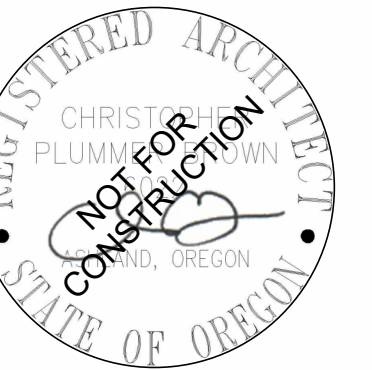
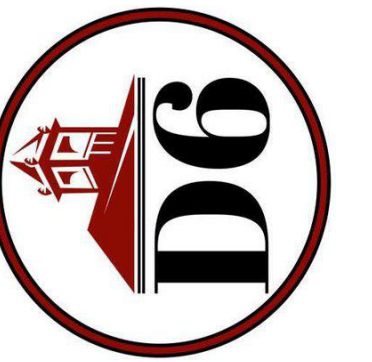


Stamp



CPSD6  
MRE GYMNASIUM

200 W PINE ST.  
CENTRAL POINT, OR 97502



Project

Consultant

Revisions

No. Description Date

Issuance

**50% CD**

Date

**8/21/2024**

Project Number

**23-49**

Sheet Title

**OVERALL SITE PLAN**

Sheet No

**A1.01**

**PROJECT INFORMATION**

PROJECT NAME: MRE GYMNASIUM  
ADDRESS: MAE RICHARDSON ELEMENTARY SCHOOL  
200 W PINE ST.  
CENTRAL POINT, OR 97502  
MAP AND TAXLOT: 372W10AB - 1200

**CLIENT INFORMATION**

NAME: CENTRAL POINT SCHOOL DISTRICT NO.6  
ADDRESS: 300 ASH ST,  
CENTRAL POINT, OR 97502

**NARRATIVE**

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF A NEW 7,660 SF GYMNASIUM BUILDING LOCATED NORTH OF THE EXISTING SCHOOL. SITE IMPROVEMENTS INCLUDE SIDEWALKS, A COURTYARD BETWEEN THE NEW AND EXISTING BUILDING, AND LANDSCAPE PLANTERS.

**ZONING INFORMATION**

ZONING: CIVIC (C)  
OVERLAY ZONE: TOD OVERLAY

SETBACKS:

|         |       |       |
|---------|-------|-------|
|         | MIN.  | MAX.  |
| FRONT:  | 0 FT  | 5 FT  |
| SIDE:   | 20 FT | 0 FT  |
| REAR:   | 20 FT | 0 FT  |
| CORNER: | 5 FT  | 10 FT |

