

SITE LAYOUT PLAN KEYED NOTES:

THE FOLLOWING SITE LAYOUT PLAN KEYED NOTES ARE ENCLOSED WITH A SYMBOL ON THE SITE LAYOUT PLAN

1.

NEW CONCRETE CURBS. 6x18 PER DETAIL 2/SD-301.
2.

PROVIDE NEW EXTERIOR CONCRETE WALK. 2.0% MAX CROSS SLOPE. SEE EXTERIOR WALK LEGEND THIS SHEET FOR ADDITIONAL INFORMATION ON MAXIMUM SLOPES. SEE SD SHEETS FOR DETAILS AND GRADING PLAN FOR FINAL ENGINEERED DESIGN SLOPES.
3.

ALL NEW PARKING LOT STRIPING AND ACCESSIBLE PARKING COLOR: WHITE.
4.

"DRIVE THRU" AND "THANK YOU" PAVEMENT MARKING. PAINT COLOR: SAFETY YELLOW. SEE DETAIL 9/SD-301. SEE GENERAL NOTE #A FOR STENCIL SUPPLIER. LOCATE "THANK YOU" 40' FROM THE CENTER LINE OF OF PRESENTER BOOTH WINDOW TO THE BOTTOM OF THE WORD "YOU".
5.

NEW DRIVE THRU ELEMENTS INCLUDES: MENU BOARDS, PRE-BROWSE BOARD, SPRINGBOARD WITH SPEAKER, & DOUBLE ARM GATEWAY SIGN. SEE SD SHEETS FOR LAYOUT DIMENSIONS & DETAILS.
6.

NOT USED.
7.

CONCRETE PAD AT ACCESSIBLE PARKING. CORNERS OF PAD TO BE CUT AT 45°, 12" BACK, TO AVOID CRACKING OF CORNERS. PAD TO HAVE 2% MAX SLOPE ANY DIRECTION.
8.

NEW ACCESSIBLE PARKING SPACE SIGNAGE ATTACHED TO NEW 6" BOLLARD PER DETAIL 3/SD-205. MOUNT SIGNS SO AS BOTTOM OF LOWEST SIGN IS 5'-0" ABOVE PARKING GRADE. VERIFY WITH LOCAL MUNICIPALITY IF "FINE" SIGN IS REQ'D.
9.

NOT USED.
10.

NEW OOSP PARKING SPOT AND BOLLARD. SEE SHEET SD-201 FOR MORE INFORMATION. 3" BOLLARDS AT BUILDING. 6" BOLLARDS ELSEWHERE. G.C. OR SUPPLIER TO INSTALL.
11.

NEW CIRCULAR DRIVE THRU DIRECTIONAL ARROW. PAINT COLOR: SAFETY YELLOW. SPACE EVERY 50'-0" TO 60'-0". SEE DETAIL 9/SD-301. SEE GENERAL NOTE #B FOR STENCIL SUPPLIER.
12.

NOT USED.
13.

NEW 5' WIDE CONCRETE ACCESSIBLE ROUTE. PAINT COLOR: WHITE. (4.7% MAX. RUNNING SLOPE. 1.7% CROSS SLOPE, MAX.). STRIPE WHERE INDICATED.
14.

NOT USED.
15.

NOT USED.
16.

PAINT TRASH ENCLOSURE SHED, WALLS, AND GATE FIELD COLOR PER MATERIAL COLOR TABLE. SEE A-201 AND A-202.
17.

NEW LANDSCAPING TO INFILL EXISTING "PULL FORWARD" LOCATION.
18.

