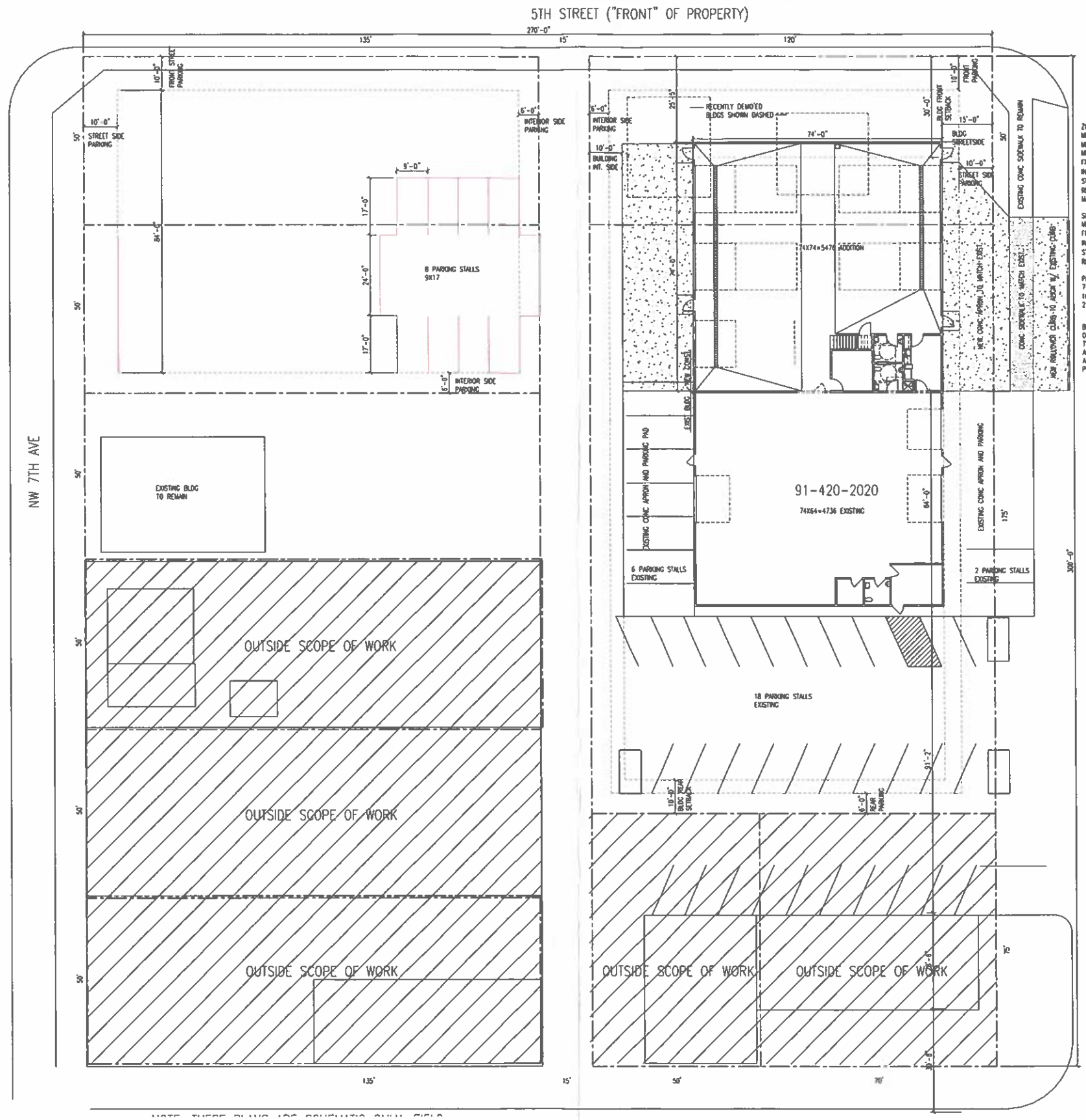
ZONING:
PARKING LOT REQUIREMENTS:
30-596
b) STREET ACCESS: AT LEAST 1 CURB CUT PER STREET THAT ABUTS PARCEL. UP TO 2 CUTS IF DESIGNATED ENTRY/EXIT.
APPROVE BY CITY ENGINEER.
RESTRICTED AS FOLLOWS:
NO CLOSER THAN 50' TO EXISTING CURB CUT.
NO CLOSER THAN 25' TO NEAREST INTERSECTION.
35' WIDTH MAX.
18' WIDTH FOR 1-WAY

