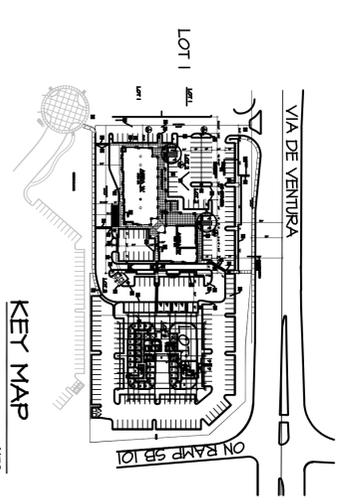


VIA DE VENTURA

**KEYNOTES**

- 11 EXISTING DRIVE REFERENCE CIVIL PLANS PREPARED BY ERICKSON NICKS ENGINEERS
- 12 30' W. EXISTING ACCESS DRIVE
- 13 PARKING SPACES AT THIS LOCATION (4 TOTAL) TO BE IDENTIFIED WITH SIGNS AS 'EMPLOYEE ONLY PARKING'
- 14 30' W. ACCESS DRIVE
- 15 12' X 36' LOADING SPACE
- 16 12' W. STRIPE BETWEEN DRIVE AND LOADING SPACE
- 17 6" C.I.P. CURB REF. DETAIL 7 & 8 ON SHEET A-03
- 18 4' W. CONCRETE WALK AT SOUTH SIDE OF BUILDING
- 19 POLE LIGHTING FIXTURE REF. ELECTRICAL PLANS
- 20 COVERED WALKWAY AT BUILDING 'A1'
- 21 ASPHALTIC CONCRETE ON 5" A.B.C.
- 22 REFERENCE GEOTECHNICAL REPORT
- 23 9' X 14' PARKING SPACE (TYPICAL)
- 24 3'-4" H. SCREEN WALL - SEE DETAIL 4 ON SHEET A-03
- 25 MONUMENT SIGN - REFERENCE DETAILS IN MASTER COMPREHENSIVE SIGN PACKAGE
- 26 RAAMP PEDESTRIAN WALK DOWN TO BE FLUSH WITH ASPHALT DRIVE SURFACE. PROVIDE DETECTABLE WALKING SURFACE PER DETAIL 6 ON SHEET A-03.
- 27 11' W. DRIVE THRU LANE. PROVIDE DIRECTIONAL ILLUMINATED SIGNAGE PER TENANT REQUIREMENTS STANDARDS.
- 28 DECORATIVE CONCRETE TREATMENT WHERE WALK CROSSES ASPHALT DRIVE SURFACE. REFERENCE DETAILS OR LANDSCAPE PLANS
- 29 DOUBLE WIDE REUSE ENCLOSURE PER DETAIL SHEET A-03
- 30 CONSTRUCTION LIMIT LINES FOR THIS PROJECT.
- 31 TEMPORARY 6" EXTRUDED CONCRETE CURB
- 32 CONC. CURB, ASPHALT STRIPING, ETC. TO BE PROVIDED WITH LOT AND BUILDING CONSTRUCTION.
- 33 6" CONC. EXTRUDED CURB WHERE INDICATED
- 34 ROOF DRAIN & OVERFLOW WITH CONTINUATION UNDER SIDEWALK



KEY MAP  
NTS

NOTE:  
THE IMPROVEMENTS ON LOT 3 ARE BEING CONSTRUCTED AS PART OF THE APPROVAL FOR LOT 2, AND WILL BE IDENTIFIED AS A PART OF THE DESIGN OF LOT 3 WHEN IT IS SUBMITTED FOR THE OVERALL DRAWING APPROVAL AT A LATER DATE.

**ALLOWABLE BUILDING AREA**

GROUP	AREA	FRONTAGE INCREASE
GROUP A-2	6,000 SF	
GROUP B	4,000 SF	$I_1 = 100 \left[ \frac{F}{F_1} \right] \frac{M}{30}$
GROUP M	4,000 SF	$100 \times \frac{225}{667} = 25 \times \frac{134}{30}$
$A_2 = A_1$	$\left[ \frac{A_1}{100} \right] + \left[ \frac{A_1}{100} \right]$	$I_1 = 116$
$A_3 = A_2$	$\$20X116 + \$20X3008$	
	100 + 100	
	100 + 100	
	$A_3 = 14,056$ SF. ALLOWABLE	

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NO.	REVISION	DATE
1	OWNER CHANGES	02/08/06
2	OWNER CHANGES	06/29/06
3	OWNER CHANGES	09/29/06
4	COMPLETION	02/10/08

PROJECT NO.: 040024  
 PROJECT MGR.: DJB, JLR, BSH  
 DRAWN BY: DS, JB, JL, KR, SH  
 CHECKED BY: \_\_\_\_\_  
 DATE: 02/11/06

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL ALL ITEMS ARE INITIALED AND DATED

DATE: 02/11/06

SCALE: 1"=30'

**A-2**