

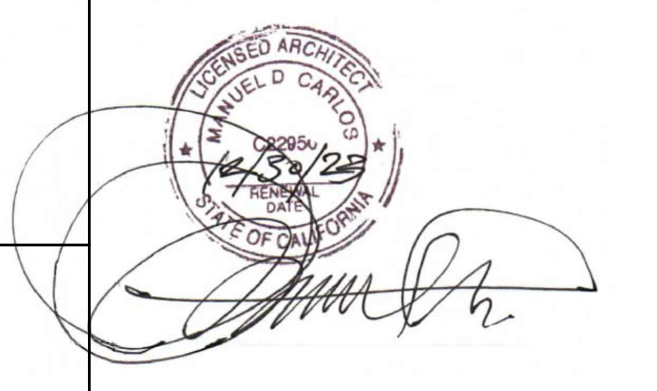
NEW RESIDENTIAL COMPLEX: MAGNOLIA VILLAS

828 E. LA HABRA BLVD
110 S. COLLEGE STREET
114 S. COLLEGE STREET
LA HABRA, CA 90631



6528 GREENLEAF AVENUE SUITE 210
WHITTIER, CA 90601
(562) 632-1630

SEAL



	COLUMN LINE
	BUILDING SECTION
	SECTION IDENTIFICATION NUMBER
	SHEET WHERE SECTION IS DRAWN
	WALL SECTION
	SECTION IDENTIFICATION NUMBER
	SHEET WHERE SECTION IS DRAWN
	INTERIOR ELEVATION
	ENLARGED PLAN OR DETAIL
	ROOM NAME
	ROOM NUMBER
	ROOM SQ. FT.
	DOOR NUMBER
	STOREFRONT NUMBER
	WINDOW NUMBER
	FINISH REFERENCE
	PARTITION TYPE
	REFER TO SHEET A6.3
	DETAIL
	DETAIL IDENTIFICATION
	SHEET WHERE DETAIL IS DRAWN
	EXIT LIGHT WITH DIRECTIONAL ARROW (OVERHEAD EXIT = 7'-0" MIN. HT.) (LOW LEVEL EXIT = 8" MAX. HT.)
	CLG. MOUNTED
	WALL MOUNTED
	CONSTRUCTION NOTE TAG
	(E) PARTITION TO REMAIN
	(E) PARTITION TO BE DEMOLISHED
	NEW PARTITION
	ELEVATION
	REVISION NUMBER
	SHEET REVISION
	CONSECUTIVELY NUMBERED

AND	ANGLE	AT	CENTERLINE	#	POUND OR NUMBER	ACT.	ACOUSTICAL CEILING TILE	ADJ.	ADJUSTABLE	AL.	ALUMINUM	APPROX.	APPROXIMATE	ARCH.	ARCHITECTURAL	ASPH.	ASPHALT	B.C.	BACK OF CURB	BD.	BOARD	BITUM.	BITUMINOUS	BLDG.	BUILDING	BLK.	BLOCK	BM.	BEAM	B.O.	BOTTOM OF CABINET	CAB.	CERAMIC	CER.	CERAMIC	C.I.	CAST IRON	C.F.	COLD FORMED	C.G.	CORNER GUARD	C.J.	CONTROL JOINT	CLG.	CEILING	CLKG.	CAULKING	CLR.	CLEAR	CMU	CONCRETE MASONRY UNIT	C.O.	CASED OPENING	C.O.C.	CENTER LINE OF COLUMN	COL.	COLUMN	CONC.	CONCRETE	CONN.	CONNECTION	CONST.	CONSTRUCTION	CONT.	CONTINUOUS	CORR.	CORRIDOR	CTSK.	COUNTERSUNK	CNTR.	COUNTER	C.T.	CERAMIC TILE	CTR.	CENTER	D	DEPTH	DBL.	DOUBLE	DEPT.	DEPARTMENT	D.F.	DRINKING FOUNTAIN	DET.	DETAIL	DIA.	DIAMETER	DIM.	DIMENSION	DISP.	DISPENSER	DN.	DOWN	D.O.	DOOR OPENING	DR.	DOOR	DWR.	DRAWER	DS.	DOWNSPOUT	DWG.	DRAWING	E.	EAST	EA.	EACH	E.I.F.S.	EXTERIOR INSUL. & FINISH SYSTEM	E.J.	EXPANSION JOINT	EL.	ELEVATION	ELEC.	ELECTRICAL	EMER.	EMERGENCY	ENCL.	ENCLOSURE	EQ.	EQUAL	EQPT.	EQUIPMENT	E.W.C.	ELECTRIC WATER COOLER	EXST.	EXISTING	EXPO.	EXPOSED	EXP.	EXPANSION	EXT.	EXTERIOR	FRMG.	FRAMING	FR. TR.	FIRE RETARDANT TREATED	FT.	FOOT OR FEET	FTG.	FOOTING	FURR.	FURRING	FABR.	FABRICATOR / FABRICATED	F.C.	FURRING CHANNEL	F.D.	FLOOR DRAIN	FDN.	FOUNDATION	F.E.	FIRE EXTINGUISHER	F.E.C.	FIRE EXTINGUISHER CABINET	FIN.	FINISH	FIXT.	FIXTURE	FL.	FLOOR	FLASH.	FLASHING	FLUOR.	FLUORESCENT	F.O.C.	FACE OF CONCRETE	F.O.F.	FACE OF FINISH	F.O.M.	FACE OF MASONRY	F.O.S.	FACE OF STUDS	I.D.	INSIDE DIMENSION	I.G.	INSULATED, GLASS	INSUL.	INSULATION	INT.	INTERIOR	JAN.	JANITOR	JT.	JOINT	L.	LENGTH	LAM.	LAMINATE	LAV.	LAVATORY	LT.	LIGHT	MAX.	MAXIMUM	MECH.	MECHANICAL	MED.	MEDIUM	MEMB.	MEMBRANE	MET.	METAL	MFR.	MANUFACTURER	MIN.	MINIMUM	STL.	STEEL	STOR.	STORAGE	STRUC.	STRUCTURAL	SUSP.	SUSPENDED	T.C.	TOP OF CURB	TEL.	TELEPHONE	T&G	TONGUE AND GROOVE	T.G.	TEMPERED GLASS	T.G./SP.	TEMP. SPANDREL GLASS	T.I.G.	TEMP. INSULATING GLASS	THK.	THICK	T.O.	TOP OF	T.P.	TOP OF PAVEMENT	TS	TUBE STEEL	TV	TELEVISION	T.W.	TOP OF WALL	TYP.	TYPICAL	UNF.	UNFINISHED	U.G.	UNDERGROUND	U.O.N.	UNLESS OTHERWISE NOTED	UR.	URINAL	VCT	VINYL COMPOSITION TILE	VERT.	VERTICAL	VEST.	VESTIBULE	W.	WEST	W/	WITH	WD	WOOD	W/O	WITHOUT	WP	WATERPROOF	WSCS.	WAINSCOT	WT.	WEIGHT	GA.	GALVANIZED	GL.	GLASS	GR.	GRADE	GYP.	GYP SUM	GYP. BD.	GYP SUM WALLBOARD	H.B.	HOSE BIBB	H.C.	HOLLOW CORE	H.D.	HEAVY DUTY	HDWD	HARDWOOD	HDWE	HARDWARE	H.M.	HOLLOW METAL	HORIZ.	HORIZONTAL	HR.	HOUR	HGT.	HEIGHT	MISC.	MISCELLANEOUS	M.O.	MASONRY OPENING	M.R.	MOISTURE RESISTANT	MTD.	MOUNTED	N.	NORTH	N.I.C.	NOT IN CONTRACT	NO.	NUMBER	NOM.	NOMINAL	N.T.S.	NOT TO SCALE	O.A.	OVERALL	OBS.	OBSOURE	O.C.	ON CENTER	O.D.	OUTSIDE DIMENSION	O.H.	OVERHANG	OPNG.	OPENING	OPP.	OPPOSITE	PRCST.	PRE-CAST	PL.	PLATE	P. LAM.	PLASTIC LAMINATE	PLAS.	PLASTER	PLYWD.	PLYWOOD	P.O.C.	POINT OF CONNECTION	PR.	PAIR	PR. TR.	PRESSURE TREATED	PT.	POINT	PTD.	PAINTED	Q.T.	QUARRY TILE	R.	RISER	RAD.	RADIUS	R.D.	ROOF DRAIN	REF.	REFERENCE	REFR.	REFRIGERATOR	REINF.	REINFORCED	REQD.	REQUIRED	RESIL.	RESILIENT	RET.	RETAINING	RM.	ROOM	R.O.	ROUGH OPENING	R.T.U.	ROOF TOP UNIT	RWC.	RAINWATER CONDUCTOR	S.	SOUTH	S.C.	SOLID CORE	SCHED.	SCHEDULED	SHT.	SHEET	S.J.	SAWCUT JOINT	SIM.	SIMILAR	SPEC.	SPECIFICATION	SPEC.D.	SPECIFIED (SECTION)	S.ST.	STAINLESS STEEL	STD.	STANDARD
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PLANNING DEPT.:	CITY OF LA HABRA
	110 EAST LA HABRA BOULEVARD LA HABRA, CA 90631 PHONE: 562-383-4100
BUILDING CODES:	CALIFORNIA BUILDING STANDARD CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA GREEN BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE 2019
AMENDMENTS:	
LEGAL DESCRIPTION:	SEE SHEET A1.1
ASSESSORS:	298-132-01
PARCEL NO.:	298-132-02

STORIES:	3
USE:	RESIDENTIAL
OCCUPANCY:	
BUILDING TYPE:	V - III
FIRE PROTECTION:	SPRINKLERED
LOT SIZE:	LOT 1: 9280SF + LOT 2: 9300SF = 18,580SF
BLDG. HEIGHT:	35'-0"
DWELLING UNITS:	9
TOTAL BLDG AREA:	6,693 SF
SCOPE OF WORK:	NEW RESIDENTIAL COMPLEX CONSISTING OF: 3 - 2 BEDROOM UNITS 3 - STUDIO ADU UNITS 3 - 1 BEDROOM UNITS

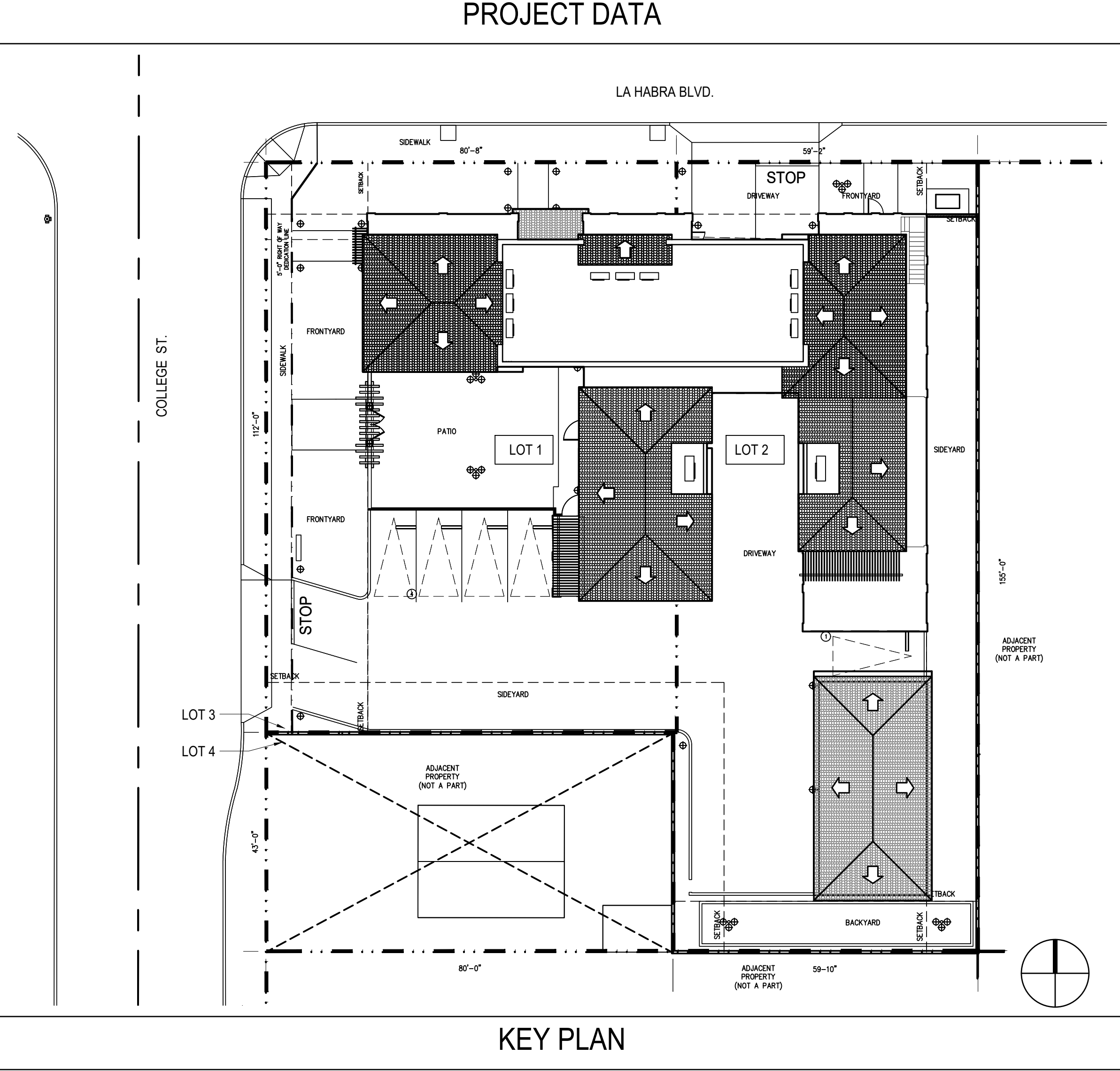
PROJECT DATA

ABBREVIATIONS (CONT.)

