



# LA HABRA

BUILDER/DEVELOPER:  
**THE OLSON COMPANY**  
SEAL BEACH, CA  
ARCHITECT:  
**KTGY**  
IRVINE, CA  
CIVIL ENGINEERS:  
**C&V CONSULTING, INC.**  
LAKE FOREST, CA  
LANDSCAPE ARCHITECT:  
**STUDIO PAD, INC.**  
LAGUNA HILLS, CA



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

The Olson Company  
3010 Old Ranch Parkway, Suite 100  
Seal Beach, CA 90704

**LA HABRA - IMPERIAL & EUCLID**  
LA HABRA, CA # 2019-0912

Plot Date: 12.07.2021

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### ARCHITECTURE

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<b>Property Address</b>		<b>Legal Description</b>	
251-351 Imperial Highway La Habra, CA 90631		Pin No. Assessor: 019-042-21 & 019-042-24 TTM No. 19143	
<b>Building Code Summary</b>			
Occupancy	R-2		
Construction Type	Type V-B		
Fire Sprinkler	NFPA 13		
Building Type	On-Grade		
Number of Stories	3		
<b>Zoning</b>		<b>Site Area</b>	
Current Zoning	R-4 Multi-Family		
Proposed Zoning	R-4 Multi-Family		
<b>Site Summary</b>		<b>Site Area</b>	
Gross Site Area	242,934 SF	5.58 AC	
Net Site Area	213,749 SF	4.91 AC	
Dwelling Units	117 DU		
Gross Density	20.9 DU/AC		
Net Density	23.8 DU/AC		
<b>Lot Coverage</b>			
Maximum Lot Coverage	40 %		
Provided Lot Coverage	35 % Provided		
<b>Density</b>			
Permitted Density	24.0 DU/AC		
Provided Density	20.9 DU/AC		
<b>Building Height</b>			
Allowed	35' (or 3 Story)		
Proposed	35'		

Townhomes Plan Summary						
	#	GFA	Beds	%	Total GFA	GFA + Garage
P1	4	1,208	2	3.4%	4,832	6,868
P1X	12	1,243	2	10.3%	14,916	21,648
P1Y	4	1,279	2	3.4%	5,116	7,064
P1Z	2	1,243	2	1.7%	2,486	3,460
P2	11	1,306	2	9.4%	14,366	19,580
P3	14	1,358	3	12.0%	19,012	25,536
P3X/Y	18	1,354	3	15.4%	24,372	33,714
P4	11	1,564	3	9.4%	17,204	22,154
P5	5	1,545	3	4.3%	7,725	10,190
P6	4	1,644	4	3.4%	6,576	8,484
P7	11	1,672	3	9.4%	18,392	23,276
T1	7	1,103	2	6.0%	7,721	11,032
T2	7	1,627	3	6.0%	11,389	14,546
T3	7	1,803	4	6.0%	12,621	15,813
<b>Total</b>	<b>117</b>			<b>100.0%</b>	<b>166,728</b>	<b>223,365</b>

Type	#	%
2 bedroom Units	40	34.2%
3 bedroom Units	66	56.4%
4 bedroom Units	11	9.4%
<b>Total</b>	<b>117</b>	<b>100%</b>

Bedroom Count		
Type	#	%
2 bedroom total	80	24.8%
3 bedroom total	198	61.5%
4 bedroom total	44	13.7%
<b>Total</b>	<b>322</b>	<b>100%</b>

Parking Summary		
Required	Spaces/ Unit	Req.
Resident (2 & 3 Bedroom)	2.0	212
Resident (4 Bedroom)	2.5	28
<b>Total Required Parking</b>	<b>4.5</b>	<b>240</b>

Parking Provided	Spaces/ Unit	Spaces Provided
Garage Spaces	2.0	234
Guest Spaces	0.20	23
Accessible Space	0.02	2
<b>Total Provided Parking</b>	<b>2.21</b>	<b>259</b>

Building Coverage	± 85,577 SF	40.0 %
Pavement Coverage	± 80,730 SF	37.8 %
Gross Landscape Coverage	± 47,442 SF	22.2 %



**Legend**

Accessible Units (10)

Affordable Units (12)

IMPERIAL HIGHWAY



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Suite 200  
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ktgy.com

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Plot Date: 12.07.2021



SITE PLAN

A1.0



CONCEPTUAL STREET SCENE ON IMPERIAL HIGHWAY

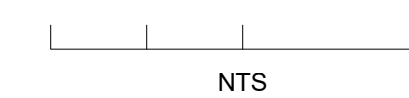


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STREET SCENE

A1.1

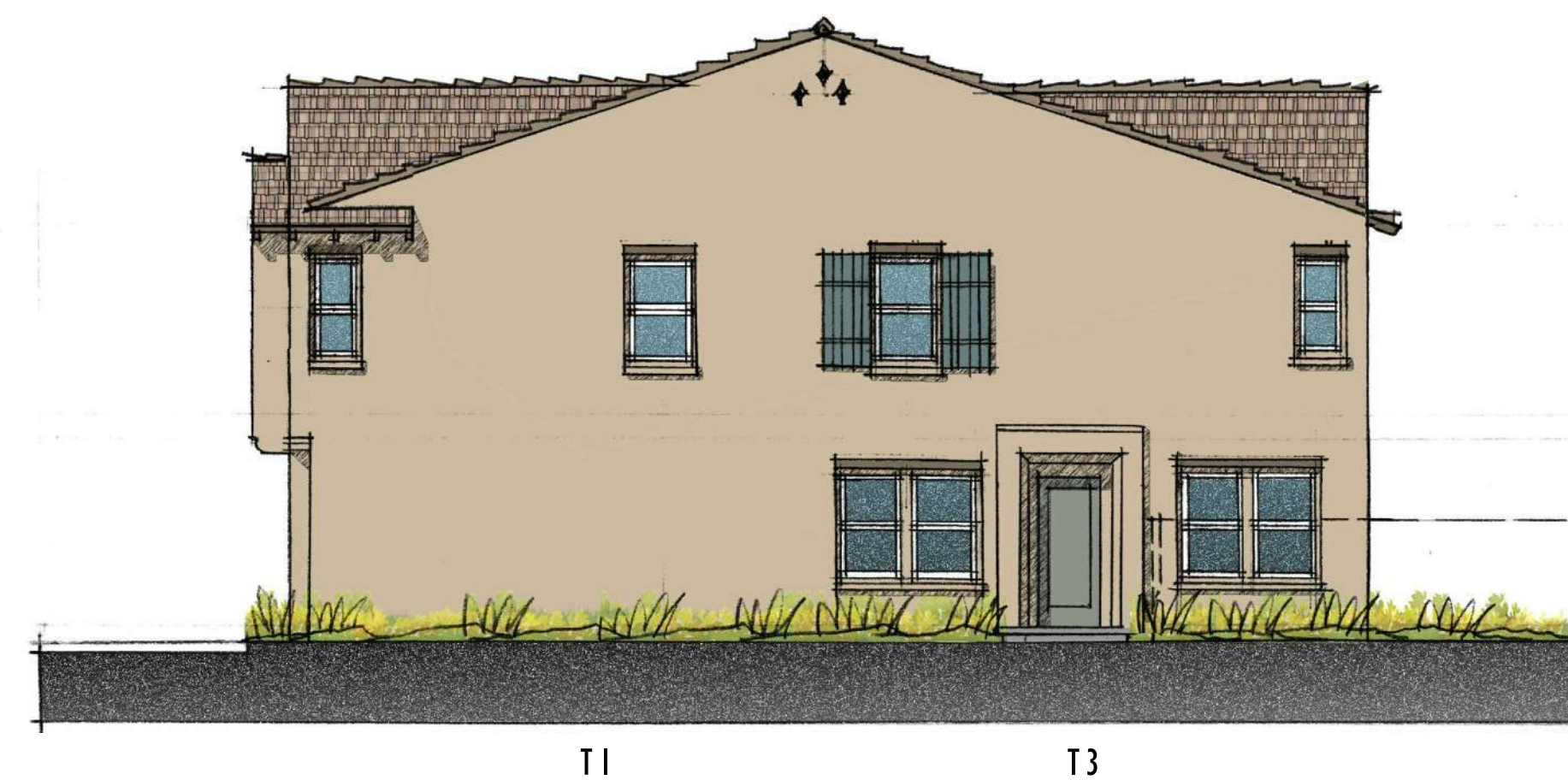
- LEGEND** (E) (At Enhanced Locations Only)
- |  |  |   |
|--|--|---|
| 1 Stucco, 16/20 Finish   | 9 2x6 Barge Bd.                            | 19 Fiber Cement Trim at Bay Window (W.O.)               |
| 2 Concrete Shake Roof Tiles with Gable End Wedges  | 10 Decorative Metal Railing                | 20 Fiber Cement Bd. Panel (W.O.)                        |
| 3 Gable End Faux Decorative Vent (Recesses)  | 11 Decorative Metal Grille Work            | 21 Decorative Wood (4x3 - Flat) Trellis (W.O.)          |
| 4 1" Stucco Trim Header  | 12 Stucco Over 2"x3" Band Trim             | 22 Wood Beam and (8x8) Post (W.O.)                      |
| 5 Recessed Beam/Trim (Wrap Color as Needed) with Faux Wood Corbels (Where Occurs - W.O.) | 13 Stucco Over 1" Foam Furring             | 23 Low Stucco Wall                                      |
| 6 Adobe Brick Veneer Sill Trim (Coronado Stone) (E)                                      | 14 Decorative 2x Stucco Sill Trim          | 24 Metal Decorative Sectional Garage Door               |
| 7 Stucco Recess /Reveal at Windows/Doors (W.O.)  | 15 Decorative Faux Wood Corbel             | 25 Decorative Exterior Lights & Address                 |
| 8 Exposed Wood Truss Tails   | 16 Decorative Wood Awning/Outlooker (W.O.) | 26 Metal Utility Door                                   |
|  | 17 Fiberglass Decorative Front Door        | 27 Decorative Board Shutters with Metal Faux Straps (E) |
|  | 18 Metal Scupper with Decorative Trim      | 28 Stucco Surround with Battered Recess (Per Plan)      |



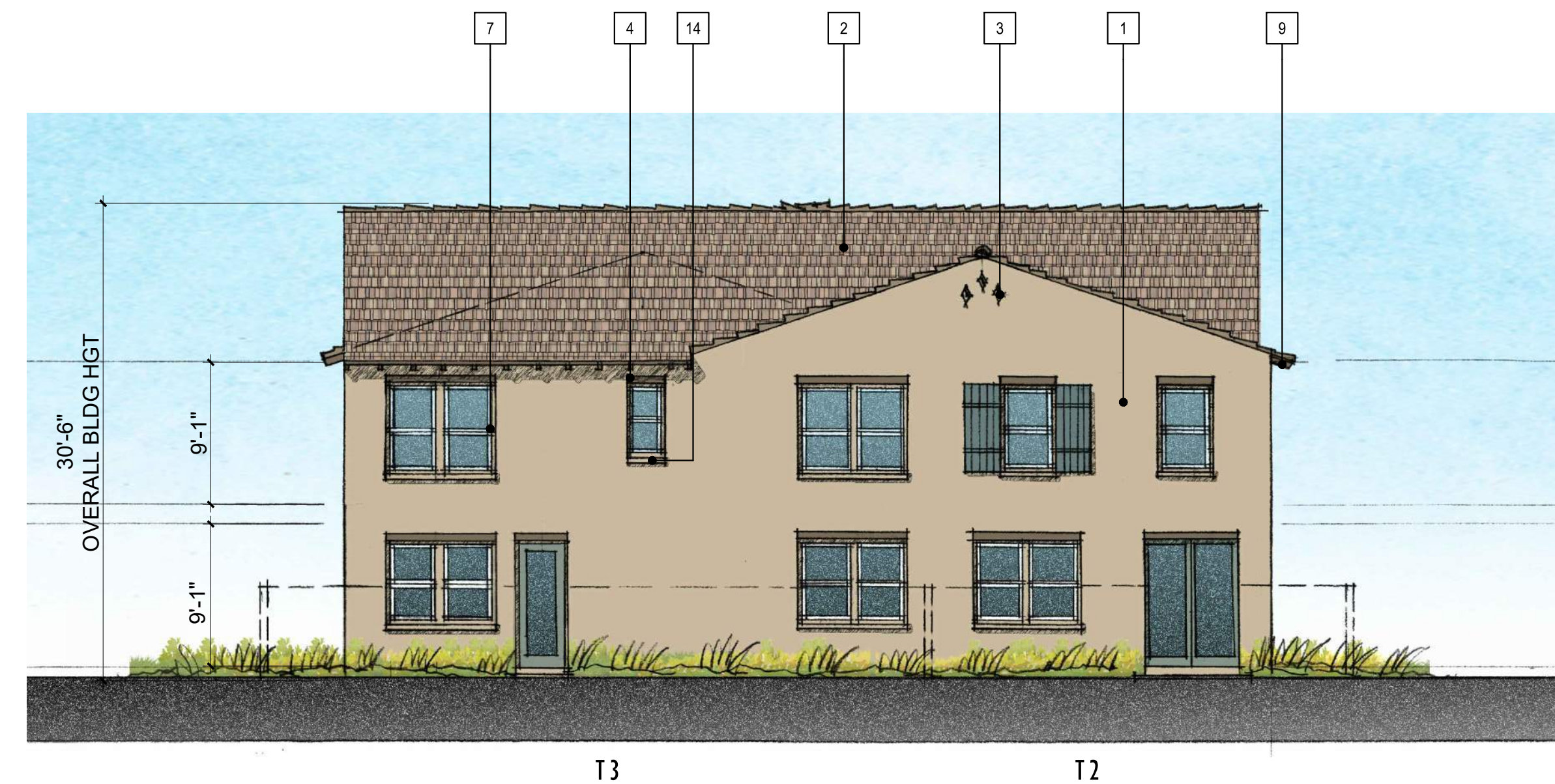
LEFT



FRONT (STYLE A)



RIGHT



REAR

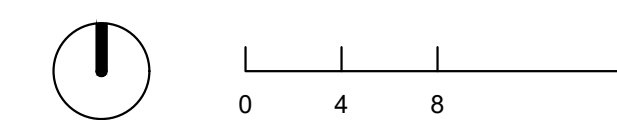


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T-100 ELEVATIONS  
STYLE A

A2.0

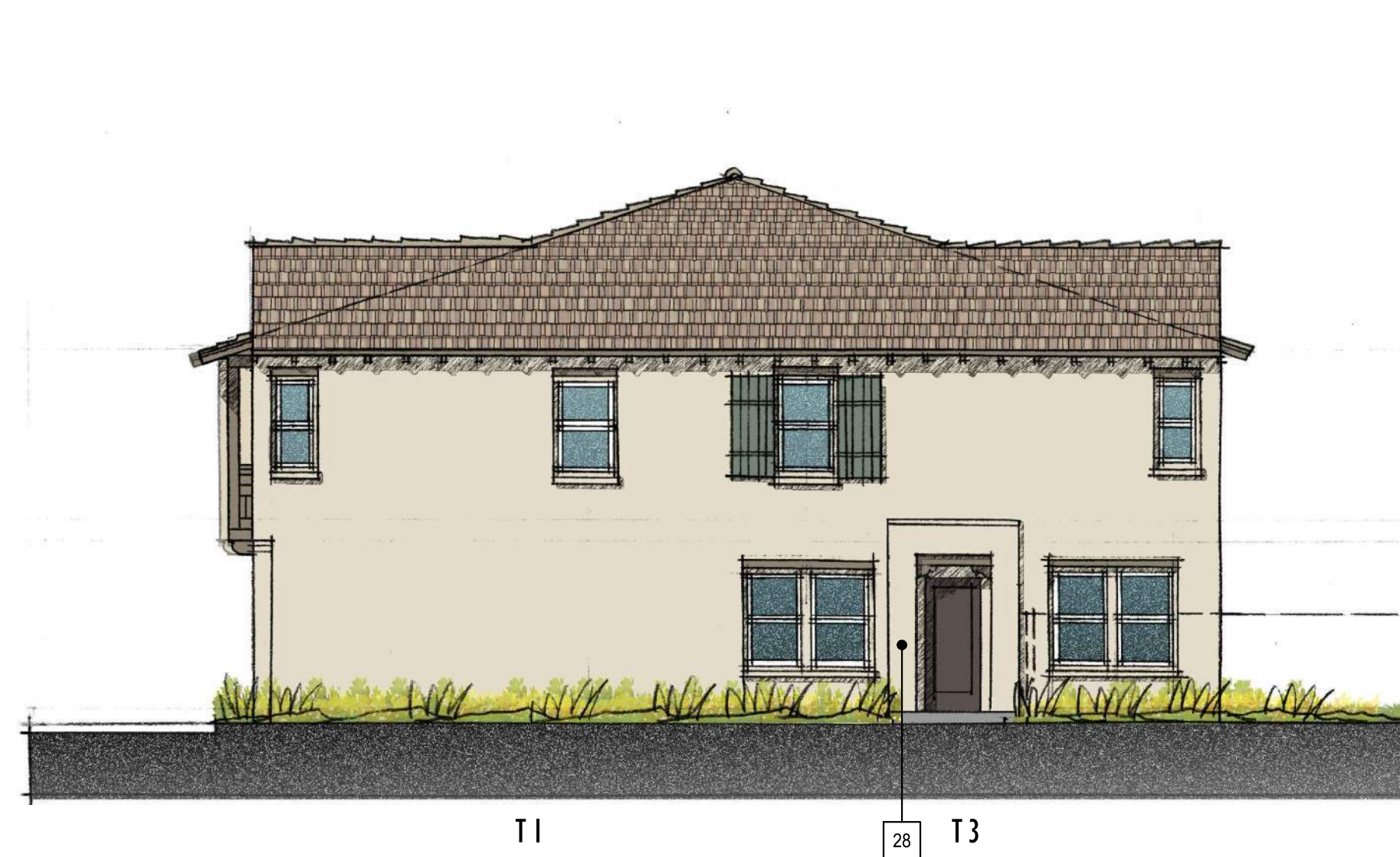
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- |  |  |   |
|--|--|---|
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|  | 18 Metal Scupper with Decorative Trim      | 28 Stucco Surround with Battered Recess (Per Plan)      |



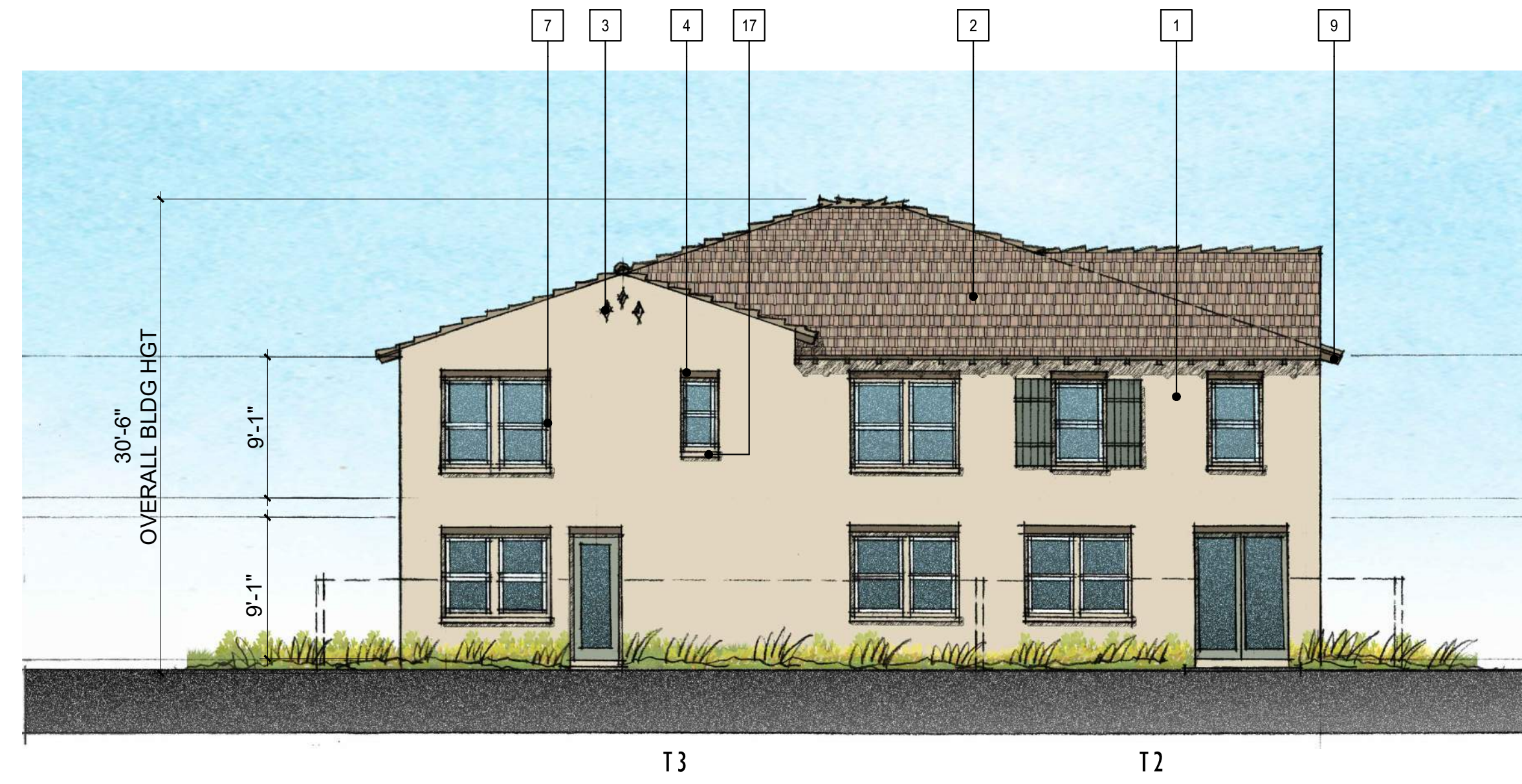
LEFT



FRONT (STYLE B)



RIGHT



REAR

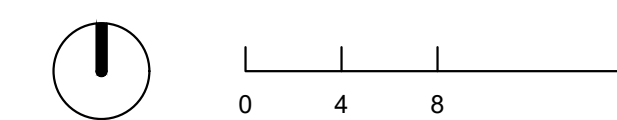


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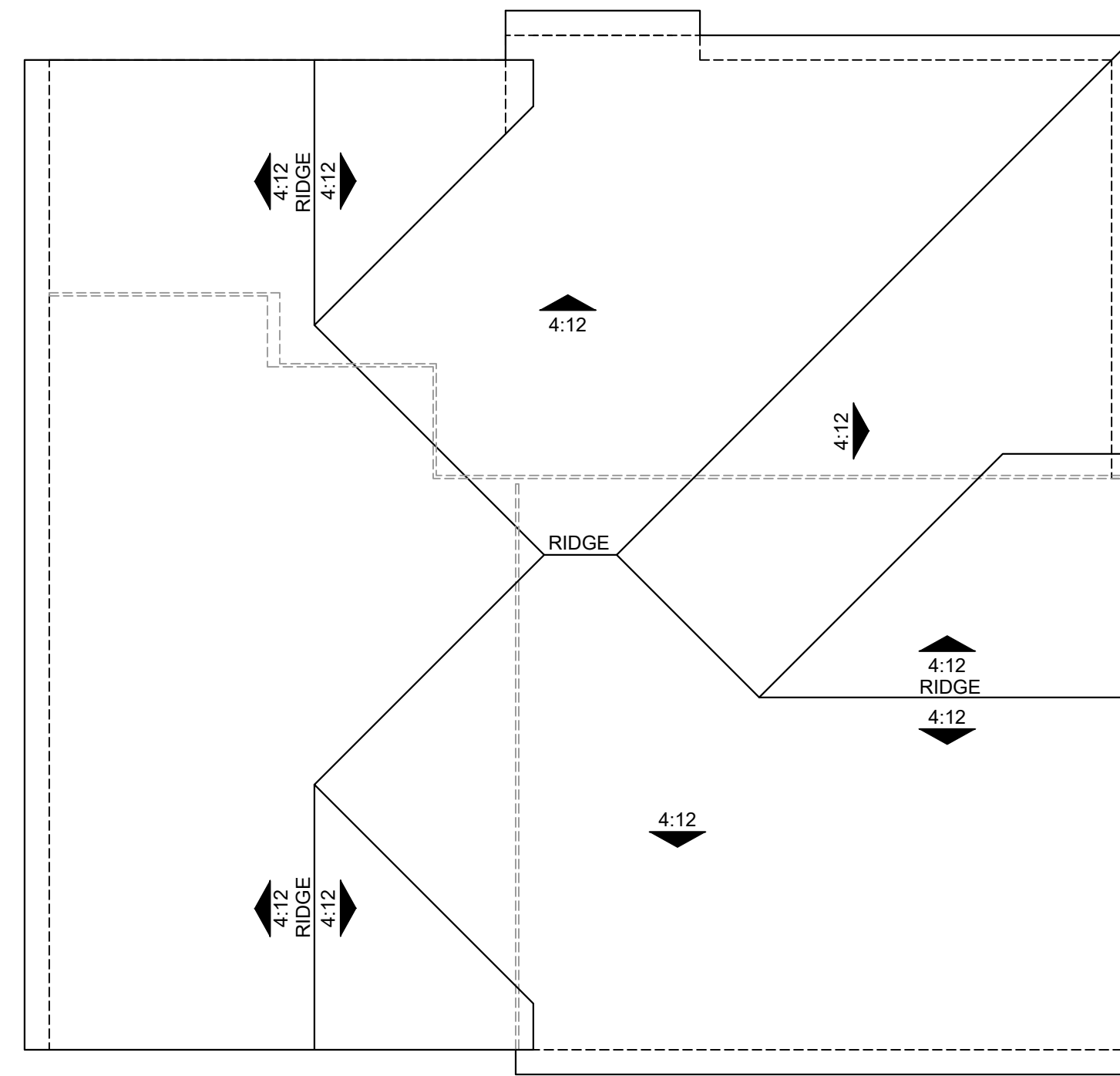
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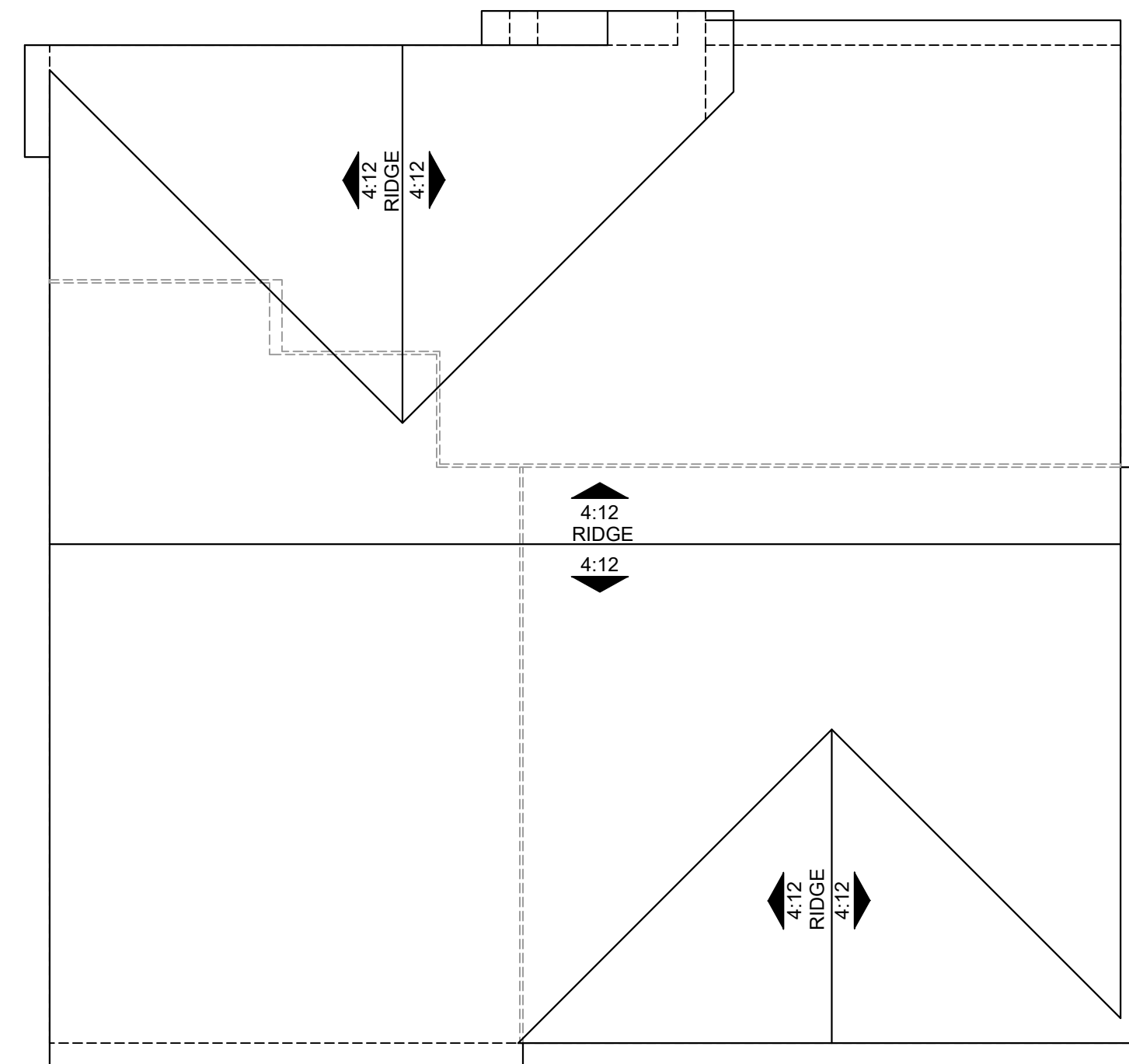


T-100 ELEVATIONS  
STYLE B

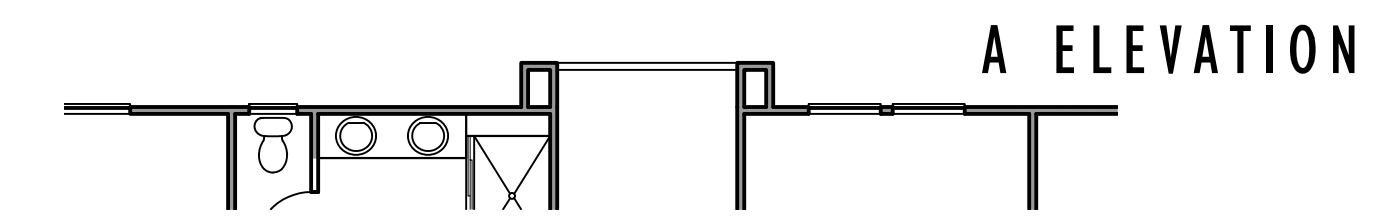
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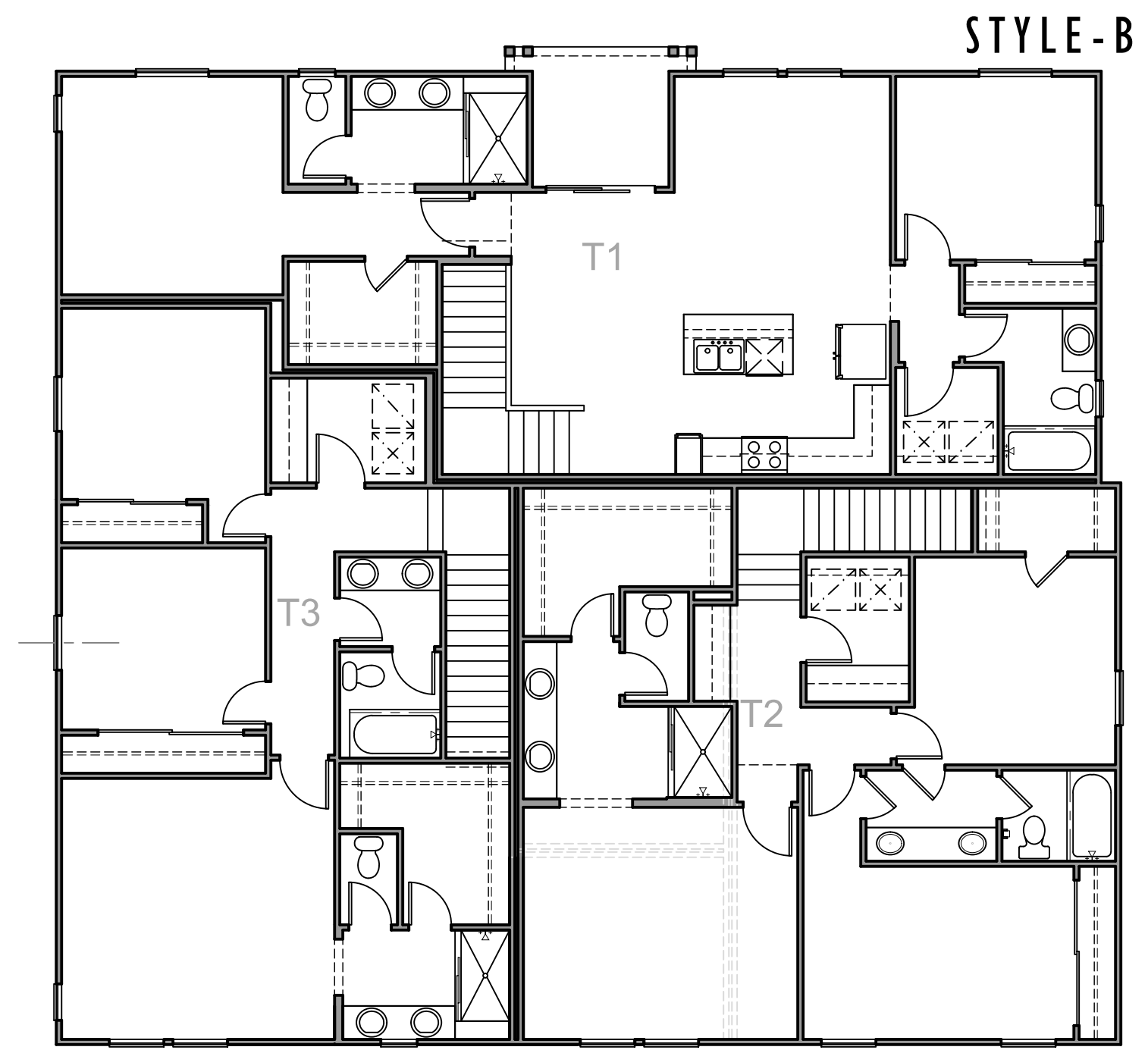
ROOF-B



