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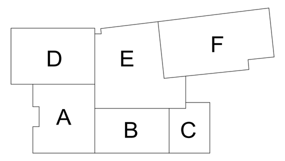
Oregon City School District

GARDINER MIDDLE SCHOOL

OREGON CITY SCHOOL DISTRICT
180 Ethel Street, Oregon City, Oregon 97045

NOT FOR CONSTRUCTION



key plan

revisions	

phase	100% DD REVIEW
date	09/16/2019
project	18020

Site Vicinity Map

A1.00

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D E F
A B C

key plan

revisions

phase	100% DD REVIEW
date	09/16/2019
project	18020

Aerial Photos

A1.01

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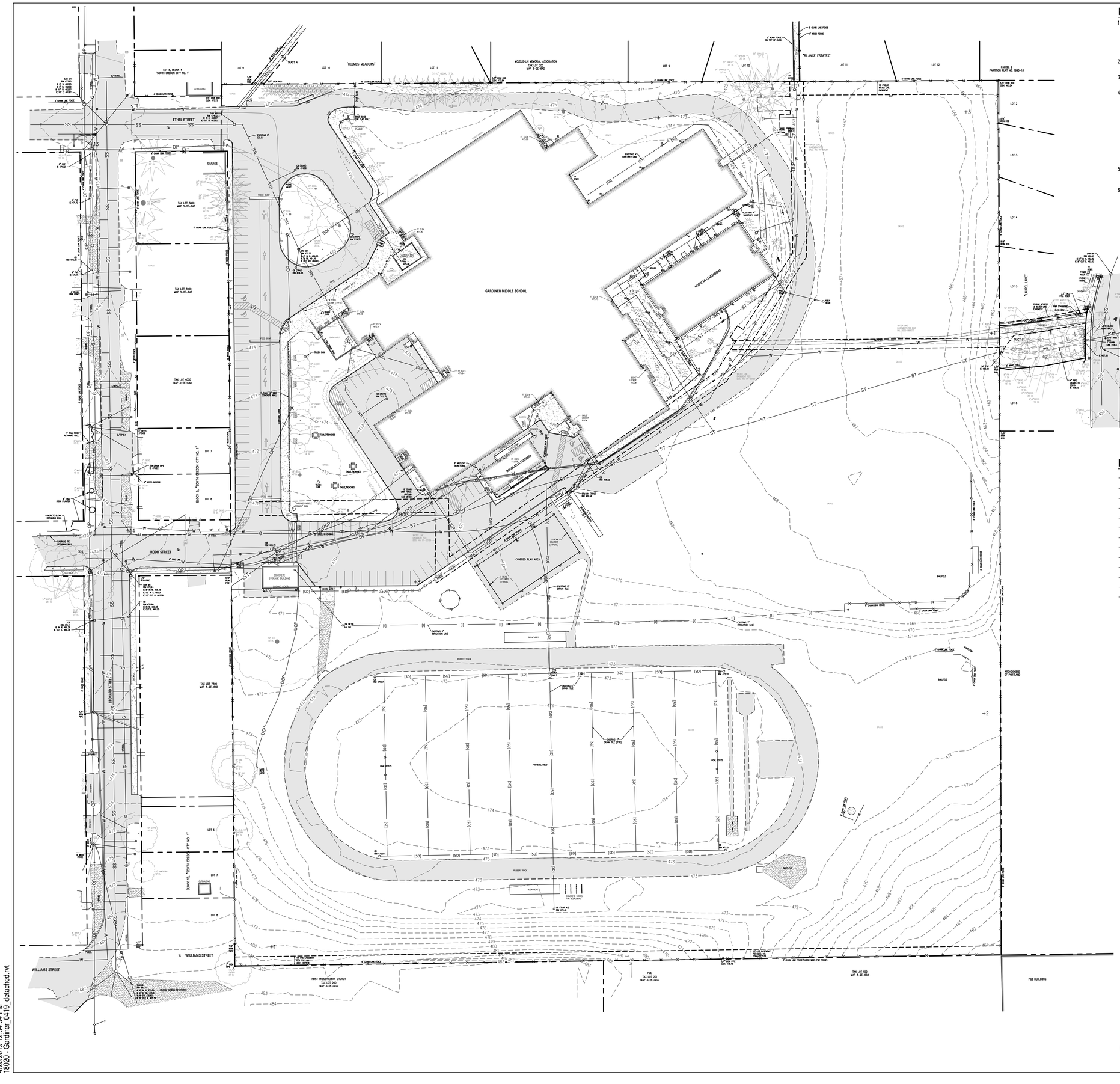

NOTES

1. UTILITY INFORMATION SHOWN ON THIS MAP IS BASED UPON OBSERVED FEATURES. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.
2. VERTICAL DATUM: NAVD '88.
3. CONTOUR INTERVAL IS ONE FOOT.
4. TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS LAND SURVEYORS FOR FURTHER INFORMATION. FURTHERMORE, COMPASS LAND SURVEYORS WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.
5. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS SUCH. PROPERTY LINES ARE BASED ON RECORDED SURVEYS.
6. CONTACT SURVEYOR PRIOR TO USING THIS SURVEY'S PROVIDED CONTROL POINTS FOR CONSTRUCTION STAKING.

LEGEND

- STANDARD CURB
- EDGE OF PAVEMENT
- G — GAS
- OP — OVERHEAD POWER
- SS — SANITARY SEWER
- ST — STORM SEWER
- T — UNDERGROUND COMMUNICATIONS
- UGP — UNDERGROUND POWER
- TV — UNDERGROUND TV
- W — WATER
- (SD) — STORM SEWER – LOCATION APPROXIMATE AND BASED ON AS-BUILT
- (SS) — SANITARY SEWER – LOCATION APPROXIMATE AND BASED ON AS-BUILT
- (I) — IRRIGATION – LOCATION APPROXIMATE AND BASED ON AS-BUILT
- ASPHALT
- CONCRETE
- GRAVEL
- BOLLARD
- CO — CLEANOUT
- DL — DRIP LINE RADIUS
- FIRE HYDRANT
- GAS VALVE
- RD — ROOF DRAIN
- SIGN
- SPRINKLER
- UTILITY POLE
- UTILITY POLE ANCHOR
- WATER METER
- WATER VALVE

SURVEY WAS PREPARED BY COMPASS LAND SURVEYORS, DATED APRIL 2019 AND UPDATED JUNE 27, 2019.

KPFF DOES NOT GUARANTEE THEIR ACCURACY. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	SET 1/2"IR/RPC	104901.65	366068.33	479.77'
2	SET 1/2"IR/RPC	105154.82	366840.97	472.61'
3	SET 1/2"IR/RPC	105807.24	366821.58	465.84'
4	SET PK/WASHER	105800.75	366484.28	473.42'
5	SET FD PK/WASHER "COMPASS ENG"	105825.79	366265.03	474.10'
6	SET PK/WASHER	105595.47	366046.32	474.51'
7	SET FD 1"DISK "COMPASS ENG"	105317.31	366030.13	470.92'
8	SET FD PK/WASHER "COMPASS ENG"	105297.44	366224.31	471.43'
9	SET MAG/WASHER "COMPASS"	105819.89	366042.39	475.28'
10	SET 60d/RPC "COMPASS"	105820.89	366639.23	468.61'
11	SET 1/2"IR/RPC "COMPASS"	105567.13	366849.41	461.37'
13		105772.21	365873.14	473.12'
14	SET MAG/WASHER "COMPASS CONTROL"	105352.82	365912.49	473.18'
15	SET 1/2"IR/RPC "COMPASS TRAVERSE"	104889.53	365900.48	481.65'

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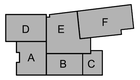

key plan

revisions	

phase	LANDUSE
date	09/16/2019
project	18020

EXISTING CONDITIONS PLAN

LU0.01

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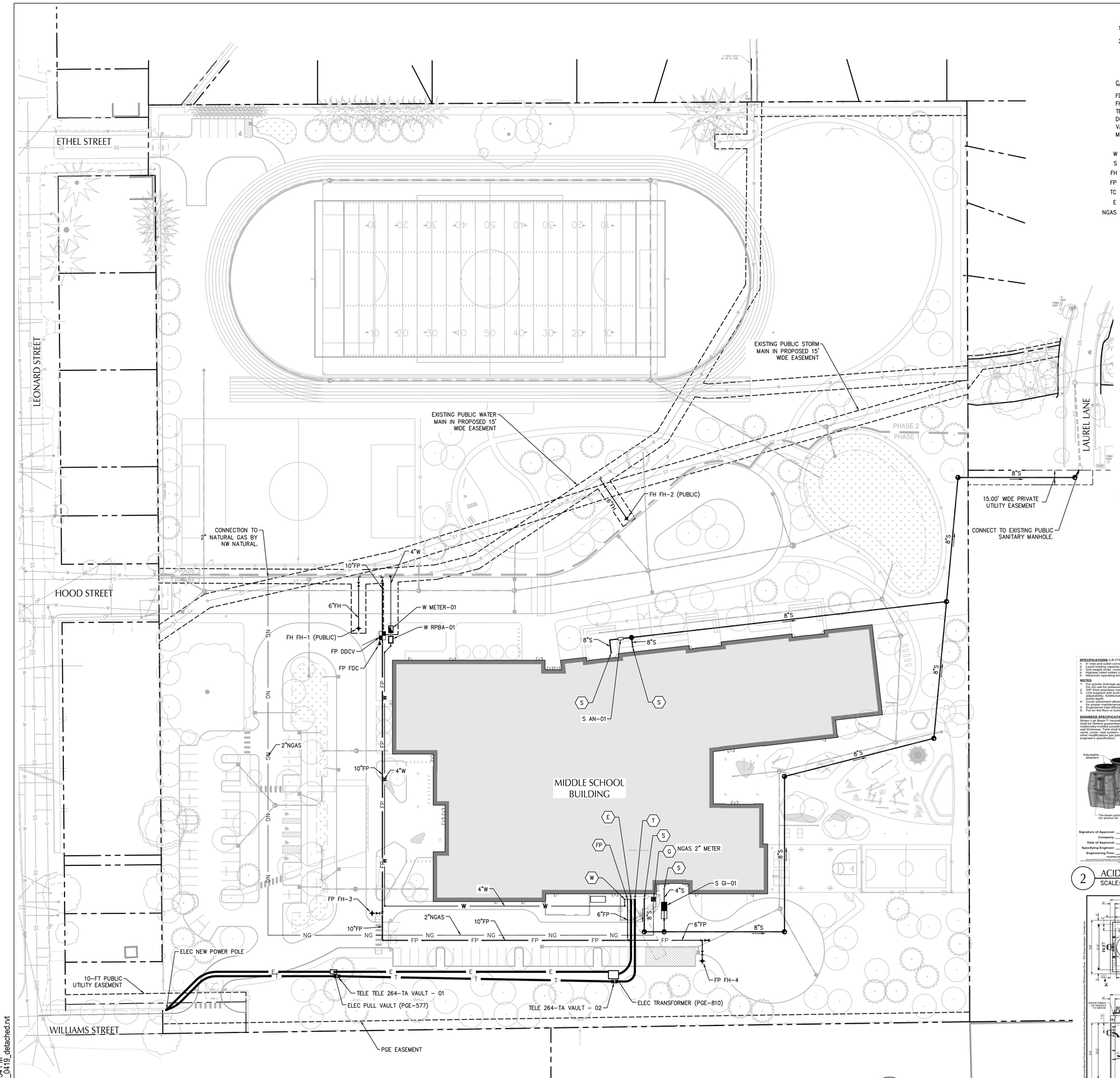


SHEET NOTES

1. ALL PUBLIC WATER LINES SHALL BE DUCTILE IRON PIPE.
2. DESIGN ON THIS SHEET ASSUMES EXISTING PUBLIC WATERLINE EASEMENT HAS BEEN QUITCLAIMED.

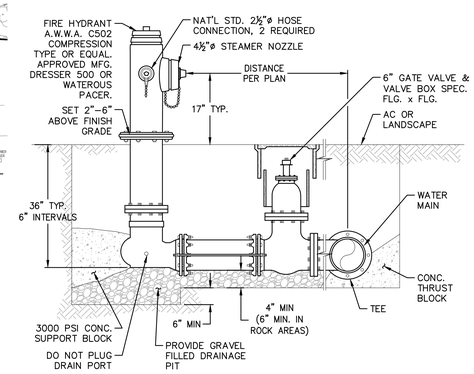
STRUCTURE TYPE

CALLOUT	DESCRIPTION	CALLOUT	DESCRIPTION
FDC	FIRE DEPARTMENT CONNECTION	CO	CLEANOUT
FH	FIRE HYDRANT ASSEMBLY	GI	GREASE INTERCEPTOR
TEE	TEE	AN	ACID NEUTRALIZATION SYSTEM
DCVA	DOUBLE CHECK VALVE ASSEMBLY	METER	WATER METER
VALVE	ISOLATION VALVE	DDCV	DOUBLE DETECTOR CHECK VAULT
MH	MANHOLE		

W	W	WATER LINE
S		SANITARY SEWER LINE
FH	FH	FIRE HYDRANT LINE
FP	FP	FIRE PROTECTION LINE
TC	C C C	TELECOMMUNICATIONS LINE
E	E	ELECTRIC LINE
NGAS	NG	NATURAL GAS LINE

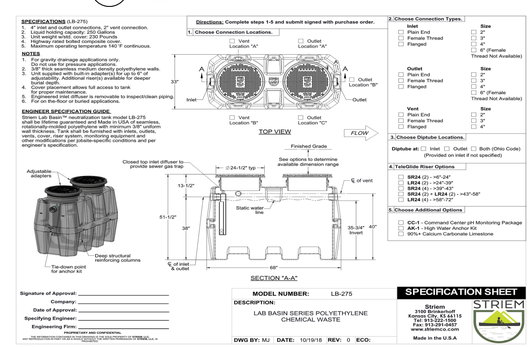
(X) UTILITY KEY NOTES

NOTE	DESCRIPTION
S	CONNECT TO BUILDING WASTE LINE. SEE PLUMBING PLANS.
E	CONNECT TO BUILDING ELECTRICAL. SEE ELECTRICAL PLANS.
FP	CONNECT TO BUILDING FIRE PROTECTION SYSTEM. SEE PLUMBING PLANS.
W	CONNECT TO BUILDING DOMESTIC WATER SYSTEM. SEE PLUMBING PLANS.
G	CONNECT TO BUILDING GAS LINE. SEE PLUMBING PLANS.
T	CONNECT TO BUILDING TELECOMMUNICATIONS. SEE ELECTRICAL PLANS.

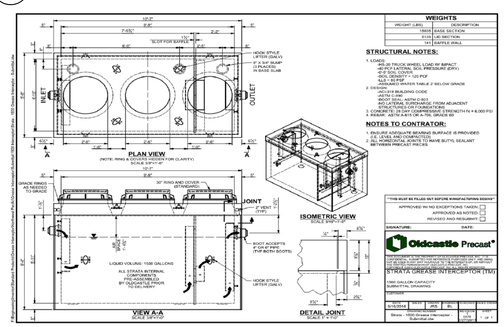


NOTE:
ALL FIRE HYDRANT ASSEMBLIES INCLUDE A TEE VALVE & BOX GATE VALVE AS SHOWN

1 FIRE HYDRANT ASSEMBLY - M.J.
SCALE: NTS



2 ACID NEUTRALIZATION DETAIL
SCALE: NTS



3 GREASE INTERCEPTOR DETAIL
SCALE: NTS

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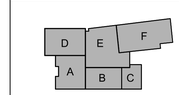

key plan

revisions	

phase	LANDUSE
date	09/16/2019
project	18020

UTILITY PLAN

LU2.01

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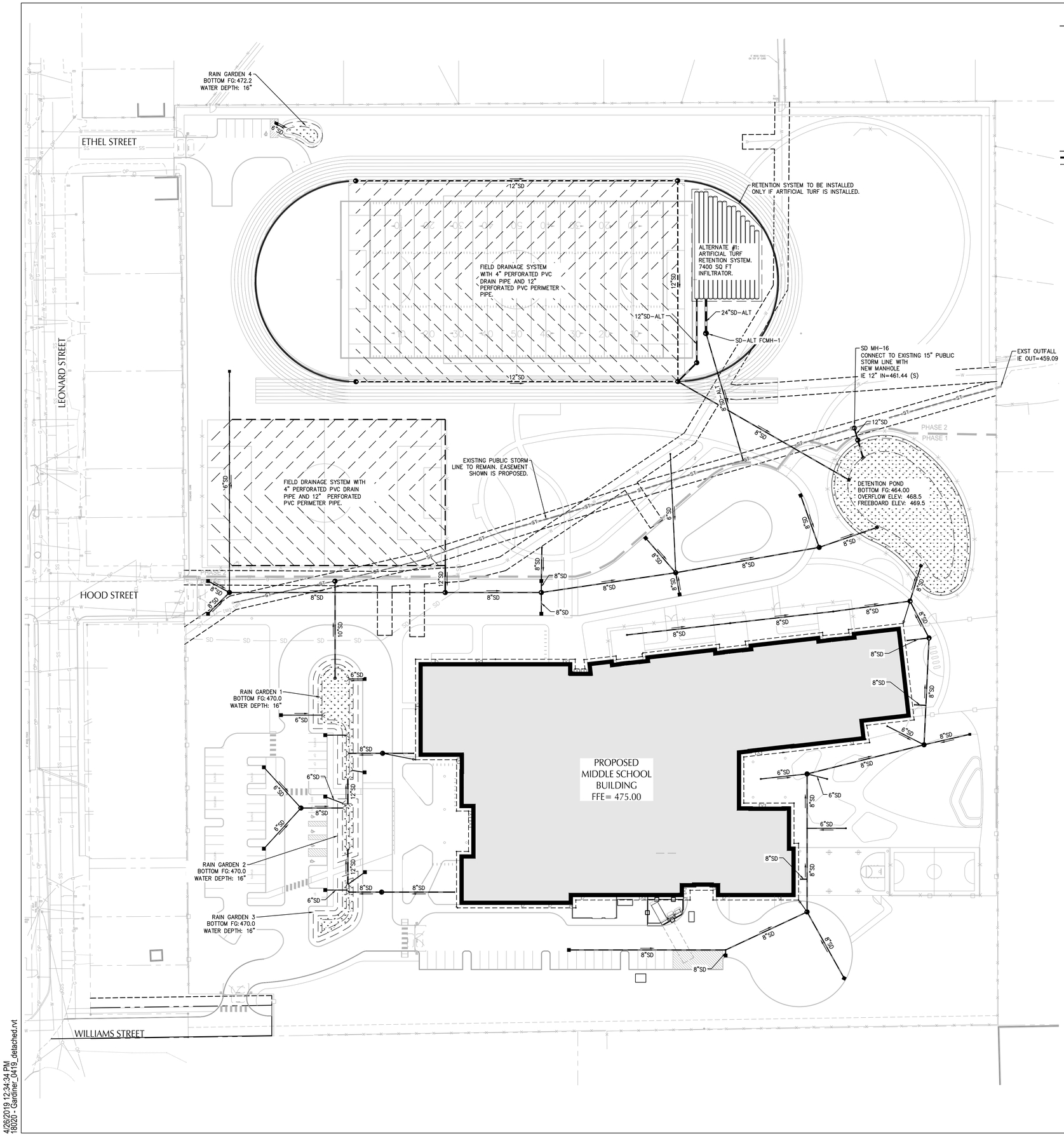
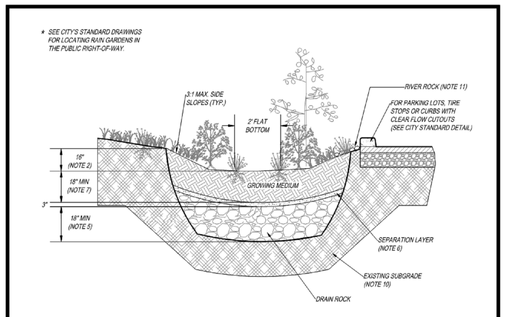


SHEET NOTES

1. PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL X/CX.XX.
2. PROVIDE 4" PERIMETER FOOTING DRAIN SURROUNDED BY 6" OF DRAINAGE ROCK AND WRAPPED IN GEOTEXTILE AROUND BUILDING FOUNDATIONS. SLOPE DRAIN AT A MINIMUM OF 0.5% AND PROVIDE BACKWATER VALVES BEFORE CONNECTION TO STORM DRAIN SYSTEM.
3. REQUIRED DETENTION POND AREA:
   BOTTOM AREA = 9,835 S.F.
   TOP AREA = 11,060 S.F.
4. TOTAL SITE AREA: 800,566 SF
   PROPOSED IMPERVIOUS: 346,144 SF
   PROPOSED PERVIOUS: 454,422 SF

UTILITY LEGEND

- STORM DRAIN LINE
- FOUNDATION DRAIN LINE
- MANHOLE
- CATCH BASIN OR AREA DRAIN
- DITCH INLET
- CLEANOUT
- ROCK OUTFALL
- FLOW CONTROL MANHOLE

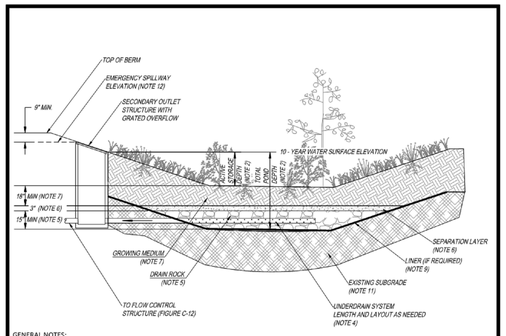


GENERAL NOTES:

1. **PROVIDE PROTECTION** FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING AND AFTER CONSTRUCTION.
2. **DIMENSIONS:**
   -DEPTH OF BASIN (FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION): 16"
   -FLAT BOTTOM WIDTH: 2' MINIMUM
   -SIDE SLOPES OF BASIN: 3:1 MAXIMUM
   -SLOPE OF RAIN GARDEN: 0.5% OR LESS
3. **SETBACKS:**
   -INFILTRATION RAIN GARDEN MUST BE 10' FROM FOUNDATIONS AND 5' FROM PROPERTY LINES.
4. **OVERFLOW:**
   -EMERGENCY OVERFLOW PATH FOR THE 100 YEAR DESIGN STORM SHALL BE IDENTIFIED IN THE STORMWATER MANAGEMENT PLAN.
5. **DRAIN ROCK:**
   -SIZE: 1 1/2" TO 3/4"- WASHED
   -DEPTH: 18"
6. **SEPARATION** BETWEEN DRAIN ROCK AND GROWING MEDIUM: SHALL BE A 3" LAYER OF 3/4" - 1/4" OPEN GRADED AGGREGATE.
7. **GROWING MEDIUM:**
   -DEPTH: 18" MINIMUM
   -SEE APPENDIX A FOR SPECIFICATION OR USE SAND/LOAM/COMPOST 3-WAY MIX.
   -FACILITY SURFACE AREA MAY BE REDUCED BY 20% WHEN GROWING MEDIA DEPTH IS INCREASED TO 30" OR MORE.
8. **VEGETATION:** FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN APPENDIX A.
9. **INSTALL RIVER ROCK** SPLASH PAD TO TRANSITION FROM INLET TO GROWING MEDIUM. SIZE OF ROCK SHALL BE 1" TO 3".
10. **SEASONAL HIGH GROUNDWATER SEPARATION:**
    -SEPARATION DISTANCE AS REQUIRED BY THE CITY.

