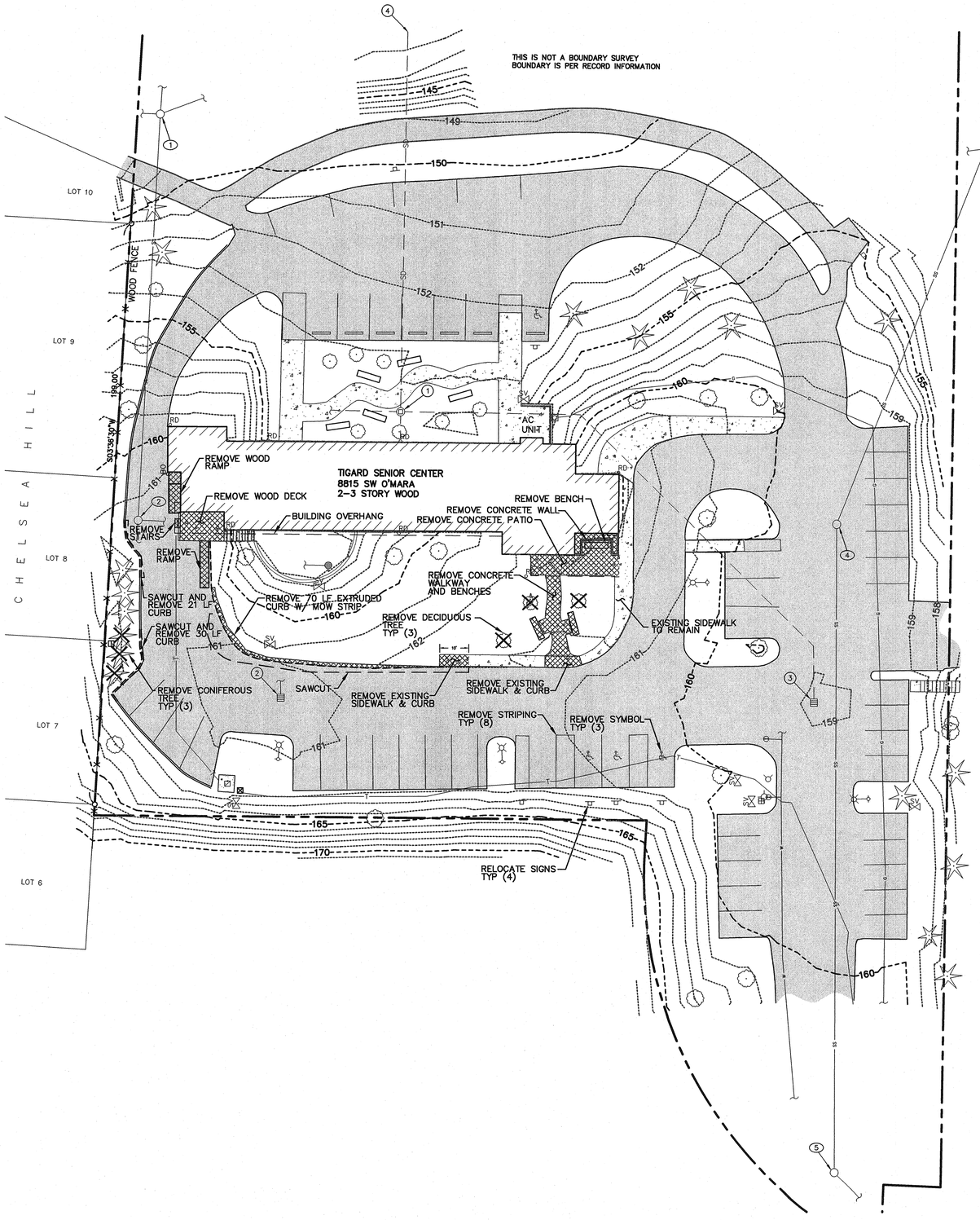
TIGARD SENIOR CENTER
LOCATED IN THE ONE-QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETE MERIDIAN,
CITY OF TIGARD, WASHINGTON COUNTY, OREGON.

