

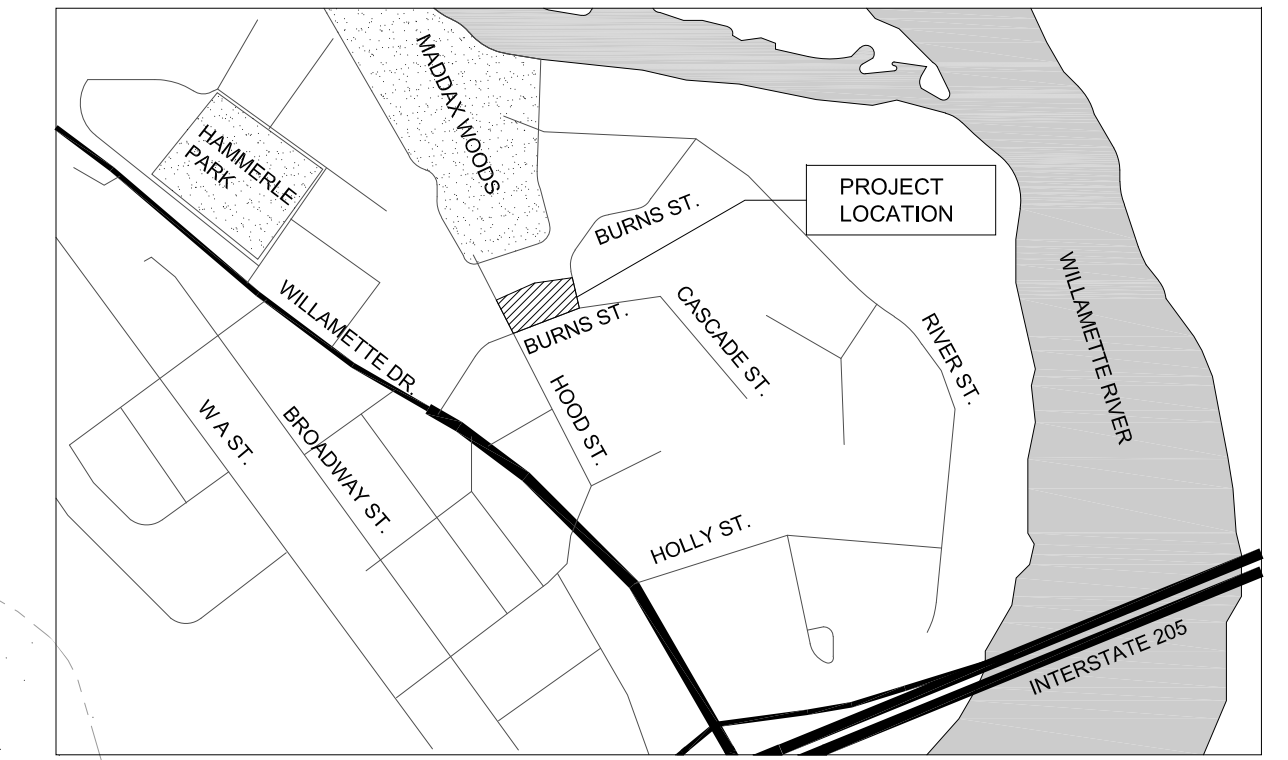
SITE PLAN LEGEND

- # = KEYNOTE TAG
- [Solid Line] = BUILDING FOOTPRINT
- [Dotted Pattern] = CONCRETE PAVING AREA
- [Stippled Pattern] = LANDSCAPED AREA
- [Light Dotted Pattern] = SITE LIGHTING LOCATION. SEE PHOTOMETRICS & ELEC. DRAWINGS.

SITE PLAN KEYNOTES

- 1 NEW BIKE RACK FOR 4 BIKES, 2 SPACES UNDER EXTENDED ROOF
- 2 COVERED BRICK-CLAD WASTE ENCLOSURE. EXTEND ROOF OVER BIKE PARKING.
- 3 SITE STAIR DOWN TO LOWER PARKING AREA
- 4 6' WIDE PEDESTRIAN CIRCULATION WALKWAY. ADDITIONAL 2' ADDED AT PARKING FOR BUMPER OVERHANGS.
- 5 CANOPY ABOVE ENTRYWAY SHOWN DASHED.
- 6 30'X30' VISION CLEARANCE TRIANGLE.

VICINITY MAP N.T.S.



