

DIG ALERT (811)



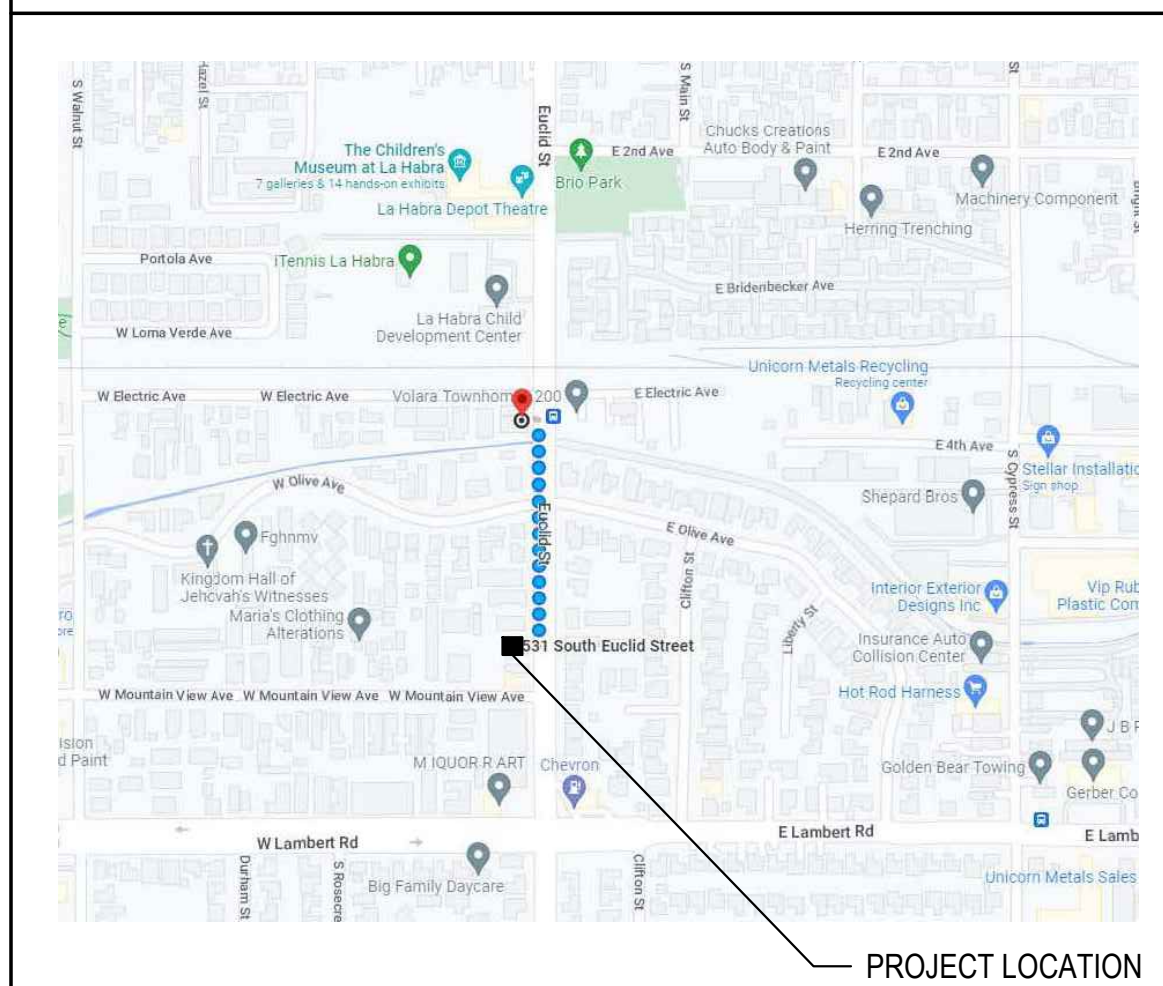
ACKNOWLEDGEMENT OF THE OWNER/CONTRACTOR THAT DIG ALERT (811) TO BE CONTACTED AND THAT COMPLIANCE WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216 WILL BE FOLLOWED PRIOR TO ANY EXCAVATION TAKING PLACE.

(Print Owner/Contractor's Name)

Signature DATE

# MULTI-FAMILY DEVELOPMENT FOR 4-UNIT APARTMENTS BARRAGAN DEVELOPMENT AT 531 SOUTH EUCLID ST., LA HABRA, CA 90631

VICINITY MAP & BUS STOP LOCATION



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DH1 VENTURE, INC.  
7852 20TH ST.  
WESTMINSTER, CA 92683  
TEL: (714) 369 - 9055

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	LL	LANDLORD
ADA	AMERICANS WITH DISABILITIES ACT	LAM	LAMINATE
AFF	ABOVE FINISHED FLOOR	LAV	LAVATORY
AHJ	AUTHORITIES HAVING JURISDICTION	LF	LINEAR FEET
ALUM	ALUMINUM	LTG	LIGHTING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MANUF	MANUFACTURER
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	MAS	MASONRY
APPROX	APPROXIMATE	MAX	MAXIMUM
BD	BOARD	MECH	MECHANICAL
BLKG	BLOCKING	MGR	MANAGER
BLDG	BUILDING	MO	MASONRY OPENING
BO	BOTTOM OF	MIN	MINIMUM
BOT	BOTTOM	MTL	METAL
		MISC	MISCELLANEOUS
		MTD	MOUNTED
CJ	CONTROL/CONSTRUCTION JOINT	N	NEW
CEIL	CEILING	NA	NOT APPLICABLE
CLR	CLEAR	NFPA	NATIONAL FIRE PROTECTION ASSOC
CMU	CONCRETE MASONRY UNIT	NIC	NOT IN CONTRACT
COL	COLUMN	NIS	NOT IN SCOPE OF WORK
CONC	CONCRETE	NTS	NOT TO SCALE
CONST	CONSTRUCTION	OC	ON CENTER
CONT	CONTINUOUS	OD	OUTSIDE DIAMETER
CT	CERAMIC TILE	OH	OVERHEAD
		OPNG	OPENING
DEMO	DEMOLISH, DEMOLITION	OPP	OPPOSITE
DIA	DIAMETER		
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DN	DOWN	PLUMB	PLUMBING
DS	DOWN SPOUT	PLYWD	PLYWOOD
DTL	DETAIL	PR	PAIR
DWG	DRAWING	PREFAB	PREFABRICATED
E	EXISTING	PREFIN	PREFINISHED
EA	EACH	PROP	PROPERTY
EJ	EXPANSION JOINT EXP.	PT	PAINT
EF	EXHAUST FAN		
ELEC	ELECTRICAL	QT	QUARRY TILE
ELEV	ELEVATION	QTY	QUANTITY
EMER	EMERGENCY		
EP	ELECTRICAL PANEL	R	RADIUS
EQ	EQUAL	RCP	REFLECTED CEILING PLAN
EQUIP	EQUIPMENT	RD	ROOF DRAIN
EW	EACH WAY	REF	REFERENCE
EXIST	EXISTING	REINF	REINFORCING
EXT	EXTERIOR	REQ	REQUIRED
		REV	REVISION
FC	FLOOR COVERING	RM	ROOM
FD	FLOOR DRAIN	RO	ROUGH OPENING
FE	FIRE EXTINGUISHER		
FFE	FINISHED FLOOR ELEVATION	SEC	SECTION
FH	FIRE HYDRANT	SF	SQUARE FOOT
FRP	FIBERGLASS REINFORCED PANEL	SIM	SIMILAR
FRT	FIRE RETARDANT TREATED	SPEC	SPECIFICATION
FIN	FINISH	SQ	SQUARE
FLR	FLOOR	SS	STAINLESS STEEL
FR	FIRE RATED	STD	STANDARD
FT	FOOT	STL	STEEL
FURN	FURNISH	STOR	STORAGE
		STRUCT	STRUCTURAL
		SUSP	SUSPENDED
GA	GAUGE		
GALV	GALVANIZED	TD	TRENCH DRAIN
GC	GENERAL CONTRACTOR	T&G	TONGUE AND GROOVE
GFCI	GROUND FAULT CIRCUIT INTERRUPT	TEMP	TEMPERATURE, TEMPORARY
GL	GLASS/GLAZING	TG	TEMPERED GLASS
GYP BD	GYPSSUM BOARD	TO	TOP OF
		TYP	TYPICAL
HGT	HEIGHT		
HB	HOSE BIB		
HC	HOLLOW CORE	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	UL	UNDERWRITER'S LABORATORY
HORZ	HORIZONTAL		
HVAC	HEATING, VENTILATING & AIR CONDITIONING	VCT	VINYL COMPOSITION TILE
		VERT	VERTICAL
		VIF	VERIFY IN FIELD
ID	INSIDE DIAMETER	WB	WALL BASE
INCL	INCLUDING	WC	WATER CLOSET
INFO	INFORMATION	WCO	WALL CLEANOUT
INSUL	INSULATION	WD	WOOD
INT	INTERIOR	WO	WITHOUT
		WP	WATER PROOF
JS	JANITOR SINK		
JT	JOINT	XMFR	TRANSFORMER
KIT	KITCHEN	YD	YARD

PROJECT TEAM

<b>OWNER:</b> AMELIA BARRAGAN, OWNER 531 SOUTH EUCLID ST. LA HABRA, CA 90631 Ph. (714) 673-7150 Owner Rep: GERARDO BARRAGAN Email: gerardo.barragan92@gmail.com	<b>PROJECT DESIGNER:</b> DH1 VENTURE, INC. 7852 20TH ST. WESTMINSTER, CA 92683 Ph. (714) 369-9055 Contact: THANH DANG Email: thanh.dang@dh1venture.com
<b>CIVIL AND GEOTECHNICAL ENGINEER:</b> DONG ENGINEERING, INC. 7661 GARDEN GROVE BLVD. GARDEN GROVE, CA 92841 Ph. (714) 204-2874 Contact: TROY DONG Email: troy@dongengineering.com	<b>LANDSCAPE ARCHITECTURE:</b> CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVE. SANTA ANA, CA 92705 Ph. (714) 532-3663 Contact: CHARLES TROWBRIDGE Email: chas2.cla@gmail.com

SCOPE OF WORK

- EXISTING STRUCTURE WILL BE DEMOLISHED FOR THE NEW DEVELOPMENT OF 4-UNIT APARTMENTS.
- PROPOSED 4-UNIT APARTMENTS WITH EACH APARTMENT CONSISTS OF 3-BEDROOMS, 3-BATHS, KITCHEN, LIVING & DINING AREA, THIRD FLOOR LOFT, BALCONIES AND 2-CAR GARAGE.

SEPARATE / DEFERRED SUBMITTALS

1. ALL EXTERIOR BUILDING SIGNAGE AND SITE SIGNAGE TO BE UNDER SEPARATE REVIEW AND APPROVAL.
2. FIRE SPRINKLER SYSTEMS, FIRE ALARM SYSTEM, AND SECURITY ALARM WILL BE SUBMITTED AND APPROVED BY THE COUNTY OF LOS ANGELES FIRE DEPARTMENT WITH UNDER A SEPARATE PERMIT.

