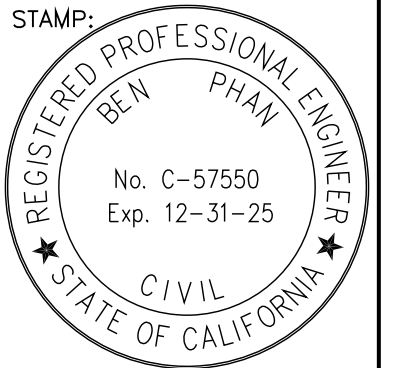


VMJ'S DEVELOPMENT

2-STORY SINGLE FAMILY HOME & ATTACHED ADU.

114 S. COLLEGE ST., LA HABRA, CA 90631

DESIGNED BY:
S.L.P. DESIGN & ASSOCIATES
 960 N. TUSTIN ST., SUITE 326
 ORANGE, CA 92667
 TEL: (714) 602-3595
 FAX: (714) 602-1113
 EMAIL: INFO@SLPDESIGN.COM



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VMJ'S DEVELOPMENT
2-STORY SINGLE FAMILY HOME
AND ATTACHED ADU.
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 LA HABRA, CA 90631

SHEET TITLE	
01	---
02	---
03	---
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REVISIONS	
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DATE	JUL 01, 2024
JOB NO.	DOCLH114686827
DRAWN	PP.
CHECKED	SL.
SCALE	AS NOTED
SHEET	T.0
OF	--- SHEETS

DRAWING SYMBOLS	
	DOOR NUMBER
	WINDOW NUMBER
	SECTION NUMBER
	SHEET NUMBER
	DETAIL NUMBER
	SHEET NUMBER
	REVISION W/ CLOUD AROUND REVISED AREA
	NOTE SYMBOL
	GROUND COVER
	SHRUBS
	EXIST. WELL TREE TO REMAIN
	NORTH SIGN
	LAVATORY
	WATER CLOSET
	URINE
	SINGLE DOOR
	DOUBLE DOOR
	WINDOW
	EXIST. WALL TO REMAIN
	EXIST. WALL TO BE REMOVED
	NEW WALL
	WOOD, FRAMING (CONTINUOUS MEMBER)
	WOOD, FRAMING (INTERRUPTED MEMBER)
	EARTH
	CONCRETE
	PLYWOOD
	GYPSUM BOARD, PLASTER
	STUCCO
	INSULATION, BATT

CONTACT INFORMATION

OWNER:
 VMJ CO LLC/VINCENT CORTES & MICHELE CORTES
 2651 SATURN ST., BREA, CA 92821
 E-MAIL: cortesvincentii@gmail.com
 TEL: (562) 688-9508

APPLICANT:
 STEVEN LETRAN
 960 N. TUSTIN ST., STE. 326, ORANGE, CA 92867
 E-MAIL: STEVEN@SLPDESIGN.COM
 TEL: (714) 388-8996

GENERAL NOTE

- THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF ANY WORK.
- HOUSE NUMBER TO BE VISIBLE AND LEGIBLE FROM STREET. (MIN. 4" HIGH BY 3/4" WIDE) CRC 319--PAINT CURB TO MATCH EXISTING TO ADD NEW ADDRESS
- DEPUTY INSPECTORS ARE REQUIRED TO BE REGISTERED WITH THE CITY OF WESTMINSTER.
- EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER'S AUTHORIZED AGENT PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OR RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION. (2019 BC 1704.4)
- SEPARATE PERMIT(S) IS/ARE REQUIRED FOR ACCESSORY BUILDING, LANDSCAPE, PATIO COVERS, FENCES, SWIMMING POOL, RETAINING WALL, DEMOLITION.
- SEPARATE PERMIT REQUIRED--ALL SYSTEMS TO BE INTEGRATED WITH IN NEW STRUCTURE. PERMIT MUST BE OBTAINED PRIOR ROUGH INSPECTION OF FRAMING, MECHANICAL, ELECTRICAL AND PLUMBING.
- CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE PROJECT DESIGNERS HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE PROJECT DESIGNERS.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GERNERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS

SCOPE OF WORK

PROPOSED NEW 2-STORY SINGLE FAMILY HOME AND ATTACHED ADU:
 -1,897 SF. LIVING AREA.
 -431 SF. 2-CAR GARAGE AREA.
 -45 SF. PORCH AREA.

PROJECT INFORMATION

PROJECT ADDRESS:
 729-731 W. 4TH AVE., LA HABRA, CA 90631

PROJECT DATA:
 APN: 298-132-03
 LOT: 07
 TRACT: 149
 ZONE: SP-1
 LOT SIZE: 3,440 SF.
 OCCUPANCY: R.3/U
 TYPE OF CONSTRUCTION: V-B
 APPLICABLE 2022 CRC, CBC, CMC, CPC, CEC & OCFD CODES.
 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CG), AND CITY OF LA HABRA MUNICIPAL CODES.

NO AUTOMATIC SPRINKLER SYSTEM PER NFPS 13D TO BE REQUIRED.

PROJECT STATISTICS:
 PROPOSED 2-STORY SINGLE FAMILY HOME & ATTACHED ADU:
MAIN HOUSE: 3 BEDRMS/2.5 BATHRMS

a. 1ST. FLOOR:
 +LIVING AREA -----252 SF.
 +PORCH AREA -----45 SF.
 +2-CAR GARAGE AREA -----431 SF.

b. 2ND. FLOOR:
 +LIVING AREA -----956 SF.

TOTAL LIVING AREA -----1,208 SF.
 PORCH AREAS -----45 SF.
 2-CAR GARAGE AREA -----431 SF.

ADU: 2 BEDRMS/1 BATHRM
 LIVING AREA -----689 SF.

