



WHITTIER & EUCLID

3 1 0 - 3 3 0 E A S T W H I T T I E R B O U L E V A R D , L A H A B R A , C A L I F O R N I A

E A S T P A R C E L

DEVELOPER INFORMATION

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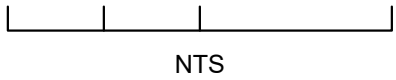
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LA HABRA, CA # 2022-0691

Plot Date: 02-08-2024
1st Submittal: 05-11-2023
2nd Submittal: 09-28-2023
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COVER
EAST PARCEL

A0.00

SHEET INDEX

ARCHITECTURE

A0.00 - COVER

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A2.10 - 6-PLEX - ELEVATIONS

A2.20 - 6-PLEX - BUILDING PLANS

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3 - PRELIMINARY SITE PLAN

4 - PRELIMINARY GRADING & DRAINAGE PLAN

5 - PRELIMINARY UTILITY PLAN

6 - PRELIMINARY FIRE ACCESS & HYDRANT
LOCATION PLAN

LANDSCAPE

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L-2 - INSPIRATIONAL IMAGERY

L-3 - CONCEPTUAL LANDSCAPE PLAN - EAST

L-4 - CONCEPTUAL WALL AND FENCE PLAN -
EAST

L-5 - CONCEPTUAL LIGHTING PLAN - EAST

L-6 - CONCEPTUAL SITE AMENITIES

L-7 - CONCEPTUAL LIGHTING DETAILS

L-8 - MWELO CALCULATIONS

L-9 - MASTER PLANT LEGEND

SITE SUMMARY - EAST

APN:							
STREET ADDRESS:		310 E. WHITTIER BLVD, LA HABRA, CA 90631		OCCUPANCY:		R-3	
COUNTY:		LOS ANGELES COUNTY		TYPE OF CONSTRUCTION:		V-B	
BASE ZONING:		C-2 COMMERCIAL		SPRINKLER SYSTEM:		13D	
GENERAL PLAN DESIGNATION:		CORRIDOR MIXED-USE 1 (CMU-1)					

EAST PARCEL

LOT AREA:		0.88 AC	38,511 SF	<u>SETBACKS:</u>		<u>REQUIRED:</u>		<u>PROPOSED:</u>	
NUMBER OF HOMES:		22 DUs (10% AFFORDABLE; 3 DUs)				(PER C-2 ZONE 18.32.040)			
	<u>REQUIRED:</u>		<u>PROPOSED:</u>	<u>FRONT (EUCLID & ORANGE):</u>		20'		7'-10"	*waiver
DENSITY (1,800/UNIT)	21.4 DU		22 DUs	STREET SIDE		10'		10'	
(PER MX Overlay 18.54.070)				INTERIOR SIDE		5'		5'	
BUILDING HEIGHT	4 STORIES/ ±50'		3 STORIES/ ±35'	REAR:		20'		5'	*waiver
(PER C-2 ZONE 18.32.040)									

UNIT SUMMARY

TOWNHOMES											
PLAN TYPE	DESCRIPTION	# OF UNITS	MIX		NET/ UNIT	TOTAL NET	GARAGE	DECKS (MIN. 7FT DIM.)		OPEN SPACE (DECKS + COVERED PORCHES ONLY)	
PLAN 1	2 BEDS/ 2.5 BATHS	0 UNITS	0%		1,246 SF	0 SF	480 SF	49 SF		0 SF	
PLAN 2	3 BEDS/ 3 BATHS	11 UNITS	50%		1,362 SF	14,982 SF	534 SF	83 SF		913 SF	
PLAN 3	3 BEDS + 2.5 BATHS	0 UNITS	0%		1,422 SF	0 SF	537 SF	62 SF		0 SF	
PLAN 4	4 BEDS + 3 BATHS	11 UNITS	50%		1,588 SF	17,468 SF	472 SF	91 SF		1,001 SF	
		TOTAL	22 UNITS	100%		32,450 SF				1,914 SF	
				3 UNITS (ACCESSIBLE UNITS)							

BUILDING SUMMARY

BLDG #	DESCRIPTION	GROSS SF	NET SF	
BLDG 1B	6-PLEX	SF	8,850 SF	
BLDG 2B	8-PLEX	SF	5,448 SF	
BLDG 3B	8-PLEX	SF	5,448 SF	
TOTAL BUILDING SF		SF	19,746 SF	

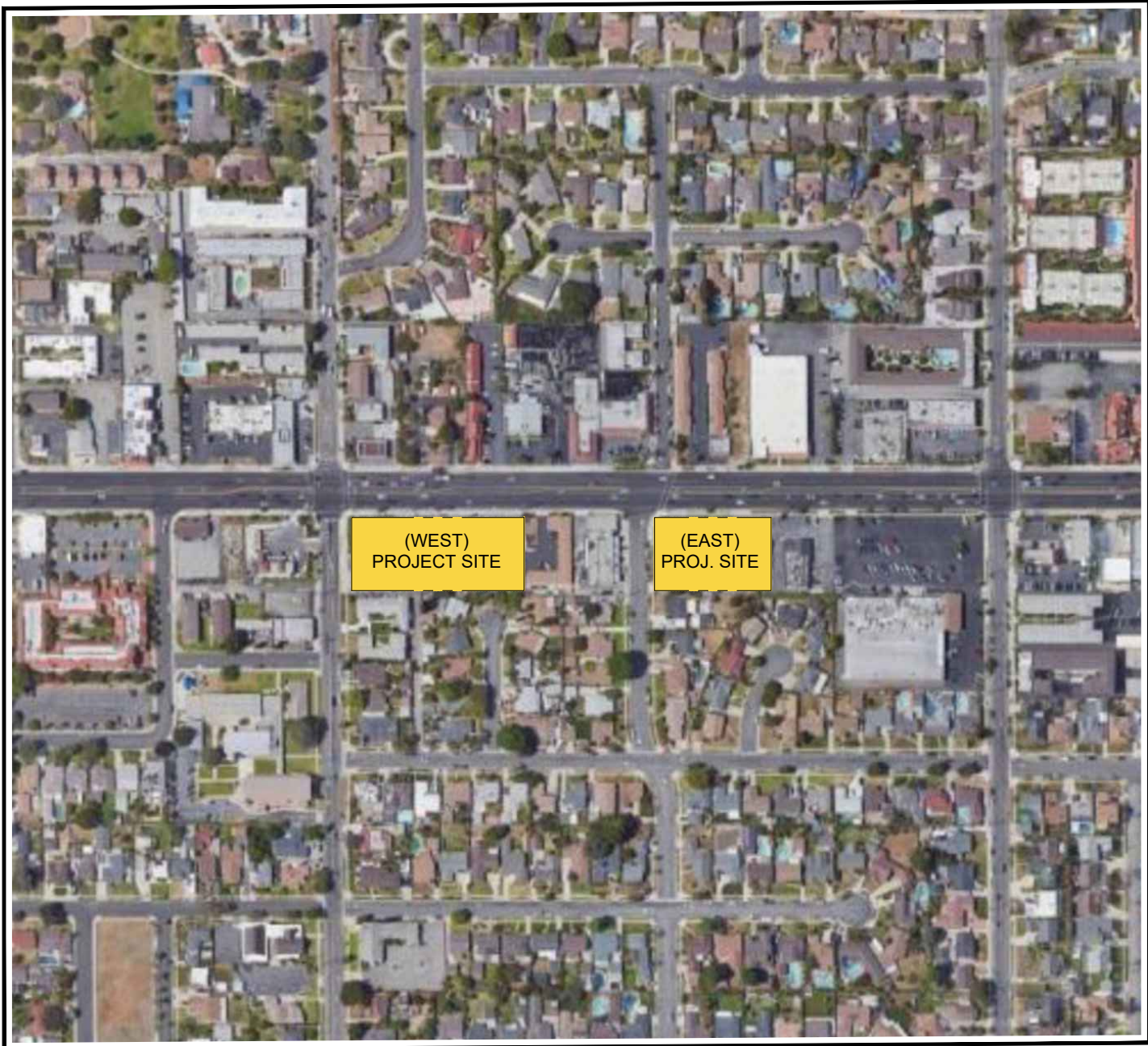
OPEN SPACE SUMMARY

REQUIRED OPEN SPACE		
OPEN SPACE	250 SF PER DWELLING UNIT	250 SF x 22 UNITS = 5,500 SF
PRIVATE OPEN SPACE = MIN. 8' DIM. & 96SF & 30% OF TOTAL UNITS = 6.6 UNITS		
COMMON OPEN SPACE = MIN. 400 SF W/ 15' MIN. DIMENSION		
PROVIDED OPEN SPACE		
COMMON	2,629 SF	*REFER TO SITE PLAN
PRIVATE		
PATIOS	2,482 SF	*REFER TO SITE PLAN
DECKS	1,914 SF	(DOES NOT MEET THE 96 S.F. REQUIREMENT)
TOTAL PROVIDED:	7,025 SF	319 SF/ UNIT

PARKING SUMMARY

REQUIRED PARKING *PER STATE DENSITY BONUS SECTION 18.80.070					
0 TO 1 BEDS	0 UNITS	x	1 SPACES /DU	=	0 SPACES
2 TO 3 BEDS	11 UNITS	x	1.5 SPACES /DU	=	16.5 SPACES
4+ BEDS	11 UNITS	x	2.5 SPACES /DU	=	27.5 SPACES
TOTAL REQUIRED PARKING					44 SPACES
PROVIDED PARKING					
TOWNHOMES (GARAGE SPACES)	22 UNITS	x	2 SPACES /DU	=	44 SPACES
		TANDEM	(22 SPACES)		
				GUEST	= 9 SPACES
TOTAL PARKING PROVIDED					53 SPACES
*2 ACCESSIBLE STALL INCLUDED					2.4 SPACES/ UNIT

COMMUNITY CONTEXT (1:300)



BUILDING CODE DATA

APPLICABLE CODES:

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

2022 CALIFORNIA BUILDING CODE (CBC)

2022 CALIFORNIA GREEN BUILDING CODE

2022 CALIFORNIA MECHANICAL CODE (CMC)

2022 CALIFORNIA PLUMBING CODE (CPC)

2022 CALIFORNIA ELECTRICAL CODE (CEC)

2022 CALIFORNIA GREEN BUILDING STANDARDS (CGBSC)

2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)

CALIFORNIA ADMINISTRATIVE CODE (CAC)

CALIFORNIA FIRE CODE (CFC)

CALIFORNIA REFERENCE STANDARDS CODE (CRSC)

CITY OF LA HABRA MUNICIPAL CODE

LOCAL AGENCY PLANNING CODE

LOCAL AGENCY ZONING CODE

LOCAL AGENCY CODE AMENDMENTS



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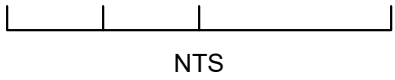
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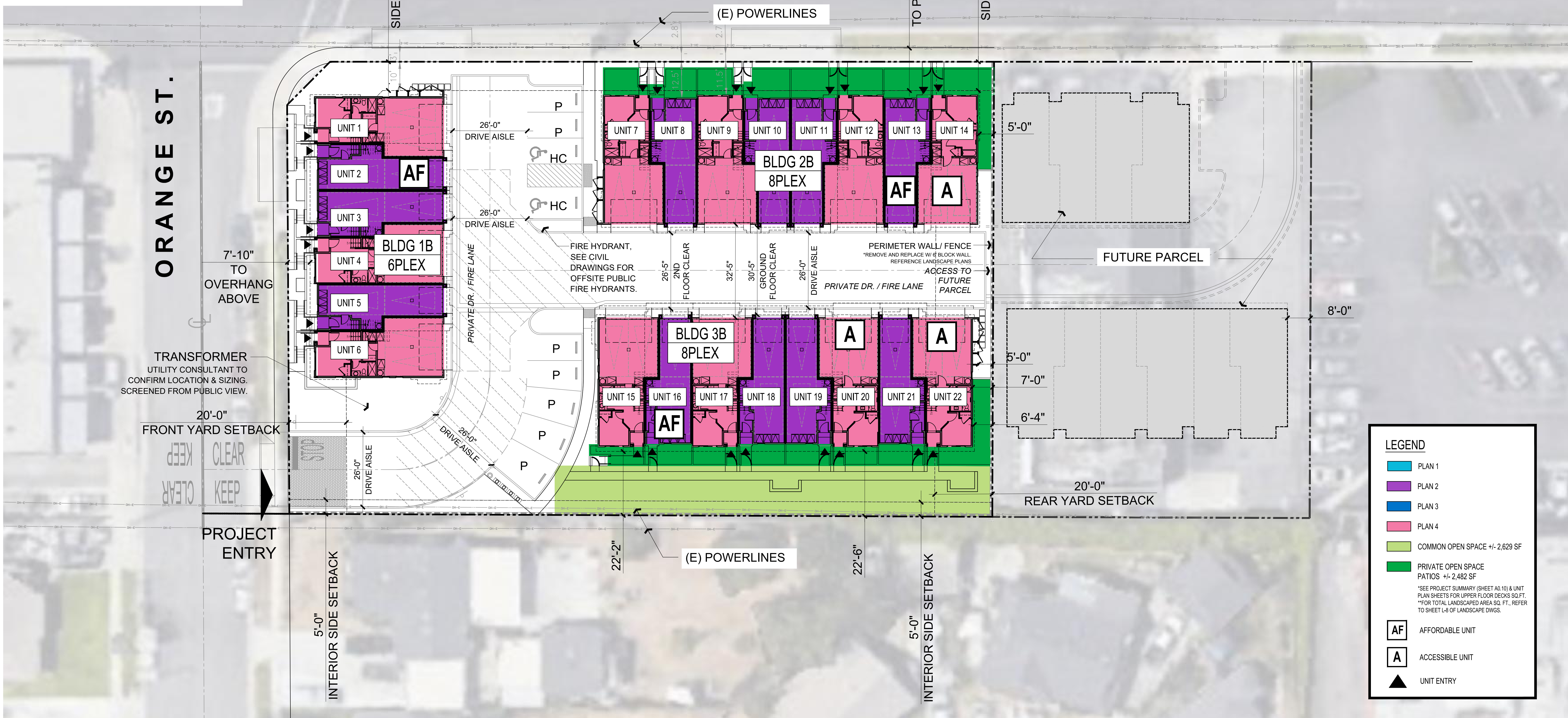
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NTS

SHEET INDEX + PROJECT SUMMARY
EAST PARCEL

A0.10





6-PLEX FACING ORANGE STREET



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PERSPECTIVE
6-PLEX (EAST)

A2.00



6-PLEX FACING ORANGE STREET



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PERSPECTIVE
6-PLEX (EAST)

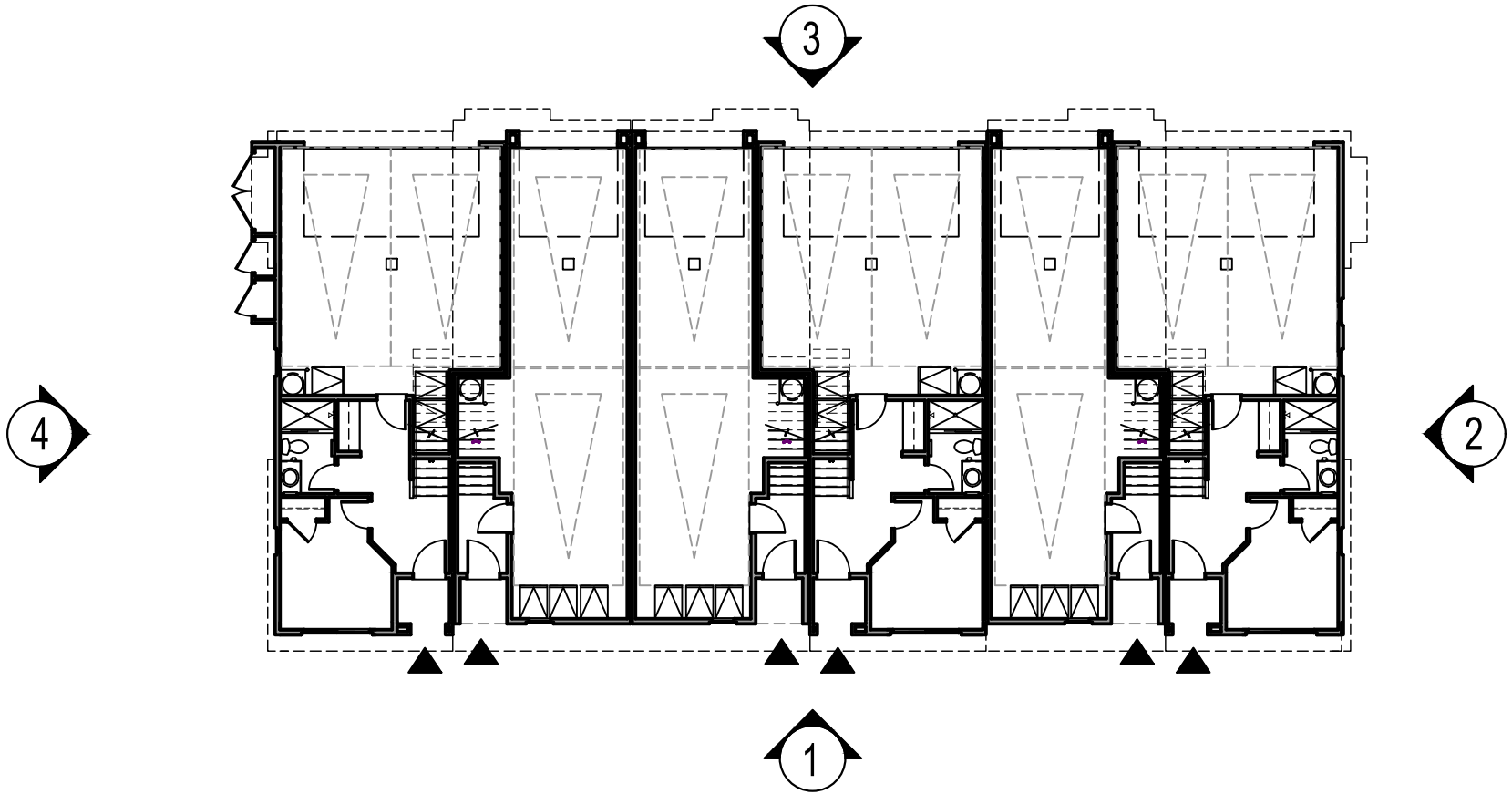
A2.01



NOTES: BUILDING 1B DEMONSTRATED IN ELEVATIONS ABOVE. SEE BUILDING PLAN FOR NOTE REGARDING SOLAR PANELS.

