

NOT FOR  
CONSTRUCTION

**NEHALEM BAY  
HEALTH CENTER  
& PHARMACY**  
Job Number: 21148  
TAX LOT 400, U.S. HIGHWAY 101  
WHEELER, OREGON 97147

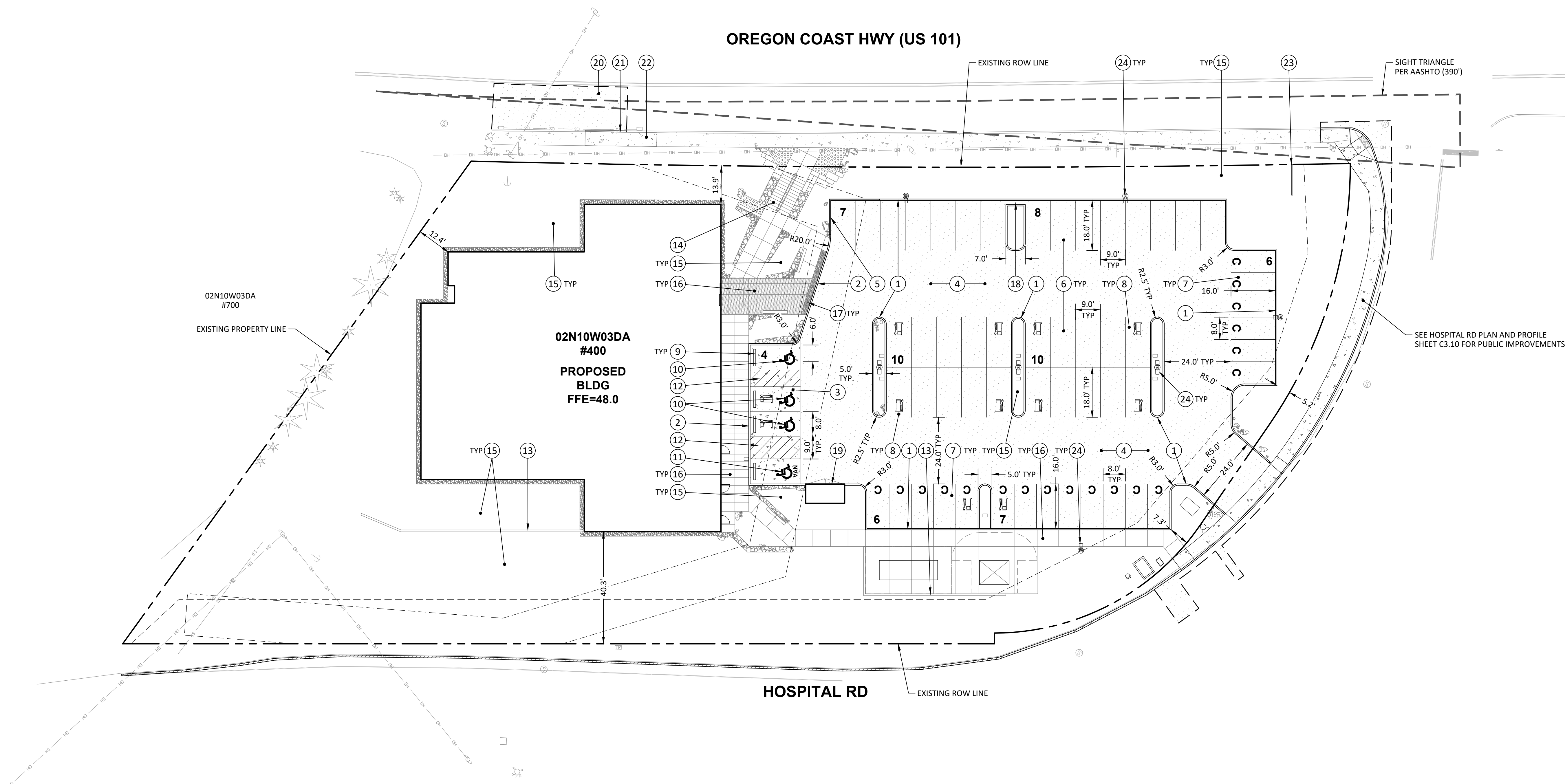


**GENERAL NOTES:**

1. REFER TO LANDSCAPE PLANS FOR DETAILS OF FLATWORK AND PLANTER AREAS.
2. ALL CONCRETE REMOVALS SHALL BE TO THE NEAREST WEAKENED PLANE JOINT OR SCORE MARK.

**CONSTRUCTION NOTES:**

1. CONSTRUCT STANDARD CONCRETE CURB PER DETAIL ON SHEET C5.00.
2. CONSTRUCT FLUSH CONCRETE CURB PER DETAIL ON SHEET C5.00.
3. CONSTRUCT VEHICULAR CONCRETE PAVEMENT SECTION PER DETAIL ON SHEET C5.00.
4. CONSTRUCT ASPHALT PAVEMENT SECTION PER DETAIL ON SHEET C5.00.
5. CONSTRUCT CONCRETE CURB WALL PER DETAIL ON SHEET C5.00.
6. STANDARD PARKING STALL STRIPE PER DETAIL ON SHEET C5.00.
7. COMPACT PARKING STALL STRIPE PER DETAIL ON SHEET C5.00.
8. EV-READY PARKING STALL. REFER TO ELECTRICAL PLANS FOR INFORMATION.
9. INSTALL PRECAST CONCRETE WHEELSTOP PER DETAIL ON SHEET C5.00.
10. INSTALL ADA PARKING STALL STRIPING AND SIGNAGE PER DETAIL ON SHEET C5.00.
11. INSTALL VAN ACCESSIBLE ADA PARKING STALL STRIPING AND SIGNAGE PER DETAIL ON SHEET C5.00.
12. INSTALL LOADING AREA STRIPING PER DETAIL ON SHEET C5.00.
13. RETAINING WALL PER LANDSCAPE ARCHITECT'S PLANS.
14. STAIRWAY AND HANDRAILING PER LANDSCAPE ARCHITECT'S PLANS.
15. LANDSCAPE AREA PER LANDSCAPE ARCHITECT'S PLANS.
16. PEDESTRIAN HARDSCAPE PER LANDSCAPE ARCHITECT'S PLANS.
17. BOLLARD PER LANDSCAPE ARCHITECT'S PLANS.
18. CONSTRUCT LANDSCAPE ISLAND CUT THROUGH PER DETAIL ON SHEET C5.00.
19. TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
20. 2" GRIND AND OVERLAY EXISTING ASPHALT PAVEMENT. MATCH EXISTING GRADE.
21. RECONSTRUCT EXISTING CONCRETE CURB PER ODOT STD. DWG. RD700. MATCH EXISTING GRADES.
22. RECONSTRUCT EXISTING CONCRETE CURB TIGHT SIDEWALK PER ODOT STD. DWG. RD720. MATCH EXISTING GRADES.
23. MONUMENT SIGN PER ARCHITECTURAL PLANS.
24. SITE LIGHTING. REFER TO LIGHTING PLANS.