Rain Garden - Infiltration
Figure C-5

OREGON CITY STORMWATER AND GRADING DESIGN STANDARDS



GENERAL NOTES:

1. **PROVIDE PROTECTION** FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING AND AFTER CONSTRUCTION. UNLESS REQUIRED BY SITE CONDITIONS, UNLINED PONDS ARE PREFERRED TO ALLOW MAXIMUM INFILTRATION.
2. **DIMENSIONS:**
   -ACTIVE STORAGE DEPTH (FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION): PER FACILITY SIZING MODEL
   -TOTAL POND DEPTH: 4' MINIMUM, PER FACILITY SIZING MODEL
   -BOTTOM SLOPE: 2.0% OR LESS
   -SIDE SLOPES OF DETENTION POND: 3:1 MAXIMUM
3. **SETBACKS:**
   -DETENTION POND MUST BE 10' FROM FOUNDATIONS AND 5' FROM PROPERTY LINES UNLESS APPROVED BY BUILDING OFFICIAL.
4. **PIPING:**
   -PERFORATED UNDERDRAIN PIPING: SHALL BE ABS SCH. 40, DUCTILE IRON OR PVC SCH. 40. 6" MINIMUM DIAMETER. PIPING MUST HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND.
5. **DRAIN ROCK:**
   -SIZE: 1 1/2" - 3/4" WASHED
   -DEPTH: 15" MINIMUM
6. **SEPARATION** BETWEEN DRAIN ROCK AND GROWING MEDIUM: SHALL BE A 3" LAYER OF 3/4" - 1/4" OPEN GRADED AGGREGATE.
7. **GROWING MEDIUM:**
   -18" MINIMUM
   -SEE APPENDIX A FOR SPECIFICATION OR USE SAND/LOAM/COMPOST 3-WAY MIX.
8. **VEGETATION:** FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN APPENDIX A.
9. **WATERPROOF LINER (IF REQUIRED):** SHALL BE 30 MIL PVC OR EQUIVALENT FOR DETENTION POND.
10. **INSTALL RIVER ROCK** OR SPLASH PAD TO TRANSITION FROM INLETS TO GROWING MEDIUM. SIZE OF ROCK SHALL BE 1" TO 3".
11. **SEASONAL HIGH GROUNDWATER SEPARATION:**
    -SEPARATION DISTANCE AS REQUIRED BY CITY.
12. **EMERGENCY SPILLWAY** SIZED TO CONVEY THE 100 - YEAR DESIGN STORM. PROVIDE 6" MINIMUM FREEBOARD ABOVE THE 100 - YEAR DESIGN STORM.

Detention Pond
Figure C-11

OREGON CITY STORMWATER AND GRADING DESIGN STANDARDS

SCALE 1 INCH = 40 FEET
40 0 40 80

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key plan: D E F A B C

revisions	

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STORM DRAINAGE PLAN

LU2.02

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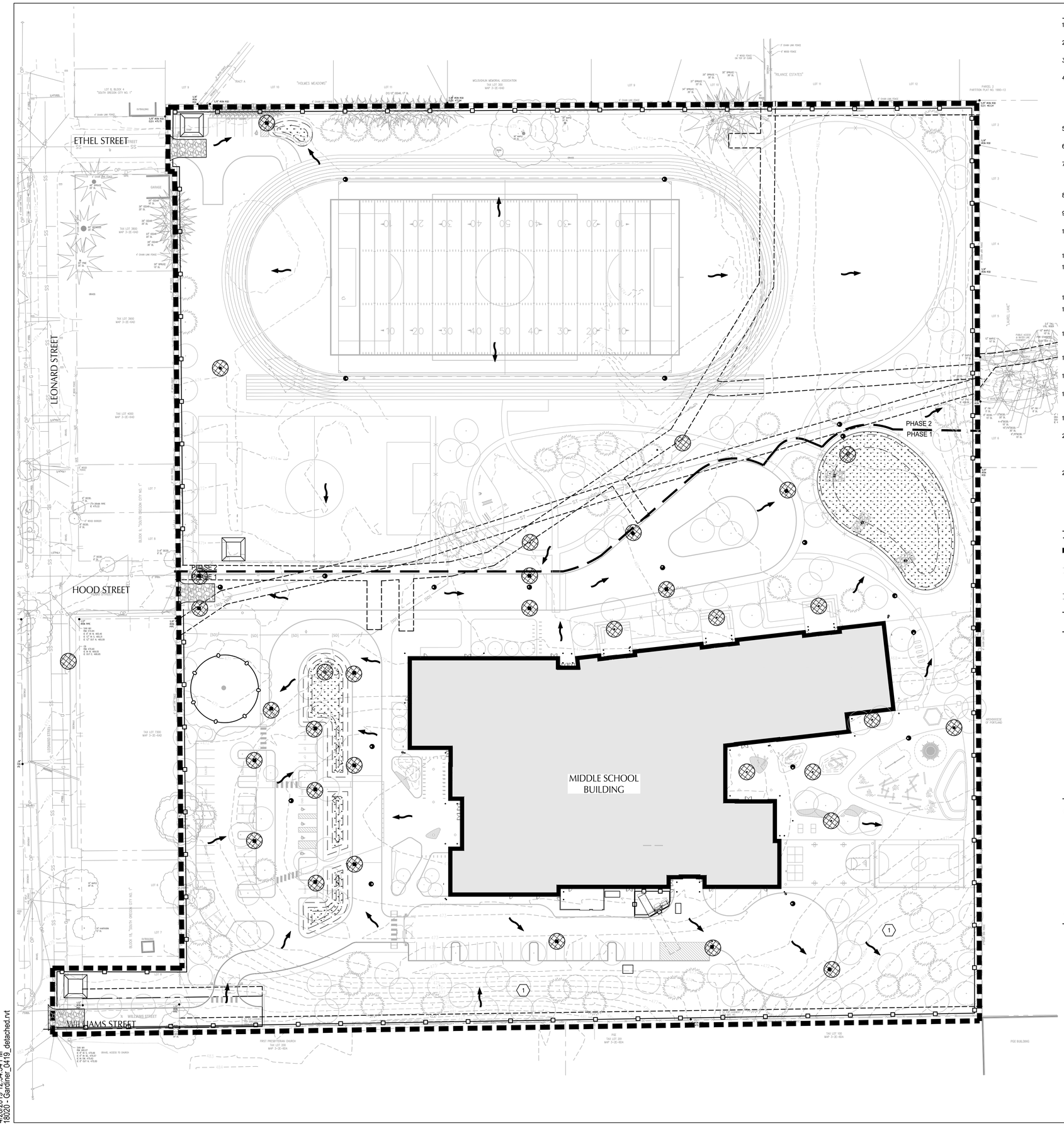

SHEET NOTES

1. LIMITS OF DISTURBANCE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY AND ADJUST ACCORDINGLY PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHOULD PROVIDE TEMPORARY SEEDING OVER DISTURBED AREAS USING LOCAL SEED MIX OR FINAL LANDSCAPING SEED MIX AS SPECIFIED IF AREA IS UNDEVELOPED.
3. CATCH BASIN PROTECTION TO BE INSTALLED ON EXISTING STRUCTURES TO REMAIN AND EXISTING STRUCTURES TO BE DEMOLISHED UNTIL REMOVED.
4. CONTRACTOR SHOULD ESTABLISH A CONCRETE TRUCK WASHOUT AT EACH CONSTRUCTION ENTRANCE FOR TRUCKS TO WASH OUT CONCRETE AFTER DELIVERY AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. TEMPORARY 6'x10'x4' PITS SHOULD BE LOCATED WITHIN 6' OF LOCATION FOR TRUCKS TO PARK OR CONCRETE EQUIPMENT LOCATIONS. ALL WASH WATER SHOULD BE ROUTED TO CONTRACTOR CONSTRUCTED PIT. CONTRACTOR SHOULD ENSURE THAT PIT IS NOT OVERFILLED AT ANY TIME. CONTRACTOR SHOULD REMOVE CONCRETE ON A REGULAR BASIS, TO PROVIDE A CLEAN AREA FOR WASHOUT, AND WHEN WORK IS COMPLETE. PIT SHOULD BE SURROUNDED BY ORANGE CONSTRUCTION FENCE.
5. THIS EROSION CONTROL PLAN SHOWS MINIMUM MEASURES REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED BASED ON FIELD CONDITIONS.
6. PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION.
7. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERIMETER SEDIMENT CONTROL SHOULD BE IN PLACE BEFORE VEGETATION IS DISTURBED AND SHOULD REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDE PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER POLLUTION CONTROLS.
8. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES PER NPDES CONSTRUCTION BMP STANDARDS ON ALL DISTURBED AREAS AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS.
9. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS PRIOR TO DEMOLITION ACTIVITIES.
10. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS SHOULD BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES.
11. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE.
12. USE BMPS TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, LEFTOVER PAINTS, SOLVENTS, AND GLUES FROM CONSTRUCTION OPERATIONS.
13. USE WATER OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL.
14. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION SHOULD FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE.
15. AT THE END OF EACH WORKDAY SOIL STOCKPILES SHOULD BE STABILIZED OR COVERED, OR OTHER BMPS SHOULD BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS.
16. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL.
17. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT. AND BEFORE BMP REMOVAL.
18. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT.
19. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS SHOULD NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP SHOULD BE USED TO CLEANUP RELEASED SEDIMENTS.
20. PROVIDE PERMANENT EROSION CONTROL MEASURES ON ALL EXPOSED AREAS. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. HOWEVER, DO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS EXPOSED AREAS BECOME STABILIZED, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. PROPERLY DISPOSE OF CONSTRUCTION MATERIALS AND WASTE, INCLUDING SEDIMENT RETAINED BY TEMPORARY BMPS.
21. DIRECT STORM WATER IN EXCAVATIONS TO RUNOFF COLLECTION PITS TO ALLOW SEDIMENT TO SETTLE PRIOR TO DEWATERING AND DISCHARGING TO PUBLIC RIGHT-OF-WAY.

LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE – SEE SHEET NOTE 1 (SHOWN OFFSET FOR CLARITY)
- 425 300 EXISTING CONTOUR
- PROPOSED FLOW ARROW
- 425 400 PROPOSED CONTOUR (SEE GRADING PLAN)
- TREE PROTECTION FENCE
- SEDIMENT FENCE
- PERMANENT OUTFALL PROTECTION
- CATCH BASIN PROTECTION – INSTALL ON NEW AND EXISTING CATCH BASINS INCLUDING THOSE TO BE DEMOLISHED PRIOR TO DEMOLITION.
- WATER QUALITY FACILITY
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT

KEY NOTES

(1) PROVIDE SLOPE PROTECTION ON 3:1 MAXIMUM SLOPES INCLUDING ONE OF THE FOLLOWING:

1. TEMPORARY SEEDING AND JUTE MATTING PROVIDE SURFACE ROUGHENING ON SLOPES STEEPER THAN 3:1 AND 5' IN HEIGHT TO A DEPTH OF 2"-4" TO REDUCE RUN-OFF VELOCITY.
2. PLASTIC SHEETING
3. STRAW COVER
4. PERMANENT SLOPE STABILIZATION
5. STRAW WATTLES AT 10' O.C. MAXIMUM

WET WEATHER NOTES

1. DURING WET WEATHER CONSTRUCTION, THE FOLLOWING ADDITIONAL EROSION CONTROL MEASURES SHALL BE APPLIED (AT A MINIMUM):
   - PROTECT SOIL STOCKPILES WITH PLASTIC SHEETING AND INSTALL STRAW BALES AT BOTTOM SLOPE OF STOCKPILE TO PREVENT SEDIMENT TRANSPORT VIA RUN-OFF.
   - INSPECT THE EROSION CONTROL MEASURES ON A DAILY BASIS AND REPAIR AS NEEDED.
   - CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND DURING WET WEATHER.

SCALE 1 INCH = 40 FEET
40 0 40 80

BR|IC ARCHITECTURE, INC.

Oregon City School District

kpff
111 SW Fifth Ave., Suite 2400
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O: 503.227.3251
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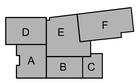
GARDINER MIDDLE SCHOOL

OREGON CITY SCHOOL DISTRICT
180 Ethel Street, Oregon City, Oregon 97045



key plan

revisions	

phase	LANDUSE
date	09/16/2019
project	18020

EROSION CONTROL PLAN

LU2.03

File: N:\0-Up\2018\180613-Gardiner-Middle-School\CAD\PLOT\LAND-USE\0613-LU2.03-EROS.dwg TAB:LU2.03
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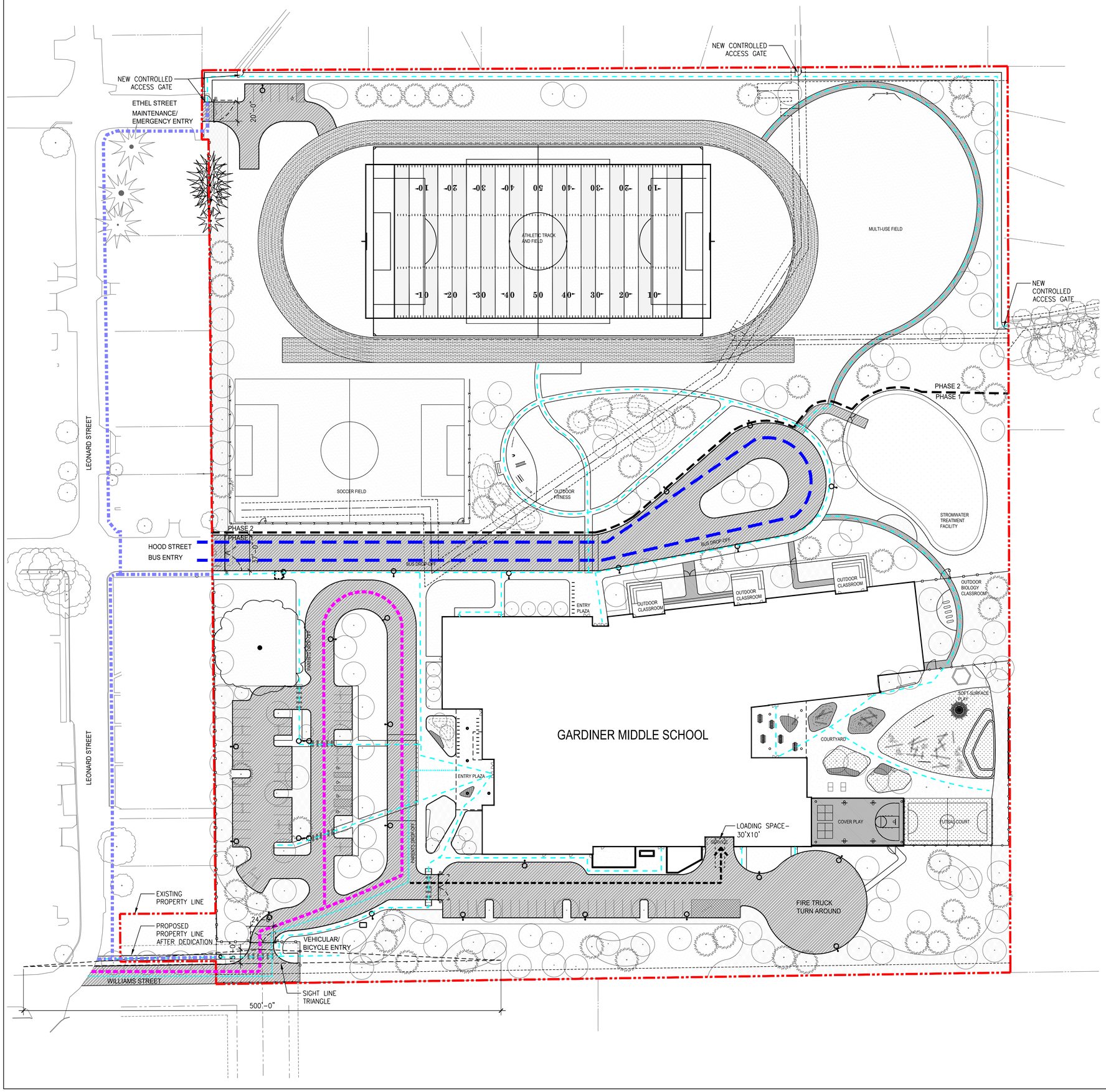

LEGEND

- PROPERTY LINE
- SETBACK LINE
- BUS CIRCULATION
- VEHICULAR CIRCULATION
- BICYCLE CIRCULATION
- PEDESTRIAN CIRCULATION
- SERVICE ACCESS
- OFF-SITE PEDESTRIAN CIRCULATION

SCALE: 1" = 40'-0"

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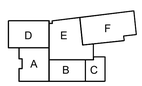

key plan

revisions	

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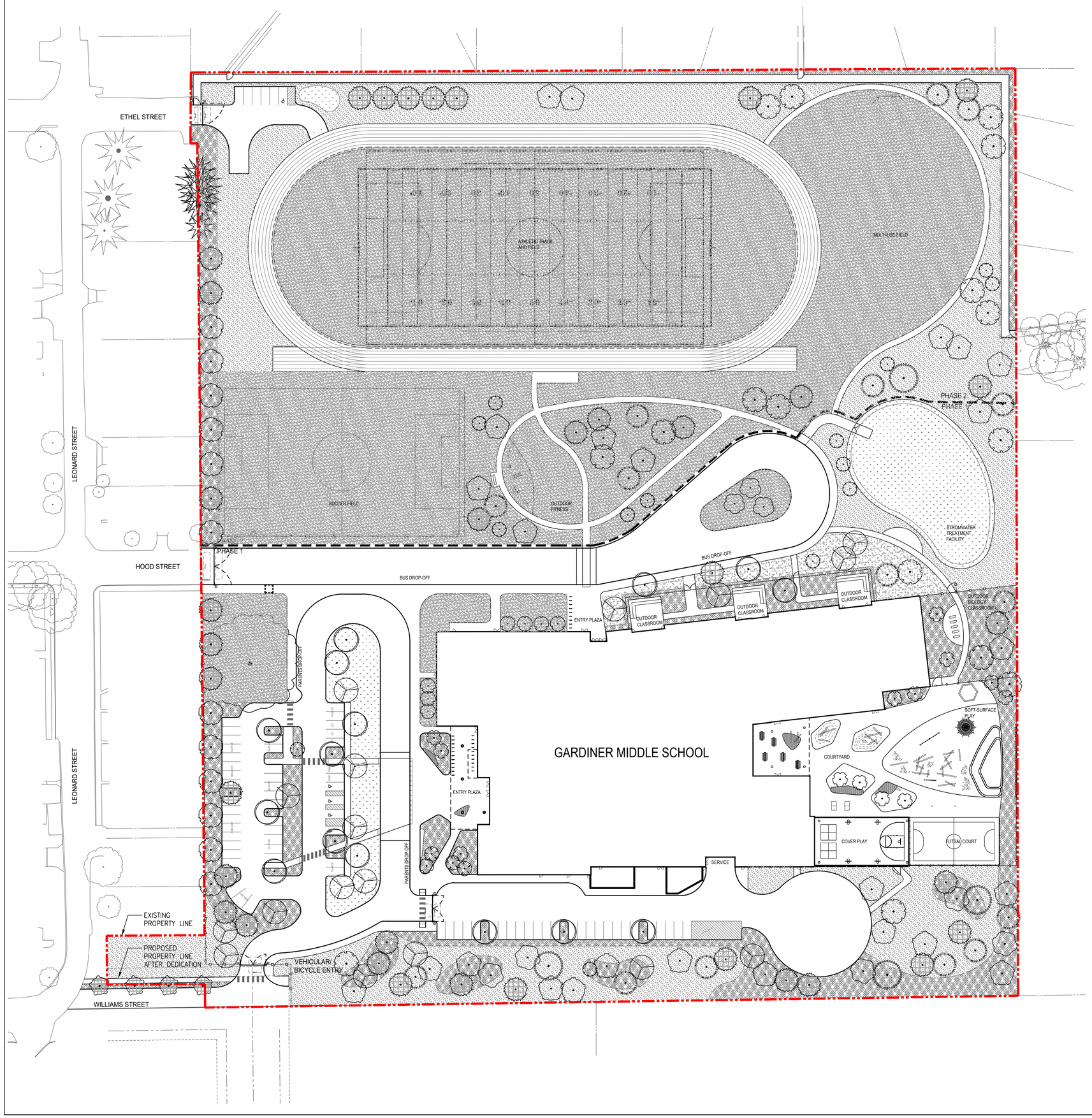
Site Circulation Plan

LU1.02



LEGEND

- PROPERTY LINE
- SETBACK LINE

LANDSCAPE ELEMENTS

- EXISTING TREES TO REMAIN
- PROPOSED TREES 2" CALIPER
- IRRIGATED SHRUBS AND GROUNDCOVER
- IRRIGATED FINISHED LAWN AREA
- ROUGH SEEDED LAWN – NON IRRIGATED
- IRRIGATED STORMWATER TREATMENT AREA

0 10 20 40 80
SCALE: 1" = 40'–0"

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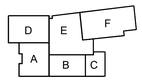

key plan

revisions	

phase	LANDUSE
date	09/16/2019
project	18020

Landscape Plan

LU3.01

SHRUBS

BOTANICAL NAME	COMMON NAME
ABELIA X GRANDIFLORA 'LUCKY LOTS'	LUCKY LOTS ABELIA
ABELIA X GRANDIFLORA 'PROSTRATA'	PROSTRATE GLOSSY ABELIA
ABELIA X GRANDIFLORA 'RADIANCE'	RADIANCE ABELIA
ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA
BERBERIS THUNBERGII	JAPANESE GREENLEAF BARBERRY
CEANOTHUS THYRSIFLORUS YANKEE POINT	WILD LILAC
CISTUS CORBARIENSIS	WHITE ROCKROSE
CISTUS X HYBRIDUS	WHITE ROCKROSE
FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST FOTHERGILLA
HOLODISCUS DISCOLOR	OCEAN-SPRAY
ILEX CRENATA 'HELERII'	HELER JAPANESE HOLLY
ITEA VIRGINICA 'SPRICH'	VIRGINIA SWEETSPIRE
MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE
NANDINA DOMESTICA	HEAVENLY BAMBOO
POLYSTICHUM MUNITUM	WESTERN SWORD FERN
RIBES SANGUINEUM	RED FLOWERING CURRANT
SPIRAEA JAPONICA 'GOLDMOUND'	SPIREA
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
VIBURNUM DAVIDII	DAVID VIBURNUM

STORMWATER PLANTING

BOTANICAL NAME	COMMON NAME
CAREX OBNUPTA	SLOUGH SEDGE
CORNUS SERICEA	RED TWIG DOGWOOD
CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD
JUNCUS PATENS	CALIFORNIA GRAY RUSH
MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE
SALIX SITCHENSIS	SITKA WILLOW
SPIRAEA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA
SPIRAEA DOUGLASII	WESTERN SPIREA
SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY

GROUND COVERS

BOTANICAL NAME	COMMON NAME
ACORUS GRAMINEUS 'OGON'	GOLDEN VARIEGATED SWEETFLAG
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
CAREX MORROWII 'VARIEGATA'	JAPANESE SEDGE
FRAGARIA CHILOENSIS	BEACH STRAWBERRY
MAHONIA REPENS X	CREEPING MAHONIA

TREES

BOTANICAL NAME	COMMON NAME	REMARKS
ABIES CONCOLOR	WHITE FIR	2" CALIPER
ACER CIRCINATUM	VINE MAPLE	2" CALIPER
ACER MACROPHYLLUM	BIG LEAF MAPLE	2" CALIPER
ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	2" CALIPER
ACER RUBRUM 'FRANKSRED' TM	RED SUNSET MAPLE	2" CALIPER
ALNUS RUBRA	RED ALDER	2" CALIPER
AMELANCHIER ALNIFOLIA	SERVICEBERRY	2" CALIPER
CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	2" CALIPER
CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	2" CALIPER
CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	2" CALIPER
FAGUS SYLVATICA	EUROPEAN BEECH	2" CALIPER
FRAXINUS LATIFOLIA	OREGON ASH	2" CALIPER
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	2" CALIPER
LIRIODENDRON TULIPIFERA 'FASTIGIATA'	TULIP TREE	2" CALIPER
NYSSA SYLVATICA	SOUR GUM	2" CALIPER
PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE-LEAF PLUM	2" CALIPER
PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-8 FEET
QUERCUS GARRYANA	OREGON OAK	6-8 FEET
THUJA PLICATA	WESTERN RED CEDAR	2" CALIPER
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	2" CALIPER

