



KEY NOTES:

- 1 NEW ASPHALT PAVEMENT PARKING AND DRIVE AREAS.
- 2 PARKING SPACE STRIPING PER CITY STD. SPECIFICATIONS - TYP.
- 3 ACCESSIBLE CURB CUT RAMP TO MEET CBC DESIGN REQUIREMENTS.
- 4 CONCRETE CURBING THROUGHOUT THE PARKING AREAS TO MEET CITY STDS.
- 5 COVERED TRASH ENCLOSURE TO BE CONSTRUCTED OF SPALT FACE CMU BLOCK TO MATCH THE BLOCK VENEER ON THE BUILDING EXTERIOR WALLS.
- 6 CMU BLOCK RETAINING WALL INDICATED WITH DASHED WALL MATCH PATTERN WALL HEIGHT VARIES REFER TO SITE GRADING PLAN.
- 7 ACCESSIBLE PATH OF TRAVEL, CONCRETE WALK ALONG FRONT OF BUILDING CONNECTING ALL ENTRIES - TYP.
- 8 AT GRADE PLANTERS WITH SHRUBS, TREES, GROUND COVERS AND SPECIFICATIONS FOR FULL DETAIL.
- 9 CMU BLOCK RETAINING WALL WITH 4\"/>
- 10 APPROX. LOCATION OF THE NEW FIRE SPRINKLER BACK FLOW PREVENTION DEVICE TO CONNECT TO NEW BUILDING'S FIRE PREVENTION DEVICE TO CONNECT TO EXISTING WATER MAIN. WATER BACK FLOW PREVENTION DEVICES TO CONNECT TO EXISTING WATER UTILITY WITHIN THE STREET FRONTAGE. EXACT LOCATION TO BE DETERMINED DURING THE STREET REVIEW PROCESS.
- 11 APPROX. LOCATION OF THE NEW BUILDING WATER AND REGULATION METER BACK FLOW PREVENTION DEVICES TO CONNECT TO EXISTING WATER UTILITY WITHIN THE STREET FRONTAGE. EXACT LOCATION TO BE DETERMINED DURING THE STREET REVIEW PROCESS.
- 12 PROPERTY LINE - TYP.
- 13 EXISTING ROAD EDGE OF ASPHALT STREET PAVEMENT ALONG CITY STREET.
- 14 PLANTER ISLANDS IN PARKING AREAS.
- 15 APPROX. LOCATION OF PROPOSED PARKING LOT / SITE LIGHT POLES PHOTO METER CONTROL THAT SHOWS MINIMUM LIGHT LEVELS ARE PROVIDED ALL EXTERIOR BUILDING AND SITE LIGHTING TO BE SHIELDED AND MEET THE DARK SKY REQUIREMENTS.
- 16 PRELIMINARY LOCATION OF Edison TRANSFORMER TO SERVE PROPOSED NEW BUILDING. FINAL SIZE AND LOCATION TO BE DETERMINED BY THE UTILITY COMPANY AS NECESSARY.
- 17 EXISTING STREET LIGHT POLES.
- 18 EXISTING FIRE HYDRANT LOCATION.
- 19 EXISTING TREE TRUNK LOCATION.
- 20 LANDSCAPE AREAS ARE TO BE GRADED AND PLANTED AS SUCH SO AS TO PROVIDE THE BEST SCENIC GOING FROM PARKING TO BUILDING AND DRAINAGE PLANS FOR SPECIFICATIONS AND DETAILS.
- 21 REMOVE MAN 6\"/>
- 22 DASHED LINE INDICATES THE REQUIRED 10' FRONT YARD SETBACK.
- 23 EXISTING ASPHALT DRIVEWAY ON THE ADJACENT PROPERTY. APPROX. LOCATION OF PROPOSED NEW GANG WALK BOX TO BE SET ON THE ADJACENT PROPERTY TO THE EAST.
- 24 EXISTING DIRT & GRAVEL DRIVE ON THE ADJACENT PROPERTY. APPROX. LOCATION OF FIXED IN PLACE BIKE RACK.