MATERIAL LEGEND

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



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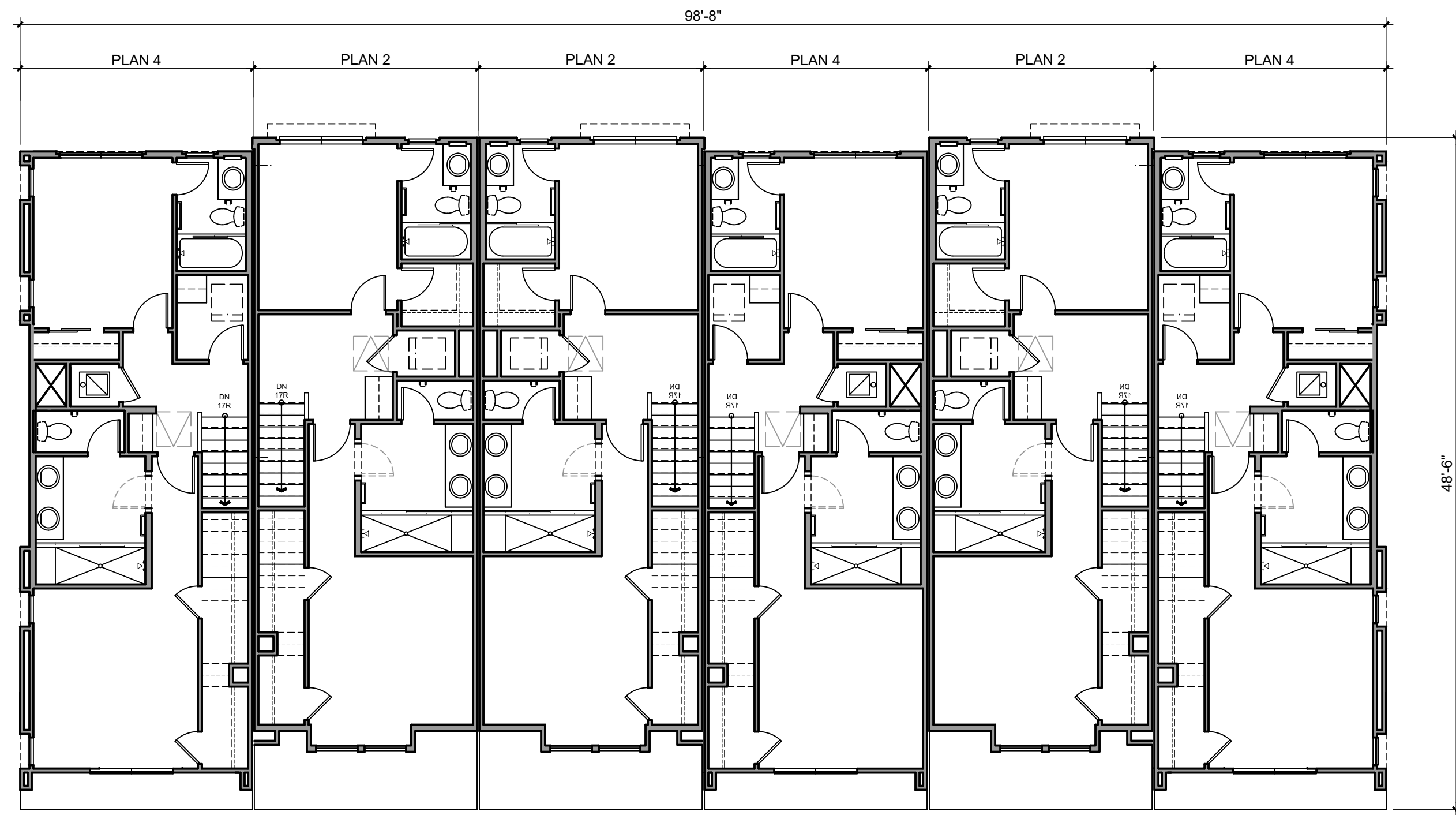
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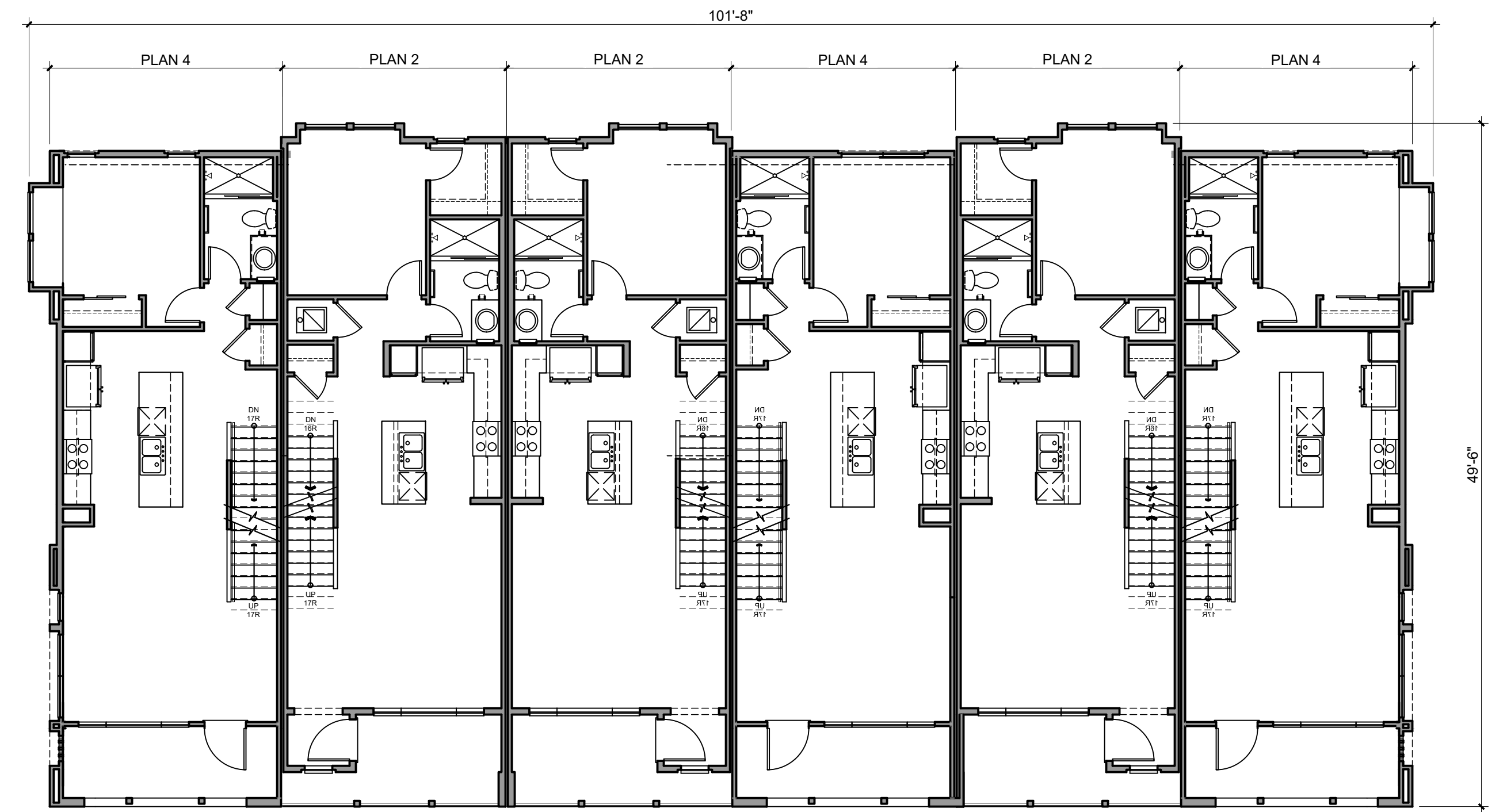
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6-PLEX
ELEVATIONS (EAST)

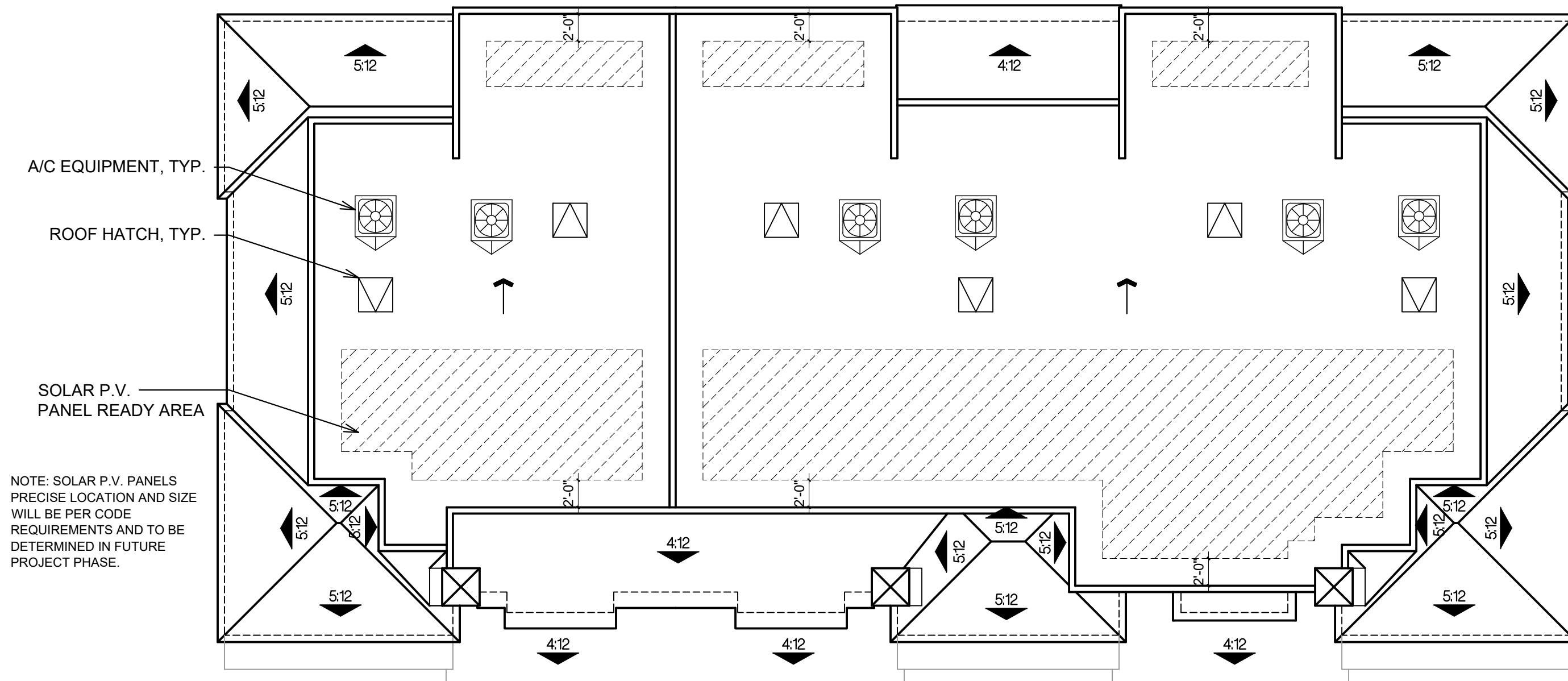
A2.10



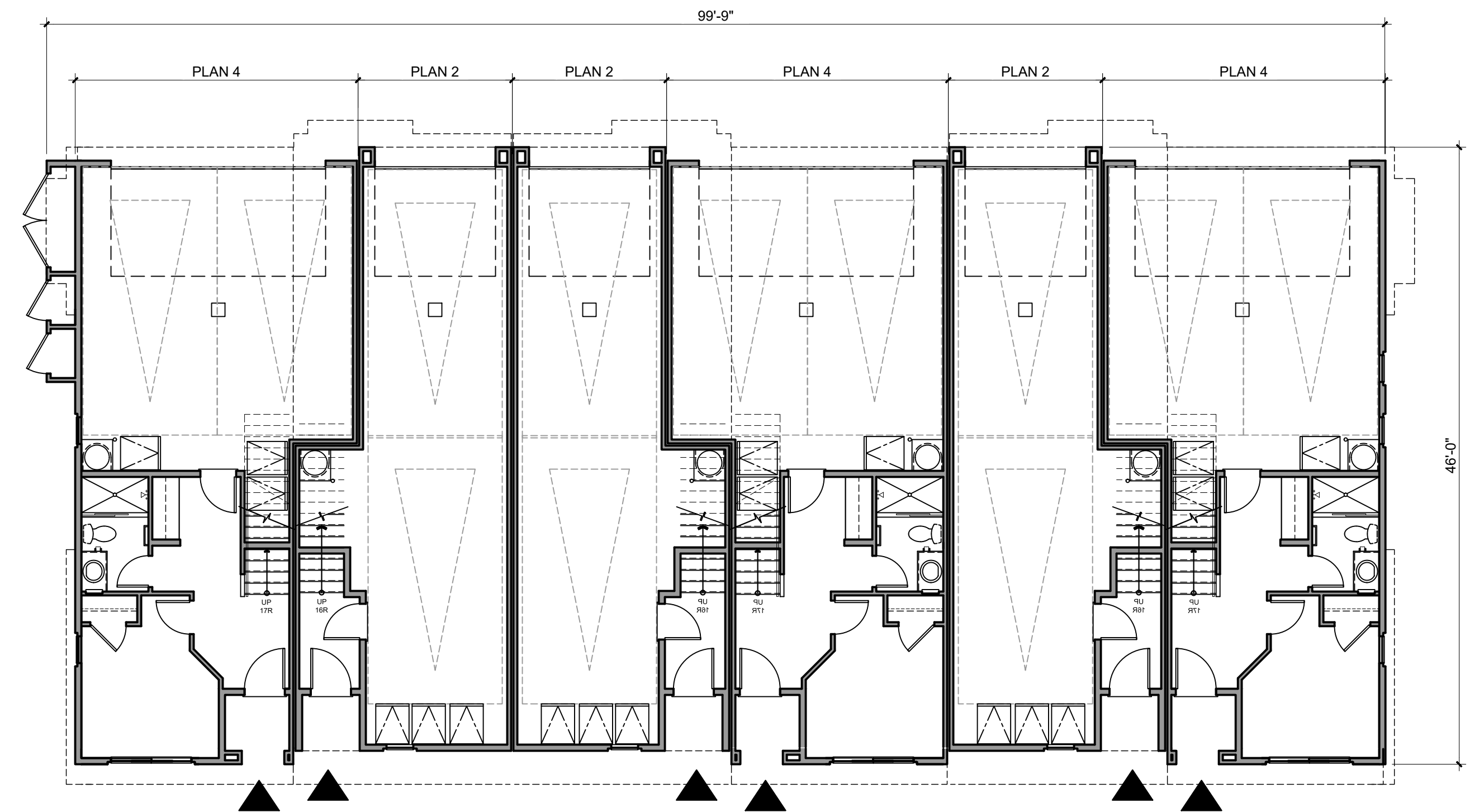
3RD FLOOR



SECOND FLOOR



ROOF PLAN



FIRST FLOOR

NOTE: PLEASE SEE UNIT PLANS FOR UNITS DIMENSIONS



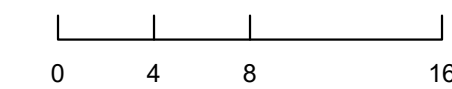
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B-600 6-PLEX
BUILDING PLANS (EAST)

A2.20



8-PLEX FACING WHITTIER BLVD.



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PERSPECTIVE RENDERING
 8-PLEX (EAST)

A3.00



8-PLEX FACING WHITTIER BLVD.



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PERSPECTIVE RENDERING
8-PLEX (EAST)

A3.01



3 - REAR



4 - LEFT



1 - FRONT

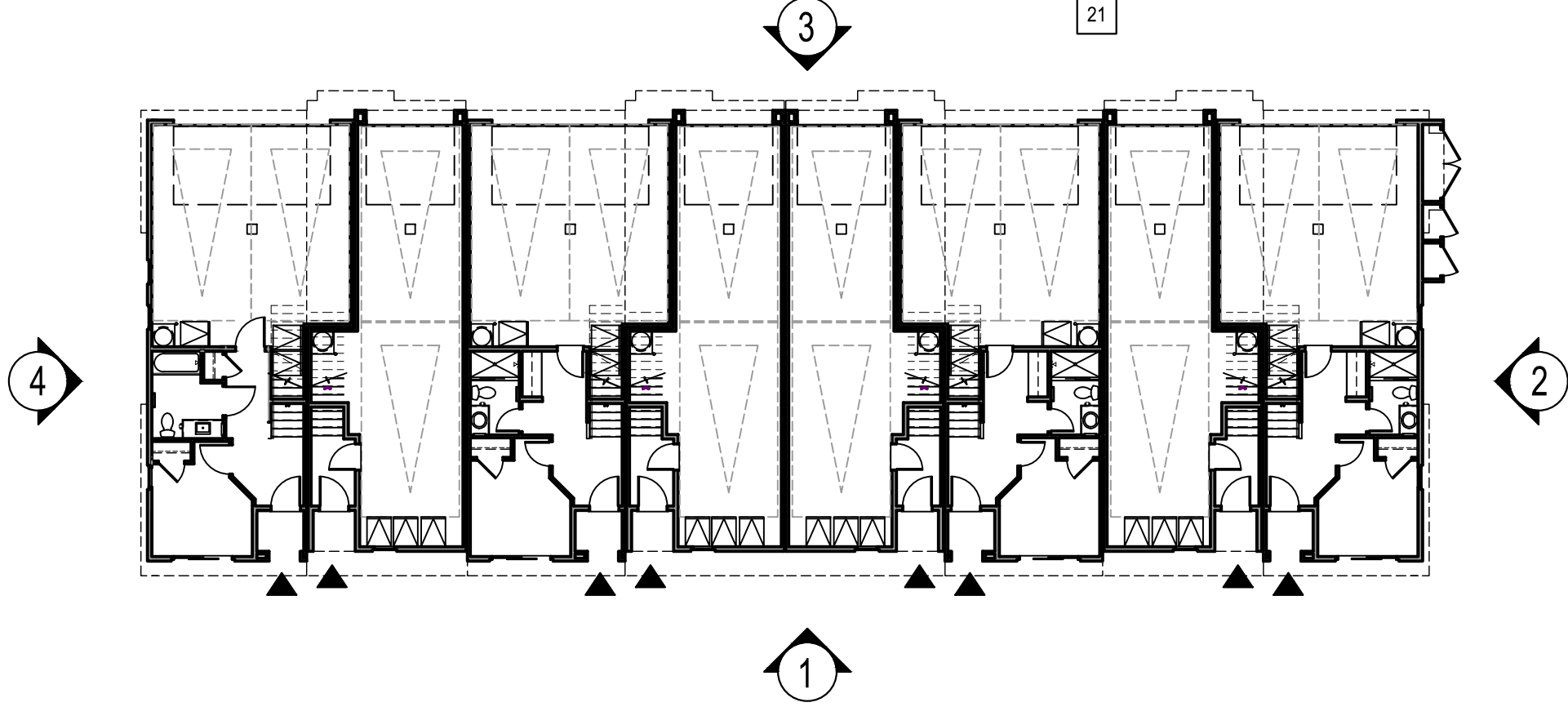


2 - RIGHT

NOTES: BUILDING 2B DEMONSTRATED IN ELEVATIONS ABOVE. SEE BUILDING PLAN FOR NOTE REGARDING SOLAR PANEL.

MATERIAL LEGEND

- | | | | |
|-----------------------------------|--|-----------------------------------|--|
| 1. STUCCO BODY, LIGHT SAND FINISH | 7. STUCCO RECESS / REVEAL AT WINDOW/DOOR | 13. METAL HAND RAIL | 19. METAL SECTIONAL GARAGE DOOR |
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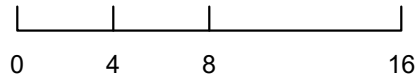


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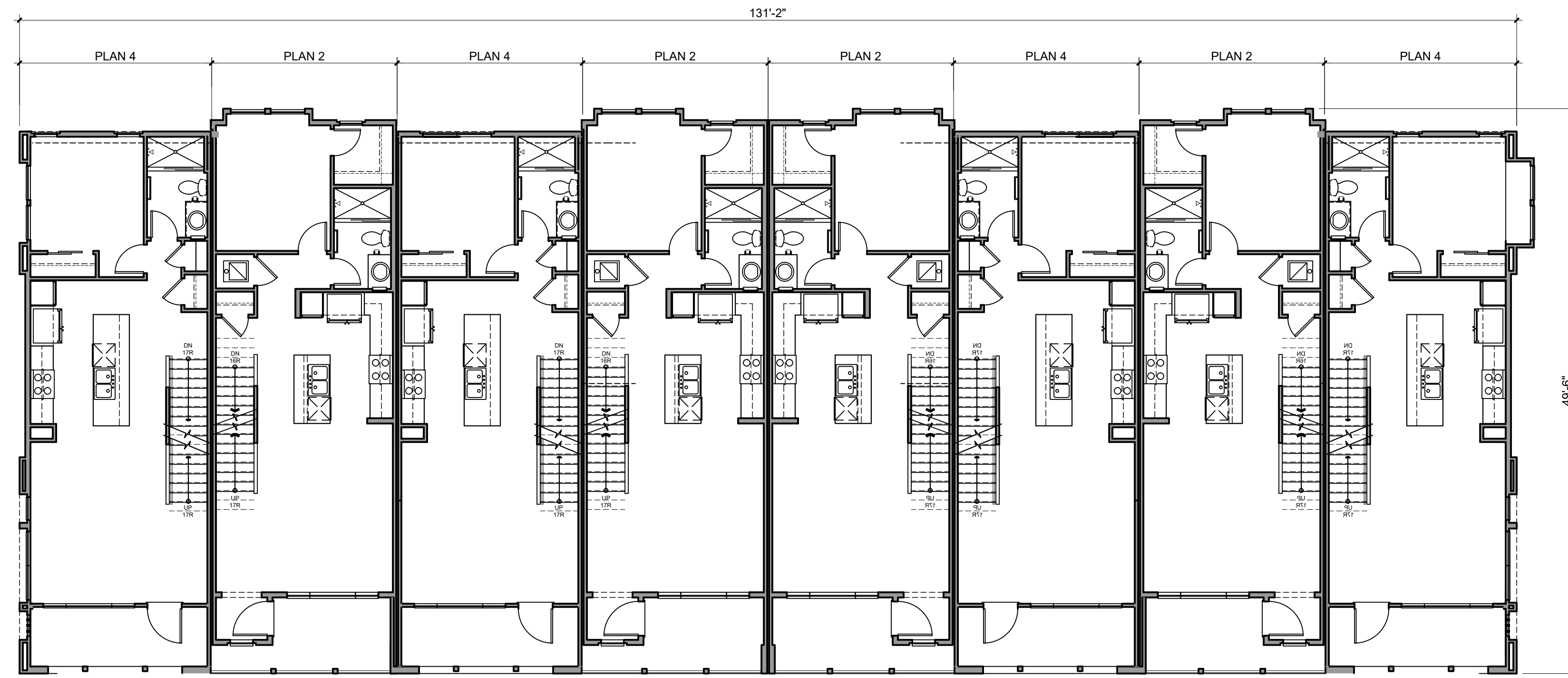
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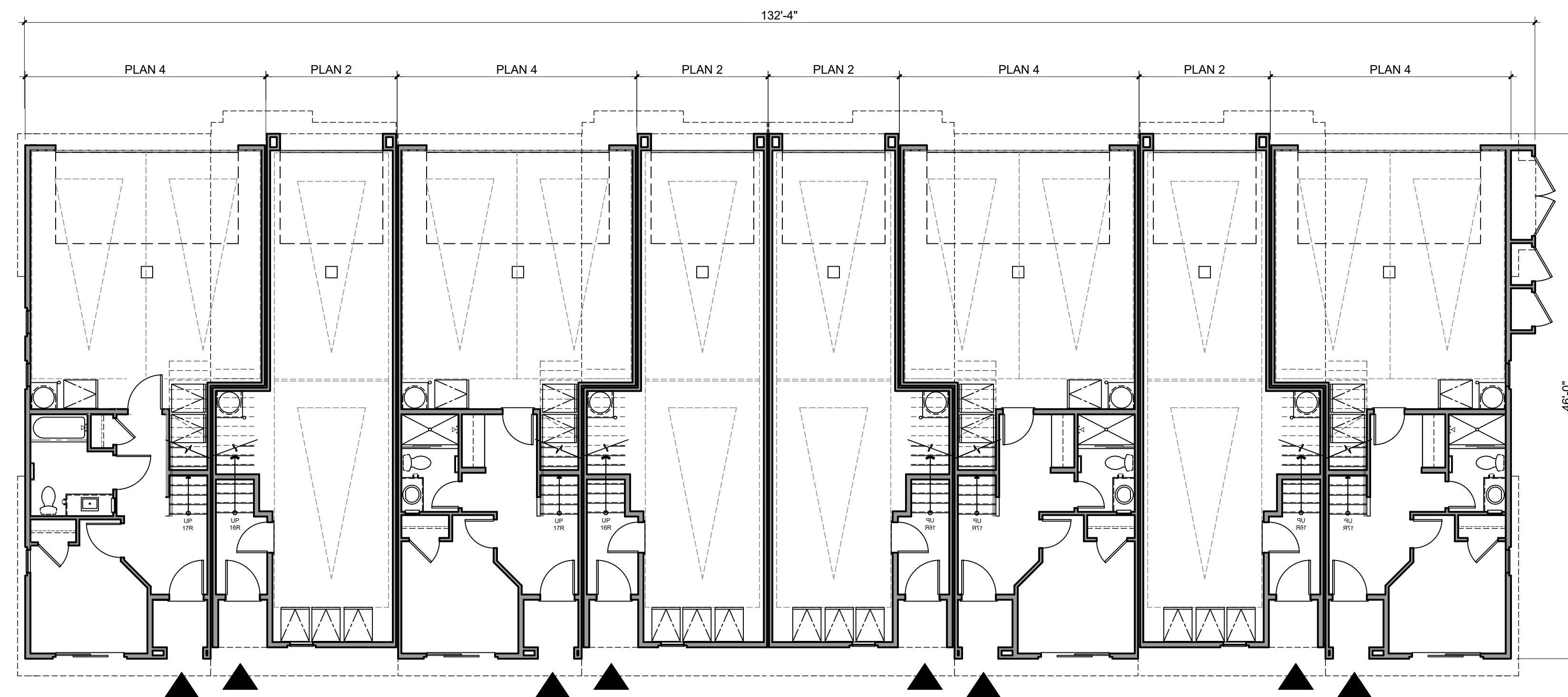


