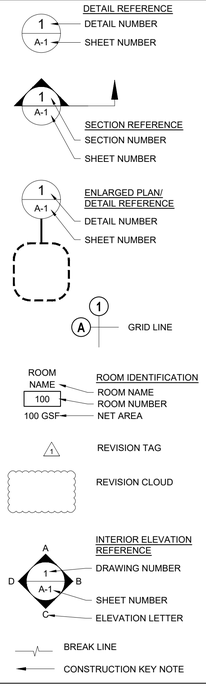
LA HABRA MULTI-FAMILY RESIDENTIAL UNITS

508 SOUTH WALNUT STREET
LA HABRA, CA 90631

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	MAT'L	MATERIAL
ALUM.	ALUMINUM	MAS.	MASONRY
ANOD.	ANODIZED	MAX.	MAXIMUM
A.P.	ACCESS PANEL	MTL.	METAL
APPROX.	APPROXIMATE	MFR.	MANUFACTURER
AUTO.	AUTOMATIC	MIN.	MINIMUM
		MISC.	MISCELLANIOUS
BET.	BETWEEN		
BD.	BOARD	(N)	NEW
BLK(G).	BLOCKING	N.	NORTH
BLDG.	BUILDING	NATL.	NATURAL
B.M.	BENCHMARK	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	NO.	NUMBER
B.W.	BOTH WAYS	NOM.	NOMINAL
		N.T.S.	NOT TO SCALE
C.	COURSE		
CAB.	CABINET	O.A.	OUTSIDE AIR
C.B.	CATCH BASIN	OCC.	OCCUPANCY
CEM.	CEMENT	O.C.	ON CENTER
CER.	CERAMIC	O.D.	OUTSIDE DIAMETER
CLG.	CEILING	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
CLO.	CLOSET		
C.J.	CONTROL JOINT	OPP.	OPPOSITE
COL.	COLUMN		
COMB.	COMBINATION	P.	PLUMBING
COMP.	COMPOSITION	P.C.C.	PORTLAND CEMENT CONCRETE
C.M.U.	CONCRETE MASONRY UNIT	PART.	PARTITION
CONC.	CONCRETE	PL.	PLATE
CONN.	CONNECTION	P.L.	PROPERTY LINE
CONST.	CONSTRUCTION	P.LAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	PLAS.	PLASTER
CONTR.	CONTRACTOR	PNL.	PANEL
CORR.	CORRUGATED	PORT.	PORTABLE
C.O.W	CENTER OF WALL	P.O.T.	PATH OF TRAVEL
CRRC	COOL ROOF RATING COUNCIL	PREFAB.	PREFABRICATED
CSK.	COUNTERSUNK	P.S.I.	POUNDS/SQUARE INCH
		PT.	POINT
DEMO.	DEMOLISH	PTD.	PAINTED
DET.	DETAIL	PVC	POLY VINYL CHLORIDE
DIA.	DIAMETER		
DIAG.	DIAGONAL		
DIM.	DIMENSION	Q.T.	QUARRY TILE
D.L.	DEAD LOAD		
DN.	DOWN	R.	RADIUS/RISER
D.S.	DOWN SPOUT	R.D.	ROOF DRAIN
DWG.	DRAWING	REV.	REVISION
		RM.	ROOM
(E)	EXISTING	R.O.	ROUGH OPENING
E/ELEC.	ELECTRICAL		
EA.	EACH	S/STRUC.	STRUCTURAL
E.S.	EACH SIDE	S.C.	SOLID CORE
E.B.	EXPANSION BOLT	SCHED.	SCHEDULE
E.F.	EACH FACE	SEC.	SECRETARY
EMBED.	EMBEDMENT	SECT.	SECTION
ENCL.	ENCLOSURE	SL.	SLEEVE
E.P.	ELECTRICAL PANEL	SHT.	SHEET
EQ.	EQUAL	SIM.	SIMILAR
EQUIP.	EQUIPMENT	SPEC.	SPECIFICATIONS
EST.	ESTIMATED	SQ.	SQUARE
EXP.	EXPOSED	S.F.	SQUARE FEET
EXT.	EXTERIOR	S.STL.	STAINLESS STEEL
		STL.	STEEL
F.E.	FIRE EXTINGUISHER	STD.	STANDARD
F.E.C.	FIRE EXTINGUISHER CABINET	STOR.	STORAGE
F.D.	FLOOR DRAIN	SUSP.	SUSPENSION
F.H.M.B.	FLAT HEAD MACHINE BOLT		
F.H.SL.	FLAT HEAD SLEEVE ANCHOR		
F.H.W.S.	FLAT HEAD WOOD SCREW	THK.	THICK
FIN.	FINISH	T.O.B.	TOP OF BEAM
FLASH'G	FLASHING	T.O.C	TOP OF CONCRETE
FLR.	FLOOR	T.O.P.	TOP OF PARAPET
FND.	FOUNDATION	T.O.PL.	TOP OF PLATE
F.O.C.	FACE OF CONCRETE	T.O.PLY.	TOP OF PLYWOOD
F.O.F.	FACE OF FINISH	T.O.R.	TOP OF ROOF
F.O.M.	FACE OF MASONRY	T.O.R.D.	TOP OF ROOF DRAIN
F.O.S.	FACE OF STUD	T.O.S.	TOP OF SLAB
F.O.W.	FACE OF WALL	T.O.SC.	TOP OF SCUPPER
FT.	FOOT	T.O.STL.	TOP OF STEEL
		T.O.W.	TOP OF WALL
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED		
GD.	GRADE	V.T.	VINYL TILE
G.I.	GALVANIZED IRON	VER.	VERIFY
G.S.S.	GALVANIZED STEEL SHEET	VERT.	VERTICAL
GRD.	GROUND	VEST.	VESTIBULE
GR.	GRAVEL	V.I.F.	VERIFY IN FIELD
GYP.	GYPSUM		
H/C	HANDICAP	W.	WIDE/WIDTH
H.B.	HOSE BIBB	W.C.	WATER CLOSET
H.D.	HEAVY DUTY	WCT.	WAINSCOT
HDWR.	HARDWARE	WD.	WOOD
H.M.	HOLLOW METAL	W.G.	WIRE GLASS
HR.	HOUR	W.I.	WROUGHT IRON
HT.	HEIGHT	W/	WITH
H.V.A.C.	HEATING, VENTILATION, AND AIR CONDITIONING	W/R	WATER RESISTANT
		W/O	WITHOUT
HWD.	HARDWOOD	W.P.	WATER PROOF
HORIZ.	HORIZONTAL		

DRAWING SYMBOL LEGEND



SCOPE OF WORK

SCOPE OF WORK: CONSTRUCTION OF (3) THREE –STORY ATTACHED RESIDENTIAL UNITS IN A NEW SUBDIVIDED LOT

MAXIMUM NUMBER OF UNITS:

MIN. LOT AREA 2,850/UNIT FOR LOTS <10,000 SF
(9,159.30 SF/2,850 = 3.22 THEREFORE 3 UNITS MAX.)

MAXIMUM LOT COVERAGE:

UNIT 1 (GROSS FIRST FLOOR SQ. FT.)	959 SQ. FT.
UNIT 2 (GROSS FIRST FLOOR SQ. FT.)	867 SQ. FT.
UNIT 3 (GROSS FIRST FLOOR SQ. FT.)	1,133 SQ. FT.
TOTAL SQ. FT.(GROSS FIRST FLOOR SQ. FT.)	2,959 SQ. FT.

9,159.30 SQ. FT. X 40% = 3,663.72
ACTUAL = 2,959 SQ. FT. (OK)

BUILDING SQUARE FOOTAGE:

UNIT 1	2,859 SQ. FT.
UNIT 2	2,689 SQ. FT.
UNIT 3	3,150 SQ. FT.
TOTAL GROSS BUILDING SQ. FT.	8,698 SQ. FT.

MAXIMUM HEIGHT = 3 STORIES OR 35 FEET

PARKING:

2–BEDROOM (UNITS 1 & 2)	2.5 (2 COVERED) = 2.5 X 2 UNITS	= 5 SPACES
3–BEDROOM (UNIT 3)	3 (2 COVERED)	= 3 SPACES
GUEST	0.5/UNIT X 3 UNITS	= 2 SPACES (1.5)

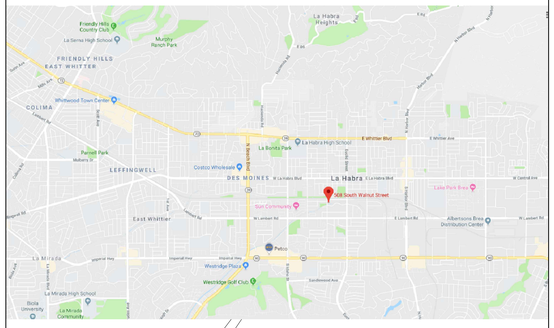
TOTAL SPACES REQUIRED = 10 (9.5)
TOTAL SPACES PROVIDED = 10

USABLE YARD SPACE: MIN. 250 SQ. FT./UNIT

MIN. 1,000 SQ. FT. FOR 1–4 UNITS (PRIVATE OR COMMON)

TOTAL PROVIDED: 1,339.90 SQ. FT. (OK)

VICINITY MAP



PROJECT SITE

FIRE DEPARTMENT NOTES

1. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, COMPLYING WITH NFPA 13, IS REQUIRED FOR THE PROPOSED BUILDINGS. SUBMIT DESIGN PLANS TO THE FIRE DEPARTMENT SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
3. PROVIDE A MINIMUM UNOBSTRUCTED 5–FOOT–WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDING'S EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1

PROJECT DIRECTORY

APPLICANT
COYOTE CREEK HOMES, LLC
13027 MCNALLY ROAD
LA MIRADA, CA 90638

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PROJECT DATA

ADDRESS: 508 S. WALNUT STREET, LA HABRA, CA 90631

OWNER: COYOTE CREEK HOMES, LLC
13027 MCNALLY ROAD
LA MIRADA, CA 90638

TYPE: V–B

ZONE: R–4 MULTI–FAMILY DWELLING (PLANNED UNI DEVELOPMENT OVERLAY)

LEGAL DESCRIPTION: [TBD]

PARCEL AREA: 9,159.30 SQ. FT.

ASSESSOR'S PARCEL NUMBER: 298–071–37

APPLICABLE CODES

- 2019 CALIFORNIA BUILDING STANDARDS CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE

DEFERRED APPROVALS

SEPARATE PERMITS WILL BE REQUIRED AND ARE TO BE OBTAINED AS PART OF THIS PROJECT WILL INCLUDE:

1. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, COMPLYING WITH NFPA 13, IS REQUIRED FOR THE PROPOSED BUILDINGS. SUBMIT DESIGN PLANS TO THE FIRE DEPARTMENT SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. SOLAR PANEL SYSTEM.

SHEET INDEX

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NOT FOR CONSTRUCTION

LA HABRA MULTI-FAMILY RESIDENTIAL UNITS

508 SOUTH WALNUT STREET, LA HABRA, CA 90631

No.	Date	Revisions	By
	3/5/20	PUD APPLICATION	
	5/12/20	PUD REVISIONS	
	7/22/20	PUD REVISIONS	

LICENSED ARCHITECT
WILLIAM W. ADAMS
No. C23169
12-31-21
RENEWAL DATE
STATE OF CALIFORNIA

Title:
PROJECT INFORMATION

Job Number:	Sheet Number
Design By: WA/ DJ	AC1.1
Drawn By: CC	
Checked By: WA	
Date: 09.08.2020	Sheet of Sheets

SECURITY STANDARD FOR BUILDINGS

THE CITY OF LA HABRA MUNICIPAL CODE CHAPTER 15 REQUIRES THAT ALL BUILDINGS WITHIN THE CITY MEET SPECIFIC SECURITY STANDARDS. EXCEPT FOR VEHICULAR ACCESS DOORS, ALL EXTERIOR SWINGING DOORS OF ANY RESIDENTIAL BUILDING AND ATTACHED GARAGES, INCLUDING THE DOOR LEADING FROM THE GARAGE AREA INTO THE DWELLING UNITS, SHALL BE EQUIPPED AS FOLLOWS:

A. DOOR JAMBS SHALL BE INSTALLED WITH A SOLID BACKING IN SUCH A MANNER THAT NO VOIDS EXIST BETWEEN THE STRIKE SIDE OF THE JAMB AND THE FRAME OPENING FOR A VERTICAL DISTANCE OF SIX INCHES EACH SIDE OF THE STRIKE.
B. IN WOOD FRAMING, HORIZONTAL BLOCKING SHALL BE PLACED BETWEEN STUDS AT DOOR LOCK HEIGHT FOR THREE STUD SPACES EACH SIDE OF THE DOOR OPENINGS.
C. DOOR STOPS ON WOODEN JAMBS FOR IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB. JAMBS FOR ALL DOORS SHALL BE CONSTRUCTUED OR PROTECTED SO AS TO PREVENT VIOLATION OF THE STRIKE.
D. THE STRIKE PLATE FOR DEADBOLTS ON ALL WOOD-FRAMED DOORS SHALL BE CONSTRUCTED OF MINIMUM 16-GAUGE STEEL, BRONZE OR BRASS AND SECURED TO THE JAMB BY A MINIMUM OF TWO SCREWS, WHICH MUST PENETRATE AT LEAST TWO INCHES INTO SOLID BACKING BEYOND THE SURFACE TO WHICH THE STRIKE IS ATTACHED.
E. HINGES FOR OUT-SWINGING DOORS SHALL BE EQUIPPED WITH NONREMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS.
F. OPERABLE WINDOWS/SLIDING DOORS SHALL HAVE PASSED C.M.B.S.O. FORCED ENTRY TEST.
G. EXTERIOR DOORS – 16 GAUGE HOLLOW METAL OR SOLID CORE WOOD CONSTRUCTION WITH A MINIMUM THICKNESS OF ONE AND THREE-FOURTHS INCHES, OR WITH PANELS NOT LESS THAN NINE-SIXTEENTHS INCH THICK.
H. A SINGLE OR DOUBLE DOOR SHALL BE EQUIPPED WITH A SINGLE-CYLINDER DEADBOLT LOCK. THE BOLT SHALL HAVE A MINIMUM PROJECTION OF ONE INCH AND BE CONSTRUCTED SO AS TO REPEL CUTTING TOOL ATTACK. THE DEADBOLT SHALL HAVE AN EMBEDMENT OF AT LEAST THREE-FOURTHS INCH INTO THE STRIKE RECEIVING THE PROJECTED BOLT. THE CYLINDER SHALL HAVE A CYLINDER GUARD, A MINIMUM OF FIVE PIN TUMBLERS, AND SHALL BE CONNECTED TO THE INNER PORTION OF THE LOCK BY CONNECTING SCREWS OF AT LEAST ONE-FOURTH INCH IN DIAMETER. A DUAL LOCKING MECHANISM CONSTRUCTED SO THAT BOTH DEADBOLT AND LATCH CAN BE RETRACTED BY A SINGLE ACTION OF THE INSIDE DOORKNOB OR LEVER MAY BE SUBSTITUTED PROVIDED IT MEETS ALL OTHER SPECIFICATIONS FOR LOCKING DEVICES.
I. THE INACTIVE LEAF OF DOUBLE DOOR(S) SHALL BE EQUIPPED WITH METAL FLUSH BOLTS HAVING A MINIMUM EMBEDMENT OF FIVE-EIGHTHS INCH INTO THE HEAD AND THRESHOLD OF THE DOOR FRAME.
J. GLAZING IN EXTERIOR DOORS OR WITHIN TWELVE INCHES OF ANY LOCKING MECHANISM SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY RESISTANT GLAZING.
K. EXCEPT WHERE CLEAR VISION PANELS ARE INSTALLED, ALL FRONT EXTERIOR DOORS SHALL BE EQUIPPED WITH A WIDE-ANGLE (ONE HUNDRED EIGHTY DEGREE) DOOR VIEWER, NOT TO BE MOUNTED MORE THAN FIFTY-EIGHT INCHES FROM THE BOTTOM OF THE DOOR. (ORD. 1136 § 1, 1981).
L. DOUBLE DOORS WITH PANIC HARDWARE REQUIRE FULL-LENGTH ASTRAGAL.
M. SKYLIGHTS SHALL BE PROTECTED BY RATED BURGLARY/IMPACT GLAZING.
N. HVAC OR AIR DUCT/VENT REQUIRE BURGLAR BARS/SCREENS ON ANY OPENING EXCEEDING 96 SQUARE INCHES.
O. TENANT IMPROVEMENTS MUST MEET SECURITY ORDINANCE REQUIREMENTS.

GARAGE DOORS SHALL CONFORM TO THE FOLLOWING STANDARDS:

A. WOOD DOORS SHALL HAVE PANELS A MINIMUM OF FIVE-SIXTEENTHS INCH IN THICKNESS WITH THE LOCKING HARDWARE BEING ATTACHED TO THE SUPPORT FRAMING.
B. ALUMINUM DOORS SHALL BE A MINIMUM THICKNESS OF .0215 INCHES AND RIVETED TOGETHER WITH A MINIMUM OF EIGHTEEN INCHES ON CENTER ALONG THE OUTSIDE SEAMS. THERE SHALL BE A FULL-WIDTH HORIZONTAL BEAM ATTACHED TO THE MAIN DOOR STRUCTURE WHICH SHALL MEET THE PILOT, OR PEDESTRIAN ACCESS, DOOR FRAMING WITHIN THREE INCHES OF THE STRIKE AREA OF THE PILOT OR PEDESTRIAN ACCESS DOOR.
C. FIBERGLASS DOORS SHALL HAVE PANELS A MINIMUM DENSITY OF SIX OUNCES PER SQUARE FOOT FROM THE BOTTOM OF THE DOOR TO A HEIGHT OF SEVEN FEET. PANELS ABOVE SEVEN FEET AND PANELS IN RESIDENTIAL STRUCTURES SHALL HAVE A DENSITY OF NOT LESS THAN FIVE OUNCES PER SQUARE FOOT.
D. DOORS UTILIZING A CYLINDER LOCK SHALL HAVE A MINIMUM FIVE-PIN-TUMBLER OPERATION WITH THE LOCKING BAR OR BOLT EXTENDING INTO THE RECEIVING GUIDE A MINIMUM OF ONE INCH.
E. DOORS THAT EXCEED SIXTEEN FEET IN WIDTH, BUT DO NOT EXCEED NINETEEN FEET IN WIDTH, SHALL HAVE THE FOLLOWING OPTIONS AS TO LOCKING DEVICES:
   1. TWO LOCK RECEIVING POINTS, OR ONE GARAGE-DOOR-TYPE SLIDE BOLT MAY BE USED IF MOUNTED NO HIGHER THAN TWENTY-SIX INCHES FROM THE BOTTOM OF THE DOOR.
   2. A SINGLE BOLT MAY BE USED IF PLACED IN THE CENTER OF THE DOOR WITH THE LOCKING POINT LOCATED EITHER AT THE FLOOR OR DOOR FRAME HEADER.
   3. TORSION SPRING COUNTERBALANCE TYPE HARDWARE MAY BE USED IF SUCH HARDWARE SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THIS CHAPTER.
F. EXCEPT IN A RESIDENTIAL BUILDING, DOORS SECURED BY ELECTRICAL OPERATION SHALL HAVE A KEY-SWITCH TO OPEN THE DOOR WHEN IN A CLOSED POSITION OR SHALL HAVE A SIGNAL-LOCKING DEVICE TO OPEN THE DOOR.
G. DOORS WITH SLIDE-BOLT ASSEMBLIES SHALL HAVE FRAMES A MINIMUM OF .120 INCHES IN THICKNESS, WITH A MINIMUM BOLT DIAMETER OF ONE-HALF INCH AND PROTRUDE AT LEAST ONE AND ONE-HALF INCHES INTO THE RECEIVING GUIDE. A BOLT DIAMETER OF THREE-EIGHTHS INCH MAY BE USED IN A RESIDENTIAL BUILDING. THE SLIDE BOLT SHALL BE ATTACHED TO THE DOOR WITH NONREMOVABLE BOLTS FROM THE OUTSIDE. RIVETS SHALL NOT BE USED TO ATTACH SLIDE-BOLT ASSEMBLIES.
H. EXCEPT IN A RESIDENTIAL BUILDING, PADLOCK(S) USED WITH EXTERIOR-MOUNTED SLIDE BOLT(S) SHALL HAVE A HARDENED STEEL SHACKLE LOCKING BOTH AT HEEL AND TOE AND A MINIMUM FIVE-PIN-TUMBLER OPERATION WITH NONREMOVABLE KEY WHEN IN AN UNLOCKED POSITION. PADLOCK(S) USED WITH INTERIOR-MOUNTED SLIDE BOLT(S) SHALL HAVE A HARDENED STEEL SHACKLE WITH A MINIMUM FOUR-PIN-TUMBLER OPERATION. (ORD. 1136 § 1, 1981).
I. RESIDENTIAL GARAGE OR ANY PARKING AREAS REQUIRED TO BE COVERED SHALL HAVE VEHICULAR ACCESS DOOR(S) WHICH CONFORM TO THE PROVISIONS OF THIS CHAPTER. EXCEPTION: A VEHICULAR ACCESS DOOR WILL NOT BE REQUIRED WHEN THE INSIDE OF THE GARAGE, INCLUDING THE ENTIRE REAR WALL, IS VISIBLE FROM FLOOR LEVEL TO A HEIGHT OF FIVE FEET. VISIBILITY SHALL CONSTITUTE AN UNOBSCURED LINE OF VISION, NOT TO EXCEED EIGHTY FEET, FROM THE WINDOW OF A DWELLING UNIT TO THE INSIDE OF THE GARAGE. THIS WINDOW IS TO HAVE A CLEAR VISION PANEL WITH THE DIMENSIONS NOT LESS THAN THREE FEET EITHER HORIZONTALLY OR VERTICALLY, AND THE WINDOWSILL TO BE NOT MORE THAN FOUR FEET FROM THE FLOOR. THE VISIBILITY FACTOR SHALL APPLY TO THOSE GARAGES AND WINDOWS OF THE SAME MULTIFAMILY DWELLING COMPLEX. (ORD. 1136 § 1, 1981).

STREET NUMBER AND OTHER IDENTIFYING DATA SHALL BE DISPLAYED AS FOLLOWS:

A. ALL RESIDENTIAL DWELLINGS SHALL DISPLAY A STREET NUMBER IN A PROMINENT LOCATION ON THE STREET SIDE OF THE RESIDENCE IN SUCH A POSITION THAT THE NUMBER IS EASILY VISIBLE TO APPROACHING EMERGENCY VEHICLES. THE NUMERALS SHALL BE NO LESS THAN FOUR INCHES IN HEIGHT AND SHALL BE OF A CONTRASTING COLOR TO THE BACKGROUND TO WHICH THEY ARE ATTACHED. SINGLE-FAMILY DWELLINGS SHALL HAVE THESE NUMERALS ILLUMINATED DURING THE HOURS OF DARKNESS.
B. THERE SHALL BE POSITIONED AT EACH ENTRANCE OF A MULTIFAMILY DWELLING COMPLEX AN ILLUMINATED DIAGRAMMATIC REPRESENTATION OF THE COMPLEX WHICH SHOWS THE LOCATION OF THE VIEWER AND THE UNIT DESIGNATIONS WITHIN THE COMPLEX. IN ADDITION, EACH INDIVIDUAL UNIT WITHIN THE COMPLEX SHALL DISPLAY A PROMINENT IDENTIFICATION NUMBER, NOT LESS THAN FOUR INCHES IN HEIGHT, WHICH IS EASILY VISIBLE TO APPROACHING VEHICULAR AND/OR PEDESTRIAN TRAFFIC. (ORD. 1136 § 1, 1981)

LIGHTING IN MULTIFAMILY DWELLINGS SHALL BE AS FOLLOWS:

A. AISLES, PASSAGEWAYS AND RECESSES RELATED TO AND WITHIN THE BUILDING COMPLEX SHALL BE ILLUMINATED WITH AN INTENSITY OF AT LEAST TWENTY-FIVE ONE HUNDREDTHS FOOT-CANDLES AT THE GROUND LEVEL DURING THE HOURS OF DARKNESS. LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER-RESISTANT AND VANDALISM-RESISTANT COVERS.
B. OPEN PARKING LOTS AND CARPORTS SHALL BE PROVIDED WITH A MAINTAINED MINIMUM OF ONE FOOT-CANDLE OF LIGHT ON THE PARKING SURFACE DURING THE HOURS OF DARKNESS. LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER-RESISTANT AND VANDALISM-RESISTANT COVERS. (ORD. 1136 § 1, 1981).

EROSION CONTROL, SEDIMENT CONTROL, AND WATER QUALITY NOTES

1. IN CASE OF EMERGENCY, CALL AJIT SOMA AT: (714) 269-2821 DURING BUSINESS HOURS AND (714) 519-5549 AT ALL OTHER TIMES.
2. TOTAL DISTURBED AREA _____ WDID#_____
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMENENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. EXCEPT AS OTHERWISE APPROVE BY THE BUILDING OFFICIAL, REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
6. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DESCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
7. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 WITHOUTH PRIOR APPROVAL OF THE BUILDING OFFICIAL.
8. STORM WATER POLLUTION AND EROSION CONTROL DECVICES ARE TO BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
9. ENSURE THAT ALL EXISTING DRAINAGE COURSES AND CULVERTS ARE MAINTAINED IN WORKING CONDITION AND FREE OF SILT AND DEBRIS.
10. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCITON SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
11. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE BUILDING OFFICIAL.
12. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS AND BASINS PUMPED DRY.
13. STOCKPILES OF SOILS SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKNING, OR WIND.
14. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
15. APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.
16. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENT AND OTHER POLLUNTANTS.
17. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMPS AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
18. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
19. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
20. FILL SLOPES AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
21. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO (2) FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINAGE OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
22. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

    POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIIME, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.
23. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
24. DEWATERING OF CONTAMINATED GROUND WATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERIN OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL PULLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
25. TAKE NECESSARY PRECAUSTIONS TO INSURE THAT ADJACENT PROPERTY NOT SUFFER DAMAGE DUE TO DEBRIS, MUD, OR INUNDATION CAUSED BY GRADING ACTIVITIES WITHIN PERMITTED AREA.
26. PLACE EROSION PROTECTION AROUND OUTLETS OF DOWNDRAINS THAT ARE NOT FULLY CONNECTED TO THE ULTIMATE DRAINAGE DEVICE.
27. PLACE EROSION PROTECTION AROUND ALL ULTIMATE INLETS WHILE THE POSSIBILITY OF SILTATION EXISTS PRIOR TO ULTIMATE SLOPE PLANTING BECOMING EFFECTIVE.
28. RESTORE ALL VEGETATION AND PLANTING ON THE EXISTION SLOPE TO ORIGINAL CONDITION.
29. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.

