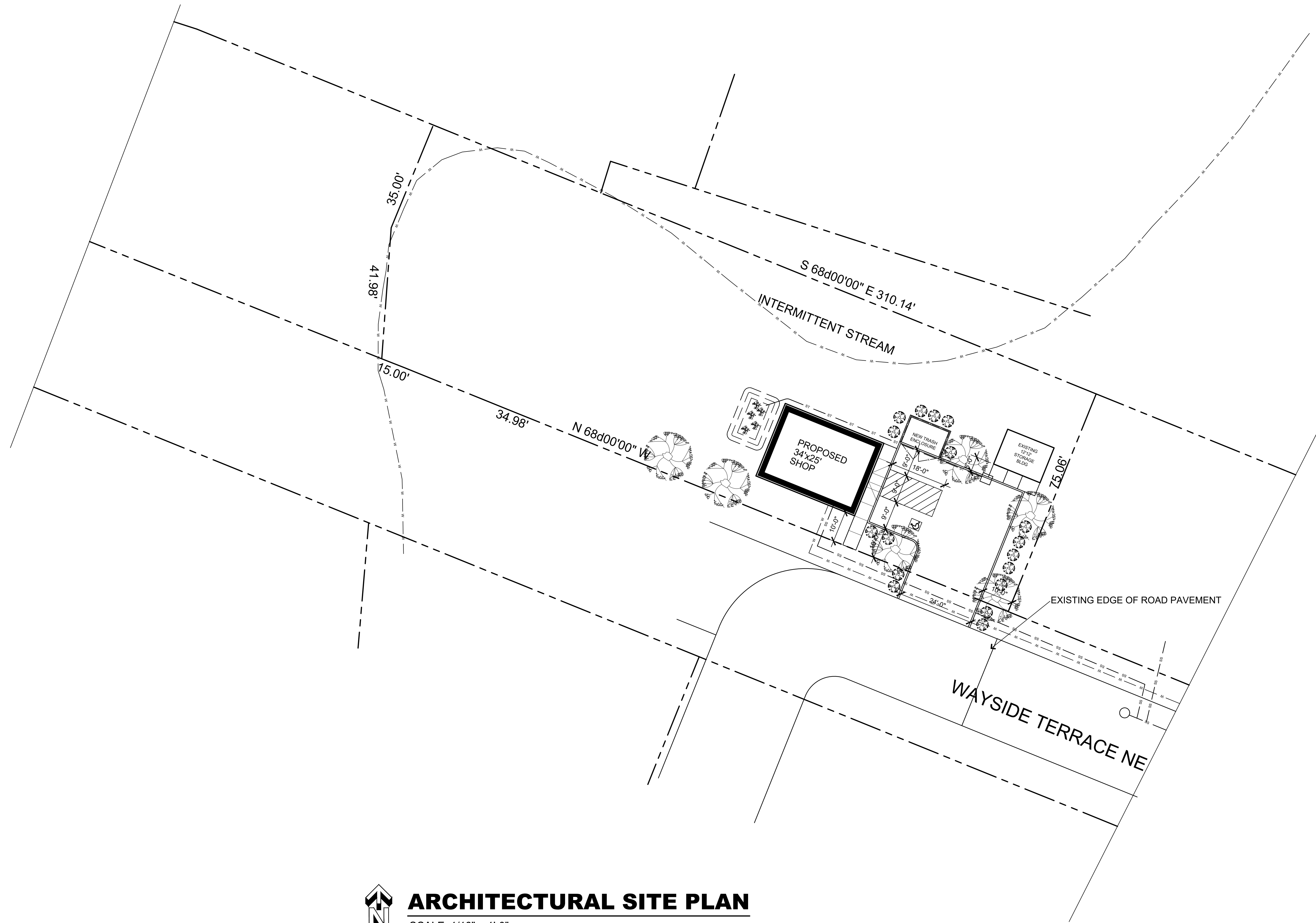


EXISTING CONDITIONS SITE PLAN

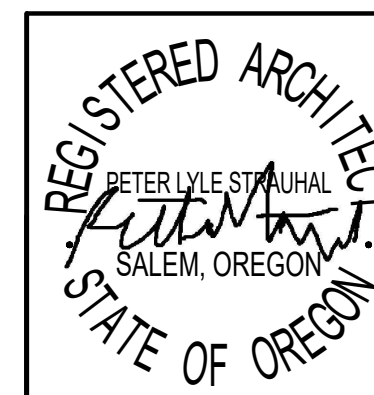
SCALE: 1/8" = 1'-0"

			A NEW SHOP BLDG FOR CHRIS CUEVAS	A1.0	
	PROJECT ADDRESS: LOT 16400, TIERRA DEL MAR CLOVERDALE, OR 97112		Peter Lyle Strauhal, AIA, LEED AP P.O. Box 3164 Salem OR 97302 ph: 971.239.1519, fax: 503.371.1640		EXISTING SITE
PROJ.#: 21087					
			DATE: 09-13-22		



ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"



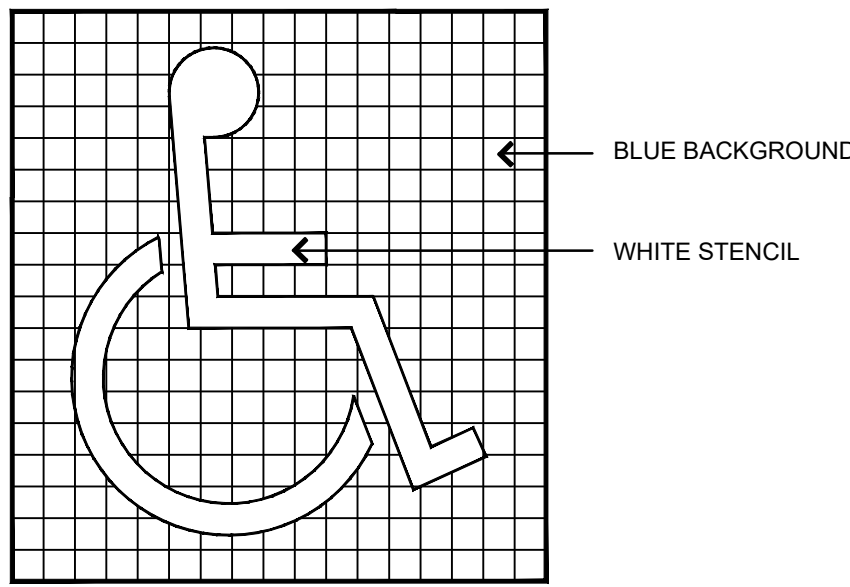
A NEW SHOP BLDG FOR CHRIS CUEVAS

PROJECT ADDRESS:
LOT 16400, TIERRA DEL MAR
CLOVERDALE, OR 97112

Peter Lyle Strauhal, AIA, LEED AP
2440 Laurel Ave NE, Salem, OR 97301
ph: 503.507.7007, fax: 503.371.1640

A1.1

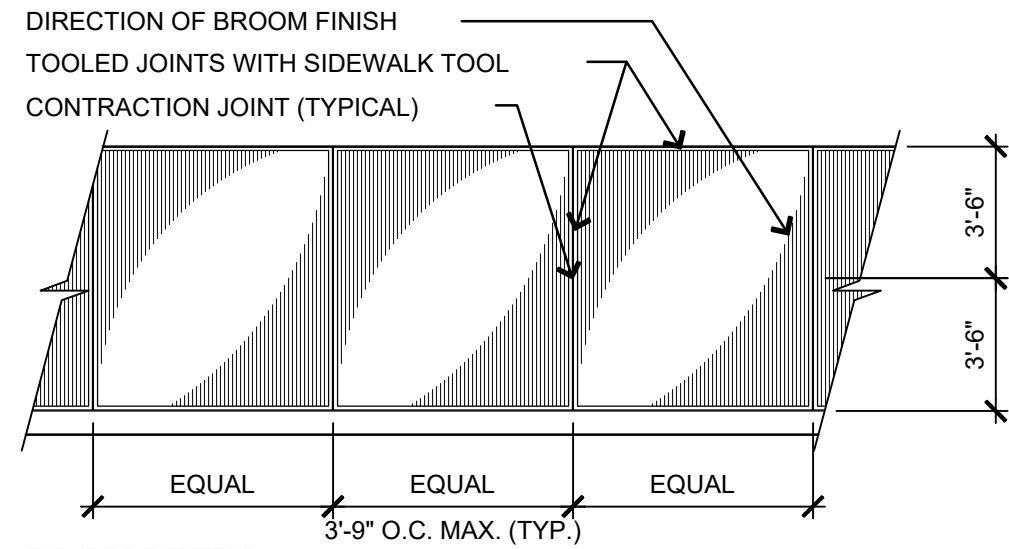
SITE PLAN
PROJ.#: 21087
DATE: 10-22-21



SIZE - STATE APPROVED. SEE ENLARGED ACCESSIBLE PARKING PLAN FOR LOCATIONS

1 INTERNATIONAL SYMBOL OF ACCESS

A1.2 SCALE: NTS SIT007, 03/05/96 @ 13:45



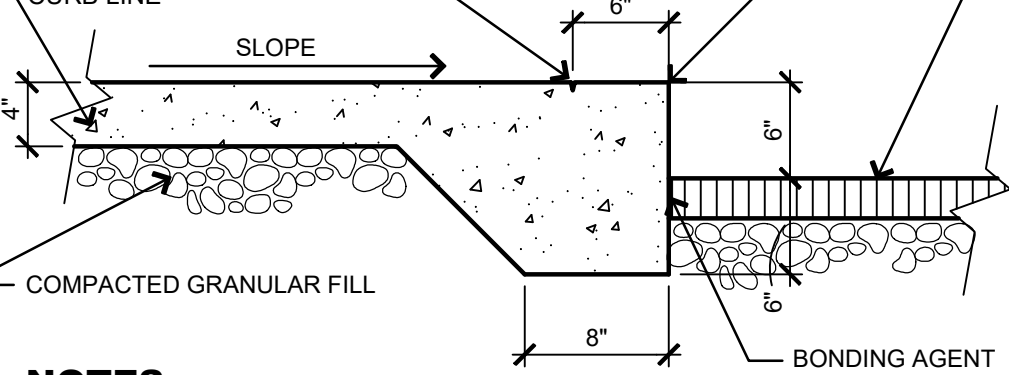
PLAN VIEW

PAVING, SEE SITE PLAN FOR ADD'L INFORMATION

USE SIDEWALK TROWEL TOOL @ EDGES AND JOINTS.

CONCRETE WALK W/ LIGHT BROOM FINISH.