ROOF-A



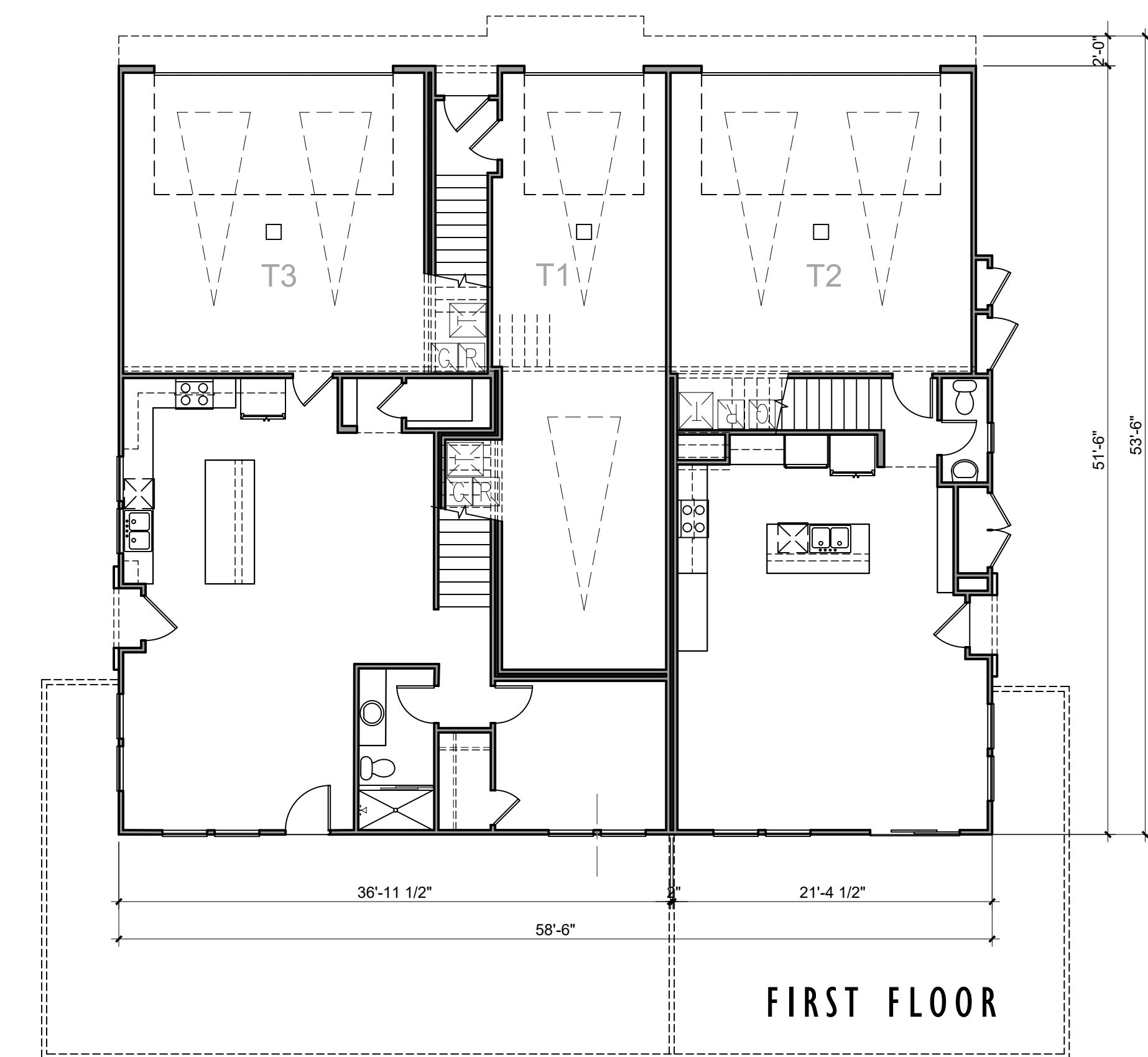
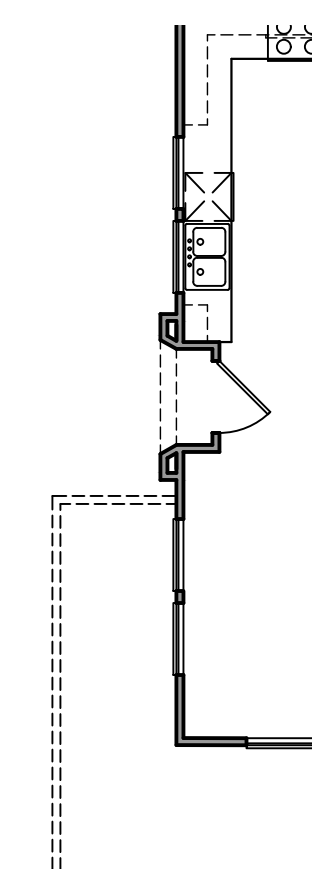
A ELEVATION



STYLE-B

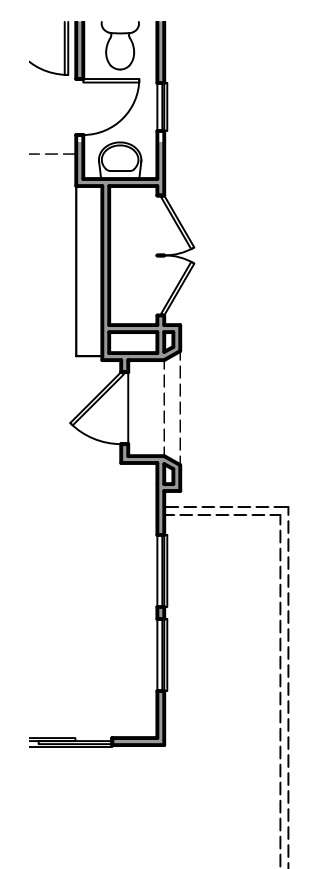
SECOND FLOOR

A ELEVATION



FIRST FLOOR

A ELEVATION



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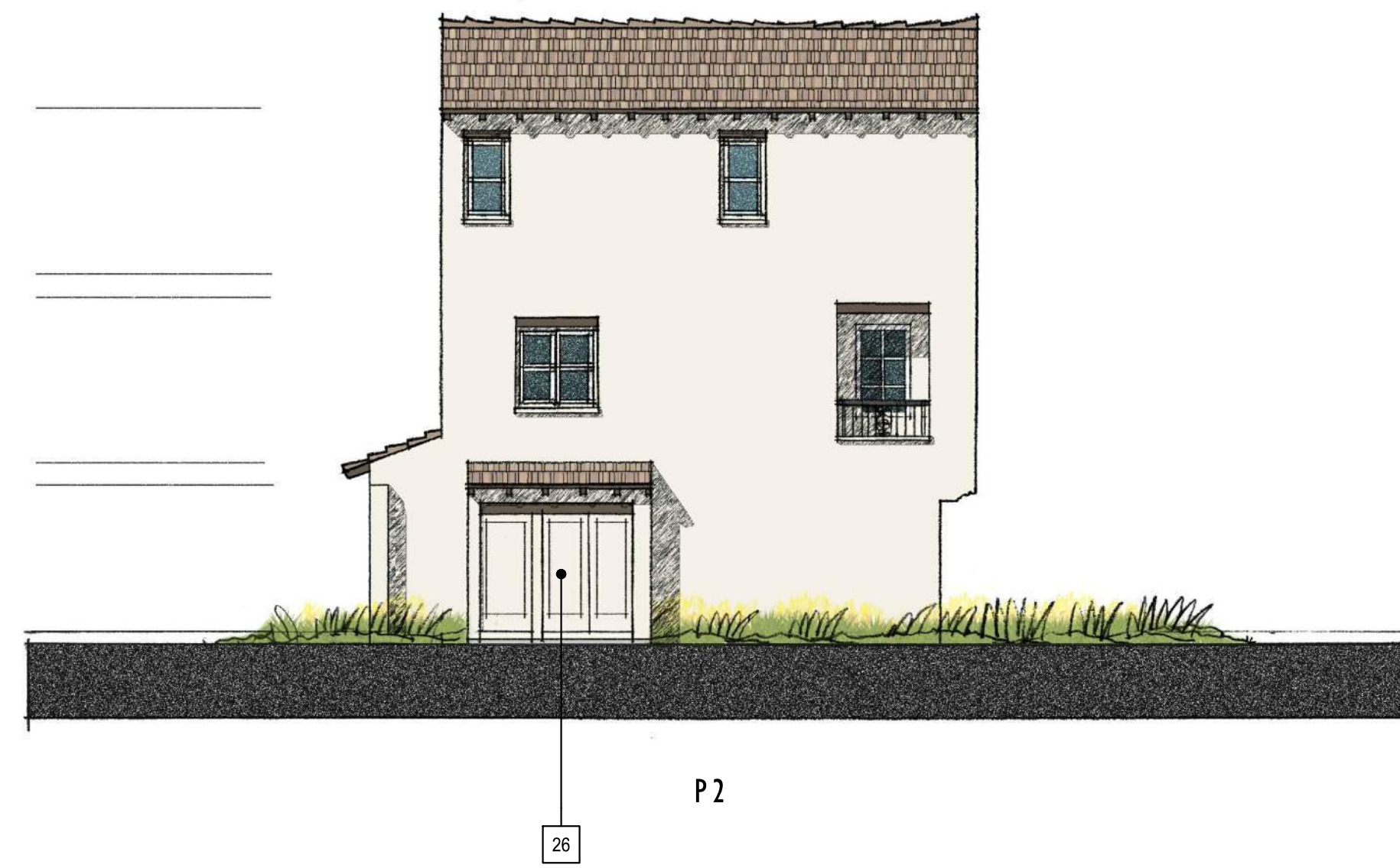
Plot Date: 10.14.2021



T-100 COMPOSITE PLANS

A2.1

- LEGEND** (E) (At Enhanced Locations Only)
- |  |  |   |
|--|--|---|
| 1 Stucco, 16/20 Finish   | 9 2x6 Barge Bd.                            | 19 Fiber Cement Trim at Bay Window (W.O.)               |
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|  | 18 Metal Scupper with Decorative Trim      | 28 Stucco Surround with Battered Recess (Per Plan)      |



P2

26

LEFT



P2

18

P2

25

P2

24

15

5

FRONT



P2

RIGHT



P2

5

P2

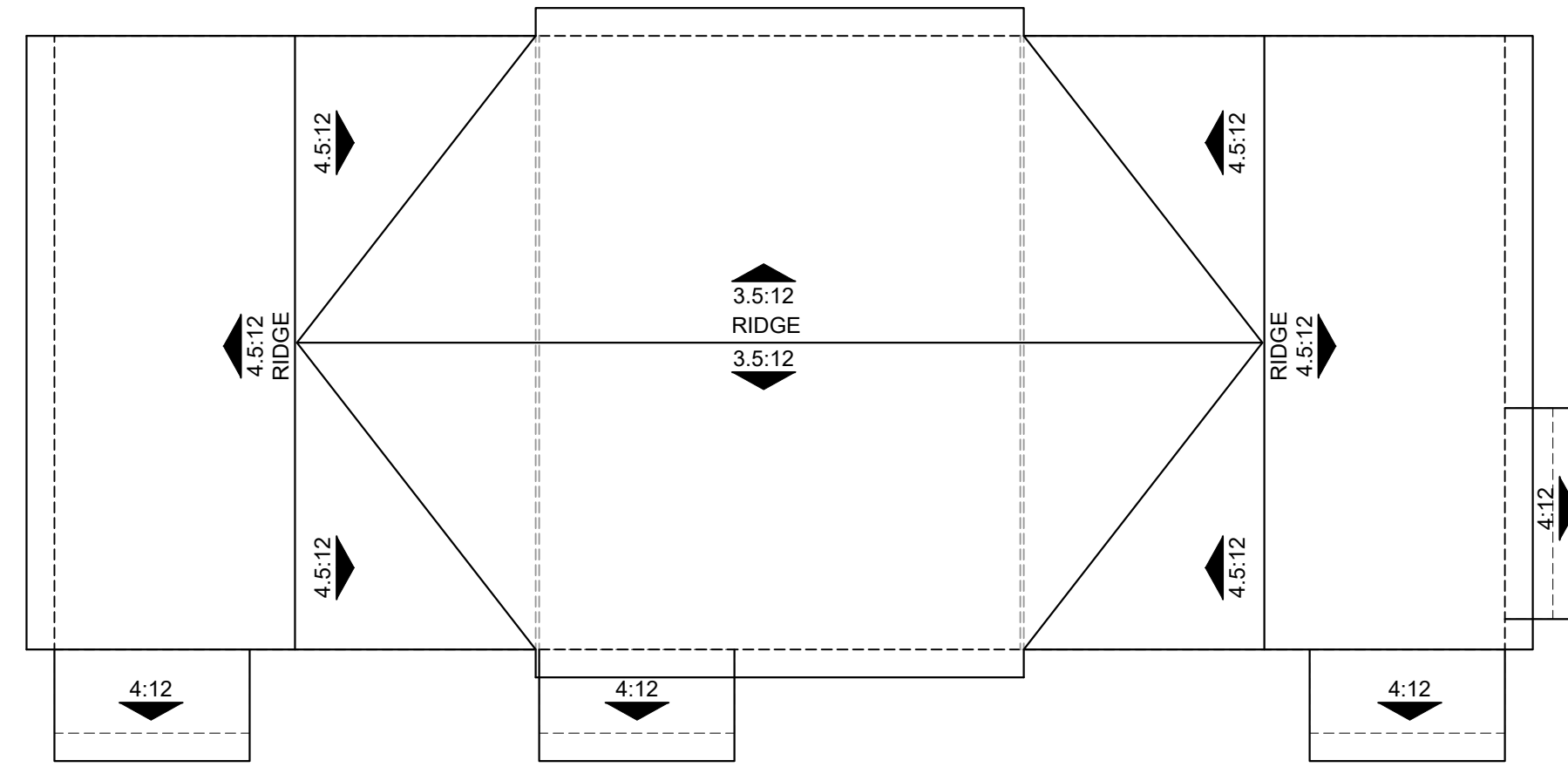
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14

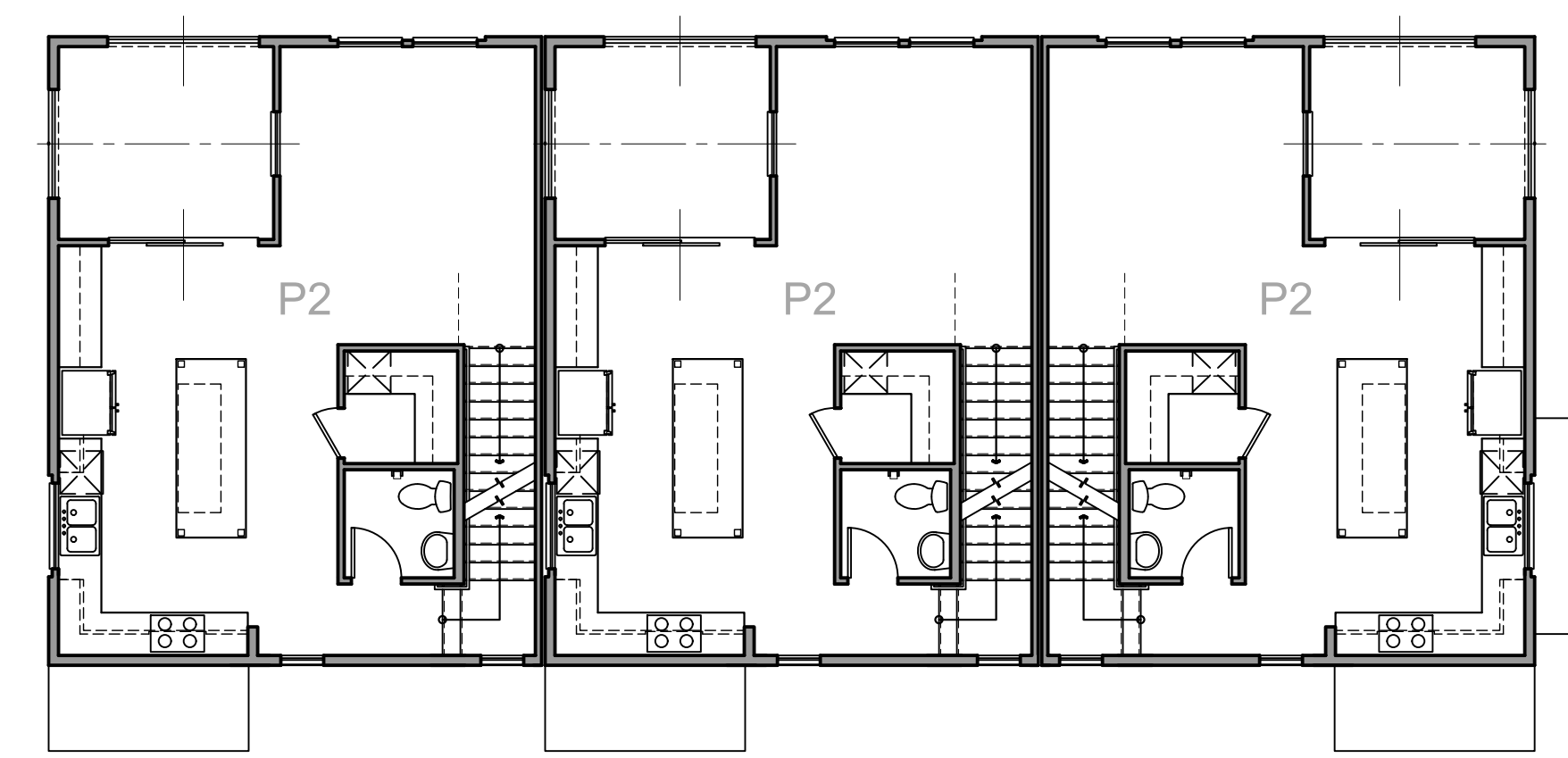
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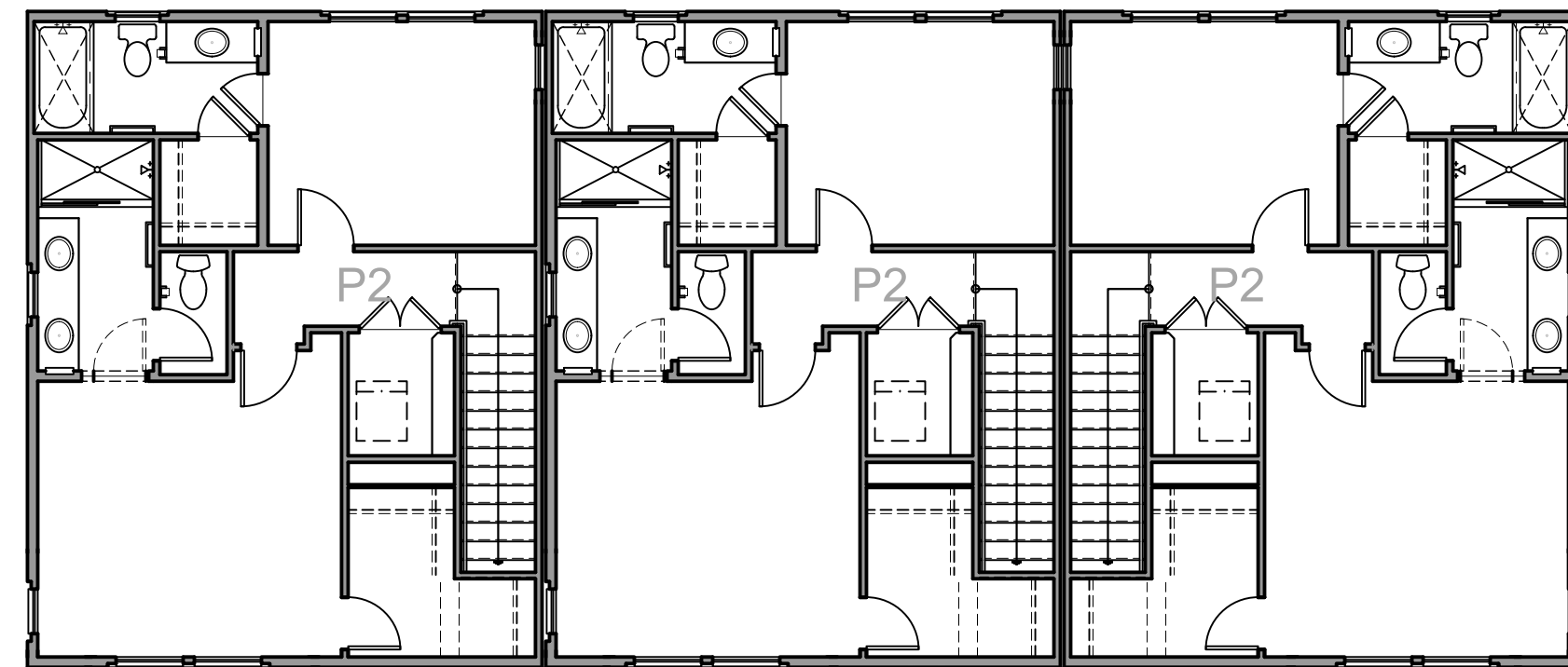
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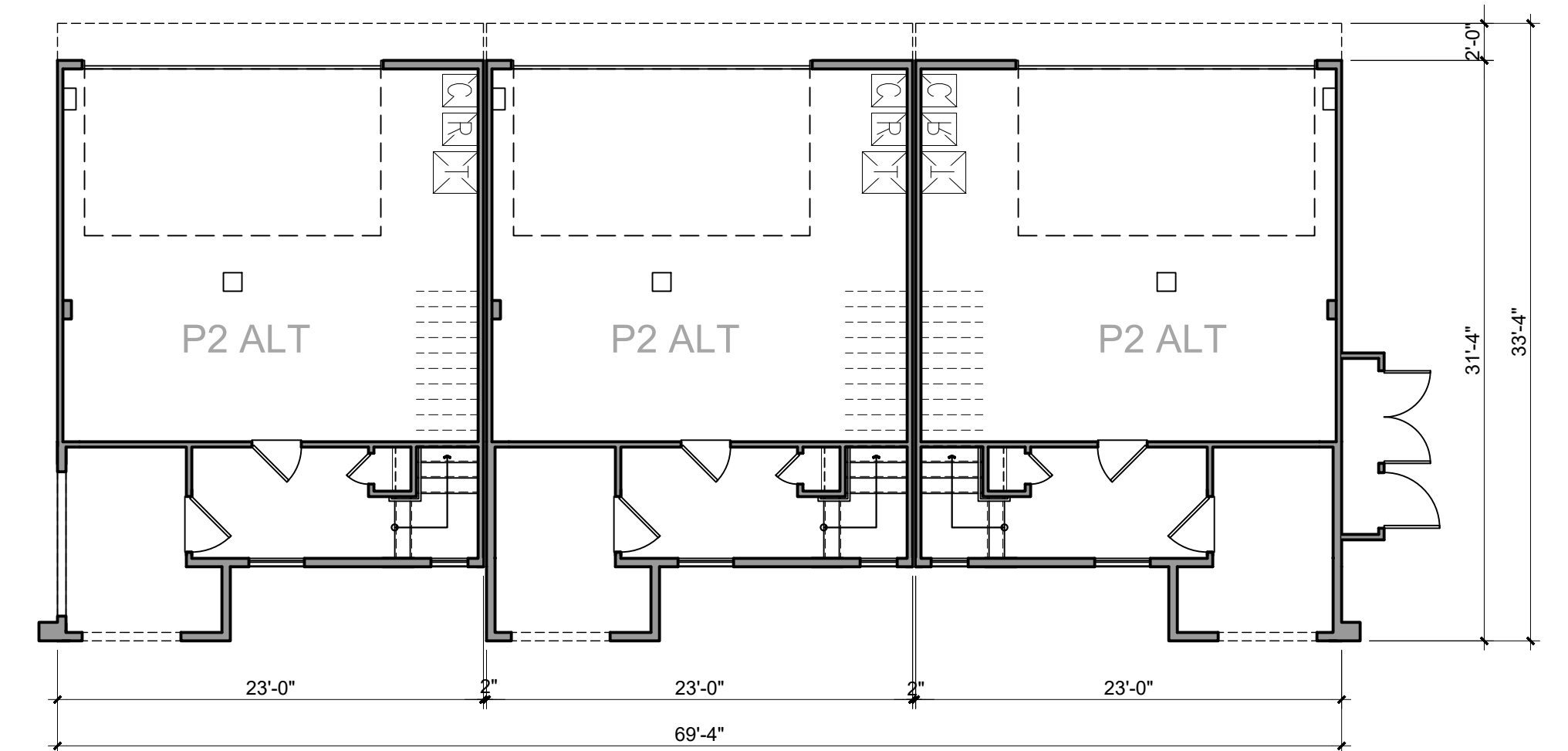
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

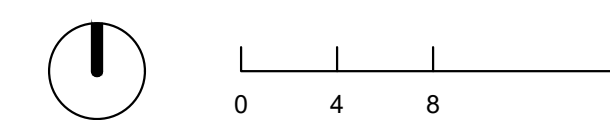


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T-200 COMPOSITE PLANS

A2.3

LEGEND (E) (At Enhanced Locations Only)

- |  |  |   |
|--|--|---|
| 1 Stucco, 16/20 Finish   | 8 2x6 Barge Bd.                            | 19 Fiber Cement Trim at Bay Window (W.O.)               |
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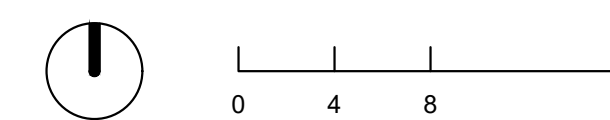


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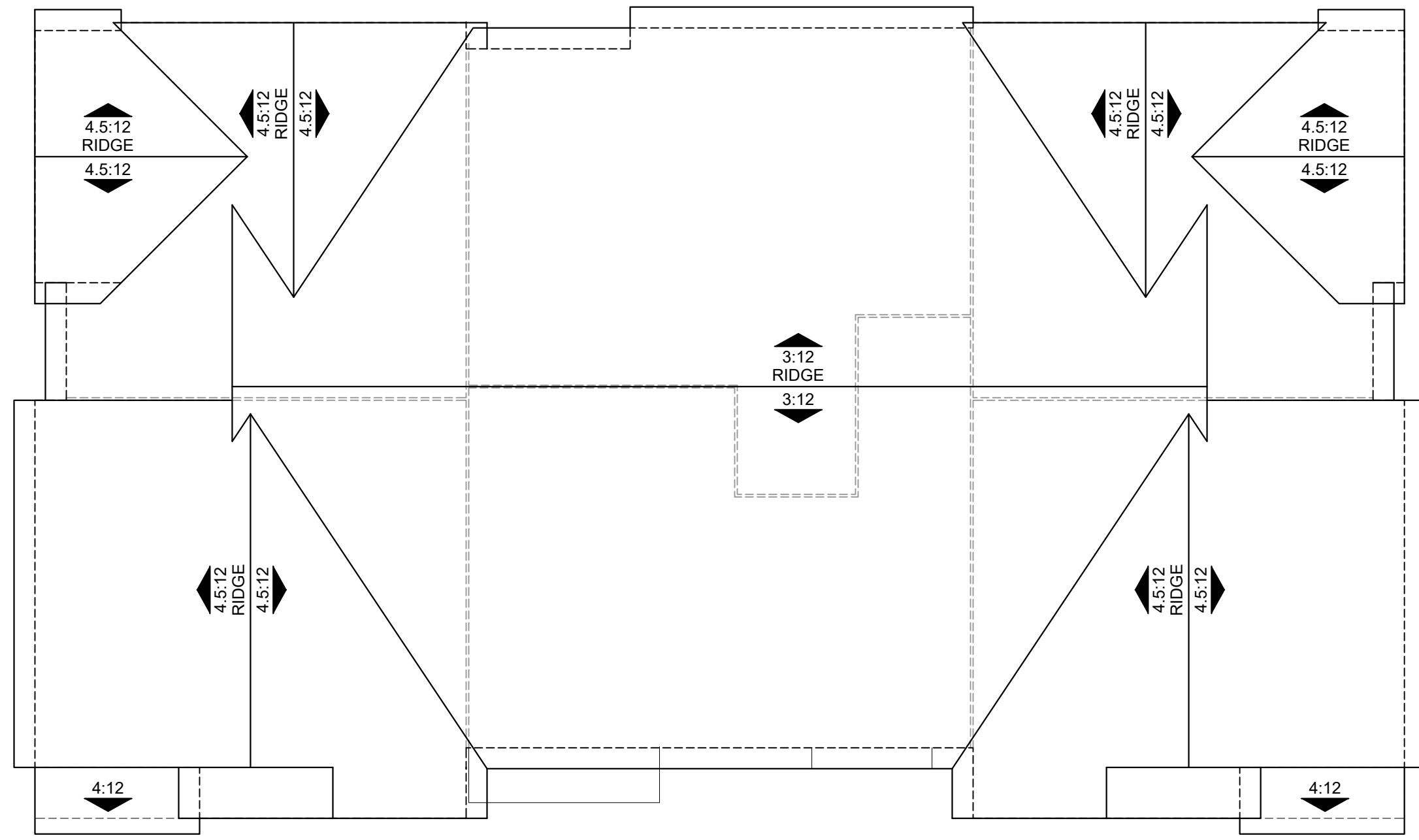
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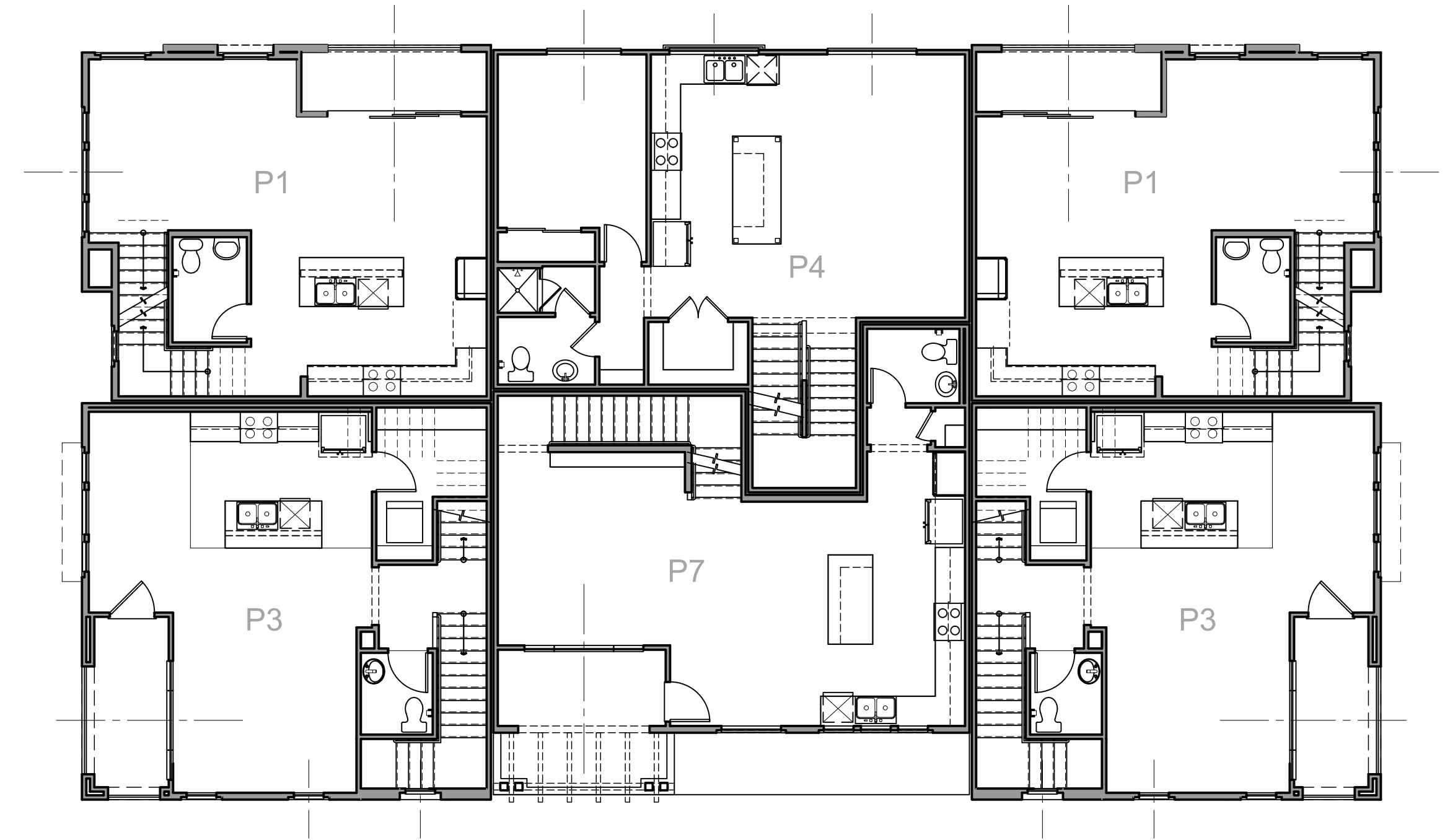


T-300 ELEVATIONS

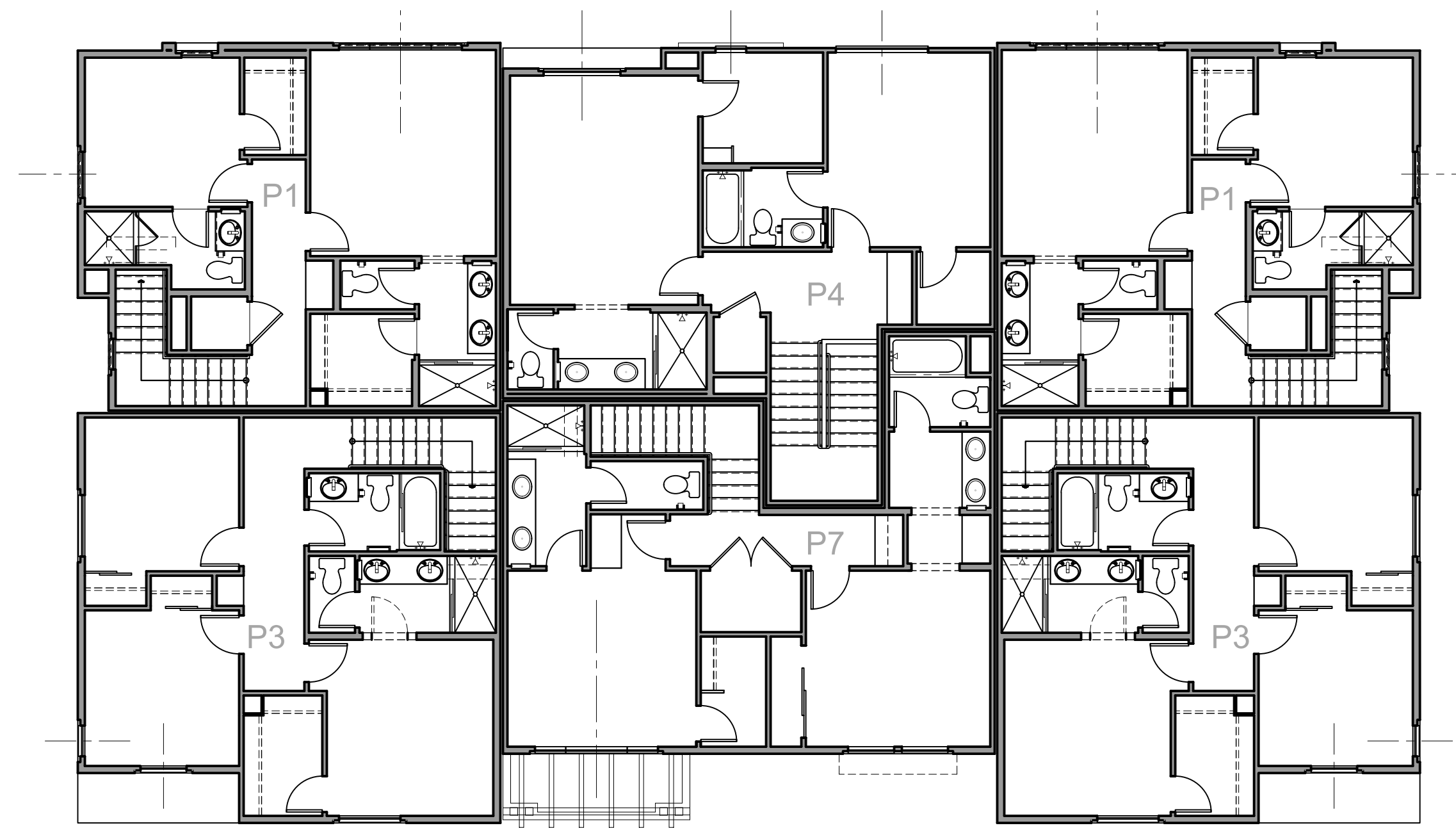
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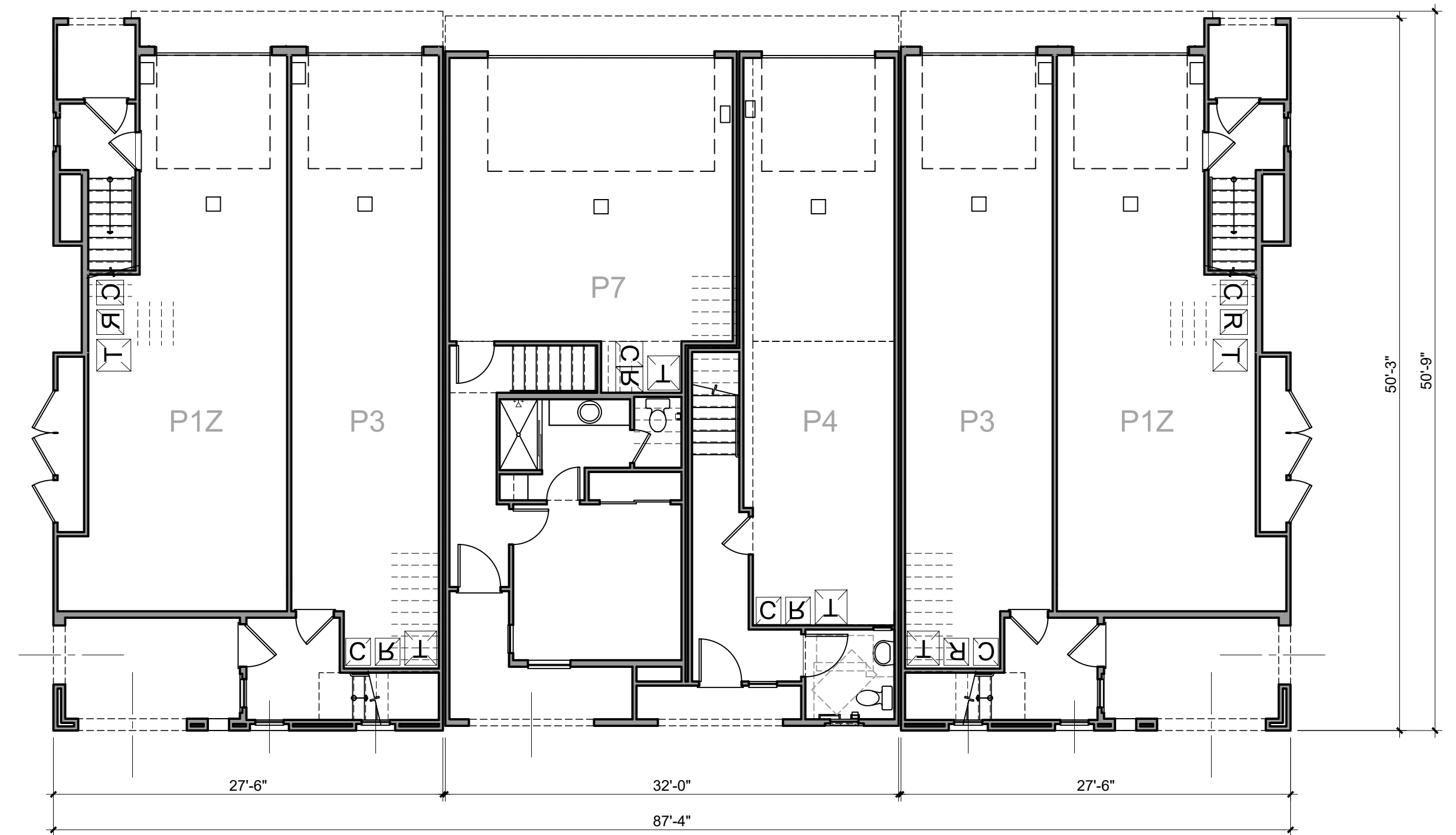
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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T-300 COMPOSITE PLANS

