



AUGUST 2017



AUGUST 2021

Site Photos



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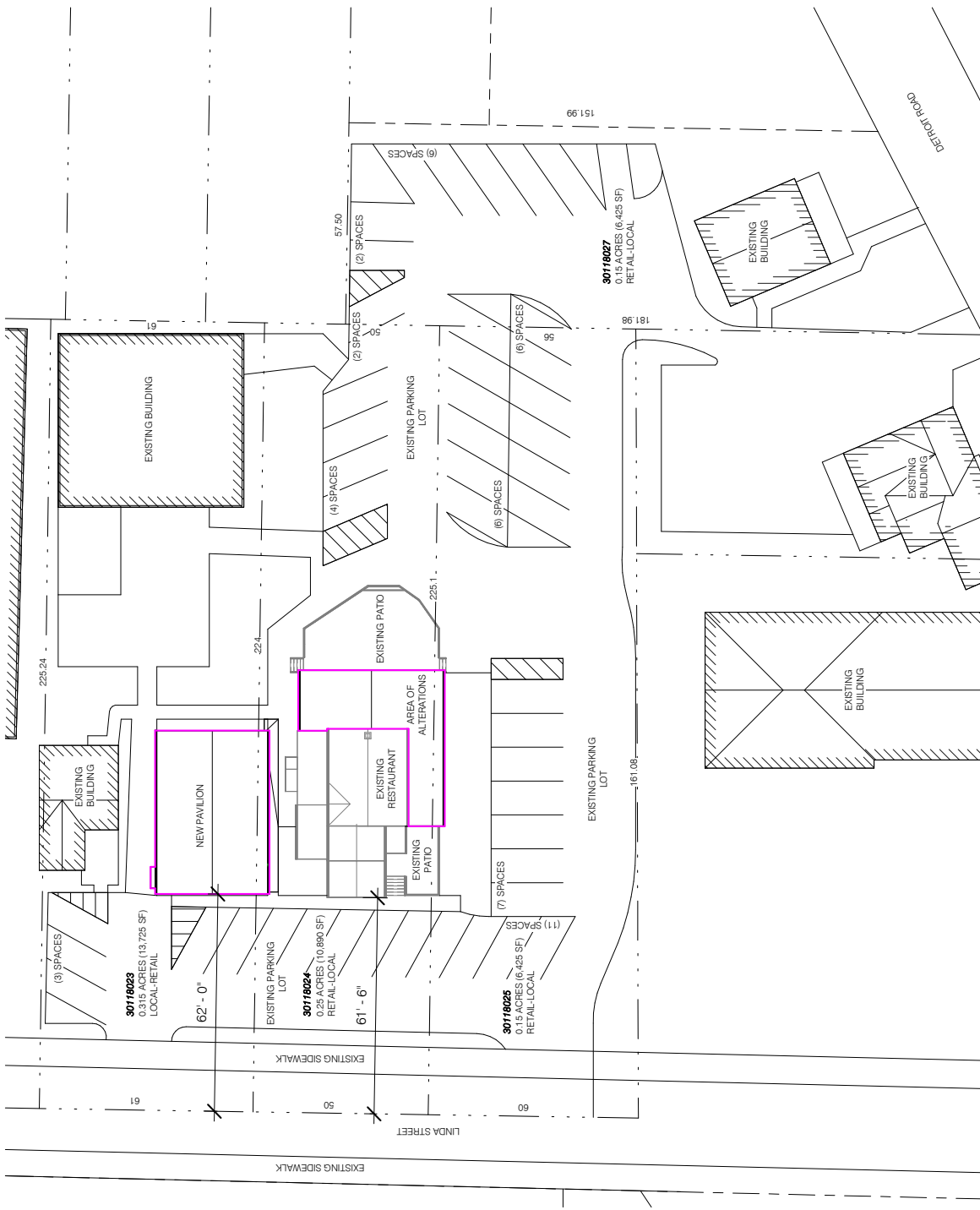
Existing Conditions



