



SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

SITE AREA: 29,880 sf = 0.685ac  
ZONING: CB Commercial Business

BUILDING AREAS:

- LEVEL 01: 15,581 sf
- LEVEL 02: 16,519 sf
- LEVEL 01: 18,518 sf
- LEVEL 02: 18,518 sf
- LEVEL 05: 18,518 sf
- TOTAL: 87,654 sf

PARKING:

- RESIDENTIAL: NO PARKING REQUIRED  
18 PROVIDED

BIKE PARKING:

- 0.1 SPACES PER DWELLING UNIT:  
0.1x157 UNITS = 16 REQ'D  
22 PROVIDED

LOADING SPACES:

- FOR BUILDINGS BETWEEN 100-199 UNITS PROVIDE 2 SPACES:
- LOADING SPACE SIZE: 12'-0" x 19'-0" WITH ACCESS TO STREET OR ALLEY.

SITE PLAN NOTES:

- EXISTING TREE, TO REMAIN.
- EXISTING TREE, TO BE REMOVED.
- TRANSFORMER.
- ELECTRICAL METERS.
- VAULT PER CIVIL DRAWINGS.
- TRASH ROOM.
- MAIL ROOM.
- BIKE STORAGE AND REPAIR STATION.
- RISER ROOM.
- 14' COIL GRILL ROLLUP DOOR.

SITE CALCULATIONS AND LEGEND:

| SITE ELEMENT DESCRIPTION: | LEGEND: | AREA: (sf) | PERCENTAGE: |
|---------------------------|---------|------------|-------------|
| BUILDINGS:                |         | 15,581 sf  | 28.4 %      |
| BUILDINGS OVERHANG ABOVE: |         |            |             |
| LANDSCAPING:              |         | 2,874 sf   | 27.3 %      |
| ASPHALT PAVING:           |         | 9,490 sf   | 30.9 %      |
| CONCRETE PAVING & CURBS:  |         | 1,045 sf   | 13.4 %      |
| EXISTING BUILDING         |         |            |             |
| TOTALS:                   |         | 28,990 sf  | 100.0 %     |