PROJECT STATS:

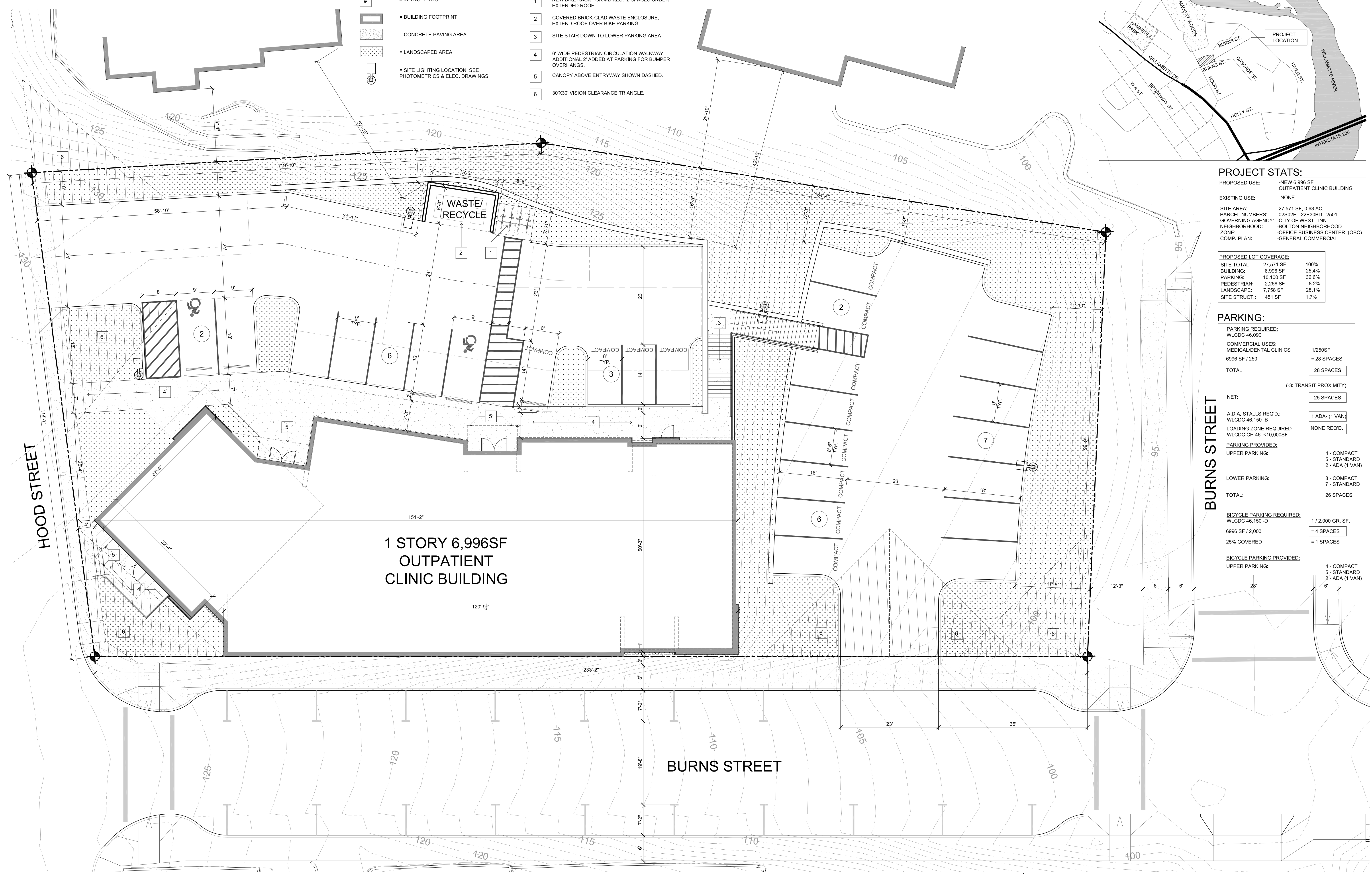
PROPOSED USE: NEW 6,996 SF OUTPATIENT CLINIC BUILDING
 EXISTING USE: NONE
 SITE AREA: -27,571 SF, 0.63 AC.
 PARCEL NUMBERS: -02502E - 22E30BD - 2501
 GOVERNING AGENCY: CITY OF WEST Linn
 NEIGHBORHOOD: -BOLTON NEIGHBORHOOD
 ZONE: -OFFICE BUSINESS CENTER (OBC)
 COMP. PLAN: -GENERAL COMMERCIAL

PROPOSED LOT COVERAGE:

SITE TOTAL:	27,571 SF	100%
BUILDING:	6,996 SF	25.4%
PARKING:	10,100 SF	36.6%
PEDESTRIAN:	2,266 SF	8.2%
LANDSCAPE:	7,758 SF	28.1%
SITE STRUCT.:	451 SF	1.7%

PARKING:

PARKING REQUIRED:
 WLCDC 46.090
 COMMERCIAL USES:
 MEDICAL/DENTAL CLINICS
 6996 SF / 250
 TOTAL
 28 SPACES
 (-3: TRANSIT PROXIMITY)
 25 SPACES
 NET:
 A.D.A. STALLS REQ'D:
 WLCDC 46.150 - B
 1 ADA - (1 VAN)
 LOADING ZONE REQUIRED:
 WLCDC CH 46 <10,000SF.
 NONE REQ'D.
 PARKING PROVIDED:
 UPPER PARKING:
 4 - COMPACT
 5 - STANDARD
 2 - ADA (1 VAN)
 LOWER PARKING:
 8 - COMPACT
 7 - STANDARD
 TOTAL:
 26 SPACES
 BICYCLE PARKING REQUIRED:
 WLCDC 46.150 - D
 6996 SF / 2,000
 25% COVERED
 1 / 2,000 GR. SF.
 = 4 SPACES
 = 1 SPACES
 BICYCLE PARKING PROVIDED:
 UPPER PARKING:
 4 - COMPACT
 5 - STANDARD
 2 - ADA (1 VAN)



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 phone: 503-572-8606

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SITE PLAN

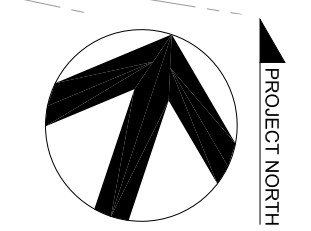
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DESIGN REVIEW SET



1 SITE PLAN
 SCALE: 1" = 10'-0"



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EXTERIOR
BUILDING
ELEVATIONS