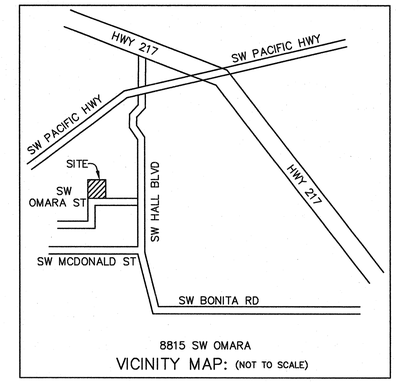
DATE OF FIELD WORK: 05-01-2007

SCALE: 1"=20'

20 10 0 20

REGISTERED PROFESSIONAL ENGINEER
53864PE
OREGON
JULY 11, 2000
ROBERT J. HEADRICK
EXPIRES: 06-30-09





8815 SW OMARA
VICINITY MAP: (NOT TO SCALE)

LEGEND:

- RECORD BOUNDARY LINE
- BUILDING OVERHANG LINE
- FENCE LINE, TYPE AS NOTED
- UNDERGROUND WATER LINE
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- BUILDING FACE
- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- GAS METER
- SEE SANITARY SEWER TABLE
- SANITARY SEWER MANHOLE
- SEE STORM DRAINAGE TABLE
- CATCH BASIN – TRAPPED TYPE
- STORM DRAIN MANHOLE
- AREA DRAIN
- ROOF DRAIN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- WATER METER
- WATER SPIGOT
- SPRINKLER VALVE
- STREET LIGHT (COBRA ARM)
- ELECTRICAL RISER
- TELEPHONE RISER
- CABLE TELEVISION RISER
- PARKING BUMPER
- HANDICAPPED PARKING SPACE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BOLLARD
- SIGN
- BENCH
- REMOVE DECIDUOUS TREE
- REMOVE CONIFEROUS TREE
- REMOVE HARD SCAPE

DATUM:

ELEVATION DATUM: WASH. CO.
BENCHMARK: #41
LOCATION: NW CORNER OF BRIDGE OVER FANNO CREEK ON SW HALL BLVD; .02 MILE NORTH OF SW OMARA ST.
ELEVATION: 143.18 FEET

BASIS OF BEARINGS:

BASIS OF BEARING WAS DERIVED FROM FOUND MONUMENTS ALONG THE WEST LINE OF OUR PROPERTY BEING THE EAST LINE OF THE PLAT OF CHELSEA HILL. *NOTE– THIS IS NOT A BOUNDARY SURVEY

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. MANHOLES SHOWN HEREON ARE TO CENTER OF MANHOLE LID, NOT CENTER OF STRUCTURE.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH (S)HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY COMPANIES INCLUDE: VERIZON NW NATURAL
COMCAST CABLE COMM.

PTLD GENERAL ELECTRIC CITY OF TIGARD UTILITIES

UNDERGROUND ACCURACY STATEMENT:

DUE TO THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS WRG POLICY TO NOT SEND OUR FIELD STAFF INTO UTILITY MANHOLES TO RETRIEVE DEPTH AND SIZE INFORMATION. THEREFORE, ANY ELEVATION INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY OF PLUS OR MINUS 0.2' OR GREATER (DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLE). PIPE SIZES ARE ALSO SUBJECT TO AN UNCERTAINTY OF SIX INCHES OR MORE (DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLE). IF A HIGHER ACCURACY IS NEEDED, THEN ADDITIONAL TIME, EQUIPMENT, AND PERSONNEL WILL BE REQUIRED TO GO INTO THE MANHOLE AND RETRIEVE THIS INFORMATION.

SANITARY SEWER TABLE:

1. SANITARY SEWER MANHOLE
   RIM=141.70'
   8" PVC (NE)
   8" PVC (W)
   8" PVC (N)
   8" PVC (S)
   CENTERLINE OF CHANNEL=136.23'
2. SANITARY SEWER MANHOLE
   RIM=161.41'
   8" PVC (E)
   8" PVC (S)
   8" PVC (N)
   CENTERLINE OF CHANNEL=149.37'
3. SANITARY SEWER MANHOLE
   RIM=146.17'
   4" PVC (E)
   4" PVC (SE)
   8" PVC (S)
   8" PVC (NW)
   CENTERLINE OF CHANNEL=139.04'
4. SANITARY SEWER MANHOLE
   RIM=159.26'
   8" PVC (S)
   8" PVC (N)
   CENTERLINE OF CHANNEL=141.93'
5. SANITARY SEWER MANHOLE
   RIM=162.58'
   8" PVC (SE)
   8" PVC (N)
   CENTERLINE OF CHANNEL=144.32'

STORM DRAINAGE TABLE:

1. STORM DRAIN MANHOLE
   RIM=153.18'
   4" PVC (E)
   4" PVC (W)
   2" STEEL (S)
   8" PVC (N)
   CENTERLINE CHANNEL=148.75'
2. STORM TRAPPED INLET
   RIM=160.53'
   PIPE DIRECTION=(N)
3. STORM TRAPPED INLET
   RIM=158.82'
   PIPE DIRECTION=(N)
4. STORM OUTFALL
   IE=140.40'

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Tel. 503.419.2500 Fax. 503.419.2600
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
CONSULTANTS

TIGARD SENIOR CENTER
RENOVATION AND ADDITION
8815 SW O'MARA ST.
TIGARD, OREGON 97223

PROJECT NAME

DATE: 09-17-07

CHECK: RJH
DRAWN BY: BDR

PROJECT: LRS7251

EX. COND./ DEMO

C1

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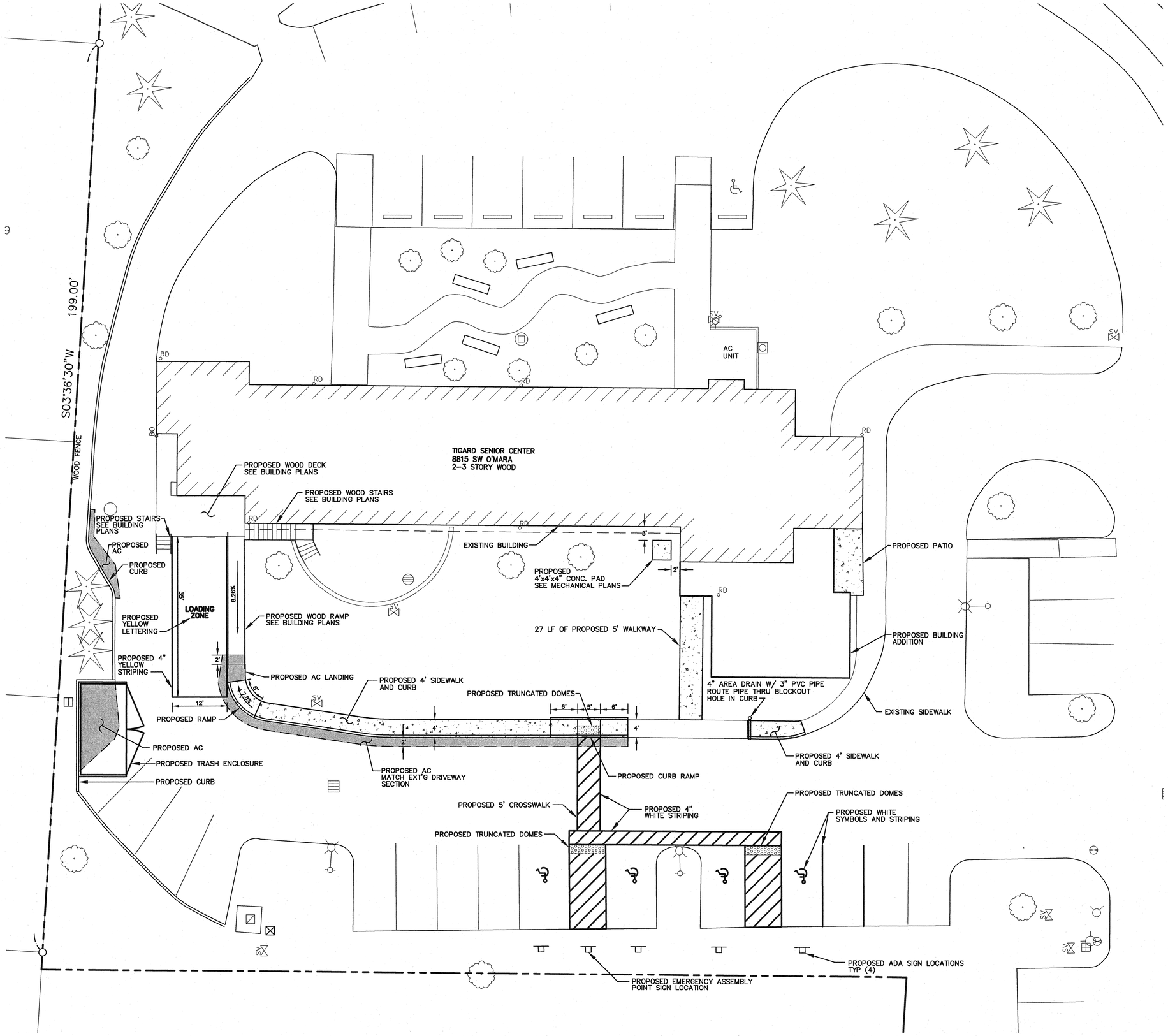

