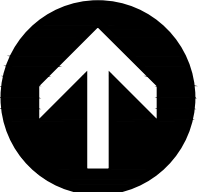


1 SITE PLAN
SCALE: 1"=20'-0"



SITE SUMMARY:

TOTAL SITE AREA	= 52,093 SF
GROSS FLOOR AREA	= 10,180 SF
GROSS VEHICLE USE AREA	=16,845 SF
GROSS PARKING AREA	= 7,161 SF
TOTAL LANDSCAPE AREA	= 19,779 SF
PERCENTAGE	= 38%
PARKING LANDSCAPE	=8,864 SF
PERCENTAGE	=17%
PARKING REQUIRED:	1 PS PER 500 SF OF BUILDING AREA = 10,180 SF / 500
MIN.:	=21 PS MIN. MIN. IS >20 PS; MAX = MIN. x 1.75
MAX.:	=21 x 1.75 =37 PS MAX.
PROVIDED:	= 22 SPACES
FULL/COMPACT	= 2 SPACE
HANDICAP	= 24 SPACES
TOTAL	
FRONTAGE LENGTH	
LINDBURG DR	= 323 LF
STRONG RD	= 272 LF

DEFICIENCIES:

FLOOR AREA RATIO	
REQUIRED	= 0.75; REQUIRES A 40,000 SF BUILDING ON THIS SITE
PROVIDED	= 9,000 SF / 52,093 SF
DEFICIENT	= 0.17
	= 0.58
FRONTAGE	
REQUIRED	= 70% FRONTAGE ALONG STRONG ROAD AND LINDBURG DRIVE
PROVIDED	= 37% FRONTAGE ALONG STRONG ROAD AND 25% FRONTAGE ALONG LINDBURG DRIVE
DEFICIENT	= 33% ALONG STRONG ROAD AND 45% ALONG LINDBURG DRIVE
SETBACKS	
REQUIRED	= 10'-0" TO 20'-0" FROM PRIVATE DRIVE AND PROPERTY LINES
PROVIDED	= BETWEEN 22'-0" TO 59'-0" FROM WEST FACADE TO PRIVATE DRIVE; BETWEEN 95'-0" AND 100'-0" FROM NORTH FACADE TO PRIVATE DRIVE; BETWEEN 10'-0" TO 20'-0" ALONG EAST AND SOUTH FACADES
DEFICIENT	= WEST FACADE BETWEEN 2'-0" TO 39'-0" DEFICIENT; NORTH FACADE BETWEEN 75'-0" TO 80'-0" DEFICIENT EAST SIDE OF PARKING LOT

SITE LEGEND

- NEW CONCRETE PAVEMENT, REFER TO CIVIL DRAWINGS
- NEW A. C. PAVEMENT, REFER TO CIVIL DRAWINGS
- NEW LANDSCAPED AREA
- NEW GSI / DETENTION AREA
- EXISTING CURB TO REMAIN, REFER TO CIVIL DRAWINGS
- NEW CONCRETE CURB, REFER TO CIVIL DRAWINGS
- PROPERTY BOUNDARY
- NEW CONCRETE PAVEMENT EXPANSION JOINT, REFER TO DETAIL
- NEW CLEAN OUT, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
- NEW MAN HOLE, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
- NEW DOWN SPOUT, REFER TO CIVIL DRAWINGS
- NEW CATCH BASIN, (E) DESIGNATES EXISTING TO REMAIN, (D) DENOTES TO BE REMOVED, REFER TO CIVIL DRAWINGS
- NEW WATER METER, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
- NEW FIRE HYDRANT (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
- EXISTING POWER POLE TO REMAIN
- EXISTING ELECTRICAL BOX TO REMAIN, (D) DENOTES TO BE REMOVED
- EXISTING POWER JUNCTION BOX TO REMAIN, (D) DENOTES TO BE REMOVED
- EXISTING LIGHT POLE TO REMAIN, (D) DENOTES TO BE REMOVED
- NEW SIGN, (E) DENOTES EXISTING TO REMAIN
- NEW TREE TO BE PLANTED

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
AC+CO ARCHITECTURE COMMUNITY DEC 02 2022

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. 2022.0003
DATE 12.02.2022
DRAWN SR
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