



WHITTIER & EUCLID

1 2 0 E A S T W H I T T I E R B O U L E V A R D , L A H A B R A , C A L I F O R N I A

W E S T P A R C E L

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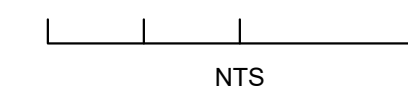


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 LA HABRA, CA # 2022-0691

Plot Date: 02-08-2024

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COVER
 WEST PARCEL

A0.00

SHEET INDEX

ARCHITECTURE

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- A0.10 - SHEET INDEX + PROJECT SUMMARY

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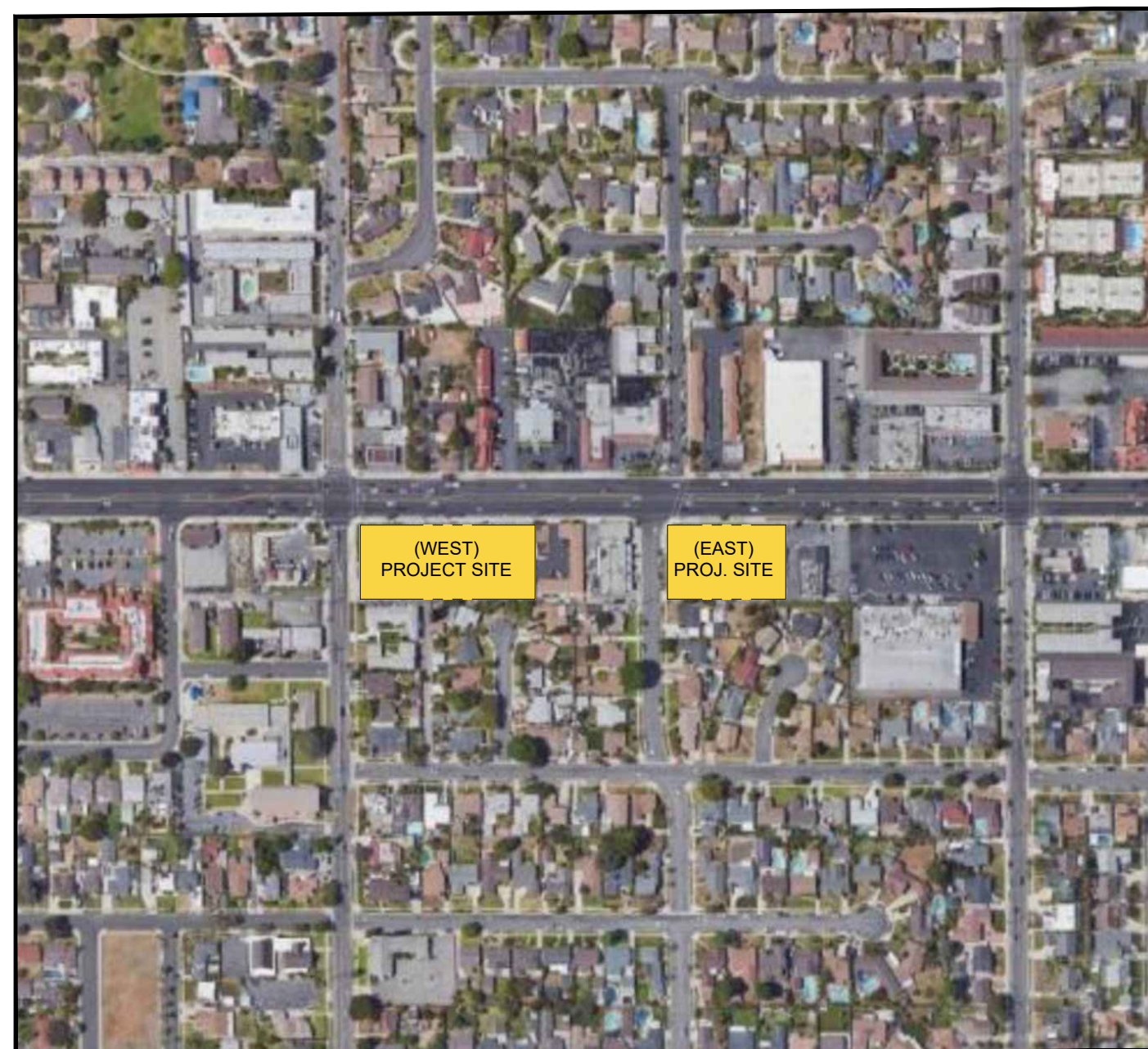
CIVIL

- 1 - TITLE SHEET
- 2 - TYPICAL SECTIONS
- 3 - PRELIMINARY SITE PLAN
- 4 - PRELIMINARY GRADING & DRAINAGE PLAN
- 5 - PRELIMINARY UTILITY PLAN
- 6 - PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

LANDSCAPE

- L-1 - OVERALL SITE PLAN
- L-2 - INSPIRATIONAL IMAGERY
- L-3 - CONCEPTUAL LANDSCAPE PLAN - WEST
- L-4 - CONCEPTUAL WALL AND FENCE PLAN - WEST
- L-5 - CONCEPTUAL LIGHTING PLAN - WEST
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- L-7 - CONCEPTUAL LIGHTING DETAILS
- L-8 - MWELO CALCULATIONS
- L-9 - MASTER PLANT LEGEND

COMMUNITY CONTEXT (1:300)



BUILDING CODE DATA

- APPLICABLE CODES:
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 - 2022 CALIFORNIA BUILDING CODE (CBC)
 - 2022 CALIFORNIA GREEN BUILDING CODE
 - 2022 CALIFORNIA MECHANICAL CODE (CMC)
 - 2022 CALIFORNIA PLUMBING CODE (CPC)
 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS (CGBSC)
 - 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
 - CALIFORNIA ADMINISTRATIVE CODE (CAC)
 - CALIFORNIA FIRE CODE (CFC)
 - CALIFORNIA REFERENCE STANDARDS CODE (CRSC)
 - CITY OF LA HABRA MUNICIPAL CODE
 - LOCAL AGENCY PLANNING CODE
 - LOCAL AGENCY ZONING CODE
 - LOCAL AGENCY CODE AMENDMENTS

SITE SUMMARY - WEST

APN:		OCCUPANCY: R-3	
STREET ADDRESS:	120 E. WHITTIER BLVD, LA HABRA, CA 90631	TYPE OF CONSTRUCTION:	V-B
COUNTY:	LOS ANGELES COUNTY	SPRINKLER SYSTEM:	13D
BASE ZONING:	C-2 COMMERCIAL		
GENERAL PLAN DESIGNATION:	CORRIDOR MIXED-USE 1 (CMU-1)		

WEST PARCEL

LOT AREA (NET):	0.93 AC	40,416 SF	SETBACKS:	REQUIRED:	PROPOSED:
NUMBER OF HOMES:	18 DUs (10% AFFORDABLE; 2 DUs)		<i>(PER C-2 ZONE 18.32.040)</i>		
	REQUIRED:	PROPOSED:	FRONT (EUCLID & ORANGE):	20'	20'
DENSITY (1,800/UNIT)	22.5 Dus	18 Dus	STREET SIDE:	10'	10'
<i>(PER MX Overlay 18.54.070)</i>			INTERIOR SIDE:	5'	5'
BUILDING HEIGHT	4 STORIES/ ±50'	3 STORIES/ ±35'	REAR:	20'	13' <i>*waiver</i>
<i>(PER C-2 ZONE 18.32.040)</i>					

UNIT SUMMARY

PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	NET/ UNIT	TOTAL NET	GARAGE	DECKS (MIN. 7FT DIM.)	TOTAL PRIVATE OPEN SPACE (DECKS ONLY)
PLAN 1	2 BEDS/ 2.5 BATHS	3 UNITS	17%	1,246 SF	3,738 SF	480 SF	49 SF	147 SF
PLAN 2	3 BEDS/ 3 BATHS	6 UNITS	33%	1,362 SF	8,172 SF	534 SF	83 SF	498 SF
PLAN 3	3 BEDS + 2.5 BATHS	3 UNITS	17%	1,422 SF	4,266 SF	537 SF	62 SF	186 SF
PLAN 4	4 BEDS + 3 BATHS	6 UNITS	33%	1,588 SF	9,528 SF	472 SF	91 SF	546 SF
TOTAL		18 UNITS	100%		16,176 SF			1,377 SF
		2 UNITS	<i>(ACCESSIBLE UNITS)</i>					

BUILDING SUMMARY

BLDG #	DESCRIPTION	GROSS SF	NET SF
BLDG 1A	6-PLEX	SF	8,568 SF
BLDG 2A	6-PLEX	SF	8,568 SF
BLDG 3A	6-PLEX	SF	8,568 SF
TOTAL BUILDING SF		SF	25,704 SF

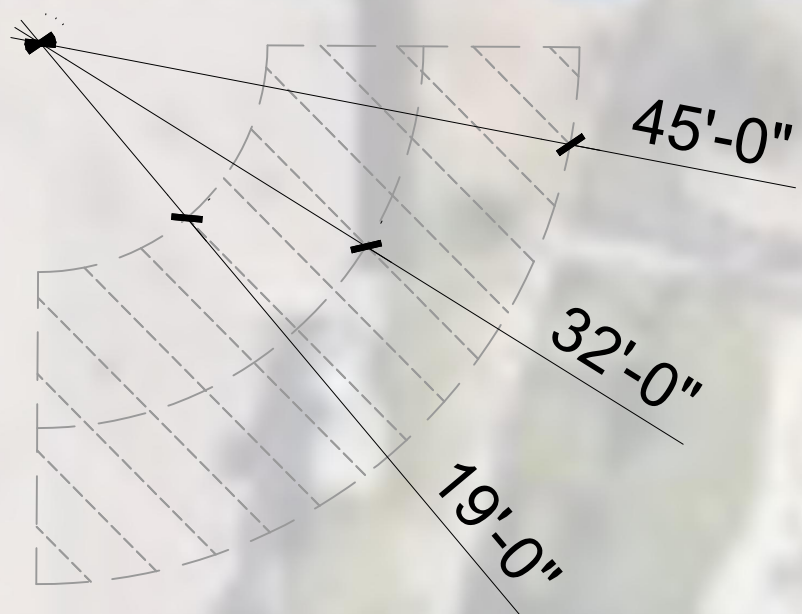
OPEN SPACE SUMMARY

REQUIRED OPEN SPACE		
OPEN SPACE	250 SF PER DWELLING UNIT	250 SF x 18 UNITS = 4,500 SF
<i>PRIVATE OPEN SPACE = MIN. 8' DIM. & 96SF & 30% OF TOTAL UNITS = 5.4 UNITS</i>		
<i>COMMON OPEN SPACE = MIN. 400 SF W/ 15' MIN. DIMENSION</i>		
PROVIDED OPEN SPACE		
COMMON	3,374 SF	<i>*REFER TO SITE PLAN</i>
PRIVATE		
PATIOS	2,624 SF	<i>*REFER TO SITE PLAN</i>
DECKS	1,377 SF	<i>(DOES NOT MEET THE 96 S.F. REQUIREMENT)</i>
TOTAL PROVIDED:	7,375 SF	410 SF/ UNIT

PARKING SUMMARY

REQUIRED PARKING *PER STATE DENSITY BONUS SECTION 18.80.070					
0 TO 1 BEDS	0 UNITS	x	1 SPACES /DU	=	0 SPACES
2 TO 3 BEDS	12 UNITS	x	1.5 SPACES /DU	=	18 SPACES
4+ BEDS	6 UNITS	x	2.5 SPACES /DU	=	15 SPACES
TOTAL REQUIRED PARKING					33 SPACES
PROVIDED PARKING					
TOWNHOMES (GARAGE SPACES)	18 UNITS	x	2 SPACES /DU	=	36 SPACES
			TANDEM (12 SPACES)		
			GUEST	=	4 SPACES
TOTAL PARKING PROVIDED					40 SPACES
					<i>*2 ACCESSIBLE STALL INCLUDED</i>
					<i>2.2 SPACES/ UNIT</i>

TURNING RADIUS



WHITTIER BLVD.

EUCLID ST.



LEGEND

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4
- COMMON OPEN SPACE +/- 3,374 SF
- PRIVATE OPEN SPACE PATIOS +/- 2,624SF

*SEE PROJECT SUMMARY (SHEET A0.10) & UNIT PLAN SHEETS FOR UPPER FLOOR DECKS SQ.FT.
**FOR TOTAL LANDSCAPED AREA SQ. FT., REFER TO SHEET L-8 OF LANDSCAPE DWGS.

- AF AFFORDABLE UNIT
- A ACCESSIBLE UNIT
- UNIT ENTRY



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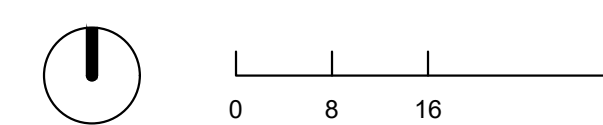


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SITE PLAN
WEST PARCEL

A1.00



6-PLEX FACING WHITTIER BLVD.



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PERSPECTIVE
6-PLEX (WEST)

A2.00



6-PLEX FACING WHITTIER BLVD.



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PERSPECTIVE
 6-PLEX (WEST)

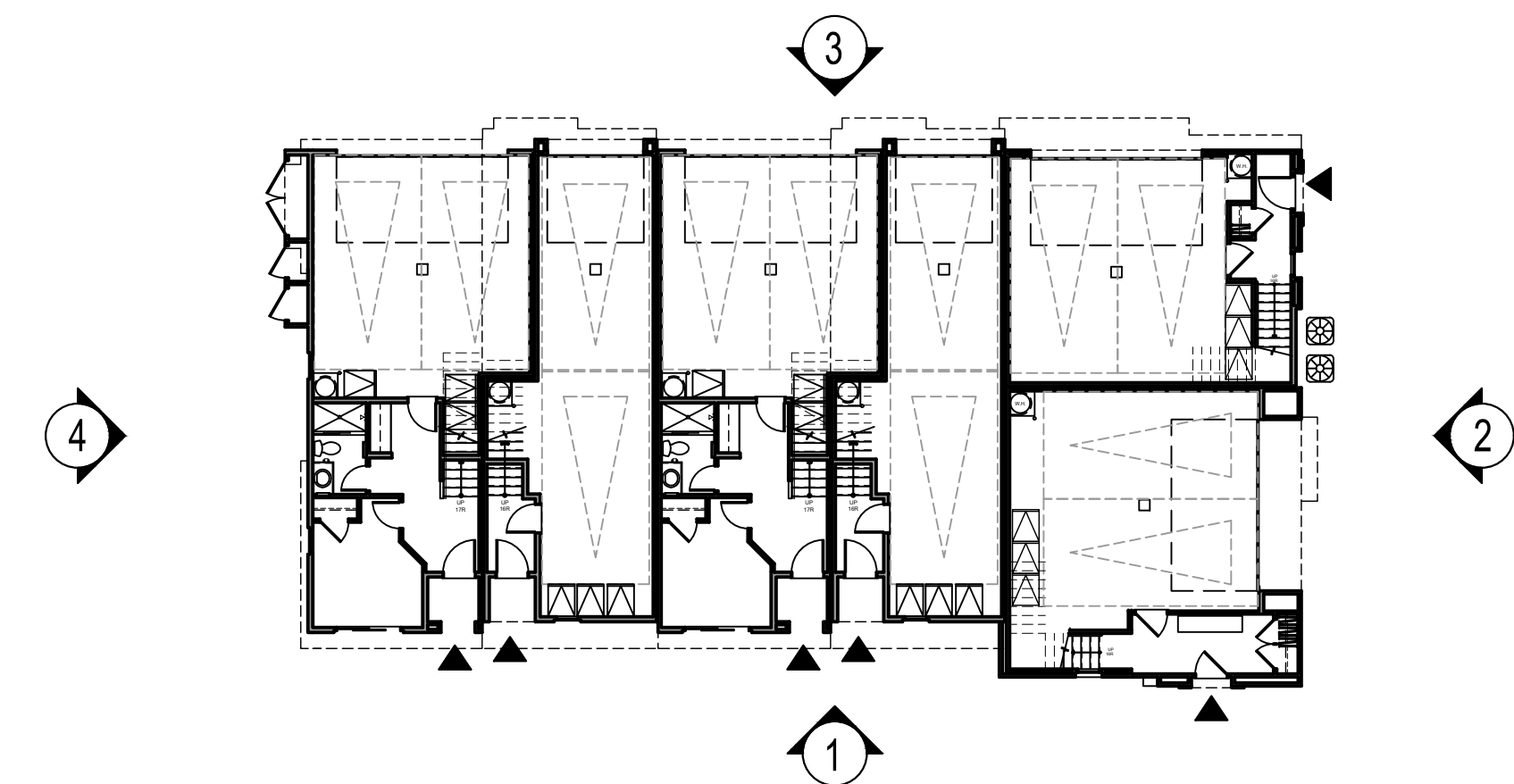
A2.01



NOTES: BUILDING 2A DEMONSTRATED IN ELEVATIONS ABOVE. SEE BUILDING PLAN FOR NOTE REGARDING SOLAR PANELS.

MATERIAL LEGEND

- | | | | |
|-----------------------------------|--|-----------------------------------|--|
| 1. STUCCO BODY, LIGHT SAND FINISH | 7. STUCCO RECESS / REVEAL AT WINDOW/DOOR | 13. METAL HAND RAIL | 19. METAL SECTIONAL GARAGE DOOR |
| 2. SPANISH 'S' ROOF TILE | 8. SLOPED STUCCO SILL | 14. FIBER-CEMENT PANEL | 20. PATIO LOW WALL PER LANDSCAPE SPECS |
| 3. STUCCO FINIAL / FAUX CHIMNEY | 9. VINYL WINDOWS | 15. STUCCO GRILLE RECESS / SCREEN | 21. METAL UTILITY DOORS |
| 4. STUCCO DECORATIVE FOAM EAVE | 10. BAY WINDOW | 16. FIBERGLASS ENTRY DOOR | 22. ROOF MOUNTED AC EQUIPMENT (REFER TO LINE OF SIGHT EXHIBIT) |
| 5. EXPOSED DECORATIVE TRUSS TAILS | 11. SIMULATED WOOD CORBELS | 17. ADDRESS SIGN | |
| 6. CONCRETE PAVER CAPS | 12. STUCCO DECORATIVE FOAM CORBELS | 18. DECORATIVE LIGHTING | |



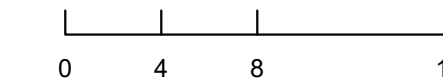
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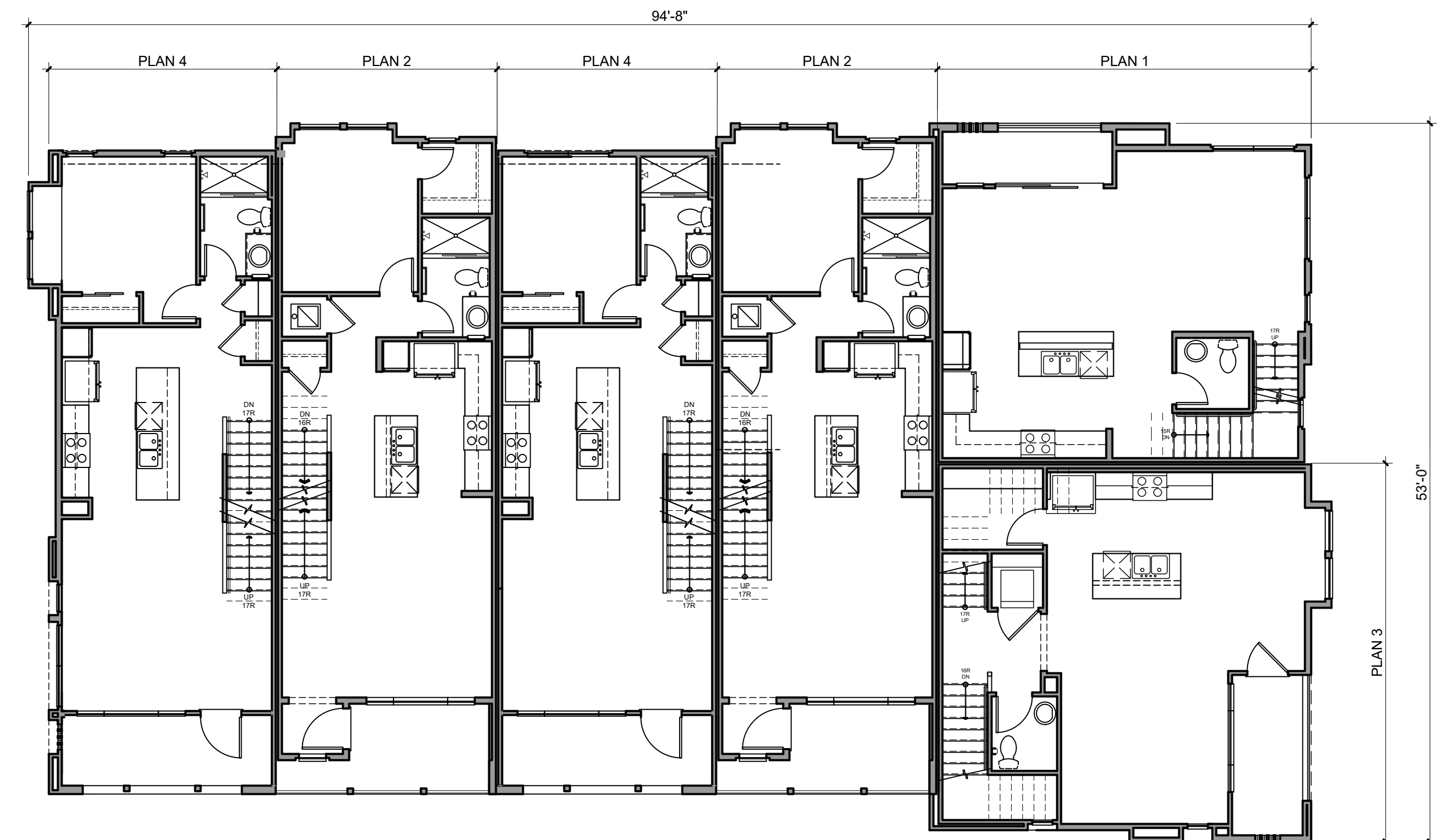


6-PLEX
ELEVATIONS (WEST)

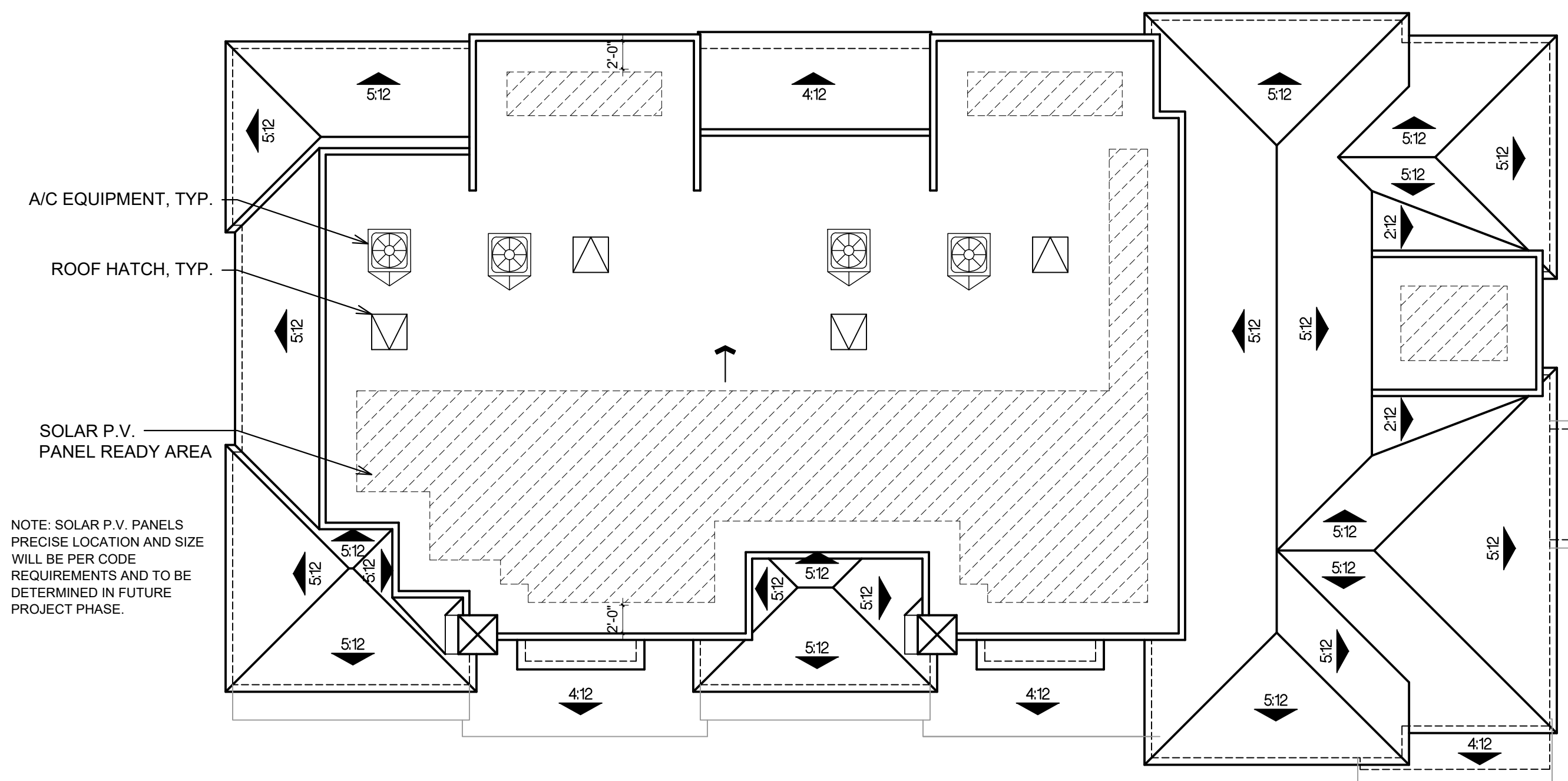
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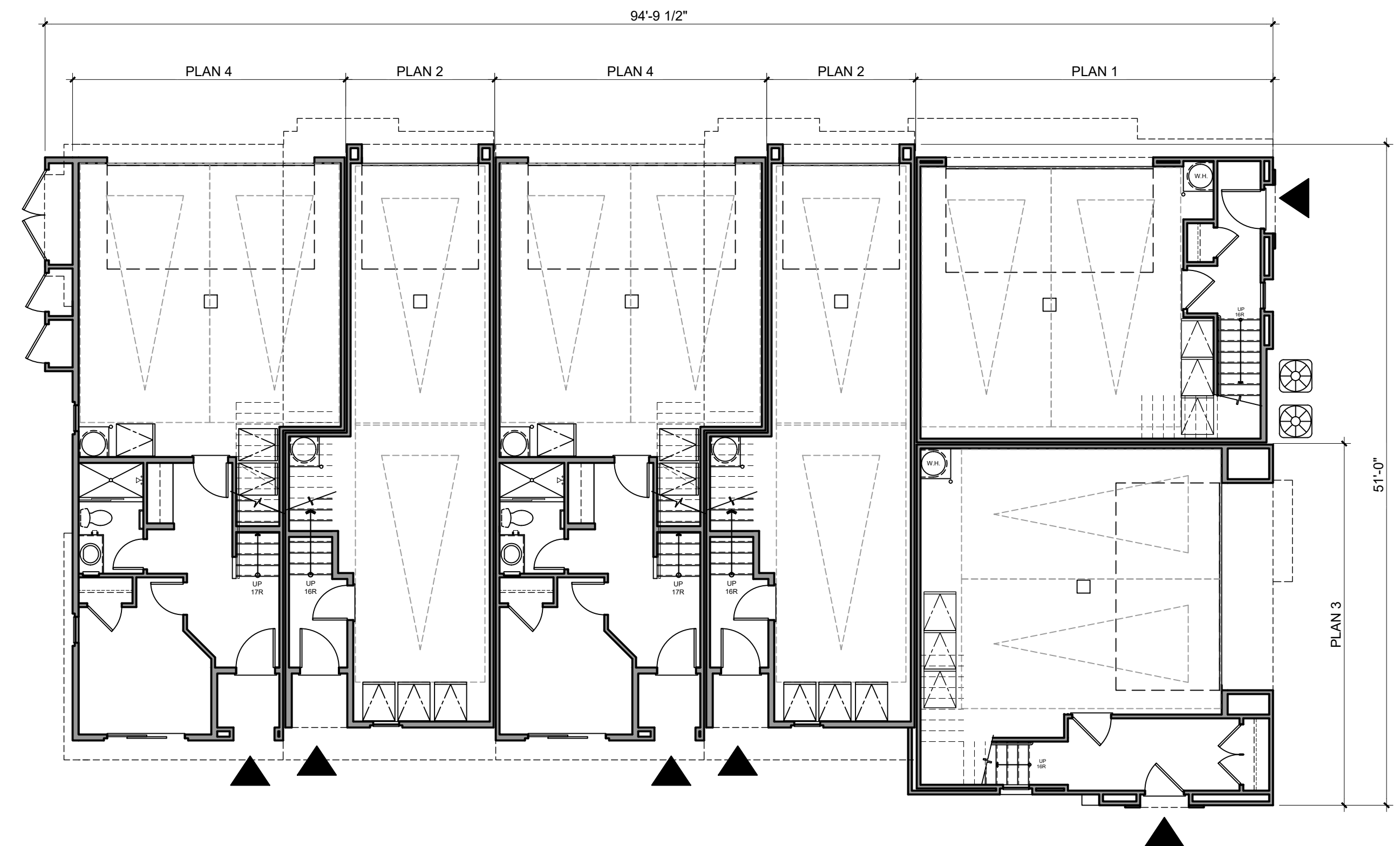
3RD FLOOR



