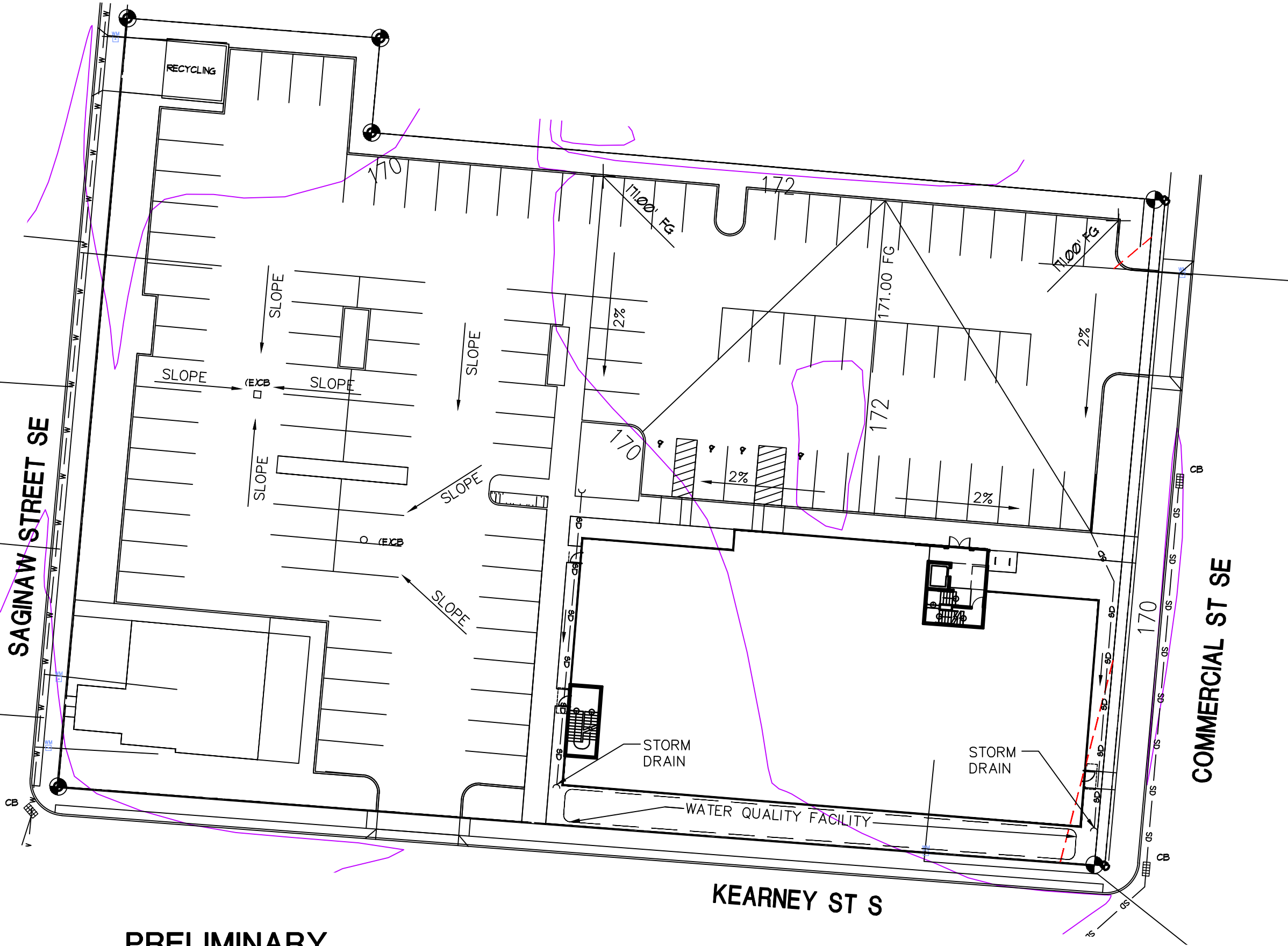


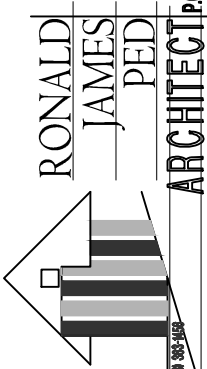
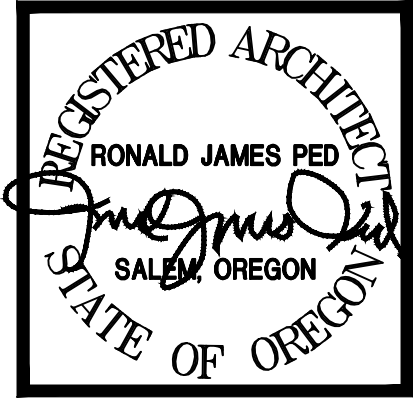
P:\2259 Hunsacker Dental Clinic 835-877 Commercial ST\SPR\A1.1 SPR.dwg, SPR-4_8/15/2022 4:54:14 PM, Andy, 1:1



