

GENERAL NOTES

EXISTING ENTITY: STRYKER FACILITY
 25310 JEANS ROAD
 VENETA OR

LOCATION: CORNERSTONE SUBDIVISION
 LOT #13
 VENETA OR 97481

OWNER: SON HOLDING CORP
 25310 JEANS ROAD
 VENETA OR 97481

TAX LOT & MAP: 17-05-31-20-04300

SIZE: 2.83 ACRES (123,164 SQFT.)

ZONING: M1 (MEDIUM INDUSTRIAL)
 W/ SDP OVERLAY

USE: VLDC SECTION 4.09(2) (d)
 MANUFACTURING, ASSEMBLY

BLDG AREA: 30,168 GROSS SQ.FT.

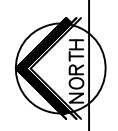
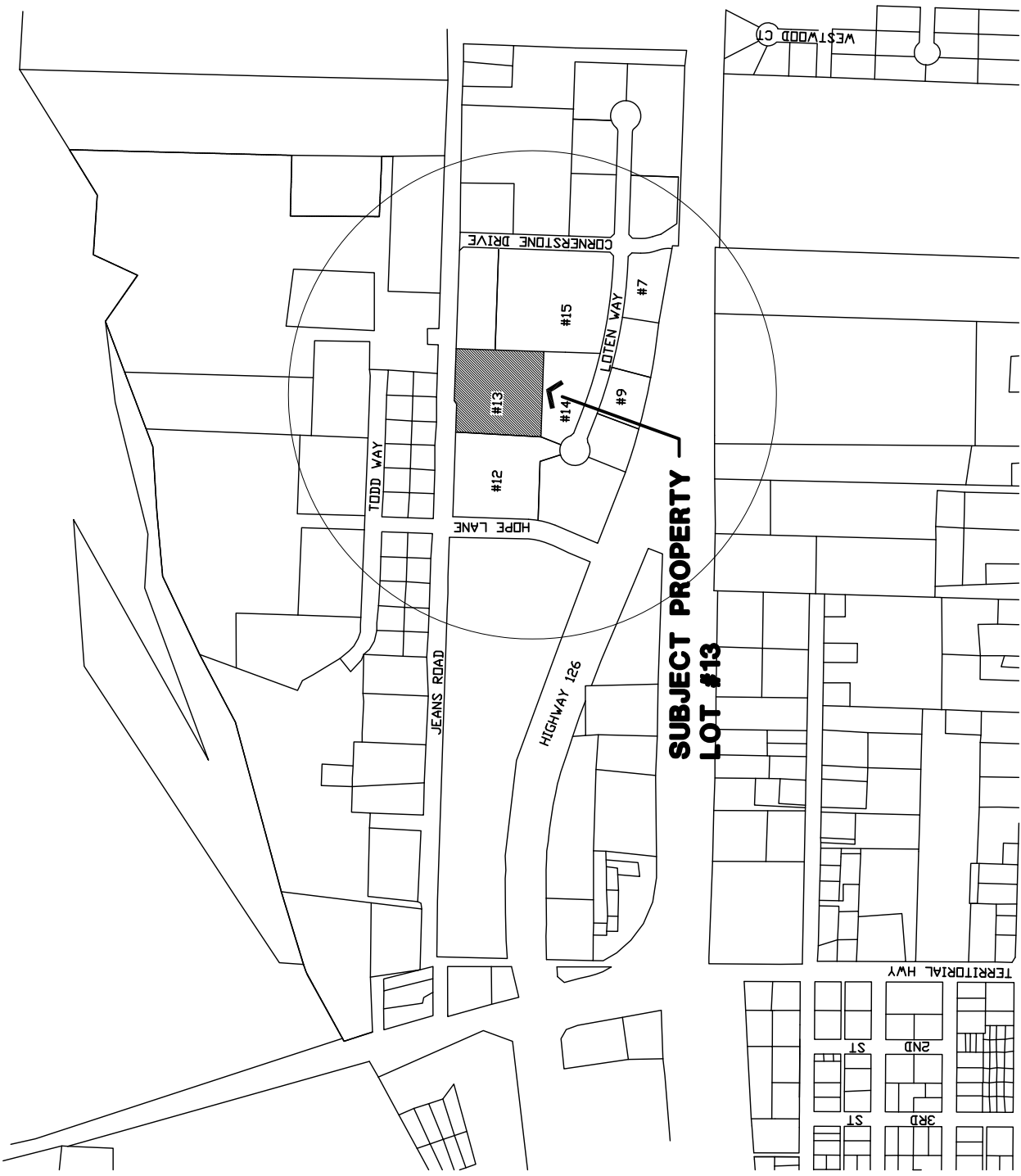
VEHICLE PARKING: VLDC SECTION 5.20(1) INDUSTRIAL (a) & (c)
 30,168 SQ.FT. / 600 = 50 SPACES
 MIN. FOR VISITORS = 3 SPACES
 TOTAL REQUIRED = 53 SPACES
 TOTAL PROVIDED = 54 SPACES

