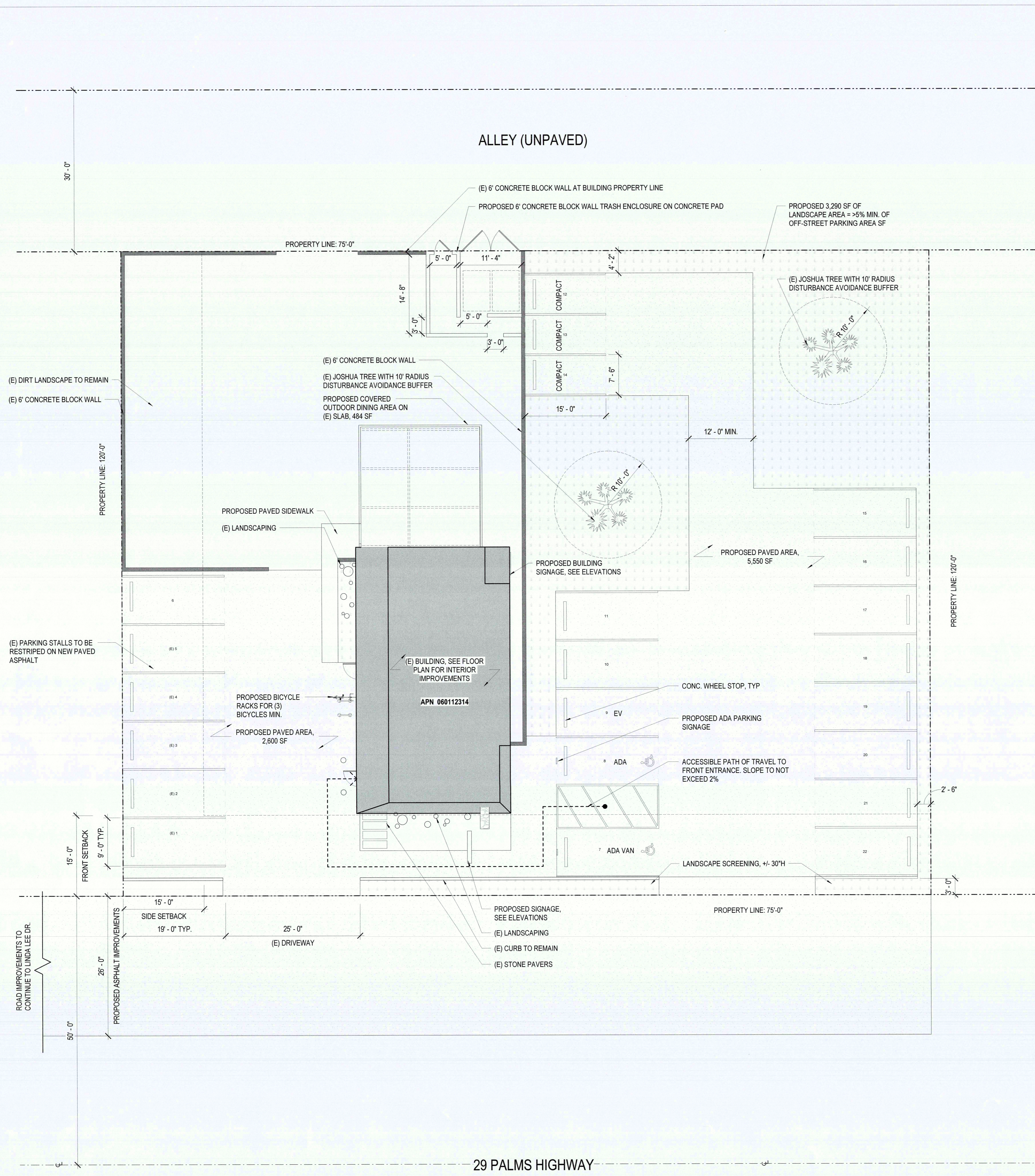


PRELIMINARY NOT FOR CONSTRUCTION

The drawings and specifications and designs represented hereby are and shall remain the property of the Architect, and no part thereof shall be used or reproduced for any purpose other than the specified project for which they have been prepared and developed without the written consent of the Architect. Written dimensions shall have precedence over scaled dimensions. The Contractor shall verify and be responsible for all dimensions and conditions on the photos and report any discrepancies to the Architect. The drawings and specifications indicate the general scope of work and required technical performance of the building systems and do not necessarily indicate or describe all the work required for full performance and completion of the construction contract. Based on the scope of work indicated Contractor shall furnish all items required for the proper execution of the project.

