

HUNTINGTON TRAVEL PLAZA  
5945 US Hwy 30  
Huntington, OR 979

**SITE CRITERIA:**

- PARKING (per code)**  
PARKING CRITERIA:  
RESTAURANT: 3,394 ft<sup>2</sup>  
1 for every 4 fixed seats  
or  
1 for every 50 ft<sup>2</sup> of OFA (1,699 ft<sup>2</sup>) utilized for public space: 34  
MAX POSSIBLE EMPLOYEES PER SHIFT: 9  
SPACES PROVIDED: 43  
HANDICAP PARKING: (1 PER 25:43/25): 2 (1 van accessible)  
HANDICAP PARKING PROVIDED: 2  
LOADING AREA REQUIRED: 1 (20'x10')  
LOADING AREA PROVIDED: 1
- RETAIL STORE: 12,861 ft<sup>2</sup>**  
1 for every 300 ft<sup>2</sup> of GFA = 42  
MAX POSSIBLE EMPLOYEES PER SHIFT: 7  
SPACES PROVIDED: 49  
HANDICAP PARKING: (1 PER 25:49/25): 2 (1 van accessible)  
HANDICAP PARKING PROVIDED: 2  
LOADING AREA REQUIRED: 1 (20'x10')  
LOADING AREA PROVIDED: 1
- TRUCK REPAIR SHOP: 10,430 ft<sup>2</sup>**  
1 for every 200 ft<sup>2</sup> of GFA = 52  
SPACES PROVIDED: 64

**ADDITIONAL TRUCK PARKING PROVIDED:** 76  
**TOTAL PARKING REQUIRED:** 128 spaces  
**TOTAL PARKING PROVIDED:** 232 spaces

- LANDSCAPING REQUIRED**  
DEVELOPMENT AREA: 862,980 ft<sup>2</sup>  
LANDSCAPING PROVIDED: 10,495 ft<sup>2</sup> (1.2% of total area)  
PARKING AREA (ASPHALT): 599,872 ft<sup>2</sup> (70% of total area)
- BUILDING ANALYSIS**  
APPLICABLE CODE: 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
ONTARIO PLANNING & ZONING DEVELOPMENT

**STANDARDS**

OCCUPANCY TYPE (RESTAURANT):	ASSEMBLY (GROUP A-2)
PROPOSED BUILDING AREA:	3,394 ft <sup>2</sup> (4% of total area)
MAXIMUM OCCUPANCY LOAD:	
(OSSC T.1004.1.1) GFA (1,699 ft <sup>2</sup> ):	1,699 ft <sup>2</sup> ÷ 1 OCCUPANT PER 15 ft <sup>2</sup> = 114
EXITS REQUIRED	
(OSSC T.1015.1):	2
MAXIMUM EXIT TRAVEL:	
(OSSC T.1021.2(2))	75'-0"
OCCUPANCY TYPE (RETAIL STORE):	BUSINESS (GROUP M)
PROPOSED BUILDING AREA:	12,861 ft <sup>2</sup> (10% of total area)
MAXIMUM OCCUPANCY LOAD:	
(OSSC T.1004.1.1) RETAIL STORE:	12,861 ft <sup>2</sup> ÷ 1 OCCUPANT PER 100 ft <sup>2</sup> = 214
EXITS REQUIRED	
(OSSC T.1015.1):	2
MAXIMUM EXIT TRAVEL:	
(OSSC T.1021.2(2))	75'-0"
CONSTRUCTION TYPE:	II-B (STEEL BUILDING)
TOTAL SITE AREA:	862,980 ft <sup>2</sup>
BUILDING (OSSC T.303):	MAX 3 STORY
MAX AREA (OSSC T.303):	23,000 ft <sup>2</sup>
MIN RESTROOMS (male & female):	1
(OSSC T.2002.1)	

ALL RAMPS TO BE ADA COMPLIANT PER IBC CHAPTER 1007.