GENERAL NOTES

1. THESE DRAWINGS AND SPECIFICATIONS AND COPIES, OR ANY OTHER ACCESSORIES THEREOF, ARE LEGAL INSTRUMENTS OF SERVICE FOR USE BY THE OWNER AND AUTHORIZED REPRESENTATIVES.
2. ALL WORK SHALL BE IN CONFORMANCE WITH ALL PERTINENT CODES, REGULATIONS, LAWS AND ORDINANCES AS REQUIRED BY THE STATE OF CALIFORNIA.

   2019 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1 & 2, PART 2 TITLE 24 C.C.R.
   2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
   2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
   2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
   2019 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
   2019 CALIFORNIA GREEN BUILDING STANDARDS
   2019 ELEVATOR SAFETY CONSTRUCTION CODE, PART 7, TITLE 24 C.C.R.
   2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
   2019 CALIFORNIA REFERENCE STANDARDS CODE, PART 12, TITLE 24 C.C.R.

3. THE SAFEGUARDS DURING CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS FOR, INCLUDING BUT NOT LIMITED TO, THE TEMPORARY BARRICADES FOR THE PROTECTION OF PEDESTRIANS, AND TEMPORARY ON-SITE TOILET FACILITIES FOR CONSTRUCTION PERSONNEL.
4. CONTRACTOR SHALL COMPLY WITH THE REGULATIONS OF THE OCCUPATION SAFETY AND HEALTH ACT.
5. ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY THE CONTRACTOR BEFORE THE CONTRACTOR BEGINS WORK. ANY ERRORS, OMISSION OR DISCREPANCIES SHALL BE BROUTH TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION BEGINS.
6. DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. DO NOT SCALE DRAWINGS.
7. LARGER SCALE DETAIL DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DETAIL DRAWINGS.
8. GENERAL DIMENSION GUIDELINE:
   a. ALL DIMENSIONS LOCATING EXISTING WALLS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
   b. DIMENSIONS LOCATING INTERIOR WALLS ARE TO FACE OF FINISH, FACE OF CONCRETE, OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
   c. COLUMN DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL DESIGN AND SUBMIT FIRE SPRINKLER SYSTEM TO THE FIRE DEPARTMENT AND THE BULDING DEPARTMENT FOR APPROVAL AND INSTALLATION. FIRE-SPRINKLER COVERAGE SHALL COMPLY WITH CBC CHAPTER 9. ALTERATIONS TO EXISTING FIRE-SPRINKLER SYSTEM REQUIRES PLAN APPROVAL BY THE FIRE DEPARTMENT.
4. PROVIDE A PORTABLE FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR IN ACCORDANCE WITH CALIFORNIA FIRE CODE.
5. STAIRS AND EXITS SHALL BE DESIGNED FOR 100 PSF LIVE LOAD AND VEHICLE BARRIERS DESIGNED IN ACCORDANCE WITH CBC TABLE 1607A.1
6. EXIT SIGNS SHALL BE ILLUMINATED PER CBC SECTION 1011.2.
7. PROVIDE EMERGENCY EXIT ILLUMINATION PER CBC SECTION 1006.3.
8. ALL EXISTING DOORS AND HARDWARE SHALL BE ACCESSIBLE PURSUANT TO CBC 11B-404.
9. ALL DOOR LATCH SETS SHALL BE A MINIMUM OF 34 AND A MAXIMUM OF 44 INCHES ABOVE FINISH FLOOR PER DETAIL 4/A2.3.
10. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. [CBC 11B-404.2.7]
11. THE MEANS OF EGRESS, INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. [CBC 1013]
12. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. [CBC 1013]
13. PROVIDE TACTILE SIGN IN ACCORDANCE WITH CBC 1013.4, 11B-703.1, 11B-703.2, 11B-703.3, AND 11B-703.5.

DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE JOB SITE PRIOR TO THE START OF ANY DEMOLITION WORK.
2. MAINTAIN CLEAR EXIT PASSAGE DURING PROGRESS OF DEMOLITION AND CONSTRUCTION.
3. UTILIZE NOISE AND DUST CONTROL MEASURES TO ENSURE CONTINUED OPERATIONS AND TO MINIMIZE DISTURBANCES TO THE SURROUNDING AREAS AND BUILDINGS AND TENANTS.
4. PROVIDE DUST CONTROL MEASURES DURING TRANSPORT.
5. PROVIDE NECESSARY PROTECTIVE FENCES AND PARTITIONS PRIOR TO DEMOLITION.
6. PROTECT ALL AREAS FROM DAMAGE. DAMAGE TO THE EXISTING ROOF, WALLS, AND FLOORS AND ALL OTHER EXISTING SURFACES SHALL BE REPAIRED AND RESTORED TO EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE.
7. ALL ITEMS INDICATED TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.

vision ARCHITECTURE
1835 Newport Boulevard Suite A109-204
Costa Mesa, CA 92627
Telephone: 714-875-7008

NOT FOR CONSTRUCTION

LA HABRA MULTI-FAMILY RESIDENTIAL UNITS

508 SOUTH WALNUT STREET,
LA HABRA, CA 90631

No.	Date	Revisions	By
	3/5/20	PUD APPLICATION	
	5/12/20	PUD REVISIONS	
	7/22/20	PUD REVISIONS	

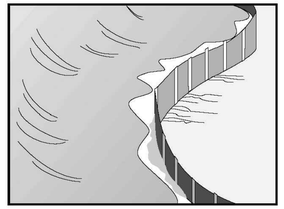
LICENSED ARCHITECT
WILLIAM W. ADAMS
No. C23169
12-31-21
RENEWAL DATE
STATE OF CALIFORNIA

Title:

GENERAL NOTES

Job Number:	Sheet Number
Design By: WA/ DJ	AC1.2
Drawn By: CC	
Checked By: WA	
Date: 09.08.2020	Sheet of Sheets

Silt Fence SE-1



Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-10 Storm Drain Inlet Protection
SE-14 Biofilter Bags

Description and Purpose

A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains sediment-laden water, promoting sedimentation behind the fence.

Suitable Applications

Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They could also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion and around inlets within disturbed areas (SE-10). Silt fences are generally ineffective in locations where the flow is concentrated and are only applicable for sheet or overland flows. Silt fences are most effective when used in combination with erosion controls. Suitable applications include:

- Along the perimeter of a project.
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.

Street Sweeping and Vacuuming SE-7

Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

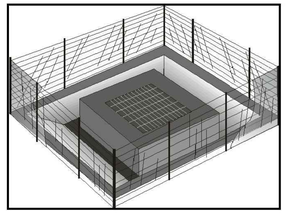
Limitations

Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.
- Do not use kick brooms or sweeper attachments. These tend to spread the dirt rather than remove it.

Storm Drain Inlet Protection SE-10



Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☒
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-14 Biofilter Bags

Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

Suitable Applications

Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.

Biofilter Bags SE-14

Categories

EC	Erosion Control	
SE	Sediment Control	☑
TR	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-4 Check Dams
SE-5 Fiber Roll
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-10 Storm Drain Inlet Protection

Description and Purpose

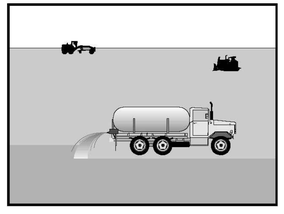
Biofilter bags, or bio-bags, are a multi-purpose sediment control BMP consisting of a plastic mesh bag filled with 100% recycled wood product waste. Biofilter bags come in a variety of sizes (30" X 18" and 30" X 9" being common) and generally have between 1-2 cubic yards of recycled wood waste (or wood chips). Biofilter bags work by detaining flow and allowing a slow rate of discharge through the wood media. This action removes suspended sediment through gravity settling of the detained water and filtration within the bag.

Suitable Applications

Biofilter bags are a short-term BMP that can be rapidly deployed, maintained, and replaced. Biofilter bags can be an effective short-term solution to place in developed rills to prevent further erosion until permanent measures can be established. Suitable short-term applications include:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - Below other small cleared areas
  - Along the perimeter of a site (with low-expected flow)
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas

Wind Erosion Control WE-1



Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	☑
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-5 Soil Binders

Description and Purpose

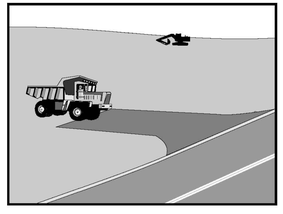
Wind erosion or dust control consists of applying water or other chemical dust suppressants as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

California's Mediterranean climate, with a short "wet" season and a typically long, hot "dry" season, allows the soils to thoroughly dry out. During the dry season, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking and dust generated by construction equipment. Site conditions and climate can make dust control more of an erosion problem than water based erosion. Additionally, many local agencies, including Air Quality Management Districts, require dust control and/or dust control permits in order to comply with local nuisance laws, opacity laws (visibility impairment) and the requirements of the Clean Air Act. Wind erosion control is required to be implemented at all construction sites greater than 1 acre by the General Permit.

Suitable Applications

Most BMPs that provide protection against water-based erosion will also protect against wind-based erosion and dust control requirements required by other agencies will generally meet wind erosion control requirements for water quality protection. Wind erosion control BMPs are suitable during the following construction activities:

Stabilized Construction Entrance/Exit TC-1



Categories

EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

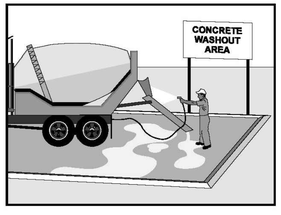
Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water

Concrete Waste Management WM-8



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.

vision ARCHITECTURE
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Telephone: 714-875-7008

NOT FOR CONSTRUCTION

LA HABRA MULTI-FAMILY RESIDENTIAL UNITS

508 SOUTH WALNUT STREET, LA HABRA, CA 90631

No.	Date	Revisions	By
	3/5/20	PUD APPLICATION	
	5/12/20	PUD REVISIONS	
	7/22/20	PUD REVISIONS	

LICENSED ARCHITECT
WILLIAM W. ADAMS
No. C23169
12-31-21
RENEWAL DATE
STATE OF CALIFORNIA

Title:
EROSION AND STORM WATER CONTROL (CASQA FORMS)

Job Number:	Sheet Number
Design By: WA/ DJ	AC1.3
Drawn By: CC	
Checked By: WA	
Date: 09.08.2020	Sheet of Sheets

Timberline® Cool Series® Shingles Will Make You Feel COOL

TIMBERLINE® COOLSERIES® ENERGY-SAVING SHINGLES

Timberline® Cool Series® Shingles can help reduce cooling energy costs.*

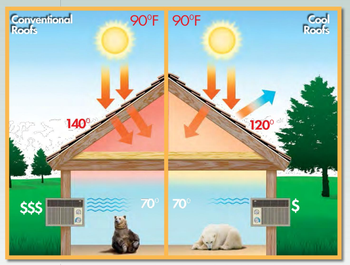
Thanks to modern reflective technology, you can join the green revolution with Timberline® Cool Series® Roofing Shingles. Our highly reflective shingles can help to reduce temperatures in your attic, so your home will stay cooler in the summer—to help save on air-conditioning costs.*

Simply put, our Timberline® Cool Series® Shingles use specially designed roofing granules that have greater reflectance than traditional shingles. This helps reduce the transfer of heat to the space below—to keep you cooler in the summer.

Not only that, Timberline® Cool Series® Shingles are made with the patented StainGuard® protection to ensure the beauty of your roof against unsightly blue-green algae!**

StainGuard AGAE DISCOLORATION

How Cool?[1]



Thanks to the reflective nature of Timberline® Cool Series® Shingles, part of the heat radiating from the sun gets reflected, helping to reduce the heat in the attic and heat going into the house. It may translate into savings in air-conditioning bills.

According to the Cool Roof Rating Council, cool roofs may save homeowners an average of 7–15% of their total cooling costs.*

A cool roof minimizes the solar heat gain of a building by first reflecting incoming sun rays and then by quickly re-emitting the absorbed energy. As a result, the cool roof stays cooler than a traditional roof of similar construction.

* *Savings depend on various factors including, but not limited to, climate zone, utility rates, location, and HVAC equipment efficiency.*
** *See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" means as long as the original individual owner(s) of a single-family detached residence for the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.*

TIMBERLINE® COOL SERIES® REFLECTANCE & EMITTANCE DATA

Color	Initial Solar Reflectance	Thermal Emittance	Solar Reflectance Index (SRI)	LEED® Credits
Cool Antique Slate	0.27	0.93	29	YES
Cool Harbor Blue	0.26	0.92	29	YES
Cool Weathered Wood	0.26	0.92	29	YES

A Cool Secret.

Roofing granules give a shingle its unique look and tone. But traditionally, only shingles with white granules were considered "cool" by energy-saving standards.

Thanks to our cool shingle process, using special proprietary cool granules with unique formulas, our shingles are highly reflective. These special granules reflect light to lower the roof temperature to help you feel cool.

Proprietary Outer Coating
- Provides color pigments for the roof color you choose
- Reflects infrared (invisible)

Trust The Star...

Timberline® Cool Series® is an ENERGY STAR®-qualified roof product.[1] Here's what it means to you according to ENERGY STAR®:

- **Saves Money and Energy.** According to the EPA, about $40 billion is spent annually in the U.S. to air condition buildings—one-sixth of all electricity generated in a year! ENERGY STAR®-qualified roof products may reduce the amount of air conditioning needed in buildings, and may reduce energy bills.
- **Downsizes Cooling Equipment.** A reflective roof can reduce peak cooling demand. As a result, the home or building owner may be able to purchase a smaller, more efficient, and less expensive cooling system.
- **Decreases Pollution in Urban Areas.** Reduced energy demand means less burning of fossil fuels, which results in less pollution from power plants. Also, ENERGY STAR®-qualified roof products help to reduce the "heat island effect," in which dark, heat-absorbing buildings and paved areas make the air in urban areas hotter, and more smoggy.

