

CODE SUMMARY

PROJECT NAME: SNLH RETAIL PHARMACY
ADDRESS: 3043 NE 28TH ST LINCOLN CITY, OR 97367
OWNER: SAMARITAN HEALTH
CODES: 2022 OREGON STRUCTURAL SPECIALTY CODE
 2022 OREGON STATE MECHANICAL SPECIALTY CODE
 2023 OREGON STATE ELECTRICAL SPECIALTY CODE
 2023 OREGON STATE PLUMBING SPECIALTY CODE
 NFPA 101- CHAPTER 38
OCCUPANCY: GROUP B (BUSINESS)
 (CHAPTER 304.1)
CONSTRUCTION TYPE: V-B NON RATED
 (TABLE 601)
FIRE PROTECTION: FULLY SPRINKLED
FIRE ALARM SYSTEM: YES
ALLOWABLE HEIGHT: 60' MAX
 (TABLE 504.3)
EXISTING HEIGHT:
ALLOWABLE NUMBER OF STORES (504.4): THREE
EXISTING NUMBER OF STORES: ONE
ALLOWABLE SQUARE FOOTAGE: (TABLE 506.2)
 ALLOWABLE SQUARE FOOTAGE FOR GROUP B (V-B) S1: 36,000 SF
 EXISTING SQUARE FOOTAGE: 16,287 SF
 NEW SQUARE FOOTAGE: 12 SF
 TOTAL NEW SQUARE FOOTAGE: 16,279 SF
FIRE SEPARATION DISTANCE: X-30' 4"
BUSINESS OCCUPANT LOAD: 1/150 SF
 (TABLE 1004.5)
MAX. COMMON PATH OF TRAVEL (1006.2.1): 100' W/ SPRINKLER
MAX. TRAVEL DISTANCE (1017.2): 300' W/ SPRINKLER
FIRE RESISTIVE RATINGS: (TABLE NO. 601.602 OF THE IBC)
 STRUCTURAL FRAME: 0 HOUR
 BEARING WALLS: 0 HOUR
 EXTERIOR: 0 HOUR
 INTERIOR: 0 HOUR
 NON BEARING WALLS AND PARTITIONS: 0 HOUR
 EXTERIOR: 0 HOUR
 INTERIOR: 0 HOUR
 FLOOR CONSTRUCTION: 0 HOUR
 INCLUDING SUPPORTING BEAMS AND JOISTS: 0 HOUR
 ROOF CONSTRUCTION: 0 HOUR
 INCLUDING SUPPORTING BEAMS AND JOISTS: 0 HOUR
 EXTERIOR DOORS AND WINDOWS: 0 HOUR

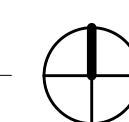
GENERAL NOTES

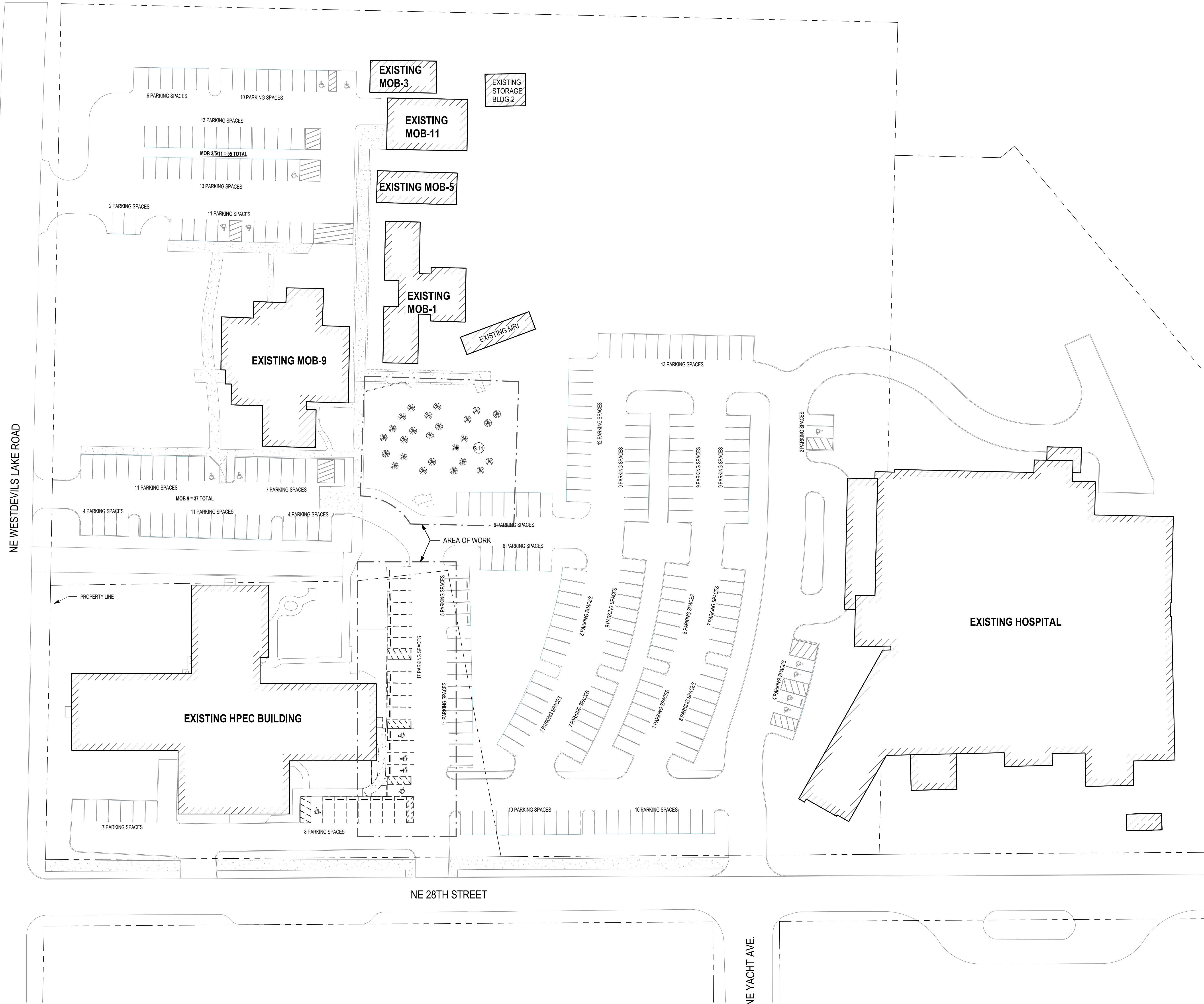
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL TRADES ARE THOROUGHLY FAMILIAR AND COMPLY WITH THE REQUIREMENTS SHOWN HEREIN.
- ALL RATED ASSEMBLIES SHALL BE CONSTRUCTED TO PREVENT THE MOVEMENT OF FLAME OR GASSES PER CODE.
- INSTALL RATED ENCLOSURES FOR ALL RECESSED ITEMS IN RATED WALLS PER CODE. SEE ARCHITECTURAL DETAILS.
- ALL PENETRATIONS THROUGH RATED ASSEMBLIES IN AREA OF WORK SHALL BE FIRE STOPPED OR SEALED PER CODE.
- THE CONTRACTOR SHALL FIELD VERIFY THE CONDITION OF THE EXISTING FLS SYSTEMS IN THE AREAS OF WORK THAT MAY REQUIRE UPDATING. AREAS INCLUDE (BUT ARE NOT LIMITED TO) THE FOLLOWING:
 - CONTRACTOR TO VERIFY THAT ALL EXISTING PENETRATIONS OF RATED ASSEMBLIES WHICH ARE EXPOSED TO VIEW DURING CONSTRUCTION ARE COMPLIANT WITH CODE REQUIREMENTS.
 - CONTRACTOR TO EXTEND ANY EXISTING WALL (WITHIN THE AREA OF WORK) TO STRUCTURE WHICH IS REQUIRED BY FLS BUT DOES NOT PRESENTLY EXIST.
 - CONTRACTOR TO VERIFY THAT ALL DUCTWORK PENETRATIONS THROUGH RATED ASSEMBLIES ARE EQUIPPED WITH FIRE AND/OR SMOKE DAMPERS AS REQUIRED BY CODE.
 - VERIFY THAT THE FIRE ALARM, EMERGENCY LIGHTING, AND EMERGENCY POWER IN THE AREA OF WORK CONFORMS TO THE FLS ELECTRICAL STANDARDS SECTION FOR THE OCCUPANCY TYPE INDICATED ON THE FLS PLANS.
- SEE ELECTRICAL FOR EXIT SIGN LOCATIONS

LEGEND

ROOM NAME	Occupancy Type	SQ FT	Occupancy Calc.	Clear SF	OCCUPANCY TAG
1 HOUR WALL					
2 HOUR WALL					
3 HOUR WALL					
4 HOUR WALL					
SMOKE BARRIER					
SMOKE PARTITION					
SUITE SEPARATION					
EGRESS TRAVEL DISTANCE					
COMMON PATH OF EGRESS TRAVEL					
SMOKE COMPARTMENT TRAVEL DISTANCE					
EXIT PASSAGE					
CORRIDOR					
SUITE					
FIRE EXTINGUISHER					
EXIT SIGN, ARROW(S) INDICATES DIRECTION (IF SHOWN)					
999 OCCUPANT EXIT LOAD					
999 CUMULATIVE OCCUPANT EXIT LOAD					
H HORIZONTAL EXIT					
AREA OF REFUGE					

DOOR ASSEMBLIES:
 20 MIN. S LABEL AT CORRIDOR WALLS
 60 MIN. AT SPECIAL USE AREAS
 90 MIN. AT AREA SEPARATION WALLS





1
A1.00
EXISTING/DEMO SITE PLAN
1/32" = 1'-0"

PARKING SUMMARY (17.56.030)

HOSPITAL
1 SPACE PER 2 BED
12 BEDS = 6 STALLS
1 SPACE PER EMPLOYEE AT MAX SHIFT
85 STAFF = 85 STALLS
91 STALLS REQUIRED

CLINICS / OFFICE / MAINTENANCE
1 SPACE PER EMPLOYEE
1,200 SF CLINIC
1,400 SF OFFICE
1,800 SF MAINTENANCE
101 STALLS REQUIRED

HPEC
1 SPACE PER EMPLOYEE
1,200 SF CLINIC
1,400 SF OFFICE
100 STALLS REQUIRED

CAMPUS TOTAL:
292 REQUIRED

PARKING COUNT

LOT	EXISTING	PROPOSED
MOB-3, MOB-5, MOB-11 PARKING LOT	55	55 EXISTING TO REMAIN
MOB-9 PARKING LOT	37	37 EXISTING TO REMAIN
HOSPITAL & HPEC PARKING LOT	201	100 REMAIN/RECONFIGURED 15 NEW PARKING SPACES
NEW LOT		
TOTAL	293	297

BUILDING LOT COVERAGE

EXISTING LOT AREA:
544,500 SF (12.5 ACRES)

EXISTING LOT COVERAGE:	
HOSPITAL BUILDING AREA	48,993 SF
MOB-1	3,900 SF
MOB-3	1,200 SF
MOB-5	1,448 SF
MOB-9	6,922 SF
MOB-11	2,336 SF
MRI	770 SF
HPEC	19,766 SF
STORAGE BLDG 1	268 SF
STORAGE BLDG 2	735 SF
TOTAL	88,368 SF

88,368/544,500 = 16.2%

IMPERVIOUS AREA (17.55.030-1)

MAX IMPERVIOUS AREA COVERAGE = 55%
544,500 LOT AREA x 55% = 299,475 SF
EXISTING IMPERVIOUS AREA:
243,010 IMPERVIOUS AREA / 544,500 SF = 45%
NEW IMPERVIOUS AREA:
248,470 IMPERVIOUS AREA / 544,500 SF = 46%

LANDSCAPING AREA (17.55.030.B)

LOT PERIMETER: 3193 LF
1/TREE PER 150 FEET OF TOTAL LOT PERIMETER
TREES REQUIRED: 21
EXISTING TREES: 345
TREES REMOVED: 25
TREES TO REMAIN: 320
1/SHRUB PER 30 FEET OF TOTAL LOT PERIMETER
SHRUBS REQUIRED: 107
EXISTING SHRUBS: 9122

KEYNOTES

S.11 EXISTING TREES TO REMOVED: 25 TREES - 7' HEIGHT & 2" CALIPER DIAMETER

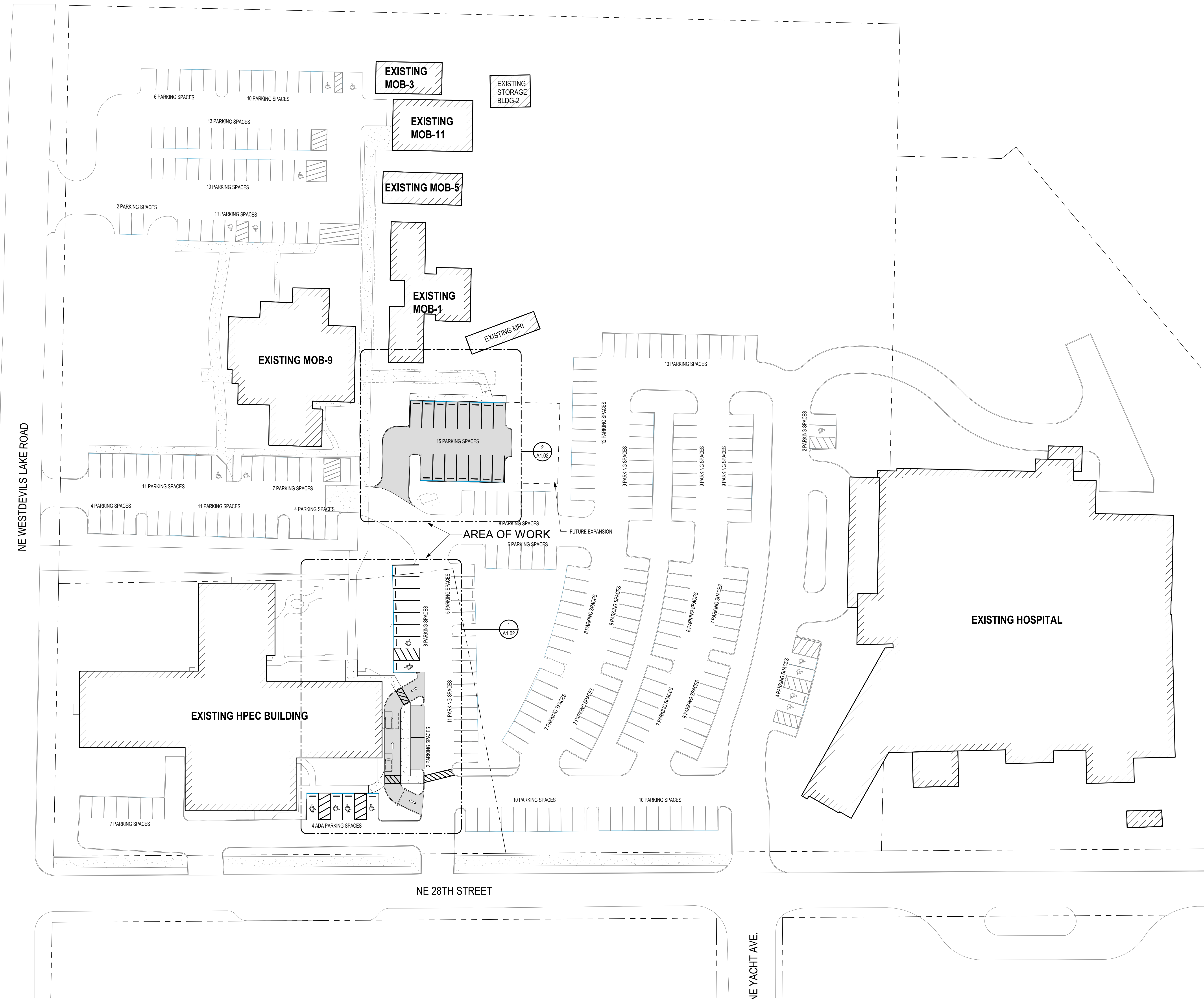


ISSUE DATE: 03.22.24
REVISIONS:

LAND USE REVIEW
100% DESIGN DEVELOPMENT

EXISTING/DEMO SITE PLAN

A1.00
PROJECT NO.: 23039



1 ARCHITECTURAL SITE PLAN
A1.01 1/32" = 1'-0"

PARKING SUMMARY (17.56.030)

HOSPITAL 1 SPACE PER 2 BED 12 BEDS = 6 STALLS
1 SPACE PER EMPLOYEE AT MAX SHIFT 85 STAFF = 85 STALLS
91 STALLS REQUIRED
CLINICS / OFFICE / MAINTENANCE 1 SPACE PER EMPLOYEE 1,200 SF CLINIC 1,400 SF OFFICE 1,800 SF MAINTENANCE
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CLARK KJOS ARCHITECTS, LLC
PRELIMINARY
NOT FOR CONSTRUCTION
621 SW Alder St., Suite 700
Portland, OR 97205
Phone: 503.224.4848

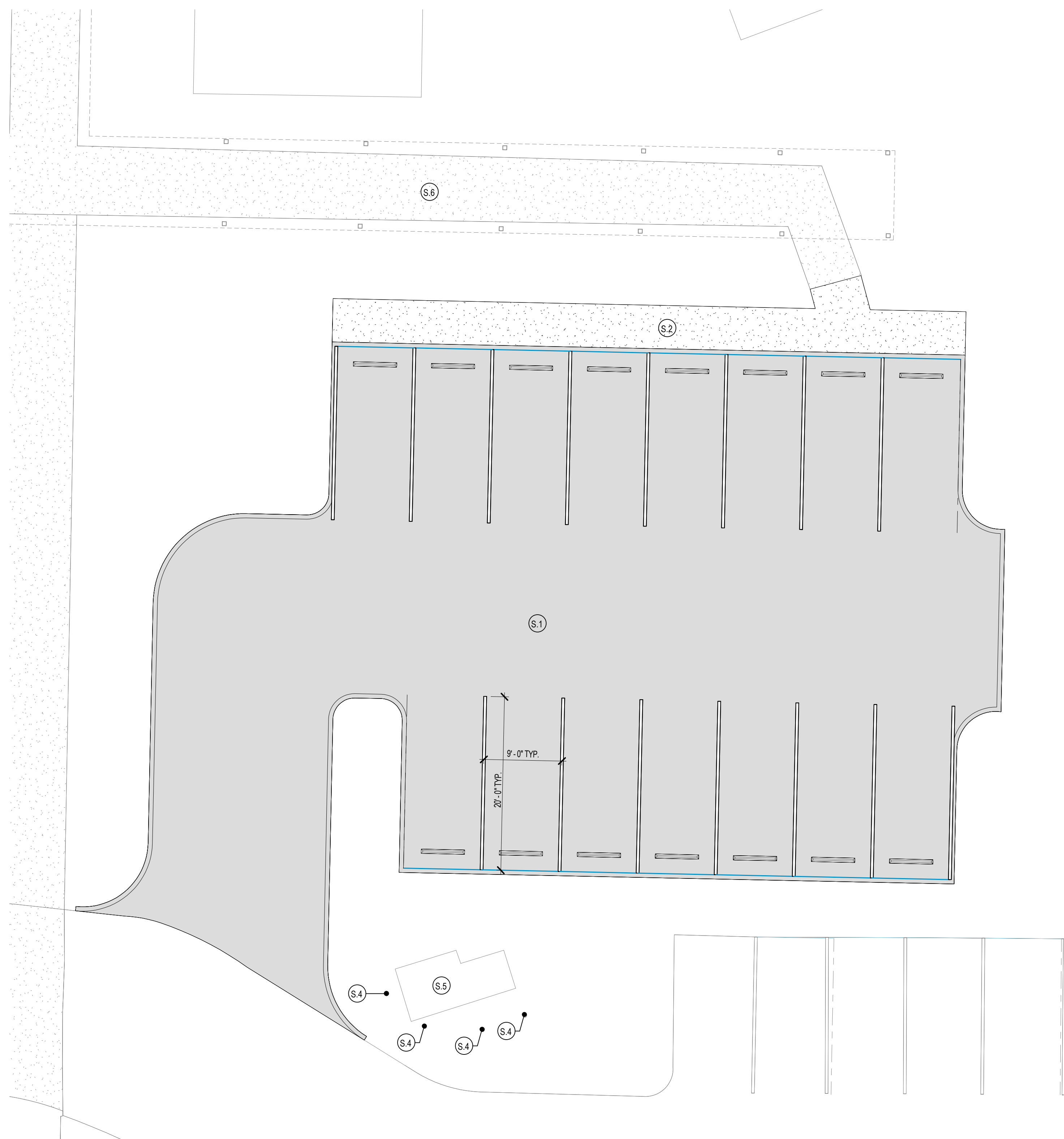
RETAIL PHARMACY
SAMARITAN NORTH LINCOLN HOSPITAL
3043 NE 28TH ST
LINCOLN CITY, OR 97367



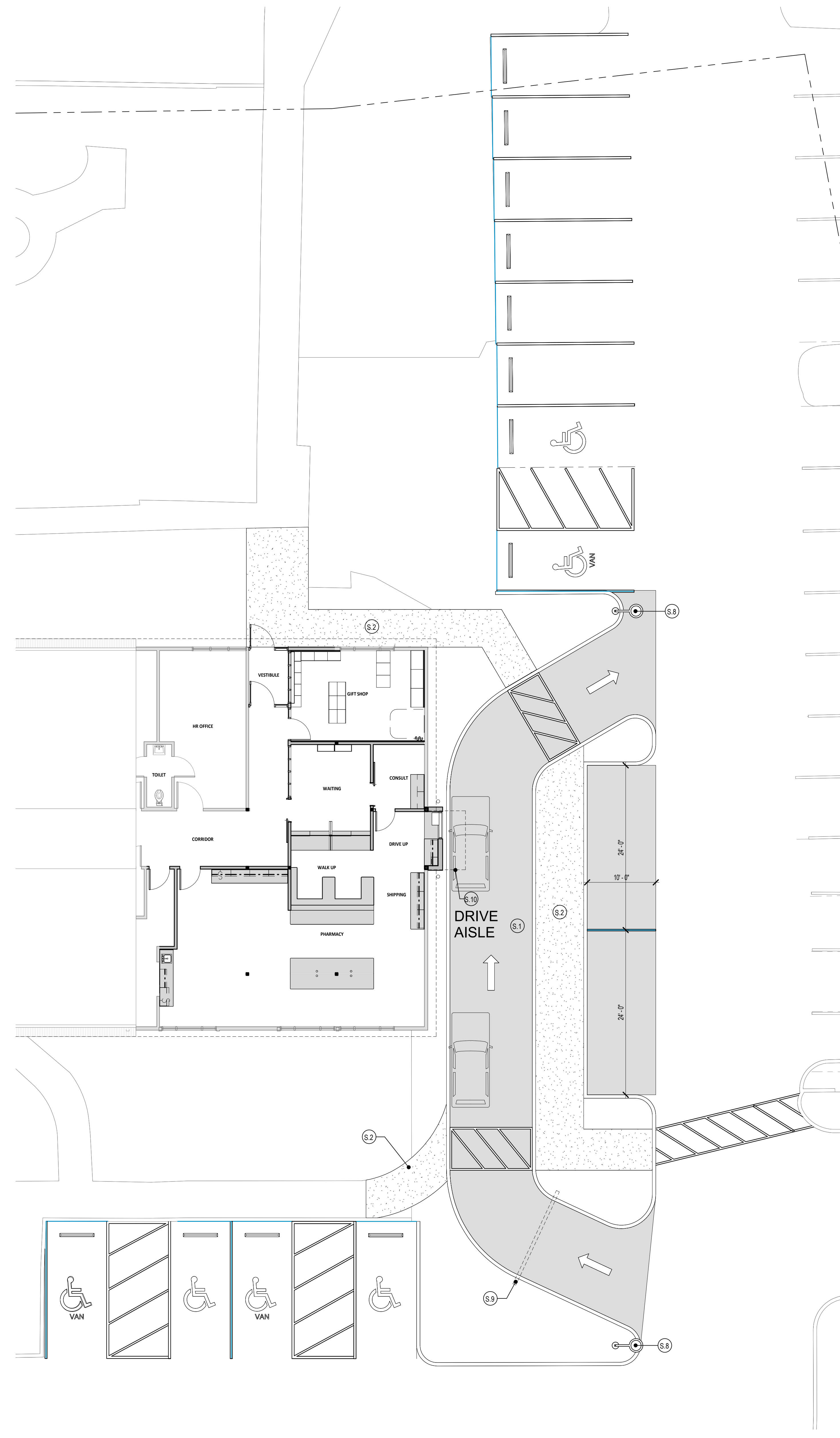
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SITE PLAN
A1.01
PROJECT NO.: 23039



2
A1.02 ENLARGED PLAN - NEW PARKING
1/8" = 1'-0"



1
A1.02 ENLARGED SITE PLAN - PHARMACY
1/8" = 1'-0"

GENERAL NOTES

1. SEE CIVIL, LANDSCAPE, ELECTRICAL, MECHANICAL, PLUMBING FOR ADDITIONAL WORK NOT INDICATED ON THIS DRAWING.
2. REFER TO CIVIL TOP OF PAVING ELEVATIONS.
3. SEE CIVIL FOR EXISTING AND PROPOSED FINISHED GRADE.
4. SEE CIVIL FOR LOCATIONS OF ALL SERVICES.
5. SEE CIVIL FOR LOCATION OF ALL EASEMENTS.
6. SITE LIGHTING AT NEW NORTH PARKING AREA TO BE BY OWNER.

LEGEND

- PAINTED DIRECTIONAL ARROWS
- CONCRETE
- GRAVEL
- ASPHALT

KEYNOTES

- S.1 NEW ASPHALT PAVING
- S.2 NEW PAVED WALKWAY
- S.4 EXISTING BOLLARD
- S.5 EXISTING TRANSFORMER
- S.6 EXISTING COVERED WALKWAY
- S.8 LIGHT POLE - REFER TO CIVIL AND ELECTRICAL
- S.9 DRIVE-UP OVERHEAD CLEARANCE BARS
- S.10 SIGNAGE FOR CLEARANCE HEIGHT

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SAMARITAN NORTH LINCOLN HOSPITAL