SECOND FLOOR



ROOF PLAN



FIRST FLOOR

NOTE: PLEASE SEE UNIT PLANS FOR UNITS DIMENSIONS



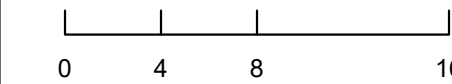
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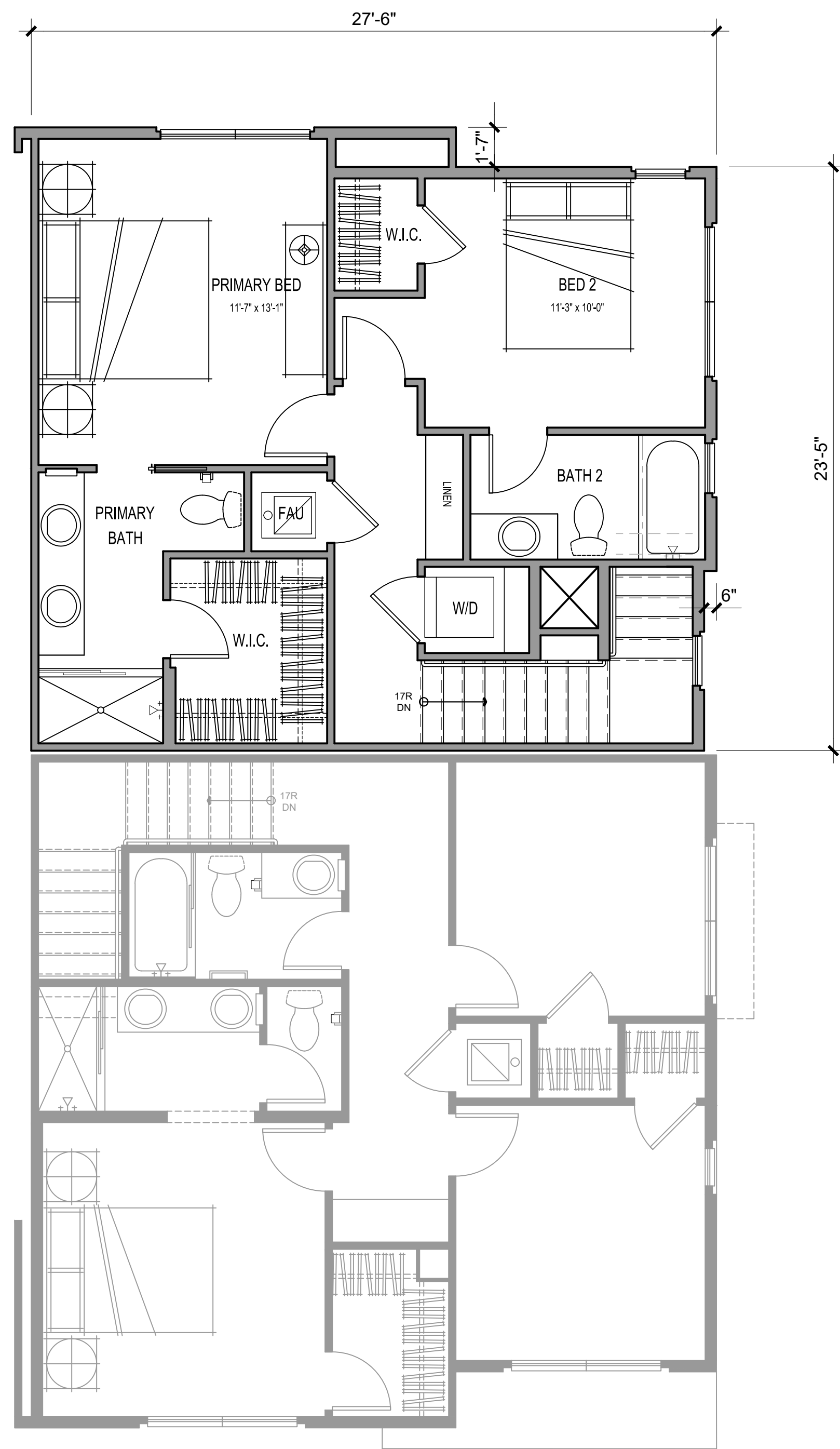
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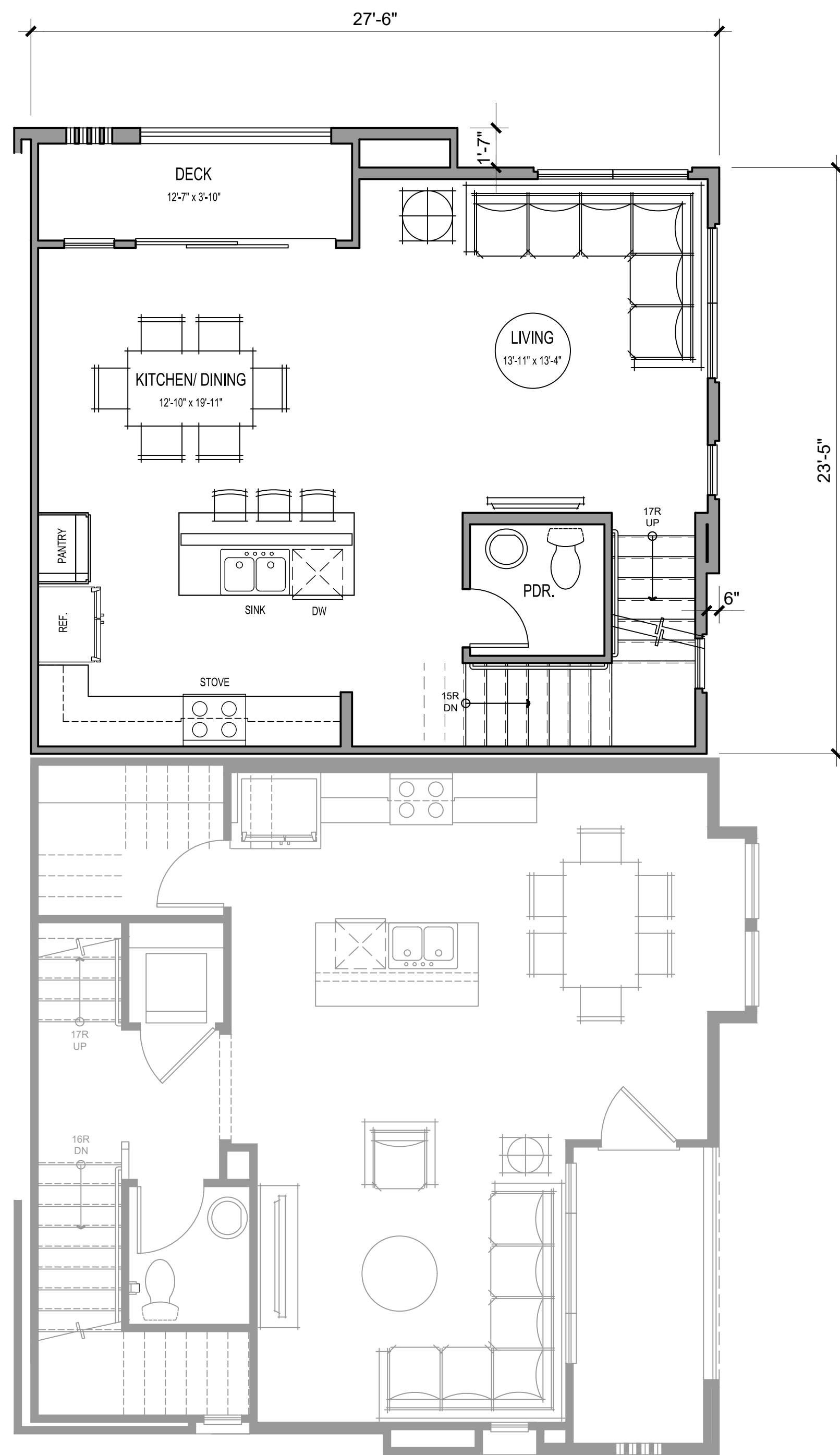


B-610 6-PLEX
BUILDING PLANS (WEST)

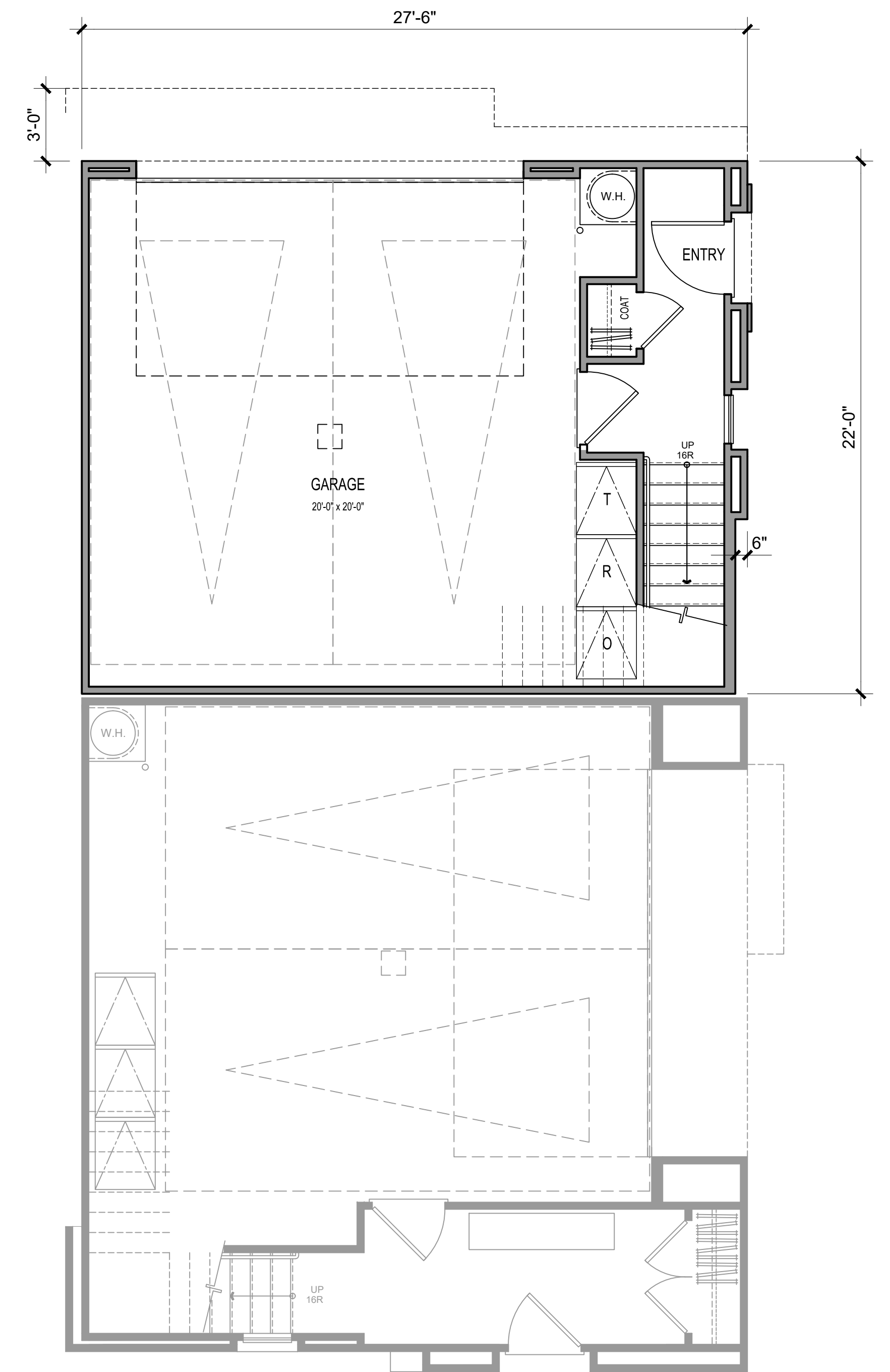
A2.20



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

2 BEDS/ 2.5 BATHS

NET SF	
1ST FLOOR	107 SQ. FT.
2ND FLOOR	566 SQ. FT.
3RD FLOOR	569 SQ. FT.
TOTAL LIVING	1243 SQ. FT.
GARAGE	480 SQ. FT.
DECK	49 SQ. FT.



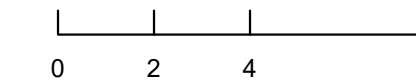
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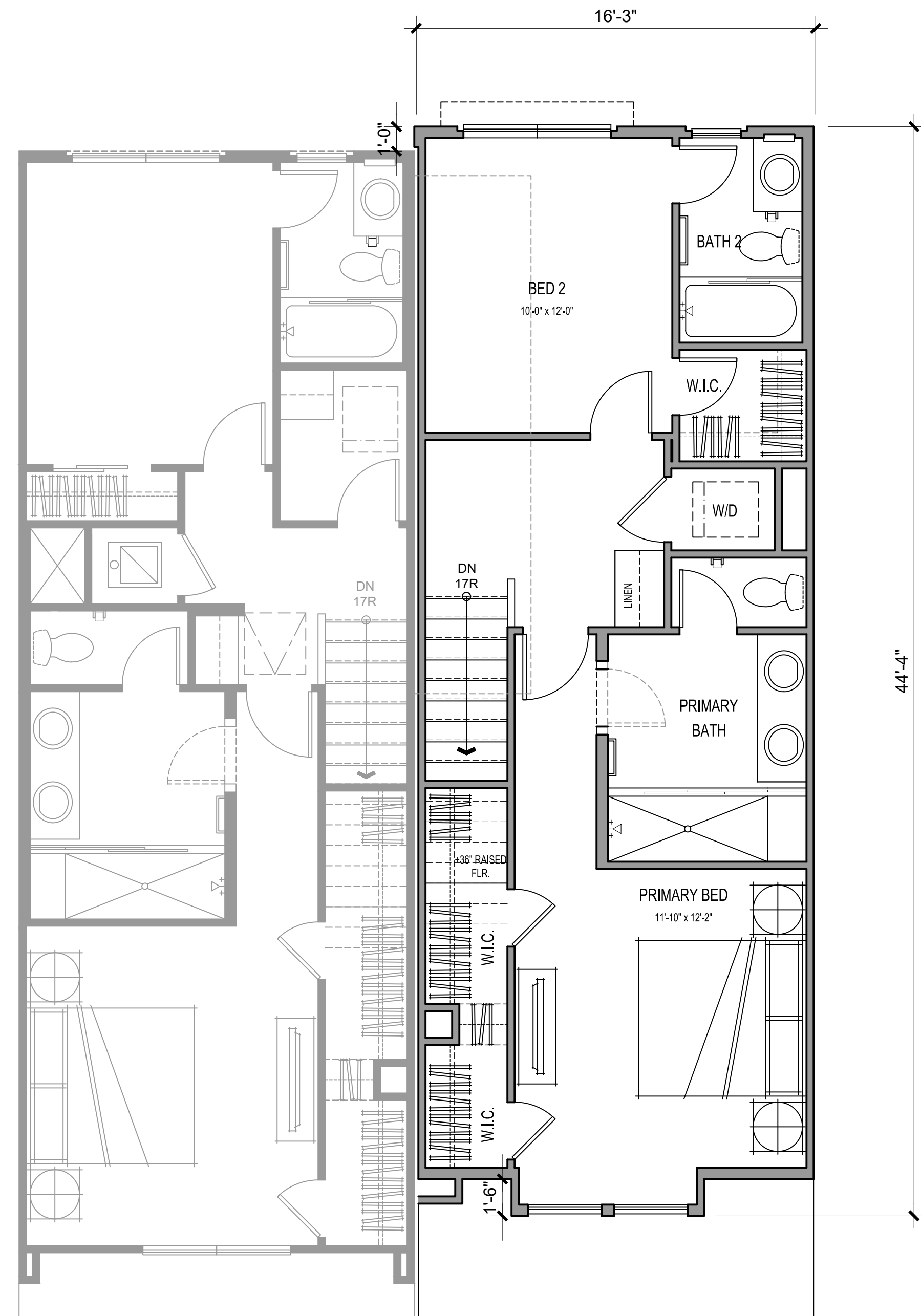
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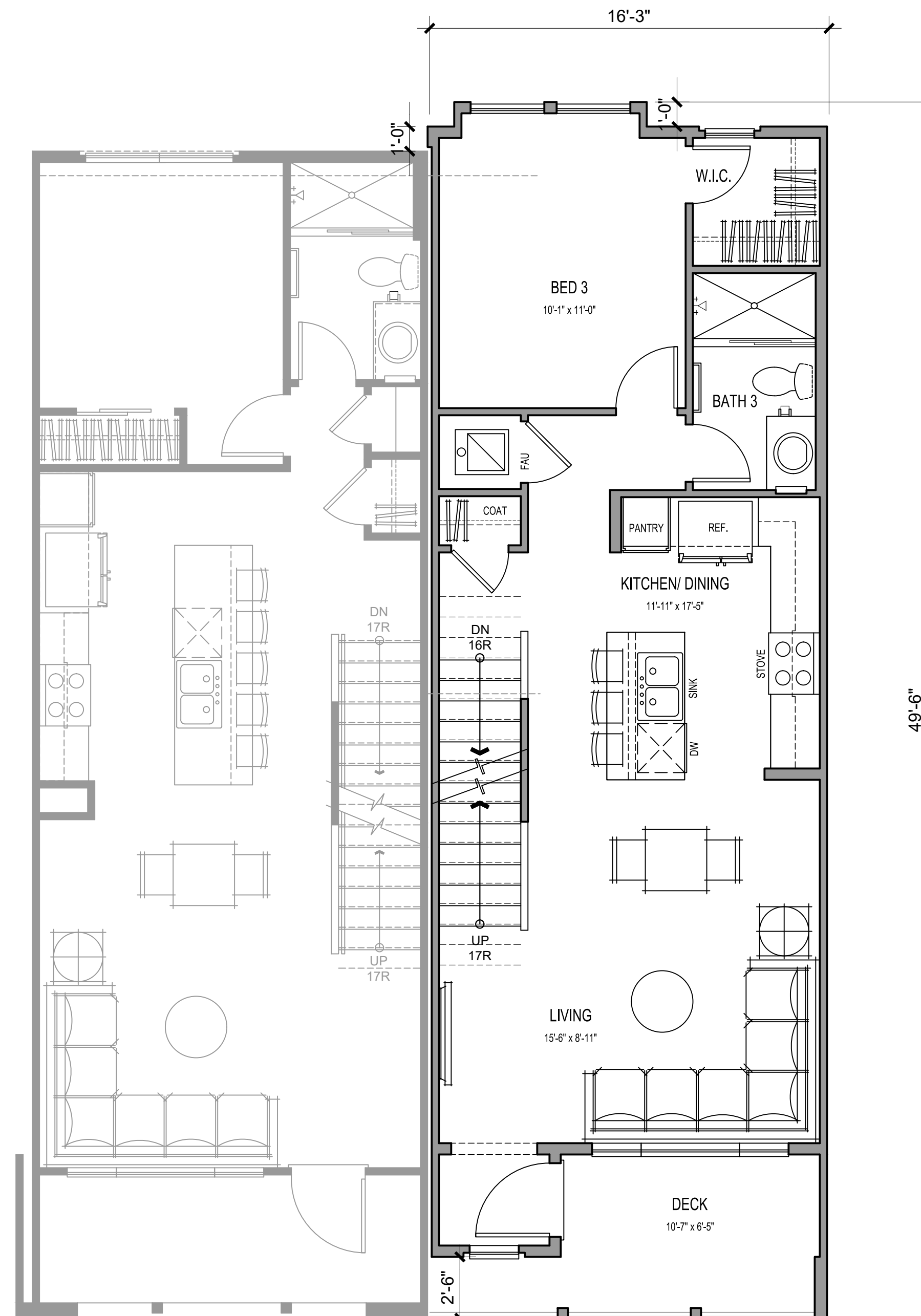


PLAN 1
UNIT PLANS (WEST)

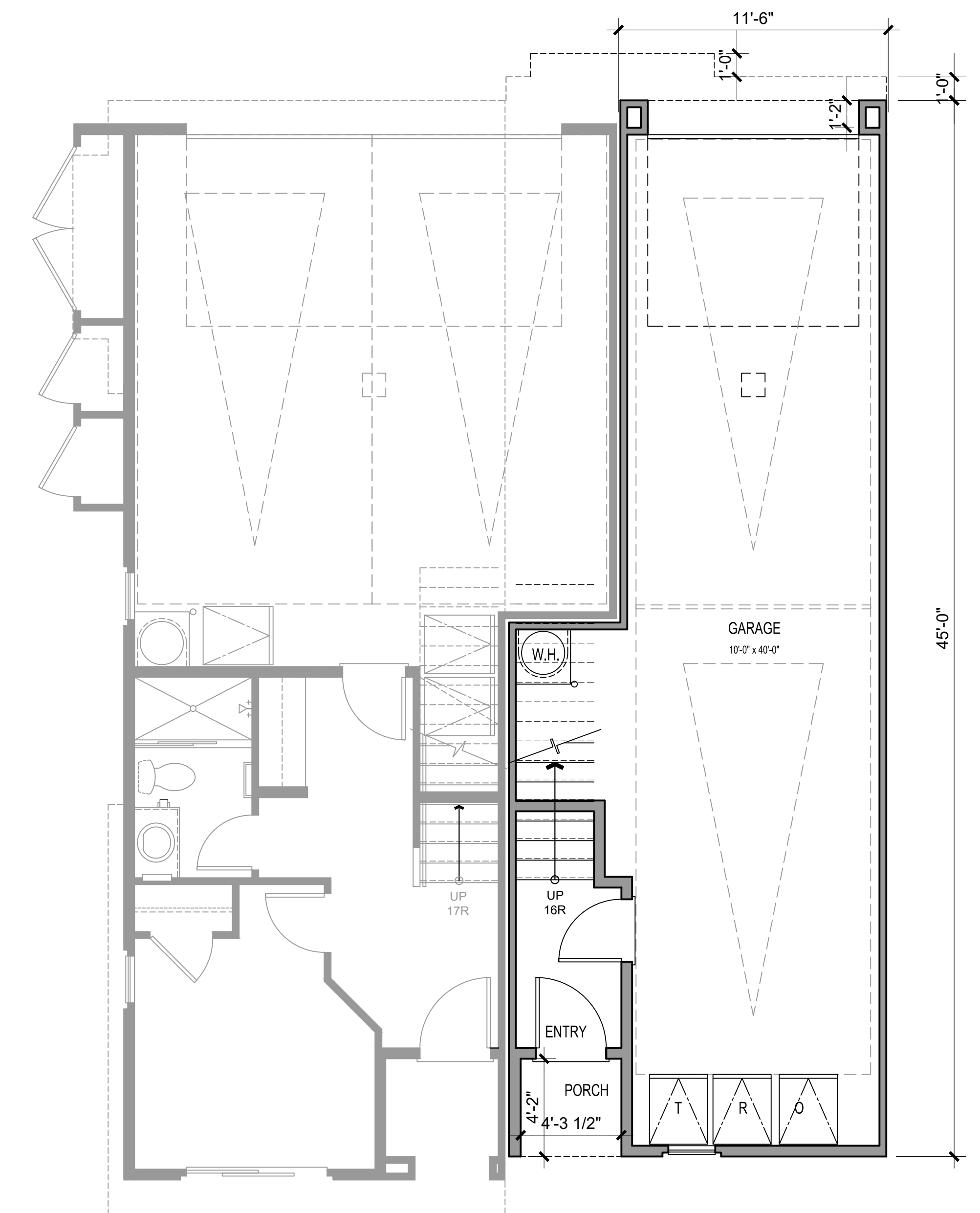
A3.00



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

3 BEDS/ 3 BATHS

NET SF	
1ST FLOOR	77 SQ. FT.
2ND FLOOR	659 SQ. FT.
3RD FLOOR	624 SQ. FT.
TOTAL LIVING	1359 SQ. FT.

