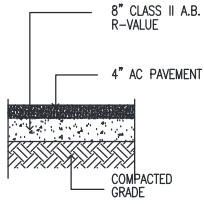
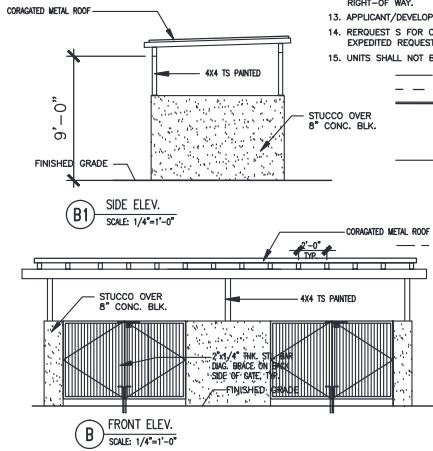


GENERAL NOTES:

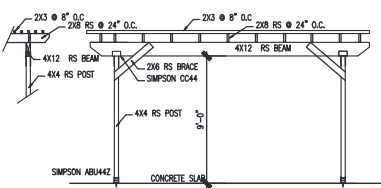
1. PLANS SHALL COMPLY WITH ALL THE APPLICABLE CALIFORNIA/LA HABRA BUILDING CODE REQUIREMENTS AND OBTAIN ALL REQUIRED PERMITS FROM THE BUILDING OFFICIAL. CONSTRUCTION SHALL COMPLY WITH THE CALIF. /LA HABRA BUILDING CODE (OR RESIDENTIAL CODE), CALIFORNIA/LA HABRA PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, ENERGY CODE AND GREEN BUILDING STANDARD CODE AS APPLICABLE.
2. SURFACE PARKING AT LEAST 2% OF THE ASSIGNED OPEN PARKING SPACES, MUST BE ADA COMPLIANT. AT LEAST 5% OF THE UNASSIGNED PARKING SPACES, MUST BE ADA COMPLIANT W/ ONE VAN ADA ACCESSIBLE SPACE. PROVIDE A TRUNCATED DOME, DETECTABLE SURFACE NEAR ADA STALLS. PROVIDE PARKING STALL DIMENSIONS AND SHOW THE LOCATION OF ALL REQUIRED SIGNAGE ON THE SITE PLAN.
3. STREET IMPROVEMENTS WILL BE REQUIRED AS PART OF WIDENING THE PUBLIC RIGHT-OF-WAY WHICH MAY WHICH INCLUDE, BUT ARE NOT LIMITED TO: ASPHALT PAVEMENT REHABILITATION, POC DRIVEWAY APPROACH, TREES, SIDEWALK, CURB & GUTTER, PARKWAY, ADA CURB RAMP. THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN A PERMIT WITH THE PUBLIC WORKS DEPARTMENT FOR ANY CONSTRUCTION ACTIVITY WITHIN THE CITY'S PUBLIC RIGHT-OF-WAY.
4. ALL UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY AND WITHIN THE SITE SHALL BE UNDERGROUND.
5. DEVELOPMENT OF 10,000 SQUARE FEET OR MORE OF IMPERVIOUS SURFACE AREA. A PRELIMINARY WOMP SHALL BE PREPARED AND SUBMITTED FOR REVIEW.
6. NO CONSTRUCTION MATERIALS WILL BE PERMITTED TO BE STORED WITHIN THE PUBLIC RIGHT-OF-WAY. EVERYTHING SHALL BE STORED ON SITE.
7. EXISTING STRUCTURE ON 1002 STEARNS AVENUE WILL BE DEMOLISHED ON THE PROJECT SCOPE OF WORK.
8. LOCATION OF ALL GROUND EQUIPMENT SHALL NOT BE PLACED WITHIN PRIVATE OPEN AREAS AND MUST BE SCREENED FROM PUBLIC VIEW. ALL TRANSFORMERS VISIBLE FROM THE STREET SHALL BE WRAPPED TO BE ARCHITECTURALLY CONSISTENT WITH THE PROJECT.
9. AN ARTWORK INSTALLATION ON EITHER A PUBLIC PLACE OR IN THE VICINITY OF THE PROJECT SITE MUST BE PROVIDED. THE ARTWORK SHALL EQUAL THE ARCHITECTURAL STYLE OF THE PROJECT. THE COST OR VALUE OF SUCH WORK SHALL COMPONENT OR EXCEED ONE PERCENT (1%) OF THE PROJECT COST. IN-LIEU OF ACQUIRING AND INSTALLING ARTWORK, OWNER MAY CONTRIBUTE AN AMOUNT EQUAL TO ONE PERCENT (1%) OF THE PROJECT COST TO THE PUBLIC ARTS FUND.
10. ON-STREET PARKING PERMIT SHALL NOT BE PERMITTED FOR THE PROJECT.
11. APPLICANT/DEVELOPER SHALL KEEP ALL TEMPORARY FENCING CLEAN AND FREE OF GRAFFITI, ADVERTISEMENTS, OR OTHER MATERIALS AT ALL TIMES.
12. APPLICANT/DEVELOPER SHALL APPLY FOR A PERMIT WITH PUBLIC WORKS FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
13. APPLICANT/DEVELOPER SHALL PAY ALL FEES RELATED TO THE REQUIREMENTS OF THE TRAFFIC ADMIN FEE.
14. REQUESTS FOR CERTIFICATE OF OCCUPANCY SHALL ONLY BE HONORED IF REQUESTED IN A TIMELY MANNER, EXPEDITED REQUESTS WILL NOT BE HONORED.
15. UNITS SHALL NOT BE SOLD PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