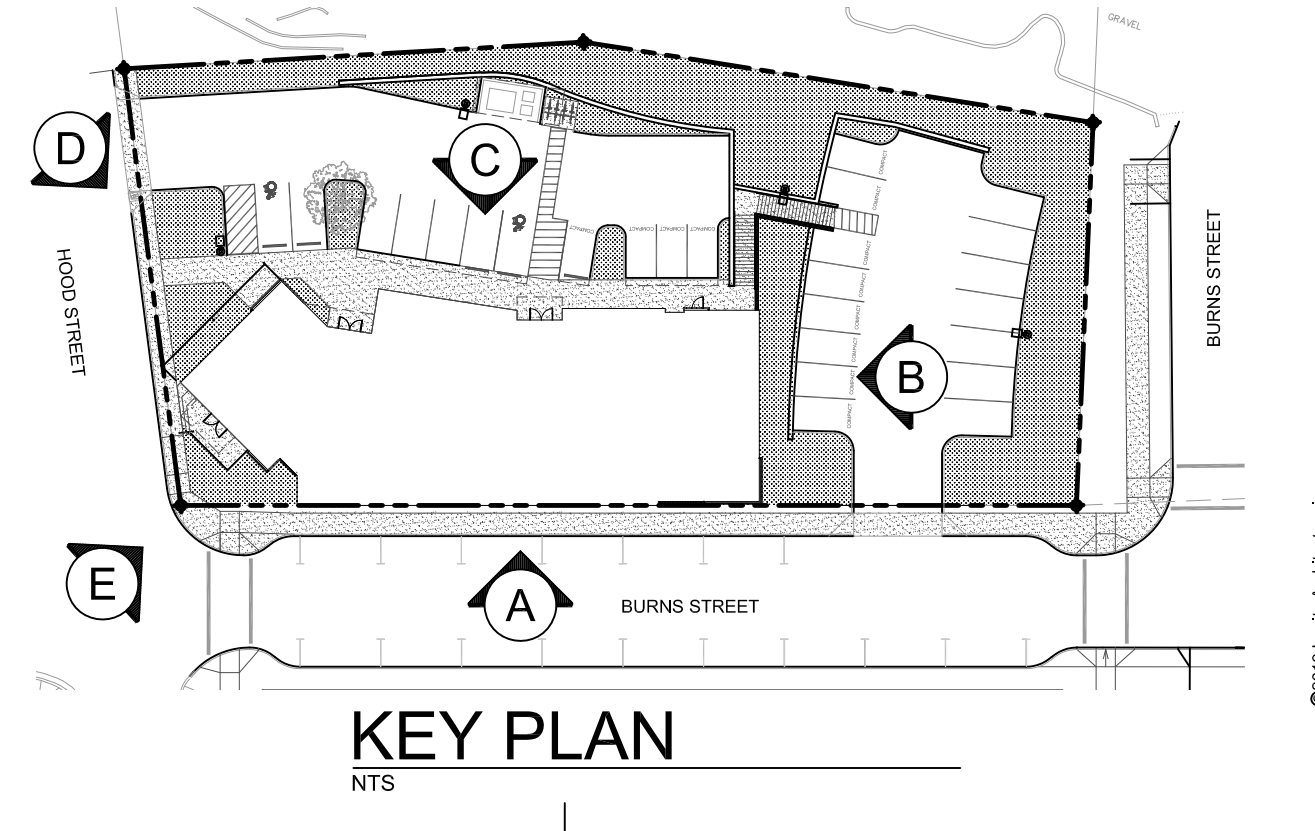
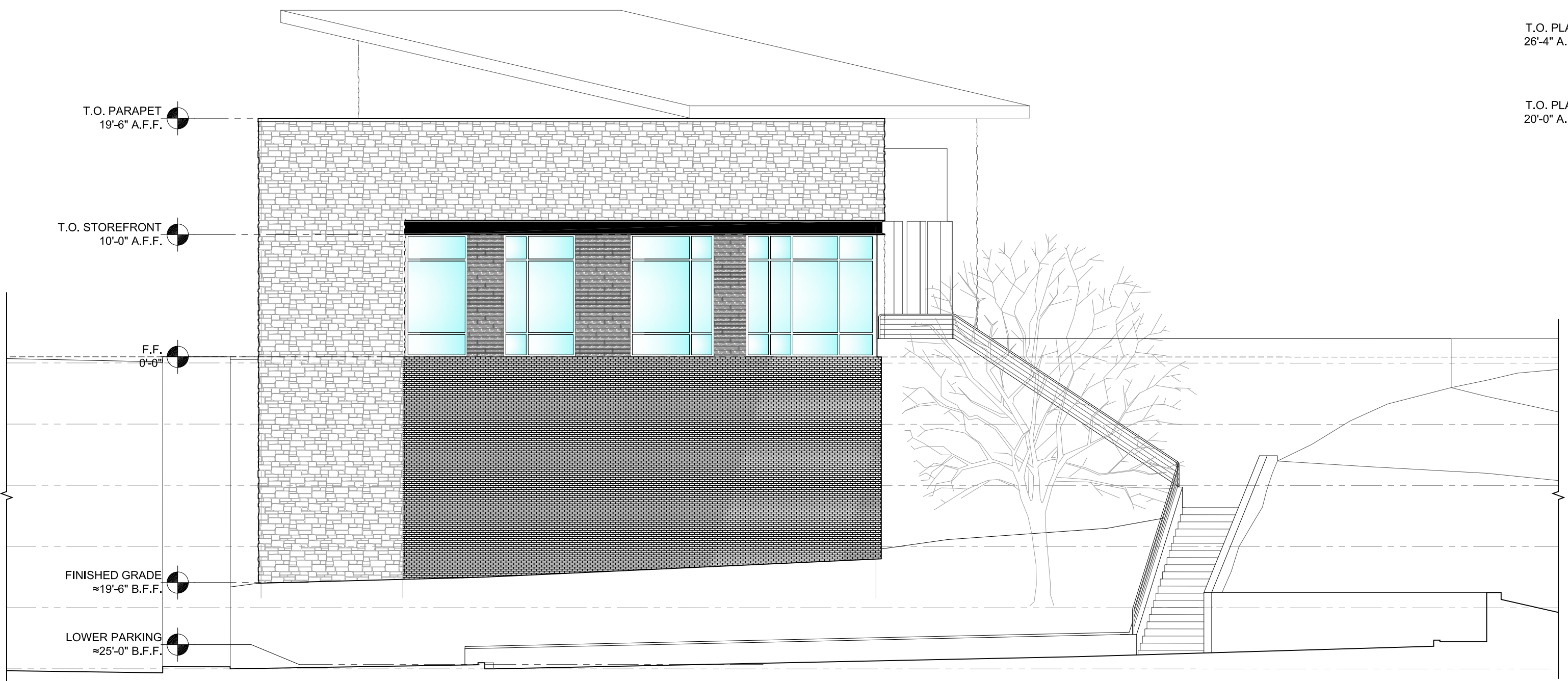
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