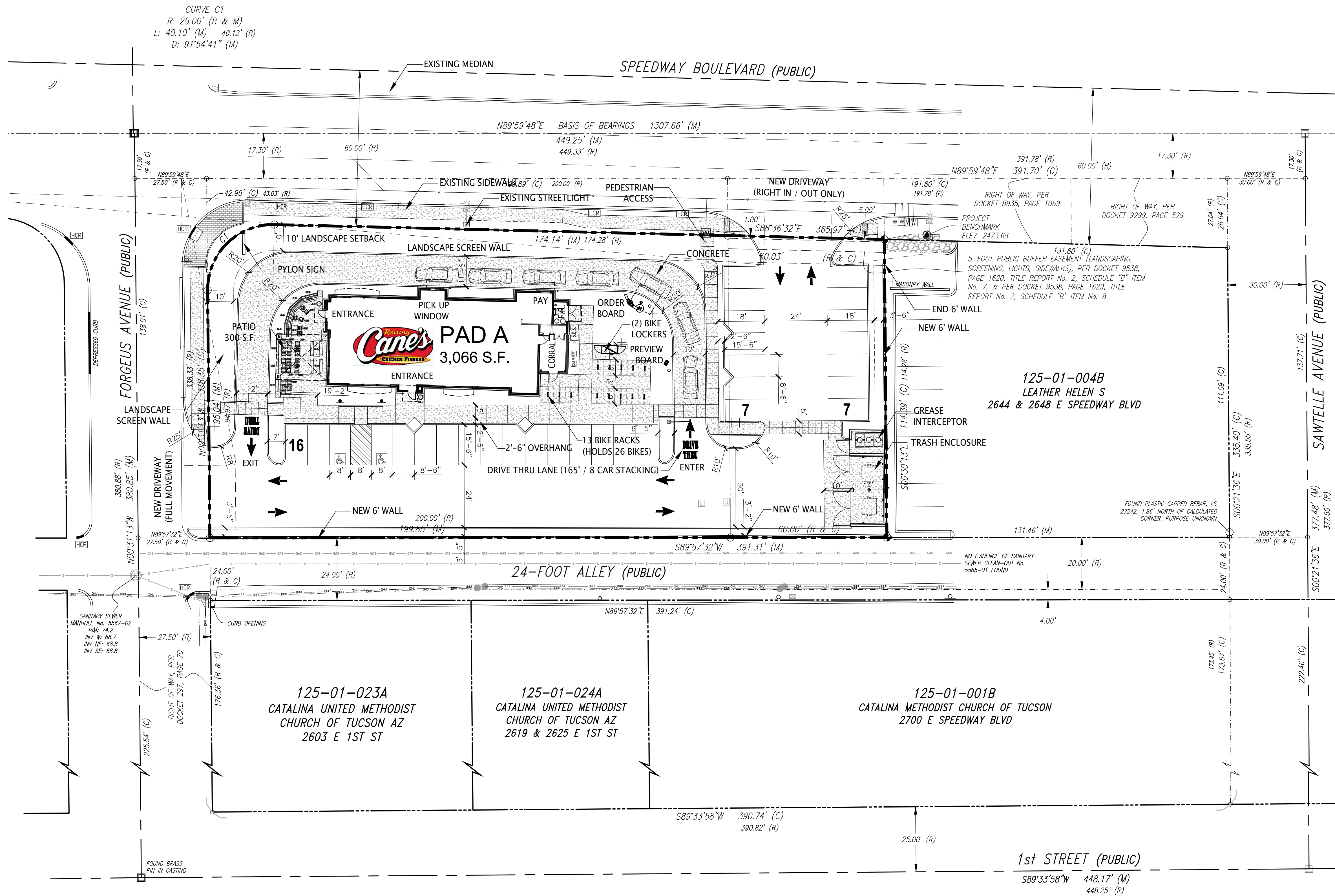




project directory

ARCHITECT:
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site data (pad a)

EXISTING ZONING: C-1 COMMERCIAL
APN #: 125-01-010B
NET SITE AREA: 0.70 ACRES (30,425 S.F.)
PROPOSED USE: RESTAURANT WITH DRIVE THRU
BUILDING AREA: 3,066 S.F.
PAD A: 3,066 S.F.
TOTAL BUILDING AREA: 3,066 S.F.
SITE COVERAGE: 10.1%

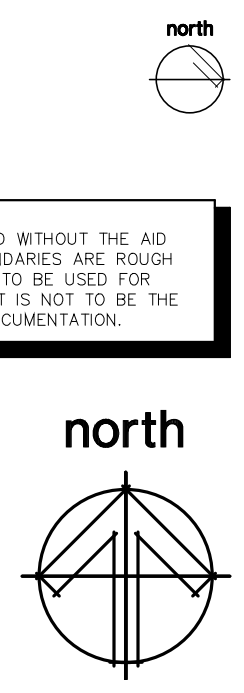
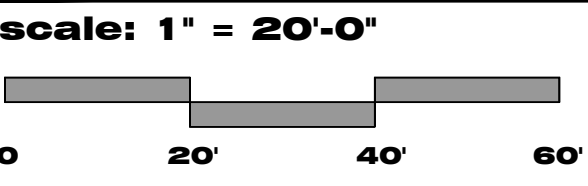
TOTAL PARKING REQUIRED: 30 SPACES**
RESTAURANT (3,066 S.F.): 3,066 S.F. (GROSS FLOOR AREA) @ 1/100 = 31 SPACES
OUTDOOR PATIO (300 S.F.): 300 S.F. (GROSS FLOOR AREA - DINING AREA) @ 1/100 = 3 SPACES
PARKING REDUCTION: 24 ADDITIONAL BICYCLE PARKING ALLOW A REDUCTION OF 4 MOTOR VEHICLE PARKING SPACES = -4 SPACES

TOTAL PARKING PROVIDED: 30 SPACES (10/1000)
ACCESSIBLE SPACES REQUIRED: 2 SPACES
ACCESSIBLE SPACES PROVIDED: 2 SPACES
BICYCLE PARKING REQUIRED: 2 SPACES
BICYCLE PARKING PROVIDED: 26 SPACES*

* 24 ADDITIONAL BICYCLE SPACES ARE PROVIDED TO ALLOW PARKING REDUCTION.

**PARKING REDUCTION: FOR EVERY SIX (6) NON-REQUIRED BICYCLE PARKING SPACES PROVIDED, THE MOTOR VEHICLE PARKING REQUIREMENT MAY BE REDUCED BY ONE (1) SPACE.

site plan



NOTE: THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

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MRG MARKETING AND MANAGEMENT, INC.

Job No. 17021
Date 11/28/2018

Sheet No.

SP-1

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