PROJECT DATA

<b>LEGAL DESCRIPTION</b> REAL PROPERTY IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 1 OF PARCEL MAP NO. 2006-198, AS PER MAP FILED IN BOOK 363 PAGES 4 AND 5 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  APN: 298 - 081 - 21																																														
<b>ZONING</b> LAND USE	R4 / PUD OVERLAY MULTIPLE FAMILY DWELLING																																													
<b>AREA REQUIREMENTS</b> LOT SIZE (10,001 SF. - 20,000 SF.) DENSITY (R4 - 1 UNIT PER 2,100 SF.)	70' x 160' = 11,200 SF. 11,200 SF. / 2,100 SF. = (5) UNITS																																													
<b>BUILDING FOOTPRINT AREA</b> LOT COVERAGE (40% MAX.)	+/- 3,052 SF. 2,893 SF. / 11,200 SF. = +/-25.8%																																													
<b>SET BACKS</b> FRONT SETBACK (15'-0" MIN.) SIDE INTERIOR (5'-0", 2-STORIES) SIDE INTERIOR (10'-0", 3-STORIES) REAR SETBACK (10'-0", 2-STORIES) REAR SETBACK (15'-0", 3-STORIES)	20'-0" 5'-6" 10'-0" 35'-6" 35'-6"																																													
<b>OPEN SPACE REQUIREMENT</b> - PRIVATE USEABLE YARD AREA - COMMON USEABLE YARD AREA	250 SF. PER UNIT 400 SF.																																													
<b>- OPEN SPACE REQUIRED</b> - OPEN SPACE PROVIDED	(4) x 250 SF. = 1,000 SF. PRIVATE USEABLE YARD AREA = (4) x 0.0 SF. = 0 SF. BALCONY AREA - 2ND FLOOR = (4) x 55 SF. = 220 SF. BALCONY AREA - 3RD FLOOR = (4) x 88 SF. = 352 SF. COMMON USEABLE YARD AREA = 432 SF. TOTAL OPEN SPACE = 220 SF. + 352 SF. + 432 SF. = 1,004 SF.																																													
<b>LANDSCAPING REQUIREMENTS</b> - AREA OF THE PARKING LOT - LANDSCAPE AREA REQUIRED = 5,822 SF. x 7% - LANDSCAPE AREA PROVIDED = 258 SF. + 81 SF. + 54 SF. + 45 SF.	= 5,822 SF. = 408 SF. = 438 SF.																																													
<b>PARKING REQUIREMENTS</b> - FOR (3) BEDROOM UNIT = REQUIRED (3) SPACES - ONE-HALF (1/2) SPACE PER UNIT FOR GUEST	- PARKING REQUIRED = (14) SPACES TOTAL (4) UNITS x (3) SPACES = (12) SPACES (4) UNITS x (1/2) SPACE (GUEST) = (2) SPACES																																													
<b>- PARKING PROVIDED</b> (4) 2-CAR GARAGES (6) OPEN PARKING SPACES	= (14) SPACES TOTAL = (8) SPACES = (6) SPACES																																													
<b>BUILDING DATA</b> NUMBER OF STORIES BUILDING HEIGHT TYPE OF CONSTRUCTION OCCUPANCY GROUP FULLY SPRINKLER	3 35'-0" V-B R-3 / U YES																																													
	<table border="1"> <thead> <tr> <th></th> <th>UNIT #1</th> <th>UNIT #2</th> <th>UNIT #3</th> <th>UNIT #4</th> </tr> </thead> <tbody> <tr> <td>1ST FLOOR LIVING AREA</td> <td>150 SF.</td> <td>167 SF.</td> <td>167 SF.</td> <td>174 SF.</td> </tr> <tr> <td>2ND FLOOR LIVING AREA</td> <td>713 SF.</td> <td>722 SF.</td> <td>718 SF.</td> <td>718 SF.</td> </tr> <tr> <td>3RD FLOOR LIVING AREA</td> <td>589 SF.</td> <td>576 SF.</td> <td>576 SF.</td> <td>586 SF.</td> </tr> <tr> <td>TOTAL LIVING AREA / UNIT</td> <td>1,452 SF.</td> <td>1,465 SF.</td> <td>1,461 SF.</td> <td>1,478 SF.</td> </tr> <tr> <td>2-CAR GARAGE AREA</td> <td>502 SF.</td> <td>502 SF.</td> <td>502 SF.</td> <td>502 SF.</td> </tr> <tr> <td>TOTAL LIVING AREA - UNITS</td> <td colspan="4">5,856 SF.</td> </tr> <tr> <td>TOTAL GARAGE AREA</td> <td colspan="4">2,008 SF.</td> </tr> <tr> <td>TOTAL BUILDING AREA</td> <td colspan="4">7,864 SF.</td> </tr> </tbody> </table>		UNIT #1	UNIT #2	UNIT #3	UNIT #4	1ST FLOOR LIVING AREA	150 SF.	167 SF.	167 SF.	174 SF.	2ND FLOOR LIVING AREA	713 SF.	722 SF.	718 SF.	718 SF.	3RD FLOOR LIVING AREA	589 SF.	576 SF.	576 SF.	586 SF.	TOTAL LIVING AREA / UNIT	1,452 SF.	1,465 SF.	1,461 SF.	1,478 SF.	2-CAR GARAGE AREA	502 SF.	502 SF.	502 SF.	502 SF.	TOTAL LIVING AREA - UNITS	5,856 SF.				TOTAL GARAGE AREA	2,008 SF.				TOTAL BUILDING AREA	7,864 SF.			
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APPLICABLE CODES

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2022 CALIFORNIA / LA HABRA BUILDING CODE  
2022 CALIFORNIA / LA HABRA RESIDENTIAL CODE  
2022 CALIFORNIA / LA HABRA PLUMBING CODE  
2022 CALIFORNIA / LA HABRA MECHANICAL CODE  
2022 CALIFORNIA / LA HABRA ELECTRICAL CODE  
2022 CALIFORNIA / LA HABRA ENERGY CODE  
2022 CALIFORNIA / LA HABRA GREEN BUILDING STANDARDS CODE  
  
CITY OF LA HABRA MUNICIPAL CODE  
  
COUNTY OF LOS ANGELES FIRE CODES AND THE LOS ANGELES COUNTY FIRE DEPARTMENT REQUIREMENTS

AGENCY REQUIREMENTS

1. THE PROJECT IS SUBJECT TO THE WATER EFFICIENT LANDSCAPING AND WATER CONSERVATION ORDINANCE (CHAPTER 18.16).
2. PROVIDE EXTERIOR SECURITY CAMERAS FOR THE PROJECT TO HELP MONITOR THE SITE. THIS PROJECT IS LOCATED WITHIN AN AREA WITH CONCERNING CRIME RATES.
3. APPLICANT/PROPERTY OWNER WILL BE REQUIRED TO OBTAIN A PERMIT WITH THE PUBLIC WORKS DEPARTMENT FOR ANY CONSTRUCTION ACTIVITY WITHIN THE CITY'S PUBLIC RIGHT-OF-WAY.
4. ON-STREET PARKING PERMITS SHALL NOT BE PERMITTED FOR THE PROJECT.
5. ALL UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY AND WITHIN THE SITE SHALL BE UNDER-GROUNDED.
6. NO CONSTRUCTION MATERIALS WILL BE PERMITTED TO BE STORED WITHIN THE PUBLIC RIGHT-OF-WAY. ALL CONSTRUCTION MATERIAL SHALL BE STORED ON-SITE.
7. AN ARTWORK INSTALLATION ON EITHER A PUBLIC PLACE ON OR IN THE VICINITY OF THE PROJECT SITE MUST BE PROVIDED. THE ARTWORK SHALL COMPLEMENT THE ARCHITECTURAL STYLE OF THE PROJECT. THE COST OR VALUE OF SUCH WORK SHALL EQUAL OR EXCEED ONE PERCENT (1%) OF THE PROJECT COST. IN-LIEU OF ACQUIRING AND INSTALLING ARTWORK, THE APPLICANT/PROPERTY OWNER MAY CONTRIBUTE AN AMOUNT EQUAL TO ONE PERCENT (1%) OF THE PROJECT COST TO THE PUBLIC ARTS FUND.

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STAMP

MULTI-FAMILY DWELLING UNITS  
**BARRAGAN DEVELOPMENT**  
531 S. EUCLID ST.  
LA HABRA, CA 90631  
NEAR CORNER OF S. EUCLID ST. & W. LAMBERT RD.  
LA HABRA, CA 90631

REVISIONS

DATE	DESCRIPTION
11/26/2024	PLANNING DESIGN REVIEW
03/26/2025	PLANNING DESIGN REVIEW
07/16/2025	PLANNING COMMISSION

Drawn By: T.D.

Checked By: T.D.