**PRELIMINARY
GRADING PLAN**



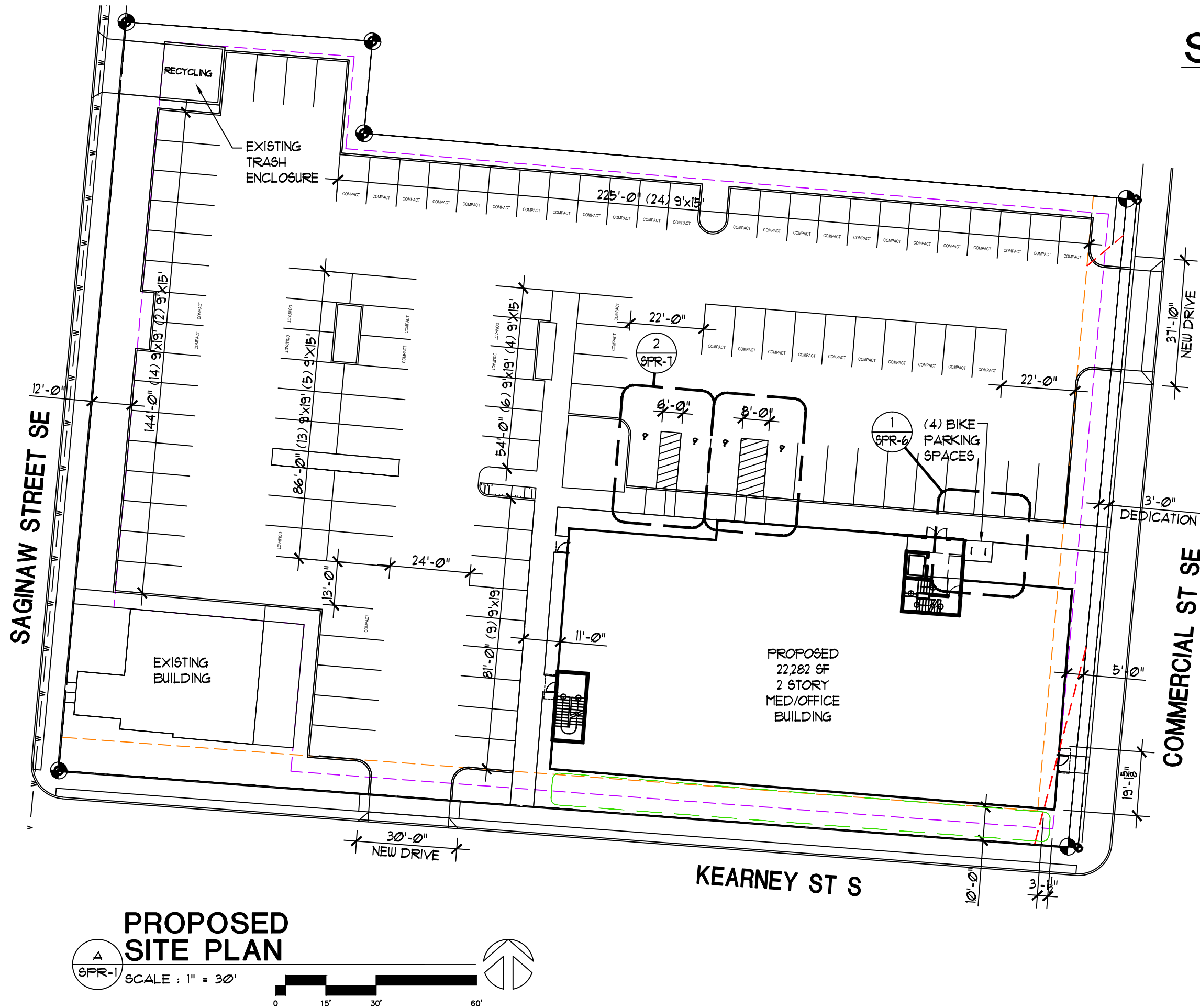
SCALE : 1" = 30'