CONTRACTION JOINT ALONG CURB LINE

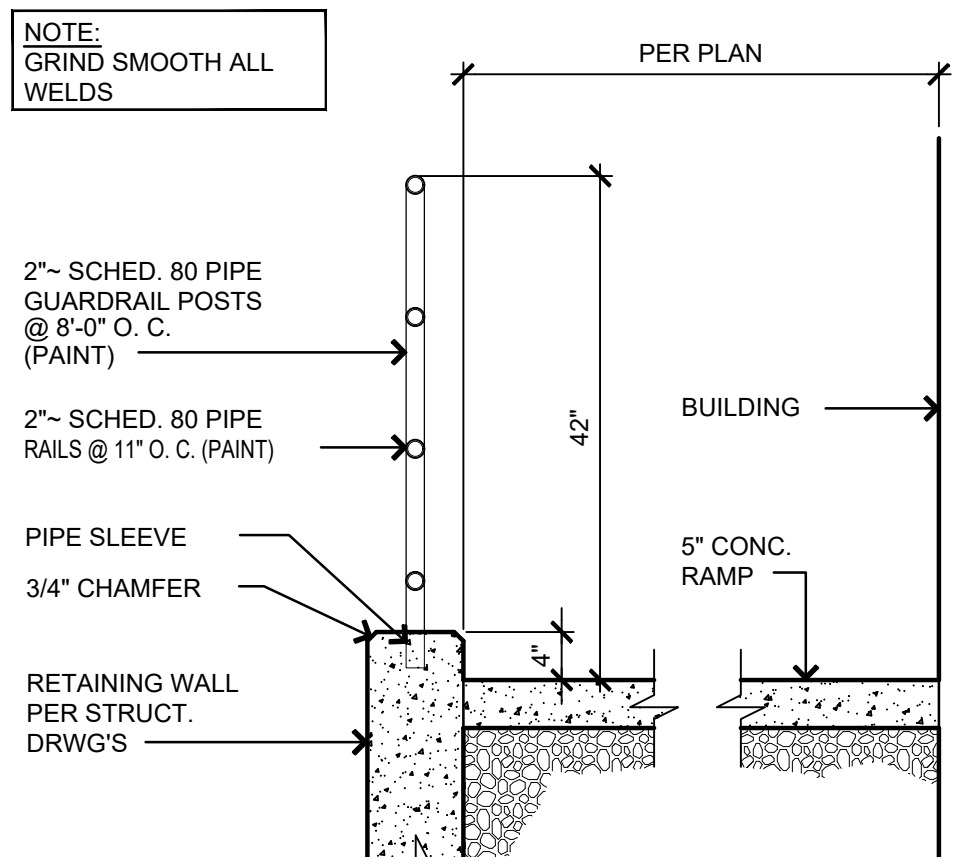


NOTES:

- EXPANSION JOINTS TO BE 1/2" X 3 1/2" PRE MOLDED ASPHALT IMPREGNATED JOINT FILLER MATERIAL AT LOCATIONS SHOWN (25'-0" MAX. SPACING). MATERIAL SHALL BE RECESSED OR CUT WITHIN 1/2" OF FINISHED CONCRETE SURFACE.
- CONTRACTION JOINTS OF THE WEAKENED PLANE TYPE SHALL BE 1 1/4" DEEP AT LOCATIONS SHOWN AND TOOL ROUNDED BEFORE TEXTURING.
- SIDEWALK SLOPES: 1 : 20 (5%) MAX. IN DIRECTION OF TRAVEL
1 : 50 (2%) MAX. CROSS SLOPE

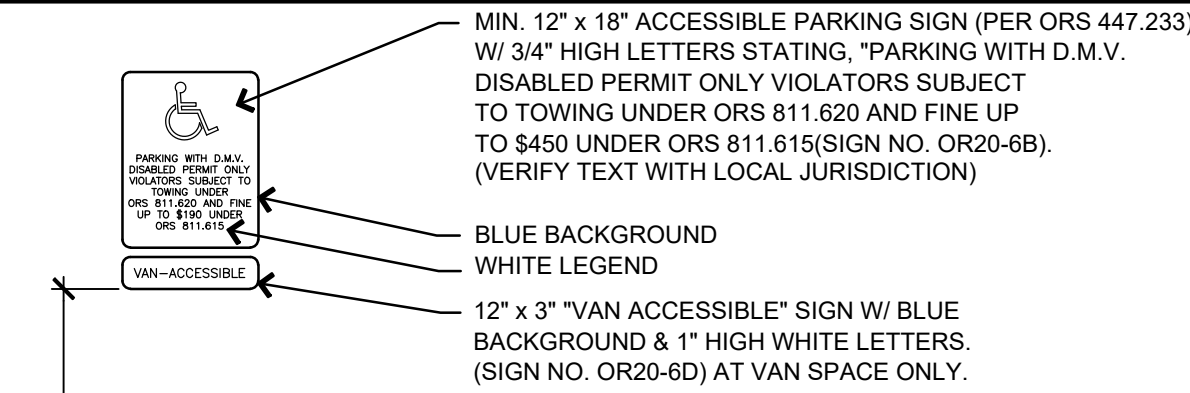
6 CURB @ CONCRETE WALK DTL.

A1.2 SCALE: 1" = 1'-0" SIT042, 9/14/01,



11 CONCRETE RAMP SECTION

A1.2 SCALE: 3/4" = 1'-0" SIT078D, 1/29/01,

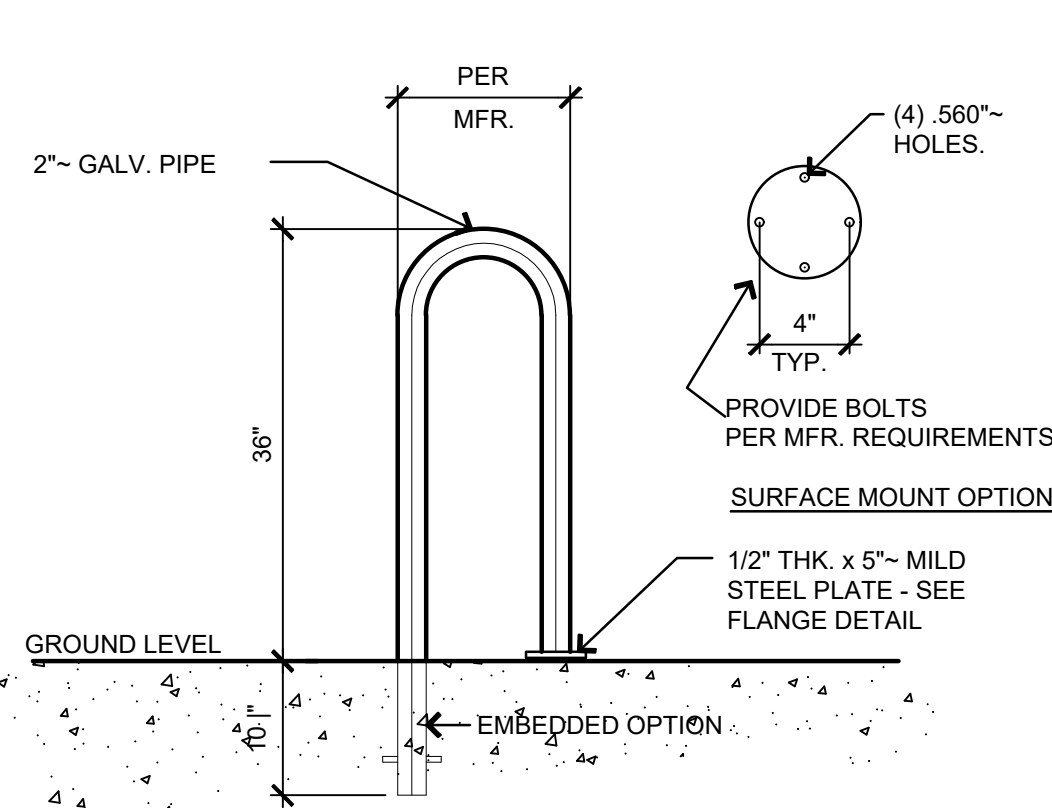


NOTES:

- ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
- ACCESSIBLE PARKING SIGN AT VAN ACCESSIBLE SPACE TO BE LOCATED OFF TO THE SIDE OF THE PARKING STALL, SO SIGN CAN BE SEEN IF OCCUPIED.

