

**PROPERTY LEGAL DESCRIPTION:**

ALL OF THE LES SCHWAB PROPERTIES LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY, OREGON (SAID PROPERTIES ALSO KNOWN AS TAX LOT 700, AND 401 OF ASSESSOR MAP 55-1W-080C) THE PERIMETER BOUNDARY OF SAID LES SCHWAB PROPERTIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION PER TITLE REPORT:**

TRACT I:  
 PARCEL IA:  
 BEGINNING ON THE SOUTH LINE OF THE C. C. GOOLY DONATION LAND CLAIM NO. 41 IN TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY, OREGON, AT A POINT WHICH IS 173.48 FEET SOUTH 86° 45' EAST FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 16° 21' EAST 220.52 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO ARCHIE MURPHY AND OLETA MURPHY BY DEED RECORDED JANUARY 13, 1949 IN VOLUME 399, PAGE 0498, IN DEED RECORDS FOR MARION COUNTY, OREGON; THENCE NORTH 86° 45' WEST ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF SAID MURPHY TRACT 88.65 FEET TO THE EASTERLY LINE OF THE PACIFIC HIGHWAY AS SAME IS LOCATED IN SAID TOWNSHIP AND RANGE; THENCE SOUTH 32° 22' WEST ALONG THE EASTERLY LINE OF SAID PACIFIC HIGHWAY 245.85 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF SAID CLAIM 41; THENCE SOUTH 86° 45' EAST ALONG THE SOUTH LINE OF SAID CLAIM 41, 158.28 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THAT PORTION LYING WITHIN HARDCASTLE AVENUE INCLUDING, BUT NOT LIMITED TO THAT CONVEYED TO MARION COUNTY FOR ROAD PURPOSES BY DEED RECORDED IN VOLUME 962, PAGE 0777, IN DEED RECORDS FOR MARION COUNTY OREGON.

EXCEPT THAT PORTION CONVEYED TO CITY OF WOODBURN, WOODBURN, OREGON, BY WARRANTY DEED RECORDED MARCH 24, 1981 IN REEL 244 AND PAGE 1776, FILM RECORDS.

EXCEPT THAT PORTION CONVEYED TO STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION BY WARRANTY DEED RECORDED OCTOBER 15, 1991 IN REEL 892 AND PAGE 0348, FILM RECORDS AND CORRECTION WARRANTY DEED RECORDED MARCH 17, 1992 IN REEL 933 AND PAGE 0024, FILM RECORDS.

PARCEL IB:  
 BEGINNING ON THE SOUTH LINE OF C. C. GOOLY DONATION LAND CLAIM NO. 41 IN TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY, OREGON, AT A POINT WHICH IS 173.48 FEET SOUTH 86° 45' EAST FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 16° 21' EAST 220.52 FEET; THENCE SOUTH 86° 45' EAST 75.0 FEET; THENCE SOUTH 3° 15' WEST 214.78 FEET TO THE SOUTH LINE OF SAID CLAIM NO. 41; THENCE NORTH 86° 45' WEST ALONG THE SAID SOUTH LINE, 125.0 FEET TO THE PLACE OF BEGINNING.

EXCEPT THEREFROM THE SOUTHERLY 30 FEET AS CONVEYED TO MARION COUNTY, OREGON, BY DEEDS RECORDED AUGUST 20, 1964 IN VOLUME 590, PAGE 0112 AND VOLUME 590, PAGE 0113, IN MARION COUNTY DEED RECORDS FOR ROAD PURPOSES.

PARCEL IC:  
 BEGINNING AT POINT ON THE EASTERLY LINE OF THE PACIFIC HIGHWAY, IN SECTION 8 OF TOWNSHIP 5 SOUTH, RANGE 1 WEST OF WILLAMETTE MERIDIAN IN MARION COUNTY CITY OF WOODBURN, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL "A", CONVEYED TO LES SCHWAB TREE CENTERS OF OREGON, INC., AN OREGON CORPORATION, AS RECORDED IN REEL 917 AND PAGE 0345, FILM RECORDS, DATED DECEMBER 29, 1986, FOR MARION COUNTY OREGON; THENCE EASTERLY ALONG THE NORTH LINE OF PARCELS "A" AND "B" AS RECORDED IN SAID REEL 917 AND PAGE 0345, FILM RECORDS, SOUTH 86° 43' 09" EAST 163.42 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL "B", NORTH 3° 15' EAST 75.00 FEET; THENCE PERPENDICULAR TO SAID EAST LINE OF PARCEL "B", NORTH 86° 45' WEST 121.73 FEET TO THE EASTERLY LINE OF SAID PACIFIC HIGHWAY; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID PACIFIC HIGHWAY SOUTH 32° 21' WEST 85.73 FEET TO THE PLACE OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION BY WARRANTY DEED RECORDED SEPTEMBER 06, 1991 IN REEL 882 AND PAGE 0284, FILM RECORDS.

EXCEPT THAT PORTION CONVEYED TO STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION BY WARRANTY DEED RECORDED OCTOBER 15, 1991 IN REEL 892 AND PAGE 0348, FILM RECORDS AND CORRECTION WARRANTY DEED RECORDED MARCH 17, 1992 IN REEL 933 AND PAGE 0024, FILM RECORDS.

**TRACT III:**

PARCEL IIA:  
 A PORTION OF THE REAL PROPERTY WHICH IS PARTITIONED AS PARCEL 2 OF PARTITION PLAT NO. 93-27, AS RECORDED IN REEL 1050 AND PAGE 0063, FILM RECORDS, IN THE CITY OF WOODBURN FOR MARION COUNTY, OREGON; THE REAL PROPERTY BEING CONVEYED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 93-27, AS RECORDED IN REEL 1050 AND PAGE 0063, FILM RECORDS FOR MARION COUNTY, OREGON; THENCE SOUTH 86° 42' 22" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 86.60 FEET, TO THE SOUTHEAST CORNER SAID PARCEL 2; THENCE NORTH 32° 03' 26" EAST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 217.92 FEET, TO A 5/8 IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WILHELM ENG. ORLS 2413", THENCE NORTH 86° 45' 00" WEST, PARALLEL WITH THE SOUTH LINE OF PARCEL 1 OF SAID PARTITION PLAT NO. 93-27, A DISTANCE OF 191.41 FEET, TO THE WEST LINE OF SAID PARCEL 2, WHICH IS MARKED BY A 5/8 IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WILHELM ENG. ORLS 2413"; THENCE SOUTH 03° 15' 00" WEST ALONG THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 190.54 FEET, TO THE POINT OF BEGINNING.

TPARCEL IIB:  
 AN 20 FOOT EMERGENCY ACCESS EASEMENT OVER PARCEL I OF PARTITION PLAT 93-27, RECORDED APRIL 12, 1983, IN REEL 1050 AND PAGE 0063, FILM RECORDS FOR MARION COUNTY, OREGON.

THE OUTSIDE BOUNDS OF THE ABOVE DESCRIBED PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 5/8 INCH ROD AT THE MOST EASTERLY NORTHEAST CORNER OF THE ABOVE DESCRIBED LES SCHWAB PROPERTIES; THENCE SOUTH 32°03'26" WEST 217.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HARDCASTLE AVE.; THENCE NORTH 86°26'31" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 327.34 FEET; THENCE NORTH 27°24'35" WEST 20.34 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HWY 99E; THENCE NORTH 32°21'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 276.04 FEET; THENCE SOUTH 86°40'51" EAST 117.15 FEET TO A 5/8 INCH ROD; THENCE SOUTH 03°22'28" WEST 69.24 FEET; THENCE SOUTH 86°40'51" EAST 191.41 FEET TO THE POINT OF BEGINNING.

**EXISTING PROPERTY INFORMATION:**

EXISTING PROPERTY CONSISTS OF TAX LOTS 700 + 401 OF TAX MAP 55-1W-080C. TOTAL ACREAGE = ACRES

**JURISDICTION:**

**STREETS:**  
 PACIFIC HWY 99E IS UNDER THE JURISDICTION OF THE OREGON DEPARTMENT OF TRANSPORTATION.  
 HARDCASTLE AVENUE IS UNDER THE JURISDICTION OF THE CITY OF WOODBURN.

**SANITARY SEWER:**

SANITARY SEWER SERVICES ARE PROVIDED BY CITY OF WOODBURN.

**WATER:**

WATER SERVICES ARE PROVIDED BY THE CITY OF WOODBURN.

**STORM:**

STORM DRAINAGE SERVICES ARE PROVIDED BY CITY OF WOODBURN.

**PLANNING:**

THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF WOODBURN, MARION COUNTY AND IS SUBJECT TO CITY OF WOODBURN PLANNING AND DEVELOPMENT CODES.

**△ SURVEY CONTROL POINT TABLE:**

Point #	Elevation	Northing	Easting	Description
1	187.09	5000.00	5000.00	cnt ht
2	186.44	5000.19	5316.86	cnt mag
3	187.09	4837.49	4896.46	cnt bd01
4	187.88	5008.12	5155.30	cnt ht
5	186.12	4855.52	5065.05	cnt mag
6	186.06	4734.71	5098.25	cnt mag
7	185.99	4806.31	5239.20	cnt mag

**RECORD REFERENCE LIST:**

- (A) M.C.S.R. 34145
- (B) M.C.S.R. 32356
- (C) M.C.S.R. 29480

**FOUND MONUMENT LIST:**

- 02 FOUND 5/8" I.R.
- 01 FOUND 5/8" I.R. BENT
- 02 FOUND 5/8" I.R. W/YPC STAMPED "WICHELM"
- 03 FOUND 5/8" I.R. BENT
- 02 FOUND 5/8" I.R. W/YPC STAMPED "WICHELM"

**ENCROACHMENTS:**

- 1. NO ENCROACHMENTS WERE NOTED.

