

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.

PROJECT # 2023-032
DATE: 2/2/2023
REVISIONS

New Retail Building Fairview

2110 Strong Road SE - Salem, OR 97302

SITE PLAN GENERAL NOTES:

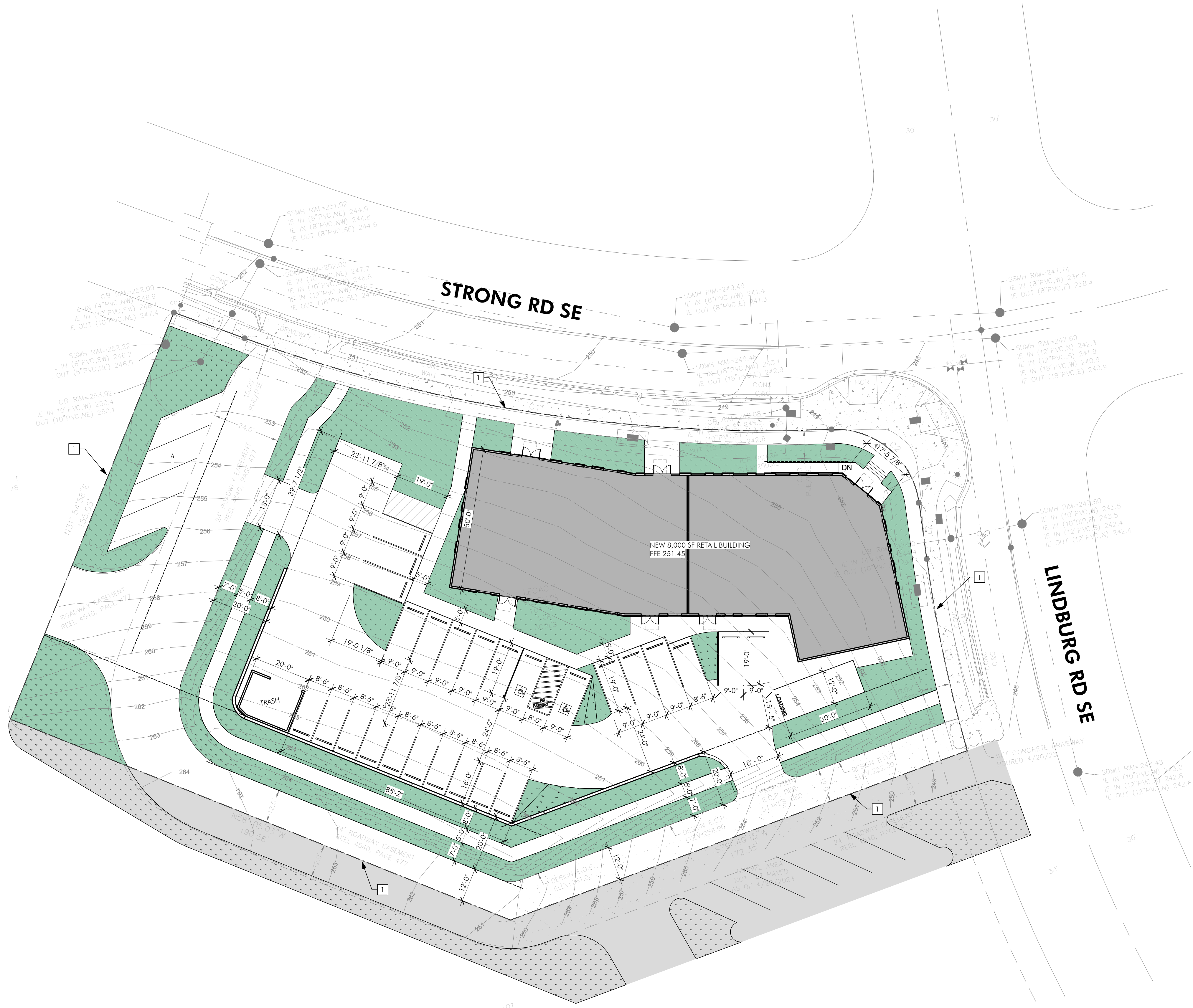
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- 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 CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

- SITE AREA: 47,069.47 sf = 1.08 ac
NET SITE AREA: 35,242.10 sf = 0.809ac,
ZONING: FMU/VC Fairview Mixed Use - Village Center
- SURFACE AREA:
• LANDSCAPING: 11,917 SF
• BUILDING: 8,000 SF
• SIDEWALKS/PARKING/ON-SITE ROADWAY: 27,152 SF
- BUILDING AREAS:
• BLDG 1 LEVEL 01: 8,000 sf Retail
- PARKING:
• PARKING PROVIDED: 30 TOTAL - 4 EXISTING 26 NEW
• MAX PARKING FOR SHOPPING CENTER: 1 SPACE/200 SQ FT
40 MAX PARKING ALLOWED
30 TOTAL PROVIDED
- BIKE PARKING:
• BICYCLE PARKING FOR SHOPPING CENTER: THE GREATER OF 4 SPACES OR 1 SPACE PER 5,000 SQUARE FEET
4 SPACES REQUIRED
4 SPACES PROVIDED
- LOADING SPACES:
• MINIMUM LOADING FOR RETAIL SALES AND SERVICE
1 SPACE FOR BUILDINGS 5,000 TO 60,000 SQ FT
REQUIRED DIMENSIONS: 12' X 30'

