

- GENERAL NOTES:
- GENERAL NOTES APPLY TO ALL DRAWINGS.
  - DIMENSIONS ARE TO EXISTING FACE OF STUDS, FACE OF MASONRY AND FACE OF CONCRETE, UNLESS OTHERWISE NOTED. ('CLEAR' DIMENSION IS TO FACE OF FINISHED SURFACE).
  - DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS FOR CLARIFICATION PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
  - IN CASE OF ANY CONFLICTS IN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO INCLUDE THE BETTER QUALITY AND LARGER QUANTITY OF THE WORK.
  - CONTRACTOR AND BIDDERS SHALL USE COMPLETE SETS OF CONTRACT DOCUMENTS; NEITHER THE OWNER NOR ARCHITECT ASSUMES RESPONSIBILITY FOR ERRORS OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS OF CONTRACT DOCUMENTS.

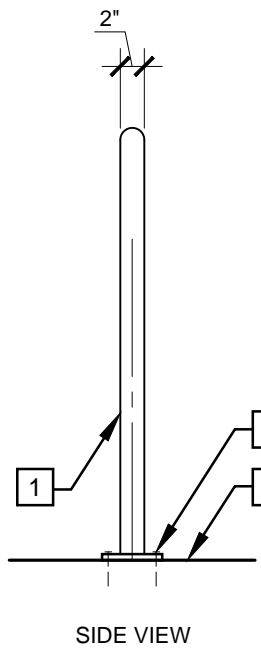
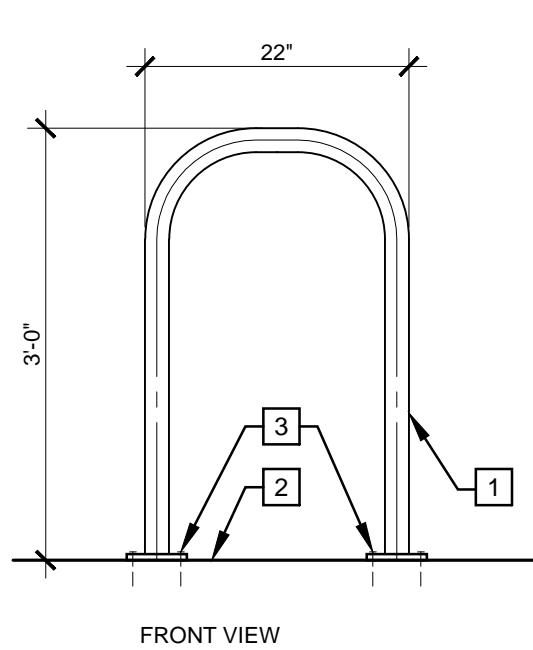
- REFERENCE NOTES:
- EXISTING ASPHALT PAVING TO REMAIN
  - EXISTING CONCRETE PAVING TO REMAIN
  - EXISTING CURB TO REMAIN
  - EXISTING LANDSCAPE AREA TO REMAIN
  - EXISTING PAINTED PARKING STRIPE TO REMAIN
  - EXISTING WHEEL STOP TO REMAIN
  - NEW BIKE PARKING SPACE, REFER TO  $\begin{matrix} 2 & 3 \\ \text{A1.0} & \text{A1.0} \end{matrix}$
  - NEW PEDESTRIAN ACCESS ROUTE, 4" PAINTED SAFETY STRIPES AT 24" O.C. DIAGONALLY. AT SIM CONDITION, INCLUDE 12" HIGH PAINTED LETTING 'NO PARKING'
  - NEW ACCESSIBLE PARKING SIGN, INSTALL ON FENCE, REFER TO  $\begin{matrix} 4 & 5 \\ \text{A1.0} & \text{A1.0} \end{matrix}$
  - NEW ACCESSIBLE PARKING SYMBOL
  - EXISTING 30" CAR OVERHANG SPACE TO REMAIN
  - EXISTING SHRUB TO REMAIN, SELECTIVELY DEMO AS REQUIRED FOR NEW ACCESSIBLE ROUTE
  - NEW CONCRETE PAD FROM EXISTING PARKING LOT TO EXISTING SIDEWALK, SELECTIVELY DEMO EXISTING CURB AS REQUIRED FOR NEW WORK. PROVIDE FLUSH TRANSITION AT BOTH EDGES

SITE SUMMARY:		NOTES:
ZONING DESIGNATION	= CO (COMMERCIAL OFFICE)	
BUILDING USE	= OFFICE	PERMITTED USE
TOTAL SITE AREA	= 8,550 SF (0.19 ACRES)	
GROSS FLOOR AREA	= 2,260 SF	
GROSS PARKING AREA	= 2,995 SF	
TOTAL LANDSCAPE AREA	= 2,060 SF	
BUILDING HEIGHT	= ~20'-0"	
PARKING		
FULL	= 5 PS (EXISTING)	
COMPACT	= 0	
HANDICAP	= 1 PS (NEW)	1 PS REQUIRED, COMPLIES
BICYCLE	= 4 PS (NEW)	4 PS REQUIRED, COMPLIES
LOADING ZONE	= N/A	<5,000 SF

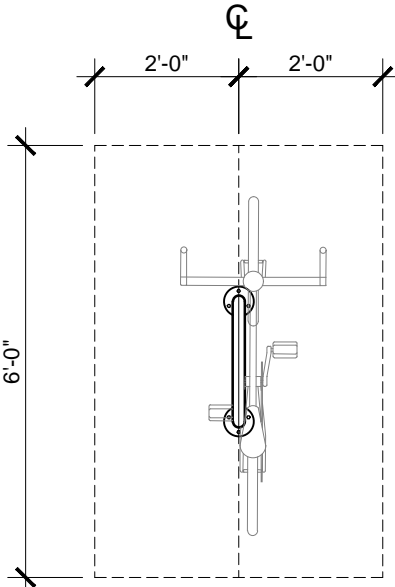
- ARCHITECTS STATEMENT:
- FOR ARCHITECTURAL BARRIERS, WITH THIS PROJECT THE SITE WILL NOW HAVE AN ADA PARKING STALL, A PATHWAY, AND AN INTERIOR ADA RESTROOM OF WHICH THE PROPERTY HAS NEVER HAD. WE FEEL THE IMPROVEMENTS PROVIDED, ALTHOUGH MIGHT NOT STRICTLY MATCH THE CODE TODAY, THE OWNER AND TEAM ARE ATTEMPTING TO MEET THE INTENT WHICH IS TO PROVIDE LESS BARRIERS TO THIS PROPERTY.
- SITE CONSTRAINTS FOR ADA ACCESS TO VARY FROM STANDARD CODE REQUIREMENTS ARE AS FOLLOWS:
- DRIVEWAY WIDTH AND VEHICLE ACCESS WAY IS ONLY 18'-10" TODAY WHICH IS NARROWER THAN TODAY'S STANDARDS. PROPOSED ACCESS THROUGH THE DRIVEWAY WOULD FURTHER REDUCE THE WIDTH.
  - RELOCATING THE ADA STALL TO A CENTRALIZED LOCATION AND RAMPING UP TO THE SIDEWALK WILL IMPEDE THE EXISTING PATHWAY. IF RAMP WAS SLOPED TO MAINTAIN EXISTING PATHS THE RAMP WOULD NEED TO BE 16% SLOPE.
  - TO ADD A RAMP CENTRALIZED WITHIN THE PARKING LOT WOULD AGAIN FURTHER IMPACT THE MANEUVERABILITY OF VEHICLES.

