



LOT INFORMATION:

- TOTAL SQUARE FOOTAGE = 5000
- BUILDING FOOTPRINT = 2599 SQFT
- HARD SURFACES = 1032 SQFT (driveway and sidewalk)
- OUTSIDE SEATING = 706 SQFT
- LANDSCAPING = 663 SQFT

SITE PLAN

3/16"=1' RD: 1-6-15

DRAINAGE PLAN:
 Storm water drainage will be accomplished through a series of catch basins, roof gutters and downspouts, and footing drains that will collect all storm water and deposit in the open pipe on the property connected to the storm sewer that flows down Laneda Ave. This will lower the amount of storm water injected into the ground water.

LANDSCAPING PLAN:
LIVING PLANT MATERIAL KEY

- 1 Willowy Green Bamboo (bambusa multiplex)
- 2 Marechal-foch grape vine
- 3 Evergreen Huckleberry (vaccinium ovatum, native)

NON-LIVING MATERIAL KEY

- A Exposed Aggregate (sidewalk)
- F ADA Parking Area (asphalt)
- C Exposed Aggregate (outside seating area)



THIRD STREET

LANEDA AVENUE

PLANS for C-1 Lot 15, Block 13 Manzanita Beach.
 Submitted by: By The Sea Investments IV, LP