3043 NE 28TH ST
LINCOLN CITY, OR 97367



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ENLARGED SITE PLAN

A1.02

PROJECT NO.: 23039

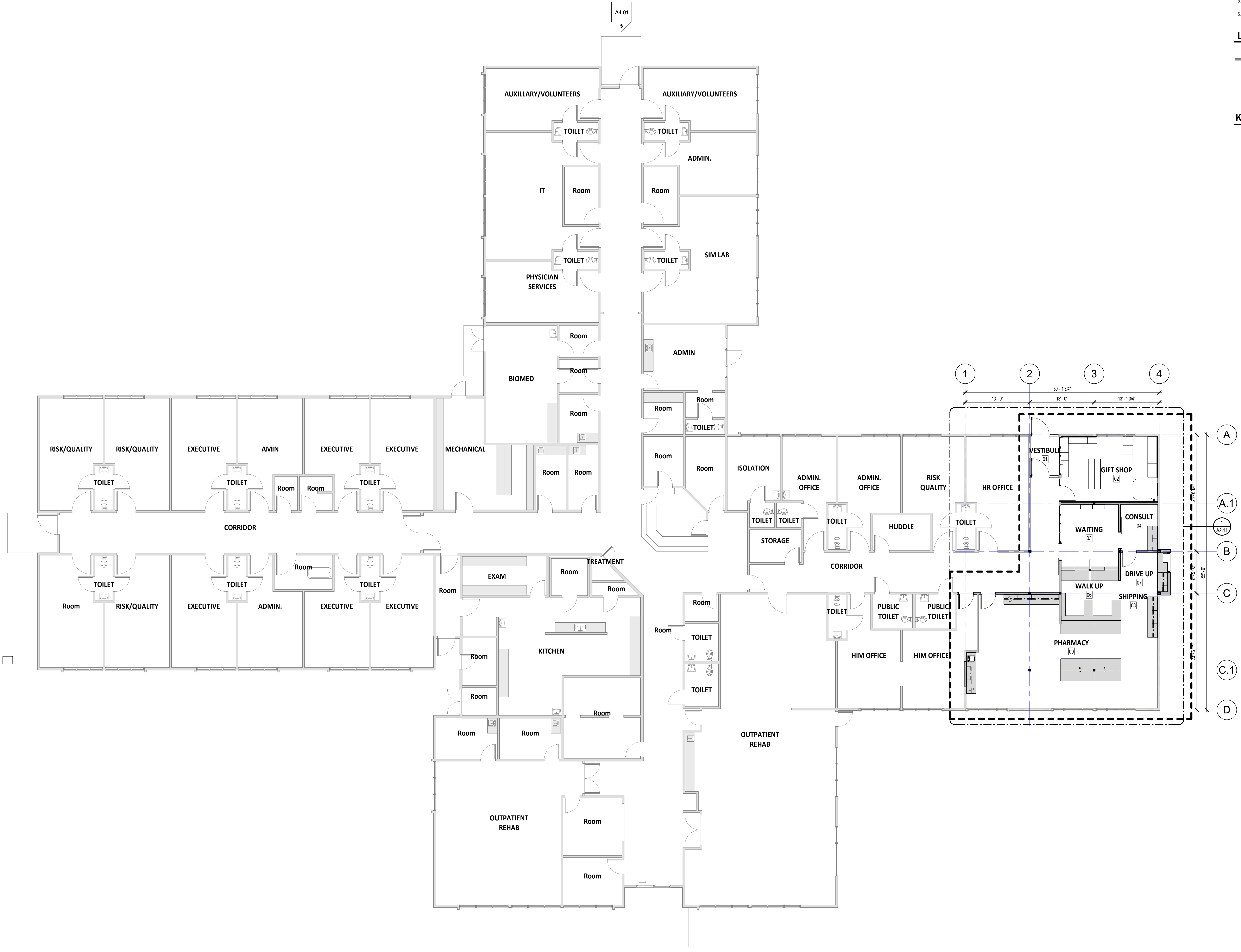
GENERAL NOTES - PLAN

1. SEE PARTITION TYPES SHEET FOR LEGEND AND CONSTRUCTION ASSEMBLIES.
2. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
3. SEE MECHANICAL AND ELECTRICAL FOR ADDITIONAL INFORMATION.
4. ALL WALLS TO BE F13 UNO.
5. SEE FINISH PLANS AND RCPS FOR WINDOW COVERING LOCATIONS AND TYPES.
6. CASEWORK IN GIFT SHOP SHOWN FOR REFERENCE ONLY - NOT IN SCOPE TO BE PERFORMED BY OWNER.

LEGEND - PLAN

- EXISTING PARTITION
- NEW PARTITION
- CR CARD READER
- CORNER GUARD TYPE

KEYNOTES



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 Portland, OR 97205
 Phone: 503.224.4848

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 3043 NE 28TH ST
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ISSUE DATE: 03.22.24
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OVERALL FLOOR PLAN

A2.01
 PROJECT NO.: 23039



ISSUE DATE: 03.22.24
 REVISIONS:

LAND USE REVIEW
 100% DESIGN DEVELOPMENT

ENLARGED PLAN, RCP, & WALL TYPES

A2.11
 PROJECT NO.: 23039

GENERAL NOTES - PARTITIONS

- NO SUBSTITUTIONS ALLOWED FOR ANY ASSEMBLY UNLESS SPECIFICALLY ALLOWED BY GYPSUM ASSOCIATION OR UL.
- WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO BE ADDED TO ONE OR BOTH SIDES OF FIRE RATED WALLS AND PARTITION SYSTEMS WHEN APPLIED UNDER OR BETWEEN GYPSUM BOARD. THE FASTENERS SPECIFIED FOR THE ATTACHMENT OF THE GYPSUM SHALL BE INCREASED BY NOT LESS THAN THE THICKNESS OF THE WOOD STRUCTURAL PANELS.
- UNLESS OTHERWISE SPECIFIED, STEEL STUDS AND RUNNERS USED IN ASSEMBLIES ARE TO BE FABRICATED FROM FLAT STEEL HAVING A BARE METAL THICKNESS OF NOT LESS THAN 0.0179" (25 GAUGE). CONSULT STEEL STUD MANUFACTURER FOR PERFORMANCE DATA OF STUDS OF LESSER THICKNESS.
- METAL STUDS OF HEAVIER GAGE THAN THOSE TESTED SHALL BE PERMITTED.
- GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN WALL SYSTEMS.
- INDICATED STUD SPACINGS ARE MAXIMUMS.
- RATED PARTITIONS SHALL MAINTAIN CONTINUITY OF RATING.
- ALL FULL HEIGHT PARTITIONS SHALL ACCOMMODATE 1" (MIN) DEFLECTION AT HEAD TRACK. SEE SPECIFICATIONS FOR ADDITIONAL CRITERIA.
- OFFSET ALL PENETRATIONS IN RATED PARTITIONS AS REQUIRED TO MAINTAIN RATING.
- USE TAPERED EDGES OF GYPSUM BOARD AT ALL REVEALS AND FRAMES.
- STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) METAL FRAMING DESIGNATIONS USED WHERE APPLICABLE.
- SEE FINISH DRAWINGS FOR WALL FINISH.
- CONTRACTOR SHALL COORDINATE LOCATIONS AND TYPES OF BACKING PLATES AT ALL WALLS FOR MOUNTED FURNISHINGS, EQUIPMENT AND HANDRAILS.
- ALL WALLS WITH SPECIFIED STC TO HAVE ALL PENETRATIONS SEALED WITH RESILIENT CALK.
- ALL WALLS WITH SPECIFIED STC TO USE PUTTY PADS AT BACK TO BACK JUNCTION BOXES LOCATED WITHIN THE SAME STUD CAVITY.

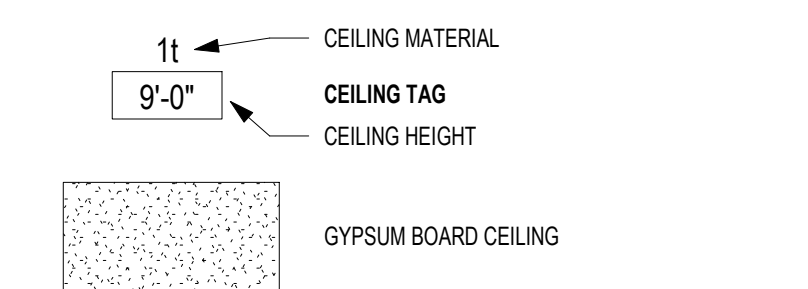
GENERAL NOTES - PLAN

- SEE PARTITION TYPES SHEET FOR LEGEND AND CONSTRUCTION ASSEMBLIES.
- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
- SEE MECHANICAL AND ELECTRICAL PLANS FOR LOCATIONS OF FIXTURES AND EQUIPMENT.
- ALL WALLS TO BE P13 U.N.O.
- SEE FINISH PLANS AND RCPs FOR WINDOW COVERING LOCATIONS AND TYPES.
- CASEWORK IN GIFT SHOP SHOWN FOR REFERENCE ONLY - NOT IN SCOPE TO BE PERFORMED BY OWNER.

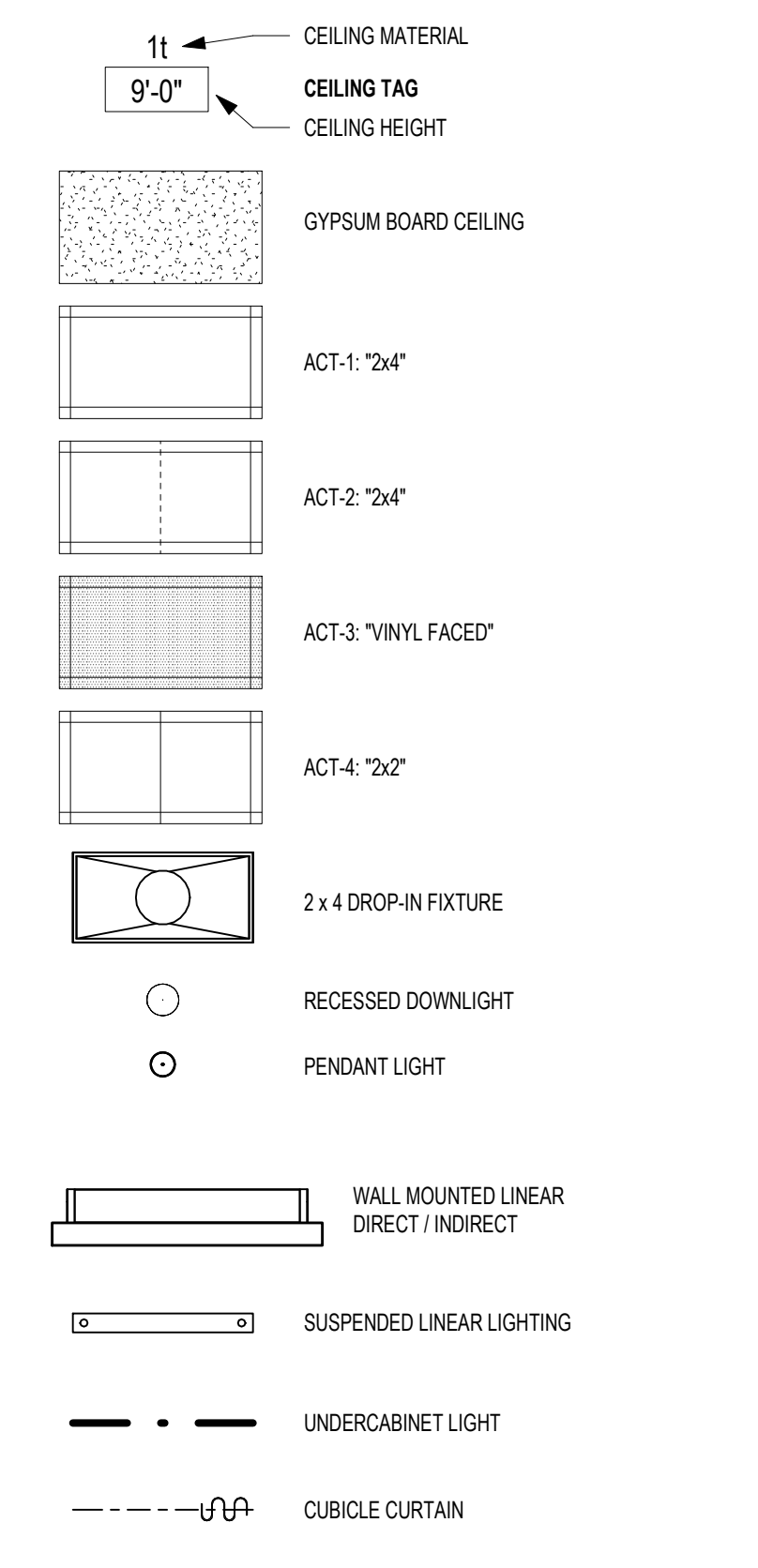
GENERAL NOTES - RCP

- ALL CEILING HEIGHTS ARE RELATIVE TO TOP OF SLAB OR SUBFLOOR, U.N.O.
- SEE ELECTRICAL AND MECHANICAL PLANS FOR LOCATIONS OF FIXTURES AND EQUIPMENT.
- FIELD VERIFY EXISTING CEILING LAYOUTS PRIOR TO ANY WORK.
- SUSPENSION SYSTEMS FOR NEW AND EXISTING SUSPENDED GYPSUM BOARD CEILINGS SHALL BE MODIFIED TO FRAME AROUND CEILING INSTALLED TEES. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
- INSTALL BLOCKING AND BACKING FOR WINDOW COVERING TRACKS.
- REMOVE EXISTING CEILINGS WHERE NEW CEILINGS ARE SHOWN TO BE INSTALLED.
- FOR TOP OF WALL DETAILS AND HEIGHT OF GYP BOARD ON WALLS, SEE PLANS, PARTITION TYPES, AND DETAILS.
- RECESSED FIXTURES ARE TO MAINTAIN RATINGS WHERE LOCATED IN RATED CEILING ASSEMBLIES.

LEGEND - PLAN



LEGEND - RCP

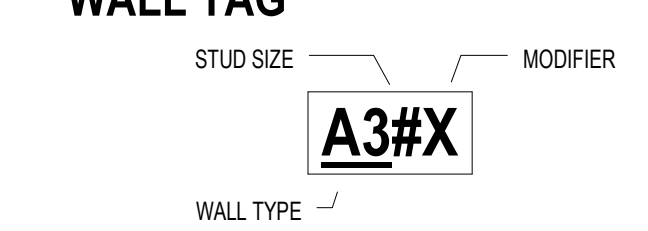


KEYNOTES

- C.1 PROVIDE DIMMABLE FIXTURES. REFER TO PLANS FOR ZONE LOCATIONS.

LEGEND

WALL TAG



MODIFIERS

- A = PROVIDE CONTINUOUS ACOUSTIC BATTS FROM FLOOR TO STRUCTURE ABOVE.
- B = PROVIDE ABUSE RESISTANT GWB.
- C = PROVIDE 5/8" RESILIENT FURRING CHANNELS OVER FRAMING ON ONE SIDE.
- L = PROVIDE LEAD LINED GYPSUM BOARD- EXTEND 7'-0" AFF MIN. SEE PHYSICIST REPORT.
- T = PROVIDE CEMENTITIOUS BACKER BOARD AT TILE FINISHES.
- S = SHEAR WALL FRAME PER STRUCTURAL.