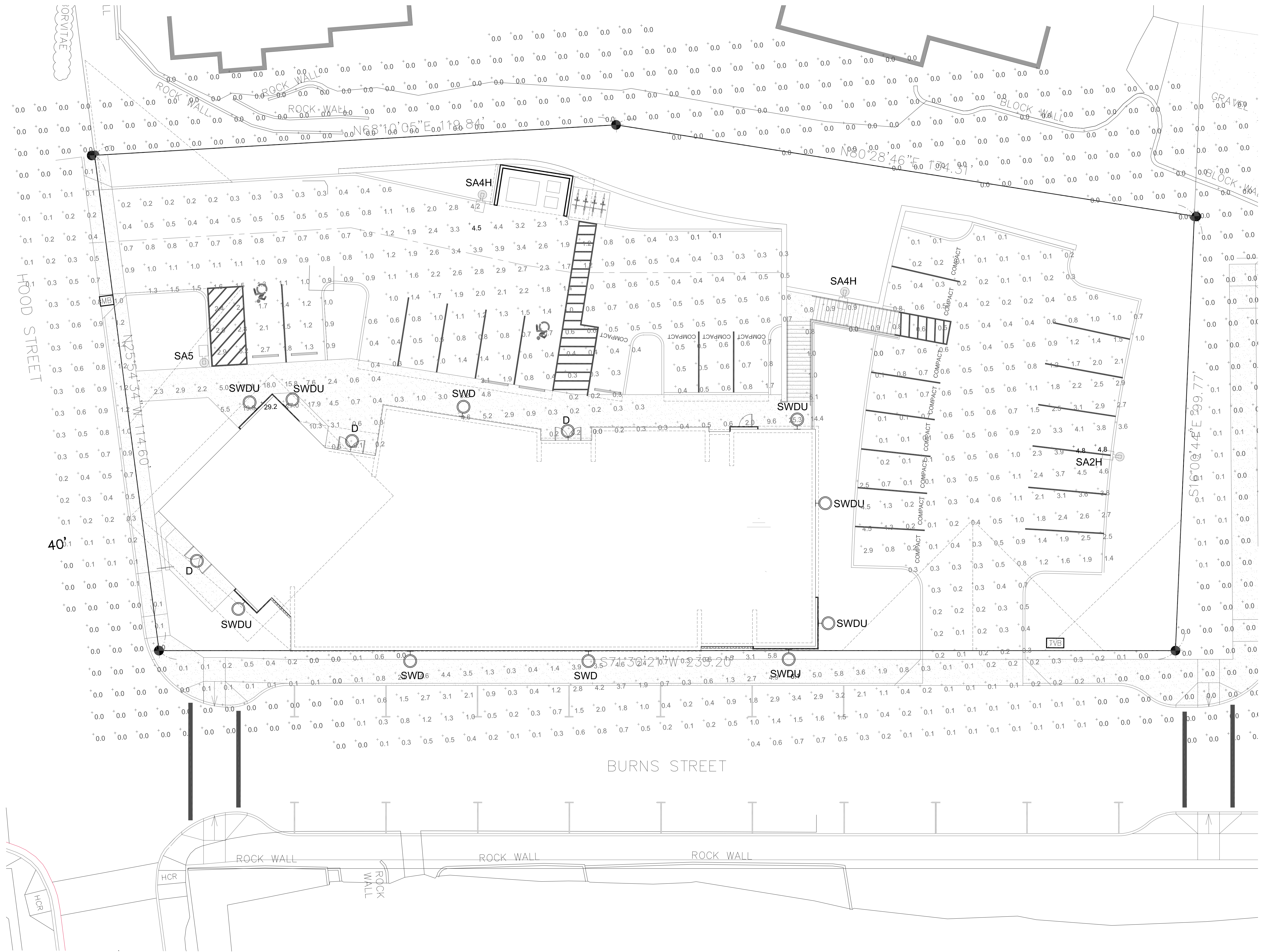
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DESIGN REVIEW SET