BIKE PARKING: ONE SPACE PER 1 VEHICLES
 53/1 = 8 SPACES
 MIN. 10% COVERED = 1 COVERED
 TOTAL PROVIDED = 8 SPACES

OCCUPANCY: FI MODERATE-HAZARD & B (EXISTING)

DEVELOPMENT RATIOS:

BUILDING:	30,168 SF
DRIVEWAYS & PARKING:	32,068 SF
EXISTING TREE CLUSTER:	5283 SF
OPEN SPACE & SETBACKS:	51,645 SF
TOTAL:	123,164 SF



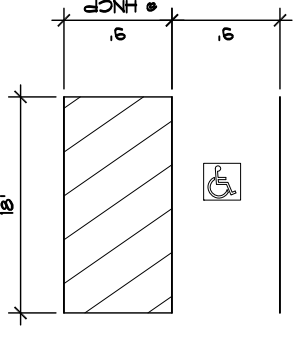
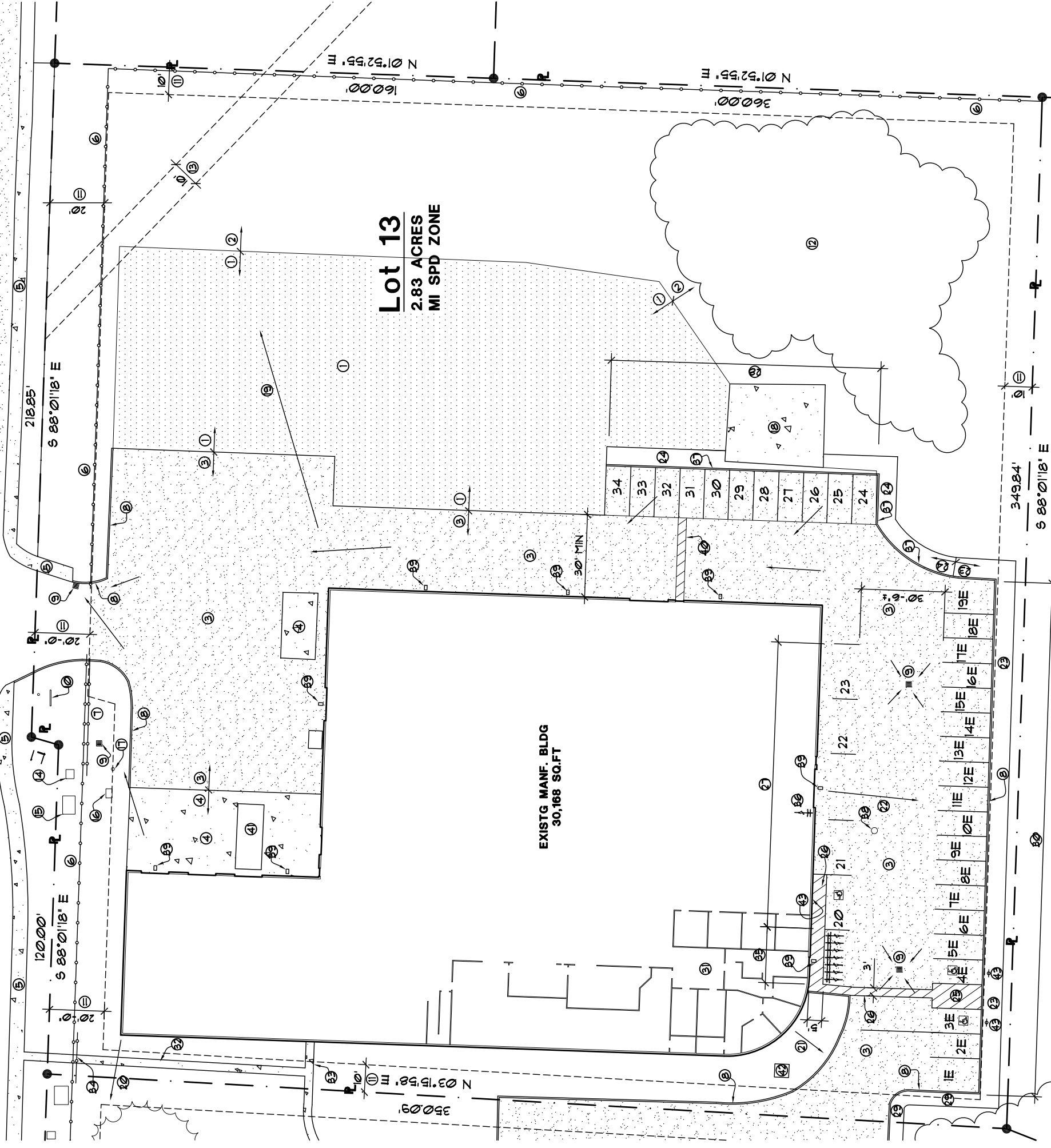
1 VICINITY MAP

