

KEYNOTES:

1	
2	
3	TRASH ENCLOSURE - PER CITY OF LA STANDARDS PAINTED TO MATCH BUILDING COLORS. SEE TRASH ENCLOSURE PLANS AND ELEVATIONS. SEE SITE DETAILS. PROVIDE BLACK CONCRETE APRON (SEE ITEM 16 BELOW)
4	1,500 GALLON GREASE INTERCEPTOR. SEE PLUMBING PLANS.
5	POSSIBLE LOCATION OF ELECTRICAL TRANSFORMER PAD (SUBJECT TO DWP APPROVAL) SCREENED BY LANDSCAPING.
6	DIRECTIONAL SIGN AND CONCRETE BASE BY G.C. TO PROVIDE UNDERGROUND ELECTRICAL CONDUITS, PRIOR TO ASPHALT, CONCRETE AND DRIVE THRU PAVING. SEE ELECTRICAL PLANS FOR UNDERGROUND CIRCUITRY CONNECTIONS.
7	96" HIGH 6" X 8" X 16" ORCO BLOCK SPLIT FACED FENCE SCREEN BLOCK WALL, COMMON BOND, WITH 2" HIGH X 8" WIDE PRECISION CAP. COLOR TAN. WITH 16" X 16" OPEN CENTER CONCRETE MASONRY PILLAR W/ 4- #5 VERT. BARS, PER MANUFACTURER'S SPECIFICATION. SEE PLANNING APPROVED CIVL PLANS TOTAL LENGTH: 93 LINEAR FOOT. G.C. TO VERIFY LINEAR LENGTH.
8	4" WIDE PAINTED WHITE DIAGONAL STRIPPING PEDESTRIAN ACCESS AND ADA CROSSING PATH
9	
10	5 UNITS S.S. BICYCLE RACK, PROVIDED AND INSTALLED BY G.C.
11	CONCRETE SIDEWALK W/ DIAGONAL EXPANSION JOINTS EVERY 10'-0". MAINTAIN 2% MAX SLOPE TO MEET ADA SITE REQUIREMENTS. PROVIDE EXPANSION JOINTS. SEAL CONCRETE AFTER DRYING WITH SCOFIELD COLORSURE WATER BASE CURING COMPOUND AND SEALER. G.C. TO SUBMIT SCOFIELD CUTSHEETS.
12	
13	SHORT TERM BIKE PARKING (2)
14	
15	3'-6" HIGH BOLLARDS, WITH TRAFFIC YELLOW VINYL BOLLARD SLEEVES, SILICONE SEALED AT THE BASE, TYP.
16	6" THK. BLACK CONCRETE DRIVE THRU SLAB, BLACK CONCRETE BY FRANK DAVIS COMPANY, JET BLACK #860. COLOR WEIGHT SHALL NOT EXCEED 10% OF CEMENT WEIGHT. UNDERLAIN BY 4" THICK CRUSHED AGGREGATE BASE COURSE AND HEAVY WELDED WIRE FABRIC (6X6-W2.9XW2.9 WWF) MAX JOINT SPACING 15'-0" OR LESS TO CONTROL SHRINKAGE CRACKING. INSTALL DIRECTIONAL SIGNS, MENU BOARD, LOOP SENSORS & UNDERGROUND SENSORS PRIOR TO DRIVE THRU PAVING G.C. TO SEAL CONCRETE AFTER DRYING WITH SCOFIELD COLORSURE WATER BASE CURING COMPOUND AND SEALER. G.C. TO SUBMIT SCOFIELD CUTSHEETS.
17	SITE LIGHT POLES TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR, TYP. SEE POWER LIGHT PLAN & PHOTOMETRICS PLAN-LED HEADS ON 20 FEET TALL POLES AND BASE.
18	AREA DETECTABLE WARNING TRUNCATED DOME TILE BY GENERAL CONTRACTOR.
19	ACCESSIBLE SIGN (SEE SITE DETAILS). BY GENERAL CONTRACTOR.
20	PAINTED ACCESSIBLE PARKING SYMBOL. SEE SITE DETAILS
21	DRIVE THRU SENSOR LOOP, BY OWNER, INSTALLED BY G.C.
22	4" PAINTED DIAGONAL STRIPPING "NO PARKING" BY G.C.
23	2'-0" CONCRETE PARKING OVERHANG

SITE DEVELOPMENT:

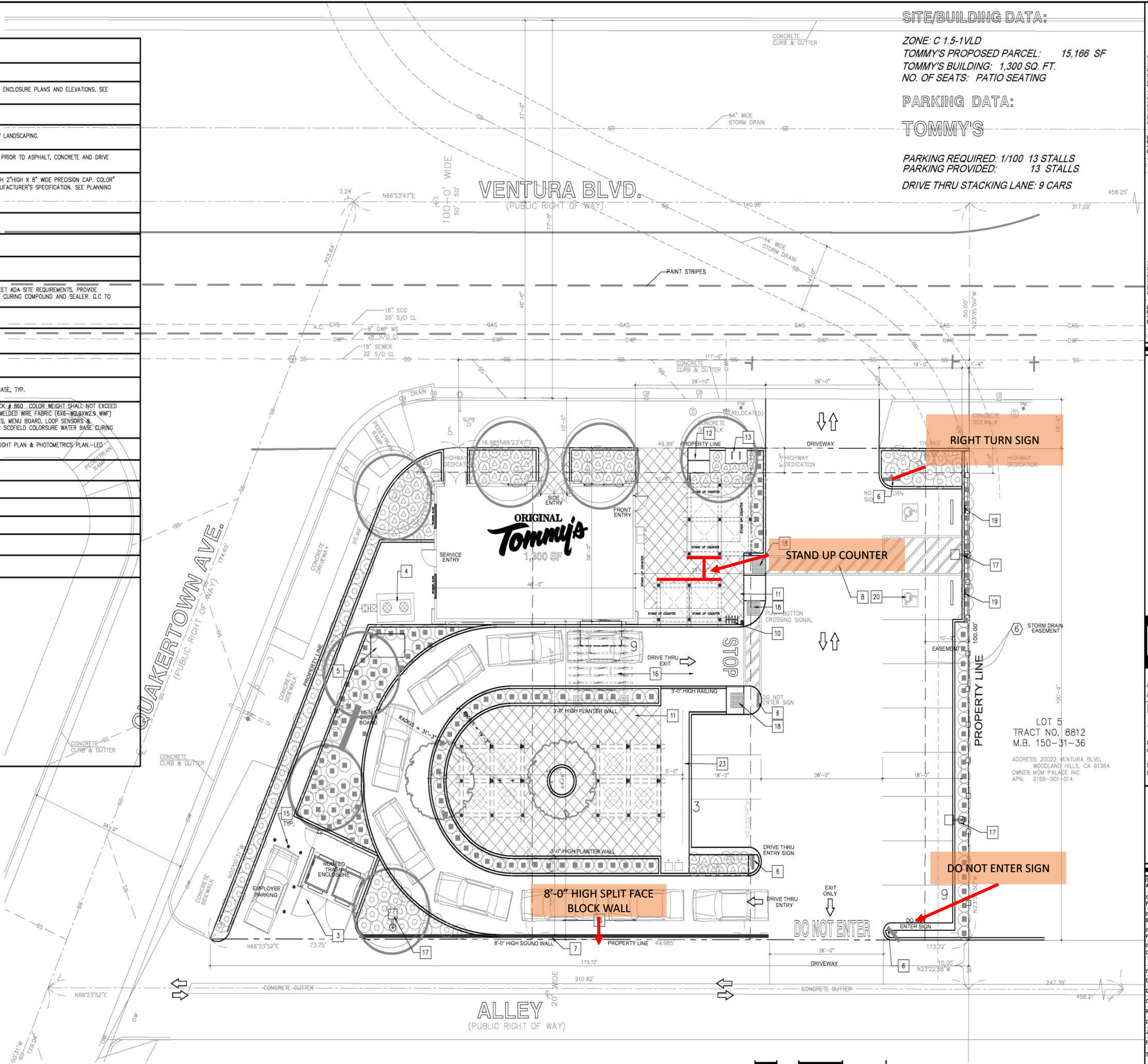
SITE AREA: 14,940 S.F.
 BUILDABLE AREA (SITE LESS DEDICATION): 14,523 S.F.
 BUILDING AREA: 1,300 S.F.
 FAR: 0.09 TO 1.0

SITE/BUILDING DATA:

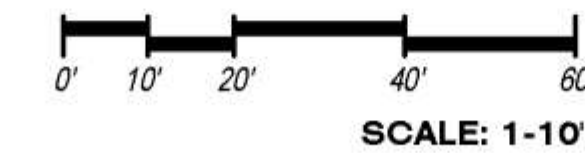
ZONE: C 1.5-1VLD
 TOMMY'S PROPOSED PARCEL: 15,166 SF
 TOMMY'S BUILDING: 1,300 SQ. FT.
 NO. OF SEATS: PATIO SEATING

PARKING DATA:

TOMMY'S
 PARKING REQUIRED: 1/100 13 STALLS
 PARKING PROVIDED: 13 STALLS
 DRIVE THRU STACKING LANE: 9 CARS



SITE PLAN



DATE	REVISION	BIDDING



20032 VENTURA BLVD.
 WOODLAND HILLS, CA. 91364



ARCHITECTURE
 AND PLANNING
RS HERMAN ARCHITECTS

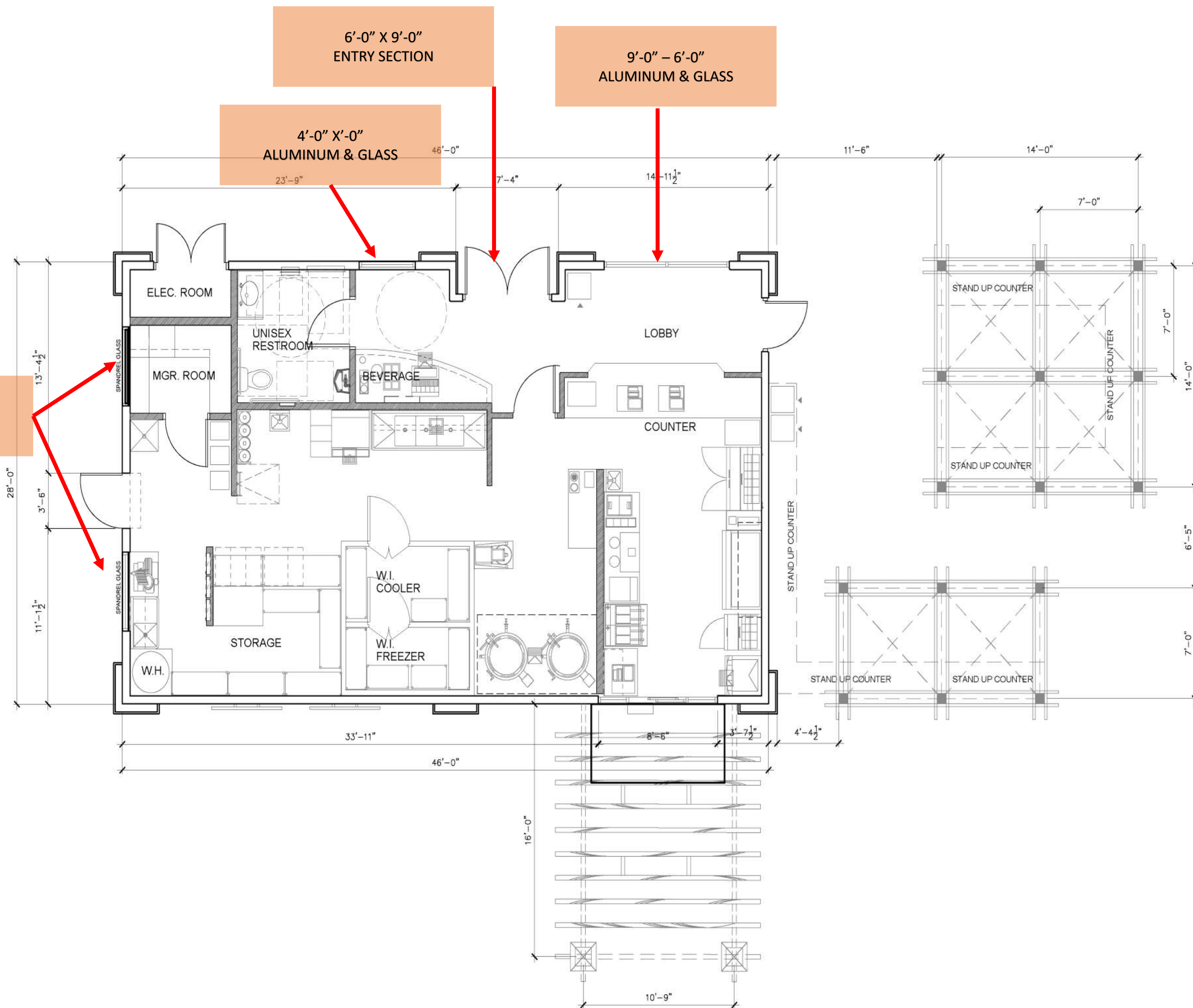
1725 GARDENA AV. 2ND FLOOR
 GLENDALE, CA. 91204