OWNER / CLIENT:	CIVIL ENGINEER:
VMJ COMPANY, LLC Contact: Michele Cortes, Vincent Cortes, or John Kang 2651 SATURN ST. BREA, CA 92821 Telephone: (562) 500-8344 Email: cortes500@aol.com	CALLAND ENGINEERING & ASSOC, INC. 574 E. LAMBERT ROAD, BREA, CALIFORNIA 92821 Telephone: (714) 671-1050
DESIGNER:	LANDSCAPE ARCHITECT:
SA DESIGN CONCEPTS 6528 GREENLEAF AVENUE SUITE 210 WHITTIER, CA 90601 Telephone: (562) 632-1630 Email: steven.ybarra@sadesignconcepts.com CONTACT: STEVEN YBARRA	CHARLES TROWBRIDGE AND ASSOCIATES 17901 ROMELLE AVENUE SANTA ANA, CALIFORNIA 92705 Telephone: (714) 532-3663 Fax: (174) 532-3667

PROJECT DIRECTORY

SHEET	DRAWING TITLE
A0.0	FRONT SHEET
A1.0	DEMOLITION SITE PLAN
A1.1A	SITE PLAN (FIRST FLOOR)
A1.1B	SITE PLAN DETAILS AND NOTES
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A2.0	ENLARGED FIRST FLOOR PLAN
A2.1	ENLARGED SECOND FLOOR PLAN
A2.2	ENLARGED THIRD FLOOR PLAN
A2.3	ROOF PLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A4.2	ELEVATIONS
A5.0	COLOR ELEVATIONS
A5.1	COLOR ELEVATIONS
A5.2	COLOR ELEVATIONS
A6.0	MATERIAL BOARD
L1	PRELIMINARY LANDSCAPE PLAN
T1	TOPOGRAPHIC PLAN
C1	CIVIL PLAN



CLIENT
VMJ COMPANY, LLC

2651 SATURN ST.
BREA, CA 92821

NEW RESIDENTIAL COMPLEX:
MAGNOLIA VILLAS
828 E. LA HABRA BLVD
110 S. COLLEGE STREET
114 S. COLLEGE STREET
LA HABRA, CA 90631

Date: 07/25/2023
Project: 2021-17
Drawn: ARM
Approved: SY
Scale:

Sheet Title:
TITLE SHEET

Sheet No.:
A0.0

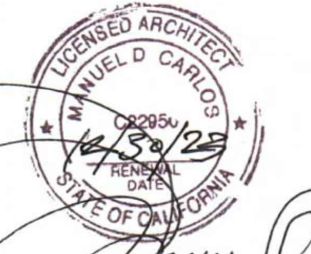
ARCHITECTURAL LEGEND

ABBREVIATIONS

SHEET INDEX

KEY PLAN

SEAL



REVISIONS		
NO.	DATE	DESCRIPTION
	04-13-2023	PLANNING SUBMITTAL
△	08/03/2023	PLANNING CORRECTIONS
△	10/03/2023	PLANNING CORRECTIONS
△	12/04/2023	PLANNING CORRECTIONS
△	02/06/2024	TRAFFIC CORRECTIONS
△	02/28/2024	TRAFFIC CORRECTIONS

CLIENT
VMJ COMPANY, LLC

2851 SATURN ST.
BREA, CA 92821

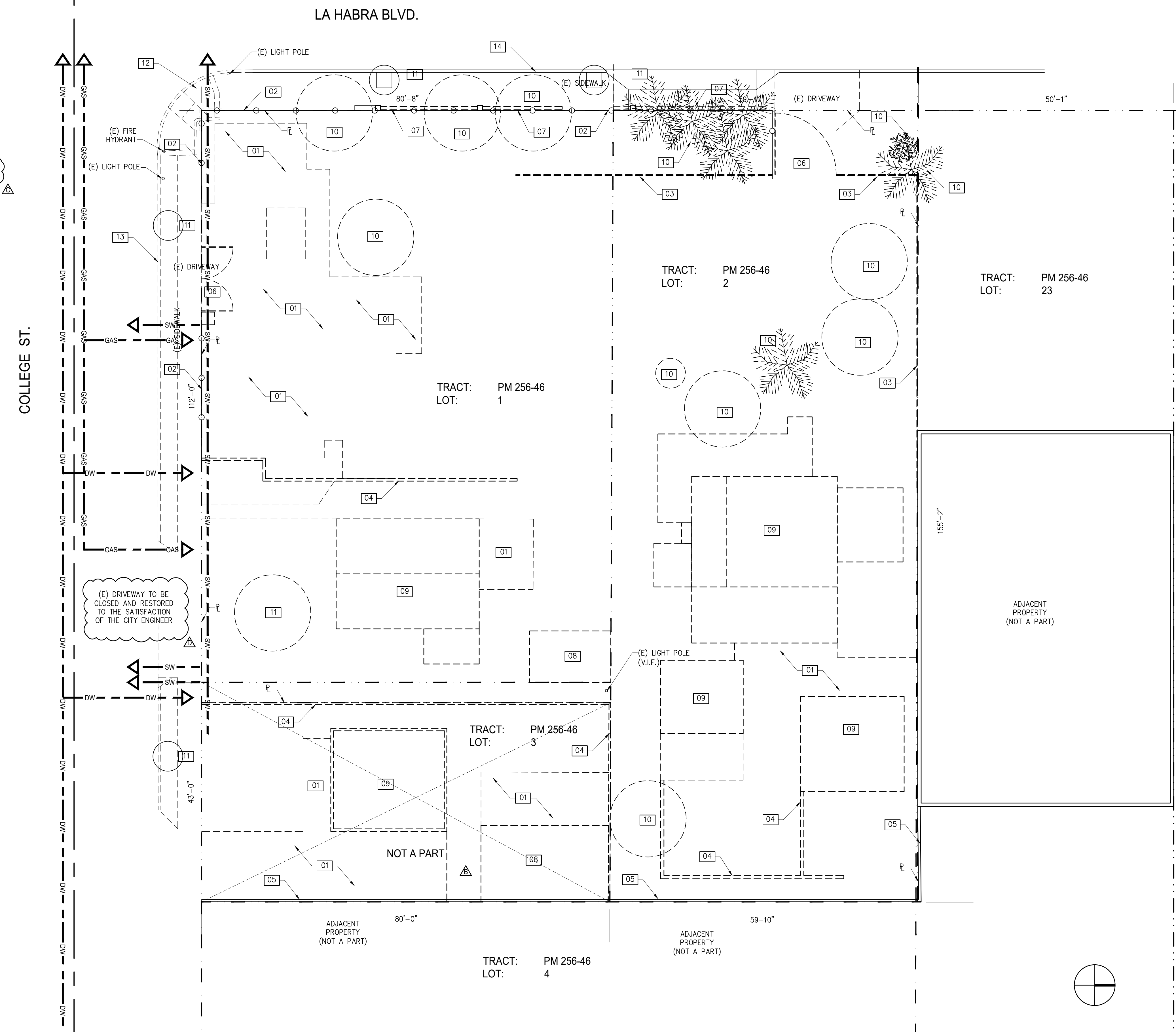
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Sheet Title:
**DEMOLITION
SITE PLAN**

Sheet No.:

A1.0

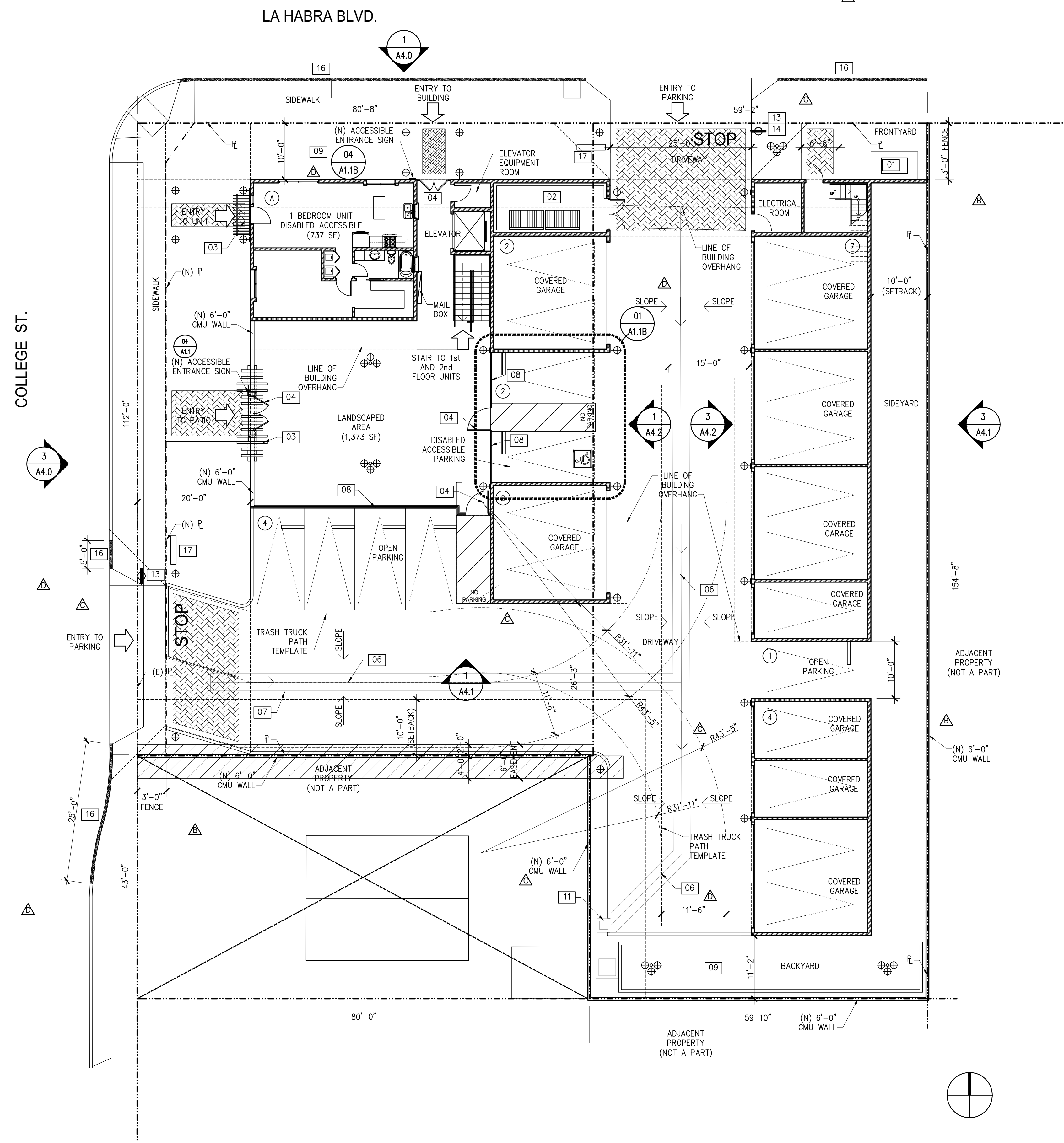
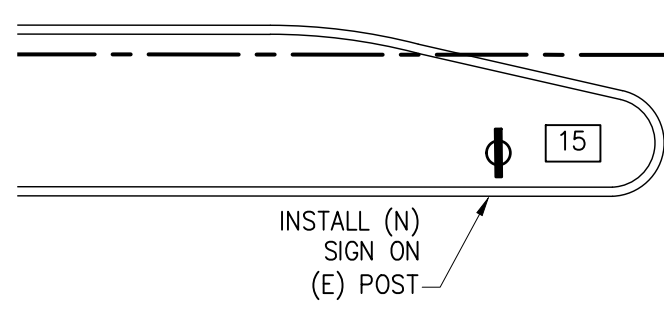


LEGEND:

01	(E) CONCRETE SLAB TO BE DEMOLISHED
02	(E) CHAIN LINK FENCE TO BE DEMOLISHED
03	(E) WOOD FENCE TO BE DEMOLISHED
04	(E) MASONRY WALL TO BE DEMOLISHED
05	(E) MASONRY WALL TO REMAIN
06	(E) GATE TO BE DEMOLISHED
07	(E) LOW WALL TO BE DEMOLISHED
08	(E) SHED TO BE DEMOLISHED
09	(E) CONSTRUCTION TO BE DEMOLISHED
10	(E) TREE TO BE REMOVED
11	(E) TREE TO BE REMAIN
12	(E) CURB RAMP TO BE DEMOLISHED
13	(E) CURB TO BE DEMOLISHED
14	(E) CURB TO REMAIN
15	(E) FIRE HYDRANT TO REMAIN

DEMO SITE PLAN 05
3/32"=1'-0"

DEMO SITE PLAN NOTES 01
N/A



NOTE:
THE APPLICANT/DEVELOPER WILL BE REQUIRED TO DESIGN AND INSTALL ARTWORK IN A PUBLIC PLACE ON OR IN THE VICINITY OF THE PROJECT SITE, AS APPROVED BY THE COMMUNITY SERVICES COMMISSION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE COST OR VALUE OF SUCH WORK SHALL EQUAL OR EXCEED ONE PERCENT (1%) OF THE PROJECT COST, AS DETERMINED BY THE CHIEF BUILDING OFFICIAL. IN-LIEU OF ACQUIRING AND INSTALLING ARTWORK, THE PROJECT APPLICANT MAY CONTRIBUTE AN AMOUNT EQUAL TO ONE PERCENT (1%) OF THE PROJECT COST TO THE PUBLIC ARTS FUND PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

NOTE:
THE APPLICANT/DEVELOPER SHALL BE REQUIRED TO REPAIR THE STREET, CURB, GUTTER, SIDEWALK, AND PARKWAY ALONG S. COLLEGE STREET FROM E. LA HABRA BOULEVARD UNTIL THE SOUTHERN PROPERTY LINE TO THE SATISFACTION OF THE CITY ENGINEER

NOTE:
NO CONSTRUCTION MATERIAL SHALL BE STORED WITHIN THE PUBLIC RIGHT-OF-WAY, EVERYTHING SHALL BE STORED ON-SITE

LEGAL DESCRIPTION

FOR APN/PARCEL ID(S): 298-132-02
 PARCEL 1:
 LOT 7 IN BLOCK 2 OF TRACT NO. 149, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 15, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPTING THEREFROM THE NORTHERLY 122 FEET OF THE WESTERLY 80 FEET 8 INCHES THEREOF.
 ALSO EXCEPTING THEREFROM THE SOUTHERLY 4 FEET OF THE WESTERLY 80 FEET THEREOF.
 ALSO EXCEPTING THEREFROM THE EASTERLY 2 INCHES THEREOF.

PARCEL 2:
 THE NORTHERLY 39.00 FEET OF LOT 6 IN BLOCK 2 OF TRACT NO. 149, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 15, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPTING THEREFROM THE WESTERLY 80 FEET THEREOF.

PARCEL 3:
 AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES ALONG THE SOUTHERLY 2 FEET OF THE NORTHERLY 122 FEET OF THE WESTERLY 80 FEET 8 INCHES OF LOT 7 IN BLOCK 2 OF TRACT NO. 149 IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 15, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, RESERVED IN THE DEED TO CHRISTINE H. RICE, RECORDED MARCH 3, 1949, IN BOOK 1810, PAGE 80, OFFICIAL RECORDS.

PARCEL 4:
 AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES FOR THE PURPOSES OF REPAIRING SAID SEWER LINE OVER THAT PORTION OF LOTS 6 AND 7 IN BLOCK 2 OF TRACT NO. 149, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 15, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, RESERVED IN THE DEED TO CHRISTINE H. RICE, RECORDED MARCH 3, 1949, IN BOOK 1810, PAGE 80, OFFICIAL RECORDS.