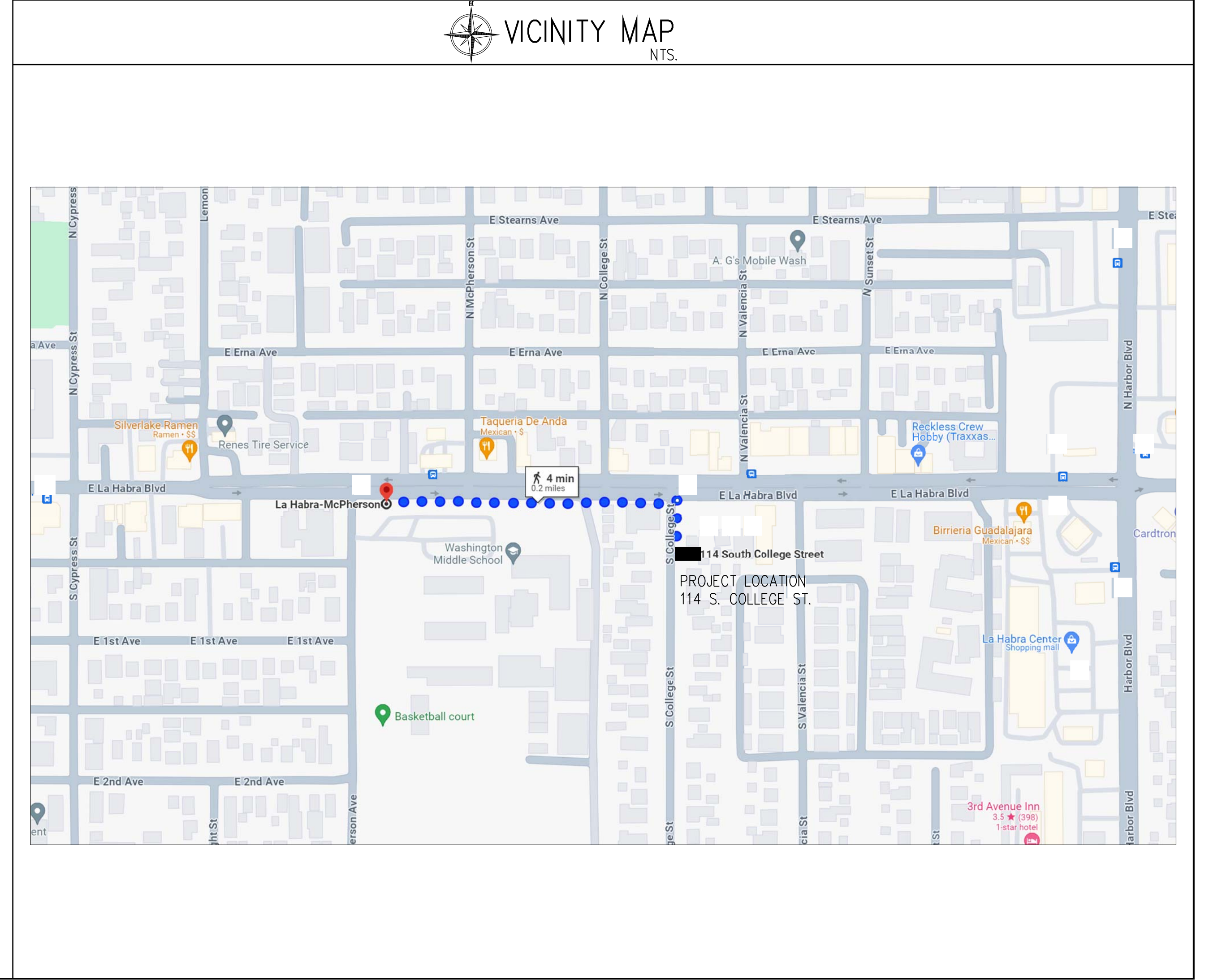
TOTAL:
 BUILDING AREA ----- 2,373 SF.
 LIVING AREA ----- 1,897 SF.

LOT COVERAGE:
 252+45+689 = 986 SF.
 $\frac{986}{3,440} \times 100 = 28.66\% < 35\%$

PARKING REQUIREMENT:
 NO ADDITIONAL PARKING REQUIRED SINCE THE PROJECT LOCATES 0.2 MILES FROM THE LA HABRA-MCPHERSON BUS STOP / ID. 4366.