PH No. (323) 465-7066
 FAX No. (323) 465-8066
 WWW.RSHARCH.COM

ISSUED FOR APPROVAL
ISSUED FOR PLAN CHECK
ISSUED FOR BIDDING
ISSUED FOR PERMIT
ISSUED FOR CONSTRUCTION

ISSUED FOR:	
DESIGNED BY:	R.F.
DRAWN BY:	R.H.
CHECKED BY:	R.H.
REVIEWED BY:	R.H.
DATE:	11-30-20
JOB NUMBER:	RSH 20-541
FILE:	
SHEET TITLE:	SITE PLAN

SCALE:
 SHEET NUMBER:
SP1.0



EQUIPMENT FLOOR PLAN



DATE	REVISION	BIDDING

ORIGINAL Tommy's
20032 VENTURA BLVD.
WOODLAND HILLS, CA. 91364

RSHA
ARCHITECTURE AND PLANNING
RS HERMAN ARCHITECTS
1725 GARDENA AV. 2nd. FLOOR
GLENDALE, CA. 91204
Ph No. (323) 465-7066
Fax No. (323) 465-8066
www.rsharch.com

ISSUED FOR APPROVAL
ISSUED FOR PLAN CHECK
ISSUED FOR BIDDING
ISSUED FOR PERMIT
ISSUED FOR CONSTRUCTION
DESIGNED BY:
DRAWN BY: R.F.
CHECKED BY: R.H.
REVIEWED BY: R.H.
DATE: 11-30-20
JOB NUMBER: RSH 20-541
FILE:
SHEET TITLE: EQUIPMENT FLOOR PLAN
SCALE: 1/4"=1'-0"
SHEET NUMBER: A2.0

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOT 6, 7 AND 8 OF TRACT NO. 8812, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 150, PAGES 31 TO 38 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFOR ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELONG TO A DEPT. OF 300 FEET WITHIN THE RIGHT OF SURFACE OWNERSHIP AS RECEIVED BY ATLANTIC REEFIELD COMPANY, IN A DEED RECORDED MARCH 16, 1977 AS INSTRUMENT NO. 75-27060, OF OFFICIAL RECORDS.

APR 2006-001-04

LAND AREA:

CONTAINING AN AREA OF 15,157.87 SQ. FT. OR 0.346 ACRES, MORE OR LESS.

PARKING COUNT:

2 REGULAR MARKED PARKING SPACES
1 HANDICAP MARKED PARKING SPACE
3 MARKED PARKING SPACES TOTAL

BASIS OF BEARINGS:

THE BEARING NORTH ON THE CENTERLINE OF PENFIELD AVENUE AS SHOWN ON TR. NO. 8812, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN U.S. 150, PAGES 31 TO 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

BENCHMARK D: 07-1030 (NAD 83)
DESCRIPTION: SPK IN CURB VENTURA BLVD, 1.1 FT. E/D BOX E/D PENFIELD AVE
ELEVATION: 833.21 FT

FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "X" & "X100" AREA OUTSIDE 1-PERCENT ANNUAL CHANCE OF FLOOD PLAIN
FIRM PANEL NO. 98030200
EFFECTIVE DATE: 06/26/2009

ZONING AND ZONING REQUIREMENTS:

THE SUBJECT PROPERTY IS ZONED C15 (LIMITED COMMERCIAL, PER CITY OF LOS ANGELES)
MAXIMUM HEIGHT - UNLIMITED
FRONT SETBACK - 35 FT MINIMUM
SIDE SETBACK - 10 FT MINIMUM, 5 FT MAX, 3 FT MIN, 1 FT FOR EACH STORY OVER ONE UP TO 10 FT.
REAR SETBACK - 15 FT, 11 FT FOR EVERY STORY OVER 300 SQ FT MAX
MINIMUM LOT WIDTH - SAME AS IN ZONE FOR RESIDENTIAL, OTHERWISE NONE
MINIMUM LOT AREA - SAME AS IN ZONE FOR RESIDENTIAL, OTHERWISE NONE
NOTE:
THIS SUMMARY IS ONLY A GUIDE. DETAILED INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE TITLE AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT. NO REPRESENTATION OF ACCURACY OR COMPLETENESS OF SAID INFO PARTY INFORMATION. THIS FIRM IS NOT RESPONSIBLE FOR THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

SYMBOLS:

- COLLAR
- DRAIN
- GAS VALVE
- GAS METER
- CAST IRON
- BRIGANDIA VALVE
- PARK METER
- POST
- POWER POLE
- SEWER CL OUT
- SEWER MANHOLE
- SEWER SIGN
- STORM DRAIN MANHOLE
- STREET LIGHT
- STREET LIGHT BOB
- TAD CONTROL BOX
- POWER POLE ANCHOR
- WATER METER
- CH LIGHT STANDOFF
- RED CROSSING LIGHT
- CATCH BASIN

LEGEND:

- ASPHALT CONCRETE
- BENCHMARK
- CITY ENGINEER'S FIELD BOOK
- CONCRETE
- CHAIN LINK FENCE
- CONCRETE
- FIELD BOOK
- FLOOR ELEV.
- FLOOR ELEV.
- INTERSECTION
- WATER & POWER
- PROPERTY CORNER
- RESIDENTIAL CH. POWER
- PROPERTY LINE
- PROPOSED (PROPOSED)
- PUBLIC WORKS FIELD BOOK
- RESIDENTIAL CH. POWER
- SEWER MANHOLE
- SEWER SIGN
- TOP OF CURB ELEV.
- TOP OF WALL ELEV.
- WATER METER
- WATER & POWER
- SOUTHWEST OF
- NORTHWEST OF

SURVEY CERTIFICATE:

To TOMDAN ENTERPRISES, INC.; CHICAGO TITLE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(c), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 20 of Table A thereof. The field work was completed on 06/29/2020.