SITE PLAN NOTES:

1 PROPERTY LINE.



1 DEVELOPMENT SITE PLAN
0' 5' 10' 20' 40' 60' 1" = 20'-0"



FLOOR PLAN NOTES:

1 SAMPLE PLAN NOTE

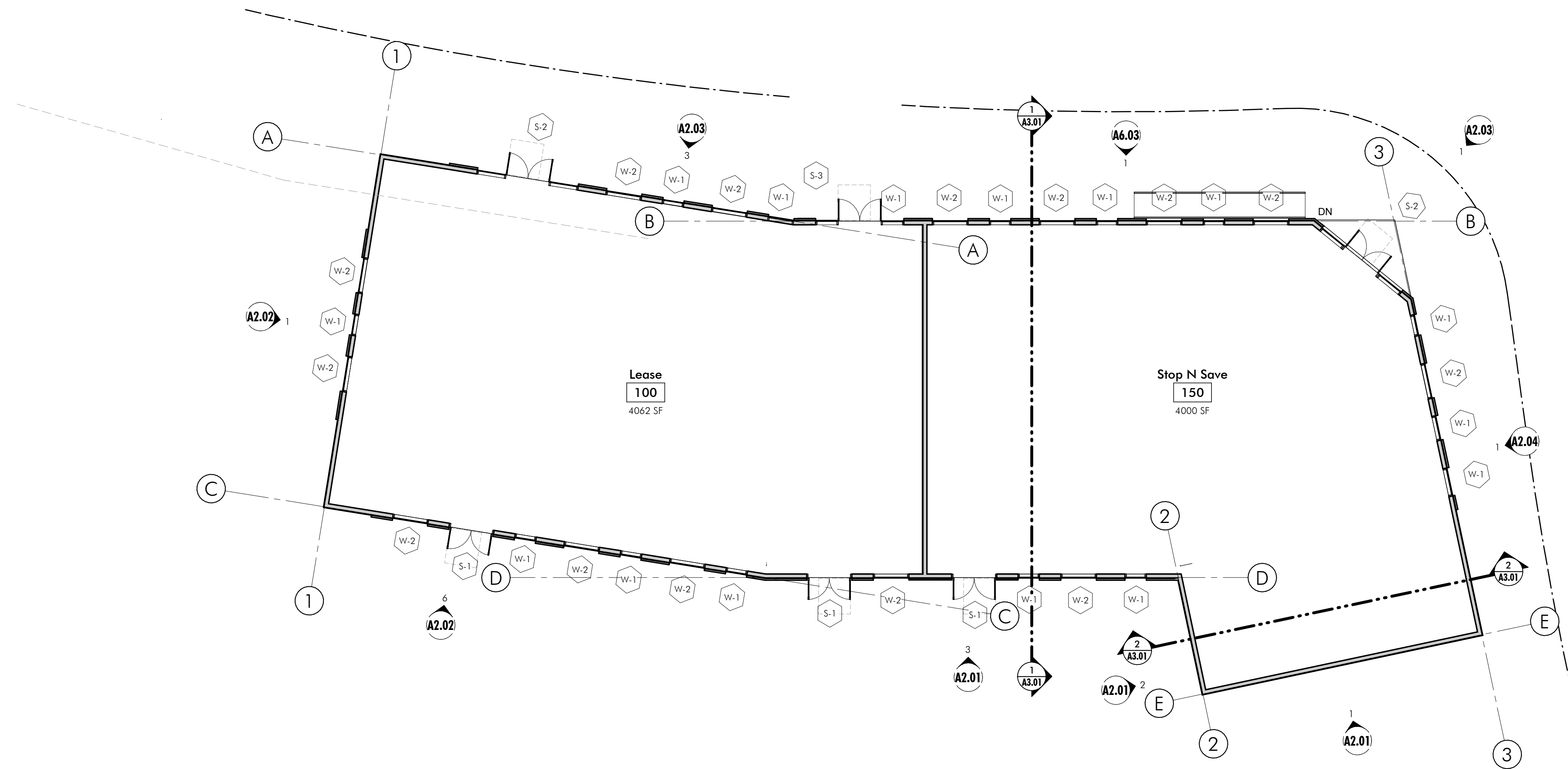
PLAN LEGEND:

GENERAL PLAN NOTES:

1. GENERAL NOTES APPLY TO ALL DRAWINGS.
2. DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. OBTAIN CLARIFICATION OF DIMENSIONS OR DISCREPANCIES PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
3. DIMENSIONS ARE TO FACE OF FRAMING. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.
4. SEE WALL SECTIONS FOR DESCRIPTION OF EXTERIOR WALL MATERIALS.
5. ALL INTERIOR PARTITIONS TO RECEIVE GLASS FIBER INSULATION, FULL HEIGHT.
6. COORDINATE LOCATION OF RECESSED OR SEMI-RECESSED ITEMS TO AVOID BACK TO BACK INSTALLATION AND TO REDUCE NOISE TRANSFER THROUGH PARTITIONS.
7. INSTALL WALL BACKING FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DOOR STOPS, FIXTURES, WALL CABINETS, SHELVING, COUNTERS, TOILET ACCESSORIES, SECURITY EQUIPMENT, TACK BOARDS AND MARKER BOARDS, HAND RAILS AND WINDOW COVERING TRACKS.
8. SEPARATE AREAS IN WHICH WORK IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
 - A. PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF SUITABLE CONSTRUCTION IN LOCATIONS INDICATED ON DRAWINGS OR AS DIRECTED.
9. PROTECT EXISTING WORK TO REMAIN.
 - A. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
 - B. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
 - C. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
 - D. PATCH AS SPECIFIED FOR PATCHING NEW WORK.
10. REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
11. REMOVE FROM SITE ALL MATERIALS NOT TO BE REUSED ON SITE; DO NOT BURN OR BURY.
12. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
13. CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.
14. WORK SHOWN ON THESE DRAWINGS IS TO BE SUPPLIED, FURNISHED, CONSTRUCTED, INSTALLED ALL AS PER THE GENERAL CONDITIONS AND THE SPECIFICATIONS: EXCEPTIONS AS DESCRIBED BY THE FOLLOWING ABBREVIATIONS:
 - A. CFCI CONTRACTOR FURNISHED - CONTRACTOR INSTALLED.
 - B. OFCI OWNER FURNISHED - CONTRACTOR INSTALLED.
 - C. OFOI OWNER FURNISHED - OWNER INSTALLED.
 - D. NIC OR N.I.C. NOT IN CONTRACT OR NOT A PART OF THIS CONTRACT.

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1 LEVEL 01 - FLOOR PLAN
0' 4' 8' 16' 24' 48' 3/32" = 1'-0"



