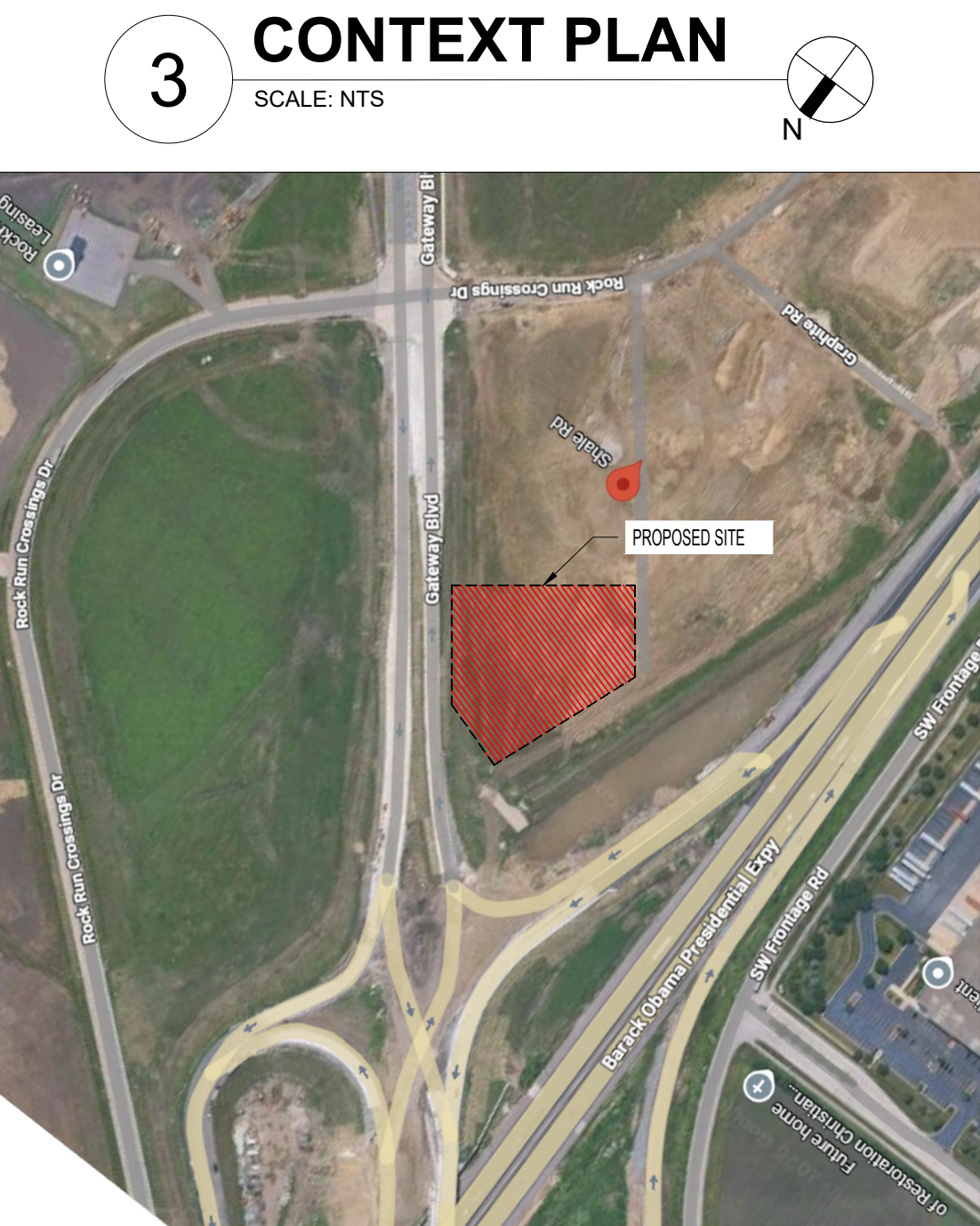
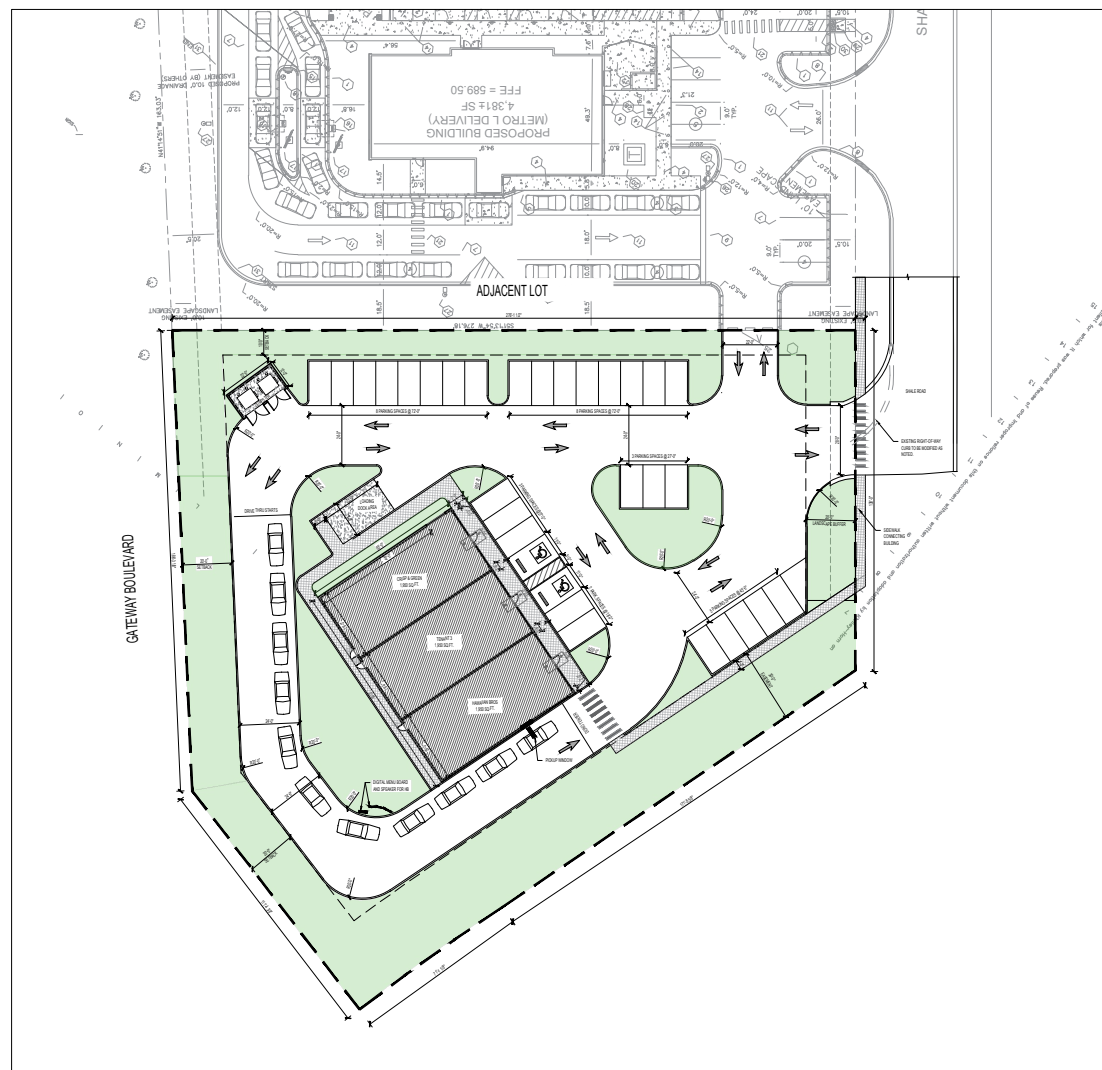