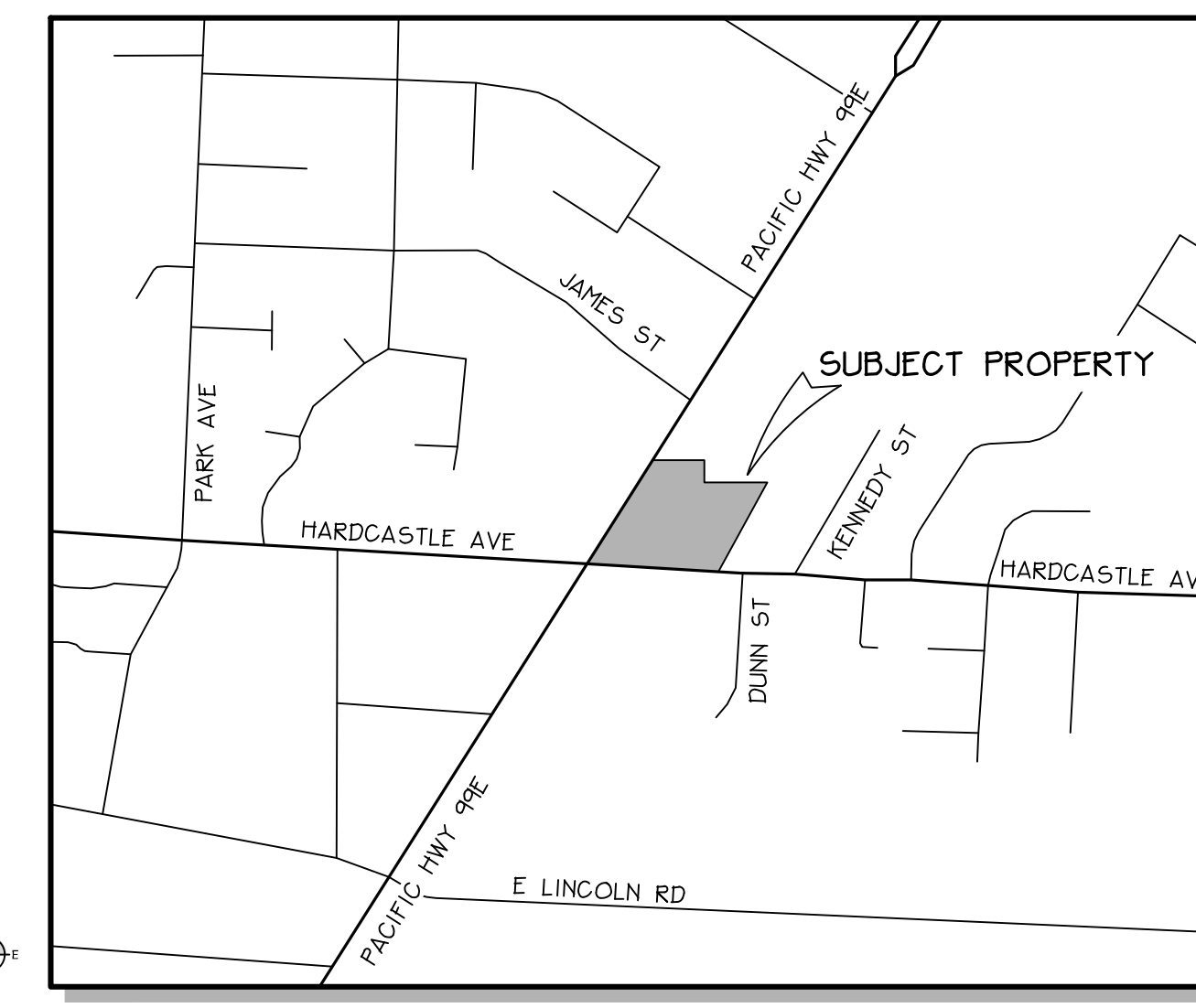
**EASEMENT NOTES:**

- ① A 30.00' WIDE ACCESS AND UTILITY EASEMENT PER DEED RECORDED IN THE MARION COUNTY DEED RECORDS REEL 1335, PAGE 630 AS SHOWN ON THE MAP TO THE BENEFIT OF LEROY B. MILLER PROPERTY.
- ② A VARIABLE WIDTH ACCESS EASEMENT PER DEED RECORDED IN MARION COUNTY, OREGON DEED REEL 1335, PAGE 631 AS SHOWN ON THE MAP TO THE BENEFIT OF LEROY B. MILLER PROPERTY.
- ③ A 10.00' WIDE UTILITY EASEMENT PER DEED RECORDED IN MARION COUNTY, OREGON DEED REEL 1335, PAGE 631 AS SHOWN ON THE MAP TO THE BENEFIT OF LEROY B. MILLER PROPERTY.
- ④ A VARIABLE WIDTH EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, AND LIMITED PARKING AS RECORDED BY DEED IN MARION COUNTY, OREGON DEED REEL 3101, PAGE 256 AS SHOWN ON THE MAP TO THE BENEFIT OF LES SCHWAB PROPERTY.
- ⑤ A 25.00' WIDE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS AS RECORDED BY DEED IN MARION COUNTY, OREGON DEED REEL 3101, PAGE 256 AS SHOWN ON THE MAP TO THE BENEFIT OF MILLER, L.M. AND J.D. PROPERTIES.

NOTE: THE FOLLOWING LISTED DEEDS REFERENCE EASEMENTS FOR ROAD AND RIGHT-OF-WAY PURPOSES WHICH ARE IN THE CURRENT RIGHT-OF-WAY OF HARDCASTLE AVENUE AND HAVE NO EFFECT ON SUBJECT PROPERTY:  
 DEED VOLUME 405, PAGE 502  
 DEED VOLUME 422, PAGE 362  
 DEED VOLUME 434, PAGE 8  
 DEED VOLUME 433, PAGE 10  
 DEED VOLUME 443, PAGE 215  
 DEED REEL 317, 345

**TREE TABLE:**

TREE SPECIES	TRUNK DIA. *	DRIP LINE RADIUS
1 PLUM	12"	15'
2 PLUM	12"	15'
3 DECIDUOUS	10"	5'
4 FIR	18"	10'
5 APPLE	12"	15'
6 APPLE	10"	10'
7 APPLE	12"	15'



VICINITY MAP  
N.T.S.

**TOPOGRAPHIC SURVEY**

FOR  
**LES SCHWAB**  
 LOCATED AT  
**1140 N. PACIFIC HIGHWAY 99E +  
 1735 HARDCASTLE AVE., WOODBURN  
 SE 1/4, SEC. 8, T. 5 S., R. 1 W., W.M.  
 MARION COUNTY, OREGON**  
 OCTOBER 10, 2017

**HORIZONTAL DATUM:**

PROJECT COORDINATE SYSTEM IS A LOCAL ASSUMED DATUM. BASIS OF BEARINGS IS THE EAST LINE OF THE SUBJECT PROPERTY 53°03'26"W PER C.S. 34145.

**VERTICAL DATUM NOTE:**

THE VERTICAL DATUM IS "NAVD 88" AND IS BASED ON MARION COUNTY CONTROL POINT 9419, LOCATED APPROXIMATELY 500 FEET SOUTHWESTERLY OF THE SUBJECT PROPERTY; CAP ELEVATION = 188.18.

**SURVEY CONTROL NOTE:**

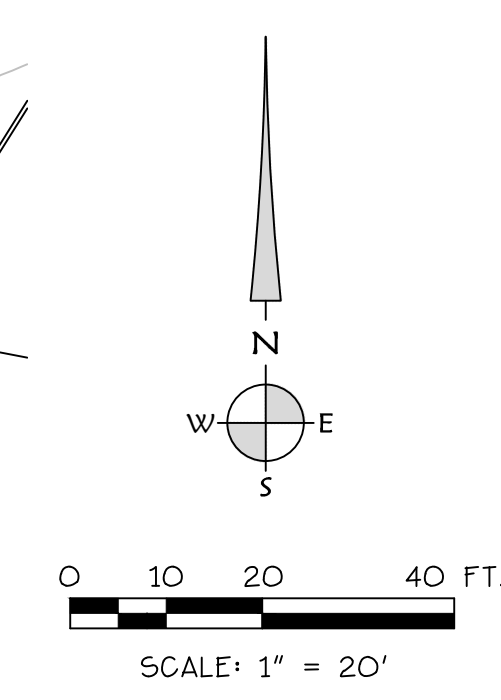
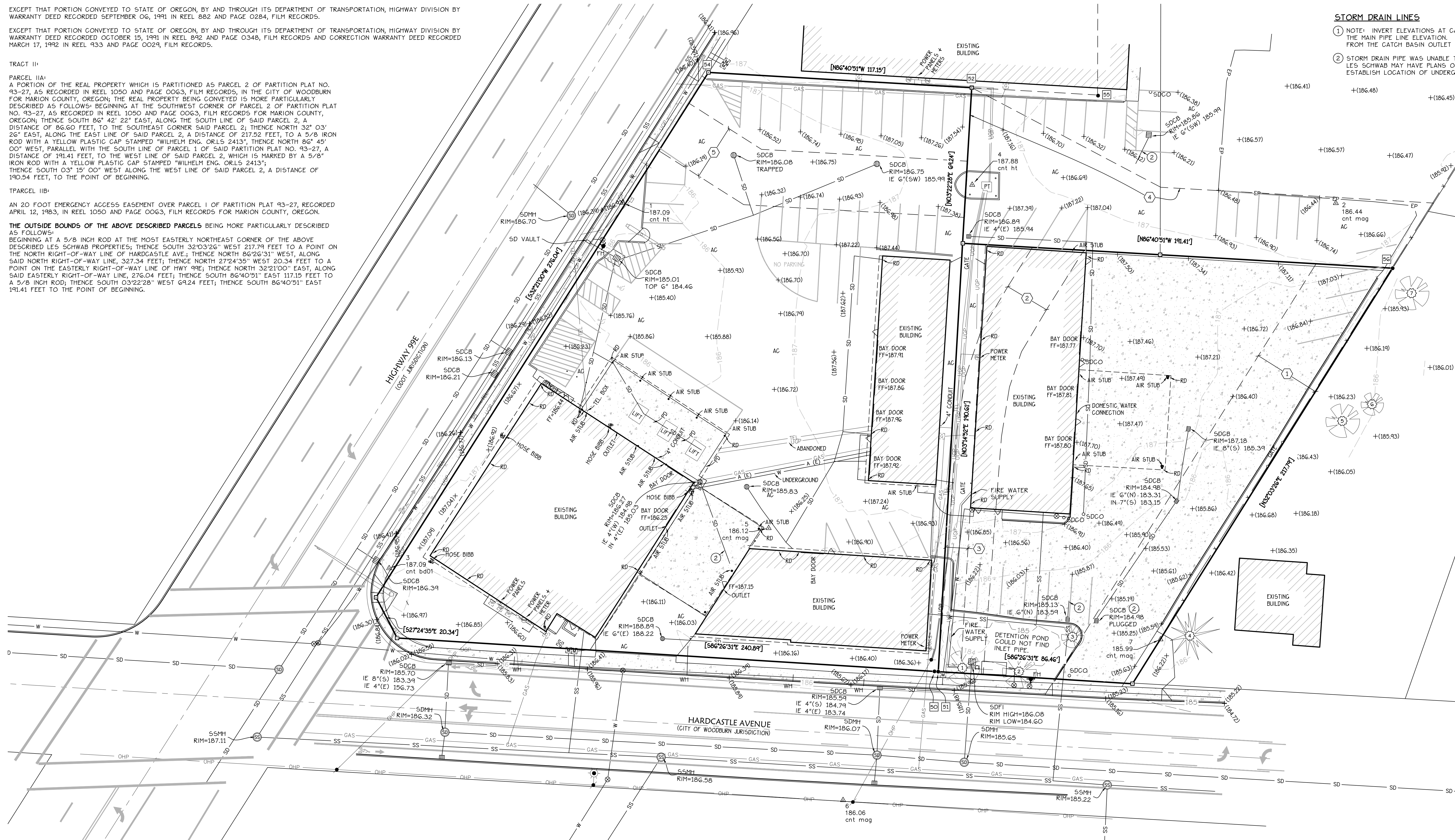
SURVEY CONTROL POINTS WERE SET THROUGHOUT THE PROJECT AREA AS SHOWN ON THE MAP AND LISTED IN THE "SURVEY CONTROL" POINT TABLE.

**EXISTING UTILITIES NOTES:**

EXISTING UTILITIES SHOWN ON THIS MAP ARE BASED ON FIELD LOCATES COMPLETED THROUGH THE "OREGON ONE CALL" SERVICE, PRIVATE LOCATE BY AP'S LOCATING, OBSERVED EVIDENCE AND STRUCTURES AND GIS DATA PROVIDED BY CITY OF WOODBURN AND MACENZIE. THERE MAY BE EXISTING UTILITIES ON THE SITE THAT COULD NOT BE LOCATED.

**STORM DRAIN LINES**

- ① NOTE: INVERT ELEVATIONS AT CATCH BASINS MAY NOT BE A GOOD INDICATOR OF THE MAIN PIPE LINE ELEVATION. WE COULD NOT DETERMINE IF THERE IS A DROP FROM THE CATCH BASIN OUTLET TO THE STORM MAIN LINE.
- ② STORM DRAIN PIPE WAS UNABLE TO BE LOCATED USING CONVENTIONAL METHODS. LES SCHWAB MAY HAVE PLANS OR AS-BUILTS THAT WOULD BE USEFUL TO ESTABLISH LOCATION OF UNDERGROUND STORM LINES.