SEE HOSPITAL RD PLAN AND PROFILE SHEET C3.10 FOR PUBLIC IMPROVEMENTS

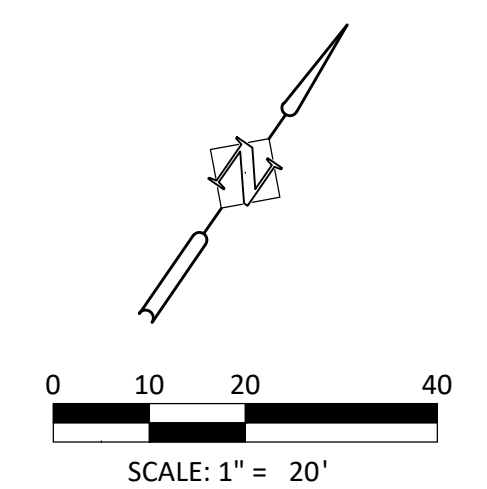
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DESIGN DEVELOPMENT 11.29.2023  
ISSUE DATE

Drawing:  
**CIVIL SITE PLAN**

Sheet No:  
**C2.00**



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Harper  
Houf Peterson  
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**PRIVATE STORM NOTES:**

- PVC PIPE TO BE SDR35, ASTM D-3034 UNLESS OTHERWISE NOTED. PIPE BEDDING AND BACKFILL PER DETAIL ON SHEET CS.01.
- ALL PIPE LENGTHS ARE MEASURED FROM INSIDE WALL OF STRUCTURE AND CENTER OF FITTING TO CENTER OF FITTINGS.
- ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN SHOWN ON THESE PLANS.
- NO BUILDING SEWER OR OTHER DRAINAGE PIPING OR PART THEREOF, CONSTRUCTED OF MATERIAL OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN 5 FEET OF A BUILDING OR STRUCTURE, OR LESS THAN 1 FOOT BELOW THE SURFACE OF THE GROUND PER SECTION 312.3 OF THE 2019 OREGON PLUMBING SPECIALTY CODE.

**PRIVATE SANITARY NOTES:**

- PVC PIPE TO BE SDR35, ASTM D-3034 UNLESS OTHERWISE NOTED. PIPE BEDDING AND BACKFILL PER DETAIL ON SHEET CS.01.
- PIPE LENGTHS ARE MEASURED FROM EDGE OF MANHOLE TO EDGE OF MANHOLE OR TO THE CENTER OF EACH CLEANOUT.
- ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN SHOWN ON THESE PLANS.
- NO BUILDING SEWER OR OTHER DRAINAGE PIPING OR PART THEREOF, CONSTRUCTED OF MATERIAL OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN 5 FEET OF A BUILDING OR STRUCTURE, OR LESS THAN 1 FOOT BELOW THE SURFACE OF THE GROUND PER SECTION 312.3 OF THE 2019 OREGON PLUMBING SPECIALTY CODE.

**PRIVATE WATER NOTES:**

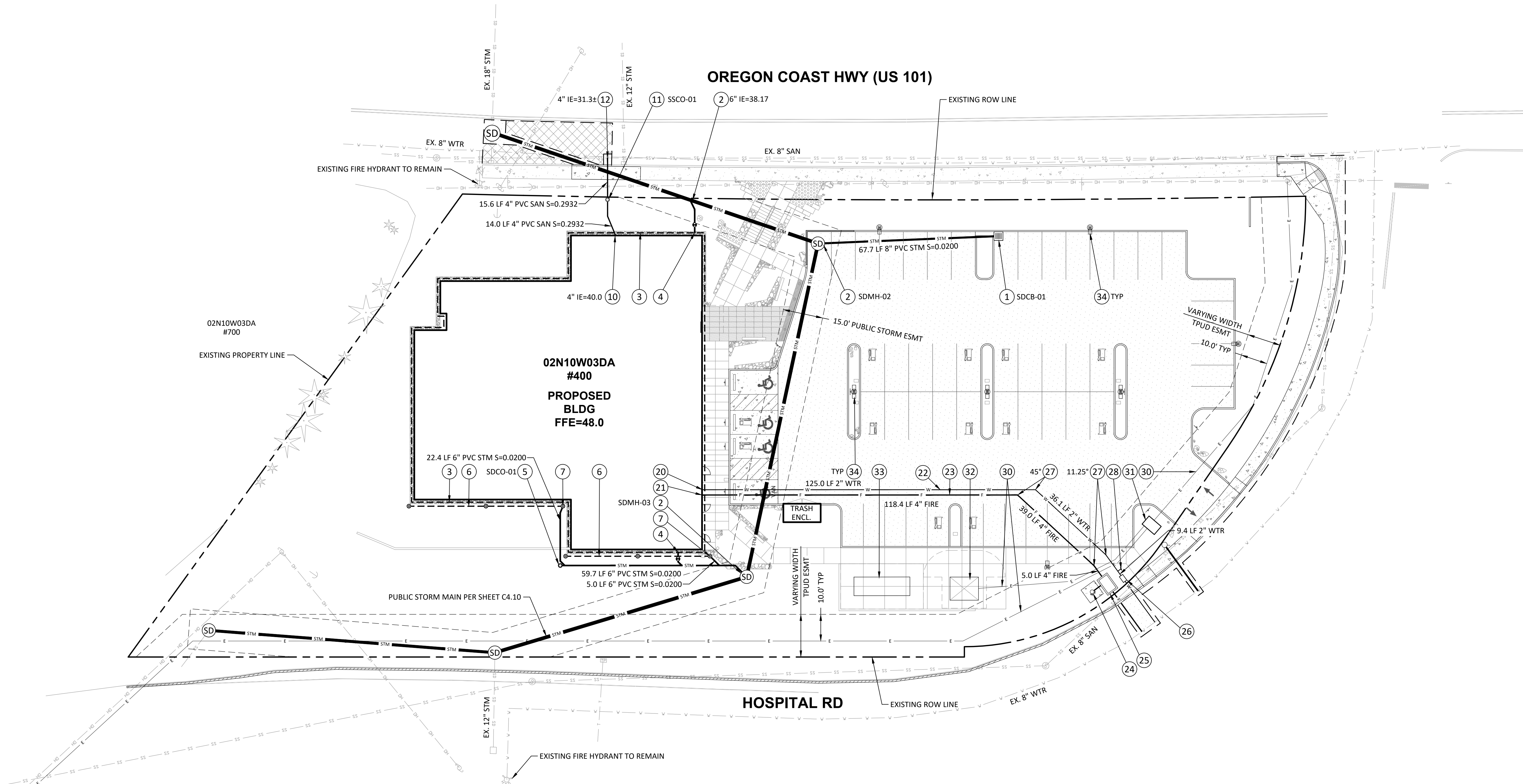
- PRIVATE WATER PIPE TO BE SCH 40 PVC PIPE UNLESS OTHERWISE NOTED.
- PRIVATE FIRE PIPE TO BE C900 PVC PIPE WITH A DIMENSION RATIO OF NO GREATER THAN 18 UNLESS OTHERWISE NOTED.
- PROVIDE 3' OF COVER FROM FINISHED GRADE TO TOP OF PIPE. PIPE BEDDING AND TRENCH BACKFILL PER DETAIL ON SHEET CS.01.
- ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN SHOWN ON THESE PLANS.