Reviewed By:	LDH
Drawn By:	AMC
Approved By:	LDH
Print Date:	October 21, 2019
DWG. Scale:	N/A
Book & Page:	N/A

DATE	REVISION DESCRIPTION

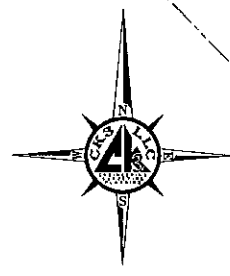
DATE SEALED: 10-22-19

REGISTERED PROFESSIONAL ENGINEER  
LARRY DEAN HINTON  
RENEWES 08/30/2021

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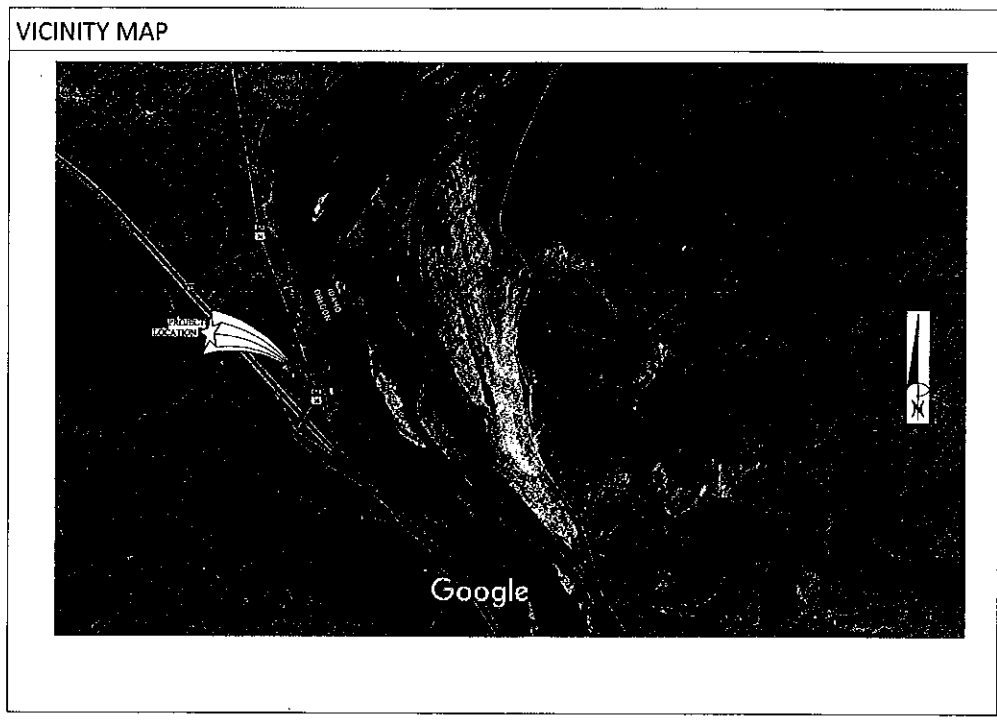
SETBACK AND SITE LAYOUT  
Huntington Travel Plaza  
Huntington, OR 97907  
Huntington Travel Plaza  
5945 US Hwy 30  
Huntington, OR 97907

**EX1.0**  
SHEET NO. 1 OF 3  
DWG NO. C019015.dwg  
JOB NO. C019015



0 60' 120' 240'  
SCALE: 1" = 120'

**ARTICLE F. RSC RURAL SERVICE CENTER ZONE:**  
6-3F-7  
B. SETBACKS: NO BUILDING OR SITE-OBSCURING FENCE, OTHER THAN A FENCE OR FACILITY ASSOCIATED WITH IRRIGATION ACTIVITIES, SHALL BE CLOSER THAN FORTY FEET (40') FROM A STREET OR ROAD RIGHT-OF-WAY LINE, FIFTEEN FEET (15') FROM ANY OTHER PROPERTY LINE, TWENTY FEET (20') FROM ANY MAJOR IRRIGATION CANAL RIGHT OF WAY. NO SIGHT-OBSCURING FENCE EXCEEDING THREE FEET (3') IN HEIGHT SHALL BE PLACED WITHIN THE FORTY FOOT (40') STREET SETBACK, ALSO WITHIN THIS SETBACK SHRUBBERY OTHER THAN TREES SHALL BE MAINTAINED AT HEIGHTS NOT EXCEEDING THREE FEET (3').



**LEGEND**

	PROPERTY LINE
	R.O.W. (RIGHT OF WAY)
	SETBACK LINE
	TOP BACK OF CURB
	NEW BUILDING LINE
	FUTURE STRUCTURE LINE
	PARKING STRIPES
	WATER LINE
	FIRE LINE
	LANDSCAPE AREAS
	NUMBER OF PARKING SPACES
	RESTAURANT PARKING AREA
	RETAIL STORE PARKING AREA
	TRUCK REPAIR/WASH PARKING AREA

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).

**NOTICE TO CONTRACTOR**

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