LEARN MORE AT energystar.gov U.S. only

- **May Increase Roof Product Life.** ENERGY STAR®-qualified roof products maintain a more constant temperature, reduce thermal shock, and may help to extend the life of the roof.

[1] *When installed properly, this product will help reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics. For more information, contact GAF Technical Services at 1-800-ROOF-411, visit gaf.com, or call 1-888-STAR-YES.*

To learn about other Green Roofing products, including ventilation, visit gaf.com/green

accordance with Section 4.1 of this report. Fasteners must be of sufficient length to penetrate ¾ inch (19.1 mm) into the sheathing, or through the sheathing, whichever is less. Flashing and edging must comply with the following, as applicable:

- IBC: 2018 and 2015 Sections 1511.5 and 1511.6 (2012, 2009 and 2006 Sections 1510.5 and 1510.6).
- IRC: 2018 and 2015 Section R908.5 and R908.6 (2012, 2009 and 2006 Sections R907.5 and R907.6).

4.3 Wind Resistance:

GAF asphalt shingles have been tested for wind resistance in accordance with ASTM D3161 or ASTM D7158. Shingles tested in accordance with ASTM D3161 are classified as Class F and qualify for use under 2018 and 2015 IBC Section 1504.1.1 (2012 and 2009 IBC Section 1507.2.7.1 and 2006 IBC 1504.1.1) or IRC Section R905.2.4.1, as applicable. Shingles tested in accordance with ASTM D7158 are classified as Class H and qualify for use in locations where the maximum basic wind speed is 150 mph (67 m/s) or less with an exposure category of B or C (ASCE 7) and a maximum building height of 60 feet (18.3 m). Installation must be in accordance with 2018 IBC Section 1507.2.6 (2015, 2012, 2009 and 2006 IBC Section 1507.2.7) or IRC Section R905.2.6, as applicable.

5.0 CONDITIONS OF USE

The GAF asphalt shingle roof covering systems described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The shingles must be manufactured, identified, and installed in accordance with the applicable codes, this report, and the manufacturer's published installation instructions. In the event of a conflict between this report and the manufacturer's published installation instructions, this report governs.

5.2 Installation must be in accordance with Section 4.0 of this report.

5.3 The GAF shingle products are manufactured at the locations noted in Table 1, under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Alternative Asphalt Roofing Shingles (AC438), dated March 2012 (editorially revised August 2018).

7.0 IDENTIFICATION

7.1 Each bundle of shingles must bear a label with the name and address of the GAF manufacturing plant location; the product name; the roof classification (Class A); the installation instructions; the evaluation report number (ESR-3267); and a reference indicating compliance with ASTM D3161 Class F or ASTM D7158, Class H, as applicable.

Additionally, each bundle of shingles must be marked with the area of roof surface covered and the style, type and color of the product.

7.2 The report holder's contact information is the following:

GAF
1 CAMPUS DRIVE
PARSIPPANY, NEW JERSEY 07054
(800) 766-3411
www.gaf.com

ES ICC EVALUATION SERVICE — Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-3267
Reissued December 2019
Revised February 2020
This report is subject to renewal December 2021.

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 31 13—Asphalt Shingles

REPORT HOLDER:

GAF

EVALUATION SUBJECT:

GAF SHINGLE ROOF COVERING SYSTEMS

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)

Properties evaluated:

- Weather resistance
- Fire classification
- Wind resistance

2.0 USES

The GAF asphalt shingles described in this report are alternatives to asphalt shingles complying with IBC Section 1507.2 and IRC Section R905.2 and are Class A roof coverings when installed as described in this report.

3.0 DESCRIPTION

3.1 Shingles:

3.1.1 General: The GAF asphalt shingles comply with the ICC-ES Acceptance Criteria for Alternative Asphalt Roofing Shingles (AC438), and have been qualified for wind resistance as noted in Section 4.3 and Table 1. The shingles are available as three-tab, five-tab and laminated asphalt shingle roof coverings. See Table 1 and Figure 1 for recognized product names and classifications, shingle types, manufacturing locations, overall dimensions, maximum exposure to the weather and fastening details. The shingles are self-sealing by means of adhesive strips located on either the weather side or the underside. See Figure 1 for dimensions, nailing locations and adhesive strip location for field shingles.

3.1.2 Three-tab Shingles and Five-tab Shingles: Three-tab and five-tab shingles are composed of a single layer of reinforcing felt, impregnated and coated with surfacing material on the weather side and with a surfacing release agent on the underside.

3.1.3 Laminated Shingles: Laminated shingles are composed of multiple thicknesses of coated and surfaced reinforcing felt, cut and bonded together in different patterns. The weather side is surfaced with surfacing material on the weather side and with a surfacing release agent on the underside.

3.1.4 Hip and Ridge Cap Shingles: Hip and ridge cap shingles consist of reinforcing felt, impregnated and coated with asphalt on both sides and surfaced with surfacing material on the weather side and a surfacing release agent on the back side for use in covering hips and ridges. See Table 2 for product sizes, exposure to the weather and manufacturing locations. See also Figure 2.

3.1.4.1 Royal Sovereign® Ridge Cap Shingles: These ridge cap shingles are field-cut from Royal Sovereign® three-tab strip shingles. The field-cut ridge cap shingles are compatible with any of the GAF shingles recognized in this report.

3.1.4.2 Z²Ridge Ridge Cap Shingles: These shingles are strips that are scored for separation into four ridge cap shingles.

3.1.4.3 Seal-A-Ridge® Ridge Cap Shingles, Seal-A-Ridge® Protective Ridge Cap Shingles, Seal-A-Ridge® AS SBS-Modified IR Ridge Cap Shingles, and Seal-A-Ridge® ArmorShield® SBS-Modified IR Ridge Cap Shingles: These shingles are strips that are scored for separation into three ridge cap shingles. Seal-A-Ridge® ArmorShield® Ridge Cap Shingles are also labeled as Seal-A-Ridge® AS SBS-Modified IR Ridge Cap Shingles.

3.1.4.4 Ridglass® Premium Ridge Cap Shingles: These shingles are individual, thick, ultra-high-profile ridge cap shingles available in two widths.

3.1.4.5 Timbertex® Premium Ridge Cap Shingles: These shingles are double layer strips that are scored for separation into three ridge cap shingles.

3.1.4.6 TimberCrest™ Premium SBS-Modified Ridge Cap Shingles: These shingles are individual, thick, ultra-high profile ridge cap shingles with a bullnose leading edge available in two widths. See Figure 2.

3.1.5 Starter Shingles:

3.1.5.1 General: Starter Strip shingles are factory-made shingles used under the first course of shingles being installed or applied on the roof. See Table 2 for product sizes and manufacturing locations. See also Figure 3.

3.1.5.2 Pro-Start® Eave/Rake Starter Strip Shingles: These shingles are strips that are scored for separation into two starter shingles. The surfacing material is on the

weather side, with a surfacing release agent on the underside. The self-sealing strip edge is applied facing up and along the roof eave or rake edge.

3.1.5.3 WeatherBlocker™ Premium Eave/Rake Starter Strip Shingles: These starter shingles are strips with perforations to assist with alignment of various shingle sizes. The mineral surfacing is on the weather side, with fine surfacing material on the underside.

3.1.5.4 StarterMatch™ Starter Strip Shingles and StarterMatch™ Complementary Color Starter Strip Shingles: These starter shingles are color coordinated to match the Grand Sequoia®, Grand Sequoia® AS, Grand Sequoia® ArmorShield®, Grand Canyon® and Sienna® field shingles. The starter shingles must be installed as the second starter at the eaves on Grand Sequoia®, Grand Sequoia® AS, Grand Sequoia® ArmorShield®, Grand Canyon® and Sienna® applications.

3.2 Fasteners:

Fasteners must comply with ASTM F1667 and must be minimum No. 12 gage [0.105-inch-diameter (2.67 mm) shank], ⅜-inch-diameter-head (9.5 mm), galvanized, stainless steel, aluminum or copper, barbed-, deformed-, or smooth-shank roofing nails. Fasteners must be of sufficient length to penetrate ¾ inch (19.1 mm) into the sheathing, or through the sheathing, whichever is less.

3.3 Underlayment:

Under the 2018 IBC, the roof underlayment must be in accordance with Section 1507.1.1 and Table 1507.1.1(1). Under the 2015, 2012, 2009 and 2006 IBC, the roof underlayment must be in accordance with Section 1507.2.3. Under the 2018 and 2015 IRC, the roof underlayment must be in accordance with Section R905.1.1 and Table R905.1.1(1). Under the 2012, 2009 and 2006 IRC, the roof underlayment must be in accordance with Section R905.2.3. Underlayment must comply with ASTM D226 Type I or Type II; ASTM D4869 Type I, Type II, Type III or Type IV; or ASTM D6757.

3.4 Asphalt Cement:

Asphalt roofing cement used for hand-sealing the shingles must comply with ASTM D4586, Type I, Class I, or Type II, Class I.

4.0 INSTALLATION

4.1 New Construction:

4.1.1 General:

When installed on new construction in accordance with this section, the shingles are a Class A roof covering. The shingles, underlayment and flashings must be installed in accordance with IBC Section 1507.2 or IRC Section R905.2 except as noted in this report. The shingles must be installed over roof decks of code-complying, minimum ⅜-inch-thick (9.5 mm) exterior-grade plywood; 7/16-inch-thick (11.1 mm) oriented strand board (OSB); or nominally 1-inch-by-6-inch lumber installed as solid sheathing conforming to 2018 and 2015 IBC Sections 2304.8.2 or 2308.7.10 (2012, 2009, and 2006 IBC Section 2304.7.2 or 2308.10.8) or IRC Section R803, as applicable, and underlayment in accordance with Sections 3.3 and 4.1.2.4. Minimum roof slope must be 2:12 (16.7 percent), except for Glenwood® Shingle that must be installed on roofs with a minimum slope of 3:12 (25-percent).

4.1.2 Application:

4.1.2.1 Fastening: Fasteners are as described in Section 3.2. Shingles must be fastened to the roof deck with a minimum of four fasteners or as shown in the Standard Nailing Pattern in Figure 1. Spacing of fasteners must be as shown in Figure 1, and each course of shingles must be offset from the preceding course as shown in the manufacturer's published installation instructions.

4.1.2.2 Shingle Sealing: In colder climates or wind regions where it is questionable whether the factory-applied adhesive will activate and seal the shingles, to ensure sealing, the shingles must be hand-sealed with a minimum of three 1-inch-diameter (25.4 mm) spots of asphalt roofing cement equally spaced on the unexposed surface across each shingle. For applications on slopes greater than 21:12, hand-sealing is required. Hand-sealing consists of applying a minimum of three 1-inch-diameter (25.4 mm) spots of asphalt roofing cement on the unexposed surface, equally spaced across each shingle. For three-tab and five-tab shingles, one spot of asphalt roofing cement is placed under each corner of each tab (two spots per tab); the tab must then be pressed into the cement. For laminated shingles, four equally spaced spots of asphalt roofing cement are placed under the exposed portion of the shingle; the shingle must then be pressed into the cement. See the manufacturer's published installation instructions for hand-sealing guidelines. The shingles must be hand-sealed to the satisfaction of the code official.

4.1.2.3 Hip and Ridge Shingles: Hip and ridge shingles must be placed evenly over hips and ridges (or over shingle-over ridge vents), and fastened to the roof deck with two fasteners, described in Section 3.2 of this report, located on either side of the shingle, on the fastener line shown in Figure 1. Staples must not be used to fasten the ridge cap shingles.

4.1.2.4 Underlayment: Under the 2018 IBC, the roof underlayment must be installed in accordance with Section 1507.1.1 and Tables 1507.1.1(2) and 1507.1.1(3). Under the 2015, 2012, 2009 and 2006 IBC, the roof underlayment must be installed in accordance with Section 1507.2.8. Under the 2018 and 2015 IRC, the roof underlayment must be installed in accordance with Section R905.1.1 and Tables R905.1.1(2) and Table R905.1.1(3). Under the 2012, 2009 and 2006 IRC, the roof underlayment must be installed in accordance with Section R905.2.7. Minimum roof slope must be 2:12 (17-percent) except for underlayment used with the Glenwood® Shingle that must be installed on roofs with a minimum slope of 3:12 (25-percent). For roof slopes from 3:12 (25-percent) to 4:12 (33-percent), the Glenwood® Shingle must be installed with one layer of ASTM D1970 complying self-adhered underlayment. For roof slopes greater than 4:12, the roof deck must be covered with a minimum of one layer of underlayment as described in Section 3.3 of this report. For slopes between 2:12 and 4:12, two layers of the underlayment described in Section 3.3 of this report are required. In areas where there has been a history of ice forming along the eaves, causing a backup of water, an ice barrier must be provided in accordance with 2018 IBC Section 1507.2.7 (2015, 2012, 2009 and 2006 IBC Section 1507.2.8.2 or 2018 and 2015 IRC Section R905.2.7 (2012, 2009 and 2006 IRC Section R905.2.7.1) as applicable.