BUFFERYARDS: 30.512 TABLE 3-B:
GENERAL BUSINESS ABUTS GENERAL BUSINESS REQUIRES "A" BUFFERYARD.

30-596 SURFACING:
d) ALL PARKING LOTS TO BE PAVED WITH CONC OR BIT. OR PAVERS IF APPROVED.
f) CURB & GUTTER:
1) CONC C&G FROM PUBLIC ROW TO LOT.
2) AT TRAFFIC LANE OR PARALLEL PARKING: CONC C&G ALONG LANDSCAPE AREA
3) AT PERPENDICULAR PARKING OR DIAGONAL,
THEN WHEEL STOP IS OK.
5) TREATED TIMBER.

C. 6) 2 OR MORE PROPERTY OWNERS WHO HAVE THEIR PARCELS SEPARATED BY AN ALLEY MAY JOINTLY DEVELOP A PARKING LOT ON BOTH SIDES OF TEH ALLEY ALLOWING VEHICLES TO BACK INTO THE ALLEY, IF THE FOLLOWING CONDITIONS ARE MET:
a) MIN row 24'. PROPERTY OWNERS OBTAIN EASEMENT REQ'D.
b) PARKING: HEAD -IN DESIGN.
c) OWNER PAVES AND MAINTAINS
d) LANDSCAPING REQMTS STILL APPLY. MOVE TO HEAD OF PARKING.



1 SITE
1/16"=1'-0"

ZONE: GENERAL BUSINESS
MIN LOT SIZE: 10,500 SF
MIN LOT WIDTH: 75'
MINIMUM YARD BUILDING SETBACKS
FRONT: 30'
INTERIOR SIDE: 10'
STREET SIDE: 15'
REAR: 10'
MAXIMUM LOT COVERAGE: BLDG: 40% TOTAL SURFACE: 90%

SURFACE PARKING
MIN YARD SETBACKS:
FRONT: 10'
INTERIOR SIDE: 6'
STREET SIDE: 10'
REAR: 6'

PARKING REQUIRED:
74X64=4736 SF + 5476 SF =
10,212 SF / 300= 34 STALLS REQ'D.
26 EXISTING STALLS. 8 ADDED STALLS.

BUILDING CODE INFO:
OCCUPANCY: S-1 AUTO REPAIR
TYPE OF CONSTRUCTION VB
ACTUAL SF: 10,212 SF
ALLOWABLE CONST: TABLE 506.2: 9,000 SF
PLUS FRONTAGE INCREASE: 75% = TOTAL ALLOWABLE 15,750 SF

Preliminary Not For Construction 8.30.23

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HAWK CONSTRUCTION INC.
General Contractors
design | build
1833 West Hwy. 2 | Grand Rapids, MN 55744 | 218.327.0060

ADDITION TO: AUTOMOTIVE ELECTRIC

407 6TH AVE NW
Grand Rapids, Minnesota

project no: 23-2224

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JANET J. DEUTSCH
SIGNED: _____ REG # 42.162
DATE: _____
PRELIMINARY: NOT FOR CONSTRUCTION, UNLESS SIGNED BY ARCHITECT

revisions:	
	date:
FINAL CD'S	00-00-00

drawn by: ---
designed by: —
checked by:
date:

sheet title: SITE

sheet number: A0.1