



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A) <input type="checkbox"/> Compatibility Review <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Non-Conforming Use Review <input type="checkbox"/> Natural Resource (NROD) Verification <input type="checkbox"/> Site Plan and Design Review <input type="checkbox"/> Extension of Approval	Type II (OCMC 17.50.030.B) <input type="checkbox"/> Detailed Development Review <input type="checkbox"/> Geotechnical Hazards <input type="checkbox"/> Minor Partition (<4 lots) <input checked="" type="checkbox"/> Minor Site Plan & Design Review <input type="checkbox"/> Non-Conforming Use Review <input type="checkbox"/> Site Plan and Design Review <input type="checkbox"/> Subdivision (4+ lots) <input type="checkbox"/> Minor Variance <input type="checkbox"/> Natural Resource (NROD) Review	Type III / IV (OCMC 17.50.030.C) <input type="checkbox"/> Annexation <input type="checkbox"/> Code Interpretation / Similar Use <input type="checkbox"/> Concept Development Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Comprehensive Plan Amendment (Text/Map) <input type="checkbox"/> Detailed Development Plan <input type="checkbox"/> Historic Review <input type="checkbox"/> Municipal Code Amendment <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change
--	---	---

File Number(s): GLUA-20-00019 / SP-20-00036

Proposed Land Use or Activity: Type II Minor Site Plan & Design Review for minor site and building improvements

Project Name: Holcomb Elementary School Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 14625 Holcomb Boulevard

Clackamas County Map and Tax Lot Number(s): 22e21D 1901

Applicant(s):
Applicant(s) Signature: 

Applicant(s) Name Printed: Oregon City School District Contact: Wes Rogers Date: _____

Mailing Address: PO BOX 2110 Oregon City, OR 97045

Phone: 503-785-8426 Fax: _____ Email: wes.rogers@orecity.k12.or.us

Property Owner(s):
Property Owner(s) Signature: 

Property Owner(s) Name Printed: Oregon City School District Contact: Wes Rogers Date: _____

Mailing Address: PO BOX 2110 Oregon City, OR 97045

Phone: 503-785-8426 Fax: _____ Email: wes.rogers@orecity.k12.or.us

Representative(s):
Representative(s) Signature: _____

Representative (s) Name Printed: 3J Consulting Contact: Mercedes Serra Date: _____

Mailing Address: 9600 SW Nimbus Ave. Suite 100, Beaverton, OR. 97008

Phone: 503-946-9365 Fax: _____ Email: mercedes.serra@3j-consulting.com

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

Table of Contents

GENERAL INFORMATION..... 2

SITE INFORMATION 2

 APPLICANT'S REQUEST..... 3

 SITE DESCRIPTION/SURROUNDING LAND USE 3

 PROPOSAL..... 3

APPLICABLE CRITERIA 4

 TITLE 17 - ZONING..... 4

 CHAPTER 17.08 LOW DENSITY RESIDENTIAL DISTRICTS 4

 CHAPTER 17.50 ADMINISTRATIVE PROCESSES 5

 CHAPTER 17.52 OFF-STREET PARKING AND LOADING 8

 CHAPTER 17.56 CONDITIONAL USES..... 18

 CHAPTER 17.62 SITE PLAN AND DESIGN REVIEW 18

SUMMARY AND CONCLUSION..... 35

Attachments

- Appendix A – Land Use Application
- Appendix B – Preliminary Land Use Plans

GENERAL INFORMATION

Property Owner and Applicant: **Oregon City School District**
PO Box 2110
Oregon City, OR 97045
Contact: Wes Rogers
Phone: 503-785-8531
Email: wes.rogers@orecity.k12.or.us

Applicant's Representative: **3J Consulting, Inc.**
9600 SW Nimbus Avenue, suite 100
Beaverton, OR 97008
Contact: Andrew Tull
Phone: 503-946-9365 x203
Email: andrew.tull@3j-consulting.com

SITE INFORMATION

Parcel Number: Tax map 22E28AB lot 1300 and tax map 22E21D lot 1901
Address: 14625 Holcomb Blvd
Size: 13.14 acres
Zoning Designation: Low Density Residential (R-10)
Existing Use: Elementary School
Street Functional Classification: Holcomb School Road is classified as a local street.
Surrounding Zoning: The properties to the east and south are zoned R-10 Single-Family Dwelling District. The properties to the west are zoned R-8 Single-Family Dwelling District. The properties to the north are outside of the City Limits and the Urban Growth Boundary.

APPLICANT'S REQUEST

The Oregon City School District (hereby, "The District") is proposing site and building improvements to Holcomb Elementary School and seeks approval of a Type II Minor Site Plan and Design Review application. This narrative describes the proposed development and demonstrates compliance with the relevant approval standards of the Oregon City Municipal Code ("OCMC"). A Type II Minor Site Plan and Design Review application involves the exercise of limited interpretation and discretion in evaluating approval criteria, similar to the limited land use decision-making process and is evaluated as a staff level decision.

SITE DESCRIPTION/SURROUNDING LAND USE

Holcomb Elementary School is located at 14625 Holcomb Blvd. within the City of Oregon City. The site consists of two tax lots, tax map 22E28AB lot 1300 and tax map 22E21D lot 1901. The site is approximately 13.14 acres and is zoned Low Density Residential – R-10.

The existing single-story elementary school is a total of 52,100 square feet in floor area. The main school building is in the southwest corner of the site, near Holcomb School Road. The main parking lot and bus drop-off loop is located on the western side of the building. The site has a total of 77 parking spaces, including four accessible spaces. Hardscape and softscape play areas are located to the north and northeast of the main school building.

The properties to the east and south are zoned R-10 Single-Family Dwelling District. The properties to the west are zoned R-8 Single-Family Dwelling District. The properties to the north are outside of the City Limits and the Urban Growth Boundary.

PROPOSAL

The District is proposing minor building and site improvements to Holcomb Elementary School. The school building improvements includes relocation of the existing school's main entrance, construction of a new safety vestibule and rearranging of interior partition walls and encompasses only existing building square footage with the exception of a new 165-square foot vestibule. The site work includes installation of new fencing on the back of the property, fence repair, minor parking lot alterations, signage and restriping of the existing parking lot. The total number of parking spaces will not change.

APPLICABLE CRITERIA

The following sections of Oregon City’s Zoning Code have been extracted as they have been deemed to be applicable to the proposal. Following each **bold** applicable criteria or design standard, the Applicant has provided a series of draft findings. The intent of providing code and detailed responses and findings is to document, with absolute certainty, that the proposed development has satisfied the approval criteria for a Type II Minor Site Plan and Design Review application.

TITLE 17 - ZONING

CHAPTER 17.08 LOW DENSITY RESIDENTIAL DISTRICTS

17.08.025 – Conditional uses

The following uses are permitted in the R-10, R-8 and R-6 districts when authorized by and in accordance with the standards contained in OCMC 17.56:

G. Private and/or public educational or training facilities;

Applicant’s Findings: The subject site is currently used as a school facility. The District proposes a minor modification to an existing conditional use, which may be permitted through a minor site plan review.

17.08.040 - Dimensional standards.

Dimensional standards in the R-10, R-8 and R-6 districts are as follows:

Standard	R-10
Minimum lot size	10,000 square feet
Maximum height	35 feet
Maximum building lot coverage	40%
With ADU	45%
Minimum lot width	65 feet
Minimum lot depth	80 feet
Minimum front yard setback	20 feet except 15 feet – Porch
Minimum interior side yard setback	8 feet
Minimum corner side yard setback	10 feet
Minimum rear yard setback	20 feet except 15 feet – Porch 10 feet – ADU
Garage setback	20 feet from ROW, except 5 feet Alley

Applicant’s Findings: The proposed modifications will not change the location or size of existing structures, nor the subject site’s conformance with the dimensional standards listed above. The requirements of this section are met.

17.08.045 - Exceptions to setbacks.

A. Projections from Buildings. Ordinary building projections such as cornices, eaves, overhangs, canopies, sunshades, gutters, chimneys, flues, sills or similar architectural features may project into the required yards up to twenty-four inches.

B. Through Lot Setbacks. Through lots having a frontage on two streets shall provide the required front yard on each street. The required rear yard is not necessary.

Applicant's Findings: The District does not request an exception to setback requirements outlined above.

17.08.050 - Density standards.

A. Density standards in the R-10, R-8 and R-6 districts are as follows:

Applicant's Findings: The District does not propose the development of dwelling units. Therefore, the requirements of this section do not apply.

CHAPTER 17.50 ADMINISTRATIVE PROCESSES

17.50.030 - Summary of the city's decision-making processes.

The following decision-making processes chart shall control the city's review of the indicated permits:

- A. Type I decisions do not require interpretation or the exercise of policy or legal judgment in evaluating approval criteria. Because no discretion is involved, Type I decisions do not qualify as a land use, or limited land use, decision. The decision-making process requires no notice to any party other than the applicant. The community development director's decision is final and not appealable by any party through the normal city land use process.**
- B. Type II decisions involve the exercise of limited interpretation and discretion in evaluating approval criteria, similar to the limited land use decision-making process under state law. Applications evaluated through this process are assumed to be allowable in the underlying zone, and the inquiry typically focuses on what form the use will take or how it will look. Notice of application and an invitation to comment is mailed to the applicant, recognized active neighborhood association(s) and property owners within three hundred feet. The community development director accepts comments for a minimum of fourteen days and renders a decision. The community development director's decision is appealable to the city commission, by any party who submitted comments in writing before the expiration of the comment period. Review by the city commission shall be on the record pursuant to OCMC 17.50.190 under ORS 197.195(5). The city commission decision is the city's final decision and is subject to review by the land use board of appeals (LUBA) within twenty-one days of when it becomes final.**

Applicant's Findings: The proposed Minor Site Plan Review is processed as a Type II decision, subject to approval by the Community Development Director. The District acknowledges the Director's authority to render a decision.

17.50.055 - Neighborhood association meeting.

Neighborhood Association Meeting. The purpose of the meeting with the recognized neighborhood association is to inform the affected neighborhood association about the proposed development and to receive the preliminary responses and suggestions from the neighborhood association and the member residents.

- A.** Applicants applying for annexations, zone change, comprehensive plan amendments, conditional use, planning commission variances, subdivision, or site plan and design review (excluding minor site plan and design review), general development master plans or detailed development plans applications shall schedule and attend a meeting with the city-recognized neighborhood association in whose territory the application is proposed no earlier than one year prior to the date of application. Although not required for other projects than those identified above, a meeting with the neighborhood association is highly recommended.
- B.** The applicant shall request via email or regular mail a request to meet with the neighborhood association chair where the proposed development is located. The notice shall describe the proposed project. A copy of this notice shall also be provided to the chair of the citizen involvement committee.
- C.** A meeting shall be scheduled within thirty days of the date that the notice is sent. A meeting may be scheduled later than thirty days if by mutual agreement of the applicant and the neighborhood association. If the neighborhood association does not want to, or cannot meet within thirty days, the applicant shall host a meeting inviting the neighborhood association, citizen involvement committee, and all property owners within three hundred feet to attend. This meeting shall not begin before six p.m. on a weekday or may be held on a weekend and shall occur within the neighborhood association boundaries or at a city facility.
- D.** If the neighborhood association is not currently recognized by the city, is inactive, or does not exist, the applicant shall request a meeting with the citizen involvement committee.
- E.** To show compliance with this section, the applicant shall submit a copy of the email or mail notice to the neighborhood association and CIC chair, a sign-in sheet of meeting attendees, and a summary of issues discussed at the meeting. If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, postcard or other correspondence used, and a summary of issues discussed at the meeting and submittal of these materials shall be required for a complete application.

Applicant's Findings: Minor site plan and design review and minor master plan amendment applications are exempt from the neighborhood meeting requirements. As such, this project does not include a neighborhood meeting. The District is planning to hold a neighborhood meeting to inform parents and neighbors about the project however this meeting has not yet been scheduled.

17.50.060 - Application requirements.

A permit application may only be initiated by the record property owner or contract purchaser, the city commission or planning commission. If there is more than one record owner, then the city will not complete a Type II—IV application without signed authorization from all record owners. All permit applications shall be submitted on the form provided by the city, along with the appropriate fee and all necessary supporting documentation and information, sufficient to demonstrate compliance with all applicable approval criteria. The applicant has the burden of demonstrating, with evidence, that all applicable approval criteria are, or can be, met

Applicant's Findings: The submittal (Type II) includes a signed application form. This standard is met.

17.50.110 - Assignment of decision-makers.

The following city entity or official shall decide the following types of applications:

- A. **Type I Decisions.** The community development director shall render all Type I decisions. The community development director's decision is the city's final decision on a Type I application.
- B. **Type II Decisions.** The community development director shall render the city's decision on all Type II permit applications, which are then appealable to the city commission with notice to the planning commission. The city's final decision is subject to review by LUBA.

Applicant's Findings: The District acknowledges the authority of the Community Development Director to render a decision on the proposal.

17.50.130 - Conditions of approval and notice of decision.

- A. All city decision-makers have the authority to impose reasonable conditions of approval designed to ensure that all applicable approval standards, including standards set out in city overlay districts, the city's master plans, and city public works design standards, are, or can be met.
- B. Failure to comply with any condition of approval shall be grounds for revocation of the permit(s) and grounds for instituting code enforcement proceedings pursuant to OCMC 1.20 of this code and ORS 30.315.
- C. **Notice of Decision.** The city shall send, by first class mail, a notice of all decisions rendered under this chapter to all persons with standing, i.e., the applicant, all others who participated either orally or in writing before the close of the public record and those who specifically requested notice of the decision. The notice of decision shall include the following information:
 - 1. The file number and date of decision;
 - 2. The name of the applicant, owner and appellant (if different);
 - 3. The street address or other easily understood location of the subject property;

4. A brief summary of the decision, and if an approval, a description of the permit approved;
 5. A statement that the decision is final unless appealed and description of the requirements for perfecting an appeal;
 6. The contact person, address and a telephone number whereby a copy of the final decision may be inspected or copies obtained.
- D. **Modification of Conditions.** Any request to modify a condition of permit approval is to be considered either minor modification or a major modification, unless otherwise authorized. A minor modification shall be processed as a Type I. A major modification shall be processed in the same manner and shall be subject to the same standards as was the original application. However, the decision-maker may at their sole discretion, consider a modification request and limit its review of the approval criteria to those issues or aspects of the application that are proposed to be changed from what was originally approved.

Applicant's Findings: The District acknowledges the authority of decision-makers to impose reasonable conditions of approval to meet applicable approval standards.

CHAPTER 17.52 OFF-STREET PARKING AND LOADING

17.52.010 - Applicability.

The construction of a new structure or parking lot, or alterations to the size or use of an existing structure, parking lot or property use shall require site plan review approval and compliance with this chapter. This chapter does not apply to single-family attached, detached residential dwellings and duplexes.

Applicant's Findings: The District proposes modifications to the building and existing parking areas. Therefore, the requirements of this section are applicable.

17.52.015 - Planning commission adjustment of parking standards.

- A. **Purpose.** The purpose of permitting a planning commission adjustment to parking standards is to provide for flexibility in modifying parking standards in all zoning districts, without permitting an adjustment that would adversely impact the surrounding or planned neighborhood. Adjustments provide flexibility to those uses which may be extraordinary, unique, or provide greater flexibility for areas that can accommodate a denser development pattern based on existing infrastructure and ability to access the site by means of walking, biking or transit. An adjustment to a minimum parking standard may be approved based on a determination by the planning commission that the adjustment is consistent with the purpose of this Code, and the approval criteria can be met.
- B. **Procedure.** A request for a planning commission parking adjustment shall be initiated by a property owner or authorized agent by filing a land use application. The application shall be accompanied by a site plan, drawn to scale, showing the dimensions and arrangement of the proposed development and parking plan, the extent of the adjustment requested

along with findings for each applicable approval criteria. A request for a parking adjustment shall be processed as a Type III application as set forth in Chapter 17.50.

C. Approval criteria for the adjustment are as follows:

1. **Documentation.** The applicant shall document that the individual project will require an amount of parking that is different from that required after all applicable reductions have been taken.
2. **Parking Analysis for Surrounding Uses and On-Street Parking Availability.** The applicant shall show that there is a continued fifteen percent parking vacancy in the area adjacent to the use during peak parking periods and that the applicant has permission to occupy this area to serve the use pursuant to the procedures set forth by the community development director.
 - a. For the purposes of demonstrating the availability of on street parking as defined in OCMC 17.52.020.B.3, the applicant shall undertake a parking study during time periods specified by the community development director. The time periods shall include those during which the highest parking demand is anticipated by the proposed use. Multiple observations during multiple days shall be required. Distances are to be calculated as traversed by a pedestrian that utilizes sidewalks and legal crosswalks or an alternative manner as accepted by the community development director.
 - b. The onsite parking requirements may be reduced based on the parking vacancy identified in the parking study. The amount of the reduction in onsite parking shall be calculated as follows:
 - i. Vacant on-street parking spaces within three hundred feet of the site will reduce onsite parking requirements by 0.5 parking spaces; and
 - ii. Vacant on-street parking spaces between three hundred and six hundred feet of the site will reduce onsite parking requirements by 0.2 parking spaces.
3. **Function and Use of Site.** The applicant shall demonstrate that modifying the amount of required parking spaces will not significantly impact the use or function of the site and/or adjacent sites.
4. **Compatibility.** The proposal is compatible with the character, scale and existing or planned uses of the surrounding neighborhood.
5. **Safety.** The proposal does not significantly impact the safety of adjacent properties and rights-of-way.
6. **Services.** The proposal will not create a significant impact to public services, including fire and emergency services.

Applicant's Findings: The District does not request an adjustment of parking standards. Therefore, the requirements of this section do not apply.

17.52.020 - Number of automobile spaces required.

- A. The number of parking spaces shall comply with the minimum and maximum standards listed in Table 17.52.020. The parking requirements are based on spaces per one thousand square feet net leasable area unless otherwise stated.**

Land Use	Minimum Parking	Maximum Parking
Elementary/Middle School	1 per classroom	1 per classroom + 1 per administrative employee + 0.25 per seat in auditorium/assembly room/stadium

- 1. Multiple Uses.** In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.
- 2. Requirements for types of buildings and uses not specifically listed herein shall be determined by the community development director, based upon the requirements of comparable uses listed.**
- 3. Where calculation in accordance with the above list results in a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space.**
- 4. The minimum required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of vehicles used in conducting the business or use.**
- 5. A change in use within an existing habitable building located in the MUD design district or the Willamette Falls Downtown District is exempt from additional parking requirements. Additions to an existing building and new construction are required to meet the minimum parking requirements for the areas as specified in Table 17.52.020 for the increased square footage.**

Applicant's Findings: The District does not propose a change in use that would require the provision of additional parking spaces. Therefore, required minimum number of parking spaces required is 1 space per classroom. Holcomb Elementary has a total of 27 classrooms, 1 administrative employee and there is no auditorium.

Therefore, a minimum of 28 parking spaces is required. The existing 77 parking spaces will remain with the site improvements.

The subject parcel is currently in conformance with this requirement with the provision of parking that far exceeds the required minimum. The requirements of this section are met.

- B. Parking requirements can be met either onsite, or offsite by meeting one or multiple of the following conditions:**

- 1. Parking may be located on the same site as the associated use which it is supporting.**

2. **Mixed Uses.** If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street automobile parking shall be the sum of the requirements for all uses, unless it can be shown that the peak parking demands are actually less (e.g. the uses operate on different days or at different times of the day). In that case, the total requirements shall be reduced accordingly, up to a maximum reduction of fifty percent, as determined by the community development director.
3. **Shared Parking.** Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature), that the shared parking facility is within one thousand feet of the potential uses, and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument authorizing the joint use.
4. **On-Street Parking.** On-street parking may be counted toward the minimum standards when it is on the street face abutting the subject land use. An on-street parking space shall not obstruct a required clear vision area and it shall not violate any law or street standard. On-street parking for commercial uses shall conform to the following standards:
 - a. **Dimensions.** The following constitutes one on-street parking space:
 5. **Parallel parking:** Twenty-two feet of uninterrupted and available curb;
 6. **Forty-five and/or sixty-degree diagonal parking:** Fifteen feet of curb;
 7. **Ninety-degree (perpendicular) parking:** Twelve feet of curb.
 8. **Public Use Required for Credit.** On-street parking spaces counted toward meeting the parking requirements of a specific use may not be used exclusively by that use, but shall be available for general public use at all times. Signs or other actions that limit general public use of on-street spaces are prohibited.

Applicant's Findings: The District does not propose an alternative method of meeting minimum parking requirements. Therefore, the requirements of this section do not apply.

- C. **Reduction of the Number of the Minimum Automobile Spaces Required.** Any combination of the reductions below is permitted unless otherwise noted.
 1. **Downtown Parking Overlay.** The minimum required number of parking stalls is reduced within the downtown parking overlay [district] by fifty percent.
 2. **Transit Oriented Development.** For projects not located within the downtown parking overlay district, the minimum required number of parking stalls is reduced up to twenty-five percent when:
 - a. In a commercial center (sixty thousand square feet or greater of retail or office use measured cumulatively within a five hundred foot radius);
 - b. When adjacent to multi-family development with over eighty units; or

- c. Within one thousand three hundred twenty feet of an existing or planned public transit street and within one thousand three hundred twenty feet of the opposite use (commercial center or multi-family development with over eighty units).
- 3. **Tree Preservation.** The community development director may grant an adjustment to any standard of this requirement provided that the adjustment preserves a designated heritage tree or grove so that the reduction in the amount of required pavement can help preserve existing healthy trees in an undisturbed, natural condition.
- 4. **Transportation Demand Management.** The community development director shall reduce the required number of parking stalls up to twenty-five percent when a parking-traffic study prepared by a traffic engineer demonstrates alternative modes of transportation, including transit, bicycles, and walking, and/or special characteristics of the customer, client, employee or resident population will reduce expected vehicle use and parking space demand for this development, as compared to standard Institute of Transportation Engineers vehicle trip generation rates and further that the transportation demand management program promotes or achieves parking utilization lower than minimum city parking requirements. A transportation demand management (TDM) program shall be developed to include strategies for reducing vehicle use and parking demand generated by the development and will be measured annually. If, at the annual assessment, the city determines the plan is not successful, the plan may be revised. If the city determines that no good-faith effort has been made to implement the plan, the city may take enforcement actions.
- 5. The minimum required number of stalls may be reduced by up to ten percent when the subject property is adjacent to an existing or planned fixed public transit route or within one thousand feet of an existing or planned transit stop.

Applicant's Findings: The District does not request a reduction of the number of minimum automobile parking spaces required. Therefore, the requirements of this section do not apply.

17.52.030 - Standards for automobile parking.

- A. **Access.** Ingress and egress locations on public thoroughfares shall be located in the interests of public traffic safety and meet requirements of OCMC 16.12.035. Groups of more than four parking spaces shall be so located and served by driveways so that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.

Applicant's Findings: The subject site currently has established ingress and egress locations connecting to Holcomb School Road that were designed to ensure traffic safety and compliance with OCMC 16.12.035. The District does not propose any changes to these existing ingress/egress locations. This standard is met.

B. Surfacing. Required off-street parking spaces and access aisles shall have paved surfaces adequately maintained. The use of pervious asphalt/concrete and alternative designs that reduce storm water runoff and improve water quality pursuant to the city's stormwater and low impact development design standards are encouraged.

Applicant's Findings: All proposed paved surfaces are designed to minimize storm water run-off and water quality impacts. The District acknowledges the requirement to maintain paved surfaces. This standard is met.

C. Drainage. Drainage shall be designed in accordance with the requirements of OCMC 13.12 and the city public works stormwater and grading design standards.

Applicant's Findings: The District does not propose changes to the stormwater drainage. The existing storm facility has been designed in accordance with the requirements of OCMC 13.12. This standard is met.

D. Dimensional Standards.

- 1. Requirements for parking developed at varying angles are according to the table included in this section. A parking space shall not be less than seven feet in height when within a building or structure, and shall have access by an all-weather surface to a street or alley. Parking stalls in compliance with the American with Disabilities Act may vary in size in order to comply with the building division requirements. Up to thirty-five percent of the minimum required parking may be compact, while the remaining required parking stalls are designed to standard dimensions. The community development director may approve alternative dimensions for parking stalls in excess of the minimum requirement which comply with the intent of this chapter.**
- 2. Alternative parking/plan. Any applicant may propose an alternative parking plan. Such plans are often proposed to address physically constrained or smaller sites, however innovative designs for larger sites may also be considered. In such situations, the community development director may approve an alternative parking lot plan with variations to parking dimensions of this section. The alternative shall be consistent with the intent of this chapter and shall create a safe space for automobiles and pedestrians while providing landscaping to the quantity and quality found within parking lot landscaping requirements.**

Applicant's Findings: The District does not propose the construction of any new parking spaces. Therefore, the requirements of this section do not apply.

E. Carpool and Vanpool Parking. New developments with seventy-five or more parking spaces, excluding projects where seventy-five percent or more of the total floor area is residential, and new hospitals, government offices, group homes, nursing and retirement homes, schools and transit park-and-ride facilities with fifty or more parking spaces, shall identify

the spaces available for employee, student and commuter parking and designate at least five percent, but not fewer than two, of those spaces for exclusive carpool and vanpool parking. Carpool and vanpool parking spaces shall be located closer to the main employee, student or commuter entrance than all other employee, student or commuter parking spaces with the exception of ADA accessible parking spaces. The carpool/vanpool spaces shall be clearly marked "Reserved — Carpool/Vanpool Only."

Applicant's Findings: The District does not propose the construction of any new parking spaces. The proposal will not affect the site's current level of conformance with the requirements of this section. However, the District will identify four parking spaces for "Carpool/Vanpool Only" to bring the site into compliance with the standard.

17.52.040 - Bicycle parking standards.

A. Purpose-Applicability. To encourage bicycle transportation to help reduce principal reliance on the automobile, and to ensure bicycle safety and security, bicycle parking shall be provided in conjunction with all uses other than exclusively residential use with less than five dwellings onsite (excluding cluster housing).

Applicant's Findings: The site has existing bicycle parking stalls that meet the minimum requirements of this section. The District does not propose any changes to the existing bicycle parking. Therefore, the requirements of this section do not apply.

17.52.060 - Parking lot landscaping.

Purpose. The purpose of this code section includes the following:

1. To enhance and soften the appearance of parking lots;
2. To limit the visual impact of parking lots from sidewalks, streets and particularly from residential areas;
3. To shade and cool parking areas;
4. To reduce air and water pollution;
5. To reduce storm water impacts and improve water quality; and
6. To establish parking lots that are more inviting to pedestrians and bicyclists.

A. Applicability. Unless otherwise specified, construction of new parking lots and alterations of existing parking lots shall comply with parking lot landscaping standards. Parking lot landscaping requirements within this section do not apply to parking structures or parking garages, except landscaping as required in OCMC 17.62.

Applicant's Findings: The proposed site improvements include minor revisions to the parking area to provide queuing spaces for busses. The parking lot is striped with crosswalk markings to provide pedestrian access from the parking area to the school. The requirements of this section are applicable to the proposed development.

B. Development Standards.

1. The landscaping shall be located in defined landscaped areas that are uniformly distributed throughout the parking or loading area.
2. All areas in a parking lot not used for parking, maneuvering, or circulation shall be landscaped.
3. Parking lot trees shall be a mix of deciduous shade trees and coniferous trees. The trees shall be evenly distributed throughout the parking lot as both interior and perimeter landscaping.
4. Required landscaping trees shall be of a minimum two-inch minimum caliper size (though it may not be standard for some tree types to be distinguished by caliper), planted according to American Nurseryman Standards, and selected from the Oregon City Street Tree List or approved by an arborist.
5. At maturity, all of the landscaped area shall be planted in ground cover plants, which includes grasses. Mulch (as a ground cover) shall only be allowed underneath plants at full growth and within two feet of the base of a tree and is not a substitute for ground cover.
6. Landscaped areas shall include irrigation systems unless an alternate plan is submitted, and approved by the community development director, that can demonstrate adequate maintenance.
7. All landscaping shall be installed according to accepted planting procedures, according to American Nurseryman Standards.

Applicant's Findings: The existing parking area landscaping is not proposed for alteration. The location of the new bus circulation area is currently sod. The area will be converted from grass to vehicular circulation. No other changes are proposed. This standard is met.

C. Perimeter Parking Lot Landscaping and Parking Lot Entryway/Right-of-Way Screening. Parking lots shall include a five-foot wide landscaped buffer where the parking lot abuts the right-of-way and/or adjoining properties. In order to provide connectivity between non-single-family sites, the community development director may approve an interruption in the perimeter parking lot landscaping for a single driveway where the parking lot abuts property designated as multi-family, commercial or industrial. Shared driveways and parking aisles that straddle a lot line do not need to meet perimeter landscaping requirements.

1. The perimeter parking lot are[a] shall include:
 - a. Trees spaced a maximum of thirty feet apart (minimum of one tree on either side of the entryway is required). When the parking lot is adjacent to a public right-of-way, the parking lot trees shall be offset from the street trees;
 - b. An evergreen hedge screen of thirty to forty-two inches high or shrubs spaced no more than four feet apart on average. The hedge/shrubs shall be parallel to and not nearer than two feet from the right-of-way line. The required screening shall be designed to allow for free access to the site and sidewalk by pedestrians. Visual

breaks, no more than five feet in width, shall be provided every thirty feet within evergreen hedges abutting public right-of-ways.

Applicant's Findings: No changes are proposed to the perimeter parking lot landscaping and parking lot entry at the right-of-way. There is currently a landscaped buffer exceeding 5-feet in width separating the parking area from the right-of-way. None of the site improvements proposed would change the school's current compliance with this standard.

- D. Parking Area/Building Buffer. Except for parking lots with fewer than five parking stalls, parking areas shall be separated from the exterior wall of a structure, exclusive of pedestrian entranceways or loading areas, by one of the following:**
- 1. Minimum five-foot wide landscaped planter strip (excluding areas for pedestrian connection) meeting the standards for perimeter parking lot area landscaping; or**
 - 2. Minimum seven foot sidewalks with shade trees spaced a maximum of thirty feet apart in three-foot by five-foot tree wells.**

Applicant's Findings: All parking is separated from the exterior wall of a structure with a minimum of 5-foot-wide landscaping. This is not proposed to change with the proposed improvements. This standard is met.

- E. Interior Parking Lot Landscaping. Surface parking lots with more than five parking stalls shall include at least forty-five square feet of interior parking lot landscaping per parking stall to improve the water quality, reduce storm water runoff, and provide pavement shade. Pedestrian walkways or any impervious surface in the landscaped areas are not to be counted in the percentage. Fractions shall be rounded up when calculating the required number of plantings. Interior parking lot landscaping shall include:**
- a. A minimum of one tree per four parking spaces.**
 - b. A minimum of 1.5 shrubs per parking space.**
 - c. No more than eight contiguous parking spaces shall be created without providing an interior landscape strip between them. Landscape strips shall be provided between rows of parking shall be a minimum of six feet in width and a minimum of ten feet in length.**

Applicant's Findings: The existing parking area includes exterior landscaping. There are no changes to the number of parking spaces existing on the site. The proposed site improvements do not alter the school's current standing in regard to compliance with this standard.

- F. Alternative Landscaping Plan. Any applicant may propose an alternative landscaping plan. Such plans are often proposed to address physically constrained or smaller sites, however innovative designs for larger sites may also be considered. Alternative plans may include the use of low impact development techniques and minimized landscaping requirements.**

In such situations, the community development director may approve variations to the landscaping standards of OCMC 17.52.060 in accordance with subsection 1 and/or 2 below.

1. **General Review Standard.** The alternative shall meet the standards in OCMC 17.62.015-Modifications that will better meet design review requirements.
2. **Credit for Pervious/Low Impact Development.** The community development director may count up to fifty percent of the square footage of any pervious hardscaped landscape material within a parking lot that is designed and approved pursuant to the city's adopted stormwater and low impact development design standards toward minimum landscaping requirements for the site. (This includes porous pavement detention, open celled block pavers, porous asphalt, porous concrete pavement, porous turf, porous gravel, etc.).

Applicant's Findings: The District does not propose an alternative landscaping plan and, therefore, this standard is not applicable.

17.52.080 - Maintenance.

The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of the site including but not limited to the off-street parking and loading spaces, bicycle parking and all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All plant growth in interior landscaped areas shall be controlled by pruning, trimming, or otherwise so that:

- A. It will not interfere with the maintenance or repair of any public utility;
- B. It will not restrict pedestrian or vehicular access; and
- C. It will not constitute a traffic hazard due to reduced visibility.

Applicant's Findings: The District acknowledges responsibility for the maintenance of off-street parking and loading spaces.

17.52.090 - Loading areas.

- A. **Purpose.** The purpose of this section is to provide adequate loading areas for commercial, office, retail and industrial uses that do not interfere with the operation of adjacent streets.
- B. **Applicability.** OCMC 17.52.090 applies to uses that are expected to have service or delivery truck visits with a forty-foot or longer wheelbase, at a frequency of one or more vehicles per week. The city engineer and decision maker shall determine through site plan and design review the number, size, and location of required loading areas, if any.

Applicant's Findings: The District does not propose any changes to existing loading areas. Therefore, the requirements of this section do not apply.

CHAPTER 17.56 CONDITIONAL USES

17.56.025 - Minor modifications to legal conditional uses.

Minor modifications to an approved conditional use permit may be permitted. If permitted, the modification shall be reviewed as a minor site plan and design review. A minor modification to an approved conditional use permit is considered one of the following:

- A. Modification to a structure for the purpose of enhancing the aesthetics of the building and there is no increase in the interior usable space;
- B. A maximum addition of up to one thousand square feet to a commercial, office, institutional, public, multi-family, or industrial building provided that the addition is not more than thirty-five percent of the original building square footage; or
- C. Revisions to parking alignment and/or related vehicle circulation patterns.

Applicant's Findings: The building improvements will be limited to a new 165 square foot security vestibule entrance and reconfiguration of the interior administrative spaces. Site improvements will include resurfacing of parts of the parking area, a new bus queueing lane, parking area restriping, parking area signage and new fencing. The proposed improvements meet the threshold requirements for a minor modification.

CHAPTER 17.62 SITE PLAN AND DESIGN REVIEW

17.62.030 - When required.

Site plan and design review shall be required for all development of real property in all zones except the low and medium density residential districts, unless otherwise provided for by this title or as a condition of approval of a permit. Site plan and design review shall also apply to all conditional uses, cluster housing developments, multi-family uses, and non-residential uses in all zones. Site plan and design review does not apply to activities occurring within the right-of-way except for communication facilities pursuant to OCMC 17.80.

Site plan and design review is required for a change in use between the uses in Table 17.62.030: Site plan and design review shall not alter the type and category of uses permitted in the underlying zoning districts.

Applicant's Findings: The District proposes minor renovations to an existing institutional use in the low-density residential district. Therefore, a Site Plan and Design Review is required.

17.62.035 - Minor site plan and design review.

This section provides for a minor site plan and design review process. Minor site plan review is a Type I or Type II decision, as described in OCMC 17.62.035.A, subject to administrative proceedings described in OCMC 17.50 and may be utilized as the appropriate review process only when authorized by the community development director. The purpose of this type of review is to expedite design review standards for uses and activities that require only a minimal amount of review, typical of minor modifications and/or changes to existing uses or buildings.

A. Type I Minor Site Plan and Design Review.

1. **Applicability.** Type I applications involve no discretion and are typically processed concurrently with a building permit application. The Type I process is not applicable for:
 - a. Any activity which is included with or initiates actions that require Type II—IV review.
 - b. Any increase in square footage of a conditional or nonconforming use (excluding nonconforming structures).
 - c. Any proposal in which nonconforming upgrades are required under OCMC 17.58.
 - d. Any proposal in which modifications are proposed under OCMC 17.62.015.
2. **The following projects may be processed as a Type I application:**
 - a. Addition of up to two hundred square feet to a commercial, institutional, or multifamily structure in which no increases are required to off-street parking. This includes a new ancillary structure, addition to an existing structure, or new interior space (excluding new drive thru). Increases of more than two hundred square feet in a twelve-month period shall be processed as Type II.
 - k. Addition or alteration of parapets or rooflines.
 - t. Modification or installation of a fence, hedge, or wall, or addition of a fence, hedge or wall.

B. Type II Minor Site Plan and Design Review.

1. **Type II Minor Site Plan and Design Review applies to the following uses and activities unless those uses and activities qualify for Type I review per OCMC 17.62.035.A.:**
 - a. Modification of an office, commercial, industrial, institutional, public or multi-family structure that does not increase the interior usable space (for example covered walkways or entryways, addition of unoccupied features such as clock tower, etc.).
 - b. Modification to parking lot layout and landscaping, or the addition of up to five parking spaces.
 - c. A maximum addition of up to one thousand square feet to a commercial, office, institutional, public, multi-family, or industrial building provided that the addition is not more than thirty-five percent of the original building square footage.
 - d. Mobile food carts in OCMC 17.54.115.
 - e. Other land uses and activities may be added if the community development director makes written findings that the activity/use will not increase off-site impacts and is consistent with the type and/or scale of activities/uses listed above.
2. **Application.** The application for the Type II Minor Site Plan and Design Review shall contain the following elements:
 - a. The submittal requirements of OCMC 17.50.
 - b. A narrative explaining all aspects of the proposal in detail and addressing each of the applicable criteria listed in OCMC 17.62.
 - c. Site plan drawings showing existing conditions/uses and proposed conditions/uses.

- d. **Architectural drawings, including building elevations and envelopes, if architectural work is proposed.**
- e. **Additional submittal material may be required by the community development director on a case-by-case basis.**

Applicant's Findings: The building improvements will be limited to a new 165 square foot security vestibule entrance and reconfiguration of the interior administrative spaces. Site improvements will include resurfacing of parts of the parking area, a new bus queueing lane, parking area restriping, parking area signage and new fencing. Though the new square footage of the security vestibule falls under the threshold for a Type I review, the addition of the bus queueing and other parking lot repairs and upgrades require a Type II review. All required application materials have been submitted within this land use application. This standard is met.

17.62.040 - Items required.

A complete application for site plan and design review shall be submitted. Except as otherwise in subsection I of this section, the application shall include the following:

- A. A site plan or plans, to scale, containing the following:**
 - 1. Vicinity information showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations;**
 - 2. The site size, dimensions, and zoning, including dimensions and gross area of each lot or parcel and tax lot and assessor map designations for the proposed site and immediately adjoining properties;**
 - 3. Contour lines at two foot contour intervals for grades zero to ten percent, and five-foot intervals for grades over ten percent;**
 - 4. The location of natural hazard areas on and within one hundred feet of the boundaries of the site, including:**
 - a. Areas indicated on floodplain maps as being within the one hundred-year floodplain,**
 - b. Unstable slopes, as defined in OCMC 17.44.020,**
 - c. Areas identified on the seismic conditions map in the comprehensive plan as subject to earthquake and seismic conditions;**
 - 5. The location of natural resource areas on and within one hundred feet of the boundaries of the site, including fish and wildlife habitat, existing trees (six inches or greater in caliper measured four feet above ground level), wetlands, streams, natural areas, wooded areas, areas of significant trees or vegetation, and areas designated as being within the natural resources overlay district;**
 - 6. The location of inventoried historic or cultural resources on and within one hundred feet of the boundaries of the site;**
 - 7. The location, dimensions, and setback distances of all existing permanent structures, improvements and utilities on or within twenty-five feet of the site, and the current or proposed uses of the structures;**

8. The location, dimensions, square footage, building orientation and setback distances of proposed structures, improvements and utilities, and the proposed uses of the structures by square footage;
 9. The location, dimension and names, as appropriate, of all existing and platted streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit street and facilities, neighborhood activity centers, and easements on and within two hundred fifty feet of the boundaries of the site;
 10. The location, dimension and names, as appropriate, of all proposed streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit streets and facilities, neighborhood activity centers, and easements on and within two hundred feet of the boundaries of the site;
 11. All parking, circulation, loading and servicing areas, including the locations of all carpool, vanpool and bicycle parking spaces as required in OCMC 17.52;
 12. Site access points for automobiles, pedestrians, bicycles and transit;
 13. On-site pedestrian and bicycle circulation;
 14. Outdoor common areas proposed as open space;
 15. Total impervious surface created (including buildings and hard ground surfaces);
 16. The proposed location, dimensions and materials of fences and walls.
- B. A landscaping plan, drawn to scale, showing the location and types of existing trees (six inches or greater in caliper measured four feet above ground level) and vegetation proposed to be removed and to be retained on the site, the location and design of landscaped areas, the varieties, sizes and spacings of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain plant materials.
- C. Architectural drawings or sketches, drawn to scale and showing floor plans, elevations accurately reflected to grade, and exterior materials of all proposed structures and other improvements as they will appear on completion of construction. The name of the adjacent street shall be identified on each applicable building elevation.
- D. An electronic materials board clearly depicting all building materials with specifications as to type, color and texture of exterior materials of proposed structures.
- E. An erosion/sedimentation control plan, in accordance with the requirements of OCMC 17.47 and the public works erosion and sediment control standards, and a drainage plan developed in accordance with city drainage master plan requirements, OCMC 13.12 and the public works stormwater and grading design standards. The drainage plan shall identify the location of drainage patterns and drainage courses on and within one hundred feet of the boundaries of the site. Where development is proposed within an identified hazard area, these plans shall reflect concerns identified in the hydrological/geological/geotechnical development impact statement.
- F. An exterior lighting plan, drawn to scale, showing type, height, and area of illumination.

- G. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide:**
- 1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and**
 - 2. A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant. If, after forty-five days' notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.**
- H. Such special studies or reports as the community development director may require to obtain information to ensure that the proposed development does not adversely affect the surrounding community or identified natural resource areas or create hazardous conditions for persons or improvements on the site. The community development director shall require an applicant to submit one or more development impact evaluations as may be necessary to establish that the city's traffic safety or capacity standards, natural resource, including geologic hazard and flood plain overlay districts, will be satisfied.**
- I. The community development director may waive the submission of information for specific requirements of this section or may require information in addition to that required by a specific provision of this section, as follows:**
- 1. The community development director may waive the submission of information for a specific requirement upon determination either that specific information is not necessary to evaluate the application properly, or that a specific approval standard is not applicable to the application. If submission of information is waived, the community development director shall, in the decision, identify the waived requirements, explain the reasons for the waiver, and state that the waiver may be challenged on appeal and may be denied by a subsequent review authority. If the matter is forwarded to the planning commission for initial review, the information required by this paragraph shall be included in the staff report;**
 - 2. The community development director may require information in addition to that required by a specific provision of this section upon determination that the information is needed to evaluate the application properly and that the need can be justified on the**

basis of a special or unforeseen circumstance as necessary to comply with the applicable standards. If additional information is required, the community development director shall, in the decision, explain the reasons for requiring the additional information.

J. One full-sized copy of all architectural and site plans.

Applicant's Findings: Submitted with this application are all necessary materials demonstrating compliance with applicable sections of Oregon City's Development Code for the purposes of a Type II Site Plan and Design review approval. The requirements of this section are met.

17.62.050 - General standards.

All development shall comply with the following standards:

A. Landscaping.

1. Existing native vegetation is encouraged to be retained to the maximum extent practicable. All plants listed on the Oregon City Nuisance Plant List shall be removed from the site prior to issuance of a final occupancy permit for the building.
2. Except as allowed elsewhere in Title 16 or 17 of this code, all areas to be credited towards landscaping shall be installed with growing plant materials.
3. Pursuant to OCMC 17.49, landscaping requirements within the natural resource overlay district, other than landscaping required for parking lots, may be met by preserving, restoring and permanently protecting native vegetation and habitat on development sites.
4. A landscaping plan shall be prepared by a registered landscape architect for new or revised landscaped areas and parking lots. Landscape architect approval is not required for tree removal and/or installation if the species are chosen from an approved street tree list. A certified landscape designer, arborist, or nurseryman shall be acceptable in lieu of a landscape architect for projects with less than five hundred square feet of landscaping. All landscape plans shall include a mix of vertical (trees and shrubs) and horizontal elements (grass, groundcover, etc.) that within three years will cover one hundred percent of the landscape area. Plant species listed on the Oregon City Nuisance Plant list are prohibited and native species are encouraged. No mulch, bark chips, or similar materials shall be allowed at the time of landscape installation except under the canopy of shrubs and within two feet of the base of trees.
5. Landscaping shall be visible from public thoroughfares to the extent practicable.
6. The landscaping in parking areas shall not obstruct lines of sight for safe traffic operation and shall comply with all requirements of OCMC 10.32, Traffic Sight Obstructions.

Applicant's Findings: The District does not propose any changes to existing landscaping as part of this application. Therefore, the requirements of this section do not apply.

B. Vehicular Access and Connectivity.

1. Parking areas shall be located behind the building facade that is closest to the street, below buildings, or on one or both sides of buildings.
2. Existing or future connections to adjacent sites through the use of vehicular and pedestrian access easements which provide connection from the right-of-way to the adjoining property shall be provided.
3. Parcels larger than three acres shall provide streets as required in OCMC 16.12.
4. Parking garage entries shall not be more than half of the streetscape.

Applicant's Findings: The proposed modifications will not change the location of existing parking areas on the subject parcel nor change existing connections to adjacent sites. Therefore, the requirements of this section do not apply.

C. A well-marked, continuous and protected on-site pedestrian circulation system meeting the following standards shall be provided:

1. Pathways between all building entrances and the street are required. Pathways between the street and buildings fronting on the street shall be direct and not cross a drive aisle. Exceptions may be allowed by the director where steep slopes, a physically constrained site, or protected natural resources prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.
2. The pedestrian circulation system shall connect all main entrances, parking areas, bicycle parking, recreational areas, common outdoor areas, and any pedestrian amenities on the site. For buildings fronting on the street, the sidewalk may be used to meet this standard.
3. The pedestrian circulation system shall connect the principal building entrance to those of buildings on adjacent sites, except within industrial zoning designations.
4. Elevated external stairways or walkways shall not extend beyond the building facade except for external stairways or walkways located in, or facing interior courtyard areas that are not visible from the street or a public access easement. This standard does not apply to sky-bridges or sky-ways.
5. On-site pedestrian walkways shall be hard surfaced, well drained and at least five feet wide. Surface material shall contrast visually to adjoining surfaces. When bordering parking spaces other than spaces for parallel parking, pedestrian walkways shall be a minimum of seven feet in width unless curb stops are provided. When the pedestrian circulation system is parallel and adjacent to an auto travel lane, the walkway shall be raised or separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised walkway is used, the ends of the raised portions shall be equipped with curb ramps for each direction of travel. Pedestrian walkways that cross drive isles or other vehicular circulation areas shall utilize a change in textual material or height to alert the driver of the pedestrian crossing area.

Applicant's Findings: The existing site includes designated, marked pedestrian crossings allowing safe and convenient connections from the public street/sidewalk and from within the parking area to the school building. The requirements of this section have been met.

D. All development shall maintain continuous compliance with applicable federal, state, and city standards.

Applicant's Findings: The District acknowledges responsibility to maintain compliance with applicable federal, state, and city standards.

E. Adequate public water and sanitary sewer facilities sufficient to serve the proposed or permitted level of development shall be provided pursuant to OCMC 16.12. The applicant shall demonstrate that adequate facilities and services are presently available or can be made available concurrent with development. Service providers shall be presumed correct in the evidence, which they submit. All facilities shall be designated to City standards as set out in the city's facility master plans and public works design standards. A development may be required to modify or replace existing offsite systems if necessary, to provide adequate public facilities. The city may require over sizing of facilities where necessary to meet standards in the city's facility master plan or to allow for the orderly and efficient provision of public facilities and services. Where over sizing is required, the developer may request reimbursement from the city for over sizing based on the city's reimbursement policy and fund availability or provide for recovery of costs from intervening properties as they develop.

Applicant's Findings: The subject site is currently served with public water and sanitary sewer facilities. The District does not propose any changes that would affect the adequate provision of public water and sanitary sewer facilities. Therefore, the requirements of this section do not apply.

F. If a transit agency, upon review of an application for an industrial, institutional, retail or office development, recommends that a bus stop, bus turnout lane, bus shelter, accessible bus landing pad, lighting, or transit stop connection be constructed, or that an easement or dedication be provided for one of these uses, consistent with an agency adopted or approved plan at the time of development, the review authority shall require such improvement, using designs supportive of transit use. Improvements at a major transit stop may include intersection or mid-block traffic management improvements to allow for crossings at major transit stops, as identified in the city's Transportation System Plan.

Applicant's Findings: The subject site is not located adjacent to a transit line. Therefore, the requirements of this section do not apply.

G. Screening of Mechanical Equipment.

- 1. Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, shall be screened from view from the adjacent street. Screening shall be accomplished through the use of parapet walls or a sight-obscuring enclosure around the equipment constructed of one of the primary materials used on the primary facades of the structure, and that is an integral part of the building's architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened. In the event such parapet wall does not fully screen all rooftop equipment, then the rooftop equipment shall be enclosed by a screen constructed of one of the primary materials used on the primary facade of the building so as to achieve complete screening.**
- 2. Wall-mounted mechanical equipment shall not be placed on the front facade of a building or on a facade that faces a right-of-way. Wall-mounted mechanical equipment, including air conditioning or HVAC equipment and groups of multiple utility meters, that extends six inches or more from the outer building wall shall be screened from view from streets; from residential, public, and institutional properties; and from public areas of the site or adjacent sites through the use of (a) sight-obscuring enclosures constructed of one of the primary materials used on the primary facade of the structure, (b) sight-obscuring fences, or (c) trees or shrubs that block at least eighty percent of the equipment from view or (d) painting the units to match the building. Wall-mounted mechanical equipment that extends six inches or less from the outer building wall shall be designed to blend in with the color and architectural design of the subject building. Vents which extend six inches or less from the outer building wall shall exempt from this standard if painted.**
- 3. Ground-mounted above-grade mechanical equipment shall be screened by ornamental fences, screening enclosures, trees, or shrubs that block at least eighty percent of the view.**
- 4. This section shall not apply to the installation of solar energy panels, photovoltaic equipment or wind power generating equipment.**

Applicant's Findings: The applicant does not propose the provision of any new rooftop, wall-mounted, or ground-mounted mechanical equipment. Therefore, the requirements of this section do not apply.

H. Building Materials.

- 1. Prohibited Materials. The following materials shall be prohibited in visible locations from the right-of-way or a public access easement unless an exception is granted by the community development director based on the integration of the material into the overall design of the structure.**
 - a. Vinyl or plywood siding (including T-111 or similar plywood).**

- b. **Glass block or highly tinted, reflected, translucent or mirrored glass (except stained glass) as more than ten percent of the building facade.**
- c. **Corrugated fiberglass.**
- d. **Chain link fencing (except for temporary purposes such as a construction site, gates for a refuse enclosure, stormwater facilities, or when located on properties within the general industrial district).**
- e. **Crushed colored rock/crushed tumbled glass.**
- f. **Non-corrugated and highly reflective sheet metal.**
- g. **Tarps, except for the protection of outside storage.**

Applicant's Findings: The District is proposing the use of 6-foot-tall security fencing and four gates made of galvanized chain link to replace existing fencing, to enclose additional yard area and to revise the gate configurations. However, none of the proposed galvanized chain link is easily visible from the public right-of-way or public access easement, as it is all located beyond the parking areas and school buildings from the school's frontage on Holcomb School Road. The galvanized chain link fencing and gates are an industry standard for safety and security at elementary schools and are currently in use on the Holcomb Elementary School site in the majority of the areas new or repair fencing is proposed. The District is not proposing the use of any of the other prohibited materials.

The Applicant will be planting appropriate plants and shrubs along the front of the fence, partially obscuring the proposed fencing from view from the right-of-way. As the proposed fencing will not be visible from the street, the use of chain link fencing meets the intent of this section.

Though previously contemplated by the District, no new fencing will be installed in front of the current school entrance.

The requirements of this section are met.

2. **Special Material Standards. The following materials are allowed if they comply with the requirements found below:**
 - a. **Concrete Block. When used for the front facade of any building, concrete blocks shall be split, rock- or ground-faced and shall not be the prominent material of the elevation. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than three feet above the finished grade level adjacent to the foundation wall.**
 - b. **Metal Siding. Metal siding shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level) except when used for a temporary structure.**

- c. Exterior insulation and finish system (EIFS) and similar troweled finishes shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.
- d. Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.
- e. Membrane or fabric covered storage areas are permitted as temporary structures, excluding the use of tarps.
- f. Vinyl or powder coated chain link fencing is permitted for city-owned stormwater management facilities, reservoirs, and other public works facilities such as pump stations, maintenance yards, and storage yards not located within the general industrial district.

Applicant's Findings: The District does not propose the use of special materials listed above. The requirements of this section do not apply.

- I. **Temporary Structures.** Temporary structures are permitted pursuant to the following standards:
 - 1. **Structures up to two hundred square feet:**
 - a. Shall not be on a property for more than three consecutive days;
 - b. Shall not be on a property more than six times per year;
 - c. Shall comply with the minimum dimensional standards of the zoning designation;
 - d. Shall be sited so as to leave the minimum number of parking spaces for the primary uses as required by OCMC 17.52 or as otherwise specified in a land use approval;
 - e. Shall not disturb ingress or egress to the site; and
 - f. Shall be exempt from all sections of OCMC 12.08, 16.12, 17.52 and 17.62 except subsections 17.62.050.I and J.
 - 2. **Temporary structures larger than two hundred square feet may be permitted up to two times per year; and:**
 - a. **Structures larger than two hundred square feet up to eight hundred square feet:**
 - i. Shall not be on a property for more than thirty consecutive days;
 - ii. Shall comply with the minimum dimensional standards of the zoning designation;
 - iii. Shall be sited so as to leave the minimum number of parking spaces for the primary uses as required by OCMC 17.52 or as otherwise specified in a land use approval;
 - iv. Shall not disturb ingress or egress to the site; and
 - v. Shall be exempt from all sections of OCMC 12.08, 16.12, 17.52 and 17.62 except subsections 17.62.050.I and J.
 - b. **Structures larger than eight hundred square feet:**
 - i. Shall not be on a property for more than seven consecutive days;

- ii. Shall comply with the minimum dimensional standards of the zoning designation;
 - iii. Shall be sited so as to leave the minimum number of parking spaces for the primary uses as required by OCMC 17.52 or as otherwise specified in a land use approval;
 - iv. Shall not disturb ingress or egress to the site; and
 - v. Shall be exempt from all sections of OCMC 12.08, 16.12, 17.52 and 17.62 except subsections 17.62.050.I and J.
3. Government owned properties are exempt from all sections of OCMC 12.08, 16.12, 17.52 and 17.62 except subsections 17.62.050.H and I and the dimensional standards of the zoning designation.

Applicant's Findings: The District does not propose a temporary structure as part of this application. Therefore, the requirements of this section do not apply.

- J. Development shall comply with requirements of the following Oregon City Municipal Code chapters, as applicable, including but not limited to:
1. Chapter 12.04, Streets, Sidewalks and Public Places.
 2. Chapter 12.08, Public and Street Trees.
 3. Chapter 13.04, Water Service System.
 4. Chapter 13.08, Sewer Regulations.
 5. Chapter 13.12, Stormwater Management.
 6. Chapter 16.12, Minimum Improvements and Design Standards for Development.
 7. Chapter 17.20, Residential Design Standards for ADU's, Cluster Housing, Internal Conversions, Live/Work Units, and Manufactured Home Parks.
 8. Chapter 17.40, Historic Overlay District.
 9. Chapter 17.41, Tree Protection Standards.
 10. Chapter 17.42, Flood Management Overlay District.
 11. Chapter 17.44, Geologic Hazards.
 12. Chapter 17.47, Erosion and Sediment Control.
 13. Chapter 17.48, Willamette River Greenway.
 14. Chapter 17.49, Natural Resource Overlay District.
 15. Chapter 17.50, Administration and Procedures.
 16. Chapter 17.52, Off-Street Parking and Loading.
 17. Chapter 17.54, Supplemental Zoning Regulations and Exceptions.
 18. Chapter 17.58, Lawful Nonconforming Uses, Structures, and Lots.
 19. Chapter 17.65, Master Plans and Planned Unit Development.

Applicant's Findings: As discussed in greater detail throughout this narrative, the proposed development complies with all applicable standards of the Oregon City Municipal Code. The requirements of this section are met.

17.62.055 - Institutional, office, multi-family, retail, and commercial building standards.

- A. Purpose.** The primary objective of the regulations contained in this section is to provide a range of design choices that promote creative, functional, and cohesive development that is compatible with surrounding areas. Buildings approved in compliance with these standards are intended to serve multiple tenants over the life of the building, and are not intended for a one-time occupant. The standards encourage people to spend time in the area, which also provides safety through informal surveillance. Finally, this section is intended to promote the design of an urban environment that is built to human scale by creating buildings and streets that are attractive to pedestrians, create a sense of enclosure, provide activity and interest at the intersection of the public and private spaces, while also accommodating vehicular movement.
- B. Applicability.** This section applies to institutional, office, multi-family, retail and commercial buildings except accessory structures less than one thousand square feet and temporary structures.

Applicant's Findings: The proposed development includes minor changes to the west-facing façade of the existing institutional structure. These include the addition of 8' tall storefront windows with vertical mullions spaced a maximum of 4 feet apart. Therefore, the requirements of this section are applicable.

- C. Conflicts.** With the exception of standards for building orientation and building front setbacks, in the event of a conflict between a design standard in this section and a standard or requirement contained in the underlying zoning district, the standard in the zoning district shall prevail.
- D. Siting of Structures.** On sites with one hundred feet or more of frontage at least sixty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line. For sites with less than one hundred feet of street frontage, at least fifty percent of the site frontage width shall be occupied by buildings placed within five feet of the property. Multi-family developments shall be placed no farther than twenty feet from the front property line. This section does not apply to properties with less than forty feet of frontage. A larger front yard setback may be approved through site plan and design review if the setback area incorporates at least one element from the following list for every five feet of increased setback requested:
1. Tables, benches or other approved seating area.
 2. Cobbled, patterned or paved stone or enhanced concrete.
 3. Pedestrian scale lighting.
 4. Sculpture/public art.
 5. Fountains/water feature.
 6. At least twenty square feet of landscaping or planter boxes for each tenant facade fronting on the activity area.

7. **Outdoor cafe.**
8. **Enhanced landscaping or additional landscaping.**
9. **Other elements, as approved by the community development director, that can meet the intent of this section.**

Applicant's Findings: The District does not propose a change in siting of the existing structure. Therefore, the requirements of this section do not apply.

E. Building Orientation. All buildings along the street frontage shall face the front most architecturally significant facade toward the street and have a functional primary entrance facing the street. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.

Applicant's Findings: The proposed improvements will not change the orientation of the existing structure. Therefore, the requirements of this section do not apply.

F. Entryways. Entrances shall include a doorway and a minimum of four of the following elements:

1. **Display windows; Recesses or projections; peaked roof or raised parapet over the door; canopy of at least five feet in depth; porch; distinct materials; architectural details such as tile work and moldings; pedestrian amenities such as benches, planters or planter boxes; landscape treatments integrating arbors, low walls, trellis work; or similar elements. Trellises, canopies and fabric awnings may project up to five feet into front setbacks and public rights-of-way, provided that the base is not less than eight feet at the lowest point and no higher than ten feet above the sidewalk.**

Applicant's Findings: The new vestibule entrance will include glass "storefront" doors, display windows, a canopy far exceeding five feet in depth, distinct materials (including brick) and a bench. The proposed improvements will meet the requirements of this section.

G. Corner Lots. For buildings located at the corner of intersections, the primary entrance of the building shall be located at the corner of the building or within twenty-five feet of the corner of the building. Additionally, one of the following treatments shall be required:

1. **Incorporate prominent architectural elements, such as increased building height or massing, cupola, turrets, or pitched roof, at the corner of the building or within twenty-five feet of the corner of the building.**
2. **Chamfer the corner of the building (i.e. cut the corner at a forty-five degree angle and a minimum of ten feet from the corner) and incorporate extended weather protection (arcade or awning), special paving materials, street furnishings, or plantings in the chamfered area.**

3. **Standards 1 and 2 above do not apply to multi-family buildings or multi-family portions of residential mixed-use buildings.**

Applicant's The proposed development will not change the location of the primary entrance.
Findings: Therefore, the requirements of this section do not apply.

H. Variation in Massing. For street facing facades greater than 120 feet in length a modulation is required which extends through all floors. Decks and roof overhangs may encroach up to three feet per side into the modulation. The modulation shall meet one of the following dimensional requirements:

1. **A minimum depth of two percent of the length of the facade and a minimum width of thirty percent of the length of the facade; or**
2. **A minimum depth of four percent of the length of the facade and a minimum width of twenty percent of the length of the facade.**

Applicant's The proposed modification does not include any changes to the building façade facing the street. In addition, the longest street-facing façade is 100 feet in length.
Findings: The requirements of this section do not apply.

I. Building Design Elements.

1. **All front and side facades shall provide a design element or architectural feature that add interest and detail such that there are no blank walls of thirty feet in length or more, measured horizontally. Features that can meet this requirement include:**
 - a. **Change in building material or texture;**
 - b. **Window or door;**
 - c. **Balcony; or**
 - d. **Pillar or post.**

Applicant's The existing facades provide design and architectural elements that add interest and detail. The proposed modifications will add 8' tall storefront windows with vertical mullions spaced a maximum of 4 feet apart, which will further add architectural interest to the design of the building. The requirements of this section are met.
Findings:

2. **Street facing facades shall include additional design features. For every thirty feet of facade length, three of the following elements are required:**
 - a. **Decorative materials on more than ten percent of the total wall area (e.g., brick or stonework, shingles, wainscoting, ornamentation, and similar features);**
 - b. **Decorative cornice and/or roof line (e.g., for flat roofs);**
 - c. **Roof gable;**
 - d. **Recessed entry;**
 - e. **Covered canopy entry;**
 - f. **Cupola or tower;**

- g. Dormer;
- h. Balcony;
- i. Pillars or posts;
- j. Repeating pattern of building materials;
- k. A change in plane of at least two feet in width and six inches in depth;
- l. Bay or oriel window; or
- m. An alternative feature providing visual relief and detail as approved by the community development director.

Applicant's Findings: The existing street-facing facades provide design features that add interest and detail, including brick, posts and covered canopy entry. This standard is met.

3. **Building Detail Variation. Architectural features shall be varied on different buildings within the same development. At least two of the required features on each street-facing elevation shall be distinct from the street-facing elevations of other buildings within the same development.**

Applicant's Findings: There is only one street-facing building on this site. Therefore, this standard is not applicable.

J. Windows.

1. The minimum windows requirements are set forth in Table 17.62.055.J. Windows are measured in lineal fashion between 3.5 feet and six feet from the ground. For example, a one-hundred-foot-long building elevation would be required to have at least sixty feet (sixty percent of one hundred feet) of windows in length between the height of 3.5 feet and six feet from the ground.
2. Reflective, glazed, mirrored or tinted glass is limited to ten percent of the lineal footage of windows on the street facing facade. Highly reflective or glare-producing glass with a reflective factor of one-quarter or greater is prohibited on all building facades. Any glazing materials shall have a maximum fifteen percent outside visual light reflectivity value. No exception shall be made for reflective glass styles that appear transparent when internally illuminated.
3. Side walls that face walkways may include false windows and door openings only when actual doors and windows are not feasible because of the nature of the use of the interior use of the building. False windows located within twenty feet of a right-of-way shall be utilized as display windows with a minimum display depth of thirty-six inches.
4. Multi-family windows shall incorporate window trim at least four inches in width when surrounded by horizontal or vertical lap siding.

Applicant's Findings: The proposed storefront windows on the west façade will add additional linear ground floor windows, bringing the primary structure into greater conformance with

the minimum window requirements set forth in Table 17.62.055.J. Proposed windows feature glazing that will minimize glare on the adjacent parking area. The requirements of this section are met

K. Roof Treatments. The maximum length of any continuous roofline on a street-facing facade shall be seventy-five feet without a cross gable or change in height of at least two feet.

Applicant's Findings: The District does not propose any changes to the existing roof. Therefore, the requirements of this section do not apply.

L. Drive-through facilities shall:

- 1. Be located at the side or rear of the building.**
- 2. Be designed to maximize queue storage on site.**

Applicant's Findings: The school does not feature drive-through facilities. The requirements of this section do not apply.

M. Special development standards along transit streets.

- 1. Purpose. This section is intended to provide direct and convenient pedestrian access to retail, office and institutional buildings from public sidewalks and transit facilities and to promote pedestrian and transit travel to commercial and institutional facilities.**
- 2. Applicability. Except as otherwise provide in this section, the requirements of this section shall apply to the construction of new retail, office and institutional buildings which front on a transit street.**
- 3. Development Standards.**
 - a. All buildings shall have at least one main building entrance oriented towards the transit street. A main building entrance is oriented toward a transit street if it is directly located on the transit street, or if it is linked to the transit street by an on-site pedestrian walkway that does not cross off-street parking or maneuvering areas.**
 - i. If the site has frontage on more than one transit street, or on a transit street and a street intersecting a transit street, the building shall provide one main building entrance oriented to the transit street or to the corner where the two streets intersect.**
 - ii. For building facades over three hundred feet in length on a transit street, two or more main building entrances shall be provided as appropriate and oriented towards the transit street.**
 - b. In the event a requirement of this section conflicts with other requirements in Title 17, the requirements of this section shall control.**
- 4. Exemptions. The following permitted uses are exempted from meeting the requirements of subsection 3 of this section:**
 - a. Heavy equipment sales;**

- b. **Motor vehicle service stations, including convenience stores associated therewith;**
or
- c. **Solid waste transfer stations.**

Applicant's Findings: The school is not located along a transit street. Therefore, the requirements of this section do not apply.

SUMMARY AND CONCLUSION

Based on the analysis and findings described above, the proposed Type II Minor Site Plan and Design Review Application meets the requirements as described in the Oregon City Municipal Code. The District respectfully requests approval from the City's Planning Department.