BUILDING HEIGHT : 45 FT  
MAX LOT COVERAGE : 85%

**PARKING CALCULATIONS**

VEHICLE PARKING: 88 TOTAL SPACES  
LOT 1 : 20 SPACES  
LOT 2 : 40 SPACES  
LOT 3 : 28 SPACES

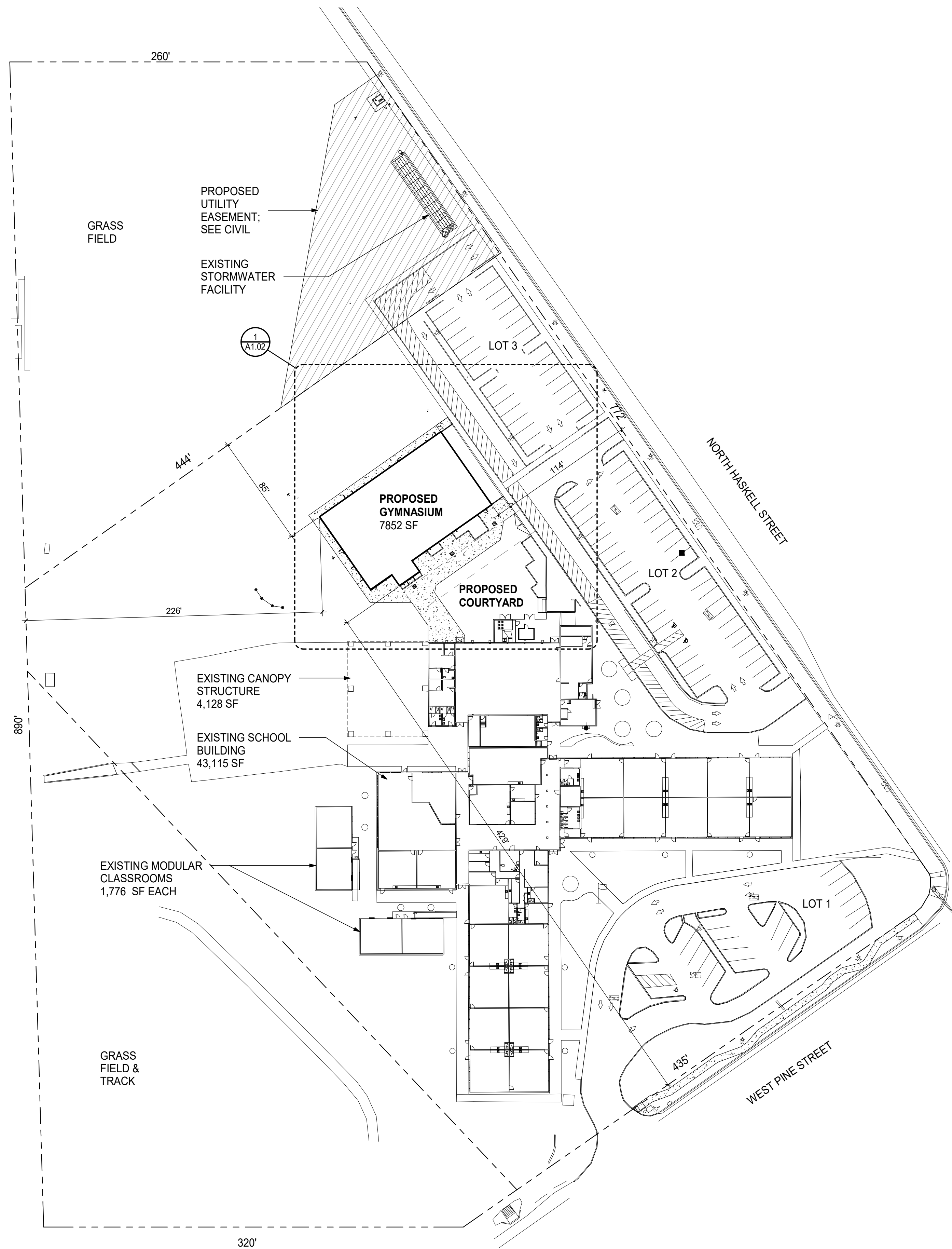
BICYCLE PARKING: 30 TOTAL SPACES  
30 SPACES

**BUILDING AREA SUMMARY**

|                                  |                  |              |
|----------------------------------|------------------|--------------|
| EXISTING SCHOOL BUILDING         | 43,115 SF        |              |
| EXISTING MODULAR CLASSROOMS      | 3,552 SF         |              |
| EXISTING CANOPY STRUCTURE        | 4,128 SF         |              |
|                                  | 50,795 SF        |              |
| PROPOSED NEW GYMNASIUM           | 7,660 SF         |              |
| <b>TOTAL EXISTING + PROPOSED</b> | <b>58,455 SF</b> |              |
| <b>TOTAL INCREASE IN AREA:</b>   | <b>7,660 SF</b>  | <b>15.1%</b> |

**PLANNING SUMMARY**

| LOT AREA COVERAGE          | AREA       | % OF LOT |
|----------------------------|------------|----------|
| TOTAL LOT AREA             | 257,875 SF | 100%     |
| MAX ALLOWABLE COVERAGE     | 219,193 SF | 85%      |
| TOTAL STRUCTURES           | 58,455 SF  | 22.7%    |
| TOTAL IMPERVIOUS SURFACING | 99,220 SF  | 38.4%    |
| TOTAL LANDSCAPED AREA      | 100,200 SF | 38.9%    |



**1 OVERALL SITE PLAN**  
1" = 50'-0"

