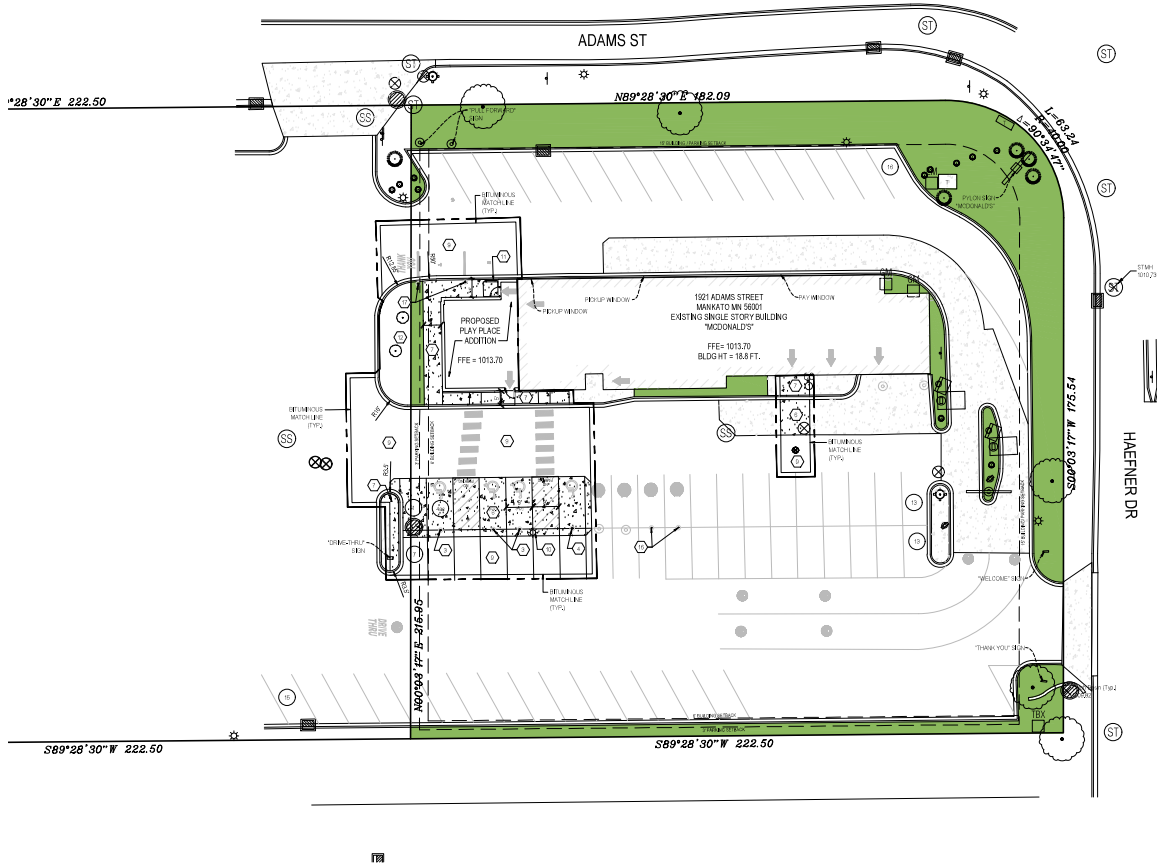




SITE CONSTRUCTION NOTES		
1.	Revised.	
2.	Revised.	
3.	State and ADA approved accessible sign and bollard per detail C2.1A.	
4.	State and ADA approved accessible sign and bollard with 'Van Accessible' sign per detail C2.1B.	
5.	Revised.	
6.	Concrete drive aprons and Manholes, Refer to Sheet C2.1 for specifications.	
7.	Concrete sidewalk, Man and match existing sidewalk, Refer to sheet C2.1.	
8.	Revised.	
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DIRECTIONAL SIGNAGE NOTES		
1.	Revised.	
2.	Revised.	

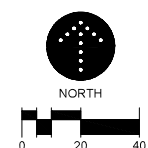
SITE PLAN NOTES		
1.	Obtain all necessary permits for construction within, or use of, public right-of-way.	
2.	The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.	
3.	Dimensions shown are to face of curb and exterior face of building unless noted otherwise.	

ZONING AND SETBACK SUMMARY		
The Property is Zoned B-1 (Neighborhood Commercial District).		
Building Setback Information is as follows:		
Front Yard = 10 ft.		
Side = 5 ft.		
Back = 5 ft.		
Parking Setback Information is as follows:		
Front Yard = 10 ft.		
Side = 5 ft.		
Back = 5 ft.		
Lot Coverage Information is as follows:		
Lot Area Maximum = 10,000 sq. ft. (2.0 ac.)		
Total Site Area = 47,000 sq. ft. (1.08 ac.)		

PARKING SUMMARY		
Required Parking		
One space per each 4,000 sq. ft. of building, 1 space for each 2 employees on major shift, 1 space for each delivery vehicle, and 1 space per customer food pickup. 30 required parking spaces per drive-through, 25 required spaces = 25 (drive-through) + 5 (food pickup) = 30 required parking spaces = 30 required parking spaces.		
Total Parking Spaces Provided	30	100%
Existing Parking		
Standard Stalls	0	0%
Accessible Stalls	0	0%
Total Parking Spaces Provided	0	0%
Proposed Parking		
Standard Stalls	0	0%
Accessible Stalls	0	0%
Total Parking Spaces Provided	0	0%

AREA SUMMARY		
Existing		
Previous	7,504 sq. ft.	0.17 ac.
Improvement	40,000 sq. ft.	0.91 ac.
Total	47,504 sq. ft.	1.08 ac.
Proposed		
Previous	7,504 sq. ft.	0.17 ac.
Improvement	40,000 sq. ft.	0.91 ac.
Total	47,504 sq. ft.	1.08 ac.

LEGEND		
Green Space		
Construction Limits		



REVISION HISTORY		DATE		BY		REVISION	
1	Revised						
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