SHEET INDEX

NUM.	SHEET	DESCRIPTION
01	T.1	PROJECT INFORMATION
02	A.0	EXISTING SITE PLAN
03	A.1	PROPOSED SITE PLAN
04	A.2	1ST 2ND FLOOR PLANS AND DOOR & WINDOW SCHEDULE
05	A.3	ROOF PLAN AND SECTION A-A
06	A.4	ELEVATIONS
07	A.5	PROJECT'S MATERIALS
08		
09		
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12		
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DOOR SCHEDULE							WINDOW SCHEDULE							INTERIOR FINISHING SCHEDULE													
NO.	WIDTH	HEIGHT	THK.	H.C./S.C.	TYPE	MATERIAL	REMARK	NO.	WIDTH	HEIGHT	TYPE	FRAME	U-FACTOR	SHGC	REMARK	ROOM	FLOOR	BASE	WALLS		CEILING		HEIGHT	MAX. SPACING OF FRAMING MEMBERS	MAX. SPACING OF FASTENERS	REMARKS	
																			MATERIAL	FIN.	MATERIAL	FIN.		(a)	(b)		
1	3'-0"	6'-8"	1 3/4"	S.C.	ENTRANCE DOOR	COMPOSITE & TEMP. GLASS	SEE OWNER FOR STYLE	A	3'-0"	4'-0"	S.HUNG	VINYL	0.30	0.23	TEMP. GLASS	DINING RM.	PORCELAIN TILE	CONC.	5/8" GYP. BD.	1	5/8" GYP. BD.	1	9'-0"	16"	7" AT CEIL.	12" AT WALL	
2	2'-8"	6'-8"	1 3/4"	S.C.	20 MIN.	STEEL OR COMPOSITE	SEE OWNER FOR STYLE	B	3'-0"	2'-0"	SLIDING				OBSCURED TEMP. GLASS	KITCHEN	PORCELAIN TILE			2		2	9'-0"				GREEN BOARD WATER RESISTANT DRYWALL AS REQUIRED
3	2'-8"	6'-8"	1 3/4"	S.C.	SLAB DOOR	WOOD	SEE OWNER FOR STYLE	C	2'-6"	4'-0"	S.HUNG					BATHROOMS	PORCELAIN TILE			2		2	9'-0"				GREEN BOARD/WONDER BOARD/JAMES HARDIE AS REQUIRED
4	2'-8"	6'-8"	1 3/4"	S.C.	SLAB DOOR	WOOD	SEE OWNER FOR STYLE	D	5'-0"	4'-0"	FIXED					BEDROOMS	ENGINEERED WOOD			1		1	9'-0"				
5	(2) 3'-0"	6'-8"	1 3/4"	S.C.	SLIDING DOOR	VINYL & TEMP. GLASS	SEE OWNER FOR STYLE	E	2'-6"	1'-6"	FIXED				TEMP. GLASS	LIVING ROOM	PORCELAIN TILE			1		1	9'-0"				
6	16'-0"	7'-0"	1 3/4"	S.C.	GARAGE DOOR	STEEL & TEMP. GLASS	ROLLING UP W/ REMOTE. SEE OWNER FOR STYLE	F	2'-6"	3'-6"	S.HUNG				TEMP. GLASS	LAUNDRY	PORCELAIN TILE			2		2	9'-0"				GREEN BOARD WATER RESISTANT DRYWALL AS REQUIRED
7	2'-8"	6'-8"	1 3/4"	S.C.	GARAGE ENTRY DOOR	STEEL OR COMPOSITE	SEE OWNER FOR STYLE	D	5'-0"	3'-6"	FIXED				TEMP. GLASS	GARAGE	CONCRETE		5/8" TYP. "X" GYP. BD.	1	5/8" TYP. "X" GYP. BD.	1	9'-6"				5/8" TYP. "X" GYP. BD.

ADUs OPENING IN FIRE WALL RATIO

- FIRE WALL AREA: 12.5 'x 9' = 112.5 SF.
- OPENING AREA: 0 SF.

OPENED WALL RATIO:

$$\frac{0}{112.5} \times 100 = 0\% < 25\%$$

FINISHING KEY :

- Sealed and painted w/ 1-coat flat vinyl.
- Undercoat and finish w/ semi-gloss enamel.
- Sprayed simulated acoustic plaster.
- Tap drywall joints.

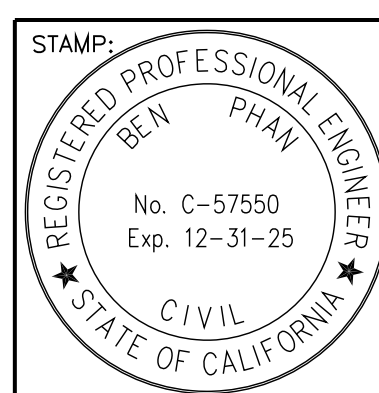
NOTES :

- Wardrobes and closets finished w/ semi-gloss paint.
- Floor finishes change at centerline of door.
- Paint grills and registers same as adjacent walls.