4.2 Installation—Reroofing:

When installed over existing Class A or Class C asphalt shingle roofs in accordance with this section, the shingles described in this report are recognized as a Class A roof covering. The existing asphalt shingle roof covering must be inspected in accordance with the provisions and limitations of 2018 and 2015 IBC Section 1511 (2012, 2009 and 2006 IBC Section 1510) or 2018 and 2015 IRC Section R908 (2012, 2009 and 2006 IRC Section R907). Prior to the reroofing, hip and ridge covering must be removed. Except as noted in this section, the shingles must be installed in

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No.	Date	Revisions	By
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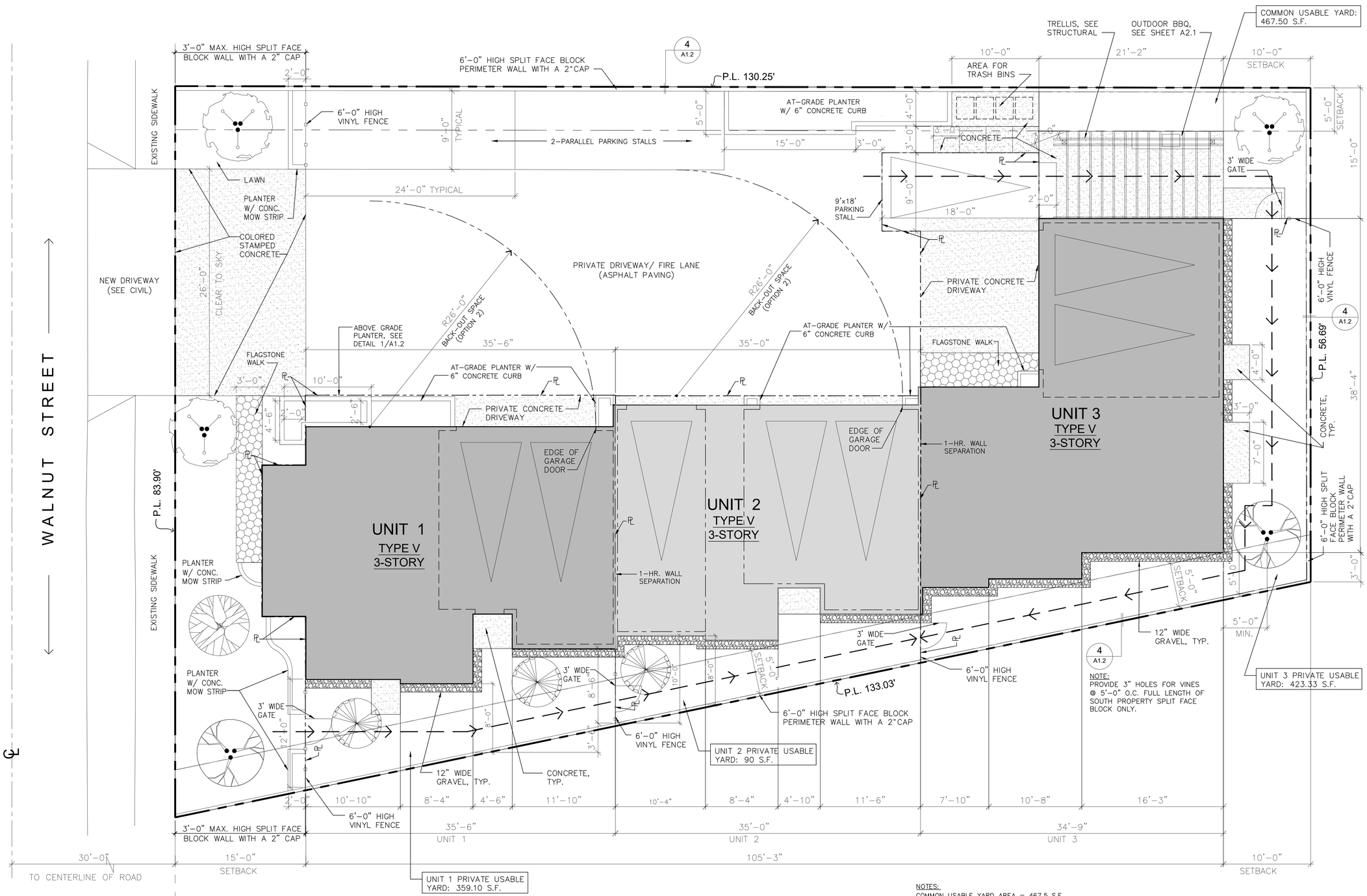
	5/12/20	PUD REVISIONS	
	7/22/20	PUD REVISIONS	

LICENSED ARCHITECT WILLIAM W. ADAMS No. C23169 12-31-21 RENEWAL DATE STATE OF CALIFORNIA

Title:
ASPHALT SHINGLE ROOF INFORMATION

Job Number:	Sheet Number AC1.4
Design By: WA/ DJ	
Drawn By: CC	
Checked By: WA	
Date: 09.08.2020	Sheet of Sheets



1 - SITE PLAN
SCALE: 3/16" = 1'-0"

NOTES:
COMMON USABLE YARD AREA = 467.5 S.F.

PRIVATE USABLE YARD AREA =

UNIT 1 = 359.10 S.F.
UNIT 2 = 90 S.F.*
UNIT 3 = 423.33 S.F.

TOTAL = 1,339.90 S.F. - 90 S.F. = 1,249 S.F.
1,249 S.F. > 1,000 S.F. (OK)

* SECTION 18.26.040E, USABLE YARD AREA. MIN. 30% OF TOTAL NUMBER OF DWELLING UNITS HAVING USABLE OPEN SPACES. (70% PROVIDED)

SEE SHEET A1.2 FOR USABLE YARD AREA DIAGRAM.

→ → → PROVIDE 5'-0" WIDE UNOBSTRUCTED FIRE DEPARTMENT ACCESS WALKWAY ACCESS TO ALL OPENINGS.

* PROVIDE APPROVED LA COUNTY FIRE DEPARTMENT LOCKING DEVICE ON ALL GATES.

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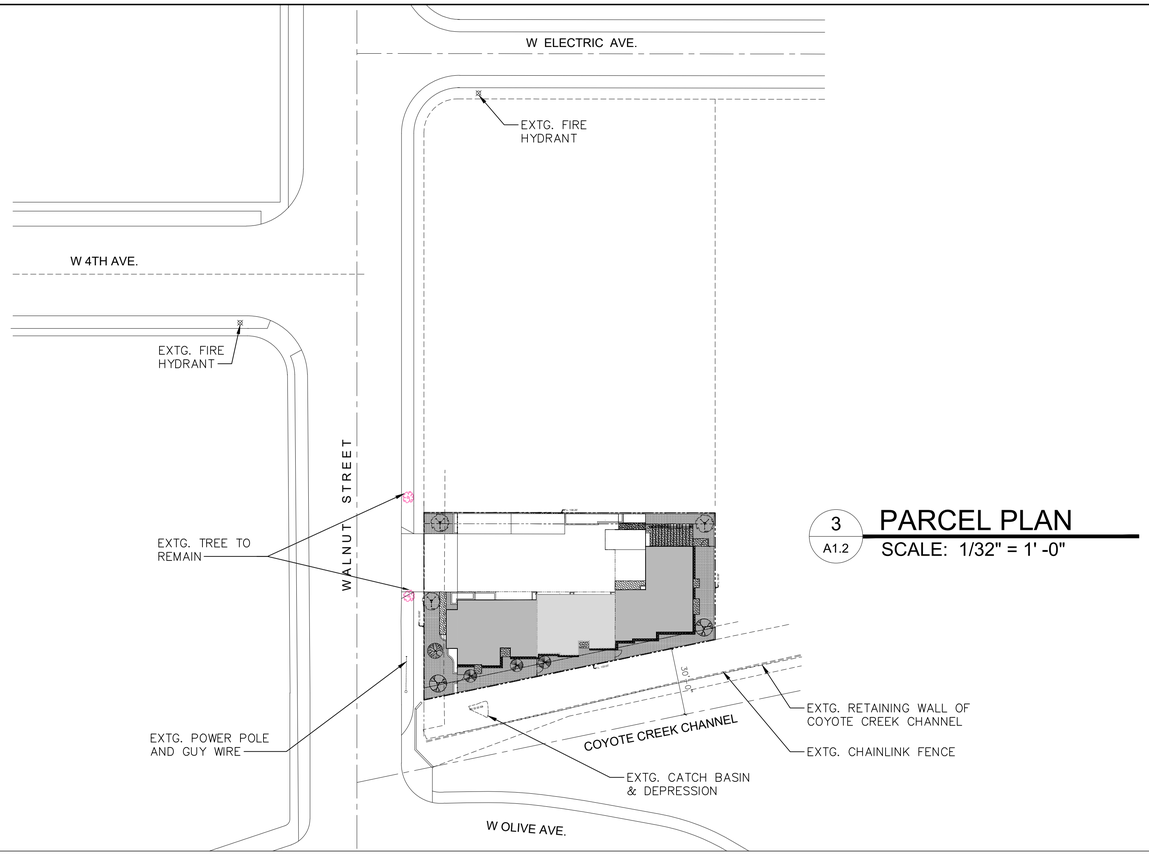
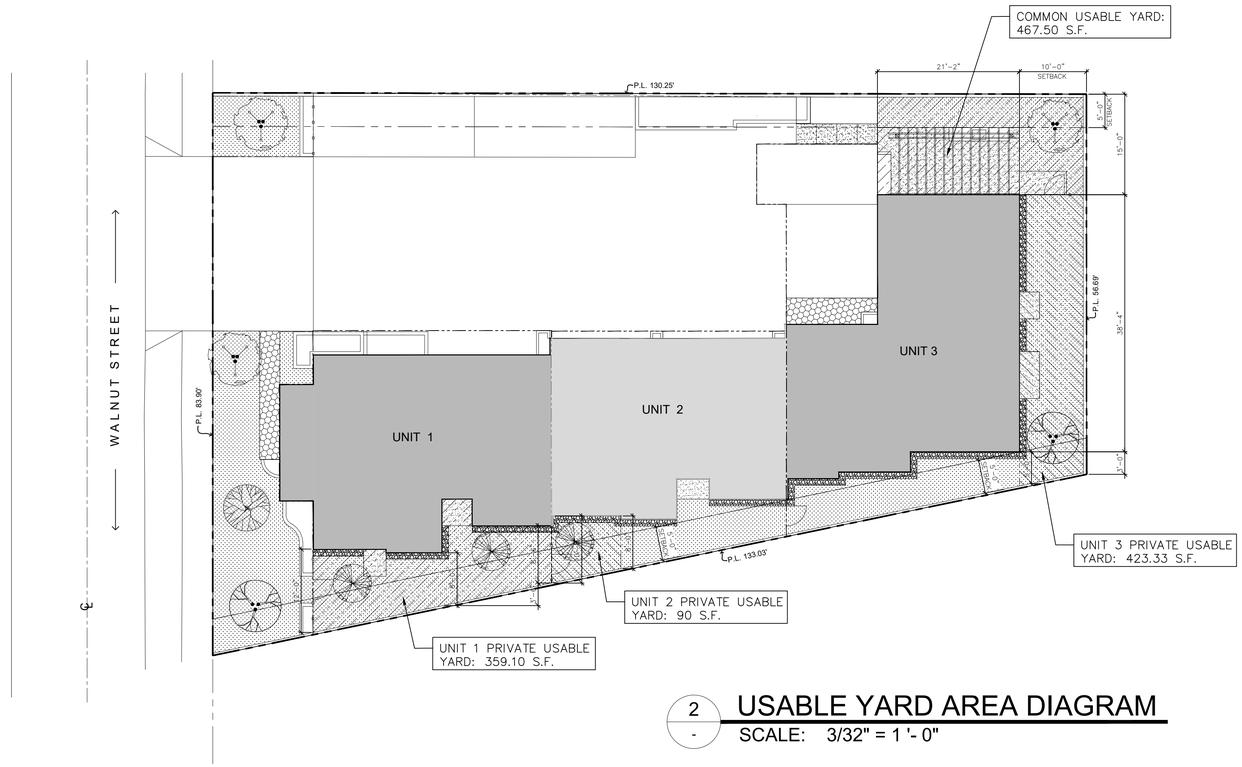
12-31-21
RENEWAL DATE
STATE OF CALIFORNIA

Title:
SITE PLAN

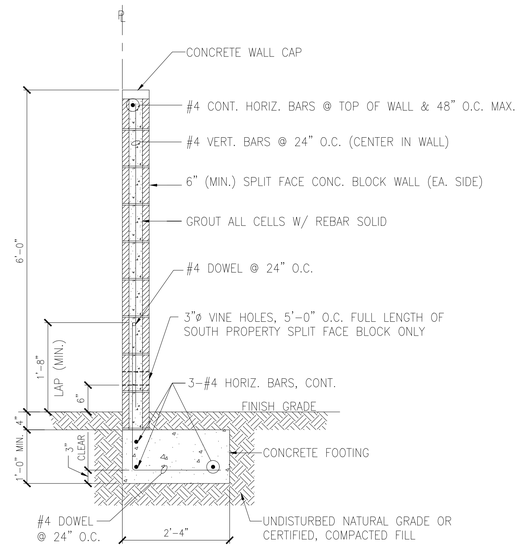
Job Number:	Sheet Number
Design By: WA/ DJ	A1.1
Drawn By: CC	
Checked By: WA	
Date: 09.08.2020	Sheet of Sheets



3 A1.2 **PARCEL PLAN**
SCALE: 1/32" = 1' -0"



2 - **USABLE YARD AREA DIAGRAM**
SCALE: 3/32" = 1 '- 0"



SECTION

NOTES:

1. MIN. ALLOWABLE SOIL BEARING 1500 P.S.F.
2. MIN. CONCRETE COMPRESSIVE STRENGTH 2000 P.S.I. AT 28 DAYS. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150-B1.
3. MASONRY UNITS SHALL CONFORM TO ASTM C-90 AND WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 21 OF THE CBC.
4. MORTAR SHALL BE, MINIMUM, TYPE S OR M PER TABLE 2103.11
5. GROUT SHALL BE 2000 P.S.I. MIN. AT 28 DAYS.
6. REINFORCING STEEL SHALL, AT MINIMUM, CONFORM TO ASTM A615.
7. GROUT ALL CELLS WITH REINFORCING STEEL MUST BE GROUTED SOLID.