8-PLEX
ELEVATIONS (EAST)

A3.10



SECOND FLOOR



FIRST FLOOR

NOTE: PLEASE SEE UNIT PLANS
FOR UNITS DIMENSIONS



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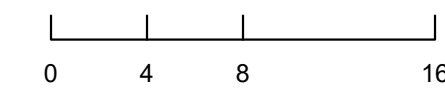


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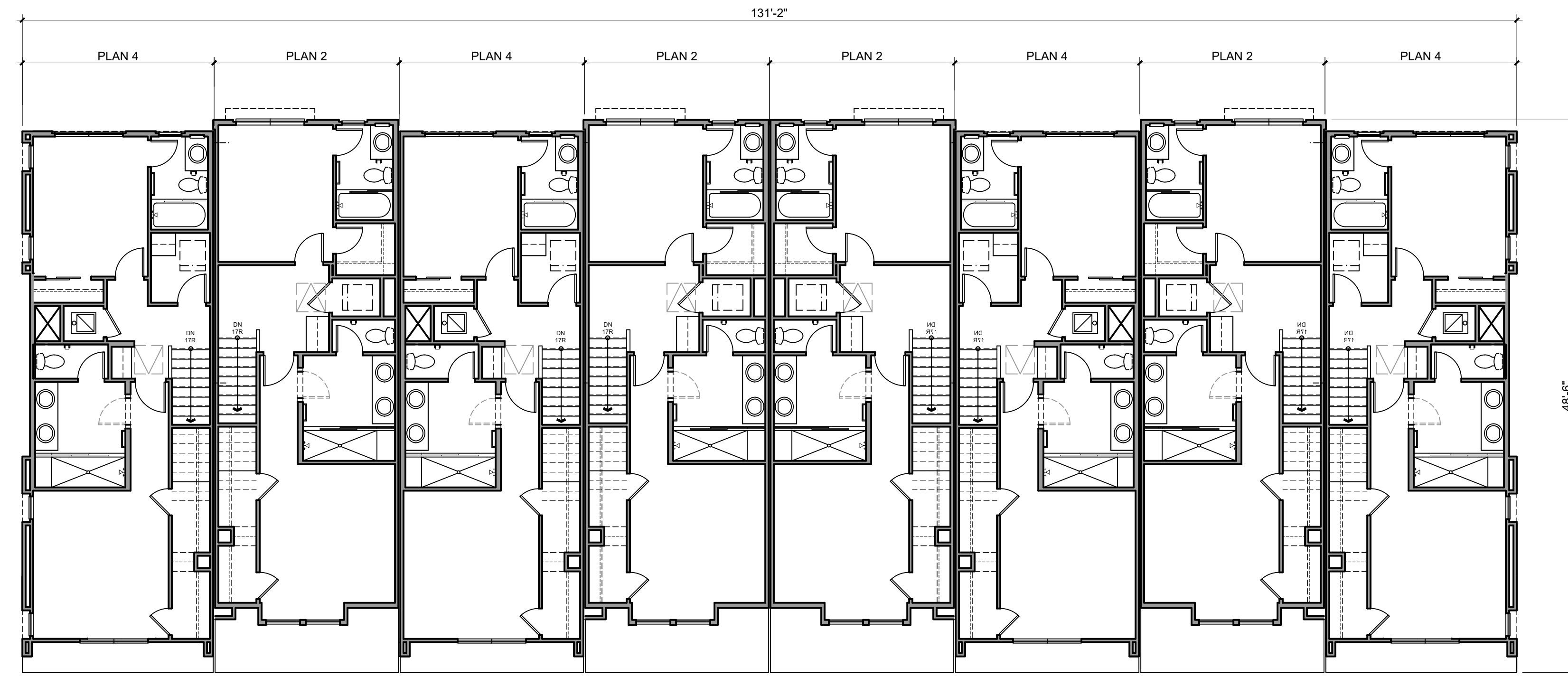
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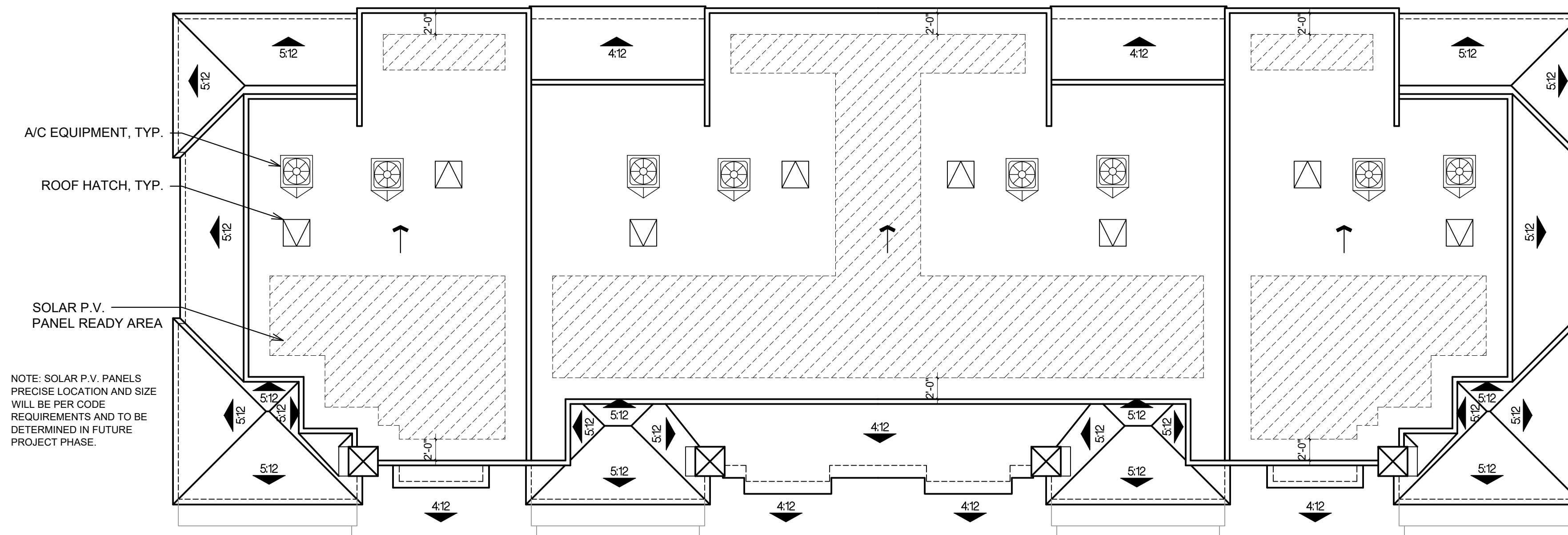


B-800 8-PLEX
BUILDING PLANS (EAST)

A3.20



THIRD FLOOR



ROOF PLAN

NOTE: PLEASE SEE UNIT PLANS FOR UNITS DIMENSIONS



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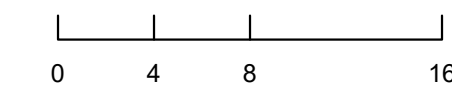


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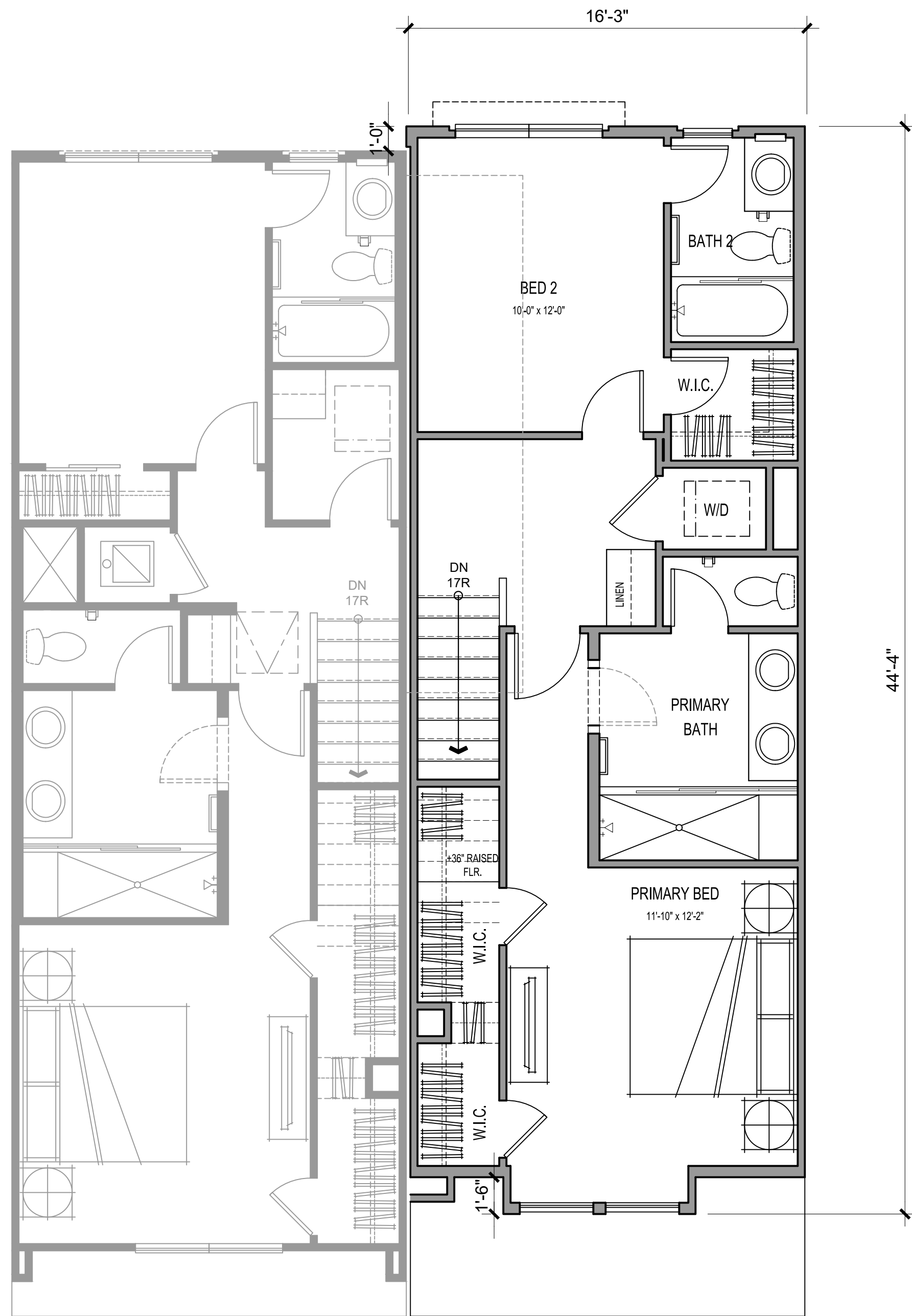
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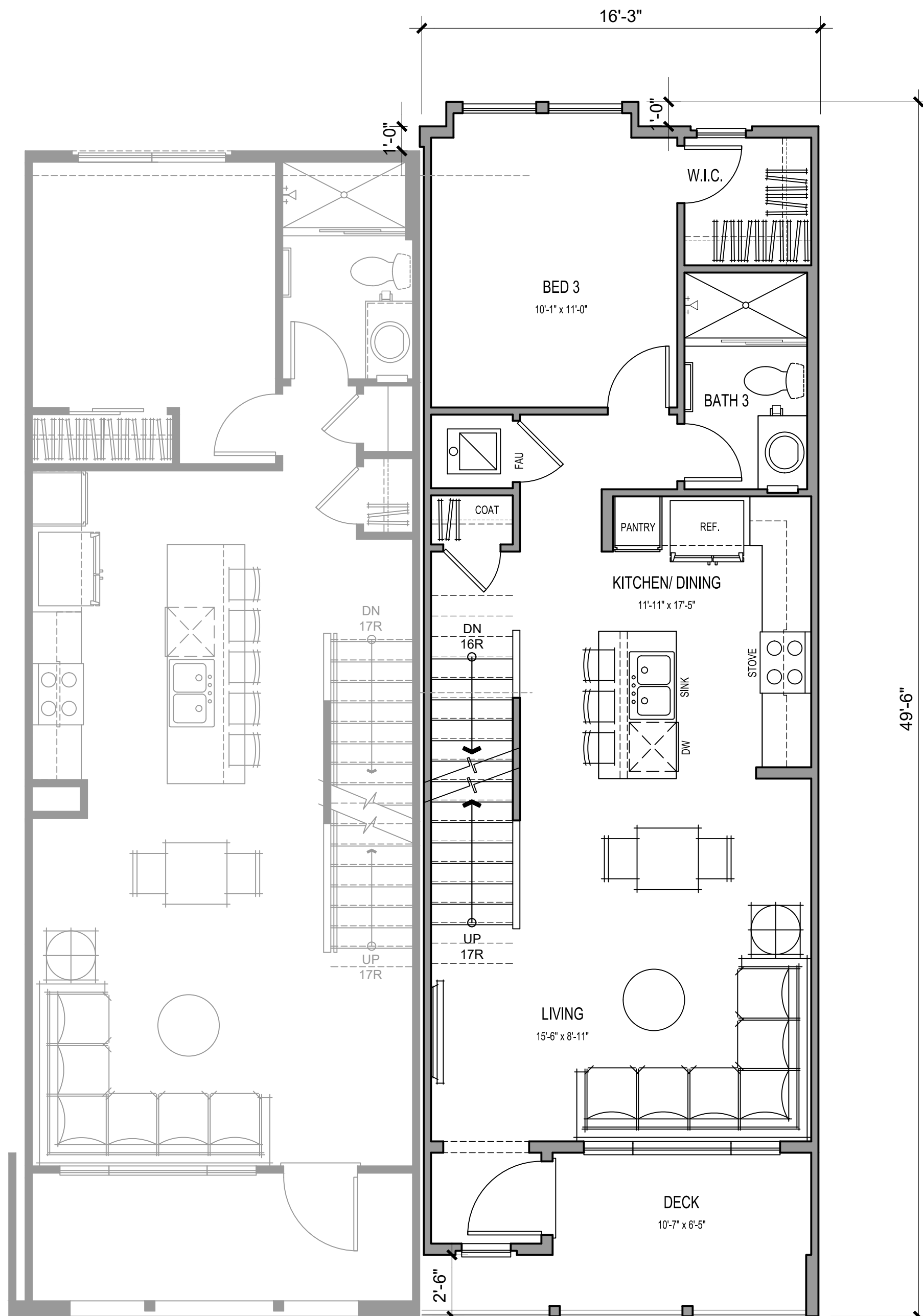


B-800 8-PLEX
BUILDING PLANS (EAST)