HOLCOMB ELEMENTARY SCHOOL

14625 HOLCOMB BLVD
OREGON CITY, OR 97045

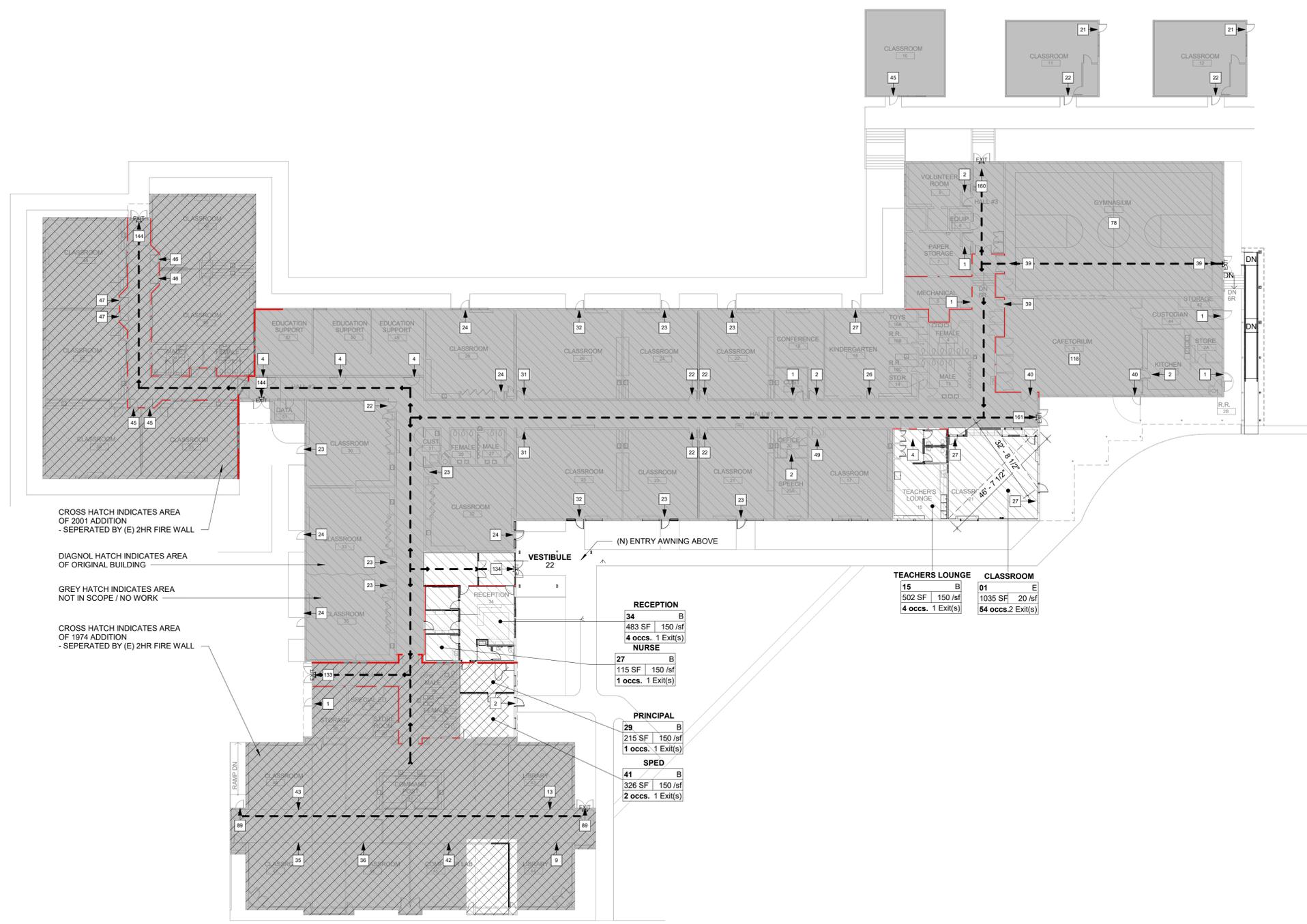
100% CONSTRUCTION DOCUMENTS



PROJECT NOTES	ABBREVIATIONS	PROJECT INFORMATION	PROJECT TEAM	VICINITY MAP	SHEET INDEX																																																																																																																																																																																																																																																																																																						
<p>GENERAL REQUIREMENTS</p> <ol style="list-style-type: none"> ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY SIGNIFICANT DISCREPANCIES FROM CONDITIONS SHOWN ON THE DRAWINGS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS. RESPONSIBILITY SHALL INCLUDE BUT NOT LIMITED TO DEMOLITION AND CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCING, AND SAFETY REQUIRED TO COMPLETE CONSTRUCTION. BEFORE STARTING A SECTION OF WORK THE CONTRACTOR SHALL CAREFULLY EXAMINE PREPARATORY WORK THAT HAS BEEN EXECUTED. ENSURE THAT WORK AND ADJACENT RELATED WORK WILL FINISH TO PROPER PLANES AND LEVELS. <p>GENERAL REQUIREMENTS</p> <ol style="list-style-type: none"> CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH THE CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATE WORK. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED SHALL ALWAYS CONTACT THE PROJECT TEAM FOR SUCH INFORMATION PRIOR TO PRECEDING WITH WORK RELATED TO THOSE... THE CONTRACTOR SHALL PROTECT, PATCH, AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS, AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, PLUMBING OR OTHER OWNER WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT. PROVIDE DEMOLITION AND PATCH/REPAIR IN ALL AREAS (WHETHER SPECIFICALLY SHOWN OR NOT) TO ACCOMMODATE ALL... IF THE CONTRACTOR ENCOUNTERS A CONDITION NOT COVERED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY AND RESOLVE THE ISSUE WITH THE PROJECT TEAM BEFORE COMMENCING ANY WORK. ALL PERMITS ASSOCIATED WITH THE PROJECT SHALL BE PAID AND OBTAINED BY THE CONTRACTOR. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF PERSONS AND PROPERTY AND COMPLIANCE WITH OSHA... WHEN PORTIONS OF THE WORK ARE PERFORMED BY THE CONTRACTOR ON A DESIGN-BUILD BASIS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE SECURING OF ALL ASSOCIATED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL DESIGN BUILD SUB... CONTRACTOR SHALL AVOID INTERFERENCE AND CONFLICT WITH THE BUILDING'S NORMAL OPERATION. CONTRACTOR TO COMPLY WITH THE BUILDING RULES AND REGULATIONS REGARDING SCHEDULING AND USE OF ELEVATORS AND LOADING DOCKS FOR DELIVERY AND HANDLING OF MATERIALS, EQUIPMENT, AND DEBRIS. 	<table border="0"> <tr> <td>(E)</td><td>EXISTING</td><td>LAM.</td><td>LAMINATE</td></tr> <tr> <td>(N)</td><td>NEW</td><td>L.P.</td><td>LOW POINT</td></tr> <tr> <td>(R)</td><td>REMOVE</td><td>M.C.</td><td>MEDICINE CABINET</td></tr> <tr> <td>A.C.</td><td>ASPHALT CONCRETE</td><td>M.D.F.</td><td>MEDIUM DENSITY FIBERBOARD</td></tr> <tr> <td>A.C.B.</td><td>ACOUSTICAL BOARD</td><td>M.D.O.</td><td>MEDIUM DENSITY OVERLAY</td></tr> <tr> <td>A.C.P.</td><td>ACOUSTICAL PANEL</td><td></td><td></td></tr> <tr> <td>A.C.T.</td><td>ACOUSTICAL CEILING</td><td></td><td></td></tr> <tr> <td></td><td>TILE</td><td>MEMB.</td><td>MEMBRANE</td></tr> <tr> <td>A.D.</td><td>ADJUSTABLE</td><td>MIR.</td><td>MIRROR</td></tr> <tr> <td>A.D.J.</td><td>ADJUSTABLE</td><td>MIR.</td><td>MIRROR</td></tr> <tr> <td>A.F.</td><td>ACCESS FLOORING</td><td>M.O.</td><td>MASONRY OPENING</td></tr> <tr> <td>AGGR.</td><td>AGGREGATE</td><td>M.P.</td><td>MIDPOINT</td></tr> <tr> <td>A.F.</td><td>ABOVE FINISHED FLOOR</td><td>M.S.</td><td>MACHINE SCREW</td></tr> <tr> <td>BD.</td><td>BOARD</td><td>MTD.</td><td>MOUNTED</td></tr> <tr> <td>BKP.</td><td>BITUMINOUS BACKING PLATE</td><td>MUL.</td><td>MULLION</td></tr> <tr> <td>BM.</td><td>BEAM</td><td>NOM.</td><td>NOMINAL</td></tr> <tr> <td>BOT/B.O.</td><td>BOTTOM/BOTTOM OF</td><td>N.T.S.</td><td>NOT TO SCALE</td></tr> <tr> <td>C.B.</td><td>CATCH BASIN</td><td>OBS.</td><td>OBSCURE</td></tr> <tr> <td>CEM.</td><td>CEMENT</td><td>O.C.</td><td>ON CENTER</td></tr> <tr> <td>CER.</td><td>CERAMIC</td><td>O.C.D.</td><td>OVERHEAD COILING</td></tr> <tr> <td>C.G.</td><td>CORNER GUARD</td><td>O.C.G.</td><td>OVERHEAD COILING</td></tr> <tr> <td>C.I.</td><td>CAST IRON</td><td>O.D.</td><td>OUTSIDE DIAMETER</td></tr> <tr> <td>C.J.</td><td>CONTROL JOINT</td><td>O.D.</td><td>OUTSIDE DIAMETER</td></tr> <tr> <td>CLG.</td><td>CEILING</td><td>O.F.C.I.</td><td>OWNER FURNISHED CONTRACTOR</td></tr> <tr> <td>CLKG.</td><td>CEILING</td><td></td><td></td></tr> <tr> <td>CLO.</td><td>CLOSET</td><td>O.F.D.</td><td>OWNER FURNISHED UNIT</td></tr> <tr> <td>CLR.</td><td>CLEAR</td><td>O.F.D.I.</td><td>OWNER FURNISHED UNIT</td></tr> <tr> <td>C.M.A.</td><td>CONCRETE MASONRY UNIT</td><td>OH.</td><td>OPPOSITE HAND</td></tr> <tr> <td>C.O.</td><td>CASED OPENING</td><td>OLF.</td><td>OCCUPANT LOAD FACTOR</td></tr> <tr> <td>CONN.</td><td>CONNECTION</td><td>PL.</td><td>PLATE</td></tr> <tr> <td>CORR.</td><td>CORRIDOR</td><td>P.LAM.</td><td>PLASTIC LAMINATE</td></tr> <tr> <td>CPT.</td><td>CARPET</td><td>PLAS.</td><td>PLASTER</td></tr> <tr> <td>CTS.</td><td>COUNTERSUNK CERAMIC TILE</td><td>P.C.P.</td><td>PORTLAND CEMENT PLASTER</td></tr> <tr> <td>C.T.</td><td>CENTER</td><td>PR.</td><td>PAIR</td></tr> <tr> <td>CTR.</td><td>CENTER</td><td>PTN.</td><td>PARTITION</td></tr> <tr> <td>D.F.</td><td>DRINKING FOUNTAIN</td><td>R.C.P.</td><td>REFLECTED CEILING PLAN</td></tr> <tr> <td>DET.</td><td>DETAIL</td><td>R.D.</td><td>ROUGH OPENING</td></tr> <tr> <td>DISP.</td><td>DISPENSER</td><td>R.O.</td><td>ROUGH OPENING</td></tr> <tr> <td>DR.</td><td>DOOR</td><td>R.W.D.</td><td>REDWOOD</td></tr> <tr> <td>DWR.</td><td>DRAWER</td><td>R.W.L.</td><td>RAIN WALL LEADER</td></tr> <tr> <td>D.S.</td><td>DOWNSPROUT</td><td>REV.</td><td>REVERSED</td></tr> <tr> <td>D.S.P.</td><td>DRY STANDPIPE</td><td>S.C.</td><td>SOLID CORE</td></tr> <tr> <td>E.J.</td><td>EXPANSION JOINT</td><td>S.C.D.</td><td>SEE CIVIL DRAWINGS</td></tr> <tr> <td>EL.</td><td>ELEVATION</td><td>SHR.</td><td>SHOWER</td></tr> <tr> <td>EXPO.</td><td>EXPOSED</td><td>S.J.</td><td>SCORE JOINT</td></tr> <tr> <td>EXP.</td><td>EXPANSION</td><td>S.L.D.</td><td>SEE LANDSCAPING DRAWINGS</td></tr> <tr> <td>F.A.</td><td>FIRE ALARM</td><td>S.M.</td><td>SHEET METAL</td></tr> <tr> <td>FB.</td><td>FLOOR BAR</td><td>S.M.D.</td><td>SEE MECHANICAL</td></tr> <tr> <td>F.D.</td><td>FLOOR DRAIN</td><td>S.O.G.</td><td>SLAB ON GRADE</td></tr> <tr> <td>FDN.</td><td>FOUNDATION</td><td>S.S.D.</td><td>SEE STRUCTURAL DRAWINGS</td></tr> <tr> <td>FE</td><td>FIRE EXTINGUISHER</td><td>S.S.</td><td>STAINLESS STEEL</td></tr> <tr> <td>F.A.</td><td>FACE OF CONCRETE</td><td>S.T.S.</td><td>STRUCTURAL SELF TAPPING SCREW</td></tr> <tr> <td>F.O.F.</td><td>FACE OF FINISH</td><td>SUSP.</td><td>SUSPENDED</td></tr> <tr> <td>F.O.S.</td><td>FACE OF STUDS</td><td>TRD.</td><td>TREAD</td></tr> <tr> <td>F.S.</td><td>FULL SIZE</td><td>T.B.</td><td>TOWEL BAR</td></tr> <tr> <td>FTG.</td><td>FOOTING</td><td>T.C.</td><td>TOP OF CURB</td></tr> <tr> <td>FUT.</td><td>FUTURE</td><td>T&G.</td><td>TONGUE AND GROOVE</td></tr> <tr> <td>G.A.</td><td>GAUGE</td><td>THK.</td><td>THICK</td></tr> <tr> <td>G.L.</td><td>GRID LINE</td><td>T.P.</td><td>TOP OF PAVEMENT</td></tr> <tr> <td>GLB.</td><td>GLULAM BEAM</td><td>T.W.</td><td>TOP OF WALL</td></tr> <tr> <td>G.B.</td><td>GRAB BAR</td><td>T.W.</td><td>TOP OF WALL</td></tr> <tr> <td>GND.</td><td>GROUND</td><td>V.I.F.</td><td>VERIFY IN FIELD</td></tr> <tr> <td>GYP.</td><td>GYP-SUM</td><td>V.T.R.</td><td>VENT THROUGH ROOF</td></tr> <tr> <td>G.W.B.</td><td>GYP-SUM WALL BOARD</td><td>W.C.</td><td>WINDOW OPENING</td></tr> <tr> <td>H.B.</td><td>HOLLOW CORE</td><td>W.C.</td><td>WINDOW OPENING</td></tr> <tr> <td>H.M.</td><td>HOLLOW METAL</td><td>W.C.</td><td>WINDOW OPENING</td></tr> <tr> <td>J.B.</td><td>JUNCTION BOX</td><td>W.C.</td><td>WINDOW OPENING</td></tr> <tr> <td>J.O.H.</td><td>JAMB OPENING HEIGHT</td><td>W.C.</td><td>WINDOW OPENING</td></tr> <tr> <td>J.O.W.</td><td>JAMB WIDTH</td><td>W.C.</td><td>WINDOW OPENING</td></tr> <tr> <td>J.T.</td><td>JOINT</td><td>W.C.</td><td>WINDOW OPENING</td></tr> </table>	(E)	EXISTING	LAM.	LAMINATE	(N)	NEW	L.P.	LOW POINT	(R)	REMOVE	M.C.	MEDICINE CABINET	A.C.	ASPHALT CONCRETE	M.D.F.	MEDIUM DENSITY FIBERBOARD	A.C.B.	ACOUSTICAL BOARD	M.D.O.	MEDIUM DENSITY OVERLAY	A.C.P.	ACOUSTICAL PANEL			A.C.T.	ACOUSTICAL CEILING				TILE	MEMB.	MEMBRANE	A.D.	ADJUSTABLE	MIR.	MIRROR	A.D.J.	ADJUSTABLE	MIR.	MIRROR	A.F.	ACCESS FLOORING	M.O.	MASONRY OPENING	AGGR.	AGGREGATE	M.P.	MIDPOINT	A.F.	ABOVE FINISHED FLOOR	M.S.	MACHINE SCREW	BD.	BOARD	MTD.	MOUNTED	BKP.	BITUMINOUS BACKING PLATE	MUL.	MULLION	BM.	BEAM	NOM.	NOMINAL	BOT/B.O.	BOTTOM/BOTTOM OF	N.T.S.	NOT TO SCALE	C.B.	CATCH BASIN	OBS.	OBSCURE	CEM.	CEMENT	O.C.	ON CENTER	CER.	CERAMIC	O.C.D.	OVERHEAD COILING	C.G.	CORNER GUARD	O.C.G.	OVERHEAD COILING	C.I.	CAST IRON	O.D.	OUTSIDE DIAMETER	C.J.	CONTROL JOINT	O.D.	OUTSIDE DIAMETER	CLG.	CEILING	O.F.C.I.	OWNER FURNISHED CONTRACTOR	CLKG.	CEILING			CLO.	CLOSET	O.F.D.	OWNER FURNISHED UNIT	CLR.	CLEAR	O.F.D.I.	OWNER FURNISHED UNIT	C.M.A.	CONCRETE MASONRY UNIT	OH.	OPPOSITE HAND	C.O.	CASED OPENING	OLF.	OCCUPANT LOAD FACTOR	CONN.	CONNECTION	PL.	PLATE	CORR.	CORRIDOR	P.LAM.	PLASTIC LAMINATE	CPT.	CARPET	PLAS.	PLASTER	CTS.	COUNTERSUNK CERAMIC TILE	P.C.P.	PORTLAND CEMENT PLASTER	C.T.	CENTER	PR.	PAIR	CTR.	CENTER	PTN.	PARTITION	D.F.	DRINKING FOUNTAIN	R.C.P.	REFLECTED CEILING PLAN	DET.	DETAIL	R.D.	ROUGH OPENING	DISP.	DISPENSER	R.O.	ROUGH OPENING	DR.	DOOR	R.W.D.	REDWOOD	DWR.	DRAWER	R.W.L.	RAIN WALL LEADER	D.S.	DOWNSPROUT	REV.	REVERSED	D.S.P.	DRY STANDPIPE	S.C.	SOLID CORE	E.J.	EXPANSION JOINT	S.C.D.	SEE CIVIL DRAWINGS	EL.	ELEVATION	SHR.	SHOWER	EXPO.	EXPOSED	S.J.	SCORE JOINT	EXP.	EXPANSION	S.L.D.	SEE LANDSCAPING DRAWINGS	F.A.	FIRE ALARM	S.M.	SHEET METAL	FB.	FLOOR BAR	S.M.D.	SEE MECHANICAL	F.D.	FLOOR DRAIN	S.O.G.	SLAB ON GRADE	FDN.	FOUNDATION	S.S.D.	SEE STRUCTURAL DRAWINGS	FE	FIRE EXTINGUISHER	S.S.	STAINLESS STEEL	F.A.	FACE OF CONCRETE	S.T.S.	STRUCTURAL SELF TAPPING SCREW	F.O.F.	FACE OF FINISH	SUSP.	SUSPENDED	F.O.S.	FACE OF STUDS	TRD.	TREAD	F.S.	FULL SIZE	T.B.	TOWEL BAR	FTG.	FOOTING	T.C.	TOP OF CURB	FUT.	FUTURE	T&G.	TONGUE AND GROOVE	G.A.	GAUGE	THK.	THICK	G.L.	GRID LINE	T.P.	TOP OF PAVEMENT	GLB.	GLULAM BEAM	T.W.	TOP OF WALL	G.B.	GRAB BAR	T.W.	TOP OF WALL	GND.	GROUND	V.I.F.	VERIFY IN FIELD	GYP.	GYP-SUM	V.T.R.	VENT THROUGH ROOF	G.W.B.	GYP-SUM WALL BOARD	W.C.	WINDOW OPENING	H.B.	HOLLOW CORE	W.C.	WINDOW OPENING	H.M.	HOLLOW METAL	W.C.	WINDOW OPENING	J.B.	JUNCTION BOX	W.C.	WINDOW OPENING	J.O.H.	JAMB OPENING HEIGHT	W.C.	WINDOW OPENING	J.O.W.	JAMB WIDTH	W.C.	WINDOW OPENING	J.T.	JOINT	W.C.	WINDOW OPENING	<p>PROJECT SCOPE: SCOPE OF WORK INCLUDES RELOCATION OF THE EXISTING SCHOOLS MAIN ENTRANCE, CONSTRUCTION OF A NEW SAFETY VESTIBULE AND REARRANGING OF INTERIOR PARTITION WALLS, SITE WORK INCLUDES INSTALLATION OF NEW FENCING, FENCE REPAIR, MINOR PARKING LOT ALTERATIONS, SIGNAGE AND RE-STRIPING OF THE EXISTING PARKING LOT.</p> <p>LOT INFORMATION: ADDRESS IS: 14625 HOLCOMB BLVD, OREGON CITY, OR 97045</p> <p>APPLICABLE CODES</p> <table border="0"> <tr> <td>BUILDING CODE</td><td>2019 OSSC</td></tr> <tr> <td>PLUMBING CODE</td><td>2019 OPSC</td></tr> <tr> <td>MECHANICAL CODE</td><td>2019 OMSC</td></tr> <tr> <td>ELECTRICAL CODE</td><td>2019 OEES</td></tr> <tr> <td>ENERGY CODE</td><td>2019 OEES</td></tr> <tr> <td>ACCESSIBILITY</td><td>2019 ICC A117.1</td></tr> <tr> <td>FIRE CODE</td><td>2019 OFC</td></tr> </table> <p>SITE DATA PER CIVIL PLANS</p>	BUILDING CODE	2019 OSSC	PLUMBING CODE	2019 OPSC	MECHANICAL CODE	2019 OMSC	ELECTRICAL CODE	2019 OEES	ENERGY CODE	2019 OEES	ACCESSIBILITY	2019 ICC A117.1	FIRE CODE	2019 OFC	<p>OWNER: OREGON CITY SCHOOL DISTRICT</p> <p>ARCHITECT: CONTACT: SHAWN SMOOT ZCS ENGINEERING & ARCHITECTURE 524 MAIN ST. OREGON CITY, OR 97045 T 503.659.2205</p> <p>TECHNOLOGY: CONTACT: ERIKA DELAPP INTERFACE ENGINEERING 100 SW MAIN STREET, SUITE 1600 PORTLAND, OR 97204 T 503.382.2266</p> <p>GENERAL CONTRACTOR: BROCKAMP & JAEGER, INC. 15796 S. BOARDWALK OREGON CITY, OR 97045 SUPERINTENDANT: CRAIG SHEARMIRE 503-655-9151 CRAIGS@BROCKAMP-JAEGER.COM</p> <p>MEP CONSULTANT: GARY BARNES SYSTEM DESIGN CONSULTANTS, INC. 333 SE SECOND AVE, SUITE 100 PORTLAND, OR 97214 (503) 248-0227</p>		<p>GENERAL</p> <ul style="list-style-type: none"> G0.0 COVER G0.1 ADA G0.2 CODE PLAN <p>CIVIL</p> <ul style="list-style-type: none"> C0.0 CIVIL NOTES C0.1 CIVIL SITE PLAN C0.2 EROSION AND SEDIMENT CONTROL COVER SHEET C0.3 EROSION AND SEDIMENT CONTROL NOTES C0.4 EXISTING CONDITIONS AND DEMOLITION ESCP C0.5 PAVING, UTILITY INSTALLATION, AND FINAL STABILIZATION ESCP C0.6 EROSION AND SEDIMENT CONTROL DETAILS C0.7 EXISTING CONDITIONS AND DEMOLITION PLAN C1.0 CIVIL SITE, STIRPING, AND FENCING PLAN C2.0 OVERALL FLOOR PLAN AND PAVING PLAN C2.1 DETAIL GRADE, DRAINAGE, AND UTILITY PLAN C3.0 PRIVATE CIVIL DETAILS C4.0 AGENCY STANDARD DETAILS C4.1 AGENCY STANDARD DETAILS <p>ARCHITECTURAL</p> <ul style="list-style-type: none"> AD1.1 DEMO ENLARGED PLAN - (E) ENTRY AD1.2 DEMO ENLARGED PLAN - (E) CLASSROOM AD2.1 DEMO ENLARGED RCP - (E) ENTRY AD2.2 DEMO ENLARGED RCP - (E) CLASSROOM A1.0 OVERALL FLOOR PLAN A1.1 ENLARGED PLAN - NEW CLASSROOM A1.2 ENLARGED FLOOR PLAN - NEW OFFICE ENTRY A1.3 ROOF PLAN A2.0 OVERALL RCP A2.1 RCP - NEW CLASSROOM A2.2 RCP - NEW OFFICE A3.1 FINISH PLAN - NEW OFFICE A3.2 FINISH FLOOR PLAN - NEW OFFICE ENTRY A4.1 EXTERIOR ELEVATIONS A4.2 EXTERIOR ELEVATIONS & DETAILS A5.0 BUILDING SECTIONS A6.0 INTERIOR ELEVATIONS A7.0 DOOR & WINDOW SCHEDULES A7.1 TYP WALL PENETRATION WRAP DETAILS A8.0 DETAILS - CASEWORK A9.0 ARCHITECTURAL DETAILS <p>STRUCTURAL</p> <ul style="list-style-type: none"> S0.1 STRUCTURAL NOTES S1.1 FOUNDATION PLAN - (N) CLASSROOM/RAMP S1.2 FOUNDATION PLAN - (N) ENTRY S2.1 FRAMING PLAN - (N) CLASSROOM/RAMP S2.2 ROOF FRAMING PLAN - (N) OFFICE ENTRY S3.1 FOUNDATION DETAILS S4.1 FRAMING DETAILS <p>MECHANICAL</p> <ul style="list-style-type: none"> M1.1 LEGEND, SCHEDULE, CLASSROOM DEMO PLAN M1.2 (N) OFFICE ENTRY FLOOR PLAN <p>PLUMBING</p> <ul style="list-style-type: none"> P1.1 ENLARGED PLUMBING PLANS P1.2 PLUMBING - (N) OFFICE ENTRY PLAN <p>ELECTRICAL</p> <ul style="list-style-type: none"> ED1.1 ELECTRICAL DEMO PLAN ED1.2 ELECTRICAL DEMO PLAN E1.1 ELECTRICAL PLAN - (N) CLASSROOM E1.2 ELECTRICAL PLAN - (N) OFFICE ENTRY E2.1 LIGHTING PLAN - (N) CLASSROOM E2.2 LIGHTING PLAN - (N) OFFICE ENTRY E2.0 OVERALL ELECTRICAL PLAN <p>TECHNOLOGY</p> <ul style="list-style-type: none"> T0.0 SYMBOLS SCHEDULES T0.1 SITE PLAN T1.0 OVERALL FLOOR PLAN T1.1 ENLARGED FLOOR PLAN - NEW CLASSROOM T1.2 ENLARGED FLOOR PLAN - NEW OFFICE ENTRY
(E)	EXISTING	LAM.	LAMINATE																																																																																																																																																																																																																																																																																																								
(N)	NEW	L.P.	LOW POINT																																																																																																																																																																																																																																																																																																								
(R)	REMOVE	M.C.	MEDICINE CABINET																																																																																																																																																																																																																																																																																																								
A.C.	ASPHALT CONCRETE	M.D.F.	MEDIUM DENSITY FIBERBOARD																																																																																																																																																																																																																																																																																																								
A.C.B.	ACOUSTICAL BOARD	M.D.O.	MEDIUM DENSITY OVERLAY																																																																																																																																																																																																																																																																																																								
A.C.P.	ACOUSTICAL PANEL																																																																																																																																																																																																																																																																																																										
A.C.T.	ACOUSTICAL CEILING																																																																																																																																																																																																																																																																																																										
	TILE	MEMB.	MEMBRANE																																																																																																																																																																																																																																																																																																								
A.D.	ADJUSTABLE	MIR.	MIRROR																																																																																																																																																																																																																																																																																																								
A.D.J.	ADJUSTABLE	MIR.	MIRROR																																																																																																																																																																																																																																																																																																								
A.F.	ACCESS FLOORING	M.O.	MASONRY OPENING																																																																																																																																																																																																																																																																																																								
AGGR.	AGGREGATE	M.P.	MIDPOINT																																																																																																																																																																																																																																																																																																								
A.F.	ABOVE FINISHED FLOOR	M.S.	MACHINE SCREW																																																																																																																																																																																																																																																																																																								
BD.	BOARD	MTD.	MOUNTED																																																																																																																																																																																																																																																																																																								
BKP.	BITUMINOUS BACKING PLATE	MUL.	MULLION																																																																																																																																																																																																																																																																																																								
BM.	BEAM	NOM.	NOMINAL																																																																																																																																																																																																																																																																																																								
BOT/B.O.	BOTTOM/BOTTOM OF	N.T.S.	NOT TO SCALE																																																																																																																																																																																																																																																																																																								
C.B.	CATCH BASIN	OBS.	OBSCURE																																																																																																																																																																																																																																																																																																								
CEM.	CEMENT	O.C.	ON CENTER																																																																																																																																																																																																																																																																																																								
CER.	CERAMIC	O.C.D.	OVERHEAD COILING																																																																																																																																																																																																																																																																																																								
C.G.	CORNER GUARD	O.C.G.	OVERHEAD COILING																																																																																																																																																																																																																																																																																																								
C.I.	CAST IRON	O.D.	OUTSIDE DIAMETER																																																																																																																																																																																																																																																																																																								
C.J.	CONTROL JOINT	O.D.	OUTSIDE DIAMETER																																																																																																																																																																																																																																																																																																								
CLG.	CEILING	O.F.C.I.	OWNER FURNISHED CONTRACTOR																																																																																																																																																																																																																																																																																																								
CLKG.	CEILING																																																																																																																																																																																																																																																																																																										
CLO.	CLOSET	O.F.D.	OWNER FURNISHED UNIT																																																																																																																																																																																																																																																																																																								
CLR.	CLEAR	O.F.D.I.	OWNER FURNISHED UNIT																																																																																																																																																																																																																																																																																																								
C.M.A.	CONCRETE MASONRY UNIT	OH.	OPPOSITE HAND																																																																																																																																																																																																																																																																																																								
C.O.	CASED OPENING	OLF.	OCCUPANT LOAD FACTOR																																																																																																																																																																																																																																																																																																								
CONN.	CONNECTION	PL.	PLATE																																																																																																																																																																																																																																																																																																								
CORR.	CORRIDOR	P.LAM.	PLASTIC LAMINATE																																																																																																																																																																																																																																																																																																								
CPT.	CARPET	PLAS.	PLASTER																																																																																																																																																																																																																																																																																																								
CTS.	COUNTERSUNK CERAMIC TILE	P.C.P.	PORTLAND CEMENT PLASTER																																																																																																																																																																																																																																																																																																								
C.T.	CENTER	PR.	PAIR																																																																																																																																																																																																																																																																																																								
CTR.	CENTER	PTN.	PARTITION																																																																																																																																																																																																																																																																																																								
D.F.	DRINKING FOUNTAIN	R.C.P.	REFLECTED CEILING PLAN																																																																																																																																																																																																																																																																																																								
DET.	DETAIL	R.D.	ROUGH OPENING																																																																																																																																																																																																																																																																																																								
DISP.	DISPENSER	R.O.	ROUGH OPENING																																																																																																																																																																																																																																																																																																								
DR.	DOOR	R.W.D.	REDWOOD																																																																																																																																																																																																																																																																																																								
DWR.	DRAWER	R.W.L.	RAIN WALL LEADER																																																																																																																																																																																																																																																																																																								
D.S.	DOWNSPROUT	REV.	REVERSED																																																																																																																																																																																																																																																																																																								
D.S.P.	DRY STANDPIPE	S.C.	SOLID CORE																																																																																																																																																																																																																																																																																																								
E.J.	EXPANSION JOINT	S.C.D.	SEE CIVIL DRAWINGS																																																																																																																																																																																																																																																																																																								
EL.	ELEVATION	SHR.	SHOWER																																																																																																																																																																																																																																																																																																								
EXPO.	EXPOSED	S.J.	SCORE JOINT																																																																																																																																																																																																																																																																																																								
EXP.	EXPANSION	S.L.D.	SEE LANDSCAPING DRAWINGS																																																																																																																																																																																																																																																																																																								
F.A.	FIRE ALARM	S.M.	SHEET METAL																																																																																																																																																																																																																																																																																																								
FB.	FLOOR BAR	S.M.D.	SEE MECHANICAL																																																																																																																																																																																																																																																																																																								
F.D.	FLOOR DRAIN	S.O.G.	SLAB ON GRADE																																																																																																																																																																																																																																																																																																								
FDN.	FOUNDATION	S.S.D.	SEE STRUCTURAL DRAWINGS																																																																																																																																																																																																																																																																																																								
FE	FIRE EXTINGUISHER	S.S.	STAINLESS STEEL																																																																																																																																																																																																																																																																																																								
F.A.	FACE OF CONCRETE	S.T.S.	STRUCTURAL SELF TAPPING SCREW																																																																																																																																																																																																																																																																																																								
F.O.F.	FACE OF FINISH	SUSP.	SUSPENDED																																																																																																																																																																																																																																																																																																								
F.O.S.	FACE OF STUDS	TRD.	TREAD																																																																																																																																																																																																																																																																																																								
F.S.	FULL SIZE	T.B.	TOWEL BAR																																																																																																																																																																																																																																																																																																								
FTG.	FOOTING	T.C.	TOP OF CURB																																																																																																																																																																																																																																																																																																								
FUT.	FUTURE	T&G.	TONGUE AND GROOVE																																																																																																																																																																																																																																																																																																								
G.A.	GAUGE	THK.	THICK																																																																																																																																																																																																																																																																																																								
G.L.	GRID LINE	T.P.	TOP OF PAVEMENT																																																																																																																																																																																																																																																																																																								
GLB.	GLULAM BEAM	T.W.	TOP OF WALL																																																																																																																																																																																																																																																																																																								
G.B.	GRAB BAR	T.W.	TOP OF WALL																																																																																																																																																																																																																																																																																																								
GND.	GROUND	V.I.F.	VERIFY IN FIELD																																																																																																																																																																																																																																																																																																								
GYP.	GYP-SUM	V.T.R.	VENT THROUGH ROOF																																																																																																																																																																																																																																																																																																								
G.W.B.	GYP-SUM WALL BOARD	W.C.	WINDOW OPENING																																																																																																																																																																																																																																																																																																								
H.B.	HOLLOW CORE	W.C.	WINDOW OPENING																																																																																																																																																																																																																																																																																																								
H.M.	HOLLOW METAL	W.C.	WINDOW OPENING																																																																																																																																																																																																																																																																																																								
J.B.	JUNCTION BOX	W.C.	WINDOW OPENING																																																																																																																																																																																																																																																																																																								
J.O.H.	JAMB OPENING HEIGHT	W.C.	WINDOW OPENING																																																																																																																																																																																																																																																																																																								
J.O.W.	JAMB WIDTH	W.C.	WINDOW OPENING																																																																																																																																																																																																																																																																																																								
J.T.	JOINT	W.C.	WINDOW OPENING																																																																																																																																																																																																																																																																																																								
BUILDING CODE	2019 OSSC																																																																																																																																																																																																																																																																																																										
PLUMBING CODE	2019 OPSC																																																																																																																																																																																																																																																																																																										
MECHANICAL CODE	2019 OMSC																																																																																																																																																																																																																																																																																																										
ELECTRICAL CODE	2019 OEES																																																																																																																																																																																																																																																																																																										
ENERGY CODE	2019 OEES																																																																																																																																																																																																																																																																																																										
ACCESSIBILITY	2019 ICC A117.1																																																																																																																																																																																																																																																																																																										
FIRE CODE	2019 OFC																																																																																																																																																																																																																																																																																																										
		<p>ALTERNATES</p> <ol style="list-style-type: none"> PROVIDE ADD ALTERNATE TO PAINT ALL CORRIDORS AND HALLS P1 AND DOORS AND FRAMES P2 BOTH SIDES OF WALLS 	<p>SITE PLAN (NTS)</p>																																																																																																																																																																																																																																																																																																								
<p>SYMBOLS LEGEND</p> <table border="0"> <tr> <td>Room name</td><td>ROOM NAME</td><td>ELEVATION SYMBOL</td><td>ELEVATION REFERENCE</td></tr> <tr> <td>101</td><td>ROOM NUMBER</td><td>A101</td><td>ELEVATION REFERENCE</td></tr> <tr> <td>150 SF</td><td>ROOM AREA</td><td>1 Ref</td><td>SHEET REFERENCE</td></tr> <tr> <td></td><td>PROJECT NORTH</td><td>1 Ref</td><td>INTERIOR ELEVATION REFERENCE</td></tr> <tr> <td>101</td><td>DOOR NUMBER</td><td>1 Ref</td><td>INTERIOR ELEVATION REFERENCE</td></tr> <tr> <td></td><td>FINISH TYPE</td><td>1 Ref</td><td>INTERIOR ELEVATION REFERENCE</td></tr> <tr> <td></td><td>WINDOW/GLAZING TAG</td><td>1 Ref</td><td>INTERIOR ELEVATION REFERENCE</td></tr> <tr> <td></td><td>DETAIL REFERENCE</td><td>1 Ref</td><td>DRAWING REFERENCE</td></tr> <tr> <td></td><td>ENLARGED PLAN</td><td>1 Ref</td><td>DRAWING REFERENCE</td></tr> <tr> <td></td><td>DESIGNATED AREA</td><td>1 Ref</td><td>DRAWING REFERENCE</td></tr> <tr> <td></td><td>LEVEL HEAD</td><td>1 Ref</td><td>DRAWING REFERENCE</td></tr> <tr> <td></td><td>VIEW TITLE</td><td>1 Ref</td><td>DRAWING REFERENCE</td></tr> <tr> <td></td><td>DRAWING SCALE</td><td>1 Ref</td><td>DRAWING REFERENCE</td></tr> </table> <table border="0"> <tr> <td></td><td>CEILING TAG</td><td></td><td>FINISH TAG</td></tr> <tr> <td></td><td>KEYNOTE TAG</td><td></td><td>WALL FINISH: N,S,E & W</td></tr> <tr> <td></td><td>WALL TYPE TAG</td><td></td><td>ADDITIONAL NOTES</td></tr> <tr> <td></td><td>FLOOR TRANSITION TAG</td><td></td><td></td></tr> <tr> <td></td><td>CENTER LINE</td><td></td><td></td></tr> <tr> <td></td><td>REVISION SET TAG</td><td></td><td></td></tr> <tr> <td></td><td>DELTA W CURRENT REVISION NUMBER</td><td></td><td></td></tr> <tr> <td></td><td>PREVIOUS REVISION</td><td></td><td></td></tr> </table>	Room name	ROOM NAME	ELEVATION SYMBOL	ELEVATION REFERENCE	101	ROOM NUMBER	A101	ELEVATION REFERENCE	150 SF	ROOM AREA	1 Ref	SHEET REFERENCE		PROJECT NORTH	1 Ref	INTERIOR ELEVATION REFERENCE	101	DOOR NUMBER	1 Ref	INTERIOR ELEVATION REFERENCE		FINISH TYPE	1 Ref	INTERIOR ELEVATION REFERENCE		WINDOW/GLAZING TAG	1 Ref	INTERIOR ELEVATION REFERENCE		DETAIL REFERENCE	1 Ref	DRAWING REFERENCE		ENLARGED PLAN	1 Ref	DRAWING REFERENCE		DESIGNATED AREA	1 Ref	DRAWING REFERENCE		LEVEL HEAD	1 Ref	DRAWING REFERENCE		VIEW TITLE	1 Ref	DRAWING REFERENCE		DRAWING SCALE	1 Ref	DRAWING REFERENCE		CEILING TAG		FINISH TAG		KEYNOTE TAG		WALL FINISH: N,S,E & W		WALL TYPE TAG		ADDITIONAL NOTES		FLOOR TRANSITION TAG				CENTER LINE				REVISION SET TAG				DELTA W CURRENT REVISION NUMBER				PREVIOUS REVISION																																																																																																																																																																																																																									
Room name	ROOM NAME	ELEVATION SYMBOL	ELEVATION REFERENCE																																																																																																																																																																																																																																																																																																								
101	ROOM NUMBER	A101	ELEVATION REFERENCE																																																																																																																																																																																																																																																																																																								
150 SF	ROOM AREA	1 Ref	SHEET REFERENCE																																																																																																																																																																																																																																																																																																								
	PROJECT NORTH	1 Ref	INTERIOR ELEVATION REFERENCE																																																																																																																																																																																																																																																																																																								
101	DOOR NUMBER	1 Ref	INTERIOR ELEVATION REFERENCE																																																																																																																																																																																																																																																																																																								
	FINISH TYPE	1 Ref	INTERIOR ELEVATION REFERENCE																																																																																																																																																																																																																																																																																																								
	WINDOW/GLAZING TAG	1 Ref	INTERIOR ELEVATION REFERENCE																																																																																																																																																																																																																																																																																																								
	DETAIL REFERENCE	1 Ref	DRAWING REFERENCE																																																																																																																																																																																																																																																																																																								
	ENLARGED PLAN	1 Ref	DRAWING REFERENCE																																																																																																																																																																																																																																																																																																								
	DESIGNATED AREA	1 Ref	DRAWING REFERENCE																																																																																																																																																																																																																																																																																																								
	LEVEL HEAD	1 Ref	DRAWING REFERENCE																																																																																																																																																																																																																																																																																																								
	VIEW TITLE	1 Ref	DRAWING REFERENCE																																																																																																																																																																																																																																																																																																								
	DRAWING SCALE	1 Ref	DRAWING REFERENCE																																																																																																																																																																																																																																																																																																								
	CEILING TAG		FINISH TAG																																																																																																																																																																																																																																																																																																								
	KEYNOTE TAG		WALL FINISH: N,S,E & W																																																																																																																																																																																																																																																																																																								
	WALL TYPE TAG		ADDITIONAL NOTES																																																																																																																																																																																																																																																																																																								
	FLOOR TRANSITION TAG																																																																																																																																																																																																																																																																																																										
	CENTER LINE																																																																																																																																																																																																																																																																																																										
	REVISION SET TAG																																																																																																																																																																																																																																																																																																										
	DELTA W CURRENT REVISION NUMBER																																																																																																																																																																																																																																																																																																										
	PREVIOUS REVISION																																																																																																																																																																																																																																																																																																										
				<p>revisions</p> <table border="1"> <tr> <td>phase</td><td>100% CD</td></tr> <tr> <td>date</td><td>03/27/2020</td></tr> <tr> <td>project</td><td>P-2450-19</td></tr> </table> <p>COVER</p> <p>GO.0</p>	phase	100% CD	date	03/27/2020	project	P-2450-19																																																																																																																																																																																																																																																																																																	
phase	100% CD																																																																																																																																																																																																																																																																																																										
date	03/27/2020																																																																																																																																																																																																																																																																																																										
project	P-2450-19																																																																																																																																																																																																																																																																																																										

3/27/2020 4:19:49 PM
 C:\Users\jacobzander\Documents\P2450_HOLCOMB_ARCH_jacobzander.rvt

1
G0.2 EGRESS PLAN
 3/64" = 1'-0"



CROSS HATCH INDICATES AREA OF 2001 ADDITION - SEPERATED BY (E) 2HR FIRE WALL

DIAGNOL HATCH INDICATES AREA OF ORIGINAL BUILDING

GREY HATCH INDICATES AREA NOT IN SCOPE / NO WORK

CROSS HATCH INDICATES AREA OF 1974 ADDITION - SEPERATED BY (E) 2HR FIRE WALL

RECEPTION	34	B
483 SF	150 /sf	
4 occs.	1 Exit(s)	
NURSE	27	B
115 SF	150 /sf	
1 occs.	1 Exit(s)	
PRINCIPAL	29	B
215 SF	150 /sf	
1 occs.	1 Exit(s)	
SPED	41	B
326 SF	150 /sf	
2 occs.	1 Exit(s)	

TEACHERS LOUNGE	15	B
502 SF	150 /sf	
4 occs.	1 Exit(s)	
CLASSROOM	01	E
1035 SF	20 /sf	
54 occs.	2 Exit(s)	

FIRE LIFE SAFETY LEGEND

- ILLUMINATED EXIT SIGN PER 2014 OREGON FIRE CODE (OFC)
- COMBO LED EMERGENCY EXIT SIGN, W/ BATTERY BACKUP
- EMERGENCY EXIT ROUTE
- OCCUPANCY LOAD VALUE PER ROOM
- Room name**
- 101** Occupancy
- 150 sf** OLF /sf
- # occs.** # Exit(s)
- FIRE EXTINGUISHER
- OUTDOOR EMERGENCY EGRESS LIGHT
- 1 HOUR RATED FIRE PARTITION
- 2 HOUR RATED FIRE PARTITION
- 3 HOUR RATED FIRE PARTITION

CODE SUMMARY

PROJECT DESCRIPTION:

THIS PROJECT IS A REMODEL TO AN EXISTING SCHOOL BUILDING ORIGINALLY CONSTRUCTED IN 1966. THE NORTH WING WAS ADDED IN 1974 WITH A 2 HR FIRE SEPARATION. THE WEST WING WAS ADDED IN 2001 AND INCLUDES A 2 HOUR FIRE SEPARATION FROM THE ORIGINAL BUILDING. THE CURRENT PROJECT WILL ADD A SECURITY VESTIBULE (RM 22) AND NEW ENTRY AWNING TO THE EXISTING HALL. THE EXISTING OFFICE, NURSE AND PRINCIPAL'S OFFICE WILL BE MOVED TO THE EXISTING CLASSROOM CURRENTLY ADJACENT. THE EXISTING OFFICE AREA WILL BE REMODELED TO A CLASSROOM AND THE ADJACENT TEACHERS LOUNGE AND RESTROOMS WILL BE UPGRADED. MINIMAL MEP MODIFICATION WILL TAKE PLACE TO PROVIDE NECESSARY SYSTEMS TO REMODELED SPACES.

GOVERNING CODES:

2019 OREGON STRUCTURAL SPECIALTY CODE
 2019 OREGON ZERO ENERGY READY COMMERCIAL CODE
 2019 OREGON MECHANICAL SPECIALTY CODE
 2019 OREGON PLUMBING SPECIALTY CODE
 2019 OREGON ELECTRICAL SPECIALTY CODE

BUILDING OCCUPANCY DATA:

EXISTING BUILDING:

(E) CONSTRUCTION TYPE: TYPE VB - NO FIRE SPRINKLER SYSTEM PROVIDED

BUILDING STORIES: 1 STORY

ORIGINAL BUILDING AREA: 34,450 S.F.
 1974 ADDITION AREA: 9,970 S.F.
 2001 ADDITION AREA: 7,680 S.F.
 TOTAL BUILDING AREA: 52,100 S.F.

ALTERATION AREA SCOPE OF WORK: 3,735 S.F.

OCCUPANCY: EDUCATIONAL, W/ ACCESSORY GROUP A & B

MAXIMUM FLOOR AREA ALLOWANCE: (REFER TO OSSC TABLE 1004.1.1)

REFER TO EGRESS PLAN ON THIS SHEET FOR OCCUPANCY TYPE, SQUARE FOOTAGE, OCCUPANT LOAD FACTOR, TOTAL OCCUPANCY PER ROOM AND NUMBER OF EXITS REQUIRED FOR EACH ROOM PER OSSC TABLE 1004.5 FOR ALTERATION TO (E) BUILDING.

PER TABLE 1017.2 - MAXIMUM ALLOWABLE TRAVEL DISTANCE, OCCUPANCY TYPE E, W/O SPRINKLER: 200 FEET

BUILDING FIRE DETECTION AND SUPPRESSION:

AN EXISTING SMOKE DETECTION AND FIRE ALARM SYSTEM IS PROVIDED ON THE PROJECT.

NO FIRE SUPPRESSION SYSTEM IS CURRENTLY INSTALLED IN THE BUILDING.

ENERGY CONSERVATION COMPLIANCE:

EXISTING FACILITY MECHANICAL SYSTEM IS TO BE MODIFIED TO NEW CONFIGURATION AND TO BE DESIGNED BY MEP DESIGN FIRM OF RECORD, PART OF FINAL BUILDING PERMIT SUBMITTAL.

EXISTING BUILDING:

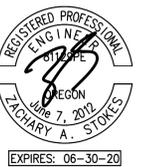
ADDITION: PER 1101.1 SCOPE, AN ADDITION TO A BUILDING OR STRUCTURE SHALL COMPLY WITH THE STATE BUILDING CODE AS ADOPTED FOR NEW CONSTRUCTION WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ANY REQUIREMENTS OF THOSE CODES OR OF THESE PROVISIONS, EXCEPT AS REQUIRED BY THIS CHAPTER (34). WHEN AN ADDITION IMPACTS THE EXISTING BUILDING OR STRUCTURE, THAT PORTION SHALL COMPLY WITH THIS CODE.

1101.2 CREATION OR EXTENSION OF NONCONFORMITY. AN ADDITION SHALL NOT CREATE OR EXTEND ANY NONCONFORMITY IN THE EXISTING BUILDING TO WHICH THE ADDITION IS BEING MADE WITH REGARD TO ACCESSIBILITY, STRUCTURAL STRENGTH, FIRE SAFETY OR MEANS OF EGRESS SYSTEMS.

revisions	
phase	100% CD
date	03/27/2020
project	P-2450-19

HOLCOMB ELEMENTARY SCHOOL SAFETY-SECURITY UPGRADES

OREGON CITY, OR 97045



revisions	XXXX	XX-XX-XX
-----------	------	----------

phase	100% CD
date	03-27-2020
project	P-2450-19

CIVIL LEGEND

HATCHES & LINE TYPES

	NEW CONCRETE PAVING
	NEW ASPHALT PAVING
	ASPHALT MAINTENANCE
	NEW LANDSCAPING
	EXISTING FENCING
	NEW FENCING
	PROPERTY LINE
	EXISTING SANITARY SEWER - GRAVITY
	EXISTING STORM SEWER
	EXISTING SURFACE CONTOUR
	EXISTING TELEPHONE - BURIED
	EXISTING WATER - POTABLE
	NEW FIRE WATER
	EXISTING POWER - OVERHEAD

SYMBOLS NEW

	GRADE SPOT ELEVATION
	GRADING SLOPE
	SIGN
	FIRE HYDRANT
	PARKING BUMPER
	FLAG POLE

SYMBOLS EXISTING

	GRADE SPOT ELEVATION
	SANITARY SEWER MANHOLE
	CLEANOUT TO GRADE
	STORM DRAIN MANHOLE
	CATCH BASIN
	ROOF DOWNSPOUT LOCATION
	TELEPHONE/COMMUNICATIONS RISER
	WATER METER
	WATER VALVE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	IRRIGATION BOX
	POWER METER
	SITE LIGHT
	POWER POLE AND GUY WIRE
	PARKING BUMPER
	BOLLARD
	SIGN
	FLAG POLE
	TREE

ABBREVIATIONS

AC	ASPHALT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ASTM	AMERICAN STANDARD TEST METHOD
AWWA	AMERICAN WATER WORKS ASSOCIATION
DEQ	DEPARTMENT OF ENVIRONMENTAL QUALITY
EPA	ENVIRONMENTAL PROTECTION AGENCY
ESCP	EROSION AND SEDIMENT CONTROL PLAN
(E)	EXISTING
FFE	FINISHED FLOOR ELEVATION
GC	GENERAL CONTRACTOR
GRD	GROUND
IE	INVERT ELEVATION
LF	LINEAL FEET
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
MAX	MAXIMUM
MIN	MINIMUM
M/E	MATCH EXISTING
(N)	NEW
NAVD	NORTH AMERICAN VERTICAL DATUM
ODOT	OREGON DEPARTMENT OF TRANSPORTATION
OSSC	OREGON STRUCTURAL SPECIALTY CODE
ROW	RIGHT-OF-WAY
SW	SIDEWALK
TBC	TOP BACK OF CURB
TOC	TIME OF CONSTRUCTION
TYP	TYPICAL
UPC	UNIFORM PLUMBING CODE

PROJECT INFORMATION

PROJECT TEAM

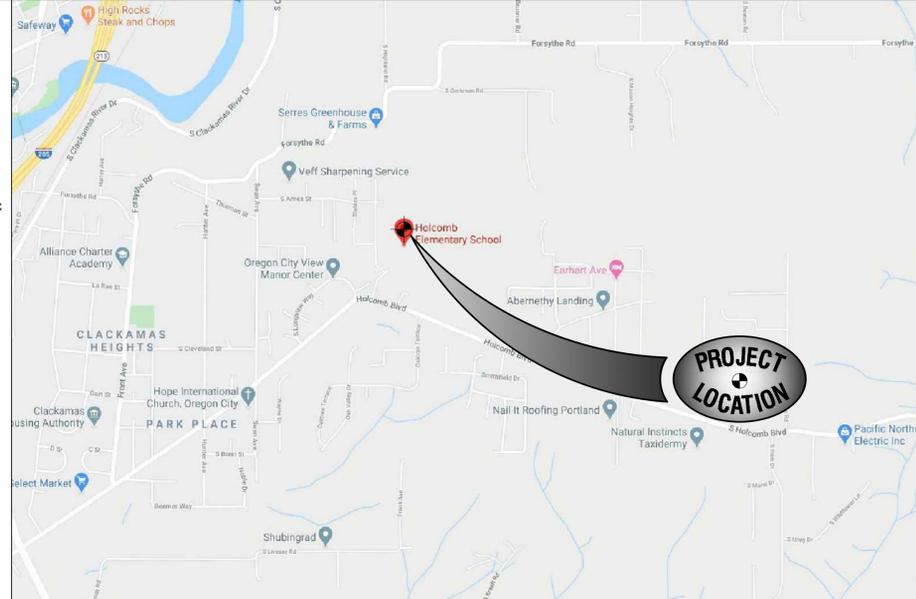
OWNER REPRESENTATIVE STEPHEN WASSERBURGER OREGON CITY SCHOOL DISTRICT 222 MOLALLA AVE, STE 200 OREGON CITY, OR 97045 (503) 785-8551	ARCHITECT JOHN WESTFALL BRIC ARCHITECTURE 1233 NW NORTHROP ST, STE 100 PORTLAND, OR 97209 (503) 595-4900
ENGINEER OF RECORD ZACHARY STOKES, PE CONTACT: LUCAS GOWEY ZCS ENGINEERING + ARCHITECTURE 524 MAIN ST, SUITE 2 OREGON CITY, OR 97045 (503) 659-2205	CM/GC JENNY HESSE, VP, PA WOODBURN CONSTRUCTION CMGC, LLC 683 RAY J. GLATT CIR WOODBURN, OR 97071 (503) 981-9504
SURVEYOR COMPASS LAND SURVEYORS 4107 SE INTERNATIONAL WAY STE 705 MILWAUKIE, OR 97222 (503) 653-9093	SEWER PROVIDER TRI-CITY SERVICE DISTRICT 150 BEAVERCREEK RD, RM #430 OREGON CITY, OR 97045 (503) 742-4565

LOT INFORMATION:

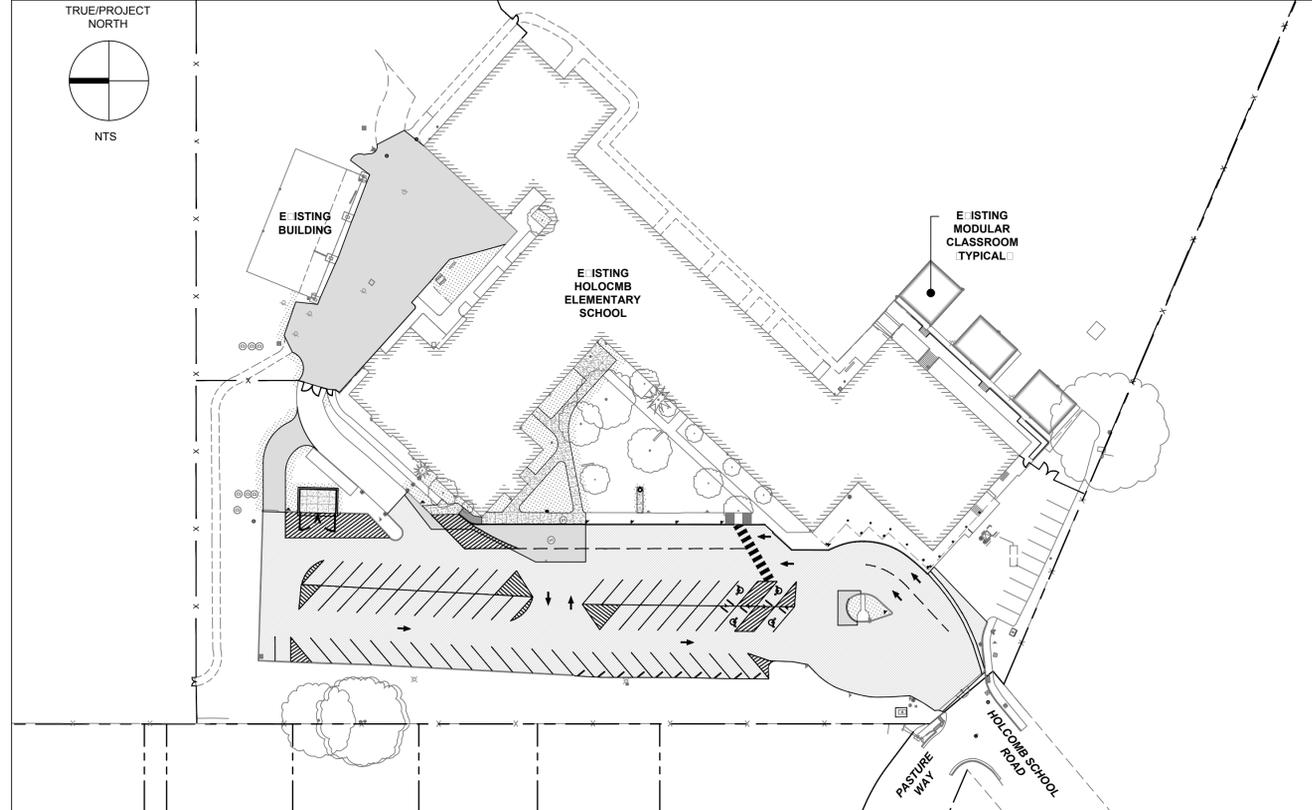
SITE LOCATION:	14625 HOLCOMB BLVD, OREGON CITY, OR 97045
TAX MAP:	T02S-R02E-S28AB
TAX LOT:	1300
SITE ACREAGE:	10.10 ACRES
DISTURBED AREA:	62,200 SF = 1.43 ACRES
ZONING:	URBAN LOW DENSITY RESIDENTIAL

ATTENTION:
OREGON LAW REQUIRES YOU TO FOLLOW RULES
ADOPTED BY THE OREGON UTILITY NOTIFICATION
CENTER. THOSE RULES ARE SET FORTH IN OAR
952-001-0010 THROUGH 952-001-0090. YOU MAY
OBTAIN COPIES OF THE RULES BY CALLING THE
CENTER. (NOTE: THE TELEPHONE NUMBER FOR
THE OREGON UTILITY NOTIFICATION CENTER IS
(503) 232-1987).

VICINITY MAP



SITE PLAN



GENERAL CIVIL NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT OREGON PLUMBING SPECIALTY CODE, AND ALL APPLICABLE STATE, CITY, AND COUNTY REGULATIONS AND STANDARDS. CONTACT ENGINEER FOR DIRECTIVE IN THE EVENT OF CONFLICTING STANDARDS.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE GOVERNING AGENCY'S INSPECTOR AND SHALL CONFORM TO THAT AGENCY'S CURRENT ENGINEERING STANDARD SPECIFICATIONS AND DETAILS.
- THE GENERAL CONTRACTOR AND ALL THEIR AFFILIATES SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL CONSTRUCTION STAKING, GRADE SURVEYING, AND HORIZONTAL LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF OREGON, COORDINATE WITH ENGINEER PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITIES IDENTIFIED IN THIS PLAN SET ARE NOT INTENDED TO BE EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UTILITIES AND PROTECT AS REQUIRED DURING THE COURSE OF CONSTRUCTION. CALL THE "OREGON UTILITY NOTIFICATION CENTER" AT 1-800-332-2344 TO LOCATE EXISTING UTILITIES, 48 HOURS BEFORE DIGGING.
- CONTRACTOR SHALL NOTIFY ALL APPLICABLE REGULATORY AGENCIES AND UTILITY COMPANIES 48 HOURS PRIOR TO BEGINNING WORK.
- ALL EXCAVATION, TRENCH BACK FILL, PARKING LOT/ROAD SUB-GRADE, FLAT WORK SUB-GRADE, COMPACTION REQUIREMENTS, ETC. SHALL BE AS NOTED IN THE SITE PREPARATION NOTES AND/OR THE PROJECT GEOTECHNICAL REPORT.
- ALL BASE ROCK PLACED UNDER PAVEMENT AND IN UTILITY TRENCHES SHALL CONFORM TO THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL ASPHALT CONCRETE AND PORTLAND CEMENT CONCRETE PAVEMENT AND ITS PLACEMENT SHALL CONFORM TO THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL SITE CONCRETE SHALL BE 3,500 PSI 28 DAYS, 6" ENTRAINED AIR, 4" SLUMP (UNLESS NOTED OTHERWISE).
- ALL UTILITY SERVICES SHALL BE INSTALLED PER THE RESPECTIVE UTILITY CODES AND STANDARDS.
- ALL UTILITIES SHALL HAVE A MINIMUM COVER AS IDENTIFIED IN THE PLAN SET OR AS OTHERWISE SPECIFIED BY THE RESPECTIVE UTILITY COMPANY.
- ALL SERVICES SHALL BE ADEQUATELY MARKED AS TO IDENTIFY THE SIZE, TYPE, AND DEPTH OF THE SERVICE. CONTRACTOR TO PROVIDE LOCATE WIRE/TAPE AS REQUIRED BY THE APPLICABLE AGENCIES.
- ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS AND GUTTERS. CONTRACTOR SHALL STAMP CURBS OR SIDEWALKS (AS APPLICABLE) TO MARK THE LOCATIONS OF ALL SERVICE LINES (S - SANITARY, W - WATER, D - STORM DRAIN, G - GAS).
- ALL SERVICES AND SLEEVES SHALL BE PLUGGED AS REQUIRED TO ENSURE THAT NO FOREIGN MATERIALS ENTER THE LINE.
- CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AN AS-BUILT DRAWING OF ALL UTILITY SERVICE INSTALLATIONS INCLUDING THE SERVICE SIZE, TYPE, DEPTH OF MAIN, TYPE OF CONNECTION AT MAIN, INSTALLATION DATE, LOCATION, AND SKETCH (AS APPLICABLE).
- CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. COORDINATE WITH THE ENGINEER PRIOR TO CONSTRUCTION TO IDENTIFY PERMIT REQUIREMENTS.
- ALL ON-SITE FIRE SERVICE LINES SHALL BE CLASS 52 DUCTILE IRON PIPE CONFORMING TO AWWA C151/A21.51 OR CLASS 150 DR 18 PVC PIPE CONFORMING TO AWWA C900-07 AND FM1612 UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE ENGINEER WITH SHOP DRAWING SUBMITTALS ON ALL PERMANENTLY INSTALLED MANUFACTURED ITEMS.
- ALL UNDERGROUND PIPING, CONDUIT AND OTHER UTILITIES SHALL BE INSTALLED PER ZCS DETAIL CALLOUTS ON C3.0 (OR AS OTHERWISE SPECIFIED BY PIPE MANUFACTURER). NOTIFY ENGINEER IN EVENT OF DISCREPANCIES.
- ALL TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC SHALL BE BY THE CONTRACTOR AND CONFORM WITH BOTH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE ODOT MANUAL ON SHORT TERM TRAFFIC CONTROL (AS APPLICABLE).
- CONTRACTOR SHALL GRADE (CUT OR FILL) ALL LANDSCAPE PLANTER AREAS WITH OWNER APPROVED SOILS. SHAPE AND ADEQUATELY SLOPE TO DRAIN TO TOP OF SUB-GRADE. HOLD SUB-GRADE ELEVATIONS DOWN 6" WITHIN LANDSCAPE AREAS RECEIVING GROUND COVER AND/OR LAWN. PREPARATION OF ALL LANDSCAPE AREAS SHALL BE COORDINATED DIRECTLY WITH STEPHEN WASSERBURGER, OREGON CITY SCHOOL DISTRICT OWNER'S REP. IN ADDITION, CONTRACTOR SHALL COORDINATE ALL IRRIGATION SLEEVE PLACEMENT LOCATIONS AND REQUIREMENTS WITH OWNER'S REP PRIOR TO POURING ANY SITE CONCRETE OR PLACING ASPHALT PAVEMENTS.
- ALL PAINTED MARKINGS SHALL BE INSTALLED WITH FAST DRYING TRAFFIC LINE PAINT APPLIED IN TWO SEPARATE APPLICATIONS PER THE OREGON APWA / ODOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- SEE PLAN SET FOR ADDITIONAL INFORMATION.

SITE PREPARATION NOTES

CLEARING AND GRUBBING

- ALL AREAS BELOW ROADWAYS, PARKING AREAS, AND WALKWAYS SHALL BE CLEARED AND GRUBBED OF ALL PAVEMENT, FOREIGN MATTER, DEBRIS, ORGANIC AND DISTURBED MATERIAL. (U.N.O.) STRIPPING DEPTHS WILL VARY DEPENDING ON LOCATION AND PAVEMENT SECTION REQUIREMENTS. ALL EXPOSED MATERIAL SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM PRIOR TO PLACEMENT OF FILL MATERIAL DESCRIBED BELOW.
- ALL CLEARED AND GRUBBED MATERIAL, NOT UTILIZED FOR THE PROJECT SHALL BE REMOVED FROM THE CONSTRUCTION SITE. CONTRACTOR SHALL COORDINATE APPROVED DISPOSAL LOCATION. IF OVER 50 CUBIC YARDS OF MATERIAL ARE TO BE HAULED TO ANY SITE WITHIN CITY LIMITS A SITE CONSTRUCTION PERMIT WILL BE REQUIRED FOR THE DISPOSAL SITE. COORDINATE WITH CITY INSPECTOR AT TIME OF CONSTRUCTION.
- ALL AREAS WITH ABANDONED UTILITY LINES, STORM DRAINS, UNDERGROUND TANKS, ETC. WHICH PROVIDE VOID SPACE BENEATH THE SURFACE SHALL BE LOCATED AND REMOVED PRIOR TO GRADING ACTIVITIES.
- ALL HOLES, DEPRESSIONS, AND UNDISTURBED NATIVE MATERIAL SHALL BE CLEARED OF ALL LOOSE AND ORGANIC MATERIAL PRIOR TO BACKFILLING WITH APPROVED STRUCTURAL FILL.
- AFTER CLEARING THE ABOVE MENTIONED AREAS, ALL EXPOSED SUB-GRADE SHALL BE PROOF ROLLED WITH A LOADED DUMP TRUCK OR HEAVY NON-VIBRATORY ROLLER. SOILS SHALL BE REMOVED AND RECOMPACTED OR REPLACED WITH APPROVED IMPORTED STRUCTURAL FILL IF THEY DO NOT DEMONSTRATE A FIRM, UNYIELDING CONDITION. GEOTECHNICAL ENGINEER OF RECORD SHALL APPROVE SUB-GRADE SURFACE PRIOR TO STRUCTURAL FILL IMPORT EXPLAINED BELOW.

STRUCTURAL FILL PLACEMENT AND COMPACTION

- APPROVED STRUCTURAL FILL SHALL BE IMPORTED AND PLACED BENEATH AREAS RECEIVING ASPHALT AND/OR CONCRETE PAVEMENT.
- ALL VEHICULAR TRAFFIC AREAS RECEIVING ASPHALT AND/OR CONCRETE PAVEMENT SHALL BE PROVIDED WITH AN APPROVED WOVEN GEOTEXTILE FABRIC APPLIED DIRECTLY OVER THE SUB-GRADE DESCRIBED ABOVE. SEE PLAN SET FOR ADDITIONAL DETAILS.
- STRUCTURAL FILL MATERIALS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO IMPORTING. ALL FILL SHALL BE FREE OF ORGANIC AND EXPANSIVE CLAY MATERIAL. ALL BASE ROCK SHALL CONFORM TO THE SPECIFICATIONS IDENTIFIED IN THE PLAN SET.
- STRUCTURAL FILL PLACEMENT LIFTS TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER OF RECORD BASED ON MATERIAL PROPERTIES AND TYPE OF COMPACTION EQUIPMENT USED. BASE ROCK PLACEMENT LIFTS SHALL NOT EXCEED 8". EACH LIFT SHALL BE NEARLY EQUAL IN THICKNESS AND COMPACTED TO A MINIMUM OF 95% OF ASTM D698. FILLS SHALL BE PLACED AT OR SLIGHTLY ABOVE THEIR OPTIMUM MOISTURE CONTENT.
- IN ADDITION TO THE NOTES ABOVE, ALL SITE PREPARATION AND SUBSURFACE WORK SHALL CONFORM TO THE PROJECT GEOTECHNICAL INVESTIGATION REPORT AS PREPARED BY "GEOENGINEERS" DATED 02/13/20.

EROSION CONTROL NOTE

DRAWINGS C0.2 THROUGH C0.6 CONTAINS AN EROSION AND SEDIMENT CONTROL PLAN THAT MUST BE IMPLEMENTED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE INFORMATION CONTAINED WITHIN THE REFERENCED DRAWINGS SHALL BE CONSIDERED A MINIMUM AND SHALL BE MODIFIED AS REQUIRED BY THE CONTRACTOR AND CITY OF OREGON CITY INSPECTOR TO CONTAIN ALL SEDIMENT ON SITE. SPECIAL ATTENTION SHALL BE TAKEN AT ALL EXISTING STORM DRAIN DRAIN CATCH BASINS AND STORM DRAIN CHANNELS AS TO ELIMINATE ANY SEDIMENT TRANSFER INTO THE EXISTING STORM DRAIN SYSTEM.

AN ALL WEATHER ROCK SURFACE SHALL BE PROVIDED AT ALL CONSTRUCTION SITE ENTRANCES. CONTRACTOR MAY ELECT TO USE EXISTING GRAVEL PAVING, AC PAVING, ETC. (IF ACCEPTABLE TO OREGON CITY INSPECTOR). ALL CONSTRUCTION SHALL BE MAINTAINED WITHIN THE DEVELOPMENT LIMITS OF THIS PHASE. REFER TO DRAWINGS C0.2 THROUGH 0.6 FOR ADDITIONAL INFORMATION.

UTILITY STATEMENT

EXISTING UNDERGROUND UTILITIES ILLUSTRATED IN THESE PLANS ARE APPROXIMATED BASED ON MAPS OBTAINED FROM CITY OF OREGON CITY PUBLIC WORKS FILES, AS-BUILT DRAWINGS OR HAVE BEEN LOCATED BY A UTILITY LOCATE COMPANY. LAYOUT INDICATED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. ALL LINES WITHIN PROJECTED WORK ZONE SHALL BE FIELD VERIFIED AS REQUIRED PRIOR TO CONSTRUCTION.

RESTORATION STATEMENT

CONTRACTOR SHALL RESTORE BACK TO ORIGINAL CONDITION, PRIOR TO CONTRACT COMPLETION, ALL DISTURBED SURFACES IMPACTED DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION ACCESS, SIDEWALKS, CURBS, ASPHALT, LAWN AND LANDSCAPE AREAS, ETC. DISTURBED AREAS TO BE GRADED SMOOTH AND ADEQUATELY SLOPED TO DRAIN. AREA SHALL BE CLEAN AND FINISH GRADED BEFORE FINAL DEMOBILIZATION. COORDINATE WITH ENGINEER AND OWNER AT THE TIME OF PROJECT CONSTRUCTION COMPLETION.

INSPECTION TESTING AND FREQUENCY TABLE		NOTE 1
STREETS PARKING LOTS FILLS ETC.		
SUB-GRADE: 1 TEST PER 4,000 sq.ft PER LIFT (4 TESTS MIN.)		NOTE 2 AND 3
ENGINEERED FILL: 1 TEST PER 4,000 sq.ft PER LIFT (4 TESTS MIN.)		NOTE 2 AND 4
BASEROCK: 1 TEST PER 4,000 sq.ft PER LIFT (4 TESTS MIN.)		NOTE 2 AND 3
ASPHALT: 1 TEST PER 6,000 sq.ft PER LIFT (4 TESTS MIN.)		NOTE 2
UTILITY TRENCHING		
TRENCH BACKFILL: 1 TEST PER 200 LINEAL FEET PER LIFT (4 TESTS MIN.)		NOTE 2
TRENCH ASPHALT RESTORATION: 1 TEST PER 300 LINEAL FEET PER LIFT (4 TESTS MIN.)		NOTE 2
SITE CONCRETE		
SLUMP, AIR AND CYLINDERS FOR ALL SITE CONCRETE AND PCC PAVEMENTS. UNLESS OTHERWISE SPECIFIED, ONE SET OF CYLINDERS PER 100 CUBIC YARDS (OR PORTION THEREOF) OF CONCRETE POURED PER DAY. SLUMP AND AIR TESTS REQUIRED ON SAME LOAD AS CYLINDERS.		NOTE 2
BUILDING PERMIT INSPECTION AND SPECIAL INSPECTIONS FOR STRUCTURAL CONCRETE, MASONRY, EPOXY ANCHORS, ETC. AS REQUIRED BY PROJECT STRUCTURAL ENGINEER AND CURRENT BUILDING CODES.		NOTE 2
RETAINING WALLS		
BUILDING PERMIT INSPECTION AND SPECIAL INSPECTION, AS WELL AS COMPACTION TESTING ON BACKFILL, AS REQUIRED BY PROJECT ENGINEER AND CURRENT BUILDING CODES.		NOTE 2 AND 4
INSPECTION TESTING AND FREQUENCY SPECIAL NOTES		
NOTE 1:	CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ANY AND ALL TESTING, INSPECTIONS, AND SPECIAL INSPECTIONS AS REQUIRED BY PROJECT ENGINEER, CURRENT BUILDING CODES OR JURISDICTIONS HAVING AUTHORITY. ALL TESTING MUST BE COMPLETED AND APPROVED PRIOR TO SUBSEQUENT WORK. ADDITIONAL OR FREQUENT TESTS MAY BE REQUIRED BY AGENCY, BUILDING OFFICIAL, OR ENGINEER.	
NOTE 2:	TESTING MUST BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY RETAINED BY THE OWNER.	
NOTE 3:	IN ADDITION TO IN-PLACE DENSITY TESTING, THE SUB-GRADE AND BASE ROCK SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK OR HEAVY NON-VIBRATORY ROLLER. SOILS SHALL BE REMOVED AND RE-COMPACTED OR REPLACED WITH APPROVED IMPORTED STRUCTURAL FILL IF THEY DO NOT DEMONSTRATE A FIRM, UNYIELDING CONDITION. BASEROCK PROOF-ROLL SHALL TAKE PLACE WITHIN 24 HOURS PRIOR TO PAVING AND SHALL BE WITNESSED BY THE ENGINEER OR GOVERNING AGENCY (LOCATION DEPENDENT).	
NOTE 4:	THE APPROVED INDEPENDENT LABORATORY SHALL PROVIDE CERTIFICATION (STAMPED BY A ENGINEER LICENSED IN THE STATE OF OREGON) THAT THE SUB-GRADE WAS PREPARED AND ALL ENGINEERED FILLS WERE PLACED IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND DOCUMENTS.	



524 Main Street, Suite 2, Oregon City, Oregon 97045 | 503-659-2205

OSCD Safety - Security Upgrades- Cohort 1
Holcomb Elementary School
 Oregon City School District
 14625 Holcomb Blvd, Oregon City, OR 97045
 T (503) 785 8000



revisions	△ xxxx	xx-xx-xx
-----------	--------	----------

phase	100% CD
date	03-27-2020
project	P-2450-19

CIVIL NOTES

C0.1

HOLCOMB ELEMENTARY SCHOOL

SAFETY-SECURITY UPGRADES

OREGON CITY, OR 97045



revisions	XXXX	XX-XX-XX
-----------	------	----------

phase	100% CD
date	03-27-2020
project	P-2450-19

PROJECT INFORMATION

EROSION AND SEDIMENT CONTROL PACKAGE SHEET INDEX

C0.2	EROSION AND SEDIMENT CONTROL COVER SHEET
C0.3	EROSION AND SEDIMENT CONTROL NOTES
C0.4	EXISTING CONDITIONS AND DEMOLITION ESCP
C0.5	PAVING, UTILITY INSTALLATION, AND FINAL STABILIZATION ESCP
C0.6	EROSION AND SEDIMENT CONTROL DETAILS

PROJECT TEAM

OWNER REPRESENTATIVE STEPHEN WASSERBURGER OREGON CITY SCHOOL DISTRICT 222 MOLALLA AVE, STE 200 OREGON CITY, OR 97045 (503) 785-8551	ARCHITECT JOHN WESTFALL BRIC ARCHITECTURE 1233 NW NORTHROP ST, STE 100 PORTLAND, OR 97209 (503) 595-4900
---	--

ENGINEER OF RECORD ZACHARY STOKES, PE CONTACT: LUCAS GOWEY ZCS ENGINEERING ARCHITECTURE 524 MAIN ST, SUITE 2 OREGON CITY, OR 97045 (503) 659-2205	CM/GC JENNY HESSE, VP, PA WOODBURN CONSTRUCTION CMGC, LLC 883 RAY J. GLATT CIR WOODBURN, OR 97071 (503) 981-9504
--	--

SURVEYOR COMPASS LAND SURVEYORS 4107 SE INTERNATIONAL WAY STE 705 MILWAUKIE, OR 97222 (503) 653-9093	SEWER PROVIDER TRI-CITY SERVICE DISTRICT (WES) 150 BEAVERCREEK RD, RM #430 OREGON CITY, OR 97045 (503) 742-4565
---	--

PROJECT INFORMATION

SITE LOCATION:	14625 HOLCOMB BLVD, OREGON CITY, OR 97045 CLACKAMAS COUNTY LATITUDE = 45.374167 LONGITUDE = -122.565278
TAX MAP:	T02S-R02E-S28AB
TAX LOT(S):	1300
SITE ACREAGE:	10.10 ACRES
TOTAL DISTURBED AREA:	62,200 SF = 1.43 ACRES
ZONING:	URBAN LOW DENSITY RESIDENTIAL
PROPERTY DESCRIPTION:	TAX LOT 1300 LOCATED IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 02 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON
RECEIVING WATER BODY:	CLACKAMAS RIVER

NATURE OF CONSTRUCTION ACTIVITIES AND ESTIMATED TIME TABLE

- CLEARING AND DEMOLITION (JUNE 2020)
- INTERIOR RENOVATION (JUNE 2020 - AUGUST 2020)
- PAVING AND UTILITY INSTALLATION (AUGUST 2020)
- FINAL STABILIZATION (SEPTEMBER 2020)

PROJECT SPECIFIC ESC INFORMATION

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS
EXISTING DEVELOPMENT OF THE SITE (TAX LOT 1300) CONSISTS OF ONE 52,350 SF SCHOOL BUILDING, THREE 950 SF MODULAR CLASSROOM BUILDINGS, A 315 SF STORAGE CONTAINER. IN ADDITION, ASPHALT PAVED PARKING AND MANEUVERING AREAS SURROUND THE SCHOOL TO THE NORTH, WEST, AND SOUTH, WITH CONCRETE AND ASPHALT PAVED PEDESTRIAN PATHWAYS SURROUNDING THE SITE. THERE ARE GRASS BALL FIELDS NORTH OF THE SCHOOL. THE SITE IS GENERALLY SLOPED AT 2% TO 5% WITH MINIMAL AREAS OF 10% TO 25% AND GENERALLY DRAINS NORTHWEST TO THE PUBLIC STORMWATER CONVEYANCE SYSTEM BEFORE ULTIMATELY DISCHARGING TO CLACKAMAS RIVER.

REDEVELOPED CONDITIONS
THE EXISTING STRUCTURES ON-SITE WILL REMAIN UNCHANGED. THE ASPHALT PAVED PARKING LOT WILL UNDERGO ROUTINE MAINTENANCE, AND A 1,000 SF ASPHALT PAVED BUS LOOP WILL BE ADDED. IN ADDITION, A NEW 375 SF UNCOVERED TRASH ENCLOSURE WILL BE ADDED AND 2,500 SF OF CONCRETE PEDESTRIAN SIDEWALKS WILL BE ADDED/MODIFIED TO IMPROVE SITE CIRCULATION. NO CHANGES TO DRAINAGE PATTERNS ARE PLANNED.

WHEN COMPLETE, THE SITE WILL CONSIST OF THE PRIMARY SCHOOL BUILDING, MODULAR BUILDINGS, COVERED PLAY AREA WITH ASSOCIATED ASPHALT PLAY AREA, CONCRETE SIDEWALKS, AND LANDSCAPED AREAS.

- NET NEW IMPERVIOUS SURFACES (ROOF, ASPHALT, CONCRETE) 5,700 SF
- NEW OR MODIFIED LANDSCAPING AND VEGETATION 4,500 SF

BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S.

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-CN PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200-CN PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200-CN PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

	CLEARING	MASS GRADING	UTILITY INSTALLATION	PAVING CONSTRUCTION	FINAL STABILIZATION	WET WEATHER	
						OCT 1	MAY 1
EROSION PREVENTION							
PRESERVE NATURAL VEG							
GROUND COVER							
HYDRAULIC APPLICATIONS							
PLASTIC SHEETING							
MATTING							
DUST CONTROL							
TEMP / PERMANENT SEEDING							
BUFFER ZONE							
OTHER:							
SEDIMENT CONTROL							
SEDIMENT FENCE (PERIMETER)							
SEDIMENT FENCE (INTERIOR)							
STRAW WATTLES							
FILTER BERM							
INLET PROTECTION							
DEWATERING							
SEDIMENT TRAP							
NATURAL BUFFER ENCROACH.							
OTHER:							
RUN OFF CONTROL							
CONSTRUCTION ENTRANCE							
PIPE SLOPE DRAIN							
OUTLET PROTECTION							
SURFACE ROUGHENING							
CHECK DAMS							
OTHER:							
POLLUTION PREVENTION							
PROPER SIGNAGE							
HAZ WASTE MGMT							
SPILL KIT ON-SITE							
CONCRETE WASHOUT AREA							
OTHER:							

□ SIGNIFIES ADDITIONAL BMP'S REQUIRED FOR WORK WITHIN 50' OF WATER OF THE STATE.
□ SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY.

PROJECT SPECIFIC ESC INFORMATION

PERMITTEE'S SITE INSPECTOR

NAME: LUCAS GOWEY
COMPANY: ZCS ENGINEERING ARCHITECTURE
127 NW D ST
GRANTS PASS, OR 97526
PHONE: 541-479-3865
EMAIL: LUCASG@ZCSEA.COM
EXPERIENCE: 8 YEARS, NORTHWEST ENVIRONMENTAL TRAINING CENTER - ID#: 81770

RATIONALE STATEMENT

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ'S GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP'S WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS. AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

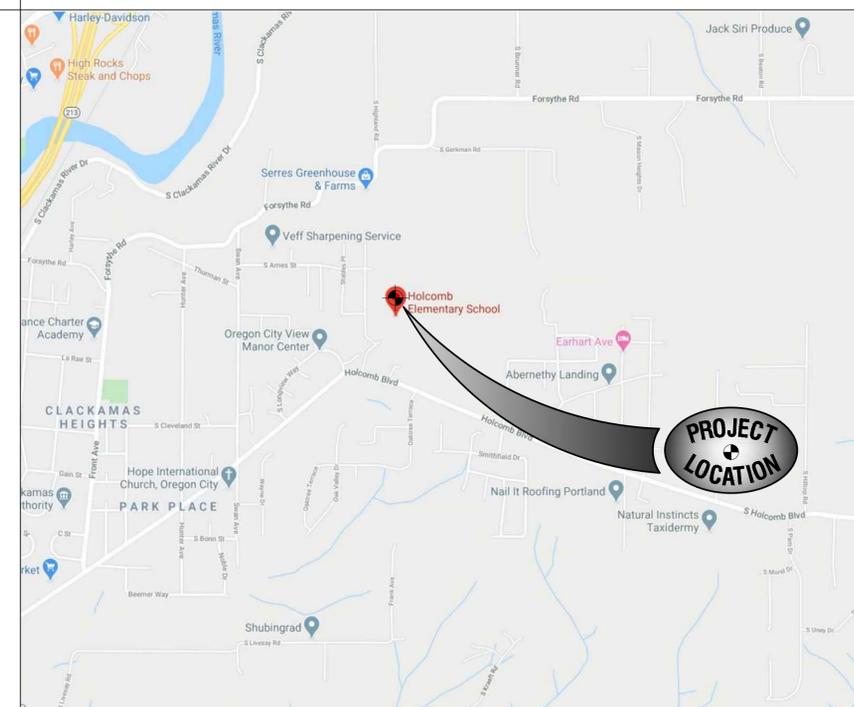
INITIAL LG

INSPECTION FREQUENCY TABLE	
SITE CONDITION	MINIMUM FREQUENCY
ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOWMELT, IS OCCURRING. AT LEAST ONCE EVERY FOURTEEN (14) DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER; ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE.
INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS	ONCE EVERY MONTH.
PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.
PERIODS DURING WHICH DISCHARGE IS UNLIKELY DUE TO FROZEN CONDITIONS	MONTHLY. RESUME MONITORING IMMEDIATELY UPON MELT, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

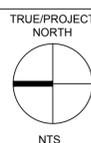
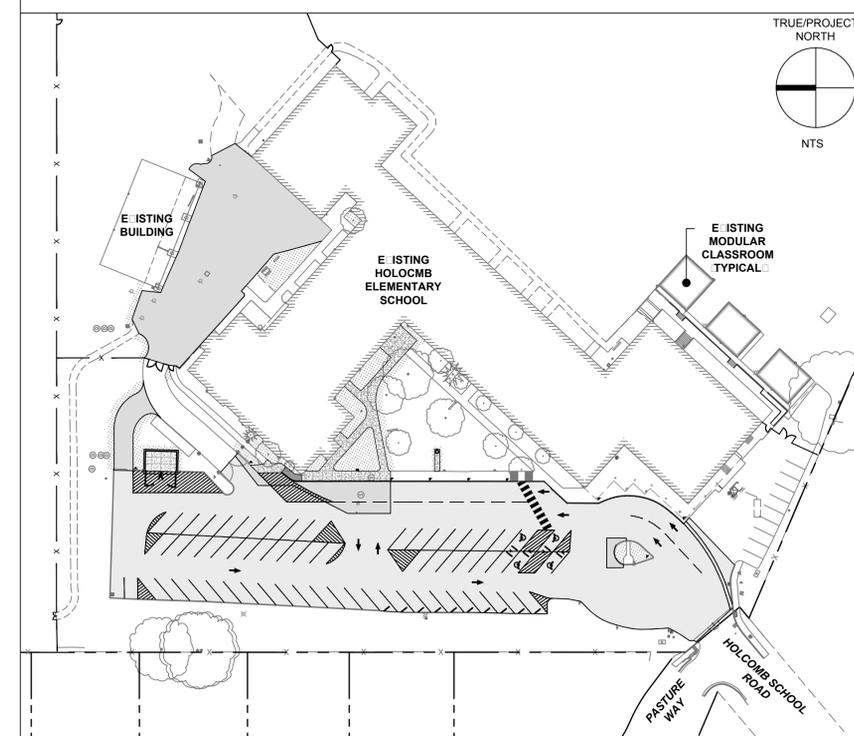
- HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
- ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS.
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS.
- RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION.

ATTENTION EXCAVATORS:
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO (2) BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

VICINITY MAP



SITE PLAN



GENERAL EROSION CONTROL NOTES

- HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL TO REVIEW THE EROSION CONTROL PLAN, EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
- ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS.
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ S 1200-C PERMIT REQUIREMENTS.
- RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ AGENT, OR THE LOCAL MUNICIPALITY, DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, THE ABOVE RECORDS MUST BE RETAINED BY THE PERMIT REGISTRANT BUT DO NOT NEED TO BE AT THE CONSTRUCTION SITE.
- ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT.
- THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS.
- SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. NOT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS.
- PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION.
- IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS.
- PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED.
- MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50- FEET OF WATERS OF THE STATE.
- INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE.
- CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME. TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS.
- CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY.
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE PLACEMENT.
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATIONS MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS.
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER WASTE/WATER CONTROL MEASURES.
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPs MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES.
- WHEN TRUCKING SATURATED SOIL TO THE RE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE.
- CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS.
- USE BMPs TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS, VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE, OTHER CONSTRUCTION MAINTENANCE ACTIVITIES, AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS.
- WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES.
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL.
- THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITH ANY WATERWAY RIPARIAN ZONE.
- IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESCRIPTION, PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER S SPECIFICATIONS.
- TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS. IF NECESSARY, THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR.
- AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPs MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS.
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND BARE GROUND ACTIVITIES DURING WET WEATHER.
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL.
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL.
- CATCH BASINS: CLEAR 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 THE COMPLETION OF PROJECT.
- WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A REURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME.
- THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS.
- THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE.
- PROVIDE TEMPORARY STABILIZATION THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE.
- DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS.

STOCKPILE MANAGEMENT

STOCKPILE MANAGEMENT PROCEDURES AND PRACTICES ARE DESIGNED TO PREVENT THE WIND-BLOWN AIRBORNE POLLUTION FROM STOCKPILES OF SOIL, SAND, AND PAVING MATERIALS SUCH AS PORTLAND CEMENT CONCRETE (PCC) RUBBLE, ASPHALT CONCRETE (AC), ASPHALT CONCRETE RUBBLE, AGGREGATE BASE, AGGREGATE SUB-BASE OR PRE-MIXED AGGREGATE, ASPHALT BINDER (SO CALLED COLD MIX ASPHALT) AND PRESSURE TREATED WOOD.

ALL STOCKPILES

- IF FEASIBLE, LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM INLETS, DRAINAGE COURSES, OR WATER BODIES.
- KEEP STOCKPILES ORGANIZED AND SURROUNDING AREAS CLEAN.
- PROTECT STORM DRAIN INLETS, DRAINAGE COURSES, AND RECEIVING WATERS FROM STOCKPILES, USING DRAIN INLET PROTECTION AND PERIMETER SEDIMENT CONTROLS AS APPROPRIATE.
- IMPLEMENT DUST CONTROL PRACTICES AS APPROPRIATE TO PREVENT WIND EROSION OF STOCKPILED MATERIAL.
- TEMPORARY STOCKPILES NOT REMOVED OR USED BY THE END OF ONE WORKDAY MUST BE MANAGED IN ACCORDANCE WITH THIS BMP AND IN ALL CASES PROTECTED PRIOR TO RAINFALL.

STOCKPILES OF SOIL, PORTLAND CEMENT, SAND, MULCH, CONCRETE RUBBLE, ASPHALT CONCRETE, ASPHALT CONCRETE RUBBLE, AGGREGATE BASE, OR AGGREGATE SUB BASE

- PROTECT STOCKPILES WITH A PERIMETER SEDIMENT BARRIER SUCH AS BERMS, SEDIMENT FENCES, FIBER ROLLS, SAND/GRAVEL BAGS, OR STRAW BALE BARRIERS YEAR ROUND.
- STOCKPILES SHOULD ADDITIONALLY BE COVERED OR STABILIZED AS NECESSARY DURING SIGNIFICANT FORECASTED STORM EVENTS (0.25 INCHES), PROLONGED PERIODS OF RAIN, AND TO PROTECT FROM WIND EROSION.
- SOIL STOCKPILES MAY BE RETURNED TO THE EXCAVATION IF RAIN IS FORECAST.
- TOPSOIL STOCKPILES SHOULD BE LOW N HEIGHT (IDEALLY < 1 METER) AND FLAT AND BE USED WITHIN 6 MONTHS TO PROMOTE HEALTHY SOIL ORGANISMS AND MICROBES. STOCKPILES NOT USED WITHIN 6 MONTHS SHOULD BE RESEEDED WITH A SPECIES THAT IS MYCORRHIZAL DEPENDENT TO AVOID THE DEVELOPMENT OF ANAEROBIC CONDITIONS IN THE STOCKPILE. IN ADDITION, TOPSOIL STOCKPILES CAN BE TURNED PERMANENTLY TO KEEP ORGANISMS ALIVE FOR LARGER STOCKPILES AND DURING EXTREMELY HOT WEATHER.

STOCKPILES OF COLD MIX OR OTHER POLLUTANTS EASILY TRANSPORTED IN STORM WATER, CEMENT, LIME, AND OTHER CAUSTIC AMENDMENTS

- STOCKPILES SHALL BE PLACED ON PLASTIC OR COMPARABLE MATERIAL AT ALL TIMES.
- STOCKPILES SHALL BE COVERED WITH PLASTIC OR COMPARABLE MATERIAL PRIOR TO THE ONSET OF SIGNIFICANT RAIN (0.10 INCHES).
- BAGGED MATERIALS:
 - BAGGED MATERIALS SHALL BE PLACED ON PALLETs AT ALL TIMES AND UNDER COVER (PLASTIC SHEETING, INDOORS, ETC.) PRIOR TO THE ONSET OF SIGNIFICANT RAIN (0.10 INCHES).
 - STOCKPILES/STORAGE OF PRESSURE TREATED WOOD WITH COPPER, CHROMIUM, AND ARSENIC OR AMMONIACAL COPPER, ZINC, AND ARSENATE.
 - STOCKPILES OF TREATED WOOD SHALL BE COVERED WITH PLASTIC OR COMPARABLE MATERIAL PRIOR TO THE ONSET OF SIGNIFICANT RAIN (0.25 INCHES).

INSPECTION AND MAINTENANCE

- INSPECT STOCKPILES REGULARLY AND REPAIR AND/OR REPLACE COVERS, AND PERIMETER CONTROLS AS NEEDED.

DUST CONTROL NOTES

THE GENERAL CONTRACTOR SHALL PROVIDE EXTRA MEASURES FOR DUST CONTROL. DUST CONTROL MEASURES MUST BE IMPLEMENTED TO PREVENT THE SOIL AND ATTACHED POLLUTANTS FROM LEAVING THE SITE. EXTRA MEASURES SHALL BE TAKEN WHERE EXPOSED SOIL IS LIKELY TO BE TRANSPORTED INTO OPEN BODIES OF WATER.

ACCEPTABLE DUST CONTROL MEASURES ARE AS FOLLOWS:

- WATERING
- VEGETATION
- SPRAY-ON ADHESIVES

IF VEGETATION IS THE METHOD TO BE USED:

THE GENERAL CONTRACTOR SHALL NOT CLEAR AND GRUB AREAS NOT DIRECTLY AFFECTED BY THE CURRENT CONSTRUCTION. LEAVE ALL EXISTING VEGETATION IN PLACE AS TO PREVENT EROSION OF THE EXISTING SOIL BY WIND.

IF SPRAY-ON ADHESIVE IS THE METHOD TO BE USED:

TYPE OF EMULSION	WATER DILUTION	NOZZLE TYPE	APPLY (gal/a. re)
ANIONIC ASPHALT	7:1	COARSE SPRAY	1,200
LATEX	12.5:1	FINE SPRAY	235
RESIN-IN-WATER	4:1	FINE SPRAY	300

SEEDING REuirements

TEMPORARY AND PERMANENT SEED MIX OF RESTORATION AND EROSION CONTROL AREAS SHALL BE HYDROSEEDER PER THE FOLLOWING:

- SEED MIXTURE SHALL BE 'SUNMARK SEEDS - NATIVE E/C MIX' OR ENGINEER APPROVED EQUAL, CONSISTING OF THE FOLLOWING SPECIFICATIONS:
 - 40% MEADOW BARE
 - 35% CALIFORNIA BROME
 - 20% NATIVE RED FESCUE
 - 3% TUFTED HAIRGRASS
 - 2% SPIKE BENTGRASS
- SEED SHALL BE APPLIED AT A RATE OF 44 POUNDS PER ACRE.
- APPLY SEED TO ALL DISTURBED SURFACES PER THE ABOVE NOTES TO PROVIDE PERMANENT COVER. PROVIDE ADEQUATE MEASURES TO PREVENT EROSION DOWNSTREAM SEDIMENT TRANSFER UNTIL PERMANENT COVER IS ESTABLISHED.

EROSION CONTROL

INSPECTION AND MAINTENANCE

- ALL INSPECTIONS (SITE CONDITIONS AND FREQUENCIES) SHALL CONFORM TO THE "INSPECTION FREQUENCY TABLE" ON THIS SHEET.
- NEWLY SEEDED AREAS SHALL BE INSPECTED FREQUENTLY TO ENSURE THE GRASS IS GROWING. PROVIDE TEMPORARY IRRIGATION AS REQUIRED TO GERMINATE. ESTABLISH SEED. SEE SEEDING REQUIREMENTS FOR ADDITIONAL INFORMATION TYPICAL.
- IF SEEDED AREAS ARE DAMAGED DUE TO RUNOFF, ADDITIONAL BMPs MAY BE NEEDED. RE-SEED DAMAGED AREAS IMMEDIATELY. SEE SEEDING REQUIREMENTS FOR ADDITIONAL INFORMATION TYPICAL.
- REFER TO CURRENT OREGON/APWA STANDARD SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

CONCRETE MANAGEMENT

CONCRETE TRUCKS AND TRANSFER CHUTES SHALL BE WASHED-OUT ON-SITE BEFORE OR ELIMINATE AIRBORNE POLLUTION FROM CONCRETE WASHOUT. CONCRETE WASTE. THE WASHOUT AREA WILL BE LOCATED AWAY FROM STORM DRAINS, OPEN DITCHES OR WATER BODIES. SIGNS WILL BE POSTED THROUGHOUT THE JOBSITE, DIRECTING CREWS AND CONCRETE TRUCKS TO CONCRETE WASHOUTS. UPON COMPLETION OF THE CONCRETE WORK, THE CONTRACTOR SHALL BREAK UP, REMOVE, AND HAUL AWAY OR REUSE ON SITE SOLID CONCRETE THAT HAS ACCUMULATED IN THE WASHOUT.

CONSTRUCTION SPECIFICATIONS

MATERIAL USE

- INSTALL STORM DRAIN PROTECTION AT ANY DOWN-GRADIENT INLETS THAT MAY BE IMPACTED BY THE ACTIVITY. SEE THE BMP ON STORM DRAIN INLET PROTECTION.
- DO NOT PLACE CONCRETE DURING RAIN (PRECIPITATION THAT IS SUFFICIENT TO CAUSE LOCAL RUNOFF) OR WITHIN 18 HOURS OF FORECASTED RAIN.
- PLACE STOPPERS ON CONCRETE TRUCK CHUTES DURING TRAVEL ONSITE TO MANAGE POTENTIAL DRIBBLING OF CONCRETE MATERIAL.
- MINIMIZE AMOUNT OF CURING COMPOUND AND FORM OIL USE AND DO NOT OVERSPRAY ONTO A NON-TARGET SURFACE.
- SANDBLASTING: USE SHROUDS WHERE NECESSARY TO CONTAIN WASTE FROM SANDBLASTING. CONDUCT WORK IN ACCORDANCE WITH APPLICABLE AIR QUALITY STANDARDS. COLLECTED DEBRIS FOR PROPER DISPOSAL ASAP AND PRIOR TO RAIN EVENTS.
- MINIMIZE THE AMOUNT OF WATER USED DURING CORING/DRILLING OR SAW CUTTING. DURING WET CORING OR SAW CUTTING, USE A SHOVEL OR WET VACUUM TO REMOVE THE COOLING WATER / SLURRY FROM THE PAVEMENT. ADDITIONALLY, IF WET VACUUMING IS NOT ADEQUATE TO CAPTURE WASTEWATER FROM THE ACTIVITY, SAND BAG BARRIERS OR OTHER CONTAINMENT SHALL BE USED.
- IF CONCRETE RESIDUE REMAINS AFTER DRYING, THE AREA SHALL BE SWEEPED UP AND RESIDUE REMOVED TO AVOID CONTACT WITH STORM WATER OR ENTERING A STORM DRAIN OR WATER BODY VIA THE WIND.
- THE SWEEPINGS SHALL BE COLLECTED AND RETURNED TO THE AGGREGATE STOCKPILE OR DISPOSED IN THE TRASH AND NOT WASHED INTO THE STREET OR STORM DRAIN.
- WASHING OF FRESH CONCRETE SHALL BE AVOIDED, UNLESS RUNOFF CAN BE DRAINED TO A BERMED OR LEVEL AREA, AWAY FROM STORM DRAIN INLETS AND CHANNELS.
- ACID WASHING OF CONCRETE SHALL BE MINIMIZED, WHERE REQUIRED, ACID WASH SHALL BE DIRECTED INTO A COLLECTION AREA LINED WITH VISQUEEN. RESIDUALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF AS HAZARDOUS WASTE.
- HANDLING OF WET CONCRETE, SUCH AS MOVING A PUMPER CHUTE OR TRANSPORTING MATERIAL IN A WHEEL BARROW FROM THE DELIVERY TRUCK, MUST BE PERFORMED IN A CONTROLLED MANNER TO PREVENT DRIPS AND SPILLS OUTSIDE THE TARGET POUR AREA. MINIMIZE WATER USE.
- CONCRETE DRIPS, SPILLS, OVER POURS, AND EQUIPMENT RINSE WATER LANDING ON RAIN-EXPOSED OUTSIDE OF ANY BMP DEVICE MUST BE COLLECTED AND HAVE THE SURFACE CLEANED AND WASTE DISPOSED OF PROPERLY PRIOR TO THE END OF THE WORKDAY OR BEFORE THE NEXT RAIN EVENT. CONCRETE-LADEN EQUIPMENT IMPLEMENTS (E.G., CRANE BUCKETS) MUST BE STORED ON TOP OF HEAVY MIL PLASTIC UNTIL DRY. USED FORMS THAT ARE NOT IMMEDIATELY PLACED INTO A HAUL TRUCK WHEN REMOVED FROM FOUNDATIONS MUST ALSO BE TEMPORARILY STAGED OVER PLASTIC SHEETING OR AN EQUIVALENT UNTIL RINSED, WIPEd, OR DRIED OR UNTIL HAULLED OFFSITE.