A2.5

- LEGEND** (E) At Enhanced Locations Only
- 1 Stucco, 16/20 Finish
  - 2 Concrete Shake Roof Tiles with Gable End Wedges
  - 3 Gable End Soffit/Decorative Vent Recesses
  - 4 1" Stucco Trim Header
  - 5 Recessed Beam Trim (Wrap Color as Needed) with Soffit Wood Corbels (Where Occurs - W.O.)
  - 6 Adobe Brick Veneer Sill Trim (Coronado Stone) (E)
  - 7 Stucco Recess (Reveal at Windows/Doors) (W.O.)
  - 8 Exposed Wood Truss Tails
  - 9 2x6 Barge Bd.
  - 10 Decorative Metal Railing
  - 11 Decorative Metal Grille Work
  - 12 Stucco Over 2"x3" Band Trim
  - 13 Stucco Over 1" Foam Curring
  - 14 Decorative 2" Stucco Sill Trim
  - 15 Decorative Soffit Wood Corbel
  - 16 Decorative Wood Awning/Outlooker (W.O.)
  - 17 Fiberglass Decorative Front Door
  - 18 Metal Scupper with Decorative Trim
  - 19 Fiber Cement Trim at Bay Window (W.O.)
  - 20 Fiber Cement Bd. Panel (W.O.)
  - 21 Decorative Wood 4x3 - Flat Trellis (W.O.)
  - 22 Wood Beam and 8x8 Post (W.O.)
  - 23 Low Stucco Wall
  - 24 Metal Decorative Sectional Garage Door
  - 25 Decorative Exterior Lights (Address)
  - 26 Metal Tiltly Door
  - 27 Decorative Board Shutters with Metal Soffit Straps (E)
  - 28 Stucco Surround with Battered Recess (Per Plan)
  - 29 Stucco Surround with Wood Beam and Corbel (Per Plan)
  - 30 Decorative Soffit Stucco Chimney (E)
  - 31 Brick Veneer (E)



P3 P1

RIGHT



P1 P4 P3

ONLY @ BLDG 6

REAR



P3 P3

LEFT



35'-0" OVERALL BLDG HGT

P3 P7 P3

FRONT

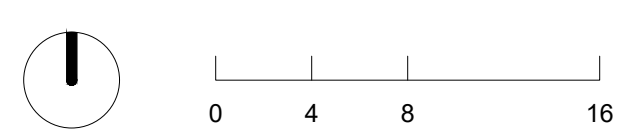


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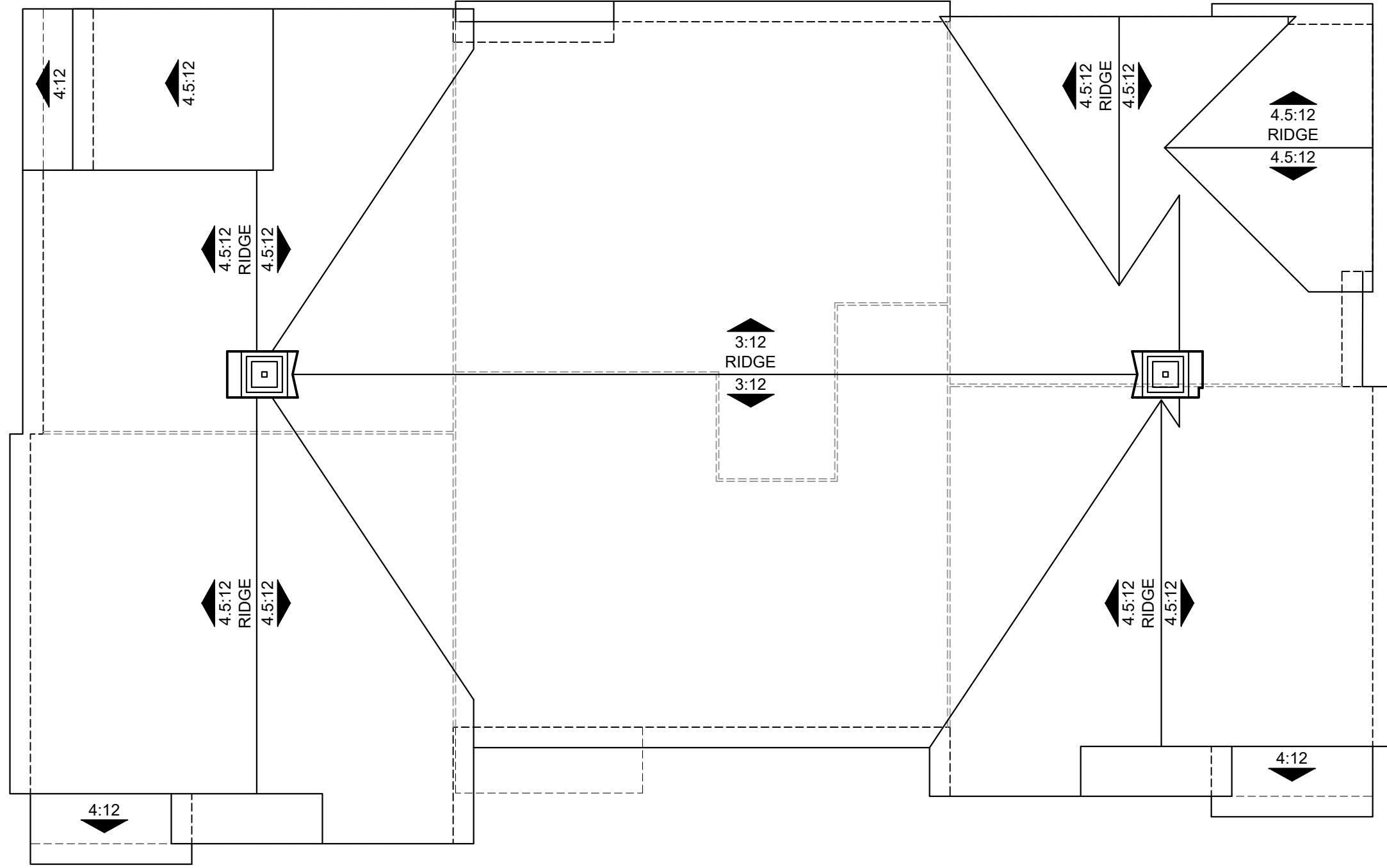
**LA HABRA - IMPERIAL & EUCLID**  
LA HABRA, CA # 2019-0912

Plot Date: 10.14.2021

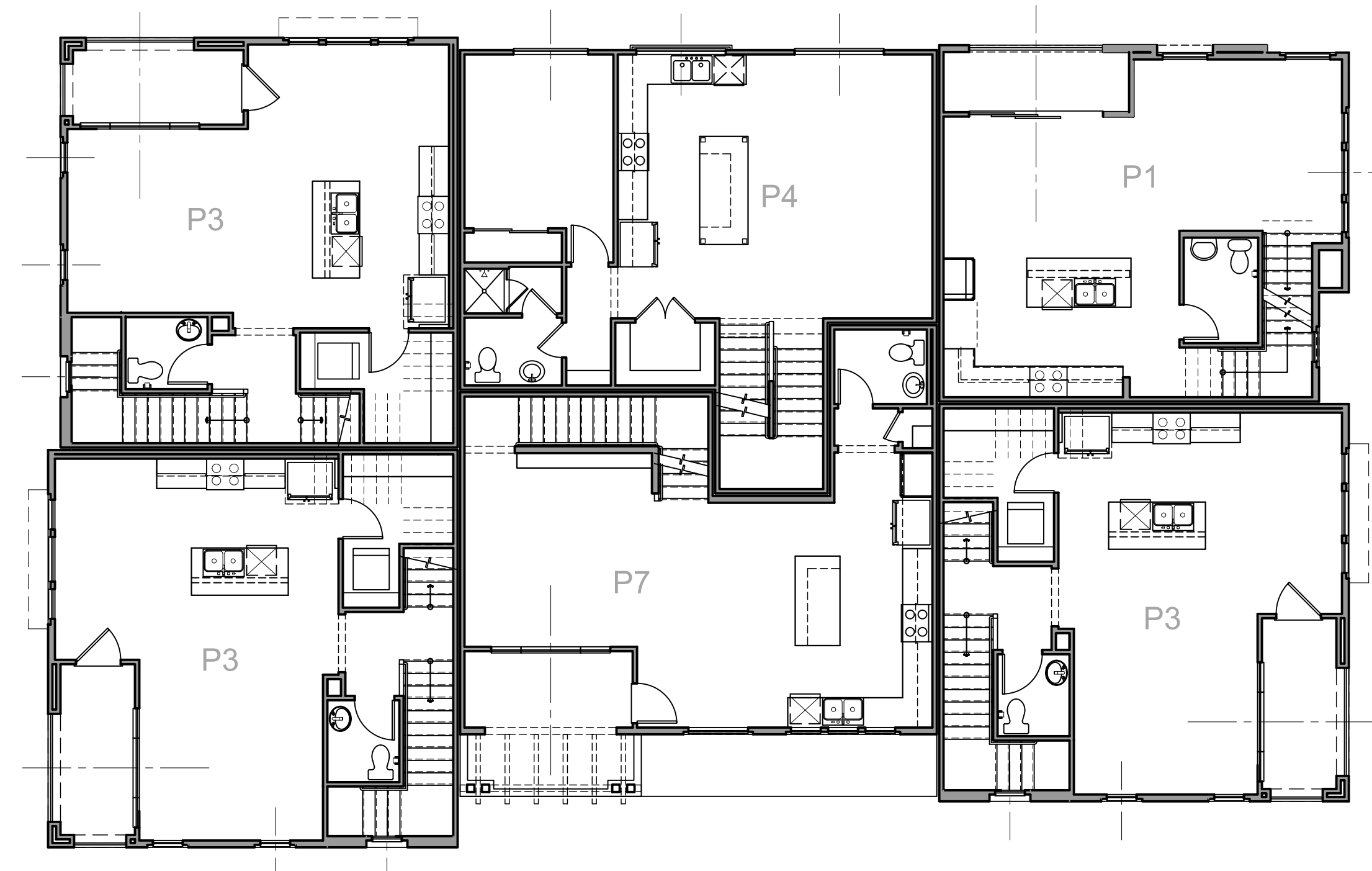


T-400 ELEVATIONS

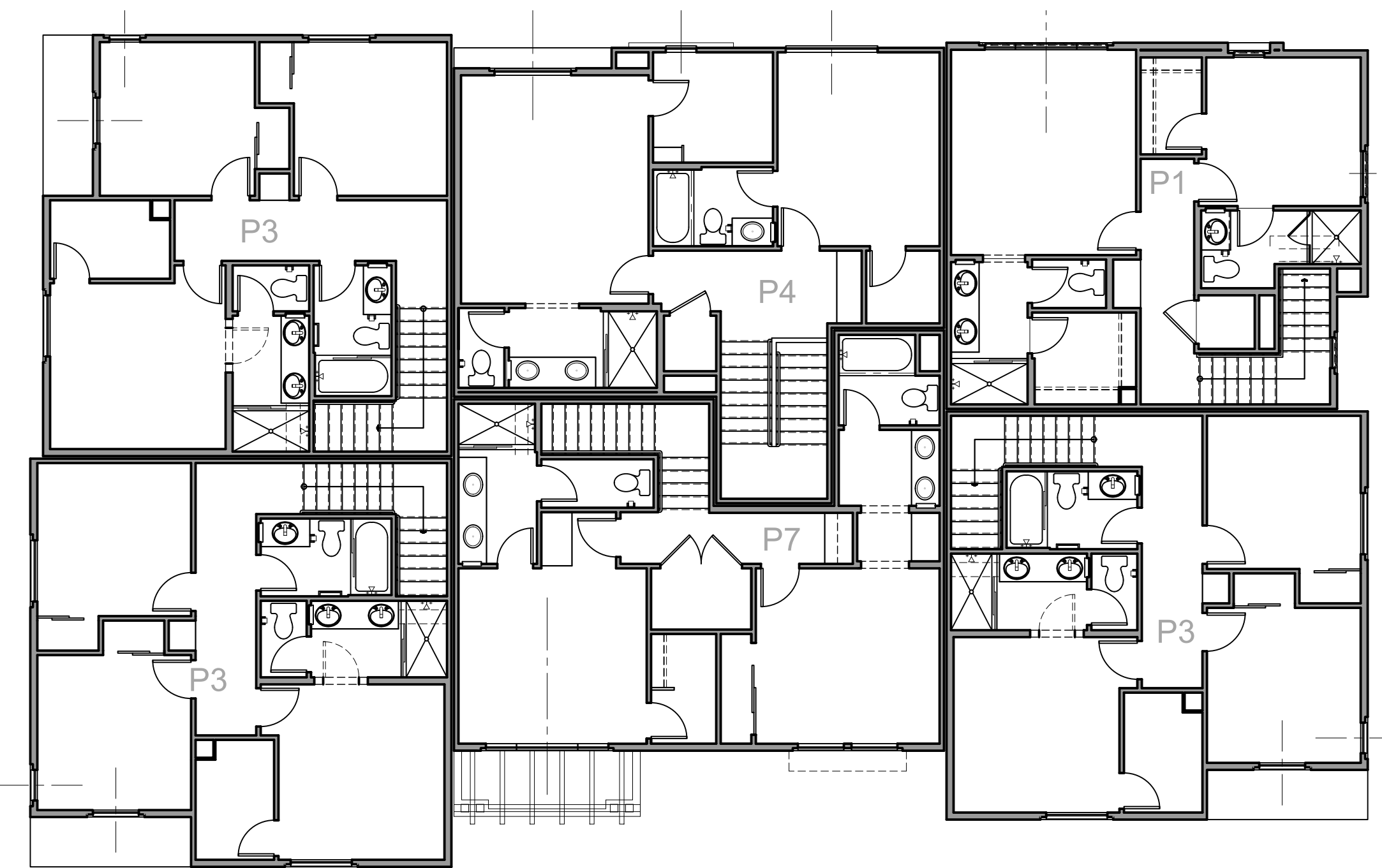
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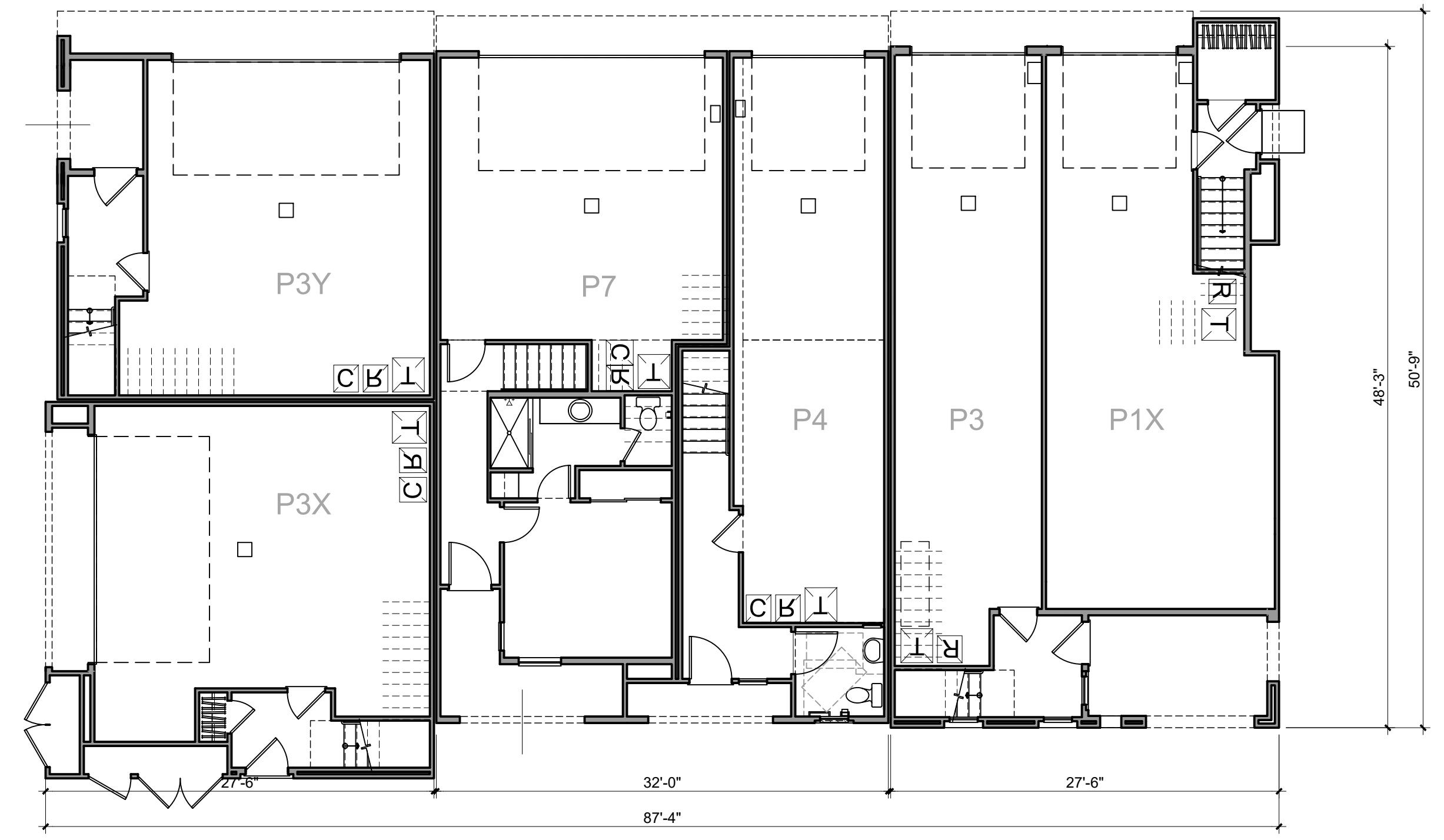
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

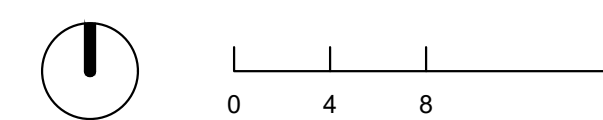


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**LA HABRA - IMPERIAL & EUCLID**  
LA HABRA, CA # 2019-0912

Plot Date: 10.14.2021



T-400 COMPOSITE PLANS

A2.7

- LEGEND** (E) (At Enhanced Locations Only)
- |  |  |   |
|--|--|---|
| 1 Stucco, 16/20 Finish   | 10 Decorative Metal Railing                | 19 Fiber Cement Trim at Bay Window (W.O.)               |
| 2 Concrete Shake Roof Tiles with Gable End Wedges  | 11 Decorative Metal Grille Work            | 20 Fiber Cement Bd. Panel (W.O.)                        |
| 3 Gable End Faux Decorative Vent (Recesses)  | 12 Stucco Over 2"x3" Band Trim             | 21 Decorative Wood (4x3 - Flat) Trellis (W.O.)          |
| 4 1" Stucco Trim Header  | 13 Stucco Over 1" Foam Furring             | 22 Wood Beam and (8x8) Post (W.O.)                      |
| 5 Recessed Beam/Trim (Wrap Color as Needed) with Faux Wood Corbels (Where Occurs - W.O.) | 14 Decorative 2x Stucco Sill Trim          | 23 Low Stucco Wall                                      |
| 6 Adobe Brick Veneer Sill Trim (Coronado Stone) (E)                                      | 15 Decorative Faux Wood Corbel             | 24 Metal Decorative Sectional Garage Door               |
| 7 Stucco Recess /Reveal at Windows/Doors (W.O.)  | 16 Decorative Wood Awning/Outlooker (W.O.) | 25 Decorative Exterior Lights & Address                 |
| 8 Exposed Wood Truss Tails   | 17 Fiberglass Decorative Front Door        | 26 Metal Utility Door                                   |
|  | 18 Metal Scupper with Decorative Trim      | 27 Decorative Board Shutters with Metal Faux Straps (E) |
|  |  | 28 Stucco Surround with Battered Recess (Per Plan)      |



P3Z P2

RIGHT



P2 P1 P6 P5 P2  
18 10 15 25 24

REAR



P2 P3X

LEFT



1 3 14 2 8 27 10 7 4 9  
35'-0" OVERALL BLDG HGT  
8'-1" 9'-1" 8'-1"  
P3X P5 P6 P1 P3Z  
13 26 16 12 5 17 14 23 26

FRONT

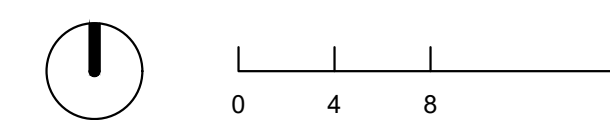


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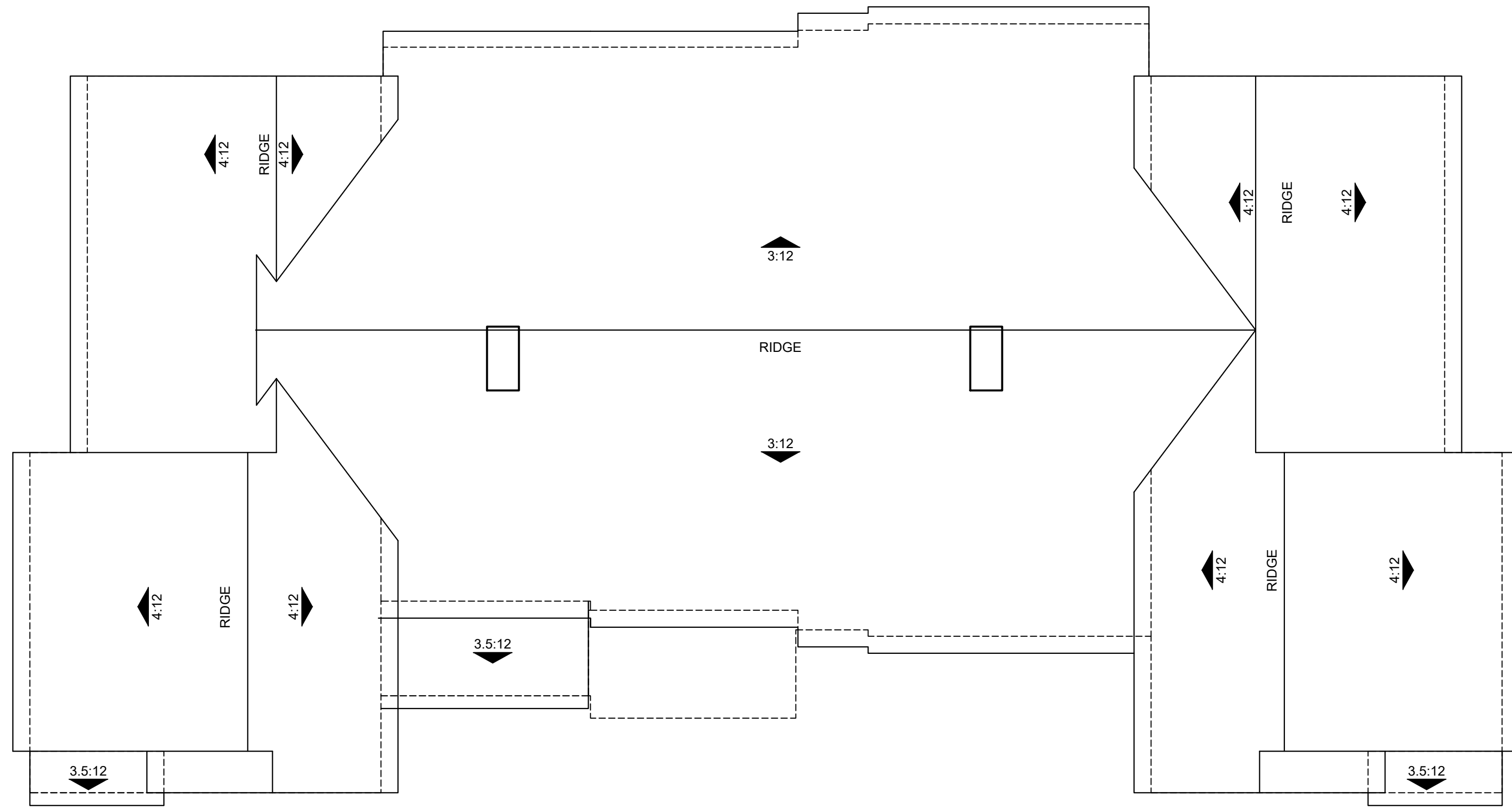
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Plot Date: 10.14.2021

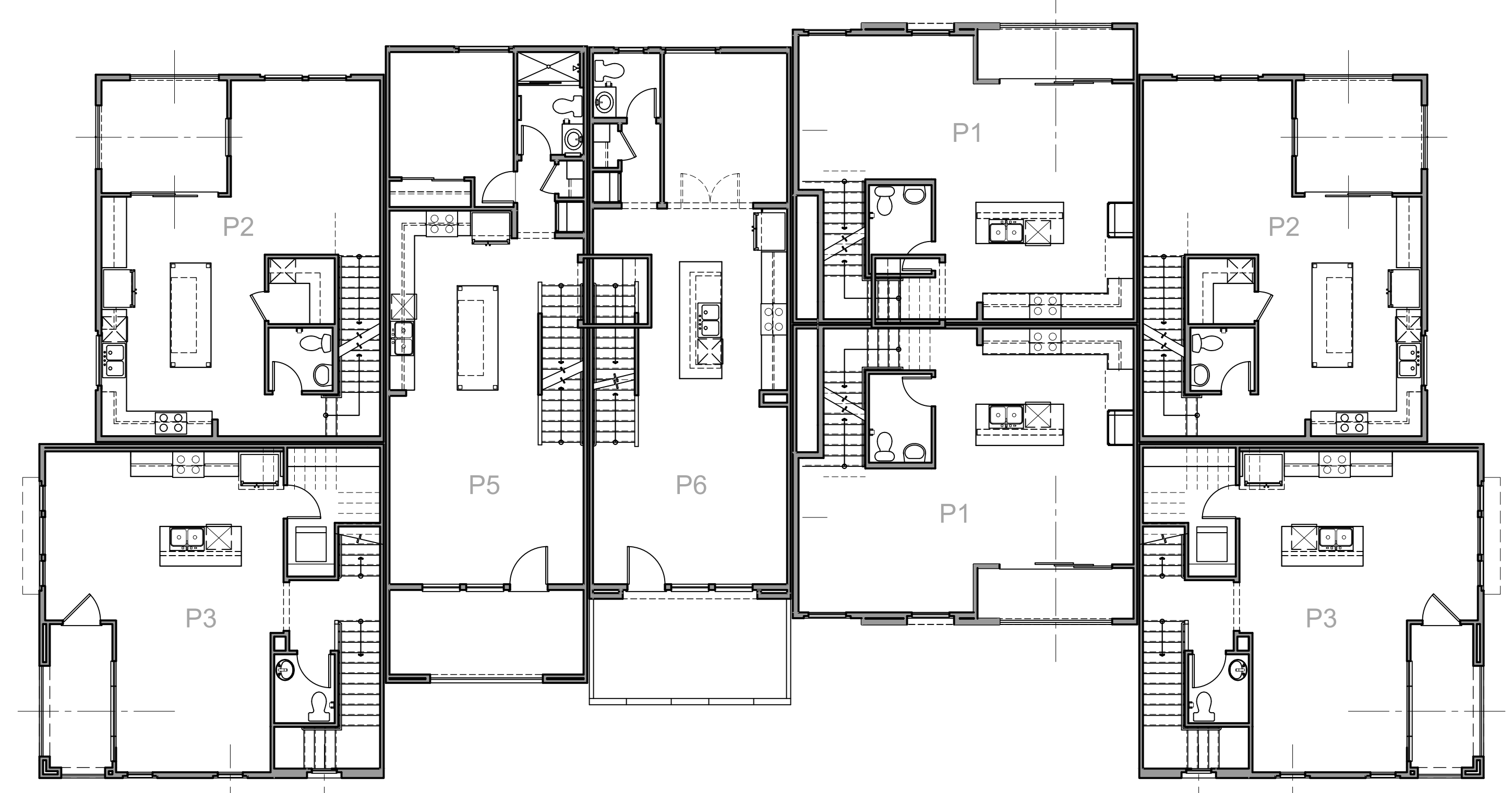


T-500 ELEVATIONS

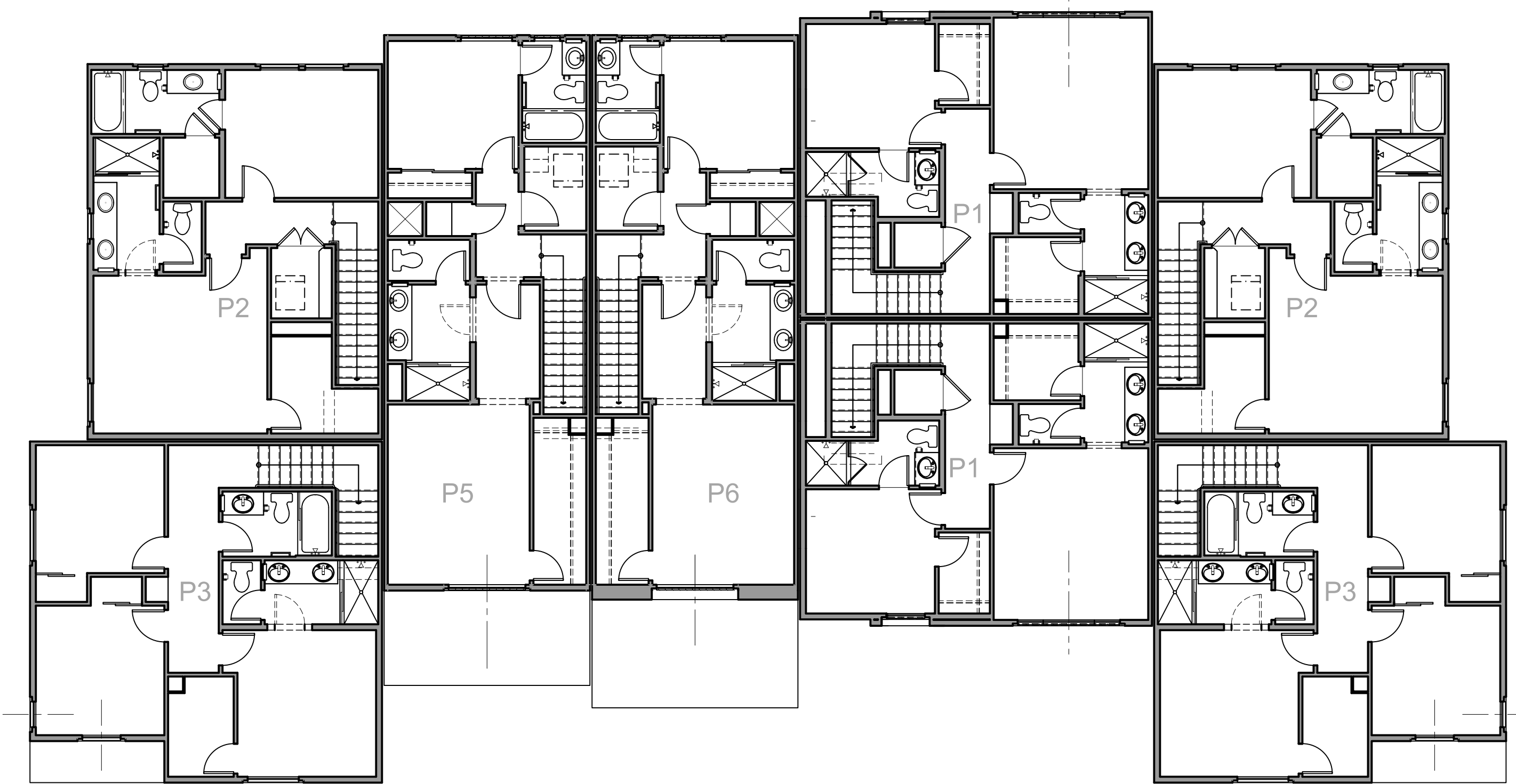
A2.8



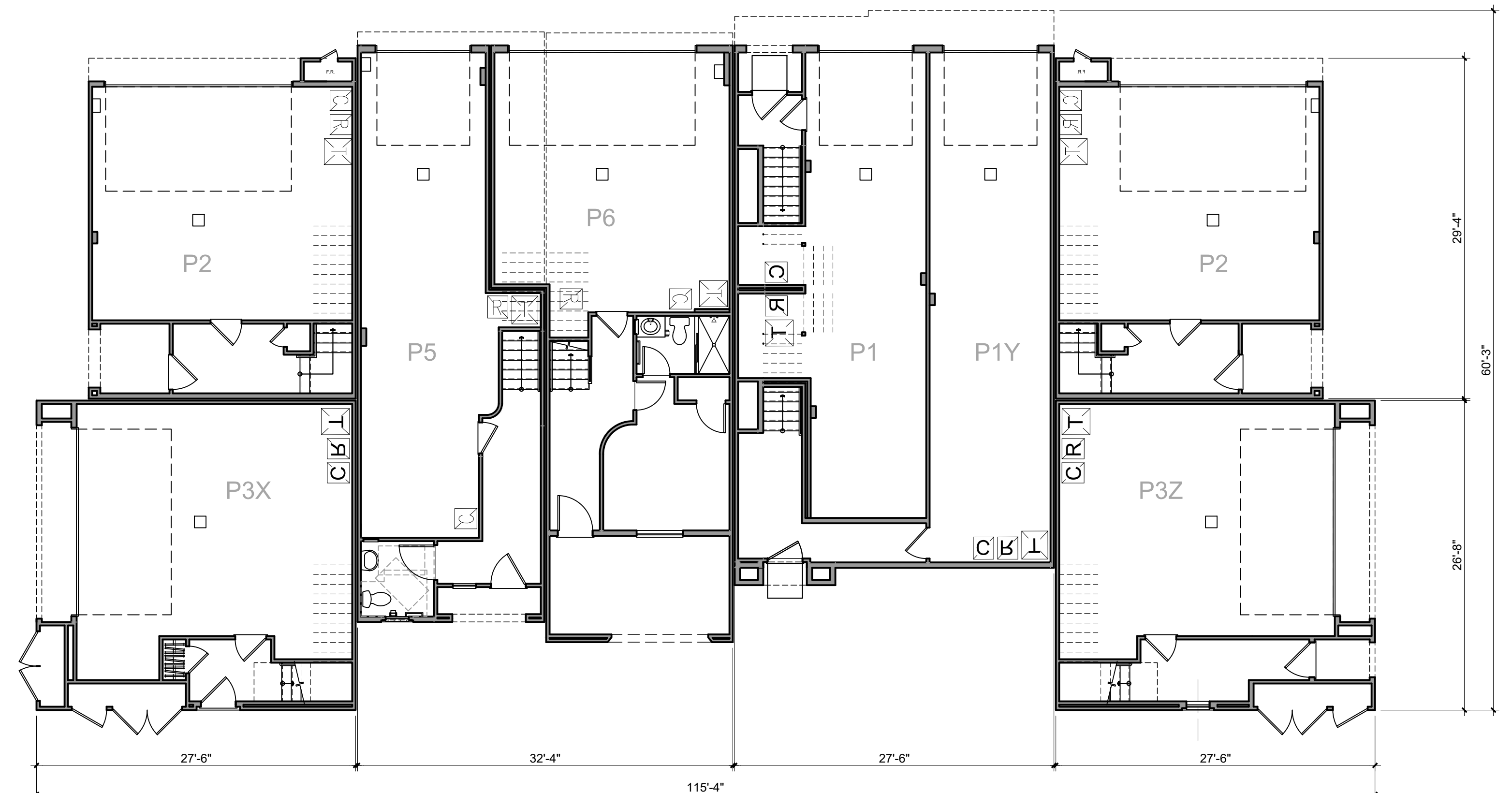
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