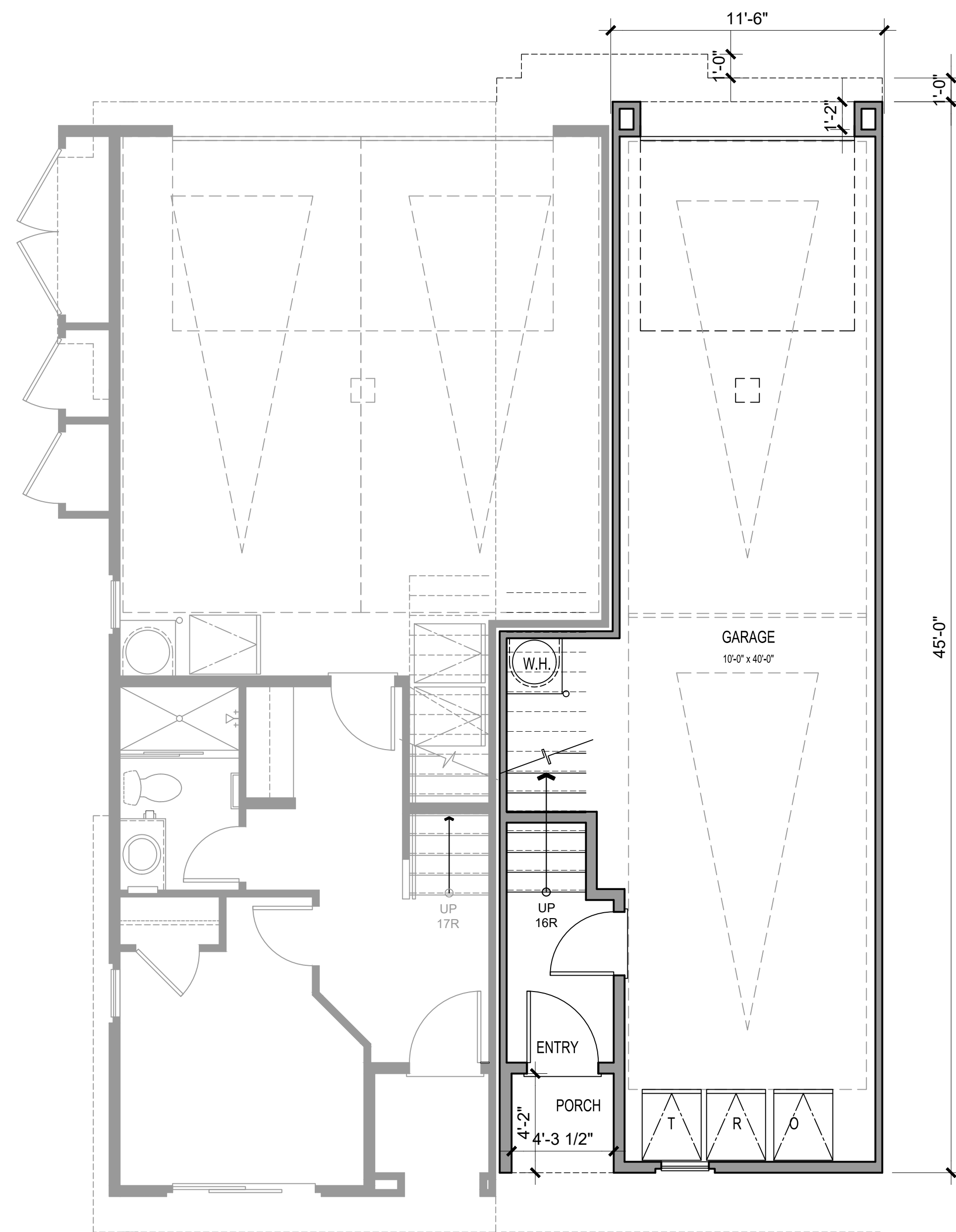
A3.21



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

3 BEDS/ 3 BATHS

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

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



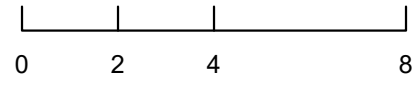
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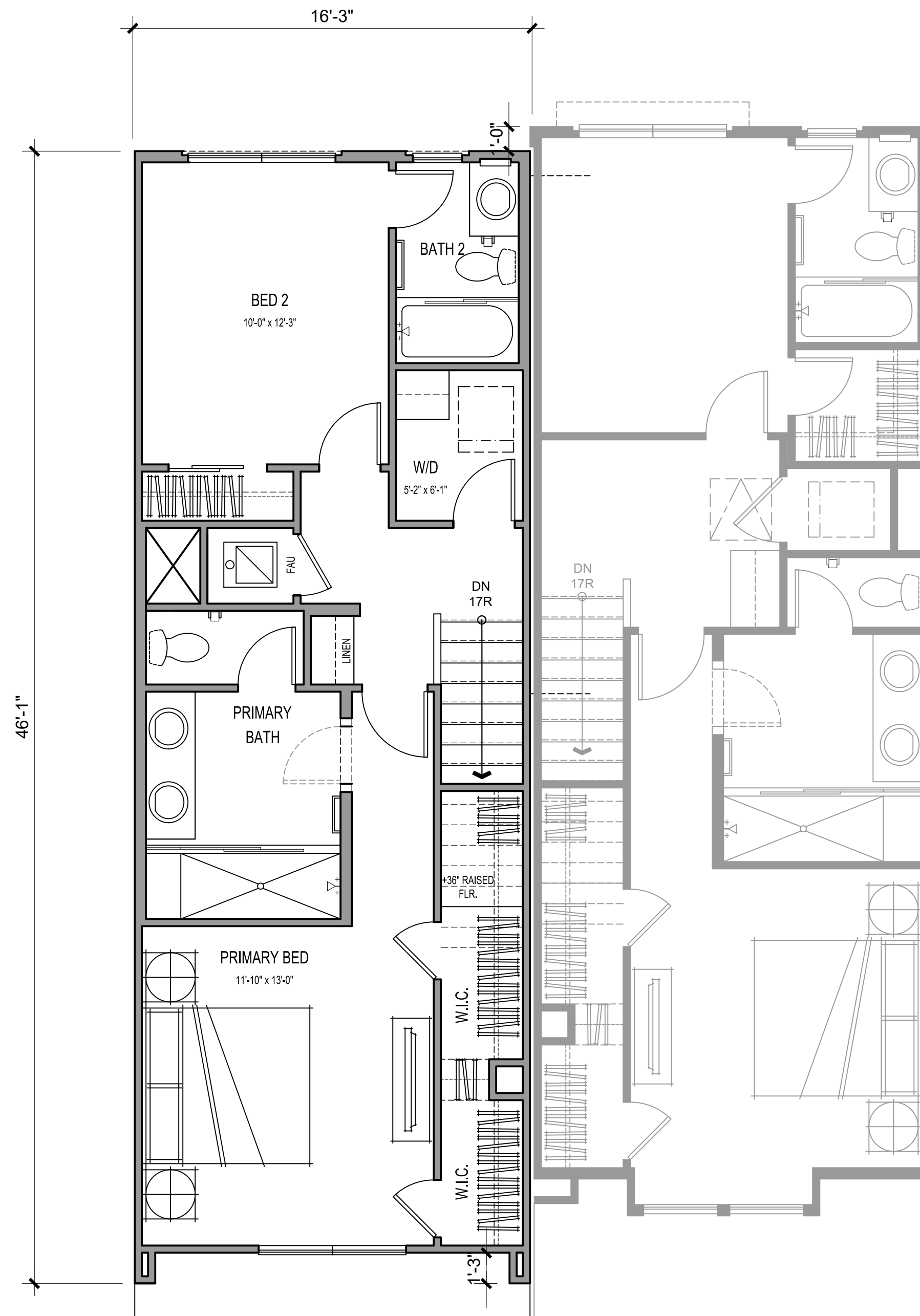
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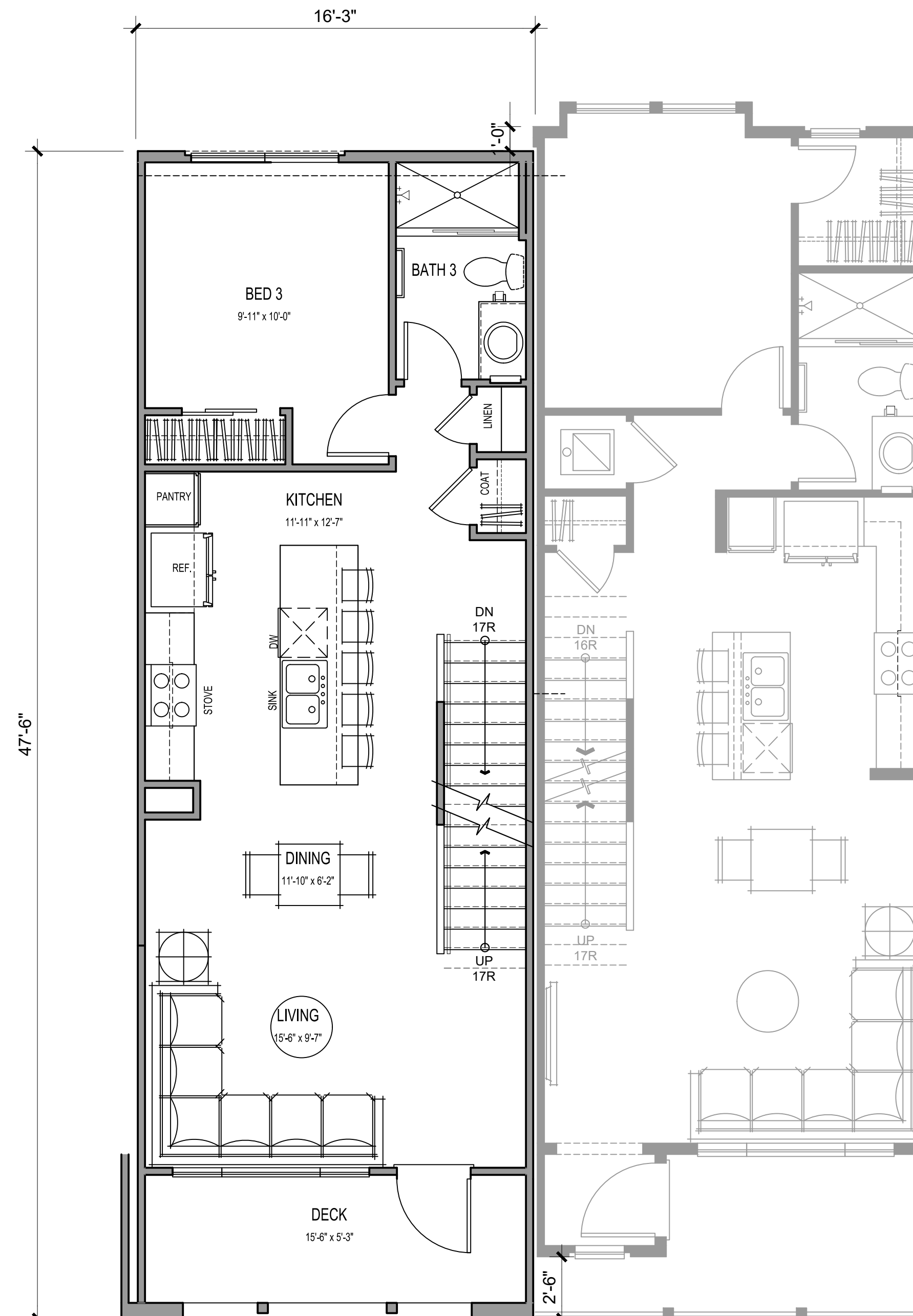


PLAN 2
UNIT PLANS (EAST)

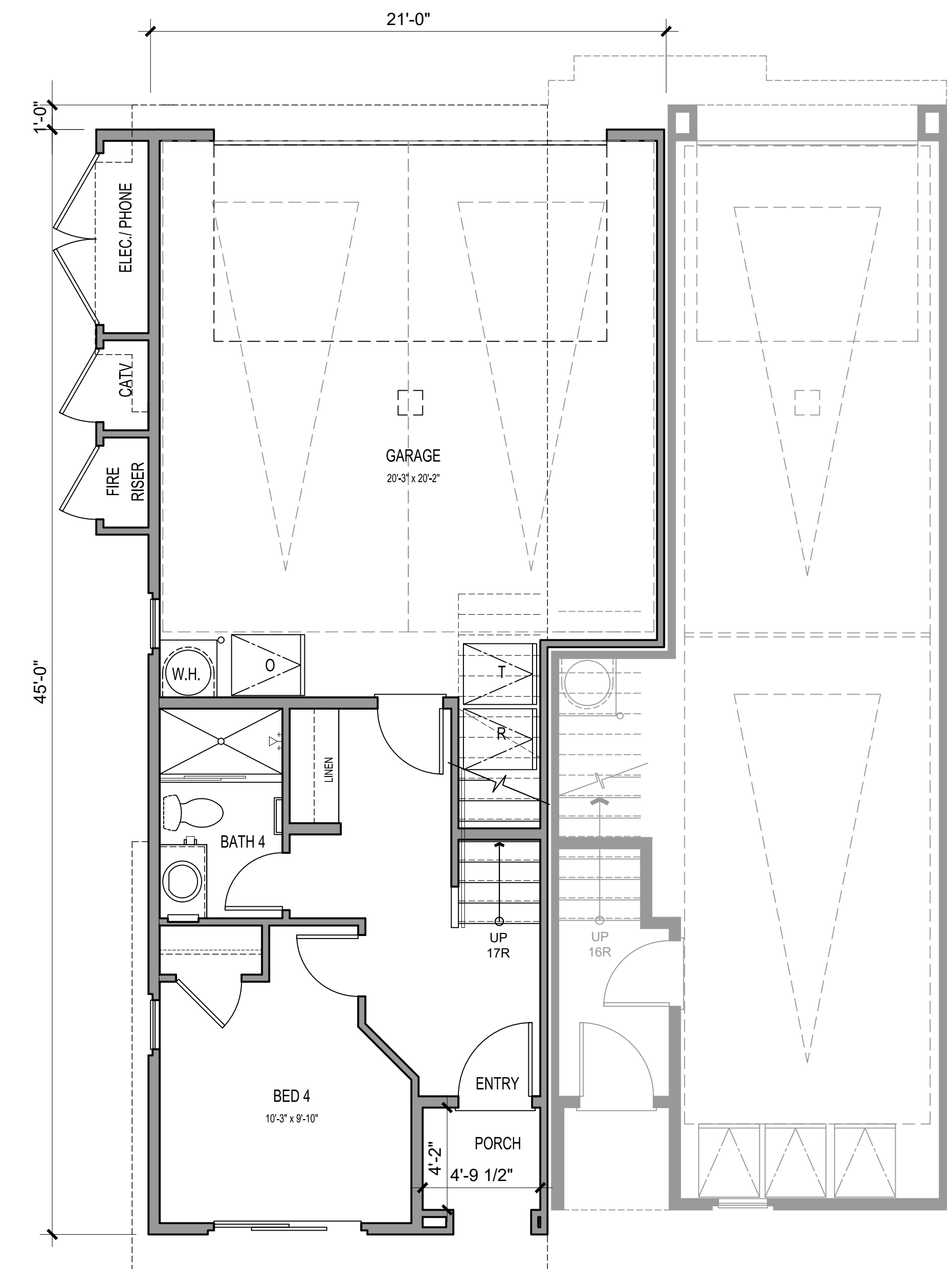
A4.00



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

3 BEDS/ 3 BATHS

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



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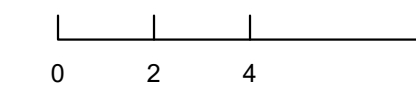


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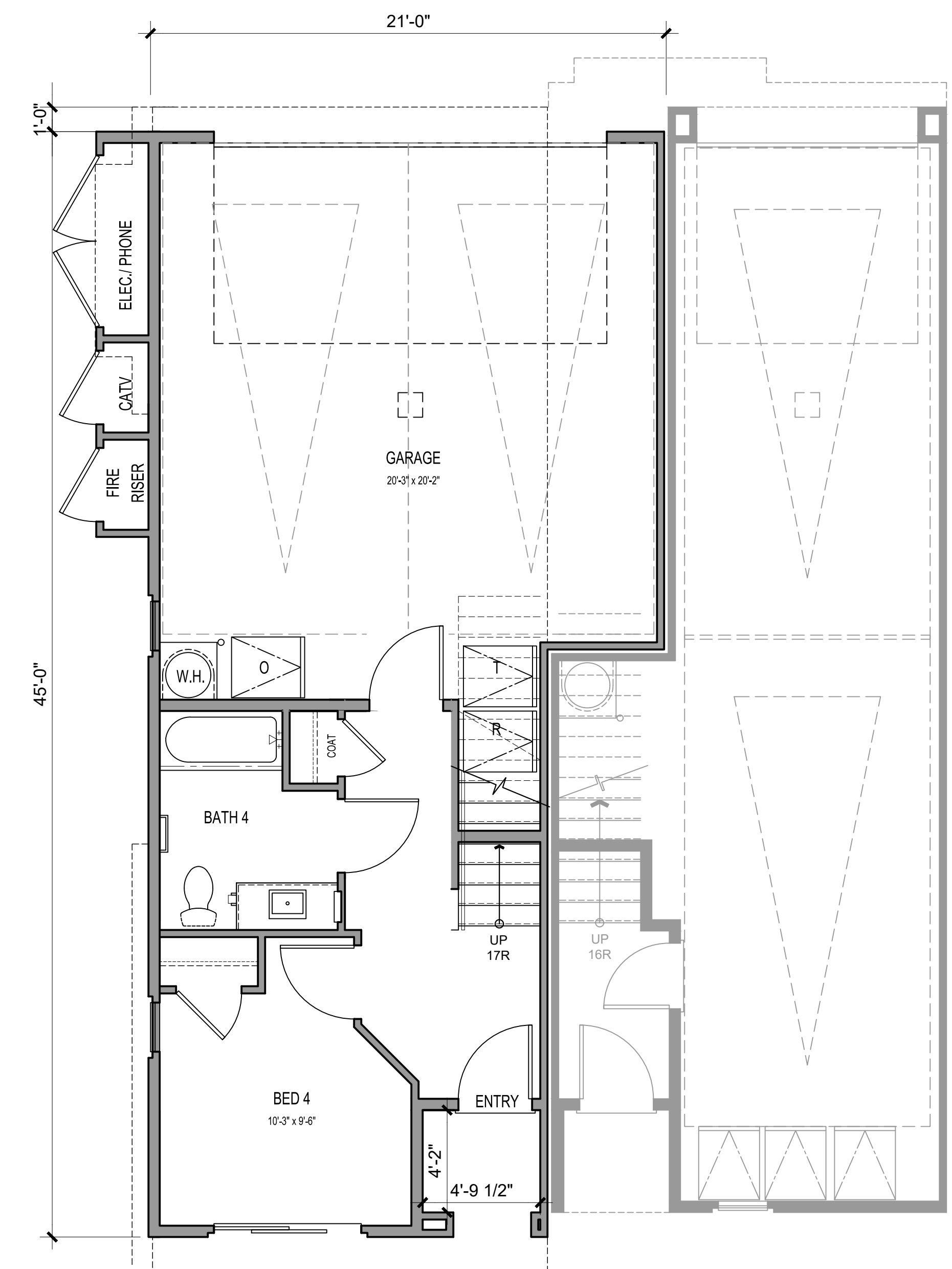
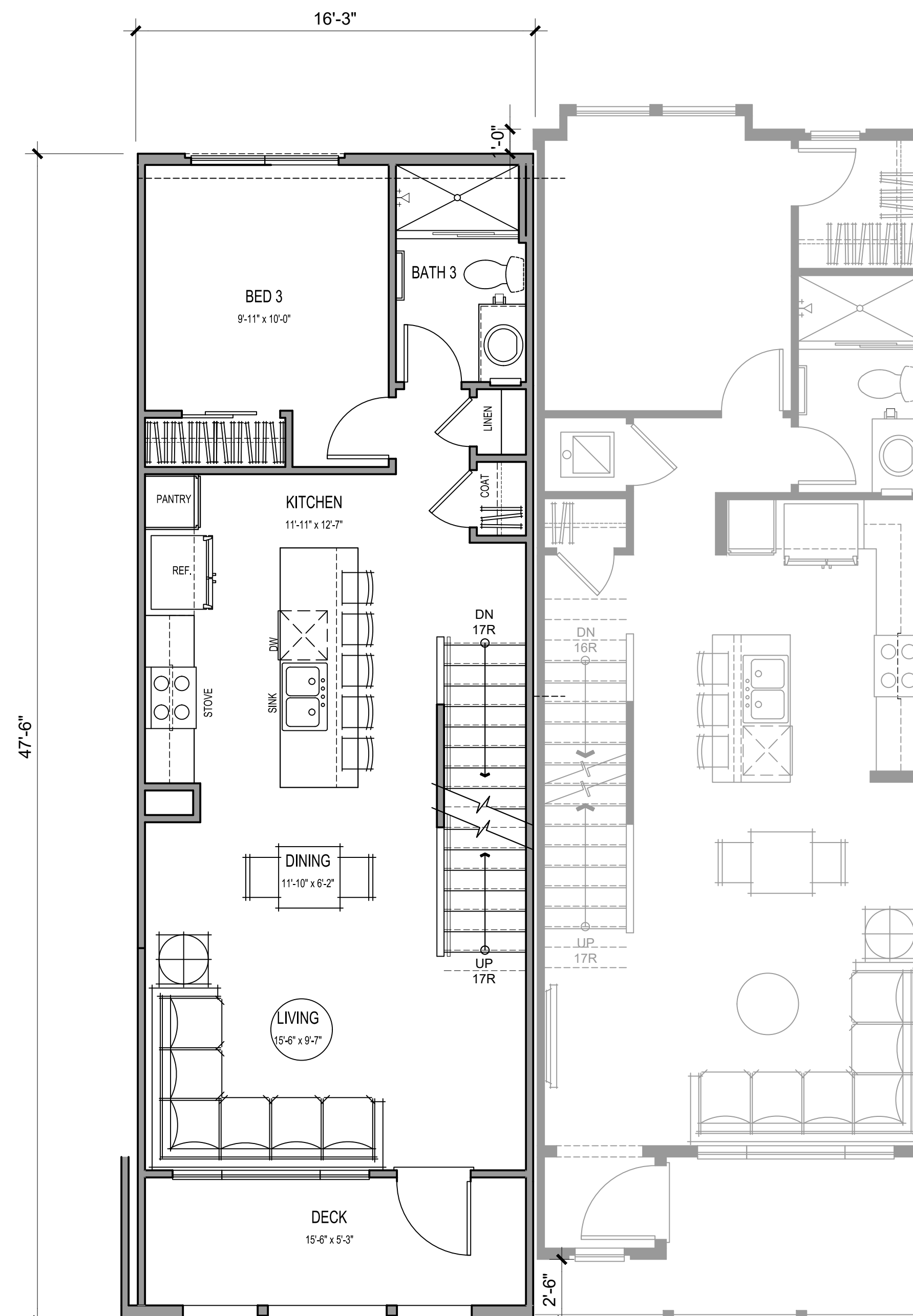
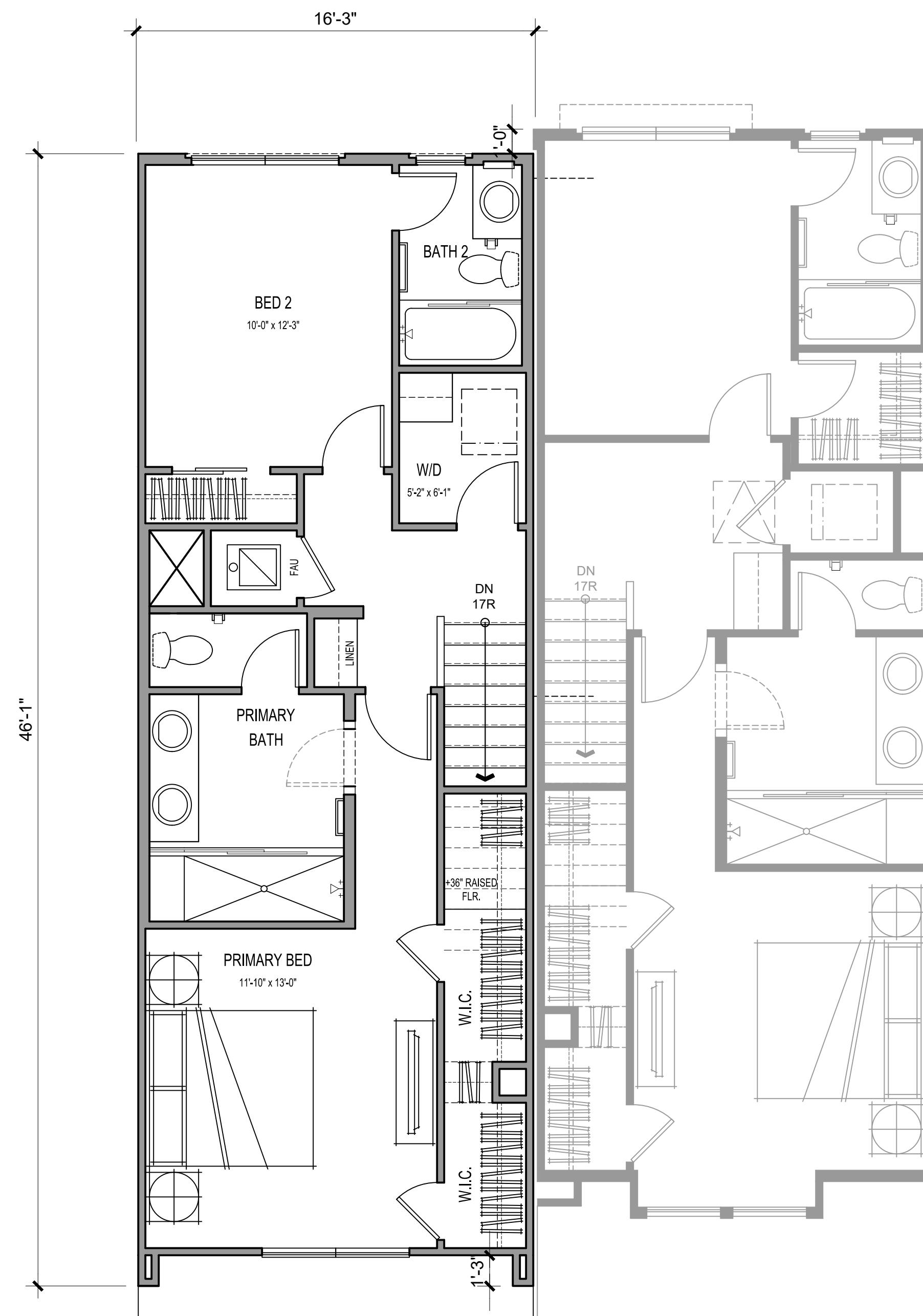
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3rd Submittal: 02-08-2024

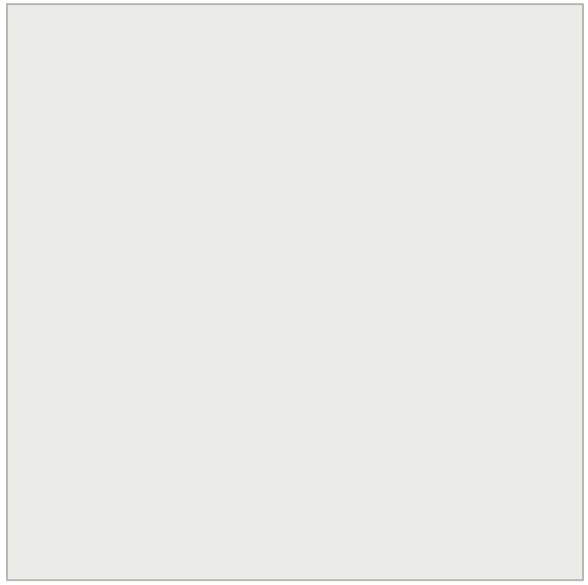


PLAN 4
UNIT PLANS (EAST)

A4.10



A



STUCCO BODY 1, LIGHT SAND FINISH
SW 9622 WHITE SAIL

B



STUCCO BODY 2, LIGHT SAND FINISH
SW 9588 HIGH SIERRA

C



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

D



RAILING / METAL
SW 6258 TRICORN BLACK

E



ENTRY DOOR 1
SW 9099 SADDLE UP

F



ENTRY DOOR 2
SW 7604 SMOKY BLUE

G



GARAGE DOOR 1
SW 9605 CLOVE

H



GARAGE DOOR 2
SW 9534 RIVER REED

I



WINDOW FRAME
BLACK

J



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

K



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



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

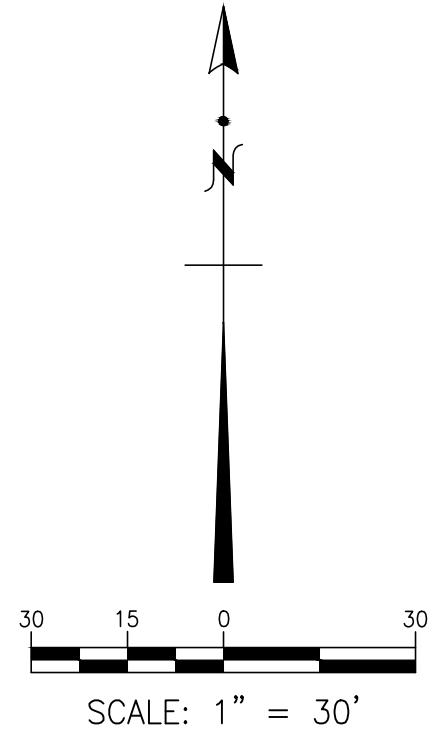


2 - LINE OF SIGHT AT BUILDING 2B - 8PLEX



1 - LINE OF SIGHT AT BUILDING 1B - 6PLEX

TENTATIVE TRACT MAP NO. 19280
FOR CONDOMINIUM PURPOSES
IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA



LEGAL DESCRIPTION:

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

BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO LA HABRA, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGE 7 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(NOTE: A FUTURE PARCEL MAP WILL BE RECORDED BY THE VESTED OWNER TO DIVIDE THE LAND AND ALLOW FOR THE LOT CONFIGURATION AS SHOWN HEREON)

SITE ADDRESS:

310 E WHITTIER BLVD, LA HABRA, CA 90631

VESTED OWNER:

MARTIN WILLIAM BURCH, AS TO AN UNDIVIDED SIXTY PERCENT (60%) INTEREST AND TO CATHERINE BURCH GAGE, AS TO AN UNDIVIDED FORTY PERCENT (40%) INTEREST IN

BASIS OF BEARINGS:

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

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE VI, NORTH AMERICAN DATUM OF 1983 (NAD83), 2017.50 EPOCH OCS GPS ADJUSTMENT, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 0.999997592 WAS USED FOR THIS PROJECT AT NORTHING 2289322.208, EASTING 6048179.516. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:

ORANGE COUNTY BENCHMARK NO. 2K-24-99

ELEV: 376.407 (NAVD88 LEVELED 2005)

DESCRIBED AS: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2K-24-99" SET IN THE TOP OF THE NORTHWEST CORNER OF A 5.5' X 8.5' CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST PART OF THE INTERSECTION OF WHITTIER BOULEVARD AND CYPRESS STREET, 70' NORTH OF THE CENTERLINE OF WHITTIER BOULEVARD AND 20' EAST OF THE CENTERLINE OF CYPRESS STREET.

