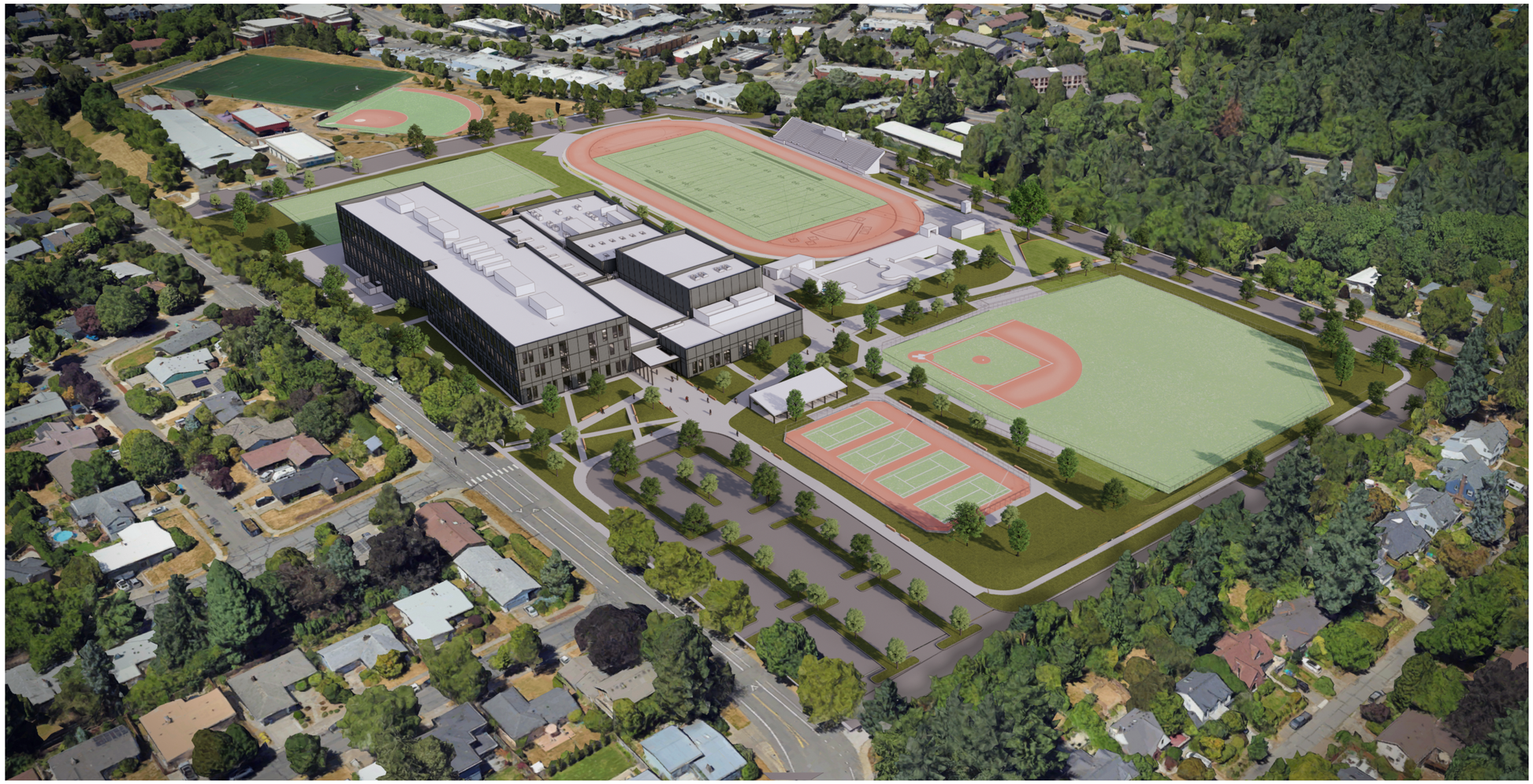

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PROJECT INFORMATION

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GENERAL

LU-G0.01	PROJECT INFORMATION
LU-G0.02	SHEET LIST
LU-G0.10	OVERALL SITE PLAN
LU-G0.11	BUILDING SECTIONS - RENDERED
LU-G0.12	EXTERIOR RENDERINGS
LU-G0.13	EXTERIOR RENDERINGS
LU-G0.20	MAPS
LU-G0.21	AERIAL
LU-G0.22	AERIAL
LU-G0.23	AERIAL
LU-G0.24	NEIGHBORHOOD PHOTOS
LU-G0.25	NEIGHBORHOOD PHOTOS

CIVIL

LU-C1.00	OVERALL EXISTING CONDITIONS
LU-C1.01	EXISTING CONDITIONS PLAN
LU-C1.02	EXISTING CONDITIONS PLAN
LU-C1.03	EXISTING CONDITIONS PLAN
LU-C1.04	EXISTING CONDITIONS PLAN
LU-C1.05	EXISTING CONDITIONS PLAN
LU-C1.06	EXISTING CONDITIONS PLAN
LU-C3.00	OVERALL SITE PLAN
LU-C4.00	OVERALL GRADING PLAN
LU-C5.00	OVERALL STORM WATER PLAN
LU-C5.01	STORM WATER PLAN
LU-C5.02	STORM WATER PLAN
LU-C5.03	STORM WATER PLAN
LU-C5.04	STORM WATER PLAN
LU-C5.05	STORM WATER PLAN
LU-C5.06	STORM WATER PLAN
LU-C5.50	STORM WATER DETAILS
LU-C6.00	OVERALL UTILITY PLAN
LU-C6.01	UTILITY PLAN
LU-C6.02	UTILITY PLAN
LU-C6.03	UTILITY PLAN
LU-C6.04	UTILITY PLAN

LANDSCAPE

LU-L1.01	EXISTING PLAN
LU-L1.02	PROPOSED SITE PLAN
LU-L1.03	FENCING AND GATE DIAGRAM
LU-L2.01	MATERIALS PLAN - OVERALL
LU-L2.02	MATERIALS PLAN
LU-L2.03	MATERIALS PLAN
LU-L2.04	MATERIALS PLAN
LU-L2.05	MATERIALS PLAN
LU-L2.06	MATERIALS PLAN
LU-L2.07	MATERIALS PLAN
LU-L3.01	TREE PRESERVATION PLAN
LU-L3.01A	TREE SCHEDULE
LU-L3.02	TREE PRESERVATION PLAN
LU-L3.03	TREE PRESERVATION PLAN
LU-L3.04	TREE PRESERVATION PLAN
LU-L3.05	TREE PRESERVATION PLAN
LU-L3.06	TREE PRESERVATION PLAN
LU-L3.07	TREE PRESERVATION PLAN
LU-L4.01	TREE PROTECTION PLAN
LU-L4.02	TREE PROTECTION PLAN
LU-L4.03	TREE PROTECTION PLAN
LU-L4.04	TREE PROTECTION PLAN
LU-L4.05	TREE PROTECTION PLAN
LU-L4.06	TREE PROTECTION PLAN
LU-L4.07	TREE PROTECTION PLAN

ARCHITECTURAL

LU-A1.01	OVERALL SITE PLAN
LU-A1.02	LOADING DOCK SITE PLAN
LU-A2.01	SITE BLDG - BIKE SHELTER
LU-A2.11	SITE BLDG - GRANDSTAND
LU-A2.12	SITE BLDG - GRANDSTAND
LU-A2.21	SITE BLDG - POOL SUPPORT BUILDING
LU-A2.22	SITE BLDG - POOL SUPPORT BUILDING
LU-A3.01	FLOOR PLAN L0
LU-A3.02	FLOOR PLAN L1
LU-A3.03	FLOOR PLAN L2
LU-A3.04	FLOOR PLAN L3
LU-A3.05	ROOF PLAN
LU-A4.01	OVERALL ELEVATIONS
LU-A4.02	TYPICAL ENLARGED FACADE BAY
LU-A4.11	ENLARGED ELEVATIONS
LU-A4.12	ENLARGED ELEVATIONS
LU-A4.13	ENLARGED ELEVATIONS
LU-A4.14	ENLARGED ELEVATIONS
LU-A4.15	ENLARGED ELEVATIONS
LU-A4.16	ENLARGED ELEVATIONS
LU-A5.01	BUILDING SECTIONS
LU-A5.02	BUILDING SECTIONS
LU-A6.01	EXTERIOR WALL DETAILS
LU-A7.01	RENDERED SITE PLAN
LU-A8.01	RENDERED FLOOR PLANS
LU-A9.01	BENCH DIAGRAM
LU-A9.02	BIKE PARKING DIAGRAM
LU-A9.03	BUS DIAGRAM
LU-A9.04	PEDESTRIAN DIAGRAM
LU-A9.05	SHARROWS DIAGRAM
LU-A9.06	SITE CIRCULATION

ATHLETICS

LU-F1.00	ATHLETIC FIELD LOCATION PLAN
LU-F1.11	SCOREBOARD LOCATION PLAN
LU-F1.12	SCOREBOARD ELEVATIONS

SITE LIGHTING

LU-EL0.10	DESIGN REVIEW LUMINAIRE SCHEDULE
LU-EL0.51	SITE LIGHTING PLAN
LU-EL0.52	SITE LIGHTING PLAN – PHOTOMETRIC CALCUATION

SITE SIGNAGE

LU-EGD1.01	SIGNAGE LOCATION SITE PLAN
LU-EGD1.11	SITE SIGNAGE
LU-EGD1.12	SITE SIGNAGE

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OVERALL SITE PLAN - LAND USE

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BUILDING SECTION (NORTH - SOUTH)



BUILDING SECTION (EAST - WEST)

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BUILDING SECTIONS

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MAIN ENTRY - FROM EXISTING CROSSWALK



MAIN ENTRY - LOOKING DIRECTLY AT CANOPY



STUDENT COURTYARD



NORTH APPROACH - GRANDSTAND



VIEW FROM PEDESTRIAN PATH LOOKING SOUTH



VIEW OF AFTER HOURS GYM & THEATER ENTRANCE

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EXTERIOR RENDERINGS CU

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VIEW OF AFTER HOURS GYM ENTRANCE



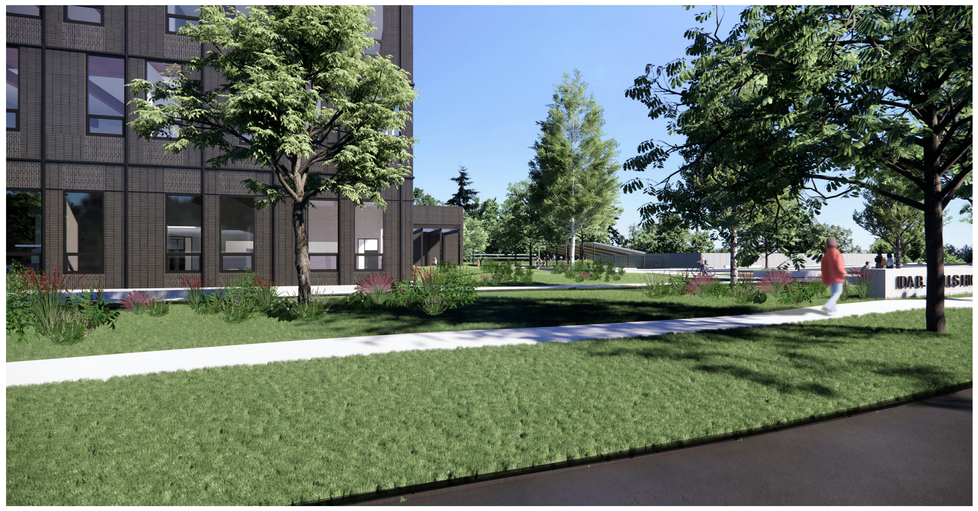
SOUTHWEST APPROACH - LOOKING DOWN STREET



NORTH APPROACH - GRANDSTAND



NORTH APPROACH - GRANDSTAND



NORTH APPROACH - GRANDSTAND



NORTH APPROACH - GRANDSTAND

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EXTERIOR RENDERINGS CU

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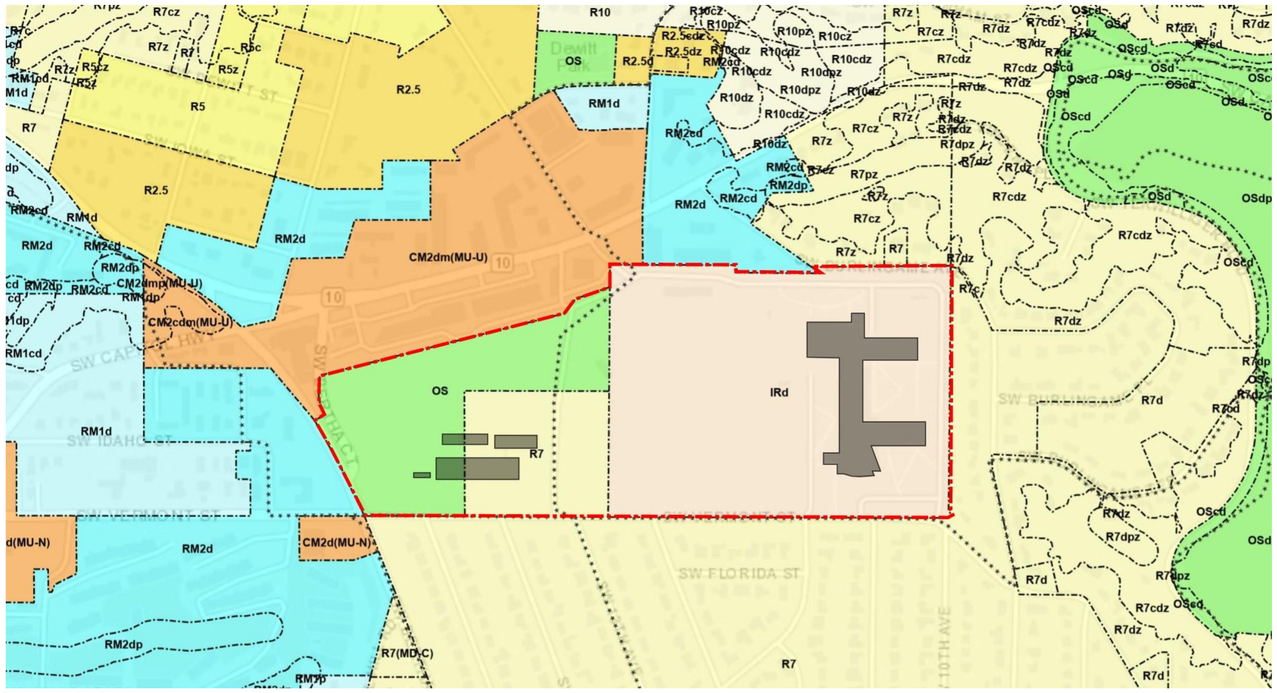
Context Map



Zoning Map

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MAPS

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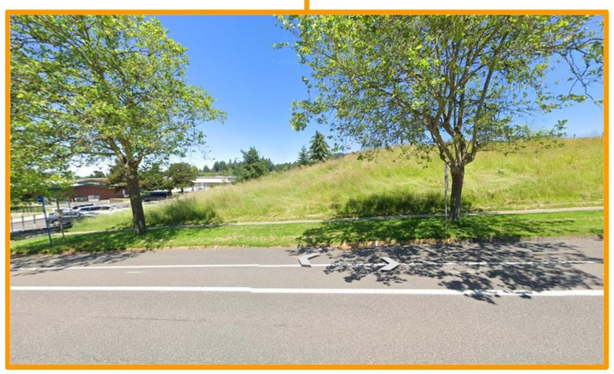





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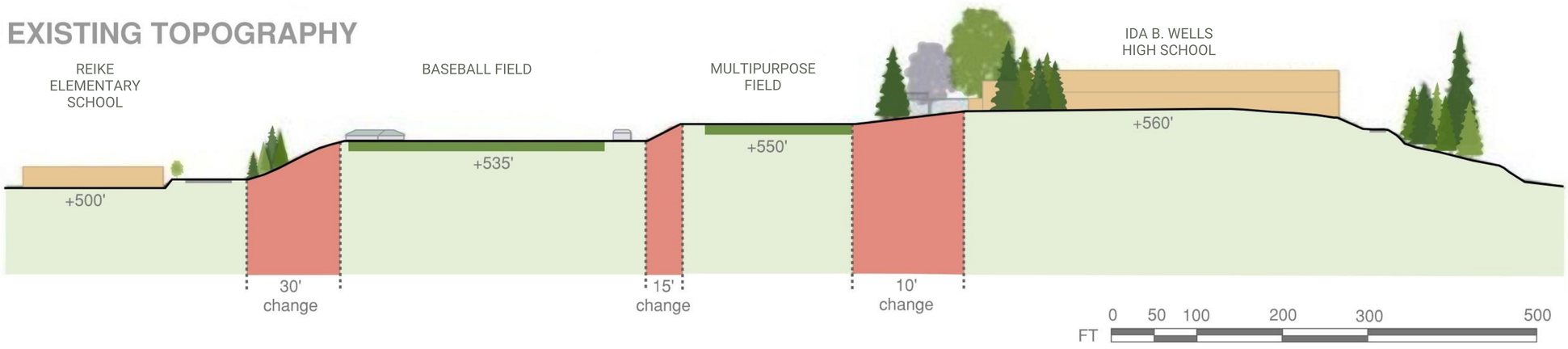

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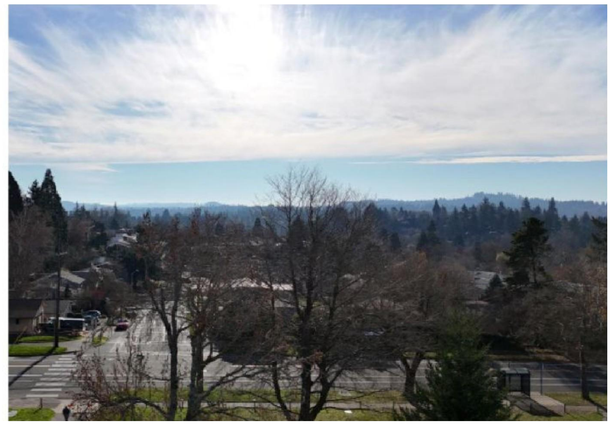

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NEIGHBORHOOD CONTEXT PHOTOS

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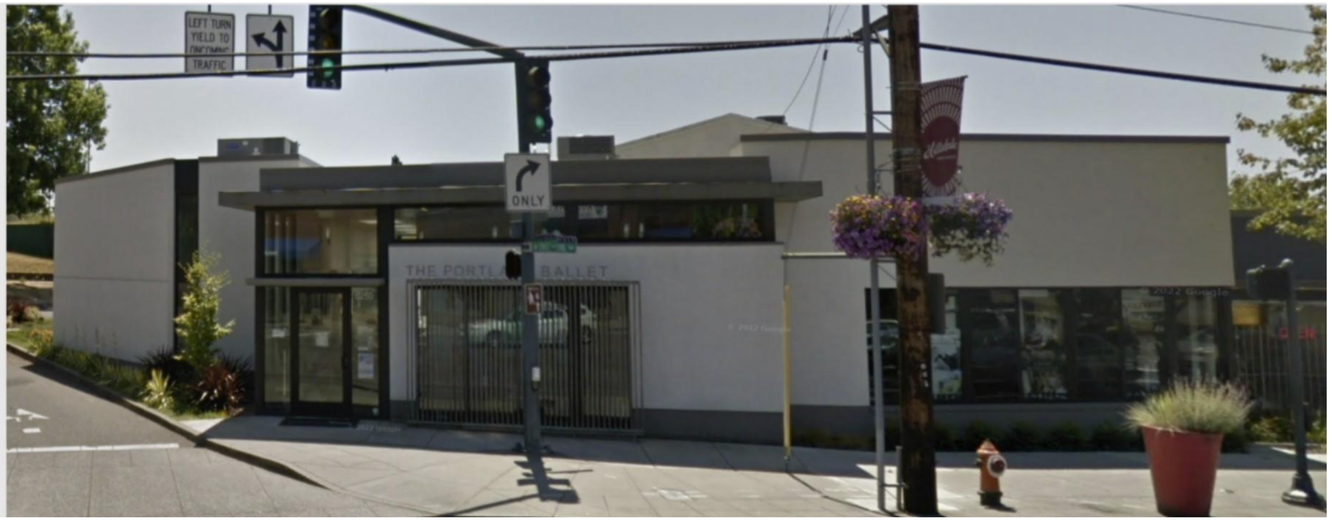









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IDA B. WELLS HS MODERNIZATION

1151 SW VERMONT ST. PORTLAND OR 97219

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CONDITIONAL USE SUBMISSION

NEIGHBORHOOD CONTEXT PHOTOS

LU-G0.25

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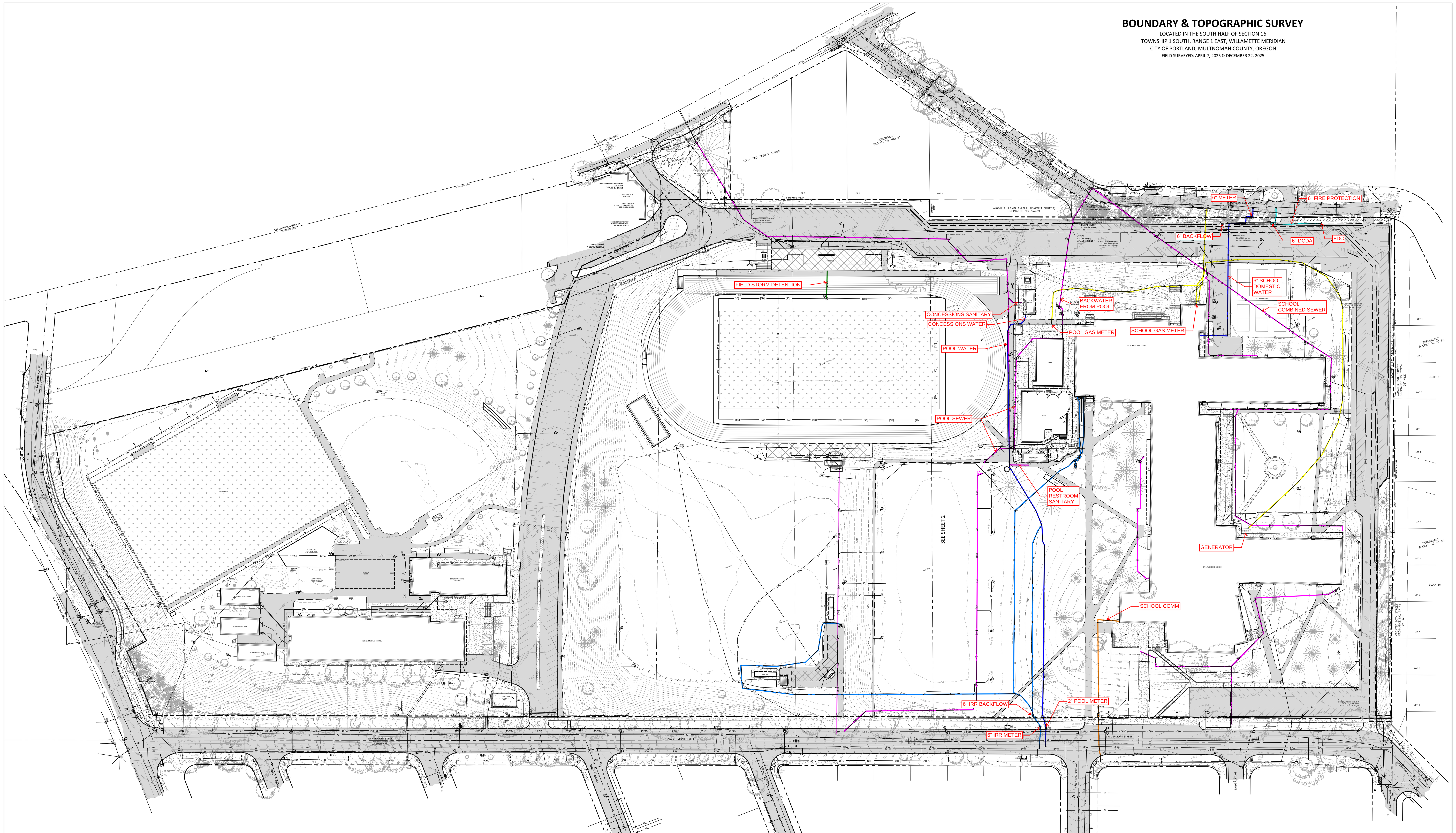
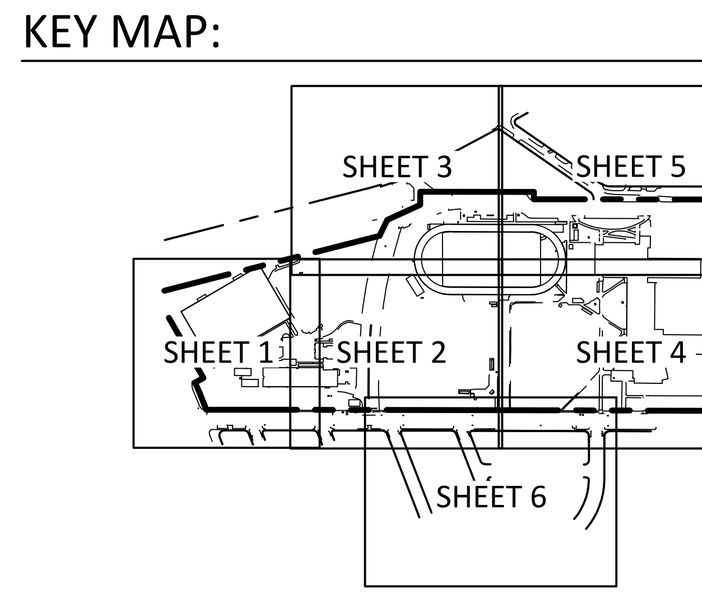


2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF SW VERMONT STREET IS SOUTH 89°55'13" EAST.

3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON LOT BOOK SERVICES NCS-985973-OR1 EFFECTIVE DATE OCTOBER 23, 2019 AND NCS-1219944-OR1 EFFECTIVE DATE MAY 14, 2024

4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

KEY MAP:



SEE SHEETS 2 & 3 FOR STORM/SANITARY TABLES

NORTH

SCALE 1 INCH = 60 FEET
60 0 60 120

REV.	DATE	BY	

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PROJECT NO.:	2400052
FILE:	2400052_SB

BOUNDARY & TOPOGRAPHIC SURVEY
IDA B. WELLS HIGH SCHOOL
PORTLAND PUBLIC SCHOOLS
CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

JANUARY 9, 2026
CONTOUR INTERVAL: 1 FOOT
SHEET NO.

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1151 SW VERMONT ST. PORTLAND, OR 97219

MARK	DATE	DESCRIPTION

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1 LAND USE SUBMISSION

OVERALL EXISTING CONDITIONS PLAN

LU-C1.00

File: \\CIVILPDX1\civil-projects\c\p\2023\2300371-Ida-Wells-HS\CAD\PLOT\LAND USE\0371-LU-C1.00-EXST.dwg TAB:LU-C1.00
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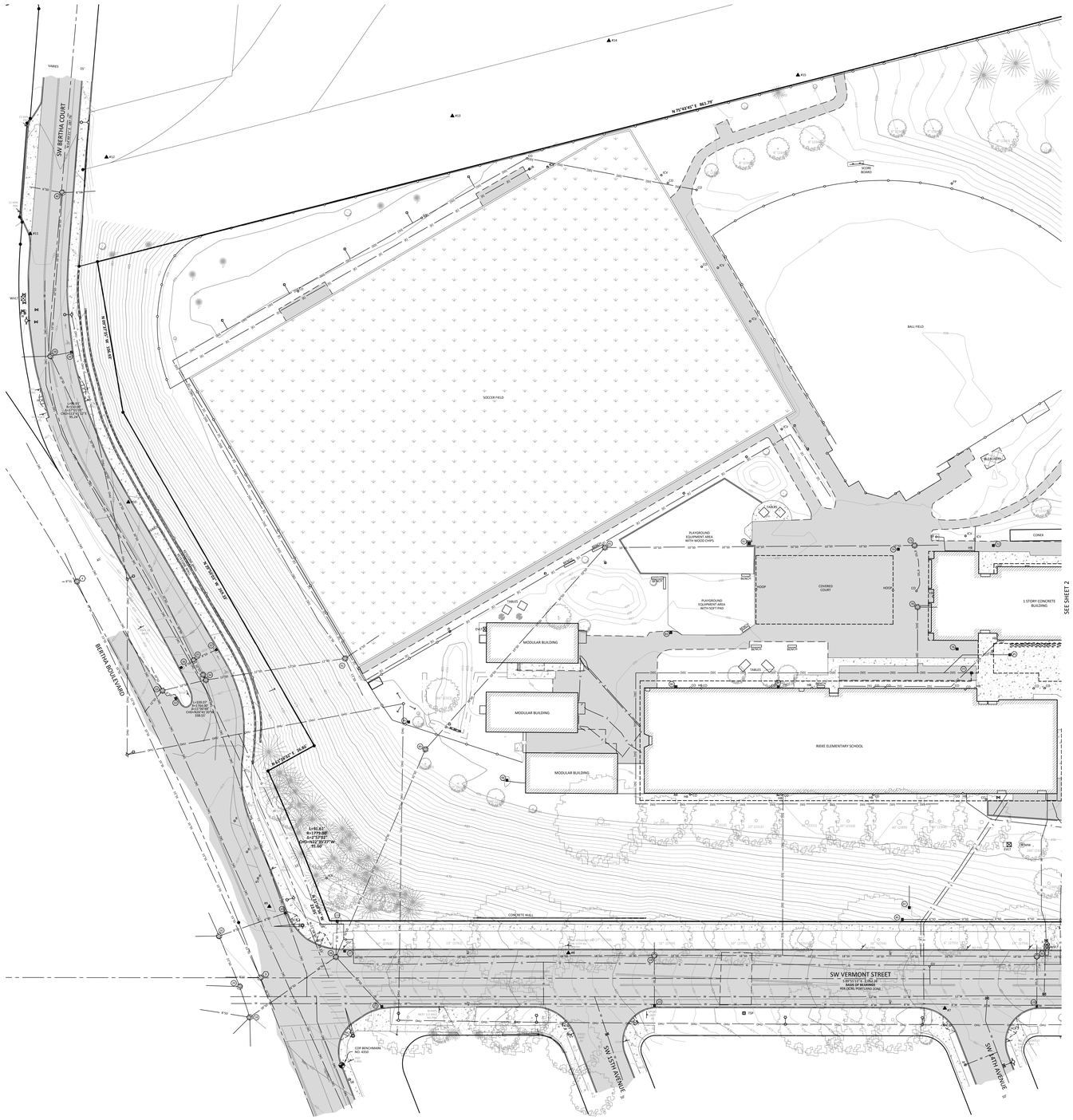
4/22/2026 1:03:22 PM

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE SOUTH HALF OF SECTION 16
TOWNSHIP 1 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
FIELD SURVEYED: APRIL 7, 2025 & DECEMBER 22, 2025



LEGEND:

- BUILDING OUTLINE WITH DOOR
- CONCRETE SURFACE
- GRAVEL SURFACE
- ASPHALT SURFACE
- ASTROTURF SURFACE
- WALL
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- ELECTRICAL LINE
- TRAFFIC SIGNAL LINE
- TELECOMMUNICATIONS LINE
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY LINES
- CYCLONE FENCE LINE
- UNDERGROUND LINE PER AS-BUILTS
- SIGN
- DOUBLE POST SIGN
- BOLLARD
- FLAG POLE
- DW DRIVEWAY ENTRY
- HCR HANDICAP RAMP
- VSF VEGETATED STORMWATER FACILITY
- BIKE RACK
- MB MAILBOX
- BENCH
- RD ROOF DRAIN
- JB ELECTRICAL JUNCTION BOX
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- EC ELECTRICAL CABINET
- EVLT ELECTRICAL VAULT
- TRAN TRANSFORMER
- GUY ANCHOR
- LUMINAIRE
- POWER POLE
- OVERHEAD LIGHT
- POWER POLE/OVERHEAD LIGHT
- GUY POLE
- G GAS METER
- GV GAS VALVE
- SANITARY MANHOLE WITH STRUCTURE
- STORM MANHOLE WITH STRUCTURE
- CATCH BASIN
- AREA DRAIN
- CO SANITARY/STORM CLEAN OUT
- SANITARY/STORM STRUCTURE #
- TELECOMMUNICATIONS MANHOLE
- TELVLT TELECOMMUNICATIONS VAULT
- TR TELECOMMUNICATIONS RISER
- SB TRAFFIC SIGNAL BOX
- PEDESTRIAN CONTROL SIGNAL ARM
- TRAFFIC CONTROL SIGNAL ARM
- TSP TRAFFIC SIGNAL POLE
- WATER VALVE
- FIRE HYDRANT
- W WATER METER
- FIRE DEPARTMENT CONNECT
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- MW MONITORING WELL
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- PLANTER BOX
- TC TRASH CAN
- DECIDUOUS TREE W/ (TAG NO.) -PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE W/ (TAG NO.) -PERIMETER REPRESENTS DRIPLINE
- SHRUB
- FOUND MONUMENT
- #1 PROJECT CONTROL POINT
- FINISHED FLOOR ELEVATION
- PIPE

NOTES:

1.) VERTICAL DATUM: CITY OF PORTLAND
BENCHMARK: 2-1/2 INCH BRASS DISK AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF SW VERMONT STREET AND SW BERTHA AVENUE
BENCHMARK NO. 4350
ELEVATION = 450.926'

2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF SW VERMONT STREET IS SOUTH 89°55'13" EAST.

3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON LOT BOOK SERVICES NCS-985973-OR1 EFFECTIVE DATE OCTOBER 23, 2019 AND NCS-1219944-OR1 EFFECTIVE DATE MAY 14, 2024

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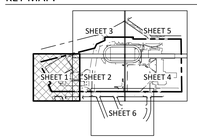
PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	MAG NAIL W/ WASHER "KPFF CONTROL"	155276.62	343814.98	548.73'
2	MAG NAIL W/ WASHER "KPFF CONTROL"	155287.27	343571.71	551.15'
3	MAG NAIL W/ WASHER "KPFF CONTROL"	155320.11	343348.26	547.74'
4	MAG NAIL W/ WASHER "KPFF CONTROL"	155288.31	343146.30	543.25'
5	MAG NAIL W/ WASHER "KPFF CONTROL"	155288.94	342875.92	525.51'
6	MAG NAIL W/ WASHER "KPFF CONTROL"	155324.77	342533.05	500.20'
7	MAG NAIL W/ WASHER "KPFF CONTROL"	155287.19	342265.28	481.42'
8	MAG NAIL W/ WASHER "KPFF CONTROL"	155325.97	342001.52	462.38'
9	MAG NAIL W/ WASHER "KPFF CONTROL"	155358.52	341791.93	452.25'
10	MAG NAIL W/ WASHER "KPFF CONTROL"	155641.85	341693.17	464.43'
11	MAG NAIL W/ WASHER "KPFF CONTROL"	155829.93	341624.39	469.16'
12	MAG NAIL W/ WASHER "KPFF CONTROL"	155883.61	341677.86	476.75'
13	MAG NAIL W/ WASHER "KPFF CONTROL"	155912.47	341920.21	486.16'
14	MAG NAIL W/ WASHER "KPFF CONTROL"	155965.22	342029.87	492.41'
15	MAG NAIL W/ WASHER "KPFF CONTROL"	155941.07	342162.36	497.32'
16	MAG NAIL W/ WASHER "KPFF CONTROL"	156034.87	342370.11	508.16'
17	MAG NAIL W/ WASHER "KPFF CONTROL"	156071.61	342555.84	519.85'
18	MAG NAIL W/ WASHER "KPFF CONTROL"	156126.10	342799.17	528.21'
19	MAG NAIL W/ WASHER "KPFF CONTROL"	156120.60	343058.61	531.92'
20	MAG NAIL W/ WASHER "KPFF CONTROL"	156129.32	343225.05	534.15'
21	MAG NAIL W/ WASHER "KPFF CONTROL"	156116.59	343567.40	541.60'
22	MAG NAIL W/ WASHER "KPFF CONTROL"	156137.78	343818.78	545.41'
23	MAG NAIL W/ WASHER "KPFF CONTROL"	155720.06	343836.76	539.88'
24	MAG NAIL W/ WASHER "KPFF CONTROL"	155488.69	343809.46	544.97'
25	1-1/8" BRASS CAP "KPFF CONTROL"	156252.78	342593.42	518.94'

PRELIMINARY

SEE SHEETS 2, 3 & 6 FOR STORM/SANITARY TABLES

KEY MAP:



NORTH

SCALE
30 0 15 30 60
1 INCH = 30 FEET

JOB NO. 2400052

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BOUNDARY & TOPOGRAPHIC SURVEY
IDA B. WELLS HIGH SCHOOL
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CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

DATE:	JANUARY 9, 2026
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File: \\CIVILPDX1\civil-projects\c\x\2023\2300371-ida-Wells-HS\CAD\PLOT\LAND USE\0371-LU-C1.01-EXST.dwg TAB:LU-C1.01
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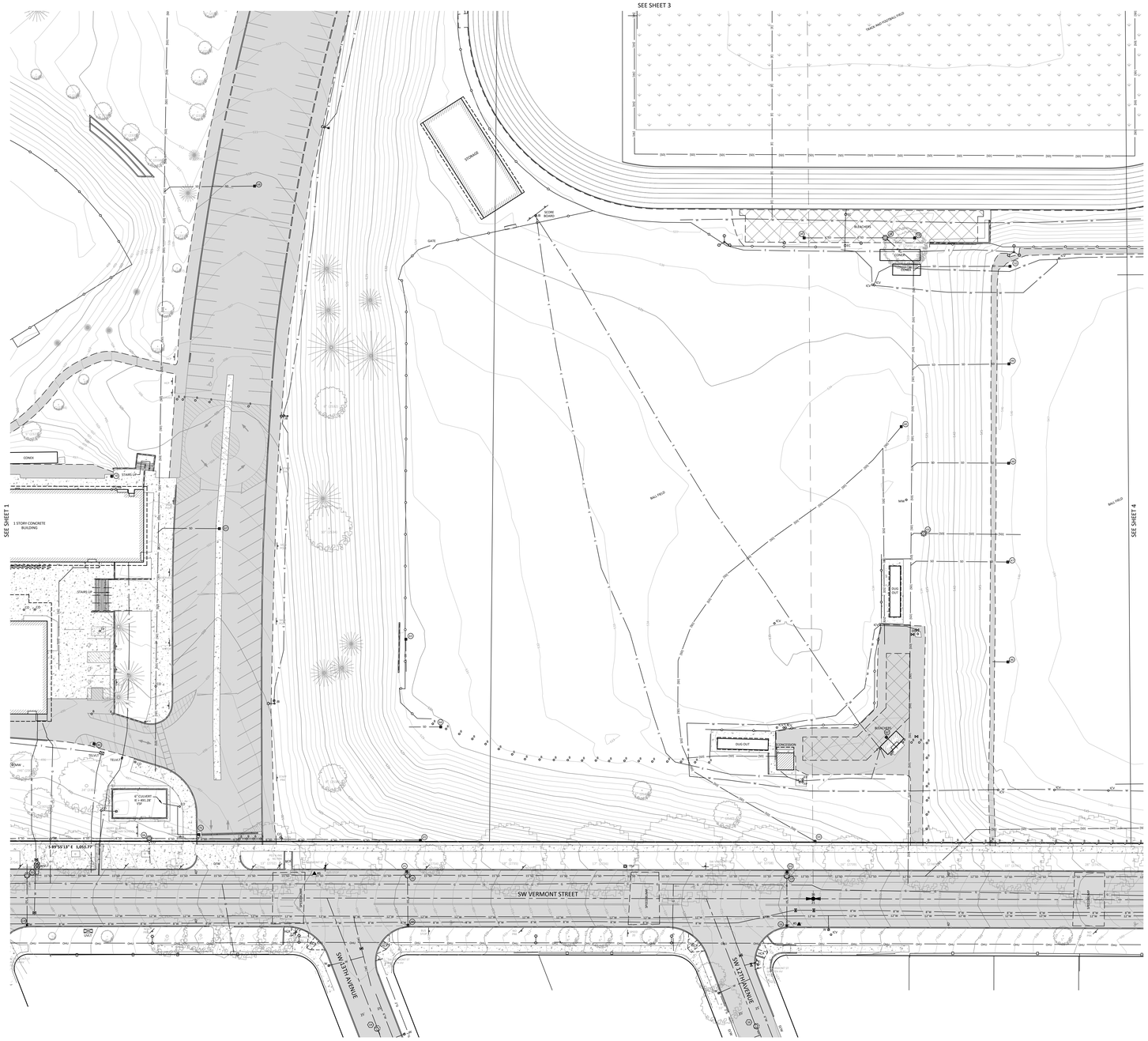
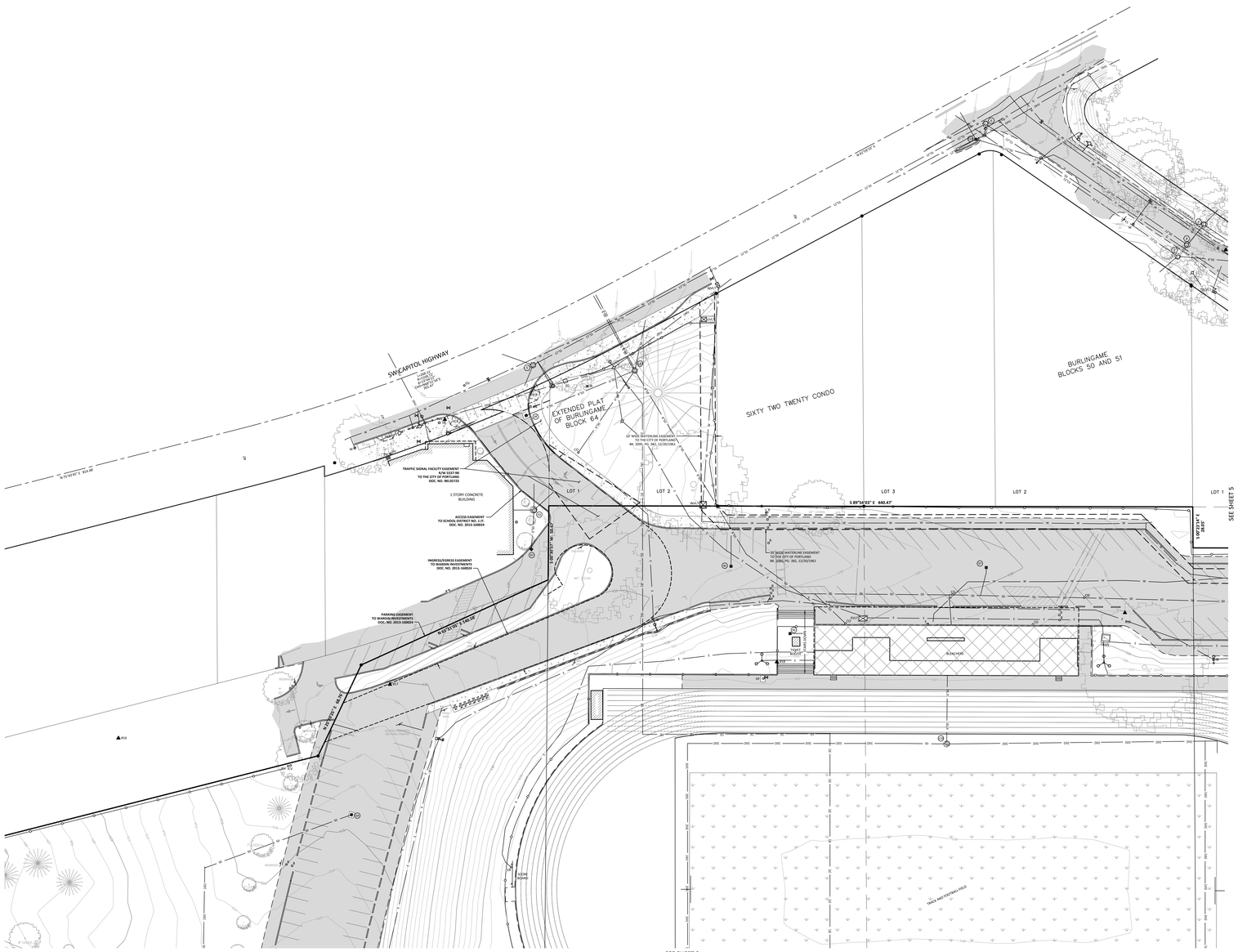

SEE SHEET 3
SEE SHEET 1
SEE SHEET 4
SEE SHEET 2
SW VERMONT STREET
SW 13TH AVENUE
SW 12TH AVENUE
SW 11TH AVENUE
SW 10TH AVENUE
SW 9TH AVENUE
SW 8TH AVENUE
SW 7TH AVENUE
SW 6TH AVENUE
SW 5TH AVENUE
SW 4TH AVENUE
SW 3RD AVENUE
SW 2ND AVENUE
SW 1ST AVENUE
TRACK AND FOOTBALL FIELD
BALL FIELD
BALL FIELD
STORAGE
SCORE BOARD
BLEACHERS
CONCRETE PLAZA
CONCRETE PLAZA
1 STORY CONCRETE BUILDING
CONEX
STAIRS UP
STAIRS UP
STAIRS UP
GATE
GATE
GATE

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE SOUTH HALF OF SECTION 16
TOWNSHIP 1 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
FIELD SURVEYED: APRIL 7, 2025 & DECEMBER 22, 2025



STORM TABLE (CONTINUED):

94 CATCH BASIN
RIM = 518.83'
WATER ELEVATION = 517.53'

95 CATCH BASIN (SUMP)
RIM = 525.85'
WATER ELEVATION = 523.95'

96 CATCH BASIN (SUMP)
RIM = 532.54'
WATER ELEVATION = 530.84'

97 CATCH BASIN (SUMP)
RIM = 529.60'
WATER ELEVATION = 527.80'

98 CATCH BASIN (SUMP)
RIM = 532.05'
WATER ELEVATION = 530.25'

99 CATCH BASIN (SUMP)
RIM = 537.02'
WATER ELEVATION = 535.22'

100 STORM MANHOLE
RIM = 545.62'
IE 4" IN (S) = 542.27'
IE 4" OUT (N) = 538.72'

101 STORM MANHOLE
RIM = 546.12'
TOP OF 4" PIPE = 543.17'
IE 6" IN (S) = 542.02'
IE 6" OUT (N) = 541.87'

102 STORM DRYWELL
RIM = 550.94'
WATER ELEVATION = 547.34'
BOTTOM OF STRUCTURE = 547.34'

103 CATCH BASIN
RIM = 546.43'
FULL OF DEBRIS

104 CATCH BASIN (SUMP)
RIM = 536.40'
IE 4" IN (S) = 534.50'
IE 4" OUT (N) = 534.40'

105 STORM MANHOLE
RIM = 539.57'
IE 10" IN (SE) = 529.37'
IE OUT (NW) = 25+ DOWN

106 CATCH BASIN (SUMP)
RIM = 540.61'
WATER ELEVATION = 538.81'

107 CATCH BASIN (SUMP)
RIM = 542.12'
WATER ELEVATION = 540.32'

108 UNDERGROUND STORAGE TANK
RIM = 545.23'
TOP OF VERTICAL PIPE (S) = 540.38'
TOP OF VERTICAL PIPE (S) = 240.23'
BOTTOM OF STRUCTURE = 539.23'

109 CATCH BASIN (SUMP)
RIM = 544.71'
WATER ELEVATION = 542.96'

110 STORM MANHOLE
RIM = 546.18'
IE 10" IN (SE) = 534.38'
IE 12" OUT (NW) = 534.08'

111 STORM MANHOLE
RIM = 545.07'
TOP OF VALVE = 543.12'
BOTTOM OF STRUCTURE = 542.17'

112 STORM MANHOLE
RIM = 548.66'
TOP OF WATER = 544.22'

113 CATCH BASIN (SUMP)
RIM = 547.18'
FULL OF DEBRIS

114 CATCH BASIN (SUMP)
RIM = 547.63'
WATER ELEVATION = 545.89'

115 CATCH BASIN (SUMP)
RIM = 539.26'
WATER ELEVATION = 537.41'

116 CATCH BASIN (SUMP)
RIM = 538.92'
WATER ELEVATION = 537.02'

117 CATCH BASIN
RIM = 499.25'
IE 8" OUT (W) = 497.50'

118 CATCH BASIN
RIM = 494.88'
FULL OF DEBRIS

119 CATCH BASIN (SUMP)
RIM = 454.02'
WATER ELEVATION = 453.32'

120 CATCH BASIN
RIM = 485.96'
FULL OF DEBRIS

121 UNDERGROUND STORAGE TANK
RIM = 545.21'
UNABLE TO OPEN

SANITARY TABLE:

1 COMBINATION MANHOLE
RIM = 544.99'
IE 8" IN (SE) = 539.79'
IE 10" IN (W) = 535.99'
IE 8" IN (NW) = 538.29'
IE 8" IN (NE) = 540.84'
IE 10" OUT (SE) = 535.94'

2 COMBINATION MANHOLE
RIM = 548.54'
IE 8" IN (S) = 538.74'
IE 8" IN (NW) = 541.84'
IE 10" OUT (E) = 538.14'

3 SANITARY MANHOLE
RIM = 451.18'
IE 8" IN (W) = 439.48'
IE 15" IN (NW) = 438.68'
IE 15" OUT (S) = 438.58'

4 SANITARY MANHOLE
RIM = 457.78'
IE 8" IN (W) = 444.98'
IE 15" IN (NW) = 443.08'
IE 15" OUT (SE) = 442.88'

5 SANITARY MANHOLE
RIM = 518.88'
IE 8" IN (SW) = 507.13'
IE 12" IN (NW) = 506.53'
IE 12" OUT (NE) = 506.43'

6 COMBINATION MANHOLE
RIM = 506.27'
IE 12" IN (SW) = 496.17'
IE 12" OUT (SE) = 495.92'

7 COMBINATION MANHOLE
RIM = 501.88'
IE 8" IN (E) = 495.28'
IE 10" IN (SW) = 490.68'
IE 12" IN (NW) = 491.18'
IE 12" OUT (NE) = 490.48'

8 COMBINATION MANHOLE
RIM = 500.02'
IE 12" IN (SW) = 488.87'
IE 12" IN (NW) = 493.62'
IE 12" OUT (NE) = 488.27'

9 COMBINATION MANHOLE
RIM = 499.84'
IE 12" IN (SE) = 495.09'
IE 12" IN (SW) = 485.29'
IE 12" OUT (NE) = 484.64'

10 COMBINATION MANHOLE
RIM = 516.74'
IE 8" IN (E) = 506.39'
IE 12" IN (SE) = 505.84'
IE 8" IN (S) = 506.09'
IE 12" OUT (NW) = 504.89'

11 COMBINATION MANHOLE
RIM = 538.59'
IE 8" IN (N) = 521.59'
IE 8" IN (E) = 521.34'
IE 8" OUT (W) = 521.24'

12 COMBINATION MANHOLE
RIM 546.26'
IE 4" IN (N) = 540.31'
IE 12" IN (NE) = 539.41'
IE 12" OUT (S) = 539.16'

13 CONBINATION MANHOLE
RIM = 546.40'
IE 6" IN (SE) = 540.10'
IE 4" IN (SE) = 539.55'
IE 4" IN (SW) = 541.70'
IE 12" IN (N) = 538.20'
IE 8" OUT (W) = 538.15'

LEGEND:

- BUILDING OUTLINE WITH DOOR
- CONCRETE SURFACE
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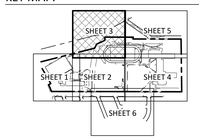
PRELIMINARY

KEY MAP:



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BOUNDARY & TOPOGRAPHIC SURVEY
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CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

DATE:	JANUARY 9, 2026
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SHEET NO.	3 OF 6

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IDA B. WELLS HS MODERNIZATION

1151 SW VERMONT ST. PORTLAND, OR 97219

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LU-C1.03

File: \\OWLPDX1\civil-projects\y\y\2023\2300371-ida-Wells-HS\CAD\PLOT\LAND USE\0371-LU-C1.01-EXST.dwg TAB:LU-C1.03
Plotted: 4/22/26 at 1:06pm By: jkampe
4/22/2026 1:06:24 PM

LU 26-026160 CU AD Exhibit A-22

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE SOUTH HALF OF SECTION 16
TOWNSHIP 1 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
FIELD SURVEYED: APRIL 7, 2025 & DECEMBER 22, 2025


SEE SHEET 5
SEE SHEET 2
IDA B. WELLS HIGH SCHOOL
POOL
RESTROOMS
GENERATOR
VACATED 10TH STREET ORDINANCE NO. 77174 25' WIDE
VACATED ALLEY ORDINANCE NO. 80784 10' WIDE
BLOCK 54
BLOCK 55
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
BURLINGAME BLOCKS 52 10 60
SW VERMONT STREET
SW CHESTNUT DRIVE
SW 10TH AVENUE
S 89°49'05" E 974.00
S 89°49'05" W 973.80
10' WIDE WATERLINE EASEMENT TO THE CITY OF PORTLAND BK. 2095, PG. 382; 4229/1961
TOP BENCHMARK NO. 5011
TRENCH DRAIN
KEYBOX
VAULT
PLAYGROUND
BASKETBALL CT.
SOCCER FIELD
BASEBALL FIELD
TENNIS COURTS
SOFTBALL FIELD
SOCCER FIELD
SOCCER FIELD
SOCCER

BOUNDARY & TOPOGRAPHIC SURVEY

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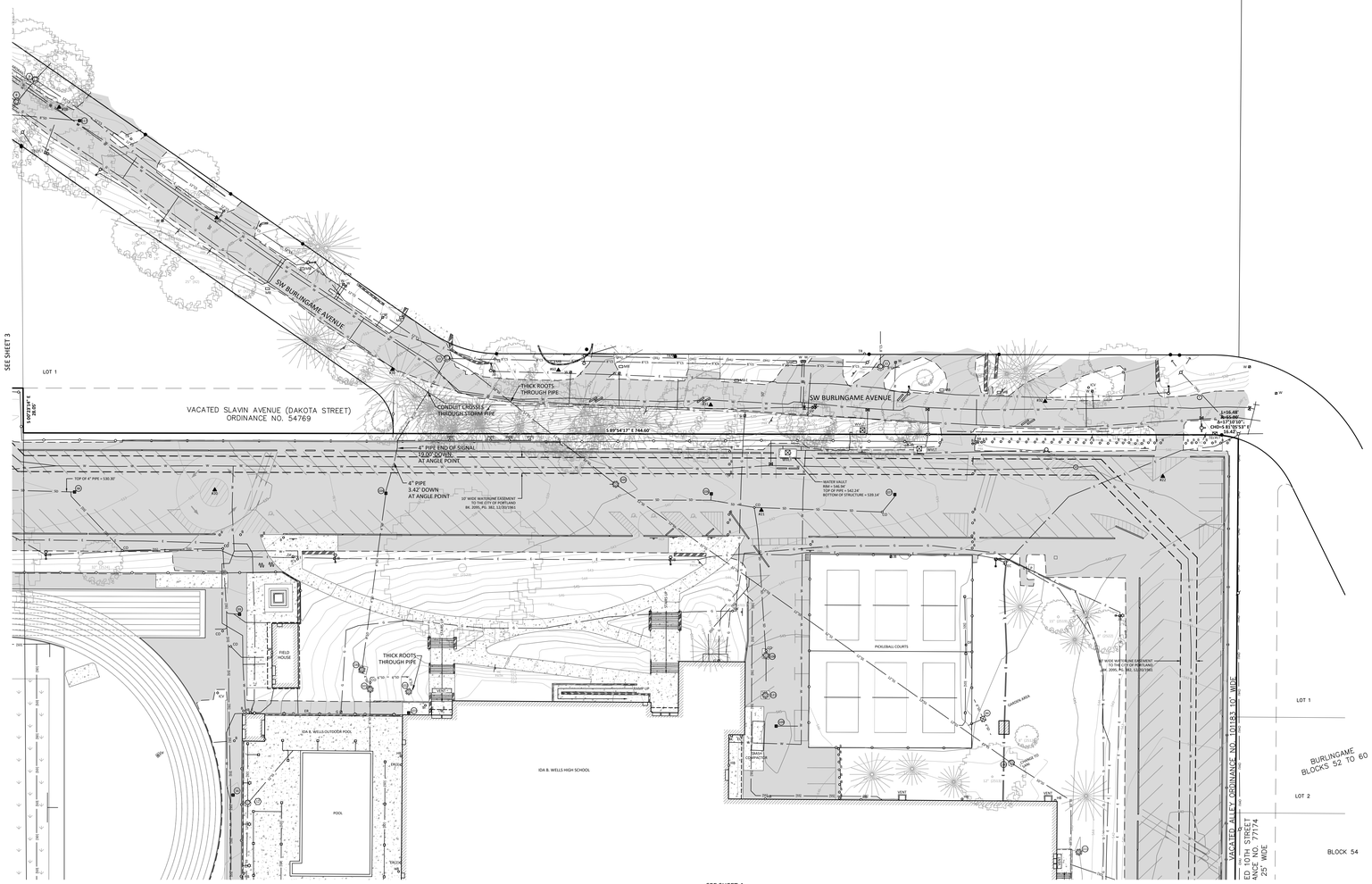
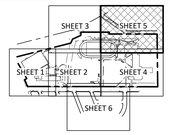


LEGEND:

- BUILDING OUTLINE WITH DOOR
- CONCRETE SURFACE
- GRAVEL SURFACE
- ASPHALT SURFACE
- ASTROTURF SURFACE
- WALL
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- ELECTRICAL LINE
- TRAFFIC SIGNAL LINE
- TELECOMMUNICATIONS LINE
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY LINES
- CYCLONE FENCE LINE
- UNDERGROUND LINE PER AS-BUILTS
- SIGN
- DOUBLE POST SIGN
- BOLLARD
- FLAG POLE
- DRIVEWAY ENTRY
- HANDICAP RAMP
- VEGETATED STORMWATER FACILITY
- BIKE RACK
- MAILBOX
- BENCH
- ROOF DRAIN
- ELECTRICAL JUNCTION BOX
- ELECTRICAL METER
- ELECTRICAL RISER
- ELECTRICAL CABINET
- ELECTRICAL VAULT
- TRANSFORMER
- GUY ANCHOR
- LUMINAIRE
- POWER POLE
- OVERHEAD LIGHT
- POWER POLE/OVERHEAD LIGHT
- GUY POLE
- GAS METER
- GAS VALVE
- SANITARY MANHOLE WITH STRUCTURE
- STORM MANHOLE WITH STRUCTURE
- CATCH BASIN
- AREA DRAIN
- SANITARY/STORM CLEAN OUT
- SANITARY/STORM STRUCTURE #
- TELECOMMUNICATIONS MANHOLE
- TELECOMMUNICATIONS VAULT
- TELECOMMUNICATIONS RISER
- TRAFFIC SIGNAL BOX
- PEDESTRIAN CONTROL SIGNAL ARM
- TRAFFIC CONTROL SIGNAL ARM
- TRAFFIC SIGNAL POLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- FIRE DEPARTMENT CONNECT
- WATER MANHOLE
- WATER VAULT
- WELL
- HOSE BIB
- IRRIGATION CONTROL VALVE
- MONITORING WELL
- DRINKING FOUNTAIN
- TEST BORE HOLE/WITH GRI NO.'S
- PLANTER BOX
- TRASH CAN
- DECIDUOUS TREE W/ (TAG NO.) -PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE W/ (TAG NO.) -PERIMETER REPRESENTS DRIPLINE
- SHRUB
- FOUND MONUMENT
- PROJECT CONTROL POINT
- FINISHED FLOOR ELEVATION

PRELIMINARY

KEY MAP:



NORTH

SCALE
30 0 15 30 60
1 INCH = 30 FEET

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BOUNDARY & TOPOGRAPHIC SURVEY
IDA B. WELLS HIGH SCHOOL
PORTLAND PUBLIC SCHOOLS
CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

DATE:	JANUARY 9, 2026
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	5 OF 6