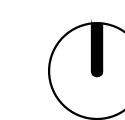


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Plot Date: 10.14.2021



0 4 8 16

T-500 COMPOSITE PLANS

A2.9

- LEGEND** (E) (At Enhanced Locations Only)
- |  |  |   |
|--|--|---|
| 1 Stucco, 16/20 Finish   | 10 Decorative Metal Railing                | 19 Fiber Cement Trim at Bay Window (W.O.)               |
| 2 Concrete Shake Roof Tiles with Gable End Wedges  | 11 Decorative Metal Grille Work            | 20 Fiber Cement Bd. Panel (W.O.)                        |
| 3 Gable End Faux Decorative Vent (Recesses)  | 12 Stucco Over 2"x3" Band Trim             | 21 Decorative Wood (4x3 - Flat) Trellis (W.O.)          |
| 4 1" Stucco Trim Header  | 13 Stucco Over 1" Foam Furring             | 22 Wood Beam and (8x8) Post (W.O.)                      |
| 5 Recessed Beam/Trim (Wrap Color as Needed) with Faux Wood Corbels (Where Occurs - W.O.) | 14 Decorative 2x Stucco Sill Trim          | 23 Low Stucco Wall                                      |
| 6 Adobe Brick Veneer Sill Trim (Coronado Stone) (E)                                      | 15 Decorative Faux Wood Corbel             | 24 Metal Decorative Sectional Garage Door               |
| 7 Stucco Recess /Reveal at Windows/Doors (W.O.)  | 16 Decorative Wood Awning/Outlooker (W.O.) | 25 Decorative Exterior Lights & Address                 |
| 8 Exposed Wood Truss Tails   | 17 Fiberglass Decorative Front Door        | 26 Metal Utility Door                                   |
|  | 18 Metal Scupper with Decorative Trim      | 27 Decorative Board Shutters with Metal Faux Straps (E) |
|  |  | 28 Stucco Surround with Battered Recess (Per Plan)      |



P3Z P2 P2

RIGHT



P2 P4 P7 P6 P5 P1Z  
10 18 15 24 25

REAR



P1Z P3X P3

LEFT



P3X P5 P6 P7 P4 P3Z  
13 26 16 12 5 17 14 23 15 28

FRONT

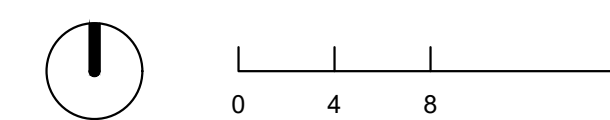


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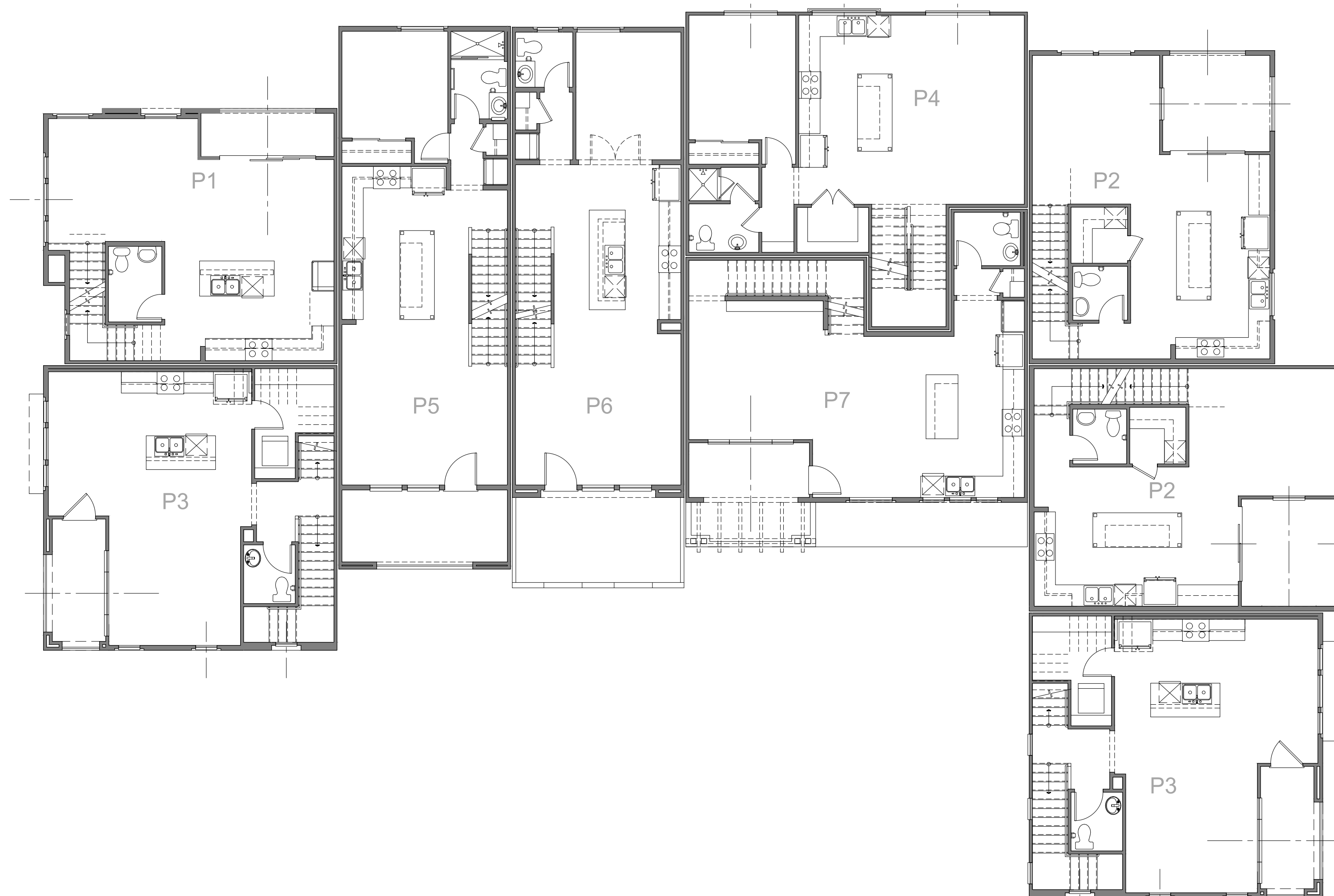
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Plot Date: 10.14.2021



T-600 ELEVATIONS

A2.10



SECOND FLOOR



FIRST FLOOR

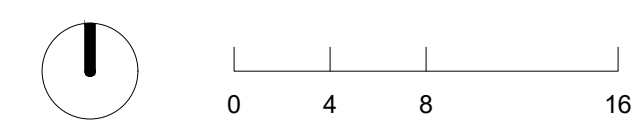


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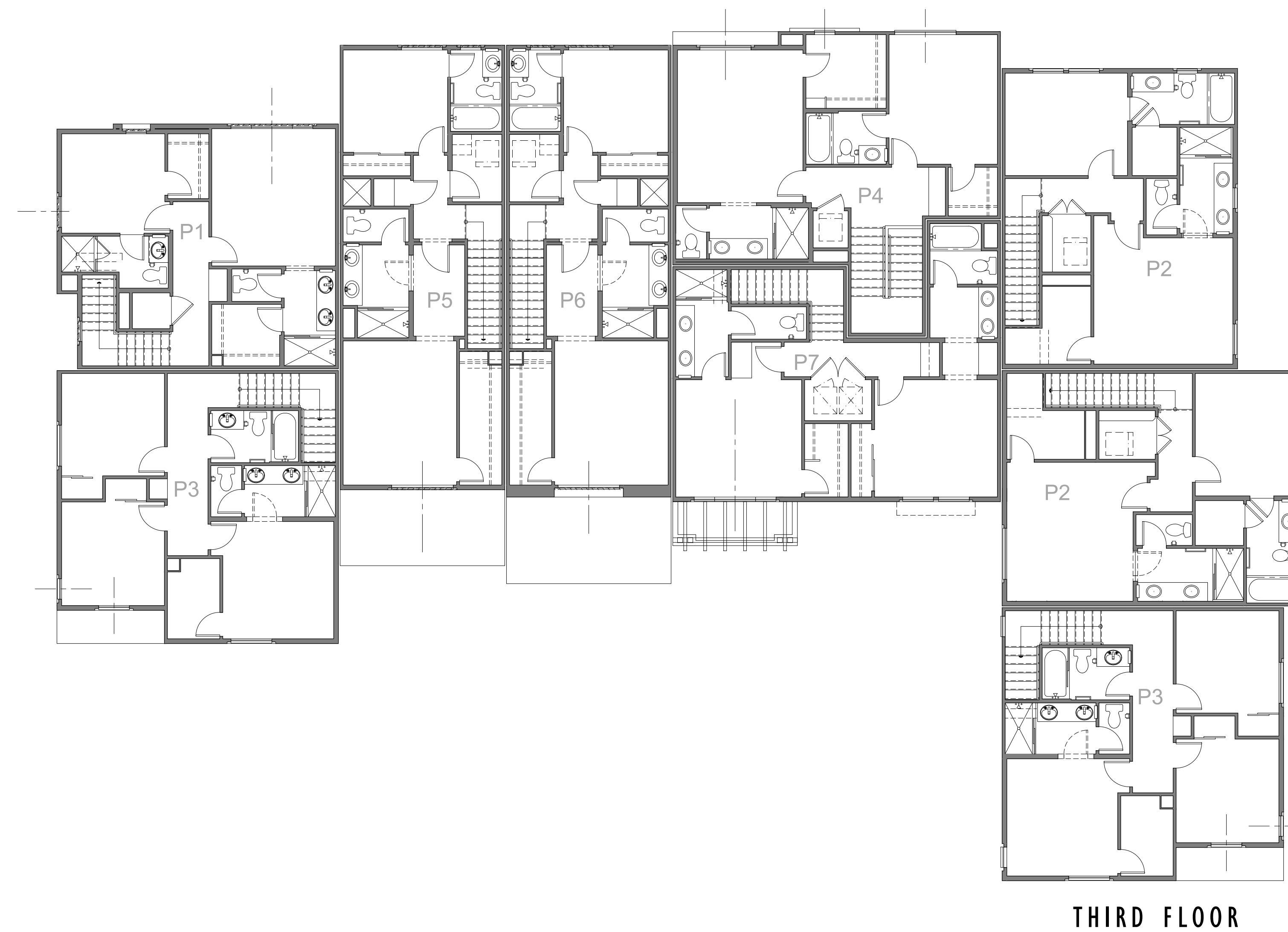
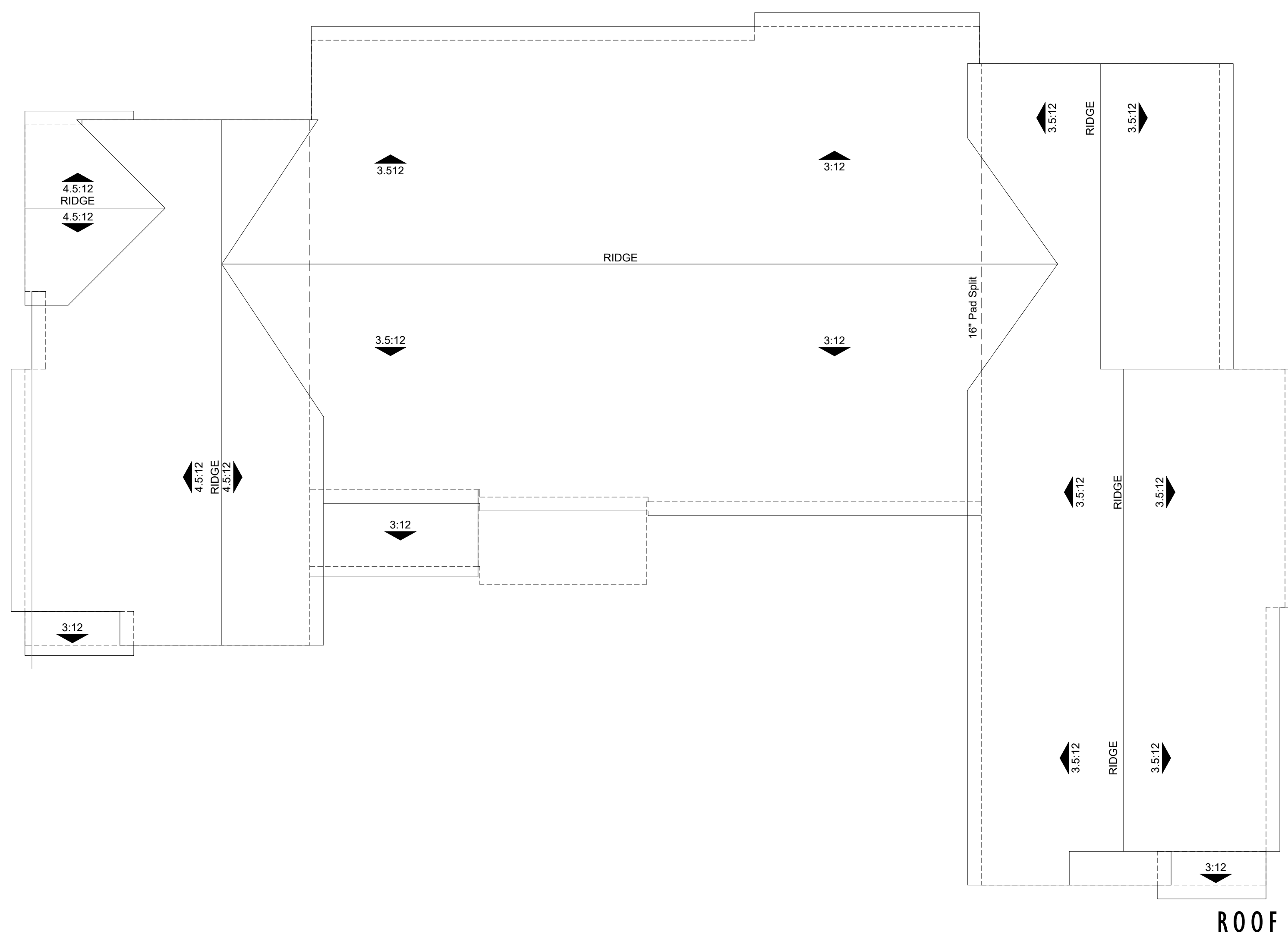
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T-600 COMPOSITE PLANS

A2.11

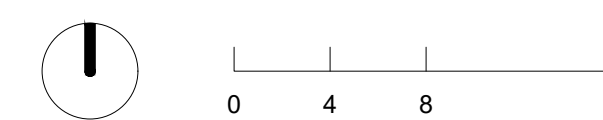


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 LA HABRA, CA # 2019-0912

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T-600 COMPOSITE PLANS

**A2.12**

- LEGEND** (E) (At Enhanced Locations Only)
- 1 Stucco, 16/20 Finish
  - 2 Concrete Shake Roof Tiles with Gable End Wedges
  - 3 Gable End Faux Decorative Vent (Recesses)
  - 4 1" Stucco Trim Header
  - 5 Recessed Beam/Trim (Wrap Color as Needed) with Faux Wood Corbels (Where Occurs - W.O.)
  - 6 Adobe Brick Veneer Sill Trim (Coronado Stone) (E)
  - 7 Stucco Recess /Reveal at Windows/Doors (W.O.)
  - 8 Exposed Wood Truss Tails
  - 9 2x6 Barge Bd.
  - 10 Decorative Metal Railing
  - 11 Decorative Metal Grille Work
  - 12 Stucco Over 2"x3" Band Trim
  - 13 Stucco Over 1" Foam Furring
  - 14 Decorative 2x Stucco Sill Trim
  - 15 Decorative Faux Wood Corbel
  - 16 Decorative Wood Awning/Outlooker (W.O.)
  - 17 Fiberglass Decorative Front Door
  - 18 Metal Scupper with Decorative Trim
  - 19 Fiber Cement Trim at Bay Window (W.O.)
  - 20 Fiber Cement Bd. Panel (W.O.)
  - 21 Decorative Wood (4x3 - Flat) Trellis (W.O.)
  - 22 Wood Beam and (8x8) Post (W.O.)
  - 23 Low Stucco Wall
  - 24 Metal Decorative Sectional Garage Door
  - 25 Decorative Exterior Lights & Address
  - 26 Metal Utility Door
  - 27 Decorative Board Shutters with Metal Faux Straps (E)
  - 28 Stucco Surround with Battered Recess (Per Plan)
  - 29 Stucco Surround with Wood Beam and Corbel (Per Plan)
  - 30 Decorative Faux Stucco Chimney (E)
  - 31 Brick Veneer (E)



RIGHT



REAR



LEFT



FRONT

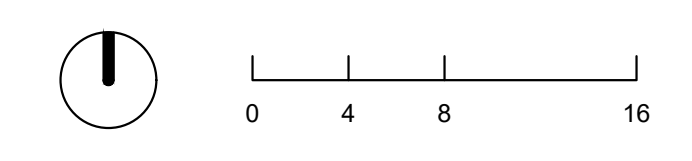


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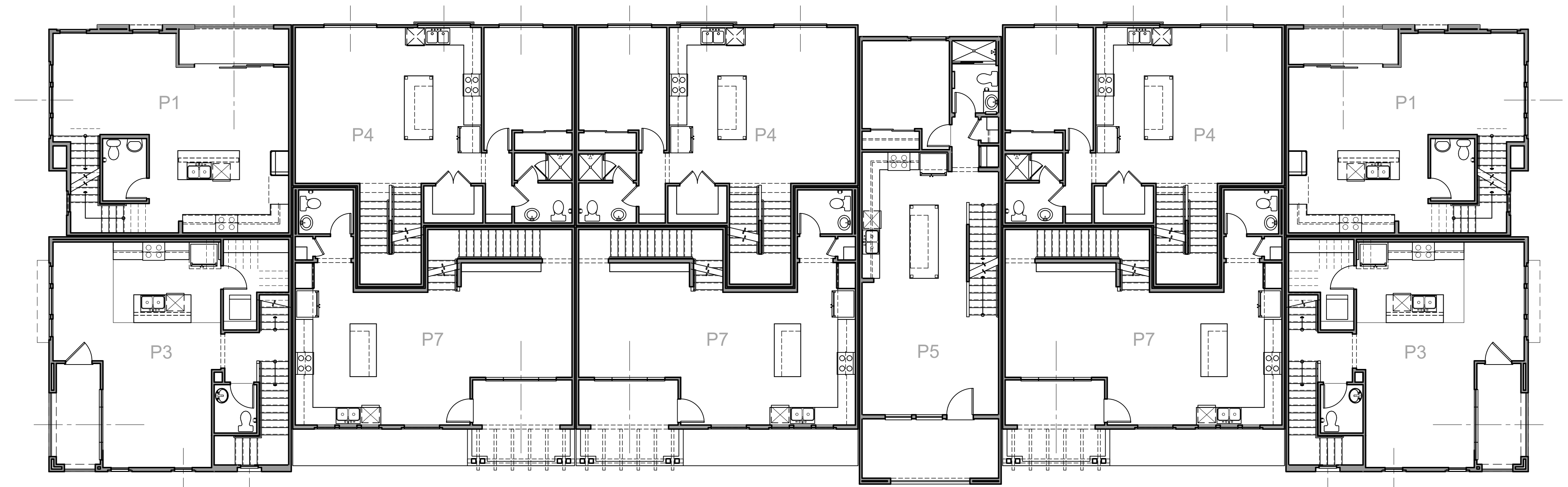
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Plot Date: 10.14.2021

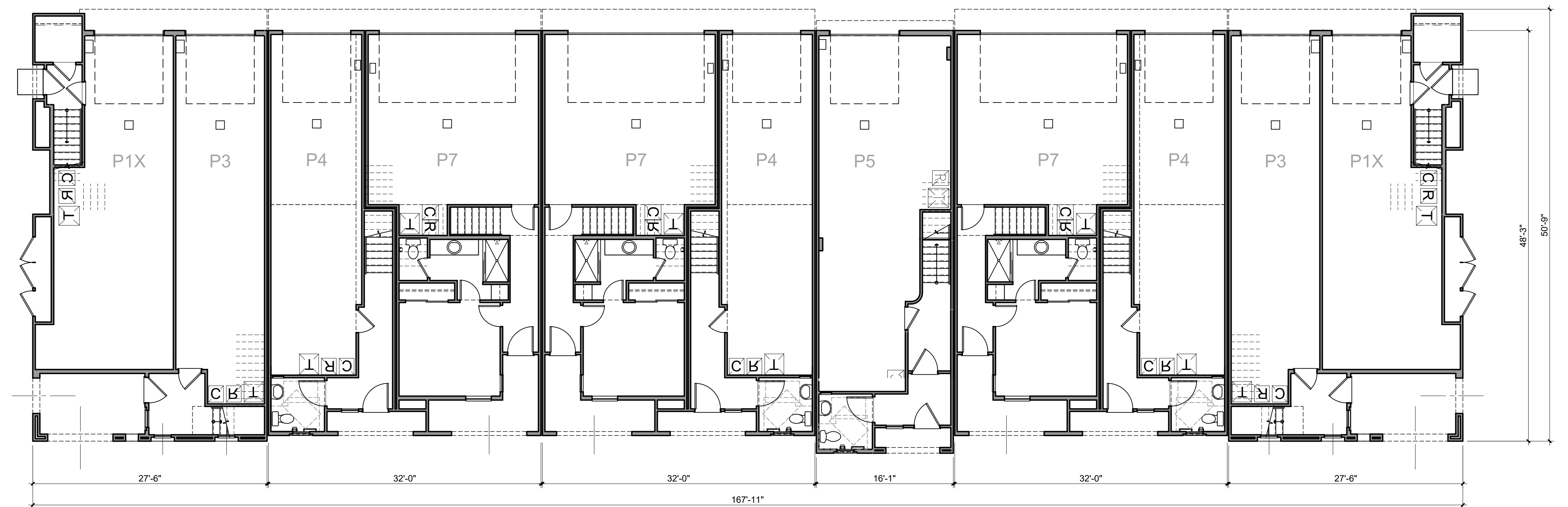


T-700 ELEVATIONS

A2.13



SECOND FLOOR



FIRST FLOOR



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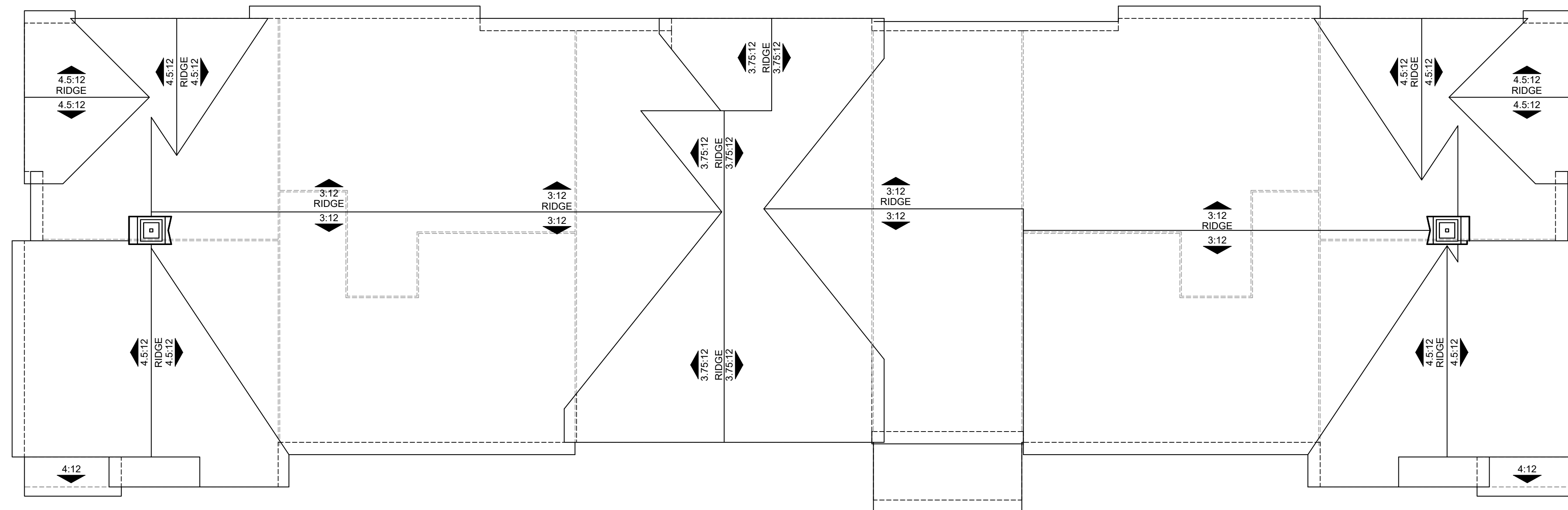
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Plot Date: 10.14.2021

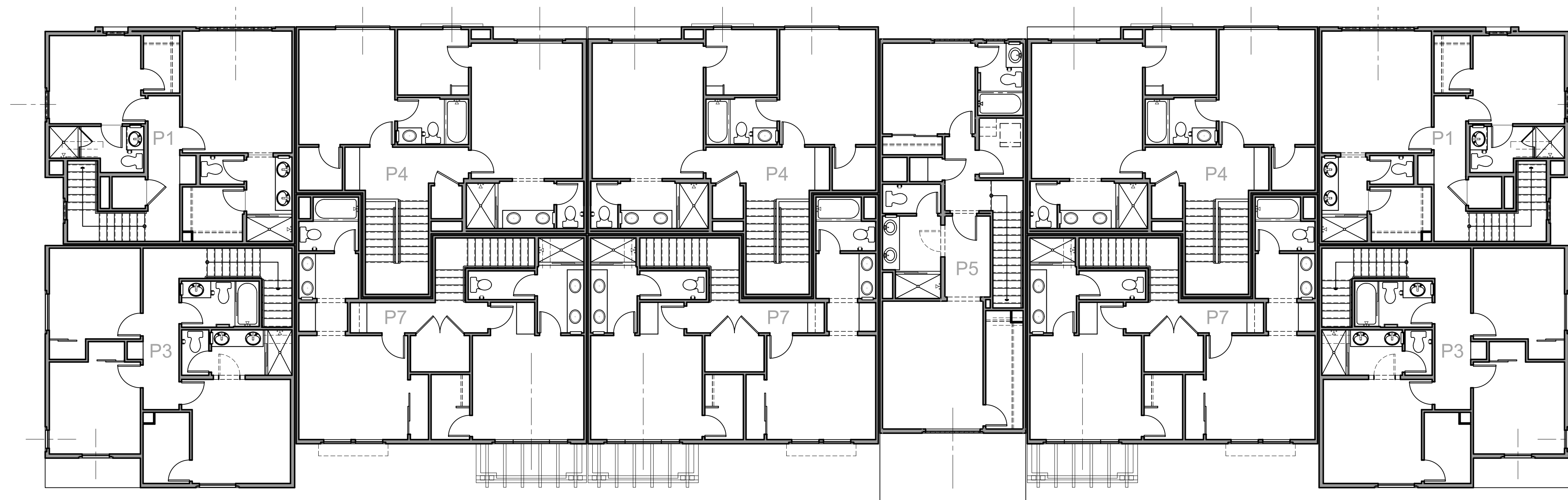


T-700 COMPOSITE PLANS

A2.14



SECOND FLOOR



THIRD FLOOR

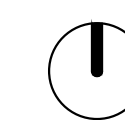


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Plot Date: 10.14.2021



0 4 8 16

T-700 COMPOSITE PLANS

A2.15

- LEGEND** (E) (At Enhanced Locations Only)
- 1 Stucco, 16/20 Finish
  - 2 Concrete Shake Roof Tiles with Gable End Wedges
  - 3 Gable End Faux Decorative Vent (Recesses)
  - 4 1" Stucco Trim Header
  - 5 Recessed Beam/Trim (Wrap Color as Needed) with Faux Wood Corbels (Where Occurs - W.O.)
  - 6 Adobe Brick Veneer Sill Trim (Coronado Stone) (E)
  - 7 Stucco Recess /Reveal at Windows/Doors (W.O.)
  - 8 Exposed Wood Truss Tails
  - 9 2x6 Barge Bd.
  - 10 Decorative Metal Railing
  - 11 Decorative Metal Grille Work
  - 12 Stucco Over 2"x3" Band Trim
  - 13 Stucco Over 1" Foam Furring
  - 14 Decorative 2x Stucco Sill Trim
  - 15 Decorative Faux Wood Corbel
  - 16 Decorative Wood Awning/Outlooker (W.O.)
  - 17 Fiberglass Decorative Front Door
  - 18 Metal Scupper with Decorative Trim
  - 19 Fiber Cement Trim at Bay Window (W.O.)
  - 20 Fiber Cement Bd. Panel (W.O.)
  - 21 Decorative Wood (4x3 - Flat) Trellis (W.O.)
  - 22 Wood Beam and (8x8) Post (W.O.)
  - 23 Low Stucco Wall
  - 24 Metal Decorative Sectional Garage Door
  - 25 Decorative Exterior Lights & Address
  - 26 Metal Utility Door
  - 27 Decorative Board Shutters with Metal Faux Straps (E)
  - 28 Stucco Surround with Battered Recess (Per Plan)
  - 29 Stucco Surround with Wood Beam and Corbel (Per Plan)
  - 30 Decorative Faux Stucco Chimney (E)
  - 31 Brick Veneer (E)

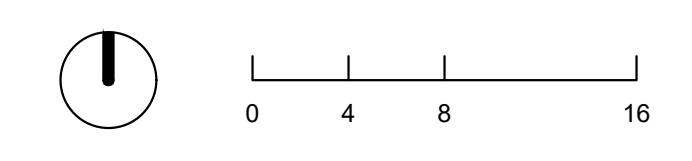


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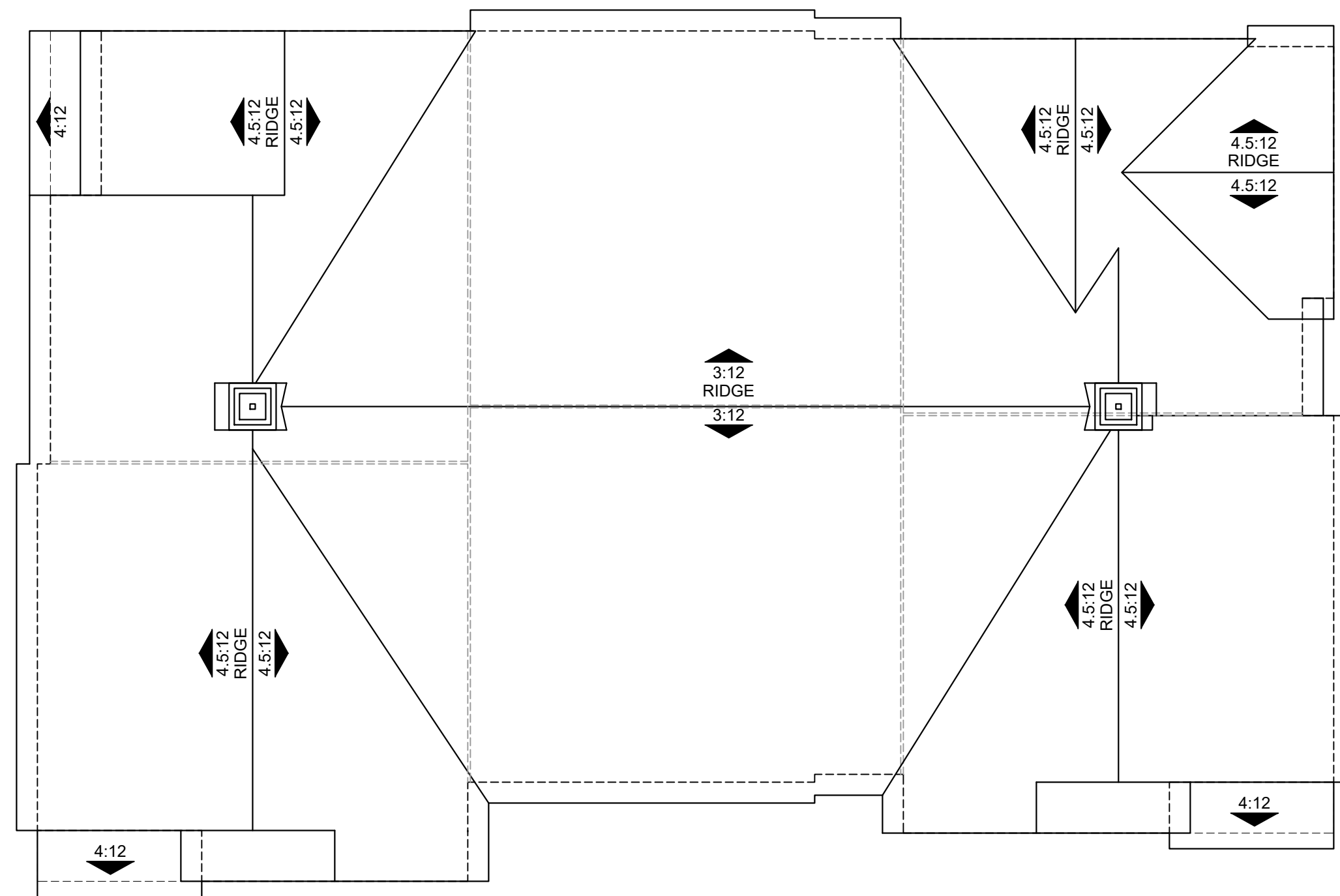
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Plot Date: 10.14.2021