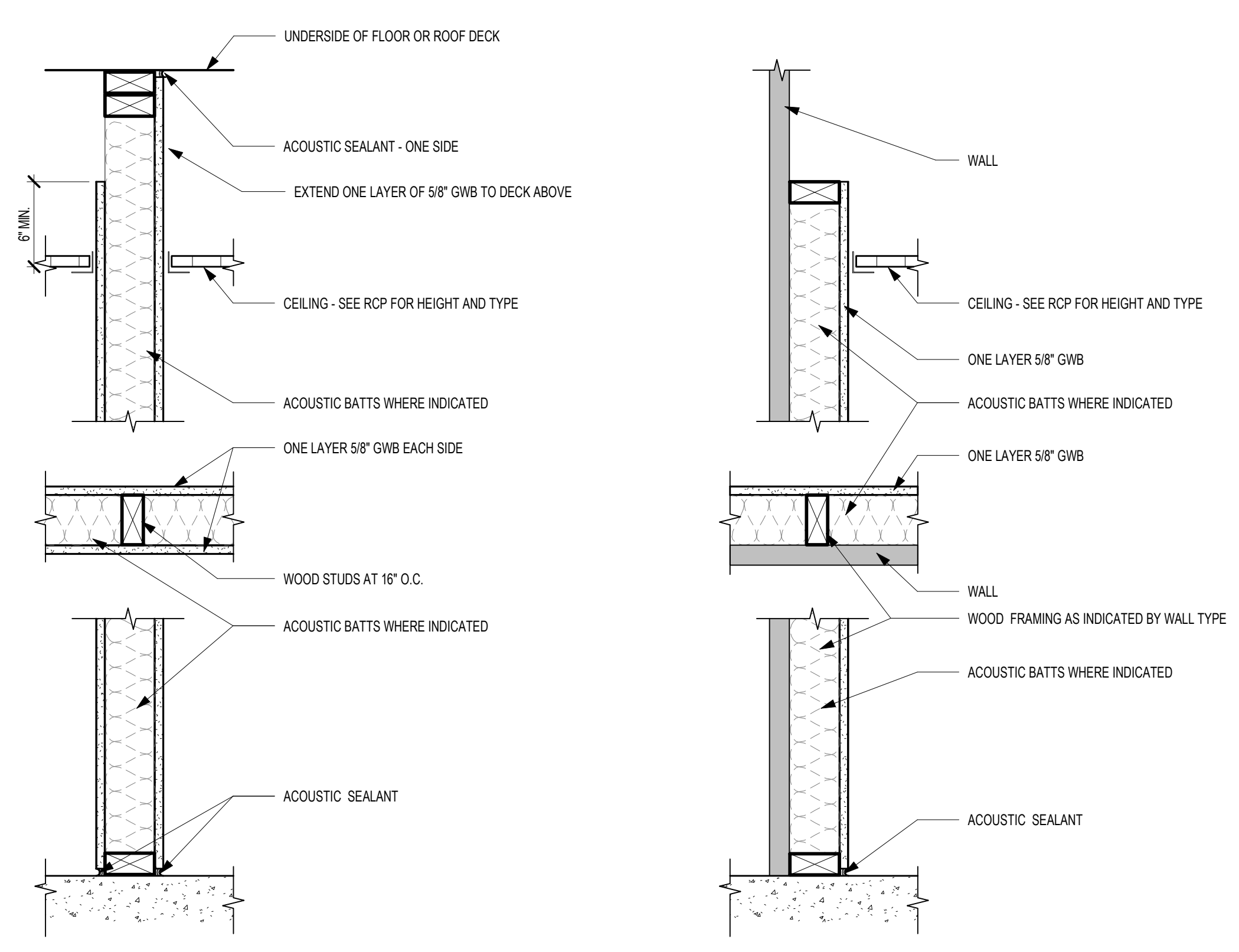
ASSEMBLIES

GA WP 1072 (Generic)
 One layer 5/8" type X gypsum wallboard or gypsum veneer applied parallel or at right angles to each side of 3/8" steel studs 24" O.C. with 1" type S drywall screws 8" O.C. at vertical joints and 12" O.C. at floor and ceiling runners and intermediate studs. Joints staggered 24" on each side and on opposite sides. Sound tested with 3 1/2" glass fiber friction fit in stud space.

GA WP 1052 (Generic)
 Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 3/8" steel studs 24" O.C. with 1" type S drywall screws 8" O.C. at vertical joints and 12" O.C. at wall perimeter and intermediate studs. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to one side with 1 5/8" type S drywall screws at 12" O.C. Joints staggered 24" each layer and side. Sound tested with 3 1/2" glass fiber friction fit in stud space.

GA WP 1522 (Generic)
 Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 3/8" steel studs 24" O.C. with 1" type S drywall screws 8" O.C. at vertical joints and 12" O.C. at wall perimeter and intermediate studs. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to one side with 1 5/8" type S drywall screws at 12" O.C. Joints staggered 24" each layer and side. Sound tested with 3 1/2" glass fiber friction fit in stud space.

GA WP 7051 (UL DESIGN I428) (Proprietary)
 One layer 1" x 24" proprietary type X gypsum panels inserted between 2 1/2" floor and ceiling runners with 1 section of 2 1/2" steel or C-I studs between panels. OPPOSITE SIDE: Base layer 1/2" proprietary type X gypsum wallboard applied at right angles to studs with 1" type S drywall screws 24" O.C. Face layer 1/2" proprietary type X gypsum wallboard applied parallel to studs with 1 5/8" type S drywall screws at 12" O.C. Sound tested with 1 7/8" glass fiber friction fit in stud space.



GA FILE NO WP 1072 (GENERIC)
STC 45-49 WITH ACOUSTIC BATTS
NON-RATED PARTITION TYPE 3
 1 1/2" = 1'-0"

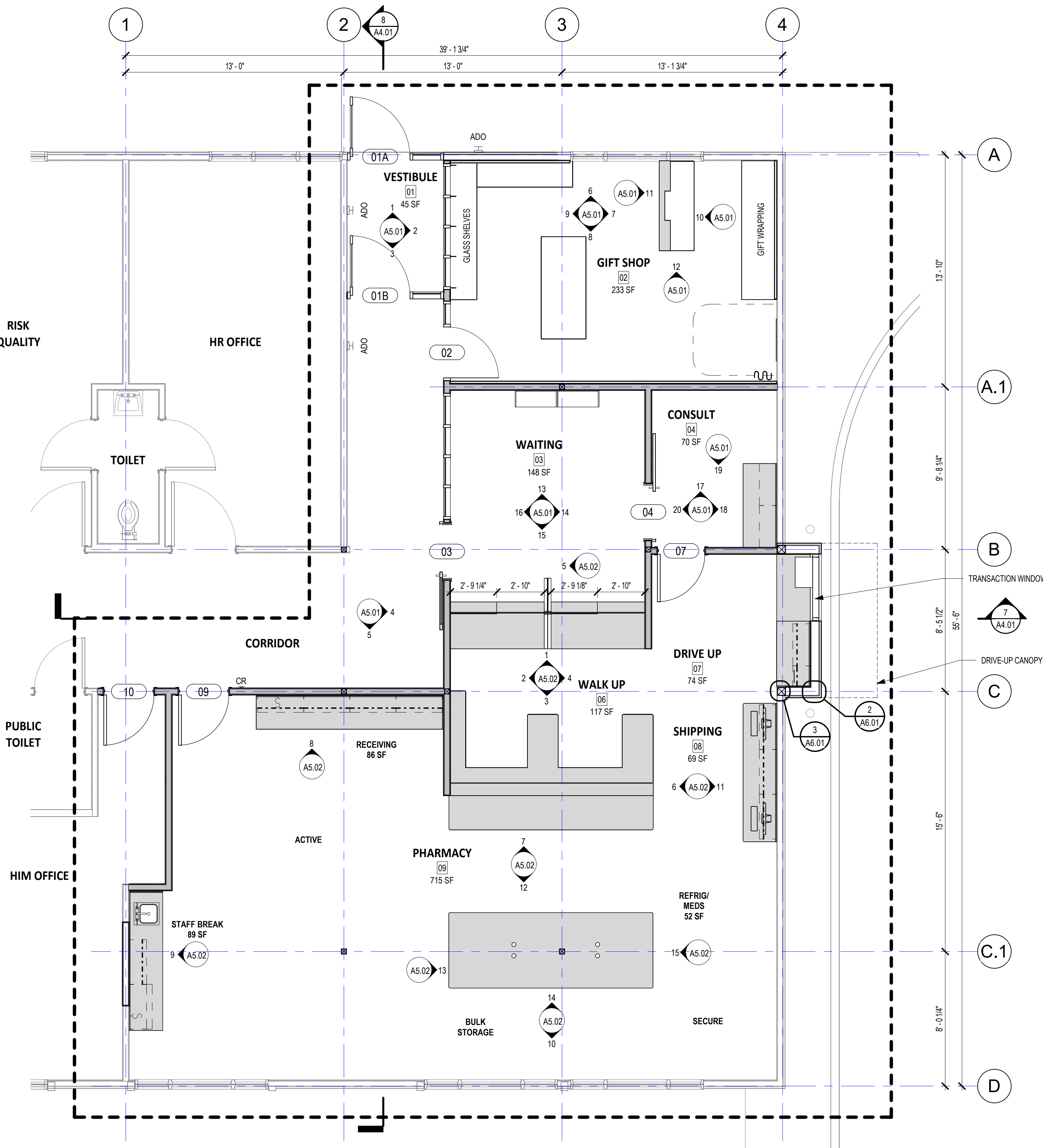
STUD SIZE
 F11 = 5/8" R.C.
 F12 = 3/4"
 F14 = 3/4"
 F16 = 5/8"

STUD SIZE
 P34 = 3 1/2"
 P36 = 5 1/2"

3
 A2.11
 1 1/2" = 1'-0"



2
 A2.11
 ENLARGED REFLECTED CEILING PLAN
 1/4" = 1'-0"



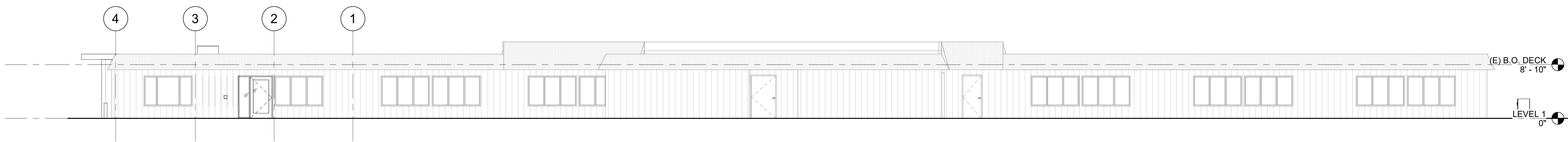
1
 A2.11
 ENLARGED FLOOR PLAN
 1/4" = 1'-0"

GENERAL NOTES

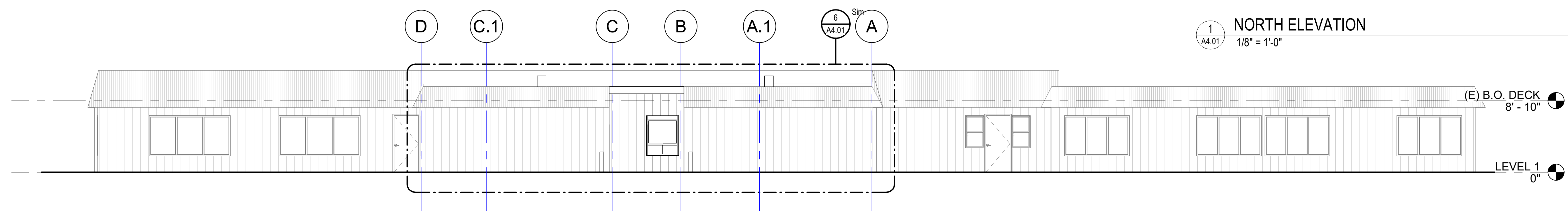
1. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR WALL PENETRATIONS AND ITEMS TO BE ACCOMMODATED ON THE EXTERIOR.

KEYNOTES

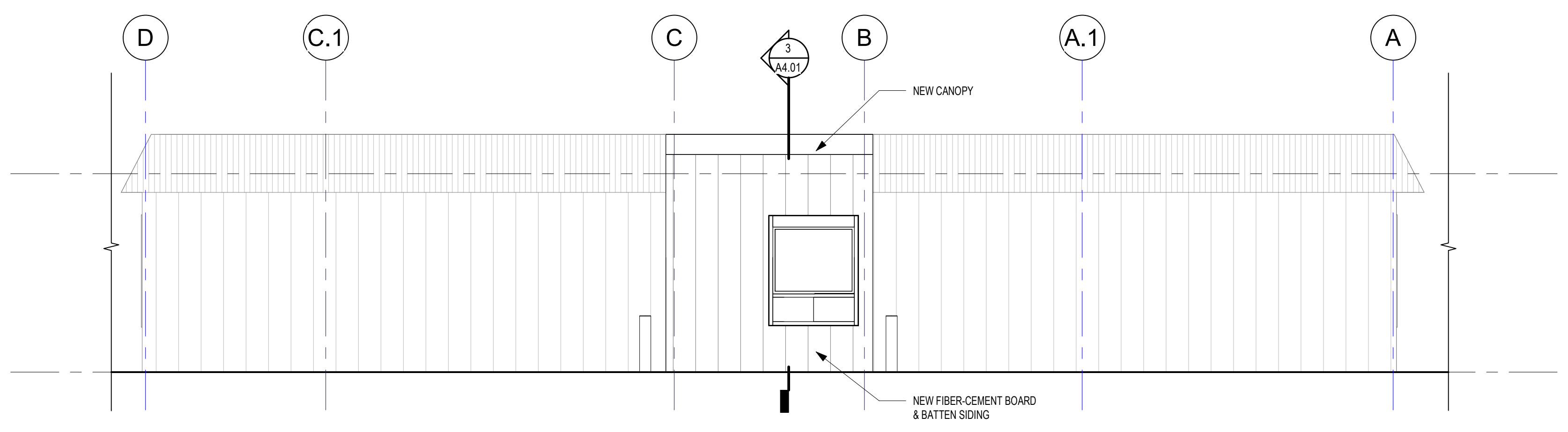
R.1 NEW ROOF MOUNTED HEAT PUMP



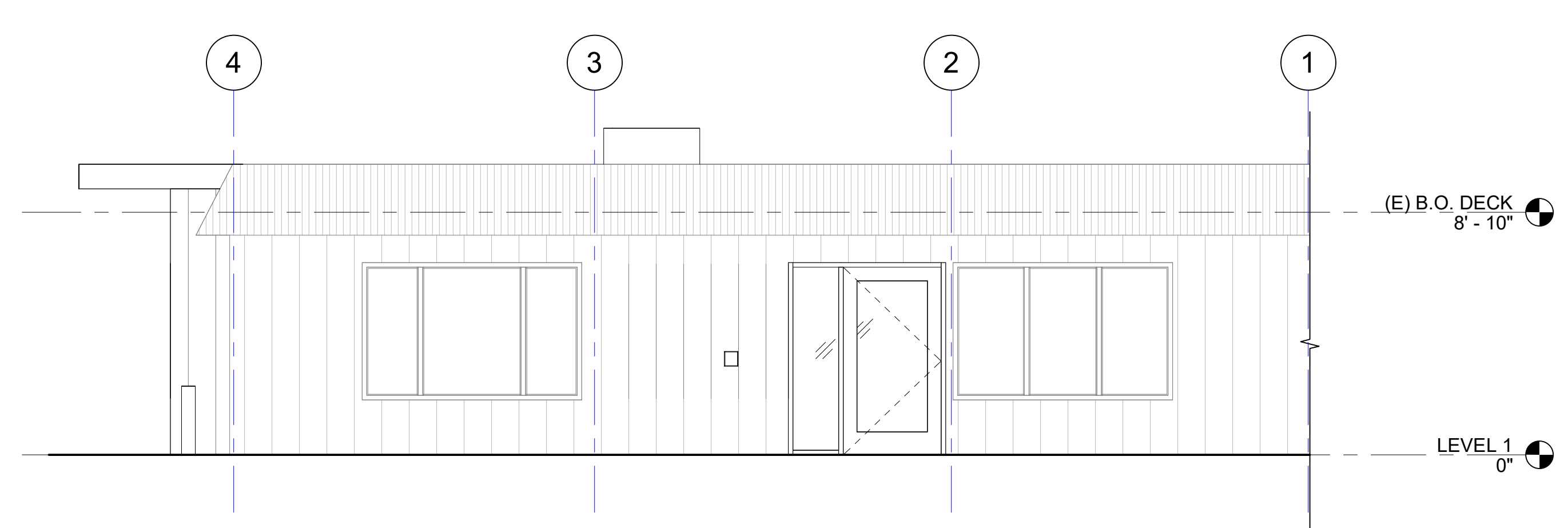
1 NORTH ELEVATION
1/8" = 1'-0"



