

OUTDOOR SEATING 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

OUTDOOR SEATING 23 OCC

GRAND TOTAL 117 OCC

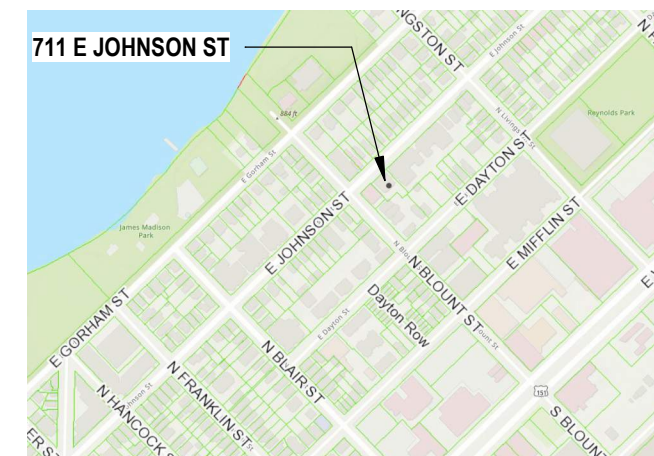
PARKING STALLS (REQUIRED), PROVIDED:

REQUIRED: NO REQUIREMENTS- TOD OVERLAY

ACCESSIBLE: NONE

VAN ACCESSIBLE: NONE

BIKE: 5% OF OCCUPANT CAPACITY:
.05(117) = 6 STALLS REQ'D- 6 STALLS INSTALLED



