



SITE SUMMARY	
AREA: ±1.00 AC (±43,583 SF)	
CURRENT ZONING: C-2- COMMERCIAL GENERAL BUSINESS (RESTAURANT REQUIRES CUP)	
PARKING SUMMARY	
REQUIRED: CAFE	45*
RETAIL	20
TOTAL	65
PROPOSED:	35**
CITY CODE REQUIRES 1 STALL PER 40 SF OF DINING AND 1 STALL PER 80 SF OF KITCHEN AREA FOR RESTAURANT USES AND 1 STALL PER 200 GFA FOR RETAIL USES.	
*ASSUMING 1,000 SF OF DINING AREA AND 1,568 SF OF KITCHEN AREA FOR THE PURPOSES OF THIS CONCEPT.	
**SHARED PARKING DUE TO COMPLIMENTARY PEAK HOURS	