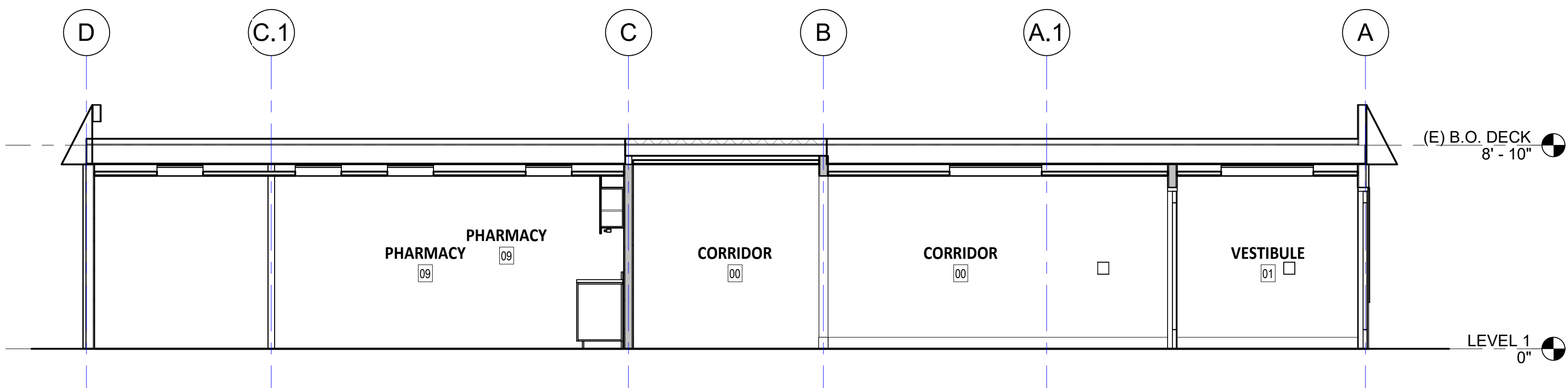
2 EAST ELEVATION
1/8" = 1'-0"



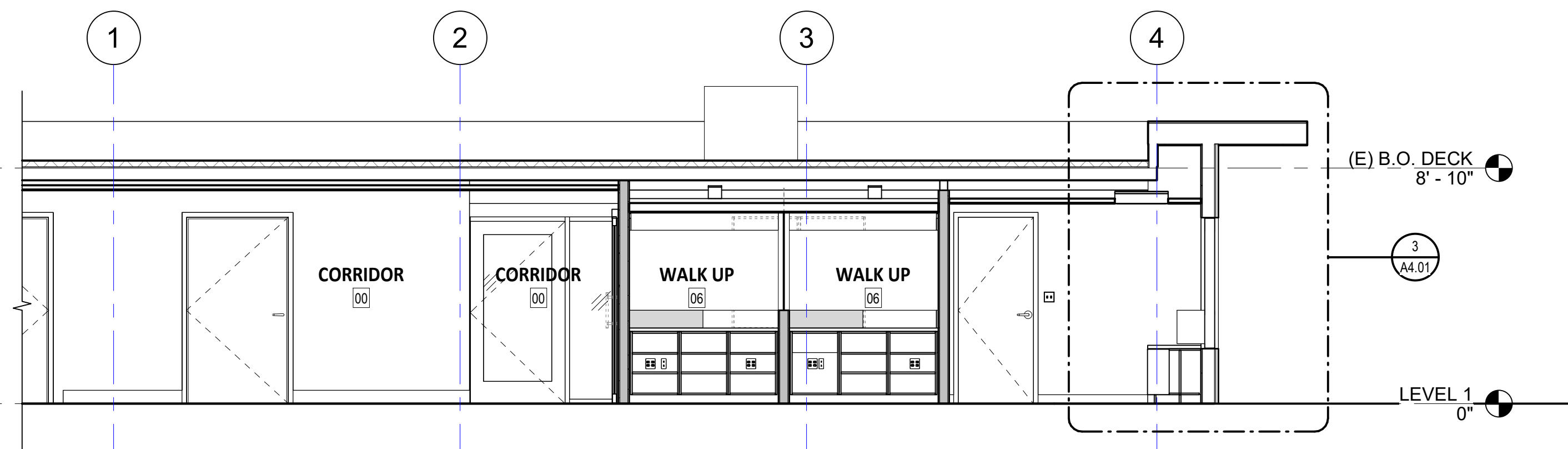
6 EAST ELEVATION ENLARGED
1/4" = 1'-0"



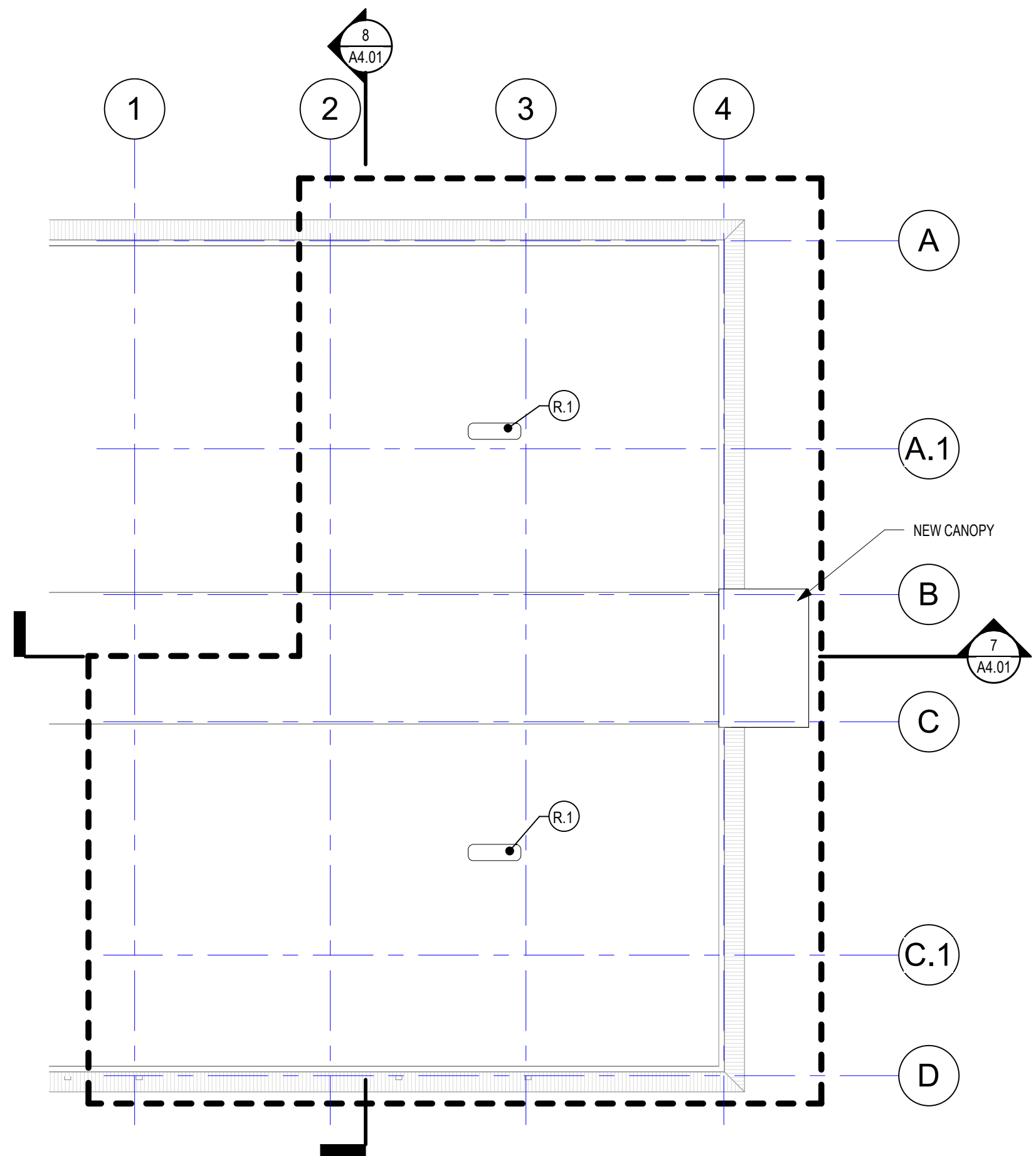
5 NORTH ELEVATION ENLARGED
1/4" = 1'-0"



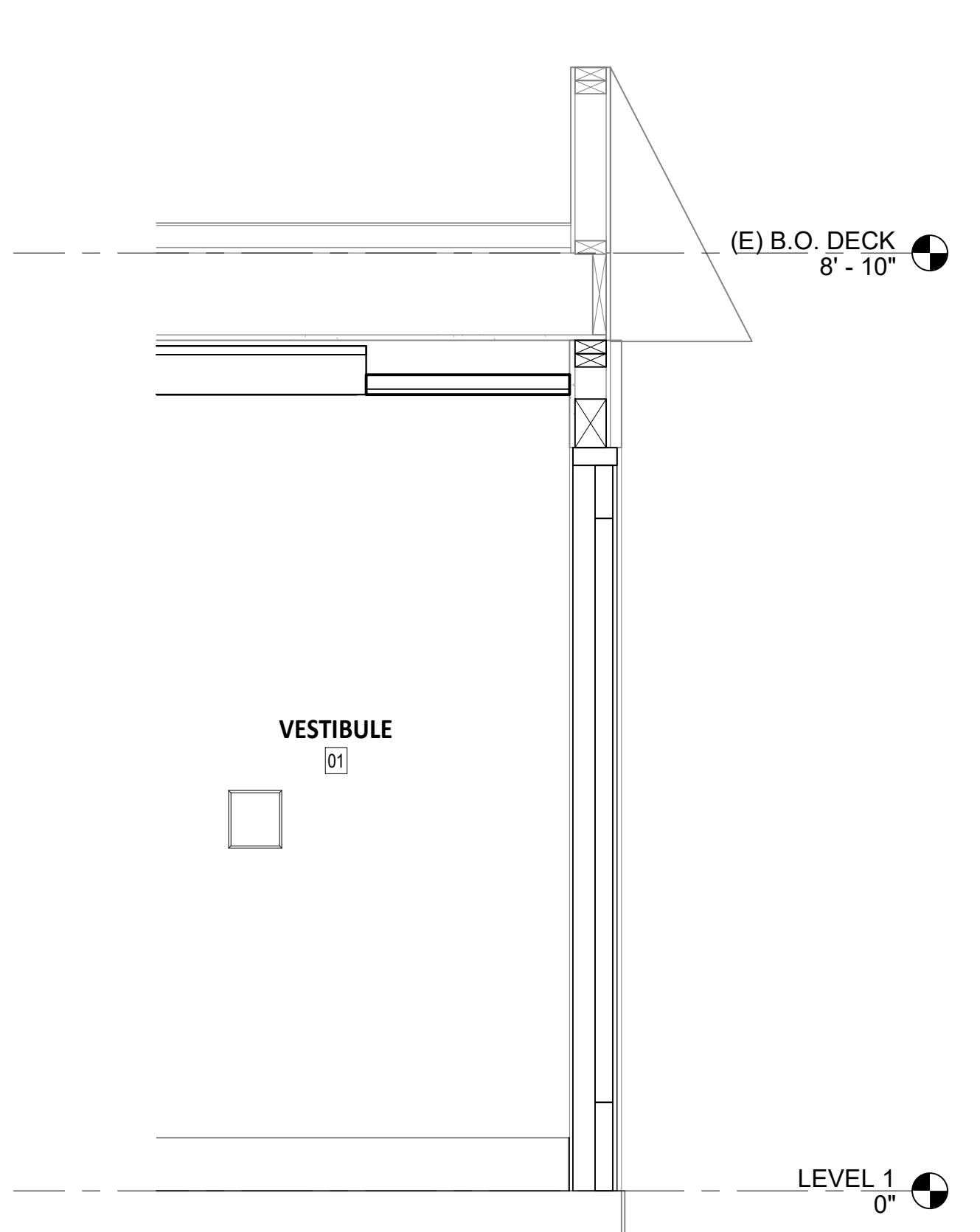
8 BUILDING SECTION 2
1/4" = 1'-0"



