

NORTH GRANDVIEW

THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT, OR PREPARED UNDER HIS DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, NOTES AND DETAILS, INCLUDING THE OVERALL LAYOUT, FORM, ORGANIZATION, AND COMPOSITION OF SPACES AND ELEMENTS PORTYFIED, CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

© 2015 H.C. KLOVER ARCHITECT

THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR THE EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY DOCUMENTS, DRAWINGS OR OTHER INSTRUMENTS PREPARED FOR ANY PART OF THIS PROJECT WHICH DO NOT BEAR THE ARCHITECT'S NAME. THE ARCHITECT'S SERVICES ARE UNDERTAKEN ONLY AT THE REQUEST OF THE PROJECT OWNER. NO ASSUMPTION IS MADE BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER UNRELATED DOCUMENTS. THIS DRAWING IS A SINGLE COMPONENT OF AN INTEGRATED SET OF CONSTRUCTION DOCUMENTS. GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT, GENERAL REQUIREMENTS, SPECIFICATIONS AND OTHER DRAWINGS MAY AFFECT THE WORK DESCRIBED. FAILURE TO REVIEW AND INTERPRET THE DRAWING AS A WHOLE OF THE CONSTRUCTION DOCUMENTS MAY NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

COMPLY WITH ALL LAWS, CODES, ORDINANCES AND REGULATIONS WITH AUTHORITY HAVING JURISDICTION OVER THE PROJECT AND WITH REQUIREMENTS OF ALL APPLICABLE ORDINANCES. VERIFY ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES VERIFICATION AND ACCEPTANCE OF ALL EXISTING CONDITIONS. APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK, AND ASSUMPTION OF RESPONSIBILITY FOR ADEQUATE INSTALLATION.

DIMENSIONS SHOWN ARE TO FINISH FACE OF A MATERIAL UNLESS OTHERWISE INDICATED. OCCUPANT & WORKER dimensions - DO NOT SCALE. TRAMP UNLESS OTHERWISE INDICATED.

SITE INFORMATION

COMBINED LOT SIZE - 100,379 SF (PER ALTA) (2.304 ACRES)

BUILDING SQUARE FOOTAGES:

PANDA EXPRESS - 2,600 SF
 CFT RETAIL CENTER - 9,610 SF
 TOTAL - 12,210 SF

PARKING CALCULATIONS:

124 SPACES TOTAL PROVIDED

RESTAURANT
 1 SPACE PER 100 SF DINING AREA # 1
 1 SPACE PER EMPLOYEE

RETAIL
 1 SPACE PER 150 SF FRONT OF HOUSE # 1
 1 SPACE PER EMPLOYEE

DRIVE THRU
 1 SPACE PER 50 SF DINING AREA # 1
 1 SPACE PER EMPLOYEE

PANDA EXPRESS - 1090 / 50 = 22 SPACES

+ 4 EMPLOYEES MAX = 26 TOTAL SPACES REQ.

RETAIL BUILDING:

REST 1 - 1935 / 100 = 20 SPACES
 +4 EMPLOYEE MAX = 24 TOTAL SPACES REQ.

REST 2 - 2341 / 100 = 24 SPACES
 +5 EMPLOYEE MAX = 29 TOTAL SPACES REQ.

RETAIL 1 - 2033 / 150 SF = 9 SPACES
 + 3 EMPLOYEE MAX = 12 SPACES REQ.

RETAIL 2 - 946 / 150 SF = 4 SPACES
 +3 EMPLOYEE MAX = 7 SPACES REQ.

RETAIL 3 - 1913 / 150 SF = 8 SPACES
 +4 EMPLOYEE MAX = 12 SPACES REQ.

