

NEW BAR AT 711 E JOHNSON ST

PROJECT INFO:

ADDRESS: 711 EAST JOHNSON ST
SITE AREA (SF): 59,236 sf / 1.36 acre
SITE ZONING CLASSIFICATION: NMX- NEIGHBORHOOD MIXED USE DISTRICT
OVERLAY DISTRICT: TRANSIT OVERLAY DISTRICT
NUMBER OF BUILDING STORIES (ABOVE GRADE): 3
TYPE OF CONSTRUCTION (602): VB
SPRINKLER SYSTEM: FULLY SPRINKLED PER NFPA 13
TENANT AREA:
 BASEMENT: 1,996 SF
 FIRST FLOOR: 1,907 SF
TOTAL: 3,903 SF
OCCUPANCY TYPE (SECOND 30X.X): A-2- RESTAURANT/ BAR, S-1 STORAGE

USE OF THE PROPERTY: TAVERN, STORAGE

CAPACITY (OCCUPANT LOAD):

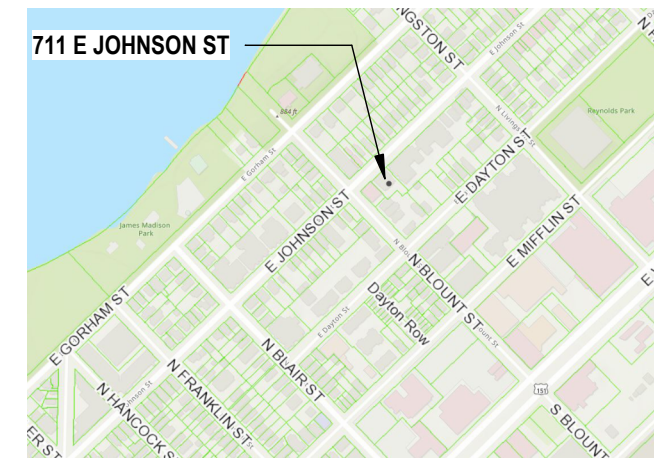
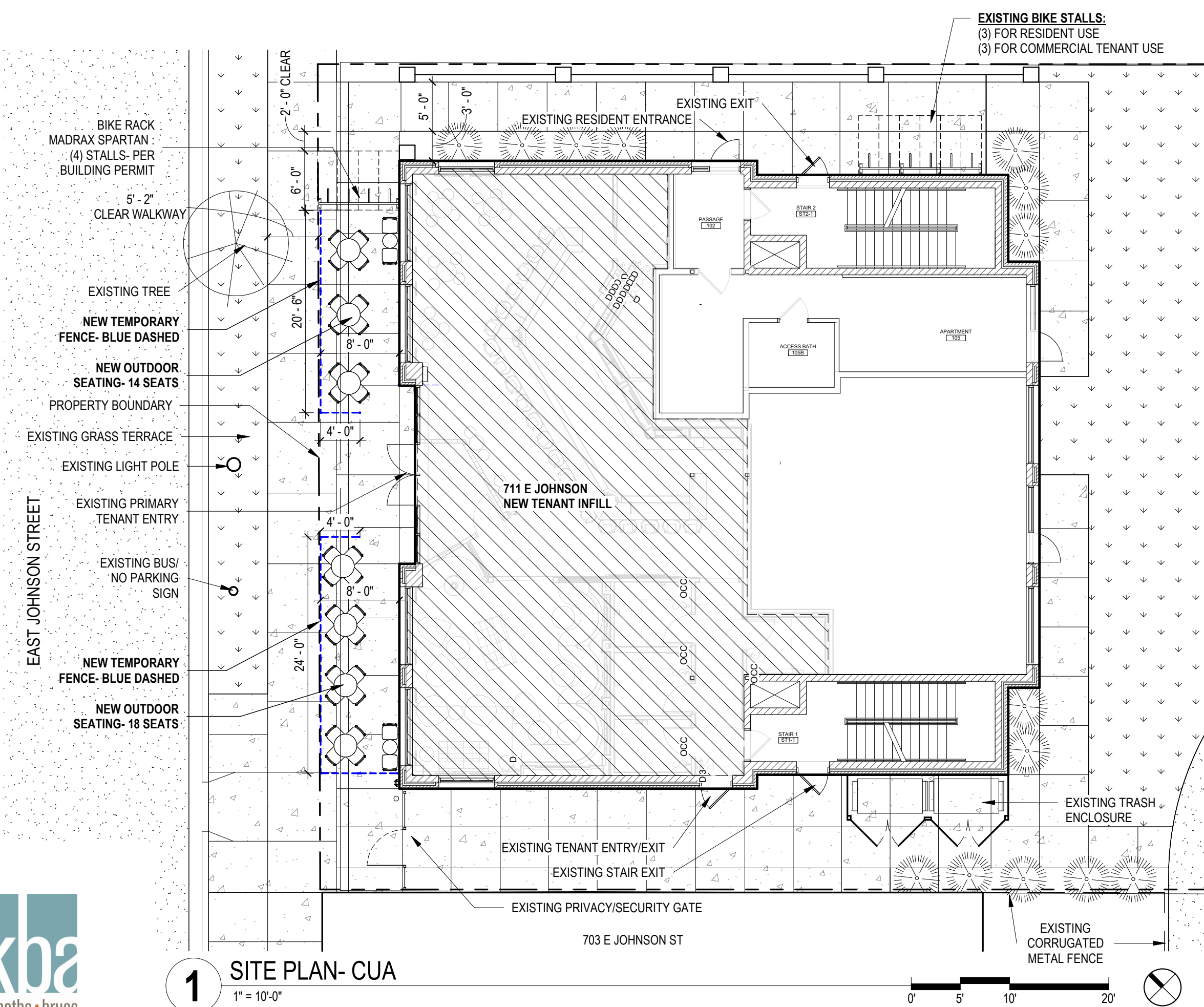
BASEMENT :	08 OCC
FIRST FLOOR: (INDOOR)	86 OCC
TOTAL INDOOR:	94 OCC