GARAGE	532 SQ. FT.
DECK	83 SQ. FT.
PORCH	18 SQ. FT.



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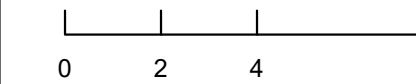


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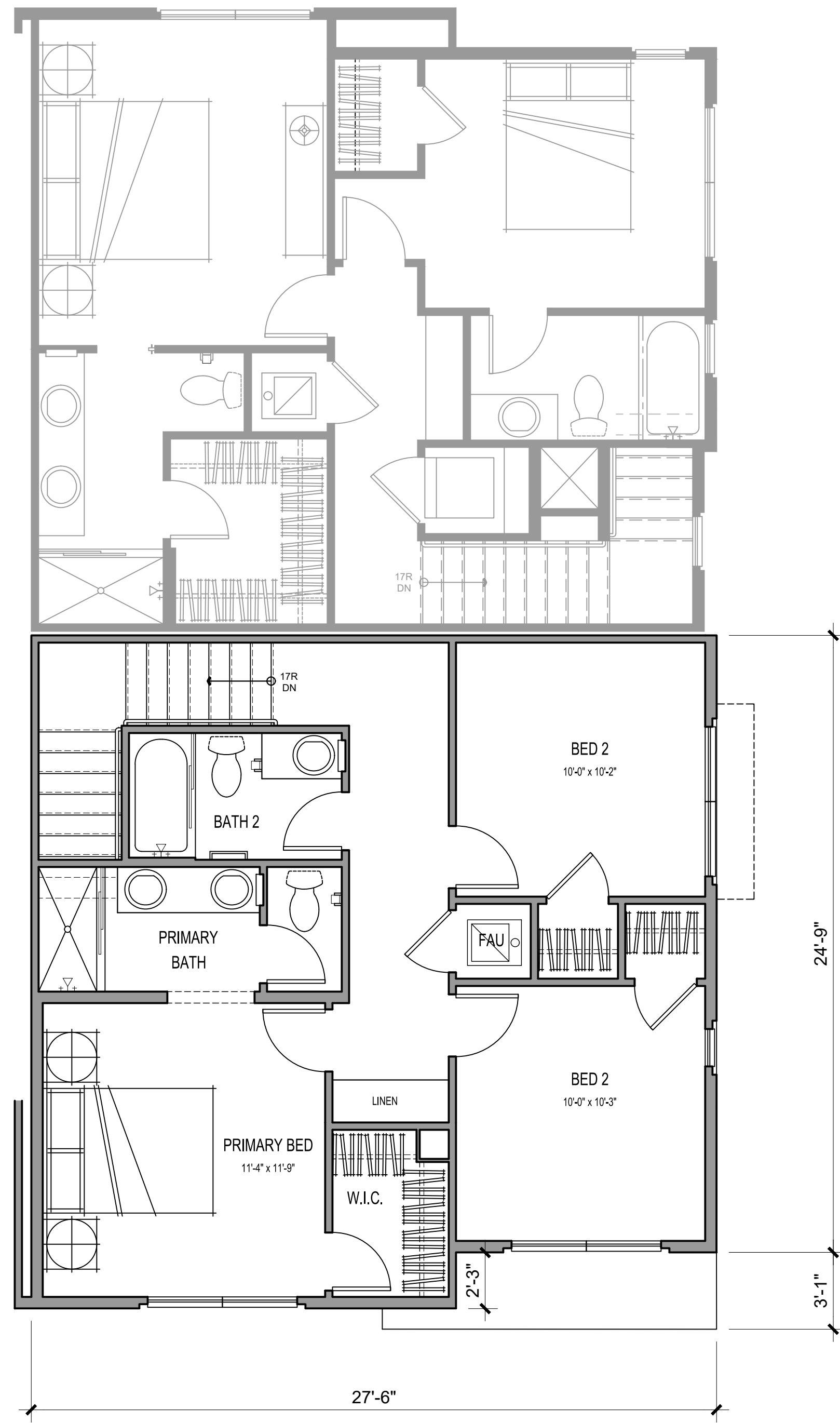
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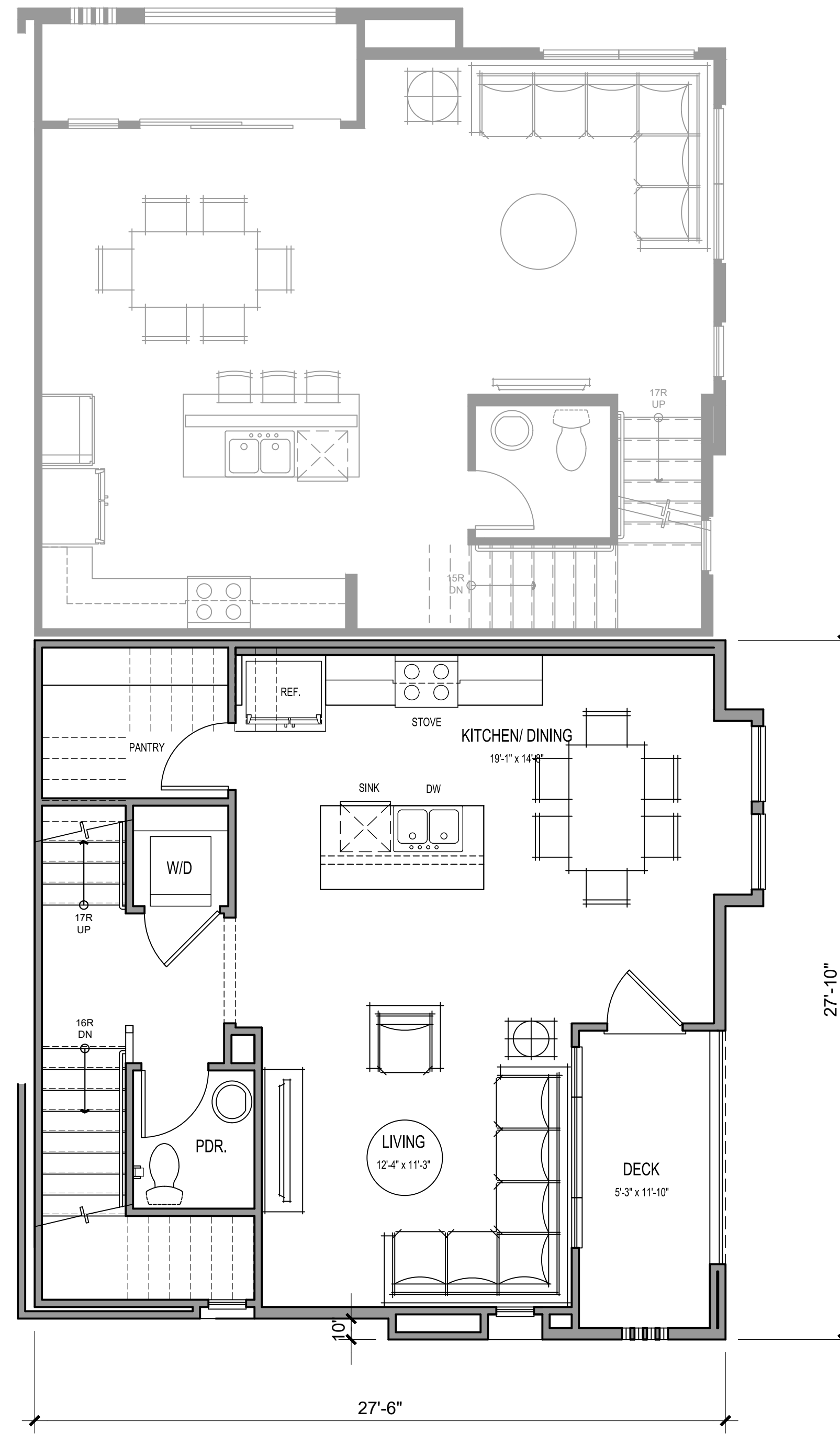


PLAN 2
UNIT PLANS (WEST)

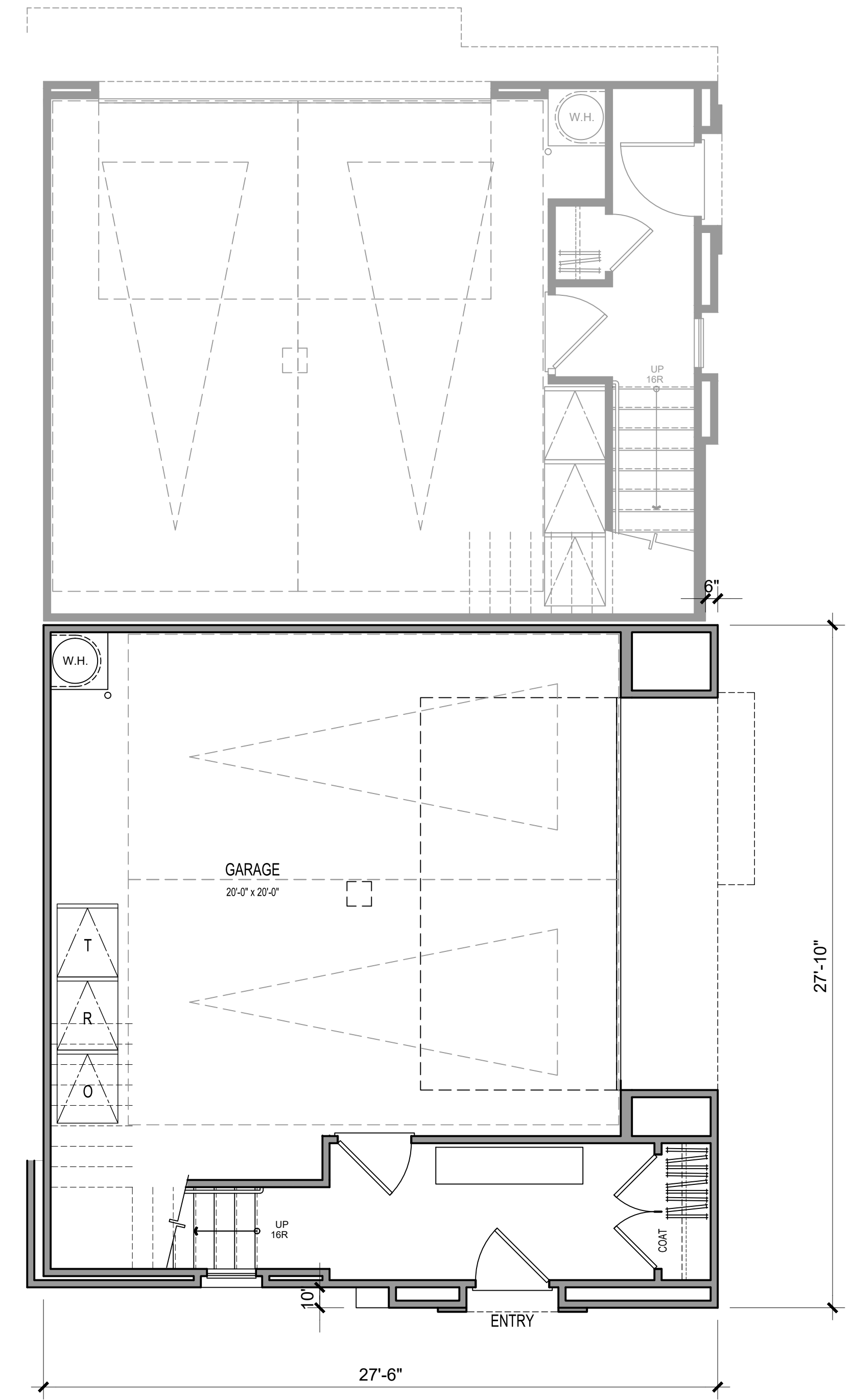
A3.10



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

3 BEDS/ 3 BATHS

NET SF	
1ST FLOOR	147 SQ. FT.
2ND FLOOR	646 SQ. FT.
3RD FLOOR	629 SQ. FT.
TOTAL LIVING	1422 SQ. FT.
GARAGE	537 SQ. FT.
DECK	62 SQ. FT.



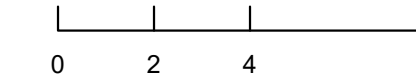
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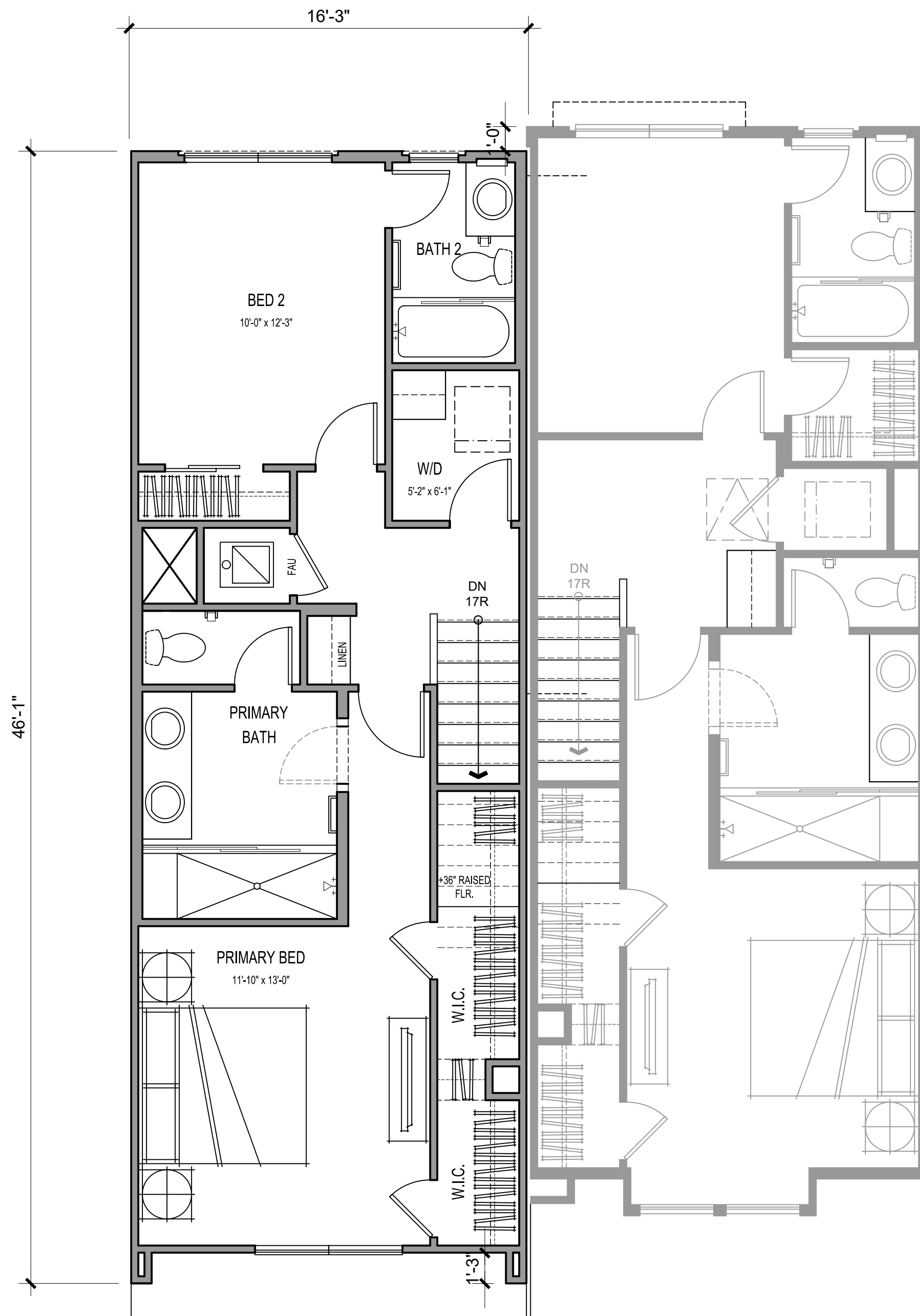
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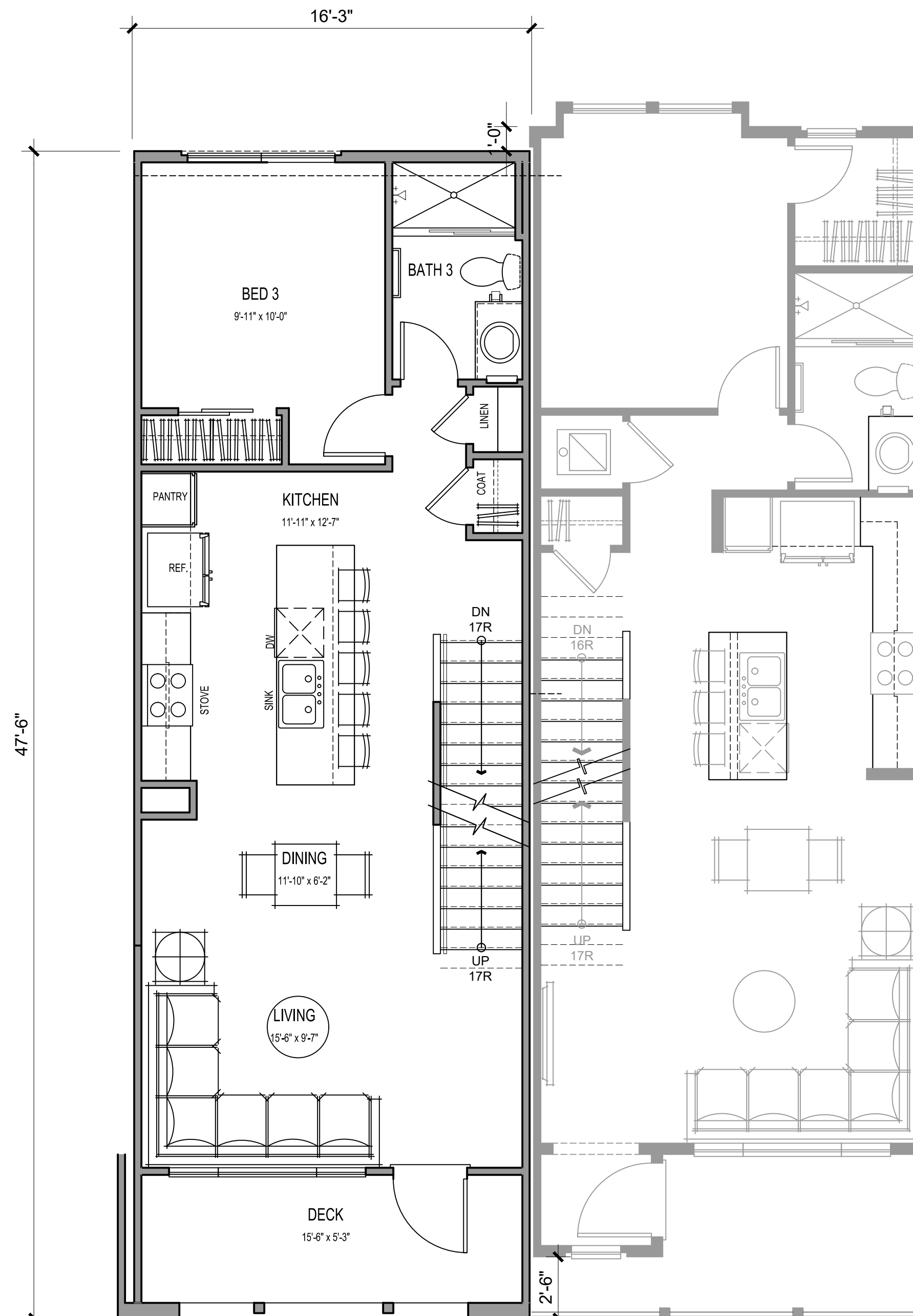


PLAN 3
UNIT PLANS (WEST)

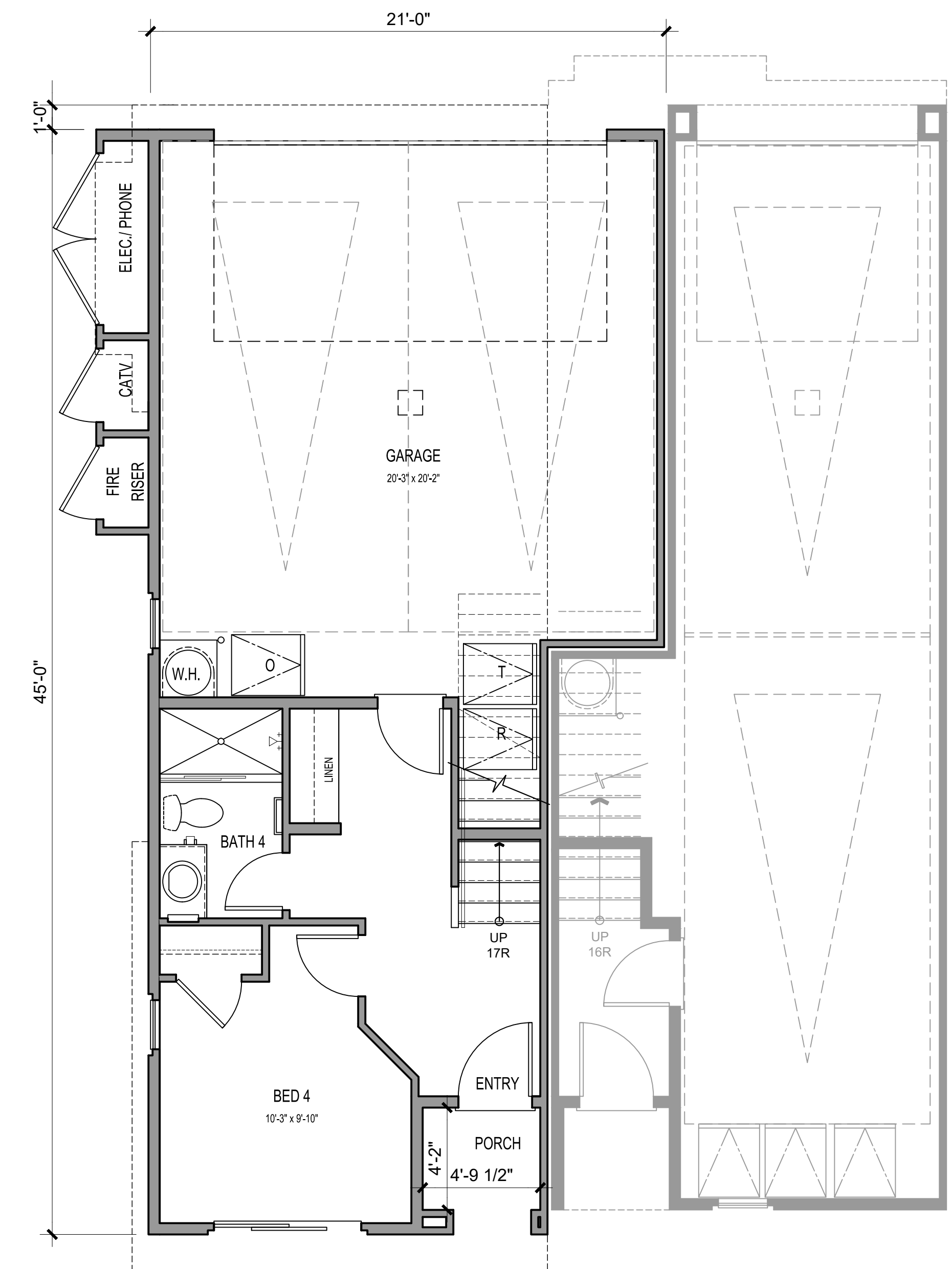
A3.20



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

3 BEDS/ 3 BATHS

NET SF	
1ST FLOOR	313 SQ. FT.
2ND FLOOR	630 SQ. FT.
3RD FLOOR	642 SQ. FT.
TOTAL LIVING	1585 SQ. FT.
GARAGE	472 SQ. FT.
DECK	91 SQ. FT.
PORCH	20 SQ. FT.



