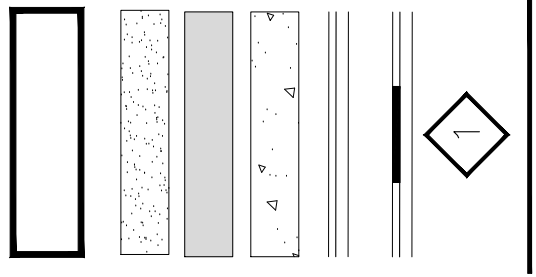


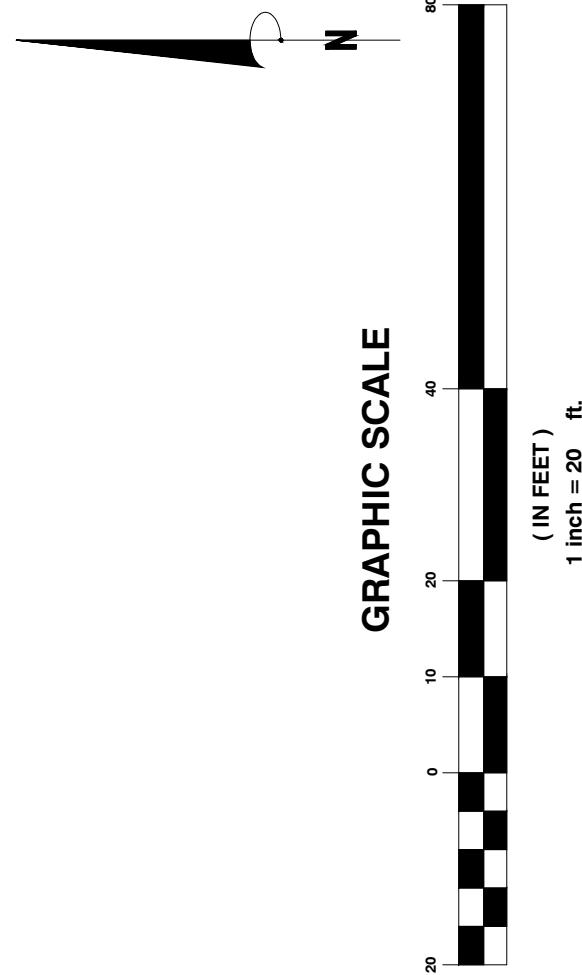
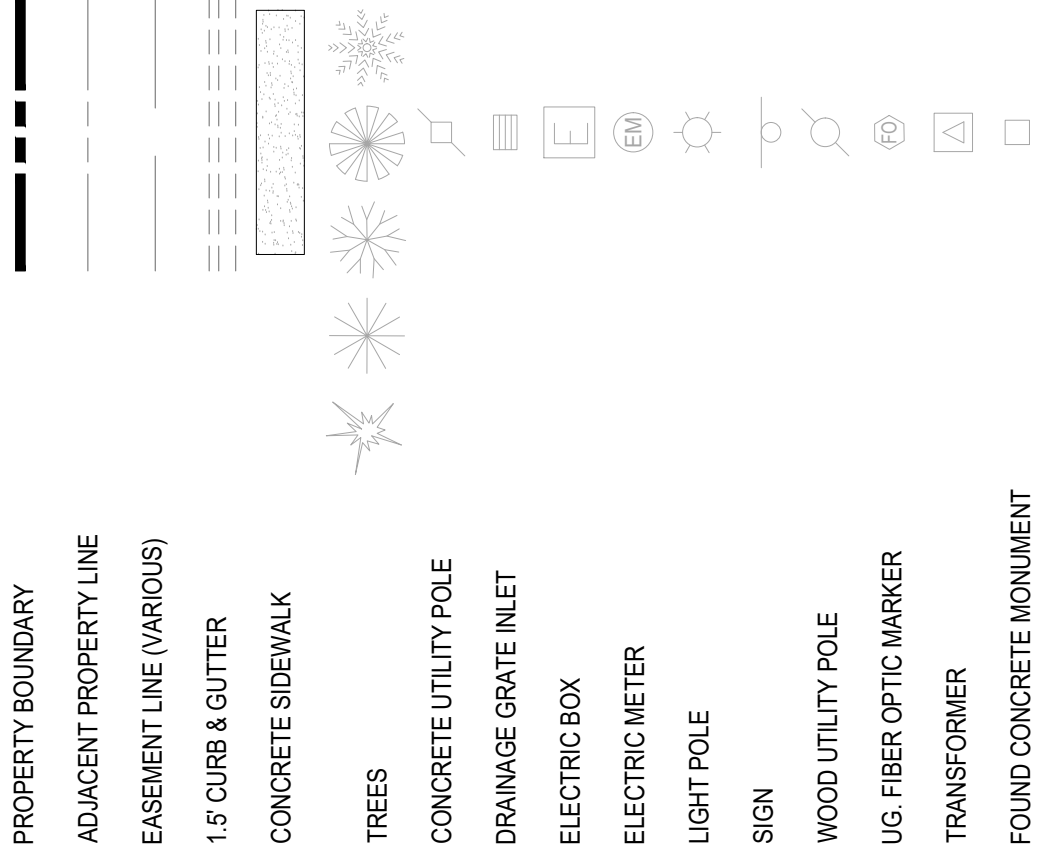
GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTAÑPÉÑS LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD., INC., DATED 01/15/2025, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. THE DUAL COUNTY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE DUAL COUNTY SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. THE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FOOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET.
7. THE PLANS SHALL INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION, TO THE AFOREMENTIONED CRITERIA AS-BUILT'S MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
11. REFER TO GEOTECHNICAL ENGINEERING REPORT BY UNIVERSAL ENGINEERING SERVICES DATED 07/23/2024 FOR PAVEMENT RECOMMENDATIONS.
12. ALL EXISTING FACILITIES WILL BE SCREENED IN ACCORDANCE WITH LDC SECTION 6.06.04.8 FOR
13. LANDSCAPING EQUIPMENT LOCATED ON THE GRADING AND/OR TOPT. WILL BE IN COMPLIANCE WITH LDC SECTION 6.06.04.8.9. (SCREENING REQUIREMENTS ARE REQUIRED TO SHOW ON SITE PLAN AND LANDSCAPE PLANS)

