

Sheet List Table

Sheet Number	Sheet Title
A01	SITE PLAN/1ST FLR PL.
A02	FIRE / EGRESS PLAN
A03	NOT USED
A04	2ND FLOOR PLAN
A05	3RD FLOOR PLAN
A06	ROOF PLAN
A07	UNIT#1/2 FLOOR PLAN
A08	UNIT#3/5 FLOOR PLAN
A09	UNIT#4 FLOOR PLAN
A10	UNIT#6 FLOOR PLAN
A11	UNIT#7 FLOOR PLAN
A12	UNIT#8 FLOOR PLAN
A13	ELEVATIONS BLG1
A14	ELEVATIONS BLG2
A15	ARCHITECTURAL DETAILS
LVP-V1	LANDSCAPE PLANS

PURSUANT TO DENSITY BONUSES AND OTHER INCENTIVES: 659.15) (1/2)(A)

PROPOSED AFFORDABLE HOUSING UNITS : 1/8 UNITS OR 12.5% OF TOTAL UNITS

LOW INCOME: \$114,800 (PER HOUSEHOLD OF 4)

CONCESSIONS ALLOWED: 1 (BASED ON AT LEAST 10% OF LOW INCOME PROVIDED)

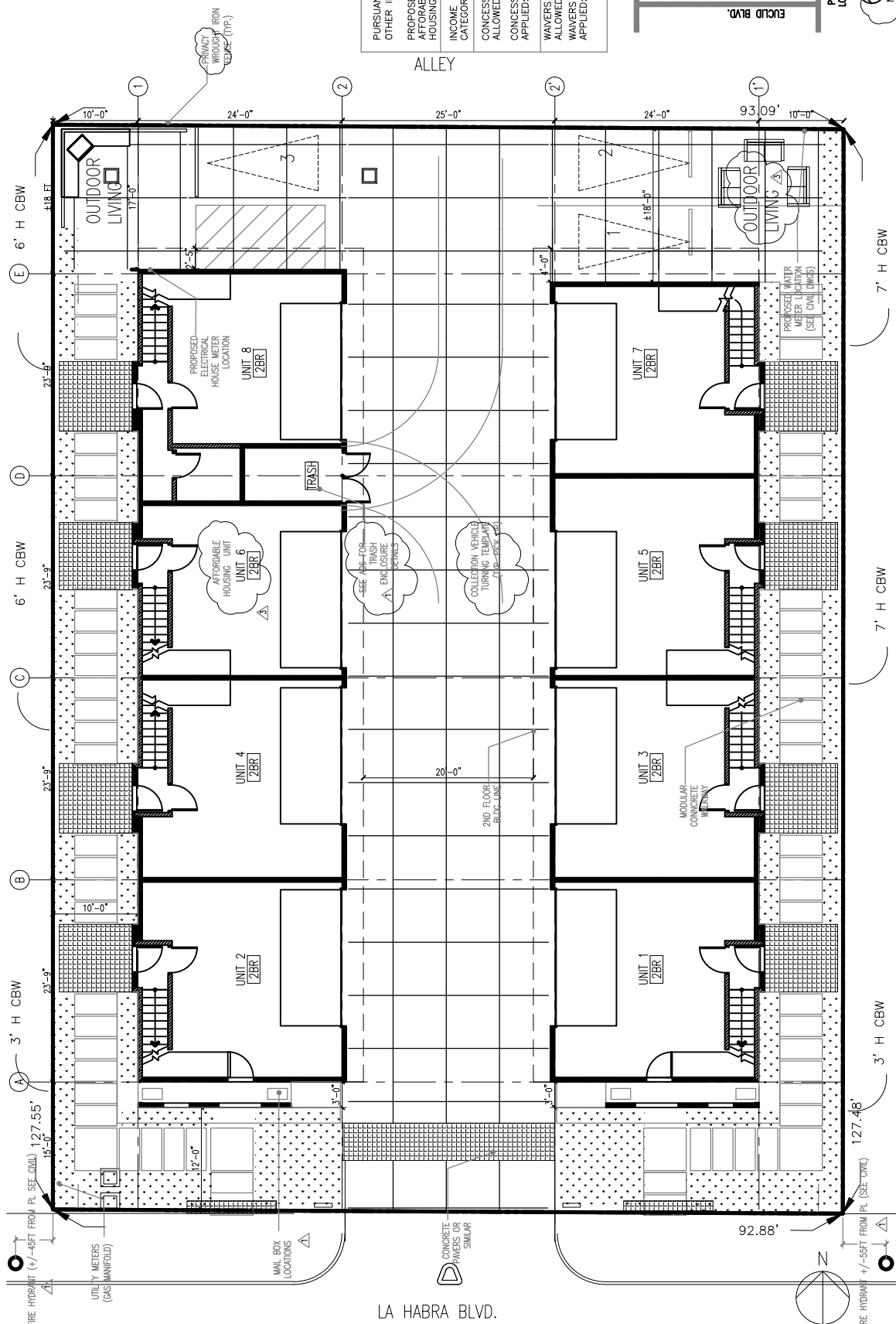
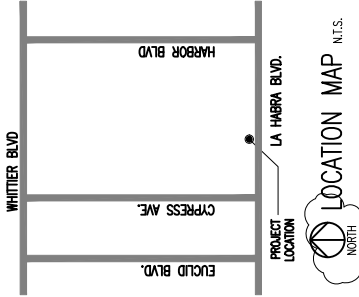
CONCESSIONS APPLIED: 0