**CONSTRUCTION NOTES:**

- INSTALL 24" CATCH BASIN PER DETAIL ON SHEET CS.01.
- CONNECT TO NEW PUBLIC STORM SYSTEM. SEE PUBLIC STORM PLAN AND PROFILE SHEET FOR ADDITIONAL INFORMATION.
- CONSTRUCT PERIMETER FOUNDATION DRAIN PER DETAILS ON SHEET CS.01.
- CONNECT FOUNDATION DRAIN TO STORM SYSTEM. INSTALL BACKWATER VALVE (CLEANCHECK OR EQUAL) ON SOLID STORM PIPE WITH CAST IRON CLEANOUT FRAME AND COVER.
- INSTALL STORM CLEANOUT PER DETAIL ON SHEET CS.01.
- CONSTRUCT FRENCH DRAIN WITH OVERFLOW DRAINS PER DETAIL ON SHEET CS.01.
- CONNECT FRENCH DRAIN TO STORM SYSTEM.
- 4" SANITARY BUILDING POINT OF CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
- INSTALL SANITARY CLEANOUT PER DETAIL ON SHEET CS.01.
- CONNECT TO EXISTING PUBLIC 8" SANITARY SEWER MAIN.
- 2" DOMESTIC WATER SERVICE BUILDING POINT OF CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION. DOMESTIC REDUCED PRESSURE BACKFLOW ASSEMBLY LOCATED INSIDE BUILDING.
- 4" FIRE WATER SERVICE BUILDING POINT OF CONNECTION. REFER TO FIRE DESIGNER'S PLANS FOR INFORMATION.
- CONSTRUCT 2" SCH. 40 PVC DOMESTIC WATER SERVICE IN TRENCH PER DETAIL ON SHEET CS.01.
- CONSTRUCT 4" C900 PVC FIRE WATER SERVICE IN TRENCH PER DETAIL ON SHEET CS.01. RESTRAIN ALL JOINTS.
- CONSTRUCT 4" FDC PER DETAIL ON SHEET CS.01.
- INSTALL 4" DCDA IN VAULT PER DETAIL ON SHEET CS.01. REFER TO HOSPITAL RD PLAN & PROFILE SHEET FOR ADDITIONAL INFORMATION.
- INSTALL 2" DOMESTIC WATER METER. REFER TO HOSPITAL RD PLAN & PROFILE SHEET FOR INFORMATION.
- CONSTRUCT BEND IN WATERLINE. BEND ANGLE PER PLAN.
- 2" IRRIGATION POINT OF CONNECTION. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR INFORMATION.
- NEW UNDERGROUND POWER BY OTHERS. REFER TO TPUD PLANS.
- NEW SECTIONALIZER VAULT BY OTHERS. REFER TO TPUD PLANS.
- NEW ELECTRICAL TRANSFORMER BY OTHERS. REFER TO TPUD PLANS.
- NEW GENERATOR BY OTHERS. REFER TO MEP PLANS.
- NEW SITE LIGHTING BY OTHERS. REFER TO LIGHTING PLANS.

| STORM DRAINAGE DATA |                      |           |   |
|---------------------|----------------------|-----------|---|
| NUMBER              | DESCRIPTION          | RIM ELEV. | INVERT ELEV.  |
| SDCB-01             | 24" AREA DRAIN       | 45.24     | 8" PVC IE OUT (SW) = 42.07  |
| SDCO-01             | STORM CLEANOUT       | 53.89     | 6" PVC IE IN (NW) = 44.70<br>6" PVC IE OUT (NE) = 44.70                               |
| SDMH-02             | 48" STANDARD MANHOLE | 46.57     | 15" PVC IE IN (S) = 38.86<br>8" PVC IE IN (NE) = 40.72<br>16" C900 IE OUT (W) = 38.76 |
| SDMH-03             | 48" STANDARD MANHOLE | 50.22     | 15" PVC IE IN (SW) = 41.52<br>6" PVC IE IN (W) = 43.27<br>15" PVC IE OUT (N) = 41.42  |

| SANITARY STRUCTURE DATA |                   |           |   |
|-------------------------|-------------------|-----------|---|
| NUMBER                  | DESCRIPTION       | RIM ELEV. | INVERT ELEV.  |
| SSCO-01                 | SANITARY CLEANOUT | 43.62     | 4" PVC IE IN (SE) = 35.89<br>4" PVC IE OUT (NW) = 35.89 |



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60% CONSTRUCTION 03.15.2024  
DOCUMENTS  
ISSUE DATE