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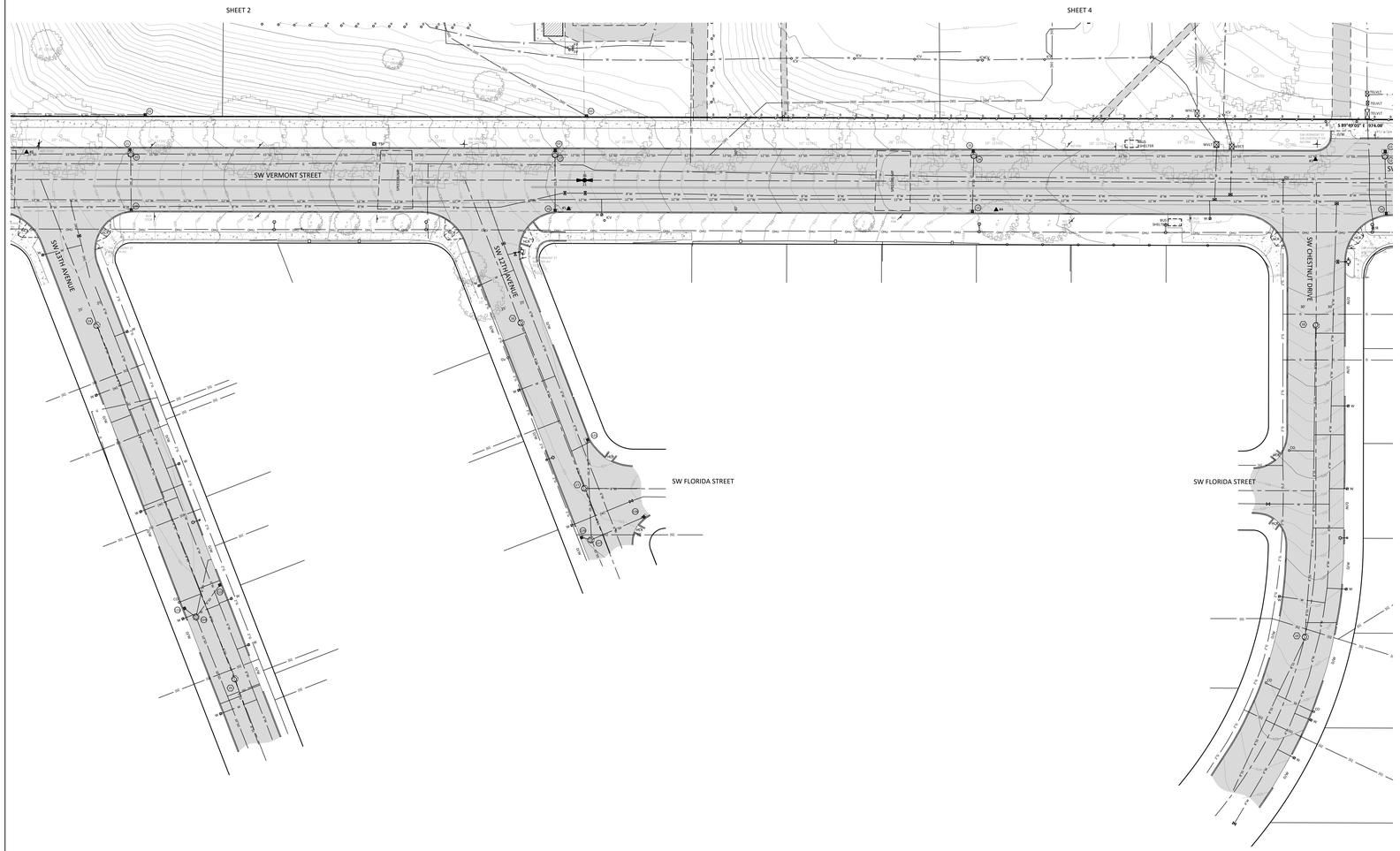
4/22/2026 1:08:01 PM

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE SOUTH HALF OF SECTION 16
TOWNSHIP 1 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
FIELD SURVEYED: APRIL 7, 2025 & DECEMBER 22, 2025



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STORM TABLE:

(122) CATCH BASIN
RIM = 500.29'
IE 8" OUT (SW) = 497.29'

(123) CATCH BASIN
RIM = 500.45'
IE 8" OUT (SE) = 497.95'

(124) STORM MANHOLE
RIM = 500.67'
IE 8" IN (NE) = 495.77'
IE 8" IN (NW) = 495.82'
IE 6" IN (NE) = 494.92'
IE 10" OUT (SE) = 494.02'

(125) CATCH BASIN
RIM = 520.53'
IE 8" OUT (S) = 517.73'

(126) CATCH BASIN
RIM = 519.84'
IE 8" OUT (SE) = 516.84'

(127) STORM MANHOLE
RIM = 520.16'
IE 8" IN (NE) = 514.36'
IE 8" IN (N) = 514.06'
IE 8" IN (NW) = 514.06'
IE 10" OUT (SE) = 512.11'

(128) CATCH BASIN
RIM = 521.42'
IE 8" OUT (SW) = 518.82'

(129) STORM MANHOLE
RIM = 536.94'
IE 18" IN (E) = 533.24'
IE 18" IN (W) = 533.09'
TOP OF 6" VERT OVERFLOW PIPE OUT (N) = 534.49'
BOTTOM OF STRUCTURE = 530.59'

(130) STORM MANHOLE
RIM = 520.77'
IE 6" IN (SW) = 516.27'
IE 6" IN (NE) = 515.92'
IE 6" IN (SW) = 515.32'
IE 8" IN (SE) = 515.42'
IE 6" OUT (NW) = 515.32'
IE 6" OUT (NW) = 515.32'

SANITARY TABLE:

(14) SANITARY MANHOLE
RIM = 501.95'
IE 8" OUT (SE) = 489.90'

(15) SANITARY MANHOLE
RIM = 500.89'
IE 8" IN (NW) = 487.91'
IE 8" OUT (SE) = 487.86'

(16) SANITARY MANHOLE
RIM = 521.64'
IE 8" OUT (SE) = 509.19'

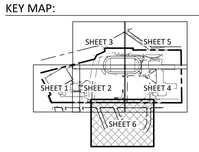
(17) SANITARY MANHOLE
RIM = 521.15'
IE 8" IN (E) = 508.40'
IE 8" IN (NW) = 508.37'
IE 8" OUT (SE) = 508.32'

(18) SANITARY MANHOLE
RIM = 543.56'
IE 8" OUT (S) = 526.01'

(19) SANITARY MANHOLE
RIM = 527.91'
IE 8" IN (N) = 518.51'
IE 8" OUT (SW) = 518.41'

PRELIMINARY

KEY MAP:



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SCALE
30 0 15 30 60
1 INCH = 30 FEET

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CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

DATE:	JANUARY 9, 2026
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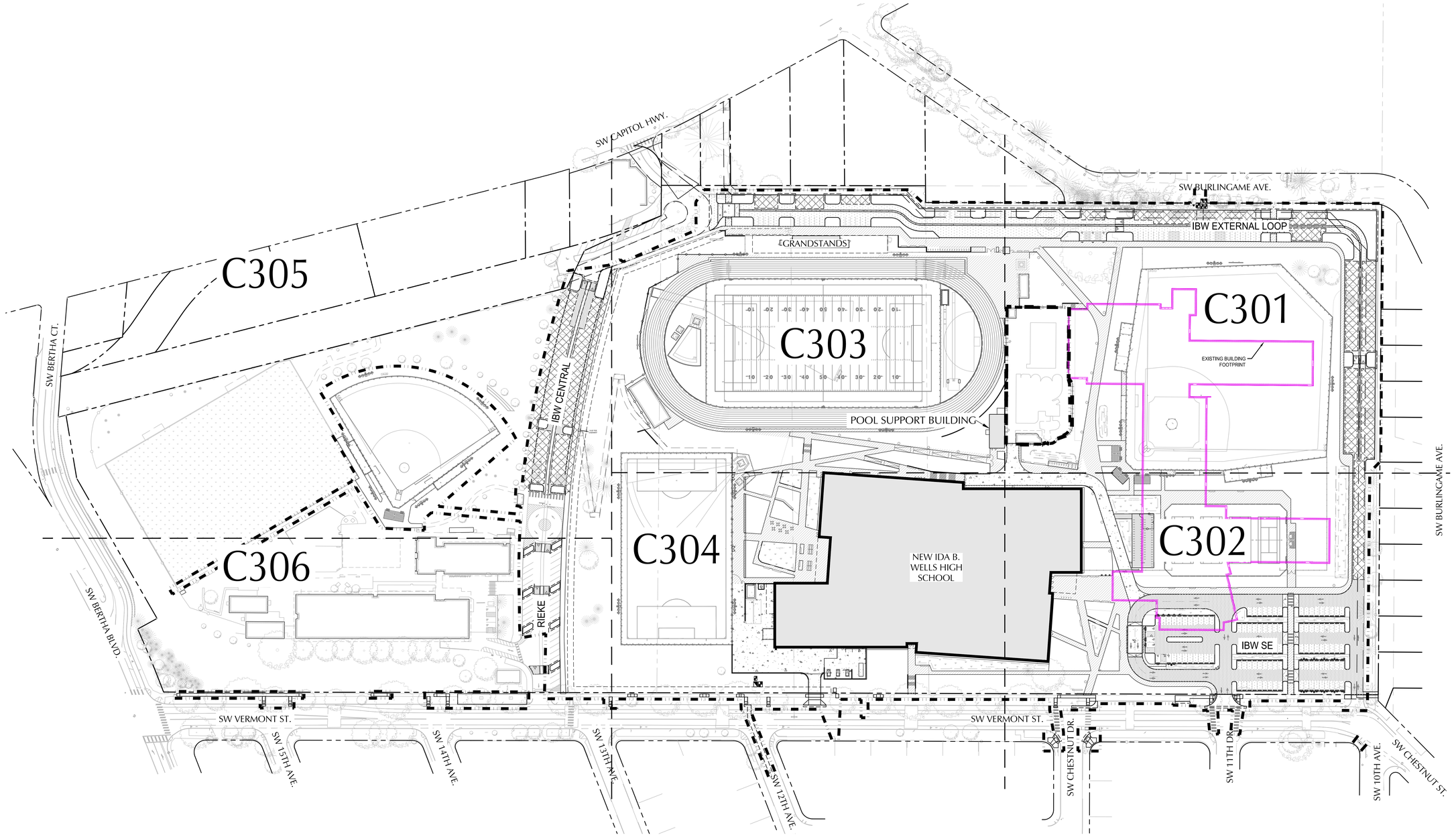

SHEET LEGEND

- PROPERTY LINE
- SAWCUT LINE
- VEHICULAR CONCRETE PAVEMENT
- PEDESTRIAN PAVEMENT (SEE LANDSCAPE PLANS)
- ASPHALT PAVEMENT HEAVY DUTY
- ASPHALT PAVEMENT LIGHT DUTY
- EXISTING ASPHALT PAVEMENT REPAIR - PROVIDE 2" COLD PLANE PAVEMENT REMOVAL AND 2" WEARING COURSE TO BE PLACED CONCURRENTLY WITH ADJACENT ASPHALT PAVEMENTS.
- SEAL COAT
- STORMWATER PLANTER OR BASIN
- PROPOSED BUILDING
- PROPOSED STANDARD CURB
- FIRE DEPARTMENT CONNECTION
- WORK LIMITS (SHOWN OFFSET FOR CLARITY)

PARKING TABLE

DESCRIPTION	TOTAL	ADA	EV	CARPOOL
IBW CENTRAL	69	3		
IBW EXTERNAL LOOP	172	3		
IBW SE	112	5	20	5
REIKE	34	3		
TOTAL	387	14	20	5

SCALE 1 INCH = 60 FEET (60 0 60 120)

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OVERALL CIVIL SITE PLAN

LU-C3.00

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4/22/2026 1:10:35 PM

EARTHWORK VOLUME ESTIMATE

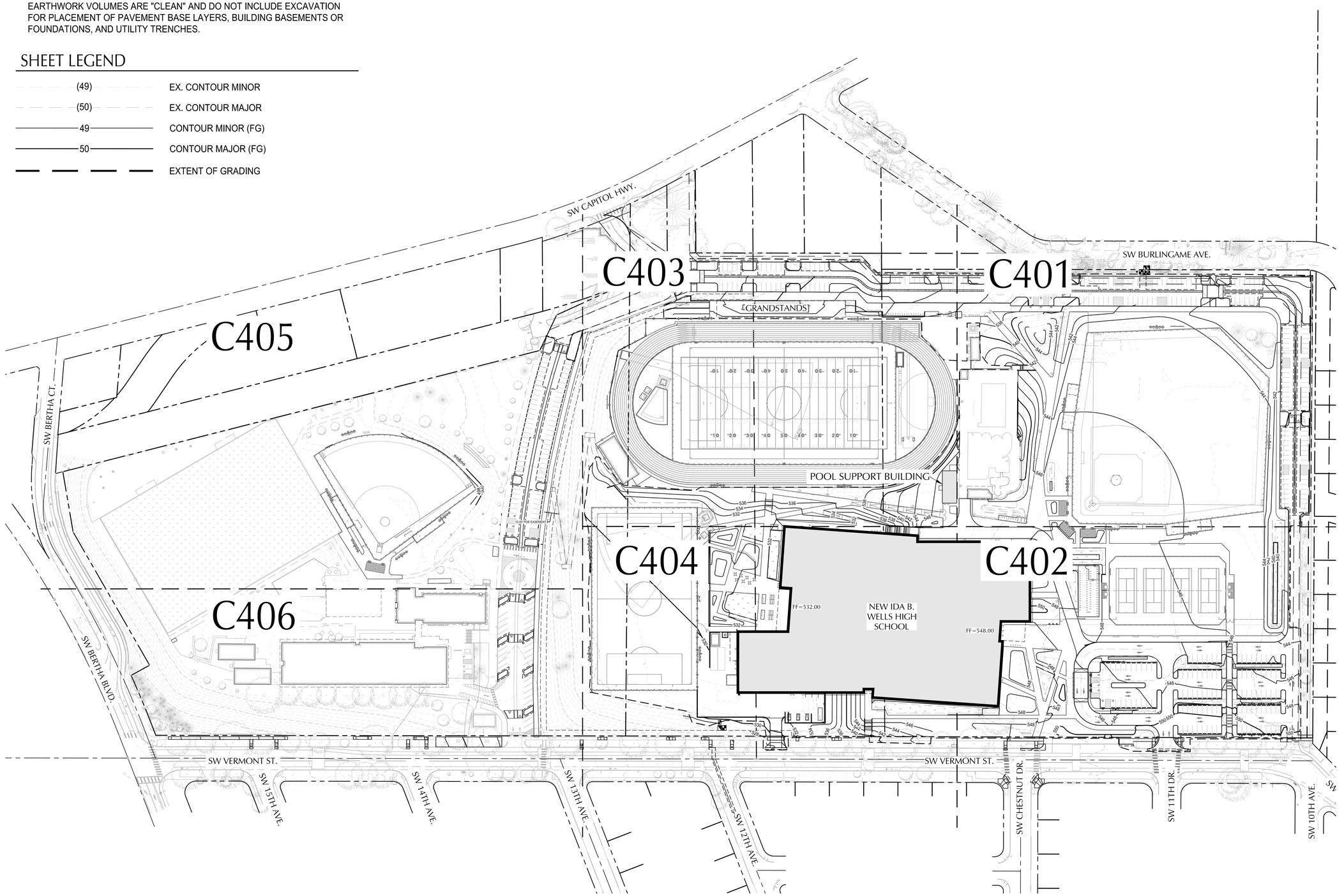
CUT: 114,500 CY
FILL: 1,800 CY

NET: 112,700 CY (CUT)

NOTE:
EARTHWORK VOLUMES ARE "CLEAN" AND DO NOT INCLUDE EXCAVATION FOR PLACEMENT OF PAVEMENT BASE LAYERS, BUILDING BASEMENTS OR FOUNDATIONS, AND UTILITY TRENCHES.

SHEET LEGEND

- (49) EX. CONTOUR MINOR
- (50) EX. CONTOUR MAJOR
- 49 CONTOUR MINOR (FG)
- 50 CONTOUR MAJOR (FG)
- EXTENT OF GRADING



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OVERALL GRADING PLAN

LU-C4.00

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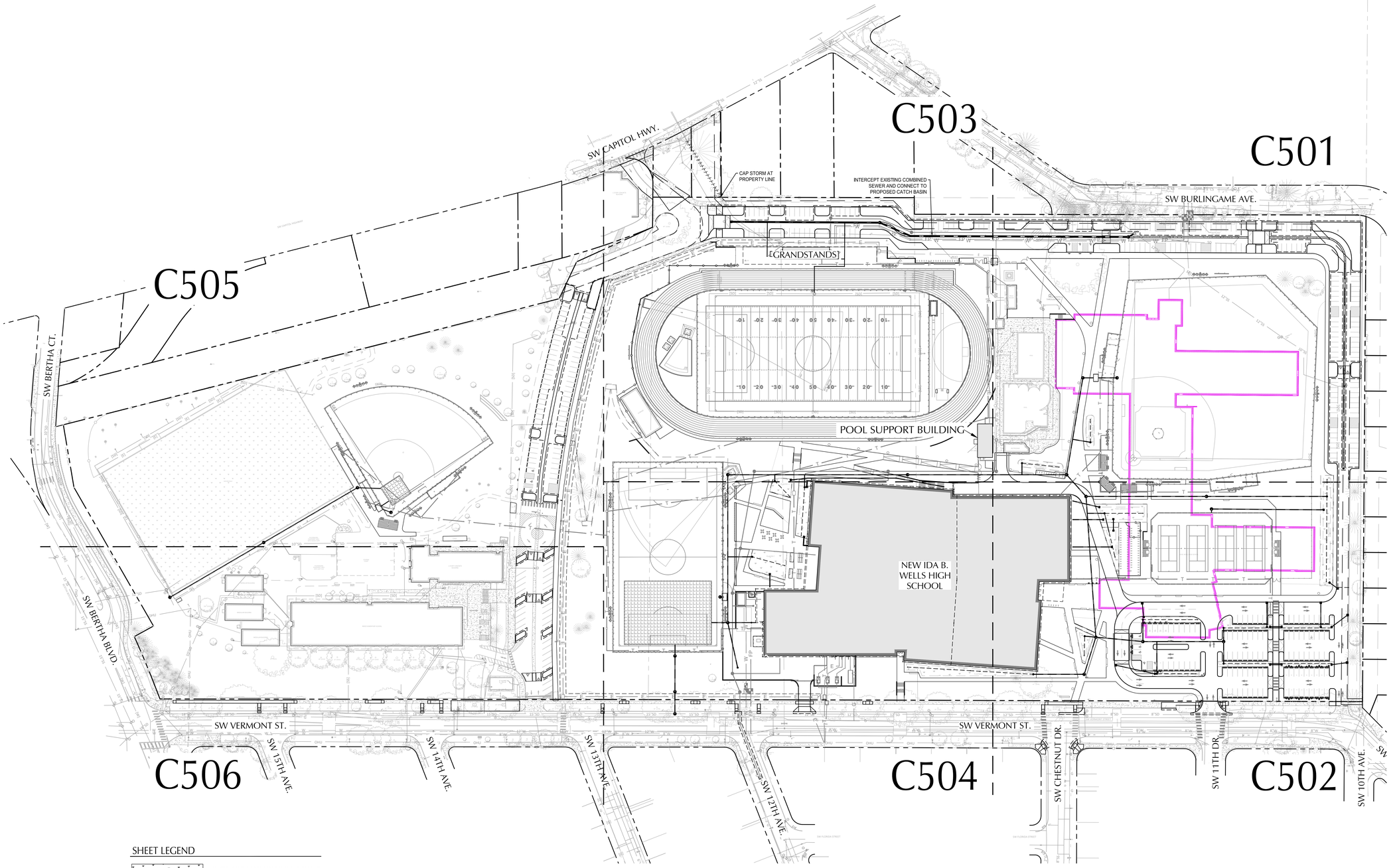

SHEET LEGEND

STORMWATER PLANTER OR BASIN (SEE DETAILS 3, 4, AND 5 ON LU-C5.50

UNDERGROUND STORM STORAGE (SEE DETAIL 1/LU-C5.50

SCALE 1 INCH = 60 FEET

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OVERALL STORMWATER PLAN

LU-C5.00

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4/22/2026 1:15:44 PM

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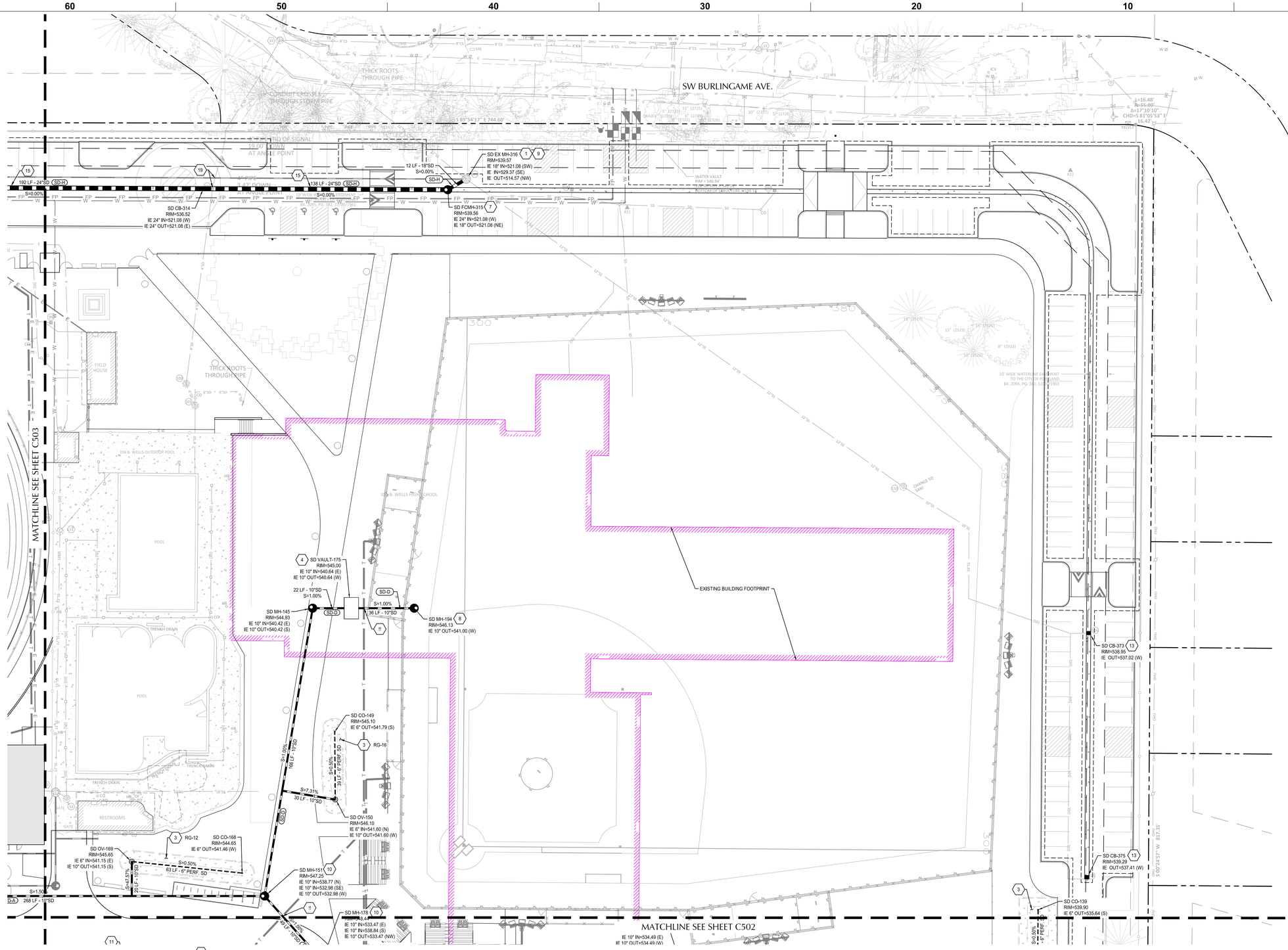


SHEET NOTES

1. VERIFY DOWNSTREAM CONNECTION TO STORMWATER CONNECTIONS TO EXISTING PRIOR TO SUBMITTING STORMWATER PRODUCTS. PIPING INSTALLATIONS SHALL BEGIN AT THE LOW POINT OF THE SYSTEM.
2. PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C901.
3. STATIONS AND OFFSETS SHOWN ON STRUCTURES ARE SHOWN AT CENTER OF STRUCTURE.
4. SEE C530 SERIES FOR STORM DRAINAGE PROFILES.
5. SEE C5XX SERIES FOR STORMWATER FACILITY SECTIONS.
6. SEE C550 FOR BUILDING FOUNDATION DRAINAGE.
7. SEE DETAIL 14/C901 FOR FLOW CONTROL MANHOLE ORIFICE INFORMATION.
8. PIPES WITH LESS THAN 36" COVER SHALL BE C900 OR APPROVED EQUAL.

SHEET LEGEND

STORMWATER PLANTER OR BASIN (SEE DETAIL 3, 4, AND 5 ON LU-C5.50)

UNDERGROUND STORM STORAGE (SEE DETAIL 1/LU-C5.50)

STORM KEY NOTES

NOTE	DESCRIPTION
1	CONNECT TO EXISTING STORM LINE. CONTRACTOR TO VERIFY INVERTS PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
2	STORMWATER PLANTER, UNLINED WITH UNDERDRAIN
3	STORMWATER BASIN, UNLINED WITH UNDERDRAIN
4	(23) 27" CARTRIDGE PERK FILTER VAULT. ACCESS LIDS TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
5	ADS MC-3500 CHAMBERS WITH MINIMUM STORAGE VOLUME OF 50,650 CUBIC FEET. ACCESS LIDS TO BE COORDINATED WITH FIELD DESIGNER.
6	(4) 27" CARTRIDGE PERK FILTER CATCH BASIN
7	FLOW CONTROL MANHOLE
8	CONNECT TO SPORTS FIELD SUBDRAINAGE. SEE FIELD DESIGNER PLANS FOR STORM CONTINUATION.
9	DEEP MANHOLE CONNECTION MAY REQUIRE OUTSIDE DROP AND SHORING FOR INSTALLATION
10	OUTSIDE DROP MANHOLE
11	BUILDING FOUNDATION DRAINAGE. SEE C550 FOR MORE INFORMATION.
12	INTERCEPT EXISTING COMBINED SEWER LINE AND CONNECT TO CATCH BASIN. CONTRACTOR TO VERIFY INVERT OF EXISTING COMBINED SEWER LINE PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
13	REPLACE EXISTING CATCH BASIN WITH NEW CATCH BASIN AND CONNECT EXISTING STORM LINE
14	ADS MC-3500 CHAMBERS WITH MINIMUM STORAGE VOLUME OF 4,240 CUBIC FEET. ACCESS LIDS TO BE COORDINATED WITH FIELD DESIGNER.
15	24" DIAMETER DETENTION PIPE
16	(14) 27" CARTRIDGE PERK FILTER VAULT
17	(10) 27" CARTRIDGE PERK FILTER VAULT
18	STORMWATER PLANTER, LINED

STORM LABEL LEGEND (CONT.)

NOTE	DESCRIPTION
19	PROTECT EXISTING 4-INCH CROSSING FROM POOL BACKWATER, APPROXIMATELY 3 TO 4 FEET BELOW GRADE. REMOVE EXISTING CATCH BASIN AND REPLACE PIPE TO CONNECT ABOVE NEW DEEP SEWER AND STORM LINES.
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.
!!	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.

STORM LABEL LEGEND

STRUCTURE LABEL

- UTILITY TYPE (SD=STORM DRAINAGE)
- STRUCTURE TYPE CALLOUT
- ID NUMBER (WHERE APPLICABLE)

XX XX-XX
X+XX.X RT X.X' ← LOCATION (WHERE APPLICABLE)
RIM=
IE IN = XX.X
IE OUT = XX.X ← STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

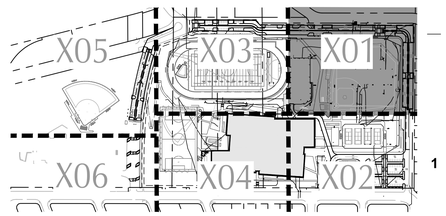
- UTILITY LENGTH
- UTILITY SIZE
- UTILITY TYPE

XXLF - XX" XX
S=X.XX%
SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CO	CLEANOUT TO GRADE
FCMH	FLOW CONTROL MANHOLE
FD	FOUNDATION DRAINAGE
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
STUB	STUB
TD	TRENCH DRAIN
WQCB	WATER QUALITY CATCH BASIN
WQMH	WATER QUALITY MANHOLE

SCALE 1 INCH = 20 FEET (20 0 20 40)



KEY MAP

PORTLAND PUBLIC SCHOOLS
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PORTLAND, OR 97227
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BORA

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1151 SW VERMONT ST. PORTLAND, OR 97219

MARK	DATE	DESCRIPTION
Issued:		APRIL 29,2026
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LAND USE SUBMISSION

STORMWATER PLAN

LU-C5.01

File: \CWLFDX\civil-projects\p\2023\230377-ida-Wells-HS\CAD\PLOT\LAND USE\0377-LU-C5.01-STORM PLAN.dwg TAB:LU-C5.01
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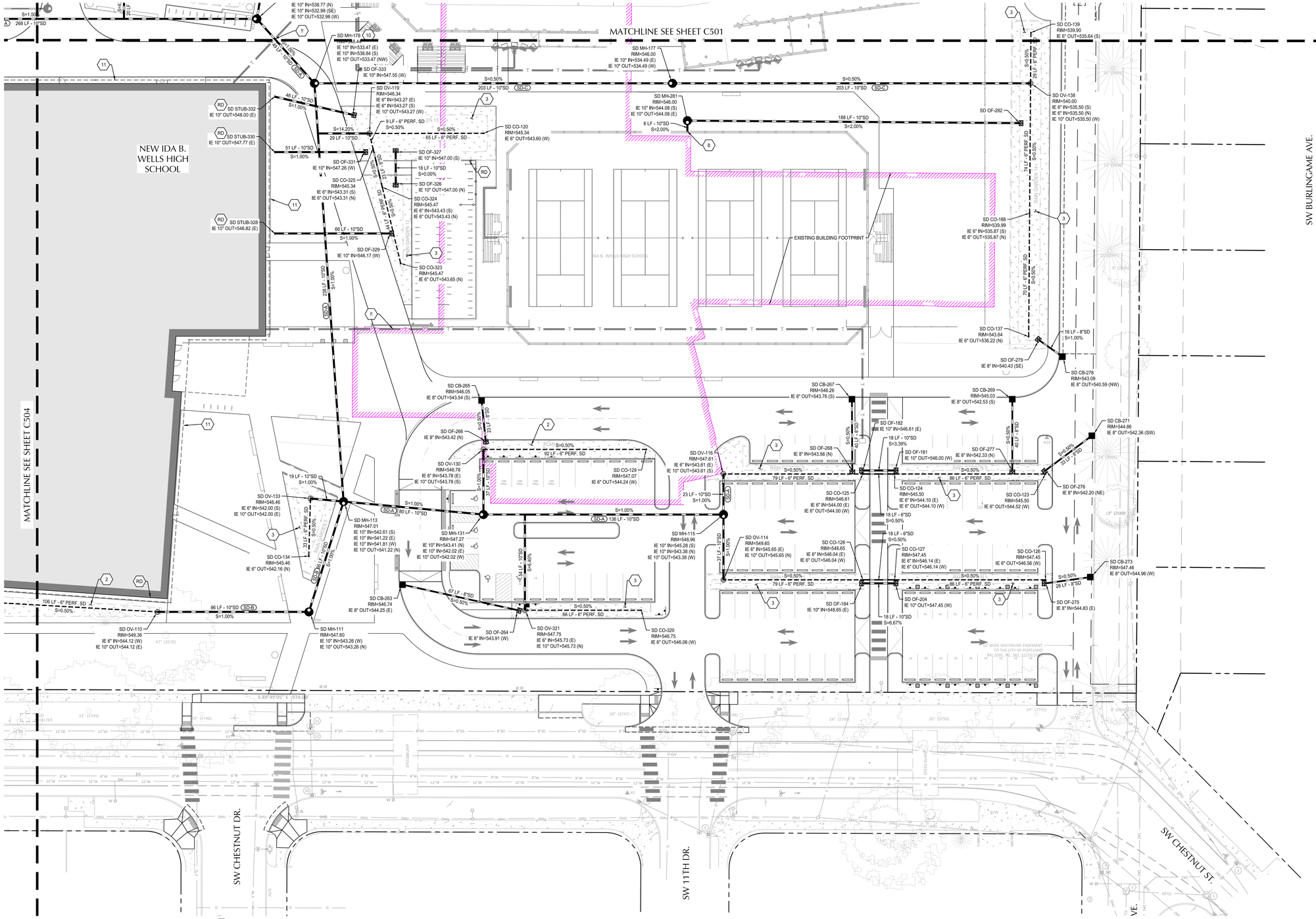
MATCHLINE SEE SHEET C501
MATCHLINE SEE SHEET C504
NEW IDA B. WELLS HIGH SCHOOL
EXISTING BUILDING FOOTPRINT
SW BURLINGAME AVE.
SW CHESTNUT DR.
SW 11TH DR.
SW CHESTNUT ST.
SD MH-178 RIM=548.44 IE 10" IN=533.47 (E) IE 10" IN=538.84 (S) IE 10" OUT=533.47 (NW)
SD MH-177 RIM=546.00 IE 10" IN=534.49 (E) IE 10" OUT=534.49 (W)
SD MH-281 RIM=546.00 IE 10" IN=544.08 (S) IE 10" OUT=544.08 (E)
SD MH-113 RIM=547.01 IE 10" IN=542.61 (S) IE 10" IN=541.22 (E) IE 10" IN=541.81 (W) IE 10" OUT=541.22 (N)
SD MH-131 RIM=547.27 IE 10" IN=543.41 (N) IE 10" IN=542.02 (E) IE 10" OUT=542.02 (W)
SD MH-115 RIM=548.86 IE 10" IN=545.28 (S) IE 10" IN=543.38 (N) IE 10" OUT=543.38 (W)
SD MH-111 RIM=547.60 IE 10" IN=543.26 (W) IE 10" OUT=543.26 (N)
SD OV-119 RIM=546.34 IE 6" IN=543.27 (E) IE 6" IN=543.27 (S) IE 10" OUT=543.27 (W)
SD OV-130 RIM=546.78 IE 6" IN=543.78 (E) IE 10" OUT=543.78 (S)
SD OV-133 RIM=546.46 IE 6" IN=542.00 (S) IE 10" OUT=542.00 (E)
SD OV-110 RIM=549.36 IE 6" IN=544.12 (W) IE 10" OUT=544.12 (E)
SD OV-116 RIM=547.61 IE 6" IN=543.61 (E) IE 10" OUT=543.61 (S)
SD OV-114 RIM=549.65 IE 6" IN=545.65 (E) IE 10" OUT=545.65 (N)
SD OV-321 RIM=547.75 IE 6" IN=545.73 (E) IE 10" OUT=545.73 (N)
SD CO-120 RIM=545.34 IE 6" OUT=543.60 (W)
SD CO-325 RIM=545.34 IE 6" IN=543.31 (S) IE 6" OUT=543.31 (N)
SD CO-324 RIM=545.47 IE 6" IN=543.43 (S) IE 6" OUT=543.43 (N)
SD CO-323 RIM=545.47 IE 6" OUT=543.65 (N)
SD CO-129 RIM=547.07 IE 6" OUT=544.24 (W)
SD CO-134 RIM=545.46 IE 6" OUT=542.16 (N)
SD CO-320 RIM=546.75 IE 6" OUT=546.06 (W)
SD CO-125 RIM=546.61 IE 6" IN=544.00 (E) IE 6" OUT=544.00 (W)
SD CO-124 RIM=545.50 IE 6" IN=544.10 (E) IE 6" OUT=544.10 (W)
SD CO-123 RIM=545.50 IE 6" OUT=544.52 (W)
SD CO-128 RIM=548.65 IE 6" IN=546.04 (E) IE 6" OUT=546.04 (W)
SD CO-127 RIM=547.45 IE 6" IN=546.14 (E) IE 6" OUT=546.14 (W)
SD CO-126 RIM=547.45 IE 6" OUT=546.56 (W)
SD CO-139 RIM=539.90 IE 6" OUT=535.64 (S)
SD OV-138 RIM=540.00 IE 6" IN=535.50 (S) IE 6" IN=535.50 (N) IE 10" OUT=535.50 (W)
SD CO-188 RIM=539.99 IE 6" IN=535.87 (S) IE 6" OUT=535.87 (N)
SD CO-137 RIM=543.64 IE 6" OUT=536.22 (N)
SD CB-265 RIM=546.05 IE 8" OUT=543.54 (S)
SD CB-267 RIM=546.26 IE 8" OUT=543.76 (S)
SD CB-269 RIM=545.03 IE 8" OUT=542.53 (S)
SD CB-271 RIM=544.86 IE 8" OUT=542.36 (SW)
SD CB-273 RIM=547.46 IE 8" OUT=544.96 (W)
SD CB-278 RIM=543.09 IE 8" OUT=540.59 (NW)
SD CB-263 RIM=546.74 IE 8" OUT=544.25 (E)
SD OF-266 IE 8" IN=543.42 (N)
SD OF-268 IE 8" IN=543.56 (N)
SD OF-182 IE 10" IN=546.61 (E)
SD OF-181 IE 10" OUT=546.00 (W)
SD OF-277 IE 8" IN=542.33 (N)
SD OF-276 IE 8" IN=542.20 (NE)
SD OF-184 IE 10" IN=548.65 (E)
SD OF-204 IE 10" OUT=547.45 (W)
SD OF-275 IE 8" IN=544.83 (E)
SD OF-279 IE 8" IN=540.43 (SE)
SD OF-282
SD OF-264 IE 8" IN=543.91 (W)
SD OF-964 IE 8" IN=543.91 (W)
SD OF-327 IE 10" IN=547.00 (S)
SD OF-326 IE 10" OUT=547.00 (N)
SD OF-331 IE 10" IN=547.26 (W)
SD OF-329 IE 10" IN=546.17 (W)
SD STUB-332 IE 10" OUT=548.00 (E)
SD STUB-330 IE 10" OUT=547.77 (E)
SD STUB-328 IE 10" OUT=546.82 (E)
203 LF - 10"SD S=0.50%
188 LF - 10"SD S=2.00%
6 LF - 10"SD S=2.00%
65 LF - 6" PERF. SD S=0.50%
92 LF - 6" PERF. SD S=0.50%
79 LF - 6" PERF. SD S=0.50%
86 LF - 6" PERF. SD S=0.50%
66 LF - 6" PERF. SD S=0.50%
106 LF - 6" PERF. SD S=0.50%
29 LF - 6" PERF. SD S=0.50%
34 LF - 6" PERF. SD S=0.50%
70 LF - 6" PERF. SD S=0.50%
54 LF - 6" PERF. SD S=6.40%
67 LF - 6" PERF. SD S=0.50%
48 LF - 10"SD S=1.00%
51 LF - 10"SD S=1.00%
66 LF - 10"SD S=1.00%
293 LF - 10"SD S=1.00%
19 LF - 10"SD S=1.00%
60 LF - 10"SD S=1.00%
136 LF - 10"SD S=1.00%
86 LF - 10"SD S=1.00%
23 LF - 10"SD S=1.00%
97 LF - 10"SD S=1.00%
18 LF - 10"SD S=3.39%
18 LF - 6"SD S=0.50%
18 LF - 10"SD S=6.67%
16 LF - 8"SD S=1.00%
40 LF - 8"SD S=0.50%
33 LF - 8"SD S=0.50%
26 LF - 8"SD S=0.50%
54 LF - 8"SD S=0.50%
40 LF - 8"SD S=0.50%
S=14.20%
S=6.40%
S=0.50%
S=1.00%
S=2.00%
S=6.67%
PLANTER 1
PLANTER 2
PLANTER 3
PLANTER 4
PLANTER 5
PLANTER 6
PLANTER 7
PLANTER 8
PLANTER 9
PLANTER 10
PLANTER 11
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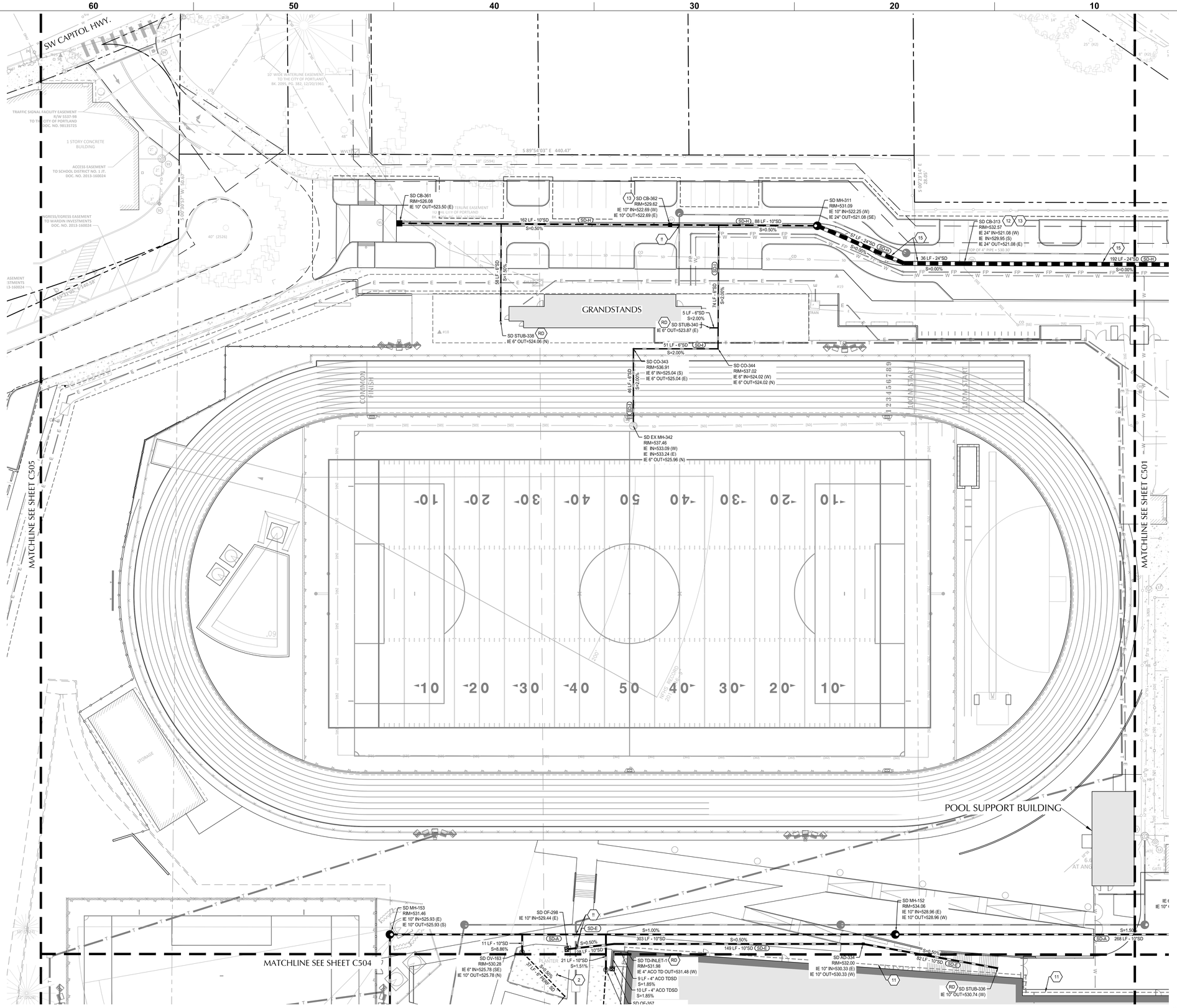
PLANTER 20
PLANTER



SHEET NOTES

1. VERIFY DOWNSTREAM CONNECTION TO STORMWATER CONNECTIONS TO EXISTING PRIOR TO SUBMITTING STORMWATER PRODUCTS. PIPING INSTALLATIONS SHALL BEGIN AT THE LOW POINT OF THE SYSTEM.
2. PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C901.
3. STATIONS AND OFFSETS SHOWN ON STRUCTURES ARE SHOWN AT CENTER OF STRUCTURE.
4. SEE C530 SERIES FOR STORM DRAINAGE PROFILES.
5. SEE C5XX SERIES FOR STORMWATER FACILITY SECTIONS.
6. SEE C550 FOR BUILDING FOUNDATION DRAINAGE.
7. SEE DETAIL 14/C901 FOR FLOW CONTROL MANHOLE ORIFICE INFORMATION.
8. PIPES WITH LESS THAN 36" COVER SHALL BE C900 OR APPROVED EQUAL.

SHEET LEGEND

STORMWATER PLANTER OR BASIN (SEE DETAIL 3, 4, AND 5 ON LU-C5.50)

UNDERGROUND STORM STORAGE (SEE DETAIL 1/LU-C5.50)

STORM KEY NOTES

NOTE	DESCRIPTION
1	CONNECT TO EXISTING STORM LINE. CONTRACTOR TO VERIFY INVERTS PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
2	STORMWATER PLANTER, UNLINED WITH UNDERDRAIN
3	STORMWATER BASIN, UNLINED WITH UNDERDRAIN
4	(23) 27" CARTRIDGE PERK FILTER VAULT. ACCESS LIDS TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
5	ADS MC-3500 CHAMBERS WITH MINIMUM STORAGE VOLUME OF 50,650 CUBIC FEET. ACCESS LIDS TO BE COORDINATED WITH FIELD DESIGNER.
6	(4) 27" CARTRIDGE PERK FILTER CATCH BASIN
7	FLOW CONTROL MANHOLE
8	CONNECT TO SPORTS FIELD SUBDRAINAGE. SEE FIELD DESIGNER PLANS FOR STORM CONTINUATION.
9	DEEP MANHOLE CONNECTION MAY REQUIRE OUTSIDE DROP AND SHORING FOR INSTALLATION
10	OUTSIDE DROP MANHOLE
11	BUILDING FOUNDATION DRAINAGE. SEE C550 FOR MORE INFORMATION.
12	INTERCEPT EXISTING COMBINED SEWER LINE AND CONNECT TO CATCH BASIN. CONTRACTOR TO VERIFY INVERT OF EXISTING COMBINED SEWER LINE PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
13	REPLACE EXISTING CATCH BASIN WITH NEW CATCH BASIN AND CONNECT EXISTING STORM LINE
14	ADS MC-3500 CHAMBERS WITH MINIMUM STORAGE VOLUME OF 4,240 CUBIC FEET. ACCESS LIDS TO BE COORDINATED WITH FIELD DESIGNER.
15	24" DIAMETER DETENTION PIPE
16	(14) 27" CARTRIDGE PERK FILTER VAULT
17	(10) 27" CARTRIDGE PERK FILTER VAULT
18	STORMWATER PLANTER, LINED
19	PROTECT EXISTING 4-INCH CROSSING FROM POOL BACKWATER, APPROXIMATELY 3 TO 4 FEET BELOW GRADE. REMOVE EXISTING CATCH BASIN AND REPLACE PIPE TO CONNECT ABOVE NEW DEEP SEWER AND STORM LINES.
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.
!!	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.

STORM LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE)
STRUCTURE TYPE CALLOUT
ID NUMBER (WHERE APPLICABLE)

XX XX-XX
X=XX.X RT X.X° — LOCATION (WHERE APPLICABLE)
RIM=
IE IN = XX.X
IE OUT = XX.X — STRUCTURE INFO (WHERE APPLICABLE)

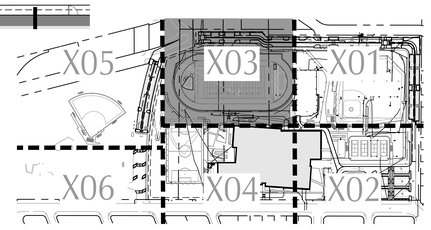
PIPE LABEL

UTILITY LENGTH
UTILITY SIZE
UTILITY TYPE

XXLF - XX" XX
S=X.XX%
SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CO	CLEANOUT TO GRADE
FCMH	FLOW CONTROL MANHOLE
FD	FOUNDATION DRAINAGE
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
STUB	STUB
TD	TRENCH DRAIN
WQCB	WATER QUALITY CATCH BASIN
WQMH	WATER QUALITY MANHOLE



KEY MAP

SCALE 1 INCH = 20 FEET (20 0 20 40)

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BORA

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LAND USE SUBMISSION

STORMWATER PLAN

LU-C5.03

File: \\OVLPDX1\civil-projects\c\p\2023\2303371-ida-Wells-HS\CAD\PLOT\LAND USE\0371-LU-C5.01-STORM PLAN.dwg TAB:LU-C5.03
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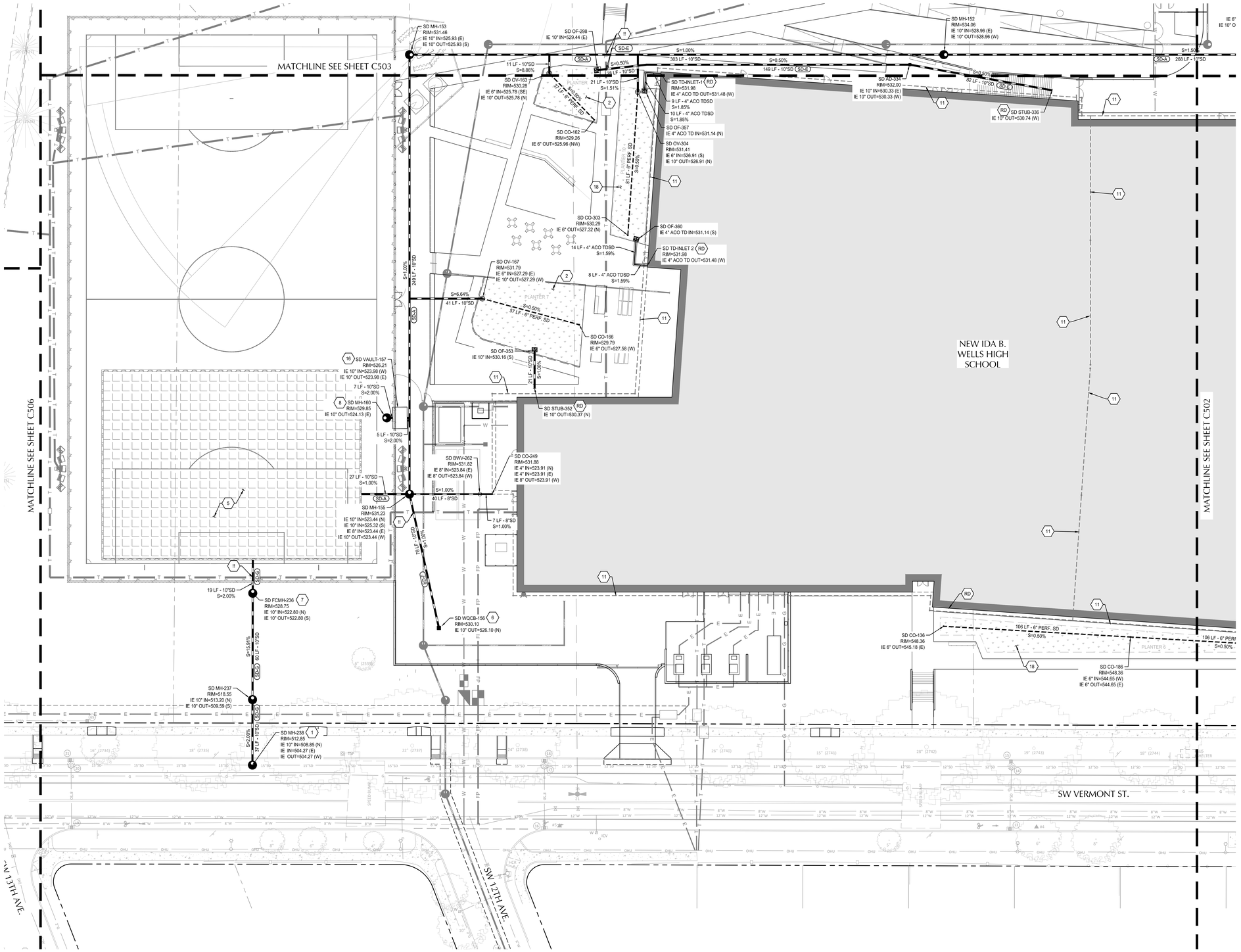

SHEET NOTES

1. VERIFY DOWNSTREAM CONNECTION TO STORMWATER CONNECTIONS TO EXISTING PRIOR TO SUBMITTING STORMWATER PRODUCTS. PIPING INSTALLATIONS SHALL BEGIN AT THE LOW POINT OF THE SYSTEM.
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5. SEE C5XX SERIES FOR STORMWATER FACILITY SECTIONS.
6. SEE C550 FOR BUILDING FOUNDATION DRAINAGE.
7. SEE DETAIL 14/C901 FOR FLOW CONTROL MANHOLE ORIFICE INFORMATION.
8. PIPES WITH LESS THAN 36" COVER SHALL BE C900 OR APPROVED EQUAL.

SHEET LEGEND

STORMWATER PLANTER OR BASIN (SEE DETAIL 3, 4, AND 5 ON LU-C5.50)

UNDERGROUND STORM STORAGE (SEE DETAIL 1/LU-C5.50)

STORM KEY NOTES

NOTE	DESCRIPTION
1	CONNECT TO EXISTING STORM LINE. CONTRACTOR TO VERIFY INVERTS PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
2	STORMWATER PLANTER, UNLINED WITH UNDERDRAIN
3	STORMWATER BASIN, UNLINED WITH UNDERDRAIN
4	(23) 27" CARTRIDGE PERK FILTER VAULT. ACCESS LIDS TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
5	ADS MC-3500 CHAMBERS WITH MINIMUM STORAGE VOLUME OF 50,650 CUBIC FEET. ACCESS LIDS TO BE COORDINATED WITH FIELD DESIGNER.
6	(4) 27" CARTRIDGE PERK FILTER CATCH BASIN
7	FLOW CONTROL MANHOLE
8	CONNECT TO SPORTS FIELD SUBDRAINAGE. SEE FIELD DESIGNER PLANS FOR STORM CONTINUATION.
9	DEEP MANHOLE CONNECTION MAY REQUIRE OUTSIDE DROP AND SHORING FOR INSTALLATION
10	OUTSIDE DROP MANHOLE
11	BUILDING FOUNDATION DRAINAGE. SEE C550 FOR MORE INFORMATION.
12	INTERCEPT EXISTING COMBINED SEWER LINE AND CONNECT TO CATCH BASIN. CONTRACTOR TO VERIFY INVERT OF EXISTING COMBINED SEWER LINE PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
13	REPLACE EXISTING CATCH BASIN WITH NEW CATCH BASIN AND CONNECT EXISTING STORM LINE
14	ADS MC-3500 CHAMBERS WITH MINIMUM STORAGE VOLUME OF 4,240 CUBIC FEET. ACCESS LIDS TO BE COORDINATED WITH FIELD DESIGNER.
15	24" DIAMETER DETENTION PIPE
16	(14) 27" CARTRIDGE PERK FILTER VAULT
17	(10) 27" CARTRIDGE PERK FILTER VAULT
18	STORMWATER PLANTER, LINED
19	PROTECT EXISTING 4-INCH CROSSING FROM POOL BACKWATER, APPROXIMATELY 3 TO 4 FEET BELOW GRADE. REMOVE EXISTING CATCH BASIN AND REPLACE PIPE TO CONNECT ABOVE NEW DEEP SEWER AND STORM LINES.
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.
!!	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.

STORM LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE)
STRUCTURE TYPE CALLOUT
ID NUMBER (WHERE APPLICABLE)

XX XX-XX
X+XX.X RT X.X' — LOCATION (WHERE APPLICABLE)
RIM=
IE IN = XX.X
IE OUT = XX.X — STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

UTILITY LENGTH
UTILITY SIZE
UTILITY TYPE

XXLF - XX" XX
S=X.XX%
SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
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TD	TRENCH DRAIN
WQCB	WATER QUALITY CATCH BASIN
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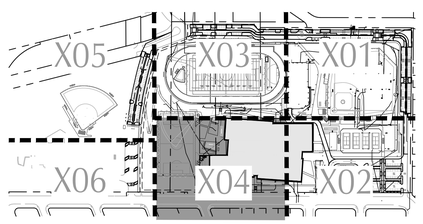

KEY MAP

SCALE 1 INCH = 20 FEET
20 0 20 40

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LAND USE SUBMISSION

STORMWATERPLAN

LU-C5.04

LU 26-026160 CU AD Exhibit A-22

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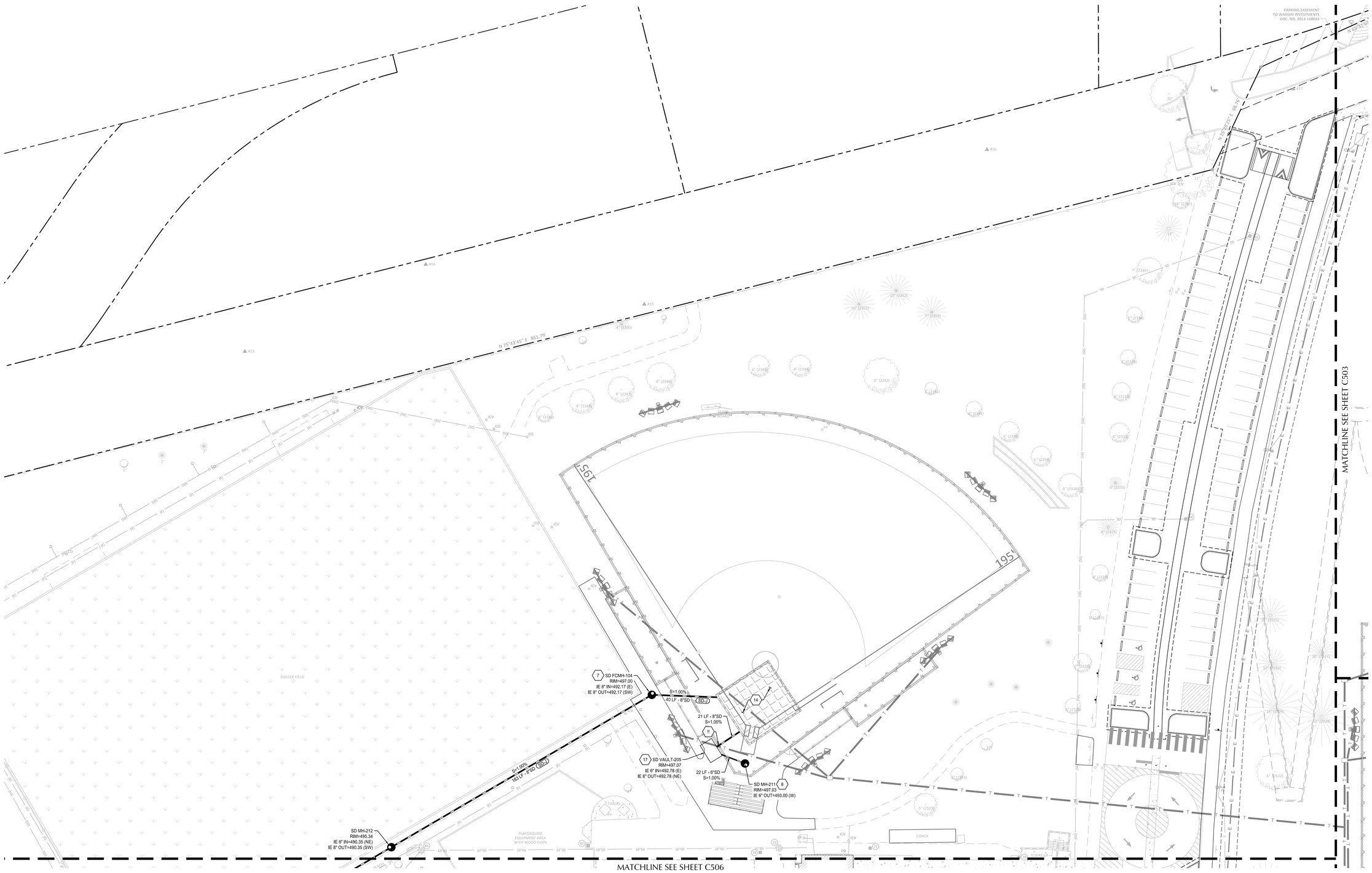

SHEET NOTES

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5. SEE C5XX SERIES FOR STORMWATER FACILITY SECTIONS.
6. SEE C550 FOR BUILDING FOUNDATION DRAINAGE.
7. SEE DETAIL 14/C901 FOR FLOW CONTROL MANHOLE ORIFICE INFORMATION.
8. PIPES WITH LESS THAN 36" COVER SHALL BE C900 OR APPROVED EQUAL.