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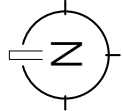
Additional Businesses (Parcels 30118023 and 30118027)		Tommy's Place and New Pavilion (Parcels 30118024 and 30118023)	
Occupancy		Occupancy	
Wine Bar		Tommy's Place	
Assembly without fixed seats (Interior) (Unconcentrated tables and chairs)	1967 SF @ 15 Net SF / Occupant 131	Assembly without fixed seats (Unconcentrated tables and chairs)	280 SF @ 15 Net SF / Occupant 19
Assembly without fixed seats (Exterior) (Unconcentrated tables and chairs)	1964 SF @ 15 Net SF / Occupant 131	Assembly without fixed seats (Unconcentrated tables and chairs)	444 SF @ 15 Net SF / Occupant 30
Lather A Salon		Pavilion	
Mercantile (Unconcentrated tables and chairs)	756 SF @ 60 Gross SF / Occupant 13	Assembly without fixed seats (Unconcentrated tables and chairs)	1119 SF @ 15 Net SF / Occupant 75
Radiant Bride		Total Indoor Customer Service Area Occupants	124
Mercantile (Unconcentrated tables and chairs)	1266 SF @ 60 Gross SF / Occupant 22		
Total Indoor Customer Service Area Occupants	166		
Parking		Parking	
Per Zoning Code 1187.09: 1 space per 50 SF of indoor customer service area		Per Zoning Code 1187.09: 1 space per 50 SF of indoor customer service area	
1967 SF / 50 SF	40 parking spaces	1119 SF / 50 SF	23 parking spaces
		280 SF / 50 SF	6 parking spaces
		444 SF / 50 SF	9 parking spaces
		Total Required Parking	38 parking spaces
Per Zoning Code 1187.09: 2 spaces per beauty or barber chair		Total Required Parking for Tommy's Place, New Pavilion, Wine Bar, Lather A Salon, and Radiant Bride	
8 chairs	16 parking spaces		
Per Zoning Code 1187.09: 4 spaces per 1000 SF of floor area		38 parking spaces	
1266 SF / 1000 SF	6 parking spaces	62 parking spaces	
Total Required Parking	62 parking spaces	Total Required Parking Spaces	100 spaces
		Total Provided Parking Spaces	47 spaces