**LEGEND:**

- FOUND MONUMENT
- FOUND 2" BC CITY OF GRESHAM
- △ CALCULATED POINT FROM RECORD DATA
- △ SURVEY CONTROL POINT
- ⊙ EXISTING MANHOLE
- EXISTING CLEAN OUT
- EXISTING FLAG POLE
- EXISTING SIGN
- ⊠ EXISTING ELECTRICAL BOX
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING GAS METER
- EXISTING UTILITY POLE WITH LIGHT
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- ⊕ EXISTING SPIGOT
- ⊕ EXISTING WATER METER
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING VALVE
- ⊕ EXISTING HEAT PUMP/CONDENSER
- ⊕ EXISTING POWER METER
- ⊕ EXISTING POWER TRANSFORMER
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING DECIDUOUS TREE; (SPECIES + SIZE AS NOTED)
- ⊕ EXISTING CONIFER TREE; (SPECIES + SIZE AS NOTED)
- ⊕ TREE REFERENCE; (SPECIES + SIZE AS NOTED IN "TREE TABLE")
- ② UTILITY REFERENCE; SEE "EXISTING UTILITY NOTES"
- Ⓐ RECORD DATA; SEE "RECORD REFERENCE LIST"
- ⓐ FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- AC ASPHALT
- BC BRASS CAP
- COMP COMPRESSOR
- CONC CONCRETE
- C.S.F. COUNTY SURVEY FILE
- FF FINISH FLOOR
- IE INVERT ELEVATION
- I.P. IRON PIPE
- I.R. IRON ROD
- LAND LANDSCAPING
- RD RAIN DRAIN
- WH WEEP HOLE
- PT POWER TRANSFORMER
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING TELEPHONE LINE
- EXISTING NATURAL GAS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING CHAINLINK FENCE
- + (117.10) EXISTING SPOT ELEVATION
- EXISTING CONCRETE
- ① EASEMENT NOTE REFERENCE; SEE "EASEMENT TABLE/NOTES"
- ⓐ CURVE DATA; SEE "CURVE DATA TABLE"

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 9, 2002  
**JOE J. COTA**  
 #58561LS

Renewal: 12/31/17

**K & D ENGINEERING, Inc.**  
 276 N.W. Hickory Street P.O. Box 728  
 Albany, Oregon 97145  
 (541) 928-2883

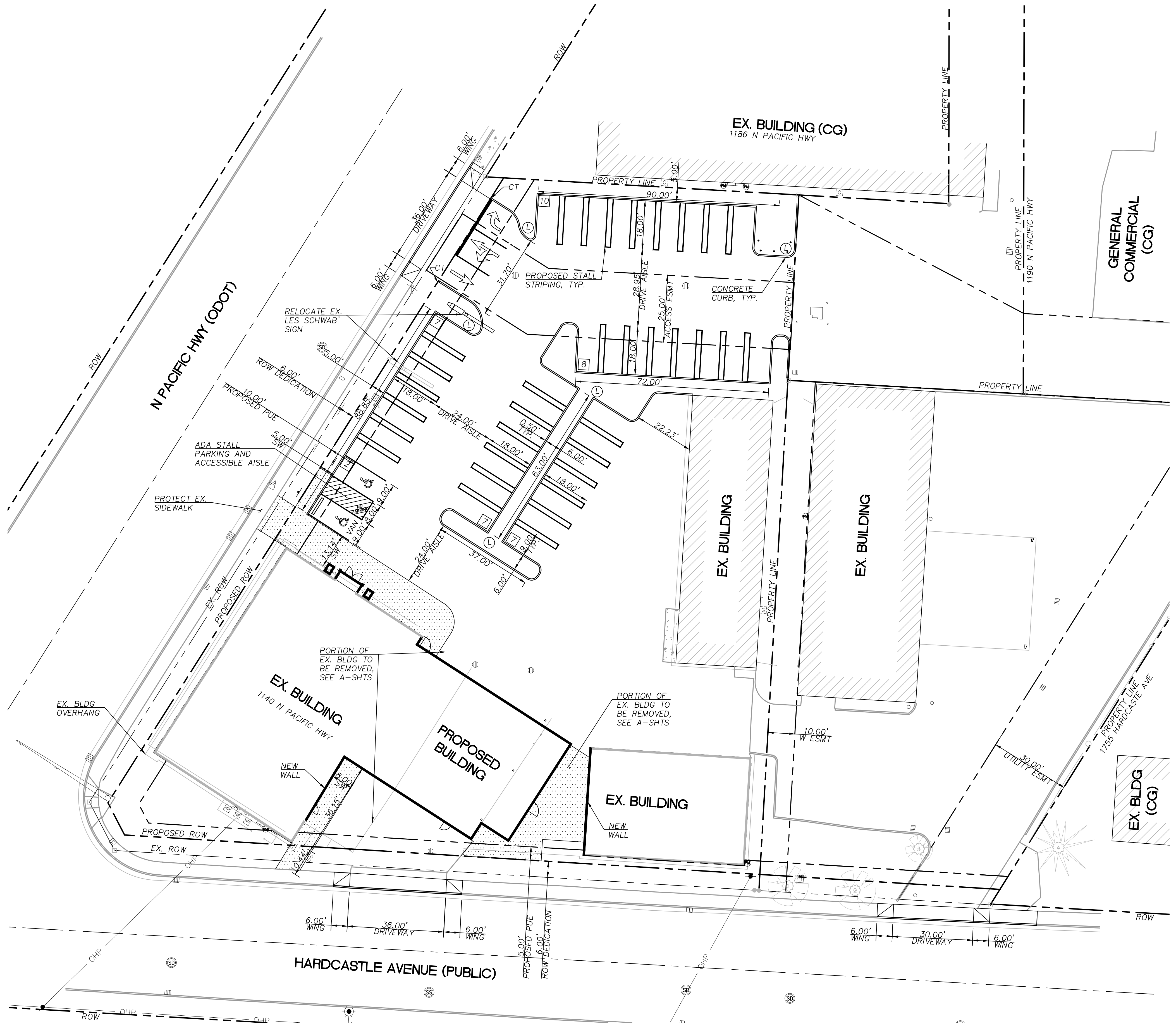
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**SHEET 1 OF 1**

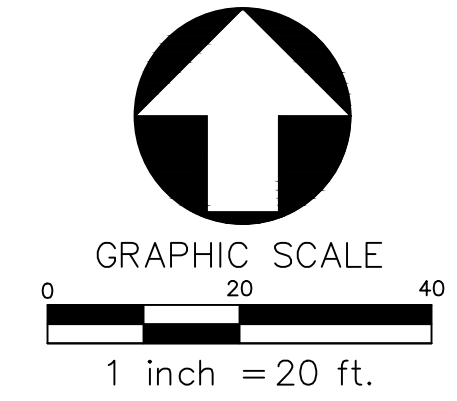


**LES SCHWAB TIRE CENTER #204**  
**1140 N PACIFIC HWY**  
**WOODBURN, OR 97071**

ITEM	DESCRIPTION	REFERENCE
	EX. ASPHALT PAVEMENT	
	CONCRETE SIDEWALK	
	NO PARKING STRIPING	
	ADA STALL EMBLEM	
	CONCRETE CURB	
	CURB TAPER (CT)	
	LANDSCAPE AREA	
	SIGN	



**LAYOUT AND PAVING PLAN**  
 SCALE: 1"=20'



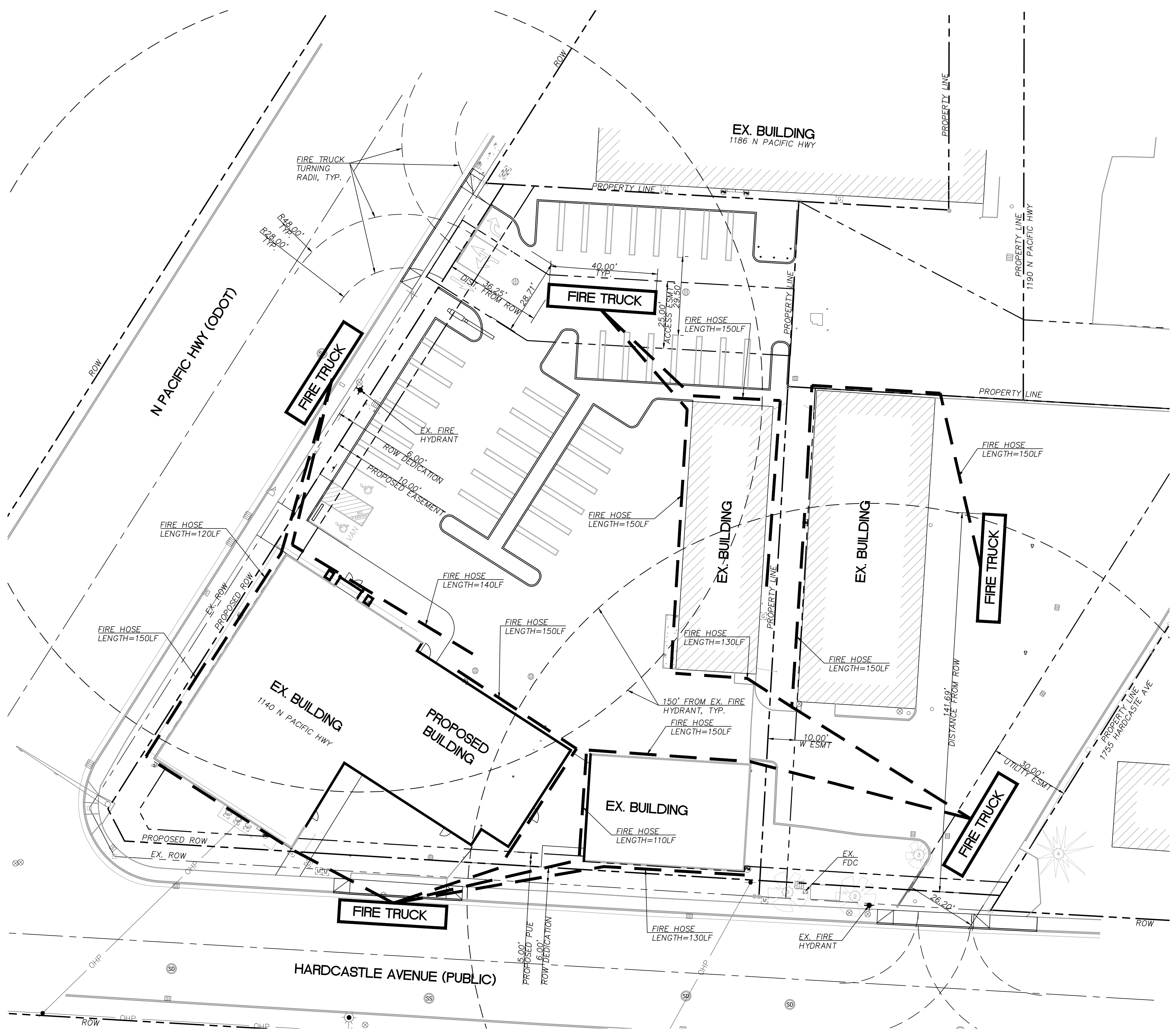
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 DATE: 06/20/24  
 DRAWN BY: SY CHECKED BY: KM