Dated: 06/29/2020



Cynthia A. De Leon
RCE 31604 - Exp. 12-31-20

MISCELLANEOUS NOTES:

- 1) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECDT BOUNDARIES.
- 2) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES OTHER THAN COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING DISTRICT.
- 3) THERE ARE NO METEOROLOGICAL OR ADJACENT TO THE SUBJECT PER THE UNITED STATES FISH AND WILDLIFE SERVICES NATURAL RESOURCES MONITORING WEB SITE. THIS STATEMENT SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACTUAL FIELD METEOROLOGICAL OR ENVIRONMENTAL ASSESSMENT REPORT.

REFERENCE DOCUMENT:

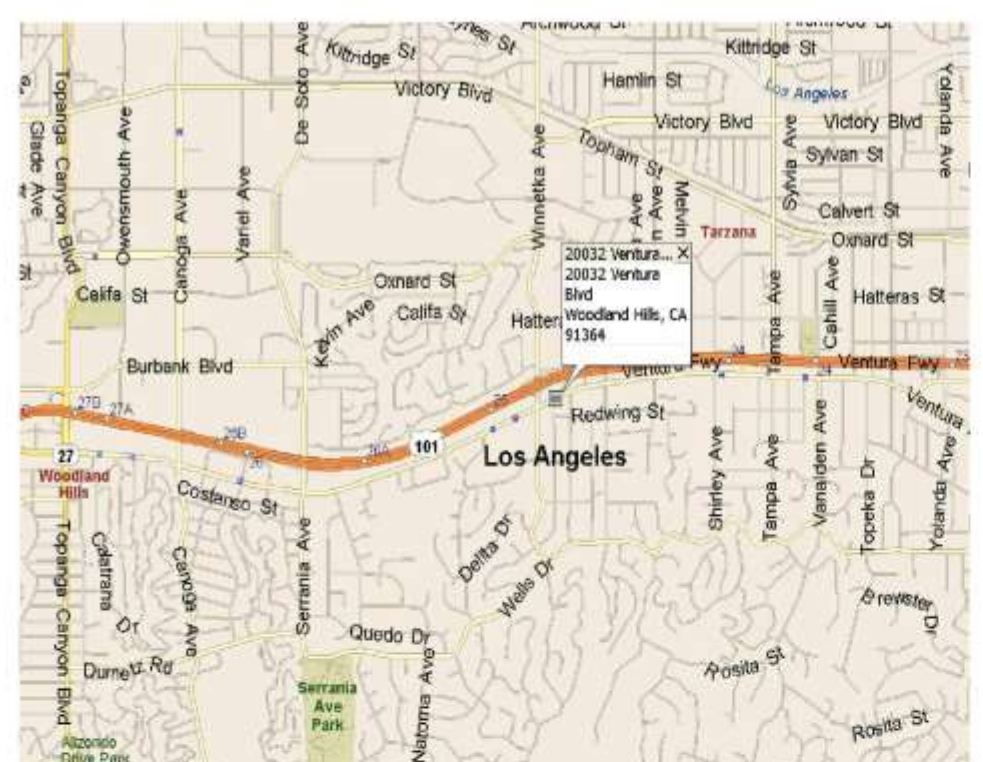
PER PRELIMINARY TITLE REPORT FROM CHICAGO TITLE COMPANY
ORDER NO. 13033867
DATED AS OF: JUNE 22, 2020

SCHEDULE B / EASEMENT(S):

- 6) EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREAS AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND PUBLIC STORM DRAIN
PURPOSE: RECORDING DATE: FEBRUARY 27, 1975
RECORDING NO.: 3716, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

UNDERGROUND UTILITIES:

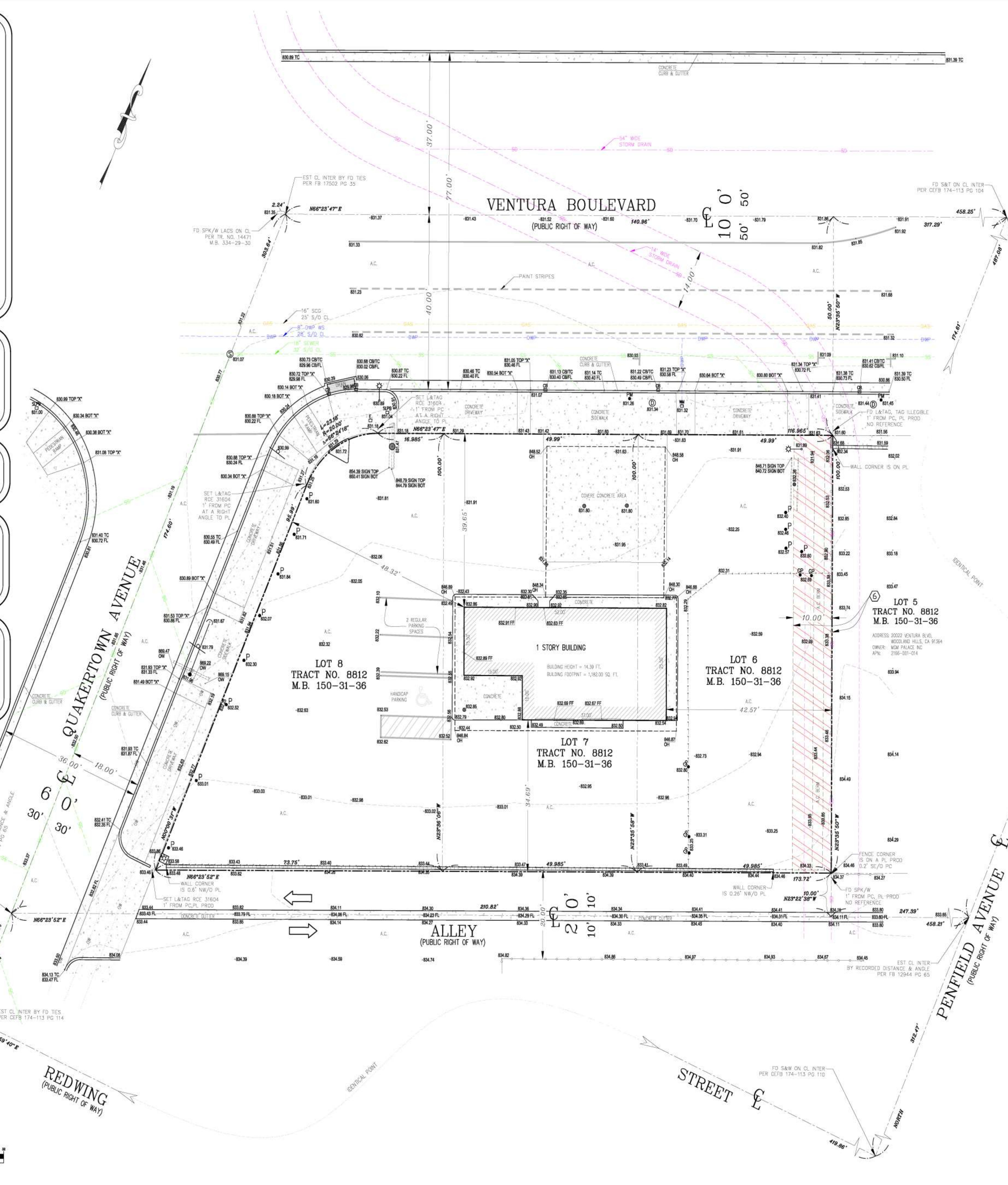
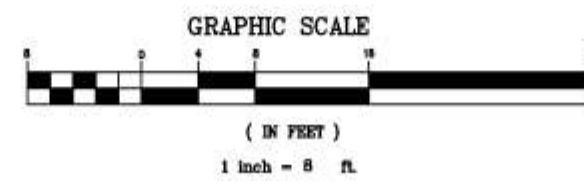
LOCATION OF UNDERGROUND UTILITIES SHOWN IS TAKEN FROM AS-BUILT DRAWING NO. C-1, PREPARED BY PERKINS & WALSHE, DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CITY OF LOS ANGELES, INDEX NO. E-489, SURVEY NO. 3429A, MAP SHEET NO. 323125.
EXCEPT FROM STORM DRAIN LOCATION TAKEN FROM AS-BUILT DRAWING INDEX NO. D-2018, DATED JANUARY, 1974.
LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AND NEEDS TO BE FIELD VERIFIED TO CORRECT LOCATION. UTILITIES SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY.



VICINITY MAP NOT TO SCALE

M&G CIVIL ENGINEERING AND LAND SURVEYING

TITLE: ALTA/NSPS LAND TITLE SURVEY
20032 WEST VENTURA BLVD, LOS ANGELES, CA 91364
CLIENT: Mr. Richard Hicks
JOB NO.: 20-16482
SCALE: 1" = 8'
DESIGNED BY: F.C. / W.G.
DRAWN BY: SJ
CHECKED BY: MC/C.L.
DATE: 07/13/20
REVISION (S):
SHEET 1 OF 1 SHEET



LOT 5
TRACT NO. 8812
M.B. 150-31-36
ADDRESS: 20032 VENTURA BLVD, WOODLAND HILLS, CA 91364
OWNER: NOW PALACE INC
APN: 2186-001-014

LOT 8
TRACT NO. 8812
M.B. 150-31-36

LOT 6
TRACT NO. 8812
M.B. 150-31-36

LOT 7
TRACT NO. 8812
M.B. 150-31-36

STREET

REDWING (PUBLIC RIGHT OF WAY)

ALLEY (PUBLIC RIGHT OF WAY)