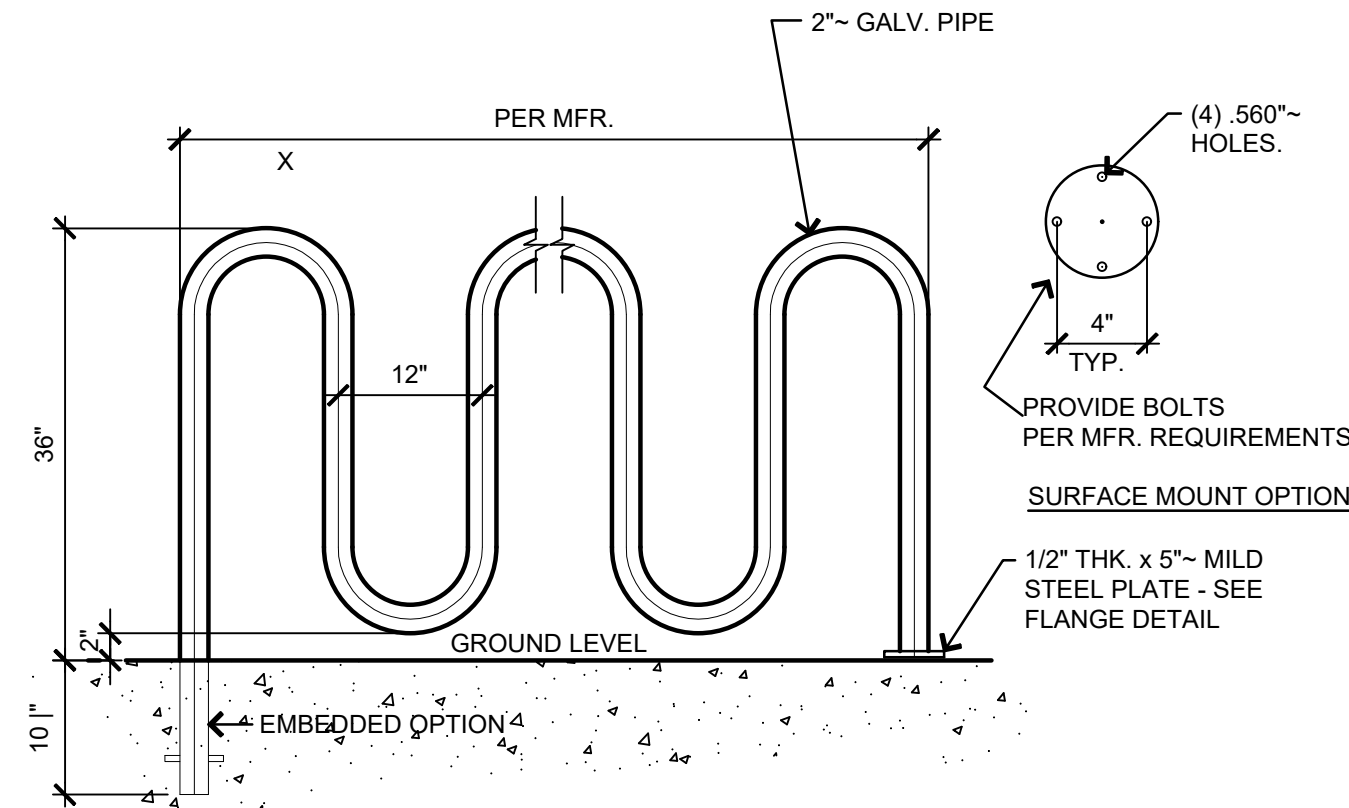
2 ACCESSIBLE PARKING SIGN

A1.2 SCALE: 1/2" = 1'-0" SIT027E, 04/07/05



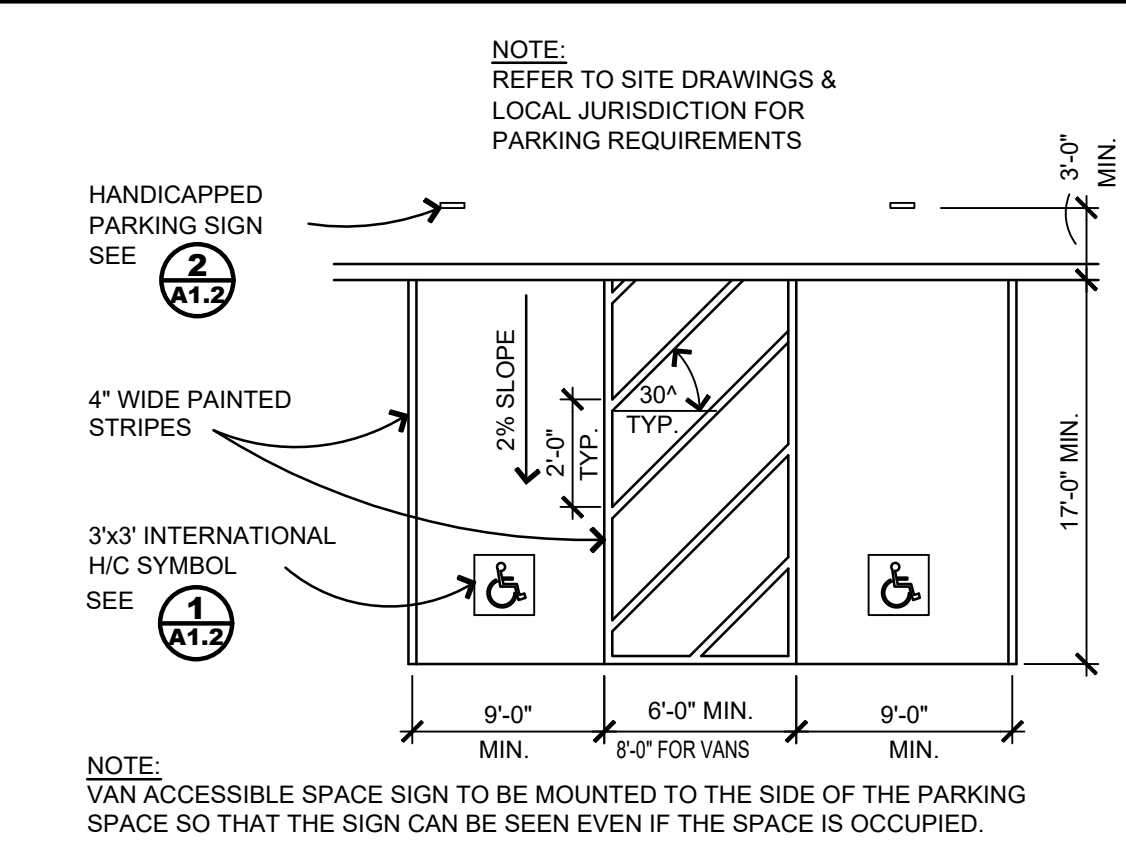
3 BICYCLE RACK DETAIL

A1.2 SCALE: 3/4" = 1'-0" SIT047B, 11/07/03,



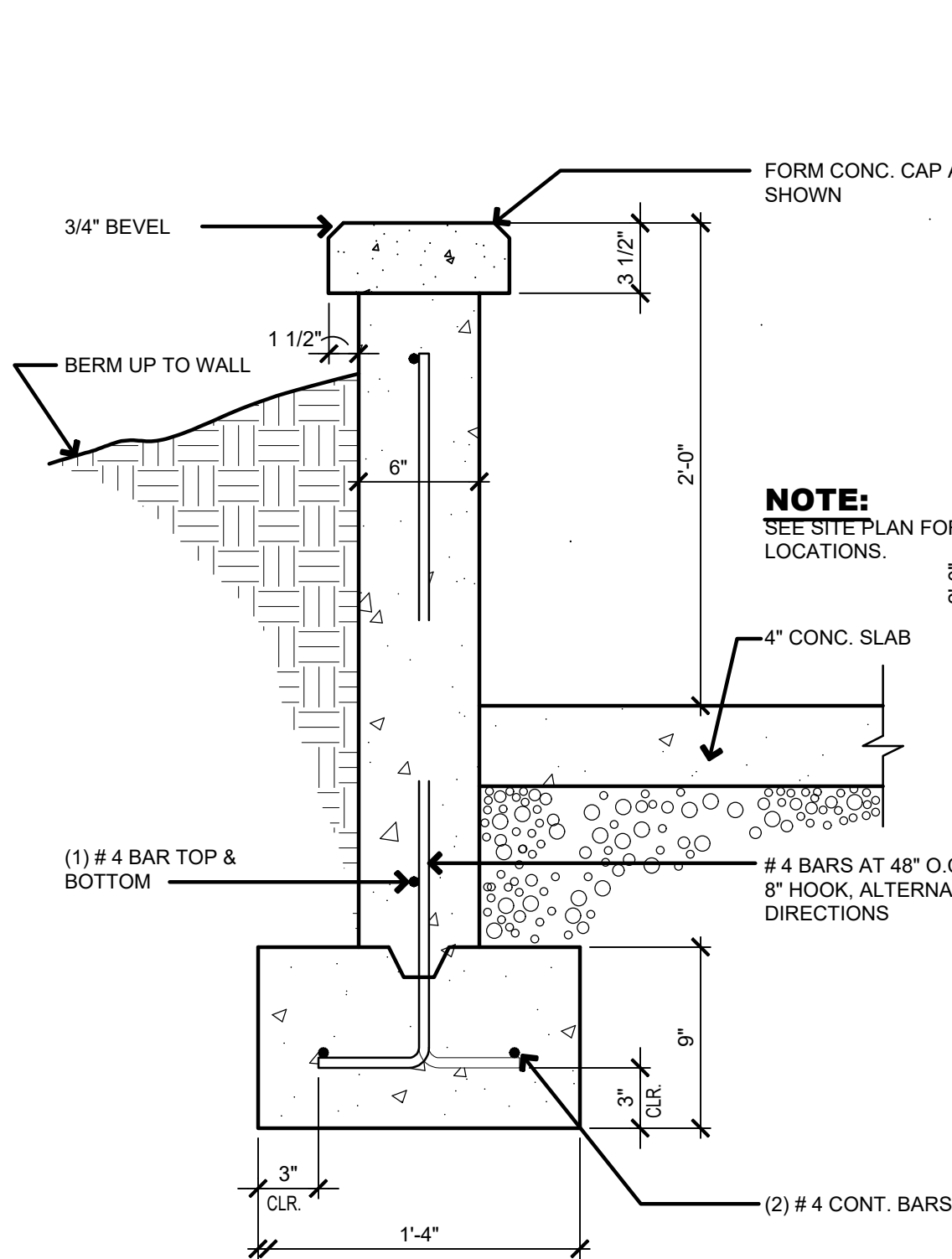
D# BICYCLE RACK DETAIL

S# SCALE: 3/4" = 1'-0" SIT047 10/07/02



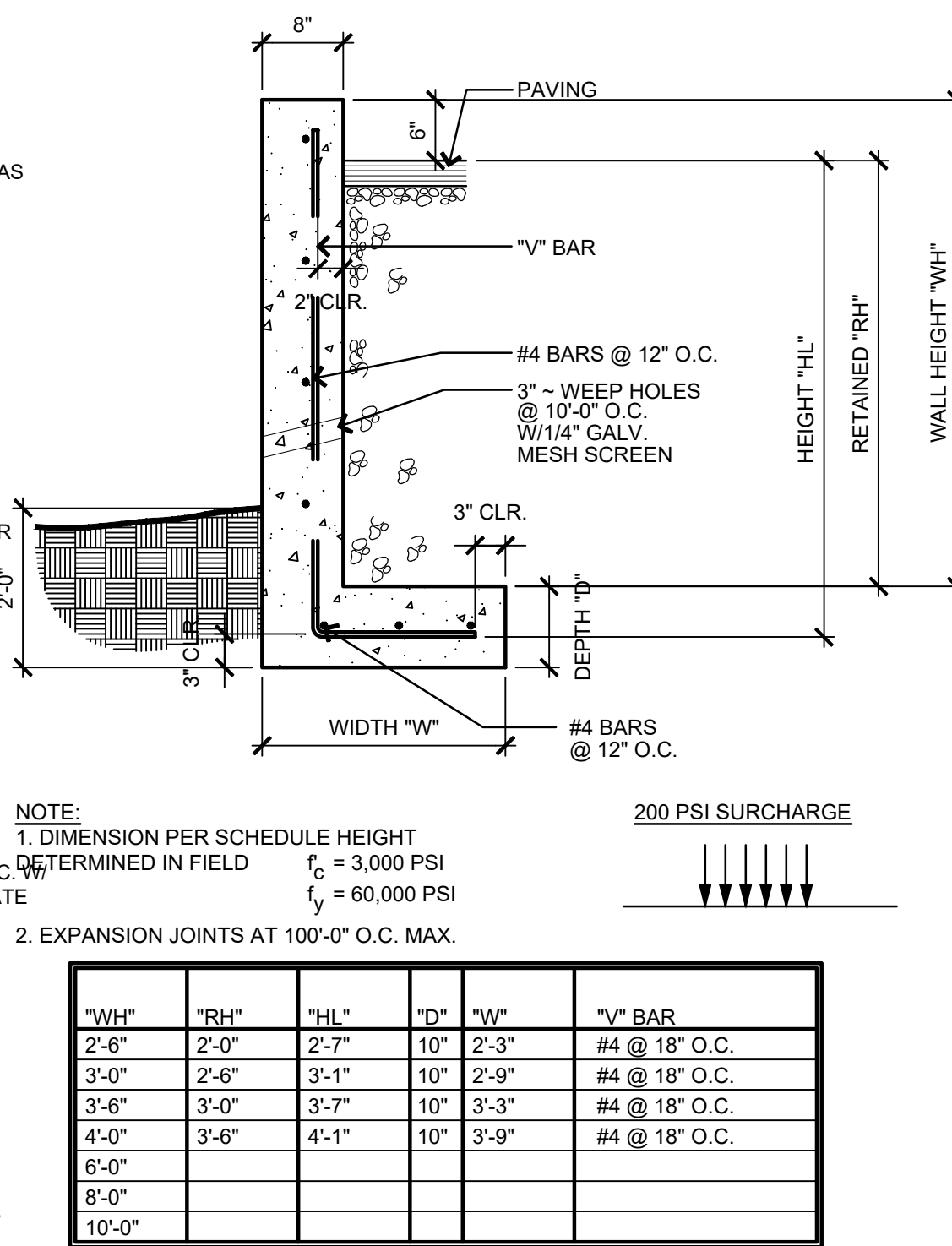
5 H/C PARKING STALL - VAN ACCESSIBLE

A1.2 SCALE: 1/8" = 1'-0" SIT028B, 12/01/97 @ 17:00



NOTE:

SEE SITE PLAN FOR LOCATIONS.

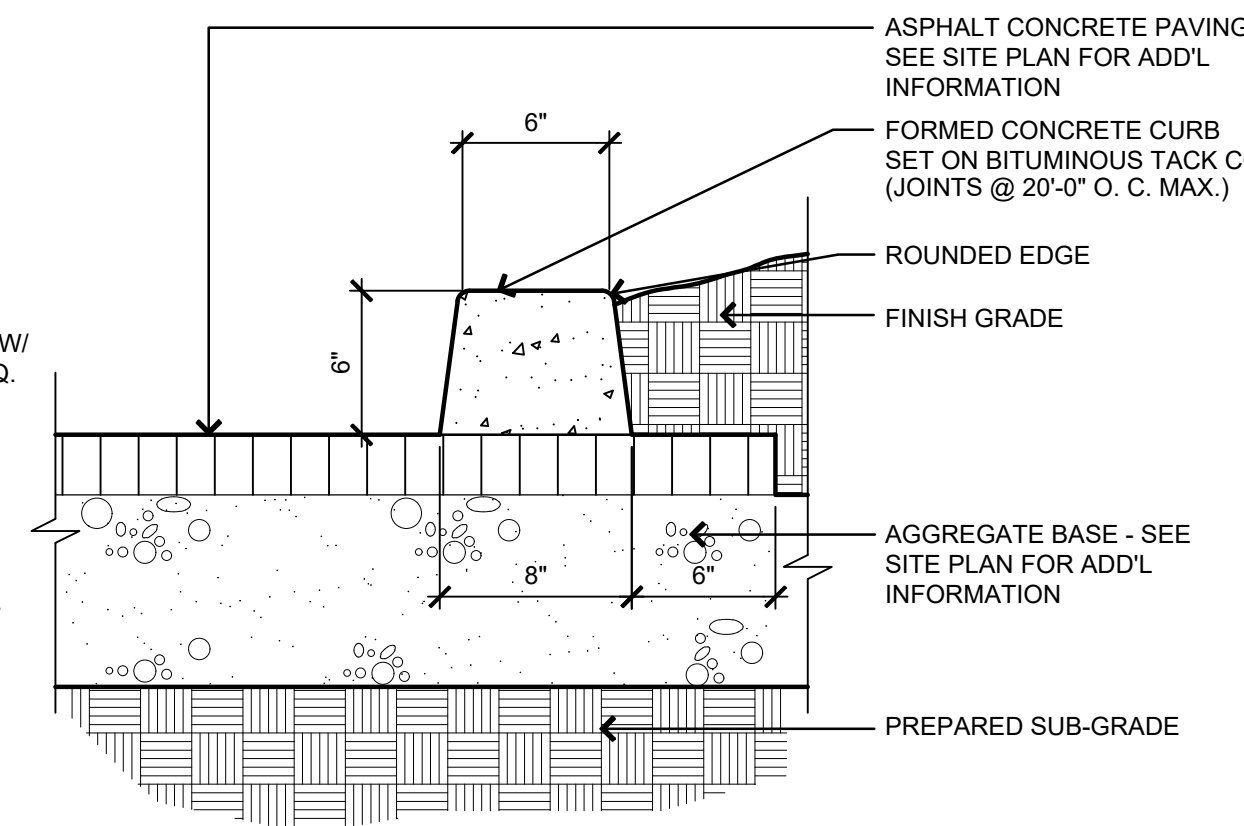


- NOTE:
- DIMENSION PER SCHEDULE HEIGHT
TERMINED IN FIELD
 $f_c = 3,000 \text{ PSI}$
 $f_y = 60,000 \text{ PSI}$
 - EXPANSION JOINTS AT 100'-0" O.C. MAX.