**C-100**

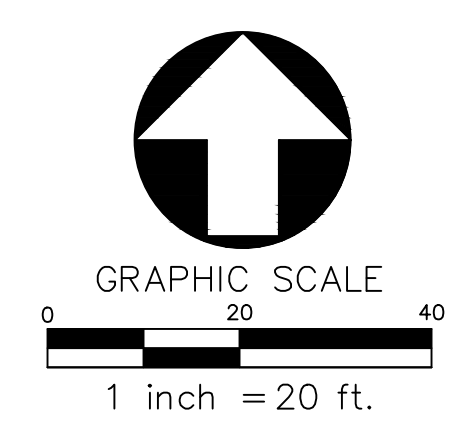


**LES SCHWAB TIRE CENTER #204**  
 1140 N PACIFIC HWY  
 WOODBURN, OR 97071

ITEM	DESCRIPTION	REFERENCE
	HOSE PULL LENGTH (150' MAX)	
	EX. FIRE HYDRANT	
	EX. FIRE DEPARTMENT CONNECTION	



**FIRE ACCESS PLAN**  
 SCALE: 1"=20'



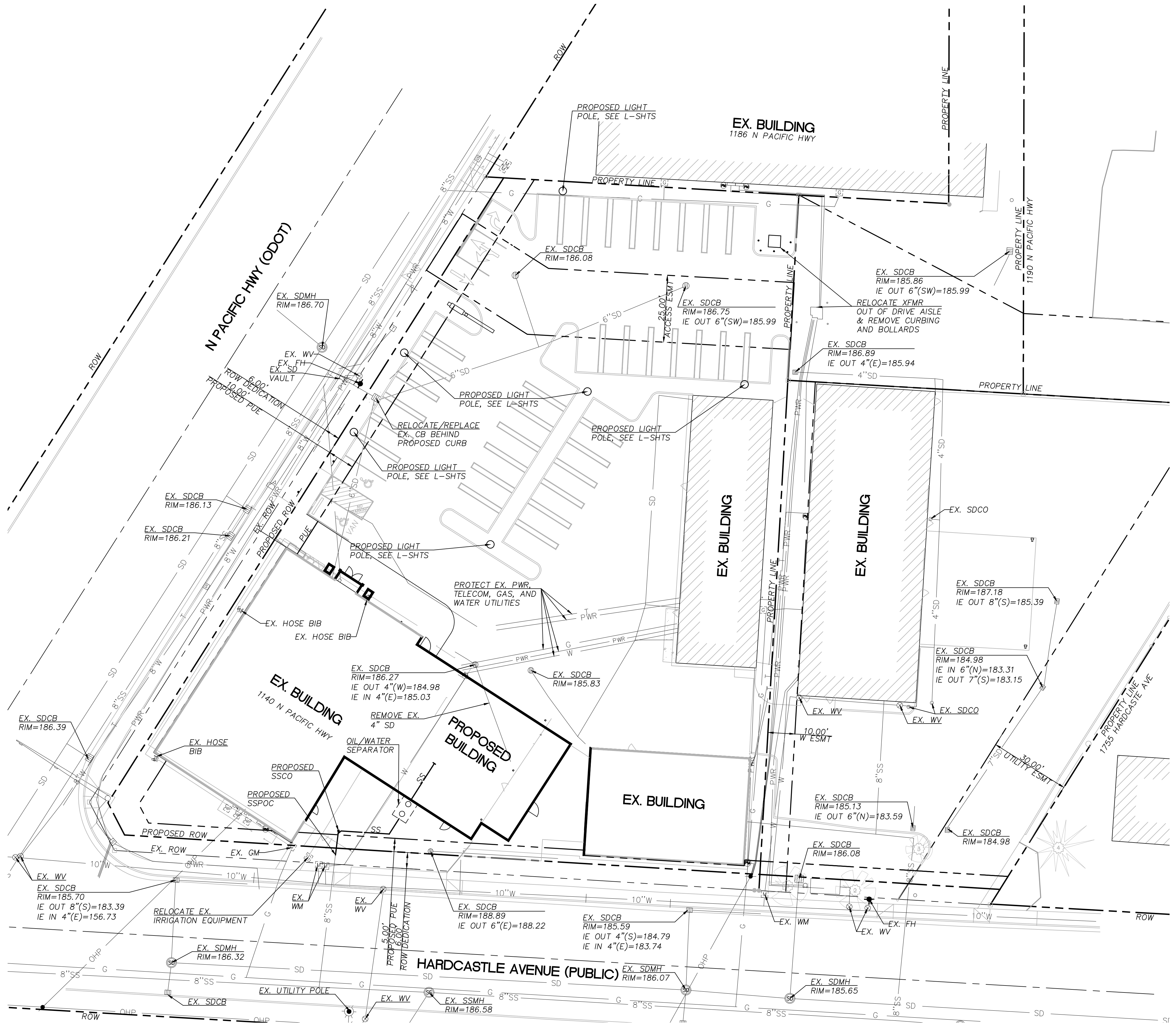
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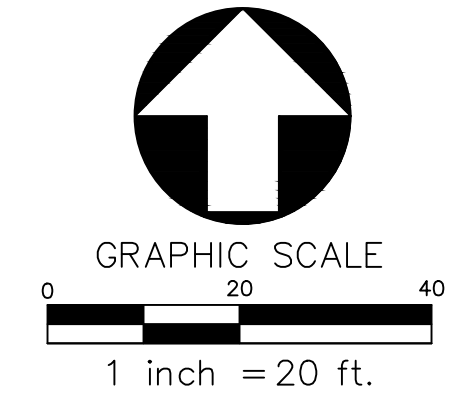


**LES SCHWAB TIRE CENTER #204**  
**1140 N PACIFIC HWY**  
**WOODBURN, OR 97071**

SHEET LEGEND		
ITEM	DESCRIPTION	REFERENCE
— SS —	SANITARY SEWER (SS)	
[O O]	OIL/WATER SEPARATOR	
•	SANITARY SEWER CLEANOUT (SSCO)	

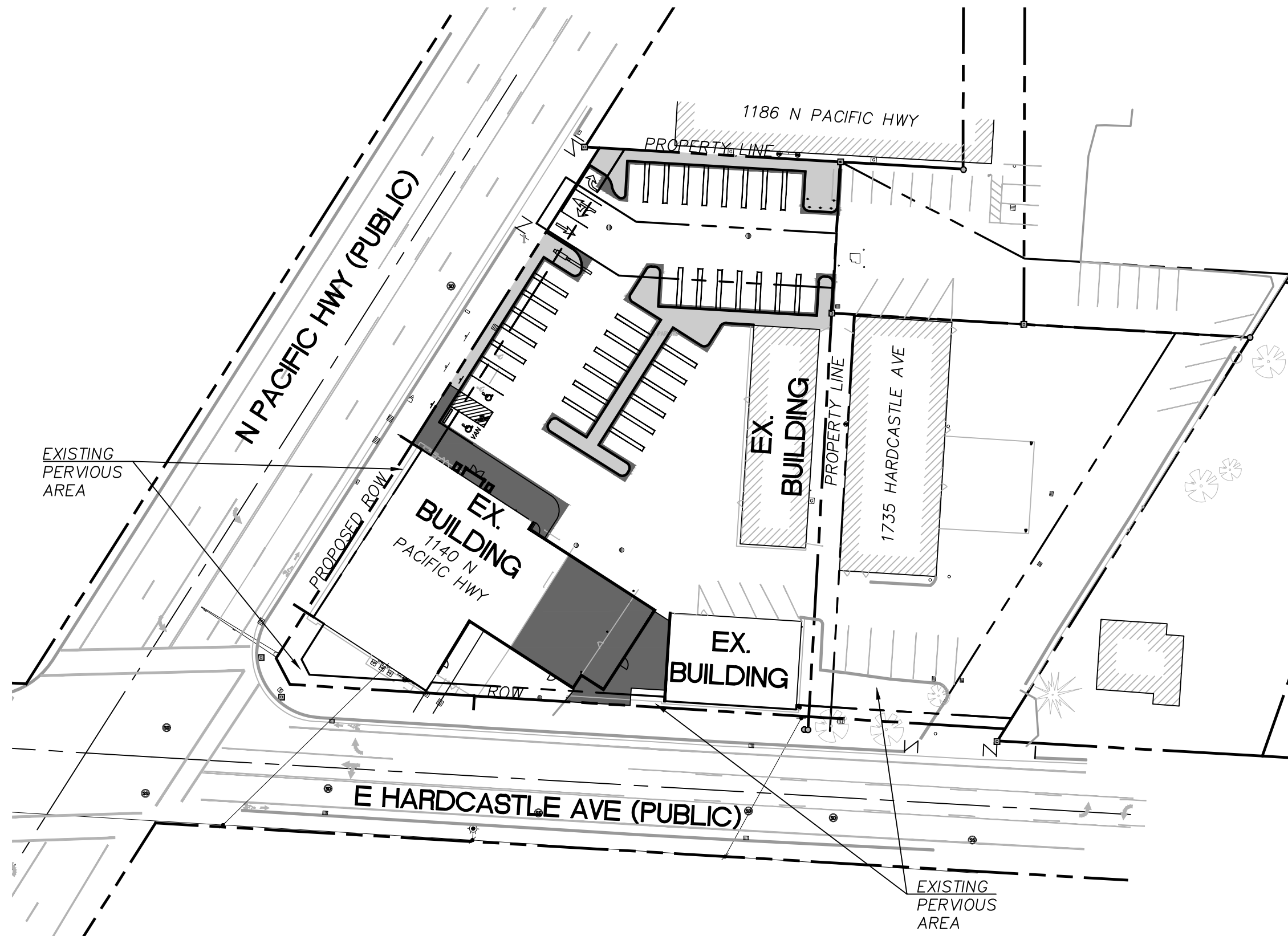


**UTILITY PLAN**  
 SCALE: 1"=20'



PROJECT NO: 24-124  
 DATE: 06/20/24  
 DRAWN BY: SY CHECKED BY: KM

**C-200**



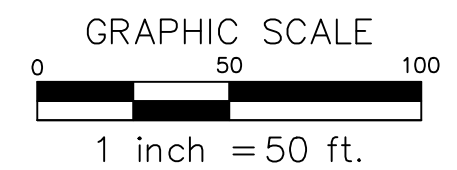
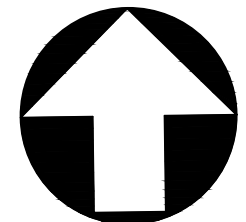
- PROPOSED MODIFIED IMPERVIOUS (5,587 SF)
- PROPOSED PERVIOUS (3,092 SF)
- EXISTING IMPERVIOUS

EXISTING SITE TOTAL  
 - IMPERVIOUS: 43,183 SF  
 - PERVIOUS: 2,508 SF


PROPOSED SITE TOTAL  
 - IMPERVIOUS: 40,423 SF  
 - PERVIOUS: 5,268 SF

EXISTING PERVIOUS AREA

EXISTING PERVIOUS AREA



## IMPERVIOUS AREA EXHIBIT 1140 N PACIFIC HIGHWAY

PROJECT NO.: MCA003 DRAWN BY: SY DESIGN BY: SY REVIEWED BY: KM DATE: 2024-09-26	 <b>Humber Design Group, Inc.</b> <small>Civil Engineering • 503.946.6690 • hdgpd.com</small>
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**LES SCHWAB TIRE CENTER #204**  
**1140 N PACIFIC HWY**  
**WOODBURN, OR 97071**

**PLANT LIST:**

SYMBOL	QTY.	LATIN NAME / Common Name	SIZE	SPACING
<b>TREES</b>				
<b>MEDIUM TREES-8 PLANT UNITS</b>				
	16	ACER RUBRUM 'ARMSTRONG' Armstrong Red Maple	2" cal.	As Shown
	5	NYSSA SYLVATICA Black Tupelo	2" cal.	As Shown
<b>SHRUBS</b>				
<b>LARGE SHRUBS-2 PLANT UNIT</b>				
	44	CHOISYA DEWITTEANA 'AZTEC PEARL' Aztec Pearl Mexican Orange	5 gal.	4' o.c.
<b>MEDIUM/SMALL SHRUBS-1 PLANT UNIT</b>				
	35	NANDINA DOMESTICA 'GULF STREAM' Gulf Stream Nandina	5 gal.	3' o.c.
	106	RHAPHIOLEPIS UMBELLATA 'MINOR' Gulf Green Rhapsiolepis	5 gal.	3' o.c.
	10	ROSA 'FLOWER CARPET WHITE' Flower Carpet White Rose	2 gal.	3' o.c.
<b>GROUND COVER &amp; GRASSES-1 PLANT UNIT PER 50 SF</b>				
	193	ARCTOSTAPHYLOS UVA-URSI "MASS." Massachusetts Kinnikinnick	1 gal.	3' o.c.
	30	EUONYMUS FORTUNEI "EMERALD GAIEY" Emerald Gaiety Winter Creeper	1 gal.	3' o.c.
	40	MAHONIA REPENS Creeping Oregon Grape	1 gal.	30" o.c.
	17	HELICTOTRICHON SEMPERVIRENS Blue Oat Grass	1 gal.	2' o.c.