LEGEND

- [01] NEW TRANSFORMER
- [02] NEW TRASH ENCLOSURE (SEE DETAIL 09@A1.1B)
- [03] NEW TRELIS
- [04] (N) WROUGHT IRON GATE
- [05] NOT USED
- [06] NEW CONCRETE 'Y' GUTTER
- [07] NEW PARKWAY DRAIN
- [08] NEW WROUGHT IRON FENCE
- [09] BIOTREATMENT PLANTER (SEE SHEET C1)
- [10] NEW CATCH BASIN
- [11] PROPOSED CATCH BASIN
- [12] (E) FIRE HYDRANT
- [13] (N) STOP SIGN
- [14] (N) RIGHT TURN ONLY SIGN
- [15] (N) 'U' TURN SIGN, SIZE AND LOCATION OF SIGN SHALL BE APPROVED BY THE TRAFFIC MANAGER PRIOR TO THE INSTALLATION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- [16] (E) CURB TO BE PAINTED RED
- [17] (N) ADA SIGNAGE

- ⊕ TRIPLE EXTERIOR LIGHT FIXTURE ON POLE
- ⊕ SINGLE EXTERIOR LIGHT FIXTURE ON POLE
- ⊕ SINGLE EXTERIOR WALL MOUNTED LIGHT FIXTURE

SITE INFORMATION:

LOT 1 AND LOT 2 TO BE SUBMITTED A LOT TIED APPLICATION IN ORDER TO COMBINE THE SQUARE FOOTAGE.
 LOT 1: 9280SF + LOT 2: 9300SF = 18,580SF (MIN. MULTIFAMILY 15,000SF).
 18,580SF / 40% = 7,432 SF MAX. ALLOWABLE BUILDABLE SQUARE FOOTAGE

UNITS:

GROUND FLOOR:	
A 1 - 1 BEDROOM UNIT	= 737 SF
SECOND FLOOR:	
B 1 BEDROOM UNIT	= 706 SF
C 2 BEDROOM UNIT	= 950 SF
D STUDIO UNIT	= 560 SF
E 2 BEDROOM UNIT	= 967 SF
F STUDIO UNIT	= 581 SF
THIRD FLOOR:	
G 1 BEDROOM UNIT	= 706 SF
H STUDIO UNIT	= 555 SF
I 2 BEDROOM UNIT	= 931 SF
TOTAL PROPOSED SQUARE FOOTAGE	= 6,693 SF

OPEN SPACE:

GROUND FLOOR:	1,373	= 1,373 SF
SECOND FLOOR:	178 + 139 + 109 + 124 + 401	= 951 SF
TOTAL		2,324 SF (2,250 SF MIN)

PARKING:

2 BEDROOM UNIT = 2.5 STALLS X 3 UNITS	= 7.5 STALLS
1 BEDROOM UNIT = 2 STALLS X 3 UNITS	= 6 STALLS
STUDIO UNIT = 1 STALL X 3 UNITS	= 3 STALLS
GUESTS STALLS (ONE DISABLED ACCESSIBLE)	= 5 STALLS
TOTAL PROPOSED PARKING STALLS	22 STALLS

LANDSCAPE CALCULATION:
 PARKING AREA: 5,439 SF
 LANDSCAPE REQUIRED: (5,439 X 7%) = 296 SF
 LANDSCAPE PROVIDED: 2,060 SF

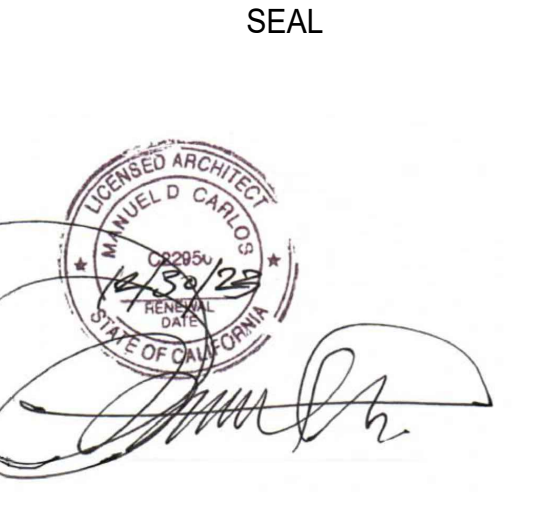
LANDSCAPE CALCULATION:

PAVED AREA (7% OF 5,808 SF):	407 SF
FRONTYARD 1:	313 SF
FRONTYARD 2:	1,867 SF
FRONTYARD 3:	33 SF
TOTAL	2,620 SF
LANDSCAPED AREA 1:	1,229 SF
LANDSCAPED AREA 2:	2,060 SF
TOTAL	3,289 SF

F.A.R. CALCULATION:
 18,580 SF X 40% = 7,432 SF MAX ALLOWED
 4,632 + 889 = 5,521 SF PROPOSED



6528 GREENLEAF AVENUE SUITE 210
 WHITTIER, CA 90601
 (562) 632-1630



REVISIONS

NO.	DATE	DESCRIPTION
04-13-2023		PLANNING SUBMITTAL
08/03/2023		PLANNING CORRECTIONS
10/03/2023		PLANNING CORRECTIONS
12/04/2023		PLANNING CORRECTIONS
02/06/2024		TRAFFIC CORRECTIONS
02/28/2024		TRAFFIC CORRECTIONS

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2651 SATURN ST.
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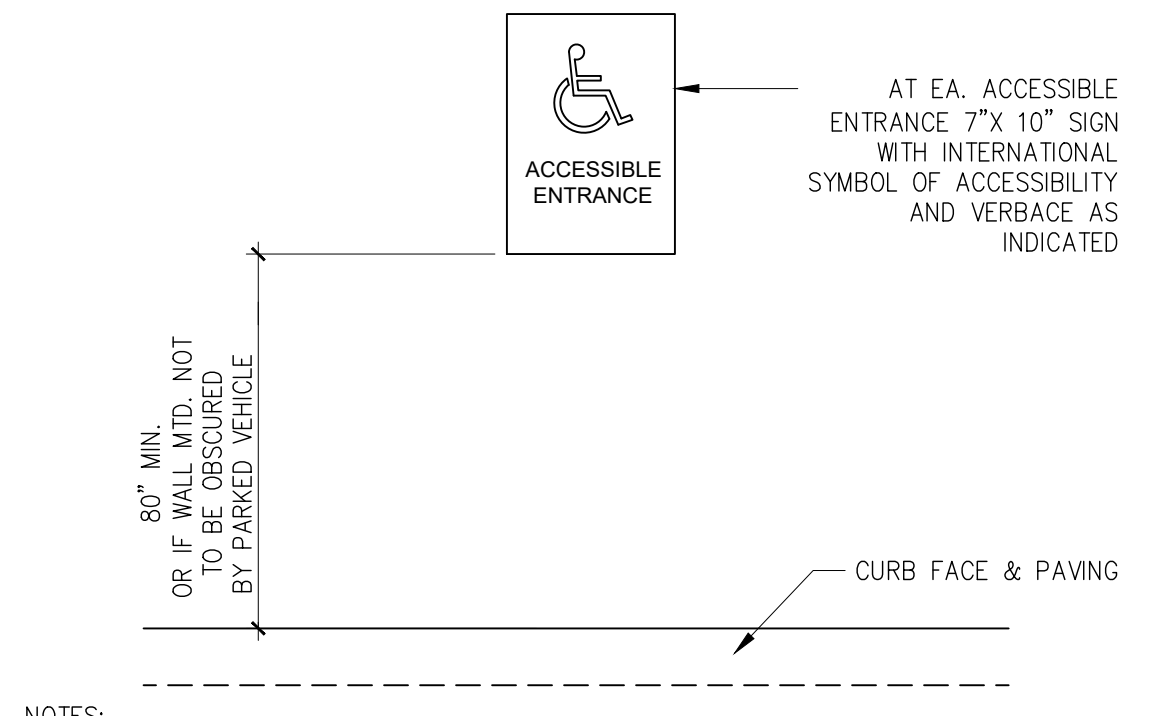
Date: 07/25/2023
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 Drawn: ARM
 Approved: SY
 Scale:

Sheet Title:
**SITE PLAN
 FIRST FLOOR**

Sheet No.:

A1.1A

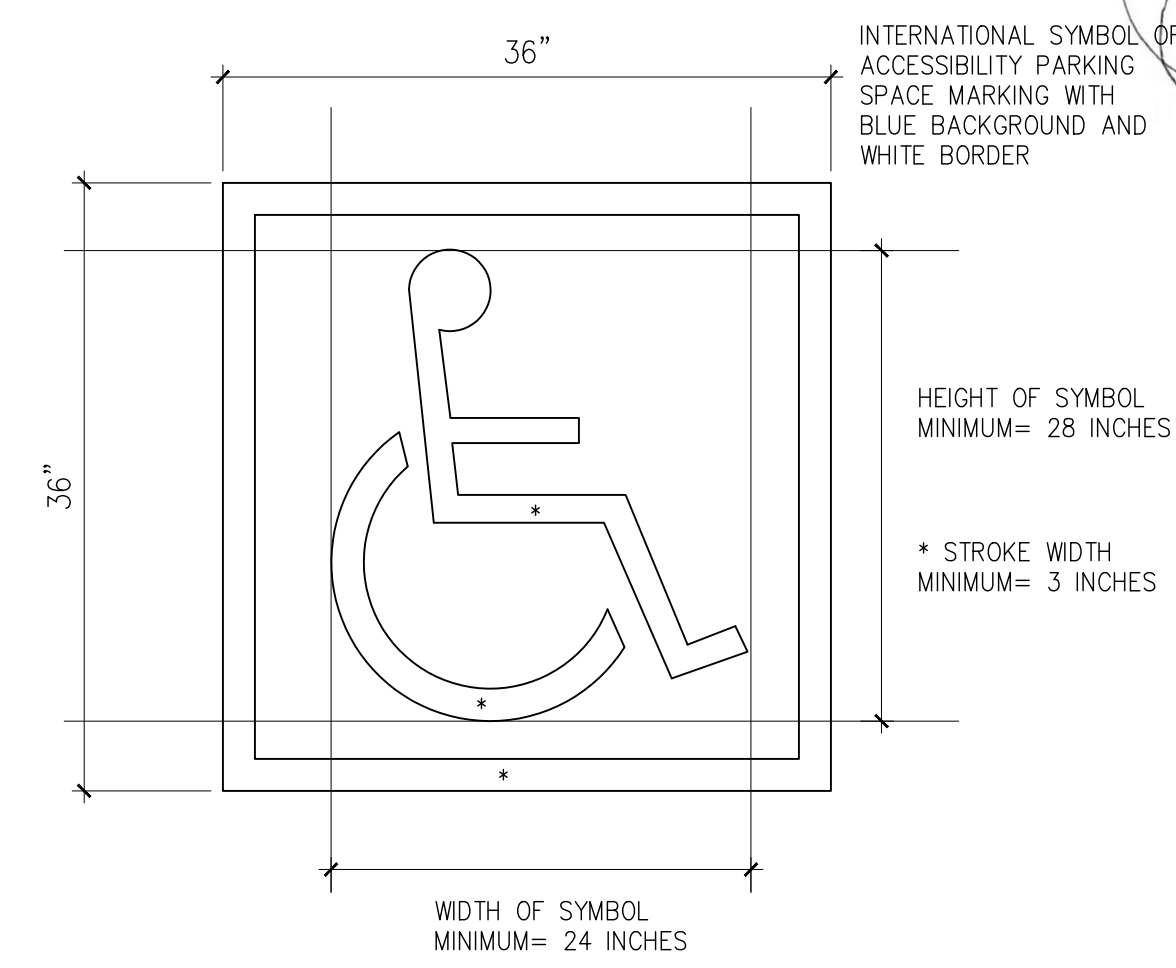
- 01 PROPOSED DRIVEWAY WORK FOR BOTH DRIVEWAYS WILL REQUIRE A PUBLIC WORKS PERMIT PLEASE ALSO SHOW THAT THE EXISTING DRIVEWAY ALONG S. COLLEGE STREET IS TO BE CLOSED AND RESTORED TO THE SATISFACTION OF THE CITY ENGINEER.
- 02 THE APPLICANT/DEVELOPER SHALL BE REQUIRED TO REPAIR THE STREET, CURB, GUTTER, SIDEWALK, AND PARKWAY ALONG S. COLLEGE STREET FROM E. LA HABRA BOULEVARD UNTIL THE SOUTHERN PROPERTY LINE TO THE SATISFACTION OF THE CITY ENGINEER.
- 03 THE CURB ALONG E. LA HABRA BOULEVARD SHALL BE REPAINTED RED ACROSS THE FRONT OF THE WHOLE PROPERTY TO THE SATISFACTION OF THE TRAFFIC MANAGER.
- 04 THE CURB ALONG S. COLLEGE STREET NEAR THE PROPOSED DRIVEWAY SHALL BE PAINTED RED 5' TO THE NORTH AND 25' TO THE SOUTH OF THE DRIVEWAY TO THE SATISFACTION OF THE TRAFFIC MANAGER.
- 05 NO CONSTRUCTION MATERIAL SHALL BE STORED WITHIN THE PUBLIC RIGHT-OF-WAY, EVERYTHING SHALL BE STORED ON-SITE.



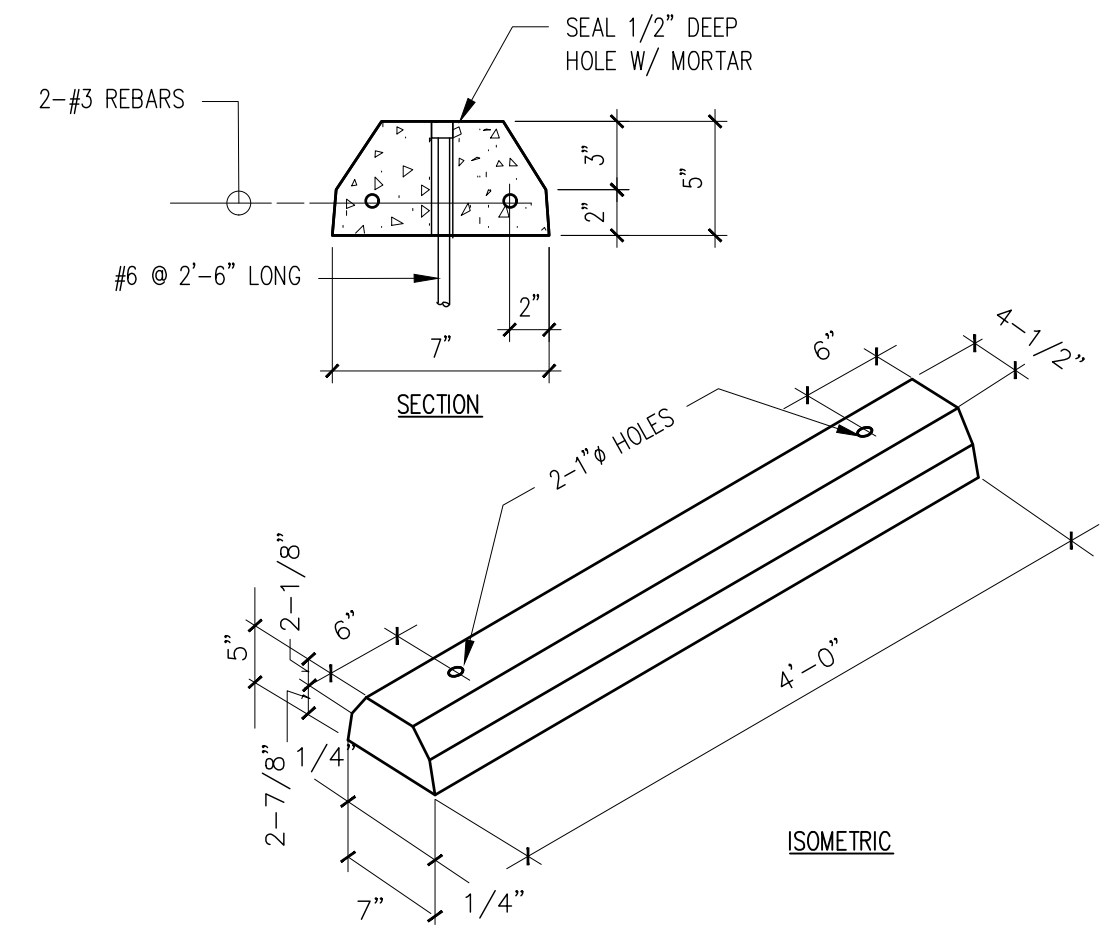
NOTES:
 1. LETTERS AND SYMBOLS SHALL BE PORCELAIN ENAMEL PAINT (WHITE)
 2. SIGNS SHALL BE 18 GA. MIN. (BLUE)
 FOR REFERENCE ONLY:
 APPROVE ALL ALTERATIONS W/ LOCAL BUILDING AGENCY