SHEET LEGEND

STORMWATER PLANTER OR BASIN (SEE DETAIL 3, 4, AND 5 ON LU-C5.50)

UNDERGROUND STORM STORAGE (SEE DETAIL 1/LU-C5.50)

STORM KEY NOTES

NOTE	DESCRIPTION
1	CONNECT TO EXISTING STORM LINE. CONTRACTOR TO VERIFY INVERTS PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
2	STORMWATER PLANTER, UNLINED WITH UNDERDRAIN
3	STORMWATER BASIN, UNLINED WITH UNDERDRAIN
4	(23) 27" CARTRIDGE PERK FILTER VAULT. ACCESS LIDS TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
5	ADS MC-3500 CHAMBERS WITH MINIMUM STORAGE VOLUME OF 50,650 CUBIC FEET. ACCESS LIDS TO BE COORDINATED WITH FIELD DESIGNER.
6	(4) 27" CARTRIDGE PERK FILTER CATCH BASIN
7	FLOW CONTROL MANHOLE
8	CONNECT TO SPORTS FIELD SUBDRAINAGE. SEE FIELD DESIGNER PLANS FOR STORM CONTINUATION.
9	DEEP MANHOLE CONNECTION MAY REQUIRE OUTSIDE DROP AND SHORING FOR INSTALLATION
10	OUTSIDE DROP MANHOLE
11	BUILDING FOUNDATION DRAINAGE. SEE C550 FOR MORE INFORMATION.
12	INTERCEPT EXISTING COMBINED SEWER LINE AND CONNECT TO CATCH BASIN. CONTRACTOR TO VERIFY INVERT OF EXISTING COMBINED SEWER LINE PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
13	REPLACE EXISTING CATCH BASIN WITH NEW CATCH BASIN AND CONNECT EXISTING STORM LINE
14	ADS MC-3500 CHAMBERS WITH MINIMUM STORAGE VOLUME OF 4,240 CUBIC FEET. ACCESS LIDS TO BE COORDINATED WITH FIELD DESIGNER.
15	24" DIAMETER DETENTION PIPE
16	(14) 27" CARTRIDGE PERK FILTER VAULT
17	(10) 27" CARTRIDGE PERK FILTER VAULT
18	STORMWATER PLANTER, LINED

STORM LABEL LEGEND (CONT.)

NOTE	DESCRIPTION
19	PROTECT EXISTING 4-INCH CROSSING FROM POOL BACKWATER, APPROXIMATELY 3 TO 4 FEET BELOW GRADE. REMOVE EXISTING CATCH BASIN AND REPLACE PIPE TO CONNECT ABOVE NEW DEEP SEWER AND STORM LINES.
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION, SIZE AND IE AS NOTED.
!!	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.

STORM LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE)
STRUCTURE TYPE CALLOUT
ID NUMBER (WHERE APPLICABLE)

XX XX-XX
X+XX.X RT X.X' — LOCATION (WHERE APPLICABLE)
RIM=
IE IN = XX.X
IE OUT = XX.X — STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

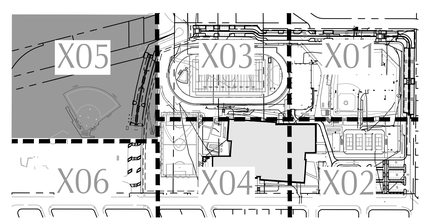
UTILITY LENGTH
UTILITY SIZE
UTILITY TYPE

XXLF - XX" XX
S=X.XX%
SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION
AD	AREA DRAIN
BWV	BACKWATER VALVE
CB	CATCH BASIN
CO	CLEANOUT TO GRADE
FCMH	FLOW CONTROL MANHOLE
FD	FOUNDATION DRAINAGE
MH	MANHOLE
OF	OUTFALL
OV	OVERFLOW INLET
STUB	STUB
TD	TRENCH DRAIN
WQCB	WATER QUALITY CATCH BASIN
WQMH	WATER QUALITY MANHOLE

SCALE 1 INCH = 20 FEET
20 0 20 40



KEY MAP

PORTLAND PUBLIC SCHOOLS
501 N DIXON STREET
PORTLAND, OR 97227
(503) 916-2222

BORA

Bora Architects, Inc.
1705 SE 3rd Ave
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Portland, OR 97204
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www.kpff.com

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IDA B. WELLS HS MODERNIZATION

1151 SW VERMONT ST. PORTLAND, OR 97219

MARK	DATE	DESCRIPTION
Issued:		APRIL 29,2026
Scale:		SEE SCALE BAR

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LAND USE SUBMISSION

STORMWATER PLAN

LU-C5.05

File: \\CWL.PDX1\civil-projects\c\a\2021\230371-ido-Wells-HS\CAD\PLOT\LAND_USE\0371-LU-C5.01-STORM PLAN.dwg TAB:LU-C5.05
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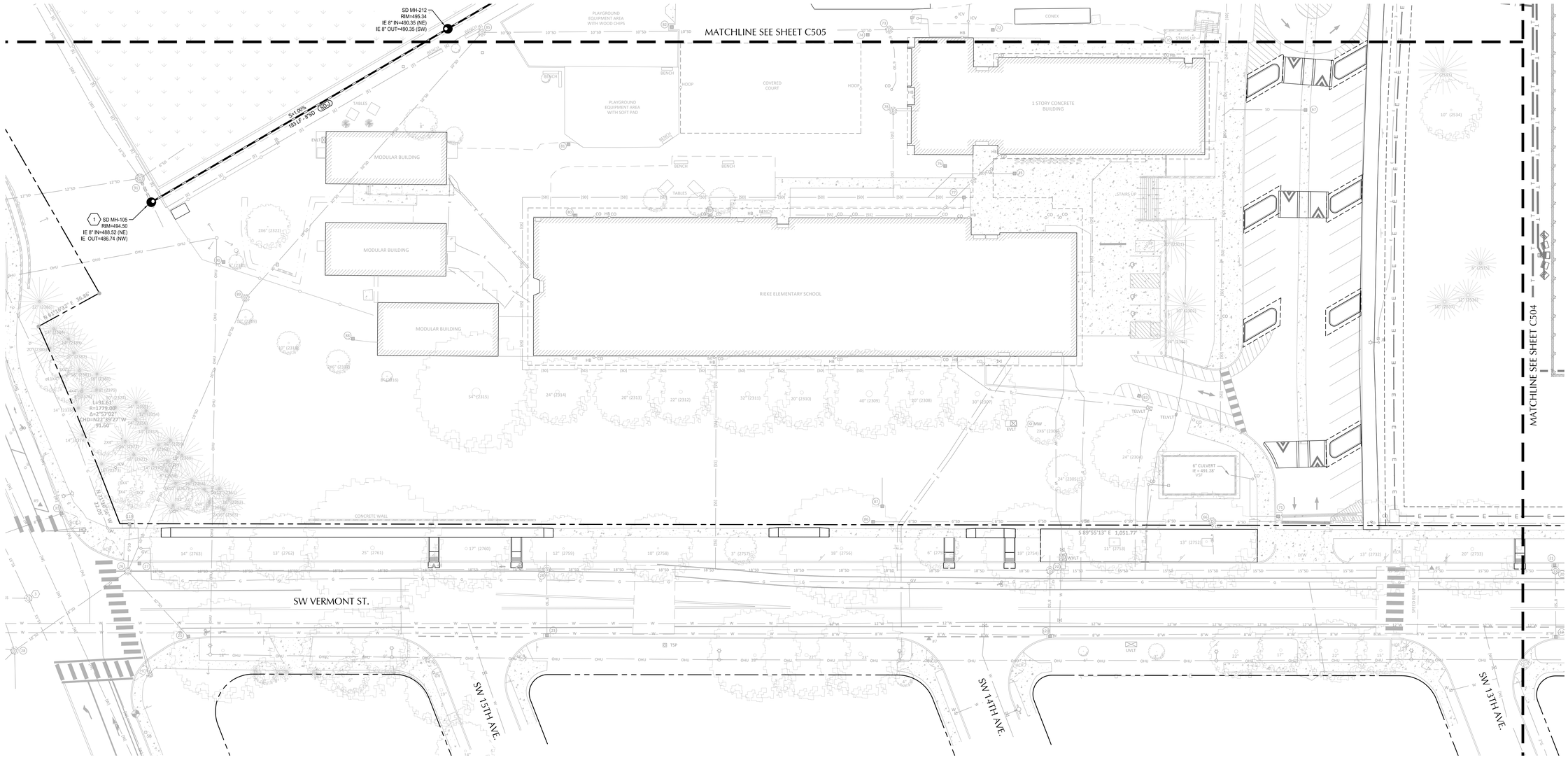

SHEET NOTES

1. VERIFY DOWNSTREAM CONNECTION TO STORMWATER CONNECTIONS TO EXISTING PRIOR TO SUBMITTING STORMWATER PRODUCTS. PIPING INSTALLATIONS SHALL BEGIN AT THE LOW POINT OF THE SYSTEM.
2. PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C901.
3. STATIONS AND OFFSETS SHOWN ON STRUCTURES ARE SHOWN AT CENTER OF STRUCTURE.
4. SEE C530 SERIES FOR STORM DRAINAGE PROFILES.
5. SEE C5XX SERIES FOR STORMWATER FACILITY SECTIONS.
6. SEE C550 FOR BUILDING FOUNDATION DRAINAGE.
7. SEE DETAIL 14/C901 FOR FLOW CONTROL MANHOLE ORIFICE INFORMATION.
8. PIPES WITH LESS THAN 36" COVER SHALL BE C900 OR APPROVED EQUAL.

SHEET LEGEND

STORMWATER PLANTER OR BASIN (SEE DETAIL 3, 4, AND 5 ON LU-C5.50)

UNDERGROUND STORM STORAGE (SEE DETAIL 1/LU-C5.50)

STORM KEY NOTES

NOTE	DESCRIPTION
1	CONNECT TO EXISTING STORM LINE. CONTRACTOR TO VERIFY INVERTS PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
2	STORMWATER PLANTER, UNLINED WITH UNDERDRAIN
3	STORMWATER BASIN, UNLINED WITH UNDERDRAIN
4	(23) 27" CARTRIDGE PERK FILTER VAULT. ACCESS LIDS TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
5	ADS MC-3500 CHAMBERS WITH MINIMUM STORAGE VOLUME OF 50,650 CUBIC FEET. ACCESS LIDS TO BE COORDINATED WITH FIELD DESIGNER.
6	(4) 27" CARTRIDGE PERK FILTER CATCH BASIN
7	FLOW CONTROL MANHOLE
8	CONNECT TO SPORTS FIELD SUBDRAINAGE. SEE FIELD DESIGNER PLANS FOR STORM CONTINUATION.
9	DEEP MANHOLE CONNECTION MAY REQUIRE OUTSIDE DROP AND SHORING FOR INSTALLATION
10	OUTSIDE DROP MANHOLE
11	BUILDING FOUNDATION DRAINAGE. SEE C550 FOR MORE INFORMATION.
12	INTERCEPT EXISTING COMBINED SEWER LINE AND CONNECT TO CATCH BASIN. CONTRACTOR TO VERIFY INVERT OF EXISTING COMBINED SEWER LINE PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
13	REPLACE EXISTING CATCH BASIN WITH NEW CATCH BASIN AND CONNECT EXISTING STORM LINE
14	ADS MC-3500 CHAMBERS WITH MINIMUM STORAGE VOLUME OF 4,240 CUBIC FEET. ACCESS LIDS TO BE COORDINATED WITH FIELD DESIGNER.
15	24" DIAMETER DETENTION PIPE
16	(14) 27" CARTRIDGE PERK FILTER VAULT
17	(10) 27" CARTRIDGE PERK FILTER VAULT
18	STORMWATER PLANTER, LINED
19	PROTECT EXISTING 4-INCH CROSSING FROM POOL BACKWATER, APPROXIMATELY 3 TO 4 FEET BELOW GRADE. REMOVE EXISTING CATCH BASIN AND REPLACE PIPE TO CONNECT ABOVE NEW DEEP SEWER AND STORM LINES.
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.
!!	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.

STORM LABEL LEGEND

STRUCTURE LABEL

- UTILITY TYPE (SD=STORM DRAINAGE)
- STRUCTURE TYPE CALLOUT
- ID NUMBER (WHERE APPLICABLE)

XX XX-XX
X=XX.X RT X.X — LOCATION (WHERE APPLICABLE)
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IE OUT = XX.X — STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

- UTILITY LENGTH
- UTILITY SIZE
- UTILITY TYPE

XXLF - XX" XX
S=X.XX% — SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

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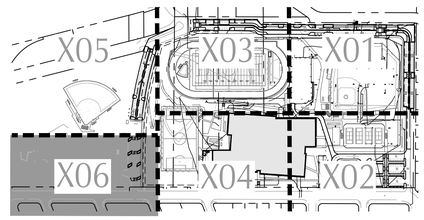

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LAND USE SUBMISSION

STORMWATER PLAN

LU-C5.06

File: \\CWI.PDX1\civil-projects\a\2023\230371-ida-Wells-HS\CAD\PLOT\LAND_USE\0371-LU-C5.01-STORM PLAN.dwg TAB:LU-C5.06
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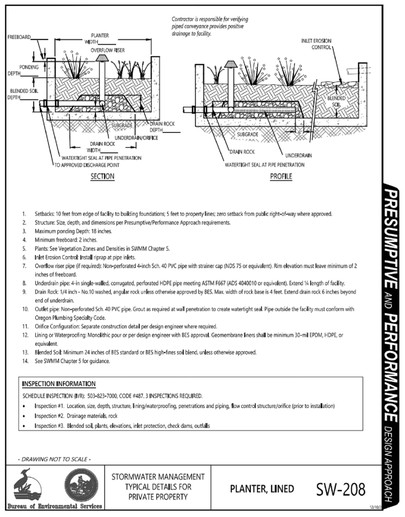


Contractor is responsible for verifying piped conveyance provides positive drainage to facility.

1. Setbacks: 10 feet from edge of facility to building foundations; 5 feet to property lines; zero setback from public right-of-way where approved.
2. Structure: Size, depth, and dimensions per Presumptive/Performance Approach requirements.
3. Maximum ponding Depth: 16 inches.
4. Minimum freeboard: 2 inches.
5. Inlet Erosion Control: Install riprap at pipe inlets.
6. Overflow riser pipe (if required): Non-perforated 4-inch Sch. 40 PVC pipe with strainer cap (NDS 75 or equivalent).
7. Underdrain pipe: 4-inch single-walled, corrugated, perforated HDPE pipe meeting ASTM F667 (ADS 4040210 or equivalent). Extend ¼ length of facility.
8. Drain Rock: 1/4 inch - No.10 washed, angular rock unless otherwise approved by BES. Max. width of rock base is 4 feet. Extend drain rock 6 inches beyond end of underdrain.
9. Outlet pipe: Non-perforated Sch. 40 PVC pipe. Pipe outside the facility must conform with Oregon Plumbing Specialty Code.
10. Orifice Configuration: Separate construction detail per design engineer where required.
11. Blended Soil: Minimum 24 inches of BES standard or BES high-fines soil blend, unless otherwise approved.
12. See SWMM Chapter 5 for guidance.

INSPECTION INFORMATION

SCHEDULE INSPECTION (hr/t): 503-823-7000, CODE #487. 3 INSPECTIONS REQUIRED.

- Inspection #1. Location, size, depth, structure, plumbing, and piping. flow control structure/orifice (prior to installation)
- Inspection #2. Drainage materials, rock
- Inspection #3. Blended soil, plants, elevations, inlet protection, check dams, outfalls

- DRAWING NOT TO SCALE -

Bureau of Environmental Services | STORMWATER MANAGEMENT TYPICAL DETAILS FOR PRIVATE PROPERTY | PLANTER, LINED | SW-208

PRESUMPTIVE AND PERFORMANCE DESIGN APPROACH

5 PLANTER, LINED
SCALE: NTS

Contractor is responsible for verifying piped conveyance provides positive drainage to facility.

1. Setbacks: 10 feet from edge of facility to building foundations; 5 feet to property lines; zero setback from public right-of-way where approved.
2. Structure: Size, depth, and dimensions per Presumptive/Performance Approach requirements.
3. Maximum ponding Depth: 16 inches.
4. Minimum freeboard: 2 inches.
5. Plants: See Vegetation Zones and Densities in SWMM Chapter 5.
6. Inlet Erosion Control: Install riprap at pipe inlets.
7. Overflow riser pipe (if required): Non-perforated 4-inch Sch. 40 PVC pipe with strainer cap (NDS 75 or equivalent). Rim elevation must leave minimum of 2" of freeboard.
8. Underdrain pipe: 4-inch single-walled, corrugated, perforated HDPE pipe meeting ASTM F667 (ADS 4040210 or equivalent). Extend ¼ length of facility.
9. Drain Rock: 1/4 inch - No.10 washed, angular rock unless otherwise approved by BES. Max. width of rock base is 4 feet. Extend drain rock 6 inches beyond end of underdrain.
10. Outlet pipe: Non-perforated Sch. 40 PVC pipe. Pipe outside the facility must conform with Oregon Plumbing Specialty Code.
11. Orifice Configuration: Separate construction detail per design engineer where required.
12. Blended Soil: Minimum 24 inches of BES standard or BES high-fines soil blend, unless otherwise approved.
13. See SWMM Chapter 5 for guidance.

INSPECTION INFORMATION

SCHEDULE INSPECTION (hr/t): 503-823-7000, CODE #487. 3 INSPECTIONS REQUIRED.

- Inspection #1. Location, size, depth, structure, penetrations and piping. flow control structure/orifice (prior to installation)
- Inspection #2. Drainage materials, rock
- Inspection #3. Blended soil, plants, elevations, inlet protection, check dams, outfalls

- DRAWING NOT TO SCALE -

Bureau of Environmental Services | STORMWATER MANAGEMENT TYPICAL DETAILS FOR PRIVATE PROPERTY | PLANTER, UNLINED WITH UNDERDRAIN | SW-207

PRESUMPTIVE AND PERFORMANCE DESIGN APPROACH

3 PLANTER, UNLINED WITH UNDERDRAIN
SCALE: NTS

1. Setbacks: 10 feet from edge of facility to building foundations; 5 feet to property lines; zero setback from public right-of-way where approved.
2. Structure: Size, depth, and dimensions per Presumptive/Performance Approach requirements.
3. Maximum ponding Depth: 16 inches.
4. Minimum freeboard: 2 inches.
5. Maximum side slope: 3 horizontal to 1 vertical (3:1). Next to pedestrian areas max side slope is 4:1.
6. Plants: See Vegetation Zones and Densities in SWMM Chapter 5.
7. Inlet Erosion Control: Install riprap at pipe inlets.
8. Overflow riser pipe (if required): Non-perforated 4-inch Sch. 40 PVC pipe with strainer cap (NDS 75 or equivalent).
9. Underdrain pipe: 4-inch single-walled, corrugated, perforated HDPE pipe meeting ASTM F667 (ADS 4040210 or equivalent). Extend ¼ length of facility.
10. Drain Rock: 1/4 inch - No.10 washed, angular rock unless otherwise approved by BES. Max. width of rock base is 4 feet. Extend drain rock 6 inches beyond end of underdrain.
11. Outlet pipe: Non-perforated Sch. 40 PVC pipe. Pipe outside the facility must conform with Oregon Plumbing Specialty Code.
12. Orifice Configuration: Separate construction detail per design engineer where required.
13. Blended Soil: Minimum 24 inches of BES standard or BES high-fines blended soil, unless otherwise approved.
14. See SWMM Chapter 5 for guidance.

INSPECTION INFORMATION

SCHEDULE INSPECTION (hr/t): 503-823-7000, CODE #487. 3 INSPECTIONS REQUIRED.

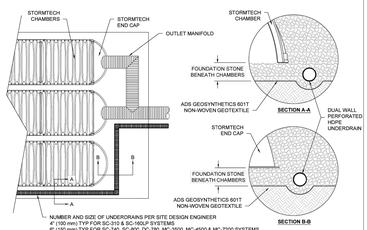
- Inspection #1. Location, size, depth, structure, penetrations and piping. flow control structure/orifice (prior to installation)
- Inspection #2. Drainage materials, rock
- Inspection #3. Blended soil, plants, elevations, inlet protection, check dams, outfalls

- DRAWING NOT TO SCALE -

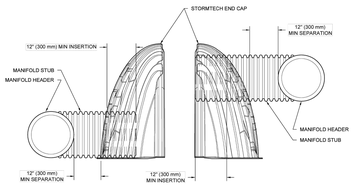
Bureau of Environmental Services | STORMWATER MANAGEMENT TYPICAL DETAILS FOR PRIVATE PROPERTY | BASIN, UNLINED WITH UNDERDRAIN | SW-204

PRESUMPTIVE AND PERFORMANCE DESIGN APPROACH

4 BASIN, UNLINED WITH UNDERDRAIN
SCALE: NTS

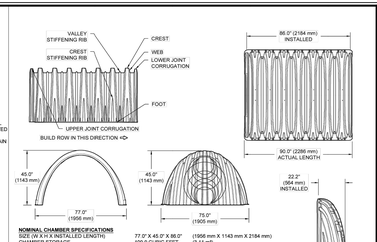


5 UNDERDRAIN DETAIL



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

6 MC-SERIES END CAP INSERTION DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER AND 40% STONE POROSITY

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR MANIFOLD PORTS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"

PART #	STUB	B	C
MC3500EPP06T	6" (150 mm)	33.21" (844 mm)	0.66" (17 mm)
MC3500EPP06B			
MC3500EPP08T	8" (200 mm)	31.16" (791 mm)	0.81" (21 mm)
MC3500EPP08B		---	
MC3500EPP10T	10" (250 mm)	29.04" (738 mm)	0.93" (24 mm)
MC3500EPP10B		---	
MC3500EPP12T	12" (300 mm)	26.36" (670 mm)	1.30" (34 mm)
MC3500EPP12B		---	
MC3500EPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500EPP15B		---	1.50" (38 mm)
MC3500EPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500EPP18TW			
MC3500EPP18BC		---	1.77" (45 mm)
MC3500EPP18BW			
MC3500EPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500EPP24TW			
MC3500EPP24BC		---	2.06" (52 mm)
MC3500EPP24BW			
MC3500EPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 ARE LIMITED TO 6" (150 mm) AND ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATIONS

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (+/- MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

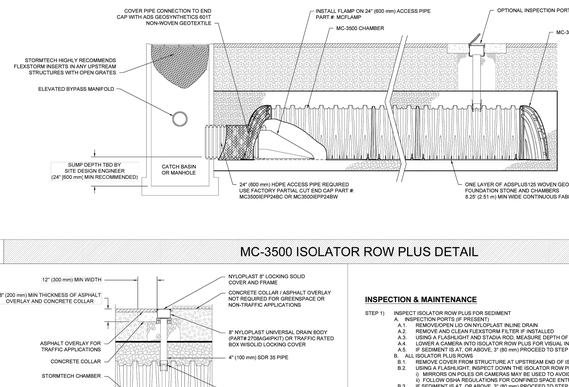
1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE"
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE"
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - MINIMUM LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



3 MC-3500 ISOLATOR ROW PLUS DETAIL

NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

INSPECTION & MAINTENANCE

STEP 1): INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1: REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2: REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3: USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4: LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5: IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1: REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2: USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3: IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2): CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3): REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4): INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

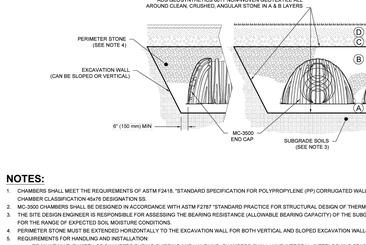
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (IF VARIES) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 18" (450 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[2]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[2]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 12" (300 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EFFORT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 300 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL

STORMFILTER DESIGN NOTES

- THE 8' x 12' PEAK DIVERSION STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.
- THE PEAK DIVERSION STORMFILTER IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR RIGHT INLET CONFIGURATION.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.

CARTRIDGE SELECTION

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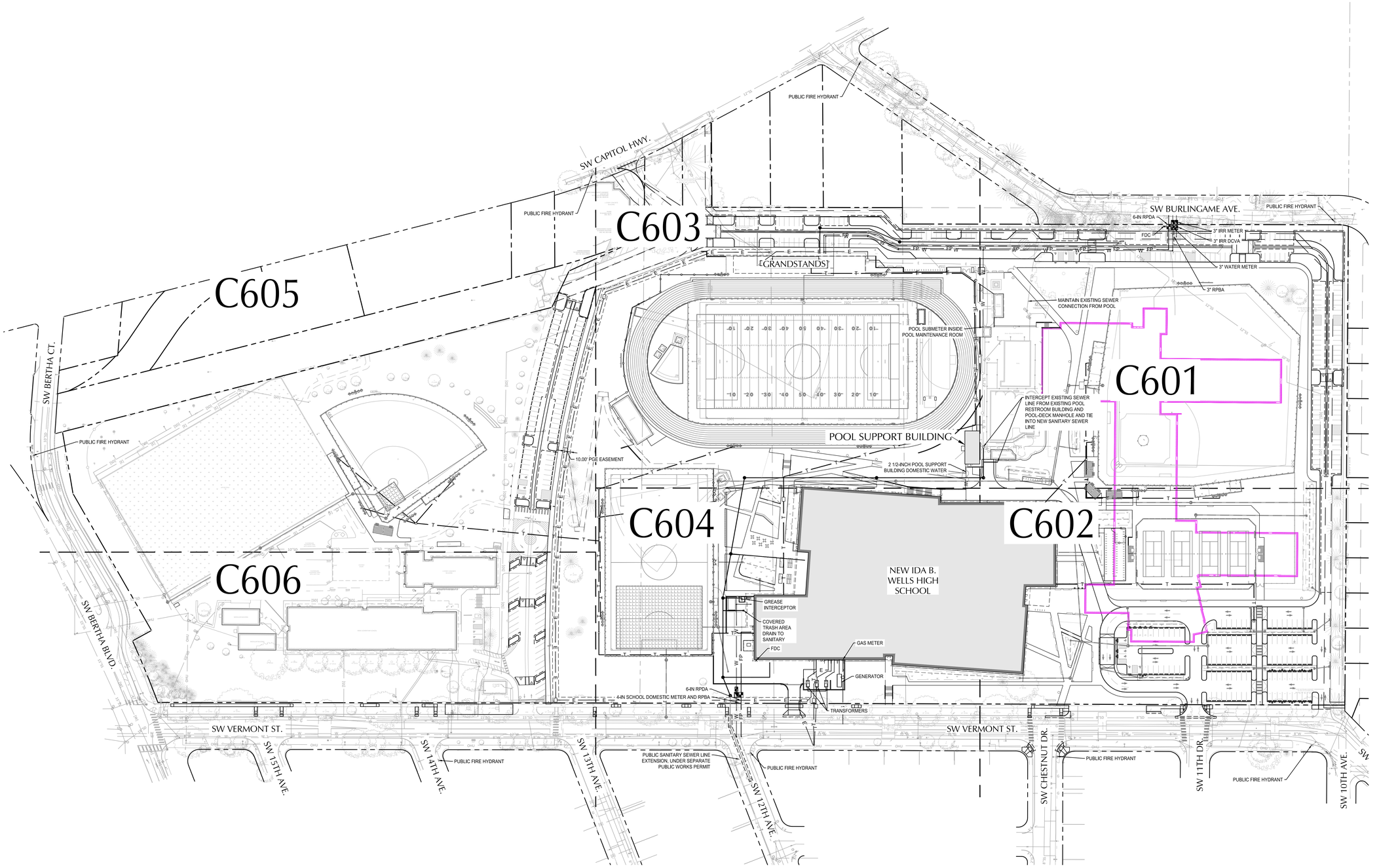

SCALE 1 INCH = 60 FEET
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1 LAND USE SUBMISSION

OVERALL UTILITY PLAN

LU-C6.00

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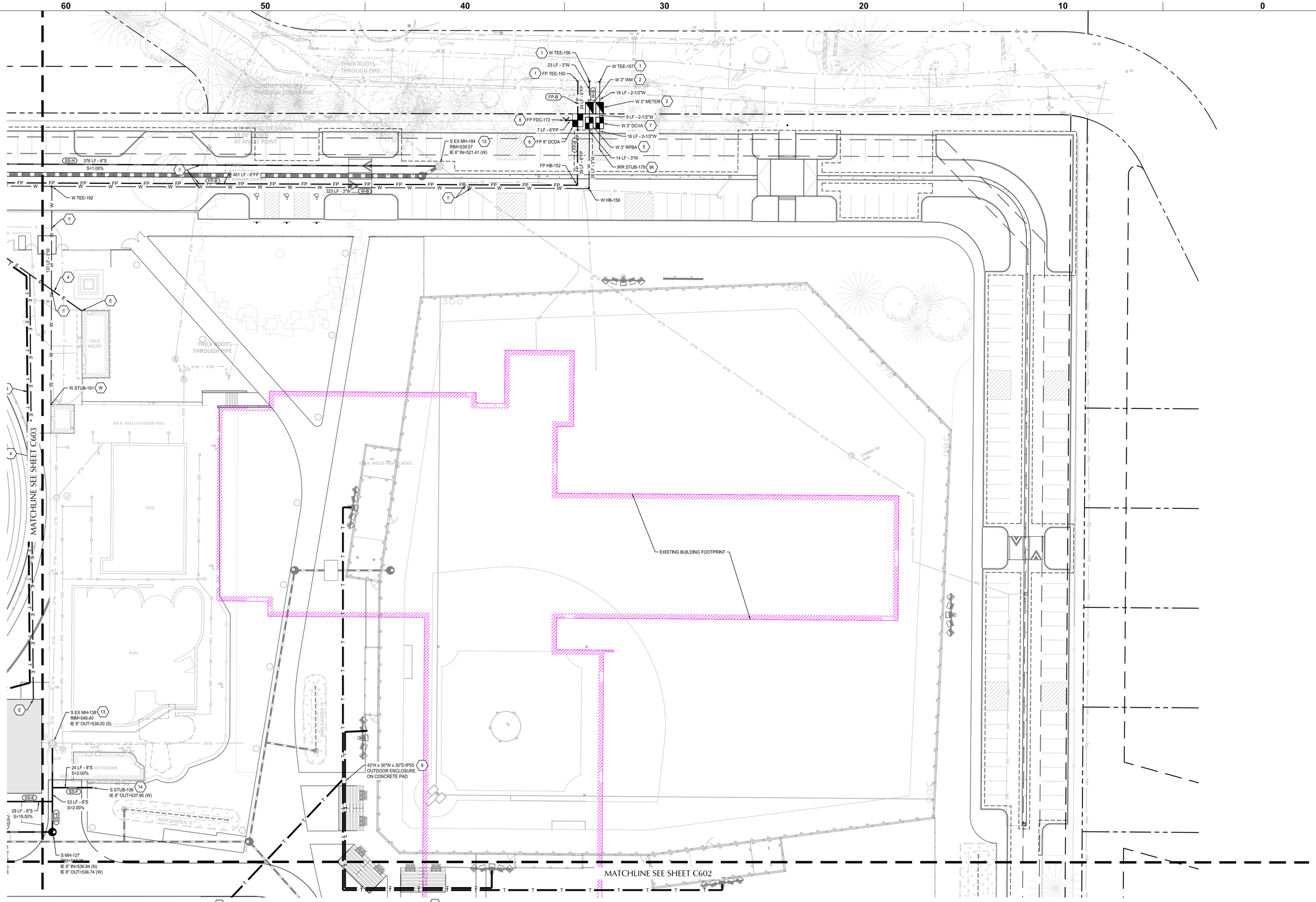

SHEET NOTES

1. ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES PER DETAIL 1/C901.
2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
3. DEFLECT WATER AND FIRE PROTECTION PIPES AS NECESSARY TO MAINTAIN MINIMUM COVER OF 3-FEET OVER ALL PIPING.
4. WATER AND FIRE PROTECTION PIPE DEFLECTIONS SHALL NOT EXCEED MANUFACTURER'S TOLERANCES OR BE MORE THAN 3 DEGREES.
5. INSTALL THRUST BLOCKS ON ALL DUCTILE IRON FIRE PROTECTION AND WATER SERVICE LINES PER DETAIL 9/C902.
6. SEWER PIPING WITH LESS THAN 3-FEET COVER SHALL BE C900 OR APPROVED EQUAL.
7. INSTALL TRAFFIC RATED LIDS ON ALL VAULTS IN VEHICULAR AREAS.
8. SEE C61X SERIES FOR UTILITY PROFILES.

UTILITY KEY NOTES

NOTE	DESCRIPTION
1	PROVIDE TAP FROM PUBLIC WATER LINE. SEE PUBLIC WORKS PLANS.
2	INSTALL 3" WATER METER, BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
3	GREASE INTERCEPTOR. PROVIDE VENT PIPING, SEE PLUMBING PLAN FOR DETAILS.
4	ELECTRICAL SYSTEMS SHOWN FOR COORDINATION PURPOSES. REFERENCE ELECTRICAL SITE PLANS FOR MORE INFORMATION.
5	INSTALL 3" REDUCED PRESSURE BACKFLOW ASSEMBLY IN ABOVE GROUND ENCLOSURE, PROVIDE ELECTRICAL CONNECTION FOR SLAB MOUNTED HEATER.
6	INSTALL 8" DOUBLE CHECK DETECTOR ASSEMBLY IN VAULT, PROVIDE ELECTRICAL CONNECTION FOR TAMPER SWITCH CONNECTION TO FIRE ALARM CONTROL PANEL.
7	INSTALL 3" DCVA FOR IRRIGATION.
8	INSTALL NEW FIRE DEPARTMENT CONNECTION WITH SIGN. SLOPE LINE TO BALL DRIP VALVE IN VAULT.
9	TELECOMMUNICATION SYSTEMS SHOWN FOR COORDINATION PURPOSES. REFERENCE TELECOMMUNICATION SITE PLANS FOR MORE INFORMATION.
10	INSTALL 4-INCH REDUCED PRESSURE BACKFLOW ASSEMBLY IN ABOVE GROUND ENCLOSURE. PROVIDE ELECTRICAL CONNECTION FOR SLAB MOUNTED HEATER.
11	INSTALL TRAPPED AREA DRAIN WITH CLEANOUT AND PRIMER LINE CONNECTION TO SANITARY SEWER.
12	INSTALL 4" WATER METER, BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
13	CONNECT TO EXISTING SANITARY LINE. CONTRACTOR TO VERIFY INVERTS PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
14	INTERCEPT AND CONNECT TO EXISTING SEWER LINE.
15	DUST COLLECTOR. SEE ARCHITECTURAL PLANS
16	CONNECT TO EXISTING NATURAL GAS LINE. CONTRACTOR TO FIELD VERIFY LOCATION PRIOR TO CONNECTION AND COORDINATE WORK WITH NW NATURAL.

UTILITY KEY NOTES CONTINUED

E	CONNECT TO BUILDING ELECTRICAL SYSTEM, SEE ELECTRICAL PLANS FOR CONTINUATION.
FP	CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.
G	CONNECT TO BUILDING GAS SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION.
IR	IRRIGATION POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
T	CONNECT TO BUILDING TELECOMMUNICATIONS SYSTEM. SEE TECHNOLOGY PLANS FOR CONTINUATION.
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
!!	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.

UTILITY LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
STRUCTURE TYPE CALLOUT
ID NUMBER (WHERE APPLICABLE)
XX.XX-XX
N=XXX.XX
E=XXXX.XX
LOCATION (WHERE APPLICABLE)
RIM=
IE IN = XX.X
IE OUT = XX.X
STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

UTILITY LENGTH
UTILITY SIZE
XXLF - XX" XX
UTILITY TYPE
S=X.XX%
SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION
CO	CLEANOUT TO GRADE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DCV	IRRIGATION BACKFLOW
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GI	GREASE INTERCEPTOR
GV	GATE VALVE
HB	HORIZONTAL BEND
MH	MANHOLE
PLUG	PLUG
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
STUB	STUB
TEE	TEE CONNECTION
TRAPPED AD	TRAPPED AREA DRAIN
VB	VERTICAL BEND
WM	WATER METER

SCALE 1 INCH = 20 FEET
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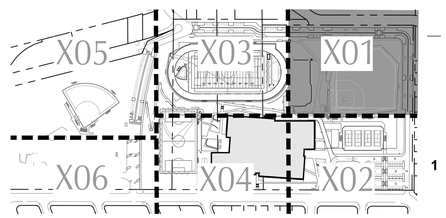

KEY MAP

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LAND USE SUBMISSION

UTILITY PLAN

LU-C6.01

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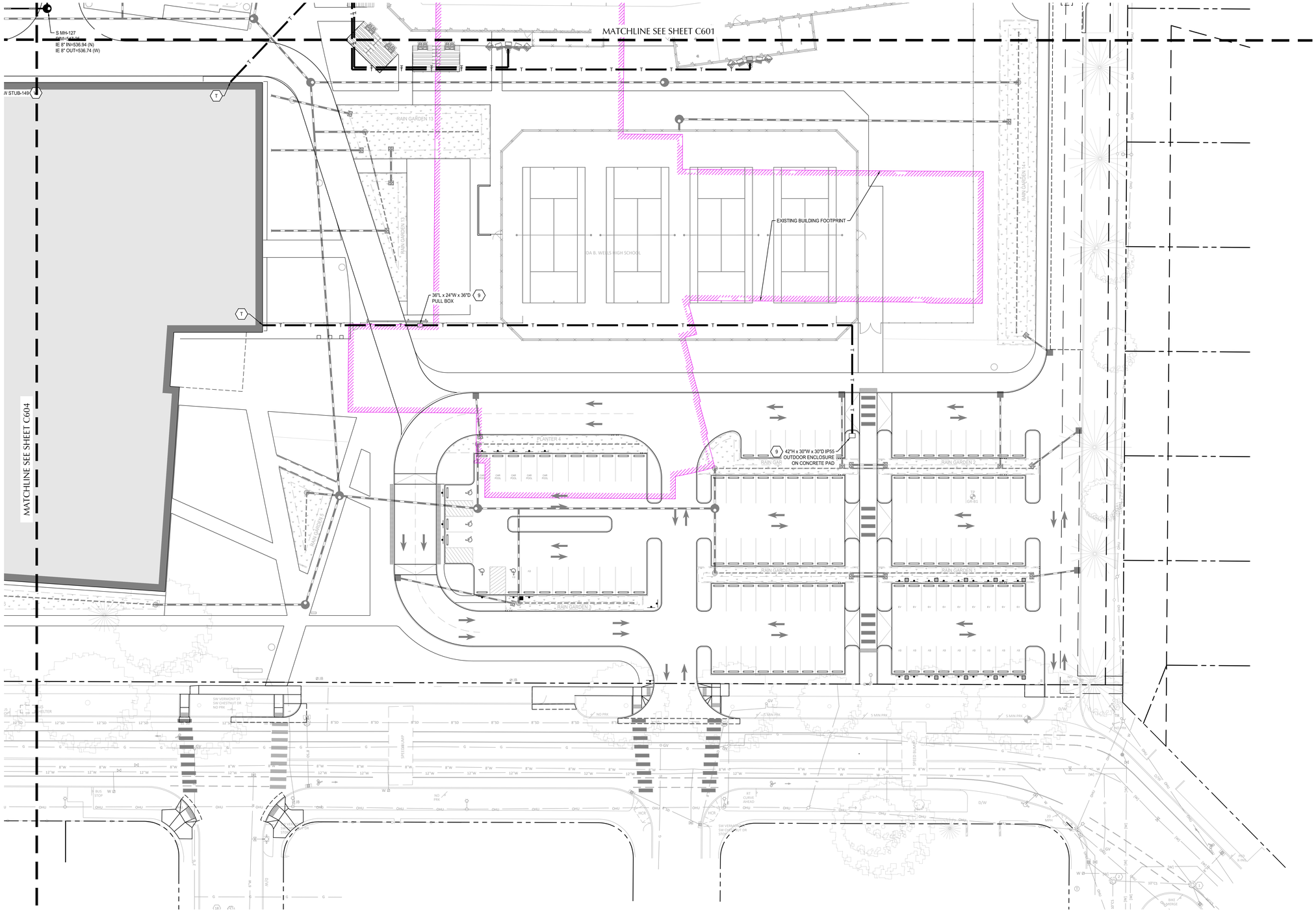

SHEET NOTES

1. ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES PER DETAIL 1/C901.
2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
3. DEFLECT WATER AND FIRE PROTECTION PIPES AS NECESSARY TO MAINTAIN MINIMUM COVER OF 3-FEET OVER ALL PIPING.
4. WATER AND FIRE PROTECTION PIPE DEFLECTIONS SHALL NOT EXCEED MANUFACTURER'S TOLERANCES OR BE MORE THAN 3 DEGREES.
5. INSTALL THRUST BLOCKS ON ALL DUCTILE IRON FIRE PROTECTION AND WATER SERVICE LINES PER DETAIL 9/C902.
6. SEWER PIPING WITH LESS THAN 3-FEET COVER SHALL BE C900 OR APPROVED EQUAL.
7. INSTALL TRAFFIC RATED LIDS ON ALL VAULTS IN VEHICULAR AREAS.
8. SEE C61X SERIES FOR UTILITY PROFILES.

(X) UTILITY KEY NOTES

NOTE	DESCRIPTION
1	PROVIDE TAP FROM PUBLIC WATER LINE. SEE PUBLIC WORKS PLANS.
2	INSTALL 3" WATER METER, BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
3	GREASE INTERCEPTOR, PROVIDE VENT PIPING, SEE PLUMBING PLAN FOR DETAILS.
4	ELECTRICAL SYSTEMS SHOWN FOR COORDINATION PURPOSES. REFERENCE ELECTRICAL SITE PLANS FOR MORE INFORMATION.
5	INSTALL 3" REDUCED PRESSURE BACKFLOW ASSEMBLY IN ABOVE GROUND ENCLOSURE, PROVIDE ELECTRICAL CONNECTION FOR SLAB MOUNTED HEATER.
6	INSTALL 8" DOUBLE CHECK DETECTOR ASSEMBLY IN VAULT, PROVIDE ELECTRICAL CONNECTION FOR TAMPER SWITCH CONNECTION TO FIRE ALARM CONTROL PANEL.
7	INSTALL 3" DCVA FOR IRRIGATION.
8	INSTALL NEW FIRE DEPARTMENT CONNECTION WITH SIGN. SLOPE LINE TO BALL DRIP VALVE IN VAULT.
9	TELECOMMUNICATION SYSTEMS SHOWN FOR COORDINATION PURPOSES. REFERENCE TELECOMMUNICATION SITE PLANS FOR MORE INFORMATION.
10	INSTALL 4-INCH REDUCED PRESSURE BACKFLOW ASSEMBLY IN ABOVE GROUND ENCLOSURE. PROVIDE ELECTRICAL CONNECTION FOR SLAB MOUNTED HEATER.
11	INSTALL TRAPPED AREA DRAIN WITH CLEANOUT AND PRIMER LINE CONNECTION TO SANITARY SEWER.
12	INSTALL 4" WATER METER, BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
13	CONNECT TO EXISTING SANITARY LINE. CONTRACTOR TO VERIFY INVERTS PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
14	INTERCEPT AND CONNECT TO EXISTING SEWER LINE.
15	DUST COLLECTOR. SEE ARCHITECTURAL PLANS
16	CONNECT TO EXISTING NATURAL GAS LINE. CONTRACTOR TO FIELD VERIFY LOCATION PRIOR TO CONNECTION AND COORDINATE WORK WITH NW NATURAL.

(X) UTILITY KEY NOTES CONTINUED

E	CONNECT TO BUILDING ELECTRICAL SYSTEM. SEE ELECTRICAL PLANS FOR CONTINUATION.
FP	CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.
G	CONNECT TO BUILDING GAS SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION.
IR	IRRIGATION POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
T	CONNECT TO BUILDING TELECOMMUNICATIONS SYSTEM. SEE TECHNOLOGY PLANS FOR CONTINUATION.
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
!!	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.

UTILITY LABEL LEGEND

STRUCTURE LABEL

- UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
- STRUCTURE TYPE CALLOUT
- ID NUMBER (WHERE APPLICABLE)
- LOCATION (WHERE APPLICABLE)
- STRUCTURE INFO (WHERE APPLICABLE)

```
XX-XX-XX
N=XXXX.XX
E=XXXX.XX
RIM=
IE IN = XX.X
IE OUT = XX.X
```

PIPE LABEL

- UTILITY LENGTH
- UTILITY SIZE
- UTILITY TYPE
- SLOPE (WHERE APPLICABLE)

```
XXLF - XX" XX
S=X.XX%
```

STRUCTURE TYPE

CALLOUT	DESCRIPTION
CO	CLEANOUT TO GRADE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DCV	IRRIGATION BACKFLOW
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GI	GREASE INTERCEPTOR
GV	GATE VALVE
HB	HORIZONTAL BEND
MH	MANHOLE
PLUG	PLUG
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
STUB	STUB
TEE	TEE CONNECTION
TRAPPED AD	TRAPPED AREA DRAIN
VB	VERTICAL BEND
WM	WATER METER

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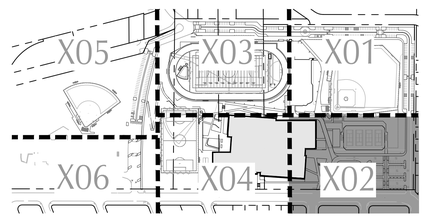

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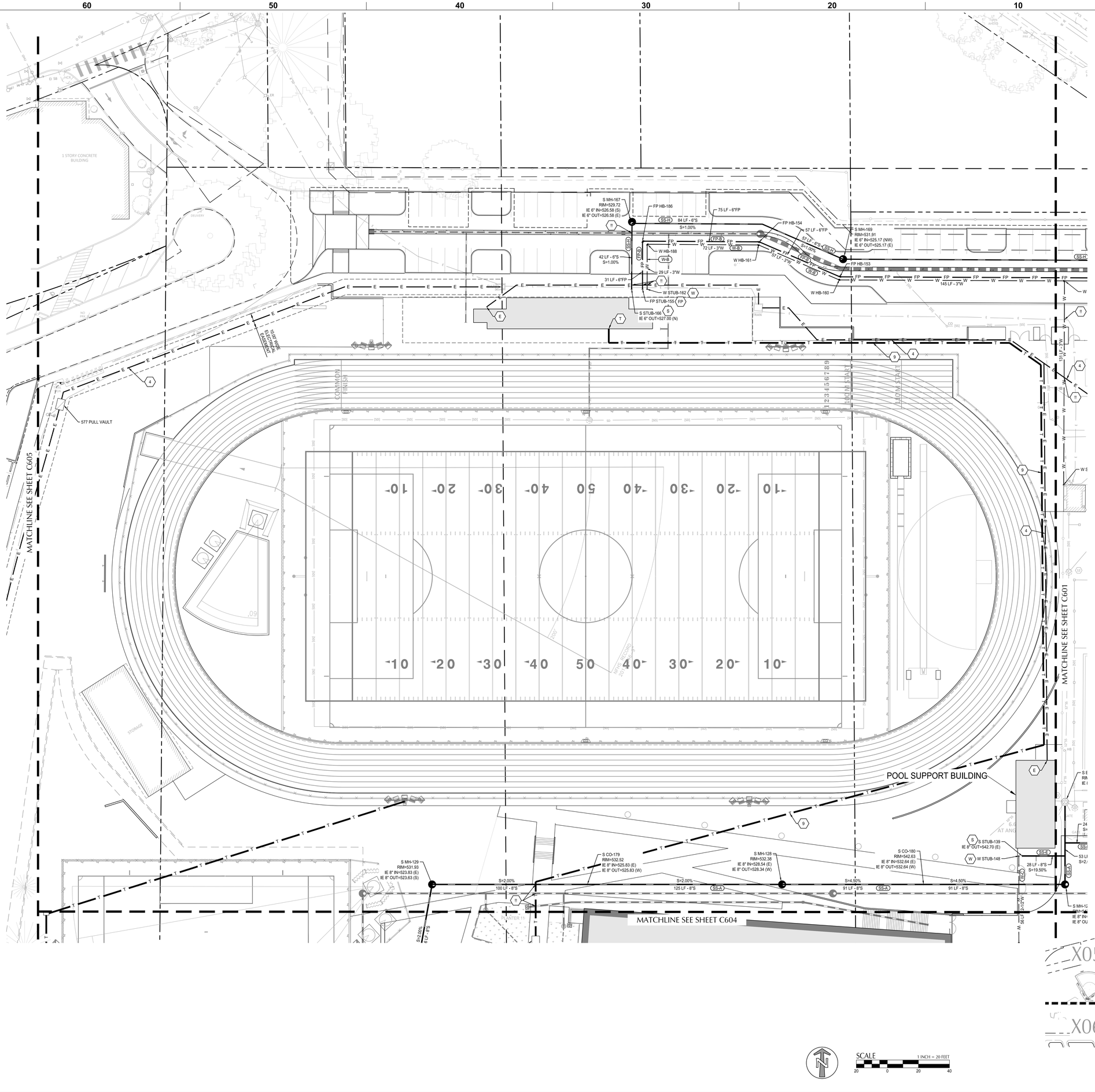


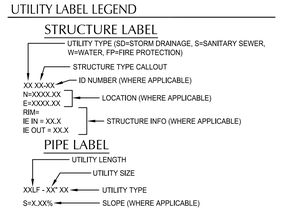
SHEET NOTES

1. ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES PER DETAIL 1/C901.
2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
3. DEFLECT WATER AND FIRE PROTECTION PIPES AS NECESSARY TO MAINTAIN MINIMUM COVER OF 3-FEET OVER ALL PIPING.
4. WATER AND FIRE PROTECTION PIPE DEFLECTIONS SHALL NOT EXCEED MANUFACTURER'S TOLERANCES OR BE MORE THAN 3 DEGREES.
5. INSTALL THRUST BLOCKS ON ALL DUCTILE IRON FIRE PROTECTION AND WATER SERVICE LINES PER DETAIL 9/C902.
6. SEWER PIPING WITH LESS THAN 3-FEET COVER SHALL BE C900 OR APPROVED EQUAL.

UTILITY KEY NOTES

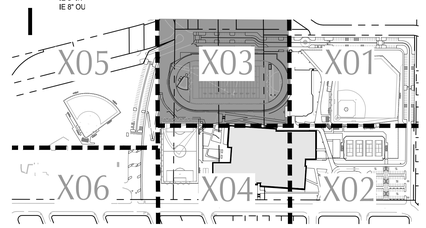
NOTE	DESCRIPTION
1	PROVIDE TAP FROM PUBLIC WATER LINE. SEE PUBLIC WORKS PLANS.
2	INSTALL 3" WATER METER, BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
3	GREASE INTERCEPTOR. PROVIDE VENT PIPING. SEE PLUMBING PLAN FOR DETAILS.
4	ELECTRICAL SYSTEMS SHOWN FOR COORDINATION PURPOSES. REFERENCE ELECTRICAL SITE PLANS FOR MORE INFORMATION.
5	INSTALL 3" REDUCED PRESSURE BACKFLOW ASSEMBLY IN ABOVE GROUND ENCLOSURE. PROVIDE ELECTRICAL CONNECTION FOR SLAB MOUNTED HEATER.
6	INSTALL 8" DOUBLE CHECK DETECTOR ASSEMBLY IN VAULT. PROVIDE ELECTRICAL CONNECTION FOR TAMPER SWITCH CONNECTION TO FIRE ALARM CONTROL PANEL.
7	INSTALL 3" DCVA FOR IRRIGATION.
8	INSTALL NEW FIRE DEPARTMENT CONNECTION WITH SIGN. SLOPE LINE TO BALL DRIP VALVE IN VAULT.
9	TELECOMMUNICATION SYSTEMS SHOWN FOR COORDINATION PURPOSES. REFERENCE TELECOMMUNICATION SITE PLANS FOR MORE INFORMATION.
10	INSTALL 4-INCH REDUCED PRESSURE BACKFLOW ASSEMBLY IN ABOVE GROUND ENCLOSURE. PROVIDE ELECTRICAL CONNECTION FOR SLAB MOUNTED HEATER.
11	INSTALL TRAPPED AREA DRAIN WITH CLEANOUT AND PRIMER LINE CONNECTION TO SANITARY SEWER.
12	INSTALL 4" WATER METER, BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
13	CONNECT TO EXISTING SANITARY LINE. CONTRACTOR TO VERIFY INVERTS PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
14	INTERCEPT AND CONNECT TO EXISTING SEWER LINE.
15	DUST COLLECTOR. SEE ARCHITECTURAL PLANS
16	CONNECT TO EXISTING NATURAL GAS LINE. CONTRACTOR TO FIELD VERIFY LOCATION PRIOR TO CONNECTION AND COORDINATE WORK WITH NW NATURAL
E	CONNECT TO BUILDING ELECTRICAL SYSTEM. SEE ELECTRICAL PLANS FOR CONTINUATION.
FP	CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.
G	CONNECT TO BUILDING GAS SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION.
IR	IRRIGATION POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
T	CONNECT TO BUILDING TELECOMMUNICATIONS SYSTEM. SEE TECHNOLOGY PLANS FOR CONTINUATION.

UTILITY LABEL LEGEND



STRUCTURE TYPE

CALLOUT	DESCRIPTION
CO	CLEANOUT TO GRADE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DCV	IRRIGATION BACKFLOW
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GI	GREASE INTERCEPTOR
GV	GATE VALVE
HB	HORIZONTAL BEND
MH	MANHOLE
PLUG	PLUG
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
STUB	STUB
TEE	TEE CONNECTION
TRAPPED AD	TRAPPED AREA DRAIN
VB	VERTICAL BEND
WM	WATER METER



KEY MAP

SCALE 1 INCH = 20 FEET
20 0 20 40

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LAND USE SUBMISSION

UTILITY PLAN

LU-C6.03

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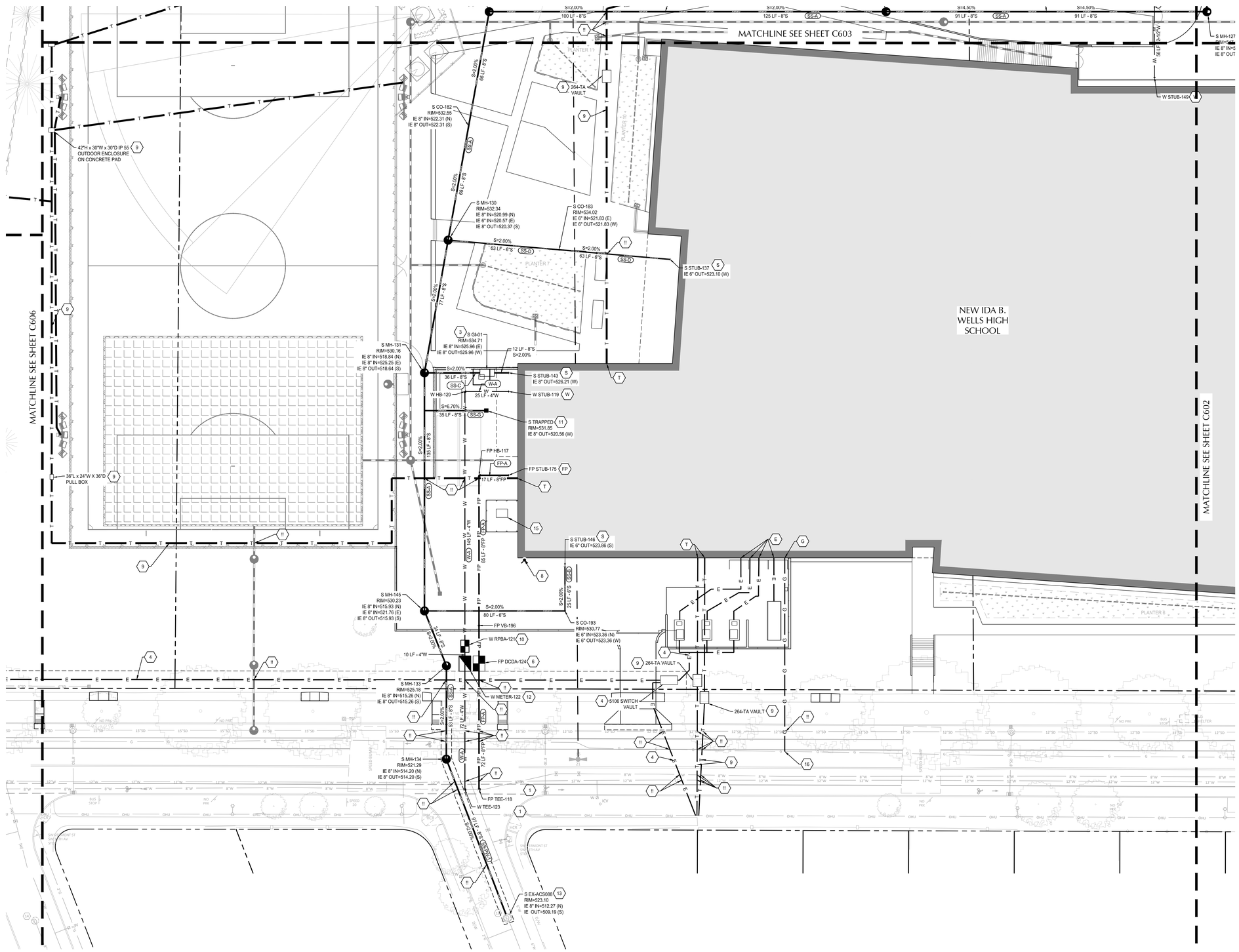

SHEET NOTES

1. ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES PER DETAIL 1/C901.
2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
3. DEFLECT WATER AND FIRE PROTECTION PIPES AS NECESSARY TO MAINTAIN MINIMUM COVER OF 3-FEET OVER ALL PIPING.
4. WATER AND FIRE PROTECTION PIPE DEFLECTIONS SHALL NOT EXCEED MANUFACTURER'S TOLERANCES OR BE MORE THAN 3 DEGREES.
5. INSTALL THRUST BLOCKS ON ALL DUCTILE IRON FIRE PROTECTION AND WATER SERVICE LINES PER DETAIL 9/C902.
6. SEWER PIPING WITH LESS THAN 3-FEET COVER SHALL BE C900 OR APPROVED EQUAL.

(X) UTILITY KEY NOTES

NOTE	DESCRIPTION
1	PROVIDE TAP FROM PUBLIC WATER LINE. SEE PUBLIC WORKS PLANS.
2	INSTALL 3" WATER METER, BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
3	GREASE INTERCEPTOR. PROVIDE VENT PIPING. SEE PLUMBING PLAN FOR DETAILS.
4	ELECTRICAL SYSTEMS SHOWN FOR COORDINATION PURPOSES. REFERENCE ELECTRICAL SITE PLANS FOR MORE INFORMATION.
5	INSTALL 3" REDUCED PRESSURE BACKFLOW ASSEMBLY IN ABOVE GROUND ENCLOSURE. PROVIDE ELECTRICAL CONNECTION FOR SLAB MOUNTED HEATER.
6	INSTALL 8" DOUBLE CHECK DETECTOR ASSEMBLY IN VAULT. PROVIDE ELECTRICAL CONNECTION FOR TAMPER SWITCH CONNECTION TO FIRE ALARM CONTROL PANEL.
7	INSTALL 3" DCVA FOR IRRIGATION.
8	INSTALL NEW FIRE DEPARTMENT CONNECTION WITH SIGN. SLOPE LINE TO BALL DRIP VALVE IN VAULT.
9	TELECOMMUNICATION SYSTEMS SHOWN FOR COORDINATION PURPOSES. REFERENCE TELECOMMUNICATION SITE PLANS FOR MORE INFORMATION.
10	INSTALL 4-INCH REDUCED PRESSURE BACKFLOW ASSEMBLY IN ABOVE GROUND ENCLOSURE. PROVIDE ELECTRICAL CONNECTION FOR SLAB MOUNTED HEATER.
11	INSTALL TRAPPED AREA DRAIN WITH CLEANOUT AND PRIMER LINE CONNECTION TO SANITARY SEWER.
12	INSTALL 4" WATER METER, BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
13	CONNECT TO EXISTING SANITARY LINE. CONTRACTOR TO VERIFY INVERTS PRIOR TO CONNECTION AND ALERT ENGINEER IF DIFFERENT THAN PLAN.
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G	CONNECT TO BUILDING GAS SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION.
IR	IRRIGATION POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
T	CONNECT TO BUILDING TELECOMMUNICATIONS SYSTEM. SEE TECHNOLOGY PLANS FOR CONTINUATION.

