



Drawing Path and Name: \\consor.local\files_V-W\Projects\OR\Sandy\2023\W232464OR.00\12 CADD\12-5 Sheets\3-Treatment\Land Use\W232464OR_G-000_LU.dwg, Plotted Date: April 10, 2025 3:53 PM By: Derek Clou

CITY OF SANDY REVENUE RESERVOIR TREATMENT IMPROVEMENTS

LAND USE SUBMITTAL

PROJECT NO: W232464OR APRIL 2025

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F	PROJECT DESIGNERS:	
E	ENGINEERING FIRM: CONTACT:	CONSOR ENGINEERS BART STEPP BART.STEPP@CONSORENG.COM (503) 714-3187 1 SW COLUMBIA STREET PORTLAND, OR 97204
S	SURVEYOR:	AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN ROAD, SUITE 100 TUALATIN, OR 97063
(Geotechnical firm:	DELVE UNDERGROUND 2000 SW FIRST AVENUE, SUITE 410 PORTLAND, OR 97201
ŀ	ARCHITECT:	MWA ARCHITECTS 501 SE 14TH AVE, SUITE 103 PORTLAND, OR 97214
S	STRUCTURAL ENGINEER:	PETERSON STRUCTURAL ENGINEERS 9400 SW BARNES RD, SUITE 100 PORTLAND, OR 97225
E	ELECTRICAL ENGINEER:	INDUSTRIAL SYSTEMS, INC 12119 NE 99th STREET, SUITE 2090 VANCOUVER, WA_98682

LAND USE INFORMATION:

- 1. SQUARE FOOTAGE OF SITE 47,045 SQ. FT.
- 2. EXISTING STRUCTURES SQUARE FOOTAGE 7,655
- 3. PROPOSED BUILDING SQUARE FOOTAGE 400
- 4. EXISTING LANDSCAPED AREA 39,800 SQ. FT.
- 5. UPDATED LANDSCAPED AREA 2,005 SQ. FT. OF THE EXISTING 39,800 SQ. FT. LANDSCAPING WILL BE IMPROVED WITH ADDITIONAL BUSHES AND SEEDING.
- 6. NUMBER OF PARKING SPACES PROVIDED 2 REGULAR SPACES (EXISTING)
- 7. BUILDING MATERIALS AND SPECIFICATIONS SEE ARCHITECTURAL DRAWINGS
- 8. PROJECT SITE IS NOT WITHIN A FLOODPLAIN, FLOODWAY, WETLAND, OR LAND SLIDE AREA







SW COLUMBIA STREET. SUITE 170 PORTLAND, OREGON 97204 P 503.225.9010

LOCATION MAP SCALE: 1" = 500'



ATTENTION: OREGON LAW REQUIRES THE CONTRACTOR TO FOLLOW THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0090. THE CONTRACTOR MAY OBTAIN COPIES OF THE RULES BY CALLING THE UTILITY NOTIFICATION CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987.) THE ONE-CALL NUMBER IS 1-800-332-2344.

PRELIMINARY NOT FOR CONSTRUCTION



Call before you dig.

1					
DWG NO					
GENERAL					
G-000					
G-001	SHEET INDEX, SYMBOLS, AND LEGEND				
G-002	ABBREVIATIONS				
G-003	NOTES				
CIVIL					
C-100	SITE PLAN 1 - EXISTING CONDITIONS PLAN/DEMOLITION				
C-101	SITE PLAN 2 - EROSION CONTROL AND GRADING PLAN				
C-102	SITE PLAN 3 - SITE AND UTILITY PLAN				
C-103	SITE ANALYSIS MAP				
C-501	EROSION AND SEDIMENT CONTROL DETAILS				
C-502	CIVIL DETAILS - 1				
C-503	CITY OF SANDY DETAILS				
LANDSCA	LANDSCAPING				
L-101	LANDSCAPING AND SCREENING PLAN				
L-501	PLANTING PLAN DETAILS				
ARCHITEC	TURAL				
A-001	ARCHITECTURAL GENERAL NOTES & SYMBOLS				
A-002	CODE SUMMARY				
A-003	SCHEDULES & TYPES				
A-004	ASSEMBLIES				
A-201	FLOOR PLAN				
A-202	ROOF AND REFLECTED CEILING PLANS AND BUILDING SECTION				
A-401	EXTERIOR ELEVATIONS				
A-501	WALL SECTIONS				
A-901	ARCHITECTURAL DETAILS - 1				
A-902	ARCHITECTURAL DETAILS - 2				
A-903	ARCHITECTURAL DETAILS - 3				

SHEET INDEX DESIGNATIONS

- DISCIPLINE DESIGNATOR - SHEET TYPE DESIGNATOR — SHEET SEQUENCE NUMBER (2 DIGIT) A - N N N

DISCIPLINE DESIGNATORS

- G GENERAL
- CIVIL С
- LANDSCAPE ARCHITECTURAL
- STRUCTURAL S
- PROCESS D
- PLUMBING
- MECHANICAL (HVAC) Μ
- FIRE PROTECTION
- ELECTRICAL
- INSTRUMENTATION AND P&IDS

SHEET TYPE DESIGNATORS

- GENERAL
- PLAN VIEWS
- ELEVATIONS SECTIONS
- LARGE SCALE VIEWS
- DETAILS SCHEDULES AND DIAGRAMS
- USER DEFINED
- USER DEFINED
- **3D REPRESENTATION**



Consultant:

Drawing Path and Name: \\consor.local\files_V-W\Projects\OR\Sandy\2023\W232464OR.00\12 CADD\12-5 Sheets\3-Treatment\Land Use\W232464OR_G-001_LU.dwg, Plotted Date: April 10, 2025 4:06 PM By: Derek Cloud

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LAND USE SUBMIT





* NOTE: IF PLAN AND SECTION FOR DETAIL CALL-OUT AND DETAIL ARE SHOWN ON THE SAME DRAWING, DRAWING NUMBER IS REPLACED WITH A DASH.

	Engineer's Seal:	Client / Owner:	Project Title:	Drawing Title:
TAL		SANDY	CITY OF SANDY REVENUE RESERVOIR TREATMENT IMPROVEMENTS	SHE

NORTH ARROW AND SCALE BAR



1 M-301







CENEDAI	Designed By:	Consor Project No.: W232464OR
GENERAL	NAL	Issued On: APRIL 2025
	Drawn By: MBE	Drawing No.:
ET INDEX, SYMBOLS, AND	Checked By: BES	G-001
LLGLINDS	Approved By: TPB	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE

Drawing Path and Name: A:_V-W\Projects\OR\Sandy\2023\w232464or.00\12 CADD\12-5 sheets\3-treatment\Land Use\W232464OR_G-002_LU.dwg, Plotted Date: April 7, 2025 4:20 PM By: Anthony DePaul

