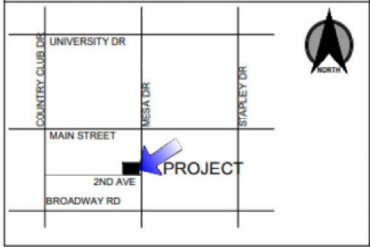


### GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'x33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OF THE SITE.
5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY, IN ACCORDANCE WITH APPROVED PLANS.
6. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
7. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

### VICINITY MAP

SCALE: NOT TO SCALE



SOUTH POMEROY

45' ROW from C/L to P/L

230'

144 S MESA DR  
MULTI-TENANT  
SHOPS BUILDING  
9,876 SF

126.40'

7'-0" from leading edge of existing sign to back-of-sidewalk  
EXISTING FREESTANDING SIGN TO REMAIN

230'  
MESA DRIVE

66' ROW from C/L to P/L

### SITE DATA

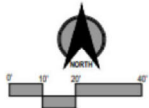
APN: LOT 1	138-06-078
LOT 2:	138-06-079
NET SITE AREA:	
LOT 1:	8,216 S.F. (.19 AC)
LOT 2:	20,873 S.F. (.48 AC)
EXISTING ZONING:	DB-1
EXISTING/PROPOSED USE:	RETAIL / RESTAURANT
BUILDING AREA:	9,876 S.F.
CONSTRUCTION TYPE:	V-B
PROPOSED BUILDING HEIGHT:	18'-10" FT
REQUIRED PARKING:	
BUILDING (1/375)	26 SPACES
TOTAL PARKING PROVIDED:	46 SPACES
ADA PARKING REQUIRED:	2
ADA PARKING PROVIDED:	2
REFERENCE CODES:	
2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL ENERGY CODE
2018	INTERNATIONAL FIRE CODE
2017	NATIONAL ELECTRIC CODE
	AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES

### KEYNOTES:

1. ADJACENT PROPERTY IS EXISTING AND WILL REMAIN AS IS.
2. EXISTING LANDSCAPE TO REMAIN.
3. EXISTING ASPHALT DRIVE AISLE AND PARKING TO REMAIN.
4. EXISTING DRIVE TO REMAIN.
5. DASHED LINE INDICATES EXISTING CANOPY TO BE REMOVED COMPLETELY.
6. EXISTING SCREENWALL TO REMAIN.
7. LANDSCAPE AREA, TYP.
8. EXISTING CLUMPSTER LOCATION TO REMAIN AS IS.
9. EXISTING SIDEWALK TO REMAIN.
10. NEW 6" CONCRETE CURB.
11. EXISTING ROLLED CURB TO REMAIN.
12. EXISTING PROPERTY LINE.
13. EXISTING CONCRETE PAD TO REMAIN.

### PROJECT DESCRIPTION:

RENOVATION PROJECT: THE EXISTING BUILDING SQ. FT. WILL REMAIN EXACTLY THE SAME AND RENOVATE THE EXTERIOR FACE OF THE FRONT, SIDES, AND REAR OF THE BUILDING. THE EXISTING SITE PARKING LOT TO REMAIN AS IS.



SCALE: 3/32"=1'-0"