LEGEND:

- PROPOSED ASPHALT SURFACE
- PROPOSED RAMP SURFACE
- PROPOSED CONCRETE SURFACE
- HANDICAPPED PARKING SPACE
- SIGN

REGISTERED PROFESSIONAL ENGINEER 53834PE OREGON JULY 11, 2006 ROBERT J. HEADRICK

EXPIRES: 06-30-09

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PROJECT NAME

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SITE PLAN

C2

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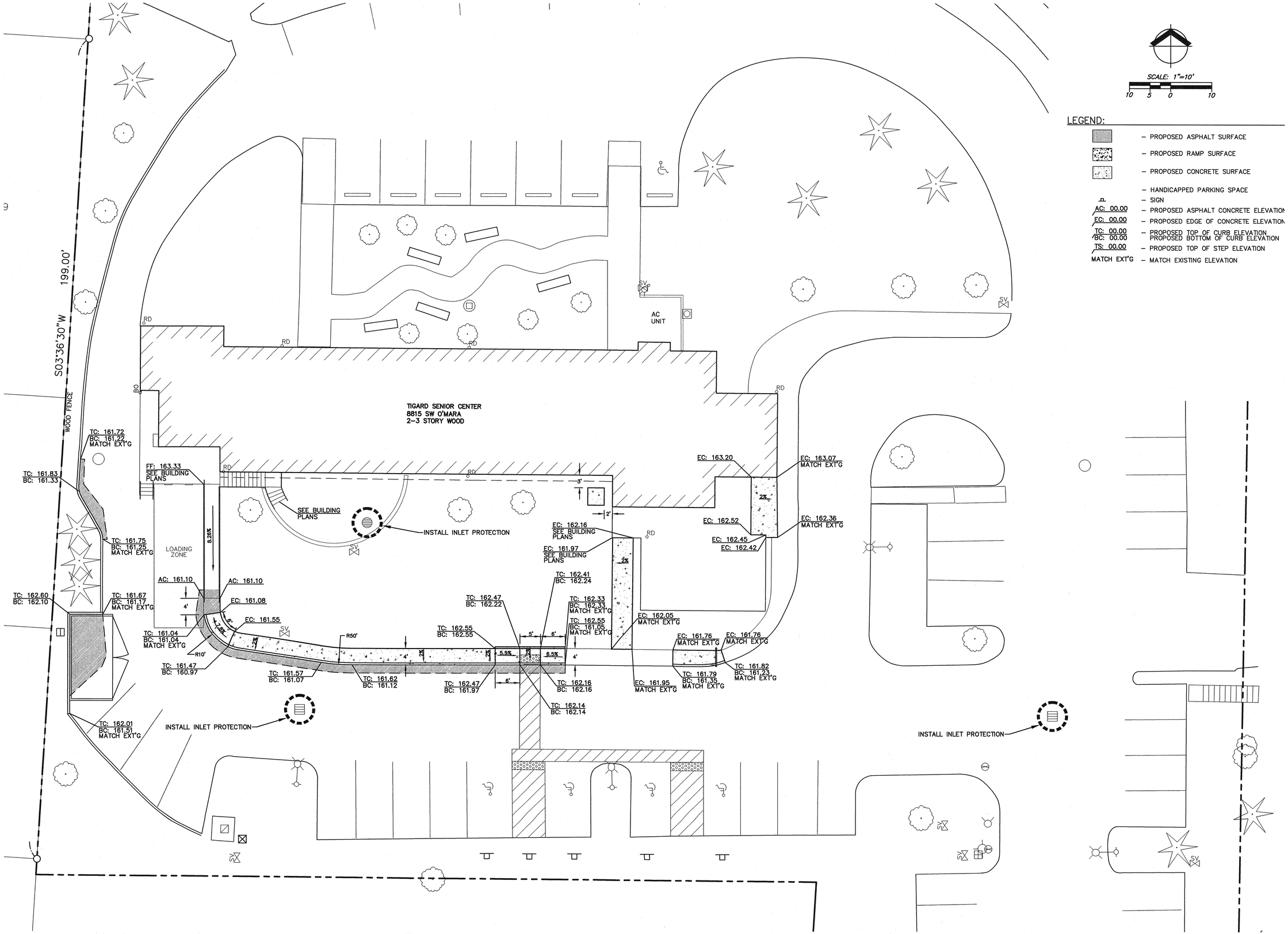

