



AO.1 SITE PLAN
 1" = 20'-0"

-PROJECT DESCRIPTION

-PROJECT SCOPE :
 Proposed warehouse building for brewing production with a small pizza kitchen. Building is at 5,070 sqft, with an enclosed fenced in yard at 5000 SQFT.

-SITE ADDRESS : S. Front and Bush St, Central Point, OR
-TAX LOT NUMBER: 372W11BC4500
-ZONING: GC
-ACREAGE 1.17
-SETBACKS -NA
-EASEMENTS: 15ft SS + 10ft PUE
-MIN COVERAGE: 15% / Proposed 30%
-PARKING: 42 Spaces + 1 Van ADA Space
 Bike parking 1 per 1000sf = 10 required/provided,
 Additional Bicycle and Food Truck Parking inside patio,
 Food Truck Parking 6
-BUILDING: 5600sqft 80x70
-CONSTRUCTION TYPE : V-B

-BUILDING CODES :
 2023 Oregon Electrical Specialty Code (OESC)
 2023 Oregon Plumbing Specialty Code (OPSC)
 2022 Oregon Mechanical Specialty Code (OMSC)
 2022 Oregon Structural Specialty Code (OSSC)
 2021 Oregon Energy Efficiency Specialty Code (OEESC)

-OCCUPANCY GROUP : Assembly A-2, F-2, S
-SPRINKLERS : No
-EXITS: 3 proposed

- SITE AREAS	
4586 SF	SITE LANDSCAPING
14733 SF	SITE ASPHALT
1463 SF	CONCRETE SIDEWALK
6647 SF	DECOMPOSED GRANITE PATIO
2192 SF	DECOMPOSED GRANITE PATHWAY

SITE LEGEND

	PROPERTY BOUNDARY
	PROPERTY EASEMENTS
	PROPERTY SETBACKS
	UNDERGROUND POWER
	STORMWATER TREATMENT / DRAINAGE
	LANDSCAPING
	PERVIOUS PAVEMENT / DECOMPOSED GRANITE
	PEDESTRIAN SIDEWALK

KEYNOTES - SITE PLAN	
1	PROPERTY LINE
2	10FT EASEMENT LINE
3	EXISTING SIDEWALK
4	NEW 6FT OF STREET LANDSCAPING
5	NEW 6FT OF STREET SIDEWALKS
6	EXISTING ELECTRICAL TRANSFORMER
7	PROPOSED ELECTRICAL METER
8	PROPOSED FIRE HYDRANT,
9	NEW 30FT WIDE DRIVEWAY ENTRY PER CITY STANDARD
10	DECOMPOSED CRUSHED GRANITE PATHWAY
11	NEW ADA SIDEWALK / PATHWAY
12	EXISTING 6" SEWER LINE,
13	PROPOSED WATER METER
14	6 CURB PER CITY STANDARD WITH ONE 12-INCH WIDE CUTOUT EVERY 30 FEET ON CENTER TO ALLOW RUNOFF TO ENTER THE SWALES FROM THE PARKING LOT SURFACE.

KEYNOTES - SITE PLAN	
16	ADA PARKING STRIPES AND SIGNAGE,
17	FENCED IN PATIO W/ 42" HIGH FENCE, HORIZONTAL 2X8 CEDAR
18	PROPOSED TRASH ENCLOSURE
19	COVERED AWNING STRUCTURE
20	STANDARD BIKE PARKING PAD AND UBAR
21	BIOSWELL RETENTION AREA
22	EV PARKING AS PER CODE
23	EXISTING WATERLINE EASEMENT TO BE RELOCATED SOUTH PER CITY
24	FOOD TRUCK STATION 22FT, WITH 8FT SERVING SPACE, AND RV PESISTAL WITH POWER, WATER AND WASTE LINE.

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