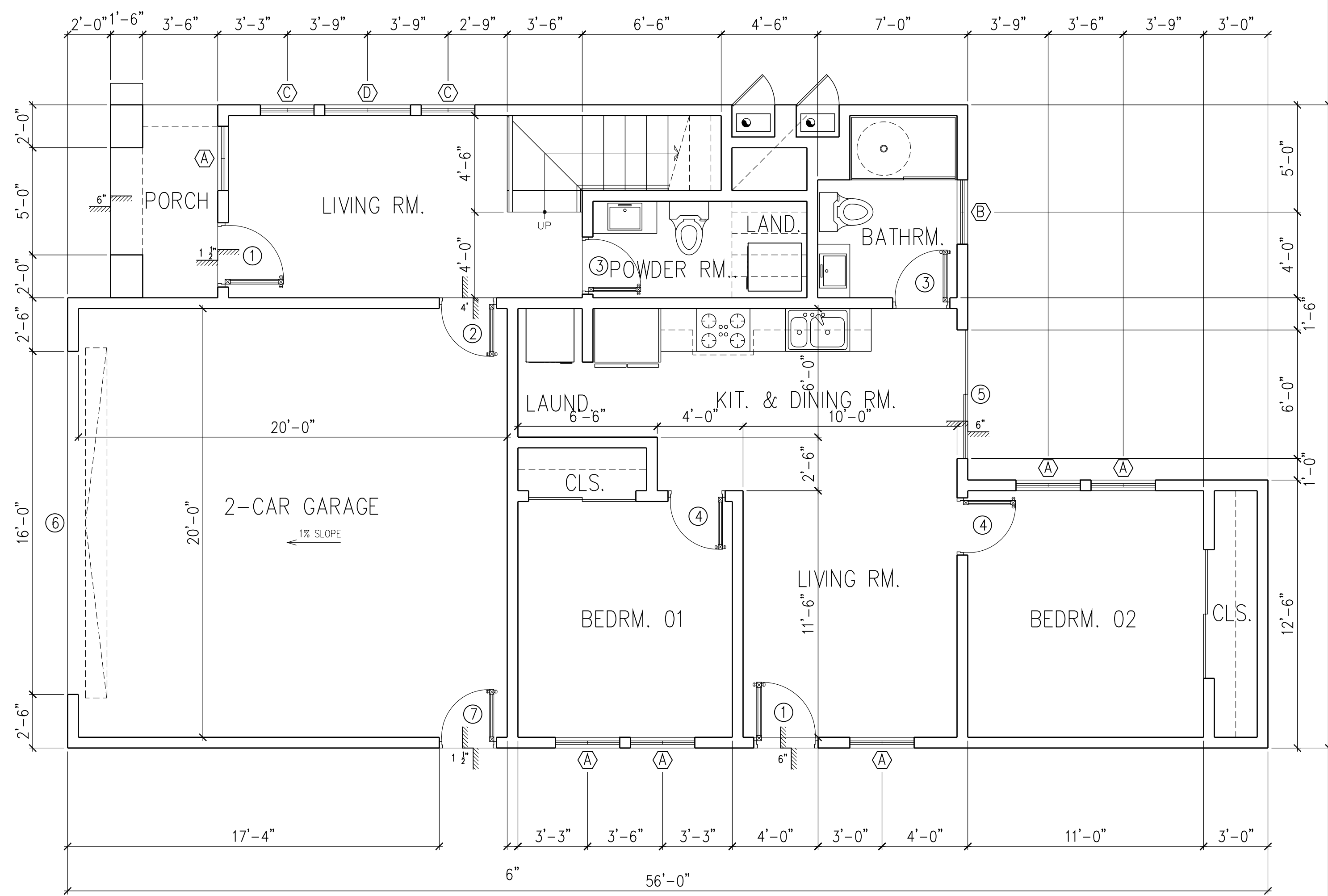
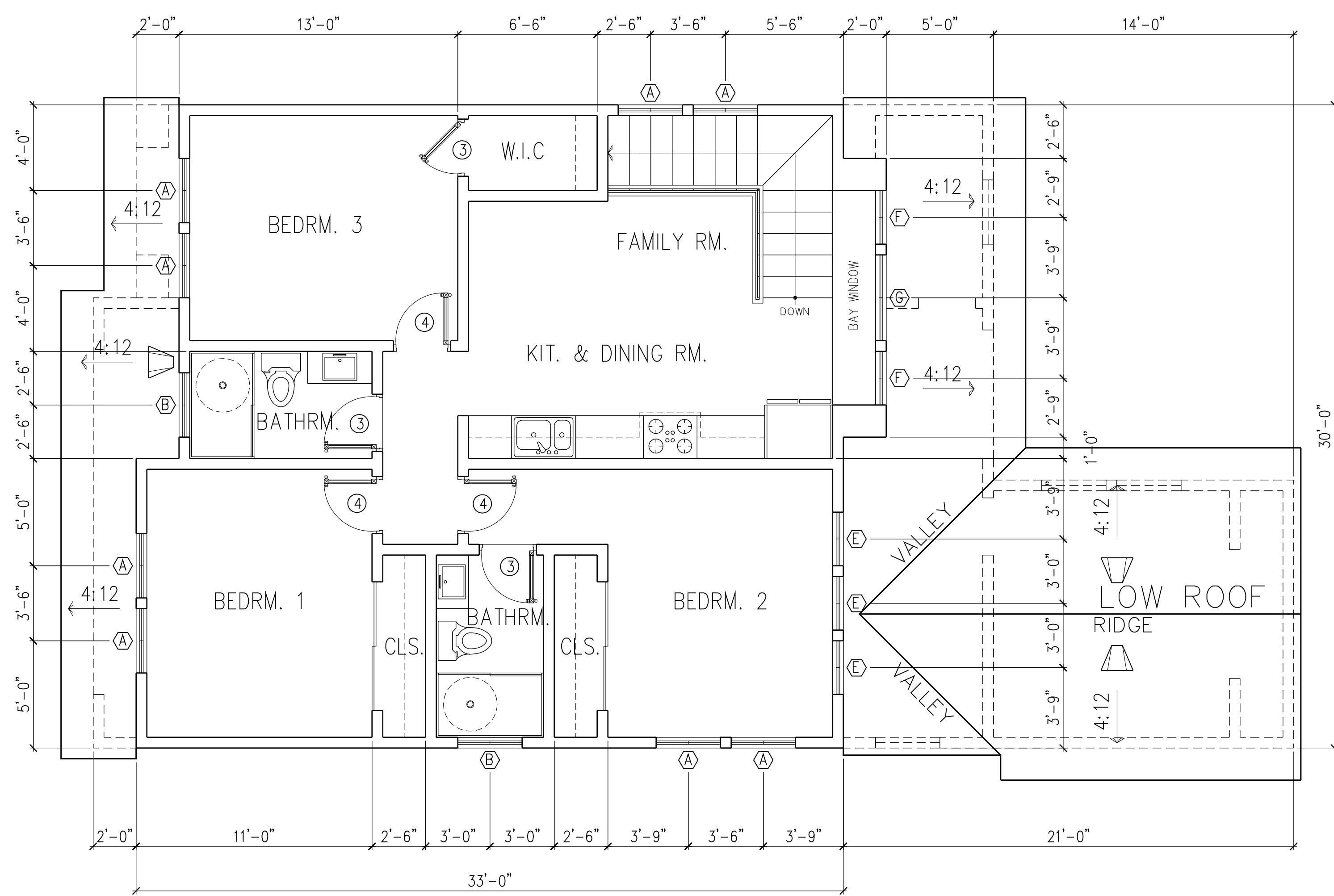
GYP. BD.	APPLICATION	SIZE OF NAILS
1/2"	CEILING	13 gage, 1 3/8" long, 19/64" head; 0.098" dia, 1 1/4" long, annular-ringed; 5d cooler nail, 0.086" dia, 1 5/8" long, 15/64" head; or gypsum board nail, 0.086" dia, 1 5/8" long, 9/32" head
1/2"	WALL	
5/8"	CEILING	13 gage, 1 5/8" long, 19/64" head; 0.098" dia, 1 3/8" long, annular-ringed; 6d cooler nail, 0.092" dia, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" dia, 1 7/8" long, 19/64" head.
5/8"	WALL	

(a). For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2 1/2" apart may be used with the pair of nails spaced 12" on center.
 (b). Screws shall be accordance with section R702.3.6. Screws for attaching gypsum board to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16".
 (d). Type "X" gypsum board for garage ceilings beneath habitable rooms shall be installed perpendicular to the ceiling framing and shall be fastened at maximum 6" O.C. by min. 1 7/8" 6d nails or equivalent drywall screws.