SCALE: 1"=10'

10 5 0 10

LEGEND:

- PROPOSED ASPHALT SURFACE
- PROPOSED RAMP SURFACE
- PROPOSED CONCRETE SURFACE
- HANDICAPPED PARKING SPACE
- SIGN
- AC: 00.00 – PROPOSED ASPHALT CONCRETE ELEVATION
- EC: 00.00 – PROPOSED EDGE OF CONCRETE ELEVATION
- TC: 00.00 – PROPOSED TOP OF CURB ELEVATION
- BC: 00.00 – PROPOSED BOTTOM OF CURB ELEVATION
- TS: 00.00 – PROPOSED TOP OF STEP ELEVATION
- MATCH EXT'G – MATCH EXISTING ELEVATION

REGISTERED PROFESSIONAL ENGINEER
63834PE
OREGON
JULY 11, 2006
ROBERT J. HEADRICK
EXPIRES: 06-30-09

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GRADING PLAN

C3

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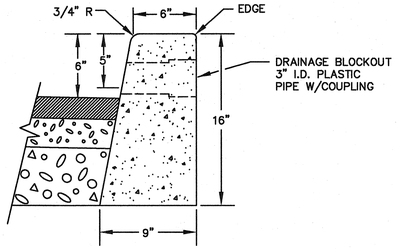


TRAVERSE EXPANSION JOINTS:

1. TO BE PROVIDED AT EACH POINT OF TANGENCY OF THE CURB & AT OTHER LOCATIONS AS REQUIRED TO LIMIT THE SPACING TO A MAXIMUM OF 20 FT.
2. MATERIAL TO BE PRE-MOLDED NON-EXTRUDED MATERIAL WITH A MINIMUM THICKNESS OF 1/2".

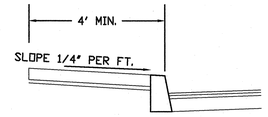
TRAVERSE CONTRACTION JOINTS:

1. SPACING TO BE NOT MORE THAN 10 FT.
2. DEPTH OF THE JOINT SHALL BE AT LEAST ONE FOURTH OF THE CROSS-SECTIONAL AREA.

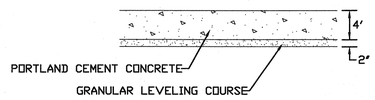
CONCRETE BREAKING STRENGTH:

1. TO BE 3000 P.S.I. AFTER 28 DAYS.

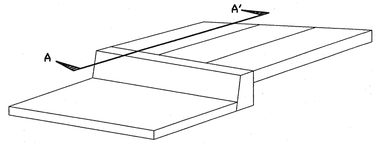
CITY OF TIGARD OREGON	STANDARD CURB		
	REFERENCE WASH. CO. CS-301 (MOD.)	APPROVED BY	DRAWN BY CAB
	SCALE N.T.S.	DATE 7-9-93	DWG. FILE J:DETAILS\CURB-STD.DWG



SIDEWALK SECTION A - A'



SIDEWALK SURFACING DETAIL

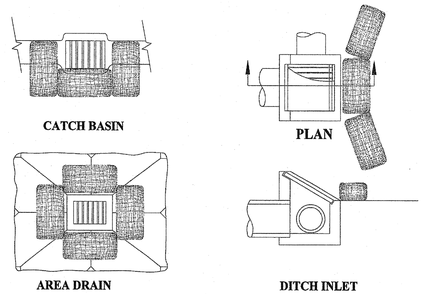


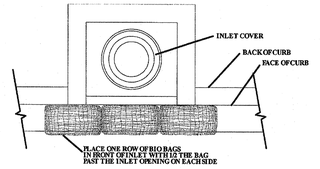
NOTE:

1. EXPANSION JOINT EVERY 30' AND AT EACH SIDE OF DRIVEWAYS.
2. CONTRACTION JOINT EVERY 15'.
3. THE SURFACE FINISH SHALL BE BY CROSS BROOMING.
4. CONCRETE SHALL HAVE MINIMUM COMPRESSION STRENGTH OF 3,000 psi AFTER 28 DAYS.