UNLIMITED

WAIVERS ALLOWED:

WAIVERS #1. SIDE SETBACKS FOR UPPER LEVELS PRIVATE AND PUBLIC SPACES

WAIVERS #2. OPEN SPACE REQUIREMENT FOR PRIVATE AND PUBLIC SPACES



PROJECT INFORMATION:

DESCRIPTION: DEMOLISH EX. SFR & CONSTRUCT 8-UNIT MULTI-FAMILY DWELLING (CONDOMINIUMS)

OCCUPANCY TYPE: R-2

CONSTRUCTION TYPE: V-B (SPRINKLED)

CODE: 2019 CBC, 2020 LA REGS., AND ALL APPLICABLE CODES.

AREA CALCULATION:

1ST FLR	2ND FLR	3RD FLR
DWELLING TYPE [E]: 598 SF + 689 SF + 709 SF		
GARAGE/BALCONY: 70 SF + 543 SF (30 SF)		
LIVABLE AREA: +414 SF + 634 SF		
2 BEDROOM UNIT (ADA ADAPTABLE) + DEN		
STAIRS: -70 SF - 75 SF		
2 BEDROOM UNIT (TYPICAL)		
DWELLING TYPE [E]: 598 SF + 689 SF + 709 SF		
GARAGE/BALCONY: -442 SF (15-30 SF) (30 SF)		
LIVABLE AREA: +414 SF + 634 SF		
2 BEDROOM UNIT (LOW INCOME (QUALIFIED))		
STAIRS: -70 SF - 75 SF		
2 BEDROOM UNIT (TYPICAL)		
DWELLING TYPE [E]: 598 SF + 689 SF + 709 SF		
GARAGE/BALCONY: -487 SF (15-30 SF) (30 SF)		
LIVABLE AREA: +425 SF + 554 SF		
2 BEDROOM UNIT (TYPICAL)		

LEGEND:

- LANDSCAPE AREA (SEE LANDSCAPE PLANS)
- (N) DECORATIVE CONCRETE PAVING (SEE LANDSCAPE PLANS)
- (N) TILE ROOF OR APPROVED EQUAL
- (E) PROPERTY LINE
- (N) COLORED CONCRETE OR SIMILAR (SEE LANDSCAPE PLANS)
- (N) BUILDING OR ROOF LINE (ABOVE)

CONSULTANTS:

RIDA
PRINCIPAL: REGAN TAP
626 416 8461

CALLAND ENGINEERING & ASSOC.
PRINCIPAL: JACK LEE
714 671 1050

SILVER BAR STUDIO
PRINCIPAL: CRAIG BUNICAN
714 928 5107

LA HABRA 8-UNIT CONDOMINIUMS

525 E LA HABRA BLVD, LA HABRA, CA 90631

OWNER: TONY ZHENG 626-400-0736
ADDRESS: 525 E LA HABRA BLVD, LA HABRA, CA 90631
APR. 303-125-16

9/27/24 PLANNING CORRECTION 4-2-24
1/25/24 PLANNING CORRECTION 4-20-23
3/25/23 PLANNING CORRECTION 12-19-22

PROJECT INFORMATION:

LOT COVERAGE: 2340+2303 = 4643/ 11,873 = 39%

OPEN SPACE AREAS:
COMMON->950(2)/252 = 2152SF > 250(8) REQD.
PRIVATE-> = MIN REQ. (30% OF 2000) -EXEMPT (1,2)CONCESSION

LANDSCAPES:
1407/ (2788+1430+1151) = 26.2% > 7% MINIMUM

ON-SITE PARKING PROVIDED:
1 ADA PARKING + 2REGULAR PARKING = (3)
2 CAR GARAGE (8 UNITS) = 16
TOTAL = 19 > 12

ON-SITE PARKING (REQ.):
1.5 (8 UNITS) = 12 for 2BR (LOW INCOME)
= 1,113SF