DRIVEWAY SECTION
NO SCALE



TRASH ENCL ELEVATIONS SCALE: 1/4" = 1'-0"



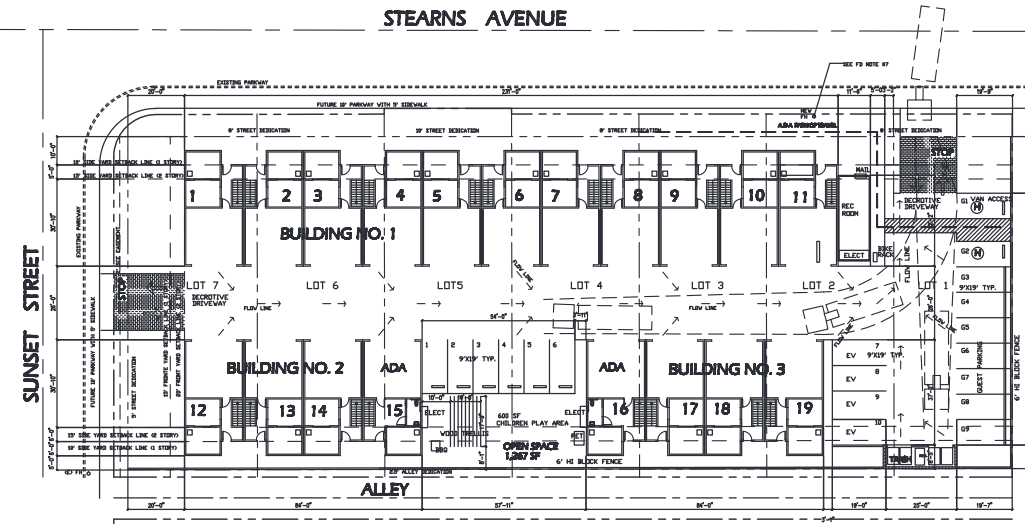
TRELLIS DETAIL SCALE: 1/4" = 1'-0"