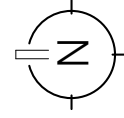
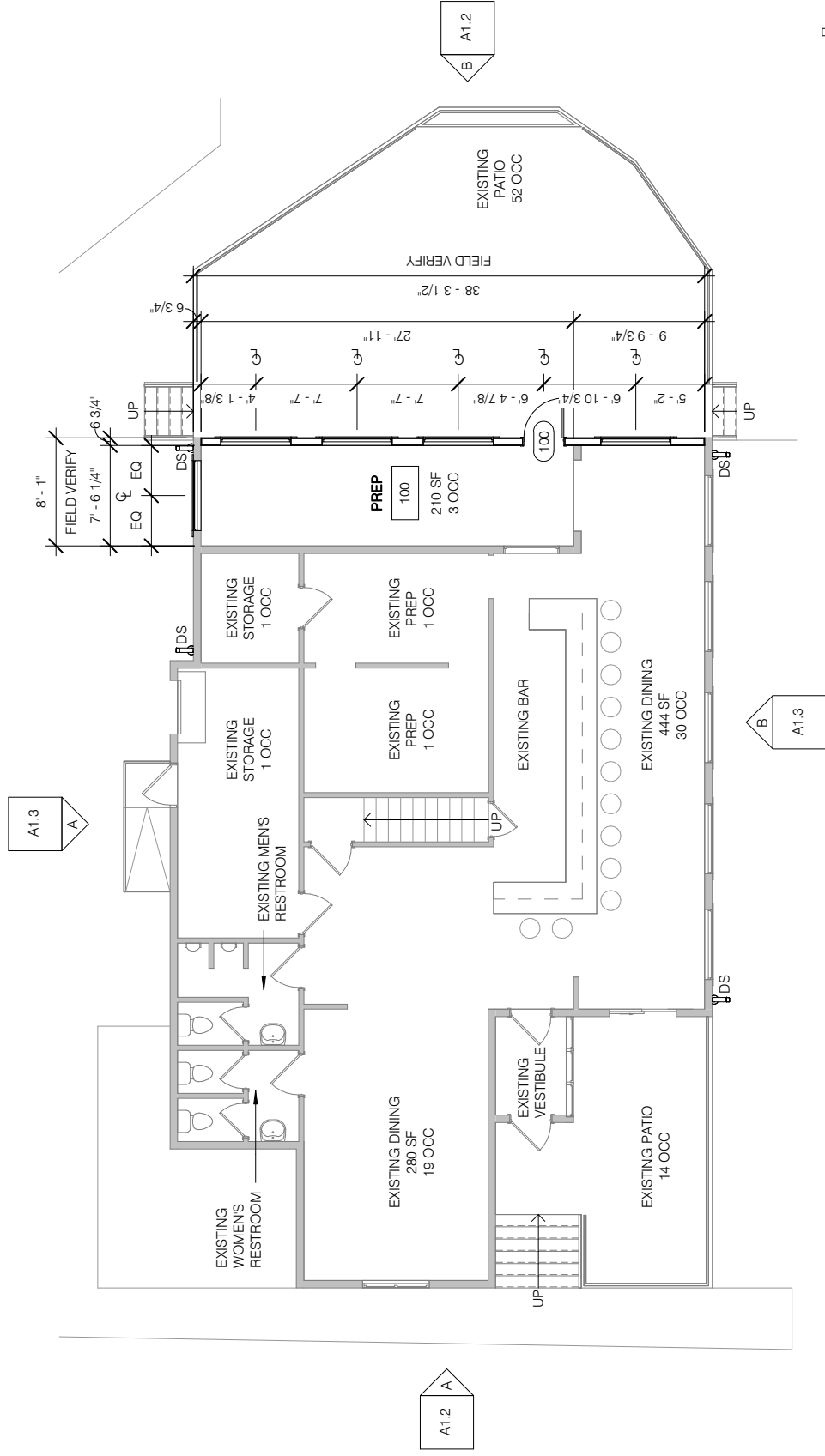
Parking Calculations



A Site Plan
1" = 30'-0"