NOTE: ALL PROPOSED SPECIES ARE CONSIDERED TO BE DROUGHT TOLERANT

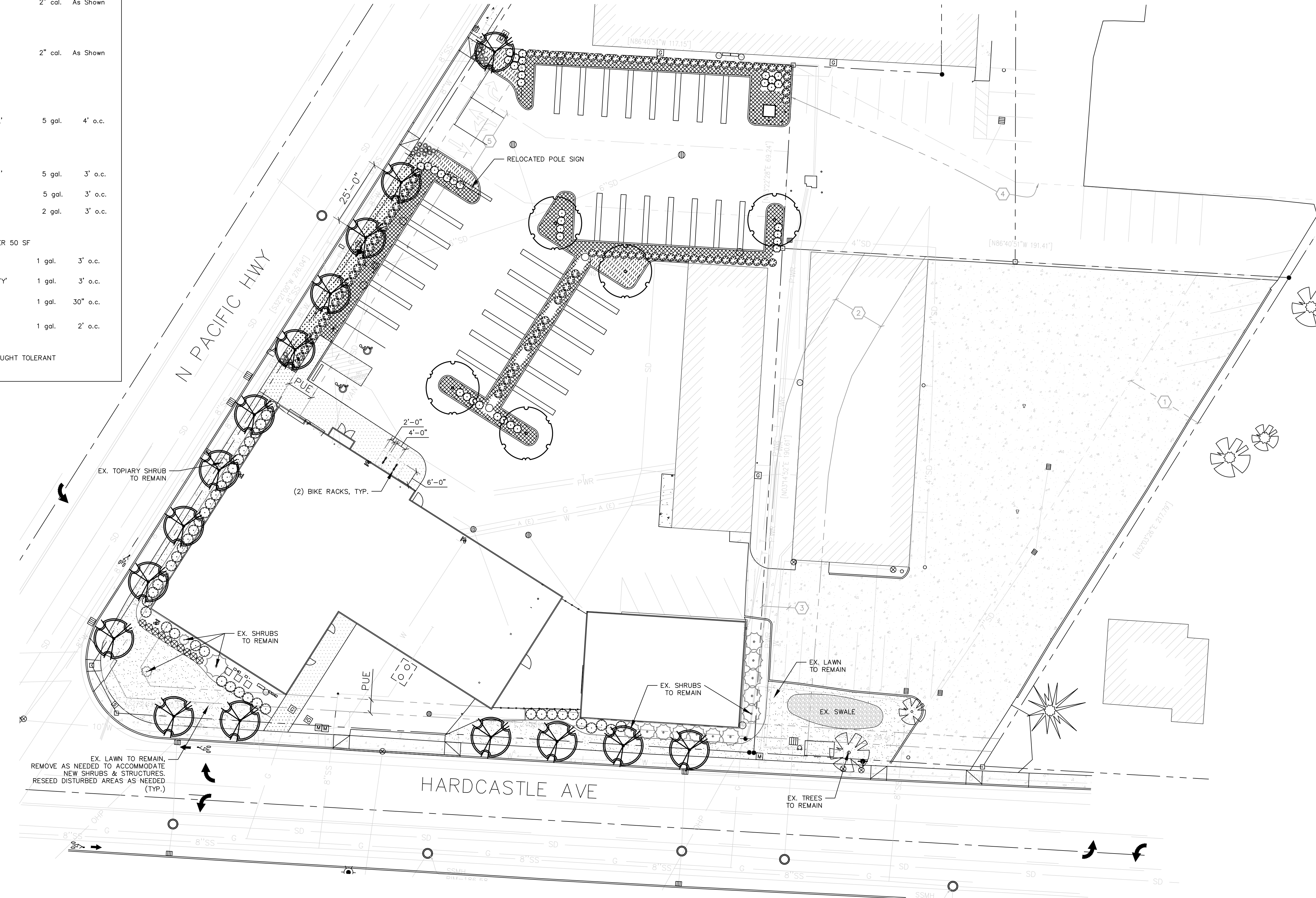
**PLANT UNIT CALCULATIONS:**

TOTAL SITE LANDSCAPE AREA=8,987 SF  
TOTAL PROJECT LANDSCAPE AREA=6,980 SF  
SETBACK AREA ABUTTING STREET=5,225 SF  
PLANT UNITS REQUIRED (1 PER 15 SF)=348  
PROPOSED SETBACK PLANT UNITS=350  
(7) EX. LARGE SHRUBS= 14  
(3) EX. MEDIUM SHRUBS= 3  
(16) MEDIUM TREES=128 PU  
(44) LARGE SHRUBS=88 PU  
(44) SMALL/MEDIUM SHRUBS=44 PU  
3,669 SF LAWN/GROUND COVER=73 PU

PARKING LOT LANDSCAPE AREA=2,604 SF  
PLANT UNITS REQUIRED (1 PER 20 SF)=130  
PROPOSED PARKING LOT PLANT UNITS=177  
(5) MEDIUM TREES=40 PU  
(107) SMALL/MEDIUM SHRUBS=107 PU  
1,504 SF GROUND COVER=30 PU

PARKING LOT TREE REQUIREMENTS:  
PROPOSED PARKING LOT SPACES=41

PROPOSED PARKING LOT TREES:  
(3) MEDIUM TREES= 45 PARKING SPACE CREDITS

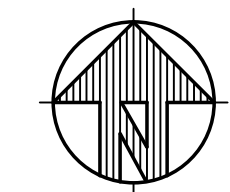


**GENERAL NOTES:**

- Contractor is to verify all plant quantities.
- Adjust plantings in the field as necessary.
- Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/ build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
- All plants are to be fully foliated, well branched and true to form.
- Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.

**LANDSCAPE PLAN**

SCALE 1" = 20'-0"



PROJECT NO: 24-124

DATE: 07/23/24

DRAWN BY: LH CHECKED BY: EH

**L1.0**

© COPYRIGHT

### LANDSCAPE SPECIFICATIONS

### QUALITY ASSURANCE AND SITE CONDITIONS:

**GENERAL:** The apparent omission from the Specifications and Plans as to any detail, or description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used.

Landscape contractor must site visit prior to bidding to view existing conditions.

**PERFORMANCE QUALITY ASSURANCE:** Use adequate numbers of skilled workers who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of this section.

**NOTIFICATION:** Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at Contractor's expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

**SUBSTITUTIONS:** Only as approved by the Landscape Architect or the Owner's Representative.

**GUARANTEE AND REPLACEMENT:** All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee or replacement plant shall be same as for original plant. Landscape Contractor shall keep available on site all receipts for soil amendment and topsoil deliveries for Owner's Representative's,

**PROTECTION:** Call 811 Dig prior to doing work a minimum of 48 hours but no longer than 10 days to verify location of underground utilities. Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Install erosion-control measures to prevent erosion, run-off, or airborne dust dispersing to adjacent properties. Repair any damage to service lines, existing features, etc. caused by landscaping installation to existing condition or better .

**PLANT QUALITY ASSURANCE:** Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours. All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 - 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon. Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliated, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition. Container grown stock: small container-grown plants in removable containers, shall be well rooted to ensure healthy growth, and grown in containers a minimum of one year. Bare root stock: Roots well-branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

**SOIL CONDITION:** Landscape Contractor is to supply and place 12" of topsoil in planting beds and 6" in lawn areas, where subgrade is comprised of soil material. Where the subgrade is gravel or construction debris, the minimal topsoil requirement is 3' for trees, 2' for shrubs, and 12" for ground cover. Landscape Contractor is to verify with the General Contractor if the on-site topsoil is conducive to proper plant growth. If on-site topsoil is not conducive to proper plant growth, the Landscape Contractor shall import the required amount. Landscape Contractor to obtain a soil analysis test of the topsoil by a qualified soil testing laboratory stating percentages of organic matter; gradation of sand, silt and clay content; cation exchange capacity; deleterious material; pH; and plant nutrient content. Report to Landscape Architect soil testing results, and the recommended fertilizer application quantities and soil amendments to be added to produce topsoil suitable for planting.

### PLANTING PRODUCTS:

**MANUFACTURED OR IMPORTED TOPSOIL:** Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil. Shall be a sandy loam, free of all weeds, chemicals and debris harmful to lawn or plant growth. Soil to have a PH range of 5.5 to 7, a minimum of 15%-30% organic material content; 30%-60% sand content, 20%-40% silt content, and 5% -20% clay content; free of stones 1" or larger.

**COMPOST:** Well decomposed, stable and weed-free organic matter, PH range of 5.5 to 8; moisture content 35%-55% by weight; 100% passing through 1" sieve. Shall be derived from: agricultural, food, or industrial residual. Shall contain no substances toxic to plants, possess no objectionable odor, and not resemble the raw material from which it was derived.

**FERTILIZER:** Commercial grade complete fertilizer of neutral character, consisting of fast and slow-release nitrogen, 50% derived from natural organic sources. It is recommended that mycorrhizal amendments and compost tea be used in conjunction with commercial fertilizer and applied based on soil test results. DO NOT apply fertilizer to Water Quality Swale.

**LIME:** Agricultural limestone containing a minimum 80% calcium carbonate.

**MULCH:** Dark, aged, medium grind fir or hemlock bark.

**ROOT BARRIER:** Where tree are planted 5' or less from paving or curbs, root barrier shall be installed at the edge of the hard surface. Barrier shall be a minimum 10' length centered on trunk and 18"-24" depth. Install according to manufacture's instructions and flush with surrounding grade.

**METAL EDGING:** 6" metal edging shall be placed between different surface materials, at the edge of lawn areas, and gravel pathways. Edging shall be secured at regular intervals and as recommended by manufacturer with minimum 12' stakes.

**SEED:** Blue-tag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.

**Fine Lawn Seed Mix:** To contain 50% Top Hat Perennial Ryegrass, 30% Derby Supreme Ryegrass, 20% Longfellow Chewings Fescue (Hobbs and Hopkins Pro-Time 303 Lawn Mix or as approved). Sow Seed at 5 lbs. / 1000 sq. ft.

### EXECUTION:

**WEED CONTROL:** All planting areas shall be prepared so that they are weed and debris free at the time of planting and until the completion of the project. Where applicable, manual and mechanical weed removal is preferred. When necessary, herbicide may be used in strict accordance with the manufacturer's instructions. Only use herbicide selected for species present on site.

**SOIL PREPARATION:** Work all areas by rototilling to a minimum depth of 8". Remove all stones over 1" size, sticks, mortar, large clumps of vegetation, roots or construction debris.. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades. In groundcover areas add 2" of compost and till in to the top 6" of soil. Finished grade to be an even distribution of topsoil. Grades and slopes shall be as indicated on plans. Planting bed grades shall be approximately 3" below adjacent walks or paving to allow for bark application. Finish grading shall remove all depressions or low areas and provide positive drainage throughout the area.

**PLANTING HOLE EXCAVATION:** Lay out all plant locations and excavate soil from planting holes to 2-1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole and scarify sides if needed. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems. Excavation using mechanical augers is not acceptable.

Prepare soil mix backfill by mixing:  
2 part topsoil  
1 part compost

Fertilizer is to be thoroughly mixed in planting hole at rate according to plant type and size. Fertilizer quantity shall be applied based on recommendation from soil test results. Strictly follow fertilizer product application directions.

**PLANTING TREES AND SHRUBS:** Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids. When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

**ROOT BARRIER:** Install root barrier if indicated on drawings or required by local jurisdiction.

**STAKING OF TREES:** Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'-0". Drive stake firmly 1'-6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro-Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire. Staking and guying shall be loose enough to allow movement of tree while holding tree upright. At the Contractor's expense, tree stakes shall be removed after one year.