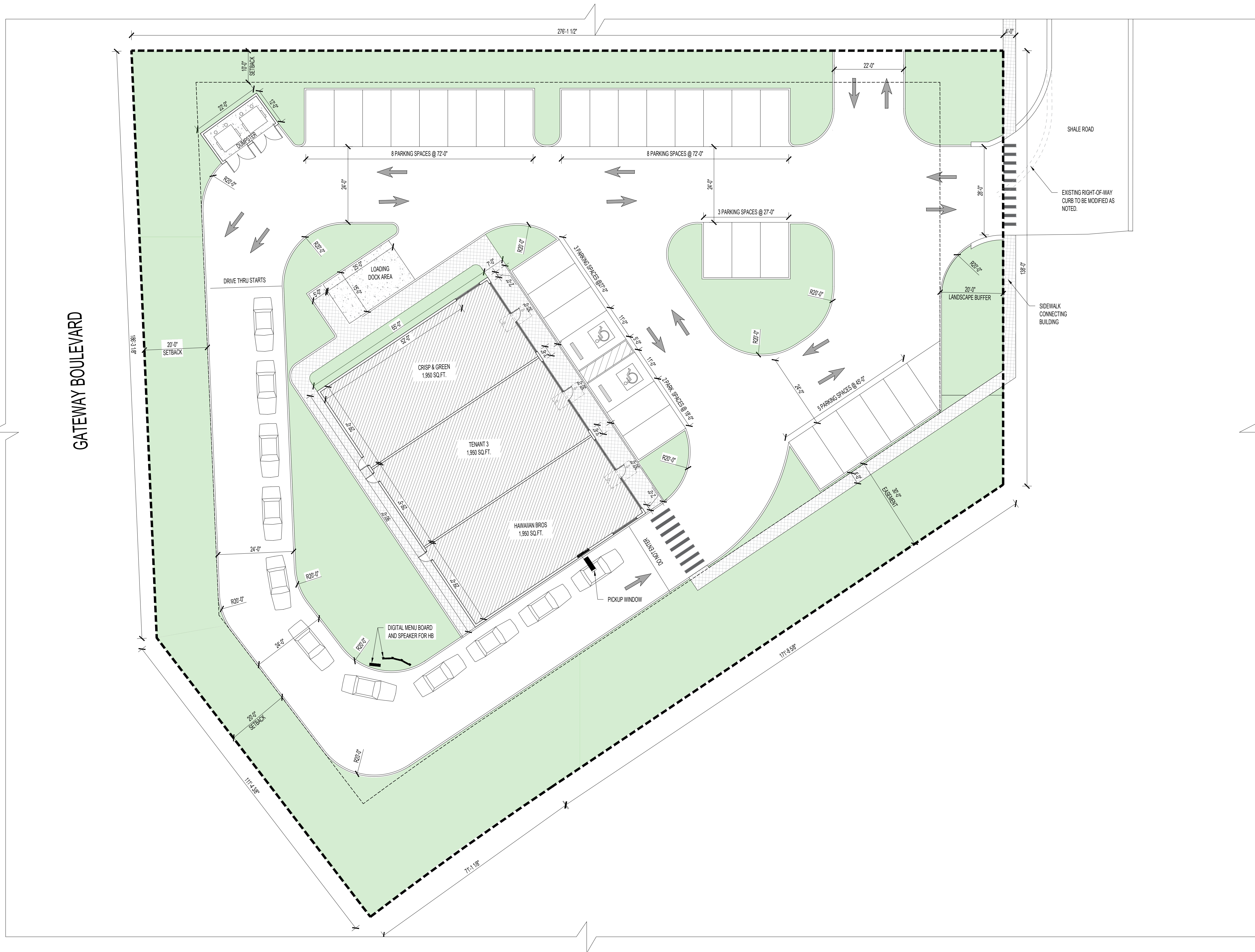