WASTE MANAGEMENT

- DO NOT DISCHARGE CONCRETE RESIDUE OR PARTICULATE MATTER INTO A STORM DRAIN INLET OR WATERCOURSE.
- EXCESS CONCRETE SHALL NOT BE DUMPED ON-SITE. THE FOLLOWING OPTIONS SHALL BE USED FOR CONCRETE TRUCK CHUTE AND/OR PUMP AND HOSE WASHOUT:
 - CONCRETE WASHOUTS: WASHOUT STATIONS CAN BE A PLASTIC LINED TEMPORARY PIT OR BERMED AREA DESIGNED WITH SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS PLUS ENOUGH CAPACITY FOR RAINWATER. THE DESIGNATED AREA SHALL BE LOCATED AWAY FROM STORM DRAIN INLETS, OR WATER COURSES. NEW WASHOUTS SHALL BE CONSTRUCTED AS NEEDED TO PROVIDE SUFFICIENT, WASHOUT CAPACITY ON-SITE. WASTES OTHER THAN CONCRETE (I.E., TRASH, PAINT WASTES ETC.) SHALL NOT BE DISPOSED OF IN THE WASHOUT.

INSPECTION AND MAINTENANCE

- RESPONSIBLE PERSONNEL SHALL ENSURE THAT ALL CONCRETE TRUCK DRIVERS ARE INSTRUCTED ABOUT PROJECT PRACTICES WHEN THE TRUCKS ARRIVE ON SITE.
- CLEAN OUT DESIGNATED WASHOUT AREAS AS NEEDED OR AT A MINIMUM WHEN THE WASHOUT IS 75 PERCENT FULL TO MAINTAIN SUFFICIENT CAPACITY THROUGHOUT THE PROJECT DURATION.
- ANY DESIGNATED ONSITE WASHOUT AREAS SHALL BE CLEANED OUT AND ALL DEBRIS REMOVED UPON PROJECT COMPLETION. DISPOSE OF CONCRETE WASTE ACCORDING TO THE BMP ON SOLID WASTE MANAGEMENT.
- INSPECT ROUTINELY, WHEN APPLICABLE ACTIVITIES ARE UNDERWAY TO ENSURE THAT CONCRETE WASHOUT DOES NOT OVERFLOW AND THAT FREEBOARD IS ADEQUATE TO CONTAIN CONCRETE AND RAIN.

PAVING OPERATIONS MANAGEMENT

IN ORDER TO REDUCE THE POTENTIAL FOR THE TRANSPORT OF POLLUTANTS IN STORM WATER RUNOFF FROM PAVING OPERATIONS, PAVING SHALL NOT TAKE PLACE WITHIN 72 HOURS OF A PREDICTED SIGNIFICANT (0.10") STORM EVENT. IF PAVING DOES OCCUR WITHIN 72 HOURS OF A SIGNIFICANT STORM EVENT, CATCH BASIN FILTERS OR OTHER APPROPRIATE BMPs SHALL BE UTILIZED TO TRAP HYDROCARBONS.

CONSTRUCTION SPECIFICATIONS

- PROTECT STORM DRAIN INLETS NEAR WORK AND DOWN GRADIENT OF WORK AREAS DURING SAW CUTTING, PAVING, OR GRINDING OPERATIONS.
- SAW-CUT SLURRY SHALL BE SHOVELED, VACUUMED AND REMOVED FROM SITE.
- PAVING MATERIALS AND MACHINERY SHALL BE STORED AWAY FROM STORM DRAINS AND WATER BODIES AND SECONDARY CONTAINMENT WILL BE USED TO CATCH DRIPS, LEAKS OR SPILLS WHERE APPLICABLE.
- IF ONSITE MIXING IS PLANNED THEN AN AREA SHALL BE DESIGNED FOR CONDUCTING THE MIXING, THIS AREA SHALL BE PAVED OR MADE IMPERVIOUS (E.G., PLASTIC OR WOOD SHEETING) AND BE LOCATED AWAY FROM STORM DRAIN INLETS OR WATERCOURSES.
- MINIMIZE OVERSPRAY OF TACKIFYING EMULSIONS OR PLACEMENT OF OTHER PAVING MATERIALS BEYOND THE LIMITS OF THE AREA TO BE PAVED.
- USE DRY METHODS TO CLEAN EQUIPMENT AND CONDUCT CLEANING IN ACCORDANCE WITH THE BMP ON VEHICLE AND EQUIPMENT CLEANING.
- MATERIAL USE AND STOCKPILES SHALL BE MANAGED IN ACCORDANCE WITH BMPs ON MATERIAL USE AND STOCKPILE MANAGEMENT.
- COLLECT AND REMOVE ALL BROKEN ASPHALT AND CONCRETE OR EXCESS MATERIALS, RECYCLE WHEN FEASIBLE AND DISPOSE OF MATERIALS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- DO NOT APPLY ASPHALT, CONCRETE PAVING, SEAL COAT, TACK COAT, SLURRY SEAL OR FOG SEAL IF RAIN IS EXPECTED DURING THE APPLICATION OR CURING PERIOD.
- AVOID IF POSSIBLE, TRANSFERRING, LOADING, OR UNLOADING PAVING MATERIALS NEAR STORM DRAIN INLETS OR WATERCOURSES. IF NOT POSSIBLE, USE BMP ON STORM DRAIN INLET PROTECTION.

INSPECTION AND MAINTENANCE

- INSPECT AND MAINTAIN EQUIPMENT AND MACHINERY ROUTINELY TO MINIMIZE LEAKS AND DRIPS.
- INSPECT INLET PROTECTION MEASURES ROUTINELY.

SPILL PREVENTION AND CONTROL PROCEDURES

CONSTRUCTION SPECIFICATIONS

- PREPARE A SITE/PROJECT SPECIFIC SPILL RESPONSE PLAN THAT IDENTIFIES THE TYPE AND LOCATION OF PRODUCTS OR WASTES ON THE SITE WITH SPILL POTENTIAL, THE LOCATION OF SPILL CLEANUP MATERIALS, STORM DRAINS OR SENSITIVE AREAS THAT REQUIRE IMMEDIATE RESPONSE, PERSONNEL RESPONSIBLE FOR SPILL RESPONSE AND NOTIFICATIONS, AND SPILL CLEANUP PROCEDURES.
- AVOIDING SPILLS AND LEAKS IS PREFERABLE TO CLEANING THEM UP AFTER THEY OCCUR. HEAVY EQUIPMENT (E.G., BULLDOZERS AND OTHER GRADING EQUIPMENT) AND VEHICLES SHOULD BE INSPECTED DAILY (OR AS OFTEN AS POSSIBLE) FOR LEAKS AND SHOULD BE REPAIRED AS NECESSARY. USE SECONDARY CONTAINMENT AND DRIP PANS FOR VEHICLE FUELING, MAINTENANCE, AND STORAGE (SEE BMP FOR VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE).
- DESPITE PRECAUTIONS, SPILLS MAY STILL OCCUR AT THE SITE. SPILLS (OF LIQUID OR DRY MATERIALS) SHOULD NEVER BE CLEANED UP BY HOSING OFF THE AREA. IN THE EVENT THAT SPILLS OCCUR THEY SHOULD BE CONTROLLED AS FOLLOWS:
 - ANY FUEL PRODUCTS, LUBRICATING FLUIDS, GREASE OR OTHER PRODUCTS AND/OR WASTE RELEASED FROM VEHICLES, EQUIPMENT, OR OPERATIONS SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE, FEDERAL, AND LOCAL LAWS.
 - IF THE SPILL HAS OCCURRED DURING A RAIN EVENT, THE AREA WILL BE COVERED AS QUICKLY AS POSSIBLE. THE SPILL WILL BE CLEANED UP AS SOON AS POSSIBLE DURING OR AFTER CESSATION OF RAIN.
 - SPILL CLEANUP MATERIALS WILL BE STORED NEAR POTENTIAL SPILL AREAS (E.G., DRAINING, VEHICLE MAINTENANCE AREAS).
 - MINOR SPILLS: MINOR SPILLS TYPICALLY INVOLVE SMALL QUANTITIES OF OIL, GASOLINE, PAINT, ETC. THAT CAN BE CONTROLLED BY THE FIRST RESPONDER AT THE DISCOVERY OF THE SPILL. CONTROL OF MINOR SPILLS INVOLVES:
 - CONTAIN THE SPILL IMMEDIATELY.
 - RECOVER SPILLED MATERIALS (IF POSSIBLE).
 - CONTAIN THE CONTAMINATED AREA AND DISPOSE OF CONTAMINATED MATERIALS.

MEDIUM SIZED SPILLS

- MEDIUM-SIZED SPILLS STILL CAN BE CONTROLLED BY THE FIRST RESPONDER, ALONG WITH THE AID OF OTHER PERSONNEL SUCH AS LABORERS, FOREMEN, ETC. THIS RESPONSE MAY REQUIRE THE CESSATION OF OTHER ACTIVITIES. SPILLS SHOULD BE CLEANED UP IMMEDIATELY, AS FOLLOWS:

- NOTIFY THE PROJECT FOREMAN IMMEDIATELY. THE FOREMAN/SUPERINTENDENT IS RESPONSIBLE FOR ANY NECESSARY NOTIFICATIONS (FIRE DEPARTMENT ETC.).
- CONTAIN THE SPILL AT THE SPILL (USING SAND BAGS OR OTHER BARRIERS) IMMEDIATELY.
- IF THE SPILL HAS OCCURRED ON A PAVED OR IMPERMEABLE SURFACE, CLEAN IT UP USING DRY METHODS (ABSORBENT MATERIALS, AT LITTER, AND/OR RAGS), CONTAIN THE SPILL BY ENCIRCLING IT WITH ABSORBENT MATERIALS.
- IF THE SPILL HAS OCCURRED ON AN UNPAVED OR PERMEABLE SURFACE, IMMEDIATELY CONTAIN THE SPILL BY CONSTRUCTING AN EARTHEN DIKE, DIG UP AND PROPERLY DISPOSE OF CONTAMINATED SOIL.
- IF THE SPILL HAS OCCURRED DURING A RAIN EVENT, COVER/CONTAIN THE AREA IF POSSIBLE.

SIGNIFICANT/HAZARDOUS SPILLS

- FOR LARGE SPILLS OR SPILLS INVOLVING HAZARDOUS MATERIALS THAT CANNOT BE CONTROLLED BY PROJECT PERSONNEL, THE FOLLOWING STEPS SHOULD BE TAKEN:

- THE FOREMAN SHOULD NOTIFY THE PROJECT SUPERINTENDENT IMMEDIATELY AND FOLLOW UP WITH A WRITTEN INCIDENT REPORT.
- THE PROJECT SUPERINTENDENT WILL NOTIFY LOCAL EMERGENCY RESPONSE PERSONNEL BY DIALING 911. IN ADDITION, THE PROJECT SUPERINTENDENT WILL NOTIFY THE APPROPRIATE COUNTY OFFICIALS. IT IS THE PROJECT SUPERINTENDENT'S RESPONSIBILITY TO HAVE ALL OF THE EMERGENCY PHONE NUMBERS AT THE CONSTRUCTION SITE.
- THE PROJECT SUPERINTENDENT WILL ALSO NOTIFY THE OREGON DEQ.
- FOR SPILLS OF FEDERAL REPORTABLE QUANTITY (AS ESTABLISHED UNDER 40 CFR PARTS 110, 117, OR 302), THE PROJECT SUPERINTENDENT WILL NOTIFY THE NATIONAL RESPONSE CENTER BY TELEPHONE AT (800) 424-8802 WITHIN 24 HOURS. WITHIN 14 DAYS, THE PROJECT SUPERINTENDENT WILL SUBMIT A WRITTEN DESCRIPTION OF THE RELEASE TO EPA REGION 10, INCLUDING THE DATE AND CIRCUMSTANCES OF THE INCIDENT AND STEPS TAKEN TO PREVENT ANOTHER RELEASE.
- RETAIN THE SERVICES OF A SPILL CLEANUP CONTRACTOR OR HAZMAT TEAM IMMEDIATELY. CONSTRUCTION PERSONNEL SHOULD NOT ATTEMPT TO CLEAN UP THE SPILL UNTIL THE APPROPRIATE AND QUALIFIED STAFF HAS BEEN OBTAINED.
- OTHER AGENCIES THAT MAY NEED TO BE CONTACTED INCLUDE THE LOCAL FIRE DEPARTMENT, OREGON DEPARTMENT OF TRANSPORTATION, ETC.

INSPECTION AND MAINTENANCE

- INSPECT WORK AND MATERIAL STORAGE AREAS ROUTINELY FOR ADEQUATE CONTAINMENT TO AVOID UNCONTROLLED RELEASES.

FINAL EROSION CONTROL SITE PREPARATION

ALL DISTURBED SOIL AREAS INCLUDING R.O.W. SHALL BE TREATED AND SEEDED PER THE FOLLOWING NOTES. SEED COMPOSITION SHALL CONSIST OF A NATIVE GRASS BLEND MATCHING SURROUNDING AREA. GRASS SEED MIXTURE TO BE SUBMITTED FOR REVIEW PRIOR TO APPLICATION.

- ALL FINAL GRADE PREPARATION AND PLANTING/SEEDING SHALL BE COORDINATED WITH THE PROJECT LANDSCAPER AND ENGINEER AT TIME OF CONSTRUCTION.
- BRING ALL PLANTERBED/SEEDED AREAS TO FINAL GRADE, REMOVE ALL ROCKS AND DEBRIS, AND SMOOTH SURFACE UNDULATIONS LARGER THAN 2 INCHES.
- DIVERT CONCENTRATED FLOWS AWAY FROM THE PLANTER/SEEDED AREAS.
- FOR OPTIMUM PLANTING/SEEDING CONDITIONS PRESERVE TOPSOIL AND STOCKPILE MATERIAL UNTIL FINAL GRADES ARE ESTABLISHED. SPREAD TOP SOIL OVER NEW GRADES. SEE PERMIT LANDSCAPER FOR ADDITIONAL INFORMATION RELATED TO TOPSOIL REQUIREMENTS.
- ROUGHEN THE SOIL BY HARROWING, TRACKING, GROOVING OR FURROWING.
- THE SEEDED SHOULD BE FIRM BUT NOT COMPACT. THE TOP 4.0-6.0 INCHES OF SOIL SHOULD BE LOOSE, MOIST AND FREE OF LARGE CLODS AND STONES. VERIFY TOPSOIL REQUIREMENTS WITH LANDSCAPER AT TIME OF CONSTRUCTION.
- HARROWING, TRACKING OR FURROWING SHOULD BE DONE HORIZONTALLY ACROSS THE FACE OF THE SLOPE, SO RIDGES ARE ALONG THE SLOPE CONTOUR.
- APPLY SEED AT THE RATES SPECIFIED BY SEED SUPPLIER USING CALIBRATED SEED SPREADERS, CYCLONE SEEDERS, MECHANICAL DRILLS, OR HYDROSEEDER SO THAT SEED IS APPLIED UNIFORMLY ON THE SITE. SEE SEEDING REQUIREMENTS FOR ADDITIONAL INFORMATION TYPICAL.
- BROADCAST SEED SHOULD BE INCORPORATED INTO THE SOIL BY RAKING OR CHAIN DRAGGING AND THEN LIGHTLY COMPACTED TO PROVIDE GOOD SEED-SOIL CONTACT. SEE SEEDING REQUIREMENTS FOR ADDITIONAL INFORMATION TYPICAL.
- TO PREVENT SEED FROM BEING WASHED AWAY, CONFIRM INSTALLATION OF ALL REQUIRED SURFACE WATER CONTROL MEASURES.
- DOUBLE THE RATE OF SEED APPLICATION WHEN SEED IS INSTALLED IN A SINGLE APPLICATION. SEE SEEDING REQUIREMENTS FOR ADDITIONAL INFORMATION TYPICAL.

DEWATERING AND PONDED WATER MANAGEMENT

DEWATERING AND PONDED WATER MANAGEMENT APPLIES TO AREAS WHERE STORM WATER FROM EXCAVATION OR OTHER SOURCES HAS CAUSED DEPRESSIONS AND NEEDS TO BE REMOVED TO PROCEED WITH CONSTRUCTION ACTIVITIES OR FOR VECTOR CONTROL. ALL DEWATERING DISCHARGE ACTIVITIES MUST BE CONDUCTED IN ACCORDANCE WITH LOCAL AGENCY (I.E., LOCAL SEWERAGE AGENCY OR OTHER APPLICABLE AGENCY) PERMIT REQUIREMENTS.

CONSTRUCTION SPECIFICATIONS

- PONDED STORM WATER SHALL BE SETTLED OR FILTERED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGE.
- WATER FROM TRENCH OR EXCAVATION DEWATERING SHALL BE TESTED IF REQUIRED BY APPLICABLE PERMITS AND DISCHARGED IN ACCORDANCE WITH PERMIT PROVISIONS.
- FOR CLEAN PONDED STORM WATER, DEWATERING DISCHARGES (WITHOUT PERMIT REQUIREMENTS), AND AUTHORIZEDNON-STORM WATER DISCHARGES, USE ONE OF THE FOLLOWING METHODS FOR DISCHARGE / DISPOSAL AS ALLOWABLE BY LOCAL REQUIREMENTS / AGENCIES AND APPROVED BY THE PROJECT SUPERINTENDENT. WATER SHALL BE CLEAN AND FREE OF SIGNIFICANT SEDIMENT, SURFACTANTS, OR OTHER POLLUTANTS.
 - REDUCE SEDIMENT DISCHARGE BY PUMPING WATER FROM THE TOP OF PONDED AREAS USING A FLOATING OR RAISED HOSE.
 - USE WATER WHERE POSSIBLE FOR CONSTRUCTION ACTIVITIES SUCH AS COMPACTION AND DUST CONTROL AND LANDSCAPE IRRIGATION. IF USED FOR THESE APPLICATIONS, ENSURE THAT THE WATER WILL INFILTRATE AND NOT RUN-OFF FROM THE LAND TO STORM DRAIN SYSTEMS, TO CREEK BEDS (EVEN IF DIRT) OR TO RECEIVING WATERS.
 - INFILTRATE TO AN APPROPRIATE LANDSCAPED, VEGETATED OR SOIL AREA. NOTE: INFILTRATION MAY BE PROHIBITED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
 - DISCHARGE TO AN ON-SITE TEMPORARY SEDIMENT POND.
 - DISCHARGE TO THE STORM DRAIN SYSTEM, WATER FROM DEWATERING SANITARY SEWER SYSTEM, CONDUCT ALL DEWATERING DISCHARGES AND DISCHARGE MUST BE IN ACCORDANCE WITH LOCAL PERMITS.
 - IF A PERMIT IS REQUIRED, PROVIDE TEMPORARY ONSITE STORAGE (BAKER TANKS, ETC.) OF WATER REMOVED FROM TRENCHES, EXCAVATIONS, ETC., UNTIL A PERMIT TO DISCHARGE IS OBTAINED.
 - IF A PERMIT IS OBTAINED FOR DISCHARGE TO A STORM DRAIN OR SANITARY SEWER SYSTEM, CONDUCT ALL DEWATERING DISCHARGE ACTIVITIES IN ACCORDANCE WITH PERMIT REQUIREMENTS.

INSPECTION AND MAINTENANCE

- INSPECT PUMPS, HOSES AND ALL EQUIPMENT BEFORE USE. MONITOR DEWATERING OPERATIONS TO ENSURE IT DOES NOT CAUSE OFFSITE DISCHARGE OR EROSION.
- INSPECT ROUTINELY, WHEN APPLICABLE ACTIVITIES ARE UNDER WAY.

VEHICLE AND EQUIPMENT FUELING

MAINTENANCE AND STORAGE MANAGEMENT

VEHICLES AND HEAVY MACHINERY ARE A POTENTIAL SOURCE OF POLLUTANTS SUCH AS PETROLEUM PRODUCTS, ANTIFREEZE, AND EXHAUST AND WASTE OIL CONTAINING HEAVY METALS. POLLUTANTS MAY ENTER STORM WATER RUNOFF BY MEANS OF DIRECT CONTACT WITH MACHINE PORTS AND BY CONTACT WITH SPILLS ON SURFACES AND THE GROUND. THE FOLLOWING CONTROL MEASURES CAN HELP PREVENT CONTACT OF THESE POTENTIAL POLLUTANTS WITH STORM WATER AND GROUND SURFACES.

CONSTRUCTION SPECIFICATIONS

- FUELING - ON SITE VEHICLE AND EQUIPMENT FUELING SHOULD ONLY BE USED WHERE IT IS IMPRACTICAL TO SEND VEHICLES AND EQUIPMENT OFFSITE FOR FUELING. WHEN FUELING MUST OCCUR ON SITE, THE CONTRACTOR SHALL SELECT AND DESIGNATE AN AREA TO BE USED, SUBJECT TO APPROVAL. VEHICLE AND EQUIPMENT FUELING (INCLUDING FUELING OF HANDHELD EQUIPMENT) SHALL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING:
 - AWAY FROM STORM DRAIN INLETS, DRAINAGE FACILITIES, OR WATER COURSES.
 - ON A PAVED SURFACE WHERE PRACTICAL.
 - WITHIN A BERMED AREA TO PREVENT RUN-ON, RUNOFF, AND TO CONTAIN SPILLS.
 - STORE PORTABLE FUEL CONTAINERS FOR HAND HELD EQUIPMENT IN A TUB OR EQUIVALENT DEVICE TO AVOID SPILLS AND LEAKS.
 - USE SECONDARY CONTAINMENT TECHNIQUES FOR FUELING OF HANDHELD OR PORTABLE EQUIPMENT, SUCH AS DRAIN PANS OR DROP CLOTHS TO CATCH SPILLS OR LEAKS.
 - ALL FUELING SHALL BE CONDUCTED WITH THE FUELING OPERATOR IN ATTENDANCE AT ALL TIMES.
 - USE VAPOR RECOVERY NOZZLES TO HELP CONTROL DRIPS AND REDUCE AIR POLLUTION AND NOZZLES SUPPLIED WITH AUTOMATIC SHUTOFF FEATURES TO PREVENT OVERTOPPING FUEL TANK.
 - SIGNAGE THAT FUEL TANKS SHOULD NOT BE TOPPED OFF.
 - AN ADEQUATE SUPPLY OF SPILL CLEAN UP MATERIALS SHALL BE READILY ACCESSIBLE TO ALL FUELING ACTIVITIES.

INSPECTION AND MAINTENANCE

- CHECK TO ENSURE ADEQUATE SUPPLY OF SPILL CLEANUP MATERIALS IS AVAILABLE.
- PERFORM ROUTINE INSPECTIONS OF DESIGNATED MAINTENANCE, CLEANING, AND FUELING AREAS.
- REPORT ALL SPILLS IMMEDIATELY TO THE PROJECT SUPERINTENDENT.
- SERVICE SUPPLIES REGULARLY.

ONLY NECESSARY MAINTENANCE REQUIRED FOR THE PROPER FUNCTIONING OF HANDHELD EQUIPMENT AND PORTABLE GENERATORS/COMPRESSORS IS ALLOWED ONSITE. DROP CLOTHES, TRAYS OR AN EQUIVALENT METHOD SHALL BE USED UNDERNEATH HANDHELD AND PORTABLE EQUIPMENT TO AVOID LEAKING FLUIDS, FUELS, OILS, OR GREASE ONTO THE GROUND. DO NOT OVERSPRAY AEROSOLS TO THE GROUND OR OTHER RAIN-EXPOSED SURFACES. CLEAN UP SPILLS IMMEDIATELY AND DISPOSE OF WASTE PROPERLY.

FUEL AND VEHICLE STORAGE - FUEL STORAGE SHALL BE CONDUCTED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND IN ACCORDANCE WITH THE BMP FOR HAZARDOUS MATERIALS AND WASTE MANAGEMENT. VEHICLES AND EQUIPMENT SHALL BE STORED IN DESIGNATED, BERMED OR PORTABLE STORAGE AREAS (SUCH AS DEDICATED STORAGE AREAS OR FUELING AND MAINTENANCE AREAS) WHEN POSSIBLE, OR OFF OF PAVED AREAS TO THE EXTENT PRACTICAL, DURING LONG PERIODS (TYPICALLY MORE THAN ONE MONTH) OF STORAGE, AND WHEN OTHERWISE NECESSARY. DRIP PANS SHALL BE PLACED UNDER VEHICLES AND EQUIPMENT THAT ARE PRONE TO LEAKAGE. PLASTIC TARPS SHALL BE PLACED OVER EXPOSED EQUIPMENT WHEN NOT IN USE FOR LONG PERIODS (3 MOS.) TO PREVENT CONTACT WITH STORMWATER. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND SHALL RECEIVE PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE.

INSPECTION AND MAINTENANCE

- CHECK TO ENSURE ADEQUATE SUPPLY OF SPILL CLEANUP MATERIALS IS AVAILABLE.
- PERFORM ROUTINE INSPECTIONS OF DESIGNATED MAINTENANCE, CLEANING, AND FUELING AREAS.
- REPORT ALL SPILLS IMMEDIATELY TO THE PROJECT SUPERINTENDENT.
- SERVICE SUPPLIES REGULARLY.



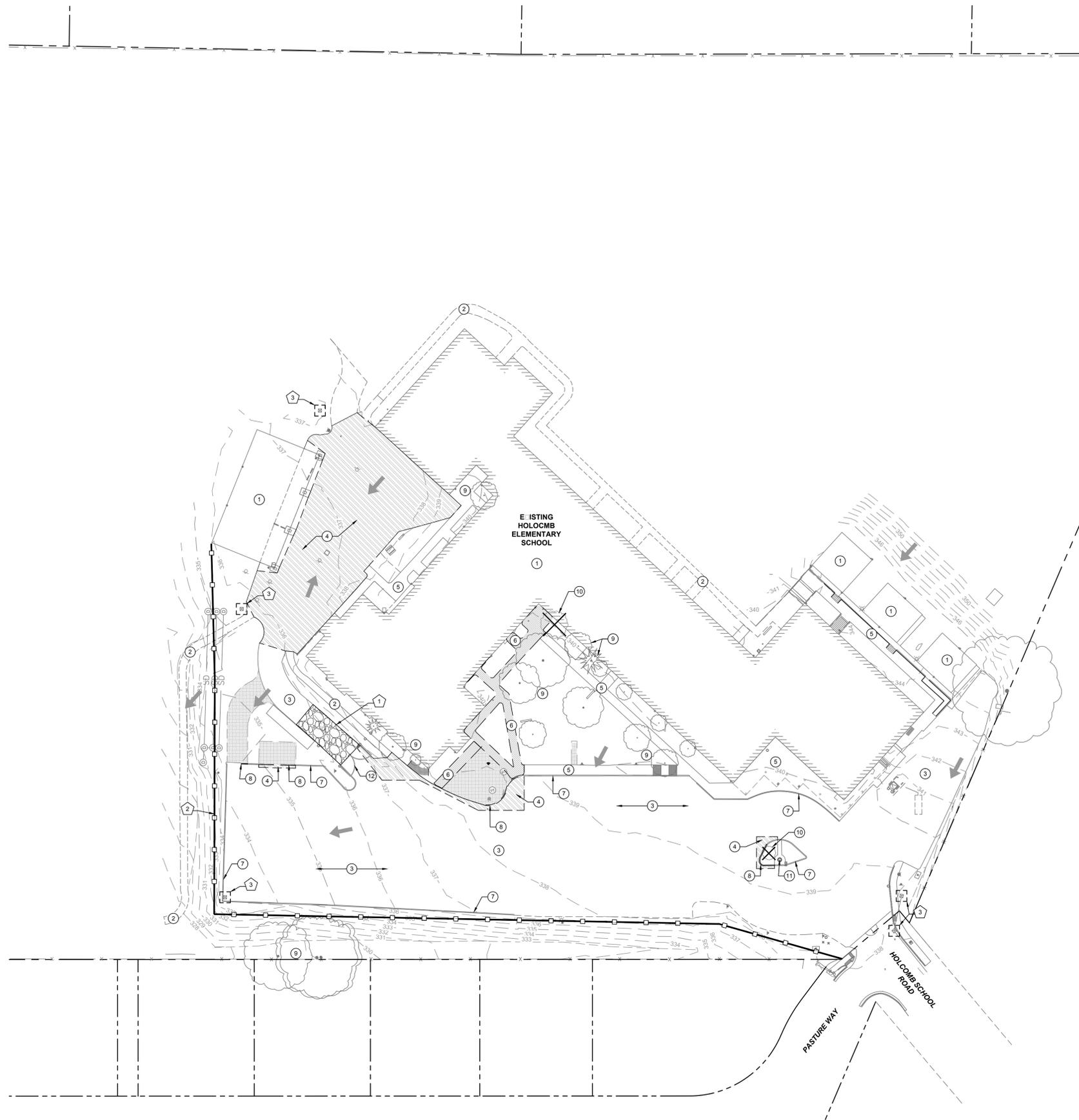
OSCD Safety - Security Upgrades- Cohort 1
Holcomb Elementary School

PRE CONSTRUCTION CLEARING AND DEMOLITION NOTES

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION NOTES

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
3. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
4. STORM WATER FACILITIES SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
5. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.
6. ALL ESC MEASURES AT NEW STORM DRAIN SYSTEM CATCH BASINS AND DOWNSTREAM OFF-SITE CULVERTS SHALL REMAIN IN PLACE UNTIL ALL PHASES OF CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND ASPHALT/CONCRETE/LANDSCAPING HAS BEEN INSTALLED.
7. THE ABOVE REQUIREMENTS SHALL BE CONSIDERED A MINIMUM. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS REQUIRED TO FACILITATE CONSTRUCTION. ALL COSTS FOR EROSION CONTROL MEASURES SHALL BE BORN BY THE CONTRACTOR.
8. THIS PLAN HAS BEEN PREPARED TO ADDRESS THE OVERALL PRIMARY EROSION CONTROL MEASURES THAT MUST BE IMPLEMENTED FOR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SPECIFIC EROSION CONTROL MEASURES TO ACCOMMODATE FOR ADDITIONAL PHASED CONSTRUCTION. ANY MODIFICATIONS TO THIS PLAN SHALL BE REVIEWED AND APPROVED BY THE AGENCIES HAVING JURISDICTION AND THE PROJECT ENGINEER PRIOR TO COMMENCEMENT OF WORK.



LEGEND

- 4 [Symbol] ASPHALT PAVEMENT TO BE REMOVED
- 6 [Symbol] CONCRETE PAVEMENT TO BE REMOVED
- [Symbol] EXISTING TREE TO REMAIN
- [Symbol] EXISTING TREE TO BE REMOVED
- 456 - EXISTING GROUND CONTOUR (1 FT)
- 455 - EXISTING GROUND CONTOUR (5 FT)
- [Symbol] SEDIMENT BARRIER (PERIMETER) PER WES 4-23
- [Symbol] CONSTRUCTION ENTRANCE PER WES 4-13
- [Symbol] EXISTING DRAINAGE FLOW DIRECTION
- [Symbol] TYPE 5 INLET PROTECTION PER WES 4-19

EXISTING CONDITIONS AND DEMOLITION NOTES

- 1 EXISTING BUILDING TO REMAIN.
- 2 EXISTING ASPHALT WALKWAY TO REMAIN.
- 3 EXISTING ASPHALT PARKING AND MANEUVERING AREA TO REMAIN.
- 4 EXISTING ASPHALT PAVEMENT TO BE REMOVED AND RECYCLED.
- 5 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 6 EXISTING CONCRETE SIDEWALK TO BE REMOVED AND RECYCLED.
- 7 EXISTING CONCRETE CURB TO REMAIN.
- 8 EXISTING CONCRETE CURB TO BE REMOVED AND RECYCLED.
- 9 EXISTING TREE TO REMAIN, TYPICAL.
- 10 EXISTING TREE TO BE REMOVED (2 TOTAL).
- 11 EXISTING FLAGPOLE TO BE REMOVED AND RECYCLED.
- 12 EXISTING VEHICULAR GATE TO BE REMOVED AND RECYCLED.

REFER TO CIVIL PERMIT DOCUMENTS FOR ALL CONSTRUCTION INFORMATION TYPICAL.

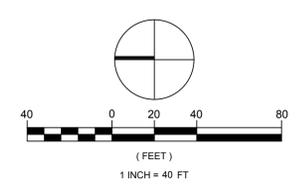
EROSION AND SEDIMENT CONTROL NOTES

- 1 INSTALL 20' WIDE BY 50' LONG CONSTRUCTION ENTRANCE PER WES STANDARD DRAWING 4-13. CONTRACTOR MAY ELECT TO USE EXISTING ASPHALT DRIVEWAY AS CONSTRUCTION ENTRY AS ALLOWED BY OREGON CITY INSPECTOR.
- 2 INSTALL PERIMETER SEDIMENT FENCE AS SHOWN PER WES STANDARD DRAWING 4-23.
- 3 INSTALL TYPE 5 INLET PROTECTION PER WES STANDARD 4-19 AT ALL ON-SITE CATCH BASINS THAT MAY BE IMPACTED BY CONSTRUCTION ACTIVITIES TO PREVENT SEDIMENT FROM ENTERING STORM SYSTEM OR LEAVING THE SITE.

THE ABOVE REQUIREMENTS SHALL BE CONSIDERED A MINIMUM. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS REQUIRED TO FACILITATE CONSTRUCTION. ALL COSTS FOR EROSION AND SEDIMENT CONTROL MEASURES SHALL BE BORN BY THE CONTRACTOR.

THIS PLAN HAS BEEN PREPARED TO ADDRESS THE OVERALL PRIMARY EROSION AND SEDIMENT CONTROL MEASURES THAT MUST BE IMPLEMENTED FOR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SPECIFIC EROSION AND SEDIMENT CONTROL MEASURES TO ACCOMMODATE PHASED CONSTRUCTION. ANY MODIFICATIONS TO THIS PLAN SHALL BE REVIEWED AND APPROVED BY THE AGENCIES HAVING JURISDICTION AND THE PROJECT ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF WORK.

1 EXISTING CONDITIONS AND DEMOLITION EROSION AND SEDIMENT CONTROL PLAN
C0.4 1" = 40'



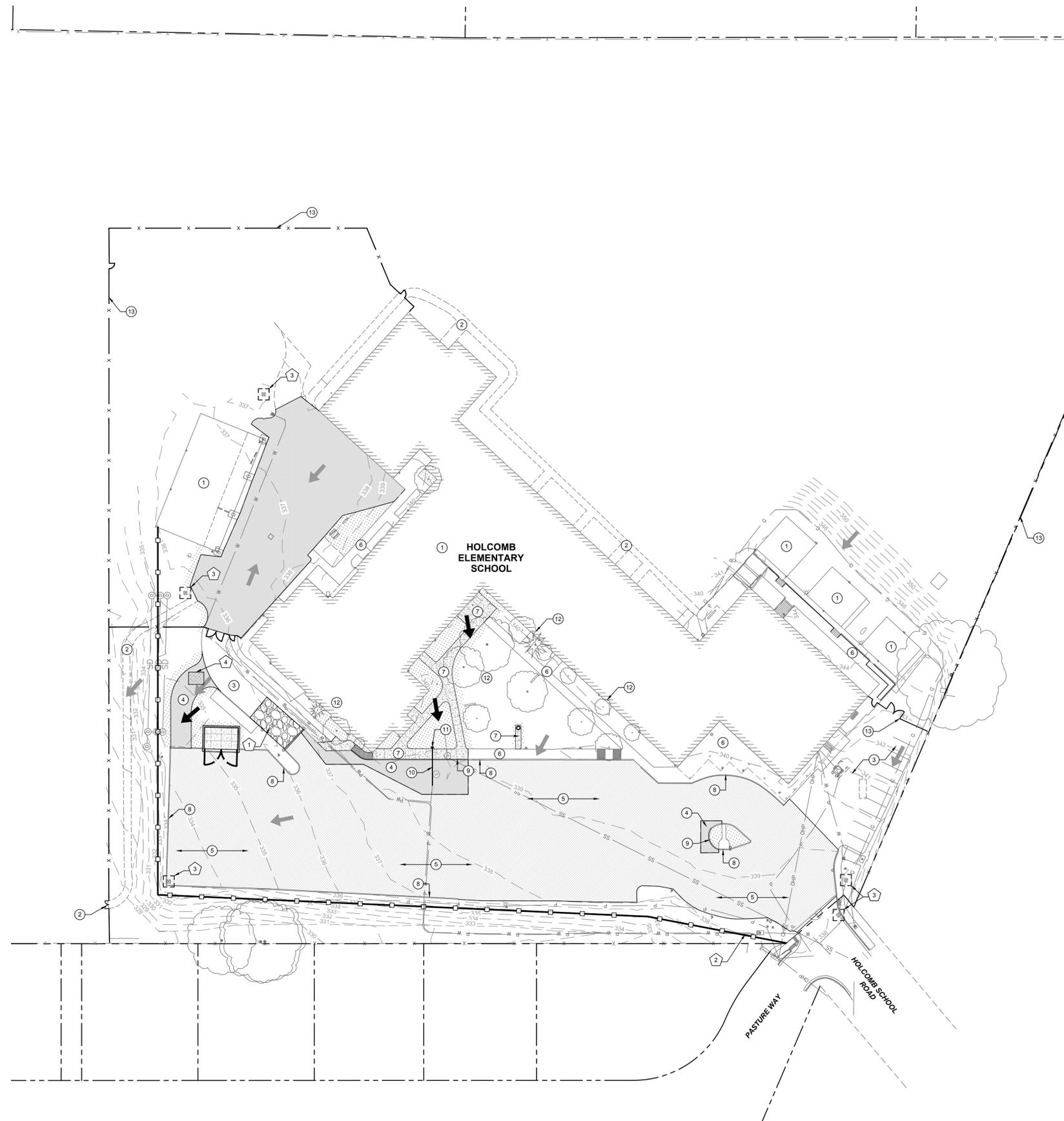
revisions	XXXX	XX-XX-XX
phase	100% CD	
date	03-27-2020	
project	P-2450-19	

GRADING, PAVEMENT, AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
 - DWARF GRASS MIX (MIN. 100 LB./AC.)
 - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - CREeping RED FESCUE (20% BY WEIGHT)
 - STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
 - ANNUAL RYEGRASS (40% BY WEIGHT)
 - TURF-TYPE FESCUE (60% BY WEIGHT)
- SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
- LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION DURING "WET WEATHER" PERIODS. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING. EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
- SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
- AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
- SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
- USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION NOTES:

- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
- LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
- STORM WATER FACILITIES SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
- INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.
- ALL ESC MEASURES AT NEW STORM DRAIN SYSTEM CATCH BASINS AND DOWNSTREAM OFF-SITE CULVERTS SHALL REMAIN IN PLACE UNTIL ALL PHASES OF CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND ASPHALT/CONCRETE/LANDSCAPING HAS BEEN INSTALLED.
- THE ABOVE REQUIREMENTS SHALL BE CONSIDERED A MINIMUM. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS REQUIRED TO FACILITATE CONSTRUCTION. ALL COSTS FOR EROSION CONTROL MEASURES SHALL BE BORN BY THE CONTRACTOR.
- THIS PLAN HAS BEEN PREPARED TO ADDRESS THE OVERALL PRIMARY EROSION CONTROL MEASURES THAT MUST BE IMPLEMENTED FOR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SPECIFIC EROSION CONTROL MEASURES TO ACCOMMODATE FOR ADDITIONAL PHASED CONSTRUCTION. ANY MODIFICATIONS TO THIS PLAN SHALL BE REVIEWED AND APPROVED BY THE AGENCIES HAVING JURISDICTION AND THE PROJECT ENGINEER PRIOR TO COMMENCEMENT OF WORK.



1 PAVING, UTILITY INSTALLATION AND FINAL STABILIZATION EROSION AND SEDIMENT CONTROL PLAN
 C0.5 1" = 40'

LEGEND:

- NEW PERMANENT ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- ASPHALT MAINTENANCE
- PERMANENT GROUND COVER
- EXISTING TREE TO REMAIN
- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- EXISTING UTILITY TO REMAIN
- NEW FIRE WATER LINE
- SEDIMENT BARRIER PER WES 4-23
- EXISTING DRAINAGE FLOW DIRECTION
- PROPOSED DRAINAGE FLOW DIRECTION
- TYPE 5 INLET PROTECTION PER WES 4-19
- CONSTRUCTION ENTRANCE PER WES 4-13
- CONCRETE TRUCK WASHOUT PER ODOT RD1070

PAVING AND UTILITY INSTALLATION AND NOTES:

- EXISTING BUILDING TO REMAIN.
- EXISTING ASPHALT WALKWAY TO REMAIN.
- EXISTING ASPHALT PARKING AND MANEUVERING AREA TO REMAIN.
- NEW ASPHALT PAVEMENT.
- EXISTING ASPHALT PAVEMENT TO UNDERGO CRACK SEAL MAINTENANCE.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- NEW CONCRETE SIDEWALK.
- EXISTING CONCRETE CURB TO REMAIN.
- NEW CONCRETE CURB.
- NEW 6" FIRE WATER LINE.
- NEW FIRE HYDRANT.
- EXISTING TREE TO REMAIN.
- NEW FENCING.

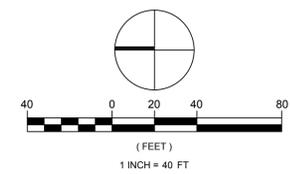
REFER TO CIVIL PERMIT DOCUMENTS FOR ALL CONSTRUCTION INFORMATION. TYPICAL.

EROSION AND SEDIMENT CONTROL NOTES:

- MAINTAIN 20' WIDE BY 50' LONG CONSTRUCTION ENTRANCE PER WES STANDARD DRAWING 4-13.
- MAINTAIN PERIMETER SEDIMENT FENCE AS SHOWN PER WES STANDARD DRAWING 4-23.
- MAINTAIN TYPE 5 CATCH BASIN INSERT PER WES STANDARD DRAWING 4-19 AT LOCATION SHOWN ON PLAN.
- INSTALL AND MAINTAIN CONCRETE TRUCK WASHOUT PER ODOT STANDARD DRAWING RD1070.

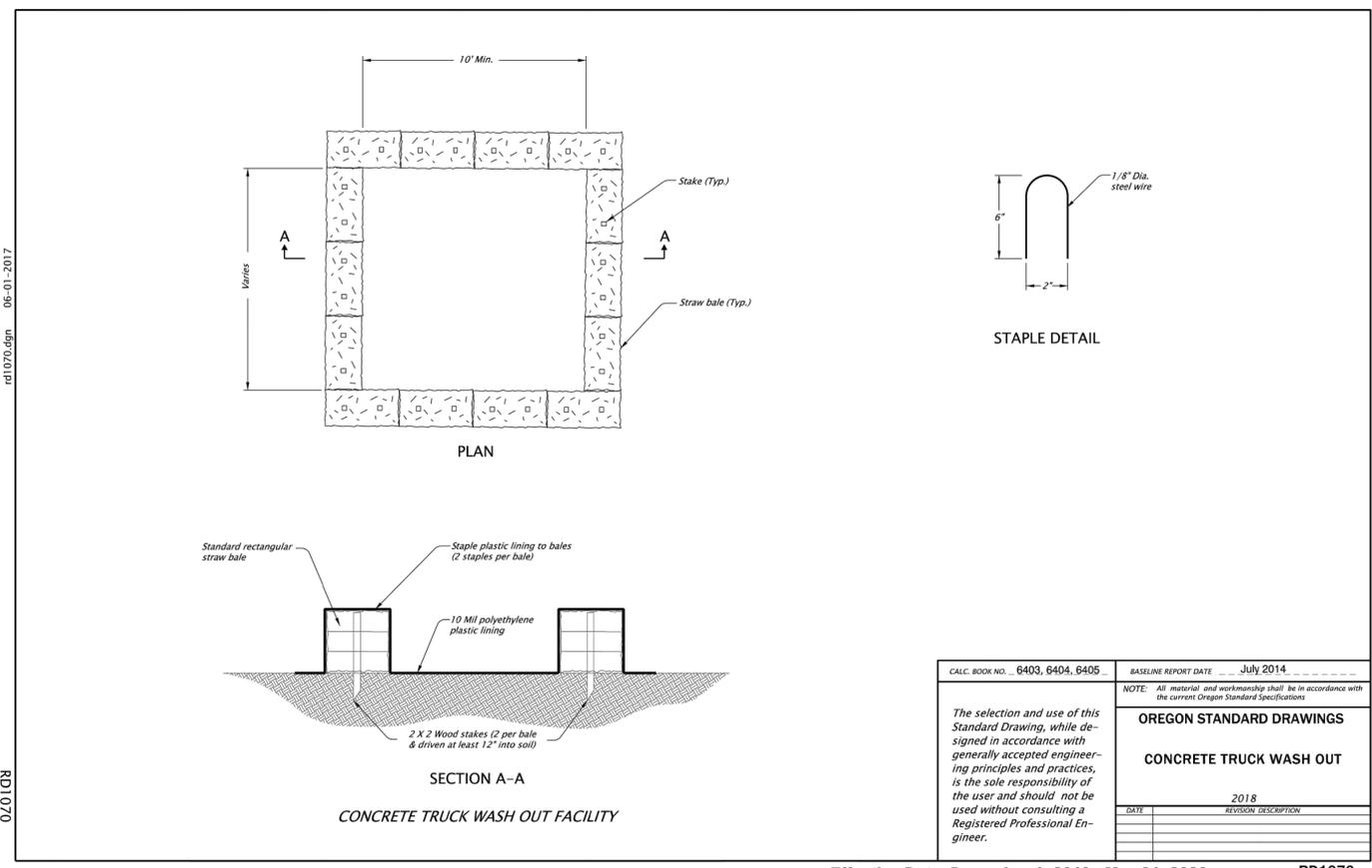
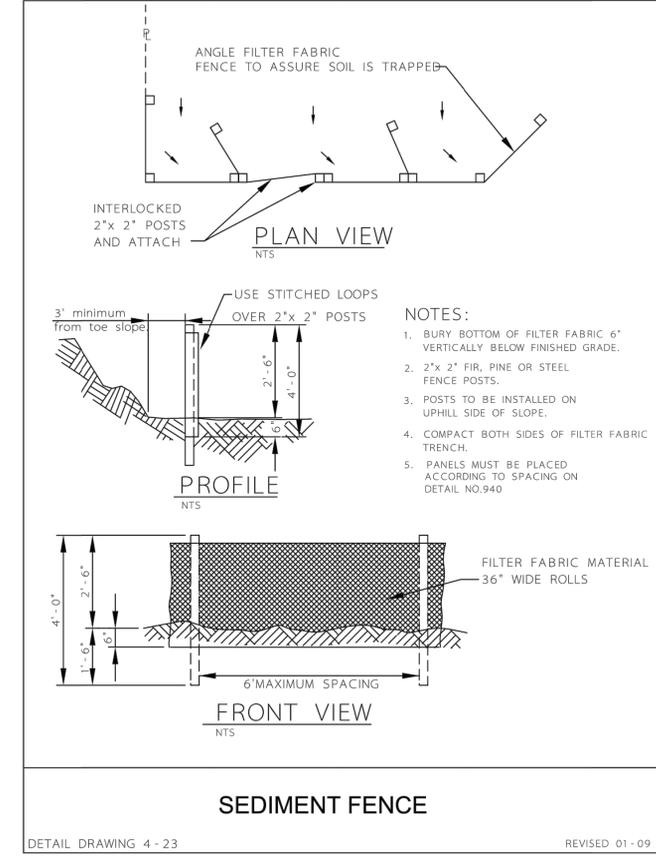
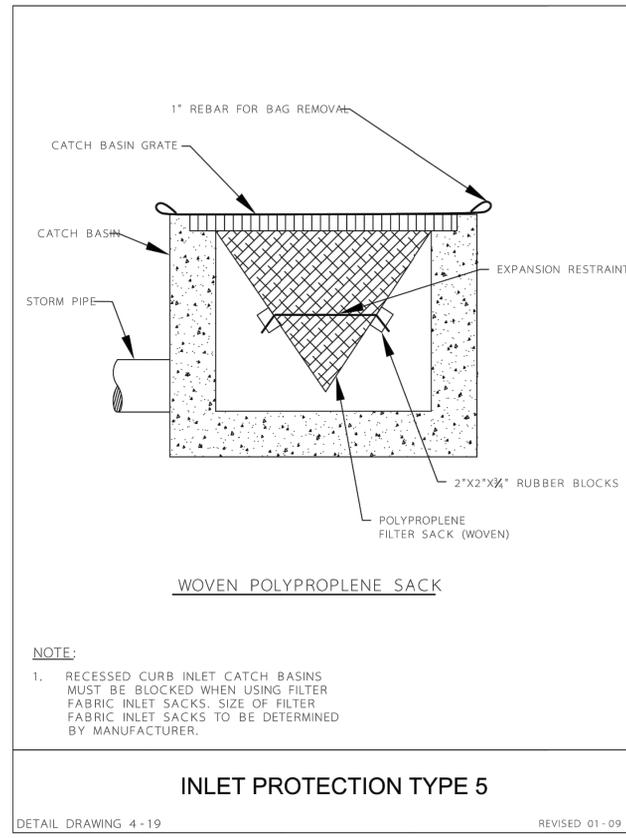
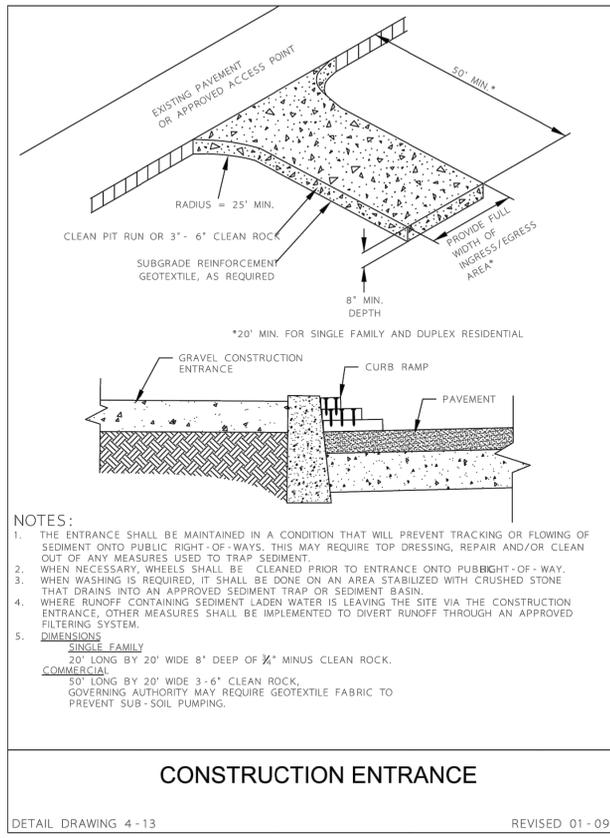
THE ABOVE REQUIREMENTS SHALL BE CONSIDERED A MINIMUM. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS REQUIRED TO FACILITATE CONSTRUCTION. ALL COSTS FOR EROSION AND SEDIMENT CONTROL MEASURES SHALL BE BORN BY THE CONTRACTOR.

THIS PLAN HAS BEEN PREPARED TO ADDRESS THE OVERALL PRIMARY EROSION AND SEDIMENT CONTROL MEASURES THAT MUST BE IMPLEMENTED FOR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SPECIFIC EROSION AND SEDIMENT CONTROL MEASURES TO ACCOMMODATE PHASED CONSTRUCTION. ANY MODIFICATIONS TO THIS PLAN SHALL BE REVIEWED AND APPROVED BY THE AGENCIES HAVING JURISDICTION AND THE PROJECT ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF WORK.



revisions	XXXX	XX-XX-XX
-----------	------	----------

phase	100% CD
date	03-27-2020
project	P-2450-19



CALC. BOOK NO. 6403, 6404, 6405	BASLINE REPORT DATE July 2014
The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.	NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications
	OREGON STANDARD DRAWINGS
	CONCRETE TRUCK WASH OUT
	2018
DATE	REVISION DESCRIPTION

Effective Date: December 1, 2019 - May 31, 2020 RD1070

FOR INFORMATION ONLY

revisions		
△	xxxx	xx-xx-xx
phase	100% CD	
date	03-27-2020	
project	P-2450-19	



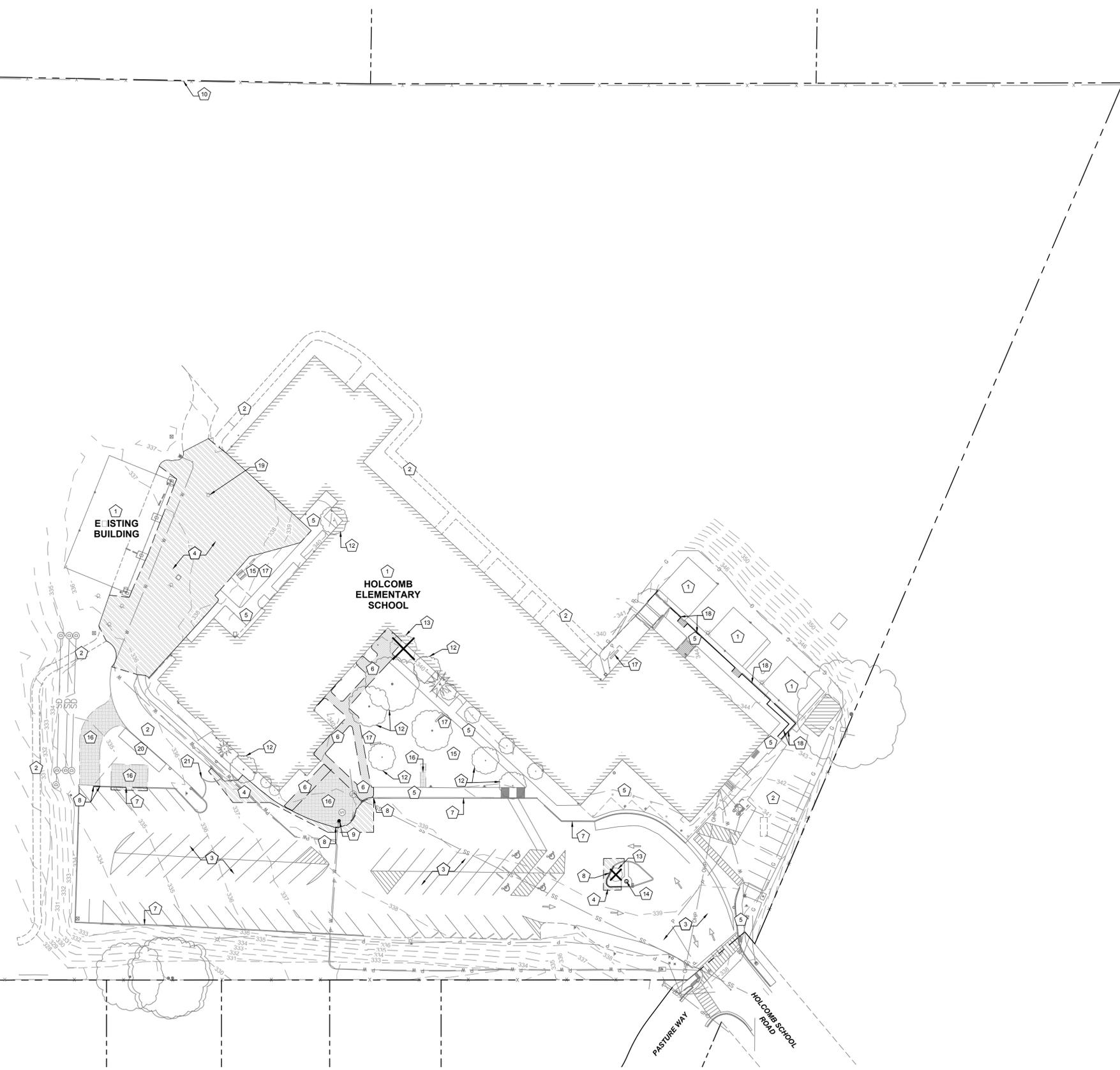
revisions	XXXX	XX-XX-XX
phase	100% CD	
date	03-27-2020	
project	P-2450-19	

- LEGEND**
- ASPHALT PAVEMENT TO BE REMOVED
 - CONCRETE WALKWAY TO BE REMOVED
 - APPROXIMATE LIMITS OF CLEARING AND GRUBBING
 - EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED
 - EXISTING GROUND CONTOUR (1 FT)
 - EXISTING GROUND CONTOUR (5 FT)

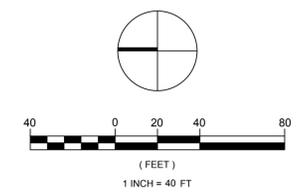
EXISTING CONDITIONS AND DEMOLITION NOTES

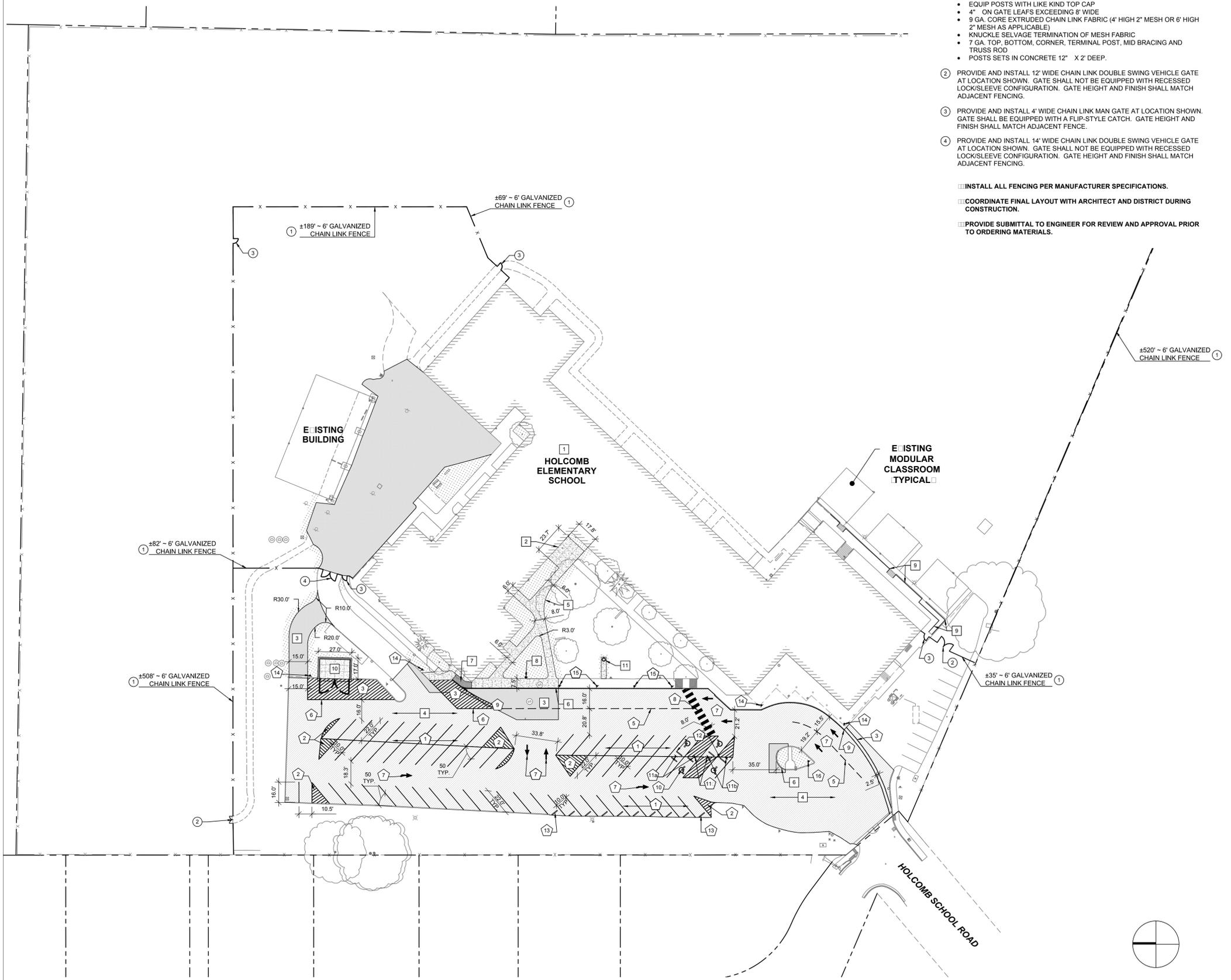
- 1 EXISTING BUILDING TO REMAIN AND BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- 2 EXISTING ASPHALT WALKWAY TO REMAIN AND BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION, TYPICAL.
- 3 EXISTING ASPHALT PAVED PARKING AND MANEUVERING AREA TO BE MAINTAINED AND PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION, TYPICAL.
- 4 EXISTING ASPHALT SURFACE TO BE GROUND DOWN 2" TO EXPOSE AGGREGATE BASE. RECYCLE ASPHALT MATERIAL. AGGREGATE BASE TO BE RECOMPACTED PRIOR TO REPAVING. REFER TO SHEET C2.0 FOR ADDITIONAL INFORMATION.
- 5 EXISTING CONCRETE WALKWAY TO REMAIN AND BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- 6 EXISTING CONCRETE WALKWAY TO BE REMOVED AND RECYCLED. FIELD VERIFY LIMITS AND ADJUST AS REQUIRED. PROVIDE SMOOTH VERTICAL SAW CUT AT LOCATIONS SHOWN.
- 7 EXISTING CONCRETE CURB TO BE REMAIN AND BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- 8 EXISTING CONCRETE CURB TO BE REMOVED AND RECYCLED BETWEEN KEVED NOTES. FIELD VERIFY LIMITS AND ADJUST AS REQUIRED. PROVIDE SMOOTH VERTICAL SAW CUT AT LOCATIONS SHOWN.
- 9 EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED. REFER TO SHEET C2.1 FOR ADDITIONAL INFORMATION.
- 10 EXISTING FENCE TO REMAIN AND BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION, TYPICAL.
- 11 EXISTING 4' WIDE BY 6' TALL MAN GATE TO BE REMOVED. SALVAGE GATE FOR REUSE AS FEASIBLE.
- 12 EXISTING TREE TO REMAIN AND BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION, TYPICAL.
- 13 EXISTING TREE AND ROOTBALL TO BE REMOVED (2 TOTAL).
- 14 EXISTING FLAGPOLE TO BE REMOVED AND RECYCLED. SALVAGE FLAGPOLE FOR REUSE ON SITE IF FEASIBLE.
- 15 EXISTING LANDSCAPE AREA TO REMAIN AND BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION, TYPICAL.
- 16 APPROXIMATE LIMITS OF CLEARING AND GRUBBING. CONTRACTOR SHALL FIELD VERIFY LIMITS AND ADJUST AS REQUIRED.
- 17 EXISTING BENCH TO REMAIN AND BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION (5 TOTAL).
- 18 EXISTING HANDRAIL TO BE REMOVED AND RECYCLED. CONTRACTOR SHALL FIELD VERIFY LIMITS AND ADJUST AS REQUIRED. COORDINATE REPLACEMENT REQUIREMENTS WITH ARCHITECT DURING CONSTRUCTION.
- 19 EXISTING PLAYGROUND EQUIPMENT TO BE REMOVED AS REQUIRED TO FACILITATE PAVING ACTIVITIES. CONTRACTOR SHALL CAREFULLY REMOVE AND STORE EQUIPMENT FOR REINSTALLATION. REFER TO SHEET C2.1 FOR REPLACEMENT INFORMATION.
- 20 EXISTING STORAGE CONTAINER TO REMAIN AND BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- 21 EXISTING VEHICULAR SWING GATE TO BE REMOVED AND RECYCLED.

CONTRACTOR SHALL CAREFULLY REMOVE AND STORE FOR REINSTALLATION ALL PLAYGROUND EQUIPMENT NECESSARY TO FACILITATE CONSTRUCTION ACTIVITY.



1 EXISTING CONDITIONS AND DEMOLITION PLAN
C0.7 1"=40'





FENCING NOTES

- 1 PROVIDE AND INSTALL 6' CHAIN LINK FENCE (HEIGHT VARIES, SEE PLAN). ALIGNMENT APPROXIMATELY AS SHOWN. FENCE FINISH SHALL BE GALVANIZED OR BLACK PVC COATED TO MATCH EXISTING FENCING AS APPLICABLE.
 - SCHEDULE 40 PIPE
 - 1-5/8" TOP/BOTTOM RAILS, BRACING, AND GATE FRAMES
 - 2-3/8" LINE POSTS
 - 2-7/8" CORNER AND TERMINAL POSTS
 - EQUIP POSTS WITH LIKE KIND TOP CAP
 - 4" ON GATE LEAF'S EXCEEDING 8' WIDE
 - 9 GA. CORE EXTRUDED CHAIN LINK FABRIC (4' HIGH 2" MESH OR 6' HIGH 2" MESH AS APPLICABLE)
 - KNUCKLE SELVAGE TERMINATION OF MESH FABRIC
 - 7 GA. TOP, BOTTOM, CORNER, TERMINAL POST, MID BRACING AND TRUSS ROD
 - POSTS SETS IN CONCRETE 12" X 2' DEEP.
- 2 PROVIDE AND INSTALL 12' WIDE CHAIN LINK DOUBLE SWING VEHICLE GATE AT LOCATION SHOWN. GATE SHALL NOT BE EQUIPPED WITH RECESSED LOCK/SLEEVE CONFIGURATION. GATE HEIGHT AND FINISH SHALL MATCH ADJACENT FENCING.
- 3 PROVIDE AND INSTALL 4' WIDE CHAIN LINK MAN GATE AT LOCATION SHOWN. GATE SHALL BE EQUIPPED WITH A FLIP-STYLE CATCH. GATE HEIGHT AND FINISH SHALL MATCH ADJACENT FENCE.
- 4 PROVIDE AND INSTALL 14' WIDE CHAIN LINK DOUBLE SWING VEHICLE GATE AT LOCATION SHOWN. GATE SHALL NOT BE EQUIPPED WITH RECESSED LOCK/SLEEVE CONFIGURATION. GATE HEIGHT AND FINISH SHALL MATCH ADJACENT FENCING.

- INSTALL ALL FENCING PER MANUFACTURER SPECIFICATIONS.
- COORDINATE FINAL LAYOUT WITH ARCHITECT AND DISTRICT DURING CONSTRUCTION.
- PROVIDE SUBMITTAL TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.

SITE NOTES

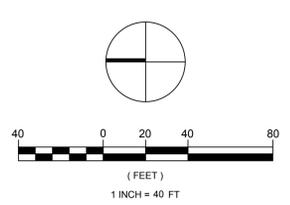
- 1 EXISTING HOLCOMB ELEMENTARY SCHOOL. REFER TO ARCHITECTURAL PLANS FOR ALL RENOVATION INFORMATION.
- 2 NEW MAIN ENTRY. REFER TO ARCHITECTURAL/STRUCTURAL FOR ALL INFORMATION.
- 3 NEW ASPHALT PARKING AND MANEUVERING AREA. REFER TO SHEETS C2.0 AND C2.1 FOR ADDITIONAL INFORMATION.
- 4 EXISTING ASPHALT PARKING AND MANEUVERING AREA TO UNDERGO CRACK SEAL AND SEAL-COAT MAINTENANCE. REFER TO SHEETS C2.0 AND C2.1 FOR ADDITIONAL INFORMATION.
- 5 NEW CONCRETE SIDEWALK. REFER TO SHEET C2.1 FOR ADDITIONAL INFORMATION.
- 6 NEW TYPE 'B' CONCRETE CURB. REFER TO SHEETS C2.0 AND C2.1 FOR ADDITIONAL INFORMATION.
- 7 NEW PARALLEL RAMP CONFIGURATION. REFER TO SHEET C2.1 FOR ADDITIONAL INFORMATION.
- 8 NEW FIRE HYDRANT. REFER TO SHEET C2.1 FOR ADDITIONAL INFORMATION.
- 9 NEW HANDRAIL. REFER TO ARCHITECTURAL PLANS FOR ALL INFORMATION.
- 10 NEW 6' TALL UNCOVERED CONCRETE MASONRY UNIT TRASH ENCLOSURE WITH REINFORCED CONCRETE SLAB AND INTERIOR BUMPER CURB. REFER TO SHEET C2.1 FOR ADDITIONAL INFORMATION.
- 11 NEW FLAGPOLE. REFER TO SHEET C2.0 FOR ADDITIONAL INFORMATION.

STRIPING AND SIGNAGE NOTES

- 1 PAINT 4" SOLID WHITE STRIPING ANGLED AS SHOWN (50), TYPICAL.
- 2 PAINT 4" SOLID WHITE STRIPING ROTATED AT 36° FROM PARALLEL, SPACED 2' ON CENTER, TYPICAL.
- 3 PAINT 4" SOLID YELLOW STRIPING ROTATED AS SHOWN (ANGLE VARIES, SEE PLAN).
- 4 PAINT 4" SOLID YELLOW STRIPING ROTATED AT 36° FROM PARALLEL, SPACED 2' ON CENTER, TYPICAL.
- 5 PAINT 4" YELLOW SKIP STRIPE AT LOCATION SHOWN. INSTALL PER FIGURE 'YD' ON ODOT STANDARD DRAWING TM500.
- 6 PAINT 4" SOLID YELLOW LINE AS SHOWN ON PLAN.
- 7 PAINT SOLID YELLOW DIRECTIONAL ARROW AT LOCATION SHOWN. INSTALL PER FIGURE 'SA', 'RA', OR 'LA' (AS APPLICABLE) ON ODOT STANDARD TM501. COORDINATE FINAL PLACEMENT WITH DISTRICT DURING CONSTRUCTION.
- 8 PAINT 24" x 8" WHITE STAGGERED CONTINENTAL CROSSWALK STRIPING AT LOCATION SHOWN. INSTALL PER FIGURE 'CW-SC' ON ODOT STANDARD DRAWING TM503.
- 9 PAINT CURB RED (SOLID) BETWEEN KEYED NOTES WITH WHITE LETTERING 'NO PARKING - FIRE LANE' CENTERED ON THE CURB FACE AT 20' INTERVALS. COORDINATE EXACT LIMITS WITH CLACKAMAS FIRE DISTRICT #1 FIRE MARSHAL DURING CONSTRUCTION.
- 10 PAINT WHITE AND BLUE DISABLED ACCESS SYMBOL IN PARKING SPACES AS SHOWN PER CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN (4 TOTAL). INSTALL PER DETAIL 4 ON SHEET C3.0.
- 11a PROVIDE DISABLED ACCESS PARKING SIGN 'WHEELCHAIR ONLY' DESIGNATION PER CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN (2 TOTAL). INSTALL SIGNS PER DETAIL 4 ON SHEET C3.0.
- 11b PROVIDE DISABLED ACCESS PARKING SIGN 'VAN ACCESSIBLE' DESIGNATION PER CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN (2 TOTAL). INSTALL SIGNS PER DETAIL 4 ON SHEET C3.0.
- 11c PROVIDE 'ACCESS AISLE NO PARKING' SIGN PER CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN (2 TOTAL). INSTALL SIGNS PER DETAIL 4 ON SHEET C3.0.
- 12 INSTALL 'BARCO PREMIUM BLUE WHEELSTOP' OR APPROVED EQUAL INSTALLED PER MANUFACTURER INSTALLATION INSTRUCTIONS, TYPICAL (4 TOTAL). PROVIDE SUBMITTAL TO ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- 13 INSTALL 'BARCO PREMIUM YELLOW WHEELSTOP' OR APPROVED EQUAL INSTALLED PER MANUFACTURER INSTALLATION INSTRUCTIONS, TYPICAL (11 TOTAL). PROVIDE SUBMITTAL TO ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- 14 PROVIDE AND INSTALL 'BUS DROP OFF ONLY' AT LOCATION SHOWN (4 TOTAL). INSTALL SIMILAR TO DETAIL 4 ON SHEET C3.0. PROVIDE SUBMITTAL TO ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- 15 PROVIDE AND INSTALL 'PARENT DROP OFF ONLY' SIGN SPACED APPROXIMATELY 50' ON CENTER AT LOCATION SHOWN (4 TOTAL). INSTALL SIMILAR TO DETAIL 4 ON SHEET C3.0. PROVIDE SUBMITTAL TO ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- 16 PROVIDE AND INSTALL 'PARENT DROP OFF/PARKING LANE' AT LOCATION SHOWN (1 TOTAL). INSTALL SIMILAR TO DETAIL 4 ON SHEET C3.0. PROVIDE SUBMITTAL TO ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS.

- ALL PAINTED STRIPING SHALL BE FAST DRYING "TRAFFIC LINE PAINT" CONFORMING TO THE .1. STATE OF OREGON APWA / ODOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL STRIPING SHALL BE APPLIED TWICE.
- ALL STRIPING SIGNS LETTERS AND ARROWS SHALL CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- INSTALL ALL SIGNS SIMILAR TO DETAIL 4 ON SHEET C3.0.

1 CIVIL SITE STRIPING AND FENCING PLAN
1"=40'



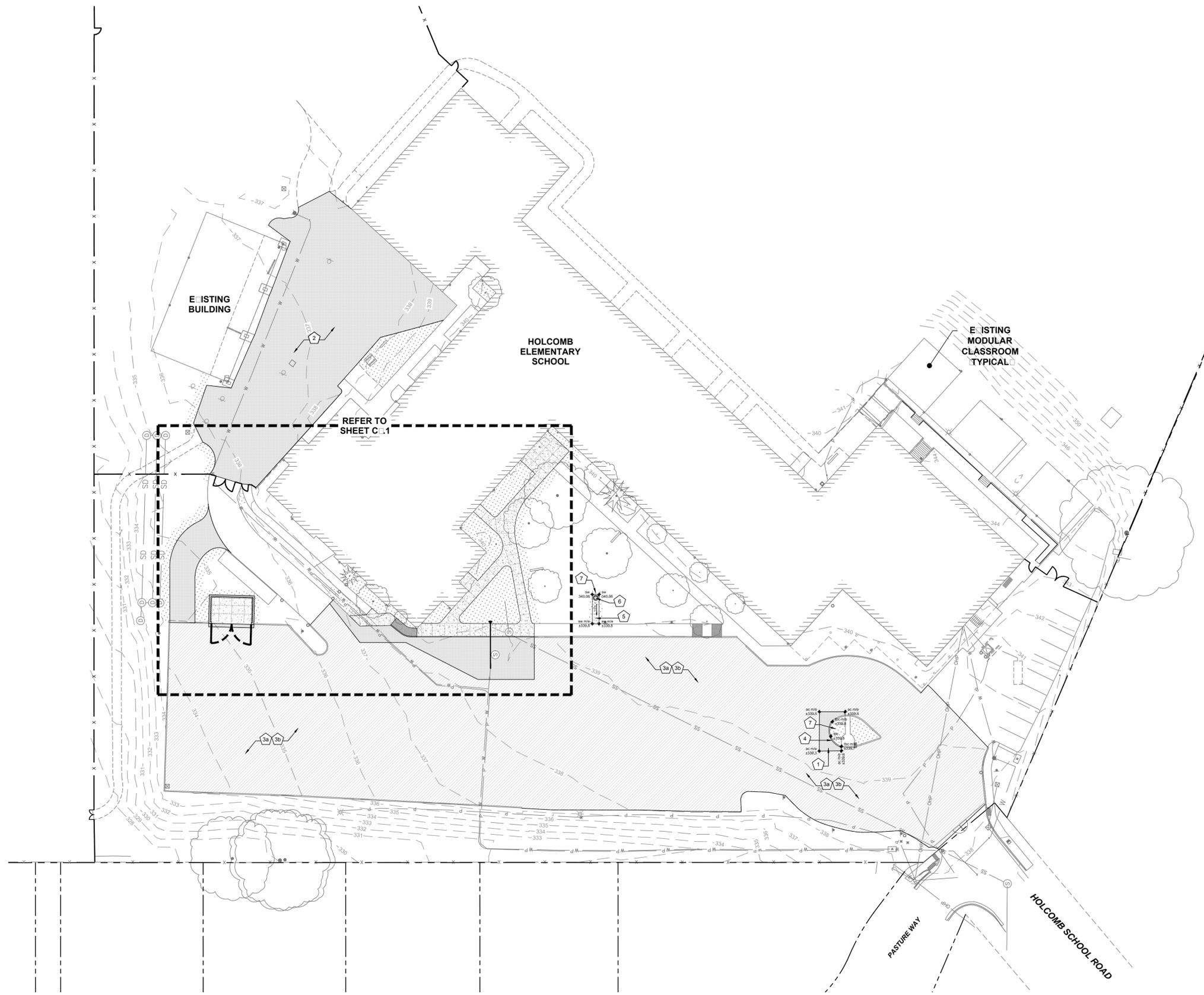
revisions	date	project
△ XXX	XX-XX-XX	

phase	100% CD
date	03-27-2020
project	P-2450-19

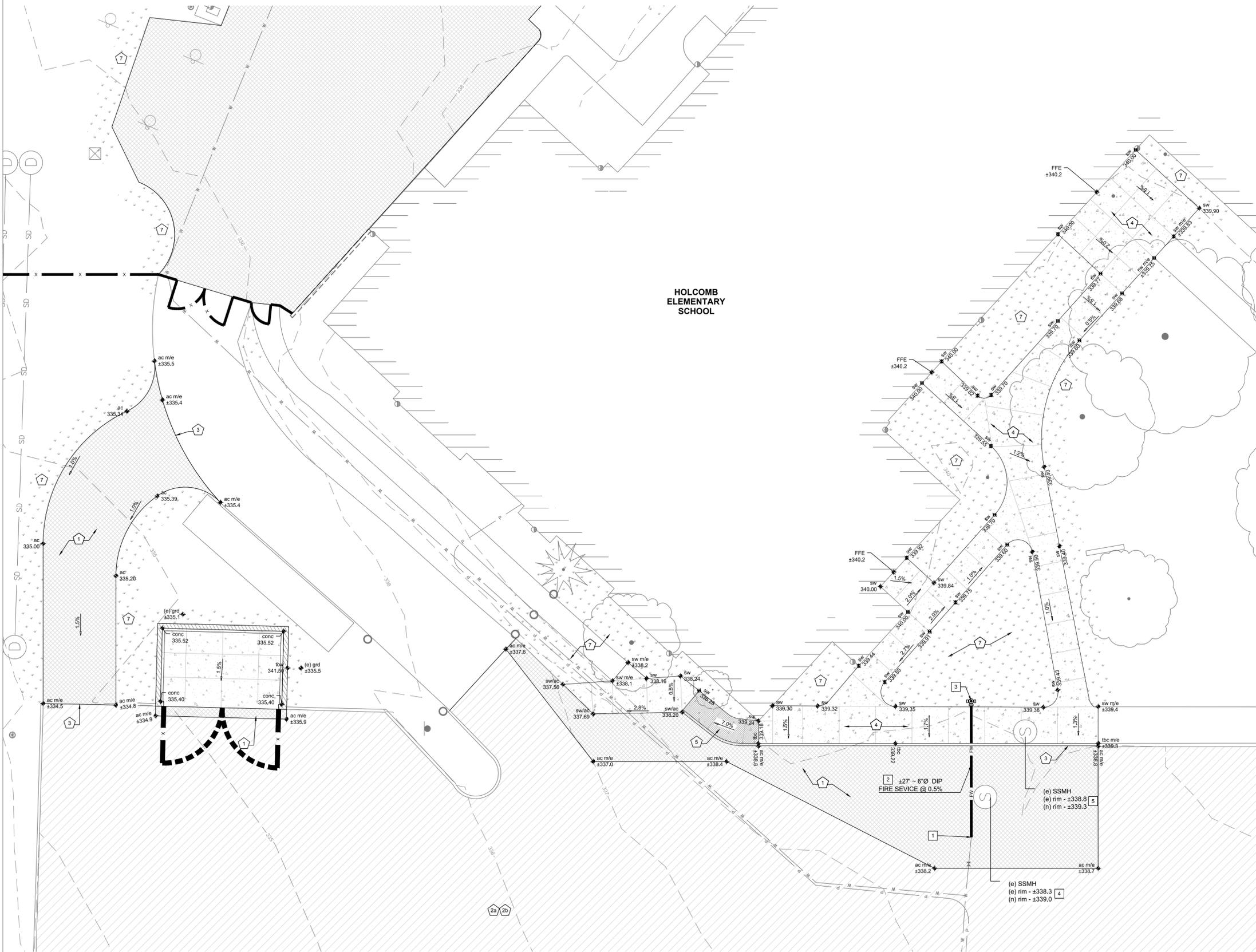
revisions	
△ XXX	XX-XX-XX
phase	100% CD
date	03-27-2020
project	P-2450-19

SITE CONSTRUCTION NOTES

- 1 CONSTRUCT 3" OF ODOT LEVEL 2: 1/2" DENSE STANDARD DUTY ASPHALT PAVEMENT WITH BINDER PG 64-22 OVER 8" MINIMUM 3/4" MINUS CRUSHED ROCK OVER PROPEX GEOTEX 200 ST (OR APPROVED EQUAL) WOVEN PERMEABLE GEOTEXTILE FABRIC OVER HARD AND UNYIELDING SUBGRADE. SEE PROJECT GEOTECHNICAL REPORT AND SITE PREPARATION NOTES FOR ADDITIONAL INFORMATION.
- 2 NEW STANDARD DUTY ASPHALT PAVEMENT OVER EXISTING AGGREGATE BASE. CONSTRUCT 2-1/2" OF ODOT LEVEL 2: 1/2" DENSE ASPHALT WITH PG 64-22 BINDER OVER RECOMPACTED AGGREGATE BASE. PRIOR TO INSTALLATION OF NEW ASPHALT PAVEMENT CONTRACTOR SHALL PROOF ROLL EXISTING AGGREGATE BASE MAINTAINING EXISTING GRADE THROUGHOUT. REPLACE/FILL AREAS OF INADEQUATE SECTION AS REQUIRED. MAINTAIN 6" MINIMUM OF 3/4" MINUS ODOT SPEC CRUSHED ROCK. REFER TO SITE PREPARATION NOTES FOR ADDITIONAL INFORMATION.
- 3a CRACK SEAL EXISTING ASPHALT TO REMAIN. REMOVE ALL LOOSE AND ORGANIC MATERIALS IN CRACKS AND JOINTS THROUGHOUT PROPOSED SEALER AREAS, AND ENSURE ALL CRACKS ARE FREE OF MOISTURE. FILL ALL CRACKS, JOINTS, ETC. WITHIN PROPOSED SEALER AREA 1/8" TO 3" WIDE USING "Crack RoadSaver 211" OR APPROVED EQUAL. ALL CRACKS IN EXCESS OF 3" SHALL BE PATCHED.
- 3b SEAL COAT EXISTING ASPHALT TO REMAIN. AFTER COMPLETION OF CRACK SEALING OPERATIONS, APPLY "RayGuard SteelGuard" SEAL COAT SYSTEM. PROVIDE 2 COATS ON ALL DRIVE AISLES AND BUS PARKING AREAS, AND 1 COAT ON ALL PARKING AND PEDESTRIAN AREAS. FLUSH AND SWEEP ALL OIL SPILLS, DIRT, DEBRIS, VEGETATION, ETC. AND FINISH SWEEPING WITH VACUUM SWEEPER NO MORE THAN 24 HOURS PRIOR TO APPLICATION OF SEALER. PROTECT ALL MANHOLES, CATCH BASINS, VALVE BOXES, CLEANOUTS, ETC. AS REQUIRED.
- 4 CONSTRUCT TYPE 'B' CONCRETE CURB TO GRADES AND ELEVATIONS SHOWN ON PLAN. CONSTRUCT PER DETAIL 3 ON SHEET C3.0. CONNECTION TO EXISTING SHALL BE FLUSH AND FREE FROM ABRUPT CHANGES IN HEIGHT.
- 5 CONSTRUCT CONCRETE SIDEWALK TO GRADES AND ELEVATIONS SHOWN ON PLAN. CONSTRUCT PER DETAILS 1 AND 2 ON SHEET C3.0. SCORING PATTERN APPROXIMATELY AS SHOWN. CONNECTION TO EXISTING SHALL BE FLUSH AND FREE FROM ABRUPT CHANGES IN HEIGHT.
- 6 INSTALL RECLAIMED FLAGPOLE TO GRADES AND ELEVATIONS SHOWN ON PLAN. CONSTRUCT BASE PER DETAIL 6 ON SHEET C3.0. CONTRACTOR TO INSTALL COMMERCIAL GRADE SOLAR POWERED FLAGPOLE LIGHT. COORDINATE WITH ARCHITECT AND OWNER DURING CONSTRUCTION.
- 7 REPAIR DISTURBED LANDSCAPE AREA TO MATCH EXISTING CONDITION. ADEQUATELY SLOPE TO DRAIN. COORDINATE WITH DISTRICT DURING CONSTRUCTION AS REQUIRED.