SITE PLAN NOTES 08
 N/A

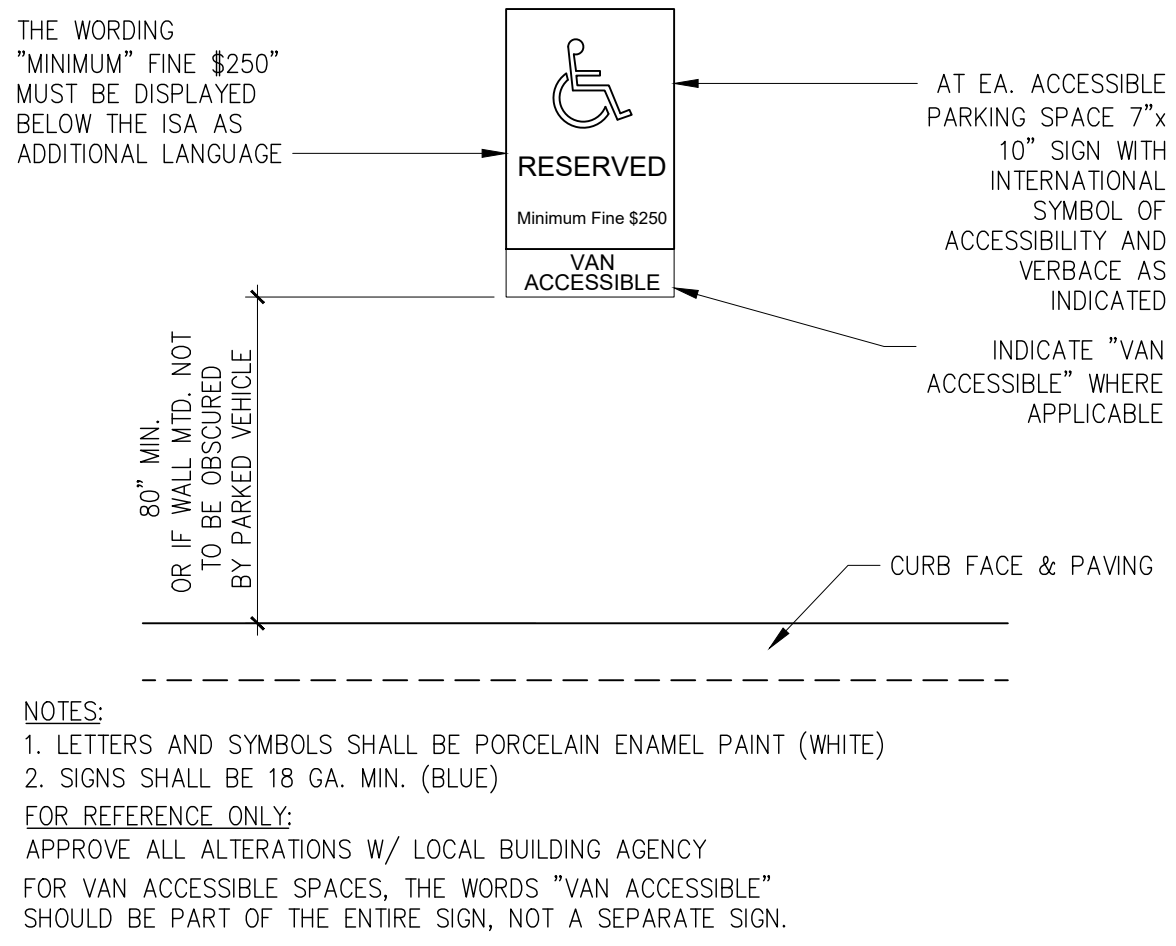
ACCESSIBLE ENTRANCE SIGNAGE 04
 1"=1'-0"



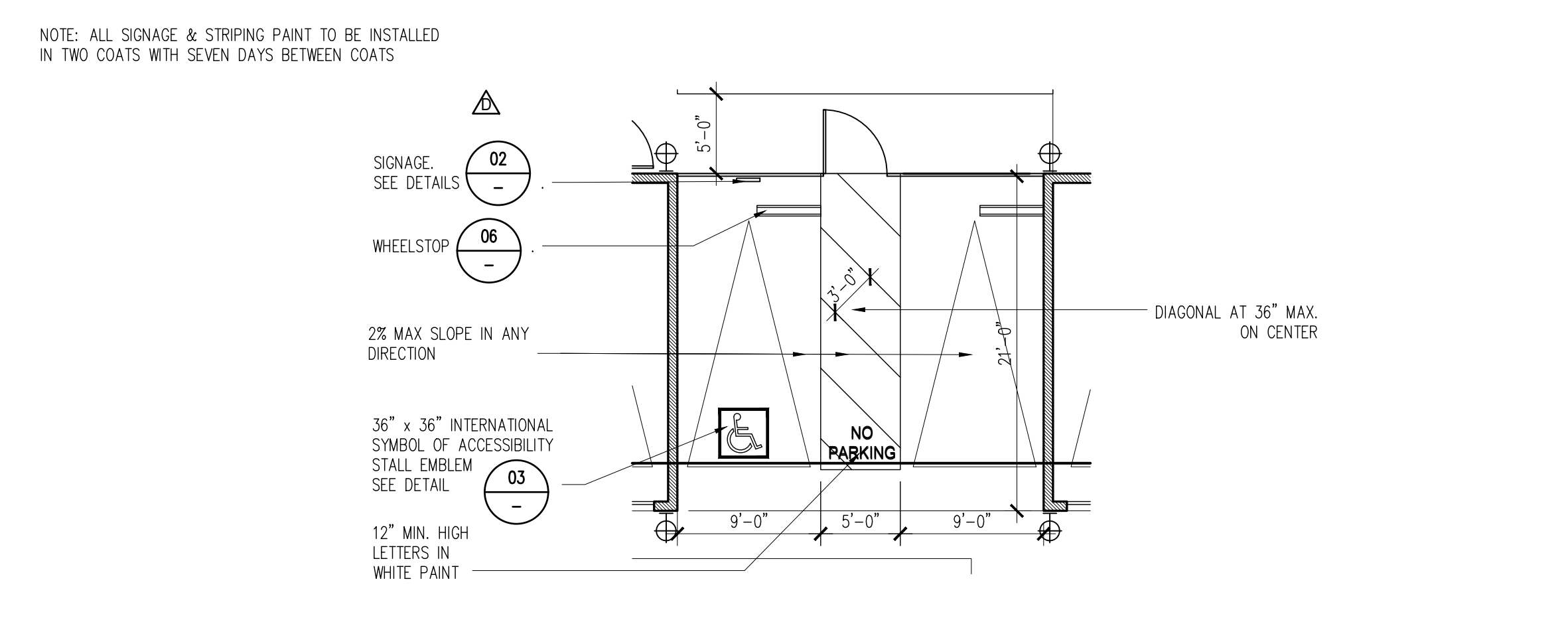
INTERNL' SYMBOL OF ACCESSIBILITY 03
 1"=1'-0"



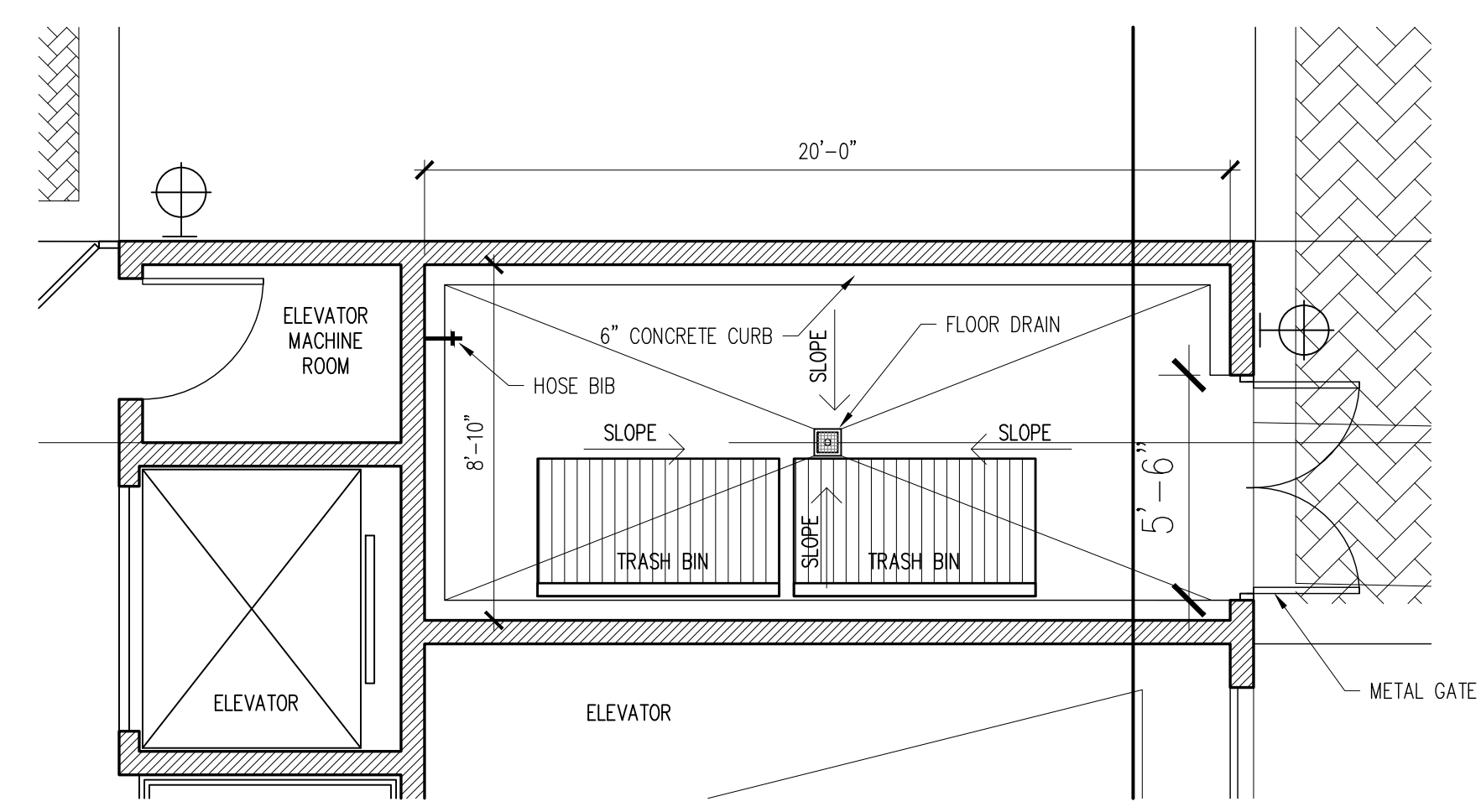
PRECAST CONCRETE WHEEL STOP 06
 3"=1'-0"



PARKING SPACE SIGNAGE 02
 1"=1'-0"



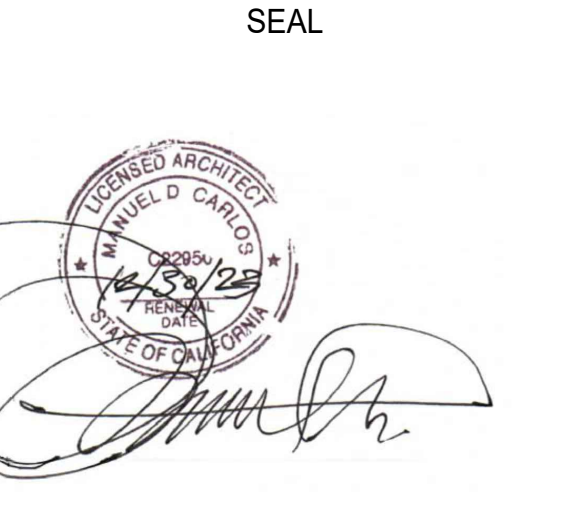
STANDARD ACCESSIBLE STALL 01
 1/8"=1'-0"



TRASH ENCLOSURE DETAIL 09
 1/8"=1'-0"



6528 GREENLEAF AVENUE SUITE 210
 WHITTIER, CA 90601
 (562) 632-1630



REVISIONS		
NO.	DATE	DESCRIPTION
	04-13-2023	PLANNING SUBMITTAL
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△	12/04/2023	PLANNING CORRECTIONS
△	02/06/2024	TRAFFIC CORRECTIONS
△	02/28/2024	TRAFFIC CORRECTIONS

