Exhibit "A"

PARKING CALCULATION

REQUIRED PARKING:

TEA SHOP:
2,192 S.F. / 150 = 14.8

RESTAURANT / RETAIL:
3,658 S.F. / 150 = 24.4
39.0 STALLS REQUIRED

PROVIDED PARKING:
36 STANDARD STALLS
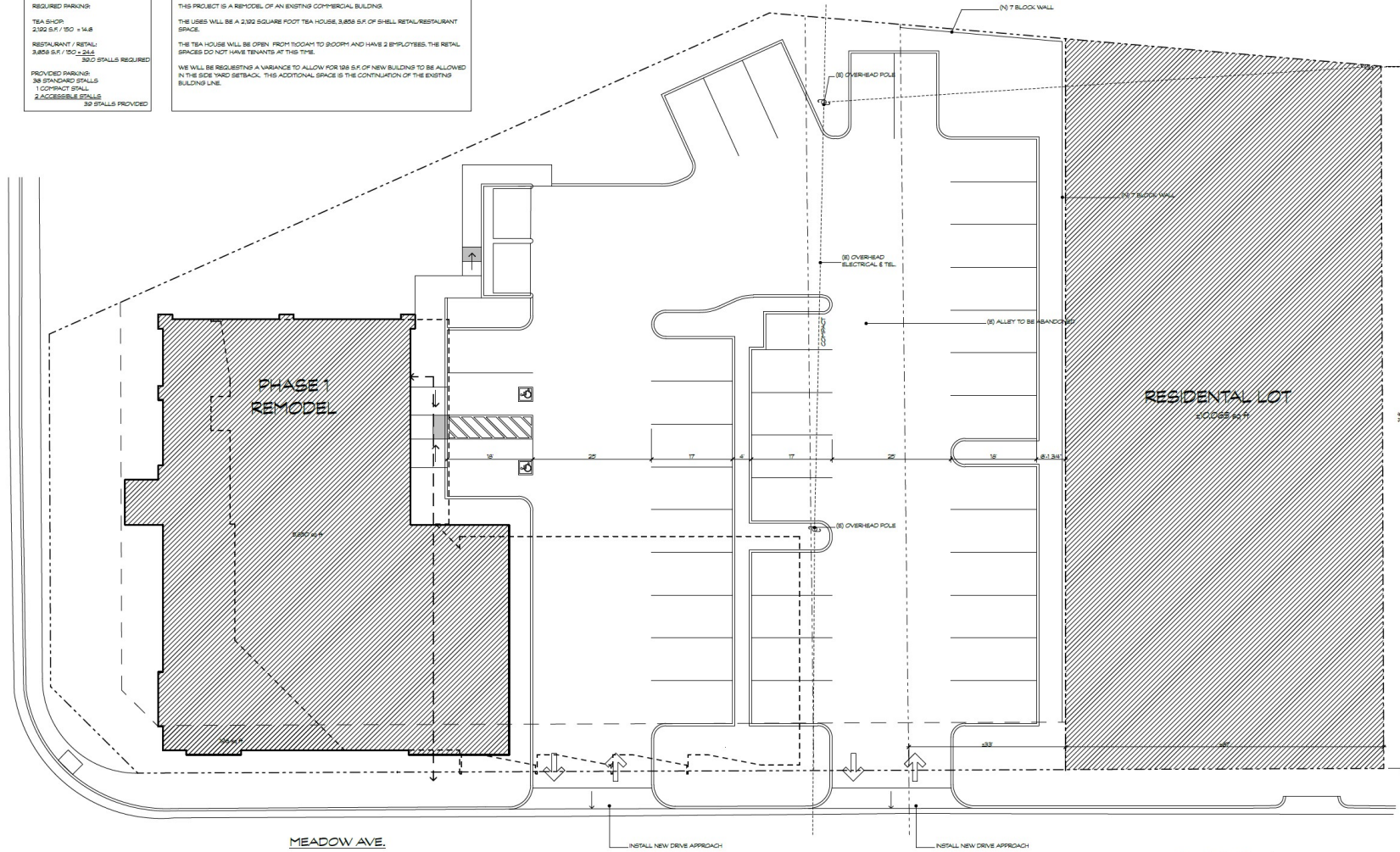1 COMPACT STALL
2 ACCESSIBLE STALLS
39 STALLS PROVIDED

OPERATIONAL STATMENT

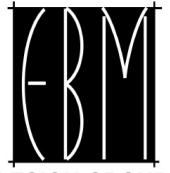THIS PROJECT IS A REMODEL OF AN EXISTING COMMERCIAL BUILDING.

THE USES WILL BE A 2,192 SQUARE FOOT TEA HOUSE, 3,658 S.F. OF SHELL RETAIL/RESTAURANT SPACE.

THE TEA HOUSE WILL BE OPEN FROM 11:00AM TO 9:00PM AND HAVE 2 EMPLOYEES. THE RETAIL SPACES DO NOT HAVE TENANTS AT THIS TIME.

WE WILL BE REQUESTING A VARIANCE TO ALLOW FOR 198 S.F. OF NEW BUILDING TO BE ALLOWED IN THE SIDE YARD SETBACK. THIS ADDITIONAL SPACE IS THE CONTINUATION OF THE EXISTING BUILDING LINE.

PHASE 1 REMODEL

RESIDENTAL LOT

MOONEY BLVD.

MEADOW AVE.

INSTALL NEW DRIVE APPROACH

INSTALL NEW DRIVE APPROACH

SITE PLAN
SCALE: 1" = 10'-0"

DESIGN GROUP
INCORPORATE
ARCHITECTS

4412 W. FERGUSON
VISALIA, CA. 93291
(559) 732-9230
FAX 732-5836

SCALE: AS NOTED
JOB#: 2-008

A NEW PROJECT FOR:
TIGER TEA HOUSE
914 S. MOONEY BLVD, VISALIA CA 93277

DATE: 5-25-22

Sheet:
A-1