Drawing:  
**UTILITY PLAN**

Sheet No:  
**C4.00**

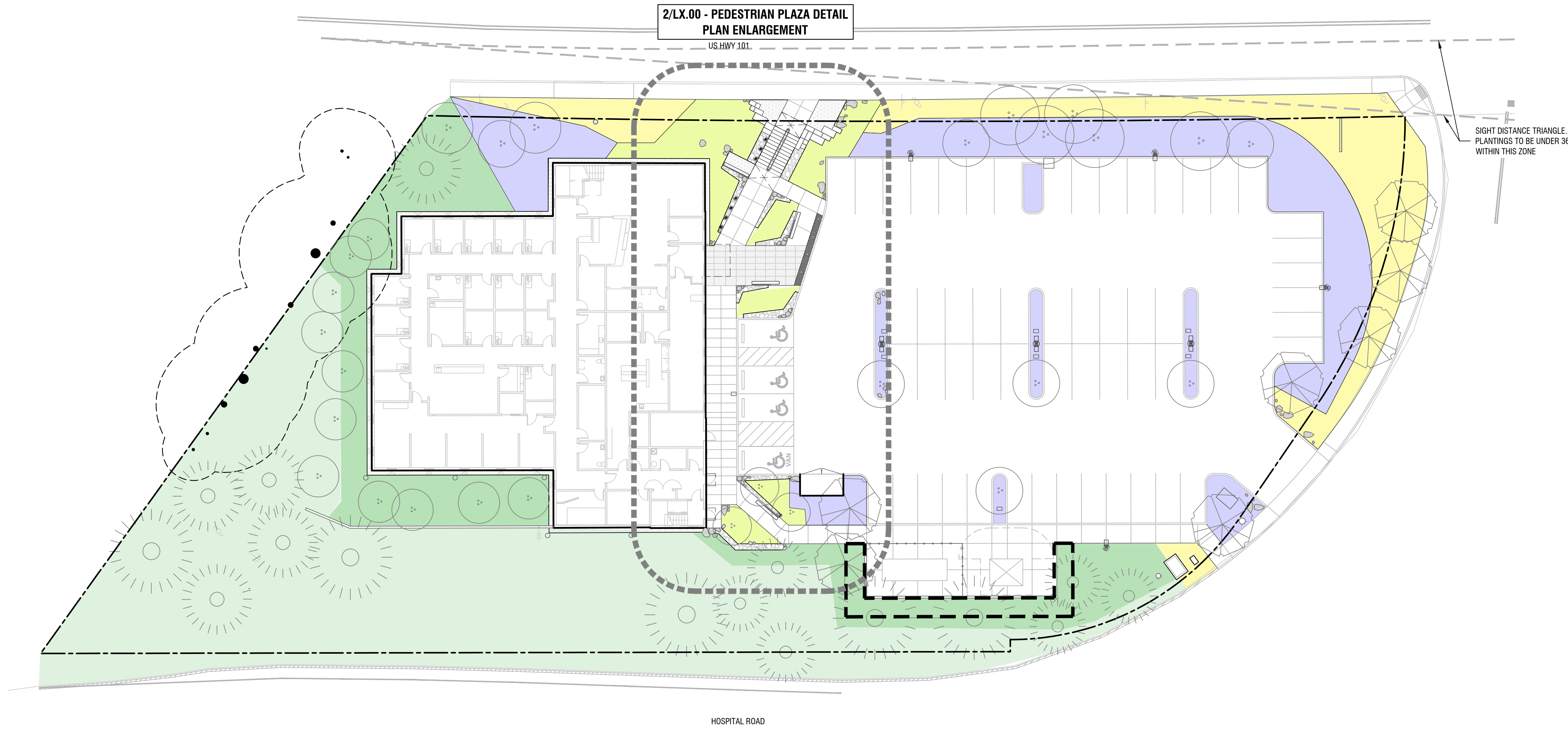
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**RANGE**  
2222 NE Oregon St  
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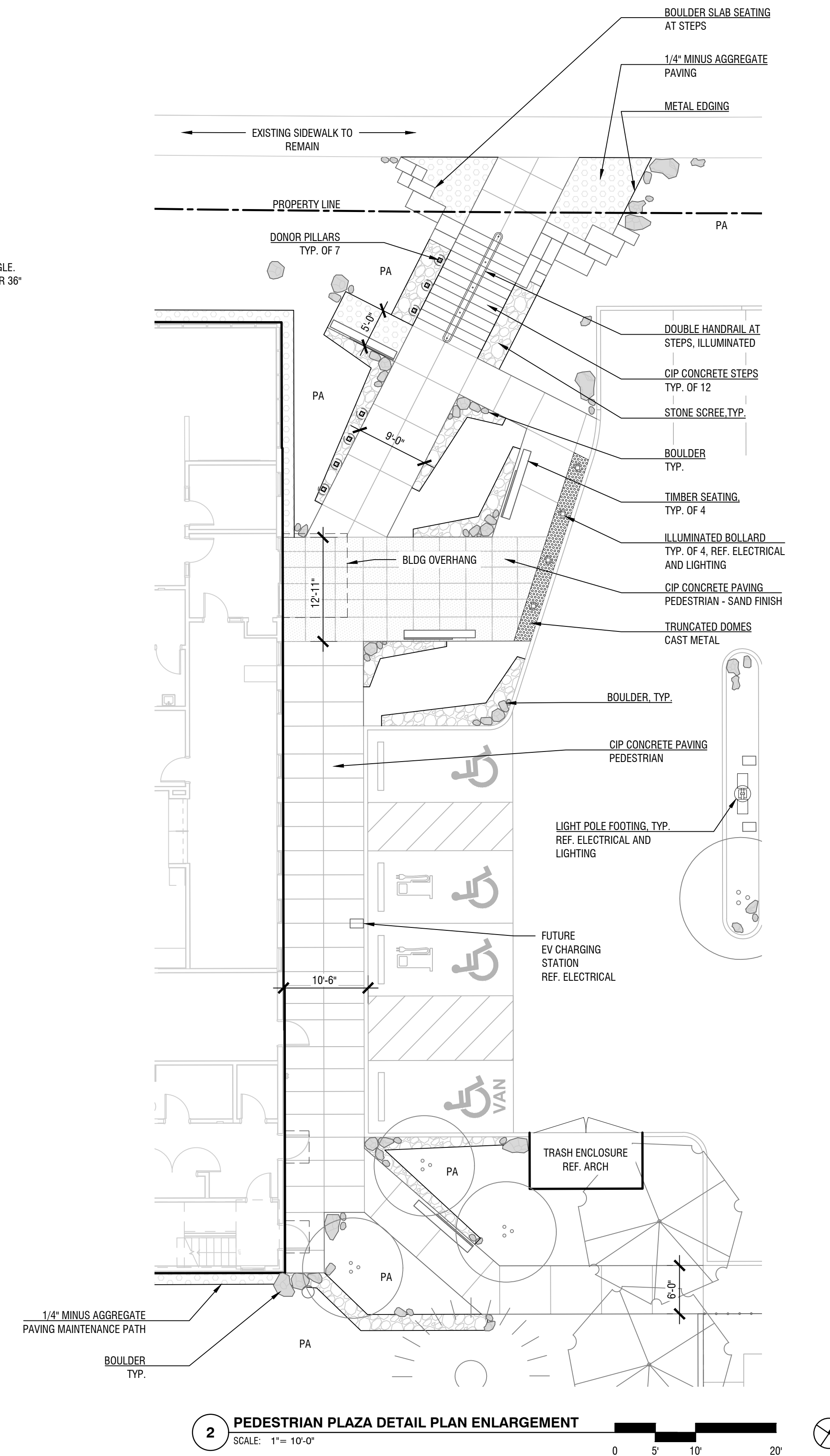
**1 PLANTING PLAN - FOR REFERENCE ONLY**  
SCALE: 1" = 20'-0"

**GENERAL LEGEND**

- PROPERTY LINE
- TREE TO REMAIN

**PLANTING LEGEND**

- TREES
- TIDAL MARSH PLAZA PLANTINGS  
2' O.C. 1 GAL. POTS - PERENNIALS AND GRASSES
- TIDAL MARSH PLANTINGS AT ROADS  
3' O.C. 1 GAL. POTS - GRASSES WITH GRASS SEED MIX
- BUFFER PLANTINGS  
4' O.C. 1 GAL. POTS - EVERGREEN SHRUBS
- UPLAND FOREST PLANTINGS AT BUILDING  
3' O.C. 1 GAL. POTS - NATIVE SHRUBS
- UPLAND FOREST SEED MIX WITH  
6' O.C. 1 GAL. POTS - NATIVE GROUNDCOVERS AND SHRUBS  
JUTE EROSION CONTROL FABRIC
- VEGETATIVE SCREEN  
3 GAL. EVERGREEN NATIVE SHRUBS  
48' O.C.