1 OVERALL GRADING AND PAVING PLAN
C2.0 1"=30'



GRADING AND UTILITY NOTES

GRADING NOTES:

- 1 CONSTRUCT 3" OF ODOT LEVEL 2: 1/2" DENSE STANDARD DUTY ASPHALT PAVEMENT WITH BINDER PG 64-22 OVER 8" MINIMUM 3/4" MINUS CRUSHED ROCK OVER PROPOSED 200 ST (OR APPROVED EQUAL) WOVEN PERMEABLE GEOTEXTILE FABRIC OVER HARD AND UNYIELDING SUBGRADE. SEE PROJECT GEOTECHNICAL REPORT AND SITE PREPARATION NOTES FOR ADDITIONAL INFORMATION.
- 2a CRACK SEAL EXISTING ASPHALT TO REMAIN. REMOVE ALL LOOSE AND ORGANIC MATERIALS IN CRACKS AND JOINTS THROUGHOUT PROPOSED SEALER AREAS, AND ENSURE ALL CRACKS ARE FREE OF MOISTURE. FILL ALL CRACKS, JOINTS, ETC. WITHIN PROPOSED SEALER AREA 1/8" TO 3" WIDE USING 'Cra... RoadSaver 211" OR APPROVED EQUAL. ALL CRACKS IN EXCESS OF 3" SHALL BE PATCHED.
- 2b SEAL COAT EXISTING ASPHALT TO REMAIN. AFTER COMPLETION OF CRACK SEALING OPERATIONS, APPLY 'RaynGuard SteelGuard' SEAL COAT SYSTEM. PROVIDE 2 COATS ON ALL DRIVE AISLES AND BUS PARKING AREAS, AND 1 COAT ON ALL PARKING AND PEDESTRIAN AREAS. FLUSH AND SWEEP ALL OIL SPILLS, DIRT, DEBRIS, VEGETATION, ETC. AND FINISH SWEEPING WITH VACUUM SWEEPER NO MORE THAN 24 HOURS PRIOR TO APPLICATION OF SEALER. PROTECT ALL MANHOLES, CATCH BASINS, VALVE BOXES, CLEANOUTS, ETC. AS REQUIRED.
- 3 CONSTRUCT TYPE 'B' CONCRETE CURB PER DETAIL 3 ON SHEET C3.0. CONNECTION TO EXISTING SHALL BE FLUSH AND FREE FROM ABRUPT CHANGES IN HEIGHT.
- 4 CONSTRUCT CONCRETE SIDEWALKS TO GRADES AND ELEVATIONS SHOWN ON PLAN. CONSTRUCT PER DETAILS 1 AND 2 ON SHEET C3.0. SCORING PATTERN APPROXIMATELY AS SHOWN. CONNECTION TO EXISTING SHALL BE FLUSH AND FREE FROM ABRUPT CHANGES IN HEIGHT.
- 5 NEW PARALLEL RAMP CONFIGURATION IN CONFORMANCE WITH CURRENT OSCC STANDARDS. SIMILAR TO ODOT STANDARD DRAWING RD755 ON SHEET C4.1. SLOPE RAMP PER PLAN (8.33% MAX).
- 6 NEW 6' TALL CONCRETE MASONRY UNIT TRASH ENCLOSURE WITH REINFORCED CONCRETE SLAB. CONSTRUCT PER DETAILS 7 THROUGH 9 ON SHEET C3.0. CONNECTION TO ADJACENT ASPHALT SHALL BE FLUSH AND FREE FROM ABRUPT CHANGES IN HEIGHT.
- 7 REPAIR DISTURBED LANDSCAPE AREA TO MATCH EXISTING CONDITION. ADEQUATELY SLOPE TO DRAIN. COORDINATE WITH DISTRICT DURING CONSTRUCTION AS REQUIRED.

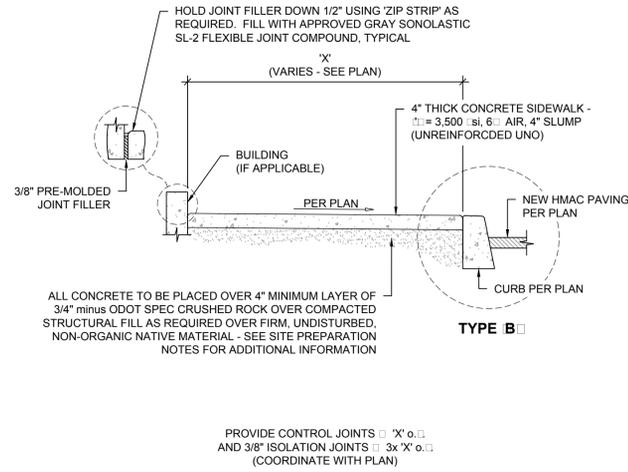
UTILITY NOTES:

- 1 APPROXIMATE TIE-IN LOCATION TO EXISTING WATER SERVICE AS SHOWN ON PLAN. CAREFULLY REMOVE EXISTING HYDRANT FOR RELOCATION. ONCE HYDRANT IS REMOVED, VERIFY EXISTING HYDRANT SERVICE LATERAL PIPE SIZE AND MATERIAL PRIOR TO ORDERING ANY COMPONENTS. EXPOSE PIPE AT JOINT OR PROVIDE A SMOOTH VERTICAL CUT. INSTALL APPROVED 6" RESTRAINED COUPLER AND EXTEND NEW 6" FIRE SERVICE TO NEW HYDRANT LOCATION AS SHOWN.
- 2 INSTALL 27" OF 6" DIP OR C900 FIRE SERVICE LATERAL. FULLY RESTRAIN ALL JOINTS BETWEEN CONNECTION POINT AND NEW HYDRANT. INSTALL THRUST BLOCK AND HYDRANT SIMILAR TO ODOT STANDARD DETAIL RD250 AND RD254. COORDINATE WITH ENGINEER DURING CONSTRUCTION IN THE EVENT OF CONFLICT. TRENCH PER 6 ON SHEET C3.0. DEFLECT JOINTS AS REQUIRED TO AVOID MANHOLE CONFLICTS (3 MAX) PER JOINT.
- 3 PROVIDE AND INSTALL NEW FIRE HYDRANT ASSEMBLY AT LOCATION SHOWN ON PLAN. CONSTRUCT PER ODOT STANDARD DRAWING 250 ON SHEET C4.0.
- 4 EXISTING SANITARY SEWER MANHOLE RIM TO BE ADJUSTED TO FINISH GRADE APPROXIMATELY AS SHOWN.
- 5 ROTATE CONE OF EXISTING SANITARY SEWER MAN HOLE AS REQUIRED TO ENSURE ENTIRE LID SITS WITHIN NEW SIDEWALK. ADJUST ELEVATION TO MATCH FINISH GRADE AS REQUIRED.

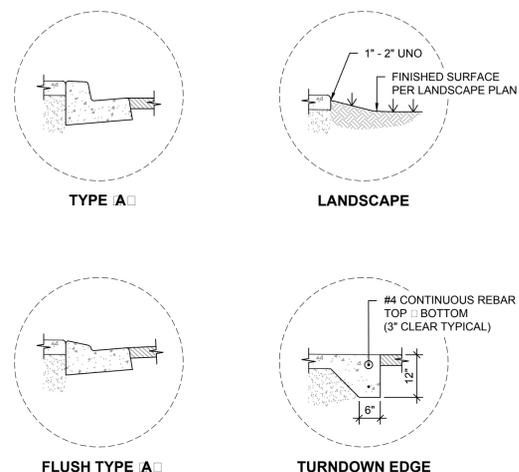


revisions	
△ XXXX	XX-XX-XX

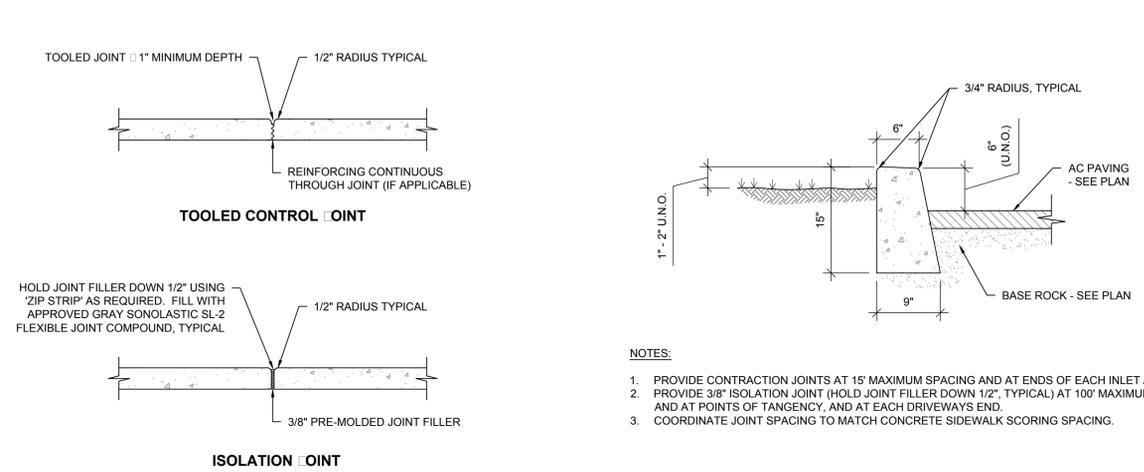
phase	100% CD
date	03-27-2020
project	P-2450-19



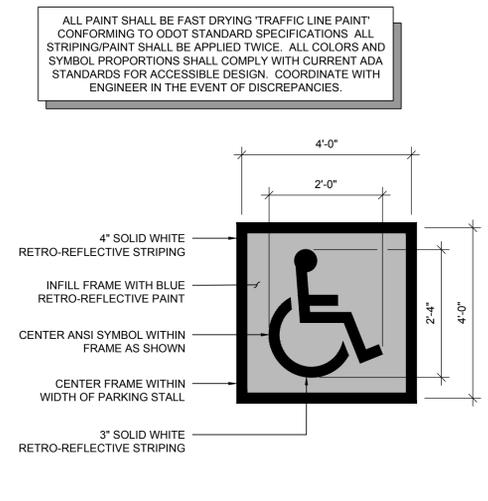
1 UNREINFORCED SIDEWALK SECTIONS
C3.0



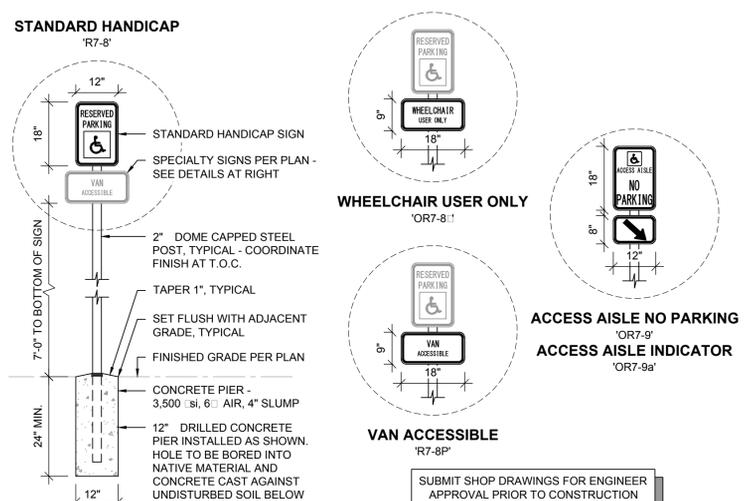
2 SIDEWALK JOINTING DETAILS
C3.0



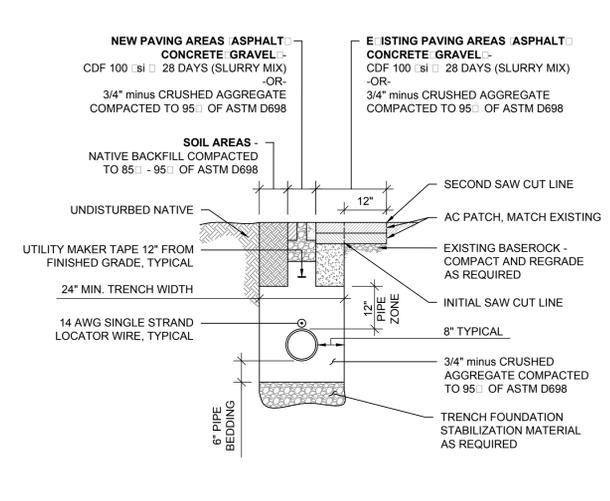
3 TYPE B CURB
C3.0



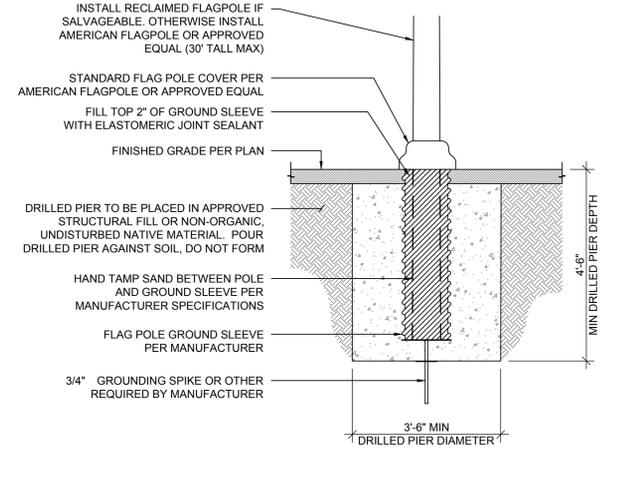
4 ACCESSIBILITY SYMBOL AND SIGNAGE
C3.0



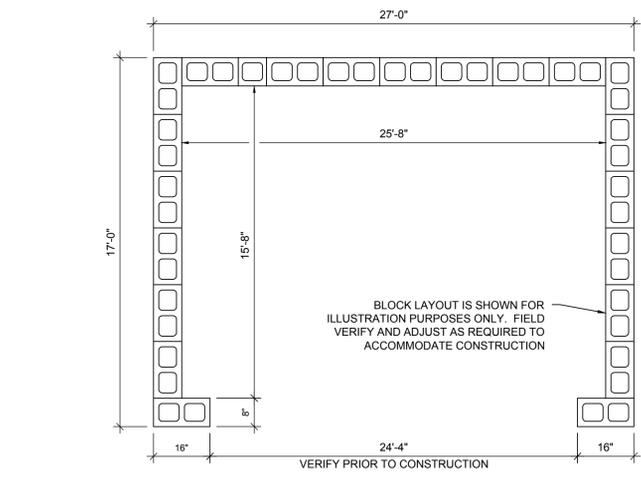
5 STANDARD HANDICAP SIGNAGE
NTS



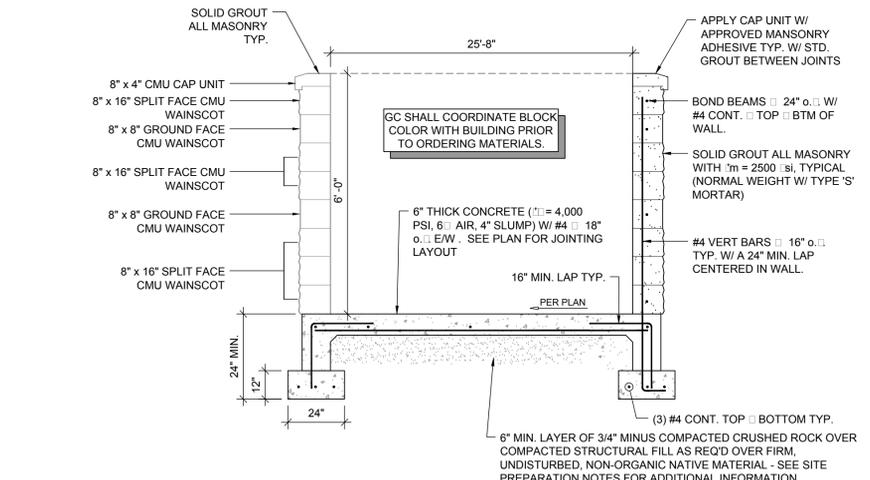
6 TYPICAL PRIVATE WET UTILITY TRENCH SECTION
C3.0



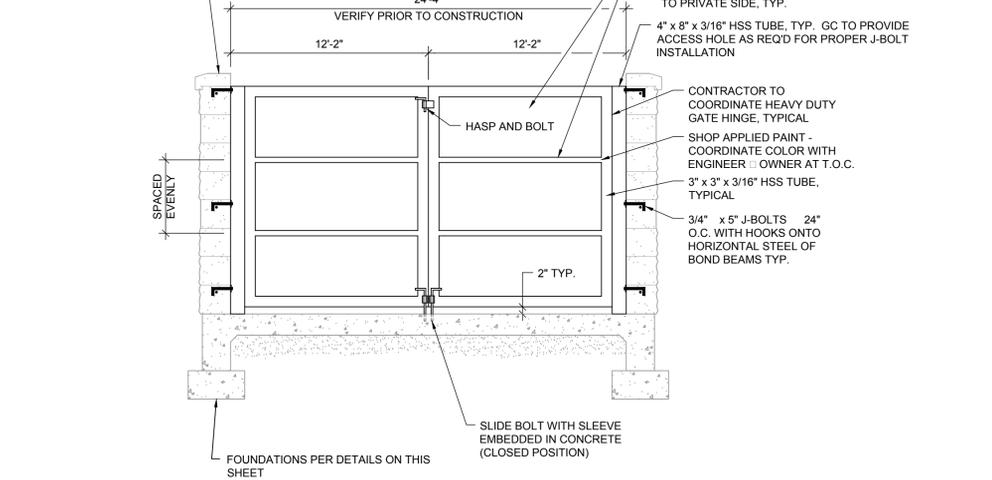
7 FLAGPOLE FOUNDATION DETAIL
C3.0



8 TRASH ENCLOSURE LAYOUT
C3.0



9 TRASH ENCLOSURE SECTION
NTS



10 TRASH ENCLOSURE GATE FRONT VIEW
NTS

revisions	XXXX	XX-XX-XX
phase	100% CD	
date	03-27-2020	
project	P-2450-19	

THRUST BLOCKING

TABLE A CONCRETE THRUST BLOCKING (HORIZONTAL)					
PIPE DIA.	Table Pressure PSI	Thrust (T) at fittings in Pounds			11.25 deg. Bend
		90 deg. Bend	45 deg. Bend	D	
4"	250	3035	4320	2315	1215
6"	250	6860	9735	5215	2720
8"	250	12185	17310	9265	4835
10"	250	19045	27045	14460	7560
12"	250	27405	38940	20940	10680
14"	250	37320	53010	28370	14815
16"	250	48740	69245	37050	19360

TABLE B	
Soil Type	Soil Bearing Capacity (B) in PSF
Muck, peat, etc.	0
Soft Clay	1000
Sand	2000
Sand and gravel	3000
Sand and gravel cemented with clay	4000
Hard shale	10,000

TABLE C CONCRETE BLOCKING FOR CONVEX VERTICAL BENDS							
DIMENSION TABLE							
PIPE DIA. in.	Table Pressure PSI	Bend Angle (deg)	Concrete Volume (cy)	Cure Size (ft)	Stirrup Dia. (in)	Stirrup Embent. (in)	Stirrup #
4"	250	11.25	0.21	1.8	3/8	17	5
6"	250	22.5	0.43	2.3	3/8	17	5
8"	250	45	0.77	2.8	3/8	17	5
10"	250	11.25	0.48	2.4	3/8	17	5
12"	250	22.5	0.95	3.0	3/8	17	5
14"	250	45	1.79	3.6	3/8	17	5
16"	250	11.25	0.86	2.9	3/8	17	5
16"	250	22.5	1.65	3.5	3/8	17	5
16"	250	45	3.22	4.4	3/8	17	5
10"	250	11.25	1.39	3.3	3/8	17	5
10"	250	22.5	2.62	4.1	3/8	17	5
10"	250	45	4.97	4.1	3/8	17	5
12"	250	11.25	1.94	3.7	3/8	17	5
12"	250	22.5	3.91	4.7	3/8	17	5
12"	250	45	6.89	5.7	3/8	24	7
14"	250	11.25	2.62	4.1	3/8	17	5
14"	250	22.5	5.26	5.2	3/8	20	6
14"	250	45	9.70	6.4	1	27	8
16"	250	11.25	3.44	4.5	3/8	17	5
16"	250	22.5	6.89	5.7	3/8	24	7
16"	250	45	12.63	7.0	1 1/8	30	9

THRUST BLOCK BEARING AREA EQUATION

NOTE: WHEN THRUST BLOCK BEARING AREA IS NOT SPECIFIED ON THE PLANS OR DETERMINED BY THE ENGINEER, USE THE FOLLOWING PROCEDURE TO DETERMINE REQUIRED BEARING AREA.

- Determine thrust (T) for type of fitting or joint and size of pipe from Table A.
- Determine Design (Test) Pressure from Standard Specifications or Special Provisions.
- Determine Table Pressure from Table A.
- Determine Soil Bearing Capacity (B) of soil from Table B.
- Determine required bearing area (A) in sq. ft. as follows:

$$\text{Thrust Block Area} = A = \frac{T}{B} \left(\frac{\text{Design (Test) Pressure}}{\text{Table Pressure}} \right)$$

Example: Design (Test) Pressure = 150 PSI
 Pipe = 14"
 Fitting = Tee
 Soil = Sand
 From Table A, T = 37320
 From Table B, B = 2000

$$A = \frac{37320}{2000} \left(\frac{150}{250} \right) = 11.2 \text{ sq. ft.}$$

GENERAL NOTES FOR ALL DETAILS:

- Contractor to provide blocking adequate to withstand full test pressure.
- Pour concrete blocking against undisturbed earth.
- All concrete shall be commercial grade concrete.
- Wrap pipe and/or fittings with 2 layers of polyethylene film where in contact with concrete.
- Keep concrete clear of all joints and accessories.
- Stirrups shall be deformed galvanized cold rolled steel AASHTO M31 (ASTM A615), Grade 60. Coat with coal tar epoxy after installation.
- See project plans for details not shown.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

BASELINE REPORT DATE: 25-JUL-2017

OREGON STANDARD DRAWINGS

THRUST BLOCKING

DATE: 2018

REVISION DESCRIPTION:

BASELINE REPORT DATE: 25-JUL-2017

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

HYDRANT INSTALLATION

DATE: 2018

REVISION DESCRIPTION:

Effective Date: December 1, 2019 - May 31, 2020 RD250

HYDRANT ASSEMBLY

GENERAL NOTES FOR ALL DETAILS:

- When pipe is shorter than 18', no joints allowed. Use mechanical joint retainer glands. Two 1/2" galvanized tie rods may be used in lieu of thrust blocks for installations less than 18' long. Coat tie rods with two coats of coal tar epoxy.
- When pipe is longer than 18' retainer glands not required.
- There shall be a minimum of 18" horizontal clearance around hydrant.
- When placed adjacent to curb, hydrant port shall be 24" from face of curb.
- Concrete thrust blocks shall be constructed as per thrust blocking Std. Dwg. RD250. Do not block drain holes.
- Extensions required for hydrant systems shall be installed to the manufacturer's specifications.
- Hydrants shall be placed to provide a minimum of 5' clearance from driveways, poles, and other obstructions.
- Hydrant pumper port shall face direction of access.
- Set hydrant plumb in all directions.
- See project plans for details not shown.

BASELINE REPORT DATE: 25-JUL-2017

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

THRUST BLOCKING

DATE: 2018

REVISION DESCRIPTION:

BASELINE REPORT DATE: 25-JUL-2017

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

HYDRANT INSTALLATION

DATE: 2018

REVISION DESCRIPTION:

Effective Date: December 1, 2019 - May 31, 2020 RD254

PAVEMENT MARKING STANDARD DETAIL BLOCKS

4" WHITE LINE

8" WHITE LINE

4" YELLOW LINE

4" WHITE BROKEN LINE

4" YELLOW BROKEN LINE

4" WHITE DOTTED LINE

8" WHITE DOTTED LINE

4" YELLOW DOTTED LINE

4" WHITE DOTTED LANE LINE

8" WHITE DOTTED LANE LINE

NO-PASS RIGHT 4" YELLOW LINES

NO-PASS LEFT 4" YELLOW LINES

TWO-WAY LEFT TURN 4" YELLOW LINES

TRANSVERSE MEDIAN BARS 1" WHITE BARS AT 20' SPACING

TRANSVERSE MEDIAN BARS 1" YELLOW BARS AT 20' SPACING

DOUBLE NO-PASS TWO 4" YELLOW LINES

NARROW DOUBLE NO-PASS TWO 4" YELLOW LINES

NARROW DOUBLE NO-LANE CHANGE TWO 4" WHITE LINES

TRANSVERSE SHOULDER BARS 1" WHITE BARS AT 20' SPACING

DISABLED PARKING DETAIL (white)

YIELD LINE (white)

BICYCLE YIELD LINE (white)

GENERAL NOTES FOR ALL DETAILS:

- Center pavement markings within the lane width.
- Arrow and letter dimensions nominal, excluding WWA.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

BASELINE REPORT DATE: 07/01/2015

OREGON STANDARD DRAWINGS

PAVEMENT MARKING STANDARD DETAIL BLOCKS

DATE: 2018

REVISION DESCRIPTION:

BASELINE REPORT DATE: 07/01/2015

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

PAVEMENT MARKING STANDARD DETAIL BLOCKS

DATE: 2018

REVISION DESCRIPTION:

Effective Date: December 01, 2019 - May 31, 2020 TM500

PAVEMENT MARKING STANDARD DETAIL BLOCKS

RAILROAD CROSSING (white)

NARROW RAILROAD CROSSING (white)

BICYCLE RAILROAD CROSSING (white)

HIGH-OCCUPANCY VEHICLE DIAMOND DETAIL (white)

CATTLE GUARD (white)

STRAIGHT ARROW (white)

LEFT TURN ARROW (white)

RIGHT TURN ARROW (white)

LEFT TURN STRAIGHT ARROW (white)

RIGHT TURN STRAIGHT ARROW (white)

RIGHT TURN LEFT TURN ARROW (white)

RIGHT TURN STRAIGHT LEFT TURN ARROW (white)

ELONGATED STRAIGHT ARROW (white)

ELONGATED LEFT TURN ARROW (white)

ELONGATED RIGHT TURN ARROW (white)

ELONGATED LEFT TURN STRAIGHT ARROW (white)

ELONGATED RIGHT TURN STRAIGHT ARROW (white)

ELONGATED RIGHT TURN LEFT TURN ARROW (white)

ELONGATED RIGHT TURN STRAIGHT LEFT TURN ARROW (white)

LANE REDUCTION ARROW (white)

WRONG-WAY ARROW (white)

GENERAL NOTES FOR ALL DETAILS:

- Center pavement markings within the lane width.
- Arrow and letter dimensions nominal, excluding WWA.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

BASELINE REPORT DATE: 07/01/2015

OREGON STANDARD DRAWINGS

PAVEMENT MARKING STANDARD DETAIL BLOCKS

DATE: 2018

REVISION DESCRIPTION:

BASELINE REPORT DATE: 07/01/2015

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

PAVEMENT MARKING STANDARD DETAIL BLOCKS

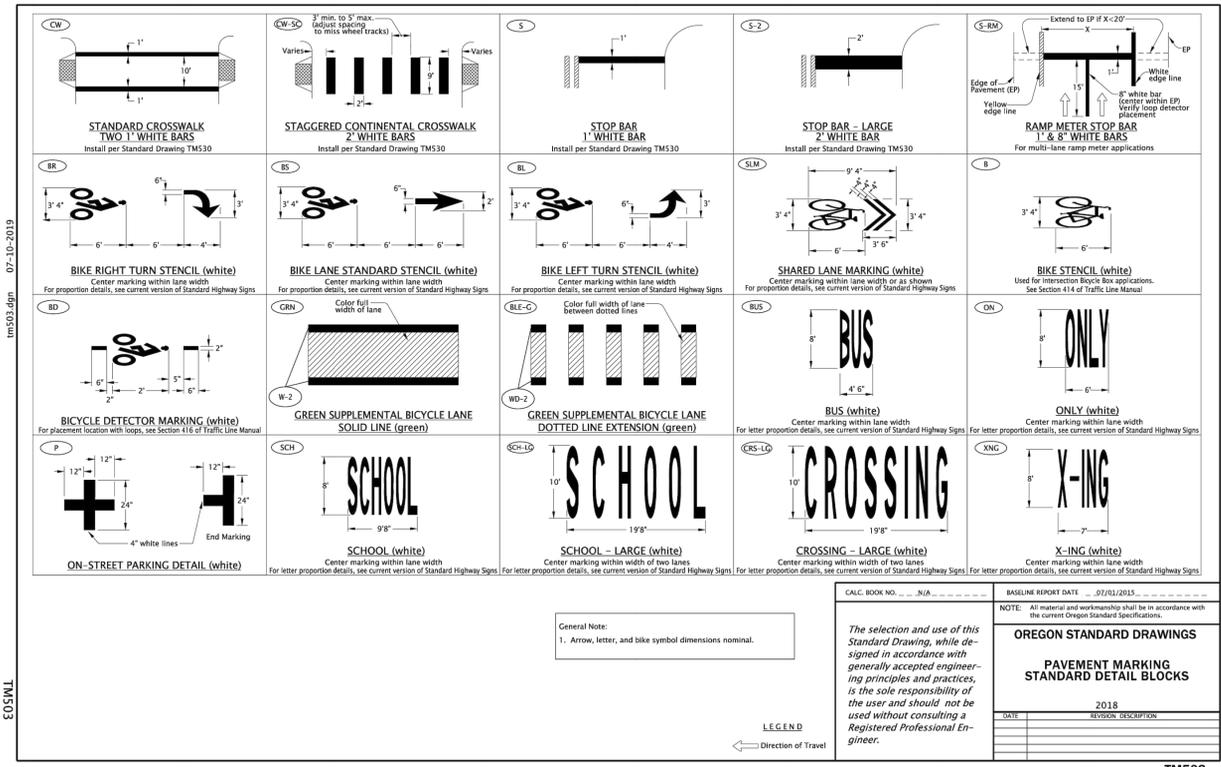
DATE: 2018

REVISION DESCRIPTION:

Effective Date: December 01, 2019 - May 31, 2020 TM501

revisions	DATE	DESCRIPTION
Δ XXXX	XX-XX-XX	

phase	100% CD
date	03-27-2020
project	P-2450-19



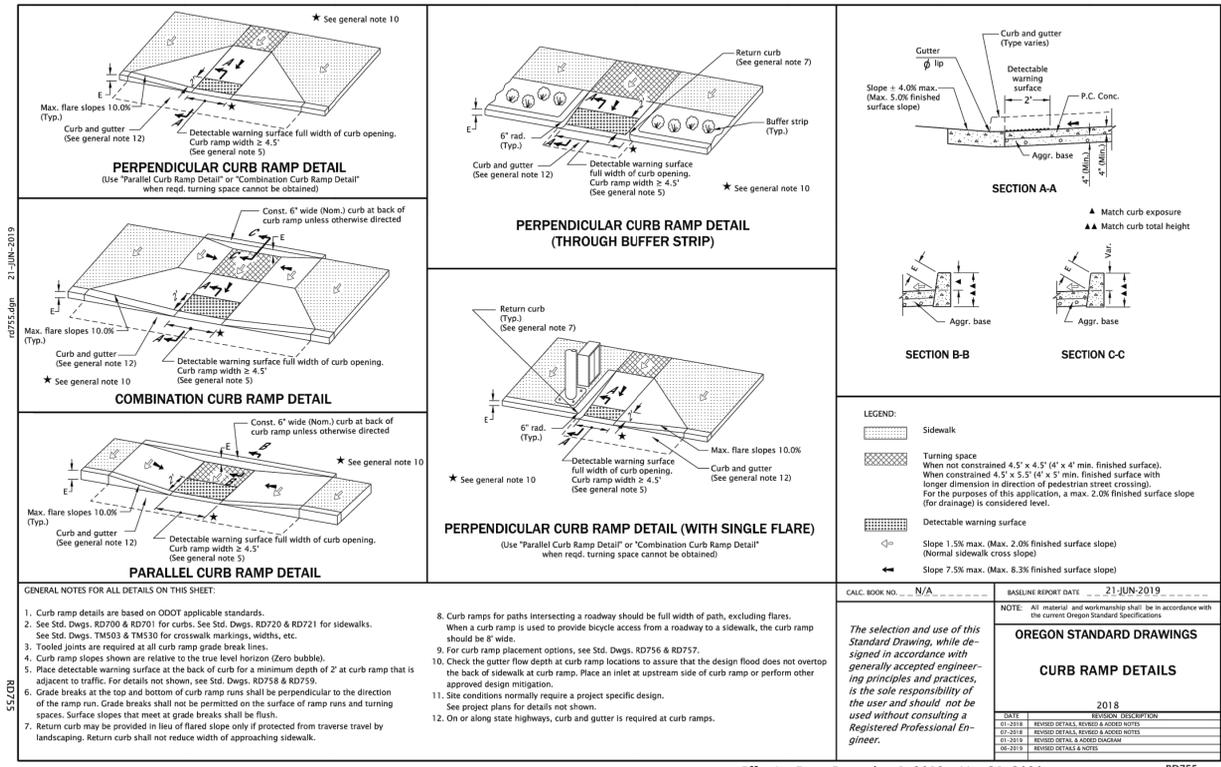
General Note:
1. Arrow, letter, and bike symbol dimensions nominal.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

LEGEND
← Direction of Travel

CALC. BOOK NO. N/A BASELINE REPORT DATE 07/03/2015 OREGON STANDARD DRAWINGS PAVEMENT MARKING STANDARD DETAIL BLOCKS 2018 DATE REVISION DESCRIPTION	NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.
---	--

Effective Date: December 01, 2019 - May 31, 2020 TM503



The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

LEGEND
Sidewalk
Turning space
Detectable warning surface
Slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)
Slope 7.5% max. (Max. 8.3% finished surface slope)

CALC. BOOK NO. N/A BASELINE REPORT DATE 21-JUN-2019 OREGON STANDARD DRAWINGS CURB RAMP DETAILS 2018 DATE REVISION REVISION DESCRIPTION 01-2018 REVISED DETAILS, REVISED & ADDED NOTES 02-2018 REVISED DETAILS, REVISED & ADDED NOTES 01-2019 REVISED DETAIL, & ADDED DIAGRAM 08-2019 REVISED DETAILS & NOTES	NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.
---	--

Effective Date: December 1, 2019 - May 31, 2020 RD756

FOR INFORMATION ONLY

revisions	△ xxxx	xx-xx-xx
-----------	--------	----------

phase	100% CD
date	03-27-2020
project	P-2450-19

DEMO GENERAL NOTES:

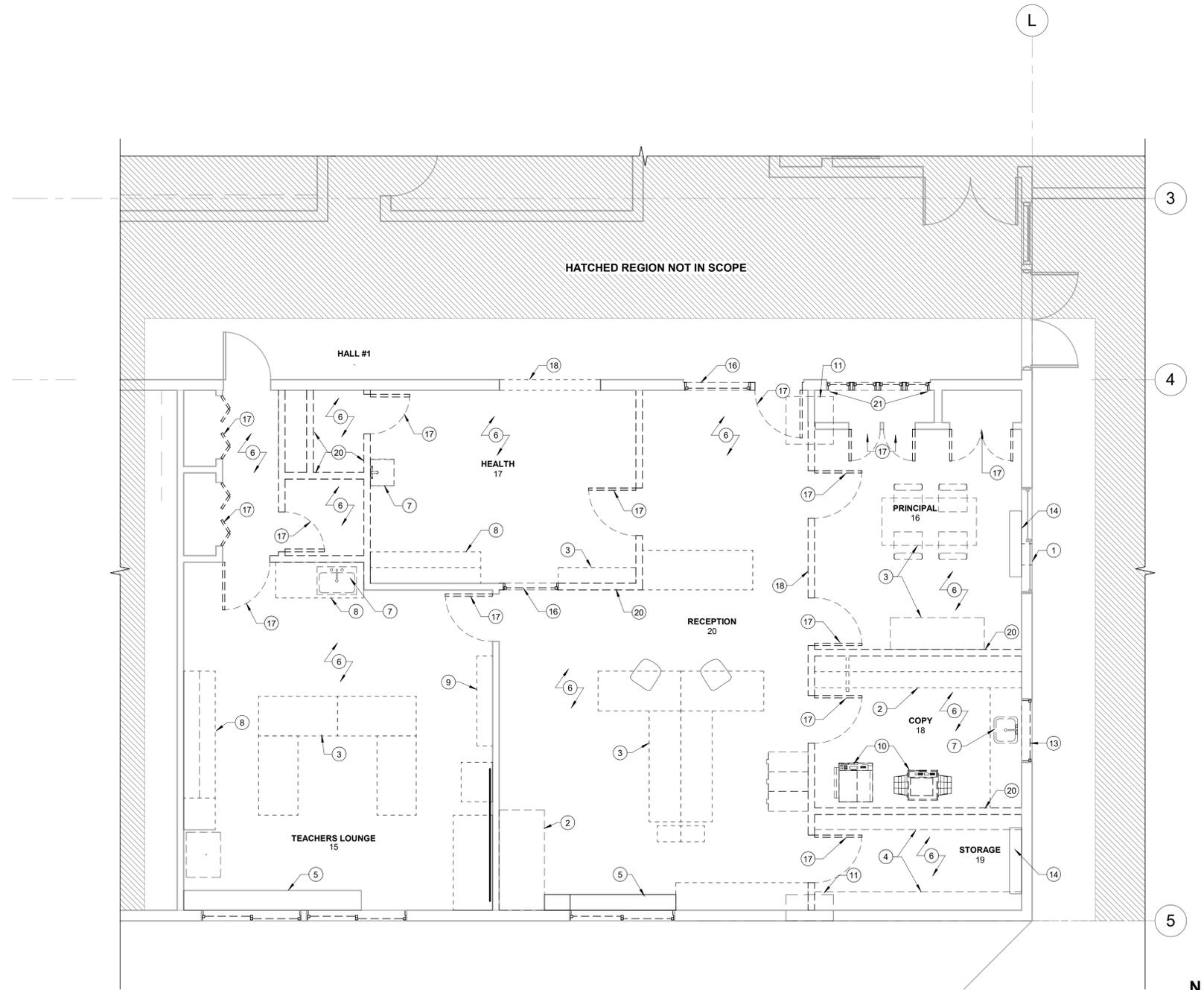
- A. ALL EXISTING BUILDING COLUMNS, EXTERIOR WALLS AND STRUCTURAL MEMBERS TO REMAIN, U.N.O.
- B. CONTRACTORS SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS. PATCH AND REPAIR OF INTERIOR SPACE.
- C. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.
- D. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH DESIGNER BEFORE PROCEEDING.
- E. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC., TO THEIR SOURCE.
- F. WHERE INTERIOR PARTITIONS, COLUMN FURRING, FIXTURES, CABINETS, DOORS AND DOOR FRAMES, ARE SCHEDULED FOR REMOVAL, DISPOSE OF ALL DEBRIS AND PATCH FLOOR AND WALLS AS REQUIRED. PREPARE SURFACES FOR NEW FINISHES U.N.O. TYPICAL THROUGHOUT ENTIRE SPACE.
- G. REMOVE ALL ABANDONED ELECTRICAL CONDUIT, CABLING BACKBOARD AND EQUIPMENT, TYPICAL THROUGHOUT ENTIRE SPACE. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN 'BROOM CLEAN' CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
- H. IN ADDITION TO SPECIFIC DEMOLITION SCOPE IDENTIFIED, PERFORM MISCELLANEOUS DEMOLITION AS REQUIRED TO SUPPORT NEW CONSTRUCTION.
- I. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION.
- J. RELOCATION OF SMOKE DETECTORS, AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE PERMANENTLY COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE. REMOVE TEMPORARY COVERS DAILY.
- K. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH OWNER/TENANT AND ARCHITECT.

WALL LEGEND

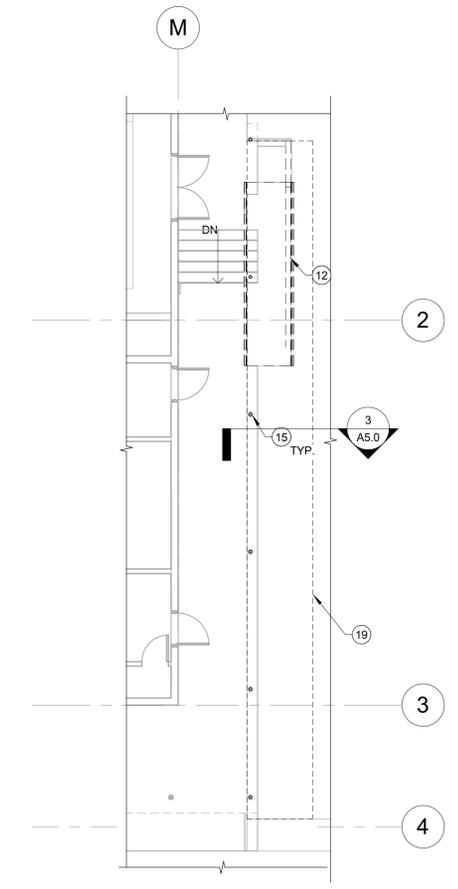
-  (E) WALL TO REMAIN
-  (E) ELEMENT TO BE DEMOLISHED

FLOOR PLAN KEYNOTES:

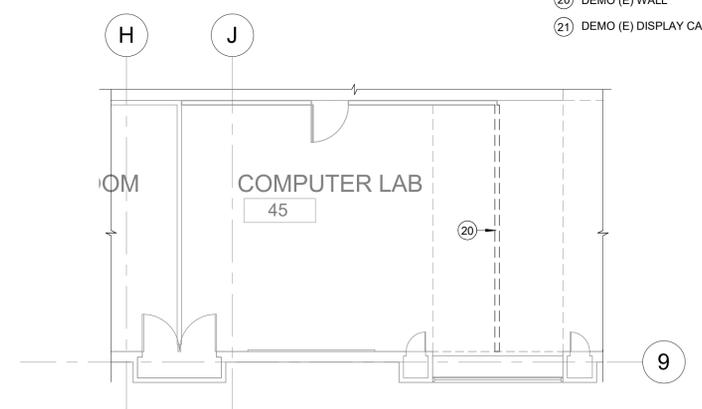
- 1 DEMO PORTION OF WALL FOR (N) MECH. VENT, SEE MECH.
- 2 DEMO BUILT-INS.
- 3 SALVAGE FURNITURE
- 4 DEMO SHELVES.
- 5 (E) HEATING REGISTER TO REMAIN, SEE MECHANICAL
- 6 (E) FLOOR FINISHES, LIGHTING, AND CASEWORK TO BE DEMOLISHED THROUGHOUT, U.N.O.
- 7 DEMO SINK
- 8 DEMO CASEWORK
- 9 DEMO (E) MAIL ORGANIZER
- 10 SALVAGE AND REUSE OFFICE EQUIPMENT
- 11 SAW-CUT CONCRETE SLAB FOR (N) FOOTING
- 12 DEMO (E) CONCRETE RAMP AND LANDING AS REQUIRED, SEE CIVIL
- 13 DEMO WINDOW AND EXTERIOR WALL FOR (N) DOOR
- 14 DEMO UNIT VENTILATOR, SEE MECHANICAL
- 15 EXISTING CANOPY POSTS TO BE REPLACED, REFER TO STRUCTURAL
- 16 DEMO (E) WINDOW
- 17 DEMO (E) DOOR + FRAME, SALVAGE DOOR HARDWARE TO OWNER
- 18 DEMO BEARING WALL. SEE STRUCT
- 19 DEMO ASPHALT FOR (N) RAMP, SEE CIVIL
- 20 DEMO (E) WALL
- 21 DEMO (E) DISPLAY CASE WINDOW - PREP FOR NEW SLIDING GLASS.



1 DEMO ENLARGED PLAN - EXISTING ENTRY
AD1.1 1/4" = 1'-0"



2 DEMO ENLARGED PLAN - AT RAMP
AD1.1 1/8" = 1'-0"



3 CLASS ROOM MODIFICATION
AD1.1 1/8" = 1'-0"

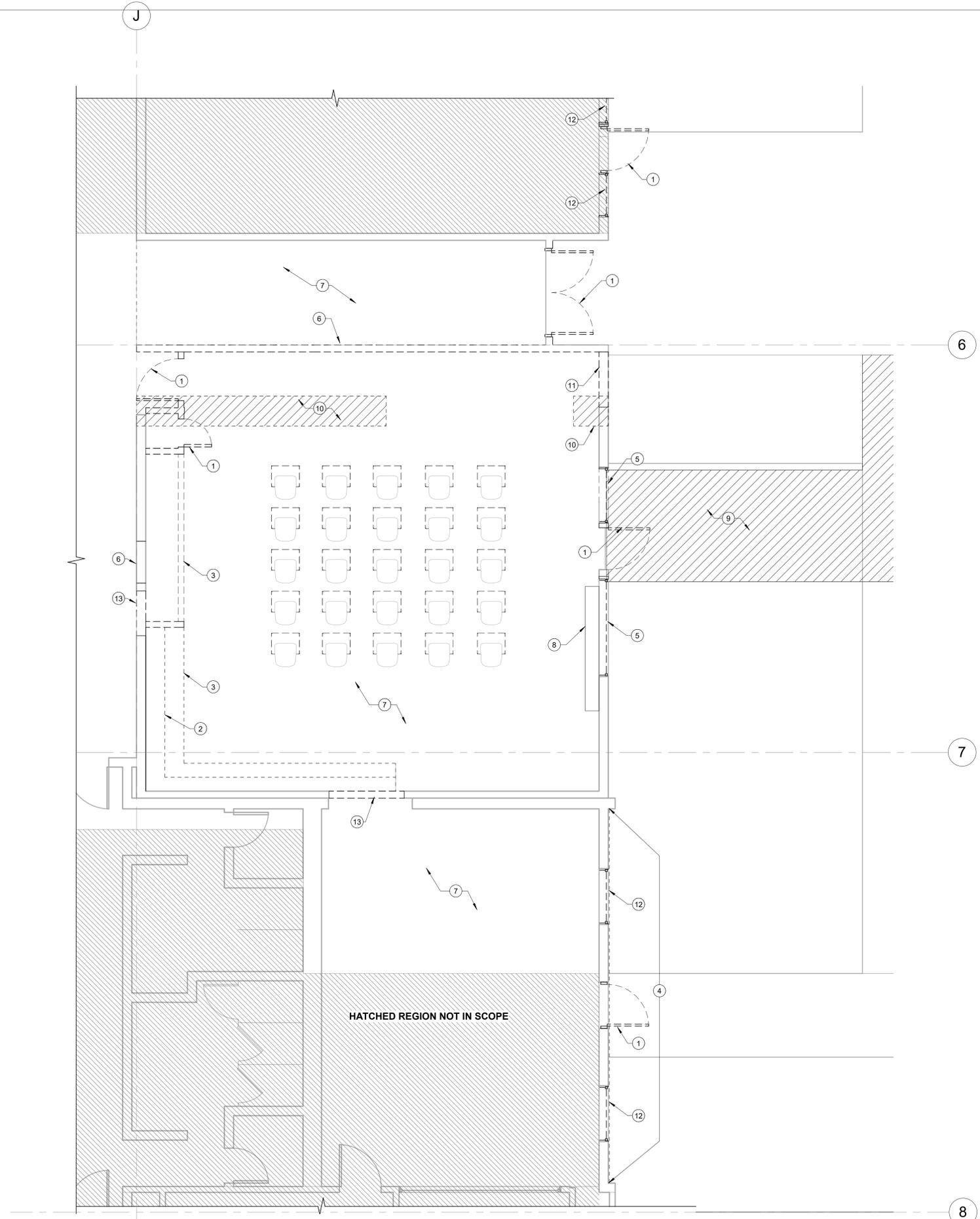
revisions	

phase	100% CD
date	03/27/2020
project	P-2450-19

DEMO ENLARGED
PLAN - (E) ENTRY

AD1.1

3/27/2020 4:19:36 PM
 C:\Users\jacobzander\Documents\P2450_HOLCOMB_ARCH_HOLCOMB_ARCH_jacobzander.rvt



1 DEMO ENLARGED PLAN - NEW ENTRY
 AD1.2 1/4" = 1'-0"

DEMO GENERAL NOTES:

- A. ALL EXISTING BUILDING COLUMNS, EXTERIOR WALLS AND STRUCTURAL MEMBERS TO REMAIN, U.N.O.
- B. CONTRACTORS SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS, PATCH AND REPAIR OF INTERIOR SPACE.
- C. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.
- D. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH DESIGNER BEFORE PROCEEDING.
- E. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC., TO THEIR SOURCE.
- F. WHERE INTERIOR PARTITIONS, COLUMN FURRING, FIXTURES, CABINETS, DOORS AND DOOR FRAMES, ARE SCHEDULED FOR REMOVAL, DISPOSE OF ALL DEBRIS AND PATCH FLOOR AND WALLS AS REQUIRED. PREPARE SURFACES FOR NEW FINISHES U.N.O. TYPICAL THROUGHOUT ENTIRE SPACE.
- G. REMOVE ALL ABANDONED ELECTRICAL CONDUIT, CABLING BACKBOARD AND EQUIPMENT. TYPICAL THROUGHOUT ENTIRE SPACE. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN 'BROOM CLEAN' CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
- H. IN ADDITION TO SPECIFIC DEMOLITION SCOPE IDENTIFIED, PERFORM MISCELLANEOUS DEMOLITION AS REQUIRED TO SUPPORT NEW CONSTRUCTION.
- I. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION.
- J. RELOCATION OF SMOKE DETECTORS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE PERMANENTLY COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE. REMOVE TEMPORARY COVERS DAILY.
- K. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH OWNER/TENANT AND ARCHITECT.

WALL LEGEND

- (E) WALL TO REMAIN
- (E) ELEMENT TO BE DEMOLISHED

FLOOR PLAN KEYNOTES:

- 1 DEMO DOOR + FRAME, SALVAGE DOOR HARDWARE TO OWNER
- 2 DEMO CASEWORK
- 3 DEMO OVERHEAD SOFFIT AND BUILT-IN STORAGE
- 4 DEMO T1-11 SIDING DOWN TO SHEATHING
- 5 DEMO WINDOW & WALL BELOW FOR (N) STOREFRONT, DEMO STUCCO ABOVE WINDOW DOWN TO PLYWOOD
- 6 DEMO (E) CMU BEARING WALL
- 7 DEMO FLOOR FINISH, CEILING TILES / GRID AND LIGHTING THROUGHOUT, PREPARE FOR NEW
- 8 DEMO UNIT VENTILATOR - REFER TO MECH. FOR (N) HVAC REQUIREMENTS
- 9 DEMO (E) SIDEWALK - SEE CIVIL
- 10 SAW-CUT CONCRETE SLAB FOR (N) STRIP FOOTING, SEE STRUCT.
- 11 DEMO MASONRY WALL FOR NEW STOREFRONT ENTRY - SALVAGE BRICK FOR AIR CONDITIONER INFILL & (E) OFFICE. SEE OVERALL FLOOR PLAN.
- 12 DEMO WINDOW FOR REPLACEMENT IN KIND
- 13 DEMO WALL FOR (N) DOOR



revisions

phase 100% CD
 date 03/27/2020
 project P-2450-19

DEMO ENLARGED
 PLAN - (E)
 CLASSROOM

AD1.2



DEMO GENERAL NOTES:

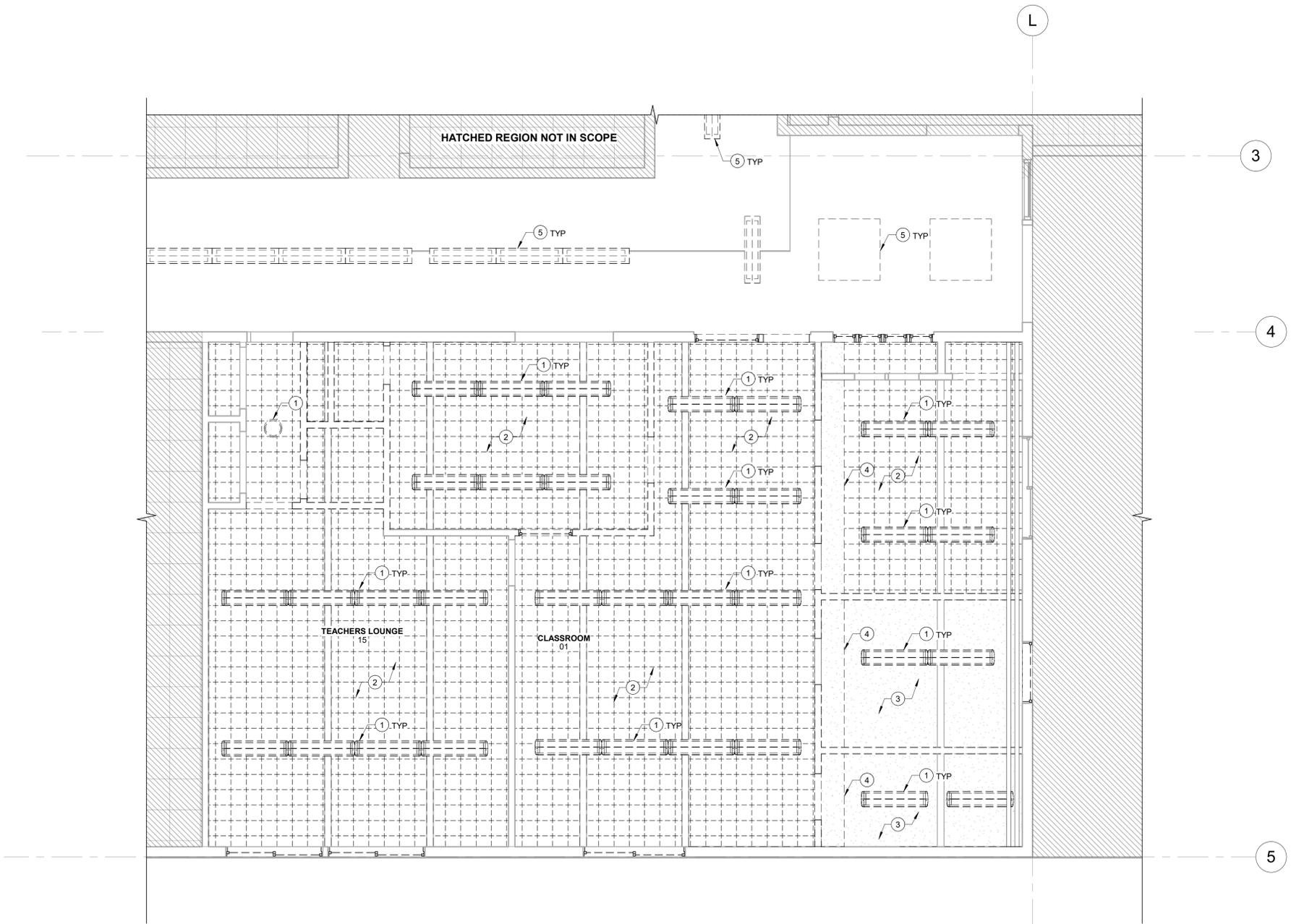
- A. ALL EXISTING BUILDING COLUMNS, EXTERIOR WALLS AND STRUCTURAL MEMBERS TO REMAIN, U.N.O.
- B. CONTRACTORS SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS. PATCH AND REPAIR OF INTERIOR SPACE.
- C. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.
- D. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH DESIGNER BEFORE PROCEEDING.
- E. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC., TO THEIR SOURCE.
- F. WHERE INTERIOR PARTITIONS, COLUMN FURRING, FIXTURES, CABINETS, DOORS AND DOOR FRAMES, ARE SCHEDULED FOR REMOVAL, DISPOSE OF ALL DEBRIS AND PATCH FLOOR AND WALLS AS REQUIRED. PREPARE SURFACES FOR NEW FINISHES U.N.O. TYPICAL THROUGHOUT ENTIRE SPACE.
- G. REMOVE ALL ABANDONED ELECTRICAL CONDUIT, CABLING BACKBOARD AND EQUIPMENT, TYPICAL THROUGHOUT ENTIRE SPACE. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
- H. IN ADDITION TO SPECIFIC DEMOLITION SCOPE IDENTIFIED, PERFORM MISCELLANEOUS DEMOLITION AS REQUIRED TO SUPPORT NEW CONSTRUCTION.
- I. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION.
- J. RELOCATION OF SMOKE DETECTORS, AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE PERMANENTLY COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE. REMOVE TEMPORARY COVERS DAILY.
- K. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH OWNER/TENANT AND ARCHITECT.

CEILING LEGEND :

-  (E) 12"x12" CEILING TILE TO BE DEMOLISHED
-  (E) CEILING TILE TO REMAIN
-  (E) GYPSUM BOARD CEILING TO BE DEMOLISHED

FLOOR PLAN KEYNOTES:

- 1 DEMO (E) LIGHT FIXTURE
- 2 DEMO 12x12 DIRECT ATTACHED ACOUSTICAL TILE THROUGHOUT.
- 3 DEMO GWB CEILING
- 4 DEMO SOFFIT AND DUCT
- 5 DEMO (E) CORRIDOR LIGHT FIXTURES THROUGHOUT, SEE SHEET A1.0 FOR EXTENT



1 DEMO ENLARGED RCP - (E) ENTRY
AD2.1 1/4" = 1'-0"

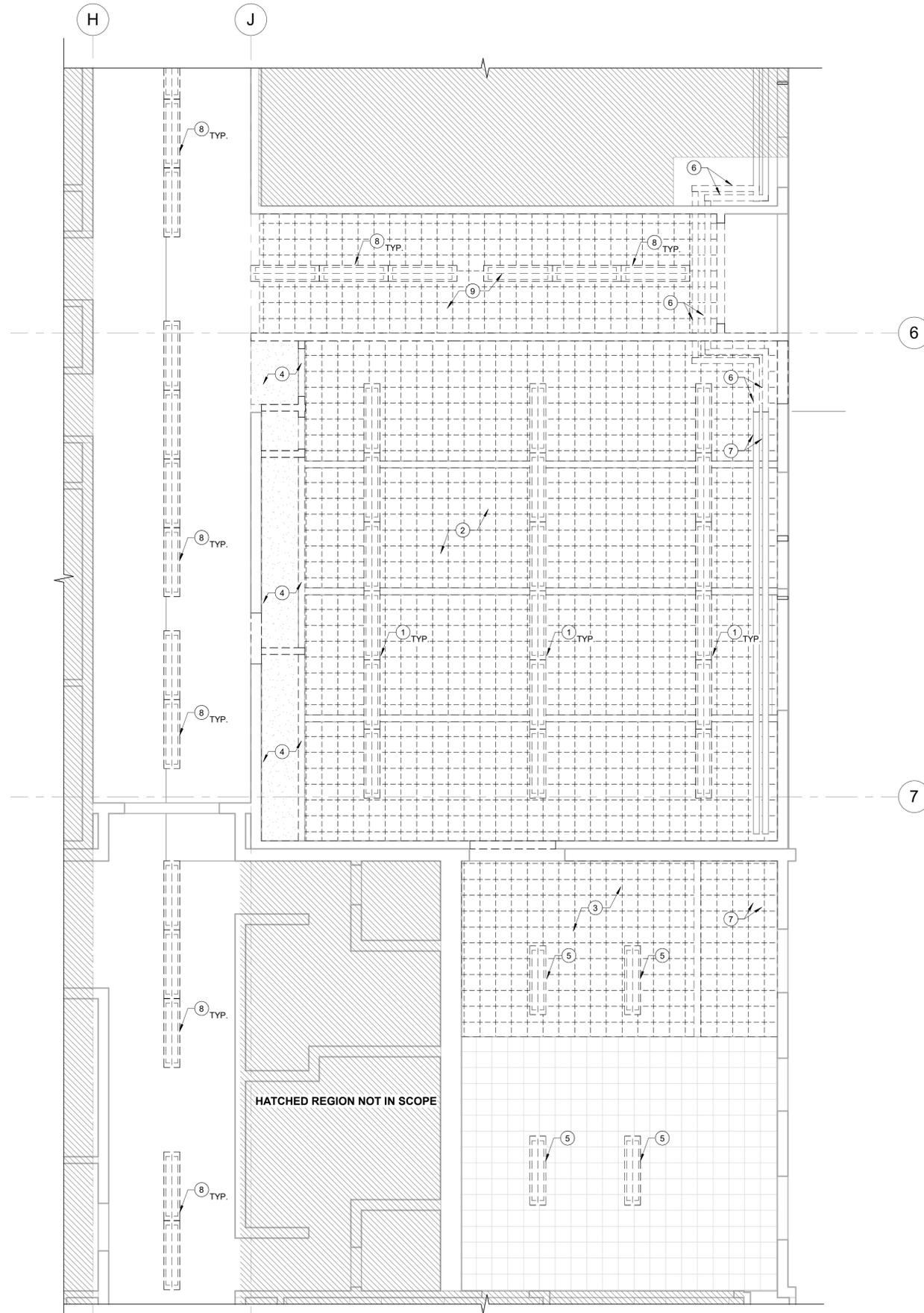
revisions

phase 100% CD
date 03/27/2020
project P-2450-19

DEMO ENLARGED
RCP - (E) ENTRY

AD2.1

3/27/2020 4:19:40 PM
 C:\Users\jacobzander\Documents\P2450_HOLCOMB_ARCH\jacobzander.rvt

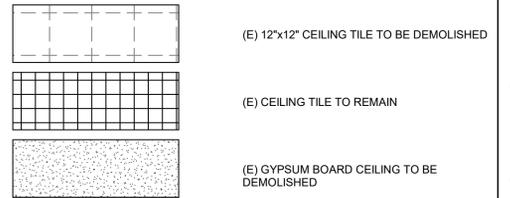


1 DEMO ENLARGED RCP - (E) CLASSROOM
 AD2.2 1/4" = 1'-0"

DEMO GENERAL NOTES:

- ALL EXISTING BUILDING COLUMNS, EXTERIOR WALLS AND STRUCTURAL MEMBERS TO REMAIN, U.N.O.
- CONTRACTORS SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS. PATCH AND REPAIR OF INTERIOR SPACE.
- OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.
- FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH DESIGNER BEFORE PROCEEDING.
- IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC., TO THEIR SOURCE.
- WHERE INTERIOR PARTITIONS, COLUMN FURRING, FIXTURES, CABINETS, DOORS AND DOOR FRAMES, ARE SCHEDULED FOR REMOVAL, DISPOSE OF ALL DEBRIS AND PATCH FLOOR AND WALLS AS REQUIRED. PREPARE SURFACES FOR NEW FINISHES U.N.O. TYPICAL THROUGHOUT ENTIRE SPACE.
- REMOVE ALL ABANDONED ELECTRICAL CONDUIT, CABLING BACKBOARD AND EQUIPMENT. TYPICAL THROUGHOUT ENTIRE SPACE. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
- IN ADDITION TO SPECIFIC DEMOLITION SCOPE IDENTIFIED, PERFORM MISCELLANEOUS DEMOLITION AS REQUIRED TO SUPPORT NEW CONSTRUCTION.
- NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION.
- RELOCATION OF SMOKE DETECTORS, AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE PERMANENTLY COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE. REMOVE TEMPORARY COVERS DAILY.
- REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH OWNER/TENANT AND ARCHITECT.

CEILING LEGEND:



FLOOR PLAN KEYNOTES:

- DEMO (E) LIGHT FIXTURE, TYP.
- DEMO 12x12 DIRECT ATTACHED ACOUSTICAL TILE THROUGHOUT
- DEMO 12x12 DIRECT ATTACHED ACOUSTICAL TILE WITHIN LIMITS OF (N) PRINCIPAL OFFICE
- DEMO SOFFIT
- SALVAGE SURFACE MOUNTED LIGHT FIXTURE FOR REINSTALLATION
- DEMO MECH. HOT WATER SUPPLY AND RETURN PIPING
- MECH. HOT WATER SUPPLY AND RETURN TO REMAIN, SEE MECH.
- DEMO (E) CORRIDOR LIGHT FIXTURES THROUGHOUT, SEE SHEET A1.0 FOR EXTENT, SEE MECH.
- DEMO (E) CEILING FRAMING

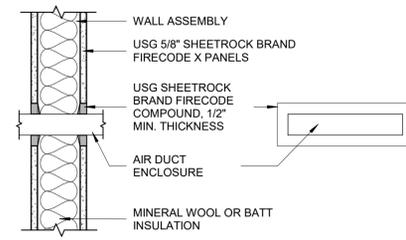


revisions

phase 100% CD
 date 03/27/2020
 project P-2450-19

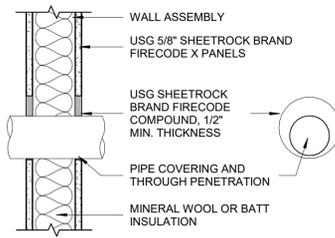
DEMO ENLARGED
 RCP - (E)
 CLASSROOM

AD2.2



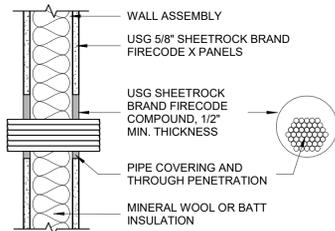
SECTION PLAN

2 1 HOUR DUCT PENETRATION
A0.1 1 1/2" = 1'-0"



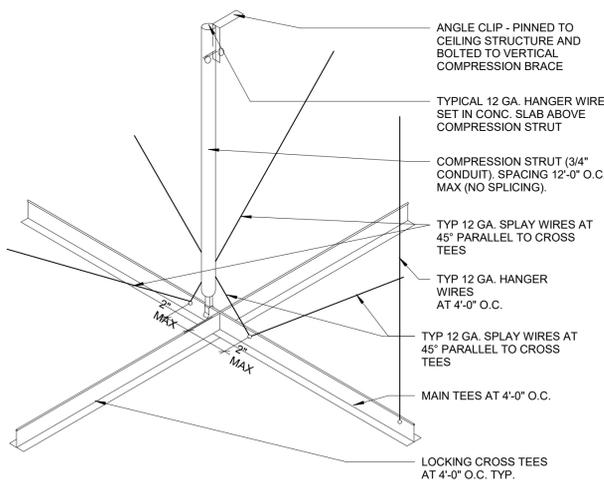
SECTION PLAN

3 1 HOUR PIPE PENETRATION
A0.1 1 1/2" = 1'-0"



SECTION PLAN

4 1 HOUR THROUGH PENETRATION, TYP.
A0.1 1 1/2" = 1'-0"



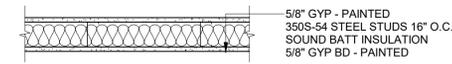
5 COMPRESSION STRUT AT SUSPENDED CEILING
A0.1 3" = 1'-0"

◇ WALL TYPE LEGEND

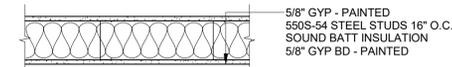
- SCALE: 1" = 1'-0"
- GENERAL WALL TYPE NOTES:**
- A. PROVIDE BLOCKING AS REQUIRED TO SECURE WALL HUNG COMPONENTS.
 - B. EXTEND ALL COMPONENTS TO UNDERSIDE OF DECK, UNLESS NOTED OTHERWISE
 - C. PROVIDE "GREEN BOARD" IN ALL LOCATIONS ADJACENT TO PLUMBING FIXTURES
 - D. CONTRACTORS CHOICE OF WOOD OR METAL FRAMED WALLS - INTERIOR PARTITIONS ONLY
 - E. NO RATING REQUIRED AT NON-RATED WALLS - SEE CODE PLAN FOR RATED WALL LOCATIONS.

- KEYNOTES:**
- 1. ELIMINATE SOUND BATT FROM WALL ASSEMBLY.
 - 2. ALIGN FINISHES WITH EXISTING WALL

B INTERIOR WALL - 4" | 1 HR RATED | GA FILE NO. WP 1350



C INTERIOR WALL - 6" | 1 HR RATED | GA FILE NO. WP 3661 (SIM)

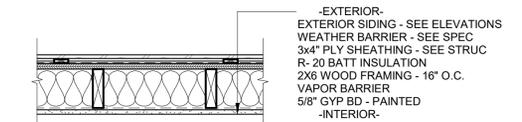


◇ WALL TYPE LEGEND

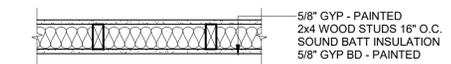
- SCALE: 1" = 1'-0"
- GENERAL WALL TYPE NOTES:**
- A. PROVIDE BLOCKING AS REQUIRED TO SECURE WALL HUNG COMPONENTS.
 - B. EXTEND ALL COMPONENTS TO UNDERSIDE OF DECK, UNLESS NOTED OTHERWISE
 - C. PROVIDE "GREEN BOARD" IN ALL LOCATIONS ADJACENT TO PLUMBING FIXTURES
 - D. CONTRACTORS CHOICE OF WOOD OR METAL FRAMED WALLS - INTERIOR PARTITIONS ONLY
 - E. NO RATING REQUIRED AT NON-RATED WALLS - SEE CODE PLAN FOR RATED WALL LOCATIONS.

- KEYNOTES:**
- 1. ELIMINATE SOUND BATT FROM WALL ASSEMBLY.
 - 2. ALIGN FINISHES WITH EXISTING WALL

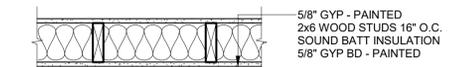
A EXTERIOR WALL - 10" | NON - RATED |



B INTERIOR WALL - 4" | 1 HR RATED | GA FILE NO. WP 3614



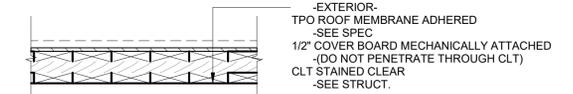
C INTERIOR WALL - 6" | 1 HR RATED | GA FILE NO. WP 3661



ROOF ASSEMBLIES

SCALE: 1" = 1'-0"

A EXTERIOR AT CANOPY | NON - RATED |

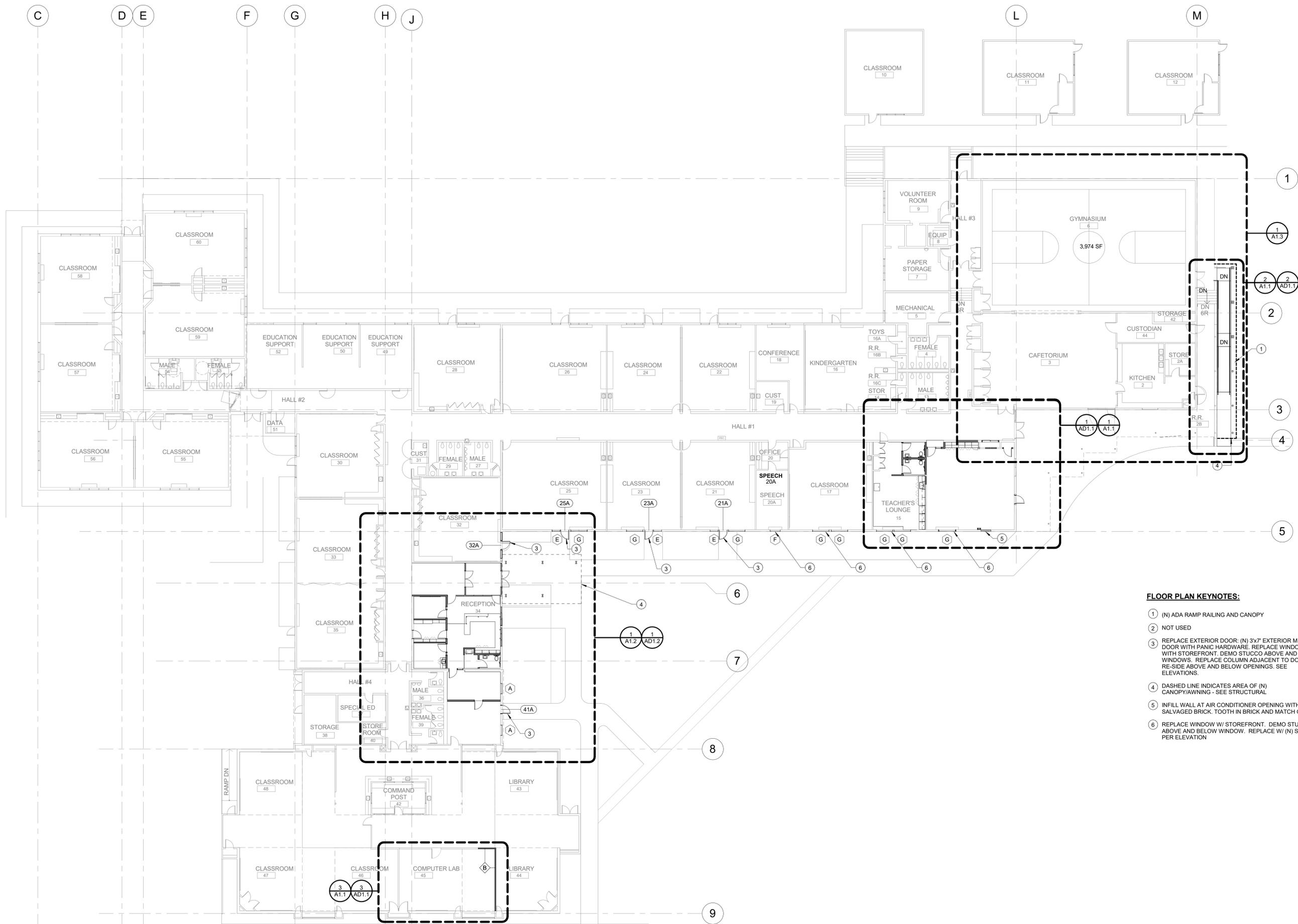


revisions

phase 100% CD
date 03/27/2020
project P-2450-19

ASSEMBLIES

A0.1



- FLOOR PLAN KEYNOTES:**
- 1 (N) ADA RAMP RAILING AND CANOPY
 - 2 NOT USED
 - 3 REPLACE EXTERIOR DOOR: (N) 3x7' EXTERIOR METAL DOOR WITH PANIC HARDWARE. REPLACE WINDOWS WITH STOREFRONT. DEMO STUCCO ABOVE AND BELOW WINDOWS. REPLACE COLUMN ADJACENT TO DOOR. RE-SIDE ABOVE AND BELOW OPENINGS. SEE ELEVATIONS.
 - 4 DASHED LINE INDICATES AREA OF (N) CANOPY/AWNING - SEE STRUCTURAL
 - 5 INFILL WALL AT AIR CONDITIONER OPENING WITH SALVAGED BRICK. TOOTH IN BRICK AND MATCH GROUT.
 - 6 REPLACE WINDOW W/ STOREFRONT. DEMO STUCCO ABOVE AND BELOW WINDOW. REPLACE W/ (N) SIDING PER ELEVATION

revisions	
phase	100% CD
date	03/27/2020
project	P-2450-19

OVERALL FLOOR PLAN

A1.0

1 OVERALL FLOOR PLAN
A1.0 1/16" = 1'-0"



3/27/2020 4:18:55 PM C:\Users\jacobzander\Documents\P2450_HOLCOMB_ARCH\jacobzander.rvt

GENERAL NOTES:

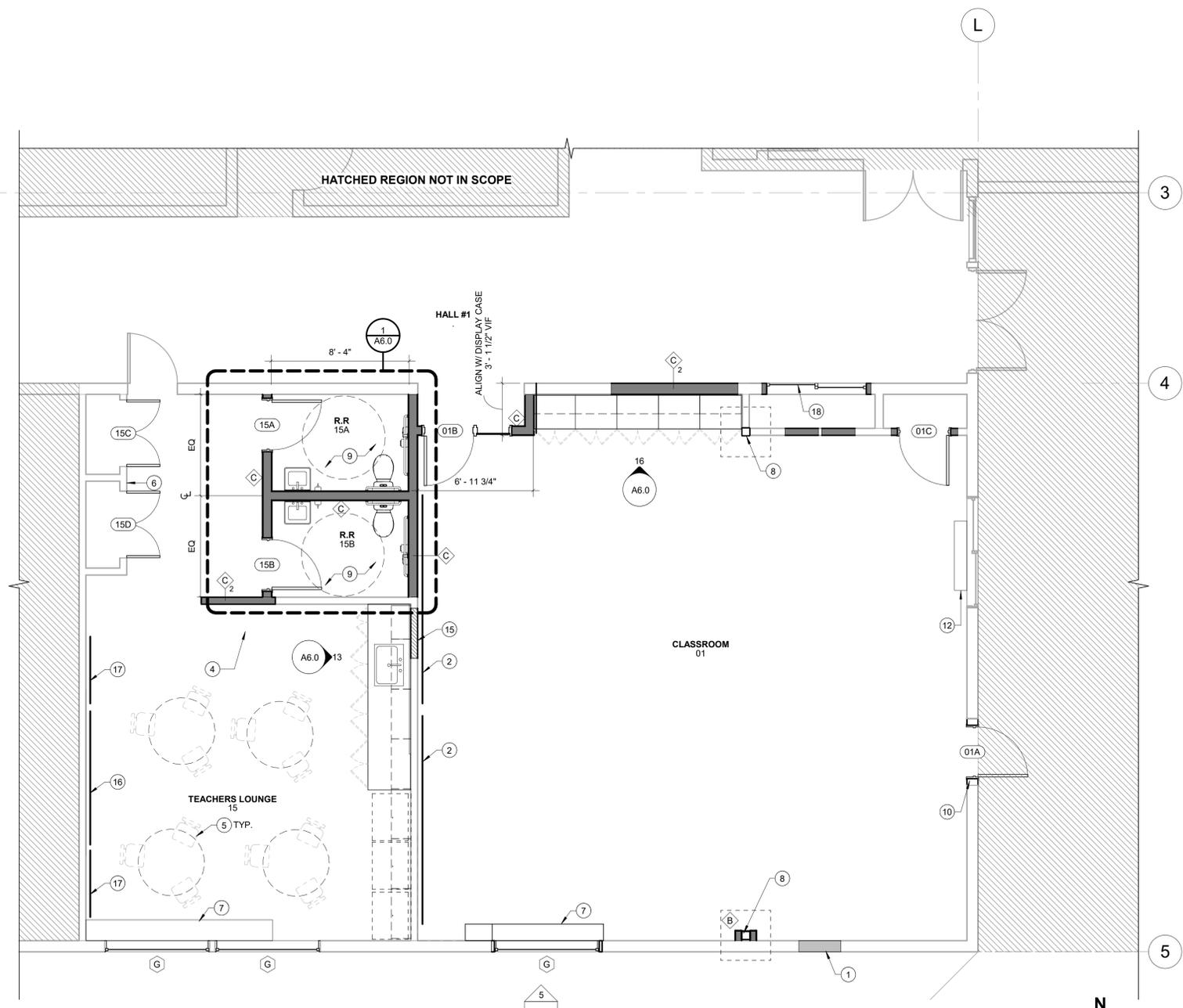
- A. VERIFY ALL DIMENSIONS AND NOTIFY ENGINEER IF DISCREPANCIES OCCUR.
- B. G.C. SHALL COORDINATE ALL INTERIOR AND EXTERIOR FINISHES W/ OWNER PRIOR TO CONSTRUCTION.
- C. G.C. SHALL PROVIDE SAFETY GLAZING FOR ALL WINDOWS WITHIN 24" OF ANY DOOR AND ALL OTHER CRITICAL LOCATIONS AS STATED PER OSSC SECTION 2406.3.
- D. G.C. TO PROVIDE FIRE BLOCKING AS REQUIRED PER CODE.
- E. G.C. SHALL PROVIDE ALL APPROPRIATE BACKING AS REQUIRED FOR ACCESSORIES AND OTHER MISCELLANEOUS ITEMS.
- F. G.C. TO COORDINATE INSTALLATION OF ALL UTILITIES W/ RESPECTIVE SUPPLIERS/SUBCONTRACTORS PRIOR TO CONSTRUCTION. TYPICAL.
- G. ALL DIMENSION LINES TO THE FACE OF FRAMING, U.N.O.