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Consultant: **Consor**

1 2 CMP FLR 0 AT CORRUGATED METAL PIPE AASHTO AMERICAN ASSOCIATION OF STATE CMU FM CONCRETE MASONRY UNIT CND FO **HIGHWAY & TRANSPORTATION OFFICIALS** CONDUIT CO FOC AB ANCHOR BOLT CLEANOUT FOF ABAN(D) COL ABANDON(ED) COLUMN COMB ABS ACRYLONITRILE BUTADIENE STYRENE COMBINATION FOM FOS ABV CONC CONCRETE ABOVE / ALCOHOL BY VOLUME AC CONN FPM ASPHALTIC CONCRETE CONNECTION FPS ACP CONST ASPHALTIC CONCRETE PAVING CONSTRUCTION ADJ FRP CONT CONTINUOUS / CONTINUATION ADJUSTABLE ADJC CONTR FT ADJACENT CONTRACT(OR) FTG AFF ABOVE FINISHED FLOOR COORD COORDINATE FUT AFG COP ABOVE FINISHED GRADE COPPER CORP AHR FXTR ANCHOR CORPORATION AL ALUMINUM CORR CORRUGATED CP G ALT ALTERNATE CONTROL POINT GA AMP AMPERE CPLG COUPLING GAL ANSI AMERICAN NATIONAL STANDARDS CPVC CHLORINATED POLYVINYL CHLORIDE GALV INSTITUTE CR CRUSHED ROCK GC APPROX CS APPROXIMATE COMBINED SEWER CSP GFA APPVD APPROVED CONCRETE SEWER PIPE AMERICAN PUBLIC WORKS ASSOCIATION СТ GI APWA COURT ARCH CTR GIP ARCHITECTURAL CENTER GJ AIR RELEASE VALVE ARV CU CUBIC ASCE GL AMERICAN SOCIETY OF CIVIL CULV CULVERT GLV CV ENGINEERS CONTROL VALVE ASR CW GND AQUIFER STORAGE & RECOVERY CLOCKWISE / COLD WATER GPD ASSN CY ASSOCIATION CUBIC YARDS ASSY GPH ASSEMBLY CYL CYLINDER LOCK ASTM GPM AMERICAN SOCIETY FOR TESTING GPS & MATERIALS D DRAIN GR ATM DC DIRECT CURRENT ATMOSPHERE AUTO AUTOMATIC DEFL GR LN DEFLECTION AUX DEQ GRTG AUXILIARY DEPARTMENT OF ENVIRONMENTAL QUALITY DET GV AVE AVENUE DETAIL GRVL AVG AVERAGE DI DUCTILE IRON DIA GYP AWWA AMERICAN WATER WORKS ASSOCIATION DIAMETER DIM DIMENSION B&S DIR **BELL & SPIGOT** DIRECTION HΒ DIST HC BC BOLT CIRCLE DISTANCE ΒD BOARD DN HDPE DOWN BETW BETWEEN DR HDR DRIVE BF DS HDWE BOTH FACE DOWNSPOUT BFD DWG HGR BACKFLOW PREVENTION DEVICE DRAWING DWL HGT BFILL BACKFILL DOWEL BUTTERFLY VALVE ΗH BFV DWV DRAIN WASTE AND VENT BHP ΗM BRAKE HORSEPOWER DWY DRIVEWAY BKGD BACKGROUND HMAC BLDG BUILDING ELECTRICAL HNDRL E / ELEC BLK HOA BLOCK EACH EA ECC HOR BLVD ECCENTRIC BOULEVARD BM EF HORIZ BENCHMARK / BEAM EACH FACE BMP ΗP BEST MANAGEMENT PRACTICES EL ELEVATION BO HPG ELB BLOW-OFF ELBOW BOC HPT ENCL BACK OF CURB ENCLOSURE С BOTH SIDES EDGE OF PAVEMENT BS EOP HR HSB **BSMT** BASEMENT EQ EQUAL BTF BOTTOM FACE EQL SP EQUALLY SPACED ΗV BTU **BRITISH THERMAL UNIT** EQUIP EQUIPMENT HVAC ΒV ESC **EROSION & SEDIMENT CONTROL** BALL VALVE BW BOTH WAYS ESMT HWL EASEMENT HWY EW EACH WAY С CELSIUS EXC HYD EXCAVATE C TO C CENTER TO CENTER HYDR EXIST EXISTING CARV COMBINATION AIR RELEASE VALVE EXP EXPANSION CABLE TELEVISION EXP BT I&C CATV EXPANSION BOLT IAW CB CATCH BASIN EXP JT EXPANSION JOINT ID CCP EXT CONCRETE CYLINDER PIPE EXTERIOR ΙE CCW COUNTER CLOCKWISE CDOT COLORADO DEPARTMENT OF IF FAHRENHEIT F TO F FACE TO FACE IMPVT TRANSPORTATION CFM IN FAB FABRICATE CUBIC FEET PER MINUTE CFS FB INCC CUBIC FEET PER SECOND FLAT BAR INFL FCA CHAN CHANNEL FLANGED COUPLING ADAPTER FCO INJ CHEM CHEMICAL FLOOR CLEANOUT CHFR FD INSTL CHAMFER FLOOR DRAIN INSUL FDN CHKV CHECK VALVE FOUNDATION FEXT INTER CI CAST IRON FIRE EXTINGUISHER INTR FF FINISHED FLOOR / FAR FACE CIP CAST IRON PIPE INV CIPC FGL CAST IN PLACE CONCRETE FIBERGLASS IP CISP FH CAST IRON SOIL PIPE FIRE HYDRANT IPT CJ CONSTRUCTION JOINT FIN FINISH(ED) FIPT IR CL OR C/L CENTER LINE FEMALE IRON PIPE THREAD FITG IRRIG CL2 CHLORINE FITTING CLG CEILING FL FLOOR LINE CLJ CONTROL JOINT FLEX FLEXIBLE JT JUNC CLR CLEAR FLG FLANGE CLSM CONTROLLED LOW STRENGTH MATERIAL FLL FLOW LINE

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LAND USE SUBMIT



		4		5			6			7
FLOOR		KPL	KICK PLATE		POLY	POLYETH	HYLENE	SYS	SYSTEM	
FORCE MAIN		KVA	KILOVOLT AMP	ERE	PP	POWER	POLE / PURPLE PIPE			
FIBER OPTIC		KW	KILOWATT		PRC	POINT OF	F REVERSE CURVATURE	T OR TEL	TELEPHONE	
FACE OF CONCRETE		KWY	KEYWAY		PRCST	PRECAS	T	T&B	TOP & BOTTOM	
ΓΑΛΕ ΟΓ ΓΙΝΙδΗ ΕΔΩΕ ΩΕ ΜΔΩΩΝΙΦΥ					PKEP DREGG	PRECOUNT	A HUN RF	I AN TR		
FACE OF STUDS		LAB	LABORATORY		PRKG	PARKING		TBM	TEMPORARY BENCHMA	RK
FEET PER MINUTE		LAV	LAVATORY		PROP	PROPER	TY	TC	TOP OF CONCRETE / TO	P OF CURB
FEET PER SECOND		LB	POUND		PRV	PRESSU	RE REDUCING VALVE	TCE	TEMPORARY CONSTRU	CTION EASEMENT
FIBERGLASS REINFORCED P	PLASTIC	LF	LINEAR FOOT		PS	PUMP ST		TDH	TOTAL DYNAMIC HEAD	
					PSIG		S PER SQUARE INCH GAUGE			JRARY
FUTURE					PSL	PIPE SLE		TAG	THICK / THICKNESS	
FIXTURE		LONG	LONGITUDINAL		PT	POINT OF	FTANGENCY	THRD	THREAD (ED)	
		LP	LOW PRESSUR	E	PTVC	POINT OF	F TANGENCY ON VERTICAL	THRU	THROUGH	
GAS		LPT	LOW POINT			CURVE		TP	TEST PIT / TOP OF PAVE	MENT /
GAUGE		LRG			PTW	PUMP TC	D WASTE		TURNING POINT	
GALLON GALVANIZED			LONG SLEEVE					TSP		F
GROOVED COUPLING		LVL	LEVEL		PVMT	PAVEME	NT	TST	TOP OF STEEL	
GROOVED FLANGE ADAPTER	R	LWL	LOW WATER LI	NE	PW	POTABLE	EWATER	TW	TOP OF WALL	
GALVANIZED IRON					PWR	POWER		TYP	TYPICAL	
GALVANIZED IRON PIPE		MAN	MANUAL		07) <i>(</i>					
GRIP JOINT		MAI	MATERIAL		QTY	QUANTIT	ΓY	UG		
GLASS GLOBE VALVE		MCC	MOTOR CONTR	OL CENTER	RAD	RADIUS				
GROUND		MCP	MASTER CONT	ROL PANEL	RC	REINFOR	RCED CONCRETE	UON	UNLESS OTHERWISE NO	DTED
GALLONS PER DAY		MECH	MECHANICAL		RCP	REINFOR	RCED CONCRETE PIPE	USGS	UNITED STATES GEOLO	GIC SURVEY
GALLONS PER HOUR		MET	METAL		RD	ROAD / R	ROOF DRAIN			
GALLONS PER MINUTE		MFR			RDCR	REDUCE		V	VENT / VOLT	
GALLONS PER SECOND				INS PER DAY				VAC VR		
GRADE LINF		MH	MANHOLE					VBOX	VALVE BOX	
GRATING		MIN	MINIMUM		RES	RESERV	OIR	VC	VERTICAL CURVE	
GATE VALVE		MIPT	MALE IRON PIP	ETHREAD	RESTR	RESTRAI	INED	VERT	VERTICAL	
GRAVEL		MISC	MISCELLANEO	JS	RFCA	RESTRAI	INED FLANGE COUPLING ADAPTER	VFD		DRIVE
GYPSUM								VOL		
HOSE RIBB		MOT				RUUND	OPENING	VUP VTR		
HOLLOW CORE		MP	MILEPOST		R/W	RIGHT-O	DF-WAY	VIIX		
HIGH DENSITY POLYETHYLE	NE	MSL	MEAN SEAL LE	VEL	RPBPD	REDUCE	D PRESSURE BACKFLOW	W	WATER	
HEADER		MTD	MOUNTED			PREVEN	TION DEVICE	W/	WITH	
HARDWARE		NIA		F	RPM	REVOLUT	TIONS PER MINUTE	W/IN	WITHIN	
HANGER				LE CAN VERTICAL DATUM	RR PST			VV/O		
		NC	NORMALLY CL	DSED	RT	RIGHT	KOED STEEL	WD	WALL TO WALL	
HOLLOW METAL		NF	NEAR FACE			NOT		WF	WIDE FLANGE	
HOT MIX ASPHALT CONCRET	TE	NIC	NOT IN CONTR	ACT	SALV	SALVAGE	E	WH	WATER HEATER	
HANDRAIL		NO / NO.	NORMALLY OP	EN / NUMBER	SAN	SANITAR	RY	WI	WROUGHT IRON	
HAND-OFF-AUTO		NOM	NOMINAL		SC	SOLID CO	ORE	WM	WATER METER	
HAND-OFF-REMUTE			NORMAL	FM	SCHED	SCHEDU		WP WO		RPROUFING
HIGH PRESSURE / HORSEPC)WER	NTS	NOT TO SCALE		SDI		DRAIN	WS	WATER SERVICE	
HIGH PRESSURE GAS					SDR	STANDA	RD DIMENSION RATIO	WT	WEIGHT	
HIGH POINT		0 TO 0	OUT TO OUT		SECT	SECTION	N	WTP	WATER TREATMENT PL/	ANT
HOUR		OAR	OREGON ADMI	NISTRATIVE RULES	SHC	SODIUM	HYPOCHLORITE	WTRT	WATERTIGHT	
HIGH STRENGTH BOLT				ETED	SHLDR	SHOULDI	ER			
HEATING VENTILATION AIR		ODOT	OREGON DEPA	RTMENT OF TRANSPORTATION	SIM	SIMILAR		WWTP	WASTEWATER TREATM	ENT PLANT
CONDITIONING		OF	OVERFLOW / C	UTSIDE FACE	SLP	SLOPE				
HIGH WATER LINE		OHA	OREGON HEAL	THAUTHORITY	SLV	SLEEVE		X SECT	CROSS SECTION	
HIGHWAY		OPNG	OPENING		SOLN	SOLUTIO	DN	XFMR	TRANSFORMER	
		OPP			SP	SOIL PIPI	PE / SEWER PIPE	VD		
ΠΤUKAULIU				SED STATUTES	SPUL			יד VH	τακύ υκαιν / ΥΑΚύ ΥΔRD Ηγηρανιτ	
INSTRUMENTATION & CONTR	ROL	OSHA	OCCUPATIONA	L SAFETY AND HEALTH	SPG			YR	YEAR	
IN ACCORDANCE WITH			ADMINISTRATI	N	SPL	SPOOL	-			
INSIDE DIAMETER		OVHD	OVERHEAD		SPRT	SUPPOR	RT	ZN	ZINC	
					SQ	SQUARE	FOOT			
INSIDE FACE		P&ID	PROCESS & IN DIAGRAM	DIRUMENTATION	SQ FT	SQUARE				
		PC	POINT OF CUR	/E	SQ IN SQ YD	SQUARE	YARD			
INCLUDE(D)(ING)		PCC	POINT OF COM	POUND CURVE	SS	SANITAR	RY SEWER			
INFLUENT		PCVC	POINT OF CUR	ATURE ON	SST	STAINLE	SS STEEL			
				VE	ST	STREET				
INSTALLATION			PERFORATED		STA	STATION				
INTERCEPTOR		PERM	PERMANENT		STL	STANDA				
INTERIOR		PERP	PERPENDICUL	AR	STOR	STORAG	θE			
INVERT		PG	PRESSURE GA	JGE	STR	STRAIGH	IT			
		PH	PIPE HANGER		STRUCT	STRUCTU	URE / STRUCTURAL			
IRON PIPE THREAD					SUBMG	SUBMER	RGED			
		PL OR P/L	PROPERTY LIN	E / PLATE / PLASTIC	S/W	SIDFWAI				
JOINT		PLBG	PLUMBING	-	SWD	SIDEWAT	TER DEPTH			
JUNCTION		PNL	PANEL		SWGR	SWITCH	GEAR			
		POC	POINT OF CUR	VATURE	SYMM	SYMMET	RICAL			
Engineer's	Seal: Client / C	Owner:		Project Title:	<u> </u>		Drawing Title:		Desianed Bv:	Consor Project No.: W/232464OP
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									ТРВ	DRAWING IS NOT TO SCALE

