

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_  
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.  
DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	_____	Date
Water Utility Development	_____	Date
Parks & Recreation Department	_____	Date
City Engineer	_____	Date
* Environmental Health Department (conditional)	_____	Date
Solid Waste Management	_____	Date
DRB Chairperson, Planning Department	_____	Date

\* Environmental Health, if necessary

PARKING SPACE TABULATIONS

- 10 ACCESSIBLE SPACES AT 20' X 9'-0"
- 119 SPACES AT 18' X 9'-0"
- 54 SPACES AT 18' X 8'-10"
- 14 SPACES AT 16' X 8'-9" (COMPACT)
- 197 TOTAL OFF STREET PARKING SPACES

- 8 ON STREET PARKING
- 205 TOTAL PARKING SPACES

ACCESSIBLE SPACES  
6 SPACES REQ. UNDER 200  
(151-200) IBC TABLE 1106.1  
150 REQUIRED SPACES  
REQUIRED: 6 SPACES  
ACTUAL: 10 SPACES

MOTORCYCLE  
5 SPACES REQ. (151-300) IDO 5-5 D  
REQUIRED: 5 SPACES  
ACTUAL: 8 SPACES

BICYCLE SPACES  
12TH & MENAUL ORDINANCE:  
1 SPACE PER 20 SPACES  
REQUIRED: 10 SPACES  
ACTUAL: 16 SPACES

IDO REQUIRED PARKING

BUILDING D - 4,500SF  
E - 8,000SF  
F - 8,500SF  
PROPOSED SF: 21,000 SF (BLDGS D, E, F)

FUTURE H - 8,000SF  
FUTURE G - 20,000SF

PROPOSED + FUTURE SF: 49,000-50,000 SF (D,E,F,G,H)

PARKING CALCULATIONS:

RETAIL: 4 SPACES/1000SF  
RESTAURANT: 8 SPACES/1000SF  
PHASE 2 (PROPOSED)  
10,000 GSF: 40 SPACES  
11,000 GSF : 80 SPACES

RETAIL: 4 SPACES/1000SF  
RESTAURANT: 8 SPACES/1000SF  
PHASE 3 (FUTURE)  
24,000 GSF: 96 SPACES  
4,000 GSF : 32 SPACES

TOTAL 256 SPACES

ORDINANCE 0-16-22: (PARKING REDUCTION)

0-16-22: 25% PARKING (256 SPACES X 25% REDUCTION)  
REDUCTION - 64 SPACES  
REQUIRED: 192 TOTAL  
ACTUAL : 197 PARKING SPACES (OFF STREET)

SITE TABULATIONS:

TOTAL ACREAGE OF PAD: 5.9 ACRES  
EXISTING PLAZA : .7 ACRES  
FUTURE STAGE OF WORK: 2.4 ACRES

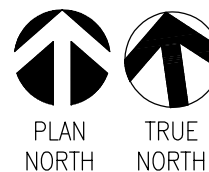
TOTAL AREA OF PROPOSED WORK: 3.5 ACRES

LANDSCAPING: SEE LANDSCAPE DRAWINGS

LEGEND

- FUTURE BUILDING PAD
- NEW CONCRETE WALKWAY
- NEW SCORED SLAB AT PATIO WITH INTEGRATED COLOR
- NEW LANDSCAPE
- EXISTING CONCRETE WALKWAY
- EXISTING CARRIAGE LANDSCAPE STRIP VERIFY TREE REQUIREMENTS

0 20' 40' 80'