## 1 SITE PLAN

SCALE: 1"=10'-0"



NOTE: ONLY ONE BIKE SHOWN FOR CLARITY



- NOTES:
- 2" DIA. SCHEDULE 40 PIPE WITH EMBEDDED ANCHOR MOUNT, POWDER COAT FINISH
  - NEW CONCRETE, REFER TO CIVIL DRAWINGS
  - NEW LAG BOLTS AND PLATE, ANCHOR PER MANUFACTURER

## 2 BIKE RACK ANCHORAGE DETAIL

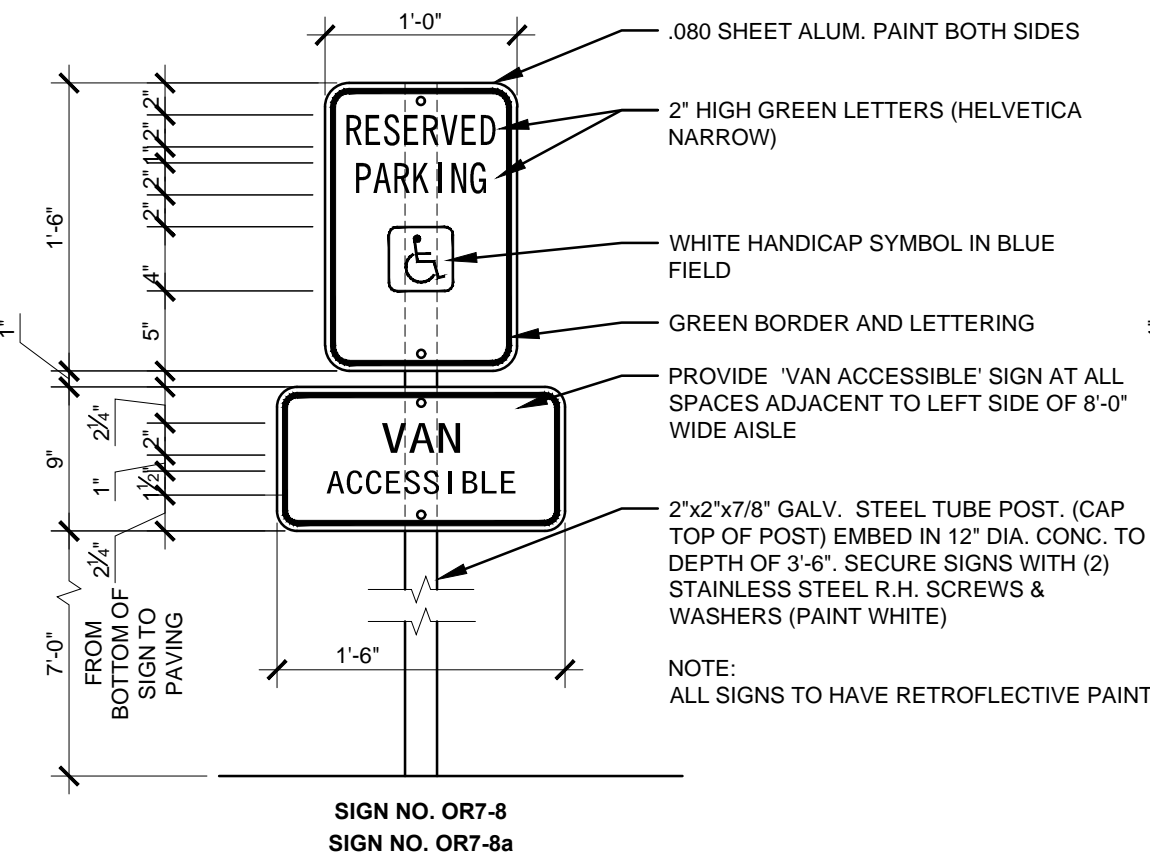
SCALE: 3/4"= 1'-0"

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## 3 BIKE RACK PLAN DETAIL

SCALE: 3/4"= 1'-0"

