

Exterior site lighting must comply with Section 21.301.07 of the City Code. An initial lighting plan and maintained lighting plan with a light loss factor (LLF) of 0.81 must be provided.

Required quantity of parking on-site is 9 parking stalls per Sec. 21.301.06 of the City Code.

A sidewalk connection to the public sidewalk network must be provided per Sec. 21.301.04 of the City Code.

Provide signage on posts for both accessible parking space and access aisle

Provide a hydrant on the site.

Provide emergency vehicle access

PROPOSED LANDSCAPING:

DEVELOPMENT SITE AREA = 30,909 SQ. FT.
PER ORDINANCE: 1 TREE / 2,500 SQ. FT. = 13 TREES
1 SHRUB / 1,000 SQ. FT. = 31 SHRUB

PLANT SCHEDULE

OVERSTORY TREES

QTY.		COMMON NAME	BOTANIC NAME	SIZE
3	BS	BLACK SPRUCE <i>CONIFEROUS</i>	Picea Mariana	6' B&B
4	SWO	SWAMP WHITE OAK	Quercus Bicolor	6' B&B
3	JL	JAPANESE LILAC <i>ORNAMENTAL</i>	Syringa Veticulata	1 1/2" CAL.
3	HL	HONEY LOCOST	Gleditsia Triacanthos Imperial	2 1/2" CAL.
13		TOTAL TREES		

PLANT SCHEDULE

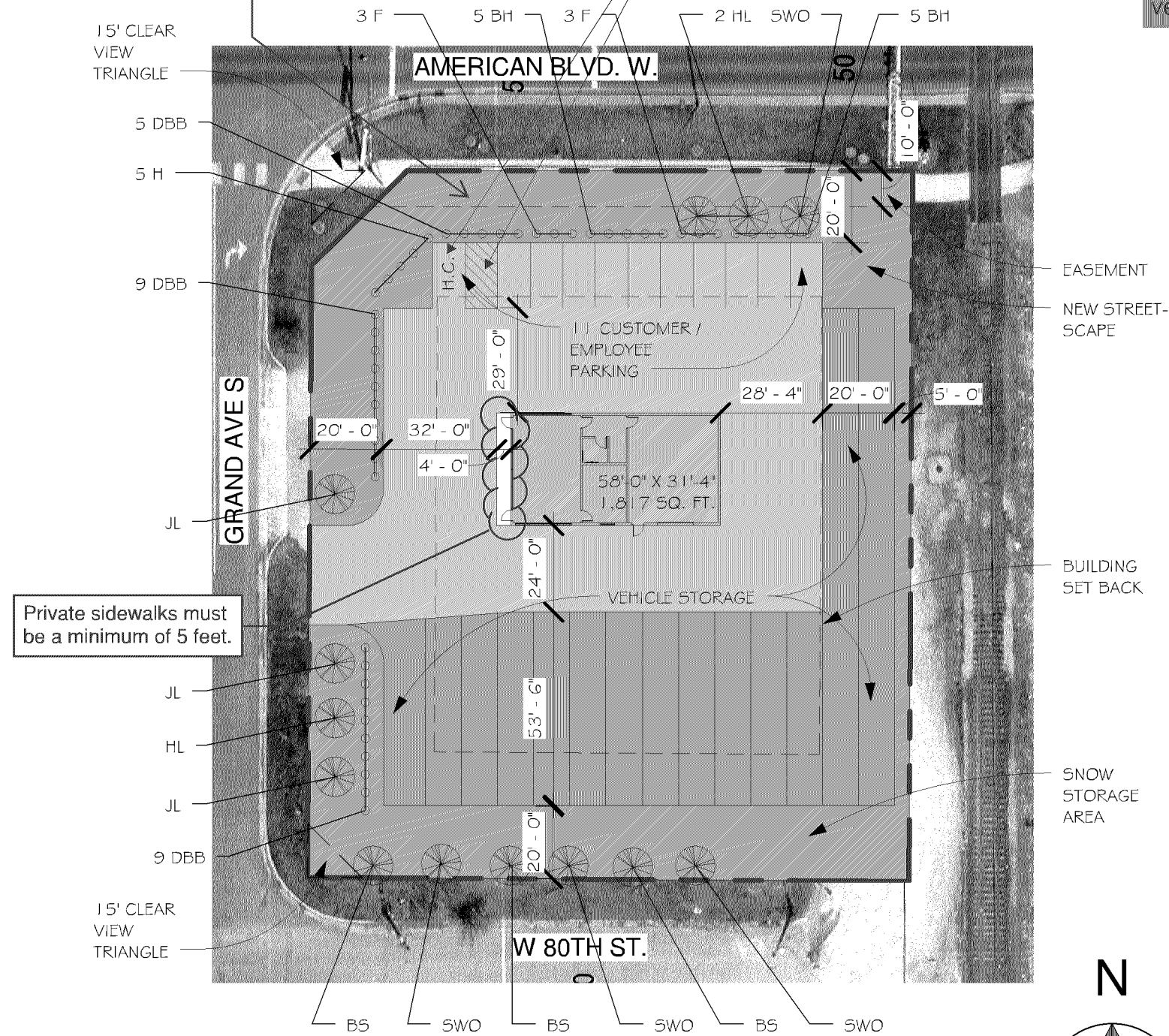
SHRUBS / PERENNIALS

QTY.		COMMON NAME	BOTANIC NAME	SIZE
23	DBB	DWARF BURING BUSH	Evonymos Alatus	#5 Cont.
10	BH	BUSH-HONEYSUCKLE, <i>DWARF</i>	Diervilla lonicera	#5 Cont.
6	F	FALSESPIREA	Sorbaria sorbifolia 'Sem'	#5 Cont.
5	H	HYDRANGEA, <i>ANNABELLE</i>	Hydrangea arborsecens 'Annabelle'	#3 Cont.
44		TOTAL SHRUBS		

Based on a Developable Landscaping Area of 32,418 square feet, City Code requires the site to have 13 trees and 32 shrubs. The quantity of plant material proposed is Code-compliant.