ISSUES AND REVISIONS			
NO.	DESCRIPTION	DATE	REV
1	LUCR Drawings	10/13/22	
2	LUCR REVISION	07/17/22	

PROPOSED SITE PLAN



AREA & PARKING ANALYSIS

LAND USE REQUIREMENT	PARKING RATE	CALCULATION	PROVIDED
RETAIL	1 PER 250 SF	417 SF / 250 = 2 SPACES	2
BAR - INSIDE SEATING	1 PER 50 SF OF FIXED SEATING AREA	385 SF / 50 = 7.7 SPACES	10
BAR - OUTSIDE SEATING	1 PER 50 SF OF FIXED SEATING AREA	514 / 50 = 10 SPACES	10
TOTAL			22
DISABLED SPACES	1 PER 25 SPACES		1
VAN ACCESSIBLE	1 PER EVERY 8 DISABLED SPACES		1
ELECTRIC VEHICLE	1 PER 25 SPACES		1

OFF-STREET: WEST LOT	EXISTING	PROVIDED	
STANDARD	TO BE STRIPED	6	MODIFIED EXISTING PARKING

OFF-STREET: EAST LOT	EXISTING	PROVIDED	
DISABLED SPACES		1	NEW PARKING
VAN ACCESSIBLE		1	
ELECTRIC VEHICLE		1	
STANDARD		13	

USE & OCCUPANCY

- OCCUPANCY:
- EXISTING
 - M OCCUPANCY
 - PROPOSED
 - MIXED UNSEPARATED M AND A2 OCCUPANCY
 - USE:
 - EXISTING
 - RETAIL
 - PROPOSED
 - RETAIL AND BAR

TRASH ENCLOSURE NOTES

- WALLS TO BE OF CONCRETE BLOCK AND CONSISTENT WITH THE ARCHITECTURE, COLOR AND ACCENT MATERIALS OF THE PRIMARY BUILDING.
- GATES ARE TO BE SOLID NON-TRANSPARENT METAL CONSTRUCTION.
- SWIVEL POINTS ON DOORS SHALL BE LOCATED OUTSIDE OF THE OPENING AREA OF THE ENCLOSURE.
- SWIVEL POINTS SHALL BE ATTACHED TO CONCRETE FILLED STEEL POSTS/COLUMNS AT ENDS OF WALLS.
- ENCLOSURE SHALL BE ON A LEVEL PAD AT GROUND LEVEL. THE AREA BETWEEN THE PAD AND THE PICK UP AREA SHALL BE A PAVED AREA 4" DEEP FOR THE WIDTH OF THE ENCLOSURE AND SHALL NOT EXCEED A GRADE OF 2%.

LANDSCAPING AND LIGHTING NOTES

- NEW AND EXISTING LIGHTING TO CONFORM WITH DEVELOPMENT CODE 8.70.030 OUTDOOR LIGHTING FIXTURES.
- NEW LIGHTING SHALL BE FULLY SHIELDED OR RECESSED IN SUCH A MANNER AS TO PRECLUDE ADVERSE IMPACTS TO ADJACENT PROPERTY AS A RESULT OF LIGHT TRESPASS, OR TO ANY MEMBER OF THE PUBLIC WHO MAY BE TRAVELING ON ADJACENT ROADWAYS OR RIGHTS OF WAY.
- LANDSCAPING TO CONFORM WITH DEVELOPMENT CODE 9.32.060.