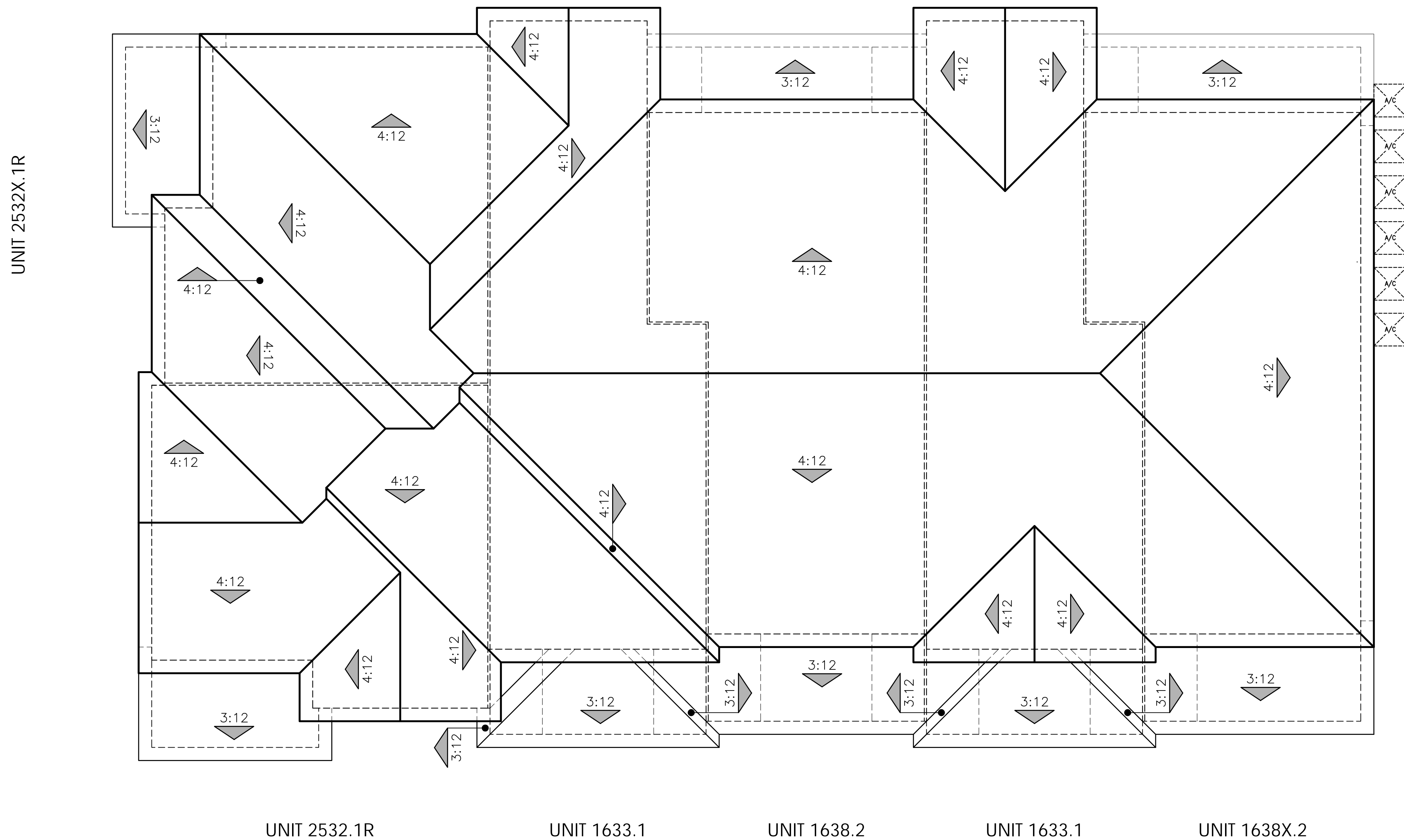
TOWNHOMES

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ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

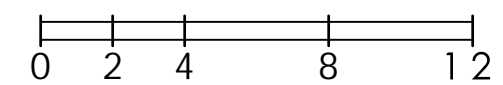
TOWNHOME 602A BUILDING (6-PLEX) ROOF PLAN