SIDEWALK SECTION

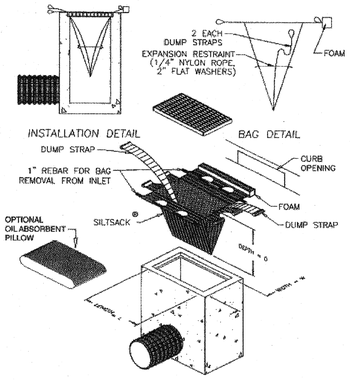
NOT TO SCALE





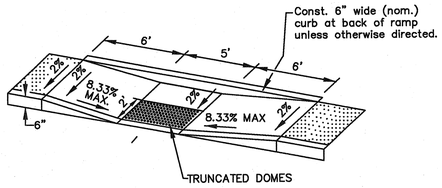
CURB INLET CATCH BASIN
BIO BAG INLET PROTECTION

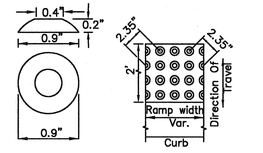
NTS



INLET SEDIMENT PROTECTION

N.T.S.



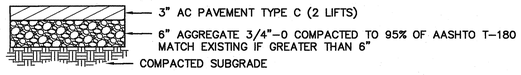


TRUNCATED DOME DETAIL

RAMP TEXTURE PATTERN DETAIL

PARALLEL SIDEWALK RAMP DETAIL

NOT TO SCALE



PARKING LOT/ DRIVE-THRU PAVEMENT SECTION

NOT TO SCALE

EROSION CONTROL PLAN (ECP) NOTES:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROL DURING CONSTRUCTION PER THE "EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL" REVISED DECEMBER 2000.
2. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE WORK SITE. THE CONTRACTOR SHALL USE ALL AVAILABLE MEANS TO ACHIEVE THIS RESULT.
3. THE IMPLEMENTATION OF THESE ECP PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THE ECP FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, AND VEGETATION/LANDSCAPING IS ESTABLISHED.
4. THE ECP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ECP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ECP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.
6. THE ECP FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ECP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
8. ALL STORM INLETS SHALL BE PROTECTED TO PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. AT NO TIME SHALL MORE THAN ONE-FOOT OF SEDIMENT BE ALLOW TO ACCOMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT, NOT RECEIVING A HARD, DURABLE SURFACE SHALL BE GRASSED AND/OR LANDSCAPED AT EARLIEST PRACTICABLE TIME.

REGISTERED PROFESSIONAL ENGINEER
53834PE
OREGON
JULY 11, 2000
ROBERT J. HEADRICK
EXPIRES: 06-30-09

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CONSULTANTS

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PROJECT NAME

DATE:	09-17-07
CHECK:	RJH
DRAWN BY:	BDR

PROJECT: LRS7251

CIVIL DETAILS

C4

TIGARD SENIOR CENTER RENOVATION AND ADDITION

8815 SW O'MARA ST.
TIGARD, OREGON 97223

BID/ PERMIT SET 09.17.07

PROJECT DIRECTORY

BUILDING OWNER:
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Tigard, Oregon 97223
Telephone (503) 639.4171
Fax (503) 624.0752

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Nick Nissen, Project Engineer: nicklas@tigard-or.gov

ARCHITECT:
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Portland, Oregon 97209
Telephone (503) 221-1121
Fax (503) 221-2077

Paul Boundy: pboundy@lrsarchitects.com
Peter Dixon: pdixon@lrsarchitects.com (Project Manager)

GENERAL CONTRACTOR:

CIVIL:
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Portland, Oregon 97221
Telephone (503) 419-2500
Fax (503) 419-2600

Bob Headrick - Civil: bob.headrick@wrgdesign.com

MECHANICAL:
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18678 SW Boones Ferry Rd.
Tualatin, Oregon 97062
Telephone (503) 612-6500
Fax (503) 612-6588

Loren Dern: loren.dern@munroassoc.net

ELECTRICAL:
Reyes Engineering, Inc.
1733 SE Morrison St.
Portland, Oregon 97214
Telephone (503) 771-1986
Fax (503) 772-2496

Fred Hartley: hartley@reyeseng.com

STRUCTURAL:
Nishkian Dean
425 SW Stark Street, 2nd Flr.
Portland, Oregon 97204
Telephone (503) 274-1843
Fax (503) 273-5696