SITE PLAN REVIEW
HUNSAKER DENTAL CLINIC
835-877 COMMERCIAL ST SE

DATE: 8-12-2020
DRAWN: AK
JOB NO.: 2259

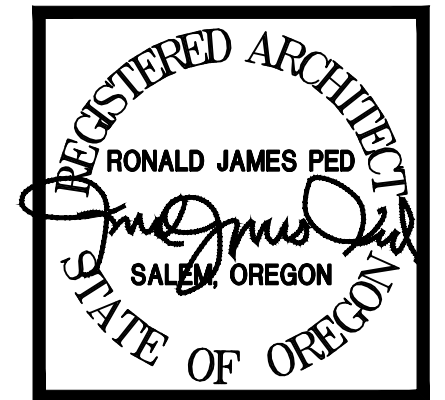
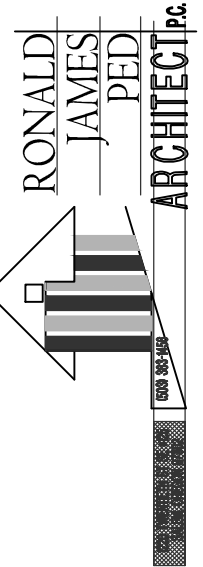
SPR-4



SITE SUMMARY

LAND AREA	61,107# (1.40AC)
15% LANDSCAPE	9,166#
16.2 % ACTUAL	10,221#
NEW BLDG FOOTPRINT	11,141#
EXISTING HOUSE	1,644#
PAVING	38,101#

PARKING 36,490#	35,122/110 = 319#/SP#
COMPACT	46