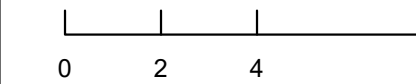
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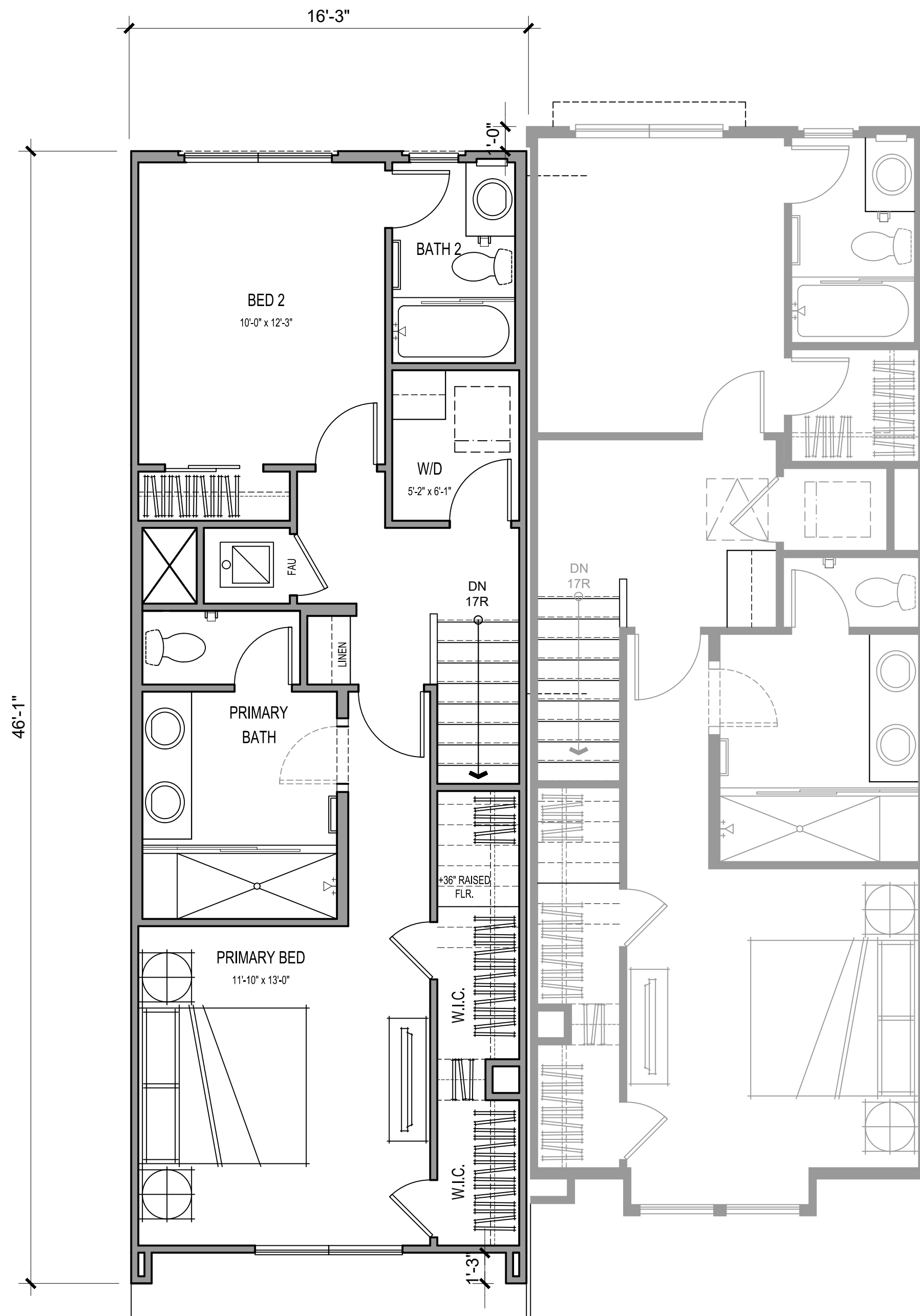
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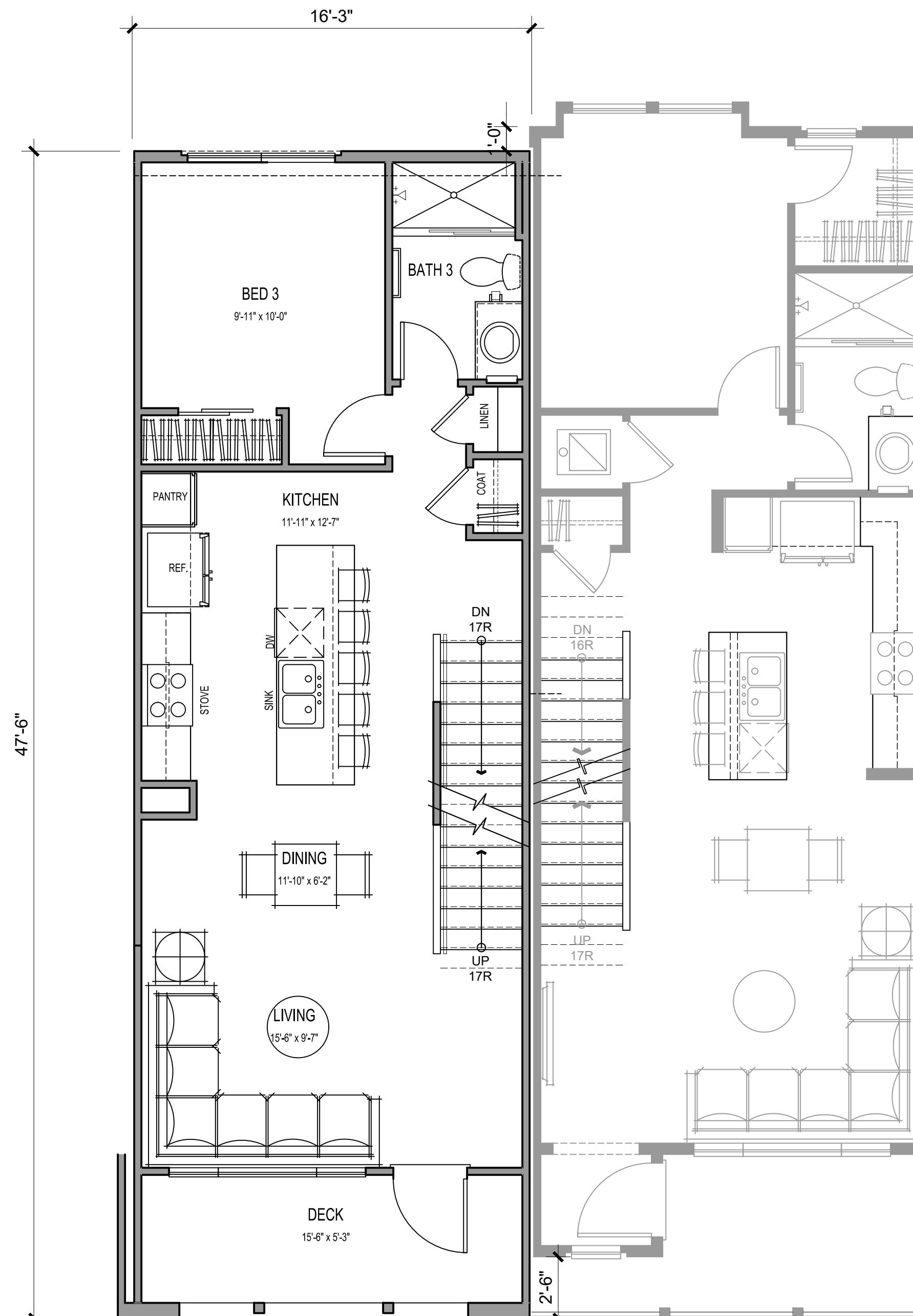


PLAN 4
UNIT PLANS (WEST)

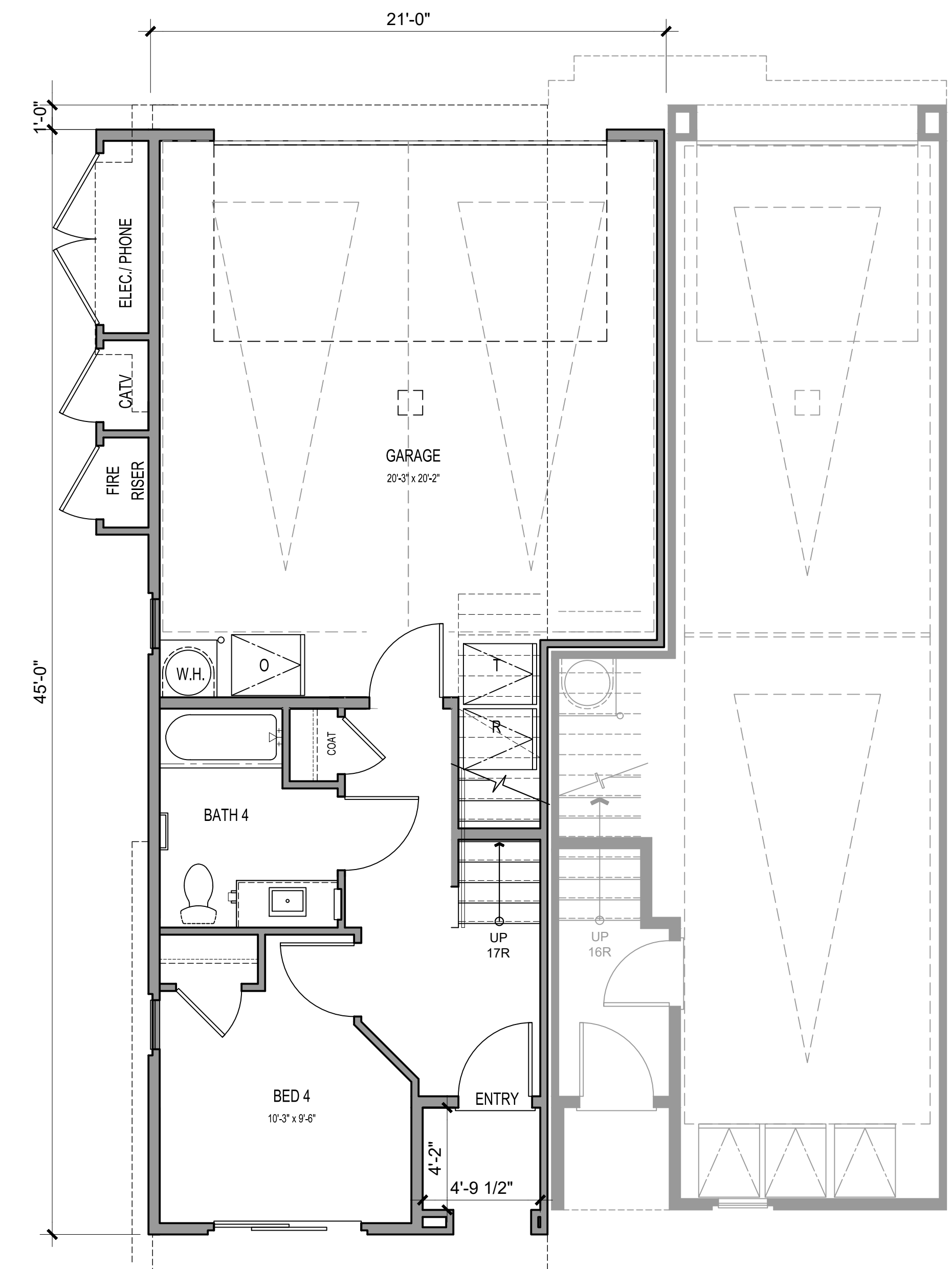
A3.30



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



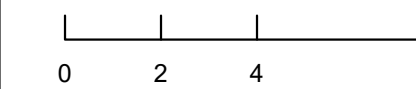
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PLAN 4 - ACCESSIBLE
UNIT PLANS (WEST)

A3.31



A
STUCCO BODY 1, LIGHT SAND FINISH
SW 9622 WHITE SAIL



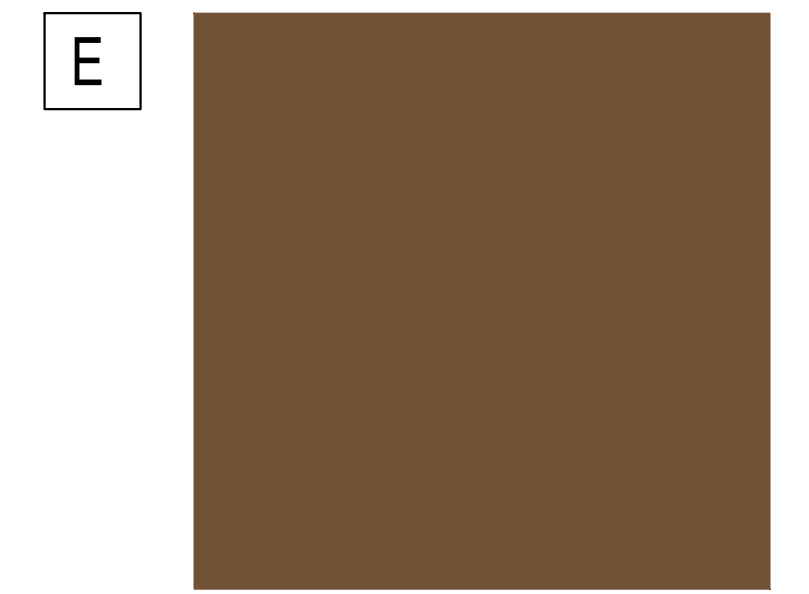
B
STUCCO BODY 2, LIGHT SAND FINISH
SW 9588 HIGH SIERRA



C
POSTS / TRUSS TAILS / CORBELS / FIBER CEMENT
PANELS / BAY WINDOW
SW 7055 ENDURING BRONZE



D
RAILING / METAL
SW 6258 TRICORN BLACK



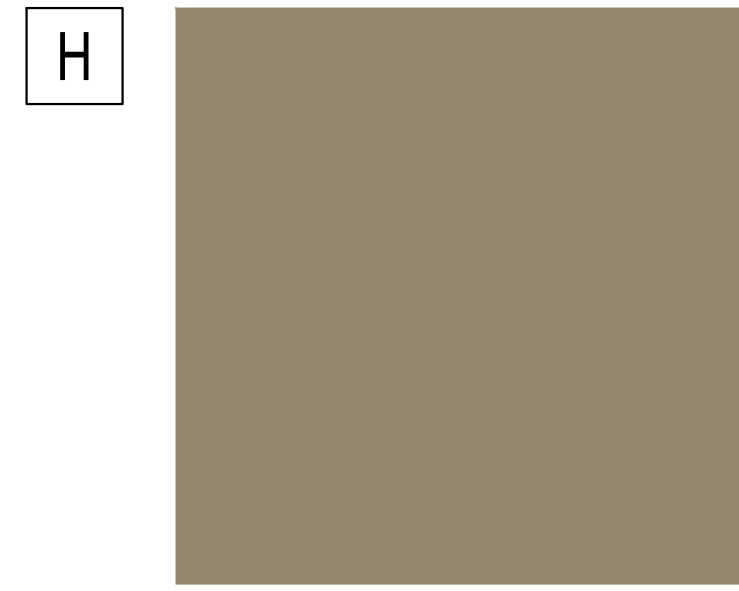
E
ENTRY DOOR 1
SW 9099 SADDLE UP



F
ENTRY DOOR 2
SW 7604 SMOKY BLUE



G
GARAGE DOOR 1
SW 9605 CLOVE



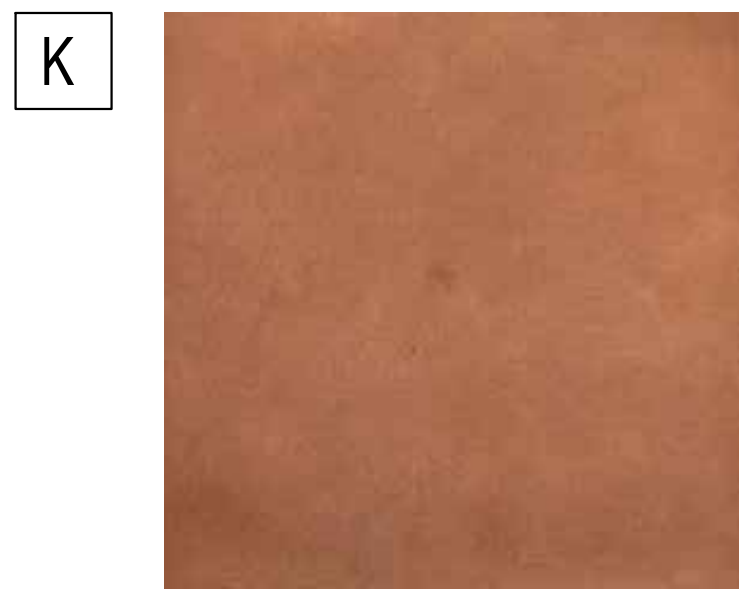
H
GARAGE DOOR 2
SW 9534 RIVER REED



I
WINDOW FRAME
BLACK



J
S-TILE ROOF
EAGLE ROOFING, CAPISTRANO - 3605 SAN BENITO BLEND



K
12x12 CONCRETE PAVER CAPS
AVENTE TILE - COTTO GOLD RUSTIC CEMENT TILE
(OR SIMILAR)



BUILDING 2A, FRONT - SCALE: 1/8" = 1'-0"



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



City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

WHITTIER & EUCLID
LA HABRA, CA # 2022-0691

Plot Date: 02-08-2024

1st Submittal: 05-11-2023

2nd Submittal: 09-28-2023

3rd Submittal: 02-08-2024

COLOR & MATERIAL BOARD
WEST

A4.00



1 - LINE OF SIGHT AT BUILDING 2A - 6PLEX



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

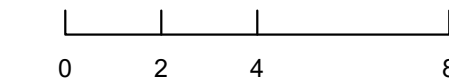


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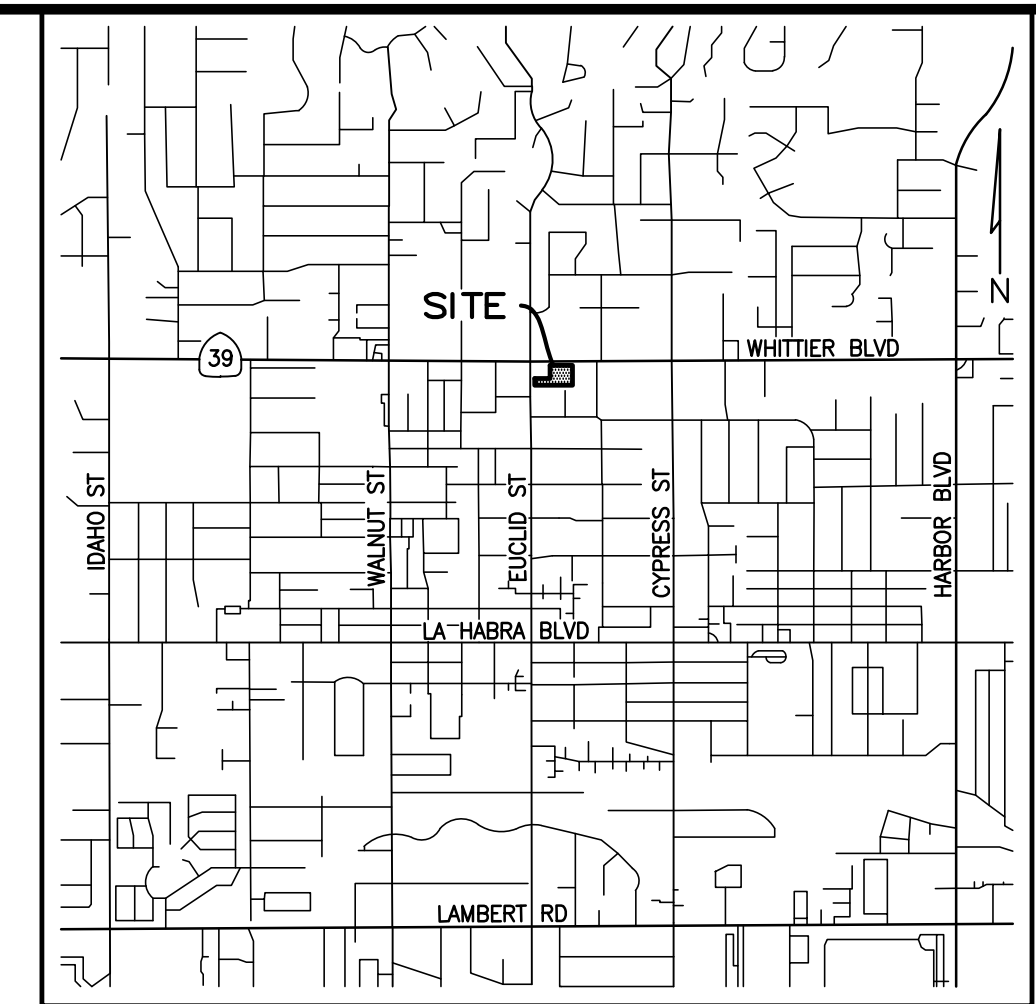
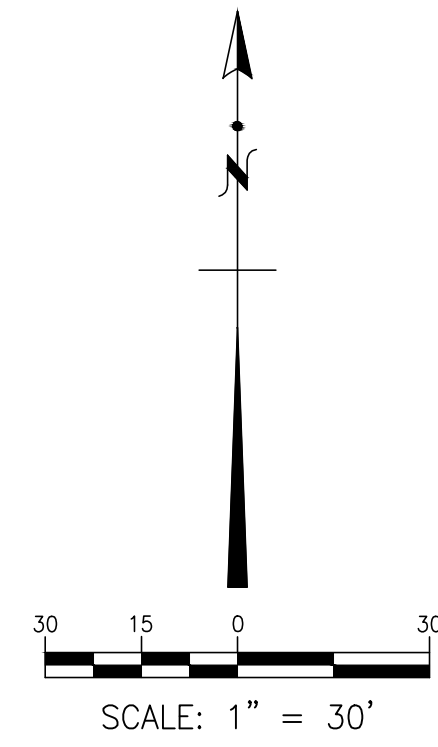
BLDG 2A
LINE OF SIGHT EXHIBIT (WEST)

A4.10

TENTATIVE TRACT MAP NO. 19281

FOR CONDOMINIUM PURPOSES

IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA



VICINITY MAP
SCALE: NONE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA HABRA IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SITE ADDRESS:

120 E WHITTIER BLVD, LA HABRA, CA 90631

VESTED OWNER:

MARTIN WILLIAM BURCH, TRUSTEE OF THE J. W. BURCH TRUST F/B/O MARTIN WILLIAM BURCH, AS TO AN UNDIVIDED SIXTY PERCENT (60%) INTEREST; AND TO CATHERINE BURCH GAGE, TRUSTEE OF THE J. W. BURCH TRUST F/B/O CATHERINE BURCH GAGE, AS TO AN UNDIVIDED FORTY PERCENT (40%) INTEREST

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 66°06'41" EAST BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRS, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "BLSA" AND "CCCS".

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE VI, NORTH AMERICAN DATUM OF 1983 (NAD83), 2017.50 EPOCH OCS GPS ADJUSTMENT, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8901-8919. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 0.999997592 WAS USED FOR THIS PROJECT AT NORTING 2289322.208, EASTING 6048179.516. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:

ORANGE COUNTY BENCHMARK NO. 2K-24-99
ELEV: 376.407 (NAVD88 LEVELED 2005)
DESCRIBED AS: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2K-24-99" SET IN THE TOP OF THE NORTHWEST CORNER OF A 5.5' X 8.5' CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST PART OF THE INTERSECTION OF WHITTIER BOULEVARD AND CYPRESS STREET, 70' NORTH OF THE CENTERLINE OF WHITTIER BOULEVARD AND 20' EAST OF THE CENTERLINE OF CYPRESS STREET.

FLOOD NOTE:

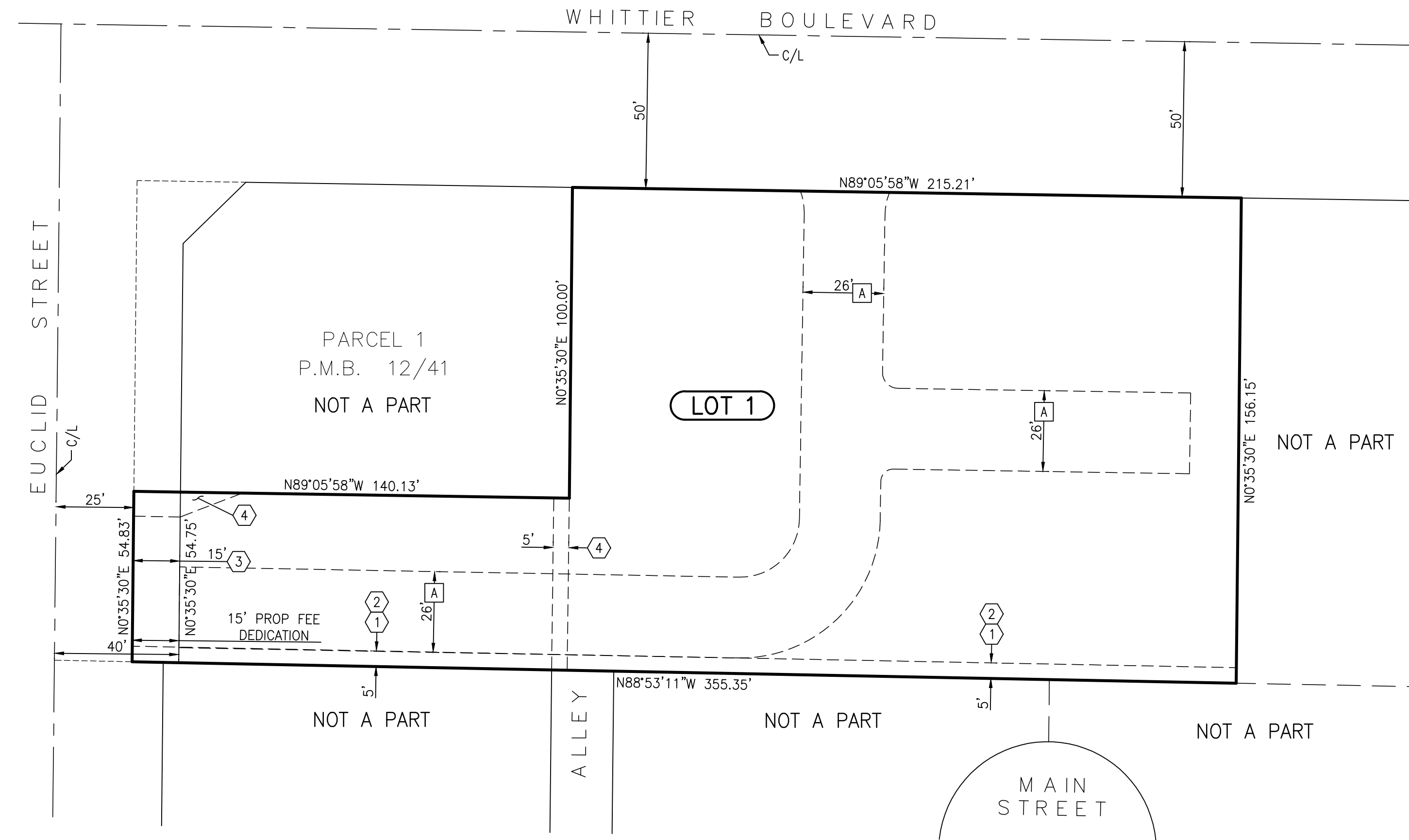
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA MAP NO. 06059C0029J, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009

LAND USE SUMMARY:

GROSS AREA: 41,239 SQUARE FEET
NET AREA: 40416 SQUARE FEET
TOTAL PROPOSED LOTS: 1
TOTAL PROPOSED DWELLING UNITS: 18 CONDOMINIUM UNITS

UTILITY PURVEYORS & SERVICES:

WATER: PRIVATE
SEWER: PRIVATE
ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: SOCAL GAS COMPANY
TELEPHONE: VERIZON TELECOMMUNICATIONS
TRASH/REFUSE: CR&R INCORPORATED
SCHOOL DISTRICT: LA HABRA CITY SCHOOL DISTRICT



SHEET INDEX:

- 1 - TITLE SHEET
- 2 - TYPICAL SECTIONS
- 3 - PRELIMINARY SITE PLAN
- 4 - PRELIMINARY GRADING & DRAINAGE PLAN
- 5 - PRELIMINARY UTILITY PLAN
- 6 - PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

SUBDIVIDER:

CITY VENTURES HOMEBUILDING
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CALIFORNIA 92612
(949) 258-7555
CONTACT: KIM PRIJATEL
KPRIJATEL@CITYVENTURES.COM

ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949)916-3800

EXISTING EASEMENTS:

- ① INDICATES AN EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF ASSOCIATED TELEPHONE COMPANY, LTD., RECORDED NOVEMBER 29, 1951 IN BOOK 2258, PAGE 484, OFFICIAL RECORDS.
- ② INDICATES AN EASEMENT PIPE LINES AND SEWERS IN FAVOR OF THOMAS C. WILSON AND SALLY B. WILSON, HUSBAND AND WIFE, RECORDED APRIL 2, 1956 IN BOOK 3458, PAGE 207, OFFICIAL RECORDS.
- ③ INDICATES AN EASEMENT FOR STREET AND HIGHWAYS, IN FAVOR OF THE CITY OF LA HABRA, RECORDED FEBRUARY 27, 1968 IN BOOK 8527, PAGE 678, OFFICIAL RECORDS.
- ④ INDICATES AN EASEMENT FOR INGRESS AND EGRESS AND WATER AND SEWER, IN FAVOR OF UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, RECORDED MARCH 11, 1969 IN BOOK 8896, PAGE 613, OFFICIAL RECORDS.

