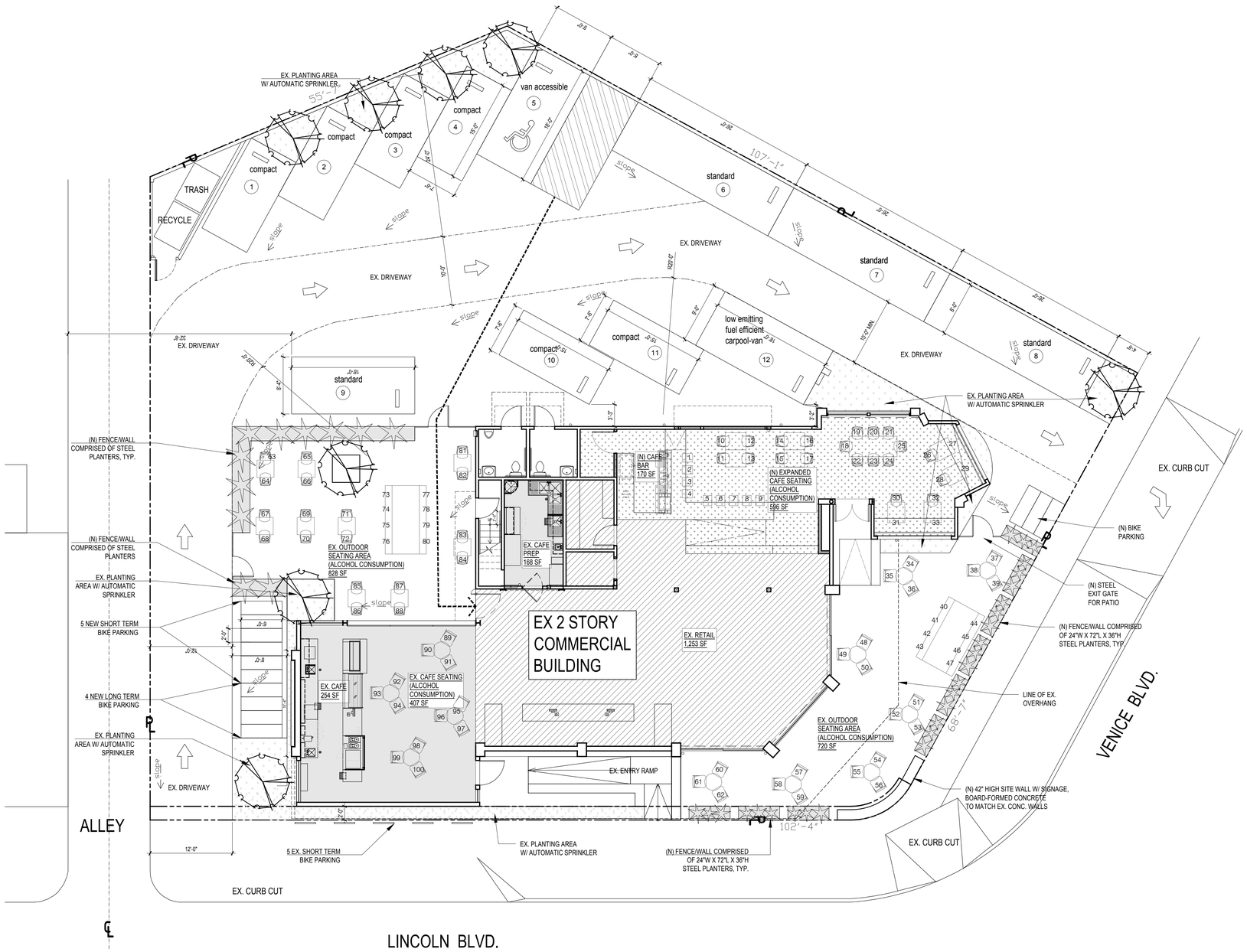
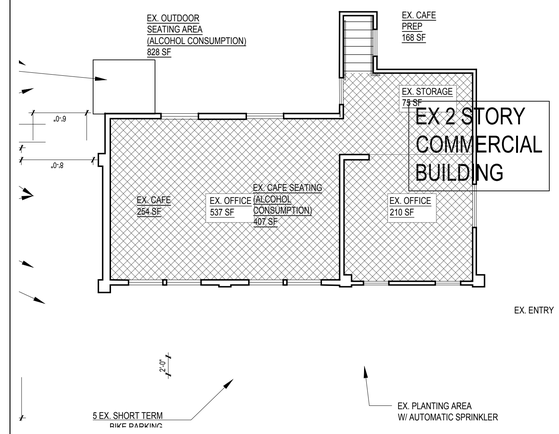