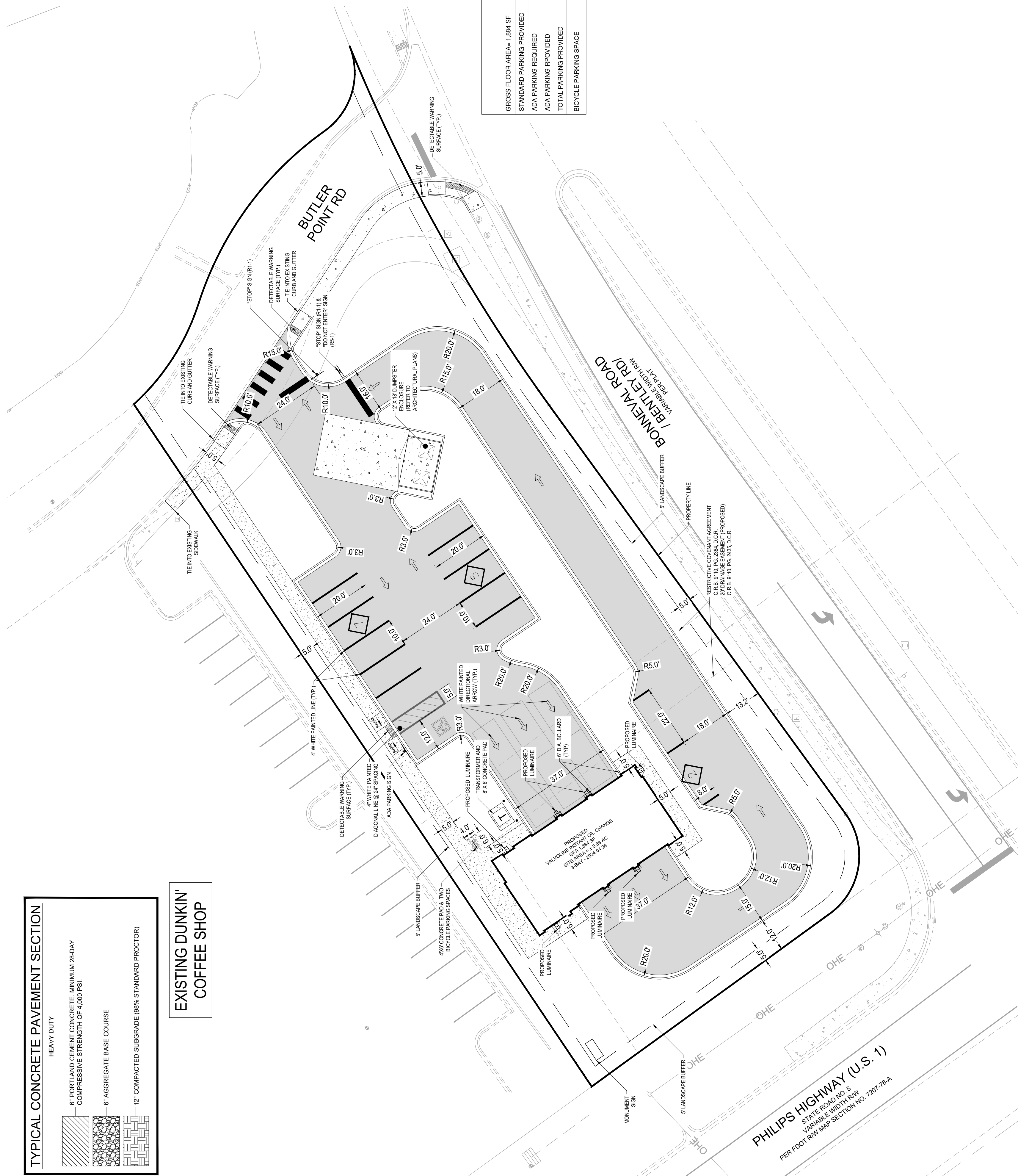
PROPOSED LEGEND



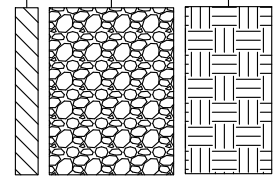
EXISTING LEGEND



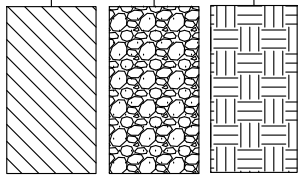
PARKING CALCULATION		
GROSS FLOOR AREA - 1,884 SF	2 SPACES / 4 SPACES / SERVICE BAY	REQUIRED PARKING SPACES = 14
STANDARD PARKING PROVIDED		13
ADA PARKING REQUIRED		1
ADA PARKING PROVIDED		1
TOTAL PARKING PROVIDED		14
BICYCLE PARKING SPACE	1 SPACE/ 20,000 SF CFA 2 SPACES MINIMUM	REQUIRED PARKING SPACES = 2



TYPICAL ASPHALT PAVEMENT SECTION



TYPICAL CONCRETE PAVEMENT SECTION



EXISTING DUNKIN'
COFFEE SHOP

WHEN VERTICAL CONSTRUCTION BEGINS, FIRE DEPT ACCESS IS REQUIRED:

A) FIRE DEPT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFA 1, CP 16).

B) FIRE DEPT ACCESS ROAD SHALL BE UNOBSTRUCTED 20 FEET WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS. (NFA 1, CP 18).