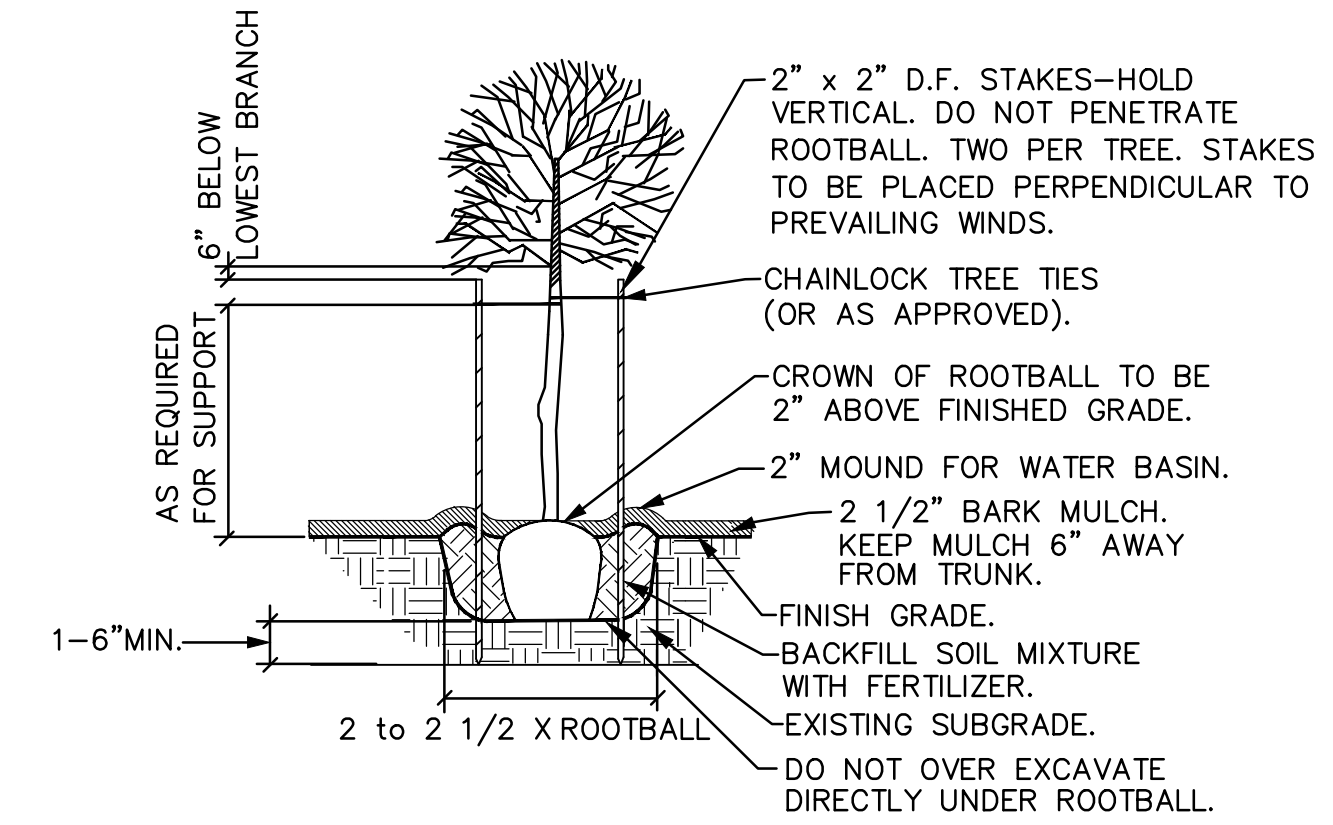
**SEEDING:** In fine lawn area apply Commercial Fertilizer Mix "B" at 4.5 lbs. Per 1,000 sq.ft. and rake into soil surface. Establish an even, fine textured seedbed meeting grades, surfaces and texture. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover. Install edging at lawn boundary according to manufacturer's instructions. In rough seeded area, establish an evenly graded seedbed. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover. Water consistently to maintain soil moisture for seed germination.

**MULCHING OF PLANTINGS:** Prior to mulch installation, apply granulated pre-emergent herbicide to all planting areas according to manufacturer's instructions. Mulch all planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2 1/2" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then hose down planting area with fine spray to wash leaves of plants.

**IRRIGATION:** Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/ build by Landscape Contractor. Contractor to modify and repair existing system for new development or provide new if existing is not present. Guarantee system for a minimum one year. Show drip systems as alternate bid only.

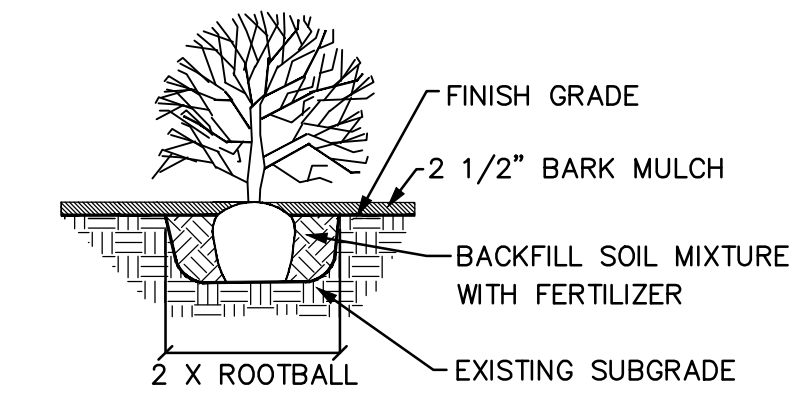
**MAINTENANCE:** Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth. lawn areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding. After 30 days, or after the second mowing, apply Commercial Fertilizer Mix "C" at 5 lbs. per 1,000 sq. ft. Mow and keep at 1 1/2" to 2" in height. Remove clippings and dispose of off site.

**CLEAN-UP:** At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.

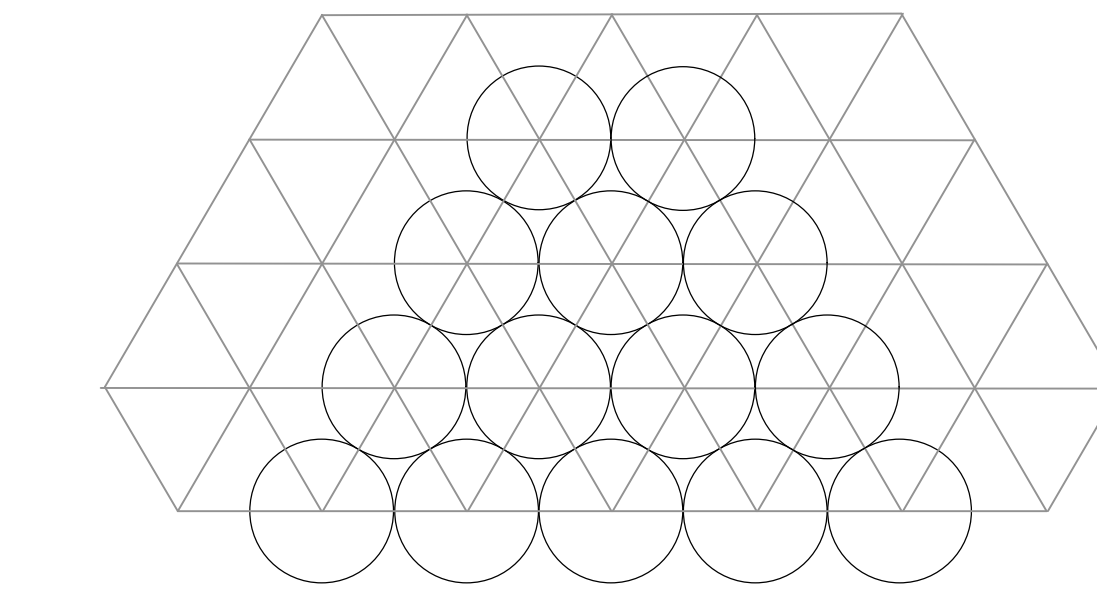


NOTE: ANY PROPOSED CHANGES TO OUR SPECIFICATION OR DETAIL SHOULD BE APPROVED BY THE LANDSCAPE ARCHITECT. LIKEWISE, IN ACCORDANCE WITH BEST PRACTICES OF LOCAL LANDSCAPE INSTALLATION, SHOULD THE LANDSCAPE CONTRACTOR FIND A PREFERRED ALTERNATE METHOD, THE LANDSCAPE ARCHITECT MAY BE SO ADVISED.

