

# Stop-N-Save Gas

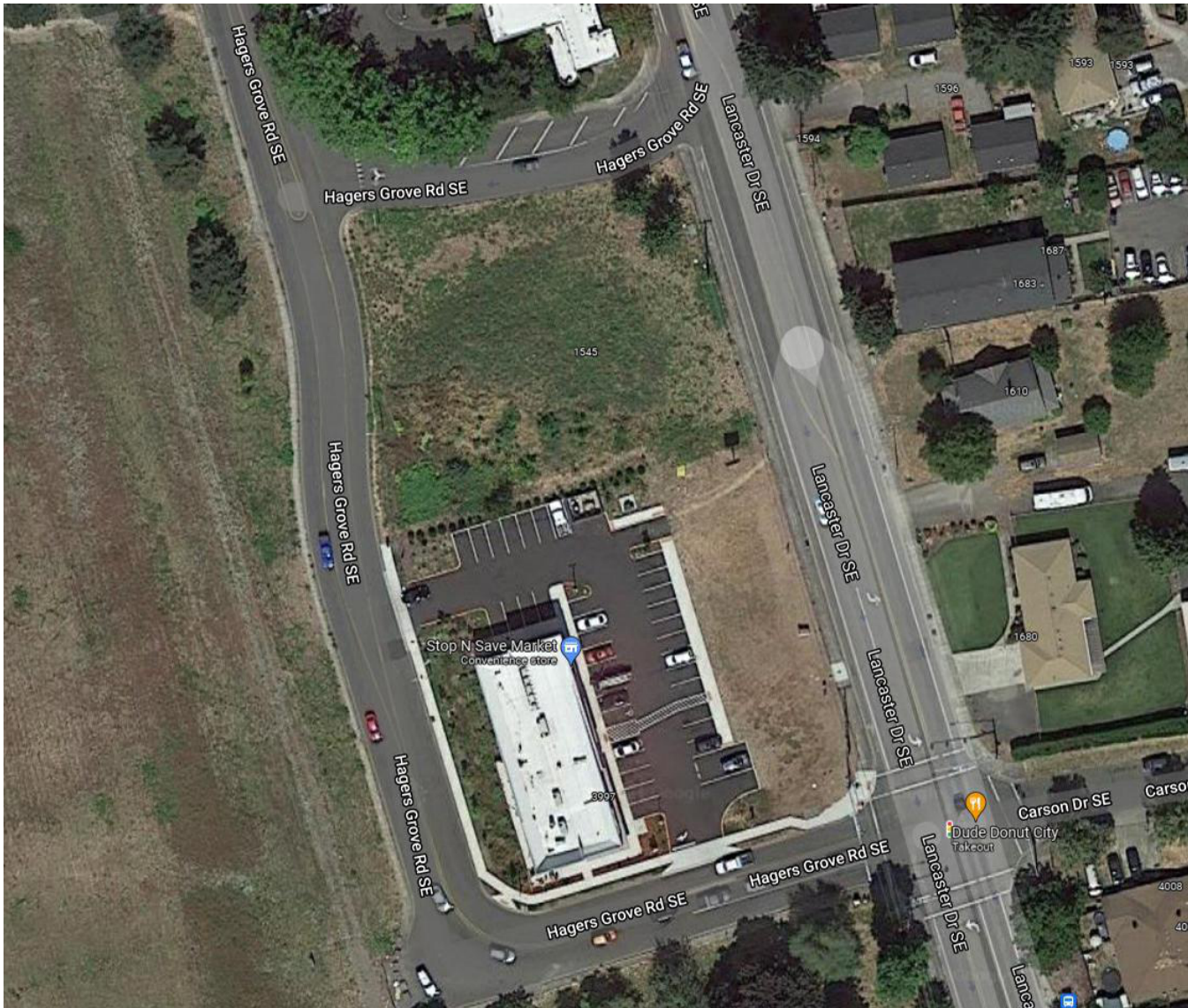
# New Gas Station and C-Store

3997 Carson Dr SE Salem OR 97317

## VICINITY IMAGE:



## SITE IMAGE:



## DRAWINGS LIST:

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Revision Description	Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Revision Description
GENERAL DRAWINGS									
G0.01	COVER SHEET	01/09/2020							
G0.02	GENERAL NOTES	01/09/2020							
G3.01	PERSPECTIVE VIEWS	01/09/2020							
CIVIL ENGINEERING DRAWINGS									
C2.0	GRADING AND DRAINAGE PLAN	01/17/22							
C3.0	UTILITY PLAN	01/17/22							
ARCHITECTURAL DRAWINGS									
A1.01	SITE PLAN	01/09/2020							
A1.02	SITE PLAN - EXISTING CONDITIONS	01/12/22							
A5.01	EXTERIOR SITE PLAN DETAILS	01/09/2020							

## SYMBOL LEGEND:

<b>ELEVATION DATUM:</b>	<b>WINDOW TYPE:</b>
ELEVATION F.F.E.	REFER TO WINDOW ELEVATIONS SHOWN ON DRAWINGS A5.1X
<b>SECTION REFERENCE:</b>	<b>DOOR NUMBER</b>
FILLED ARROW DENOTES BUILDING SECTION OPEN ARROW DENOTES WALL SECTION/DETAIL DETAIL NUMBER SHEET NUMBER SIDE NOTE IF REQUIRED	DOOR SIZE OR NUMBER
<b>ELEVATION REFERENCE:</b>	<b>PLAN NOTE DESIGNATION</b>
ELEVATION NUMBER OR DESIGNATION AS OCCURS SHEET NUMBER	PLAN OR SIDE NOTE NUMBER MARK OR DIAGONAL NOTE NUMBER REVISION NUMBER
<b>DETAIL REFERENCE:</b>	<b>ROOM TITLE + NUMBER:</b>
DETAIL NUMBER SIDE NOTE IF REQUIRED DETAIL CUT LOCATION IF SHOWN	ROOM NAME ROOM NUMBER
	<b>WALL TYPE MARK:</b>
	WALL OR PARTITION CONSTRUCTION TYPE. SEE LEGEND.

## PROJECT TEAM:

**OWNER:**  
Inderjit Dhaliwal  
Stop N Save No. 12  
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**ARCHITECT:**  
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275 Court Street St. NE Salem OR 97303-3442  
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Project Architect: Leonard Lodder, AIA, LEED AP  
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W: www.studio3architecture.com

**CIVIL ENGINEERING:**  
WESTECH ENGINEERING, Inc.  
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Josh Wells, P.E.  
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**LANDSCAPE ARCHITECT:**  
LAURUS DESIGNS, LLC  
1012 Pine Street Silverton OR 97381  
Laura A. Antonson, LA  
P: 503.784.6494 E: laura\_a\_antonson@hotmail.com

**STRUCTURAL ENGINEERING:**



GENERAL NOTES:

- General notes apply to all drawings.
- All construction shall comply with the Oregon Structural Specialty Code. Construction shall comply with any titles/rules/laws the local jurisdiction enforces up to and beyond the Oregon Structural Specialty Code. Accessibility shall comply with the ANSI/ICC A117.1.
- Contractor or its subcontractors shall be responsible for obtaining and paying for all inspections and tests required by any government agency to implement the plans and accept any required special inspections or reports, which shall be paid for by the owner.
- 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:
  - CFCI Contractor Furnished - Contractor Installed
  - OFCI Owner Furnished - Contractor Installed
  - OFOI Owner Furnished - Owner Installed
  - NIC OR N.I.C. Not in contract or not a part of this contract.
- Do not scale drawings, dimensions govern. The general contractor shall notify the architect of any discrepancies immediately. All dimensions are to face of stud or concrete, unless otherwise noted, those indicated as clear shall be from finish.
- These drawings have been assembled for use at their current size and scale. The contractor assumes all responsibility for work not conforming to these documents due to the use of reduced scale drawings for estimating or construction purposes.
- Where construction details are not shown or noted for any part of the work, the work shall be executed consistent with the intent demonstrated by details provided for other work. If questions remain about intent, contact the architect prior to proceeding with the work.
- All surfaces and materials shall be thoroughly prepared smooth, clean, level and even. By commencing finish installation, the finish contractor signifies its acceptance of the substrate and thereby assumes responsibility for the quality of the installation.
- Where devices or items or parts thereof are referred to in singular, it is intended that such shall apply to as many such devices, items, or parts as are required to properly complete the work.
- The contractor shall layout the work prior to proceeding. The contractor shall notify the architect of all discrepancies with the layout. Such inspection shall not relieve the contractor of responsibility to conform to the intent of the contract documents.
- Unless otherwise noted, dimensions, placements and alignments shown are critical for the installation of furniture and equipment as well as for the use of the space by occupants. Finished dimensions may vary upward by 1/4" but may not vary downward. Where +/- is indicated variation of up to 3% shall be allowable. Alignments of new and existing conditions shall be finished to a smooth and monolithic appearance (gap shall be overlapped to an inside or outside corner where practicable to avoid cracking).
- Do not deviate from the construction documents without the architect's written approval. The contractor agrees to defend indemnify and hold harmless the architect from any claims arising as a result of changes to the work without prior approval from the architect.
- The general contractor shall be responsible for the timely arrival of all specified finish materials, equipment and any other materials to be utilized on the project. The general contractor shall notify the architect in writing within 10 days of date of contract of those specified items that may not be readily available and substitute items of equal quality and description. If notification is not received by the architect, the contractor accepts responsibility for the proper ordering and follow up of specified cost to the owner to insure availability of all specified items so as not to create a hardship on the owner nor delay progress of the work.
- If required construction barriers shall be installed by the general contractor, painted, detailed, and illuminated as per the architect's direction. No signs other than those authorized by the architect or owner will be permitted on this barricade.
- Neither the owner nor the architect will enforce safety measures or regulations. The contractor shall design, install and maintain all safety devices and shall be solely responsible for conforming to all local, state and federal safety and health standards, laws and regulations.
- All existing facilities to be maintained in-place by the contractor unless otherwise shown or directed. Contractor shall take all precautions necessary to support, maintain or otherwise protect existing utilities and other facilities at all times during construction. Contractor shall leave existing facilities in an equal or better-than-original condition and to the satisfaction of the architect/owner.
- The general contractor shall locate all existing utilities whether shown hereon or not and to protect them from damage. The general contractor shall bear all expenses of repair or replacement of utilities or other property damaged by operations in conjunction with the execution of his/her work.
- The general contractor shall secure all permits required by the local jurisdiction, state agency and/or county.
- Mechanical hvac, plumbing, fire suppression, low voltage and electrical work require separate permits. Trade subcontractors shall secure all required permits affecting their scope of work.
- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. Exit doors shall swing in the direction of exit travel when serving an occupant load greater than 50.
- 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, hand rails, window covering tracks, equipment racks, etc.
- Coordinate location of recessed or semi-recessed items to avoid back to back installation and to reduce noise transfer through partitions.
- Provide water resistant gypsum board at bathtub/shower walls and bathroom ceilings.
- Architect shows fire extinguishers in general logical location: verify requirements and locations with local fire marshal. General contractor to provide fire extinguishers and cabinets (where called out).
- Specifications of material and equipment by the use of name, model number, and/or general coordinate installations with equipment dimensions, including equipment to be installed by the tenant.
- All work shall conform to standards of the industry for first quality workmanship and materials and shall conform to manufacturer's recommendations and specifications.
- Materials are specified by name, model number and description were practicable in order to avoid inaccuracies. The contractor shall review all specifications and notify the architect of any discrepancies in these documents prior to proceeding with the work.
- Floor material changes shall occur at the centerline of doors except where notes. See threshold details for special conditions (if any).
- Blocking and grounds at areas which have millwork, shelving, and tenant furnished furniture wall cabinets indicated on the drawings shall be included with the work.

SUBMITTALS:

- General: the contractor shall submit shop drawings, product data and samples.
- The general contractor shall thoroughly review and check all submittals, coordinating separate trades and verifying conformance with the contract documents. The designer shall not review and will return without review any drawings or submittals not reviewed and noted by the general contractor.
- Submittals shall include shop drawings, schedules and manufacturer's product and equipment cuts for all fixtures, equipment, finishes, special materials, specialties, millwork & casework, doors, frames, and hardware.
- Finish materials: contractor shall submit samples of all finishes and materials, finishes shall be on actual materials.
- Cut sheets: contractor shall submit manufacturer's cuts and spec sheets for all fixtures, including lighting, equipment, special materials, specialties, doors, frames and hardware.
- Minimum sample size:
  - Wood veneered products - 8 1/2" x 11" x 1/4"
  - Solid lumber - 50 square inches
  - Other finishes and miscellaneous materials - 6" x 6"
- Quantity of submittals:
  - Material samples: 3
  - Shop drawings: 1 pdf
  - Erection drawings: 1 pdf
- Submittal markings: the samples shall bear identification of the project, designer, general contractor, and the manufacturer.
- Quality grade of millwork and casework: AWI quality standards and specifications shall govern according to the following grades:
  - Casework: Premium Grade
  - Natural finish millwork: Premium Grade
  - Running trim: Custom Grade
  - Architectural flush doors (natural finish): Premium Grade

DEFERRED SUBMITTALS:

- Deferred submittal review process: the portions of the project listed below will be constructed using a design/build approach.
- The drawings included in this package are preliminary to provide a basis for bidding and planning.
- Construction drawings for the portions listed are to be provided by the contractor as "deferred submittal" drawings.
- "Deferred submittal" drawings require approval of both architect/engineer and the authority having jurisdiction prior to construction per O.S.S.C. paragraph 107.3.4.2.
- The procedure for deferred submittal is as follows:
  - Contractor to review and provide submittal stamp of approval.
  - Deferred submittal shall be submitted to the architect for review.
  - Following the completion of the architects review the contractor shall submit to the authority having jurisdiction.
  - Work related to deferred submittal items shall not be performed until the deferred submittal documents have been approved by the authority having jurisdiction.
- The contractor is responsible for the following deferred submittals:
  - Electrical service design
  - Mechanical HVAC (Heating Ventilating And Air Conditioning) system design
  - Plumbing service design
  - Fire suppression
  - Fire alarm (where applicable)
- Design-build coordination, design build services shall include but not be limited to the following:
  - Electrical system and service design
  - Mechanical HVAC (Heating Ventilating And Air Conditioning) system design
  - Plumbing system and service design
  - Fire suppression
  - Fire alarm (approved first by general contractor)
- Final design, engineering and shop drawings shall be submitted to architect for review and approval prior to proceeding, shop drawings shall include all materials, configurations, attachments, and finishes.

DESIGN-BUILD NOTES:

- Design/Build - mechanical/electrical/plumbing/sprinkler.
- Design/Build services shall be required of the Contractor for the Mechanical, Electrical, Plumbing, and Sprinkler portions of the work. All systems new and existing shall be designed, modified, provided and/or installed as required by the new layout. Contractor shall submit design drawings and product submittals for all design/build systems to the designer and the building for review and approval.
- Conform to applicable codes, ordinances, specific building standards and industry standards for first class installations of all systems. Comply with building and lease specific requirements for emergency lighting, electrical service and sub-metering (contractor shall be responsible for the verification of adequacy of service and panel space). Contractor shall field verify and confirm with the building prior to submitting their bid for the work.
- Contractors shall be responsible for all design and documentation (including required design documents professionally sealed by an engineer where and as required by the local jurisdiction) as may be required for the full and complete installation of HVAC, power, lighting and sprinkler systems, as well as applying and obtaining all permits, approvals, inspections and certificates required for the completion of the project for occupancy.
- Contractor shall submit HVAC design drawings and product submittals to the designer and the building for review and approval, including clear indications of zones, locations of supply and return diffusers and thermostat locations. Contractor shall provide HVAC balancing report in triplicate to the architect and the building upon completion of the installation and balancing.
- Fire suppression system: contractor shall modify existing fire suppression system consistent with requirements of code, new use, NFPA, and owner's insurance underwriter. Submit shop drawings for approval of building's engineer.
- Sprinkler head types:
  - At gypsum board ceiling: fully recessed flush mounted type with white cover plates.
  - At suspended acoustic tile ceiling: centering not required, maintain min 6" from grid.
- Contractor shall be responsible for complete as-built documents at the completion of the project and shall submit reproducible copies to the landlord for their records.

R.C.P. GENERAL NOTES:

- Light fixtures, exit signs and other ceiling elements shall be located in center of individual ceiling plane or tile unless noted otherwise or as directed by architect.
- Provide ceiling access as required for equipment and systems maintenance. Verify manufacturer recommendations.
- Electrical contractor to provide all switches, dimmers and plates as required by design, multiple switches at one location shall be ganged together and furnished with one cover plate.
- The reflected ceiling plan indicates the location of ceiling types, ceiling fixtures light switches and associated items.
- Contractor to notify architect of any conflict of light fixture locations with main runners, ducts, etc. Prior to installation.
- Verify field conditions and locations of all plumbing, mechanical ducts, structural elements and any and all other applicable items. Install new plumbing, mechanical fans, ducts, conduits, and other related items so as to not conflict with lights and any unique field conditions.
- Furnish and install Underwriters Laboratory, Inc. (UL) labeled devices throughout.
- Any lighting control systems which utilize an automatic time switch, occupant-sensing device, automatic daylight control device, lumen maintenance control device or interior photocell sensor, shall be installed in accordance with the manufacturers instruction.
- Automatic daylight control devices and lumen maintenance control devices shall only control luminaries in the day lit area and have photocell sensors that are either ceiling mounted or located so that they are accessible only to authorized personnel.

PLUMBING MECHANICAL GENERAL NOTES:

- Plumbing systems work for this project is shown for design-build guidance.
- Plumbing fixtures are located on drawings for location only. Confirm fixture selection with owner prior to installation.
- Equipment schedule does not specify any plumbing fixtures such as grease traps, faucets, pressure reducing valves, etc. Nor does it include final connection to service. Plumbing contractor to provide if necessary.
- Contractor or its subcontractors shall be responsible for obtaining and paying for all inspections and tests required by any governmental agency to implement the plans and accept any required special inspections or reports, which shall be paid for by the owner.
- Plumbing requirements shown only for items listed on equipment schedule.
- Plumbing contractor to provide rough-in and final connect.
- Although some floor drains may be shown on plans, provide all required floor drains per the plumbing code.

HVAC MECHANICAL GENERAL NOTES:

- Mechanical HVAC work for this project is shown for design-build guidance.
- Mechanical HVAC work for this project consists in exhaust fans and duct work as well as any code mandated ventilation.
- Exhaust fans and circulation fans are located on drawings for general location only. Sizing is the responsibility of the design build contractor. Confirm equipment selection with owner prior to installation.
- HVAC subcontractor to provide submittal information and receive owner approval prior to ordering equipment.
- Contractor is required to review the drawings of all divisions of work contractor is responsible for coordination of this work and the work of all subcontractors with all divisions of work. It is this contractor's responsibility to provide all the subcontractors with a complete set of bid documents.
- Contractor or its subcontractors shall be responsible for obtaining and paying for all inspections and tests required by any governmental agency to implement the plans and accept any required special inspections or reports, which shall be paid for by the owner.
- The contractor shall furnish and install any additional structural steel required to support any mechanical equipment. This contractor shall coordinate locations and requirements with the general contractor and landlord prior to bid.

ELECTRICAL GENERAL NOTES:

- Electrical work for this project is shown for design-build guidance.
- Light fixtures and electric heating devices are located on drawings for general location only. Sizing of lumen output and power consumption is the responsibility of the design build contractor. Confirm fixture selection with owner prior to installation.
- Contractor and subcontractors are required to review the drawings for all divisions of work. Contractor is responsible for coordination of this work and the work of all subcontractors with all divisions of work including electrical demolition. It is this contractor's responsibility to provide all the subcontractors with a complete set of bid documents.
- Contractor or its subcontractors shall be responsible for obtaining and paying for all inspections and tests required by any governmental agency to implement the plans and accept any required special inspections or reports, which shall be paid for by the owner.
- Electrical information provided on architectural floor plans is for reference only, electrical design build sub-contractor to confirm and coordinate all work.
- Placement of light fixtures in ceiling planes takes precedence over all other services including fire protection or suppression devices.
- Placement of receptacles, convenience outlets, switches, smoke detectors, etc must meet electrical code requirements, accessibility requirements and must be rationally laid out in the space available.
- Circuiting indicated on plan is partially diagrammatic for clarity. Circuiting shall be "thru-wiring" where and whenever possible.
- Field verify exact location and electrical requirements of all HVAC equipment with mechanical contractor prior to ordering related electrical equipment.
- Coordinate with tenant's equipment power requirements.
- Electrical contractor shall make all final connections as required for a fully complete and operable system.
- All stub-up dimensions from finished floor to center of box.
- Equipment listed on equipment schedule will be uncrated and set in place only. Rough in and final hookup will performed by the electrical contractor.
- All electrical outlets and connections to be grounded type.
- Electrical contractor to furnish disconnects where code requires.
- Equipment listed on the equipment schedule does not include electrical fittings such as relays or disconnects to the electrical service.
- Plugs should enter receptacle from the dimension side of symbols unless noted otherwise.

REFUELING CANOPY - DESIGN BUILD NOTES:

- These drawings provide the general configuration of the re-fueling canopy only, including general size and clear height.
- Design Build contractor is responsible for structural engineering of the canopy system including foundations, in accordance with the Oregon Structural Specialty Code, (OSSC).
- Design Build contractor is responsible for fabrication and erection of components, including branding elements, for a complete refueling canopy system.
- Prepare design and erection drawings under seal of a structural engineer registered in the State of Oregon.
- Apply for permits associated with the erection of the canopy system.
- Design canopy to collect and direct storm water to the site storm drainage system.
- Provide canopy lighting to illumination standard required by the the fueling brand.
- Coordinate electrical work and requirements with the owner and sitework contractor.

STUDIO

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ARCHITECTURE  
INCORPORATED

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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 DOCUMENT SHALL GOVERN.

PROJECT # 2020-109  
DATE: 10/14/2022  
REVISIONS

Stop-N-Save Gas

New Gas Station

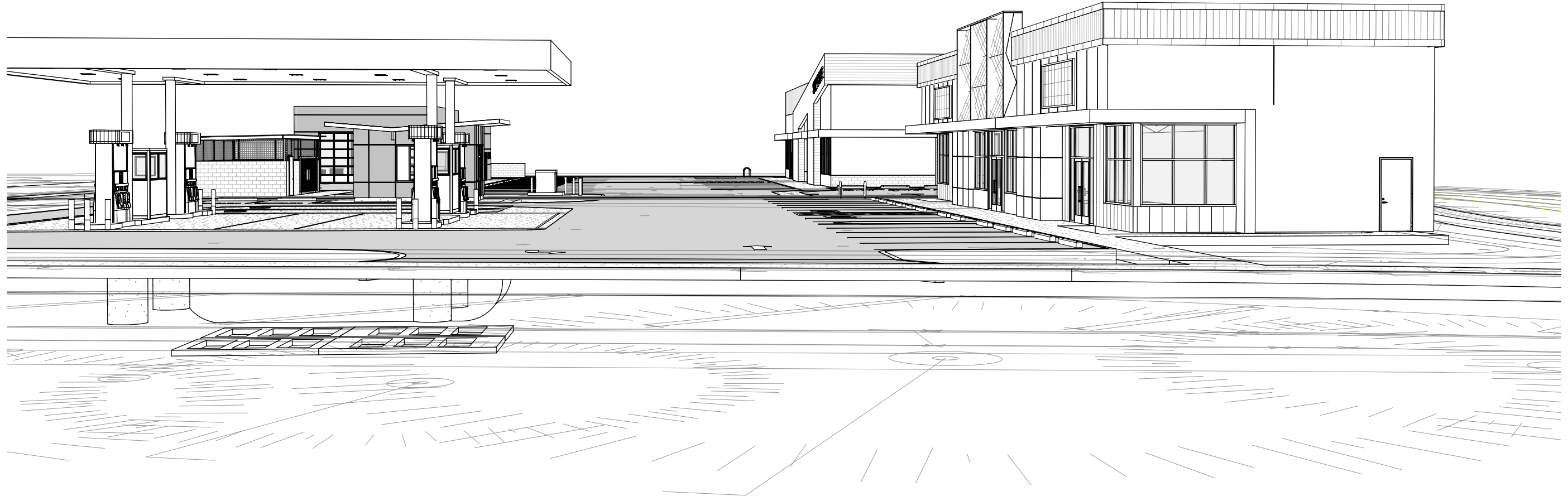
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SHEET:

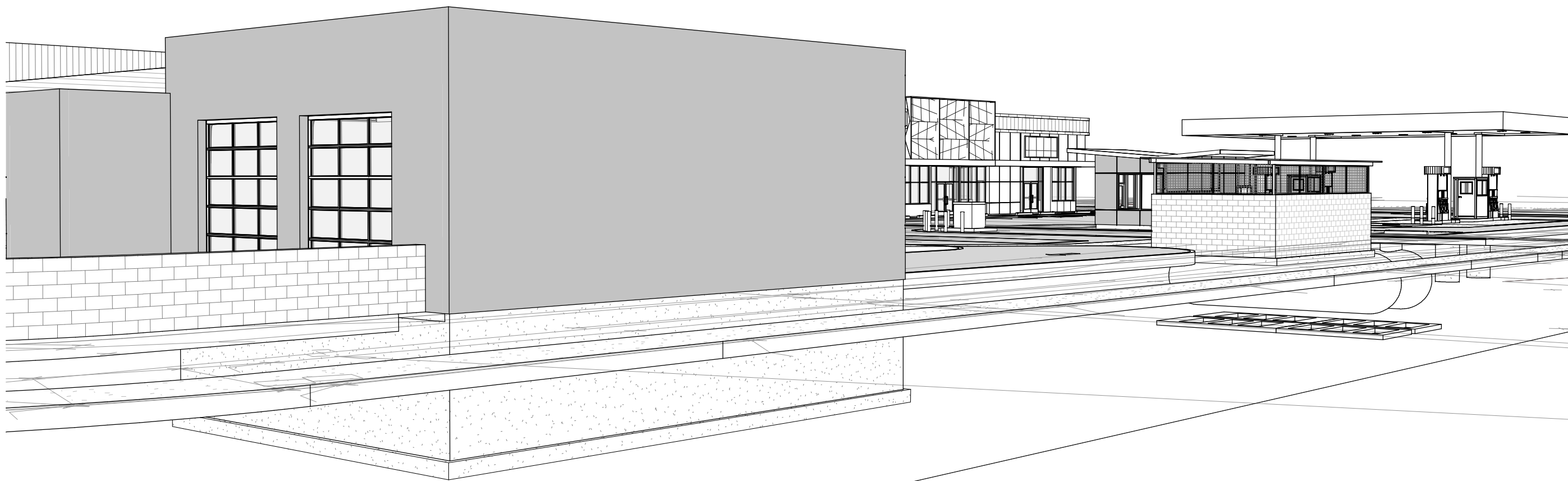
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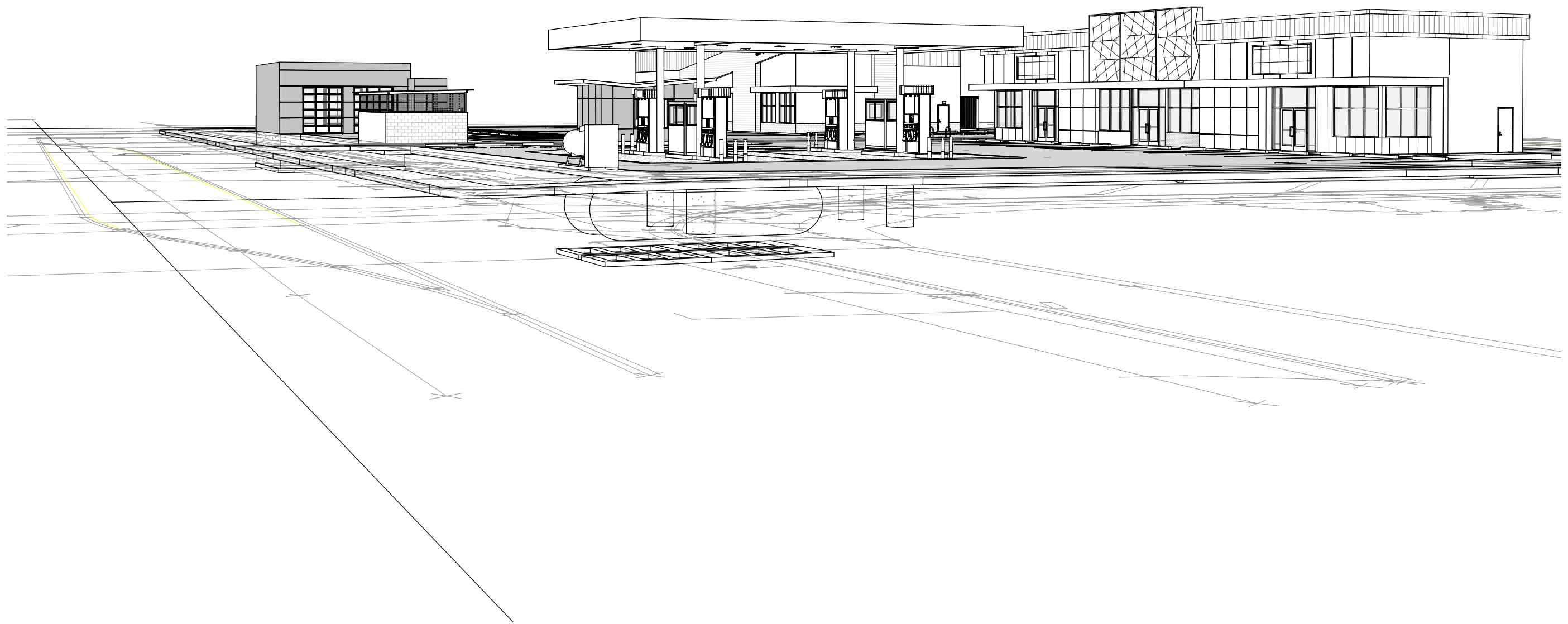
1 3D View 3



2 3D View 4



4 3D View 1



3 3D View 2



## 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 OCCURRED BY THE CONTRACTORS 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: 67,798.91 sf = 1.5564ac	BIKE PARKING: <ul style="list-style-type: none"><li>1 SPACES PER 3,500 sf, or MINIMUM 4 SPACES</li><li>THEREFORE PROVIDE 4 BIKE PARKING SPACES.</li></ul>
ZONING: CR Commercial Retail	LOADING SPACES: <ul style="list-style-type: none"><li>FOR BUILDINGS BETWEEN 5,000 sf TO 60,000 sf PROVIDE 1 SPACE.</li><li>LOADING SPACE SIZE: 12'-0" x 40'-0" WITH ACCESS TO STREET OR ALLEY.</li><li>LOADING SPACE IS COINCIDENT WITH AREA SET ASIDE FOR SOLID WASTE VEHICULAR ACCESS AND MANAGED TO ENSURE TWICE WEEKLY WASTE REMOVAL ACCESS.</li></ul>
COMPREHENSIVE PLAN: COM	
BUILDING AREAS: <ul style="list-style-type: none"><li>BLDG 1 RETAIL: 5,918 sf</li><li>BLDG 2 RETAIL: 4,312 sf</li><li>BLDG 3 FUEL CASHIER: 252 sf</li><li>BLDG 4 OIL CHANGE: 1,888 sf</li><li>TRASH ENCLOSURE: 448 sf</li></ul>	
PARKING: <ul style="list-style-type: none"><li>COMMERCIAL USES: 1/250sf REQ'D</li><li>MOTOR VEHICLE SERVICES: 1/90sf REQ'D</li><li>BLDG 1 RETAIL: @ 5,918sf/250sf = 23.672spaces</li><li>Stor Container: @ 320sf/250sf = 1.28spaces</li><li>BLDG 2 RETAIL: @ 4,312sf/250sf = 17.248spaces</li><li>BLDG 3 CASHIER: @ 252sf/900sf = 0.280spaces</li><li>BLDG 4 OIL: @ 1,888sf/900sf = 2.098spaces</li><li>FUEL CANOPY: @ 2,820sf/900sf = 3.133spaces</li></ul> Total Parking Req'd = 47.71 spaces. Total Parking Provided: = 48spaces. 20 spaces are Compact, and indicated as such. 28 spaces are Full Size.	MAXIMUM BUILDING HEIGHT: <ul style="list-style-type: none"><li>PER S.R.C. TABLE 522-5, MAX BUILDING HT IS 50ft.</li><li>NO STRUCTURE ON THE SITE EXCEEDS 50FT IN HEIGHT.</li><li>EXISTING RETAIL BUILDING REACHES 28ft. NEW STRUCTURES ARE NOT YET FULLY DETERMINED BUT WILL BE LESS THAN 28ft IN HEIGHT.</li></ul>

## SITE AREA CALCULATIONS

DESCRIPTION	AREA sf	PERCENT	REMARKS
BUILDINGS	12,690.00	18.72%	
LANDSCAPING	14,889.00	21.96%	
ASPHALT PAVING	28,907.72	42.64%	
ACCESSORY STRUCTURES	448.00	0.66%	TRASH ENCLOSURE
CONCRETE SIDEWALKS	6,446.01	9.51%	
CONCRETE CURBS	713.38	1.05%	
CONCRETE RE-FUELING PAD	4,024.80	5.94%	
MISCELLANEOUS	-320.00	-0.47%	Landscape under Raised Storage Container
8	67,798.91	100.00%	

## CANOPY AREA CALCULATIONS

COVER DESCRIPTION	COVER AREA sf	PERCENT	COVER REMARKS
RE-FUELING CANOPY	2,820.00	91.21%	
BUILDING OVERHANGS	271.88	8.79%	
2	3,091.88	100.00%	

## SITE PLAN NOTES:

- PROPERTY LINE
- RIGHT OF WAY DEDICATION
- BUILDINGS SETBACK LINE
- VEHICLE USE AREA SETBACK LINE
- NEW DRIVEWAY PERMIT, LEFT OUT, LEFT IN, ONLY.
- DRIVEWAY PERMIT, WIDEN DRIVEWAY TO 36'-0" WIDTH TO PROVIDE LEFT AND RIGHT OUT LANES.
- PEDESTRIAN CONNECTION POINT TO NEW OR EXISTING CITY SIDEWALK.
- 45L x 15W x 14H SOLID WASTE VEHICLE OPERATION AREA.
- 30L x 12W x 14H LOADING SPACE SHOULD BE COINCIDENT WITH SOLID WASTE VEHICLE OPERATION AREA, BUT CITY PLANNERS CAN'T SEEM TO SEE HOW THAT IS PERMITTED BY THE DEVELOPMENT CODE.
- 4 EXISTING BICYCLE PARKING SPACES.
- 4 NEW BICYCLE PARKING SPACES.
- EXISTING PROPERTY LINE BETWEEN TAX LOT 10,000 AND TAX LOT 10,100 TO REMAIN
- PARALLEL PARKING SPACES NECESSITATED BY CITY OF SALEM ADDITIONAL SETBACK FOR VEHICLE USE AREAS.
- STORAGE SHIPPING CONTAINER FOR EXISTING C-STORE, MOUNTED ON STEEL FRAME ABOVE EXISTING LANDSCAPING AT WEST RAISED ACCESS WALK. AREA UNDER WILL HAVE 5 TO 7 FEET CLEAR HT.



## SITE PLAN GENERAL NOTES:

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- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.
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## SITE DEVELOPMENT CODE REVIEW:

SITE AREA: 67,798.91 sf = 1.5564ac

ZONING: CR Commercial Retail

COMPREHENSIVE PLAN: COM

BUILDING AREAS:

BLDG 1 RETAIL:	5,918 sf
BLDG 2 RETAIL:	4,312 sf
BLDG 3 FUEL CASHIER:	252 sf
BLDG 4 OIL CHANGE:	1,888 sf
TRASH ENCLOSURE:	448 sf

PARKING:

- COMMERCIAL USES: 1/250sf REQ'D
- MOTOR VEHICLE SERVICES: 1/900sf REQ'D
- BLDG 1 RETAIL: @ 5.918sf/250sf = 23.672spaces
- Stor Container: @ 320sf/250sf = 1.28spaces
- BLDG 2 RETAIL: @ 4.312sf/250sf = 17.248spaces
- BLDG 3 CASHIER: @ 252sf/900sf = 0.280spaces
- BLDG 4 OIL: @ 1,888sf/900sf = 2.098spaces
- FUEL CANOPY: @ 2,820sf/900sf = 3.133spaces

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28 spaces are Full Size.

BIKE PARKING:

- 1 SPACES PER 3,500 sf, or MINIMUM 4 SPACES
- THEREFORE PROVIDE 4 BIKE PARKING SPACES.

LOADING SPACES:

- FOR BUILDINGS BETWEEN 5,000 sf TO 60,000 sf PROVIDE 1 SPACE.
- LOADING SPACE SIZE: 12'-0" x 40'-0" WITH ACCESS TO STREET OR ALLEY.
- LOADING SPACE IS COINCIDENT WITH AREA SET ASIDE FOR SOLID WASTE VEHICULAR ACCESS AND MANAGED TO ENSURE TWICE WEEKLY WASTE REMOVAL ACCESS.

MAXIMUM BUILDING HEIGHT:

- PER S.R.C. TABLE 522.5, MAX BUILDING HT IS 50ft.
- NO STRUCTURE ON THE SITE EXCEEDS 50FT IN HEIGHT.
- EXISTING RETAIL BUILDING REACHES 28ft. NEW STRUCTURES ARE NOT YET FULLY DETERMINED BUT WILL BE LESS THAN 28ft IN HEIGHT.

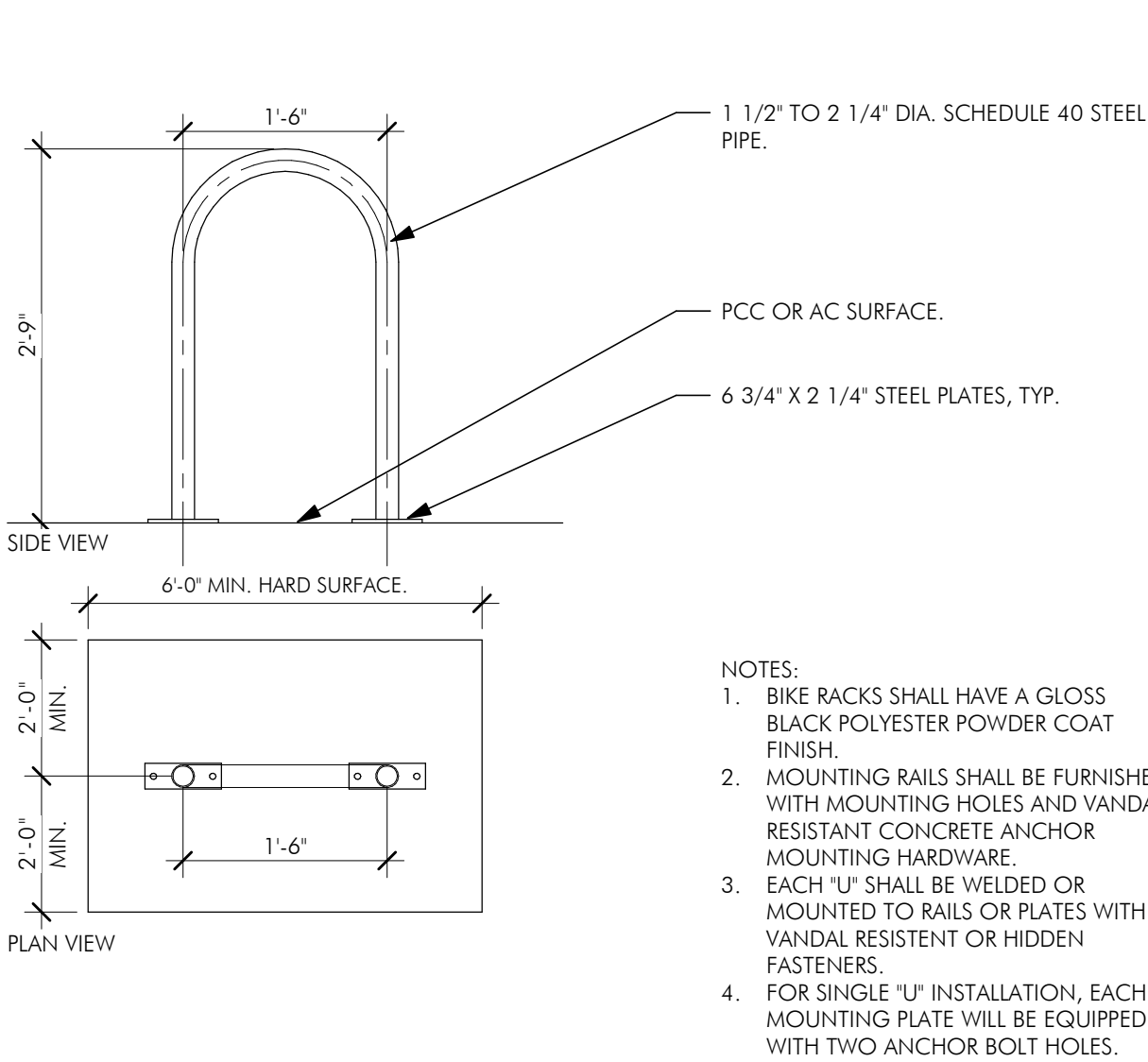
## SITE PLAN NOTES:

- PROPERTY LINE
- RIGHT OF WAY DEDICATION
- BUILDINGS SETBACK LINE
- VEHICLE USE AREA SETBACK LINE
- NEW DRIVEWAY PERMIT, LEFT OUT, LEFT IN, ONLY.
- DRIVEWAY PERMIT, WIDEN DRIVEWAY TO 36'-0" WIDTH TO PROVIDE LEFT AND RIGHT OUT LANES.
- PEDESTRIAN CONNECTION POINT TO NEW OR EXISTING CITY SIDEWALK.
- 45L x 15W x 14H SOLID WASTE VEHICLE OPERATION AREA.
- 30L x 12W x 14H LOADING SPACE SHOULD BE COINCIDENT WITH SOLID WASTE VEHICLE OPERATION AREA, BUT CITY PLANNERS CANT SEEM TO SEE HOW THAT IS PERMITTED BY THE DEVELOPMENT CODE.
- 4 EXISTING BICYCLE PARKING SPACES.
- 4 NEW BICYCLE PARKING SPACES.
- EXISTING PROPERTY LINE BETWEEN TAX LOT 10,000 AND TAX LOT 10,100 TO REMAIN
- PARALLEL PARKING SPACES NECESSITATED BY CITY OF SALEM ADDITIONAL SETBACK FOR VEHICLE USE AREAS.
- STORAGE SHIPPING CONTAINER FOR EXISTING C-STORE, MOUNTED ON STEEL FRAME ABOVE EXISTING LANDSCAPING AT WEST RAISED ACCESS WALK. AREA UNDER WILL HAVE 5 TO 7 FEET CLEAR HT.

1 SITE PLAN - EXISTING CONDITIONS

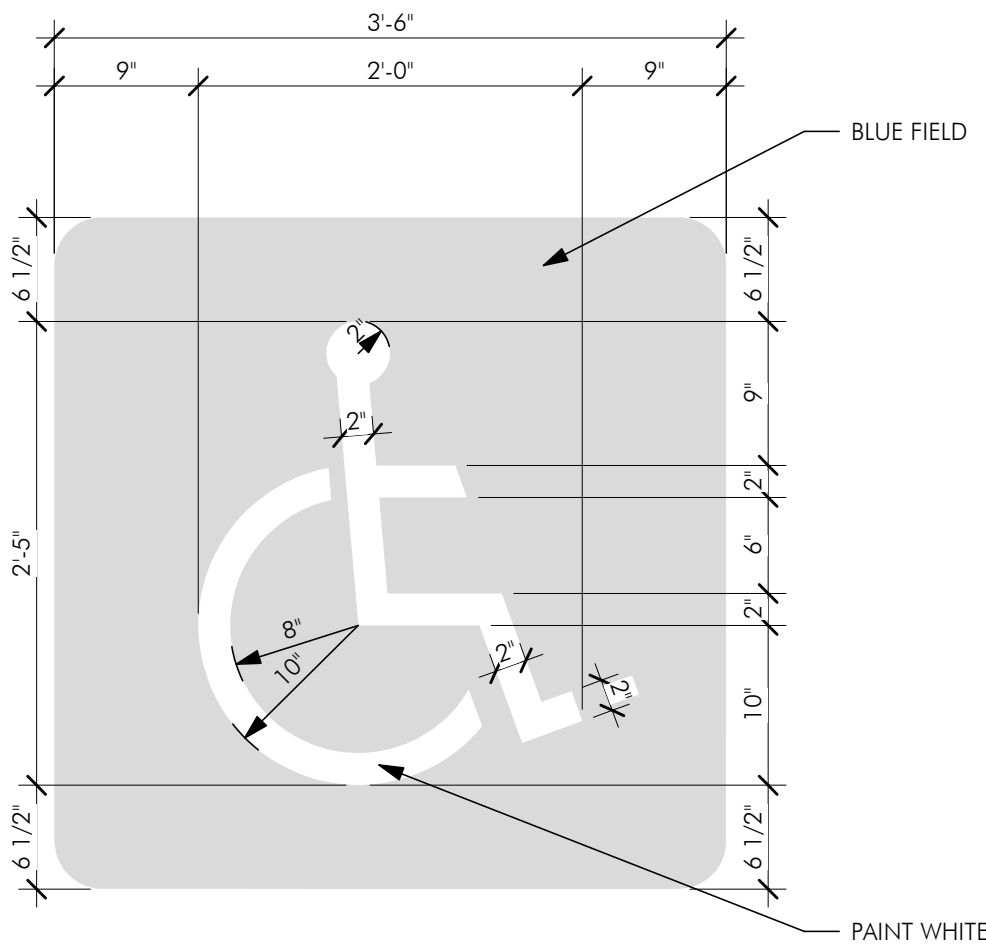
0' 5' 10' 20' 40' 60' 1" = 20'-0"





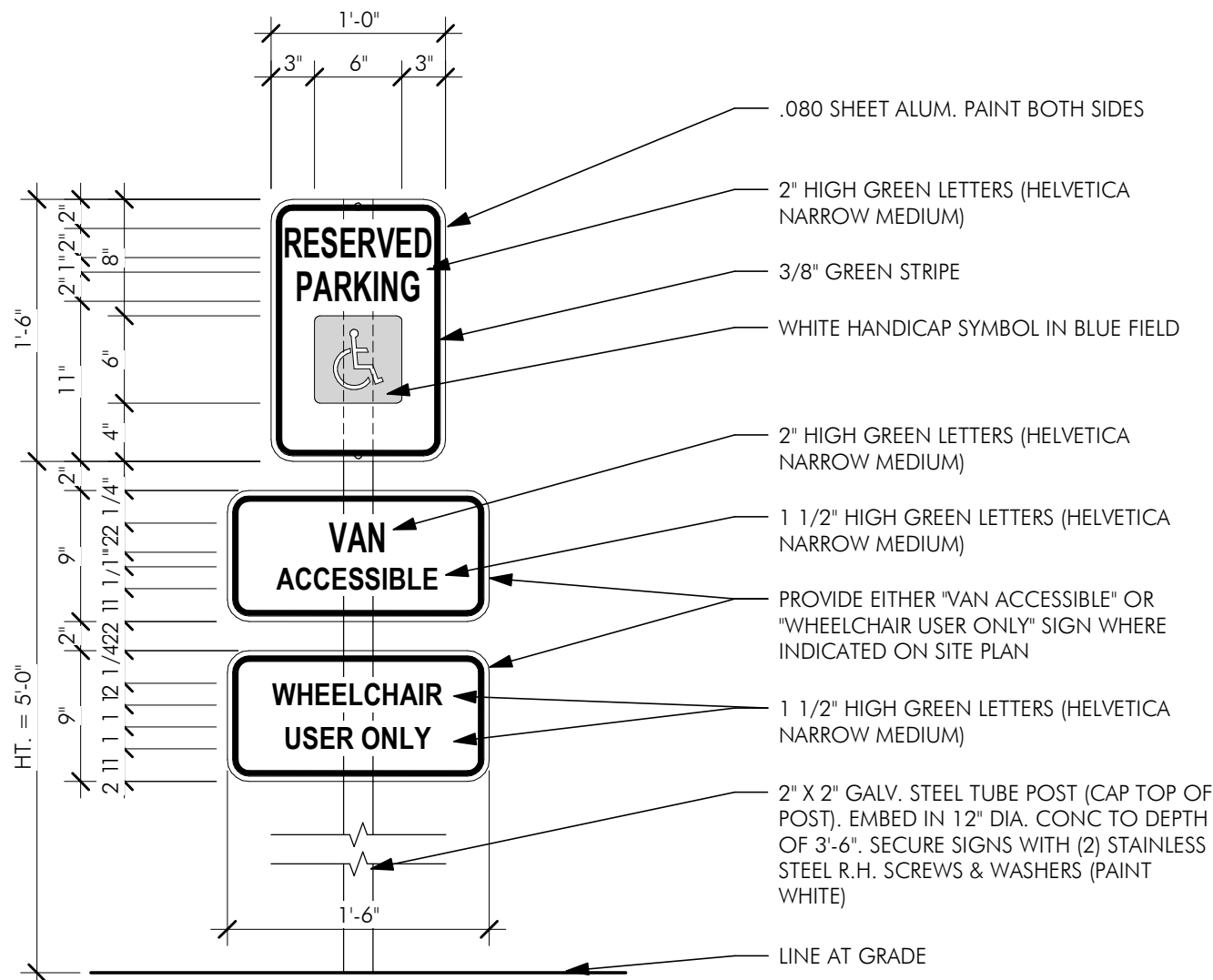
1 "INVERTED U" BIKE RACK

3/4" = 1'-0"



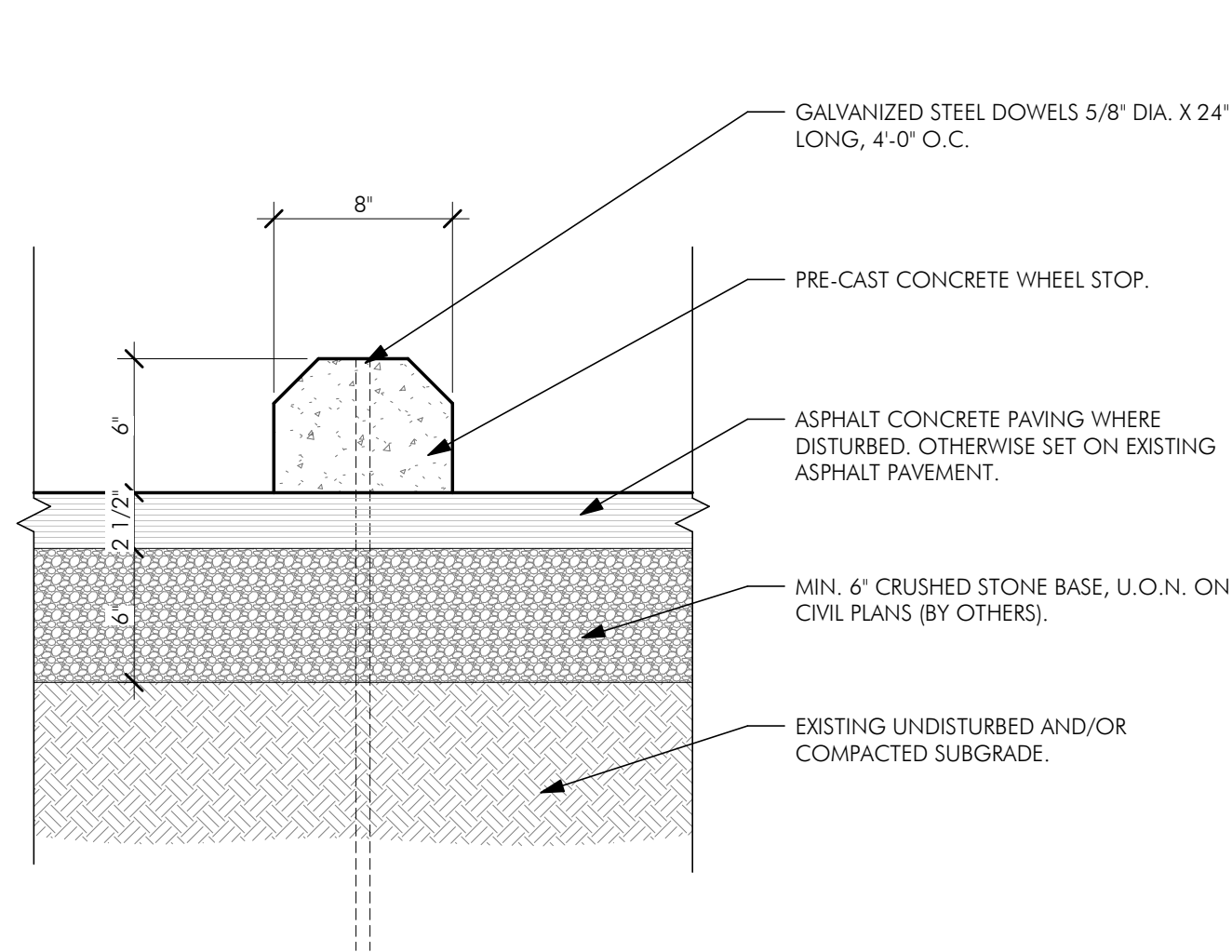
2 ACCESSIBLE PARKING SPACE SYMBOL

1" = 1'-0"



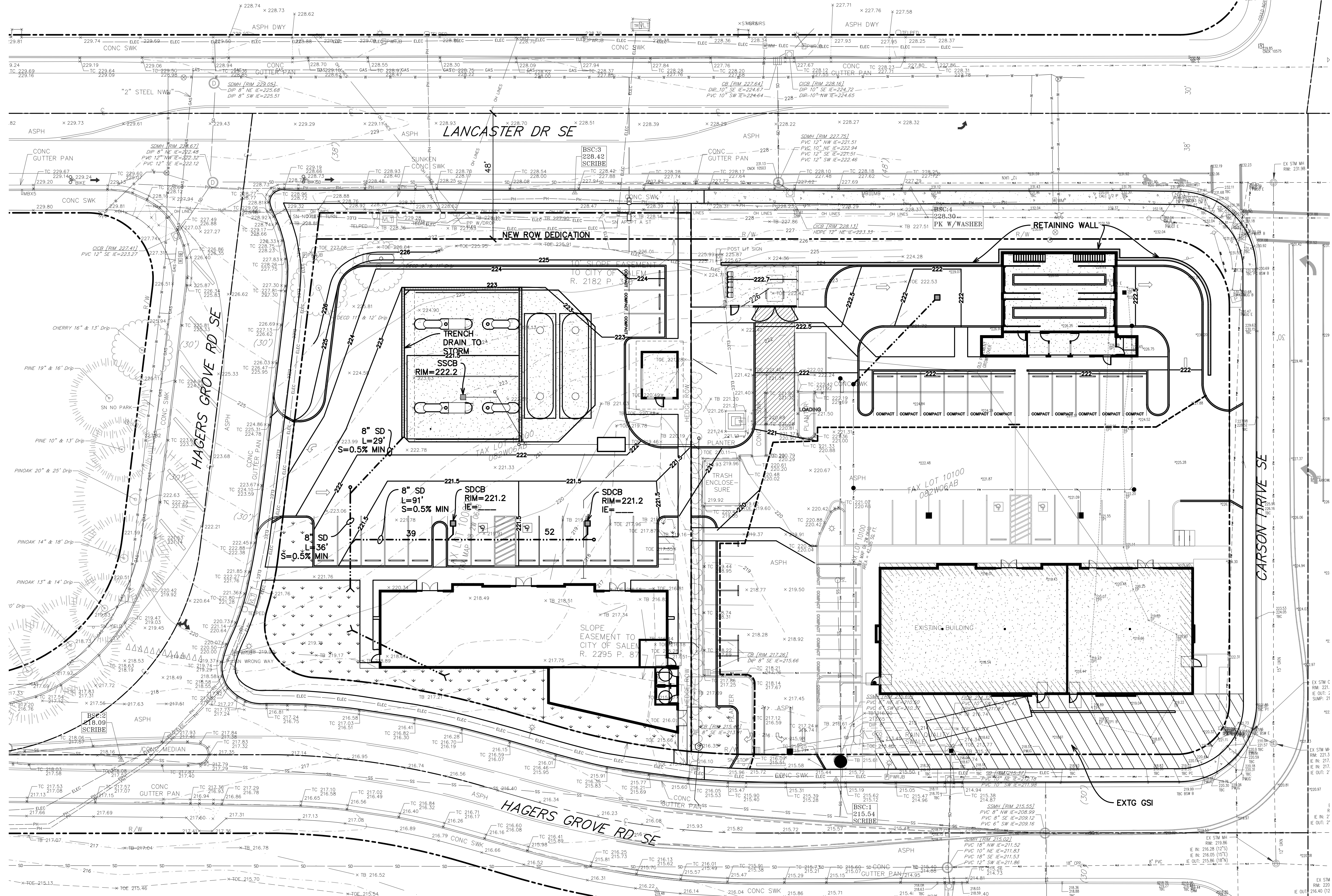
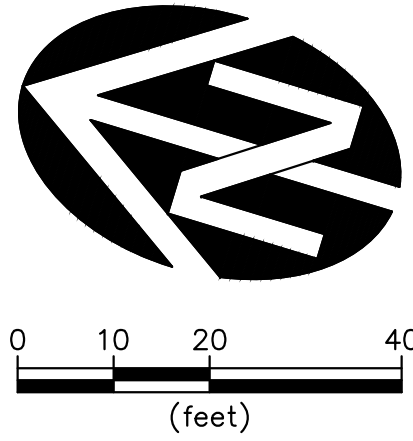
3 ACCESSIBLE VAN OR WHEELCHAIR PARKING SIGN

1" = 1'-0"



4 CONCRETE WHEEL STOP

1 1/2" = 1'-0"



SURFACING LEGEND	
	NEW GSI
NEW IMPERVIOUS AREA = 31,240 SF	
NEW GSI AREA = 3,497 SF	
GSI/IMPERVIOUS = 11.2%	

VERIFY SCALE  
THIS IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON SCALE, ACCURACY  
1"

REGISTERED PROFESSIONAL ENGINEER  
**REVIEW**  
WILLIAM J. STEWART  
10/12/2022

WESTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS  
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
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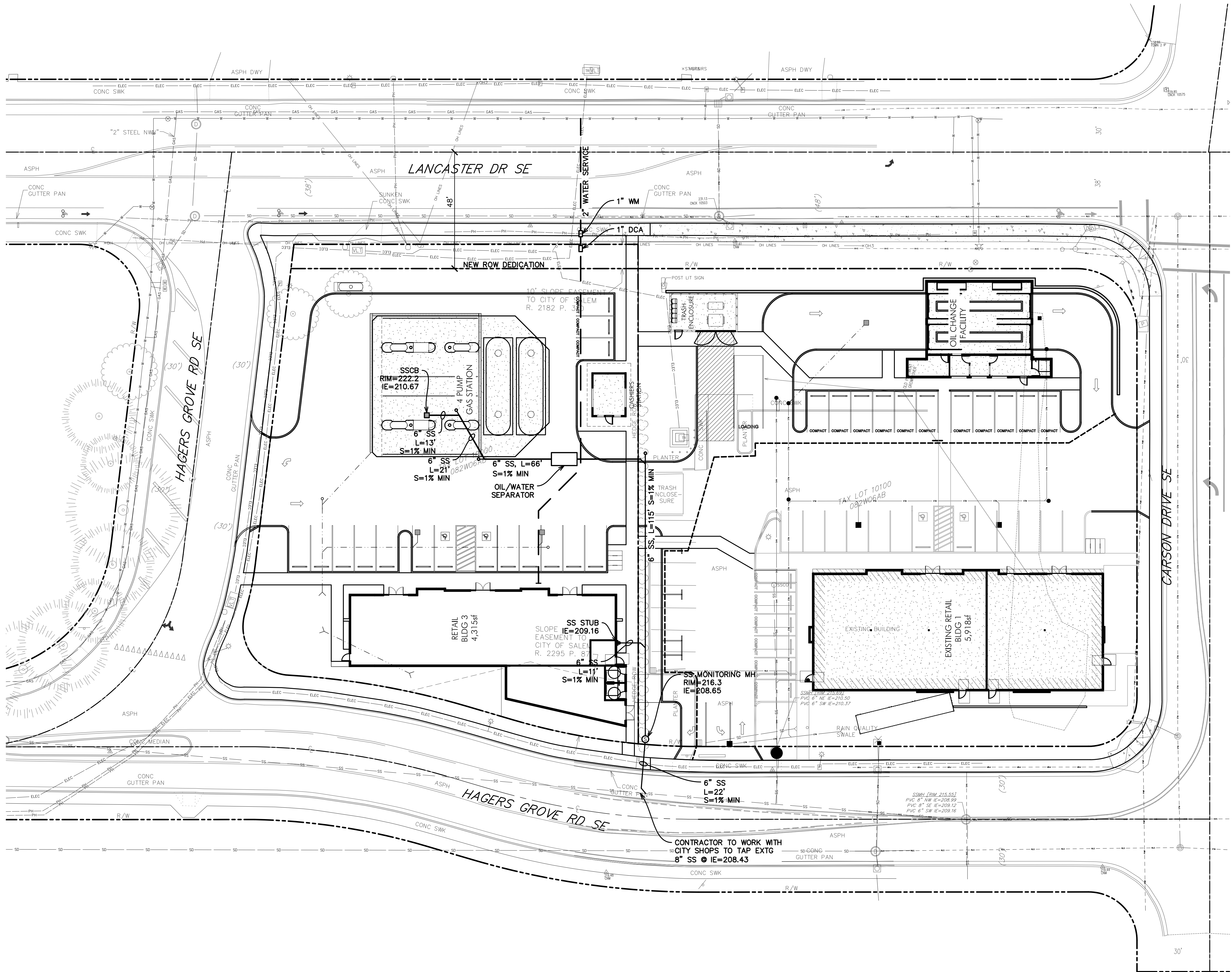
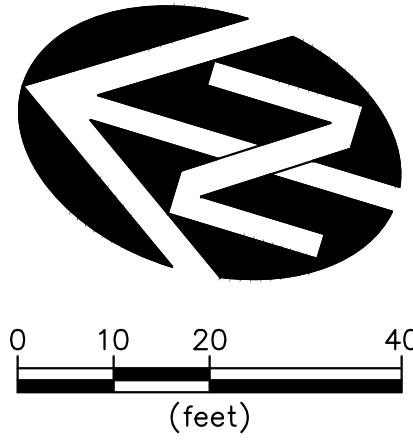
STUDIO3 ARCHITECTURE  
STOP 'N' SAVE HAGERS GROVE

DRAWING  
C2.0

JOB NUMBER  
3265.0000.0

DATE: 01/20/2022  
NO. 1  
DESCRIPTION  
BY





STUDIO3 ARCHITECTURE

STOP 'N' SAVE HAGERS GROVE

UTILITY PLAN

DRAWING  
C3.0

JOB NUMBER  
3265.0000.0

**WE**  
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VERIFY SCALE  
BASE IS ONE INCH ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON  
ORIGINAL DRAWING  
SCALE ACCURACY

DSN. JW  
DRN. AK  
CKD. JW  
DATE: 01/20/22  
NO. 1  
DESCRIPTION  
REVISIONS

REVISIONS