TOTAL RETAIL BUILDING REQ. PARKING = 85 STALLS

TOTAL SHOPPING CENTER REQ. PARKING = 110 STALLS

14 SPACES REMAINING. NUMBERS SUBJECT TO CHANGE PER USE CLASSIFICATION.

project title

CFT & PANDA
 WAUKESHA
 2720 N GRANDVIEW BLVD
 WAUKESHA, WI 53188

project number
 14045.004

drawing issuance
 PRELIM PLANNING 06.29.16

drawing revisions
 No. Description Date

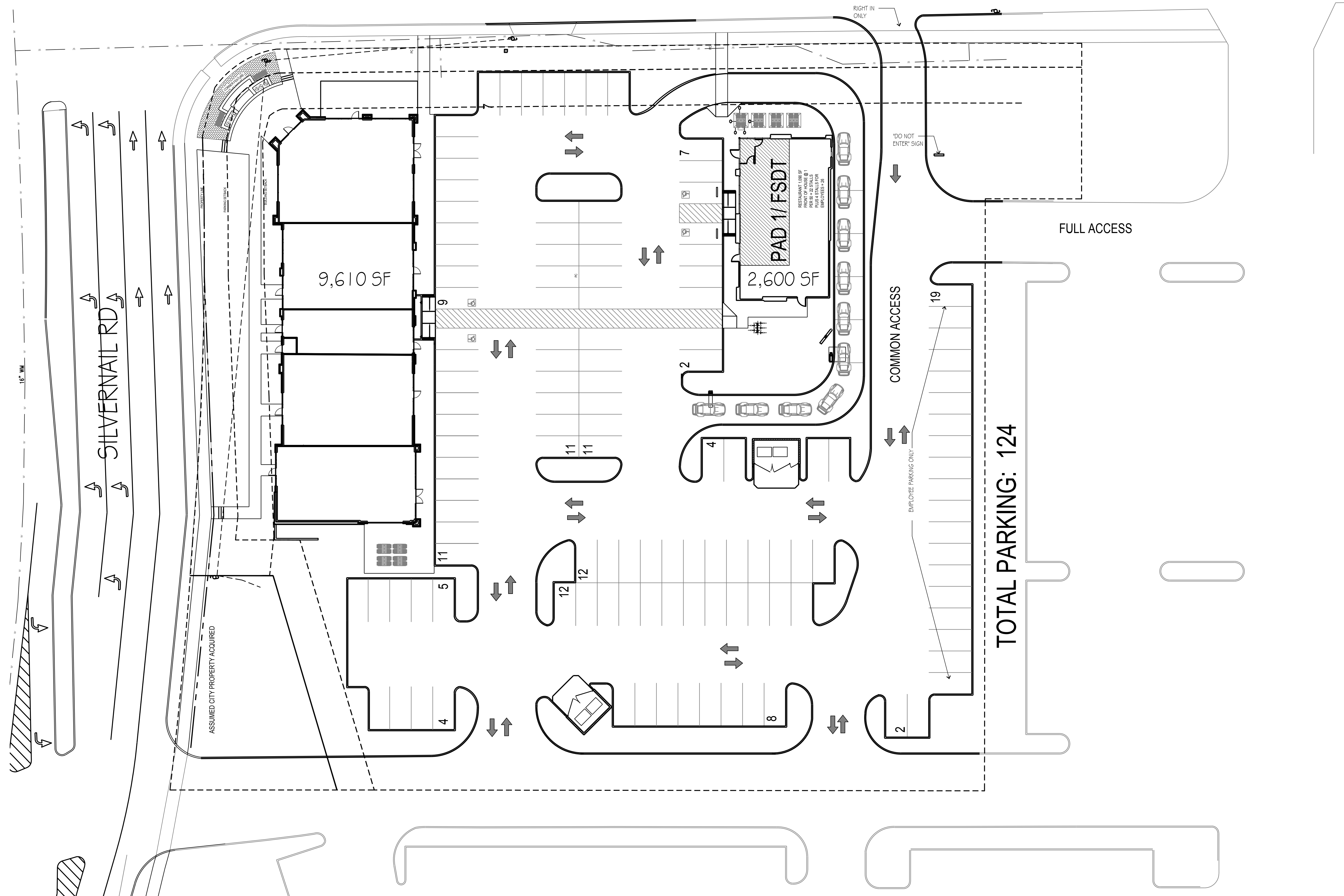
professional seal

drawing title
 PRELIMINARY
 SITE PLAN

drawing number

AS100

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



TOTAL PARKING: 124

ASSUMED CITY PROPERTY ACQUIRED