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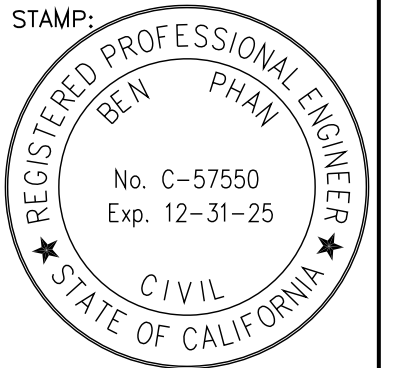


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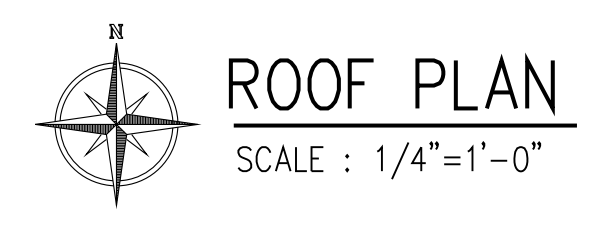
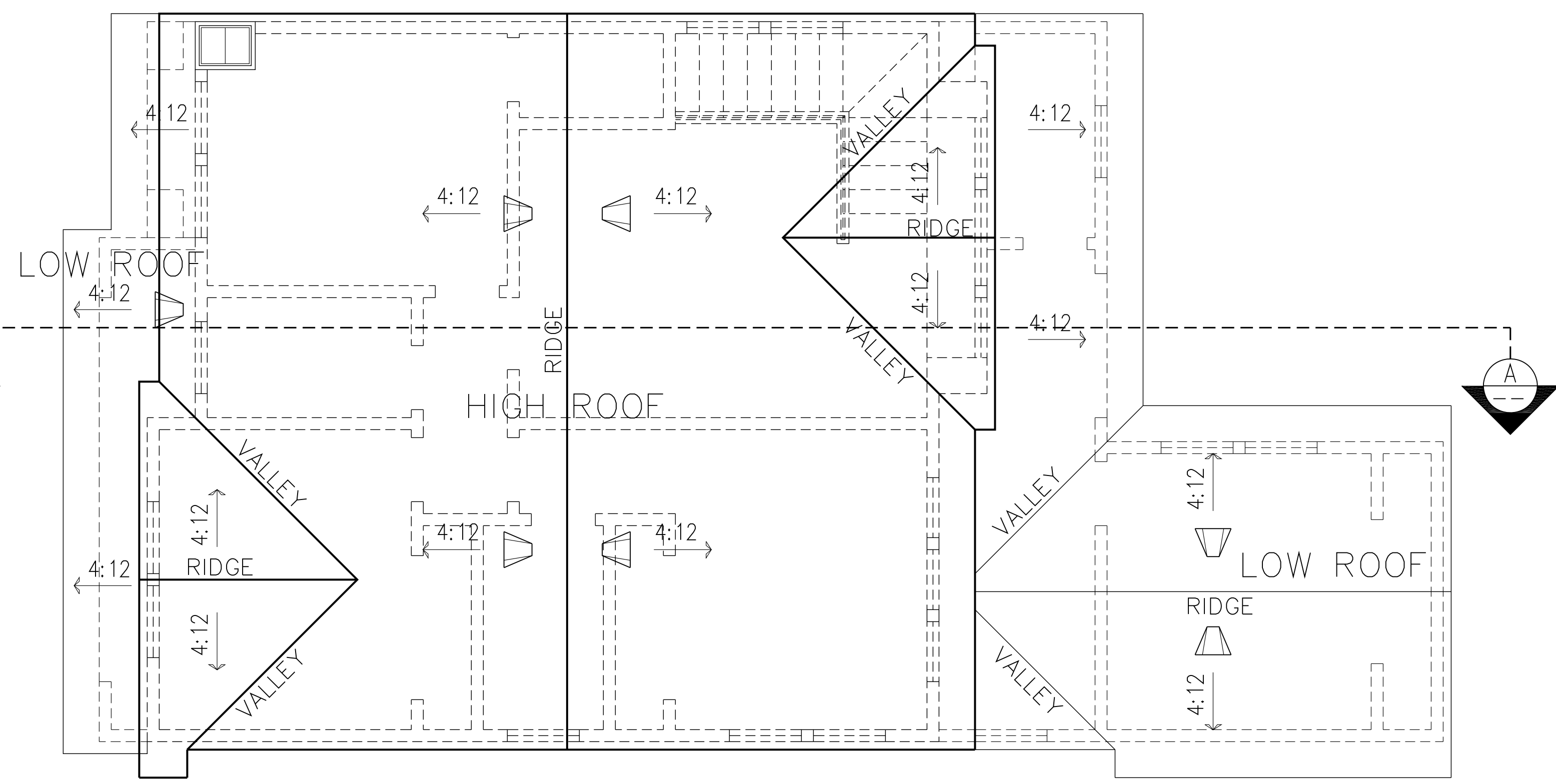