<u>OUTDOOR SEATING</u>	<u>32 OCC</u>
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GRAND TOTAL	126 OCC
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PARKING STALLS (REQUIRED), PROVIDED:

REQUIRED: NO REQUIREMENTS- TOD OVERLAY
ACCESSIBLE: NONE
VAN ACCESSIBLE: NONE
BIKE: 5% OF OCCUPANT CAPACITY:
 .05(126) = 7 STALLS REQ'D- 7 STALLS INSTALLED



711 E JOHNSON ST NTS

1 SITE PLAN- CUA
1" = 10'-0"

04-23-24
CUA 1
SITE PLAN

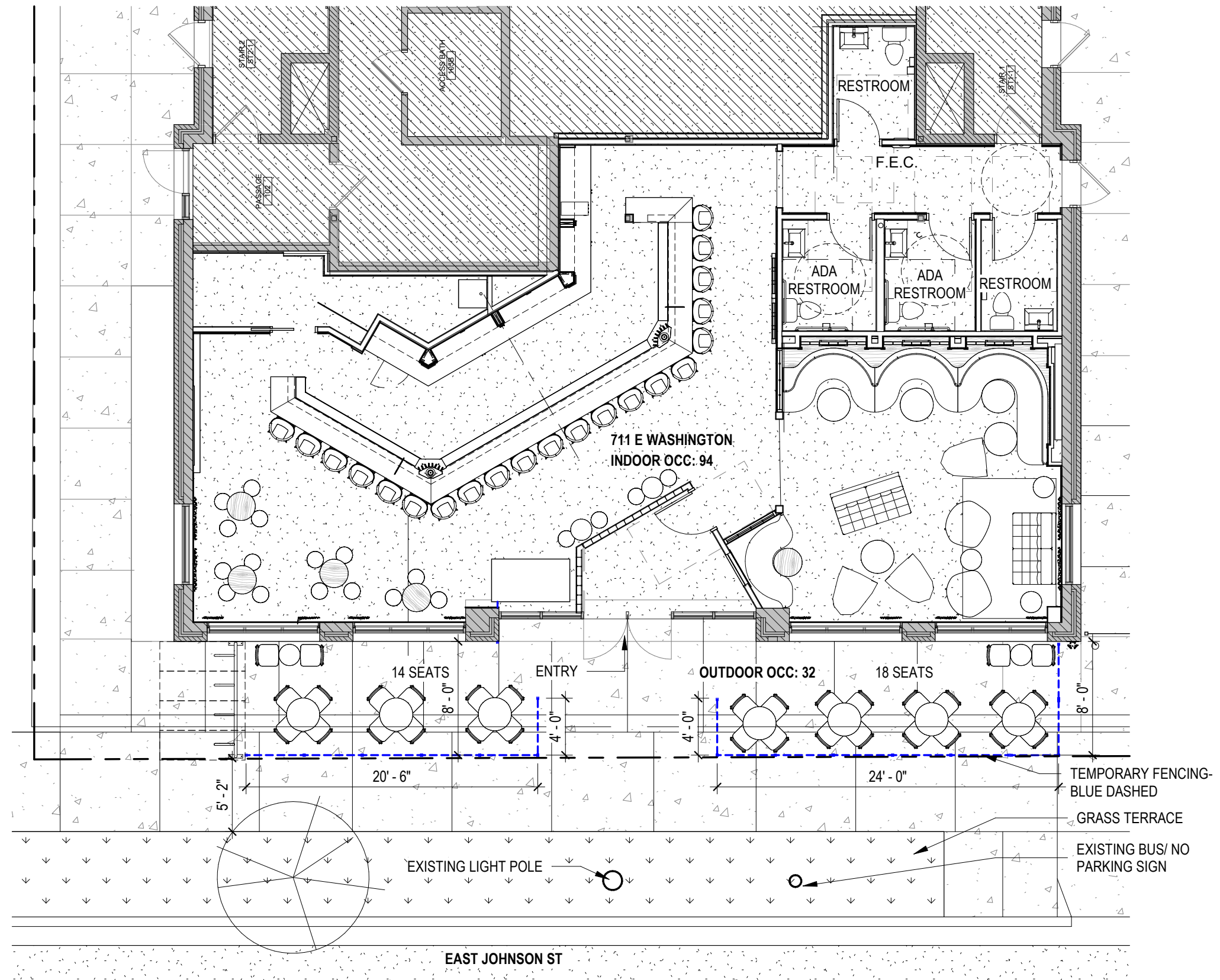




TEMPORARY FENCING: BLACK METAL, FREE-STANDING 36" TALL- SIMILAR TO SHOWN



OUTDOOR SEATING: METAL TABLES AND CHAIRS- BLACK OR SILVER- SIMILAR TO SHOWN



1 FIRST FLOOR PLAN- CUA
1/8" = 1'-0"



04-23-24

CUA 2

FIRST FLOOR- SEATING CONDITIONAL USE



EXISTING EAST JOHNSON BUILDING FACADE