Deke Black: deke.black@nishkiandean.com

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PL2.00Db	WASTE & VENT PLAN - DEMO - UNDERGROUND - EAST	09.21.07	
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PL2.0Db	WASTE & VENT PLAN - DEMO - LOWER LEVEL - EAST	09.21.07	
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M2.0Db	HVAC PLAN - DEMO - LOWER - EAST	09.21.07	
M2.0b	HVAC PLAN - LOWER - EAST	09.21.07	
M2.1Da	HVAC PLAN - DEMO - UPPER - WEST	09.21.07	
M2.1a	HVAC PLAN - UPPER - WEST	09.21.07	
M2.1Db	HVAC PLAN - DEMO - UPPER - EAST	09.21.07	
M2.1b	HVAC PLAN - UPPER - EAST	09.21.07	
FP1.0	FIRE PROTECTION SCOPE	09.21.07	

PROJECT SUMMARY

I. GENERAL INFORMATION:

PROJECT NAME: TIGARD SENIOR CENTER REMODEL
PROJECT ADDRESS: 8815 SW O'MARA ST.
TIGARD, OREGON 97223
MAP/TAX LOT: 2S102DB-00500

II. APPLICABLE CODES:

2007 OREGON STRUCTURAL SPECIALTY CODE
2006 INTERNATIONAL BUILDING CODE
2005 OREGON PLUMBING SPECIALTY CODE
2005 OREGON ELECTRICAL SPECIALTY CODE
2007 OREGON MECHANICAL SPECIALTY CODE
2007 OREGON FIRE CODE

III. BUILDING STANDARDS:

BUILDING TYPE: 5B

BUILT 1980

EXISTING AREA: 8,380 SF
LIBRARY ADDITION: 854 SF
NEW AREA: 9,234 SF
BUILDING OCCUPANCY: TYPE A-3
OCCUPANT LOAD (PER TABLE 1004.1.2):
FIRST LEVEL: 163
SECOND LEVEL: 155
TOTAL: 318

IV. EMERGENCY SYSTEM STANDARDS:

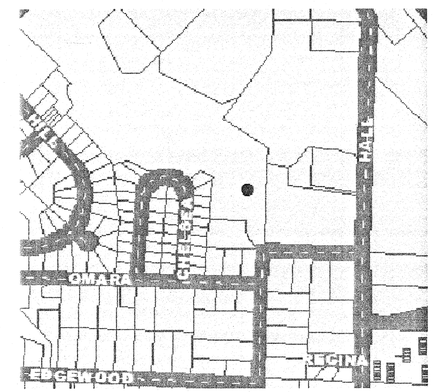
A. BUILDING IS FULLY SPRINKLERED
B. BUILDING IS FULLY SMOKE DETECTED.
C. BUILDING IS EQUIPPED WITH A VISUAL STROBE SYSTEM.

V. ADA ACCESSIBILITY :

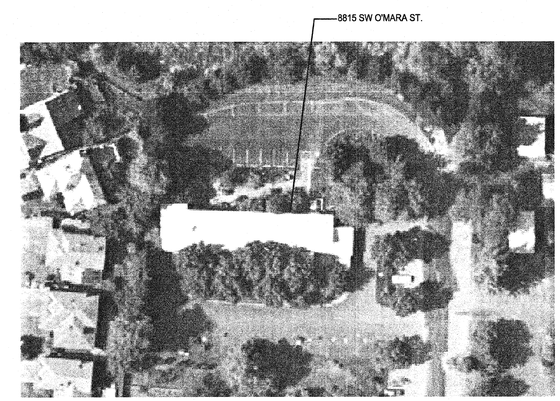
A. THE BUILDING IS ACCESSIBLE.
B. THIS PROJECT INCLUDES IMPROVEMENTS TO:
- ACCESSIBLE PARKING
- BUILDING ACCESS
- IMPROVED TOILET ROOM ACCESS

GENERAL NOTE

THE SITE PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION.



VICINITY MAP
NOT TO SCALE



BUILDING LOCATION
NOT TO SCALE

REGISTERED ARCHITECT
PAUL J. BOUNDY
PORTLAND, OREGON
STATE OF OREGON

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Suite 300
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CONSULTANTS

TIGARD SENIOR CENTER
RENOVATION AND ADDITION
8815 SW O'MARA ST.
TIGARD, OREGON 97223
COVER SHEET

PROJECT NAME

DATE: 09.17.07
CHECK:
DRAWN BY: CD
PROJECT: 207037

CS

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