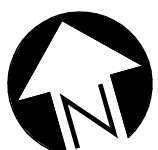


1 SITE PLAN  
0' 5' 10' 20' 40' 60' 1" = 20'-0"



SITE PLAN KEYNOTES:

- 1

PROPERTY LINE
- 2

EXISTING CONCRETE WALKWAY, MIN 5' WIDTH TO ALL MAIN ENTRIES AND SITE AMENITIES
- 3

EXISTING BICYCLE RACKS
- 4

EXISTING CANOPY ABOVE
- 5

EXISTING SHARED TRASH ENCLOSURE, PERMITTED UNDER 19-116110-00-BP
- 6

EXISTING SIGN
- 7

EXISTING ACCESSIBLE PARKING SIGN, TYP.
- 8

EXISTING ACCESSIBLE VAN PARKING SIGN

9

NOT USED

10

EXISTING PEDESTAL MOUNT MAILBOX CLUSTER

11

EXISTING 8" CMU WALL TO EXTEND LENGTH OF ADJACENT PARKING STALL, 3'-0" A.F.G.

12

48'-0" ROW DEDICATION

13

ALTERNATIVE HAMMERHEAD DEAD-END FIRE APPARATUS TURNAROUND PER OFC D103.1

14

EXISTING 12'-0" x 30'-0" LOADING SPACE, DELEVRY VEHICLE NOT TO EXCEED 8,000 POUNDS

12

NOT USED

SITE PLAN GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
4. REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
5. JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
6. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT:

SITE AREA:	64,053 sf = 1.47 ACRES
ZONING:	CR & CO
BUILDING AREAS:	
FUTURE BLDG A:	3,428 sf RETAIL
FUTURE BLDG B:	3,335 sf RETAIL
BLDG C:	3,534 sf RETAIL / 23,526 sf RESIDENTIAL (26 UNITS)
BUILDING HEIGHTS:	
BLDG A:	25'-0"
BLDG B:	25'-0"
EXISTING BLDG C:	50'-0"
PARKING:	
COMMERCIAL:	1/250 sf REQ'D = 41 SPACES
RESIDENTIAL:	1.5/DWELLING REQ'D = 39 SPACES
PROVIDED:	80 SPACES 6 HANDICAP / 1 VAN 51 COMPACT (64%) 24 STANDARD
TOTAL AREA OF OFF-STREET PARKING:	29,042 sf
RQD LANDSCAPING:	MIN. 5% = 1,452 sf
PROVIDED:	2,155 sf

SITE PLAN LEGEND:

- BUILDING AREA
- BUILDING OVERHANG / CANOPY ABOVE
- LANDSCAPING
- CONCRETE FLOOR / SIDEWALK / PAD

LOT COVERAGE:

SITE AREA BREAKDOWN	AREA	%
BUILDINGS	13,626 SF	21.27 %
PAVINGS, SIDEWALKS	40,822 SF	63.73 %
LANDSCAPE	9,608 SF	15.00 %
TOTAL SITE AREA	64,053 SF	100 %

STUDIO

3

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PROJECT # 2024-103  
DATE: 31 JULY 2024  
REVISIONS

TENANT IMPROVEMENT

FIRST ROUND BOBA AND CREPE

112 HRUBETZ ROAD SE SUITE --- SALEM, OREGON

SHEET

A2