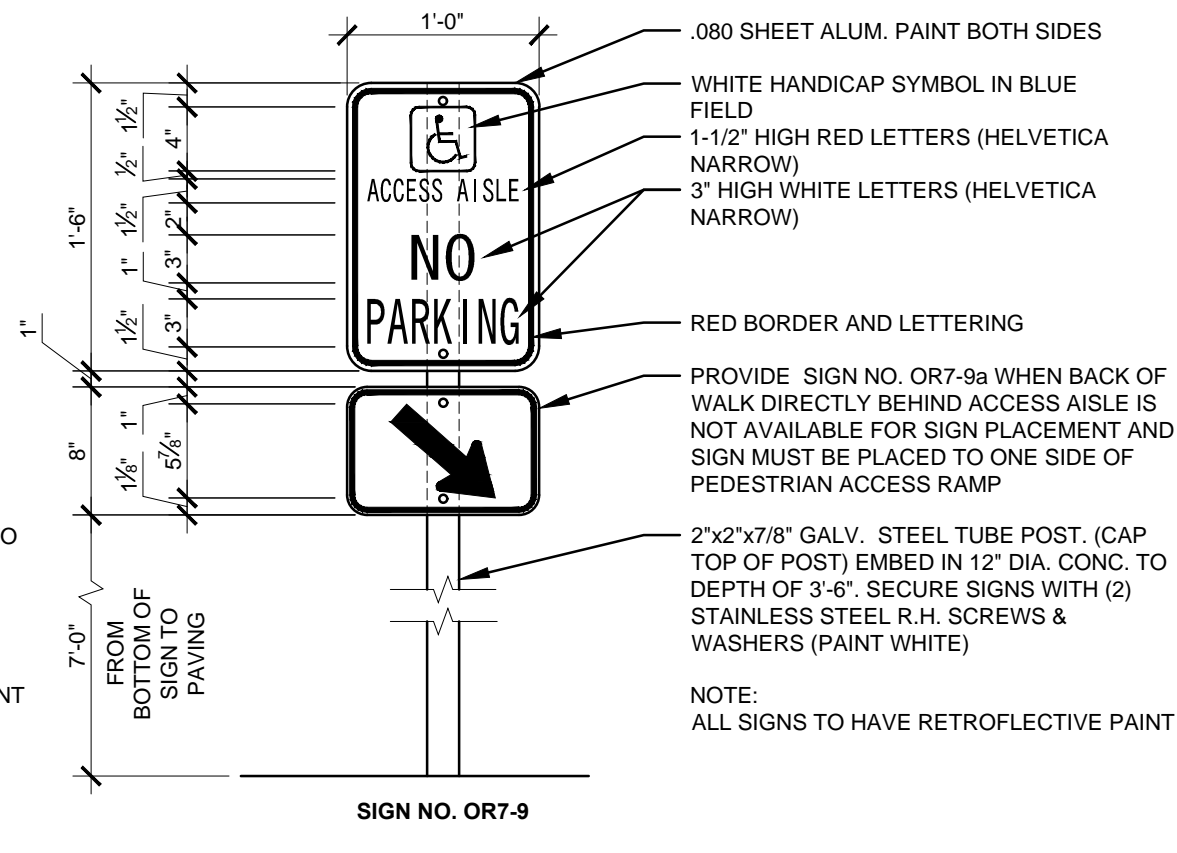
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## 4 ACCESSIBLE PARKING SPACE SIGN

SCALE: 1"= 1'-0"

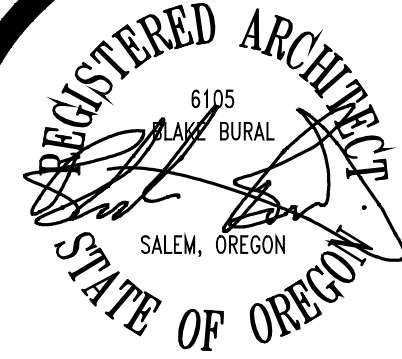
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## 5 ACCESSIBLE LOADING SPACE SIGN

SCALE: 1"= 1'-0"

25005-A1.0-05



In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO.: 2025.0005

DATE: JUNE 5, 2025

DRAWN: CJA

REVISIONS:

1	CITY REV
2	7.15.2025
3	8.4.2025



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A1.0