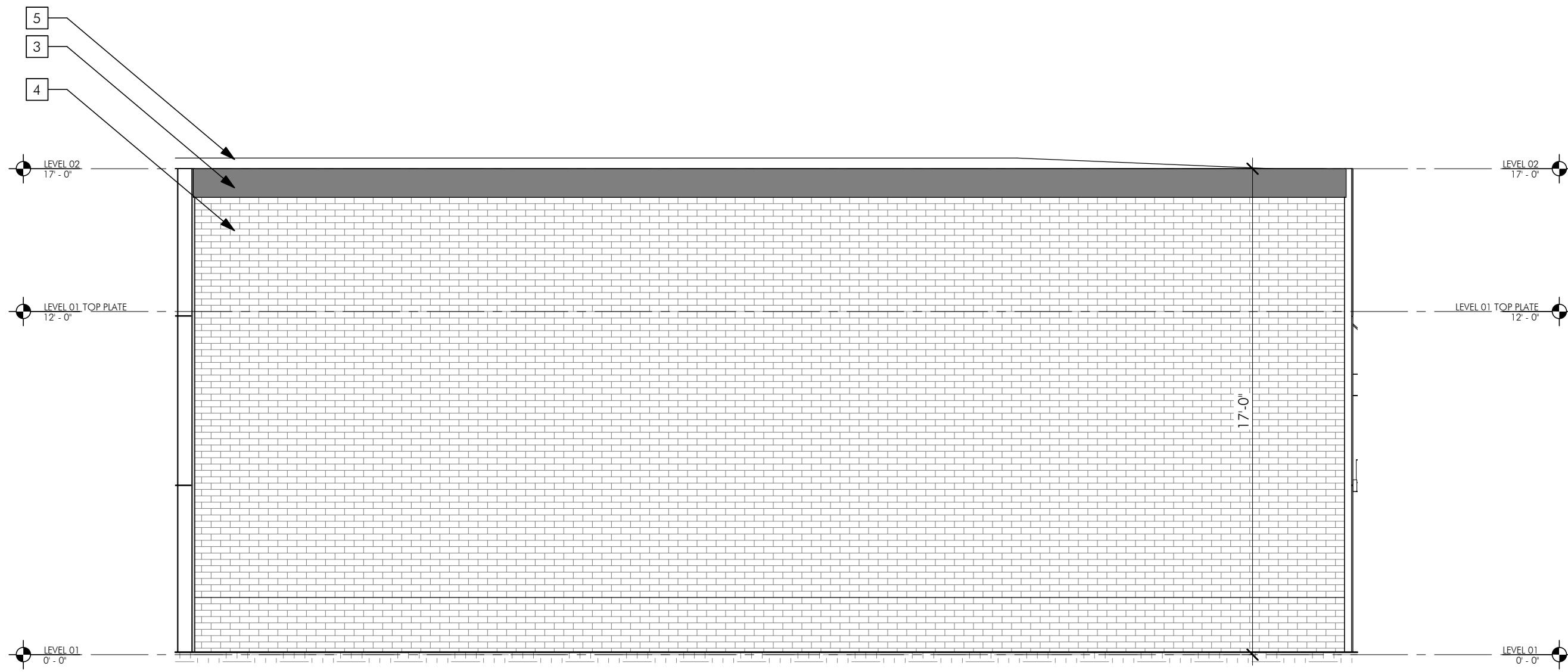
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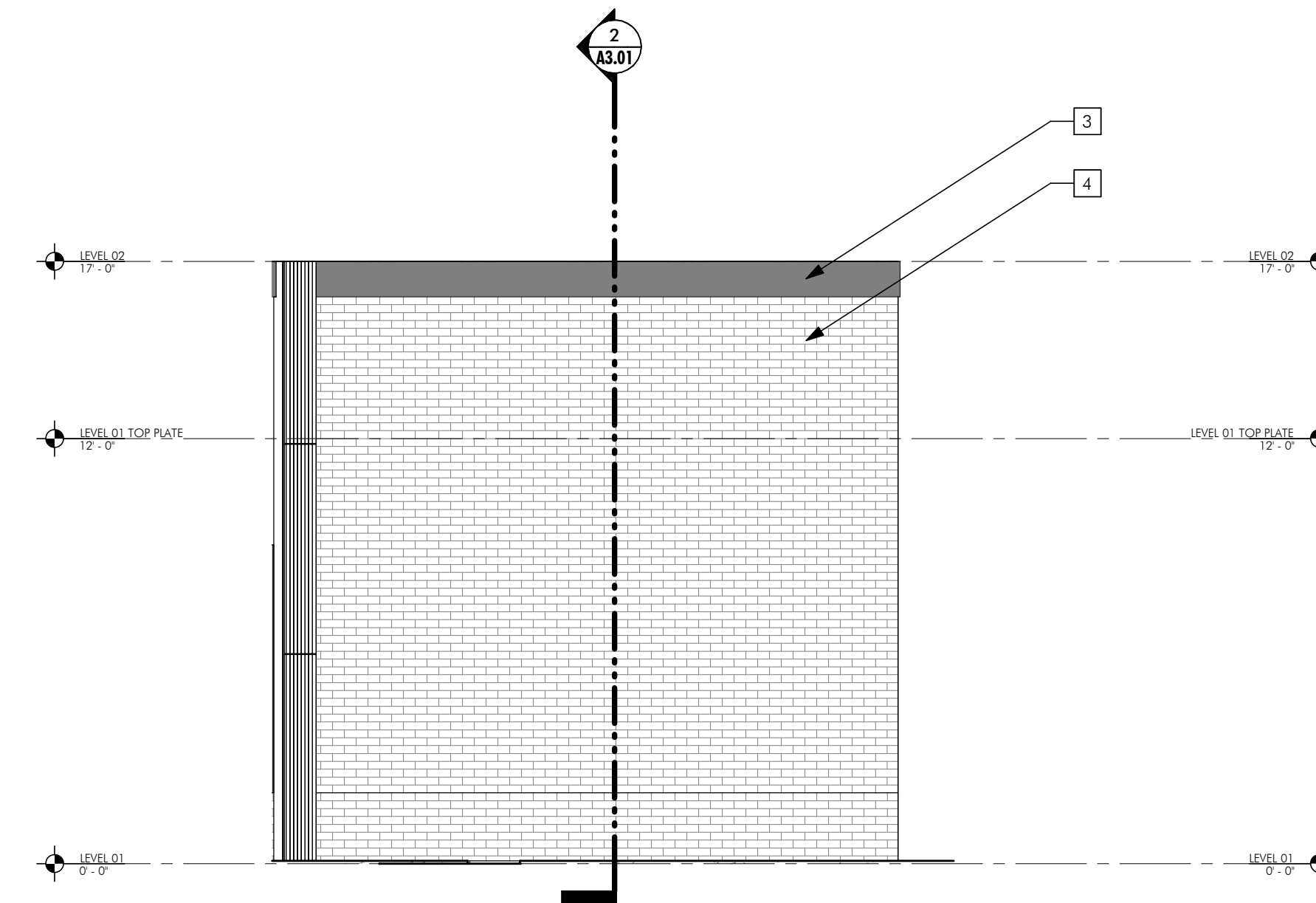
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ELEVATION NOTES:

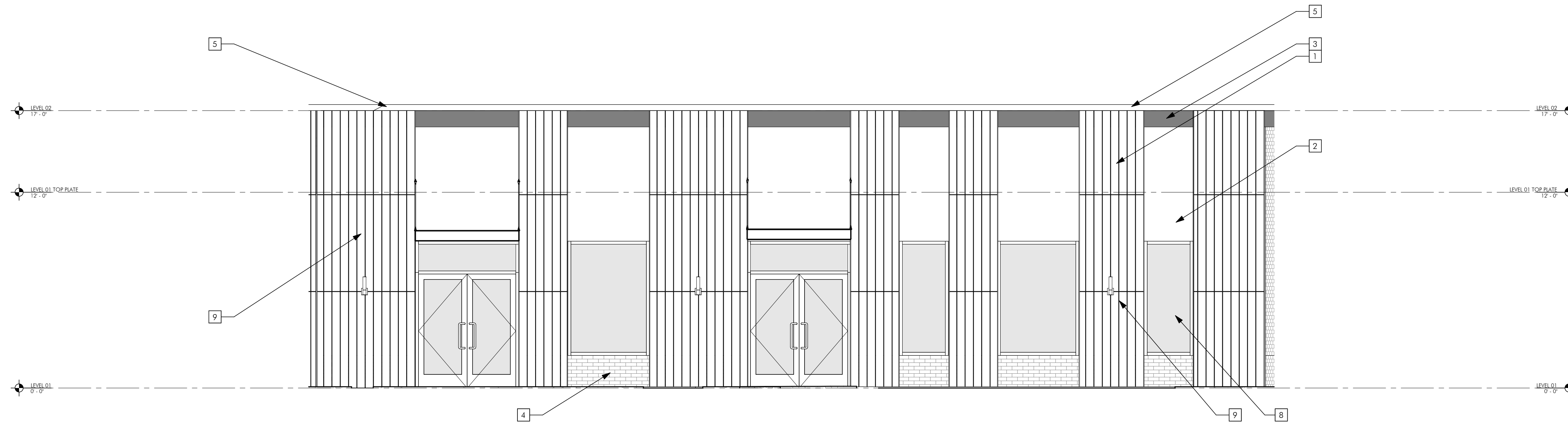
- 1 REDIDER OKO SKIN FIBER CEMENT BOARDS. COLOR: VARIATIONS FROM TIMBER LINE
- 2 FIBER CEMENT PANEL. COLOR:TBD
- 3 FIBER CEMENT PANEL. COLOR 2:TBD
- 4 STONE VENEER
- 5 PRE-FINISHED METAL PARAPET CAP.
- 6 STEEL CANOPY. PAINT FINISH. PREFINISHED METAL ROOF. LIGHTING PROVIDED UNDER ROOF.
- 7 ALUMINUM STOREFRONT. DOOR/WINDOW.
- 8 ALUMINUM FRAMED WINDOW.
- 9 EXTERIOR UP/DOWN SCONCE LIGHT.



1 Building Elevation 1
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



2 Building Elevation 2
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



3 Building Elevation 3
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

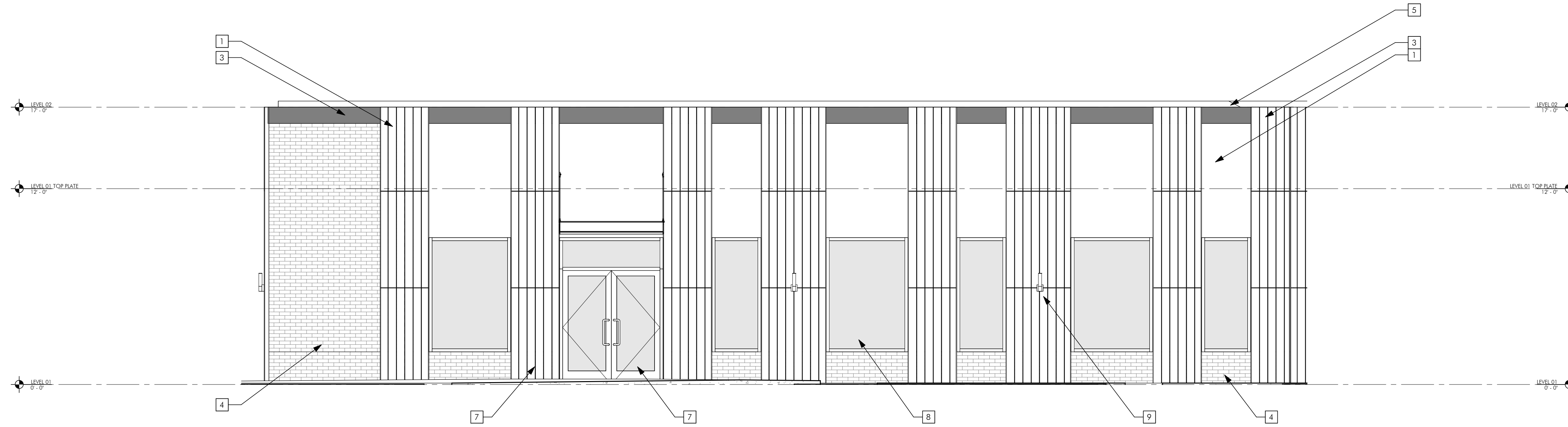
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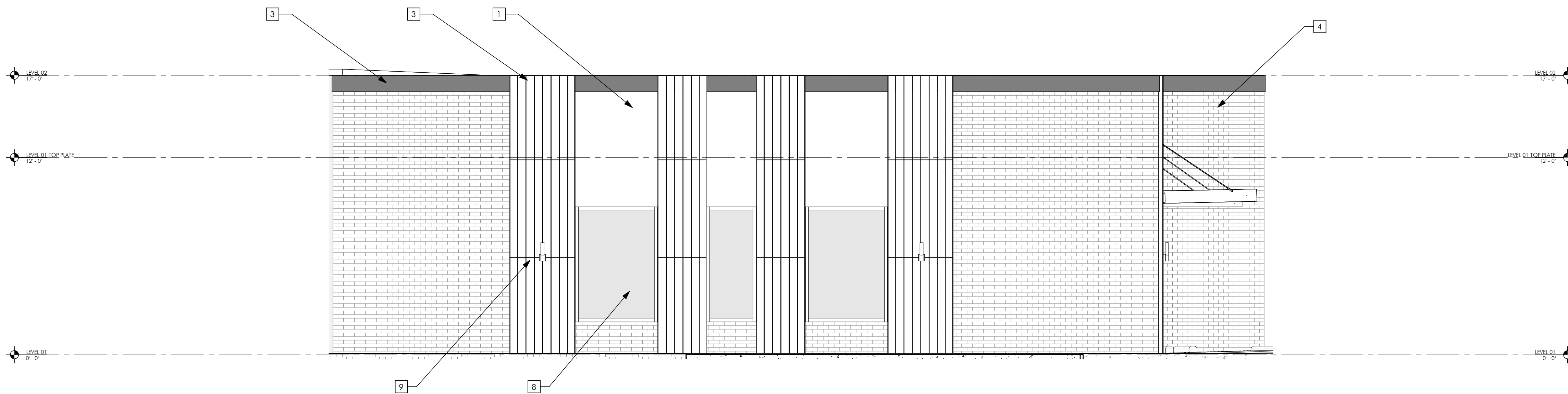
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6 Building Elevation 4
0' 4' 8' 16' 24' 48' 1/4" = 1'-0"