**2 PEDESTRIAN PLAZA DETAIL PLAN ENLARGEMENT**  
SCALE: 1" = 10'-0"

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60% CONSTRUCTION DOCUMENTS 03.14.2024  
ISSUE DATE

Drawing:  
**LANDSCAPE MATERIALS AND PLANTING PLAN**

Sheet No:

**LX.00**

PLANTING PALETTE

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FILE PATH:

TIDAL MARSH



JUNEGRASS



FOOTHILL SEDGE



TUFTED HAIR GRASS



YARROW

BUFFER PLANTINGS



CENOTHUS



MANZANITA 'SUNSET'



ROSEMARY



STRAWBERRY TREE

UPLAND FOREST



SHORE PINE



CREeping RASPBERRY



COYOTE BUSH



THIMBLEBERRY

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Drawing:

**PLANTING PALETTE**

Sheet No:

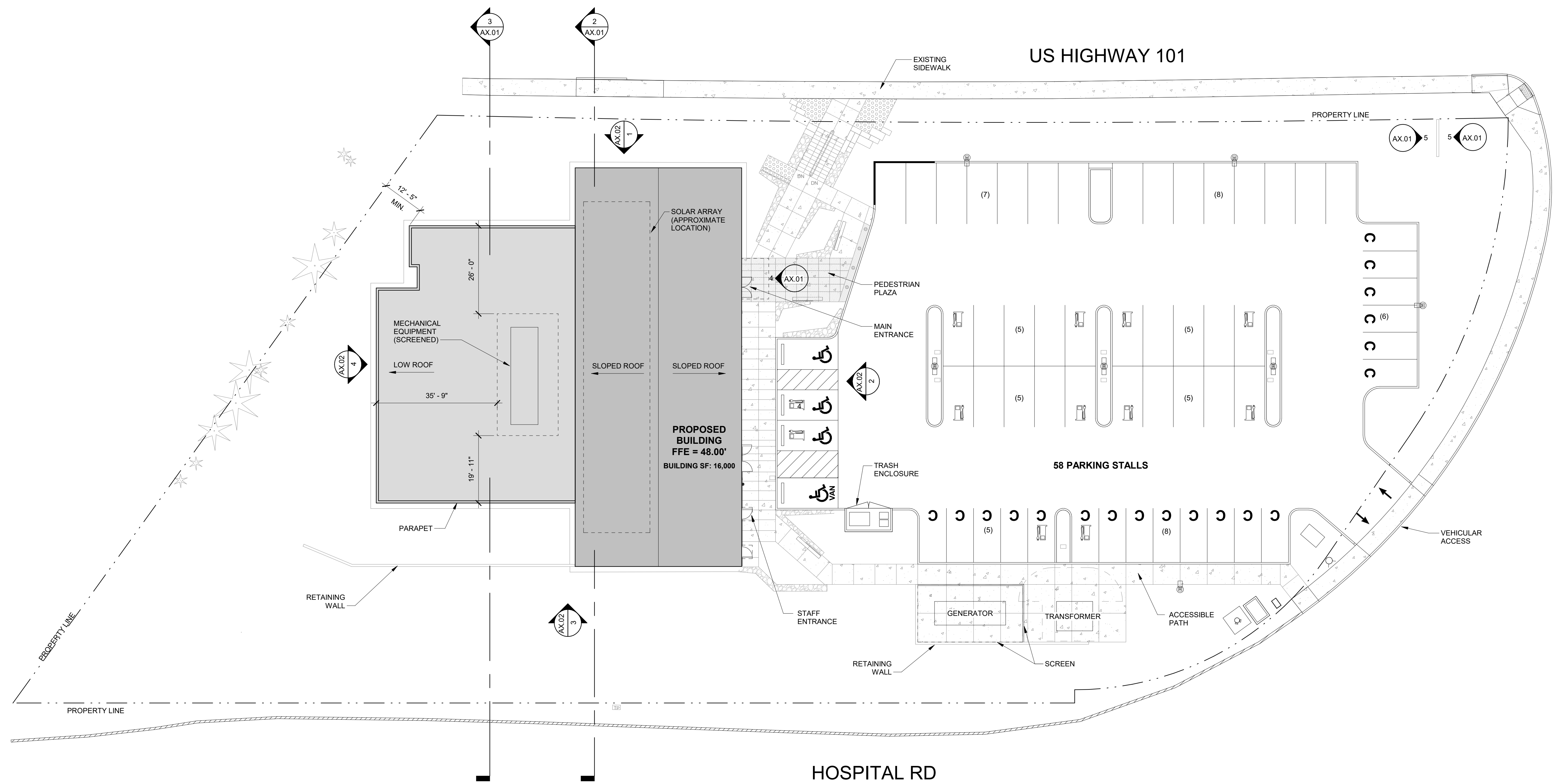
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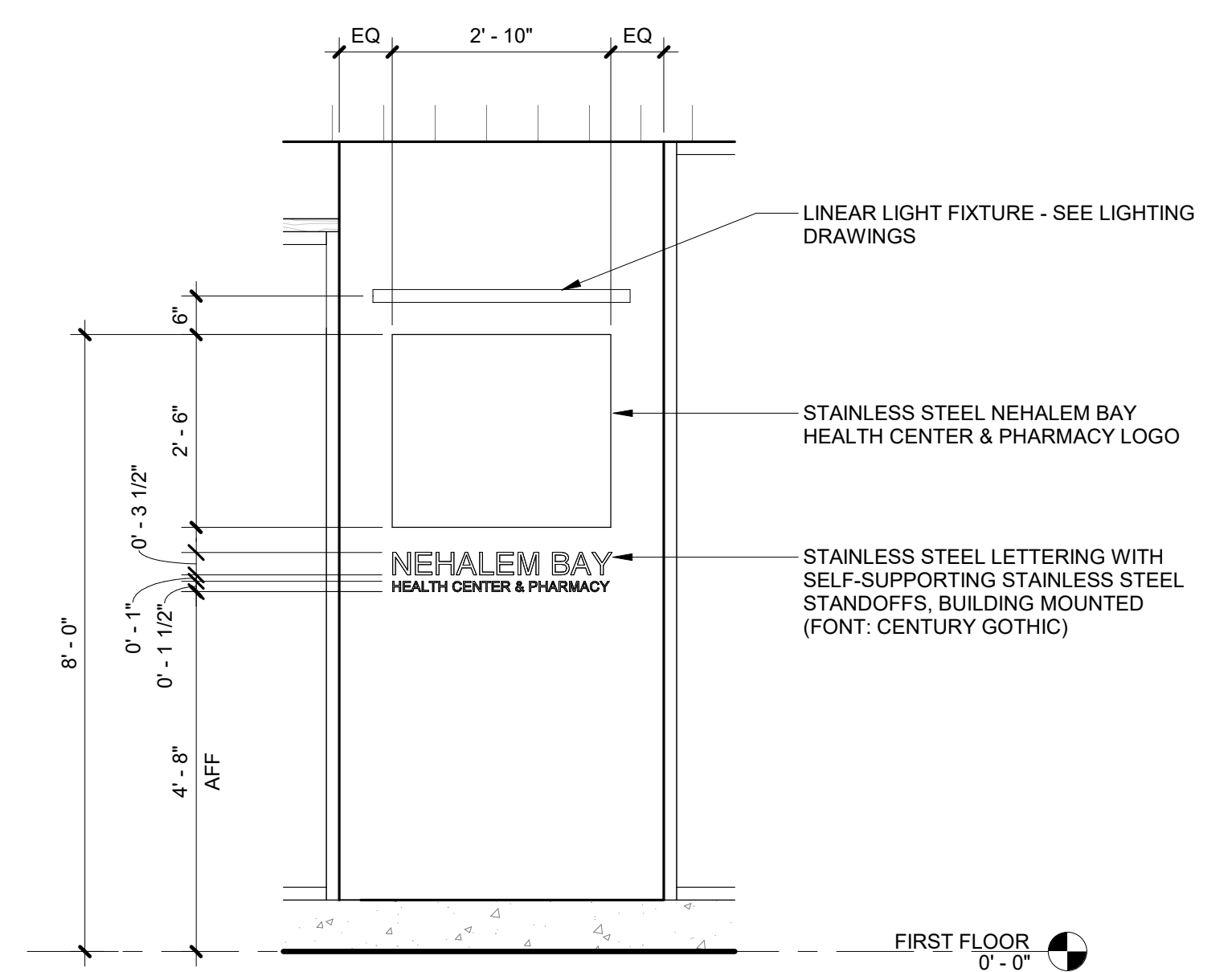
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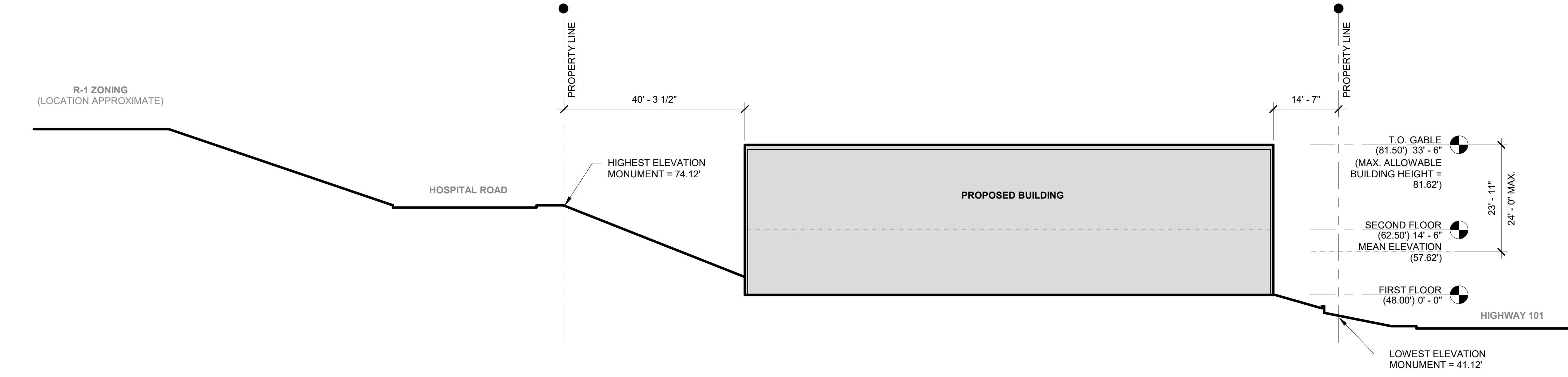
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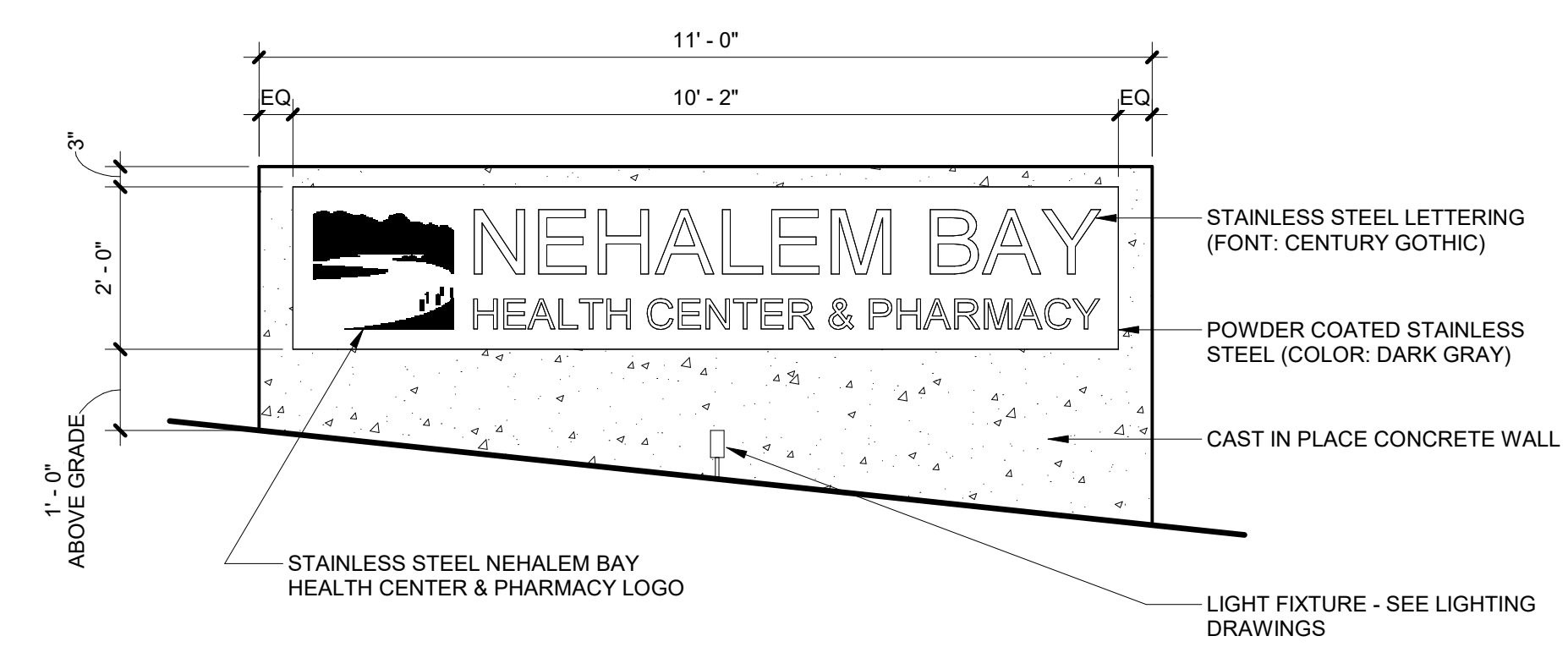
**1 SITE PLAN**  
1/16" = 1'-0"