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GENERAL NOTES				
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL, COUNTY, STATE, AND UTIL CONSTRUCTION PERMITS, AND SHALL CONTACT EACH PERMITTING AGENCY AT LEA BUSINESS DAYS PRIOR TO STARTING WORK. CONTRACTOR SHALL OBTAIN ALL REQU BEFORE STARTING CONSTRUCTION.	LITY AST TWO (2) UIRED LICENSES	SUCH TEST/REPORTS SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE. 20. ALL STRUCTURES, LOTS, SWALES, DITCHES, CURBS, SPEED BUMPS, FENCES, WALLS, MAILBOXE SIGNS, POLES, GUY WIRES, PIPING, AND UTILITIES DISTURBED DURING CONSTRUCTION TO BE RESTORED TO EXISTING CONDITION UNLESS OTHERWISE SPECIFIED. SUCH REPAIR SHALL BE	OTHERWISE NOTED. 18. CONNECTIONS TO EXISTING WATERLINES MAY REQUIRE TEMPORARY SHUTDOWNS OF THE ES, EXISTING FACILITIES. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH THE CITY AND REQUEST SHUTDOWNS A MINIMUM OF 5 WORKING DAYS IN ADVANCE OF DESIRED TIMING OF CONNECTION WORK. CONTRACTOR SHALL NOT ASSUME SHUTDOWN TIMES, BUT RATHER SCHEDULE	
1 2 GENERAL NOTES		CONSIDERED INCIDENTAL.	AND COORDINATE SHUTDOWNS WITH THE CITY OF SANDY.	
3. CONSTRUCTION SHALL BE CONFINED TO THE RIGHT-OF-WAY, EASEMENTS, OR C SHOWN ON THE PLANS AND APPROVED FOR CONSTRUCTION. WORK SHALL NOT EN THE AREAS SHOWN ON THE PLANS WITHOUT PRIOR APPROVAL BY ENGINEER.	OTHER AREAS AS CROACH BEYOND	21. AT THE END OF EACH WORK DAY ALL OPEN TRENCHES SHALL BE BACKFILLED. ALL TRENCHES WITHIN STREETS SHALL BE TEMPORARILY PAVED OR COVERED TO MEET THE PERMIT AGENCIES REQUIREMENTS.	19. ALL PIPING SHALL BE FULLY RESTRAINED. 20. VALVE BOXES SHALL BE FURNISHED FOR BURIED VALVES. HEAVY DUTY VALVE BOXES SHALL BE	
4. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS, SURVEY MONUMENTS POINTS, SURVEY MONUMENTS OF THIS TYPE DISTURBED DURING CONSTRUCTION S	S AND CONTROL	22. NO UNDERGROUND WORK SHALL BE "BURIED" UNTIL INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE.	STORMWATER NOTES	
REPLACED IN ACCORDANCE WITH STATE OF OREGON REQUIREMENTS AT CONTRACTOR'S EXPENSE, WITH APPROPRIATE SURVEYS FILED WITH THE COUNTY SURVEYOR.		23. THE CONTRACTOR IS RESPONSIBLE FOR ALL ESC, REFER TO DRAWING C-101.	1. PIPE BEDDING AND BACKFILL SHALL BE PER DETAIL 213 ON DWG C-502. FINAL SURFACING TO BE SIDEWALK, PERVIOUS PAVERS, OR NATIVE SOIL AS SHOWN ON DRAWINGS.	
ACCURATE AND ARE BASED UPON INFORMATION PROVIDED BY THE UTILITIES AND A INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL HAVE UTILITIES LOCAT	ARE SHOWN FOR TED IN	WATER SYSTEM NOTES	2. ALL FLEXIBLE PIPE SHALL BE TESTED FOR DEFLECTION USING A 95% MANDREL, SEE SPECIFICATION 33 01 30.	
ACCORDANCE WITH ORS 757.514 THROUGH 757.51 PRIOR TO COMMENCING CONSTF LAW REQUIRES THE CONTRACTOR TO FOLLOW RULES ADOPTED BY THE OREGON U NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROU(952-001-0090.	RUCTION. OREGON ITILITY GH OAR	1. CITY OF SANDY WATERLINES SHALL HAVE A MINIMUM OF 36" OF COVER TO FINISH GRADE UNLESS OTHERWISE APPROVED.		
6. THE CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, TYPE AND SIZES OF UTILITIES PRIOR TO CONSTRUCTING NEW PIPING OR CONDUITS AND SHALL ADJUST CONDUITS AS REQUIRED. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF NOT SHOWN ON THE PLANS AND SHALL KEEP EXISTING UTILITIES IN SERVICE AND P DURING CONSTRUCTION UNLESS OTHERWISE NOTED. WHERE INTERRUPTION OF EX FACILITIES IS REQUIRED. CONTRACTOR SHALL PROVIDE AT LEAST A 72 HOUR NOTIC	ALL EXISTING NEW PIPING AND ANY CONFLICTS ROTECT THEM KISTING	 CONTRACTOR SHALL PROVIDE TEMPORARY TAPS, TEMPORARY CONNECTIONS, BLOW-OFFS AND THRUST RESTRAINTS AS REQUIRED TO FACILITATE FLUSHING, TESTING AND DISINFECTING OF WATERLINES. AT COMPLETION OF DISINFECTION, REMOVE TEMPORARY TEST TAPS AND REPLACE WITH TEMPORARY PLUGS UNTIL CONNECTIONS TO EXISTING FACILITIES ARE COMPLETE. CITY OF SANDY WATER VALVES SHALL ONLY BE OPERATED BY CITY STAFF. 	D	
AND THE AFFECTED UTILITY. CONTRACTOR SHALL ARRANGE FOR THE RELOCATION CONFLICT WITH THE PROPOSED CONSTRUCTION.	I OF ANY IN	4. ALL DIRECT-BURIED LINE VALVES LARGER THAN 12" SHALL BE BUTTERFLY VALVES. ALL 12" AND		
7. THE CONTRACTOR SHALL NOTIFY EACH UNDERGROUND UTILITY AT LEAST 48 BU HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, PRIOR TO EXCAVATING OR BORIN	JSINESS-DAY NG.	BE DESIGNED TO AWWA SPECIFICATIONS AND SHALL HAVE A STANDARD 2" SQUARE OPERATING NU UNLESS OTHERWISE APPROVED. ALL VALVES SHALL OPEN COUNTER-CLOCKWISE.	JT	
8. NO ADDITIONAL PAYMENT SHALL BE MADE FOR UTILITY RELOCATION COORDINA CAUSED BY UTILITY CONFLICTS. ALL COSTS RELATED TO UTILITY COORDINATION AN INCLUDING ADDITIONAL POTHOLING, ARE TO BE CONSIDERED INCIDENTAL AND INCL	TION OR DELAYS ND RELOCATION, LUDED IN THE	5. TRENCH, PIPE BEDDING, AND BACKFILL PER DETAIL 213 ON DWG C-502. FINAL SURFACING PER DESIGN FOR PERVIOUS PAVERS.		
9. UTILITIES OR INTERFERING PORTIONS OF UTILITIES THAT ARE ABANDONED IN PL	LACE SHALL BE	6. FINAL LOCATIONS OF ALL VALVE BOXES, WATER QUALITY STATIONS, AIR RELEASE VALVES, BLOWOFFS AND TEST STATIONS SHALL BE FIELD VERIFIED BY OWNER PRIOR TO CONSTRUCTION.		
REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE CONTRACTOR SHALL GROUT PLUG THE REMAINING EXPOSED ENDS OF ABANDONED UNLESS OTHERWISE REQUIRED BY THE ENGINEER OR NOTED OTHERWISE ON THE I	E WORK. THE D UTILITIES, DRAWINGS.	7. FIRE HYDRANT ASSEMBLIES SHALL CONFORM TO AWWA STANDARD C502. HYDRANTS ARE TO BI RED AND THE DEPTH OF BURY IS TO BE DETERMINED IN THE FIELD. (CURRENT CITY APPROVED HYDRANTS INCLUDE: SUPER CENTURION, WATEROUS, CLOW, M & H, MUELLER, KENNEDY AND EJIW	E).	
10. UNLESS NOTED ON THE PLANS OR SPECIFIED OTHERWISE, ALL CONSTRUCTION PERFORMED IN ACCORDANCE WITH THE MOST RECENT VERSION OF CITY OF SAND STANDARD DETAILS AND THE OREGON ADMINISTRATION RULES (OAR), CHAPTER 33	IS TO BE Y, OREGON 3.	FIRE HYDRANT ASSEMBLY INCLUDES HYDRANT, CONNECTION TO MAIN, AND ALL COMPONENTS BETWEEN MAIN AND HYDRANT.		
11. CONTRACTOR SHALL KEEP AND MAINTAIN A CURRENT SET OF DRAWINGS ON SI	TE.	8. ALL DI FLANGE CONNECTIONS TO BE PROVIDED WITH FULL-FACE GASKETS.	_	
12. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL HOMES AND BUSINESSES AT ALL WRITTEN NOTICE TO ALL PROPERTY OWNERS AT LEAST TWO BUSINESS DAYS IN AD IN AND/OR CROSSING OF DRIVEWAYS. PROVIDE CITY AND ENGINEER WITH COPIES (L TIMES. PROVIDE VANCE OF WORK OF NOTIFICATION	 ALL NEW WATERLINE AND APPORTENANCES TO BE BORIED AND INSTALLED IN VAULTS SHALL BE VISUALLY INSPECTED FOR LEAKS. 10. THE USE OF CONCRETE THRUST BLOCKS IS ALLOWED ONLY WHERE SHOWN ON PLANS. REQUIR 	ED	
13. CONTRACTOR SHALL PROTECT TRAFFIC AT ALL TIMES DURING CONSTRUCTION. CONTROL MEASURES SHALL BE APPROVED BY CITY. COUNTY AND STATE AS REQUI	ALL TRAFFIC RED AND IN	THRUST RESTRAINT IN ALL OTHER LOCATIONS WILL BE ACCOMPLISHED WITH APPROVED JOINT RESTRAINT SYSTEM.		
PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PROVI CONTROL PLANS TO THE ENGINEER PRIOR TO COMMENCING ANY WORK WITHIN THI RIGHT-OF-WAY	DE TRAFFIC E PUBLIC	11. PIPE DEFLECTION IS LIMITED TO THE ONE-HALF OF THE MANUFACTURER'S RECOMMENDATIONS		
14. CONTRACTOR SHALL INSTALL TEMPORARY PROJECT INFORMATION SIGN(S) PER 01 10 00 SUMMARY OF WORK. NO WORK SHALL COMMENCE ON THE PROJECT SITE L ARE INSTALLED.	R SPECIFICATION JNTIL THE SIGN(S)	TO OR LESS THAN 12-INCHES IN DIAMETER. SEE THE SPECIFICATIONS AND MANUFACTURERS INSTALLATION REQUIRMENTS FOR THE VARYING ALLOWABLE DEGREES OF JOINT DEFLECTION PER PIPE SIZE.		
15. CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER 48 HOURS BEFORE ST CONSTRUCTION, AND 24 HOURS BEFORE RESUMING WORK AFTER SHUTDOWNS EXO NORMAL RESUMPTION OF WORK FOLLOWING SATURDAYS, SUNDAYS, OR HOLIDAYS SHALL NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS PRIOR TO REQUIRED INSPECTION.	ARTING CEPT FOR 5. CONTRACTOR ANY TESTING OR	13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PROPER SEPARATION BETWEEN SANITARY SEWER LINES AND WATERLINES AS REQUIRED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND OREGON HEALTH AUTHORITY, UNLESS OTHERWISE NOTED ON THE DRAWINGS.		
16. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE PLANS AND PRO SPECIFICATIONS.	JECT	14. ALL WATERLINES SHALL BE THOROUGHLY FLUSHED AND CHLORINATED ACCORDING TO AW C651. POTABLE WATER TEST SHALL BE COMPLETED BY THE CITY FOLLOWING THE OREGON HEALTH AUTHORITY AND CITY POLICIES, PRIOR TO CONNECTION TO THE EXISTING WATER SYSTEM REFER TO SPECIFICATION 33 13 00 TESTING AND DISINFECTING FOR FURTHER	ED WITH FULL-FACE GASKETS. TO BE BURIED AND INSTALLED IN VAULTS SHALL BE ALLOWED ONLY WHERE SHOWN ON PLANS. REQUIRED ILL BE ACCOMPLISHED WITH APPROVED JOINT LF OF THE MANUFACTURERS RECOMMENDATIONS. ABELS ARE NOT INCLUDED FOR PIPE SIZES EQUAL THE SPECIFICATIONS AND MANUFACTURERS ALLOWABLE DEGREES OF JOINT DEFLECTION PER FOR MAINTAINING THE PROPER SEPARATION INES AS REQUIRED BY THE DEPARTMENT OF I AUTHORITY, UNLESS OTHERWISE NOTED ON THE FLUSHED AND CHLORINATED ACCORDING TO AWWA TO CONNECTION TO THE EXISTING WATER ATO CONNECTION TO THE EXISTING WATER	
17. ANY ALTERATION OR VARIANCE FROM THESE PLANS, EXCEPT MINOR FIELD ADJU TO MEET EXISTING FIELD CONDITIONS, SHALL FIRST BE APPROVED BY THE ENGINE ALTERATIONS OR VARIANCE FROM THESE PLANS SHALL BE DOCUMENTED ON CONS PRINTS AND TRANSMITTED TO THE ENGINEER. ANY PROPOSED CHANGES IN CONST MUST BE SUBMITTED IN WRITING AND APPROVED BY ENGINEER PRIOR TO COMMEN	USTMENT NEEDED ER. ANY STRUCTION FIELD RUCTION PLANS ICING WORK.	15. CONTRACTOR SHALL COMPLY WITH ALL OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) REQUIREMENTS IN THE DISPOSAL OF CHLORINATED WATER. REEFER TO SPECIFICATION 33 1 00 TESTING AND DISINFECTING FOR WATER UTILITY PIPING.	3	
18. THE CONTRACTOR SHALL DISPOSE OF ALL REMOVED OR REPLACED MATERIAL A IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, EXCEPT THOSE ITEMS DESIG OWNER FOR SALVAGING. SALVAGED ITEMS SHALL REMAIN THE PROPERTY OF THE SHALL BE CAREFULLY REMOVED AND STORED AS DIRECTED.	AND EQUIPMENT GNATED BY THE OWNER, AND	16. ALL WATERLINES AND SERVICES SHALL BE PRESSURE TESTED ACCORDING TO AWWA C600 EXCEPT AS NOTED. CONTRACTOR SHALL PRESSURIZE THE WATERLINES TO 150 PSI, OR 1.5 TIM THE NORMAL WORKING PRESSURE, WHICHEVER IS HIGHER, FOR TWO (2) HOURS. A CITY OF SAM INSPECTOR SHALL WITNESS THE TEST.	ES NDY	
19. THE ENGINEER MAY, AT THEIR DISCRETION, REQUIRE TESTS AND/OR REPORTS I CONTRACTOR TO VALIDATE CLAIMS OF MATERIAL OR CONSTRUCTION ADEQUACY/C	FROM THE COMPLIANCE.	17. PROVIDE POLYETHYLENE ENCASEMENT FOR ALL WATER PIPE ACCORDING TO ANSI/AWWA, UNL	ESS	
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© CONSOR		D USE SUBMITTAL	CITY OF SANDY REVENUE RESERVOIR	

