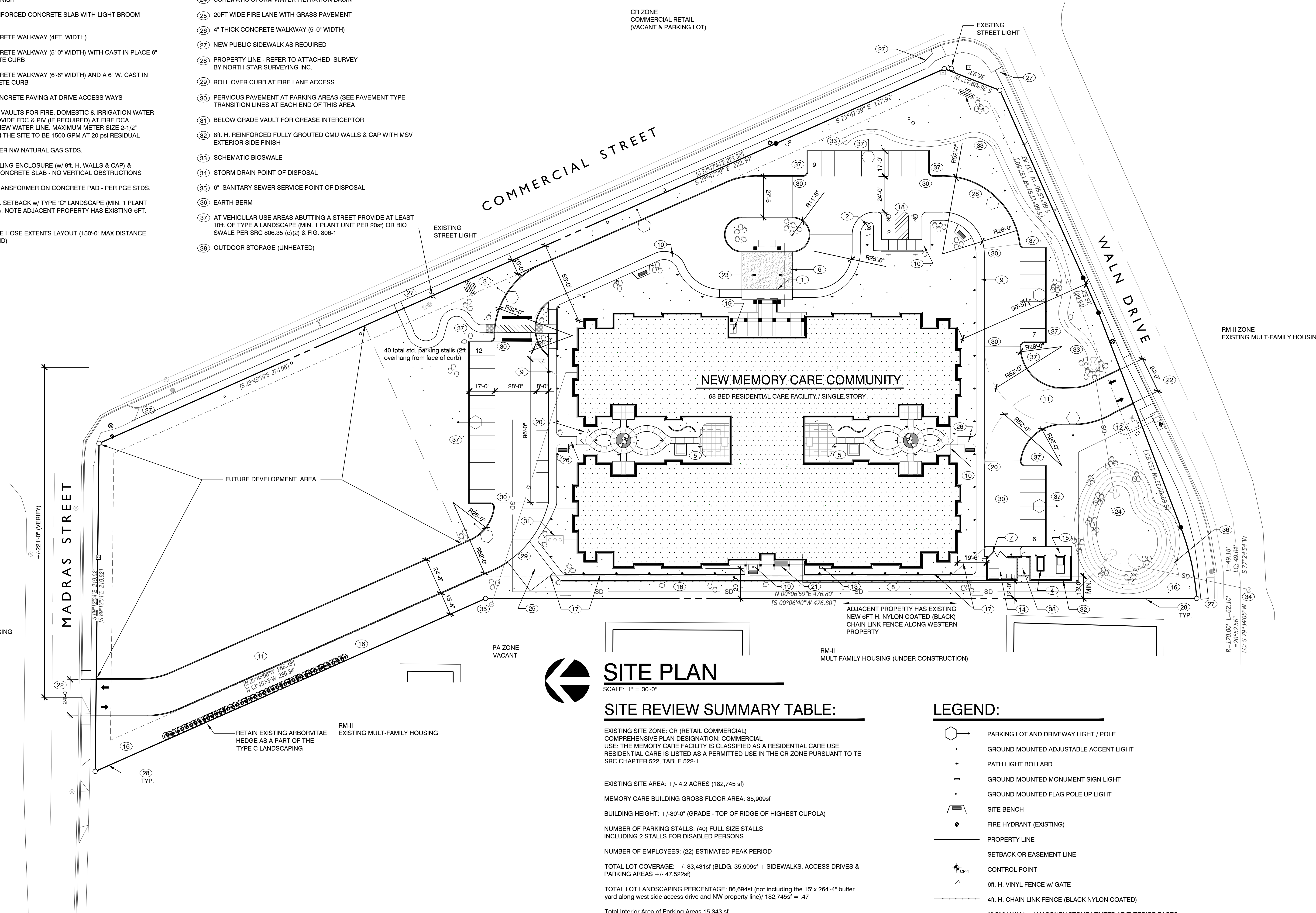


PRELIMINARY DRAWINGS DO NOT USE FOR CONSTRUCTION

NCARB CERTIFIED MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

KEY NOTES:

- 1 PASSENGER LOADING AREA (MIN. 12 FT X 34FT)
- 2 FLAG POLE (30FT. H.) WITH AT GRADE UP LIGHT
- 3 BUILDING /ADDRESS SIGN (32SF OF TEXT AREA - MAX.) w/ LIGHTS
- 4 SOUND ATTENUATED EMERGENCY GENERATOR WITH NOMINAL 8" THICK FULLY GROUTED CMU WALL & CONCRETE PAD
- 5 COURTYARD w/ 4" THICK REINFORCED CONCRETE SLAB, DECORATIVE CONCRETE FINISH & INTEGRAL COLORANT
- 6 6" THICK REINFORCED CONCRETE SLAB WITH INTEGRAL COLOR & DECORATIVE FINISH
- 7 7.5" THICK REINFORCED CONCRETE SLAB WITH LIGHT BROOM FINISH
- 8 4" THICK CONCRETE WALKWAY (4FT. WIDTH)
- 9 4" THICK CONCRETE WALKWAY (5'-0" WIDTH) WITH CAST IN PLACE 6" WIDE CONCRETE CURB
- 10 4" THICK CONCRETE WALKWAY (6'-6" WIDTH) AND A 6" W. CAST IN PLACE CONCRETE CURB
- 11 ASPHALTIC CONCRETE PAVING AT DRIVE ACCESS WAYS
- 12 BELOW GRADE VAULTS FOR FIRE, DOMESTIC & IRRIGATION WATER SERVICES. PROVIDE FDC & PIV (IF REQUIRED) AT FIRE DCA. CONNECT TO NEW WATER LINE. MAXIMUM METER SIZE 2-1/2" FIRE FLOW FOR THE SITE TO BE 1500 GPM AT 20 psi RESIDUAL
- 13 GAS METER - PER NW NATURAL GAS STDS.
- 14 TRASH /RECYCLING ENCLOSURE (w/ 8ft. H. WALLS & CAP) & REINFORCED CONCRETE SLAB - NO VERTICAL OBSTRUCTIONS
- 15 ELECTRICAL TRANSFORMER ON CONCRETE PAD - PER PGE STDS.
- 16 MINIMUM 15 FT. SETBACK w/ TYPE 'C' LANDSCAPE (MIN. 1 PLANT UNIT PER 20 sf.). NOTE ADJACENT PROPERTY HAS EXISTING 6FT. (NEW) FENCE.
- 17 PROPOSED FIRE HOSE EXTENTS LAYOUT (150'-0" MAX DISTANCE FROM EACH END)
- 18 DISABLED PERSONS PARKING STALLS & ACCESS - INCLUDING ONE STALL FOR VAN PARKING & REQUIRED SIGNAGE
- 19 COVERED (2) BIKE RACK WITH MIN. 2'-0" X 6'-0" SPACE PER BIKE
- 20 6'-0" H. SOLID VINYL PRIVACY FENCE AND GATE SYSTEM
- 21 ELECTRICAL MDP
- 22 CONCRETE DRIVEWAY APRON PER CITY STANDARDS
- 23 ROOF ABOVE (MIN.14'-0" CLEAR) AT PORTE COCHERE
- 24 SCHEMATIC STORM WATER FILTRATION BASIN
- 25 20FT WIDE FIRE LANE WITH GRASS PAVEMENT
- 26 4" THICK CONCRETE WALKWAY (5'-0" WIDTH)
- 27 NEW PUBLIC SIDEWALK AS REQUIRED
- 28 PROPERTY LINE - REFER TO ATTACHED SURVEY BY NORTH STAR SURVEYING INC.
- 29 ROLL OVER CURB AT FIRE LANE ACCESS
- 30 PERVIOUS PAVEMENT AT PARKING AREAS (SEE PAVEMENT TYPE TRANSITION LINES AT EACH END OF THIS AREA)
- 31 BELOW GRADE VAULT FOR GREASE INTERCEPTOR
- 32 8ft. H. REINFORCED FULLY GROUTED CMU WALLS & CAP WITH MSV EXTERIOR SIDE FINISH
- 33 SCHEMATIC BIOSWALE
- 34 STORM DRAIN POINT OF DISPOSAL
- 35 6" SANITARY SEWER SERVICE POINT OF DISPOSAL
- 36 EARTH BERM
- 37 AT VEHICULAR USE AREAS ABUTTING A STREET PROVIDE AT LEAST 10ft. OF TYPE A LANDSCAPE (MIN. 1 PLANT UNIT PER 20sf) OR BIO SWALE PER SRC 806.35 (c) (2) & FIG. 806-1
- 38 OUTDOOR STORAGE (UNHEATED)



SITE PLAN

SCALE: 1" = 30'-0"

SITE REVIEW SUMMARY TABLE:

EXISTING SITE AREA: +/- 4.2 ACRES (182,745 sf)
MEMORY CARE BUILDING GROSS FLOOR AREA: 35,909sf
BUILDING HEIGHT: +/- 30'-0" (GRADE - TOP OF RIDGE OF HIGHEST COPULA)
NUMBER OF PARKING STALLS: (40) FULL SIZE STALLS INCLUDING 2 STALLS FOR DISABLED PERSONS
NUMBER OF EMPLOYEES: (22) ESTIMATED PEAK PERIOD
TOTAL LOT COVERAGE: +/- 83,431sf (BLDG. 35,909sf + SIDEWALKS, ACCESS DRIVES & PARKING AREAS +/- 47,522sf)
TOTAL LOT LANDSCAPING PERCENTAGE: 86,694sf (not including the 15' x 264'-4" buffer yard along west side access drive and NW property line) / 182,745sf = 47
Total Interior Area of Parking Areas 15,343 sf Total Interior Off-Street Parking Area Landscape Provided 3,194sf Required Percent to be Landscaped Minimum 5% Actual Percent Landscaped 20%

LEGEND:

- PARKING LOT AND DRIVEWAY LIGHT / POLE
- GROUND MOUNTED ADJUSTABLE ACCENT LIGHT
- PATH LIGHT BOLLARD
- GROUND MOUNTED MONUMENT SIGN LIGHT
- GROUND MOUNTED FLAG POLE UP LIGHT
- SITE BENCH
- FIRE HYDRANT (EXISTING)
- PROPERTY LINE
- SETBACK OR EASEMENT LINE
- CONTROL POINT
- 6ft. H. VINYL FENCE w/ GATE
- 4ft. H. CHAIN LINK FENCE (BLACK NYLON COATED)
- 8" CMU WALL w/ MASONRY STONE VENEER AT EXTERIOR FACES
- TRAFFIC PAINT STRIPING
- CONCRETE JOINTS
- GRADE SLOPE
- LANDSCAPE AREA
- DECORATIVE LANDSCAPE ROCKS (1/3 BELOW GRADE)

PROJECT:
BATTLECREEK MEMORY CARE
6161 COMMERCIAL ST. SE SALEM, OREGON
ONELIFE DEVELOPMENT, LLC

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PROJECT NO.:	1714
DRAWN:	PCB
CHECKED:	
SHEET TITLE:	

OVERALL SITE PLAN	
DATE:	2017.07.24
REVISIONS:	

NOTICE:
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SHEET:	1
OF:	XX