CLIENT
 VMJ COMPANY, LLC

2651 SATURN ST.
 BREYA, CA 92821

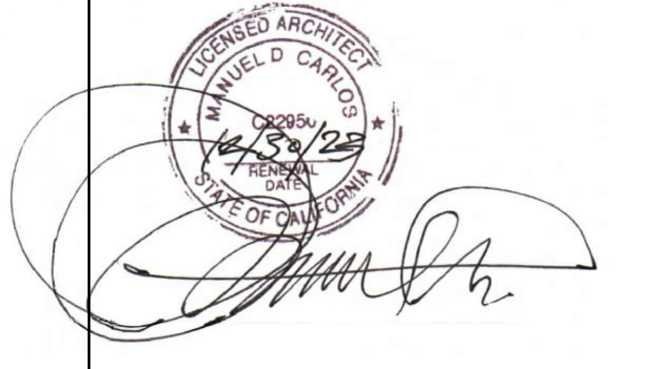
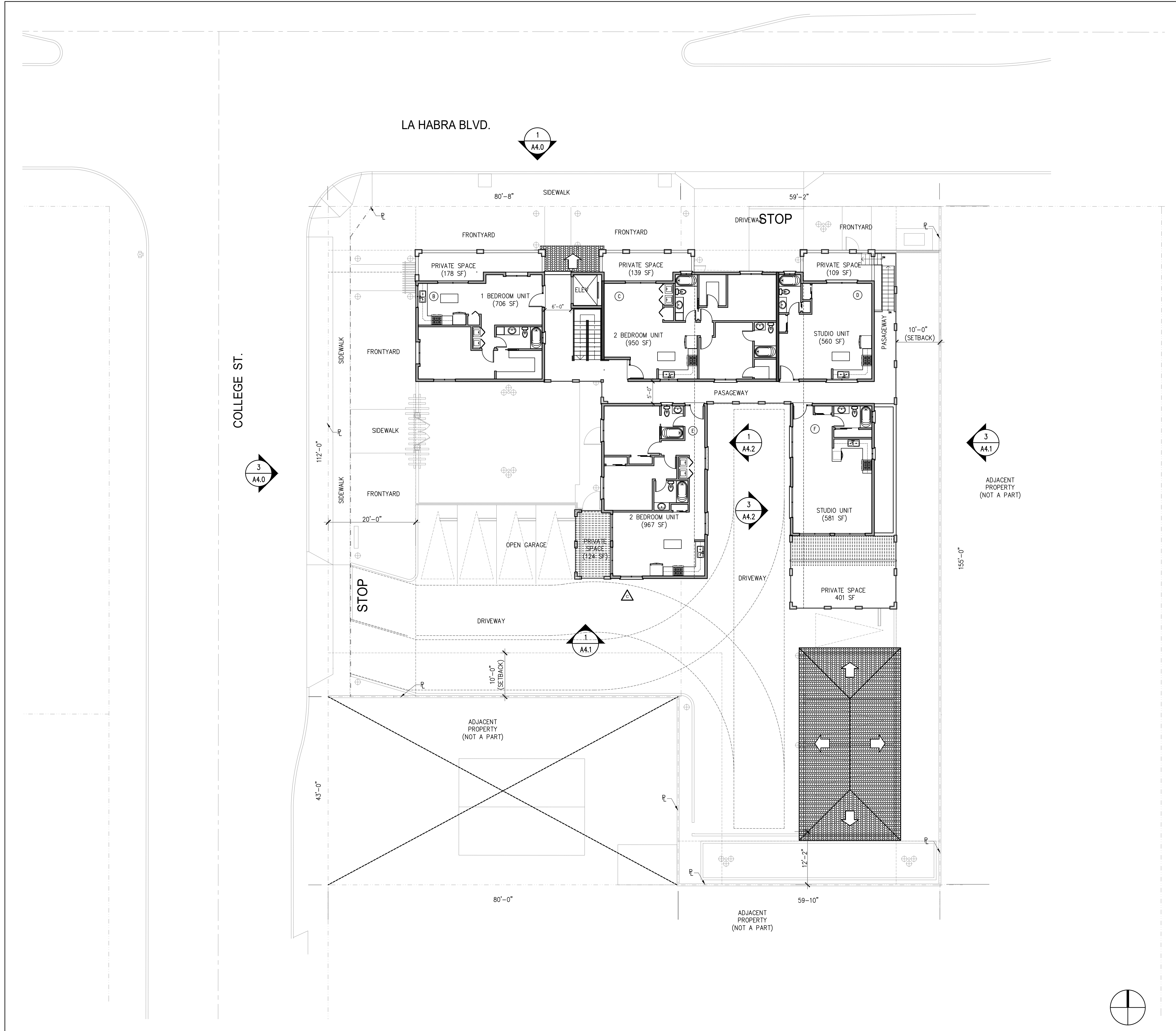
NEW RESIDENTIAL COMPLEX:
MAGNOLIA VILLAS
 828 E. LA HABRA BLVD
 110 S. COLLEGE STREET
 114 S. COLLEGE STREET
 LA HABRA, CA 90631

Date: 07/25/2023
 Project: 2021-17
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 Approved: SY
 Scale:

Sheet Title:
DETAILS

Sheet No.:

A1.1B



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NO.	DATE	DESCRIPTION
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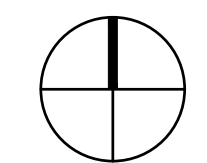
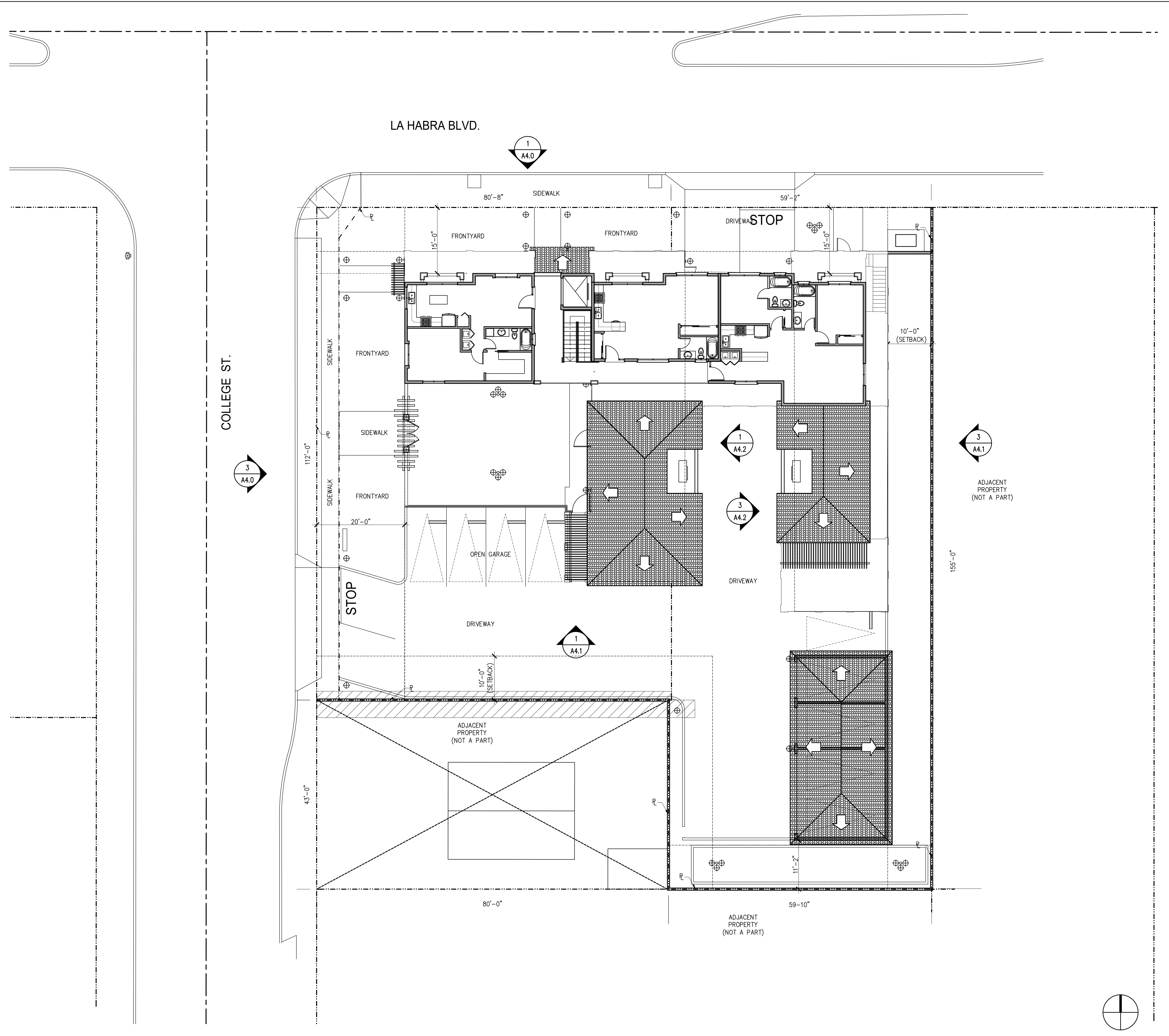
2651 SATURN ST.
BRE A, CA 92821

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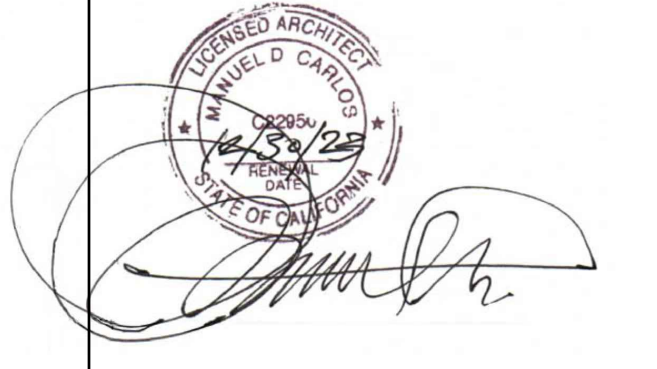
Date:	07/25/2023
Project:	2021-17
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Scale:	
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2nd FLOOR PLAN
Sheet No.:

A1.2



SEAL



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Date:	07/25/2023
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Sheet Title:	

3rd FLOOR PLAN
Sheet No.:

A1.3



REVISIONS		
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△	12/04/2023	PLANNING CORRECTIONS
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△	02/28/2024	TRAFFIC CORRECTIONS

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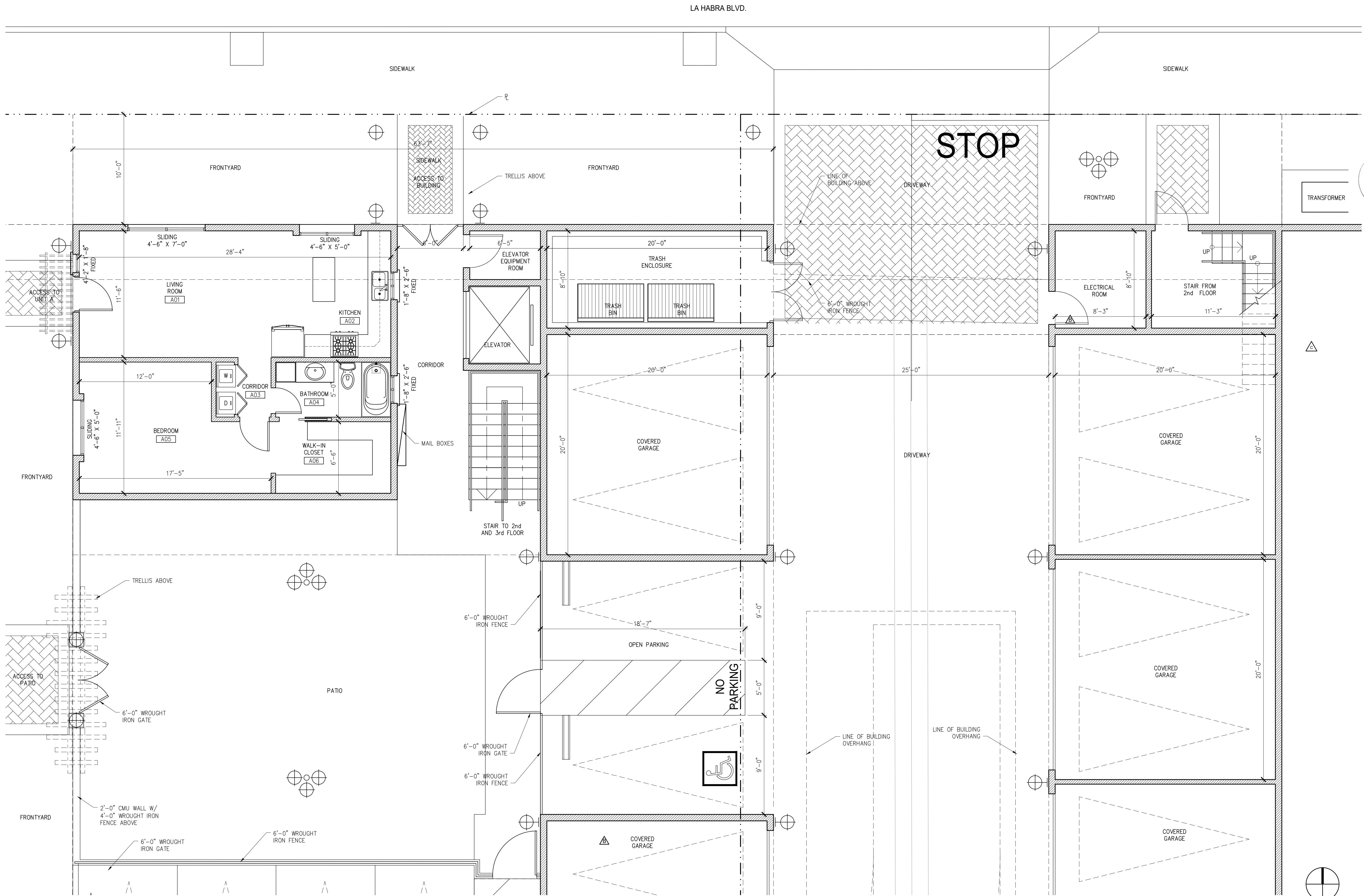
NEW RESIDENTIAL COMPLEX:
MAGNOLIA VILLAS
828 E. LA HABRA BLVD
110 S. COLLEGE STREET
114 S. COLLEGE STREET
LA HABRA, CA 90631

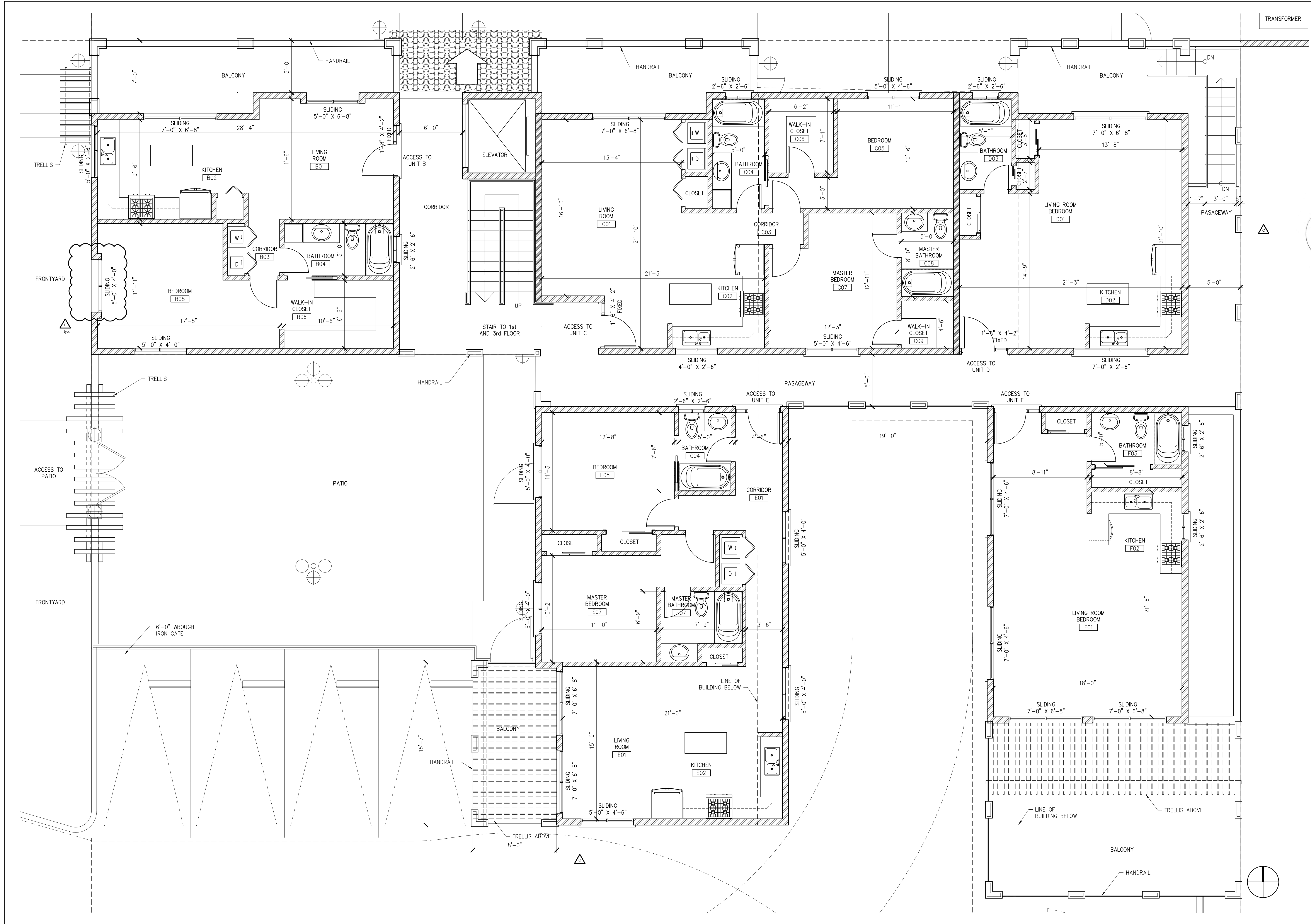
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Project: 2021-17
Drawn: ARM
Approved: SY
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FIRST FLOOR PLAN