2

LOCATION PLAN

SCALE: NTS

TENANT AREA CALCULATION

1.	HAWAIIAN BROS. : 1,950 SQ. FT.
2.	CRISP & GREEN : 1,950 SQ. FT.
3.	TENANT 3 : 1,950 SQ. FT.
TOTAL	: 5,850 SQ. FT.

ZONING

ZONING: B-2 CENTRAL BUSINESS DISTRICT

BUILDING HEIGHT: NONE, BUT 35'-0" + REQUIRES "LIGHT & AIR"

F.A.R.: 7.0 (BUILD 7X THE LOT AREA)

F.A.R. EXCEPTION: FOR EACH SQUARE FOOT OF FRONT OR SIDE PLAZA PROVIDED ON A ZONING LOT, THE TOTAL FLOOR AREA PERMITTED BY THE FLOOR AREA RATIO SET FORTH ABOVE MAY BE INCREASED BY SEVEN (7) SQUARE FEET

PARKING: 1 SPACE PER 250 SQ. FT. OF FLOOR AREA

LANDSCAPING: A LANDSCAPED AREA NOT LESS THAN TWENTY FEET (20') WIDE SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOT OR PARCEL ADJACENT TO ANY PUBLIC RIGHT-OF-WAY. BERMES (NO GREATER THAN 3:1) SHALL BE USED IN CONJUNCTION WITH LANDSCAPING

PARKING ISLAND: MINIMUM SIZE: AT LEAST 100 SQUARE FEET. MINIMUM WIDTH: AT LEAST 8 FEET WIDE MEASURED FROM THE BACK OF THE CURB ON ONE SIDE TO THE BACK OF THE CURB ON THE OTHER.

SITE NOTES

DRIVE THRU QUEUE: 10 CARS

PARKING: 28 TOTAL
2 ACCESSIBLE

PARKING REQUIRED: 1 PER 250 SF (24 STALLS)

LOT SIZE: 57,645 SF
1.32 ACRE

BUILDING SIZE: 5,850 S.F.
HB TENANT SPACE: 1,950 SF
CRISP & GREEN TENANT SPACE: 1,950 SF
TENANT 3: 1,950 SF

SEATING INTERIOR HB: 14 SEATS

SITE PLAN LEGEND

PROPOSED BUILDING

ROAD

SIDEWALK

CONCRETE

HANDICAP PARKING

PROPOSED SITE BOUNDARY

EXISTING SITE BOUNDARY

1 SITE PLAN
SCALE: 1/16"=1'-0"

OFFICIAL SEAL
CLIENT
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EMAIL: viraj.patel@theomgroup.net



CONSULTANT

CONSULTANT

MULTI-TENANT BUILDING- HAWAIIAN BROS.

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REV	REV DESCRIPTION	DATE
1	ISSUED FOR REVIEW	07/22/2025

DESIGN PROFESSIONAL SEAL
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Drawn / Designed By: SL
Reviewed By: SK
Project Number: KPJ-26-0040

SHEET NAME: SITE PLAN

SHEET NUMBER:

A-101