Date: 10-15-2024

Project #: 2024-015

COVER SHEET

A-0.0

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SITE PHOTOS  
**A-0.1**



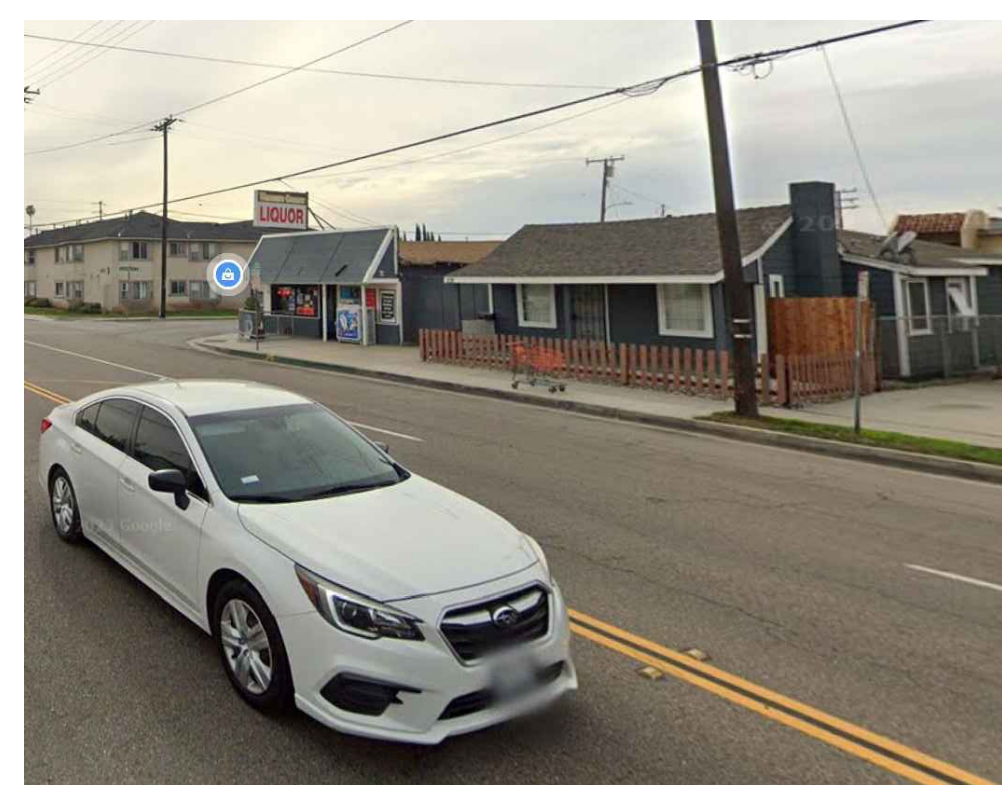
5. EUCLID STREET LOOKING NORTH



1. EUCLID STREET EXISTING SITE



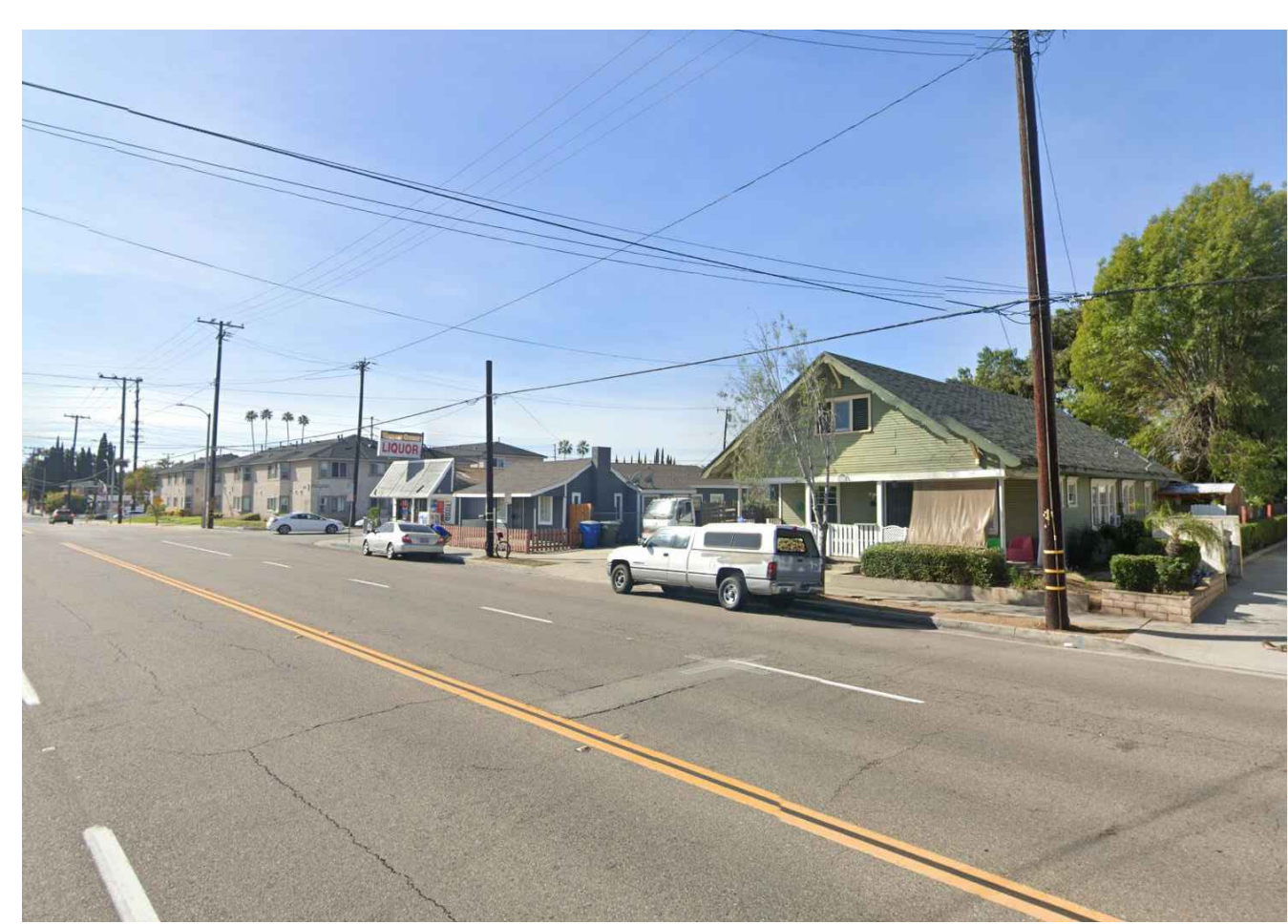
3. EUCLID STREET LOOKING NORTH



2. EUCLID STREET LOOKING SOUTH



4. EUCLID STREET LOOKING EAST



6. EUCLID STREET LOOKING SOUTH

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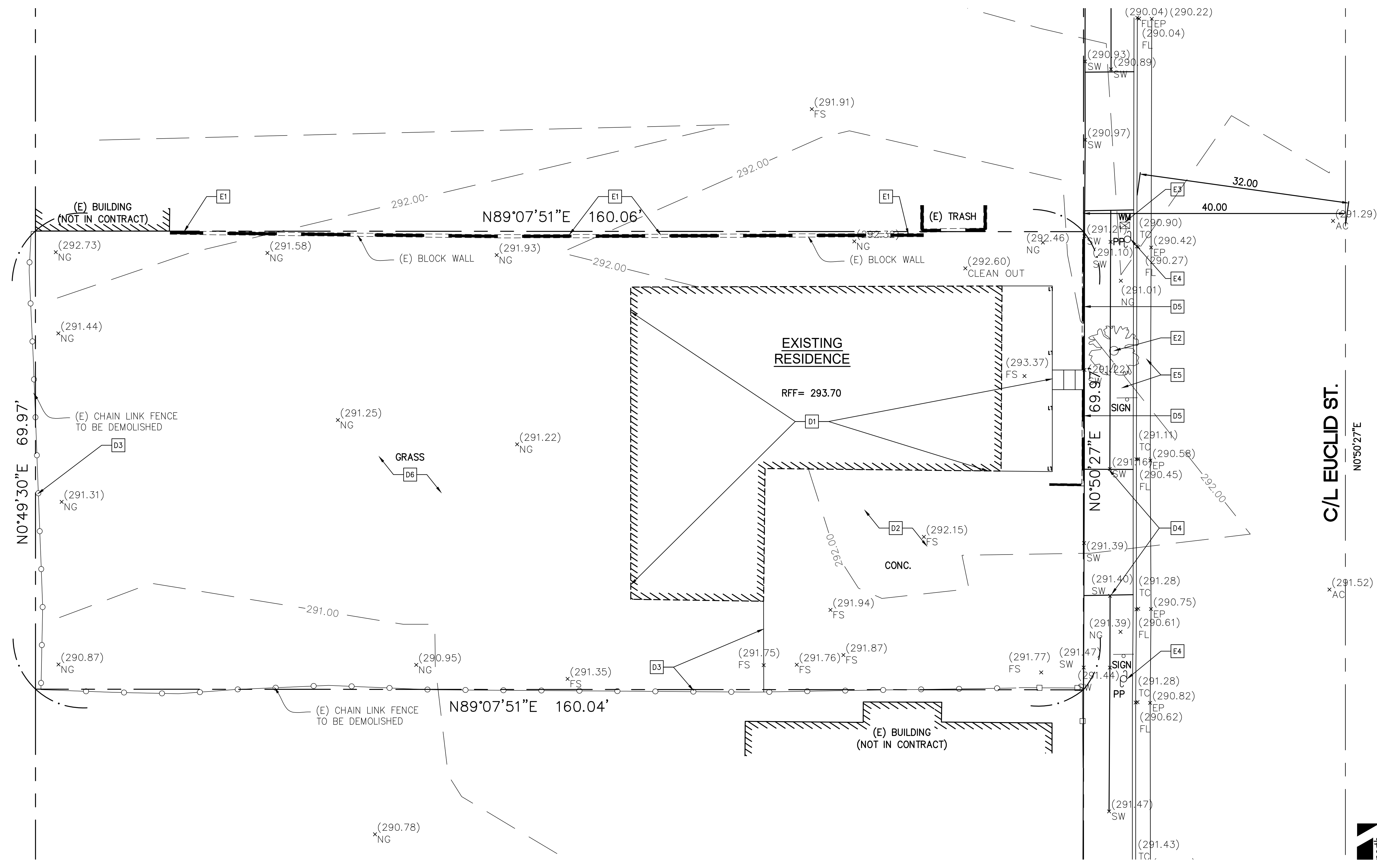
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**DEMOLITION PLAN**  
**D-1.0**



OVERALL SITE PLAN 1/8" = 1'-0" 1

- GENERAL NOTES**
- EXISTING 6'-0" HIGH CONCRETE BLOCK WALL TO REMAIN AS NOTED ON PLAN. PROTECT IN PLACE THRU-OUT.
  - FIELD VERIFIED (E) UNDERGROUND UTILITIES TO REMAIN AND FOR SELECTIVE DEMOLITION. MAKE SAFE ALL (E) GAS LINES FOR RECONNECTION.
  - DISCONNECT AND MAKE SAFE ALL (E) OVERHEAD ELECTRICAL WIRES.
  - GENERAL CONTRACTOR TO CONTACT DIG-ALERT PRIOR TO ANY DEMOLITION AND CONSTRUCTION.
  - GENERAL CONTRACTOR TO SHUT OFF ALL UTILITIES PRIOR TO ANY DEMOLITION AND CONSTRUCTION.

- EXISTING ITEMS TO REMAIN**
- E1 (E) CMU BLOCK WALL TO REMAIN. PROTECT IN PLACE.
  - E2 (E) PARKWAY TREES TO REMAIN AND BE PRESERVED
  - E3 (E) WATER METER TO REMAIN. PROTECT IN PLACE.
  - E4 (E) POWER POLE TO REMAIN. PROTECT IN PLACE.
  - E5 (E) CITY'S SIDEWALK WITH CURB & GUTTER TO REMAIN. PROTECT IN PLACE.

- DEMOLITION KEYNOTES**
- D1 (E) SINGLE STORY RESIDENTIAL BUILDING TO BE DEMOLISHED FOR NEW CONSTRUCTION
  - D2 (E) CONCRETE DRIVEWAY AND PAVEMENT SURFACE TO BE DEMOLISHED THRU-OUT FOR NEW CONSTRUCTION
  - D3 (E) CHAIN LINK FENCE AND GATE TO BE DEMOLISHED THRU-OUT FOR NEW CONSTRUCTION
  - D4 (E) CONCRETE DRIVEWAY APPROACH/SIDEWALK TO BE DEMOLISHED BY CITY'S APPROVED PUBLIC WORK CONTRACTOR FOR NEW CONSTRUCTION
  - D5 (E) LOW WALL PLANTER AND LANDSCAPE AREAS TO BE DEMOLISHED FOR NEW CONSTRUCTION
  - D6 (E) GRASS AND LANDSCAPE AREAS TO BE DEMOLISHED THRU-OUT FOR SITE CLEARANCE FOR NEW CONSTRUCTION

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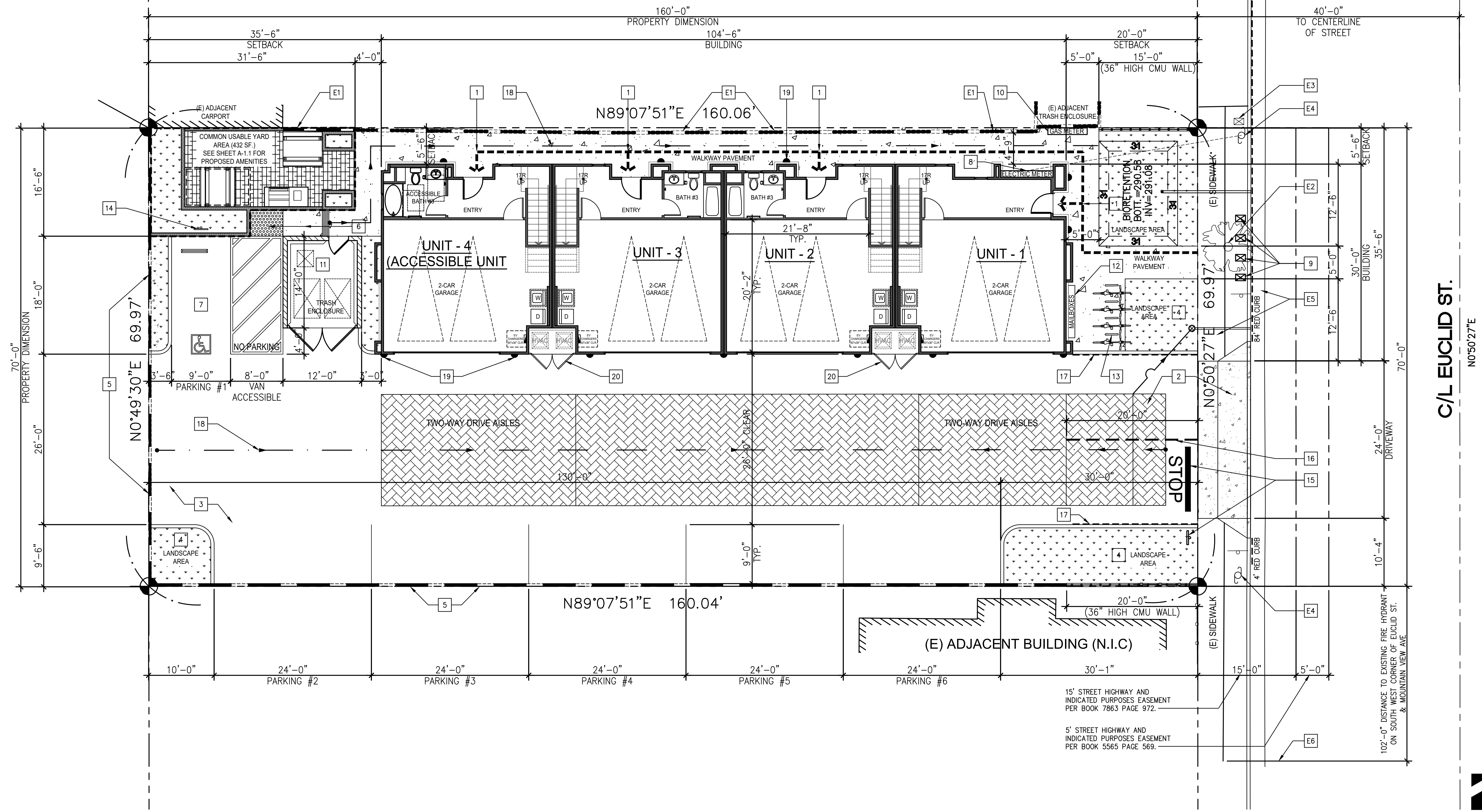
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**OVERALL SITE PLAN**  
**A-1.0**

(E) ADJACENT APARTMENT BUILDING (N.I.C)



OVERALL SITE PLAN 1/8" = 1'-0" 1

- SIGNS ARE SUBJECT TO SEPARATE PERMIT, REVIEW AND APPROVAL BY GOVERNING AGENCIES
- PRIOR TO PROCEEDING WITH ROUGH GRADING, GENERAL CONTRACTOR TO COORDINATE TOP OF FINISH GRADES AT PERIMETER OF THE BUILDING AND ADJOINING AREAS WITH BUILDING DRAWINGS PREPARED BY THE DESIGNER. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.
- FOR OFF-SITE WORK, REFER TO CIVIL DRAWINGS PREPARED BY CIVIL ENGINEERING, WITH THIS SITE DEVELOPMENT SITE. (FOR REFERENCE ONLY)
- ALL PARKING SPACES, AISLES, ENTRANCES AND EXITS SHALL BE STRIPED PER CITY STANDARDS. PAINT HIGHWAY WHITE (2 COATS)
- PAINT ALL PIPE GUARDS HIGHWAY YELLOW (2 COATS) EXCEPT WHEN LOCATED IN PLANTED AREAS, PAINT DARK BROWN (2 COATS)
- ALL CONSTRUCTION EQUIPMENTS SHALL BE STORED UPON THE PROJECT SITE, AND ONLY UPON THOSE PORTIONS OF THE SITE THAT UNDER CONSTRUCTION
- ALL CONSTRUCTION VEHICLES SHALL BE EQUIPPED WITH THE MOST MODERN NOISE MUFFLERS AVAILABLE AND ALL ENGINES SHALL BE KEPT IN PROPER TUNE
- GENERAL CONTRACTOR SHALL REFER TO ALL DRAWINGS PRIOR TO ANY CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO COORDINATE THE WORK SHOWN WITHIN THESE CONTRACT DOCUMENTS WITH THAT OF OTHERS.
- GENERAL CONTRACTOR SHALL TAKE ALL ACTIONS NECESSARY TO CONTROL DUST AND DIRT THROUGHOUT THE DURATION OF CONSTRUCTION INCLUDING, WITHOUT LIMITATION, EXCAVATION, GRADING AND MATERIAL TRANSPORT OPERATIONS
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION
- WHEN CIVIL ENGINEERS, DESIGNER, ARCHITECT, CITY OR COUNTY STANDARD DIFFER, THE MOST RESTRICTIVE SHALL PREVAIL
- GENERAL CONTRACTOR SHALL VERIFY AND PROVIDE ALL REQUIREMENTS OF FIRE LANE (SIGNS, LETTERS, PAINTING, MARKER, ETC.) AS REQUIRED BY THE FIRE DEPARTMENT
- GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADING OR WALKING SURFACE CONDITION AT DOORS OR GATES AND COMPLY WITH CURRENT CODES AND STATE ACCESSIBILITY STANDARDS

- (E) DENOTES FOR EXISTING  
(D) DENOTES FOR DEMOLITION  
(N) DENOTES FOR NEW

- EXTERIOR ACCESSIBLE PATH OF TRAVEL
- X KEYNOTING
- LANDSCAPE AREA
- CONCRETE SIDEWALK/WALKWAY AREA
- E1 (E) CMU BLOCK WALL TO REMAIN. PROTECT IN PLACE.  
E2 (E) PARKWAY TREES TO REMAIN AND BE PRESERVED  
E3 (E) WATER METER TO REMAIN. PROTECT IN PLACE.  
E4 (E) POWER POLE TO REMAIN. PROTECT IN PLACE.  
E5 (E) CITY'S SIDEWALK WITH CURB & GUTTER TO REMAIN. PROTECT IN PLACE.  
E6 (E) FIRE HYDRANT. SEE SHEET A-1.2 FOR EXACT LOCATION

