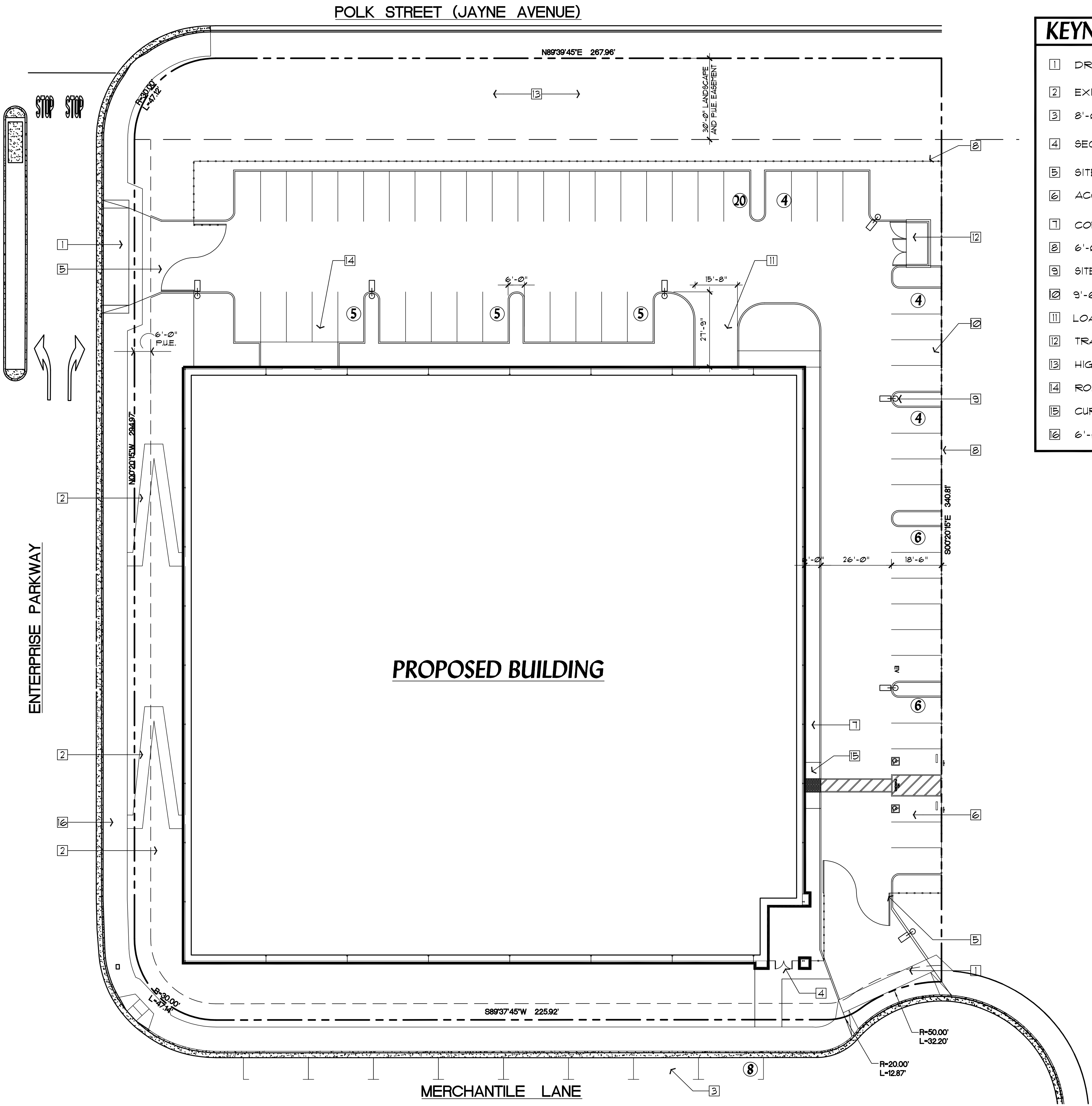




KEYNOTES

- 1 DRIVEWAY TO CITY STANDARDS
- 2 EXIT ACCESS SIDEWALK TO CITY ROW.
- 3 8'-0" X 24'-0" STREET PARKING
- 4 SECURE ENTRY GATE
- 5 SITE GATE (WROUGHT IRON) TYP.
- 6 ACCESSIBLE PARKING
- 7 CONCRETE WALKWAY AND CURB
- 8 6'-0" WROUGHT IRON FENCE ON TOP OF CMU WALL 2'-0"
- 9 SITE POLE LIGHTING
- 10 9'-6" X 18'-6", STANDARD PARKING
- 11 LOADING
- 12 TRASH ENCLOSURE
- 13 HIGHWAY LANDSCAPING
- 14 ROLLED CURB @ OVERHEAD/ MAN DOOR
- 15 CURB CUT
- 16 6'-0" CITY SIDEWALK

