

SITE PLAN GENERAL NOTES:

- 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.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- 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.
- 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 LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

ZONING DESIGNATION: MU-III TOTAL SITE AREA: +/- 29,3142

TOTAL GROUND FLOOR AREA: 21,120 SF GROUND FLOOR BUSINESS AREA: 2,175 SF GROUND FLOOR MERCANTILE AREA: 9,758 SF GROUND FLOOR RESIDENTIAL AREA: 9,187 SF

BUILDING HEIGHT: 44' -11 5/8" TOTAL PARKING: NO CHANGE PAVING: NO CHANGE

SITE PLAN NOTES:

- 1 PROJECT LOCATION
- 2 ADJACENT TENANT VACANT
- 3 ADJACENT RESIDENTIAL
- 4 EXISTING PARKING
- 5 EXISTING TRASH
- 6 EXISTING SIDEWALK
- 7 EXISTING BIKE RACKS
- 8 EXISTING LOADING ZONE

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PROJECT # 2024-122
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REVISIONS

ENANT IMPROVEMENT

SHEET:

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