4 A1.2 **CONCRETE BLOCK WALL (OPTION 3)**
NOT TO SCALE

1 - **NOT USED**
-

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STATE OF CALIFORNIA

Title:
SITE PLAN DETAILS

Job Number:	Sheet Number A1.2
Design By: WA/ DJ	
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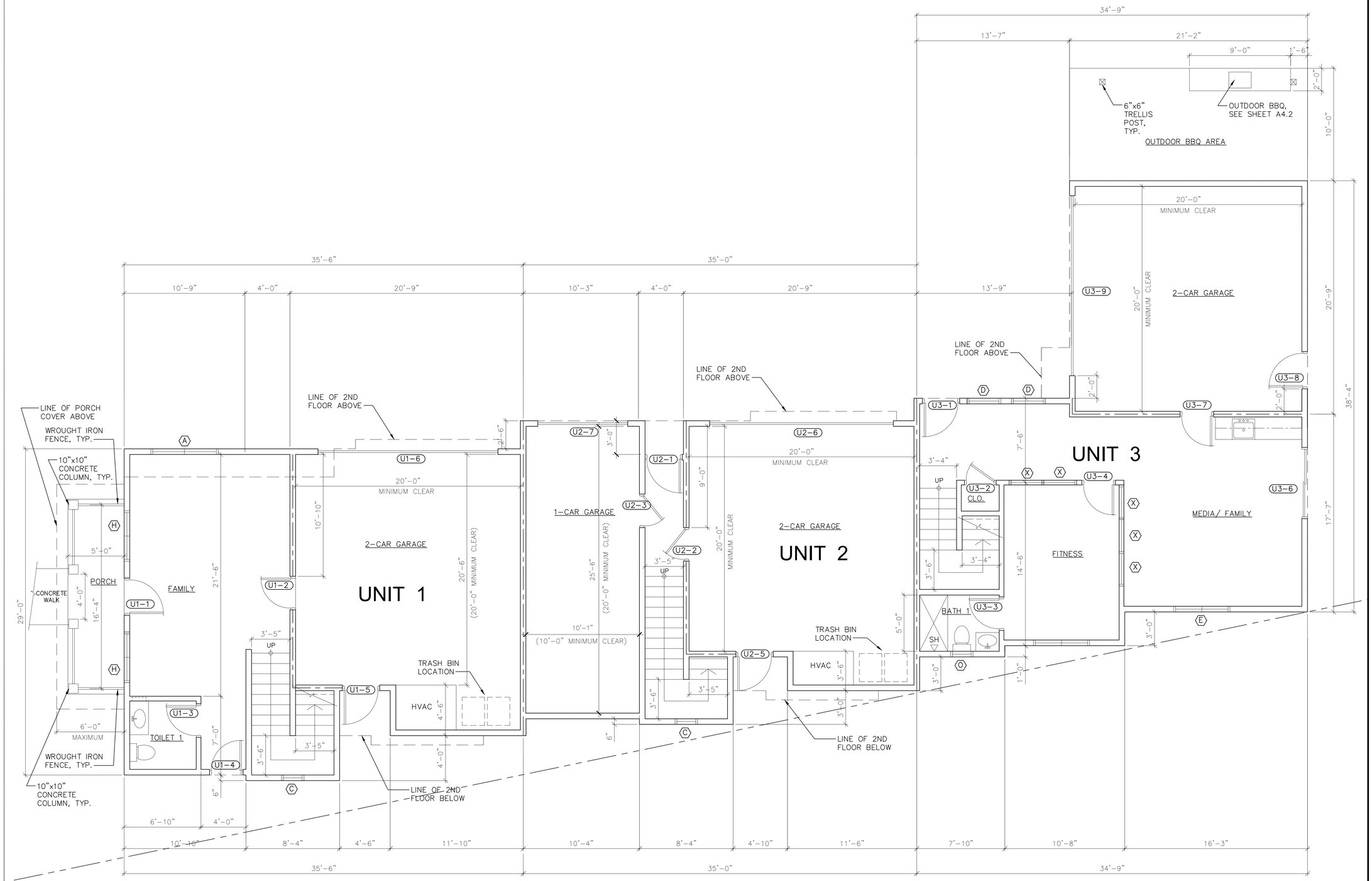
Checked By: WA	
Date: 09.08.2020	Sheet of Sheets



1 - 1ST FLOOR PLAN

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

NOTES:

1. BATHROOM AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEAD AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A MIN. HEIGHT OF NOT LESS THAN 6 FOOT ABOVE THE FLOOR.
2. TANKLESS WATER HEATER-TAKAGI, H3 SERIES MODEL T-H3-DV-N, UEF = 0.93, CSA 4.3 CERTIFICATION. CSA CERTIFICATION ON THE T-H3-DV-N MODEL WAS TESTED BY CSA PER AGREEMENT WITH UL, AND IS CERTIFIED FOR USE IN BOTH CANADA AND US ACCORDING TO APPLICABLE CANADIAN AND US STANDARDS.

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Title:
1ST FLOOR PLAN

Job Number:	Sheet Number
Design By: WA/ DJ	A2.1
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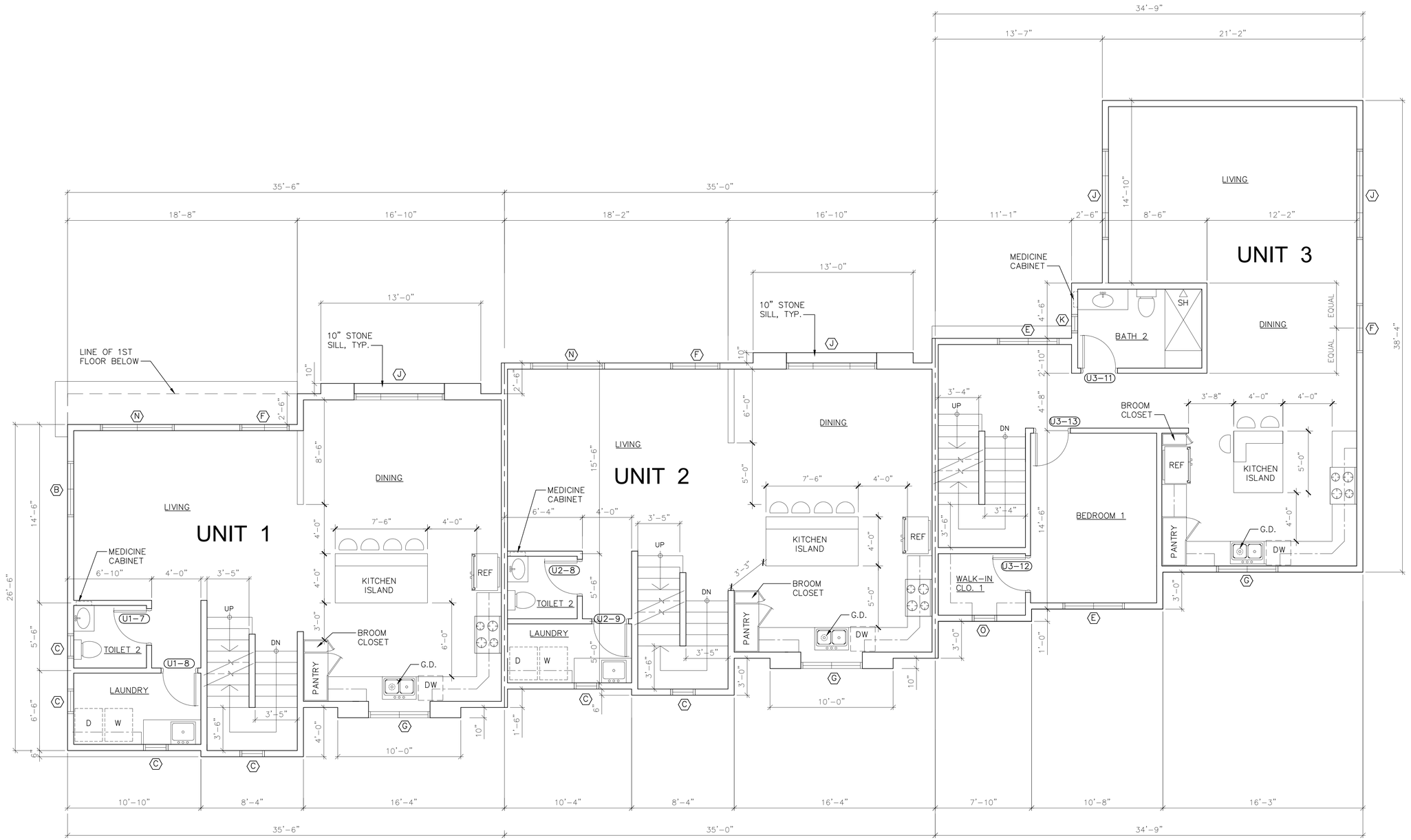
Checked By: WA	
Date: 09.08.2020	Sheet of Sheets



1 - 2ND FLOOR PLAN

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

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Title:

2ND FLOOR PLAN

Job Number:	Sheet Number
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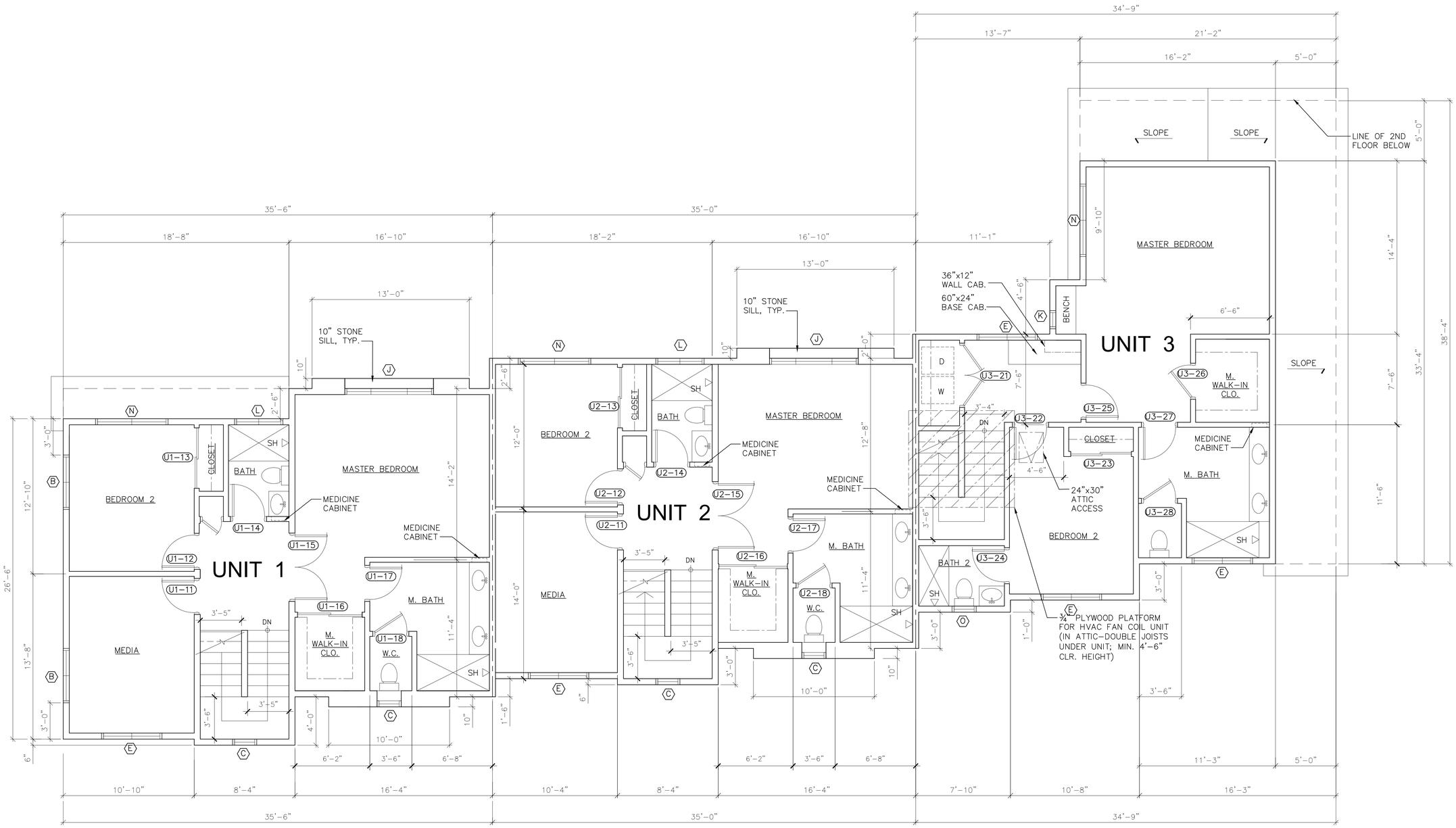
Drawn By: CC	
Checked By: WA	
Date: 09.08.2020	Sheet of Sheets



