

5

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AHJ STAMP

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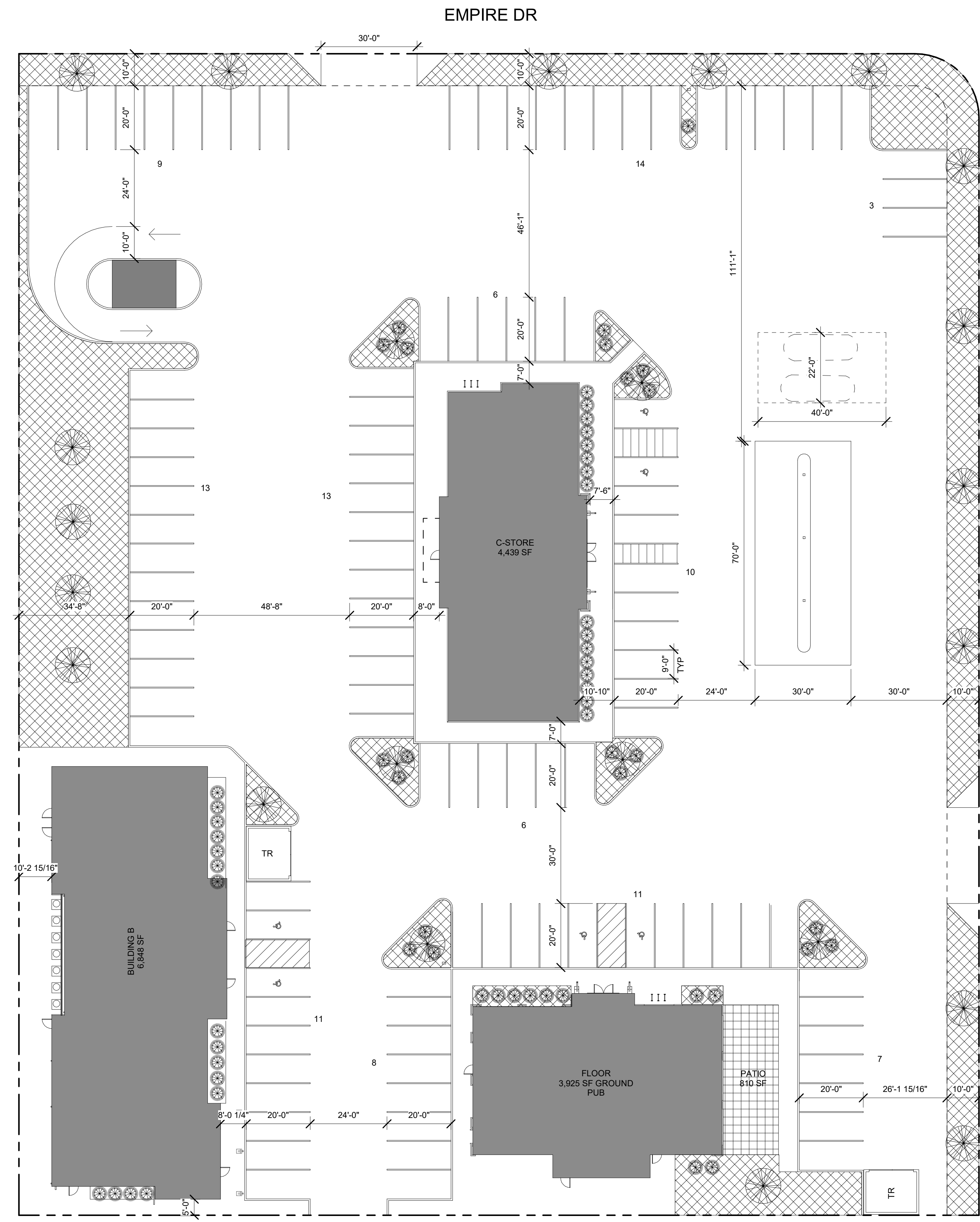
D

A

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D



1 SITE PLAN - OPTION 1
1" = 20'-0"

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STEELE
architecture interiors planning
541.382.9867 www.steele-arch.com

STEELE ASSOCIATES ARCHITECTS LLC
1567 SW CHANDLER AVE. #203
BEND, OR 97702

SITE DATA:

PROJECT INFORMATION	
ZONING DISTRICT	C4 (Neighborhood Commercial)
OVERALL LOT SF	108,814 SF
SETBACK REQUIREMENTS	
FRONT SETBACK	10'
INTERIOR SIDE SETBACK	0
STREET SIDE	10'
REAR SETBACK	10'
MAX BUILDING HEIGHT	30'
MINIMUM STREET FRONTAGE	50
LOT INFORMATION	
TAX LOT	151502DD00500
ZONING DISTRICT	C-4
LOT AREA	2.5 ACRES (108,814 SF)
LANDSCAPE REQUIREMENTS	
LANDSCAPE REQUIRED (10%)	10,882 SF
LANDSCAPE PROVIDED (12.9%)	14,100 SF
VEHICLE PARKING REQUIREMENTS	
BUILDING SF:	4,439 SF C-Store 3,925 SF Pub 300 SF Cafe 6,848 SF Office
Total:	15,512 SF
PARKING RATIOS	
BAR/RESTURANT PARKING:	1/100 SF + 1/Employee
CONVENCE/GAS:	1/200 + 1/Employee
OFFICE:	1/600
PARKING REQ'D	
C-STORE BLDG SF:	4,439
EMPLOYEES:	5
RATIO:	1/200
REQ'D:	28
PUB BLDG SF:	3,925
EMPLOYEES:	15
RATIO:	1/100
REQ'D:	55
OFFICE BLDG SF:	6,848
RATIO:	1/600
REQ'D:	12
DRIVE-THROUGH CAFE SF:	300
EMPLOYEES:	2
REQ'D:	2
TOTAL REQ'D:	97
PARKING PROVD:	104
BICYCLE PARKING REQUIREMENTS	
BICYCLE PARKING REQ'D:	1/12 Parking Spaces (8)
BICYCLE PARKING PROVD:	12

SITE PLAN LEGEND

	PROPERTY LINE
	SETBACK LINE
	PROPOSED BUILDING
	LANDSCAPE
	PATIO PAVERS
	SHRUB
	TREE

TOM MCCALL COMMERCIAL
PROJECT ADDRESS
ARCHITECTURAL SITE PLAN

JOB NO.	22108.01
DATE	08/09/21
DRAWN BY	Author
CHECKED BY	Checker
REV.	DATE DESCRIPTION

SHEET NO.
A003
ARCHITECTURAL SITE PLAN

SCHEMATIC

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