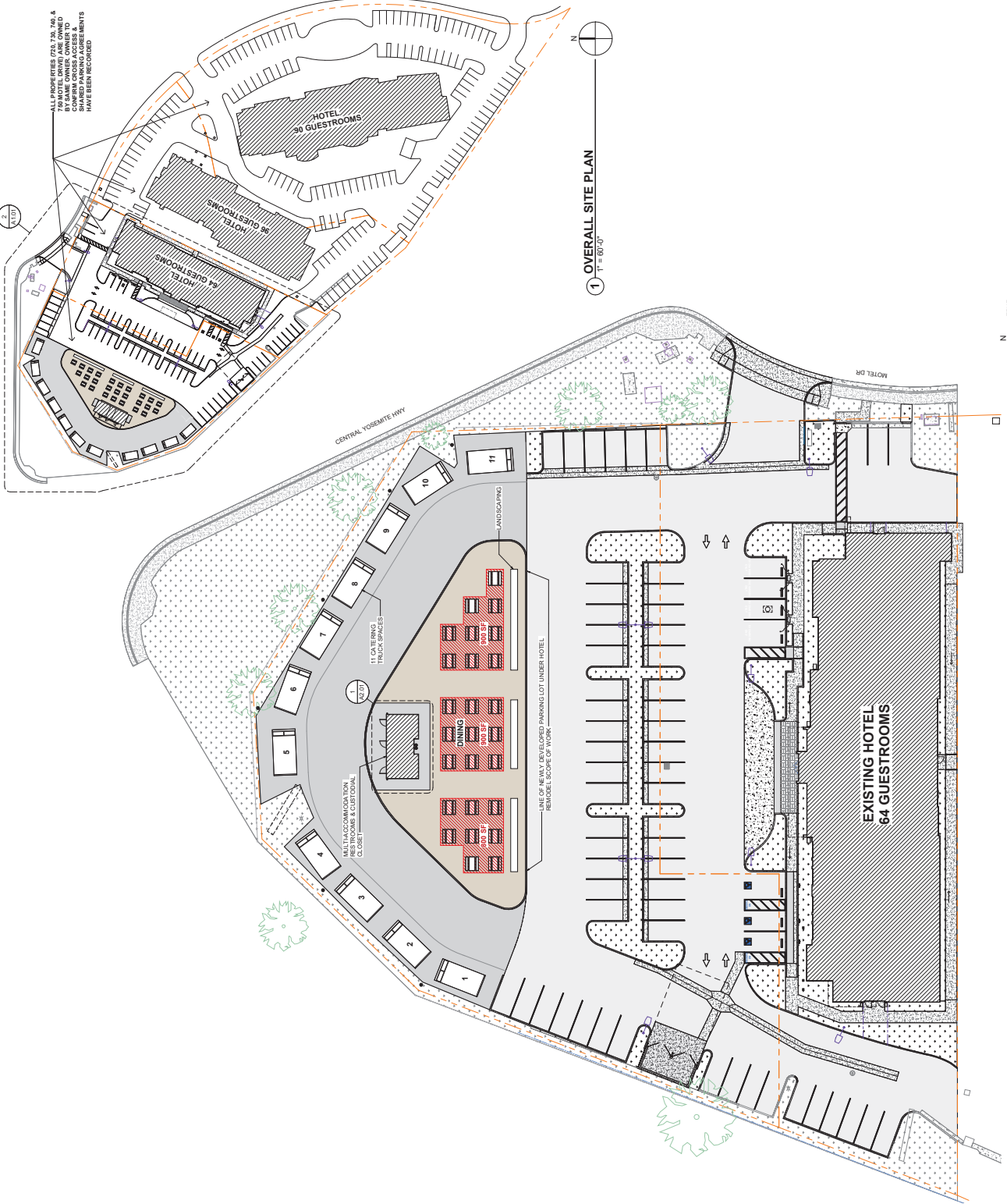




2 ENLARGED SITE PLAN
1" = 20'-0"

1 OVERALL SITE PLAN
1" = 60'-0"

PROJECT INFORMATION

ADDRESS: 720 MOTEL DRIVE, MERCED, CA 95341
 APN: 035-061-008
 LOT SIZE: 1.07 ACRES
 ZONING: C2 (THROUGHFARE COMMERCIAL DISTRICT)
 GENERAL PLAN: C2 (THROUGHFARE COMMERCIAL)
 EXISTING USE: UNDEVELOPED
 PROPOSED USE: FOOD TRUCK ASSEMBLY
 TYPE OF CONSTRUCTION: TYPE VA
 NUMBER OF STORIES: 1 STORY
 OCCUPANCIES: B
 GROSS BUILDING AREA: 379 SF
 TOTAL
 BUILDING HEIGHT: 15'-0"
 BUILDING SETBACKS: EXTERIOR (FRONT): 0 FEET
 EXTERIOR (SIDE/REAR): 0 FEET

SITE LEGEND

- EXISTING IMPROVEMENTS TO REMAIN OR REINTEGRATED
- TEAC PAVING
- COMPACTED RE-COMPOSED GRANITE OR PEA GRAVEL AT DESIGNATED PARKING SPACES DIMENSIONED BY 6" CONCRETE MOWSTRIP
- (E) LANDSCAPE
- PROPOSED DINING AREA - EACH PRINCIPAL TABLE REPRESENTS 100 SF OF SPACE SHOWN
- 20 TABLES = 2,000 SF OF DINING SPACE SHOWN
- PROPOSED LOCATIONS OF FOOD TRUCK ELECTRICAL HOOKUP

OVERALL PARKING ANALYSIS

# OF GUESTROOMS	90
(E) COURTYARD	64
(E) TRUCK SPACES	64
ELT/STALL/STATION	250
TOTAL:	
PARKING REQUIRED PER MERCED ZONING ORDINANCE 20338	
NOTE: 5% PARKING REDUCTION FOR PROXIMITY TO BUS STOP	
TOTAL PARKING REQUIRED:	
100 GUESTROOMS = 100 STALLS	
250 GUESTROOM TOTAL: 100 GUESTROOMS = 100 STALLS	
REQUIRED: 100 STALLS = 100	
PROVIDED: 215	
TOTAL:	215

PLUMBING FIXTURE ANALYSIS

REQUIRED PLUMBING FIXTURES:	
(A2) ASSEMBLY - DINING (2,000 SF / 30) = 87 OCCUPANTS	
WC	1
U	1
LAV	1
44 MEN	
44 WOMEN	
FIXTURES PROVIDED:	
WC	1
U	1
LAV	1
44 MEN	
44 WOMEN	
DRINKING FOUNTAIN REQUIRED:	1
DRINKING FOUNTAIN PROVIDED:	1