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-18

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UNIT 2532.1R

UNIT 1633.1

UNIT 1638.2

UNIT 1633.1

UNIT 1638X.2

FRONT ELEVATION

COLOR SCHEME 2

TOWNHOME
602A BUILDING (6-PLEX)
CONTEMPORARY ELEVATION

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS



UNIT 1638X.2

UNIT 1633.1

UNIT 1638.2

UNIT 1633.1

UNIT 2532X.1R

REAR ELEVATION

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

COLOR SCHEME 2

TOWNHOME
602A BUILDING (6-PLEX)
CONTEMPORARY ELEVATION

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-20

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UNIT 2532X.1R

UNIT 2532.1R

LEFT ELEVATION



UNIT 1638X.2

RIGHT ELEVATION

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

COLOR SCHEME 2

TOWNHOME
602A BUILDING (6-PLEX)
CONTEMPORARY ELEVATIONS

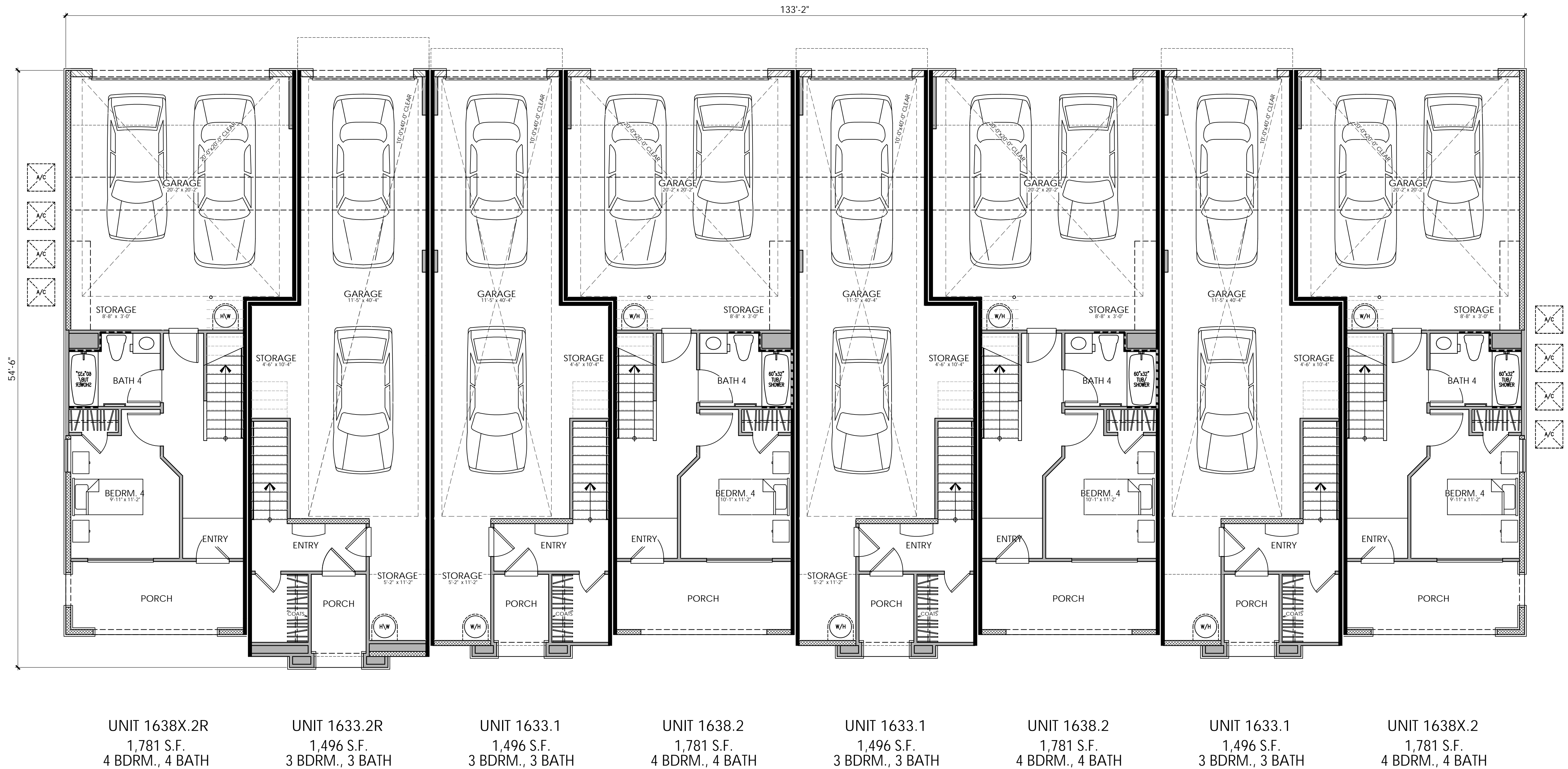
2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-2I

TOWNHOMES

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0 2 4 8 12



ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME 802A BUILDING (8-PLEX) FIRST FLOOR PLAN

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-22

TOWNHOMES

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UNIT 1638X.2R

UNIT 1633.2R

UNIT 1633.1

UNIT 1638.2

UNIT 1633.1

UNIT 1638.2

UNIT 1633.1

UNIT 1638X.2

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

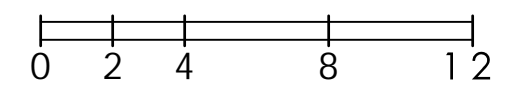
TOWNHOME 802A BUILDING (8-PLEX) SECOND FLOOR PLAN

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

01/22/2025
A-23

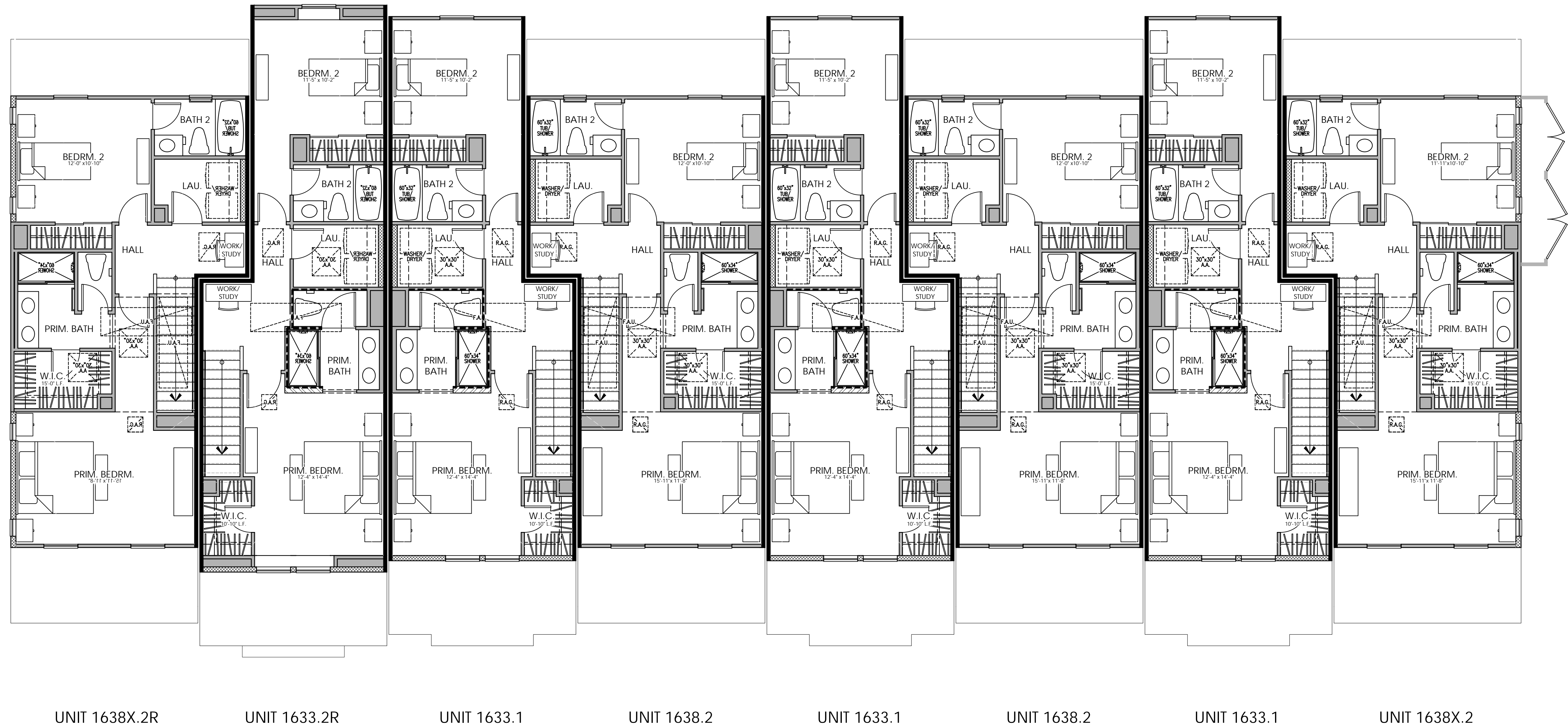
TOWNHOMES

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ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
802A BUILDING (8-PLEX)
THIRD FLOOR PLAN