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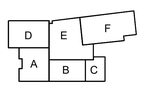


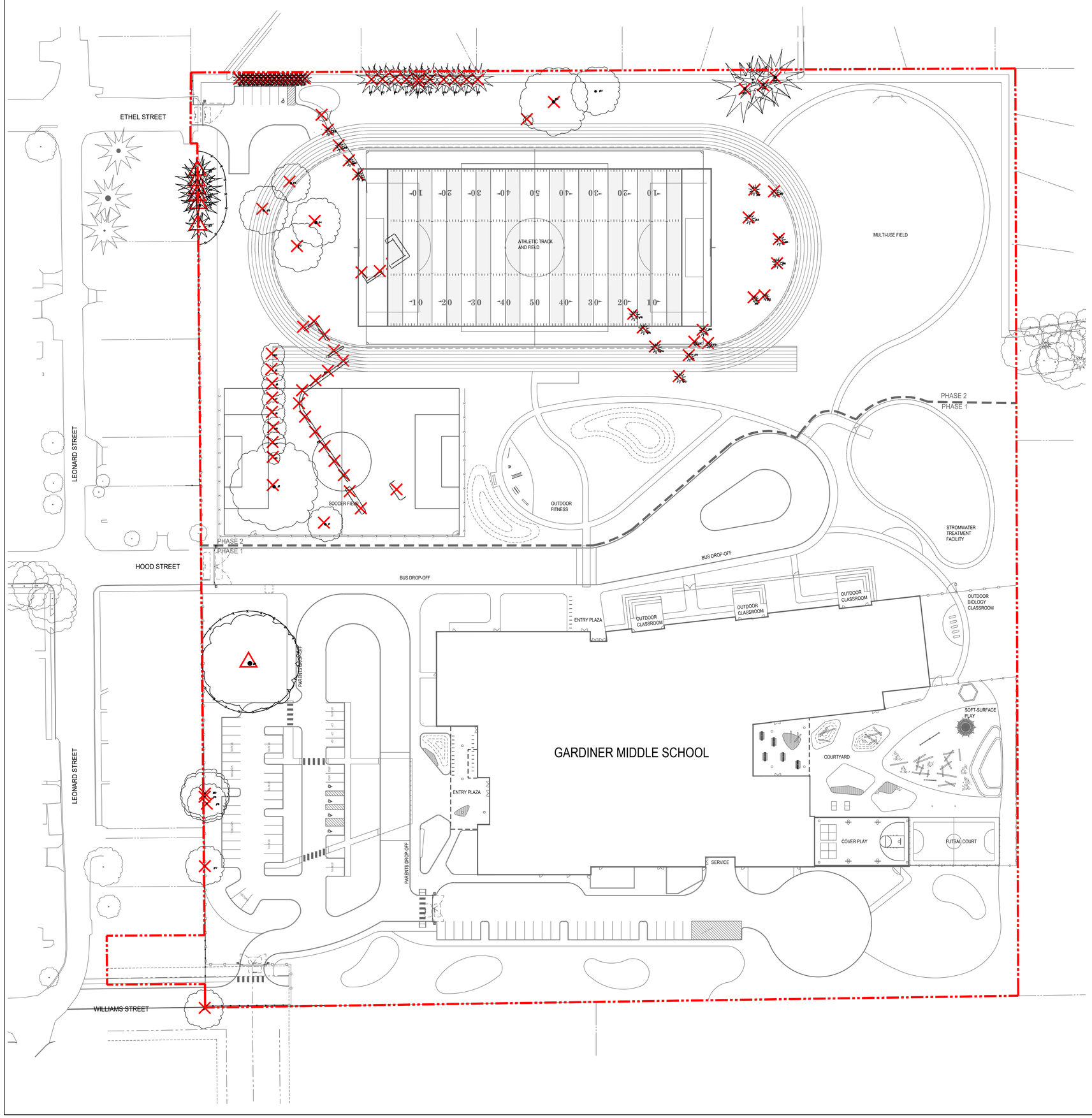
key plan

revisions	

phase	LANDUSE
date	09/16/2019
project	18020

Preliminary Tree and Plant Schedule

LU3.02



LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROTECT EXISTING TREE TO REMAIN
- REMOVE EXISTING SHRUB
- REMOVE EXISTING TREE

SUMMARY

TREE REMOVAL AND MITIGATION

- TREES REMOVED:	70
- REPLACEMENT TREES REQUIRED:	94
- MITIGATION TREES PROPOSED:	192
- DEFICIT/ SURPLUS:	+98

INTERIOR PARKING LOT TREES

PARKING SPACES:	76
REQUIRED PARKING LOT TREES:	13
NEW TREES PROPOSED:	24
DEFICIT/SURPLUS:	+11

NOTES:
TREE REQUIREMENTS PER 17.52.060 AND 17.41.060.

0 10 20 40 80
SCALE: 1" = 40'-0"
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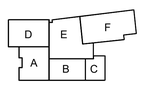

key plan

revisions

phase	LANDUSE
date	09/16/2019
project	18020

Tree Mitigation Plan

LU4.01

Tree Preservation Plan

Site:

180 Ethel St.

Oregon City, Oregon 97045

Prepared for:

Oregon City School District

1417 12th St.
Oregon City, OR 97045

Prepared by:

Sean Rinault
ISA Board Certified Master Arborist #PN-7889B
ISA Tree Risk Assessment Qualified

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Clackamas, OR 97015
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Background

In August, 2019, Tracy Goodman with the Oregon City School District contacted Bartlett Tree Experts regarding tree preservation on the site of Gardiner Middle School, located in Oregon City, Oregon. The existing school building and the current sports complex are proposed to effectively switch places. Parking areas are to be relocated and reconfigured, the school itself is to be redesigned and reconstructed, and the sports complex is to be relocated and expanded. Regional Inventory Arborist Sean Rinault visited the site on August 15, 2019 to inventory trees currently on the site and to get a visual sense of their present condition.

Purpose

The intended purpose of this report is to provide recommendations for preserving existing trees within the property lines at 180 Ethel Street in Oregon City, adjacent to proposed areas of development, as set forth in Chapter 17.41 (Tree Protection Standards) of the Oregon City Municipal Code.

Limits of the Assignment

- Information regarding the trees included in this report was obtained from the current site plan submitted to Bartlett Tree Experts (BTE) by Tracy Goodman, and a physical inventory done by BTE on August 15, 2019.
- The inventory was performed from the ground for visual conditions.
- This tree inventory was not a tree risk assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan.
- There is no guarantee for the preservation of the trees contained in this report, however, the preservation plan is made with the best interest intended for the trees being preserved.
- Per Oregon City Municipal Code, trees under six inches in diameter at breast height (DBH-4.5 feet above ground level) are not considered in calculations for mitigation requirements. They are included in the table in Appendix II for reference purposes only.
- Easements and setbacks are not covered in this report. A qualified surveyor is required for this information.

Discussion

Tree root systems are generally confined to the uppermost 24 to 36 inches of the soil profile. Construction activities can cause profound changes to the area surrounding tree root systems, by virtue of what has to be done for the majority of projects. Access traffic, storage of materials, grading, and trenching can result in soil compaction, crushing or severing of roots, injury to aboveground portions (trunk and branches), and drainage changes.

Cutting of roots reduces a tree's ability to supply itself with water and nutrients necessary to produce the sugars and carbohydrates necessary for sustaining life. Compaction of the soil reduces air pockets in the soil and makes it more difficult for roots to grow through it. It also slows or even prevents drainage of irrigation or storm water, which can result in excessively wet conditions, leading to root rot. Breakage and injury to a tree's trunk and branches reduce its aesthetic value, but more importantly, can leave entry points for pests and diseases.

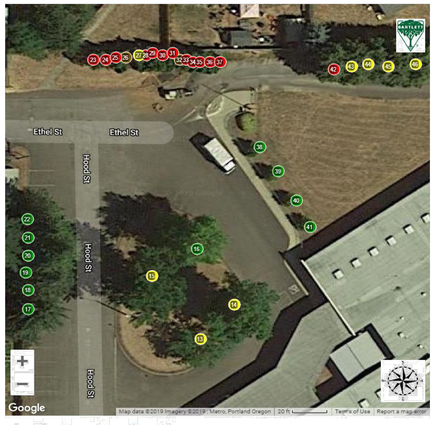
The issues above often do not appear immediately after the area surrounding a tree has been disturbed. It can be years after the project has been completed that stress signs become apparent. Reduced growth, changes in color or leaf size, branch dieback, or even tree death can follow large disturbances.

All trees to be preserved in the site plan are located on, or very near to, property lines. All existing trees surrounding the current school building are planned for removal, regardless of current state of health, due to the size if the area of disturbance within the construction envelope. None of those trees can reasonably be expected to withstand such disturbances in their living conditions. As such, removal is the only practical option.

While this report is not a hazard analysis or risk assessment, we would be remiss in not mentioning two trees in particular that do present a hazardous situation, likely in the near term. They are both western red cedars (*Thuja plicata*), numbers 42 and 52. #52 has had past branch failures, caused by the presence of co-dominant stems and bark inclusions. Its form is poor, there are multiple wounds to remaining stems, and further deterioration of its overall condition is likely. #42 also has co-dominant leaders, and more importantly, an active failure as of this writing. There is a crack in the main stem, visible from both sides, which runs from the top of the branch union, down nearly to the root flare three feet below. This tree will fail if left as it exists currently.

Appendix I – Site Maps

Map 1: Inventory of northwest corner of the property.

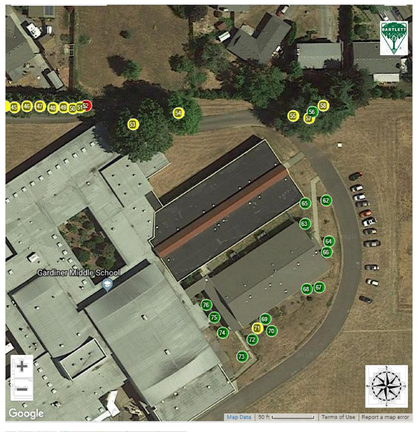


Condition: Good Fair Poor Dead

many large roots are found in the area of disturbance, then preservation is a less viable option.

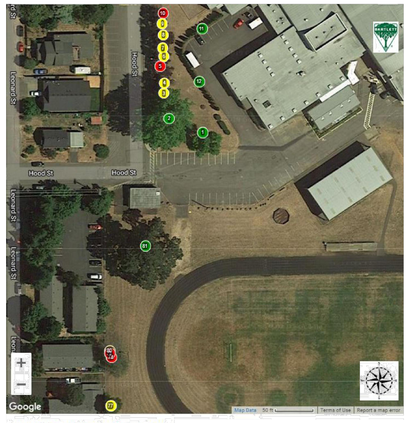
11. The Deodar cedars (*Cedrus deodara*), numbered 55-58, are outside the construction envelope, and should be preserved, as proposed.
12. In the northeast corner of the property are three volunteer plum trees (*Prunus domestica*), numbered 59-61. They are of low aesthetic value, but are outside the construction envelope, and should be preserved.
13. Trees #62-#76 should be removed because they conflict with the new track. Mitigation requirements would only apply to #63, since it is the only tree in the group with a diameter at breast height (DBH, taken to be 4.5 feet above ground level) at or above six inches.
14. All four of the sour fruiting cherries (*Prunus sp.*) on the west fence line, #77-#80, should be removed. #77 is physically growing against the existing fence. Another fence is proposed, which would potentially injure it. #78 and #79 are both in failing health, not likely to survive any disturbance. Tree #80 is already dead, making removal the only logical choice.
15. Tree #81 is the Oregon white oak (*Quercus garryana*) between the parking lot and the existing track. It has been labeled a priority tree, and its size, health, and location make it a good candidate for preservation.
16. All trees intended for preservation are to have a tree protection zone (TPZ) established with a radius of one foot per inch of trunk DBH. In the case of Tree #81, with a DBH of 57 inches, the TPZ should be a radius of 57 feet (diameter of 114 feet).
17. TPZs shall be delineated with approved construction fencing measuring a minimum of four feet in height, secured with steel posts placed a maximum of ten feet apart.
18. Approved signs shall be affixed to the fencing stating that area inside the fencing is a tree protection zone, not to be disturbed except with permission of the community development director.
19. No construction activity of any kind is to occur inside TPZs. This includes digging, trenching, grading, storage of materials, dumping of chemically injurious materials, or any traffic associated with the project.
20. TPZs must be left intact until after all final inspections following completion of construction are conducted and passed.
21. Trees that are to remain should be watered as needed to maintain their health through the course of construction.
22. The plan call for the removal of 57 trees. 37 have a DBH of six inches or greater. Three of those 37 are dead, and five more are in failing health or are hazardous, and do not count in calculations for mitigation requirements.
23. Per Table 17.41.060-1 of the Oregon City Municipal Code, the required mitigation is the planting of 54 replacement trees, two inch caliper for deciduous or six feet tall for conifers.

Map 2: Inventory of northeast corner of the property.



Condition: Good Fair Poor Dead

Map 3: Inventory of southwest corner of the property.



Condition: Good Fair Poor Dead

Recommendations

1. The trees on the west side of the building are proposed to be removed, due to interference with the proposed sports court. This affects trees numbered 1-10, which include #1, a sweetgum (*Liquidambar styraciflua*); #2, a northern red oak (*Quercus rubra*); and #3-#10, all purple leaf plums (*Prunus cerasifera*). Also impacted are two hedges of eastern Arborvitae (*Thuja occidentalis*), numbered 11 and 12. Each hedge counts as one number. The number of stems referenced in the spreadsheet of the inventory indicates the number of plants within each hedge.
2. Trees numbered 13-16 are also planned for removal, as the proposed track runs through their location. This includes one Kwanzan cherry (*Prunus serrulata*) and three sweetgums.
3. One Sitka spruce (*Picea sitchensis*) and five western red cedars should be retained and preserved. They are trees numbered 17-22. Minimal encroachment by the redevelopment project is anticipated for these trees.
4. #23-#37, all eastern Arborvitae, are proposed for preservation. #26 and #32 are both dead and should be removed. The other 12 are of poor form and condition. Their poor branch structure and overall health are such that we recommend that they be considered for removal and replacement with new plant material.
5. Trees numbered 38-41 are young western red cedars whose presence would conflict with the proposed track. As such, their removal is proposed.
6. Removal of Tree #42, a western red cedar, is highly recommended. As discussed above, its failure is imminent, and preservation is not likely to be met with any long term success.
7. Trees numbered 43-51, all western redcedars, are outside the construction envelope, making them candidates for preservation.
8. Tree #52, with is also a western redcedar, should be removed. Past stem failures and wounds on the remaining stems make long term success with preservation of this tree unlikely. Recovery to health and a form typical of the species is not likely.
9. The northern red oak, Tree #53, while proposed for preservation, is not a good candidate, due to the fact that the proposed track is likely to run right over the root flare of the tree. Installation of the track would involve severing or crushing major roots, which could potentially be a significant detriment to the tree's health and stability. Its removal should be considered.
10. Tree #54, a northern pin oak (*Quercus palustris*) in close proximity to Tree #53, is also proposed for preservation. It is set back further from the proposed track than Tree #53. We recommend that the root flare be excavated, whether by hand or with a compressed air tool (Air Spade) to determine where the main scaffold roots are located. If few large roots are in the area of the new track, preservation of the tree has a good chance of success. If

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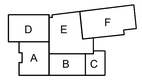

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revisions	
phase	LANDUSE
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project	18020

Tree Mitigation Report

LU4.02

48	Redcedar-Western	Thuja	plicata	13	1	8	Fair	~~Preserve~~	~~Outside construction envelope~~	~~N/A~~	2
49	Redcedar-Western	Thuja	plicata	13	1	8	Fair	~~Preserve~~	~~Outside construction envelope~~	~~N/A~~	2
50	Redcedar-Western	Thuja	plicata	20	1	8	Fair	~~Preserve~~	~~Outside construction envelope~~	~~N/A~~	3
51	Redcedar-Western	Thuja	plicata	22	1	8	Fair	~~Preserve~~	~~Outside construction envelope~~	~~N/A~~	3
52	Redcedar-Western	Thuja	plicata	12	1	6	Poor	Remove	Will not regain typical form & health	0	
53	Oak-Northern Red	Quercus	rubra	38	1	30	Fair	Remove	Conflict with new track	5	
54	Oak-Pin	Quercus	palustris	31	1	30	Fair	~~Preserve~~	~~Root investigation recommended~~	~~N/A~~	5
55	Cedar-Deodar	Cedrus	deodara	35	1	20	Fair	~~Preserve~~	~~Outside construction envelope~~	~~N/A~~	5
56	Cedar-Deodar	Cedrus	deodara	22	1	20	Good	~~Preserve~~	~~Outside construction envelope~~	~~N/A~~	3
57	Cedar-Deodar	Cedrus	deodara	29	1	15	Fair	~~Preserve~~	~~Outside construction envelope~~	~~N/A~~	4
58	Cedar-Deodar	Cedrus	deodara	35	1	20	Fair	~~Preserve~~	~~Outside construction envelope~~	~~N/A~~	5
59	Plum	Prunus	domestica	6	1	8	Fair	Preserve	Volunteer, low aesthetic value	N/A	
60	Plum	Prunus	domestica	8	1	10	Fair	Preserve	Volunteer, low aesthetic value	N/A	
61	Plum	Prunus	domestica	3	1	4	Fair	Preserve	Volunteer, low aesthetic value	N/A	
62	Redcedar-Western	Thuja	plicata	4	1	4	Good	Remove	Conflict with new track	0	
63	Redcedar-Western	Thuja	plicata	7	1	6	Good	Remove	Conflict with new track	1	
64	Redcedar-Western	Thuja	plicata	5	1	4	Good	Remove	Conflict with new track	0	
65	Maple-Vine	Acer	circinatum	2	1	3	Good	Remove	Conflict with new track	0	
66	Maple-Vine	Acer	circinatum	3	1	6	Good	Remove	Conflict with new track	0	
67	Hemlock-Western	Tsuga	heterophylla	3	1	3	Good	Remove	Conflict with new track	0	
68	Hemlock-Western	Tsuga	heterophylla	4	1	4	Good	Remove	Conflict with new track	0	
69	Hemlock-Western	Tsuga	heterophylla	4	1	6	Good	Remove	Conflict with new track	0	
70	Hemlock-Western	Tsuga	heterophylla	3	1	4	Good	Remove	Conflict with new track	0	
71	Hemlock-Western	Tsuga	heterophylla	2	1	4	Fair	Remove	Conflict with new track	0	
72	Redcedar-Western	Thuja	plicata	4	1	6	Good	Remove	Conflict with new track	0	
73	Redcedar-Western	Thuja	plicata	3	1	2	Good	Remove	Conflict with new track	0	
74	Redcedar-Western	Thuja	plicata	4	1	4	Good	Remove	Conflict with new track	0	

NOTE:
TREE #54-58 WILL BE REMOVED DUE TO CONFLICT WITH PROPOSED SHARED USE PATH.

21	Redcedar-Western	Thuja	plicata	32	1	25	Good	Preserve	Outside construction envelope	N/A	
22	Redcedar-Western	Thuja	plicata	23	1	20	Good	Preserve	Outside construction envelope	N/A	
23	Arborvitae-Eastern	Thuja	occidentalis	8	1	6	Poor	Remove	Condition is unsuitable for preservation	1	
24	Arborvitae-Eastern	Thuja	occidentalis	10	1	6	Poor	Remove	Condition is unsuitable for preservation	1	
25	Arborvitae-Eastern	Thuja	occidentalis	11	1	8	Poor	Remove	Condition is unsuitable for preservation	1	
26	Arborvitae-Eastern	Thuja	occidentalis	10	1	6	Dead	Remove	Tree is dead	0	
27	Arborvitae-Eastern	Thuja	occidentalis	10	1	6	Fair	Remove	Condition is unsuitable for preservation	1	
28	Arborvitae-Eastern	Thuja	occidentalis	9	1	6	Poor	Remove	Condition is unsuitable for preservation	1	
29	Arborvitae-Eastern	Thuja	occidentalis	10	1	6	Poor	Remove	Condition is unsuitable for preservation	1	
30	Arborvitae-Eastern	Thuja	occidentalis	7	1	4	Poor	Remove	Condition is unsuitable for preservation	1	
31	Arborvitae-Eastern	Thuja	occidentalis	9	1	6	Poor	Remove	Condition is unsuitable for preservation	1	
32	Arborvitae-Eastern	Thuja	occidentalis	7	1	6	Dead	Remove	Tree is dead	0	
33	Arborvitae-Eastern	Thuja	occidentalis	11	1	6	Poor	Remove	Condition is unsuitable for preservation	1	
34	Arborvitae-Eastern	Thuja	occidentalis	10	1	6	Poor	Remove	Condition is unsuitable for preservation	1	
35	Arborvitae-Eastern	Thuja	occidentalis	8	1	6	Poor	Remove	Condition is unsuitable for preservation	1	
36	Arborvitae-Eastern	Thuja	occidentalis	8	1	6	Poor	Remove	Condition is unsuitable for preservation	1	
37	Arborvitae-Eastern	Thuja	occidentalis	9	1	6	Poor	Remove	Condition is unsuitable for preservation	1	
38	Redcedar-Western	Thuja	plicata	4	1	6	Good	Remove	Conflict with new track	0	
39	Redcedar-Western	Thuja	plicata	4	1	6	Good	Remove	Conflict with new track	0	
40	Redcedar-Western	Thuja	plicata	4	1	6	Good	Remove	Conflict with new track	0	
41	Redcedar-Western	Thuja	plicata	4	1	6	Good	Remove	Conflict with new track	0	
42	Redcedar-Western	Thuja	plicata	22	1	8	Poor	Remove	Tree is actively failing!	0	
43	Redcedar-Western	Thuja	plicata	15	1	8	Fair	~~Preserve~~	~~Outside construction envelope~~	~~N/A~~	2
44	Redcedar-Western	Thuja	plicata	17	1	8	Fair	~~Preserve~~	~~Outside construction envelope~~	~~N/A~~	2
45	Redcedar-Western	Thuja	plicata	18	1	8	Fair	~~Preserve~~	~~Outside construction envelope~~	~~N/A~~	2
46	Redcedar-Western	Thuja	plicata	19	1	8	Fair	~~Preserve~~	~~Outside construction envelope~~	~~N/A~~	3
47	Redcedar-Western	Thuja	plicata	18	1	8	Fair	~~Preserve~~	~~Outside construction envelope~~	~~N/A~~	2

NOTE:
TREE #43-51 WILL BE REMOVED DUE TO CONFLICT WITH PROPOSED SHARED USE PATH.