GENERAL DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL  
NOT TO SCALE

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PROJECT NO: 24-124

DATE: 07/23/24

DRAWN BY: LH CHECKED BY: EH

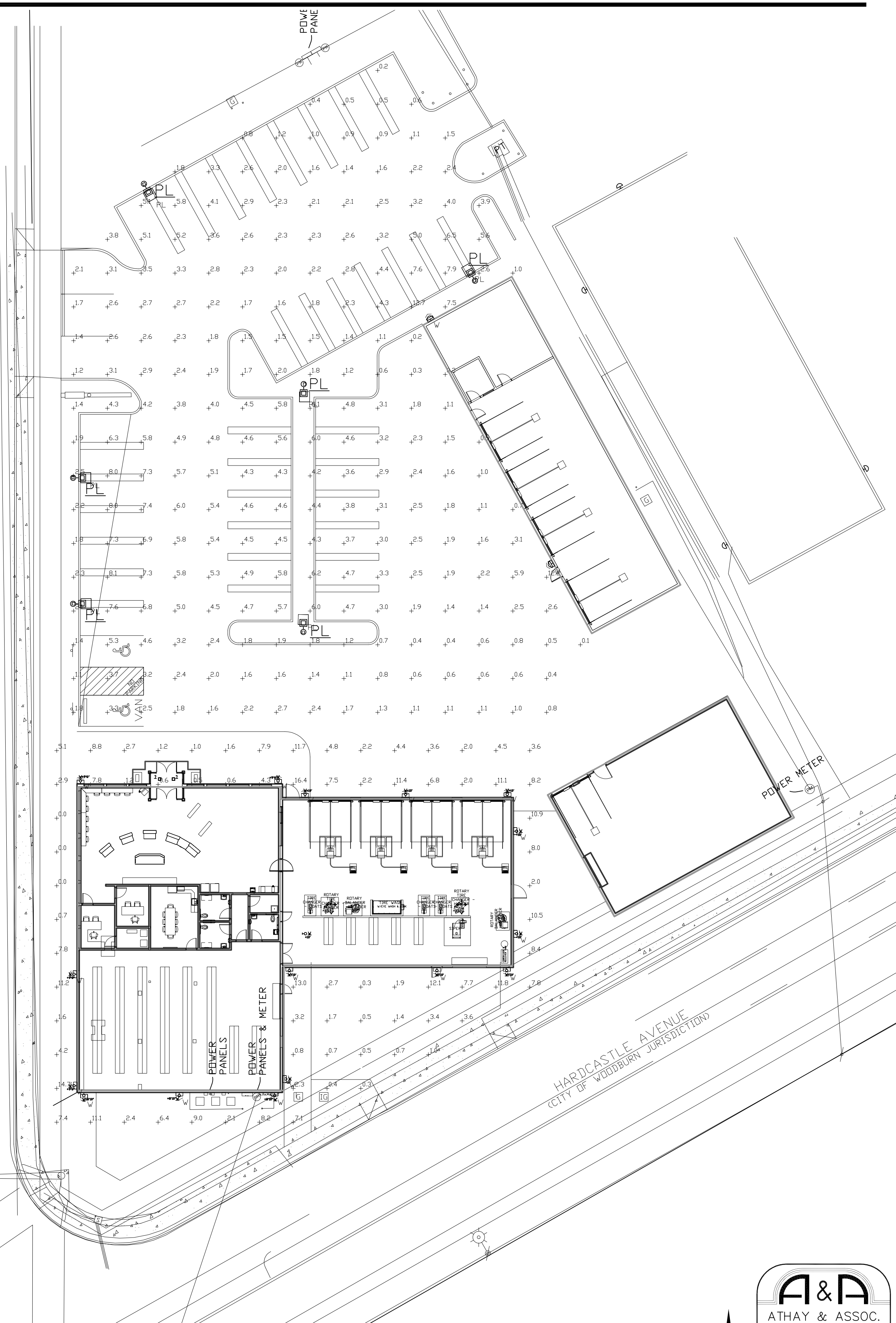


**LES SCHWAB TIRE CENTER #204**  
1140 N PACIFIC HIGHWAY  
WOODBURN, OR 97071

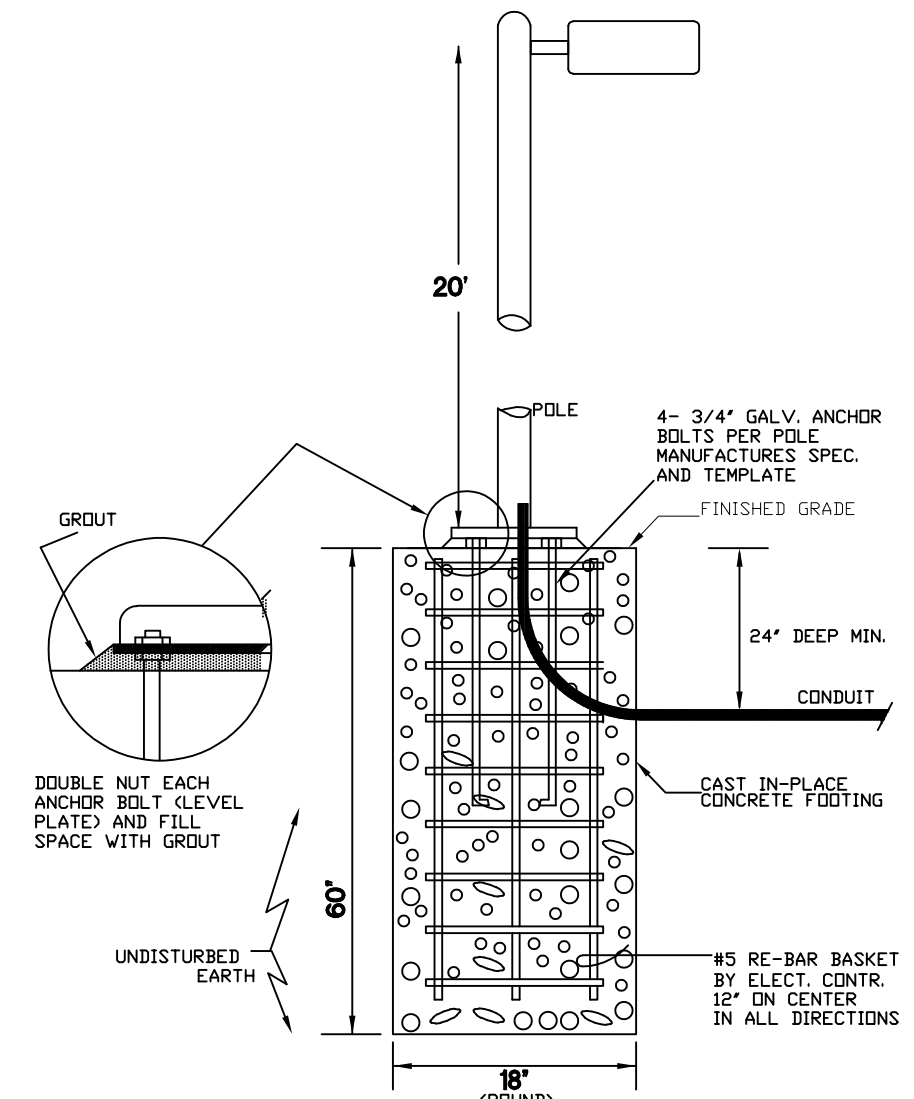
PHOTOMETRIC  
SITE  
PLAN

PROJECT NO: 23-124  
DATE: 06-28-24  
DRAWN BY: SME CHECKED BY: RDA

**E101**



1 PHOTOMETRIC SITE PLAN  
E101 SCALE: 1" = 20'-0"



**POLE BASE DETAIL**  
NOT TO SCALE

PROVIDE CONCRETE POLE BASE AT EACH TYPE PL LIGHTING STANDARD.

**RSX1 LED Area Luminaire**  
TYPE-PL  
#RSX1-P4-40K-R4-MVOLT-SPA-HS-DF-DBBXD

**Specifications**  
EIA (E182): 0.37 m<sup>2</sup> (0.05 m<sup>2</sup>)  
Length: 21.8" (554 mm) (E182 mount)  
Width: 13.3" (338 mm)  
Height: 30.1" (765 mm) (Main Body 22.8" (580 mm))  
Weight: 22.8 lbs (10.3 kg)

**Ordering Information**  
EXAMPLE: RSX1 LED P4 40K R4 MVOLT SPA DBBXD

RSX1B	P4	40K	R4	MVOLT	SPA	DBBXD
RSX1B	P4	40K	R4	MVOLT	SPA	DBBXD

**HS-DF**  
DBBXD

**XTOR CROSS TOUR MAXX LED**

**Lumark TYPE-W**  
#XTOR-6B-W-BZ-208

**Specifications**  
EIA (E182): 0.37 m<sup>2</sup> (0.05 m<sup>2</sup>)  
Length: 21.8" (554 mm) (E182 mount)  
Width: 13.3" (338 mm)  
Height: 30.1" (765 mm) (Main Body 22.8" (580 mm))  
Weight: 22.8 lbs (10.3 kg)

**Ordering Information**  
EXAMPLE: XTOR-6B-W-BZ-208

XTORB	6B	W	BZ	208
XTORB	6B	W	BZ	208

**XTOR CROSS TOUR MAXX LED**

**Schedule**

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number	Filename	Lumens per Luminaire	Lumen Multiple	LLF	Voltage	Efficiency	Distrib. Type
PL	PL	6	Lithonia Lighting	RSX1 LED P4 40K R4 HS 22" MOUNTING HT	RSX Area Fixture Size 1 P4 Luminaire Package 4000 CCT Type PL Distribution with HS Shield	1	RSX1_LED_P4_40K_R4_HSies	3046	1	1	1331431	100%	TYPE IV SHDR, SIG. RATING: B1 - UD G2
W	W	18	COOPER LIGHTING - LUMARK	XTORSA-N	LUMARK CROSS TOUR LED MAXX LED 50W - 3500K, FULL CUTOFF	1	XTORSA-NIES	3532	1	1	50	100%	

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PERM-1	+	4.9	16.4	0.0	N/A	N/A
PARKING LOT	+	31	12.7	0.1	127.01	31.01



PRELIMINARY  
 NOT FOR CONSTRUCTION

LES SCHWAB TIRE CENTER  
 LES SCHWAB TIRE CENTER #204  
 1140 N PACIFIC HWY WOODBURN, OR 97071

REV.#	DATE	DESCRIPTION



PROJECT NO: 24-124  
 DATE: 09/27/24  
 DRAWN BY: TE CHECKED BY: FR

A101

### GENERAL NOTES:

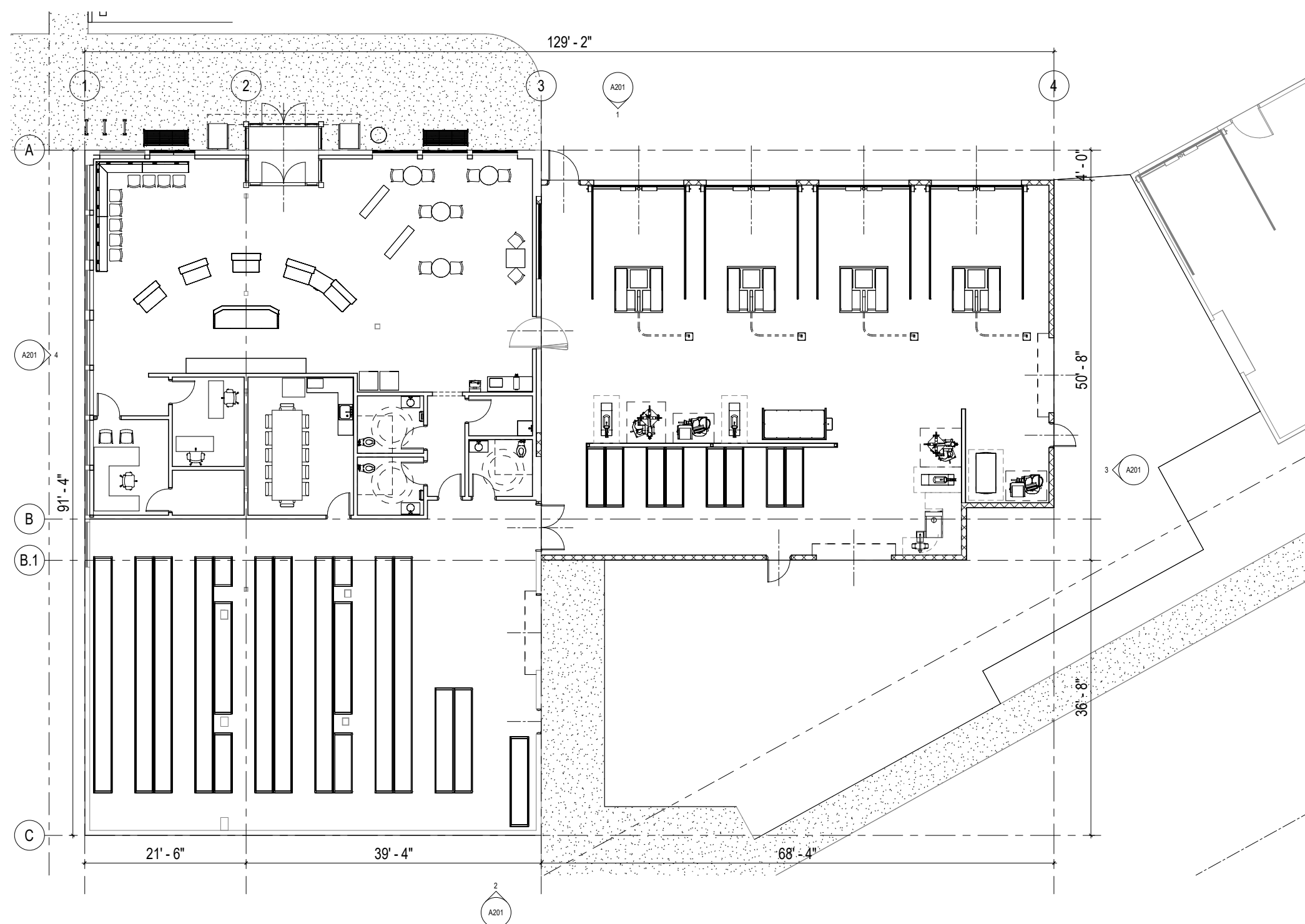
- DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 22X34 INCHES.
- SEE CONSULT DRAWINGS OTHER THAN ARCHITECTURAL DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.
- CONDITIONS AND DIMENSIONS SHOWN ARE FROM AVAILABLE RECORDS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING INFORMATION SHOWN AND NOTIFYING ARCHITECT OF DISCREPANCIES PRIOR TO STARTING WORK.
  - VERIFY SIZE AND LOCATION OF UNDERSLAB UTILITIES.
  - OBTAIN REQUIRED INFORMATION THAT IS NOT SHOWN.
  - COMMENCEMENT OF WORK MEANS CONTRACTOR HAS FOUND EXISTING CONDITIONS SATISFACTORY TO ACCEPT WORK.
- TAKE ALL POSSIBLE CARE TO PREVENT DAMAGE OR DISTURBANCE TO EXISTING UTILITIES AND REPAIR CONTRACTOR-CAUSED DAMAGE AT CONTRACTOR'S EXPENSE AND IN THE LEAST DISRUPTIVE MANNER.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS AND FIELD MEASUREMENTS.
- DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO:
  - FACE OF STUDS.
  - FACE OF EXISTING CONSTRUCTION.
  - FACE OF FINISH IF DIMENSION IS NOTED "CLEAR"
- LOCATE DOORS THAT ARE NOT DIMENSIONED 4 INCHES FROM EDGE OF OPENING TO ADJOINING INTERSECTING WALL.
- VERIFY ROUGH-IN DIMENSIONS FOR EQUIPMENT REGARDLESS OF RESPONSIBILITY FOR INSTALLATION.
- GENERAL CONTRACTOR SHALL COORDINATE SIZES AND LOCATIONS OF OPENINGS THROUGH FLOORS, WALLS, CEILINGS AND ROOFS WITH SUBCONTRACTORS AND WITH SEPARATE CONTRACTORS.
- ALL WORK IS TO BE PLUMB, LEVEL, TRUE TO LINE AND STRAIGHT.
- ALL JOINTS ARE TO BE TIGHT, STRAIGHT, EVEN AND SMOOTH.
- PROVIDE ALL NEW MATERIAL FOR NEW CONSTRUCTION UNLESS OTHERWISE NOTED.
- PROVIDE FASTENERS AND CONNECTIONS NECESSARY TO COMPLETE THE WORK WHETHER INDICATED OR NOT.
- PROVIDE SOLID BLOCKING OR BACKING FOR WALL MOUNTED FIXTURES AND EQUIPMENT INCLUDING SINKS, WALL BRACKETS AND WALL HUNG ITEMS.
- PREPARE SURFACE AND REMOVE SURFACE FINISHES TO PROVIDE FOR PROPER INSTALLATION OF NEW WORK AND FINISHES. COMPLY WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.
- REPAIR, PATCH OR REPLACE SURFACES THAT ARE DAMAGED, LIFTED, DISCOLORED OR SHOWING OTHER IMPERFECTIONS RESULTING FROM WORK UNDER THIS CONTRACT.
- SEAL PENETRATIONS OF RATED ASSEMBLIES AS APPROVED BY AUTHORITIES HAVING JURISDICTION.
- PROVIDE ALL NECESSARY BARRICADES, SIGNS, REFLECTORS, LIGHTS AND OTHER FACILITIES FOR JOBSITE SAFETY AND TO PROPERLY IDENTIFY AREAS CLOSED TO THE PUBLIC.
- COMPLY WITH APPLICABLE CODES, NOTHING IN CONTRACT DRAWINGS SHALL BE CONSTRUED TO REQUIRE OR ALLOW WORK THAT IS CONTRARY TO APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
- PROVIDE BACKER ROD AND SEALANT AROUND EXTERIOR PENETRATIONS AND OPENINGS.
- CONTRACTOR TO REVIEW ALL ROOF PENETRATIONS AND INSURE THAT THEY ARE WATER AND AIR TIGHT.
- CONTRACTOR TO PROVIDE FLASHING COMPATIBLE WITH EXISTING METAL ROOF SYSTEM FOR NEW ROOF PENETRATIONS, INSURE AIR AND WATER TIGHT CONDITION.
- REFER A501 FOR WALL TYPE INFORMATION.