N.T.S.

C1.0

NOTES TO SITE PLAN

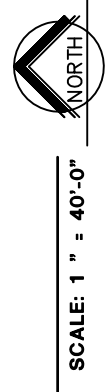
- 1 EXISTING GRAVEL AREA TO REMAIN
- 2 EXISTING NATIVE GRASS AREA TO REMAIN
- 3 EXISTING AC PAVING TO REMAIN
- 4 EXISTING EXISTING CONCRETE SURFACE TO REMAIN
- 5 EXISTING CONCRETE SIDEWALK TO REMAIN
- 6 EXISTING 6' HIGH CHAIN-LINK FENCE TO REMAIN
- 7 EXISTING 6' HIGH CHAIN-LINK SLIDING GATE TO REMAIN
- 8 EXISTING 6' CONCRETE CURB TO REMAIN
- 9 EXISTING 2'X2' CATCH BASIN TO REMAIN
- 10 EXISTING MOUNTAIN SIGN TO REMAIN (APPROX. 48' HIGH X 42' WIDE)
- 11 EXISTING SETBACK
- 12 EXISTING FIR TREE CLUSTER TO REMAIN
- 13 EXISTING PRIVATE SANITARY SEWER EASEMENT TO REMAIN
- 14 EXISTING WATER METER VAULT. VERIFY CONN. FOR LINDSP IRRIGATION
- 15 EXISTING POWER TRANSFORMER TO REMAIN
- 16 EXISTING FIRE SPRINKLER SYSTEM VAULT TO REMAIN
- 17 EXISTING EMERGENCY VEHICLE FIRE HOSE CONNECTOR STANDARD TO REMAIN
- 18 EXISTING PROPANE TANK CONCRETE SLAB TO REMAIN
- 19 EXISTING FIRE HYDRANT ALONG JEAN ROAD - 285 FT± FROM BUILDING
- 20 EXISTING FIRE HYDRANT AT SOUTHEAST CORNER OF JEANS ROAD AND HOPE LANE - 310 FT± FROM BUILDING
- 21 EXISTING FIRE HYDRANT ALONG LOTEWAY WAY CUL-DE-SAC - 234 FT± FROM BUILDING
- 22 EXISTING FIRE HYDRANT ALONG LOTEWAY - 288 FT± FROM BUILDING
- 23 EXISTING LANDSCAPE STRIP TO REMAIN
- 24 PROPOSED 6 FT WIDE LANDSCAPE STRIP W/ IRRIGATION SYSTEM.
- 25 PROPOSED STRIPPING FOR HNCV VEHICLE ACCESS AILSE
- 26 PROPOSED STRIP ACCESSIBLE ACCESS ROUTE
- 27 PROPOSED PARALLEL VEHICLE PARKING SPACES, 9 FT WIDE X 20 FT LONG. (1) - SPACE TO HAVE HNCV SYMBOL ON PAVING & HNCV SIGN ON BLDG WALL SURFACE WERE REQUIRED
- 28 PROPOSED VEHICLE PARKING SPACES, 9 FT WIDE X 18 FT LONG. EXISTING SURFACE IS GRAVEL AND IS REQUIRED TO BE PAVED, 6 INCH CONCRETE CURB TO BE INSTALLED WHERE INDICATED
- 29 PROPOSED 5 FT WIDE LANDSCAPE STRIP W/ IRRIGATION SYSTEM
- 30 EXISTING PAVED VEHICLE PARKING SPACES TO REMAIN. SPACES 3E AND 4E TO BE PROVIDED WITH HNCV SYMBOL ON PAVING SURFACE
- 31 EXISTING OFFICE AREA. THIS AREA HAS MODIFIED ONLY SLIGHTLY FROM THE OFFICE AREA ILLUSTRATED ON DRAWING SHEET AI, DATED 05/03/02 AS PART OF THE PACIFIC WOOD SITE DESIGN REVIEW (SR-3-02) DATED 06/14/02
- 32 PROPOSED 3 FT WIDE CONCRETE WALKWAY, CONNECT TO EXISTING CONCRETE WALKWAY & EXISTING JEANS ROAD CONCRETE WALKWAY
- 33 EXISTING 3 FT WIDE CONCRETE WALKWAY.
- 34 PROVIDE 4 FT MIN. WIDE CHAIN-LINK GATE AS REQUIRED
- 35 PROVIDE (1) - BICYCLE PARKING SPACES. SPACES TO BE 6 FT MIN. LONG X 2 FT. WIDE. PROVIDE 'HOOP' STYLE BIKE RACK
- 36 PROVIDE (1) - BICYCLE PARKING SPACES. SPACES TO BE 6 FT MIN. LONG X 2 FT. WIDE. PROVIDE 'HOOP' STYLE BIKE RACK
- 37 PROPOSED 6' HIGH CONCRETE CURB
- 38 EXISTING UNDERGROUND WATER VALVE. VERIFY CONNECTING TO LANDSCAPING STRIP IRRIGATION SYSTEM
- 39 LOCATION OF EXISTING WALL MOUNTED LIGHT FIXTURES. FIXTURE ARE LOCATED APPROXIMATE 20 FT ABOVE FINISH GRADE AND ARE SHIELDED TO ELIMINATE GLARE ON ANY PROXIMATE PUBLIC ROADS.
- 40 PROPOSED 3-FT WIDE STRIPPING FOR PEDESTRIAN CROSSING SAFETY
- 41 EXISTING DUMBBSTER LOCATION. DUMBBSTER TO BE ENCLOSED ON 3 SIDES BY A CHAIN-LINK FENCE MOUNTED ON STEEL SUPPORT LEGS SUFFICIENT TO SUPPORT A 1 FOOT HIGH FENCE. CHAIN-LINK FENCING SHALL BE INSERTED WITH OPAQUE SLATS (EACH VERT. LINK)
- 42 EXISTING SCREENED AIR CONDITION UNIT TO REMAIN
- 43 PROPOSED HNCV SIGNS AS PER 096C