WALL LEGEND

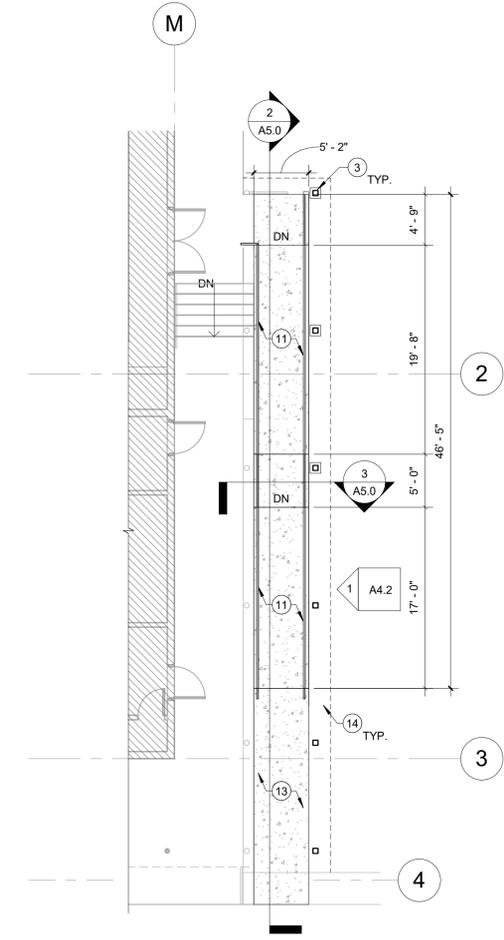
- (E) WALL TO REMAIN
- (N) FULL HEIGHT WALL/PARTITION

FLOOR PLAN KEYNOT

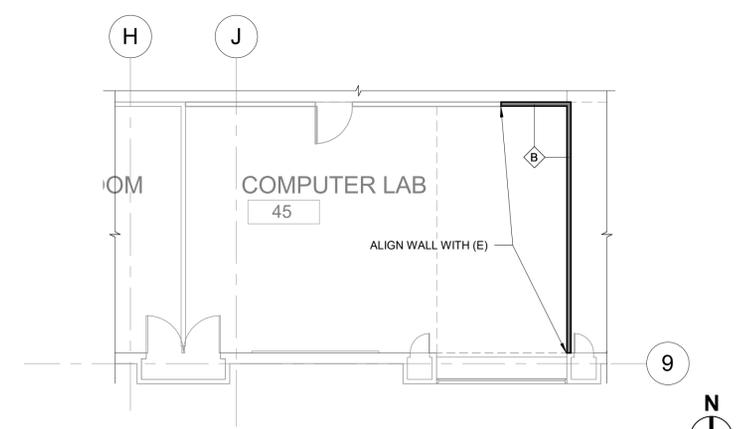
- 1 INFILL A/C/ WINDOW OPENING WITH SALVAGED BRICK - TOOTH IN BRICK. MATCH (E) INTERIOR ADJACENT FINISHES.
- 2 (N) 4x12' WHITEBOARD/TEACHING WALL.
- 3 (N) CANOPY COLUMN, SEE STRUCTURAL
- 4 NEW SINK - SEE PLUMB.
- 5 NEW TEACHERS LOUNGE FURNISHINGS - O.P.O.I.
- 6 (E) STORAGE CLOSET TO REMAIN, (N) DOORS PER SCHEDULE
- 7 (E) UNIT VENTILATOR - SEE MECH.
- 8 NEW STRUCTURAL COLUMN AND FOOTING - SEE STRUC. PATCH FLOORING AS REQ'D - FUR GYP WALL TIGHT AROUND.
- 9 (N) ACCESSIBLE RESTROOMS AND PLUMBING FIXTURES, SEE G0.1 FOR MORE INFORMATION.
- 10 (N) EXTERIOR DOOR
- 11 (N) ADA ACCESSIBLE RAMP WITH PIPE RAILING EA. SIDE AND LANDING - SEE STRUC.
- 12 (N) UNIT VENTILATOR - SEE MECH.
- 13 (N) CONCRETE SLAB-ON-GRADE
- 14 (N) 6' TALL WROUGHT IRON FENCE
- 15 INFILL (E) OPENING. ALIGN AND MATCH (E) ADJACENT FINISH
- 16 (N) 4x8" TACK BOARD
- 17 (N) 4x4" TACK BOARD
- 18 (N) SLIDING TEMPERED GLASS DISPLAY CASE DOORS - PROVIDE HAFELE SLIDING GLASS DOOR HARDWARE SYSTEM ECU PORTA 100 GF - INCLUDE GLASS DOOR CAM LOCK, HAFELE #233.47.041 OR APPROVED EQUAL - INSTALL PER MANUFACTURES INSTRUCTIONS. TRIM OUT (E) AS REQUIRED.



1 ENLARGED FLOOR PLAN - NEW CLASSROOM
A1.1 1/4" = 1'-0"



2 ENLARGED FLOOR PLAN - RAMP
A1.1 1/8" = 1'-0"

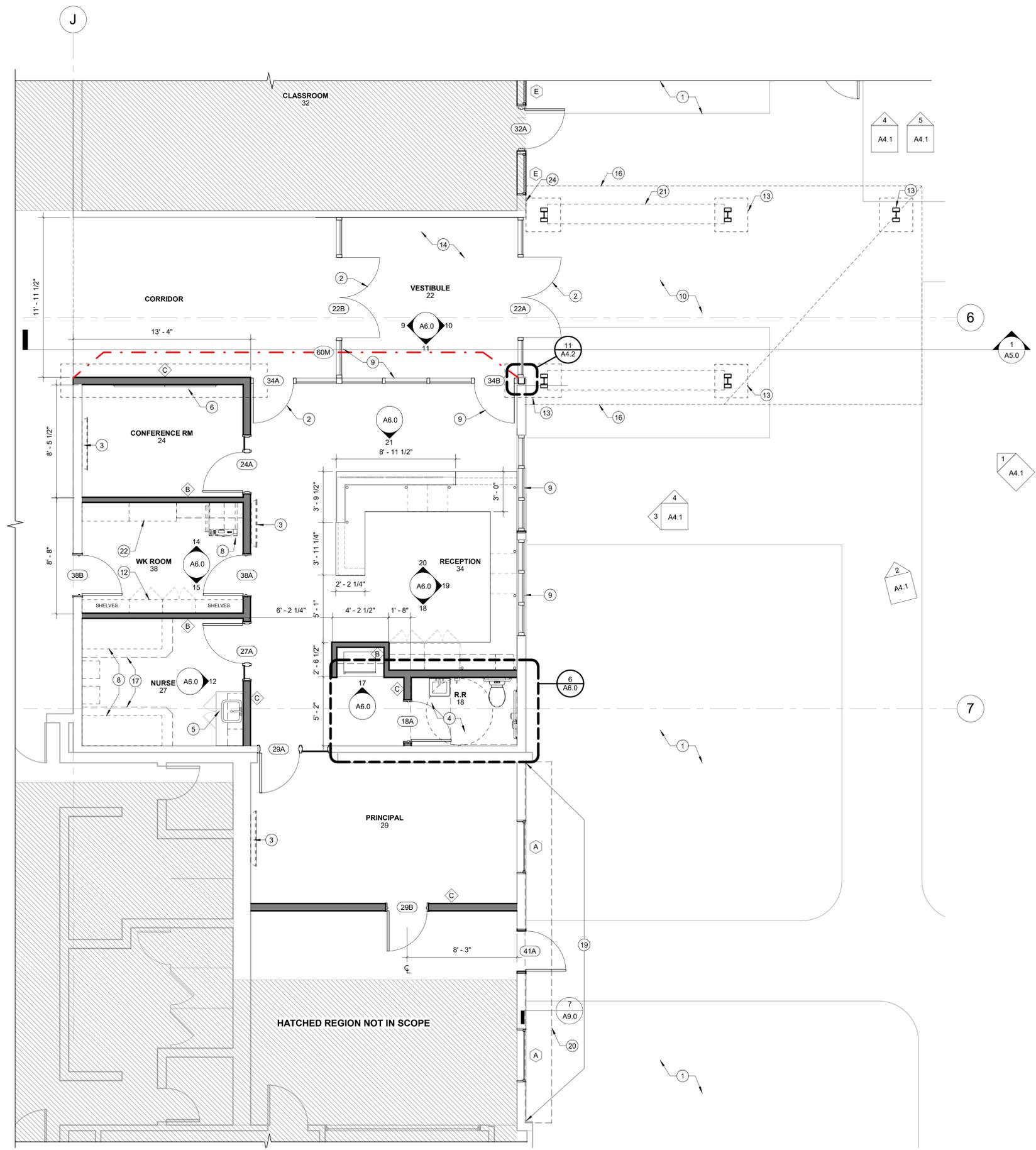


3 CLASS ROOM MODIFICATION
A1.1 1/8" = 1'-0"

revisions	
phase	100% CD
date	03/27/2020
project	P-2450-19

ENLARGED PLAN -
NEW CLASSROOM

A1.1



GENERAL NOTES:

- A. VERIFY ALL DIMENSIONS AND NOTIFY ENGINEER IF DISCREPANCIES OCCUR.
- B. G.C. SHALL COORDINATE ALL INTERIOR AND EXTERIOR FINISHES W/ OWNER PRIOR TO CONSTRUCTION.
- C. G.C. SHALL PROVIDE SAFETY GLAZING FOR ALL WINDOWS WITHIN 24" OF ANY DOOR AND ALL OTHER CRITICAL LOCATIONS AS STATED PER OSSC SECTION 2406.3.
- D. G.C. TO PROVIDE FIRE BLOCKING AS REQUIRED PER CODE.
- E. G.C. SHALL PROVIDE ALL APPROPRIATE BACKING AS REQUIRED FOR ACCESSORIES AND OTHER MISCELLANEOUS ITEMS.
- F. G.C. TO COORDINATE INSTALLATION OF ALL UTILITIES W/ RESPECTIVE SUPPLIERS/SUBCONTRACTORS PRIOR TO CONSTRUCTION. TYPICAL.
- G. ALL DIMENSION LINES TO THE FACE OF FRAMING. U.N.O.

WALL LEGEND

- (E) WALL TO REMAIN
- (N) FULL HEIGHT WALL/PARTITION
- 60M INDICATES 60 MIN. FIRE RATED WALL ASSEMBLY. SEE CODE PLAN FOR FULL EXTENT. REFER TO DOOR SCHEDULE FOR DOOR RATING

FLOOR PLAN KEYNOTES:

- 1 (N) LANDSCAPING, SEE CIVIL
- 2 (N) STOREFRONT ENTRY W/ SCHOOL GUARD GLASS
- 3 TV LOCATION - O.F.C.I. - PROVIDE BLOCKING
- 4 (N) ADA COMPLIANT BATHROOM AND PLUMBING FIXTURES.
- 5 (N) SINK AND LOWER CASEWORK
- 6 (N) 4' x 9' WHITE BOARD - SEE SPEC
- 7 (N) SYSTEM FURNITURE, OFOI
- 8 NOT USED
- 9 SCHOOL GUARD GLASS STOREFRONT
- 10 (N) SIDEWALK FOR NEW MAIN ENTRANCE - SEE CIVIL
- 11 NOT USED
- 12 (N) STAFF MAILBOX W/ SHELVING ON EITHER SIDE
- 13 (N) STRUCTURAL COLUMNS AND FOOTINGS, SEE STRUCTURAL
- 14 (N) INTERIOR SLAB ON GRADE, SEE STRUCTURAL
- 15 NOT USED
- 16 LIMITS OF (N) ENTRY CANOPY ABOVE - SEE STRUCTURAL
- 17 (N) PRIVACY CURTAINS
- 18 (N) RELITE
- 19 (N) EXTERIOR ENVELOPE: SHEATHING, WEATHER BARRIER, BRICK VENEER
- 20 (N) GRAVEL SUMP, SEE DETAIL
- 21 (N) CLT BENCH
- 22 (N) MAILBOX STORAGE SHELVES
- 23 (N) 4" STEEL DRAINAGE GRATE ACROSS SIDEWALK
- 24 (N) FIRE DEPT. KNOX BOX, BASIS OF DESIGN: FAAC INTERNATIONAL, FLB100

1 ENLARGED FLOOR PLAN - NEW OFFICE ENTRY
A1.2 1/4" = 1'-0"



revisions	

phase	100% CD
date	03/27/2020
project	P-2450-19

ENLARGED FLOOR PLAN - NEW OFFICE ENTRY

A1.2

ROOF PLAN GENERAL NOTES:

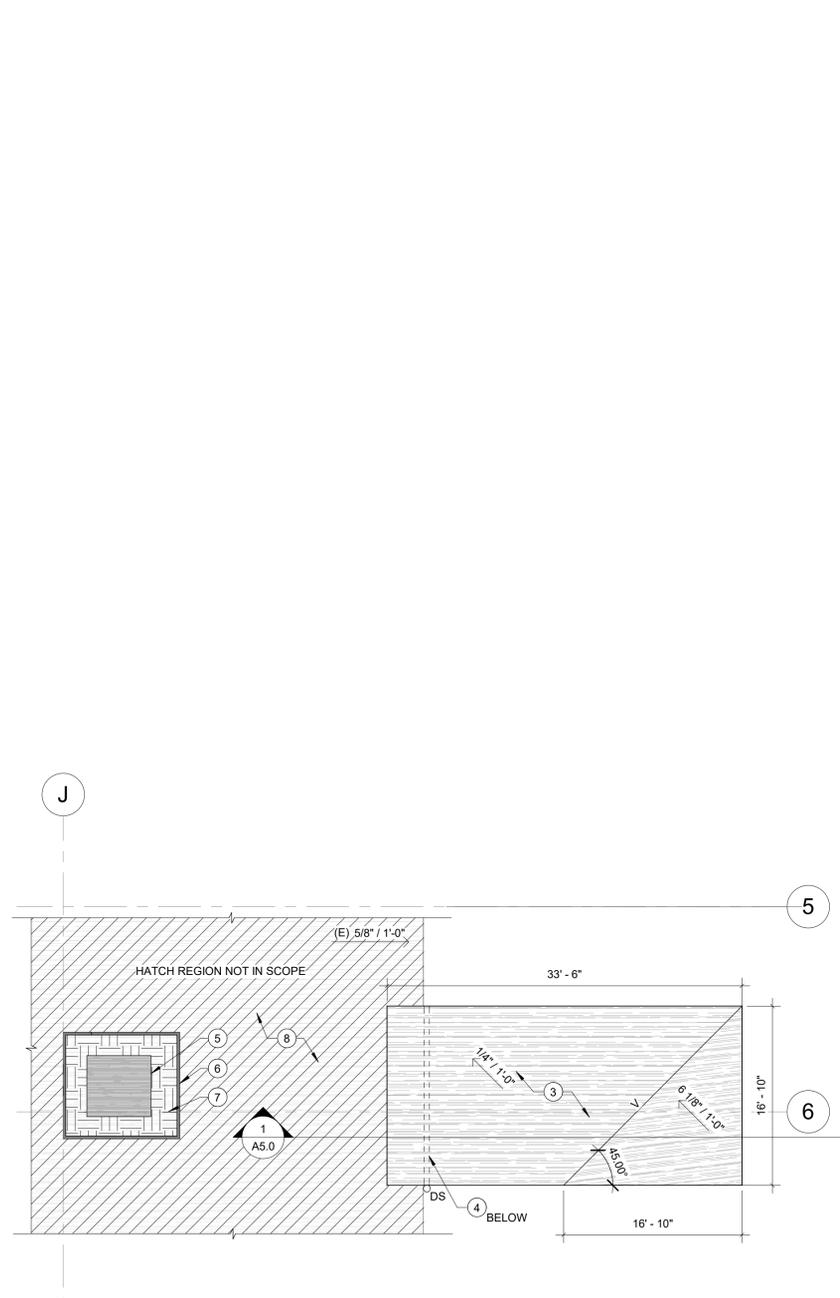
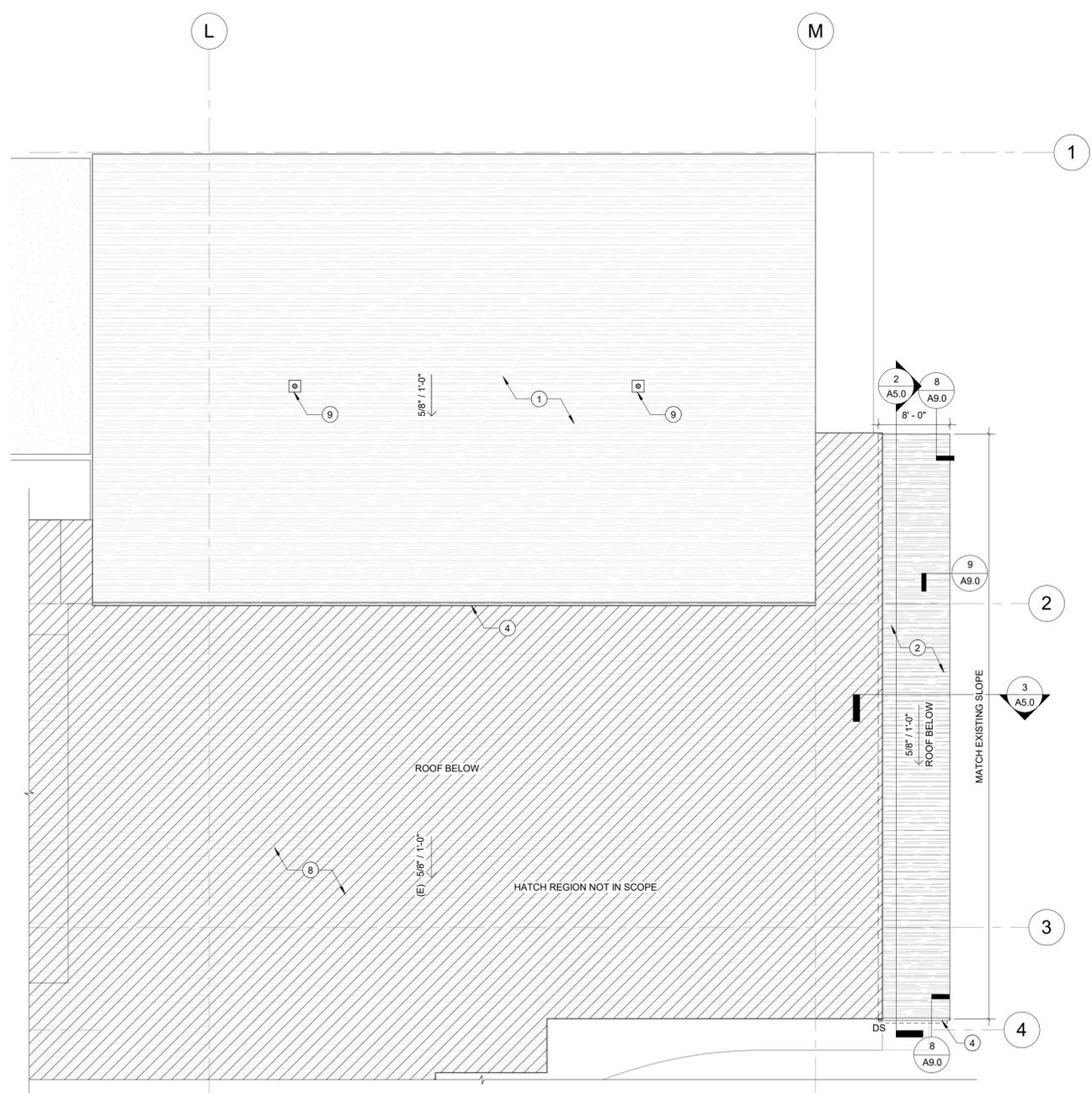
- A. DEMO (E) ROOFING DOWN TO SHEATHING WHERE ROOF REPLACEMENT OCCURS
- B. REPLACE (E) SHEATHING WHERE SIGNS OF WATER DAMAGE ARE VISIBLE. CONSULT WITH ENGINEER WHEN SIGNS OF WATER DAMAGE ARE PRESENT.

FLOOR PLAN KEYNOTES:

- ① (N) BUILT-UP ROOF PER SPECIFICATION.
- ② (N) ROOF CANOPY OVER RAMP, TPO ROOFING PER SPECIFICATION.
- ③ (N) ENTRY CANOPY, TPO ROOFING PER SPECIFICATION.
- ④ (N) CONTINUOUS GUTTER AND DOWNSPOUTS
- ⑤ (N) ROOFTOP MECHANICAL UNIT AND ROOF CURB, SEE MECH.
- ⑥ (N) MECH. UNIT SCREEN: BASIS OF DESIGN - CITYSCAPES, ENVISOR, ALUMINUM 7.2 RIB VERTICAL - COLOR BY ARCH
- ⑦ (N) ROOF WALKING PAD
- ⑧ (E) ASPHALTIC BUILT UP ROOF WITH GRANULAR SHEET CAP
- ⑨ (N) FALL PROTECTION ANCHOR TO BE DESIGN BUILD PER CONTRACTOR. ANCHORS SHALL COMPLY W/ OSHA 1926.502 FALL PROTECTION SYSTEMS AND CRITERIA AND PRACTICES

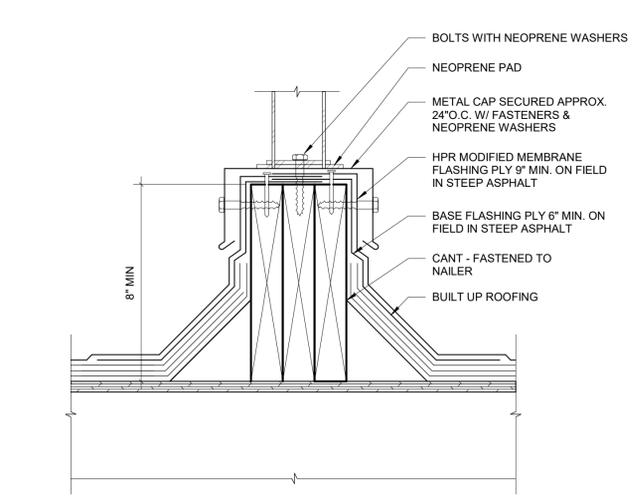
ROOF PLAN LEGEND

- SLOPE DIRECTION OF SLOPE ALONG ROOF (ARROW POINTS DOWN)
- R RIDGE
- V VALLEY
- 2 1/4" ROOF ELEVATION AT TOP OF TAPERED RIGID INSULATION FROM TOP OF ROOF DECK (DOES NOT INCLUDE COVER BOARD)
- MECHANICAL PIPE
- NEW MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
- DS DOWNSPOUT
- RD ROOF DRAIN AND OVERFLOW DRAIN
- WALK-PAD, SEE SPECIFICATIONS
- ⊗ FALL PROTECTION ANCHOR

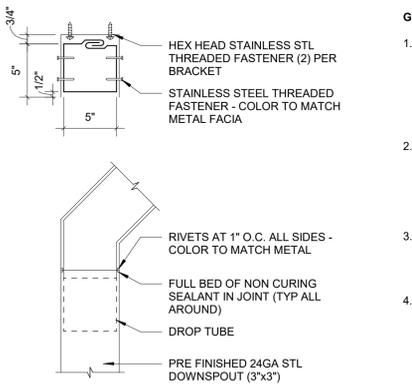


1 ROOF PLAN - GYMNASIUM
A1.3 1/8" = 1'-0"

2 ROOF PLAN - CANOPY
A1.3 1/8" = 1'-0"



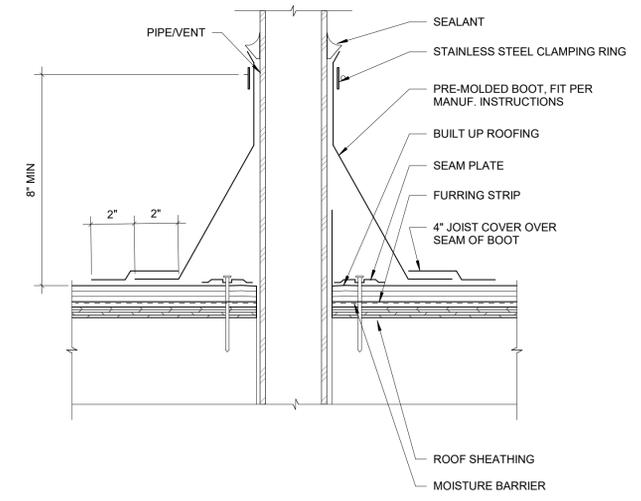
3 BUILT UP ROOF SUPPORT
A1.3 3" = 1'-0"



4 GUTTER AND DOWNSPOUT DETAIL
A1.3 1 1/2" = 1'-0"

GENERAL GUTTER NOTES:

1. GUTTER JOINTS - JOIN ADJACENT PIECES OF GUTTER USING "BUTT JOINTS" WITH CONCEALED PREFINISHED 24 GA GALV STL SPLICE PLATE SET SPLICE PLATE IN BED OF NON CURING SEALANT AND SECURE WITH RIVETS. COLOR OF RIVETS TO MATCH METAL. CLEAN SEALANT OVER RUN FROM EXPOSED SURFACE OF GUTTER.
2. GUTTER INSIDE/OUTSIDE CORNERS - PREFABRICATE CORNERS W/ 2" LEGS. NEATLY MITER, SEAL LAP AND RIVET CORNER JOINTS. COLOR OF RIVETS TO MATCH METAL. CLEAN SEALANT OVER RUN FROM EXPOSED SURFACE OF GUTTER.
3. GUTTER EXPANSION JOINTS - CONSTRUCT USING "BUTT TYPE" JOINT AT LOCATIONS INDICATED. REFER TO SMANCA ARCHITECTURAL SHEET METAL MANUAL FOR APPROVED DESIGN.
4. DOWNSPOUTS - FORM USING CONTINUOUS LOCK SEAM. JOIN USING OVER LAP JOINTS IN THE DIRECTION OF WATER FLOW. SECURE JOINT USING STAINLESS STL THREADED FASTENERS W/ HEAD COLOR MATCHED TO METAL. NEATLY MITER ALL ELLS TO RETURN DOWNSPOUT UNDER SOFFIT FROM ROOF EAVES TO EXTERIOR WALL(S). SLOPE DOWNSPOUT AT 1/2" UNDER SOFFIT.
5. DOWNSPOUT BRACKETS - HEM ALL CUT EDGES WHERE EXPOSED ALONG DOWNSPOUTS. PROVIDE BRACKETS AT 4' O.C. (3 MIN, PER DOWNSPOUT).
6. COLOR TO BE SELECTED BY ARCH.



5 THRU PIPE PENETRATION
A1.3 3" = 1'-0"

3/27/2020 4:19:01 PM C:\Users\jacobzander\Documents\P2450_HOLCOMB_ARCH_jacobzander.rvt

revisions	phase	date	project
	100% CD	03/27/2020	P-2450-19



PLAN GENERAL NOTES:

- A. REFER TO ARCHITECTURAL FLOOR PLAN FOR ADDITIONAL DIMENSIONS.
- B. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL SPECIFICATIONS, DUCTWORK, DUCT PENETRATIONS, EXHAUST FAN REQUIREMENTS.
- C. ALL DIMENSIONS ARE REFERENCED TO FACE OF FINISH U.O.
- D. ALL HEIGHT REFERENCES ARE TAKEN FROM DATUM-T.O.S. FOR AREA INDICATED.
- E. PROVIDE WALL BACKING FOR REINFORCEMENT AS REQUIRED.
- F. PROVIDE SOLID BLOCKING FOR ALL 'J' BOXES SUSPENDED LIGHT AND CEILING FAN FIXTURES, TELEVISION SUPPORT, ARTIFACT SHELVES AND ANY OTHER CEILING MOUNTED EQUIPMENT.
- G. ALL ACOUSTIC TILE JOINT LINES TO BE ALIGNED & COORDINATED FOR FIXTURE PLACEMENT, AVOIDING LESS THAN 1/2 OF A TILE AROUND THE PERIMETER WHEREVER POSSIBLE.
- H. PROVIDE LATERAL BRACING FOR SUSPENDED CEILINGS PER DETAIL SHEET A0.1
- I. PROVIDE WALL BRACING CONNECTIONS TO ROOF STRUCTURE SEE STRUCTURAL.
- J. ALL LIGHT FIXTURE TRIM RINGS, EXPOSED CONDUITS, 'J' BOXES, HVAC GRILLS, EMERGENCY LIGHT FIXTURES, DUPLEX OUTLETS AND FACE PLATES SHALL BE PAINTED TO MATCH THE ADJACENT FINISH U.O.
- K. ANY LIGHT NOT DIMENSIONALLY LOCATED TO BE CENTERED IN THE CEILING TILE, CEILING AREA, OR ROOM AS APPLICABLE. ALL "CAN" TYPE FIXTURES TO BE MOUNTED IN THE CENTER OF THE CEILING TILES UNLESS NOTED OTHERWISE.
- L. USE USG DRYWALL SUSPENSION FLAT SYSTEM (OR EQUAL) FOR SUSPENDED AREAS OF GYP. BD. (TYP)

REFLECTED CEILING LEGEND

CEILING MATERIAL	ACT
CEILING HEIGHT	8'-0"
ADDITIONAL NOTES	NOTES

CEILING LEGEND :

- ETR: (E) 12"x12" CEILING TILE TO REMAIN
- ACT1: (N) 2'x4' SUSPENDED ACOUSTICAL TILE CEILING
- ACT2: (N) 2'x2' DIRECT APPLIED CEILING TILE OVER (N) 1x FURRING STRIPS @ 24" O.C. BASIS OF DESIGN: ROCKFON ALASKA
- GYP1: (N) GYPSUM BOARD CEILING
- ETR: (E) GYPSUM BOARD CEILING TO REMAIN

HVAC REGISTERS - SEE MECHANICAL

CEILING HEIGHT

VAR VARIES

CEILING FINISH NOTES

1. TIGHT TO STRUCTURE
2. INSTALL SOFFIT TIGHT TO BOTTOM OF MECH. PIPING
3. INSTALL R-49 BATT INSULATION BETWEEN (E) ROOF JOISTS
4. INSTALL (N) 1X4 FURRING STRIPS @ 2' O.C. TO (E) CEILING JOISTS AND INSTALL PRE-FINISHED HEMMED ANGLE MOULDING 7/8"x7/8" ALONG CEILING PERIMETER WHEREVER ACT2 OCCURS
5. PAINT (E) WD BEAMS P-3

RCP PLAN KEYNOTES: (SOME KEYNOTES MAY NOT APPLY TO VIEW)

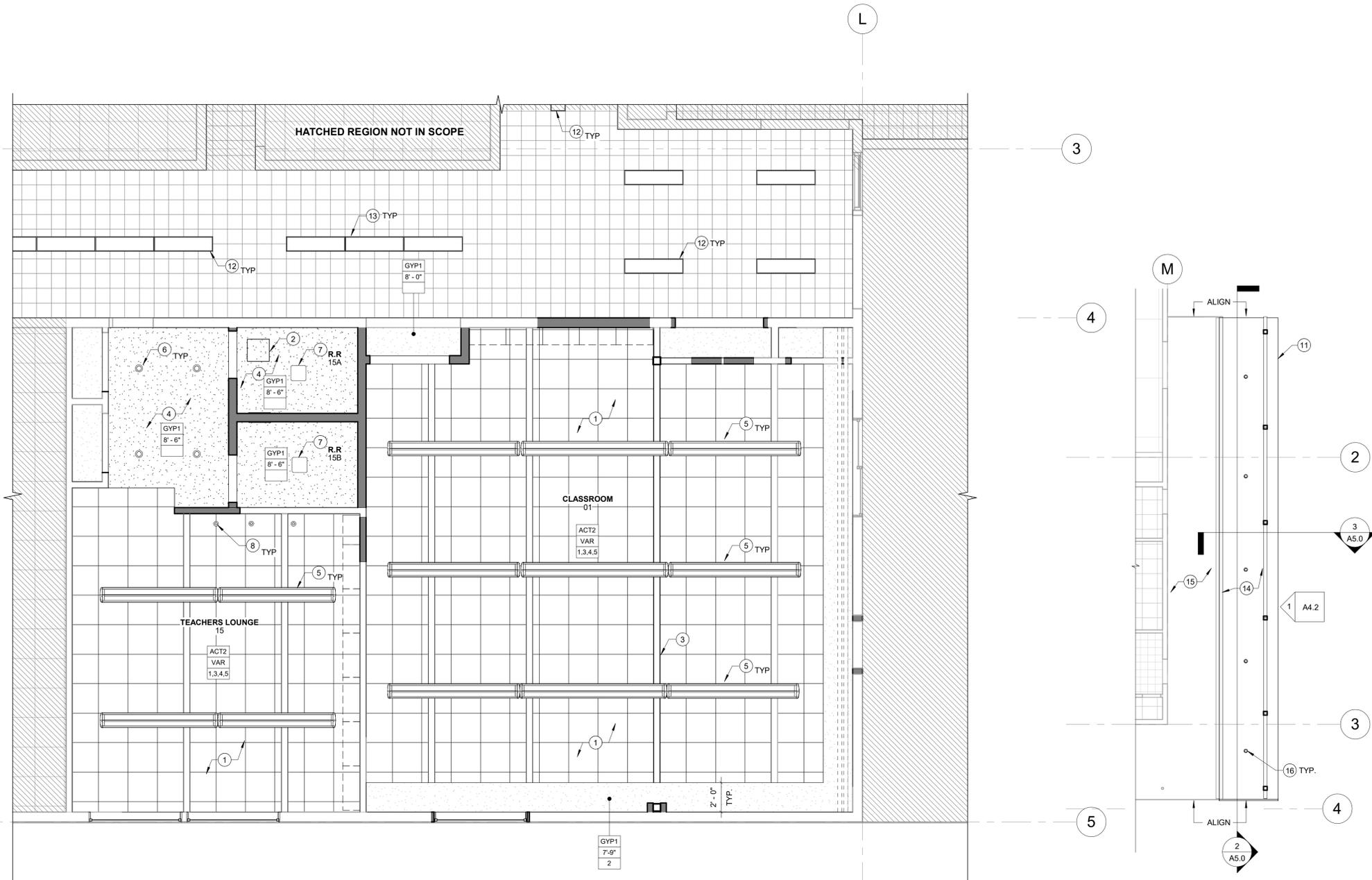
- 1 (N) 24"x24" CEILING TILES, INSTALL TO SLOPED STRUCTURE
- 2 (N) CEILING ACCESS HATCH
- 3 (N) BEAM/HEADER - SEE STRUCTURAL
- 4 (N) FRAMED GYPSUM CEILING
- 5 (N) LED LINEAR PENDANT LIGHT
- 6 (N) LED CAN LIGHT
- 7 (N) EXHAUST FAN/LIGHT COMBO
- 8 (N) UNDER CABINETRY LIGHTING
- 9 RECONFIGURE (E) LIGHTING
- 10 (N) GYPSUM SOFFIT
- 11 EXTENT OF NEW CANOPY, SEE STRUCTURAL DRAWINGS
- 12 (N) LED LINEAR SURFACE MOUNTED LIGHT, TYP. THROUGHOUT CORRIDORS
- 13 PATCH (E) 12x12 CEILING TILES WHERE (E) LIGHT FIXTURES WERE DEMOLISHED
- 14 (N) CLT PANEL, STAIN/SEAL CLEAR
- 15 (E) CANOPY SOFFIT AND STRUCTURE TO BE PAINTED
- 16 (N) LED CANOPY LIGHTING

revisions

phase 100% CD
date 03/27/2020
project P-2450-19

RCP - NEW
CLASSROOM

A2.1

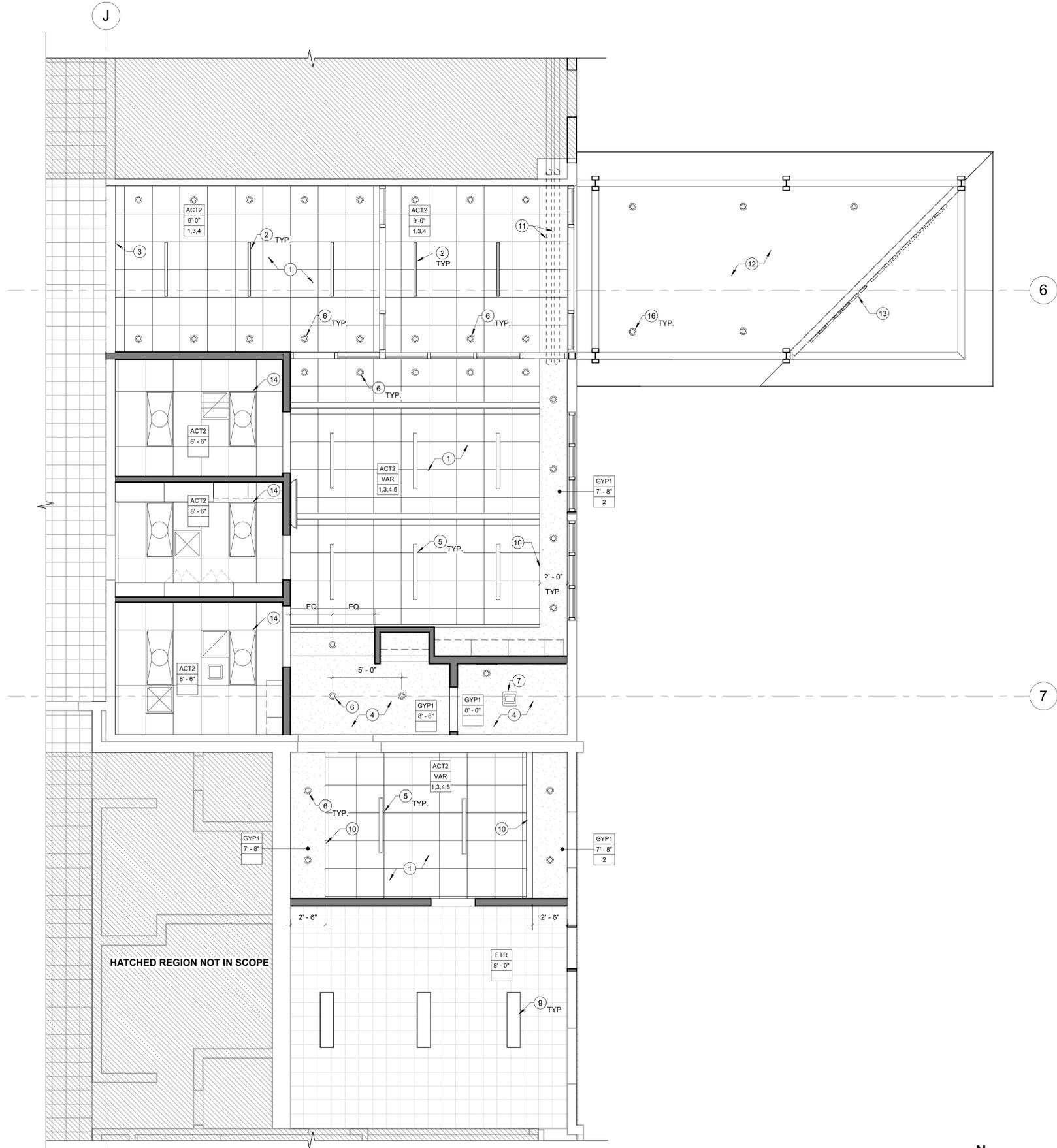


1
A2.1 ENLARGED RCP - (N) CLASSROOM
1/4" = 1'-0"

2
A2.1 RCP AT RAMP
1/8" = 1'-0"

3/27/2020 4:19:07 PM
 C:\Users\jacobzander\Documents\P2450_HOLCOMB_ARCH_jacobzander.rvt

1 RCP NEW OFFICE
 A2.2 1/4" = 1'-0"



PLAN GENERAL NOTES:

- A. REFER TO ARCHITECTURAL FLOOR PLAN FOR ADDITIONAL DIMENSIONS.
- B. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL SPECIFICATIONS, DUCTWORK, DUCT PENETRATIONS, EXHAUST FAN REQUIREMENTS.
- C. ALL DIMENSIONS ARE REFERENCED TO FACE OF FINISH U.N.O.
- D. ALL HEIGHT REFERENCES ARE TAKEN FROM DATUM-T.O.S. FOR AREA INDICATED.
- E. PROVIDE WALL BACKING FOR REINFORCEMENT AS REQUIRED.
- F. PROVIDE SOLID BLOCKING FOR ALL 'J' BOXES SUSPENDED LIGHT AND CEILING FAN FIXTURES, TELEVISION SUPPORT, ARTIFACT SHELVES AND ANY OTHER CEILING MOUNTED EQUIPMENT.
- G. ALL ACOUSTIC TILE JOINT LINES TO BE ALIGNED & COORDINATED FOR FIXTURE PLACEMENT, AVOIDING LESS THAN 1/2 OF A TILE AROUND THE PERIMETER WHEREVER POSSIBLE.
- H. PROVIDE LATERAL BRACING FOR SUSPENDED CEILINGS PER DETAIL SHEET A0.1
- I. PROVIDE WALL BRACING CONNECTIONS TO ROOF STRUCTURE SEE STRUCTURAL.
- J. ALL LIGHT FIXTURE TRIM RINGS, EXPOSED CONDUITS, 'J' BOXES, HVAC GRILLS, EMERGENCY LIGHT FIXTURES, DUPLEX OUTLETS AND FACE PLATES SHALL BE PAINTED TO MATCH THE ADJACENT FINISH U.N.O.
- K. ANY LIGHT NOT DIMENSIONALLY LOCATED TO BE CENTERED IN THE CEILING TILE, CEILING AREA, OR ROOM AS APPLICABLE. ALL "CAN" TYPE FIXTURES TO BE MOUNTED IN THE CENTER OF THE CEILING TILES UNLESS NOTED OTHERWISE.
- L. USE USG DRYWALL SUSPENSION FLAT SYSTEM (OR EQUAL) FOR SUSPENDED AREAS OF GYP. BD. (TYP.)

REFLECTED CEILING LEGEND

CEILING MATERIAL	ACT
CEILING HEIGHT	8'-0"
ADDITIONAL NOTES	NOTES

CEILING LEGEND :

- ETR: (E) 12"x12" CEILING TILE TO REMAIN
- ACT1: (N) 2'x4' SUSPENDED ACOUSTICAL TILE CEILING
- ACT2: (N) 2'x2' DIRECT APPLIED CEILING TILE OVER (N) 1x FURRING STRIPS @ 24" O.C. BASIS OF DESIGN: ROCKFON ALASKA
- GYP1: (N) GYPSUM BOARD CEILING
- ETR: (E) GYPSUM BOARD CEILING TO REMAIN

HVAC REGISTERS - SEE MECHANICAL

CEILING HEIGHT

VAR VARIES

CEILING FINISH NOTES

1. TIGHT TO STRUCTURE
2. INSTALL SOFFIT TIGHT TO BOTTOM OF MECH. PIPING
3. INSTALL R-49 BATT INSULATION BETWEEN (E) ROOF JOISTS
4. INSTALL (N) 1X4 FURRING STRIPS @ 2' O.C. TO (E) CEILING JOISTS AND INSTALL PRE-FINISHED HEMMED ANGLE MOULDING 7/8"x7/8" ALONG CEILING PERIMETER WHEREVER ACT2 OCCURS
5. PAINT (E) WD BEAMS P-3

RCP PLAN KEYNOTES: (SOME KEYNOTES MAY NOT APPLY TO VIEW)

- 1 (N) 12"x12" CEILING TILES, ATTACH DIRECT TO STRUCTURE
- 2 (N) SURFACE MOUNTED LED BEAM LIGHT - SEE ELEC
- 3 (N) GWB BULK HEAD
- 4 (N) FRAMED GYPSUM CEILING
- 5 (N) LED LINEAR BEAM PENDANT LIGHT - SEE ELEC
- 6 (N) RECESSED LED CAN LIGHT - SEE ELEC
- 7 (N) EXHAUST FAN/LIGHT COMBO - SEE MECH&ELEC
- 8 (N) UNDER CABINETRY LIGHTING - SEE ELEC
- 9 RECONFIGURE (E) LIGHTING - SEE ELEC
- 10 (N) GYPSUM SOFFIT
- 11 (N) MECH. HOT WATER SUPPLY AND RETURN PIPING, ROUTE IN BETWEEN JOIST BAYS - SEE MECH
- 12 (N) CLT CANOPY STAINED AND SEALED
- 13 (N) SIGNAGE ATTACHED TO CANOPY STRUCTURE, BACK LIGHT RAISED METAL LETTERS
- 14 (N) 2x4 LED TROFFER
- 15 (N) LED CANOPY LIGHTING - SEE ELEC



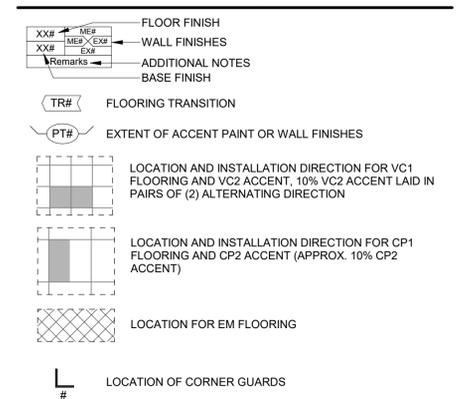
revisions

phase 100% CD
 date 03/27/2020
 project P-2450-19

RCP - NEW OFFICE

A2.2

FINISH PLAN LEGEND



ROOM FINISH NOTES

- CT1 TO 7'-0" WHERE INDICATED, EP1 ABOVE
- PROVIDE ROLLER WINDOW SHADES (RS) AT ALL WINDOWS INTERIOR AND EXTERIOR EXCLUDING VESTIBULE
- PROVIDE VINYL GRAPHIC ON VESTIBULE AND OFFICE WINDOW -JPG TO BE PROVIDED BY ARCH.
- PROVIDE TS1 FROM WALL BASE TO A HEIGHT OF 7' A.F.F. WHERE INDICATED

GENERAL FINISH NOTES

- ALL PRODUCTS ARE TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS, USING MANUFACTURERS ADHESIVES, TOOLS AND METHODS.
- REFER TO SPECIFICATIONS FOR ALL FINISH MATERIAL PRODUCT INFORMATION.
- SEE ELEVATIONS FOR ADDITIONAL FINISHES
- FOR CEILING HEIGHTS AND ADDITIONAL FINISHES SEE RCP'S COORDINATE ALL OWNER FURNISHED EQUIPMENT, ACCESSORIES, AND FURNITURE WITH OWNER.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- ALL FLOOR TRANSITIONS ARE TO OCCUR DIRECTLY BENEATH DOOR UNLESS NOTED OTHERWISE.
- ALL FLOOR TRANSITIONS ARE TO BE ADA COMPLIANT.
- PROVIDE STAINLESS STEEL TRANSITION STRIPS/REDUCERS AT ALL LOCATIONS WHERE CERAMIC TILE MEETS A DIFFERENT MATERIAL. PROVIDE RUBBER TRANSITION STRIPS/REDUCERS AT ALL OTHER LOCATIONS BETWEEN DIFFERING MATERIALS. SEE TRANSITION CALL OUTS
- REFER TO FINISH PLAN FOR LOCATION OF CORNER GUARDS. ALL CORNER GUARDS ARE TO BE INSTALLED WITH BOTTOM OF CORNER GUARD AT TOP OF WALL BASE.
- ALL GYPSUM CEILING AND SOFFITS TO BE PAINTED PT1 UNLESS OTHERWISE NOTED
- ALL HOLLOW METAL FRAMES TO BE PAINTED PT3 UNLESS OTHERWISE NOTED.
- ALL METAL ACCESS PANELS, COVER PLATES, VENTS AND GRILLES TO BE PAINTED TO MATCH THE SURFACE IT IS LOCATED ON, UNLESS PREFINISHED.
- ALL BASE CABINETS AND UPPER CABINETS ARE TO RECEIVE PL1 ON ALL EXPOSED EXTERIOR AND INTERIOR SURFACES AND WHITE MELAMINE ON ALL CONCEALED SURFACES. RUN WOOD GRAIN IN VERTICAL DIRECTIONS AND USE 0.020" THICK MATCHING VINYL EDGEBAND ON CABINET DOORS AND DRAWERS.
- ALL COUNTERTOPS ARE TO BE SS1 W/ BACKSPASHES TO MATCH.
- PAINT VISIBLE PORTION OF INSIDE OF DUCT WORK FLAT BLACK.
- PAIN SHEEN - WALL: EGGHELL, CEILING: SATIN, TRIM & DOOR FRAMES: SEMI-GLOSS

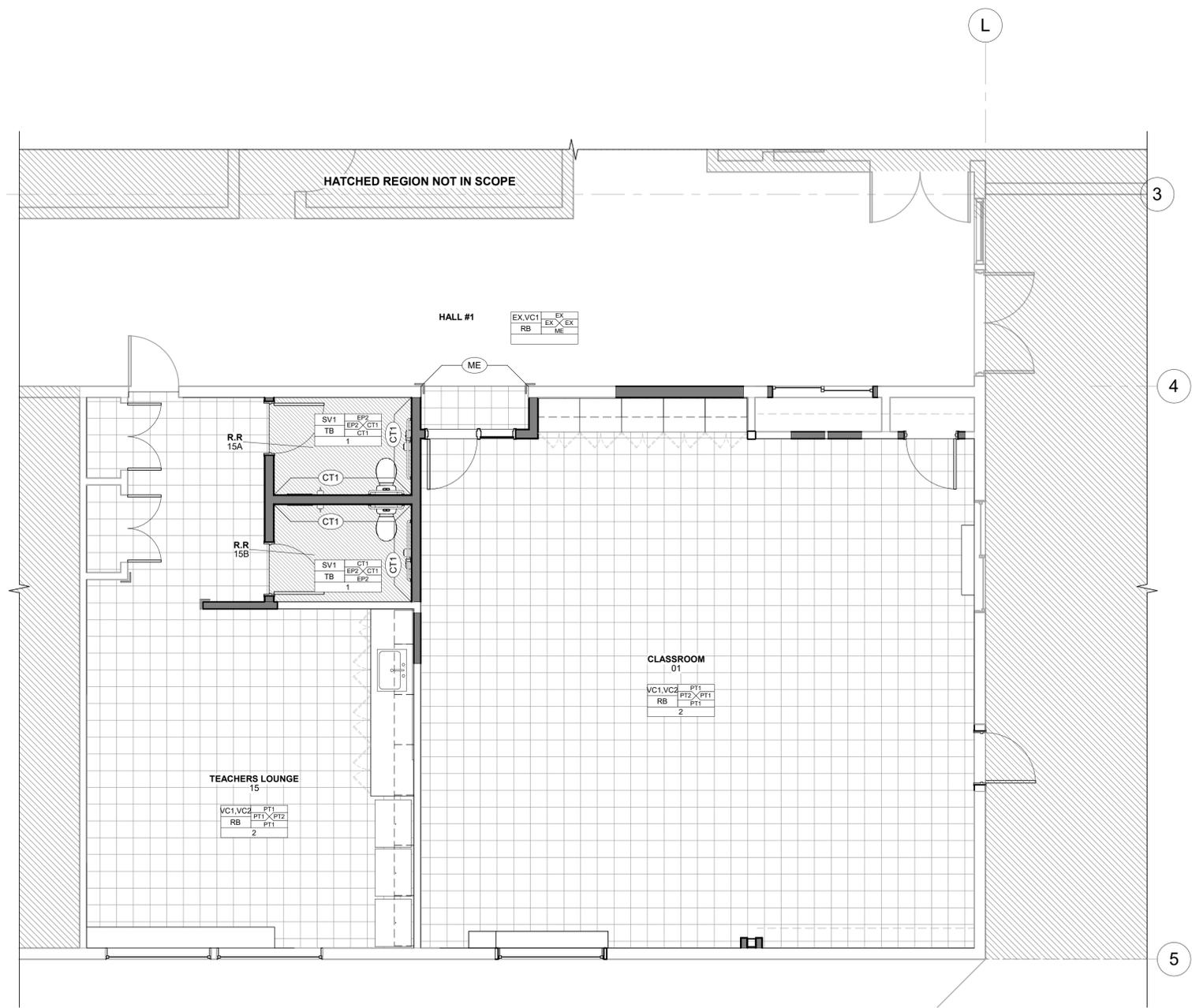
ROOM FINISH ABBREVIATIONS

FLOORING	
EX	EXISTING TO REMAIN
ME	MATCH EXISTING
EM	ENTRY/ WALK OFF MAT
CP1	CONNEXUS, SUPER NOP 52, COLOR STERLING CARPET TILE - MANNINGTON, TRANSMIT EXCHANGE 2, COLOR: ROTARY 13146, SIZE 2' x 2'
CP2	CARPET TILE ACCENT - MANNINGTON, TRANSMIT EXCHANGE 2, COLOR: REQUEST 33652, ACCENT TILE TO BE CUT DOWN TO 2' x 1' ALTERNATING DIRECTION, ACCENT TO BE APPROXIMATELY 10% OF TOTAL FLOOR AREA - PAIR 2 TOGETHER.
SV1	SHEET VINYL ARMSTRONG, COLORART MEDINTONE, COLOR: DEEP GRAY H5302
VC1	VINYL COMP. TILE FLOORING ARMSTRONG, STANDARD EXCELON IMPERIAL TEXTURE, COLOR: STERLING 51904
VC2	VINYL COMP. TILE FLOORING ACCENT - ARMSTRONG, STANDARD EXCELON IMPERIAL TEXTURE, COLOR: SERENE BLUE 51882, ACCENT TILE TO BE SET IN PAIRS OF (2) TILES, ALTERNATING DIRECTION, ACCENT TO BE APPROXIMATELY 10% OF TOTAL FLOOR AREA - PAIR 2 TOGETHER.
CASEWORK	
PL1	WILSONART, MANITOBA MAPLE 7911-60
PL2	WILSONART, NIGHTFALL 5023K-19, LENO WEAVE FINISH
SS1	SOLID SURFACE - CORIAN, COLOR: MINERAL
BASE	
RB1	RUBBER BASE ROPPE, TRADITIONAL VINYL 1/8", COLOR: BLACK BROWN 193, 4" COVE BASE
TB1	TILE BASE - DALTILE, MODERN DIMENSIONS, WALL BULLNOSE S-4489, COLOR: ARCTIC WHITE 0190
WALLS	
EX	EXISTING TO REMAIN
ME	MATCH EXISTING
PT1	PAINT - SHERWIN WILLIAMS, COLOR: GREEK VILLA SW7551
PT2	ACCENT PAINT COLOR - SHERWIN WILLIAMS, COLOR: NOTABLE HUE SW 6521
PT3	ACCENT PAINT COLOR - SHERWIN WILLIAMS, COLOR: DENIM SW 6523
EP1	EPOXY PAINT - COLOR TO MATCH PT1
EP2	EPOXY PAINT - COLOR TO MATCH PT2
CT1	CERAMIC TILE - DALTILE, MODERN DIMENSIONS, 4-1/4" x 12-3/4", COLOR: ARCTIC WHITE 0190, GROUT: LATICRETE, COLOR: MIDNIGHT BLACK 22
FRP	CRANE COMPOSITES, GLASBORD, PEBBLED EMBOSSED FINISH, CLASS A FIRE RATING, PEARL GRAY (48)
MISC.	
T	TEMPERED GLASS
SG	SCHOOL GUARD GLASS
MR	MIRROR - 2' x 3', CLEAR ALUMINUM CHANNEL FRAME
RS	MANUAL ROLLER SHADE
TS1	MECHOSHADE, THERMOVELL, 5% OPEN, COLOR: GREY 1313
TR1	TACKABLE SURFACE - PANEL: LAMVIN, SOFT-TONE, COLOR: TBD; VINYL FABRIC - MAHARAM, FORAGE, COLOR: TBD
TR1	TRANSITION PROFILE 1 (VCT TO CARPET)
VG	JOHNSONITE SLT-XXX-A VINYL WINDOW GRAPHICS, .JPG TO BE PROVIDED BY ARCHITECT

revisions	
phase	100% CD
date	03/27/2020
project	P-2450-19

FINISH PLAN - NEW OFFICE

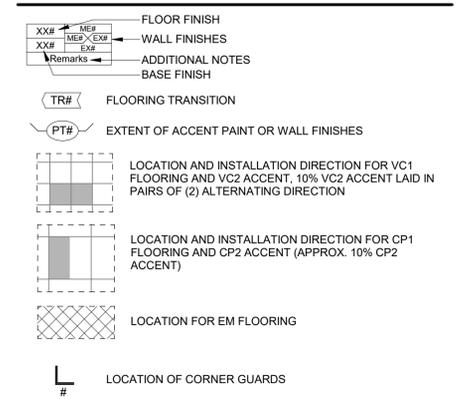
A3.1



1 FINISH FLOOR PLAN - NEW CLASSROOM
A3.1 1/4" = 1'-0"



FINISH PLAN LEGEND



ROOM FINISH NOTES

1. CT1 TO 7'-0" WHERE INDICATED, EP1 ABOVE
2. PROVIDE ROLLER WINDOW SHADES (RS) AT ALL WINDOWS INTERIOR AND EXTERIOR EXCLUDING VESTIBULE
3. PROVIDE VINYL GRAPHIC ON VESTIBULE AND OFFICE WINDOW -JPG TO BE PROVIDED BY ARCH.
4. PROVIDE TS1 FROM WALL BASE TO A HEIGHT OF 7' A.F.F. WHERE INDICATED

GENERAL FINISH NOTES

- A. ALL PRODUCTS ARE TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS, USING MANUFACTURERS ADHESIVES, TOOLS AND METHODS.
- B. REFER TO SPECIFICATIONS FOR ALL FINISH MATERIAL PRODUCT INFORMATION.
- C. SEE ELEVATIONS FOR ADDITIONAL FINISHES
- D. FOR CEILING HEIGHTS AND ADDITIONAL FINISHES SEE RCP'S
- E. COORDINATE ALL OWNER FURNISHED EQUIPMENT, ACCESSORIES, AND FURNITURE WITH OWNER.
- F. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- G. ALL FLOOR TRANSITIONS ARE TO OCCUR DIRECTLY BENEATH DOOR UNLESS NOTED OTHERWISE.
- H. ALL FLOOR TRANSITIONS ARE TO BE ADA COMPLIANT.
- I. PROVIDE STAINLESS STEEL TRANSITION STRIPS/REDUCERS AT ALL LOCATIONS WHERE CERAMIC TILE MEETS A DIFFERENT MATERIAL. PROVIDE RUBBER TRANSITIONS STRIPS/REDUCERS AT ALL OTHER LOCATIONS BETWEEN DIFFERING MATERIALS. SEE TRANSITION CALL OUTS.
- J. REFER TO FINISH PLAN FOR LOCATION OF CORNER GUARDS. ALL CORNER GUARDS ARE TO BE INSTALLED WITH BOTTOM OF CORNER GUARD AT TOP OF WALL BASE.
- K. ALL GYPSUM CEILING AND SOFFITS TO BE PAINTED PT1 UNLESS OTHERWISE NOTED.
- L. ALL HOLLOW METAL FRAMES TO BE PAINTED PT3 UNLESS OTHERWISE NOTED.
- M. ALL METAL ACCESS PANELS, COVER PLATES, VENTS AND GRILLES TO BE PAINTED TO MATCH THE SURFACE IT IS LOCATED ON, UNLESS PREFINISHED.
- N. ALL BASE CABINETS AND UPPER CABINETS ARE TO RECEIVE PL1 ON ALL EXPOSED EXTERIOR AND INTERIOR SURFACES AND WHITE MELAMINE ON ALL CONCEALED SURFACES. RUN WOOD GRAIN IN VERTICAL DIRECTIONS AND USE 0.020" THICK MATCHING VINYL EDGE BAND ON CABINET DOORS AND DRAWERS.
- O. ALL COUNTERTOPS ARE TO BE SS1 W/ BACKSPASHES TO MATCH.
- P. PAINT VISIBLE PORTION OF INSIDE OF DUCT WORK FLAT BLACK.
- Q. PAINT SHEEN - WALL: EGG SHELL, CEILING: SATIN, TRIM & DOOR FRAMES: SEMI-GLOSS

ROOM FINISH ABBREVIATIONS

FLOORING	
EX	EXISTING TO REMAIN
ME	MATCH EXISTING
EM	ENTRY/WALK OFF MAT
CON	CONNEXUS, SUPER NOP 52, COLOR: STERLING
CP1	CARPET TILE - MANNINGTON, TRANSMIT EXCHANGE 2, COLOR: ROTARY 13146, SIZE 2' x 2'
CP2	CARPET TILE ACCENT - MANNINGTON, TRANSMIT EXCHANGE 2, COLOR: REQUEST 38652, ACCENT TILE TO BE CUT DOWN TO 2' x 1' ALTERNATING DIRECTION, ACCENT TO BE APPROXIMATELY 10% OF TOTAL FLOOR AREA - PAIR 2 TOGETHER.
SV1	SHEET VINYL ARMSTRONG, COLOR: ART MEDINTONE, COLOR: DEEP GRAY H302
VC1	VINYL COMP. TILE FLOORING ARMSTRONG, STANDARD EXCELRON IMPERIAL TEXTURE, COLOR: STERLING 51904
VC2	VINYL COMP. TILE FLOORING ACCENT - ARMSTRONG, STANDARD EXCELRON IMPERIAL TEXTURE, COLOR: SERENE BLUE 51882, ACCENT TILE TO BE SET IN PAIRS OF (2) TILES, ALTERNATING DIRECTION, ACCENT TO BE APPROXIMATELY 10% OF TOTAL FLOOR AREA - PAIR 2 TOGETHER.

CASEWORK	
PL1	WILSONART, MANITOBA MAPLE 7911-60
PL2	WILSONART, NIGHTFALL 5023K-19, LENO WEAVE FINISH
SS1	SOLID SURFACE - CORIAN, COLOR: MINERAL

BASE	
RB1	RUBBER BASE ROPPE, TRADITIONAL VINYL 1/8", COLOR: BLACK BROWN 193, 4" COVE BASE
TB1	TILE BASE - DAL TILE, MODERN DIMENSIONS, WALL BULLNOSE S-4489, COLOR: ARCTIC WHITE 0190

WALLS	
EX	EXISTING TO REMAIN
ME	MATCH EXISTING
PT1	PAINT - SHERWIN WILLIAMS, COLOR: GREEK VILLA SW7551
PT2	ACCENT PAINT COLOR - SHERWIN WILLIAMS, COLOR: NOTABLE HUE SW 6521
PT3	ACCENT PAINT COLOR - SHERWIN WILLIAMS, COLOR: DENIM SW 6523
EP1	EPOXY PAINT - COLOR TO MATCH PT1
EP2	EPOXY PAINT - COLOR TO MATCH PT2
CT1	CERAMIC TILE - DAL TILE, MODERN DIMENSIONS, 4-1/4" x 12-3/4", COLOR: ARCTIC WHITE 0190, GROUT: LATICRETE, COLOR: MIDNIGHT BLACK 22
FRP	CRANE COMPOSITES, GLASBORD, PEBBLED EMBOSSED FINISH, CLASS A FIRE RATING, PEARL GRAY (48)

MISC.	
T	TEMPERED GLASS
SG	SCHOOL GUARD GLASS
MR	MIRROR - 2' x 3', CLEAR ALUMINUM CHANNEL FRAME
RS	MANUAL ROLLER SHADE
MECH	MECHOSHADE, THERMOVEIL, 5% OPEN, COLOR: GREY 1313
TS1	TACKABLE SURFACE - PANEL: LAMVIN, SOFT-TONE, COLOR: TBD; VINYL FABRIC - MAHARAM, FORAGE, COLOR: TBD
TR1	TRANSITION PROFILE 1 (VCT TO CARPET)
JOHNS	JOHNSONITE SLT-XXXXA
VG	VINYL WINDOW GRAPHICS, .JPG TO BE PROVIDED BY ARCHITECT

1 FINISH FLOOR PLAN - NEW OFFICE ENTRY
A3.2 1/4" = 1'-0"

revisions	
phase	100% CD
date	03/27/2020
project	P-2450-19

3/27/2020 4:18:11 PM C:\Users\jacobzander\Documents\P2450_HOLCOMB_ARCH\jacobzander.rvt



PLAN KEYNOTES: (SOME KEYNOTES MAY NOT APPLY TO VIEW)

- 1 (N) BACKLIT STAINLESS STEEL LETTERS - SEE SPEC
- 2 EXTERIOR RECESSED LIGHTING PER PLAN
- 3 (N) STOREFRONT WINDOW SYSTEM W/ SCHOOL GUARD GLASS
- 4 (N) WOOD BENCH - 3-1/8"x15" EXTERIOR GRADE GLULAM OVER 6" CONCRETE STUB WALL W/ BOARD FORM TEXTURE
- 5 INFILL (E) AC OPENING W/ SALVAGED BRICK - KEY IN INFILL.
- 6 (N) EXTERIOR SCONCE LIGHTING
- 7 (N) CODE COMPLIANT RAMP WITH LANDINGS
- 8 (N) COLUMNS - PAINT TO MATCH (N) METAL SIDING
- 9 (N) EXTERIOR CANOPY - SEAL/STAIN CLT CLEAR
- 10 (N) CLASSROOM EXIT DOOR - PAINT P2

SIDING SCHEDULE X

PROVIDE ARCHITECT SAMPLES FOR FINAL COLOR/FINISH SELECTIONS & APPROVAL

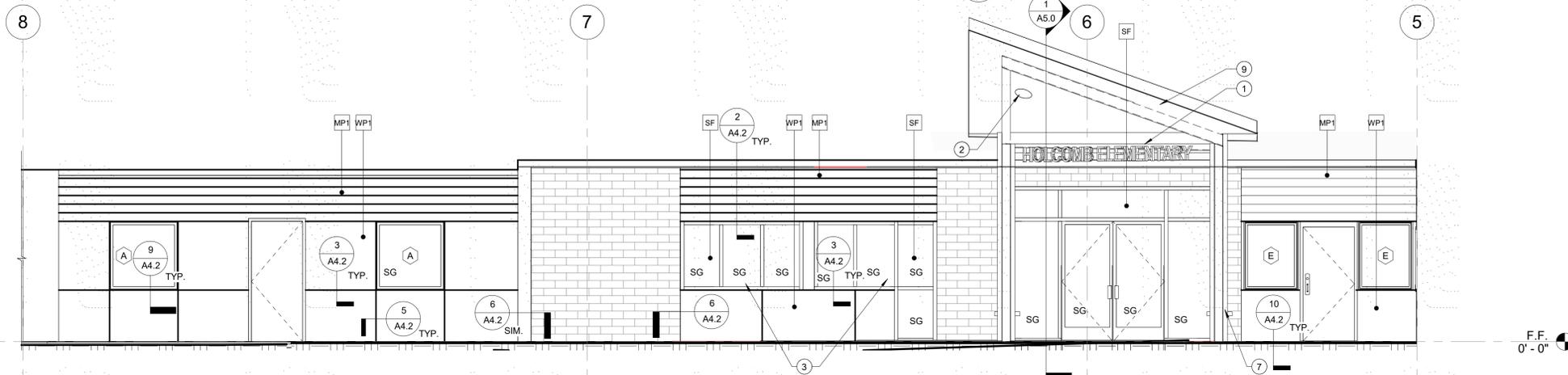
- EX1 EXISTING TO REMAIN
- MP1 METAL SALES EM15-126 CONCEALED FASTENER WALL PANEL - 24GA - COLOR TAHOE BLUE (W71) OR APPROVED
- MP2 METAL FLASHING COVER OVER (E) BEAM. SEE DETAIL METAL SALES - 26 GA, DARK BROWN (44)
- WP1 (N) CEMENTIOUS SIDING PANELS JAMES HARDIE H25 REVEAL PANEL AND ASSESORIES. COLOR BY ARCH - SEE SPEC
- SF ALUMINUM STOREFRONT - SEE SPEC
- SG SCHOOL GUARD GLASS

GENERAL FINISH NOTES

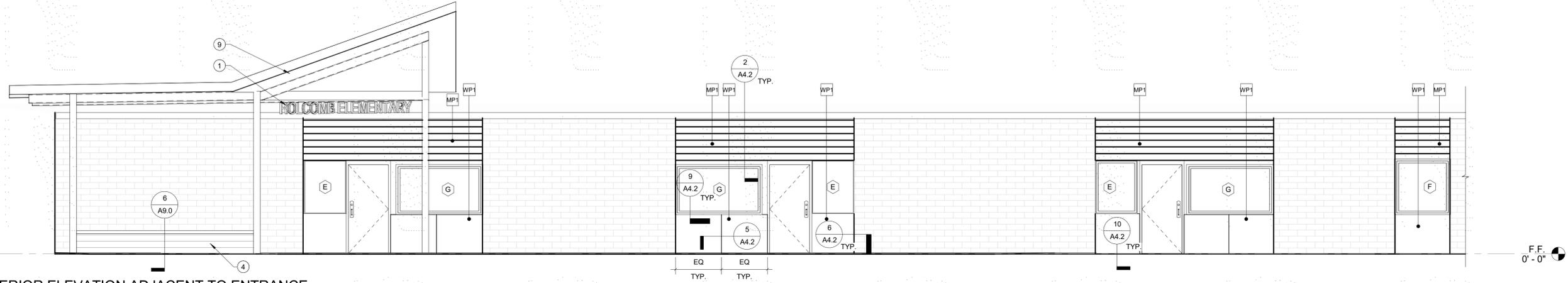
- A. ALL PRODUCTS ARE TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS, USING MANUFACTURERS ADHESIVES, TOOLS AND METHODS
- B. REFER TO SPECIFICATIONS FOR ALL FINISH MATERIAL PRODUCT INFORMATION
- C. SEE INTERIOR ELEVATIONS FOR ADDITIONAL FINISHES
- D. COORDINATE ALL OWNER FURNISHED EQUIPMENT, ACCESSORIES, AND FURNITURE WITH OWNER
- E. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.

1 EXTERIOR ELEVATION PERP TO CANOPY (SHOWN FOR REFERENCE)
A4.1 1/4" = 1'-0"

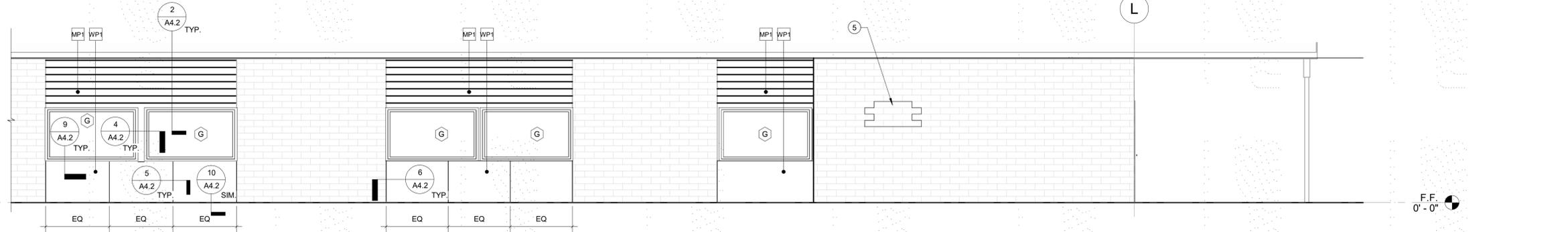
2 CANOPY PERSPECTIVE (SHOWN FOR REFERENCE)
A4.1



3 EXTERIOR ELEVATION AT NEW ENTRANCE
A4.1 1/4" = 1'-0"



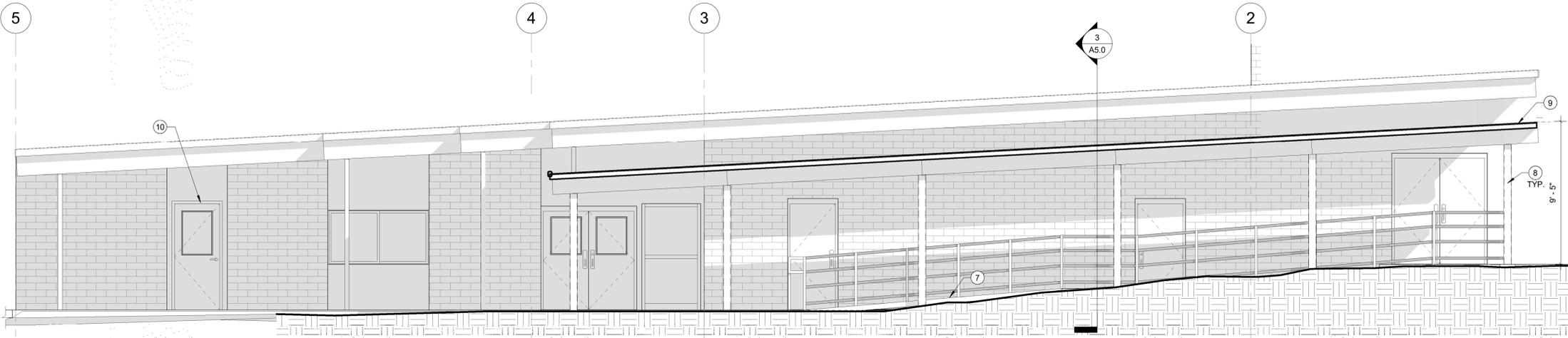
4 EXTERIOR ELEVATION ADJACENT TO ENTRANCE
A4.1 1/4" = 1'-0"



5 EXTERIOR ELEVATION ADJACENT TO ENTRANCE CONTINUED
A4.1 1/4" = 1'-0"

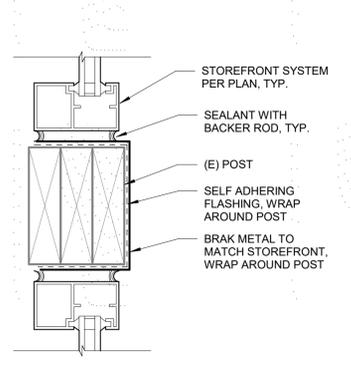
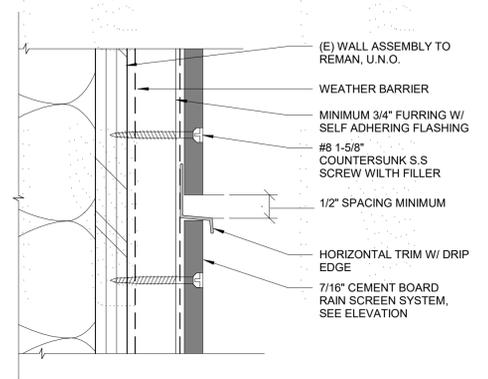
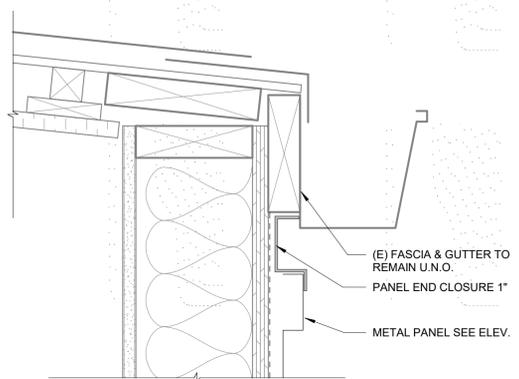


revisions	
phase	100% CD
date	03/27/2020
project	P-2450-19



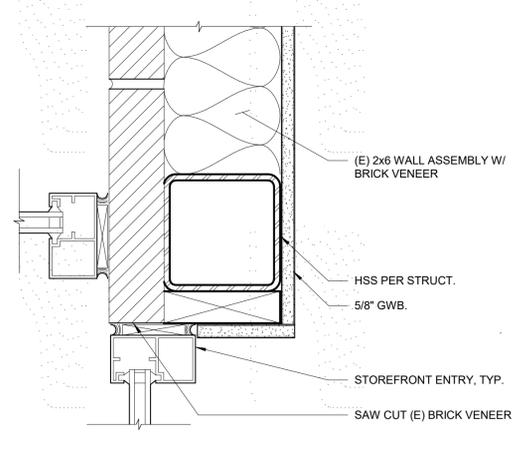
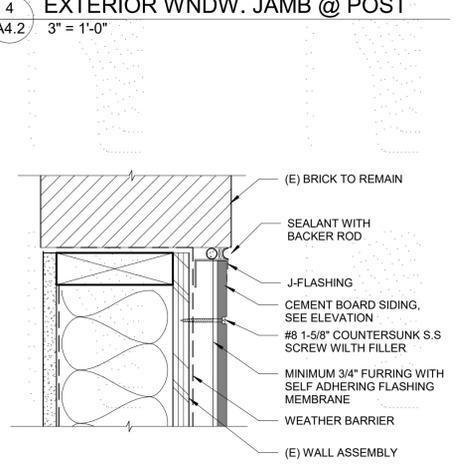
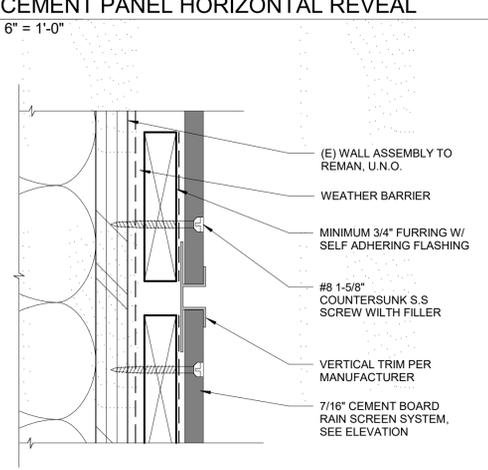
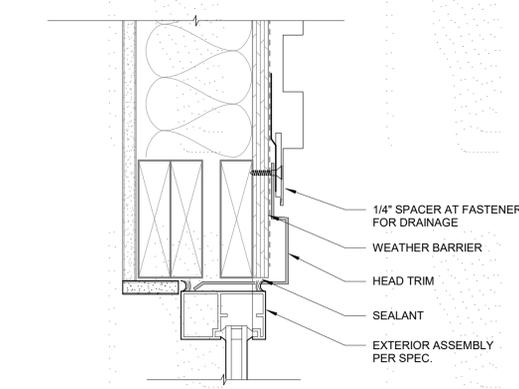
- PLAN KEYNOTES:** (SOME KEYNOTES MAY NOT APPLY TO VIEW)
- 1 (N) BACKLIT STAINLESS STEEL LETTERS - SEE SPEC
 - 2 EXTERIOR RECESSED LIGHTING PER PLAN
 - 3 (N) STOREFRONT WINDOW SYSTEM W/ SCHOOL GUARD GLASS
 - 4 (N) WOOD BENCH : 3-1/8"x15" EXTERIOR GRADE GLULAM OVER 6" CONCRETE STUB WALL W/ BOARD FORM TEXTURE
 - 5 INFILL (E) AC OPENING W/ SALVAGED BRICK - KEY IN INFILL.
 - 6 (N) EXTERIOR SCONCE LIGHTING
 - 7 (N) CODE COMPLIANT RAMP WITH LANDINGS
 - 8 (N) COLUMNS - PAINT TO MATCH (N) METAL SIDING
 - 9 (N) EXTERIOR CANOPY - SEAL/STAIN CLT CLEAR
 - 10 (N) CLASSROOM EXIT DOOR - PAINT P2

1 EXTERIOR ELEVATION AT RAMP
A4.2 1/4" = 1'-0"



3 CEMENT PANEL HORIZONTAL REVEAL
A4.2 6" = 1'-0"

4 EXTERIOR WNDW. JAMB @ POST
A4.2 3" = 1'-0"

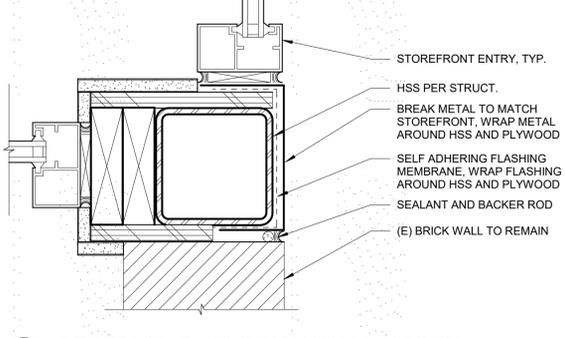
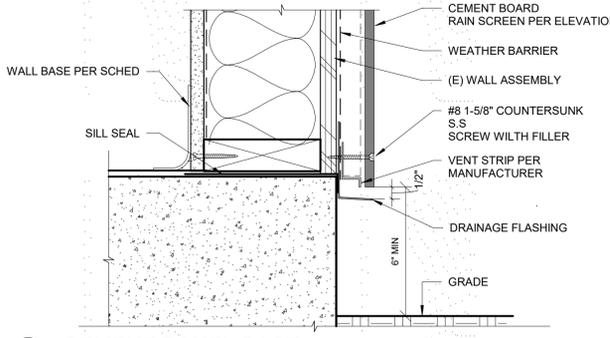
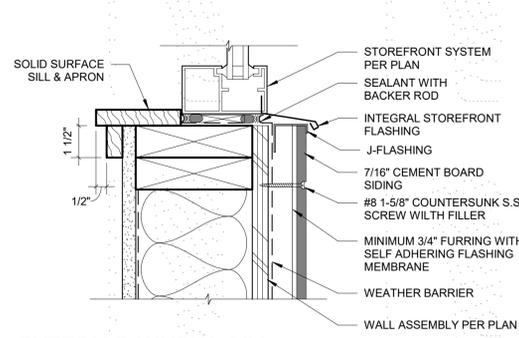


2 METAL SIDING @ WNDW. HEAD
A4.2 3" = 1'-0"

5 CEMENT PANEL VERTICAL REVEAL
A4.2 6" = 1'-0"

6 CEMENT BOARD @ BRICK
A4.2 3" = 1'-0"

7 STRFRNT. @ (E) BRICK WALL SOUTH
A4.2 3" = 1'-0"



9 EXTERIOR WNDW. SILL
A4.2 3" = 1'-0"

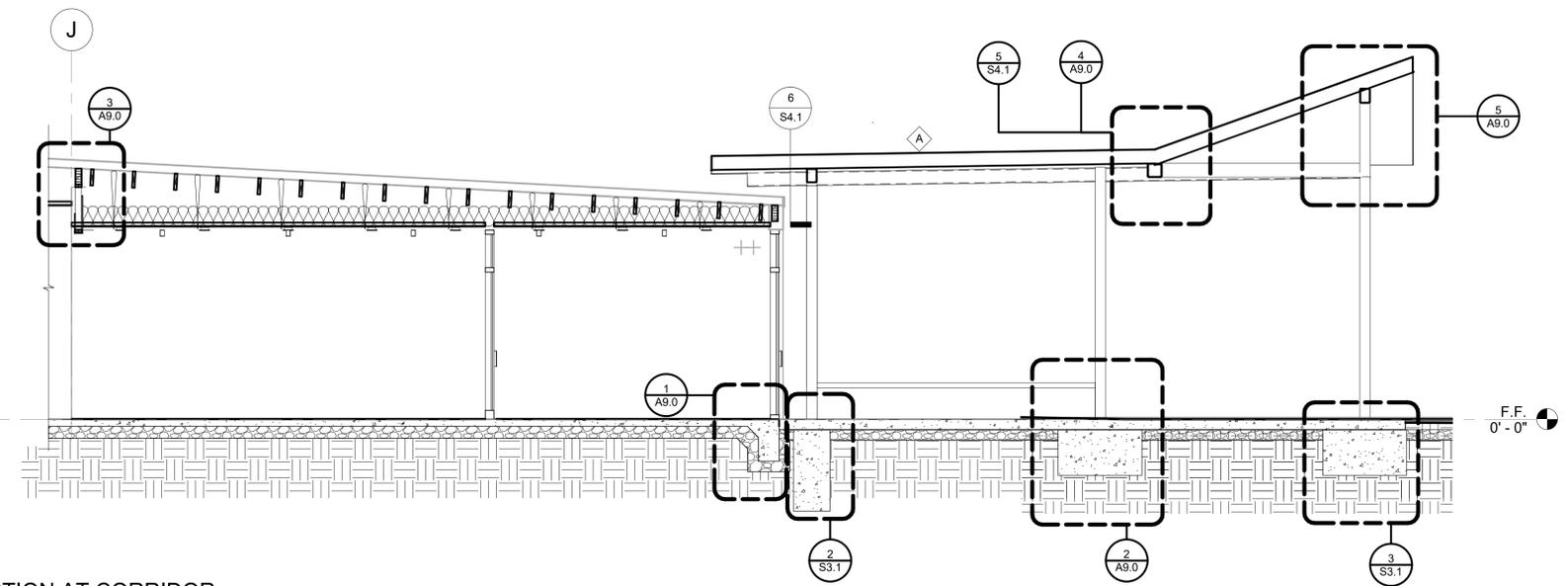
10 CEMENT PANEL BASE
A4.2 3" = 1'-0"

11 STRFRNT. @ (E) BRICK WALL NORTH
A4.2 3" = 1'-0"

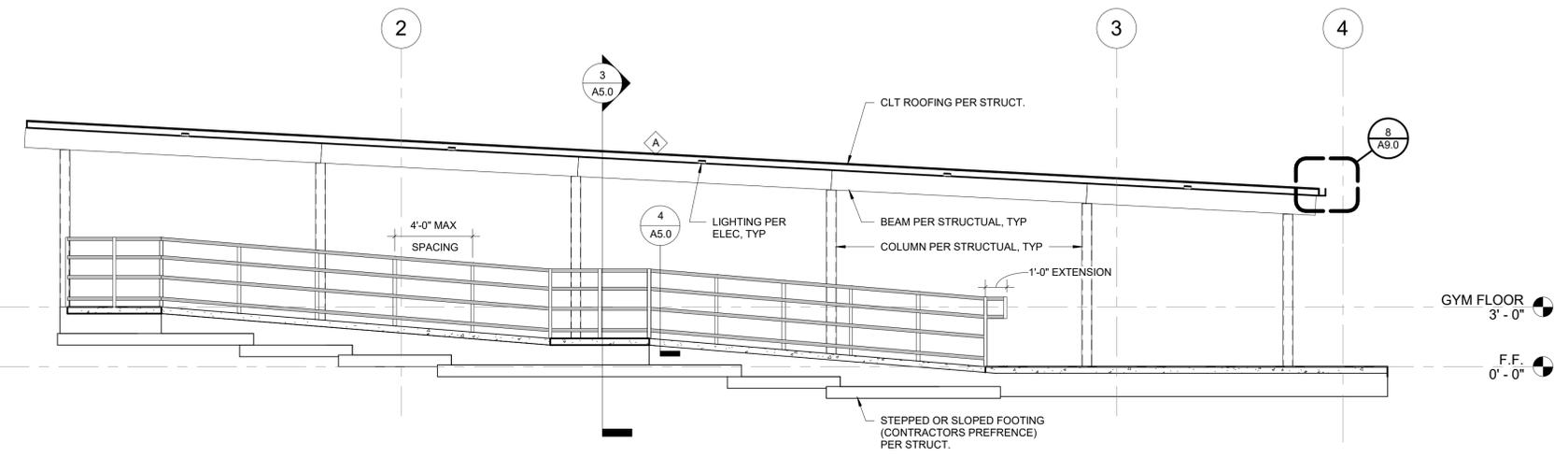


revisions	
phase	100% CD
date	03/27/2020
project	P-2450-19

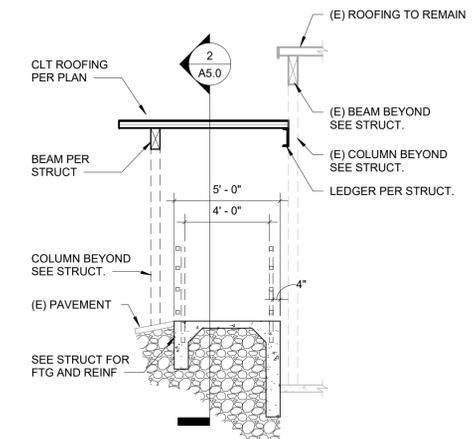
3/27/2020 4:24:39 PM C:\Users\jacobzander\Documents\P2450_HOLCOMB_ARCH_jacobzander.rvt



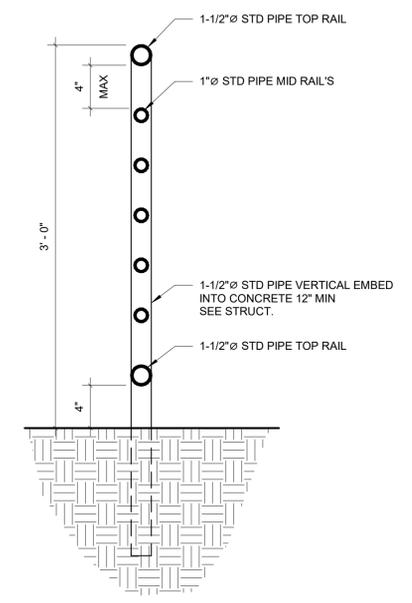
1 SECTION AT CORRIDOR
A5.0 1/4" = 1'-0"



2 SECTION AT EXTERIOR RAMP
A5.0 1/4" = 1'-0"



3 SECTION AT RAMP
A5.0 1/4" = 1'-0"



4 RAILING SECTION
A5.0 1 1/2" = 1'-0"

3/27/2020 4:19:18 PM C:\Users\jacobzander\Documents\P2450_HOLCOMB_ARCH\jacobzander.rvt

revisions	

phase	100% CD
date	03/27/2020
project	P-2450-19

BUILDING
SECTIONS

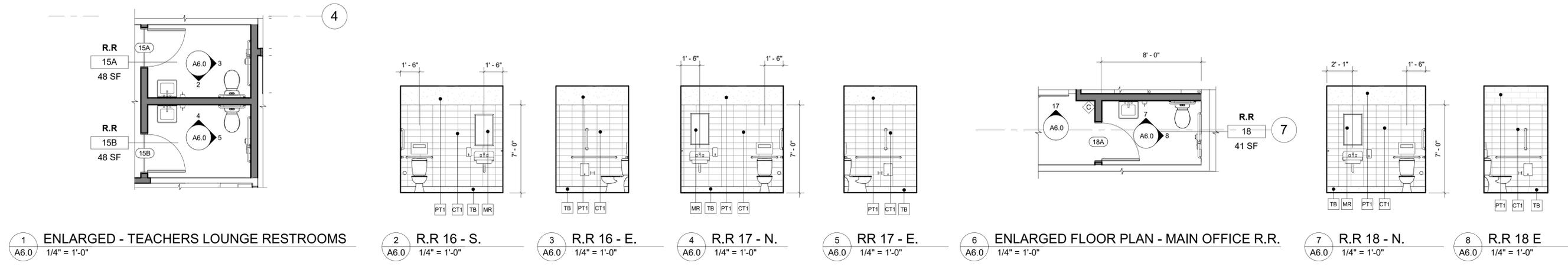
A5.0

revisions	

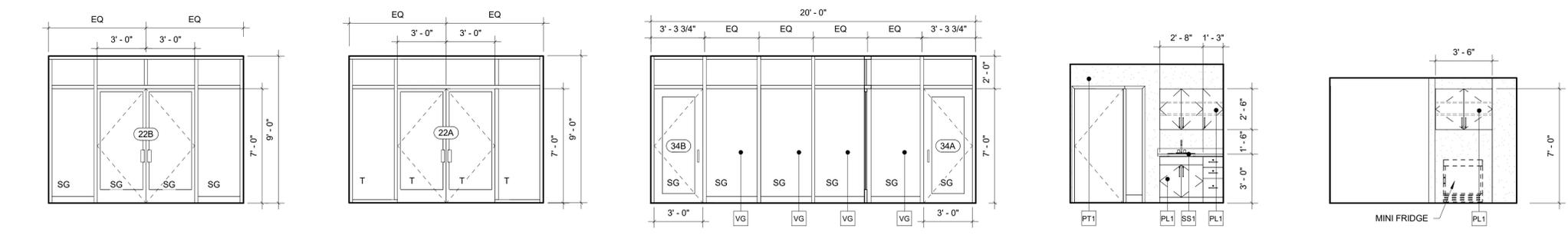
phase	100% CD
date	03/27/2020
project	P-2450-19

INTERIOR
ELEVATIONS

A6.0



1 ENLARGED - TEACHERS LOUNGE RESTROOMS A6.0 1/4" = 1'-0"
 2 R.R 16 - S. A6.0 1/4" = 1'-0"
 3 R.R 16 - E. A6.0 1/4" = 1'-0"
 4 R.R 17 - N. A6.0 1/4" = 1'-0"
 5 RR 17 - E. A6.0 1/4" = 1'-0"
 6 ENLARGED FLOOR PLAN - MAIN OFFICE R.R. A6.0 1/4" = 1'-0"
 7 R.R 18 - N. A6.0 1/4" = 1'-0"
 8 R.R 18 E A6.0 1/4" = 1'-0"



9 VESTIBULE - WEST A6.0 1/4" = 1'-0"
 10 VESTIBULE - EAST A6.0 1/4" = 1'-0"
 11 VESTIBULE - SOUTH A6.0 1/4" = 1'-0"
 12 NURSE'S ROOM A6.0 1/4" = 1'-0"
 17 RECEPTION NOOK A6.0 1/4" = 1'-0"

ROOM FINISH ABBREVIATIONS

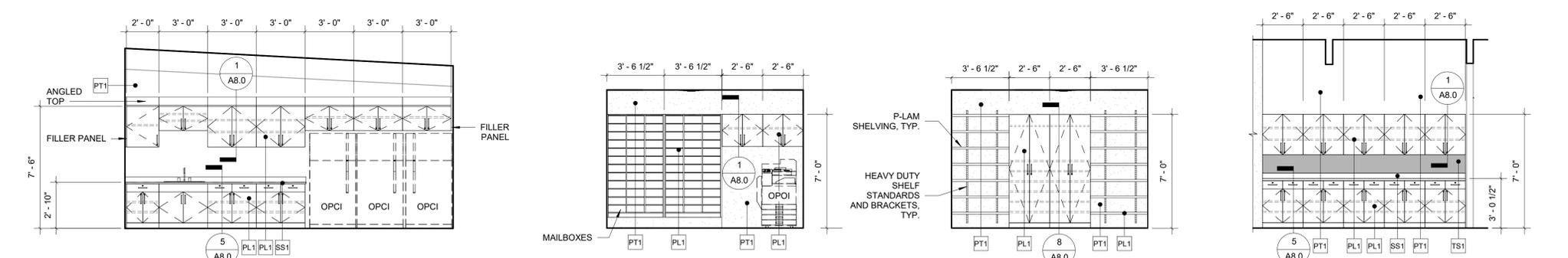
FLOORING	
EX	EXISTING TO REMAIN
ME	MATCH EXISTING
EM	ENTRY/ WALK OFF MAT
CP1	CONNEXUS, SUPER NOP 52, COLOR STERLING
CP2	CARPET TILE - MANNINGTON, TRANSMIT EXCHANGE 2, COLOR: ROTARY 13146, SIZE 2' x 2'
SV1	SHEET VINYL ARMSTRONG, COLOR/ART MEDINTONE, COLOR: DEEP GRAY H5302
VC1	VINYL COMP. TILE FLOORING ARMSTRONG, STANDARD EXCELON IMPERIAL TEXTURE, COLOR: STERLING 51904
VC2	VINYL COMP. TILE FLOORING ACCENT - ARMSTRONG, STANDARD EXCELON IMPERIAL TEXTURE, COLOR: SERENE BLUE 51882, ACCENT TILE TO BE SET IN PAIRS OF (2) TILES, ALTERNATING DIRECTION, ACCENT TO BE APPROXIMATELY 10% OF TOTAL FLOOR AREA - PAIR 2 TOGETHER.

