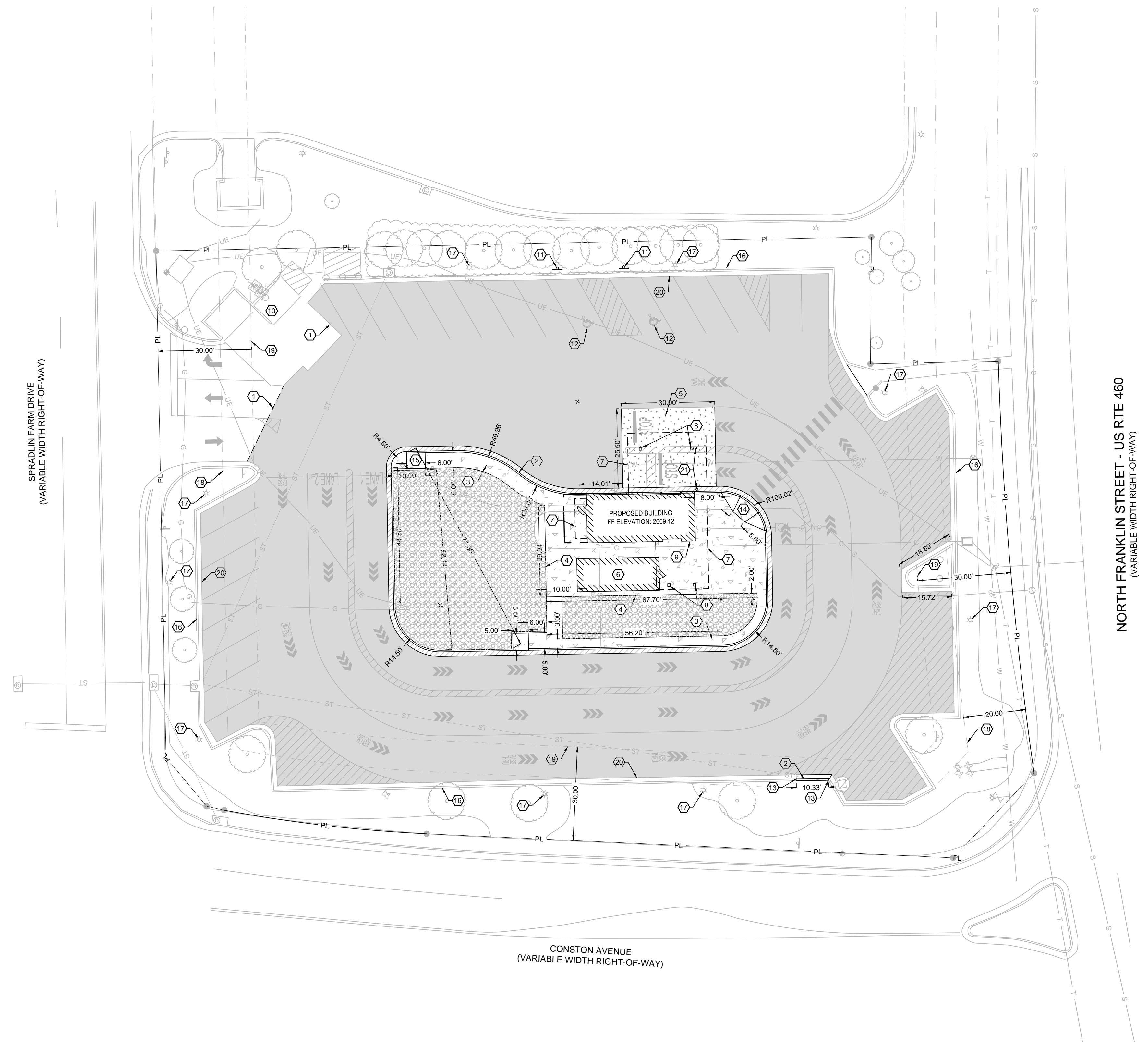




7 BREW COFFEE
CHRISTIANSBURG, VA

2200 NORTH FRANKLIN STREET
CHRISTIANSBURG, VA



HATCH LEGEND:

- [Solid Gray Box] = ASPHALT PAVEMENT PER DETAIL 2.08 SHEET C7.1.
- [Hatched Box] = 4" THICK CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.05 SHEET C7.1.
- [Dotted Box] = 8" THICK CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.05 SHEET C7.1.
- [Cross-hatched Box] = SPILL CURB PER DETAIL 2.01 SHEET C7.1.
- [Dotted Box with Holes] = LANDSCAPE ROCK PLACE 6' OF 1"-2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

KEY NOTES:

- ① MATCH EXISTING PAVEMENT.
- ② CONCRETE CURB & GUTTER PER DETAIL 2.01 SHEET C7.1.
- ③ SIDEWALK PER DETAIL 2.02 SHEET C7.1.
- ④ EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04 SHEET C7.1.
- ⑤ 8" CONCRETE PAD PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05 SHEET C7.1.
- ⑥ REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL DETAIL 8 SHEET S1.0.
- ⑦ BUILDING CANOPY OUTLINE.
- ⑧ CANOPY COLUMNS LOCATIONS, TYPICAL.
- ⑨ BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL DETAILS 5 AND 11 SHEET S1.1 REFER TO DETAIL 2.01 SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
- ⑩ EXISTING TRASH ENCLOSURE, USE IN PLACE.
- ⑪ ADA VAN ACCESSIBLE SIGN PER DETAIL 2.08 SHEET C7.1.
- ⑫ BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01 SHEET C6.1.
- ⑬ CONNECT TO EXISTING CURB.
- ⑭ TYPE 1 ADA CURB RAMP PER DETAIL 2.11 SHEET C7.2.
- ⑮ TYPE 3 ADA CURB RAMP PER DETAIL 2.13 SHEET C7.2.
- ⑯ EXISTING CURB AND GUTTER, USE IN PLACE.
- ⑰ EXISTING LIGHT POLE, TO REMAIN.
- ⑱ 20 FOOT UTILITY AND DRAINAGE EASEMENT LINE.
- ⑲ 30 FOOT BUILDING SETBACK LINE.
- ⑳ INSTALL NEW ASPHALT FLUSH WITH EXISTING CUTTER, TYPICAL.
- ㉑ PIPE BOLLARD, TYPICAL PER DETAIL 2.09 SHEET C7.1.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: B-3 GENERAL BUSINESS

PARKING REQUIREMENTS:

1 SPACE PER 100 SF X 510 SF = 6 STALLS
1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 12 STALLS.
PROVIDED = 22 STALLS, 20 STANDARD AND 2 ADA.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT 35,520 S.F. 0.82 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.
REMOTE COOLER = 280 S.F.
CONSTRUCTION TYPE: V-B

QUANTITIES

CURB & GUTTER: 350 LF
ASPHALT PAVEMENT: 26,720 S.F.
8" CONCRETE PAVEMENT: 765 S.F.
4" CONCRETE PAVEMENT: 2,225 S.F.
LANDSCAPING ROCK: 3,530 S.F.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 34,855 S.F.
PRE-PROJECT PERVIOUS AREA = 674 S.F.
POST-PROJECT IMPERVIOUS AREA = 31,999 S.F.
POST-PROJECT PERVIOUS AREA = 3,530 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS
ARE WEST SIDE IS SAWCUT LINE AND EXISTING CURB &
GUTTER, NORTH, EAST AND SOUTH IS EXISTING CURB AND
GUTTER.