- 1 (N) ENTRANCE TO INDIVIDUAL DWELLING UNIT  
2 (N) DRIVEWAY APPROACH PER CITY STANDARD AND PERMEABLE PAVERS. SEE CIVIL DRAWINGS FOR MORE INFORMATION  
3 (N) CONCRETE DRIVEWAY  
4 (N) PLANTER AREA, SEE LANDSCAPE DRAWINGS  
5 (N) 6'-0" HIGH CMU WALL  
6 (N) ACCESSIBLE CONCRETE RAMP AND TRUNCATE DOME  
7 (N) ACCESSIBLE VISITOR PARKING STALL AND STRIPE FOR ACCESSIBLE PATH OF TRAVEL  
8 (N) PROPOSED MULTI-GANG ELECTRICAL METERS LOCATION WITH UNDERGROUND SERVICE FROM EXISTING POWER POLE  
9 (N) PROPOSED WATER METERS LOCATION  
10 (N) PROPOSED GAS METERS LOCATION  
11 (N) DOUBLE BINS (FOOD WASTE & RECYCLING) TRASH ENCLOSURE PER CITY'S STANDARDS INCLUDING A HOSE BIB AND A SANITARY SEWER CONNECTION.  
12 (N) PROPOSED LOCATION OF WALL MOUNTED MAILBOX BANK WITH INDIVIDUAL UNIT DELIVERY AND MODEL TO BE APPROVED BY U.S.P.S.  
13 (N) BIKE RACK LOCATION  
14 (N) VAN ACCESSIBLE SIGNAGE  
15 (N) STOP SIGN AND STRIPING  
16 (N) CENTERLINE STRIPING TO COMPLY WITH CITY'S STANDARD  
17 (N) FIRE LANE STRIPING  
18 (N) FLOWLINE / DRAINAGE PER CIVIL DRAWINGS  
19 (N) DECORATIVE EXTERIOR LIGHTING, TYP.  
20 DECORATIVE PAIR OF 3'-0"x4'-0" ALUMINUM GATE WITH LOCK FOR HVAC SCREENING BY MULHOLLANDBRAND.COM OR APPROVED EQUAL

SITE PLAN GENERAL NOTES

SITE PLAN LEGEND

SITE PLAN KEYNOTES

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**DH1**  
 DH1 VENTURE, INC.  
 7852 20TH ST.  
 WESTMINSTER, CA 92683  
 TEL: (714) 369-9055

STAMP

MULTI-FAMILY DWELLING UNITS  
**BARRAGAN DEVELOPMENT**  
 531 S. EUCLID ST.  
 LA HABRA, CA 90631  
 NEAR CORNER OF S. EUCLID ST. & W. LAMBERT RD.  
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PICNIC TABLE WITH STAMPED CONCRETE PAVER



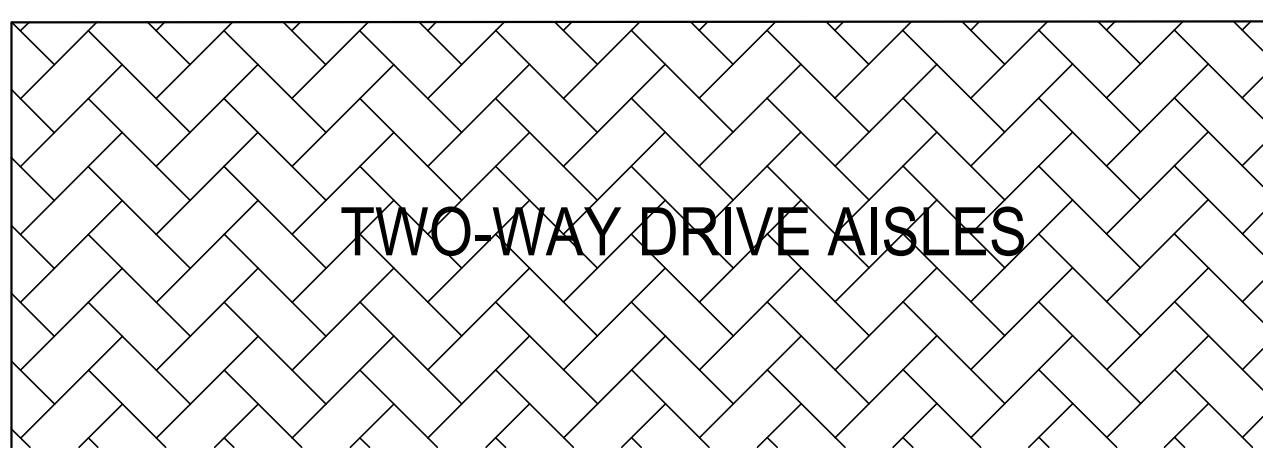
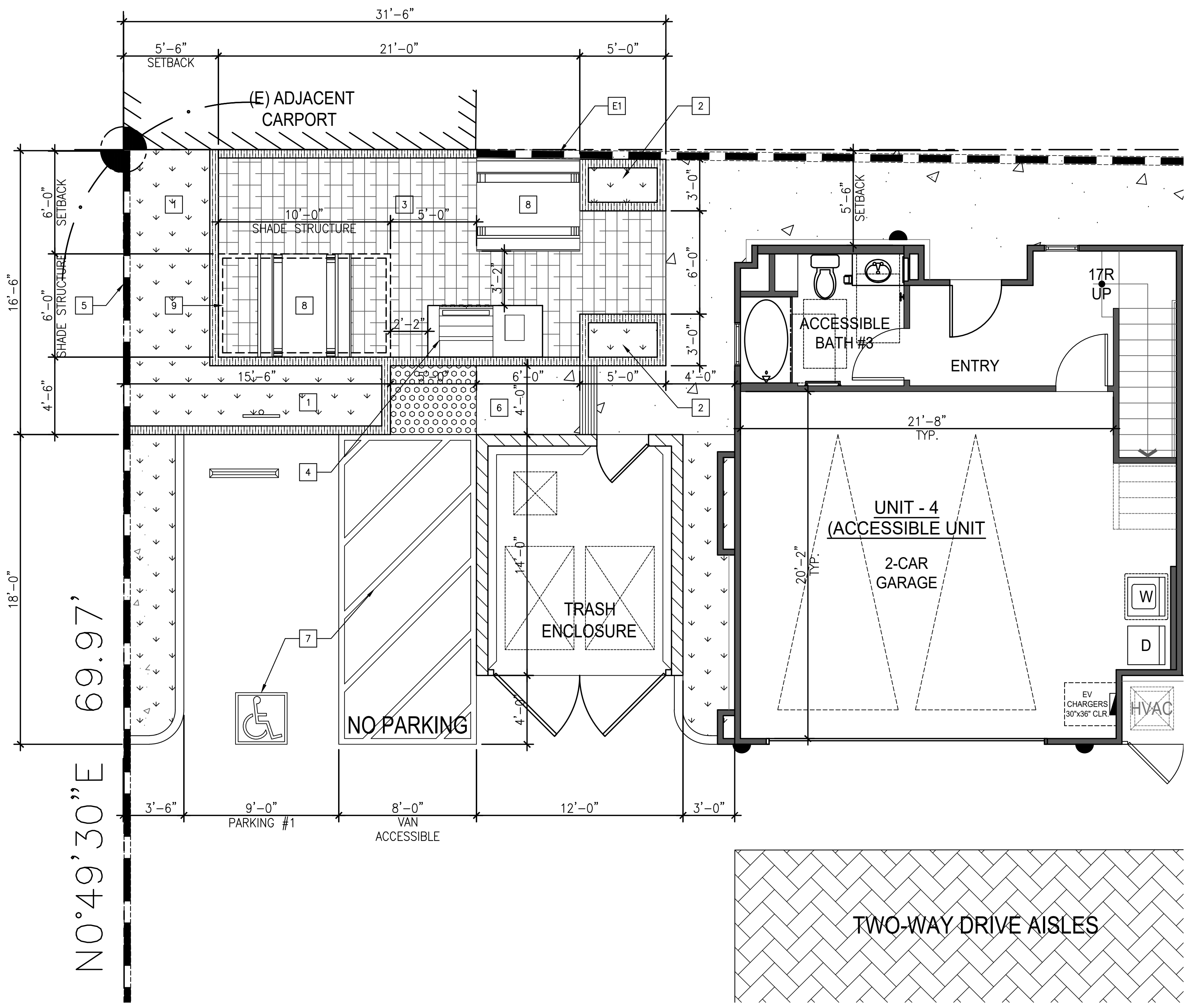
BUILT-IN BBQ ISLAND



COMMUNITY GARDEN IN BUILT-IN PLANTERS WITH DECORATIVE CAP - 16" HIGH



CUSTOM DESIGNED CONTEMPORARY SHADE STRUCTURE WITH EXTERIOR LIGHTING BY "WWW.COVERPROSINC.COM"



SITE PLAN - AMENITIES 1/4" = 1'-0" 1

- SIGNS ARE SUBJECT TO SEPARATE PERMIT, REVIEW AND APPROVAL BY GOVERNING AGENCIES
- PRIOR TO PROCEEDING WITH ROUGH GRADING, GENERAL CONTRACTOR TO COORDINATE TOP OF FINISH GRADES AT PERIMETER OF THE BUILDING AND ADJOINING AREAS WITH BUILDING DRAWINGS PREPARED BY THE DESIGNER. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.
- FOR OFF-SITE WORK, REFER TO CIVIL DRAWINGS PREPARED BY CIVIL ENGINEERING, WITH THIS SITE DEVELOPMENT SITE. (FOR REFERENCE ONLY)
- ALL PARKING SPACES, AISLES, ENTRANCES AND EXITS SHALL BE STRIPED PER CITY STANDARDS. PAINT HIGHWAY WHITE (2 COATS)
- PAINT ALL PIPE GUARDS HIGHWAY YELLOW (2 COATS) EXCEPT WHEN LOCATED IN PLANTED AREAS, PAINT DARK BROWN (2 COATS)
- ALL CONSTRUCTION EQUIPMENTS SHALL BE STORED UPON THE PROJECT SITE, AND ONLY UPON THOSE PORTIONS OF THE SITE THAT UNDER CONSTRUCTION
- ALL CONSTRUCTION VEHICLES SHALL BE EQUIPPED WITH THE MOST MODERN NOISE MUFFLERS AVAILABLE AND ALL ENGINES SHALL BE KEPT IN PROPER TUNE
- GENERAL CONTRACTOR SHALL REFER TO ALL DRAWINGS PRIOR TO ANY CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO COORDINATE THE WORK SHOWN WITHIN THESE CONTRACT DOCUMENTS WITH THAT OF OTHERS.

- GENERAL CONTRACTOR SHALL TAKE ALL ACTIONS NECESSARY TO CONTROL DUST AND DIRT THROUGHOUT THE DURATION OF CONSTRUCTION INCLUDING, WITHOUT LIMITATION, EXCAVATION, GRADING AND MATERIAL TRANSPORT OPERATIONS
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION
  - WHEN CIVIL ENGINEERS, DESIGNER, ARCHITECT, CITY OR COUNTY STANDARD DIFFER, THE MOST RESTRICTIVE SHALL PREVAIL
  - GENERAL CONTRACTOR SHALL VERIFY AND PROVIDE ALL REQUIREMENTS OF FIRE LANE (SIGNS, LETTERS, PAINTING, MARKER, ETC.) AS REQUIRED BY THE FIRE DEPARTMENT
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- EXTERIOR ACCESSIBLE PATH OF TRAVEL
- KEYNOTING
- LANDSCAPE AREA
- CONCRETE SIDEWALK/WALKWAY AREA
- (E1) (E) CMU BLOCK WALL TO REMAIN. PROTECT IN PLACE.

- (N) COMMUNITY GARDEN IN BUILT-IN PLANTERS WITH DECORATIVE CAP - 16" HIGH
- (N) BUILT-IN PLANTER WITH DECORATIVE CAP AND LOW WATER USE PLANT MATERIALS - 24" HIGH
- (N) COLOR STAMPED CONCRETE PAVING WITH TOP CAST FINISH
- (N) BUILT-IN BBQ ISLAND BY FIRE MAGIC OR APPROVED EQUAL
- (N) 6'-0" HIGH CMU WALL
- (N) ACCESSIBLE CONCRETE RAMP AND TRUNCATE DOME
- (N) ACCESSIBLE VISITOR PARKING STALL AND STRIPE FOR ACCESSIBLE PATH OF TRAVEL
- (N) PICNIC TABLE BY POLYWOOD OR APPROVED EQUAL
- (N) 6'x10'x8'H SHADE STRUCTURE BY WWW.COVERPROSINC.COM OR APPROVED EQUAL - SHADE STRUCTURE TO BE CUSTOM DESIGNED FOR CONTEMPORARY STYLE WITH "EXTERIOR LIGHTING". COLOR TO MATCH "SW 7664 STEELY GRAY"