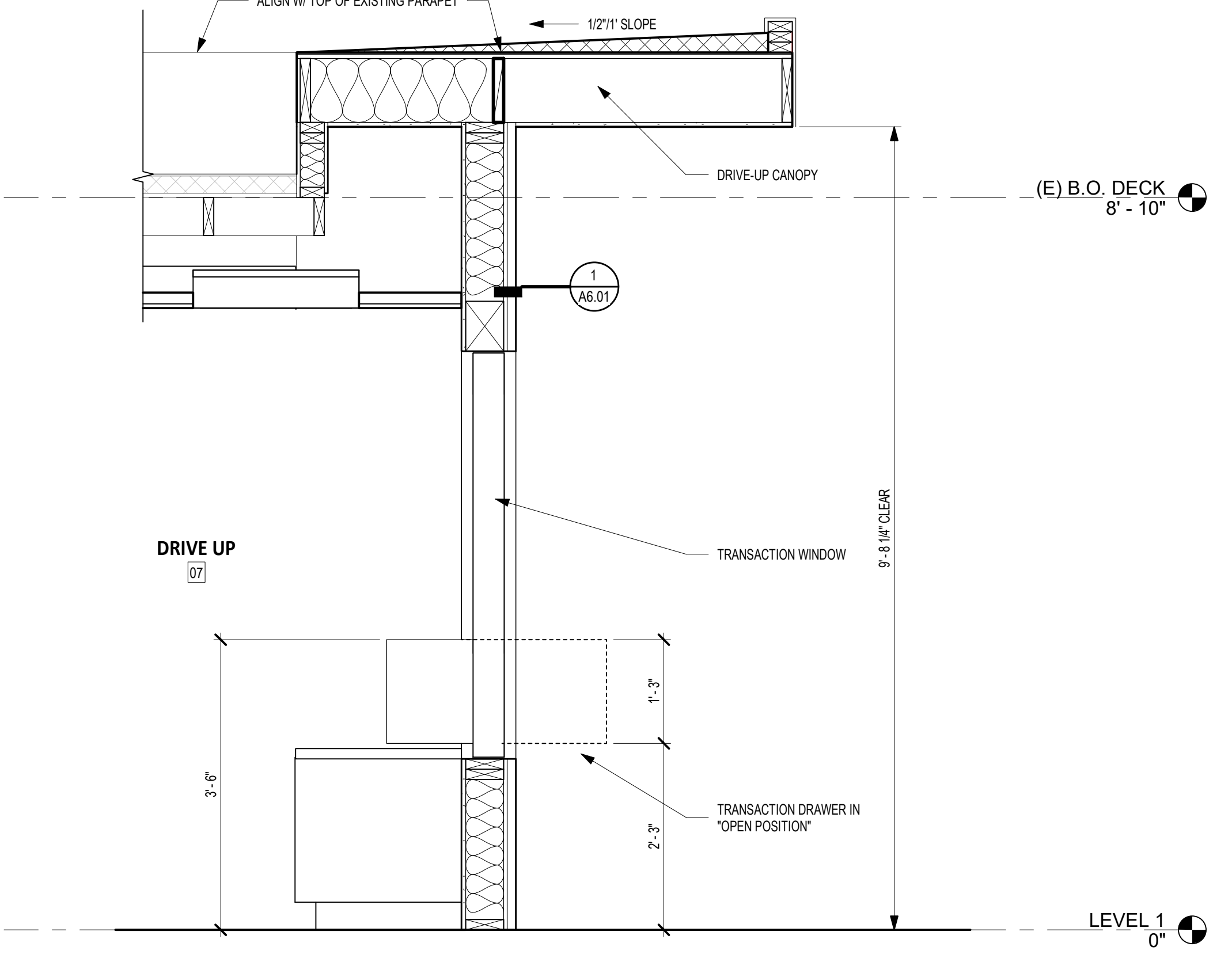
7 BUILDING SECTION 4
1/4" = 1'-0"



9 ROOF PLAN
1/8" = 1'-0"



4 WS VESTIBULE
3/4" = 1'-0"



3 WS TRANSACTION WINDOW
3/4" = 1'-0"

RETAIL PHARMACY PRIVATE IMPROVEMENTS FOR SAMARITAN NORTH LINCOLN HOSPITAL

PRELIMINARY
NOT FOR CONSTRUCTION



640 797-8991
245 NE CONIFER, P.O. BOX 1231
CORVALLIS, OR 97339
WWW.DEVCOENGINEERING.COM

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LINCOLN CITY, OR 97367 NOT FOR CONSTRUCTION



ISSUE DATE: 03.22.24

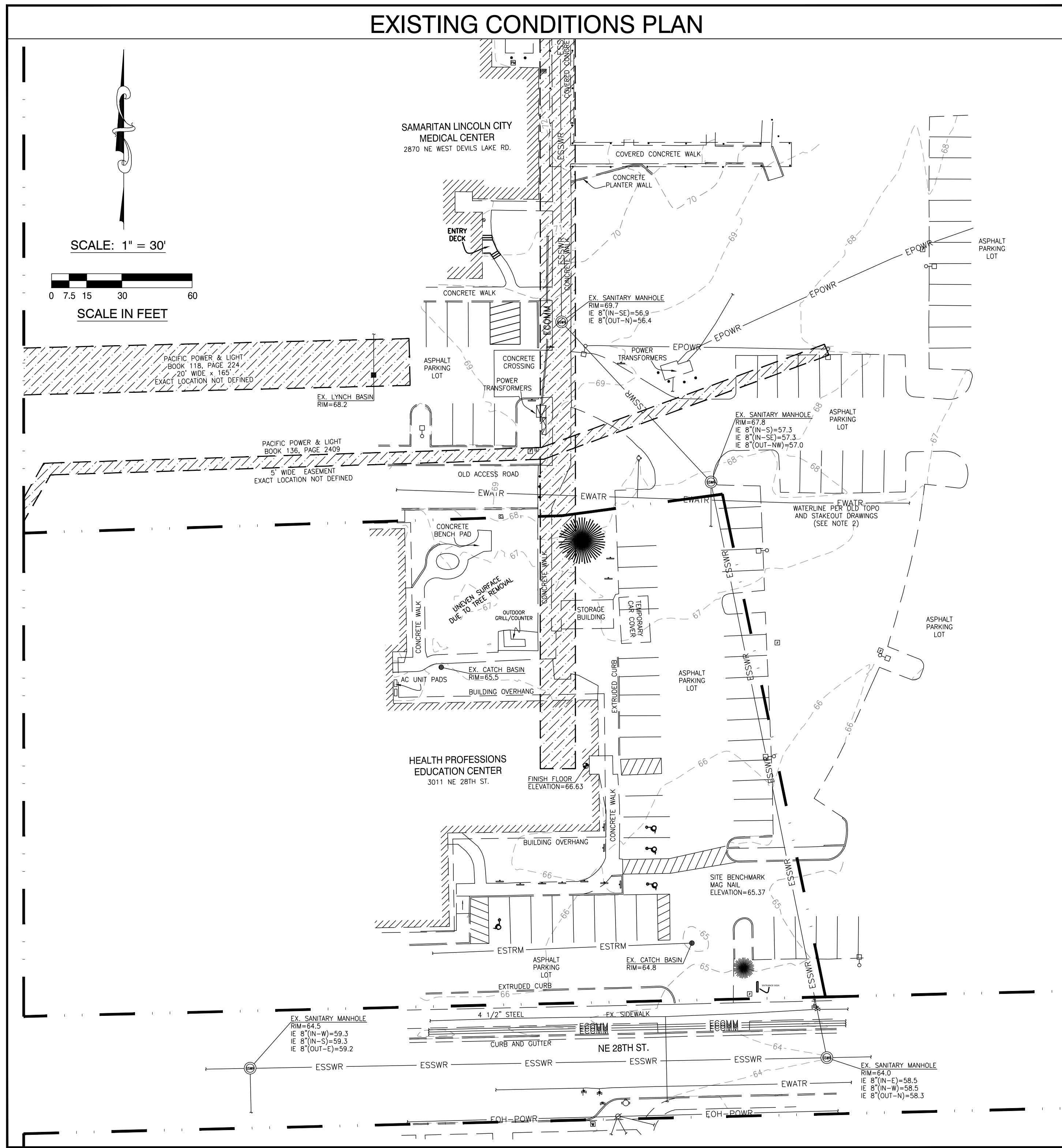
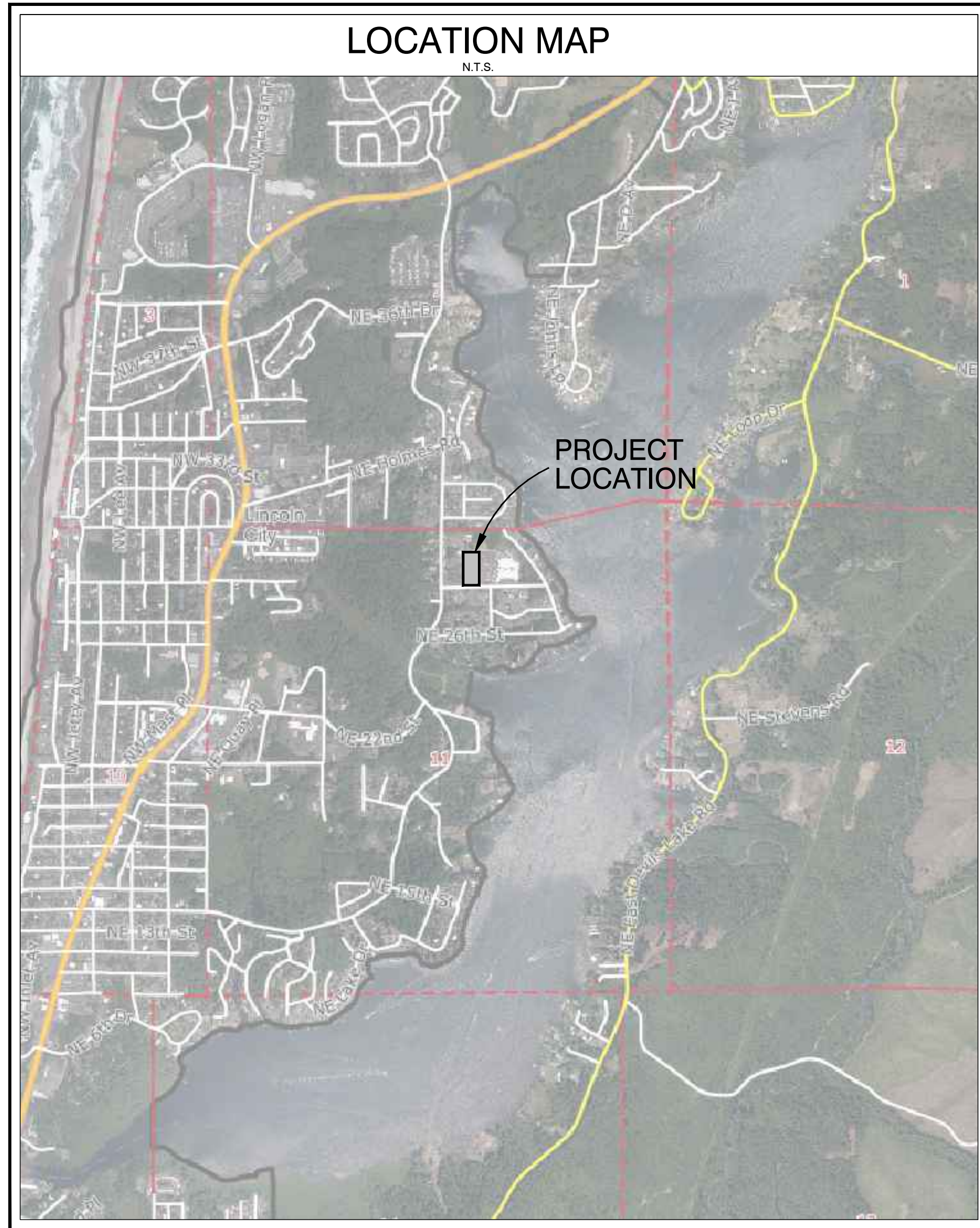
REVISIONS:

LAND USE REVIEW
100% DESIGN DEVELOPMENT

COVER SHEET AND
EXISTING CONDITIONS
PLAN

C200

INDEX TO DRAWINGS	
C200	PRIVATE IMPROVEMENTS COVER SHEET AND EXISTING CONDITIONS PLAN
C210	CLEARING AND GRUBBING AND EROSION PREVENTION PLAN
C220	SITE LAYOUT PLAN
C230	SITE GRADING PLAN AND CROSS SECTIONS
C300	DETAILS