CASEWORK	
PL1	WILSONART, MANITOBA MAPLE 7911-60
PL2	WILSONART, NIGHTFALL 5023K-19, LENO WEAVE FINISH
SS1	SOLID SURFACE - CORIAN, COLOR: MINERAL

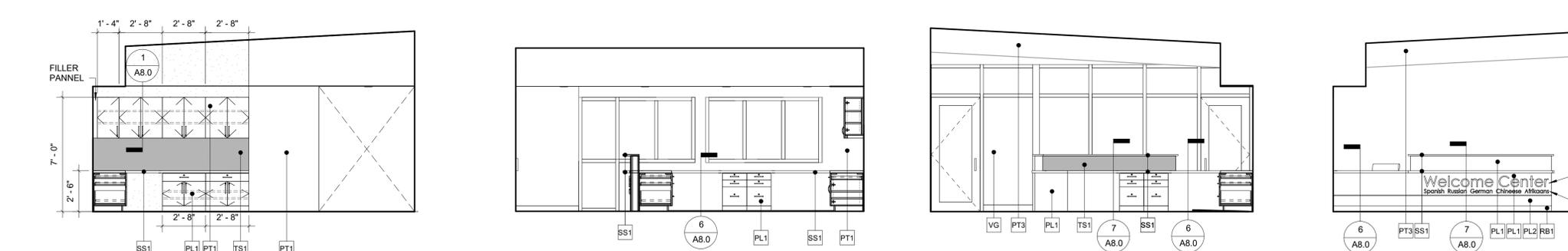
BASE	
RB1	RUBBER BASE
ROPPE	TRADITIONAL VINYL 1/8", COLOR: BLACK BROWN 193, 4" COVE BASE
TB1	TILE BASE - DALTILE, MODERN DIMENSIONS, WALL BULLNOSE S-4489, COLOR: ARCTIC WHITE 0190

WALLS	
EX	EXISTING TO REMAIN
ME	MATCH EXISTING
PT1	PAINT - SHERWIN WILLIAMS, COLOR: GREEK VILLA SW7551
PT2	ACCENT PAINT COLOR - SHERWIN WILLIAMS, COLOR: NOTABLE HUE SW 6521
PT3	ACCENT PAINT COLOR - SHERWIN WILLIAMS, COLOR: DENIM SW 6523
EP1	EPOXY PAINT - COLOR TO MATCH PT1
EP2	EPOXY PAINT - COLOR TO MATCH PT2
CT1	CERAMIC TILE - DALTILE, MODERN DIMENSIONS, 4-1/4" x 12-3/4", COLOR: ARCTIC WHITE 0190, GROUT: LATICRETE, COLOR: MIDNIGHT BLACK 22
FRP	CRANE COMPOSITES, GLASBORD, PEBBLED EMBOSSED FINISH, CLASS A FIRE RATING, PEARL GRAY (48)

MISC.	
T	TEMPERED GLASS
SG	SCHOOL GUARD GLASS
MR	MIRROR - 2' x 3', CLEAR ALUMINUM CHANNEL FRAME
RS	MANUAL ROLLER SHADE
TS1	MECHOSHADE, THERMOVEIL, 5% OPEN, COLOR: GREY 1313
TBD	TACKLE SURFACE - PANEL: LAMVIN/ SOFT-TONE, COLOR TBD; VINYL FABRIC - MAHARAM, FORAGE, COLOR: TBD
TR1	TRANSITION PROFILE 1 (VCT TO CARPET)
JOHNSONITE	JOHNSONITE SLT-XXX-A
VG	VINYL WINDOW GRAPHICS, .JPG TO BE PROVIDED BY ARCHITECT



13 TEACHERS LOUNGE A6.0 1/4" = 1'-0"
 14 WORKROOM ELEV1 A6.0 1/4" = 1'-0"
 15 WORKROOM ELEV 2 A6.0 1/4" = 1'-0"
 16 CLASSROOM CASEWORK - NORTH A6.0 1/4" = 1'-0"



18 MAIN OFFICE CASEWORK A6.0 1/4" = 1'-0"
 19 MAIN OFFICE AT RECEPTION A6.0 1/4" = 1'-0"
 20 MAIN OFFICE AT RECEPTION DESK A6.0 1/4" = 1'-0"
 21 MAIN OFFICE AT RECEPTION FRONT A6.0 1/4" = 1'-0"

8" RAISED ALUMINUM LETTERS, 1" THICK, FLUSH STUD MOUNT, BASIS OF DESIGN: IMPACT SIGNS OR APPROVE EQUAL

3" RAISED ALUMINUM LETTERS, 1/2" THICK, LETTERS TO SAY "WELCOME" IN THE LANGUAGES SHOWN. ARCHITECT TO PROVIDE .JPG. FLUSH STUD MOUNT, BASIS OF DESIGN: IMPACT SIGNS OR APPROVE EQUAL

DOOR NUMBER	ROOM NUMBER	ROOM NAME	FIRE RATING	SIZE			DOOR				FRAME		HARDWARE	
				W	H	T	MTL	TYPE	GLAZE	NOTES	MTL	FRAME TYPE	NOTES	GROUP
01A	01	CLASSROOM		3'-0"	7'-0"	0'-1 3/4"	HM	C	-		HM	A		
01B	01	CLASSROOM		3'-0"	7'-0"	0'-1 3/4"	WD	C		HM	D			
01C	01	CLASSROOM		3'-0"	7'-0"	0'-1 3/4"								
15A	15A	R.R.		3'-0"	7'-0"	0'-1 3/4"	WD	C		HM	A			
15B	15B	R.R.		3'-0"	7'-0"	0'-1 3/4"	WD	C		HM	A			
15C	15	TEACHERS LOUNGE		4'-0"	6'-8"	0'-1 1/2"	WD	G		HM	B			
15D	15	TEACHERS LOUNGE		4'-0"	6'-8"	0'-1 1/2"	WD	G		HM	B			
18A	18	R.R.		3'-0"	7'-0"	0'-1 3/4"	WD	C		HM	A		02	
21A	21	CLASSROOM		3'-0"	6'-8"	0'-1 3/4"	HM	C		HM	A		15	
22A	22	VESTIBULE		6'-0"	7'-0"	0'-1 3/4"	ALM	B	T	ALM			15	
22B	22	VESTIBULE		6'-0"	7'-0"	0'-1 3/4"	ALM	B	SG	ALM				
23A	23	CLASSROOM		3'-0"	6'-8"	0'-1 3/4"	HM	C		HM	A		15	
24A	24	CONFERENCE RM		3'-0"	7'-0"	0'-1 3/4"	WD	D	T	HM	C		04	
25A	25	CLASSROOM		3'-0"	6'-8"	0'-1 3/4"	HM	C	-	HM	A		15	
27A	27	NURSE		3'-0"	7'-0"	0'-1 3/4"	WD	C	T	HM	C		04	
29A	29	PRINCIPAL	90 MIN	3'-0"	7'-0"	0'-1 3/4"	WD	C	SG	HM	D		10	
29B	29	PRINCIPAL		3'-0"	7'-0"	0'-1 3/4"	WD	C		HM	A		01	
32A	32	CLASSROOM		3'-0"	6'-8"	0'-1 3/4"	HM	C	-	HM	A			
34A	34	RECEPTION	20 MIN	3'-0"	7'-0"	0'-1 3/4"	ALM	A	T	ALM			05	
34B	34	RECEPTION	20 MIN	3'-0"	7'-0"	0'-1 3/4"	ALM	A	SG	ALM			07	
38A	38	WK ROOM		3'-0"	7'-0"	0'-1 3/4"	WD	E	T	HM	A			
38B	38	WK ROOM	20 MIN	3'-0"	7'-0"	0'-1 3/4"	WD	D	T	HM	A			
41A	41	SPED		3'-0"	7'-0"	0'-1 3/4"	HM	C		HM	A			

ABBREVIATIONS

HM	HOLLOW METAL
WD	WOOD
ALM	ALUMINUM
T	TEMPERED GLASS
SG	SCHOOL GUARD GLASS
CR	CARD READER
RX	REQUEST TO EXIT
ES	ELECTRIC STRIKE
DC	DOOR CONTACT

DOOR NOTES

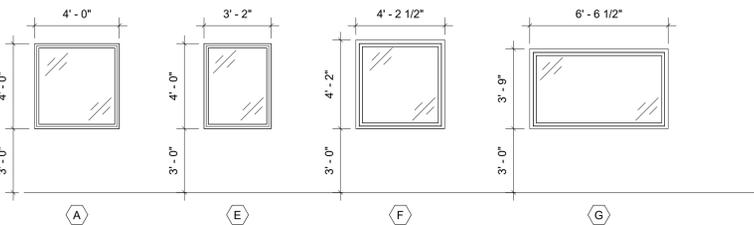
1.	EXTERIOR - INSULATE
2.	EXTERIOR - INSULATE STOREFRONT DOOR IN LARGER ASSEMBLY - SEE ELEVATIONS

HARDWARE NOTES

1.	NONE
----	------

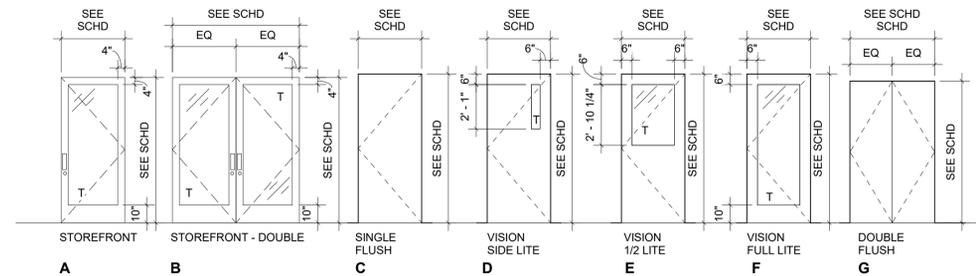
WINDOW NOTES:

****ALL EXTERIOR WINDOWS TO BE INSULATED GLAZING UNITS (IGU'S)**
****ALL WINDOWS ARE TO BE CLEAR GLAZING (BATHROOMS TO BE OPAQUE)**
****INNER PANE OF GLASS TO BE LOW-E**
****ALL WINDOWS SHALL COMPLY WITH ASTM E 714**
****G.C. TO PROVIDE SAFETY GLAZING FOR ALL WINDOWS WITHIN 24" OF ANY DOOR AND ANY OTHER CRITICAL LOCATION PER OSSC SECTION 2406.3**

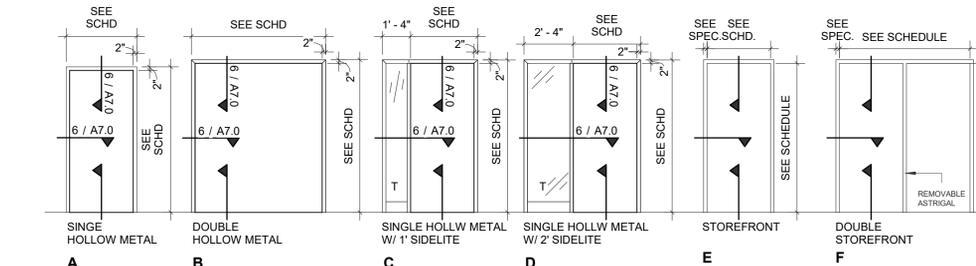


Window Tag	Room Number	Room	Size	Sill Height	Type	Comments
A	29	PRINCIPAL	(A) 48 x 48	3'-0"	STOREFRONT	V.I.F.
A	41	SPED	(A) 48 x 48	3'-0"	STOREFRONT	V.I.F.
E	21	CLASSROOM	(E) 38 x 48	3'-0"	STOREFRONT	V.I.F.
E	23	CLASSROOM	(E) 38 x 48	3'-0"	STOREFRONT	V.I.F.
E	25	CLASSROOM	(E) 38 x 48	3'-0"	STOREFRONT	V.I.F.
E	32	CLASSROOM	(E) 38 x 48	3'-0"	STOREFRONT	V.I.F.
E	32	CLASSROOM	(E) 38 x 48	3'-0"	STOREFRONT	V.I.F.
F	20A	SPEECH	(F) 48" x 48"	3'-0"	STOREFRONT	V.I.F.
G	01	CLASSROOM	(G) 76" x 43"	3'-0"	STOREFRONT	V.I.F.
G	15	TEACHERS LOUNGE	(G) 76" x 43"	3'-0"	STOREFRONT	V.I.F.
G	15	TEACHERS LOUNGE	(G) 76" x 43"	3'-0"	STOREFRONT	V.I.F.
G	17	CLASSROOM	(G) 76" x 43"	3'-0"	STOREFRONT	V.I.F.
G	17	CLASSROOM	(G) 76" x 43"	3'-0"	STOREFRONT	V.I.F.
G	21	CLASSROOM	(G) 76" x 43"	3'-0"	STOREFRONT	V.I.F.
G	23	CLASSROOM	(G) 76" x 43"	3'-0"	STOREFRONT	V.I.F.
G	25	CLASSROOM	(G) 76" x 43"	3'-0"	STOREFRONT	V.I.F.

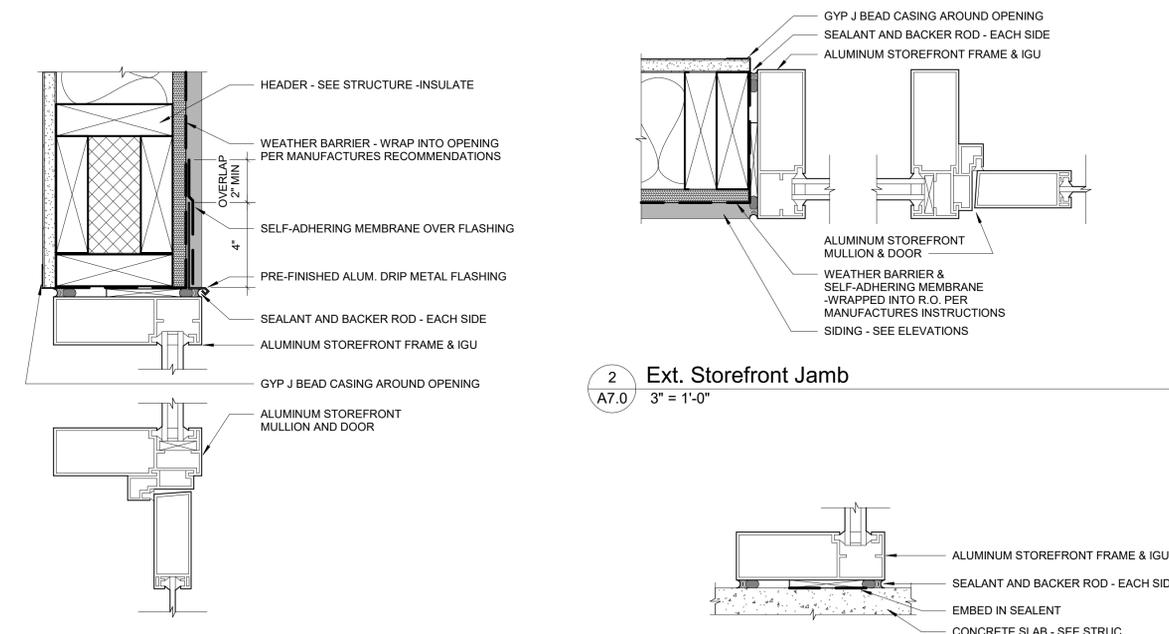
PROJECT WINDOW TYPES
1/4" = 1'-0"



PROJECT DOOR TYPES
1/4" = 1'-0"



PROJECT FRAME TYPES
1/4" = 1'-0"

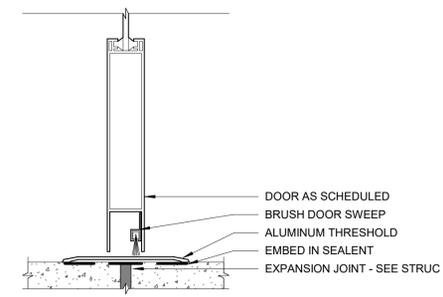


1 Ext. Storefront Head
A7.0 3" = 1'-0"

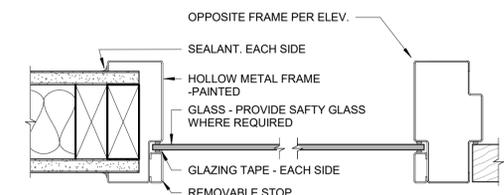
2 Ext. Storefront Jamb
A7.0 3" = 1'-0"

3 Ext. Storefront Sill @ Conc.
A7.0 3" = 1'-0"

4 Ext. THRESHOLD
A7.0 3" = 1'-0"



5 Int. Door Jamb - Head Sim.
A7.0 3" = 1'-0"



6 Int. HM Window Jamb - Head & Sill Sim.
A7.0 3" = 1'-0"

revisions	phase	date	project
	100% CD	03/27/2020	P-2450-19

3/27/2020 4:19:25 PM C:\Users\jacobzander\Documents\P2450_HOLCOMB_ARCH\jacobzander.rvt

INSTALL OPENINGS PER INSTRUCTIONS ON THIS SHEET AND PER MANUFACTURERS RECOMMENDATIONS.

WALL PENETRATION WRAP NOTES:

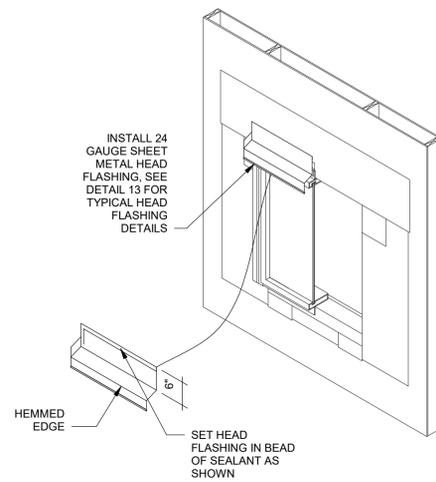
- WRAP FLANGED WINDOWS OPENINGS PER STEPS A THROUGH L.
- SEE ARCHITECTURAL DRAWINGS FOR HEAD FLASHING CONFIGURATIONS AND ADDITIONAL DETAILS.
- DO NOT PENETRATE SILL PANS WITH FASTENERS.

DOORS

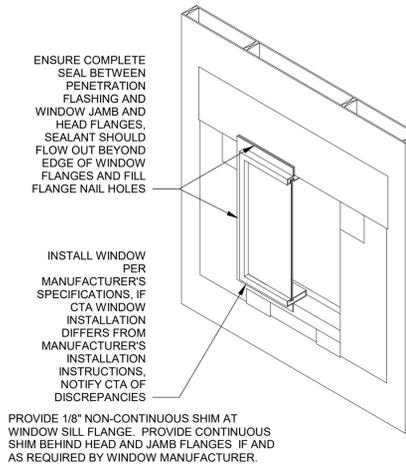
- WRAP FLANGED DOOR OPENINGS SIMILAR TO STEPS A THROUGH L.
- STEPS A,B AND K ARE NOT REQUIRED IF THERE IS NO WEATHER RESISTIVE BARRIER FROM BELOW.
- SEE ARCHITECTURAL DRAWINGS FOR HEAD FLASHING CONFIGURATIONS AND ADDITIONAL DETAILS.
- DO NOT PENETRATE SILL PAN WITH FASTENERS.

STOREFRONTS

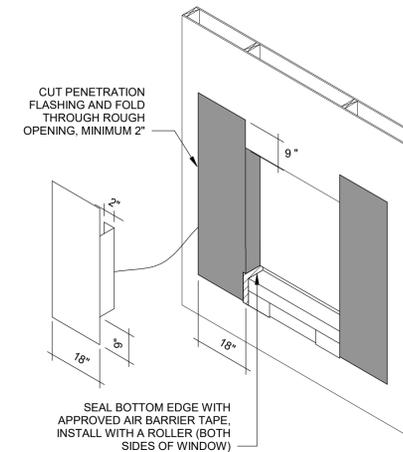
- WRAP STOREFRONT OPENINGS SIMILAR TO STEPS A THROUGH L.
- ELIMINATE STEP H.
- STEPS A,B AND K ARE NOT REQUIRED IF THERE IS NO WEATHER RESISTIVE BARRIER FROM BELOW.
- SEE ARCHITECTURAL DRAWINGS FOR HEAD FLASHING CONFIGURATIONS AND ADDITIONAL DETAILS.
- DO NOT PENETRATE SILL PAN WITH FASTENERS.



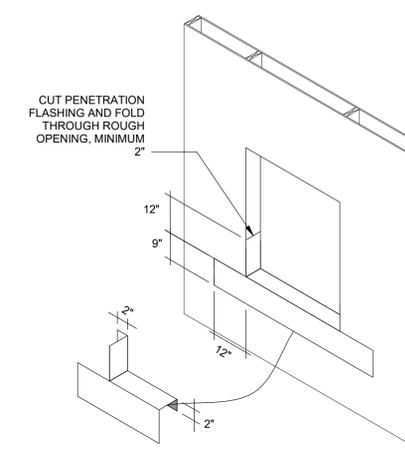
STEP J
HEAD FLASHING



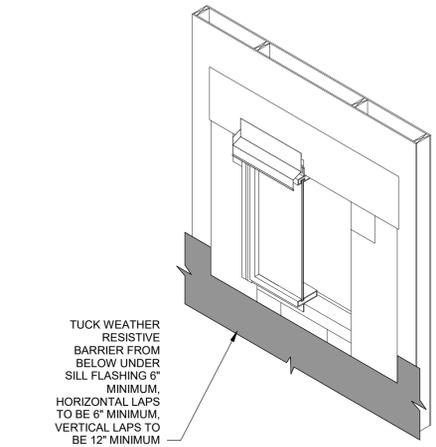
STEP G
INSTALL WINDOW



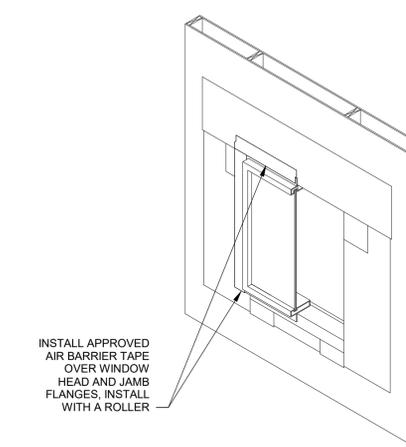
STEP D
JAMB PENETRATION FLASHING



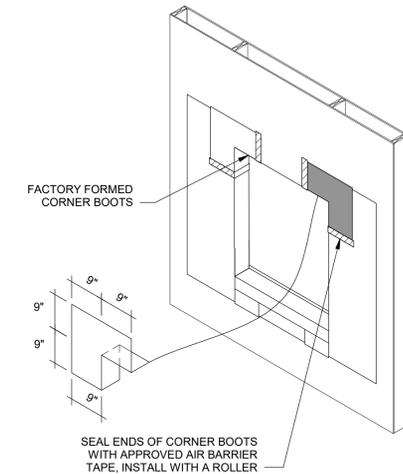
STEP A
INSTALL PENETRATION FLASHING AT SILL



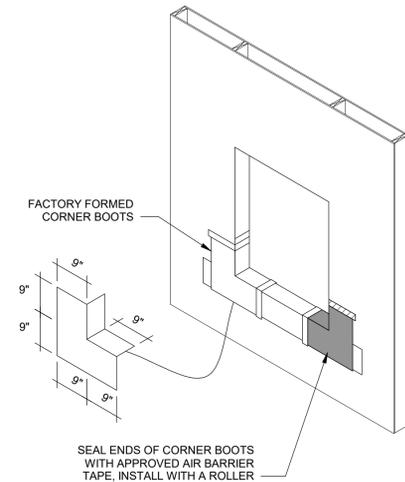
STEP K
WEATHER RESISTIVE BARRIER



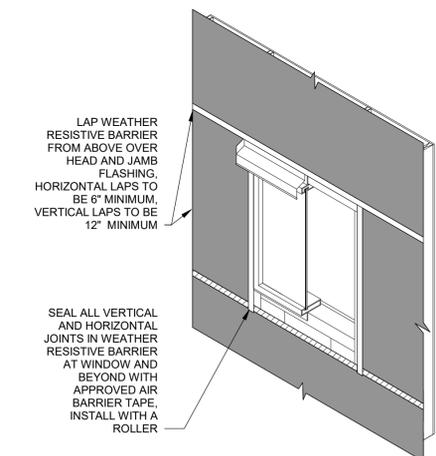
STEP H
TAPE WINDOW FLANGES



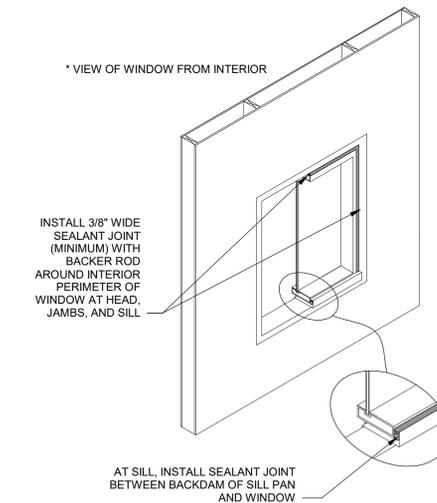
STEP E
HEAD CORNER BOOTS



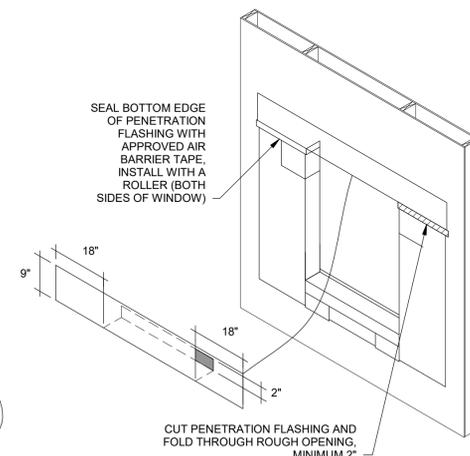
STEP B
SILL CORNER BOOTS



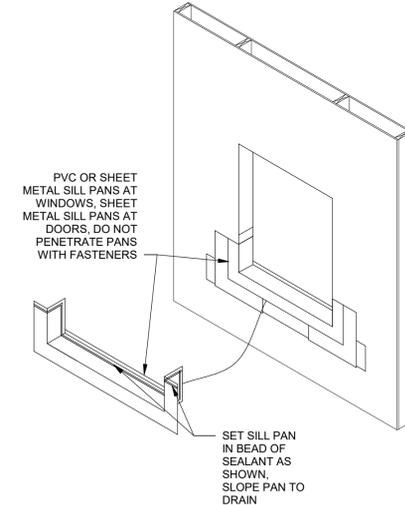
STEP L
WEATHER RESISTIVE BARRIER



STEP I
INTERIOR SEALANT JOINT



STEP F
HEAD PENETRATION FLASHING



STEP C
SILL PAN

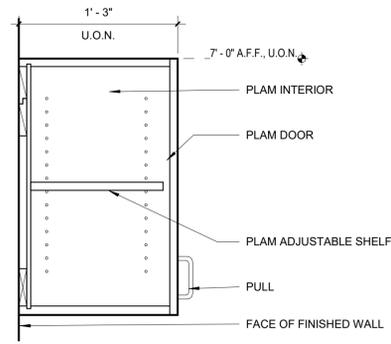


revisions

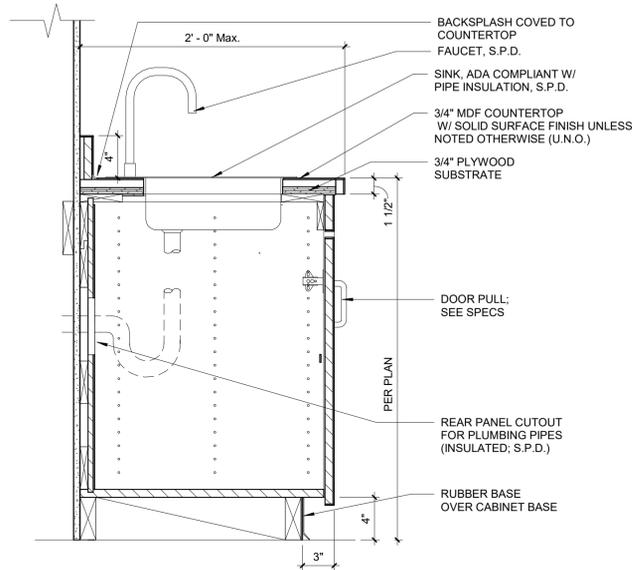
phase	100% CD
date	03/27/2020
project	P-2450-19

TYP WALL
PENETRATION
WRAP DETAILS

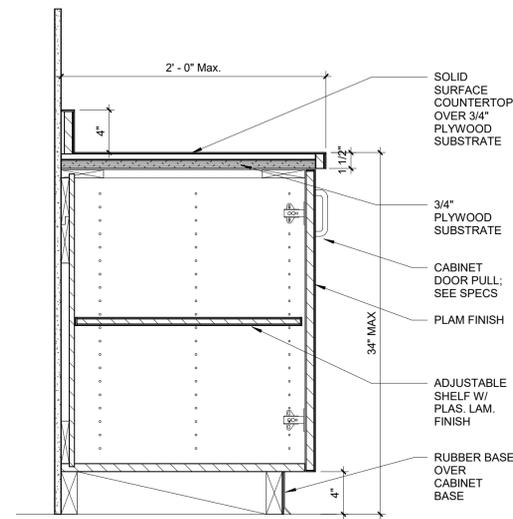
A7.1



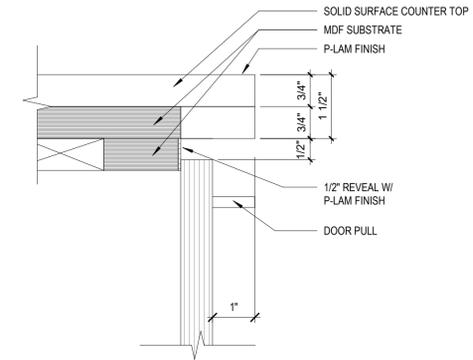
1 WALL CABINET 2 DOOR WITH SHELVES
A8.0 1 1/2" = 1'-0"



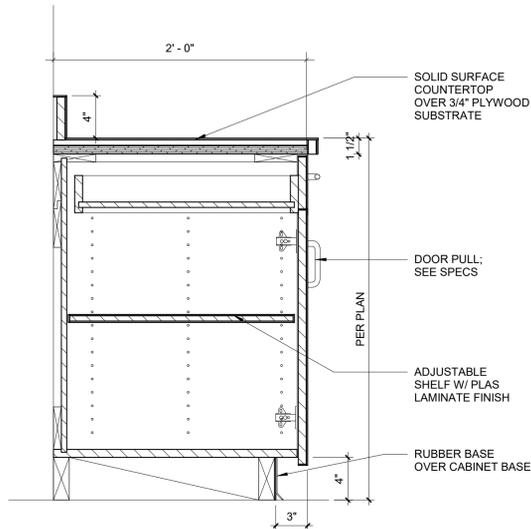
2 BASE CABINET DETAIL- WITH SINK
A8.0 1 1/2" = 1'-0"



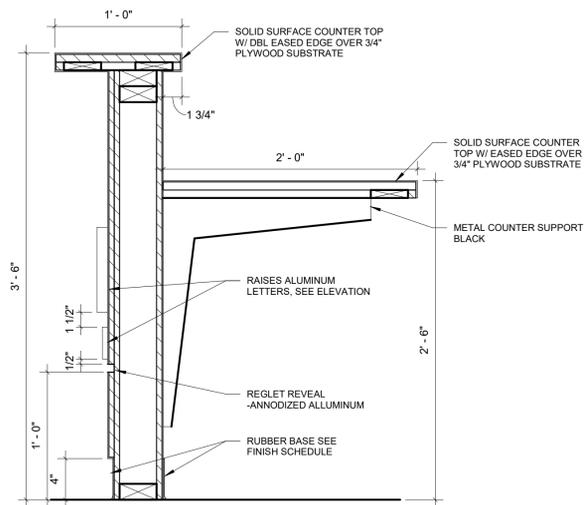
3 BASE CABINET DETAIL- WITHOUT DRAWERS
A8.0 1 1/2" = 1'-0"



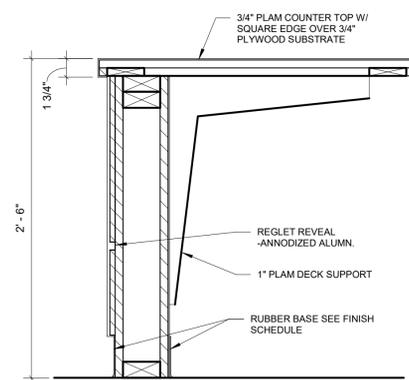
4 TYP EDGE DETAIL AT BASE CABINET
A8.0 6" = 1'-0"



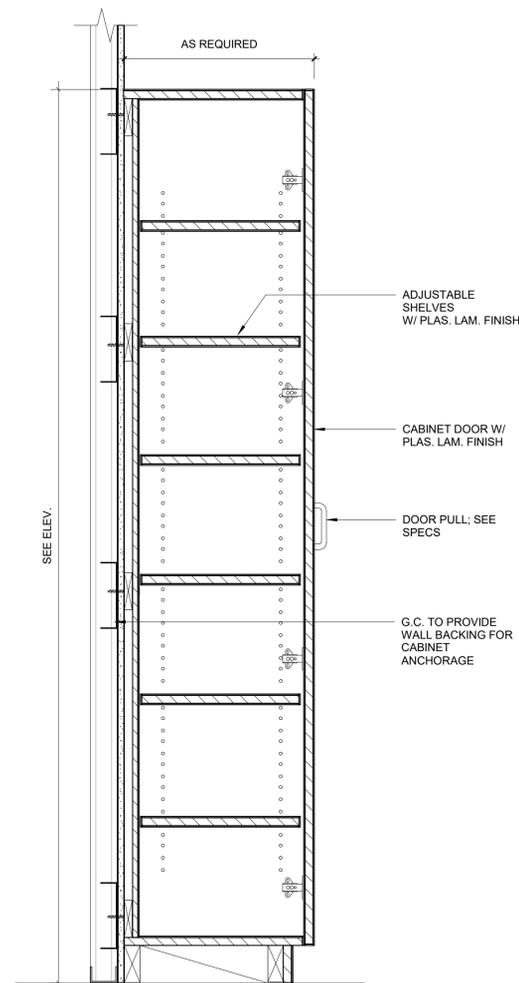
5 BASE CABINET DETAIL- WITH DRAWERS
A8.0 1 1/2" = 1'-0"



7 CASEWORK DESK AT RECEPTION COUNTER
A8.0 1 1/2" = 1'-0"



6 CASEWORK DESK DETAIL
A8.0 1 1/2" = 1'-0"



8 TALL CABINET WITH FLUSH SHELVES SECTION
A8.0 1 1/2" = 1'-0"

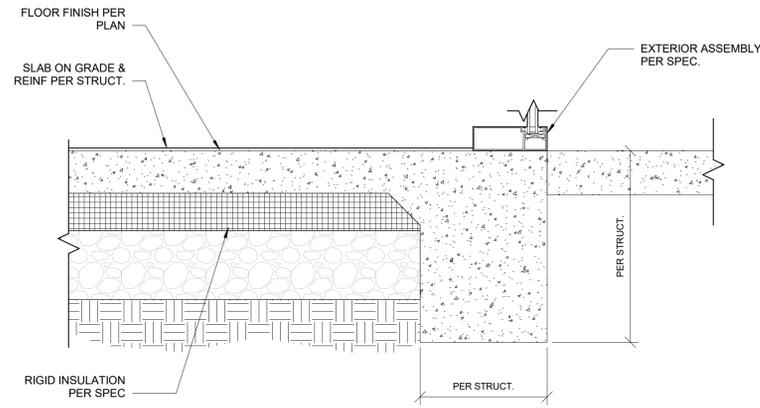


revisions

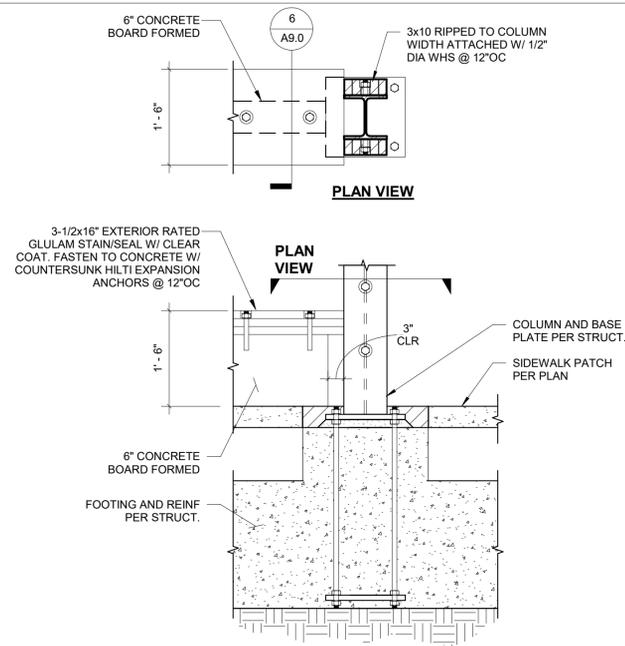
phase 100% CD
date 03/27/2020
project P-2450-19

DETAILS -
CASEWORK

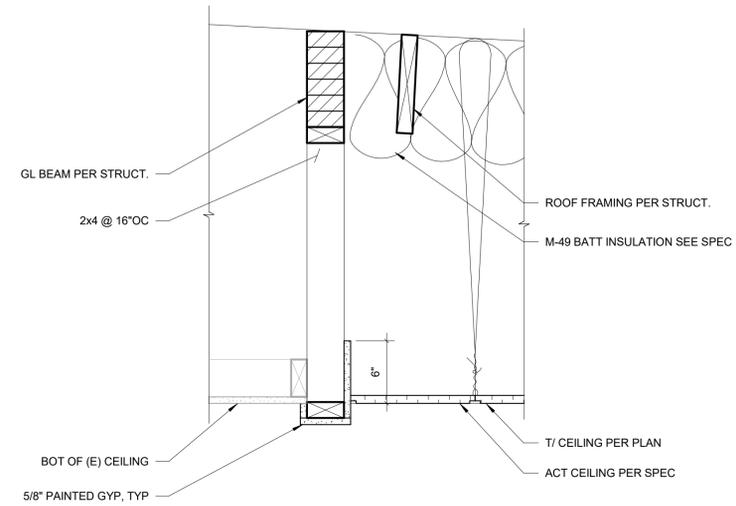
A8.0



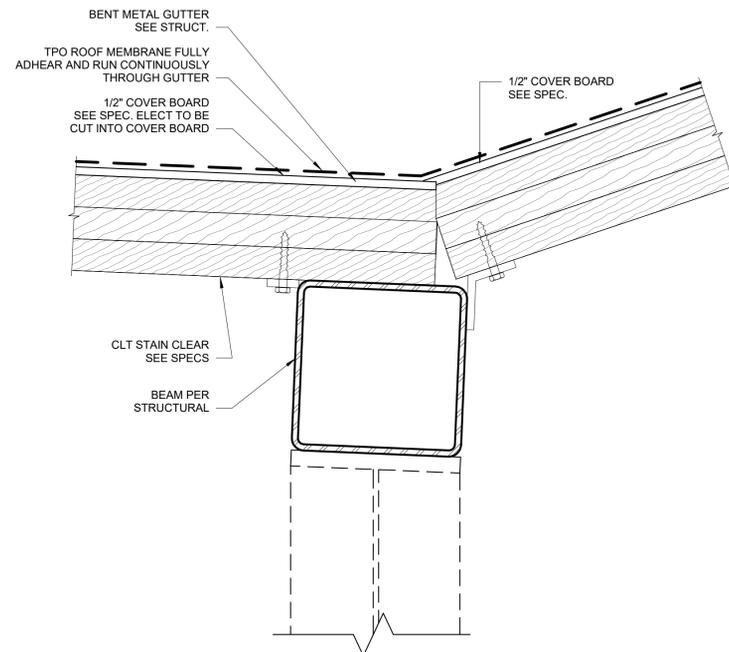
1 TURNDOWN SLAB EDGE DETAIL
A9.0 1 1/2" = 1'-0"



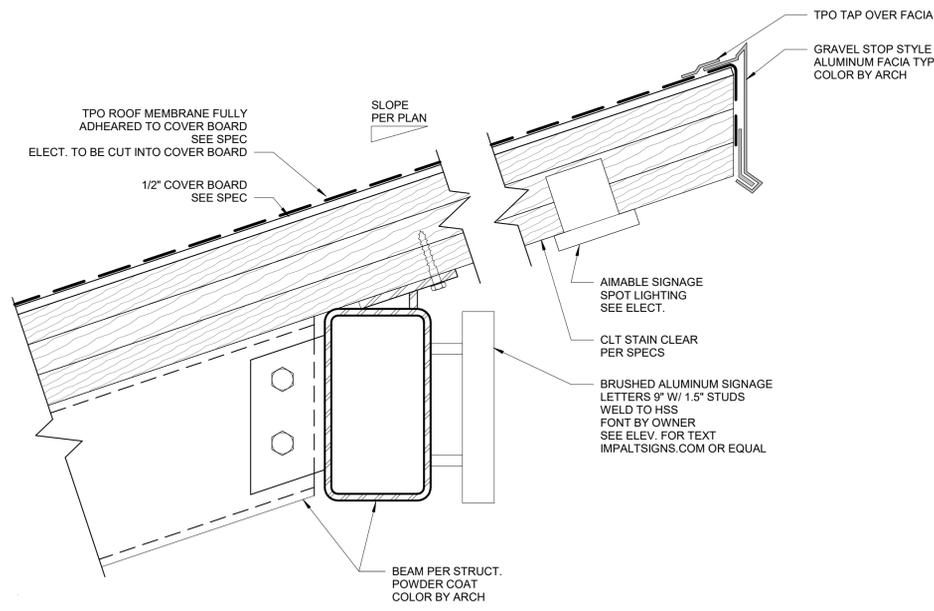
2 COLUMN AT BENCH CONNECTION
A9.0 3/4" = 1'-0"



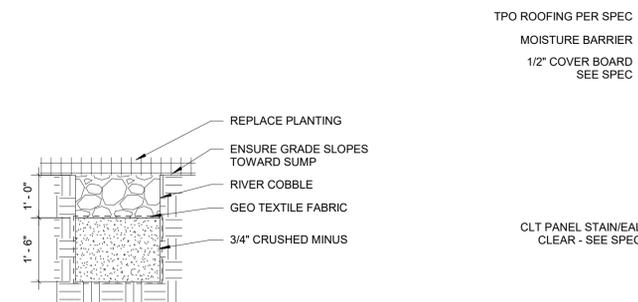
3 CEILING AT TRANSITION
A9.0 1 1/2" = 1'-0"



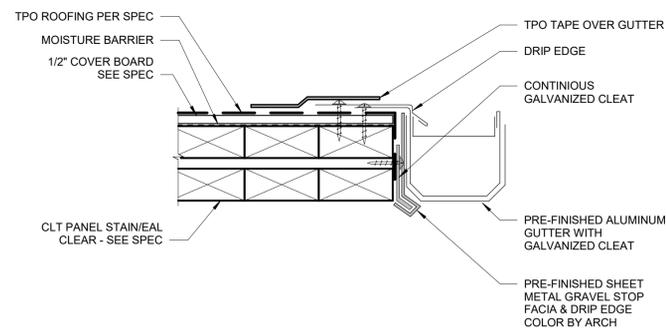
4 ROOF DETAIL AT VALLEY
A9.0 3" = 1'-0"



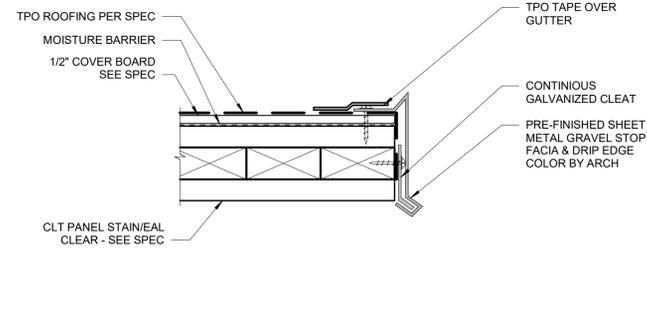
5 CANOPY BEAM & SOFFIT DETAIL
A9.0 3" = 1'-0"



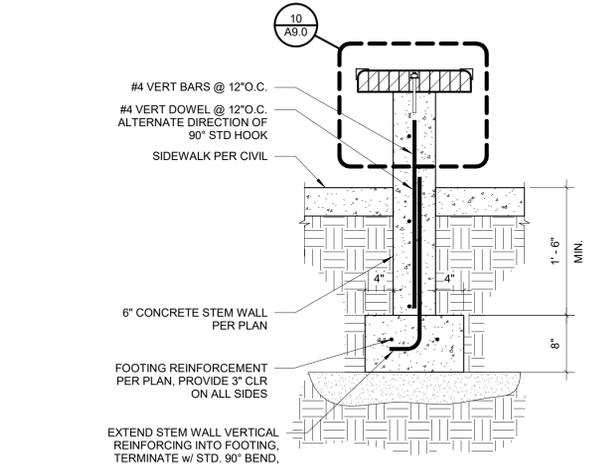
7 GRAVEL SUMP
A9.0 1/2" = 1'-0"



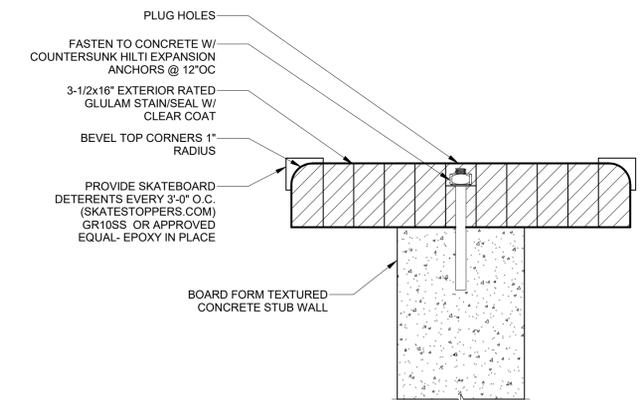
8 CLT EVE/GUTTER DETAIL
A9.0 3" = 1'-0"



9 CLT RAKE DETAIL
A9.0 3" = 1'-0"



6 EXTERIOR BENCH
A9.0 1" = 1'-0"



10 BOARD FORMED BENCH SECTION ARCH
A9.0 3" = 1'-0"

revisions

phase 100% CD
date 03/27/2020
project P-2450-19

ARCHITECTURAL
DETAILS

A9.0

PROJECT STRUCTURAL NOTES Oregon City, Clackamas County, OR, 97045

GENERAL INFORMATION:

- STRUCTURAL DRAWINGS ARE A PORTION OF THE CONTRACT DOCUMENTS AND ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS FROM THESE DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK. THESE GENERAL NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
- ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES FROM CONDITIONS SHOWN ON THE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS. RESPONSIBILITY SHALL INCLUDE BUT NOT LIMITED TO DEMOLITION AND CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCING, AND SAFETY REQUIRED TO COMPLETE CONSTRUCTION.
- UNLESS OTHERWISE SPECIFIED, MATERIAL AND DESIGN SPECIFICATIONS CITED HEREIN SHALL BE THOSE CONFORMING WITH THE VERSION OF THE APPLICABLE SPECIFICATIONS OR CODE MOST RECENTLY ADOPTED BY THE PERMITTING AUTHORITY. THESE STRUCTURAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE SPECIFICATIONS.
- THIS STRUCTURE AND ALL OF ITS PARTS MUST BE ADEQUATELY BRACED AGAINST WIND, LATERAL EARTH AND SEISMIC FORCES UNTIL THE PERMANENT LATERAL-FORCE RESISTING SYSTEMS HAVE BEEN CONSTRUCTED AND ALL ATTACHMENTS AND CONNECTIONS NECESSARY FOR THE STABILITY OF THE STRUCTURE AND ITS PARTS HAVE BEEN MADE.
- ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
- ALL PRODUCTS AND MATERIALS USED BY THE CONTRACTOR SHALL BE APPLIED, PLACED, ERECTED OR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

CODE REQUIREMENT:

- CONFORM TO THE 2019 OREGON STRUCTURAL SPECIALTY CODE, BASED ON THE 2018 INTERNATIONAL BUILDING CODE (IBC). NOTE: THIS APPLIES TO ALL REFERENCES TO OSSC DESIGN CRITERIA:

- THE WORK UNDER THE FOLLOWING SPECIFICATION SECTIONS IS SUBJECT TO SPECIAL INSPECTIONS AS DESCRIBED IN SECTION 1704 OF THE OSSC.
 - 02300 - EARTHWORK
 - 03300 - CAST-IN-PLACE CONCRETE
 - 01520 - STRUCTURAL STEEL
 - 05400 - COLD-FORMED METAL FRAMING
 - 08100 - ROUGH CARING OF CONCRETE
- DESIGN IS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE OSSC. IN ADDITION TO THE DEAD LOADS, THE FOLLOWING LOADING AND ALLOWABLE LOAD IS USED FOR DESIGN:
 - A. GROUND SNOW LOAD: 25 PSF
 - EXPOSURE FACTOR 1.0
 - SNOW IMPORTANCE FACTOR 1.0
 - THERMAL FACTOR 1.0
 - FLAT ROOF SNOW LOAD 25 PSF
 - B. WIND LOAD:
 - BASIC WIND SPEED (3-SECOND GUST) 130 MPH
 - WIND EXPOSURE C
 - WIND IMPORTANCE FACTOR 1.0
 - BUILDING CATEGORY III
 - INTERNAL PRESSURE COEFFICIENT 0.18
 - TOPOGRAPHIC FACTOR 1.0
 - C. EARTHQUAKE DESIGN DATA:
 - RISK CATEGORY III
 - Ss 0.21g
 - S 0.37g
 - Sps 0.695g
 - Sp1 0.425g
 - SITE CLASS D
 - SEISMIC DESIGN CATEGORY D
 - SEISMIC IMPORTANCE FACTOR 1.25g
 - ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE
 - RESPONSE MODIFICATION FACTOR See Calculations
 - SEISMIC RESPONSE COEFFICIENT See Calculations

SPECIAL INSPECTION:

- SPECIAL INSPECTIONS WILL BE PROVIDED BY THE OWNER BASED ON THE REQUIREMENTS OF THE OSSC AS SUMMARIZED IN ZCS ENGINEERING SPECIAL INSPECTION CHECKLIST. CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE AND ACCESS FOR THE SPECIAL INSPECTOR TO PERFORM THESE INSPECTIONS.

STRUCTURAL OBSERVATION:

- THE STRUCTURAL ENGINEER OF RECORD (SER) WILL PERFORM STRUCTURAL OBSERVATION BASED ON THE REQUIREMENTS OF THE OSSC. THE STAGES OF CONSTRUCTION LISTED BELOW. CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE AND ACCESS FOR THE SER TO PERFORM THESE OBSERVATIONS.

STRUCTURAL OBSERVATION PROGRAM			
ITEM	OBSERVED BY (2)		COMMENTS
	AOR	SER	
PRIOR TO FIRST CONCRETE POUR		X	REF. NOTES A, C, D, E
DURING INITIAL STEEL ERECTION		X	REF. NOTES A, C, D
AS REQUIRED TO ADDRESS STRUCTURAL ISSUES		X	REF. NOTES A, C, D

PROGRAM FOOTNOTES:

- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE SER IN ADVANCE.
- SER - STRUCTURAL ENGINEER OF RECORD / AOR - ARCHITECT OF RECORD
- A FIELD REPORT WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOLLOWING EACH SITE VISIT.
- STRUCTURAL OBSERVATION IS FOR THE GENERAL CONFORMANCE OF THE STRUCTURAL DRAWING. SPECIAL INSPECTION IS STILL REQUIRED.
- AFTER REINFORCING STEEL HAS BEEN INSTALLED.

SUBMITTALS:

- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:
 - CONCRETE MIX DESIGNS, CONCRETE AND MASONRY REINFORCEMENT (INCLUDING MILL TEST REPORTS), STRUCTURAL STEEL (INCLUDING MILL TEST REPORTS)
 - ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO REVIEW AND ACCEPTANCE OF THE STRUCTURAL ENGINEER OF RECORD.
 - DESIGN DRAWINGS, SHOP DRAWINGS, AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS, INCLUDING: GLUE-LAMINATED MEMBERS, SHALL BEAR THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OREGON, AND SHALL BE INCLUDED FOR CONNECTIONS TO THE STRUCTURE, CONSIDERING LOCALIZED EFFECTS ON STRUCTURAL ELEMENTS INDUCED BY THE CONNECTION LOADS. DESIGN SHALL BE BASED ON THE REQUIREMENTS OF THE OSSC WITH THE FOLLOWING:
 - EARTHQUAKE AND WIND LOADS AS NOTED IN DESIGN CRITERIA
 - THE CONTRACTOR SHALL COORDINATE SEISMIC RESTRAINTS OF MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT, MACHINERY, AND ASSOCIATED PIPING WITH THE STRUCTURE. ANY CONNECTIONS TO THE STRUCTURE SHALL CONFORM TO OSSC SECTION 1621 AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION.

DIVISION 03 - CONCRETE

CONCRETE:

- CONCRETE WORK SHALL CONFORM TO CHAPTER 19 OF THE OSSC. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD 28 DAY CYLINDER TESTS PER ASTM C39, AND SHALL BE AS FOLLOWS:

ABSOLUTE WATER-CEMENT RATIO BY WEIGHT			
f _c (PSI)	NON AIR-ENTRAINED	AIR-ENTRAINED	USE
3,000	N/A	0.50	MISC. CONCRETE, CURBS, SIDEWALKS, ETC.
3,500	0.42	N/A	EXPOSED SLABS ON GRADE OR METAL DECK
4,000	0.50	N/A	INTERIOR SLABS ON GRADE
4,000	0.45	N/A	BASEMENT WALLS AND SPREAD FOOTINGS
4,000	0.50	N/A	CONCRETE ON METAL DECK, U.N.O.
4,500	N/A	0.45	EXTERIOR SLABS ON GRADE, WALLS, COLUMNS, AND BEAMS
5,000	0.45	N/A	COLUMNS AND SHEAR WALLS AS NOTED

- VERIFY WATER/CEMENT RATIO WITH FLOOR COVERING MANUFACTURER FOR CONCRETE FLOORS WITH MOISTURE SENSITIVE FLOOR COVERINGS, AND VERIFY COORDINATE WITH PROJECT SPECIFICATIONS.
- MINIMUM CEMENT CONTENT PER CUBIC YARD SHALL BE AS FOLLOWS:
 - f_c=4,000 psi 550 lbs
- FLY ASH CONFORMING TO ASTM C618 (INCLUDING TABLE 2A) TYPE F, MAY BE USED TO REPLACE UP TO 20% OF THE CEMENT CONTENT, PROVIDED THAT THE MIX STRENGTH IS SUBSTANTIATED BY TEST DATA.
- THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS, ALONG WITH TEST DATA COMPLIANT WITH OSSC SECTION 1905, A MINIMUM OF TWO WEEKS PRIOR TO PLACING CONCRETE. NO WATER MAY BE ADDED TO CONCRETE IN THE FIELD UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CONCRETE SUPPLIER IN CONJUNCTION WITH THE CONCRETE MIX DESIGN.
- A WATER-REDUCING ADMIXTURE CONFORMING TO ASTM C494, USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, SHALL BE INCORPORATED IN CONCRETE DESIGN MIXES. A HIGH-RANGE WATER-REDUCING (HRWR) ADMIXTURE CONFORMING TO ASTM C494, TYPE F OR G, MAY BE USED IN CONCRETE MIXES PROVIDING THAT THE SLUMP DOES NOT EXCEED 8". AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260 SHALL BE USED IN CONCRETE MIXES FOR EXTERIOR HORIZONTAL SURFACES EXPOSED TO WEATHER. THE AMOUNT OF ENTRAINED AIR SHALL BE 5% +/- BY VOLUME.

CONCRETE CAST IN PLACE:

- STRUCTURAL CALCULATIONS ARE BASED ON 2,500 PSI CONCRETE STRENGTH, THEREFORE SPECIAL INSPECTION IS NOT REQUIRED PER OSSC 1704.4.
- CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" WITHOUT THE USE OF ADMIXTURES AS NOTED. CONCRETE MATERIALS, FORM WORK, MIXING, PLACING AND CURING SHALL CONFORM WITH THE SPECIFICATIONS CONTAINED IN THE A.C.I. "MANUAL OF CONCRETE PRACTICE".
- AT AREAS OF DEPRESSIONS FOR SLABS AND BEAMS, PROVIDE MINIMUM THICKNESS OF DEPTH AS FOR ADJACENT AREAS, UNLESS NOTED OTHERWISE.
- CONCRETE SLABS SHALL BE INSTALLED WITH CONSTRUCTION JOINTS NOT SPACED FARTHER THAN 12'-6" APART AND SHALL BE DIVIDED INTO APPROXIMATELY SQUARE PANELS. PANEL DIMENSION RATIOS SHALL NOT EXCEED 1.5:1.
- ALL SAW CUT CONTROL JOINTS SHALL BE CUT WITHIN 4 TO 12 HOURS AFTER CONCRETE PLACEMENT. SAW CUT SHALL BE 1.5" DEEP.**
- CONCRETE SHALL NOT BE PLACED ON FROZEN GROUND.
- BOND NEW CONCRETE TO EXISTING CONCRETE WITH "WELD-CRETE", AS MANUFACTURED BY LARSON PRODUCTS CORPORATION, OR APPROVED. AS A MINIMUM, EXISTING CONCRETE SURFACES SHALL BE ROUGHENED BY CHIPPING TO A MINIMUM 1/4" AMPLITUDE TO EXPOSE COARSE AGGREGATE. PREPARATION AND APPLICATION IS TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL EXPOSED CORNERS SHALL HAVE 3/4" CHAMFER, UNLESS NOTES OTHERWISE.

DIVISION 03 - CONCRETE CONTINUED

CONCRETE REINFORCING STEEL:

- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. FOR DEFORMED BARS AND ASTM A185 FOR SMOOTH WELDED WIRE FABRIC (WWF), UNLESS OTHERWISE NOTED. REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE WITH #16 ANNEALED IRON WIRE.
- BARS IN SLABS SHALL BE SUPPORTED ON WELL CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, AS SPECIFIED BY THE CRSI MANUAL OF STRANDED PRACTICE, MSP-1. REINFORCING STEEL SHALL BE DETAINED IN ACCORDANCE WITH THE "ACI MANUAL OF STANDARD PRACTICE, MSP-1 REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", ACI 315. LAP ALL REINFORCING BARS PER THE TYPICAL LAP SPLICE LENGTH SCHEDULE, EXCEPT AS NOTED. MECHANICAL SPLICES NOTED ON THE PLANS SHALL BE DAYTON BAR-GRIP SPLICES OR APPROVED WITH A CURRENT ICC APPROVAL REPORT.

BAR SIZE	TYPICAL LAP SPLICE LENGTH SCHEDULE							
	3,000 psi		4,000 psi		5,000 psi		6,000 psi	
	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2
#3	22	32	19	28	17	25	16	23
#4	29	43	25	37	22	33	20	31
#5	36	54	31	47	28	42	25	38
#6	43	64	37	56	33	50	31	46
#7	63	94	54	81	49	73	44	66
#8	72	107	62	93	55	83	51	76
#9	81	121	70	105	63	94	57	85
#10	91	136	79	118	70	105	64	96
#11	101	151	87	131	78	117	71	107

- NOTES:
- DIMENSIONS ARE IN INCHES.
 - CASES 1 AND 2 ARE DEFINED AS FOLLOWS: (db = BAR DIAMETER)
 - BEAMS OR COLUMNS:
 - CASE 1: COVER ≥ db AND c-c SPACING ≥ 2db
 - CASE 2: COVER < db OR c-c SPACING < 2db
 - ALL OTHERS:
 - CASE 1: COVER ≥ db AND c-c SPACING ≥ 3db
 - CASE 2: COVER < db OR c-c SPACING < 3db
 - FOR TOP BARS, MULTIPLY LAP LENGTH ABOVE BY 1.3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
 - REINFORCING STEEL SHALL HAVE PROTECTION AS FOLLOWS:
 - REINFORCEMENT SHALL BE SECURED IN FORMS WITH TIES AND ANCHORAGE TO PREVENT DISPLACEMENT. ALL TIE WIRE SHALL BE MIN. #16 ANNEALED STEEL.
 - ALL REINFORCING STEEL SHALL BE TIED 100% ALONG ALL PERIMETER EDGES AND 50% FIELD.
 - REINFORCING (MINIMUM UNLESS NOTED OTHERWISE ON PLANS)
 - PLACE TWO (2) NO. 4 CONTINUOUS AT BOTTOM, TOP AND AT DISCONTINUOUS ENDS OF ALL FOUNDATIONS.
 - PLACE 2'-0" x 1'-0" BARS AT CORNERS AND INTERSECTIONS FOR WALLS AND FOUNDATIONS EQUAL IN SIZE AND NUMBER TO HORIZONTAL REINFORCING.
 - PLACE TWO (2) NO. 4x OPENING DIMENSIONS PLUS 4'-0" EACH SIDE OF ALL OPENINGS AND TWO (2) NO. 4x 4'-0" DIAGONAL BARS AT EACH CORNER OF ALL SLAB OPENINGS GREATER THAN 1'-6" IN DIMENSION.
 - ALL WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A 185. ALL WIRE FABRIC SHALL BE SUPPLIED, LAID IN FLAT SHEETS AND CHAIRED TO PROPER POSITION IN SLABS. LAP ONE (1) FULL MESH PLUS 2" ON SIDES AND ENDS.
 - ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH A.C.I. DETAILING MANUAL 315.
 - ALL REINFORCING STEEL SHALL BE ACCURATELY AND SECURELY PLACED.
 - REINFORCING SHALL NOT BE BENT OR DISPLACED FOR THE CONVENIENCE OF OTHER TRADES, UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
 - SPRAY REINFORCING STEEL AROUND OPENINGS WITH 1" IN 10" SPPLAY, UNLESS NOTED OTHERWISE.
 - MINIMUM COVER FROM CONCRETE SURFACES TO REINFORCING STEEL SHALL BE:
 - 3" +/- 1/2" TO BOTTOM OF FOOTING
 - 2" +/- 1/4" TO EARTH FACE OF WALL
 - 1" +/- 1/4" TO INSIDE FACE OF WALL
 - 2" +/- 1/4" TO MAIN STEEL BEAMS AND COLUMNS
 - 3/4" +/- SLAB TO TOP AND BOTTOM SURFACES, CENTER OF SLAB ON GRADE
 - REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT, UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
 - REINFORCEMENT COUPLERS SHALL BE LENTON, FOX-HOWLETT OR APPROVED, CAPABLE OF DEVELOPING ONE HUNDRED TWENTY-FIVE PERCENT (125%) OF THE SPECIFIED TENSILE STRENGTH OF THE REINFORCEMENT.

CONCRETE ACCESSORIES:

- EXPANSION BOLTS SHALL BE HILTI KWIK TZ, SIMPSON STRONG BOLT, POWERS POWER STUD+, OR APPROVED WITH EQUIVALENT ICC ALLOWABLE TENSION AND SHEAR VALUES. EXPANSION BOLTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.
- EPOXY ADHESIVE SHALL BE HILTI HI-RE 500 V3, SIMPSON SET-XP, POWERS 1000+, OR APPROVED WITH EQUIVALENT ICC ALLOWABLE TENSION AND SHEAR VALUES. EPOXY ANCHORS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.
- PERMANENTLY EXPOSED EMBEDDED PLATES AND ANGLES SHALL BE HOT-DIPPED, GALVANIZED AFTER FABRICATION, UNLESS OTHERWISE NOTED. NO LOADS OR WELDS SHALL BE PLACED ON EMBEDDED PLATES OR ANGLES FOR A MINIMUM OF 7 DAYS AFTER CASTING.

NON-SHRINK GROUT:

- GROUT SHALL BE NON-SHRINKABLE GROUT CONFORMING WITH ASTM C 1107 AND C.R.D. - 621, CORPS OF ENGINEERS "SPECIFICATIONS FOR NON-SHRINK GROUT". GROUT SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS OF 5000 PSI. PRE-GROUTING OF BASE PLATES WILL NOT BE PERMITTED.

DIVISION 04 - MASONRY

CONCRETE MASONRY:

- CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C90, SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C215 WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1,900 PSI. LINEAL SHRINKAGE FOR UNITS SHALL NOT EXCEED 0.065%. ASSEMBLIES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF f_m = 1500 PSI AS VERIFIED BY PRISM TESTS BEFORE AND DURING CONSTRUCTION. CONCRETE MASONRY WALLS SHALL BE REINFORCED AS SHOWN ON THE PLANS AND DETAILS AND, IF NOT SHOWN, SHALL BE AS NOTED UNDER "MASONRY REINFORCING STEEL".

MORTAR:

- MORTAR SHALL BE TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 1,900 PSI, AND SHALL CONFORM TO 2014 OSSC SECTION 2103.

MASONRY GROUT:

- GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS AND SHALL CONFORM TO OSSC SECTION 2105. GROUT SHALL CONSIST OF A MIXTURE OF CEMENTIOUS MATERIALS AND AGGREGATE TO WHICH SUFFICIENT WATER HAS BEEN ADDED TO CAUSE THE MIXTURE TO FLOW WITHOUT SEGREGATION OF THE CONSTITUENTS. ALL CELLS CONTAINING VERTICAL BARS AND ALL BOND BEAMS SHALL BE FILLED WITH GROUT. FULLY GROUT WALLS WHERE INDICATED.

MASONRY REINFORCING STEEL:

- REINFORCING STEEL CONFORM TO OSSC SECTION 2103.11.1 DEFORMED BARS SHALL BE ASTM A615 GRADE 60, AND SHALL BE SECURELY PLACED IN ACCORDANCE WITH ACI 530.1-02 SECTION 3.4. UNLESS OTHERWISE NOTED ON THE PLANS, THE MINIMUM WALL REINFORCEMENT SHALL BE AS FOLLOWS:

WALL THICKNESS	TYPICAL MASONRY WALL REINFORCING		
	VERTICAL BARS	HORIZONTAL BARS	
		RUNNING BOND	STACK BOND
8"	#5 @ 16" o.c.	(2) #5 @ 24" o.c.	(2) #5 @ 24" o.c.

- BOND BEAMS WITH TWO #5 BARS HORIZONTALLY SHALL BE PROVIDED AT ALL FLOOR AND ROOF LINES AND AT THE TOP OF THE WALLS. STEP BOND BEAMS AS REQUIRED TO MATCH ROOF SLOPES, PROVIDE A BOND BEAM WITH TWO #5 BARS HORIZONTALLY ABOVE AND BELOW ALL OPENINGS, AND EXTEND THESE BARS 2'-0" PAST THE OPENING AT EACH SIDE. PROVIDE ONE BAR, MATCHING VERTICAL BAR SIZE, FOR THE FULL HEIGHT OF THE WALL AT EACH SIDE OF OPENINGS, WALL ENDS, AND INTERSECTIONS. DOWELS TO MASONRY WALLS SHALL BE EMBEDDED A MINIMUM OF 1'-6" OR HOOKED INTO THE SUPPORTING STRUCTURE AND BE OF THE SAME SIZE AND SPACING AS WALL INTERSECTIONS. LAP ALL BARS AT SPLICES 48 DIAMETERS, WITH A MINIMUM LAP OF 18", EXCEPT AS NOTED.

DIVISION 05 - METALS

STRUCTURAL STEEL AND MISCELLANEOUS IRON:

STRUCTURAL STEEL SHALL BE:

STRUCTURAL STEEL	
ASTM A992, GRADE 50	WIDE FLANGE SHAPES
ASTM A572, GRADE 50	PLATES WHERE NOTED
ASTM A36	CHANNELS, PLATES, AND ANGLES, U.N.O.
ASTM A500, GRADE B (Fy = 46 KSI)	HOLLOW STRUCTURAL SECTIONS (TUBES)
ASTM A53, GRADE B (Fy = 35 KSI)	PIPES

- DESIGN, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" WITH "COMMENTARY" AND THE "CODE OF STANDARD PRACTICE", WITH EXCEPTIONS NOTED IN SPECIFICATIONS.
- DRAWINGS ARE DIMENSIONED FOR LAYOUT AND NOT DIMENSIONED PER AISC STANDARDS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE BETWEEN ALL DRAWINGS AND DEVELOP SHOP DRAWINGS WITH DETAIL AND DIMENSIONING PER AISC.
- ALL FABRICATION, ERECTION, IDENTIFICATION, AND PAINTING SHALL CONFORM TO AISC SPECIFICATIONS.
- ALL STEEL EXPOSED TO WEATHER, SOIL, MOISTURE, OR AS DENOTED ON PLANS SHALL BE HOT DIP GALVANIZED PER ASTM A 123 OR OTHER APPROVED PROTECTIVE COATING.
- ALL WELDING SHALL CONFORM TO AWS (LATES EDITION) SPECIFICATIONS.
 - ALL WELDERS TO BE QUALIFIED UNDER AWS SPECIFICATIONS WITHIN THE PAST TWO YEARS FOR THE TYPE OF WELDING PERFORMED.
 - ALL WELDS SHALL BE PERFORMED USING PER-QUALIFIED WELDING PROCEDURES.
 - WELDS FILLER METAL SHALL BE AWS A5.1 OR A5.5 E70XX ELECTRODES OR AWS A5.18 ER70S-X.
 - AFTER FABRICATION, BUT BEFORE INSTALLATION, REMOVE RUST, SCALE, GREASE, AND OIL BY WIRE BRUSHING AND CHEMICAL TREATMENT.
 - WELDING OF REINFORCING STEEL SHALL BE AS SPECIFIED IN THESE STRUCTURAL NOTES UNDER "CONCRETE REINFORCING STEEL".
 - WELDS TO METAL DECK, METAL STUDS OR OTHER LIGHT GAUGE METALS SHALL CONFORM WITH AWS D1.3.
- ALL HIGH-STRENGTH BOLTS, MATERIAL AND INSTALLATION, SHALL CONFORM WITH ASTM STANDARDS.
 - BOLTS SHALL CONFORM WITH ASTM A 325, TYPE N, TYPE X, TYPE SC (CLASS A). BOLTS NOT NOTED IN THE DRAWINGS AS TYPE SC SHALL BE TYPE N, TYPE X.
 - FRICTION CONNECTIONS SHALL BE FREE OF PAINT AT THE FAYING SURFACES, OR A CLASS A SURFACE SHALL BE PROVIDED.
 - FOR FRICTION TYPE CONNECTIONS (TYPE SC), LOAD-INDICATING BOLTS SHALL BE THE LEJUNE TENSION CONTROL, FASTENING SYSTEM MANUFACTURED BY THE LEJUNE BOLT COMPANY ON PLANS. MACHINE BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. CONNECTION BOLTS SHALL HAVE A HARDENED WASHER PLACED UNDER THE ELEMENT TO BE TIGHTENED. AS APPROVED, STANDARD TYPE SC BOLTS WITH LOAD-INDICATING WASHERS MAY BE USED IN LIEU OF THE LOAD-INDICATING BOLT ASSEMBLY. LOAD-INDICATING WASHERS SHALL BE ASTM F959 "CORONET", AS MANUFACTURED BY THE COOPER AND TURNER DIVISION OF J AND M TURNER, INC.
 - FOR BEARING-TYPE CONNECTIONS, TYPE N, TYPE X BOLTS SHALL BE TIGHTENED TO A NUT TIGHT CONDITION, ONLY.
 - ALL HIGH-STRENGTH BOLTS SHALL BE INSTALLED WITH HARDENED WASHERS, CONFORMING WITH ASTM A 436 NUTS.
 - ALL BOLTS REQUIRING GALVANIZATION SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS C.
 - NO WELDING TO HIGH-STRENGTH BOLTS IS ALLOWED.
 - ALL MEMBERS SHALL BE CONNECTED WITH SEMI-FINISHED MACHINE BOLTS, UNLESS NOTED OTHERWISE ON PLANS. MACHINE BOLTS SHALL CONFORM TO ASTM A 307, GRADE A.
 - ADHESIVE ANCHORS SHALL BE I.C.B.O. APPROVED AND SHALL CONSIST OF ALL-THREAD ANCHOR ROD, NUT, WASHER AND EPOXY INJECTION GEL SYSTEM. ANCHOR RODS SHALL BE MANUFACTURED FROM:
 - A-36 MATERIAL (ZINC PLATED IN ACCORDANCE WITH ASTM B 633, HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153).
 - ASTM A 193, GRADE B-7 MATERIAL (ZINC PLATED IN ACCORDANCE WITH ASTM B 633, HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153).
 - A.I.S.I. 304 OR 316 STAINLESS STEEL, IN ACCORDANCE WITH ASTM F 593. ANCHOR RODS SHALL HAVE ROLLED THREADS. NUTS SHALL CONFORM WITH ASTM A 194. ACCEPTABLE ADHESIVE INJECTION GEL SYSTEMS ARE THE HILTI HITESS-SD, SIMPSON SET XP OR POWERS POWERS 1000+ ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - ANCHOR BOLT SHALL CONFORM WITH ASTM A 307, GRADE A, AND SHALL BE PROVIDED WITH STANDARD WASHERS AND NUTS, GALVANIZE EXTERIOR BOLTS. GALVANIZING SHALL BE IN ACCORDANCE WITH ASTM A 153, CLASS C. NUTS SHALL BE OVER-TAPPED TO CLASS 2A FIT BEFORE GALVANIZING. IN ACCORDANCE WITH ASTM A 563.
 - BOLT HEADS OR NUTS BEARING ON SLOPING FLANGES SHALL BE EQUIPPED WITH BEVELED WASHERS.
 - ERECTION AIDS (SUCH AS BOLTS, CLIPS, SHIMS, SEATS OR ANY OTHERS REQUIRED TO FACILITATE CONSTRUCTION) ARE THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN AND PROVIDE.
 - BRACING SHALL HAVE TWO (2) BOLT CONNECTIONS, UNLESS NOTED OTHERWISE. ALL CROSS BRACING SHALL BE BOLTED AT INTERSECTIONS WITH TWO (2) BOLT MINIMUM FOR ST AND ONE (1) BOLT FOR ANGLES. PROVIDE FILLER PLATE BETWEEN CROSS BRACES, AS REQUIRED.
 - ALL FIELD WELDS TO GALVANIZED STEEL AND AREAS DAMAGED BY WELDING, FLAME CUTTING OR HANDLING, SHALL BE REPAIRED WITH AN ORGANIC COLD GALVANIZING COMPOUND HAVING A MINIMUM OF NINETY-FOUR PERCENT (94%) ZINC DUST IN THE DRY FILM. APPLY IN MULTIPLE COATS, UNTIL AN 8 MIL THICKNESS HAS BEEN ACHIEVED. SURFACES TO RECEIVE ZINC-RICH PAINT SHALL BE CLEAN, DRY AND FREE OF OIL, GREASE, SALT AND CORROSION PRODUCTS.
 - ALL HAND RAILS SHALL BE 1 1/2" DIAMETER STEEL PIPE, STANDARD WEIGHT, HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 123.