SITE PLAN GENERAL NOTES

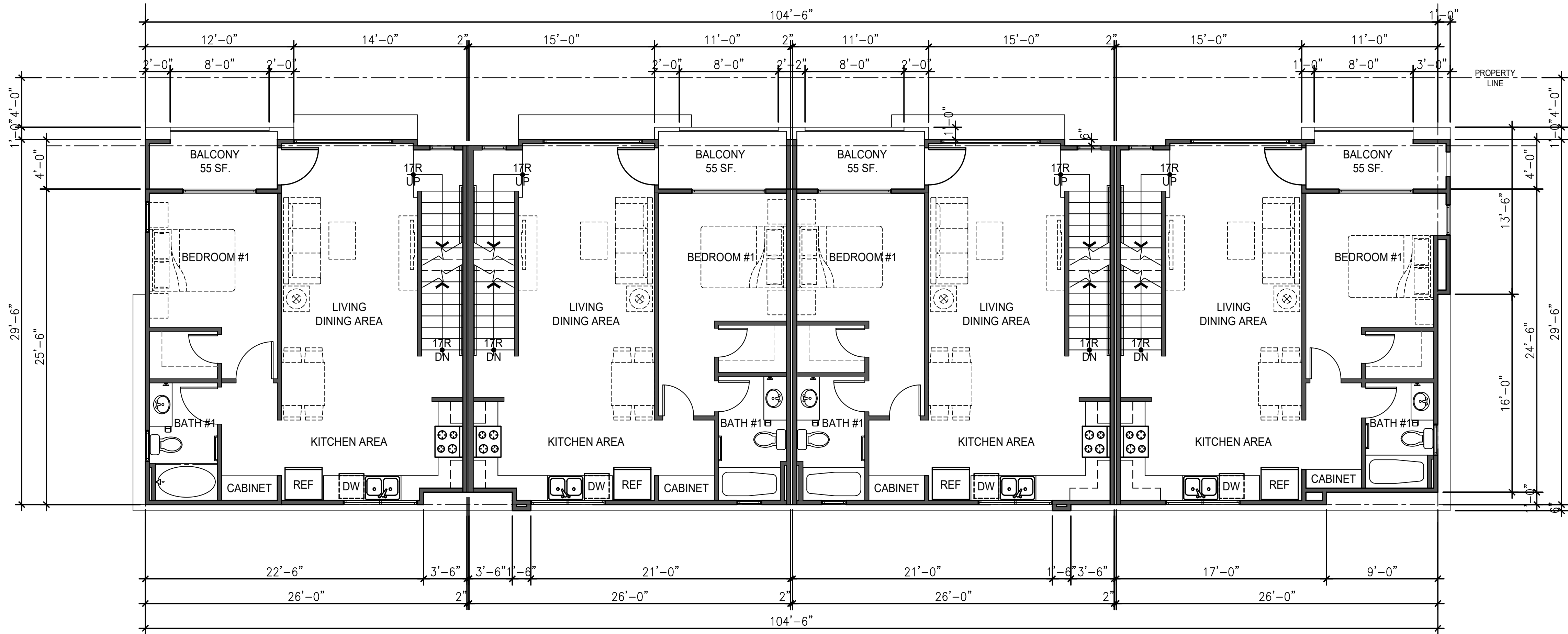
SITE PLAN LEGEND

SITE PLAN - AMENITIES KEYNOTES

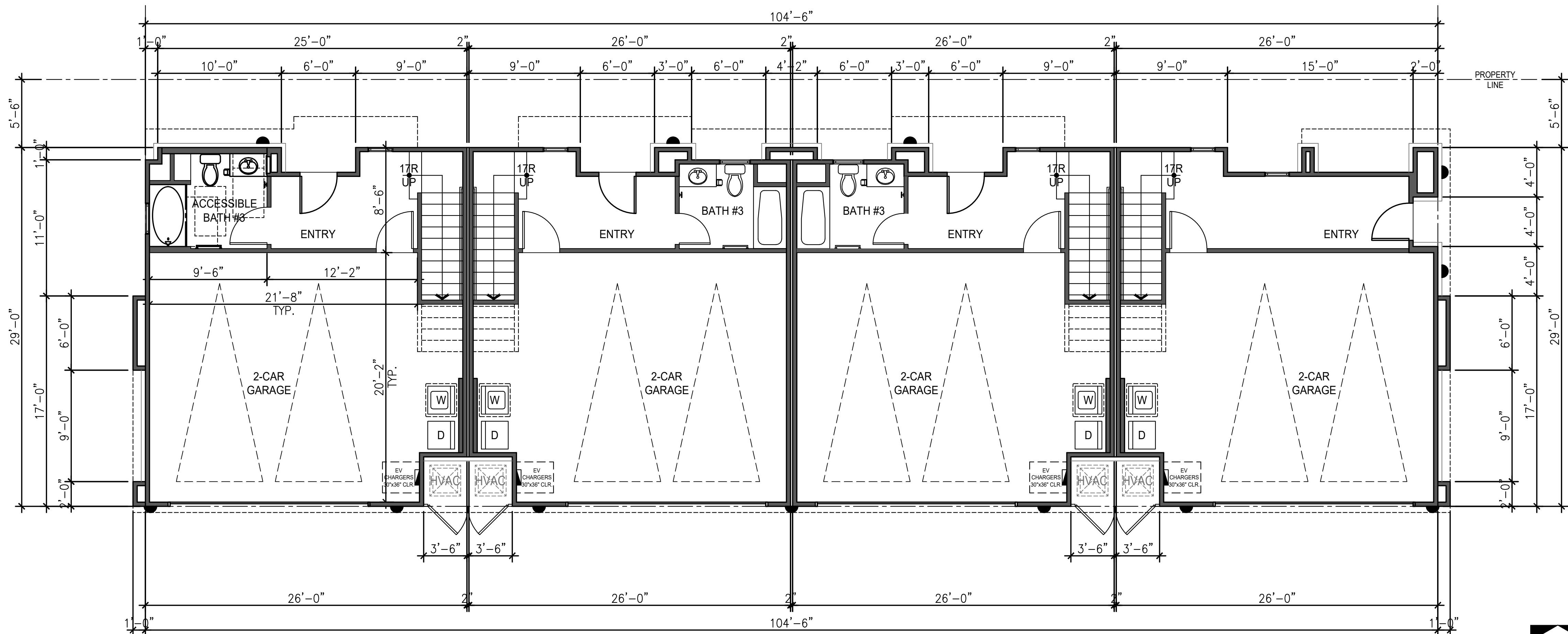
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 Checked By: T.D.  
 Date: 10-15-2024  
 Project #: 2024-015

**SITE PLAN AMENITIES**  
**A-1.1**





2ND LEVEL - FLOOR PLAN 3/16" = 1'-0" 2



1ST LEVEL - FLOOR PLAN 3/16" = 1'-0" 1

FLOOR PLAN KEYNOTES

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DH1 VENTURE, INC.  
7852 20TH ST.  
WESTMINSTER, CA 92683  
TEL: (714) 369-9055

STAMP

MULTI-FAMILY DWELLING UNITS  
**BARRAGAN DEVELOPMENT**  
531 S. EUCLID ST.  
LA HABRA, CA 90631

NEAR CORNER OF S. EUCLID ST. & W. LAMBERT RD.  
LA HABRA, CA 90631

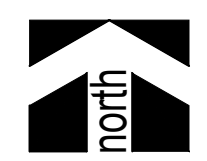
REVISIONS

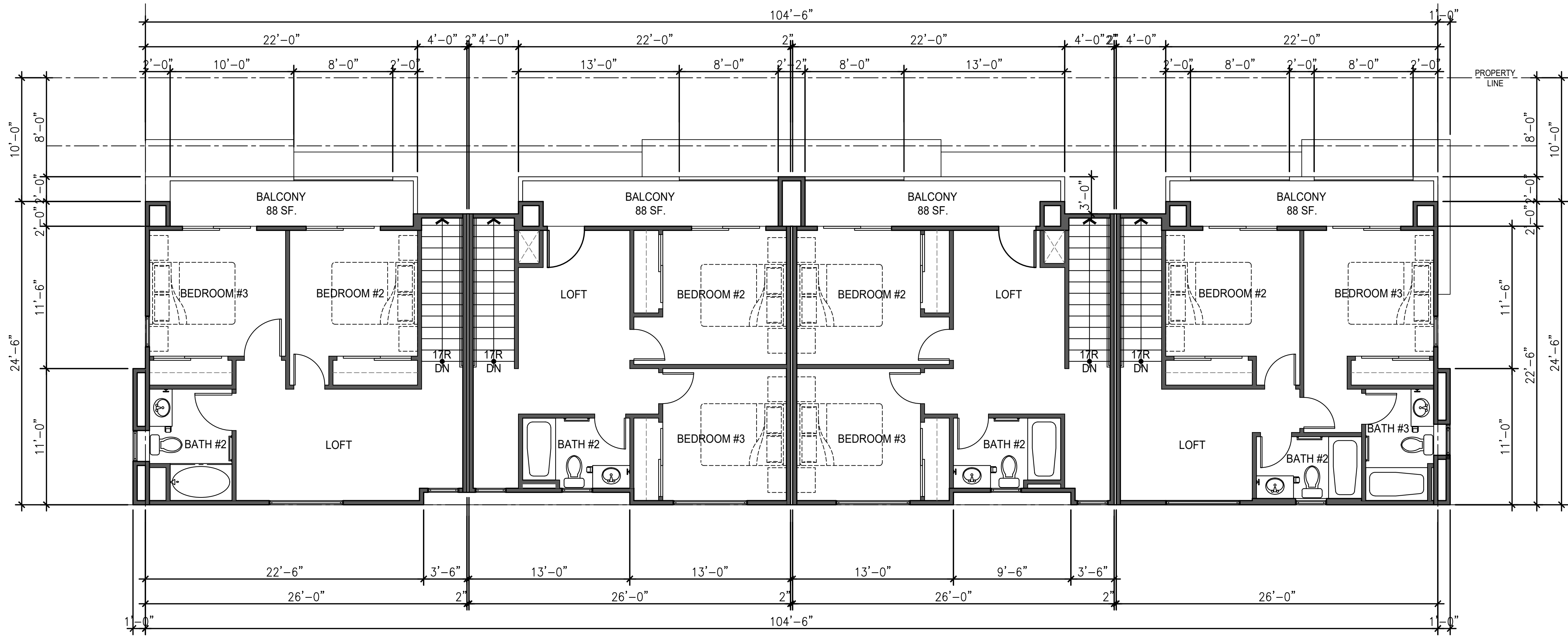
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1ST & 2ND LEVEL FLOOR PLAN

A-2.1





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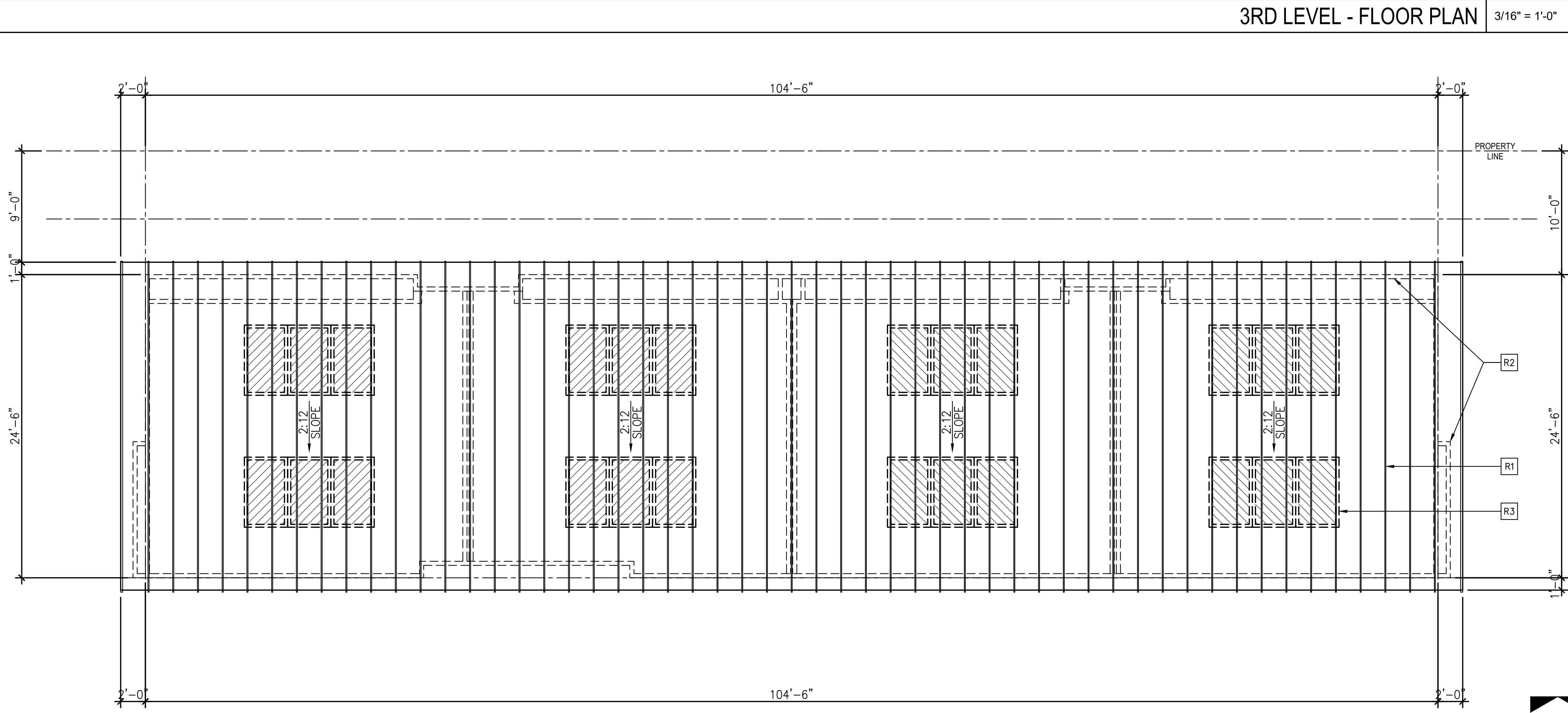
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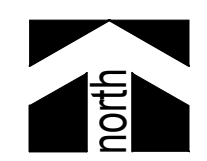
3RD LEVEL & ROOF PLAN

A-2.2



ROOF PLAN KEYNOTES

- R1 (N) CLASS "A" STANDING SEAM METAL ROOF - ZINC GRAY BY AEP SPAN OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
- R2 DASH LINE INDICATE WALLS BELOW
- R3 PROPOSED LOCATION OF THE SOLAR PANELS