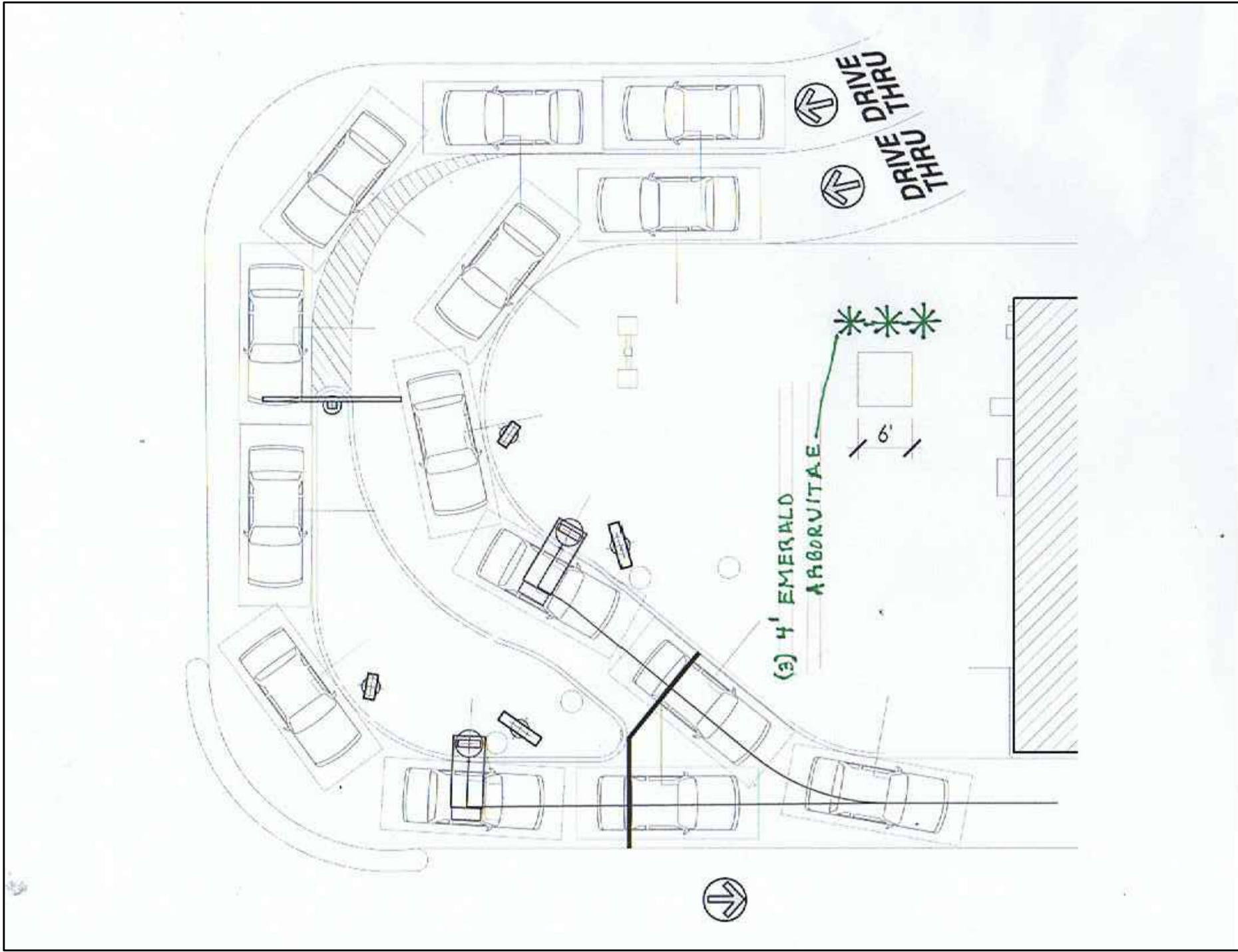
PAINT EXISTING MASONRY BASE AT ROAD SIGN FIELD COLOR PER MATERIAL COLOR TABLE. SEE A-201 AND A-202.
19.

NEW LOT DIRECTIONAL SIGNAGE THROUGHOUT SITE. EXISTING BASES TO REMAIN. SEE SD SHEETS.
20.