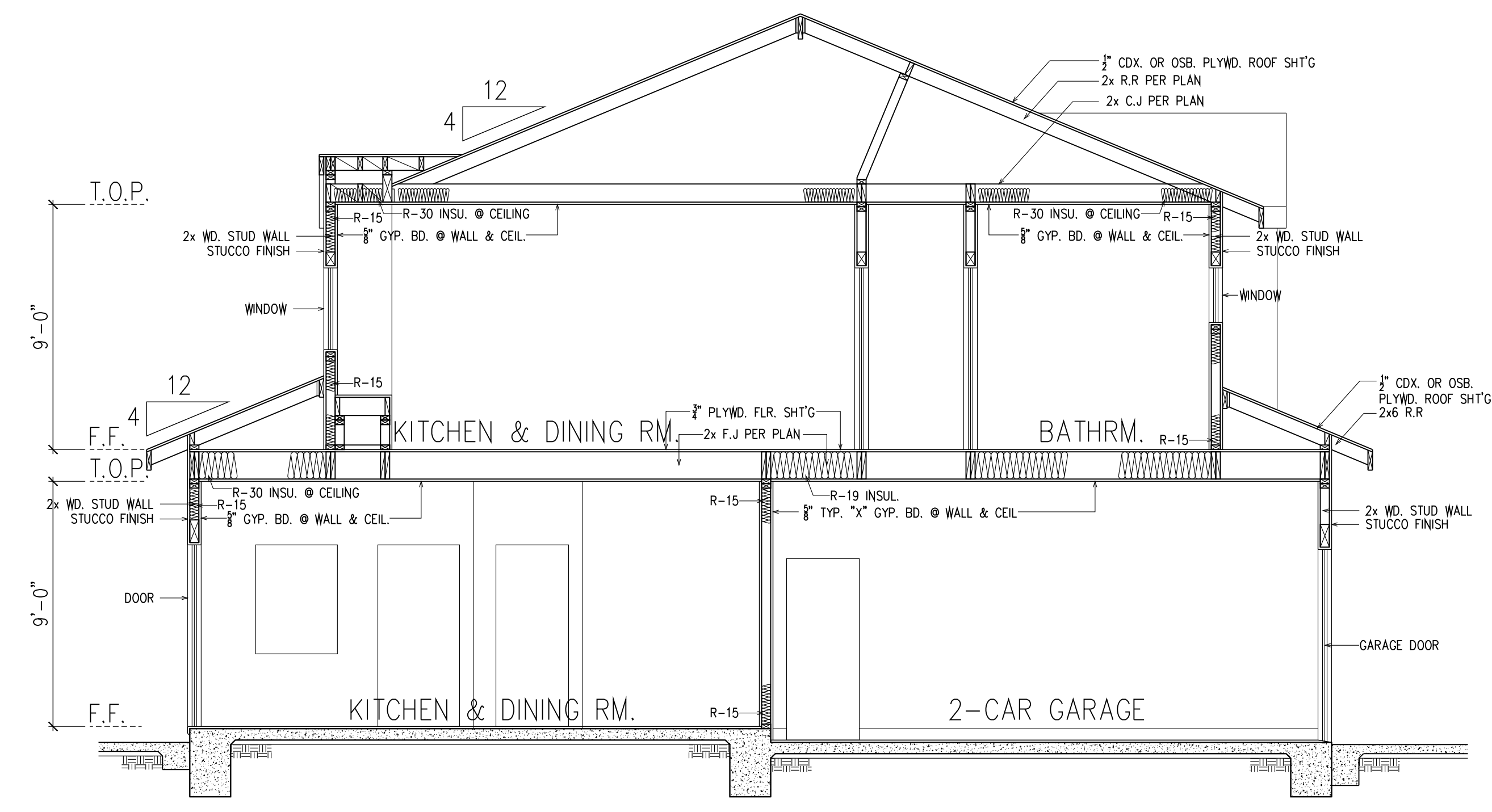
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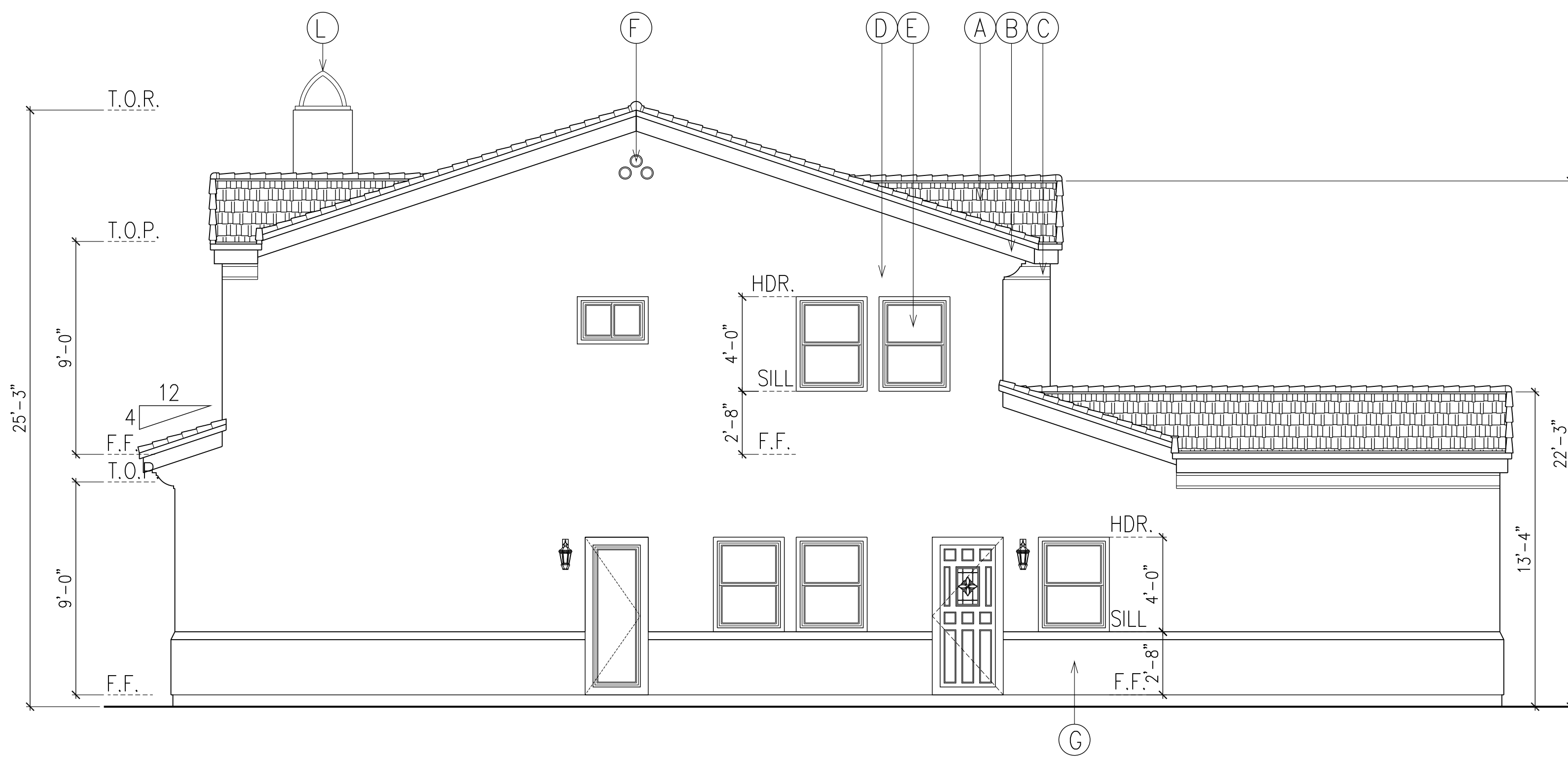
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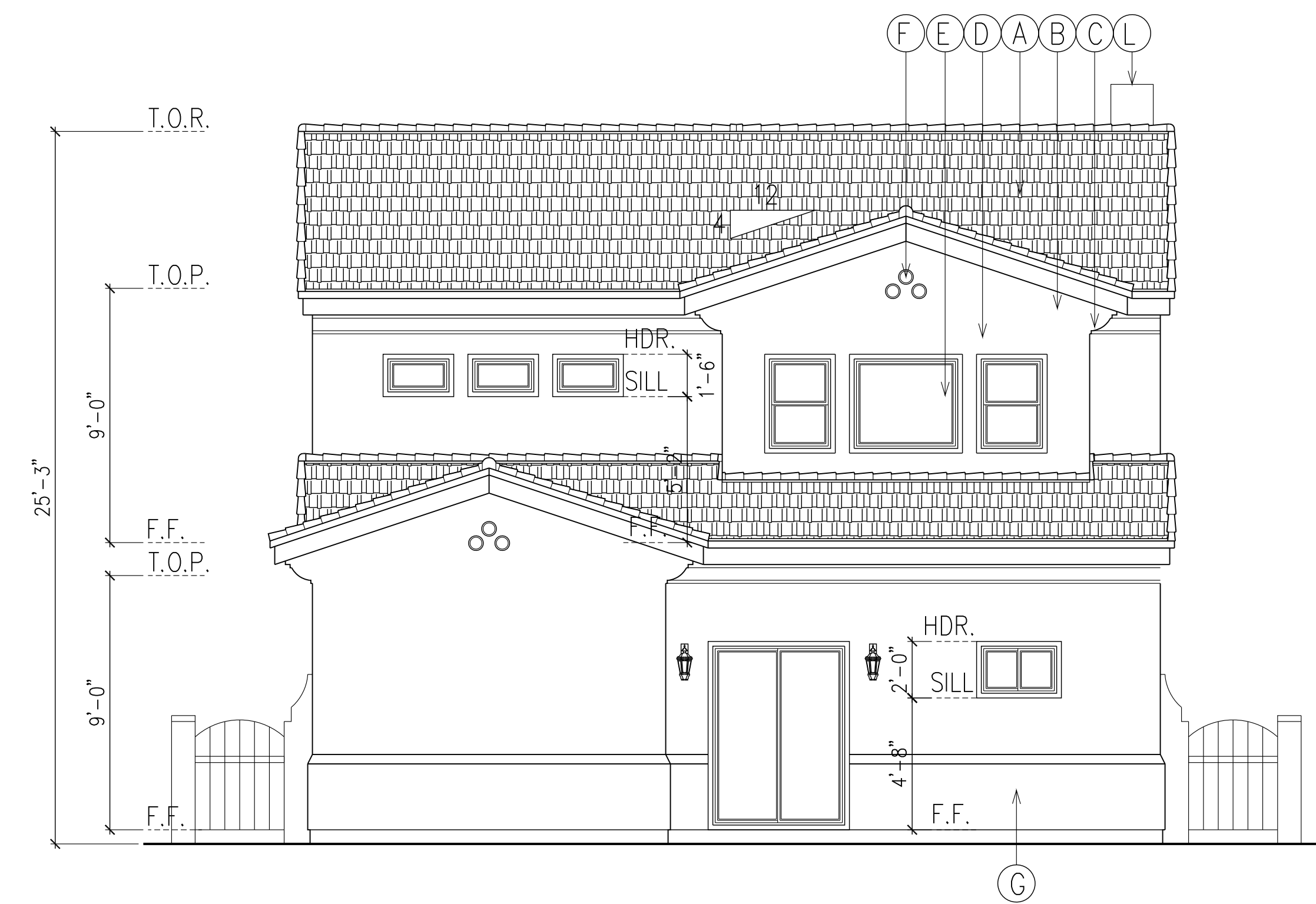
