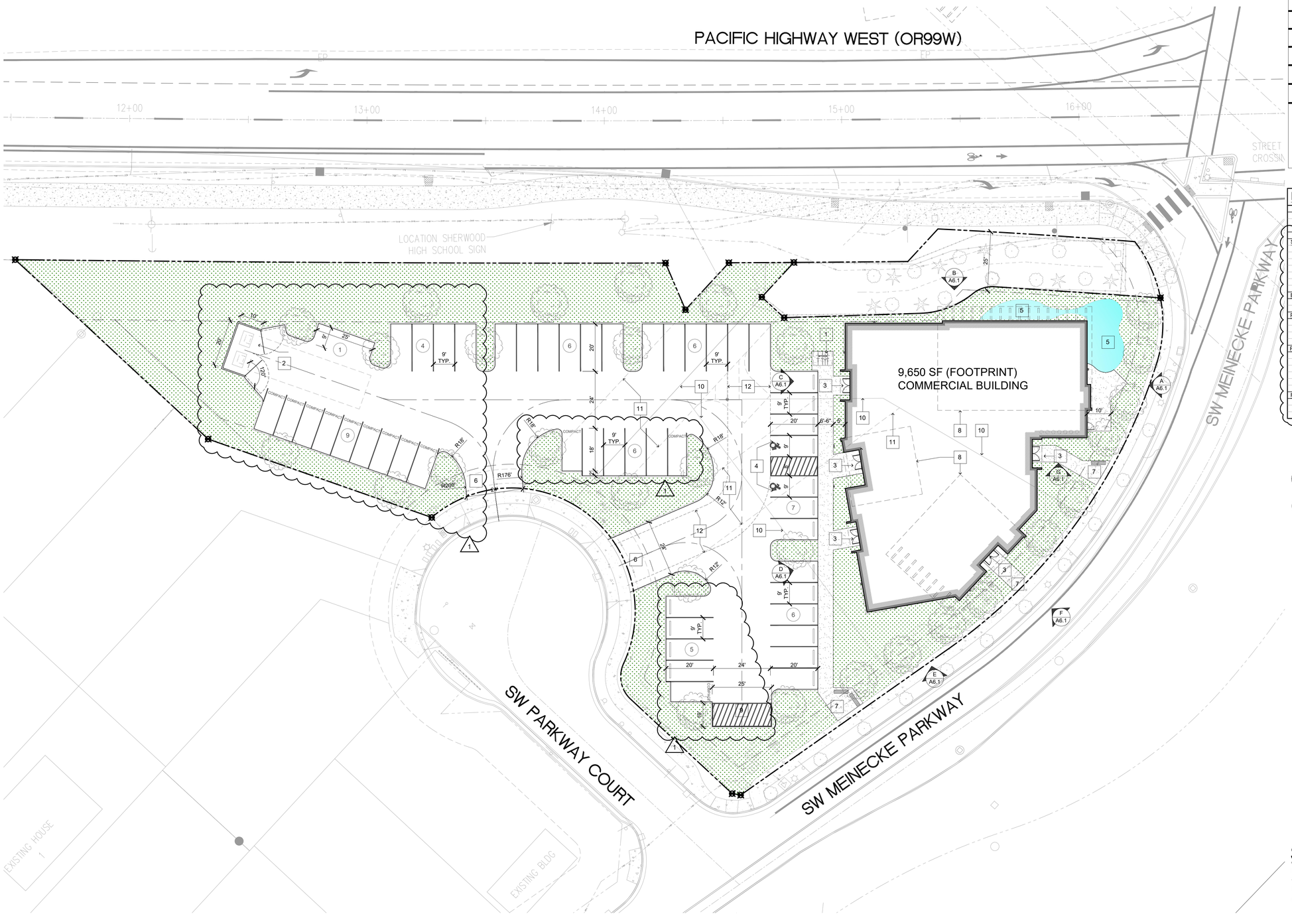
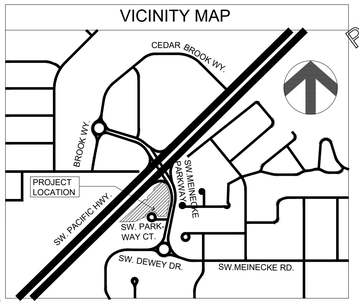
SENESTRARO

PRELIMINARY



VICINITY MAP



PROJECT DATA

SITE DATA:		PROPOSED	
PROPERTY AREA:	1.24 ACRES	53,996 SF	100%

SITE AREA BREAKDOWN:		
DENTAL CLINIC / COMMERCIAL BUILDING	9,650SF	17.9%
SITE PARKING AND CIRCULATION	20,068 SF	37.2%
PEDESTRIAN ACCESS &CIRCULATION	2,570 SF	4.7%
LANDSCAPED AREA	21,708 SF	40.2%
BUILDING HEIGHT		1 STORY
		16-23 FT.

PARKING REQUIREMENTS:		SF	MIN PARK'G
GENERAL OFFICE:	2.7/1000MIN. - 4.1/1000MAX.	2,000	6
RETAIL:	4.1/1000MIN. - 6.2/1000MAX.	5,100	21
RESTAURANT:	15.3/1000MIN.- 23/1000MAX.	1,500	23
		TOTAL:	50 STALLS

PARKING BREAKDOWN:	
FULL SIZE SPACES	36
COMPACT SPACES	12
ACCESSIBLE SPACES	2
TOTAL SPACES	50

FIRE PROTECTION SYSTEM	
	TBD - ASSUME UNSPRINKLED

SITE PLAN LEGEND

- # = KEYNOTE TAG
- X / AX.X = ELEVATION TAG
- X / AX.X = DETAIL / ENLARGED PLAN TAG
- = NEW BUILDING FOOTPRINT
- = CONCRETE PAVING AREA
- = LANDSCAPED AREA
- = BENCH SEATING

SITE PLAN KEYNOTES

1. NEW BIKE RACK FOR 4 BIKES
2. WASTE ENCLOSURE. W/ 6' HIGH BRICK CLAD ENCLOSURE WALLS.
3. SHELTERED ENTRY DOORS
4. ACCESSIBLE PARKING STALLS
5. MAN MADE LANDSCAPE PONDS
6. VEHICULAR SITE ACCESS
7. PEDESTRIAN SITE ACCESS
8. LINE OF SLOPED ROOF ABOVE
9. 10' X 25' LOADING AREA
10. EXISTING TAX LOT PROPERTY LINE TO BE CONSOLIDATED, SEE CIVIL DRWGS FOR ADD'L INFO.
11. EXISTING EASEMENT TO BE EXTINGUISHED/ RELOCATED , SEE CIVIL FOR ADD'L INFORMATION
12. NEW 18' PUBLIC ACCESS EASEMENT, SEE CIVIL FOR ADD'L INFORMATION

SITE PLAN

DATE: 20, MAY. 2020
SCALE: 1" = 20'-0"

0 10 20 40 60

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SFO SENESTRARO FAMILY ORTHODONTICS

SENESTRARO FAMILY ORTHODONTICS
17457 SW PARKWAY CT
SHERWOOD, OR.

SITE PLAN

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DATE 05/20/2020

REVISED DATE 06/22/2020

SHEET A1.1

SITE PLAN REVIEW SET - NOT FOR CONSTRUCTION