DIVISION 06 - WOOD, PLASTICS AND COMPOSITES

FRAMING LUMBER:

- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH AND SHALL BE GRADED UNDER THE MOST RECENTLY ADOPTED RULES OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB).
- ALL BEAMS AND JOISTS SHALL BE NO. 2 MINIMUM, UNLESS INDICATED OTHERWISE ON THE PLANS.
- ALL STUDS AND BLOCKING SHALL BE NO. 2.
- ALL LUMBER IN CONTACT WITH CONCRETE OR EXPOSED SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWP A STANDARD C-2 AND SHALL BEAR THE AWP A QUALITY MARK. DOUBLE ALL JOISTS UNDER WALL PARTITIONS, AND PROVIDE BLOCKING BETWEEN JOISTS WHERE BEARING WALLS ARE PERPENDICULAR TO JOISTS.
- ALL GLULAM BEAMS TO BE 24F-V4 TYPICAL. 24F-V8 FOR CANTILEVERED OR CONTINUOUS SPAN.
- ALL LVL LUMBER TO BE MICRO-LAM LVL OR APPROVED EQUAL.
- ALL PSL LUMBER TO BE PARALLAM PSL OR APPROVED EQUAL.
- ALL LSL LUMBER TO BE TIMBERSTRAND LSL OR APPROVED EQUAL.

NAILING AND FASTENERS:

- NAILING INDICATED ON PLANS AND DETAILS ARE "COMMON" NAILS. MINIMUM FRAMING NAILING SHALL CONFORM TO OSSC TABLE 2304.9.1 SEE DETAILS FOR ADDITIONAL TYPICAL NAILING REQUIREMENTS. SUBSTITUTION OF NAILS OTHER THAN "COMMON" IS NOT PERMITTED WITHOUT PRIOR APPROVAL. POWER DRIVEN NAILS OTHER THAN "COMMON" NAILS MAY BE USED IF DATA IS SUBMITTED AND APPROVED PRIOR TO USE.
- APPLY 1/4" DIAMETER CONTINUOUS BEAD OF GLUE TO TOPS OF WOOD FRAME, FLOOR JOISTS, BLOCKING, AND PLATES IMMEDIATELY PRIOR TO PLACEMENT OF FLOOR SHEATHING.
- ALL BOLTED CONNECTIONS SHALL BE MADE WITH MACHINE BOLTS (M.B.) CONFORMING TO ASTM A307. ALL BOLTS AND LAGS SHALL BE INSTALLED WITH STANDARD WASHERS, UNLESS NOTED.
- JOIST HANGERS, HOLD-DOWNS AND OTHER FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON COMPANY, SAN LEANDRO, CA. ALL HARDWARE IS TO BE FASTENED PER MANUFACTURER'S SPECIFICATIONS, U.N.O.
- ALL PLATES AND LEDGERS SHALL BE ANCHORED WITH A MINIMUM OF THREE FASTENERS PER PIECE. PRE-DRILL HOLES FOR LAG BOLTS. SOAP THREADS OF LAGS IMMEDIATELY PRIOR TO INSTALLATION.
- EPOXY ANCHOR BOLTS AND ADHESIVE INDICATED ON DRAWINGS SHALL BE HILTI HITESS-SD, SIMPSON SET XP, OR POWERS 1000+, OR REDHEAD/RAMSET EPOXY, OR APPROVED EQUAL. DEPTH OF EMBEDMENT SHALL BE AS PER MANUFACTURER SPECIFICATIONS, UNLESS NOTED OTHERWISE. INSTALL ALL EPOXY FASTENERS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.



OSCD Safety - Security Upgrades- Cohort 1
Holcomb Elementary School
 Oregon City School District
 14625 Holcomb Blvd, Oregon City, OR 97045
 T (503) 765-8000



revisions	
phase	100% CD
date</	

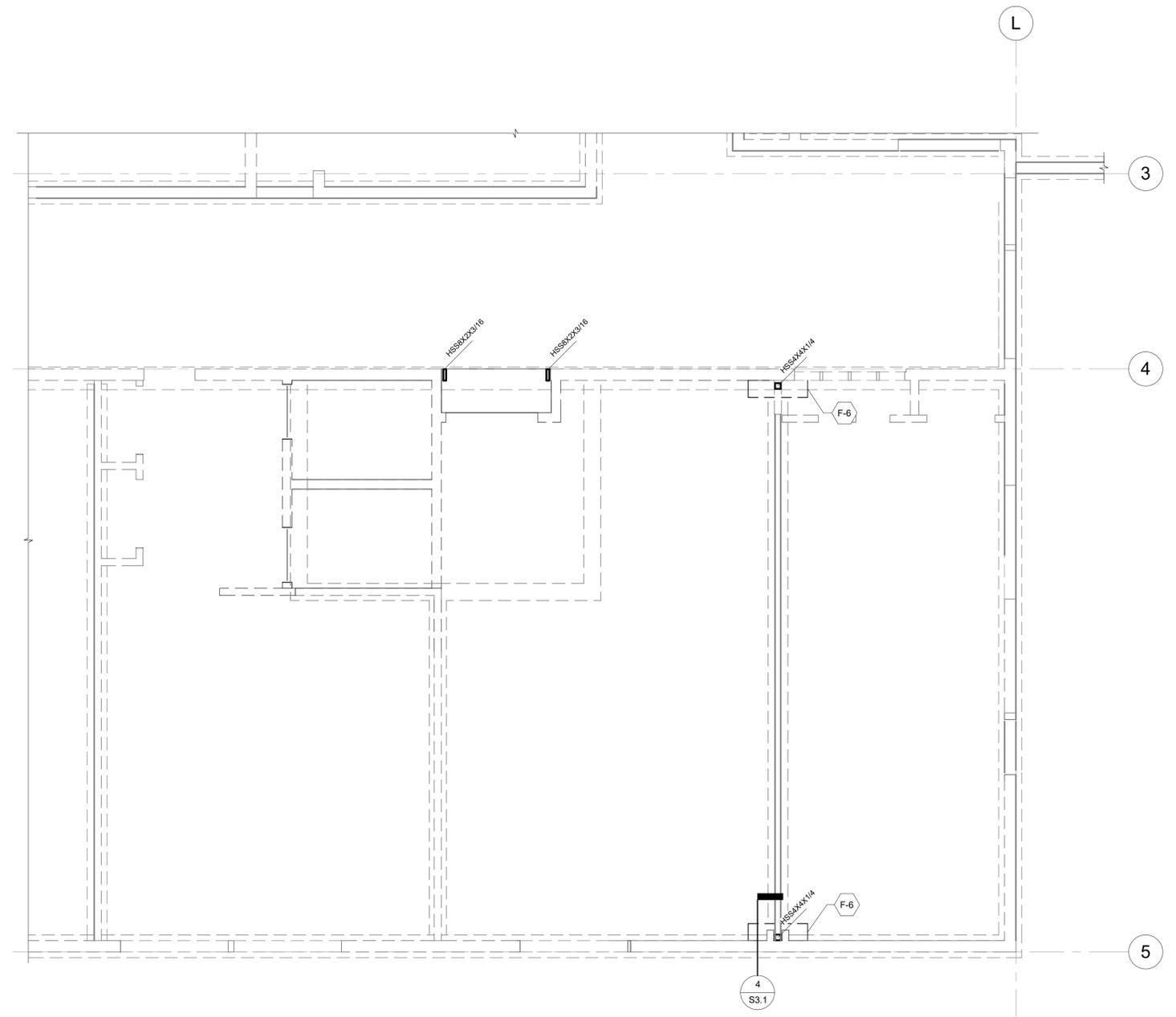
revisions	

phase	100% CD
date	03/27/2020
project	P-2450-19

NEW CLASSROOM
AND RAMP
FOUNDATION PLAN

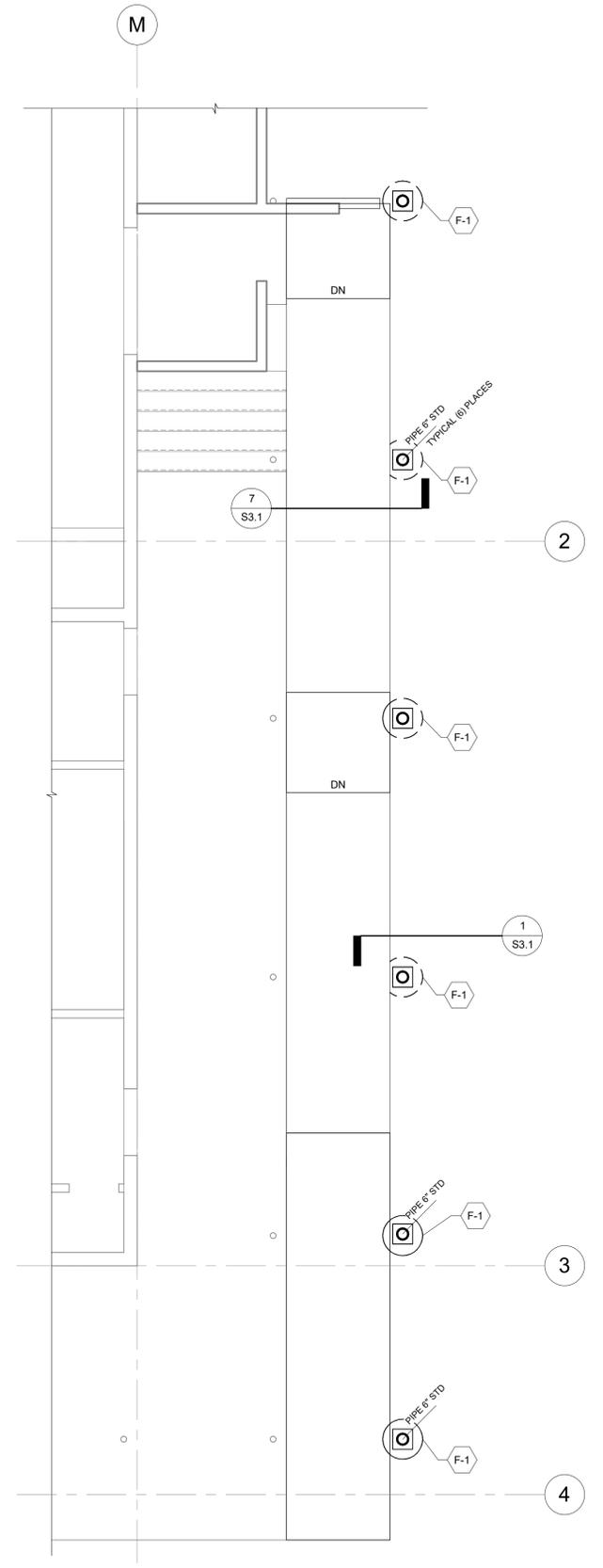
S1.1

- FOUNDATION AND FRAMING PLAN NOTES:**
- DIMENSIONS SHOWN ARE FOR REFERENCE ONLY, CONFIRM W/ ARCHITECTURAL PLAN & DETAILS.
 - BOTTOM OF FOOTINGS TO BE PLACED BELOW FROST DEPTH OR AS NOTED IN THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.
 - COORDINATE PENETRATIONS OF SITE UTILITIES, MECHANICAL DUCTS, PIPING, AND ELECTRICAL CONDUIT/PANELS TO MINIMIZE IMPACT TO STRUCTURAL FRAMING. PLUMBING FIXTURES SHOWN ON FLOOR FOR REFERENCE AND POSSIBLE FRAMING CONFLICTS ONLY.
 - ALL FOOTINGS ARE TO BE CENTERED UNDER COLUMNS U.N.O.
 - ALL FOOTINGS TO BEAR OVER GRADE OVER FIRM, UNDISTURBED, NON-ORGANIC, NON-EXPANSIVE, NATIVE MATERIAL, OR STRUCTURAL FILL AS REQUIRED PER GEOTECHNICAL REPORT.
 - SEE SHEET S0.1 FOR ALL NOTES AND SCHEDULES.
 - INDICATES FLOOR STEP REF. ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.



1
S1.1 FOUNDATION PLAN - NEW CLASSROOM
1/4" = 1'-0"

FOUNDATION SCHEDULE				
MARK	WIDTH	LENGTH	DEPTH	REINFORCEMENT
F-1	24'-0"	-	6'-0"	(8) #4 LONGITUDINAL BARS w/ #4 SPIRAL w/ 3" PITCH
F-2	24'-0"	-	10'-0"	(10) #5 LONGITUDINAL BARS w/ #4 SPIRAL w/ 3" PITCH
F-3	5'-6"	5'-6"	2'-0"	(10) #5 BARS E.W. TOP & BOTTOM
F-4	2'-3"	2'-3"	1'-6"	(4) #4 BARS E.W. BOTTOM
F-5	3'-6"	20'-0"	2'-6"	(6) #6 CONT. BARS TOP & BTM & #4 STIRRUPS @ 18" o.c.
F-6	1'-0"	3'-6"	(E) FTG DEPTH	(2) #4 CONT. BARS TOP & BOOTOM



2
S1.1 FOUNDATION PLAN - RAMP
1/4" = 1'-0"

3/24/2020 1:08:04 PM
 C:\Users\jesuscories\Desktop\revit temp\P2450_HOLCOMB_STRUCT_jeuscories.rvt

1 FOUNDATION PLAN - NEW OFFICE ENTRY
 S1.2 1/4" = 1'-0"

FOUNDATION AND FRAMING PLAN NOTES:

- DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONFIRM W/ ARCHITECTURAL PLAN & DETAILS.
- BOTTOM OF FOOTINGS TO BE PLACED BELOW FROST DEPTH OR AS NOTED IN THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.
- COORDINATE PENETRATIONS OF SITE UTILITIES, MECHANICAL DUCTS, PIPING, AND ELECTRICAL CONDUIT/PANELS TO MINIMIZE IMPACT TO STRUCTURAL FRAMING. PLUMBING FIXTURES SHOWN ON FLOOR FOR REFERENCE AND POSSIBLE FRAMING CONFLICTS ONLY.
- ALL FOOTINGS ARE TO BE CENTERED UNDER COLUMNS U.N.O.
- ALL FOOTINGS TO BEAR OVER GRADE OVER FIRM, UNDISTURBED, NON-ORGANIC, NON-EXPANSIVE NATIVE MATERIAL, OR STRUCTURAL FILL AS REQUIRED PER GEOTECHNICAL REPORT.
- SEE SHEET S0.1 FOR ALL NOTES AND SCHEDULES.
- INDICATES FLOOR STEP REF. ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

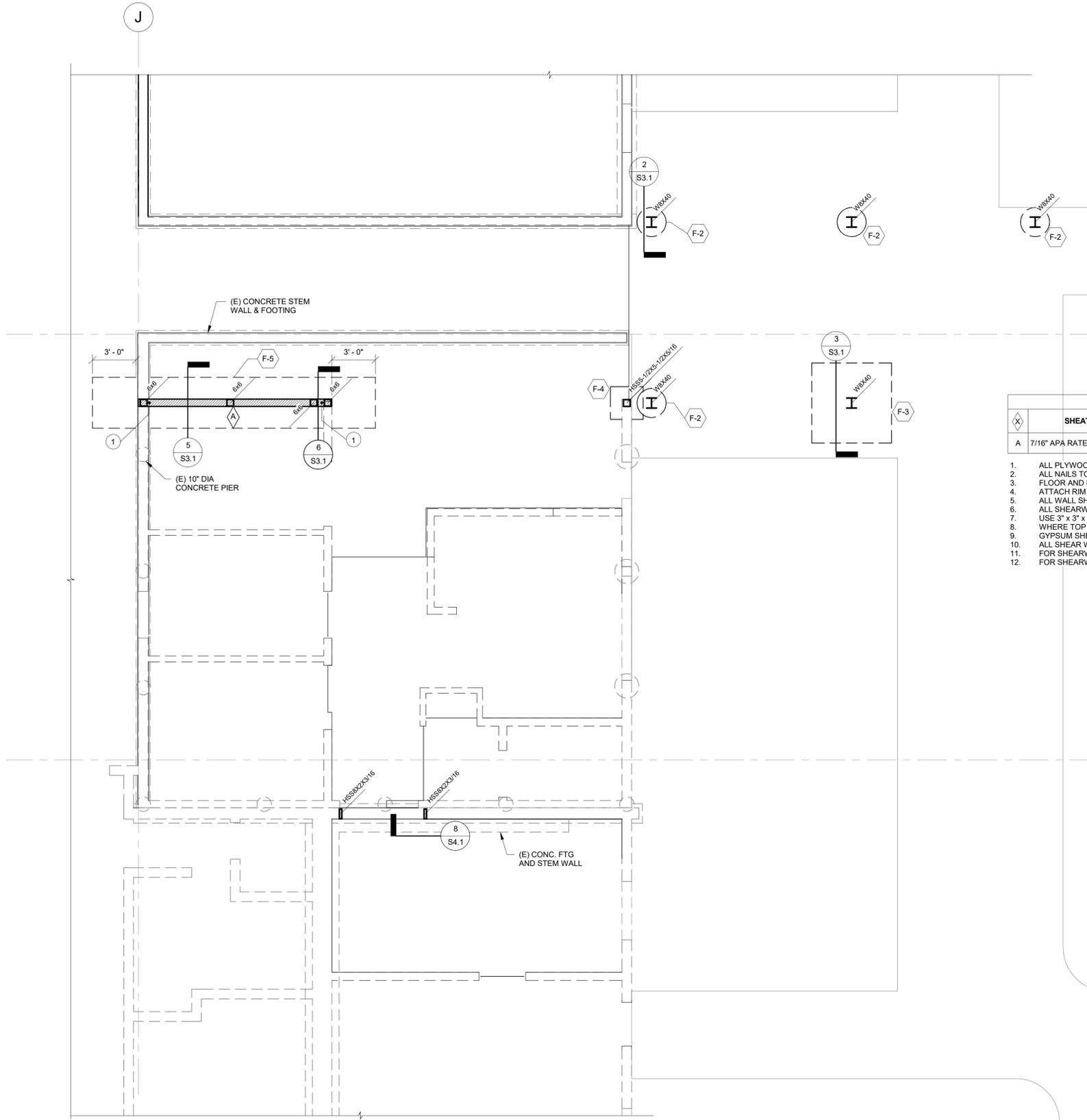
FOUNDATION SCHEDULE					
MARK	WIDTH	LENGTH	DEPTH	REINFORCEMENT	
F-1	24" ϕ	-	6'-0"	(8) #4 LONGITUDINAL BARS w/ #4 SPIRAL w/ 3" PITCH	
F-2	24" ϕ	-	10'-0"	(10) #5 LONGITUDINAL BARS w/ #4 SPIRAL w/ 3" PITCH	
F-3	5'-6"	5'-6"	2'-0"	(10) #5 BARS E.W. TOP & BOTTOM	
F-4	2'-3"	2'-3"	1'-6"	(4) #4 BARS E.W. BOTTOM	
F-5	3'-6"	20'-0"	2'-6"	(6) #6 CONT. BARS TOP & BTM & #4 STIRRUPS @ 18" o.c.	
F-6	1'-0"	3'-6"	(E) FTG DEPTH	(2) #4 CONT. BARS TOP & BOTTOM	

SHEAR WALL SCHEDULE									
X	SHEATHING	NAIL SIZE	EDGE NAILING...	FIELD NAILING (o.c.)	PANEL EDGE STUDS	TOP PLATE ATTACHMENT	BOTTOM PLATE DIMENSION	BOTTOM PLATE ANCHORAGE	REMARKS
A	7/16" APA RATED, BOTH SIDES	8d	2"	12"	4x6	A35 CLIP @ 12" o.c.	4x6	5/8" DIA. x 10" A.B. @ 8" o.c.	STAGGER EDGE NAILING

- ALL PLYWOOD TO BE APA RATED STRUCTURAL 1 EXTERIOR SHEATHING
- ALL NAILS TO BE COMMON OR GALVANIZED BOX TYPE
- FLOOR AND ROOF DIAPHRAGMS TO BE NAILED WITH 10d NAILS @ 6" O.C. EDGE NAILING AND 12" ON CENTER FIELD NAILING. USE PLYWOOD THICKNESS AS INDICATED ON PLAN.
- ATTACH RIM JOIST AND / OR BLOCKING TO SHEARWALL AS INDICATED IN TABLE ABOVE.
- ALL WALL SHEATHING TO EXTEND FULL HEIGHT OF WALL, TOP PLATE TO BOTTOM PLATE.
- ALL SHEARWALLS AND HOLDDOWNS MUST HAVE CONTINUOUS LOAD PATH TO FOUNDATION.
- USE 3" x 3" x 1/4" PLATE WASHER TYPICAL AT ALL ANCHOR BOLTS.
- WHERE TOP PLATE FASTENING IS LESS THAN 12" O.C., USE MINIMUM BLOCKING OF 2-1/2" MANUFACTURED LUMBER (MICROLLAM LVL OR PARALLAM PSL).
- GYPHUM SHEATHING TO BE ATTACHED WITH SCREWS (TYPE AS NOTED IN SCHEDULE). SCREWS FOR ATTACHMENT OF GYPHUM SHEATHING MUST BE TYPE W OR S.
- ALL SHEAR WALLS TO BE FULLY BLOCKED U.N.O. BLOCKING TO MATCH REQUIREMENTS FOR PANEL EDGE STUDS.
- FOR SHEARWALLS W/ (2) ROWS OF BOTTOM PLATE NAILING, USE MIN. 1-3/4" RIM BOARD, SPACE ROWS A MIN. OF 1/2" APART, AND STAGGER NAILS.
- FOR SHEARWALLS W/ STUDS SPACED AT 16" O.C. MAX. INSTALL SHEATHING WITH LONG DIMENSION ACROSS STUDS.

HOLDOWN SCHEDULE						
Y	SIMPSON MODEL	ALLOWABLE LOAD (lb)	POST THICKNESS	FASTENER	ANCHOR	REMARKS
1	HDU14-SDS2.5	14,445	6x6	(36) 1/4 x 2 1/2" SDS	1"	PL1/2x6"x6" w/ DBL NUT AT BOT OF THREADED ROD

- NAILS ARE TO BE COMMON WIRE NAILS, U.N.O.
- HARDWARE IS TO BE SIMPSON, U.N.O.
- HOLDOWN HARDWARE CAN BE EXTENDED WITH A307 THRD ROD AND COUPLER.
- ALIGN ALL HOLDDOWNS FOR THE FULL HEIGHT OF STRUCTURE.
- ALL HARDWARE TO BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.
- HOLDOWN ANCHOR BOLTS ARE IN ADDITION TO TYPICAL SILL PLATE ANCHOR BOLTS.
- EXTEND THREADED ROD TO WITHIN 3" CLEAR OF BOTTOM OF FOOTING.
- STRAP HOLDDOWNS (MSTC ETC.) LOADS ARE BASED ON FLOOR TO FLOOR CLEAR SPAN TABLES W/ A CLEAR SPAN OF 18" (11 7/8-12 DEPTH).



revisions	

phase	100% CD
date	03/27/2020
project	P-2450-19

ENLARGED FLOOR PLAN - NEW OFFICE ENTRY

S1.2



EXPIRES: 06-30-20

revisions

phase 100% CD
date 03/27/2020
project P-2450-19

NEW CLASSROOM
AND RAMP
FRAMING PLAN

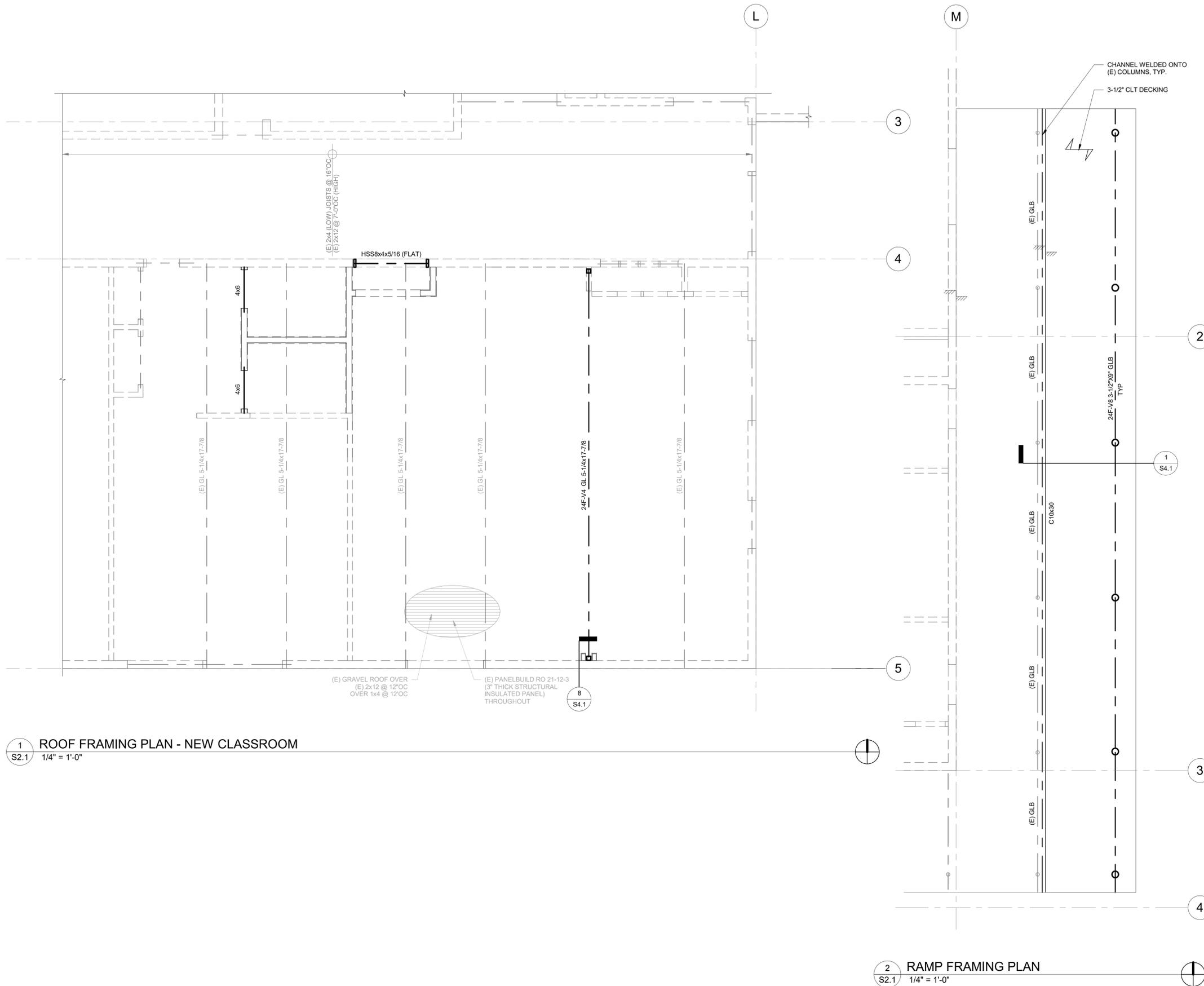
S2.1

ROOF FRAMING PLAN NOTES:

- COORDINATE ALL DIMENSIONS & FEATURES NOT SHOWN WITH ARCHITECT.
- SEE SHEET S0.1 FOR ALL NOTES AND SCHEDULES.
- INDICATES ROOF STEP, TYP. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- BEAMS ARE CENTERED ON COLUMNS, WALLS, AND/OR GRIDLINES, U.N.O.

FLOOR / ROOF FRAMING PLAN NOTES:

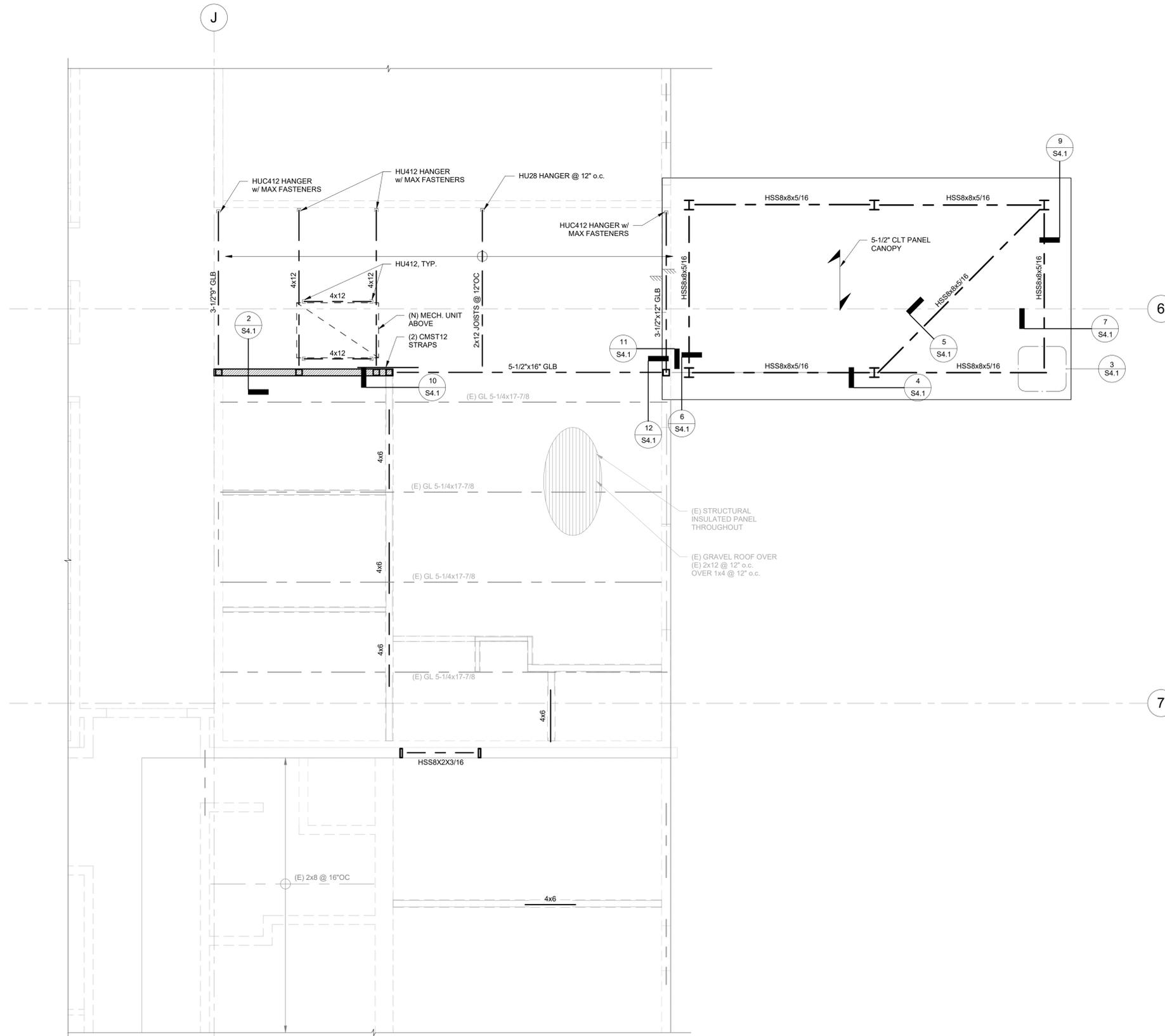
- COORDINATE ALL DIMENSIONS & FEATURES NOT SHOWN WITH ARCHITECT.
- TYPICAL EXTERIOR HEADER IS 4X8 D.F. NO.2 USE 1 KING STUD & 1 TRIMMER UNLESS NOTED OTHERWISE. TYPICAL INTERIOR HEADER TO BE (2) - 2X6 D.F. NO.2 WITH SINGLE TRIMMER AND SINGLE KING STUD (U.N.O.).
- SEE SHEET S0.1 FOR ALL NOTES AND SCHEDULES.



1 ROOF FRAMING PLAN - NEW CLASSROOM
S2.1 1/4" = 1'-0"

2 RAMP FRAMING PLAN
S2.1 1/4" = 1'-0"

C:\Users\jesuscorntes\Desktop\revit temp\P2450_HOLCOMB_STRUCT_jesuscorntes.rvt
3/24/2020 1:08:06 PM



ROOF FRAMING PLAN NOTES:

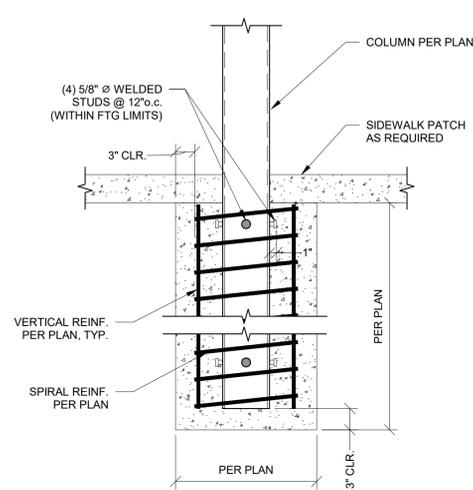
- COORDINATE ALL DIMENSIONS & FEATURES NOT SHOWN WITH ARCHITECT.
- SEE SHEET S0.1 FOR ALL NOTES AND SCHEDULES.
- INDICATES ROOF STEP, TYP. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- BEAMS ARE CENTERED ON COLUMNS, WALLS, AND/OR GRIDLINES, U.N.O.

ROOF FRAMING PLAN NOTES:

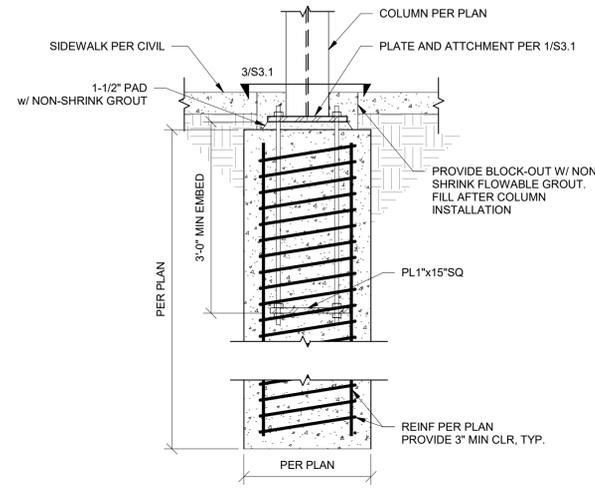
- COORDINATE ALL DIMENSIONS & FEATURES NOT SHOWN WITH ARCHITECT.
- INDICATES SHEARWALL LOCATION BELOW FRAMING.
- TYPICAL EXTERIOR HEADER IS 4X8 D.F. NO.2 USE 1 KING STUD & 1 TRIMMER UNLESS NOTED OTHERWISE. TYPICAL INTERIOR HEADER TO BE (2) - 2X6 D.F. NO.2 WITH SINGLE TRIMMER AND SINGLE KING STUD (U.N.O.).
- SEE SHEET S0.1 FOR ALL NOTES AND SCHEDULES.

1
S2.2 ROOF FRAMING PLAN - NEW OFFICE ENTRY
1/4" = 1'-0"

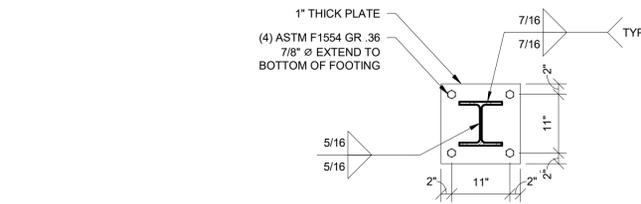
revisions	
phase	100% CD
date	03/27/2020
project	P-2450-19



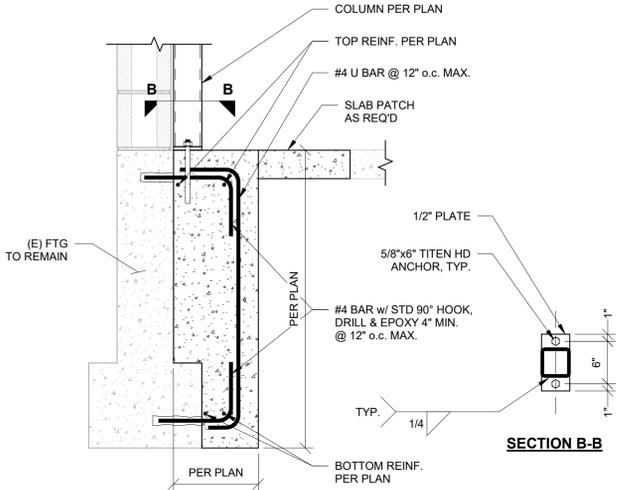
1 TYP. POLE FOOTING DETAIL
S3.1 1" = 1'-0"



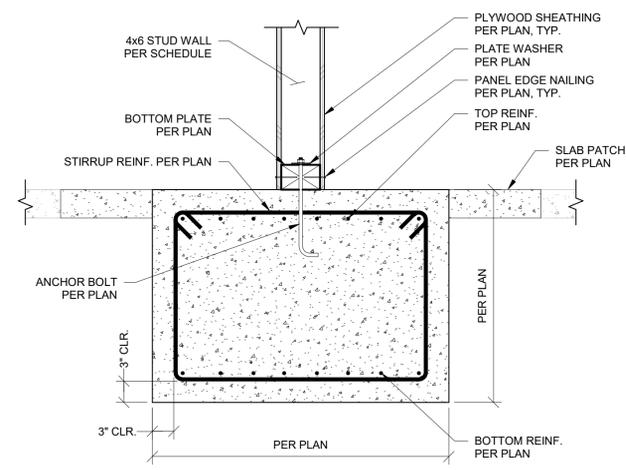
2 CANOPY COLUMN POLE FOOTING DETAIL
S3.1 3/4" = 1'-0"



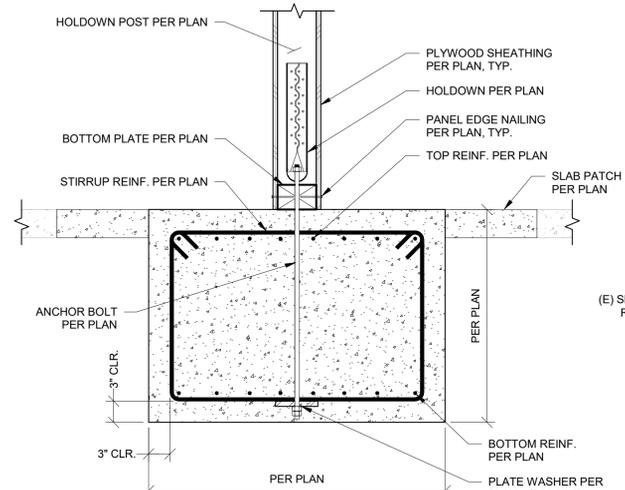
3 CMU WALL TO ROOF FRAMING DETAIL
S3.1 3/4" = 1'-0"



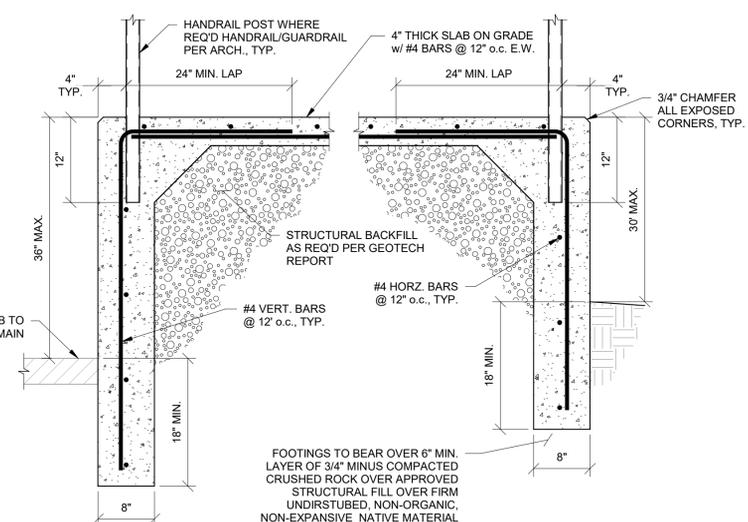
4 COLUMN FOOTING DETAIL
S3.1 1" = 1'-0"



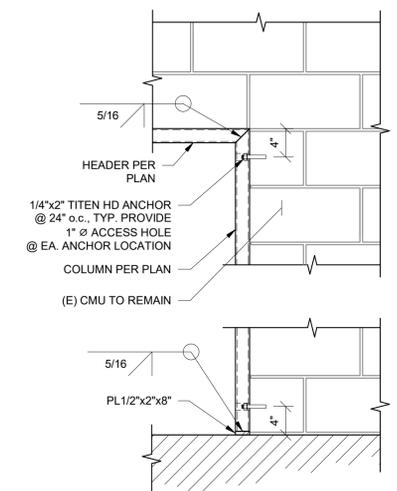
5 SHEAR WALL FOOTING DETAIL
S3.1 1" = 1'-0"



6 HOLDOWN WALL FOOTING DETAIL
S3.1 1" = 1'-0"



7 RAMP SLAB & FOOTING DETAIL
S3.1 1" = 1'-0"



8 HEADER TO COLUMN DETAIL
S3.1 1" = 1'-0"

revisions	



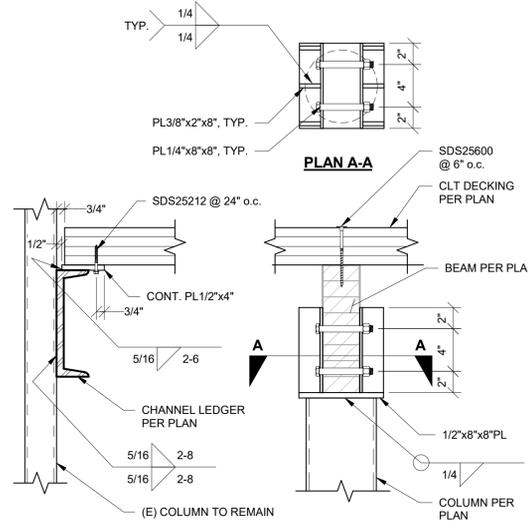
EXPIRES: 06-30-20

revisions

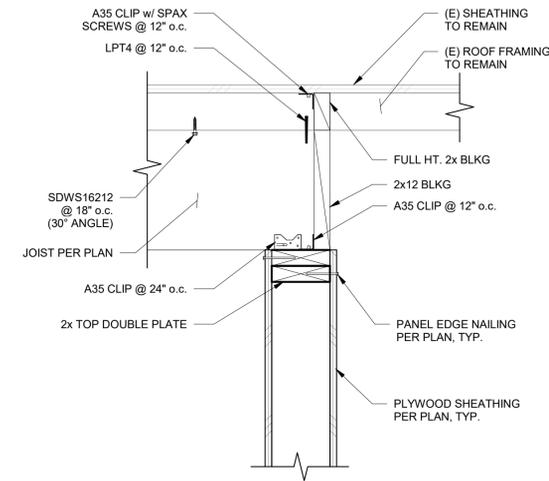
phase date project 100% CD 03/27/2020 P-2450-19

FRAMING DETAILS

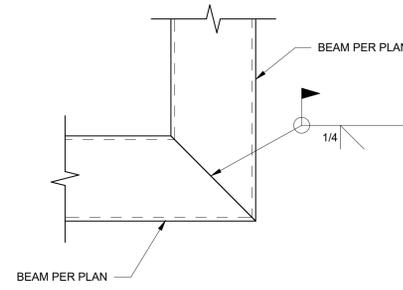
S4.1



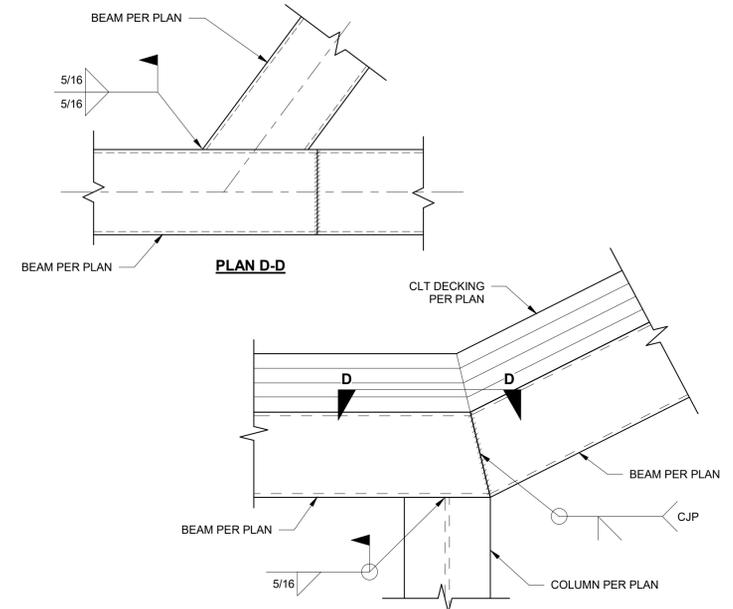
1 RAMP CANOPY ROOF FRAMING DETAIL
S4.1 1 1/2" = 1'-0"



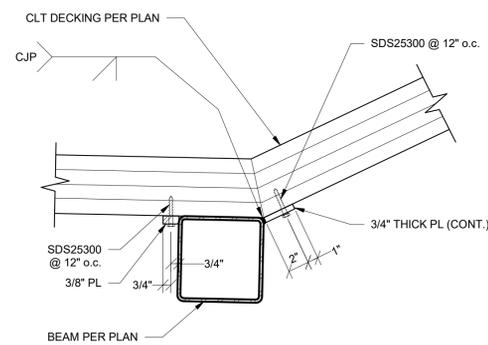
2 SHEAR WALL TO ROOF FRAMING DETAIL
S4.1 1 1/2" = 1'-0"



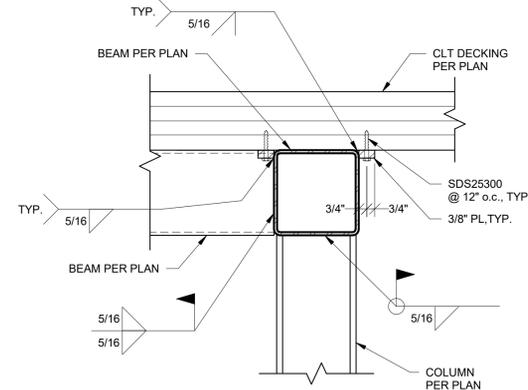
3 CANOPY BEAM DETAIL
S4.1 1 1/2" = 1'-0"



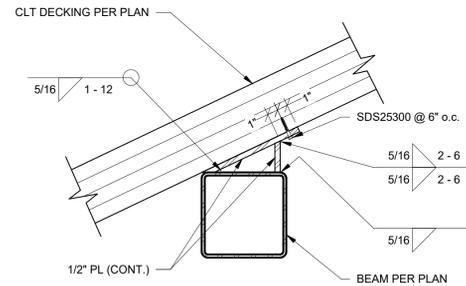
4 BEAM TO COLUMN DETAIL
S4.1 1 1/2" = 1'-0"



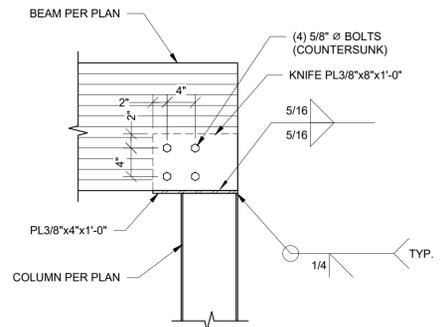
5 CANOPY BEAM AT VALLEY DETAIL
S4.1 1 1/2" = 1'-0"



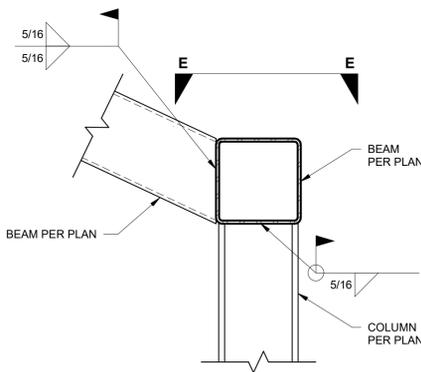
6 CANOPY BEAM AT COLUMN DETAIL
S4.1 1 1/2" = 1'-0"



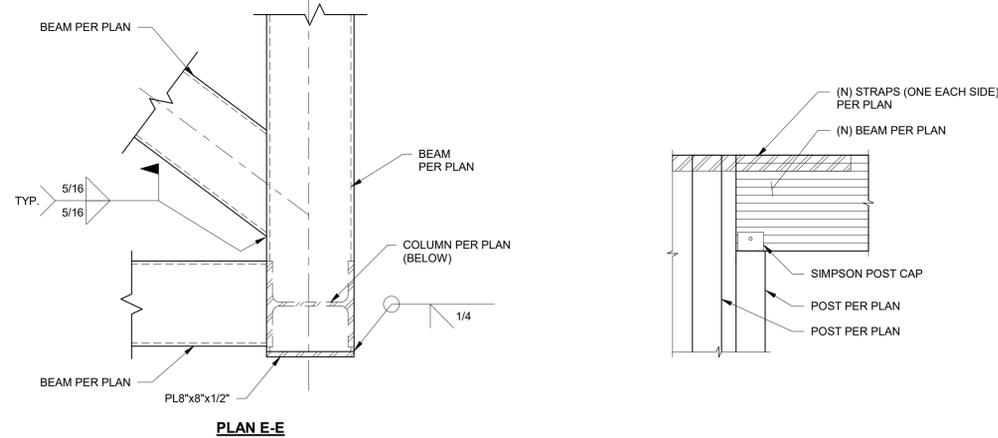
7 CANOPY BEAM TO DECKING
S4.1 1 1/2" = 1'-0"



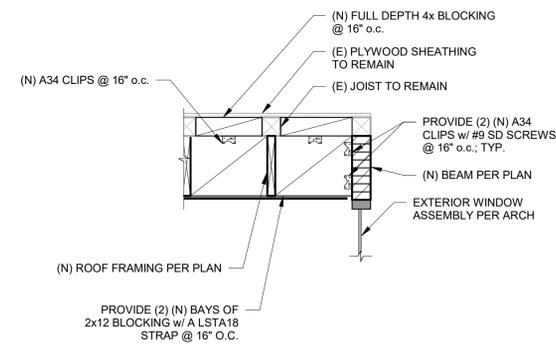
8 TYP. GLULAM BEAM TO STEEL POST AT WALL
S4.1 1" = 1'-0"



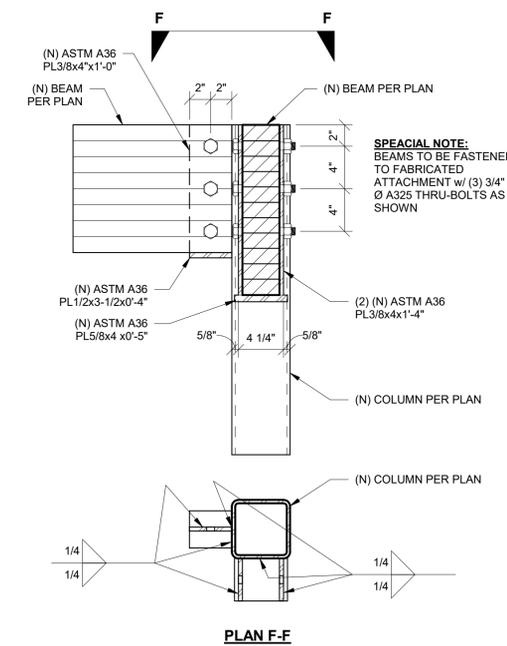
9 CANOPY BEAM TO DECKING
S4.1 1 1/2" = 1'-0"



10 CANOPY BEAM DETAIL
S4.1 3/4" = 1'-0"



11 WINDOW ASSEMBLY AT ROOF
S4.1 3/4" = 1'-0"



12 ROOF FRAMING AT EXTERIOR ASSEMBLY
S4.1 1 1/2" = 1'-0"



EXPIRES 12/31/21

revisions
03/27/2020

phase date project
100% CD
03/27/2020
19012

SCHEDULE, LEGEND & CLSRM DEMO PLAN
M1.1

SHEET NOTES

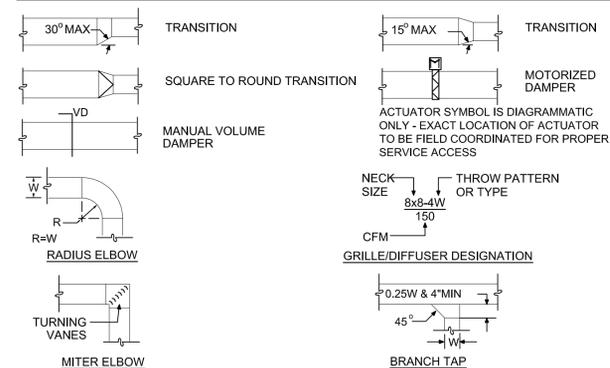
- EXTEND HOT WATER SUPPLY AND RETURN PIPING FROM CABINET HEATER CONNECTIONS TO NEW UNIT VENTILATOR - SEE 4/M1.1
- CAP HOT WATER SUPPLY AND RETURN PIPING AT FLOOR
- ADD 2 "CADET" STYLE ELECTRIC WALL HEATERS WITH INTEGRAL THERMOSTATS
- ADD A NEW 8X8 BRANCH DUCT WITH CEILING EXHAUST FAN CONNECTED TO THE EXISTING EXHAUST MAIN
- CONNECT NEW 18X12 RELIEF DUCT TO EXISTING RISER W/ BACKDRAFT DAMPER

SYMBOLS

- | | | |
|-------------------------|-----------------------------|--------------------------|
| (A) ABANDON | (P) CAP OR PLUG | (E) EXISTING TO REMAIN |
| (C) CONNECT TO EXISTING | (R) RELOCATE EXISTING | (X) REMOVE EXISTING |
| EF EXHAUST FAN | (T) WALL MOUNTED THERMOSTAT | HWS HEATING WATER SUPPLY |

HWR HEATING WATER RETURN

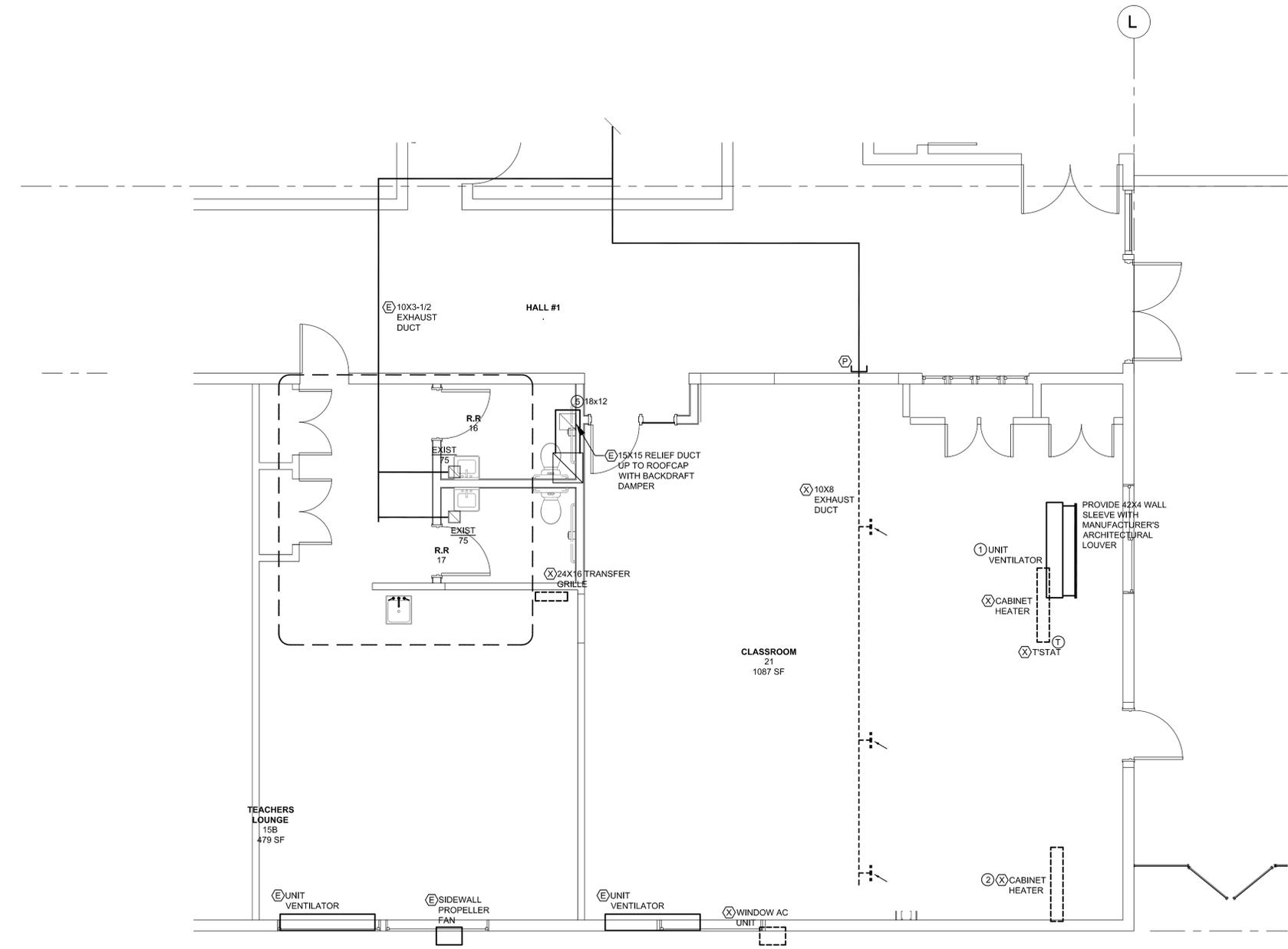
MECHANICAL LEGEND



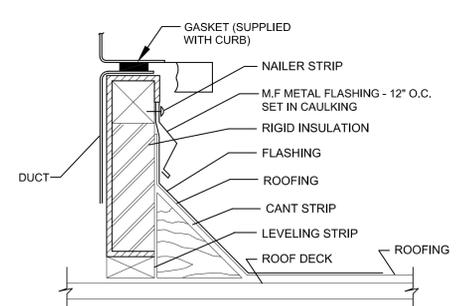
MECHANICAL EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	ELECTRICAL
RTU-1	ROOFTOP CONSTANT VOLUME HEAT PUMP UNIT, - 1,500 CFM SUPPLY AIR AT 1.2 INCHES W.G. EXTERNAL STATIC PRESSURE, 1350 CFM RETURN, 250 CFM OUTSIDE AIR. EXHAUST FAN, ECONOMIZER, DIRECT DRIVE ENERGY EFFICIENCY: 14 SEER COOLING; 38 MBH SENSIBLE / 47 MBH TOTAL GROSS COIL CAPACITY AT 95°F ENTERING CONDENSER TEMPERATURE, 80°F DB / 67°F WB ENTERING EVAPORATOR COIL HEATING; 45 MBH HEATING CAPACITY AT 70°F ENTERING INDOOR COIL, 47°F ENTERING HEAT PUMP UNIT, 13.9 KW (AT VOLTAGE / PHASE NOTED) SUPPLEMENTARY HEATING COIL BASIS OF DESIGN: DAIKIN MH5004 OPERATING WEIGHT = 750 LBS	23 MCA 35 MOP 208 V, 3 PH
UV-1	UNIT VENTILATOR, VERTICAL STYLE - 750 CFM AT 0.25 INCHES ESP, 250 CFM OUTSIDE AIR, HOT WATER COIL, FILTER, DOUBLE DEFLECTION SUPPLY AIR GRILLE, END CAPS HEATING; 50 MBH, 47°F COIL ENTERING AIR, 92°F COIL LEAVING AIR, 180°F ENTERING WATER TEMPERATURE, 140°F LEAVING WATER TEMPERATURE, 2.5 GPM, 3/4" PIPING RUNOUTS, 0.5" WC COIL WATER PRESSURE DROP, 3-WAY VALVE - SEE DETAIL 1/M3.1 OPERATING WEIGHT = 375 LBS. BASIS OF DESIGN: TRANE VUVE 0750	1/4 HP 120 V, 1 PH
EH-1	ELECTRIC WALL HEATER, FAN DELAY, INTEGRAL TAMPERPROOF THERMOSTAT, SURFACE MOUNTING KIT, SECURITY FRONT COVER BASIS OF DESIGN: QMARK AWH4404F	3 KW 208 V, 1 PH
EH-2	ELECTRIC WALL HEATER, FAN DELAY, INTEGRAL TAMPERPROOF THERMOSTAT BASIS OF DESIGN: QMARK CWH1151DSF	750 WATTS 120 V, 1 PH
EF-1	CEILING EXHAUST FAN - 100 CFM AT 0.5 INCHES WG TOTAL STATIC PRESSURE, DIRECT DRIVE, BACKDRAFT DAMPER, FACTORY MOUNTED AND WIRED SPEED CONTROL (BALANCE), LIGHT SWITCH CONTROL BASIS OF DESIGN: GREENHECK SP-A200 OPERATING WEIGHT = 20 LBS	0.72 AMPS 120 V, 1 PH
EF-2	CEILING EXHAUST FAN - 200 CFM AT 0.5 INCHES WG TOTAL STATIC PRESSURE, DIRECT DRIVE, BACKDRAFT DAMPER, FACTORY MOUNTED AND WIRED SPEED CONTROL (BALANCE), MANUAL SWITCH CONTROL BASIS OF DESIGN: GREENHECK SP-A290 OPERATING WEIGHT = 25 LBS	0.47 AMPS 120 V, 1 PH

OCCUPANCY CATEGORY	OCCUPANCY	ZONE	AREA SQ. FT.	STANDARD CASE ASHRAE 62.1-2019/2016 MECHANICAL STATE ENERGY CODE										
				PEOPLE	AREA	OCCUPANT	BREATHING	ZONE	TABLE 6-3	MINIMUM	ZONE	SYSTEM	EXHAUST	
				PER HOUR	PER HOUR	DENSITY	ZONE OSA	ZONE AIR DISTR	ZONE AIR ZONE	VENT	INFAKE FLOW	OSHA CFM	OSHA CFM	RATE
				CFM	CFM	CFM/1000	FLOW RATE	EFFECTIVENESS	CFM	CFM	CFM	CFM	CFM	CFM
RECEP	OFFICE	10	472	5	0.06	5	76	0.8	98	0.8	122	650	125	
PRINCIPAL	OFFICE	1	188	5	0.06	5	18	0.8	20	0.8	25	325	25	
NURSE	OFFICE	1	136	5	0.06	5	13	0.8	16	0.8	21	125	25	
COORDINATOR	HALLWAY	0	229	0	0.06	0	14	0.8	17	0.8	21	150	50	
WORKROOM	OFFICE	1	194	5	0.06	5	17	0.8	21	0.8	26	200	25	
RESTROOM	RESTROOM	0	62	0	0	0	0	0.8	0	0.8	0	50	0	50
	RTU-1		1281						173		216	1500	250	

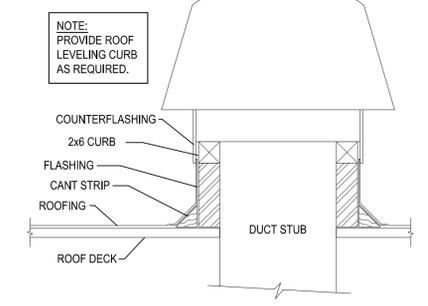


1 ENLARGED HVAC FLOOR PLAN - NEW CLASSROOM DEMOLITION
M1.1 1/4" = 1'-0"



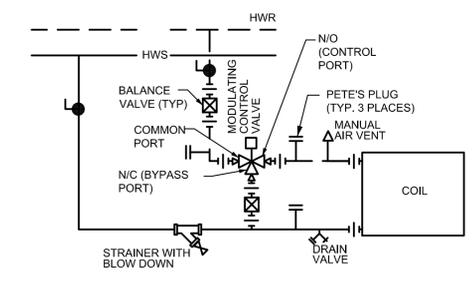
THIS DETAIL DENOTES GENERAL FLASHING AND CURB CONFIGURATION. VERIFY THE EXACT REQUIREMENTS OF THE EQUIPMENT CURBS AND THE ARCHITECTURAL ROOFING SYSTEM USED. INSTALL CURBS IN ACCORDANCE WITH THE ROOFING MANUFACTURERS INSTRUCTIONS. COORDINATE WITH ARCHITECTURAL DETAILS AND SPECIFICATIONS.

2 RTU CURB DETAIL
M1.1 DIAGRAMMATIC



THIS DETAIL DENOTES GENERAL FLASHING AND CURB CONFIGURATION. VERIFY THE EXACT REQUIREMENTS OF THE EQUIPMENT CURBS AND THE ARCHITECTURAL ROOFING SYSTEM USED. INSTALL CURBS IN ACCORDANCE WITH THE ROOFING MANUFACTURERS INSTRUCTIONS. COORDINATE WITH ARCHITECTURAL DETAILS AND SPECIFICATIONS.

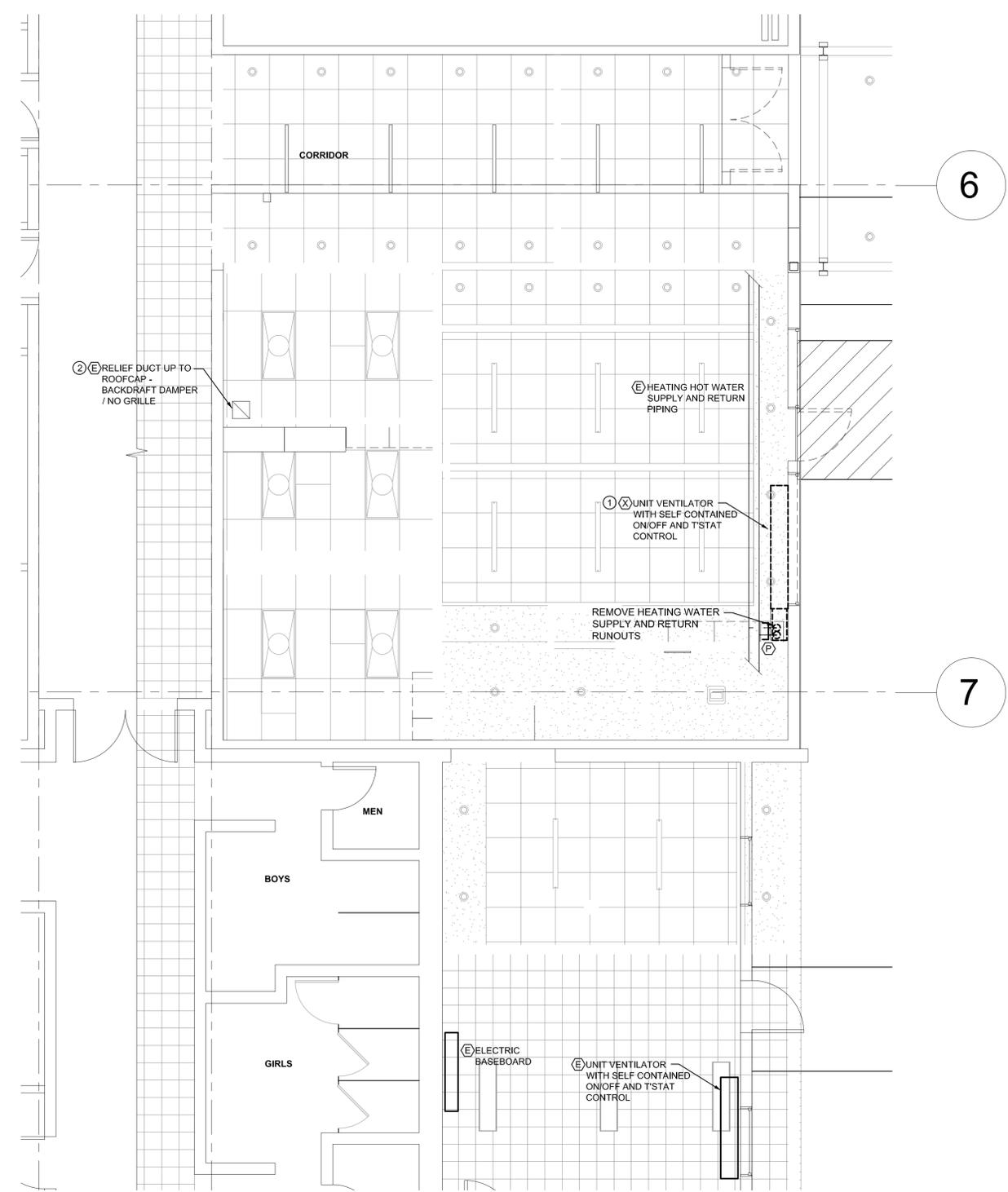
3 ROOF EXHAUST FAN DETAIL
M1.1 DIAGRAMMATIC



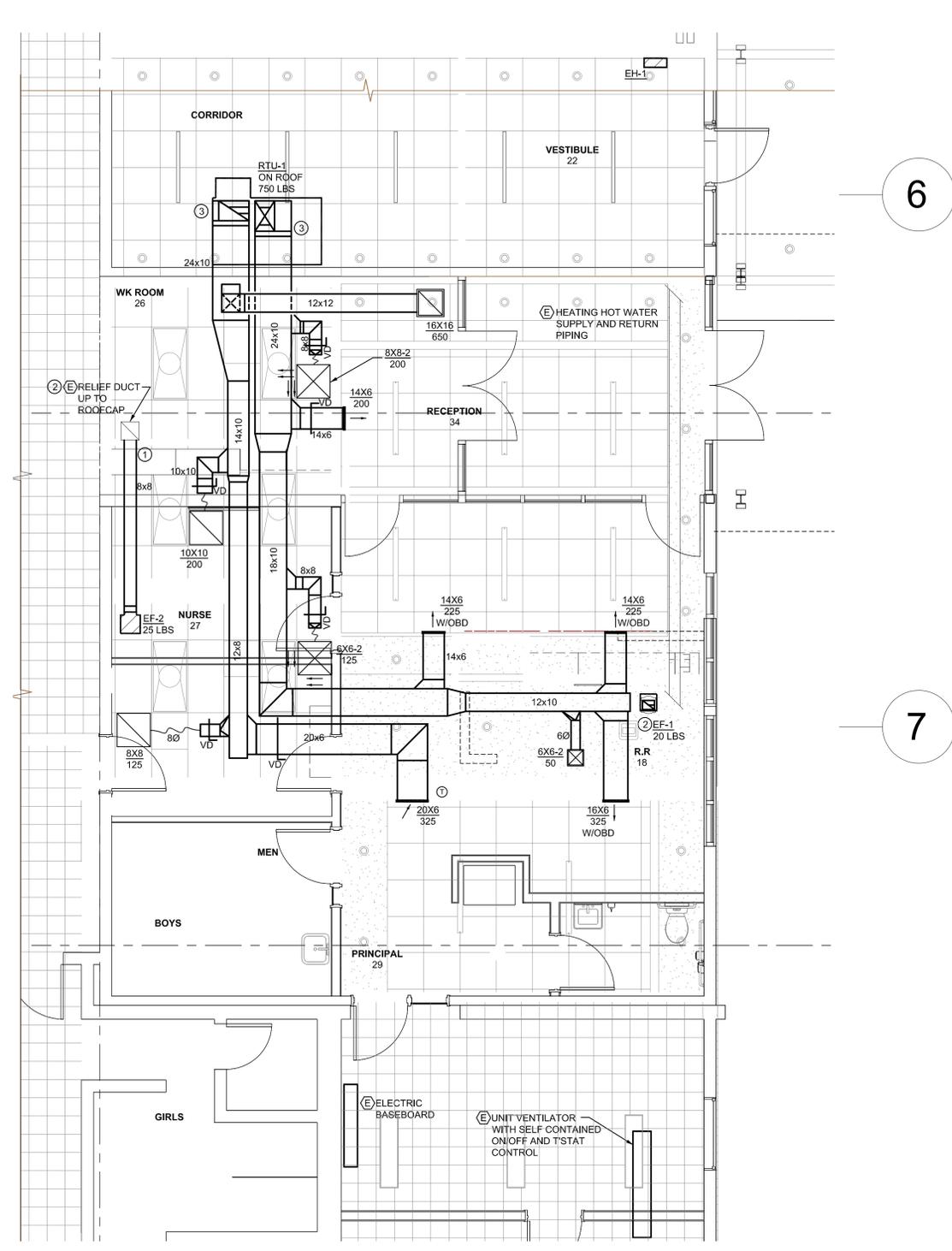
NOTE - THIS SCHEMATIC IS DIAGRAMMATIC - COORDINATE THE VALVE PORT NOMENCLATURE ON THE VALVES SUPPLIED TO THE PROJECT WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS OF THIS SCHEMATIC DIAGRAM. INSTALL THE VALVE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS TO PERFORM THE CONTROL SEQUENCE REQUIRED BY THIS DIAGRAM AND THE SPECIFICATIONS

4 3-WAY HEATING WATER VALVE SCHEMATIC
M1.1 DIAGRAMMATIC

revisions	03/27/2020
phase	100% CD
date	03/27/2020
project	19012

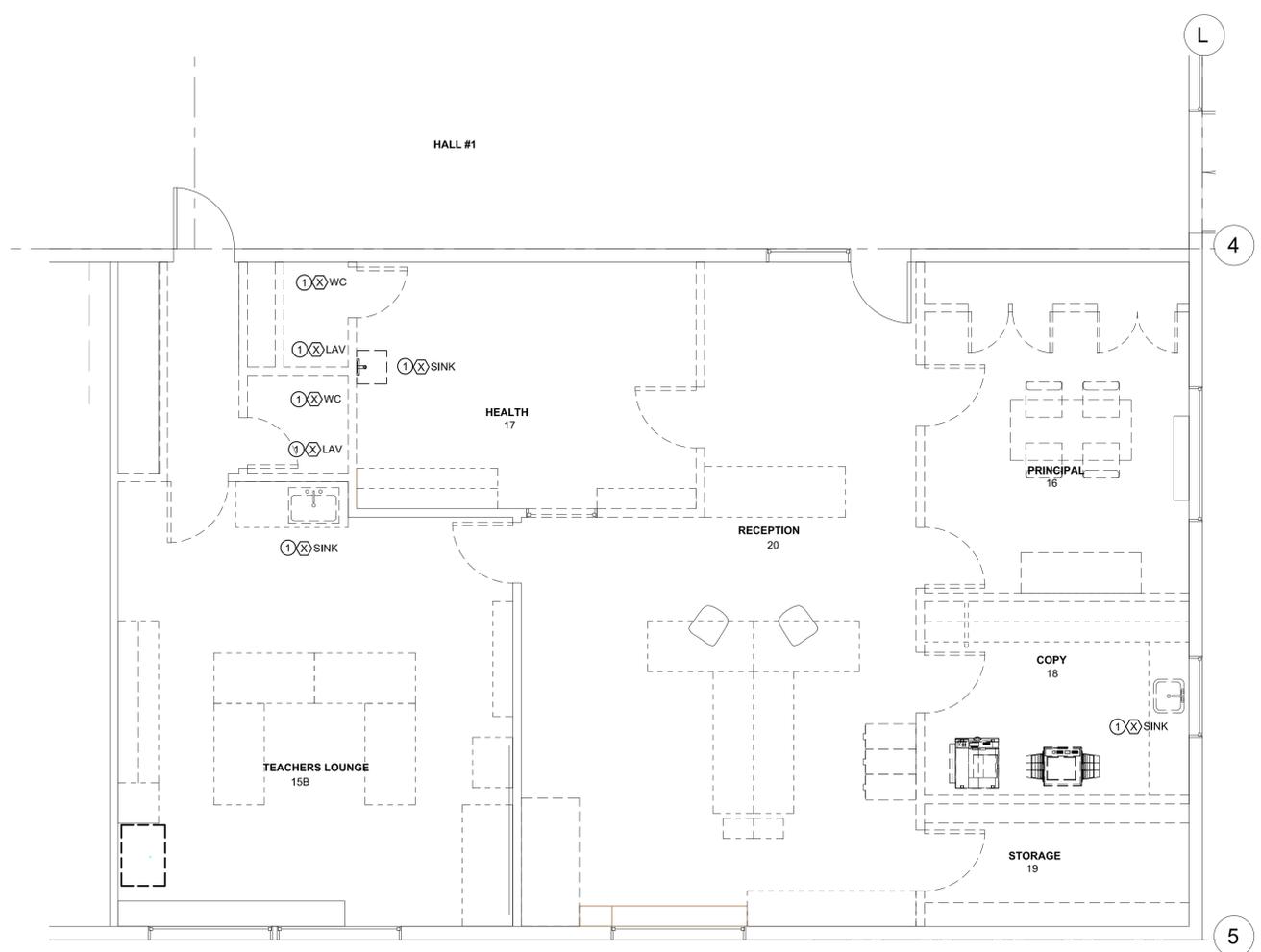


1 ENLARGED HVAC DEMOLITION FLOOR PLAN - NEW OFFICE ENTRY
M1.2 1/4" = 1'-0"



2 ENLARGED HVAC FLOOR PLAN - NEW OFFICE ENTRY
M1.2 1/4" = 1'-0"

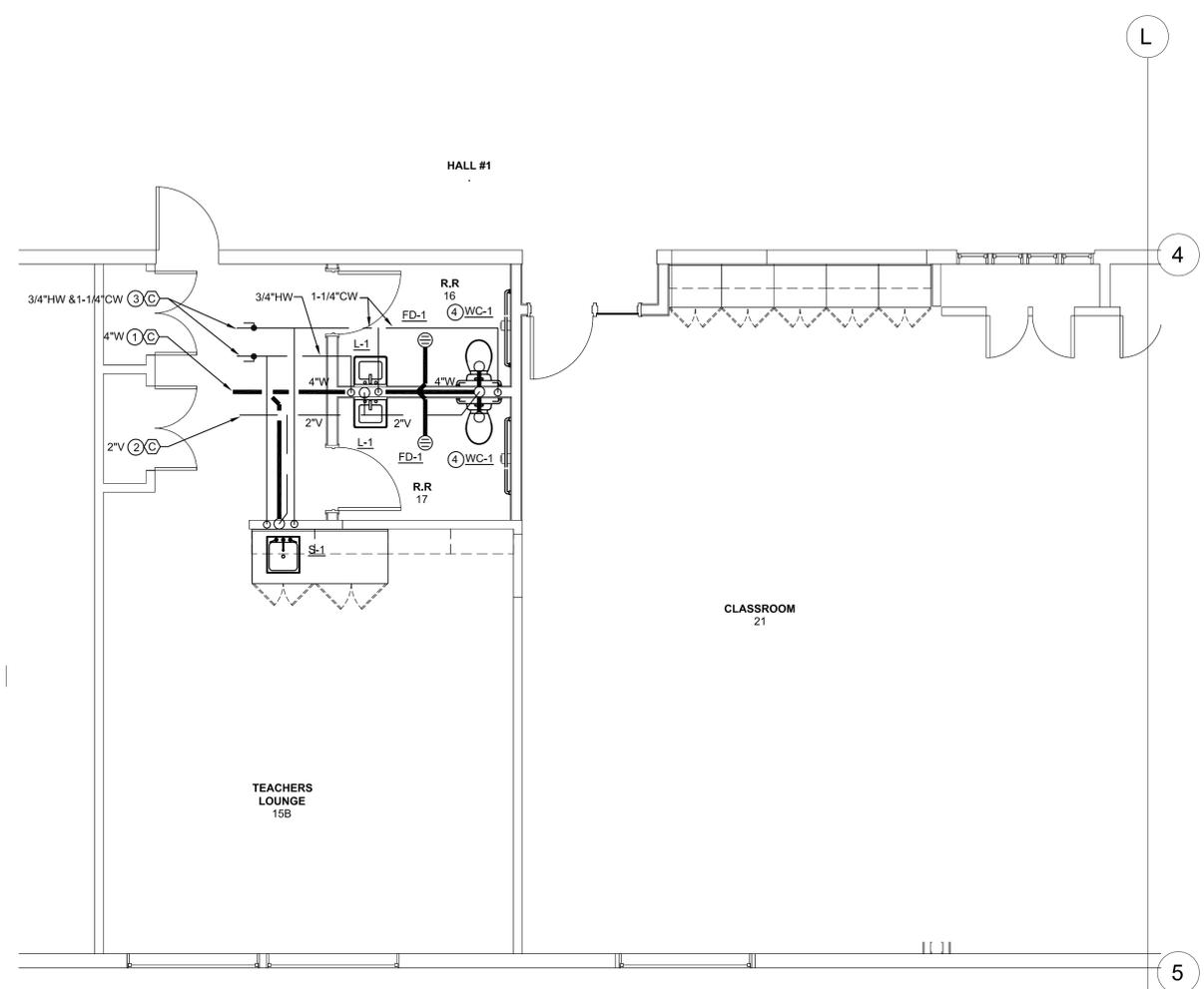
- SHEET NOTES**
- REMOVE EXISTING UNIT VENTILATOR / CONVECTOR AND HOT WATER PIPING SUPPLY AND RETURN RUNOUTS - CAP PIPING AT MAIN
 - REMOVE BACKDRAFT DAMPER AND PROTECT DUCT FOR NEW CONNECTION PROTECT DUCTS FOR NEW CONNECTIONS - SEE 1/M2.1
 - EXPAND SUPPLY AND RETURN DUCT DROPS TO 24X10 AND TRANSITION FROM VERTICAL DUCT RISERS TO HORIZONTAL DUCT MAINS WITH 90-DEGREE ELBOW WITH VANES



DEMOLITION KEYED NOTES

1 REMOVE EXISTING FIXTURE AND ASSOCIATED PLUMBING SERVING FIXTURE. CAP WASTE BELOW FLOOR. CAP VENT AND SUPPLIES ABOVE CEILING. LEAVE MAIN BRANCH PIPING REQUIRED FOR CONNECTION TO NEW FIXTURES.