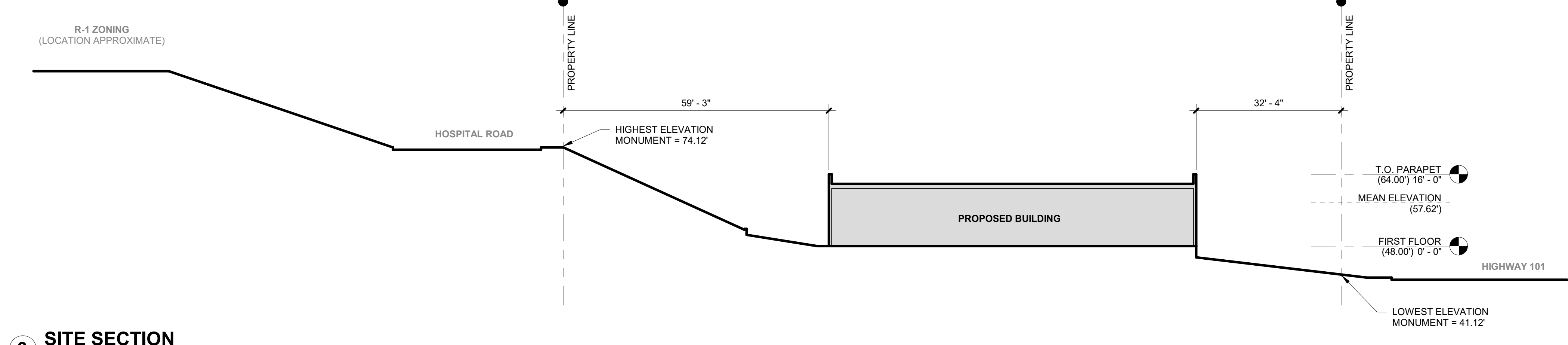
**4 BUILDING MOUNTED SIGNAGE\_DR**  
1/2" = 1'-0"



**2 SITE SECTION**  
1/16" = 1'-0"



**5 MONUMENT SIGN\_DR**  
1/2" = 1'-0"



**3 SITE SECTION**  
1/16" = 1'-0"

60% CONSTRUCTION 03.15.2024  
DOCUMENTS  
ISSUE DATE

Drawing:  
**ARCHITECTURAL  
SITE PLAN,  
SECTIONS, &  
DETAILS**

Sheet No:  
**AX.01**

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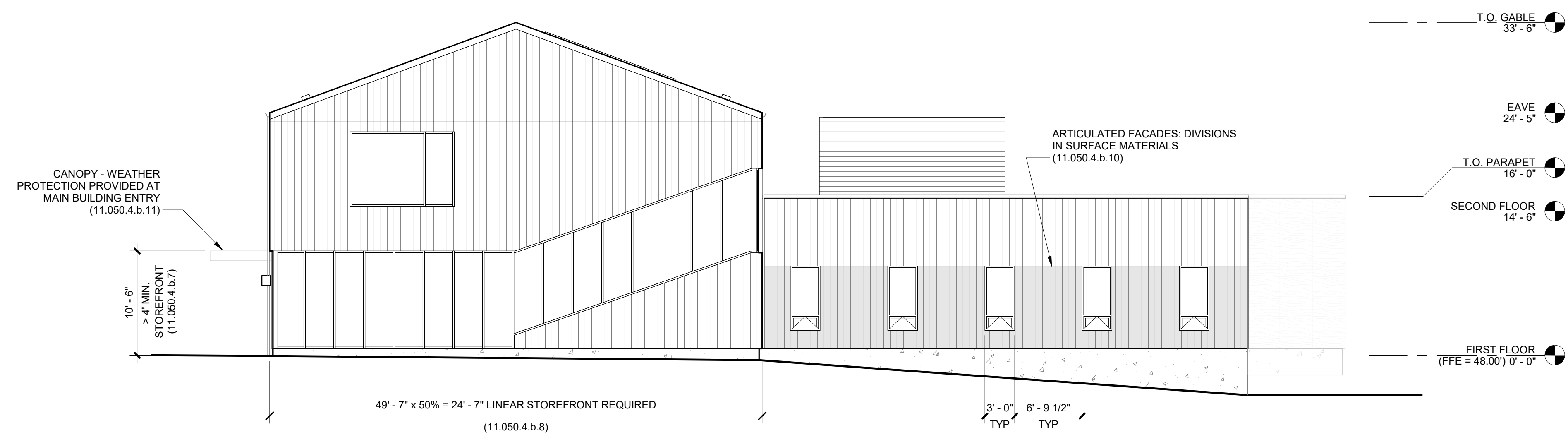
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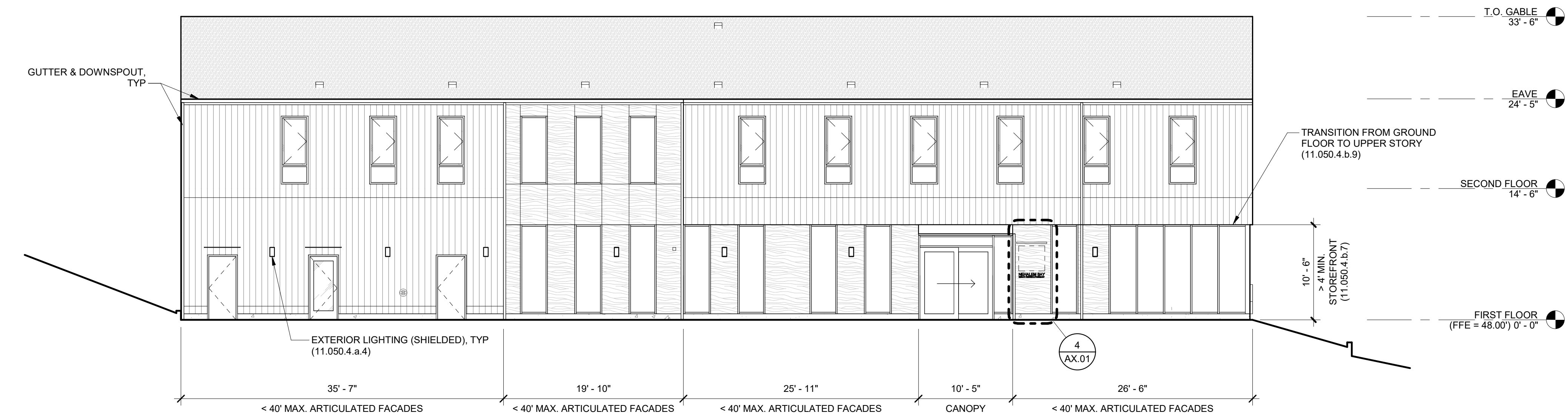


| MATERIALS LEGEND |   |
|------------------|---|
|                  | FIBER CEMENT SIDING: JAMES HARDIE, ARTISAN V-GROOVE<br>PAINT: SHERWIN WILLIAMS, ROOKWOOD DARK GREEN SW 2816 |
|                  | FIBER CEMENT SIDING: JAMES HARDIE, ARTISAN V-GROOVE<br>PAINT: SHERWIN WILLIAMS, RIPE OLIVE SW 6209          |
|                  | WOOD-LIKE SIDING: PARKLEX PRODEMA CLADDING<br>FINISH: RUSTIK MATTE, NATURECLAD-W                            |
|                  | ASPHALT SHINGLE ROOFING   |
|                  | MECHANICAL SCREEN   |
|                  | CONCRETE STEMWALL OR<br>RETAINING WALL  |

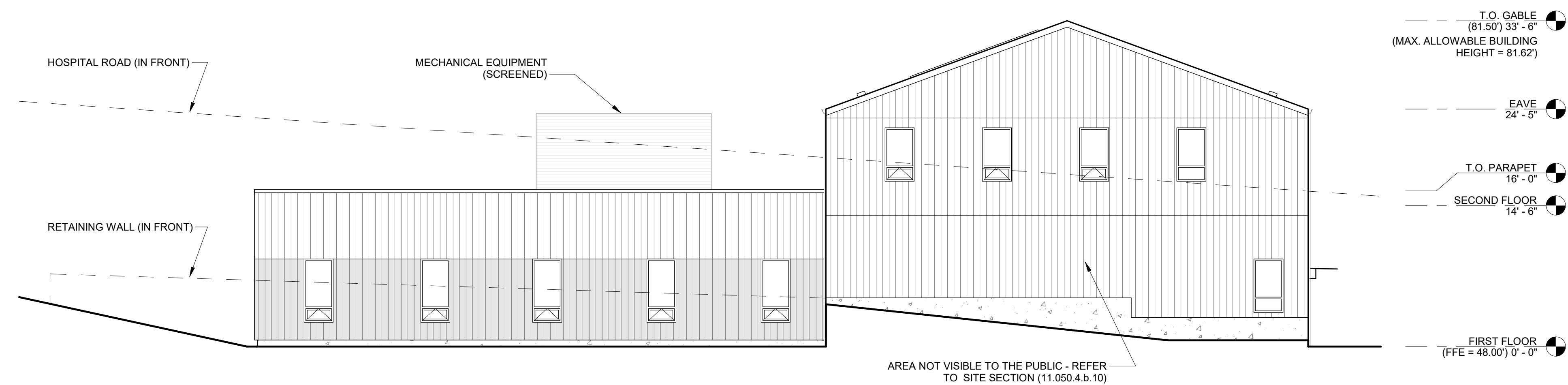
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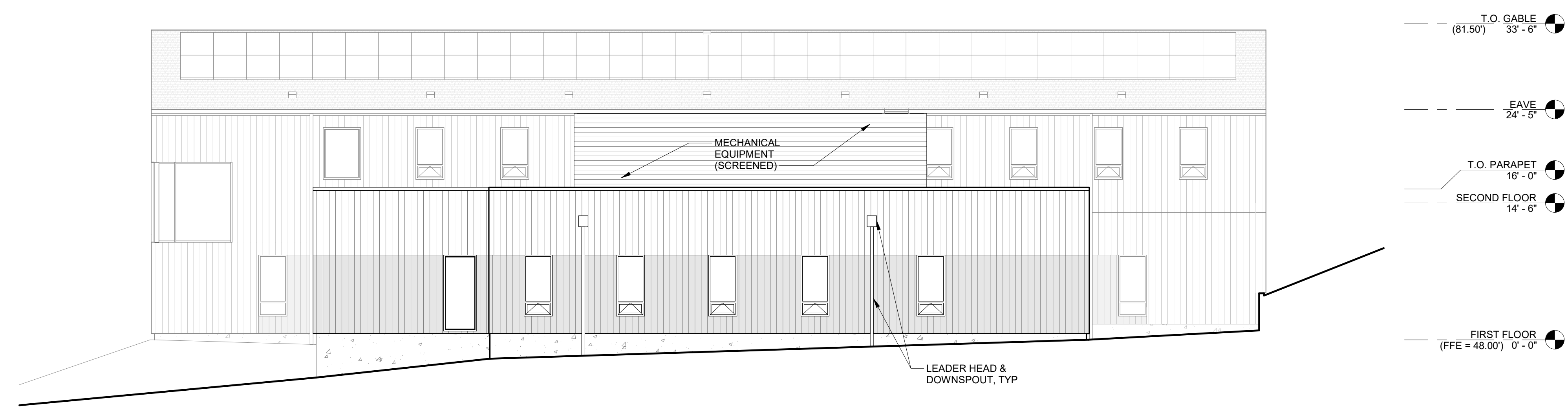
**1 NORTH ELEVATION**  
1/8" = 1'-0"



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



**3 SOUTH ELEVATION**  
1/8" = 1'-0"



**4 WEST ELEVATION**  
1/8" = 1'-0"

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Drawing:  
**EXTERIOR  
ELEVATIONS &  
MATERIALS**

Sheet No:  
**AX.02**