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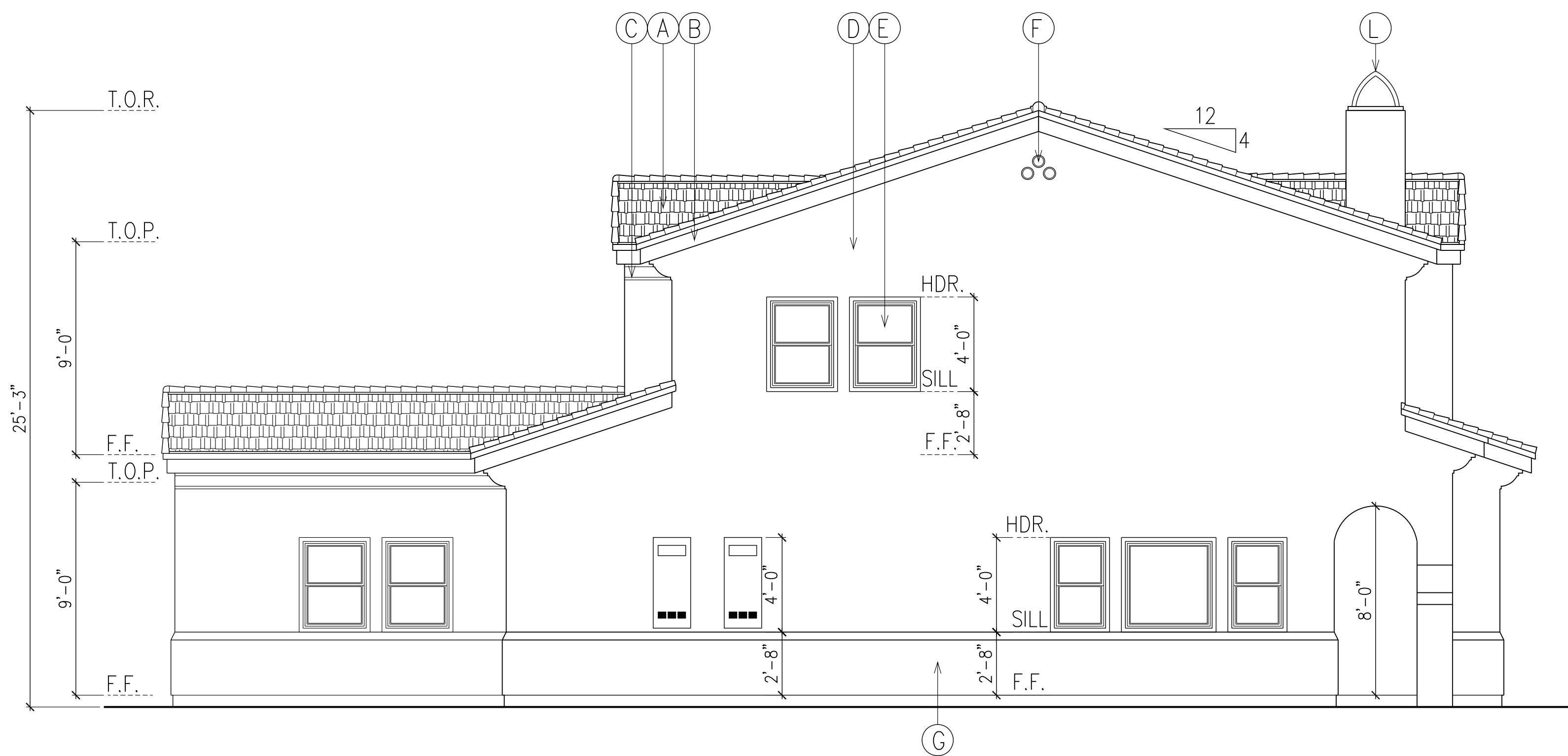
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SOUTH ELEVATION
SCALE : 1/4"=1'-0"