UTILITY LABEL LEGEND

STRUCTURE LABEL

- UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
- STRUCTURE TYPE CALLOUT
- ID NUMBER (WHERE APPLICABLE)
- LOCATION (WHERE APPLICABLE)
- STRUCTURE INFO (WHERE APPLICABLE)

XX XX-XX
N=XXXX.XX
E=XXXX.XX
RIM=
IE IN = XX.X
IE OUT = XX.X

PIPE LABEL

- UTILITY LENGTH
- UTILITY SIZE
- UTILITY TYPE
- SLOPE (WHERE APPLICABLE)

XXLF - XX" XX
S=X.XX%

STRUCTURE TYPE

CALLOUT	DESCRIPTION
CO	CLEANOUT TO GRADE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DCV	IRRIGATION BACKFLOW
FDC	FIRE DEPARTMENT CONNECTION
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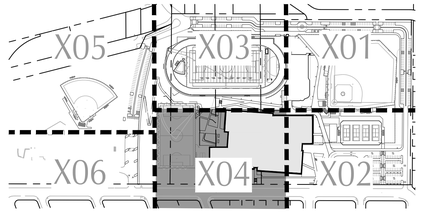
STUB	STUB
TEE	TEE CONNECTION
TRAPPED AD	TRAPPED AREA DRAIN
VB	VERTICAL BEND
WM	WATER METER

SCALE 1 INCH = 20 FEET (20 0 20 40)



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UTILITY PLAN

LU-C6.04

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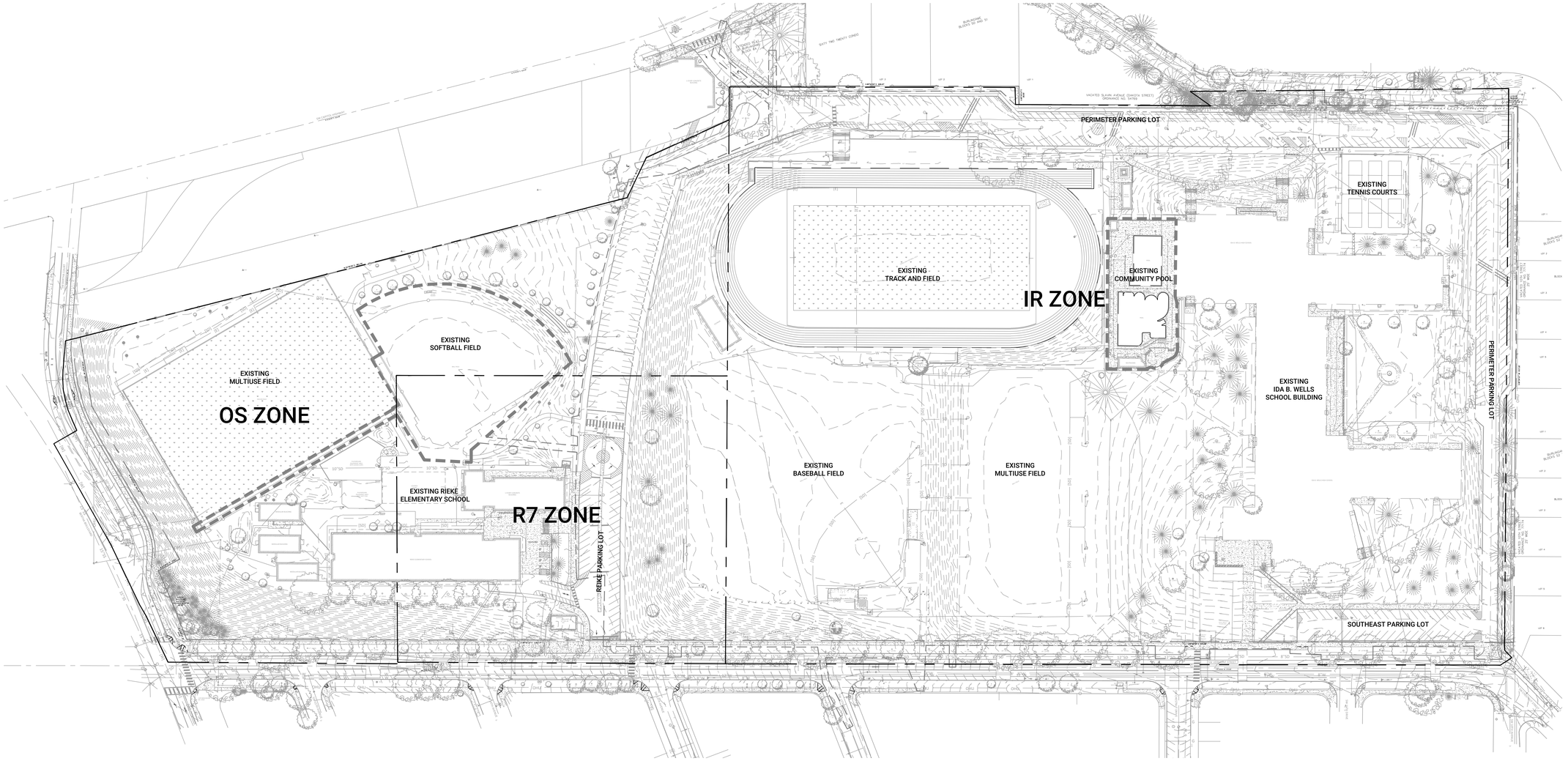
LEGEND

PROPERTY LINE

ZONING CODE LINE

LIMIT OF WORK



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LAND USE

EXISTING PLAN

LU-L1.01

LAND USE CALCULATIONS - IR ZONE - R 7 - OS

IR - INSTITUTIONAL RESIDENTIAL ZONE	TOTAL AREA:
	996,725 SF
R7 & OS ZONE	**TOTAL AREA:**
	560,392 SF
OVERALL SITE	**TOTAL AREA:**
	1,557,117 SF

MAIN BUILDING TOTAL SF	289,366 SF
MAIN BUILDING FOOTPRINT	126,672 SF
BUILDING - GRANDSTAND	4,066 SF
BUILDING - POOL SUPPORT	1,700 SF

TITLE 33.248 LANDSCAPING & SCREENING:	
P1 - STANDARD LANDSCAPE SOUTHEAST LOT: 112 STALLS TOTAL 107 STALLS + 5 ADA STALLS 7,400 SF OF P1 PROVIDED 45 SF OF P1 PER STALL = 5,040 SF REQ. P1 STANDARD TREES: (6) LARGE = 24 STALLS (23) MEDIUM = 69 STALLS (10) SMALL = 30 STALLS TOTAL 113 STALLS TOTAL	REQ. MEET

TITLE 33.248 LANDSCAPING & SCREENING:	
P1 - STANDARD LANDSCAPE PERIMETER PARKING LOT: 176 STALLS TOTAL 176 STALLS 14,641 SF OF P1 PROVIDED 45 SF OF P1 PER STALL = 7,920 SF REQ.	REQ. MEET

TITLE 33.248 LANDSCAPING & SCREENING:	
P1 - STANDARD LANDSCAPE REIKE / WEST PARKING LOT: 100 STALLS TOTAL 97 STALLS + 3 ADA STALLS 3,323 SF OF P1 PROVIDED 45 SF OF P1 PER STALL = 4,500 SF REQ.	REQ. NOT MEET

TITLE 3 LANDSCAPE BUFFER - IR, R7 & OS

L1 - GENERAL LANDSCAPING	173,591 SF
L2 - LOW SCREEN	18,793 SF
L3 - HIGH SCREEN	4,441 SF
PARKING LOT PLANTING AREA - P1	22,220 SF
LAWN AREA	64,434 SF
STORMWATER MIX	28,298 SF

TITLE 33 LANDSCAPE BUFFER - IR ZONE - R7 & OS

TITLE 33.266 TABLE 266-5: PARKING LANDSCAPE	
P5 - PARKING LOT LINE ABUTTING STREET	L2 - 5 FT REQ. MET
P6 - PARKING LOT LINE ABUTTING R ZONE	L3 - 5 FT REQ. MET

TITLE 33.120 LANDSCAPE PERCENTAGE - IR ZONE

TITLE 33.120.235 LANDSCAPED AREAS:	TOTAL AREA:	TOTAL %:
% ACTIVE / PASSIVE USE [MIX. 33% OF REQ. LANDSCAPED AREA 199,345 SF x .33 = 65,784 SF]	65,784 SF FIELDS	
TITLE 33.120.206 TABLE 120-3: [IR ZONE]	**TOTAL AREA:**	**TOTAL %:**
MIN. 20% OF SITE REQ. LANDSCAPE		
[IR SITE AREA x 20% 996,725 SF x .20 = 199,345 SF REQ.]	199,345 SF	
TOTAL LANDSCAPED AREA	263,135 SF	
LANDSCAPE AREA INCLUDING ACTIVE /PASSIVE USE [LANDSCAPED AREA + % ACTIVE/PASSIVE 263,135 SF + 65,784 SF = 328,920 SF TOTAL LANDSCAPED AREA / SITE AREA 328,920 SF / 996,725 SF = 33.2%]	REQ. MET	

TITLE 33.110 LANDSCAPE PERCENTAGE - R7 & OS ZONE

TITLE 33.110.270 TABLE 110-8: [R7 ZONE]	TOTAL AREA:	TOTAL %:
MIN. 25% OF SITE REQ. LANDSCAPE		
[R2.5 SITE AREA x 25% 560,392SF x .25 = 140,098 SF REQ.]	140,098 SF	
TOTAL LANDSCAPED AREA	208,487 SF	
LANDSCAPE AREA [TOTAL LANDSCAPED AREA / SITE AREA 208,487 SF / 560,392 SF = 37%]	REQ. MET	

TITLE 11.50.050 ON-SITE TREE DENSITY - IR ZONE, R7 & OS

(X) TREE KEY NOTES

L = LARGE TREE
M = MEDIUM TREE
S = SMALL TREE

ON-SITE TREES LEGEND:
MINIMUM PLANTING AREA TO MEET TREE DENSITY STANDARDS

LARGE	MEDIUM	SMALL
50' x 50'	30' x 30'	16' x 16'
(200) = 200,000 SF	(300) = 150,000 SF	(130) = 39,000 SF

TABLE 50-2: DETERMINING REQUIRED TREE AREA

25% OF SITE OR DEVELOPMENT IMPACT AREA

WHOLE SITE = 1,557,117 SF x 25% = 389,279 SF REQUIRED

TABLE 50-3: NUMBER OF TREES REQ. AND MIN. PLANTING AREA

NEW TREES
(81) LARGE = 81,000 SF
(50) MEDIUM = 25,000 SF
(56) SMALL = 16,800 SF
TOTAL 122,800 SF

232,200 SF / 1,557,117 = 15%
SHORTFALL 157,079 SF
NOT MEET REQ.

TREES RETAINED AND PROTECTED
(199) MEDIUM = 99,500 SF
(33) SMALL = 9,900 SF
TOTAL 109,400 SF

(P6) PER TITLE 33.266 AND TABLE 266-5 THE PARKING LOT ABUTTING STREET REQUIRES A SETBACK AND PLANTING ZONE OF FIVE FEET MINIMUM. THE PROPOSED DESIGN MEET THAT REQUIREMENT.

(P5) PER TITLE 33.266 AND TABLE 266-5 THE PARKING LOT ABUTTING ZONE R REQUIRES A SETBACK AND PLANTING ZONE OF FIVE FEET MINIMUM. THE PROPOSED DESIGN MEET THE REQUIREMENT.

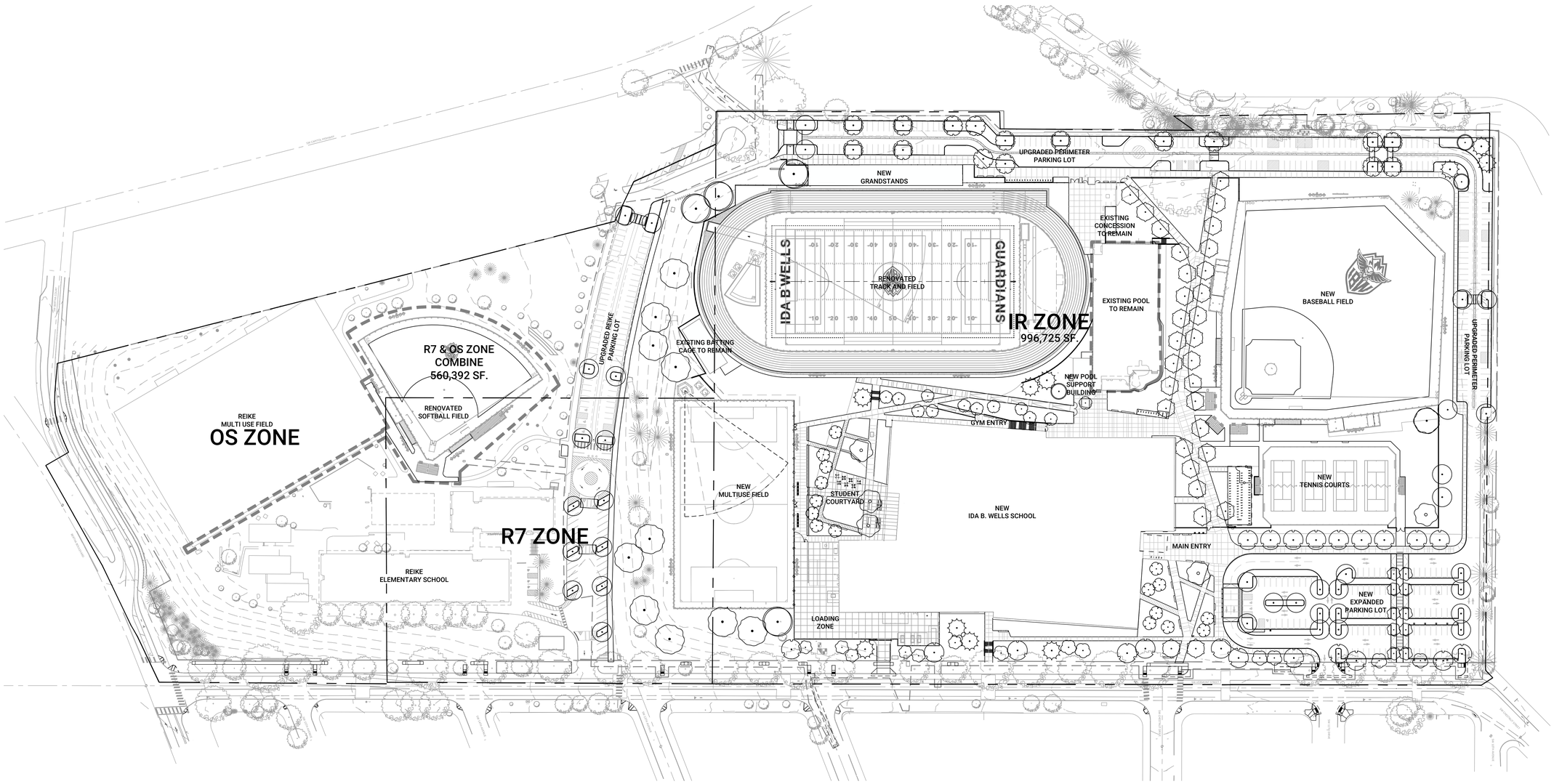
(P6) DESIGN PROPOSED SETBACK.

(2) PER TITLE 33.279.040 RECREATIONAL FIELDS MUST BE SETBACK FIFTY FEET FROM ADJACENT R OR IR ZONES. ACCESSORY STRUCTURES SUCH AS GRANDSTANDS, BLEACHERS OR BENCHES MUST BE SETBACK THIRTY FEET FROM ADJACENT R OR IR ZONES AND AT LEAST FIFTEEN FEET FROM OTHER LOT LINES. THE PROPOSED DESIGN MEET THE REQUIREMENTS.

(2A) DESIGN PROPOSED SETBACK.

LEGEND

- PROPERTY LINE
- ZONING CODE LINE
- LIMIT OF WORK



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PROPOSED SITE PLAN

LU L1.02

LEGEND

EXISTING CHAIN LINK FENCE

ATHLETIC FENCING — 4' CROWD CONTROL FENCE

6' NO CLIMB FENCE

CHAIN LINK FENCE (MATCH EXISTING)

GATE TYPE

(P1) 8'-6" ORNAMENTAL PEDESTRIAN 180° DOUBLE HINGED SWING GATE, WITH PANIC HARDWARE. GATE LOCKED DURING SCHOOL HOURS, UNLOCKED AND OPEN ALL OTHER HOURS.

(P2) 4'-3" ORNAMENTAL PEDESTRIAN SINGLE HINGED SWING GATE, WITH PANIC HARDWARE. GATE LOCKED DURING SCHOOL HOURS.

(P3) 6'-0" ORNAMENTAL PEDESTRIA 180° SINGLE HINGED SWING GATE, WITH PANIC HARDWARE. GATE LOCKED AT ALL HOURS, UNLOCKED AND OPEN FOR EVENTS.

(P4) 4'-3" ORNAMENTAL PEDESTRIA 180° SINGLE HINGED SWING GATE, WITH PANIC HARDWARE. GATE LOCKED DURING SCHOOL HOURS, UNLOKED AND OPEN ALL OTHER HOURS.

(P5) 10'-0" ORNAMENTAL PEDESTRIAN 180° DOUBLE HINGED SWING GATE, WITH PANIC HARDWARE. LOCKED AT ALL HOURS, UNLOCKED AND OPEN FOR EVENTS.

(P6) 8'-0" ORNAMENTAL PEDESTRIAN DOUBLE HINGED SWING GATE, WITH PANIC HARDWARE. GATE LOCKED AT ALL HOURS, UNLOCKED AND OPEN FOR EVENTS.

(P7) 4'-3" ORNAMENTAL PEDESTRIA SINGLE HINGED SWING GATE, WITH PANIC HARDWARE. GATE LOCKED AT ALL HOURS, EMERGENCY EXIT.

(P8) 4'-3" CHAINLINK PEDESTRIA SINGLE HINGED SWING GATE. OPEN ON POOL OPERATIONAL HOURS

(P9) 4'-3" CHAINLINK PEDESTRIA SINGLE HINGED SWING GATE. LOCKED AT ALL HOURS, EMERGENCY EXIST

(V1) 22' ORNAMENTAL VEHICULAR MANUAL ROLL GATE. GATE OPEN FOR PICK / DROP OFF SERVICES AND EMERGENCY VEHICLES.

(V2) 12' ORNAMENTAL VEHICULAR DOUBLE HINGED SWING GATE, LOCKED AT ALL HOURS. EMERGENCY AND SERVICE VEHIVLES ONLY.

(V3) 15' ORNAMENTAL VEHICULAR SINGLE HINGED SWING GATE . LOCKED AT ALL HOURS, EMERGENCY, FIRE ACCESS AND SERVICE VEHICLES.



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LAND USE

FENCING AND GATE PLAN

0 10 25 50 100
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NORTH

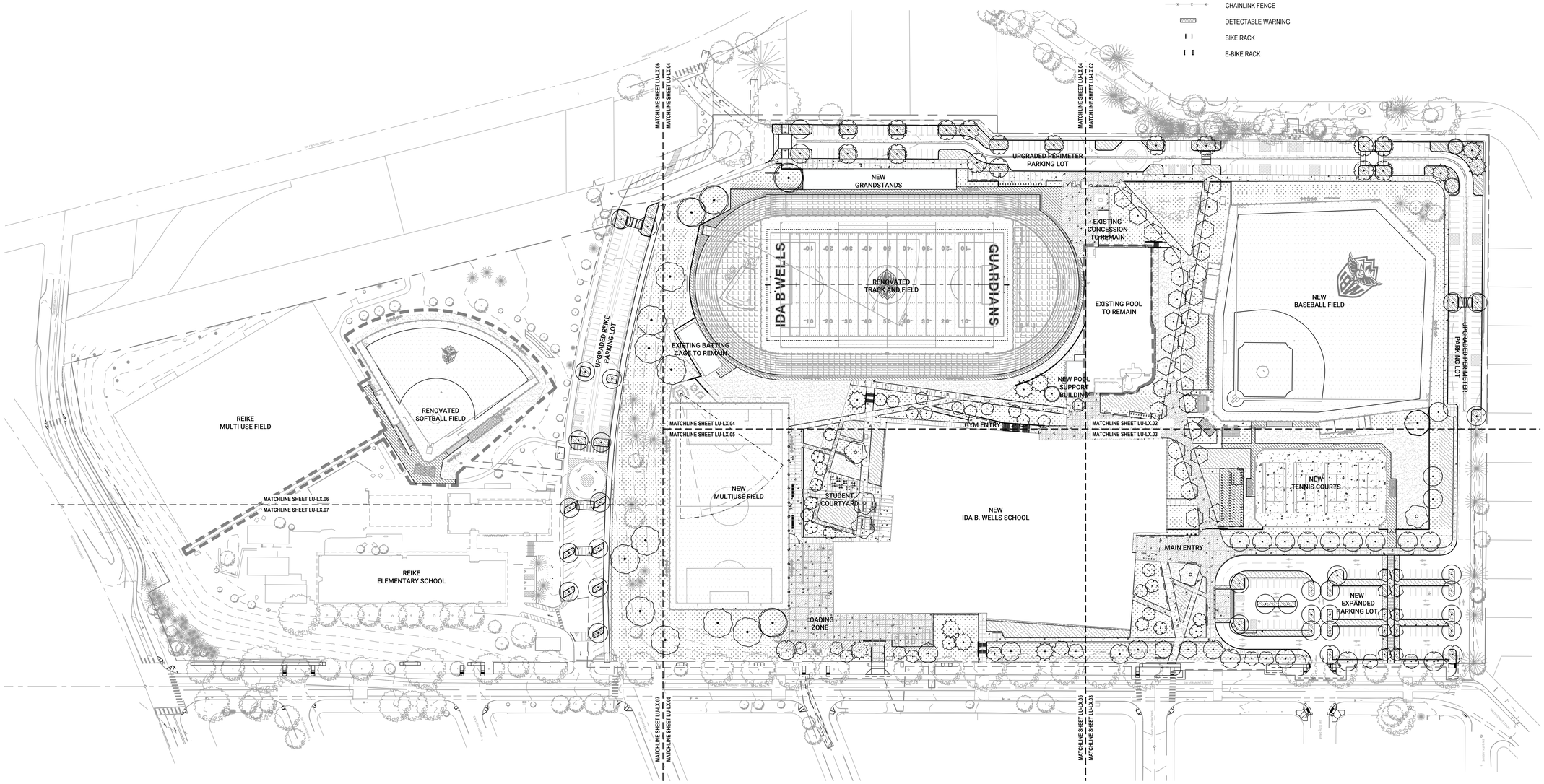
LU L1.03

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE CATEGORY	QTY
TREES				
	ABI GRA	ABIES GRANDIS / GRAND FIR	MEDIUM	3
	AME SPF	AMELANCHIER LAEVIS 'JFS-ARB' / SPRING FLURRY® ALLEGHENY SERVICEBERRY	SMALL	16
	CHI VIR	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	SMALL	16
	CLA KEN	CLADRASTIS KENTUKEA / AMERICAN YELLOWWOOD	LARGE	21
	COR JUN	CORNUS CONTROVERSA 'JUNE SNOW-JFS' / JUNE SNOW™ GIANT DOGWOOD	MEDIUM	31
	FAG GRA	FAGUS GRANDIFOLIA / AMERICAN BEECH	LARGE	1
	GIN AUT	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	SMALL	5
	GIN AUT	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	SMALL	5
	MAL SPR	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	SMALL	7
	PSE DOU	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	LARGE	10
	QUE GAR	QUERCUS GARRYANA / OREGON WHITE OAK	LARGE	10
	QUE RUB	QUERCUS RUBRA / NORTHERN RED OAK	LARGE	4
	STY PIN	STYRAX JAPONICUS 'PINK CHIMES' / JAPANESE PINK SNOWBELL DWARF	SMALL	12
	ULM CAR	ULMUS X 'FRONTIER' / FRONTIER ELM	MEDIUM	16
	ULM CAR	ULMUS X 'FRONTIER' / FRONTIER ELM	MEDIUM	16
	ZEL GRE	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	LARGE	36

SYMBOL	PLANTING ZONES		
	STORMWATER MIX		28,196 SF
	SHADE GARDEN MIX		152 SF
	L1 - GENERAL LANDSCAPING		171,365 SF
	L2 - LOW SCREEN		16,128 SF
	L3 - HIGH SCREEN		4,441 SF
	PARKING LOT PLANTING AREA - P1		19,459 SF
	LAWN AREA		46,716 SF

LEGEND

- LIMIT OF WORK
- CONCRETE PAVING - PEDESTRIAN
- CONCRETE PAVING - VEHICULAR, SEE CIVIL
- ASPHALT PAVING - PEDESTRIAN
- SYNTHETIC RUBBER PAVING, SEE SPORTS FIELDS
- MAINTENANCE BAND
- ARTIFICIAL TURF, SEE SPORTS FIELDS
- RETAINING WALL
- UTILITIES, SEE CIVIL AND ELECTRICAL
- ORNAMENTAL FENCE
- CHAINLINK FENCE
- DETECTABLE WARNING
- BIKE RACK
- E-BIKE RACK



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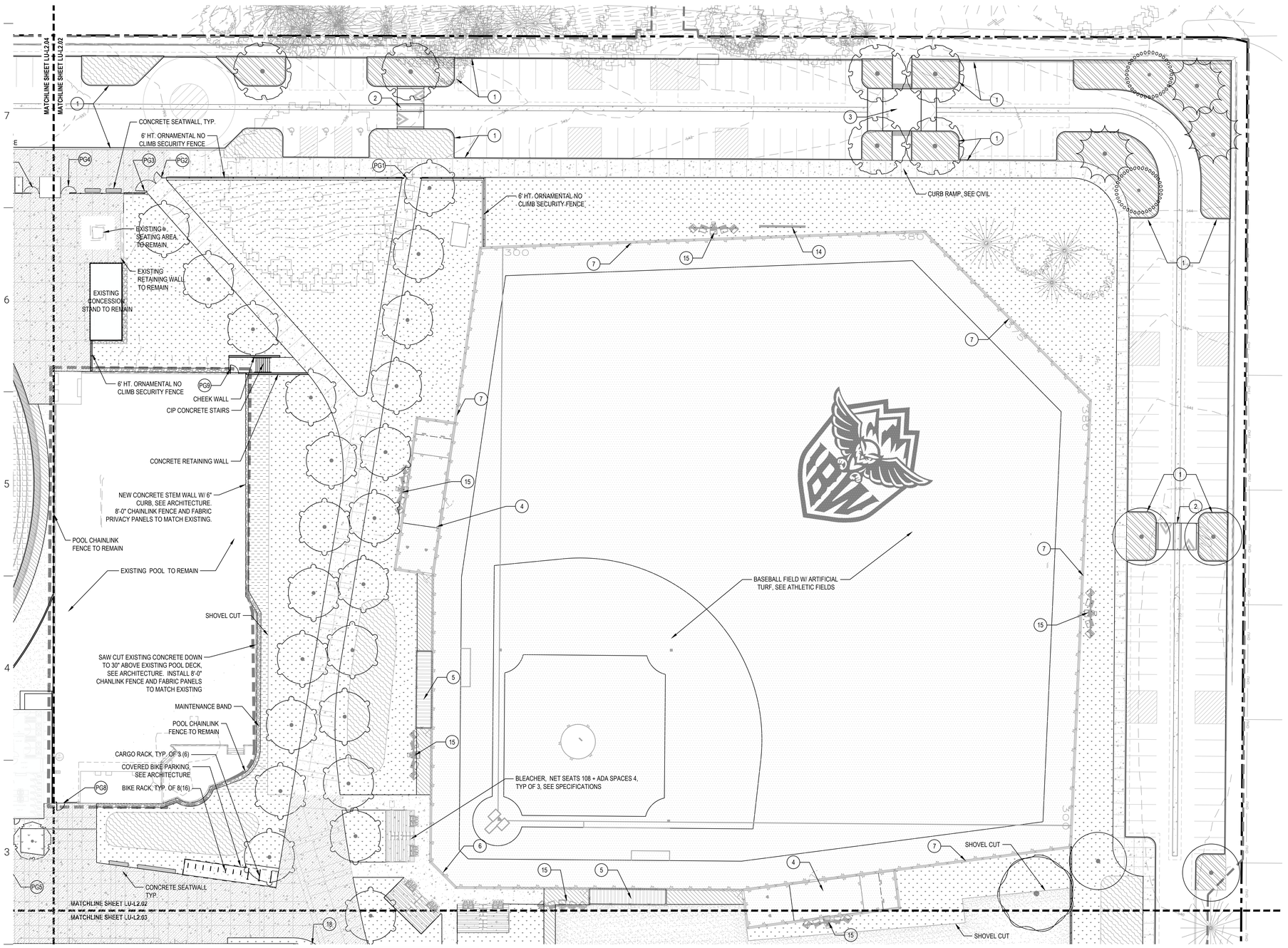

LEGEND

- LIMIT OF WORK
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- CONCRETE PAVING - VEHICULAR, SEE CIVIL
- ASPHALT PAVING - PEDESTRIAN
- SYNTHETIC RUBBER PAVING, SEE SPORTS FIELDS
- MAINTENANCE BAND
- ARTIFICIAL TURF, SEE SPORTS FIELDS
- RETAINING WALL
- UTILITIES, SEE CIVIL AND ELECTRICAL
- ORNAMENTAL FENCE
- CHAINLINK FENCE
- DETECTABLE WARNING
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1. CONCRETE CURBS, SEE CIVIL
2. SPEED BUMPS, SEE CIVIL
3. PEDESTRIAN CROSSING, SEE CIVIL
4. BASEBALL WARMING UP BULLPEN, SEE ATHLETIC FIELDS
5. BASEBALL DUGOUT, SEE ATHLETIC FIELDS
6. BASEBALL BACKSTOP FENCE, SEE ATHLETIC FIELDS
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14. FIELD SCOREBOARD, SEE ATHLETIC FIELDS
15. FIELD LIGHT POLES, SEE LIGHTING
16. SCHOOL SIGNAGE, SEE ARCHITECTURE
17. EV STATIONS, SEE CIVIL AND ELECTRICAL
18. SITE SIGNAGE, SEE ARCHITECTURE
19. SEE PUBLIC WORKS PERMIT

GATE SCHEDULE

GATE SYMBOL	GATE TYPE	GATE WIDTH	PANIC HARDWARE	OPERATIONS
PG1	ORNAMENTAL PEDESTRIAN DOUBLE HINGED SWING GATE	8'-6"	YES	LOCKED DURING SCHOOL HOURS, UNLOCKED AND OPEN ALL OTHER HOURS
PG2	ORNAMENTAL PEDESTRIAN SINGLE HINGED SWING GATE	4'-3"	YES	LOCKED DURING SCHOOL HOURS, UNLOCKED AND OPEN ALL OTHER HOURS
PG3	ORNAMENTAL PEDESTRIAN 180° SINGLE HINGED SWING GATE	6'-0"	YES	LOCKED AT ALL HOURS, UNLOCKED AND OPEN FOR EVENTS.
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SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE CATEGORY	QTY
TREES				
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	CHI VIR	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	SMALL	16
	CLA KEN	CLADRASTIS KENTUKEA / AMERICAN YELLOWWOOD	LARGE	21
	COR JUN	CORNUS CONTROVERSA 'JUNE SNOW-JFS' / JUNE SNOW™ GIANT DOGWOOD	MEDIUM	31
	FAG GRA	FAGUS GRANDIFOLIA / AMERICAN BEECH	LARGE	1
	GIN AUT	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	SMALL	5
	MAL SPR	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	SMALL	7
	PSE DOU	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	LARGE	10
	QUE GAR	QUERCUS GARRYANA / OREGON WHITE OAK	LARGE	10
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SYMBOL	PLANTING ZONES	
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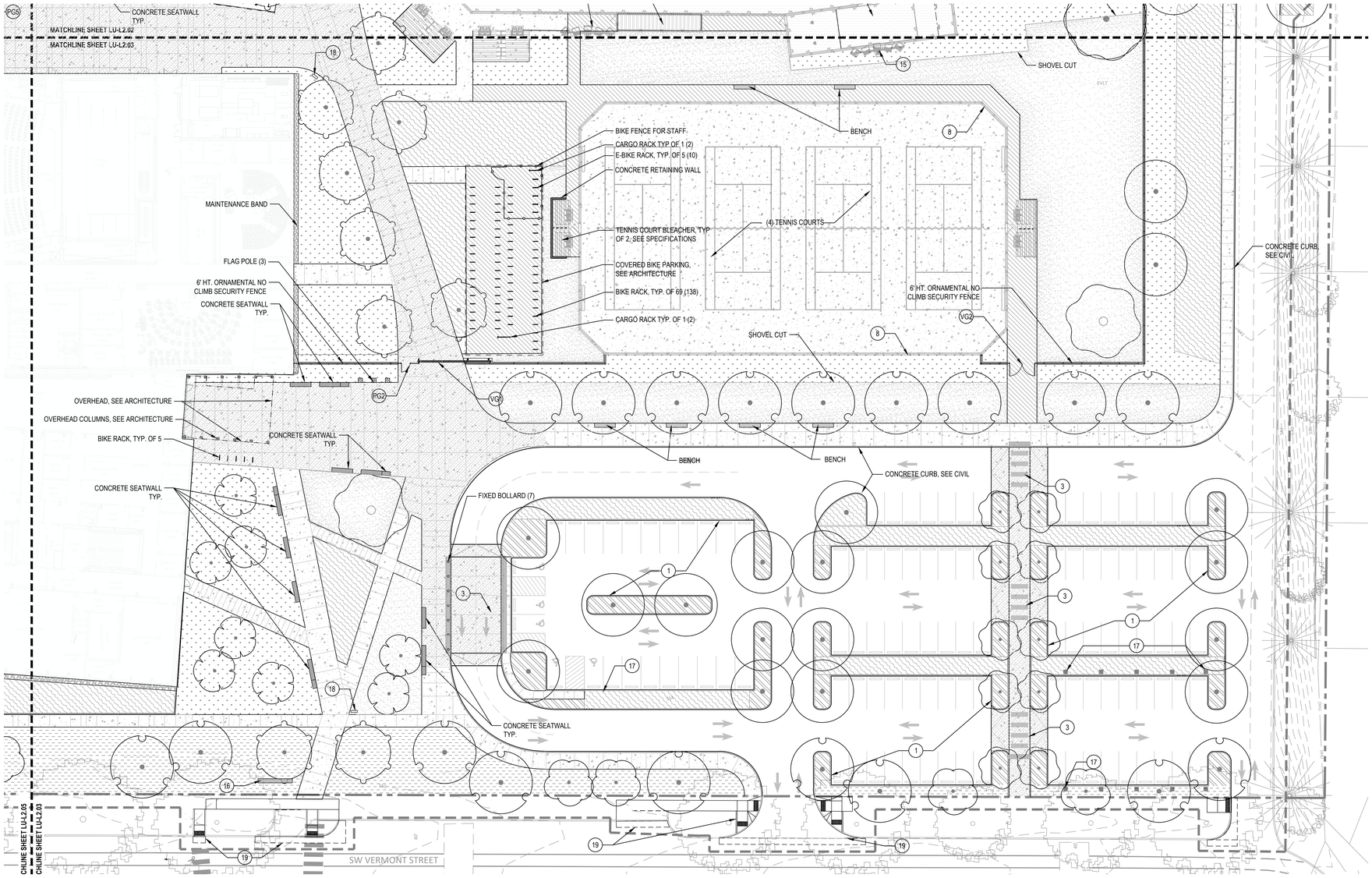

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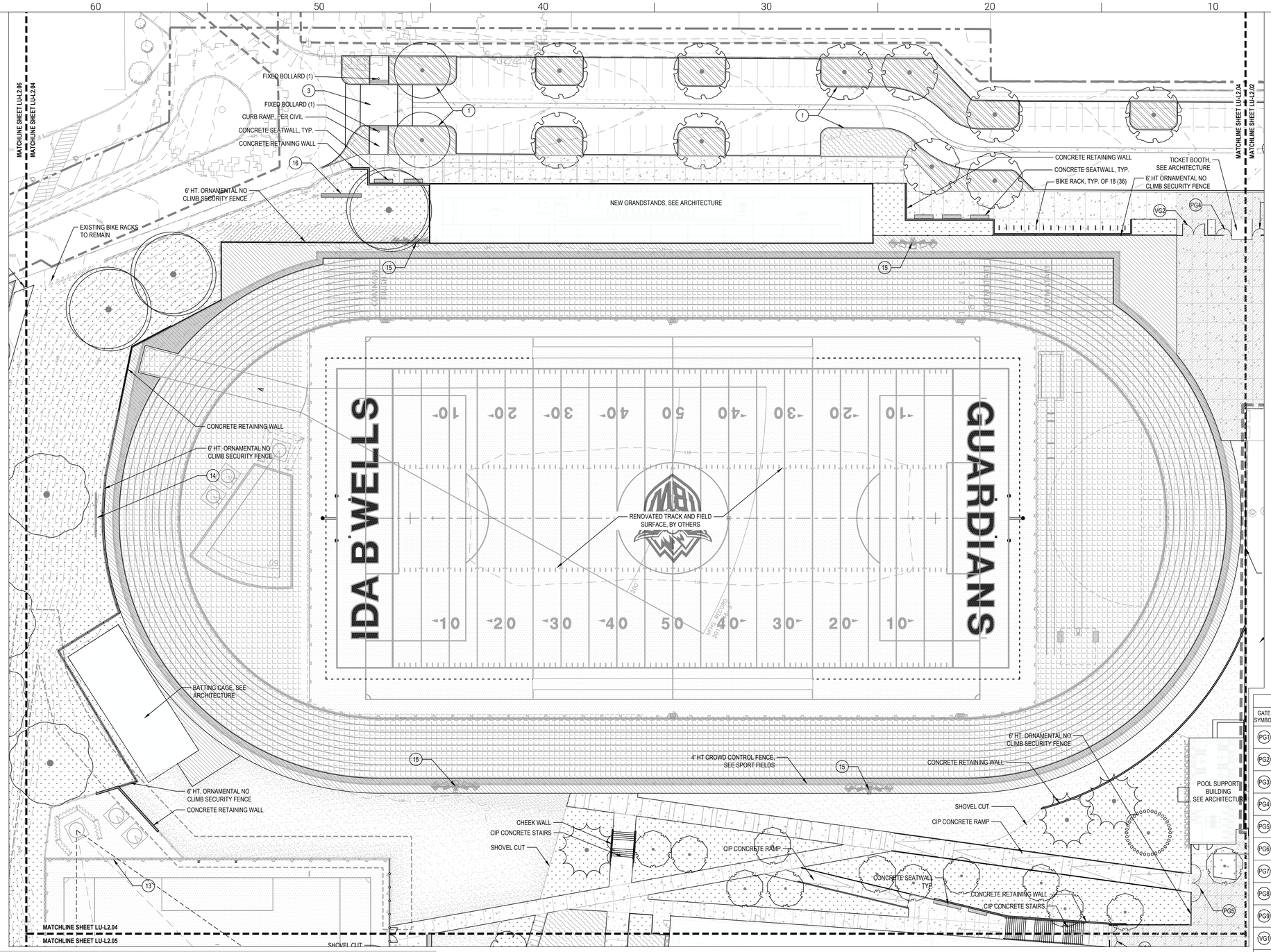

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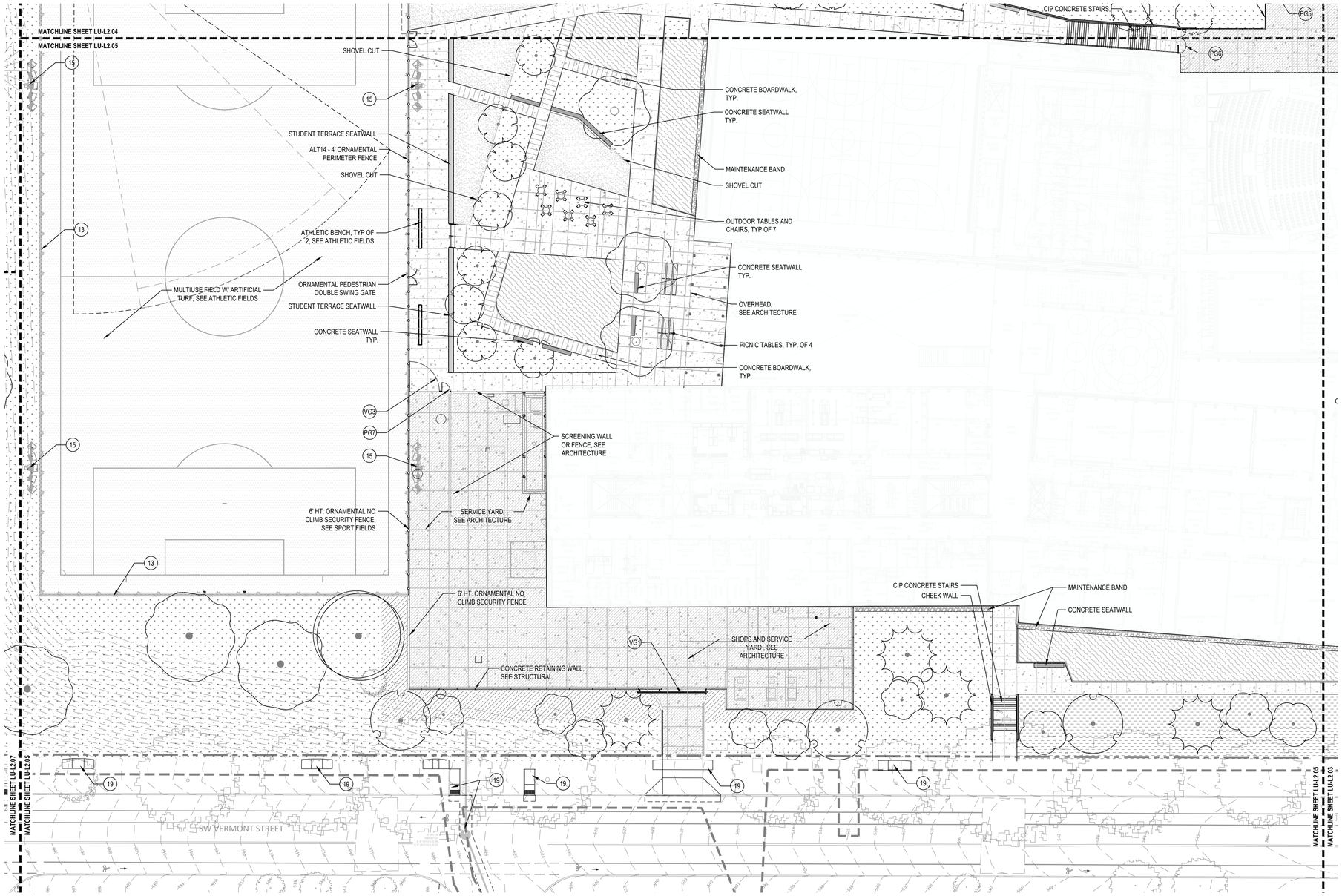

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MATERIALS PLAN

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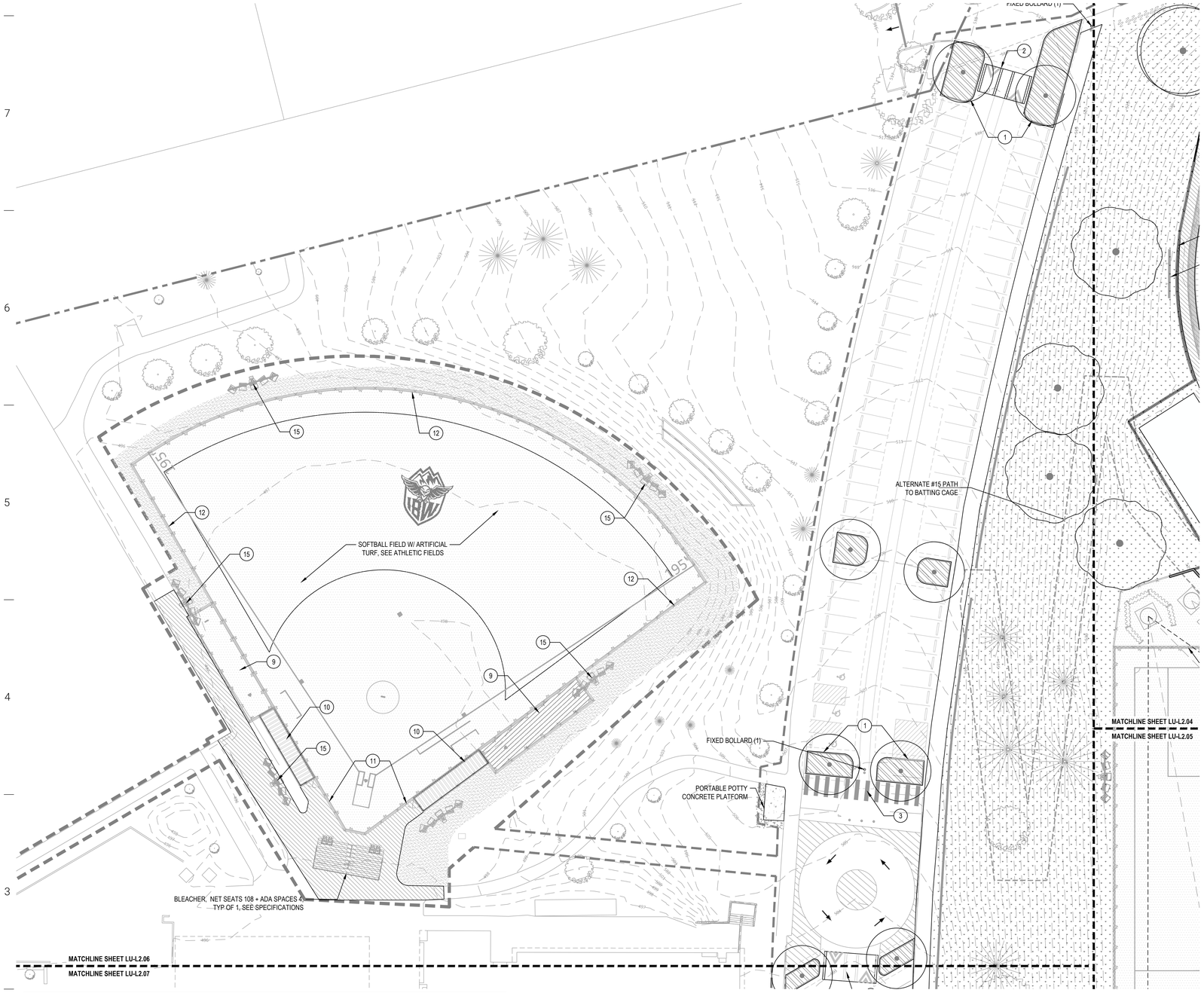

LEGEND

- LIMIT OF WORK
- CONCRETE PAVING - PEDESTRIAN
- CONCRETE PAVING - VEHICULAR, SEE CIVIL
- ASPHALT PAVING - PEDESTRIAN
- SYNTHETIC RUBBER PAVING, SEE SPORTS FIELDS
- MAINTENANCE BAND
- ARTIFICIAL TURF, SEE SPORTS FIELDS
- RETAINING WALL
- UTILITIES, SEE CIVIL AND ELECTRICAL
- ORNAMENTAL FENCE
- CHAINLINK FENCE
- DETECTABLE WARNING
- BIKE RACK
- E-BIKE RACK

1. CONCRETE CURBS, SEE CIVIL
2. SPEED BUMPS, SEE CIVIL
3. PEDESTRIAN CROSSING, SEE CIVIL
4. BASEBALL WARMING UP BULLPEN, SEE ATHLETIC FIELDS
5. BASEBALL DUGOUT, SEE ATHLETIC FIELDS
6. BASEBALL BACKSTOP FENCE, SEE ATHLETIC FIELDS
7. BASEBALL FIELD FENCE, SEE ATHLETIC FIELDS
8. TENNIS COURTS FENCE, SEE ATHLETIC FIELDS
9. SOFTBALL WARMING UP BULLPEN, SEE ATHLETIC FIELDS
10. SOFTBALL DUGOUT, SEE ATHLETIC FIELDS
11. SOFTBALL BACKSTOP FENCE, SEE ATHLETIC FIELDS
12. SOFTBALL FIELD FENCE, SEE ATHLETIC FIELDS
13. MULTIUSE FIELD FENCE, SEE ATHLETIC FIELDS
14. FIELD SCOREBOARD, SEE ATHLETIC FIELDS
15. FIELD LIGHT POLES, SEE LIGHTING
16. SCHOOL SIGNAGE, SEE ARCHITECTURE
17. EV STATIONS, SEE CIVIL AND ELECTRICAL
18. SITE SIGNAGE, SEE ARCHITECTURE
19. SEE PUBLIC WORKS PERMIT

GATE SCHEDULE

GATE SYMBOL	GATE TYPE	GATE WIDTH	PANIC HARDWARE	OPERATIONS
PG1	ORNAMENTAL PEDESTRIAN DOUBLE HINGED SWING GATE	8'-6"	YES	LOCKED DURING SCHOOL HOURS, UNLOCKED AND OPEN ALL OTHER HOURS
PG2	ORNAMENTAL PEDESTRIAN SINGLE HINGED SWING GATE	4'-3"	YES	LOCKED DURING SCHOOL HOURS, UNLOCKED AND OPEN ALL OTHER HOURS
PG3	ORNAMENTAL PEDESTRIAN 180° SINGLE HINGED SWING GATE	6'-0"	YES	LOCKED AT ALL HOURS, UNLOCKED AND OPEN FOR EVENTS.
PG4	ORNAMENTAL PEDESTRIAN 180° SINGLE HINGED SWING GATE	4'-3"	YES	LOCKED DURING SCHOOL HOURS, UNLOCKED AND OPEN ALL OTHER HOURS
PG5	ORNAMENTAL PEDESTRIAN 180° DOUBLE HINGED SWING GATE	10'-0"	YES	LOCKED AT ALL HOURS, UNLOCKED AND OPEN FOR EVENTS
PG6	ORNAMENTAL PEDESTRIAN DOUBLE HINGED SWING GATE	8'-0"	YES	LOCKED AT ALL HOURS, UNLOCKED AND OPEN FOR EVENTS
PG7	ORNAMENTAL PEDESTRIAN SINGLE HINGED SWING GATE	4'-3"	YES	LOCKED AT ALL HOURS, EMERGENCY EXIT
PG8	CHAINLINK PEDESTRIAN SINGLE HINGED SWING GATE	4'-3"	YES	OPEN ONLY DURING POOL OPERATION HOURS
PG9	CHAINLINK PEDESTRIAN SINGLE HINGED SWING GATE	4'-3"	YES	LOCKED AT ALL HOURS, EMERGENCY EXIT
VG1	ORNAMENTAL VEHICULAR MANUAL ROLL GATE	22'-0"	—	OPEN FOR PICK UP/DROP OFF SERVICES AND EMERGENCY VEHICLES
VG2	ORNAMENTAL VEHICULAR DOUBLE HINGED SWING GATE	12'-0"	—	LOCKED AT ALL HOURS
VG3	ORNAMENTAL VEHICULAR SINGLE HINGED SWING GATE	15'-0"	—	LOCKED AT ALL HOURS, EMERGENCY AND FIRE ACCESS ONLY

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE CATEGORY	QTY
TREES				
	ABI GRA	ABIES GRANDIS / GRAND FIR	MEDIUM	3
	AME SPF	AMELANCHIER LAEVIS 'JFS-ARB' / SPRING FLURRY® ALLEGHENY SERVICEBERRY	SMALL	16
	CHI VIR	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	SMALL	16
	CLA KEN	CLADRASTIS KENTUKEA / AMERICAN YELLOWWOOD	LARGE	21
	COR JUN	CORNUS CONTROVERSA 'JUNE SNOW-JFS' / JUNE SNOW™ GIANT DOGWOOD	MEDIUM	31
	FAG GRA	FAGUS GRANDIFOLIA / AMERICAN BEECH	LARGE	1
	GIN AUT	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	SMALL	5
	MAL SPR	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	SMALL	7
	PSE DOU	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	LARGE	10
	QUE GAR	QUERCUS GARRYANA / OREGON WHITE OAK	LARGE	10
	QUE RUB	QUERCUS RUBRA / NORTHERN RED OAK	LARGE	4
	STY PIN	STYRAX JAPONICUS 'PINK CHIMES' / JAPANESE PINK SNOWBELL DWARF	SMALL	12
	ULM CAR	ULMUS X 'FRONTIER' / FRONTIER ELM	MEDIUM	16
	ZEL GRE	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	LARGE	36

SYMBOL	PLANTING ZONES	
	STORMWATER MIX	28,196 SF
	SHADE GARDEN MIX	152 SF
	L1 - GENERAL LANDSCAPING	171,365 SF
	L2 - LOW SCREEN	16,128 SF
	L3 - HIGH SCREEN	4,441 SF
	PARKING LOT PLANTING AREA - P1	19,459 SF
	LAWN AREA	46,716 SF

SCALE: 1" = 20'-0"

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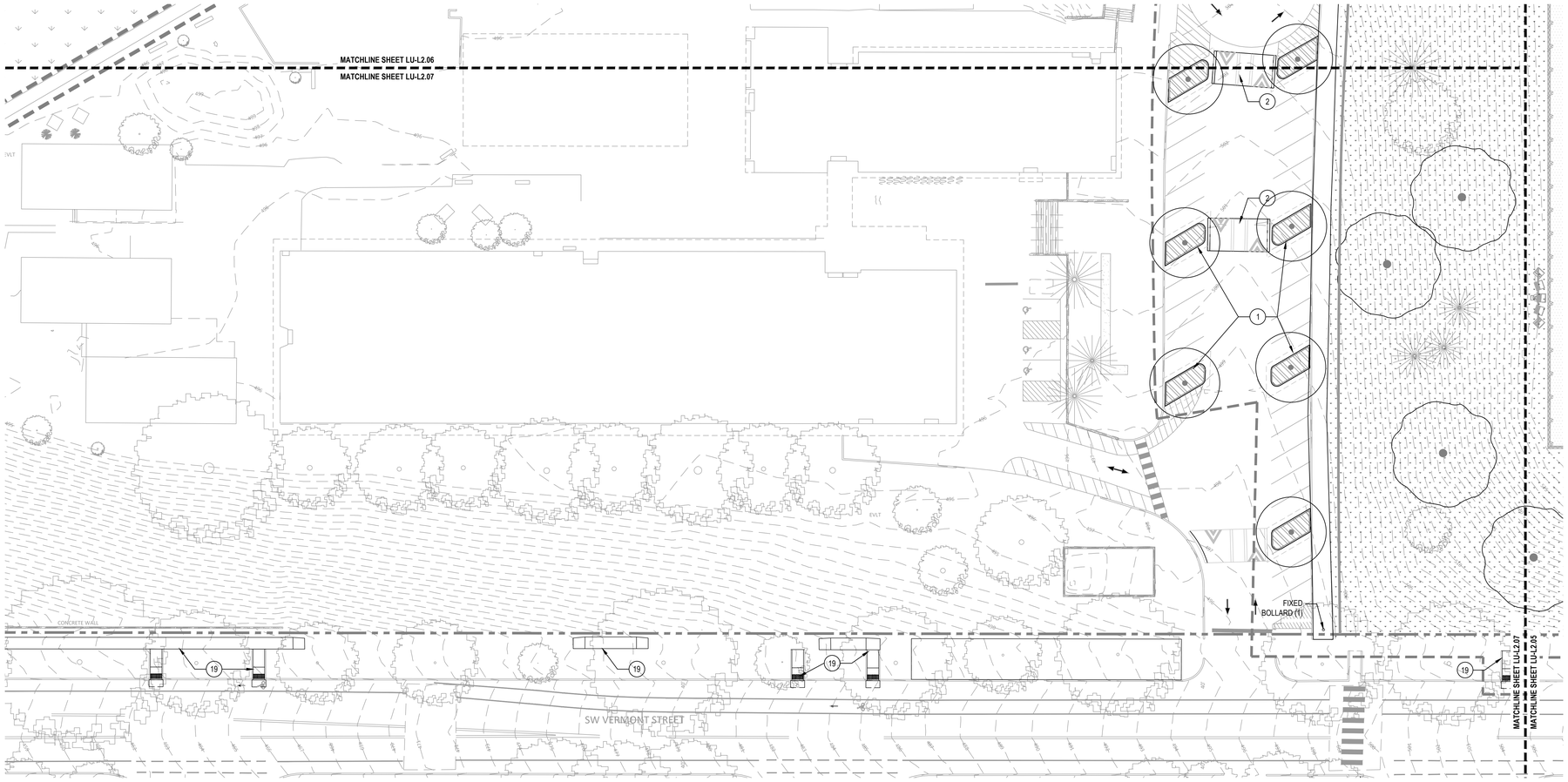

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MATERIALS PLAN

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LU 26-026160 CU AD Exhibit A-22

TITLE 11.50.040 TREE PRESERVATION STANDARDS:

SECTION 11.50.040 C.1.A.(1) RETENTION:
PRESERVE AND PROTECT AT LEAST ONE-THIRD OF THE NON-EXEMPT PRIVATE TREES THAT ARE 12" DBH AND LARGER.
97 OUT OF 183 PRIVATE TREES ARE NON-EXEMPT

MINIMUM 32 NON-EXEMPT PRIVATE TREES REQUIRES PROTECTION

REQ. MET

PRIVATE TREES TO BE PROTECTED:
NON-EXEMPT TREES 12" TO 20" DBH = 42
NON-EXEMPT TREES ≥20" DBH = 12

TOTAL 54 PROTECTED NON-EXEMPT PRIVATE TREES

[54 PROTECTED / 97 NON EXEMPT PRIVATE TREES = 0.56]

SECTION SECTION 11.50.040 C.1.B PRESERVATION
ALL NONEXEMPT TREES 20" DBH OR LARGER MUST BE PRESERVED OR MITIGATED THE COST PER INCH OF TREE REMOVED

MITIGATION FEE REQUIRED

19 TREES REMOVED ARE ≥20" DBH NONEXEMPT

TREE 2507	= 34 IN. DBH	TREE 2560	= 45 IN. DBH
TREE 2509	= 31 IN. DBH	TREE 2567	= 24 IN. DBH
TREE 2513	= 24 IN. DBH	TREE 2570	= 39 IN. DBH
TREE 2524	= 31 IN. DBH	TREE 2574	= 26 IN. DBH
TREE 2525	= 37 IN. DBH	TREE 2575	= 20 IN. DBH
TREE 2544	= 59 IN. DBH	TREE 2576	= 22 IN. DBH
TREE 2546	= 28 IN. DBH	TREE 2578	= 28 IN. DBH
TREE 2548	= 24 IN. DBH	TREE 2579	= 21 IN. DBH
TREE 2552	= 23 IN. DBH	TREE 2593	= 38 IN. DBH
TREE 2557	= 40 IN. DBH		

TABLE 50-1 REQUIRED MITIGATION:
594 TOTAL INCHES REQUIRED AS MITIGATION PAYMENT
[COST PER INCH OF TREE REMOVED]
[6 TREES ≥36 IN. REQUIRE REMOVAL NOTICE PER 11.50.040 C.1.C]

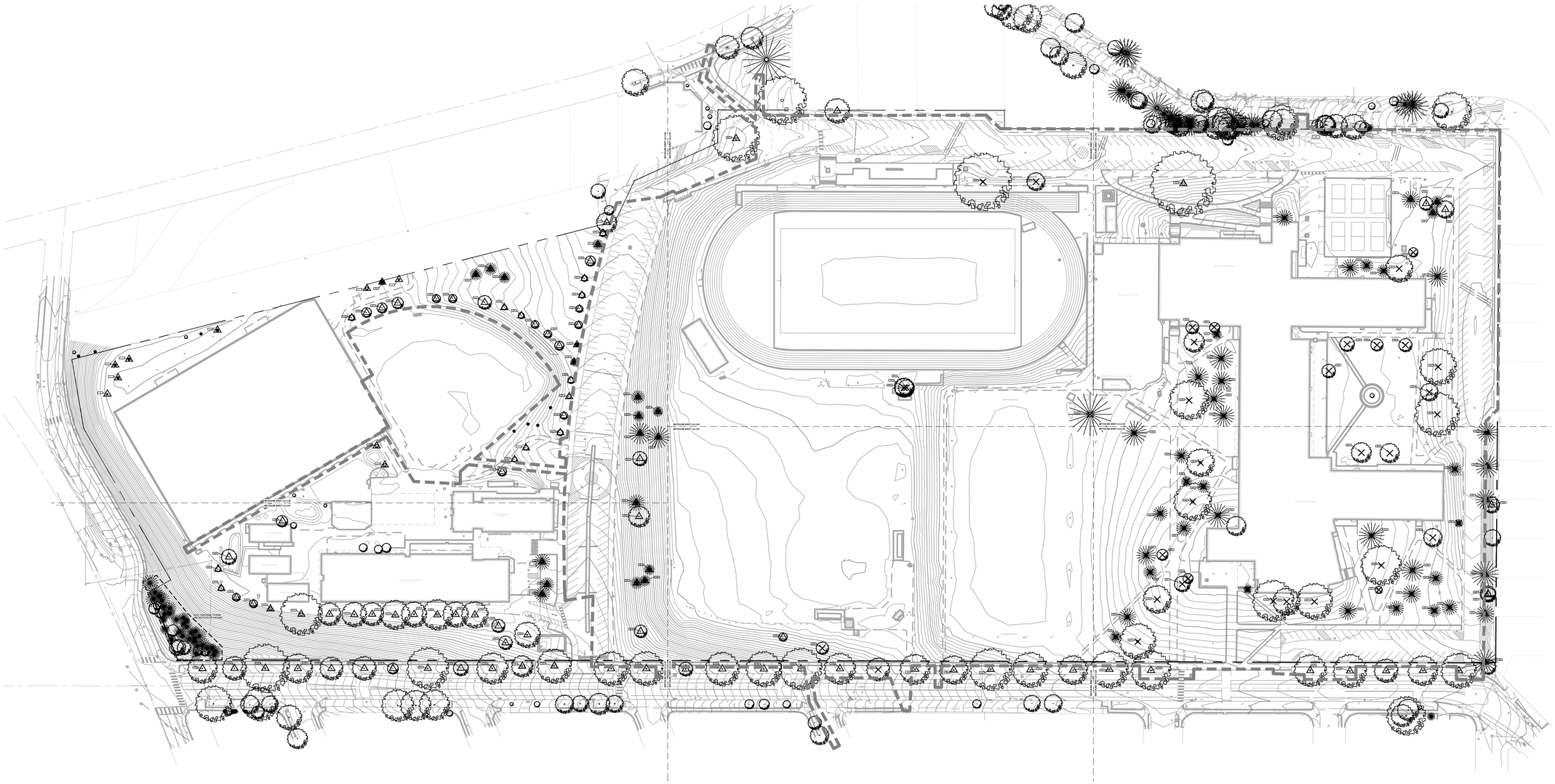
SECTION SECTION 11.50.040 C.2.A STREET TREES
STREET TREE REMOVAL REQUIRES APPROVAL
[1 TREE REMOVED ≥12 IN. DBH = MITIGATION MAY BE REQUIRED]

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- XXXX — PRESERVE EXISTING TREE
- XXXX — REMOVE EXISTING TREE

GENERAL NOTES

1. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
2. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE TEMPORARY TREE AND PLANT PROTECTION SPECIFICATIONS FOR THE PROJECT & PER CITY OF PORTLAND TREE PROTECTION STANDARDS.