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CENEDAI	Designed By:	Consor Project No.: W232464OR
GENERAL	NAL	Issued On: APRIL 2025
	Drawn By: MBE	Drawing No.:
GENERAL NOTES	Checked By: BES	G-003
	Approved By: TPB	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE



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SITE PLAN 1 -
EXISTING CONDITIONS
PLAN & DEMOLITION

	•	VVZJZ+0+0IX
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EROSION CONTROL NOTES:

- 1. INLET PROTECTION PER COP DET 3.19-A, ON DOWNSTREAM BASINS IN REVENUE AVENUE
- 2. SILT FENCE PER COP DET 3.15-A

RETAINING WALL NOTES:

- 1. RETAINING WALL TO BE CONSTRUCTED PER SPECIFICATION 32 32 23.
- 2. RETAINING WALL BLOCK TO BE 18" WIDE BY 8" HIGH, SPLIT FACE FINISH, COLOR GREY.
- 3. THE WEST END OF THE RETAINING WALL EXTENDS INTO AN EXISTING EASEMENT FOR ZIPLY ELECTRICAL FACILITIES WERE RELOCATED TO THE WEST OUTSIDE OF THIS EASEMENT. CITY AND ZIPLY NEED TO ADJUST THIS EASEMENT SO IT COVERS WHERE THE ELECTRICAL FACILITIES CURRENTLY EXIST.