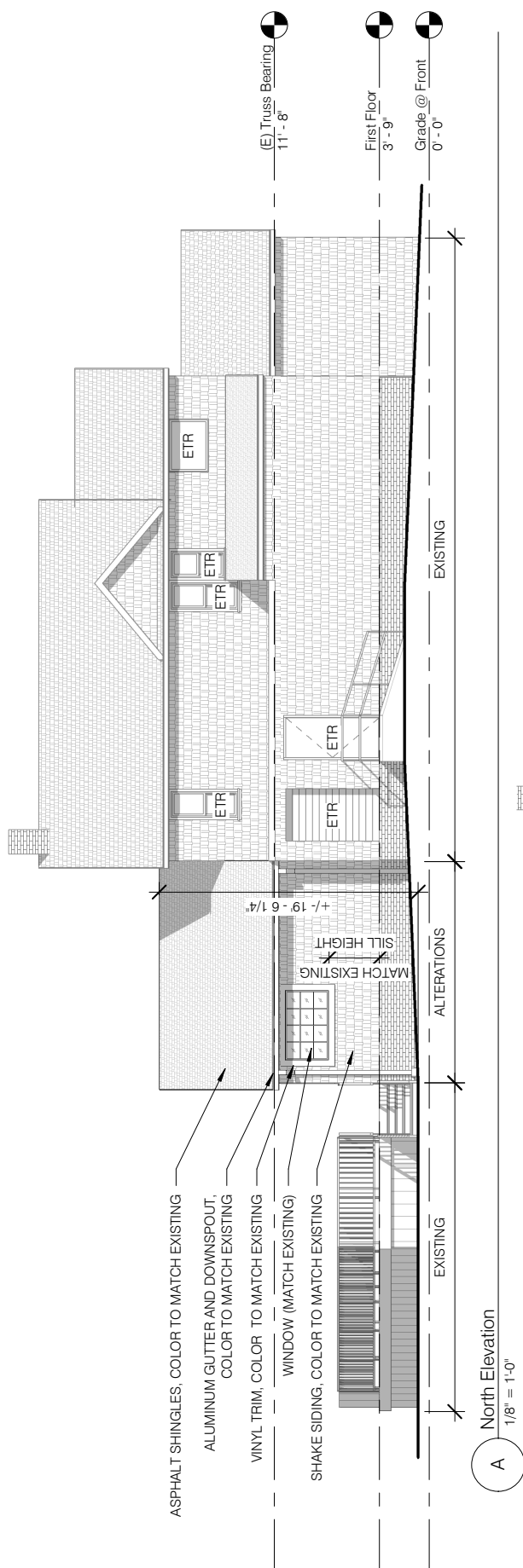
Architectural Site Plan



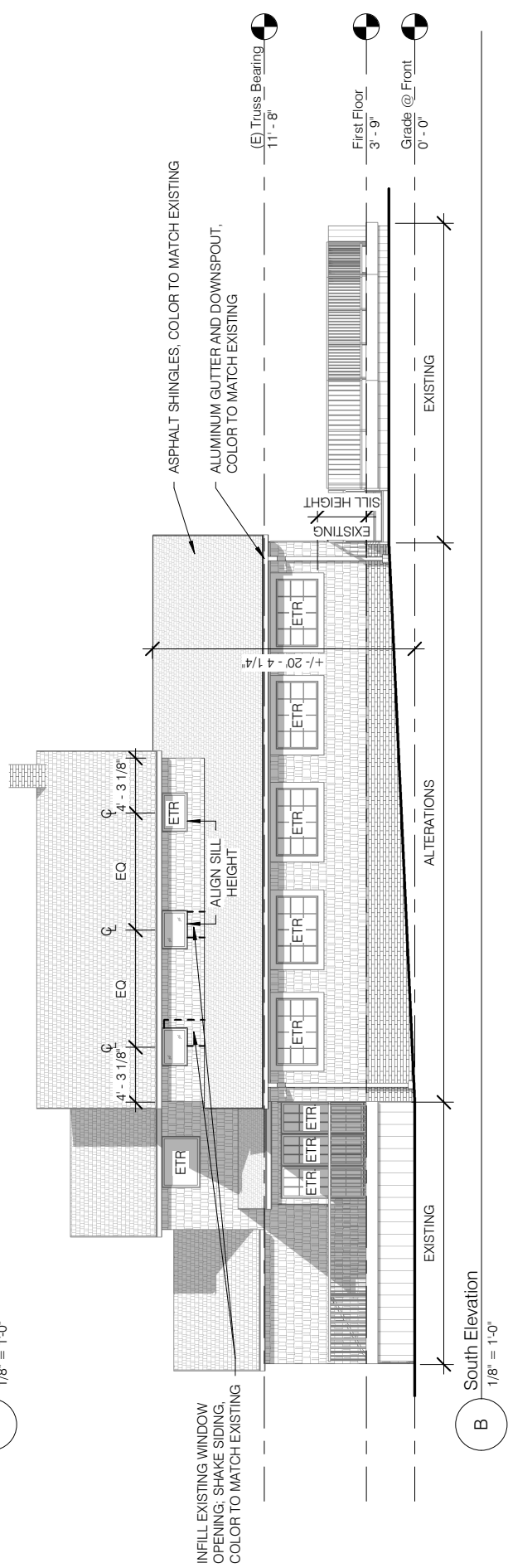


First Floor Plan
1/8" = 1'-0"