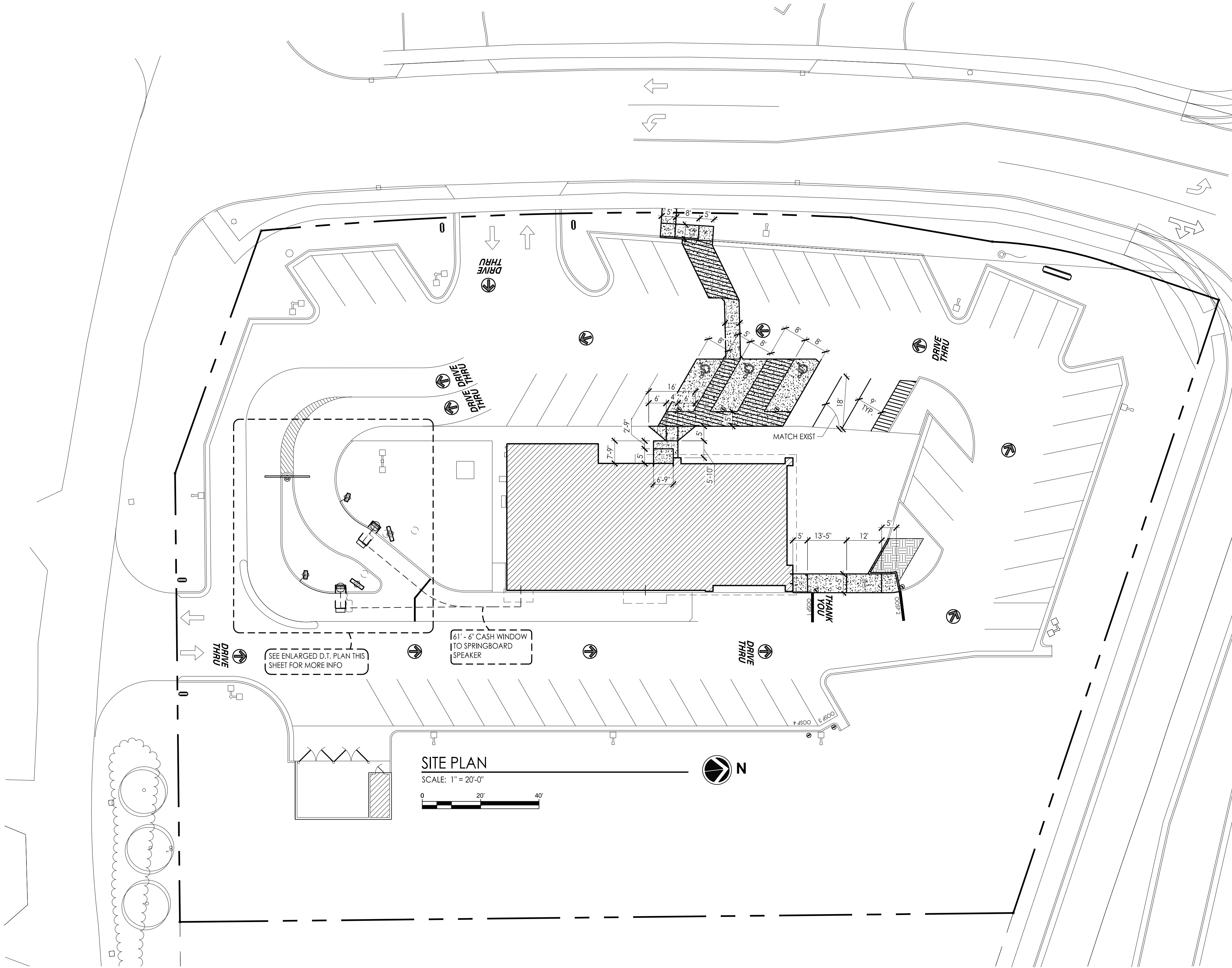
EXISTING CONCRETE PATIO TO REMAIN AS IS.
21.

EXISTING STAINLESS STEEL HANDRAIL TO REMAIN AS IS.
22.

NEW MERGE LANE STRIPING. PAINT COLOR: YELLOW.



LANDSCAPE PLAN
SCALE: N.T.S.



SITE SUMMARY:

SITE IS ZONED "B5" COMMUNITY BUSINESS.

EXISTING PATRON SEAT COUNT = 98

ZONING REQUIRES ONE PARKING SPACE PER EVERY 100 SQUARE FEET OF GROSS FLOOR AREA OR ONE PER TWO SEATS AT MAXIMUM CAPACITY, WHICHEVER IS GREATER PLUS ONE SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES. THEREFORE, 56 SPACES ARE REQUIRED.

ADAAG REQUIRES ONE ADA SPACE FOR 1 TO 25 PARKING SPACES, TWO ADA SPACES FOR 26 TO 50 PARKING SPACES, THREE ADA SPACES FOR 51 TO 75 PARKING SPACES, AND FOUR ADA SPACES FOR 76 TO 100 SPACES. THEREFORE 3 ADA SPACES ARE REQUIRED.

TOTAL PARKING EXISTING = 59 SPACES. (3 ACCESSIBLE)
TOTAL PARKING PROPOSED = 57 SPACES. (3 ACCESSIBLE)

OVERALL PROPERTY SIZE = 75,262 S.F.