PROPOSED EASEMENTS:

- [A] INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES AND TRASH COLLECTION PURPOSES DEDICATED TO THE CITY OF LA HABRA.

LEGEND:

AP	ANGLE POINT	BO	BLOW-OFF VALVE
ASPH	ASPHALT PAVEMENT	DI	DRAIN INLET
BC	BUILDING CORNER	FH	FIRE HYDRANT
BEG	BEGIN	LS	LANDSCAPING
BO	BLOW-OFF VALVE	MH	MANHOLE
BLDG	BUILDING	PKWY	PARKWAY
BW	BLOCK WALL	P/L	PROPERTY LINE
CB	CATCH BASIN	RET	RETAINING
CF	CURB FACE	R/W	RIGHT-OF-WAY
CLF	CHAIN LINK FENCE	SFH	SINGLE-FAMILY HOME
CMF	CORRUGATED METAL FENCE	ST LT	STREET LIGHT
CONC	CONCRETE PAVEMENT	S/W	SIDEWALK
DI	DRAIN INLET	TE	TRASH ENCLOSURE
DWY	DRIVEWAY	TEMP	TEMPORARY
FH	FIRE HYDRANT	TF	TRANSFORMER
GM	GAS METER	WF	WOOD FENCE
LS	LANDSCAPING	WL	WALL
MH	MANHOLE	WM	WATER METER
PKWY	PARKWAY	V	VALVE
P/L	PROPERTY LINE		
RET	RETAINING		
R/W	RIGHT-OF-WAY		
SFH	SINGLE-FAMILY HOME		
ST LT	STREET LIGHT		
S/W	SIDEWALK		
TE	TRASH ENCLOSURE		
TEMP	TEMPORARY		
TF	TRANSFORMER		
WF	WOOD FENCE		
WL	WALL		
WM	WATER METER		
V	VALVE		

SYMBOLS:


BO	BLOW-OFF VALVE
DI	DRAIN INLET
FH	FIRE HYDRANT
LS	LANDSCAPING
MH	MANHOLE
PKWY	PARKWAY
P/L	PROPERTY LINE
RET	RETAINING
R/W	RIGHT-OF-WAY
SFH	SINGLE-FAMILY HOME
ST LT	STREET LIGHT
S/W	SIDEWALK
TE	TRASH ENCLOSURE
TEMP	TEMPORARY
TF	TRANSFORMER
WF	WOOD FENCE
WL	WALL
WM	WATER METER
V	VALVE

ENGINEER'S STATEMENT:

THIS TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON DECEMBER 20, 2023.

RYAN J. BITTNER, R.C.E. 68167

PREPARED FOR:



CITY VENTURES HOMEBUILDING
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CALIFORNIA 92612

PREPARED BY:



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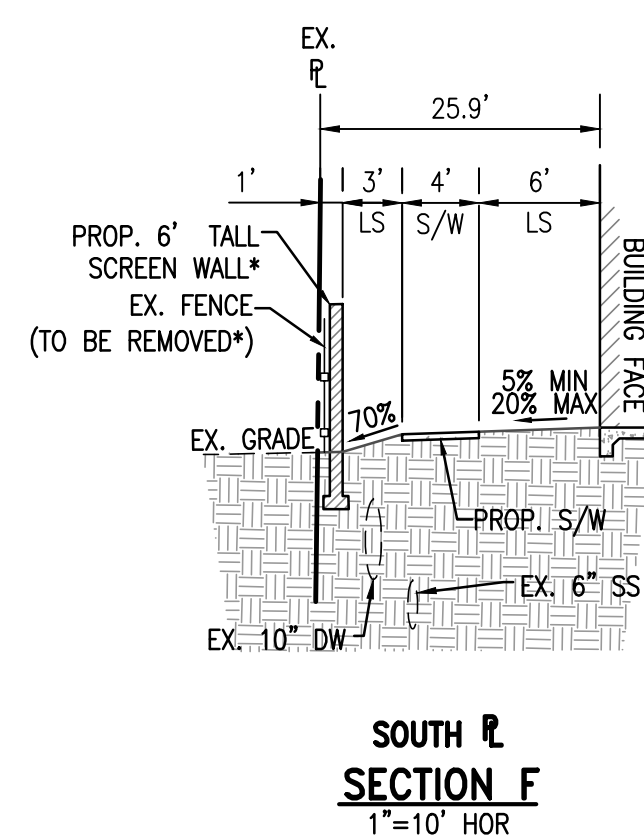
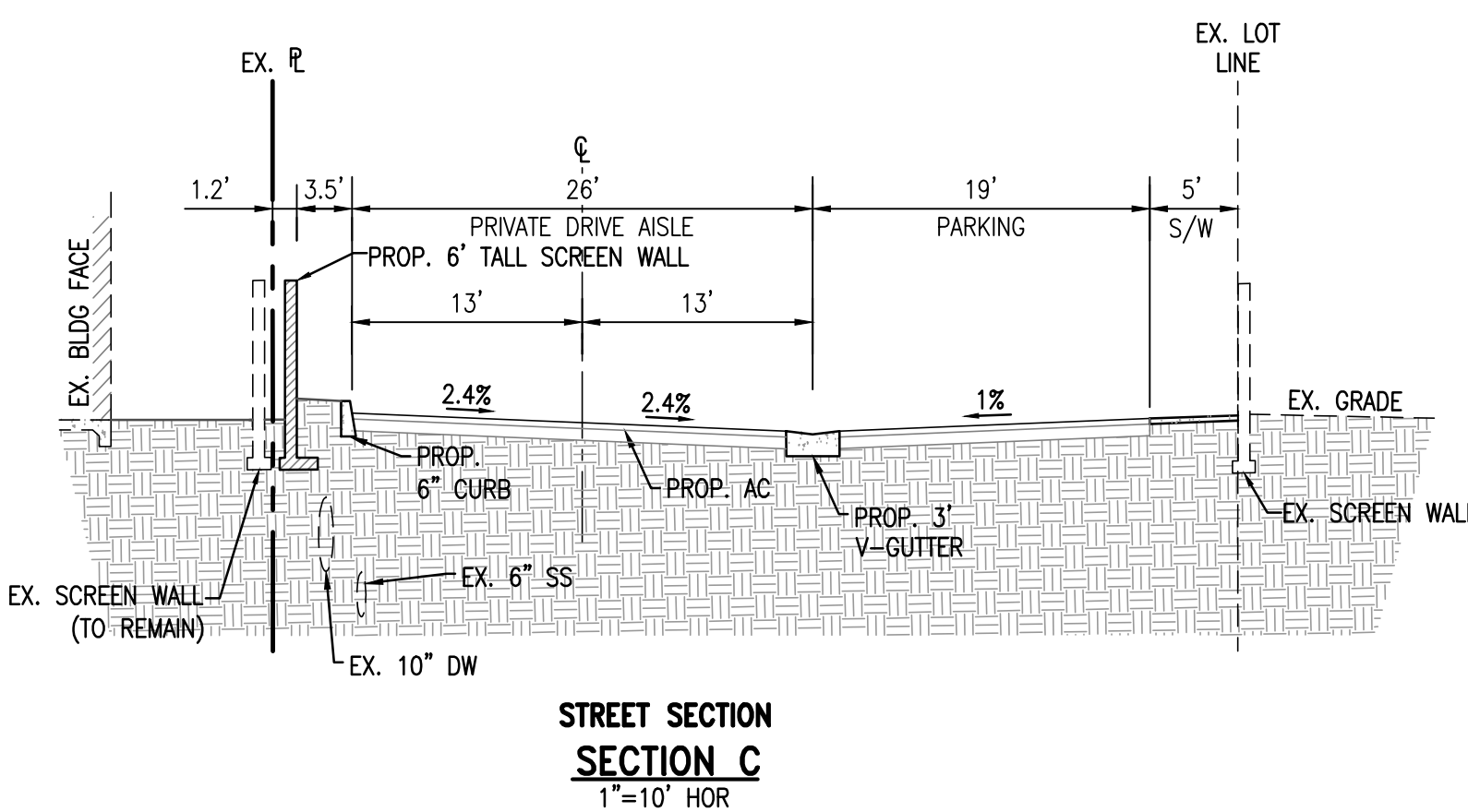
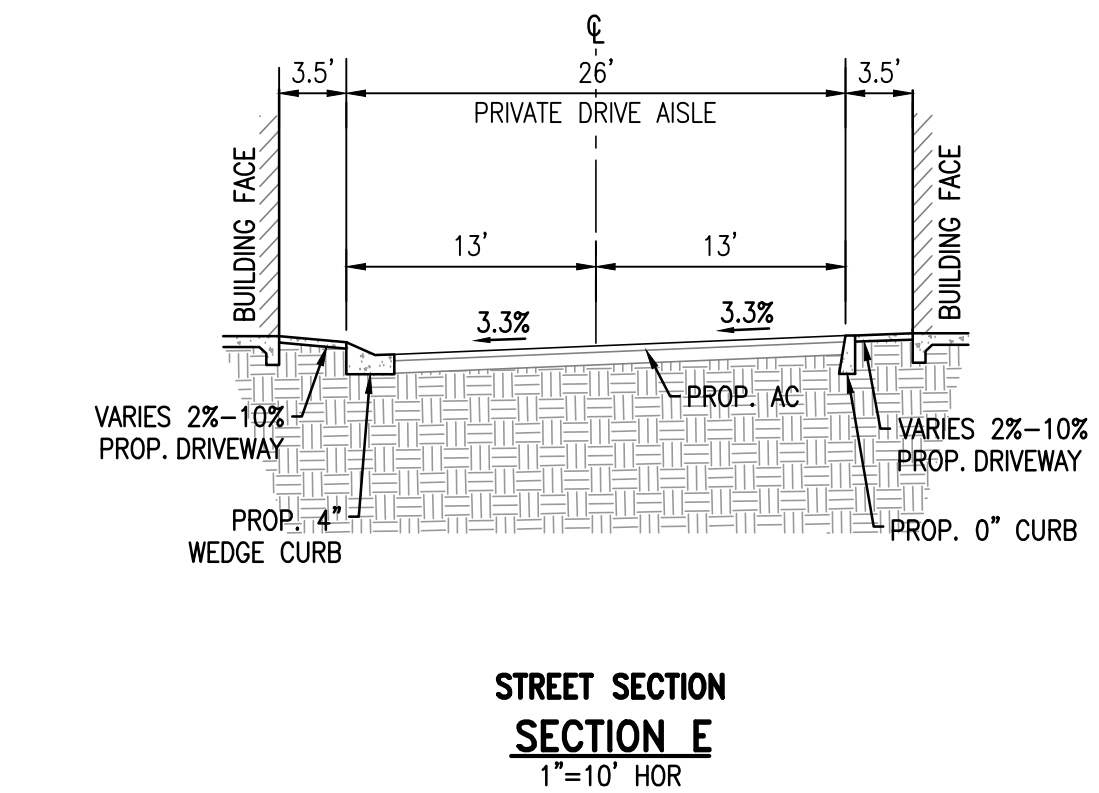
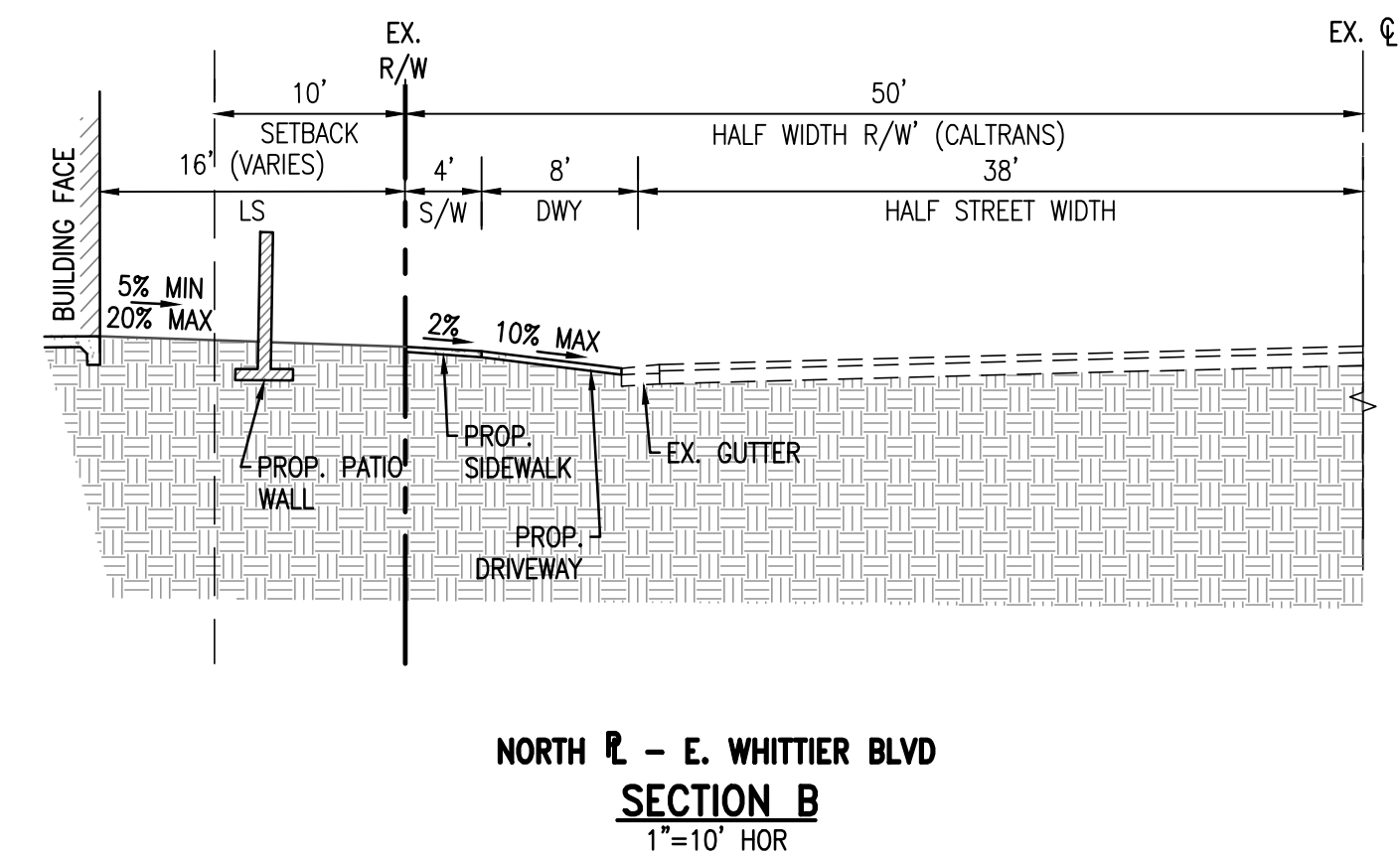
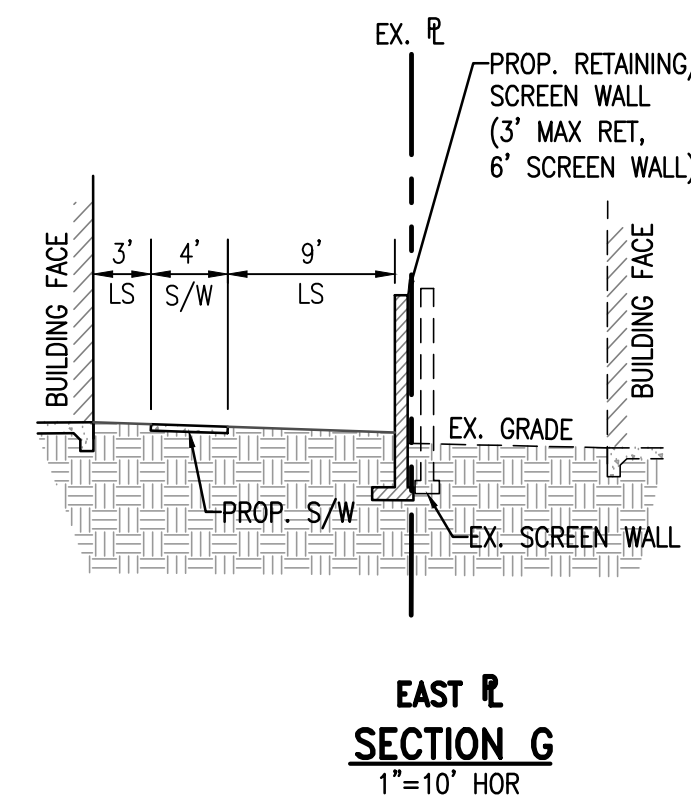
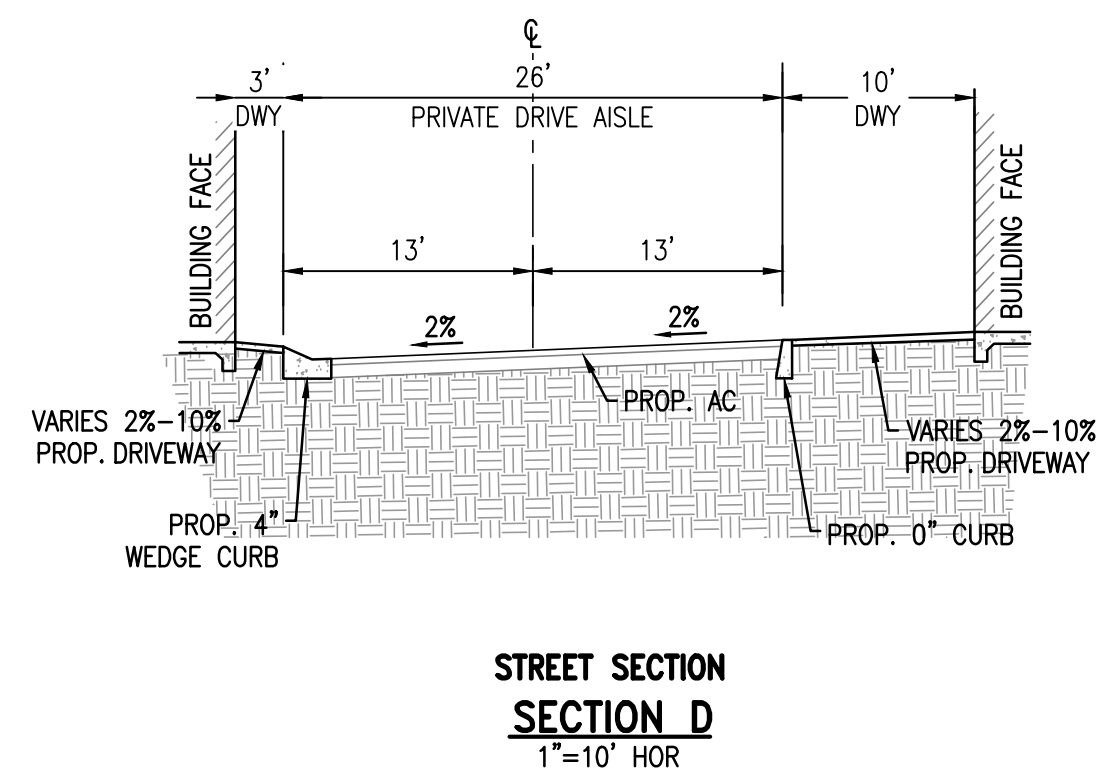
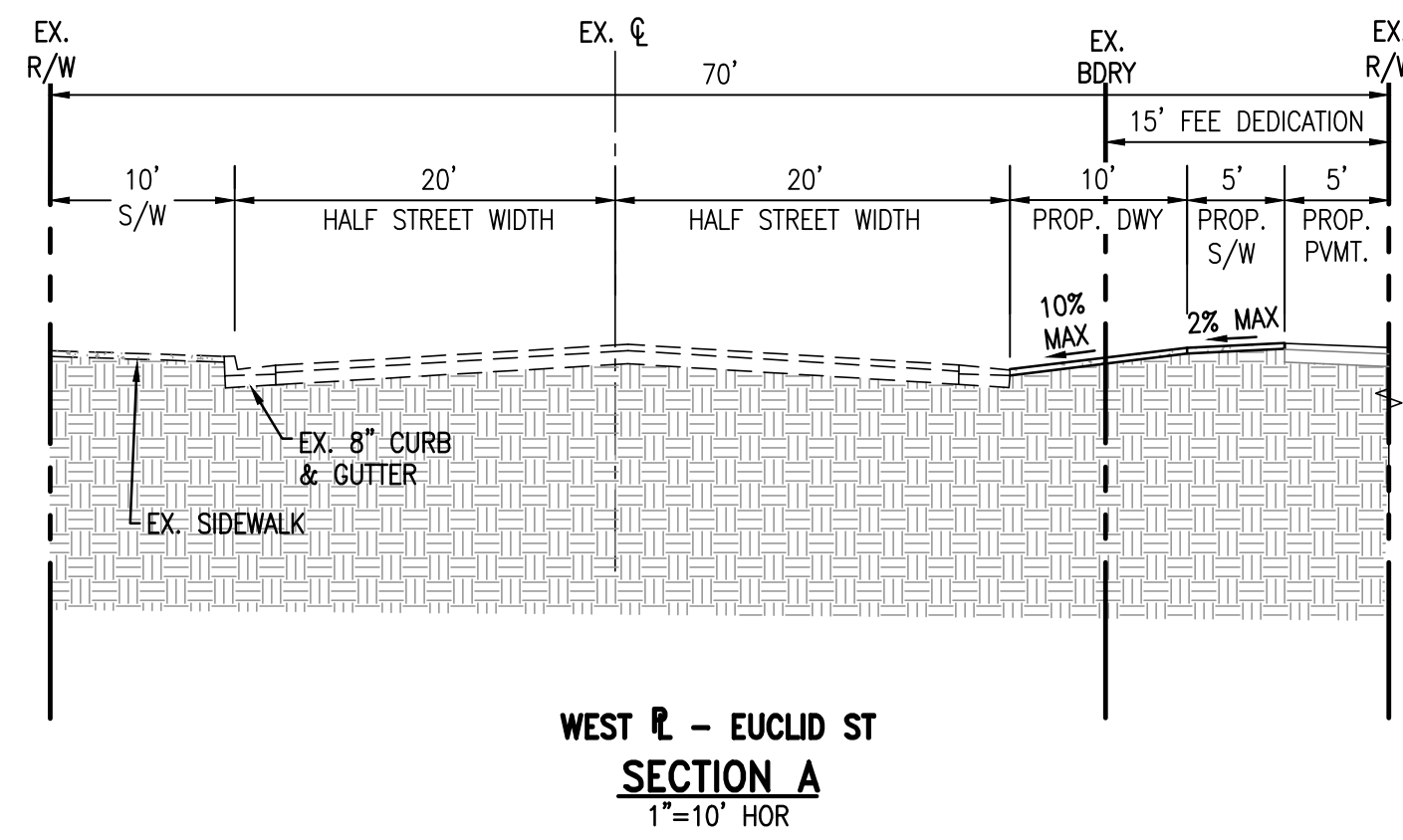
CITY OF LA HABRA
PLANNING DIVISION

TENTATIVE TRACT NO. 19281
120 EAST WHITTIER BOULEVARD
LA HABRA, CALIFORNIA
TITLE SHEET

PROJECT NO.
CVEN-162
WEST


SHEET
1
OF
6

DATE: 2/7/24



*POTHOLING OF EX. FENCE, DW, AND SS LINES TO BE CONDUCTED DURING FINAL ENGINEERING TO DETERMINE DEPTH OF EX. WATER AND SEWER LINES. EX. WALL TO BE REMOVED AND NEW WALL CONSTRUCTED AS LONG AS NEITHER OPERATION WILL UNDERMINE THE EXISTING WATER AND SEWER LINES

PREPARED FOR:



CITY VENTURES HOMEBUILDING
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CALIFORNIA 92612

PREPARED BY:



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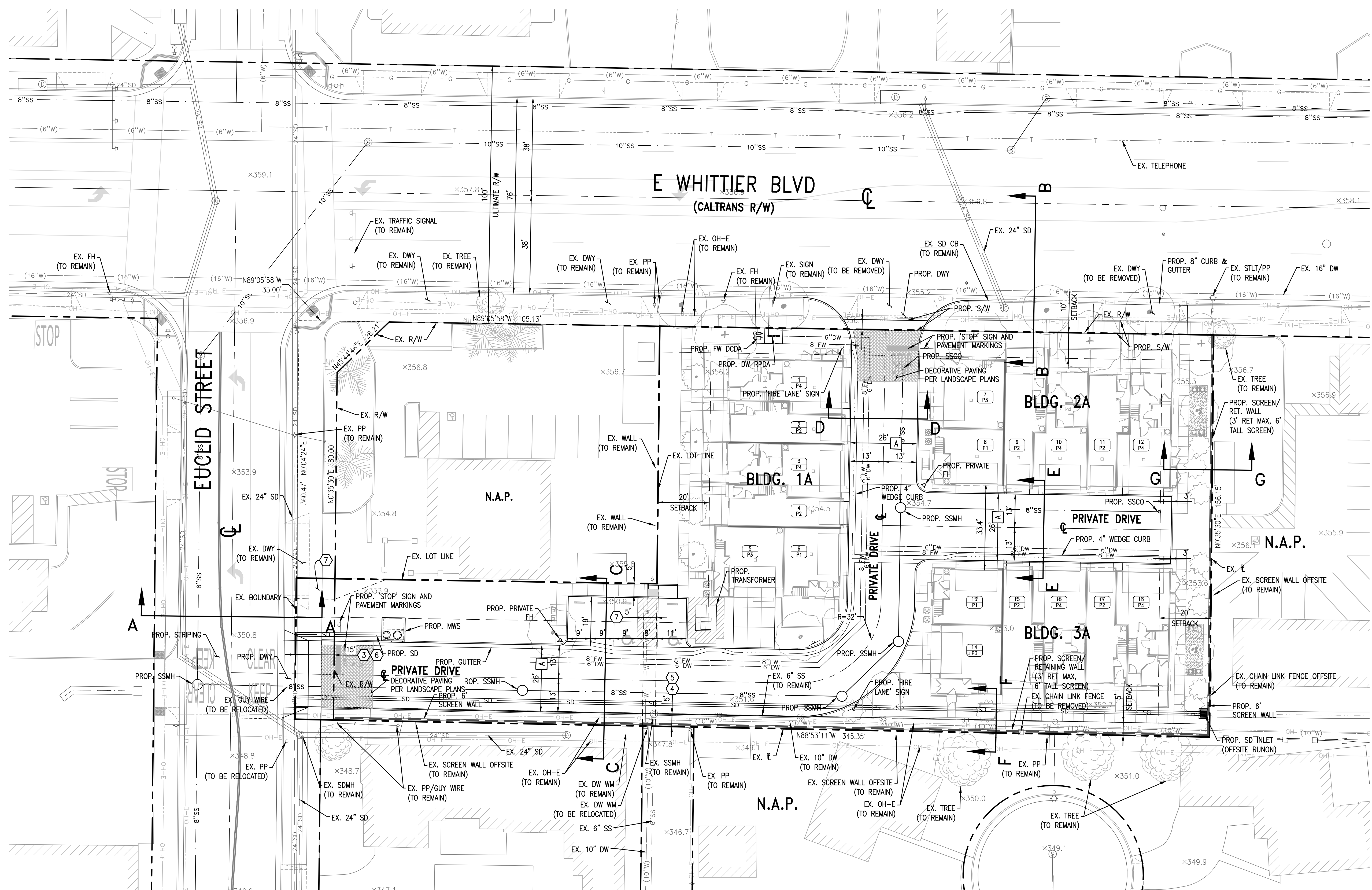


CITY OF LA HABRA
PLANNING DIVISION

TENTATIVE TRACT NO. 19281
120 EAST WHITTIER BOULEVARD
LA HABRA, CALIFORNIA
TYPICAL SECTIONS

PROJECT NO. CVEN-162 WEST
SHEET 2 OF 6

DATE: 2/7/24



LEGEND:

---	CENTERLINE
- - - - -	EX. TRACT BOUNDARY/ RIGHT-OF-WAY LINE
---	LOT LINE
- - - - -	EX. EASEMENT LINE
- - - - -	PROP. EASEMENT LINE
▬▬▬▬▬▬	ADA PATH OF TRAVEL
8"SS	PROP. SS LINE
6"DW	PROP. DW LINE
8"FW	PROP. FW LINE
---	PROP. SD LINE
○	PROP. SS MH
○	PROP. SS CO
⊗	PROP. WATER VALVE
⊕	PROP. FIRE HYDRANT
⊕	PROP. FW DCDA
---	EX. SS LINE
---	EX. DW LINE
---	EX. CHAIN LINK FENCE
---	EX. SCREEN WALL
---	EX. OVERHEAD POWERLINE
○	EX. SS MH
○	EX. SD MH
⊕	EX. FIRE HYDRANT
⊕	EX. WATER VALVE
⊕	EX. POWER POLE
⊕	EX. STREET LIGHT POLE

PARCEL 1 TITLE INFORMATION (100 E. WHITTIER BLVD):

① DENOTES PLOTTED ITEM.

