



LANDSCAPE PARKING REQUIREMENT
 1. PARKING AREA: 22,960 SF
 2. LANDSCAPE REQUIRED: 1,008 = 1,607 SF
 3. LANDSCAPE PROVIDED: 8,362 = 1,918 SF

LA HABRA CITY PLANNING REQUIREMENTS:
 1. SECURITY CAMERAS AND MONITORING SYSTEMS SHALL BE INSTALLED IN ALL PARKING LOTS WITH MORE THAN 10 PARKING SPACES. ALL CAMERA AND MONITORING SYSTEMS SHALL BE REVIEWED AND APPROVED BY THE CHIEF OF POLICE OR DESIGNEE.
 2. REMOVE AND REPLACE DAMAGED DRIVEWAY, SIDEWALKS, CURBS AND GUTTER ALONG THE PROJECT FRONTAGES ALONG HARBOR BLVD AND STEARNS AVE.
 3. REMOVE AND REPLACE BROKEN SIDEWALK SURROUNDING WATER METER.
 4. PROVIDE ADA IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY LOCATED ALONG THE PROJECT FRONTAGES ON HARBOR BLVD AND STEARNS AVE.
 5. INSTALL A BREAKAWAY FLANGE ON EXISTING FIRE HYDRANT LOCATED ALONG STEARNS AVE.

NEW SITE PLAN

SCALE 1/16" = 1'-0" 1

REFERENCE NOTES

- [1] NEW PARKING SPACES RE-STRIPPING 6" X 18" TYP. ALL PARKING SPACES SHALL BE STRIPPED IN ACCORDANCE WITH THE CITY STANDARDS AND SHALL BE CLEARLY AND NOISELY STRIPPED AND SHALL BE MAINTAINED IN THIS CONDITION AT ALL TIMES.
- [2] (N) CONCRETE WHEEL STOP
- [3] (N) VERTICAL METAL LOUVER W/ SLOANAGE
- [4] (N) 42" METAL GUARDRAIL
- [5] NEW PARALLEL PARKING SPACES RE-STRIPPING 6" X 24" TYP.
- [6] (N) LANDSCAPE AREA
- [7] ACCESSIBILITY PATH OF TRAVEL
- [8] NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 6% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY.
- [9] NEW RAMP WITH 8.33% MAX SLOPE AND 2% MAX CROSS-SLOPE.
- [10] (C) PARKING LOT LIGHT FIXTURE TO REMAIN
- [11] THE SLOPE AND CROSS-SLOPE SHALL NOT EXCEED 2%
- [12] (C) DETECTABLE WARNING DOMES.
- [13] ADA PARKING SIGN:
 A. WARNING SIGN AT THE ENTRANCE TO THE PARKING AREA FROM THE STREET REGARDING UNAUTHORIZED VEHICLES SHALL NOT USE THE DESIGNATED ACCESSIBLE PARKING SPACES.
 B. ON THE POLE/WALL SIGN, ADD A SIGN STATING "8222 MANUAL FIRE".
 C. THE BORDER OF THE ACCESS ASILE SHALL BE PAINTED BLUE.
- [14] "STOP SIGN" PER LMHC 18.14.070.
- [15] PAVEMENT "STOP SIGN" PER CITY STANDARD.
- [16] CLOSE-OFF EXISTING DRIVEWAY. PUBLIC WORKS PERMIT FROM ENGINEERING FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY
- [17] 10" X 10" DIAGONAL CUT, NO FREE STANDING SIGNS OR VISUAL OBSTRUCTIONS HIGHER THAN 2.6' ARE ALLOWED WITHIN THIS AREA.
- [18] (E) CURB DRAIN PIPE TO BE REMOVED.
- [19] NEW CURB DRAIN PIPE CONNECT TO EXISTING LINE.
- [20] NEW TREE PER CITY STANDARD.
- [21] PAVEMENT "DIRECTIONAL CIRCULATION" PER CITY STANDARD.
- [22] POTENTIAL REDUCUR APPROXIMATELY 10' WIDE NEXT TO THE DRIVEWAY INGRESS & EGRESS

LEGEND:

△	EXISTING ELEVATION GRADE
○	NEW ELEVATION GRADE
—	EXISTING WALLS
▨	EXISTING CMU FENCE WALL
- - -	EXISTING TO BE REMOVED/DEMOLISHED

GENERAL NOTES:
 1. CONTRACTOR TO PATCH AND REPAIR ALL AREAS ERECTED BY THE CONSTRUCTION.
 2. PROVIDE ALL THE NECESSARY SHORING DURING CONSTRUCTION.

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PASSION ARCHITECTS
 1981 Collins Rd., Ste 210
 Walnut, CA 91789
 P: (909) 345-7800 • C: (213) 833-8888
 info@passionarch.com

ENGINEER:

PROJECT:

EXTERIOR REMODEL

**303 HARBOR BLVD
 LA HABRA, CA 90631**

OWNER:
DIAMOND HARBOR LLC
 1235 MAHOGANY CT,
 WALNUT, CA 91789-3834

KEVIN LEE
 kevin.lee@bhscaprops.com
 Phone: (626) 975-2521

REVISIONS/ISSUE FOR:

NO.	DATE	DESCRIPTION
1	05/28/24	PLANNING DRB
2	08/05/24	DRB CORRECTION #1
3	09/30/24	DRB CORRECTION #2
4	12/13/24	DRB CORRECTION #3

STAMP:

SHEET TITLE:

NEW SITE PLAN

DATE: 05-22-24 PROJECT NO.: 2403
 SHEET NUMBER:

A2.3