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



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

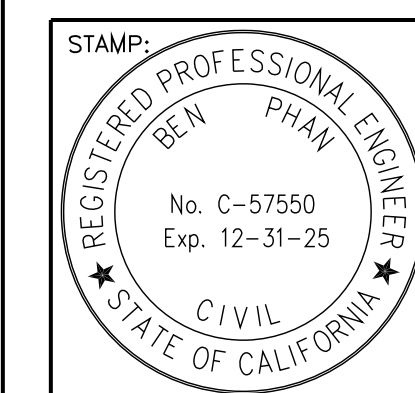


WEST ELEVATION
SCALE : 1/4"=1'-0"

ELEVATION LEGEND

DESCRIPTION	COLOR & NOTES
(A) CONCRETE COOL TILE CLASS B MIN. OR EQUAL BY EAGLE ROOFING TILE INC., ICC #ESR-1,900	3636 PIEDMONT BLEND CAPISTRANO
(B) PAINTED WOOD FASCIA (BY SHERWIN WILLIAM)	SW-7041, VAN DYKE BROWN
(C) STUCCO RAFTER MOLDING (BY OMEGA STUCCO)	COLORTEK-10 OMEGA WHITE, BASE 10
(D) STUCCO TYP. (BY OMEGA STUCCO)	COLORTEK-10 OMEGA WHITE, BASE 10
(E) VINYL FRAMED WINDOW TYP.	WHITE
(F) STUCCO DECORATIVE CORNICE VENT (BY OMEGA STUCCO)	COLORTEK-10 OMEGA WHITE, BASE 10
(G) STUCCO RAFTER BASE MOLDING (BY OMEGA STUCCO)	COLORTEK-10 OMEGA WHITE, BASE 10
(H) MTL. PAINTED GARAGE DOOR (BY SHERWIN WILLIAM)	SW-6257, GIBRALTAR
(L) PAINTED METAL CHIMNEY SPARK ARRESTOR (BY SHERWIN WILLIAM)	SW-7041, VAN DYKE BROWN

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3636 Piedmont Blend



fineart
america



fineart
america

(A)

CONCRETE COOL TILE CLASS "B" BY EAGLE ROOFING TILE INC., ICC ESR-1,900 OR EQUAL
CAPISTRANO - 3636 PIEDMONT BLEND

(B)
(L)

PAINTED WOOD FASCIA, METAL CHIMNEY SPARK ARRESTOR, AND WOODEN BRACKET
BY SHERWIN WILLIAM, SW-7041, VAN DYKE BROWN

(C)
(D)
(F)
(G)

STUCCO EAVE MOLDING, EXTERIOR WALL & BASE STUCCO TYP.
BY OMEGA STUCCO, COLORTEK-10 OMEGA WHITE-BASE 2

(H)

METAL PAINTED GARAGE DOOR TYP.
BY SHERWIN WILLIAM, SW-6257, GIBRALTAR

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