

SITE INFORMATION

LOT SITE EXISTING: ±93,045 SF (2.14 AC)
 NET LOT SIZE: ±90,540 SF (2.08 AC)
 (AFTER DEDICATIONS TAKEN): ±90,540 SF (2.08 AC)
 F.A.R. (BASED ON NET LOT SIZE): 0.12
 LANDSCAPE AREA: ±18,700 SF

PARKING INFORMATION

TENANT/ SPACE	USE	USEABLE AREA	PARKING REQ ¹	STALLS REQ ²
SHOP'S	RESTAURANT	±2,546 SF ³	1/100 SF	13 ⁴
	PATIO	±3,150 SF	1/250 SF	12 ⁴
PAD 1	RESTAURANT	±2,653 SF ³	1/100 SF	14 ⁴
	PATIO	±250 SF	1/250 SF	1
PAD 2	BANK	±2,788 SF	5/1000 SF	14
PAD 3	READY TO EAT RESTAURANT	±1,990 SF ³	1/250 SF	4 ⁴
	PATIO	±250 SF	1/250 SF	1
SUPPERING CONTAINER A	RESTAURANT	±650 SF ³	1/100 SF	4 ⁴
SUPPERING CONTAINER B	RESTAURANT	±650 SF ³	1/100 SF	4 ⁴
TOTAL USEABLE BUILDING AREA				±11,013 SF
TOTAL SUPPORT SPACES AREA				±256 SF
TOTAL BUILT AREA				±11,269 SF
TOTAL STALLS REQUIRED				67
TOTAL STALLS PROVIDED				81
PARKING RATIO				7.191,000 SF

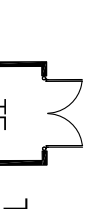
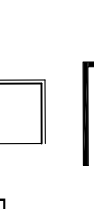


¹ PARKING REQ^T PER RESPECTIVE CITY'S MUNICIPAL CODE
² CREATED BY ONE STALL PER INDIVIDUAL STALL AND 50% OF RESTAURANT AREA ASSUMED TO BE BACK 4 BASED ON 90% OF TOTAL AREA BEING BACK OF HOUSE PER CONVERSION WITH STAFF

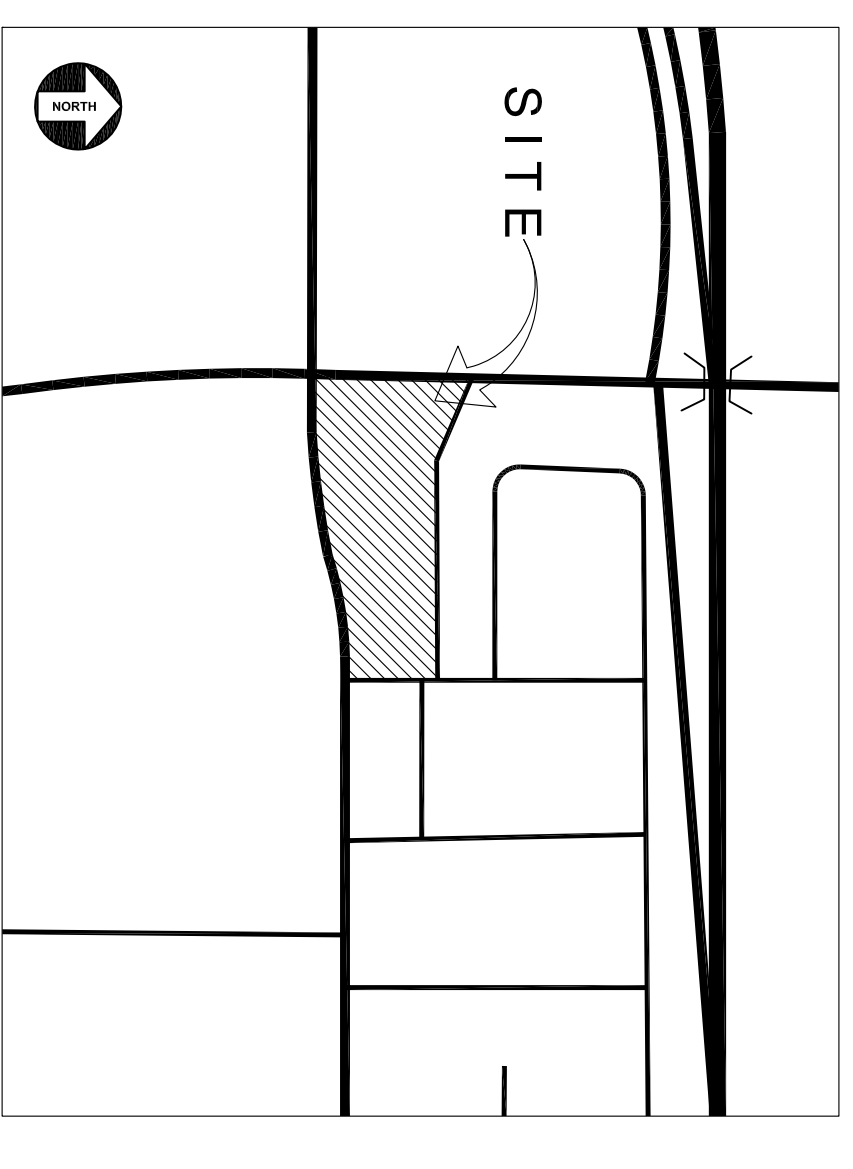
SITE LAYOUT DATA

MIN. DRIVE AISLE WIDTH: 24'-0"
 STANDARD PARKING STALL: 8'-6" x 18'-0"