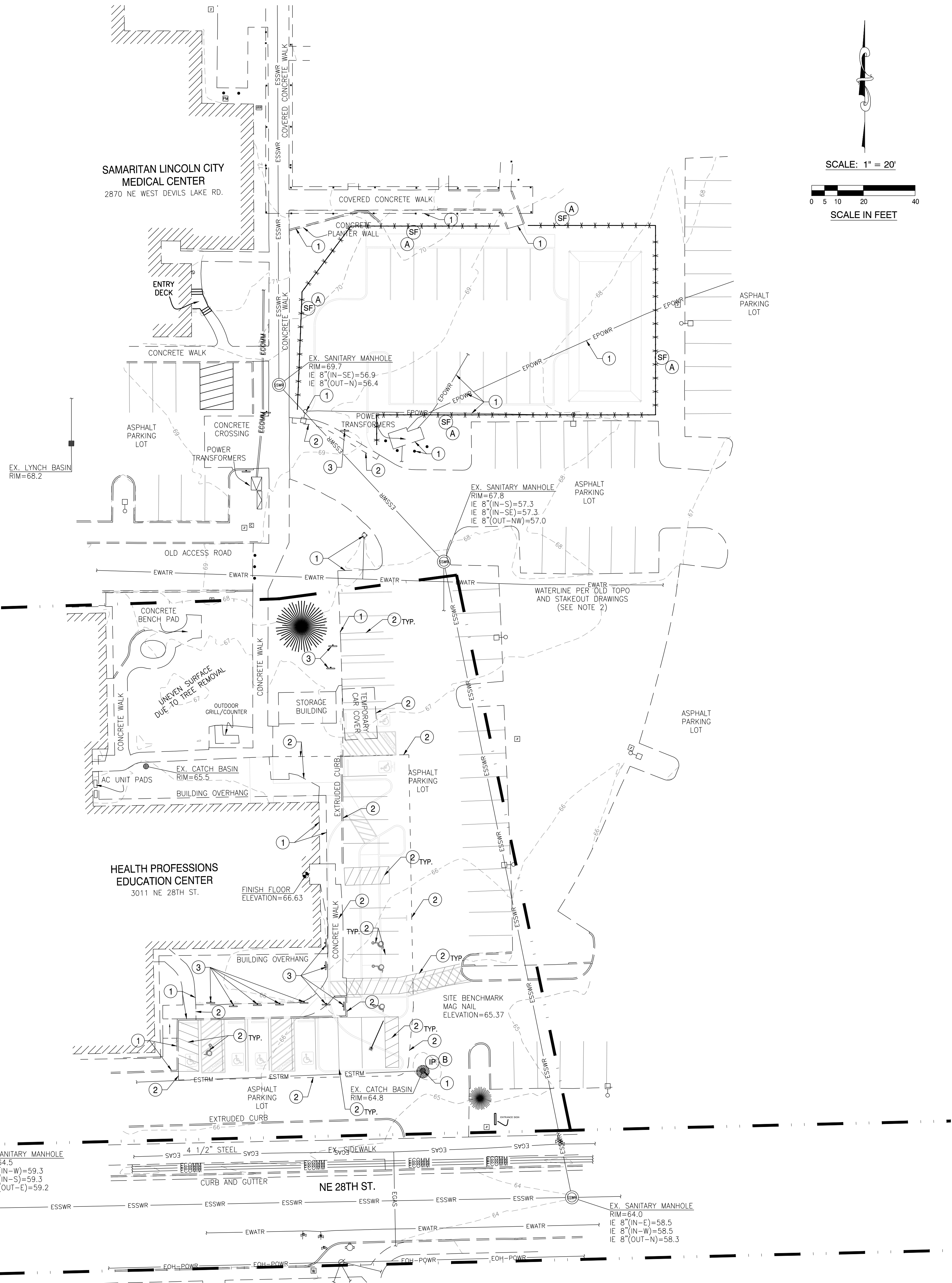
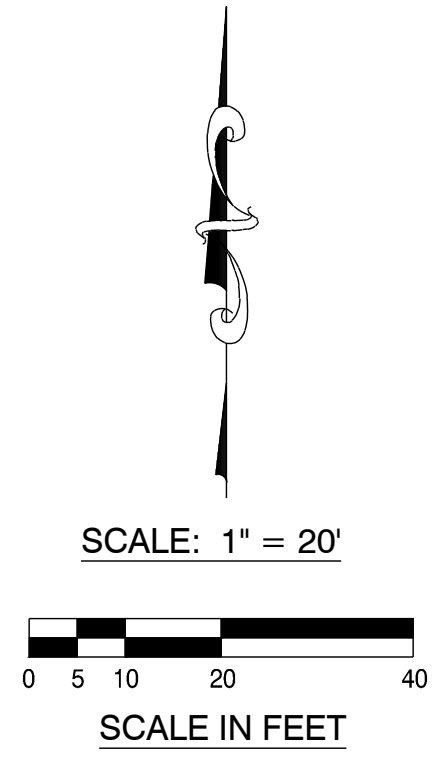
GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE CITY OF LINCOLN CITY STANDARDS AND POLICIES FOR CONSTRUCTION.
- LOCATION AND PROTECTION OF EXISTING UTILITIES
 - EXISTING UTILITIES LOCATED WITHIN THE PROJECT AREA ARE SHOWN AS ACCURATELY AND COMPLETELY AS POSSIBLE. HOWEVER, THE CONTRACTOR SHALL EXPECT THAT THE RECORDS FROM WHICH THE EXISTING UTILITY DRAWINGS WERE PREPARED ARE NOT COMPLETE.
 - VERIFY THE LOCATIONS OF ALL UTILITIES AND PROTECT THESE UTILITIES. ANY UTILITIES SHOWN ON THE DRAWINGS OR LOCATED IN THE FIELD THAT THE CONTRACTOR DISRUPTS OR DAMAGES SHALL BE PROMPTLY REPAIRED TO NEW CONDITION. IF REQUIRED, INSTALL SUITABLE TEMPORARY SERVICE UNTIL REPAIR CAN BE EFFECTED. THE COST OF THE REPAIR OR TEMPORARY SERVICE SHALL BE BORNE BY THE CONTRACTOR.
 - NOTIFY THE OWNER OF ALL UTILITIES EXPOSED. UNIDENTIFIED UTILITIES SHALL NOT BE DISRUPTED OR CUT UNTIL THE OWNER HAS APPROVED THE CUT.
 - ATTENTION: OREGON LAW REQUIRES CONTRACTORS TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090, CONTRACTORS MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER (NOTE: THE TELEPHONE NUMBER FOR OREGON UTILITY NOTIFICATION CENTER IS (503) 323-1987). THE ONE CALL NUMBER IS 1-(800)-332-2344.

BENCHMARK:

THE SITE BENCHMARK IS A MAG NAIL ON THE SOUTH SIDE OF THE CROSSING ISLAND AS SHOWN. THE ELEVATION OF SAID BENCHMARK IS 65.37(NAVD88). THIS ELEVATION WAS ESTABLISHED USING A 2 1/2" BRASS CAP IN A MONUMENT BOX LOCATED IN THE CENTER OF WEST DEVILS LAKE DRIVE ADJACENT TO THE NORTHWEST CORNER OF THE MAIN HOSPITAL SITE. THE ELEVATION OF SAID CAP IS 72.50(NAVD88). THE BRASS CAP MARKS THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN AND IS RECORDED IN LINCOLN COUNTY SURVEY NUMBER 16990, THE NGS "VERTCON" PROGRAM WAS USED TO ADJUST THE ELEVATION FROM NAVD29 TO NAVD88.

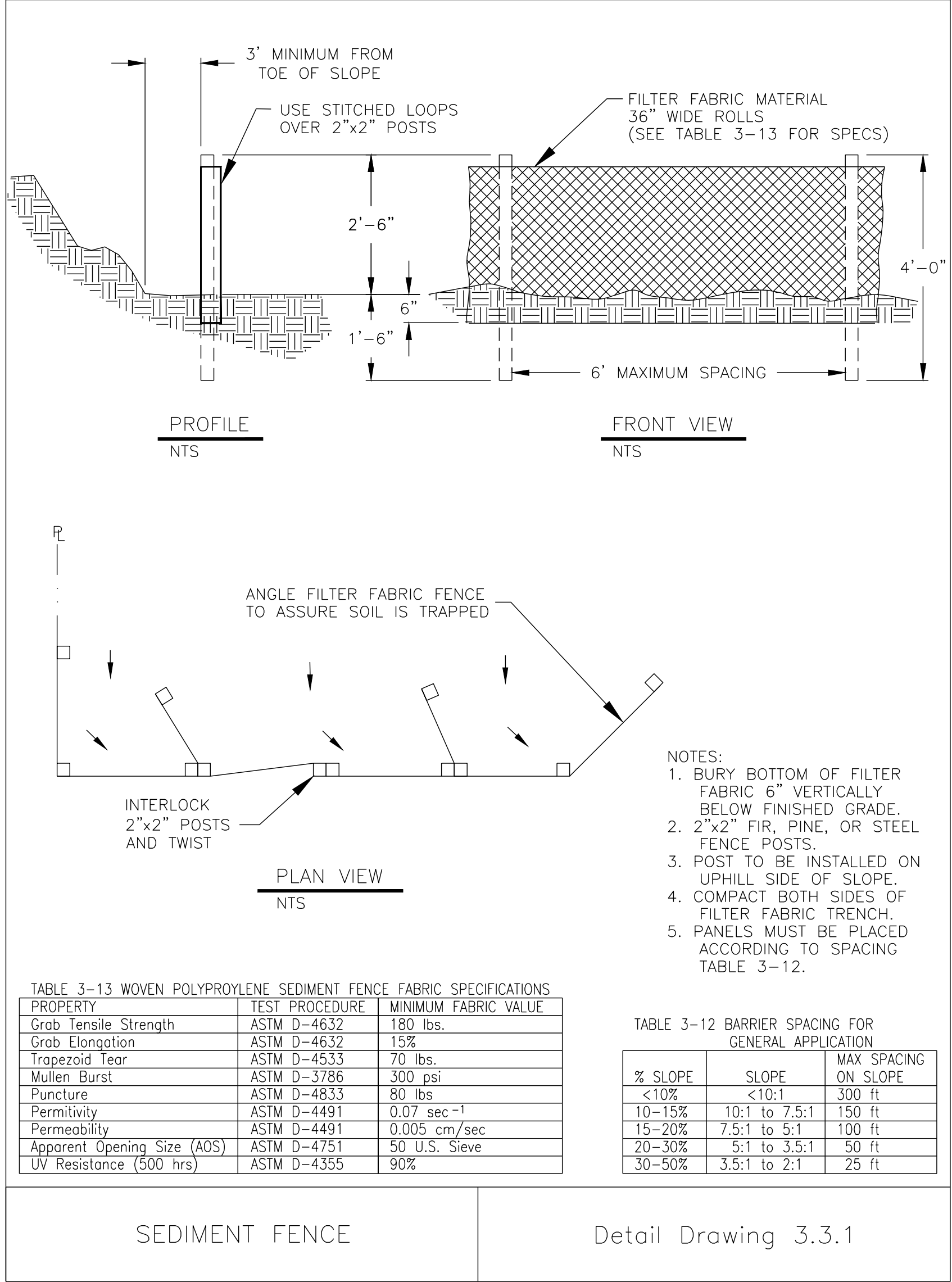
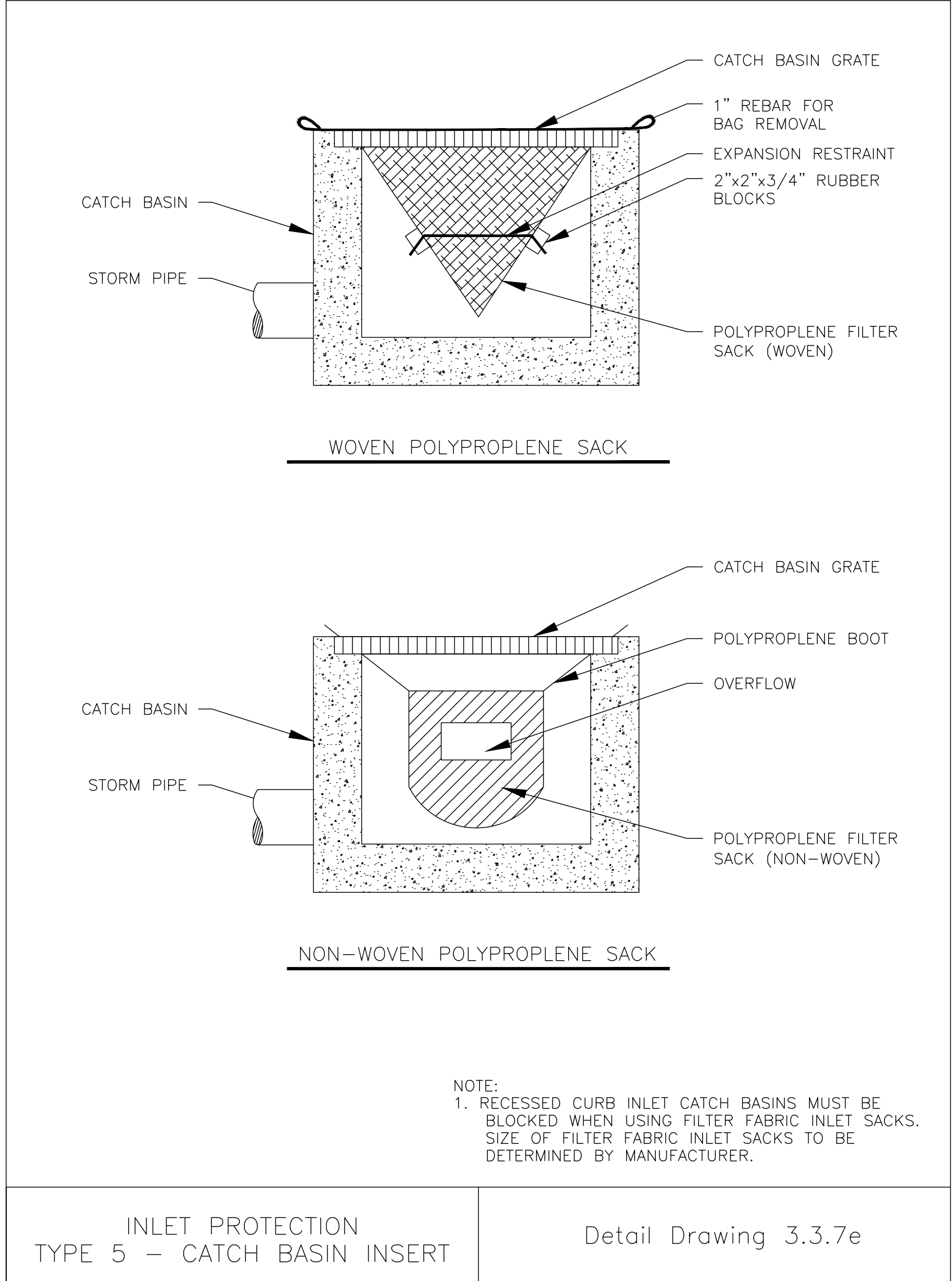
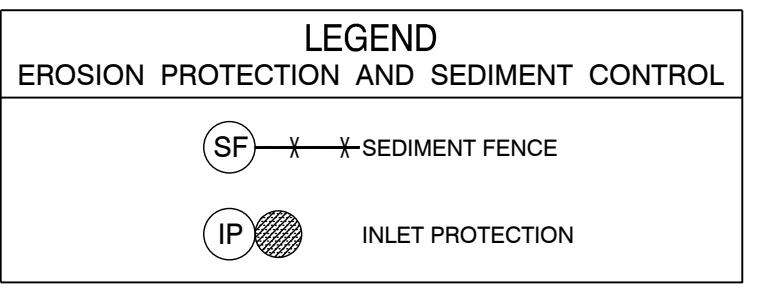
LEGEND		
(E)	EXISTING	Sanitary Sewer Man-hole
(N)	NEW	Storm and Return Man-hole
EGAS	EXISTING GAS	Storm Drain Man-hole
ERIRG	EXISTING IRRIGATION	Telecommunications Man-hole
EPOWR	EXISTING POWER	Gas Valve
ESSWR	EXISTING SANITARY SEWER	Water Valve, Air Release Valve
ESTEM	EXISTING STEAM AND RETURN	Water Meter, Gas Meter
ESTRM	EXISTING STORM DRAIN	Fire Hydrant
ECCOMM	EXISTING TELECOMMUNICATIONS	Fire Department Connection
ECABL	EXISTING TV CABLE	Hose Bib
EWATR	EXISTING WATER	Irrigation Sprinkler Head
EGAS	NEW GAS	Catch Basin
ERIRG	NEW IRRIGATION	Curb Inlet
EPOWR	NEW POWER	Clean Out
ESSWR	NEW SANITARY SEWER	Rain Drain
ESTRM	NEW STORM DRAIN	Thrust Block
ECCOMM	NEW TELECOMMUNICATIONS	Street Light, Parking Lot Light
ECABL	NEW TV CABLE	Landscape Light
EWATR	NEW WATER	Utility Pole
---	EXISTING IMPROVEMENTS	Utility Vault
---	NEW IMPROVEMENTS	Electrical Pedestal
---	FUTURE IMPROVEMENTS	Transformer
---	EXISTING PROPERTY LINE	Cable Pedestal
---	EXISTING IRON PIPE OR ROD	Telecommunications Pedestal
---	EXISTING EASEMENT	Sign
---	EXISTING RIGHT-OF-WAY	Mailbox
---	EXISTING BUILDINGS	Existing Contour
---	EXISTING BUILDING OVERHANG CENTERLINE	NEW CONTOUR
---	SAWCUT LINE	BENCH MARK
---	APPROXIMATE CLEARING LIMITS	XXX.XX
---	EXISTING DECIDUOUS TREE	EXISTING SPOT ELEVATION
---	EXISTING EVERGREEN TREE	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	EXISTING SHRUB	EXISTING FINISH ELEV.(IE=FLOW LINE)
---	EXISTING SHRUB	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	FENCE	XXX.XX
---	DITCH FLOW LINE	XXX.XX



- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE CITY OF LINCOLN CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS.
 - LOCATION AND PROTECTION OF EXISTING UTILITIES:
 - EXISTING UTILITIES LOCATED WITHIN THE PROJECT AREA ARE SHOWN AS ACCURATELY AND COMPLETELY AS POSSIBLE. HOWEVER, THE CONTRACTOR SHALL EXPECT THAT THE RECORDS FROM WHICH THE EXISTING UTILITY DRAWINGS WERE PREPARED ARE NOT COMPLETE.
 - VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO ANY UTILITY CONSTRUCTION AND PROTECT THESE UTILITIES. ANY UTILITIES SHOWN ON THE DRAWINGS OR LOCATED IN THE FIELD THAT THE CONTRACTOR DISRUPTS OR DAMAGES SHALL BE PROMPTLY REPAIRED TO NEW CONDITION. IF REQUIRED, INSTALL SUITABLE TEMPORARY SERVICE UNTIL REPAIR CAN BE EFFECTED. THE COST OF THE REPAIR OR TEMPORARY SERVICE SHALL BE BORNE BY THE CONTRACTOR.
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- CLEARING AND GRUBBING AND DEMOLITION NOTES**
- PRESERVE AND PROTECT EXISTING IMPROVEMENT AND/OR VEGETATION.
 - SAW CUT AND/OR REMOVE EXISTING SITE IMPROVEMENT, SIDEWALKS, CURBS, AND CURB AND GUTTERS SHALL BE REMOVED IN FULL JOINT-TO-JOINT SECTIONS.
 - REMOVE EXISTING SIGN AND POST. SALVAGE EXISTING SIGN AND RETURN TO OWNER FOR REINSTALLATION, COORDINATE POSSIBLE REINSTALLATION AND LOCATION WITH OWNER.

- EROSION PREVENTION NOTES**
- CONSTRUCT SEDIMENT/SILT FENCE PER DETAIL 3.3.1/C210.
 - CONSTRUCT INLET PROTECTION, TYPE 5, PER DETAIL 3.3.7e/C210.



GENERAL LAYOUT NOTES:

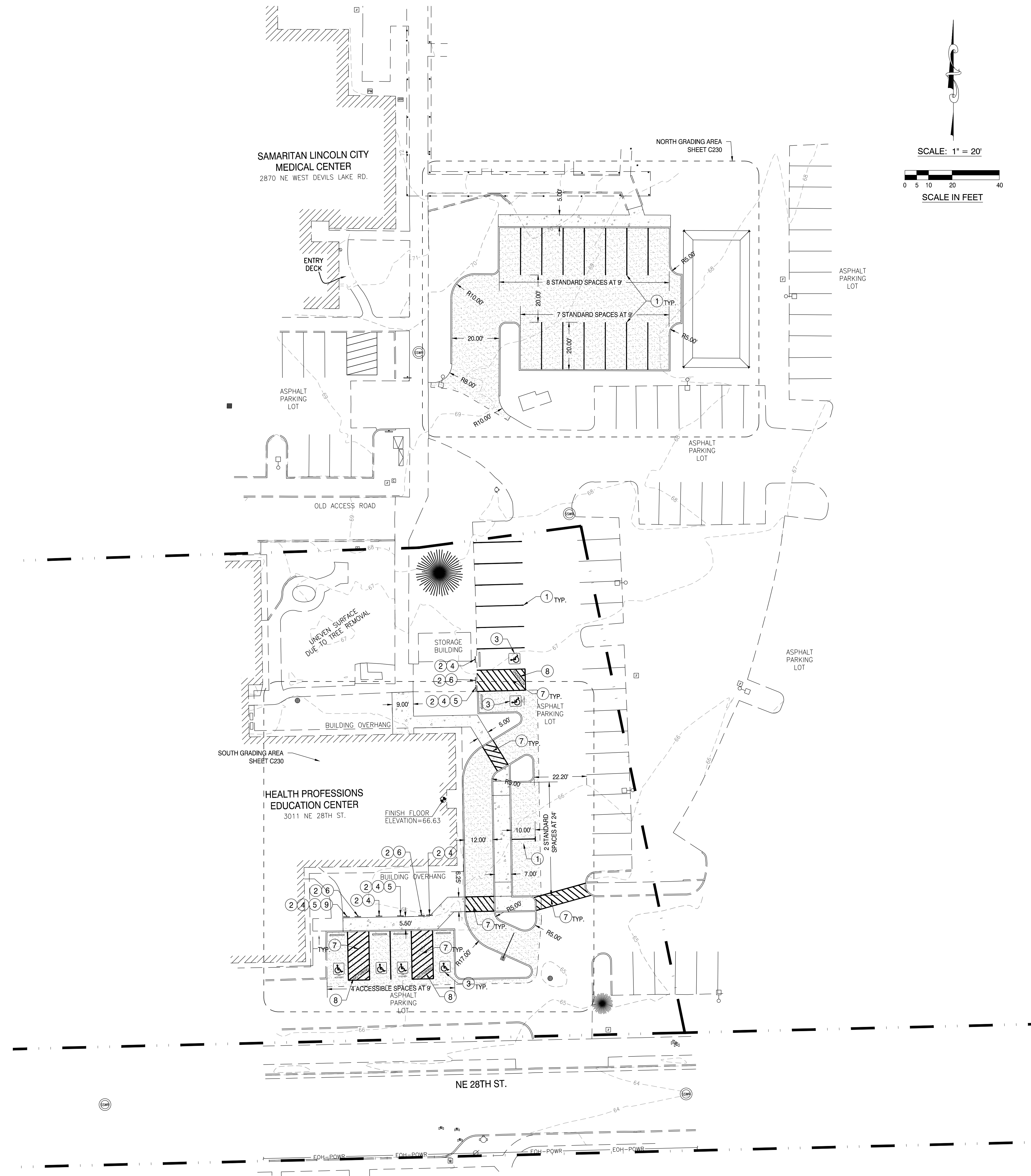
1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADI SHALL BE 3' UNLESS OTHERWISE SHOWN.

LAYOUT CONSTRUCTION NOTES:

1. PAINT 4" WIDE, WHITE STRIPE.
2. CONSTRUCT SIGN POST PER DETAIL 4/C300.
3. PAINT THE SYMBOL OF ACCESSIBILITY WHITE, WITH BLUE BACKGROUND. SEE FIGURE 6 ON SHEET C300 FOR STANDARD DIMENSIONS.
4. INSTALL SIGN, "RESERVE PARKING WITH SYMBOL OF ACCESSIBILITY", STANDARD FEDERAL SIGN R7-8. MOUNT 84" ABOVE FINISH GRADE TO BOTTOM OF SIGN. SEE FIGURE 8 ON SHEET C300 FOR SIGN DIMENSIONS.
5. INSTALL SIGN, "VAN-ACCESSIBLE", STANDARD FEDERAL SIGN R7-8A. MOUNT 84" ABOVE FINISH GRADE TO BOTTOM OF SIGN. SEE FIGURE 9 ON SHEET C300 FOR SIGN DIMENSIONS.
6. INSTALL SIGN, "NO PARKING IN ACCESS AISLE", ODOT SIGN OR7-9. MOUNT 84" ABOVE FINISH GRADE TO BOTTOM OF SIGN. SEE FIGURE 11 ON SHEET C300 FOR SIGN DIMENSIONS. WHERE POST IS NOT CENTERED ON AISLE, INSTALL DOWN ARROW SIGN, ODOT SIGN OR7-9A ALSO.
7. PAINT 4" WIDE, WHITE STRIPE AT 24" O.C. AT 36' FROM HORIZONTAL. SEE FIGURES 1 OR 2 ON SHEET C300 FOR ADDITIONAL INFORMATION.
8. PAINT THE WORDS "NO PARKING", 12" HIGH, WHITE, LOCATED WORDING IN THE ACCESS AISLE PER FIGURE 7 ON SHEET C300 ALONG WITH THE WORD DIMENSIONS.
9. INSTALL SIGN, "WHEELCHAIR USER ONLY", ODOT SIGN OR7-8C. MOUNT 84" ABOVE FINISH GRADE TO BOTTOM OF SIGN. SEE FIGURE 10 ON SHEET C300 FOR SIGN DIMENSIONS.

DRAWING HATCHING LEGEND

	NEW PORTLAND CEMENT CONCRETE AREA
	NEW ASPHALT CONCRETE PAVEMENT AREA



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LINCOLN CITY, OR 97367 **NOT FOR CONSTRUCTION**



ISSUE DATE: 03.22.24
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LAND USE REVIEW
100% DESIGN DEVELOPMENT
SITE LAYOUT PLAN

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SITE GRADING PLAN

C230

- GENERAL CONSTRUCTION NOTES:**
- EARTHWORK FOR PAVEMENT SECTION SUBGRADE CONSTRUCTION SHALL EXTEND A MINIMUM OF 6" BEYOND BACK OF CURB OR SIDEWALK.
 - NEW CONTOURS ON THIS SHEET REPRESENT FINISH GRADE CONTOURS.
 - ALL CURBSIDE AND SETBACK SIDEWALK SHALL HAVE A CROSS SLOPE OF 1.5% OR LESS.
 - ALL CONCRETE WALK SLOPING AWAY FROM THE FINISH FLOOR OF THE BUILDING SHALL BE 1.5%, UNLESS ELEVATION DICTATE OTHERWISE.
 - IN LIEU OF CONCRETE STRAIGHT CURB AND ATTACHED SIDEWALK, CONTRACTOR MAY USE THICKENED EDGE SIDEWALK WITH OWNER'S PERMISSION.

APPROXIMATE EARTHWORK QUANTITIES

EXCAVATION:	290 CUBIC YARDS
FILL:	40 CUBIC YARDS

THESE QUANTITIES ARE PRESENTED FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL MAKE THE CONTRACTOR'S OWN DETERMINATION AS TO THE QUANTITIES INVOLVED.

- GENERAL EARTHWORK NOTES:**
- ALL EXCAVATION AND FILL EMBANKMENT SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE REQUIREMENTS OF OREGON OSHA SUBDIVISION P-EXCAVATION.
 - FILL AREAS SHOULD BE PREPARED BY STRIPING OF THE UPPER ORGANIC SOILS AND MOISTURE CONDITIONING AND COMPACTION OF SUBGRADE. FILL AREAS THAT INCLUDE EXISTING SLOPES GREATER THAN 10% WILL REQUIRE BENCHING INTO THE SLOPE TO PROVIDE A RELATIVE LEVEL SURFACE FOR FILL PLACEMENT. SCARIFICATION OF THE SUBGRADE SOILS MAY BE REQUIRED FOR PROPER MOISTURE CONDITIONING AND COMPACTION.
 - SUITABLE ON-SITE FILL MATERIAL SHOULD BE PLACED AND COMPACTED IN LOOSE LIFTS NOT GREATER THAN 12-INCHES THICK. THE FILL MATERIAL SHOULD BE MOISTURE CONDITIONED TO OPTIMUM MOISTURE OR SLIGHTLY ABOVE AND COMPACTED USING MULTIPLE PASSES OF A LARGE, PAD FOOT ROLLER. FIELD DENSITY TESTING SHOULD BE COMPLETED AT REGULAR INTERVALS THROUGHOUT THE WORK TO DOCUMENT THE RELATIVE COMPACTION AND MOISTURE CONTENT OF THE MATERIAL AT THE TIME OF COMPACTION.

- GRADING CONSTRUCTION NOTES**
- CONSTRUCT CONCRETE STRAIGHT CURB PER DETAIL 3/C300.
 - CONSTRUCT CONCRETE SIDEWALK PER DETAIL 2/C300.
 - CONSTRUCT ASPHALT CONCRETE PAVEMENT SECTION PER DETAIL 1/C300.
 - AREA NOT EXCEED 1.8% SLOPE IN ANY DIRECTION. ACCESSIBLE SPACES AND ACCESS AISLES WILL BE COMPLIANT WITH OSSC SECTION 1106 AND ICC/ANSI 11.7-2003.
 - BACKFILL WITH APPROVED TOPSOIL. COORDINATE TOPSOIL REQUIREMENT AND DEPTH WITH LANDSCAPE DRAWINGS.
 - CONSTRUCT RAIN GARDEN AND PLANTINGS PER DETAIL 5/C300.
 - CONSTRUCT ACCESSIBLE RAMP PER DETAIL 6/C300 AND DETAILED GRADING PLAN, THIS SHEET.
 - CONSTRUCT ACCESSIBLE RAMP PER DETAIL 7/C300 AND DETAILED GRADING PLAN, THIS SHEET.
 - CONSTRUCT CONCRETE FOOTING FOR FREE-STANDING CLEARANCE FRAME STRUCTURE PER DETAIL 8/C300. CONSTRUCT FREE-STANDING CLEARANCE FRAME STRUCTURE WITH RETRACTABLE ARM AND HEIGHT GUARD OVERHEAD CLEARANCE BAR PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL 8/C300 FOR ADDITIONAL OVERHEAD CLEARANCE BAR HEIGHT INFORMATION.
 - INSTALL 8" WIDE, 6' LONG CONCRETE BUMPER STOPS.