FULL SIZE	60
ACCESSIBLE	+ 4
TOTAL	110



DRAWING INDEX

SPR1	60-PROPOSED SITE PLAN	DATE:
SPR2	61-EXISTING CONDITIONS PLAN	
SPR3	62-UTILITY PLAN	
SPR4	63-GRADING PLAN	
SPR5	64-LANDSCAPE PLAN	
SPR6	65-DETAILS	
SPR7	66-DETAILS	

DATE: 8-12-2020
DRAWN: AK
JOB NO.: 2259

SPR-1

SITE PLAN REVIEW

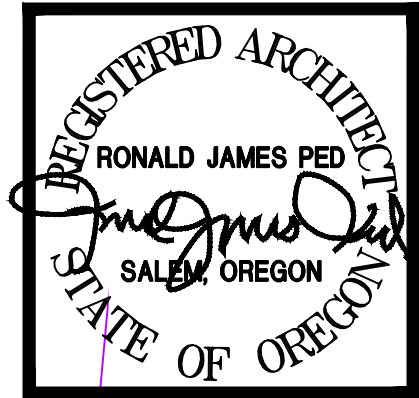
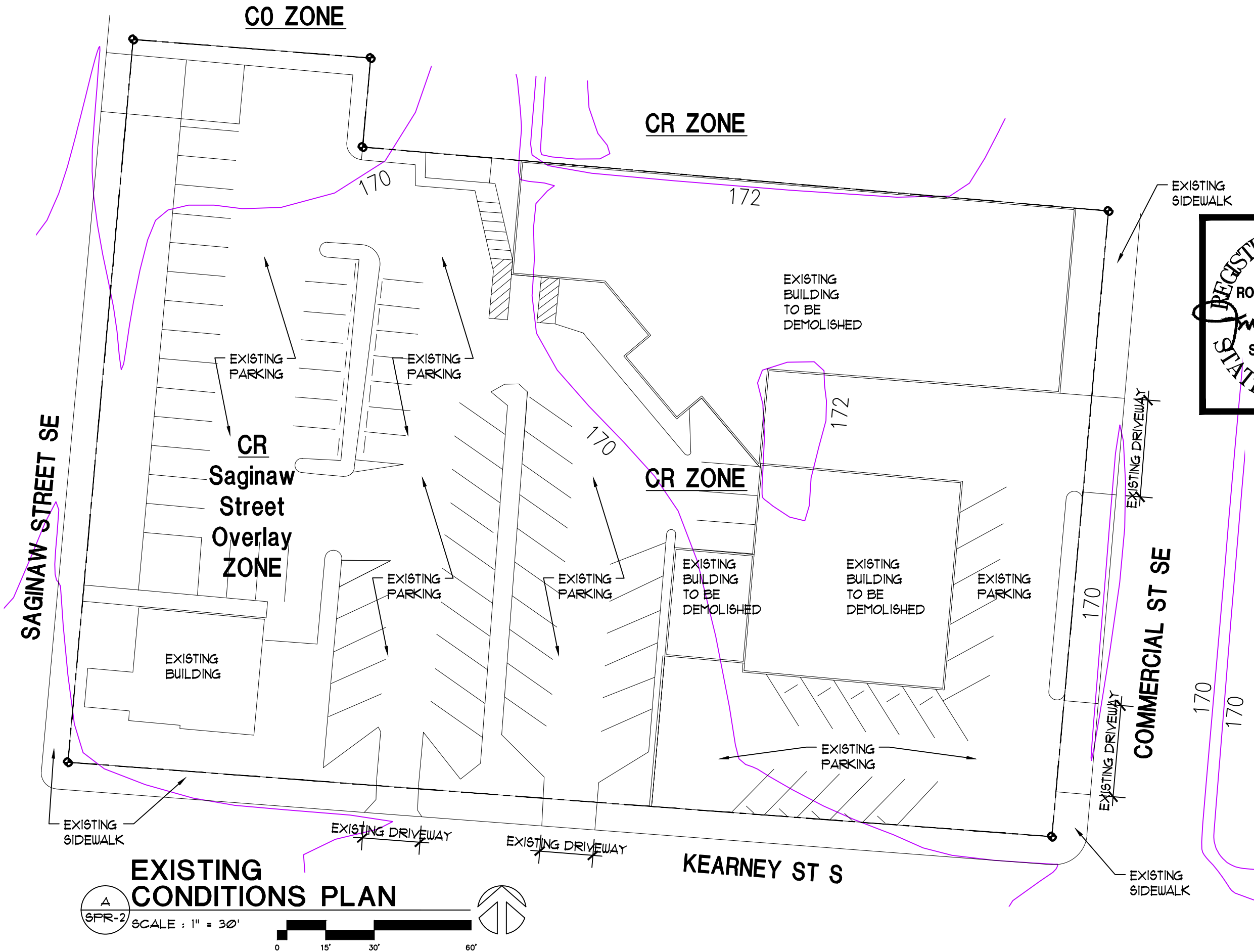
HUNSAKER DENTAL CLINIC