FLOOD NOTE:

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

LAND USE SUMMARY:

GROSS AREA: 50,923 SQUARE FEET

NET AREA: 38,511 SQUARE FEET

TOTAL PROPOSED LOTS: 1

TOTAL PROPOSED DWELLING UNITS: 22 CONDOMINIUM UNITS

UTILITY PURVEYORS & SERVICES:

WATER: PRIVATE

SEWER: PRIVATE

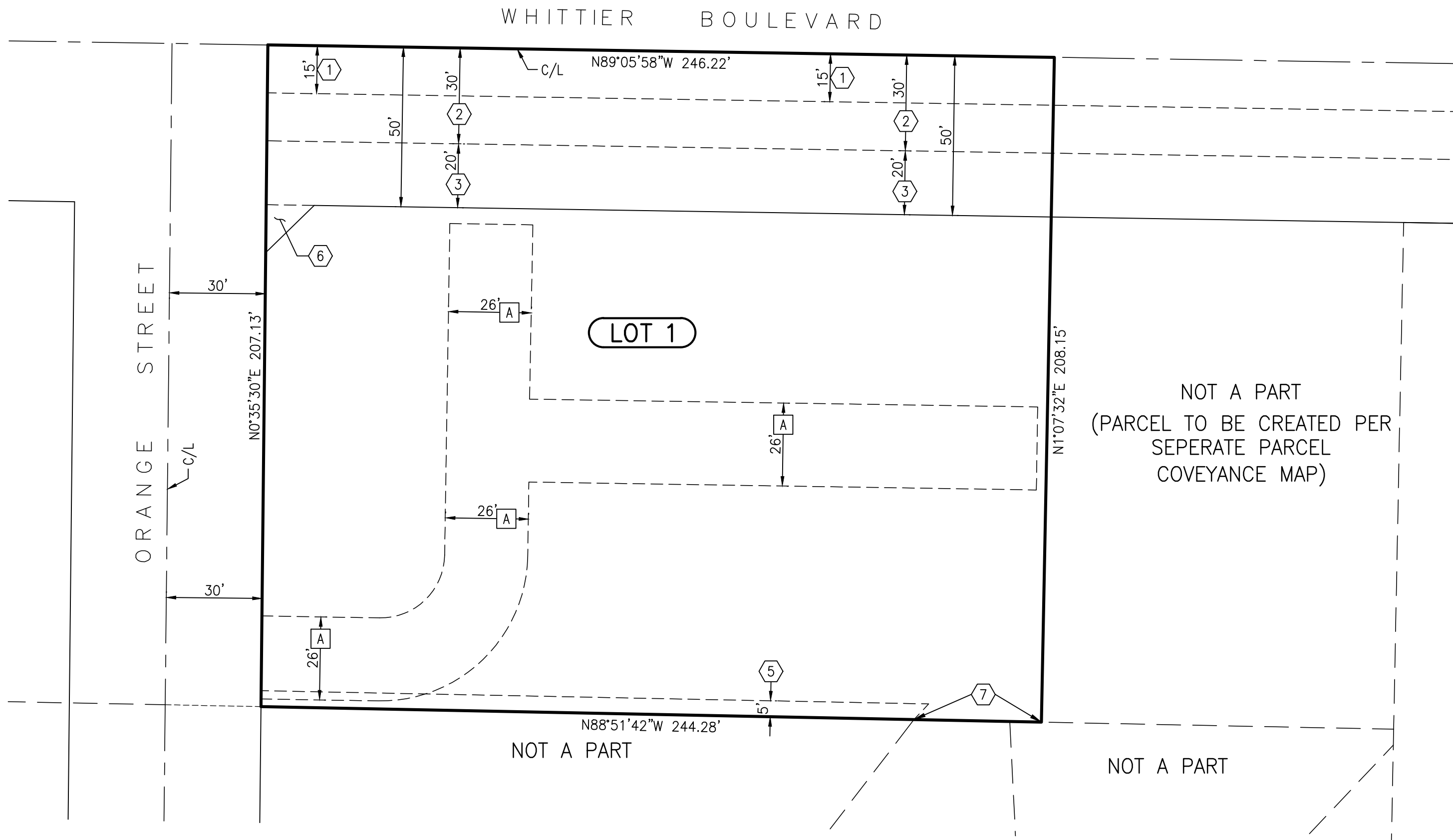
ELECTRIC: SOUTHERN CALIFORNIA EDISON

GAS: SOCAL GAS COMPANY

TELEPHONE: VERIZON TELECOMMUNICATIONS

TRASH/REFUSE: CR&R INCORPORATED

SCHOOL DISTRICT: LA HABRA CITY SCHOOL DISTRICT



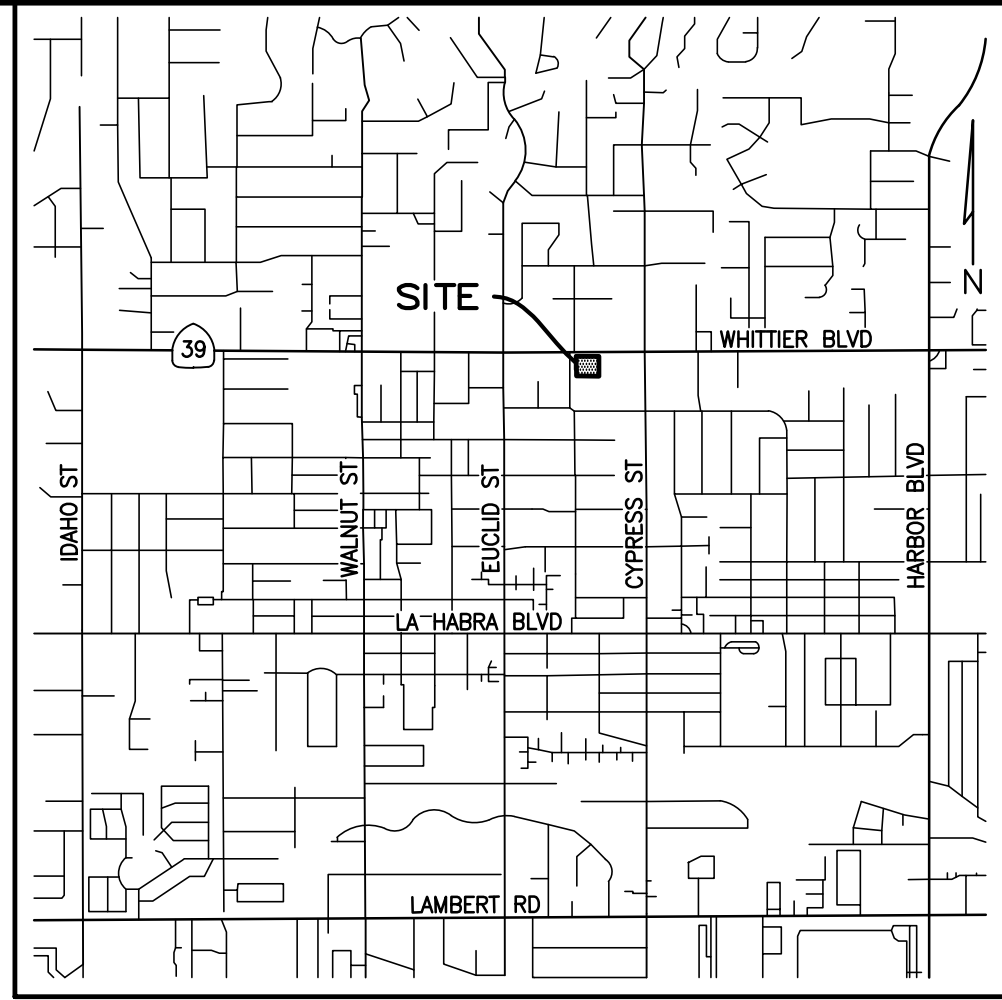
SHEET INDEX:

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

ENGINEER'S STATEMENT:

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

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



VICINITY MAP

SCALE: NONE

SUBDIVIDER:

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

ENGINEER:

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

EXISTING EASEMENTS:

- ① INDICATES AN EASEMENT FOR ROADS, RAILROADS AND DITCHES; ALSO THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID DESCRIBED TRACT; AND THE RIGHT OF WAY FOR, AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES, SEPTEMBER 5, 1894 IN BOOK 87, PAGE 136, DEEDS
- ② INDICATES AN EASEMENT FOR STATE HIGHWAY IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED DECEMBER 29, 1913 IN BOOK 244, PAGE 86, DEEDS.
- ③ INDICATES AN EASEMENT FOR STATE HIGHWAY, IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED MAY 16, 1931 IN BOOK 463, PAGE 304, OFFICIAL RECORDS.
- ④ INDICATES AN EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED AUGUST 2, 1951 IN BOOK 2212, PAGE 222, OFFICIAL RECORDS. (THE LOCATION OF SAID EASEMENT CANNOT BE RETRACED DUE TO AN ERRONEOUS LEGAL DESCRIPTION)
- ⑤ INDICATES AN EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF ASSOCIATED TELEPHONE COMPANY, LTD., RECORDED NOVEMBER 29, 1951 IN BOOK 2258, PAGE 484, OFFICIAL RECORDS.
- ⑥ INDICATES AN EASEMENT FOR ROADS, HIGHWAYS, SIDEWALKS, PUBLIC UTILITY AND SEWER, IN FAVOR OF THE CITY OF LA HABRA, RECORDED OCTOBER 9, 1963 IN BOOK 2591, PAGE 218, OFFICIAL RECORDS
- ⑦ INDICATES AN EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 6, 1953 IN BOOK 2614, PAGE 28, OFFICIAL RECORDS. (SAID EASEMENT HAS NO DEFINED WIDTH)

PROPOSED EASEMENTS:

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

LEGEND:

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

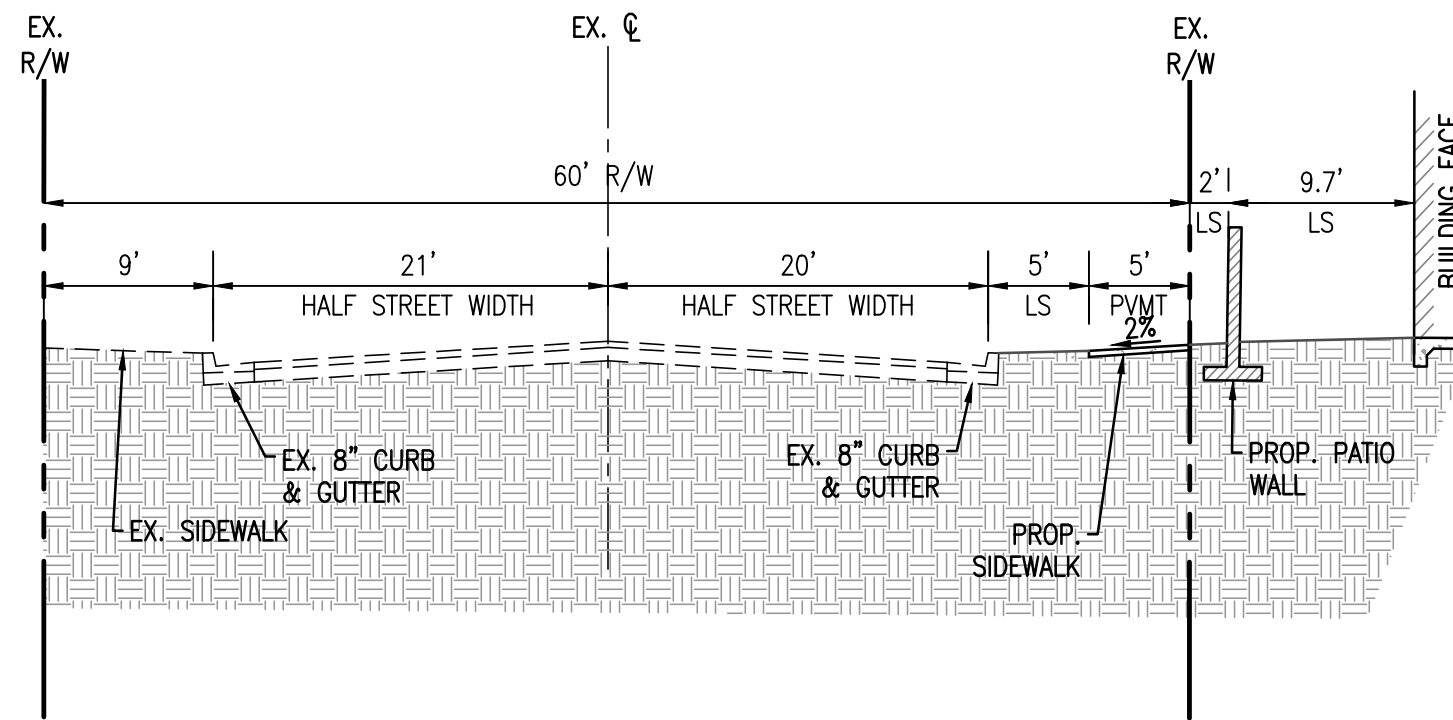
SYMBOLS:

○ BO	BLOW-OFF VALVE
□ DI	DRAIN INLET
△ FH	FIRE HYDRANT
⊙	LIGHT STANDARD
⊗	STORM DRAIN MANHOLE
⊙	SANITARY SEWER MANHOLE
△	SIGN POST
□ GM	GAS METER
□ WM	WATER METER
⊙ V	UTILITY VALVE
—○—	UTILITY/POWER POLE
==	BLOCK/RETAINING SCREEN WALL
==	BLOCK/RETAINING LOW WALL
==	PLANTER/DECORATIVE WALL
—OH—	OVERHEAD WIRE
—/—	EDGE OF ASPHALT PAVEMENT
—○—	WOOD/WROUGHT IRON FENCE
—X—	CHAIN LINK FENCE
—...	DIRECTION OF FLOW
—93—	MINOR CONTOUR (1' INTERVAL)
—100—	MAJOR CONTOUR (5' INTERVAL)
×91.5	SPOT ELEVATION

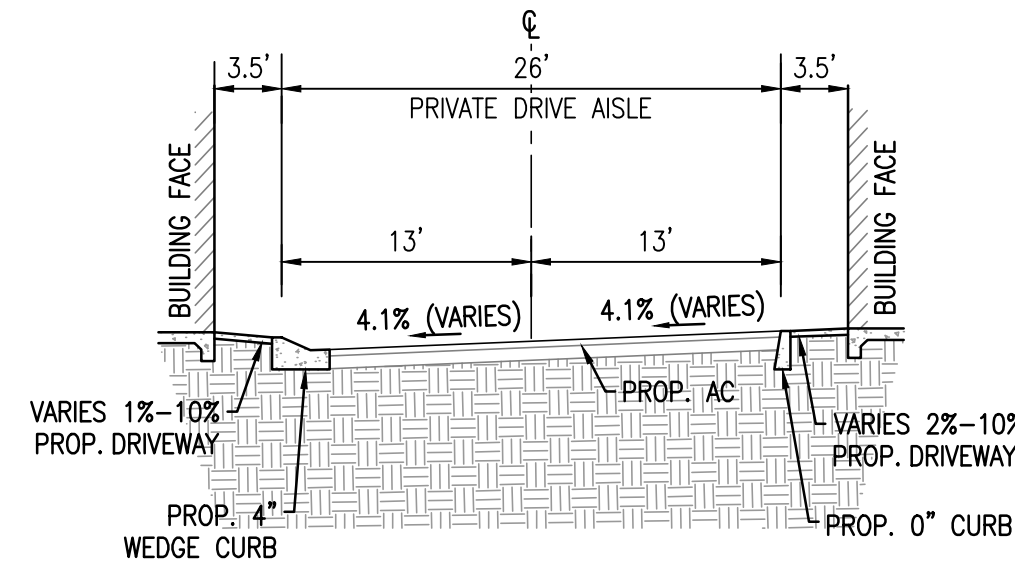
PREPARED FOR:	PREPARED BY:	CITY OF LA HABRA PLANNING DIVISION	PROJECT NO. CVEN-162 EAST
 CITY VENTURES HOMEBUILDING 3121 MICHELSON DRIVE, SUITE 150 IRVINE, CALIFORNIA 92612	 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	TENTATIVE TRACT NO. 19280 310 EAST WHITTIER BOULEVARD LA HABRA, CALIFORNIA TITLE SHEET	SHEET 1 OF 6



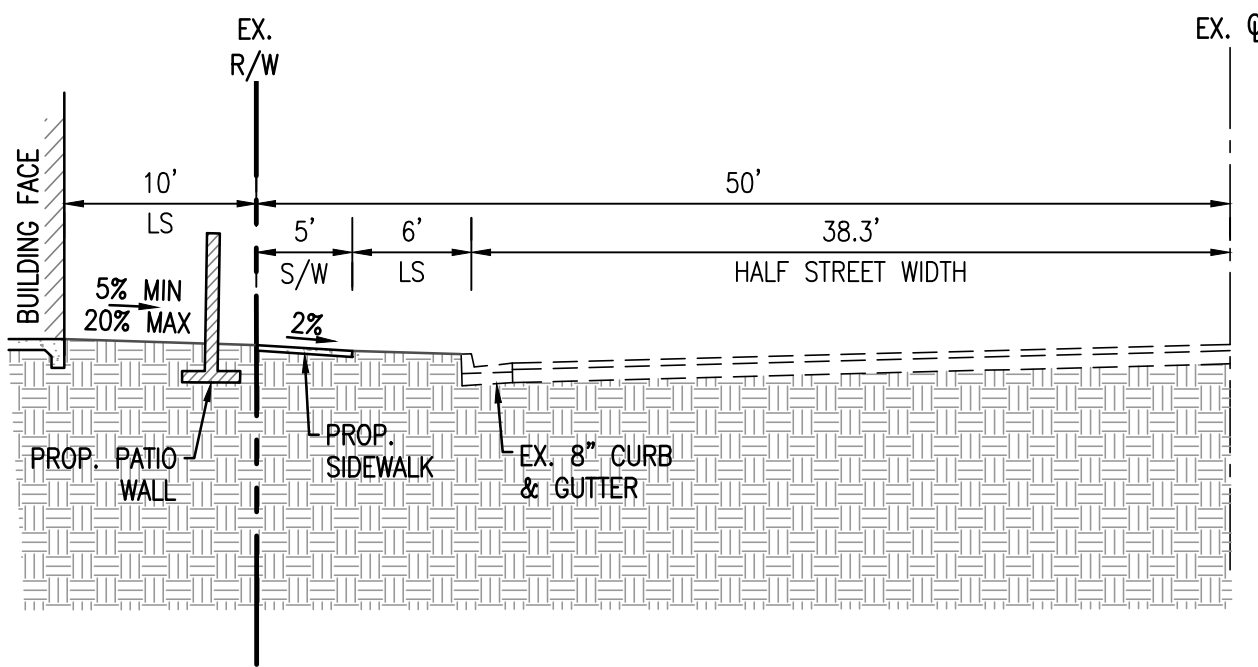
PROJECT: 162 EAST
SHEET: 1 OF 6
DATE: 2/7/2024
BY: RJB
CHECKED: RJB
APPROVED: RJB