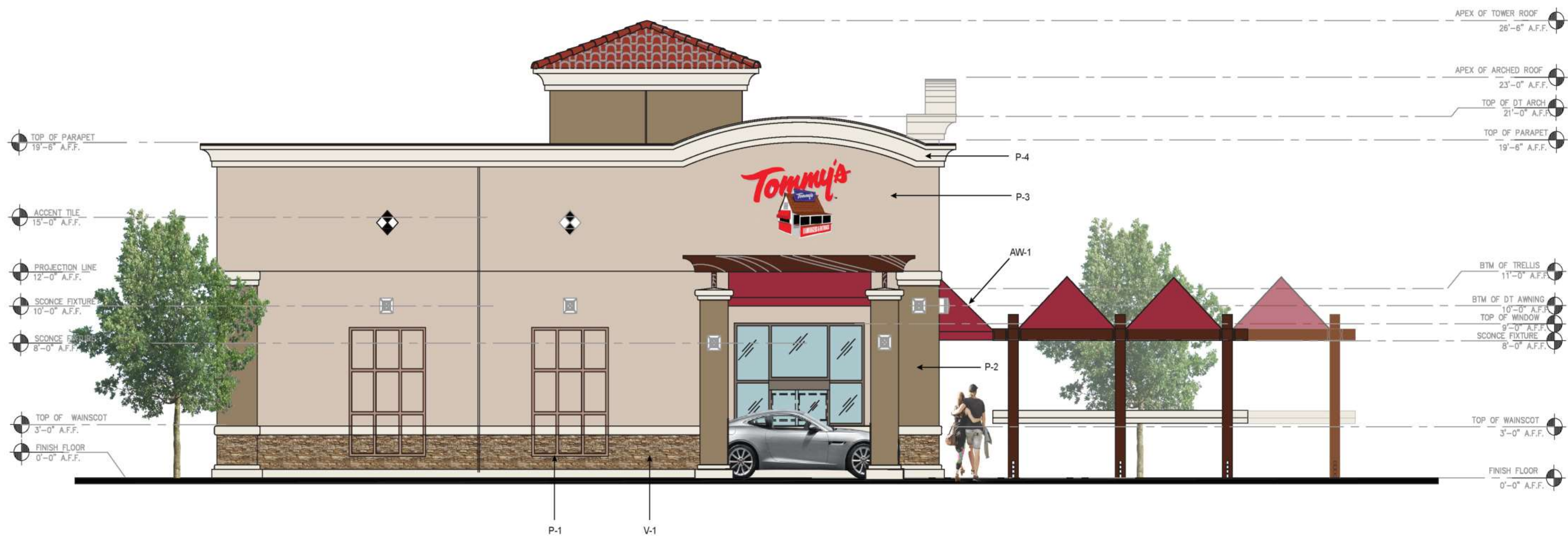
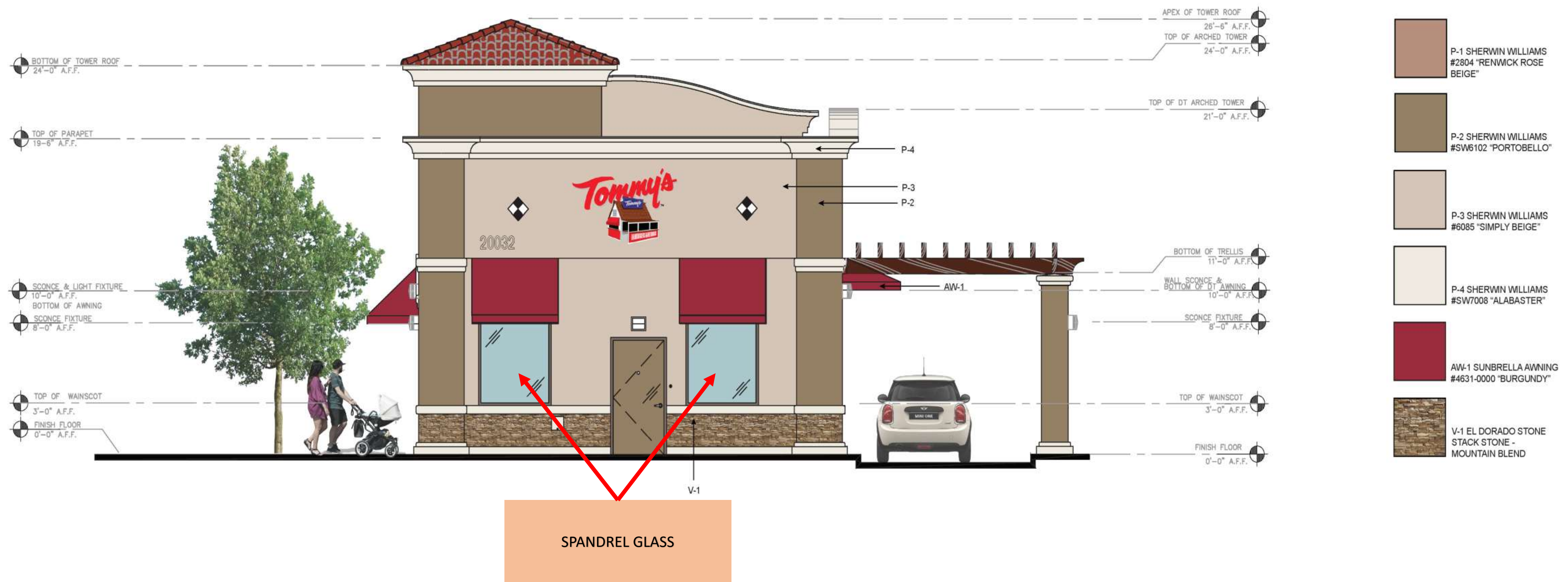
VENTURA BOULEVARD (PUBLIC RIGHT OF WAY)

PENFIELD AVENUE (PUBLIC RIGHT OF WAY)