835-877 COMMERCIAL ST SE

P:\2259 Hunsacker Dental Clinic 835-877 Commercial ST\SPR\A1.1 SPR.dwg, SPR-2, 8/15/2022 4:53:42 PM, Andy, 1:1

CO
ZONE

RM2
ZONE

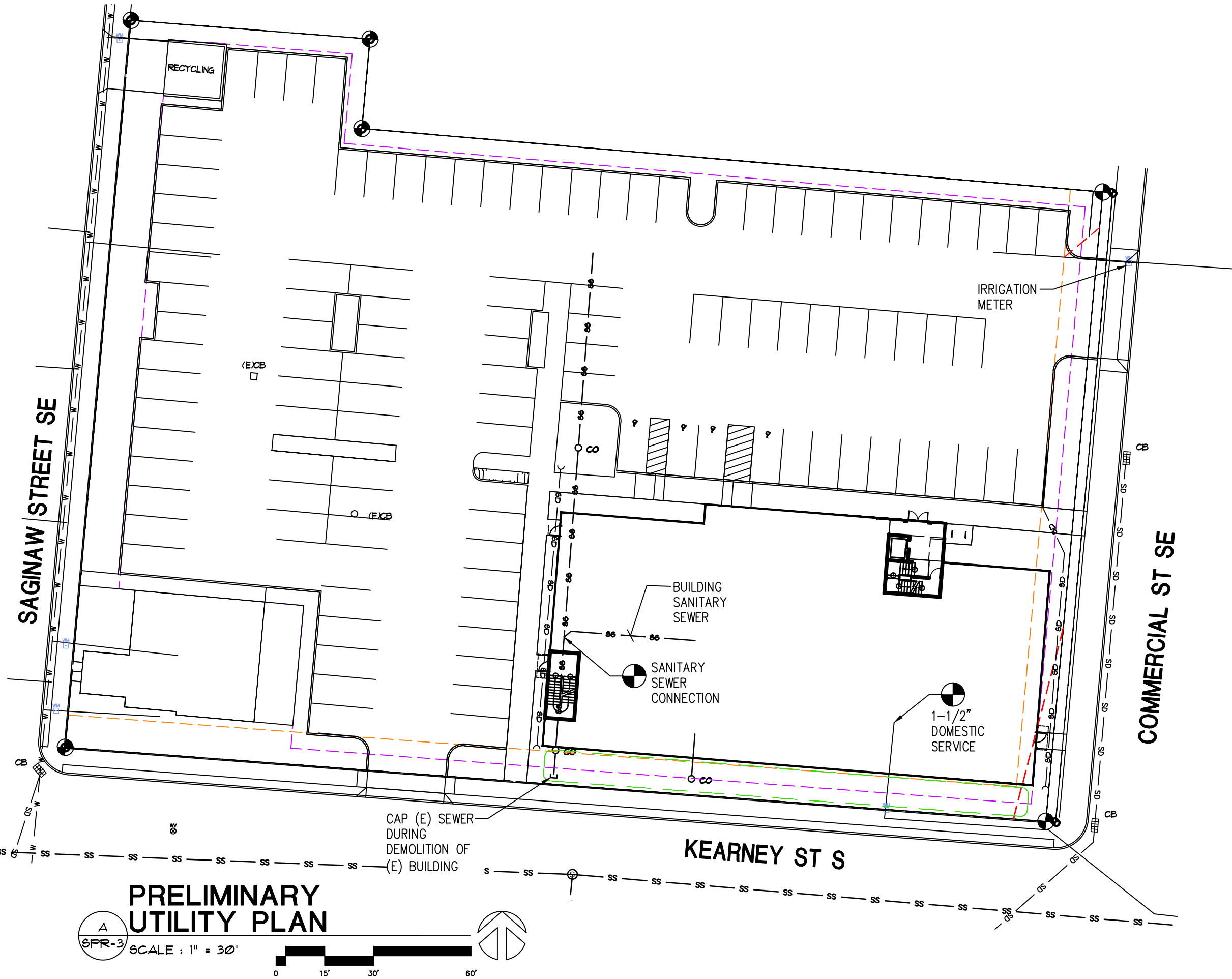


RONALD
JAMES
PED
ARCHITECT
P.C.

SITE PLAN REVIEW
HUNSAKER DENTAL CLINIC
835-877 COMMERCIAL ST SE

DATE: 8-12-2020
DRAWN: AK
JOB NO.: 2259
SPR-2

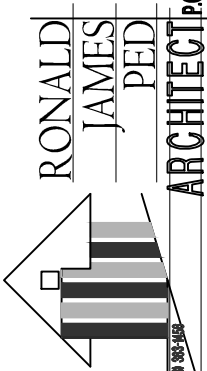
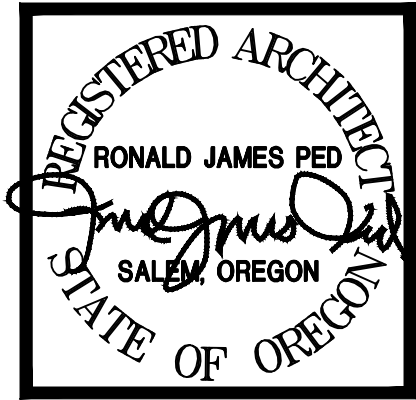
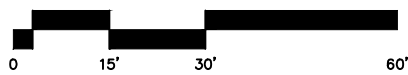
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**PRELIMINARY
UTILITY PLAN**

A
SPR-3

SCALE : 1" = 30'



SITE PLAN REVIEW
HUNSAKER DENTAL CLINIC
835-877 COMMERCIAL ST SE

DATE: 8-12-2020
DRAWN: AK
JOB NO.: 2259

SPR-3

P:\2259 Hunsacker Dental Clinic 835-877 Commercial ST\SPR\A1.1 SPR.dwg, SPR-5, 8/15/2022 4:54:30 PM, Andy, 1:1