- LEGEND**
- PROPERTY LINE
 - - - FENCE
 - FLOW DIRECTION OF SURFACE WATER
 - [Pattern] CONCRETE SURFACE
 - [Pattern] AC PAVING SURFACE
 - [Pattern] GRAVEL SURFACE

LINE TABLE		
LINE BEARING	DISTANCE	
L1	N 16°05'11" E	1031'

2
C1.1
PARKING
SCALE: 1/16"



SCALE: 1" = 40'-0"

1
C1.1
SITE PLAN

PLANT SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
SHRUBS					
S1	60	MAHONIA NERVOSA	DULL OREGON GRAPE	1 GAL # 3'	OC. 1
S2	6	Ⓛ	RHODODENDRON	5 GAL # 6'	OC. 1

NOTES TO PLANT SCHEDULE

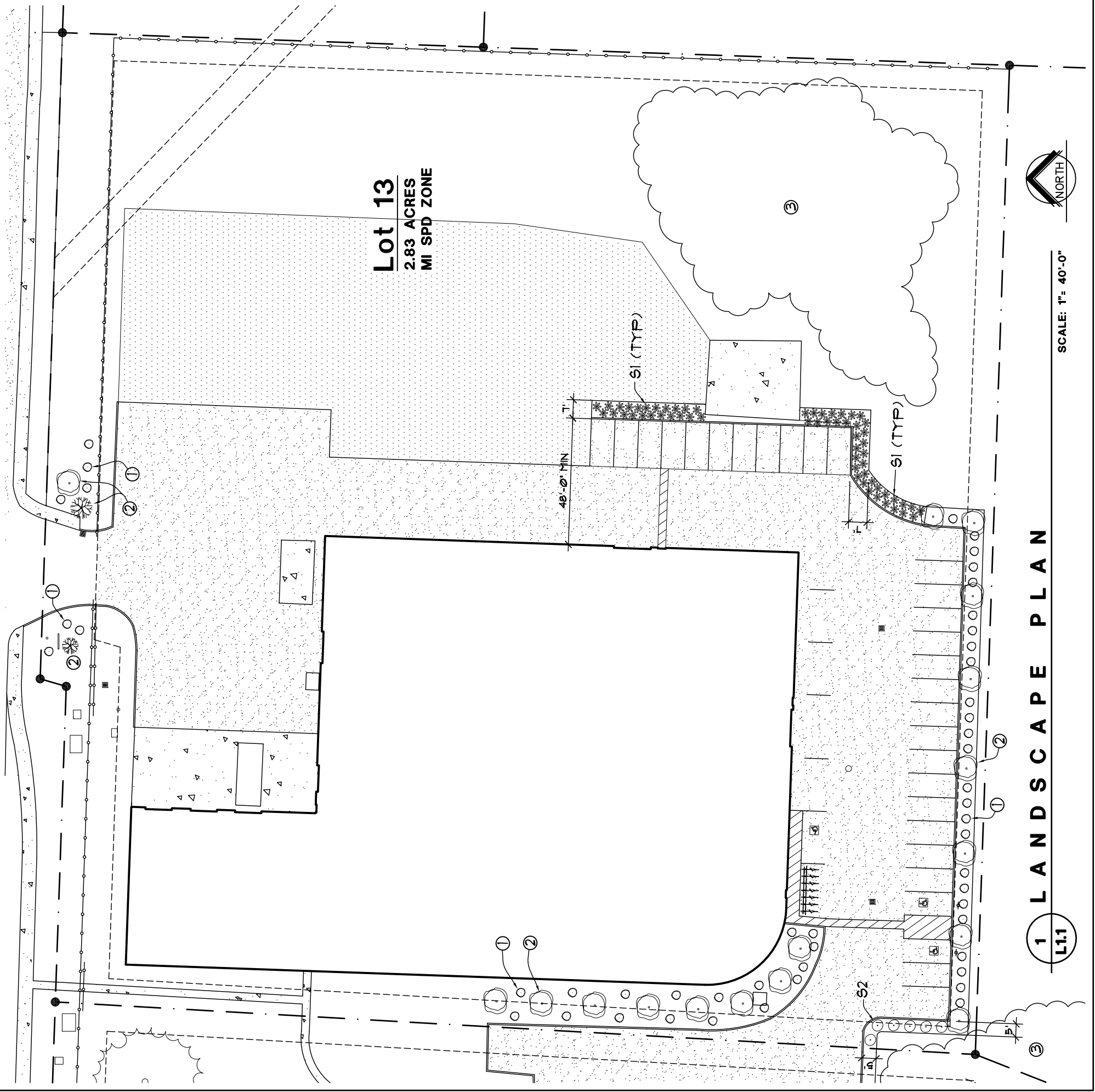
Ⓛ VARIETY CHOICE BY OWNER

GENERAL LANDSCAPING NOTES

- SOIL PREPARATION
 - SUB-BASE TO BE 12" MINIMUM BELOW FINISH GRADE.
 - SUBGRADE SHALL BE TILLED A MINIMUM OF 8' BEFORE INSTALLATION OF TOPSOIL.
 - TOPSOIL PLACEMENT: 2' MINIMUM DEPTH FOR LAWN AREAS
6' MINIMUM DEPTH FOR BEDDING AREAS
 - PROVIDE 2' MINIMUM LAYER OF GARDEN COMPOST OR 15-5-10-10 FERTILIZER OVER TOP SOIL IN BEDDING AREAS
- PLANT MATERIALS
 - PROVIDE PLANT MATERIAL AS INDICATED IN PLANT SCHEDULE
- IRRIGATION SYSTEM
 - IRRIGATION SYSTEM SHALL BE 'ZONED' AS APPROPRIATE AND SHALL BE COMPLETELY AUTOMATED
 - SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE OF ALL LANDSCAPED AREAS, AND LAYOUT OF HEADS SHALL MINIMIZE OVERSPRAY ONTO PAVED AREAS

NOTES TO LANDSCAPE PLAN

- EXISTING SHRUB TO REMAIN (TYP)
- EXISTING TREE TO REMAIN (TYP)
- EXISTING FIR TREE CLUSTER TO REMAIN



Lot 13
 2.83 ACRES
 MI SPD ZONE



1 LANDSCAPE PLAN
 L1.1

SCALE: 1" = 40'-0"