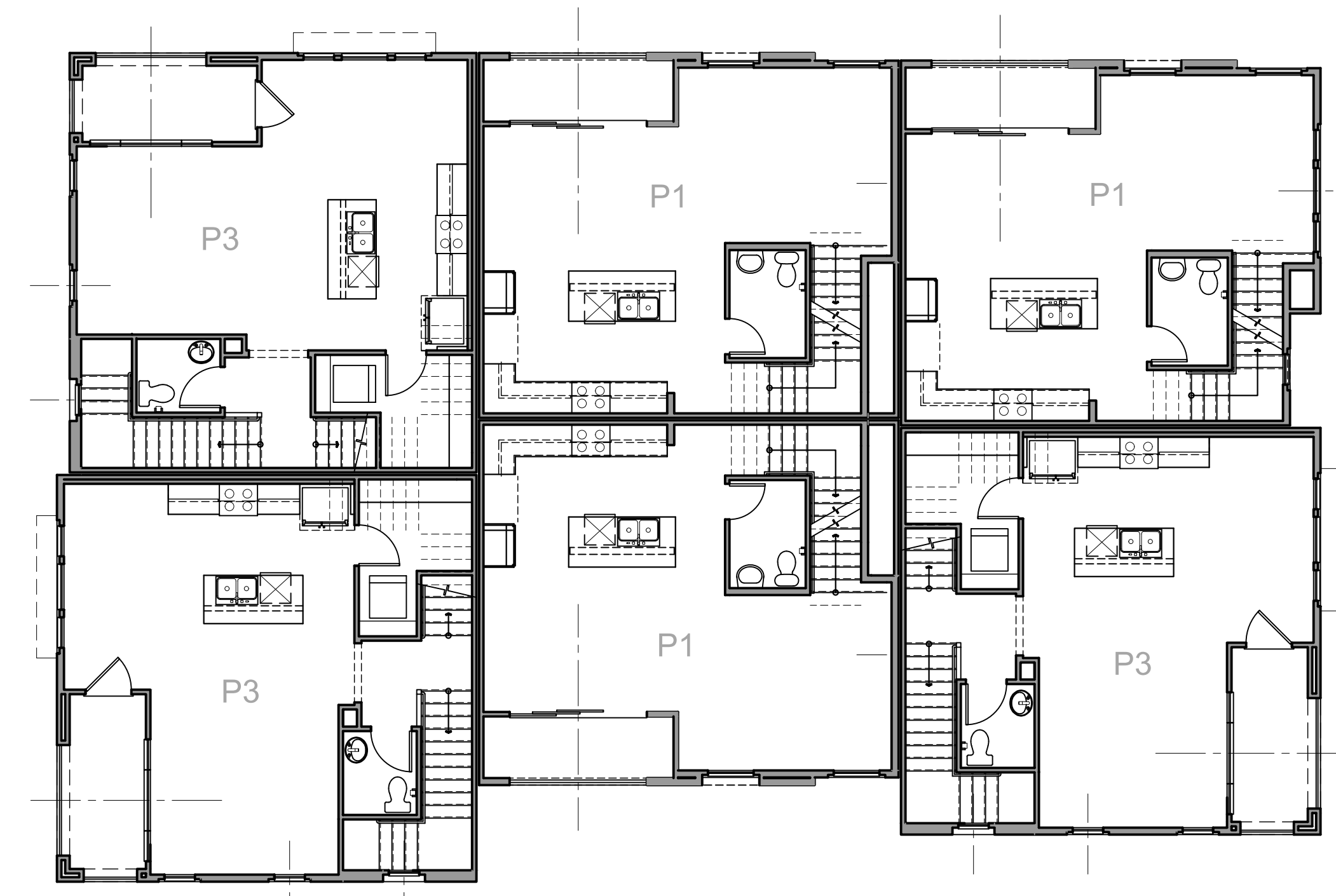


T-800 ELEVATIONS

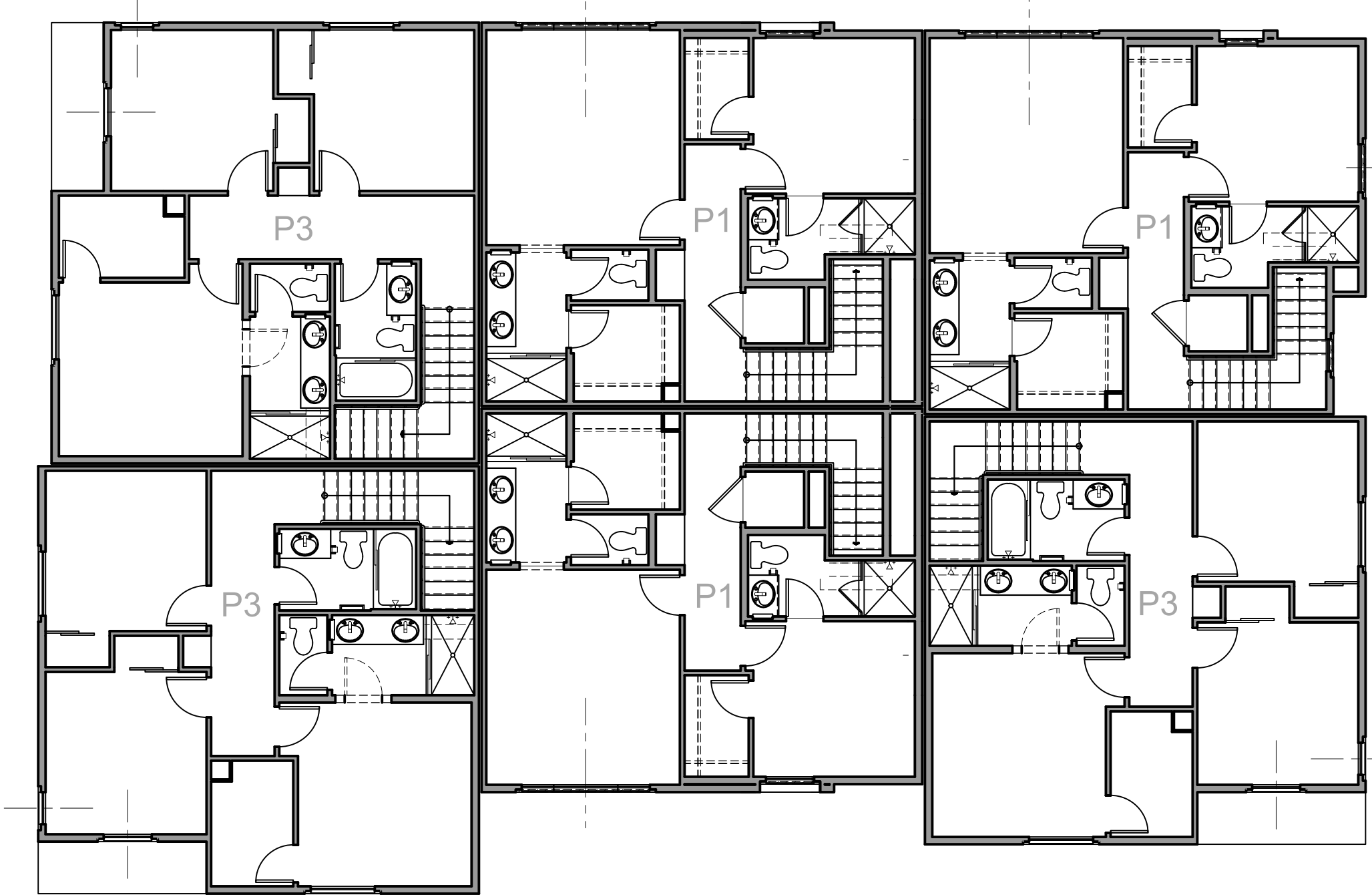
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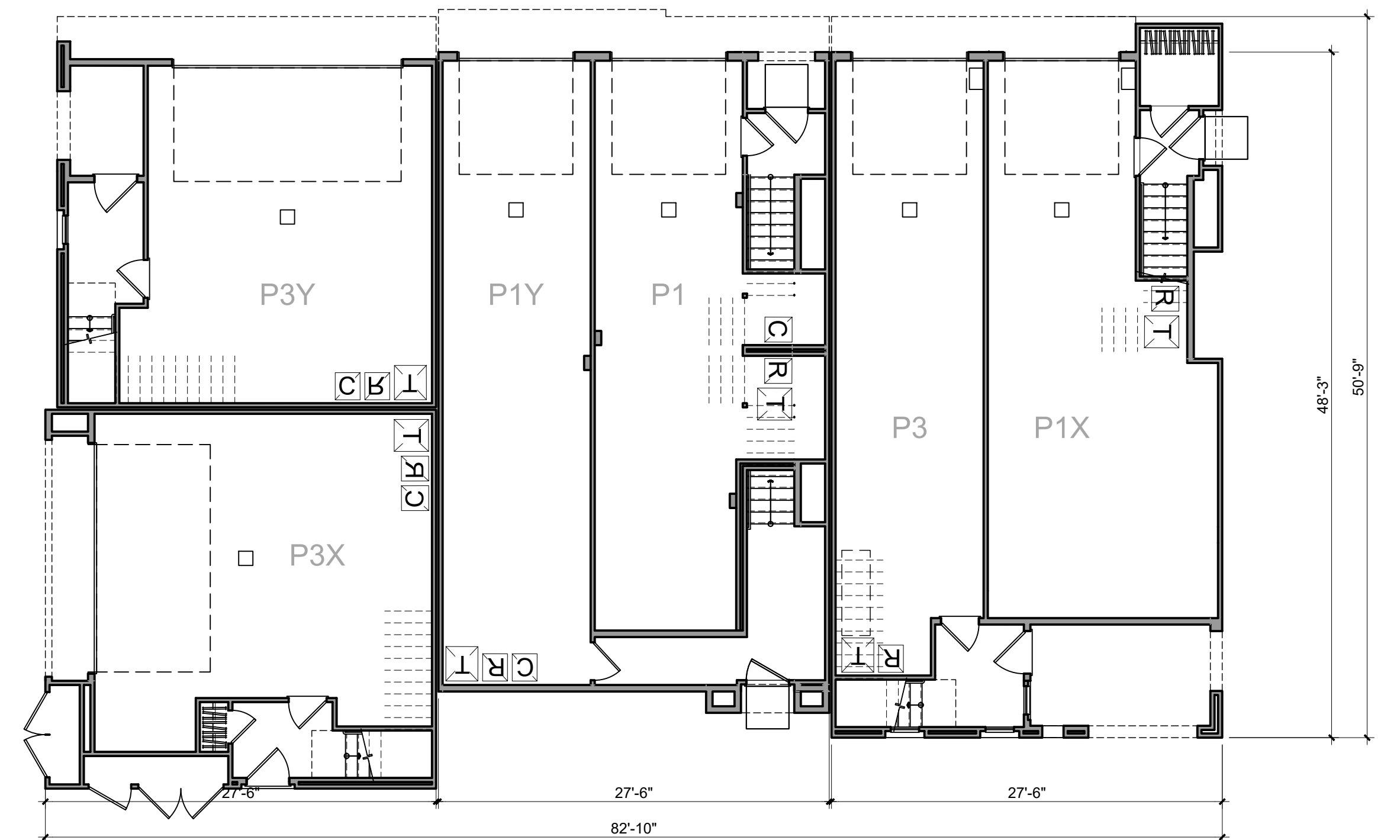
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

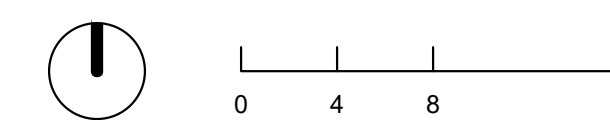


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Plot Date: 10.14.2021



T-800 COMPOSITE PLANS

A2.17

- LEGEND** (E) (At Enhanced Locations Only)
- |  |  |   |
|--|--|---|
| 1 Stucco, 16/20 Finish   | 10 Decorative Metal Railing                | 19 Fiber Cement Trim at Bay Window (W.O.)               |
| 2 Concrete Shake Roof Tiles with Gable End Wedges  | 11 Decorative Metal Grille Work            | 20 Fiber Cement Bd. Panel (W.O.)                        |
| 3 Gable End Faux Decorative Vent (Recesses)  | 12 Stucco Over 2"x3" Band Trim             | 21 Decorative Wood (4x3 - Flat) Trellis (W.O.)          |
| 4 1" Stucco Trim Header  | 13 Stucco Over 1" Foam Furring             | 22 Wood Beam and (8x8) Post (W.O.)                      |
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| 6 Adobe Brick Veneer Sill Trim (Coronado Stone) (E)                                      | 15 Decorative Faux Wood Corbel             | 24 Metal Decorative Sectional Garage Door               |
| 7 Stucco Recess /Reveal at Windows/Doors (W.O.)  | 16 Decorative Wood Awning/Outlooker (W.O.) | 25 Decorative Exterior Lights & Address                 |
| 8 Exposed Wood Truss Tails   | 17 Fiberglass Decorative Front Door        | 26 Metal Utility Door                                   |
|  | 18 Metal Scupper with Decorative Trim      | 27 Decorative Board Shutters with Metal Faux Straps (E) |
|  |  | 28 Stucco Surround with Battered Recess (Per Plan)      |



P3X P2

RIGHT



P2 P4 P7 P6 P5 P1Z

REAR



P2 P3Z

LEFT



P3Z P5 P6 P7 P4 P3X

FRONT



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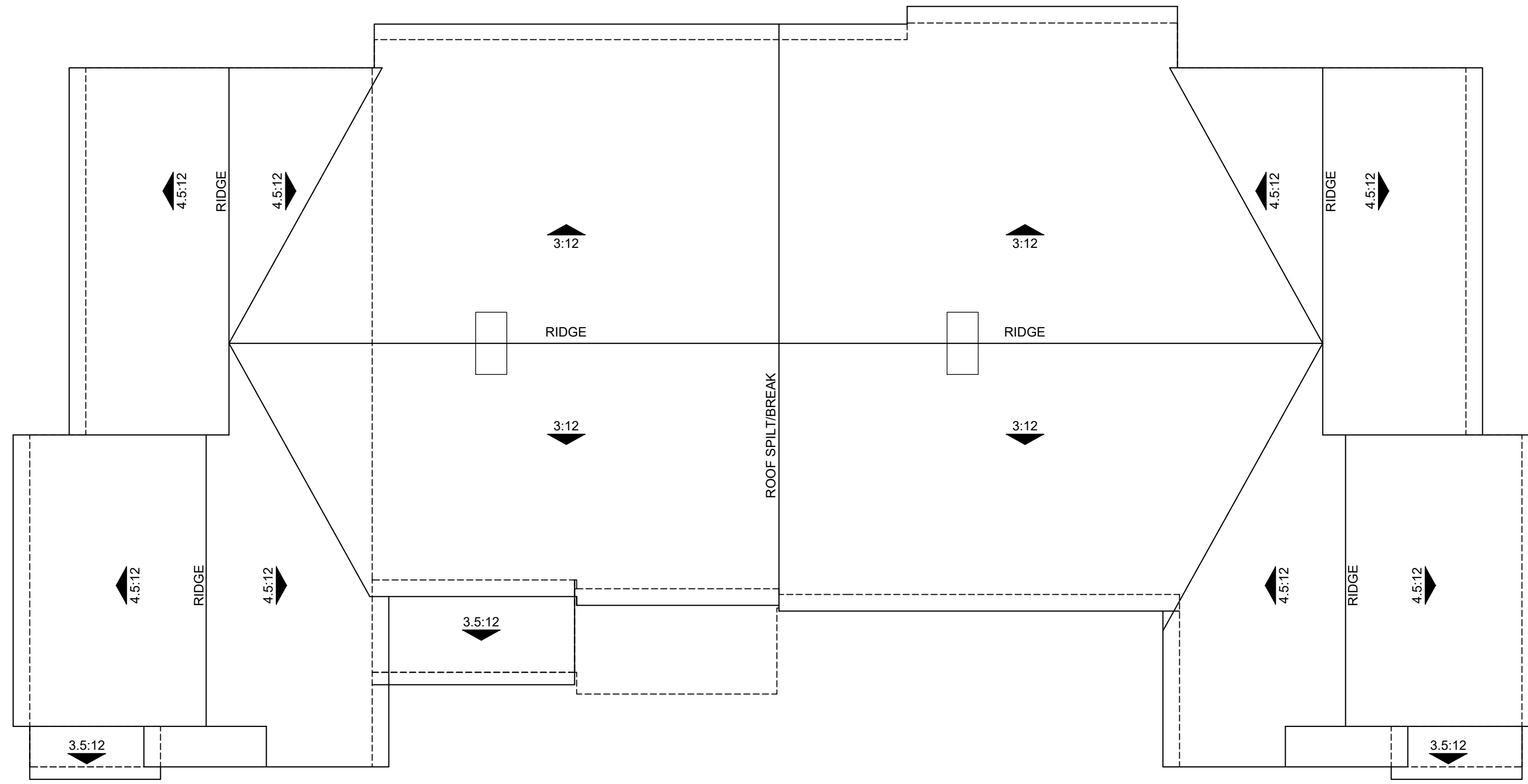
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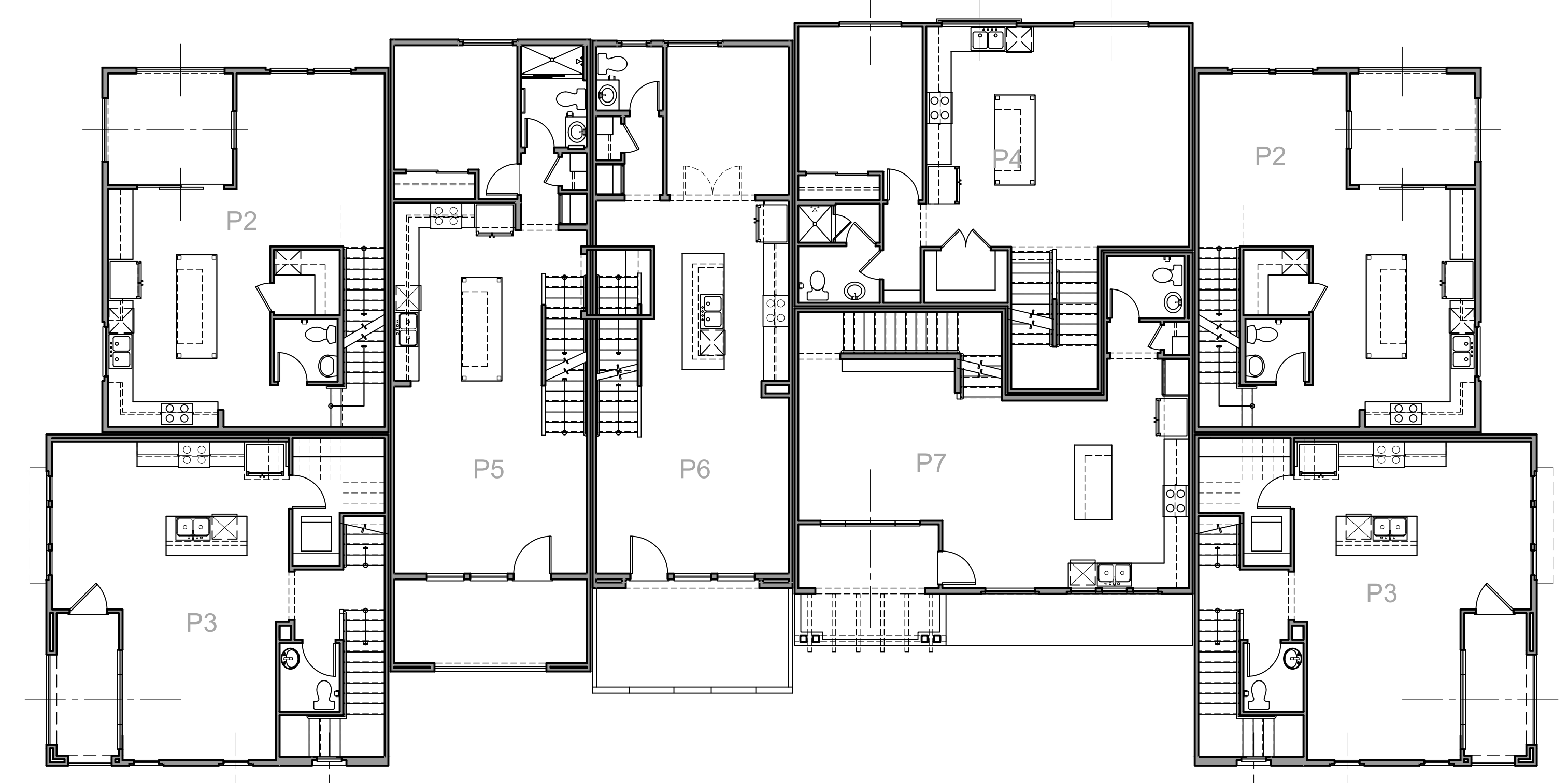


T-900 ELEVATIONS

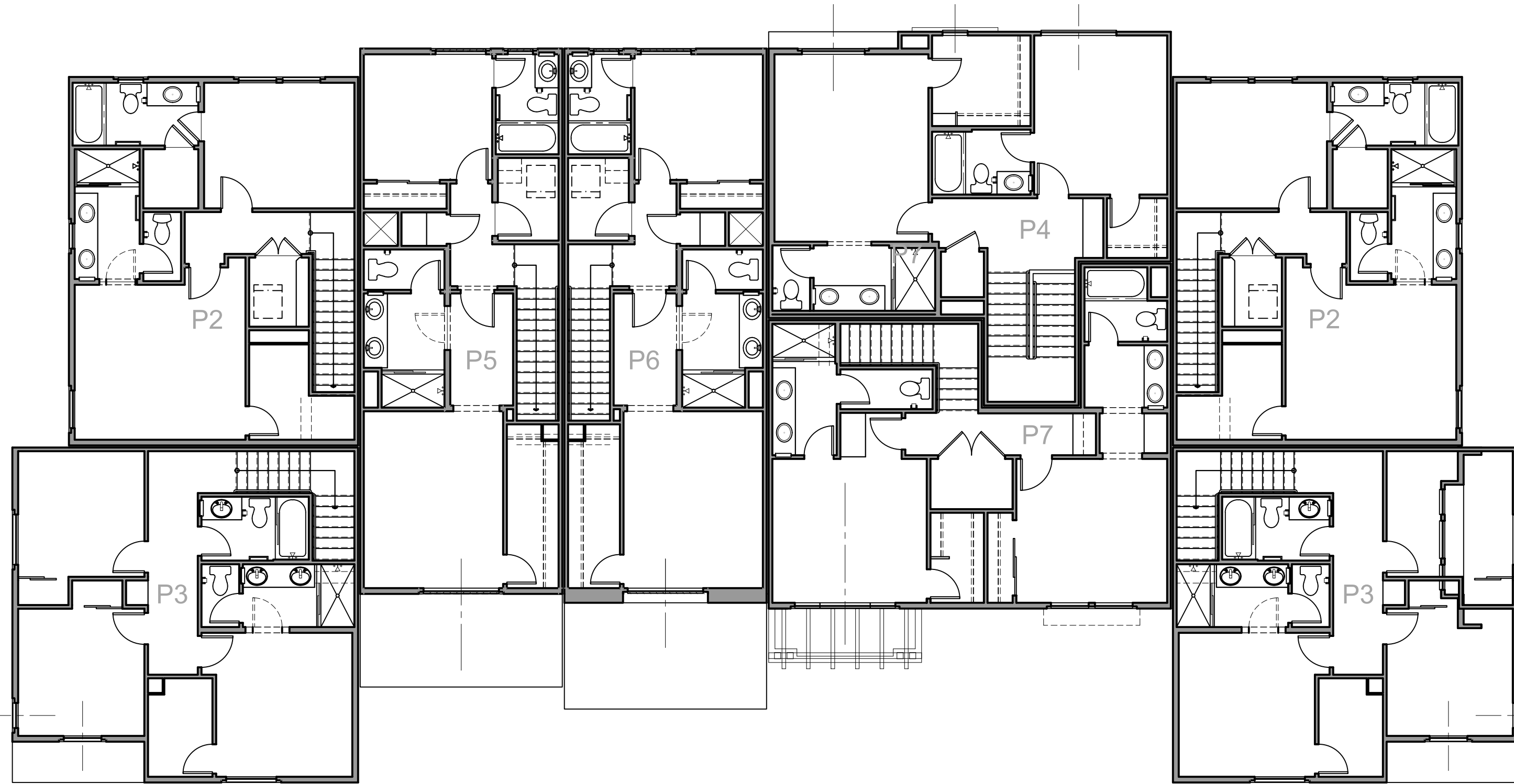
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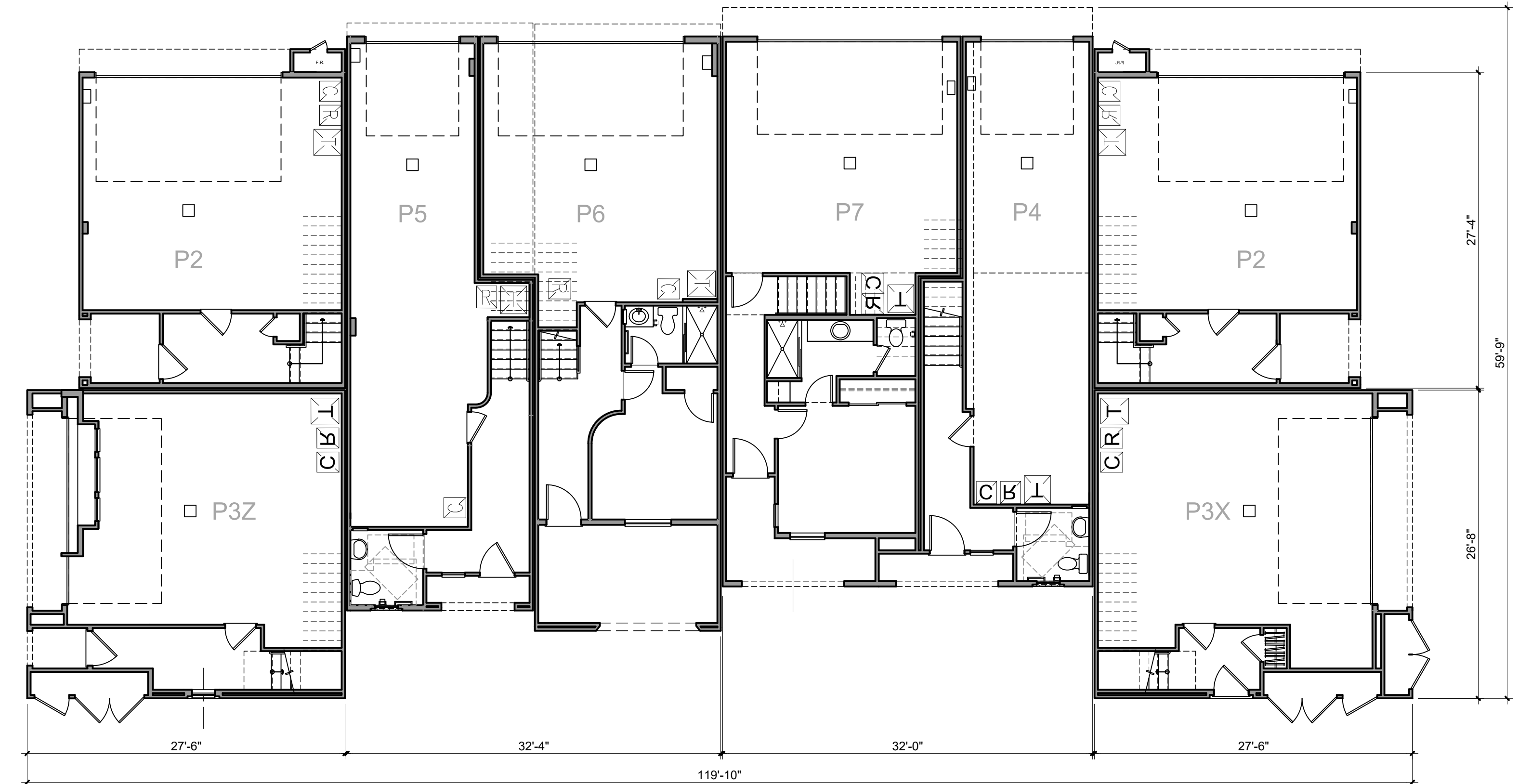
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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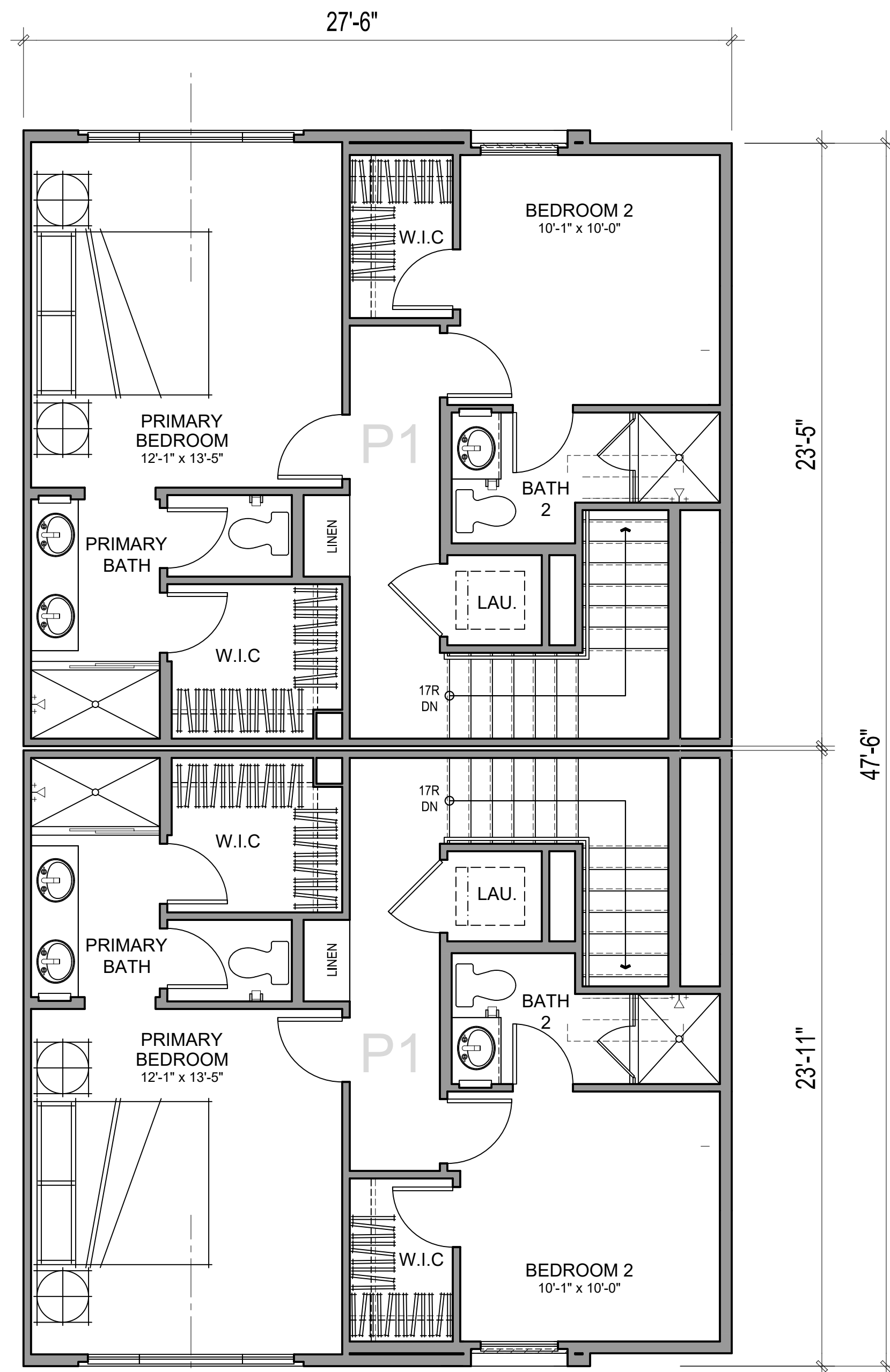
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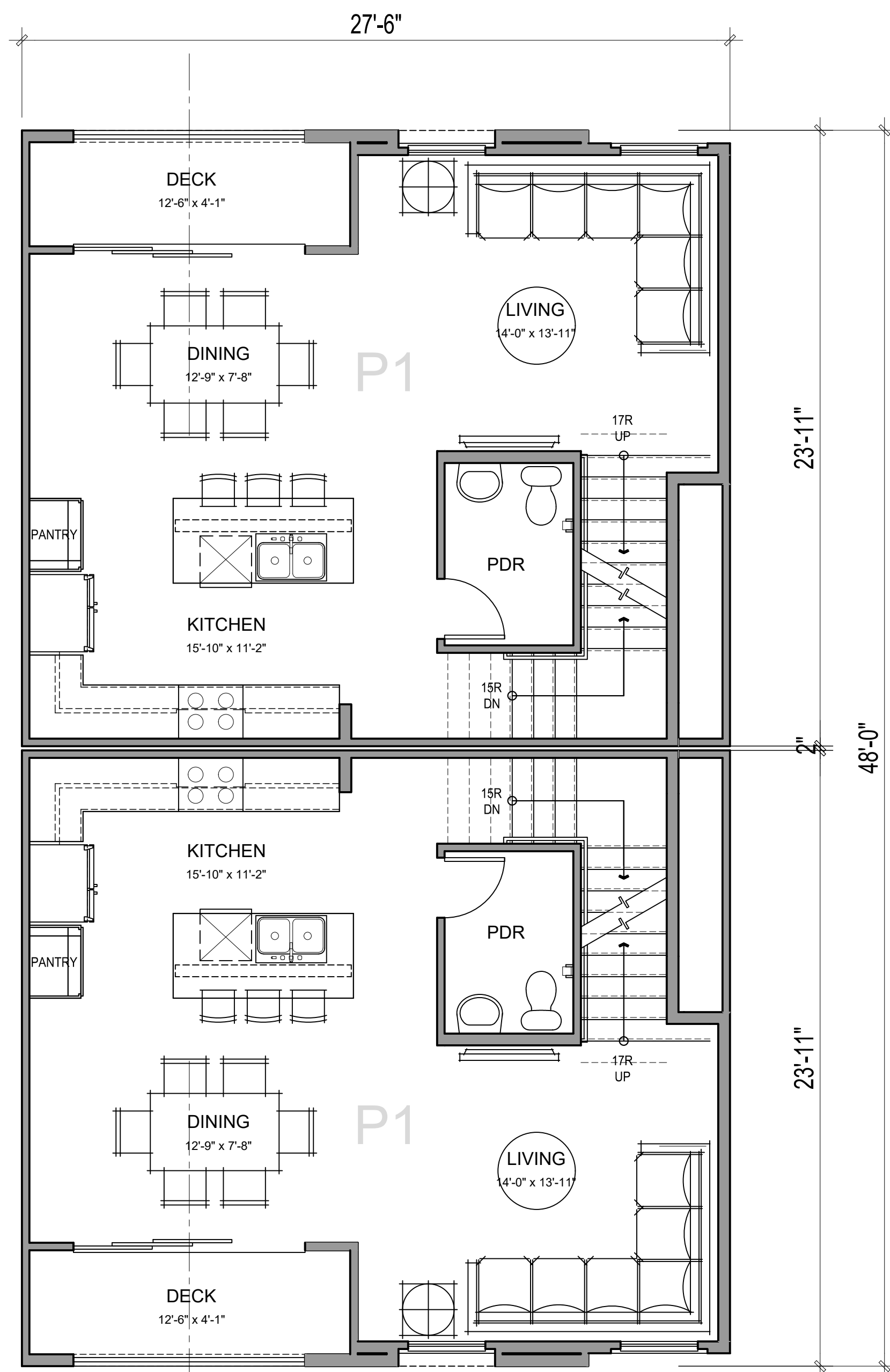


T-900 COMPOSITE PLANS

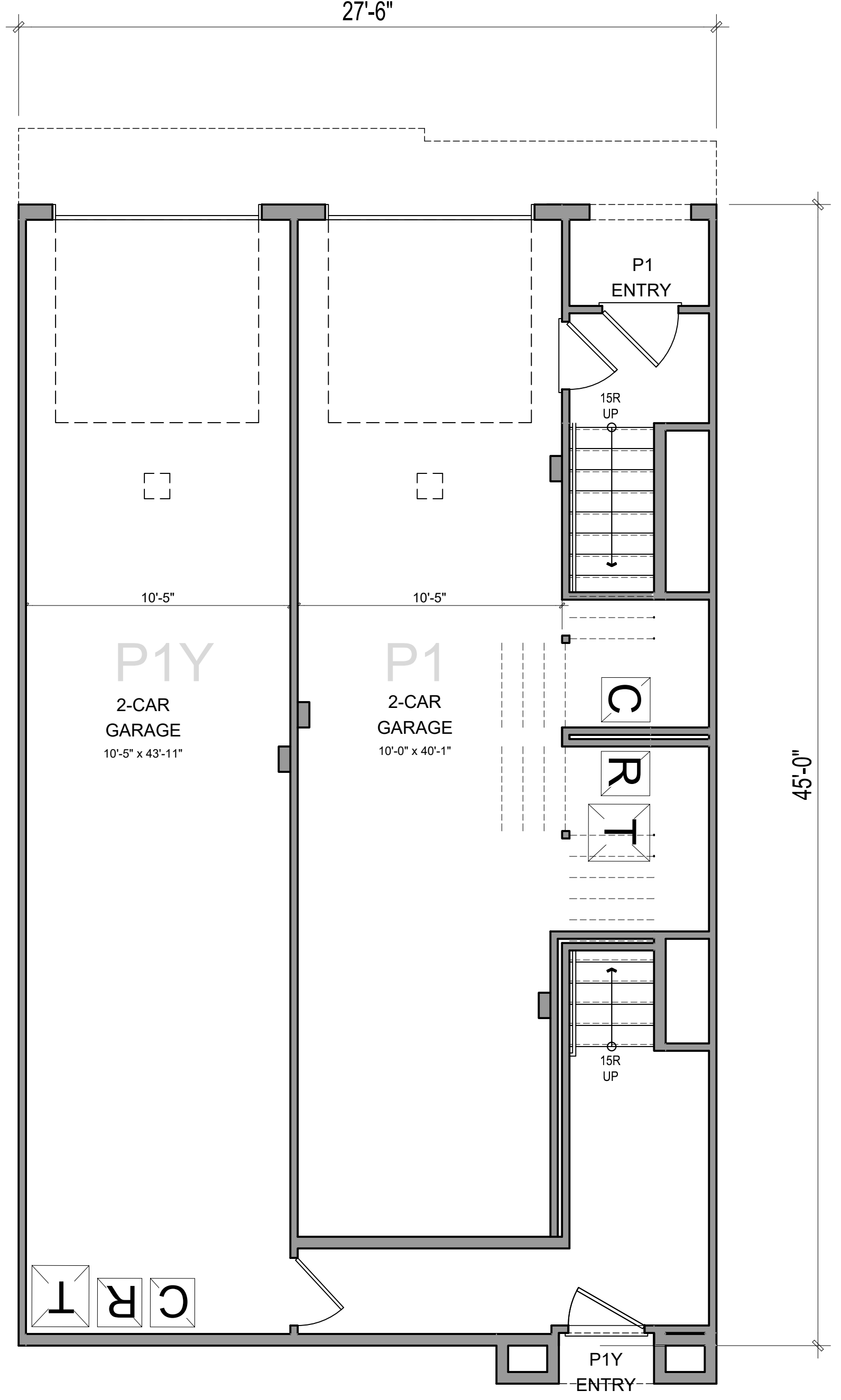
A2.19



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P1 - GROSS AREA	
1ST FLOOR	57 SQ. FT.
2ND FLOOR	573 SQ. FT.
3RD FLOOR	578 SQ. FT.
TOTAL LIVING	1208 SQ. FT.
DECK	57 SQ. FT.
GARAGE	509 SQ. FT.

