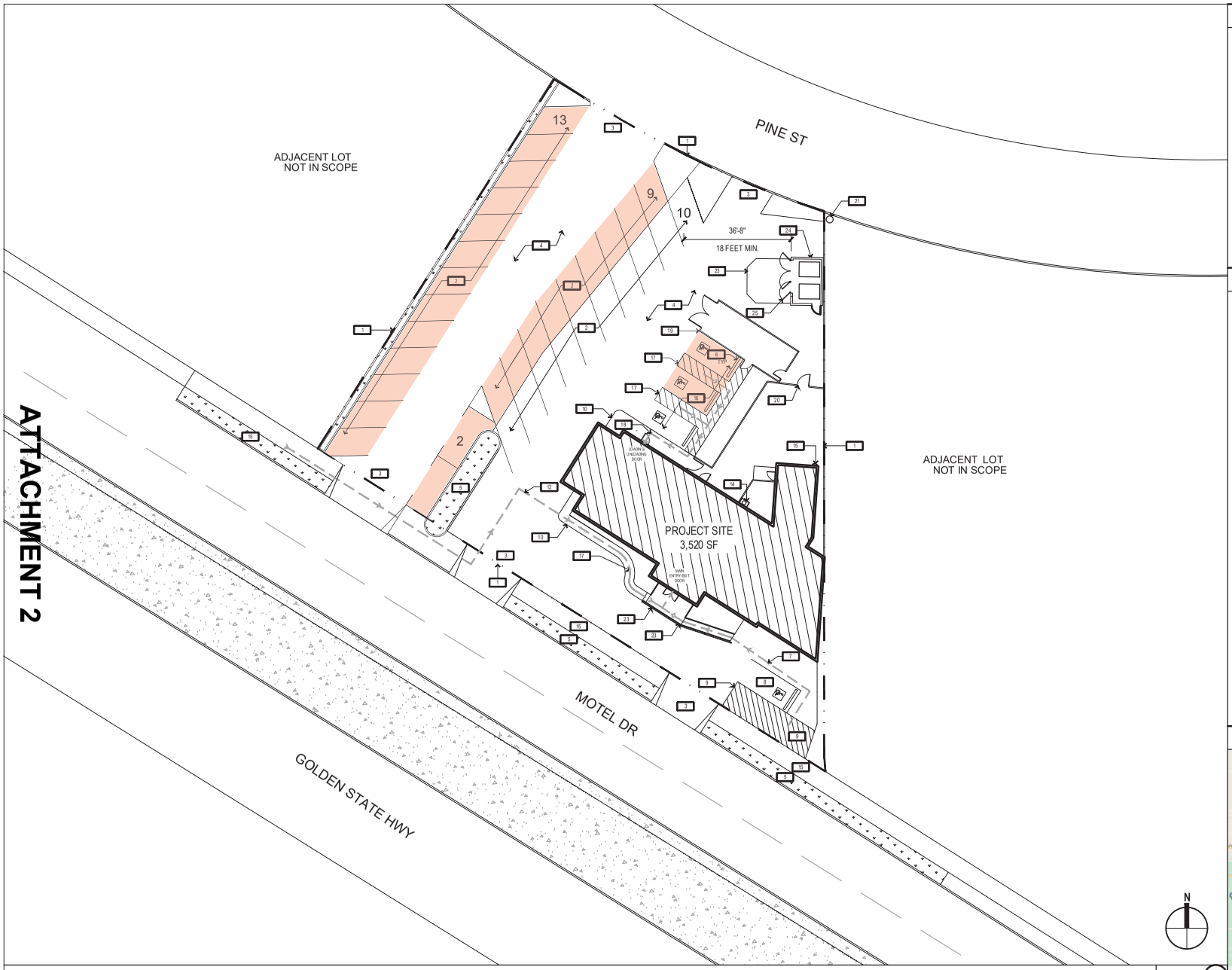


ATTACHMENT 2

SITE PLAN 1/32"=1'-0 (1)

PROJECT INFORMATION

ADDRESS: 1111 MOTEL DR, MERCED CA 95341
APN: 035-101-003 & 035-101-004
ZONING: C-T(THOROUGHFARE COMMERCIAL)
THE PROJECT SITE IS NOT IN A FLOOD ZONE

LOT SIZE: 23,990 SF
TOTAL BUILDING SF: 3,490 SF
PROJECT SUITE GROSS SF: 3,490 SF
LOT COVERAGE: 15 %

CONSTRUCTION TYPE: TYPE V-B
OCCUPANCY GROUP: M OCCUPANCY (MERCANTILE)
OCCUPANT LOAD: 58
REQUIRED EXIT: TWO
PROPOSED EXIT: TWO
THE PROJECT DOES NOT REQUIRE FIRE SPRINKLERS

PARKING REQUIREMENTS:
RETAIL 1 STALL PER 300 SF
3,520 SF/ 300 = 12 STALLS

ACCESSIBLE PARKING
2 STALLS: 26-50 STALLS

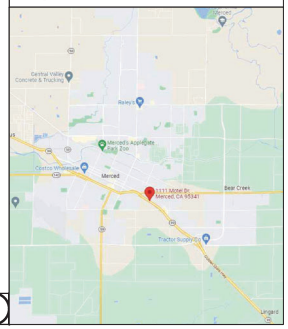
PROVIDED:
38 STALLS (12 STALLS REQUIRED & 26 EXTRA STALLS)
4 ACCESSIBLE STALLS (2 STALLS REQUIRED & 2 EXTRA STALLS)

EXTRA PARKING STALLS

KEYNOTES

1. EXISTING PROPERTY LINE
2. EXISTING PARKING STALLS
3. EXISTING DRIVEWAY
4. EXISTING DRIVE AISLE
5. EXISTING LANDSCAPING
6. EXISTING WHEEL STOP
7. EXISTING ACCESSIBLE PATH OF TRAVEL
8. EXISTING ACCESSIBLE PARKING
9. EXISTING ACCESSIBLE LOADING ZONE
10. EXISTING BUILDING SIDEWALK
11. EXISTING PUBLIC SIDEWALK
12. EXISTING PUBLIC RIGHT OF WAY
13. EXISTING FENCE GATE
14. EXISTING S.E.S.
15. EXISTING GAS METER
16. PROPOSED ADA PARKING STALL
17. PROPOSED ADA LOADING ZONE
18. PROPOSED ACCESSIBLE PATH OF TRAVEL
19. PROPOSED CHAIN LINK FENCE SECURE DELIVERY ZONE
20. EXISTING FENCE
21. EXISTING POWER POLE WITH OVERHEAD POWERLINE
22. EXISTING RAILING
23. PROPOSED 6" THICK CONCRETE PAD
24. PROPOSED 6' HIGH CMU TRASH ENCLOSURE. INTERIOR TO HAVE A MINIMUM 8 ' INSIDE CLEARANCE FROM CURB TO GATE
25. GATE TO HAVE A MINIMUM 110" TRAVEL AND EACH GATE TO HAVE A DROP DOWN PIN

VICINITY PLAN



HESTIA ATELIER
555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

LICENSED ARCHITECT
C-34970
REN. 09/30/23
STATE OF CALIFORNIA

CULTURE MERCED ON
MOTEL DRIVE, INC
1111 MOTEL DR,
MERCED, CA 95341

SITE PLAN

CUP Number
Plan Check Number

SHEET
A1.0