C.U.P. SITE & FIRST FLOOR BUILDING PLANS | SCALE 1/8"=1'-0" | 2



SECOND FLOOR BUILDING PLAN | SCALE 1/8"=1'-0" | 2

PROJECT AREAS AFTER CAFÉ EXPANSION

1. FIRST FLOOR (3,224 SF TOTAL AREA):
   - 1.1. CAFÉ: 829 SF (EXISTING) + 766 SF (NEW) = 1,595 SF
   - 1.2. RETAIL: 2,019 SF (EXISTING) - 766 SF (TO BE CONVERTED TO CAFE USE) = 1,253 SF
   - 1.3. STORAGE/BATHROOMS/STAIR: 376 SF (EXISTING, NO CHANGE IN AREA)

2. SECOND FLOOR (822 SF TOTAL AREA):
   - 2.1. OFFICE: 747 SF (EXISTING)
   - 2.2. STORAGE: 75 SF (EXISTING)

3. OUTDOOR PATIOS
   - 3.1. REAR PATIO/SEATING AREA: 828 SF (EXISTING)
   - 3.2. FRONT PATIO/SEATING AREA: 750 SF (EXISTING)

AREAS OF PROPOSED ALCOHOL CONSUMPTION (100 TOTAL SEATS)

1. NEW EXPANDED CAFE SEATING AREA: 596 SF, WITH 33 SEATS
2. EXISTING INDOOR CAFE SEATING AREA: 407 SF, WITH 12 SEATS
3. EXISTING OUTDOOR FRONT PATIO SEATING AREA: 720 SF, WITH 29 SEATS
4. EXISTING OUTDOOR REAR PATIO SEATING AREA: 828 SF, WITH 26 SEATS

PROPOSED PARKING COUNT AFTER CAFÉ EXPANSION

1. FIRST FLOOR (3,224 SF TOTAL AREA):
   - 1.1. CAFÉ: 1,595 SF (1/200) = 7.98 = 8 PARKING SPACES
   - 1.2. RETAIL: 1,253 SF (1/250) = 5.01 = 5 PARKING SPACES
   - 1.3. STORAGE/BATHROOMS/STAIR: 376 SF (NO CHANGE IN AREA, NO PARKING REQUIRED)
   - 1.4. OUTDOOR REAR PATIO/SEATING AREA: 828 SF (NO PARKING REQUIRED)
   - 1.5. OUTDOOR FRONT PATIO/SEATING AREA: 750 SF (NO PARKING REQUIRED)

2. SECOND FLOOR (822 SF TOTAL AREA):
   - 2.1. OFFICE: 747 SF (1/500) = 1.49 = 1 PARKING SPACE
   - 2.2. STORAGE: 75 SF (0/0) = 0 PARKING SPACES

3. PARKING STALLS REQUIRED BY FLOOR AREA: 14
   - 3.1. BICYCLE STALL REDUCTION: 20% OF 14 = 2.8 = 2 SPACE MAX. REDUCTION ALLOWED = 12 TOTAL PARKING STALLS REQUIRED

PROJECT AREAS & PARKING CALCULATION | SCALE N.T.S. | 2

- EXISTING RETAIL AREA (1,253 SF)
- EXISTING CAFE AREA (829 SF)
- NEW CAFE AREA (766 SF)
- EXISTING SECOND FLOOR OFFICE/STORAGE AREA (822 SF)

LEGEND | SCALE N.T.S. | 2

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DRAWING ISSUES

NO.	ISSUE	DATE
1	C.U.P. SITE PLAN	11/02/20

NOT FOR CONSTRUCTION

TITLE
SITE PLAN

PROJECT 2027A
SCALE AS NOTED
DRAWN BY
DATE

SHEET NUMBER A1-1.0

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