

1880 FISHER RD T1

1880 FISHER RD NE., SALEM, OR 97305

REV - 1 10/1/23 JHA CHECK SHEET
REV - 2 10-16-23 CLASS 2 SITE PLAN REVIEW

PERMIT SET

PROJECT NUMBER A22-006
DATE 5/19/23
DRAWN BY AMS

SITE PLAN

C1.0

1 SITE PLAN
C1.0

GENERAL SHEET NOTES:

- PROPERTY LINE AND BUILDING LOCATION FOR REFERENCE ONLY, FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATION, SIZE, AND ELEVATION PRIOR TO CONSTRUCTION
- SITE WORK SCOPE INCLUDES RE-STRIPING EXISTING ACCESSIBLE PARKING SPACES, PROVIDING UP TO DATE SIGNS, AND INSTALLING NEW EXIT RAMP. NO INCREASE OF IMPERVIOUS SURFACES.

LEGEND:

	NEW CONCRETE SURFACE
	EXISTING CONCRETE SURFACE
	EXISTING GRASS AREA
	EXISTING GRAVEL AREA
	EXISTING FENCE
	PROPERTY LINE

KEY NOTES:

- EDGE OF EXISTING ASPHALT PAVEMENT, TYP.
- EXISTING CURB, TYP.
- EXISTING WHEEL STOP, TYP.
- EXISTING SHRUBS, TYP.
- EXISTING PINE TREE
- EXISTING ASPHALT PAVEMENT, TYP.
- EXISTING LANDSCAPED AREA, TYP.
- EXISTING ELECTRIC GATE
- EXISTING SITE DRAIN
- EXISTING WATER METER
- EXISTING CLEAN-OUT
- EXISTING LANDSCAPE IRRIGATION VALVE
- EXISTING UTILITY VALVE BOX
- EXISTING PAVEMENT MARKINGS, TYP.
- EXISTING DUMPSTER AND RECYCLING BINS
- NEW RAMP PER ARCHITECTURAL
- NEW VAN ACCESSIBLE PARKING MARKING PER ARCHITECTURAL
- NEW ACCESSIBLE PARKING SIGNS PER ARCHITECTURAL
- NEW 5-FT STRIPED ACCESSIBLE ROUTE PER ARCHITECTURAL
- NEW PAVEMENT TRAFFIC DIRECTION ARROW MARKING
- NEW EDGE OF DRIVE LANE PAVEMENT MARKING AND CANDLE STICK CONES AROUND NEW RAMP
- NEW "ENTRANCE ONLY" SIGN
- NEW "EXIST ONLY" AND "DO NOT ENTER" SIGN
- REMOVE EXISTING SHRUBS IN FRONT OF EMERGENCY ESCAPE WINDOWS

PROJECT SUMMARY:

PROJECT ADDRESS: 1880 FISHER RD NE, SALEM OR 97305
TAX MAP: 072W198B07300
ZONING: CR - RETAIL COMMERCIAL
EXISTING BUILDING FOOTPRINT: 5,836 SQFT
AREA OF WORK: 4,957 SQFT

PROPOSED BUILDING AREA USE

RESIDENTIAL	4,690 SF
OFFICE	267 SF
ACCESSORY STORAGE	879 SF

PARKING COUNT

ALL PARKING SPACES ARE EXISTENT

STANDARD PARKING SPACES	- 6
COMPACT PARKING SPACES	- 15
ACCESSIBLE PARKING SPACES	- 2
TOTAL	- 23

1" = 100'

FISHER RD NE

TOTAL BUILDING
5,836 SF
BUILDING IN SCOPE
4,957 SF
SITE
0.55 ACRES

BUILDING OUT OF SCOPE
879 SF