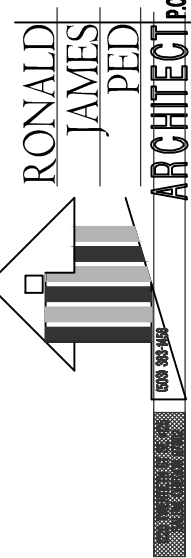
SAGINAW STREET SE

COMMERCIAL ST SE

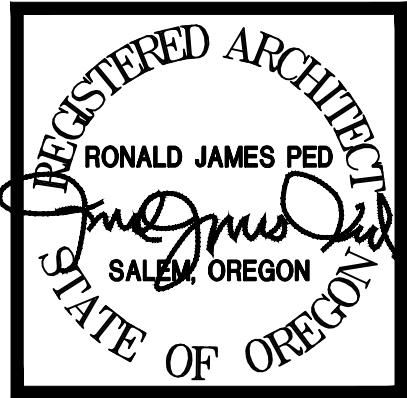
KEARNEY ST S

SITE SUMMARY

LAND AREA	61,107# (1.40AC)
15% LANDSCAPE	9,166#
16.2 % ACTUAL PAVING	9,881#
	35,123#



SITE PLAN REVIEW
HUNSAKER DENTAL CLINIC
835-877 COMMERCIAL ST SE



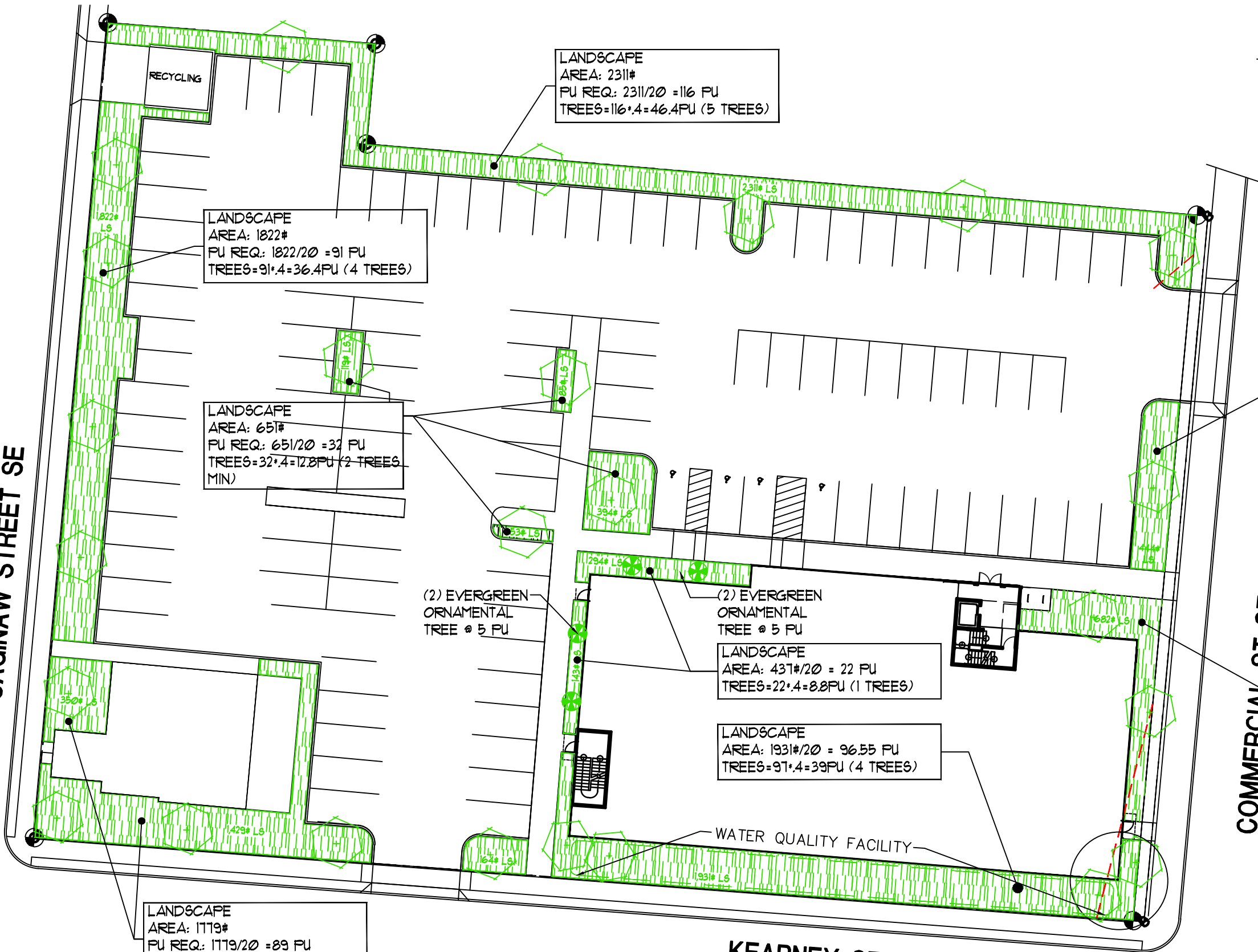
DATE: 8-12-2020
DRAWN: AK
JOB NO.: 2259

SPR-5

PROPOSED LANDSCAPE PLAN

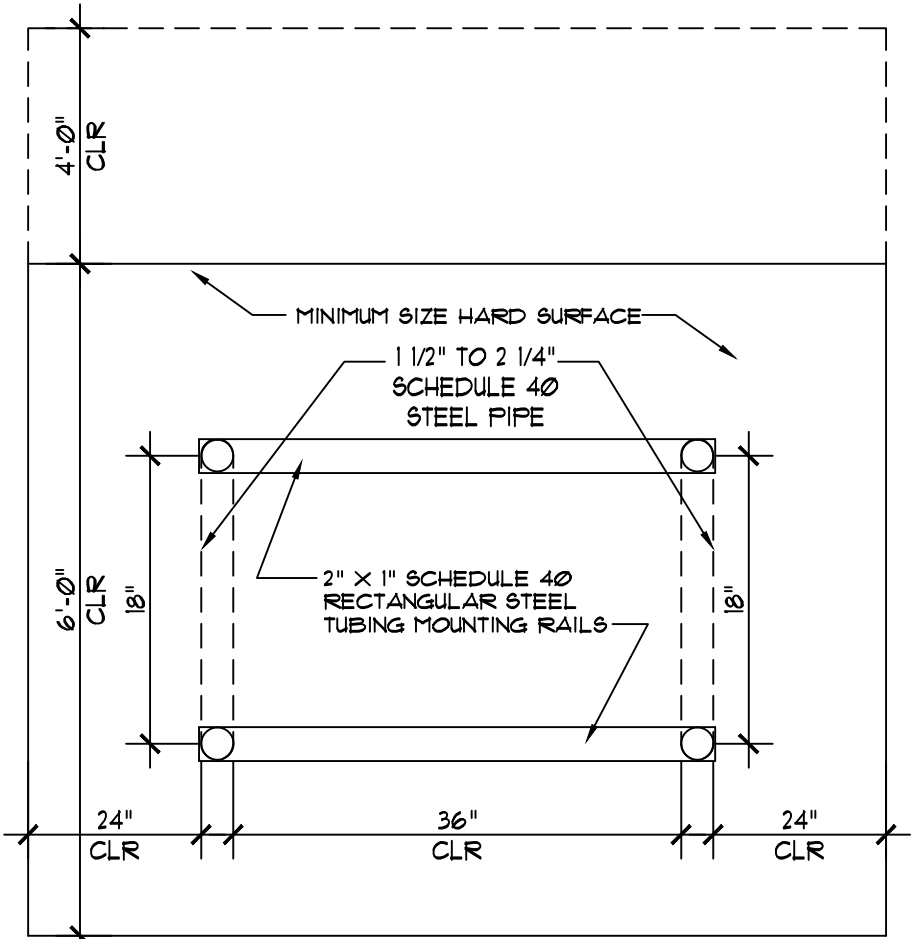


SCALE : 1" = 30'



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1



NOTES

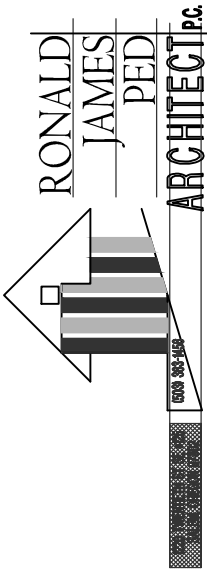
PLAN VIEW - MULTIPLE "U"

- 1) BIKE RACKS SHALL HAVE A GLOSS BLACK POLYESTER POWDER COAT FINISH.
- 2) MOUNTING RAILS SHALL BE FURNISHED WITH MOUNTING HOLES AND VANDAL RESISTENT CONCRETE ANCHOR MOUNTING HARDWARE.
- 3) EACH "U" SHALL BE WELDED OR MOUNTED TO RAILS OR PLATES WITH VANDAL RESISTANT OR HIDDEN FASTENERS.
- 4) FOR SINGLE "U" INSTALLATION, EACH MOUNTING PLATE WILL BE EQUIPPED WITH TWO ANCHOR BOLT HOLES EACH.

BICYCLE PARKING RACK DETAIL

SCALE: 1"=1'-0"