1 ENLARGED PLUMBING FLOOR PLAN - DEMOLITION
P1.1 1/4" = 1'-0"



NEW WORK KEYED NOTES

1 CONNECT TO EXISTING 4" OR LARGER WASTE LINE. FIELD VERIFY LOCATION OF EXISTING.

2 CONNECT TO EXISTING 2" OR LARGER VENT LINE. FIELD VERIFY LOCATION OF EXISTING.

3 CONNECT TO EXISTING HOT AND COLD SUPPLIES PREVIOUSLY SERVING DEMO'D TOILET ROOMS. FIELD VERIFY LOCATION OF EXISTING.

4 PROVIDE 'PDI' SIZED WATER HAMMER ARRESTOR SUPPLY TO FUSHVALVE.

2 ENLARGED PLUMBING FLOOR PLAN - NEW
P1.1 1/4" = 1'-0"



Oregon City
School District

ZCS
ENGINEERING
ARCHITECTURE
524 Main Street, Suite 2, Oregon City,
Oregon 97045 | 503-659-2205

OSCD Safety - Security Upgrades- Cohort 1
Holcomb Elementary School

Oregon City School District
14625 Holcomb Blvd., Oregon City, OR 97045
T (503) 785-8000



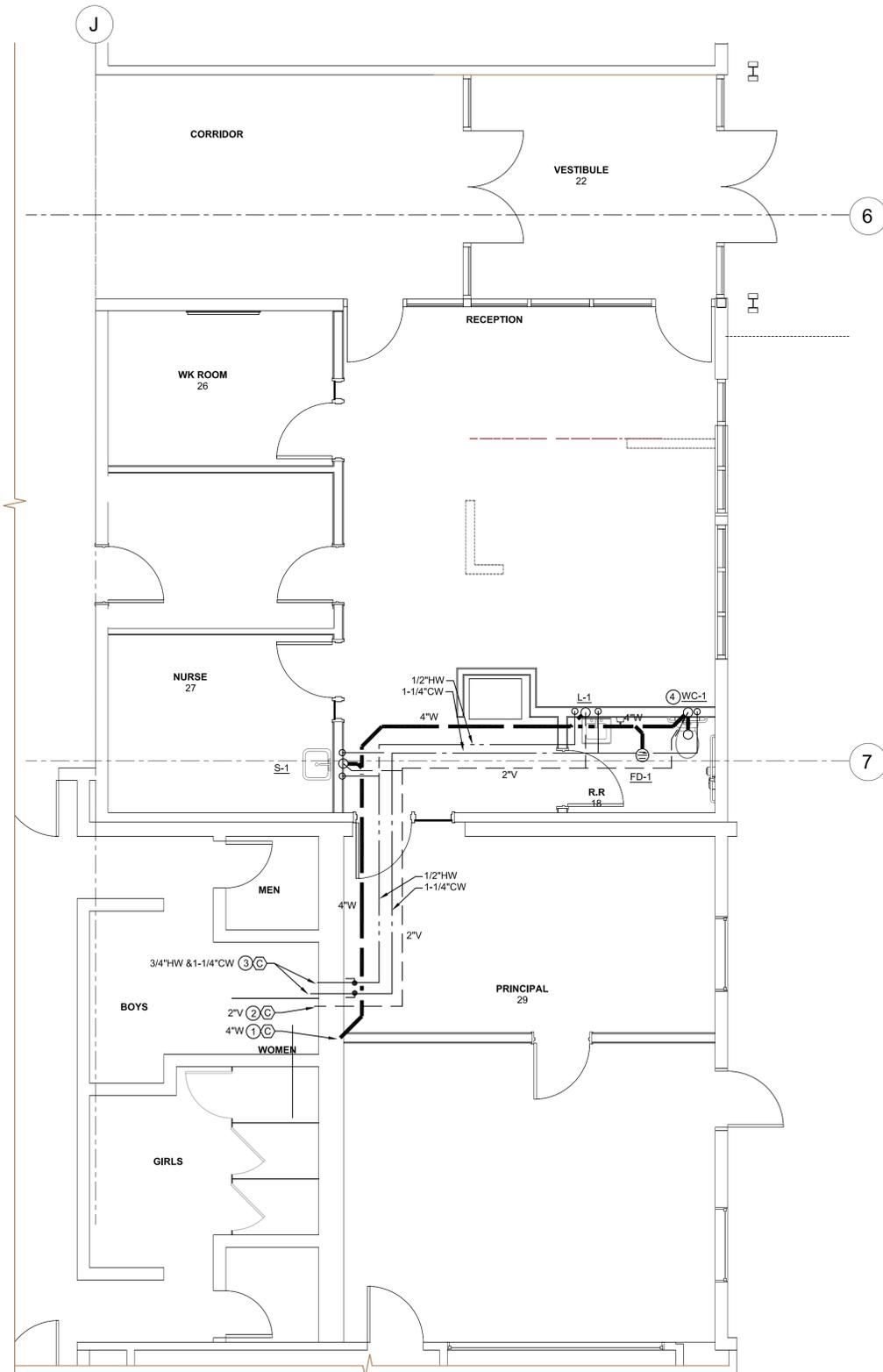
revisions
03/27/2020

phase
date
project

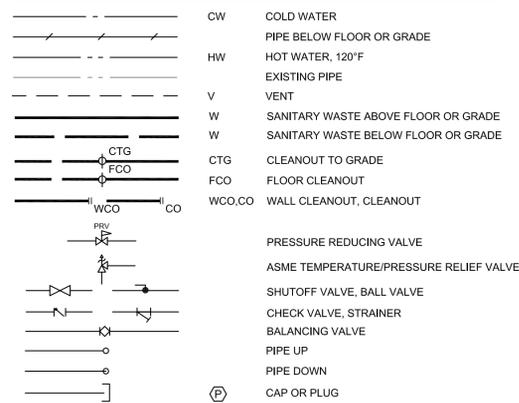
100% CD
03/27/2020
19012

PLUMBING - NEW
OFFICE ENTRY
FLOOR PLAN

P1.2



PLUMBING LEGEND



ABBREVIATIONS LEGEND

AFF	ABOVE FINISHED FLOOR	TYP	TYPICAL
BFF	BELOW FINISHED FLOOR	U	URINAL
BV	BALANCING VALVE	VTR	VENT THROUGH ROOF
DN	DOWN	WF	WASH FOUNTAIN
DF	DRINKING FOUNTAIN	WC	WATER CLOSET
L or LAV	LAVATORY	VTR	VENT THROUGH ROOF
IE	INVERT ELEVATION		

SYMBOLS

Ⓐ	ABANDON
Ⓒ	CONNECT TO EXISTING
Ⓔ	EXISTING TO REMAIN
Ⓟ	CAP OR PLUG
Ⓡ	REPLACE PART OF FIXTURE
ⓧ	REMOVE EXISTING

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	BRANCH PIPE SIZE				REMARKS
		CW	HW	W	V	
WC-1	WATER CLOSET	1-1/4"	-	4"	2	FLUSH VALVE, ADA HEIGHT
L-1	LAVATORY	1/2"	1/2"	1-1/2"	1-1/4"	WALL MOUNTED, ADA HEIGHT
S-1	SINK	1/2"	1/2"	2"	1-1/2"	
S-2	SINK	1/2"	1/2"	2"	1-1/2"	
FD-1	FLOOR DRAIN	-	-	2"	1-1/2"	PROVIDE AUTOMATIC PRIMING WITH PRIMING VALVE.

NEW WORK KEYED NOTES

- CONNECT TO EXISTING 4" OR LARGER WASTE LINE. FIELD VERIFY LOCATION OF EXISTING.
- CONNECT TO EXISTING 2" OR LARGER VENT LINE. FIELD VERIFY LOCATION OF EXISTING.
- CONNECT TO EXISTING HOT AND COLD SUPPLIES PREVIOUSLY SERVING DEMO'D TOILET ROOMS. FIELD VERIFY LOCATION OF EXISTING.
- PROVIDE 'PD' SIZED WATER HAMMER ARRESTOR SUPPLY TO FUSHVALVE.

1 ENLARGED PLUMBING FLOOR PLAN - NEW OFFICE ENTRY
P1.2 1/4" = 1'-0"





Oregon City
School District

ZCS
ENGINEERING
ARCHITECTURE
524 Main Street, Suite 2, Oregon City,
Oregon 97045 | 503-659-2205

OSCD Safety - Security Upgrades- Cohort 1
Holcomb Elementary School
Oregon City School District
14625 Holcomb Blvd., Oregon City, OR 97045
T (503) 785-8000



revisions
03/27/2020

phase
date
project

100% CD
03/27/2020
19012

ELECTRICAL DEMO
PLAN - (E) ENTRY

ED1.1

GENERAL NOTES

- WHERE RECEPTACLES OR OTHER POWER DEVICES ARE REMOVED FROM DEMO'ED WALL, PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUITS TO OTHER RECEPTACLES/DEVICES THAT ARE TO REMAIN.
- WHERE LIGHTING CIRCUITS ARE AFFECTED BY WORK, PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUITS TO OTHER RECEPTACLES/DEVICES THAT ARE TO REMAIN.
- PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUITS SERVING DEVICES THAT ARE EXISTING TO REMAIN.

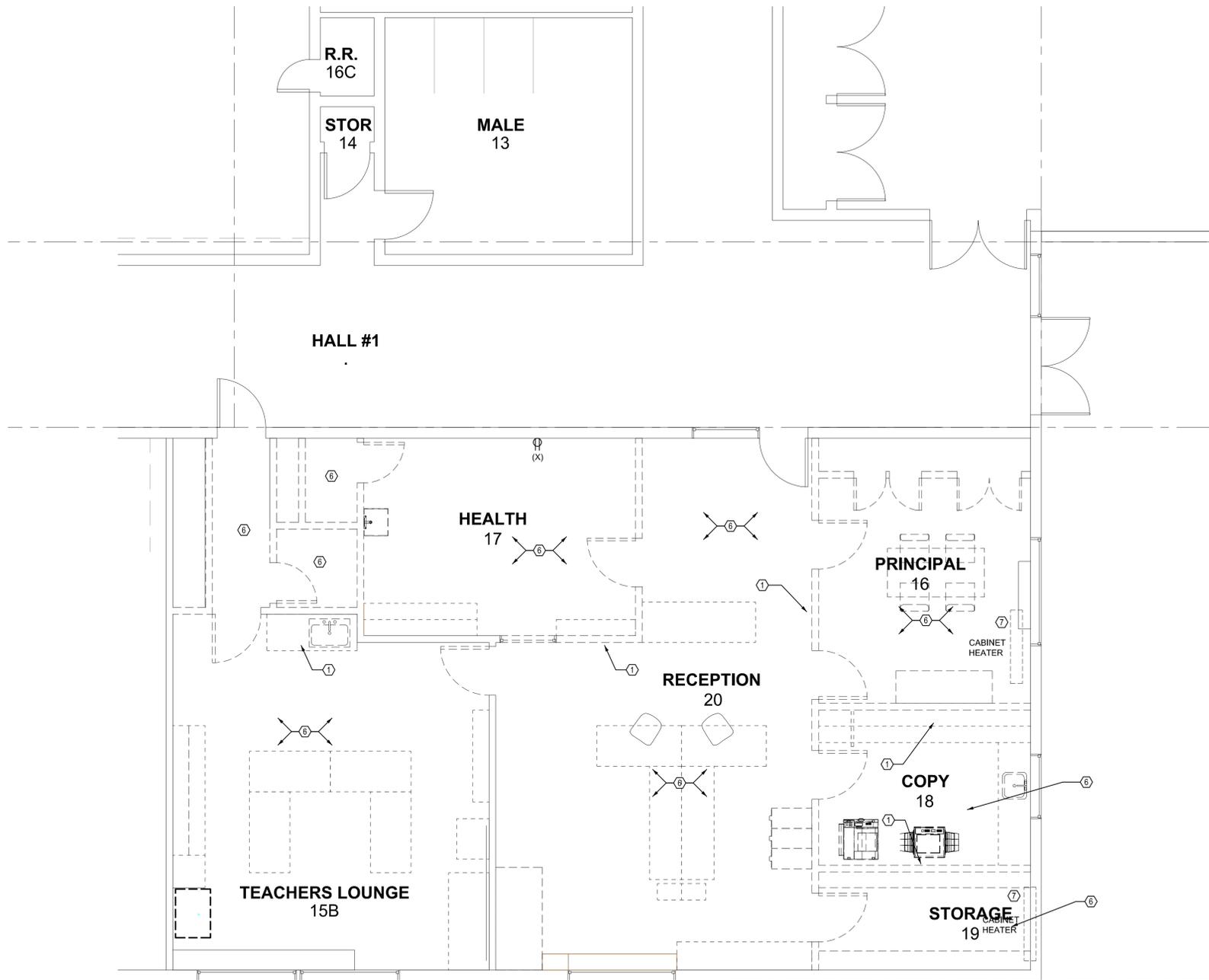
KEYED SHEET NOTES

NOT ALL NOTES APPLY TO THIS SHEET.

- REMOVE RECEPTACLE(S) FROM DEMO'ED WALL. DEVICES, WHERE SHOWN, ARE FOR REFERENCE.
- REMOVE AND RELOCATE LIGHT SWITCHES
- PROVIDE DEMO OF LIGHTING IN ROOM.
- PROVIDE MATERIAL AND LABOR TO RECONFIGURE LIGHTING SWITCHING TO ACCOMMODATE NEW ROOM CONFIGURATION.
- REMOVE AND RELOCATE EXISTING SURFACE-MOUNTED CONDUITS.
- REMOVE EXISTING LIGHTING IN SPACE.
- REMOVE ELECTRICAL CONNECTION FOR DEMO'ED MECHANICAL EQUIPMENT.

ELECTRICAL LEGEND

- NOTE: NOT ALL SYMBOLS SHOWN ON LEGEND APPEAR ON DRAWINGS.
- (E) ELECTRICAL KEYED SHEET NOTE DESIGNATOR
 - (E) EXISTING TO REMAIN
 - (R) EXISTING TO BE RELOCATED
 - (X) EXISTING TO BE REMOVED
 - WALL RECEPTACLE: DUPLEX, 4-PLEX
 - WALL RECEPTACLE: DUPLEX, DUPLEX GFI
 - RECEPTACLE MOUNTED ABOVE COUNTERTOP
 - RECEPTACLE ON DEDICATED CIRCUIT
 - DISCONNECT SWITCH: FUSED, NON-FUSED
 - JUNCTION BOX
 - PANELBOARD
 - LUMINAIRE: LINEAR PEDANT
 - LUMINAIRE: RECESSED DOWNLIGHT
 - LUMINAIRE: RECESSED 2X4
 - LUMINAIRE: RECESSED 2X4
 - LUMINAIRE: SURFACE-MOUNTED
 - EXHAUST FAN
 - WALL SWITCH: OCCUPANCY SENSOR
PROVIDE DUAL-TECHNOLOGY SENSOR IN OFFICE SPACES OR OTHER NORMALLY-OCCUPIED SPACES. WATTSTOPPER DW-100.
PROVIDE PIR SENSOR IN NORMALLY UNOCCUPIED SPACES, E.G. SINGLE-PERSON RESTROOMS, JANITOR CLOSETS ETC. WATTSTOPPER PW-100.
 - OCCUPANCY SENSOR: CEILING-MOUNTED
UNLESS OTHERWISE INDICATED, DUAL-TECHNOLOGY SENSOR, WATTSTOPPER DT-300, SENSOR SWITCH CM-PDT-16 OR APPROVED.



1 DEMO ENLARGED PLAN
ED1.1 1/4" = 1'-0"





Oregon City
School District

ZCS
ENGINEERING
ARCHITECTURE
524 Main Street, Suite 2, Oregon City,
Oregon 97145 | 503-659-2205

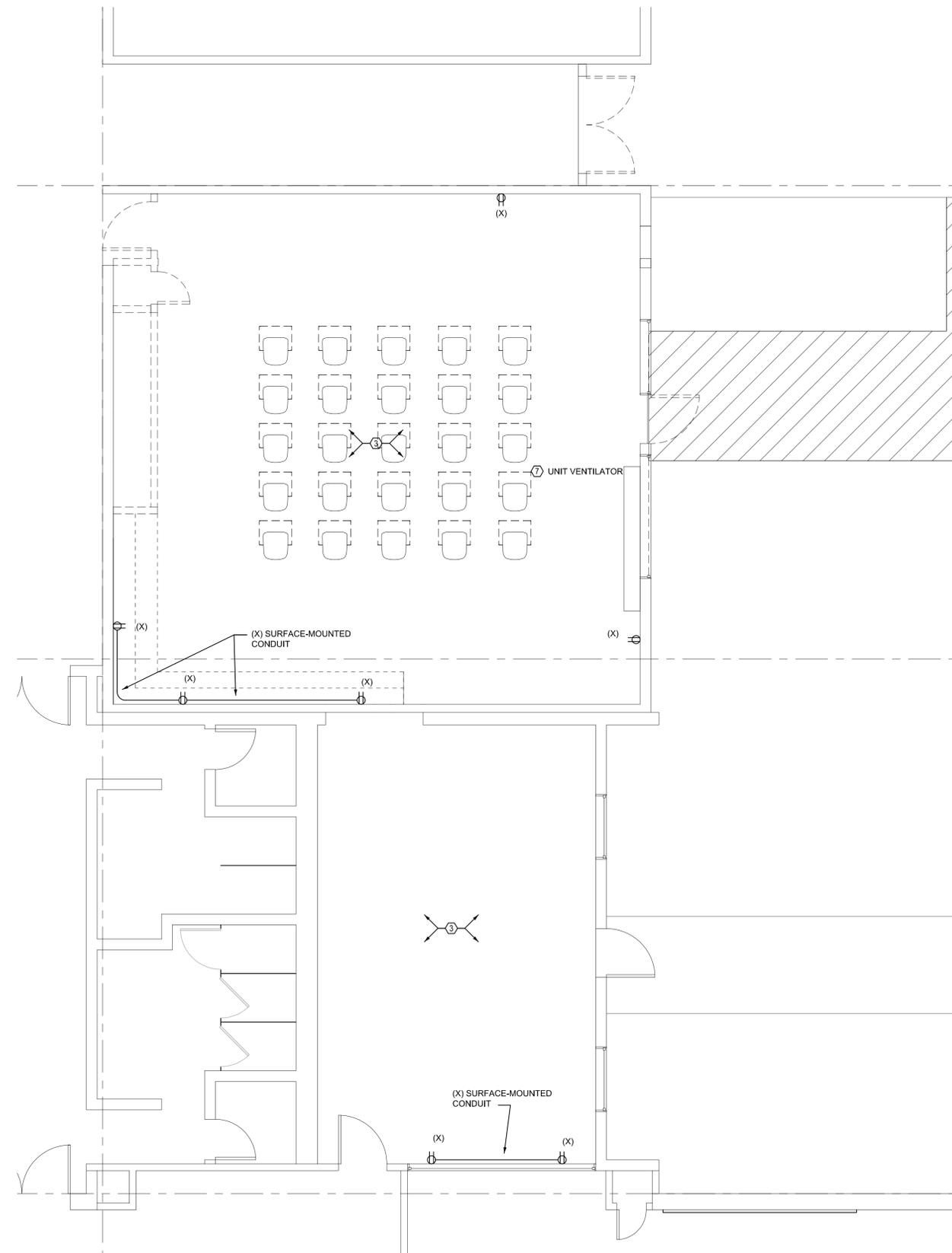
OSCD Safety - Security Upgrades- Cohort 1
Holcomb Elementary School
Oregon City School District
14625 Holcomb Blvd., Oregon City, OR 97145
T (503) 785-8000



revisions	
1	03/27/2020

phase	100% CD
date	03/27/2020
project	19012

ELECTRICAL DEMO
PLAN - (E)
CLASSROOM
ED1.2



1 DEMO ENLARGED PLAN - NEW ENTRY
ED1.2 1/4" = 1'-0"

GENERAL NOTES

- WHERE RECEPTACLES OR OTHER POWER DEVICES ARE REMOVED FROM DEMO'ED WALL, PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUITS TO OTHER RECEPTACLES/DEVICES THAT ARE TO REMAIN.
- WHERE LIGHTING CIRCUITS ARE AFFECTED BY WORK, PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUITS TO OTHER RECEPTACLES/DEVICES THAT ARE TO REMAIN.
- PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUITS SERVING DEVICES THAT ARE EXISTING TO REMAIN.

KEYED SHEET NOTES

NOT ALL NOTES APPLY TO THIS SHEET.

- REMOVE RECEPTACLE(S) FROM DEMO'ED WALL. DEVICES, WHERE SHOWN, ARE FOR REFERENCE.
- REMOVE AND RELOCATE LIGHT SWITCHES
- PROVIDE DEMO OF LIGHTING IN ROOM.
- PROVIDE MATERIAL AND LABOR TO RECONFIGURE LIGHTING SWITCHING TO ACCOMMODATE NEW ROOM CONFIGURATION.
- REMOVE AND RELOCATE EXISTING SURFACE-MOUNTED CONDUITS.
- REMOVE EXISTING LIGHTING IN SPACE.
- REMOVE ELECTRICAL CONNECTION FOR DEMO'ED MECHANICAL EQUIPMENT.

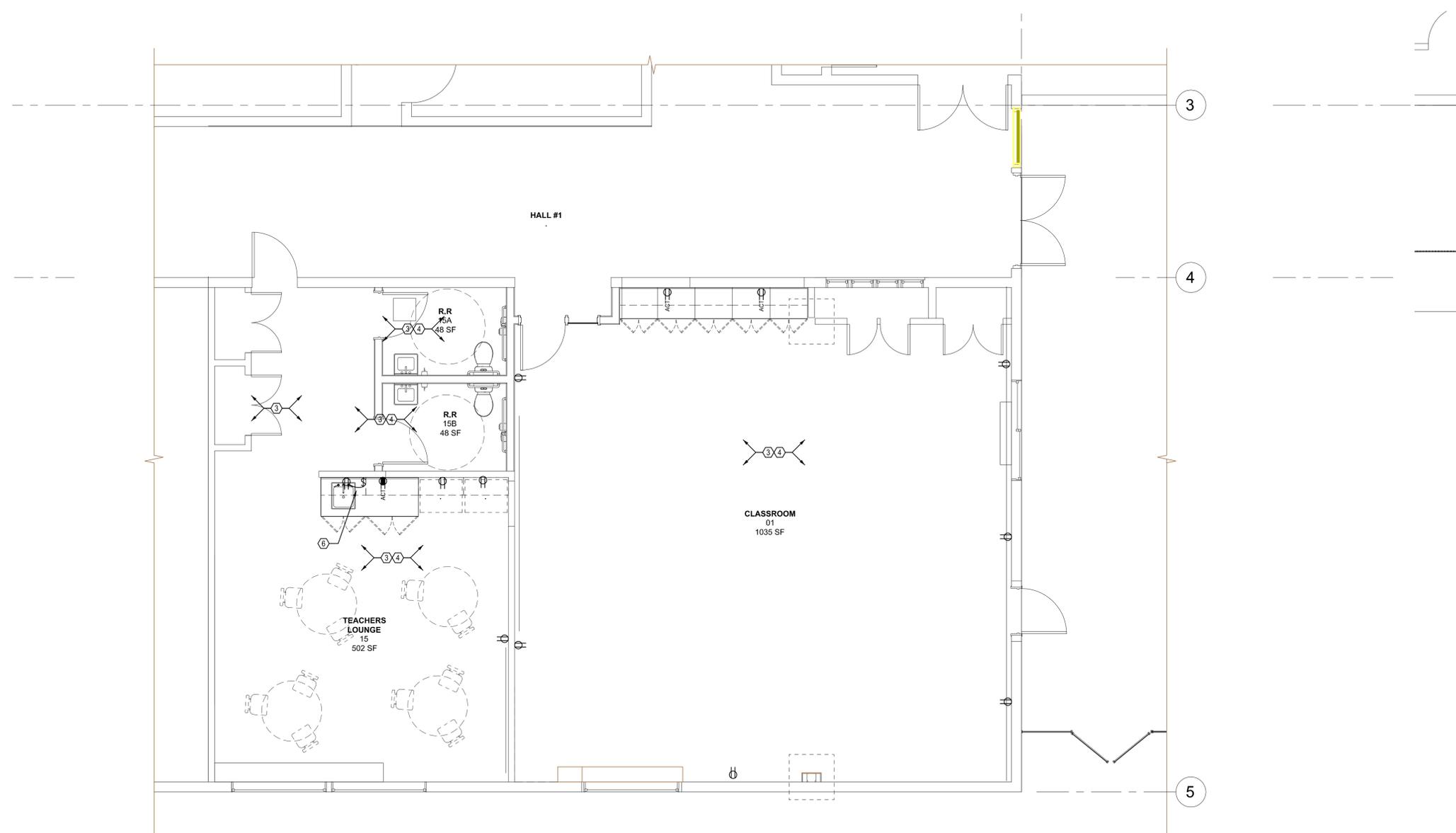
ELECTRICAL LEGEND

- NOTE: NOT ALL SYMBOLS SHOWN ON LEGEND APPEAR ON DRAWINGS.
- (E) ELECTRICAL KEYED SHEET NOTE DESIGNATOR
 - (E) EXISTING TO REMAIN
 - (R) EXISTING TO BE RELOCATED
 - (X) EXISTING TO BE REMOVED
 - WALL RECEPTACLE: DUPLEX, 4-PLEX
 - WALL RECEPTACLE: DUPLEX, DUPLEX GFI
 - RECEPTACLE MOUNTED ABOVE COUNTERTOP
 - RECEPTACLE ON DEDICATED CIRCUIT
 - DISCONNECT SWITCH: FUSED, NON-FUSED
 - JUNCTION BOX
 - PANELBOARD
 - LUMINAIRE: LINEAR PEDANT
 - LUMINAIRE: RECESSED DOWNLIGHT
 - LUMINAIRE: RECESSED 2X4
 - LUMINAIRE: RECESSED 2X4
 - LUMINAIRE: SURFACE-MOUNTED
 - EXHAUST FAN
 - WALL SWITCH: OCCUPANCY SENSOR
PROVIDE DUAL-TECHNOLOGY SENSOR IN OFFICE SPACES OR OTHER NORMALLY-OCCUPIED SPACES. WATTSTOPPER DW-100.
PROVIDE PIR SENSOR IN NORMALLY UNOCCUPIED SPACES, E.G. SINGLE-PERSON RESTROOMS, JANITOR CLOSETS ETC. WATTSTOPPER PW-100.
 - OCCUPANCY SENSOR: CEILING-MOUNTED
UNLESS OTHERWISE INDICATED, DUAL-TECHNOLOGY SENSOR, WATTSTOPPER DT-300, SENSOR SWITCH CM-PDT-16 OR APPROVED.



revisions	03/27/2020
-----------	------------

phase	100% CD
date	03/27/2020
project	19012



GENERAL NOTES

1. DEVICES NOT OTHERWISE INDICATED AS EXISTING (E) ARE NEW.
2. PROVIDE COMPLETE CIRCUITING TO ALL NEW DEVICES.
3. WHERE RECEPTACLES INDICATED AS EXISTING, PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUIT.
4. WHERE LIGHTING CIRCUITS ARE AFFECTED BY WORK, PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUITS TO OTHER RECEPTACLES/DEVICES THAT ARE TO REMAIN.
5. ALL ROOFTOP ELECTRICAL EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, DISCONNECTS, RECEPTACLES, ETC. IS TO BE WEATHERPROOF.
6. ALL ROOFTOP RECEPTACLES SHALL HAVE GFCI PROTECTION.
7. PROVIDE RECEPTACLES ON ROOFTOPS, ATTICS OR OTHER LOCATIONS WITHIN 25 FT. OF HVAC EQUIPMENT AS REQUIRED TO SERVE EQUIPMENT IN COMPLIANCE WITH NEC 210.63.
8. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL PLANS PRIOR TO ROUGH-IN.

KEYED SHEET NOTES

NOT ALL NOTES APPLY TO THIS SHEET.

1. INSTALL RECEPTACLE ON NEW WALL, CIRCUIT COMPLETE.
2. PROVIDE COMPLETE NEW RECEPTACLES IN SPACE. DEVICES, IF INDICATED, ARE FOR REFERENCE.
3. MECHANICAL EQUIPMENT DESIGNATION. REFER TO MECHANICAL EQUIPMENT CONNECTION SCHEDULE AND MECHANICAL PLANS.
4. EQUIPMENT LOCATED ON ROOF.
5. EQUIPMENT LOCATED IN MEZZANINE/ACCESSIBLE CEILING SPACE.
6. PROVIDE RECEPTACLE UNDER SINK ON DEDICATED CIRCUIT AND SWITCH ABOVE COUNTER FOR FUTURE GARBAGE DISPOSAL.
7. TV LOCATION. PROVIDE RECEPTACLE AT 66" UNLESS NOTED OTHERWISE.

ELECTRICAL LEGEND

- NOTE: NOT ALL SYMBOLS SHOWN ON LEGEND APPEAR ON DRAWINGS.
- (5) ELECTRICAL KEYED SHEET NOTE DESIGNATOR
 - (E) (E) EXISTING TO REMAIN
 - (R) (R) EXISTING TO BE RELOCATED
 - (X) (X) EXISTING TO BE REMOVED
 - ⊕ WALL RECEPTACLE: DUPLEX, 4-PLEX
 - ⊕ WALL RECEPTACLE: DUPLEX, DUPLEX GFI
 - ACT-⊕ RECEPTACLE MOUNTED ABOVE COUNTERTOP
 - DED-⊕ RECEPTACLE ON DEDICATED CIRCUIT
 - ⊕ DISCONNECT SWITCH: FUSED, NON-FUSED
 - ⊕ JUNCTION BOX
 - ▭ PANELBOARD
 - LUMINAIRE: LINEAR PENDANT
 - ○ ○ LUMINAIRE: RECESSED DOWNLIGHT
 - ⊠ LUMINAIRE: RECESSED 2X4
 - ▭ LUMINAIRE: RECESSED 2X4
 - ▭ LUMINAIRE: SURFACE-MOUNTED
 - ⊕ EXHAUST FAN
 - ⊕ WALL SWITCH: OCCUPANCY SENSOR
PROVIDE DUAL-TECHNOLOGY SENSOR IN OFFICE SPACES OR OTHER NORMALLY-OCCUPIED SPACES. WATTSTOPPER DW-100.
PROVIDE PIR SENSOR IN NORMALLY UNOCCUPIED SPACES, E.G. SINGLE-PERSON RESTROOMS, JANITOR CLOSETS ETC. WATTSTOPPER PW-100.
 - ⊕ OCCUPANCY SENSOR: CEILING-MOUNTED
UNLESS OTHERWISE INDICATED, DUAL-TECHNOLOGY SENSOR, WATTSTOPPER DT-300, SENSOR SWITCH CM-PDT-16 OR APPROVED.

1 ELECTRICAL PLAN - NEW CLASSROOM
E1.1 1/8" = 1'-0"

MECHANICAL EQUIPMENT CONNECTION SCHEDULE

ITEM	DESCRIPTION	LOCATION	VOLTS	PHASE	HP	KVA	MCA	MOCP	NOTES
RTU-1	ROOFTOP UNIT		208	3			23	35	
UV-1	UNIT VENTILATOR		120	1	1/4		5.8	15	
EH-1	ELECTRIC WALL HEATER		208	1		3		20	
EH-2	ELECTRIC WALL HEATER		120	1		0.75		20	
EF-1	EXHAUST FAN		120	1		50 W		15	NOTE 1
EF-2	EXHAUST FAN		120	1		50 W		15	NOTE 1

MECH'L EQ. SCHED GENERAL NOTES

- A. COORDINATE EXACT LOCATIONS AND CONNECTION REQUIREMENTS OF ACTUAL EQUIPMENT INSTALLED WITH MECHANICAL CONTRACTOR AND OTHER TRADES PRIOR TO ROUGH-IN.
- B. THE ABOVE INFORMATION IS BASED UPON SPECIFIED EQUIPMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELECTRICAL REQUIREMENTS OF THE ACTUAL EQUIPMENT PROVIDED ON THE PROJECT.
- C. MCA: MINIMUM CIRCUIT AMPACITY
MOCP: MAXIMUM OVERCURRENT PROTECTION

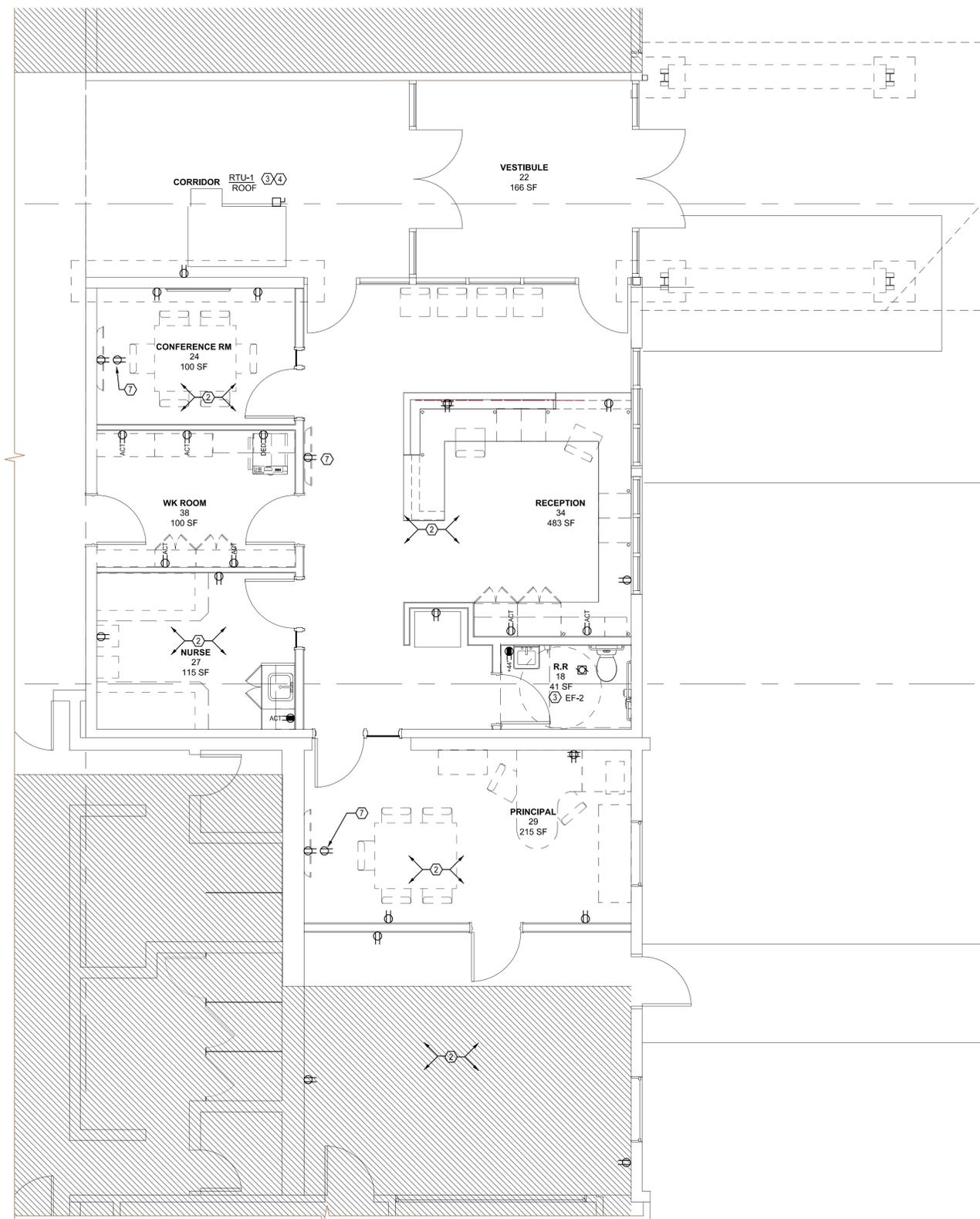
MECH'L EQ. SCHED NOTES

1. ELECTRICAL CONTRACTOR TO PROVIDE EXHAUST FAN SWITCH, WIRING AND ALL CONNECTIONS TO FANS AND TO FAN CONTROL, E.G., SWITCH, THERMOSTAT OR TIMECLOCK AS INDICATED ON MECHANICAL PLANS.



revisions	03/27/2020
-----------	------------

phase	100% CD
date	03/27/2020
project	19012



1 ELECTRICAL PLAN - NEW OFFICE ENTRY
E1.2 1/4" = 1'-0"



GENERAL NOTES

1. DEVICES NOT OTHERWISE INDICATED AS EXISTING (E) ARE NEW.
2. PROVIDE COMPLETE CIRCUITING TO ALL NEW DEVICES.
3. WHERE RECEPTACLES INDICATED AS EXISTING, PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUIT.
4. WHERE LIGHTING CIRCUITS ARE AFFECTED BY WORK, PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUITS TO OTHER RECEPTACLES/DEVICES THAT ARE TO REMAIN.
5. ALL ROOFTOP ELECTRICAL EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, DISCONNECTS, RECEPTACLES, ETC. IS TO BE WEATHERPROOF.
6. ALL ROOFTOP RECEPTACLES SHALL HAVE GFCI PROTECTION.
7. PROVIDE RECEPTACLES ON ROOFTOPS, ATTICS OR OTHER LOCATIONS WITHIN 25 FT. OF HVAC EQUIPMENT AS REQUIRED TO SERVE EQUIPMENT IN COMPLIANCE WITH NEC 210.63.
8. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL PLANS PRIOR TO ROUGH-IN.

KEYED SHEET NOTES

NOT ALL NOTES APPLY TO THIS SHEET.

1. INSTALL RECEPTACLE ON NEW WALL, CIRCUIT COMPLETE.
2. PROVIDE COMPLETE NEW RECEPTACLES IN SPACE. DEVICES, IF INDICATED, ARE FOR REFERENCE.
3. MECHANICAL EQUIPMENT DESIGNATION. REFER TO MECHANICAL EQUIPMENT CONNECTION SCHEDULE AND MECHANICAL PLANS.
4. EQUIPMENT LOCATED ON ROOF.
5. EQUIPMENT LOCATED IN MEZZANINE/ACCESSIBLE CEILING SPACE.
6. PROVIDE RECEPTACLE UNDER SINK ON DEDICATED CIRCUIT AND SWITCH ABOVE COUNTER FOR FUTURE GARBAGE DISPOSAL.
7. TV LOCATION. PROVIDE RECEPTACLE AT 66" UNLESS NOTED OTHERWISE.

ELECTRICAL LEGEND

NOTE: NOT ALL SYMBOLS SHOWN ON LEGEND APPEAR ON DRAWINGS.

- (E) (E) ELECTRICAL KEYED SHEET NOTE DESIGNATOR
- (E) (E) EXISTING TO REMAIN
- (R) (R) EXISTING TO BE RELOCATED
- (X) (X) EXISTING TO BE REMOVED
- (W) (W) WALL RECEPTACLE: DUPLEX, 4-PLEX
- (W) (W) WALL RECEPTACLE: DUPLEX, DUPLEX GFI
- ACT (W) RECEPTACLE MOUNTED ABOVE COUNTERTOP
- DED (W) RECEPTACLE ON DEDICATED CIRCUIT
- (F) (F) DISCONNECT SWITCH: FUSED, NON-FUSED
- (J) (J) JUNCTION BOX
- (P) (P) PANELBOARD
- (L) (L) LUMINAIRE: LINEAR PEDANT
- (R) (R) LUMINAIRE: RECESSED DOWNLIGHT
- (R) (R) LUMINAIRE: RECESSED 2X4
- (R) (R) LUMINAIRE: RECESSED 2X4
- (S) (S) LUMINAIRE: SURFACE-MOUNTED
- (F) (F) EXHAUST FAN
- (S) (S) WALL SWITCH: OCCUPANCY SENSOR
PROVIDE DUAL-TECHNOLOGY SENSOR IN OFFICE SPACES OR OTHER NORMALLY-OCCUPIED SPACES. WATTSTOPPER DW-100.
PROVIDE PIR SENSOR IN NORMALLY UNOCCUPIED SPACES, E.G. SINGLE-PERSON RESTROOMS, JANITOR CLOSETS ETC. WATTSTOPPER PW-100.
- (S) (S) OCCUPANCY SENSOR: CEILING-MOUNTED
UNLESS OTHERWISE INDICATED, DUAL-TECHNOLOGY SENSOR, WATTSTOPPER DT-300, SENSOR SWITCH CM-PDT-16 OR APPROVED.

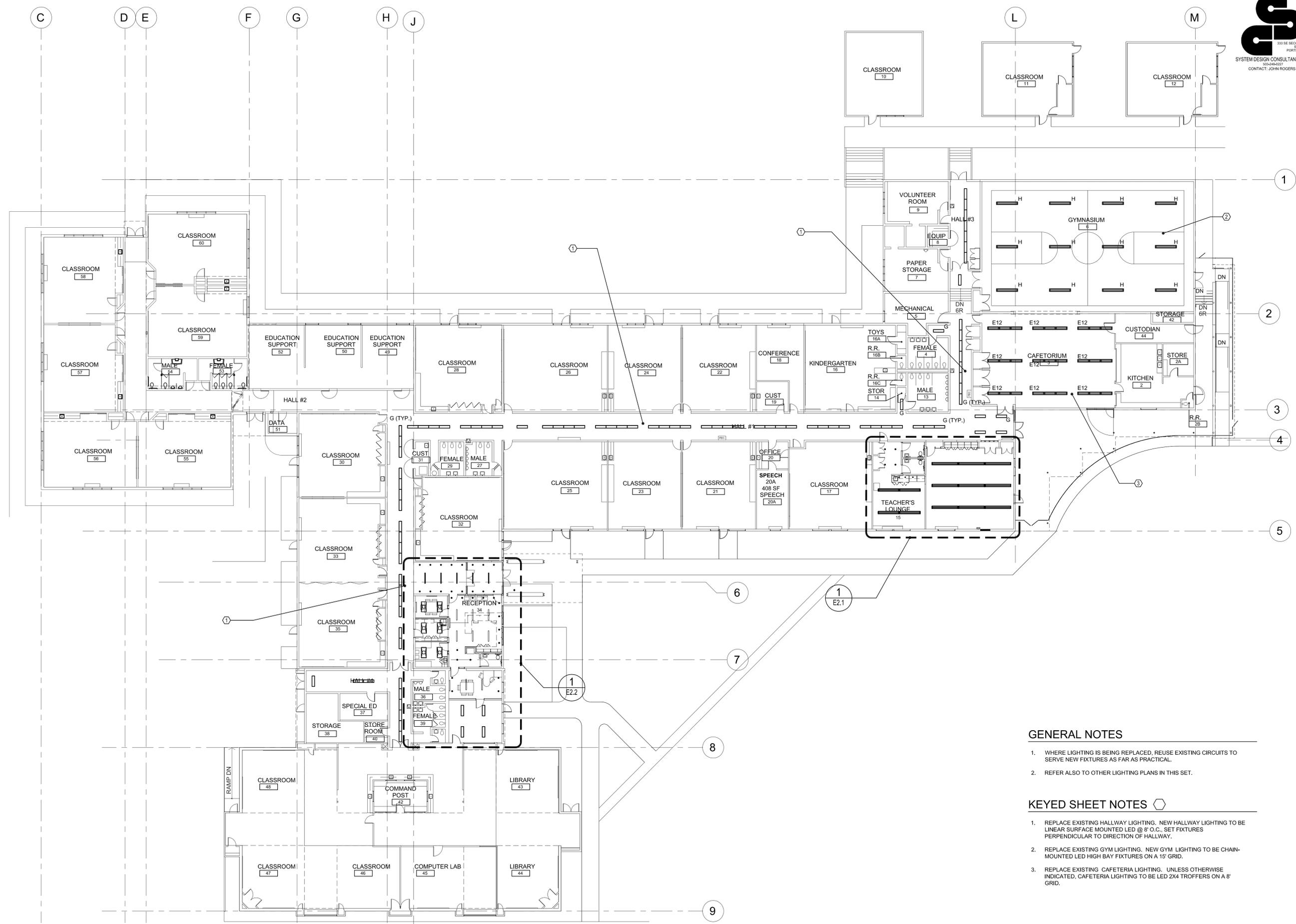


revisions	03/27/2020
-----------	------------

phase	100% CD
date	03/27/2020
project	19012

OVERALL FLOOR PLAN

E2.0



1 OVERALL FLOOR PLAN
E2.0 1/16" = 1'-0"



GENERAL NOTES

- WHERE LIGHTING IS BEING REPLACED, REUSE EXISTING CIRCUITS TO SERVE NEW FIXTURES AS FAR AS PRACTICAL.
- REFER ALSO TO OTHER LIGHTING PLANS IN THIS SET.

KEYED SHEET NOTES

- REPLACE EXISTING HALLWAY LIGHTING. NEW HALLWAY LIGHTING TO BE LINEAR SURFACE MOUNTED LED @ 8' O.C., SET FIXTURES PERPENDICULAR TO DIRECTION OF HALLWAY.
- REPLACE EXISTING GYM LIGHTING. NEW GYM LIGHTING TO BE CHAIN-MOUNTED LED HIGH BAY FIXTURES ON A 15' GRID.
- REPLACE EXISTING CAFETERIA LIGHTING. UNLESS OTHERWISE INDICATED, CAFETERIA LIGHTING TO BE LED 2X4 TROFFERS ON A 8' GRID.



Oregon City
School District

ZCS
ENGINEERING
ARCHITECTURE
524 Main Street, Suite 2, Oregon City,
Oregon 97045 | 503-659-2205

OSCD Safety - Security Upgrades- Cohort 1
Holcomb Elementary School
Oregon City School District
14625 Holcomb Blvd., Oregon City, OR 97045
T (503) 785-8000

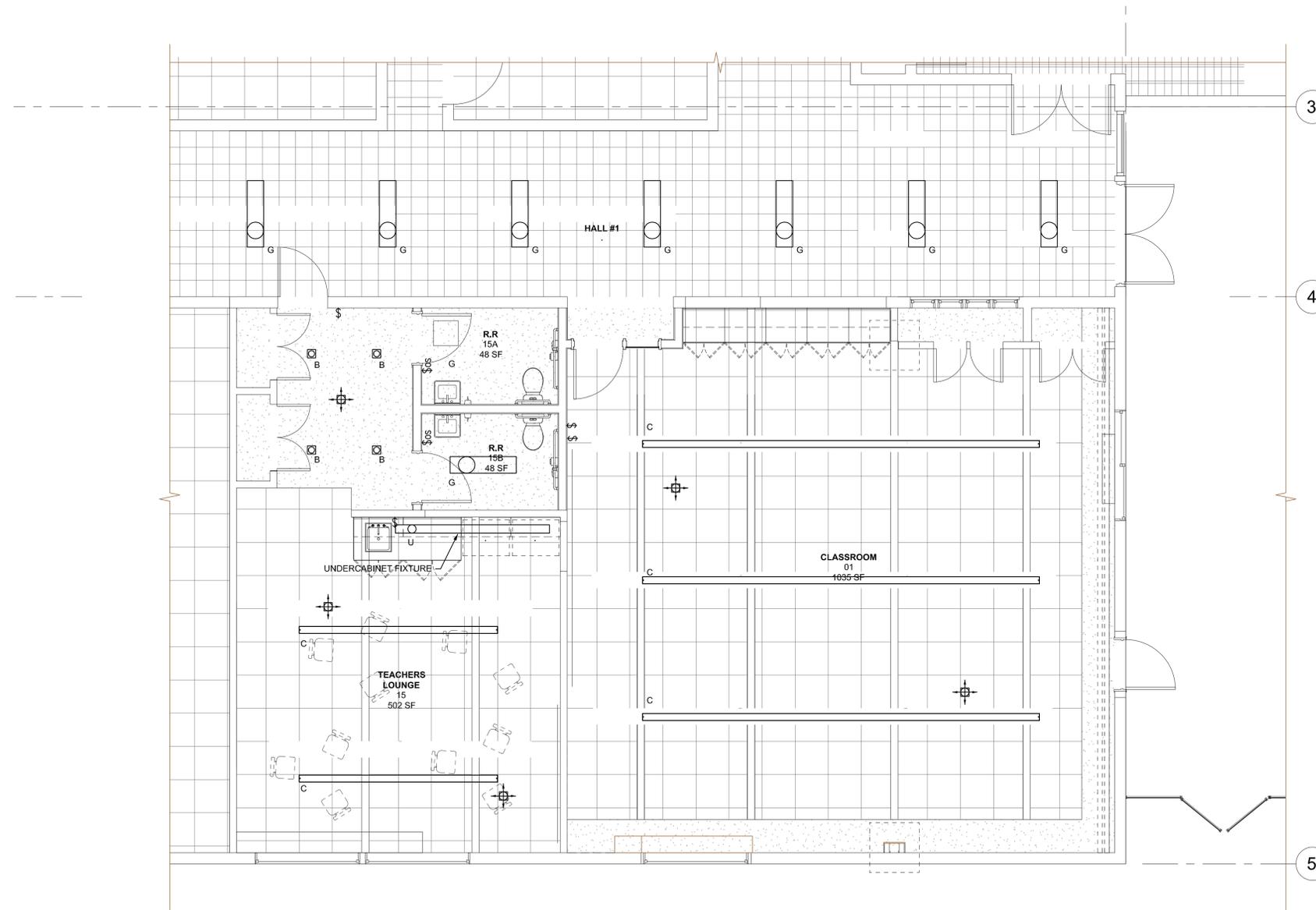


revisions
3/27/2020

phase 100% CD
date 03/27/2020
project 19012

LIGHTING PLAN -
NEW CLASSROOM

E2.1



GENERAL NOTES

- REFER TO SPECIFICATION 26 50 00 FOR LUMINAIRE SCHEDULE.
- DEVICES NOT OTHERWISE INDICATED AS EXISTING (E) ARE NEW.
- PROVIDE COMPLETE CIRCUITING TO ALL NEW DEVICES.
- WHERE RECEPTACLES INDICATED AS EXISTING, PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUIT.
- WHERE LIGHTING CIRCUITS ARE AFFECTED BY WORK, PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUITS TO OTHER RECEPTACLES/DEVICES THAT ARE TO REMAIN.
- WHERE INDICATED, PROVIDE COMPLETE NEW LIGHTING, INCLUDING OCCUPANCY SENSORS AND SWITCHING.
- ROUTE EXTERIOR LIGHTING TO CIRCUIT VIA EXISTING LIGHTING CONTROL.
- IN LOCATIONS SUCH AS GYMS, HALLWAYS, CAFETERIA REUSE EXISTING SWITCHING.

KEYED SHEET NOTES

NOTE: ALL NOTES APPLY TO THIS SHEET.

- NEW LIGHT SWITCHES.
- 120V CONNECTION TO LOW VOLTAGE TRANSFORMER FOR SOLATUBE SKYLIGHT DIMMING CONTROLS. LOCATION SHOWN FOR REFERENCE ONLY. VERIFY EXACT LOCATION WITH ARCHITECT AND SOLATUBE INSTALLATION.
- 120V CONNECTION TO LOW VOLTAGE TRANSFORMER FOR SIGN LETTERING. TRANSFORMER BY OTHERS. CONTROL WITH (E) EXTERIOR LIGHTING. LOCATE ON BACK SIDE OF BEAM, PAINT CONDUIT TO MATCH STRUCTURE. COORDINATE EXACT LOCATION WITH SIGN INSTALLATION.

ELECTRICAL LEGEND

- NOTE: NOT ALL SYMBOLS SHOWN ON LEGEND APPEAR ON DRAWINGS.
- (5) ELECTRICAL KEYED SHEET NOTE DESIGNATOR
 - (E) (E) EXISTING TO REMAIN
 - (R) (R) EXISTING TO BE RELOCATED
 - (X) (X) EXISTING TO BE REMOVED
 - ⊕ WALL RECEPTACLE: DUPLEX, 4-PLEX
 - ⊕ WALL RECEPTACLE: DUPLEX, DUPLEX GFI
 - ACT-⊕ RECEPTACLE MOUNTED ABOVE COUNTERTOP
 - DED-⊕ RECEPTACLE ON DEDICATED CIRCUIT
 - ⊕ DISCONNECT SWITCH: FUSED, NON-FUSED
 - ⊕ JUNCTION BOX
 - ⊕ PANELBOARD
 - LUMINAIRE: LINEAR PENDANT
 - ○ ⊕ LUMINAIRE: RECESSED DOWNLIGHT
 - ⊕ LUMINAIRE: RECESSED 2X4
 - ⊕ LUMINAIRE: RECESSED 2X4
 - ⊕ LUMINAIRE: SURFACE-MOUNTED
 - ⊕ EXHAUST FAN
 - ⊕ WALL SWITCH: OCCUPANCY SENSOR
PROVIDE DUAL-TECHNOLOGY SENSOR IN OFFICE SPACES OR OTHER NORMALLY-OCCUPIED SPACES. WATTSTOPPER DW-100.
PROVIDE PIR SENSOR IN NORMALLY UNOCCUPIED SPACES, E.G. SINGLE-PERSON RESTROOMS, JANITOR CLOSETS ETC. WATTSTOPPER PW-100.
 - ⊕ OCCUPANCY SENSOR: CEILING-MOUNTED
UNLESS OTHERWISE INDICATED, DUAL-TECHNOLOGY SENSOR. WATTSTOPPER DT-300, SENSOR SWITCH CM-PDT-16 OR APPROVED.

1 LIGHTING PLAN - NEW CLASSROOM
E2.1 1/8" = 1'-0"





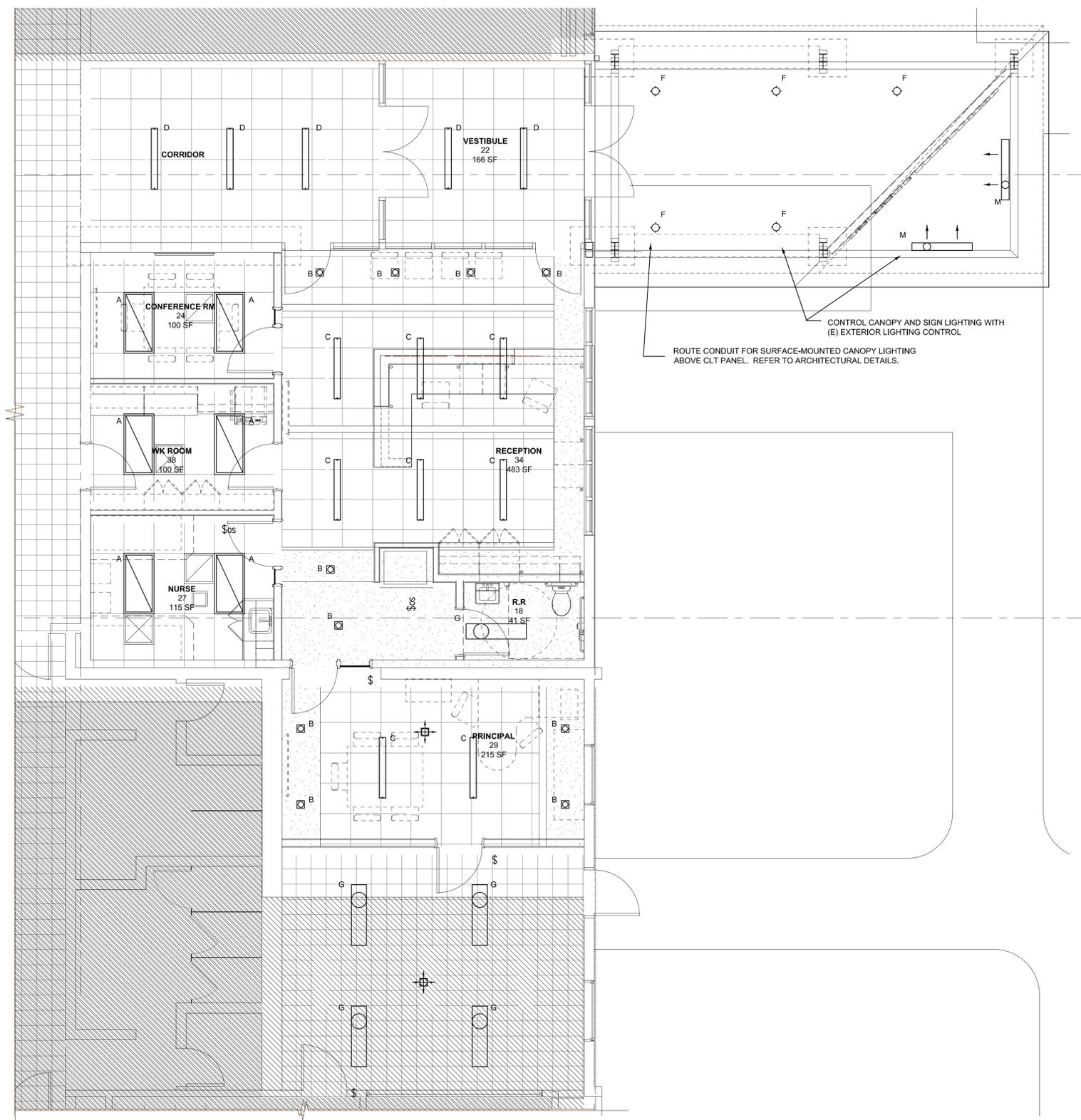
revisions
03/27/2020

phase
date
project

100% CD
03/27/2020
19012

LIGHTING PLAN -
NEW OFFICE ENTRY

E2.2



GENERAL NOTES

1. REFER TO SPECIFICATION 26 50 00 FOR LUMINAIRE SCHEDULE.
2. DEVICES NOT OTHERWISE INDICATED AS EXISTING (E) ARE NEW.
3. PROVIDE COMPLETE CIRCUITING TO ALL NEW DEVICES.
4. WHERE RECEPTACLES INDICATED AS EXISTING, PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUIT.
5. WHERE LIGHTING CIRCUITS ARE AFFECTED BY WORK, PROVIDE MATERIAL AND LABOR TO MAINTAIN CONTINUITY OF CIRCUITS TO OTHER RECEPTACLES/DEVICES THAT ARE TO REMAIN.
6. WHERE INDICATED, PROVIDE COMPLETE NEW LIGHTING, INCLUDING OCCUPANCY SENSORS AND SWITCHING.
7. ROUTE EXTERIOR LIGHTING TO CIRCUIT VIA EXISTING LIGHTING CONTROL.
8. IN LOCATIONS SUCH AS GYMS, HALLWAYS, CAFETERIA REUSE EXISTING SWITCHING.

KEYED SHEET NOTES

NOTE: NOT ALL NOTES APPLY TO THIS SHEET.

1. NEW LIGHT SWITCHES.
2. 120V CONNECTION TO LOW VOLTAGE TRANSFORMER FOR SOLATUBE SKYLIGHT DIMMING CONTROLS. LOCATION SHOWN FOR REFERENCE ONLY. VERIFY EXACT LOCATION WITH ARCHITECT AND SOLATUBE INSTALLATION.
3. 120V CONNECTION TO LOW VOLTAGE TRANSFORMER FOR SIGN LETTERING. TRANSFORMER BY OTHERS. CONTROL WITH (E) EXTERIOR LIGHTING. LOCATE ON BACK SIDE OF BEAM, PAINT CONDUIT TO MATCH STRUCTURE. COORDINATE EXACT LOCATION WITH SIGN INSTALLATION.

ELECTRICAL LEGEND

- NOTE: NOT ALL SYMBOLS SHOWN ON LEGEND APPEAR ON DRAWINGS.
- (E) ELECTRICAL KEYED SHEET NOTE DESIGNATOR
 - (E) EXISTING TO REMAIN
 - (R) EXISTING TO BE RELOCATED
 - (X) EXISTING TO BE REMOVED
 - ⊕ WALL RECEPTACLE: DUPLEX, 4-PLEX
 - ⊕ WALL RECEPTACLE: DUPLEX, DUPLEX GFI
 - ACT ⊕ RECEPTACLE MOUNTED ABOVE COUNTERTOP
 - DED ⊕ RECEPTACLE ON DEDICATED CIRCUIT
 - ⊕ DISCONNECT SWITCH: FUSED, NON-FUSED
 - ⊕ JUNCTION BOX
 - ▬ PANELBOARD
 - ▬ LUMINAIRE: LINEAR PENDANT
 - ⊙ LUMINAIRE: RECESSED DOWNLIGHT
 - ⊙ LUMINAIRE: RECESSED 2X4
 - ⊙ LUMINAIRE: RECESSED 2X4
 - ⊙ LUMINAIRE: SURFACE-MOUNTED
 - ⊕ EXHAUST FAN
 - ⊕ WALL SWITCH: OCCUPANCY SENSOR
PROVIDE DUAL-TECHNOLOGY SENSOR IN OFFICE SPACES OR OTHER NORMALLY-OCCUPIED SPACES. WATTSTOPPER DW-100.
PROVIDE PIR SENSOR IN NORMALLY UNOCCUPIED SPACES, E.G. SINGLE-PERSON RESTROOMS, JANITOR CLOSETS ETC. WATTSTOPPER PW-100.
 - ⊕ OCCUPANCY SENSOR: CEILING-MOUNTED
UNLESS OTHERWISE INDICATED, DUAL-TECHNOLOGY SENSOR, WATTSTOPPER DT-300, SENSOR SWITCH CM-PDT-16 OR APPROVED.

1 LIGHTING PLAN - NEW OFFICE ENTRY
E2.2 1/4" = 1'-0"



TECHNOLOGY SYMBOL LIST

NOTE: This is a standard symbol list and not all items listed may be used.

Abbreviations

AFF	ABOVE FINISHED FLOOR
AV	AUDIO VISUAL
ATS	AUTOMATIC TRANSFER SWITCH
BC	BARE COPPER
CATV	CABLE TELEVISION
CAT	CATEGORY
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
COAX	COAXIAL
COM	COMMUNICATION
C	CONDUIT
CFGI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CNTL	CONTROL
CPT	CONTROL POWER TRANSFORMER
CR	CONTROL RELAY
CT	CURRENT TRANSFORMER
EA	EACH
E	EMERGENCY
(E)	EXISTING
LC	FIBER OPTIC CONNECTOR
SC	FIBER OPTIC CONNECTOR
FDU	FIBER OPTIC DISTRIBUTION UNIT
FF	FINISH FLOOR
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FT	FOOT, FEET
GRC	GALVANIZED RIGID STEEL CONDUIT
ANMW	GEL-FILLED UNDERGROUND CABLE
G, GND	GROUND
HH	HANDHOLE
IN	INCH, INCHES
IT	INFORMATION TECHNOLOGY
IDF	INTERMEDIATE DISTRIBUTION FRAME
IMC	INTERMEDIATE METAL CONDUIT
LAN	LOCAL AREA NETWORK
LV	LOW VOLTAGE
MDF	MAIN DISTRIBUTION FRAME
MSB	MAIN SWITCHBOARD
MTS	MANUAL TRANSFER SWITCH
MATV	MASTER ANTENNA TELEVISION
MISC	MISCELLANEOUS
M	MOTOR
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NA	NOT APPLICABLE
NTS	NOT TO SCALE
OSP	OUTSIDE PLANT
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
PTZ	PAN, TILT, ZOOM
PNL	PANEL
PVC	POLY-VINYL-CHLORIDE
POE	POWER OVER ETHERNET
PBX	PRIVATE BRANCH EXCHANGE
QTY	QUANTITY
RFI	REQUEST FOR INFORMATION
RM	ROOM
TBB	TELECOMMUNICATIONS BONDING BACKBONE
TGB	TELECOMMUNICATIONS GROUNDING BUS BAR
TELE	TELEPHONE
TTB	TELEPHONE TERMINAL BOARD
TYP	TYPICAL
UPS	UNINTERRUPTIBLE POWER SUPPLY
UON	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF
WAN	WIDE AREA NETWORK
WAP	WIRELESS ACCESS POINT
Wi-Fi	WIRELESS FIDELITY
W	WITH
W/O	WITHOUT

Audio/Video

	FLUSH MOUNTED AUDIO REINFORCEMENT SPEAKER IN CEILING WITH 1" C TO ACCESSIBLE CEILING AND CABLING PER SPECIFICATIONS
	AUDIO-VIDEO OUTLET IN FLOOR BOX WITH SINGLE-GANG ADAPTER PLATE AND 1-1/4" CONDUIT UNDER SLAB TO LOCATION SHOWN ON FLOOR PLANS. INSTALL HDMI FROM OUTLET TO DEVICE.
	AUDIO-VIDEO OUTLET WITH 5-SQUARE RANDL BOX, SINGLE-GANG ADAPTER PLATE AND 1-1/4" CONDUIT TO ACCESSIBLE CEILING SPACE UON. INSTALL HDMI FROM OUTLET TO DEVICE. A = ABOVE COUNTER
	C = FLUSH CEILING WITH 1-1/4" CONDUIT TO LOCATION SHOWN ON FLOOR PLANS

Electronic Security

	CEILING MOUNTED MOTION DETECTION SENSOR WITH 3/4" C TO ACCESSIBLE CEILING SPACE; PATHWAY ONLY.
	DOOR POSITION SWITCH/CONTACT WITH 3/4" C TO ACCESSIBLE CEILING SPACE; PATHWAY ONLY.
	ELECTRIC LATCH CONNECTION WITH 3/4" C TO ACCESSIBLE CEILING SPACE; PATHWAY ONLY.
	ELECTRIC STRIKE DOOR LOCKS WITH 3/4" C TO ACCESSIBLE CEILING SPACE; PATHWAY ONLY.
	REQUEST TO EXIT DEVICE WITH 3/4" C TO ACCESSIBLE CEILING SPACE; PATHWAY ONLY.
	VIDEO SURVEILLANCE CAMERA WITH 1" C TO ACCESSIBLE CEILING SPACE AND (1) CATEGORY 6A CABLE TO NEAREST TELECOM ROOM.
	WALL MOUNTED ACCESS CONTROL CARD READER WITH 3/4" C TO ACCESSIBLE CEILING SPACE; PATHWAY ONLY.
	WALL MOUNTED KEYPAD WITH 3/4" C TO ACCESSIBLE CEILING SPACE; PATHWAY ONLY.
	WALL MOUNTED MOTION DETECTION SENSOR WITH 3/4" C TO ACCESSIBLE CEILING SPACE; PATHWAY ONLY.
	LOCKOUT BUTTON LOCATION WITH 3/4" C TO ACCESSIBLE CEILING SPACE; PATHWAY ONLY.

Equipment

	2-POST EQUIPMENT RACK
	DOUBLE-SIDED VERTICAL WIRE MANAGEMENT
	MAJOR EQUIPMENT, CABINETS OR PANELS

General

	DEMOLISH
--	----------

Paging/Intercom

	CEILING SPEAKER WITH 1/2" C TO ACCESSIBLE CEILING AND CABLING TO NEAREST TELECOM ROOM
	FLUSH MOUNTED WALL SPEAKER WITH 1" C TO ACCESSIBLE CEILING SPACE AND CABLING PER SPECIFICATIONS. HEIGHT AS INDICATED.
	SPEAKER VOLUME CONTROL WITH 3/4" C TO ACCESSIBLE CEILING SPACE AND CABLING PER SPECIFICATIONS. MOUNT 48" AFF.
	WALL MOUNTED SECONDARY CLOCK. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL DRAWINGS. TIE INTO EXISTING SYSTEM.

Raceways

	CABLE RUNWAY, WIDTH AS INDICATED
	CONDUIT AND CONDUCTORS ABOVE GRADE
	CONDUIT AND CONDUCTORS BELOW GRADE OR SLAB
	CONDUIT DOWN
	CONDUIT SLEEVE
	CONDUIT UP
	CONDUIT/WIRING CONTINUATION
	FLEXIBLE CONDUIT
	HANDHOLE
	PULL BOX
	TELECOMMUNICATIONS VAULT
	TELEPHONE BACKBOARD

Reference Symbols

	DETAIL NUMBER AND SHEET LOCATION
	KEYED NOTES
	SECTION NUMBER AND SHEET LOCATION

Telecommunications

	STANDARD COMMUNICATIONS OUTLET WITH (3) CAT6A CABLE(S) TO NEAREST MDF/IDF AND 1" C TO ACCESSIBLE CEILING SPACE.
	ALTERNATE COMMUNICATIONS OUTLET (X): A = ABOVE COUNTER WITH (3) CAT6A CABLE(S) TO NEAREST TELECOM ROOM AND 1" C TO ACCESSIBLE CEILING SPACE. C = SINGLE GANG BOX, FLUSH IN CEILING, MOUNTED TO TILE BRIDGE WITH (2) CAT6A CABLE(S) TO NEAREST TELECOM ROOM. W = LOCATION FOR FLUSH MOUNT WIRELESS ACCESS POINT OUTLET WITH (1) CAT6A CABLE TO NEAREST TELECOM ROOM AND 1" C ACCESSIBLE CEILING SPACE, UON. # = XX CAT 6A CABLES TO NEAREST TELECOM ROOM AND 1" C TO ACCESSIBLE CEILING SPACE
	FLUSH FLOOR COMBINATION COMMUNICATIONS OUTLET WITH (4) UL LISTED, INDOOR/OUTDOOR RATED CAT6A CABLE(S) AND 1" UNDER SLAB CONDUIT TO NEAREST TELECOM ROOM, UON.

GENERAL TECHNOLOGY NOTES:

- COMMUNICATIONS RACEWAYS, TRAYS, AND OUTLETS ARE SHOWN DIAGRAMMATICALLY. LOCATIONS ARE APPROXIMATE UNLESS SPECIFICALLY DIMENSIONED. FIELD COORDINATE ALL WORK WITH OTHER TRADES.
- CONSTRUCTION DETAILS SHOW TYPICAL INSTALLATION. UON, AND APPLY TO ALL COMMUNICATIONS WORK INCLUDED IN THE SUMMARY OF WORK FOR THIS PACKAGE EVEN THOUGH NOT SPECIFICALLY REFERENCED ON THE PLAN DRAWINGS.
- THE TECHNOLOGY DRAWINGS ARE PART OF A LARGER SET OF DRAWINGS WHICH, WHEN COMPLETE, CONSISTS OF DRAWINGS LISTED BY THE INDEX OF DRAWINGS. * PARTIAL SETS OF DRAWINGS NOT INCLUSIVE OF ALL DISCIPLINES ARE INCOMPLETE AND SHOULD NOT BE DISTRIBUTED OR UTILIZED.
- INSTALL PULL STRINGS IN ALL CONDUITS AT THE TIME OF CONDUIT AND CABLE INSTALLATION.
- COORDINATE ALL DOOR ACCESS CONTROL FUNCTIONS WITH ADA DOOR ACTUATOR FUNCTION SUCH THAT DOOR MOTOR WILL NOT OPERATE WITHOUT PRIOR VALID CARD READ DURING SECURE MODE OPERATION.

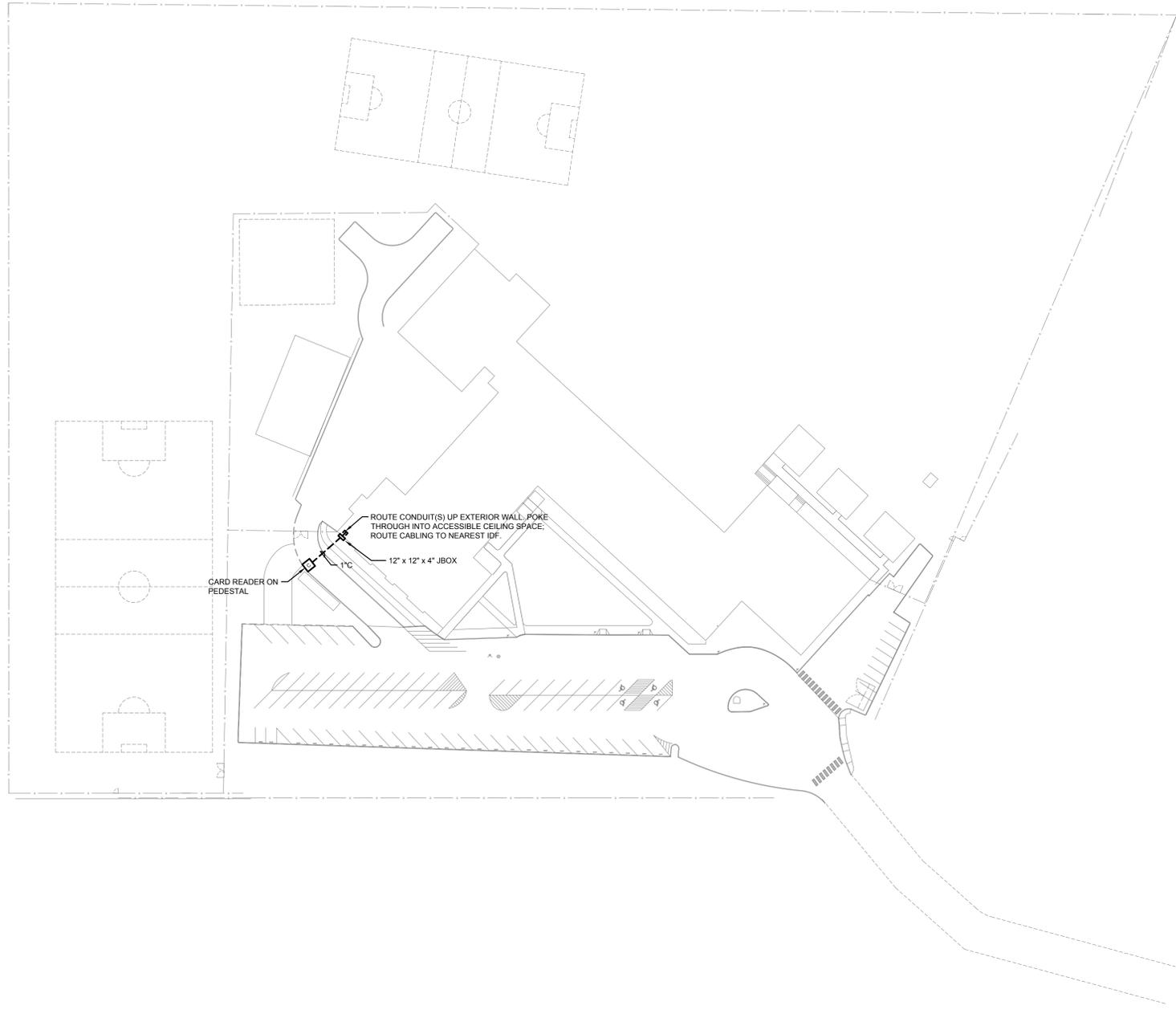


revisions

phase 100% CD
date 03/27/2020
project 19012

SYMBOL SCHEDULE

T0.0



① SITE PLAN - TECHNOLOGY
1" = 50'-0"



OCSD Safety - Security Upgrades- Cohort 1
Holcomb Elementary School
 Oregon City School District
 14625 Holcomb Blvd, Oregon City, OR 97045
 T (503) 768-8000

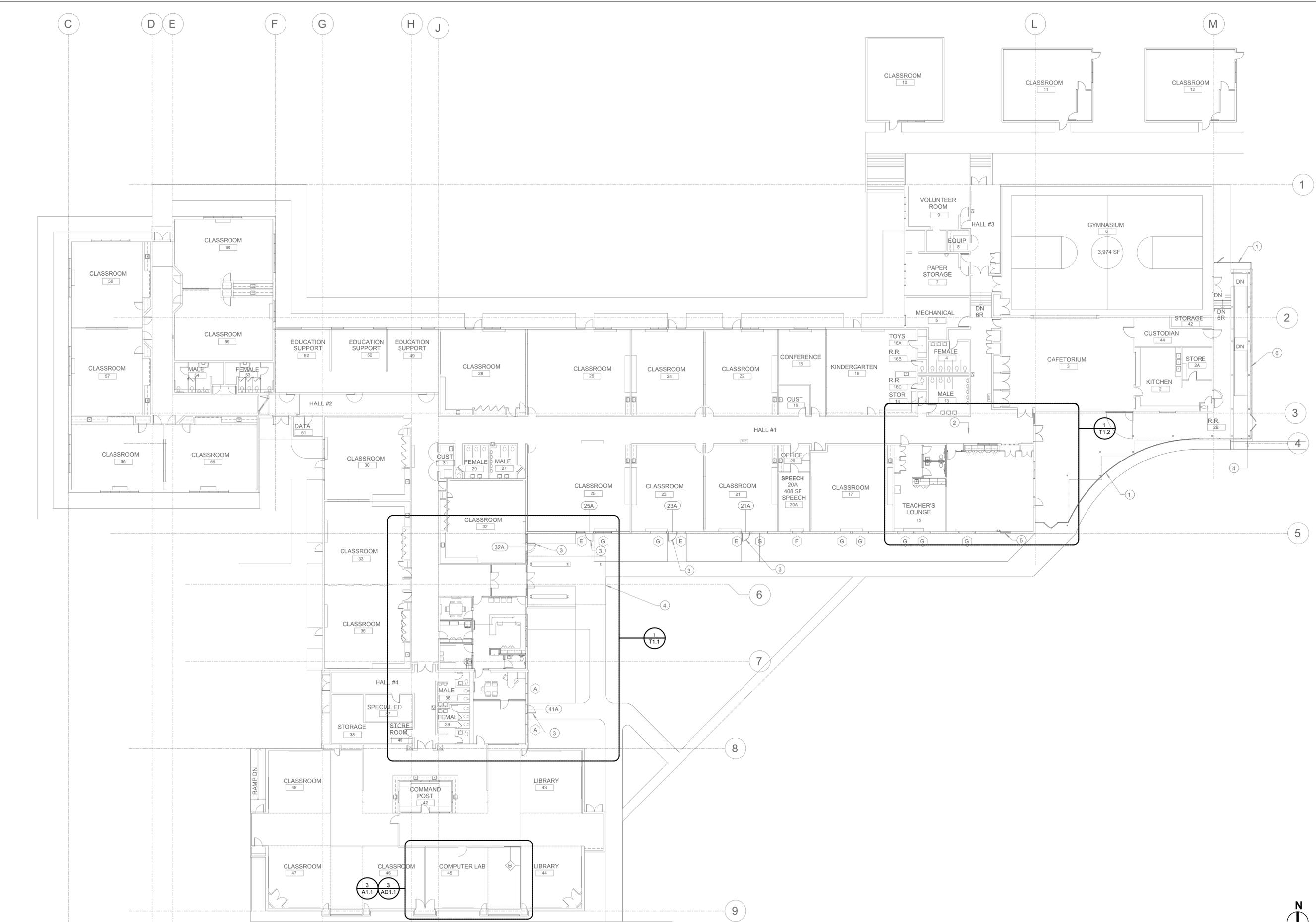
INTERFACE ENGINEERING
 PROJECT: 2019-0613
 CONTACT: Erika DeLapp
 100 SW Main Street, Suite 1600
 Portland, OR 97204
 TEL: 503.382.2266
 www.interfaceengineering.com

revisions	

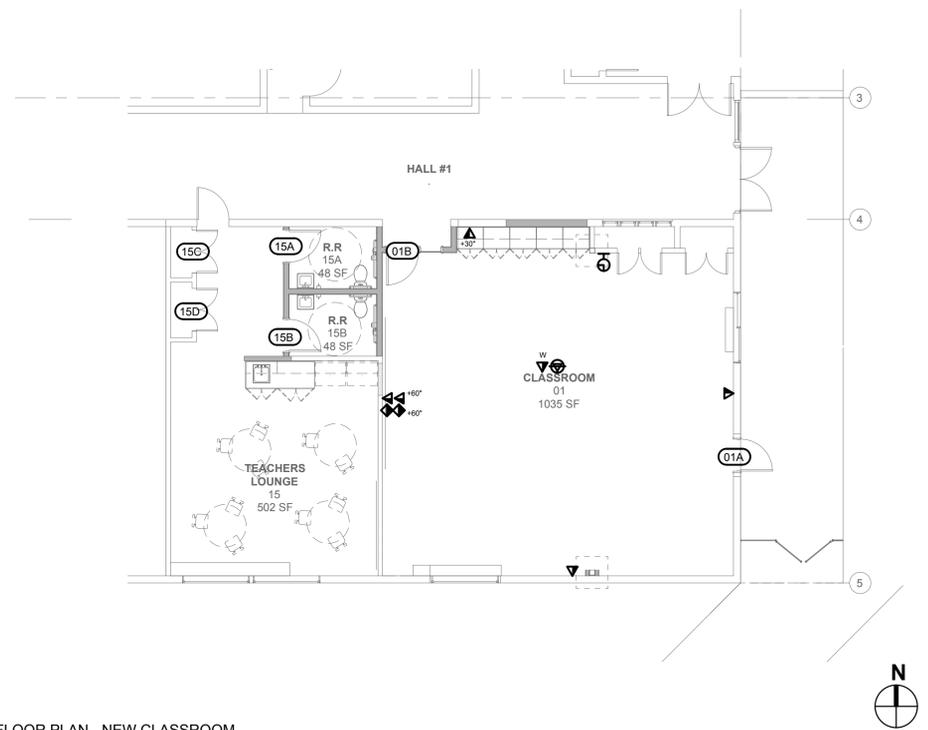
phase	100% CD
date	03/27/2020
project	19012

SITE PLAN

T0.1



① OVERALL FLOOR PLAN - TECHNOLOGY
1/16" = 1'-0"



1 ENLARGED FLOOR PLAN - NEW CLASSROOM
1/8" = 1'-0"

revisions	

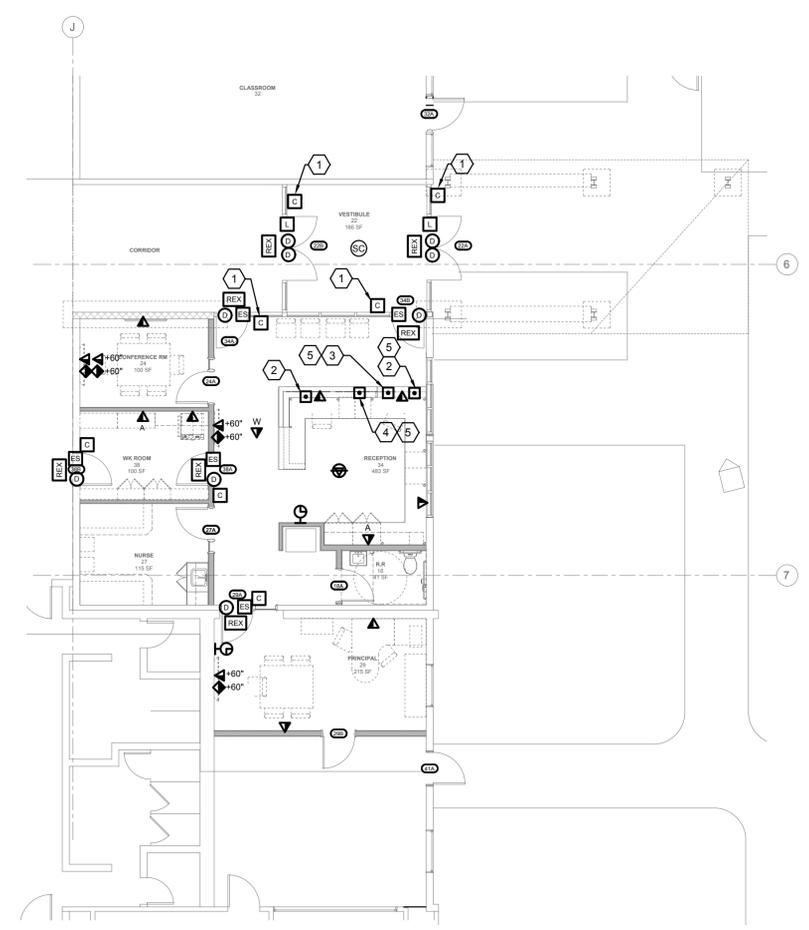
phase	100% CD
date	03/27/2020
project	19012

ENLARGED FLOOR
PLAN - NEW OFFICE
ENTRY

T1.2

SHEET KEYNOTES:

1. MULLION MOUNTED CARD READER.
2. LOCKDOWN BUTTON.
3. LOCKOUT BUTTON, MOUNT ON VERTICAL WALL OF UPPER CASEWORK.
4. DOOR RELEASE BUTTON FOR DOOR FROM VESTIBULE INTO MAIN OFFICE.
5. MOUNT ON INTERIOR VERTICAL SIDE OF UPPER CASEWORK.



1 ENLARGED FLOOR PLAN - NEW OFFICE ENTRY
1/8" = 1'-0"