PEDESTRIAN ACCESS NOTES:

- 1. MAIN ENTRANCE TO BUILDING ARE DOUBLE DOORS ON SOUTH SIDE.
- 2. SECONDARY ACCESS IS FROM SINGLE MAN DOOR ON NORTH SIDE AND ROLLUP DOOR ON SOUTH SIDE.
- 3. THERE IS A 4 FOOT SIDEWALK IN FRONT OF LENGTH OF BUILDING ON SOUTH SIDE.
- 4. 5 FOOT GRAVEL WALKWAY ALONG EAST AND NORTH SIDE OF BUILDING PROVIDES PEDESTRIAN ACCESS TO DOOR ON NORTH SIDE.
- 5. DRIVEWAY PROVIDES PEDESTRIAN ACCESS BETWEEN PROPOSED BUILDING AND EXISTING TRANSFER PUMP STATION.

LEGEND

SEDIMENT FENCING

BUILDING LOCATION TABLE						
POINT #	DESCRIPTION	NORTHING	EASTING			
1	NW BLDG CORNER	636586.9495	7750992.5693			
2	NE BLDG CORNER	636586.0870	7751018.5550			
3	SW BLDG CORNER	636571.6343	7750992.0710			
4	SE BLDG CORNER	636570.7725	7751018.0367			

NOTE: GROUND ELEVATION AT CORNERS IS 970.67



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0			I
NOTE: HOWN IS A GRAVEL RAFT WITH A RINT OF 33' BY 22'-4" WILL BE ED UNDER THE CHLORINE NG TO PROVIDE SUPPORT FOR JUDING. SEE DET 1 ON SHT OR GRAVEL RAFT DETAILS. NG AREA DIMENSIONS ARE HLY 38'X34' PLUS A 12X14' ERHEAD SECTION.	WATER KE 1	YNOTES: "ECCENTRIC REDUC (, MJXMJ 44.77', E7751015.99' 1LORINE MH, CENTEF 9ET 1, SHT C-502 OW METER SENSOR, ESTFALL 2800 STATIO 9ET 2, SHT C-502 (, MJXMJ, 1' EAST OF 1 "ECCENTRIC REDUC 1011 AND WIRING BET SMITTER, SEE ELECT 1011 AND WIRING BET SMITTER, SEE ELECT 1011 FOW TRANSMITT RINE BLDG NDUIT WITH TWO (2) S TION, PROVIDING DO (2) PERISTALTIC CHLO ALLON DOUBLE WALL PECS TABLE WATER SERVIC RINE BLDG TER SERVICE LINE TO RE THE CORRECT SL LL FIRE HYDRANT PE 5" CONCRETE PAD AF TAP 6" TEE AND VALVI RVOIR MIXING SYSTE 100R DRAIN, IE=968. C DRAIN PIPE, SLP=0. ALLON POLYETHYLEP 101T FOR TANK ALARM ING TANK ALARM BO2 TER KEYNOTES: ER DRAIN CONN, IE=9 STORM PIPE, SLP=0. ALLON POLYETHYLEP 101G TANK ALARM BO2 TER KEYNOTES: ER DRAIN CONN, IE=9 STORM PIPE, SLP=0. ALLON POLYETHYLEP 1016 FOR TANK ALARM ING TANK ALARM BO2 TER KEYNOTES: ER DRAIN CONN, IE=9 STORM PIPE, SLP=0. ALLON POLYETHYLEP 1017 FOR TANK ALARM BO2 TER KEYNOTES: ER DRAIN CONN, IE=9 STORM PIPE, SLP=0. ALLON POLYETHYLEP 1018 FOR LAND USE: ARIM EL=969.9', IE IN C STORM PIPE, SLP=0. ALLON POLYETHYLEP CATED NATURAL GAS ST GAS SERVICE LINE CATED NATURAL GAS ST GAS SERVICE LINE CATED NATURAL GAS ST GAS SERVICE LINE CATED NATURAL GAS ST GAS SERVICE LINE C AREA: 47,045 SQ. F C AREA. TE AREA: 47,045 SQ. F C AREA. C AREA: 47,045 SQ. F C AR	ER, MJXMJ ER, MJXMJ ER, MJXMJ ER, MIXER WITH 2 INJECTION PORTS, MH ER WEEN FLOW SENSOR AND RICAL PLANS TER ATTACHED TO WALL INSIDE WEEN FLOW SENSOR AND RICAL PLANS TER ATTACHED TO WALL INSIDE WEEN FLOW SENSOR CHLORINE UBLE CONTAINMENT DRINE PUMP SKID, SEE SPECS LED CHLORINE STORAGE TANK, CE LINE FROM EXIST SERVICE TO D BE MOVED AS NEEDED TO OPE FOR THE 6" STORM PIPE R CITY DETAIL 402 ON SHT C-502 COUND HYDRANT PER CITY DETAIL E ONTO EXIST WATER MAIN M, SEE DET A, SHT D-101 FER PUMP STATION T, RIM EL=970.85' 117 FT/FT VE HOLDING TANK, SEE SPEC 43 41 43.3 A WIRING, SEE ELECTRICAL PLANS K WALLS AND INSTALL MH S METER TO METER METER TO METER METER TO GENERATOR D SPACES) LOCATED WITHIN FT. ND SOUTH SIDE OF BUILDING NEER SHTS.
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	SITE	PLAN -	3
SITE	AND	UTILITY	' PLAN

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	4	5				
MATERIAL LIST						
1 12" DIA SPL, PExFLG	, LENGTH AS REQ'D					
2 12" MEGAFLANGE FI	LG ADPTR, OR APPD EQ					
3 12" MAG FLOWMETE	R, FLG, SEE SPECS FOR DETAILS					
4 STANDON MODEL S APPVD EQ	89 FLANGE ADJUSTABLE PIPE SUPPORT OR					
5 60" DIA PRECAST CO AND LADDER, LADD POLYPROPYLENE O WITH STEPS	ONC MH W/ STD TOP ER STEPS SHALL BE LANE INT'L IR EQ, 12" OC, ALIGN ACCESS OPENING					
6 12" DIA SPL PE x PE,	LENGTH AS REQ'D					
(7) 12" STATIC MIXER W 2800, SEE SPEC 46 4	// 2 INJECTION POINTS, WESTFALL MODEL 41 17 AND DET 2, THIS SHT					
8 12" GV, MJxMJ						
9 12"x24" REDUCER, M	1JxMJ					
NOTES:						
1. PROVIDE RESTRAINED JOINT ON PIPING, 2' FROM OUTSIDE EDGE OF VAULTS, TYPICAL.						
2. WALL PENETRATIONS FOR PIPING TO BE PRECAST IN VAULTS, PROVIDE NON-SHRINK GROUT SEAL AROUND PIPE.						
3. PAINT PIPING AND SPEC	3. PAINT PIPING AND SPECIALS IN VAULT. SEE SPECIFICATIONS.					
4. FOR ALL FLANGES NEAR WALL PENETRATIONS FOR WHICH NO DIMENSION IS GIVEN, FLANGE FACE						

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GRAVEL RAFT LAYERS BELOW BLDG SLAB:

- 1. 1' COMPACTED 3/4" MINUS AGGREGATE
- 2. STABILIZING GEOGRID GEOTEXTILE
- 3. 1' COMPACTED 3/4" MINUS AGGREGATE
- 4. STABILIZING GEOGRID GEOTEXTILE
- 5. 1' COMPACTED 3/4" MINUS AGGREGATE
- 6. STABILIZING GEOGRID GEOTEXTILE
- 7. 1' COMPACTED 3/4" MINUS AGGREGATE
- 8. NON-WOVEN SEPARATION FABRIC
- 9. COMPACTED SUBGRADE



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BOTANICAL / COMMON NAME	SIZE		<u>QTY</u>	
SAMBUCUS RACEMOSA / RED ELDERBERRY	5 GAL.	SDACING	13 OTX	
PERMANAENT SEEDING	<u>SIZE</u> %	WEIGHT	<u>Q11</u> 1.878 SF	
AGROSTIS EXARATA / SPIKE BENTGRASS BROMUS CARINATUS / CALIFORNIA BROME DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS FESTUCA RUBRA RUBRA / RED FESCUE HORDEUM BRACHYANTHERUM / MEADOW BARLEY	SEED SEED SEED SEED SEED	1% 35% 4% 20% 40%	.,	
SEEDMIX APPLICATION RATE 1.0 LB PER 1.000 SF			2.0 LB	