NOTE

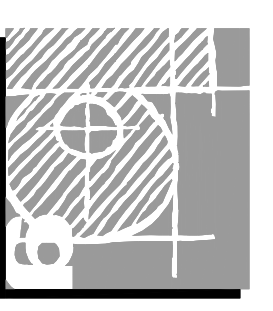
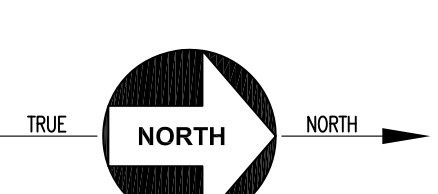
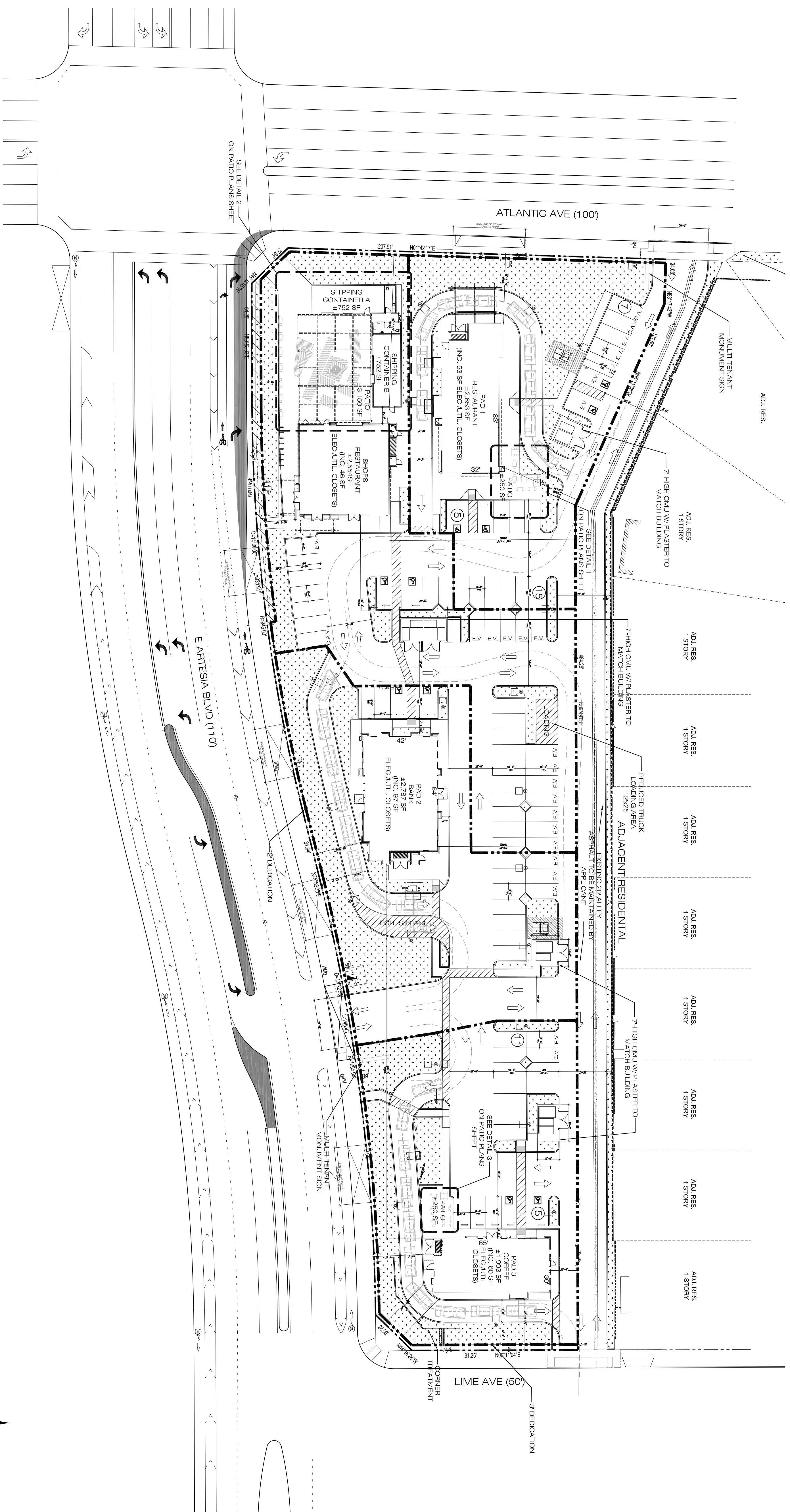
ALL UTILITIES TO BE UNDERGROUND.

-  TRASH ENCLOSURE
-  ELECTRIC VEHICLE CHARGING SPACE
-  6' VISIBILITY TRIANGLE
-  COMPOSITE PRIVATE VEHICLE TURNING PATH



SITE PLAN

Scale: 1" = 30'
 January 17, 2019



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UPTOWN COMMONS

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 LONG BEACH, CALIFORNIA

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