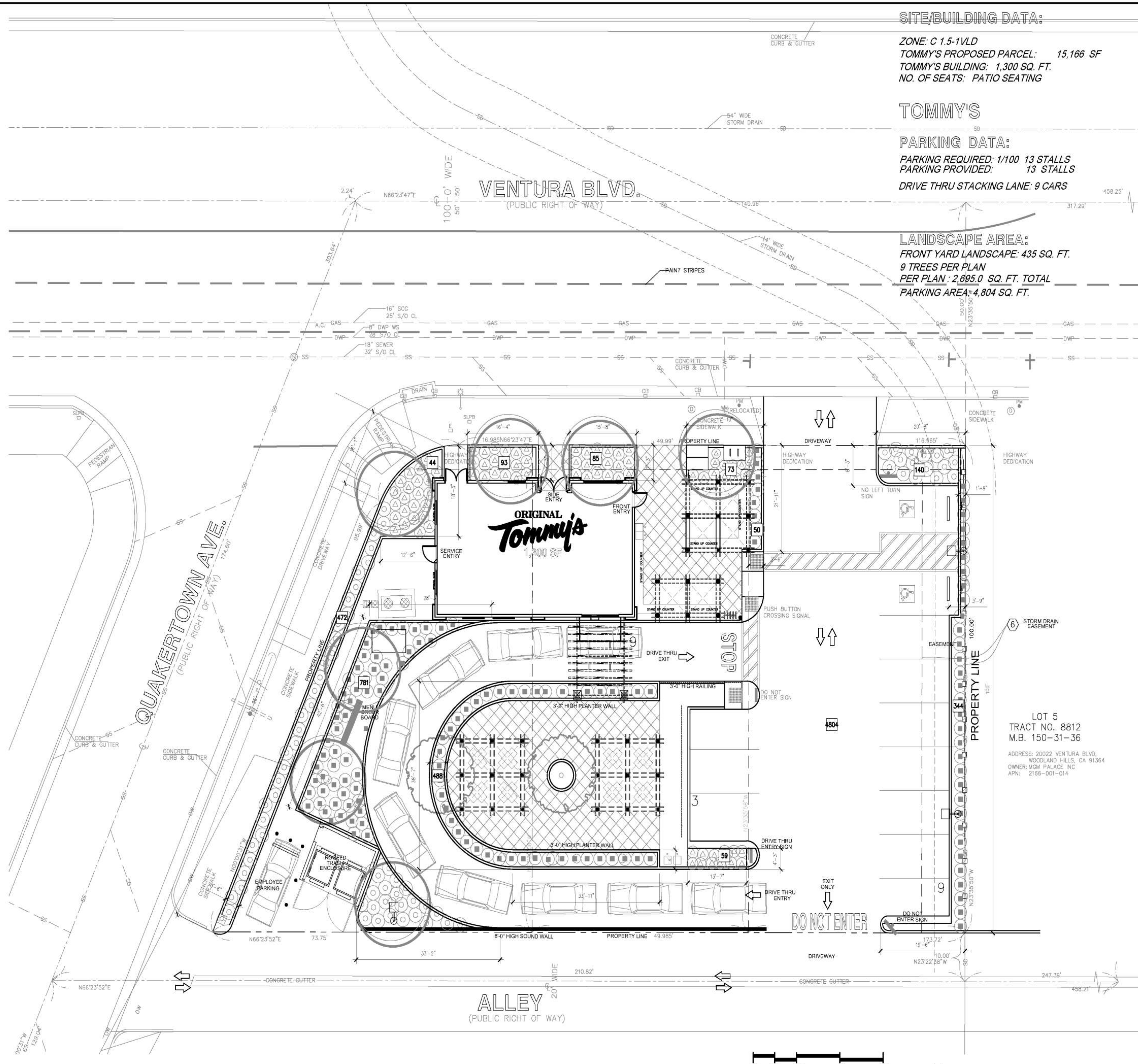


SITE PLAN KEYNOTES

1	TRASH ENCLOSURE - PAINTED TO MATCH BUILDING COLORS. SEE TRASH ENCLOSURE PLANS AND ELEVATIONS. SEE SITE DETAILS. PROVIDE BLACK CONCRETE APRON. (SEE ITEM 16 BELOW).
2	1,500 GALLON GREASE INTERCEPTOR. SEE PLUMBING PLANS.
3	POSSIBLE LOCATION OF ELECTRICAL TRANSFORMER PAD (SUBJECT TO DWP APPROVAL) SCREENED BY LAND SCAPING
4	DIRECTIONAL SIGN AND CONCRETE SIGN BY G.C. TO PROVIDE ELECTRICAL CONDUITS, PRIOR TO ASPHALT, CONCRETE AND DRIVE THRU PAVING. SEE ELECTRICAL PLANS FOR UNDERGROUND CIRCUITRY CONNECTIONS.
5	72" HIGH 6"x8"x16" ORCO BLOCK SPLIT FACED FENCE SCREEN BLOCK WALL. COMMON BOND. WITH 2" HIGH X 8" WIDE PRECISION CAP. COLOR TAN. WITH 16"x16" OPEN CENTER CONCRETE MASONRY PILASTER W/ 4-#5 VERT BARS PER MANUFACTURERS SPECIFICATIONS. SEE PLANING APPROVED CIVIL PLANS TOTAL LENGTH 93 LINEAR FOOT. G.C. TO VERIFY LINEAR LENGTH.
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7	CONCRETE SIDEWALK W/ DIAGONAL JOINTS EVERY 10'-0". MAINTAIN 2% MAX SLOPE TO MEET ADA SITE REQUIREMENTS. PROVIDE EXPANSION JOINTS. SEAL CONCRETE AFTER DRYING WITH SCOFIELD COLORSURE WATER BASE CURING COMPOUND AND SEALER. G.C. TO SUBMIT SCOFIELD CUTSHEATS
8	2 LONG TERM BICYCLE LOCKERS
9	SHORT TERM BICYCLE PARKING (2)
10	3'-6" HIGH BOLLARDS, WITH TRAFFIC YELLOW VINYL BOLLARD SLEEVES, SILICONE SEALED AT THE BASE, TYP.
11	6" THICK BLACK CONCRETE DRIVE THRU SLAB. BLACK CONCRETE BY FRANK DAVIS COMPANY. JET BLACK #860 COLOR WEIGHT SHALL NOT EXCEED 10% OF CEMENT WEIGHT. UNDERLAIN BY 4" THICK CRUSHED AGGREGATE BASE COURSE AND HEAVY WELDED WIRE FABRIC (6X6-W2.9XW2.9 WWF) MAX. JOINT SPACING 15'-0" OR LESS TO CONTROL SHRINKAGE CRACKING. INSTALL DIRECTIONAL SIGNS, MENU BOARD, LOOP SENSORS AND UNDERGROUND SENSORS PRIOR TO DRIVE THRU PAVING. G.C. TO SEAL CONCRETE AFTER DRYING WITH SCOFIELD COLORSURE WATER BASE CURING COMPOUND AND SEALER. G.C. TO SUBMIT SCOFIELD CUTSHEATS.
12	SITE LIGHT POLES TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. TYP. SEE POWER LIGHT PLAN AND PHOTOMETRICS PLAN. -LED HEADS ON 20 FEET TALL POLES AND BASE
13	AREA DETECTABLE WARNING TRUNCATED DOME TILE BY G.C.







SITE/BUILDING DATA:
 ZONE: C 1.5-1VLD
 TOMMY'S PROPOSED PARCEL: 15,166 SF
 TOMMY'S BUILDING: 1,300 SQ. FT.
 NO. OF SEATS: PATIO SEATING

TOMMY'S
PARKING DATA:
 PARKING REQUIRED: 1/100 13 STALLS
 PARKING PROVIDED: 13 STALLS
 DRIVE THRU STACKING LANE: 9 CARS

LANDSCAPE AREA:
 FRONT YARD LANDSCAPE: 435 SQ. FT.
 9 TREES PER PLAN
 PER PLAN: 2,695.0 SQ. FT. TOTAL
 PARKING AREA: 4,804 SQ. FT.

DATE	REVISION	BIDDING

ORIGINAL Tommy's
 20032 VENTURA BLVD.
 WOODLAND HILLS, CA. 91364

RSHA
 ARCHITECTURE AND PLANNING
RS HERMAN ARCHITECTS
 1725 GARDENA AV. 2ND FLOOR
 GLENDALE, CA. 91204
 PH No. (323) 465-7066
 FAX No. (323) 465-8066
 WWW.RSHARCH.COM

LOT 5
 TRACT NO. 8812
 M.B. 150-31-36
 ADDRESS: 20022 VENTURA BLVD,
 WOODLAND HILLS, CA. 91364
 OWNER: MOM PALACE INC.
 APN: 2165-001-014

ISSUED FOR APPROVAL	DESIGNED BY:	R.F.
ISSUED FOR PLAN CHECK	DRAWN BY:	R.H.
ISSUED FOR BIDDING	CHECKED BY:	R.H.
ISSUED FOR PERMIT	REVIEWED BY:	R.H.
ISSUED FOR CONSTRUCTION	DATE:	11-30-20
	JOB NUMBER:	RSH 20-541
	FILE:	
	SHEET TITLE:	LANDSCAPE PLAN
	SCALE:	
	SHEET NUMBER:	L1.0