Appendix II – Entire Inventory Table

Tree ID	Common Name	Genus	Species	DBH	Stems	Canopy Radius	Condition Class	Status	Comment	# to Replant
1	Sweetgum	Liquidambar	styraciflua	27	1	20	Good	Remove	Conflict with new sports court	4
2	Oak-Northern Red	Quercus	rubra	38	1	30	Good	Remove	Conflict with new sports court	5
3	Plum-Purple Leaf	Prunus	cerasifera	6	1	6	Fair	Remove	Conflict with new sports court	1
4	Plum-Purple Leaf	Prunus	cerasifera	9	1	8	Fair	Remove	Conflict with new sports court	1
5	Plum-Purple Leaf	Prunus	cerasifera	9	1	8	Poor	Remove	Conflict with new sports court	1
6	Plum-Purple Leaf	Prunus	cerasifera	10	1	8	Fair	Remove	Conflict with new sports court	1
7	Plum-Purple Leaf	Prunus	cerasifera	8	1	6	Fair	Remove	Conflict with new sports court	1
8	Plum-Purple Leaf	Prunus	cerasifera	10	1	8	Fair	Remove	Conflict with new sports court	1
9	Plum-Purple Leaf	Prunus	cerasifera	8	1	8	Fair	Remove	Conflict with new sports court	1
10	Plum-Purple Leaf	Prunus	cerasifera	9	1	6	Poor	Remove	Conflict with new sports court	1
11	Arborvitae-Eastern (2)	Thuja	occidentalis	3	20	2	Good	Remove	Conflict with new sports court	1
12	Arborvitae-Eastern (2)	Thuja	occidentalis	4	29	2	Good	Remove	Conflict with new sports court	0
13	Cherry-Flowering	Prunus	serrulata	10	1	15	Fair	Remove	Conflict with new track	0
14	Sweetgum	Liquidambar	styraciflua	32	1	15	Fair	Remove	Conflict with new track	5
15	Sweetgum	Liquidambar	styraciflua	26	1	20	Fair	Remove	Conflict with new track	4
16	Sweetgum	Liquidambar	styraciflua	25	1	20	Good	Remove	Conflict with new track	4
17	Spruce-Sitka	Picea	sitchensis	24	1	20	Good	Preserve	Outside construction envelope	N/A
18	Redcedar-Western	Thuja	plicata	29	1	20	Good	Preserve	Outside construction envelope	N/A
19	Redcedar-Western	Thuja	plicata	25	1	20	Good	Preserve	Outside construction envelope	N/A
20	Redcedar-Western	Thuja	plicata	29	1	25	Good	Preserve	Outside construction envelope	N/A

Appendix V - Certificate of Performance

I, Sean J Rinault, certify that:

- I have no current or prospective interest in the trees on the property, and have no personal interest or bias with respect to the parties involved;
- The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- No one provided significant professional assistance to me, except as indicated within this report;
- My compensation is not contingent upon the reporting of a predetermined conclusion that factors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am an International Society of Arboriculture Board Certified Master Arborist, # PN-7889B, and am tree risk assessment qualified. I am a member in good standing of the International Society of Arboriculture. I have been involved in the field of Arboriculture in a fulltime capacity for a period of twenty years.

Signed: _____

Date: 28 August, 2019

75	Redcedar-Western	Thuja	plicata	5	1	6	Good	Remove	Conflict with new track	0
76	Redcedar-Western	Thuja	plicata	4	1	4	Good	Remove	Conflict with new track	0
77	Cherry	Prunus	sp	11	1	15	Fair	Remove	Growing against existing fence	1
78	Cherry	Prunus	sp	18	1	15	Poor	Remove	Tree is in failing health	0
79	Cherry	Prunus	sp	20	1	15	Poor	Remove	Tree is in failing health	0
80	Cherry	Prunus	sp	22	1	15	Dead	Remove	Tree is dead	0
81	Oak-Oregon White	Quercus	garryana	57	1	35	Good	Preserve	High value tree adjacent to project	N/A

TOTAL MITIGATION TREES _____ 94

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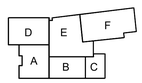
111 SW OAK, SUITE 200
PORTLAND, OR 97204
503-228-3122



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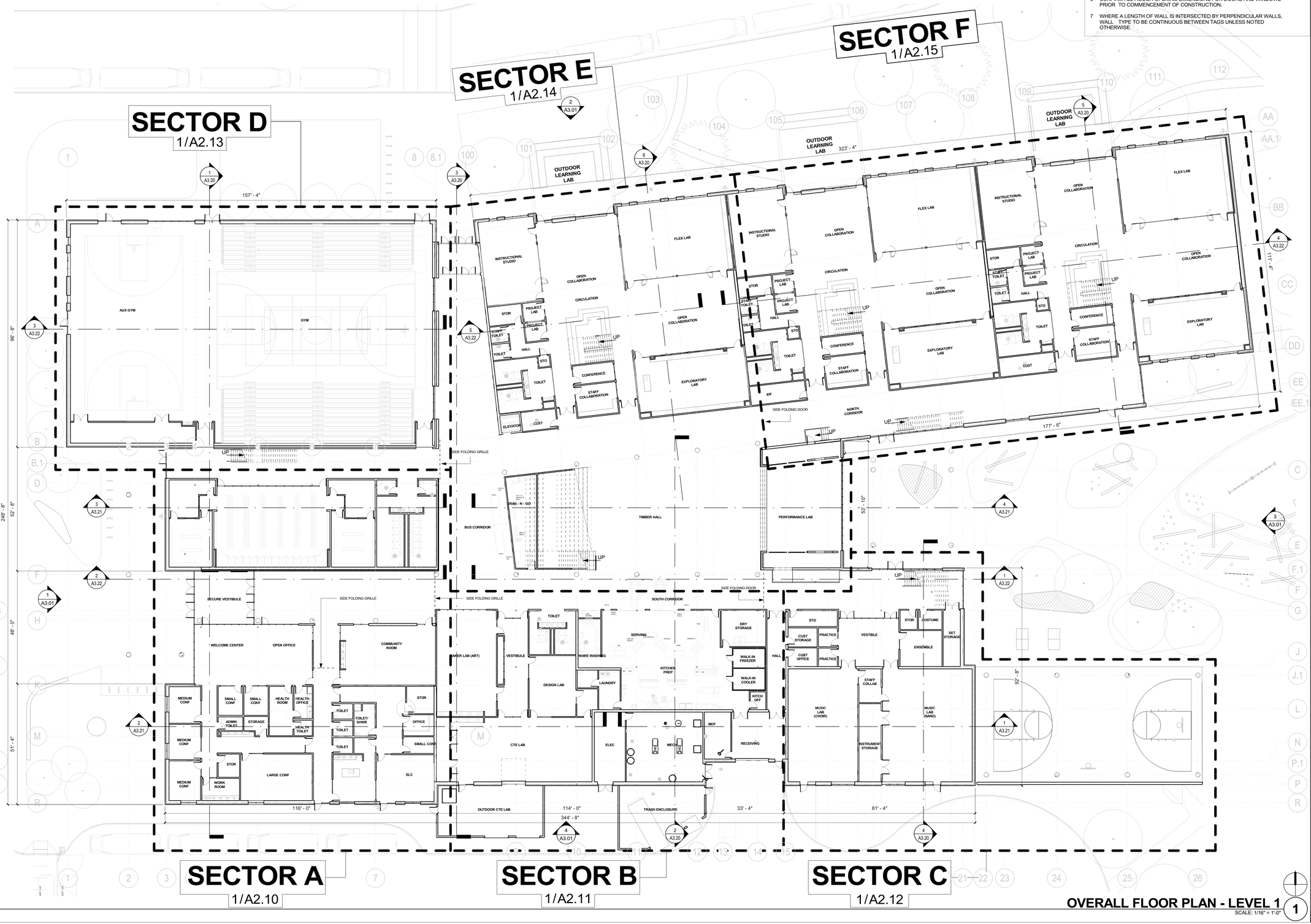
revisions	
phase	LANDUSE
date	09/16/2019
project	18020

Tree Mitigation Report

LU4.03

FLOOR PLAN NOTES:

1. CONDITIONS AND DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. TYPICAL DETAILS NOT REFERENCED ON DRAWINGS APPLY UNLESS NOTED OTHERWISE BY SPECIFIC NOTES AND DETAILS. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR THE TYPICAL CONSTRUCTION OF THE PROJECT.
2. WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED ON THE WORK, ALL SUCH MATERIAL AND METHODS ARE TO MAINTAIN STANDARDS OF THE INDUSTRY AND, WHERE APPLICABLE, MANUFACTURER'S INSTRUCTIONS.
3. LOADING OF CONSTRUCTION MATERIALS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
4. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
5. PROVIDE ALL NECESSARY ANCHORAGE BLOCKING, BACKING, FRAMING FOR HANDRAILS, DOOR STOPS, CASEWORK, SHELVING, MIRRORS, WALL MOUNTED EQUIPMENT, AND ALL OTHER ITEMS AS REQUIRED FOR COMPLETE INSTALLATION.
6. CONFIRM ALL ROUGH OPENING DIMENSIONS FOR DOORS AND WINDOWS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. WHERE A LENGTH OF WALL IS INTERSECTED BY PERPENDICULAR WALLS, WALL TYPE TO BE CONTINUOUS BETWEEN TAGS UNLESS NOTED OTHERWISE.



OVERALL FLOOR PLAN - LEVEL 1
SCALE: 1/16" = 1'-0"

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GARDINER MIDDLE SCHOOL

OREGON CITY SCHOOL DISTRICT
180 Ethel Street, Oregon City, Oregon 97045

NOT FOR CONSTRUCTION

key plan

revisions	

phase	80% DESIGN DEVELOPMENT
date	AUGUST 30, 2019
project	18020

OVERALL FLOOR PLAN
LEVEL 1

A2.01

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NOTE: SEE CIVIL C3.00 AND LANDSCAPE L2.00 FOR SITE PLAN

FLOOR PLAN NOTES:

1. CONDITIONS AND DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. TYPICAL DETAILS NOT REFERENCED ON DRAWINGS APPLY UNLESS NOTED OTHERWISE BY SPECIFIC NOTES AND DETAILS. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR THE TYPICAL CONSTRUCTION OF THE PROJECT.
2. WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED ON THE WORK, ALL SUCH MATERIAL AND METHODS ARE TO MAINTAIN STANDARDS OF THE INDUSTRY AND, WHERE APPLICABLE, MANUFACTURER'S INSTRUCTIONS.
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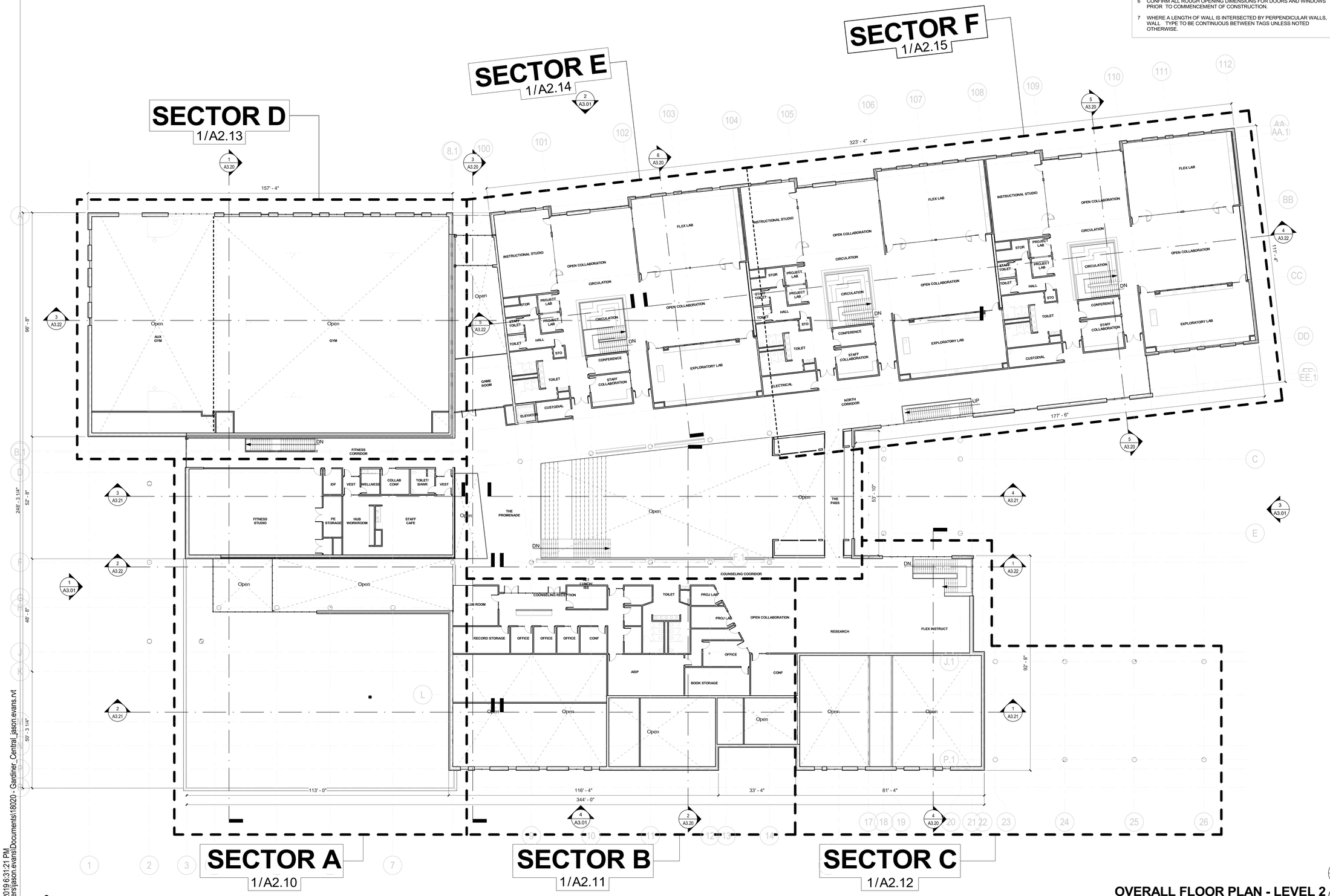
5. PROVIDE ALL NECESSARY ANCHORAGE BLOCKING, BACKING, FRAMING FOR HANDRAILS, DOOR STOPS, CASEWORK, SHELVING, MIRRORS, WALL MOUNTED EQUIPMENT, AND ALL OTHER ITEMS AS REQUIRED FOR COMPLETE INSTALLATION.
6. CONFIRM ALL ROUGH OPENING DIMENSIONS FOR DOORS AND WINDOWS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. WHERE A LENGTH OF WALL IS INTERSECTED BY PERPENDICULAR WALLS, WALL TYPE TO BE CONTINUOUS BETWEEN TAGS UNLESS NOTED OTHERWISE.



OVERALL FLOOR PLAN - LEVEL 2
SCALE: 1/16" = 1'-0"

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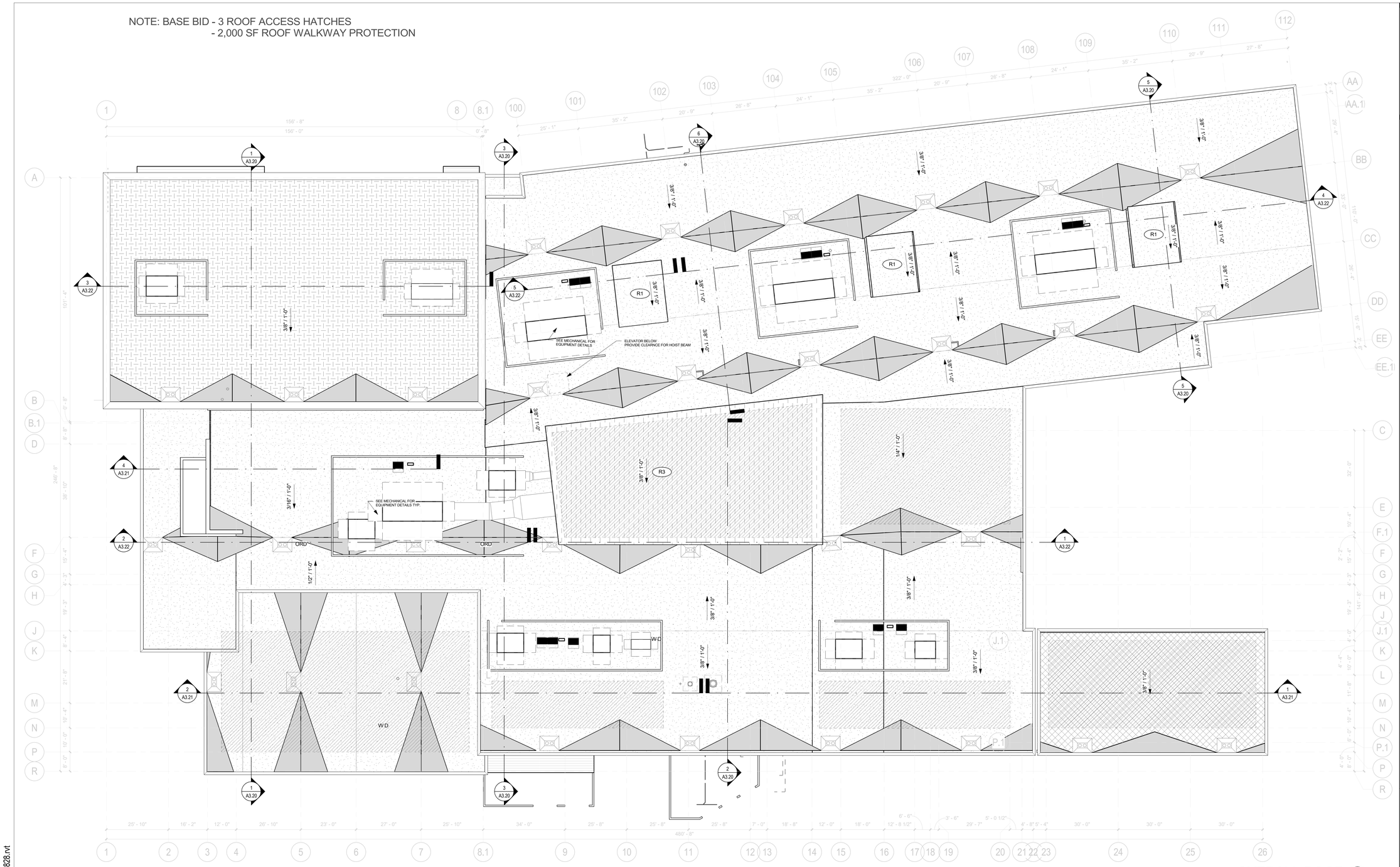
date	AUGUST 30, 2019
project	18020

OVERALL FLOOR PLAN
LEVEL 2

A2.02

NOTE: BASE BID - 3 ROOF ACCESS HATCHES
- 2,000 SF ROOF WALKWAY PROTECTION



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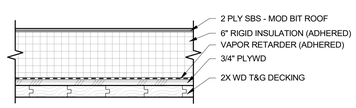

Roof Type R3 (4)
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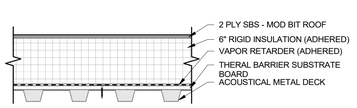

Roof Type R2 (3)
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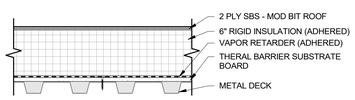

Roof Type R1 (2)
SCALE:1 1/2" = 1'-0"

ROOF PLAN LEGEND:

ROOF TYPES
- ROOF TYPE - R1
- ROOF TYPE - R2
- ROOF TYPE - R3
- ROOF TYPE - R3

PLAN OVERLAYS
- BUILT-UP INSULATION / CRICKET
- MECHANICAL SCREEN W/ 6" X 6" STEEL PIPE AT 5'-0" O.C.
- MECHANICAL UNIT
- PHOTOVOLTIAC ARRAY

- ORD — ROOF DRAIN / OVERFLOW DRAIN WITH SUMP
- RD — ROOF DRAIN WITH SUMP
- SC — OVERFLOW SCUPPER
- DS — DOWNSPOUT
- SG — SHEET METAL GUTTER
- RT — ROOF TIE-OFF (ROOF MOUNTED)
- RT — ROOF TIE-OFF (MOUNTED ON MECHANICAL SCREEN STRUCTURE)
- M — ROOFTOP MECHANICAL UNIT
- RH-X — ROOF HATCH
- SH — SMOKE HATCH
- MECHANICAL EQUIPMENT
- WALKWAY PADS

ROOF PLAN NOTES:

1. NOT ALL ROOF PENETRATIONS ARE SHOWN. COORDINATE WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS.
2. LOADING OF CONSTRUCTION MATERIALS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

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phase	80% DESIGN DEVELOPMENT
date	AUGUST 30, 2019
project	18020

OVERALL FLOOR PLAN
ROOF LEVEL

A2.03

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EXTERIOR ELEVATION OVERALL - SOUTH 4
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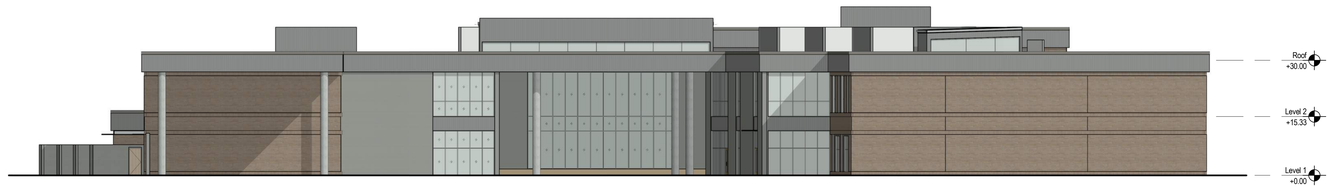

EXTERIOR ELEVATION OVERALL - EAST 3
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EXTERIOR ELEVATION OVERALL - NORTH 2
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATION OVERALL - WEST 1
SCALE: 1/16" = 1'-0"

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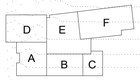

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revisions

phase	100% DD REVIEW
date	09/16/2019
project	18020

EXTERIOR ELEVATIONS OVERALL

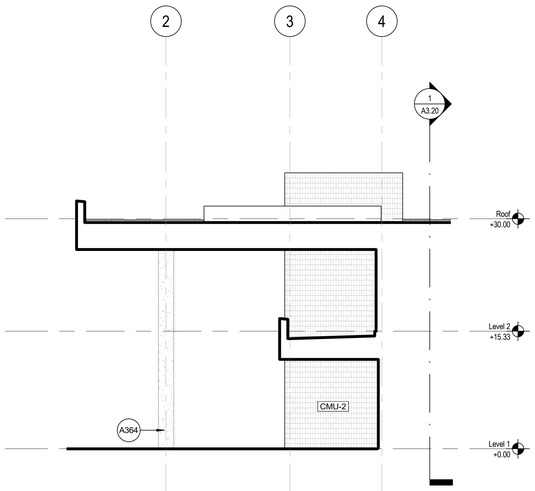
A3.01

LEGEND:

- BV-1 FACE BRICK
- CMU-1 CONCRETE MASONRY UNITS
- MWP-1 METAL WALL PANEL SYSTEM (HORIZONTAL RIB)
- MWP-2 METAL WALL PANEL SYSTEM (PENCIL RIB)
- ALUMINUM STOREFRONT, SEE ALUMINUM STOREFRONT TYPES FOR DETAILS
- PE SPEAKER, SEE TECHNOLOGY DRAWINGS
- WIFI CONNECTION, SEE TECHNOLOGY DRAWINGS
- SECURITY CAMERA - PROVIDE FACEPLATE FOR FUTURE INSTALLATION, SEE TECHNOLOGY DRAWINGS
- WALL MOUNTED LIGHT, SEE ELECTRICAL
- CJ MASONRY CONTROL JOINT
- LINE OF ROOF BEYOND OR WALL FINISH BELOW GRADE
- FACE BRICK STEEL SUPPORT ANGLE - SEE AND STRUCTURAL DWGS

KEYNOTES

A364 CONCRETE COLUMN. SEE STRUCTURAL.
A365 PRE-FINISHED SHEET METAL PARAPET CAP.
A366 BRICK SOLDIER COURSE.
A367 MECHANICAL SCREEN BEYOND ROOF PARAPET.
A368 MECHANICAL EQUIPMENT. SEE MECHANICAL.