### KEYNOTES



### CONSTRUCTION LEGEND:

- (E) WALL
- CMU WALL
- NEW CONSTRUCTION
- 1-HR FIRE RATED WALL TO UNDERSIDE OF ROOF



1 GROUND LEVEL PLAN  
 A101 1/8" = 1'-0"

PRELIMINARY  
 NOT FOR CONSTRUCTION

LES SCHWAB TIRE CENTER  
 LES SCHWAB TIRE CENTER #204  
 1140 N PACIFIC HWY WOODBURN, OR 97071

### GENERAL NOTES:

1. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OTHERS.
2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND ANY RETAINING WALL DIMENSIONS AND LOCATIONS.
3. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REFER TO PLUMBING AND CIVIL DRAWINGS.
4. COORDINATE REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS WITH SIGNAGE PLANS. PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
5. EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
6. REFER TO LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
7. VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.
8. REFER TO SPECIFICATIONS FOR ADDITIONAL PAINT AND FINISH INFORMATION.

### KEYNOTES

### MATERIALS LEGEND:

REV#	DATE	DESCRIPTION

MP1	METAL PANEL 1 - (SILVER GRAY) CITADEL 30" METAL FASCIA PANEL
MP2	METAL PANEL 2 - (COLONIAL RED) CITADEL 48" METAL FASCIA PANEL
P1	PAINT: SHERWIN WILLIAMS - COLOR: GRIZZLE GRAY
P2	PAINT: SHERWIN WILLIAMS - COLOR: DARK BRONZE
P3	PAINT: SHERWIN WILLIAMS - COLOR: NEUTRAL GROUND
P4	PAINT: SHERWIN WILLIAMS - COLOR: COLONIAL RED

### CONSTRUCTION LEGEND:

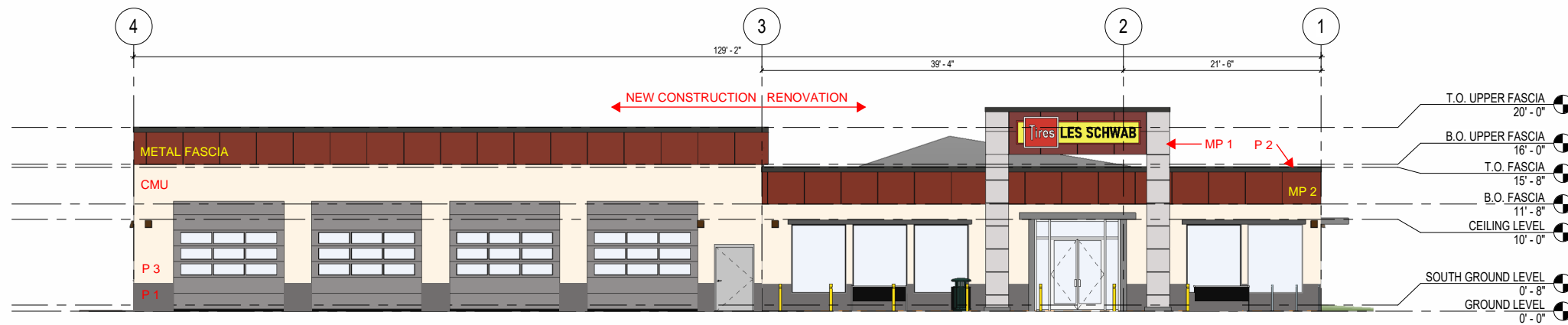
	CONCRETE
	CMU WALL
	T/CMU WALL

EXTERIOR ELEVATIONS

PROJECT NO: 24-124  
 DATE: 09/27/24  
 DRAWN BY: AS CHECKED BY: FR

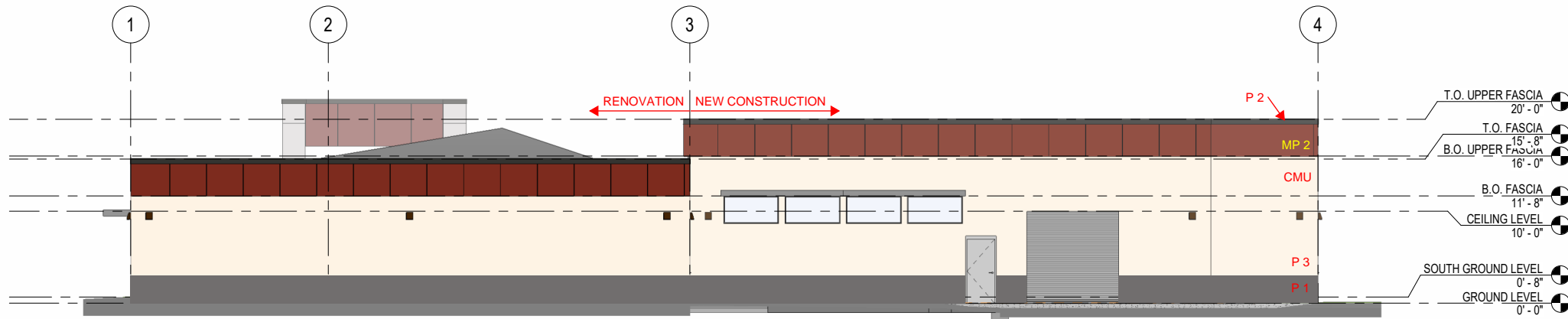
A201

© COPYRIGHT



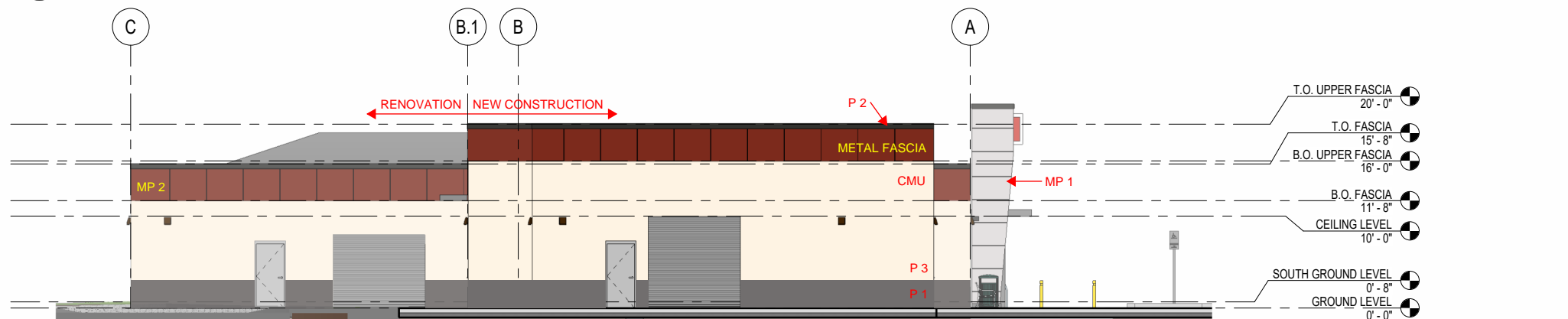
1 NORTH ELEVATION - EXISTING/NEW

A201 1/8" = 1'-0"



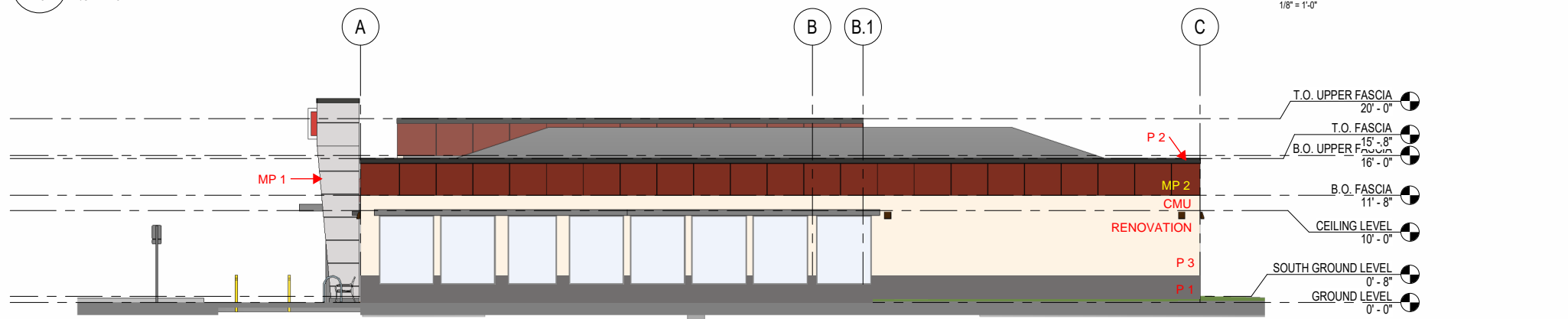
2 SOUTH ELEVATION - EXISTING/NEW

A201 1/8" = 1'-0"



3 EAST ELEVATION - EXISTING/NEW

A201 1/8" = 1'-0"



4 WEST ELEVATION - EXISTING/NEW

A201 1/8" = 1'-0"

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LES SCHWAB TIRE CENTER  
LES SCHWAB TIRE CENTER #204  
1140 N PACIFIC HWY WOODBURN, OR 97071



NORTHWEST VIEW FROM N PACIFIC HWY



NORTH VIEW FROM PARKING LOT

REV# DATE DESCRIPTION

REV#	DATE	DESCRIPTION

EXTERIOR RENDERINGS

PROJECT NO: 24-124  
DATE: 09/27/24  
DRAWN BY: TE CHECKED BY: FR

**A409**

PRELIMINARY  
NOT FOR CONSTRUCTION

LES SCHWAB TIRE CENTER  
LES SCHWAB TIRE CENTER #204  
1140 N PACIFIC HWY WOODBURN, OR 97071



Perspective 3



Perspective 4

REV.# DATE DESCRIPTION

1

EXTERIOR RENDERINGS

PROJECT NO: 24-124

DATE: 09/27/24

DRAWN BY: TE CHECKED BY: FR

**A410**