P1Y - GROSS AREA	
1ST FLOOR	128 SQ. FT.
2ND FLOOR	573 SQ. FT.
3RD FLOOR	578 SQ. FT.
TOTAL LIVING	1279 SQ. FT.
DECK	57 SQ. FT.
GARAGE	487 SQ. FT.



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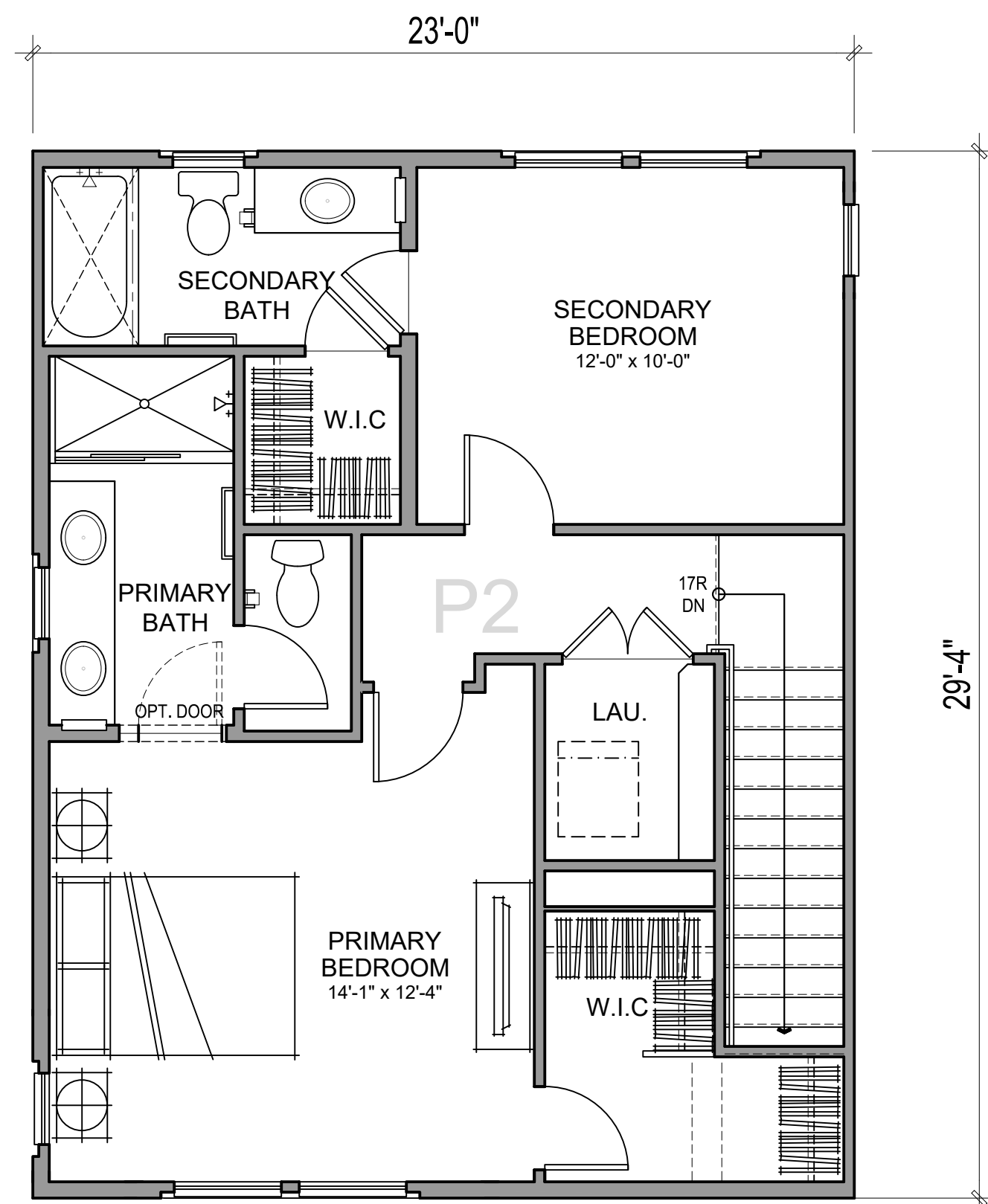
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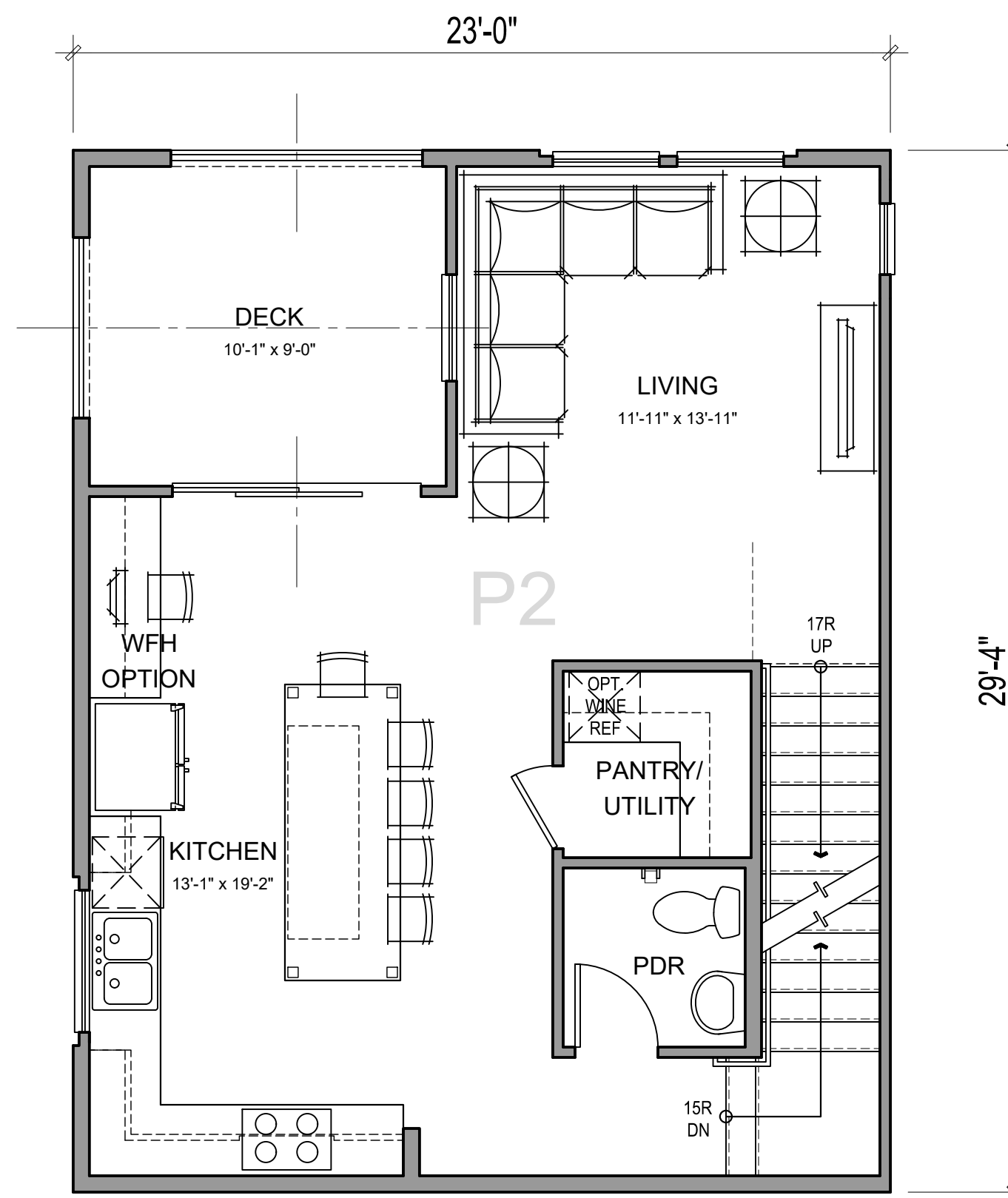


PLAN 1 / PLAN 1Y

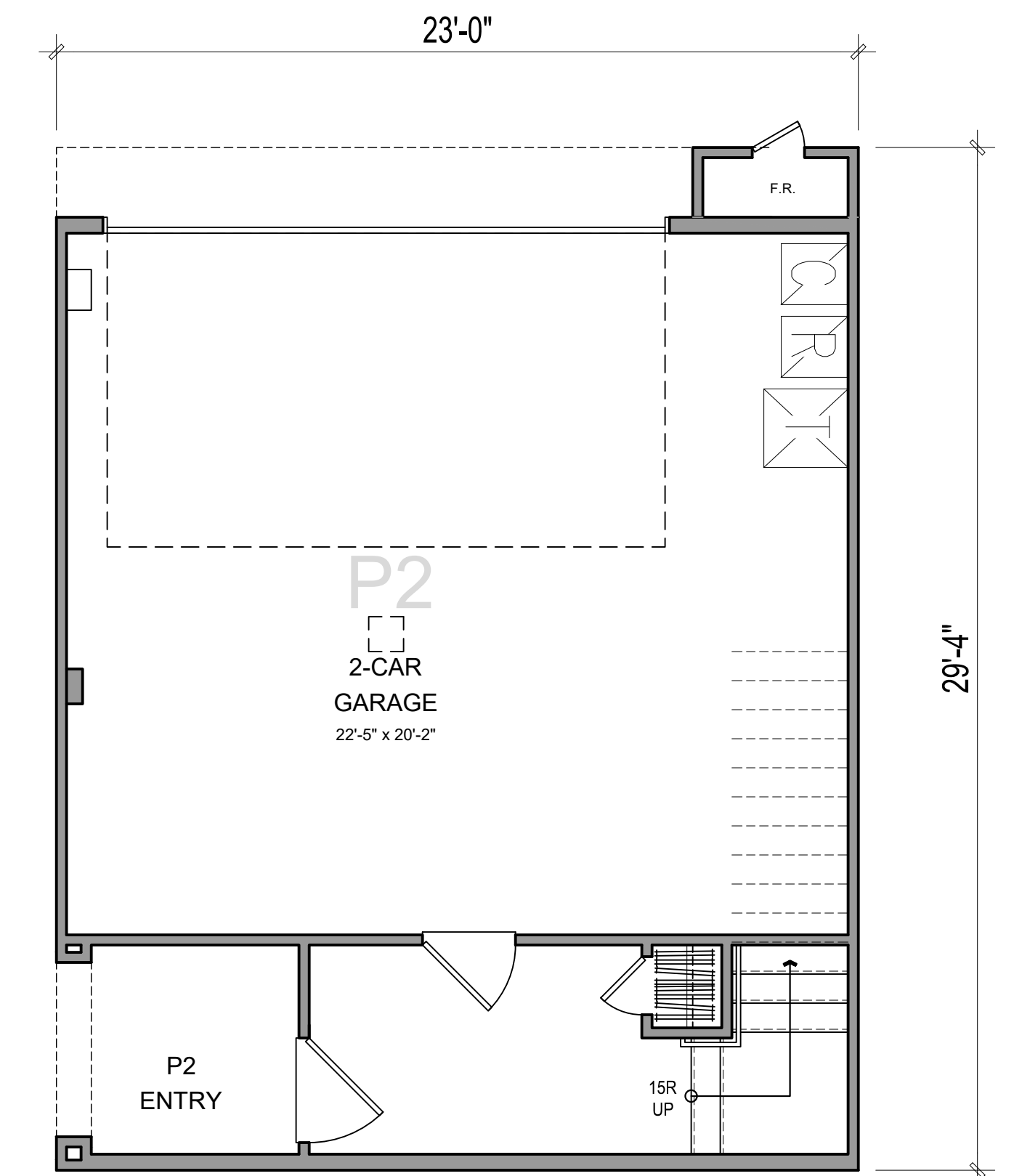
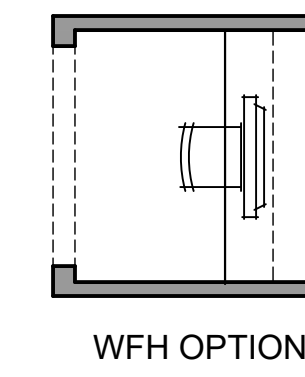
A3.0



THIRD FLOOR



SECOND FLOOR  
UTILITY/WINE/WFH OPTIONS



FIRST FLOOR

P2 - GROSS AREA	
1ST FLOOR	108 SQ. FT.
2ND FLOOR	575 SQ. FT.
3RD FLOOR	622 SQ. FT.
TOTAL LIVING	1306 SQ. FT.
DECK	99 SQ. FT.
GARAGE	474 SQ. FT.

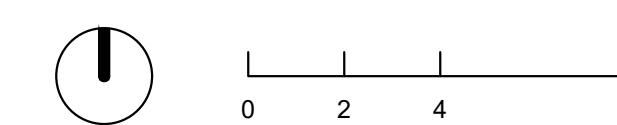


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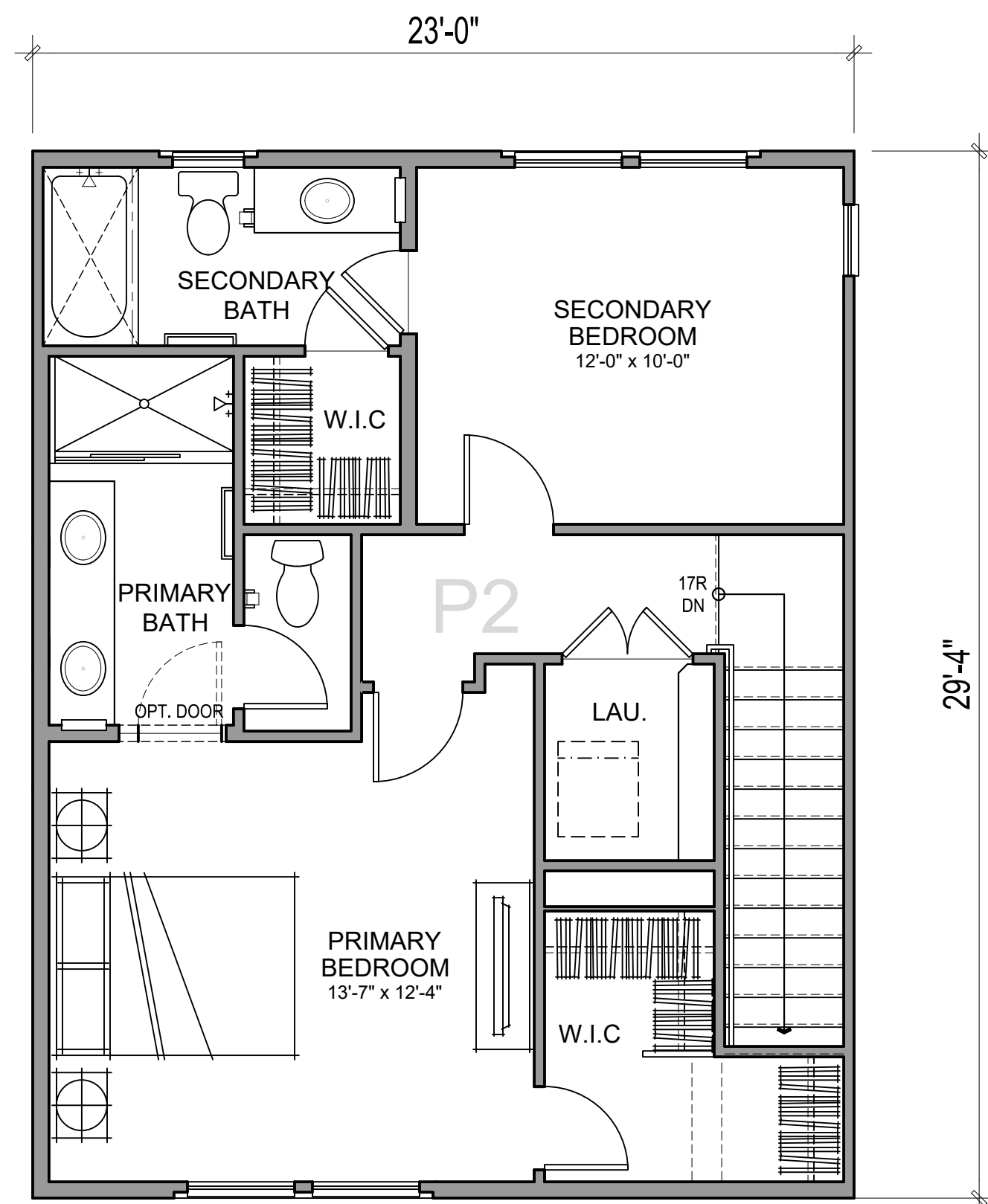
**LA HABRA - IMPERIAL & EUCLID**  
LA HABRA, CA # 2019-0912

Plot Date: 10.14.2021

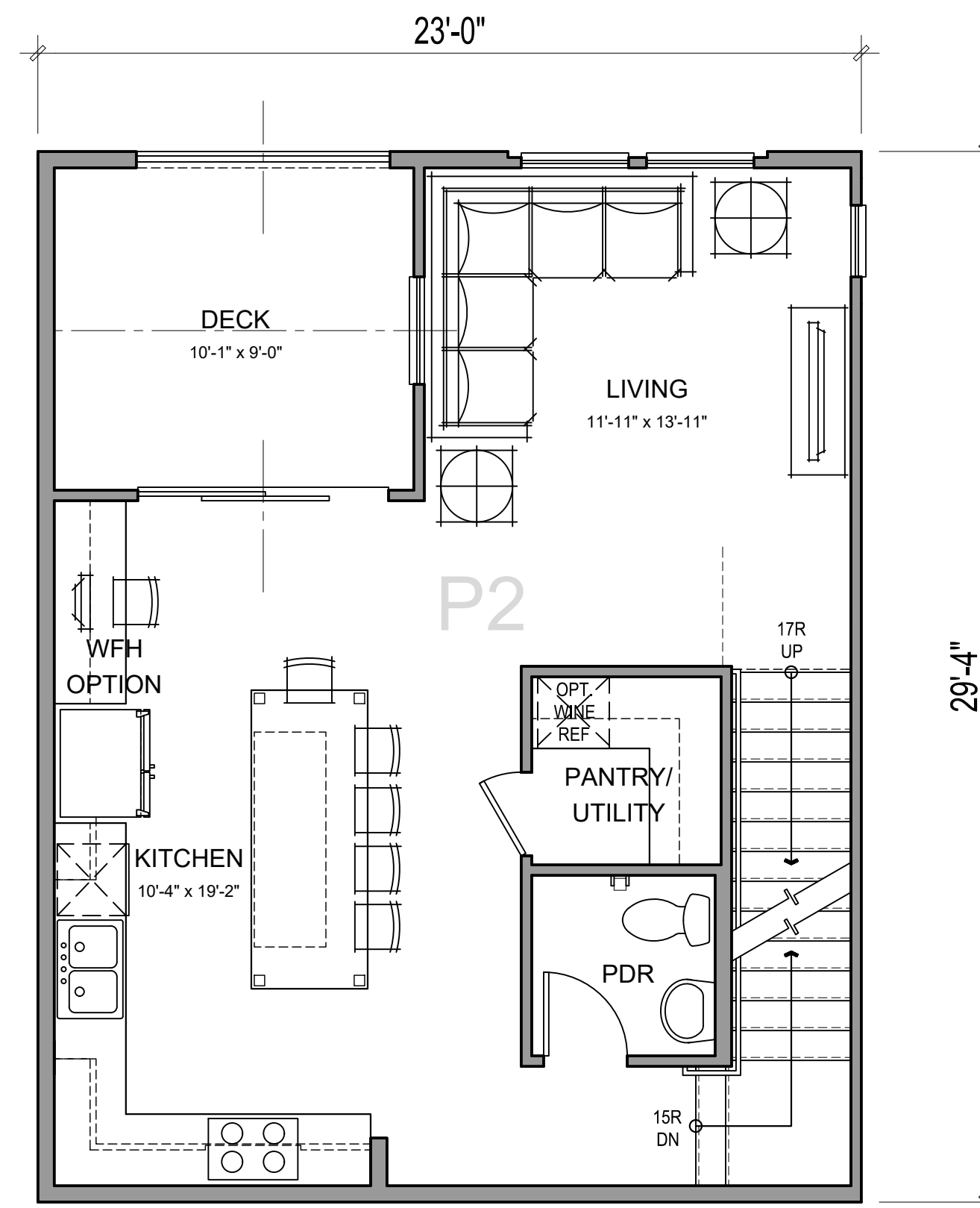


PLAN 2

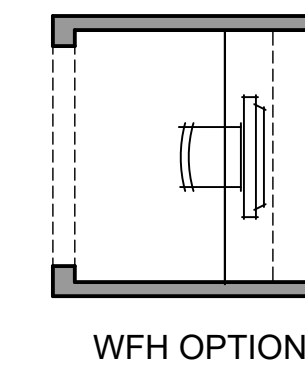
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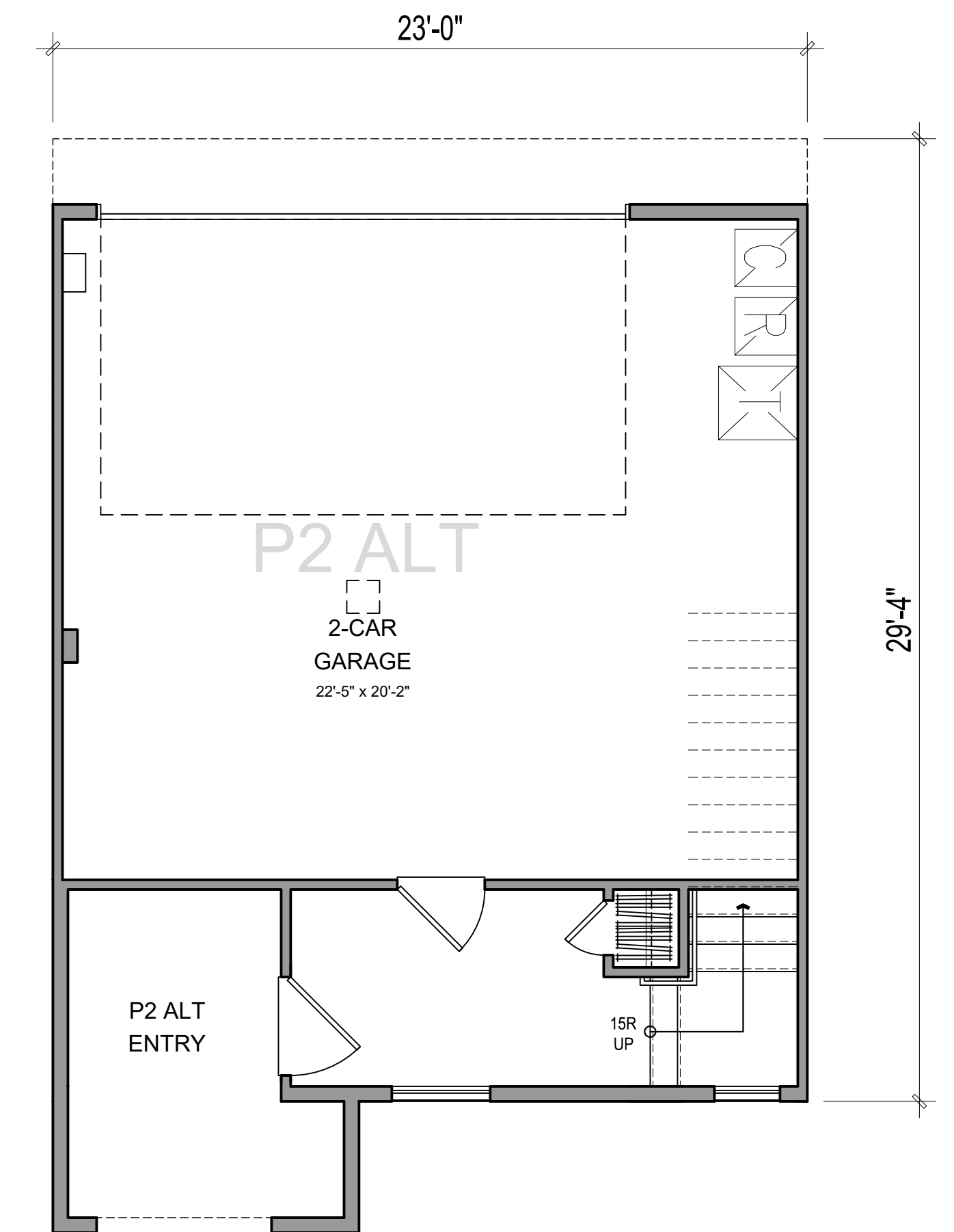
THIRD FLOOR



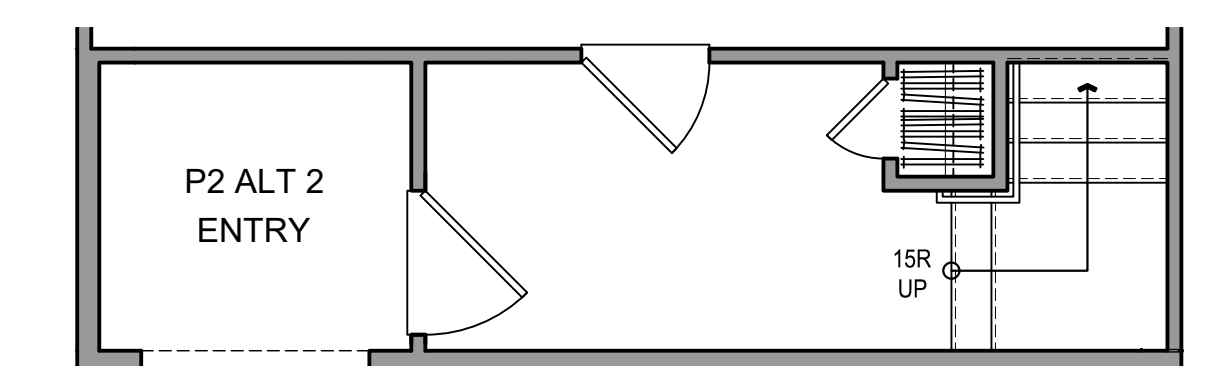
SECOND FLOOR



WFH OPTION



FIRST FLOOR



FIRST FLOOR (LOT 72 & 75)

P2 - GROSS AREA	
1ST FLOOR	108 SQ. FT.
2ND FLOOR	575 SQ. FT.
3RD FLOOR	622 SQ. FT.
TOTAL LIVING	1306 SQ. FT.
DECK	99 SQ. FT.
GARAGE	474 SQ. FT.

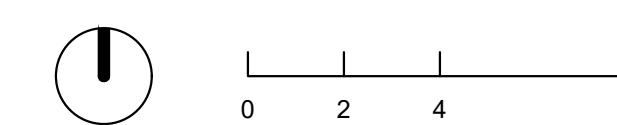


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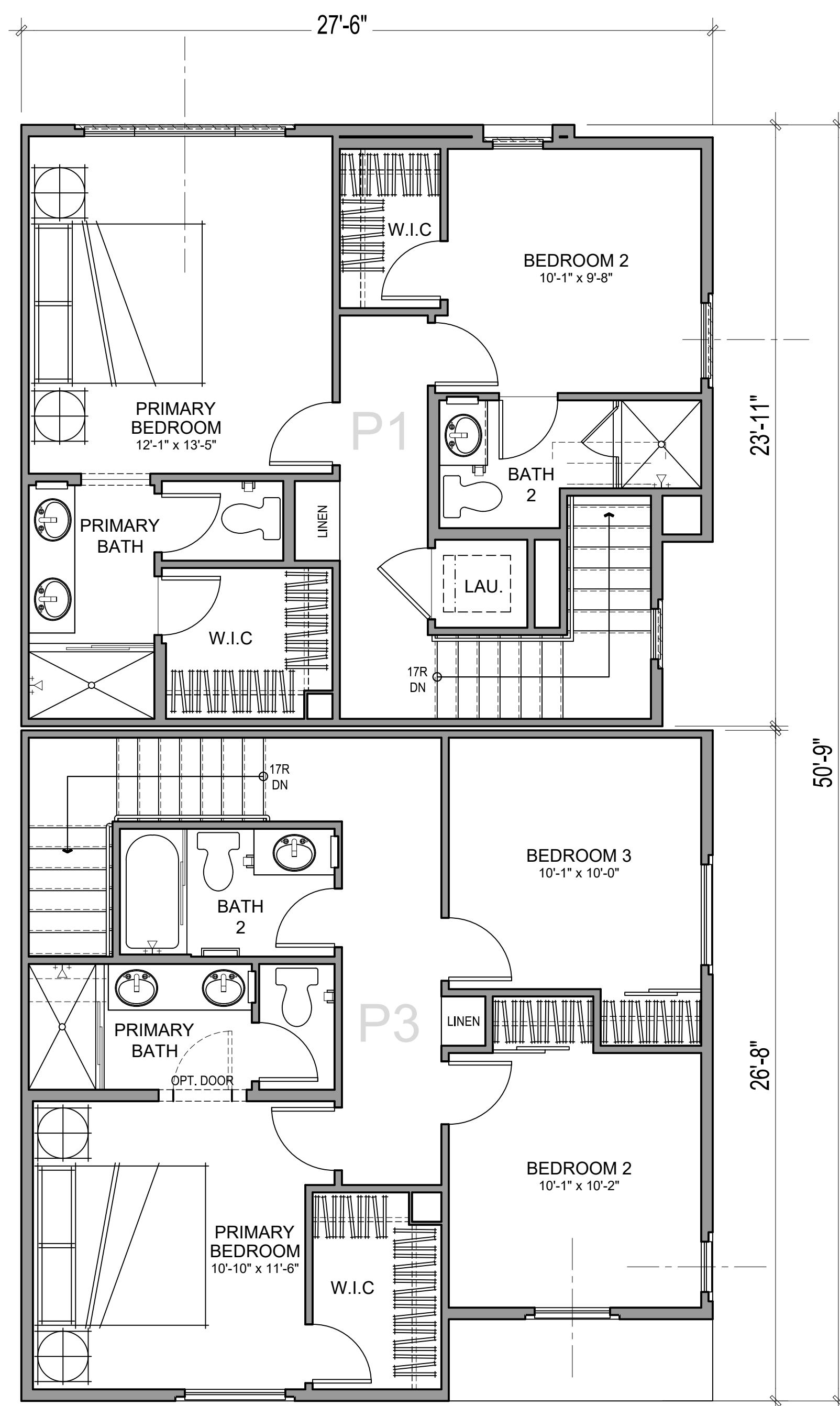
**LA HABRA - IMPERIAL & EUCLID**  
LA HABRA, CA # 2019-0912

Plot Date: 10.14.2021

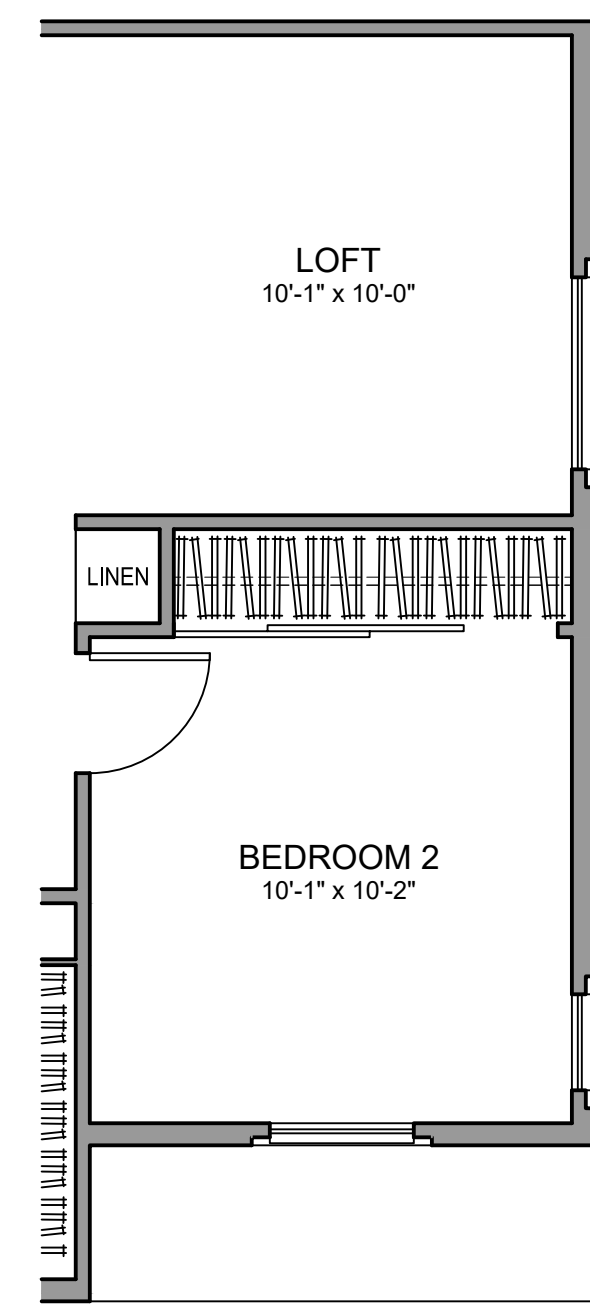


PLAN 2 ALT

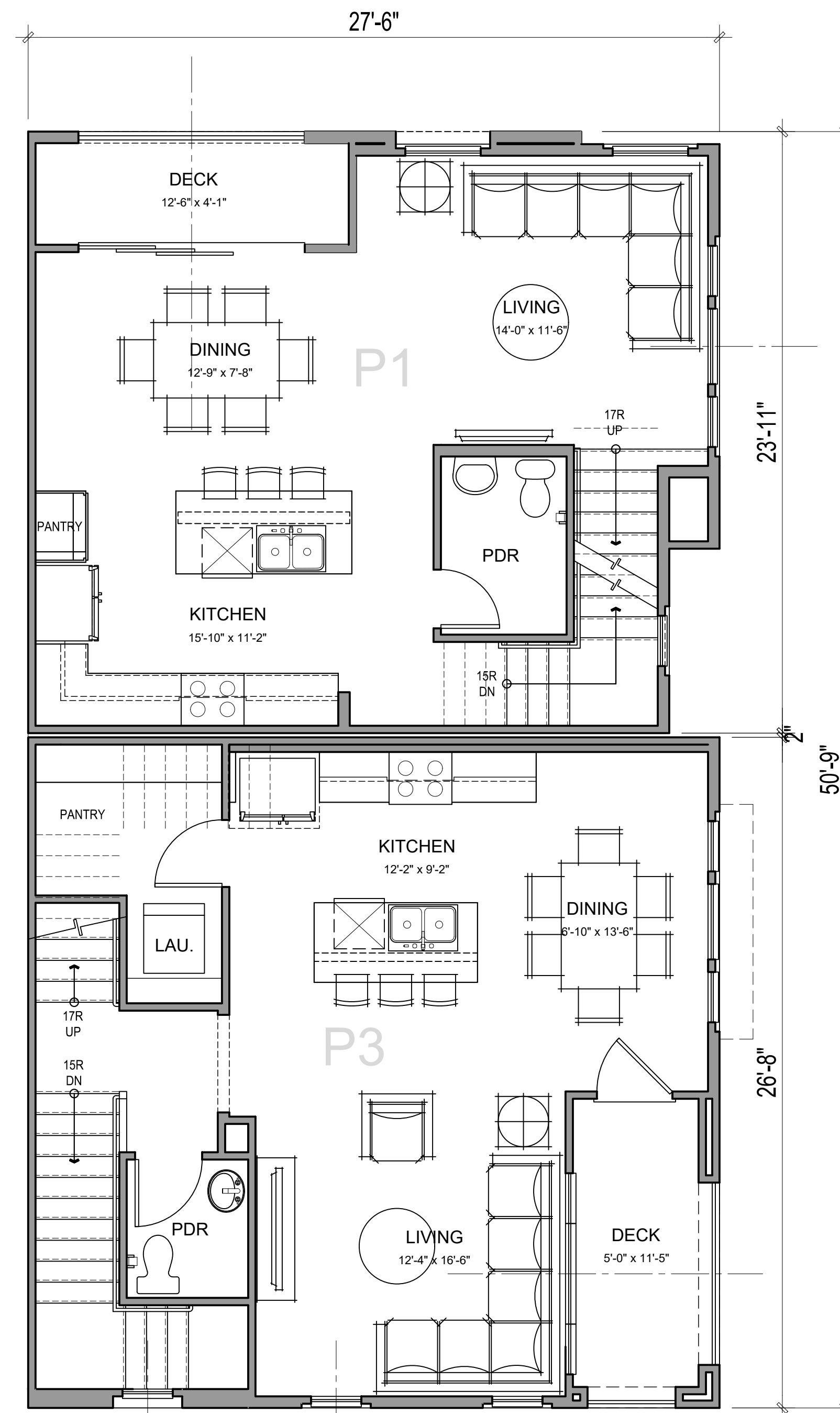
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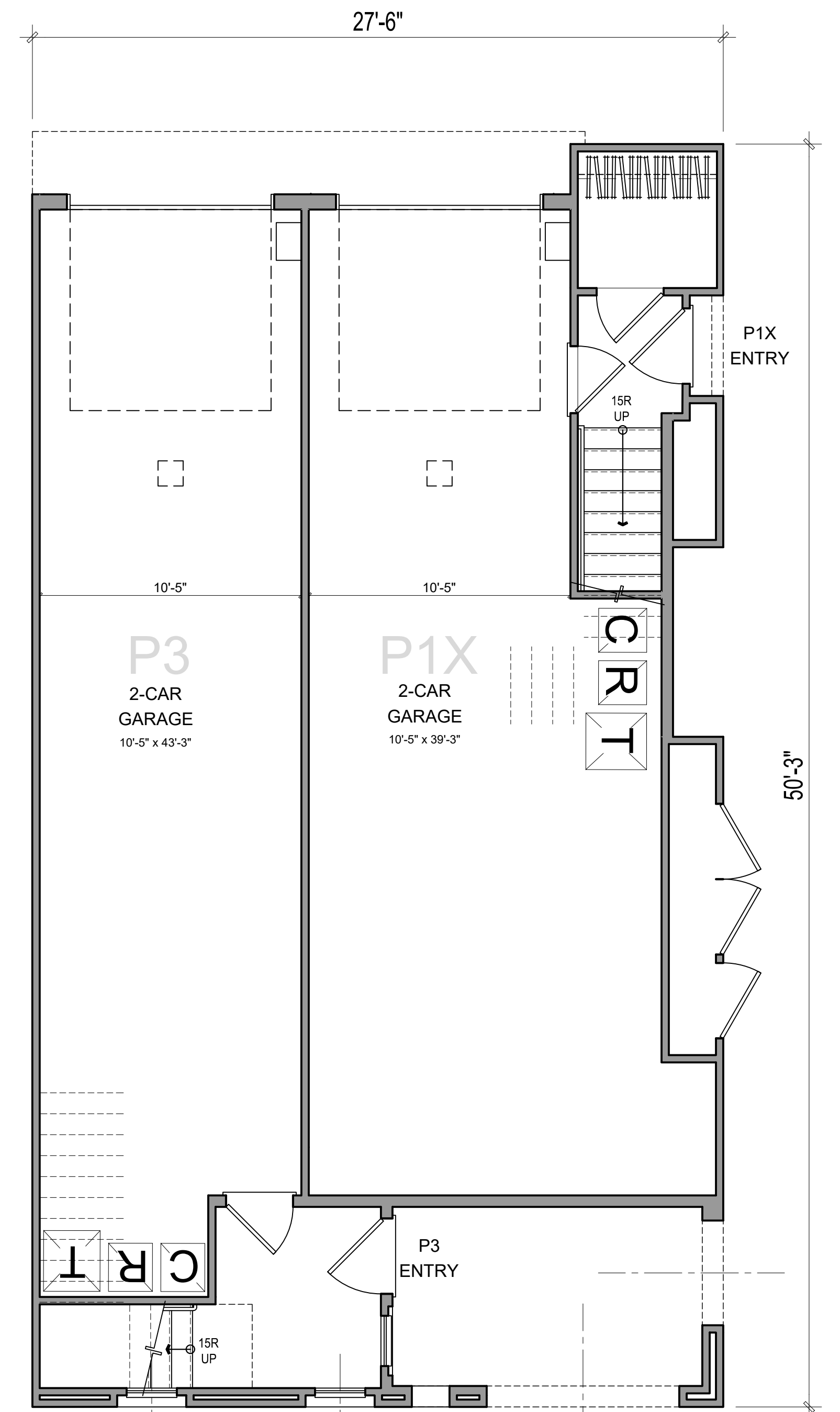
THIRD FLOOR  
STANDARD 3 BED



2 BED & LOFT OPT.



SECOND FLOOR



FIRST FLOOR

P1X - GROSS AREA	
1ST FLOOR	89 SQ. FT.
2ND FLOOR	573 SQ. FT.
3RD FLOOR	581 SQ. FT.
TOTAL LIVING	1243 SQ. FT.
DECK	57 SQ. FT.
GARAGE	535 SQ. FT.