Tommy's Place First Floor Plan

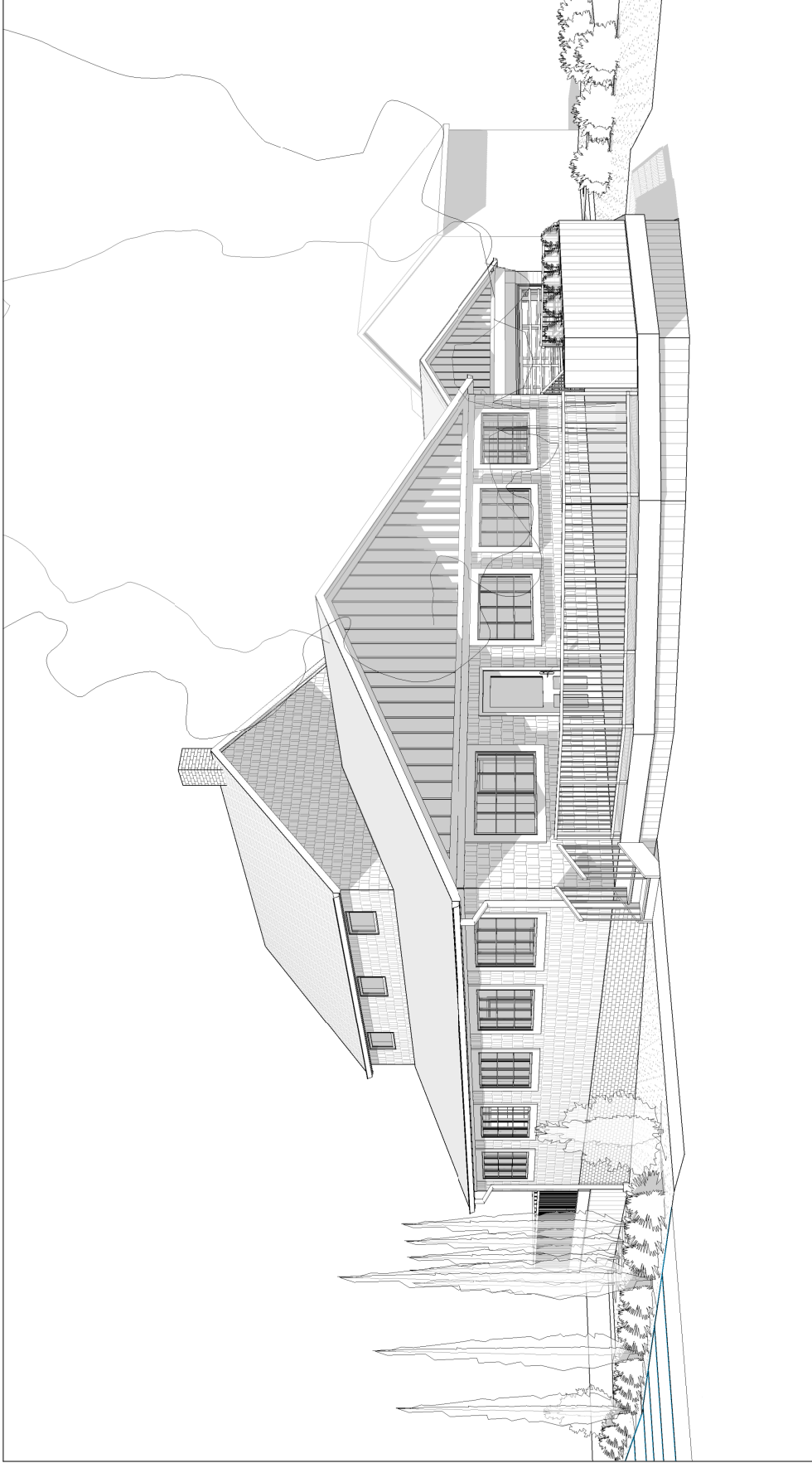


A
1/8" = 1'-0"