1 Building Elevation 5
0' 4' 8' 12' 16' 24' 32' 1/4" = 1'-0"

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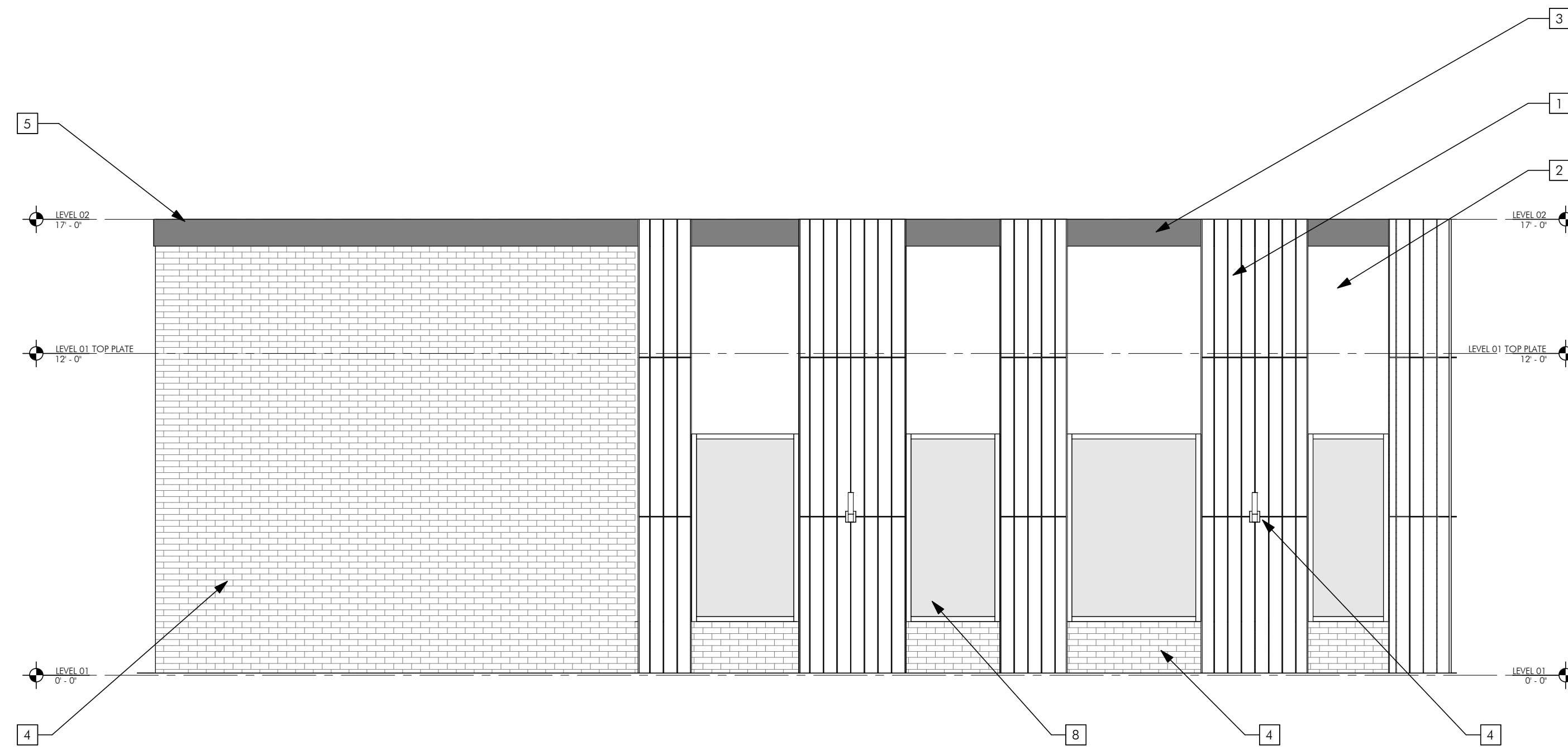
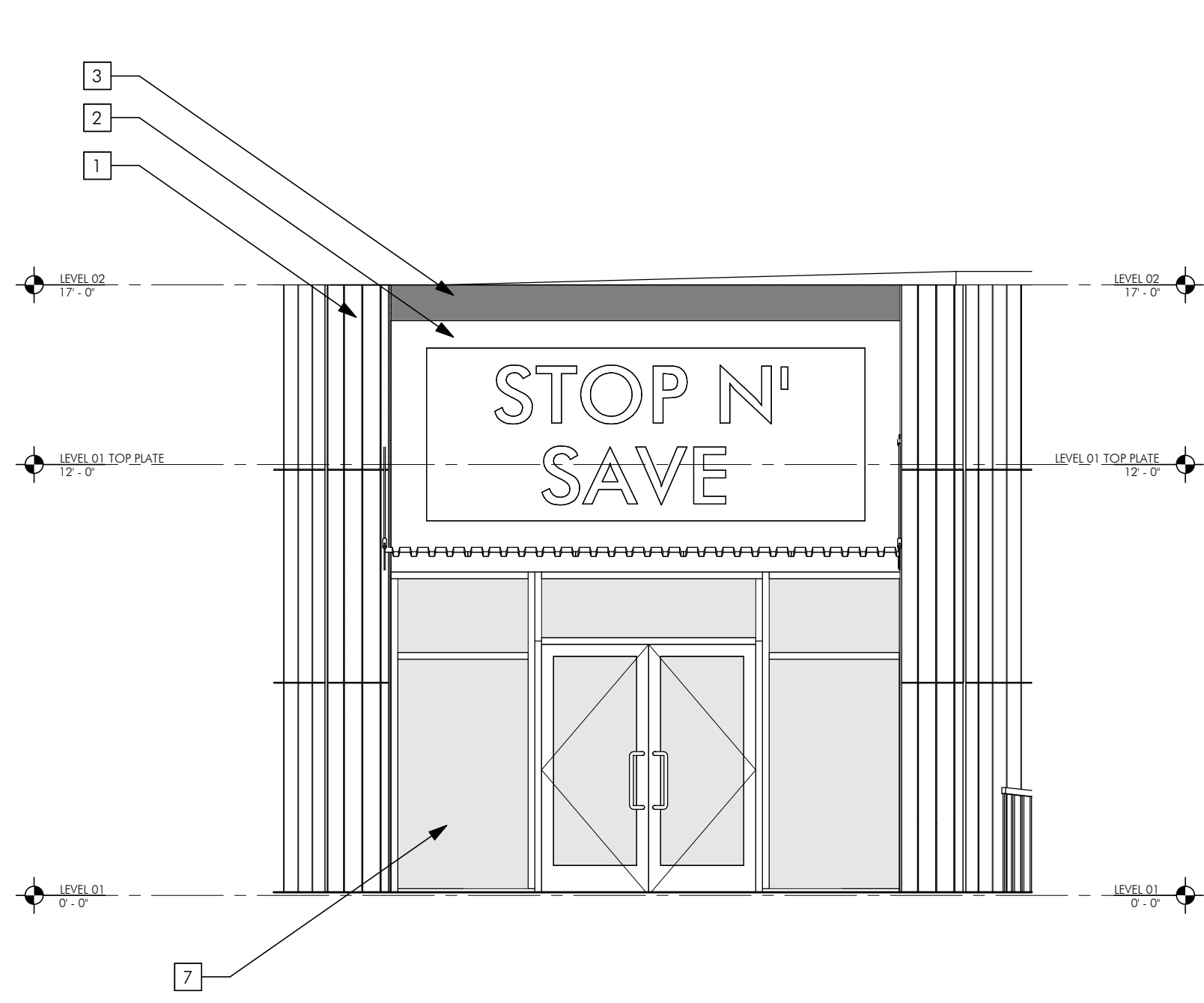
SHEET:
A2.02