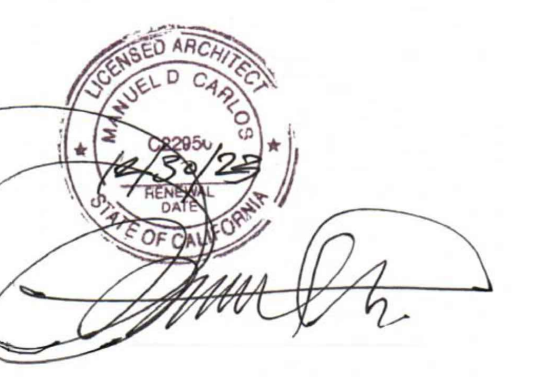
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6528 GREENLEAF AVENUE SUITE 210
WHITTIER, CA 90601
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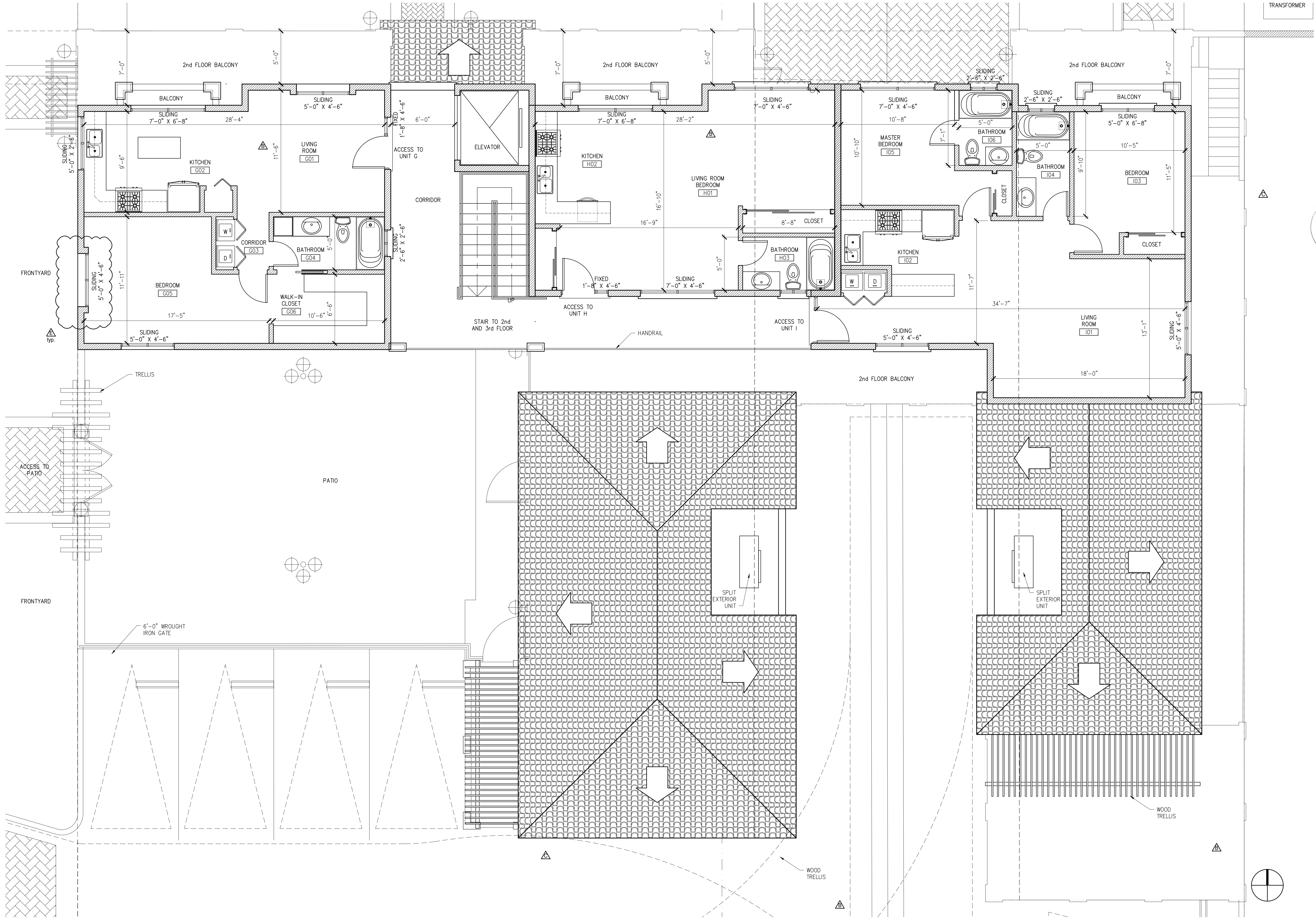
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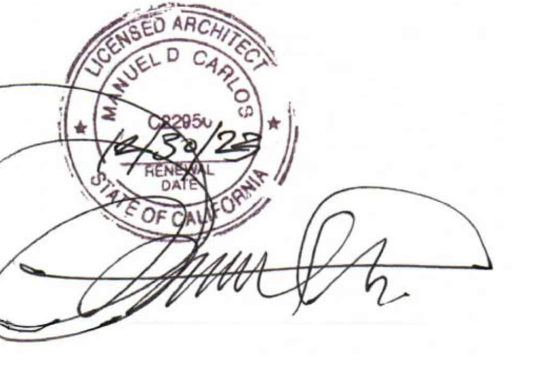
SECOND FLOOR PLAN

01
1/4"=1'-0"

A2.1



6528 GREENLEAF AVENUE SUITE 210
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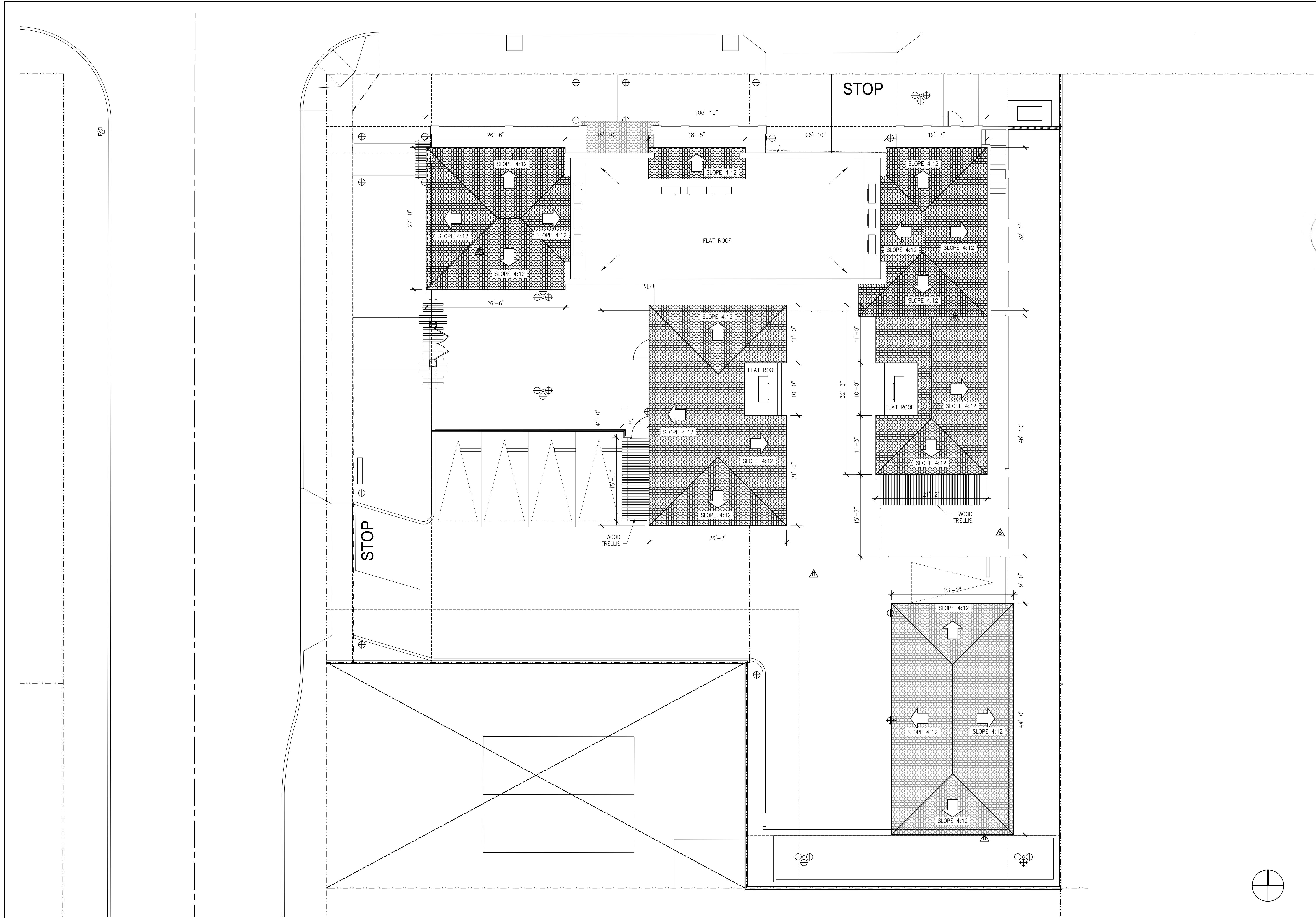
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Approved:	SY
Scale:	

Sheet Title:
3rd FLOOR PLAN

Sheet No.:

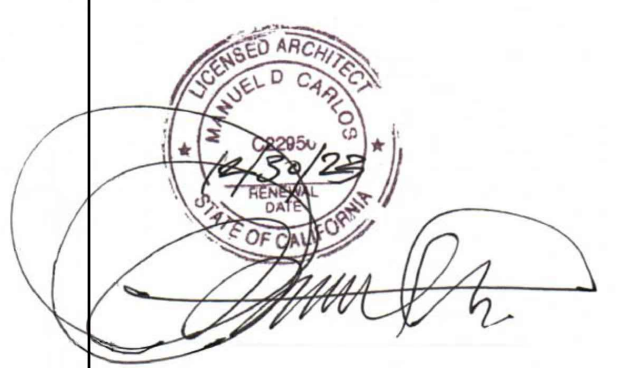
A2.2

THIRD FLOOR PLAN 01
1/4"=1'-0"



6528 GREENLEAF AVENUE SUITE 210
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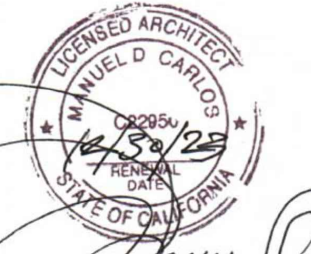
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Scale:

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ROOF PLAN

Sheet No.:

A2.3

ROOF PLAN 01
1/8"=1'-0"



REVISIONS	
NO.	DESCRIPTION
04-13-2023	PLANNING SUBMITTAL
08/03/2023	PLANNING CORRECTIONS
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BREA, CA 92821

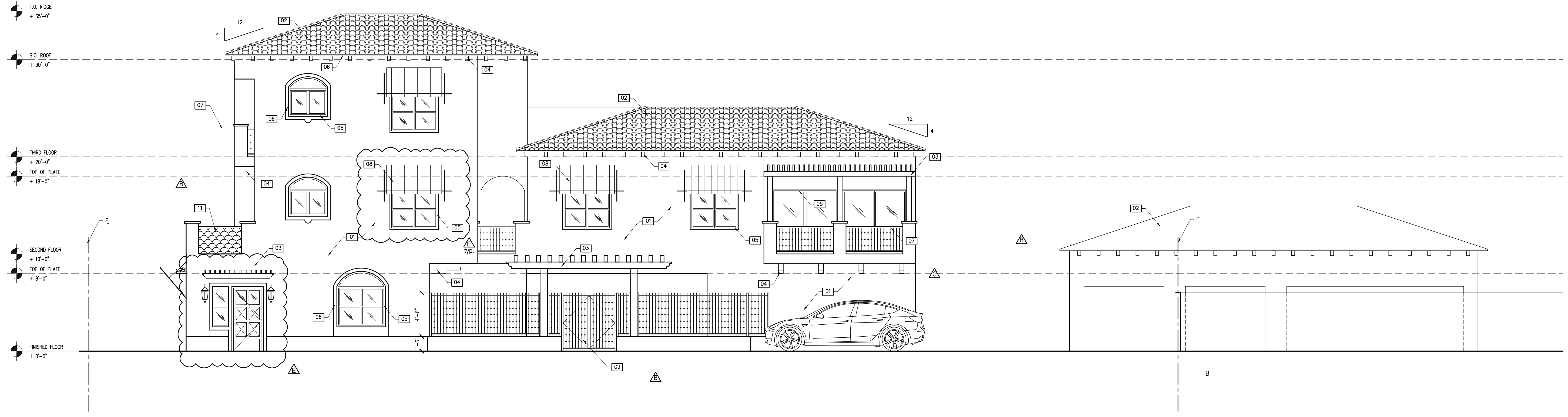
NEW RESIDENTIAL COMPLEX:
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LA HABRA, CA 90631

Date: 07/25/2023
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Sheet Title:
ELEVATIONS

Sheet No.:

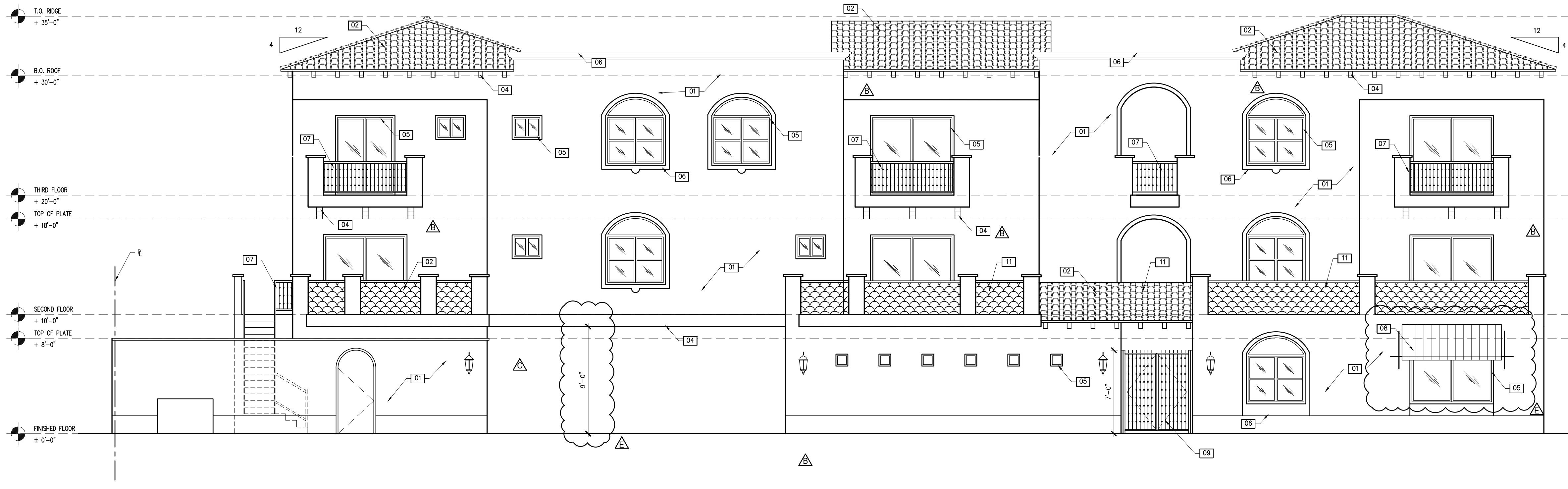
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WEST (COLLEGE) ELEVATION 03
3/16"=1'-0"

LEGEND

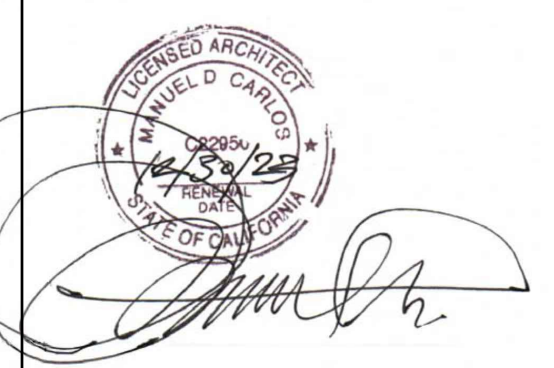
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02	SPANISH ROOF TILE
03	WOOD TRELLIS
04	WOOD ACCENT
05	WHITE VINYL WINDOW
06	MOULDING. COLOR T.B.D.
07	WROUGHT IRON RAILING
08	CANVAS AWNING. COLOR T.B.D.
09	WROUGHT IRON GATE AND FENCE
10	GARAGE DOOR
11	SPANISH TILE RAILING



NORTH (LA HABRA) ELEVATION 01
3/16"=1'-0"

LEGEND 17
N.T.S.

SEAL



REVISIONS	
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04-13-2023	PLANNING SUBMITTAL
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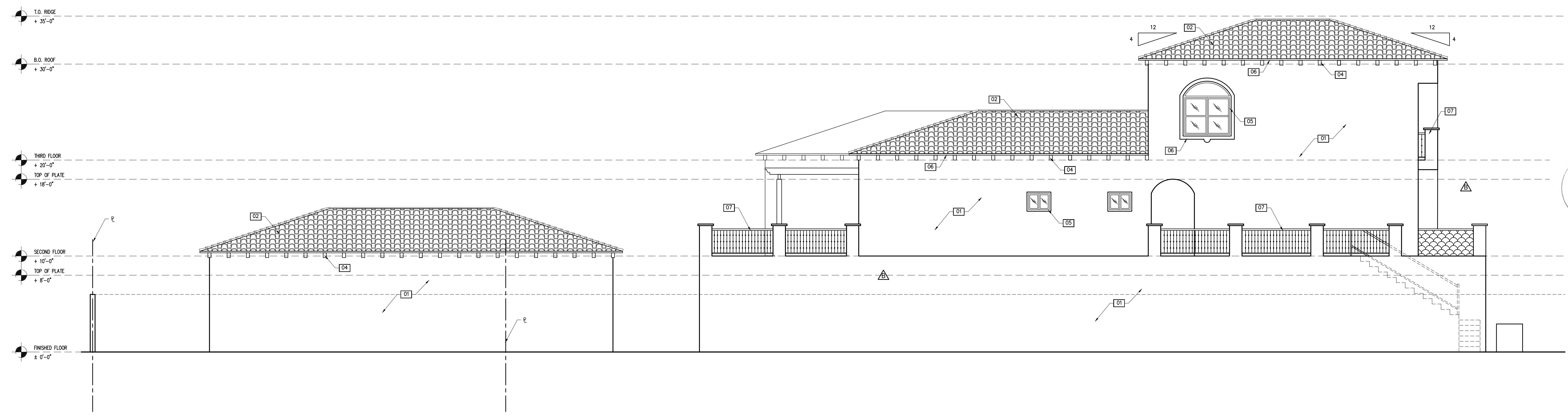
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LA HABRA, CA 90631

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Sheet Title:
ELEVATIONS

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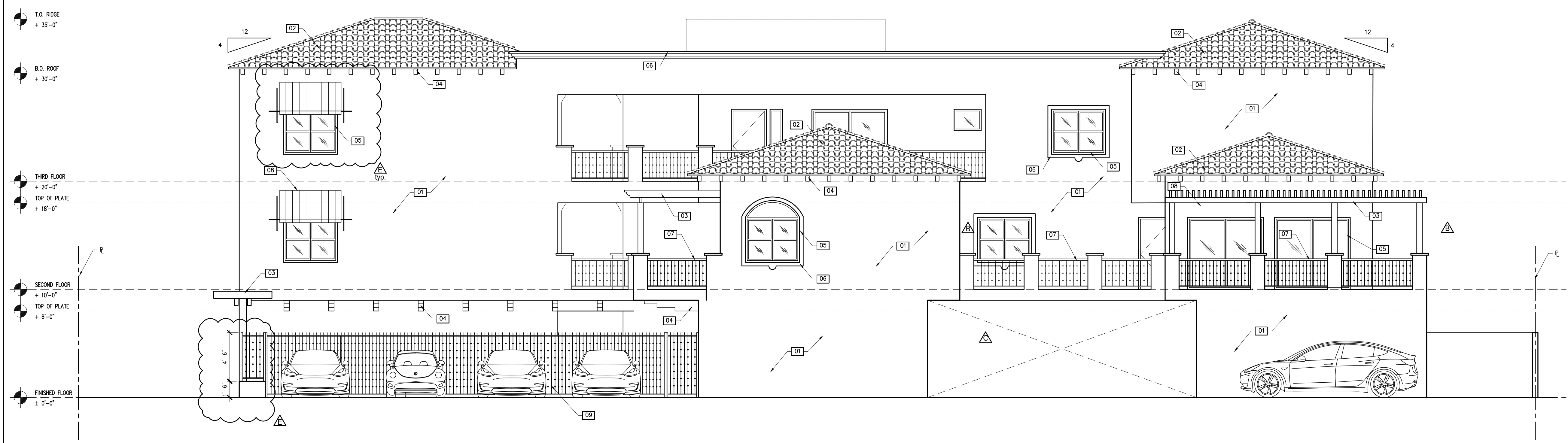
A4.1



EAST ELEVATION 03
3/16"=1'-0"

LEGEND

- 01 PLASTER FINISH. COLOR T.B.D.
- 02 SPANISH ROOF TILE
- 03 WOOD TRELLIS
- 04 WOOD ACCENT
- 05 WHITE VINYL WINDOW
- 06 MOULDING. COLOR T.B.D.
- 07 WROUGHT IRON RAILING
- 08 CANVAS AWNING. COLOR T.B.D.
- 09 WROUGHT IRON GATE AND FENCE
- 10 GARAGE DOOR
- 11 SPANISH TILE RAILING



LEGEND 17
N.T.S.

SOUTH ELEVATION 01
3/16"=1'-0"



REVISIONS	
NO.	DATE DESCRIPTION
04-13-2023	PLANNING SUBMITTAL
08/03/2023	PLANNING CORRECTIONS
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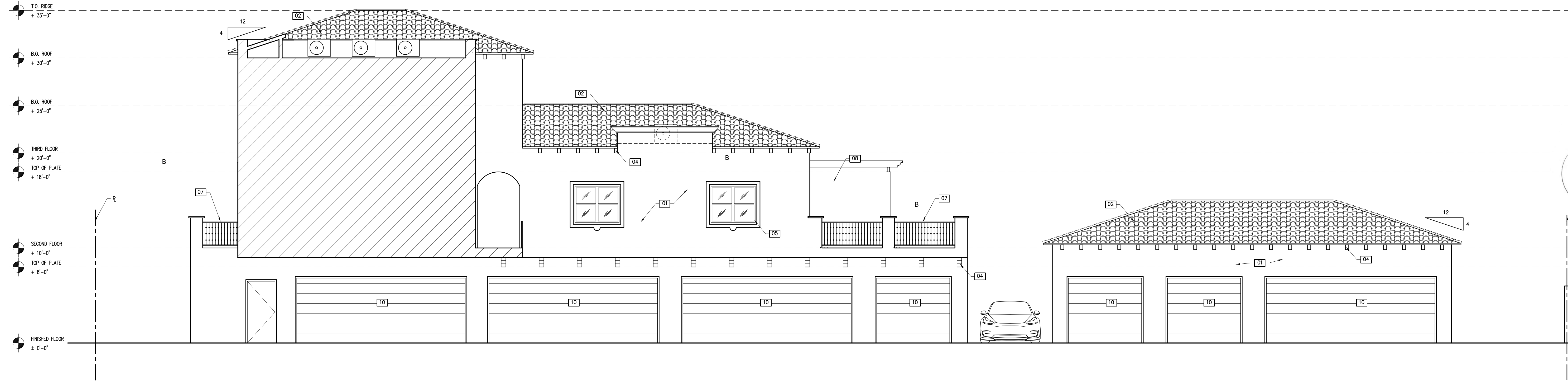
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114 S. COLLEGE STREET
LA HABRA, CA 90631

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Scale:

Sheet Title:
ELEVATIONS

Sheet No.:

A4.2

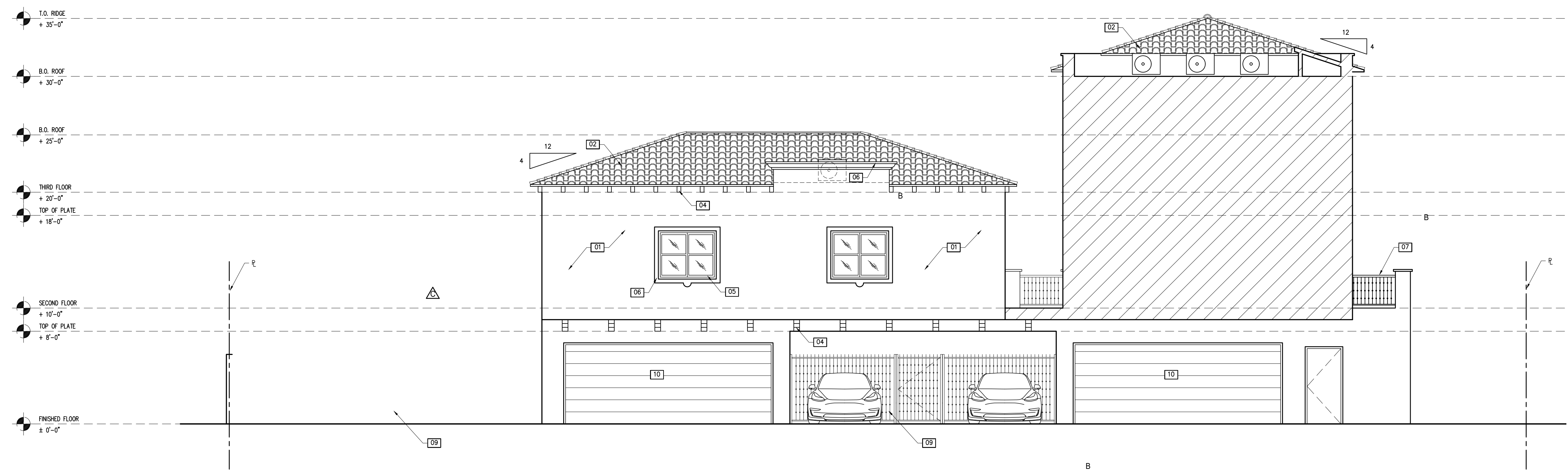


WEST DRIVEWAY ELEVATION

03
3/16"=1'-0"

LEGEND

[01]	PLASTER FINISH. COLOR T.B.D.
[02]	SPANISH ROOF TILE
[03]	WOOD TRELLIS
[04]	WOOD ACCENT
[05]	WHITE VINYL WINDOW
[06]	MOULDING. COLOR T.B.D.
[07]	WROUGHT IRON RAILING
[08]	CANVAS AWNING. COLOR T.B.D.
[09]	WROUGHT IRON GATE AND FENCE
[10]	GARAGE DOOR
[11]	SPANISH TILE RAILING



EAST DRIVEWAY ELEVATION

01
3/16"=1'-0"

LEGEND 17
N.T.S.



WEST (COLLEGE) ELEVATION

03
N.T.S.



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WHITTIER, CA 90601
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Drawn: ARM
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Sheet Title:
ELEVATIONS

Sheet No.:

A5.0



NORTH (LA HABRA) ELEVATION

01
N.T.S.



EAST ELEVATION 03
N.T.S.



SOUTH ELEVATION 01
N.T.S.