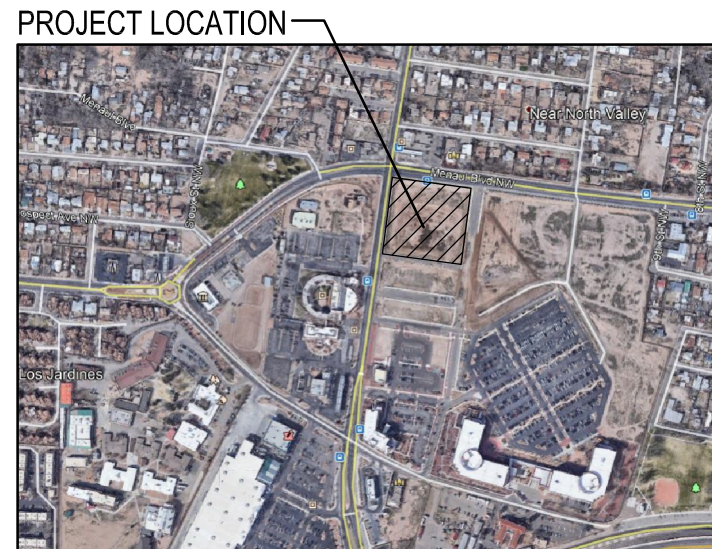


GENERAL NOTES

- SEE SHEET G-001 FOR ADDITIONAL INFORMATION.
- SEE SHEETS AS-105 & AS-106 FOR SITE DETAILS.
- ALL LIGHTING WILL BE IN COMPLIANCE WITH ZONING CODE SECTION 14-16-3-9. AREA LIGHTING REGULATIONS SEE C3/AS-105 FOR TYPICAL PARKING LOT LIGHT FIXTURES. SEE SHEETS E-101 AND E-102.
- ALL PEDESTRIAN SIDEWALKS U.N.O. WILL BE CONCRETE. SEE PLAN FOR WIDTH.
- ALL VEHICULAR TRAFFIC AREAS WILL HAVE ASPHALTIC CONCRETE PAVING UNLESS NOTED OTHERWISE
- IDENTIFY ALL COMPACT SPACES WITH "COMPACT" PAINTED ON THE PAVEMENT
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE CITY RIGHT OF WAY MUST HAVE TRUNCATED DOMES. SEE DETAILS A1-A3/AS-105.
- CRACKED SIDEWALK WILL NEED TO BE REPLACED IN KIND.

SHEET KEYED NOTES

- EXISTING EDGE OF CURB.
- EXISTING EDGE OF CURB TO REMAIN C.O.A. WILL DO FULL SIDEWALK AND STREET IMPROVEMENTS.
- FUTURE LOCATION OF EDGE OF CURB SHOWN DASHED. REFER TO C.O.A. MENAUL BLVD STREET IMPROVEMENT DRAWINGS.
- EXISTING CONCRETE WALKWAY.
- FUTURE BIKE RACK LOCATION. SEE C2/AS-105.
- TRASH ENCLOSURE. CENTER ON DRIVE AISLE. SEE DETAIL A1/AS-106.
- COLOR PATTERNED CONCRETE.
- PROPOSED SITE SIGNAGE. NOT A PART OF THIS SUBMITTAL.
- PROPOSED BUILDING UTILITY LOCATION.
- EXISTING FIRE HYDRANT LOCATION.
- NEW LANDSCAPING.
- FUTURE 8' CARRIAGE STRIP. PROVIDE NECESSARY IRRIGATION PREP FOR FUTURE USE
- WOOD TRELLIS SHADE STRUCTURE.SEE DASHED OUTLINE FOR EXTENTS.
- PROPOSED ENTRY MONUMENT @ 12TH STREET.
- 5'-6" MINIMUM CAFE SPACE.
- NEW PATIO CONCRETE PAD.
- PUBLIC OPEN SPACE. (PRIMARY ACTIVITY AREA). COLORED TEXTURED AND SCORED CONCRETE, LANDSCAPING AND ART YARD.
- NEW MOTORCYCLE SPACES 4'X8' MIN. DIMENSION. SEE DETAIL B1/AS-105 FOR POSTED MOTORCYCLE PARKING SIGNAGE.
- NEW CONCRETE WALKWAY.
- NEW ROOF DRAIN CULVER. CONCRETE CULVERT FLUSH WITH CONCRETE WALKWAY.
- NEW CONCRETE PAD AT ELECTRICAL TRANSFORMER LOCATION.
- NEW CONCRETE CURB.
- NEW CONCRETE ACCESSIBLE CURB RAMP. SEE A1-A3/AS-105.
- EXISTING ACCESSIBLE CURB RAMP - NO CONSTRUCTION.
- EXISTING BIKE RACK LOCATION.
- EXISTING LANDSCAPING AT PLAZA. NO CONSTRUCTION.
- EXISTING HARDSCAPE AT PLAZA. NO CONSTRUCTION.
- EXISTING TRAFFIC SIGNAL.
- TEMPORARY ASPHALT CURB. (FOR FUTURE CONSTRUCTION).
- PROPOSED FIRE HYDRANT LOCATION.
- REMOTE FDC LOCATION.
- FLUSH CURB FOR PEDESTRIAN ACCESS.
- ACCESSIBLE PEDESTRIAN INTEGRALLY COLORED CONCRETE.
- BOLLARDS @ PATHWAY. SEE DETAIL C1/AS-105.
- ON STREET PARKING.
- OPTIONAL EMPLOYEE YARD T.B.D.
- ACCESSIBLE PARKING STALLS 20'X9' MIN. DIMENSION. SEE DETAIL A4, B4, & B5/AS-105. ADA ACCESS AISLES SHALL PROVIDE THE WORDS "NO PARKING".
- ENTRY ARCH
- LOADING ZONE DESIGNATED AREA. 9'-0" WIDE X 18'-0" DEEP.
- CLEAR SITE TRIANGLE. - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



CONSULTANTS

Architect Engineer

AVANYU RETAIL

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Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:	DRB	
PROJECT NUMBER:	1836	
FILE:	1836 SP01.DWG	
DRAWN BY:	DS	
CHECKED BY:	RH	
DATE:	Project Issue Date	

SHEET TITLE

SITE PLAN FOR  
BUILDING PERMIT

AS-101