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B. Site Plan: Site Plan

GENERAL NOTES - SITE PLAN

- REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION RELATED TO SUCH.
- REFER TO CIVIL DRAWINGS FOR GRADING AND UTILITY INFORMATION.
- CONTRACTORS SHALL VERIFY ALL LOCATIONS OF EXISTING UTILITIES. CARE SHOULD BE TAKE TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
- REFER TO LANDSCAPE DRAWINGS FOR QUANTITY AND LOCATION OF LANDSCAPED AREAS.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR THE LOCATION OF THE HOOK-UP.
- THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES - WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS OR ADDITIONAL EXPENSES.

ZONING: C-1 (CENTRAL BUSINESS DISTRICT)

SETBACKS: 10' ABUTTING RESIDENTIAL ZONE
5' LANDSCAPE BUFFER PLANTINGS AT PARKING ADJACENT TO THE R-O-W
10' MAXIMUM SETBACK

OFF-STREET CAR PARKING REQUIRED:

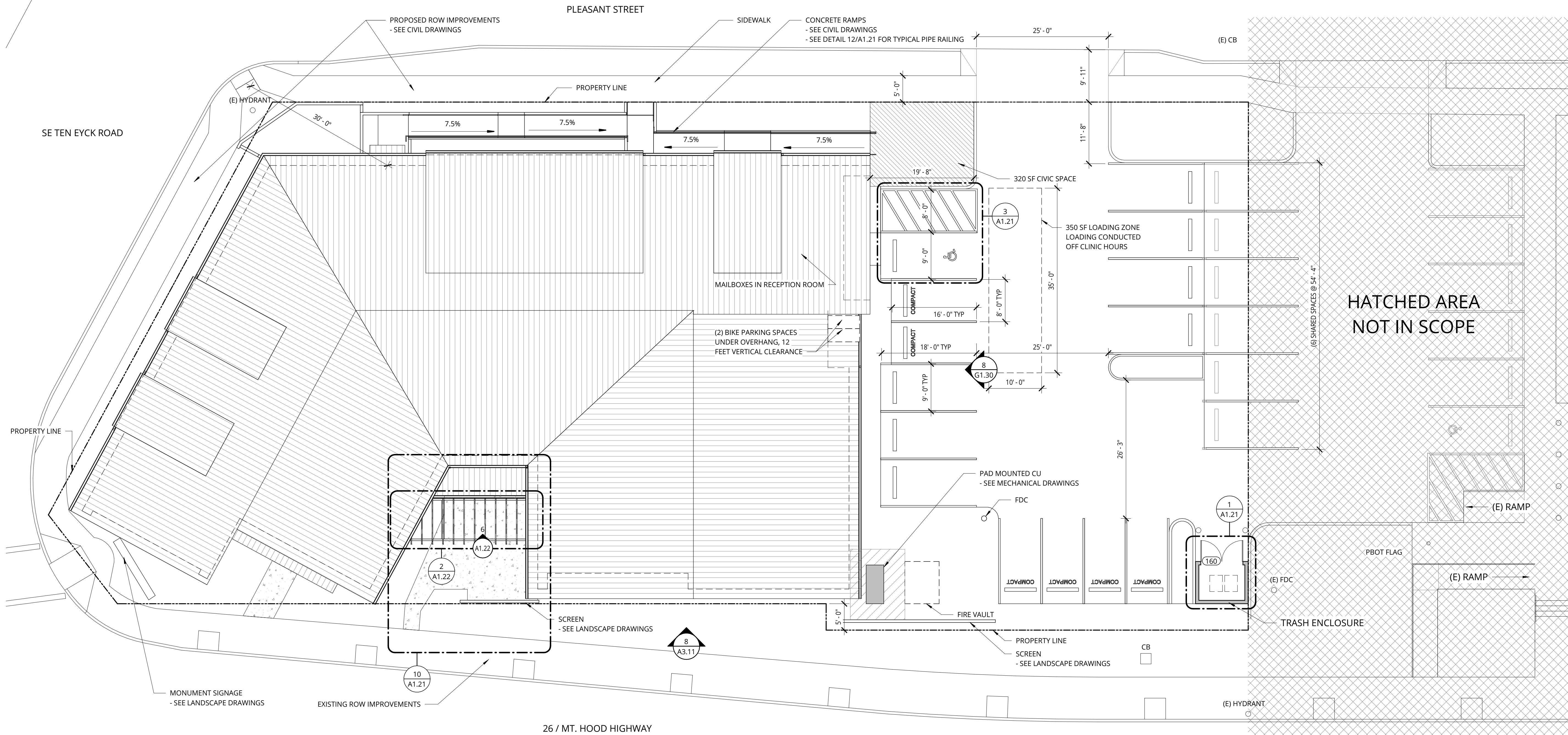
1 PER 300 SF; 1 PER 2 EMPLOYEES
PATIENT SPACES: 8,345 GSF / 300 = 27.81 STALLS
25% REDUCTION FOR C-1 ZONE = 20.86 REQUIRED STALLS
STAFF SPACES: 12 MAX STAFF, 6+ PARKING STALLS AT IMMANUEL LUTHERAN CHURCH PARKING LOT
COMPACT: 6 SPACES/21 TOTAL SPACES 29%>35% (OK)
ACCESSIBLE: 1 VAN ACCESSIBLE STALL

BIKE PARKING REQUIRED:

5% OR 2: TOTAL PARKING = 27 x 5% = 1.4; 2 BIKE PARKING SPACES REQUIRED

LANDSCAPING:

REQUIRED: 10% MINIMUM (INCLUDING REQUIRED CIVIC SPACE) x 20,473 SF = 2,047 SF
PROVIDED: 15% (2,999 SF TOTAL)



NOT FOR CONSTRUCTION



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SANDY HEALTH CENTER
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CLACKAMAS COUNTY

REVISION	DATE	REASON FOR ISSUE

SITE PLAN

DESIGN REVIEW

DATE: 4.3.2020 PROJECT NUMBER: 192530

SHEET NUMBER: A1.01

1 SITE PLAN
1" = 10'-0"

