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Project:

Greenleaf Ave
&
Los Nietos Rd
Building 1

12905 Los Nietos Rd.
Santa Fe Springs, CA 90670

Consultants:

Civil: THIENES ENGINEERING
Structural: MIYAMOTO INTER.
Mechanical: RPM
Plumbing: RPM
Electrical: RPM
Landscape: HUNTER LANDSCAPE
Fire Protection: GUPF
Soils Engineer:

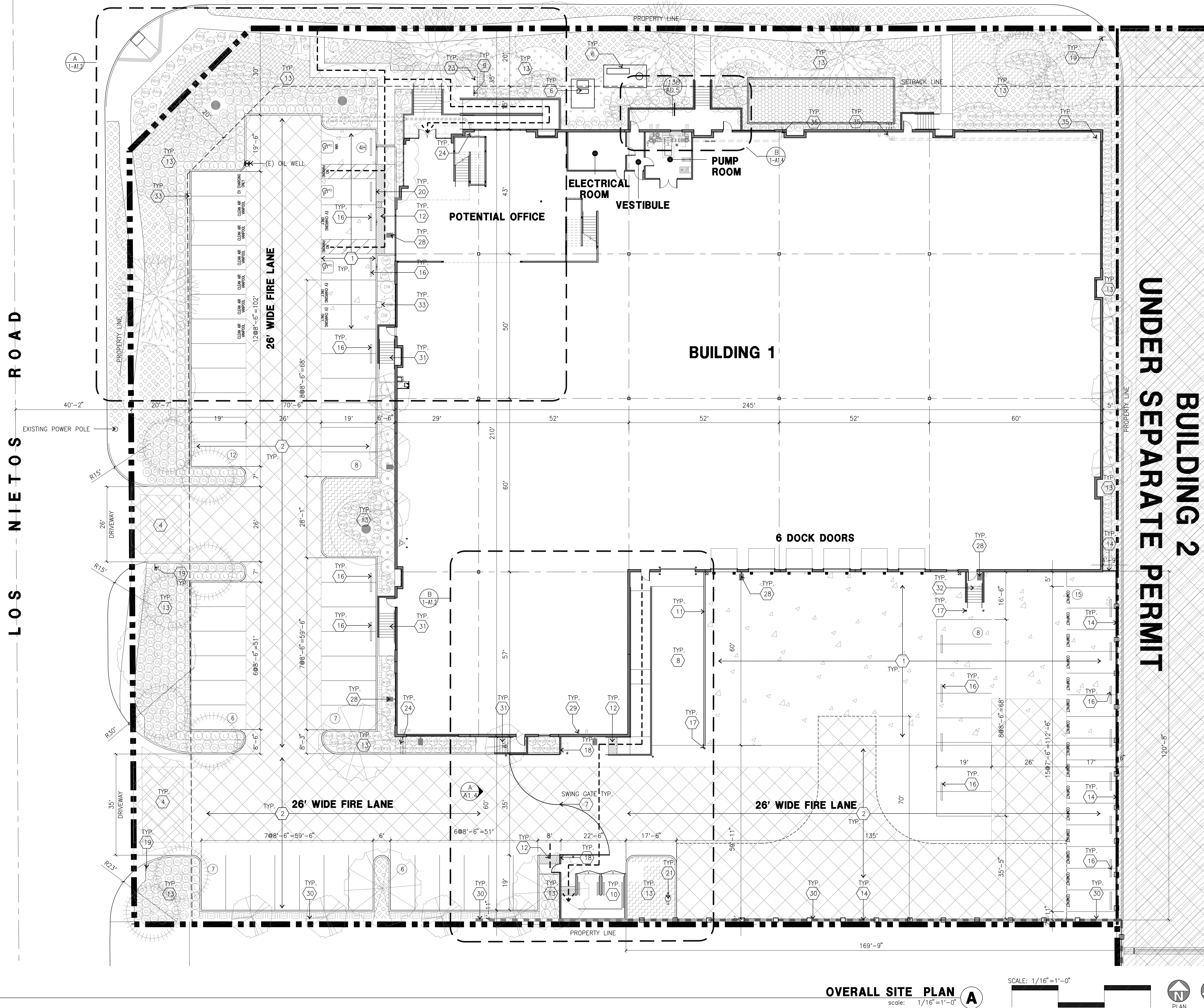
Title: Overall Site Plan

Project Number: 16422
Drawn by: ZR
Date: 08/27/18
Revision:
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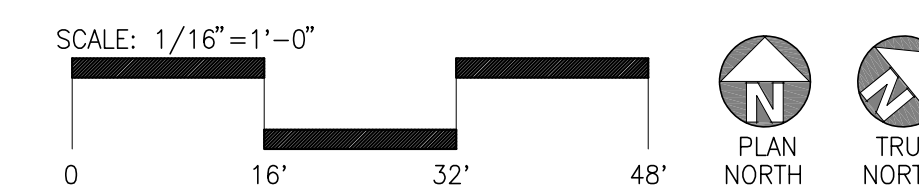
Sheet:

1-A1.1

CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT



OVERALL SITE PLAN A
scale: 1/16"=1'-0"



SITE PLAN LEGEND

	CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS		ACCESSIBLE PARKING STALL (9' X 19') + 5' W/ ACCESSIBLE AISLE
	STANDARD PARKING STALL (8.5' X 19')		ACCESSIBLE PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE
	COMPACT PARKING STALL (7.5' X 17')		ACCESSIBLE PATH OF TRAVEL: 4' MIN. WIDE, 1:20 MAX. SLOPE & 2% MAX. CROSS SLOPE, EXCEPT FOR PARKING ACCESS AISLES AND DOOR LANDINGS WHERE THE MAX SLOPE IS 2% IN ALL DIRECTIONS AND UNLESS NOTED OTHERWISE.
	LANDSCAPED AREA		
	26' WIDE FIRELANE		

SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" DRAWINGS.
- ASPHALT CONCRETE (AC) PAVING. SEE "C" DRAWINGS.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH. SEE "L" DRAWINGS.
- DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
- 5'-6"XS-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E..
- PROVIDE 8" HIGH METAL GATES W/ MAN GATE AND KNOX-BOX PER FIRE DEPARTMENT STANDARDS SEE 8/AD.2 FOR DETAILS.
- CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "C" DRAWINGS.
- BIKE RACK TYPICAL. SEE 13/AD.2 FOR DETAILS.
- 300 S.F. TRASH ENCLOSURE. SEE 2/AD.7 FOR DETAILS.
- 42" HIGH CONCRETE TILT-UP GUARD WALL. SEE "S" DRAWINGS.
- TRUNCATED DOMES. SEE 17/AD.1 FOR DETAILS.
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
- 8" HIGH METAL FENCE. SEE 4/AD.2 FOR DETAILS.
- CURB RAMP. SEE 11,16/AD.1 AND CIVIL PLANS FOR DETAILS.
- PRE-CAST CONC. WHEEL STOP. SEE 3/AD.1 FOR DETAILS.
- CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H. SEE 9/AD.1 FOR DETAILS.
- 8" HIGH SCREENWALL. SEE 1-A1.4 FOR ELEVATION
- ACCESSIBLE ENTRY SIGN. SEE 15/AD.1 FOR DETAILS.
- ACCESSIBLE PARKING STALL SIGN. SEE 19/AD.1 FOR DETAILS.
- APPROXIMATE LOCATION OF PRIVATE FIRE HYDRANT. SEE "FP" DRAWINGS.
- EXTERIOR PARKING LIGHT POLE. SEE 18/AD.5 FOR DETAILS. SEE "S" AND "E" DRAWINGS.
- SMOKING AREA. SEE 6,7 & 9/AD.5 FOR DETAILS.
- ROOF DRAIN THRU CURB. SEE 19 & 20/AD.3 & "C" DRAWINGS FOR CONNECTIONS.
- FUTURE MOTOR LOCATION. PROVIDE ELEC. STUBS UP. SEE "E" DRAWINGS.
- APPROXIMATE LOCATION OF KNOX-BOX.
- APPROXIMATE LOCATION OF PUBLIC FIRE HYDRANT. SEE "FP" DRAWINGS.
- WALL MOUNTED LIGHTING FIXTURES. SEE "E" DRAWINGS.
- ROOF DRAIN THRU WALL. SEE DETAIL 18/AD.3.
- RETAINING WALL WITH GUARDRAIL. SEE 13B/AD.5 FOR GUARDRAIL, 14/AD.7 FOR WATERPROOFING AND STRUCTURAL DRAWINGS 13 & 14/SD.6.
- CONCRETE STAIR WITH GUARDRAIL/HANDRAIL AS REQUIRED. SEE "S" DWGS AND 21/AD.5 FOR DETAILS.
- METAL STAIR WITH GUARDRAIL/HANDRAIL AS REQUIRED. SEE "S" DWGS AND 1/AD.2 FOR DETAILS.
- 2'X2' EV CHARGER CONCRETE PAD
- ROOF DRAIN THRU STORM DRAIN. SEE "C" DRAWINGS
- ROOF DRAIN THRU PLANTER BOX. SEE "C" DRAWINGS

SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY NORCAL ENGINEERING 19420-17 DATED MARCH 2, 2017.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING FOR ALL SITE CONCRETE
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- ADDRESSING TO BE PROVIDED PER SANTA FE SPRINGS MUNICIPAL CODE.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- APPROVED KNOX BOX IS REQUIRED PER SANTA FE SPRINGS FIRE DEPARTMENT. KNOX BOXES SHALL BE APPLIED PER SANTA FE SPRINGS FIRE DEPARTMENT STANDARD FOR ALL ACCESS GATES.
- ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.