EXISTING TREE

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	Designed By:	Consor Project No.: W232464OR
LANDOCAPE	FE	Issued On: APRIL 2025
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DSCAPING AND SCREENING	Checked By: BES	L-101
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SOIL PREPARATION AND PLANTING NOTES:	GENERA
1. HAVE PIT EXCAVATED 3 TIMES THE SIZE OF THE ROOTBALL.	1. IT IS T
2. BLENDED EXCAVATED SOIL WITH COMPOST AT RATE OF 3 TO 1 AND USED AS BACKFILL.	STRAIGH
3. REMOVE ALL ROCKY MATERIAL LARGER THAN 1" IN SIZE FROM BACKFILL SOIL.	2. TOPS THAN 1"
4. KEEP SOIL BELOW ROOT BALL COMPACTED TO PREVENT TREE FROM SETTLING.	UTHER U
5. CUT ANY CIRCLING ROOTS PRIOR TO SETTING TREE IN PLANTING HOLE.	3. THE C
6. TAMP SOIL FIRMLY AROUND BASE OF ROOTBALL WITH FOOT PRESSURE.	4. IN THE SHALL C
7. AT TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES.	5. THE C SPECIFIC
8. DO NOT ALLOW MULCH IN CONTACT WITH TREE TRUNK, KEEP AT LEAST 4" AWAY FROM TRUNK.	6. CONT
9. INSTALL TREE GUARD, IF NECESSARY.	CHANGE BEFORE
10. WHEN DONE, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.	7. PLANT
11. STAKING IS NOT REQUIREDSTAKE TREES ONLY IF TREE CANNOT STAND ALONE AND WITH THE APPROVAL OF THE ENGINEER.	SUBSTIT
12. IF STAKING IS REQUIRED, PROVIDE MIN. 3 STAKES/ TREE (TYP.) IN A TRIANGULAR PATTERN, STAKED INTO UNDISTURBED SOIL WITH CLARK'S TREE STAKE KIT OR APPROVED EQUAL, REMOVE AFTER ONE GROWING	8. REMO BEFORE
SEASON.	9. WARR
13. TOP OF ROOT BALL SHALL BE LEVEL WITH TOP OF MULCH OR BARK.	10. WEEI MAINTEN
14. All PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH AMERICAN NURSERYMAN STANDARDS. INSTALLED PLANTS SHALL	

TAGGED FOR DORMANT SEASON IDENTIFICATION AND SHALL REMAIN ON PLANT MATERIALS AFTER PLANTING FOR MONITORING PURPOSES.

1. THE EXISTING IRRIGATION SYSTEM WILL BE USED AFTER CONSTRUCTION OF THE FACILITY. THE LANDSCAPE IRRIGATION ALLOWANCE IS TO BE USED FOR IRRIGATION SYSTEM IMPROVEMENTS AND REPAIRS NEEDED TO PROVIDE SUFFICIENT WATER TO THE NEW LANDSCAPED AREA.

2. THE CONTRACTOR SHALL PROVIDE 1 YEARS PLANT ESTABLISHMENT PERIOD TO MAINTAIN PLANTS IN A VIGOROUS GROWING CONDITION THROUGH PERIODIC INSPECTIONS. DURING PLANT ESTABLISHMENT PERIOD, THE CONTRACTOR SHALL ENSURE PLANTING AREAS ARE FREE OF INVASIVE WEEDS AND PLANTS SHALL BE FREE OF INSECTS AND DISEASES WHILE SHOWING SIGNS OF CONTINUING HEALTH. THE CONTRACTOR SHALL REPLACE ALL PLANTS THAT SHOW UNHEALTHY SIGNS OR ARE DEAD.

3. THE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATION AND WRITTEN NOTIFICATION TO THE ENGINEER.

4. OTHER MAINTENANCE OPERATIONS DURING THE PLANT ESTABLISHMENT PERIOD:

AL NOTES FOR PLANTING:

THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS FROM FALLING OR BEING BLOWN OVER AND TO HTEN OR REPLANT ALL PLANTS WHICH ARE DAMAGED DUE TO WIND.

OIL MATERIAL FOR PLANTING, SHALL BE FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, STONES LARGER ' IN DIAMETER, NOXIOUS WEEDS AND PLANTS, SOD, PARTIALLY DISINTEGRATED DEBRIS, INSECTS OR ANY UNDESIRABLE MATERIAL. PLANTS OR SEEDS THAT WOULD BE TOXIC OR HARMFUL TO GROWTH.

CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF PLANT MATERIAL QUANTITIES.

E EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THE PLANS, THE PLANS CONTROL.

CONTRACTOR SHALL MEET BOTH THE CONTAINER SIZE AND CALIPER SIZE, AS WELL AS HEIGHT AND SPREAD CATIONS SPECIFIED.

RACTOR WILL NOT PLANT MATERIAL SHOWN ON PLANS WHEN IT IS EVIDENT THAT FIELD CONDITIONS HAVE ES SINCE PLANS WERE DRAWN. ANY CHANGES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER ANY PLANTING IS DONE IN THE AREA.

T SUBSTITUTIONS WILL BE PERMITTED, REQUEST SUBSTITUTION IN WRITING GIVING REASONS FOR SUCH TUTIONS.

OVE ALL WIRE, STRING, WIRE BASKETS, BURLAP, CONTAINERS, ETC., FROM THE ROOT BALL OF PLANTS BACKFILLING THE PLANTING HOLE.

RANTY FOR THE PLANTING MATERIAL SHALL BE ONE YEAR FROM THE DATE OF ACCEPTANCE.

ED CONTROL: THE REMOVAL OF NUISANCE AND INVASIVE WEEDS SHALL BE NECESSARY THROUGHOUT THE NANCE PERIOD, AND UNTIL A HEALTHY STAND OF DESIRABLE VEGETATION IS ESTABLISHED.

11. PLANT REPLACEMENT AND PRESERVATION: INSTALLED PLANTS THAT ARE UNHEALTHY OR DAMAGED SHALL BE REPLACED DURING THE MAINTENANCE PERIOD. PRIOR TO REPLACEMENT, THE CAUSE OF LOSS (WILDLIFE DAMAGE, POOR PLANT STOCK, ETC.) SHALL BE DOCUMENTED WITH A DESCRIPTION OF THE CORRECTIVE ACTIONS TAKEN.

PLANTS MAINTENANCE NOTES:

- RESET PLANTS TO FINISH GRADE AND RESTORATION OF PLANT SAUCERS, AS NECESSARY
- PRUNING, INCLUDING REMOVAL OF DEAD OR BROKEN BRANCHES.
- DISEASE CONTROL.
- MAINTAINING WRAPPING, GUYS, [TURNBUCKLES,] AND STAKES. [ADJUST TURNBUCKLES TO KEEP GUY WIRES TIGHT.] REPAIR OR REPLACE ACCESSORIES WHEN REQUIRED.
- REPORT ANY PROBLEMS THAT MAY BE A HINDRANCE TO COMPLETING AND FULFILLING THE CONDITIONS OF THE PLANT GUARANTEE WITHIN 7 DAYS TO THE OWNER.

5. THE IRRIGATION SYSTEM TO BE MODIFIED TO PROVIDE DRIP IRRIGATION ACCORDING TO PLANTS REQUIREMENTS. THE IRRIGATION SYSTEM SHALL DESIGNED AND CONSTRUCTED BY CERTIFIED IRRIGATION CONTRACTOR.