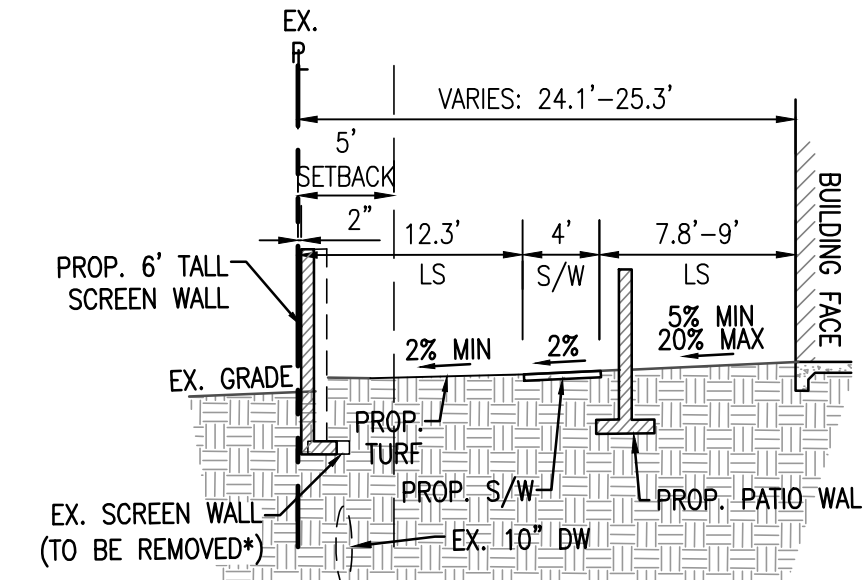
WEST R - N. ORANGE ST
SECTION A
1"=10' HOR



STREET SECTION
SECTION D
1"=10' HOR

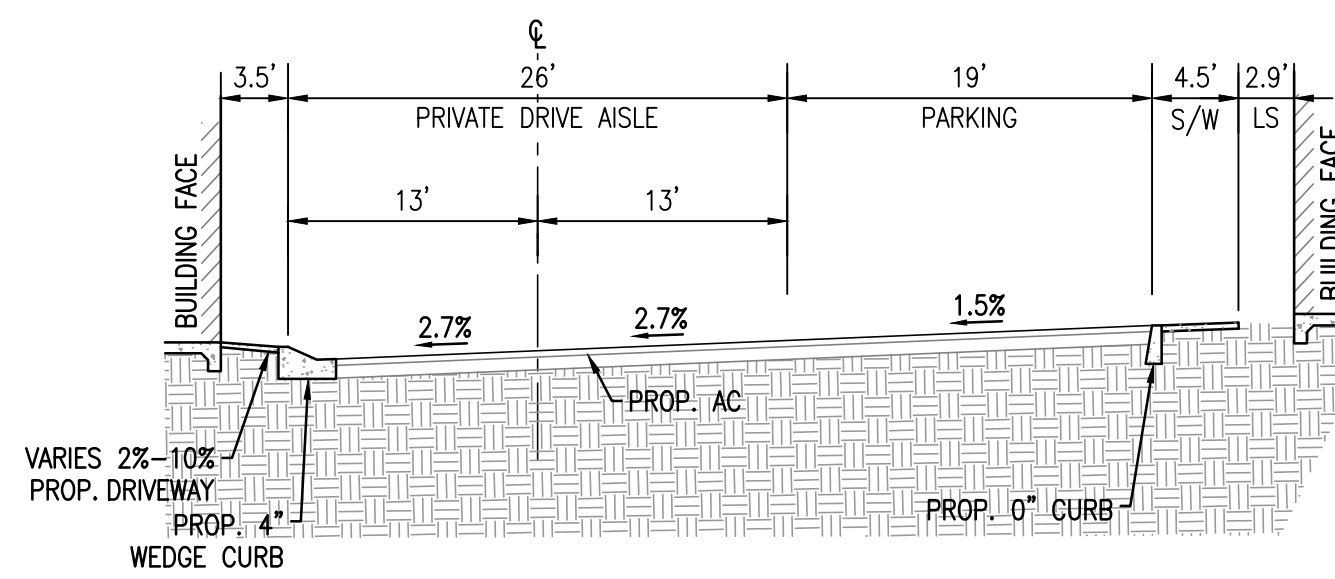


NORTH R - E. WHITTIER BLVD
SECTION B
1"=10' HOR

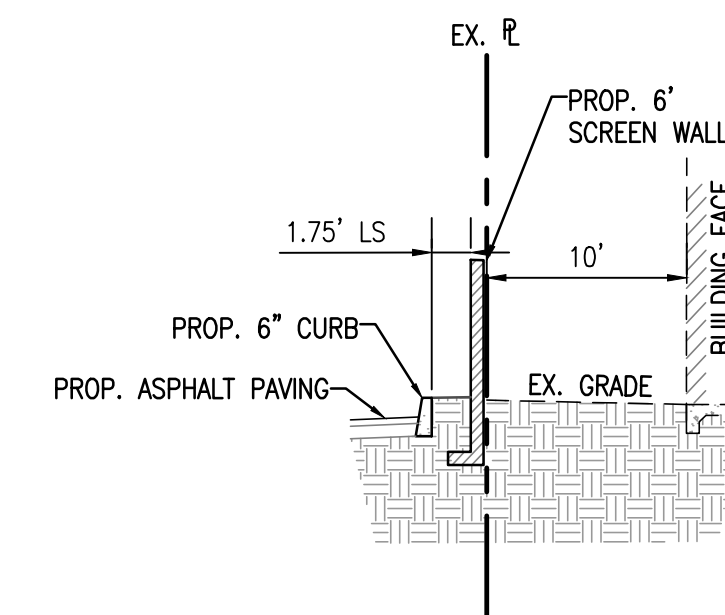


SOUTH R
SECTION E
1"=10' HOR

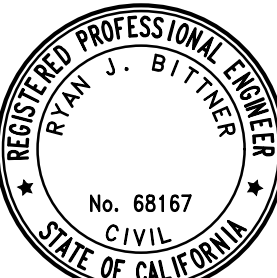
*POTHOLING OF EX. WALL AND EX. WATER LINE TO BE CONDUCTED DURING FINAL ENGINEERING TO DETERMINE DEPTH OF EX. WATER LINE. EX. WALL TO BE REMOVED AND NEW WALL CONSTRUCTED AS LONG AS NEITHER OPERATION WILL UNDERMINE THE EXISTING WATER LINE

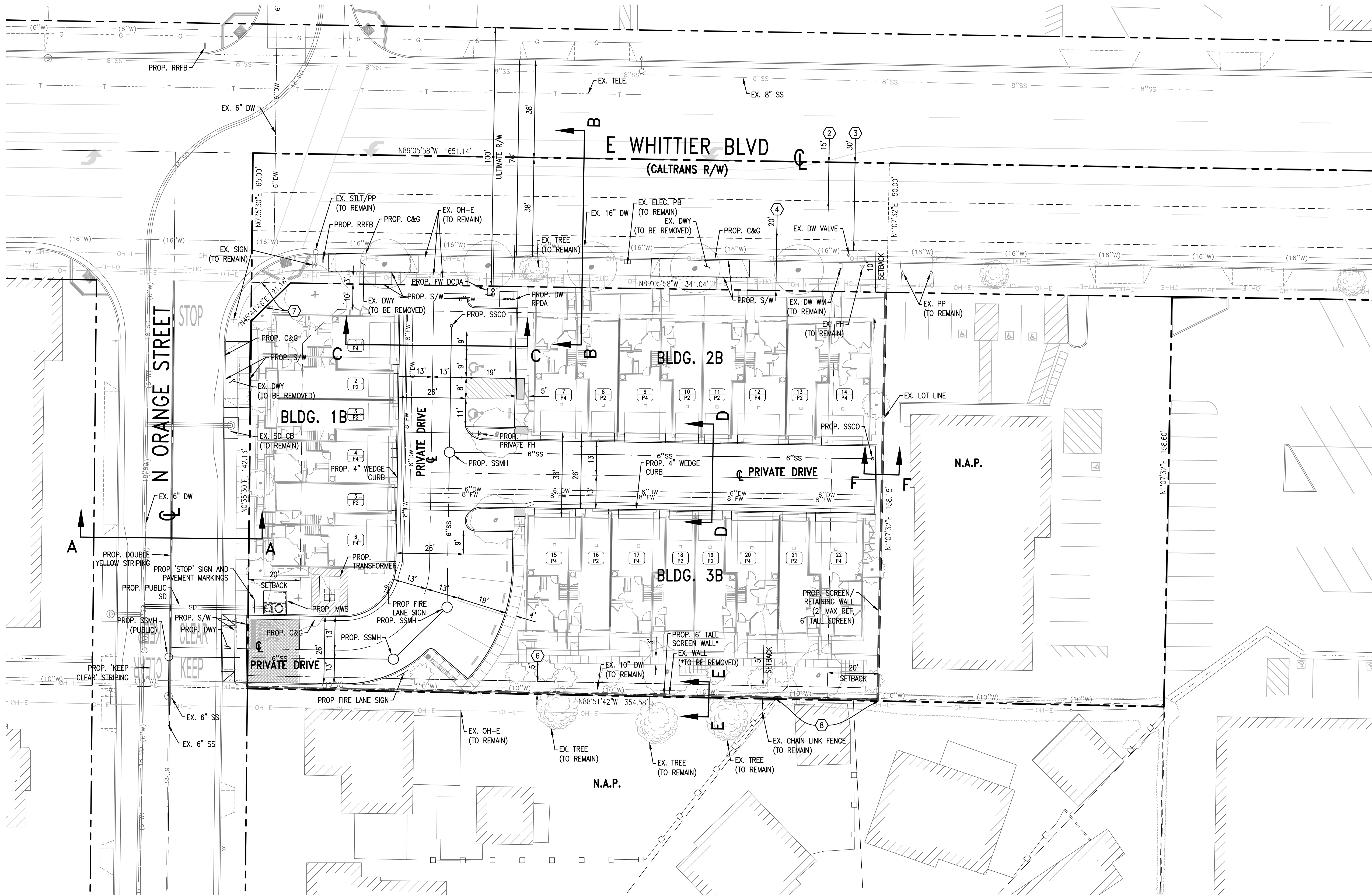


STREET SECTION
SECTION C
1"=10' HOR



EAST R
SECTION F
1"=10' HOR

PREPARED FOR:  CITY VENTURES HOMEBUILDING 3121 MICHELSON DRIVE, SUITE 150 IRVINE, CALIFORNIA 92612	PREPARED BY:  C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET 	CITY OF LA HABRA PLANNING DIVISION TENTATIVE TRACT NO. 19280 310 EAST WHITTIER BOULEVARD LA HABRA, CALIFORNIA TYPICAL SECTIONS	PROJECT NO. CVEN-162 EAST SHEET 2 OF 6
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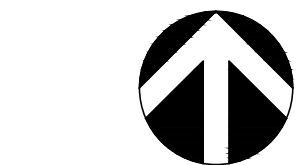
LEGEND:	
	CENTERLINE
	EX. TRACT BOUNDARY/ RIGHT-OF-WAY LINE
	LOT LINE
	EX. EASEMENT LINE
	PROP. EASEMENT LINE
	ADA PATH OF TRAVEL
	PROP. SS LINE
	PROP. DW LINE
	PROP. FW LINE
	PROP. SD LINE
	PROP. SS MH
	PROP. SS CO
	PROP. WATER VALVE
	PROP. FIRE HYDRANT
	PROP. FW DCA
	EX. SS LINE
	EX. DW LINE
	EX. CHAIN LINK FENCE
	EX. SCREEN WALL
	EX. OVERHEAD POWERLINE
	EX. SS MH
	EX. SD MH
	EX. FIRE HYDRANT
	EX. WATER VALVE
	EX. POWER POLE
	EX. STREET LIGHT POLE

PARCEL 3 TITLE INFORMATION (310 E. WHITTIER BLVD):

- ① DENOTES PLOTTED ITEM.
- ② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROADS, RAILROADS AND DITCHES; ALSO THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID DESCRIBED TRACT; AND THE RIGHT OF WAY FOR, AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES
RECORDING DATE: SEPTEMBER 5, 1894
RECORDING NO: AS INSTRUMENT NO. 24680, IN BOOK 87, PAGE 136, DEEDS
- ③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: STATE OF CALIFORNIA
PURPOSE: STATE HIGHWAY RECORDING DATE: DECEMBER 29, 1913
RECORDING NO: IN BOOK 244, PAGE 86, DEEDS
- ④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: STATE OF CALIFORNIA
PURPOSE: STATE HIGHWAY
RECORDING DATE: MAY 16, 1931
RECORDING NO: IN BOOK 463, PAGE 304, OFFICIAL RECORDS

- ⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 2, 1951
RECORDING NO: IN BOOK 2212, PAGE 222, OFFICIAL RECORDS
(EASEMENT IS OUTSIDE OF AREA DUE TO APPARENT ERRONEOUS LEGAL DESCRIPTION. IT APPEARS THE INTENTION WAS TO HAVE THIS EASEMENT PLOT IN THE SAME LOCATION AS ITEM 4 (R.S.B. 2/23), HOWEVER THE MAP REFERENCE (R.S.B. 2/29) IS LOCATED IN FULLERTON, AND SAID EASEMENT DOCUMENT CONTAINS PARCEL NUMBERS SHOWN ON NEITHER MAP).
- ⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: ASSOCIATED TELEPHONE COMPANY, LTD.
PURPOSE: PUBLIC UTILITIES RECORDING DATE: NOVEMBER 29, 1951
RECORDING NO: IN BOOK 2258, PAGE 484, OFFICIAL RECORDS
- ⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: THE CITY OF LA HABRA
PURPOSE: ROADS, HIGHWAYS, SIDEWALKS, PUBLIC UTILITY AND SEWER
RECORDING DATE: OCTOBER 9, 1963
RECORDING NO: IN BOOK 2591, PAGE 218, OFFICIAL RECORDS

- ⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 6, 1953
RECORDING NO: IN BOOK 2614, PAGE 28, OFFICIAL RECORDS
(EASEMENT HAS NO DEFINED WIDTH)



1" = 20'

0 10 20 40

PREPARED FOR:



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

PREPARED BY:



9630 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET



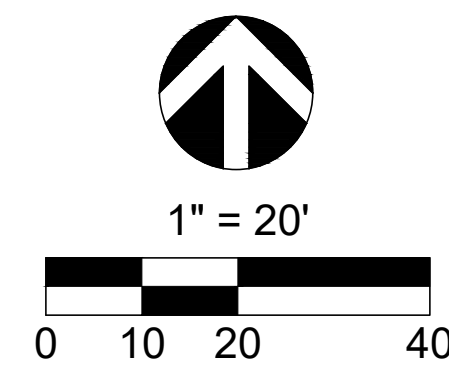
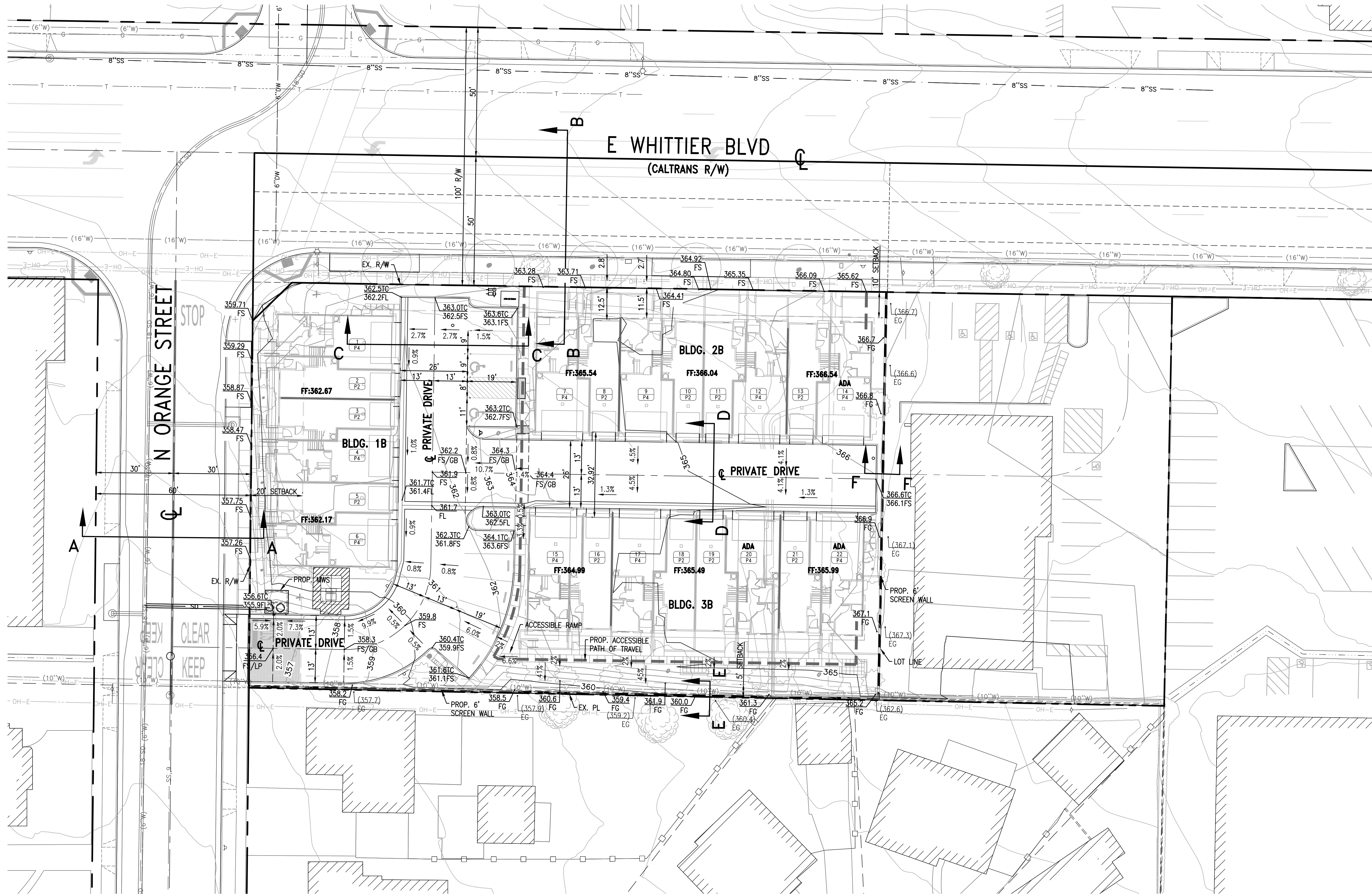
CITY OF LA HABRA
PLANNING DIVISION

TENTATIVE TRACT NO. 19280
310 EAST WHITTIER BOULEVARD
LA HABRA, CALIFORNIA
PRELIMINARY SITE PLAN

PROJECT NO.
CVEN-162
EAST

SHEET
3
OF
6

DATE: 2/7/2024
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]



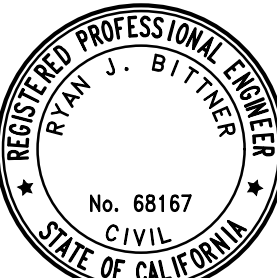
PREPARED FOR:

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

PREPARED BY:

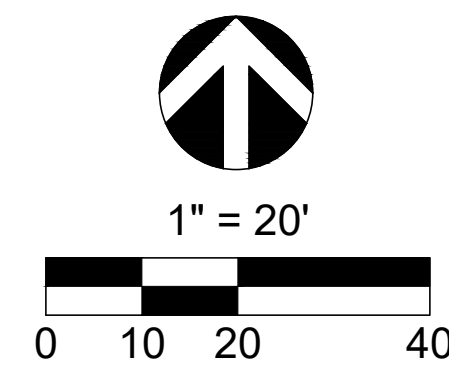
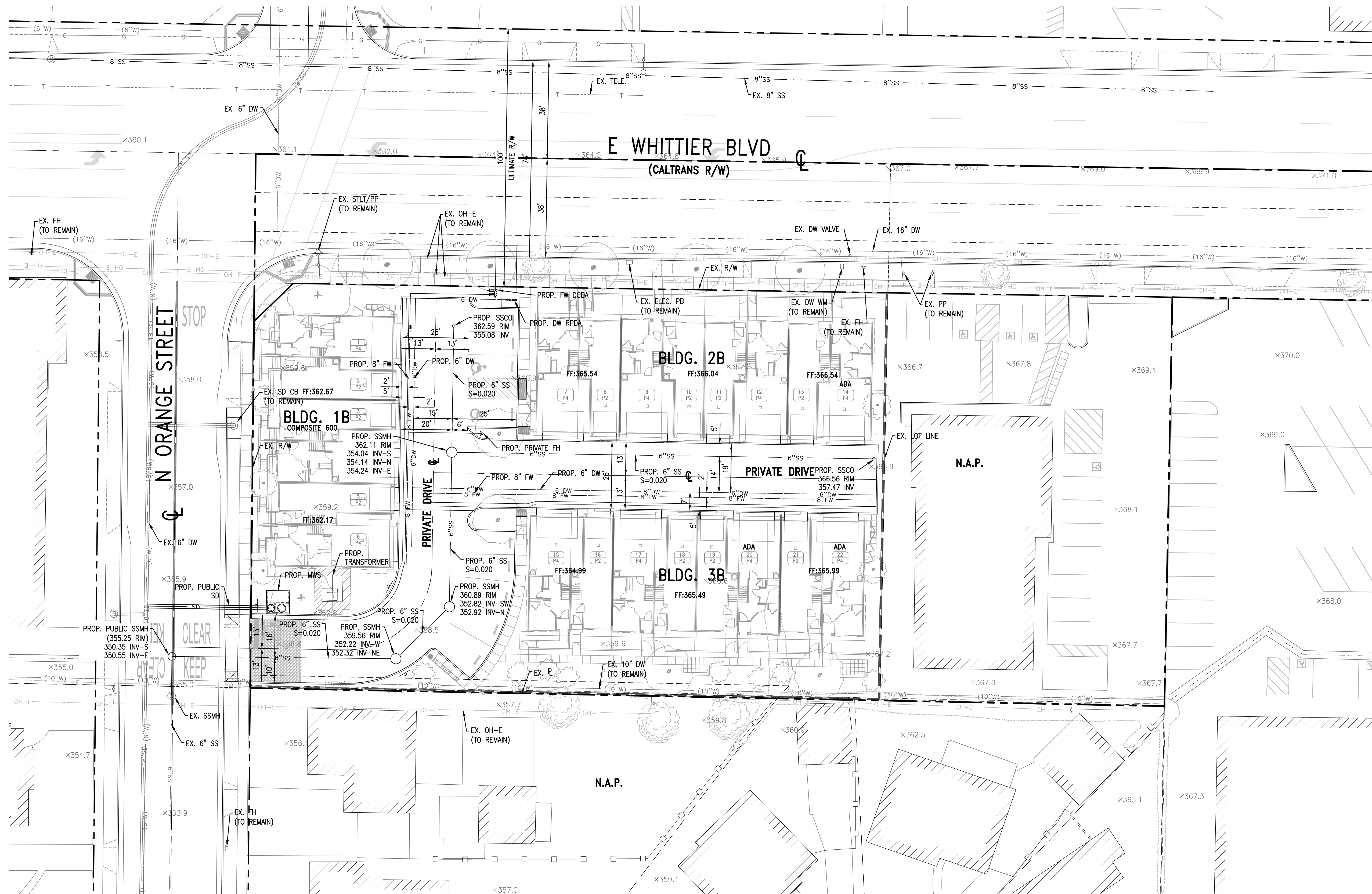
 **C&V**
CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