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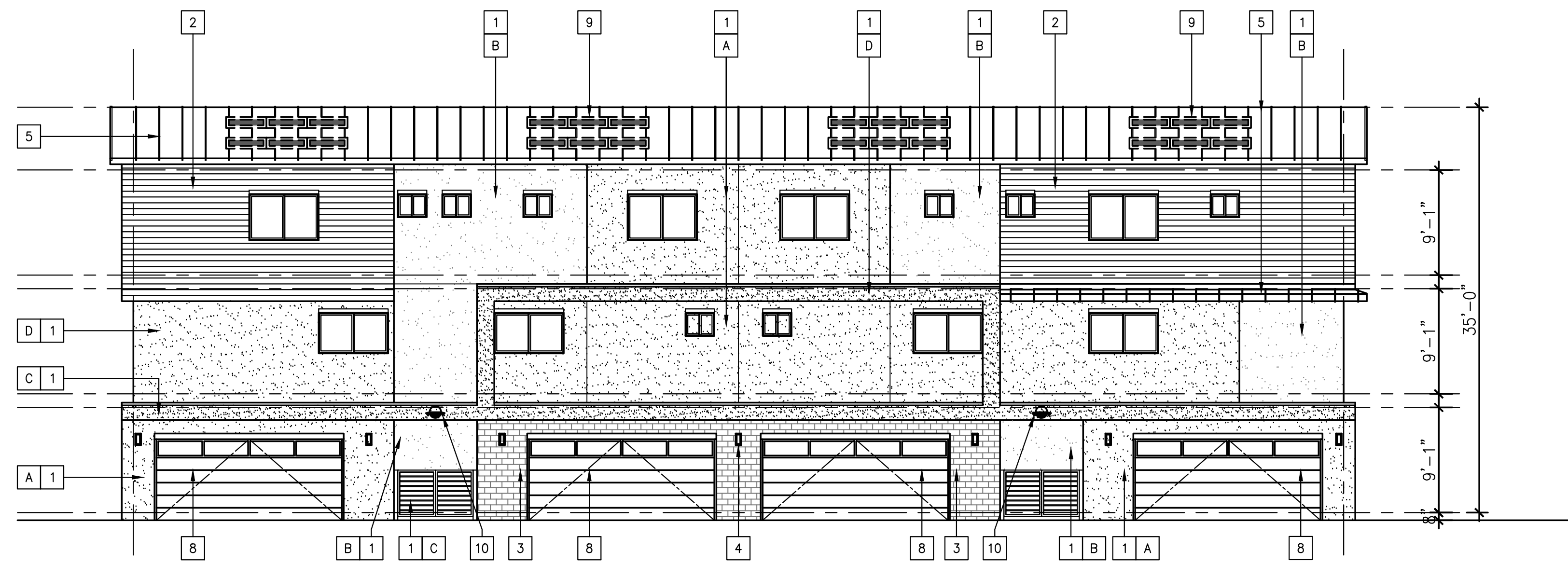


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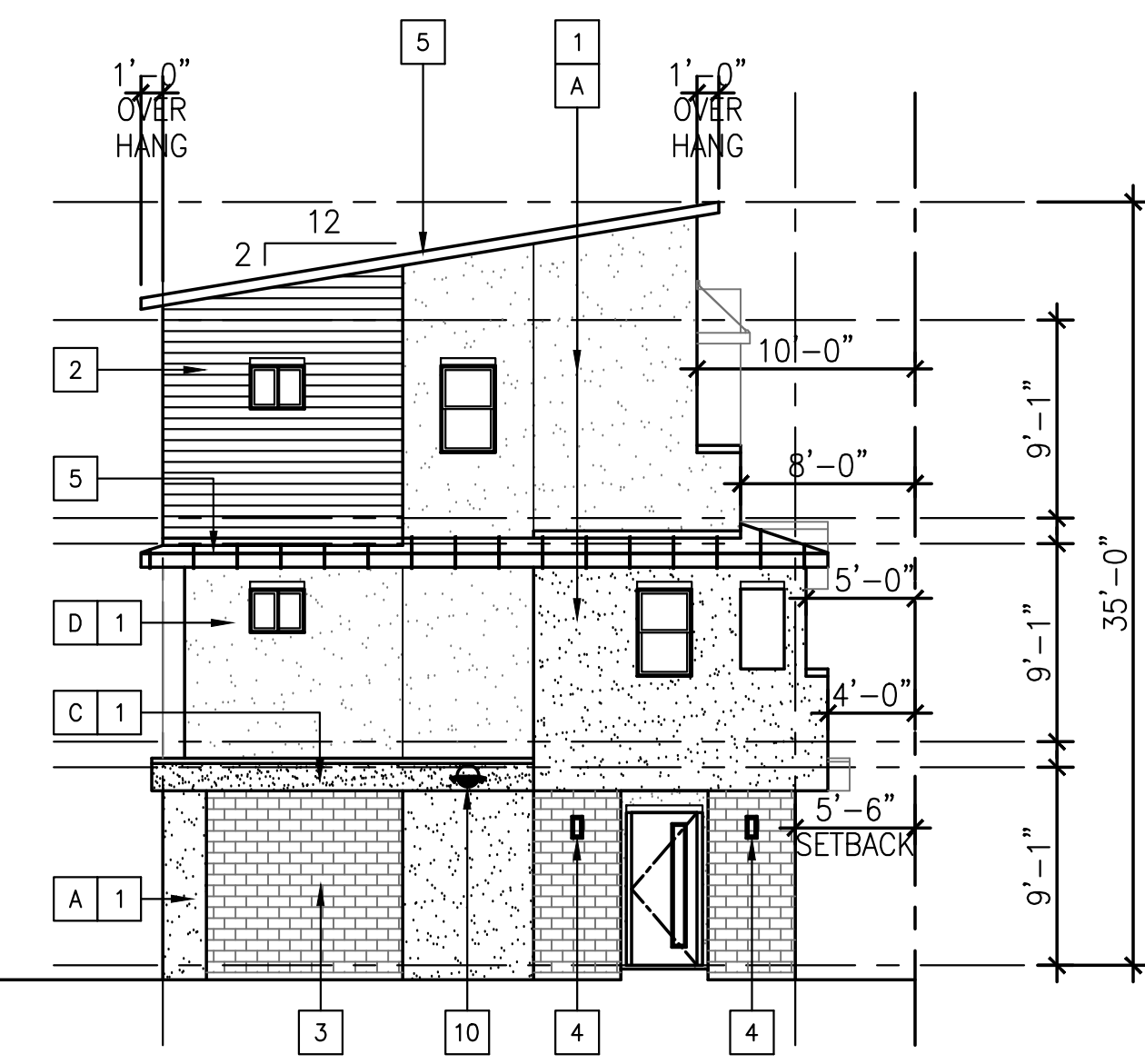
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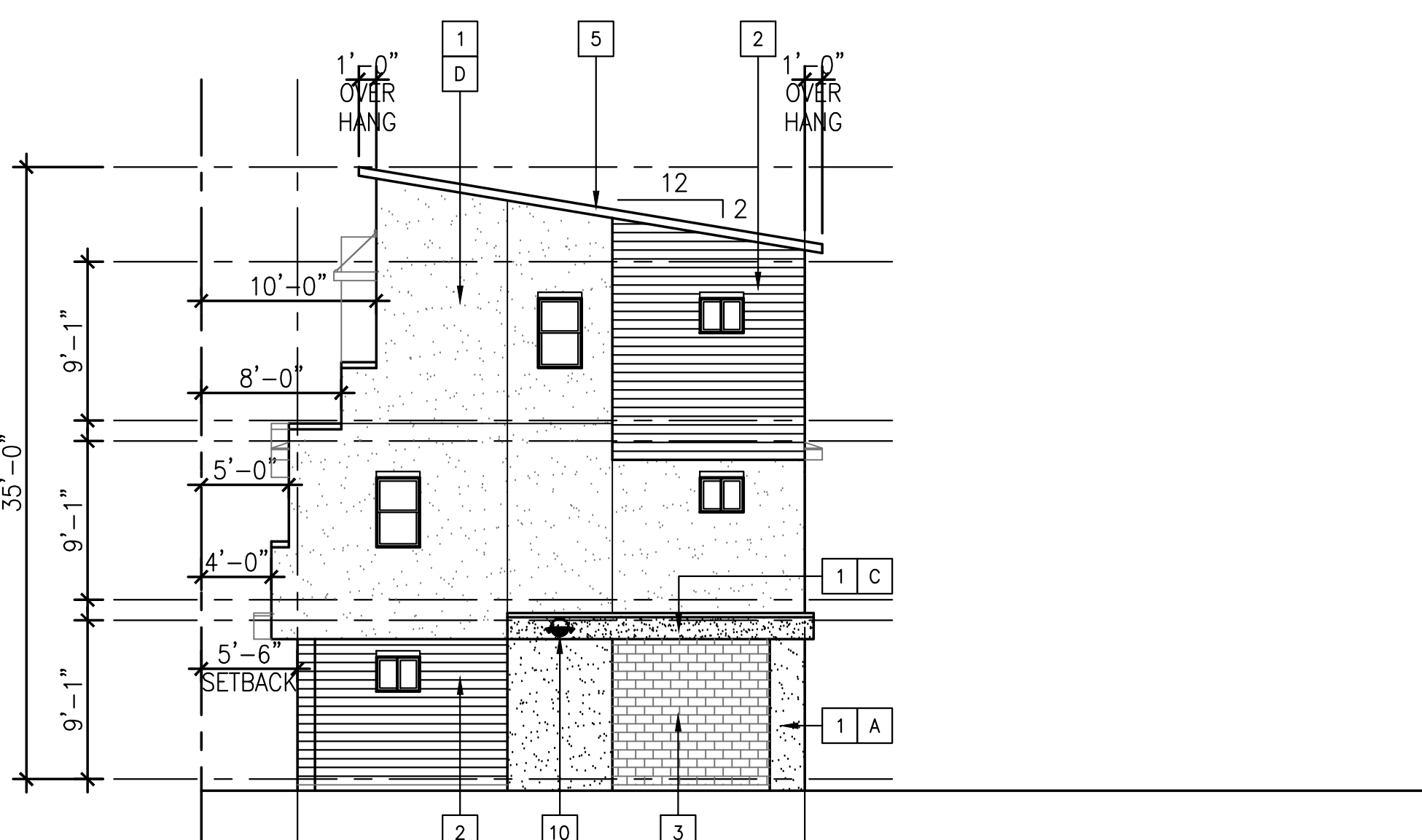
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B - SOUTH ELEVATION (LEFT)



A - EAST ELEVATION (FRONT)

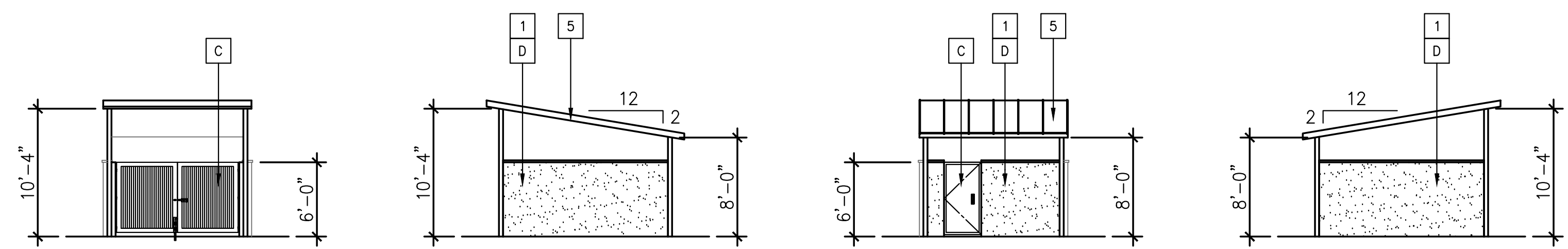


C - WEST ELEVATION (REAR)



D - NORTH ELEVATION (RIGHT)

BUILDING ELEVATIONS 1/8" = 1'-0" 1



TRASH ENCLOSURE ELEVATIONS 1/8" = 1'-0" 2

- MATERIALS AND FINISHES OR APPROVED EQUAL
- 1 EXTERIOR CEMENT PLASTER
  - 2 ASH WOOD FIBER CEMENT SIDING BY NICHHA
  - 3 CANYON BRICK PANEL BY NICHHA
  - 4 DECORATIVE WALL SCONCE LIGHTING FIXTURE
  - 5 STANDING SEAM METAL ROOF - ZINC GRAY BY AEP SPAN
  - 6 METAL LOUVER CANOPY
  - 7 METAL RAILING, POWDER COATED
  - 8 GARAGE DOOR, POWDER COATED
  - 9 PROPOSED LOCATION OF THE SOLAR PANELS
  - 10 PROPOSED LOCATION OF THE EXTERIOR SECURITY CAMERA
  - 11 DECORATIVE PAIR OF 2'-0"x4'-0" ALUMINUM GATE WITH LOCK FOR HVAC SCREENING BY MULHOLLANDBRAND.COM OR APPROVED EQUAL

- COLOR PAINTS BY SHERWIN-WILLIAMS (SW) OR APPROVED EQUAL
- A SW 7006 EXTRA WHITE
  - B SW 7701 CAVERN CLAY
  - C SW 7069 IRON ORE
  - D SW 7664 STEELY GRAY

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BUILDING ELEVATIONS

A-3.0



RIGHT ELEVATION (NORTH)



FRONT ELEVATION (EAST)

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MULTI-FAMILY DWELLING UNITS

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COLOR ELEVATIONS

A-3.1



LEFT ELEVATION (SOUTH)



REAR ELEVATION (WEST)

