

**PARKING ANALYSIS**

NEW USE: RETAIL

EXISTING USE: RETAIL/OFFICE

NEW RETAIL: 6,000 SQ. FT.

EXISTING RETAIL: 7800 SQ. FT.

PARKING SPACE REQUIRED CITY OF WASCO ZONING ORDINANCE

OFFICE:  $\frac{1}{250}$

RETAIL:  $\frac{1}{500}$

STALLS REQUIRED RETAIL:  $13,800 \times \frac{1}{500} = 46$  PARKING STALLS REQUIRED

ACCESSIBLE PARKING

TOTAL NUMBER OF ACCESSIBLE STALLS REQUIRED: 2

TOTAL NUMBER OF ACCESSIBLE STALLS PROVIDED 3

2016 CALIFORNIA GREEN BUILDING STANDARDS

TABLE 5.106.5.2

TOTAL NUMBER OF CLEAN AIR VEHICLE STALLS REQUIRED:  $(26-50) = 3$

TOTAL NUMBER OF FUTURE EV CHARGING SPACES:  $(26-50) = 2$

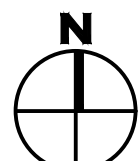
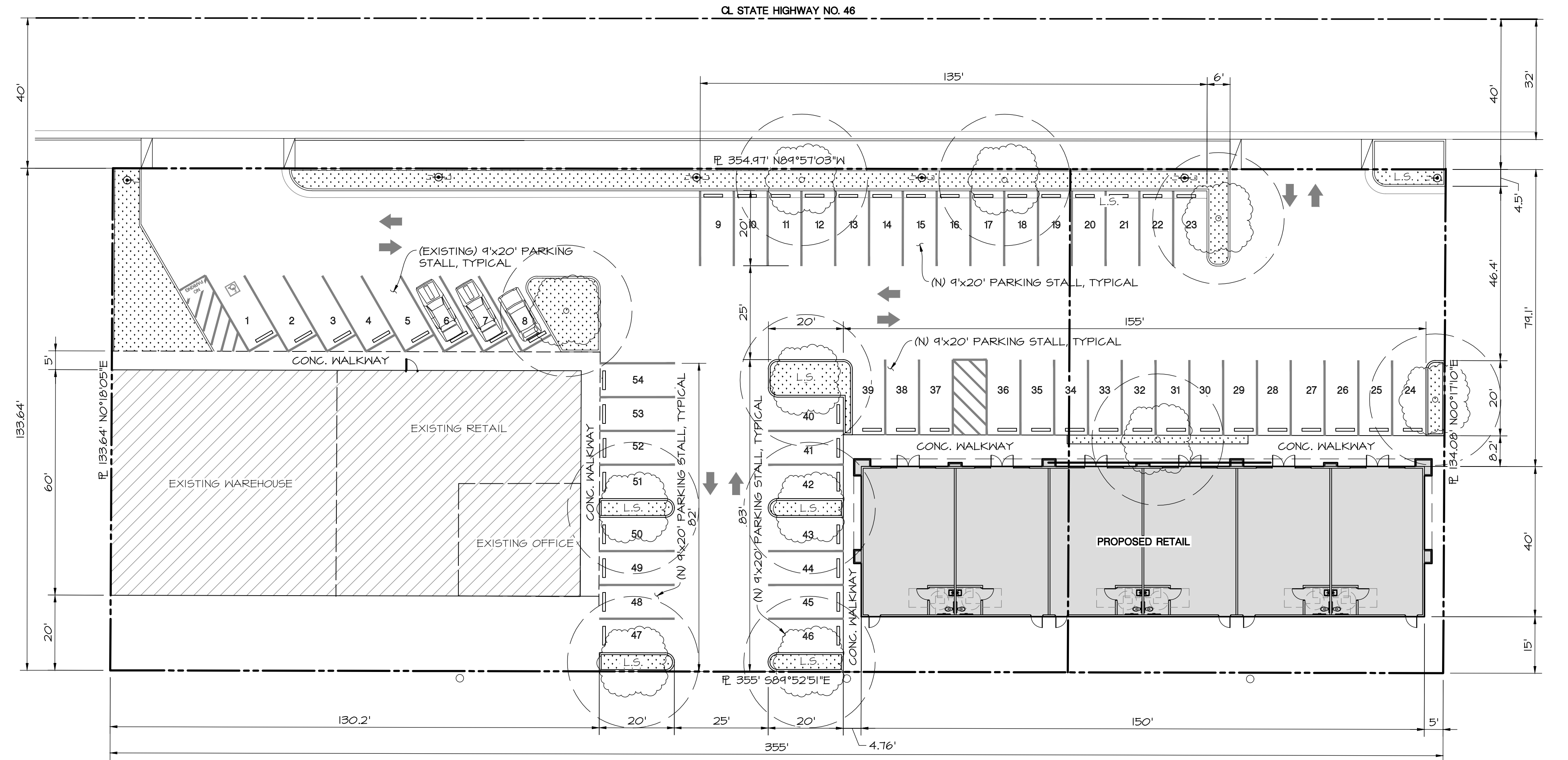
SECTION 5.106.4 BICYCLE PARKING

SHORT TERM BICYCLE PARKING (EMPLOYEES) =

$46 \times .05 = 3$  BICYCLE PARKING SPACES

TOTAL NUMBER OF BICYCLE PARKING STALLS REQUIRED (LONG TERM) =

$46 \times .05 = 3$  BICYCLE STALL REQUIRED



**SITE PLAN**

1" = 20'

file: P:\wasco\_son\21956 - 1425 Hwy. 46 retail shops\Drawings\21956SP1.dwg layout: 21956SP1 scale: 1 by: RAG date: 5/27/2018 3:26 PM

		<b>ENGEL &amp; COMPANY</b> <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 <a href="http://www.engelengineers.com">www.engelengineers.com</a> (661) 327-7025		DRAWN RAG DATE CHECKED APPROVED	<b>Site Plan</b> Retail Shops <b>Adam Obaid</b> 1425 Hwy. 46 Wasco, CA	SHEET NO. <b>SP11</b> OF 21956
DATE	ISSUED FOR					