"W/H"	"R/H"	"H/L"	"D"	"W"	"V" BAR
2'-6"	2'-0"	2'-7"	10"	2'-3"	#4 @ 18" O.C.
3'-0"	2'-6"	3'-1"	10"	2'-9"	#4 @ 18" O.C.
3'-6"	3'-0"	3'-7"	10"	3'-3"	#4 @ 18" O.C.
4'-0"	3'-6"	4'-1"	10"	3'-9"	#4 @ 18" O.C.
6'-0"					
8'-0"					
10'-0"					

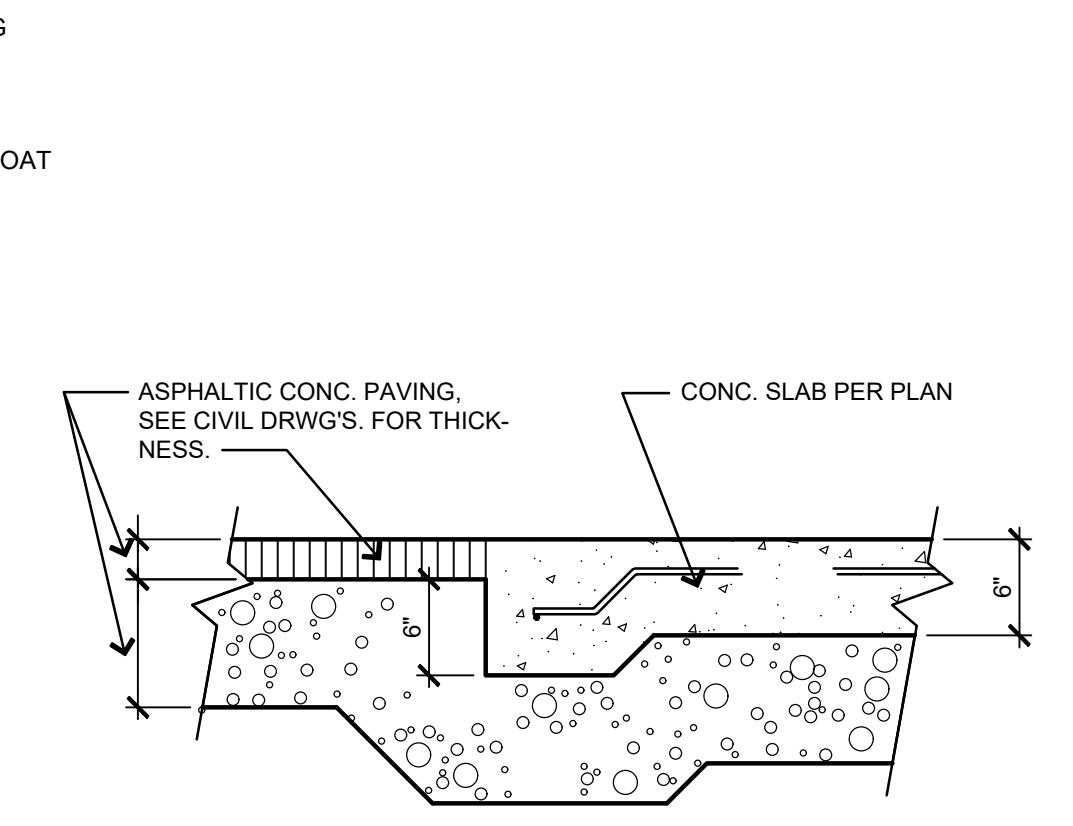
8 RETAINING WALL DETAIL

A1.2 SCALE: 3/4" = 1'-0" SIT018a, 08/09/99



13 EXTRUDED CONCRETE CURB

A1.2 SCALE: 1 1/2" = 1'-0" SIT019, 4/10/00,



14 ASPHALT / CONC. EDGE DTL.

A1.2 SCALE: 1" = 1'-0" SIT032, 03/05/96 @ 14:20

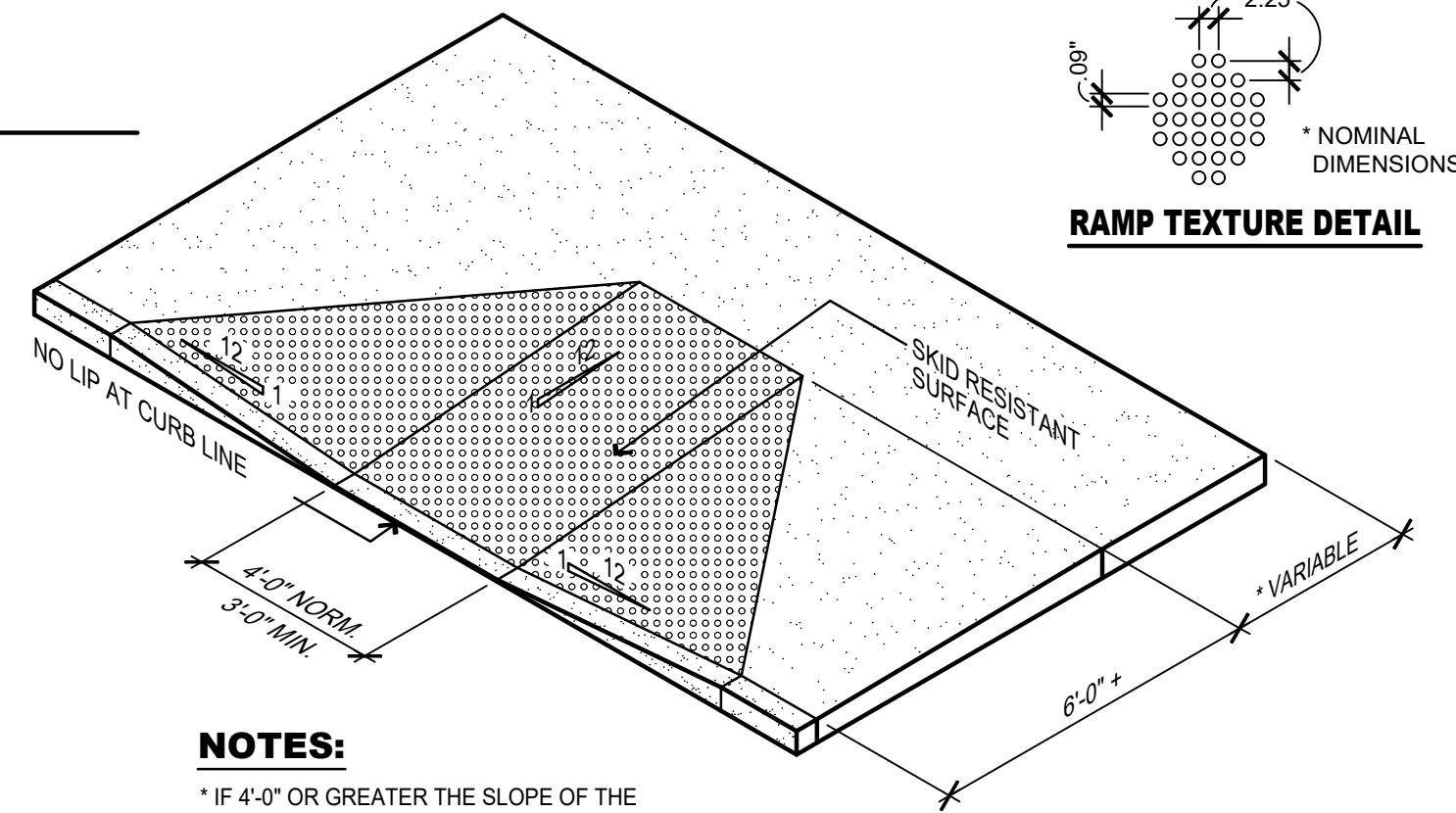
NOTES:

DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES (23 mm). A HEIGHT OF NOMINAL 0.2 INCHES (5 mm) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60 mm) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.

EXPANSION JOINTS 1/2" X 3 1/2" PREMOLDED JOINT FILLER MATERIAL AT LOCATIONS SHOWN. MATERIAL SHALL BE RECESSED OR CUT WITHIN 1/2" OF FINISHED CONCRETE SURFACE.

CONTRACTION JOINTS OF THE WEAKENED PLANE TYPE SHALL BE 1 1/4" DEEP AT LOCATIONS SHOWN AND TOOL ROUNDED BEFORE TEXTURING.

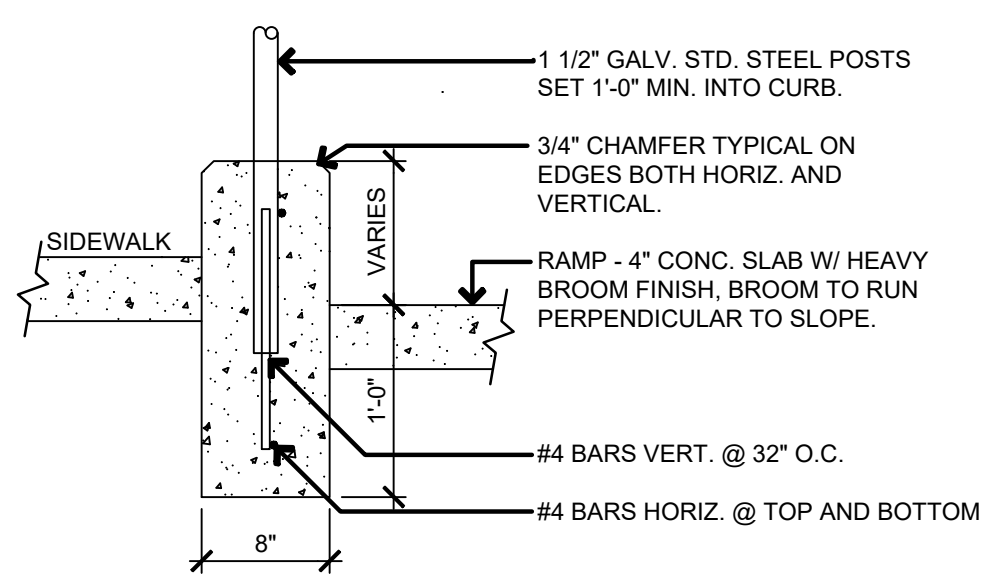


NOTES:

* IF 4'-0" OR GREATER THE SLOPE OF THE FLARED SIDES MAY INCREASE TO 1:10

10 CURBLINE RAMP DETAIL

A1.2 SCALE: 1/4" = 1'-0" SIT017BR_R1, 05/24/04



15 CURB SECTION

A1.2 SCALE: 1" = 1'-0" SIT016, 03/05/96 @ 13:55



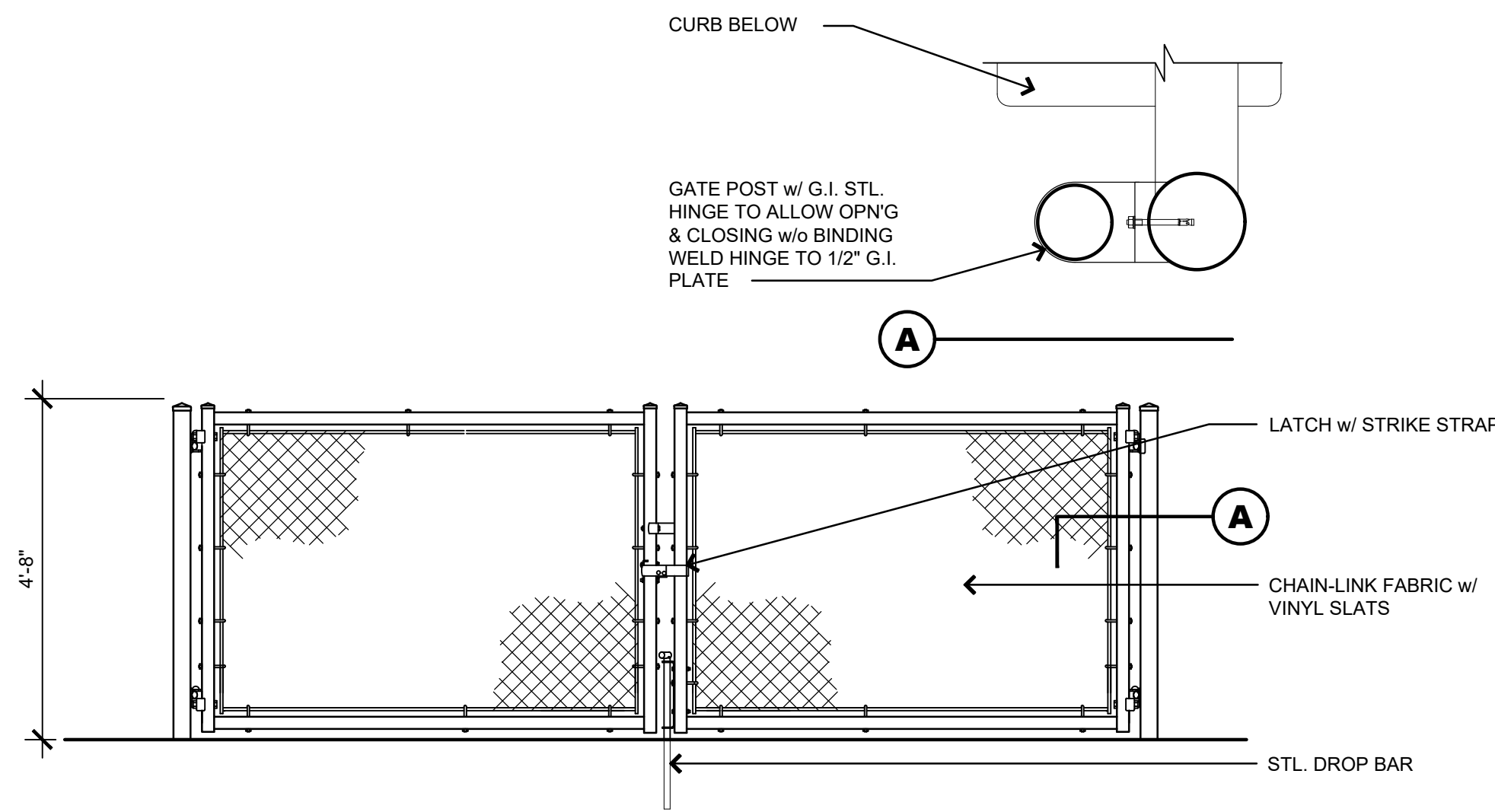
A NEW SHOP BLDG FOR CHRIS CUEVAS

PROJECT ADDRESS:
LOT 16400, TIERRA DEL MAR
CLOVERDALE, OR 97112

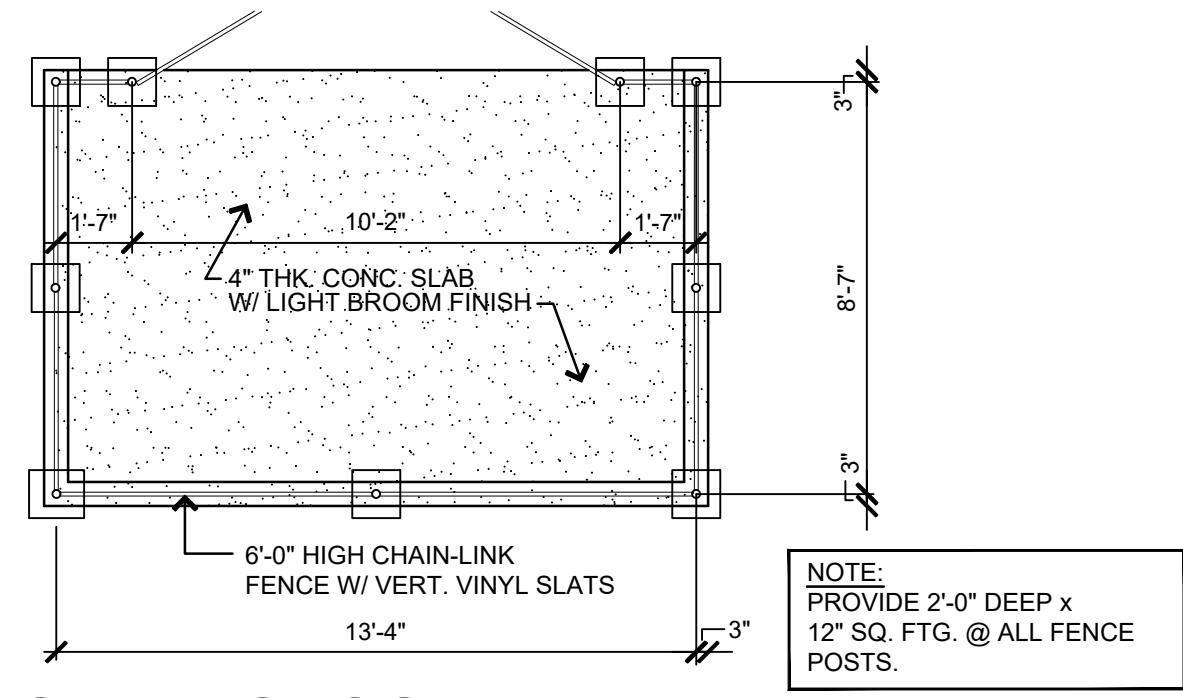
Peter Lyle Struhal, AIA, Lead AP
P.O. Box 3164, Salem, OR 97302
ph: 971.239.1519, fax: 503.371.1640

A1.2

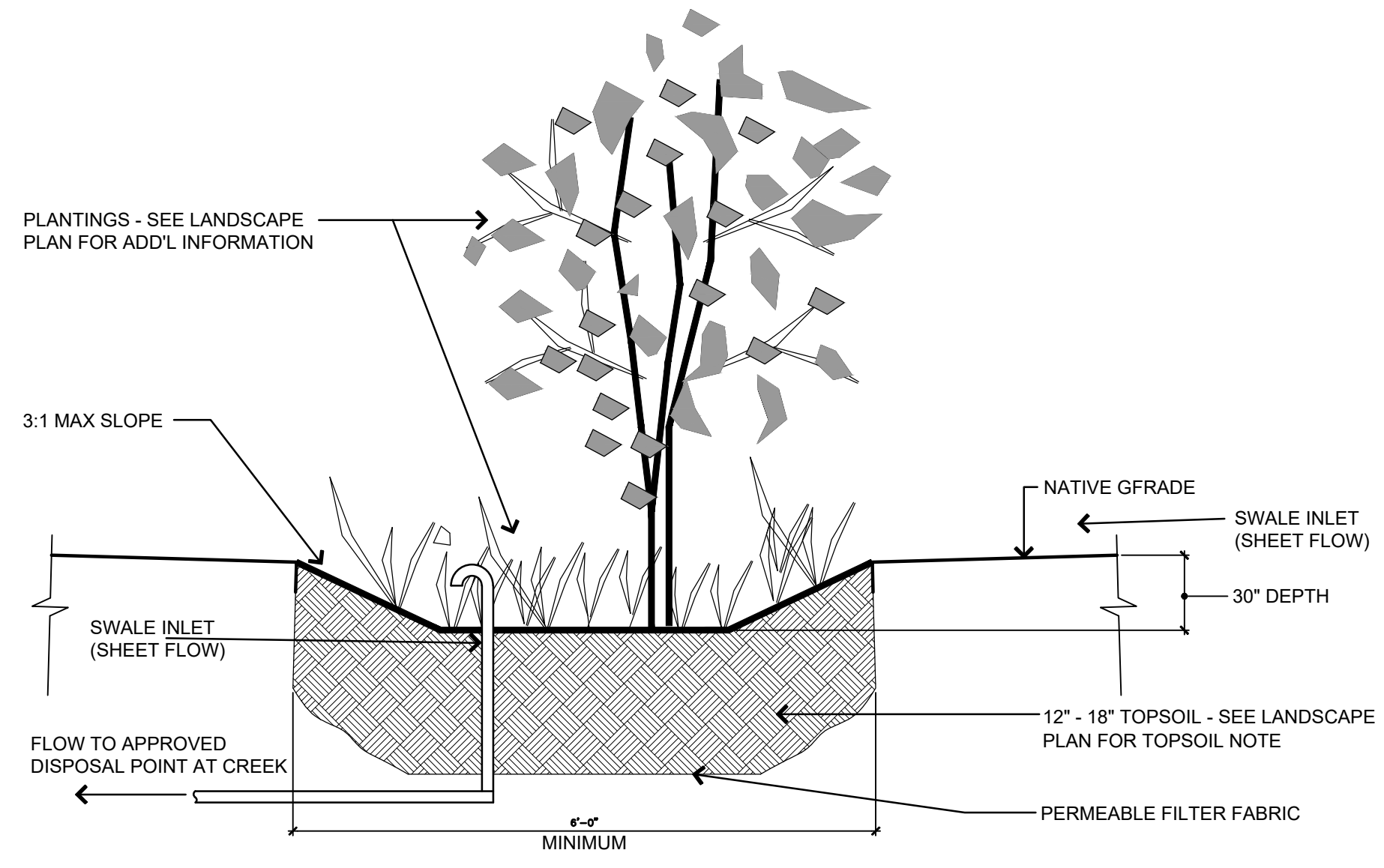
SITE DETAILS
PROJ.#: 21087
DATE: 09-13-22




1 TRASH ENCLOSURE ELEVATION
A1.3 SCALE: 1/2" = 1'-0" SIT003a.dwg, 1/13/06



2 TRASH ENCLOSURE - PLAN VIEW
A1.3 SCALE: 1/4" = 1'-0" SIT001A, 12/15/97



3 VEGETATION INFILTRATION BASIN
A1.3 SCALE: 1" = 1'-0" SIT080, 4/19/01,

			A NEW SHOP BLDG FOR CHRIS CUEVAS		A1.3
					SITE DETAILS
					PROJ.#: 21087
					DATE: 09-13-22
		PROJECT ADDRESS: LOT 16400, TIERRA DEL MAR CLOVERDALE, OR 97112		Peter Lyle Straubal, AIA, Leed AP P.O. Box 3164, Salem, OR 97302 ph: 971.239.1519, fax: 503.371.1640	

(d)Submittal requirement- for Class 1 site plan review. In lieu of the application submittal requirements under SRC chapter 300, an application for a Class 1 site plan review shall include a completed application form that shall contain the following information:

(1)The names and addresses of the applicant(s),
APPLICANT: THE RIGHT HOME SOLUTION, INC
PROJECT CONTACT: PAUL LASCOLA
425 EWALD AVE SE,
SALEM, OR 97302
PH: 805-298-5457
EMAIL: therighthomesolution@gmail.com

ARCHITECT: PETER LYLE STRAUHAL, AIA, LEED AP
PROJECT CONTACT: PETER STRAUHAL
PO BOX 7868
SALEM, OR 97303
PH: 971-239-1519
EMAIL: pstrauhal@gmail.com

OWNER: CHRIS CUEVAS
MAILING ADDRESS: 1930 HAMPDEN LN SE, #25
EM, OR 97305
PH: 503-385-347
EMAIL: chriscuevas777@gmail.com

PROJECT ADDRESS:
2035 WAYSIDE TERRACE RD NE
SALEM, OR 97301

TAX MAP & LOT #: 073W12CA01200

LOT SIZE: 16,901 S.F.
LOT ZONE: IG (INDUSTRIAL GENERAL)
LOT COMP. MAP: IND (INDUSTRIAL)
TYPE OF APPLICATION:TYPE 3 SITE PLAN REVIEW

DESCRIPTION OF PROJECT:

The property owner is an automobile restoration hobbyist. He acquired this property to construct a storage and workshop area to the requirements of this hobby. The work conducted here would be similar to a teenage garage project to restore a classic automobile.

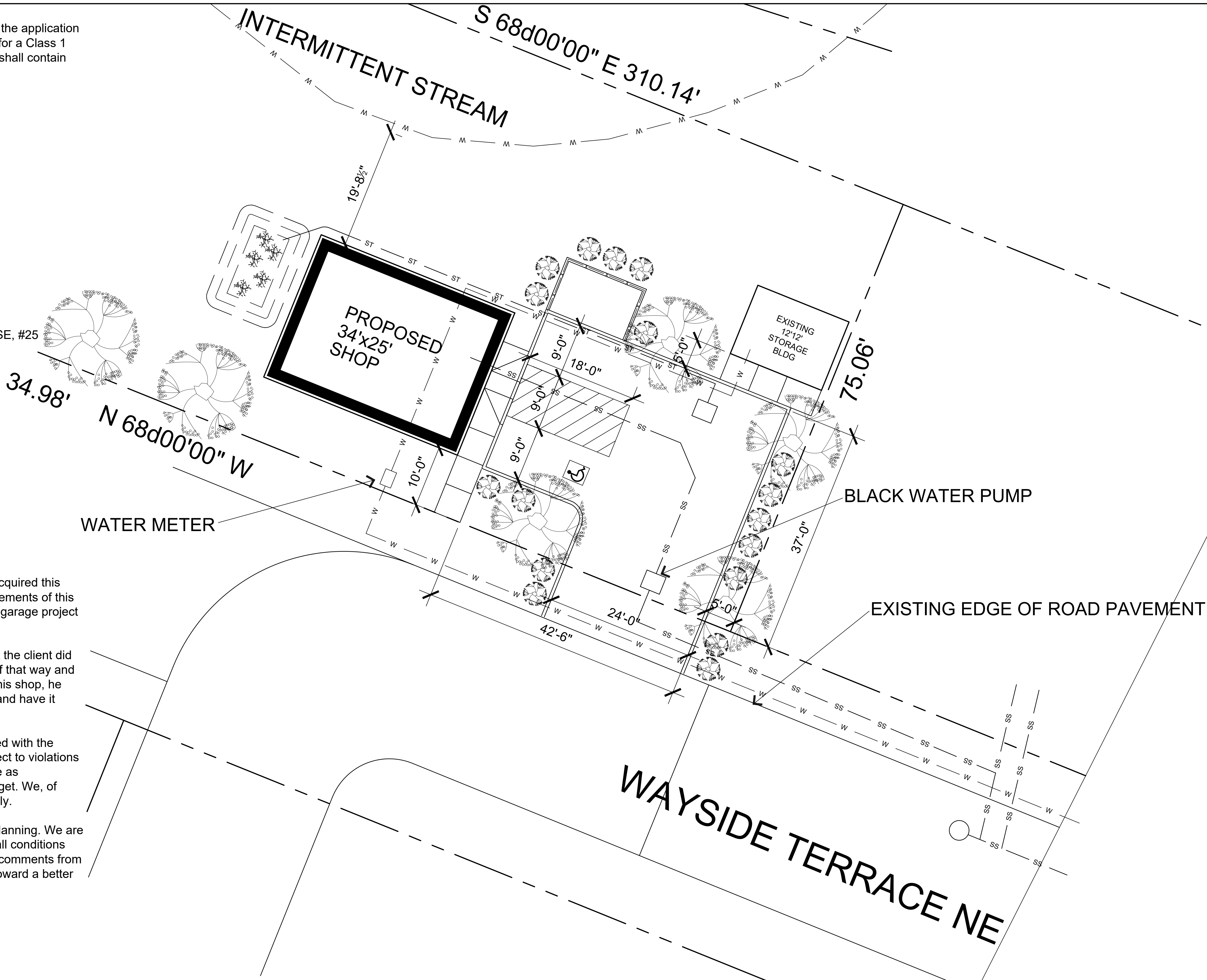
The property is located within an industrial area, something that the client did not realize when he purchased the property. It was simply out of that way and suited to his requirements. When applying for a permit to build his shop, he became aware of the requirements necessary to do it properly and have it permitted officially.

Here is where our firm came into the process. First, we consulted with the client who wants to have a resalable property and one not subject to violations of any sort. Even though it is industrial, the client wanted it to be as aesthetically pleasing as possible within the confines of his budget. We, of course, as an architect and designer, support his position entirely.

We have reviewed the code sections and the comments from planning. We are preparing the drawings and documentation necessary to meet all conditions and exceed minimum requirements to the extent possible. Any comments from planning are welcome, whether as to specific requirements or toward a better aesthetic.

Thank you for your support,

Peter and Paul



ENLARGED ARCHITECTURAL SITE PLAN

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



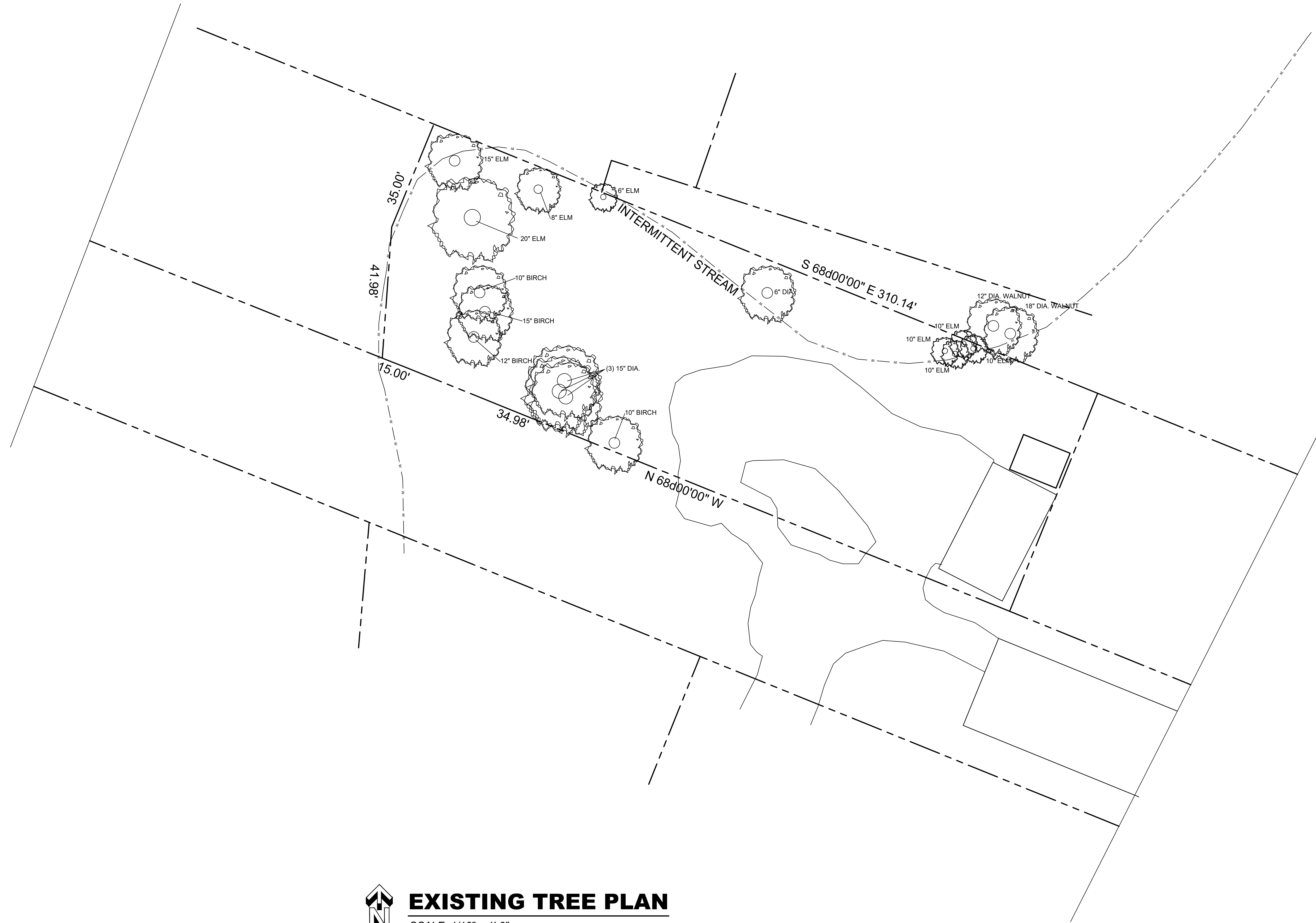
A NEW SHOP BLDG FOR CHRIS CUEVAS

A1.4

PROJECT ADDRESS:
LOT 16400, TIERRA DEL MAR
CLOVERDALE, OR 97112

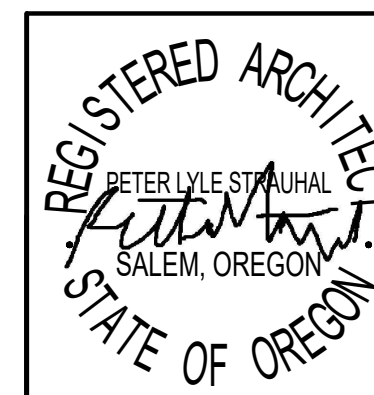
Peter Lyle Strauhal, AIA, Leed AP
2440 Laurel Ave NE, Salem, OR 97301
ph: 503.507.7007, fax: 503.371.1640

SITE PLAN
PROJ.#: 21087
DATE: 10-22-21



EXISTING TREE PLAN

SCALE: 1/16" = 1'-0"



A NEW SHOP BLDG FOR CHRIS CUEVAS

PROJECT ADDRESS:
LOT 16400, TIERRA DEL MAR
CLOVERDALE, OR 97112

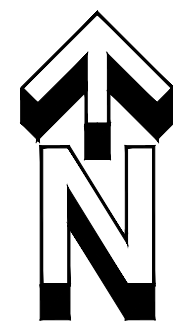
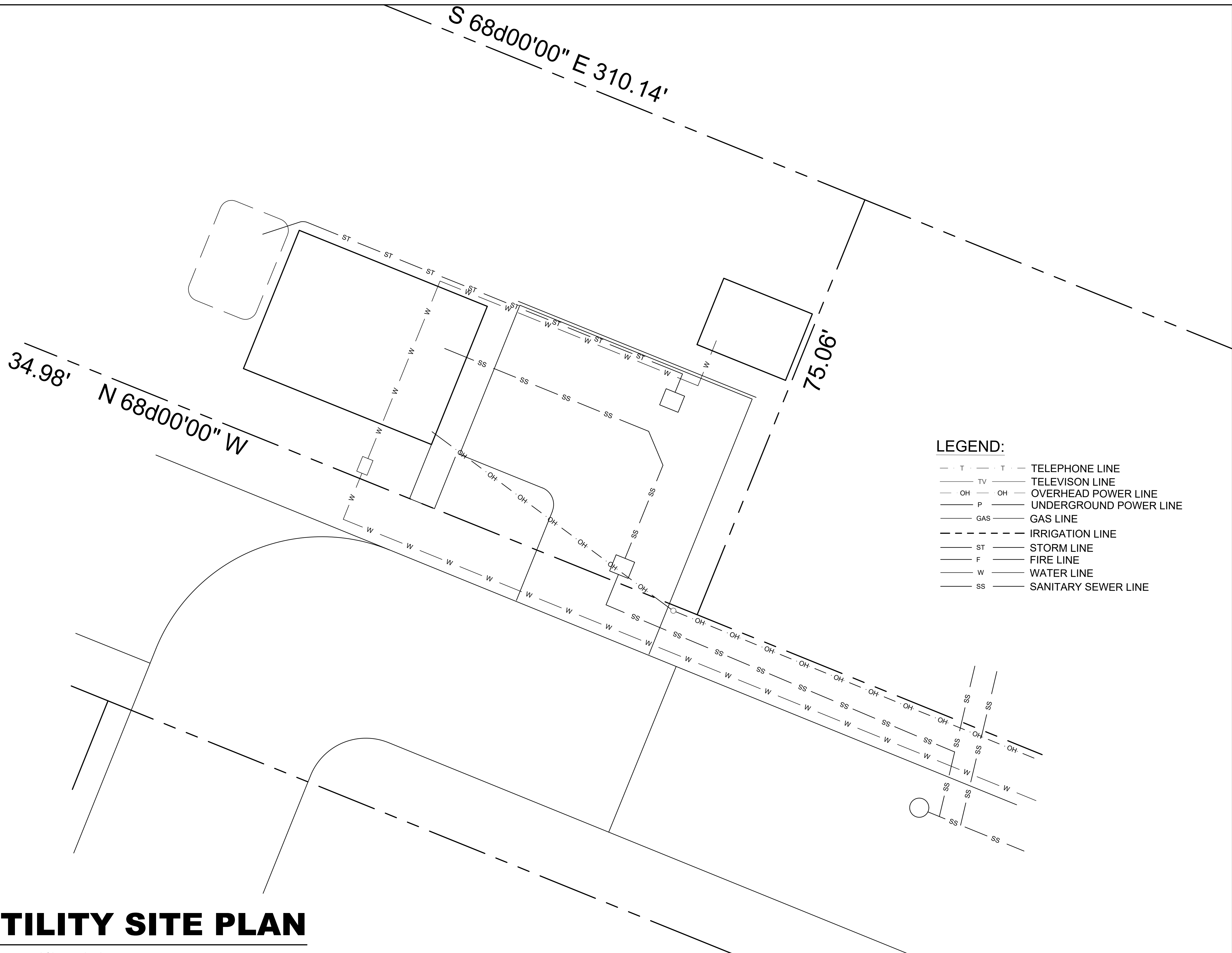
Peter Lyle Strauhal, AIA, LEED AP
2440 Laurel Ave NE, Salem, OR 97301
ph: 503.507.7007, fax: 503.371.1640

A1.5

EXISTING TREES

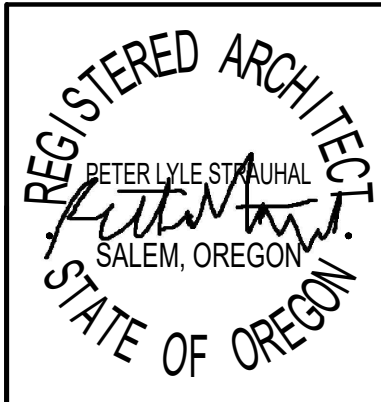
PROJ.#: 21087

DATE: 09-13-22



UTILITY SITE PLAN

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



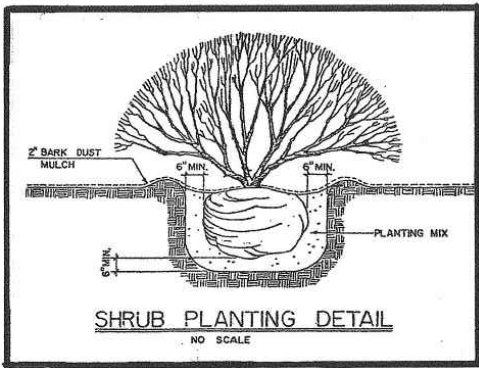
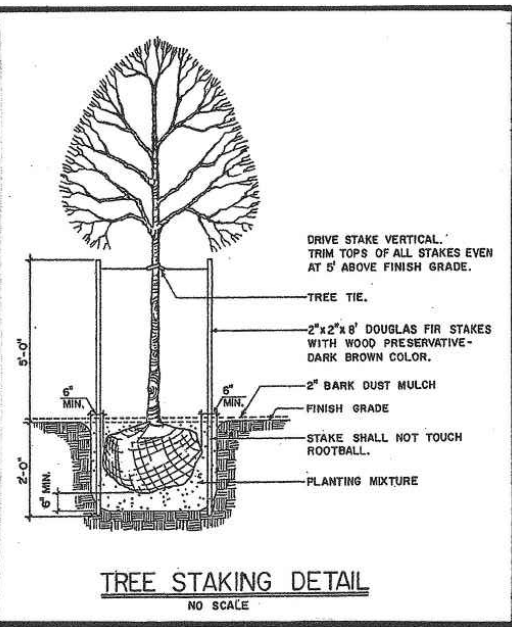
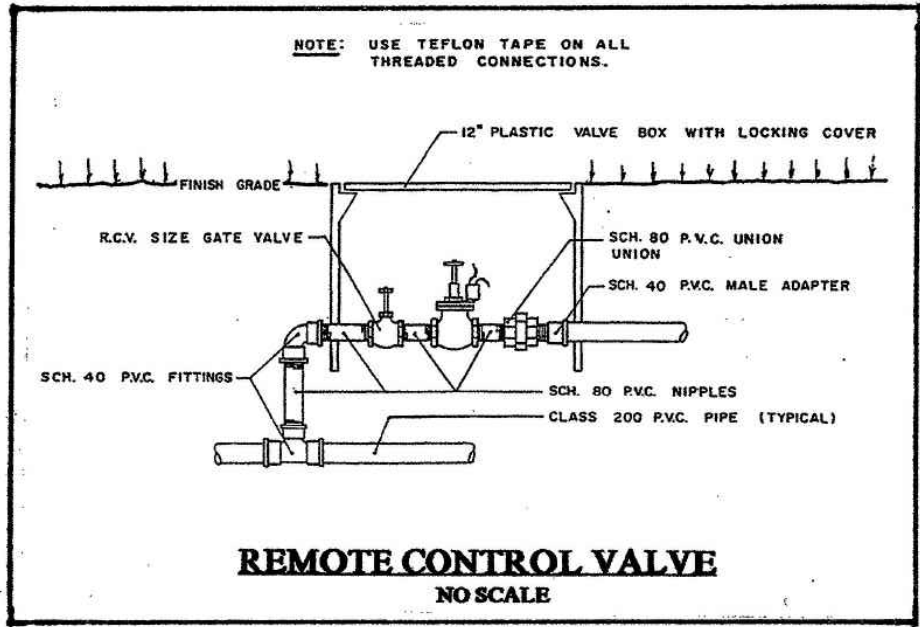
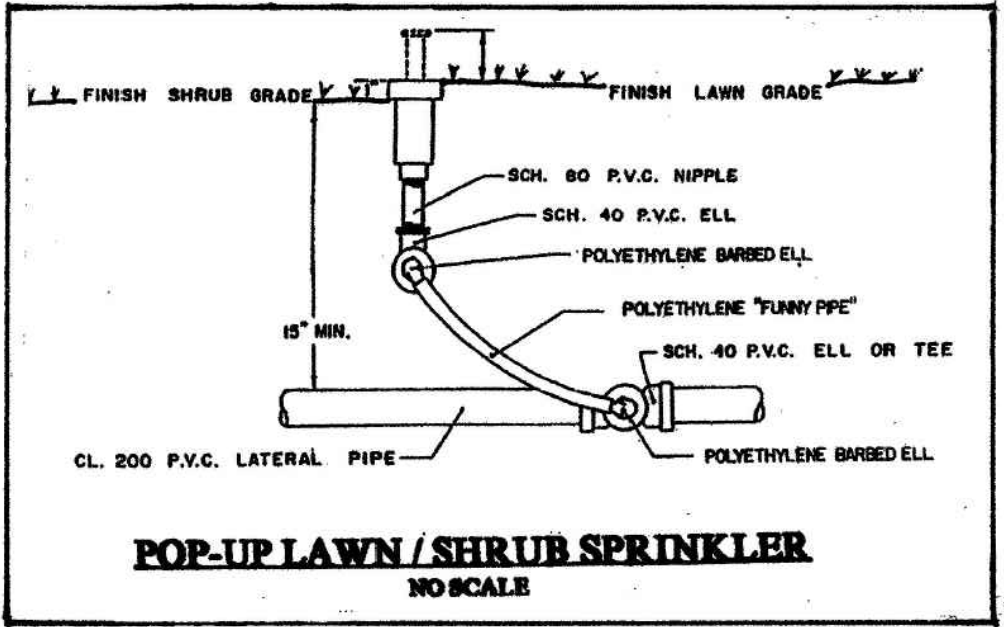
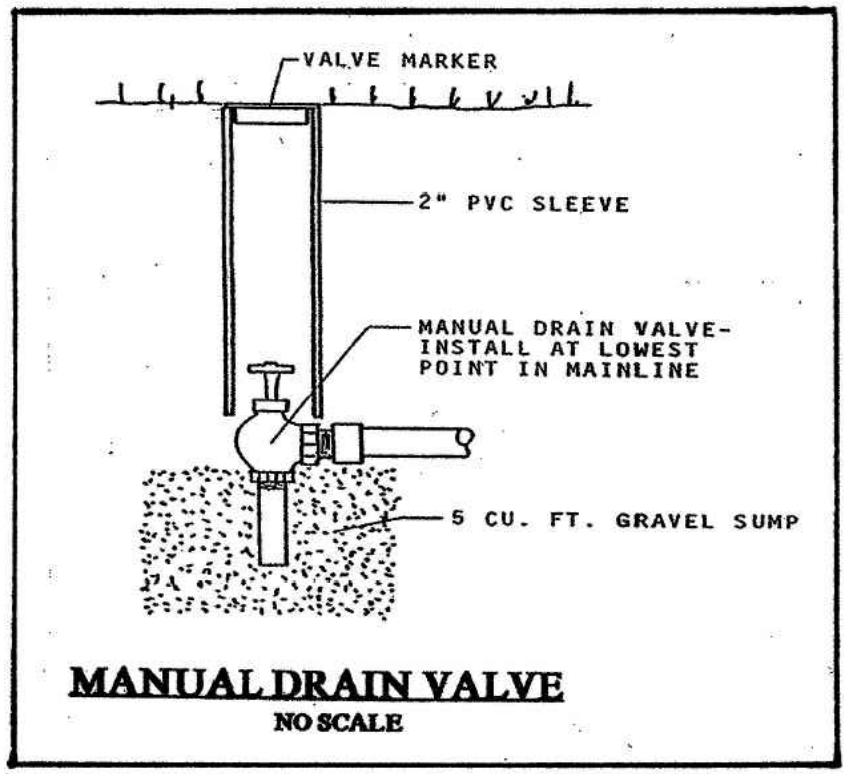
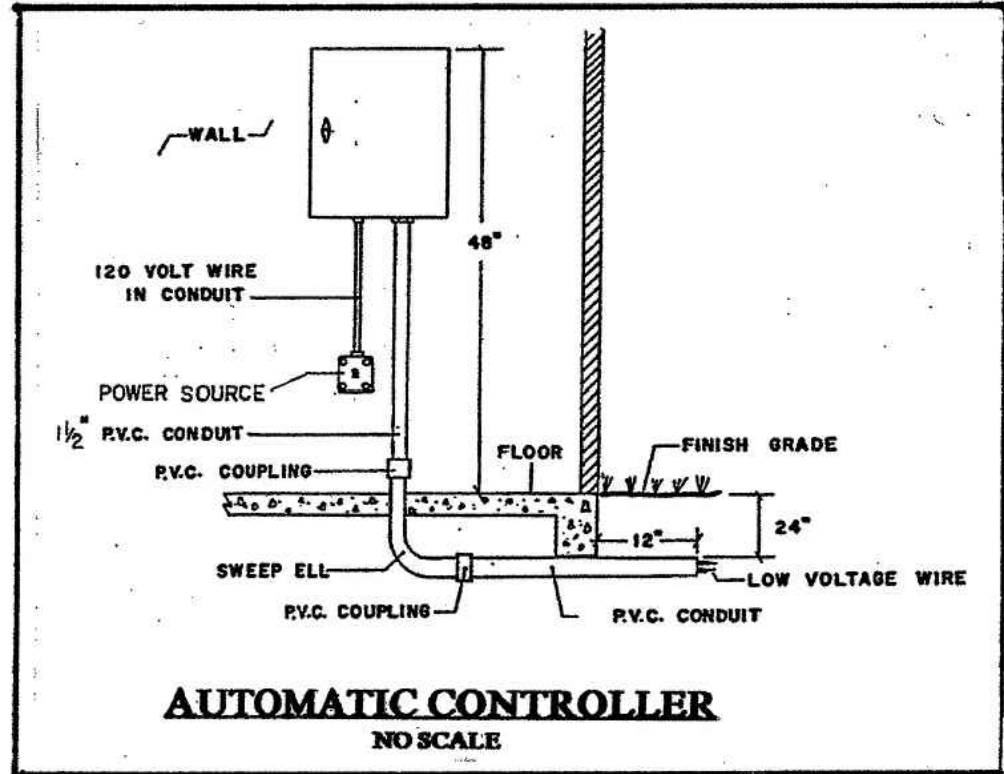
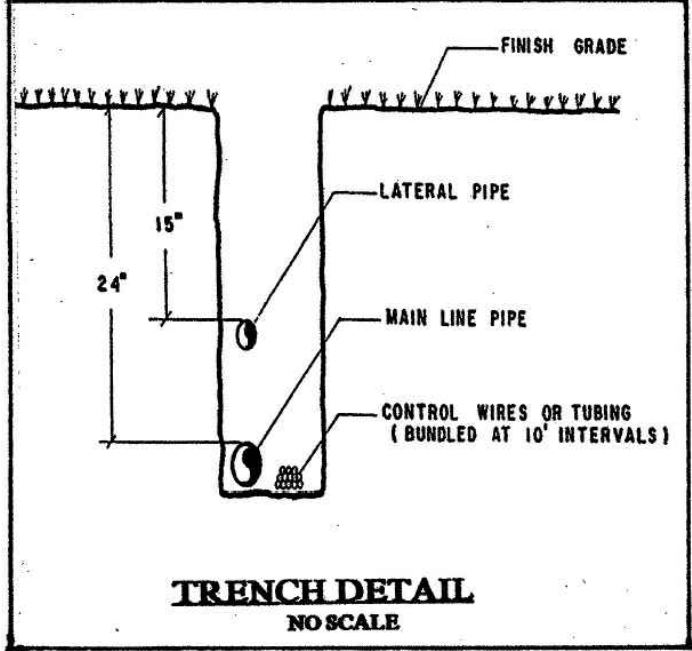
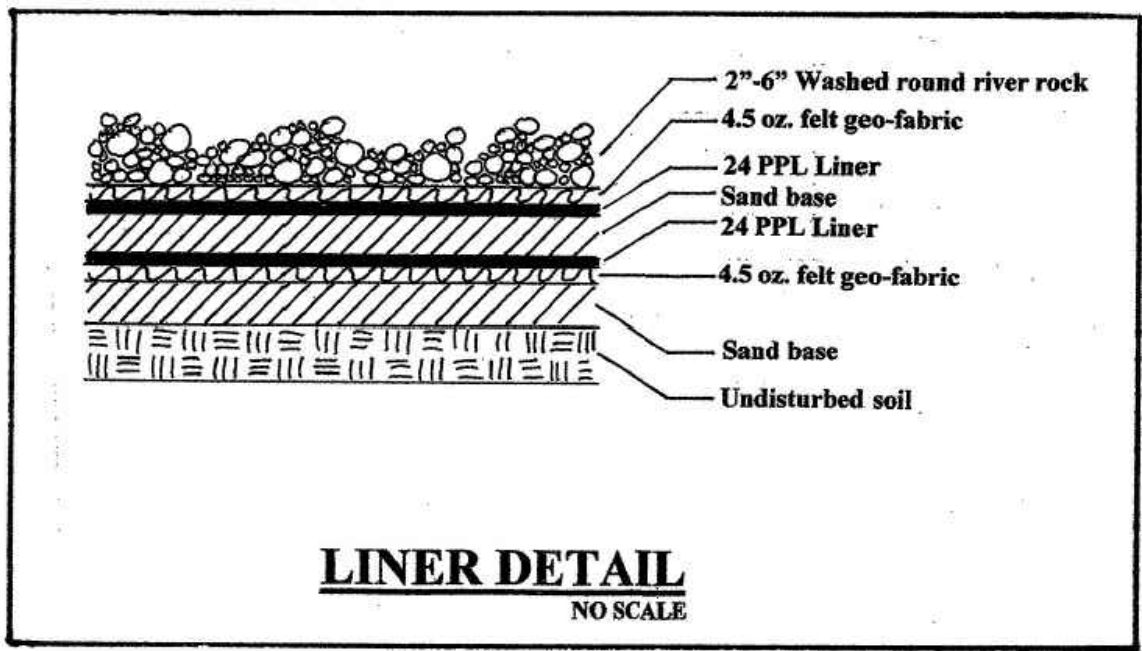
**A NEW SHOP BLDG
FOR CHRIS CUEVAS**

A1.6

PROJECT ADDRESS:
LOT 16400, TIERRA DEL MAR
CLOVERDALE, OR 97112

Peter Lyle Strauhal, AIA, LEED AP
2440 Laurel Ave NE, Salem, OR 97301
ph: 503.507.7007, fax: 503.371.1640

SITE PLAN
PROJ.#: 21087
DATE: 09-13-22



TOPSOIL NOTE:

1. Prior to placing topsoil, verify that sub-grade is of the proper depth to allow placement of topsoil and compost to meet finished grade.
2. Provide and place 12" of imported topsoil in all planting areas.
3. Imported topsoil shall be from supplier approved by Landscape Architect prior to bringing to site. It shall be free of noxious weeds, roots, stones over 1", and any other extraneous materials harmful to plant growth. Topsoil shall be well drained sand/silt/loam mix with less than 10% clay particles by volume. On site soil is not considered topsoil and shall be used as sub-grade material only.

IRRIGATION NOTES

1. INSTALLATION OF IRRIGATION SYSTEM SHALL CONFORM TO ALL LOCAL CODES.
2. ALL CONTROL WIRE SHALL BE #14 AWG SOLID COPPER.
3. PROVIDE, INSTALL, AND TEST BACKFLOW DEVICE AS PER STATE OF OREGON.
4. ALL CONTROL WIRE SPLICES SHALL BE MADE USING DBY-TYPE CONNECTORS.
5. THE LANDSCAPE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING THE LOCATIONS OF ALL INSTALLATIONS THAT DEVIATE FROM THE PLAN. THE DRAWING SHALL LOCATE ALL MAIN LINES, VALVES, AND DRAINS BY SHOWING THE EXACT MEASUREMENTS FROM HARD SURFACES.
6. VERIFICATION OF UNDERGROUND UTILITIES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK.
7. VERIFY MINIMUM OF 30 G.P.M. AND 45 P.S.I. AT WATER METER PRIOR TO BEGINNING OF ANY WORK. THE LARGEST ZONE IS 28 G.P.M.
8. THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO ANY WORK AND NOTIFY THE OWNER IF THERE ARE ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE.
9. MAKE FIELD ADJUSTMENTS AS REQUIRED. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS PER DRAWING WHEN IT IS OBVIOUS IN THE FIELD THAT THE CONDITIONS VARY FROM THE DRAWING.
10. SPRINKLER HEAD LOCATIONS ARE DIAGRAMATIC. HEADS SHALL BE PLACED TO PROVIDE COMPLETE EVEN COVERAGE OF ALL LANDSCAPE AREAS AS SHOWN.
11. ADJUST ALL NOZZLES SO THAT THEY DO NOT SPRAY ON BUILDING WALLS OR WINDOWS.
12. PROVIDE BEDDING MATERIAL FOR ALL PIPE AND WIRE WHEN ROCKS ARE PRESENT.
13. VERIFY, AND COORDINATE SLEEVE INSTALLATIONS AT LOCATIONS WITH PAVING CONTRACTOR PRIOR TO PAVING.
14. ALL VALVES SHALL BE LOCATED IN VALVE BOXES. USE AMETEK, OR APPROVED EQUAL APPROPRIATE SIZE.
15. DRAINAGE AND WINTERIZATION- PROVIDE MANUAL DRAIN VALVES AT LOW POINTS OF MAIN LINE FOR WINTERIZATION.
16. ELECTRICAL CONTRACTOR TO PROVIDE 120 VAC DUPLEX-PLUG AT CONTROLLER, AND PROVIDE 1-1/2" SWEEP ELL INTO PLANT BED AT A MINIMUM OF 24".

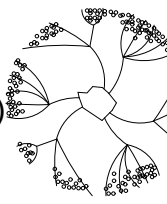
LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ARE FOR CONTRACTORS CONVENIENCE.
2. OTHER TRADES SHALL NOT DUMP ANY: PAINT, CHEMICALS, LIME, CONCRETE, SCRAP BUILDING MATERIALS, OR ANY OTHER TOXIC MATERIALS IN LANDSCAPE BEDS.
3. LANDSCAPE CONTRACTOR SHALL ROTOTILL, FERTILIZE, AND FINISH GRADE ALL LANDSCAPE AREAS.
4. NO SUBSTITUTE MATERIALS SHALL BE USED WITHOUT THE WRITTEN CONSENT OF OWNER OR LANDSCAPE ARCHITECT.
5. VERIFICATION OF UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK.
6. THE OWNER OR LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIALS AT ANY STAGE OF THE OPERATION THAT IN HIS OPINION DO NOT MEET THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
7. ALL PLANT BEDS SHALL BE TOP DRESSED WITH 2" OF BARK MULCH.
8. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED. BARE ROOT STOCK IS NOT ACCEPTABLE.
9. ALL TREES, SHRUBS, AND GROUND COVER SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS BEGINNING ON THE DATE OF ACCEPTANCE OF PROJECT. ANY SICK OR DEAD PLANTS SHALL BE REPLACED IMMEDIATELY.
10. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER.
11. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, PAVING, EQUIPMENT, AND FURNISHINGS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF HIS WORK.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND PLACE 3" OF APPROVED COMPOST IN ALL LANDSCAPE BEDS, AND SHALL ROTOTILL THE COMPOST INTO THE TOP 8" CHANGING DIRECTIONS UNTIL WELL MIXED.
13. THE LANDSCAPE CONTRACTOR SHALL APPLY AN APPROVED PRE-EMERGENT HERBICIDE FOLLOWING MANUFACTURER'S RECOMMENDED APPLICATION RATES AND PROCEDURES FOLLOWING COMPLETION OF PLANTING, AND BARK MULCH.
14. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER RELATED TRADES SUCH AS: LIGHTING, UTILITIES, SIGNAGE, AND PAVING.
15. THE LANDSCAPE CONTRACTOR SHALL INSURE POSITIVE DRAINAGE IN ALL PLANT BEDS.
16. FERTILIZER SHALL BE APPLIED TO ALL LANDSCAPING AREAS. AGRIFORM 10 GRAM TABLETS: 3 FOR EACH SHRUB, 6 FOR EACH TREE SHALL BE EVENLY SPACED AROUND THE ROOTBALL. BROADCAST GRANULAR FORM 16-16-16 AT A RATE OF 20 LBS. / 1,000 SQ. FT. OVER ALL GROUND COVER AREAS.

PLANT LEGEND:

Trees:
White Bark Himalayan Birch "multi stem" Betula jacquemonti "Multistem" 1.5" Caliber (10)

Shrubs:
PJM Rhododendron PJM Rhododendron 3 gal. 3 gal. (36)
Mexican Orange "Sundance" Choisya ternata "Sundance" 5 gal. (44)
Little Gem Pieris Pieris japonica "Little Gem" 1 gal. (40)
Blue Oat Grass Helictotrichon sempervirens 1 gals. (26)
Carex Evergold Carex oshimens "Evergold" 1 gal. (296)



NOTE:

AN IRRIGATION SYSTEM WILL BE INSTALLED TO MAINTAIN THE LANDSCAPE MATERIALS UTILIZING A DRIP-LINE METHOD OF IRRIGATION.



A NEW SHOP BLDG FOR CHRIS CUEVAS

PROJECT ADDRESS:
LOT 16400, TIERRA DEL MAR
CLOVERDALE, OR 97112

Peter Lyle Strauhal, AIA, Leed AP
2440 Laurel Ave NE, Salem, OR 97301
ph: 503.507.7007, fax: 503.371.1640

A1.7

LANDSCAPE DETAILS

PROJ.#: 21087

DATE: 09-13-22