lenity 2/12/2020 5:43 PM rchadab 4623132020 1127 All related to burnside - new drawings 1.dwg A6.1

10/20/2020 4:57 PM edsmw plk02120200 1:34 PM edsmw mzd1 file:///c:/temp/1575/burns st - new building site lighting



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**ELECTRICAL SITE
PLAN**

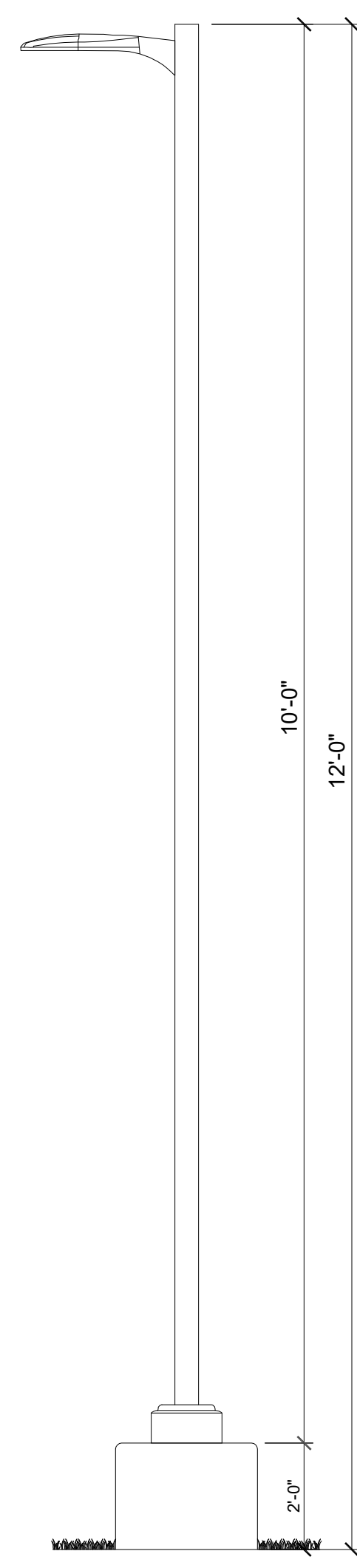
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TYPE SA_
PARKING LOT
LED LIGHT POLE

LUMINAIRE SCHEDULE			
TYPE	DESCRIPTION	LAMP	MANUFACTURE
D	CATEGORY: 7' SURFACE DOWNLIGHT HOUSING: ALUMINUM LENS/REFL: WAVESTREAM POLYMER BALLAST: ELECTRONIC VOLTAGE: 120 WATTAGE: 13 LISTING/STND: UL, L70/50,000 FINISH: WHITE MISC:	TYPE: LED QUANTITY: 3000 CCT (K): 80 CRI: 80 LUMENS: 1200 MISC: L70/50,000 LIFE:	JUNO LIGHTING JSF-7IN10LM-30K-90CRI-MVOLT-ZT-WH
SA2H	CATEGORY: LED SITE AREA LUMINAIRE, 10' POLE HOUSING: 26"x13"x7" (LxWxH) CAST ALUMINUM LENS/REFL: TYPE 2 MEDIUM BALLAST: ELECTRONIC VOLTAGE: MVOLT WATTAGE: 49 LISTING/STND: IP66 FINISH: BRONZE MISC: PROVIDE HOUSE SIDE SHIELD	TYPE: LED QUANTITY: 3000 CCT (K): 70 CRI: 70 LUMENS: 5,593 MISC: BUG - 101 LIFE: L85/100,000	LITHONIA LIGHTING DSXO LED-P230K-T2M-MVOLT-PIR -HS-DDBXD
SA4H	CATEGORY: LED SITE AREA LUMINAIRE, 10' POLE HOUSING: 26"x13"x7" (LxWxH) CAST ALUMINUM LENS/REFL: TYPE 4 MEDIUM BALLAST: ELECTRONIC VOLTAGE: MVOLT WATTAGE: 49 LISTING/STND: IP66 FINISH: BRONZE MISC: PROVIDE HOUSE SIDE SHIELD	TYPE: LED QUANTITY: 3000 CCT (K): 70 CRI: 70 LUMENS: 5,458 MISC: BUG - 102 LIFE: L85/100,000	LITHONIA LIGHTING DSXO LED-P230K-T4M-MVOLT-PIR -HS-DDBXD
SA5	CATEGORY: LED SITE AREA LUMINAIRE, 10' POLE HOUSING: 26"x13"x7" (LxWxH) CAST ALUMINUM LENS/REFL: TYPE 5 MEDIUM BALLAST: ELECTRONIC VOLTAGE: MVOLT WATTAGE: 49 LISTING/STND: IP66 FINISH: BRONZE MISC: PROVIDE HOUSE SIDE SHIELD	TYPE: LED QUANTITY: 3000 CCT (K): 70 CRI: 70 LUMENS: 5,789 MISC: BUG - 301 LIFE: L85/100,000	LITHONIA LIGHTING DSXO LED-P230K-T5M-MVOLT-PIR -HS-DDBXD
SWD	CATEGORY: WALL MOUNTED LED HOUSING: (4.5"x4.5"x7.125") ALUMINUM LENS/REFL: 33-DEGREE DOWNLIGHT FLOOD BALLAST: ELECTRONIC VOLTAGE: MVOLT WATTAGE: 25 LISTING/STND: IP65 FINISH: BRONZE MISC:	TYPE: LED QUANTITY: 3000 CCT (K): 85 CRI: 85 LUMENS: 2390 MISC: L70/60,000 LIFE:	WAC LIGHTING DC-WS05-F-830S-BZ
SWDU	CATEGORY: WALL MOUNTED LED HOUSING: (5.5"x5.5"x18") ALUMINUM LENS/REFL: 38-DEGREE UP/DOWN FLOOD BALLAST: ELECTRONIC VOLTAGE: MVOLT WATTAGE: 35 LISTING/STND: IP65 FINISH: BRONZE MISC:	TYPE: LED QUANTITY: 3000 CCT (K): 85 CRI: 85 LUMENS: 7090 MISC: L70/60,000 LIFE:	WAC LIGHTING DC-WD06-F-830S-BZ