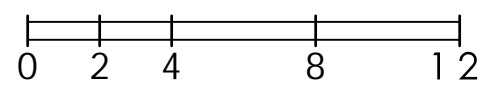
2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

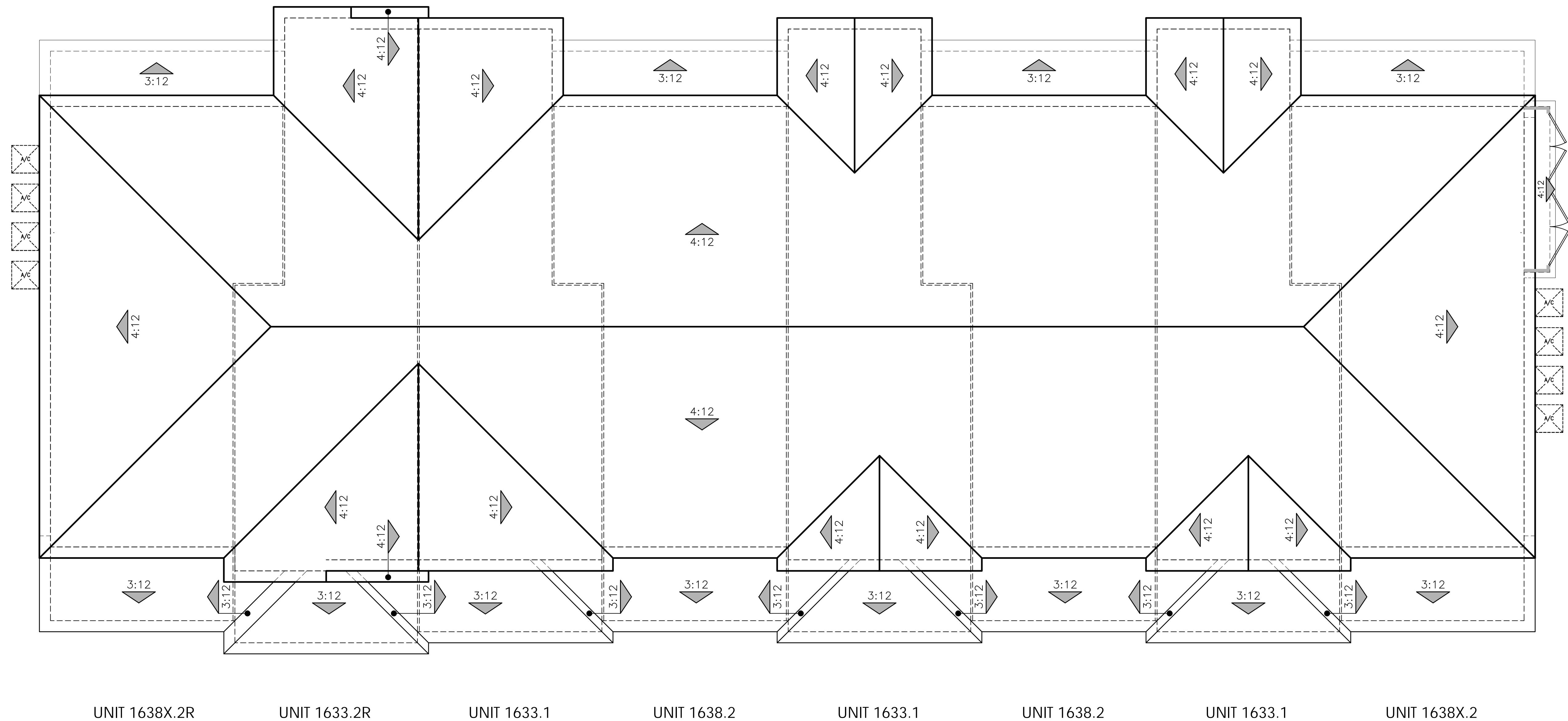
01/22/2025
A-24

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#23022





ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
802A BUILDING (8-PLEX)
ROOF PLAN