③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF LA HABRA
 PURPOSE: STREET AND HIGHWAY
 RECORDING DATE: FEBRUARY 27, 1968
 RECORDING NO: IN BOOK 8527, PAGE 678, OFFICIAL RECORDS

PARCEL 2 TITLE INFORMATION (120 E. WHITTIER BLVD):

④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: ASSOCIATED TELEPHONE COMPANY, LTD.
 PURPOSE: PUBLIC UTILITIES RECORDING DATE: NOVEMBER 29, 1951
 RECORDING NO: IN BOOK 2258, PAGE 484, OFFICIAL RECORDS

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THOMAS C. WILSON AND SALLY B. WILSON, HUSBAND AND WIFE
 PURPOSE: PIPE LINES AND SEWERS
 RECORDING DATE: APRIL 2, 1956
 RECORDING NO: IN BOOK 3458, PAGE 207, OFFICIAL RECORDS

⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF LA HABRA
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 RECORDING NO: IN BOOK 8527, PAGE 678, OFFICIAL RECORDS

⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION
 PURPOSE: INGRESS AND EGRESS AND WATER AND SEWER
 RECORDING DATE: MARCH 11, 1969
 RECORDING NO: IN BOOK 8896, PAGE 613, OFFICIAL RECORDS

PROPOSED EASEMENT:

Ⓐ INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES AND TRASH COLLECTION PURPOSES DEDICATED TO THE CITY OF LA HABRA.

NOTE:
 FINAL ENGINEERING PLANS SHALL COMPLY WITH THE FOLLOWING:
 • CURRENT CALIFORNIA/LA HABRA BUILDING CODE (OR RESIDENTIAL CODE)
 • CURRENT CALIFORNIA/LA HABRA PLUMBING CODE
 • CURRENT CALIFORNIA/LA HABRA MECHANICAL CODE
 • CURRENT CALIFORNIA/LA HABRA ELECTRICAL CODE
 • CURRENT CALIFORNIA/LA HABRA ENERGY CODE
 • CURRENT CALIFORNIA/LA HABRA GREEN BUILDING STANDARDS CODE

PREPARED FOR:

CITY VENTURES HOMEBUILDING
 3121 MICHELSON DRIVE, SUITE 150
 IRVINE, CALIFORNIA 92612

PREPARED BY:

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

9830 IRVINE CENTER DRIVE
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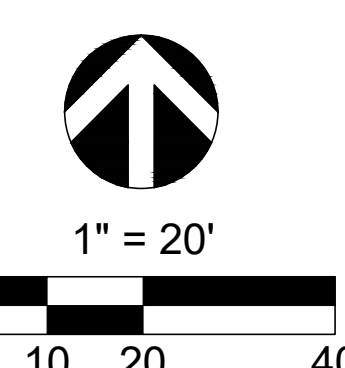
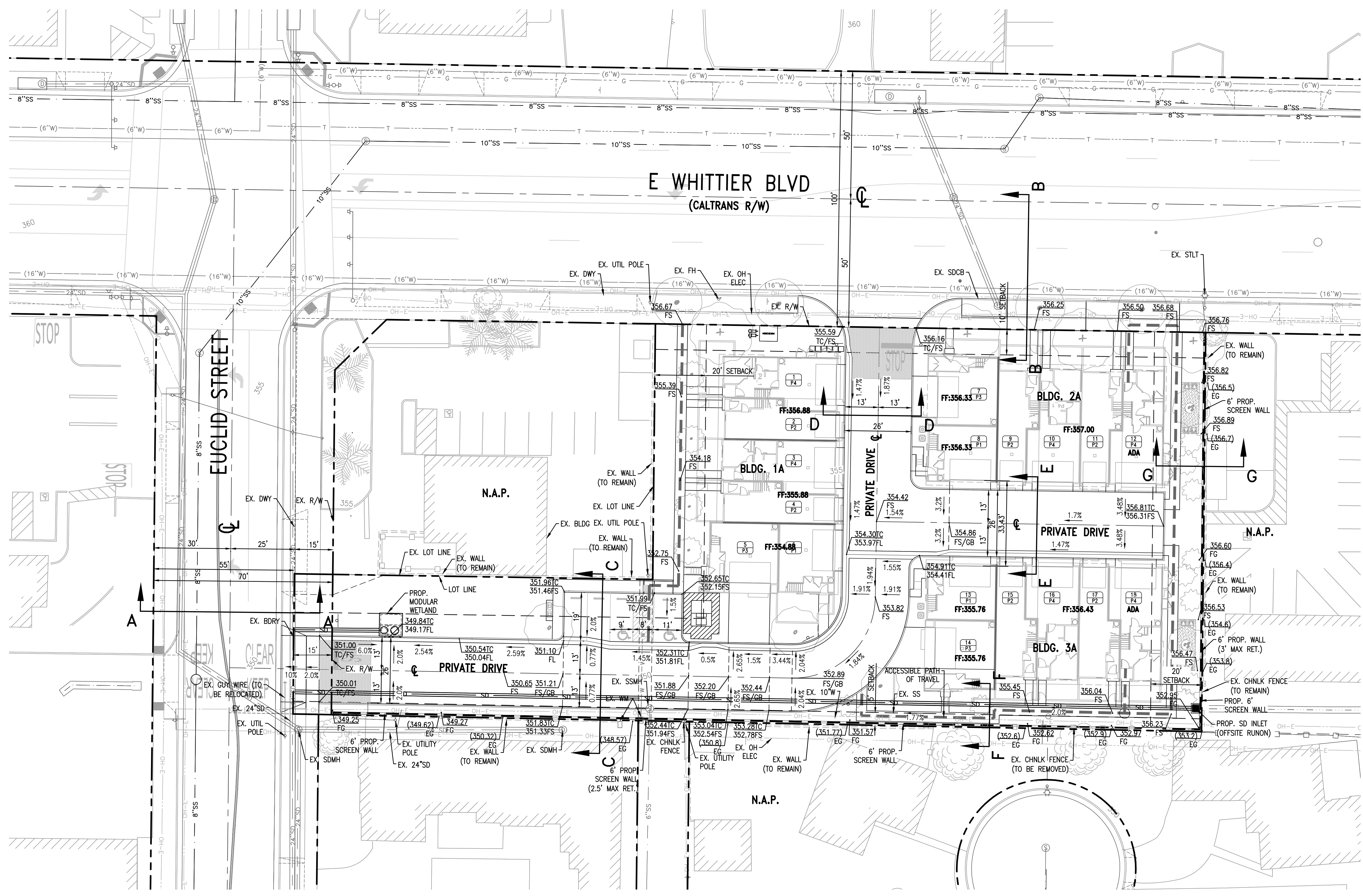
RYAN J. BITTNER
 No. 68167
 CIVIL
 STATE OF CALIFORNIA

CITY OF LA HABRA
 PLANNING DIVISION


TENTATIVE TRACT NO. 19281
 120 EAST WHITTIER BOULEVARD
 LA HABRA, CALIFORNIA
 PRELIMINARY SITE PLAN

PROJECT NO.
 CVEN-162
 WEST

SHEET
 3
 OF
 6



PREPARED FOR:



CITY VENTURES HOMEBUILDING
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CALIFORNIA 92612

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CITY OF LA HABRA
PLANNING DIVISION

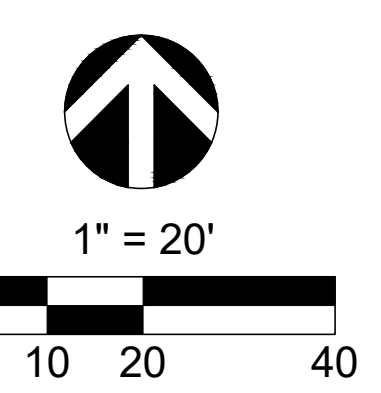
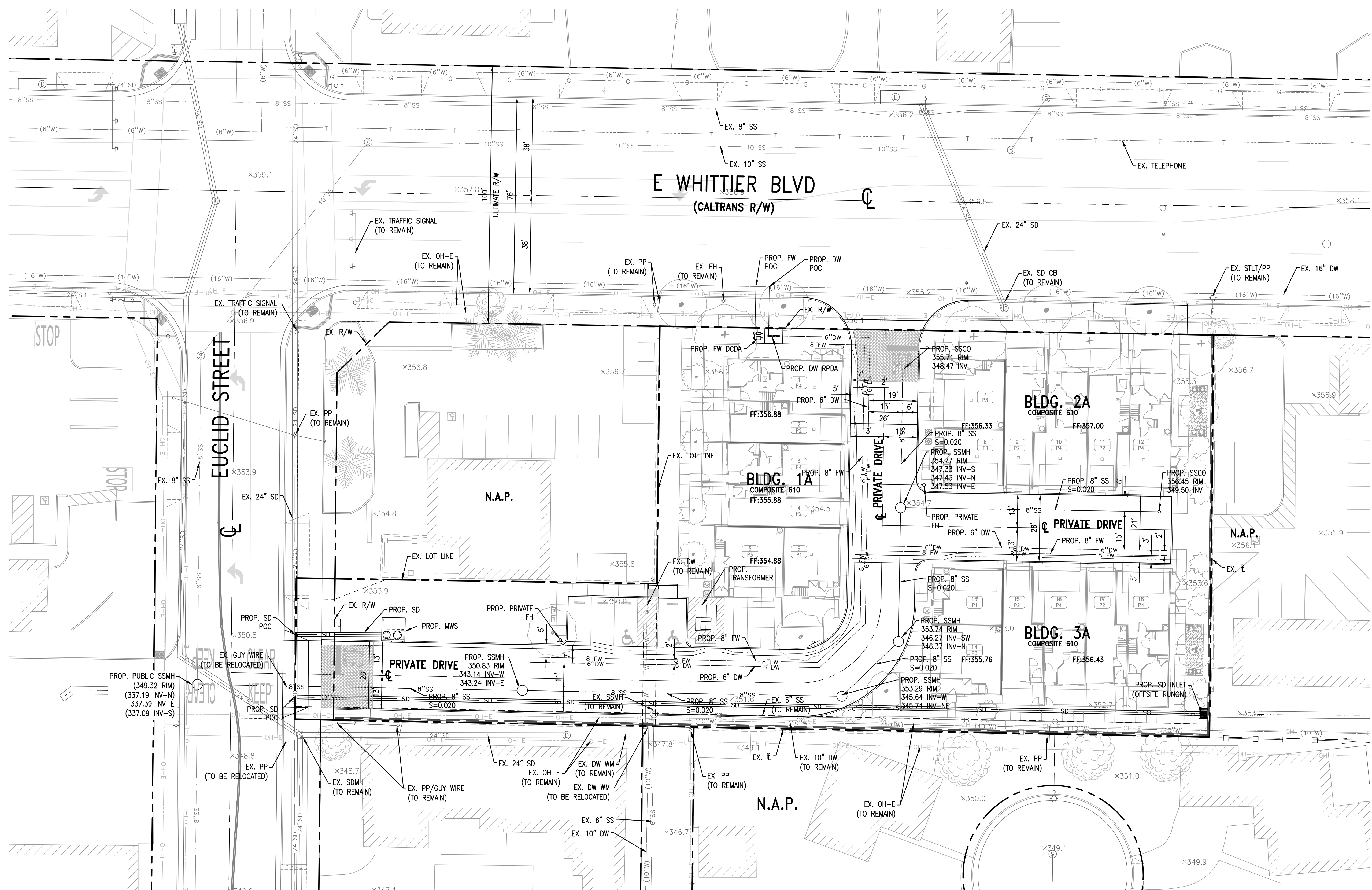
TENTATIVE TRACT NO. 19281
120 EAST WHITTIER BOULEVARD
LA HABRA, CALIFORNIA


PRELIMINARY GRADING & DRAINAGE PLAN

PROJECT NO.
CVEN-162
WEST

SHEET
4
OF
6

DATE: 2/7/24



PREPARED FOR:
 CITY VENTURES HOMEBUILDING
 3121 MICHELSON DRIVE, SUITE 150
 IRVINE, CALIFORNIA 92612

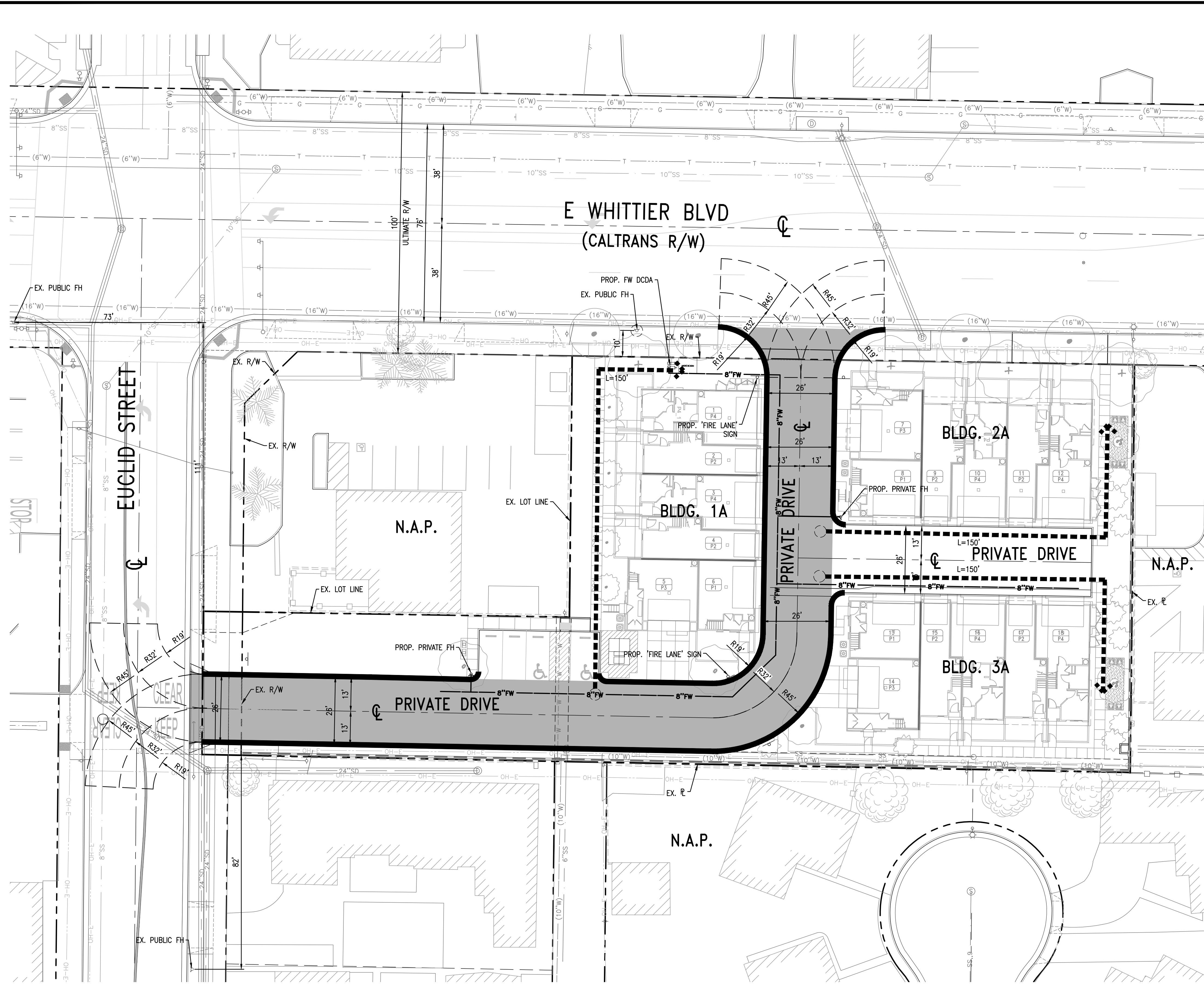
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CITY OF LA HABRA
 PLANNING DIVISION
 TENTATIVE TRACT NO. 19281
 120 EAST WHITTIER BOULEVARD
 LA HABRA, CALIFORNIA
 PRELIMINARY UTILITY PLAN

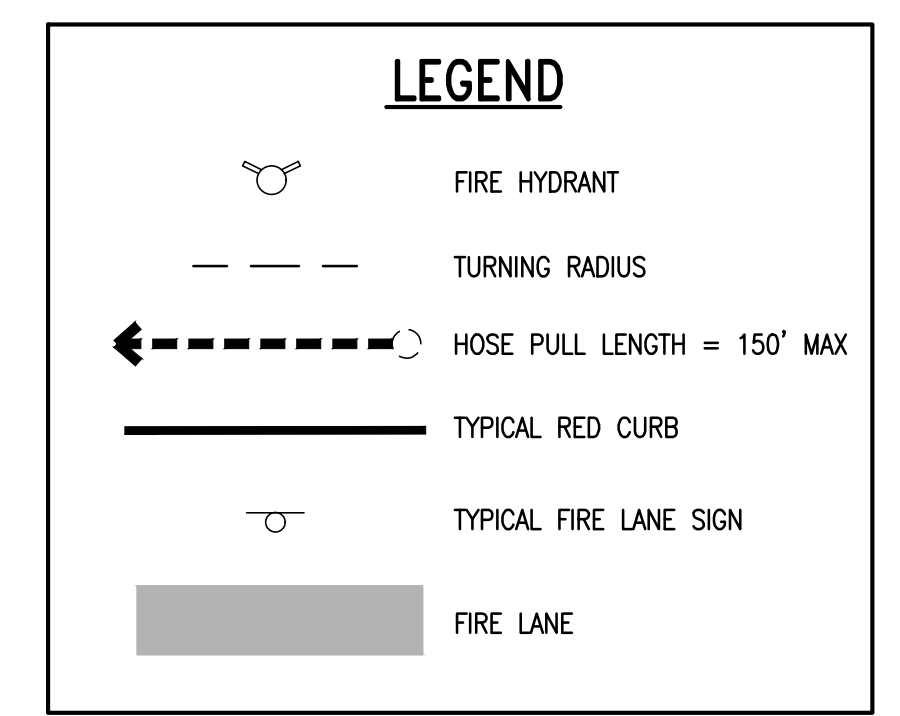
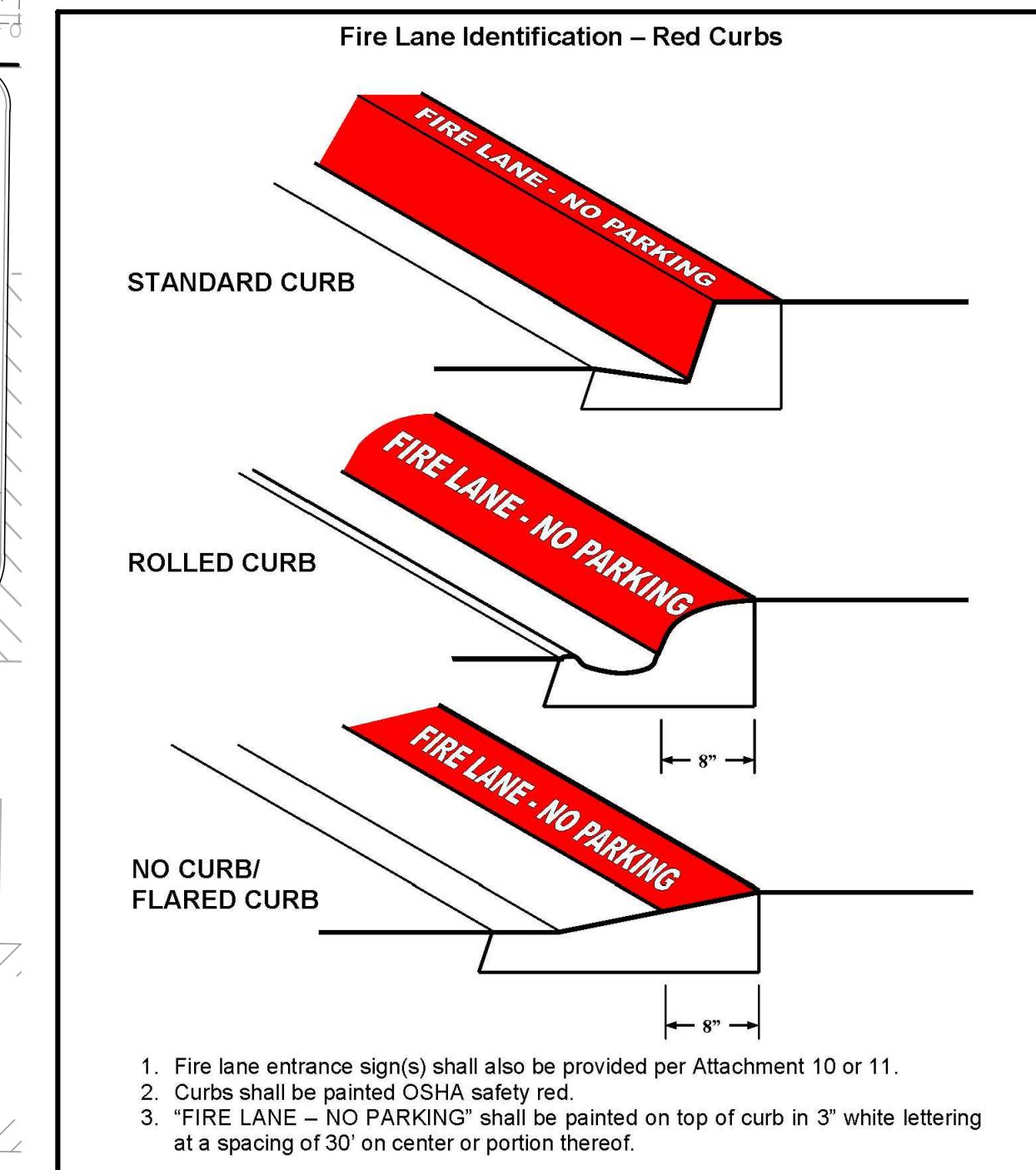
PROJECT NO.
 CVEN-162
 WEST
 SHEET
 5
 OF
 6

DATE: 2/7/24
 BY: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]



PROJECT GENERAL NOTES:

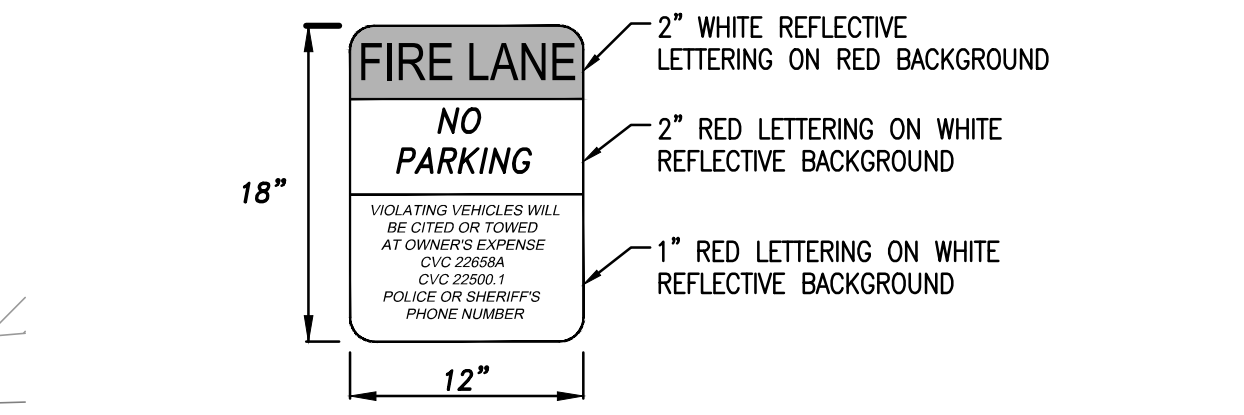
1. ALL FIRE ACCESS LANES MEET LACoFD MINIMUM REQUIREMENTS 19' & 45' RADII.
2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2019 EDITION.
4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.
5. LARGEST APPROXIMATE BUILDING SQ. FOOTAGE = 9,112 SF.
6. BUILDINGS ARE DESIGNATED TYPE V-B.
7. BUILDINGS 1A-3A OCCUPANCIES ARE R3.
8. THE BUILDING HEIGHTS ARE APPROXIMATELY 50'-0" MAX.
9. BUILDINGS 1A-3A ON THE SITE WILL BE SPRINKLERED PER NFPA 13D.
10. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.
11. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS _____ GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF _____ HOURS. TWO PUBLIC FIRE HYDRANT(S) FLOWING SIMULTANEOUSLY MAY BE USED TO ACHIEVE THE REQUIRED FIRE FLOW. FIRE CODE 507.3 & APPENDIX B105.1.
12. ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
13. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
14. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4



ABBREVIATIONS:

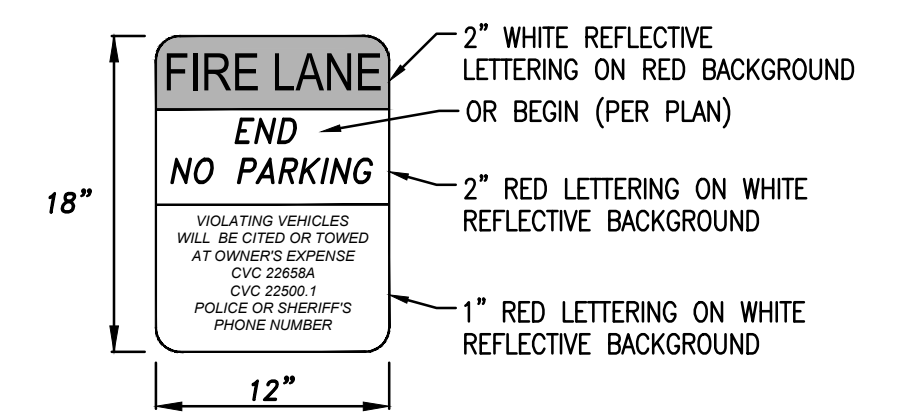
- BLDG BUILDING
- R/W RIGHT OF WAY
- R RADIUS
- EX. EXISTING
- N.A.P. NOT A PART
- PL PROPERTY LINE
- PROP. PROPOSED
- CL CENTERLINE
- FH FIRE HYDRANT
- C&G CURB AND GUTTER

FIRE LANE RED CURB TYPICAL DETAIL
NOT TO SCALE



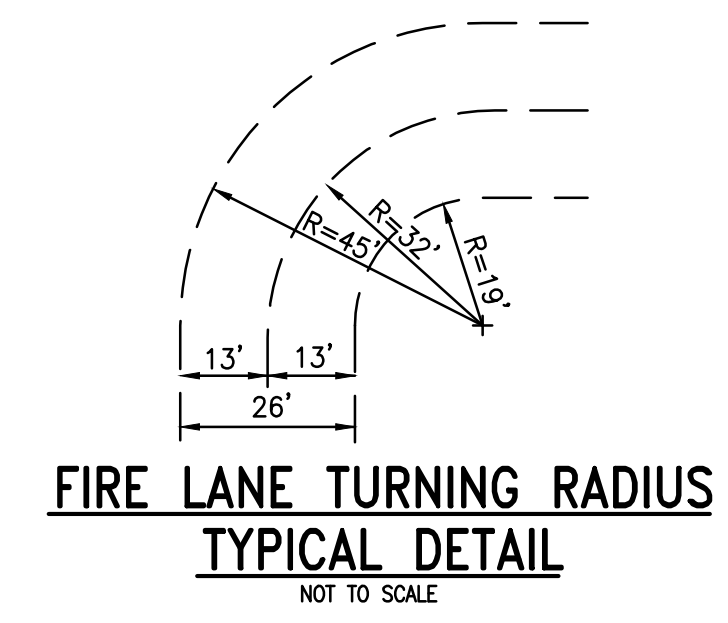
ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.
SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

FIRE LANE NO PARKING SIGN TYPICAL DETAIL
NOT TO SCALE

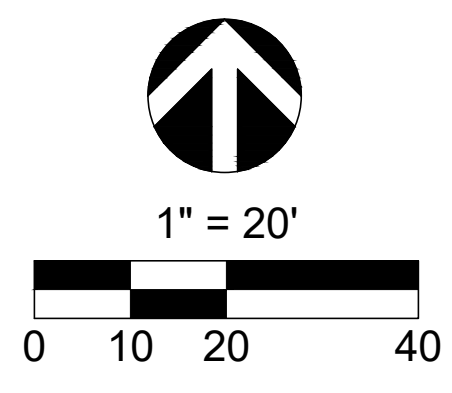


ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.
SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

BEGIN & END FIRE LANE NO PARKING SIGN TYPICAL DETAIL
NOT TO SCALE



FIRE LANE TURNING RADIUS TYPICAL DETAIL
NOT TO SCALE



PREPARED FOR:
 CITY VENTURES HOMEBUILDING
 3121 MICHELSON DRIVE, SUITE 150
 IRVINE, CALIFORNIA 92612

PREPARED BY:
C&V CONSULTING, INC.
 CIVIL ENGINEERING
 LAND PLANNING & SURVEYING
 9830 IRVINE CENTER DRIVE
 IRVINE, CALIFORNIA 92618
 (949) 916-3800
 INFO@CVC-INC.NET
 WWW.CVC-INC.NET

RYAN J. BITTNER
 No. 68167
 CIVIL
 STATE OF CALIFORNIA

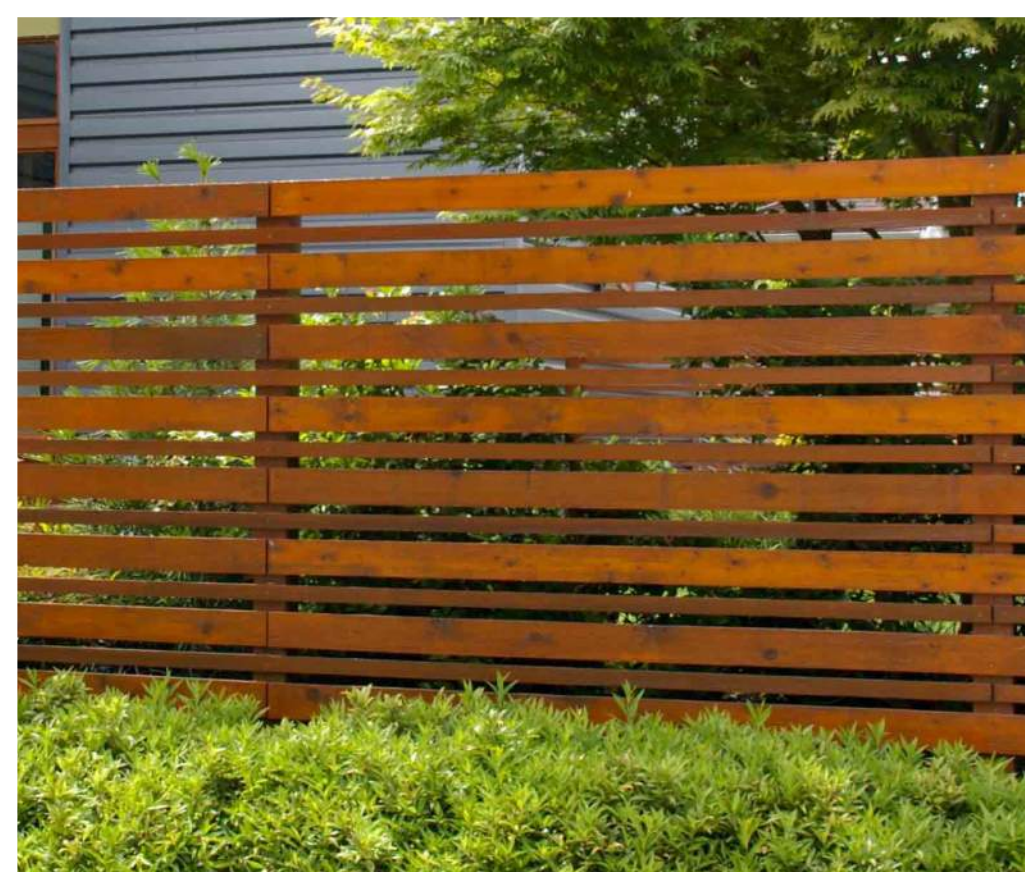
CITY OF LA HABRA
 PLANNING DIVISION

TENTATIVE TRACT NO. 19281
 120 EAST WHITTIER BOULEVARD
 LA HABRA, CALIFORNIA

PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

PROJECT NO. CVEN-162 WEST
 SHEET 6 OF 6



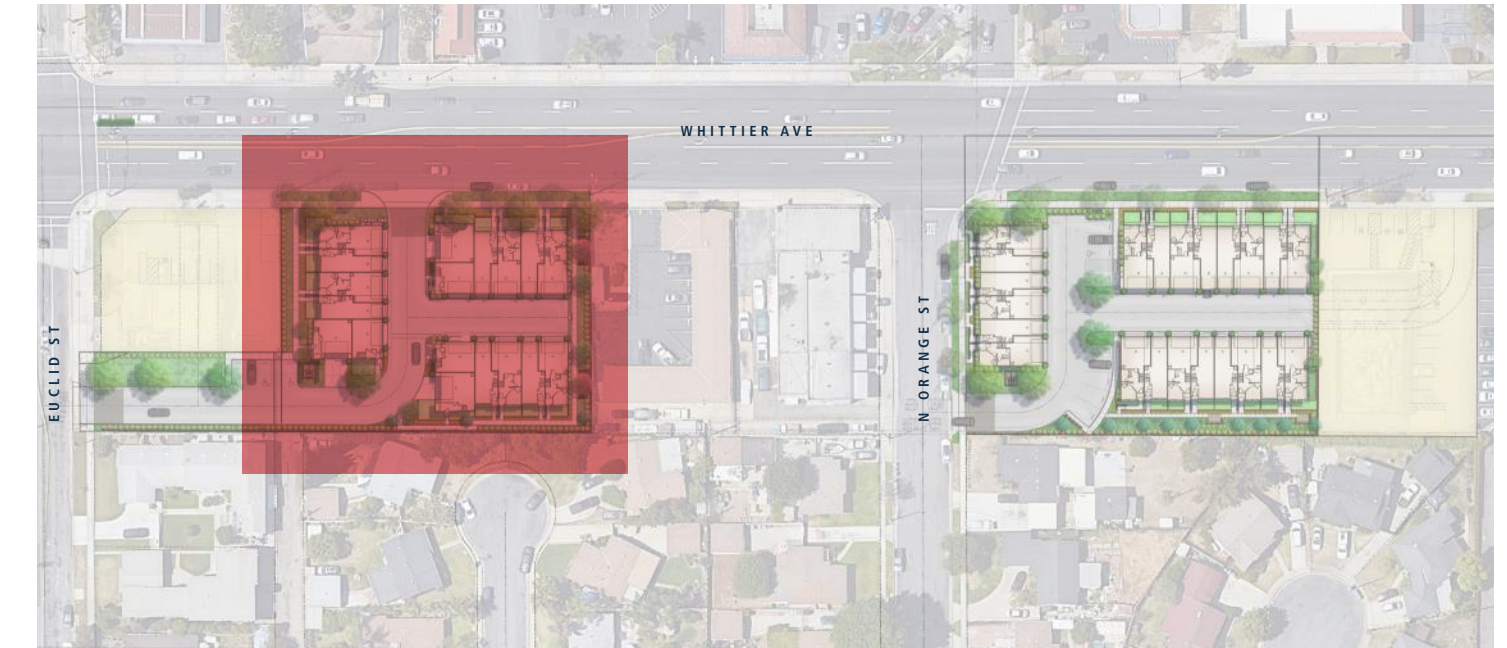


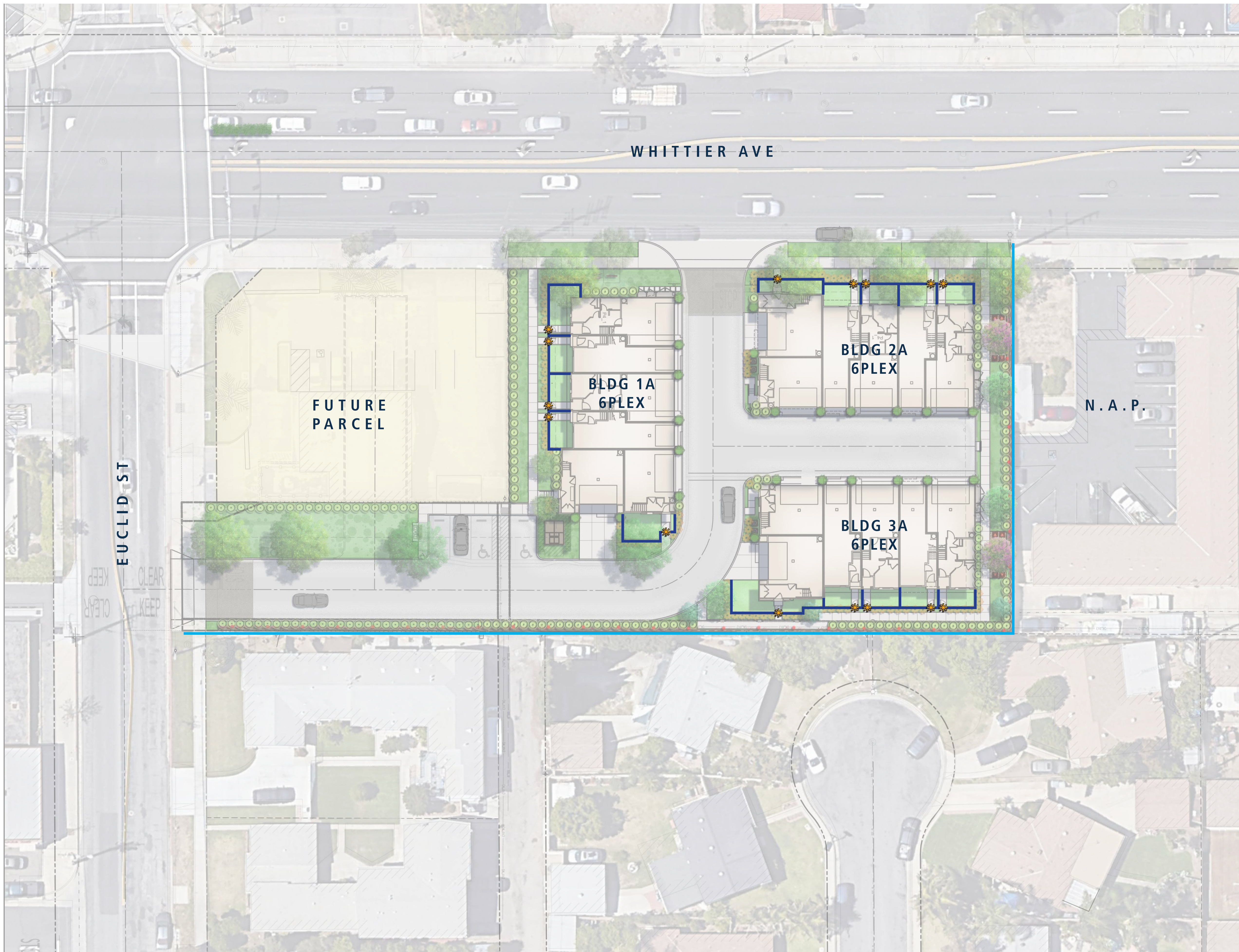


LEGEND




- 1 Project Entry with Decorative Paving within the First 20' of Driveway Approach
- 2 Private Patio with Wall/Fence and Gate
- 3 Community Parking
- 4 Social Space:
 - Lounge Seating
 - D.G. Paving
 - Accent Tree
- 5 Perimeter Wall/Fence with Hedge and Vine Planting
- 6 Community Mailboxes
- 7 Street Trees- 24" box at 40' o.c. Maintained and Irrigated by the Project
- 8 A/C Units to be screened by hedge

KEYMAP





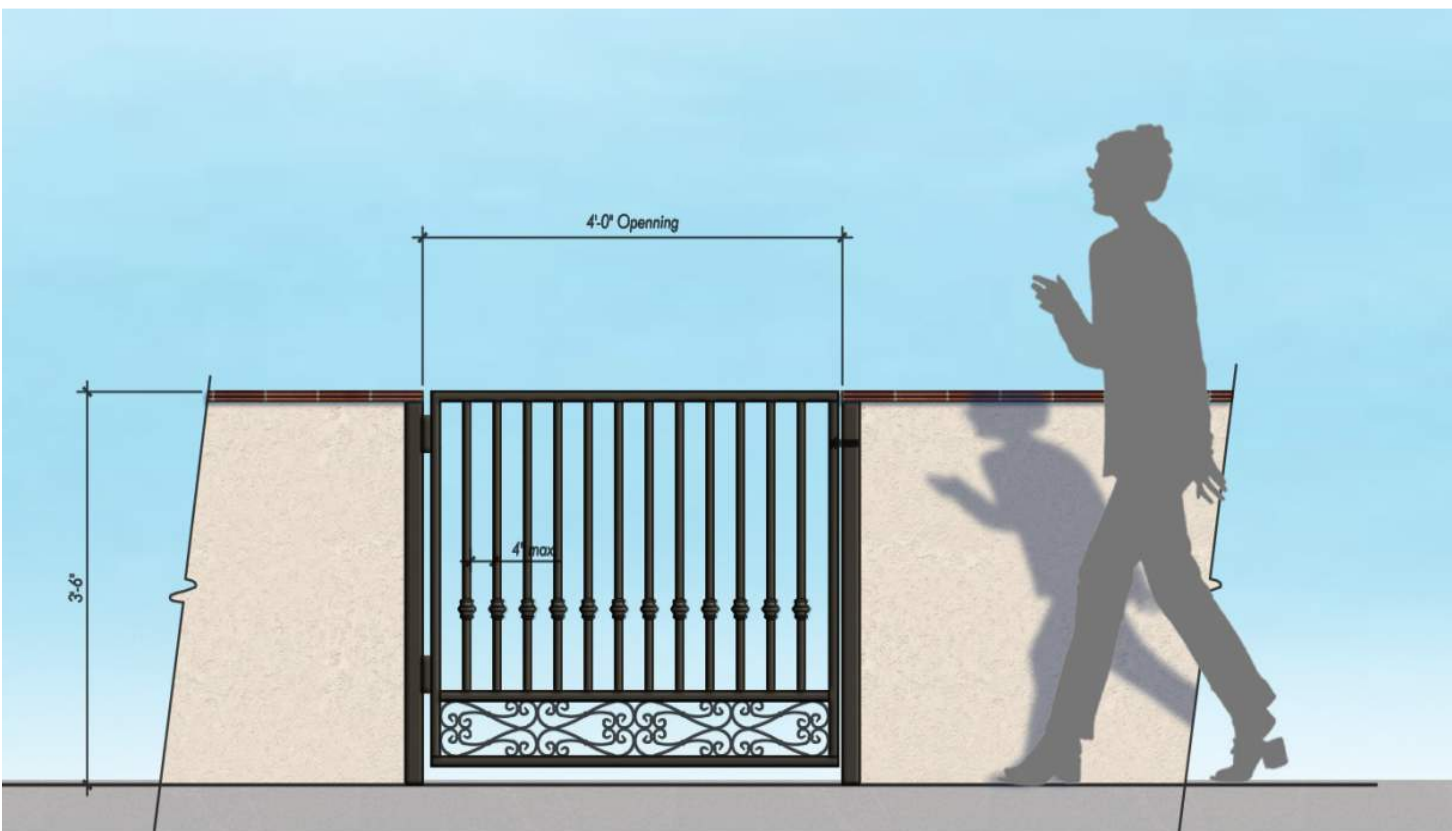
LEGEND

-  Patio Wall/Fence, 42" ht. min
-  Patio Gate, 42" ht.
-  Perimeter Wall, 6' ht

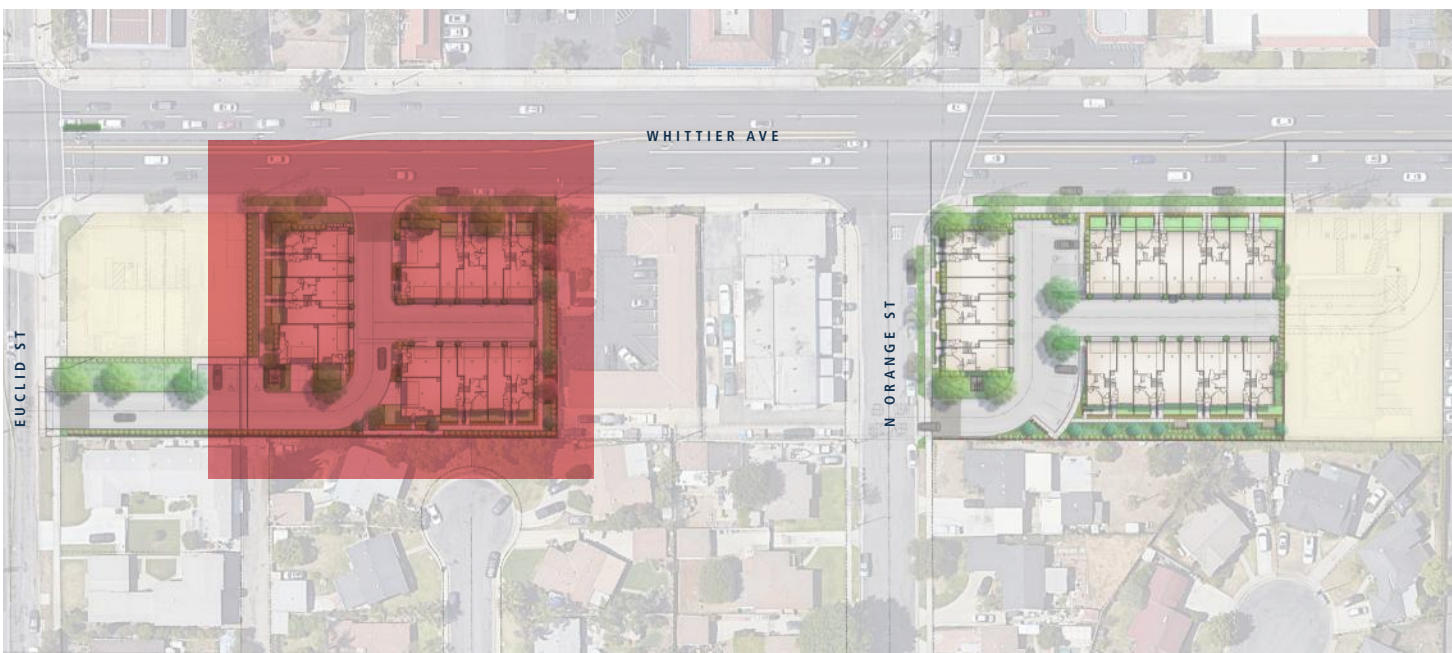
Split face block, color to match architecture
 NOTES: POTHOLING OF EX. FENCE AND DW LINES TO BE CONDUCTED DURING FINAL ENGINEERING TO DETERMINE DEPTH OF EX. WATER LINES. EX. WALLS TO BE REMOVED AND NEW WALL CONSTRUCTED AS LONG AS NEITHER OPERATION WILL UNDERMINE THE EXISTING WATER LINES