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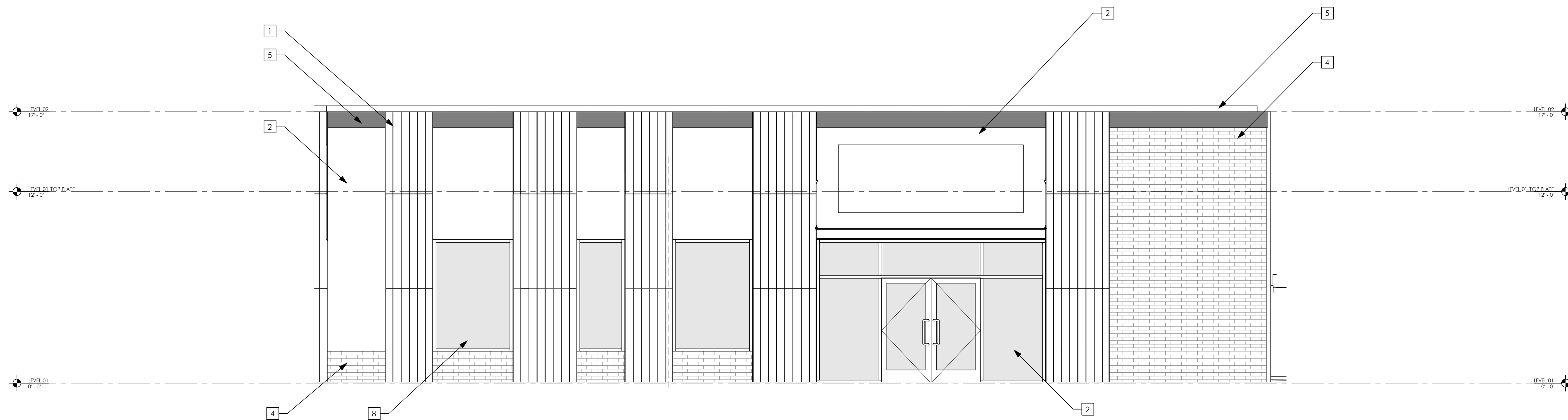
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1 Building Elevation 6
0' 2' 4' 8' 16' 24' 1/4" = 1'-0"