6. THE EXISTING IRRIGATION SYSTEM PLAN IS PROVIDED AS AN APPENDIX TO THE SPECIFICATIONS.

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LANTING PLAN DETAILS	Checked By: BES	L-102
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						<u>CITY OF SAN</u>	DY REVE
GENERAL NOTES		ABBREVIATIONS		SYMI	BOLS LEGEND		SHEET INDEX
1. COMPLY WITH ALL JURISDICTION EROSION CONTROL REQUIREMENTS.		ABV ABOVE		•		A-001 ARCHITECTURAL GE	NERAL NOTES & SYMBO
2. CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DF AND SPECIFICATION PRIOR TO START OF AND DURING CONSTRUCTION DISCREPANCIES, INCONSISTENCIES, OR OMISSIONS ARE FOUND, THE / SHALL BE NOTIFIED, IN WRITING, FOR CLARIFICATION PRIOR TO PROCE	G RAWINGS I. IF ANY ARCHITECT EEDING WITH	ACC ACCESSORY ADD'L ADDITIONAL AFF ABOVE FINISH FLOOR BLKG BLOCKING CLR CLEAR			NORTH ARROW	A-004 ASSEMBLIES A-201 FLOOR PLAN A-202 ROOF AND REFLECT A-401 EXTERIOR ELEVATIC	ED CEILING PLANS AND
 WORK. 3. CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COORDINATING IF SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS. IF ANY 	NFORMATION	CLST CLOSET C.I. CONTINUOUS INSULATION C.J. CONTROL JOINT DBL DOUBLE			EXTERIOR ELEVATION	A-901 ARCHITECTURAL DET	TAILS - 1
 DISCREPANCIES ARE FOUND, ALERT ARCHITECT, IN WRITING, IMMEDIAT 4. CONTRACTOR SHALL ADHERE TO ALL CODES, AND REGULATIONS GOV BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY FEDERAL, S 	TELY. ERNING TATE, AND	DN DOWN MSTR MASTER CENTERLINE CFCI CONTRACTOR FURNISHED CONTRACTOR INSTALLED			NTERIOR ELEVATION		
 DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DI GIVEN. THE CONTRACTOR SHALL NOTIES THE OWNERS REPRESENTAT. 	MENSION AS	CONC CONCRETE CONT CONTINUOUS CPT COMMON PATH OF TRAVEL DEMO DEMOLISH/DEMOLITION		X E	BUILDING SECTION		
CLARIFICATIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTF COORDINATED WITH ALL WORK OF ALL TRADES. IF DISCREPANCIES AR THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, FOR CL BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.	RACTOR AND E FOUND, ARIFICATION	DS DOWNSPOUT (E) EXISTING EQ EQUAL EN END NAIL	(SECTION DETAIL		
6. ALL STANDARD CONSTRUCTION SHALL CONFORM TO THE STANDARD D EXCEPT AS EXPLICITLY SUPERSEDED BY SPECIFIC DESIGN DETAILS GI	DETAILS VEN.	ETD EXIT TRAVEL DISTANCE EXT EXTERIOR FD FLOOR DRAIN FLR FLOOR GC GENERAL CONTRACTOR		(N) WALL - STUD CORE		
 LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRA ALL TIMES EXCEPT AS OTHERWISE NOTED. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMEN 	AWINGS AT	GYP GYPSUM WALL BOARD HT HEIGHT HR HOUR		$\times \times \times \times$ (N) WALL - MASONRY CORE		
TRANSPORTATION AND SERVICES NECESSARY FOR THE SATISFACTOR COMPLETION OF WORK UNLESS DESIGNATED (NIC) OR (OFOI) OR (OFCI	RY I). EES	INFO INFORMATION INT INTERIOR LYR LAYER MAX MAXIMUM	d ^a a		N) WALL - CONCRETE CORE		
PERMITS, AND INSPECTIONS ASSESSED BY ANY GOVERNMENTAL AGEN UTILITY COMPANY.	NCY OR	MFR MANUFACTURER MIN MINIMUM (N) NEW NOM NOMINAL		(101) N	VINDOW/ DOOR/ LOUVER MARKER		
10. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAF! PERSONS AND PROPERTY. DESIGN ADEQUACY AND SAFETY OF ERECT BRACING, SHORING, TEMPORARY SUPPORT, ETC. THE ARCHITECT'S JO REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF ADEQUACY OR THE	ETY OF ION B SITE	NICNOT IN CONTRACTNTSNOT TO SCALENFPANATIONAL FIRE PROTECTION ASSOCIATIONNRCANATIONAL ROOFING CONTRACTORS ASSOCIATIONOFOLOWNER FURNISHED OWNER INSTALLED		~	ASSEMBLY TAG		
CONTRACTOR'S SAFETY MEASURES. 11. THE CONTRACTOR SHALL WARRANT THAT ALL MATERIALS AND WORKIN IN COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND ALL (MANSHIP ARE CHANGES	OFCI OWNER FURNISHED OWNER INSTALLED OFCI OWNER FURNISHED CONTRACTOR INSTALLED PRE-MFR PRE-MANUFACTURED PT PRESSURE TREATED REQ'S REQUIRMENTS		F-# F	FINISH TAG		
12. THE CONTRACTOR IS RESPONSIBLE TO COMPARE AND COORDINATE A DRAWINGS FOR PROPER FIT AND ATTACHMENT OF ALL PARTS. DETAIL	LL .S NOT	ROROUGH OPENINGSIMPSIMPSONSOGSLAB ON GRADESPECSPECIFICATION		(#) h	EYNOTE TAG		
BE CONSTRUCTED TO SAME SIZE AND CHARACTER AS FOR SIMILAR CO WHICH ARE SHOWN, DETAILED SPECIFICATIONS, OR COMMONLY CONS THE INDUSTRY.	DNDITIONS STRUCTED IN	T.O.TOP OFTYPTYPICALUNOUNLESS NOTED OTHERWISEVIFVERIFY IN FIELD		<u> 100 </u>	ROOM TAG		
13. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON US THE ARCHITECT OF ANY ABBREVIATIONS IN QUESTION.	E. NOTIFY	VFY VERIFY VOS VERIFY ON SITE WIN WINDOW WRB WEATHER RESISTIVE BARRIER		D _{s/c}	SMOKE DETECTOR		
14. THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL AND PLUMBING ROU LOCATIONS FOR ANY SPECIAL EQUIPMENT WITH THE SUPPLIER OF SUC EQUIPMENT.	JGH-IN CH						
15. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THEIF SUBCONTRACTORS SUCH AS WINDOWS, ETC. THE CONTRACTOR SHAL COORDINATE THE INSTALLATION AND REQUIRED CLEARANCES OF THE NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKI RELOCATED WITHOUT PRIOR APPROVAL BY THE ARCHITECT OR ENGIN	R SEPARATE LL EQUIPMENT. ED OUT, OR IEER.						
16. THE CONTRACTOR OF EACH TRADE SHALL KEEP THE PREMISES CLEAN TIMES AND SHALL REMOVE ALL RUBBISH AS OFTEN AS REQUIRED FOR CONSTRUCTION AND FOR CONVENIENCE OF THE OWNER.	I AT ALL THE						
17. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PR ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION INCLUDIN MEASURES NEEDED SO AS NOT TO CAUSE ANY MUD, SILT, OR DEBRIS I ONTO PUBLIC OR PRIVATE PROPERTY.	ROTECT NG DEPOSITS						
18. ALL TEMPORARY BRACING AND SHORING SHALL BE DESIGNED TO SUS- LOADS AND SOIL PRESSURE TO WHICH THE STRUCTURE MAY BE SUBJI	TAIN ALL ECTED.						
19. IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS (CONTRACT CONFLICT WITH, OR ARE IN VIOLATION OF, APPLICABLE LAW REGULATIONS, AND ORDINANCES, THEY SHALL NOT PROCEED WITH W(QUESTION, EXCEPT AT THEIR OWN RISK, UNTIL ARCHITECT HAS BEEN I WRITING AND WRITTEN DETERMINATION IS MADE BY THE ARCHITECT. \ COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE WITH APPLICABLE LAWS, CODES REGULATIONS AND ORDINANCES, CO	OF THIS VS, CODES, ORK IN NOTIFIED IN WHERE IN VIOLATION NTRACTOR						
SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COS OWNER OR ARCHITECT.	D REPLACE ST TO THE						
20. ALL WORK SHALL BE PERFORMED IN AN INDUSTRY STANDARD WORKM/ MANNER.	ANSHIP						
 21. CONTRACTOR RESPONSIBLE FOR ALL MEANS AND METHODS OF CONS 22. DIMENSIONS OF (E) ELEMENTS TO FACE OF FINISH. DIMENSIONS TO (N) TO FACE OF FRAMING UNLESS NOTED OTHERWISE.) ELEMENTS						
Consultant:			Architect's Seal:	Client / Owner:	Project Title:		Drawing Title:
Consor	bitects 60%	SUBMITTAL	PRELIMINARY NOT FOR CONSTRUCTION	SAN	CITY REVENU TREATMEN	′ OF SANDY JE RESERVOIR T IMPROVEMENTS	ARCHITE

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mwa architects

6 7 VENUE RESERVOIR TREATMENT IMPROVEMENTS

MBOLS

NEW 1-STORY, TYP V-B CONSTRUCTION CMU WATER TREATMENT BUILDING INCLUDING A TREATMENT ROOM AND GENERATOR ROOM

PROJECT DESCRIPTION

AND BUILDING SECTION

ARCHITECT MWA ARCHITECTS INC. CONTACT: ALAN ARMSTRONG 501 SE 14TH AVE, SUITE 103 PORTLAND, OR 97124 503-973-5151 AARMSTRONG@MWAARCHITECTS.COM

le:	Designed By:	Consor Project No.: W232464OR
ARCHITECTURAL	AA	Issued On: APR 8, 2025
	Drawn By:	Drawing No.:
HITECTURAL GENERAL NOTES &	AT	
	Checked By:	A-001
SYMBOLS	TS	
	Approved By: AA	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE

🕷 consor

Consultant:

60% SUBMITTAL

COMPLYING WITH REQUIREMENTS OF

NFPA 10

EGRESS COUNT

(#

1	SCOPE &	ADMINISTRATION

CODE PATH

4

BUILDING CODE: THE 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC) ENERGY CODE: THE 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) FIRE CODE: THE 2022 OREGON FIRE CODE (OFC)

SE & OCCOPANCI		
000	UPANCY GROUPS	
1-4		
NON-SEPARATED OCCUPANCIES		
PECIAL OCCUPANCY R	EQUIREMENTS	
NONE		
UILDING CONSTRUCTIO	N	
CON	ISTRUCTION TYPE	
CONSTRUCTION TYPE: V-B, SPRINKLEI	RED	
ŀ	EIGHT IN FEET	
MAXIMUM HEIGHT: 40'-0"		PROPOSED HEIGHT:
NUM	IBER OF STORIES	
I STORY MAX		PROPOSED: 1 STOR
GROSS F	LOOR AREA SUMM	ARY
BUILDING	OVERALL DIMS	GROSS AREA
GROSS FLOOR AREA 26'-0" x 1	5'-4"	399 SF
BUILD	ING AREA SUMMAR	Y
MAX ALLOWED BUILDING AREA PER F	LOOR: 6,500 SF	PROPOSED: 399 SF
	N	

