

SITE PLAN

1/8" = 1'-0"

CONTACT INFORMATION

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CIVIL ENGINEER
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PROJECT INFORMATION

PROJECT DESCRIPTION
 CONSTRUCTION OF A BUILDING ADDITION TO PROVIDE MAIN LEVEL OFFICE SPACE & (3) UPPER LEVEL RESIDENTIAL UNITS

PROPERTY LOCATION ADDRESS
 31E02BC02000
 1593 WILLAMETTE FALLS DRIVE

COUNTY ZONE
 CLACKAMAS MU, MIXED USE

SITE AREA
 10,000 SF

OCCUPANCY
 B, OFFICE
 R2, RESIDENTIAL (4 UNITS)

BUILDING SQUARE FOOTAGE

	EXIST'G	NEW	TOTAL
MAIN LEVEL FLOOR AREA	1,080 SF	1,383 SF	2,463 SF
UPPER LEVEL FLOOR AREA	0	1,854 SF	1,854 SF
TOTAL	1,080 SF	3,237 SF	4,317 SF

BUILDING COVERAGE

PARKING

REQUIRED	OFFICE	RESIDENTIAL	TOTAL
OFFICE	.5 SPACE PER 370GSF		
RESIDENTIAL		1 SPACE PER DWELLING	
TOTAL			4

TOTAL = 8

PROVIDED

ON SITE	ON STREET	TOTAL
1 STANDARD + 1 ADA	11 STANDARD	13 SPACES

BIKE PARKING

OFFICE	RESIDENTIAL	TOTAL
1 SPACE PER 1,000 GSF	1 SPACE PER DWELLING	
		2
		4
		6

DRAWING INDEX

- A1.0 SITE PLAN & GENERAL NOTES
- A1.1 MAIN LEVEL FLOOR PLAN
- A1.2 UPPER LEVEL FLOOR PLAN
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- ECM EXISTING CONDITIONS MAP
- L1 LANDSCAPE PLAN
- C1.0 GRADING PLAN
- C2.0 FRONTAGE IMPROVEMENT PLAN
- C3.0 UTILITY PLAN
- C4.0 STORM DRAIN PLAN



NOT FOR PRELIMINARY CONSTRUCTION

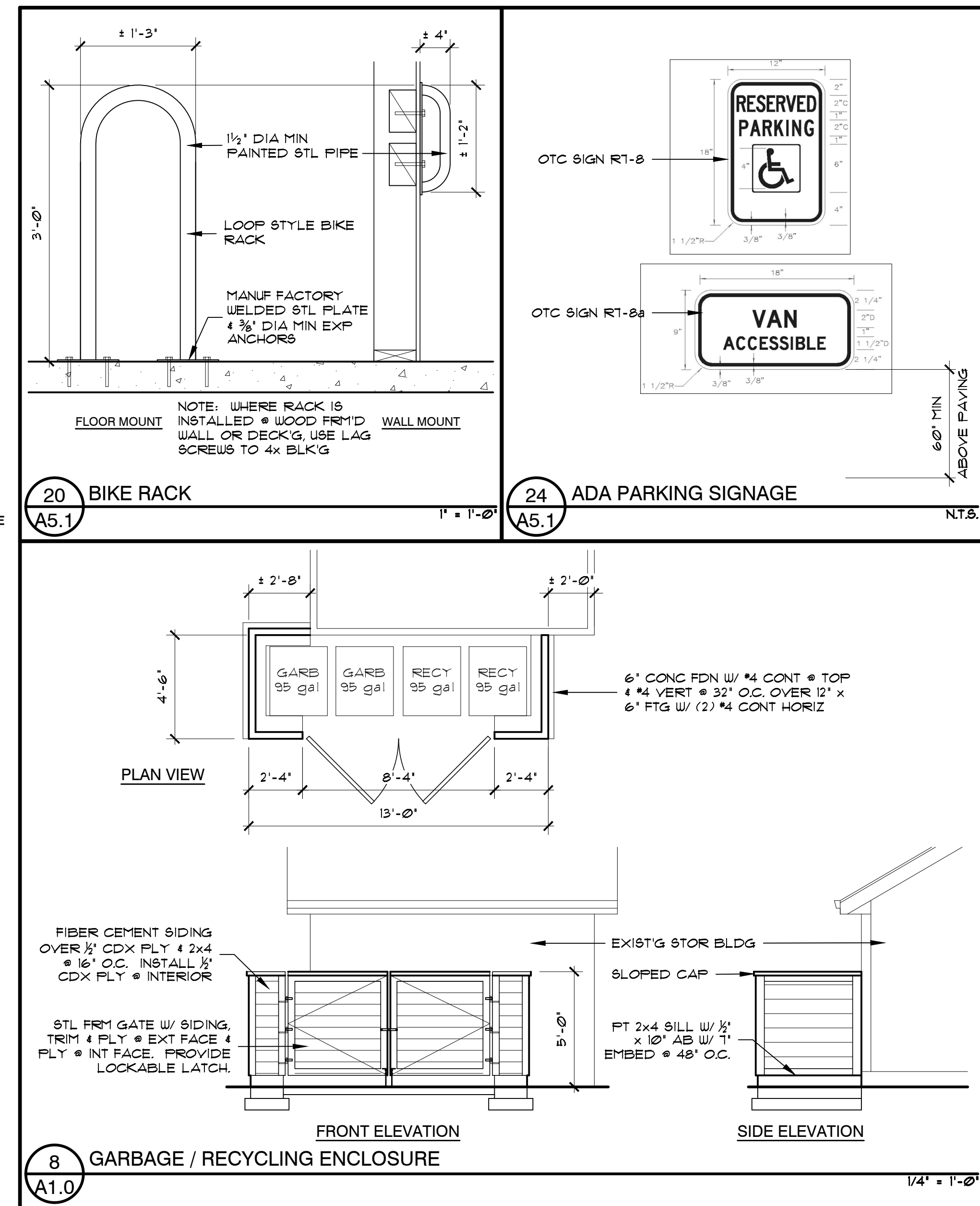
SITE PLAN KEYNOTES

1. ADA PARKING SIGNAGE. REF DTL 3/A10.
2. LIGHT FIXTURE PER SCHEDULE.
3. GROUND MOUNTED BIKE RACK PER DTL. 1/A10.
4. WALL MOUNTED BIKE RACK PER DTL. 1/A10.
5. WALL MOUNTED MAILBOXES PER BUILDING ELEVATIONS.
6. EXIST'G ± 30" HIGH PICKET FENCE TO BE RELOCATED TO PROPERTY LINE AS REQ'D DUE TO FRONTAGE IMPROVEMENTS.
7. NEW GARBAGE / RECYCLING ENCLOSURE PER DTL. 8/A10.
8. REMOVE SECTION OF HEDGE & MODIFY EXIST'G FENCE AS REQ'D & NEW GARBAGE ENCLOSURE.



VICINITY MAP

1/4" = 1'-0"



Historic Willamette Investments, LLC
Mixed Use Building Addition

1593 Willamette Falls Drive
 West Linn, OR 97068

PROJ. NO. : 2333
 FILE : A-SIT
 DATE : 2/16/24

SHEET #
A1.0

SITE PLAN