0 2 4 8 12



UNIT 1638X.2R

UNIT 1633.2R

UNIT 1633.1

UNIT 1638.2

UNIT 1633.1

UNIT 1638.2

UNIT 1633.1

UNIT 1638X.2

FRONT ELEVATION

COLOR SCHEME 1

TOWNHOME
802A BUILDING (8-PLEX)
CONTEMPORARY ELEVATION

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS



REAR ELEVATION

ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

COLOR SCHEME 1
TOWNHOME
802A BUILDING (8-PLEX)
CONTEMPORARY ELEVATION

2020 E. 1ST STREET
SANTA ANA - CALIFORNIA

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TOWNHOMES

0 2 4 8 12

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UNIT 1638X.2R

LEFT ELEVATION



UNIT 1638X.2

RIGHT ELEVATION

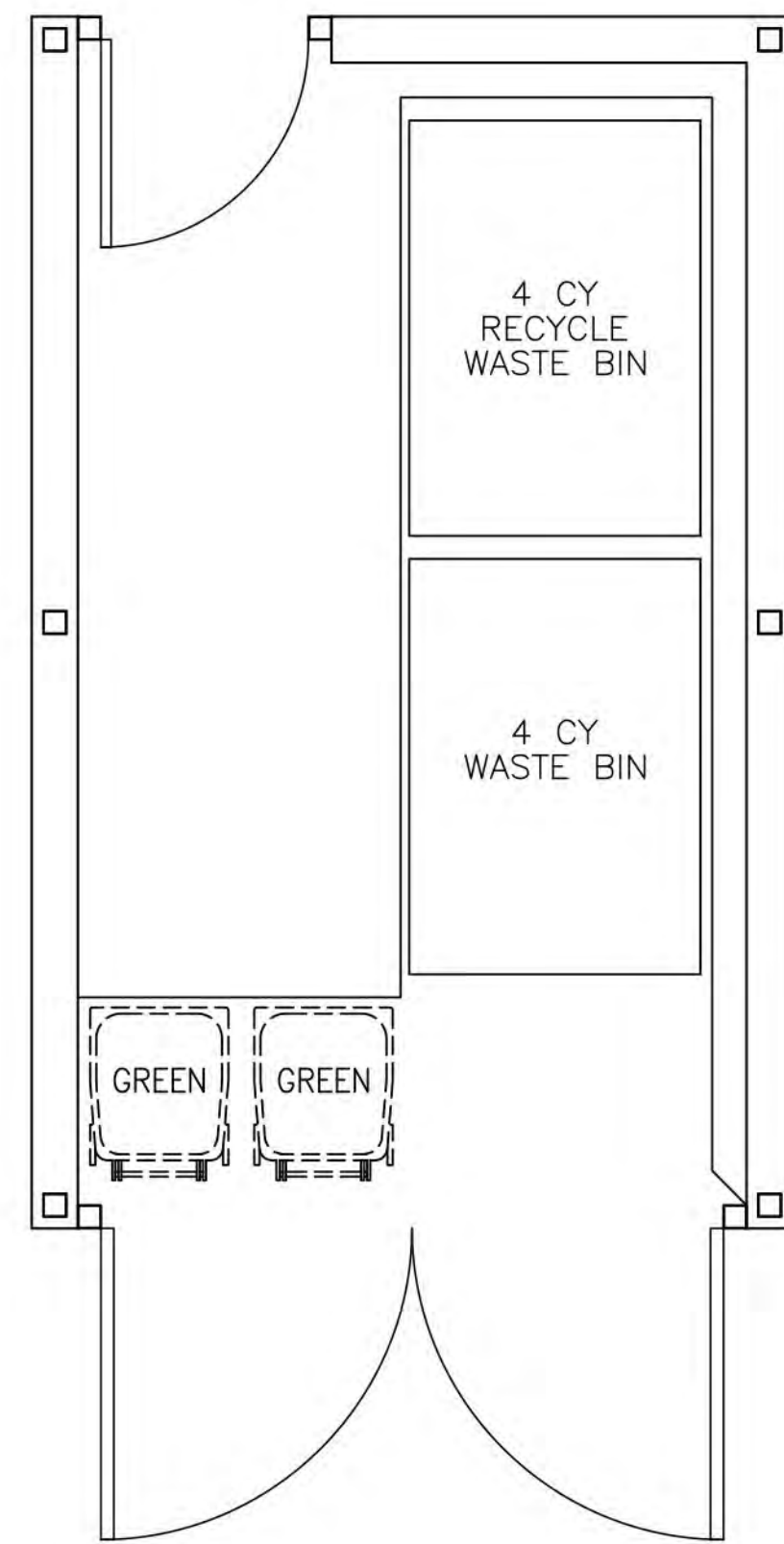
ACTIVE URBAN DISTRICT
FRONTAGE TYPE: FRONT PORCH & STOOP

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

COLOR SCHEME 1

TOWNHOME
802A BUILDING (8-PLEX)
CONTEMPORARY ELEVATIONS

0 2 4 8 12

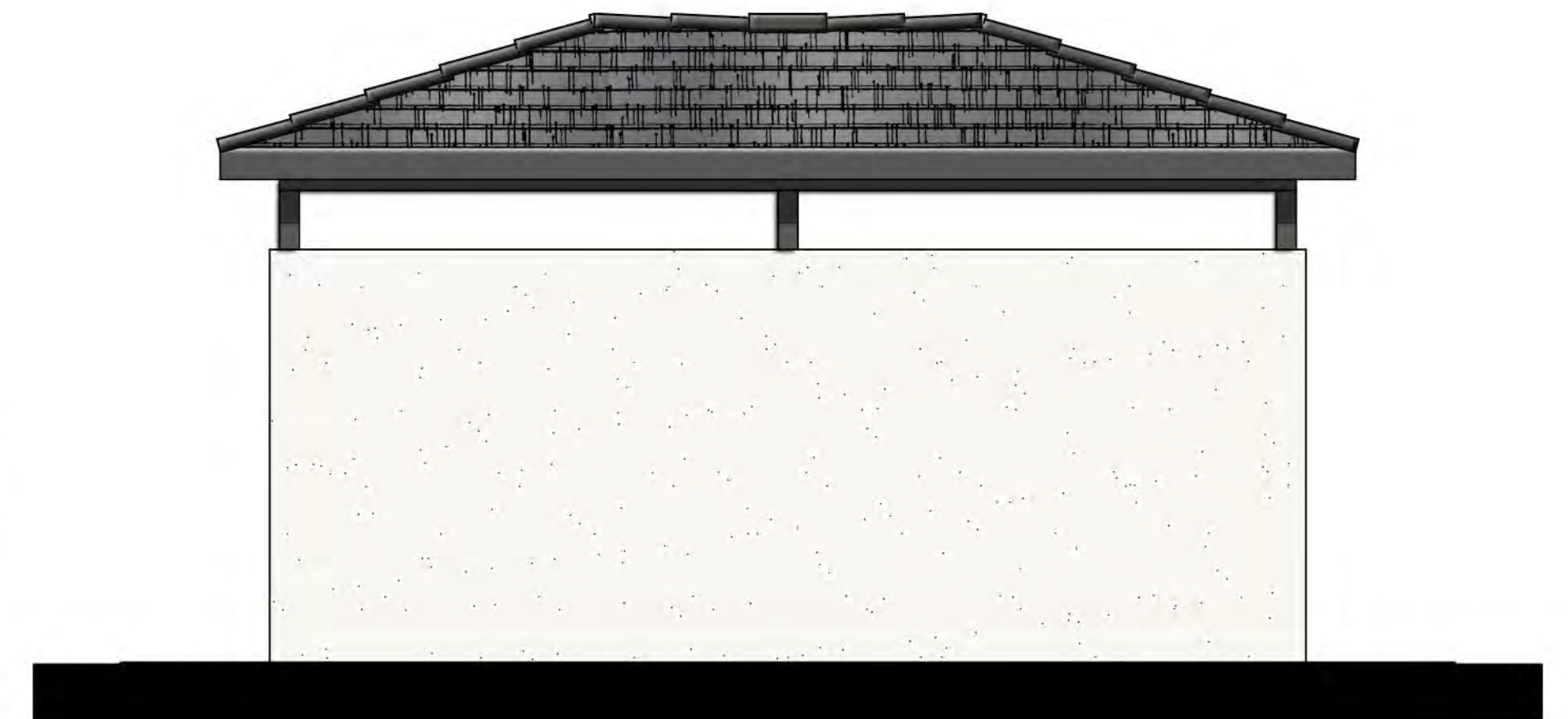


FLOOR PLAN

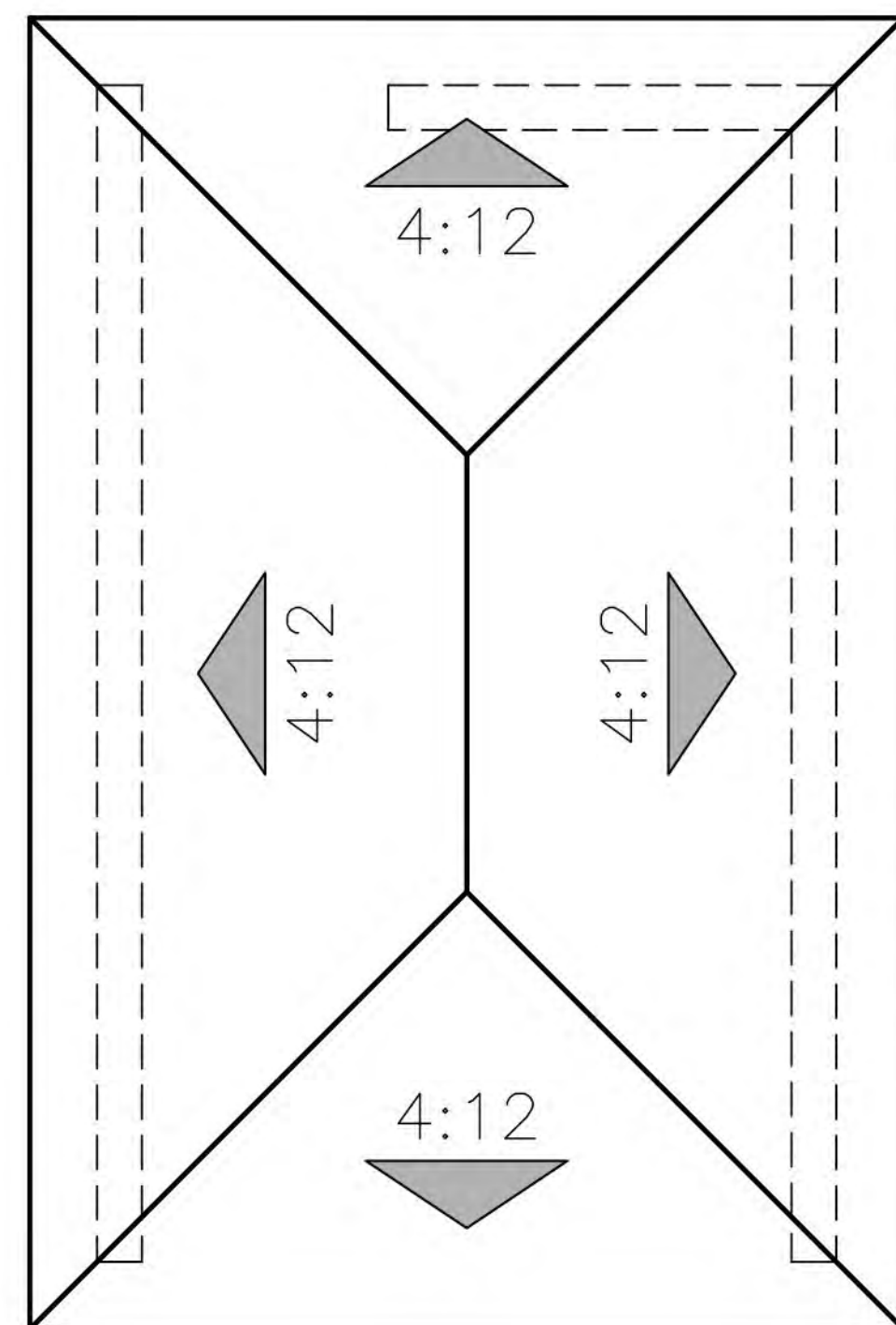


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Refer to landscape drawings for wall, tree, and shrub locations

