

PRE-APPLICATION SITE PLAN CHECKLIST

Project name: a street Grille

- 1) Owner name: Steve and Kathy Hoxmeier
- 2)
- 3) Site Address: 435 A Street Taxlot # 391 E09AB6500
- 4) No vicinity map
- 5) Scale 1/8" = 1' (Elevations). North arrow on Site Plans
- 6) Lot Layout shown on Site Plans
- 7) Zoned Commercial with Residential Overlay
- 8) Existing and proposed Buildings (approximately 4,000 sq ft) are shown on Site Plan (a) They would occupy 30% of total lot area (13,500 sq ft – nearly 1/3 acre.)
- 9) All buildings remain, none removed
- 10) Landscaped areas and trees are indicated on Site Plans. Tree sizes range from 12' – 30'
Species names are mostly unknown Landscaped areas of almost 2,000 sq ft occupy about 15% of total lot area. Drip lines are indicated on Site Plan. No trees are to be removed.
- 11) Public utilities: Water meter, sewer line, and storm drain are indicated on Site Plan.
Power and Gas meters are to be moved to west side of building. New location allows for much easier access and eliminates the current congestion issues on the Café premises.
An additional water and sewer line will likely be appropriate.
- 12)
- 13) Public areas: Corner Café
- 14) Topography lines are shown on Site Plan.
- 15) Parking lot and entry ; 4,500 sq ft - about 33% of total lot area. 16 parking spaces
- 16) Walkways, porches, decks shown on Site Plan
- 17) Elevations (attached)
- 18) Construction materials: 2x6 wood frame with steel posts & beams. Concrete slab floor.
Second Floor: Concrete slab & metal membrane.
Roof: All metal roofing – with terraced planter beds above
Siding: Red brick above concrete block. 1/6 siding boards –to match existing building.
Black metal frame windows.

PRE-APPLICATION BUILDING INFORMATION

1. Current Building Occupancy Type

- a)
- b) Business - Training and Skill Development (Yoga)
- c)
- d)
- e)
- f)
- g)
- h) Residential - Single Family Residence

2. The proposed Occupancy Type to include indoor dining (less than 50 occupants) and beer brewing.

3. Residential

- b) R-2 Three apartments

Type of Building Construction: Brick, Concrete Block, Steel Posts/beams/joists, Dimensional DF Lumber studs/beams/joists, Plywood, Concrete floors, sloping Metal Roofing

Building is to be equipped with Fire Protection System

a st grill is the name of the proposed addition to the Yoga Center, 485 "A" Street, Ashland, OR

The 4,900sq structure would include 2,000 sq ft Commercial on ground floor - to accommodate brewing and dining. 3000 sq ft second floor would include two apartments .

Addition requested to be completed in three phases:

Phase 1) Install grill with hood, fan, vent at location shown on Site Plan (a).

Extend dining capability to Yoga studio

Phase 2) Enclose outdoor grill area – covert to indoor kitchen.

The existing upstairs apartment would expand to include ADA bedroom .

Phase 3) Complete construction of structure including installation of private elevator - accessible to existing apartment and roof terrace.

Electric and Gas meters would be moved to new and preferred location Safer, less intrusive access

Phase 1) would have zero negative impact on tenants.