P3 - GROSS AREA	
1ST FLOOR	86 SQ. FT.
2ND FLOOR	627 SQ. FT.
3RD FLOOR	645 SQ. FT.
TOTAL LIVING	1358 SQ. FT.
DECK	72 SQ. FT.
GARAGE	461 SQ. FT.



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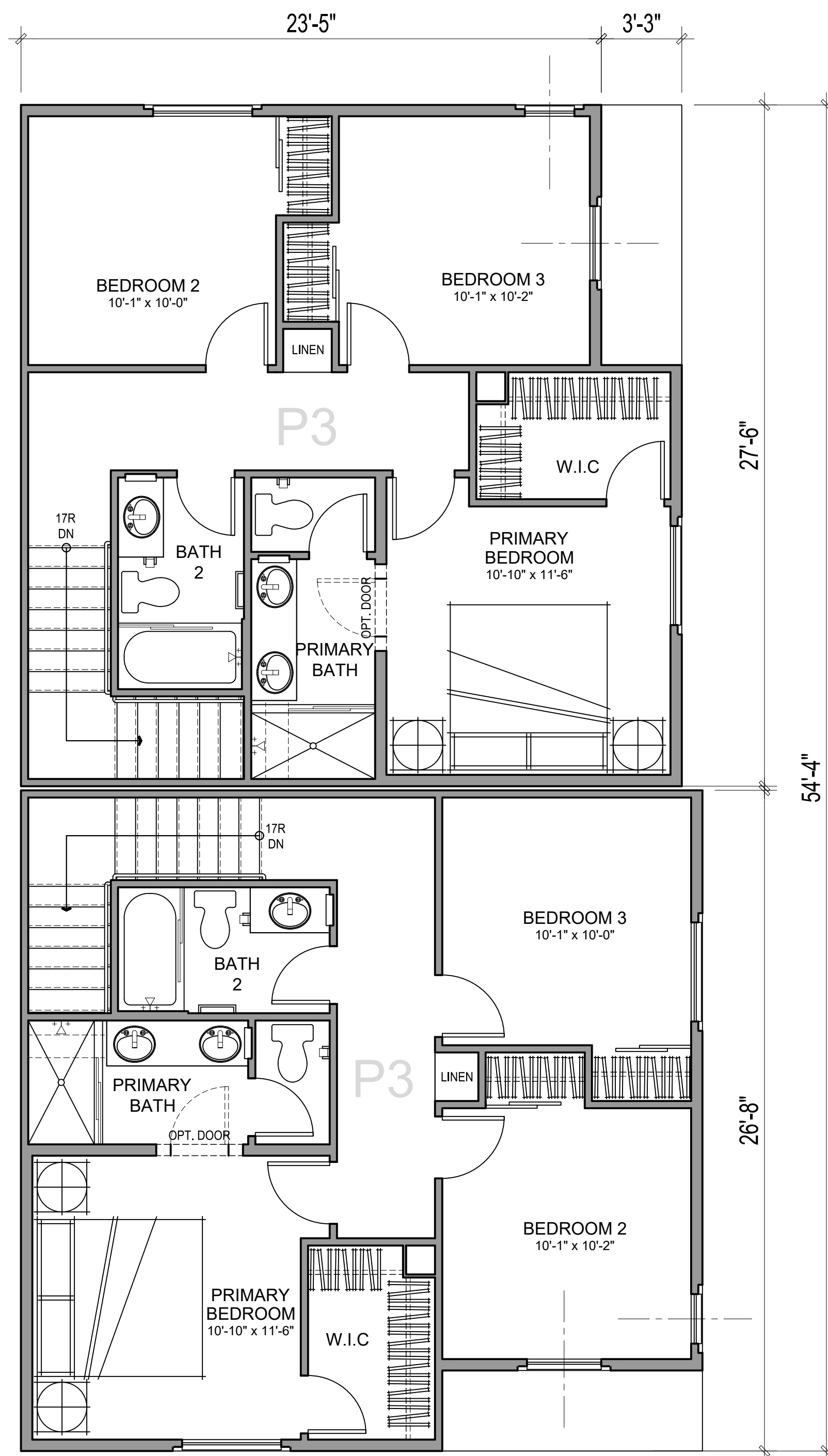
LA HABRA - IMPERIAL & EUCLID  
LA HABRA, CA # 2019-0912

Plot Date: 10.14.2021

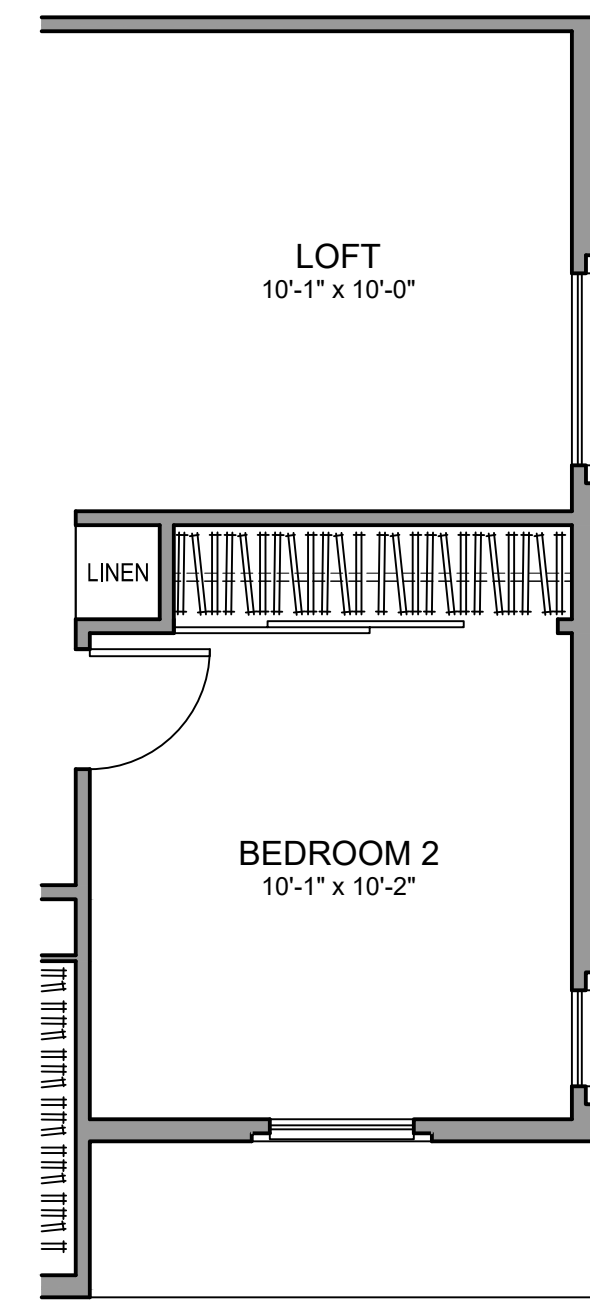


PLAN 1X / PLAN 3

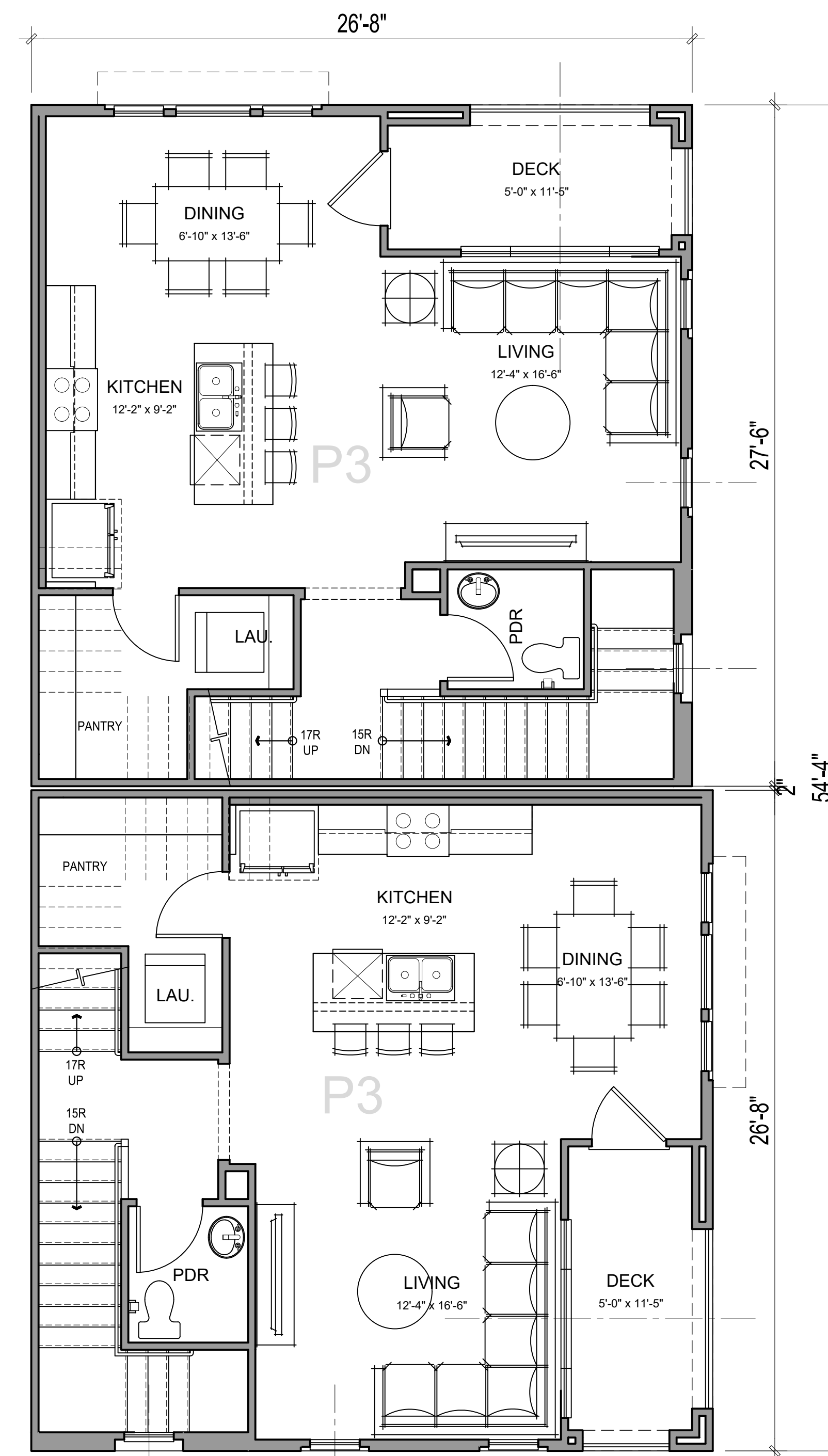
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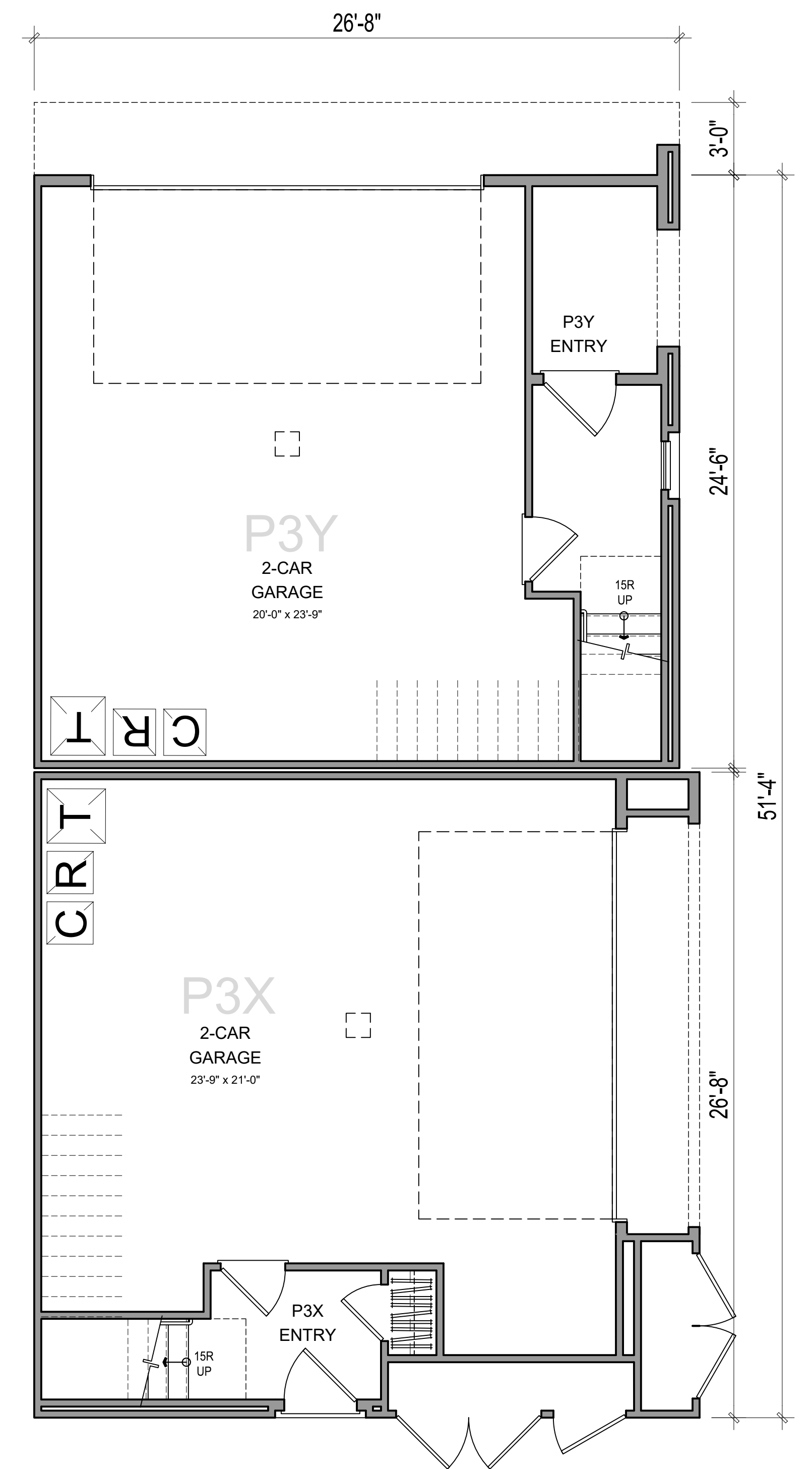
THIRD FLOOR  
STANDARD 3 BED



2 BED & LOFT OPT.



SECOND FLOOR



FIRST FLOOR

P3X - GROSS AREA	
1ST FLOOR	82 SQ. FT.
2ND FLOOR	627 SQ. FT.
3RD FLOOR	645 SQ. FT.
TOTAL LIVING	1354 SQ. FT.
DECK	72 SQ. FT.
GARAGE	543 SQ. FT.

P3Y - GROSS AREA	
1ST FLOOR	82 SQ. FT.
2ND FLOOR	627 SQ. FT.
3RD FLOOR	645 SQ. FT.
TOTAL LIVING	1354 SQ. FT.
DECK	72 SQ. FT.
GARAGE	514 SQ. FT.



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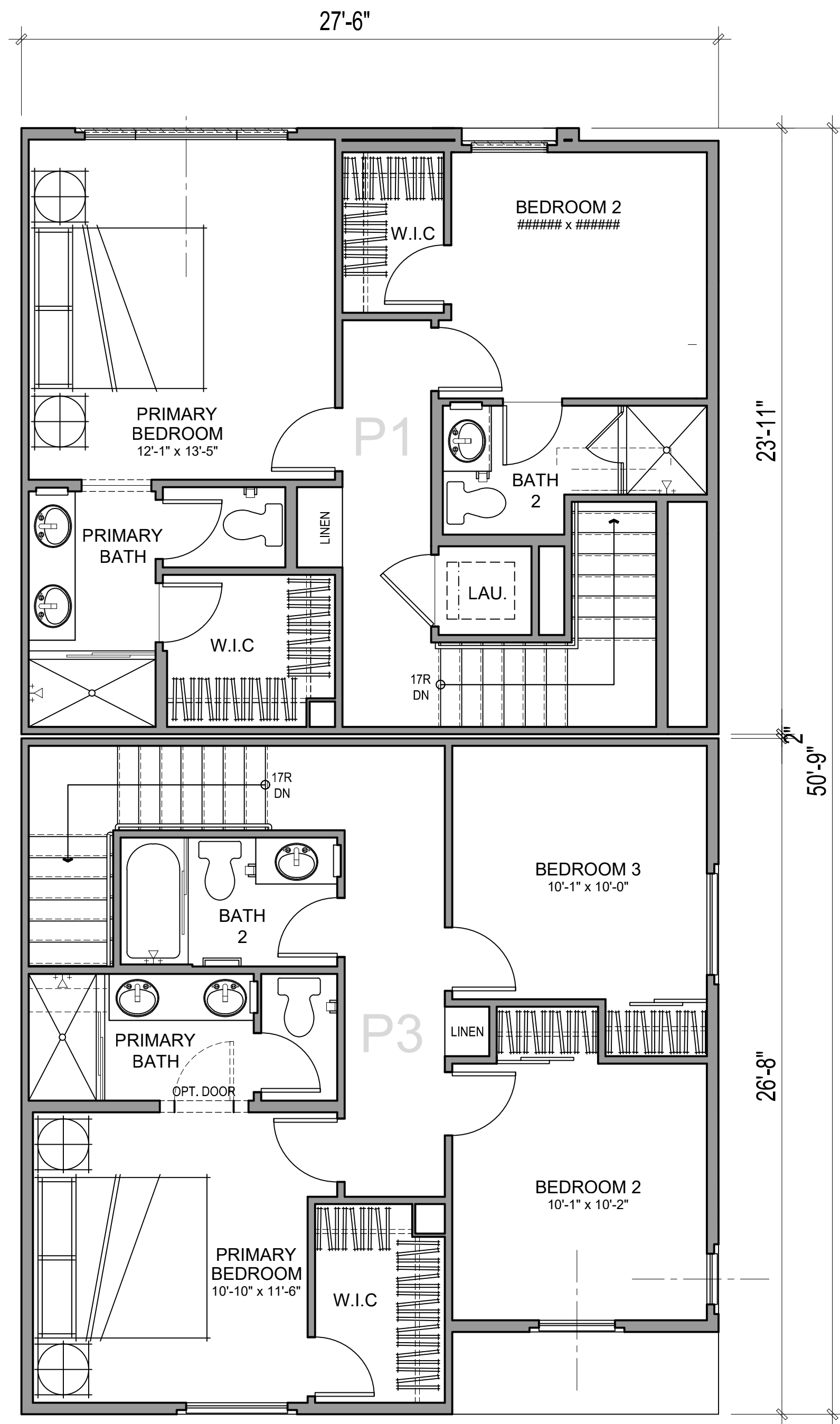
LA HABRA - IMPERIAL & EUCLID  
LA HABRA, CA # 2019-0912

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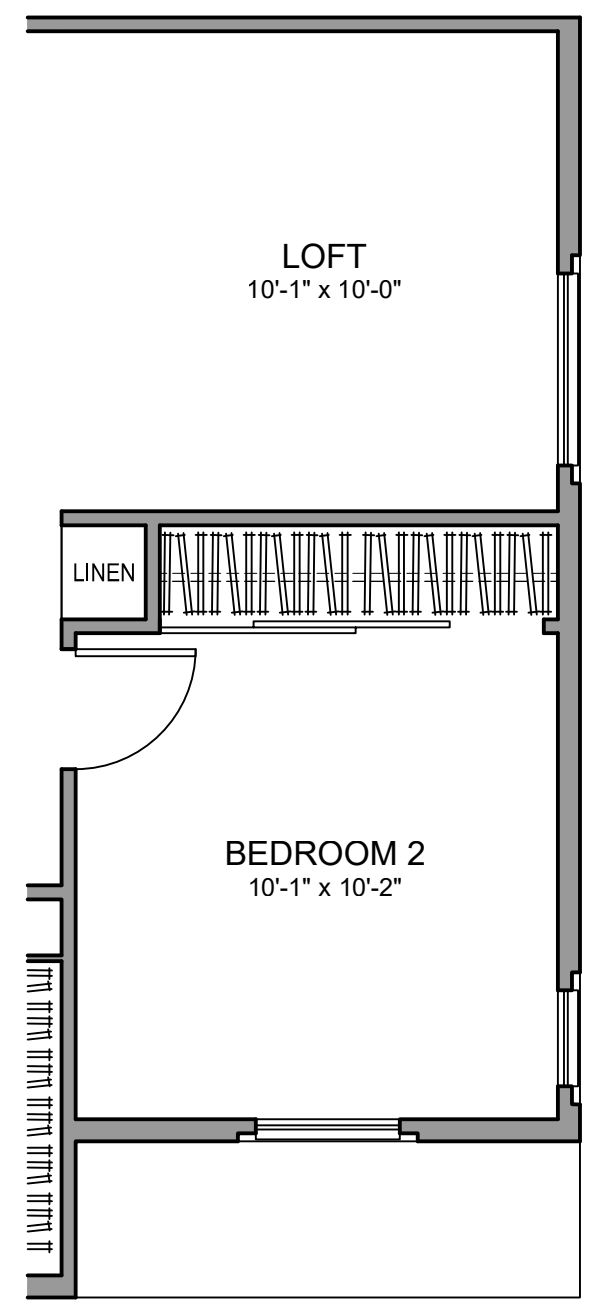


PLAN 3X / PLAN 3Y

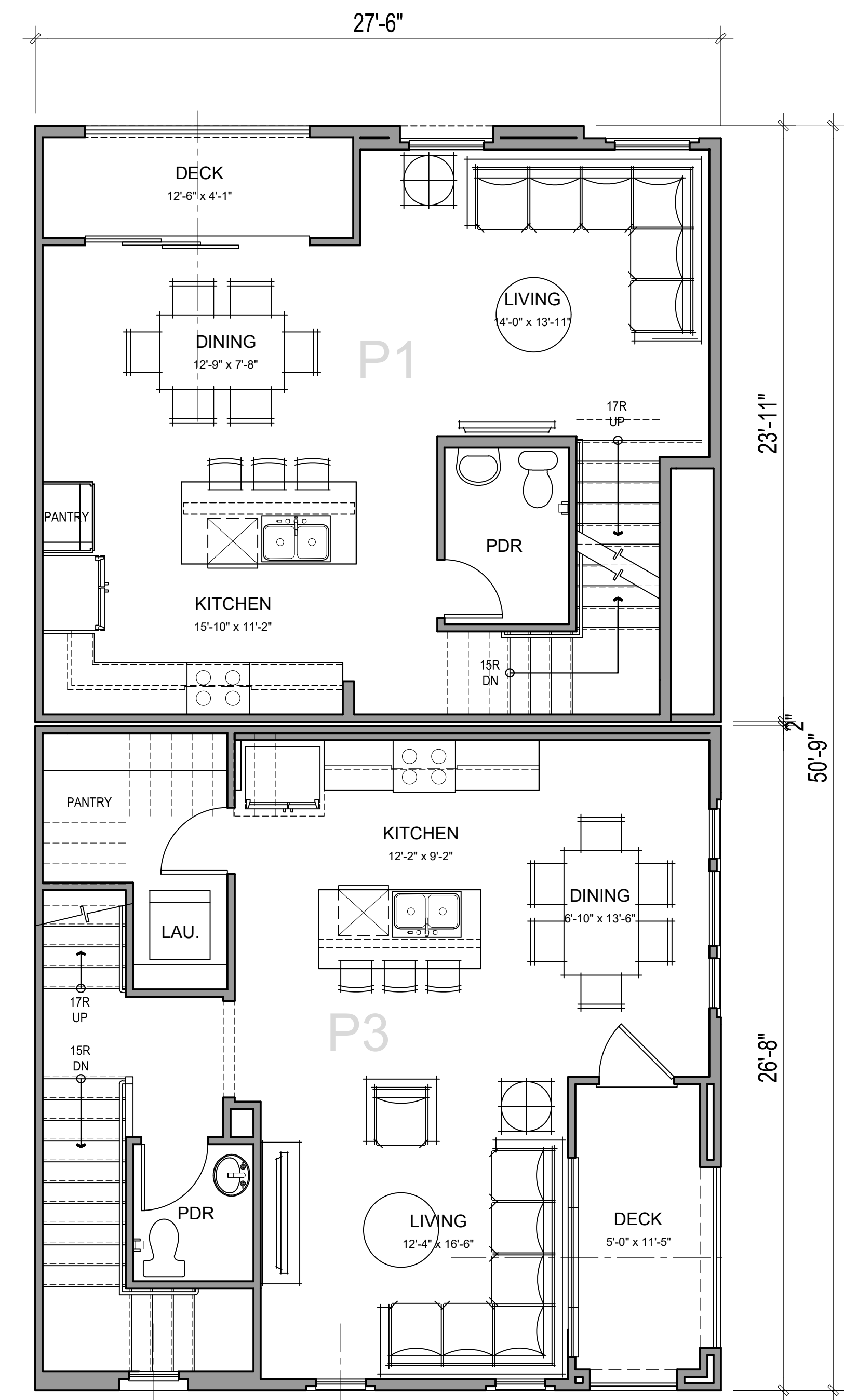
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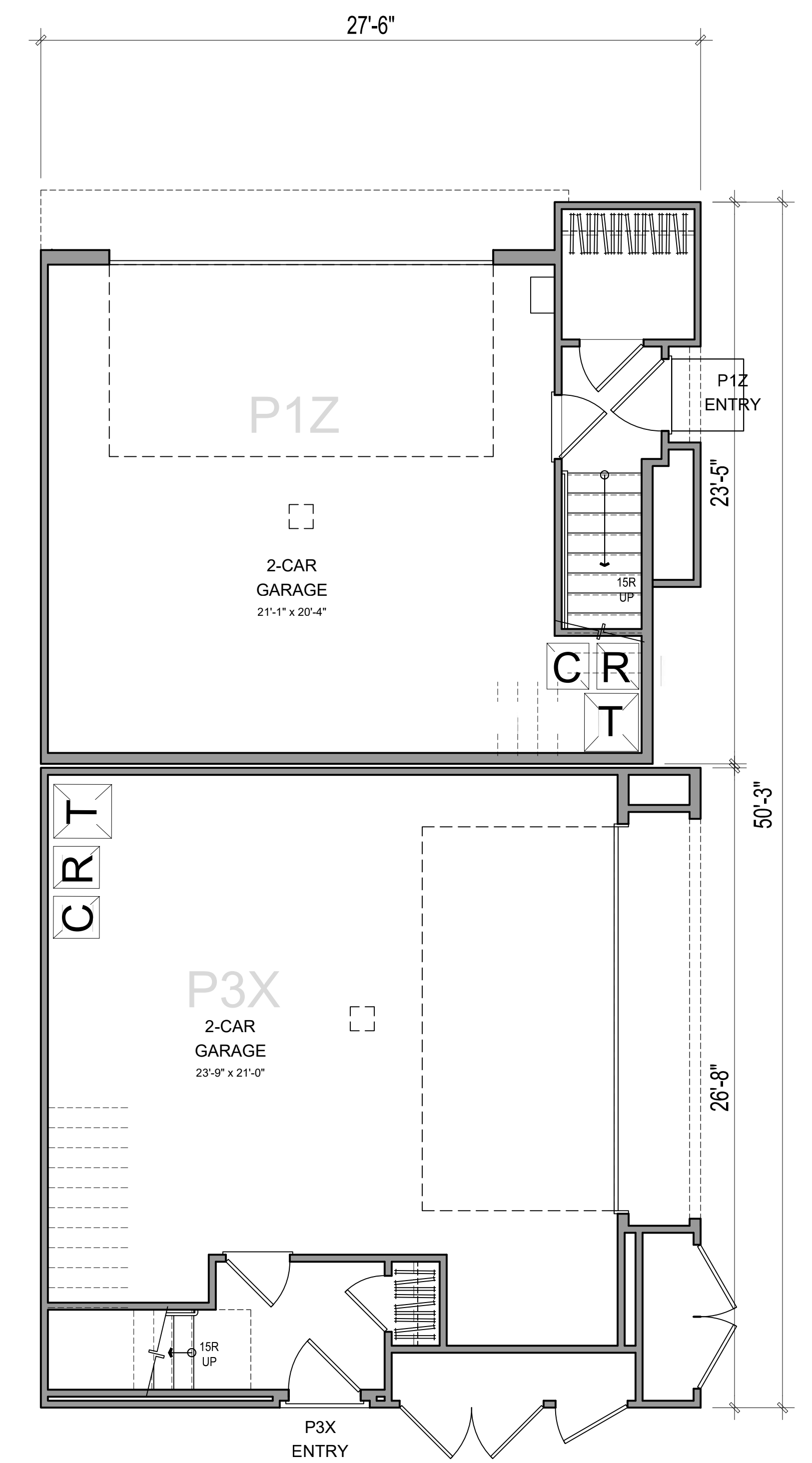
THIRD FLOOR  
STANDARD 3 BED



2 BED & LOFT OPT.



SECOND FLOOR



FIRST FLOOR

P3X - GROSS AREA	
1ST FLOOR	82 SQ. FT.
2ND FLOOR	627 SQ. FT.
3RD FLOOR	645 SQ. FT.
TOTAL LIVING	1354 SQ. FT.
DECK	72 SQ. FT.
GARAGE	543 SQ. FT.

P1Z - GROSS AREA	
1ST FLOOR	89 SQ. FT.
2ND FLOOR	573 SQ. FT.
3RD FLOOR	581 SQ. FT.
TOTAL LIVING	1243 SQ. FT.
DECK	57 SQ. FT.
GARAGE	535 SQ. FT.



