

INDUSTRIAL BOULEVARD

84
42 42

GENERAL NOTES

- 1) VERIFY ALL DIMENSIONS / INFORMATION IN FIELD PRIOR TO CONSTRUCTION OR FABRICATION. REPORT DISCREPANCIES TO ARCHITECT FOR CLARIFICATION.
- 2) APPROXIMATE PROPERTY LINE LOCATION BASED ON FIELD MEASUREMENTS AND CITY TRACT MAP. NOT VERIFIED BY A PROFESSIONAL LAND SURVEY.
- 3) VERIFY LOCATION OF ANY EXISTING PUBLIC UTILITY EASEMENTS ON SITE. IF FENCE OR OTHER IMPROVEMENTS ARE PROPOSED AT EXISTING P.U.E., OBTAIN UTILITY COMPANY APPROVAL PRIOR TO CONSTRUCTION.

LEHR
ARCHITECTURE, INC

ARCHITECT
PAUL R. LEHR, AIA
2000 McCULLOUGH BOULEVARD, SUITE C
LAKE HAVASU CITY, ARIZONA 86403
TELEPHONE
928-453-2724

COMMERCIAL BUILDING
669 LAKE HAVASU AVENUE
LAKE HAVASU CITY, ARIZONA
TRACT: 115 BLOCK: 02 LOTS: 01 - 04

669 LAKE HAVASU AVENUE

REVISED

1
2



GD-1

GENERAL DEVELOPMENT

EXIST'G. SIDEWALK AND CURB TO REMAIN UNLESS NOTED OTHERWISE, TYP.

TOP OF EXISTING RIP RAP IS APPROXIMATE PROPERTY LINE

FIELD VERIFY CORNER EASEMENT AND HOLD FENCE BACK ACCORDINGLY.

MAINTAIN CORNER VISION CLEARANCE PER SECT. 14.04.03.(D) L.H.C. ZONING CODE. NO CONSTRUCTION / LANDSCAPING SHALL INTERFERE WITH SIGHT LINES 2 FEET ABOVE THE ADJACENT PROPERTY LINE ELEVATION, TYP.

EXIST'G. SIDEWALK AND CURB TO REMAIN UNLESS NOTED OTHERWISE, TYP.

PROPOSED 6'-0" HIGH SPLIT FACE CMU WALL IN "HAVASU BROWN", TYP.

10' MIN. LANDSCAPE SETBACK ALONG PUBLIC STREET FRONTAGE, TYP.

EXIST'G. CONCRETE DRIVEWAY AND CURB RAMPS TO REMAIN.

PROVIDE VAN ACCESSIBLE PARKING AREA AND ACCESSIBLE ROUTE. 2% MAX. IN ALL DIRECTIONS, PER LHC STANDARDS.

NEW CURB RAMP PER LHC STANDARDS, TYP.

NEW 30'-0" WIDE CONCRETE DRIVEWAY PER LHC STANDARDS

REMOVE EXIST'G. ASPHALT DRIVEWAY AND RECONSTRUCT 6'-0" SIDEWALK AND 6" CURB TO ALIGN WITH EXIST'G. PER LHC STANDARDS

EXIST'G. SIDEWALK AND CURB TO REMAIN UNLESS NOTED OTHERWISE, TYP.

VERIFY SCOPE TO REMOVE OR ABANDON EXIST'G. SERVICE RAMP IN CORNER

STRIP NEW PARKING AREA.

COORDINATE NEW FENCE INSTALLATION WITH EXIST'G. GRADE AND UTILITIES.

APPROX. EXIST'G. ELECTRIC PANEL & METER

PROJECT DATA

OWNER: MR. DON BRADLEY
35199 HIGHLAND AVE.
YUCAIPA, CA 92399

SITE: 669 LAKE HAVASU AVENUE
LAKE HAVASU CITY, AZ
TRACT: 115 BLOCK: 02 LOTS: 01-04

DESCRIPTION: COMMERCIAL BUSINESS WITH STORAGE YARD

ZONE: EXISTING C-2
PROPOSED C-2 PD (PLANNED DEVELOPMENT)

SITE AREA: APPROX. 72,300 SF. 1.66 ACRES

LANDSCAPING: APPROX. 8,000 SF.,

EARTH QUANTITY: NOT APPLICABLE. EXISTING GRADE TO REMAIN.

PLANT LIST

SYM	NAME	SIZE	NOTES
⊙	STREET TREE	24" DIA. CONTAINER	MIN. (1) TREE PER 40 LF. OF STREET FRONTAGE
✱	SHRUB	5 GAL.	MIN. (1) SHRUB PER 25 LF. OF STREET FRONTAGE

INERT MATERIAL

SYM	NAME	SIZE	NOTES
⬢	BOULDER (EMBED 1/3)	VARIES	
⬢	DECOMPOSED GRANITE	2" THICK	ALL EXPOSED LANDSCAPE AREAS UNLESS NOTED OTHERWISE
IRRIGATION	1) EACH PLANT TO BE ON IRRIGATION. 2) ALL IRRIGATION INSTALLATION TO BE IN ACCORDANCE WITH I.P.C., ALL STATE, COUNTY AND CITY REQUIREMENTS. 3) IRRIGATION CONTRACTOR SHALL DESIGN DISTRIBUTION SYSTEM AND VERIFY ADEQUACY OF IRRIGATION METER SIZE AND SUPPLY LINE PRIOR TO INSTALLATION.		

PARKING CALCULATION

EXISTING WAREHOUSE
11,000 SF / 2,000 GSF = 5.5 REQUIRED PARKING SPACES

EXISTING OFFICE
1,500 SF / 300 GSF = 5 REQUIRED PARKING SPACES

11 PARKING SPACES REQUIRED
12 PARKING SPACES PROVIDED

SCALE: 1" = 20'-0"
0' 10' 20' 40'



GENERAL DEVELOPMENT PLAN

1
GD1

1" = 20'