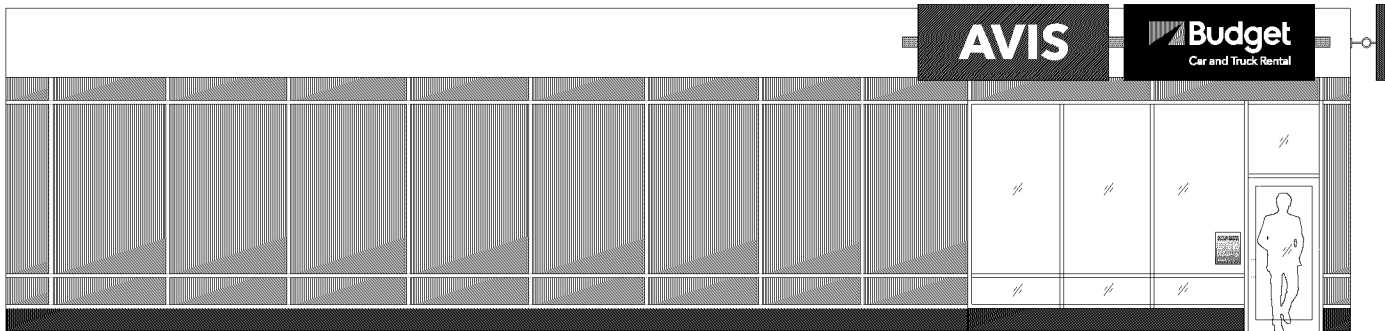
The Landscaping and Screening Policies and Procedures requires that at least 50% of the frontage of a building facing a public street should be landscaped with foundation plantings. Planting beds along the foundation of the building are required.

The Landscaping and Screening Policies and Procedures recommends that the perimeter of sites have visual interest and large paving areas be broken up by landscaping. The majority of the trees proposed are located along the southern and southwestern boundary of the site. The perimeter trees should be better dispersed along the perimeter in order to add visual interest along Grand Avenue and American Boulevard West and better break up the areas of pavement.



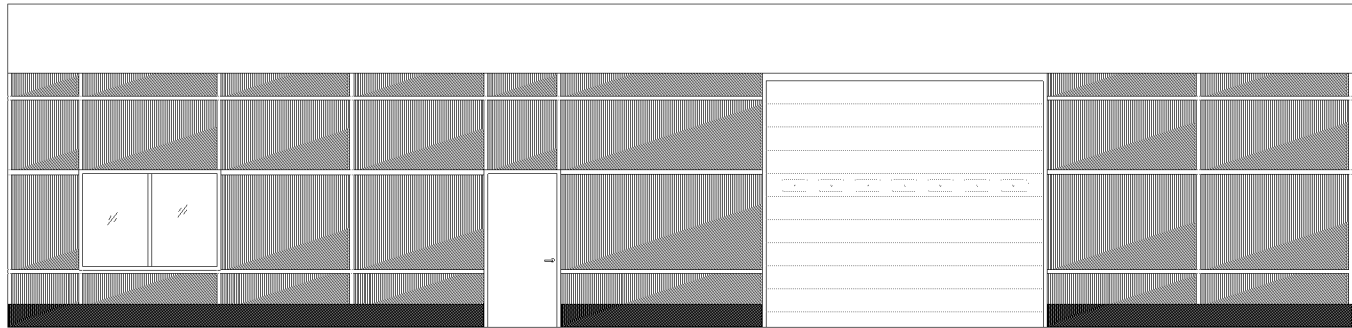
1 SITE PLAN 7-10-17
1" = 40'-0"

- T.O. ROOF ASSEMBLY
14'-0"
- B.O. ROOF ASSEMBLY
11'-0"



NORTH ELEVATION

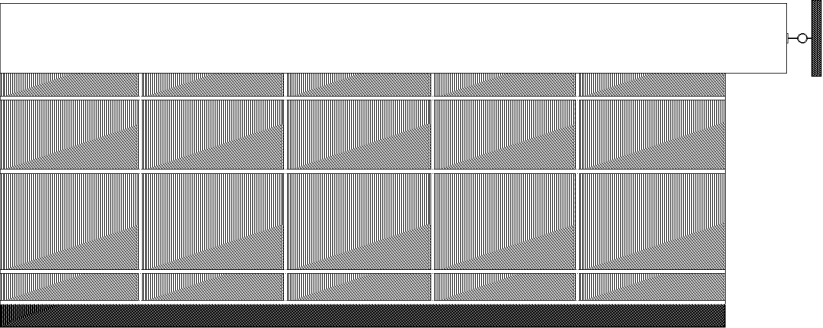
- T.O. ROOF ASSEMBLY
14'-0"
- B.O. ROOF ASSEMBLY
11'-0"



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