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**BARRAGAN**

**DEVELOPMENT**

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COLOR ELEVATIONS

A-3.2



DRIVEWAY ENTRY VIEW



FRONT ENTRY VIEW

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3D VIEWS

A-3.3

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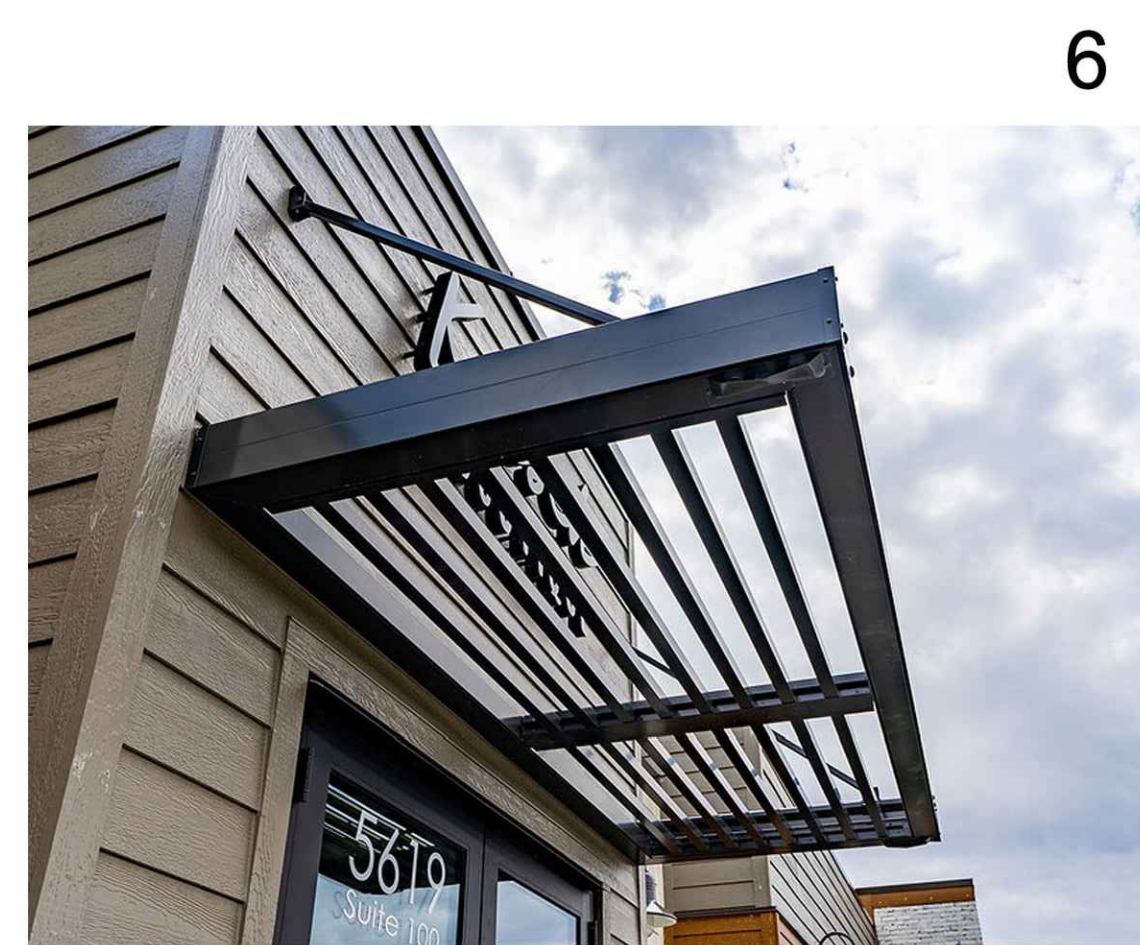
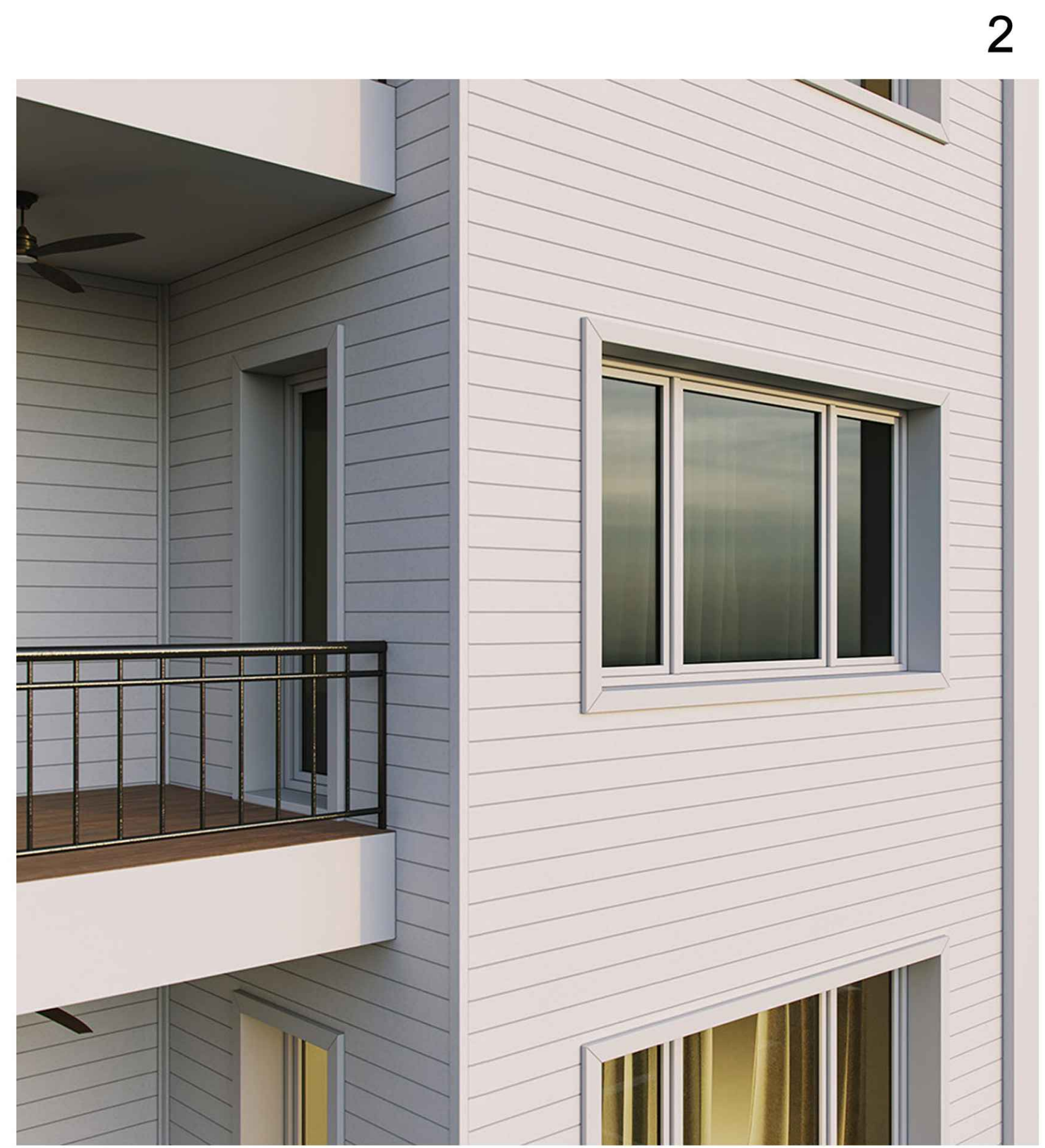
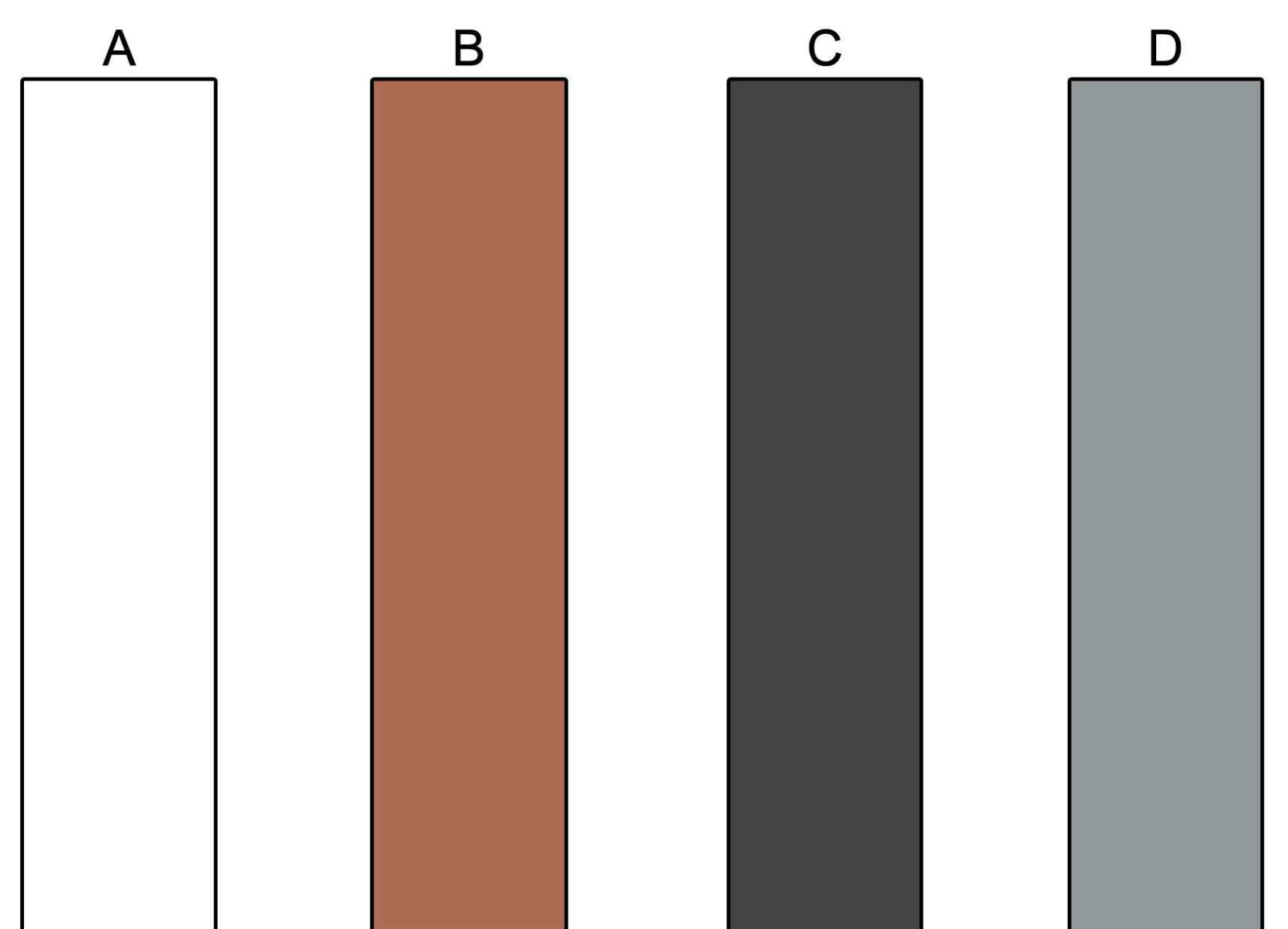
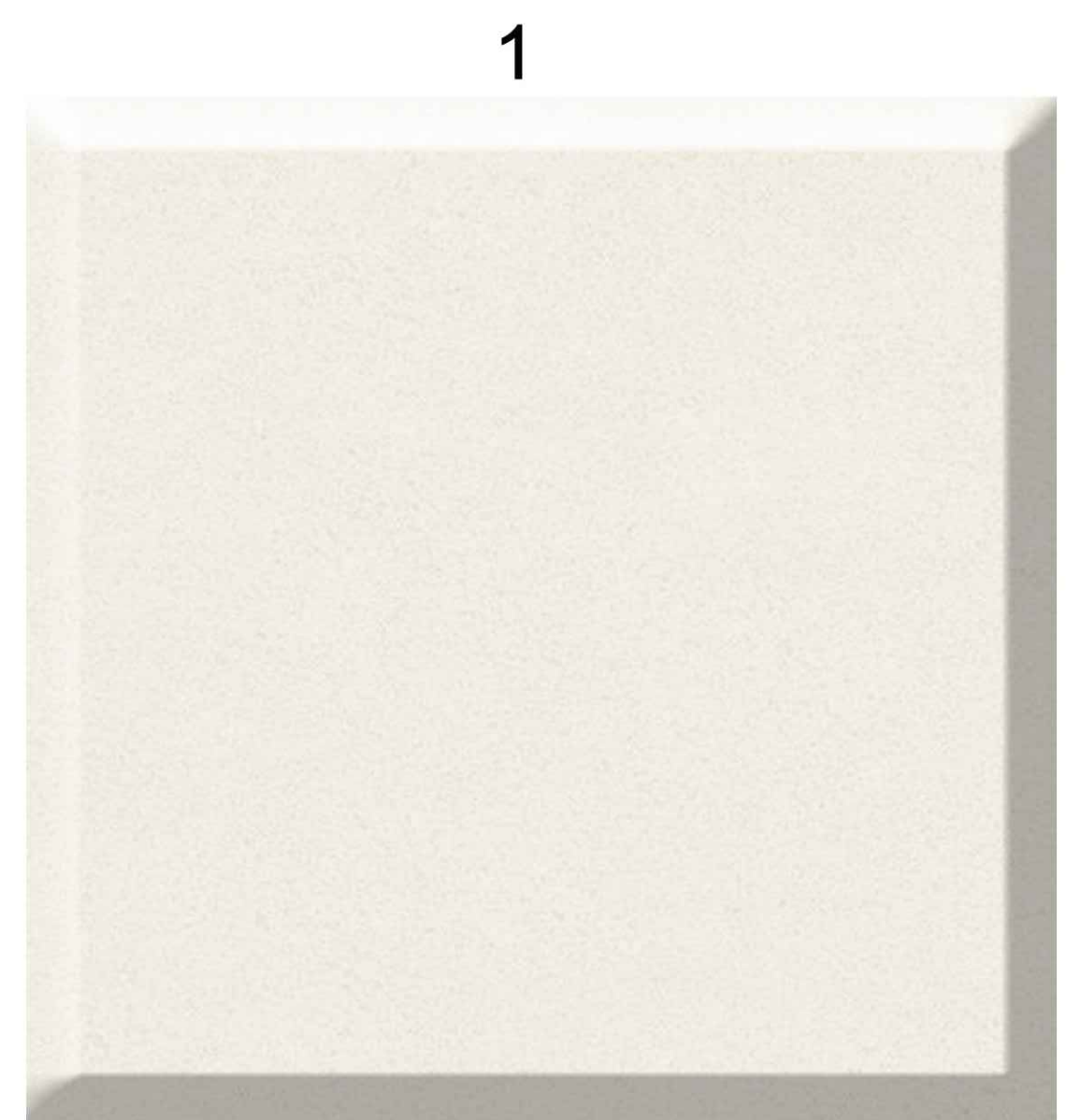
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**MATERIALS AND COLORS**  
**A-4.0**

