

SITE BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY:

OLSON & MORRIS
380 Q STREET, SUITE 200
SPRINGFIELD, OR 97477
TEL 541-302-9790

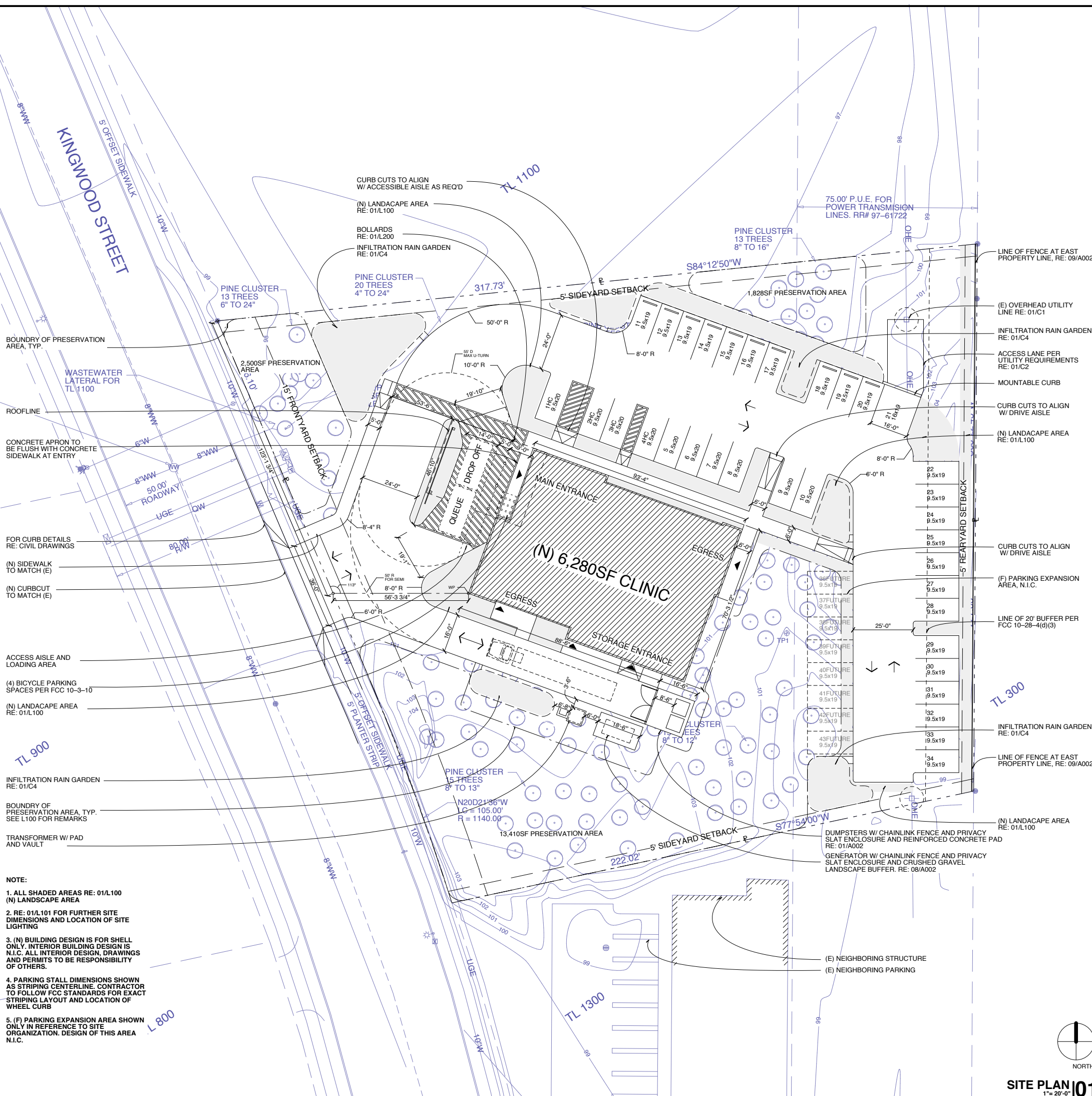
DATED: 04/27/11

SITE PLAN GENERAL NOTES:

- OCCUPANCY: BUSINESS GROUP B / CLINIC - OUTPATIENT, STORAGE GROUP S-2. TYPE OF CONSTRUCTION: TYPE V-B, AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
- ALL PROPERTY LINES, EASEMENTS, PROPOSED AND EXISTING STRUCTURES, OVERHEAD POWER LINES, AND ABANDONED OIL WELLS, CESSPOOLS, AND SEPTIC TANKS ARE SHOWN ON PLANS. ALL CONDITIONS REQUIRING MARKING SHALL BE PROPERLY IDENTIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- GRADING PERMIT IS REQUIRED FOR ANY CUT OR FILL DEPTH OF 3'-0" OR MORE AND/OR 200 CUBIC YARDS.
SHORING PERMIT IS REQUIRED FOR ANY VERTICAL CUTS EXCEEDING 5'-0" IN HEIGHT.
- SUBMIT GRADING PLANS, SOILS REPORT AND ENGINEERED SHORING PLANS TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. DUST SHALL BE CONTROLLED CONTINUOUSLY BY WATERING OR BY OTHER APPROVED MEANS. CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (USA-1-800-422-4133) PRIOR TO ANY EXCAVATION.
- AT LEAST TWO SIGNS, WEATHER PROOF, 12" X 18" MINIMUM SHALL BE POSTED ON THE CONSTRUCTION SITE SHOWING WORKING HOURS, NAME, AND EMERGENCY PHONE NUMBER OF THE CONTRACTOR.
- ALL AREAS OF SITE THAT ARE DISTURBED BY CONSTRUCTION AND NOT NOTED AS ANOTHER SURFACE, SHALL BE LANDSCAPED PER FCC AND LANDSCAPE PLAN.
PRESERVATION AREAS OF EXISTING NATIVE VEGETATION REQUIRE SETBACKS FROM (N) CONSTRUCTION AND MEANS OF PROTECTION PRIOR TO SITE DISTURBANCE. RE: 01/L100 AND 01/A000 FOR FURTHER REMARKS.
ALL (E) TREES AND VEGETATION TO REMAIN SHALL BE PROTECTED AS SHOWN ON L200. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY FURTHER EXISTING TREES ARE POSSIBLE TO REMAIN AFTER SITE GRADING BEGINS.
- SITE STORM WATER TO BE MANAGED THROUGH INFILTRATION RAIN GARDENS. SEE LANDSCAPE DRAWINGS, CIVIL DRAWINGS AND STORM WATER DESIGN REPORT FOR FURTHER REMARKS.
- GENERAL CONTRACTOR TO PROVIDE UNDERGROUND CONDUIT FOR FUTURE ELECTRICAL, TELEVISION/CABLE, DATA, AND TELEPHONE LINES.
- GENERAL CONTRACTOR TO COORDINATE NEW DRIVE APRON AND STREET CURB WITH CITY OF FLORENCE DEPARTMENT OF PUBLIC WORKS, PER FCC AND CIVIL ENGINEER DRAWINGS.
- GENERAL CONTRACTOR TO PROVIDE AND COORDINATE UTILITY APPROVED 208V/120V 3-PHASE TRANSFORMER. SEE SITE PLAN FOR LOCATION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY SITE PREPARATION TO THE SITE FOR THE COMPLETION OF THIS PROJECT. RE: 01/C1 FOR EXISTING SITE CONDITIONS. ALL SITE CONDITIONS SHALL BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR CONDITIONS HINDERING THE COMPLETION OF THE PROJECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

EX WW MH
8" FL IN (NW) = 89.82
8" FL IN (SW) = 89.97
8" FL IN (NE) = 89.92
8" FL OUT (SE) = 89.67
RIM ELEV. = 89.52

- NOTE:**
- ALL SHADED AREAS RE: 01/L100 (N) LANDSCAPE AREA
 - RE: 01/L101 FOR FURTHER SITE DIMENSIONS AND LOCATION OF SITE LIGHTING
 - (N) BUILDING DESIGN IS FOR SHELL ONLY. INTERIOR BUILDING DESIGN IS N.I.C. ALL INTERIOR DESIGN, DRAWINGS AND PERMITS TO BE RESPONSIBILITY OF OTHERS.
 - PARKING STALL DIMENSIONS SHOWN AS STRIPING CENTERLINE. CONTRACTOR TO FOLLOW FCC STANDARDS FOR EXACT STRIPING LAYOUT AND LOCATION OF WHEEL CURB
 - (F) PARKING EXPANSION AREA SHOWN ONLY IN REFERENCE TO SITE ORGANIZATION. DESIGN OF THIS AREA N.I.C.



OWNER		CONSULTANTS	
Florence Dialysis, LLC 3355 RiverBend Dr. Springfield, OR 97477 541.485.6478		K&A Engineering 91051 S. Willamette Street PO Box 8486 Coburg, OR 97408 tel. 541.664.9399	
Olson & Morris 380 Q Street, Suite 200 Springfield, OR 97477 tel. 541.302.9790		CIVIL ENGINEER	
Hobbsch-Lewin 131 N. El Molino Ave., Suite 160 Pasadena, CA 91101 tel. 626.281.5400		STRUCTURAL ENGINEER	
MFA 2007 SE ASH ST Portland, OR 97214 tel. 503.234.0548		MEP ENGINEER	
REVISIONS		SOILS	
NO.	DATE	DESCRIPTION	REVISIONS
1	08/09/11	PLANNING SUBMISSION	SOILS
2	09/09/11	PLANNING COMMISSION SUBMISSION	CIVIL ENGINEER
3	11/07/11	COORDINATION SET	STRUCTURAL ENGINEER
4	11/07/11	BID SET	MEP ENGINEER
5	12/07/11	PERMIT SET	
6	12/23/11	REVISED BID SET	
7	03/29/12	COORDINATION SET	

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FLORENCE Dialysis Clinic
2820 Kingwood St., Florence, OR 97439

SCALE: 1" = 20'-0"
DRAWN BY: SP
CHECKED BY: WJ
DATE: 04/10/12

PROJECT NO: 03611/1
PROJECT NAME: FLORENCE Dialysis Clinic

SHEET NO: A001
SHEET TITLE: SITE PLAN

SITE PLAN 01
1" = 20'-0"