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LAND USE

TREE PRESERVATION

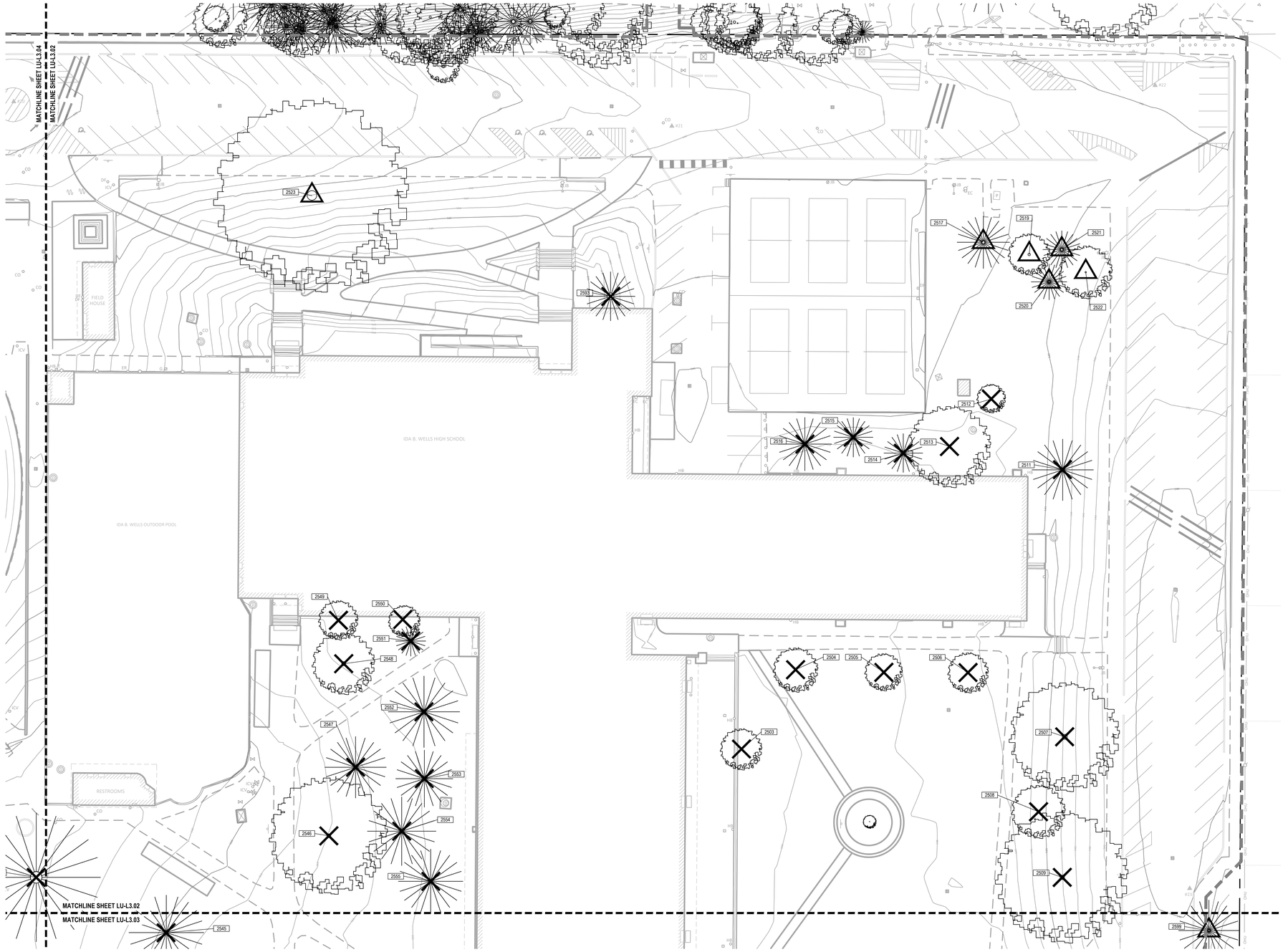
LU-L3.01

ARBORIST REPORT Ida B Wells Barnett High School Renovation Project, TREE INVENTORY of May 2024 for Walker Macy

Headings: ACTIONS: Remove or Preserve; D/E - Deciduous or Evergreen; DBH - Stem diameter in inches at 4.5-ft or as otherwise defined in Title 11; RPZ - Standardized root protection radius in feet (can be modified by a qualified arborist); EX - Exempt from preservation mitigation by size, species or condition; MITIGATION: City of Portland required mitigation totals for trees removed or unprotected; NUISANCE: (Yes or Yes*) Considered a Nuisance Species by Portland.

Abbreviations: CP - Concrete Pad; CR - Tree crown; CRS - Crown radius spread; FL - Fence line; FP - Foot Path; LCR - Live Crown Ratio; O/E - Overhead power lines; PL - Parking Lot; R - Radius; RF - Root flare; SR - Surface Roots; S/WK - Sidewalk

TREE ID	SPECIES	SCIENTIFIC	D/E	COND	DBH	RPZ	EX	ACTIONS	NUISANCE	RELEVANT TREE NOTES	SHEET	LOCATION NOTES	SITE	MITIGATION
2501	Elm DED resistant cultivar	*Ulmus 'cultivar'*	D	Good	10	10	Y	REMOVE		Good CR form and branch structure. CRS 18'		25-ft fr bldg	IBW	
2502	Elm DED resistant cultivar	*Ulmus 'cultivar'*	D	Good/Fair	11	11	Y	REMOVE		Wide spaced codom leaders at 9-ft. CRS 18'		18-ft fr bldg	IBW	
2503	Japanese flower cherry	*Prunus serrulata*	D	Good/Fair	10	10	Y	REMOVE		Adequate vigor & vitality. SR to 6-ft. CRS 12'		1-ft from retaining wall	IBW	
2504	Elm DED resistant cultivar	*Ulmus 'cultivar'*	D	Good/Fair	9	9	Y	REMOVE		Wide spreading CR but this branching. CRS 9'		8-ft fr conc FP	IBW	
2505	Elm DED resistant cultivar	*Ulmus 'cultivar'*	D	Good/Fair	8	8	Y	REMOVE		Small CR Reduced vigor. CRS 6'		10-ft conc FP	IBW	
2506	Elm DED resistant cultivar	*Ulmus 'cultivar'*	D	Good/Fair	6	6	Y	REMOVE		Reduced CR size. Good branch structure. CRS 6'		10-ft conc FP	IBW	
2507	American sweetgum	*Liquidamber styraciflua*	D	Good	14	14		REMOVE		Low large diam branches. Branch failures. CRS 30' low branches		Lawn area	IBW	Removed NON-EXEMPT 2-20IN.
2508	Quaking aspen	*Populus tremuloides*	D	Good	15	15		REMOVE		Semi to early mature. Good branch structure and vigor		Lawn area	IBW	Removed NON-EXEMPT 12-20IN.
2509	American sweetgum	*Liquidamber styraciflua*	D	Fair/Good	31	31		REMOVE		Reduced vigor and thin upper CR. Branch breakage. CRS 30'		Lawn area	IBW	Removed NON-EXEMPT 12-20IN.
2510	Western red cedar	*Thuja plicata*	E	Good/Fair	12	12		REMOVE		Adequate vigor and vitality. CR raise pruned. CRS 9'		18-ft fr bldg	IBW	Removed NON-EXEMPT 12-20IN.
2511	Douglas fir	*Pseudotsuga menziesii*	E	Good	16	16		REMOVE		Semi-mature. Low branching Good vigor. CRS 12'		16-ft fr bldg	IBW	Removed NON-EXEMPT 12-20IN.
2512	Oregon white oak	*Quercus garryana*	D	Good	8	8	Y	REMOVE		Good branch structure. Adequate vigor. CRS 9-ft		10-ft fr structure	IBW	
2513	Red alder	*Alnus rubra*	D	Good	24	24		REMOVE		Multi-leaders from 3-ft. Spreading CR against bldg		16-ft fr bldg	IBW	Removed NON-EXEMPT 20 IN.
2514	Western red cedar	*Thuja plicata*	E	Good/Fair	14	14		REMOVE		Twin stems from 1-ft w/ weak union. CRS 9'		11-ft fr bldg	IBW	Removed NON-EXEMPT 12-20IN.
2515	Incense cedar	*Calocedrus decurrens*	E	Good	17	17		REMOVE		Semi-mature. Good CR form and vigor. CRS 6'		18-ft fr bldg	IBW	Removed NON-EXEMPT 12-20IN.
2516	Western red cedar	*Thuja plicata*	E	Good	17	17		REMOVE		Reduced CR size. Good branch structure. CRS 10'		16-ft fr bldg	IBW	Removed NON-EXEMPT 12-20IN.
2517	Ponderosa pine	*Pinus ponderosa*	E	Good	18	18		PROTECT		Semi-mature. Good CR development. CRS 10'		12-ft fr asphalt path	IBW	Protected NON-EXEMPT 12-20IN.
2519	Incense cedar	*Calocedrus decurrens*	E	Good	17	17		PROTECT		Semi-mature. Dense CR. Good vigor and vitality. CRS 10'			IBW	Protected NON-EXEMPT 12-20IN.
2520	Western red cedar	*Thuja plicata*	E	Good	11	11	Y	PROTECT		Semi-mature. Twin stems. Good vigor. CRS 7'			IBW	
2521	Incense cedar	*Calocedrus decurrens*	E	Good/Fair	15	15		PROTECT		Unusual CR form, spreading branches. No defects noted. CRS 9'			IBW	Protected NON-EXEMPT 12-20IN.
2522	Dawn redwood	*Metasequoia glyptostroboi.*	D	Good	8	8	Y	PROTECT		Low branches, asymmetric CR development. CRS 8'			IBW	
2523	Northern red oak	*Quercus rubra*	D	Good	53	53		PROTECT		Minor peripheral dieback. Fully mature. No decay. CRS 45'		SR at conc s/wk	IBW	Protected NON-EXEMPT 20 IN.
2524	American sweetgum	*Liquidamber styraciflua*	D	Good/Fair	31	31		REMOVE		Mature. Branch breakage. CRS 18'		6-ft fr s/wk	IBW	Removed NON-EXEMPT 20 IN.
2525	American sweetgum	*Liquidamber styraciflua*	D	Good/Fair	37	37		REMOVE		Fully mature w/ some upper CR dieback. CRS 21'. Pruned from FL		15-ft fr s/wk	IBW	Removed NON-EXEMPT 20 IN.
2526	Northern red oak	*Quercus rubra*	D	Good	38	38		PROTECT		Fused SR adjacent. Low spread CR. Good branch density. CRS 45'		13 to 16-ft fr curb	IBW	Protected NON-EXEMPT 20 IN.
2527	Port orford cedar	*Chamaecyparis lawsoniana*	E	Good	10	10	Y	PROTECT		Complet CR to ground. No defects CRS 8'		Unmowed grass bank	IBW	
2528	Douglas fir	*Pseudotsuga menziesii*	E	Good	14	14		PROTECT		Complete CR to ground, but uneven & asymmetric. CRS 12'		Unmowed grass bank	IBW	Protected NON-EXEMPT 12-20IN.
2529	Douglas fir	*Pseudotsuga menziesii*	E	Good/Fair	13	13		PROTECT		Weak upper Cr development. Strees evident. Branch to ground		Unmowed grass bank	IBW	Protected NON-EXEMPT 12-20IN.
2530	Western red cedar	*Thuja plicata*	E	Good	9	9	Y	PROTECT		Adequate vigor. Large horizontal branching to ground		Unmowed grass bank	IBW	
2531	Western red cedar	*Thuja plicata*	E	Good	12	12		PROTECT		Semi-mature. Complete dense CR to ground. CRS 9'		Unmowed grass bank	IBW	
2532	Red alder	*Alnus rubra*	D	Fair	13	13		PROTECT		Multi-stem from 2-ft. Some basal wounds. Some CR dieback		Unmowed grass bank	IBW	
2533	Douglas fir	*Pseudotsuga menziesii*	E	Good	7	7	Y	PROTECT		Semi-mature. Low branches to ground. Good vigor		Unmowed grass bank	IBW	
2534	Swamp white oak	*Quercus bicolor*	D	Good	8	8	Y	PROTECT		Low spreading CR with branch breakage. CRS 15'		Unmowed grass bank	IBW	
2535	Thuja plicata	*Thuja plicata*	D	Dying	6	6	Y	PROTECT		Spreading lower CR to grade & mid CR dead		Unmowed grass bank	IBW	
2536	Douglas fir	*Pseudotsuga menziesii*	E	Good	12	12		PROTECT		Semi-mature. Low spreading CR to ground. Dense foliage		Unmowed grass bank	IBW	Protected NON-EXEMPT 12-20IN.
2537	Douglas fir	*Pseudotsuga menziesii*	E	Good	10	10	Y	PROTECT		Semi-mature. Good CR form and structure		Unmowed grass bank	IBW	
2538	Oregon white oak	*Quercus garryana*	D	Good	8	8	Y	PROTECT		Young to semi-mature. Good branch structure		Unmowed grass bank	IBW	
2539	Oregon white oak	*Quercus garryana*	D	Good/Fair	7	7	Y	PROTECT		Young tree. Adequate vigor, spreading branches. CRS 7'		Unmowed grass bank	IBW	
2540	Oregon white oak	*Quercus garryana*	D	Good	8	8	Y	PROTECT		Low spreading CR form. Good vigor. CRS 7'		Unmowed grass bank	IBW	
2541	Big leaf maple	*Acer macrophyllum*	D	Good/Fair	6	6	Y	REMOVE		Young to semi-mature. Adequate health. Highly constrained		Between container & FL	IBW	
2542	European silver birch	*Betula pendula*	D	Good/Fair	9	9		REMOVE	YES	Young to semi-mature. Adequate health. Highly constrained		Between container & FL	IBW	
2543	European silver birch	*Betula pendula*	D	Good/Fair	8	8	Y	REMOVE	YES	Young to semi-mature. Adequate health. Highly constrained		Between container & FL	IBW	
2544	Cedar of Lebanon	*Cedrus libani*	E	Good	59	59		REMOVE		Multiple leaders fr 6'. Large leader breakout on N side. Dense CR		CRS 30'	IBW	Removed NON-EXEMPT 20 IN.
2545	Cedar of Lebanon	*Cedrus libani*	E	Good/Fair	19	19		REMOVE		Low foliage density. Reduced vigor. Mostly dead CR. CRS 15'			IBW	Removed NON-EXEMPT 20 IN.
2546	American sweetgum	*Liquidamber styraciflua*	D	Good/Fair	28	28		REMOVE		Mature. Weak upper CR dev. SR to 10', CRS 30'		18-ft asphalt FP	IBW	Removed NON-EXEMPT 20 IN.
2547	Douglas fir	*Pseudotsuga menziesii*	E	Good/Fair	18	18		REMOVE		Early maturity. Lopsided CR dev in mid CR			IBW	Removed NON-EXEMPT 12-20IN.
2548	American sweetgum	*Liquidamber styraciflua*	D	Good	24	24		REMOVE		Early maturity. Good branch structure. No branch breaks		CR against bldg	IBW	Removed NON-EXEMPT 20 IN.
2549	English holly	*Ilex aquifolium*	E	Good/Fair	10	10	Y	REMOVE	YES	Twin stems from 1-ft. Vigor reduced but strong CR dev		1-ft from bldg	IBW	
2550	English holly	*Ilex aquifolium*	E	Good	15	15	Y	REMOVE	YES	Twin stems from 1-ft. Good CR form and branch density		1-ft from bldg	IBW	Removed NON-EXEMPT 12-20IN.
2551	Incense cedar	*Calocedrus decurrens*	E	Good	11	11	Y	REMOVE		Complet CR. Good vigor & branch density		6-ft fr asphalt FP	IBW	
2552	Douglas fir	*Pseudotsuga menziesii*	E	Good	23	23		REMOVE		Ealry maturity. Strong CR form and development. CRS 18'		30-ft fr bldg	IBW	Removed NON-EXEMPT 20 IN.
2553	Douglas fir	*Pseudotsuga menziesii*	E	Good	12	12		REMOVE		Semi-mature. Good vigor & vitality. CRS 12'		30-ft fr bldg	IBW	Removed NON-EXEMPT 12-20IN.
2554	Douglas fir	*Pseudotsuga menziesii*	E	Good	19	19		REMOVE		Semi-mature. Dense CR. Good vigor and vitality. CRS 12'		40-ft fr bldg	IBW	Removed NON-EXEMPT 12-20IN.
2555	Douglas fir	*Pseudotsuga menziesii*	E	Good	14	14		REMOVE		Semi-mature. Dense CR. Good vigor and vitality. CRS 10'		20-ft fr bldg	IBW	Removed NON-EXEMPT 12-20IN.
2556	Douglas fir	*Pseudotsuga menziesii*	E	Good	11	11	Y	REMOVE		Young to semi-mature. Dense CR. Good vigor and vitality. CRS 10'		6-ft to asphalt FP	IBW	
2557	European white poplar	*Populus alba*	D	Fair	40	40	Y	REMOVE	YES	Upper CR decline. Reduced vigor. Branch breakage. CRS 35'			IBW	Removed NON-EXEMPT 20 IN.
2558	Ponderosa pine	*Pinus ponderosa*	E	Fair	9	9	Y	REMOVE		Low vigor. Stem kink. No root flare. Future decline. CRS 6'			IBW	
2559	Western red cedar	*Thuja plicata*	E	Good/Fair	10	10	Y	REMOVE		Heavily pruned. Shared CR twice with poplar.		12-ft fr asphalt FP	IBW	
2560	European white poplar	*Populus alba*	D	Fair	45	45	Y	REMOVE	YES	Fully mature. Limb loss and some CR decline			IBW	Removed NON-EXEMPT 20 IN.
2561	Douglas fir	*Pseudotsuga menziesii*	E	Good	18	18		REMOVE		Ealry maturity. Good vigor & vitality. CRS 20'			IBW	Removed NON-EXEMPT 12-20IN.
2562	Ponderosa pine	*Pinus ponderosa*	E	Good	12	12		REMOVE		Young tree. Good vigor and branch structure.		7-ft fr FP	IBW	Removed NON-EXEMPT 12-20IN.
2563	Ponderosa pine	*Pinus ponderosa*	E	Good	16	16		REMOVE		Good branch density. CRS 8'		12-ft fr FP	IBW	Removed NON-EXEMPT 12-20IN.
2564	English oak cultivar	*Quercus robur*	D	Good	6	6	Y	REMOVE		Young tree. Adequate vigor and vitality. CRS 8'		10-ft fr FP	IBW	
2565	Douglas fir	*Pseudotsuga menziesii*	E	Good/Fair	10	10	Y	REMOVE		Low branch density in mid/upper CR. No defects evident. CRS 12'			IBW	
2566	Douglas fir	*Pseudotsuga menziesii*	E	Good/Fair	10	10	Y	REMOVE		Low branch density in mid/upper CR. No defects evident. CRS 10'		10-ft fr FP	IBW	
2567	Douglas fir	*Pseudotsuga menziesii*	D	Poor/Fair	24	24		REMOVE		Root girdling. Upper CR underdeveloped. CRS 15'		18-ft fr asphalt FP	IBW	Removed NON-EXEMPT 20 IN.
2568	Douglas fir	*Pseudotsuga menziesii*	E	Good	10	10	Y	REMOVE		Young to semi-mature. Good vigor & CR structure. CRS 15'		8-ft fr asphalt FP	IBW	
2569	Western red cedar	*Thuja plicata*	E	Good/Fair	10	10	Y	REMOVE		Low foliage density. Good CR structure		15-ft fr asphalt FP	IBW	
2570	Copper beech	*Fagus sylvatica 'Purpurea'*	D	Good	39	39		REMOVE		SR to 8-ft & wide basal flare. CR dense from 3 structural limbs			IBW	Removed NON-EXEMPT 20 IN.
2571	Quaking aspen	*Populus tremuloides*	D	Good/Fair	15	15		REMOVE		Semi-mature. 8 stems from ground w/narrow unions		6-ft fr asphalt FP	IBW	Removed NON-EXEMPT 12-20IN.
2572	Quaking aspen	*Populus tremuloides*	D	Good	9	9	Y	REMOVE		Single stem. Dense branch structure. CRS 6'		8-ft fr asphalt FP	IBW	Removed NON-EXEMPT 12-20IN.
2573	Dwarf Scots pine	*Pinus sylvestris cultivar*	E	Good/Fair	11	11	Y	REMOVE		3 stems, dwarfed to 9-ft ht. Good vigor, damaged base		1-ft from conc FP	IBW	
2574	American sweetgum	*Liquidamber styraciflua*	D	Good/Fair	26	26		REMOVE		Large limbs lower CR. Branch breakage. CR over bldg. CRS 35'		12-ft fr bldg	IBW	Removed NON-EXEMPT 20 IN.
2575	American sweetgum	*Liquidamber styraciflua*	D	Good	20	20		REMOVE		Narrow CR form. Good branch structure. CRS 18' to edge bldg		12-ft fr bldg	IBW	Removed NON-EXEMPT 20 IN.
2576	American sweetgum	*Liquidamber styraciflua*	D	Good	22	22		REMOVE		3 vertical structural leaders from 9-ft. CRS 25-ft, at edge of bldg		12-ft fr bldg	IBW	Removed NON-EXEMPT 20 IN.
2577	Douglas fir	*Pseudotsuga menziesii*	E	Good/Fair	17	17		REMOVE		Reduced vigor. Twin leaders from 5-ft. Dense CR CRS 12'		Lawn area	IBW	Removed NON-EXEMPT 12-20IN.
2578	American sweetgum	*Liquidamber styraciflua*	D	Good/Fair	28	28		REMOVE		Mature. Codom stems from 20-ft. Lower stem lesion. Good vigor		Lawn area	IBW	Removed NON-EXEMPT 20 IN.
2579	American sweetgum	*Liquidamber styraciflua*	D	Good/Fair	21	21		REMOVE		Asymmetric upper CR dev. No breakouts evident. CRS 18'		Lawn area	IBW	Removed NON-EXEMPT 20 IN.
2580	Douglas fir	*Pseudotsuga menziesii*	E	Good	19	19		REMOVE		Early maturity. Good vigor and branch structure. CRS 14'		Lawn area	IBW	Removed NON-EXEMPT 12-20IN.
2581	Douglas fir	*Pseudotsuga menziesii*	E	Good/Fair	16	16		REMOVE		Early maturity. Codom & narrow forks at 15-ft		Lawn area	IBW	Removed NON-EXEMPT 12-20IN.
2582	Douglas fir	*Pseudotsuga menziesii*	E	Good	10	10	Y	REMOVE		Semi-mature. Good vigor & vitality.		Lawn area	IBW	Removed NON-EXEMPT 12-20IN.
2583	Douglas fir	*Pseudotsuga menziesii*	E	Good	16	16		REMOVE		Semi-mature. Good vigor & vitality.		Lawn area	IBW	Removed NON-EXEMPT 12-20IN.
2584	Douglas fir	*Pseudotsuga menziesii*	E	Good	17	17		REMOVE		Semi-mature. Good vigor & vitality.		Lawn area	IBW	Removed NON-EXEMPT 12-20IN.
2585	Douglas fir	*Pseudotsuga menziesii*	E	Good	14	14		REMOVE		Semi-mature. Good vigor & vitality.		Lawn area	IBW	Removed NON-EXEMPT 12-20IN.
2586	Quaking aspen	*Populus tremuloides*	D	Good/Fair	12	12		REMOVE		Young. Twin stems with narrow fork at ground. CRS 12'		Lawn area	IBW	Removed NON-EXEMPT 12-20IN.
2587	Douglas fir	*Pseudotsuga menziesii*	E	Fair	6	6	Y	REMOVE		Low vigor and vitality. Stress evident.		Grassed bank. 7-ft fr asphalt	IBW	
2588	Sweet cherry	*Prunus avium*	D	Good	12	12	Y	PROTECT	YES	SS Good vigor. Upright CR development		10-ft from curb	IBW	
2589	Sweet cherry	*Prunus avium*	D	Good	10	10	Y	PROTECT	YES	SS Good vigor. Upright CR development		12-ft from curb	IBW	
2590	Western red cedar	*Thuja plicata*	E	Good	17	17		PROTECT		Good vigor and strong CR structure		8-ft from curb	IBW	Protected NON-EXEMPT 12-20IN.
2591	Douglas fir	*Pseudotsuga menziesii*	E	Good	19	19		PROTECT		Early maturity. Good branch structure & vigor. High pruned		2-ft from s/wk	IBW	Protected NON-EXEMPT 12-20IN.
2592	English holly	*Ilex aquifolium*	E	Fair	6	6	Y	PROTECT	YES	Weak upper CR development amongst group of stems		1-ft fr FL	IBW	
2593	Mediterranean cypress	*Cupressus sempervirens*	E	Good	38	38		REMOVE		3 large structural limbs. Vertical CR development. Good vitality		6-ft fr bldg & at utility cage	IBW	Removed NON-EXEMPT 20 IN.
2595	Douglas fir	*Pseudotsuga menziesii*	E	Good	14	14		PROTECT		Early maturity and good vigor		6-ft from curb	IBW	Protected NON-EXEMPT 12-20IN.
2596	Big leaf maple	*Acer macrophyllum*	D	Fair	11	11	Y	PROTECT		Damaged mid CR and no upper CR development		18-ft from curb	IBW	
2597	Douglas fir	*Pseudotsuga menziesii*	E	Good/Fair	15	15		PROTECT		Early maturity. Basal zone has fill. Tree has good vigor		6-ft from curb	IBW	Protected NON-EXEMPT 12-20IN.
2598	Douglas fir	*Pseudotsuga menziesii*	E	Good/Fair	14	14		PROTECT		Reduced and heavily pruned CR.		8-ft from curb	IBW	Protected NON-EXEMPT 12-20IN.
2599	Douglas fir	*Pseudotsuga menziesii*	E	Good	10	10	Y	PROTECT		Semi-mature. Good vigor. Strong CR development		7-ft from curb	IBW	
2732	London Plane	*Platanus acerifolia*	D	Good	13	13		PROTECT		Good CR development. No sig anthracnose effects		12-ft wide grassed strip	ROW	
2733	London Plane	*Platanus acerifolia*	D	Good/Fair	20	20		PROTECT		Decay at prune wounds. Med to heavy anthracnose effects		12-ft wide grassed strip	ROW	
2734	London Plane	*Platanus acerifolia*	D	Good/Fair	17	17		PROTECT		Med to heavy anthracnose effects, little tip d/back		12-ft wide grassed strip	ROW	
2735	London Plane	*Platanus acerifolia*	D	Good/Fair	19	19		PROTECT		Branch lost at main crotch. Union wide and will decay in future		12-ft wide grassed strip	ROW	
2736	London Plane	*Platanus acerifolia*	D	Good/Fair	18	18		PROTECT		Anthracnose effects in CR. Thin foliage & tip dieback		12-ft wide grassed strip	ROW	
2737	London Plane	*Platanus acerifolia*	D	Good	22	22		PROTECT		Strong branch structure. Anthracnose effects but no tip dieback		12-ft wide grassed strip	ROW	
2738	London Plane	*Platanus acerifolia*	D	Good/Fair	21	21		PROTECT		Poor CR form and anthracnose effects. Failed branches		12-ft wide grassed strip	ROW	
2739	London Plane	*Platanus acerifolia*	D	Good	15	15		REMOVE		Good CR form. Minimial anthracnose effects		12-ft wide grassed strip	ROW	
2740	London Plane	*Platanus acerifolia*	D	Good/Fair	25	25		PROTECT		Large prune wound at main crotch. Anthracnose tip d/back		12-ft wide grassed strip	ROW	
2741	London Plane	*Platanus acerifolia*	D	Good	14	14		PROTECT		Good CR structure. Dense foliage. No tip dieback		12-ft wide grassed strip	ROW	
2742	Norway maple	*Acer platanoides*	D	Good/Fair	24	24	Y	PROTECT	YES	Full mature tree. Rounded CR. SR thru plant strip (mow damage)		12-ft wide grassed strip	ROW	
2743	London Plane	*Platanus acerifolia*	D	Good/Fair	20	20		PROTECT		CR structure good. Some anthracnose effects & tip d/back		12-ft wide grassed strip	ROW	
2744	London Plane	*Platanus acerifolia*	D	Good/Fair	20	20		PROTECT		CR form constrained by anthracnose. Sig tip d/back		12-ft wide grassed strip	ROW	
2745	Norway maple	*Acer platanoides*	D	Good	32	32	Y	PROTECT	YES	Fully mature. Wide CR from main crotch at 10-ft. SR in planter		12-ft wide grassed strip	ROW	
2746	London Plane	*Platanus acerifolia*	D	Good	24	24		PROTECT		Mature. Good CR form. Good vigor		12-ft wide grassed strip	ROW	
2747	London Plane	*Platanus acerifolia*	D	Good/Fair	26	26		PROTECT		Reduced CR form - anthracnose. Heavy prune wounds		12-ft wide grassed strip	ROW	
2748	London Plane	*Platanus acerifolia*	D	Good	26	26		PROTECT		Large and strong CR form. Some anthracnose effects		12-ft wide grassed strip	ROW	
2749	London Plane	*Platanus acerifolia*	D	Good/Fair	24	24		PROTECT		Anthracnose tip d/back. Decay at prune points. 5" CR hanger		12-ft wide grassed strip	ROW	
2750	Norway maple	*Acer platanoides*	D	Good	24	24	Y	PROTECT	YES	Mature. Full strong CR form. Dense foliage		12-ft wide grassed strip	ROW	
2751	London Plane	*Platanus acerifolia*	D	Good/Fair	24	24		PROTECT		Sig anthracnose effects. Some tip dieback		12-ft wide grassed strip	ROW	
2752	Callery pear cultivar	*Pyrus calleryana*	D	Good/Fair	15	15		PROTECT		Some branch breakage on extended limbs, No dieback		4-ft x 5-ft pit within s/wk	ROW	
2753	Callery pear cultivar	*Pyrus calleryana*	D	Good/Fair	13	13		PROTECT		Weak main crotch at 8-ft. Some extended branches		4-ft x 5-ft pit within s/wk	ROW	
2754	London Plane	*Platanus acerifolia*	D	Fair	20	20		PROTECT		Codominant leaders. Anthracnose, heavy tip d/back		12-ft wide grassed strip	ROW	
2755	London Plane	*Platanus acerifolia*	D	Good	7	7		PROTECT		Young to semi-mature. Good vigor and CR form		12-ft wide grassed strip	ROW	
2756	London Plane	*Platanus acerifolia*	D	Fair/Good	17	17		PROTECT		CR form imperfect. Anthracnose and sig tip dieback		12-ft wide grassed strip	ROW	
2757	London Plane	*Platanus acerifolia*	D	Good/Fair	4	4		PROTECT		Minor anthracnose effects. Extended leader reduced within CR		12-ft wide grassed strip	ROW	
2758	London Plane	*Platanus acerifolia*	D	Good	11	11		PROTECT		Semi-mature. Good CR form and good vigor		12-ft wide grassed strip	ROW	
2759	London Plane	*Platanus acerifolia*	D	Good	11	11		PROTECT		Semi-mature. Good CR form and good vigor		12-ft wide grassed strip	ROW	
2760	London Plane	*Platanus acerifolia*	D	Fair/Good	17	17		PROTECT		Significant anthracnose effects but tip dieback limited		12-ft wide grassed strip	ROW	
2761	London Plane	*Platanus acerifolia*	D	Fair	26	26		PROTECT		Heavy anthracnose effects on CR. Sig shoot dieback		12-ft wide grassed strip	ROW	
2762	London Plane	*Platanus acerifolia*	D	Good	14	14		PROTECT		Semi-mature. Strong CR form. Good branch density		12-ft wide grassed strip	ROW	
2763	London Plane	*Platanus acerifolia*	D	Good	16	16		PROTECT		Semi-mature. Strong CR form. Good branch density		12-ft wide grassed strip	ROW	
2301	Shore pine	*Pinus contorta*	E	Good/Fair	18	18		PROTECT		Reduced vigor. Spreading CR form		1.5 ft fr retaining wall	RIEKE	Protected NON-EXEMPT 12-20IN.
2302	Shore pine	*Pinus contorta*	E	Good/Fair	9	9	Y	PROTECT		Reduced vigor. Low wide spread form		9 ft fr retaining wall	RIEKE	
2303	Shore pine	*Pinus contorta*	E	Good	17	17		PROTECT		Upright CR form. Dense foliage. Adequate vigor		1.5 ft fr retaining wall	RIEKE	Protected NON-EXEMPT 12-20IN.
2304	American sweetgum	*Liquidamber styraciflua*	D	Good/Fair	24	24		PROTECT		Spreading CR form. SR to 10-ft. Mower damage. CRS 20'		12-ft fr conc retain wall	RIEKE	Protected NON-EXEMPT 2-20 IN.
2305	True fir species	*Abies spp*	E		22	22		PROTECT		Codominant leaders 6-ft. Stress evident. Low foliage density		Lawn area	RIEKE	Protected NON-EXEMPT 2-20 IN.
2306	Florida dogwood	*Cornus florida*	D	Good	16	16		PROTECT		Spreading leaders from 2-ft. CRS 10'		Lawn area	RIEKE	Protected NON-EXEMPT 12-20IN.
2307	American sweetgum	*Liquidamber styraciflua*	D	Good	26	26		PROTECT		Low spreading CR form. Limb loss. Pruned away from bldg (Path)		17-ft from side of bldg	RIEKE	Protected NON-EXEMPT 2-20 IN.
2308	American sweetgum	*Liquidamber styraciflua*	D	Good/Fair	19	19		PROTECT		Reduced vigor and branch density (Path)		17-ft from side of bldg	RIEKE	Protected NON-EXEMPT 12-20IN.
2309	American sweetgum	*Liquidamber styraciflua*	D	Good	30	30		PROTECT		Multiple vertical leaders but no apparent union defects (Path)		17-ft from side of bldg	RIEKE	Protected NON-EXEMPT 2-20 IN.
2310	American sweetgum	*Liquidamber styraciflua*	D	Good/Fair	21	21		PROTECT		Vertical form and narrow main crotch union (Path)		17-ft from side of bldg	RIEKE	Protected NON-EXEMPT 2-20 IN.
2311	American sweetgum	*Liquidamber styraciflua*	D	Good	25	25		PROTECT		SR to 8-ft. Vertical leaders but narrow main crotch (Path)		17-ft from side of bldg	RIEKE	Protected NON-EXEMPT 2-20 IN.
2312	American sweetgum	*Liquidamber styraciflua*	D	Good	19	19		PROTECT		Smaller twisting leaders and structure. No defects evident (Path)		17-ft from side of bldg	RIEKE	Protected NON-EXEMPT 12-20IN.
2313	American sweetgum	*Liquidamber styraciflua*	D	Good/Fair	19	19		PROTECT		Wide spread leaders from crotch with branch loss at crotch (Path)		17-ft from side of bldg	RIEKE	Protected NON-EXEMPT 12-20IN.
2314	American sweetgum	*Liquidamber styraciflua*	D	Good/Fair	19	19		PROTECT		Thin branch density but no defects evident (Path)		17-ft from side of bldg	RIEKE	Protected NON-EXEMPT 12-20IN.
2315	Red oak	*Quercus rubra*	D	Good	40	40		PROTECT		Large full CR form, no peripheral d/back. Good vigor. (Path)		17-ft from side of bldg	RIEKE	Protected NON-EXEMPT 2-20 IN.
2316	Japan Flowering cherry	*Prunus serrulata*	D	Good/Fair	11	11		PROTECT		Narrow but strong CR form. Basal injury		16-ft from bldg	RIEKE	
2317	Japan Flowering cherry	*Prunus serrulata*	D	Good	12	12		PROTECT		Twin stems from ground. Good vitality & CR form		Nr edge of slope	RIEKE	Protected NON-EXEMPT 12-20IN.
2318	Pin oak	*Quercus palustris*	D	Good	11	11	Y	PROTECT		Good CR structure and vigor & vitality. CRS 12'		Nr edge of slope	RIEKE	
2319	Japan Flowering cherry	*Prunus serrulata*	D	Good/Fair	11	11		PROTECT		Reduced vigor and branch density, but no d/back		Nr edge of slope	RIEKE	
2320	Pin oak	*Quercus palustris*	D	Good	9	9	Y	PROTECT		Young/semi mature. Good CR form and good vigor CRS 10'		5 ft fr bldg	RIEKE	
2321	English oak	*Quercus robur cultivar*	D	Good	5	5	Y	PROTECT		Young tree. Broken branches but good vigor		Rieke Gdn. Edge	RIEKE	
2322	Gray birch	*Betula populifolia*	D	Fair/good	9	9	Y	PROTECT		Twin stems with weak main crotch at 1-ft. Stem lean		Rieke Gdn. Edge raingarden	RIEKE	
2323	Japanese zelkova	*Zelkova serrata*	D	Good/Fair	5	5	Y	PROTECT		Low spreading CR with adequate vigor		6-ft fr asphalt FP	RIEKE	
2324	Japanese zelkova	*Zelkova serrata*	D	Fair	8	8	Y	PROTECT		Sig stem lesions. Reduced vigor and CR development		6-ft fr asphalt FP	RIEKE	
2325	Big leaf maple	*Acer macrophyllum*	D	Fair/Good	4	4	Y	PROTECT		Upright CR development. Weak main crotch		10-ft fr asphalt FP	RIEKE	
2326	Tricolor beech	*Fagus sylvatica 'Riversmarg'*	D	Good	6	6	Y	PROTECT		Young tree w/good branch density. No evident defects		10-ft from PL asphalt	RIEKE	
2327	Ginkgo	*Ginkgo biloba*	D	Poor	4	4	Y	PROTECT		Severe basal damage at stem. Reduced CR		7-ft from PL asphalt	RIEKE	
2328	Crape myrtle	*Lagerstroemia spp*	D	Fair/Poor	4	4	Y	PROTECT		Young tree. CR dieback. Basal stem damage		7-ft from PL asphalt	RIEKE	
2329	Korean pine	*Pinus koraiensis*	E	Fair	6	6	Y	PROTECT		Some basal damage. Stunted growth



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- XXXX PRESERVE EXISTING TREE
- XXXX REMOVE EXISTING TREE

GENERAL NOTES

1. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
2. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE TEMPORARY TREE AND PLANT PROTECTION SPECIFICATIONS FOR THE PROJECT & PER CITY OF PORTLAND TREE PROTECTION STANDARDS.

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1151 SW VERMONT ST. PORTLAND, OR 97219

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Issued:		APRIL 29,2026 6
Scale:		1:20

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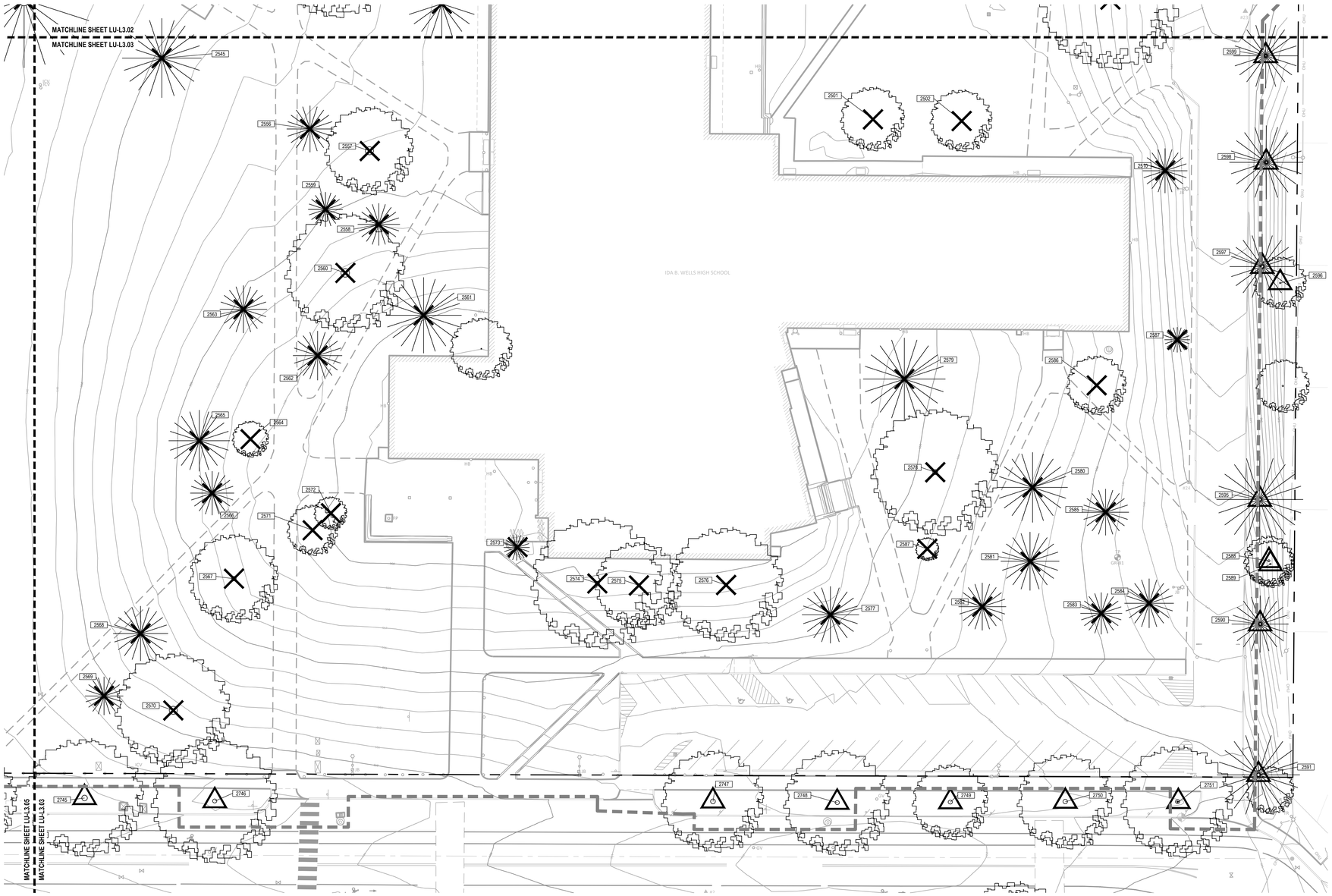
LAND USE

TREE PRESERVATION PLAN

LU-L3.02

0 5 10 20 40
SCALE: 1" = 20'-0"

NORTH



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- XXXX — PRESERVE EXISTING TREE
- XXXX — REMOVE EXISTING TREE

GENERAL NOTES

1. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS BEFORE STARTING WORK.
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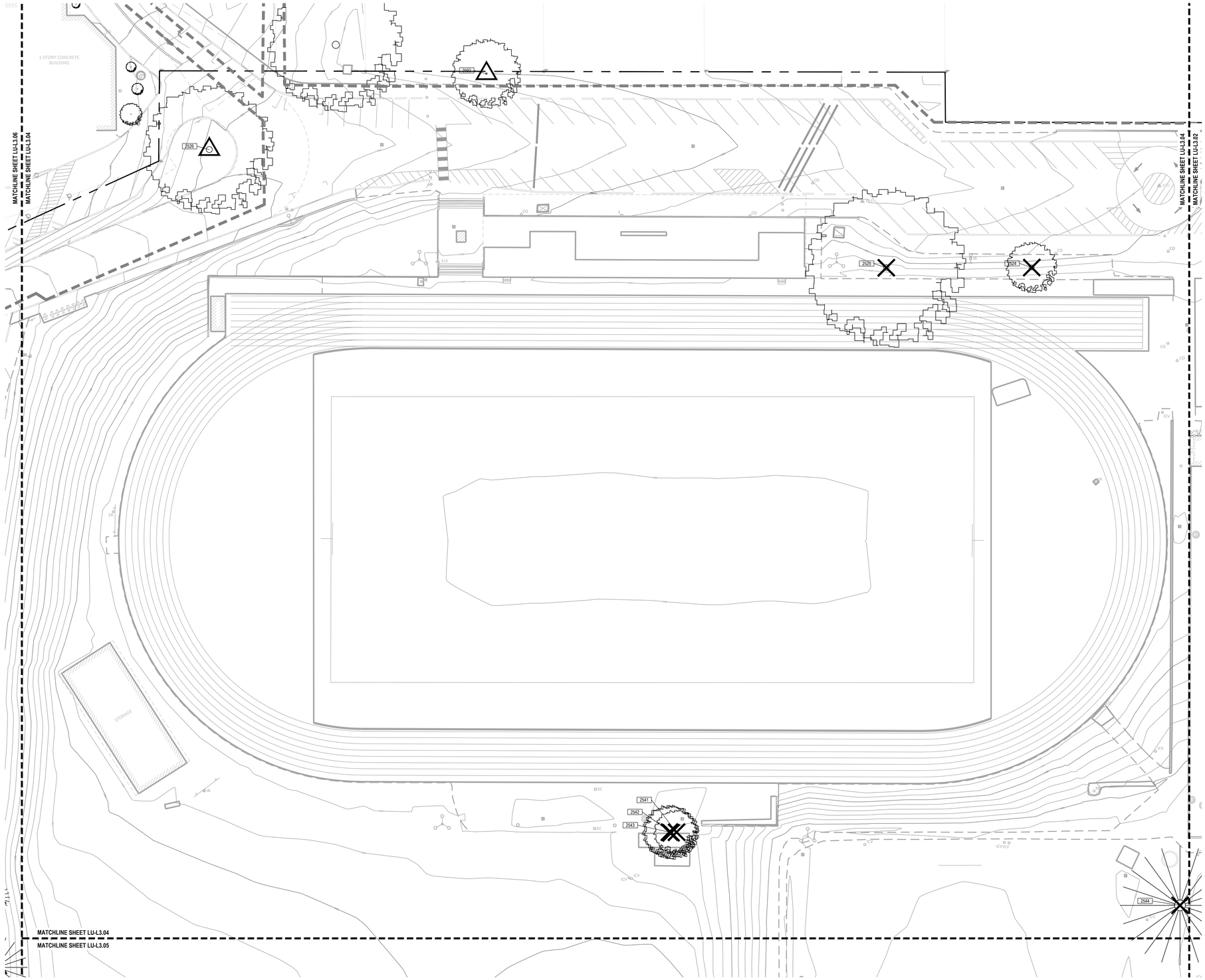
SCALE: 1" = 20'-0"



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- XXXX — PRESERVE EXISTING TREE
- XXXX — REMOVE EXISTING TREE

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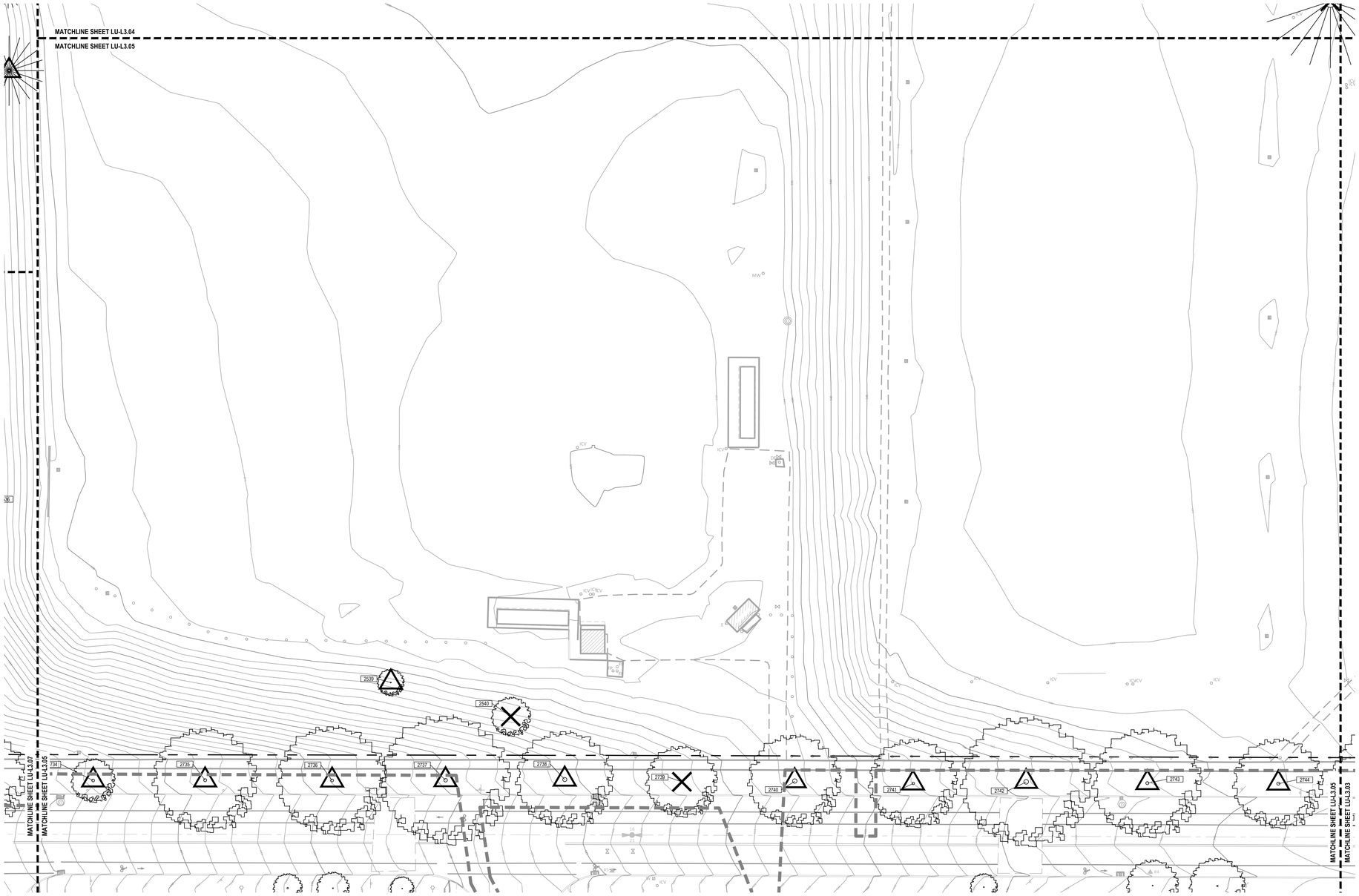
TREE PRESERVATION PLAN

SCALE: 1" = 20'-0"

NORTH

LU-L3.04



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- XXXX — PRESERVE EXISTING TREE
- XXXX — REMOVE EXISTING TREE

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TREE PRESERVATION PLAN

LU-L3.05

SCALE: 1" = 20'-0"



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- XXXX — PRESERVE EXISTING TREE
- XXXX — REMOVE EXISTING TREE

GENERAL NOTES

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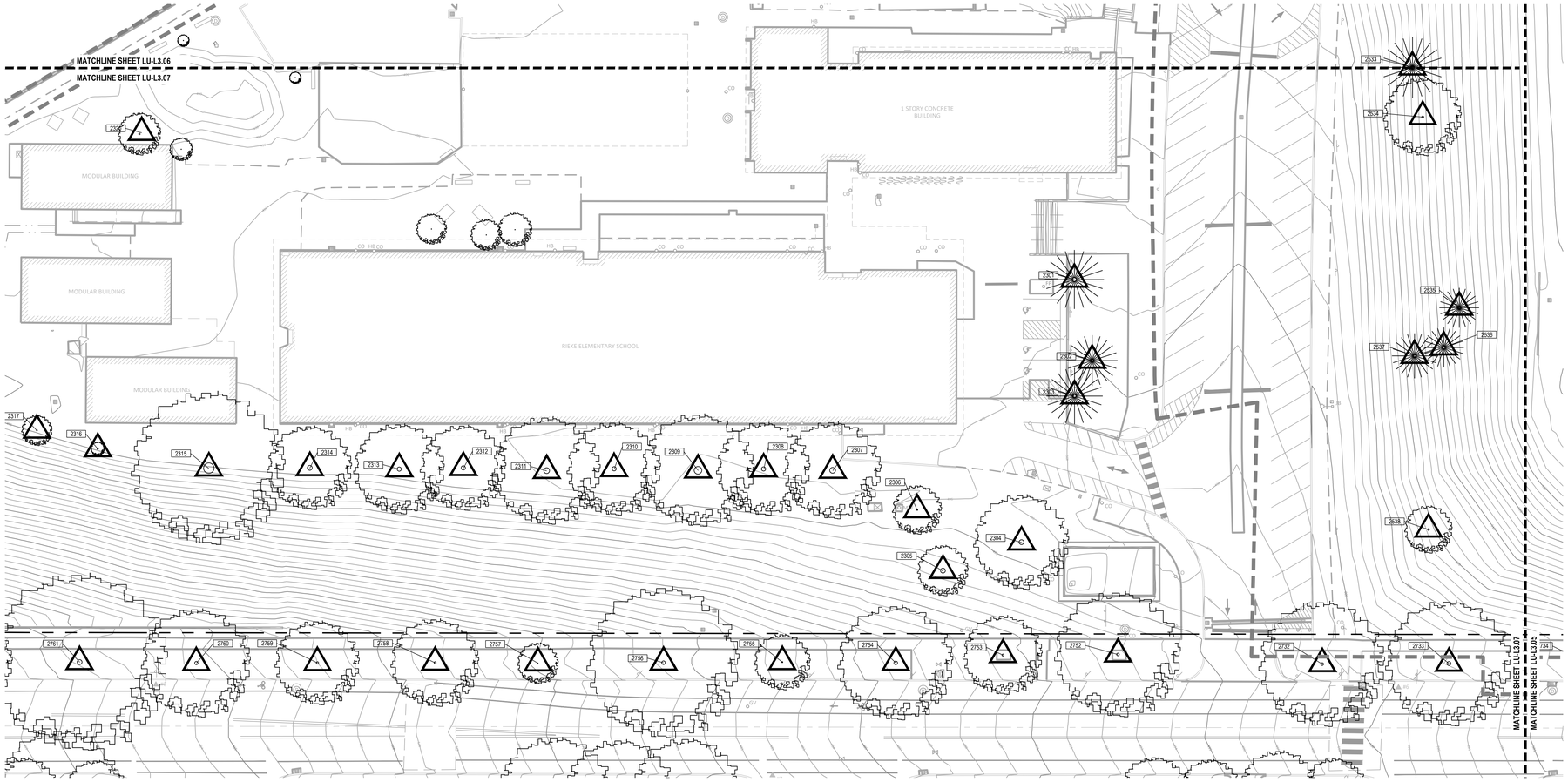

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- XXXX — PRESERVE EXISTING TREE
- XXXX — REMOVE EXISTING TREE

GENERAL NOTES

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SCALE: 1" = 20'-0"

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LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- TREE PROTECTION FENCE
- PRESERVE EXISTING TREE
- REMOVE EXISTING TREE
- TREE PROTECTION AREA

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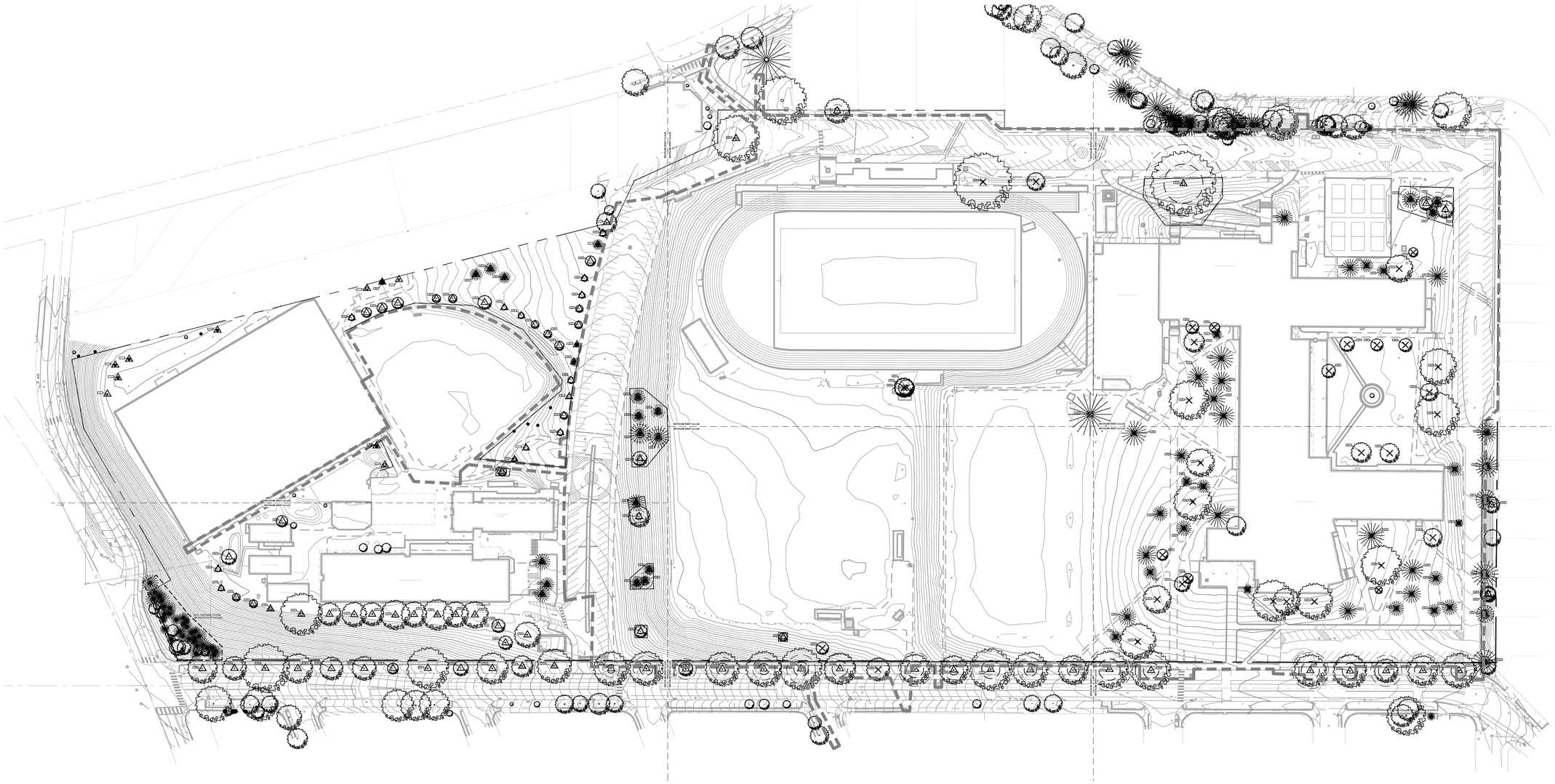

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TREE PROTECTION PLAN

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SCALE: 1" = 50'-0"