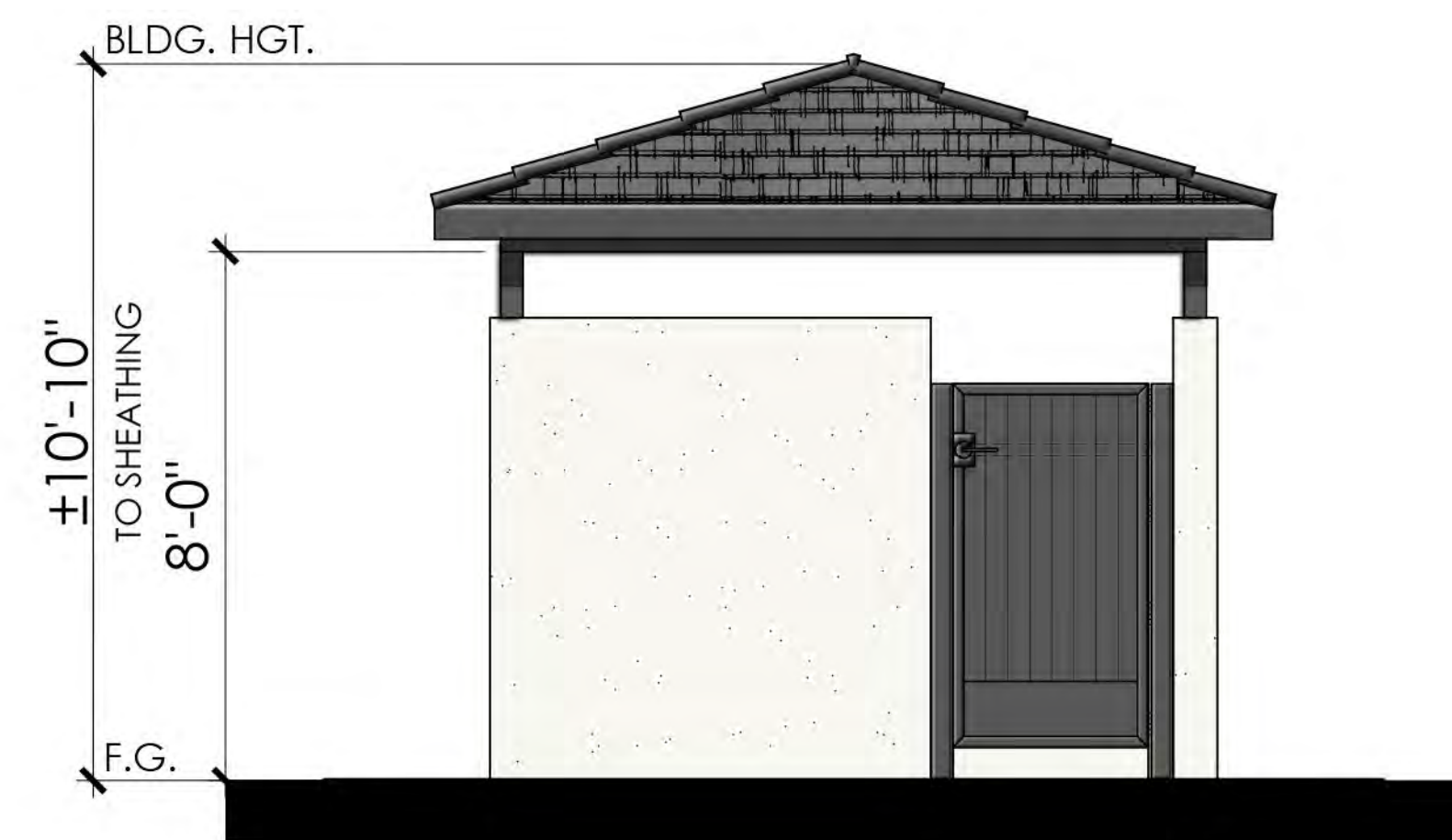
FRONT



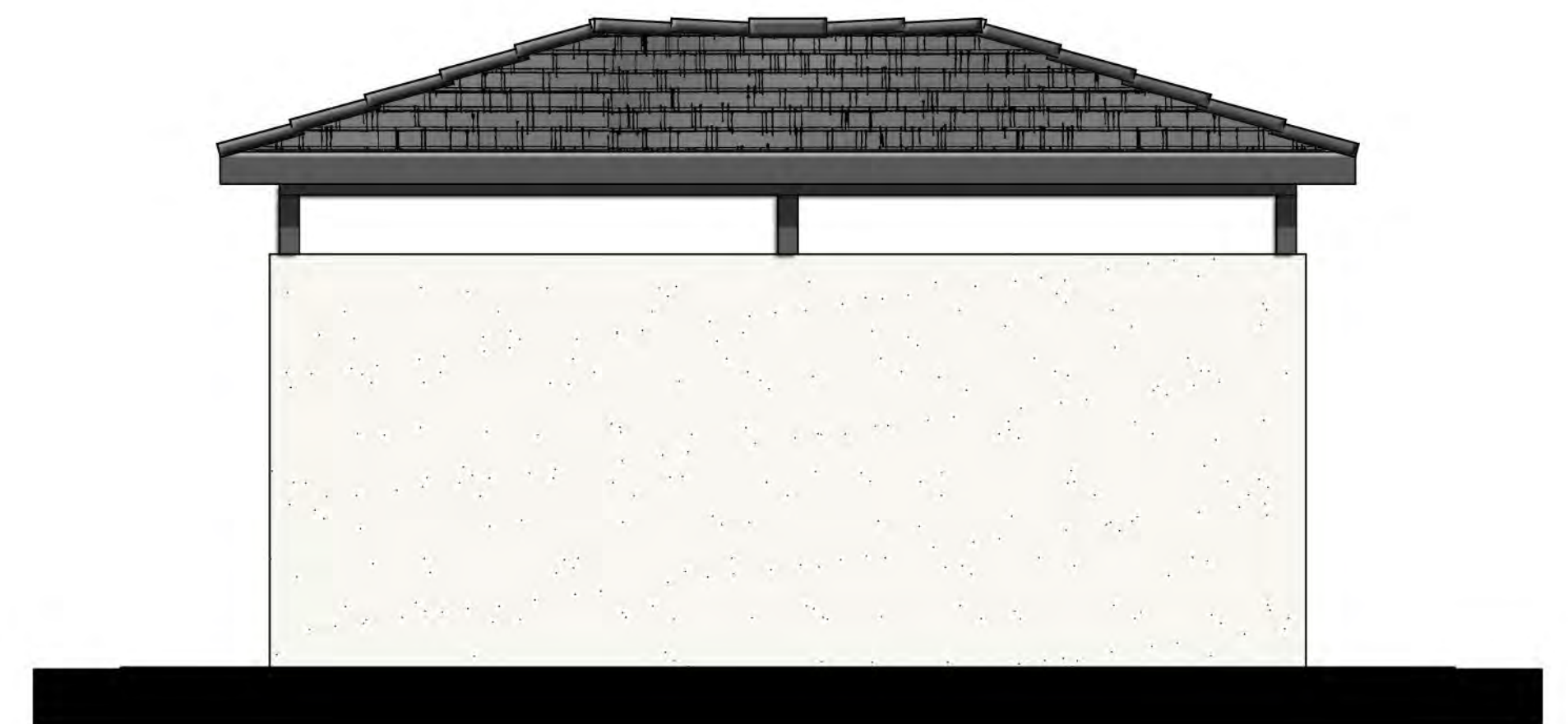
RIGHT



ROOF PLAN



REAR