ENLARGED ELEVATION 4
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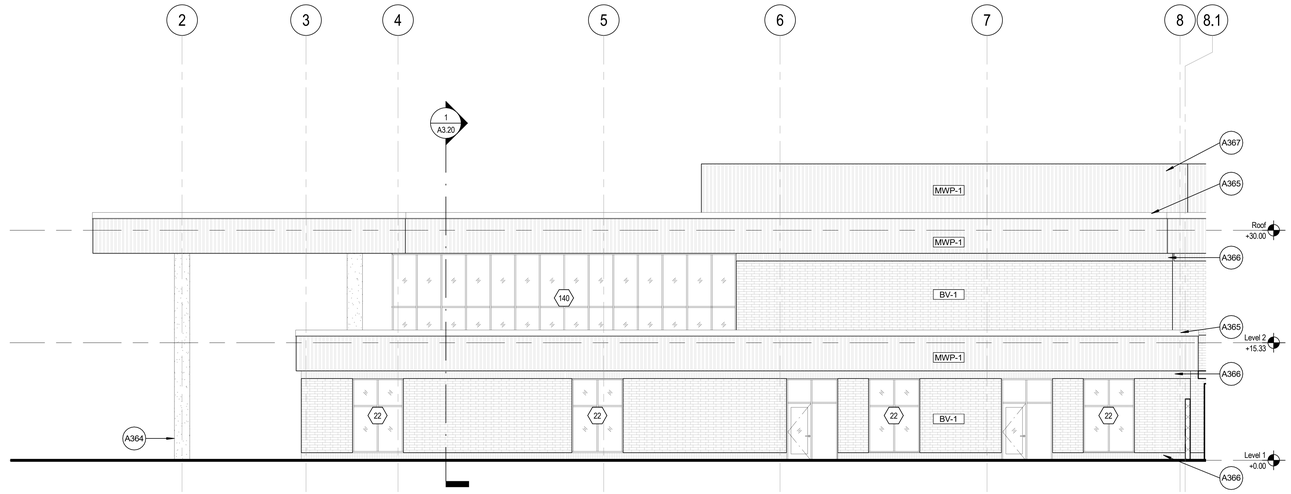

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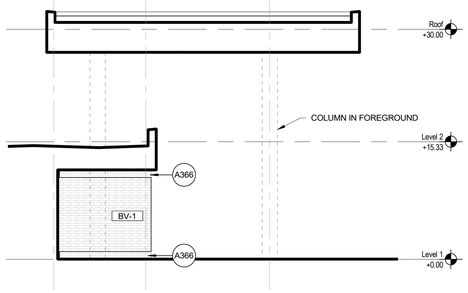

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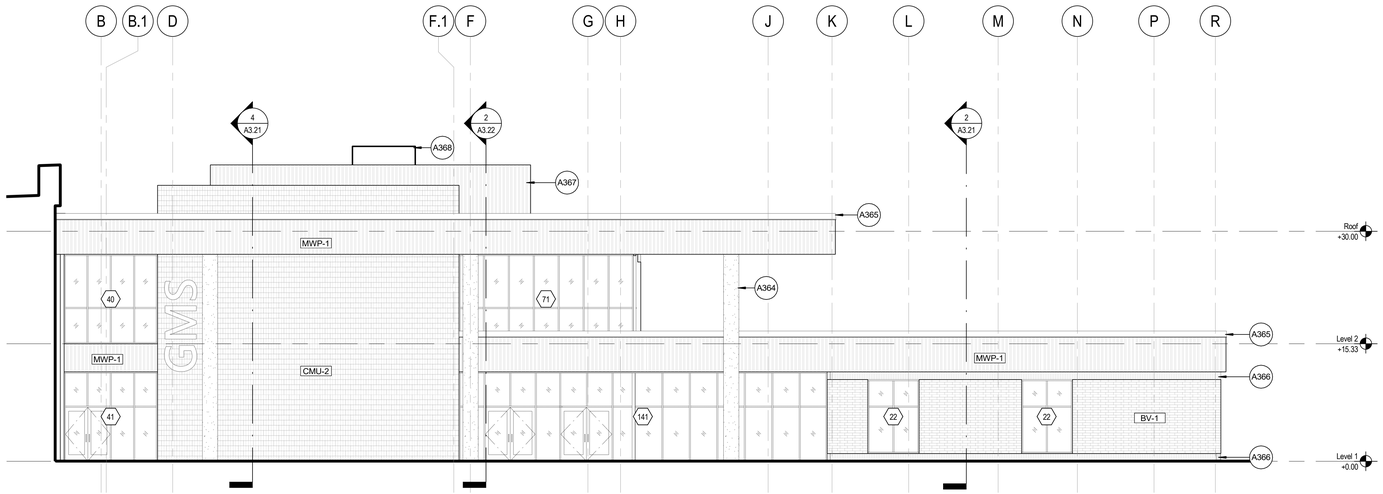

ENLARGED ELEVATION 1
SCALE: 1/8" = 1'-0"

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180 Ethel Street, Oregon City, Oregon 97045

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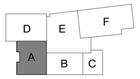

key plan

revisions

phase	80% DESIGN DEVELOPMENT
date	AUGUST 30, 2019
project	18020

ENLARGED EXTERIOR ELEVATIONS - SECTOR A

A3.10

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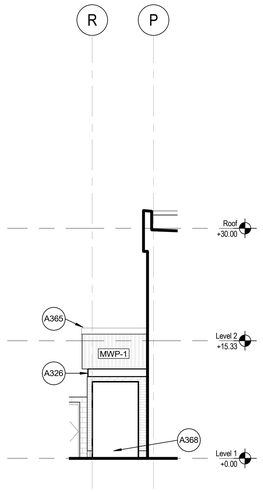
LEGEND:

- BV-1 FACE BRICK
- CMU-1 CONCRETE MASONRY UNITS
- MWP-1 METAL WALL PANEL SYSTEM (HORIZONTAL RIB)
- MWP-2 METAL WALL PANEL SYSTEM (PENCIL RIB)
- ALUMINUM STOREFRONT, SEE ALUMINUM STOREFRONT TYPES FOR DETAILS
- SPEAKER, SEE TECHNOLOGY DRAWINGS
- WIFI CONNECTION, SEE TECHNOLOGY DRAWINGS
- SECURITY CAMERA - PROVIDE FACEPLATE FOR FUTURE INSTALLATION, SEE TECHNOLOGY DRAWINGS
- WALL MOUNTED LIGHT, SEE ELECTRICAL
- CJ — MASONRY CONTROL JOINT
- LINE OF ROOF BEYOND OR WALL FINISH BELOW GRADE
- FACE BRICK STEEL SUPPORT ANGLE - SEE AND STRUCTURAL DWGS

KEYNOTES

A326 CANOPY
A365 PRE-FINISHED SHEET METAL PARAPET CAP.
A366 BRICK SOLDIER COURSE.
A368 MECHANICAL EQUIPMENT. SEE MECHANICAL.
A369 OVERHEAD COILING DOOR.



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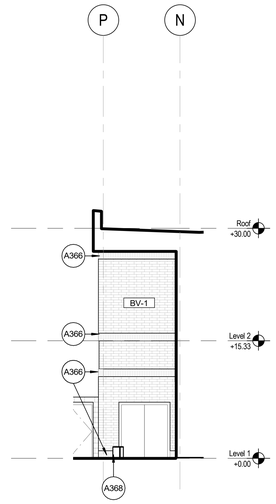

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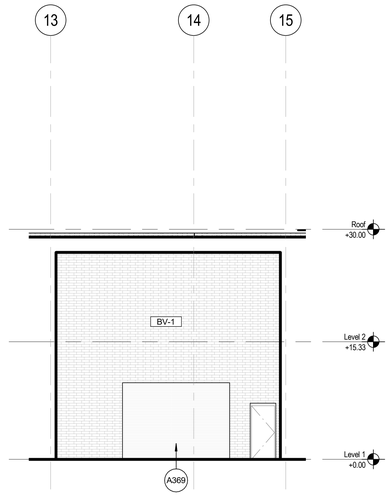

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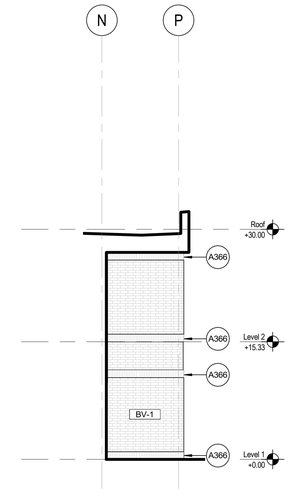

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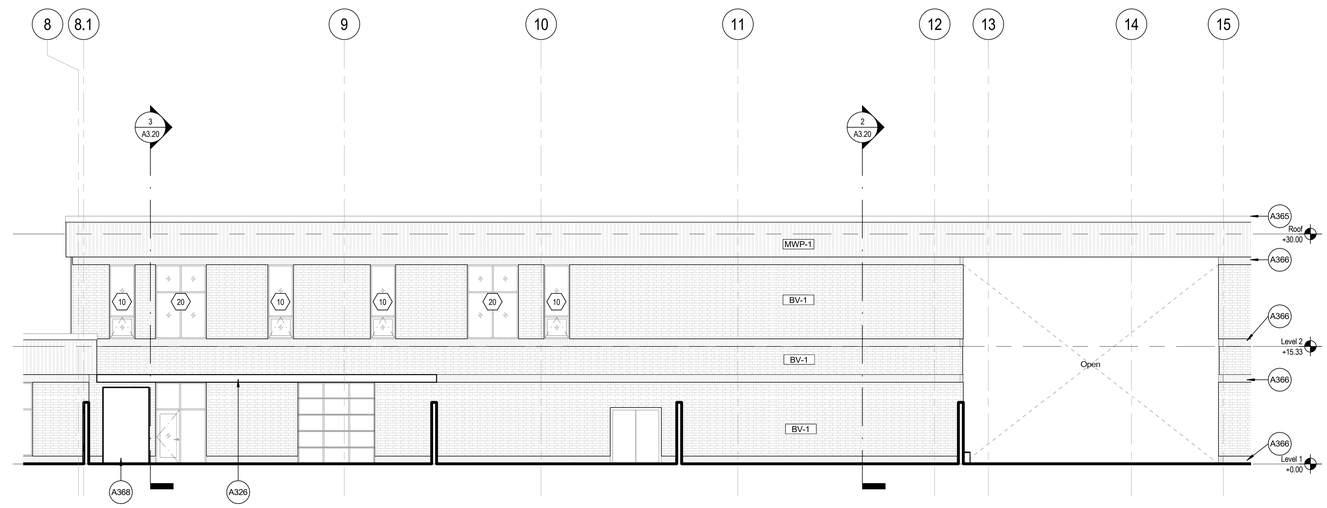

ENLARGED ELEVATION 1
SCALE: 1/8" = 1'-0"

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Oregon City School District

GARDINER MIDDLE SCHOOL

OREGON CITY SCHOOL DISTRICT
180 Ethel Street, Oregon City, Oregon 97045

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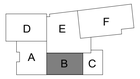

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revisions

phase	80% DESIGN DEVELOPMENT
date	AUGUST 30, 2019
project	18020

ENLARGED EXTERIOR ELEVATIONS - SECTOR B

A3.11

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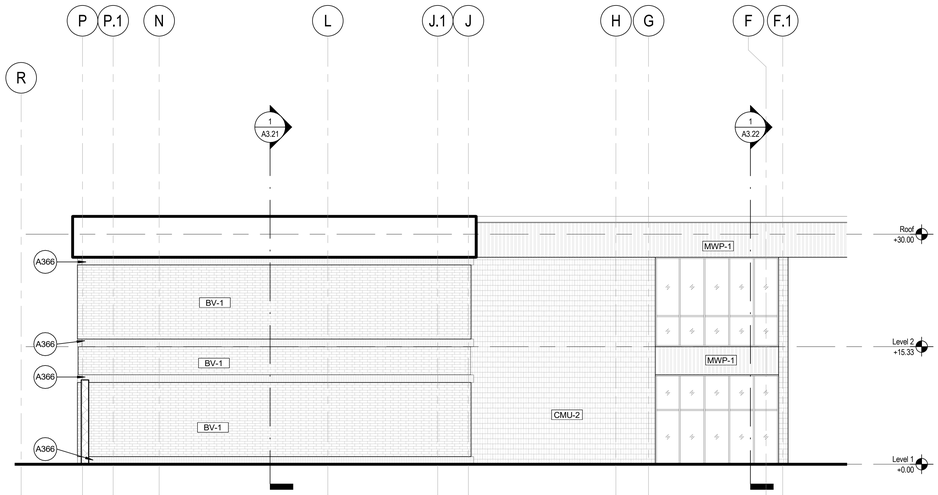
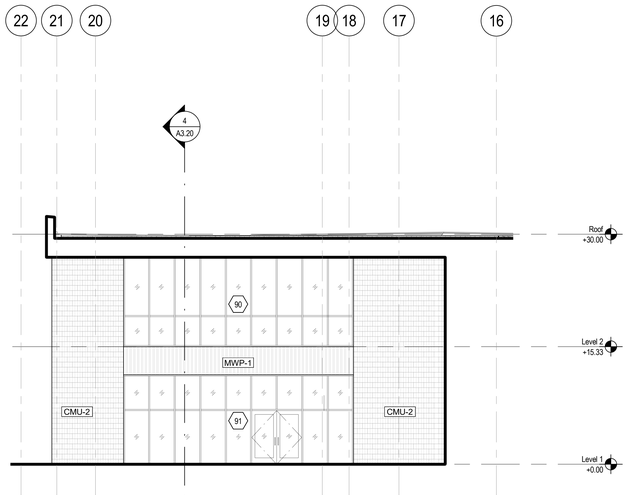


ENLARGED ELEVATION 7
SCALE: 1/8" = 1'-0"



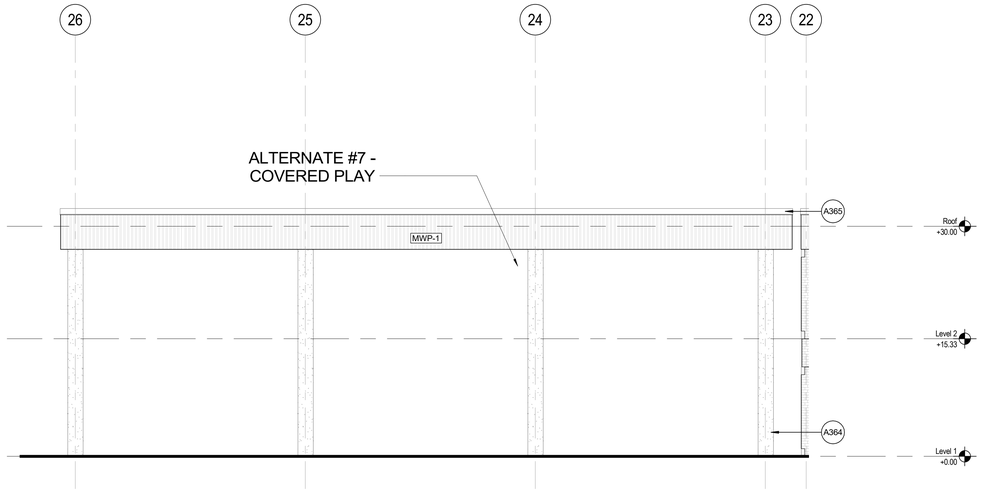
ENLARGED ELEVATION 6
SCALE: 1/8" = 1'-0"

LEGEND:

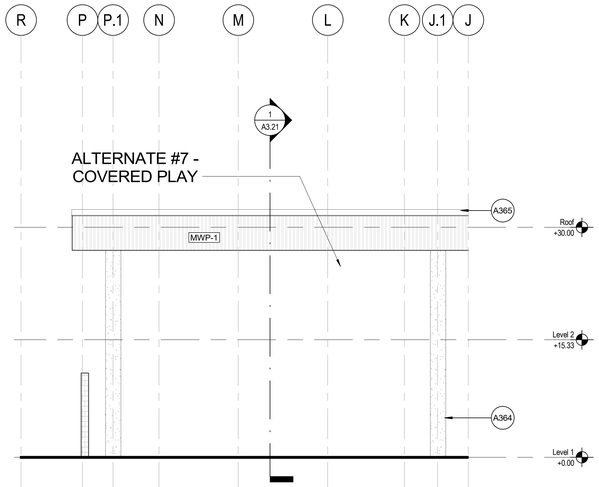
- BV-1 FACE BRICK
- CMU-1 CONCRETE MASONRY UNITS
- MWP-1 METAL WALL PANEL SYSTEM (HORIZONTAL RIB)
- MWP-2 METAL WALL PANEL SYSTEM (PENCIL RIB)
- ALUMINUM STOREFRONT, SEE ALUMINUM STOREFRONT TYPES FOR DETAILS
- PH SPEAKER, SEE TECHNOLOGY DRAWINGS
- WIFI CONNECTION, SEE TECHNOLOGY DRAWINGS
- SECURITY CAMERA - PROVIDE FACEPLATE FOR FUTURE INSTALLATION, SEE TECHNOLOGY DRAWINGS
- WALL MOUNTED LIGHT, SEE ELECTRICAL
- CJ MASONRY CONTROL JOINT
- LINE OF ROOF BEYOND OR WALL FINISH BELOW GRADE
- FACE BRICK STEEL SUPPORT ANGLE - SEE AND STRUCTURAL DWGS

KEYNOTES

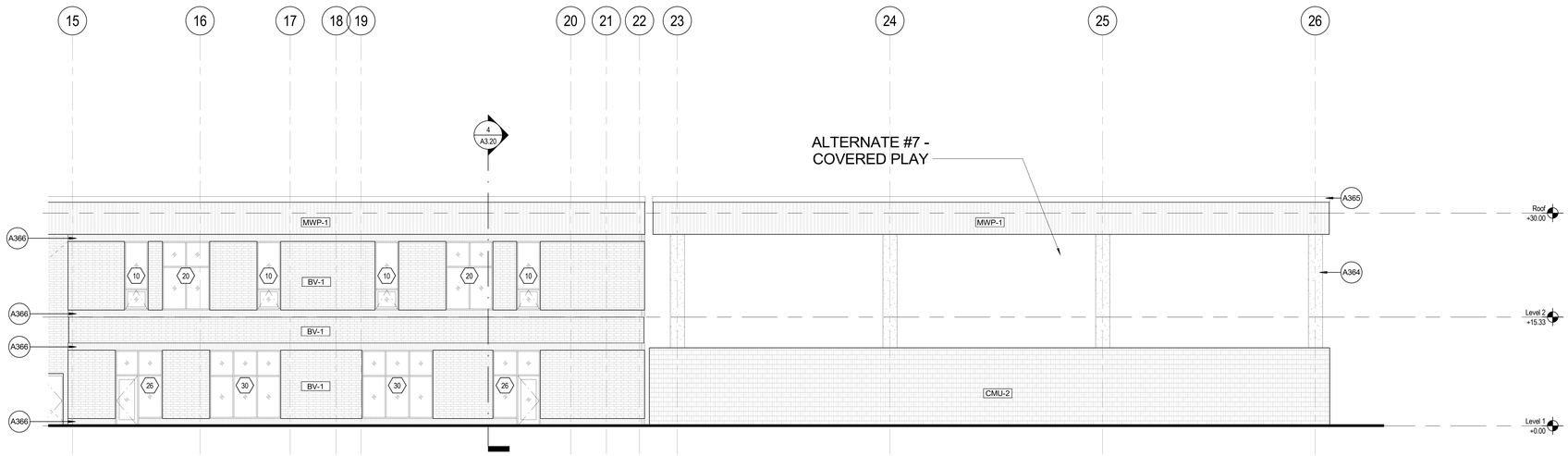
A364 CONCRETE COLUMN. SEE STRUCTURAL.
A365 PRE-FINISHED SHEET METAL PARAPET CAP.
A366 BRICK SOLDIER COURSE.



ENLARGED ELEVATION 9
SCALE: 1/8" = 1'-0"



ENLARGED ELEVATION 10
SCALE: 1/8" = 1'-0"



ENLARGED ELEVATION 8
SCALE: 1/8" = 1'-0"

BR|IC ARCHITECTURE, INC.

Oregon City School District

GARDINER MIDDLE SCHOOL

OREGON CITY SCHOOL DISTRICT
180 Ethel Street, Oregon City, Oregon 97045

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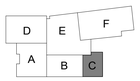

key plan

revisions

phase	80% DESIGN DEVELOPMENT
date	AUGUST 30, 2019
project	18020

ENLARGED EXTERIOR ELEVATIONS - SECTOR C

A3.12

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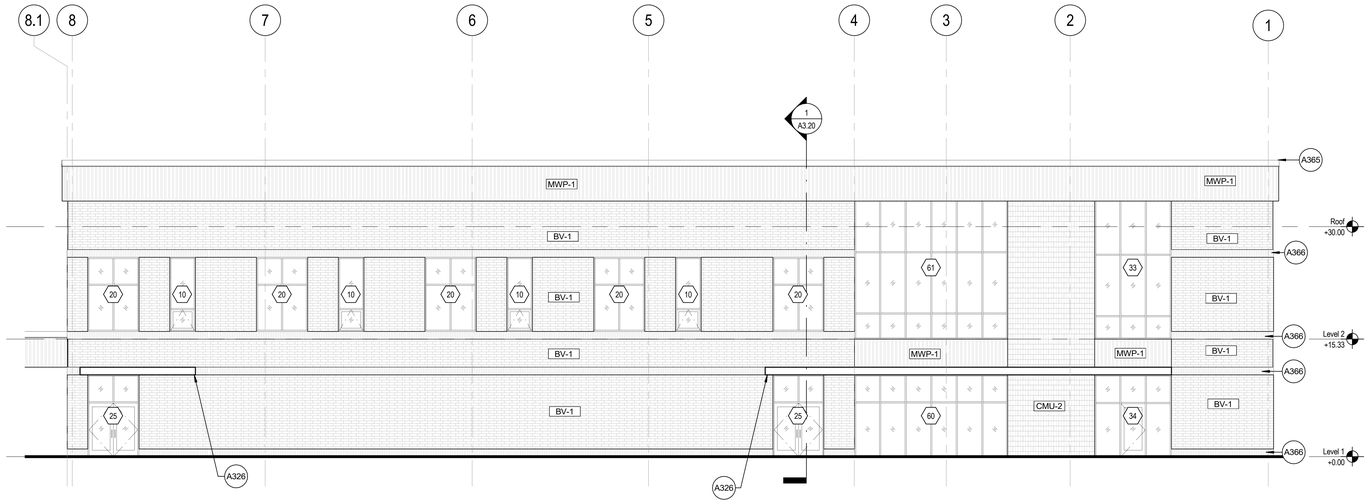
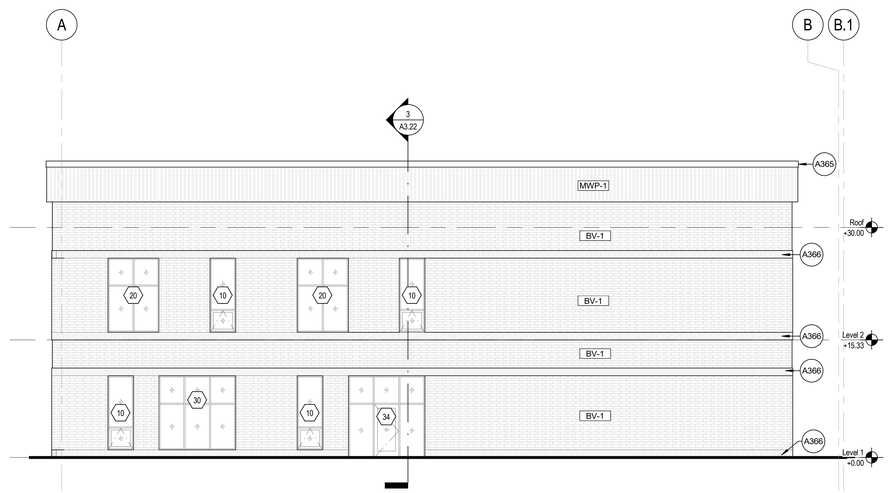


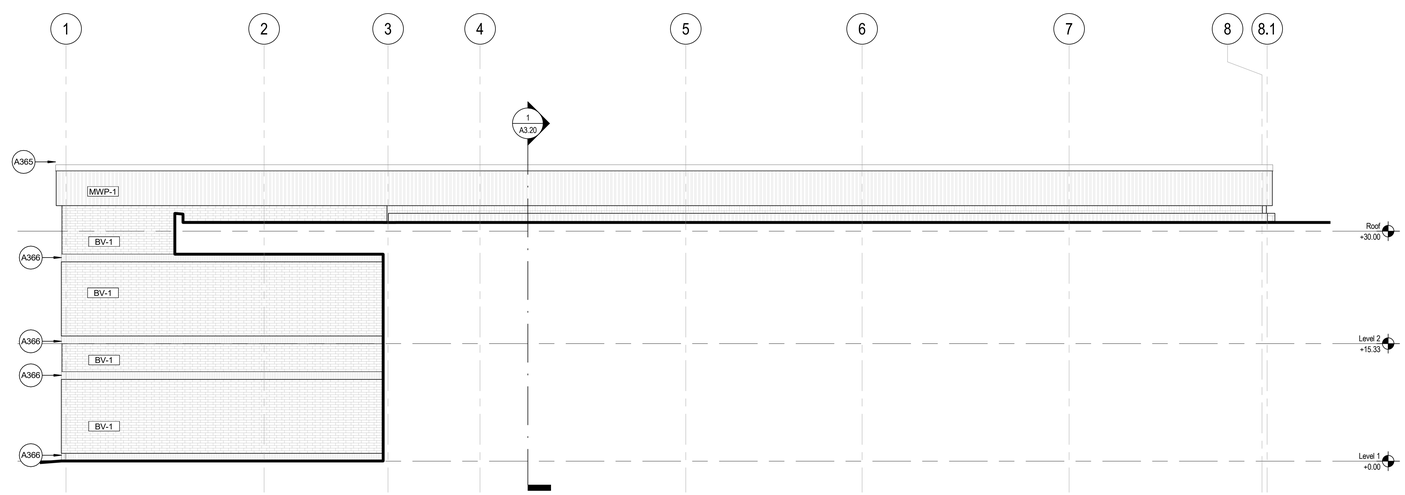
ENLARGED ELEVATION 7

SCALE: 1/8" = 1'-0"



ENLARGED ELEVATION 6

SCALE: 1/8" = 1'-0"



ENLARGED ELEVATION 1

SCALE: 1/8" = 1'-0"
SEE 1/A3.12 FOR TYP ANNOTATIONS

LEGEND:

- BV-1 FACE BRICK
- CMU-1 CONCRETE MASONRY UNITS
- MWP-1 METAL WALL PANEL SYSTEM (HORIZONTAL RIB)
- MWP-2 METAL WALL PANEL SYSTEM (PENCIL RIB)
- ALUMINUM STOREFRONT, SEE ALUMINUM STOREFRONT TYPES FOR DETAILS
- SPEAKER, SEE TECHNOLOGY DRAWINGS
- WIFI CONNECTION, SEE TECHNOLOGY DRAWINGS
- SECURITY CAMERA - PROVIDE FACEPLATE FOR FUTURE INSTALLATION, SEE TECHNOLOGY DRAWINGS
- WALL MOUNTED LIGHT, SEE ELECTRICAL
- CJ — MASONRY CONTROL JOINT
- LINE OF ROOF BEYOND OR WALL FINISH BELOW GRADE
- FACE BRICK STEEL SUPPORT ANGLE - SEE AND STRUCTURAL DWGS

KEYNOTES

A326 CANOPY
A365 PRE-FINISHED SHEET METAL PARAPET CAP.
A366 BRICK SOLDIER COURSE.