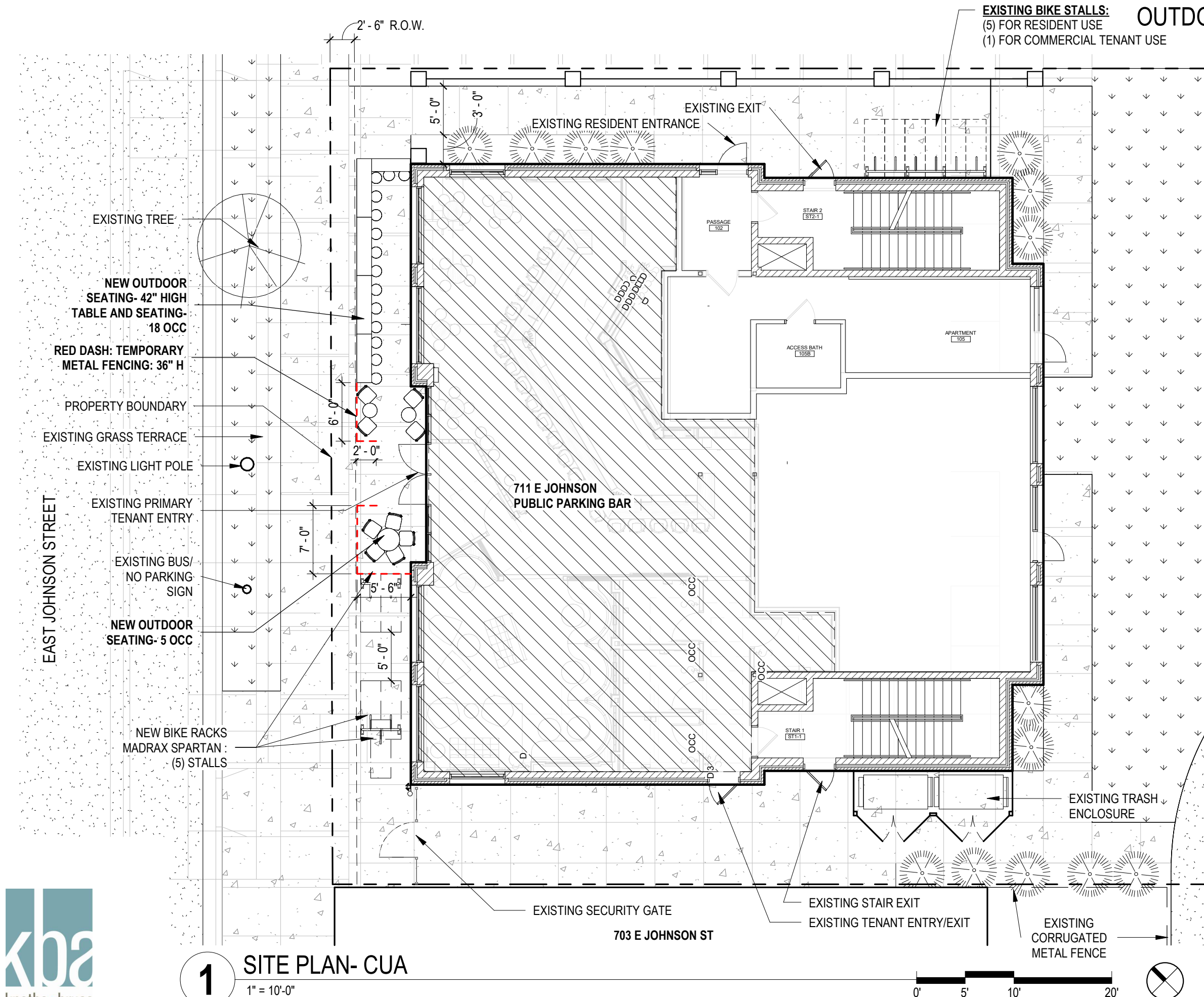
NTS



03.06.2025

CUA 1

SITE PLAN

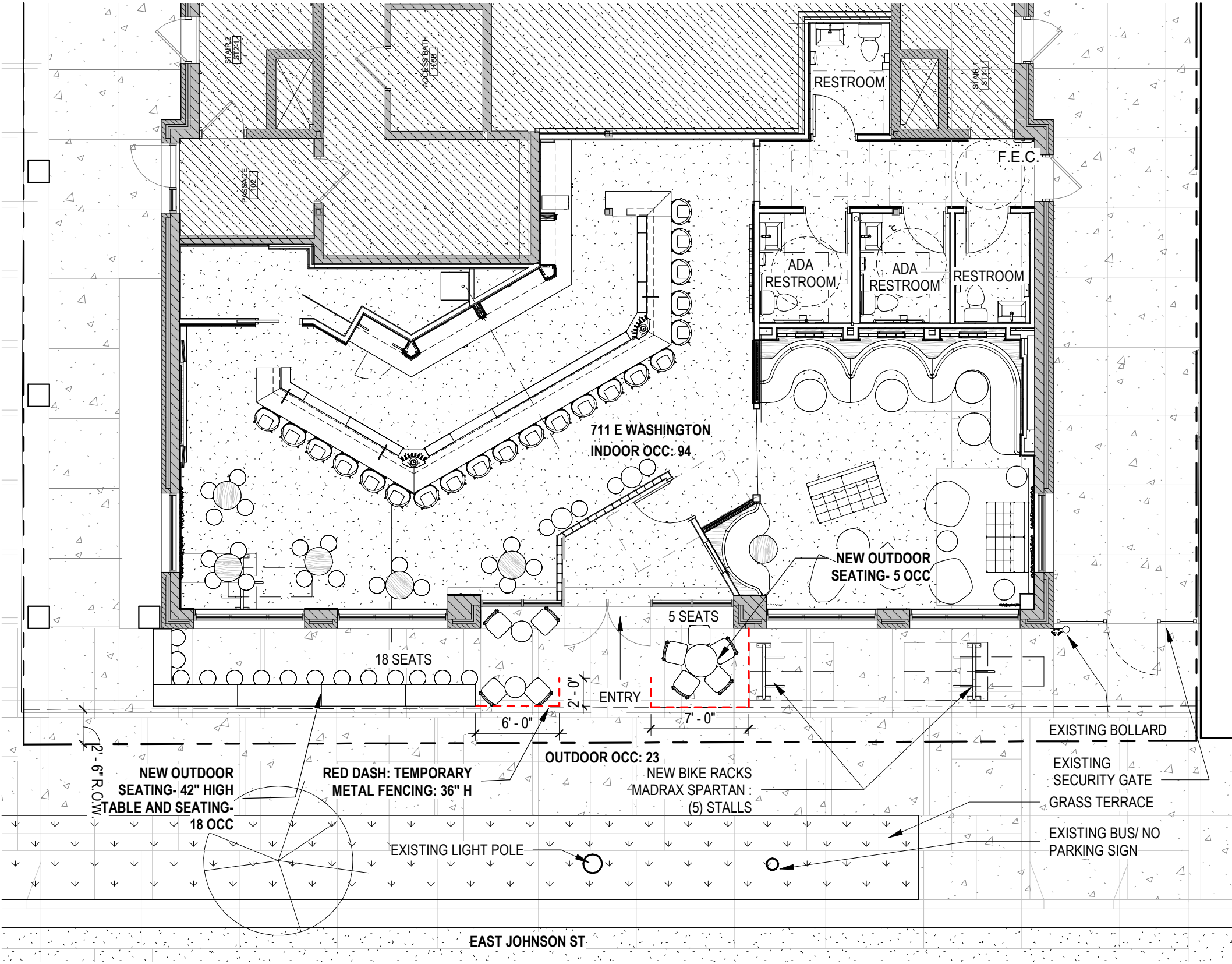




OUTDOOR CONTINTUOUS TABLE: BLACK METAL AND COMPOSITE WOOD TOP-



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



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



EXISTING EAST JOHNSON BUILDING FACADE