0 HR

0 HR

0 HR

STRUCTURAL FRAME SUPPORTING ROOF ONLY

FLOORS & SECONDARY MEMBERS

ROOF CONSTRUCTION

7	FIRE & SMOKE PROTECTION FEATURES			
	FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS			
-	FIRE SEPARATION DISTA X < 5 5 < X < 10 10 < X < 30 X > 30	NCE V-B 2 1 0 PROJECT MEI 0 BLUI DING SEPARATION	ETS CRITERIA	
	FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA	
	0 TO LESS THAN 3	ALL	NOT PERMITTED	
	3 TO LESS THAN 5	UNPROTECTED/NONSPRINKLERED	NOT PERMITTED	
		PROTECTED	15%	
	5 TO LESS THAN 10	UNPROTECTED/NONSPRINKLERED	10%	
		PROTECTED	25%	
	10 TO LESS THAN 15	UNPROTECTED/NONSPRINKLERED	15%	
		PROTECTED	45%	
	15 TO LESS THAN 20	UNPROTECTED/NONSPRINKLERED	25%	
		PROTECTED	75%	
	20 TO LESS THAN 25	UNPROTECTED/NONSPRINKLERED	45%	
		PROTECTED	NO LIMIT	
	25 TO LESS THAN 30	UNPROTECTED/NONSPRINKLERED	70%	
		PROTECTED	NO LIMIT	
-	30 OR GREATER	UNPROTECTED/NONSPRINKLERED	NO LIMIT	
		PROTECTED	NO LIMIT	
	FACADE	PROTECTION / SPRINKLERING	DISTANCE TO MEASURED SEPARATION	
	NORTH	NON-PROTECTED / UNSPRINKLED	>30'	
	EAST	NON-PROTECTED / UNSPRINKLED	>30'	
	SOUTH	NON-PROTECTED / UNSPRINKLED	>30'	
	WEST	NON-PROTECTED / UNSPRINKLED >30'		

FIRE-RATING REQUIREMENTS FOR BUILDING ELEMENTS

NONE

8 | INTERIOR FINISHES

5

FLAME-SPREAD RATING

WALL AND CEILING FINISH MATERIALS TO HAVE THE FOLLOWING FLAME SPREAD RATING OR HIGHER:

INTERIOR EXIT STAIRWAYS & CORRIDORS & ENCLOSURE FOR ROOMS & RAMPS & EXIT PASSAGEWAYS EXIT ACCESS STAIRWAYS & RAMPS ENCLOSED SPACES н N/A N/A

9 | FIRE PROTECTION SYSTEMS

SPRINKLER SYSTEM

REQUIRED

OTHER:

PORTABLE FIRE EXTINGUISHER COMPLYING WITH REQUIREMENTS OF NFPA 10

rchitect's Seal:

Project Title:

Client / Owner:

CITY OF SANDY **REVENUE RESERVOIR** TREATMENT IMPROVEMENTS

11 | ACCESSIBILITY

В

Drawing Title:

XEMPT PER OSSC 1103.2.9 "EQUIPMENT SPACES"	

10 | MEANS OF EGRESS

OCCUPANCY LOAD SUMMARY

ROOM	OCC GROUP	USE	LOAD FACTOR	AREA	# OF OCCUPANTS
GENERATOR ROOM	H-4	EQUIP	300	131 SF	1
CHLORINE ROOM	H-4	EQUIP	300	188 SF	1

NUMBER OF EXITS

REQUIRED: 1

PROVIDED: 2

EXIT ACCESS TRAVEL DISTANCE & COMMON PATH OF TRAVEL DISTANCE

CPT: F-1 OCCUPANCY MAXIMUM: 75'

ETD: F-1 49 OCCUPANCY MAXIMUM: 200'

PATH OF TRAVEL

7

PROPOSED: <30'

13 | ENERGY EFFICIENCY

2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE CLIMATE ZONE: 4C

FIXED FENESTRATION: 0.36 U, 0.36 SHGC OPERABLE FENESTRATION: 0.45 U, 0.33 SHGC ENTRANCE DOORS: 0.63 U, 0.33 SHGC SKYLIGHTS: 0.50 U, 0.40 SHGC

PROPOSED:

ROOF: R-30 ABOVE DECK WALLS: R-10, 2.5" MINERAL WOOL BOARD (TRADE-OFF APPROACH) UN HEATED SLAB ON GRADE: NONE (TRADE-OFF APPROACH)

NOTE: R-VALUES MUST BE OBSERVABLE UPON INSPECTION, SEE COMCHECK FOR ADDITIONAL INFORMATION

AIR BARRIER SYSTEM REQUIREMENTS:

THE AIR BARRIER SYSTEM IS AN AIR TIGHT BUILDING ENCLOSURE AND IS COMPRISED OF MULTIPLE PRODUCTS THAT FORM A CONTINUOUS PATH THAT CONTROLS INFILTRATION OR EXFILTRATION OF AIR. ADDITIONAL DESCRIPTIONS AND SYSTEM REQUIREMENTS ARE AS FOLLOWS:

1. THE AIR TIGHT COMPONENTS OF THE BUILDING ENCLOSURE AND THE JOINTS, JUNCTURES AND TRANSITIONS BETWEEN MATERIALS, PRODUCTS AND ASSEMBLIES FORMING THE AIR TIGHTNESS OF THE BUILDING ENCLOSURE ARE CALLED THE "AIR BARRIER SYSTEM". SERVICES INCLUDE COORDINATION BETWEEN THE TRADES, THE PROPER SCHEDULING AND SEQUENCING OF THE WORK, AND PRECONSTRUCTION MEETINGS.

2. THE CONTRACTOR SHALL ENSURE THAT THE INTENT OF CONSTRUCTING THE BUILDING ENCLOSURE WITH A CONTINUOUS AIR BARRIER SYSTEM TO CONTROL AIR LEAKAGE, INTO OR OUT OF THE CONDITIONED SPACE IS ACHIEVED. THE AIR BARRIER SYSTEM SHALL HAVE THE FOLLOWING CHARACTERISTICS:

A. IT MUST BE CONTINUOUS, WITH ALL JOINTS SEALED.

B. IT MUST BE STRUCTURALLY SUPPORTED TO WITHSTAND POSITIVE AND NEGATIVE AIR PRESSURES APPLIED TO THE BUILDING ENCLOSURE.

- C. CONNECTION SHALL BE MADE BETWEEN:
- 1. FOUNDATION AND WALLS
- 2. WALLS AND WINDOWS/DOORS 3. DIFFERENT WALL SYSTEMS
- 4. WALL AND ATTIC ROOF/CEILING ASSEMBLY
- 5. WALLS, FLOORS, AND ROOF AT UTILITY, PIPE AND DUCT PENETRATIONS

3. AIR BARRIER PENETRATIONS: ALL PENETRATIONS OF THE AIR BARRIER AND PATHS OF AIR INFILTRATION/EXFILTRATION SHALL BE SEALED.

4. AIR BARRIER TESTING: (1) AIR BARRIER TEST MUST BE PERFORMED AND SUBMITTED TO THE JURISDICTION HAVING AUTHORITY ONCE THE TEST IS COMPLETE; (2) IF TEST RESULTS EXCEED 0.4 CFM/FT2 AT 0.3 IN. WG IN ACCORDANCE WITH ASTM E779 THEN VISUALLY INSPECT AIR BARRIER AND SEAL NOTED SOURCES OF LEAKAGE; (3) SUBMIT A FOLLOW-UP REPORT TO JURISDICTION HAVING AUTHORITY NOTING CORRECTIVE MEASURES TAKEN.

15 | ROOF ASSEMBLIES

ALL ROOF ASSEMBLIES TO BE CLASS C OR HIGHER

PROPOSED: CLASS A

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ARCHITECTURAL	AA	Issued On: APR 8, 2025
	Drawn By:	Drawing No.:
	AT	
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60% SUBINITIAL

ASSEMBLIES

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AT	
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AA

ARCHITECTURAL	Designed By:	Consor Project No.: W232464OR
	AA	Issued On: APR 8, 2025
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	Approved By: AA	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE

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CITY OF SANDY **REVENUE RESERVOIR** TREATMENT IMPROVEMENTS

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE ARCHITECTURAL DRAWINGS WITH PLUMBING, MECHANICAL, HVAC, ELECTRICAL, STRUCTURAL, & EQUIPMENT VENDORS.

7

- 2. MATCH FLASHING TO ADJACENT FINISH, TYP.
- COORDINATE ALL PENETRATIONS WITH RESPECTIVE TRADES. 3
- 4. SEE SCHEDULES & TYPES A-003 FOR MORE INFORMATION 5. DOORS AND DOOR FRAMES, GUTTERS, DOWNSPOUTS, AND OTHER MISC METALS SHALL BE FINISHED TO MATCH MP-2.

FINISH NOTES:

CMU-1: CONCRETE MASONRY UNIT, COLOR 1 CMU-2: CONCRETE MASONRY UNIT, COLOR 2, SMOOTH FACE CMU-3: CONCRETE MASONRY UNIT, COLOR 2, SPLIT FACE

STANDING SEAM METAL ROOFING: COLOR TO MATCH METALLION INDUSTRIES "CHARCOAL"

FLAT METAL WALL PANEL: COLOR TO MATCH METALLION INDUSTRIES "CHARCOAL"

COLOR 1: MUTUAL MATERIALS "WILLOW" OR APPROVED EQUAL TO MATCH SANDY MUNICIPAL CODE CHAPTER 17 APPENDIX C MILLER PAINT HISTORIC COLOR LINE "PHELPS PUTTY" #H0109

COLOR 2: MUTUAL MATERIALS "ONYX" OR APPROVED EQUAL TO MATCH SANDY MUNICIPAL CODE CHAPTER 17 APPENDIX C MILLER PAINT HISTORIC COLOR LINE "POINTED FIR" #H0097

LIGHTING NOTES:

NORTH AND SOUTH EXTERIOR LIGHTS: RAB LIGHTING, SLIM15 FIXTURE, ALUMINUM HOUSING, BRONZE, INTEGRAL LED LAMP

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