2 Building Elevation 7
0' 2' 4' 8' 16' 24' 1/4" = 1'-0"

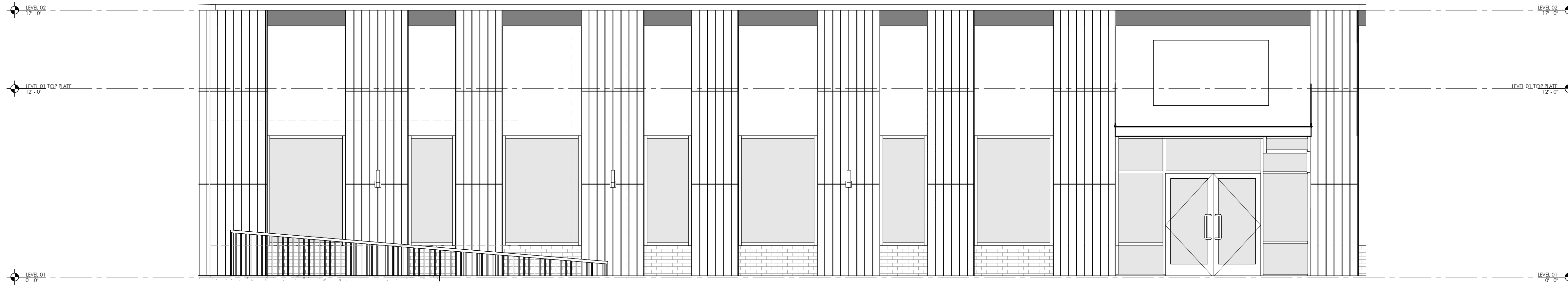


3 Building Elevation 8
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

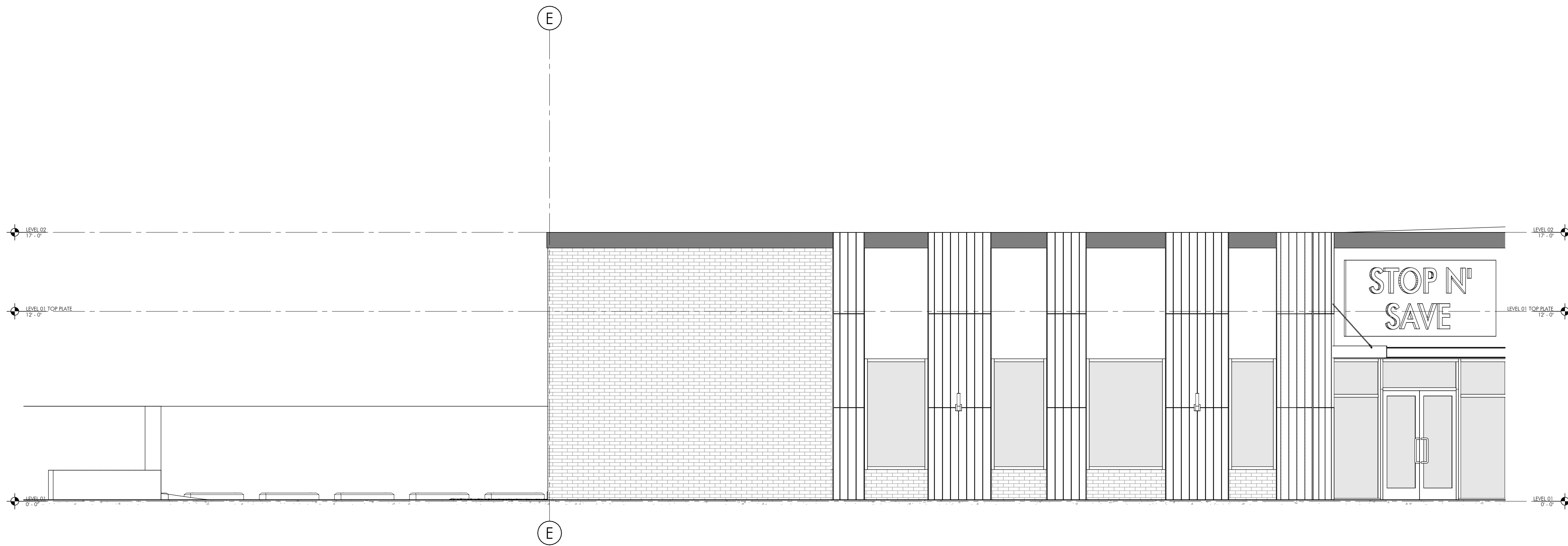
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2 Building Elevation 9
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



1 Building Elevation 10
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

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