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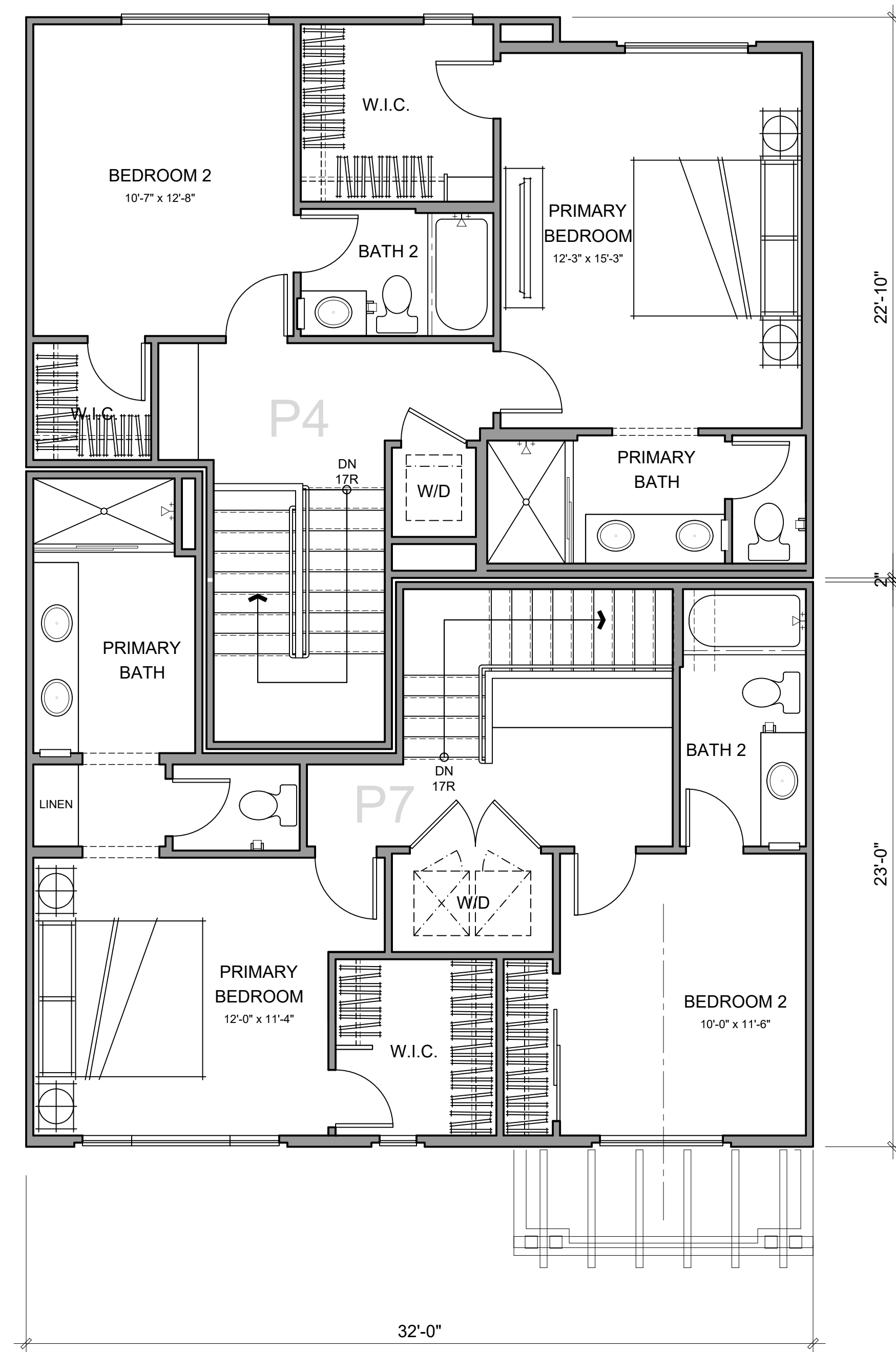
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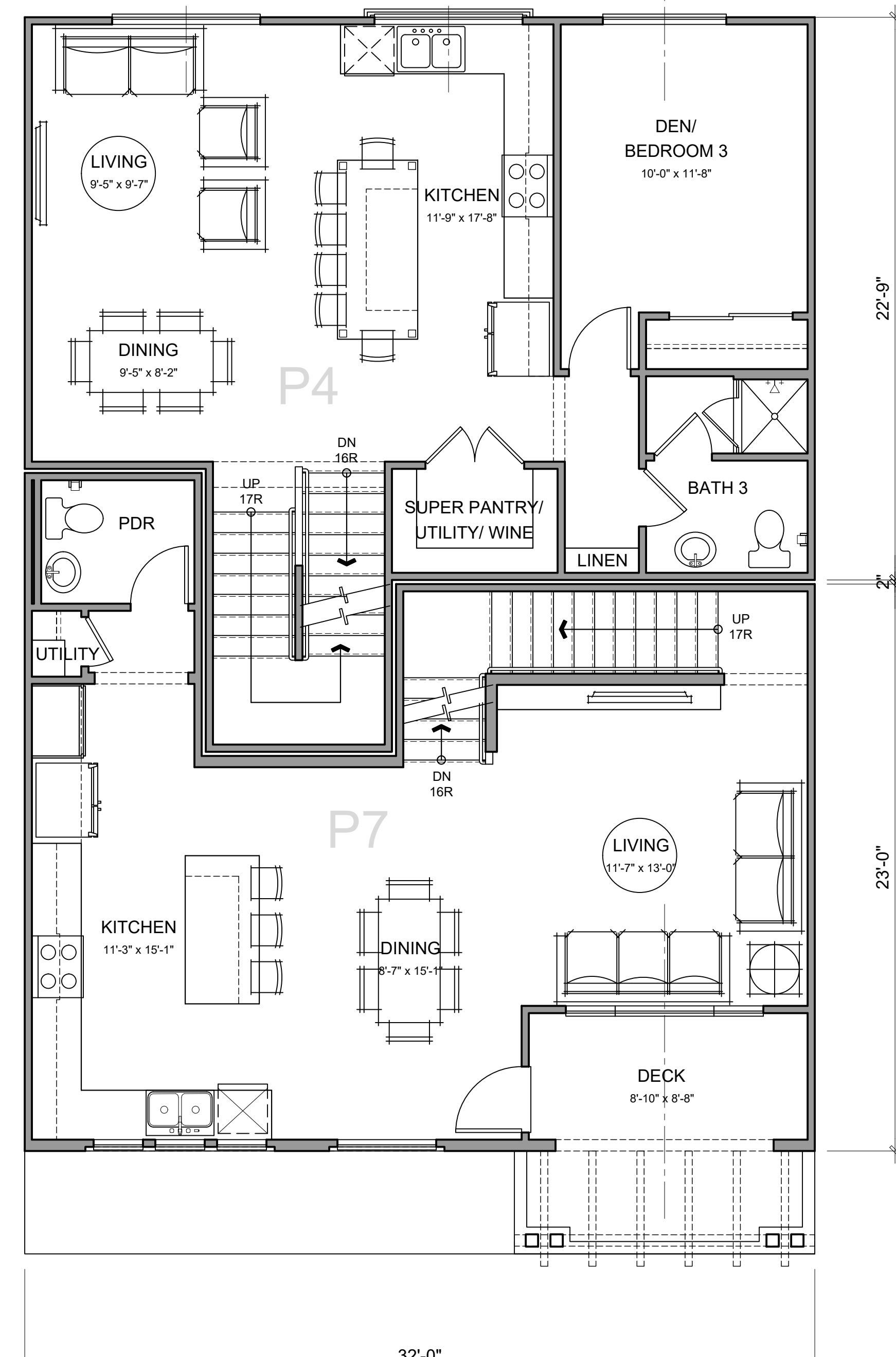


PLAN 3X / PLAN 1Z

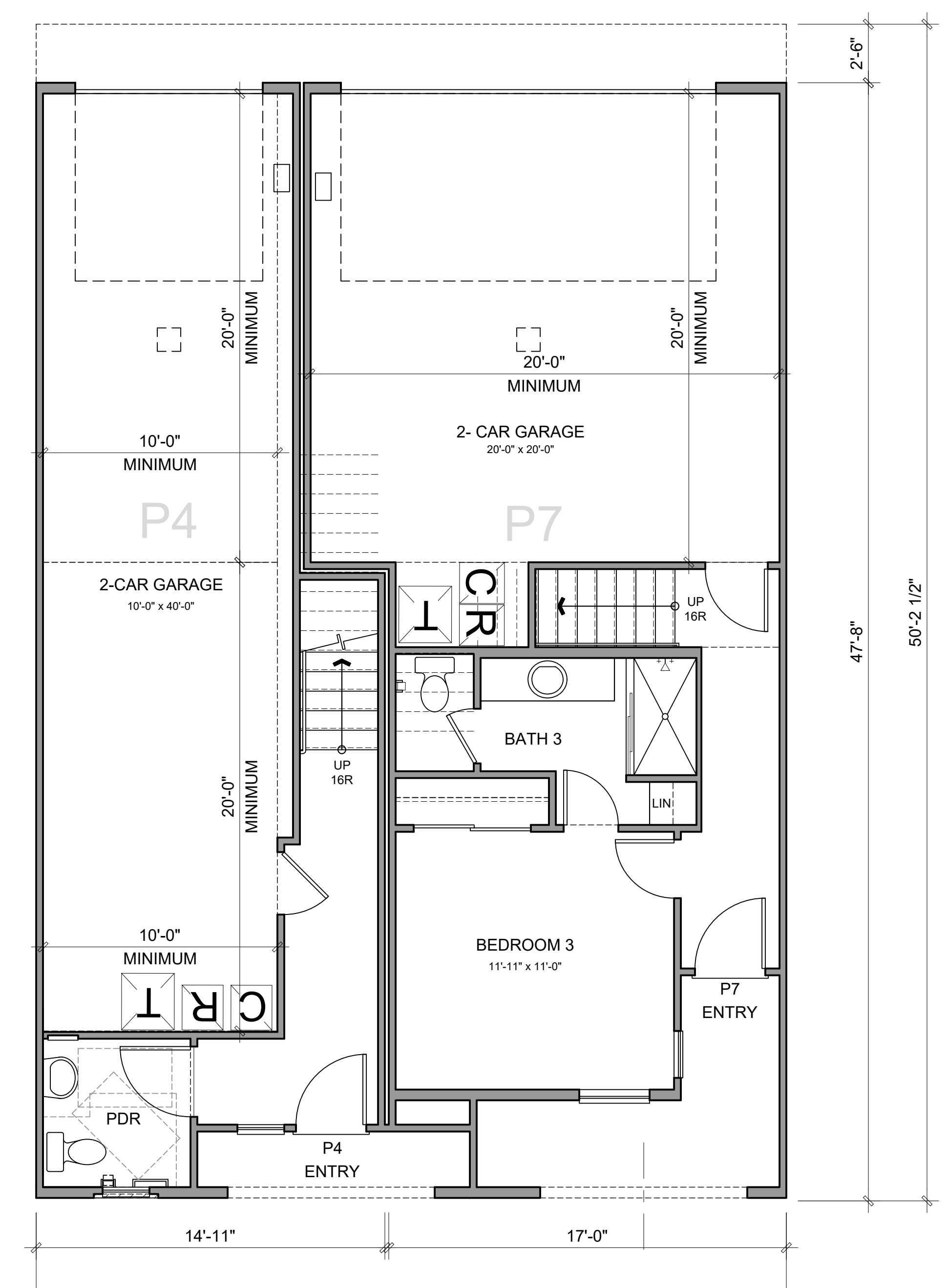
A3.2.2



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P4 - GROSS AREA	
1ST FLOOR	159 SQ. FT.
2ND FLOOR	749 SQ. FT.
3RD FLOOR	657 SQ. FT.
TOTAL LIVING	1564 SQ. FT.
GARAGE	450 SQ. FT.
PORCH	33 SQ. FT.

P7 - GROSS AREA	
1ST FLOOR	365 SQ. FT.
2ND FLOOR	647 SQ. FT.
3RD FLOOR	659 SQ. FT.
TOTAL LIVING	1672 SQ. FT.
GARAGE	444 SQ. FT.
DECK	77 SQ. FT.
PORCH	80 SQ. FT.

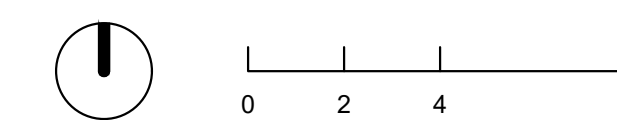


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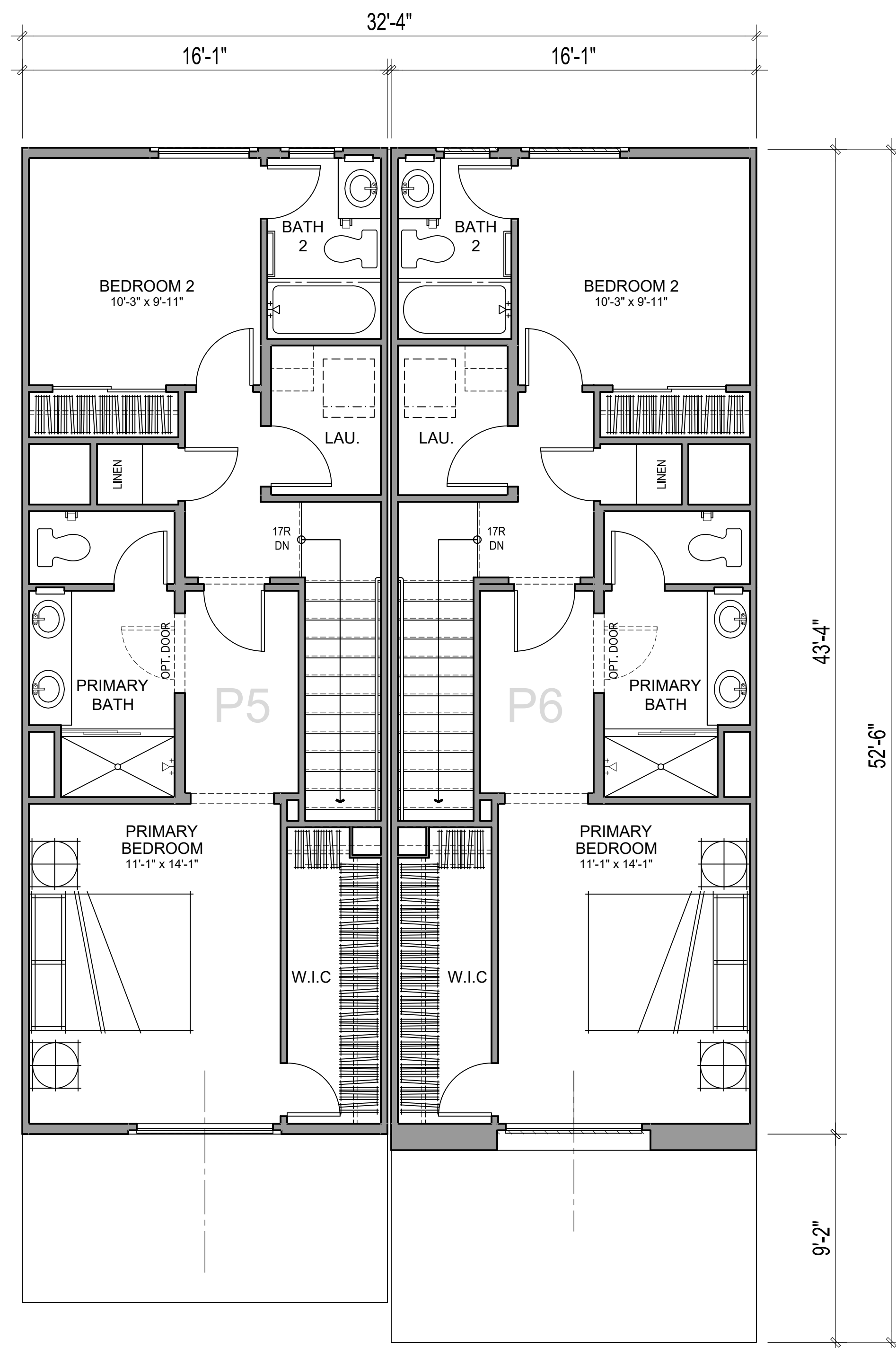
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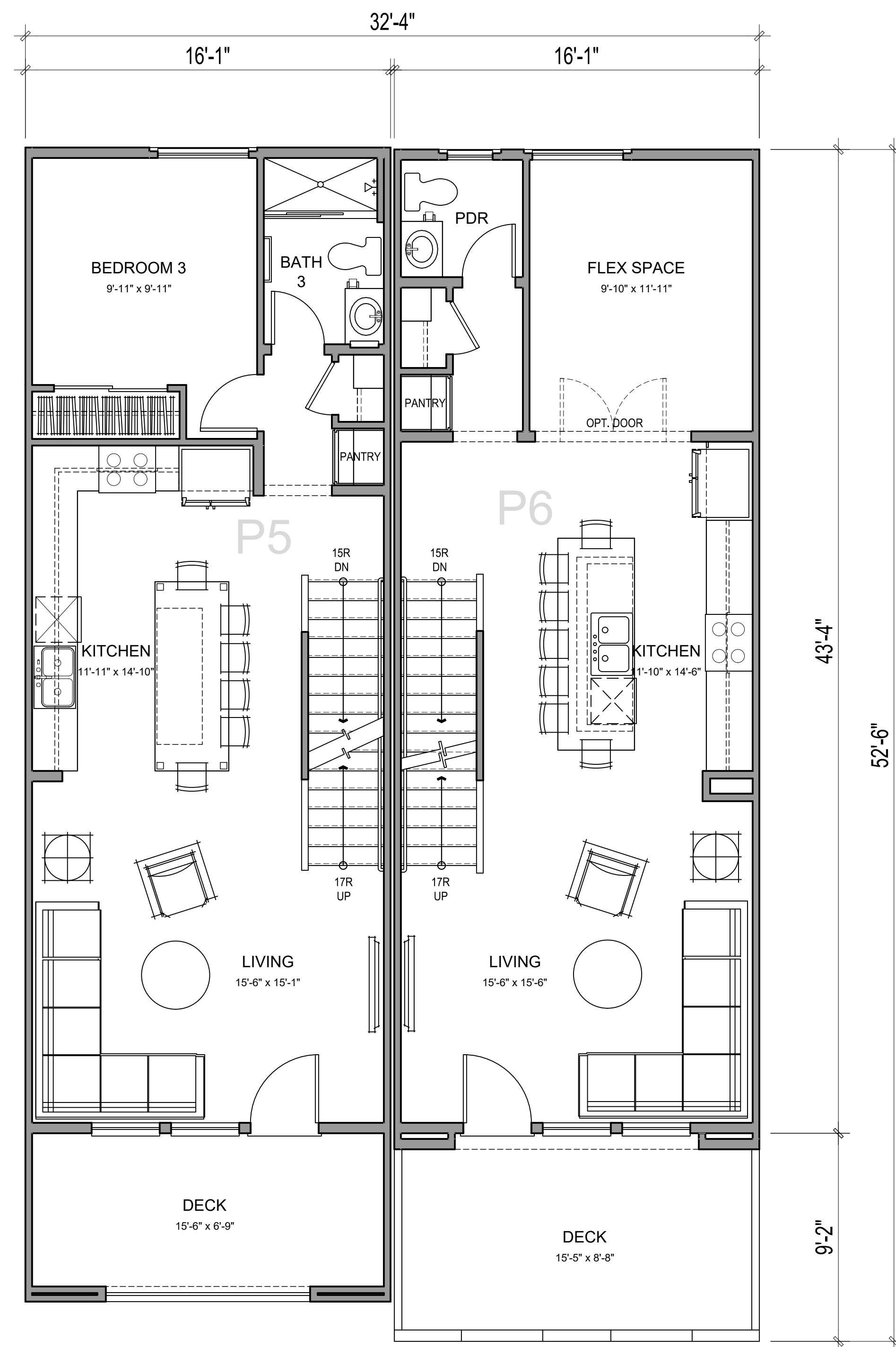


PLAN 4/ PLAN 7

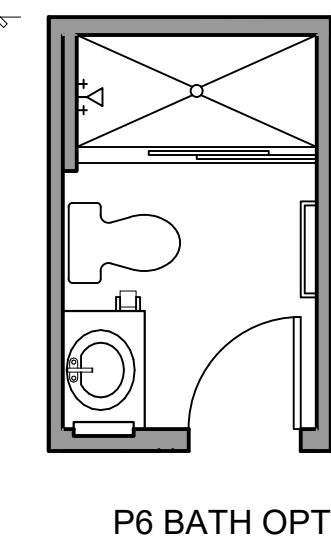
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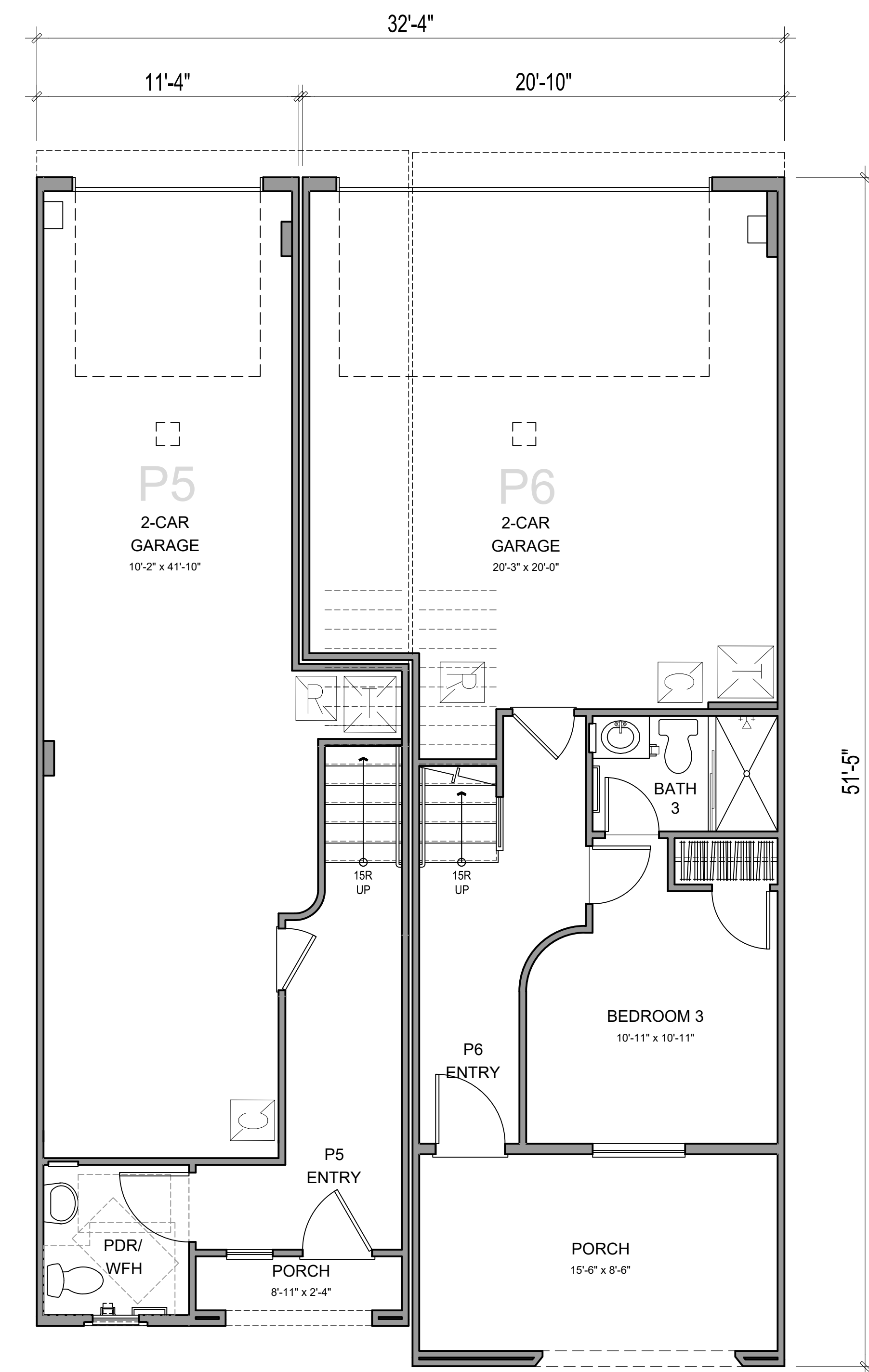
THIRD FLOOR



SECOND FLOOR



P6 BATH OPT.



FIRST FLOOR

P5 - GROSS AREA	
1ST FLOOR	203 SQ. FT.
2ND FLOOR	697 SQ. FT.
3RD FLOOR	645 SQ. FT.
TOTAL LIVING	1545 SQ. FT.
DECK	119 SQ. FT.
GARAGE	493 SQ. FT.
PORCH	28 SQ. FT.

P6 - GROSS AREA	
1ST FLOOR	302 SQ. FT.
2ND FLOOR	697 SQ. FT.
3RD FLOOR	645 SQ. FT.
TOTAL LIVING	1644 SQ. FT.
PORCH	147 SQ. FT.
DECK	147 SQ. FT.
GARAGE	477 SQ. FT.



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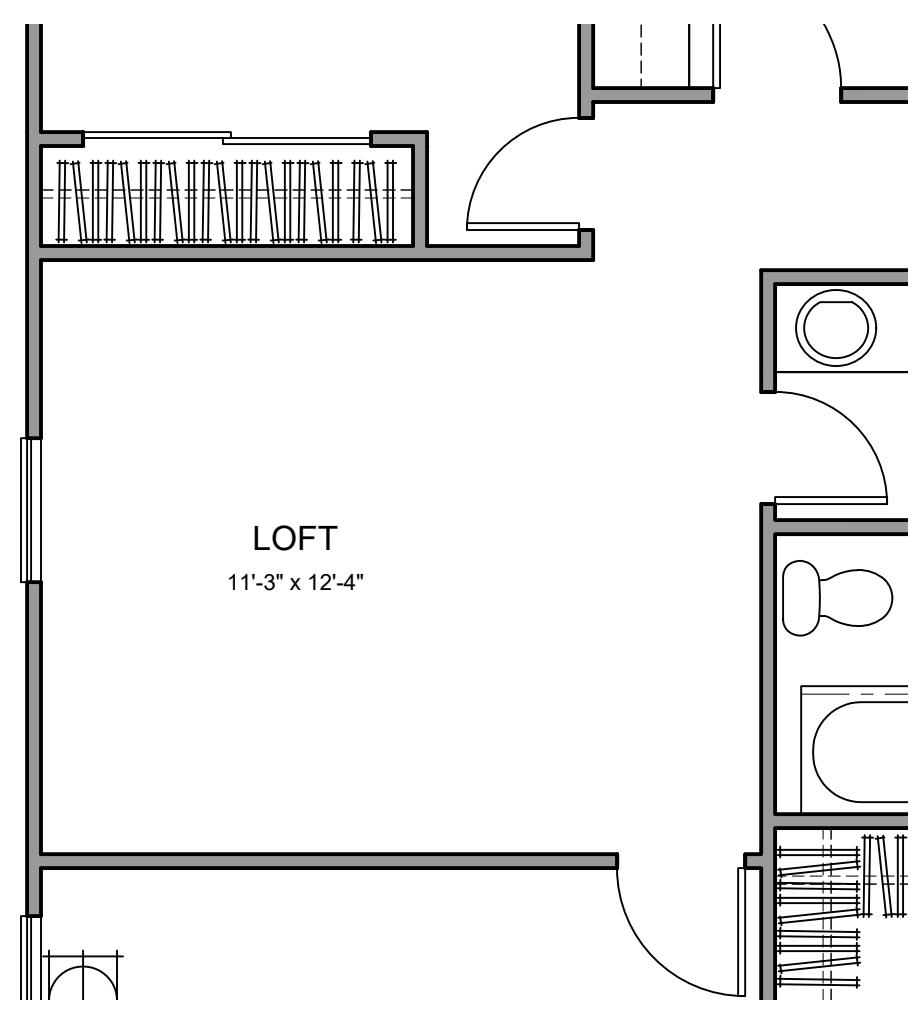
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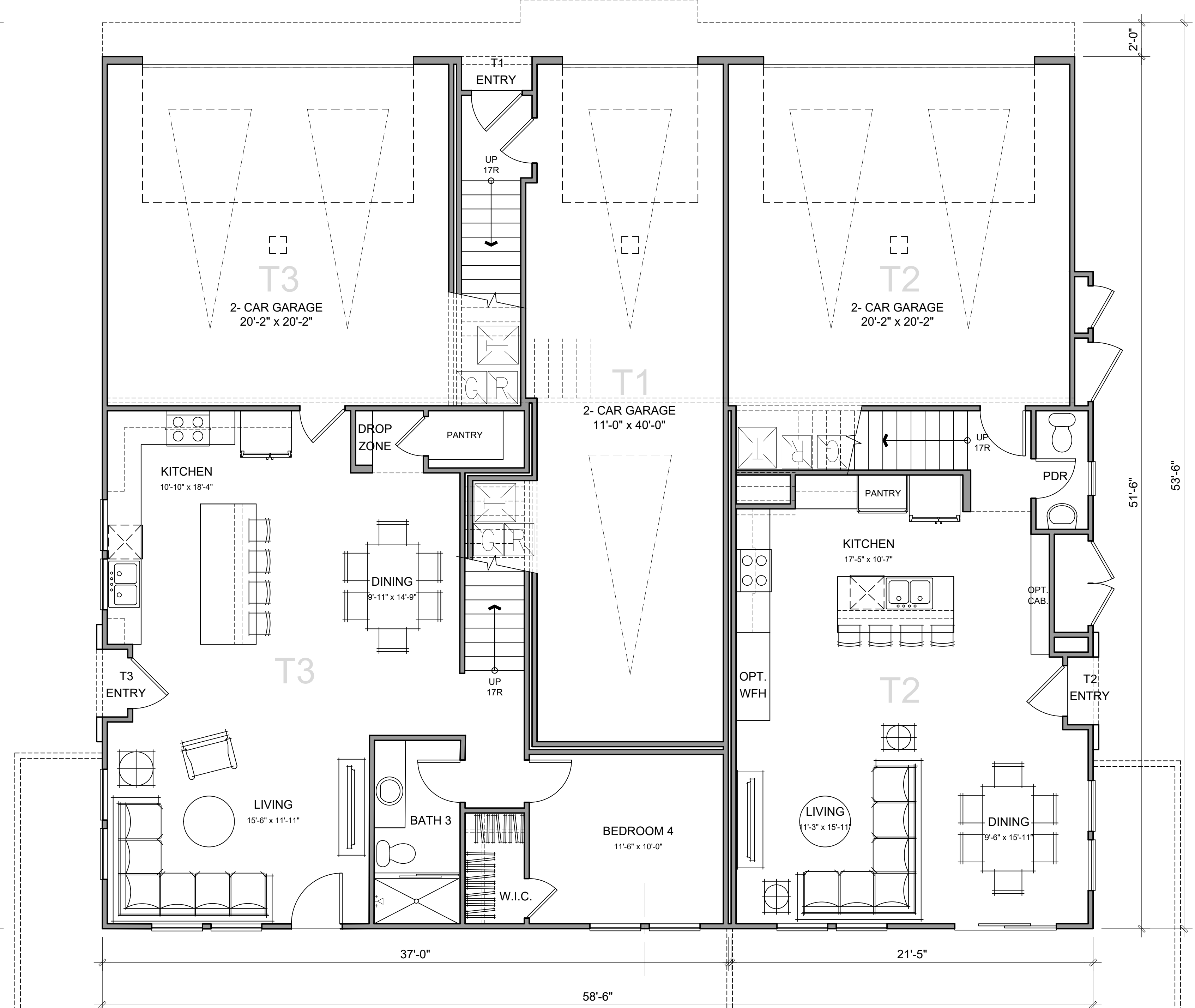


PLAN 5 / PLAN 6

A3.4



2 BED & LOFT OPT.



T3 - GROSS AREA	
1ST FLOOR	897 SQ. FT.
2ND FLOOR	907 SQ. FT.
TOTAL LIVING	1803 SQ. FT.
GARAGE	456 SQ. FT.

T1 - GROSS AREA	
1ST FLOOR	79 SQ. FT.
2ND FLOOR	1024 SQ. FT.
TOTAL LIVING	1103 SQ. FT.
GARAGE	473 SQ. FT.
DECK	48 SQ. FT.

T2 - GROSS AREA	
1ST FLOOR	626 SQ. FT.
2ND FLOOR	1000 SQ. FT.
TOTAL LIVING	1627 SQ. FT.
GARAGE	451 SQ. FT.



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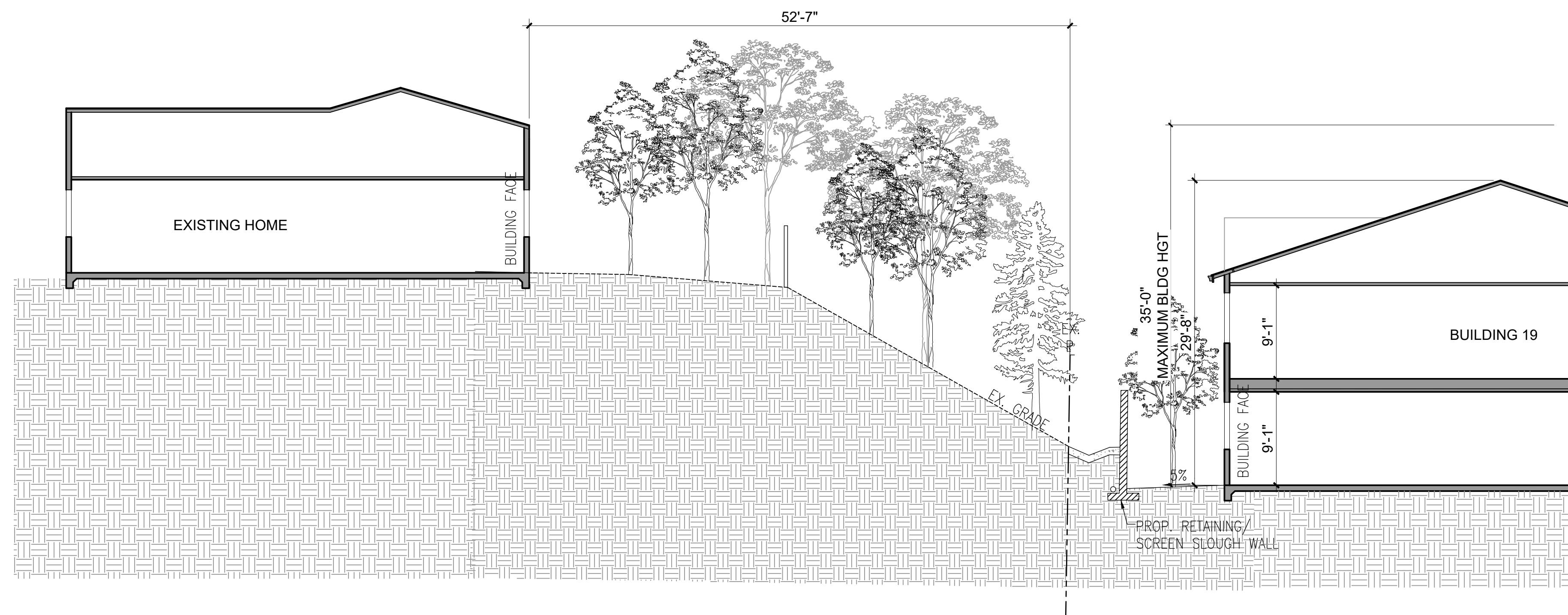
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PLANS T1/T2/T3

A3.5

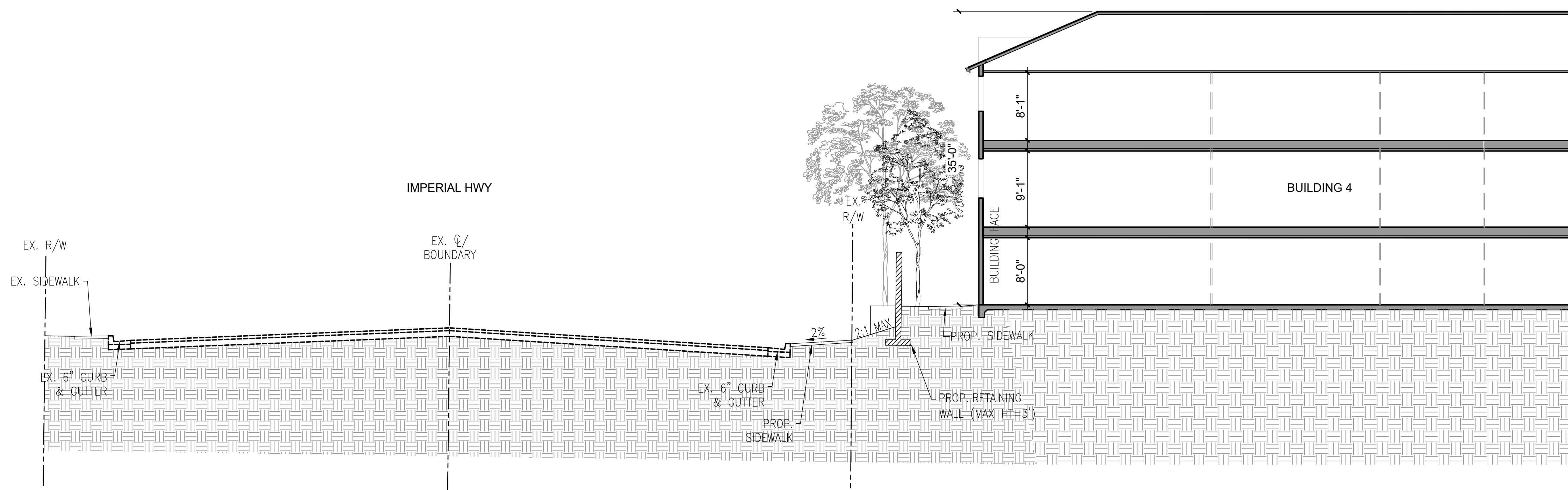


NORTH PL



IMPERIAL HIGHWAY

SITE PLAN (N.T.S.)



SOUTH PL

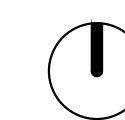


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0 2 4 8

SITE SECTIONS

A4.0