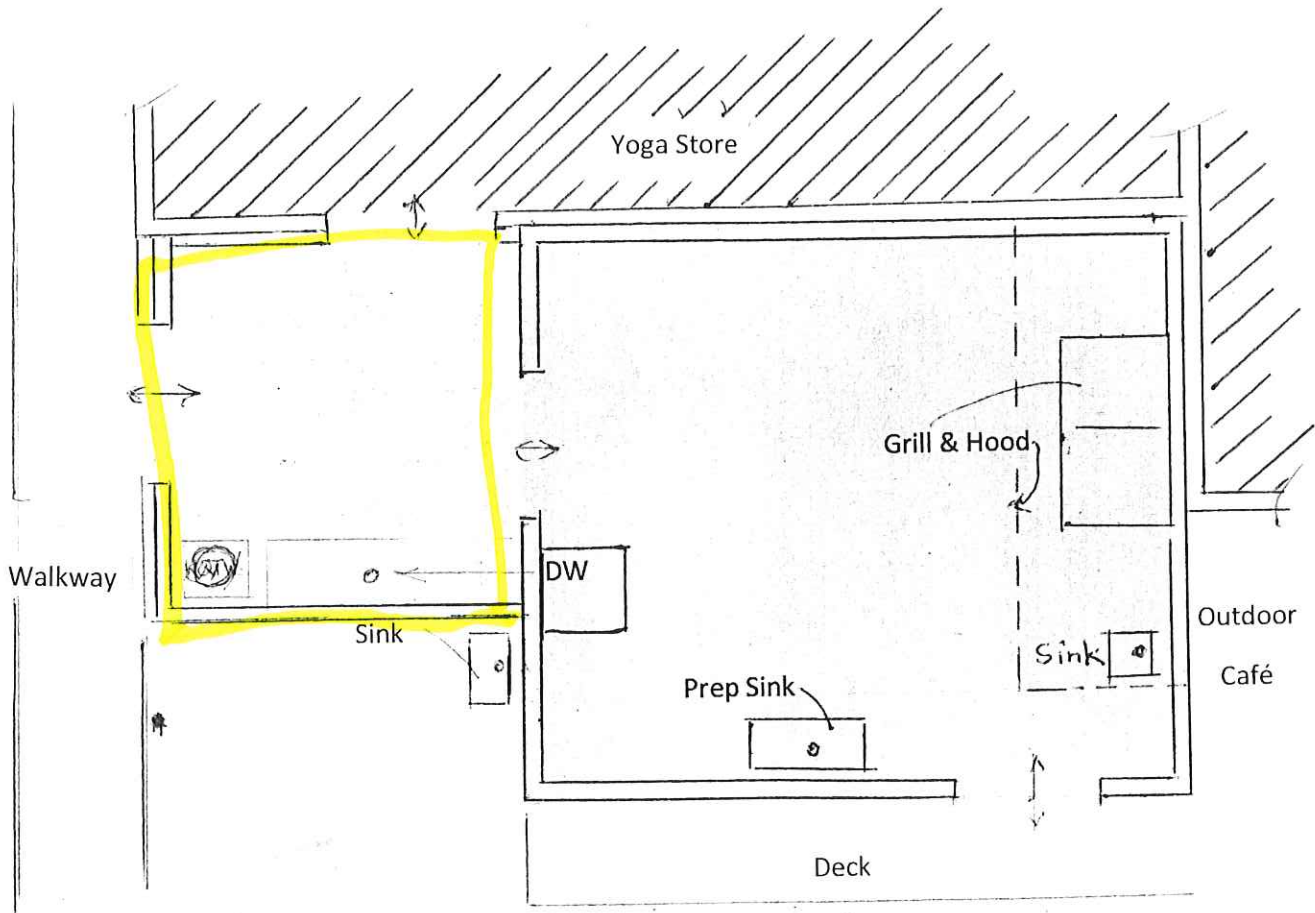


South Elevation

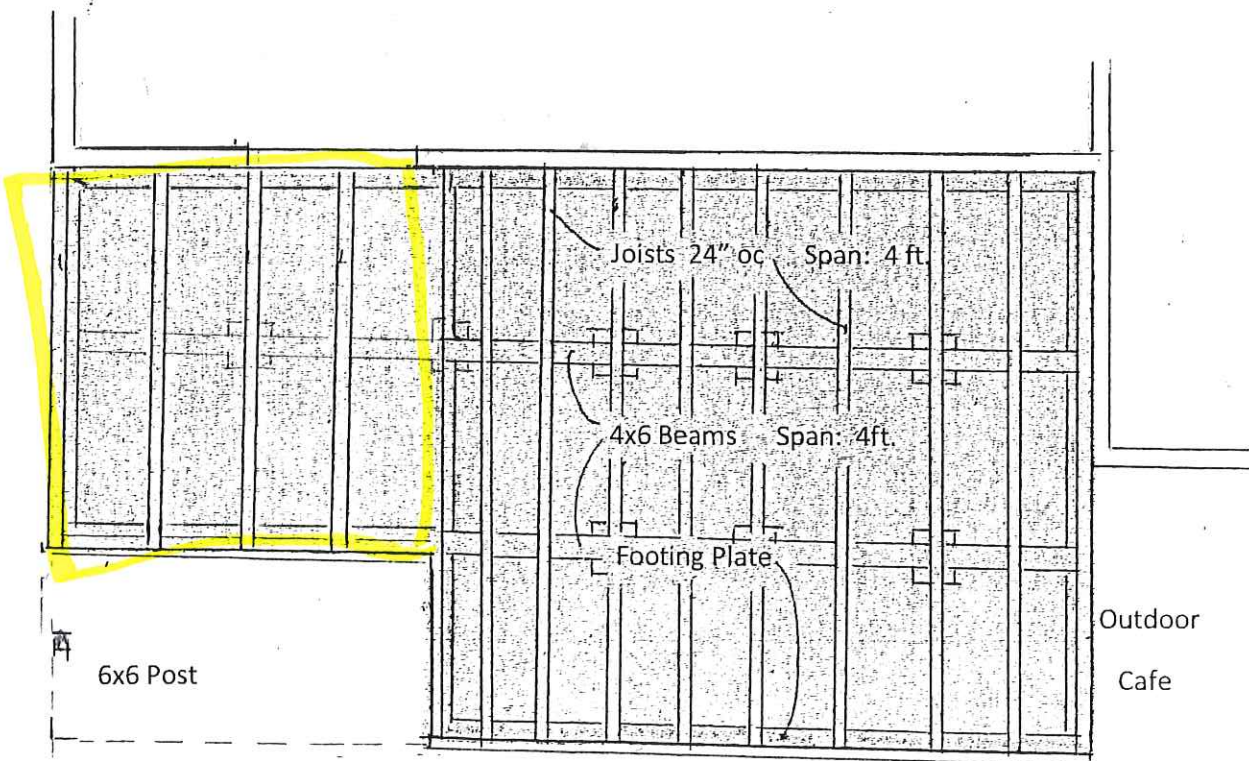


West Elevation

Scale: $\frac{1}{8}'' = 1'0''$



Floor Plan Kitchen addition 432 sq ft



Floor Framing/Foundation Plan Kitchen addition 432 sq ft