1 - 3RD FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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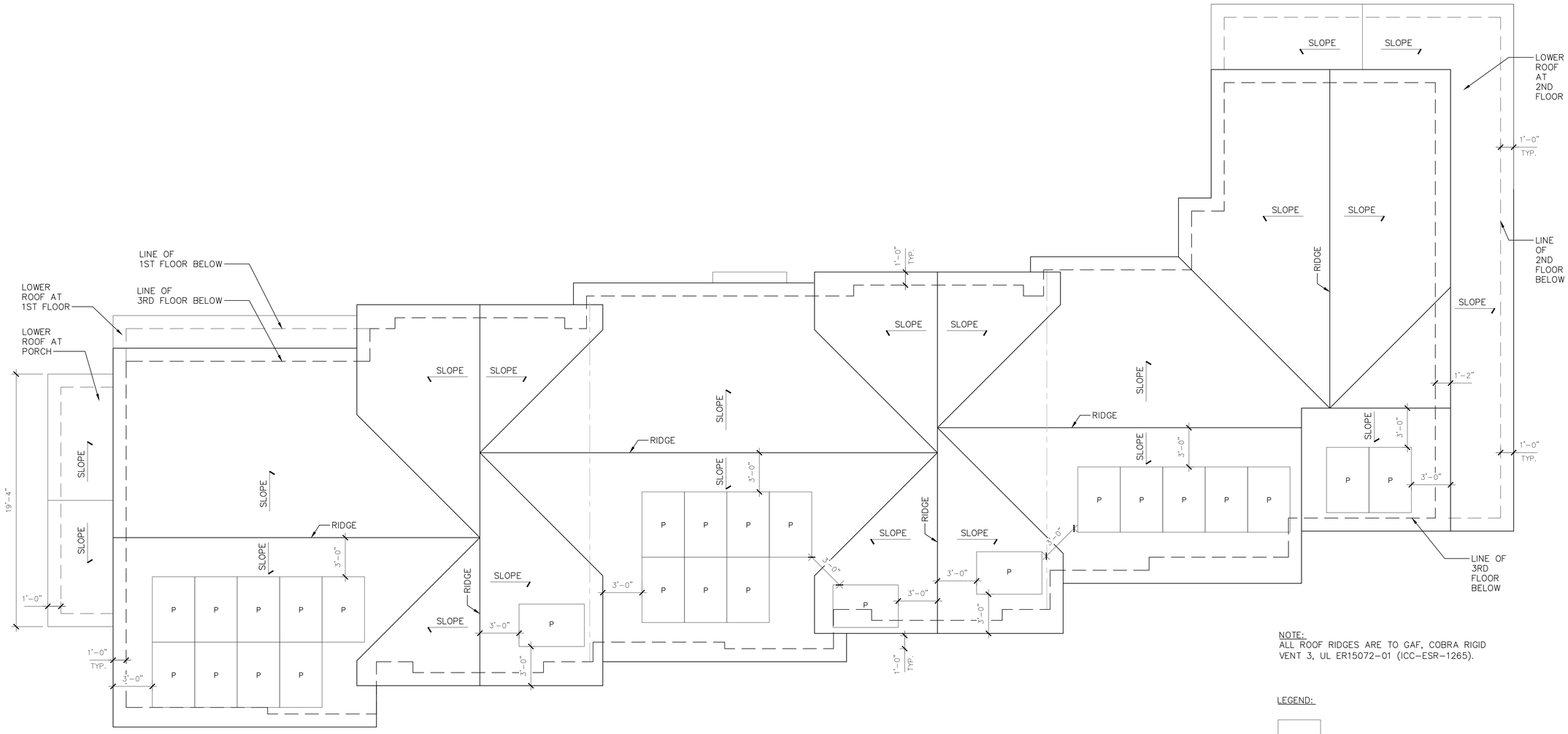
Title:

3RD FLOOR PLAN

Job Number:	Sheet Number
Design By: WA/ DJ	A2.3
Drawn By: CC	
Checked By: WA	
Date: 09.08.2020	Sheet of Sheets



1 - ROOF PLAN
SCALE: 1/4" = 1' - 0"

NOTE:
ALL ROOF RIDGES ARE TO GAF, COBRA RIGID VENT 3, UL ER15072-01 (ICC-ESR-1265).

LEGEND:

P — PHOTOVOLTAIC PANEL

ROOFING MATERIAL:

NEW CLASS 'A' ASPHALT SHINGLE ROOF - TIMBERLINE COOL SERIES SHINGLES (ICC-ESR 3267) WITH RADIENT BARRIER, KIRSCH BUILDING PRODUCTS, SHARKSKIN ULTRA RADIENT BARRIER (ICC-ESR 1708)

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	7/22/20	PUD REVISIONS	

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12-31-21
RENEWAL DATE
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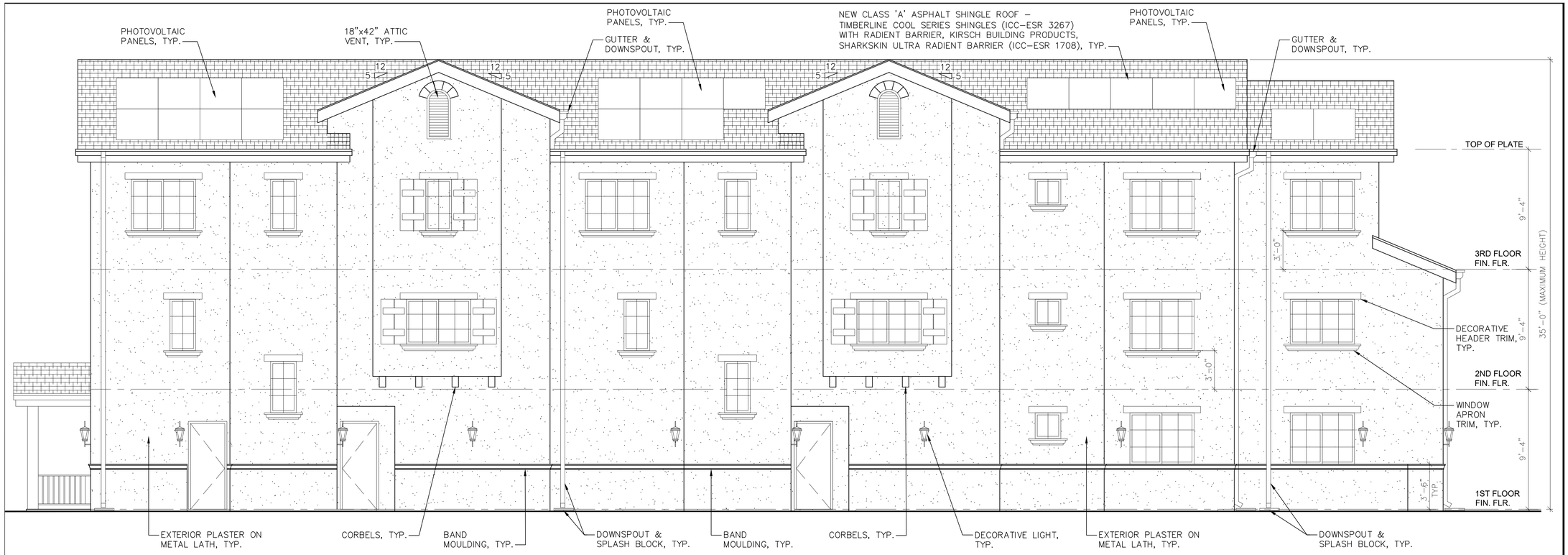
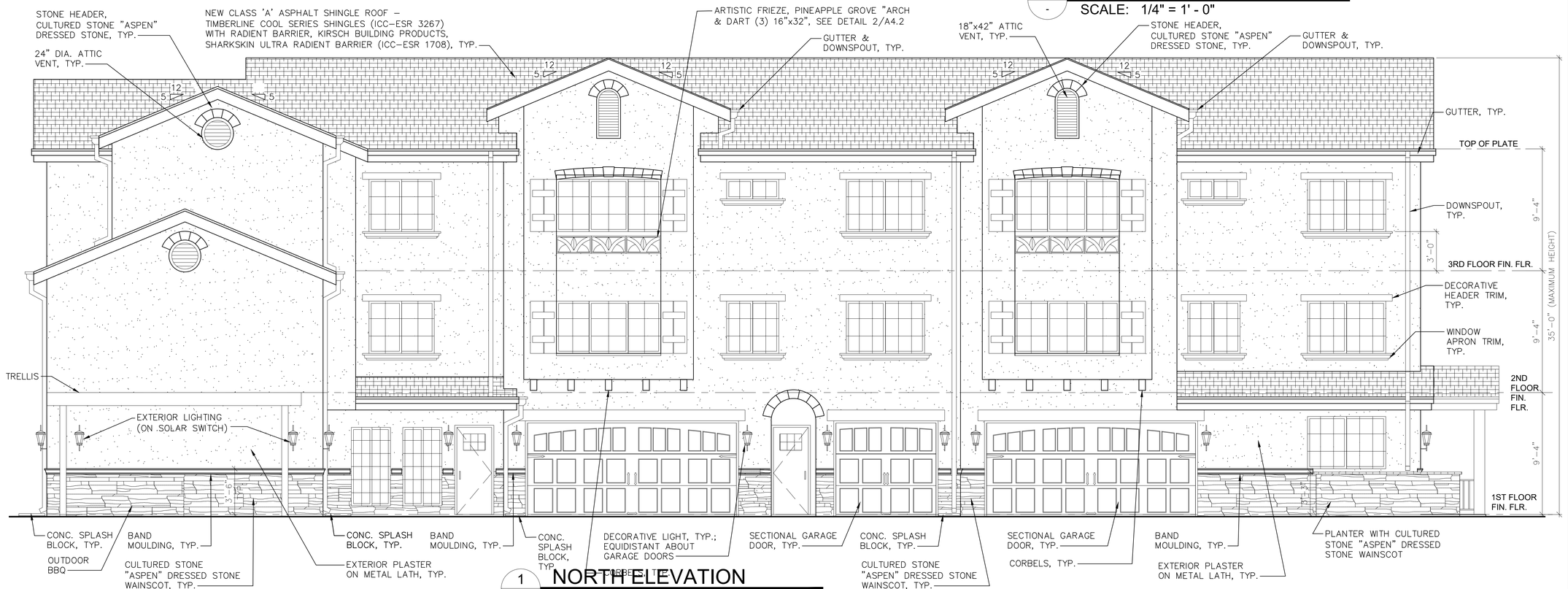
Title:
ROOF PLAN

Job Number:	Sheet Number A2.4
Design By: WA/ DJ	
Drawn By: CC	
Checked By: WA	
Date: 09.08.2020	Sheet of Sheets



2 - SOUTH ELEVATION

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



1 - NORTH ELEVATION

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

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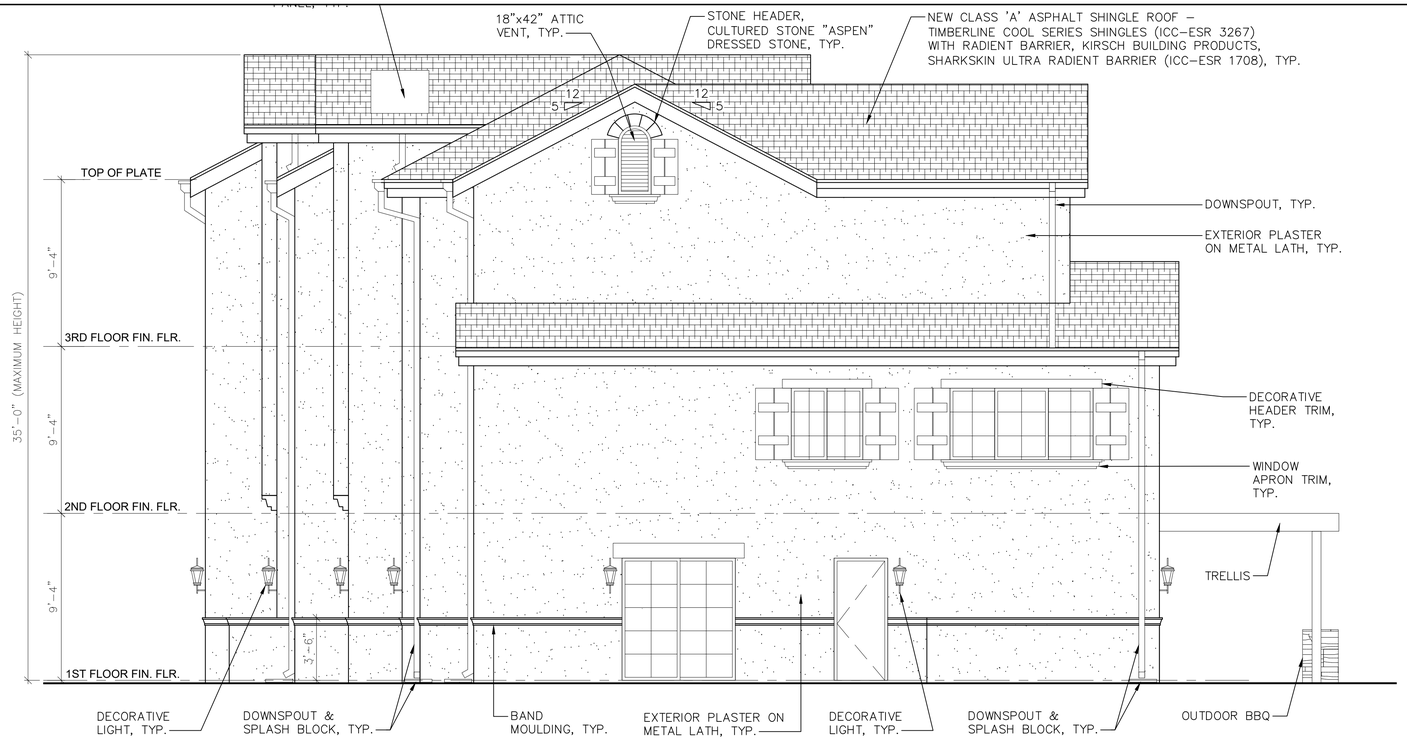
	7/22/20	PUD REVISIONS	