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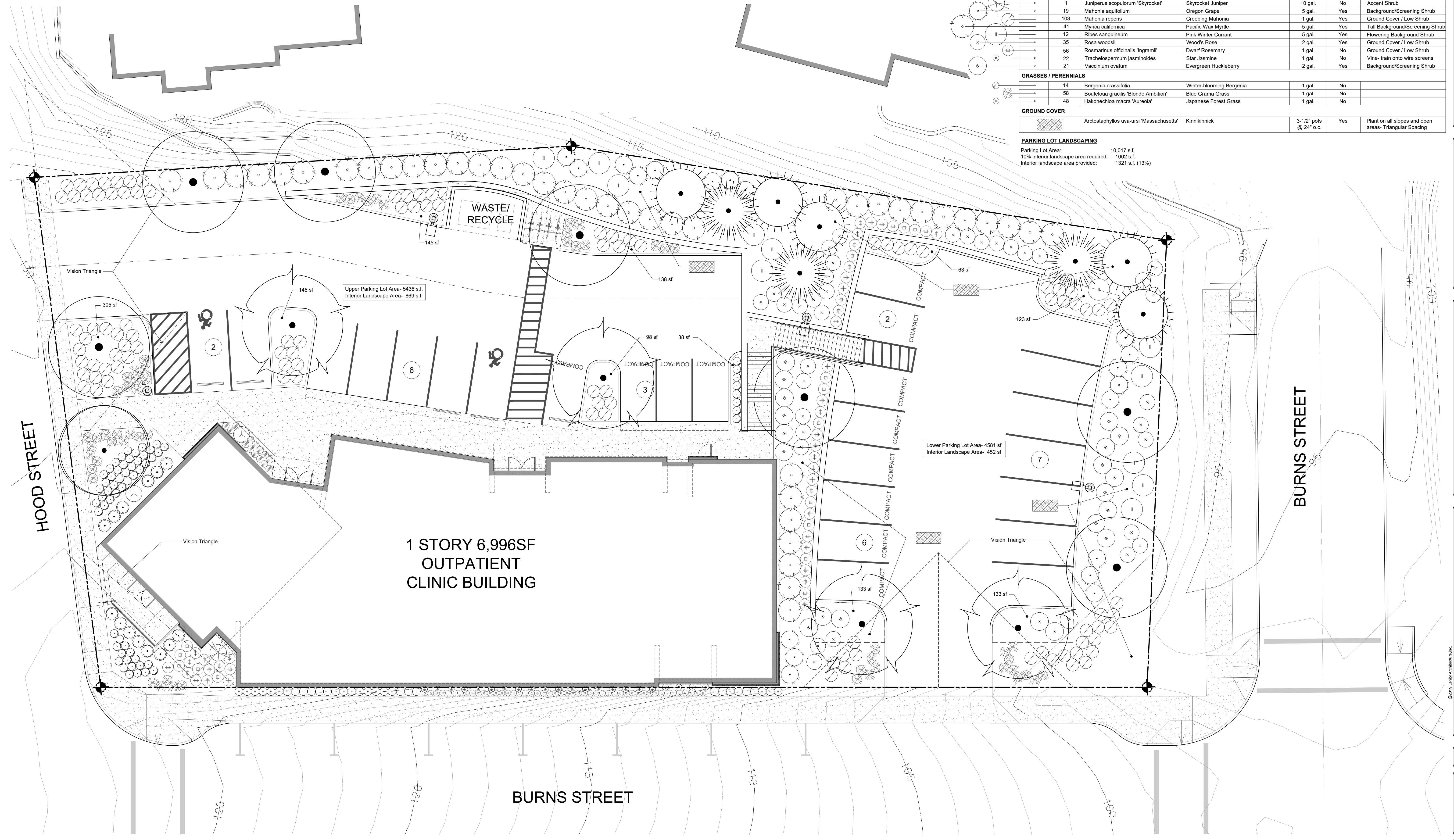
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LUMINAIRE SCHEDULE
& DETAIL SCHEDULE