SA
DESIGN
CONCEPTS

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Sheet No.:

A5.1



WEST DRIVEWAY ELEVATION

03
N.T.S.



EAST DRIVEWAY ELEVATION

01
N.T.S.

SA
DESIGN
CONCEPTS

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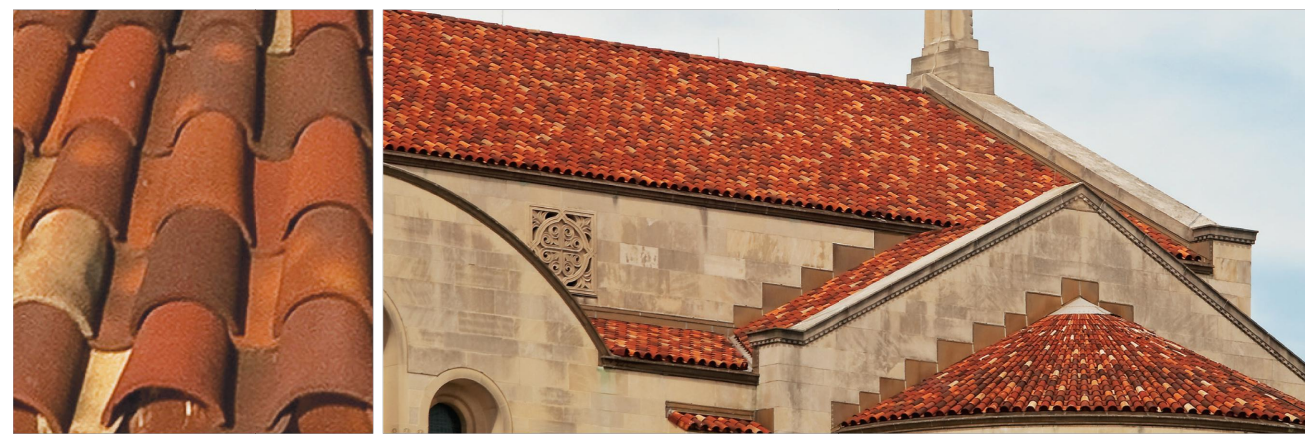
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ELEVATIONS

Sheet No.:

A5.2

CUBANA 18 3/8" BARREL TILE

LUDOWICI



Ludowici's Cubana barrel tile is a truly unique system comprised of 18 3/4" tapered pans and tapered covers. The smooth finish tile can be customized to complement a variety of design styles, from rustic to clean-line contemporary. Cubana tiles are available in all standard and custom colors, mixes and blends offered by Ludowici. See the Colors of Ludowici brochure for more information about our extensive color program.

PHYSICAL CHARACTERISTICS

CHARACTERISTIC	CUBANA 18 3/8" BARREL TILE	PROFILE
Weight Per Square	1200 lbs.	
Pieces Per Square	170 p.c.s.	
Overall Size	8 1/2" x 18 3/8"	
Exposure	11" C.C. x 15 1/8"	
Installed Barrel Height Off Deck	4 1/8" Nominal	
Minimum Slope	5:12	
Color Blends	Available in all standard and custom colors. For more information about Ludowici's color program, please see the Colors of Ludowici brochure.	
Base Texture	Smooth Also available in custom textures. Please see the Terra Cotta Textures brochure for more information.	

APPROVALS & CERTIFICATIONS

- Miami-Dade NOA No. 12-090437
- State of Florida Approval No. FL 13777
- ASTM C1167 Grade 1 Roof Tile With Water Absorption Less Than 2%
- Class A Fire Rated
- IAPMO UES ER-452

LUDOWICI WARRANTY

All Ludowici tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit www.ludowici.com.



GREEN ATTRIBUTES

Ludowici terra cotta is an energy-efficient, sustainable choice for your new roof. Learn more about our green story in the Ludowici Green Promise brochure.



*Textures include battered butt, brushed butt, hand roughed, hand slushed, top sand and weathered. Please see a sales representative for more details.

Photos are for representation purposes only and should not be used for final product selection. Tiles ordered should be chosen from actual samples available at the time of order. Ludowici reserves the right to alter and adjust products, colors and finishes at any time. Please contact a sales representative for more information.

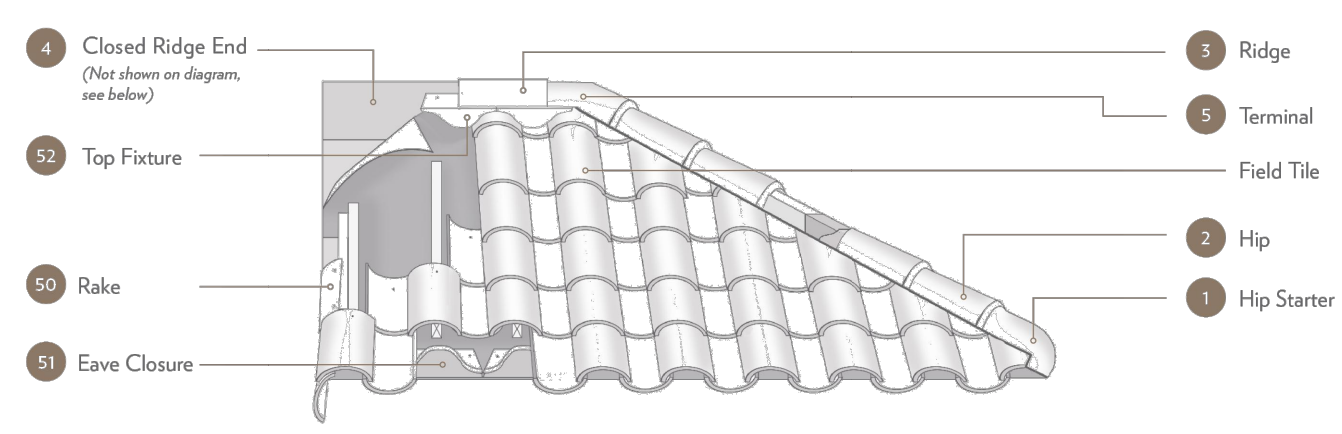
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www.ludowici.com

LRT-545-0519

CUBANA 18 3/8" BARREL TILE

LUDOWICI



HIP & RIDGE		Visit www.ludowici.com to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters.				
PROFILE	1 HIP STARTER	2 HIP	3 RIDGE	4 CLOSED RIDGE END	5 TERMINAL	
Circular Cover Hip & Ridge Trim Group	CC-Hip Starter	CC-Hip	CC-Ridge	CC-Closed Ridge End	CC	CC-Low Bump
#102/#206 Hip & Ridge Trim Group	#152 Hip Starter	#102 Hip Roll	#206 Ridge	#206 Closed Ridge End	#102/#206 2 Hip 1 Ridge Terminal	#405 High Bump
						#406 High Bump Gable Terminal

FITTINGS			
PROFILE	50 ROLLED RAKE	51 EAVE CLOSURE	52 TOP FIXTURE
Length	18 1/8"	10 1/8"	8 3/8"
Exposure	15 1/8"	11"	11"
Weight	7.1 lbs./p.c.	1.7 lbs./p.c.	1.7 lbs./p.c.

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www.ludowici.com

LRT-545-0519

COLORS:

- (B) EXTERIOR STUCCO: DUNN EDWARDS MILK MUSTACHE DE6169
- (C) ACCENT: DUNN EDWARDS SAND DOLLAR DE6171
- (D) WROUGHT IRON: DUNN EDWARDS BLACK LEAD DE6322

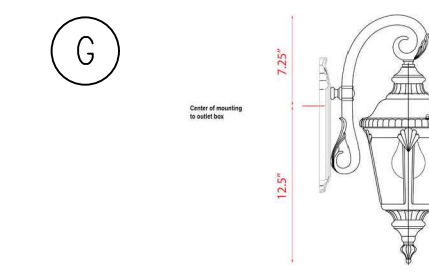
WOOD:



LIGHT FIXTURES:

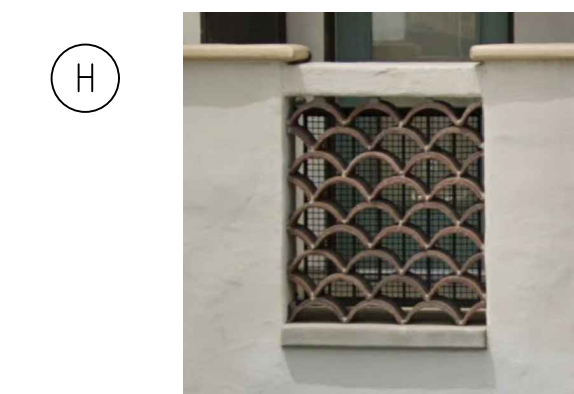


BELLAGIO 96" HIGH BRONZE OUTDOOR 3-LIGHT STREET LANTERN



Z- LITE MEADOW 19" TALL 1 LIGHT WALL SCONCE WITH CLEAR SEEDY GLASS MODEL:5455-BK

RAILING:



SPANISH TILE RAILING



WROUGHT IRON RAILING

CANOPY:



MODEL # (MPN) 3020760
PRODUCT ID: 37255250
MANUFACTURED BY: SUNSATIONAL
SIZE/WEIGHT: W 48" / D 27" / H 32" / 6 LB.
COLOR: DARK GREEN
MATERIALS: FABRIC/POWDER COATED ALUMINUM

TRELLIS AND ACCENTS:

WOOD TYPE: REDWOOD

WINDOWS

(J) BRAND: WMB
MODEL: VINYL WINDOWS
COLOR: WHITE

(A) ROOF TILE SPECIFICATION

11

N/A



NEW RESIDENTIAL COMPLEX:
MAGNOLIA VILLAS
828 E. LA HABRA BLVD
110 S. COLLEGE STREET
114 S. COLLEGE STREET
LA HABRA, CA 90631

Date: 07/25/2023
Project: 2021-17
Drawn: ARM
Approved: SY
Scale:

SHEET TITLE:
MATERIAL BOARD

Sheet No.:

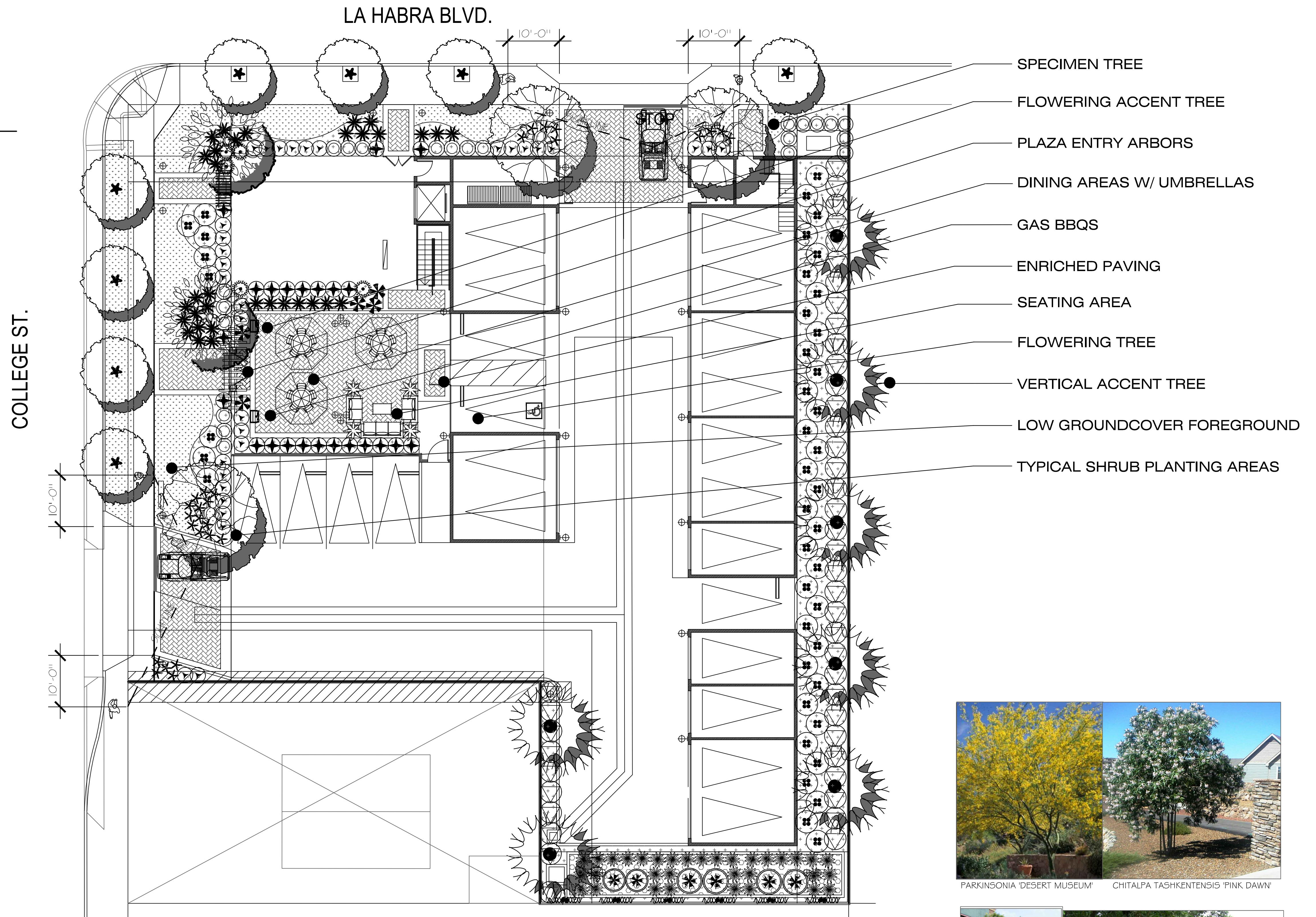
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MATERIAL BOARD

01
1/4"=1'-0"

PLANT PALETTE

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	36" BOX - LOW BRANCH
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STANDARD
	TECOMA STANS	YELLOW BELLS	24" BOX STANDARD
	CHITALPA TASH. 'BURGUNDY'	CHITALPA	24" BOX STANDARD
SHRUBS			
	NANDINA D. 'GULF STREAM'	HEAVENLY BAMBOO	5 GAL
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL
	PODOCARPUS 'BLUE ICE'	BLUE YEW	15 GAL
	CALLISTEMON 'LITTLE JOHN'	BOTTLEBRUSH SHRUB	5 GAL
	BOUGAINVILLEA 'BABY VICTORIA'	VARIEGATED BOUGAINVILLEA	5 GAL
	RHAPHIOLEPIS UMBELATA 'MINOR'	YEDDOW HAWTHORN	5 GAL
	HESPERALOE PAR. 'BRAKE LIGHT'	DWARF RED YUCCA	1 GAL
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL
	CAREX BUCHANANII	REDROOSTER SEDGE	5 GAL
	MUHLENBERIA RIGENS	DEER GRASS	5 GAL
VINES			
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE VINE LILAC	15 GAL
GROUNDCOVER			
	MYOPORUM 'PUTAH CREEK'	MYOPORUM	1 GAL @ 30" O.C.
	AGUINAGA INC. 'FOREST FLOOR'	BARK MULCH 1" - 1-1/2" DIA	3" LAYER
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GAL @ 24" O.C.



PARKINSONIA 'DESERT MUSEUM' CHITALPA TASHKENTENSIS 'PINK DAWN'



LOPHOSTEMON CONFERTUS TECOMA STANS



OUTDOOR FURNITURE IMAGES

PRELIMINARY LANDSCAPE PLAN

MAGNOLIA VILLAS, LA HABRA BLVD & COLLEGE ST., CA.

SCALE: 3/32" = 1'-0"

12-6-23

CHARLES TROWBRIDGE AND ASSOCIATES
 17901 ROMELLE AVENUE
 SANTA ANA, CALIFORNIA 92705
 PH (714) 532-3663 FAX (714) 532-3667
 LANDSCAPE ARCHITECTURE LIC. # 2242

