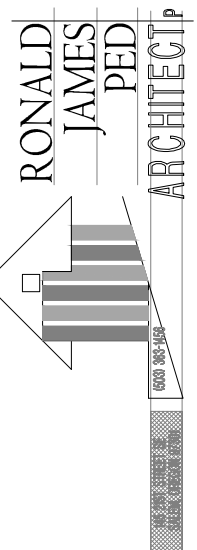
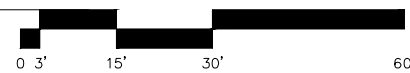


FIRE ACCESS PLAN

SCALE : 1" = 30'-0"



Site Plan Review Class 3
Creative Credit & Auto Sales
2410 Fairground Rd NE

DATE: 8.23.22
DRAWN: KDG
JOB NO.: 2261

SPR 11

Phase 1 Site Summary

PROPERTY SIZE	= 20,531 S.F. (.41 AC)
REQ'D LANDSCAPE AREA	= 3,079 S.F. (15%)
EXISTING LANDSCAPE AREA	= 0# S.F. (0%)
NEW LANDSCAPE AREA	= 3,107 S.F. (15.1%)
BUILDING FOOTPRINT AREA	= 900 S.F. (4.4%)
HARDSCAPE AREA	= 16,524 S.F. (80.5%)
	(100%)
TOTAL IMPERVIOUS AREA	= 17,424 S.F. (84.9%)

PHASE 1 LANDSCAPE REQUIREMENTS

LANDSCAPE AREA: 3,107#/20 PU PU REQ.: 155
TREES: 62 PU *
* 40% OF TOTAL PU TO BE TREES

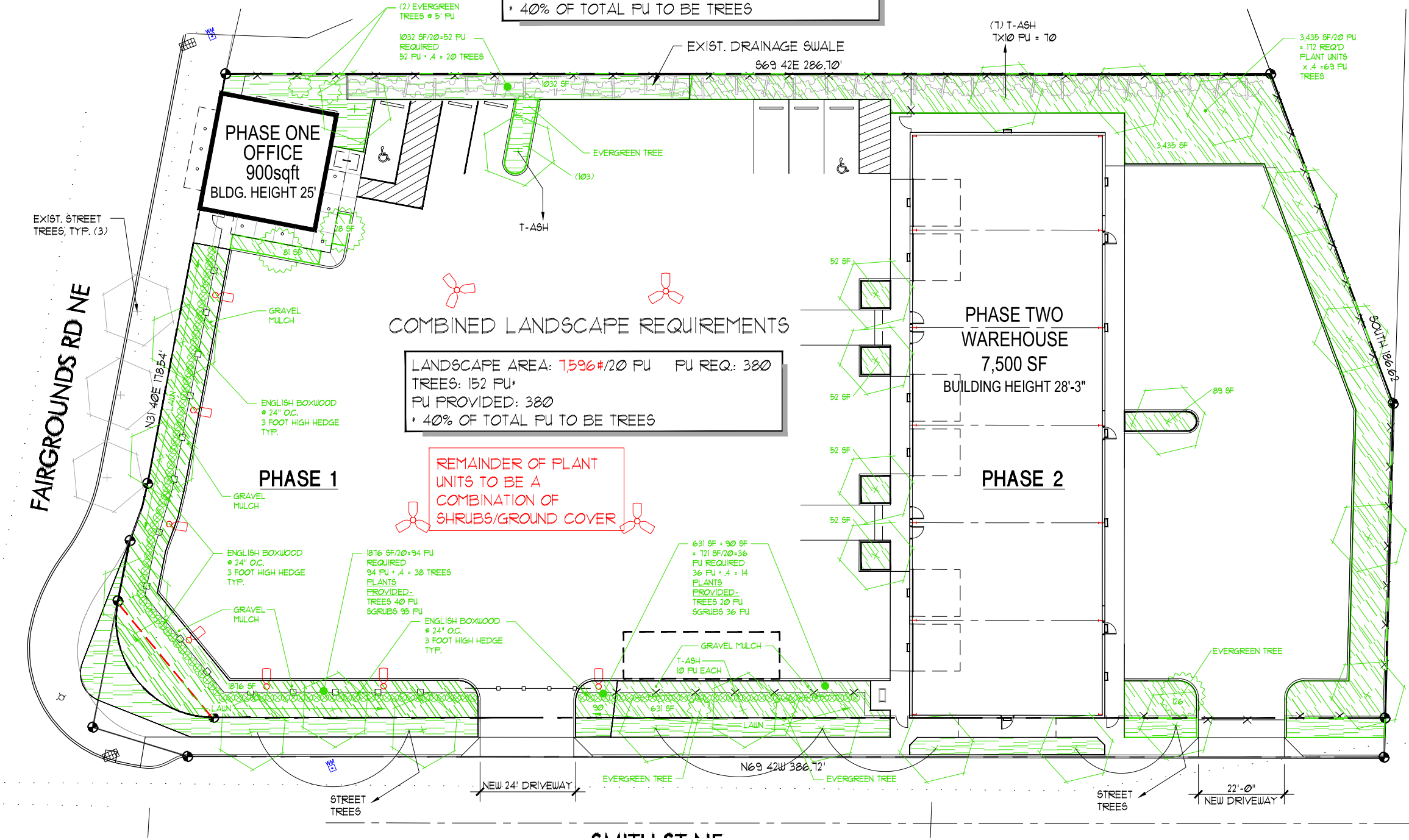
40% OF TOTAL REQ'D
PU TO BE TREES, SEE
COMBINED LANDSCAPE
REQUIREMENTS BELOW

Phase 2 Site Summary

PROPERTY SIZE	= 29,898 S.F. (.68 AC)
REQ'D LANDSCAPE AREA	= 4,485 S.F. (15%)
EXISTING LANDSCAPE AREA	= 0 S.F. (0%)
NEW LANDSCAPE AREA	= 4,489 S.F. (15.1%)
BUILDING FOOTPRINT AREA	= 7,500 S.F. (25.0%)
HARDSCAPE AREA	= 17,909 S.F. (59.9%)
	(100%)
TOTAL IMPERVIOUS AREA	= 25,409 S.F. (85%)

PHASE 2 LANDSCAPE REQUIREMENTS

LANDSCAPE AREA: 4,489#/20 PU PU REQ.: 224
TREES: 90 PU *
* 40% OF TOTAL PU TO BE TREES



COMBINED LANDSCAPE REQUIREMENTS

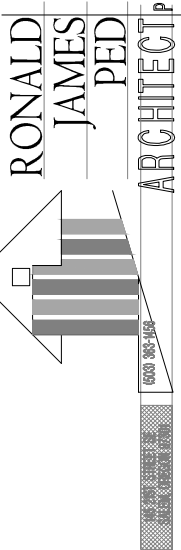
LANDSCAPE AREA: 7,596#/20 PU PU REQ.: 380
TREES: 152 PU*
PU PROVIDED: 380
* 40% OF TOTAL PU TO BE TREES

REMAINDER OF PLANT
UNITS TO BE A
COMBINATION OF
SHRUBS/GROUND COVER



LANDSCAPING PLAN

SCALE : 1" = 30'-0"



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DATE: 8.23.22
DRAWN: KDG
JOB NO.: 2261

SPR 6

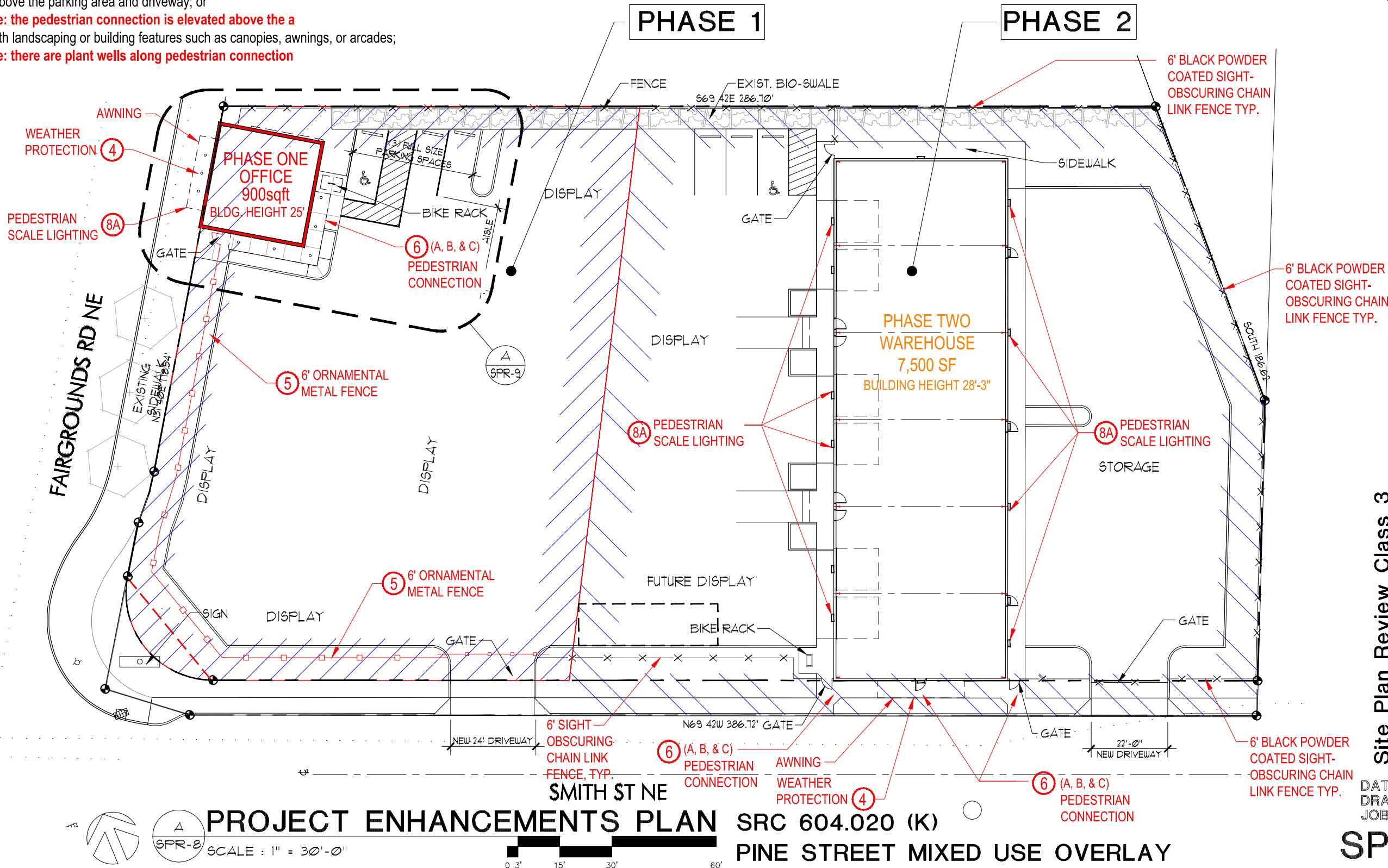
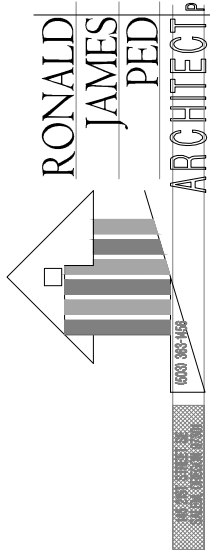
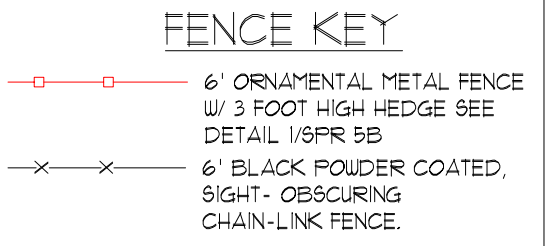
PROJECT ENHANCEMENTS (SRC 604.020)

- (4) Weather protection, in the form of awnings or canopies, along more than 50 percent of the length of the ground floor building facade adjacent to sidewalks or pedestrian connections;
Response: 50 percent of the building façade has pedestrian covered connection

(5) Cast iron or wrought iron fencing adjacent to Portland/Fairgrounds Road;
Response: an ornamental fence is installed along Fairgrounds

(6) Pedestrian connections that are:
(A) Constructed with pavers, scored or colored cement, and/or stamped asphalt;
Response: the concrete has integral color.
(B) Elevated above the parking area and driveway; or
Response: the pedestrian connection is elevated above the a
(C) Defined with landscaping or building features such as canopies, awnings, or arcades;
Response: there are plant wells along pedestrian connection
- (7) Development on surface parking lots existing on October 1, 2001;
Response: the parking lot/vehicular use are existing prior to 2001.

(8) Provision of one or more of the following pedestrian-oriented design features on private property adjacent to Portland/Fairgrounds Road:
(A) Pedestrian scale lighting not more than 16 feet in height; or
Response: Pedestrian lighting will be provide on the building



Site Plan Review Class 3
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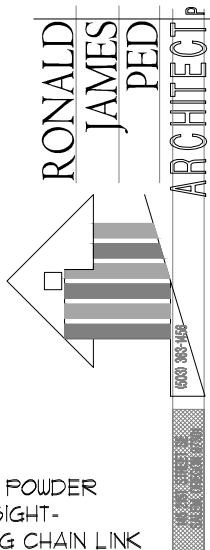
DATE: 8.23.22
DRAWN: KDG
JOB NO.: 2261

SPR 8

Table with 3 columns: Feature, Area (SF), and Percentage. Rows include Property Size, Required Landscape, New Landscape Area, Building Footprint, and Hardscape Area.

Table with 2 columns: Category and Details. Rows include Parking Spaces for Phase 1 and Phase 2, and Warehouse details for Phase 2.

Table with 2 columns: Category and Details. Rows include Bicycle Spaces for Phase 1 and Phase 2, and Warehouse details for Phase 2.

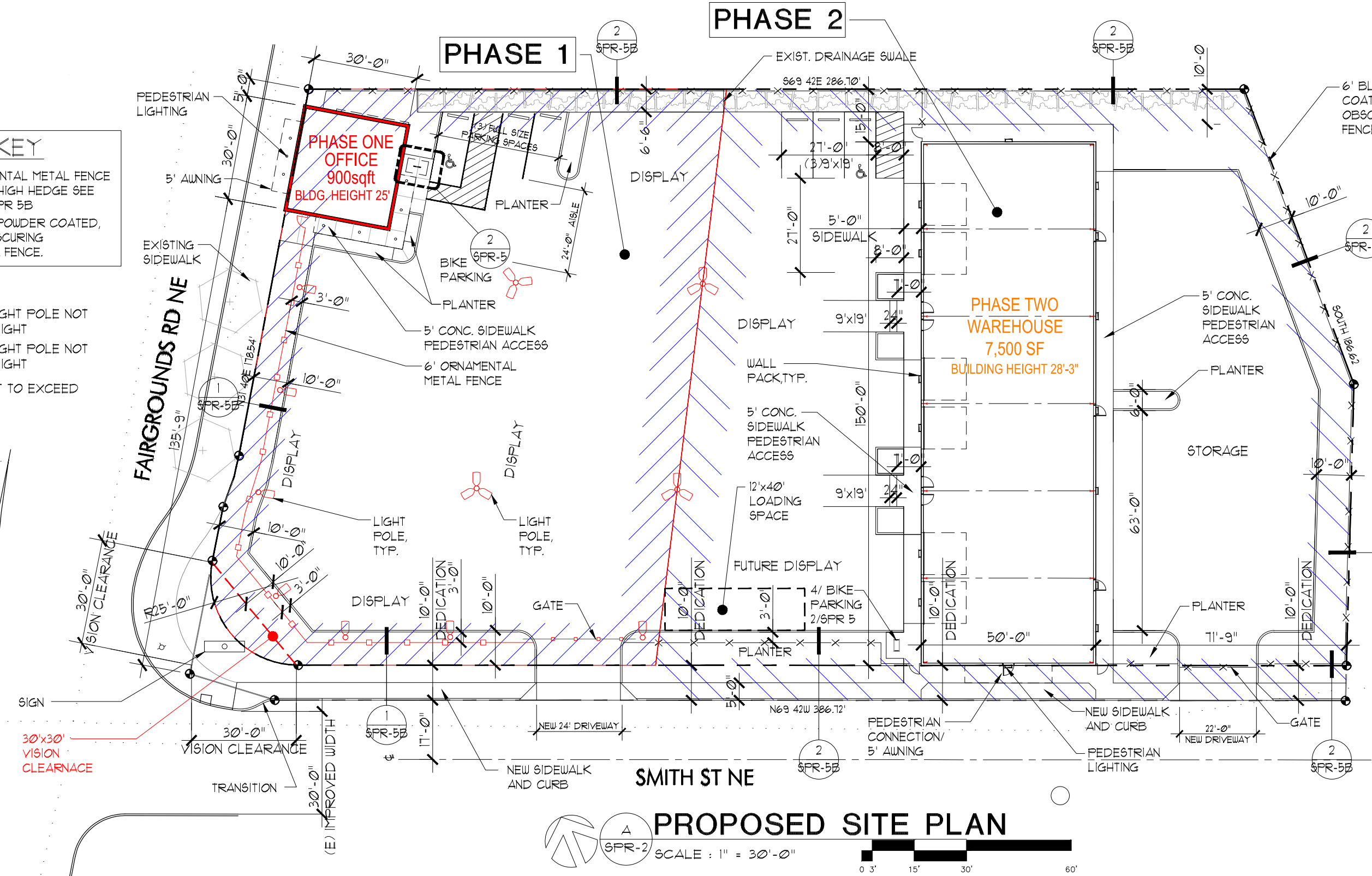


FENCE KEY

- 6' ORNAMENTAL METAL FENCE W/ 3 FOOT HIGH HEDGE SEE DETAIL 1/SPR 5B
- 6' BLACK POWDER COATED, SIGHT- OBSCURING CHAIN-LINK FENCE.

SITE LIGHTING KEY

- SINGLE HEAD LED LIGHT POLE NOT TO EXCEED 25' IN HEIGHT
- SINGLE HEAD LED LIGHT POLE NOT TO EXCEED 25' IN HEIGHT
- LED WALL PACK, NOT TO EXCEED 16' IN HEIGHT



PROPOSED SITE PLAN

SCALE : 1" = 30'-0"

0' 3' 15' 30' 60'

Site Plan Review Class 3

Creative Credit & Auto Sales

2410 Fairground Rd NE

DATE: 8.23.22

DRAWN: KDG

JOB NO.: 2261

SPR 2

VICINITY MAP

HIGHLAND

25th Fairgrounds Station

OREGON STATE FAIRGROUNDS

FAIRGROUNDS RD NE

SUNNYVIEW RD

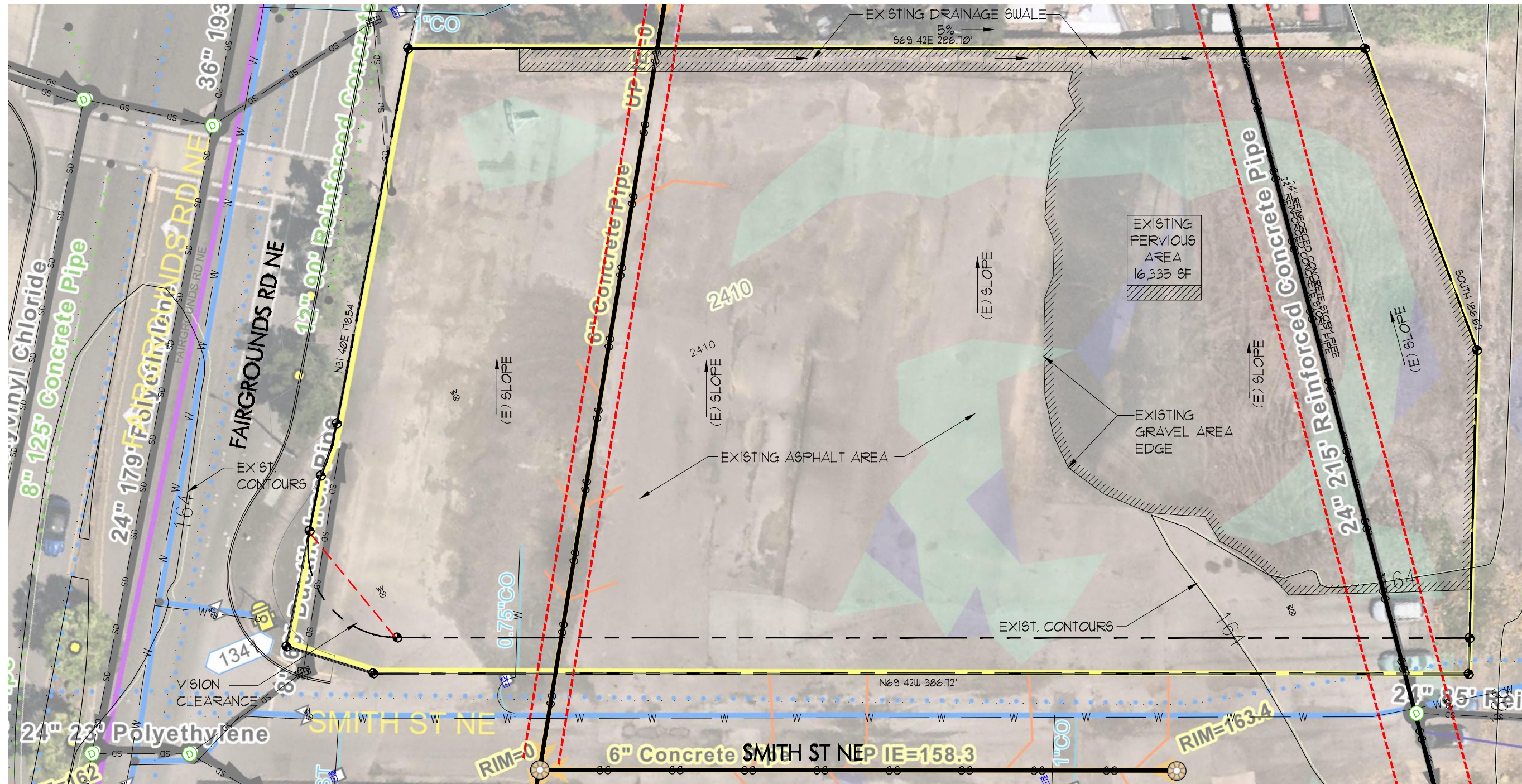
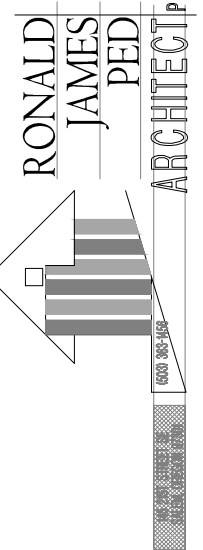
25

PROJECT LOCATION

COMPLETE SITE SUMMARY		
PROPERTY SIZE	=50,429 SF	(1.15AC)
REQUIRED LANDSCAPE	=7,564 SF	(15%)
NEW LANDSCAPE AREA	=7,596 SF	(15%)
BUILDING FOOTPRINT	=8,400 SF	(16.7%)
HARDSCAPE AREA	=34,433 SF	(68.2%)

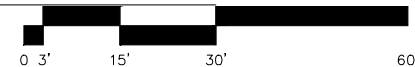
DRAWING INDEX

SPR 1	EXISTING SITE PLAN	SPR 11	FIRE ACCESS PLAN
SPR 2	PROPOSED SITE PLAN	A3.1	BUILDING ELEVATIONS
SPR 3	GRADING PLAN	A3.2	BUILDING ELEVATIONS
SPR 4	UTILITY PLAN	A3.3	NOT USED
SPR 5	DETAILS	A3.4	NOT USED
SPR 6	PHASE 1 & PHASE 2 LANDSCAPING	A3.5	NOT USED
SPR 7	COMPLETE LANDSCAPING & DETAILS		
SPR 8	SITE ENHANCEMENTS PLAN		
SPR 9	ENLARGED OFFICE PLAN		
SPR 10	STORM WATER MANAGEMENT PLAN		



EXISTING SITE PLAN

1) SCALE : 1" = 30'-0"

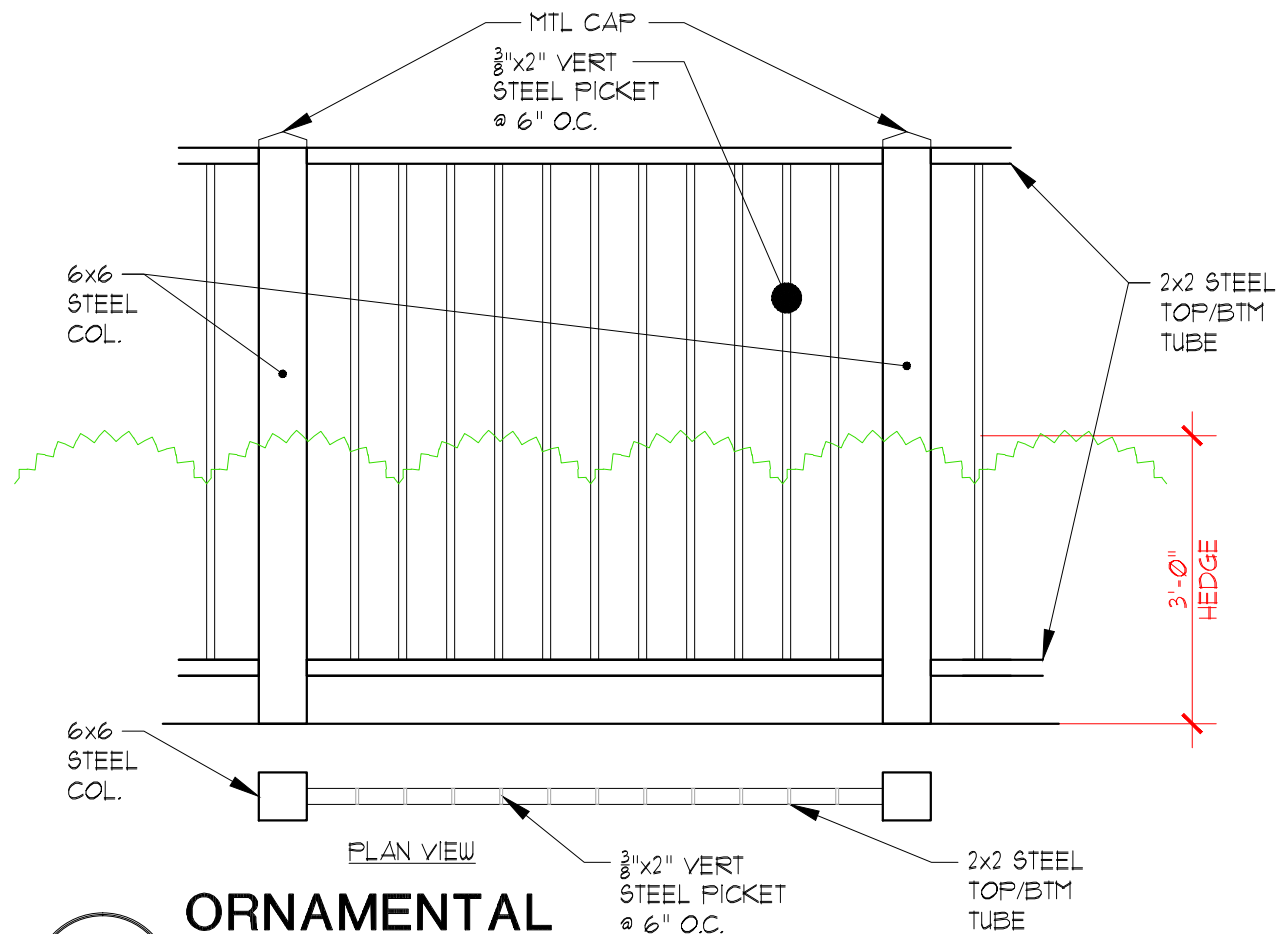


Site Plan Review Class 3

Creative Credit & Auto Sales
2410 Fairground Rd NE

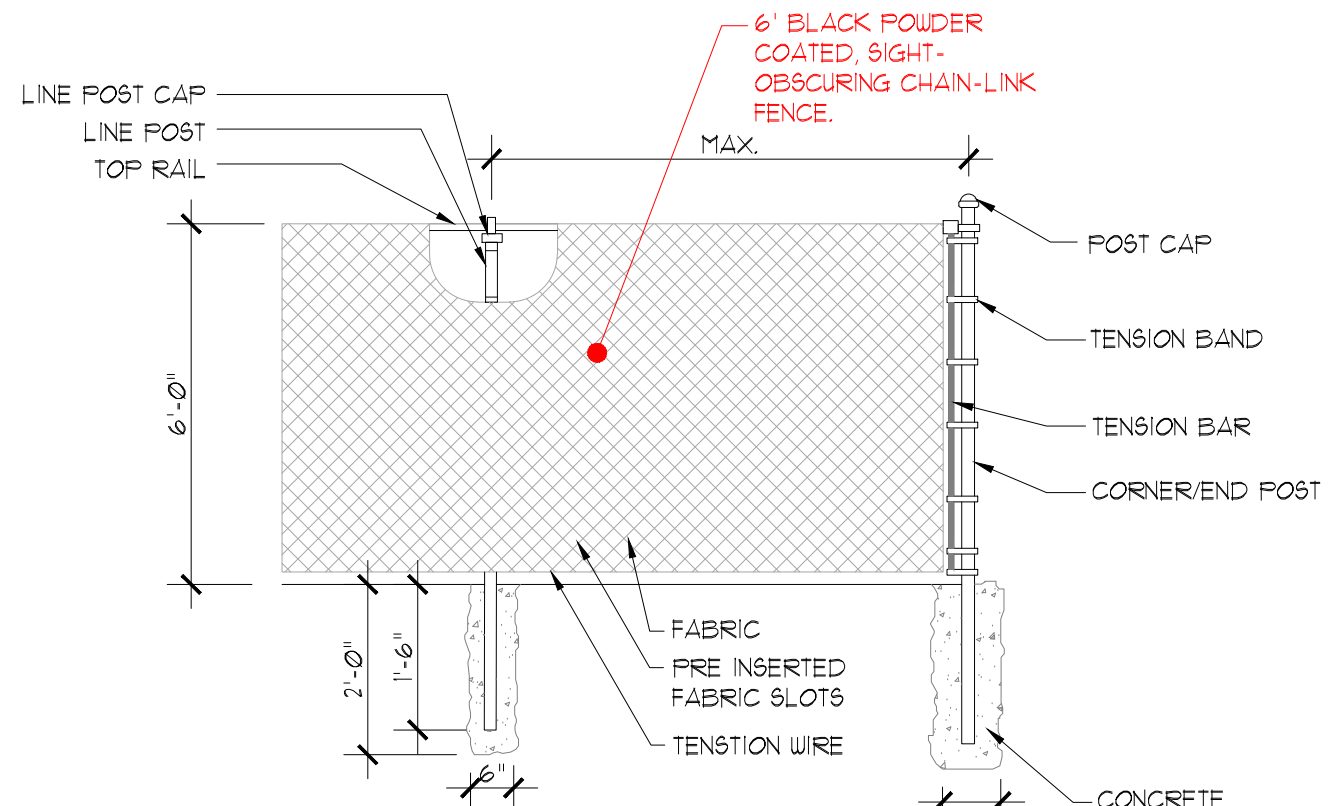
DATE: 8.23.22
DRAWN: KDG
JOB NO.: 2261

SPR 1

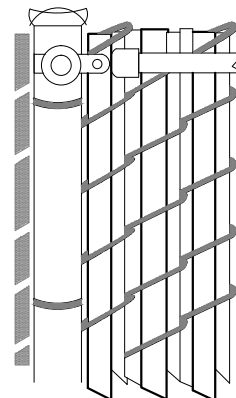


ORNAMENTAL METAL FENCE DETAIL

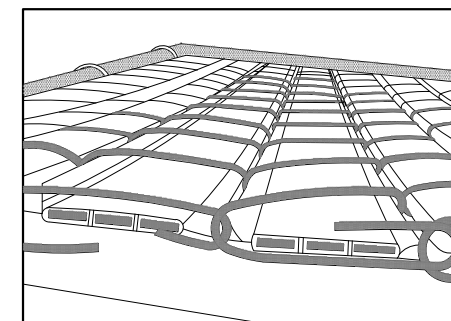
SCALE: 1/2" = 1'-0"



ELEVATION



TYPICAL CORNER
POST DETAIL



TYPICAL SLAT
KNUCKLED SELVES
DETAIL

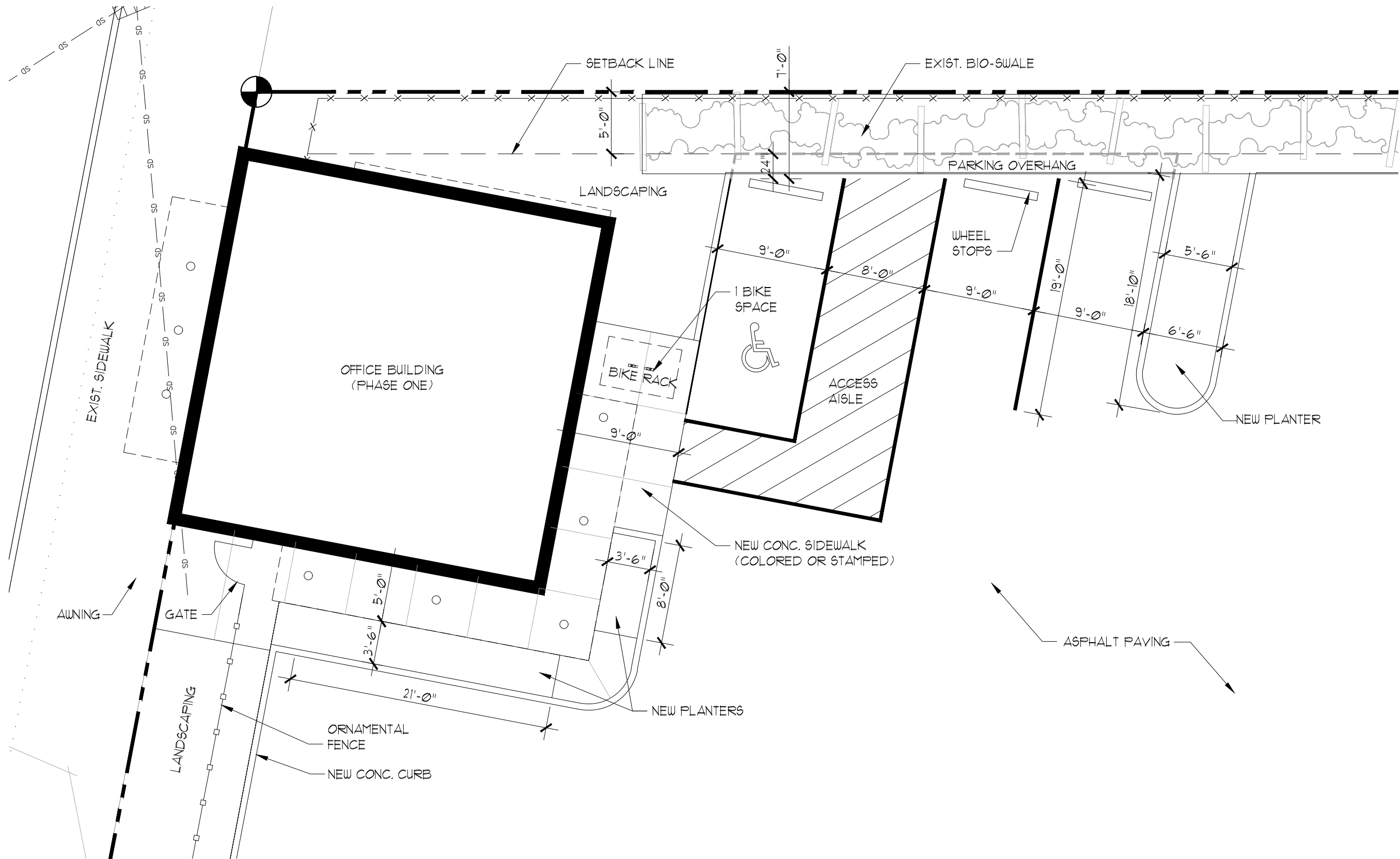
NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3437-001.

CHAIN LINK FENCE

3 1/2" x 5" MESH W/ SUPREME PRIVACY SLATS (PRE-INSERTED IN FENCE)

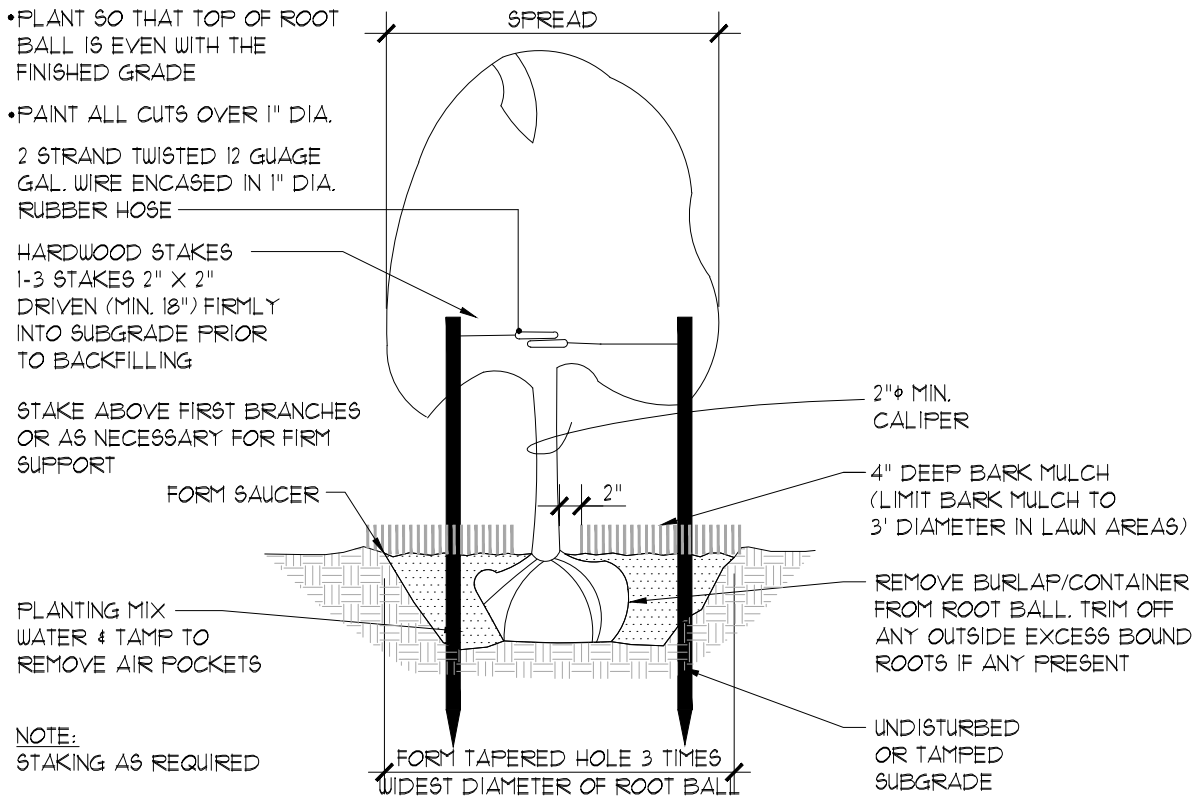
SCALE: 1/2" = 1'-0"



△
SPR-8a

ENLARGED OFFICE PLAN

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








TREE PLANTING









VERTICAL STAKES








SCALE: NTS



M:\025\ITEWK\300\LANDSC\02500 TREE PLANTING

PLANT LIST

STREET TREES	COMMON NAME/BOTANICAL NAME	SIZE	COMMENTS	COUNT
	T-ASH ASH, RAYWOOD FRAXINUS OXYCARPA 'RAYWOOD'	1-8' LARGE	2" CALIPER 10 PU	
	T-LIN LINDEN TILIA CORDATA 'HALA'	1-8' LARGE	2" CALIPER 10 PU	
	T-MAP ARM ARMSTRONG MAPLE, ACER RUBRUM 'ARMSTRONG'	1-8' MEDIUM	2" CALIPER 10 PU	
	T-MAP RED ACER rumbrum/RED MAPLE October Glory	1-8' MEDIUM	2" CALIPER 10 PU	
	T-DOUG FIR DOUGLAS FIR / Pseudotsuga menziesii	LARGE	2" CALIPER 10 PU	

ORNAMENTAL TREES	COMMON NAME/BOTANICAL NAME	SIZE	COMMENTS
	T-JAPO CRYPTOMERIA JAPONICA 'ELEGANS'	1-8'	2" MIN CALIPER 5 PU
	T-TAMA CRYPTOMERIA JAPONICA /TAISHO TAMA (TAISHO TAMA JAPANESE CEDAR)	4-6'	2" MIN CALIPER 5 PU
	T-BLA CRYPTOMERIA JAPONICA /BLACK DRAGON	4-6'	2" MIN CALIPER 5 PU
	T-MAP VINE VINE MAPLE/ACER circinatum	1-8'	2" MIN CALIPER 2 PU
	T-CRAB CRABAPPLE/MALUS 'AMERICAN BEAUTY'	1-8'	2 MIN CALIPER 2 PU
	T-CRY CRYPTOMERIA JAPONICA /SEKKEN-SUGI	6'	2" MIN CALIPER 5 PU
	T-CUP CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS 'STRICTA'	6'	2" MIN CALIPER 5 PU
	T-CHA CHAMAECYPARIS OBTUSA HINOKI FALSE CYPRESS 'GRACILIS'	6'	2" MIN CALIPER 5 PU

SIZE	SHRUBS	COMMON NAME/BOTANICAL NAME	COMMENTS
1 gal. 3 gal.	S-HYB.	HYBISCUS/Hyblscus Syriacus ROSE OF SHARON 'MINERVA' 'AZURRI SATIN'	1 PU 1 gal / 2 PU 3 gal
	S-STRA.	DEUTZIA x hybridia 'STRAWBERRY FIELDS'	1 PU 1 gal / 2 PU 3 gal
	S-ABE	ABELIA grandiflora 'EDWARD GOUCHER' (EVERGREEN)	1 PU 1 gal / 2 PU 3 gal
	S-VIB.D	VIBURNUM Japonicum (EVERGREEN)	1 PU 1 gal / 2 PU 3 gal
	S-PIE.	PIERIS japonicum LILLY-OF-THE-VALLEY (EVERGREEN/SHADE)	1 PU 1 gal / 2 PU 3 gal
	S-AUC	AUCUBA JAPONICA JAPANESE AUCUBA (EVERGREEN/SHADE)	1 PU 1 gal / 2 PU 3 gal
	S-VIB.	VIBURNUM ELLIPTICUM. COMMON VIBURNUM	1 PU 1 gal / 2 PU 3 gal
	S-CURR.	RED-FLOWERING CURRANT/Ribes sanguinem	1 PU 1 gal / 2 PU 3 gal

GROUND COVER	BOTANICAL NAME/COMMON NAME	SIZE	COMMENTS
	G-PHL PHLOX SUBLATA CREEPING PHLOX	1 gal.	24" SPACING 1 PU
	G-VIN VINCA MAJOR PERIWINKLE	1 gal.	24" SPACING 1 PU

2

PLANT LIST

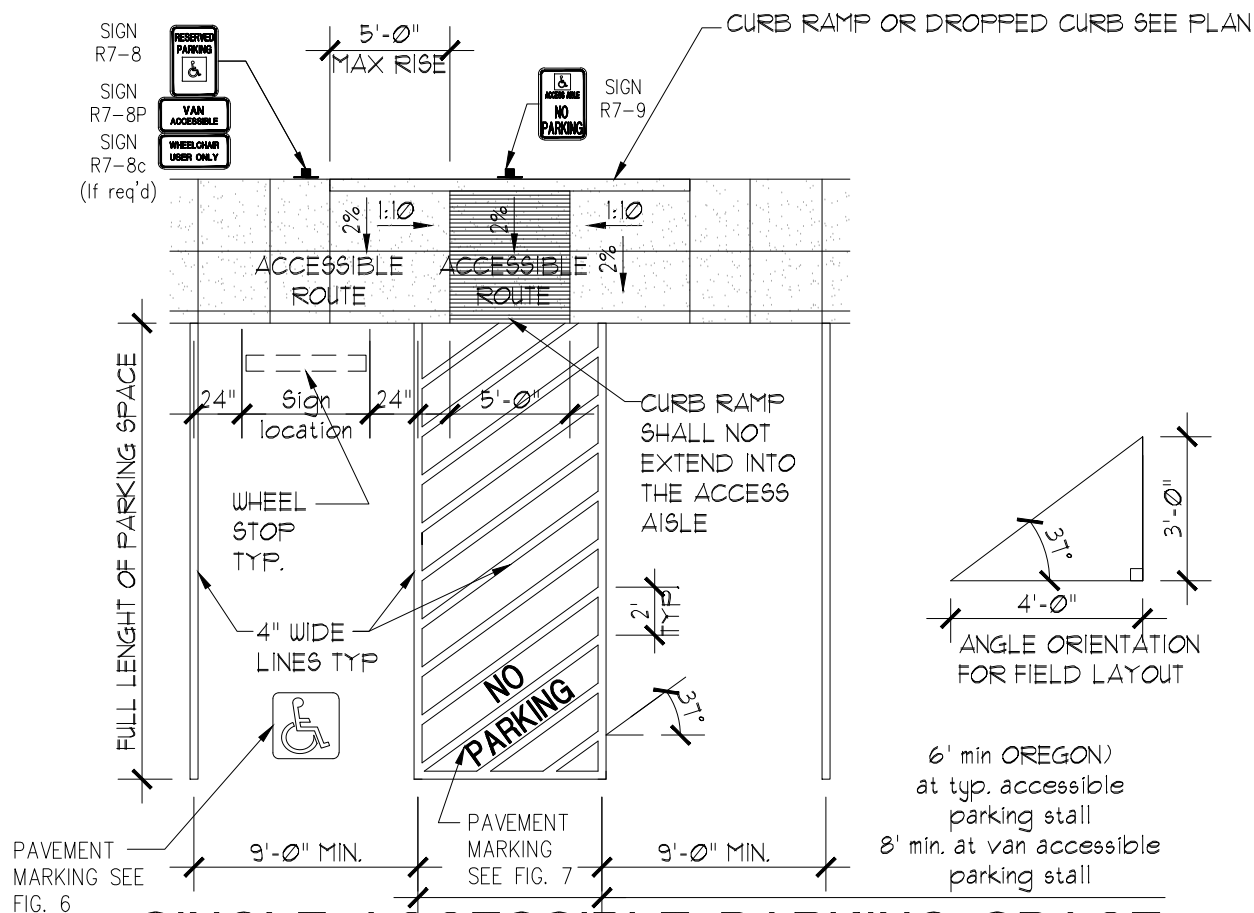
SCALE: N/A

M:\025\ITEWK\350\PLNTS\02550 PLANTLIST

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>

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.

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.

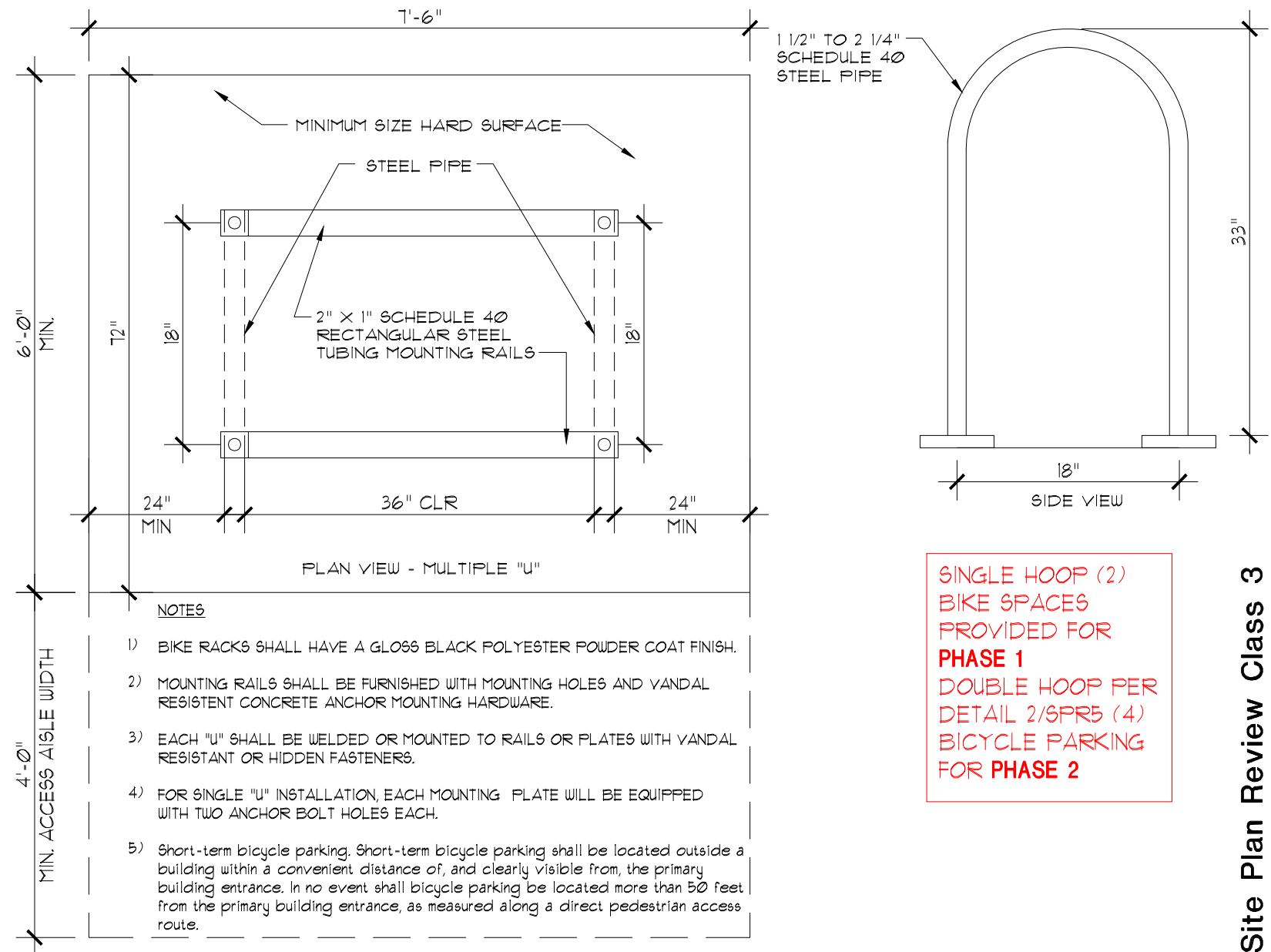


SINGLE-ACCESSIBLE PARKING SPACE

VAN-ACCESSIBLE DESIGNATION REQUIRED

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

M:\025ITEWK\580PVMRK\02580 HC-SGL

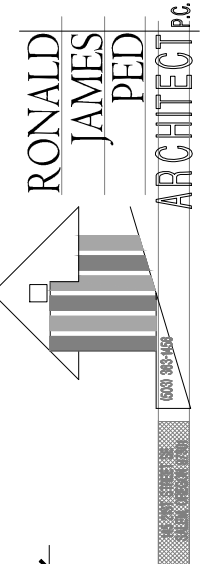


BICYCLE PARKING RACK DETAIL

PER TABLE 806-10

SCALE: 1" = 1'-0"

M:\025ITEWK\600PIFNG\02600 BIKE RACK



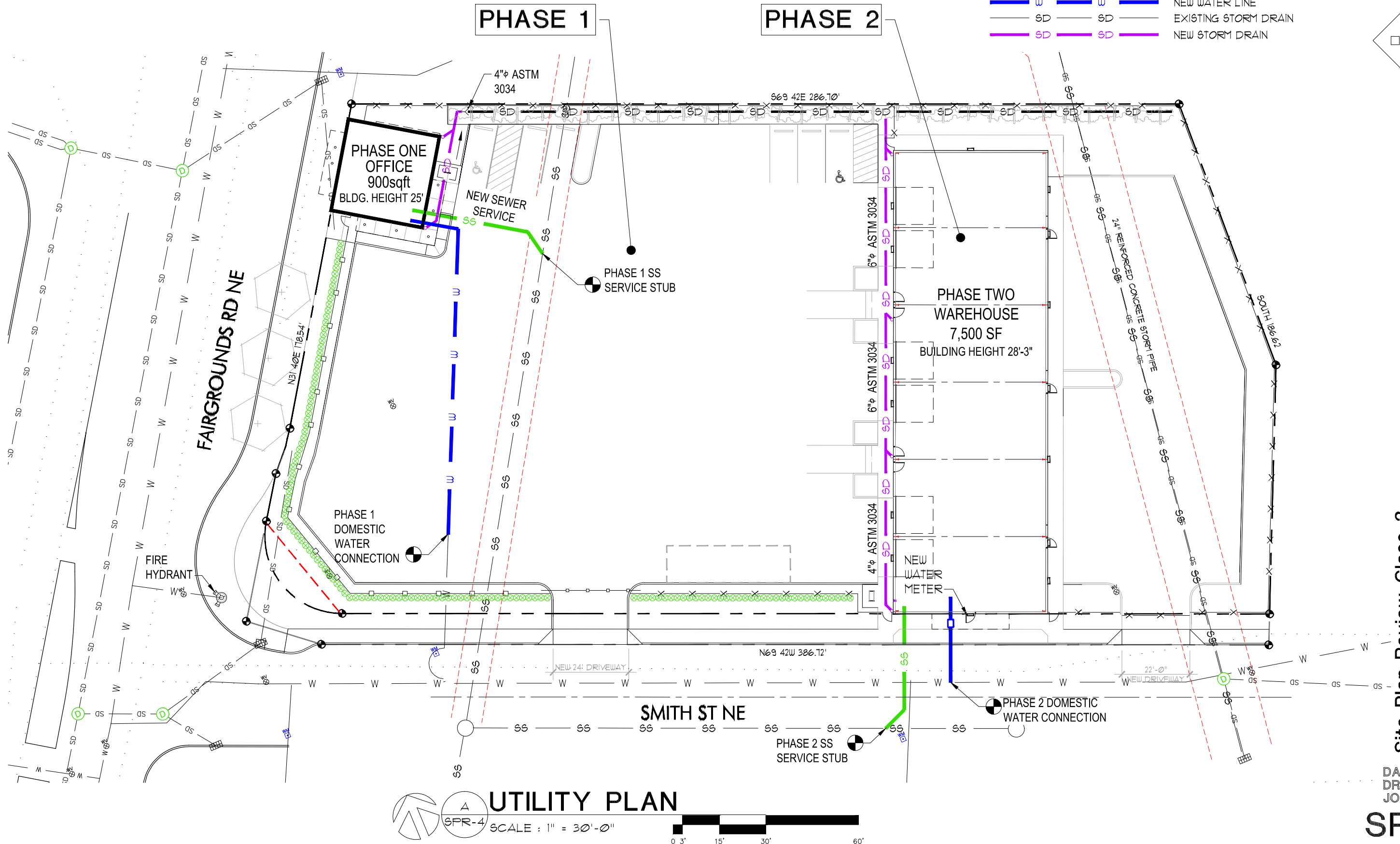
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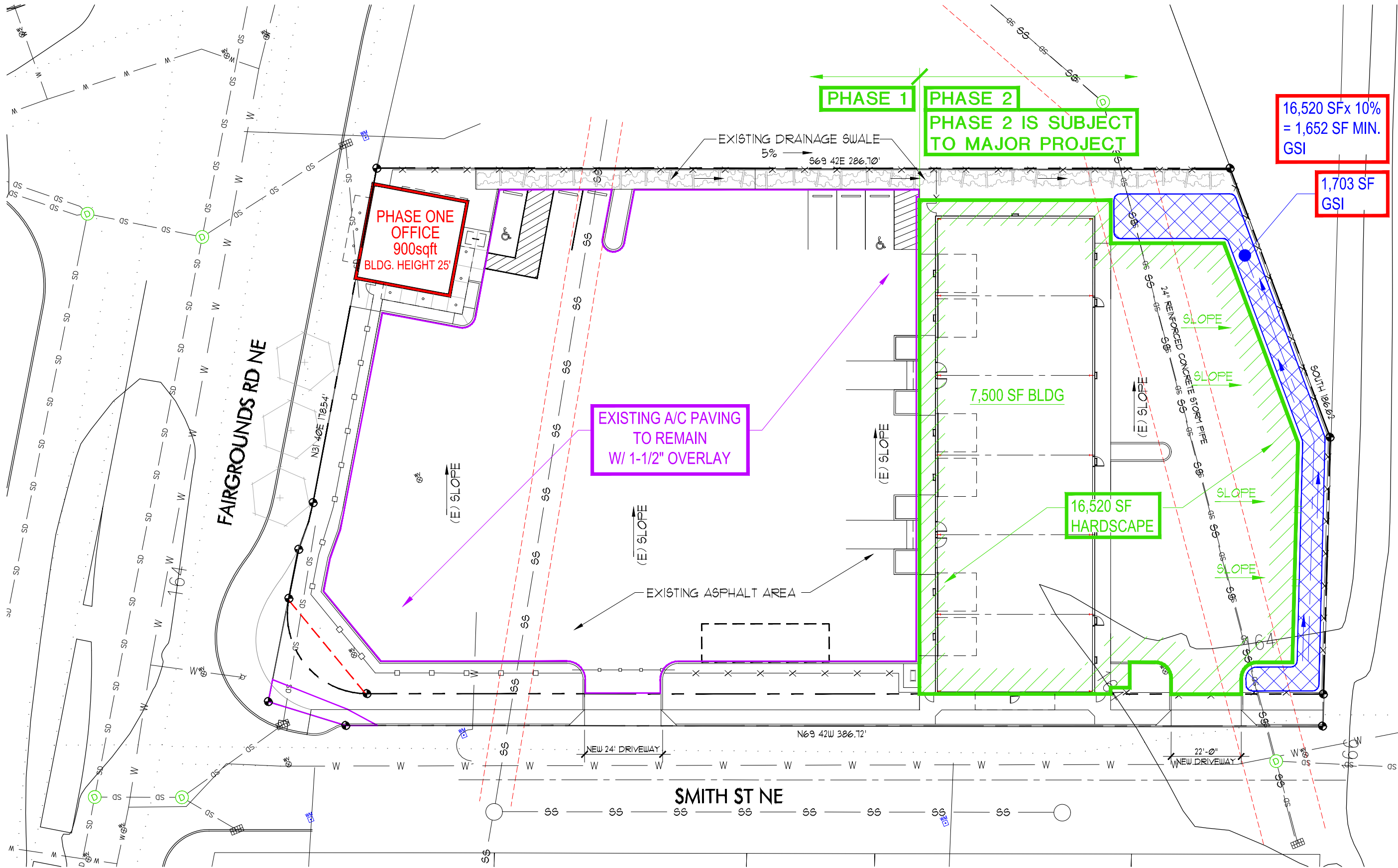
DATE: 8.23.22
DRAWN: KDG
JOB NO.: 2261

SPR 5

LEGEND

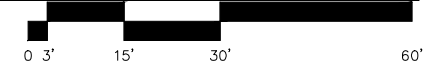
SS	SS	EXISTING SEWER LINE
SS	SS	NEW SEWER LINE
W	W	EXISTING WATER LINE
W	W	NEW WATER LINE
SD	SD	EXISTING STORM DRAIN
SD	SD	NEW STORM DRAIN

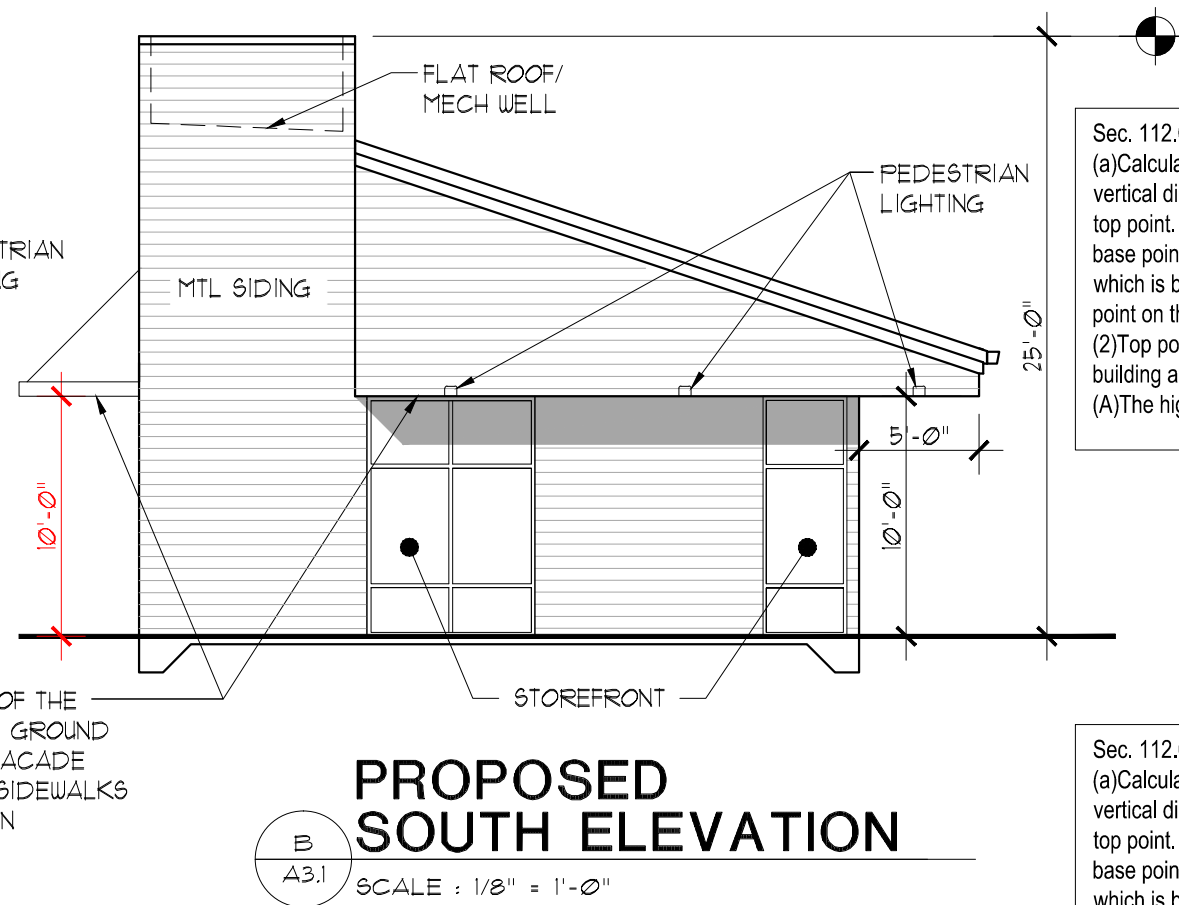
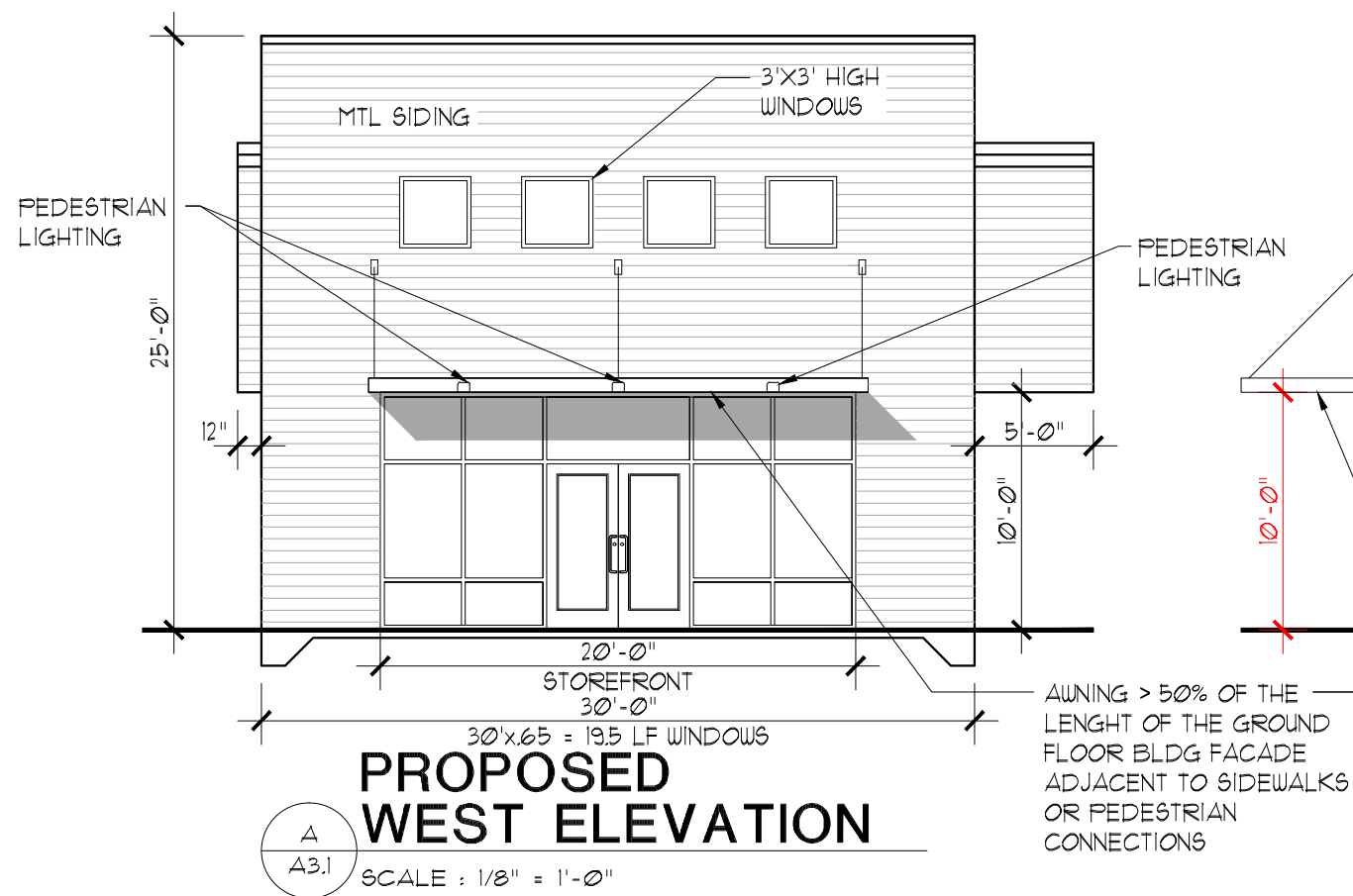




STORM WATER MANAGEMENT PLAN

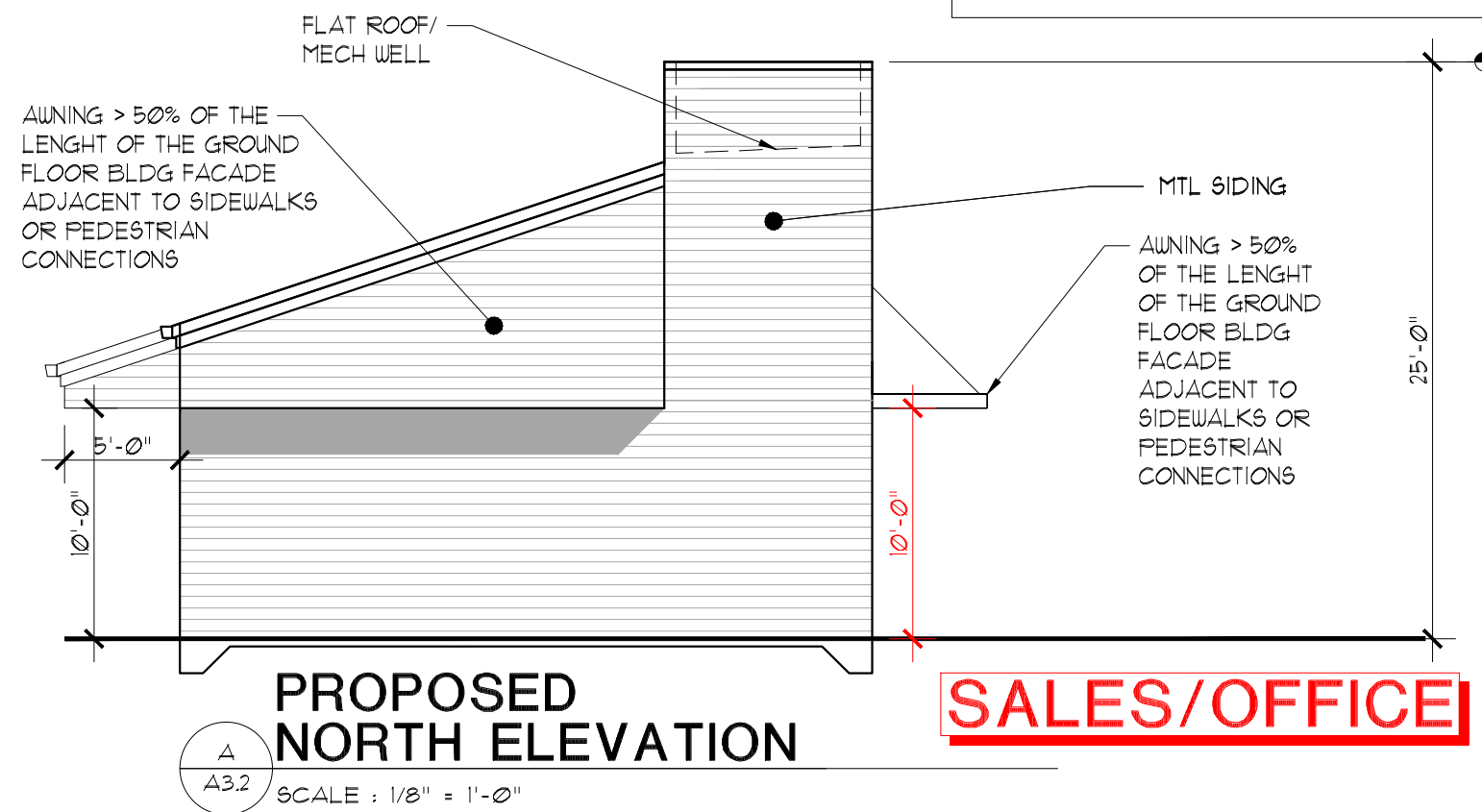
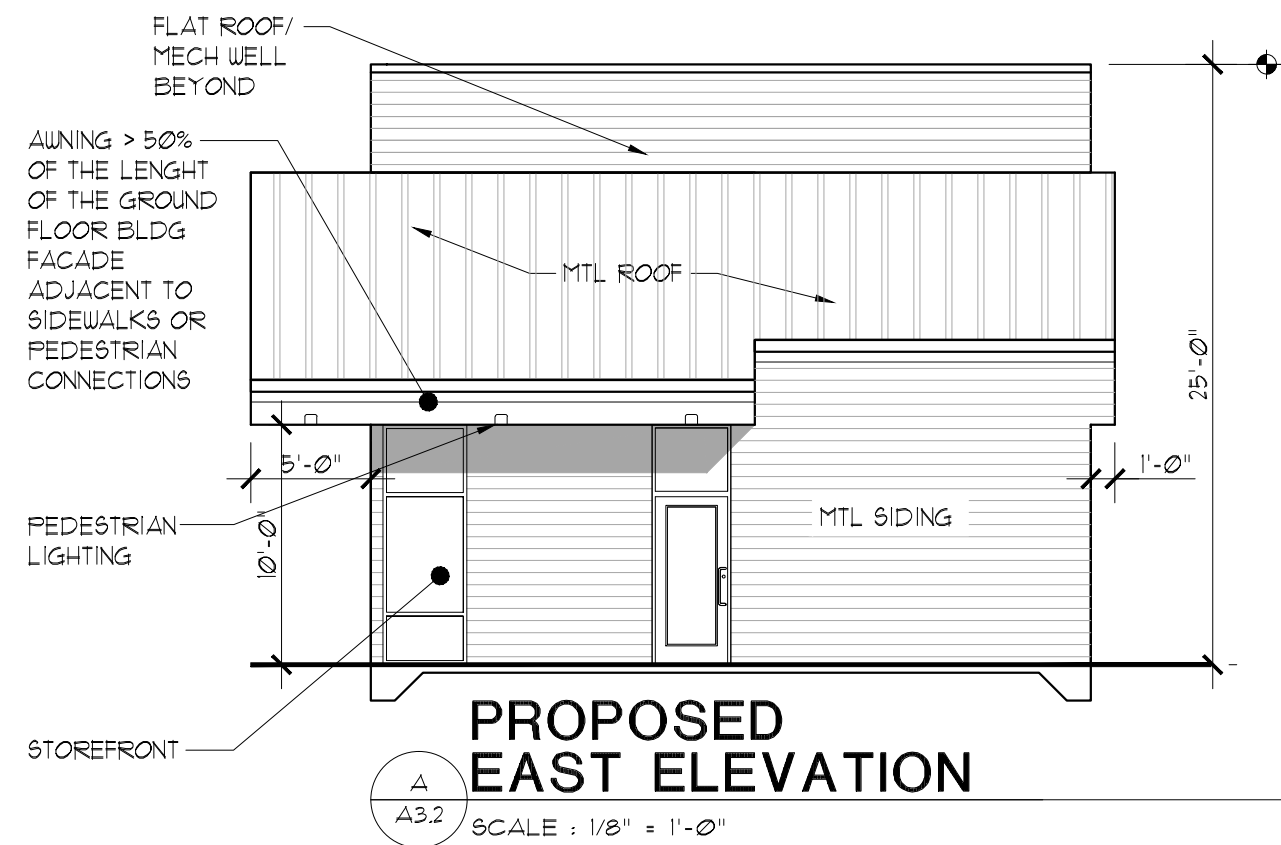
SCALE : 1" = 30'-0"



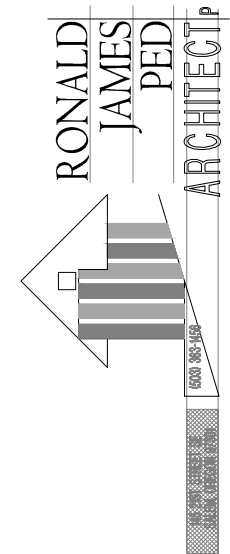


Sec. 112.035. - Height.
 (a) Calculation. Height is calculated by measuring the vertical distance between two points, a base point and a top point. Unless otherwise provided under the UDC, the base point is the lowest point on the grade abutting that which is being measured, and the top point is the highest point on that which is being measured.
 (2) Top point. The top point for purposes of measuring building and structure height shall be:
 (A) The highest point of the coping of a flat roof

Sec. 112.035. - Height.
 (a) Calculation. Height is calculated by measuring the vertical distance between two points, a base point and a top point. Unless otherwise provided under the UDC, the base point is the lowest point on the grade abutting that which is being measured, and the top point is the highest point on that which is being measured.
 (2) Top point. The top point for purposes of measuring building and structure height shall be:
 (A) The highest point of the coping of a flat roof

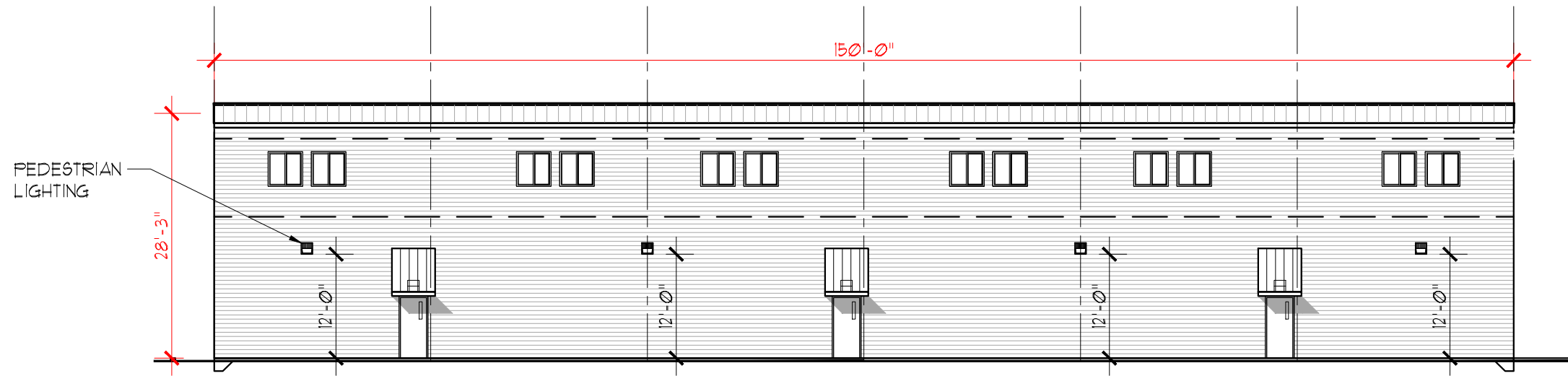


SALES/OFFICE

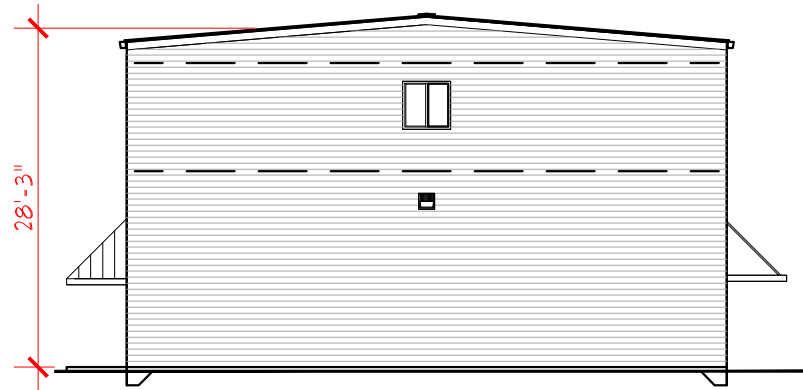


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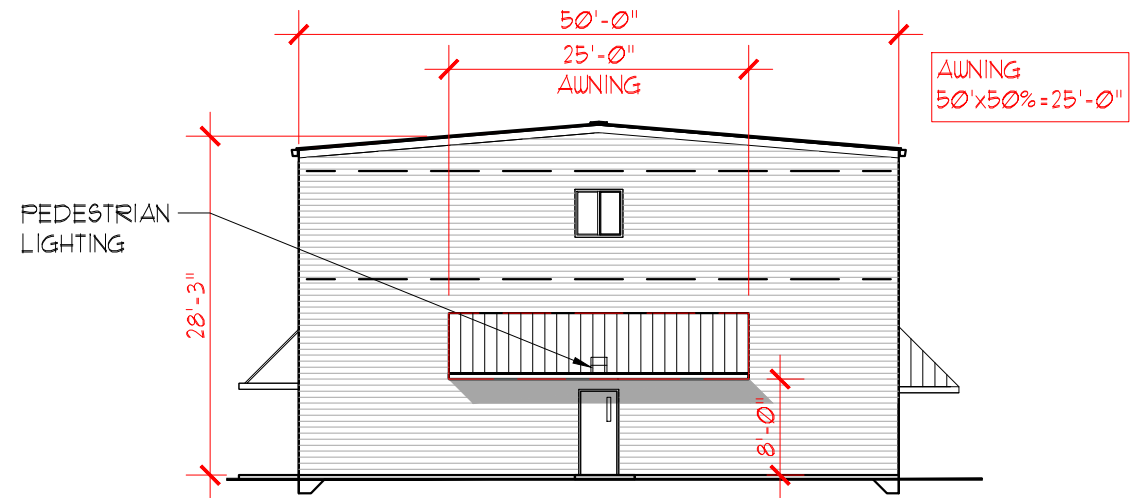
DATE: 8.23.22
 DRAWN: KDG
 JOB NO.: 2261
A3.1



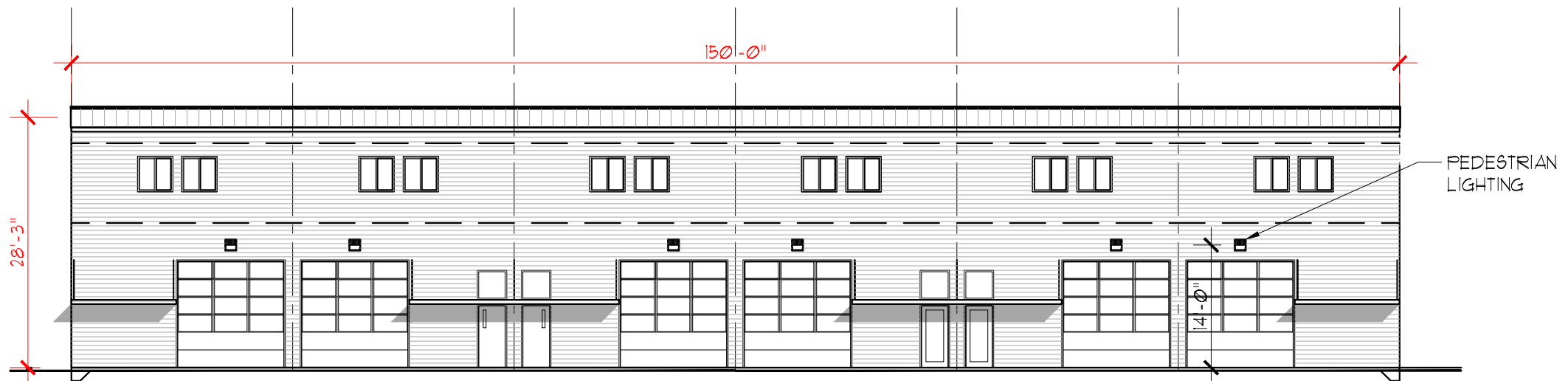
WAREHOUSE BUILDING - EAST ELEVATION
A
A32
SCALE : 1/16" = 1'-0"



**WAREHOUSE BUILDING
NORTH ELEVATION**
B
A32
SCALE : 1/16" = 1'-0"



**WAREHOUSE BUILDING
SOUTH ELEVATION**
C
A32
SCALE : 1/16" = 1'-0"



WAREHOUSE BUILDING - WEST ELEVATION
D
A32
SCALE : 1/16" = 1'-0"