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- Notes-
- Soil Preparation for all building area planting beds (per 1000 s.f.):
5 cu. yds. organic compost free of biosolids & harmful pathogens
100 lbs. Gro-Power Plus w/M (mycorrhizae)
Spread evenly and rototill into soil in two directions to a depth of 8"
Do not disturb slopes (no soil preparation)
 - Backfill mixture for trees and shrubs (per cu. yd.):
2/3 site soil
1/3 organic compost free of biosolids & harmful pathogens
10 lbs. Gro-Power 12-8-8 Controlled Release fertilizer
3 lbs. Gro-Power Gro-Life granular fertilizer
 - All shrub/ground cover beds to receive a 2" layer of bark mulch, submit samples to Owner for selection.
 - All landscape areas shall be irrigated with a permanent automated irrigation system utilizing SMART Technology. Landscape Contractor shall submit a Design/Build Irrigation Plan and bid to Owner for approval. Provide additional irrigation bubblers or drip emitter assemblies for all trees.

PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	REMARKS
TREES Note-some tree symbols are reduced in scale in Planting Schedule						
→	4	<i>Cercis canadensis</i>	Eastern Redbud	2" cal. B&B	No	Standard- branching @ 7 ft.
→	1	<i>Styrax obassia</i>	Fragrant Snowbell Tree	1-1/2" cal. B&B	No	Accent Tree- natural form
→	5	<i>Thuja plicata 'Fastigiata'</i>	Hogan Cedar	6-7 ft. B&B	Yes	Low-branching
→	3	<i>Tsuga heterophylla</i>	Western Hemlock	6-7 ft. B&B	Yes	Low-branching
→	7	<i>Zeikova serrata 'City Sprite'</i>	City Sprite Sawleaf Zeikova	2" cal. B&B	No	Standard- branching @ 7 ft.
SHRUBS						
→	2	<i>Camellia sasanqua 'Setsugekka'</i>	Setsugekka Camellia	5 gal.	No	Accent Shrub
→	61	<i>Erica vagans 'Mrs D.F. Maxwell'</i>	Mrs D.F. Maxwell Cornish Heath	1 gal.	No	Ground Cover / Low Shrub
→	14	<i>Hebe pinguifolia 'Sutherlandii'</i>	Sutherland's Hebe	2 gal.	No	Foundation Shrub
→	32	<i>Ilex crenata 'Helleri'</i>	Heller's Japanese Holly	2 gal.	No	Foundation Shrub
→	1	<i>Juniperus scopulorum 'Skyrocket'</i>	Skyrocket Juniper	10 gal.	No	Accent Shrub
→	19	<i>Mahonia aquifolium</i>	Oregon Grape	5 gal.	Yes	Background/Screening Shrub
→	103	<i>Mahonia repens</i>	Creeping Mahonia	1 gal.	Yes	Ground Cover / Low Shrub
→	41	<i>Myrica californica</i>	Pacific Wax Myrtle	5 gal.	Yes	Tall Background/Screening Shrub
→	12	<i>Ribes sanguineum</i>	Pink Winter Currant	5 gal.	Yes	Flowering Background Shrub
→	35	<i>Rosa woodii</i>	Wood's Rose	2 gal.	Yes	Ground Cover / Low Shrub
→	56	<i>Rosmarinus officinalis 'Ingramii'</i>	Dwarf Rosemary	1 gal.	No	Ground Cover / Low Shrub
→	22	<i>Trachelospermum jasminoides</i>	Star Jasmine	1 gal.	No	Vine- train onto wire screens
→	21	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	2 gal.	Yes	Background/Screening Shrub
GRASSES / PERENNIALS						
→	14	<i>Bergenia crassifolia</i>	Winter-blooming Bergenia	1 gal.	No	
→	58	<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blue Grama Grass	1 gal.	No	
→	48	<i>Hakonechloa macra 'Aureola'</i>	Japanese Forest Grass	1 gal.	No	
GROUND COVER						
→		<i>Arctostaphylos uva-ursi 'Massachusetts'</i>	Kinnikinnick	3-1/2" pots @ 24" o.c.	Yes	Plant on all slopes and open areas- Triangular Spacing

PARKING LOT LANDSCAPING
 Parking Lot Area: 10,017 s.f.
 10% interior landscape area required: 1002 s.f.
 Interior landscape area provided: 1321 s.f. (13%)



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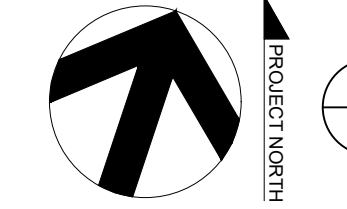
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LANDSCAPE PLAN
 L1.1

DATE: 2/14/2020
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1 LANDSCAPE PLAN
 SCALE: 1" = 10'