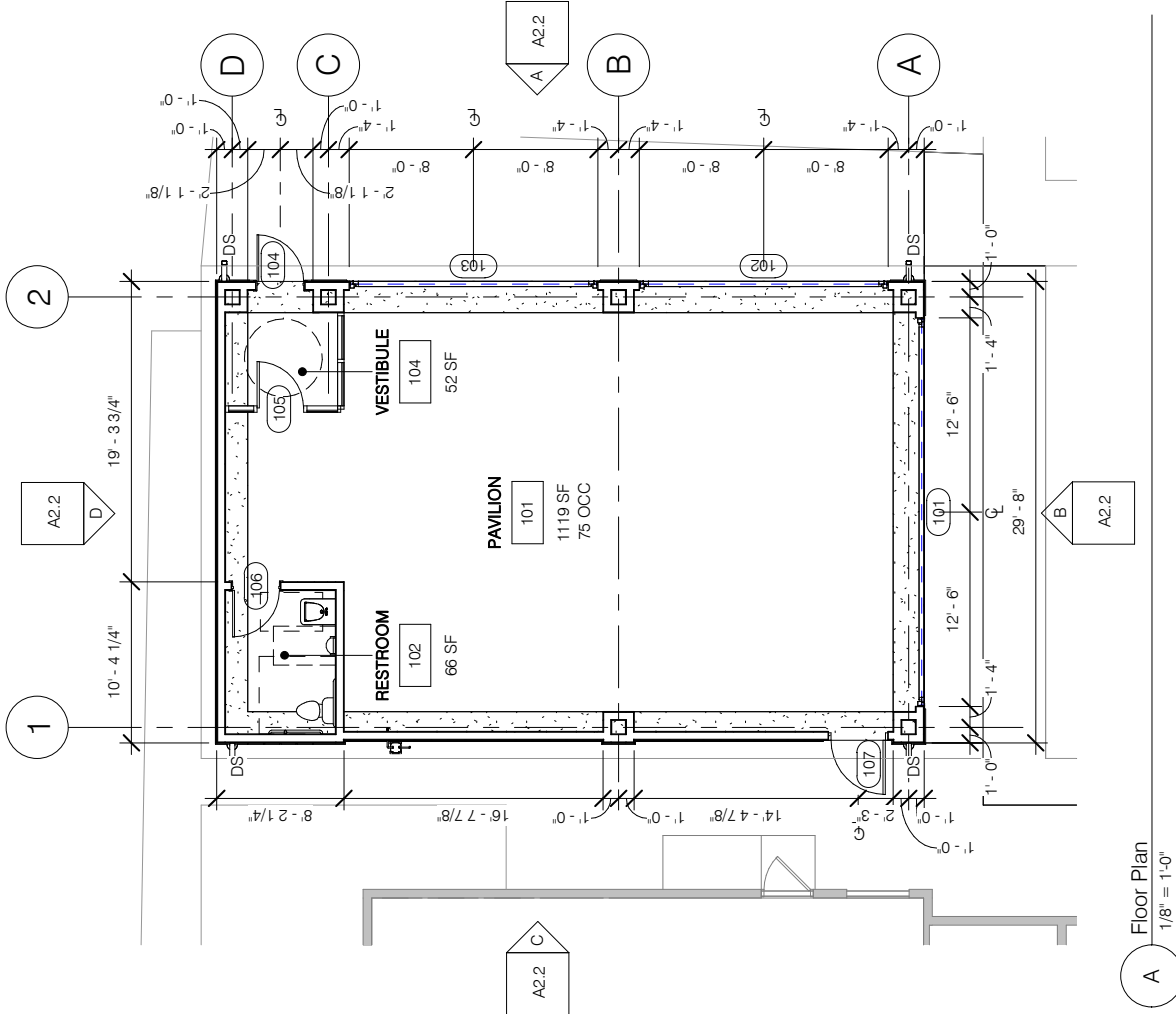


B
1/8" = 1'-0"

