

NO.	DESCRIPTION	DATE

ALL DIMENSIONS & SIZE DESIGNATIONS ARE SUBJECT TO VERIFICATION ON THE JOBSITE AND ADJUSTMENTS TO FIT JOB CONDITIONS AS DEEMED NECESSARY.

ARCHITECT	ARB
DRAWN BY	ARB / SLN
JOB NUMBER	2432

ARCHITECTURAL SITE PLAN

SCALE: As indicated

PARKING NOTES:

- PARKING SPOTS ARE 50 ILLUSTRATED SPACES (INCLUDES 4 ADA).
- SEC. 94-433. OFF-STREET PARKING REQUIREMENTS:
 - EATING AND DRINKING ESTABLISHMENT: ONE SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA.
 - 4800 SQ.FT. OF GROSS AREA = 24 PARKING SPACES REQUIRED.

SITE NOTES:

- CONTRACTORS AND SUBCONTRACTORS MUST VERIFY BUILDING SETBACK AND BUILDING FOOTPRINT PRIOR TO COMMENCING WORK. NOTIFY THE ARCHITECT IMMEDIATELY IF THERE IS ANY POSSIBILITY OF ENCROACHMENT.
- ANY WATER DIVERTED FROM ITS ORIGINAL DRAINAGE PATHWAYS SHALL BE RETURNED TO ITS ORIGINAL COURSE BEFORE LEAVING THE JOB SITE UNLESS THE SITE DESIGN SPECIFICALLY CALLS FOR REDIRECTION AND THE APPROPRIATE PERMITS AND/OR APPLICABLE DRAINAGE STUDIES HAVE BEEN COMPLETED IF REQUIRED BY THE A.H.J.
- VERIFY PROPERTY AND BUILDING LINES AND FINISHED FLOOR ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION. CONFIRM THAT UTILITIES ARE LOCATED AS SHOWN.
- DRAWINGS ARE NOT TO BE SCALED. BUILD FROM DIMENSIONS INDICATED. VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/DESIGNER AND/OR ENGINEER OF ANY CONFLICTS.
- AREAS DISTURBED DURING CONSTRUCTION OF DRAINAGE FACILITIES OR UTILITIES (SEWER, WATER, ELECTRIC, FIBER, ETC.) SHALL BE RETURNED TO THEIR NATURAL STATE AND APPROPRIATE TOPSOIL DEPTH PLACED FOR SEEDING OR RE-SEEDING.
- FINISHED GRADE: PER CIVIL ENGINEER.
- EVERY EFFORT IS MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION. IF THERE IS ANY CONFLICTING INFORMATION OR OMISSION IN THE WORKING DRAWINGS OR SUPPLEMENTAL DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECT/DESIGNER AND/OR ENGINEER FOR A RESOLUTION.
- ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE AS REQUIRED BY LOCAL STANDARDS
- CONTRACTOR TO VERIFY HORIZONTAL PLACEMENT AND FINISH FLOOR ELEVATIONS WITH OWNER AND ARCHITECT PRIOR TO EXCAVATIONS.
- CONTRACTORS TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE ARCHITECT IMMEDIATELY.
- TEMPORARY SECURITY FENCING OR JOBSITE SIGNAGE THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE FOR CONSTRUCTION SITES, AS WELL AS THE A.H.J.'S STANDARDS AND POLICIES MANUAL, AS APPROPRIATE.

ZONING - CITY OF BROOKINGS:

- PROPOSED LAND USE: Commercial Retail - Eating Establishments
- ZONING: Commercial Overlay District / B4 Underlying
- FRONT YARD SETBACK: 50'
- SIDE YARD: 25'
- REAR YARD: 30'
- LANDSCAPE SETBACK: 10' from Public R.O.W.

SITE & BUILDING AREA SUMMARY

58,980 SQFT	TOTAL LOT AREA
4,920 SQFT	TOTAL BUILDING AREA
14,324 SQFT	LANDSCAPED AREA (All landscaping/grass areas, earth hatch)
39,736 SQFT	SURFACED AREA (All Pavement & Gravel)
	PARKING AREA - APPROX. 28,000 SF
44,656 SQFT	BUILDING FOOTPRINT + SURFACED AREA
75.7%	LOT COVERAGE PERCENTAGE (MAX 80%)

TREES REQUIRED:

- SEC. 94-399. LANDSCAPING; C. LANDSCAPE STANDARDS
- ONE TREE FOR THE FIRST 4,000 SQUARE FEET OF SURFACED AREA.
 - ONE TREE FOR EACH ADDITIONAL 3,000 SQUARE FEET OF SURFACED AREA.
 - DECIDUOUS TREES TO BE PROVIDED AT A MIN. 2" CALIPER SIZE AT THE TIME OF PLANTING

39,736 SQ. FT. OF SURFACED AREA:

- 4,000 SQ. FT. = 1 TREE
- 35,736 SQ. FT. = 12 TREES
- 13 TOTAL TREES REQUIRED (14 SHOWN ON SITE PLAN).**
- 20% OF REQUIRED TREES TO BE IN PARKING LOT ISLANDS = 3 TREES IN ISLANDS REQUIRED (4 PROVIDED)

SIGNAGE (PYLON):

1 REQUESTED AT SW CORNER OF PROPERTY

SIGNAGE (BUILDING):

TO BE PROPOSED WITH TENANT IMPROVEMENT PERMITS

SOIL MIXTURE AT PARKING LOT ISLANDS:

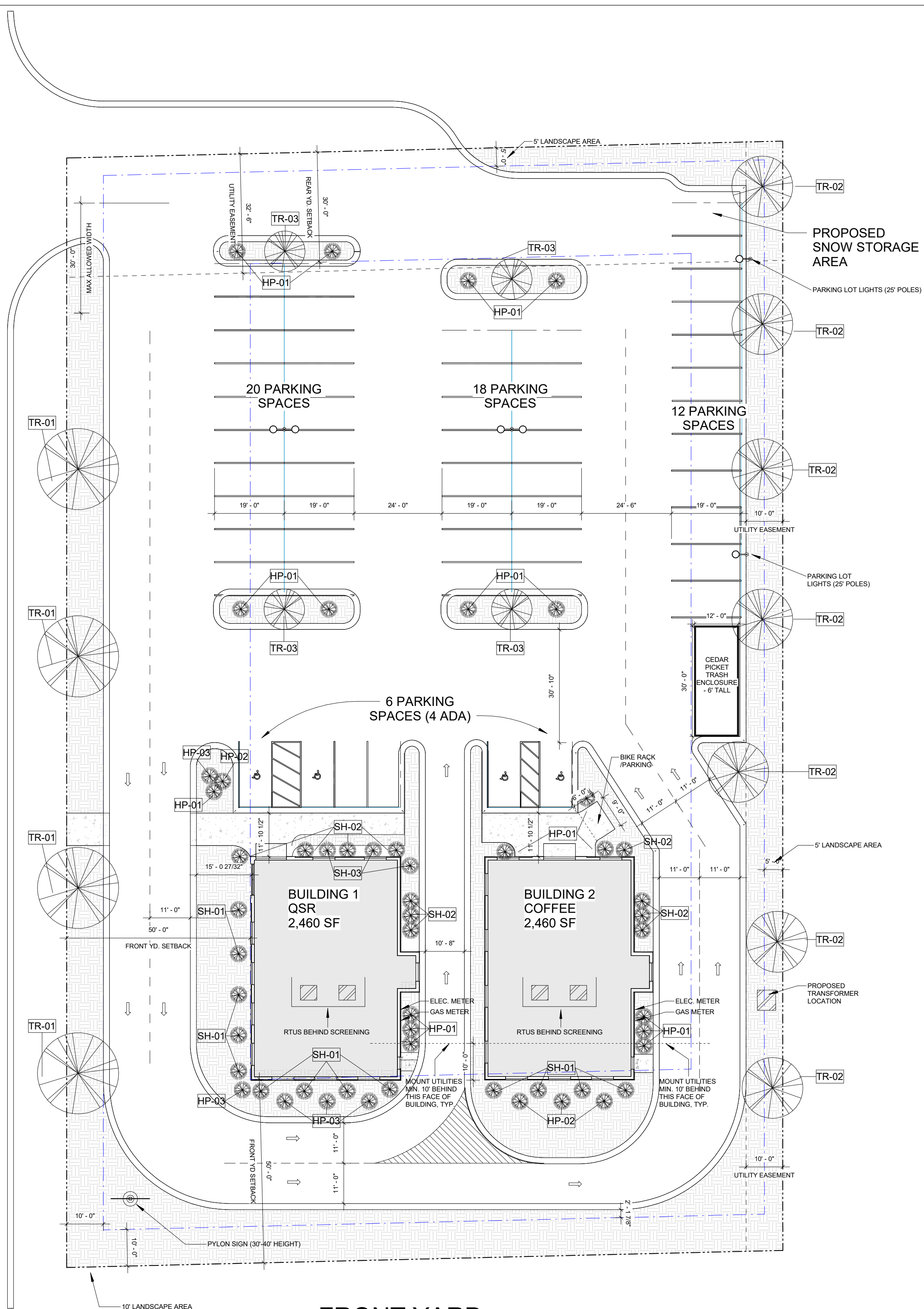
- PARKING LOT ISLAND SOILS SHALL BE OVER-EXCAVATED AND BACKFILLED WITH 1,000 CUBIC FEET OF SOILS SUITABLE TO SUPPORT TREE GROWTH.

PLANTING SCHEDULE

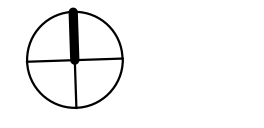
Type Mark	Count	Description
HP-01	18	HERBACIOUS PERENNIAL: Karl Forester Grass
HP-02	4	HERBACIOUS PERENNIAL: Echinacea pupurea
HP-03	5	HERBACIOUS PERENNIAL: Millenium Allium
SH-01	13	SHRUB: Juniper
SH-02	11	SHRUB: Hydrangea Paniculata
SH-03	3	SHRUB: Spirea
TR-01	4	TREE: Greenspire Linden
TR-02	7	TREE: Autumn Blaze Maple
TR-03	4	TREE: Prairiefire Crabapple

SITE SYMBOL LEGEND:

- PROPERTY LINE
- SETBACK LINE
- TRASH ENCLOSURE
- UTILITY AND/OR DRAINAGE EASEMENTS
- TRANS. ELECTRICAL TRANSFORMER
- FIRE HYDRANT
- MAIL MAILBOX
- GROUND-MOUNTED AC CONDENSING UNIT
- SIDEWALK - CONCRETE PAVING
- LANDSCAPE AREA / PLANTING BEDS
- STRIPED PAVEMENT
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- 1640 GRADING CONTOUR LINES (WITH ELEVATIONS)
- TRAFFIC DIRECTION
- BUILDING MASS W/ROOF OVERHANG



FRONT YARD



1 SITE PLAN
1" = 20'-0"