BR|IC ARCHITECTURE, INC.

Oregon City School District

GARDINER MIDDLE SCHOOL

OREGON CITY SCHOOL DISTRICT
180 Ethel Street, Oregon City, Oregon 97045

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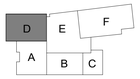

key plan

revisions

phase	80% DESIGN DEVELOPMENT
date	AUGUST 30, 2019
project	18020

ENLARGED EXTERIOR ELEVATIONS - SECTOR D

A3.13

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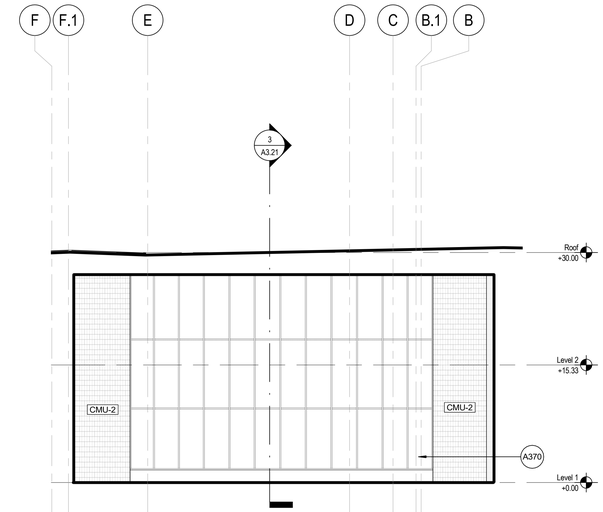


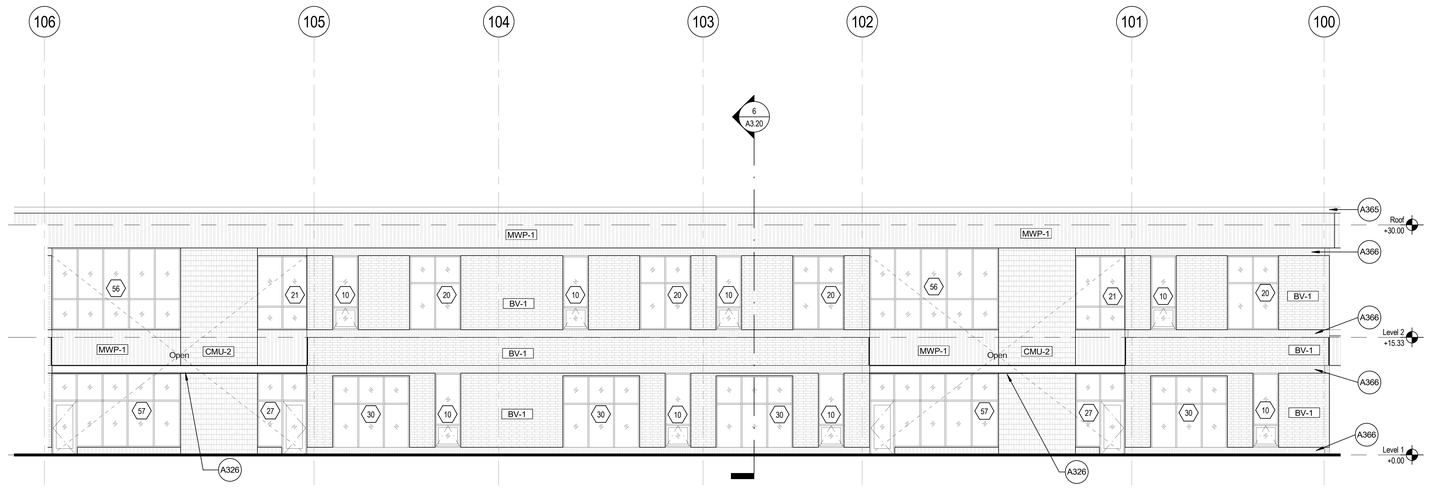
ENLARGED ELEVATION 1
SCALE: 1/8" = 1'-0"

LEGEND:

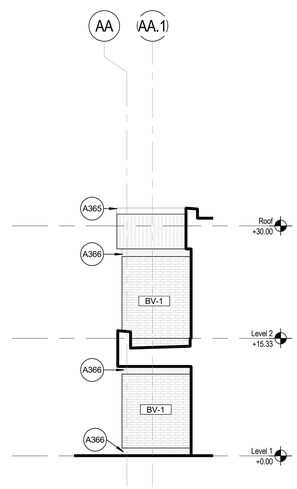
- BV-1 FACE BRICK
- CMU-1 CONCRETE MASONRY UNITS
- MWP-1 METAL WALL PANEL SYSTEM (HORIZONTAL RIB)
- MWP-2 METAL WALL PANEL SYSTEM (PENCIL RIB)
- ALUMINUM STOREFRONT. SEE ALUMINUM STOREFRONT TYPES FOR DETAILS
- SPEAKER, SEE TECHNOLOGY DRAWINGS
- WIFI CONNECTION, SEE TECHNOLOGY DRAWINGS
- SECURITY CAMERA - PROVIDE FACEPLATE FOR FUTURE INSTALLATION. SEE TECHNOLOGY DRAWINGS
- WALL MOUNTED LIGHT, SEE ELECTRICAL
- CJ — MASONRY CONTROL JOINT
- LINE OF ROOF BEYOND OR WALL FINISH BELOW GRADE
- FACE BRICK STEEL SUPPORT ANGLE - SEE AND STRUCTURAL DWGS

KEYNOTES

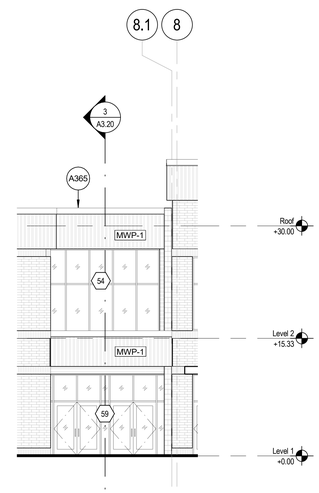
A326	CANOPY
A365	PRE-FINISHED SHEET METAL PARAPET CAP.
A366	BRICK SOLDIER COURSE.
A370	CURTAIN WALL



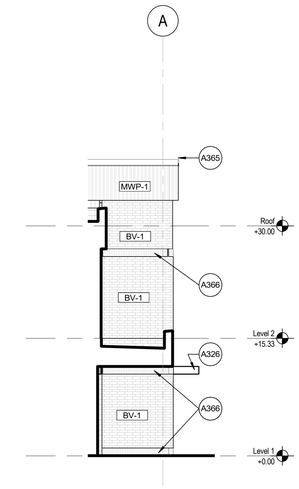
ENLARGED ELEVATION 4
SCALE: 1/8" = 1'-0"



ENLARGED ELEVATION 7
SCALE: 1/8" = 1'-0"



ENLARGED ELEVATION 5
SCALE: 1/8" = 1'-0"



ENLARGED ELEVATION 6
SCALE: 1/8" = 1'-0"

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Oregon City
School District

GARDINER MIDDLE SCHOOL

OREGON CITY SCHOOL DISTRICT
180 Ethel Street, Oregon City, Oregon 97045

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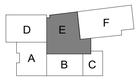

key plan

revisions

phase	80% DESIGN DEVELOPMENT
date	AUGUST 30, 2019
project	18020

ENLARGED EXTERIOR ELEVATIONS - SECTOR E

A3.14

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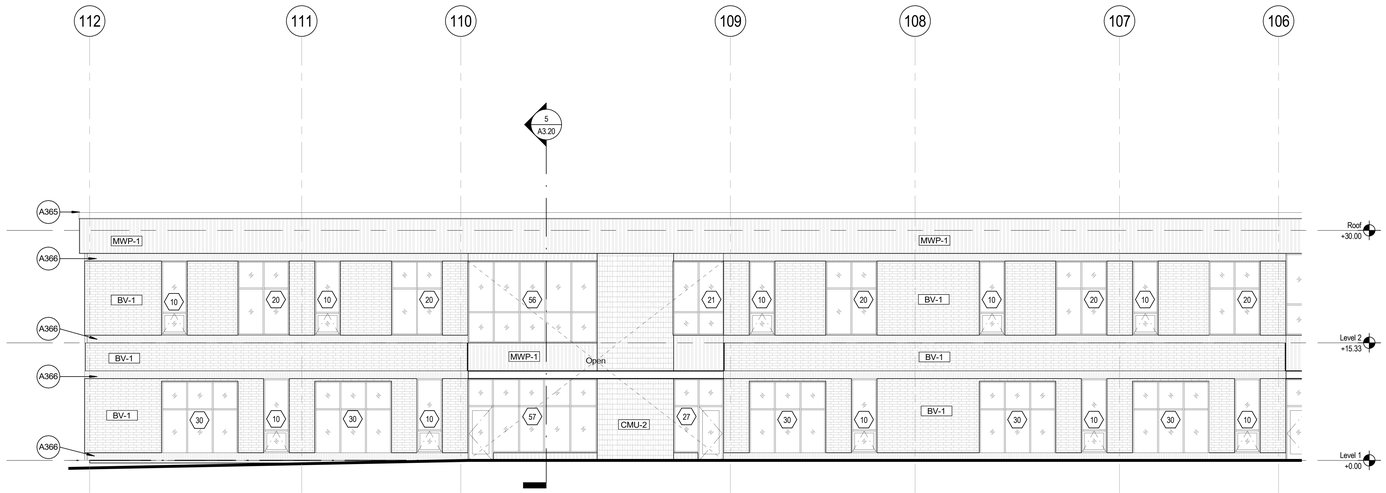
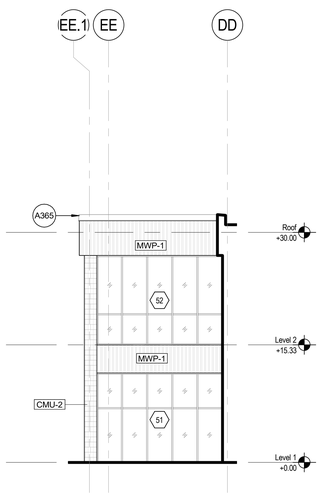


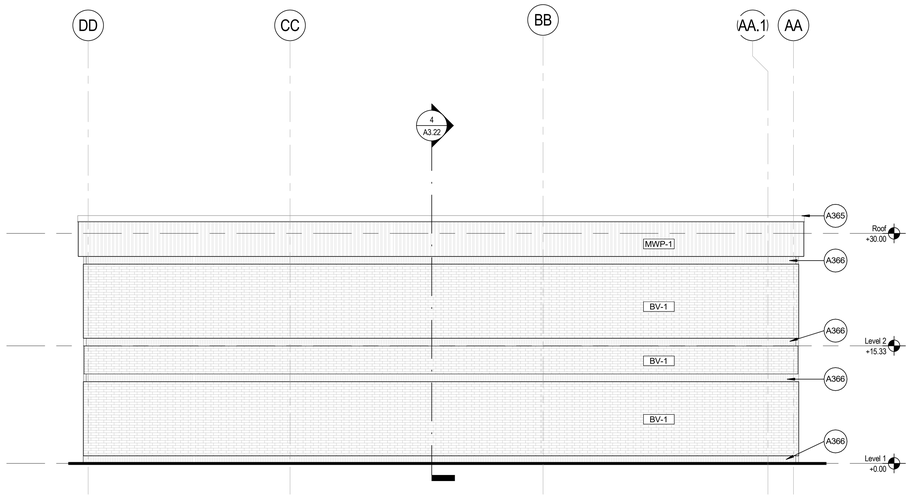
ENLARGED ELEVATION 1

SCALE: 1/8" = 1'-0"



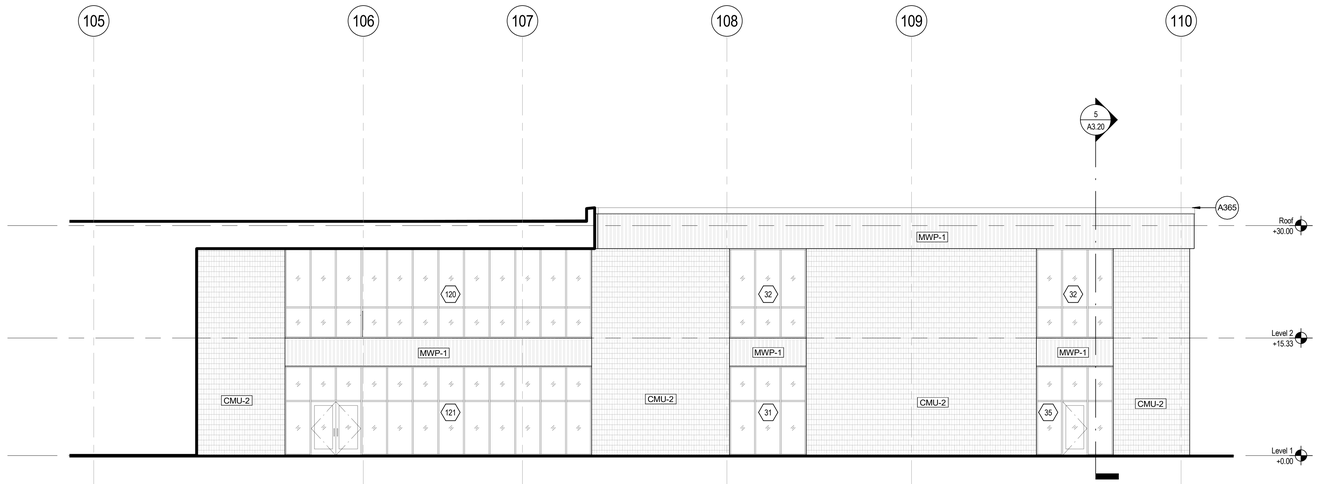
ENLARGED ELEVATION 5

SCALE: 1/8" = 1'-0"



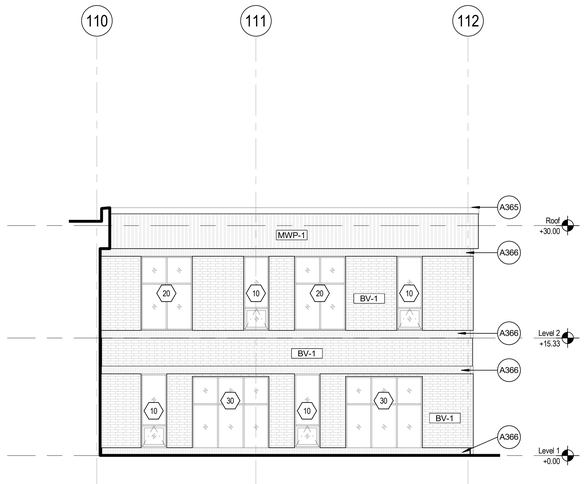
ENLARGED ELEVATION 2

SCALE: 1/8" = 1'-0"



ENLARGED ELEVATION 3

SCALE: 1/8" = 1'-0"



ENLARGED ELEVATION 4

SCALE: 1/8" = 1'-0"

LEGEND:

- BV-1 FACE BRICK
- CMU-1 CONCRETE MASONRY UNITS
- MWP-1 METAL WALL PANEL SYSTEM (HORIZONTAL RIB)
- MWP-2 METAL WALL PANEL SYSTEM (PENCIL RIB)
- ALUMINUM STOREFRONT, SEE ALUMINUM STOREFRONT TYPES FOR DETAILS
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- WIFI CONNECTION, SEE TECHNOLOGY DRAWINGS
- SECURITY CAMERA - PROVIDE FACEPLATE FOR FUTURE INSTALLATION, SEE TECHNOLOGY DRAWINGS
- WALL MOUNTED LIGHT, SEE ELECTRICAL
- CJ MASONRY CONTROL JOINT
- LINE OF ROOF BEYOND OR WALL FINISH BELOW GRADE
- FACE BRICK STEEL SUPPORT ANGLE - SEE AND STRUCTURAL DWGS

KEYNOTES

A365 PRE-FINISHED SHEET METAL PARAPET CAP.
A366 BRICK SOLDIER COURSE.

BR|IC ARCHITECTURE, INC.

Oregon City School District

GARDINER MIDDLE SCHOOL

OREGON CITY SCHOOL DISTRICT
180 Ethel Street, Oregon City, Oregon 97045

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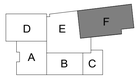

k e y p l a n

revisions

phase	80% DESIGN DEVELOPMENT
date	AUGUST 30, 2019
project	18020

ENLARGED EXTERIOR ELEVATIONS - SECTOR F

A3.15

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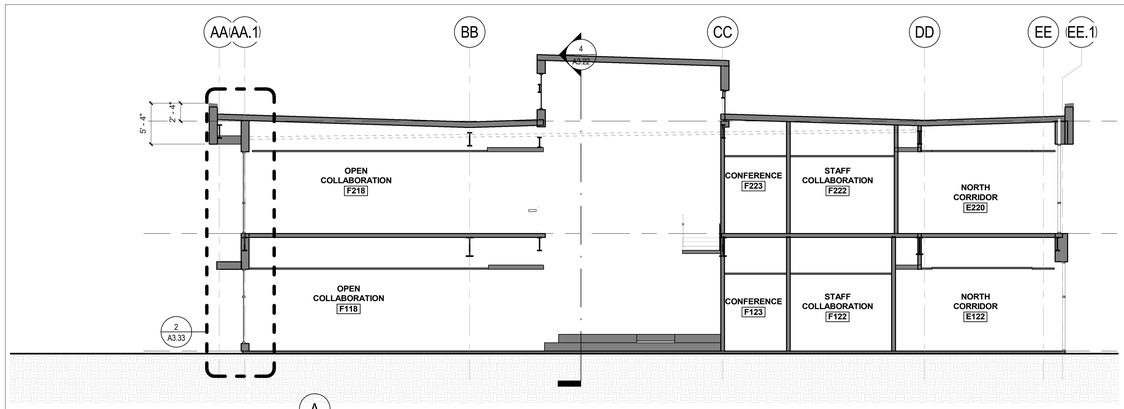
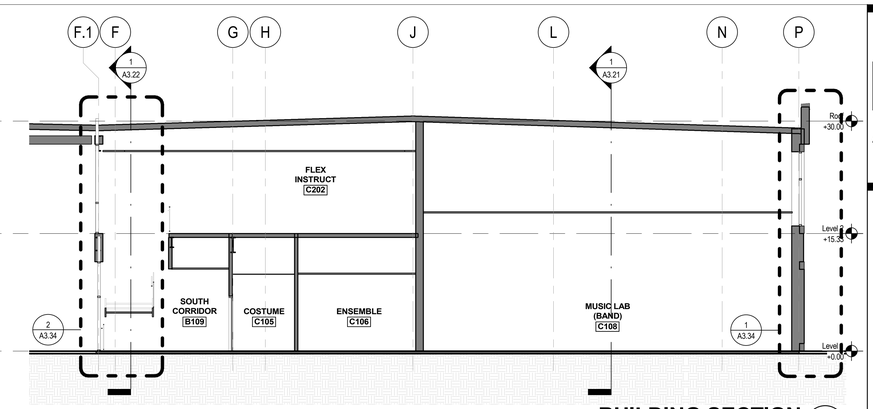
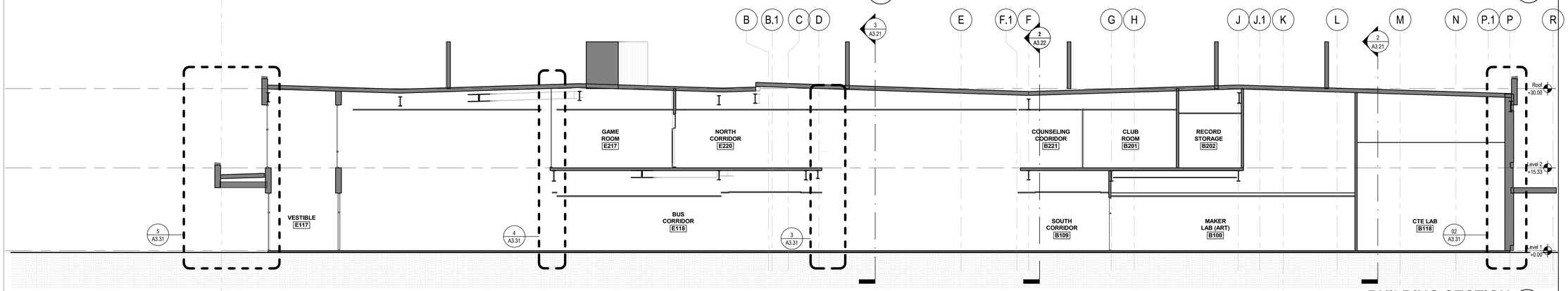


Section 1 5
SCALE: 1/8" = 1'-0"



BUILDING SECTION 4
SCALE: 1/8" = 1'-0"