FIRE DEPARTMENT NOTES: FEPC 2024-1456

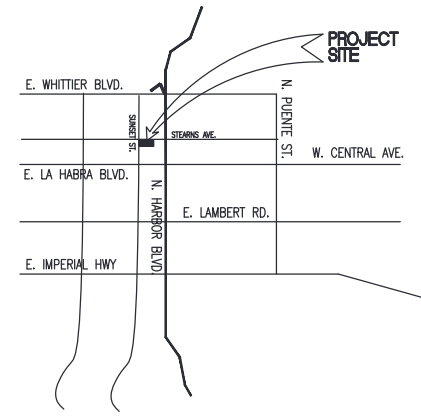
1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO DURING THE TIME OF CONSTRUCTION. FIRE CODE 503.1.1
 2. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS. WEIGHING 75,000 POUNDS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3 PROVIDE A TYPICAL ROADWAY SECTION CLEARLY INDICATING THE TYPE OF SURFACING MATERIAL(S) AND THEIR THICKNESSES ON THE SITE PLAN.
 3. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPAIRED OR REHABILITATED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.
 4. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THE BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
 5. EVERY APPLICATION FOR A BUILDING PERMIT SHALL BE ACCOMPANIED BY EVIDENCE INDICATING THAT THE PROPOSED STRUCTURE IS PROVIDED WITH A RELIABLE WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW AS REQUIRED BY FIRE CODE 507.1.1 COMPLETE AND RETURN THE "FIRE FLOW AVAILABILITY" FORM 195 / 196, WITH FIRE FLOW INFORMATION PROVIDED BY THE WATER PURVEYOR FROM THE CLOSEST FIRE HYDRANT ALONG THE LOT FRONTAGE.
 6. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 2,000 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.1.1ND APPENDIX B.
- THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
- | | |
|---|--------------------|
| TYPE VB | AREA 21,703 SQ. FT |
| FIRE-FLOW CALCULATION PER THE BUILDING CODE | 4,000 GPM |
| FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA | 2,000 GPM |
| REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) | 2,000 GPM |
| TOTAL FIRE FLOW REQUIRED | |
7. THE FIRE HYDRANT REQUIREMENTS FOR THIS PROJECT ARE AS FOLLOWS:
INSTALL ONE PUBLIC FIRE HYDRANT, AS INDICATED ON SITE PLAN FIRE CODE 507.5, C105, C106.
 8. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
 9. A RECEIPT FROM THE WATER PURVEYOR THAT SHOWS THAT ALL FUNDS HAVE BEEN PAID FOR THE INSTALLATION AND/OR UPGRADE OF THE REQUIRED PUBLIC FIRE HYDRANTS IS REQUIRED. ALSO, A LETTER FROM THE WATER PURVEYOR OR INSTALLING CONTRACTOR THAT INDICATES THE APPROXIMATE DATE THE WORK WILL BE STARTED AND COMPLETED FOR THE FIRE HYDRANTS IS REQUIRED.
 10. FOR BUILDINGS WHERE THE VERTICAL DISTANCE BETWEEN THE ACCESS ROADWAY AND THE HIGHEST ROOF SURFACE DOES NOT EXCEED 30 FEET, FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 28 FEET, EXCLUSIVE OF SHOULDER, AND AN UNOBSTRUCTED CLEARANCE OF CLEAR TO THE SKY.

PROJECT SUMMARY:

PROJECT ZONING:	LA HABRA SPECIFIC PLAN - MIXED USE 3 ZONE	
MAX. UNIT PER ACRE:	50	
(EXIST) LOT AREA:	40,771 SQ. FT. (0.93 ACRE)	
UNIT ALLOWED:	46	
LOT AREA AFTER STREET DEDICATION UNIT ALLOWED:	36,675 SQ. FT. (0.84 ACRE) 42	
BUILDING COVERAGE: (A)	11 UNITS	7,601 SF
BUILDING COVERAGE: (B)	4 UNITS	2,764 SF
BUILDING COVERAGE: (C)	4 UNITS	2,764 SF
BUILDING COVERAGE: (D)	TRELLIS	190 SF
TOTAL BUILDING AREA	13,319 SF	
BUILDING COVERAGE:	36%	
BUILDING CONSTRUCTION TYPE	VB	
FIRE SPRINKLER	YES	
PARKING SUMMARY:		
TOTAL UNIT: (TWO BEDROOM APARTMENTS)	19	
18,14,060 PARKING STANDARD		
PARKING REQUIRED:	(19 2-BR X 2.5)	47.5 SPACES
GUEST PARKING REQ:	(19 X .5)	9.5 SPACES
TOTAL PARKING REQUIRED:	57 SPACES	
TOTAL PARKING PROVIDED:	57 SPACES	
OPEN SPACES:		
OPEN SPACE REQUIRED:	19 X 250 / UNIT	4,750 SF
PATIO	19 X 114 / UNIT	2,166 SF
SECOND FLOOR PATIO	19 X 115 / UNIT	2,185 SF
OUTDOOR OPEN SPACE	1,267 SF	
RECREATION ROOM	350 SF	
TOTAL OPEN SPACE PROVIDED	5,968 SF	



SITE PLAN SCALE: 1" = 20'



VICINITY MAP NO SCALE