NORTH

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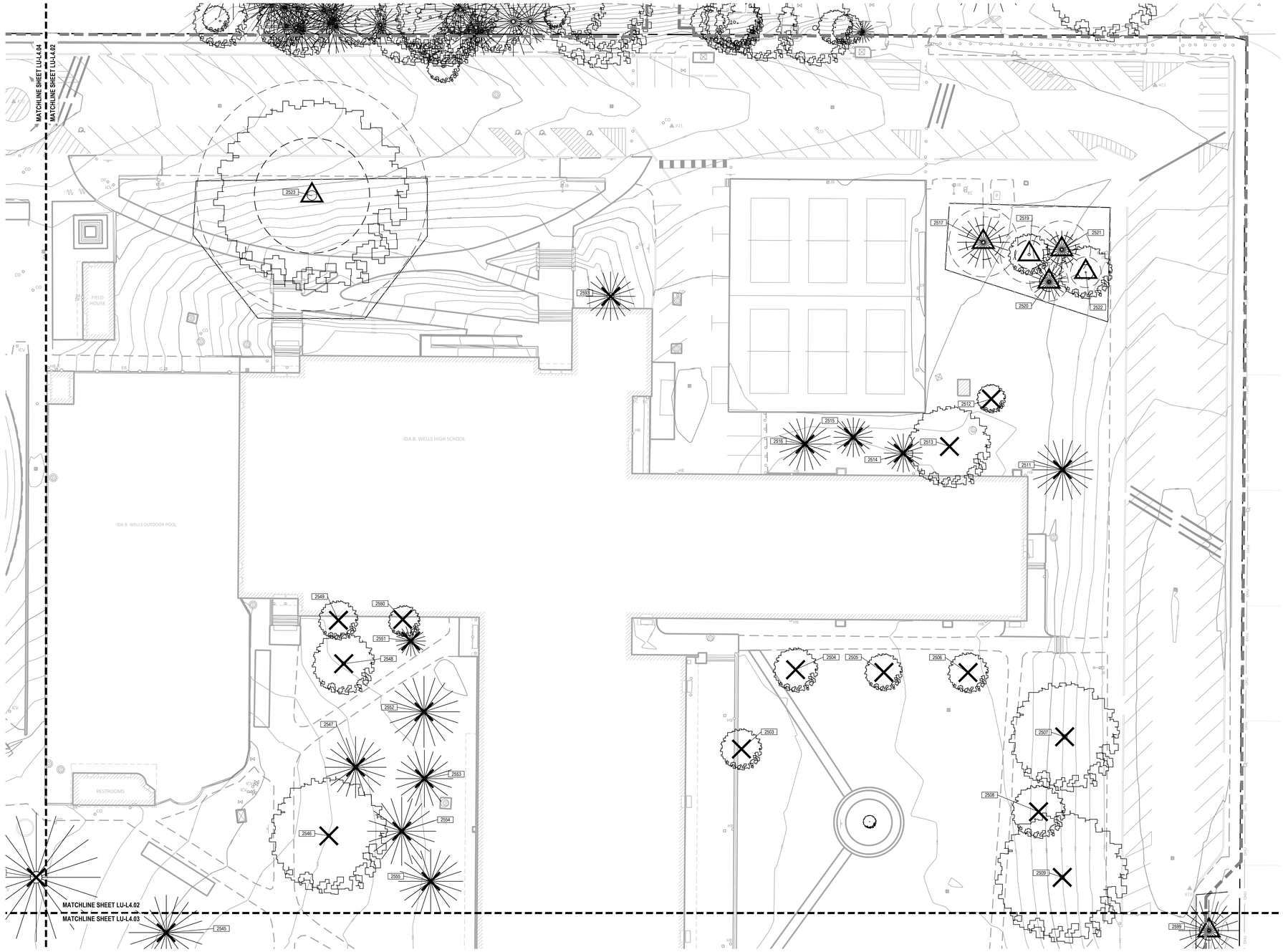

LEGEND

- LIMIT OF WORK
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- TREE PROTECTION FENCE
- XXXX — PRESERVE EXISTING TREE
- XXXX — REMOVE EXISTING TREE
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SCALE: 1" = 20'-0"

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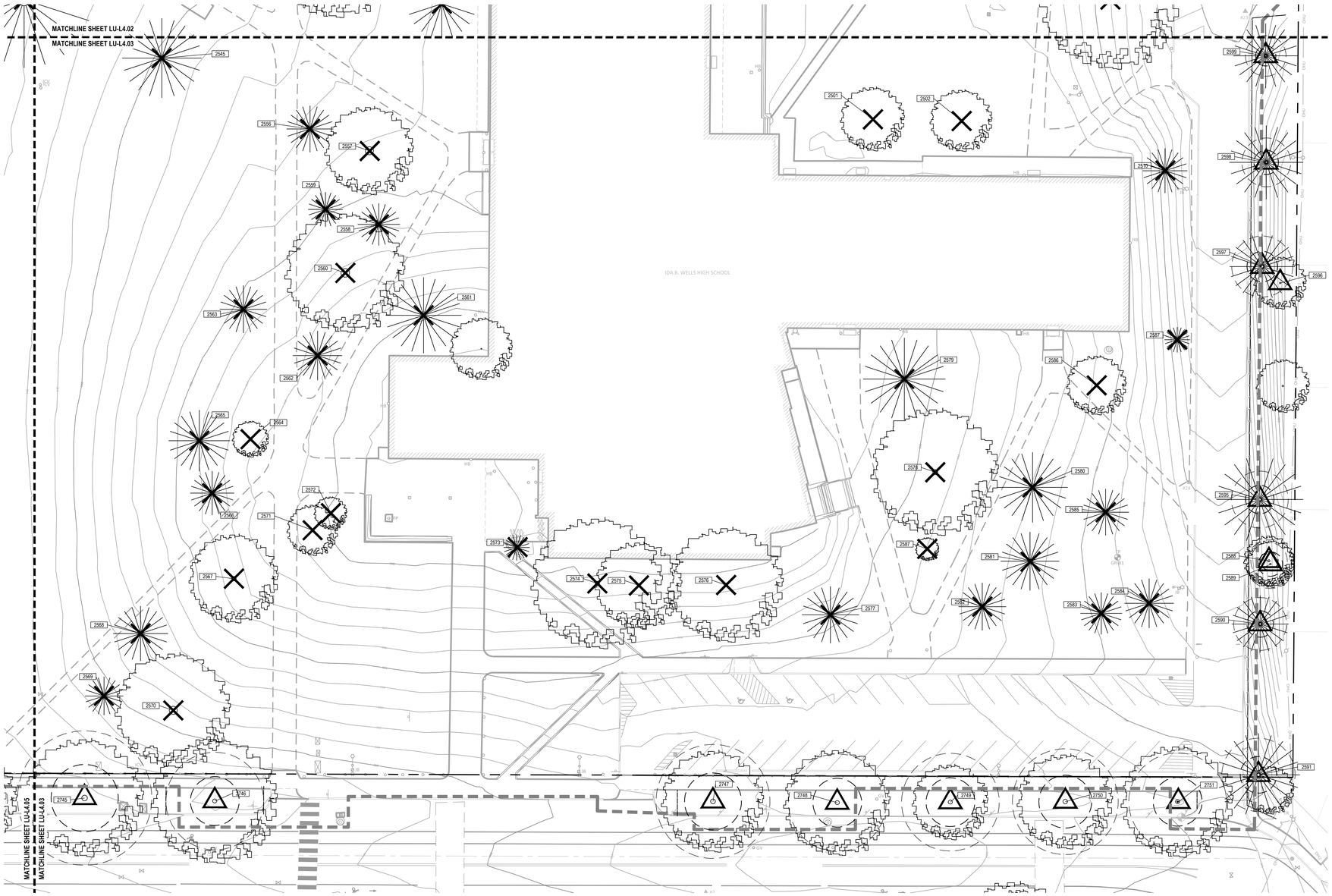

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- TREE PROTECTION FENCE
- XXXX PRESERVE EXISTING TREE
- XXXX REMOVE EXISTING TREE
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NORTH

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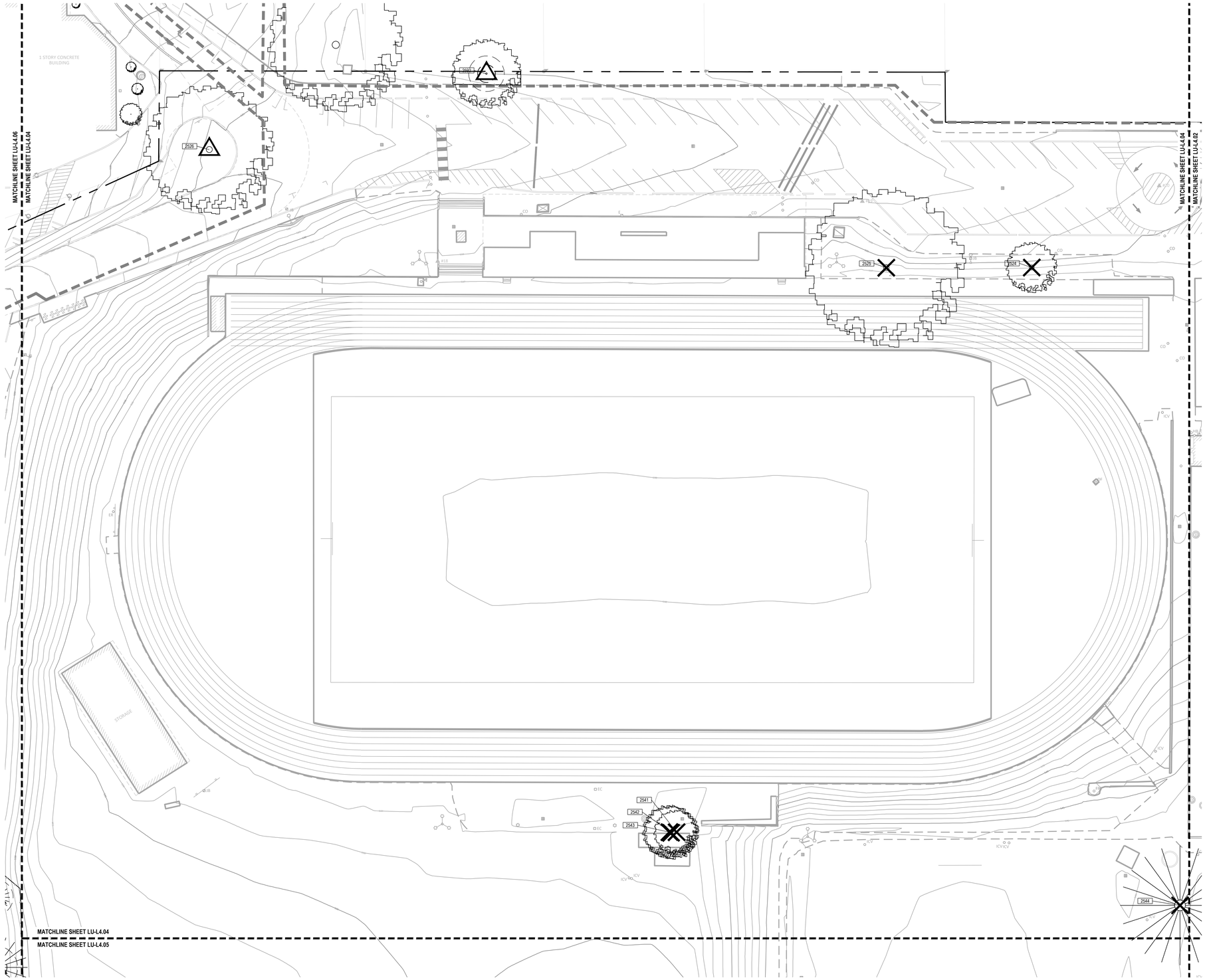

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0 5 10 20 40
SCALE: 1" = 20'-0"

NORTH

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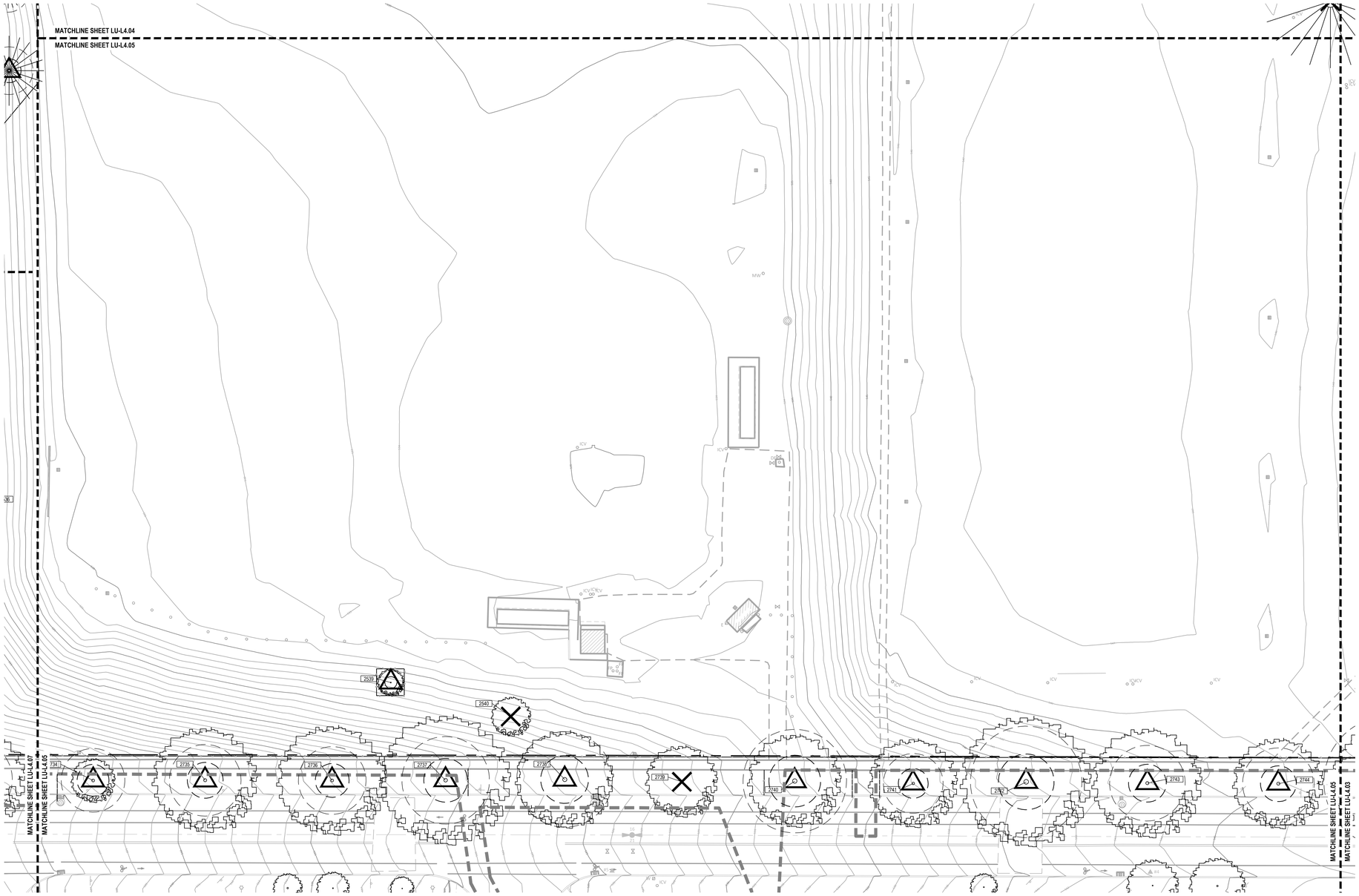

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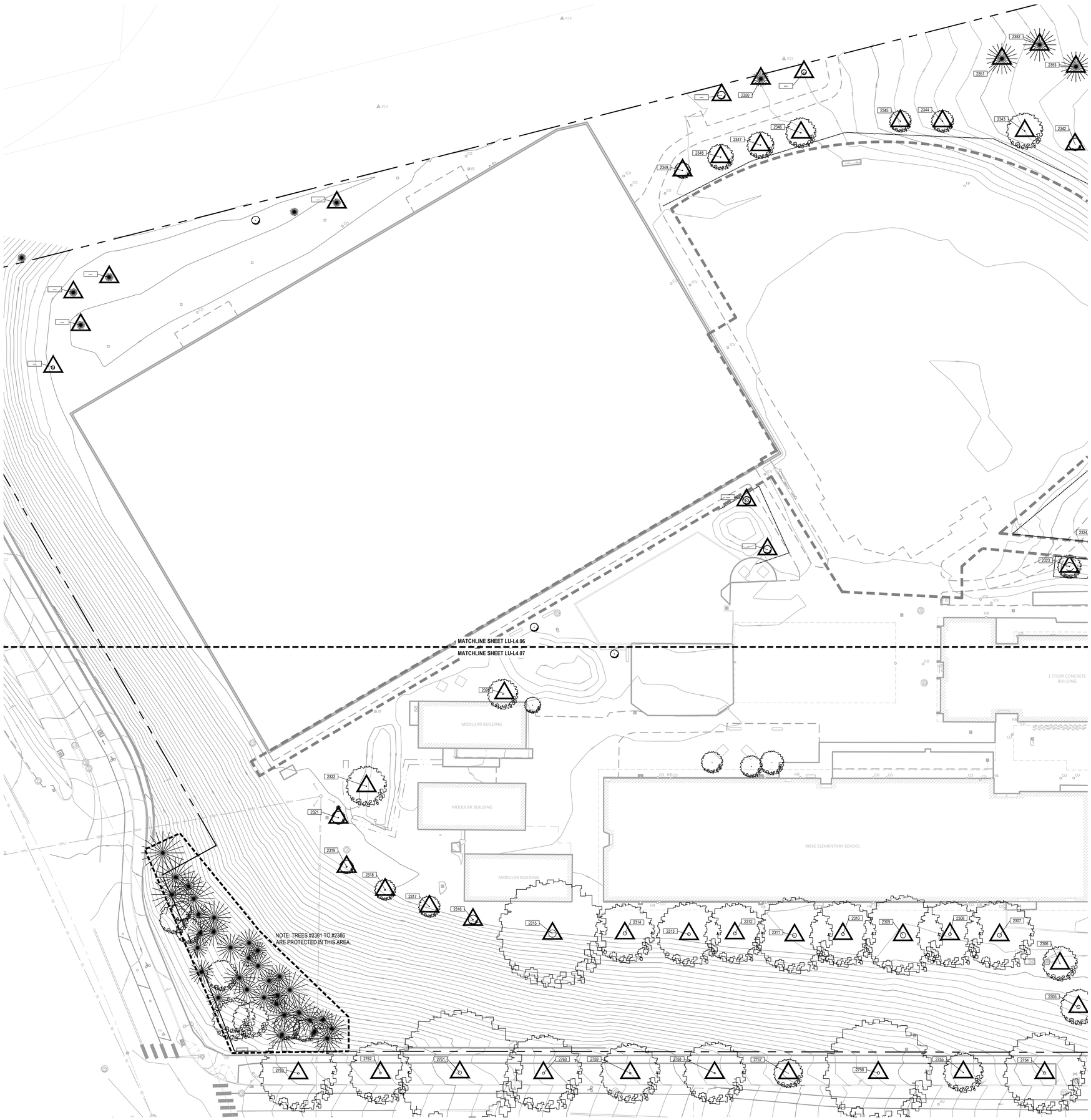

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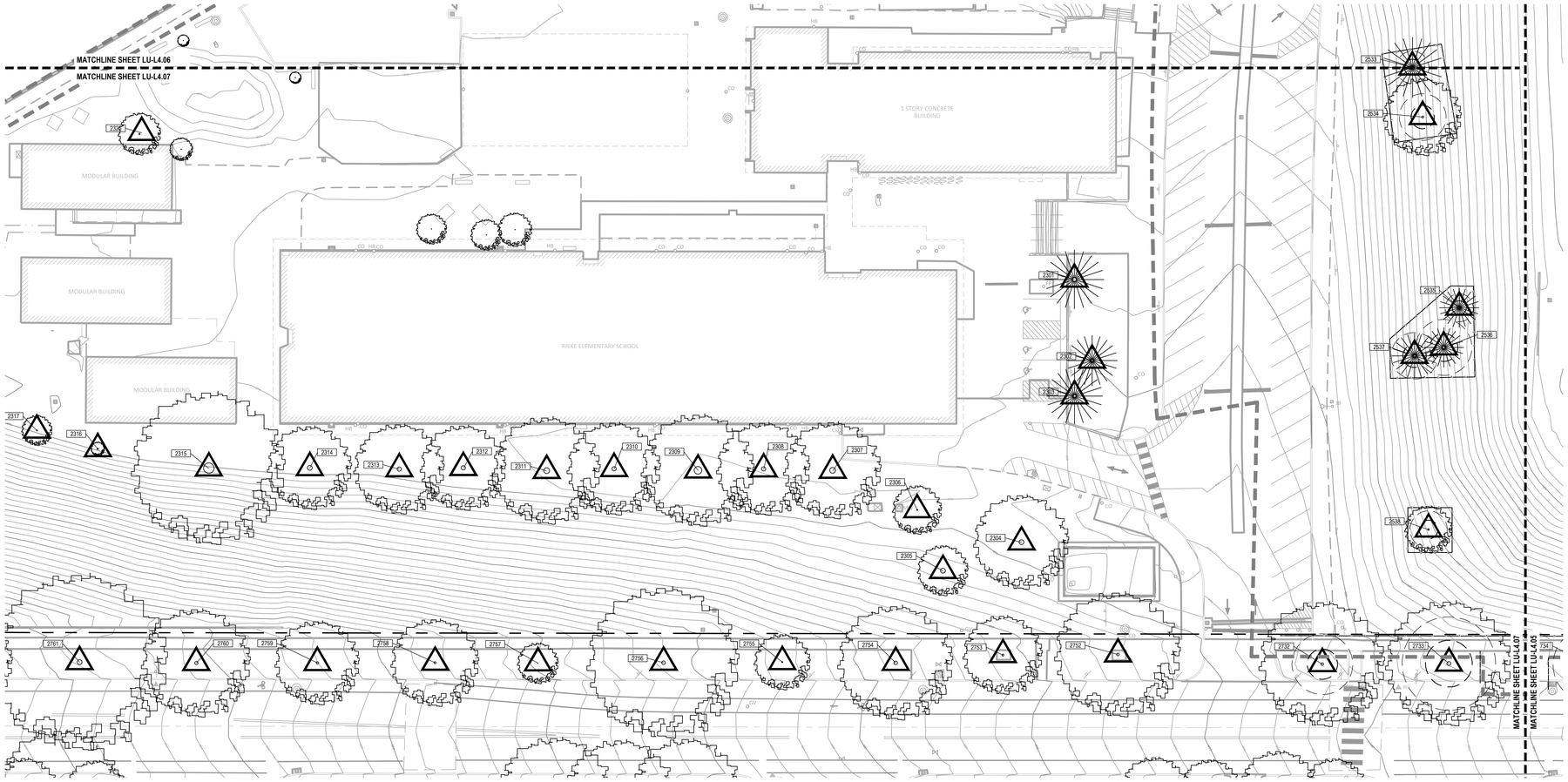

LEGEND

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0 5 10 20 40
SCALE: 1" = 20'-0"

NORTH

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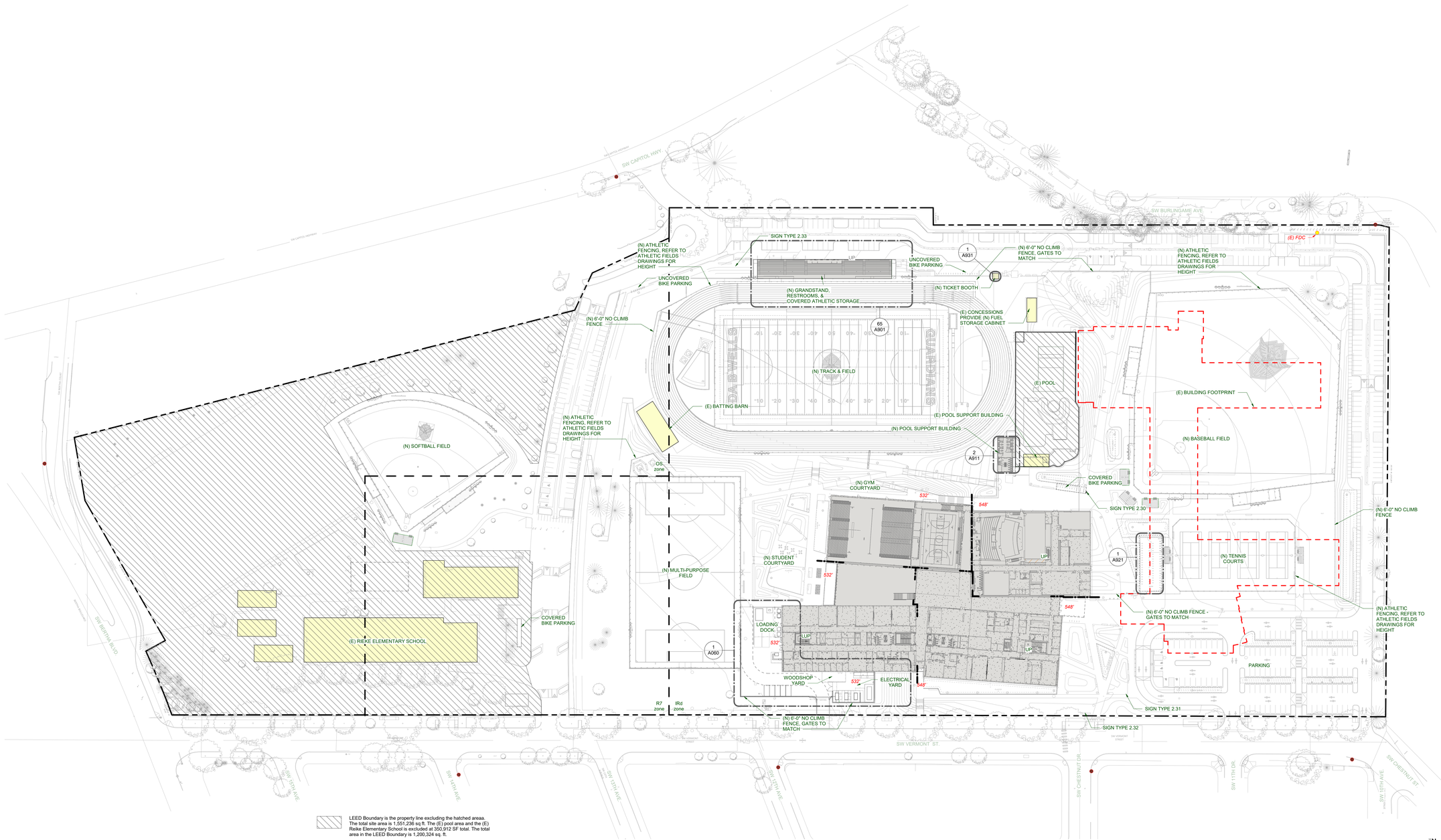

LEED Boundary is the property line excluding the hatched areaa. The total site area is 1,551,236 sq ft. The (E) pool area and the (E) Reike Elementary School is excluded at 350,912 SF total. The total area in the LEED Boundary is 1,200,324 sq. ft.

1 01 OVERALL SITE PLAN
1" = 60'-0"

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DESIGN DEVELOPMENT PRICING SET

ARCHITECTURAL SITE PLAN

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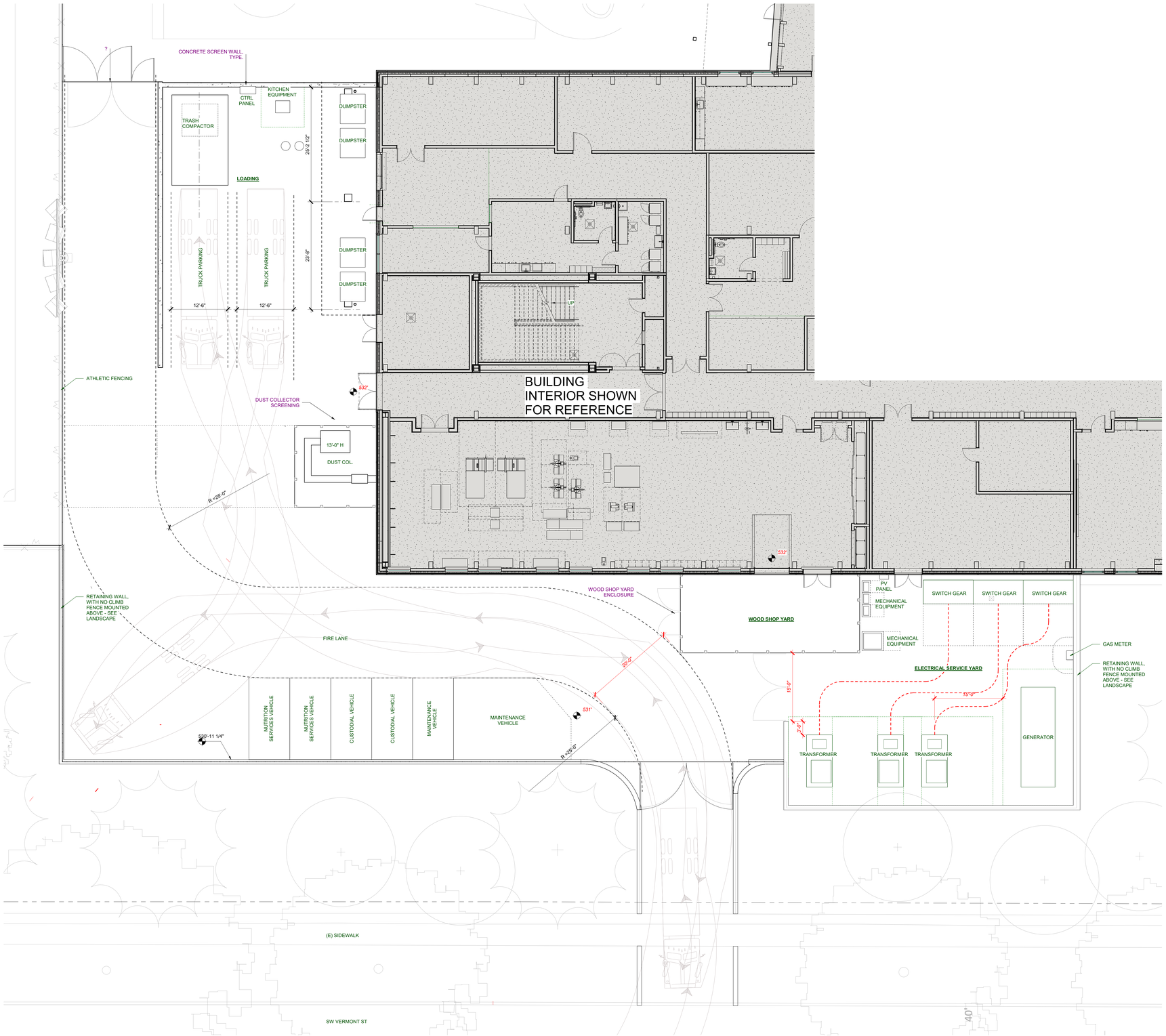
KEYED NOTES



1 SITE PLAN - LOADING / ELEC EQUIP - Dependent 1
1/8" = 1'-0"

2/27/2026 1:12:53 PM

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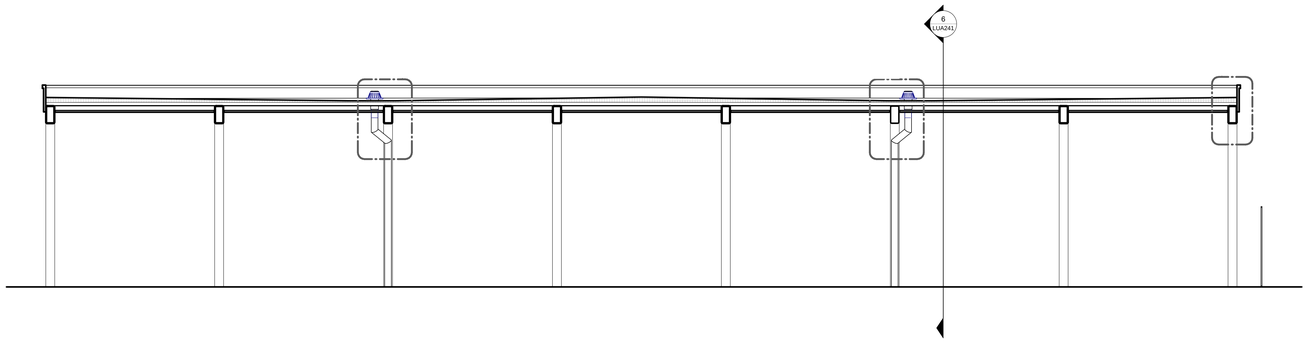
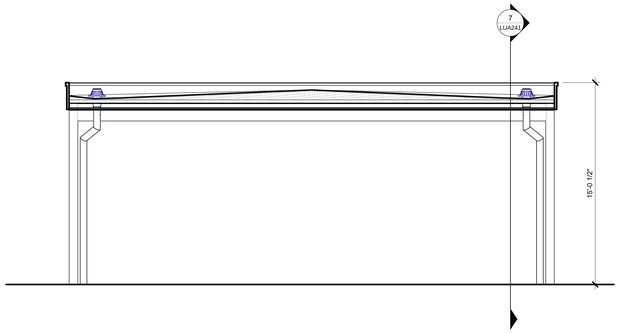
SITE PLAN - LOADING

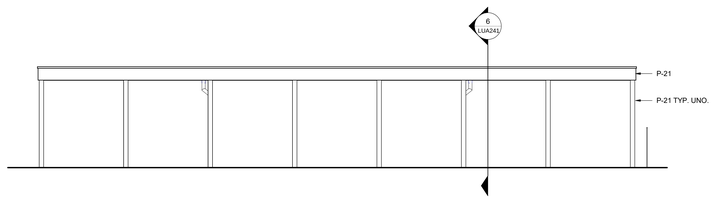
LU-A1.02



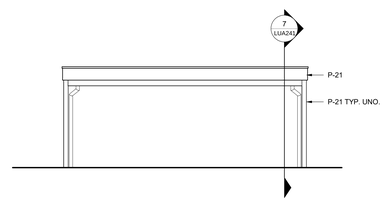
7 BIKE CANOPY - Longitudinal Section
1/4" = 1'-0"



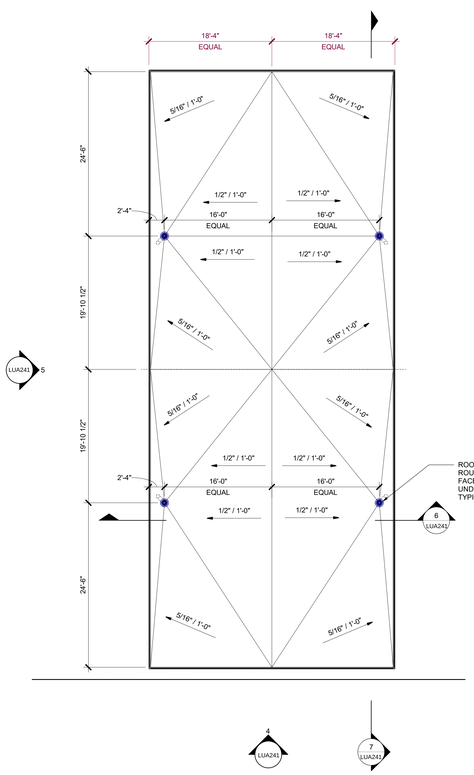
6 BIKE CANOPY - Transverse Section
1/4" = 1'-0"



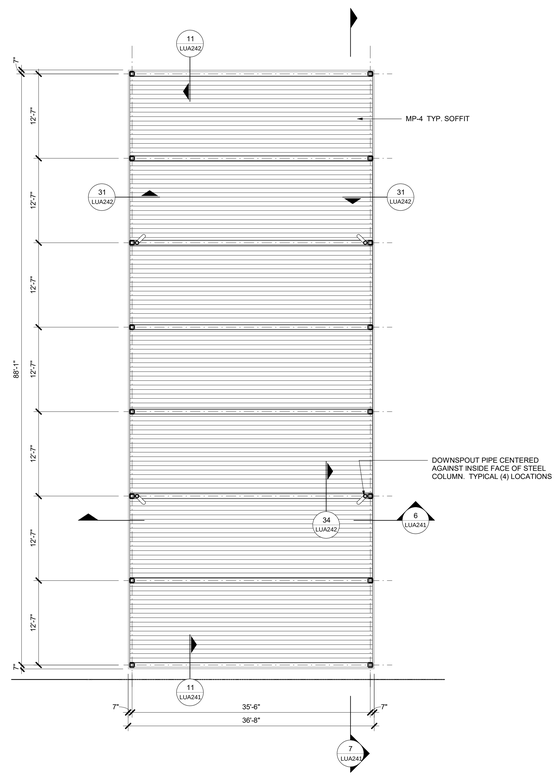
5 BIKE CANOPY - TYPICAL E/W ELEVATION
1/8" = 1'-0"



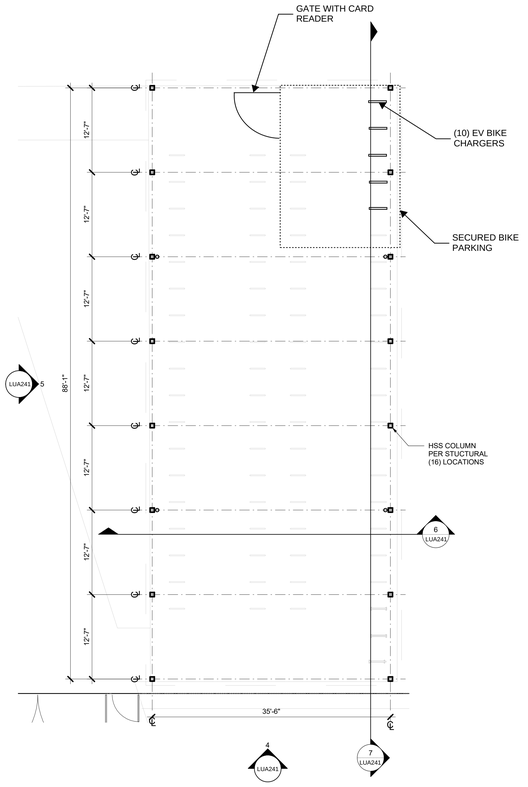
4 BIKE CANOPY - TYPICAL N/S ELEVATION
1/8" = 1'-0"



3 BIKE CANOPY ROOF PLAN
1/8" = 1'-0"



2 BIKE CANOPY REFLECTED CEILING PLAN
1/8" = 1'-0"



1 BIKE CANOPY FLOOR PLAN
1/8" = 1'-0"

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SITE BLDG - BICYCLE CANOPY

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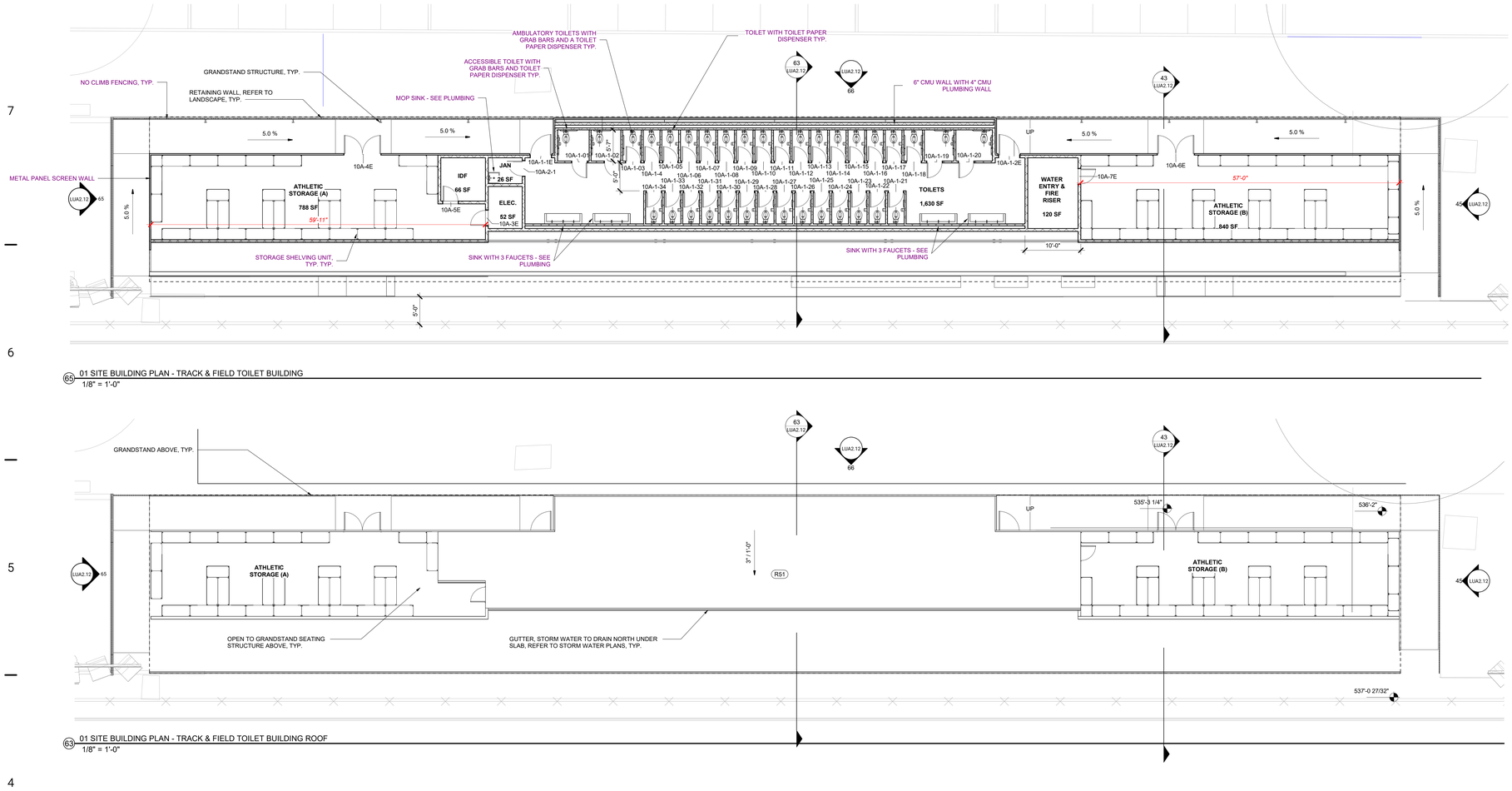

65 01 SITE BUILDING PLAN - TRACK & FIELD TOILET BUILDING
1/8" = 1'-0"

63 01 SITE BUILDING PLAN - TRACK & FIELD TOILET BUILDING ROOF
1/8" = 1'-0"

61 01 SITE BUILDING PLAN - GRANDSTAND OVER TRACK & FIELD TOILET BUILDING
1/8" = 1'-0"

1 01 SITE BUILDINGS - TRACK & FIELD TOILET BUILDING RCP
1/8" = 1'-0"

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SITE BLDG - GRANDSTAND

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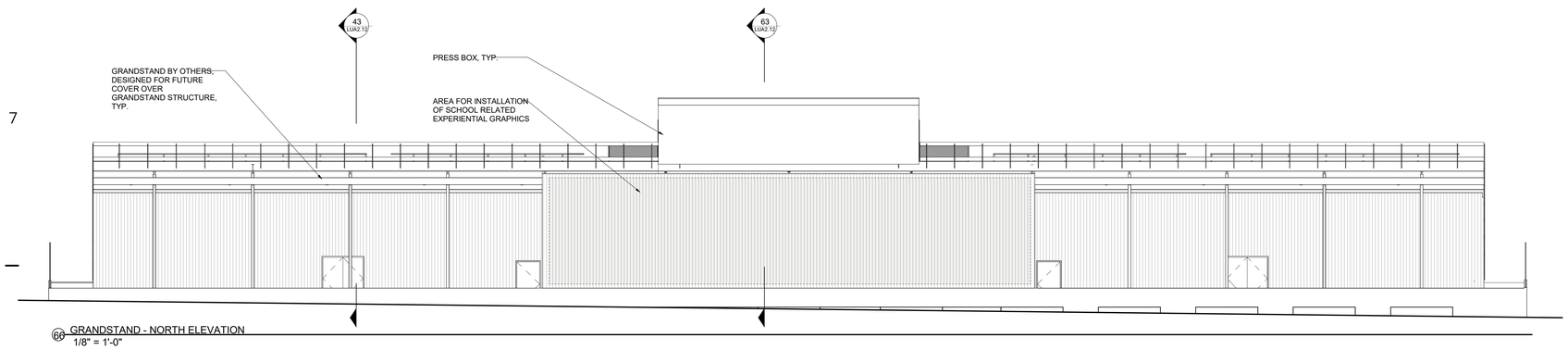
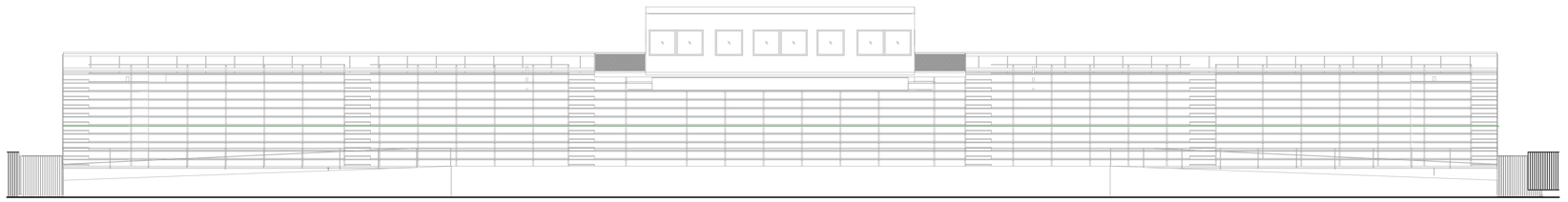
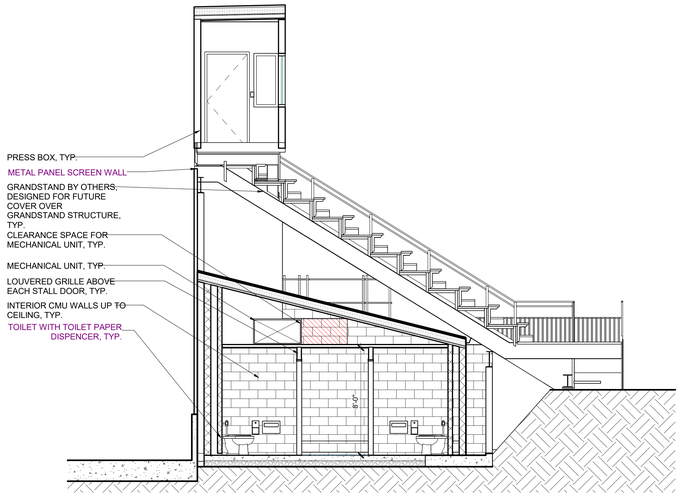


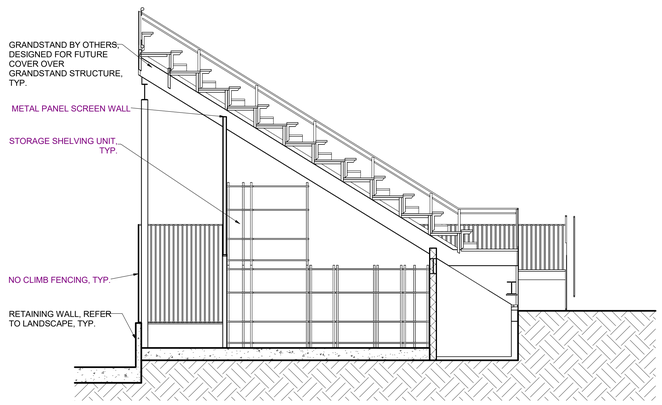
66 GRANDSTAND - NORTH ELEVATION
1/8" = 1'-0"



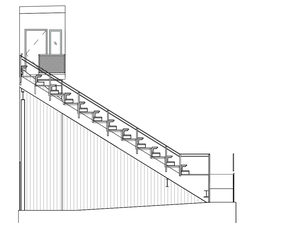
1 GRANDSTAND - SOUTH ELEVATION
1/8" = 1'-0"



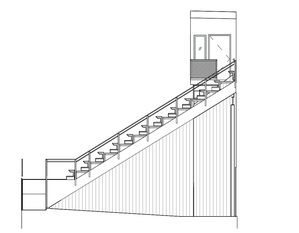
63 SECTION - TRACK & FIELD TOILET BUILDING AND GRANDSTAND
1/4" = 1'-0"



43 SECTION - TRACK & FIELD TOILET BUILDING AND GRANDSTAND1
1/4" = 1'-0"



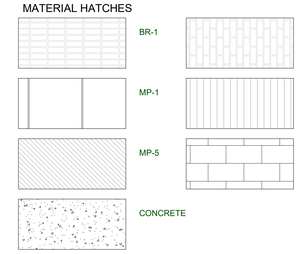
65 GRANDSTAND - WEST ELEVATION
1/8" = 1'-0"



45 GRANDSTAND - EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL GRAPHICS:

MATERIAL HATCHES



TRACK & FIELD TOILET FINISH SCHEDULE

Room Name	SF	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
TOILETS	1,630 SF	CS-1	RB-1	P-1	OTS, P-1	-
WATER ENTRY & FIRE RISER	80 SF	CS-1	RB-1	P-1	OTS	-
ELECTRICAL	41 SF	CS-1	RB-1	P-1, WD-1 [7'-2" AFF At All Walls]	OTS	-
JANITOR'S CLOSET	37 SF	CS-1	RB-1	P-1, WD-1 [7'-2" AFF At All Walls]	OTS	-
ATHLETIC STORAGE (A)	1,000 SF	CS-1	-	P-1	OTS	-
ATHLETIC STORAGE (B)	961 SF	CS-1	-	P-1	OTS	-

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SITE BLDG - GRANDSTAND

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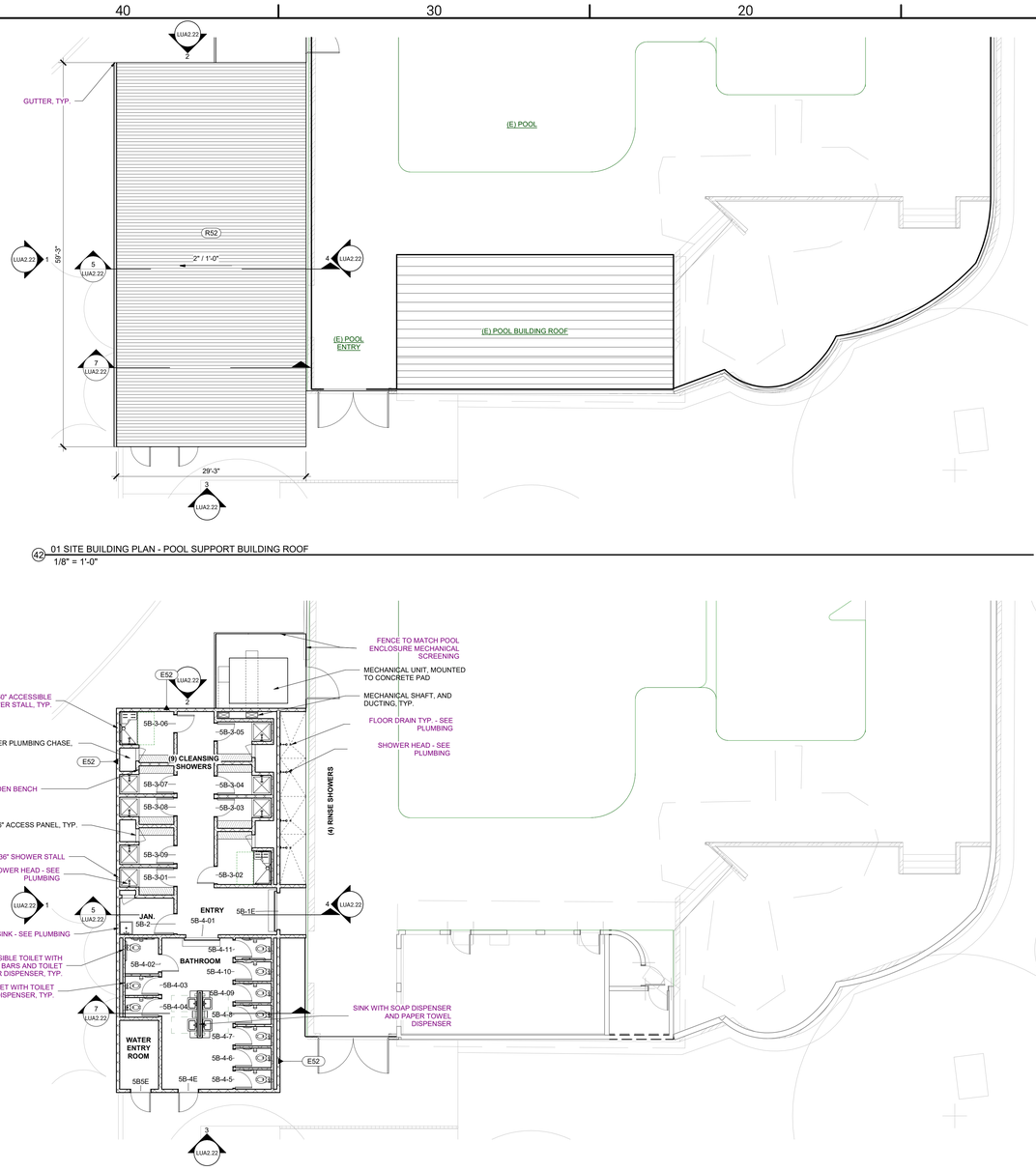
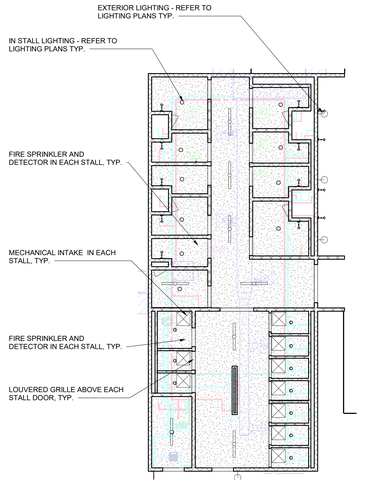
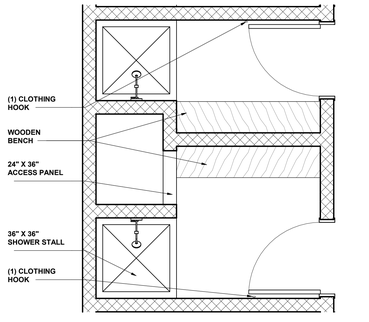


42 01 SITE BUILDING PLAN - POOL SUPPORT BUILDING ROOF
1/8" = 1'-0"

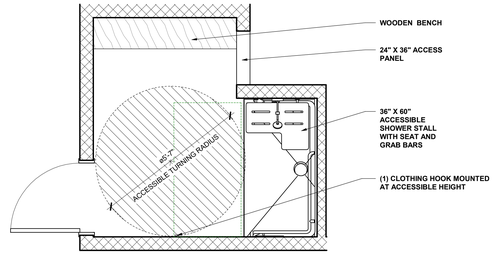
2 01 SITE BUILDING PLAN - POOL SUPPORT BUILDING PLAN
1/8" = 1'-0"



1 01 SITE BUILDING RCP - POOL SUPPORT BUILDING
1/8" = 1'-0"



61 POOL SUPPORT BUILDING - TYPICAL CLEANSING SHOWER PAIR
1/2" = 1'-0"



51 POOL SUPPORT BUILDING - TYPICAL CLEANSING ACCESSIBLE SHOWER
1/2" = 1'-0"

POOL SUPPORT BUILDING FINISH SCHEDULE

Room Name	SF	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
RESTROOMS	490 SF	CS-1	-	P-1	OTS, P-1	-
WATER ENTRY	38 SF	CS-1	-	P-1	OTS, P-1	-
LOCKERS	240 SF	CS-1	-	P-1	OTS, P-1	-
CLEANSING SHOWERS	578 SF	CS-1	-	P-1	OTS, P-1	-
RINSE SHOWERS	90 SF	CS-1	-	P-2	OTS, P-2	EXTERIOR CONDITION, DRAIN TOWARD POOL DECK

KEYED NOTES

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SITE BLDG - POOL SUPPORT

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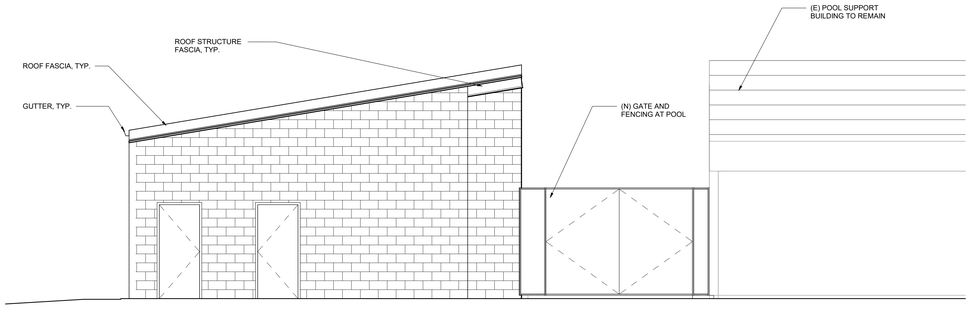
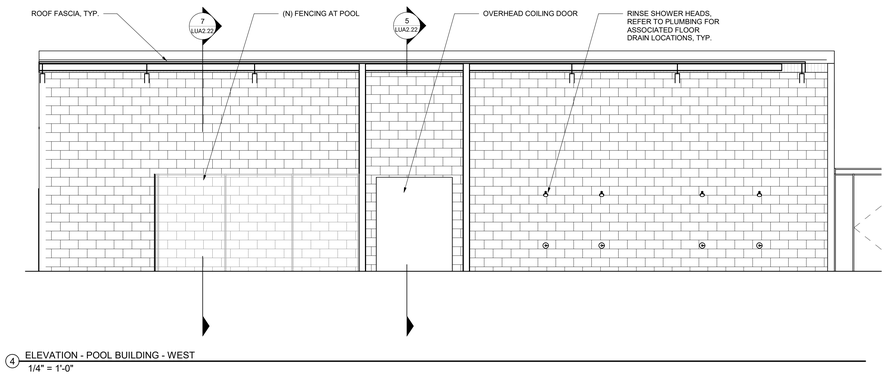
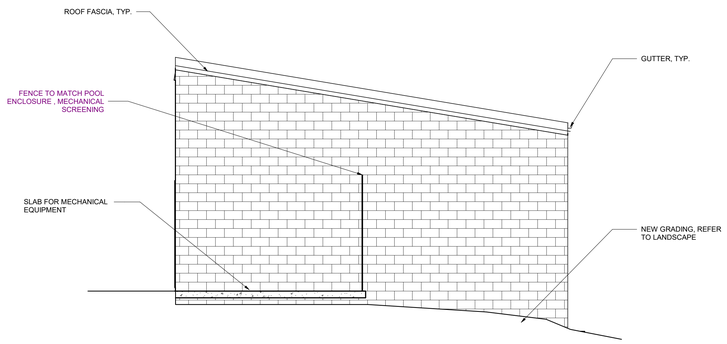


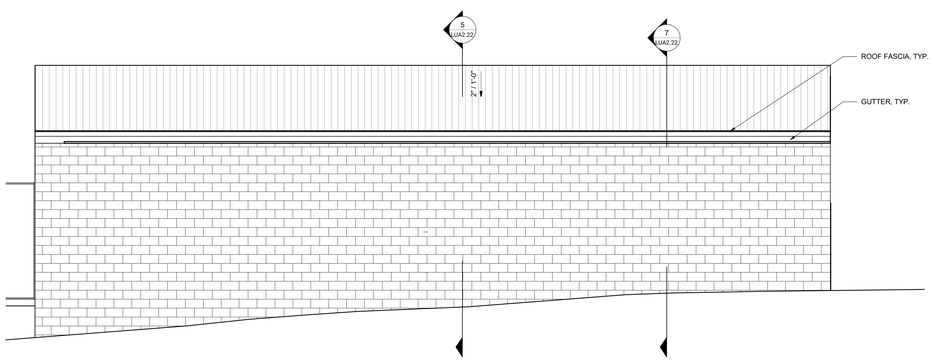
③ ELEVATION - POOL BUILDING - SOUTH
1/4" = 1'-0"



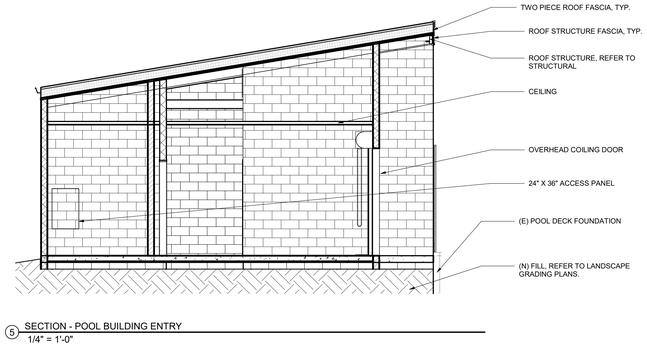
④ ELEVATION - POOL BUILDING - WEST
1/4" = 1'-0"



② ELEVATION - POOL BUILDING - NORTH
1/4" = 1'-0"



① ELEVATION - POOL BUILDING - EAST
1/4" = 1'-0"



