Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor will verify and be responsible for all dimensions and conditions of the Project and the Architect must be notified immediately of any variations from the dimensions and conditions shown by these drawings.

These drawings and the ideas represented by them are and shall remain the property of the studioblue Architecture and no part thereof shall be used for any other than this project without the written consent of studioblue Architecture.

### ZONING DRAWINGS

**Scale: 1/16" = 1'-0"**

- **EXISTING CO2 TANK ON CONC. PAD**

**Scale: 3/32" = 1'**

- **EXISTING WEST ELEVATION**
- **PROPOSED WEST ELEVATION**

### ALLOCATION OF SPACE

<table>
<thead>
<tr>
<th>Space Type</th>
<th>Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOOD &amp; BEVERAGE PROCESSING</td>
<td>15,555</td>
</tr>
<tr>
<td>MICROBREWERY - WAREHOUSE</td>
<td>9,252</td>
</tr>
<tr>
<td>MICROBREWERY - BEVERAGE PROCESSING</td>
<td>15,555</td>
</tr>
<tr>
<td>BREWERY TOTAL</td>
<td>24,807</td>
</tr>
<tr>
<td>TASTING ROOM (20% OF BREWERY)</td>
<td>4,986</td>
</tr>
<tr>
<td>CATERING - FOOD PROCESSING</td>
<td>2,200</td>
</tr>
</tbody>
</table>

### PARKING

- **EXISTING PARKING:** 32 SPACES
- **EXISTING BIKE PARKING:**
  - **INDUSTRIAL:** 1 LONG TERM SPACE & 1 SHORT TERM SPACE
  - **RETAIL:** 1 LONG TERM SPACE & 2 SHORT TERM SPACES

- **TOTAL REQUIRED:** 2 LONG TERM SPACES & 3 SHORT TERM SPACES
- **TOTAL PROVIDED:** 2 LONG TERM SPACES & 6 SHORT TERM SPACES

### LOT SIZE & COVERAGE

- **LOT SIZE:** 59,972 SF - NO CHANGE
- **EXISTING COVERAGE:** 52,415 SF = 87.4% - NO CHANGE