BUILDING SECTION 3
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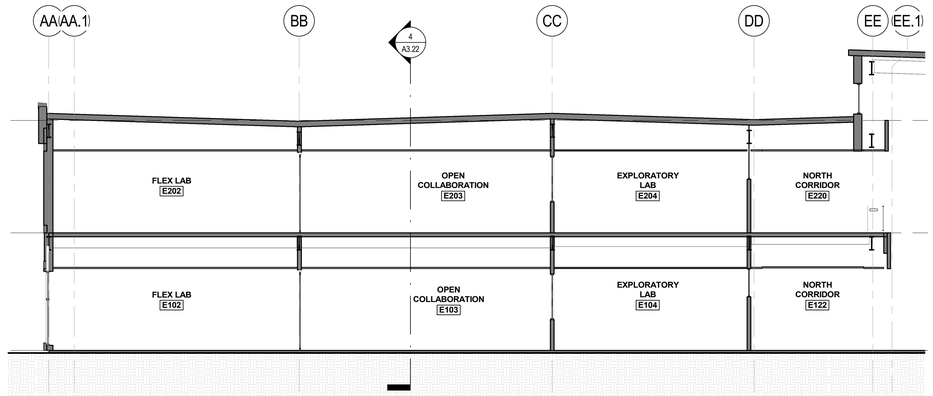

D BS NS3.2 - Learning Neighborhood 6
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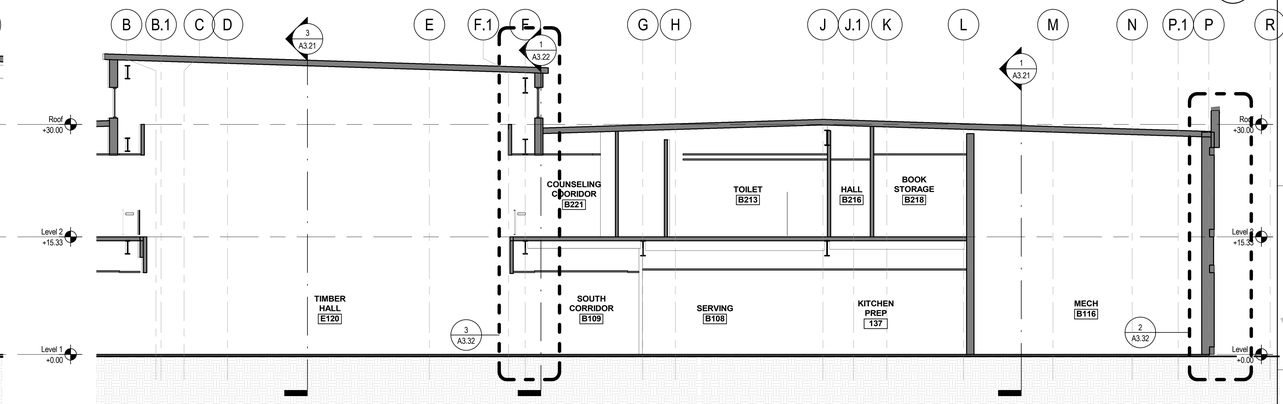
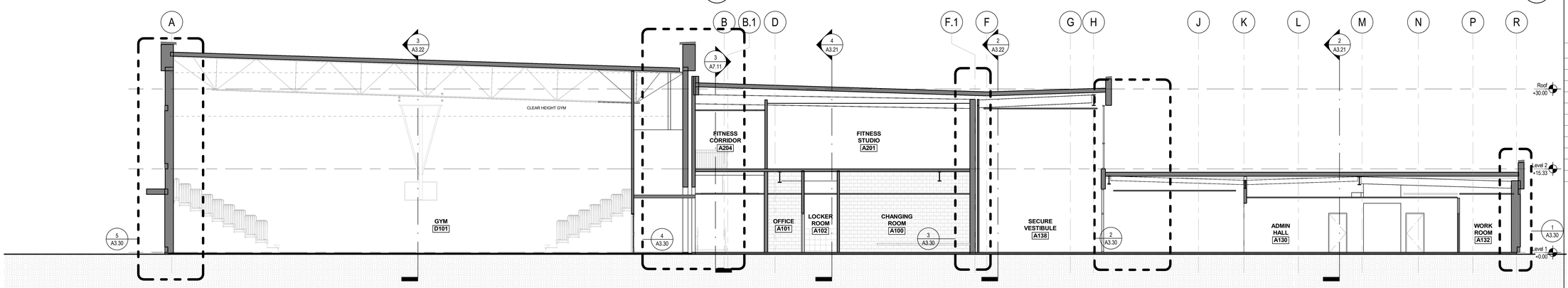


BUILDING SECTION 2
SCALE: 1/8" = 1'-0"



BUILDING SECTION 1
SCALE: 1/8" = 1'-0"

BRIC ARCHITECTURE, INC.

Oregon City School District

GARDINER MIDDLE SCHOOL

OREGON CITY SCHOOL DISTRICT
180 Ethel Street, Oregon City, Oregon 97045

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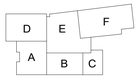

key plan

revisions

phase	80% DESIGN DEVELOPMENT
date	AUGUST 30, 2019
project	18020

BUILDING SECTIONS NORTH-SOUTH

A3.20

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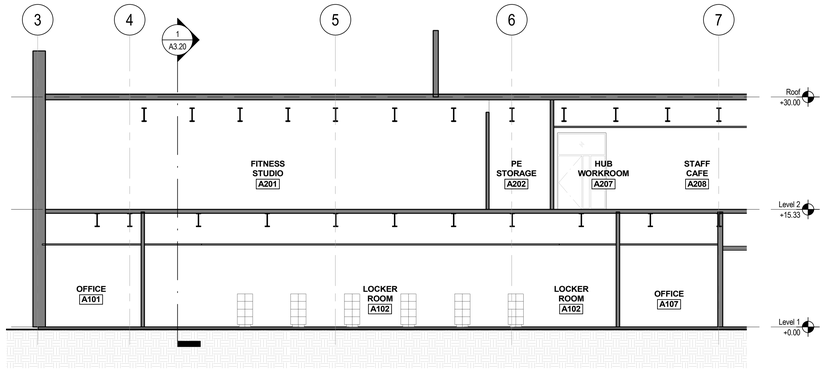
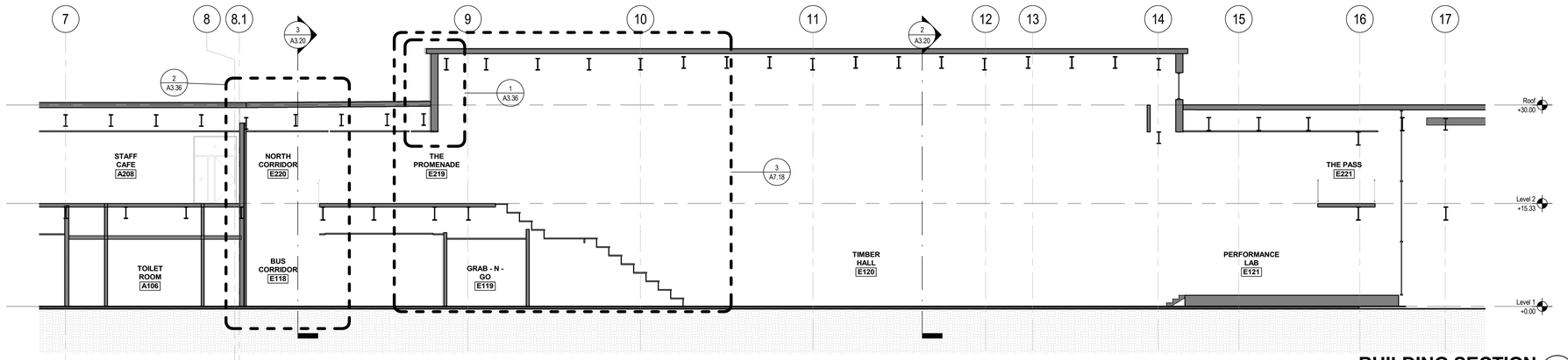
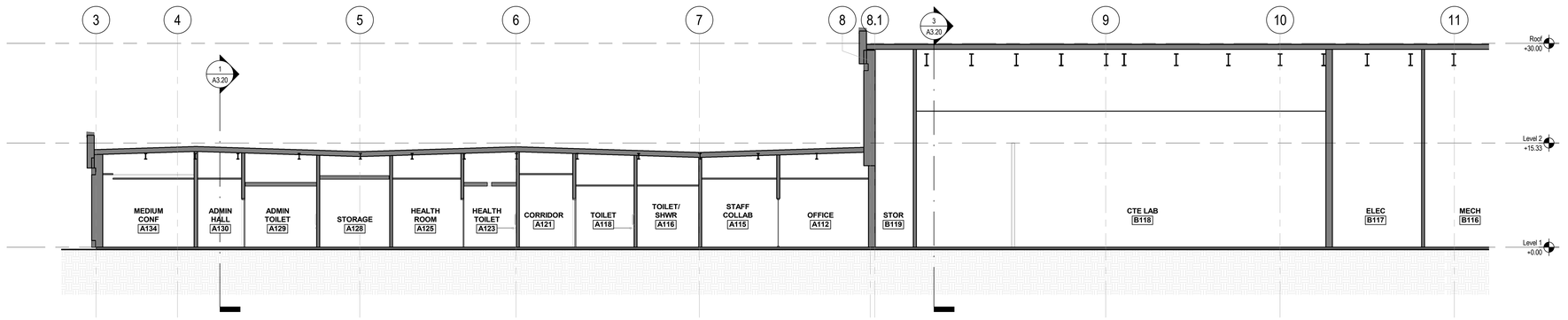


BUILDING SECTION 4
SCALE: 1/8" = 1'-0"



BUILDING SECTION 3
SCALE: 1/8" = 1'-0"



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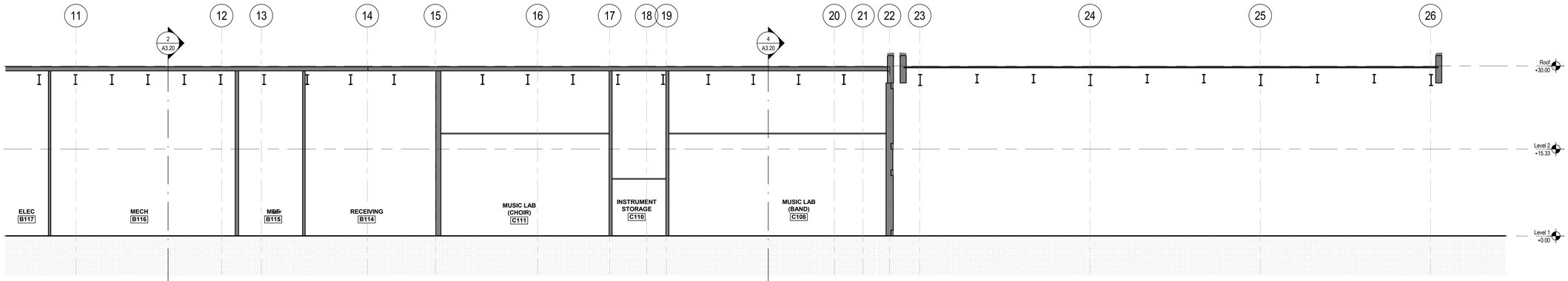

BUILDING SECTION 1
SCALE: 1/8" = 1'-0"

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Oregon City School District

GARDINER MIDDLE SCHOOL

OREGON CITY SCHOOL DISTRICT
180 Ethel Street, Oregon City, Oregon 97045

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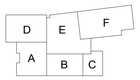


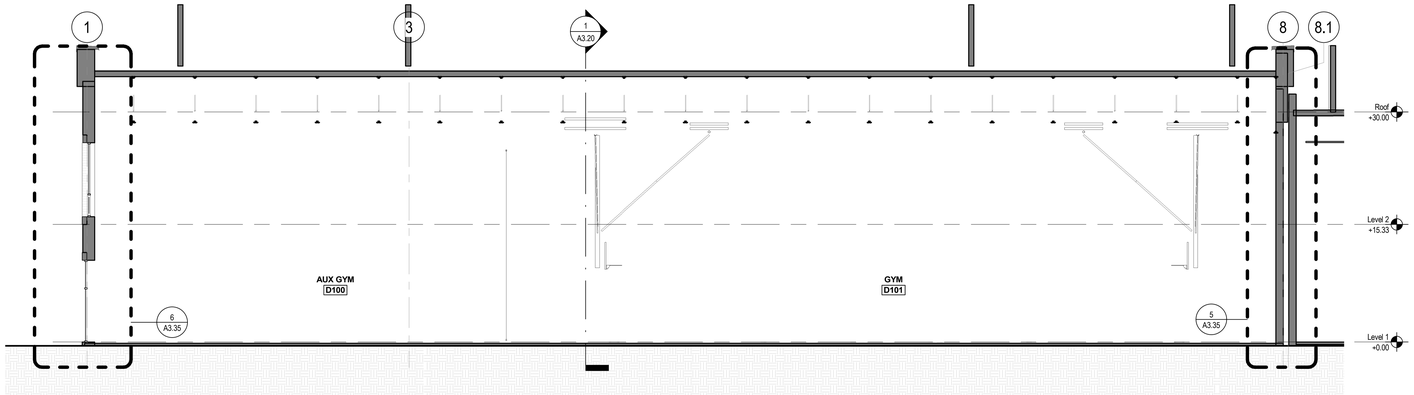
key plan

revisions

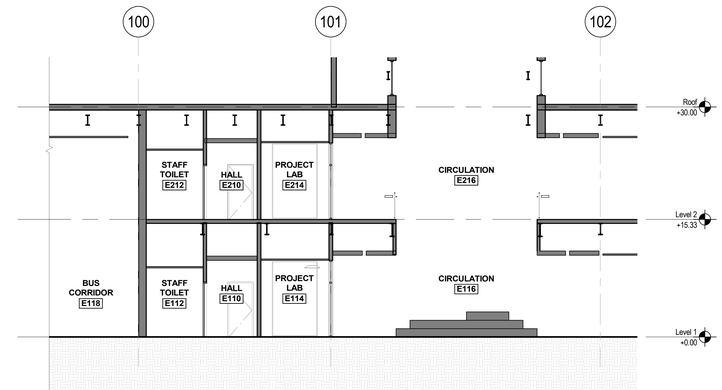
phase	80% DESIGN DEVELOPMENT
date	AUGUST 30, 2019
project	18020

BUILDING SECTIONS EAST-WEST

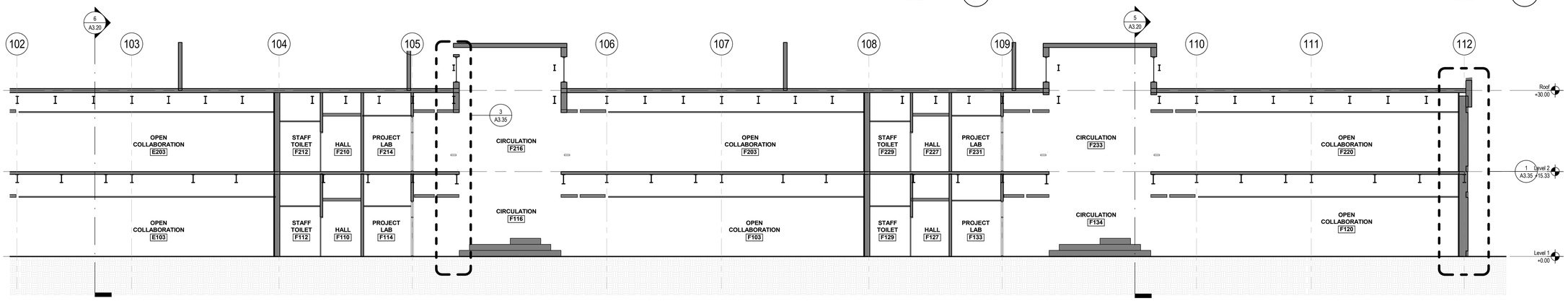
A3.21



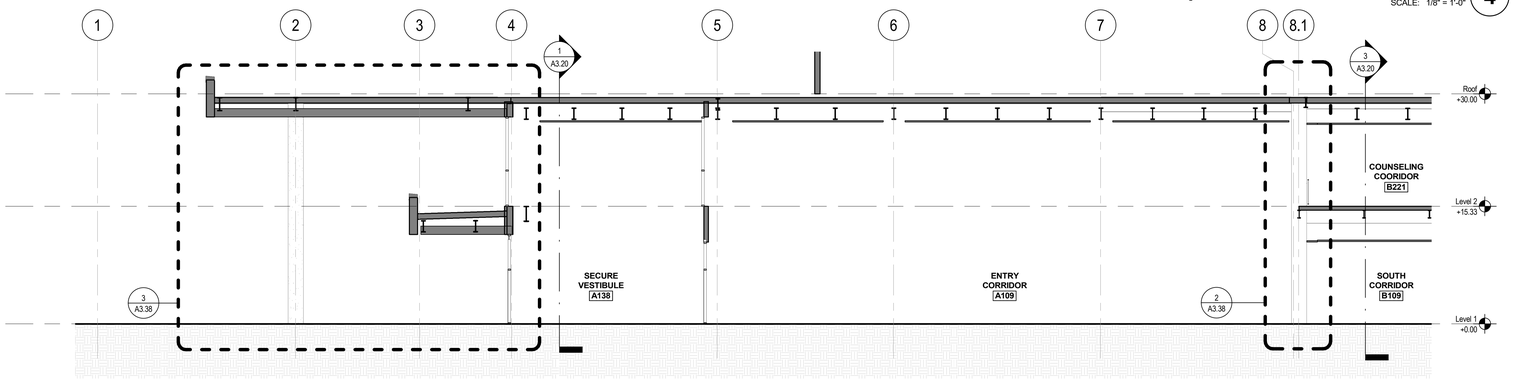
BUILDING SECTION 3
SCALE: 1/8" = 1'-0"



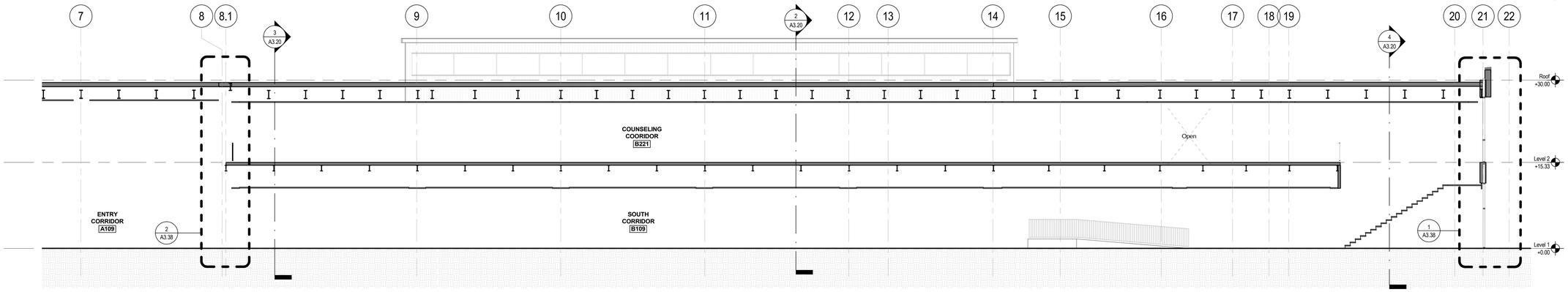
BUILDING SECTION
SCALE: 1/8" = 1'-0"



BUILDING SECTION 4
SCALE: 1/8" = 1'-0"



BUILDING SECTION 2
SCALE: 1/8" = 1'-0"



BUILDING SECTION 1
SCALE: 1/8" = 1'-0"

BRIC ARCHITECTURE, INC.

Oregon City School District

GARDINER MIDDLE SCHOOL

OREGON CITY SCHOOL DISTRICT
180 Ethel Street, Oregon City, Oregon 97045

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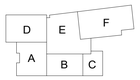

key plan

revisions

phase	80% DESIGN DEVELOPMENT
date	AUGUST 30, 2019
project	18020

BUILDING SECTIONS EAST-WEST

A3.22

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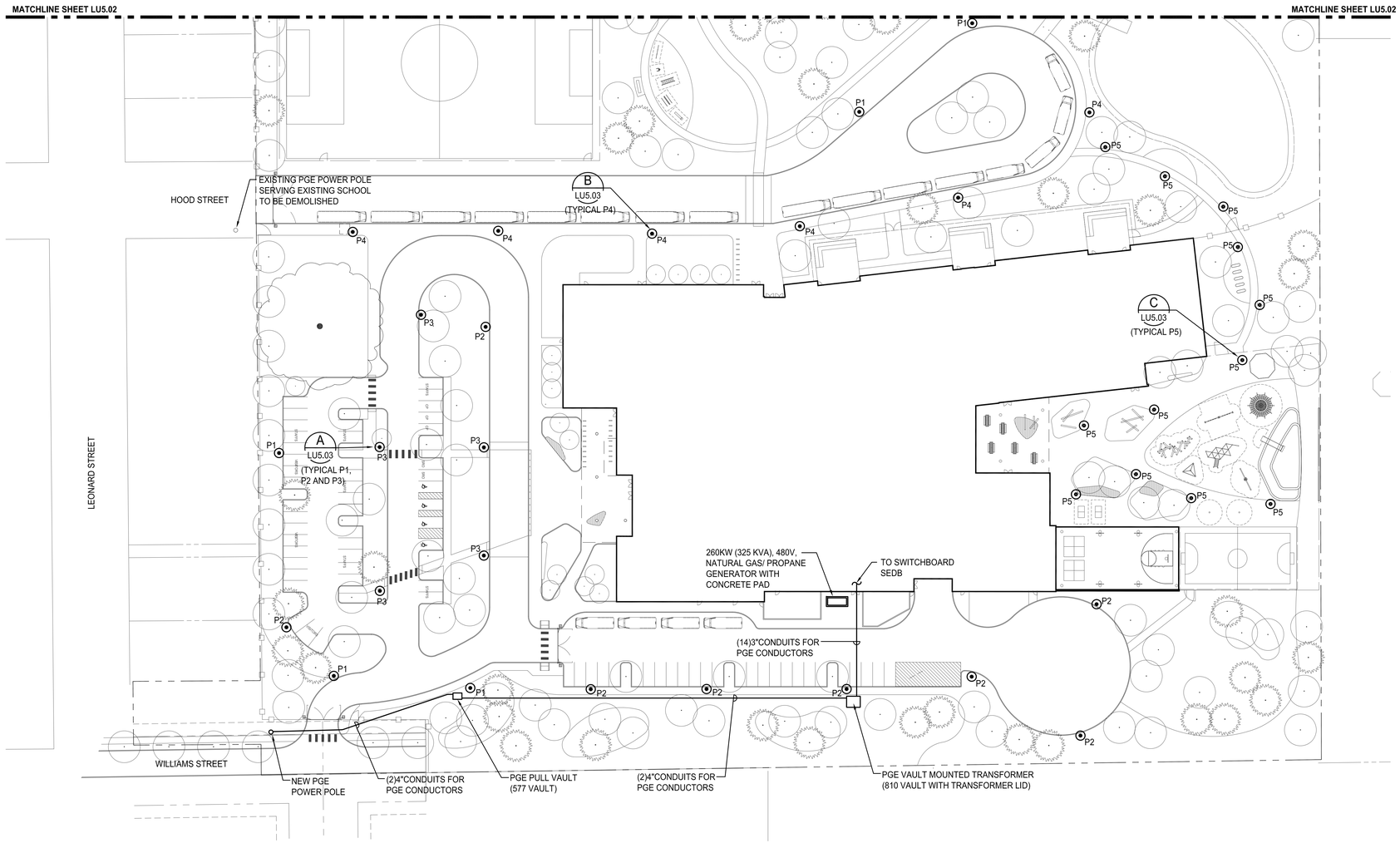


PARTIAL ELECTRICAL SITE PLAN

SCALE: 1"=40'-0"

N

GRAPHIC SCALE

1"=40'-0" 40 0 40 80

scale feet

IF SHEET IS LESS THAN 30" x 42" IT IS A REDUCED SET

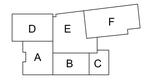
BR|IC
ARCHITECTURE, INC.

Oregon City
School District

CROSS ENGINEERS, INC
923 MLK Jr. Way
Tacoma, WA 98405
info@crossengineers.com
Phone: (253) 759-0118
Job Number: 19-038

GARDINER MIDDLE SCHOOL

OREGON CITY SCHOOL DISTRICT
180 Ethel Street, Oregon City, Oregon 97045



key plan

revisions	

phase	LANDUSE
date	09/16/2019
project	18020

PARTIAL ELECTRICAL SITE PLAN

LU5.01

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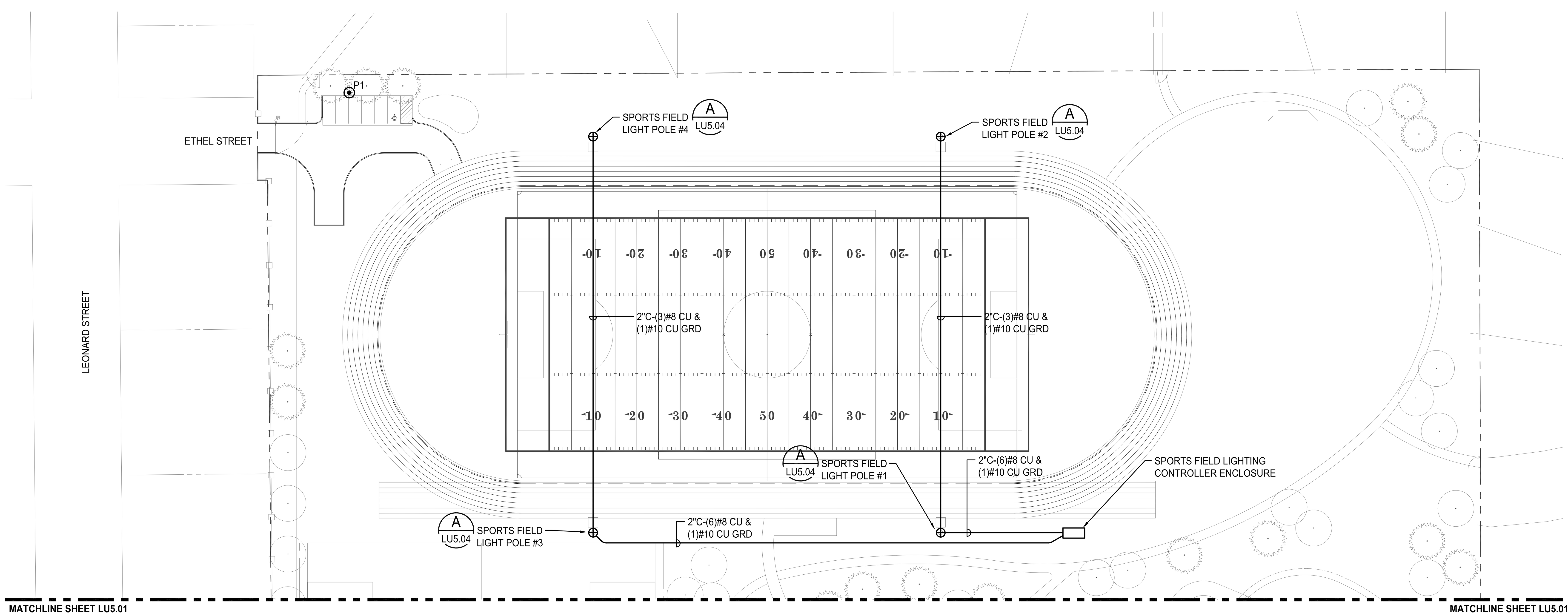

PARTIAL ELECTRICAL SITE PLAN

SCALE: 1"=40'-0"

N

1"=40'-0"

GRAPHIC SCALE
40 0 40 80
scale feet

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D E F
A B C
key plan

revisions	

phase LANDUSE

date 09/16/2019

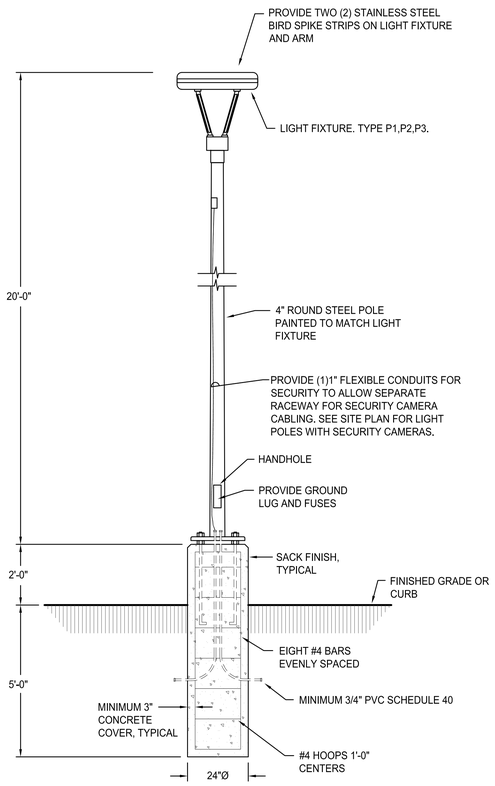
project 18020

PARTIAL ELECTRICAL SITE PLAN

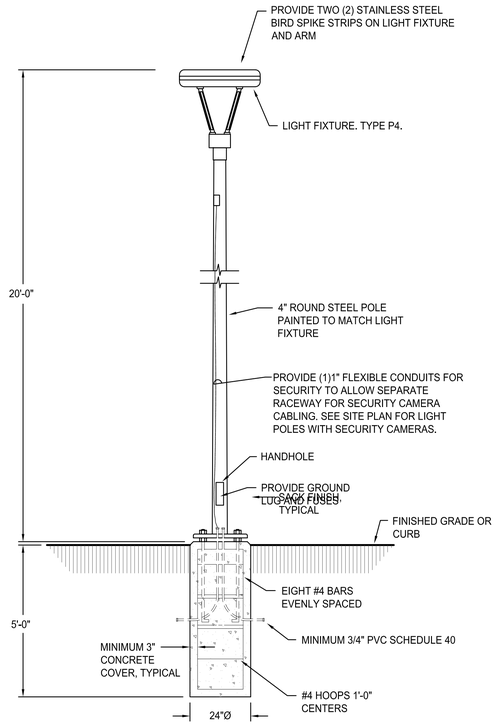
LU5.02

GENERAL NOTES:

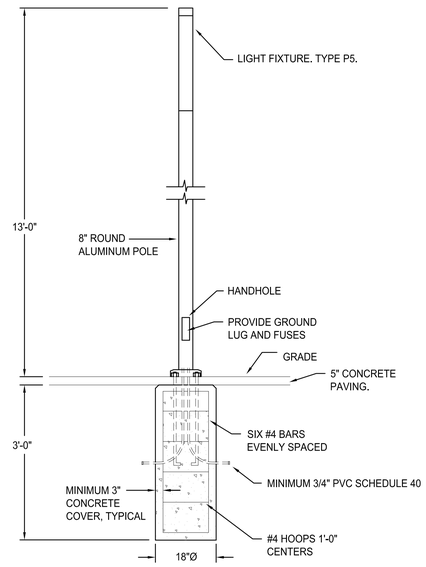
1. CONTRACTOR SHALL PROVIDE J-11A, H20 TRAFFIC RATED, HANDHOLE ADJACENT TO ALL LIGHT POLE LOCATIONS FOR ROUTING OF POWER CONDUITS.



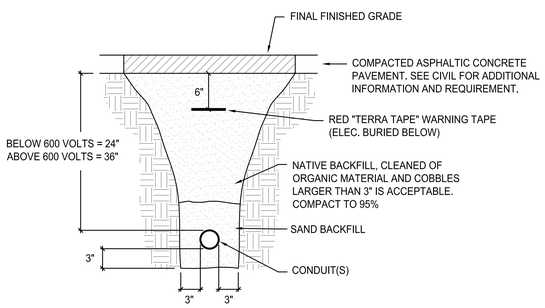
A LU5.03 **LIGHT POLE AND CONCRETE BASE**
NOT TO SCALE



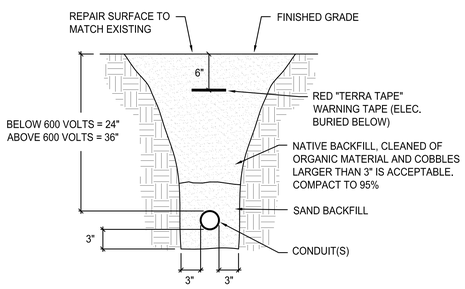
B LU5.03 **BUS DROP-OFF LIGHT POLE AND CONCRETE BASE**
NOT TO SCALE



C LU5.03 **COURTYARD LIGHT POLE AND CONCRETE BASE**
NOT TO SCALE



TYPICAL CONDUIT TRENCHING- BELOW PAVEMENT
NOT TO SCALE



TYPICAL CONDUIT TRENCHING- BELOW GRASS/ LANDSCAPE AREA
NOT TO SCALE

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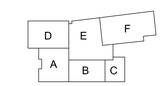

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phase	LANDUSE
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ELECTRICAL SITE DETAILS

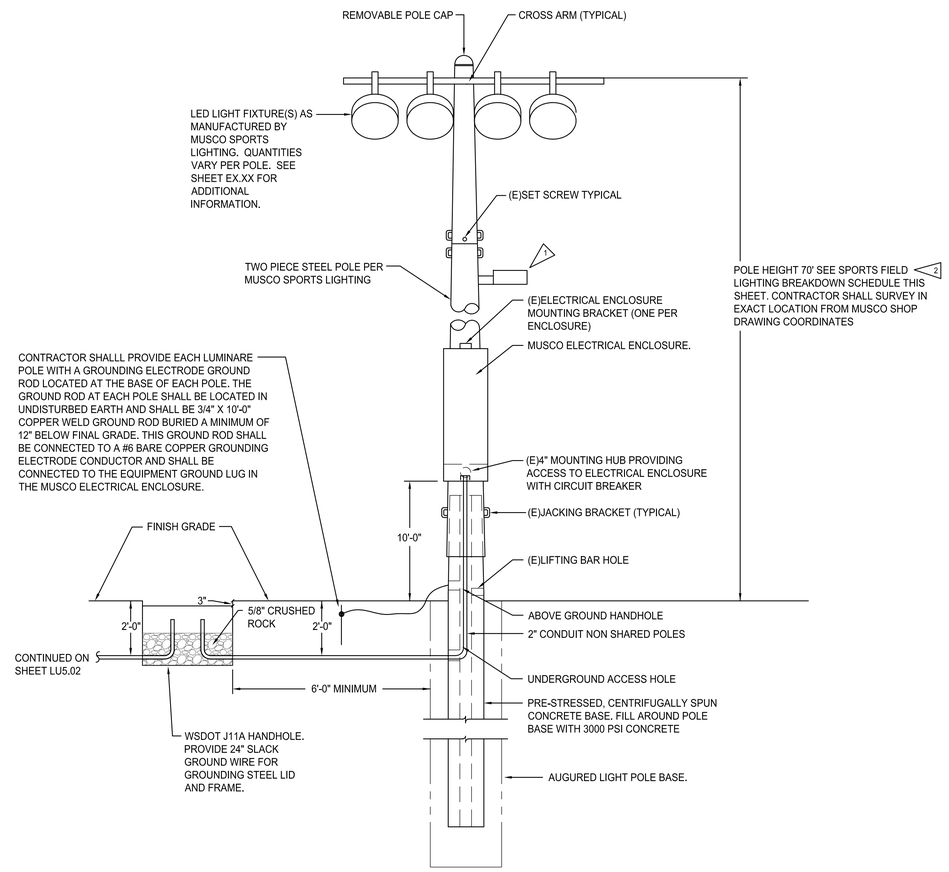
LU5.03

SPORTS FIELD LIGHTING BREAKDOWN

POLE CALLOUT	POLE HEIGHT	FIXTURE MOUNTING HEIGHTS	LIGHT FIXTURE QUANTITIES	LIGHT FIXTURE MODEL #	LIGHT FIXTURE WATTAGE	BASE OR ALTERNATE BID
POLE #1	70'	70'	9	TLC-LED-1150	1150	ALT. BID
		35'	1	CREE OSQ	130	ALT. BID
POLE #2	70'	70'	9	TLC-LED-1150	1150	ALT. BID
		35'	1	CREE OSQ	130	ALT. BID
POLE #3	70'	70'	9	TLC-LED-1150	1150	ALT. BID
		35'	1	CREE OSQ	130	ALT. BID
POLE #4	70'	70'	9	TLC-LED-1150	1150	ALT. BID
		35'	1	CREE OSQ	130	ALT. BID

ELECTRICAL NOTES:

1. MUSCO LED SECURITY LIGHT TO BE MOUNTED ON POLES #1, #2, #3 AND #4. CONTRACTOR SHALL MOUNT AT 35'-0" AFG.
2. CONTRACTOR SHALL PROVIDE STAINLESS STEEL BIRD SPIKES ON ALL HORIZONTAL SURFACES OF POLE, MOUNTING BRACKETS, LIGHT FIXTURES AND ENCLOSURES.



A / LU5.04 AUGURED POLE BASE MUSCO LIGHT - STRUCTURE SYSTEM DETAIL
NO SCALE

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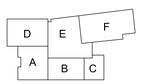

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project	18020

ELECTRICAL SITE DETAILS

LU5.04

PHOTOMETRIC LIGHTING SUMMARY:

MAIN PARKING LOT/ STUDENT DROP-OFF:

AVERAGE = 1.7 FOOTCANDLES

MAXIMUM = 6.8 FOOTCANDLES

MINIMUM = 0.3 FOOTCANDLES

AVERAGE/MIN. = 5.7:1

BUS DROP-OFF:

AVERAGE = 1.9 FOOTCANDLES

MAXIMUM = 6.8 FOOTCANDLES

MINIMUM = 0.3 FOOTCANDLES

AVERAGE/MIN. = 6.3:1

SERVICE YARD/ PARKING:

AVERAGE = 2.1 FOOTCANDLES

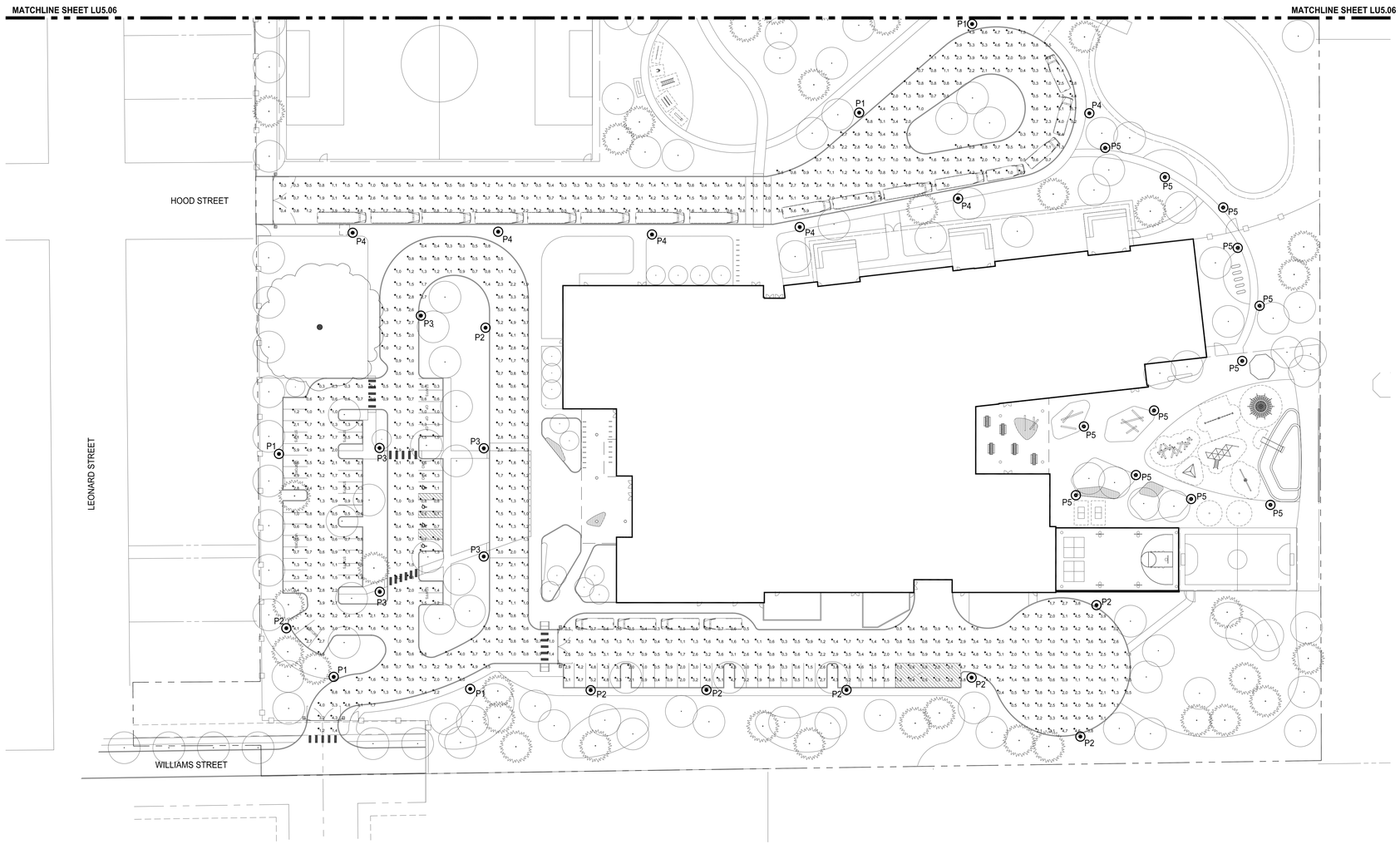
MAXIMUM = 5.2 FOOTCANDLES

MINIMUM = 0.3 FOOTCANDLES

AVERAGE/MIN. = 7.0:1

GENERAL LIGHTING NOTES:

1. ALL LIGHT FIXTURES ARE LED, FULL-CUTOFF AND DARK-SKY COMPLIANT. LIGHT FIXTURES WILL BE ON FROM DUSK TO DAWN AND ARE PROVIDED WITH INTEGRAL MOTION SENSORS TO REDUCE LIGHT OUTPUT TO 50% WHEN NO OCCUPANCY IS DETECTED IN THE AREA.
2. LIGHT FIXTURE TYPES P1, P2 AND P3 ARE 20'-0" LIGHT POLES ON 2'-0' ABOVE GRADE POLE BASE.
3. LIGHT FIXTURE TYPE P4 IS A 20'-0" LIGHT POLE WITH A FLUSH AT GRADE POLE BASE.
4. LIGHT FIXTURE TYPE P5 IS A 12'-0" LIGHT POLE WITH A FLUSH AT GRADE POLE BASE.



PARTIAL PHOTOMETRIC SITE LIGHTING PLAN

SCALE: 1"=40'-0"

N

1"=40'-0"

GRAPHIC SCALE

40 0 40 80

scale feet

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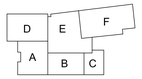

key plan

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phase	LANDUSE
date	09/16/2019
project	18020

PARTIAL PHOTOMETRIC SITE LIGHTING PLAN

LU5.05

PHOTOMETRIC LIGHTING SUMMARY:

FIELD PARKING:

AVERAGE = 2.0 FOOTCANDLES

MAXIMUM = 6.3 FOOTCANDLES

MINIMUM = 0.1 FOOTCANDLES

AVERAGE/MIN. = 20.0:1

GENERAL LIGHTING NOTES:

1. ALL LIGHT FIXTURES ARE LED, FULL-CUTOFF AND DARK-SKY COMPLIANT. LIGHT FIXTURES WILL BE ON FROM DUSK TO DAWN AND ARE PROVIDED WITH INTEGRAL MOTION SENSORS TO REDUCE LIGHT OUTPUT TO 50% WHEN NO OCCUPANCY IS DETECTED IN THE AREA.
2. LIGHT FIXTURE TYPES P1, P2 AND P3 ARE 20'-0" LIGHT POLES ON 2'-0' ABOVE GRADE POLE BASE.
3. LIGHT FIXTURE TYPE P4 IS A 20'-0" LIGHT POLE WITH A FLUSH AT GRADE POLE BASE.
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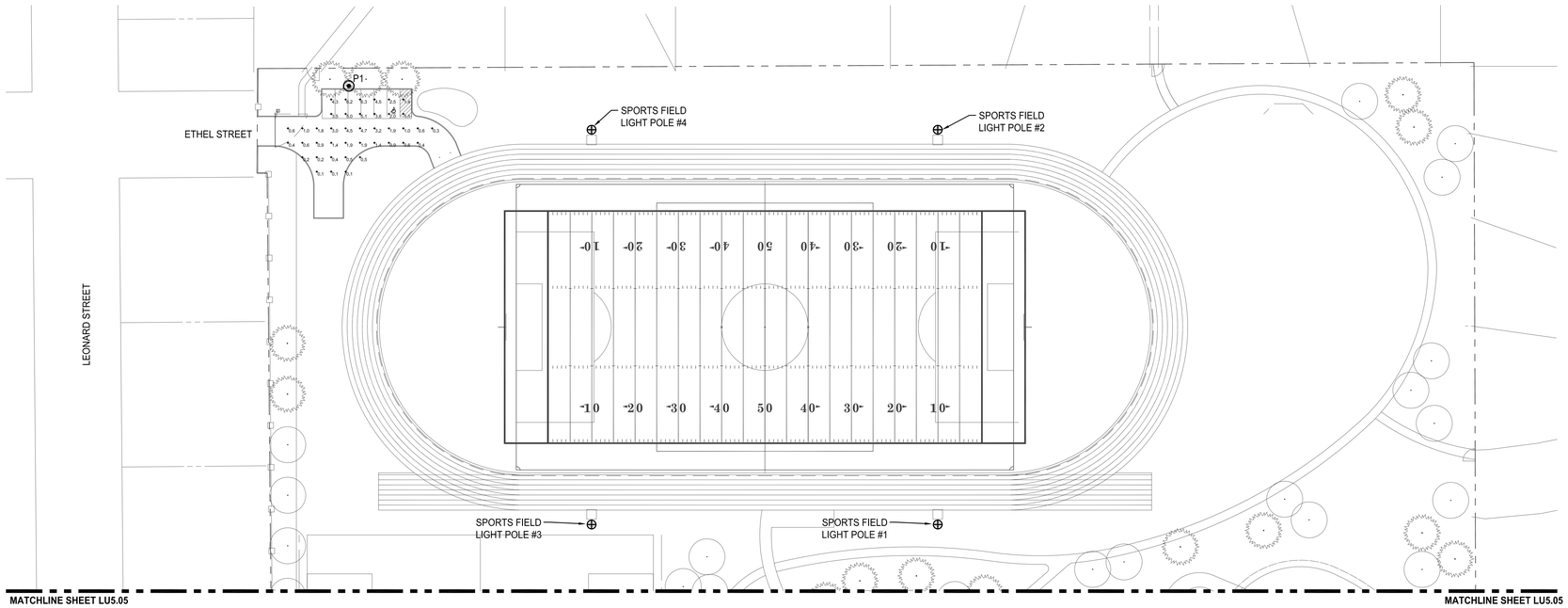

PARTIAL PHOTOMETRIC SITE LIGHTING PLAN

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scale feet

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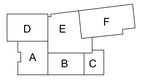

key plan

revisions

phase	LANDUSE
date	09/16/2019
project	18020

PARTIAL PHOTOMETRIC SITE LIGHTING PLAN

LU5.06