



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

SITE PLAN

CUP Number
Site Check Number



SHEET
A1.0

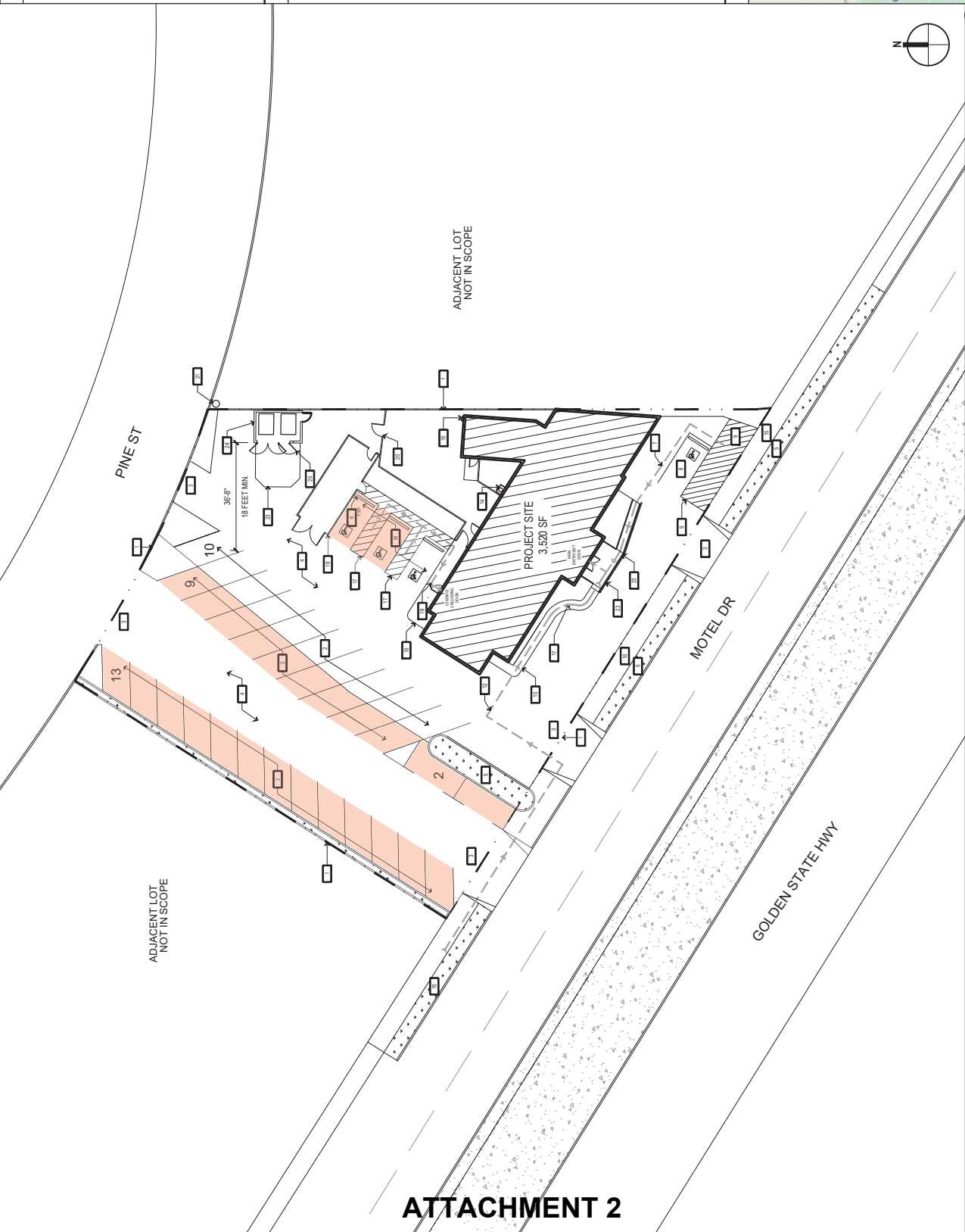
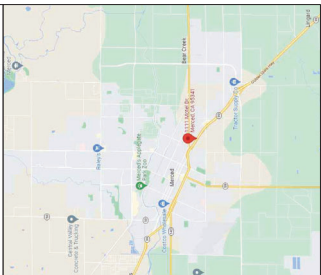
PROJECT INFORMATION

ADDRESS: 1111 MOTEL DR. MERCED, CA 95341
APN: 035-01-003 & 035-01-004
ZONING: C-TTHOROUGHFARE COMMERCIAL
THE PROJECT SITE IS NOT IN A FLOOD ZONE
LOT SIZE: 23,800 SF
PROJECT SITE: 3,520 SF
PROJECT SUITE: 3,520 SF
LOT COVERAGE: 15 %
CONSTRUCTION TYPE: TYPE V-6
OCCUPANCY GROUP: A1 OCCUPANCY (MERCANTILE)
REQUIRED EXIT TWO
REQUIRED EXIT TWO
PARKING REQUIREMENTS:
RETAIL 1 STALL PER 300 SF
3,520 SF / 300 = 12 STALLS
ACCESSIBLE PARKING
2 STALLS: 20-50 STALLS
PROVIDED: 12 STALLS REQUIRED: 20 (EXTRA STALLS)
4 ACCESSIBLE STALLS (2 STALLS REQUIRED & 2 EXTRA STALLS)
EXTRA PARKING STALLS

KEYNOTES

- EXISTING PROPERTY LINE
- EXISTING PARKING STALLS
- EXISTING DRIVEWAY
- EXISTING DRIVEABLE
- EXISTING LANDSCAPING
- EXISTING WHEEL STOP
- EXISTING ACCESSIBLE PATH OF TRAVEL
- EXISTING ACCESSIBLE PARKING
- EXISTING ACCESSIBLE LOADING ZONE
- EXISTING BUILDING SIDEWALK
- EXISTING PUBLIC SIDEWALK
- EXISTING PUBLIC RIGHT OF WAY
- EXISTING FENCE GATE
- EXISTING S.E.S.
- EXISTING GAS METER
- PROPOSED ADA PARKING STALL
- PROPOSED ADA LOADING ZONE
- PROPOSED ACCESSIBLE PATH OF TRAVEL
- PROPOSED CHAIN LINK FENCE SECURE DELIVERY ZONE
- EXISTING FENCE
- EXISTING POWER POLE WITH OVERHEAD POWERLINE
- EXISTING RAILING
- PROPOSED 6" THICK CONCRETE PAD
- PROPOSED 6" HIGH CHAIN LINK FENCE, 8' INSIDE CLEARANCE FROM CURB TO GATE
- GATE TO HAVE A MINIMUM 10' TRAVEL AND EACH GATE TO HAVE A DROP DOWN PIN

VICINITY PLAN



SITE PLAN
1/8"=1'-0"
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