⑤ SECTION - POOL BUILDING ENTRY
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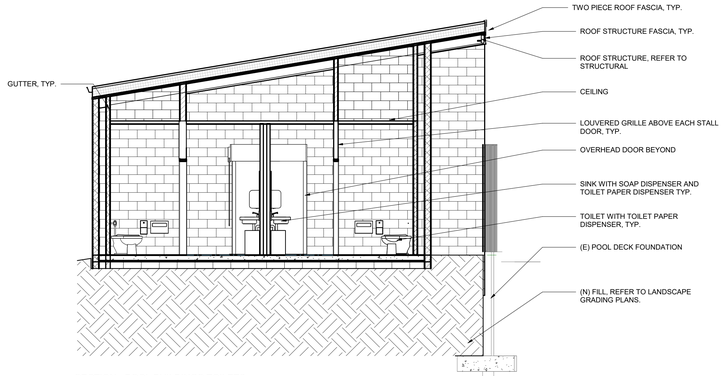
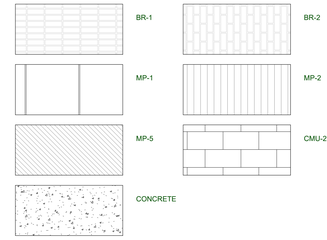


⑦ SECTION - POOL BUILDINGS TOILETS
1/4" = 1'-0"

EXTERIOR MATERIAL GRAPHICS:

MATERIAL HATCHES



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SITE BLDG - POOL SUPPORT

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1 FLOOR PLAN LEVEL 00
1/16" = 1'-0"

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OVERALL FLOOR PLAN - LEVEL 0

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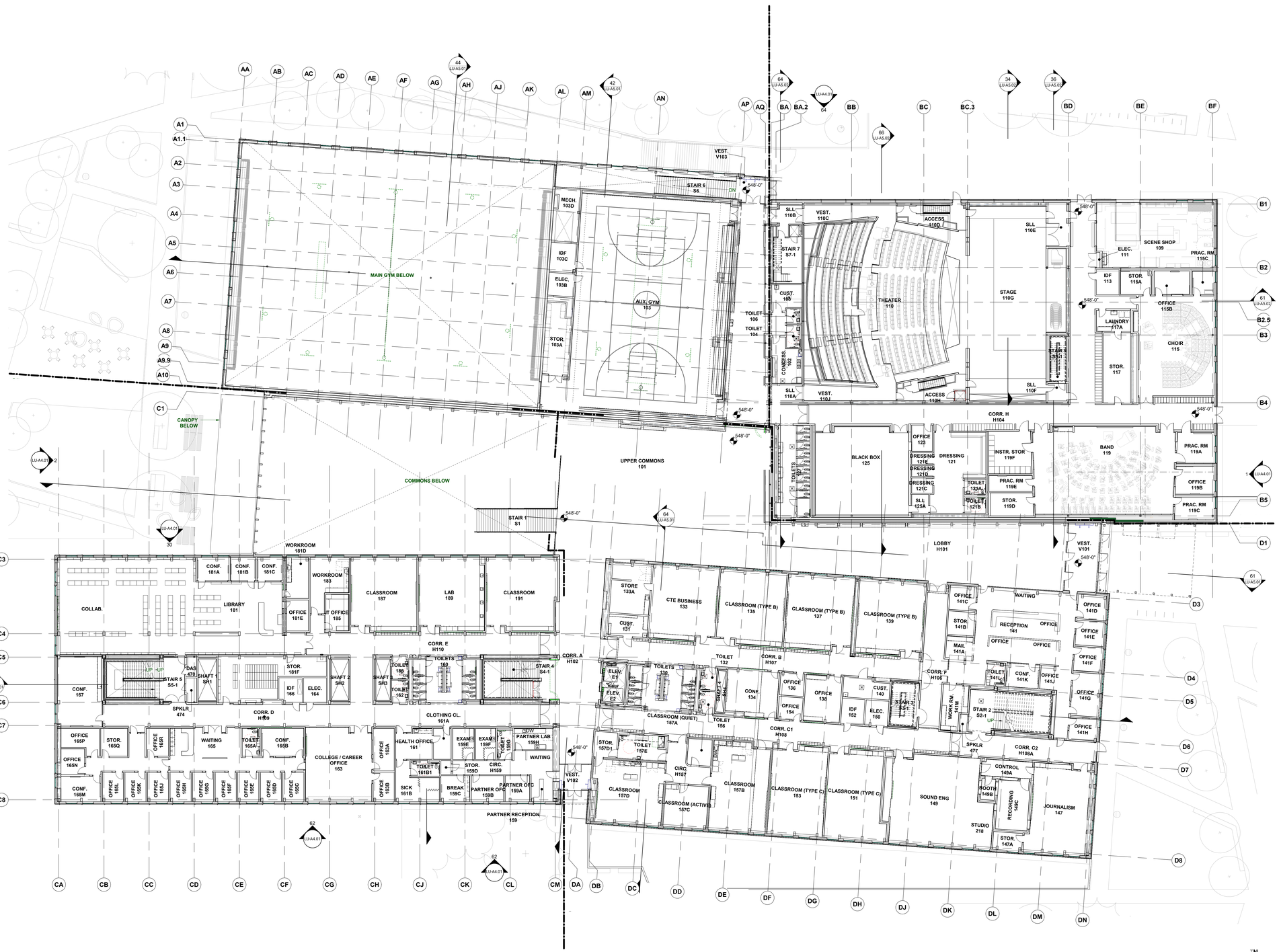

1 FLOOR PLAN LEVEL 01
1/16" = 1'-0"

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OVERALL FLOOR PLAN - LEVEL 1

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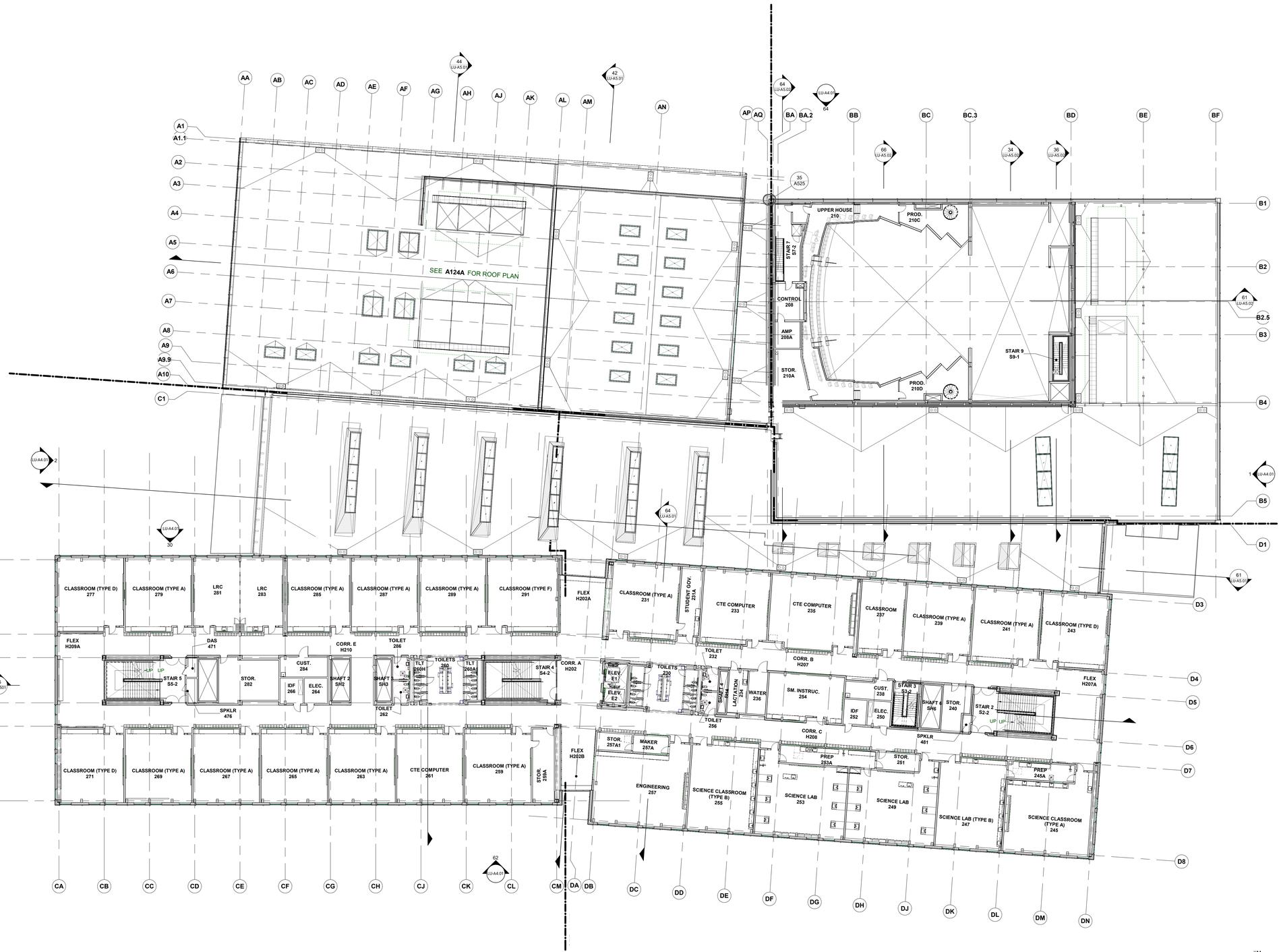

1 FLOOR PLAN LEVEL 02
1/16" = 1'-0"

N

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OVERALL FLOOR PLAN - LEVEL 2

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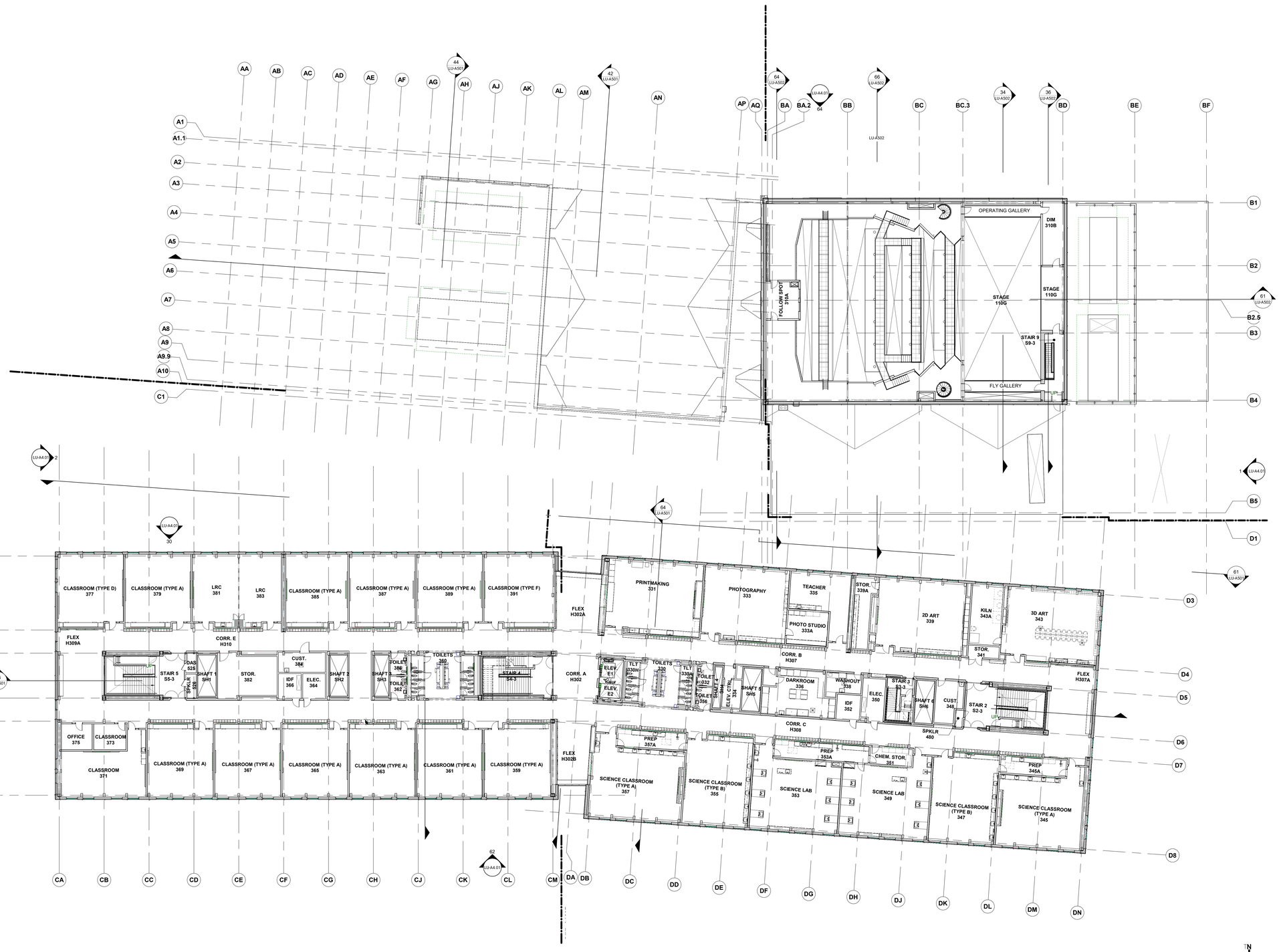

1 FLOOR PLAN LEVEL 03
1/16" = 1'-0"

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OVERALL FLOOR PLAN - LEVEL 3

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OVERALL ROOF PLAN

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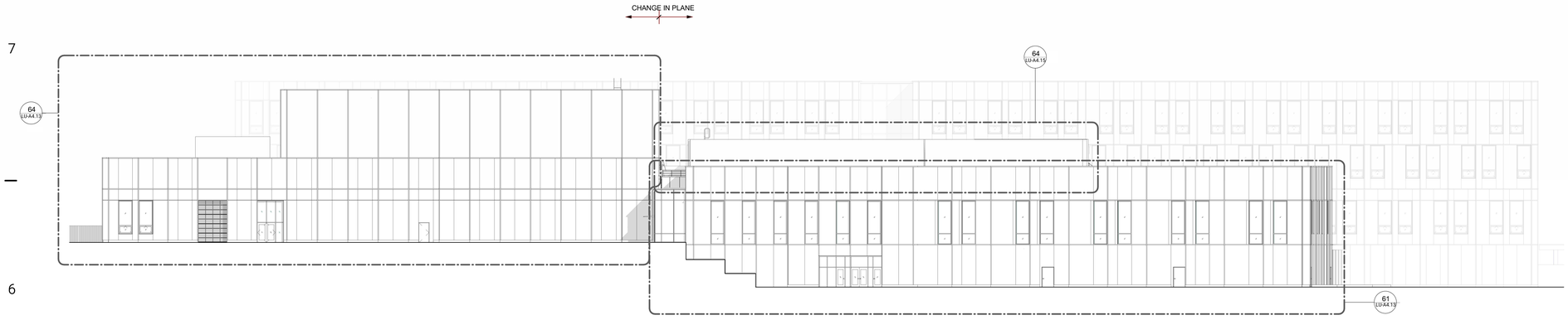
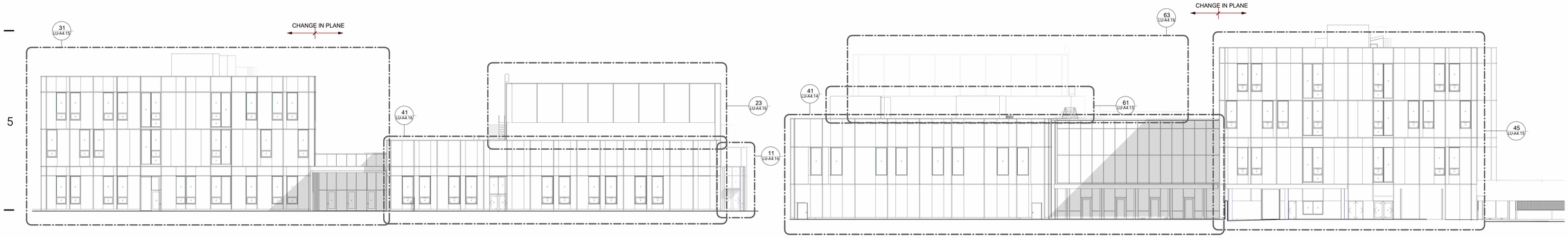


64 OVERALL BUILDING ELEVATION - NORTH 1
1/16" = 1'-0"



1 OVERALL BUILDING ELEVATION - EAST
1/16" = 1'-0"

2 OVERALL BUILDING ELEVATION - WEST
1/16" = 1'-0"



62 OVERALL BUILDING ELEVATION - SOUTH
1/16" = 1'-0"



30 OVERALL BUILDING ELEVATION - NORTH 2
1/16" = 1'-0"

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OVERALL ELEVATIONS

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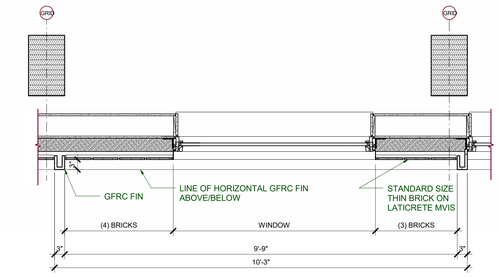
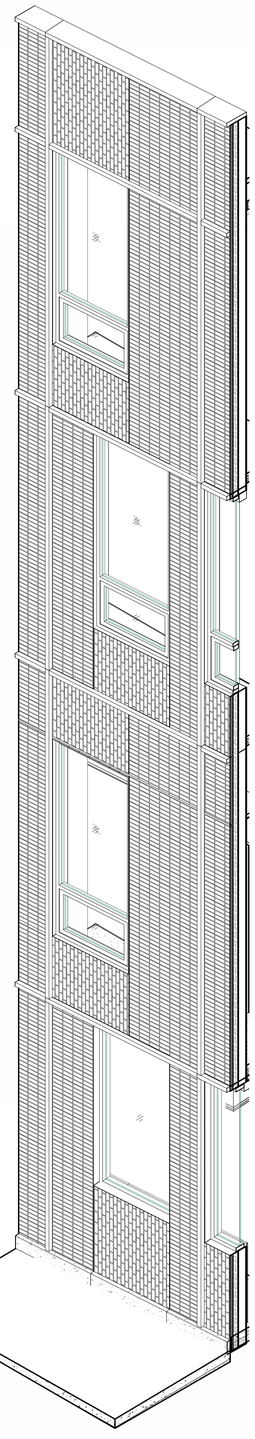
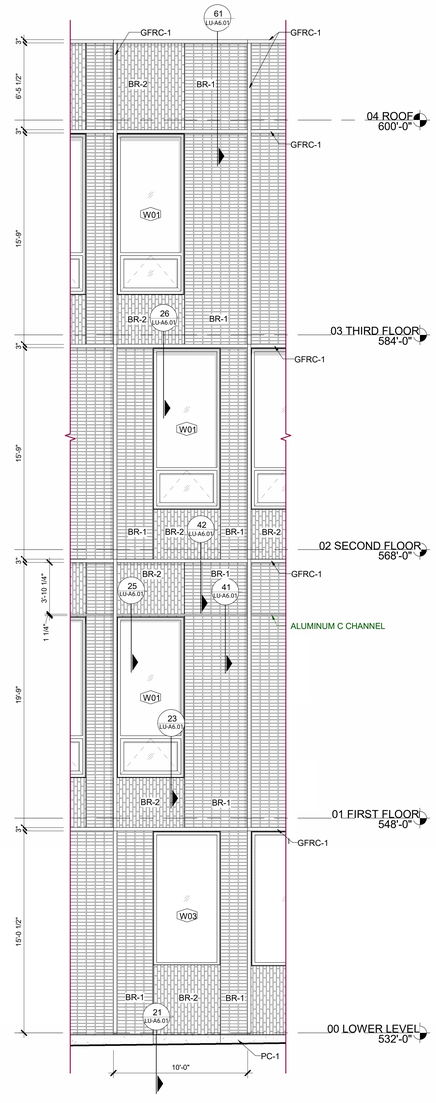


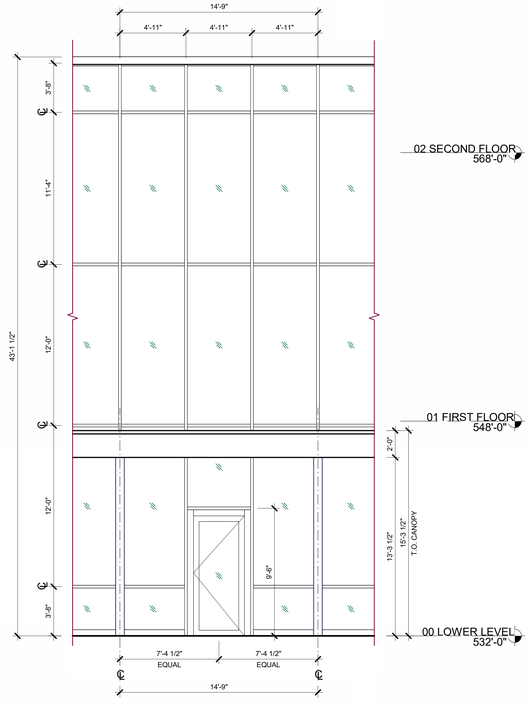
46 PLAN DETAIL - FACADE TYPICAL BAY
3/4" = 1'-0"



21 AXON - FACADE TYPICAL BAY



11 ENLARGED ELEVATION - FACADE TYPICAL BAY
1/4" = 1'-0"



41 ENLARGED ELEVATION - WEST COMMENS GLAZING - TYPICAL BAY
1/4" = 1'-0"

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TYPICAL ENLARGED ELEVATION BAY

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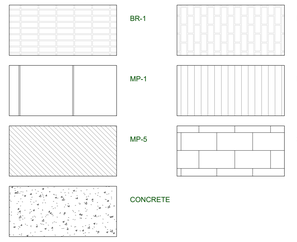
64 ENLARGED ELEVATION - SOUTH - WEST
1/8" = 1'-0"



61 ENLARGED ELEVATION - SOUTH - EAST
1/8" = 1'-0"

EXTERIOR MATERIAL GRAPHICS:

MATERIAL HATCHES



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ENLARGED EXTERIOR ELEVATIONS

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64 ENLARGED ELEVATION - NORTH 2 - EAST
1/8" = 1'-0"



61 ENLARGED ELEVATION - NORTH 2 - WEST
1/8" = 1'-0"

EXTERIOR MATERIAL GRAPHICS:

MATERIAL HATCHES

BR-1
BR-2
MP-1
MP-2
MP-5
CMU-2
CONCRETE

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ENLARGED EXTERIOR ELEVATIONS

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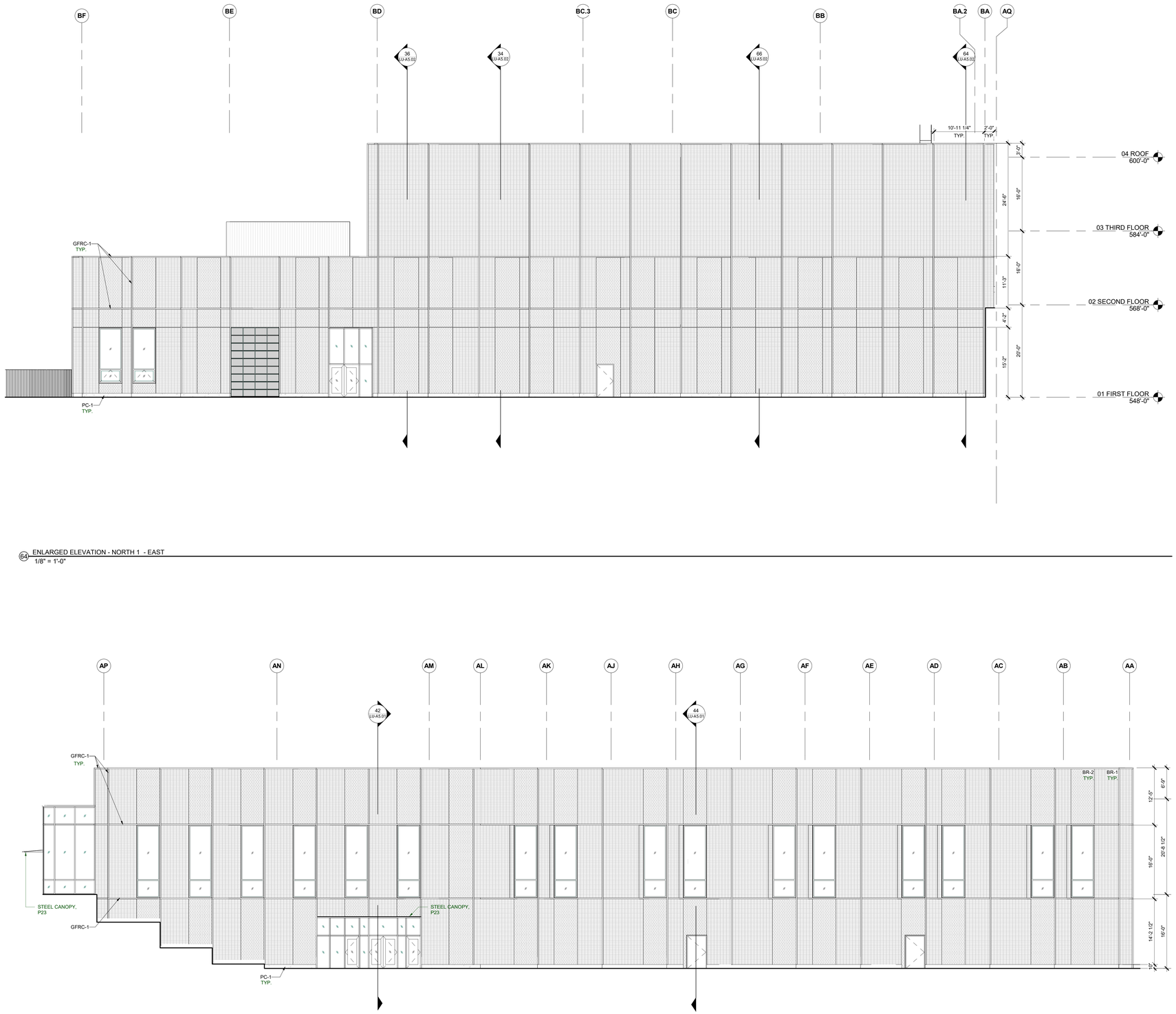

64 ENLARGED ELEVATION - NORTH 1 - EAST
1/8" = 1'-0"

61 ENLARGED ELEVATION - NORTH 1 - WEST
1/8" = 1'-0"

EXTERIOR MATERIAL GRAPHICS:

MATERIAL HATCHES

BR-1
BR-2
MP-1
MP-2
MP-5
CMU-2
CONCRETE

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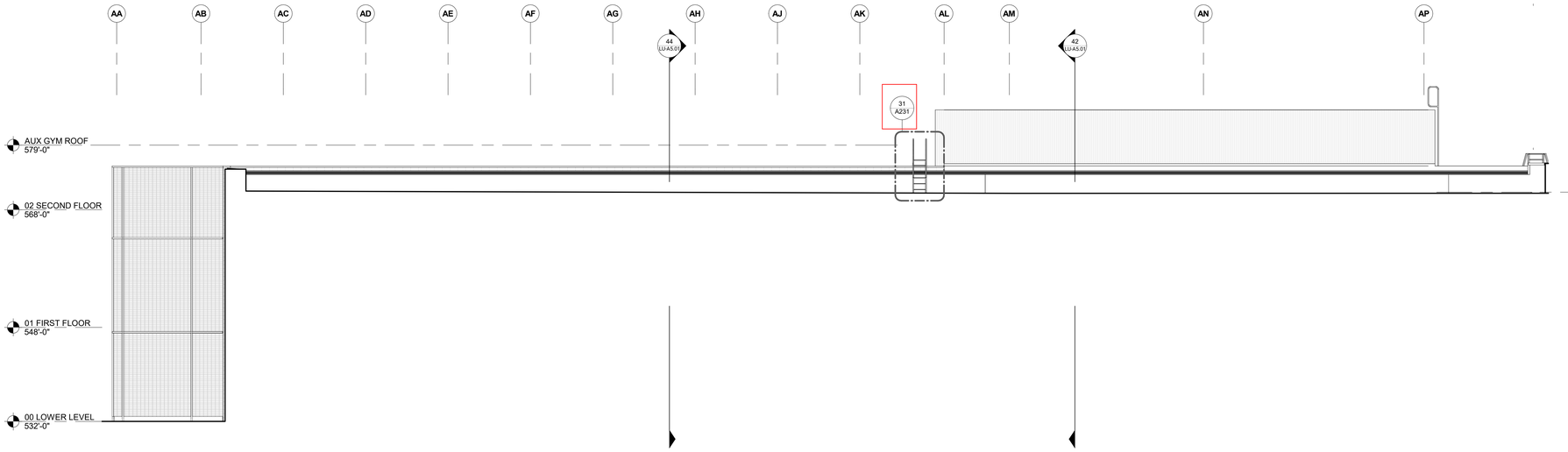
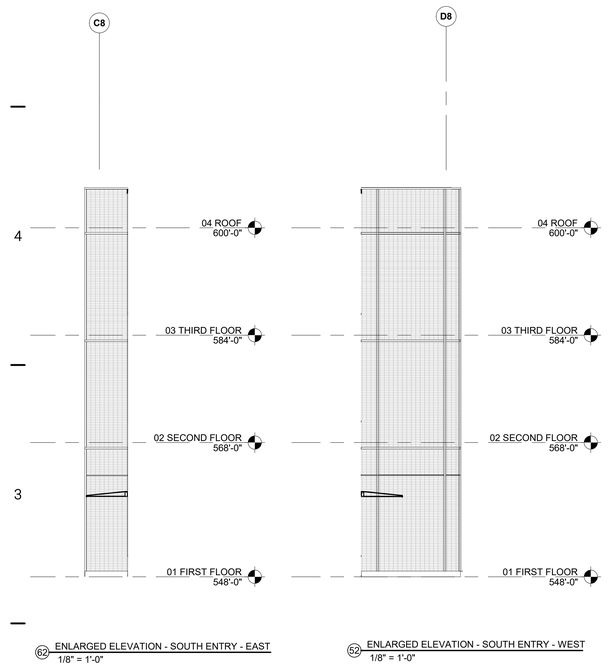
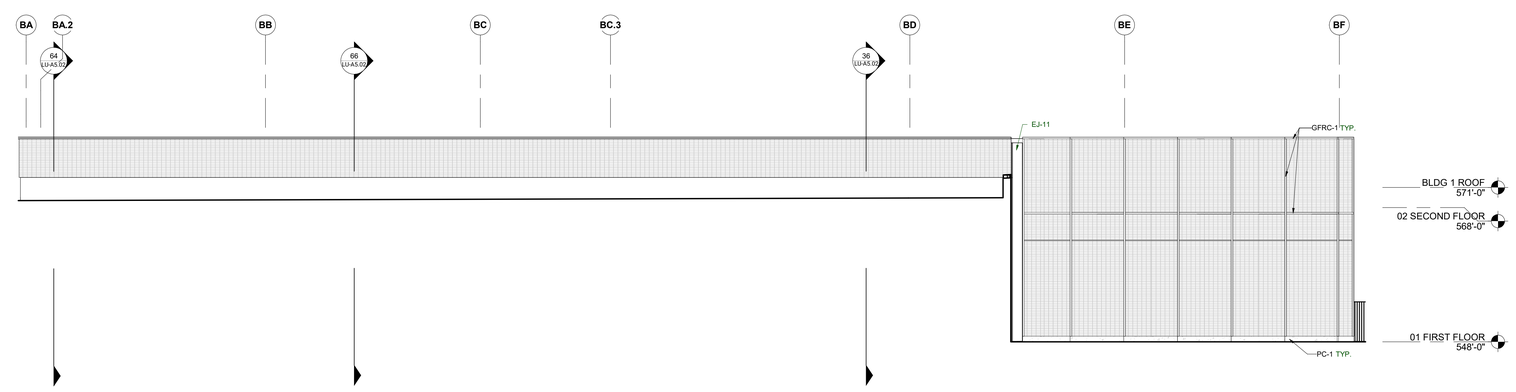


65 ENLARGED ELEVATION - SOUTH HIDDEN - WEST
1/8" = 1'-0"

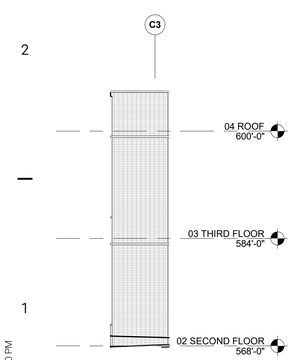


62 ENLARGED ELEVATION - SOUTH ENTRY - EAST
1/8" = 1'-0"

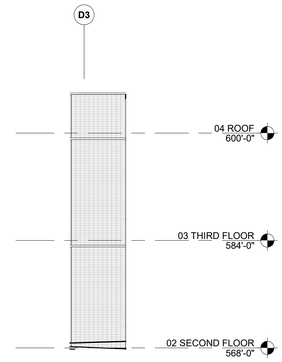
52 ENLARGED ELEVATION - SOUTH ENTRY - WEST
1/8" = 1'-0"



43 ENLARGED BUILDING ELEVATION - SOUTH HIDDEN - EAST
1/8" = 1'-0"



61 ENLARGED ELEVATION - NORTH C HIDDEN - EAST
1/8" = 1'-0"



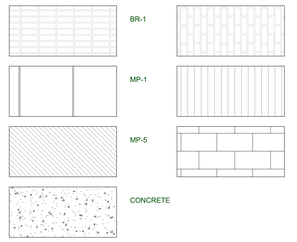
51 ENLARGED ELEVATION - NORTH D HIDDEN - WEST
1/8" = 1'-0"



41 ENLARGED ELEVATION - GYM WEST
1/8" = 1'-0"

EXTERIOR MATERIAL GRAPHICS:

MATERIAL HATCHES



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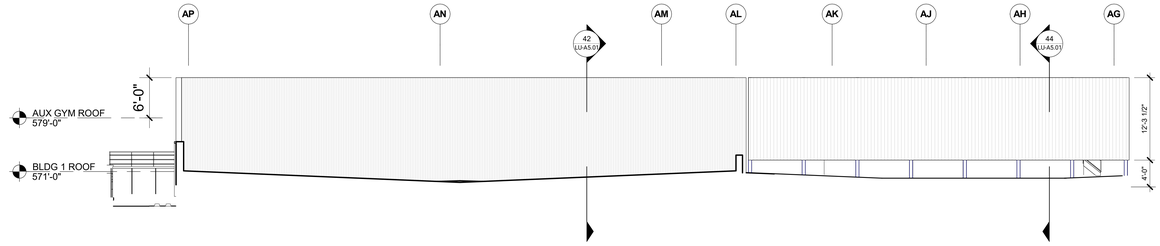
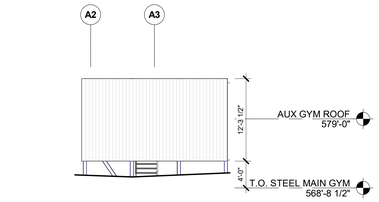
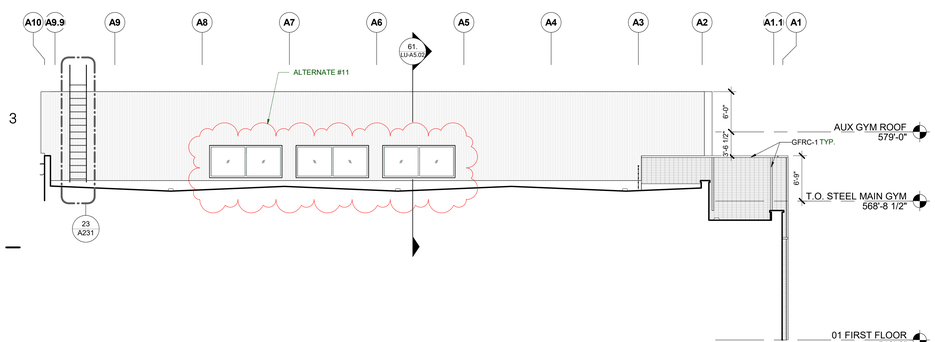
45 ENLARGED ELEVATION - CLASSROOMS WEST
1/8" = 1'-0"



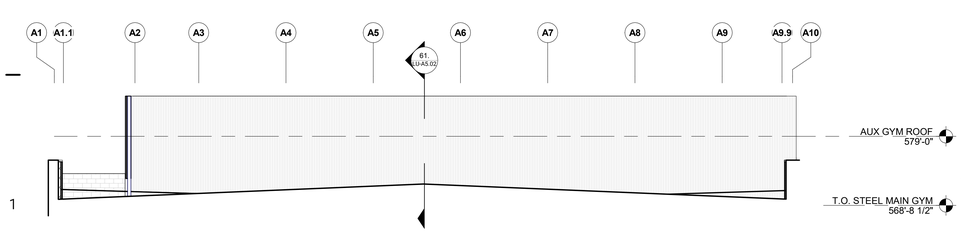
64 ENLARGED ELEVATION - AUX GYM NORTH
1/8" = 1'-0"



24 ENLARGED ELEVATION - GYM MECHANICAL SCREEN WEST
1/8" = 1'-0"



62 ENLARGED ELEVATION - AUX GYM EAST HIDDEN
1/8" = 1'-0"



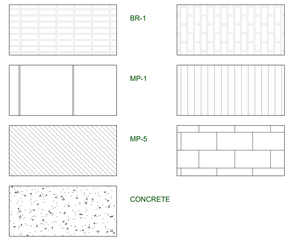
61 ENLARGED ELEVATION - AUX GYM WEST
1/8" = 1'-0"



31 ENLARGED ELEVATION - CLASSROOMS EAST
1/8" = 1'-0"

EXTERIOR MATERIAL GRAPHICS:

MATERIAL HATCHES



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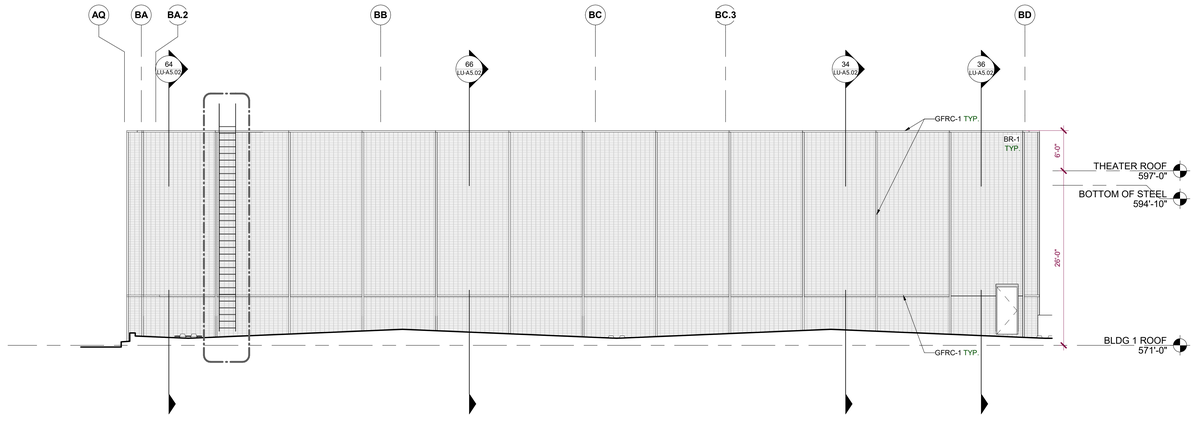
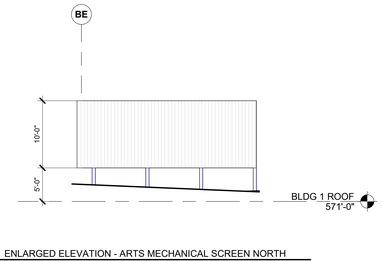
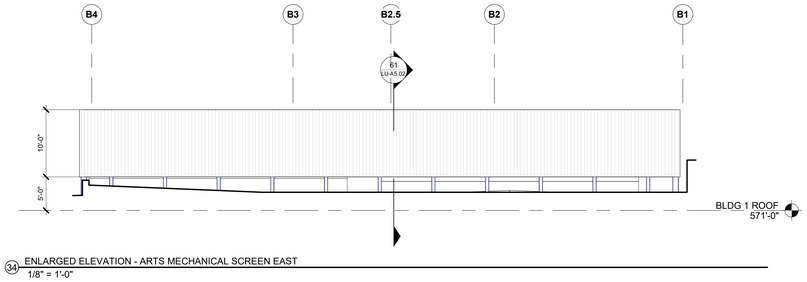


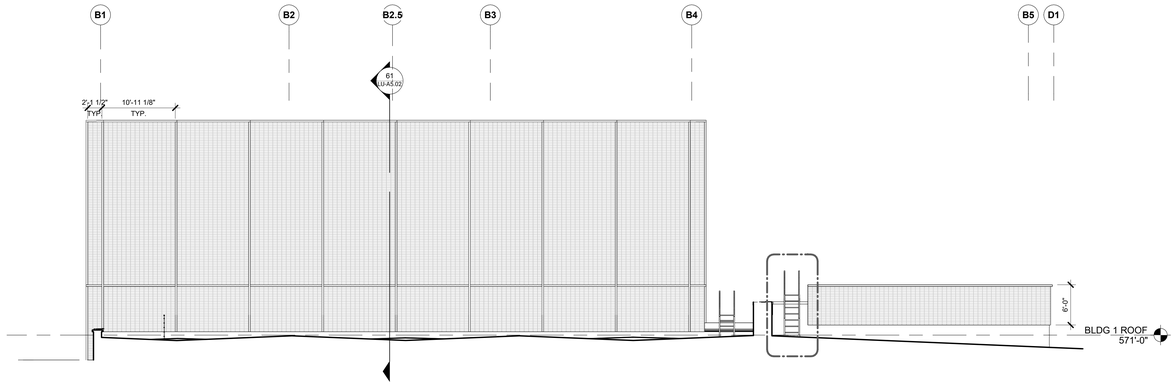
46 ENLARGED ELEVATION - THEATER SOUTH
1/8" = 1'-0"



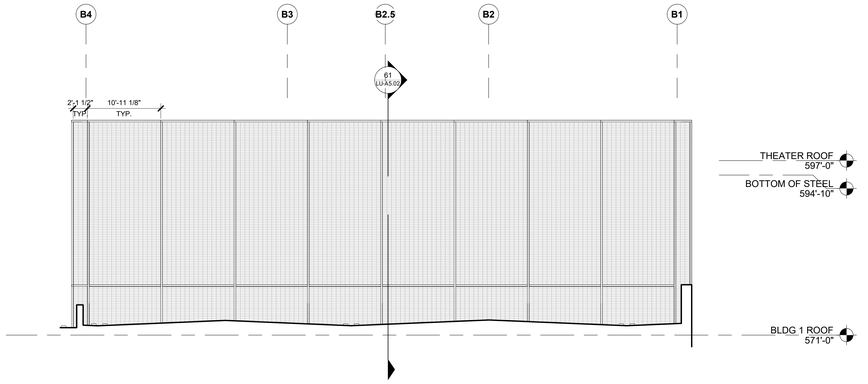
44 ENLARGED ELEVATION - ARTS MECHANICAL SCREEN NORTH
1/8" = 1'-0"



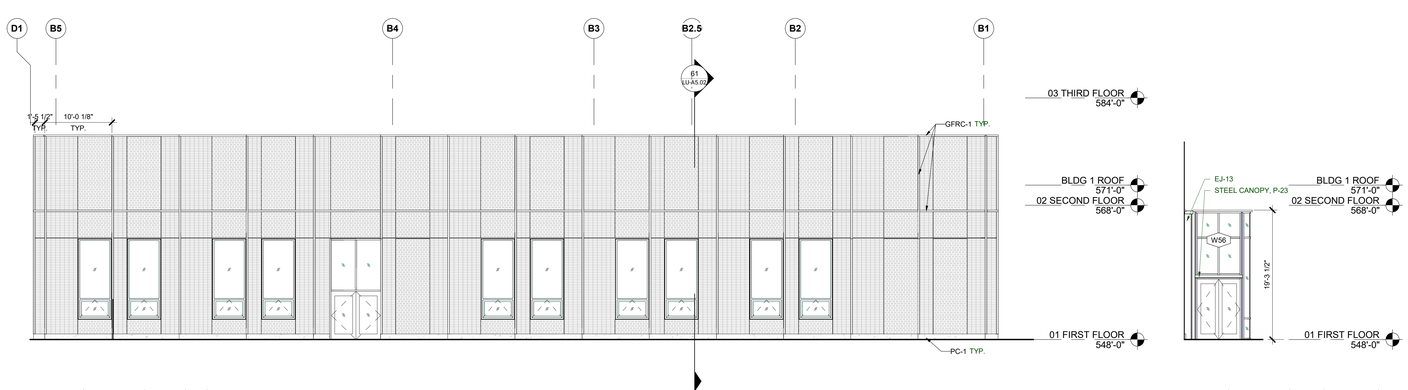
34 ENLARGED ELEVATION - ARTS MECHANICAL SCREEN EAST
1/8" = 1'-0"



63 ENLARGED ELEVATION - THEATER WEST
1/8" = 1'-0"



23 ENLARGED ELEVATION - THEATER EAST
1/8" = 1'-0"



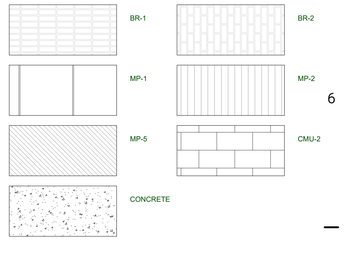
41 ENLARGED ELEVATION - ARTS EAST
1/8" = 1'-0"

11 ENLARGED ELEVATION - VESTIBULE EAST
1/8" = 1'-0"

KEYED NOTES

EXTERIOR MATERIAL GRAPHICS:

MATERIAL HATCHES



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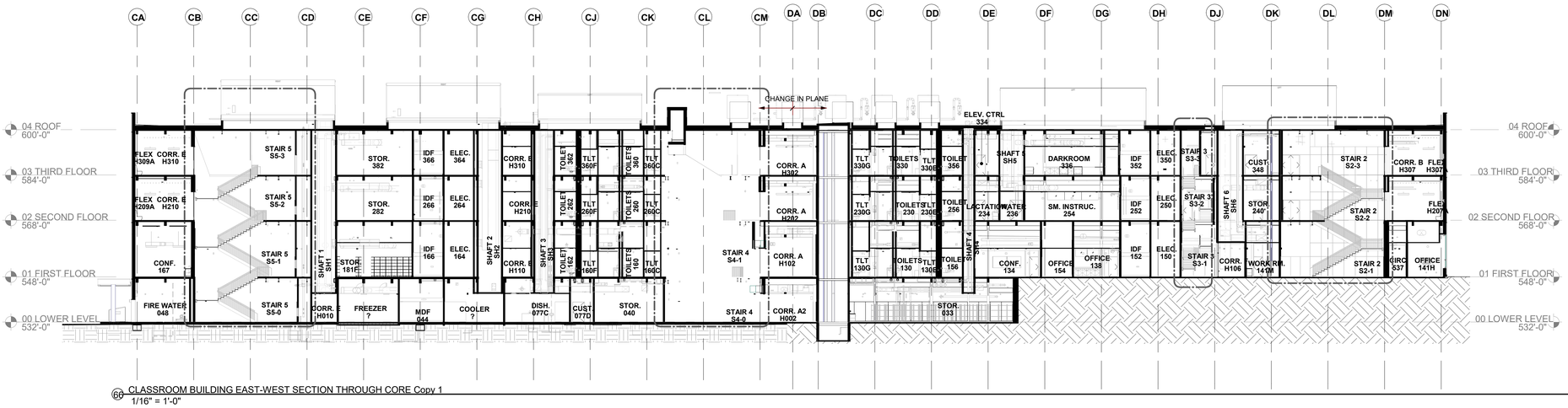
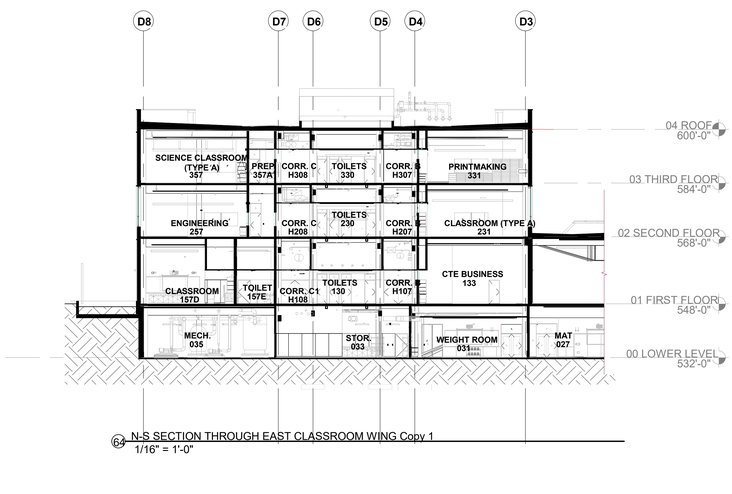
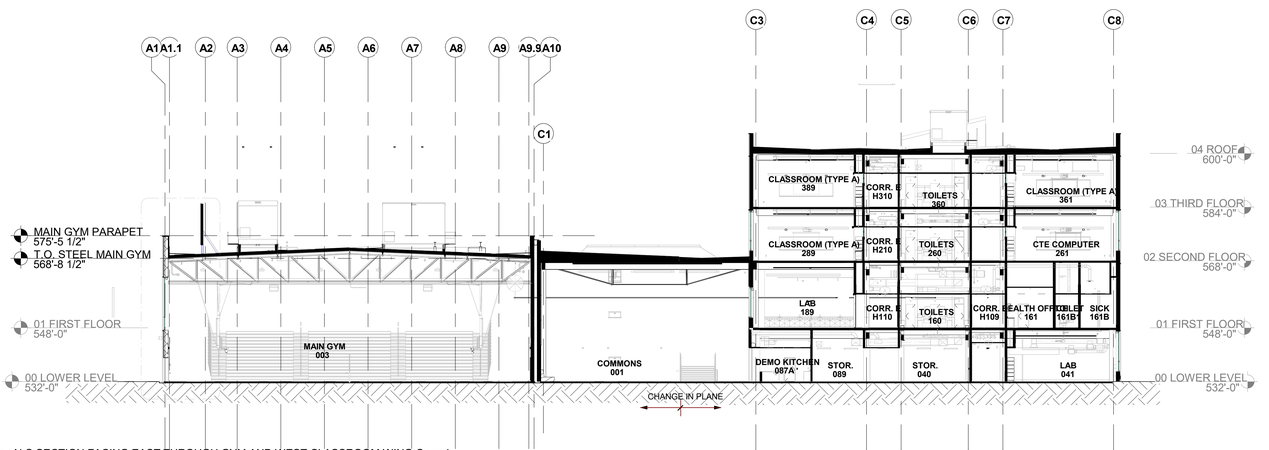


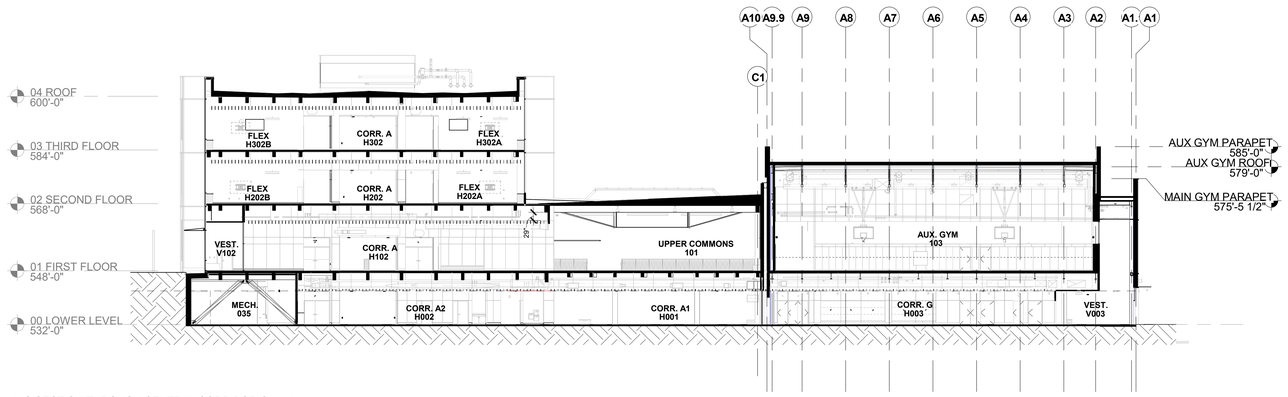
60 CLASSROOM BUILDING EAST-WEST SECTION THROUGH CORE Copy 1
1/16" = 1'-0"



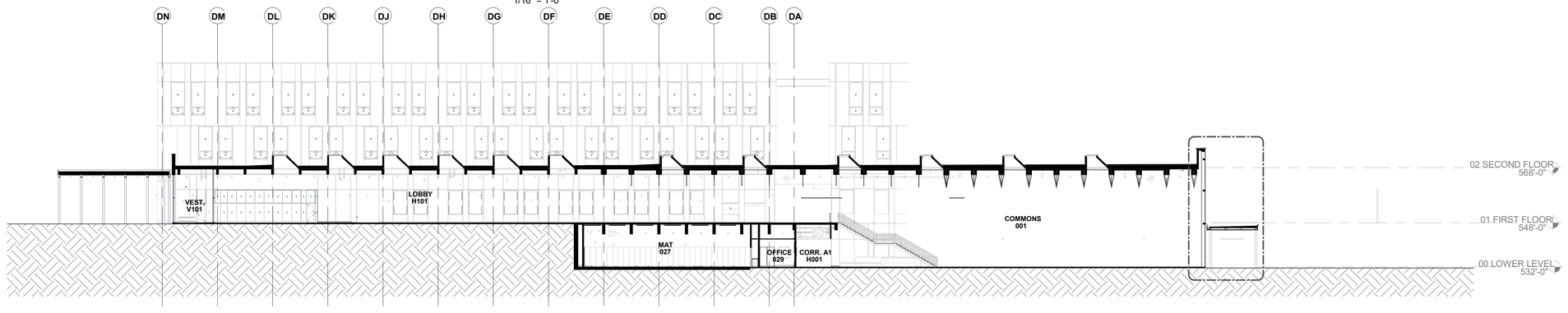
64 N-S SECTION THROUGH EAST CLASSROOM WING Copy 1
1/16" = 1'-0"



44 N-S SECTION FACING EAST THROUGH GYM AND WEST CLASSROOM WING Copy 1
1/16" = 1'-0"



42 N-S SECTION THROUGH CENTRAL CORRIDOR Copy 1
1/16" = 1'-0"



61 E-W SECTION FACING SOUTH (COMMONS) Copy 3
1/16" = 1'-0"

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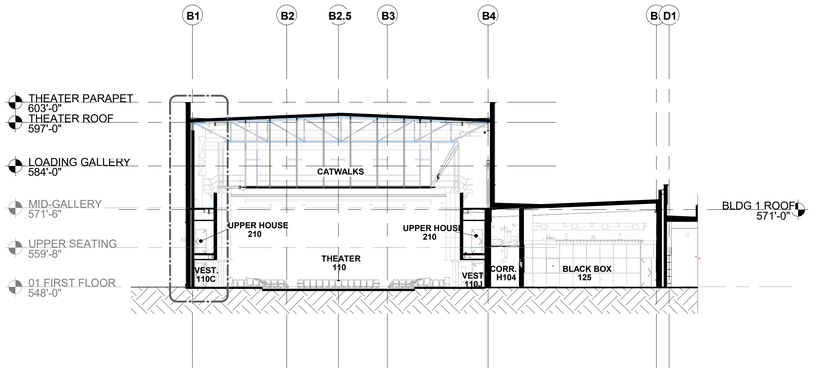
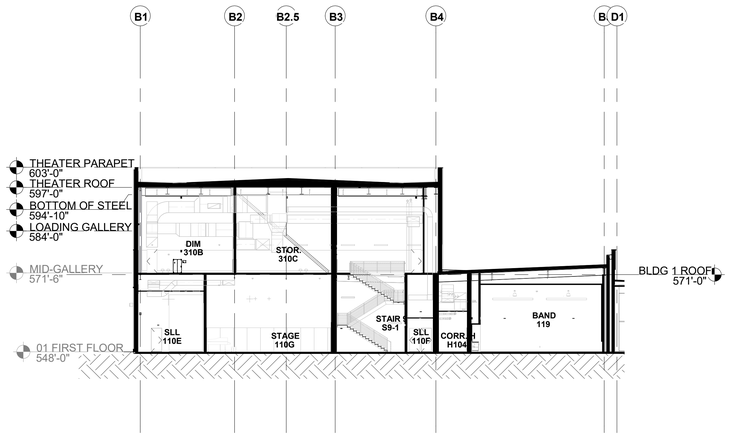
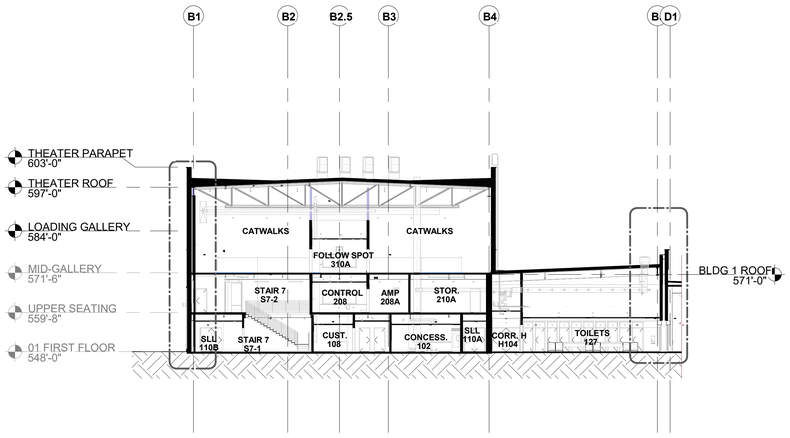


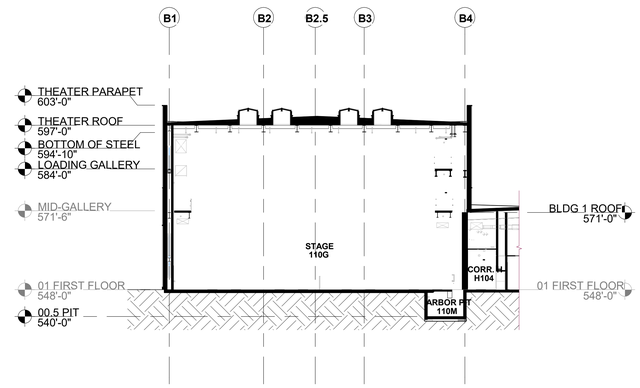
66 N-S THEATER SECTION Copy 1
1/16" = 1'-0"



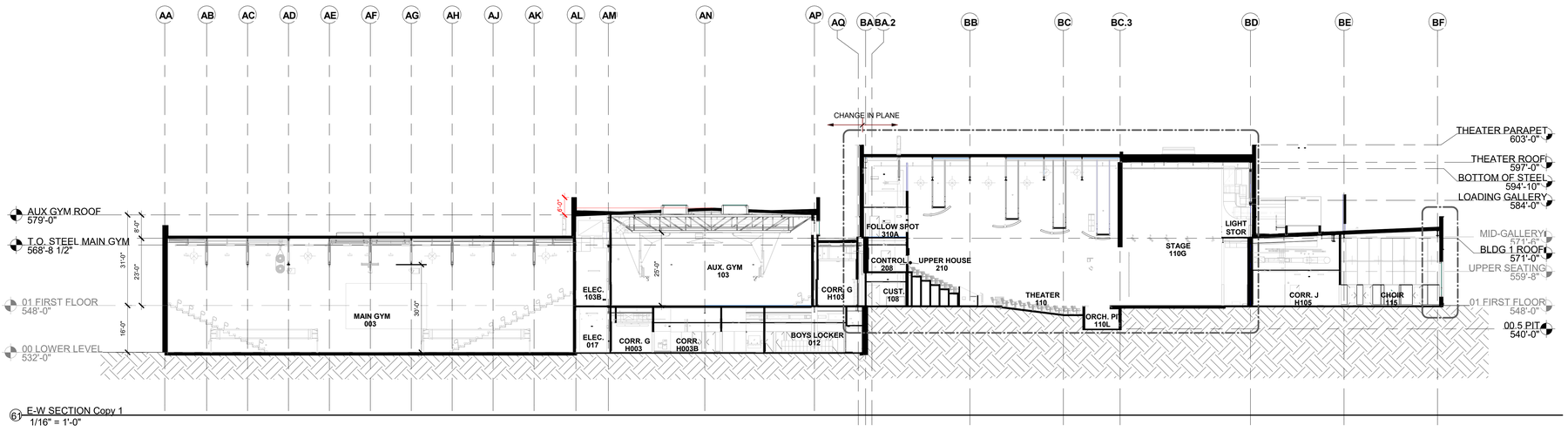
30 N-S THEATER SECTION BACKSTAGE Copy 1
1/16" = 1'-0"