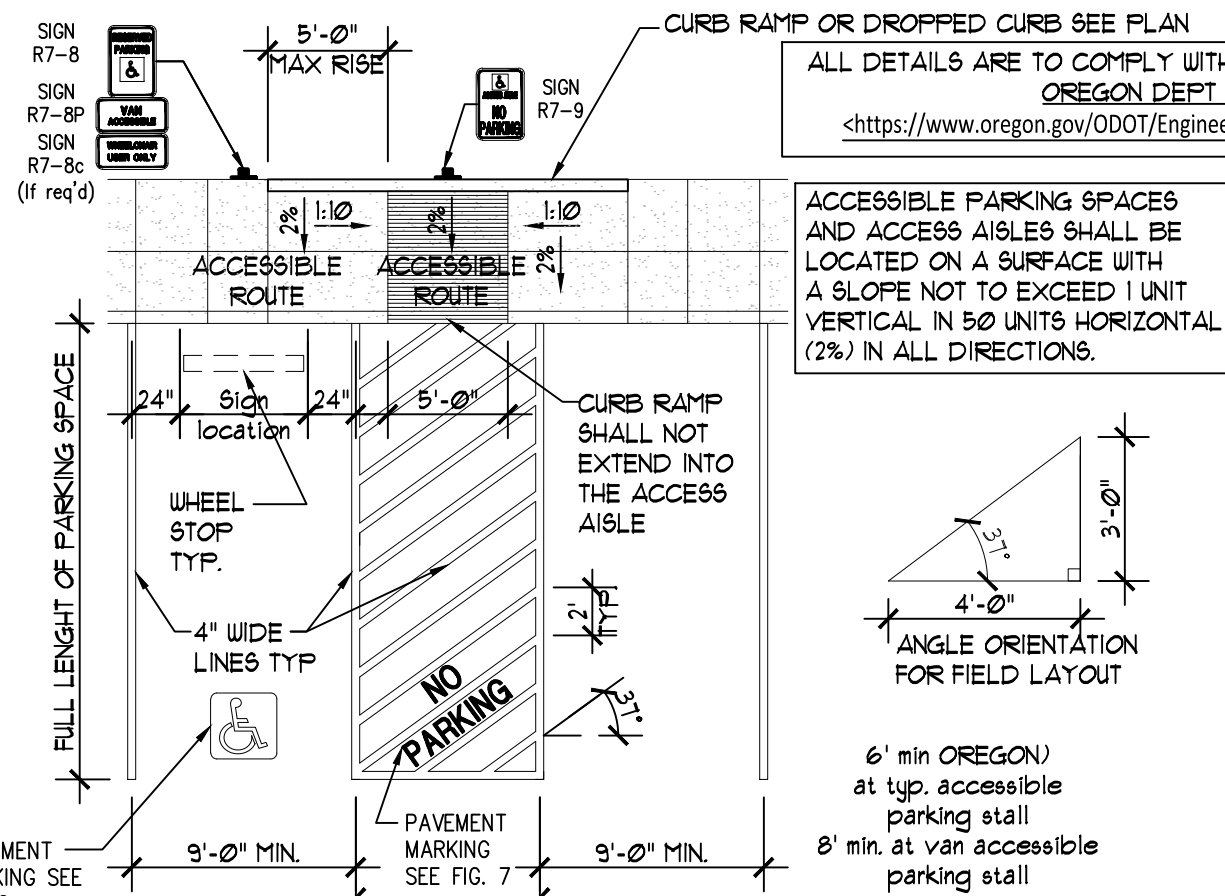
M:\0259\SITE\WK\600\PI\FNG\02600 BIKE RACK



SITE PLAN REVIEW
HUNSAKER DENTAL CLINIC
835-877 COMMERCIAL ST SE

DATE: 8-12-2020
DRAWN: AK
JOB NO.: 2259

SPR-6



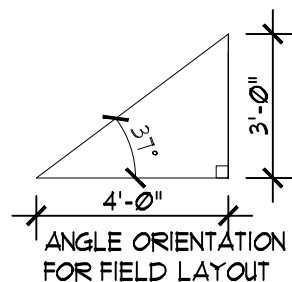
SINGLE-ACCESSIBLE PARKING SPACE
VAN-ACCESSIBLE DESIGNATION REQUIRED

SCALE: 1/8" = 1'-0"

M:/02SITEWK/580PYMRK/02580 HC-SGL

ALL DETAILS ARE TO COMPLY WITH THE ACCESSIBLE STANDARDS PUBLISHED BY
OREGON DEPT OF TRANSPORTATION (2018)
<https://www.oregon.gov/ODOT/Engineering/DOCS_ADA/ADA_Standards-Accessible-Parking.pdf>

ACCESSIBLE PARKING SPACES
AND ACCESS AISLES SHALL BE
LOCATED ON A SURFACE WITH
A SLOPE NOT TO EXCEED 1 UNIT
VERTICAL IN 50 UNITS HORIZONTAL
(2%) IN ALL DIRECTIONS.



6' min OREGON)
at typ. accessible
parking stall
8' min. at van accessible
parking stall

SIGN MOUNTING
POST-MOUNTED SIGNS SHALL BE
INSTALLED WITH A VERTICAL
CLEARANCE OF 1' (+-.3") BETWEEN THE
BOTTOM OF THE
SIGN TO THE GROUND LINE. IF MORE
THAN ONE SIGN IS REQUIRED FOR THE
ACCESSIBLE PARKING SPACE, ALL
SIGNS SHALL BE MOUNTED ON A
SINGLE POST EXCEPT FOR THE
"ACCESS AISLE NO PARKING" AND
ARROW SIGNS. WHEN SIGNS ARE
MOUNTED ON BUILDINGS OR PIERS, A
VERTICAL CLEARANCE OF 5' MINIMUM
SHALL BE MAINTAINED BETWEEN THE
BOTTOM OF THE SIGN AND THE FLOOR
OF THE PARKING SPACE.

6' min OREGON)
at typ. accessible
parking stall
8' min. at van accessible
parking stall

DOUBLE-ACCESSIBLE PARKING SPACE
ONE VAN-ACCESSIBLE DESIGNATION REQUIRED

SCALE: 1/8" = 1'-0"

M:/02SITEWK/580PYMRK/02580 HC-SGL