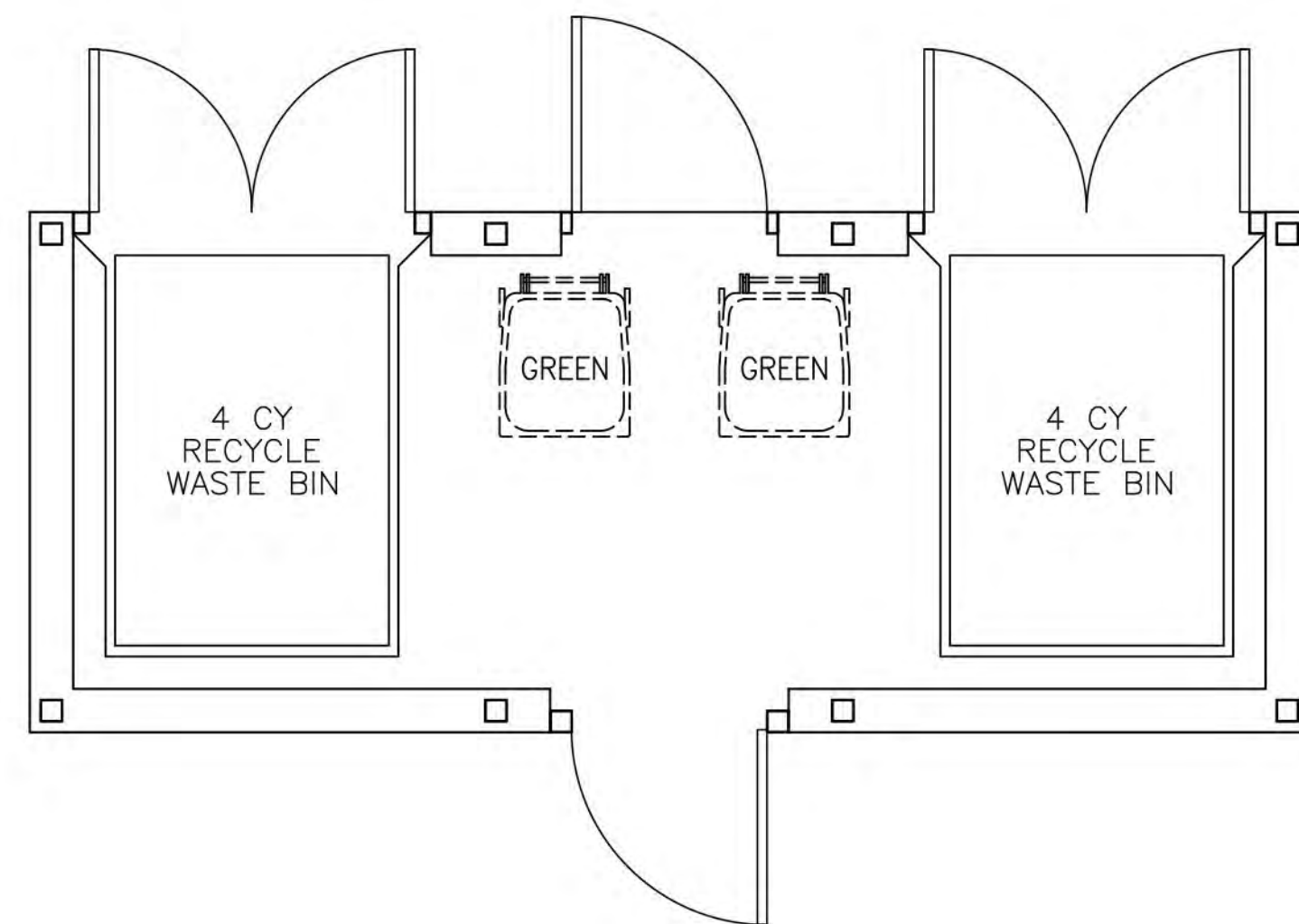
LEFT

COLOR SCHEME 1

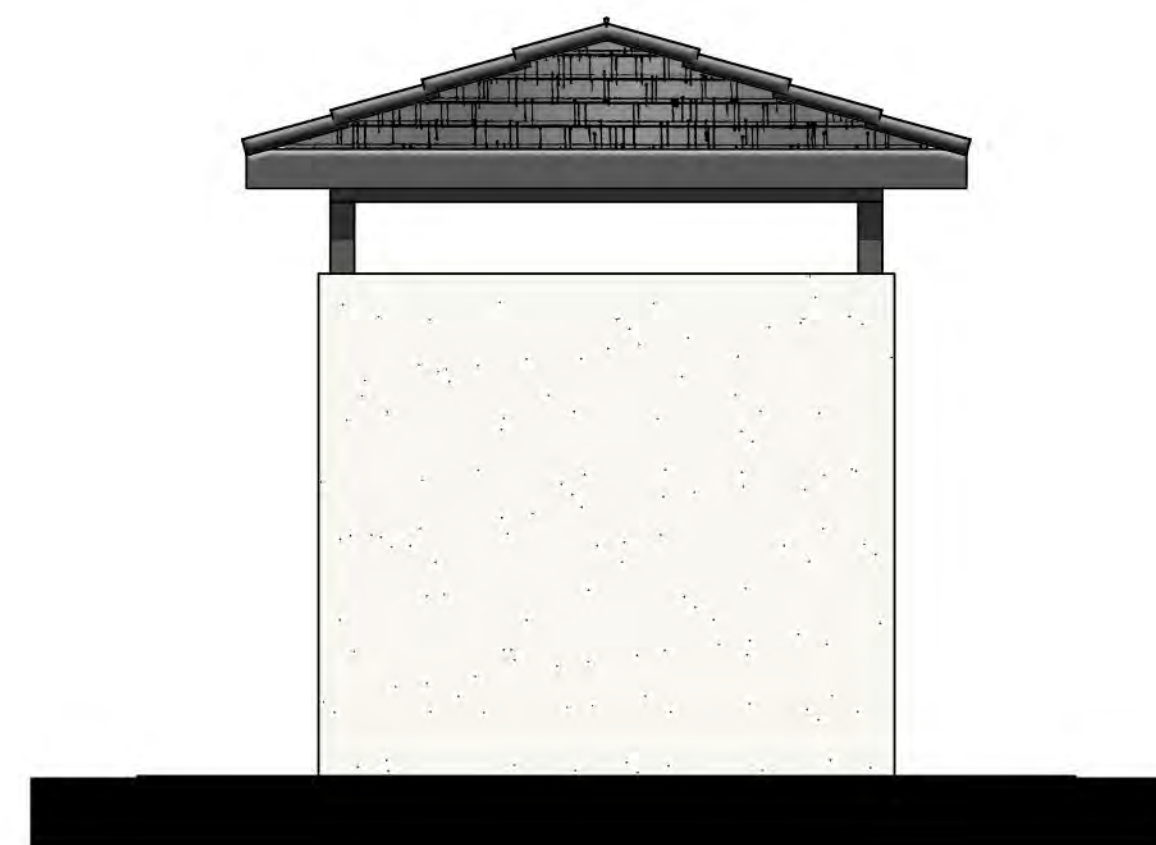
TRASH ENCLOSURE 'A'