TREES



Lagerstroemia indica 'Tuscarora'



Magnolia grandiflora 'Little Gem'

SHRUBS



Ligustrum japonicum 'Texanum'



Rhamphiolepis indica 'Ballerina'



Buxus microphylla japonica

PERENNIALS



Dietes bicolor



Dianella revoluta



Anigozanthos f. 'Yellow Gem'

REVISIONS	BY

**PHIL MAY
LANDSCAPE
ARCHITECT**

1937 West 9th Street
Upland, CA 91786

Phone: 909 373 1959
Fax: 909 373 1958

pmay@philmaydesign.com
www.philmaydesign.com

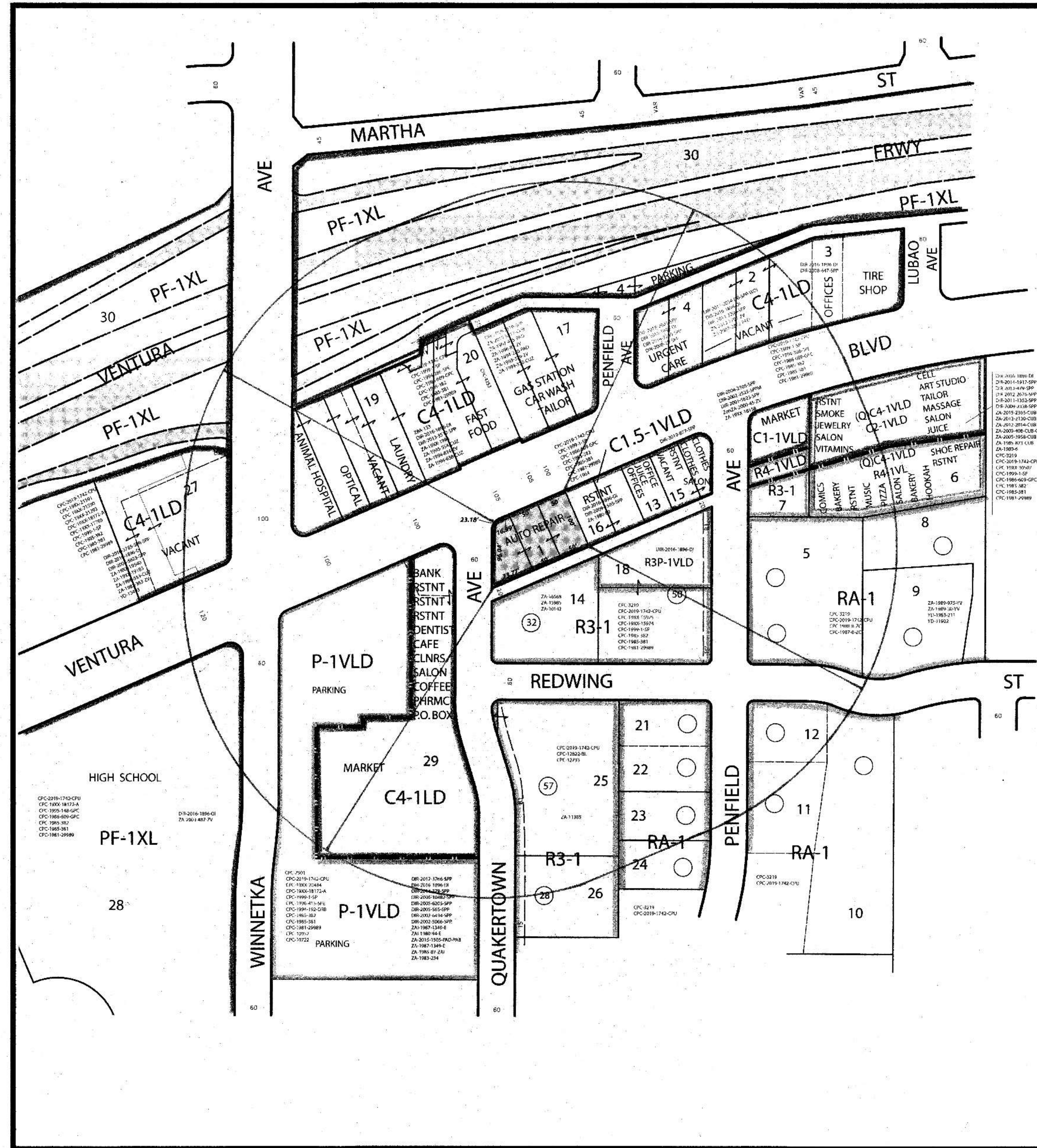


PLANT PHOTOS

TOMMY'S RESTAURANT
20022 VENTURA BLVD.
WOODLAND HILLS, CA 91364

DRAWN	S.K.
CHECKED	P.M.
DATE	11-25-2020
SCALE	N/A
JOB NO.	20094
SHEET	


THE DIMENSIONS AND SPACING OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY ANomalies FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. CONTRACTED TO:



CONDITIONAL USE


Quality Mapping Service
 14549 Archwood St, Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 - Fax (818) 997-0351
 qmappi@qesqms.com

THOMAS BROTHERS
 Page: 560 Grid: E-2
LEGAL
 LOT: 6-8
 TRACT: 8812
 M.B. 150-31/36
CONTACT: R.S. HERMAN AIA
ASSESSOR PARCEL NUMBER: 2166-001-014
SITE ADDRESS: 20032 VENTURA BLVD.
CD: 3
CT: 1375.01
PA: CANOGA PARK-WINNETKA WOODLAND HILLS WEST HILLS
USES: FIELD / RECORD
CASE NO:
SCALE: 1" = 100'
D.M.: 174B113
PHONE: 323-465-7066


DATE: 12-01-2020
Update: _____
NET AC: .034
QMS: 20-320



Tommy's Hamburger
20032 Ventura Blvd
Site Data

- Site Area: 14,940
- FAR Allowance: 1.0:1
- FAR Proposed: 0.087:1
- Allowable HT. 20'-0"
- Proposed HT. 26'-6"
- Proposed Parking: 13 Stalls
- Number Cars in Drive-Thru Queue: 9
- Landscape Area: 2,695 SF
- Number of Trees: 8
- Pave Parking and Drive Aisles: 4,804 SF