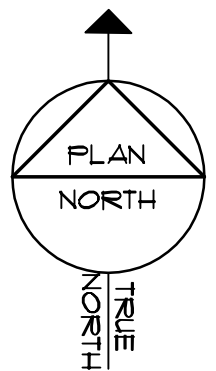
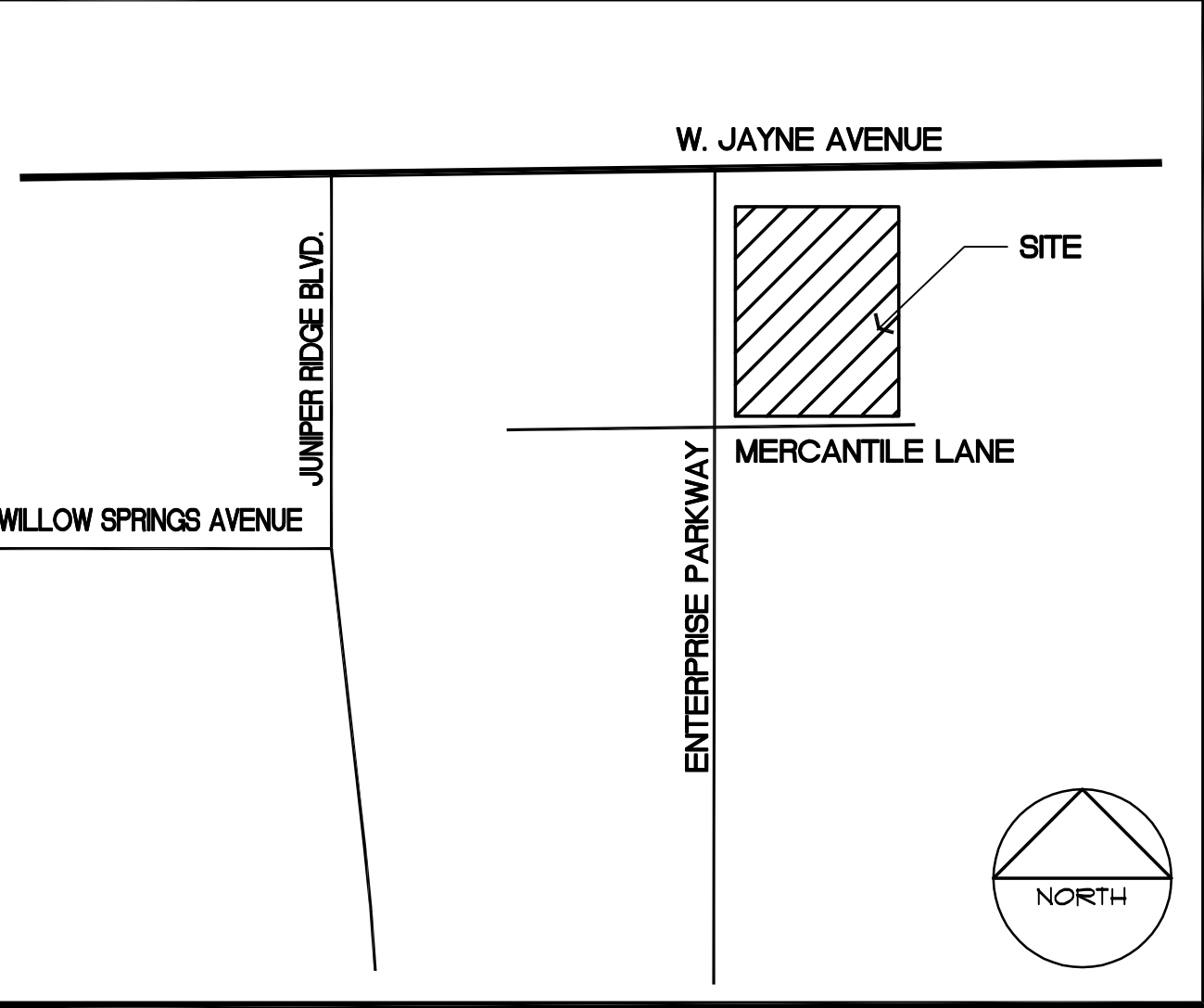
SHEET INDEX

P1	PROPOSED SITE PLAN
P2	PROPOSED FLOOR PLAN
P3	PROPOSED ELEVATIONS
P4	(E) SITE PHOTOGRAPHS
C-1	EXISTING TOPOGRAPHY
C-2	GRADING AND DRAINAGE PLAN
C-3	UTILITY PLAN
L1	PRELIMINARY PLANTING LANDSCAPING PLAN

TABULATIONS

APN:	083-280-12st
SITE AREA:	91,040 SF (2.09 AC.)
ZONING:	CS-CUP
PROPOSED BUILDING FOOTPRINT:	50,206 SF
MAX. BUILDING HEIGHT:	50'-0"
PROPOSED BUILDING HEIGHT:	36'-0"
PARKING ON SITE:	
STANDARD	56
E.V.	1
ACCESSIBLE	2
TOTAL	59
PARKING OFF SITE:	8

VICINITY MAP



0 10' 20' 40'
SCALE: 1/20" = 1'-0"

NEXT GREEN WAVE : TWO

1921 MERCANTILE LANE
Coalinga, CALIFORNIA

February 15, 2021

PROPOSED SITE PLAN P1

craig
MIERS

ARCHITECTS

george
SCOTT

llp

1624 Santa Clara Drive, Suite 200
Foster City, CA 95061
616.380.2227 mobile
616.780.0105 fax
cmiers@mierscottarchitects.com