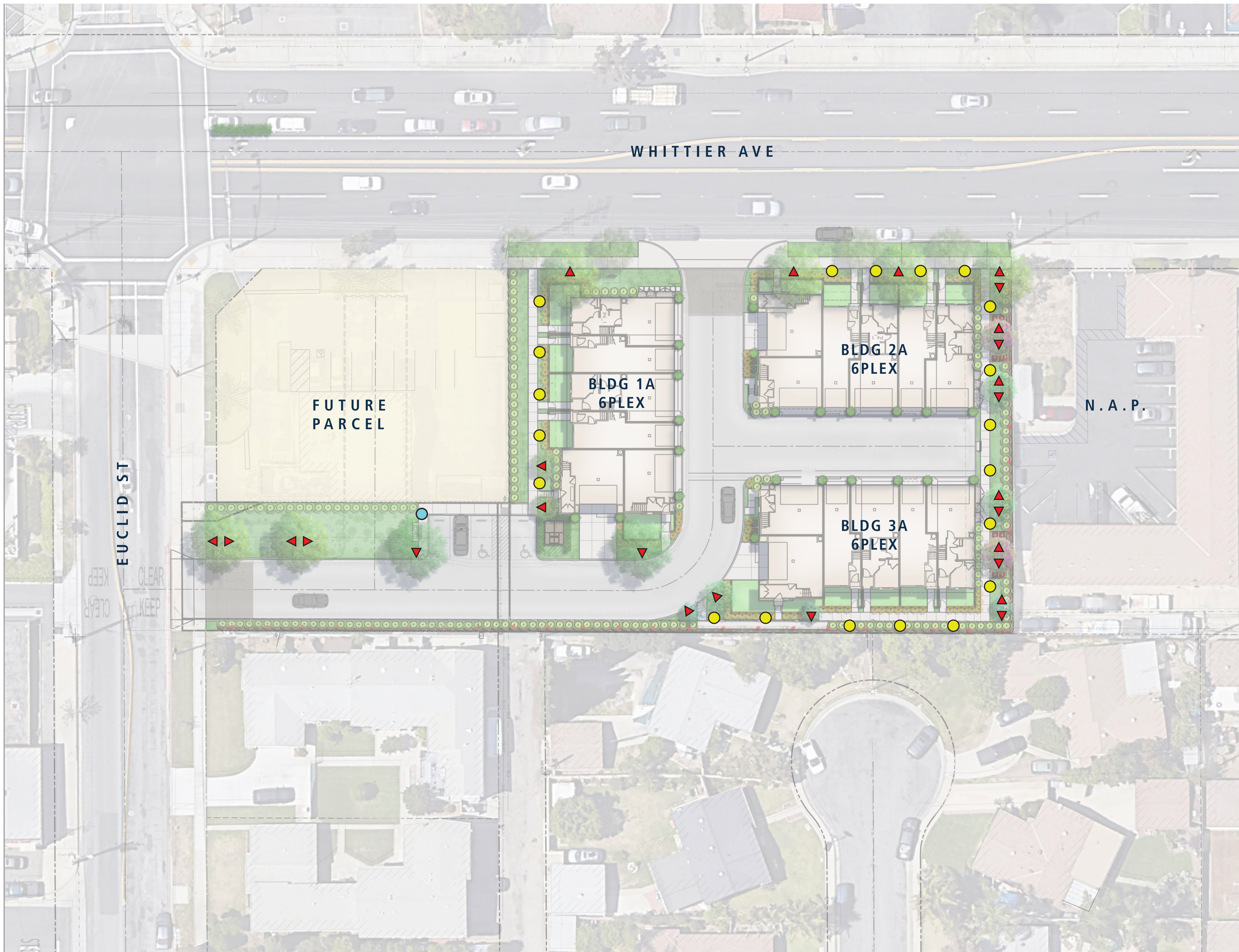


PATIO GATE & WALL/FENCE CONCEPT



KEYMAP





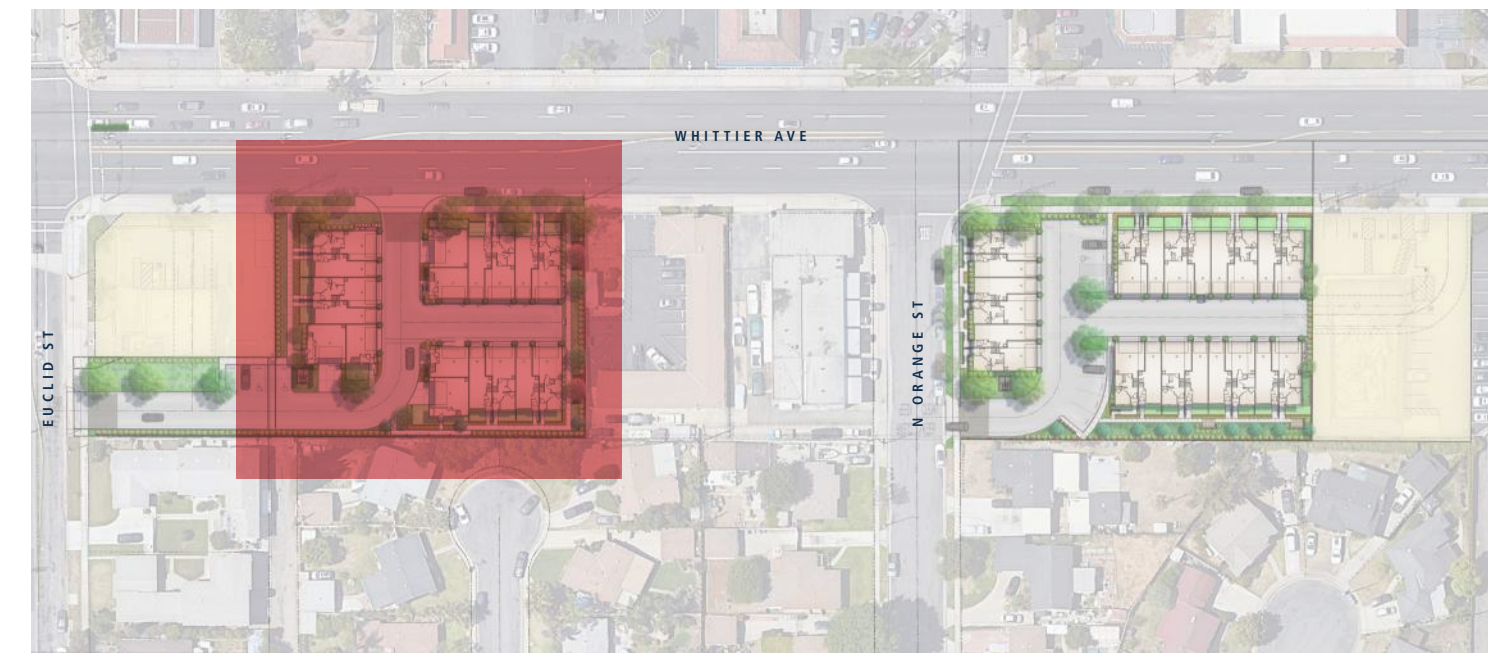
LEGEND

-  Tree Uplight
-  Parking Lot Light
-  Pedestrian Pathway Light

LIGHTING CONCEPTS



KEYMAP



PARKER PICNIC TABLE
Model Number : PKPT4 (Reg) PKPTWC-6, PKPTWC-8 (Wheelchair Accessible)



DESIGNER NOTES
The Parker Picnic Table (part of the Parker Series) improves on existing features found in our other benches and picnic tables and even adds some new ones! The simple curves were intentionally designed to match modern playground environments that incorporate curved shapes and non-linear forms. The connecting structural pieces are made as narrow as possible so that the user does not have to step over a large unsightly object thus reducing the tripping hazard. The maximized spacing between the seats and table tops combined with the curved leg design allows a person to slide into this picnic table without interference. Legs are centered but slope away. This picnic table also has wheelchair accessible extensions available on one or both ends (see Product Gallery photos). Comes in 3 to 8 foot lengths.



100% Canadian Made
Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0476 sales@wishboneltd.com



PRODUCT SPECIFICATIONS

Products Re-Plast Advantage™ Recycled Plastic Slats
This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.
Colours Available: Black, Green, Harbour Grey, Light Grey, Redwood, Sand, Walnut

10 YEAR LIMITED WARRANTY
Durable Powder Coated Aluminum Frame
Standard colours: Black Super Texture, Boston, Textured Brown, Cardinal Textured Black, Cardinal Textured Grey, Cold Textured Brown, Lakeside Textured Sand, Oil Rub Textured Bronze, Pewter, Bengal Textured Silver
Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

Custom Powder Coating (Setup Charges May Apply)
Wheel Chair Accessible one side (PKPTWC-8)
Umbrella with stand
Skate blocks
INST-13 Stainless steel bolt down kit

PRODUCT DIMENSIONS

Table Height	30 inches / 762mm
Seat Height	18 inches / 457mm
Seat Depth	12 inches / 305mm
Total Length	6 feet / 183cm
Weight	250lbs / 113kg

RECYCLED CONTENT

65% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

PICNIC TABLE
AT SOCIAL GATHERING AREA

URBAN FORM EASY ACCESS WASTE RECEPTACLE
Model Number : UFEATR-30



DESIGNER NOTES
Class-leading design combined with affordability and functionality make the Urban Form Waste Receptacle a must-have to enhance any outdoor setting. The 4 sided 8" openings allow easy access and the funnel design ensures all waste is directed towards the liner. Like the rest of the Urban Form Series, the horizontal lumber orientation and minimalist look match well with modern architectural elements. Innovative features such as the keyless hidden door latch system make emptying and cleaning a breeze for any maintenance worker. Minimal fasteners and clever design mean that the recycled plastic boards can be easily replaced if damaged. The solid top design helps deter locals from emptying their household waste and keeps out water and critters.



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Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0476 sales@wishboneltd.com



PRODUCT SPECIFICATIONS

Perma-Deck T&G Recycled Plastic Slats
This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.
Colours Available: Black, Green, Harbour Grey, Light Grey, Redwood, Sand, Walnut

Durable Powder Coated Aluminum Frame
Standard colours: Black Super Texture, Boston, Textured Brown, Cardinal Textured Black, Cardinal Textured Grey, Cold Textured Brown, Lakeside Textured Sand, Oil Rub Textured Bronze, Pewter, Bengal Textured Silver

Hidden Door Latch
Long Lasting Stainless Steel Hardware
Heavy Duty Aluminum Liner With Drain Holes
Surface Mount

CUSTOMIZED SOLUTIONS

Custom Powder Coating (Setup Charges May Apply)
Bottle and Can Recycler
Urban Cigarette Receptacle
INST-1 Stainless Steel Bolt Down Kit

PRODUCT DIMENSIONS

Total Height	42 inches / 1067mm
Width	24 inches / 610mm
Depth	24.5 inches / 622mm
Capacity	36 Gal / 136L
Weight	145lbs / 66kg

RECYCLED CONTENT

50% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

TRASH CAN



LA HABRA 4 SITE - CONCEPTUAL SITE AMENITIES
LA HABRA, CA



Amici 54"x 42" Rectangular KD Coffee Table



Email | View Larger

Product Info
Amici 54"x 42" Rectangular KD Coffee Table
Product No.: 691867-18
Configuration of products is not ideal on small devices. Please use a tablet or desktop device. If you would like to configure this product, you can choose to view the full site and use the product configurator on this device by clicking here.

WHERE TO BUY

Specifications

Height (in.)	18
Width (in.)	54
Depth (in.)	42
Product Weight (lbs)	37

Details

<https://www.tropitone.com/outdoor-furniture/commercial/products/691867-18>

COFFEE TABLE
AT SHADE STRUCTURE WITH LOUNGE SEATING



KOR Aluminum Slat Dining Chair



Email | View Larger



Product Info
KOR Aluminum Slat Dining Chair
Product No.: 891724MS
Configuration of products is not ideal on small devices. Please use a tablet or desktop device. If you would like to configure this product, you can choose to view the full site and use the product configurator on this device by clicking here.

WHERE TO BUY

Specifications

Height (in.)	32
Width (in.)	29
Depth (in.)	25
Seat Height (in.)	17
Arm Height (in.)	22.5
Nest Quantity	4

Details

<https://www.tropitone.com/outdoor-furniture/commercial/products/891724MS>

CHAIR
AT SHADE STRUCTURE WITH LOUNGE SEATING



Includes Pedestal



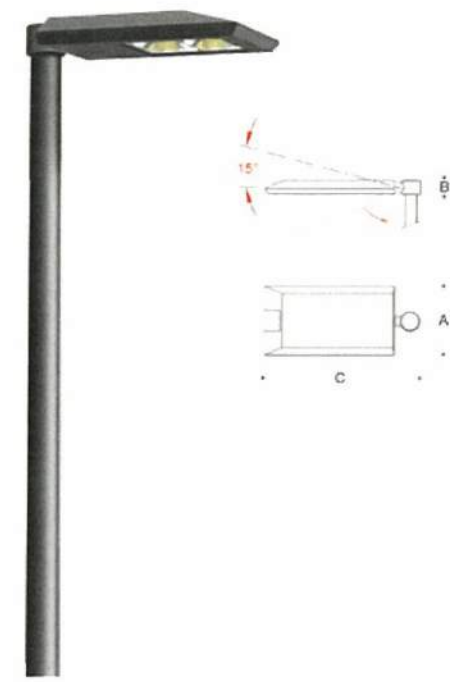
MAIL BOX
All Aluminum Construction



PARKING LOT LIGHT

Search by product #

Back to Pole Top Luminaires



LED area/roadway pole top and davit arm luminaires
 Designed for the illumination of parking areas and roadways featuring full cut-off light distribution.
 Pole top luminaires with widespread light distribution. Hinged door assembly with tool less latch entry for easy maintenance. Enclosed optic system using a reflector of pure anodized aluminum with clear tempered glass diffuser with Type II or optionally Type III light distribution.
 Integral 120V - 277V electronic LED driver, 0-10V dimming. LED color temperature is 4000K (for 3000K add suffix K3 to order).
 CSA certified to U.S. and Canadian standards.
 Protection class: IP66.
 Finish: Standard BEGA colors.

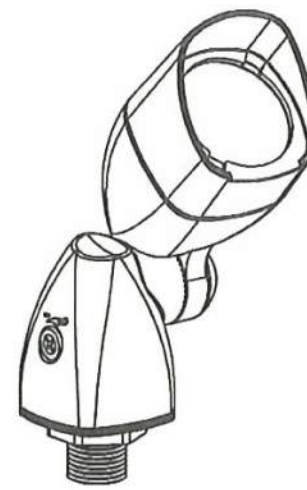
Single pole-top luminaire - asymmetrical					
Click product # for details	Lamp	Ø	Temp°C	A	B C
99 822	67.2W LED			13.3/8	3 26
99 823	92.4W LED			13.3/8	3 26
Single pole-top luminaire - asymmetrical wide beam					
Click product # for details	Lamp	Ø	Temp°C	A	B C
99 895	Type III/III	78W LED		13.3/8	3 26
99 896	Type III/III	101.2W LED		13.3/8	3 26
Twin pole-top luminaire - asymmetrical					
Click product # for details	Lamp	Ø	Temp°C	A	B C
99 532	(2) 67.2W LED			13.3/8	3 47.3/8
99 533	(2) 92.4W LED			13.3/8	3 47.3/8
Twin pole-top luminaire - asymmetrical wide beam					
Click product # for details	Lamp	Ø	Temp°C	A	B C
99 475	Type III/III	(2) 78W LED		13.3/8	3 47.7/8
99 479	Type III/III	(2) 101.2W LED		13.3/8	3 47.7/8
Davit arm pole-top luminaire					
Click product # for details	Lamp	Ø	Temp°C	A	B C
99 454	Type III/III	78W LED		13.3/8	3 27.3/8
99 465	Type III/III	101.2W LED		13.3/8	3 27.3/8



TREE UPLIGHT

PHILIPS
HADCO

Landscape
BL9
FlexScape LED
Accent Aluminum



TYPE S10



Breaking new ground with optimal versatility, the FlexScape BL9 has zoomable optics (15° to 35° & 60°) by switching optic element. This adjustable luminaire also has the ability to switch light output in 4 steps.

Ordering guide

Series	Lamping	CCT	Finish	Mount
BL9	D	W	A	S7
BL9 Low Voltage 9W Bullet Lighting	D LED	W Warm (3000K) C Cool (4000K)	A Black H Bronze	S7 Stake

Features

- Housing/Construction: A360° die-cast aluminum, tool-less twist off/on shroud. Teeth to lock aim the knuckle arm for accurate aiming secured by black oxide Phillips-head stainless steel screw and metal locking nut to provide durable mounting of the accent. A 360° die-cast aluminum housing for driver with thermal management creates continuity with housing by repeating similar shape. All gaskets are 100% molded silicone.
- Electrical: 10W (on high setting) input voltage range (VAC), 10-14. Pre-wired with a 3-ft. digital for easy hookup to the low voltage supply cable. Driver housed in injected molded case with electronics encapsulated. 12V class 2 driver with integral switch for 4 preset light levels.
- LED Board and Array: Single Luxeon M LED.

Finish

Thermoset polyester powder coat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting.

Lamps

Integral LED module
Power Supply

Fixtures can be used with the HADCO Low Voltage Transformers series TC152, T55, TC. Power supplies are available in 150W / 300W / 600W and 900W. Ask your Philips representative for a full list of options.

Watts Consumed / Needed to Drive	2.0W	4.5W	8.6W	10.7W
mA	230	600	1000	1500
3K 15°	113	241	429	567
3K 35°	132	284	505	669
3K 60°	111	241	428	561
4K 15°	131	269	477	602
4K 35°	155	316	562	710
4K 60°	131	268	477	598

IP66 Rating

Dust tight and sealed against direct jets of water.

ETL Listed to U.S. safety standards for wet locations. eTL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards. 5-year limited warranty.



BL9 1U/17 page 1 of 3

PEDESTRIAN PATHWAY LIGHT

Light design elements • LED

Housing: Two piece die-cast aluminum construction consisting of a die-cast post and a die-cast top casting; secured by four stainless steel fasteners. The construction is robust enough to sit or stand on. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: The LED module compartment is located inside the top casting, and attached to the lower post. Clear safety glass. Pure anodized aluminum reflector. Fully gasketed with a molded silicone gasket.

Electrical: 16W LED luminaire, 22.9 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. The LED module and driver are mounted on a removable inner assembly for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (80 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Anchor base: Heavy cast aluminum, slotted for precise alignment. Mounts to BEGA Kit F anchorage kit. Boliards are secured to the post with one (1) stainless steel set screw.

Finish: All BEGA standard finishes are polyester powder coat with minimum 5 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards. Protection class IP65

Weight: 9.7 lbs.

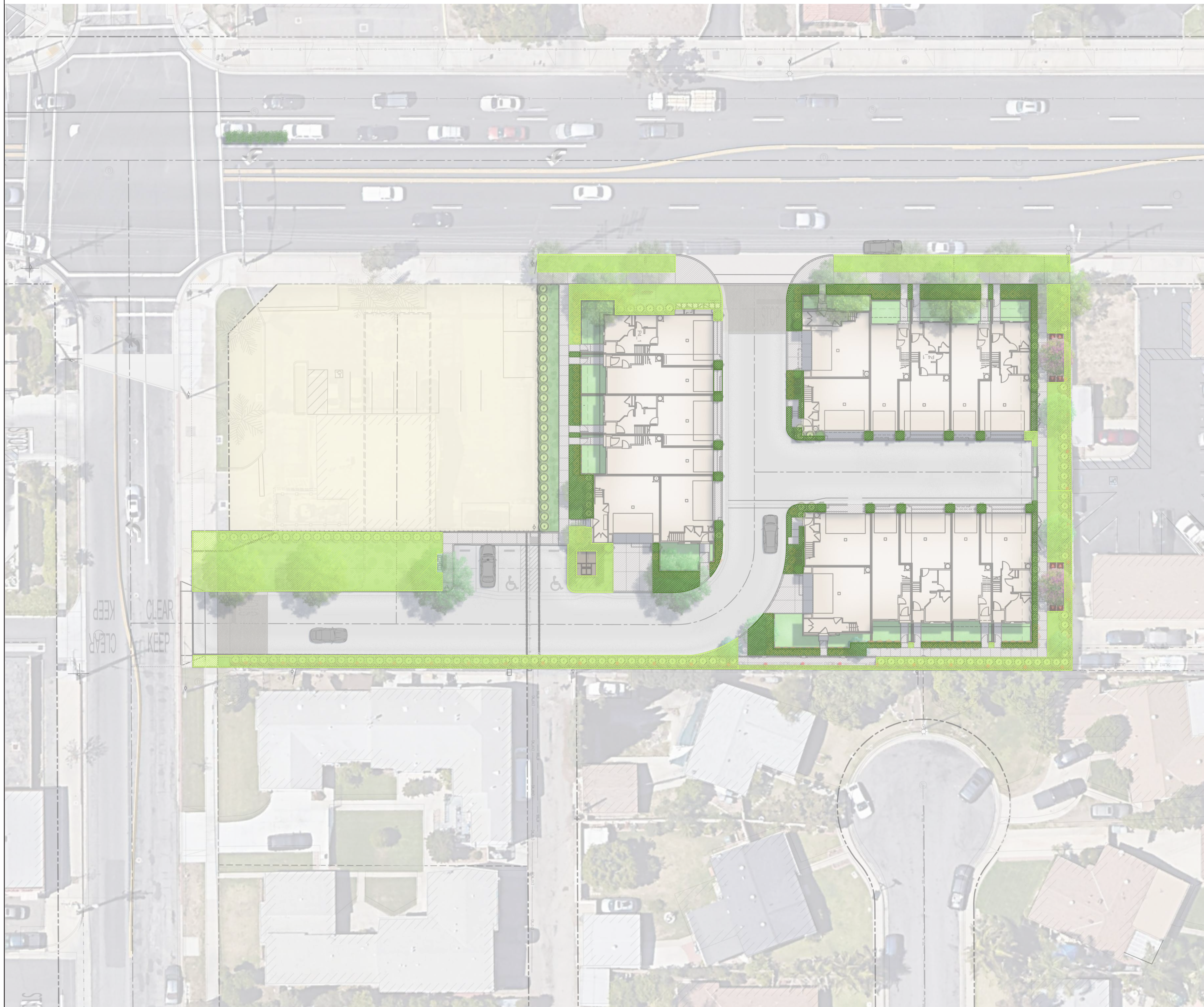
Luminaire Lumens: 555
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Lamp	A	B	C	D	Anchorage
77735 15W LED	7 7/8"	8 1/4"	2 3/8"	4 1/8"	79 8/24"

1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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LEGEND

- Total Landscape Area: 9,805 SF
- Low Water Use: 7,506 S.F.
- Medium Water Use: 2,299 S.F.
- Hardscape Area: 5,263 S.F.

Project Name: La Habra 4
 Date: December 18, 2023

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)
 Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62) + (Eto x 1.0 x SLA in Sq.ft. x 0.62) = Gallons per year for LA + SLA

Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	46.1	0.55	9,805	0.62	NA	154,136

MAWA= Maximum Applied Water Allowance (gallons per year)
 Eto= Reference Evapotranspiration from Appendix C (inches per year)
 0.50= Evapotranspiration Adjustment Factor (ETAF)
 1.0= ETAF for Sprcial Landscaped Area
 LA= Landscaped Area includes Special Landscape Area (square feet)
 0.62= Conversion Factor (to gallons per square foot)
 0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
 SLA= Speical Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	46.1
Landscaped Area includes Special Landscape Area (square feet)	9,805
Speical Landscape Area (square feet)	0

Estimated Annual Water Use:
 Total EAWU = (Eto x KL x LA in Sq.ft. / IE) = Gallons per Year

Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Very Low Water Use	46.1	0.1	0	0.62	0.81	-
Low Water Use	46.1	0.2	7,506	0.62	0.81	52,972
Medium Water Use S	46.1	0.5	2,299	0.62	0.81	40,562
High Water Use	46.1	0.8	-	0.62	0.73	-
High (Water Feature)	46.1	1.0	-	0.62	1.00	-
Total EAWU:			9,805			93,534

EAWU= Estimated Applied Water Use (gallons per year)
 Eto= Reference Evapotranspiration from Appendix C (inches per year)
 KL= Landscape Coefficient
 LA= Landscaped Area (square feet)
 0.62= Conversion Factor (to gallons per square foot)
 IE= Irrigation Efficiency= IME X DU (See defnication in Appendix E for exmaplne IE percentages)
 IME= Irrigation Management Efficiency (90%)
 DU= Distribution Uniformity of Irrigation Head
 Kl= Ks x Kc x Kmc
 Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)
 Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)
 Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)

Table A- PF (Plant Factor)
 Cool Season Turf= 0.8
 Warm Season Turf= 0.7
 High Water Use Plants= 0.7 (can be between 0.7-0.9)
 Moderate Water Use Plants= 0.5 (can be between 0.4-0.6)
 Low Water Use Plants= 0.2 (can be between 0.1-0.3)
 Very Low Water Use Plants= 0.1

IE (Irrigation Efficiency)- Appendix E
 Pop-up Stream Rotor= 0.73
 Rotor Head= 0.76
 Microspray= 0.76
 Bubblers= 0.77
 Drip Emitters= 0.81

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
<i>Arbutus unedo</i>	Strawberry Tree	24" min
<i>Cercidium 'Desert Museum'</i>	Desert Museum Palo Verde	36" min
<i>Chilopsis linearis</i>	Desert Willow	36" min
<i>Dracaena draco</i>	Dragon Tree	15 gal min
<i>Magnolia g. 'St. Mary's'</i>	Magnolia	24" min
<i>Olea europaea 'Swan Hill'</i>	Swan Hill Olive	36" min
<i>Podocarpus gracilior</i>	Fern Podocarpus	24" min
<i>Platanus racemosa</i>	California Sycamore	24" min
<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Callery Pear	24" min
<i>Rhus lancea</i>	African Sumac	24" min
<i>Tristania conferta</i>	Brisbane Box	24" min



SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
<i>Agapanthus 'Peter Pan'</i>	Dwarf Lily of the Nile	1 gal
<i>Agapanthus 'Queen Anne'</i>	Lily of the Nile	1 gal
<i>Agave desmettiana 'Variegata'</i>	Variegated Smooth Agave	15 gal
<i>Aloe vera</i>	Aloe Vera	5 gal
<i>Bougainvillea 'Oo La La'</i>	Bougainvillea	5 gal
<i>Calliandra haematocephala</i>	Pink Powder Puff	5 gal
<i>Carissa m. 'Boxwood Beauty'</i>	Boxwood Beauty Natal Plum	5 gal
<i>Dietes bicolor</i>	Fortnight Lily	5 gal
<i>Euonymus japonicus</i>	Evergreen Euonymus	15 gal
<i>Euonymus j. 'Microphyllus'</i>	Boxleaf Euonymus	5 gal
<i>Hesperaloe parviflora</i>	Red Yucca	1 gal
<i>Lavandula dentata</i>	French Lavender	5 gal
<i>Leucophyllum f. 'Green Cloud'</i>	Green Cloud Texas Sage	5 gal
<i>Lomandra longifolia</i>	Spiny-headed Mat Rush	5 gal
<i>Prunus caroliniana 'Bright n Tight'</i>	Cherry Laurel	15 gal
<i>Podocarpus macrophyllus</i>	Yew Pine	5 gal
<i>Rhaphiolepis i. 'Clara'</i>	Clara Indian Hawthorn	5 gal
<i>Rhaphiolepis i. 'Majestic Beauty'</i>	Majestic Beauty Hawthorn	5 gal
<i>Rosa x 'Radrazz'</i>	Knock Out Shrub Rose	5 gal
<i>Salvia leucantha</i>	Mexican Bush Sage	5 gal



GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
<i>Lantana montevidensis 'Alba'</i>	White Trailing Lantana	1 gal
<i>Lonicera japonica 'Halliana'</i>	Hall's Honeysuckle	1 gal
<i>Rosmarinus O. 'Huntington Carpet'</i>	Rosemary Huntington Carpet	1 gal
<i>Senecio mandraliscae</i>	Blue Chalk Sticks	1 gal



Note: 1. Plant selection and landscape/irrigation design should comply with the Water Efficient Landscape requirements and ordinances.
 2. All Landscaping should meet the minimum Crime Prevention Through Environmental Design (CPTED) guidelines as follows: