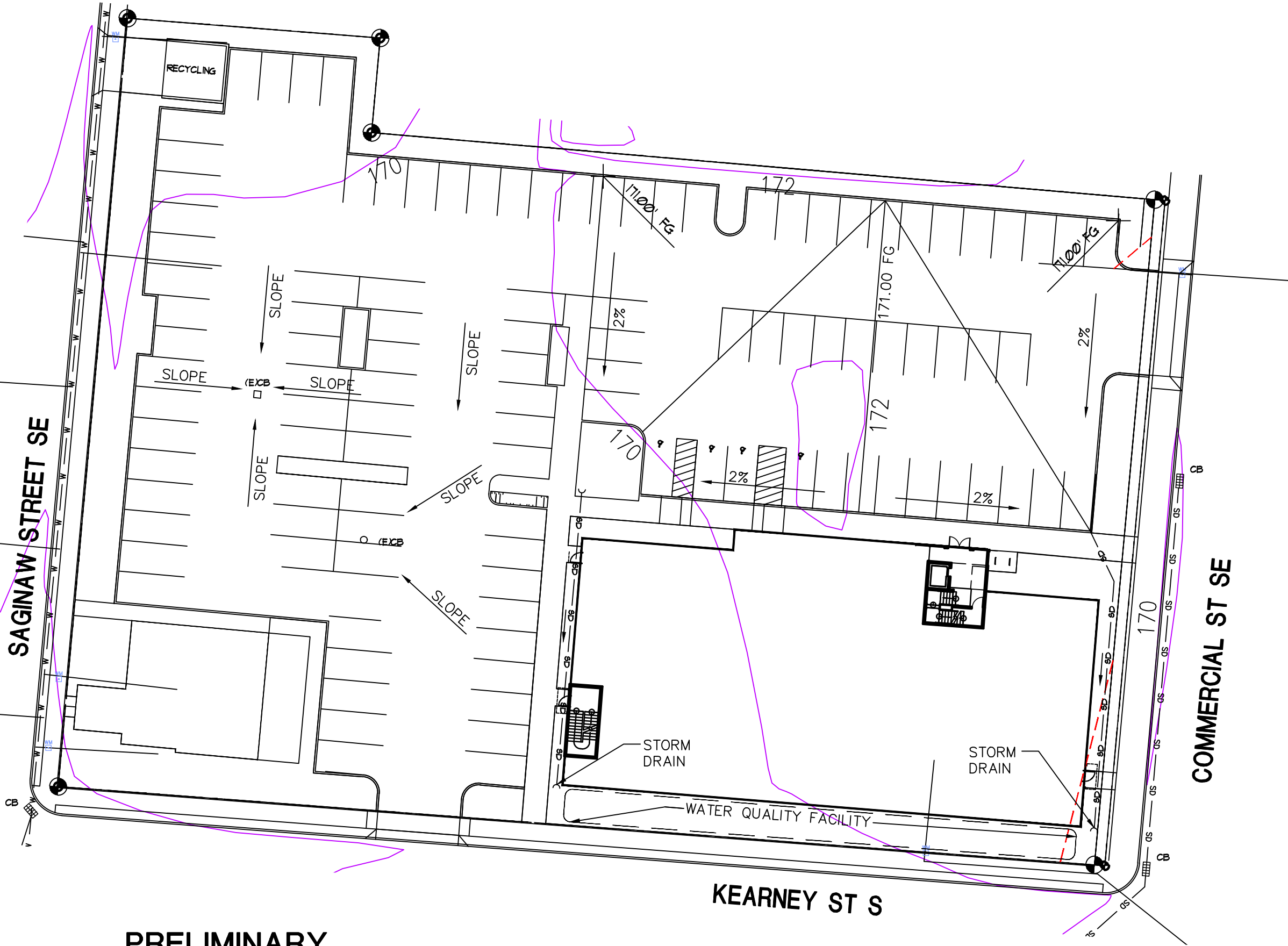


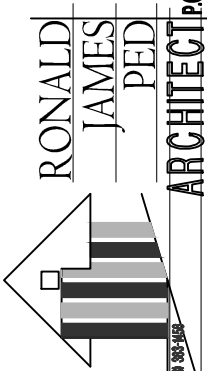
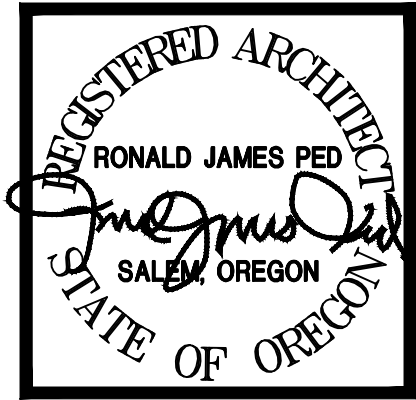
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**PRELIMINARY
GRADING PLAN**



SCALE : 1" = 30'



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

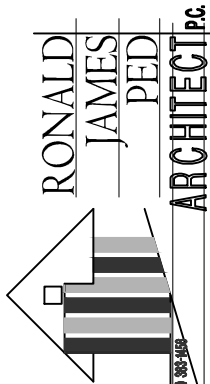
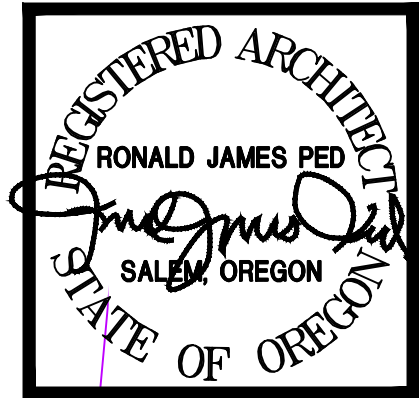
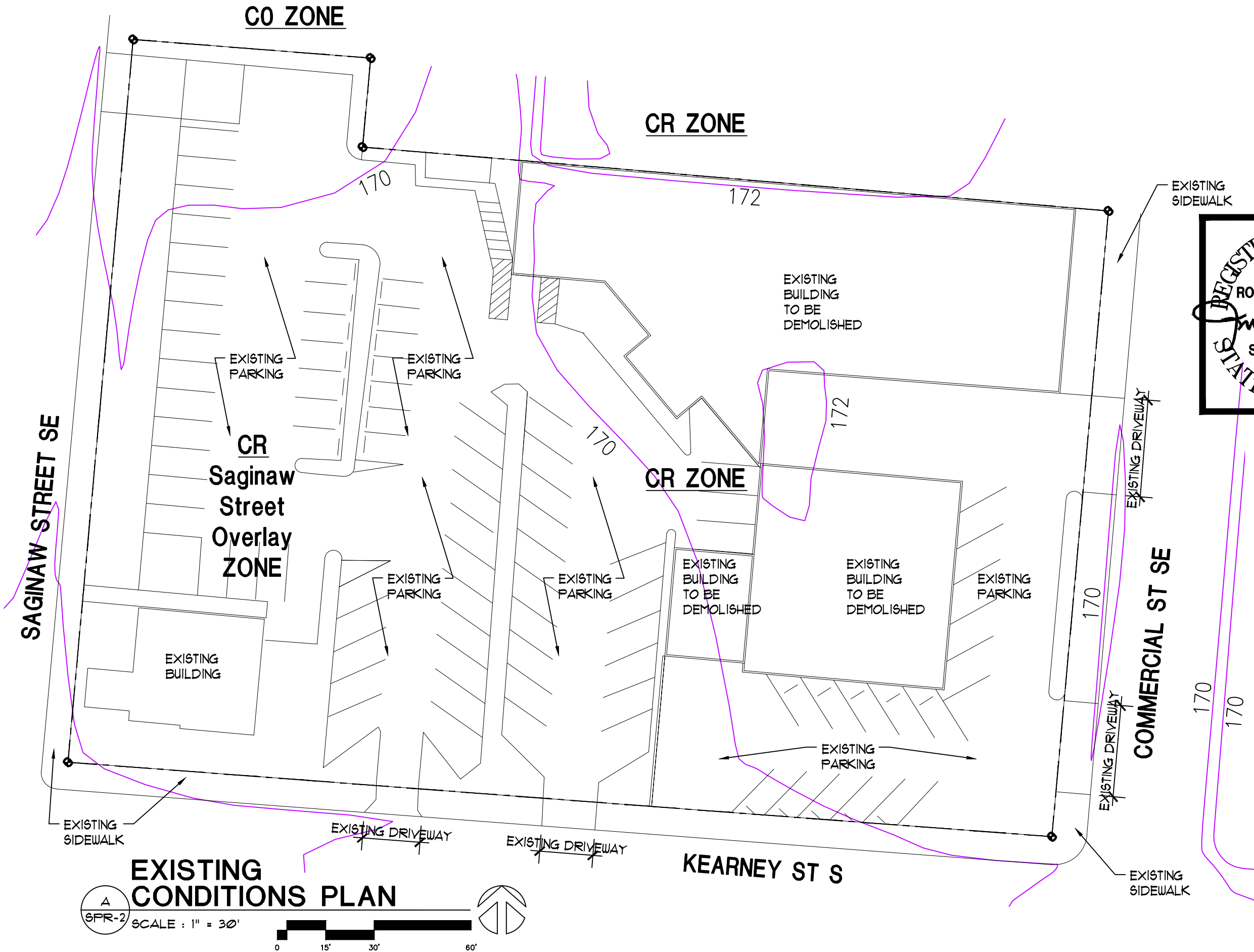
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DRAWN: AK
JOB NO.: 2259

SPR-4

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CO
ZONE

RM2
ZONE

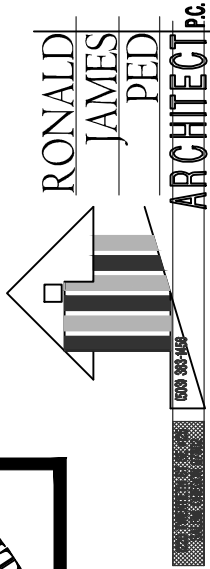
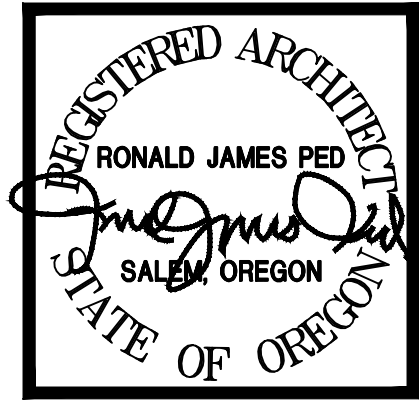
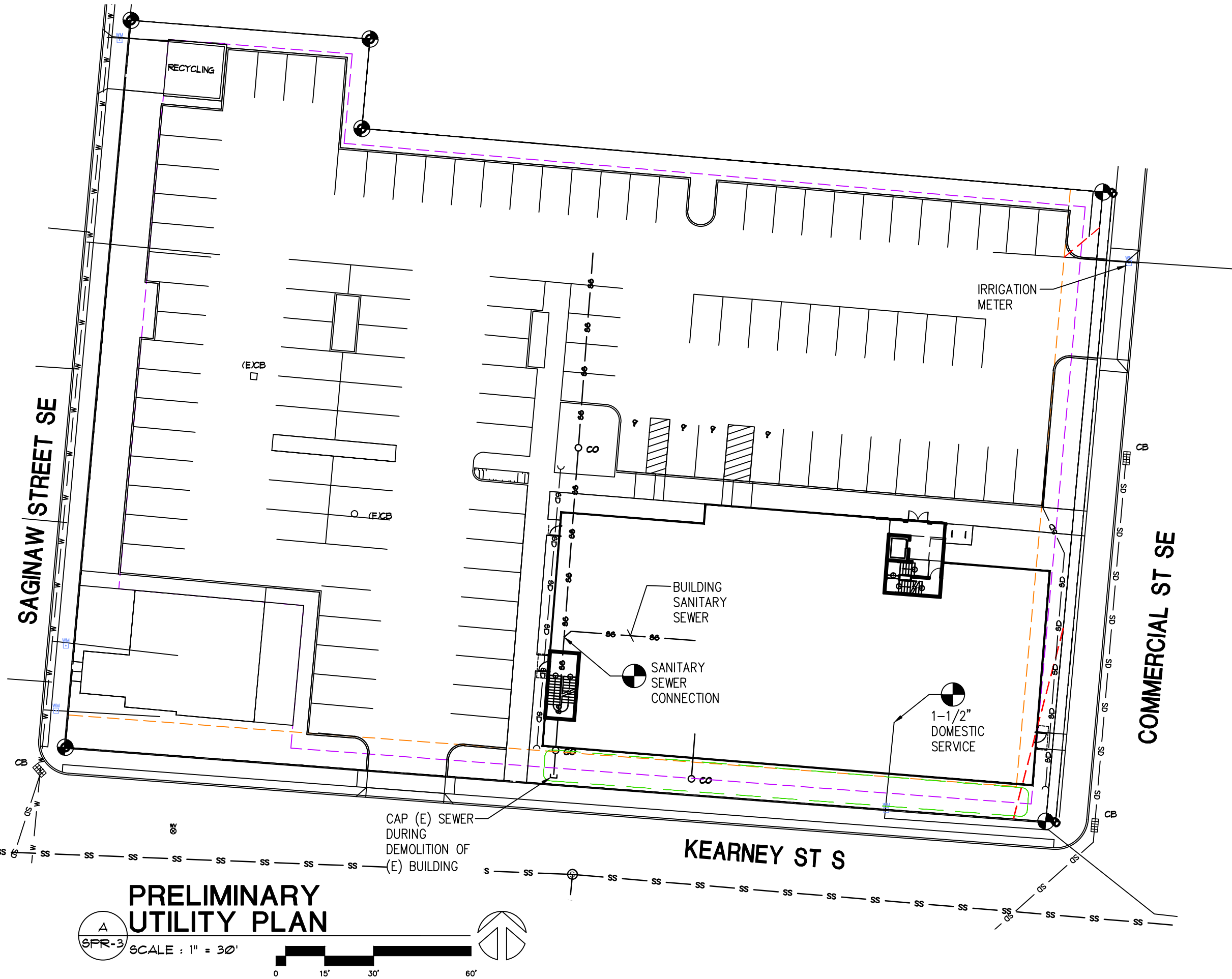


SITE PLAN REVIEW
HUNSAKER DENTAL CLINIC
835-877 COMMERCIAL ST SE

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

SPR-2

P:\2259 Hunsacker Dental Clinic 835-877 Commercial ST\SPR\A1.1 SPR.dwg, SPR-3, 8/15/2022 4:53:59 PM, Andy, 1:1



SITE PLAN REVIEW

HUNSAKER DENTAL CLINIC

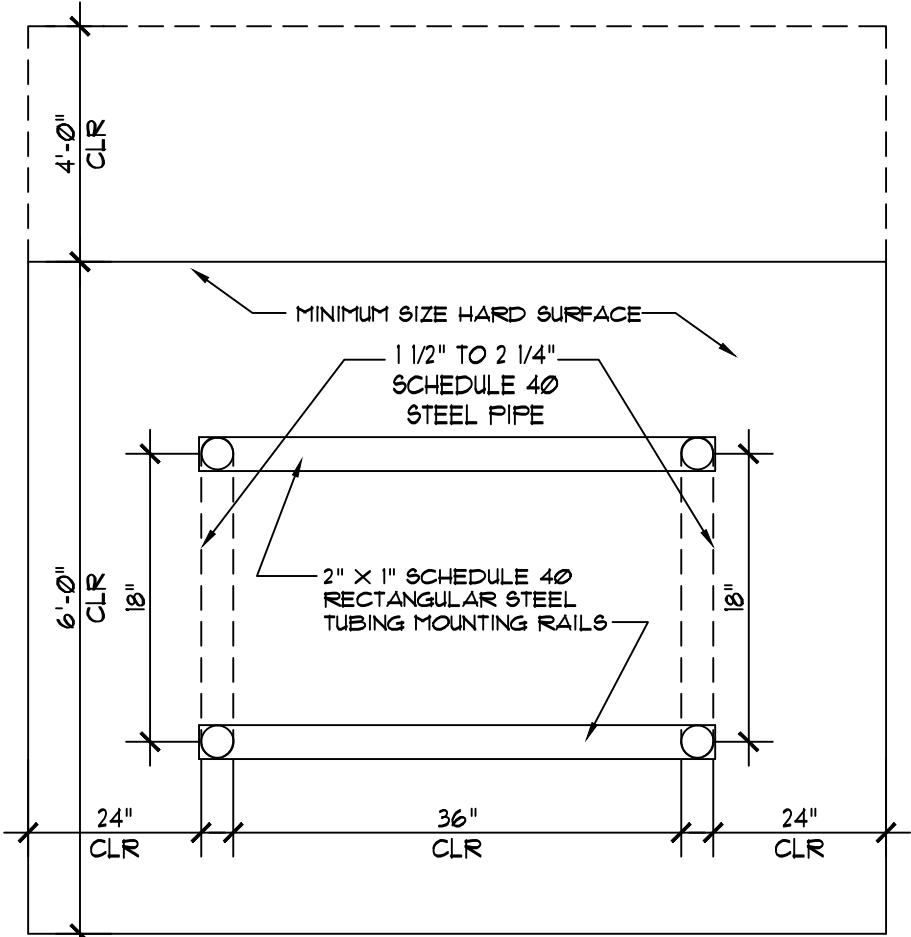
835-877 COMMERCIAL ST SE

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

SPR-3

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1



NOTES

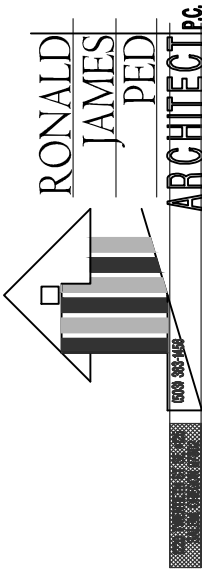
PLAN VIEW - MULTIPLE "U"

- 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"

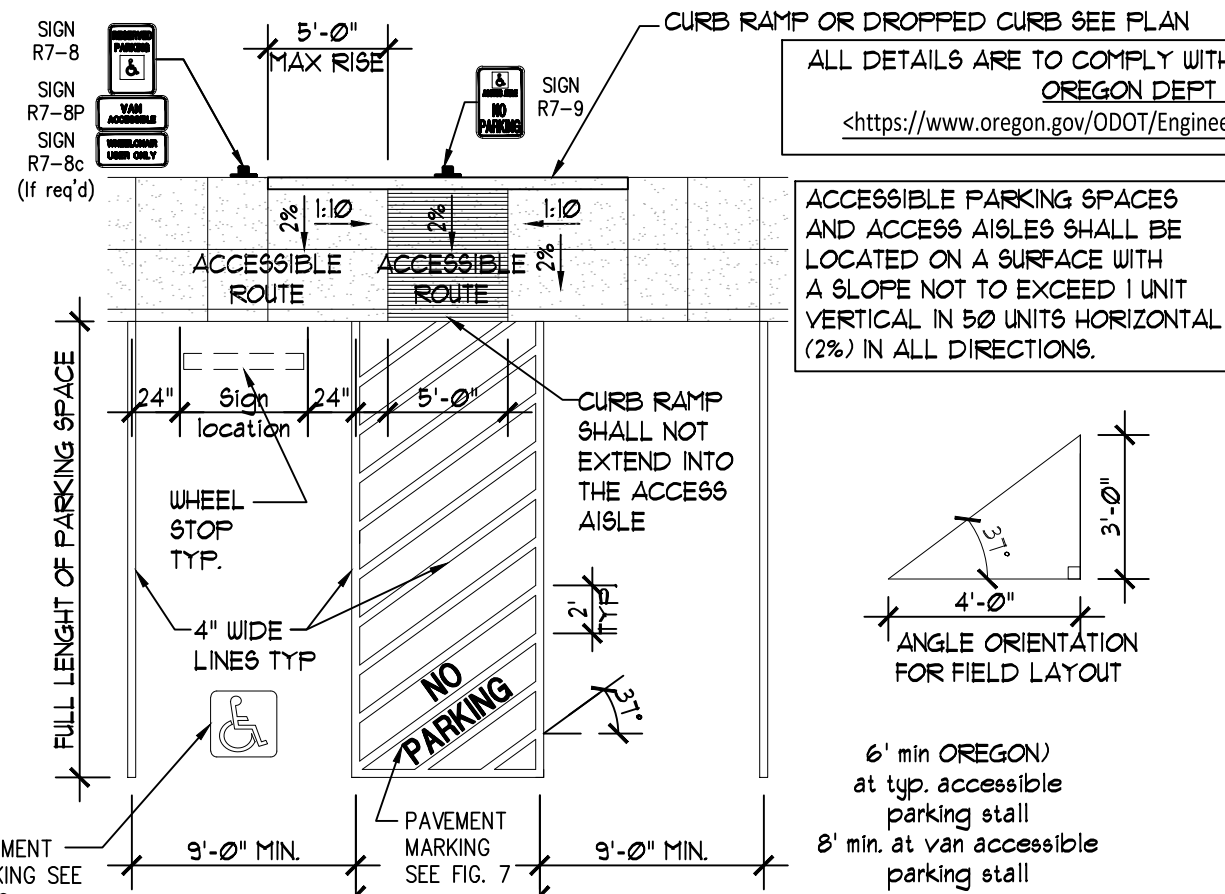
M:\0259\SITE\WK\600\PI\FNG\02600 BIKE RACK



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

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

SPR-6



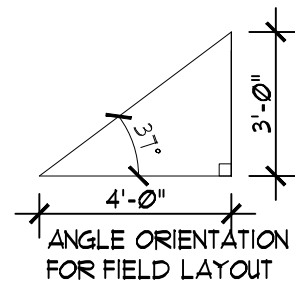
SINGLE-ACCESSIBLE PARKING SPACE
VAN-ACCESSIBLE DESIGNATION REQUIRED

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

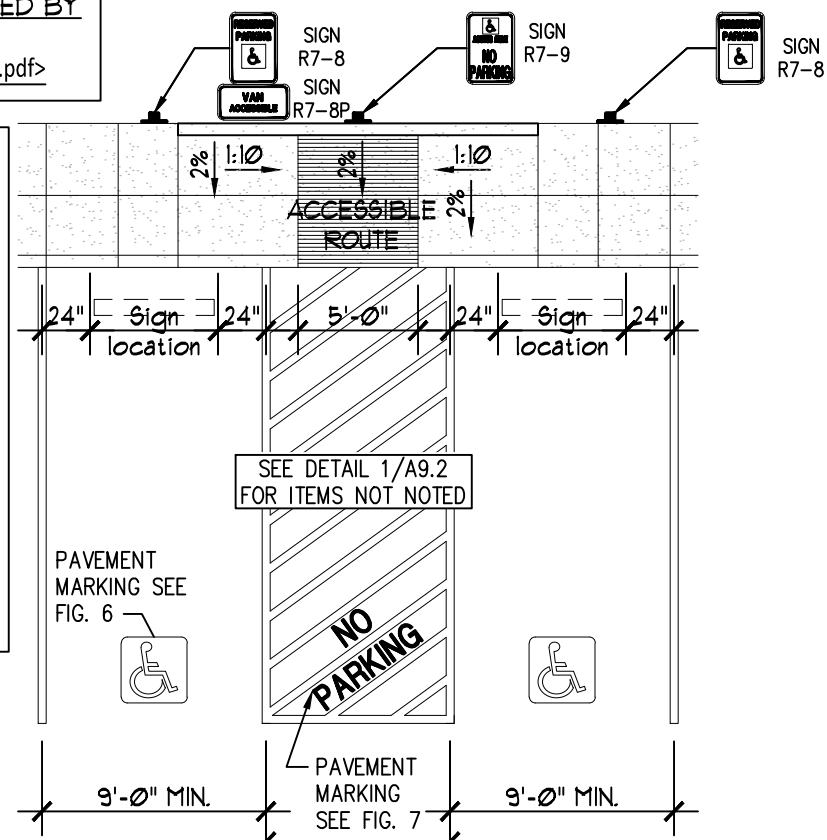
SIGN MOUNTING
POST-MOUNTED SIGNS SHALL BE INSTALLED WITH A VERTICAL CLEARANCE OF 1' (+-3") BETWEEN THE BOTTOM OF THE SIGN TO THE GROUND LINE. IF MORE THAN ONE SIGN IS REQUIRED FOR THE ACCESSIBLE PARKING SPACE, ALL SIGNS SHALL BE MOUNTED ON A SINGLE POST EXCEPT FOR THE "ACCESS AISLE NO PARKING" AND ARROW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

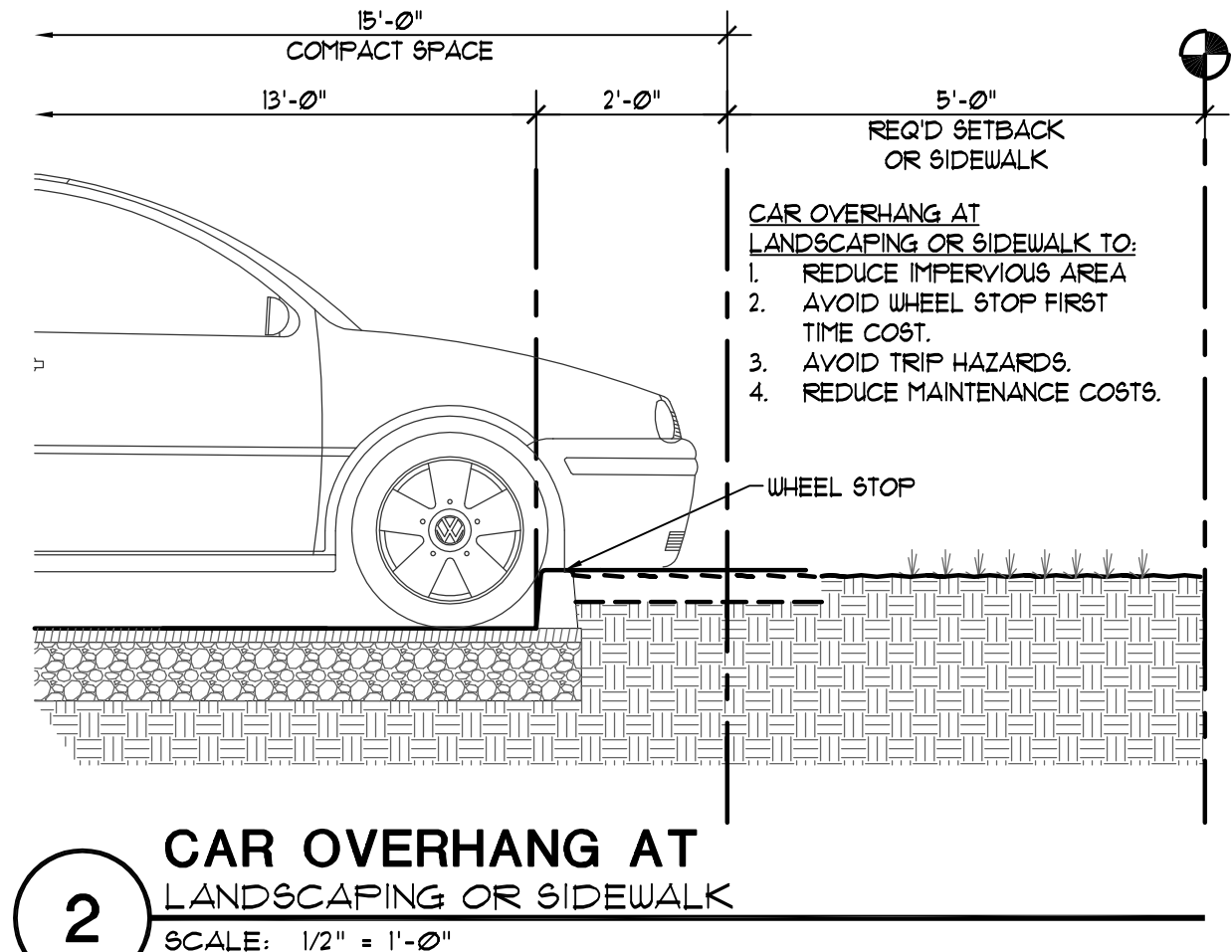
6' min OREGON)
at typ. accessible
parking stall
8' min. at van accessible
parking stall

DOUBLE-ACCESSIBLE PARKING SPACE
ONE VAN-ACCESSIBLE DESIGNATION REQUIRED

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

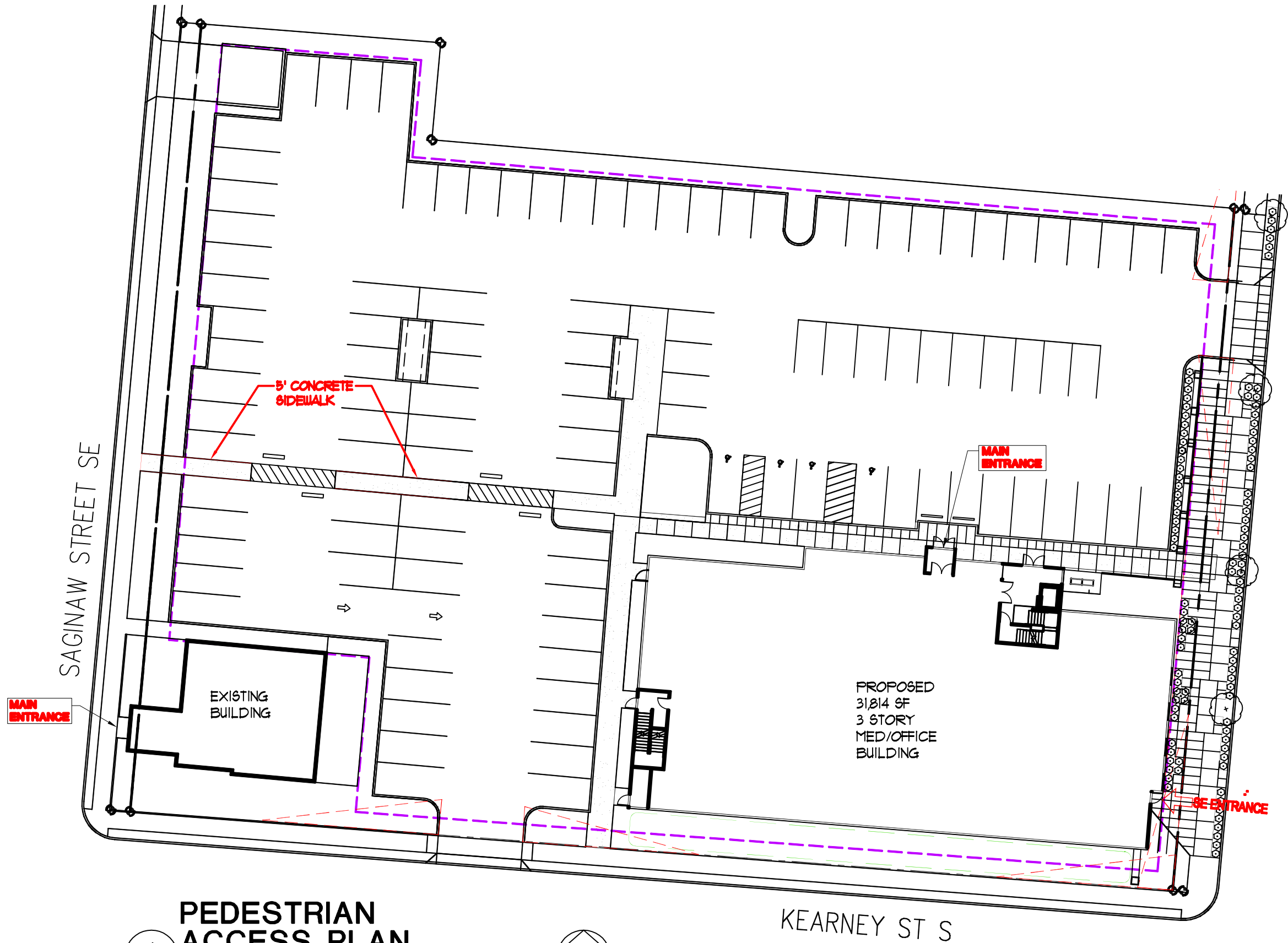
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DATE: 8-12-2020
DRAWN: AK
JOB NO.: 2259

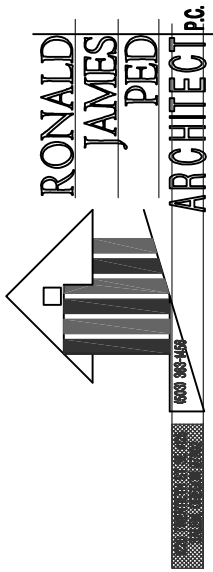
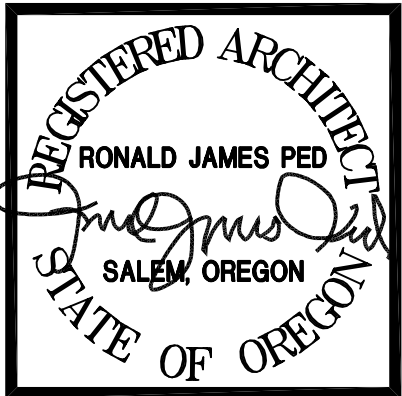
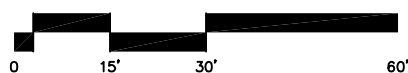
SPR-7B



**PEDESTRIAN
ACCESS 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-8

RONALD
JAMES
PED
ARCHITECT PC

SITE PLAN REVIEW

HUNSAKER DENTAL CLINIC

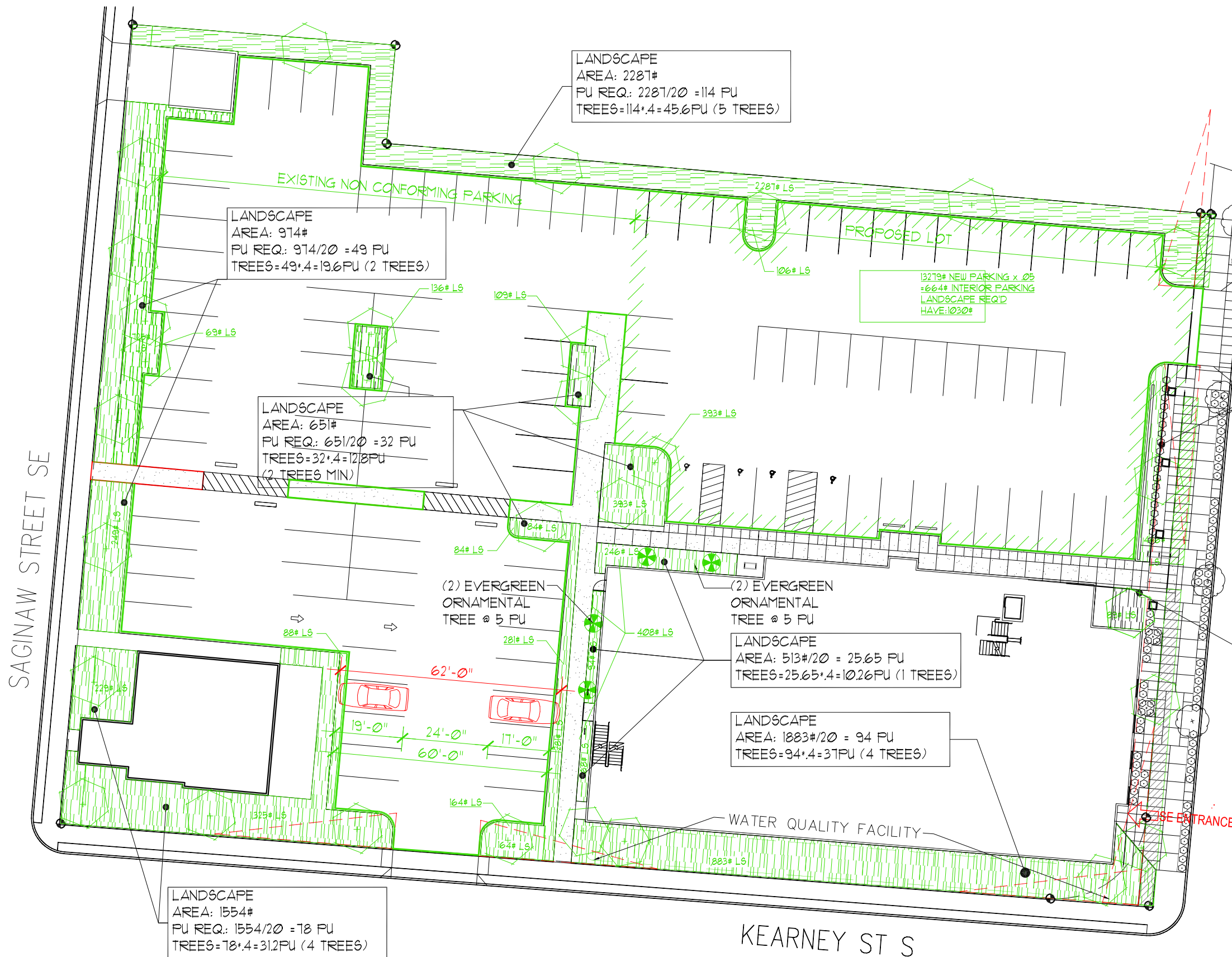
835-877 COMMERCIAL ST SE

SITE PLAN REVIEW

835-877 COMMERCIAL ST SE

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

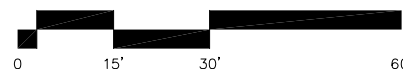
SPR-5



PROPOSED LANDSCAPE PLAN



5) SCALE : 1" = 30'

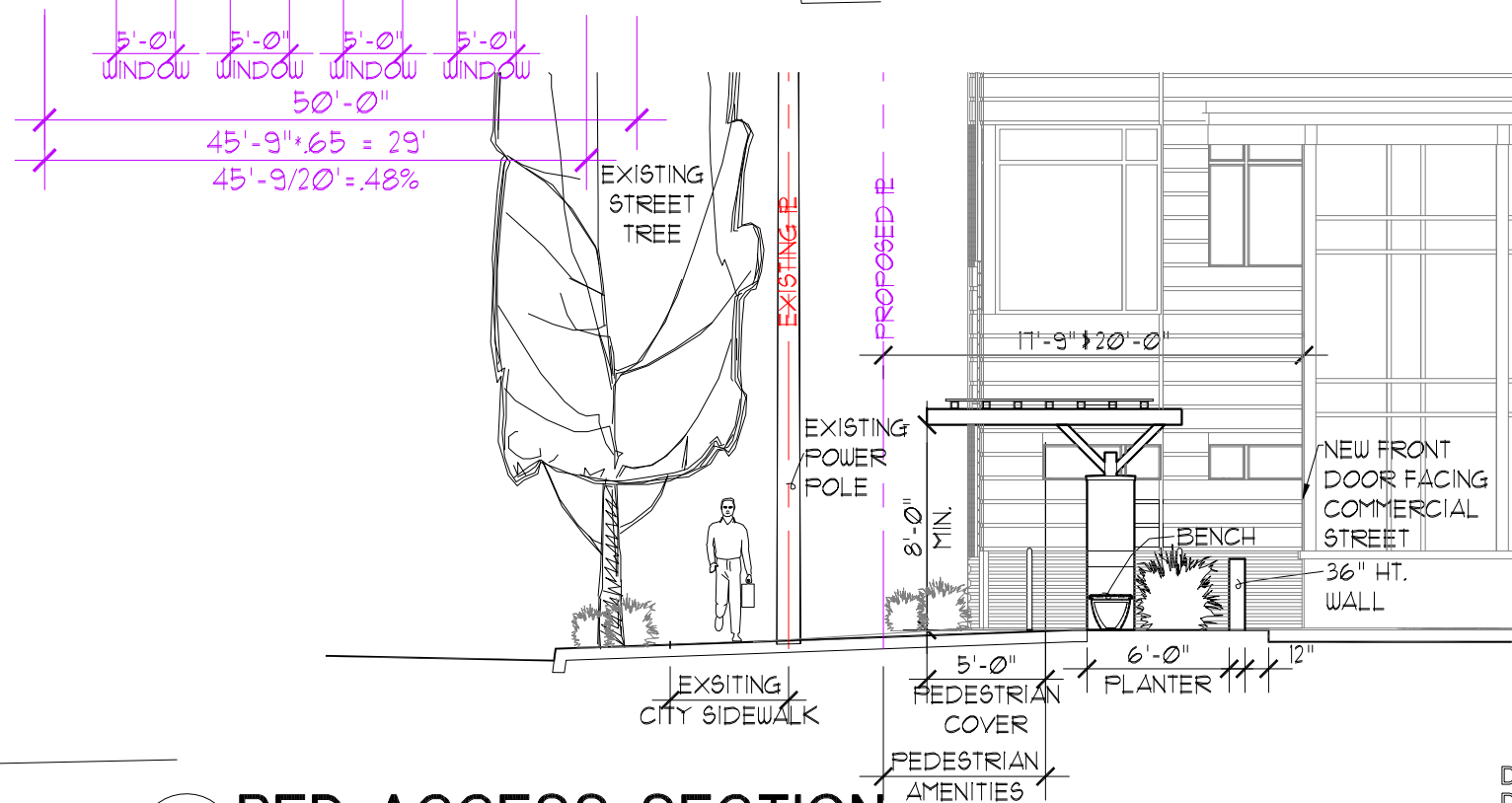




A SOUTH ELEVATION
SCALE : 1/16" = 1'-0"

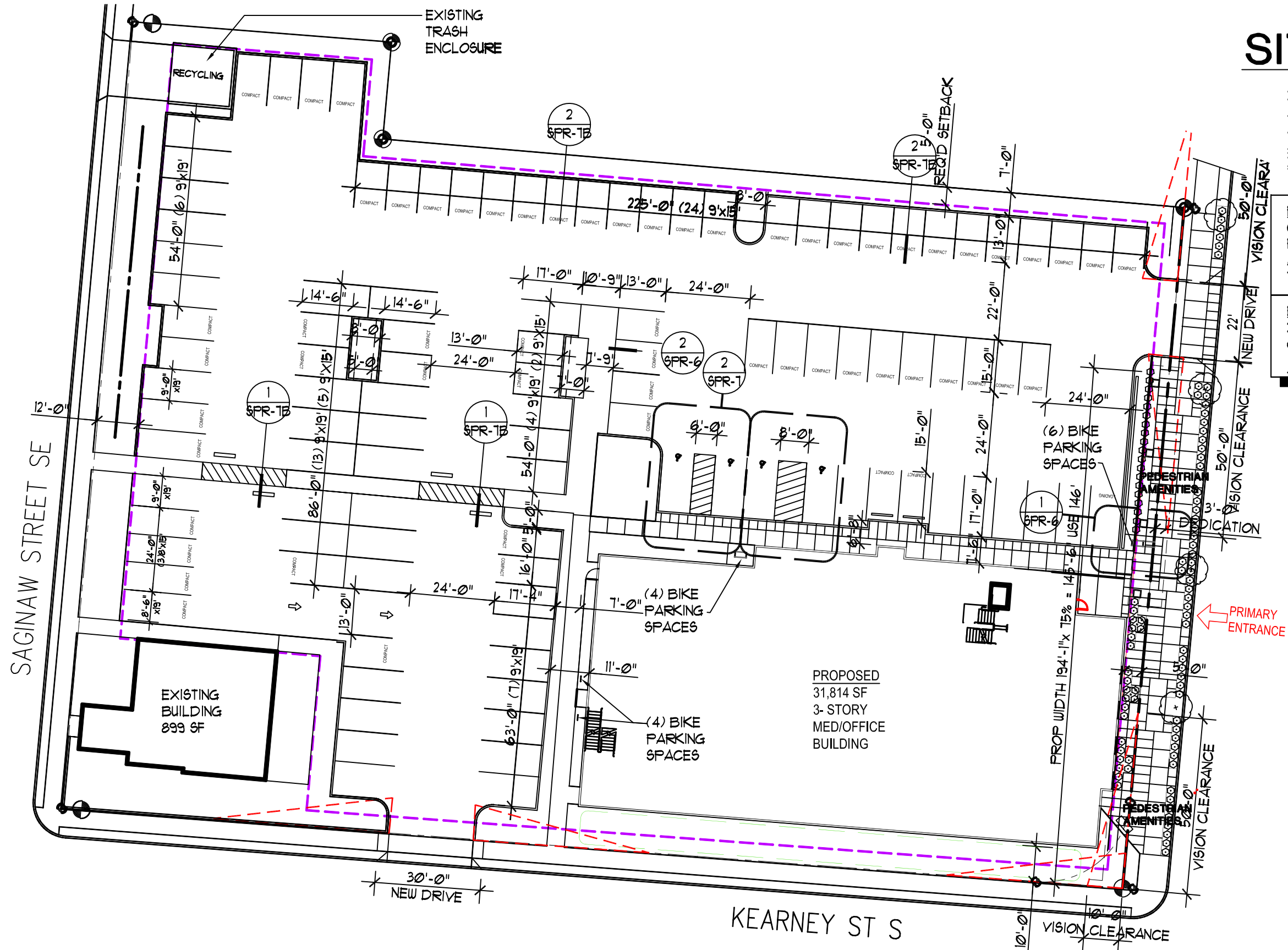


B WEST ELEVATION
SCALE : 1/16" = 1'-0"



C PED ACCESS SECTION
SCALE : 1/8" = 1'-0"

(1) ground floor building facades shall include the minimum percentage of transparent windows. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.



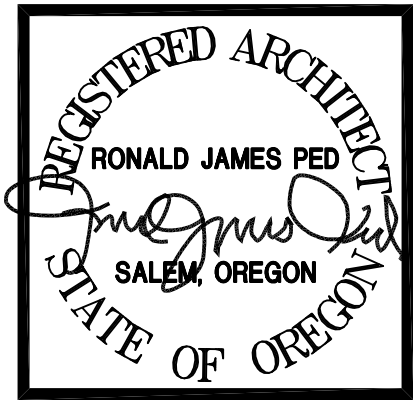
SITE SUMMARY

LAND AREA	59,880# (1.37AC)
15% LANDSCAPE	8,982#
15.3 % ACTUAL	9214#
NEW BLDG FOOTPRINT	11,092#
EXISTING HOUSE	899#
PAVING	38,675#

PARKING	
COMPACT	62
FULL SIZE	43
ACCESSIBLE	+ 4
TOTAL	109

BIKE PARKING	
22,184 SF	
OUTPATIENT MED SERVICES	= 14

TABLE 806-2



DRAWING INDEX

- SPR1 60-PROPOSED SITE PLAN
- SPR2 61-EXISTING CONDITIONS PLAN
- SPR3 62-UTILITY PLAN
- SPR4 63-GRADING PLAN
- SPR5 64-LANDSCAPE PLAN
- SPR6 65-DETAILS
- SPR7 66-DETAILS
- SPR7B 67-DETAILS
- SPR8 68-PEDESTRAIN ACCESS PLAN
- SPR9 69-NEW PERVIOUS AREA PLAN
- SPR10 70-EXTERIOR ELEVATIONS

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

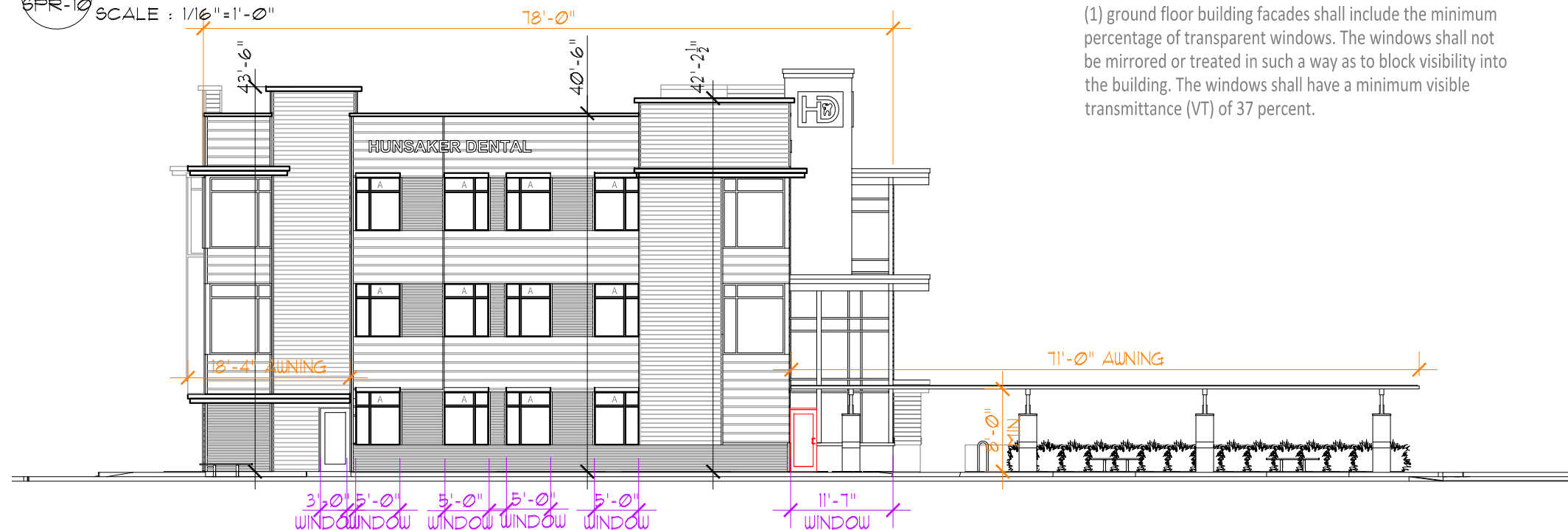
SPR-1

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

RONALD JAMES PED
ARCHITECT P.C.



A NORTH ELEVATION
 SPR-10 SCALE : 1/16" = 1'-0"



(1) ground floor building facades shall include the minimum percentage of transparent windows. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.

78' x .65 = 50.7' REQUIRED WINDOW WIDTH 34'-7" WINDOW PROVIDED
 78' BUILDING WIDTH x .75 = 58.5' REQUIRED AWNING WIDTH 89'-4" AWNING WIDTH PROVIDED

B EAST ELEVATION
 SPR-10 SCALE : 1/16" = 1'-0"