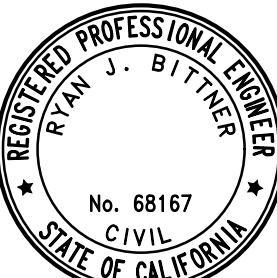
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

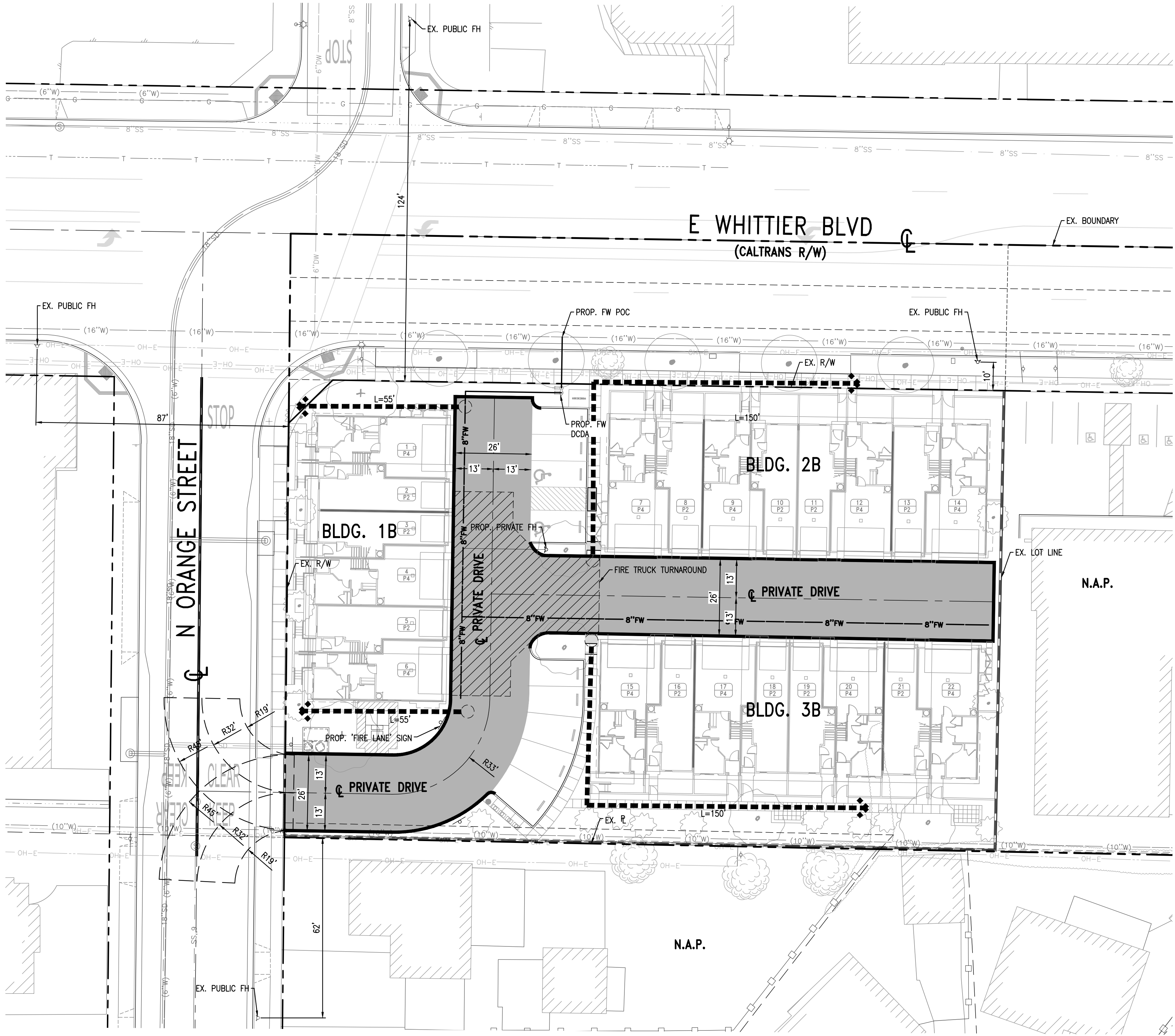


CITY OF LA HABRA PLANNING DIVISION	PROJECT NO.	CVEN-162
	EAST	
	SHEET	4
TENTATIVE TRACT NO. 19280 310 EAST WHITTIER BOULEVARD LA HABRA, CALIFORNIA	OF	6
	PRELIMINARY GRADING & DRAINAGE PLAN	

DATE: 2/7/2024
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]



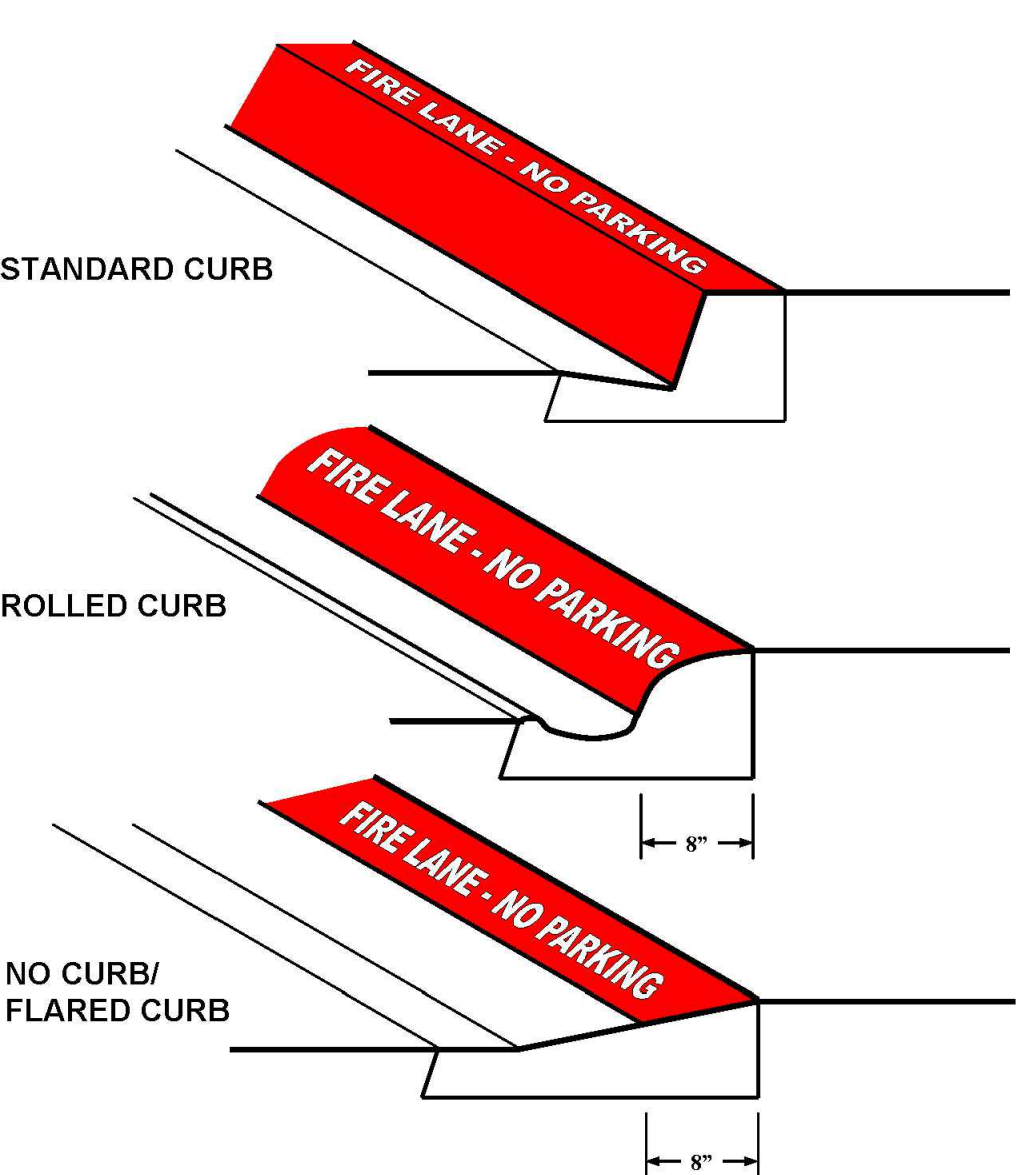
PREPARED FOR:  CITY VENTURES HOMEBUILDING 3121 MICHELSON DRIVE, SUITE 150 IRVINE, CALIFORNIA 92612	PREPARED BY:  C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9630 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET 	CITY OF LA HABRA PLANNING DIVISION TENTATIVE TRACT NO. 19280 310 EAST WHITTIER BOULEVARD LA HABRA, CALIFORNIA PRELIMINARY UTILITY PLAN	PROJECT NO. CVEN-162 EAST SHEET 5 OF 6
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PROJECT GENERAL NOTES:

1. ALL FIRE ACCESS LANES MEET LACoFD MINIMUM REQUIREMENTS 19' & 45' RADII.
2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2019 EDITION.
4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.
5. LARGEST APPROXIMATE BUILDING SQ. FOOTAGE = 9,112 SF.
6. BUILDINGS ARE DESIGNATED TYPE V-B.
7. BUILDINGS 1A-3A OCCUPANCIES ARE R3.
8. THE BUILDING HEIGHTS ARE APPROXIMATELY 50'-0" MAX.
9. BUILDINGS 1A-3A ON THE SITE WILL BE SPRINKLERED PER NFPA 13D.
10. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.
11. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
12. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS _____ GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF HOURS. TWO PUBLIC FIRE HYDRANT(S) FLOWING SIMULTANEOUSLY MAY BE USED TO ACHIEVE THE REQUIRED FIRE FLOW. FIRE CODE 507.3 & APPENDIX B105.1.
13. ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/12" BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
14. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
15. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4

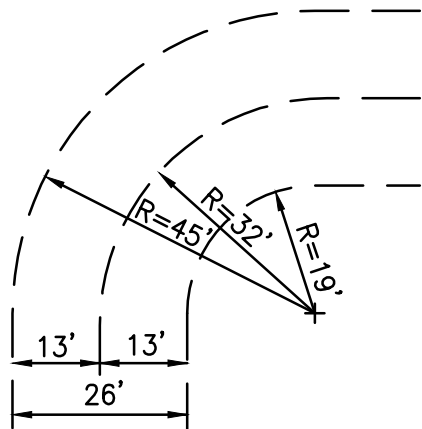
Fire Lane Identification - Red Curbs



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE - NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

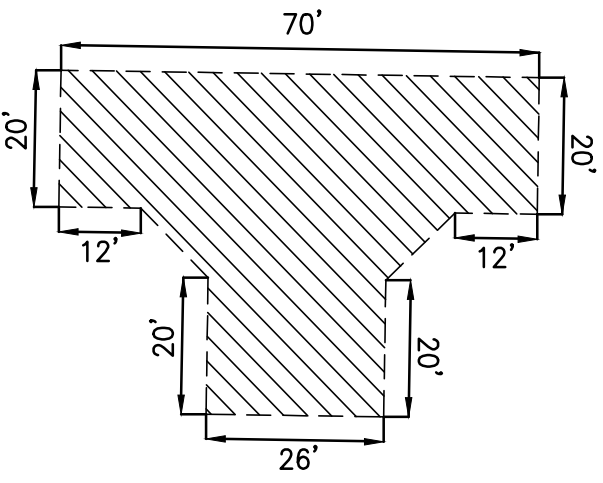
FIRE LANE RED CURB
TYPICAL DETAIL

NOT TO SCALE



FIRE LANE TURNING RADIUS
TYPICAL DETAIL

NOT TO SCALE



FIRE LANE HAMMERHEAD
TYPICAL DETAIL

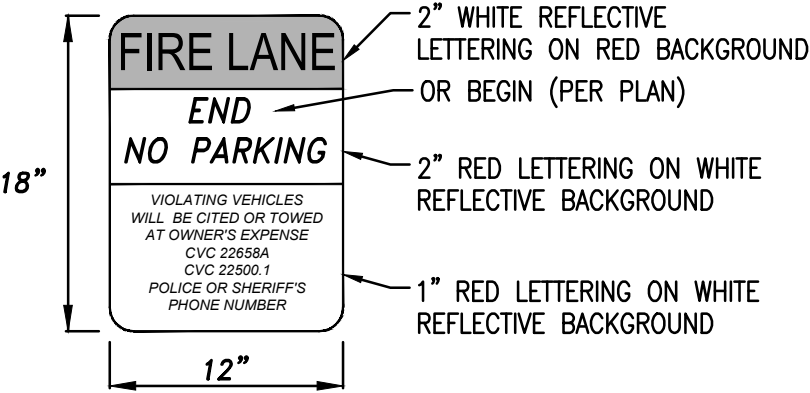
NOT TO SCALE

LEGEND

- FIRE HYDRANT
- TURNING RADIUS
- HOSE PULL LENGTH = 150' MAX
- TYPICAL RED CURB
- TYPICAL FIRE LANE SIGN
- FIRE LANE

ABBREVIATIONS:

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

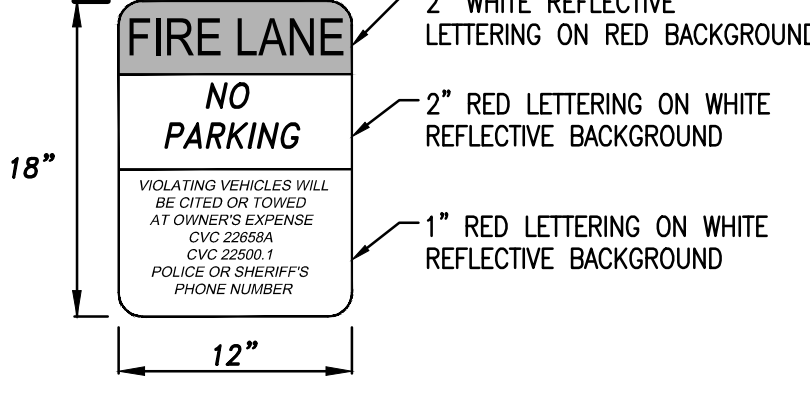


ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

BEGIN & END FIRE LANE NO PARKING SIGN
TYPICAL DETAIL

NOT TO SCALE



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

FIRE LANE NO PARKING SIGN
TYPICAL DETAIL

NOT TO SCALE

PREPARED FOR:



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

PREPARED BY:



9630 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET



CITY OF LA HABRA
PLANNING DIVISION

TENTATIVE TRACT NO. 19280

310 EAST WHITTIER BOULEVARD
LA HABRA, CALIFORNIA

PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

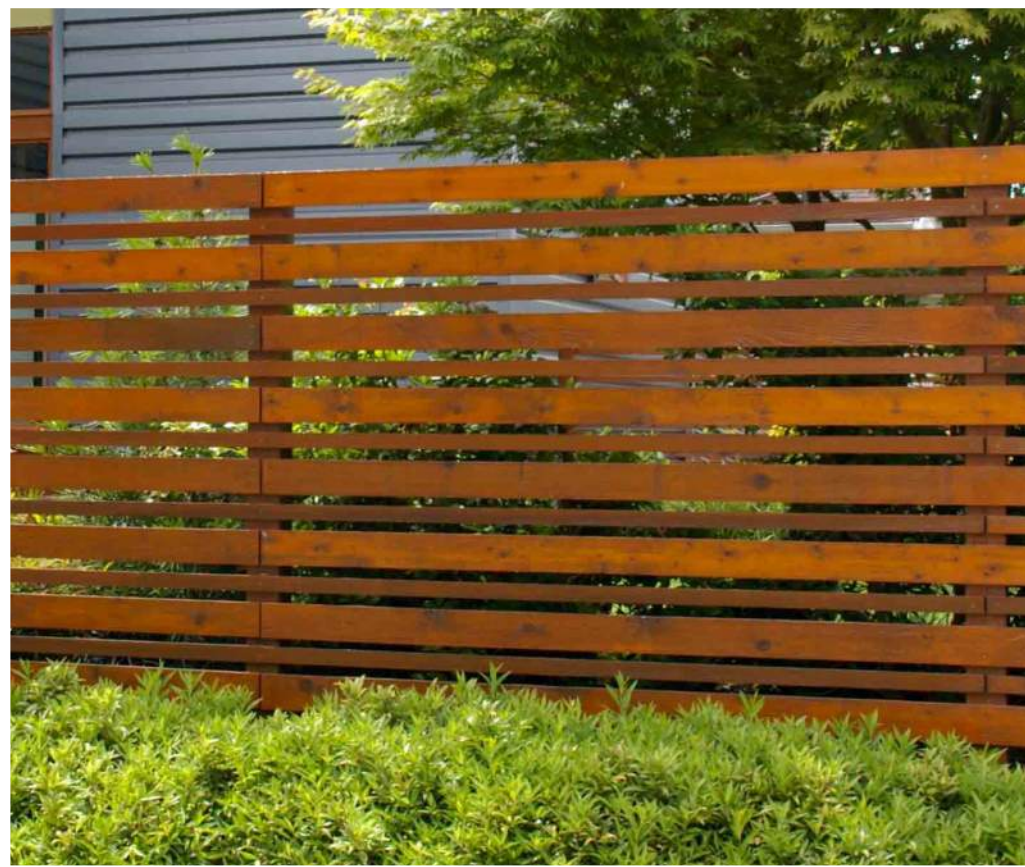
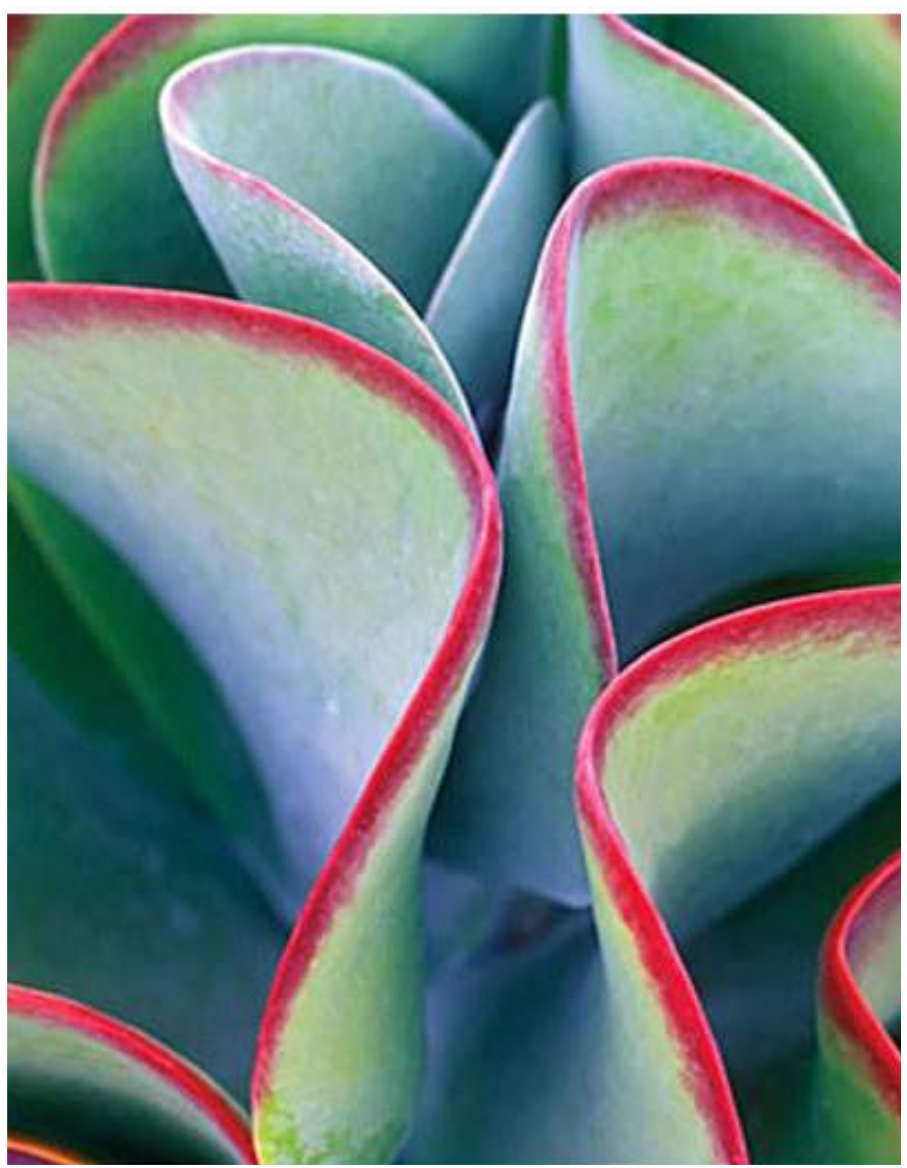
PROJECT NO.
CVEN-162
EAST

SHEET
6

OF
6

DATE: 2/7/2024
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]