- 25 APPROX. LOCATION OF FIXED IN PLACE BIKE RACK.
- 26 APPROX. LOCATION OF FIXED IN PLACE BIKE RACK.
- 27 COLLING LANDING AREA OUTSIDE OF UTILITY ROOM SERVICE DOORS.
- 28 CONCRETE WAREHOUSE DOOR LOCATIONS - TYP.
- 29 ALUMINUM AND GLASS STOREFRONT ENTRY - TYP.
- 30 2\"/>
- 31 CONSTRUCT A NEW 4\"/>
- 32 CONSTRUCT A NEW 4\"/>
- 33 CONSTRUCT A NEW 4\"/>
- 34 COLLING WAREHOUSE DOOR LOCATIONS - TYP.
- 35 ALUMINUM AND GLASS STOREFRONT ENTRY - TYP.
- 36 EXISTING ASPHALT DRIVEWAY ON THE ADJACENT PROPERTY. APPROX. LOCATION OF PROPOSED NEW GANG WALK BOX TO BE SET ON THE ADJACENT PROPERTY TO THE EAST.
- 37 DISABLED ACCESS PATH OF TRAVEL TO THE PUBLIC WAY VIA A NEW 3\"/>
- 38 3\"/>
- 39 3\"/>
- 40 CONCRETE RIBBON GITTERS TO DRAIN INTO FILTERED CATCH BASIN. WATER RUN-OFF FROM THE ADJACENT (EAST) PARCEL TO THE CITY STREET.
- 41 ON-SITE SURFACE SWALE TO DIRECT ON-SITE STORM WATER RUN-OFF TO THE ON-SITE BIO-SWALE RETENTION AREA.
- 42 SHORT RETAINING WALL. SEE CIVIL PLAN FOR GRADE CHANGES.
- 43 STEEL COLUMNS THAT SUPPORT STEEL TRUSSES OVER EACH UNIT TO REMAIN ROAM STEEL AND RISER.
- 44 EXISTING WOODEN FENCE ON THE NEIGHBORING PROPERTY.
- 45 EXISTING ROLLING GATE ON THE NEIGHBORING PROPERTY.
- 46 PROPOSED UTILITY PASSAGE ALONG NEIGHBORING PROPERTY. LINE TO EXISTING CURRENTLY EXISTS FOR THE EXISTING LINE OF POWER POLES THAT FEED THE ADJACENT PROPERTY TO THE EAST.
- 47 ACCESSIBLE LINEX TOILET ROOM WITHIN EACH UNIT.
- 48 ROOFED AREAS.
- 49 LOCKED ROOF LADDER LOCATION TO ACCESS THE FLAT ROOFED AREAS.
- 50 CAN BLOCK RETAINING WALL AT THE PROPERTY LINE (ZERO LOT LINE) TO EXTEND MIN 2'-6\"/>
- 51 MAIN ELECTRICAL SWITCH GEAR, HOSE VENTIL. LANDSCAPE IRRIGATION TUBES, ETC.
- 52 REFER TO THE EXTERIOR BUILDING ELEVATIONS FOR THE LOCATION OF FIXED GRANGE GLASS WINDOWS SET WITHIN EXTERIOR WALLS ALONG THE SOUTH FACE OF THE BUILDING - TYP.
- 53 ELECTRICAL BREAKER PANEL FOR INDIVIDUAL EACH UNIT - TYP.



Category	Count	Area (sq. ft.)	Notes
Parking Spaces Required	31	1,100	1 SPACE PER 500 SQ. FT.
31 Parking Spaces Required	31	1,100	
22 STD. SPACES (EXTERIOR)	22	770	
6 STD. SPACES (INTERIOR)	6	210	
2 Accessible Spaces	2	70	
1 Loading Space	1	35	
Total	31	1,100	
Proposed Lot Coverage	10%	10,000	35% MAX. 55% ALLOWED
Building Footprint	15,200	15,200	
Asphalt Paving	18,200	18,200	55% (TBD)
Concrete Paving	810	810	23% (TBD)
Landscaped Area	4,000	4,000	12% (TBD)