Tommy's Place Exterior Elevations

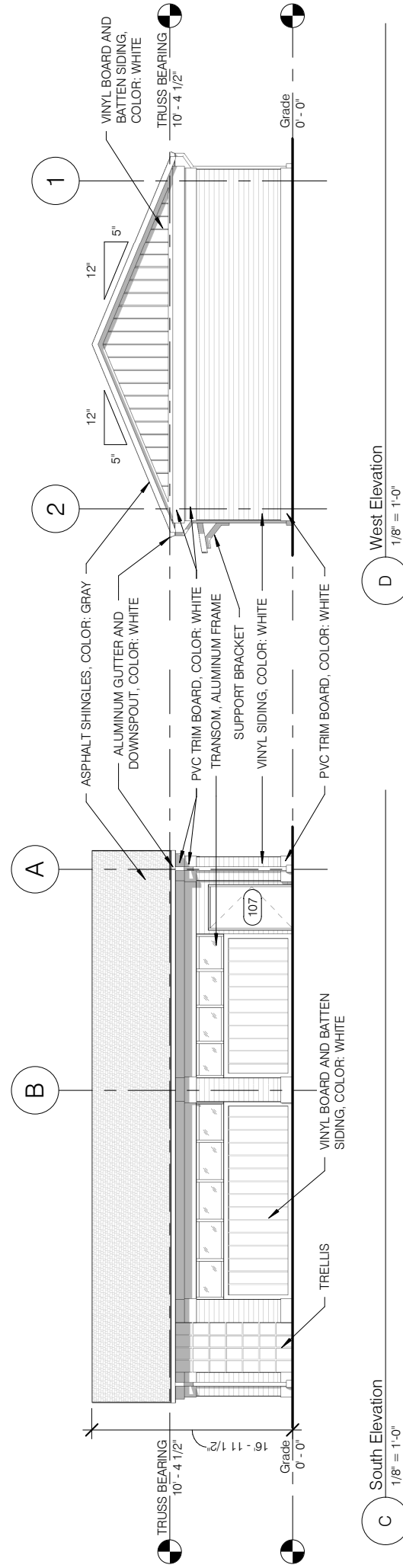
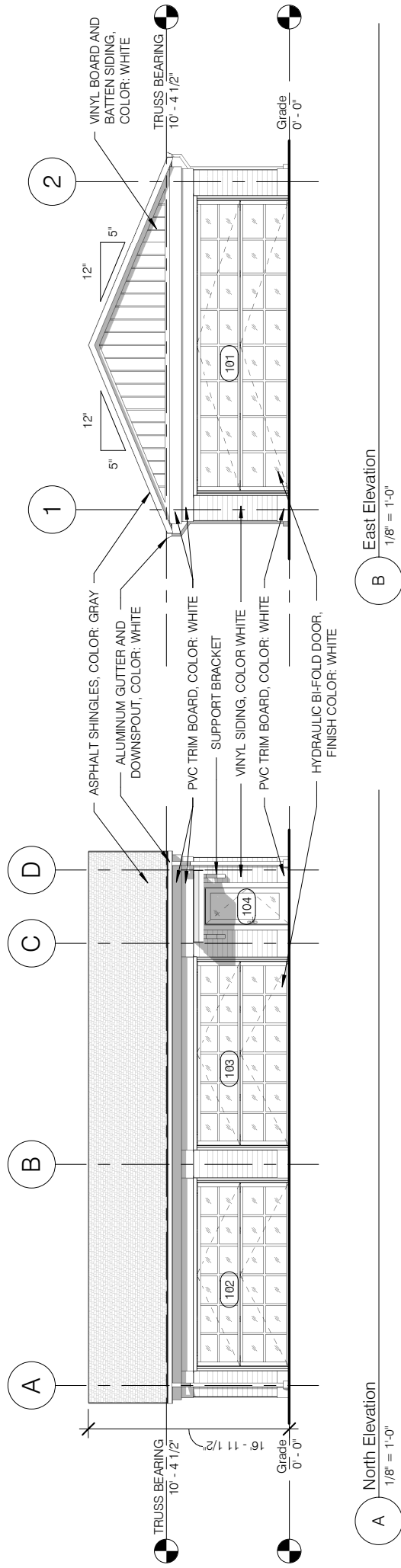


Tommy's Place Exterior View



Pavilion Floor Plan

A Floor Plan
1/8" = 1'-0"



Pavilion Exterior Elevations

Sheet: A2.2
Date: 11.11.2022

Sheet:
Date:
David Rudiger
Tommy's Place