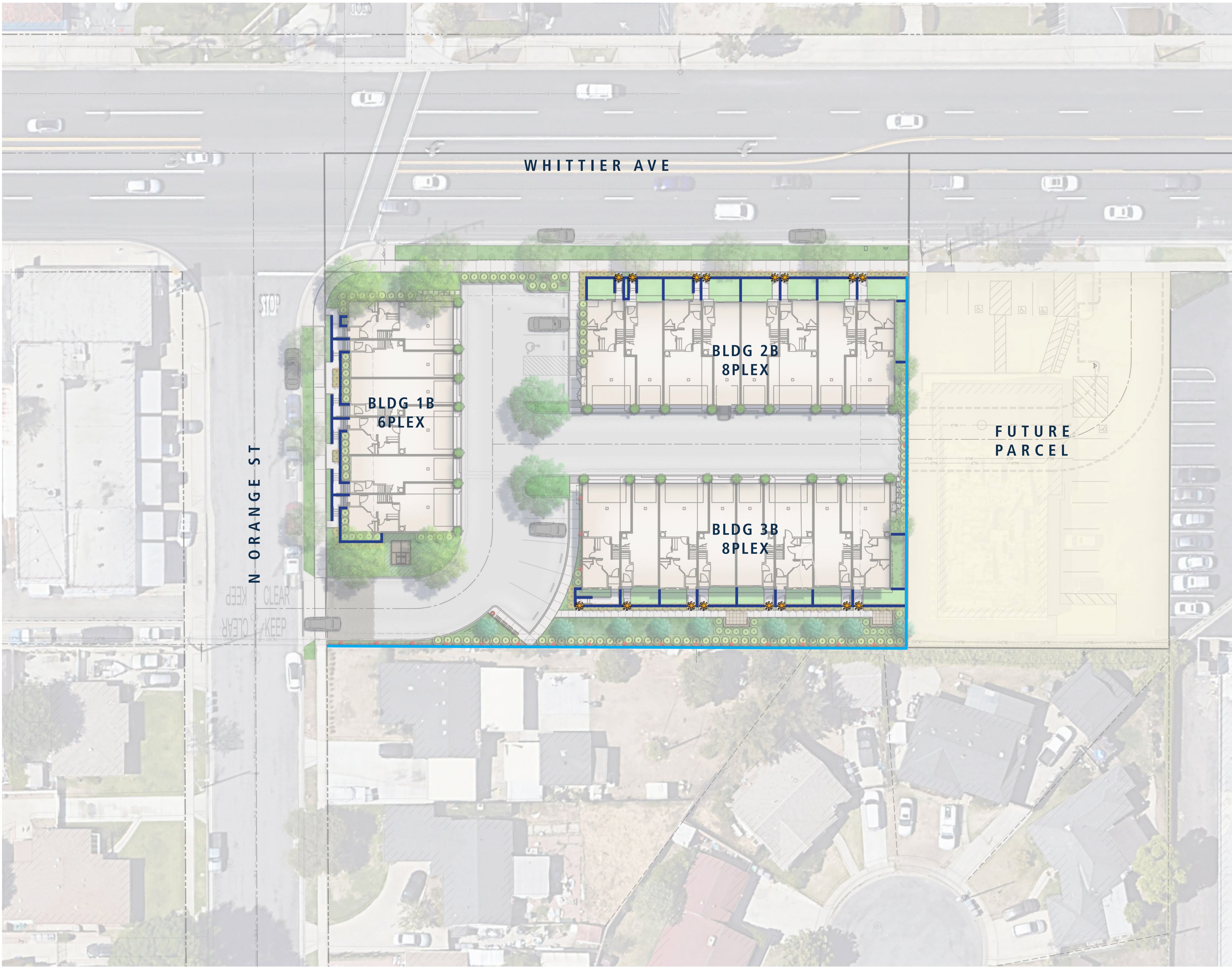


LEGEND

- 1 Project Entry with Decorative Paving within the First 20' of Driveway Approach
- 2 Private Patio with Wall/Fence and Gate
- 3 Community Parking
- 4 Perimeter Wall/Fence with Hedge and Vine Planting
- 5 Community Mailboxes
- 6 Street Trees- 24" box at 40' o.c.
Maintained and Irrigated by the Project
- 7 Social Gathering Area with Seat Wall and Enhanced Pavement

KEYMAP





LEGEND

— Patio Wall/Fence, 42" ht. min

☀ Patio Gate, 42" ht.

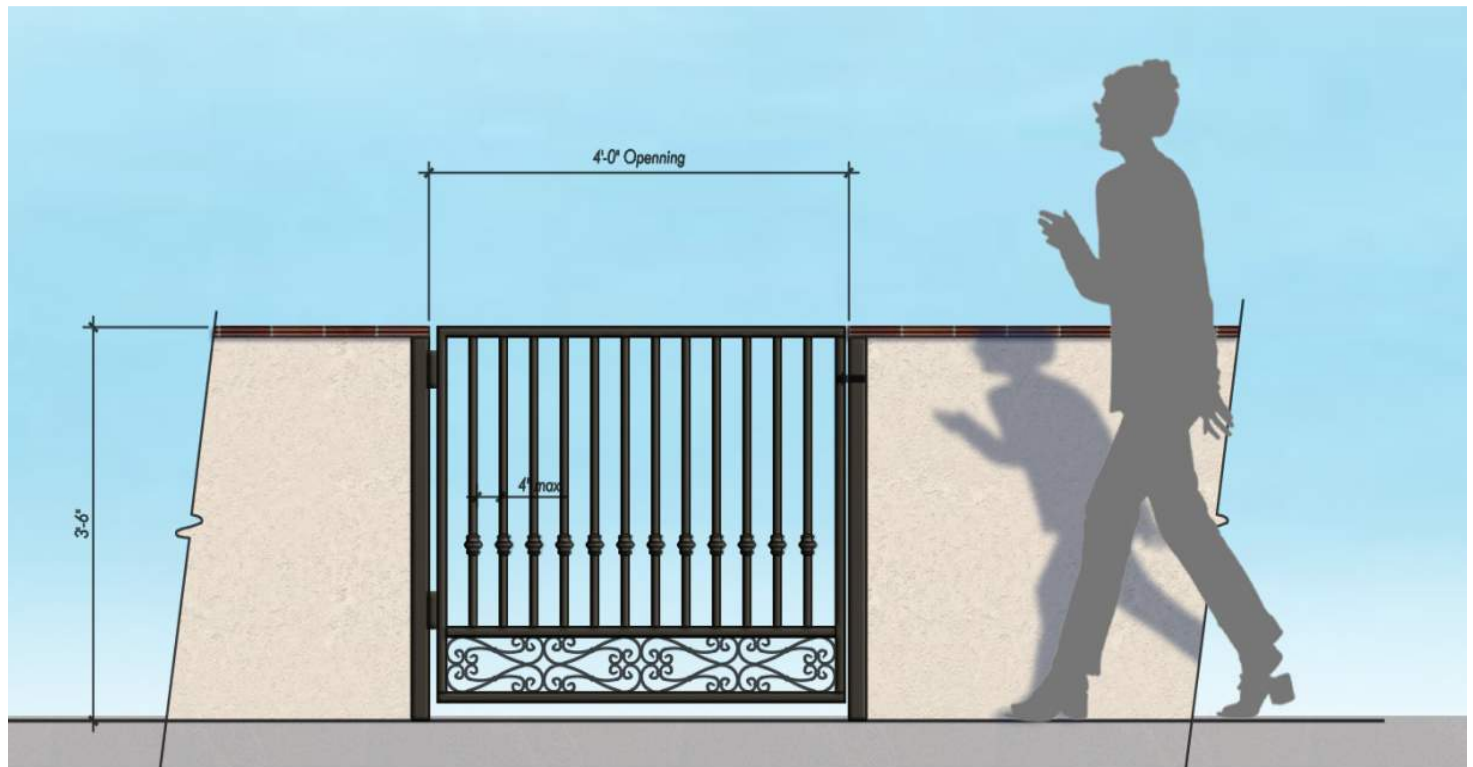
— Perimeter Wall, 6' ht.

Split face block, color to match architecture

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

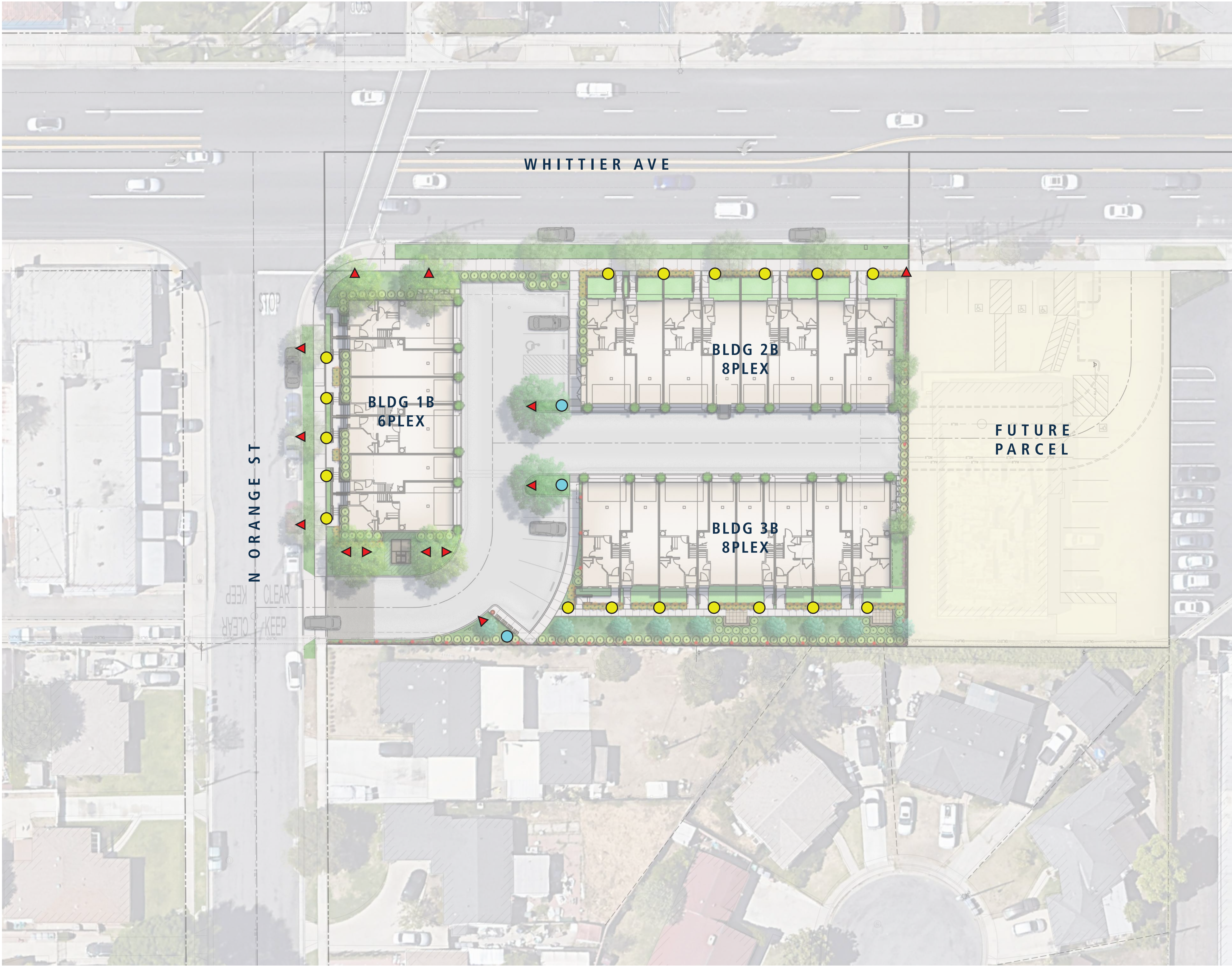


PATIO GATE & WALL/FENCE CONCEPT



KEYMAP





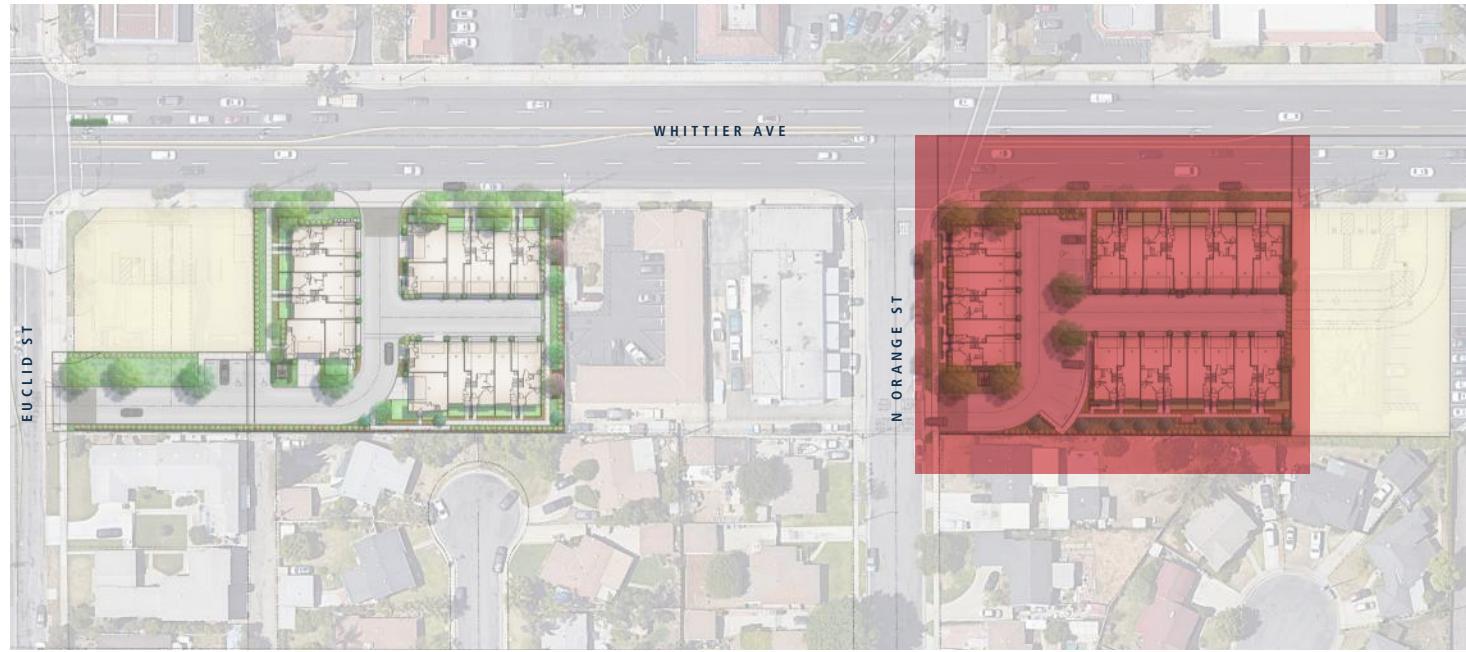
LEGEND

- ▲ Tree Uplight
- Parking Lot Light
- Pedestrian Pathway Light

LIGHTING CONCEPTS



KEYMAP



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



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



100% Canadian Made

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



PRODUCT SPECIFICATIONS

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

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

CUSTOMIZED SOLUTIONS

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

PRODUCT DIMENSIONS

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

RECYCLED CONTENT

65% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE



Amici 54"x 42" Rectangular KD Coffee Table



Email | View Larger

Product Info

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

WHERE TO BUY

Specifications

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

Details

https://www.tropitone.com/outdoor-furniture/commercial/product/691867-18

COFFEE TABLE
AT SHADE STRUCTURE WITH LOUNGE SEATING



KOR Aluminum Slat Dining Chair



Product Info

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

WHERE TO BUY

Specifications

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

https://www.tropitone.com/outdoor-furniture/commercial/product/891724MS

CHAIR
AT SHADE STRUCTURE WITH LOUNGE SEATING

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



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



100% Canadian Made

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



PRODUCT SPECIFICATIONS

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

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

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

CUSTOMIZED SOLUTIONS

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

PRODUCT DIMENSIONS

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

RECYCLED CONTENT

50% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE



MAIL BOX

Includes
Pedestal



PICNIC TABLE
AT SOCIAL GATHERING AREA



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

2.8.2024

L-6



PARKING LOT LIGHT

PRODUCTSAPPLICATIONSInformationSearch ToolsPartners

Search by product #

Back to Pole Top Luminaires

LED area/roadway pole top and davit arm luminaires

Designed for the illumination of parking areas and roadways featuring full cut-off light distribution.

Pole top luminaires with widespread light distribution. Hinged door assembly with tool less latch entry for easy maintenance. Enclosed optic system using a reflector of pure anodized aluminum with clear tempered glass diffuser with Type II or optionally Type III light distribution.

Integral 120V - 277V electronic LED driver, 0-10V dimming. LED color temperature is 4000K (for 3000K add suffix K3 to order).

CSA certified to U.S. and Canadian standards.

Protection class: IP66

Finish: Standard BEGA colors.

Single pole-top luminaire - asymmetrical

Click product # for details	Lamp	Ø	Temp°C	A	B	C
99 522	Ø7.2W LED			13 3/8"	3"	26"
99 523	Ø9.4W LED			13 3/8"	3"	26"

Single pole-top luminaire - asymmetrical wide beam

Click product # for details	Lamp	Ø	Temp°C	A	B	C
99 595	Type II/III 76W LED			13 3/8"	3"	26"
99 596	Type II/III 101.2W LED			13 3/8"	3"	26"

Twin pole-top luminaire - asymmetrical

Click product # for details	Lamp	Ø	Temp°C	A	B	C
99 532	(2) Ø7.2W LED			13 3/8"	3"	47 3/8"
99 533	(2) Ø9.4W LED			13 3/8"	3"	47 3/8"

Twin pole-top luminaire - asymmetrical wide beam

Click product # for details	Lamp	Ø	Temp°C	A	B	C
99 475	Type II/III (2) 76W LED			13 3/8"	3"	47 7/8"
99 479	Type II/III (2) 101.2W LED			13 3/8"	3"	47 7/8"

Davit arm pole-top luminaire

Click product # for details	Lamp	Ø	Temp°C	A	B	C
99 454	Type II/III 76W LED			13 3/8"	3"	27 3/8"
99 465	Type II/III 101.2W LED			13 3/8"	3"	27 3/8"

TREE UPLIGHT

PHILIPS HADCO

Landscape

BL9 FlexScape LED

Accent Aluminum

TYPE S10

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

Project:

Location:

City/No:

Type:

Lamps:

Qty:

Notes:

Ordering guide

Example: L3AE1

Series	Lamping	CCT	Finish	Mount
BL9	D	W Warm (3000K) C Cool (4000K)	A Black H Bronze	S7 Stake

Features

Lamps

Power Supply

IP66 Rating

Labels

1. Housing/Construction: A360° die-cast aluminum, tool-less twist off/on shroud. Teeth to lock aim the knuckle arm for accurate aiming secured by black oxide Phillips-head stainless steel screw and metal locking nut to provide durable mounting of the accent. A 360° die-cast aluminum housing for driver with thermal management creates continuity with housing by repeating similar shape. All gaskets are 100% molded silicone.

4. Controls: 12 Volt Class 2 driver with Integral switch provides simple customer access to the adjustment between 4 preset light levels.

5. Optical Systems: Flat glass, low iron tempered clear glass, c-channel gasket slips onto lens without tools or RTV. Zoomable optic / injection molded acrylic (PMMA) clear, highly polished molded with select surfaces textured. Zoomable lens provides Narrow 15° to Medium 35° beam pattern depending on the position. Inter-changeable lens provides Wide 60 flood output.

6. Mounting: 1/2"-14 NPSM male threads to screw onto mounting stake, or other mounting accessory, sold separately.

Finish

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

Watts Consumed /Needed to Drive

	2.0W	4.5W	8.6W	10.7W
nA	230	600	1100	1500
3K 15°	113	241	429	567
3K 35°	132	284	505	669
3K 60°	111	241	428	561
4K 15°	131	269	477	602
4K 35°	155	316	562	710
4K 60°	131	268	477	598

BL9 1V/17 page 1 of 3

ETL US

PEDESTRIAN PATHWAY LIGHT

Light design elements • LED

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

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

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

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

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

Finish: All BEGA standard finishes are polyester powder coat with minimum 9 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

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

Weight: 9.7 lbs.

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

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

A

B

C

D

A

B

C

D

Lamp	A	B	C	D	Anchorage	
77 735	1.5W LED	7 7/8"	8 1/4"	2 3/8"	4 7/8"	79 824



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

Total Landscape Area: 5,510 SF

- Low Water Use: 3,174 S.F.
- Medium Water Use: 2,336 S.F.
- Hardscape Area: 5,263 S.F.

Project Name: La Habra 4

Date: December 18, 2023

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)

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

Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	46.1	0.55	5,510	0.62	NA	86,618

MAWA= Maximum Applied Water Allowance (gallons per year)

Eto= Reference Evapotranspiration from Appendix C (inches per year)

0.50= Evapotraspiration Adjustment Factor (ETAF)

1.0= ETAF for Sprcial Landscaped Area

LA= Landscaped Area includes Special Landscape Area (square feet)

0.62= Conversion Factor (to gallons per square foot)

0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)

SLA= Speical Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	46.1
Landscaped Area includes Special Landscape Area (square feet)	5,510
Speical Landscape Area (square feet)	0

Estimated Annual Water Use:

Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year

Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Very Low Water Use	46.1	0.1	0	0.62	0.81	-
Low Water Use	46.1	0.2	3,174	0.62	0.81	22,400
Medium Water Use S	46.1	0.5	2,336	0.62	0.81	41,215
High Water Use	46.1	0.8	-	0.62	0.73	-
High (Water Feature)	46.1	1.0	-	0.62	1.00	-
Total EAWU:			5,510			63,614

EAWU= Estimated Applied Water Use (gallons per year)

Eto= Reference Evapotranspiration from Appendix C (inches per year)

KL= Landscape Coefficient

LA= Landscaped Area (square feet)

0.62= Conversion Factor (to gallons per square foot)

IE= Irrigation Efficiency= IME X DU (See defination in Appendix E for exmapline IE percentages)

IME= Irrigation Management Efficiency (90%)

DU= Distribution Uniformity of Irrigation Head

KL= Ks x Kc x Kmc

Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)

Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)

Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)

Table A- PF (Plant Factor)

Cool Season Turf= 0.8

Warm Season Turf= 0.7

High Water Use Plants= 0.7

Moderate Water Use Plants= 0.5

Low Water Use Plants= 0.2

Very Low Water Use Plants= 0.1

(can be between 0.7-0.9)

(can be between 0.4-0.6)

(can be between 0.1-0.3)

IE (Irrigation Efficiency)- Appendix E

Pop-up Stream Rotor= 0.73

Rotor Head= 0.76

Microspray= 0.76

Bubblers= 0.77

Drip Emitters= 0.81

TREE SCHEDULE:

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

SHRUB SCHEDULE:

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

GROUNDCOVER SCHEDULE:

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

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

