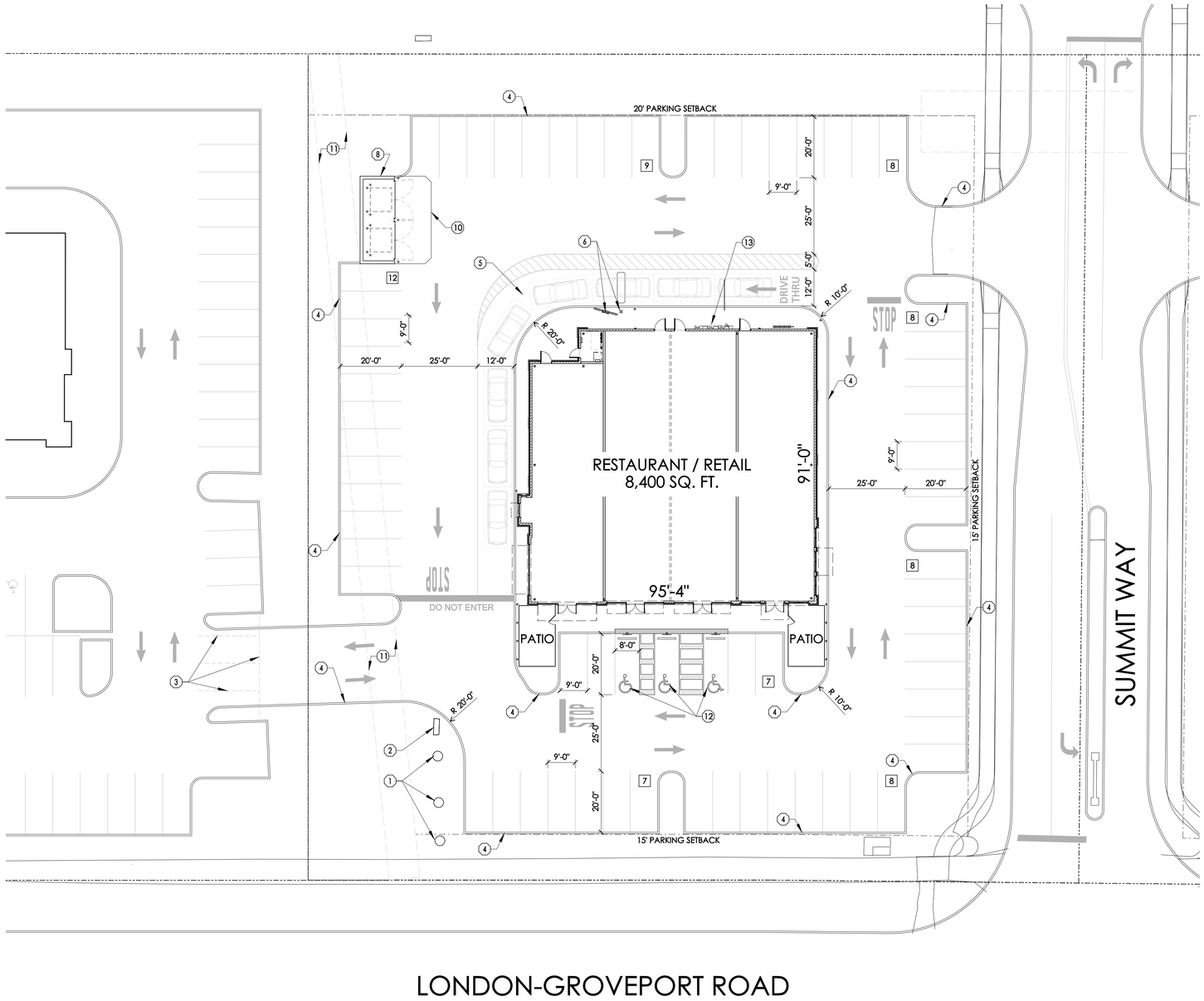


A PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

SITE INFORMATION

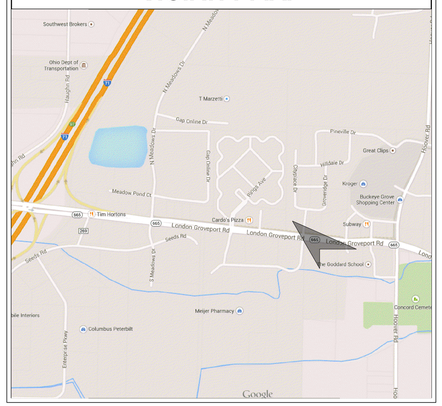
SITE/BUILDING			
SITE AREA:	1.58 ACRES	BUILDING HEIGHT:	24'-8" H.
BUILDING AREA:	8,400 S.F.	BUILDING USE:	RESTAURANT / RETAIL

PARKING & CIRCULATION	
PARKING REQUIRED:	
8,400 SQ. FT. BUILDING SHELL	67 SPACES PROVIDED
1% MECH. ROOM = 100 SQ. FT.	--
20% RESTAURANT = 1,700 SQ. FT. (1 PER 50)	34 SPACES REQ'D.
79% RETAIL = 6,600 SQ. FT. (1 PER 200)	33 SPACES REQ'D.
	67 SPACES REQ'D.
	67 SPACES PROVIDED
HANDICAP PARKING REQUIRED:	3 SPACES
HANDICAP PARKING PROVIDED:	3 SPACES

CODED NOTES

1. EXISTING UTILITY POLE.
2. EXISTING ELECTRICAL CABINET.
3. FOUR PARKING SPACES TO BE ELIMINATED AND NEW CURB CUT TO BE INSTALLED.
4. PROPOSED CURBING / EXTENT OF PARKING FIELD.
5. 6" REINFORCED CONCRETE DRIVE AISLE.
6. MENU BOARD AND SPEAKER.
7. PROPOSED ENTRANCE DOORS.
8. PROPOSED MASONRY DUMPSTER ENCLOSURE.
9. PROPOSED SERVICE DOOR.
10. CONCRETE DUMPSTER PAD.
11. EXISTING UTILITY EASEMENT.
12. HANDICAPPED PARKING SPACE(S),
13. PROPOSED GAS METERS.

VICINITY MAP



BEAN
J. CARTER BEAN ARCHITECT
4400 HORNING HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5 E A N
FAX 614 262 2329

COPYRIGHT 2015
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF
J CARTER BEAN ARCHITECT
AND MAY NOT BE USED, DUPLICATED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

LONDON PLACE
LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO
FOR
INTEGRA REALTY SERVICES, LLC

DRAWING STATUS

STATUS	DATE
PRELIMINARY	06.10.2015

DRAWING TITLE
PROPOSED SITE PLAN

DRAWING NUMBER
SD-1.1

BEAN #00000.00