



KEYED NOTES

- ① EXISTING CONCRETE SIDEWALK.
- ② EXISTING ASPHALT PAVING.
- ③ EXISTING CONCRETE CURB AND GUTTER.
- ④ EXISTING CONCRETE HANDICAP ACCESSIBLE RAMP.
- ⑤ PROPOSED CONCRETE HANDICAP ACCESSIBLE RAMP. SEE DETAIL C1.0-03.
- ⑥ PROPOSED CONCRETE CURB AND GUTTER. SEE DETAIL C1.0-02.
- ⑦ PROPOSED 5 FOOT CONCRETE SIDEWALK. SEE DETAIL C1.0-01.
- ⑧ PROPOSED LANDSCAPE OR LAWN AREA.
- ⑨ EXISTING ASPHALT PAVING TO BE REMOVED (2 PARKING SPACES). SAWCUT EDGE OF EXISTING PAVING. APPROACH IS TO MEET AND MATCH EXISTING ROAD PAVING. ALL WORK IS TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING REGULATIONS.
- ⑩ EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- ⑪ EXISTING CONCRETE HANDICAP ACCESSIBLE RAMP TO BE REMOVED.
- ⑫ EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED.
- ⑬ PROPOSED ADDITIONS TO EXISTING STRUCTURE.
- ⑭ PROPOSED OUTSIDE PATIO AREA.

GENERAL NOTES

- 1. EVERY EFFORT WILL BE MADE TO KEEP ALL PUBLIC RIGHT-OF-WAYS FREE OF DIRT. ANY DIRT WITHIN THE ROADWAY WILL BE CLEANED UP IMMEDIATELY.
- 2. ALL TRAFFIC CONTROL WILL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PARKING TABULATION

REQUIRED PARKING	1 SPACE PER 100 SF (RESTAURANT) + 1 PER 200 SF (OUTSIDE SEATING)
	7550/100 + 380/200 = 77.4 = 78 SPACES
PARKING PROVIDED	130 SPACES + 6 H.C. SPACES
	136 PARKING SPACES

STAKING NOTES

- A. NOTIFY OWNER OF ANY DISCREPANCIES FOUND.
- B. ALL RADII ARE 3.0' UNLESS NOTED.
- C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- D. ALL PARKING STALLS ARE 9'x18' UNLESS OTHERWISE NOTED.

Signage is not approved with this plan. A separate sign permit is required. Contact Zoning Administration at 101 W. Costilla Ave. for sign applications.

SHEET TITLE: SITE PLAN

01 CONCRETE SIDEWALK
SCALE: NONE

NOTES

- THIS DETAIL FOR SIDEWALKS NOT IN RIGHT-OF-WAY.
- SIDEWALKS VARY FROM 4' TO 7' IN WIDTH. CONTROL JOINTS TO BE PLACED AT SPACING EQUAL TO SIDEWALK WIDTH.
- PLACE PREFORMED EXPANSION JOINTS AT 28' TO 30' O.C. MAX.
- WHEN WALK IS ADJACENT TO THE BUILDING PROVIDE 1/2" PREFORMED EXPANSION JOINT.

02 CONCRETE CURB AND GUTTER
SCALE: NONE

NOTES

- REMOVE FORMS AS EARLY AS POSSIBLE. BRUSH TOP AND FACE OF CURBS TO REMOVE ALL IMPERFECTIONS. TYPICAL OF ALL FORM WORK.
- ALL RADII SHALL BE TRUE ARCS.
- ALL CONCRETE CURB AND GUTTERS ARE TO BE SET LEVEL WITH PAVEMENT TO AVOID COLLECTING OR STANDING WATER.
- LIGHT BROOM FINISH ON ALL EXTERIOR CONCRETE.
- PROVIDE CONTROL JOINTS AT 10' O.C. AND EXPANSION JOINTS AT 40' O.C.
- SLOPE TO EXISTING TO MAINTAIN DRAINAGE PATTERNS.

03 ACCESSIBLE SERVICE RAMP
SCALE: NONE

PROJECT DESCRIPTION

PROPOSED REMODEL OF EXISTING GRADY'S AMERICAN GRILL LOCATED AT 7585 NORTH ACADEMY BOULEVARD, ADDING APPROXIMATELY 280 SQUARE FEET IN THE AREA OF THE BAR TO MAKE THIS AREA CONSISTENT WITH ELEPHANT BAR'S TRADITIONAL ROUND BAR DESIGN AND CREATE A 387 SQUARE FOOT OUTDOOR PATIO FOR DINING. THIS WILL RESULT IN A NET INCREASE IN TOTAL BUILDING AREA FROM 6,686 SQUARE FEET TO 7,550 SQUARE FEET (DIFFERENCE IS 197 SQUARE FEET WHICH IS THE ADDITION OF A NEW COOLER).

ADDITIONALLY, AN EXISTING EMERGENCY EXIT DOOR FROM THE DINING AREA WILL BE RAISED SIX (6) INCHES, IN ORDER TO MEET CURRENT CODE REQUIREMENTS FOR ACCESSIBILITY, THE REDESIGN OF THE EXISTING WALKWAY TO SERVE THIS EXIT WILL NECESSITATE THE REMOVAL OF TWO (2) EXISTING PARKING SPACES. THE TWO (2) LOST SPACES WILL BE REPLACING THEM WITH SIDEWALK AND LANDSCAPING. THE ELIMINATION OF THE PARKING SPACES WILL STILL LEAVE A TOTAL OF 136 SPACES (130 STANDARD + 6 HANDICAPPED) TO ACCOMMODATE THE PARKING REQUIREMENT OF 78 SPACES.

DEVELOPMENT PLAN SITE PLAN SAMPLE

SCALE: 1" = 20'
DRAWN BY:
CHECKED BY:
SHEET NUMBER: 1 OF 5

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