FLOOR PLAN, ROOF PLAN & ELEVATIONS

0 2 4 8 12



FLOOR PLAN

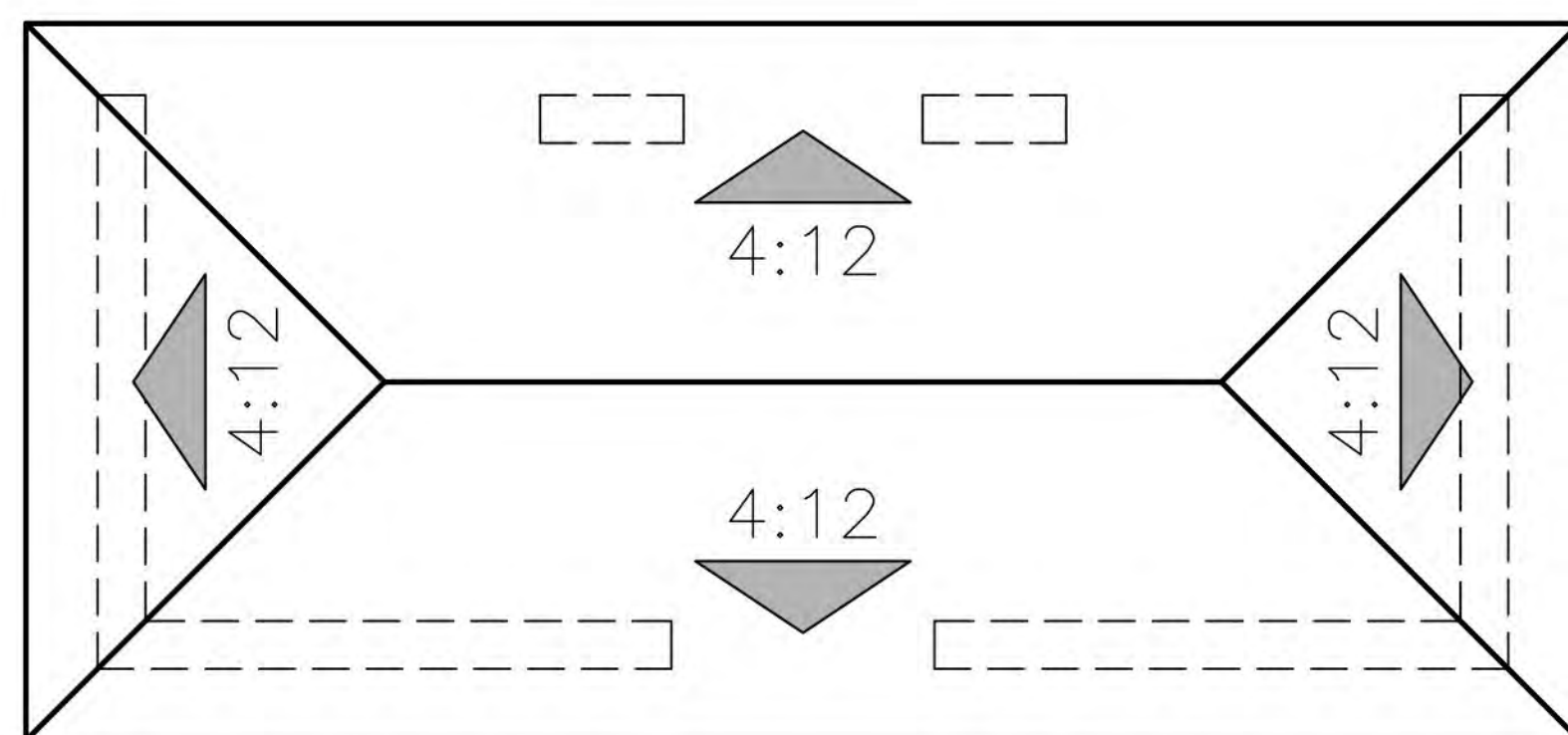


RIGHT



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



ROOF PLAN



LEFT

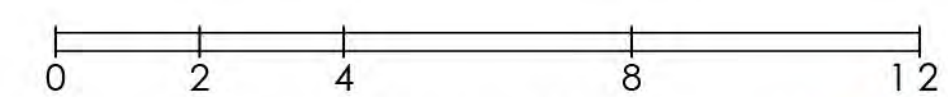


REAR

COLOR SCHEME 1

TRASH ENCLOSURE 'B'

FLOOR PLAN, ROOF PLAN & ELEVATIONS



WRITTEN COLOR SCHEMES

2020 E. FIRST STREET TOWNHOMES
SANTA ANA, CA

PROJECT 23022
CREATED 6/7/24

| CONTEMPORARY | SCHEME 1 | SCHEME 2 |
|---|---------------------------|----------------------------|
| MAIN STUCCO BODY | 10 | 1575 |
| STUCCO PAINT MATCH*** | SW7757 HI REFLECTIVE WT | SW6063 NICE WHITE |
| SECONDARY STUCCO | SW6254 LAZY GRAY | SW6004 MINK |
| LAP SIDING / CORNER BOARDS/ SIDING TRIM | SW6236 GRAY'S HARBOR | SW7630 RAISIN |
| FASCIA / TRIM / GARAGE DOORS | SW7674 PEPPERCORN | SW6013 BITTER CHOCOLATE |
| FRONT DOORS | SW2839 ROYCFRT CPR RED | SW7069 IRON ORE |
| RAILINGS | SW7674 PEPPERCORN | SW7630 RAISIN |
| CONCRETE ROOF: | 4669 GRAYS PEAK RANGE | 4595 DARK CHARCOAL |
| BRICK : | CHALKDUST | LATIGO |
| GROUT | MAC MISTY COVE | MAC MISTY COVE |

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

*** For photoshop renderings only, do NOT use in the field

| | |
|-------------------|---------------------|
| STUCCO: | OMEGA |
| PAINT: | SHERWIN WILLIAMS |
| CONCRETE ROOF: | EAGLE |
| GUTTERS: | RGS |




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DIGITAL COLOR BOARDS

CONTEMPORARY SCHEME #1



MAIN STUCCO BODY

CONCRETE ROOF

SECONDARY STUCCO


LAP SIDING /
CORNER BOARDS /
SIDING TRIM

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR

RAILINGS

BRICK



2020 E. FIRST STREET


SANTA ANA, CA

#23022 TOWNHOMES
JUNE 7, 2024

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CONTEMPORARY SCHEME #2



MAIN STUCCO BODY

CONCRETE ROOF

SECONDARY STUCCO


LAP SIDING /
CORNER BOARDS /
SIDING TRIM

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR

RAILINGS

BRICK



2020 E. FIRST STREET

SANTA ANA, CA

#23022 TOWNHOMES
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LEGEND

-  Parking Lot Light
-  Tree/Signage Up Light
-  Down Light
-  Low Directional Bollard



Bega (Or Equal)

-  Parking Lot Light



Philips (Or Equal)

-  Tree Up Light



FX Luminaire (Or Equal)

-  Down Light



Bega (Or Equal)

-  Low Directional Bollard

NOTE:

Lighting fixture locations are conceptual. Final locations are subject to the final site configuration and utility layouts.