IMPERVIOUS LOT COVERAGE:
BEFORE REMODEL = 44,206 S.F. 59%
AFTER REMODEL = 44,170 S.F. 59%

LANDSCAPE COVERAGE:
BEFORE REMODEL = 31,056 S.F. 41%
AFTER REMODEL = 31,092 S.F. 41%

SITE LAYOUT PLAN GENERAL NOTES:

- a.

STENCIL SUPPLIER FOR McDONALD'S PAVEMENT MARKERS (DRIVE THRU, ROUND CIRCLE DIRECTIONAL ARROWS, 3-PIECE DOUBLE HEADED ARROW, THANK YOU) PAVEMENT STENCIL COMPANY, 1-800-250-5547.
- b.

CURRENT SIGN MANUFACTURERS FOR DRIVE THRU SIGNAGE PACKAGE ARE: EVERBRITE (414-529-3500), PERSONA SIGNS, INC. (800-843-9888), OR DIVISION 8 PRODUCTS (715-327-4660)
- c.

EXISTING UTILITIES TO REMAIN. CONTACT ARCHITECT IMMEDIATELY IF AN EQUIPMENT / UTILITY CONFLICT IS DISCOVERED.
- d.

PARKING QUANTITIES LISTED IN A CIRCLE SYMBOL (X) ON THE SITE LAYOUT PLAN.
- e.

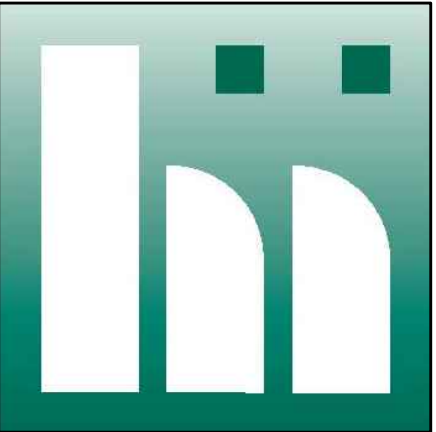
AT DOORS WHERE SIDEWALKS ARE BEING REPLACED, VERIFY IF STOOPS EXIST. IF NOT EXISTING STOOP, OR IF STOOP DOES NOT MEET MINIMUM PULL SIDE ADA REQUIREMENTS, ADD NEW OR EXTEND EXISTING STOOP.
- f.

NEW CONCRETE TO ASPHALT BLEND ZONE NOT SHOWN AT NEW CONCRETE PARKING PADS. SEE GRADING PLAN ON C-102.
- g.

ALL SIDEWALK EDGES LESS THAN 6" IN HEIGHT ARE TO BE PAINTED SAFETY YELLOW - 6" WIDE STRIPE.

EXTERIOR CONCRETE WALK LEGEND

SLOPES INDICATED IN THIS CHART ARE MAXIMUM ONLY. SEE GRADING PLAN FOR FINAL SLOPE DESIGN.	
L.L.	CONCRETE LEVEL LANDING: LEVEL LANDING SLOPE NOT TO EXCEED MAX OF 2.0% SLOPE IN ANY DIRECTION
C.R.	CONCRETE CURB RAMP: 8.3% MAX RUNNING SLOPE, 2.0% MAX CROSS SLOPE, NON-SLIP BROOM FINISH. PAINT PARKING LOT SIDE OF RAMP SAFETY YELLOW - 6" WIDE STRIPE. SEE DETAIL 13/SD-301. LANDING TO BE 2.0% MAX SLOPE ALL DIRECTIONS. (TOP LANDING ALWAYS REQUIRED. BOTTOM LANDING ONLY REQUIRED AT CHANGE OF DIRECTION.)
S.W.	CONCRETE SLOPED WALK: 5.0% MAX RUNNING SLOPE, 2.0% MAX CROSS SLOPE, NON-SLIP BROOM FINISH. PAINT PARKING LOT SIDE OF WALK SAFETY YELLOW WHERE WALK IS LESS THAN 6" ABOVE ADJACENT GRADE WITH A 6" WIDE STRIPE. (ALL NON-LABELLED FLAT WALKS TECHNICALLY FALL INTO THIS CATEGORY.)



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SITE LAYOUT PLAN

McDONALD'S MAJOR REMODEL

McDONALD'S RESTAURANT (SITE ID # 480596)

2047 SILVERNAI ROAD

CITY OF WAUKESHA, WISCONSIN

REVISIONS		DESCRIPTION
NO.	DATE	
-		
DATE:		05/09/19
PROJ. NO:		1805124
DRAWN BY:		ZP
SHEET		
C-101		