LICENSED ARCHITECT
WILLIAM W. ADAMS
No. C23169
12-31-21
RENEWAL DATE
STATE OF CALIFORNIA

Title:

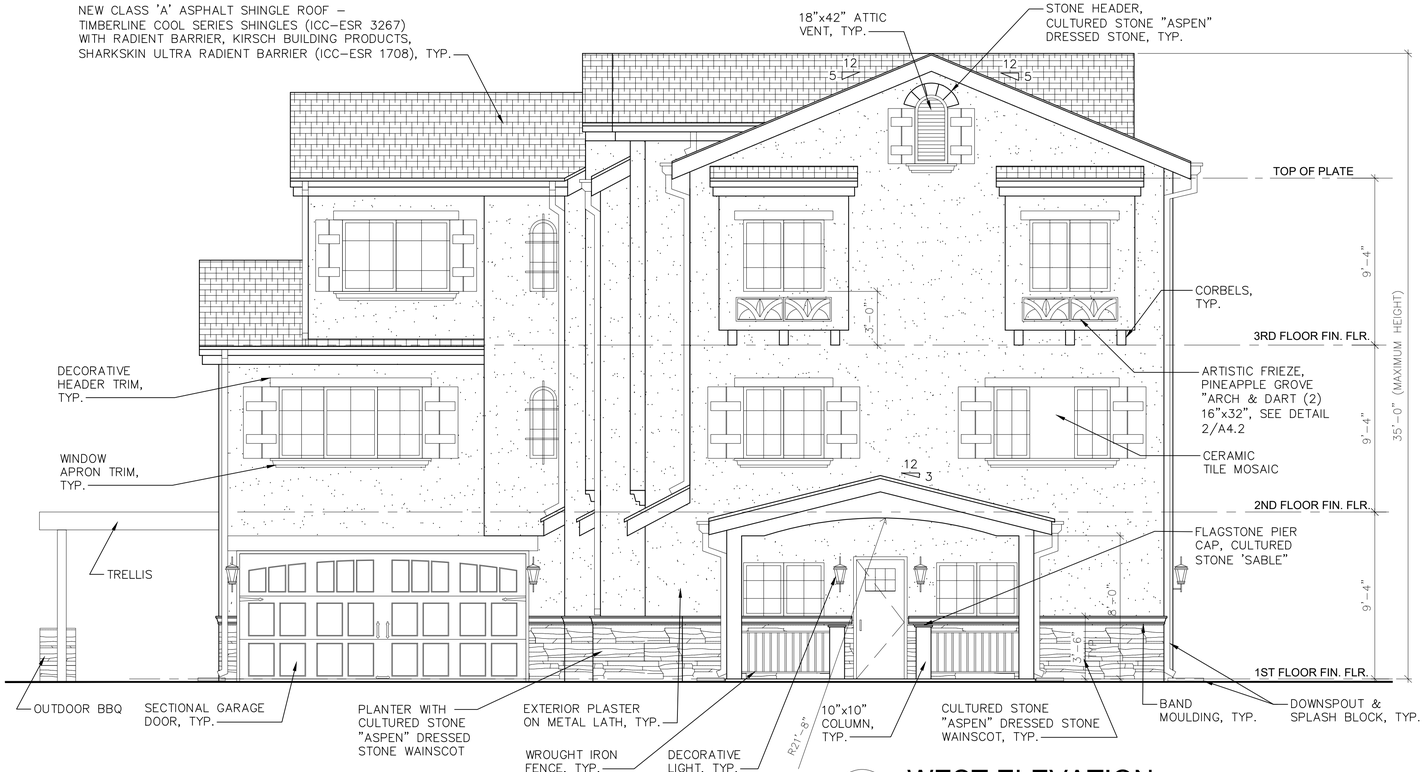
ELEVATIONS

Job Number:	Sheet Number A3.1
Design By: WA/ DJ	
Drawn By: CC	
Checked By: WA	
Date: 09.08.2020	Sheet of Sheets



2 - EAST ELEVATION

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



1 - WEST ELEVATION

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

ATTIC VENTILATION

UNIT 1

REQUIRED VENTILATION

916.9/150 = 6.1 SF X 144 = 880 SQ. IN.

VENTILATION PROVIDED

18"x 42"x 3 = 2,268 SQ. IN. x 0.4 = 907.2 SQ. IN. (GABLE VENTS)
TOTAL = 880 SQ. IN.

UNIT 2

REQUIRED VENTILATION

1,013.5/150 = 6.8 SF X 144 = 973 SQ. IN.

VENTILATION PROVIDED

18"x 42"x 2 = 1,512 SQ. IN. x 0.4 = 604.8 SQ. IN. (GABLE VENTS)
18"SQ. IN. (NET FREE AREA/L.F.) X 35 L.F. = 630 SQ. IN. (RIDGE VENT)
TOTAL = 1,234.8 SQ. IN.

UNIT 3

REQUIRED VENTILATION

1,533.3/150 = 10.2 SF X 144 = 1,472 SQ. IN.

VENTILATION PROVIDED

24"ROUND x 3 = 1,356 SQ. IN. x 0.4 = 542.4 SQ. IN. (GABLE VENTS)
18"x 42"x 1 = 756 SQ. IN. x 0.4 = 302.4 SQ. IN. (GABLE VENTS)
18"SQ. IN. (NET FREE AREA/L.F.) X 59 L.F. = 1,062 SQ. IN. (RIDGE VENT)
TOTAL = 1,906.8 SQ. IN.

NOTE:

1. VENT OPENINGS TO BE PROVIDED WITH CORROSION RESISTANT WIRE MESH WITH 1/16"MIN. ¼"OPENINGS.
2. A MIN OF A 1"AIR SPACE MUST BE MAINTAINED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE VENT LOCATIONS.

vision ARCHITECTURE
1835 Newport Boulevard Suite A109-204
Costa Mesa, CA 92627
Telephone: 714-875-7008

NOT FOR CONSTRUCTION

LA HABRA MULTI-FAMILY RESIDENTIAL UNITS

508 SOUTH WALNUT STREET,
LA HABRA, CA 90631

No.	Date	Revisions	By
	3/5/20	PUD APPLICATION	
	5/12/20	PUD REVISIONS	
	7/22/20	PUD REVISIONS	

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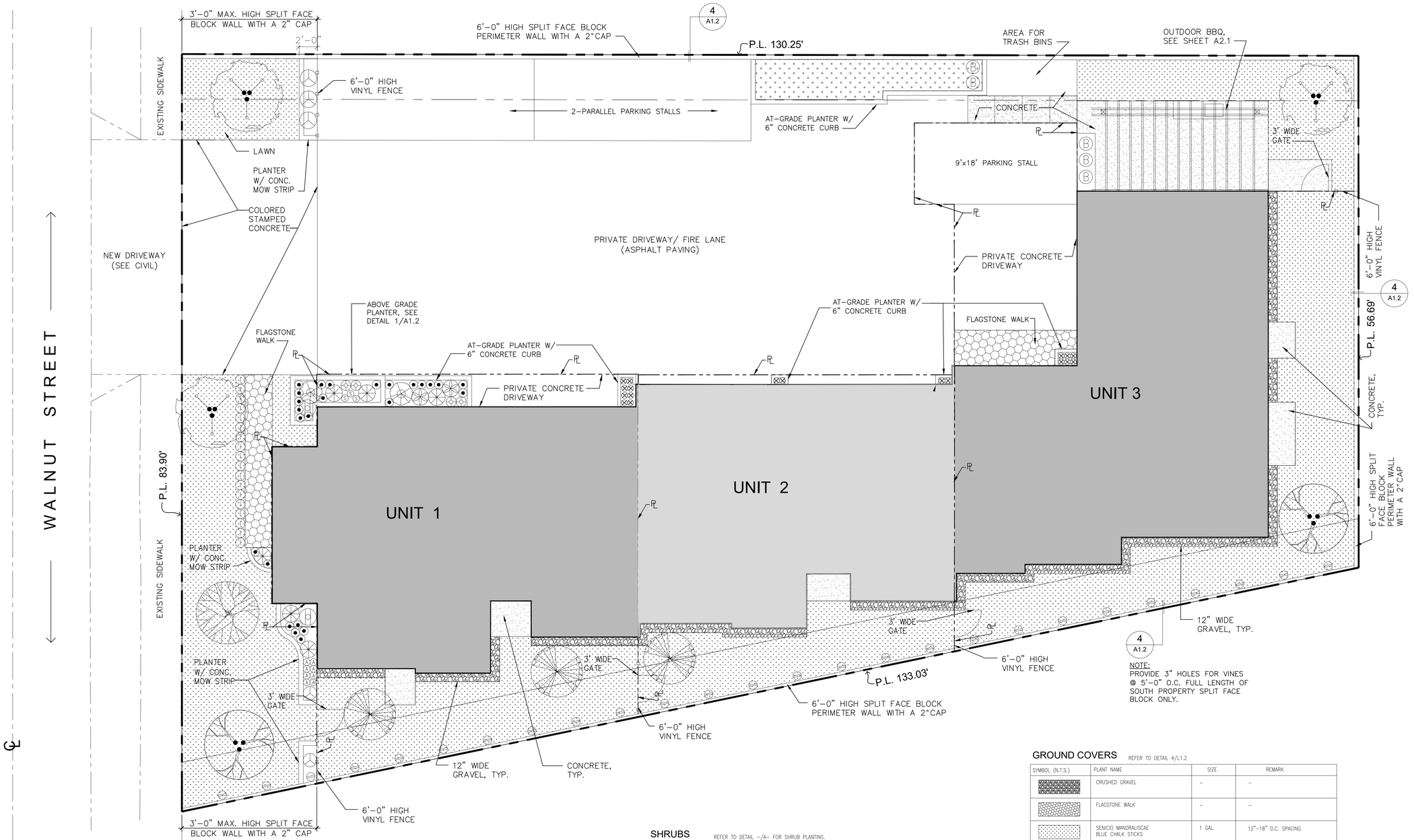

1 - LANDSCAPE PLAN
SCALE: 3/16" = 1'-0"

N

SHRUBS

REFER TO DETAIL -/A- FOR SHRUB PLANTING.

SYMBOL (N.T.S.)	PLANT NAME	SIZE	REMARK
B	ANIGOZANTHOS FLAVIDUS 'YELLOW KANGAROO PAW	5 GAL.	2'-0" O.C. SPACING
A	DIETES X NOLA ALBA KATRINA AFRICAN LILY	5 GAL.	2'-0" O.C. SPACING
I	LOBELIA ERINUS 'CRYSTAL PALACE'	5 GAL.	12"-0" O.C. SPACING
B	MYRSINE AFRICANA AFRICAN BOXWOOD	5 GAL.	2'-0" O.C. SPACING
	MACFADYENA UNGUIS-CATI 'CAT'S CLAW'	5 GAL.	5'-0" O.C. SPACING AT VINE HOLES
	PHORMIUM TENAX 'RUBRUM' NEW ZEALAND FLAX	5 GAL.	AS SHOWN OR 2'-0" O.C. MIN.
	PITTOSPORUM T. 'SILVER SHEEN' SILVER SHEEN PITTOSPORUM	15 GAL.	AS SHOWN
	STRELIZIA 'RED MEXICAN BIRD OF PARADISE'	5 GAL.	2'-0" O.C. SPACING
	AGAVE ATTENUATA 'BOUTIN BLUE 'BLUE FOXTAIL AGAVE'	15 GAL.	AS SHOWN
	DIANELLA TASMANICA 'YELLOW STRIPE'	5 GAL.	2'-0" O.C. SPACING
	DASYLIRION LONGISSIMUM 'TOOTHLESS DESERT SPOON'	5 GAL.	AS SHOWN
	EQUISETUM HYEMALE 'WATER RUSH BAMBOO'	5 GAL.	AS SHOWN
S	SANSEVIERIA TRIFASCIATA 'SNAKE PLANT'	5 GAL.	2'-0" O.C. SPACING

GROUND COVERS

REFER TO DETAIL 4/L1.2

SYMBOL (N.T.S.)	PLANT NAME	SIZE	REMARK
	CRUSHED GRAVEL	-	-
	FLAGSTONE WALK	-	-
	SENICIO MANDRALISCAE BLUE CHALK STICKS	1 GAL.	12"-18" O.C. SPACING
SOD	TURF (HYDROSEED) GRAND SLAM 'SALINE' BY STOVER SEED CO. OR APPROVED EQUAL		
	4" DECOMPOSED GRANITE W/ STABILIZER COLOR: 'DESERT GOLD' OR APPROVED EQUAL		INSTALL PER DETAIL 7/L1.2

NOTE: CONTRACTOR TO VERIFY EXACT QUANTITIES OF PLANT MATERIALS BASED ON CONDITIONS AND PLANT MATERIALS COVERAGE.

TREES

SYMBOL (N.T.S.)	PLANT NAME	SIZE	QTY.	REMARK	DETAIL	SHEET
	OLEO EUROPAEA 'WILSONII' FRUITLESS OLIVE TREE	24" BOX	3	MULTI TRUNK	1	L1.2
	LAGERSTROEMIA 'TUSCARORA' CRAPE MYRTLE TREE	24" BOX	1	MULTI TRUNK	1	L1.2
	BETULA PENDULA MULTI TRUNK EUROPEAN WHITE BIRCH TREE	24" BOX	3	MULTI TRUNK	1	L1.2
	ARBUTUS 'MARINA' STANDARD MULTI ARBUTUS 'MARINA' STANDARD	36" BOX	2	SINGLE TRUNK	2	L1.2

SEE SHEET L1.2 FOR INSTALLATION.

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