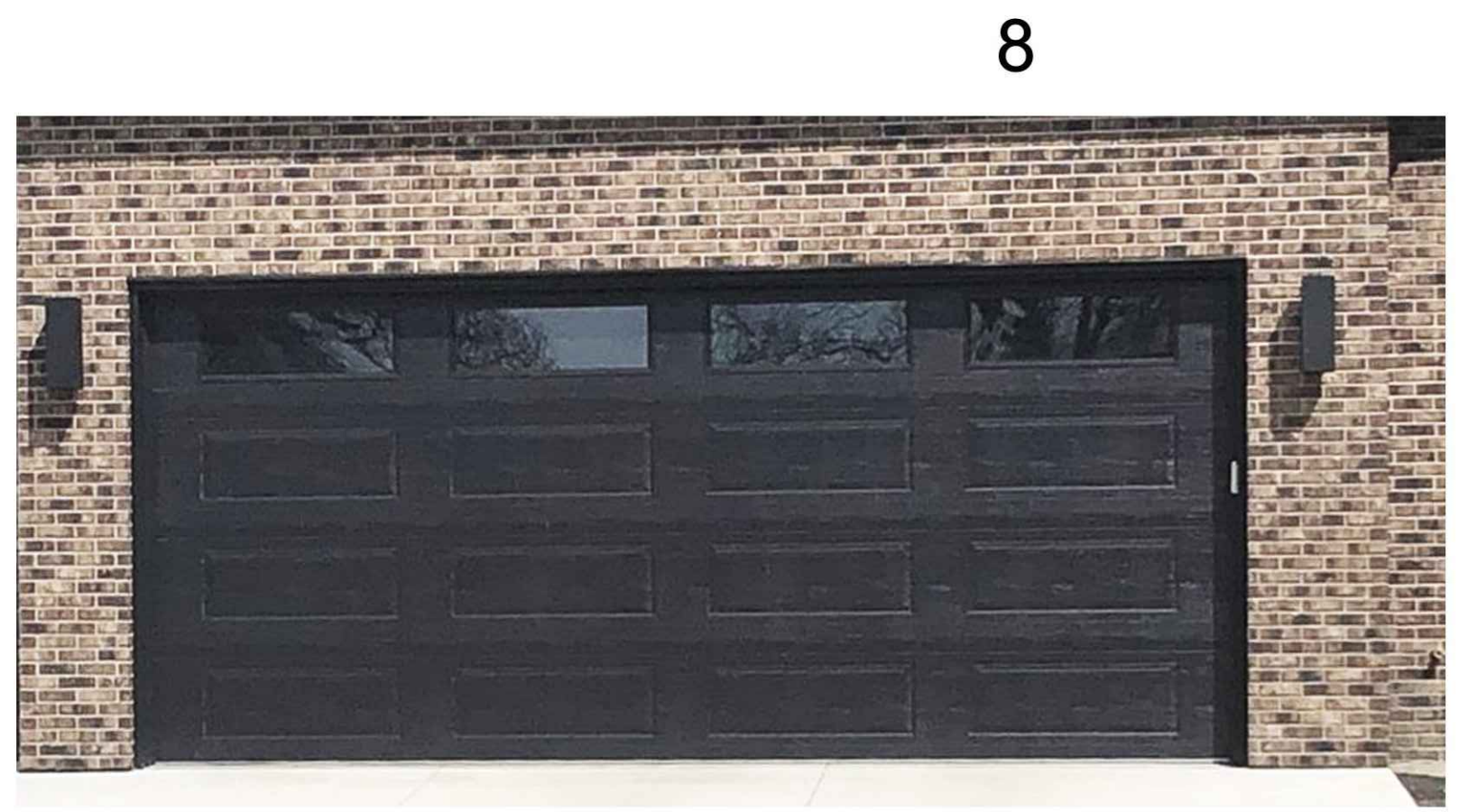
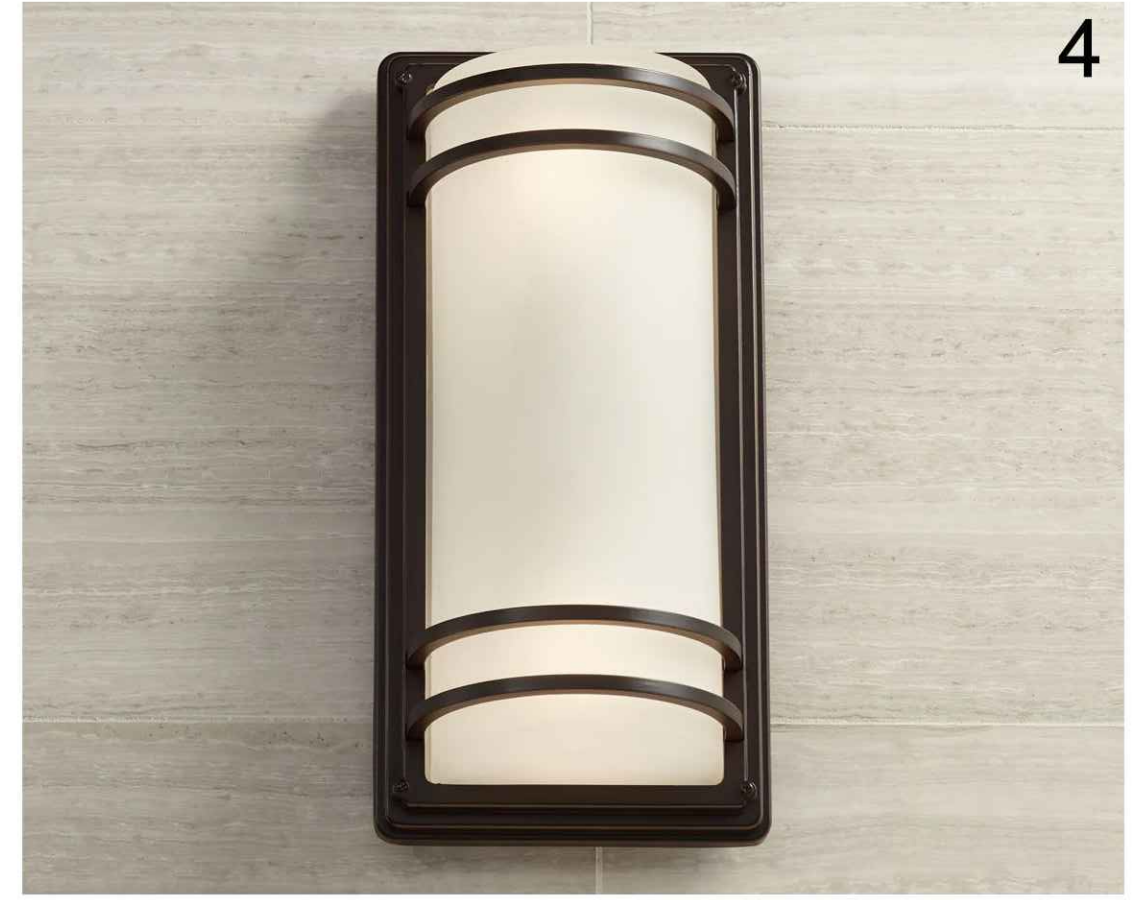
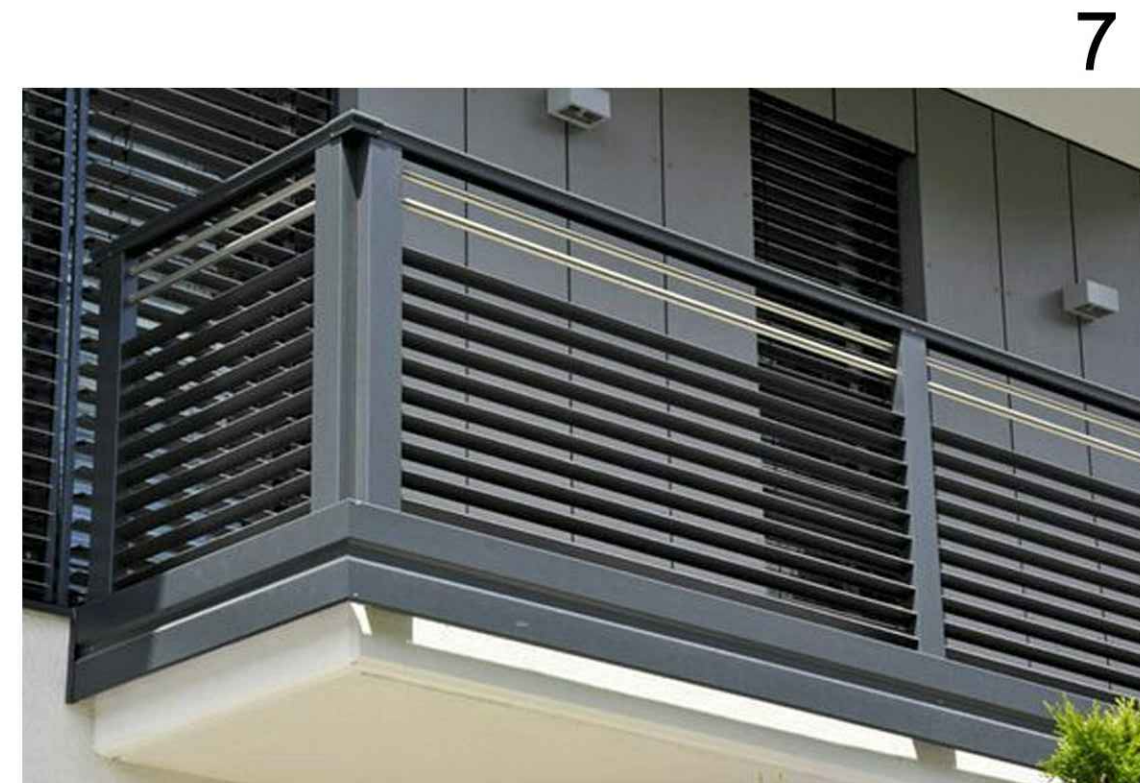


**MATERIAL & FINISH :**

- EXTERIOR PLASTER
- ASH WOOD FIBER CEMENT SIDING BY NICHHA OR EQUAL
- CANYON BRICK PANEL BY NICHHA OR EQUAL
- WALL SCONCE FIXTURE
- METAL STANDING SEAM ROOF- ZINC GRAY BY AEPSPAN OR EQUAL
- METAL LOUVER CANOPY
- METAL RAILING, POWER COATED
- ALUMINUM GARAGE DOOR, POWERDER COATED

PAINT BY SHERWIN WILLIAM OR EQUAL:

- A. SW 7006 EXTRA WHITE
- B. SW 7701 CAVERN CLAY
- C. SW 7069 IRON ORE
- D. SW 7664 STEELY GRAY





11. PROPOSED PERMEABLE PAVERS WITH 3-PIECE MODULAR SYSTEM BY BELGARD COMMERCIAL OR APPROVED EQUAL. "COLOR TO BE LIGHT GRAY MATCHING DESIGN ELEVATION'S GRAY COLOR"



10. PROPOSED NARROW 1-LITE FROSTED FIBERGLASS FRONT ENTRY DOOR BY MP DOORS OR THERMA TRU DOORS OR APPROVED EQUAL. "COLOR TO BE PER DESIGN ELEVATIONS"



9. PROPOSED 6" WIDE PRECISION CMU BLOCK WALL SURROUNDING THE PROPERTY FOR 3'-0" & 6'-0" HIGH WALL WITH 2" CAP BY ORCO BLOCK OR ANGELUS BLOCK OR APPROVED EQUAL WITH "TAN-BROWN COLOR"



13. PROPOSED CUSTOM DESIGNED CONTEMPORARY SHADE STRUCTURE WITH EXTERIOR LIGHTING BY "WWW.COVERPROSINC.COM"



12. PROPOSED DECORATIVE ALUMINUM GATE WITH LOCK FOR HVAC SCREENING BY MULHOLLANDBRAND.COM OR APPROVED EQUAL. "COLOR TO BE PER DESIGN ELEVATIONS"



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GENERAL NOTICE: IF THE DRAWINGS ARE NOT 24 X 36" THEN THE SCALES LISTED HEREIN ARE NOT ACCURATE AND SHALL NOT BE SCALED. THE DIMENSIONS LABELED ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED AT THE JOBSITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF DH1 VENTURE, INC. PRIOR TO THE COMMENCEMENT OF ANY WORKS.



DH1 VENTURE, INC.  
7852 20TH ST.  
WESTMINSTER, CA 92683  
TEL: (714) 369-9055

STAMP

MULTI-FAMILY DWELLING UNITS

**BARRAGAN DEVELOPMENT**  
531 S. EUCLID ST.  
LA HABRA, CA 90631  
NEAR CORNER OF S. EUCLID ST. & W. LAMBERT RD.  
LA HABRA, CA 90631

REVISIONS

DATE	DESCRIPTION
11/26/2024	PLANNING DESIGN REVIEW
03/26/2025	PLANNING DESIGN REVIEW
07/16/2025	PLANNING COMMISSION

Drawn By: T.D.  
Checked By: T.D.  
Date: 10-15-2024  
Project #: 2024-015

MATERIALS AND COLORS  
**A-4.1**