64 N-S SECTION THEATER PARTERRE Copy 1
1/16" = 1'-0"



34 N-S THEATER SECTION AT STAGE Copy 1
1/16" = 1'-0"



61 E-W SECTION Copy 1
1/16" = 1'-0"

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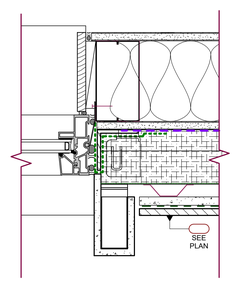
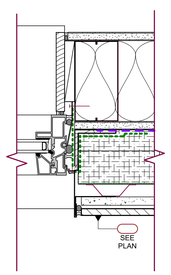
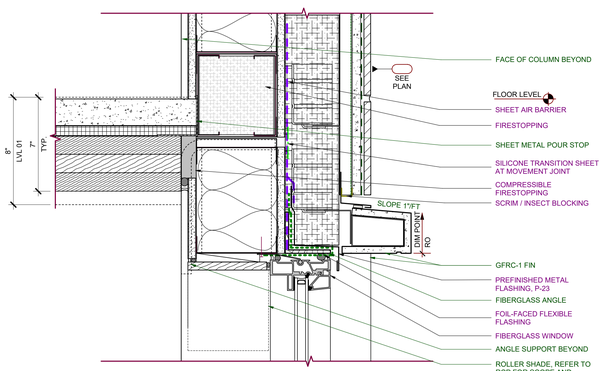


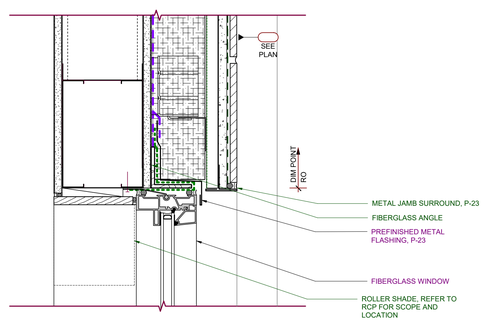
65 WINDOW JAMB - FB - GFRC AT 6" MTL STUD
3" = 1'-0"



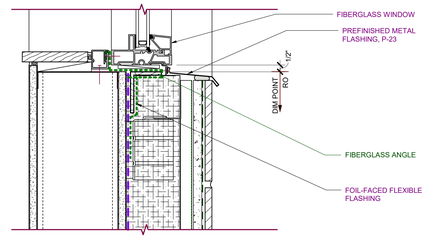
59 WINDOW JAMB - FB - METAL
3" = 1'-0"



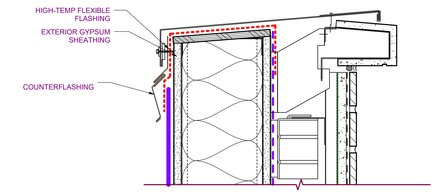
26 WINDOW HEAD - FB - TYP CLASSROOM
3" = 1'-0"

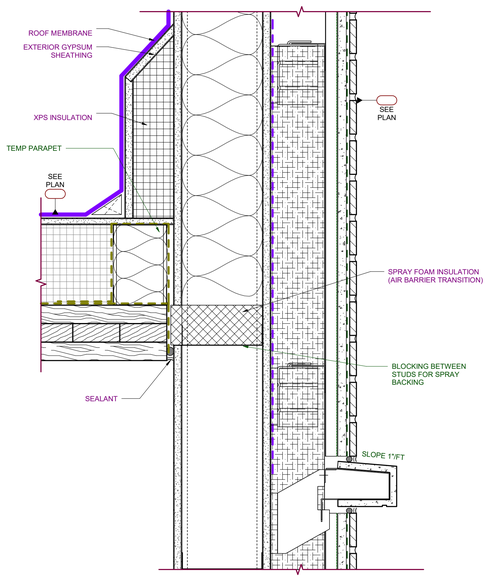


25 TYP EXT WALL SECTION DETAIL AT FIRST FLOOR WINDOW HEAD
3" = 1'-0"

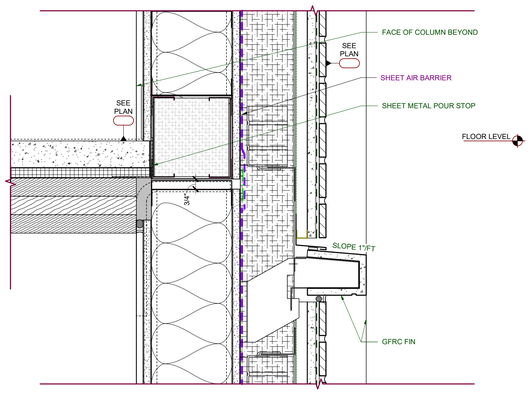


23 TYP CLASSROOM WINDOW SILL
3" = 1'-0"

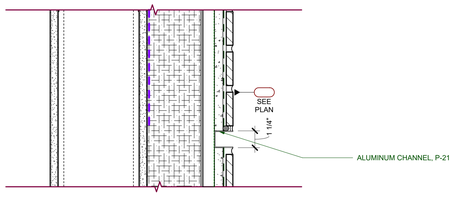




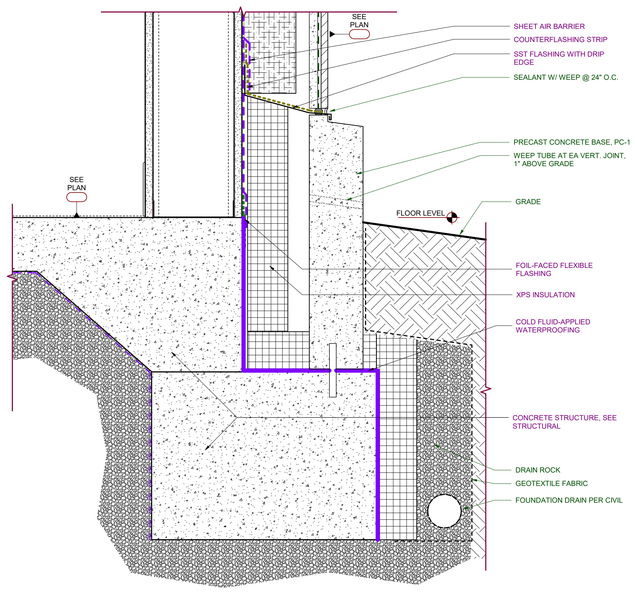
61 TYP EXT WALL SECTION DETAIL AT PARAPET
3" = 1'-0"



42 TYP EXT WALL SECTION DETAIL AT EDGE OF FLOOR
3" = 1'-0"



41 TYP EXT WALL SECTION DETAIL AT FIRST FLOOR REVEAL
3" = 1'-0"



21 TYP EXT WALL SECTION DETAIL AT GROUND
3" = 1'-0"

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EXTERIOR WALL DETAILS

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RENDERED SITE PLAN

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RENDERED SITE PLAN

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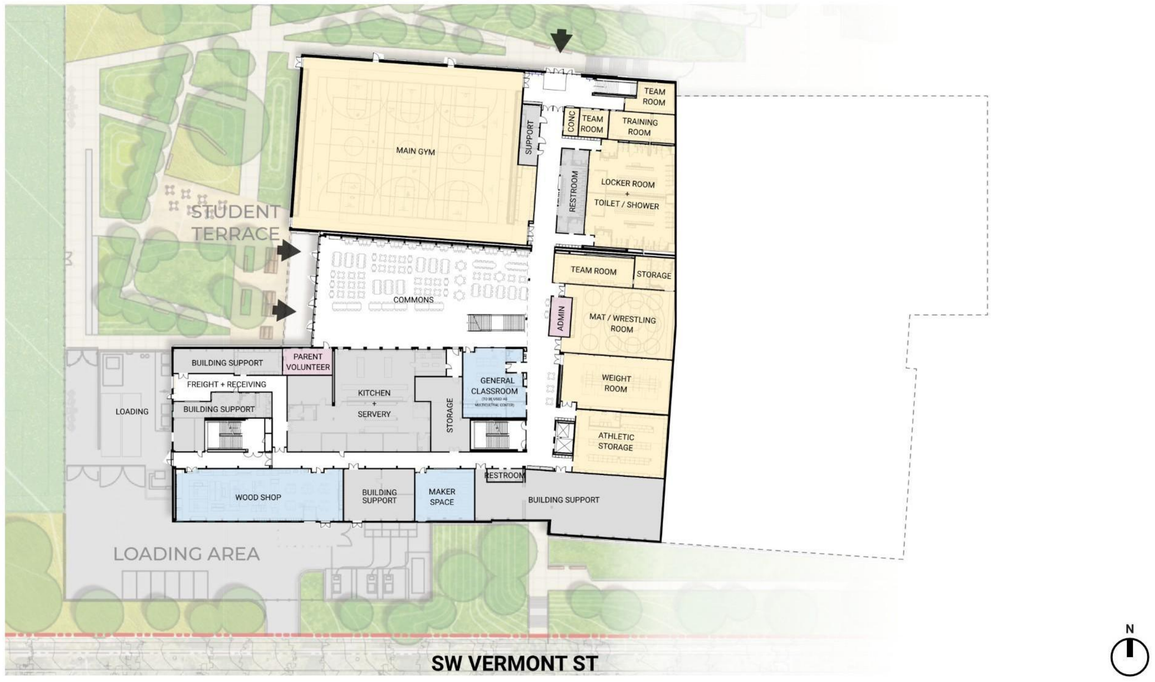
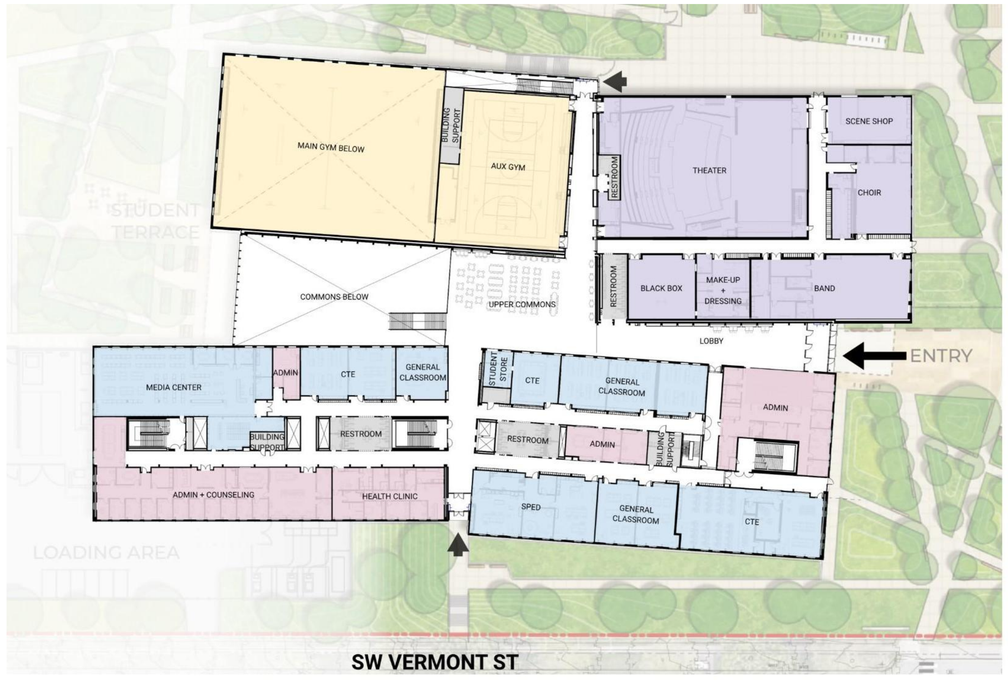


RENDERED FLOOR PLAN LEVEL 0



RENDERED FLOOR PLAN LEVEL 1



RENDERED FLOOR PLAN LEVEL 2



RENDERED FLOOR PLAN LEVEL 3

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RENDERED FLOOR PLANS

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LEGEND

BENCHE LOCATION



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BENCH DIAGRAM

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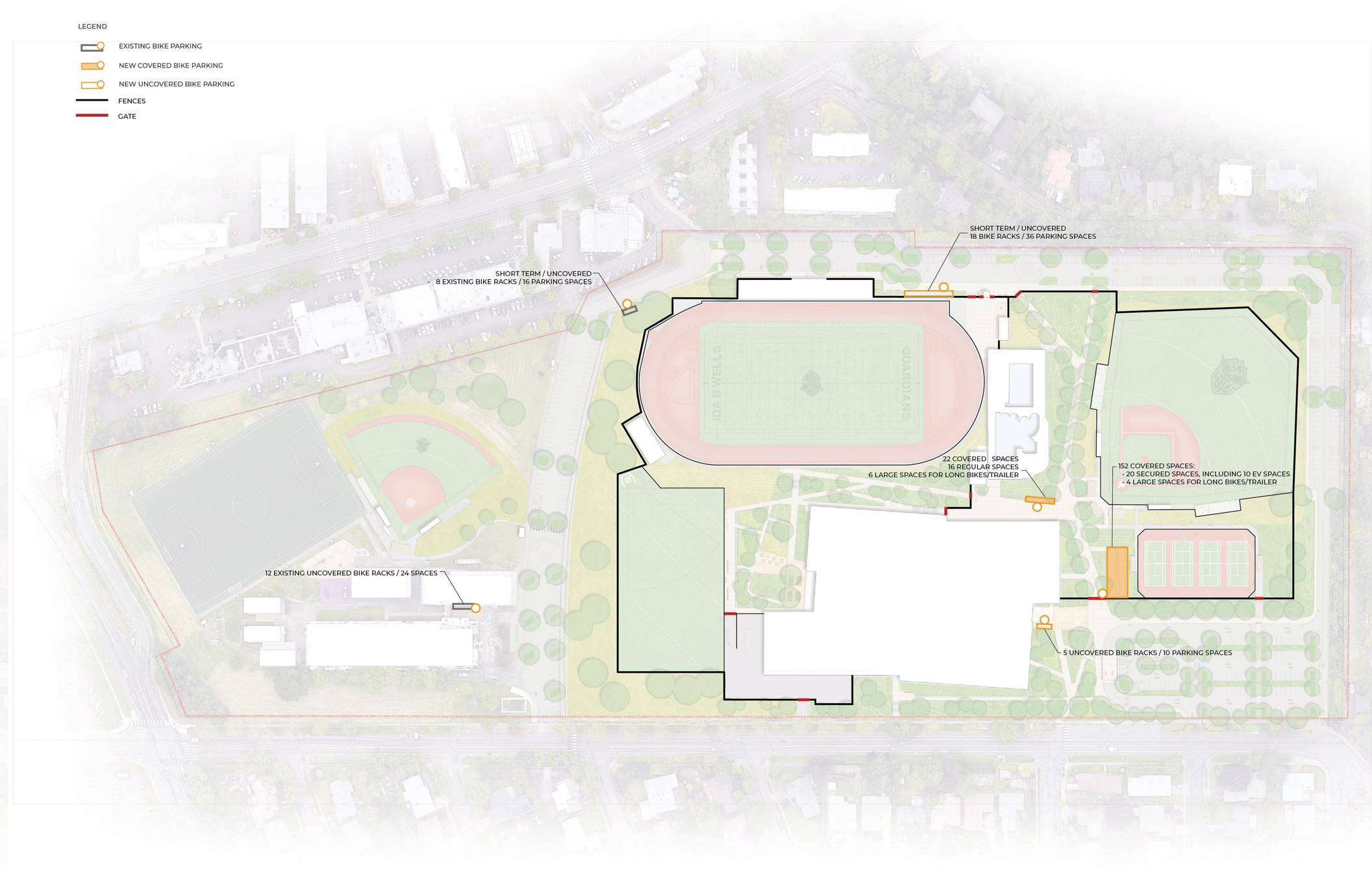

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BIKE PARKING DIAGRAM

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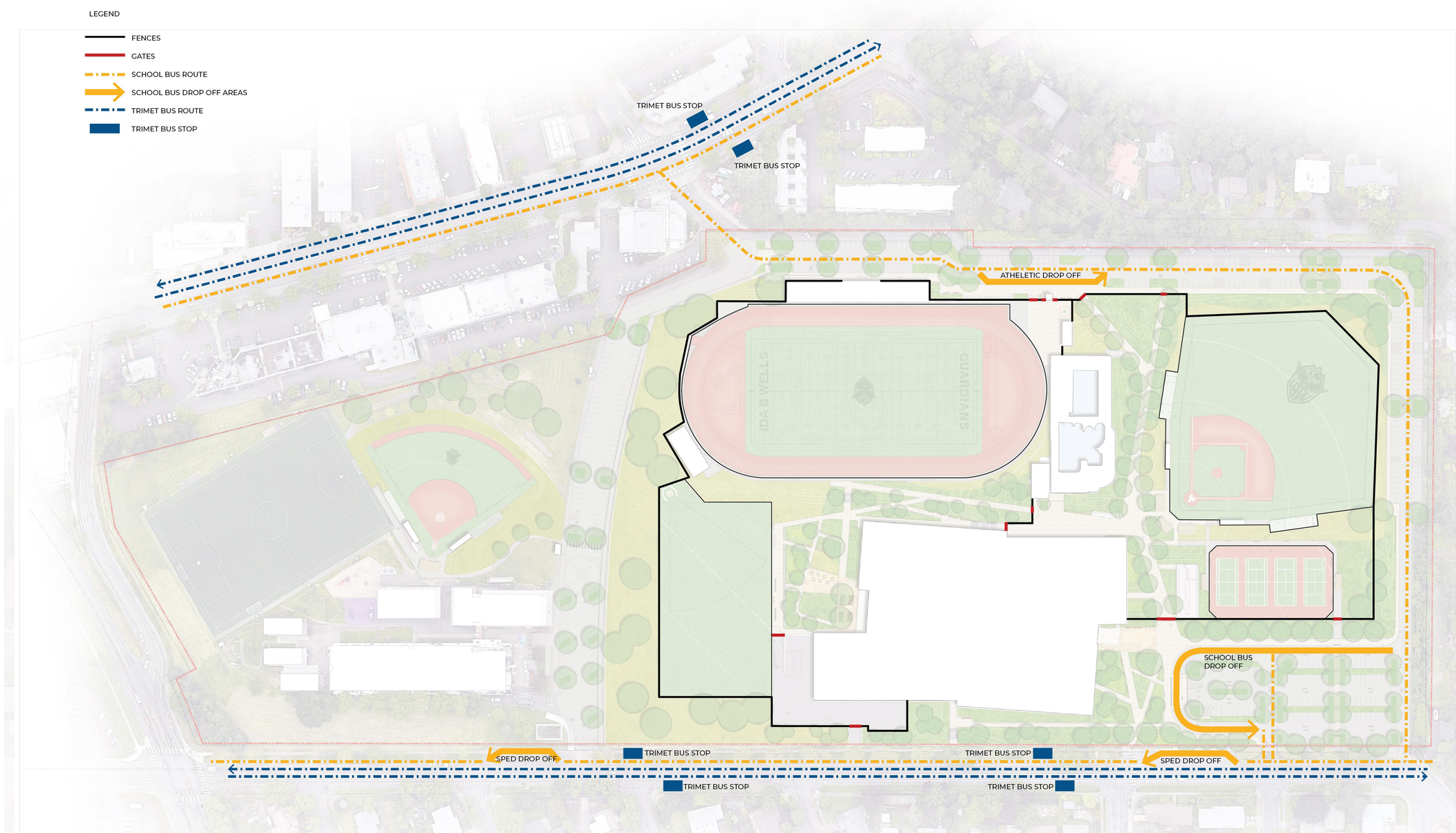

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BUS DIAGRAM

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PEDESTIRAN DIAGRAM

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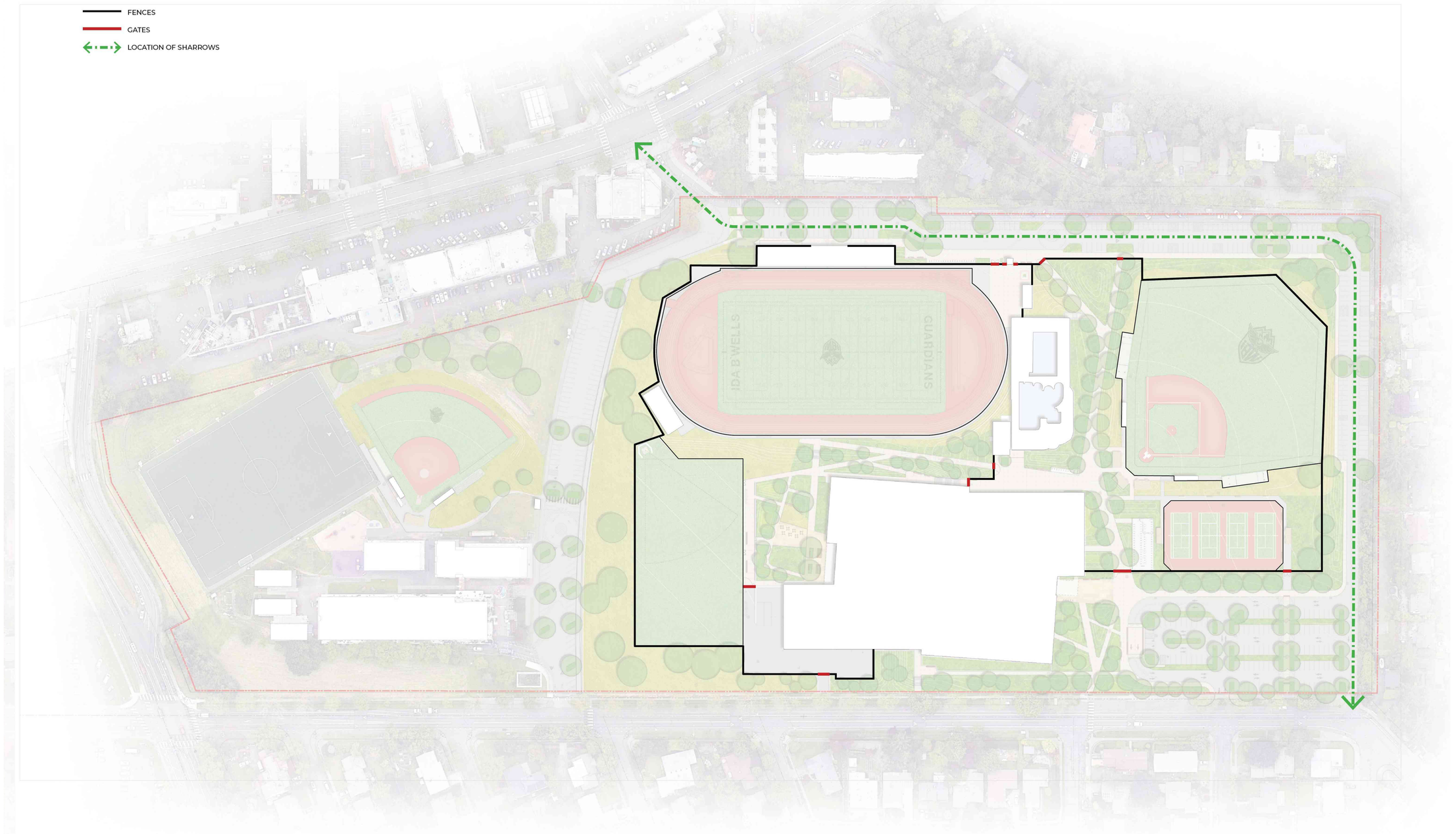
LEGEND

FENCES

GATES

LOCATION OF SHARROWS



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SHARROWS DIAGRAM

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LEGEND

- EXISTING BIKE PARKING
- UNCOVERED BIKE PARKING
- COVERED BIKE PARKING &
- ELEMENTARY SCHOOL BIKE ROUTE
- HIGH SCHOOL BIKE ROUTE
- PEDESTRIAN MAIN CIRCULATION
- VEHICULAR CIRCULATION
- VEHICULAR DROP OFF AREAS
- FENCE
- GATE
- BOLLARD



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SITE CIRCULATION DIAGRAM

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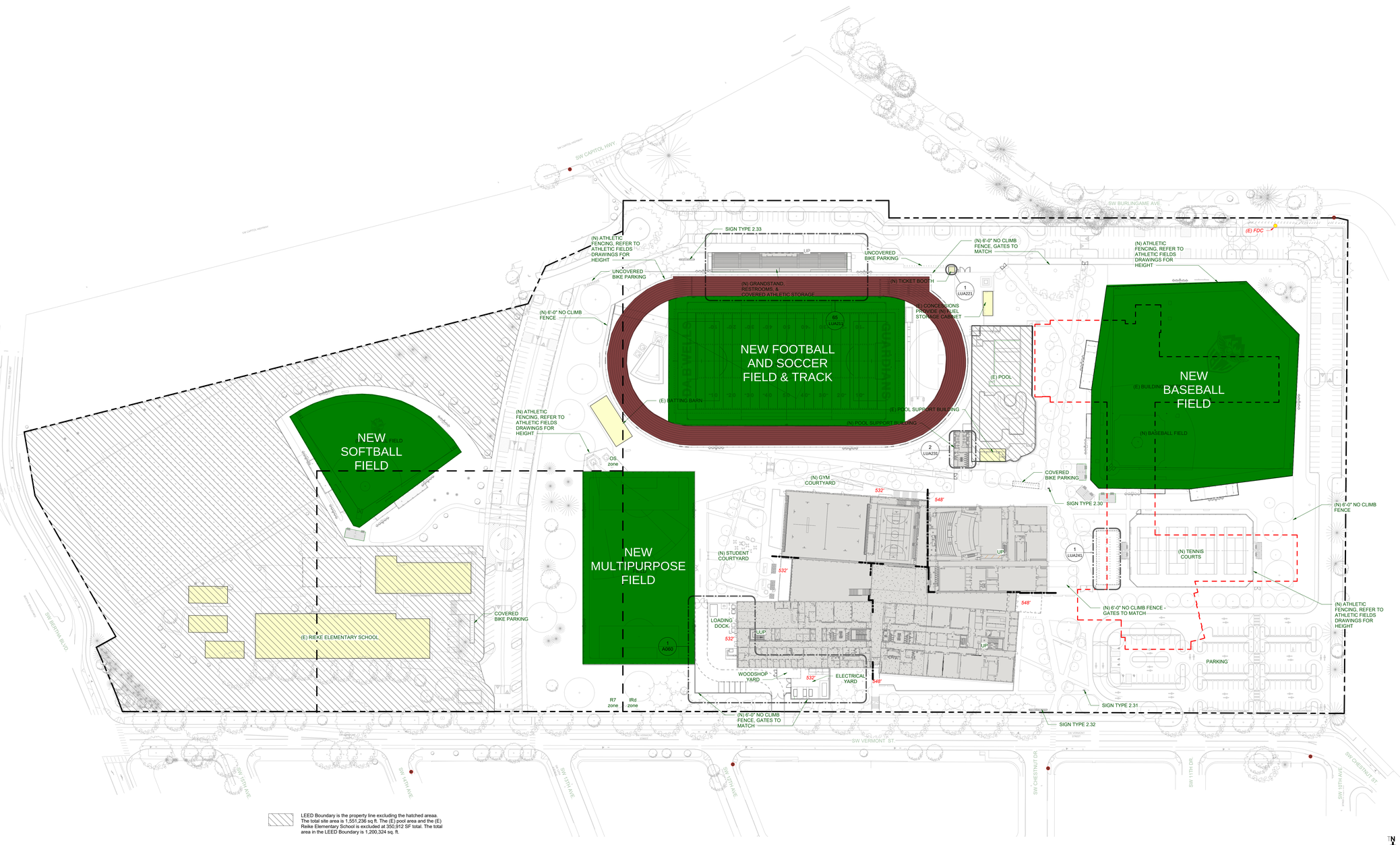

LEED Boundary is the property line excluding the hatched areaa. The total site area is 1,551,236 sq ft. The (E) pool area and the (E) Rieke Elementary School is excluded at 350,912 SF total. The total area in the LEED Boundary is 1,200,324 sq. ft.

1 01 OVERALL SITE PLAN - Dependent 1
1" = 60'-0"

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ATHLETIC FIELD LOCATION PLAN

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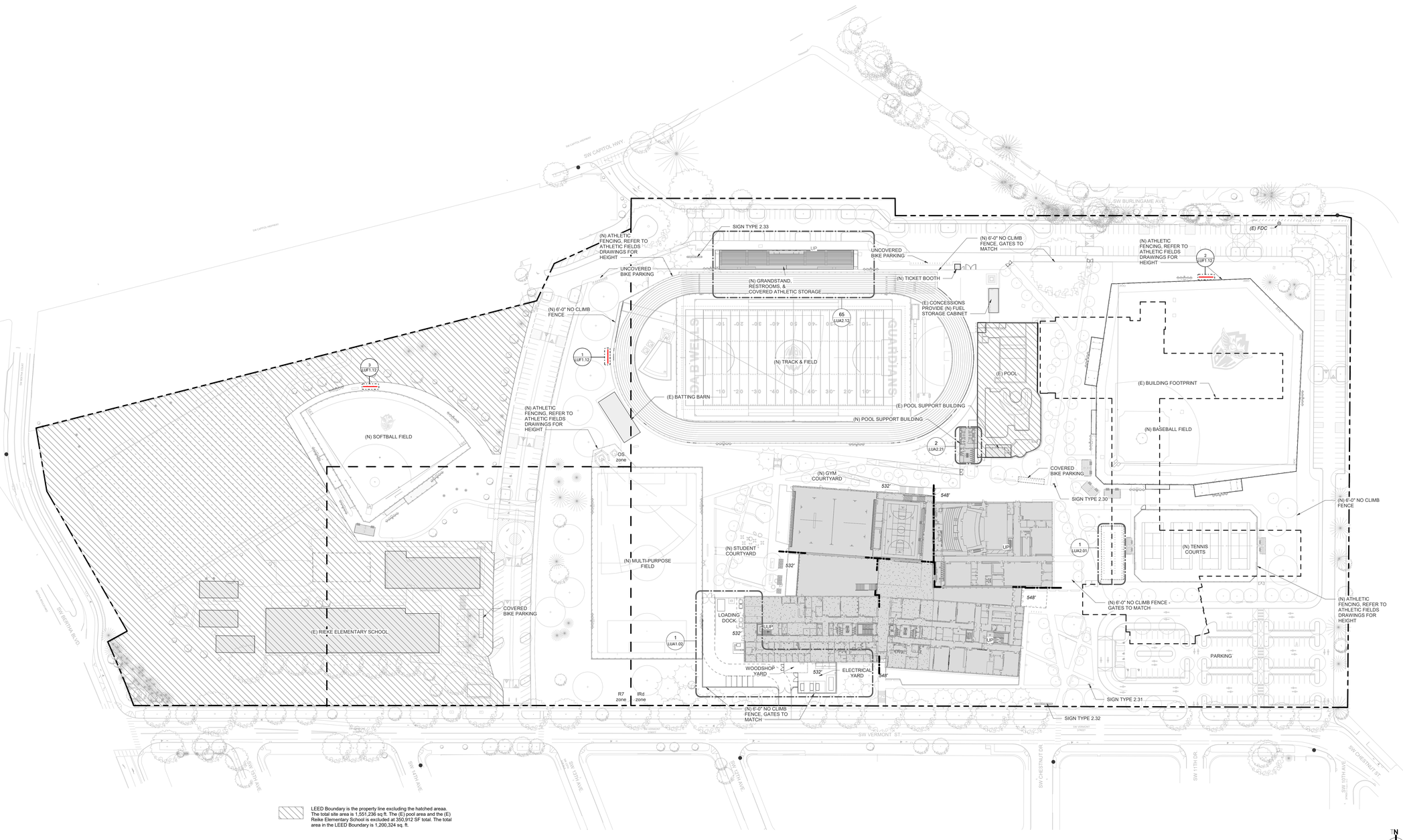

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1 01 OVERALL SITE PLAN - Dependent 1
1" = 60'-0"

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SCORE BOARD LOCATION PLAN

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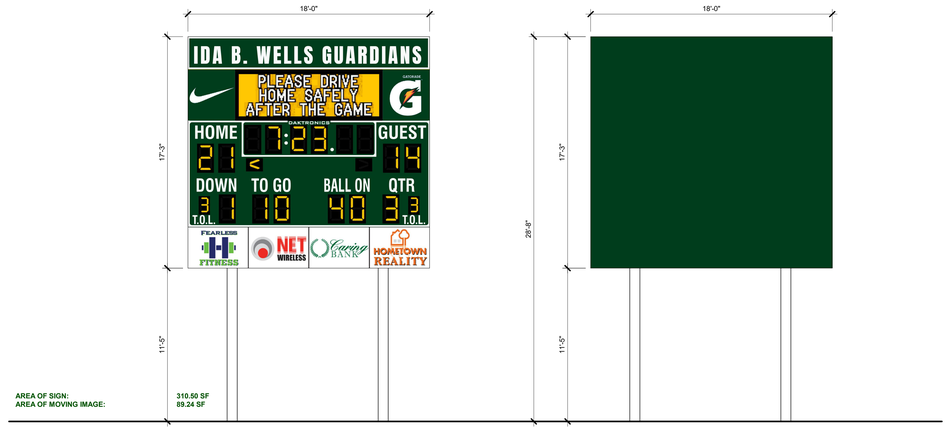
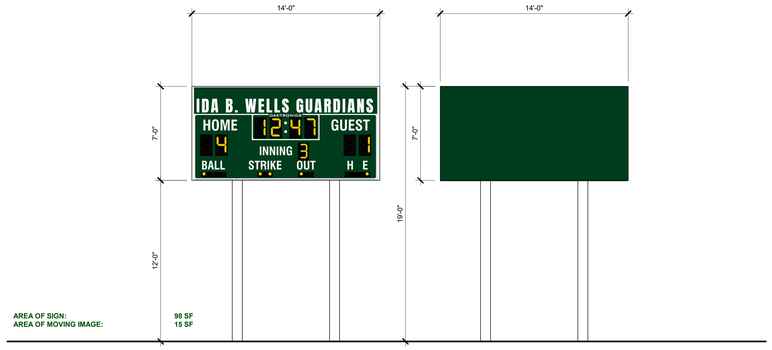
FOOTBALL SCOREBOARD
DAKTRONICS MODEL NUMBER FB2020



1 FOOTBALL SCOREBOARD
1/4" = 1'-0"

BASEBALL SCOREBOARD
DAKTRONICS MODEL NUMBER M918



2 BASEBALL SCOREBOARD
1/4" = 1'-0"

SOFTBALL SCOREBOARD
DAKTRONICS MODEL NUMBER M918

3 SOFTBALL SCOREBOARD
1/4" = 1'-0"

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ATHLETIC SCOREBOARDS

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IDA B WELLS HIGH SCHOOL LUMINAIRE SCHEDULE

IMAGE	TYPE	DESCRIPTION	LOCATION	MANUFACTURER	MODEL	HOUSING	OPTICS	MOUNTING	MOUNTING HEIGHT	FINISH	DIMMING	CCT	CRI	LUMENS		WATTAGE		NOTES	APPROVED MANUFACTURERS	URL
EXTERIOR LIGHTING																				
EXTERIOR LINEAR SURFACE MOUNT																				
	SL01	EXTERIOR LINEAR CEILING MOUNT	CANOPY	LUMENWERX	VIA WET	NOMINAL 4.5 INCH WIDE BY 3.75 INCH DEEP BY 48 INCH LONG	TEMPERED GLASS LENS	SURFACE MOUNTED		TO BE SELECTED	0-10V DIMMING 10% TO 100% RANGE	3000K	90	500	LUMENS PER FOOT	6	WATTS PER FOOT	PROVIDE INTEGRAL MOTION SENSOR	ALIGHT, FINELITE, PINNACLE LIGHTING, CORONET LED	LUMENWERX VIA WET.pdf
POLE MOUNT AREA AND PEDESTRIAN LIGHTING																				
	SP01	GENERAL AREA LIGHTING SINGLE LUMINAIRE ON POLE	THROUGHOUT SITE	MCGRAW EDISON	GALLEON SERIES	NOMINAL 16 INCH WIDE BY 22 INCH LONG	TYPE IV DISTRIBUTION WITH SPILL CONTROL	20' POLE		TO BE SELECTED	0-10V DIMMING 10% TO 100% RANGE	3000K	90	7146	LUMENS PER HEAD	44	WATTS PER HEAD	PROVIDE BACKLIGHT GLARE REDUCING SHIELDS PROVIDE INTEGRAL MOTION SENSOR	BEACON VIPER SERIES, LITHONIA LIGHTING RSX1 SERIES, GARDCO OPTIFORM SERIES, NLS NV SERIES	MCGRAW EDISON GALN GALLEON II.pdf
	SP02	GENERAL AREA LIGHTING DUAL LUMINAIRES ON POLE @ 180 DEGREES	PARKING LOT	MCGRAW EDISON	GALLEON SERIES	NOMINAL 16 INCH WIDE BY 22 INCH LONG	TYPE IV DISTRIBUTION WITH SPILL CONTROL	20' POLE DUAL LUMINAIRES ON POLE @ 180 DEGREES		TO BE SELECTED	0-10V DIMMING 10% TO 100% RANGE	3000K	90	7146	LUMENS PER HEAD	44	WATTS PER HEAD	PROVIDE BACKLIGHT GLARE REDUCING SHIELDS PROVIDE INTEGRAL MOTION SENSOR	BEACON VIPER SERIES, LITHONIA LIGHTING RSX1 SERIES, GARDCO OPTIFORM SERIES, NLS NV SERIES	MCGRAW EDISON GALN GALLEON II.pdf
	SP03	GENERAL AREA LIGHTING DUAL LUMINAIRES ON POLE @ 90 DEGREES	THROUGHOUT SITE	MCGRAW EDISON	GALLEON SERIES	NOMINAL 16 INCH WIDE BY 22 INCH LONG	TYPE IV DISTRIBUTION WITH SPILL CONTROL	20' POLE DUAL LUMINAIRES ON POLE AT 90 DEGREES ORIENT AS SHOWN ON PLANS		TO BE SELECTED	0-10V DIMMING 10% TO 100% RANGE	3000K	90	7146	LUMENS PER HEAD	44	WATTS PER HEAD	PROVIDE BACKLIGHT GLARE REDUCING SHIELDS PROVIDE INTEGRAL MOTION SENSOR	BEACON VIPER SERIES, LITHONIA LIGHTING RSX1 SERIES, GARDCO OPTIFORM SERIES, NLS NV SERIES	MCGRAW EDISON GALN GALLEON II.pdf
	SP20	TENNIS COURT AREA LIGHTING SINGLE LUMINAIRE ON POLE	TENNIS COURTS	MCGRAW EDISON	GLEON-SA0C-830-U-T4W	NOMINAL 16 INCH WIDE BY 22 INCH LONG	TYPE 2	POLE MOUNT	NOMINAL 20'-0" ABOVE GRADE	TO BE SELECTED	0-10V DIMMING 10% TO 100% RANGE	3000K	80	55000	LUMENS	550	WATTS	PROVIDE DIMMING CONTROL VIA MUSCO LIGHTING CONTROL SYSTEM	BEACON VIPER SERIES, LITHONIA LIGHTING RSX1 SERIES, GARDCO OPTIFORM SERIES, NLS NV SERIES	MCGRAW EDISON GALN GALLEON II.pdf
	SP21	TENNIS COURT AREA LIGHTING DOUBLE LUMINAIRE ON POLE	TENNIS COURTS	MCGRAW EDISON	GLEON-SA0C-830-U-T4W	NOMINAL 16 INCH WIDE BY 22 INCH LONG	TYPE 2	POLE MOUNT	NOMINAL 20'-0" ABOVE GRADE	TO BE SELECTED	0-10V DIMMING 10% TO 100% RANGE	3000K	80	55000	LUMENS	550	WATTS	PROVIDE DIMMING CONTROL VIA MUSCO LIGHTING CONTROL SYSTEM	BEACON VIPER SERIES, LITHONIA LIGHTING RSX1 SERIES, GARDCO OPTIFORM SERIES, NLS NV SERIES	MCGRAW EDISON GALN GALLEON II.pdf
	SP30	PEDESTRIAN DECORATIVE AREA SINGLE LUMINAIRE ON POLE	PEDESTRIAN PATHWAYS	LIGMAN LIGHTING	LIGHT LINEAR PT SERIES	NOMINAL 12.6" LONG BY 7.8" WIDE BY 2.5 INCH TALL HEAD	TYPE 3	POLE MOUNT	NOMINAL 10'-0" ABOVE GRADE FLUSH CONCRETE BASE	MICROPRIM FINISH TO BE SELECTED	0-10V DIMMING 10% TO 100% RANGE	3000K	80	6996	LUMENS PER HEAD	55	WATTS PER HEAD	PROVIDE INTEGRAL MOTION SENSOR BUG RATING: B1-U0-G1	BEGA, SELUX	LIGMAN LIGHTING ULI-21241.pdf
EXTERIOR WALL MOUNTED LIGHTING																				
	SW01	WALL MOUNT EXTERIOR GENERAL AREA LUMINAIRE	UTILITY YARD	LITHONIA LIGHTING	WDGE2 SERIES	NOMINAL 11.5 INCH WIDE BY 9 INCH TALL BY 7 INCH DEEP	VISUAL COMFORT FORWARD THROW	WALL MOUNTED	MOUNT CENTERLINE OF LUMINAIRE AT 12'-0" ABOVE FINISH GROUND	TO BE SELECTED	0-10V DIMMING 10% TO 100% RANGE	3000K	90	3000	LUMENS	23	WATTS PER HEAD	PROVIDE INTEGRAL MOTION SENSOR	BEACON VIPER WALL SERIES, GARDCO GEOFORM WEDGE SERIES, LIGMAN LIGHTING LEED WEDGE SERIES, NLS NV-W SERIES	LITHONIA LIGHTING WDGE 2 LED.pdf
	SW02	WALL MOUNT EXTERIOR GENERAL AREA LUMINAIRE	BUILDING EXTERIOR	LITHONIA LIGHTING	WDGE1 SERIES	NOMINAL 9 INCH WIDE BY 8 INCH TALL BY 5 INCH DEEP	VISUAL COMFORT FORWARD THROW	WALL MOUNTED	MOUNT CENTERLINE OF LUMINAIRE AT 9'-0" ABOVE FINISH GROUND	TO BE SELECTED	0-10V DIMMING 10% TO 100% RANGE	3000K	90	1100	LUMENS	10	WATTS PER HEAD	PROVIDE INTEGRAL MOTION SENSOR	BEACON VIPER WALL SERIES, GARDCO GEOFORM WEDGE SERIES, LIGMAN LIGHTING LEED WEDGE SERIES, NLS NV-W SERIES	LITHONIA LIGHTING WDGE 1-LED.pdf
EXTERIOR SPORTS FIELD LIGHTING																				
		TYPE A1, A2, A3, A4, A5 TYPE B1, B2, B3, B4 TYPE C1, C2, C3, C4 TYPE D1, D2, D3, D4, D5	SPORTS FIELD LIGHTING	MUSCO							BY MUSCO							REFER TO MUSCO ENGINEERED DRAWINGS FOR SPECIFICATION AND DETAILS REGARDING THIS DESIGN-BUILD SCOPE OF WORK FIELD LIGHTING SHOWN ON PLANS FOR COORDINATION AND REFERENCE ONLY.		
END OF LUMINAIRE SCHEDULE																				

GENERAL NOTES:

1 0-10V DIMMING MINIMUM PERFORMANCE: 1% TO 100% RANGE, ZERO VISIBLE FLICKER OR STEPPING WHILE DIMMING
2 EXTERIOR LUMINAIRES TO BE DARK SKY CERTIFIED
3 INTERIOR LUMINAIRES TO MEET OR EXCEED LEED REQUIREMENTS INCLUDING 90 CRI
4 BASIS OF DESIGN LIGHTING CONTROL SYSTEM VENDOR: COOPER WAVELINX CORE WIRED.
APPROVED ALTERNATES:
4a ALIGHT
4b LUTRON
ALL OTHER LIGHTING CONTROL SYSTEM VENDORS REQUIRE APPROVAL BY PPS

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DESIGN DEVELOPMENT PRICING SET

DESIGN REVIEW
LUMINAIRE SCHEDULE

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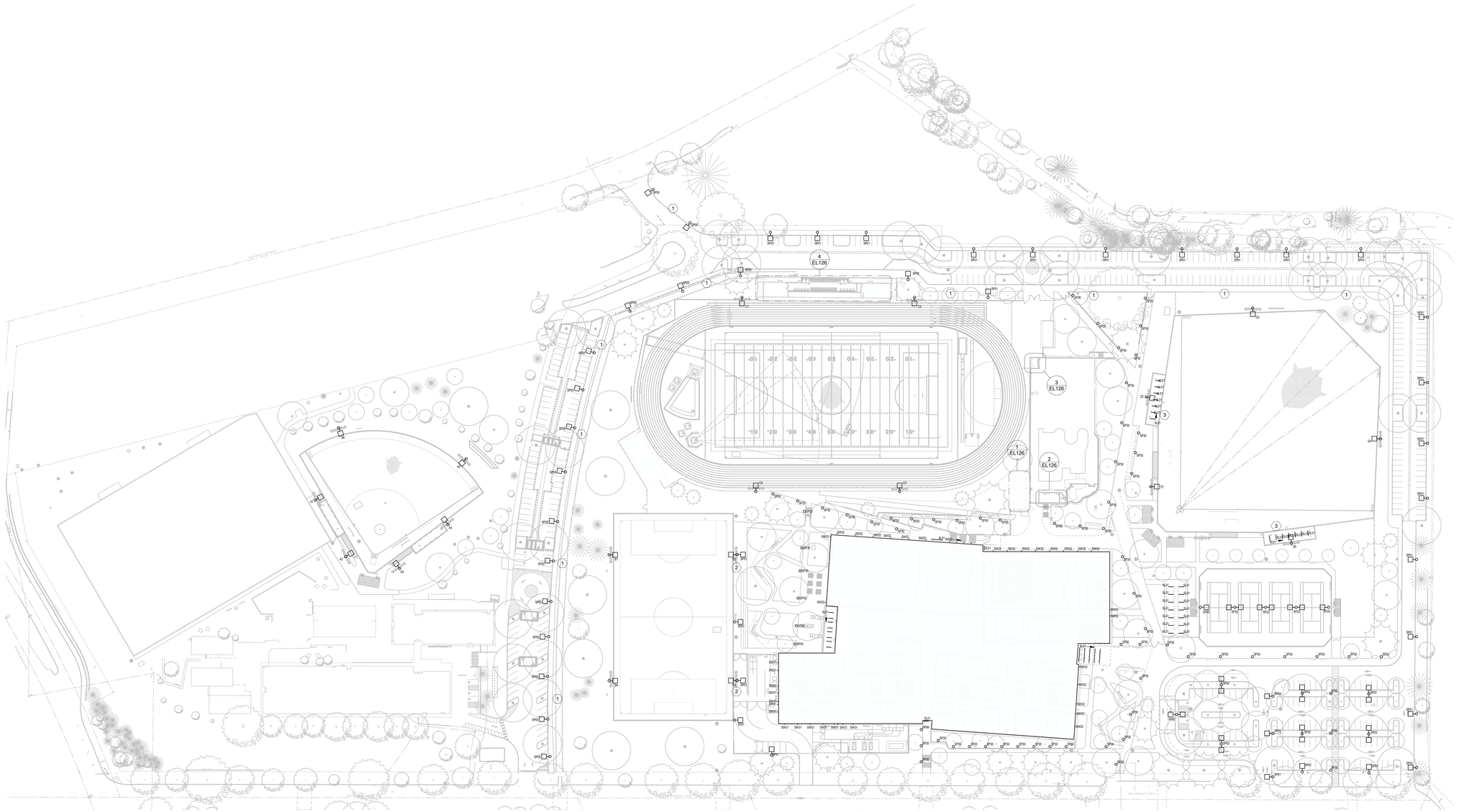
SHEET NOTES:

1. DEMO EXISTING POLE AND POLE-BASE
2. INSTALL TYPE SP01 LUMINAIRE TO MUSCO FIELD LIGHT POLE AT 20'-0" ABOVE GRADE.
3. INSTALL TYPE SL01 WITHIN DUGOUT, SURFACE MOUNT TO CEILING



1 SITE LIGHTING PLAN
1" = 60'-0"

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DESIGN DEVELOPMENT PRICING SET

SITE LIGHTING PLAN

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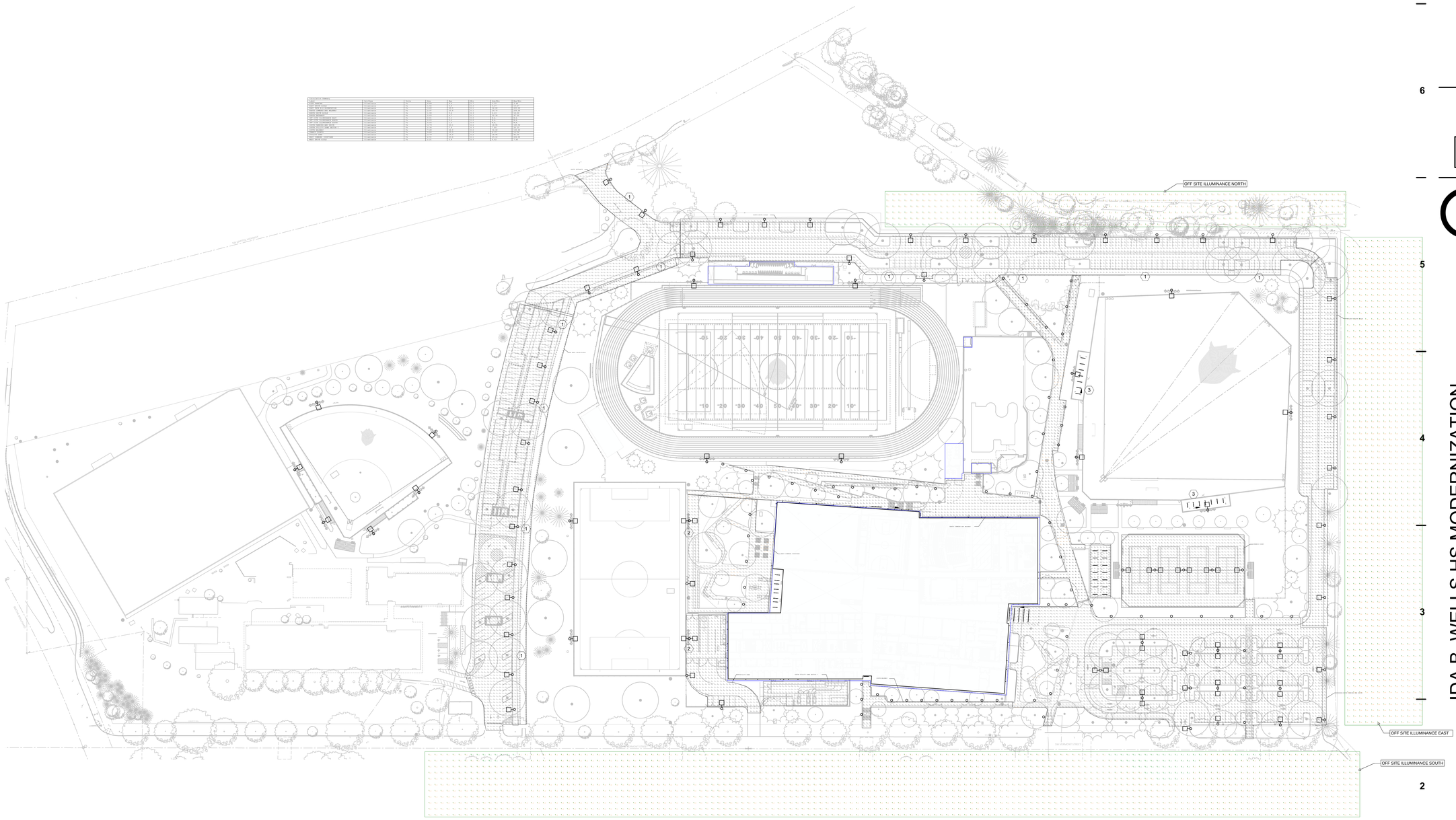
LUMINAIRE SCHEDULE							
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	QUANTITY	LUMENS PER LAMP	TOTAL WATTS
SP01	MUSCO	SBM-SERIES	SPORTS LIGHTING	LED	120	30,000	1,200
SL01	MUSCO	TLC-SERIES	SLIM LINE LED	LED	4	5,000	40
SL02	MUSCO	TLC-SERIES	SLIM LINE LED	LED	4	5,000	40
WP01	MUSCO	TLC-SERIES	WALL PACK	LED	4	5,000	40
WP02	MUSCO	TLC-SERIES	WALL PACK	LED	4	5,000	40
WP03	MUSCO	TLC-SERIES	WALL PACK	LED	4	5,000	40
WP04	MUSCO	TLC-SERIES	WALL PACK	LED	4	5,000	40
WP05	MUSCO	TLC-SERIES	WALL PACK	LED	4	5,000	40
WP06	MUSCO	TLC-SERIES	WALL PACK	LED	4	5,000	40
WP07	MUSCO	TLC-SERIES	WALL PACK	LED	4	5,000	40
WP08	MUSCO	TLC-SERIES	WALL PACK	LED	4	5,000	40

SHEET NOTES:

1. DEMO EXISTING POLE AND POLE-BASE
2. INSTALL TYPE SP01 LUMINAIRE TO MUSCO FIELD LIGHT POLE AT 20'-0" ABOVE GRADE.
3. INSTALL TYPE SL01 WITHIN DUGOUT, SURFACE MOUNT TO CEILING



1 DESIGN REVIEW SITE LIGHTING PLAN
1" = 60'-0"

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1705 SE 3rd Avenue
Portland, Oregon 97214
503.226.1575

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LIGHTING DESIGN
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Project Number

DESIGN DEVELOPMENT PRICING SET

SITE LIGHTING PLAN - PHOTOMETRIC CALCULATION

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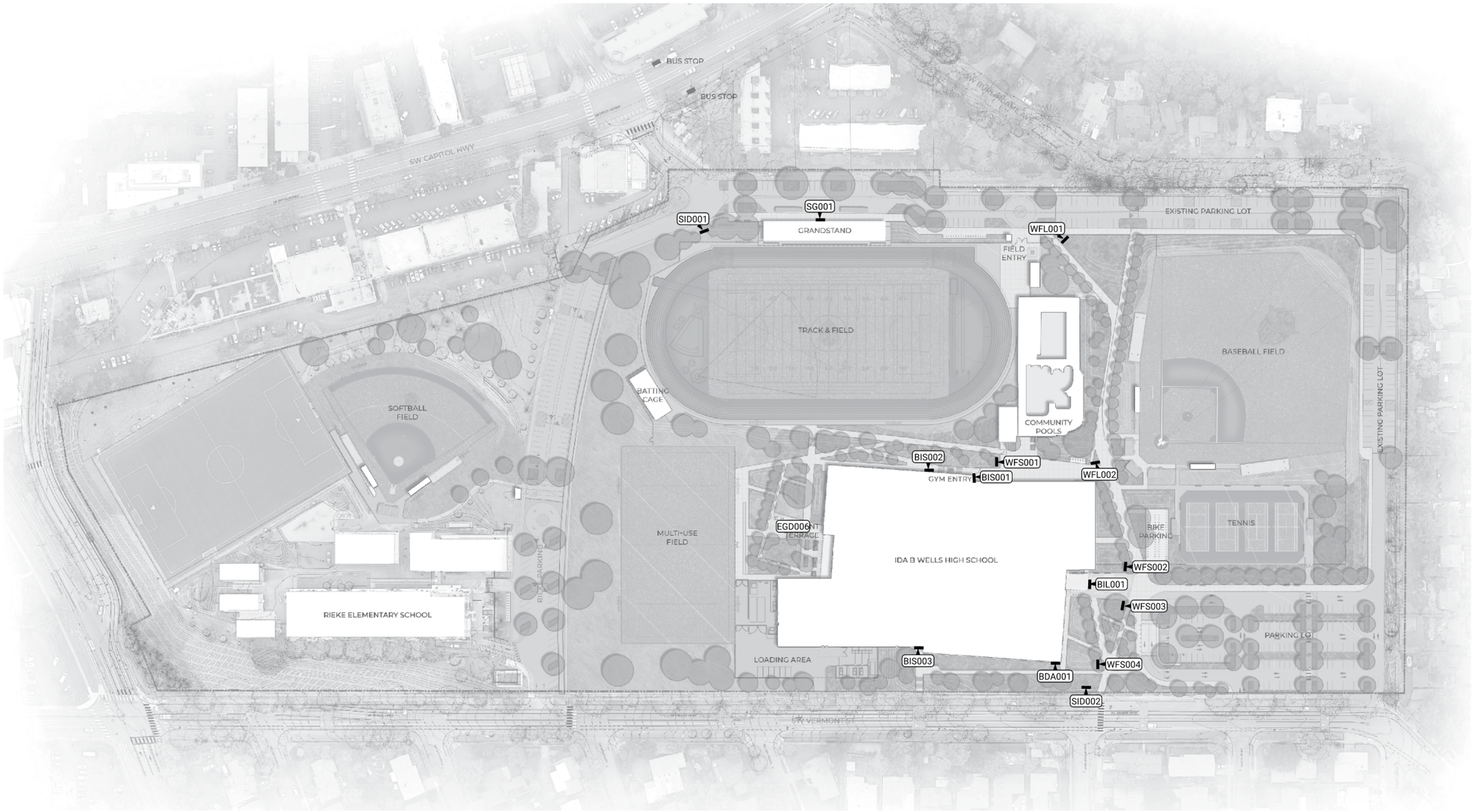

SIGNAGE LOCATION SITE PLAN

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501 N DIXON STREET
PORTLAND, OR 97227
(503) 916-2222

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SITE SIGNAGE SITE PLAN

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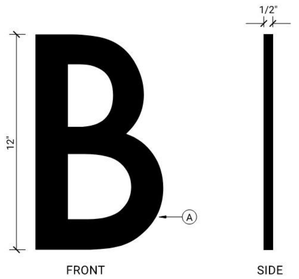
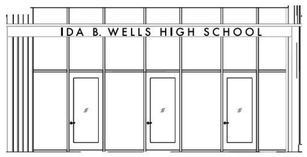








22.375"

IDA B. WELLS HIGH SCHOOL

26'-7 1/4"

IDA B. WELLS-BARNETT HIGH SCHOOL

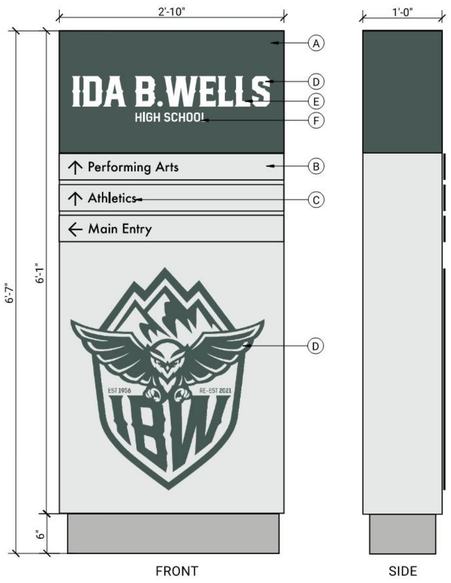
ALTERNATE

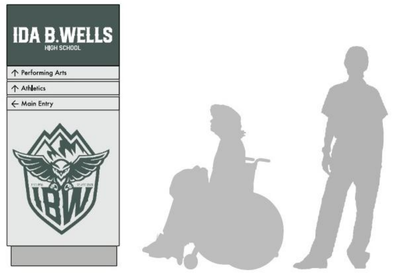
BIL - ENTRY MONUMENT SIGNAGE



SID - VERMONT MONUMENT SIGNAGE



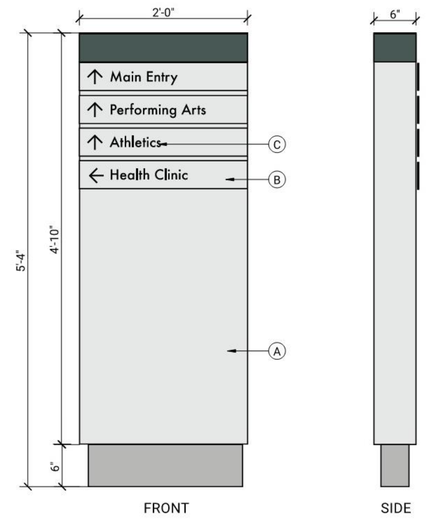




WFL - MID-SITE WAYFINDING SIGNAGE







WFS - VERMONT WAYFINDING SIGNAGE

DESIGN NOTES

1. VIF all measurements
2. All artwork for reference only. Refer to production files for final art.

A. Painted aluminum, match IBW Dark Green and IBW Grey
B. Aluminum panel
C. Cut vinyl messaging
D. 3M Envision Wrap with 3M Envision Matte Overlam, or approved non-PVC alternate
E. Font: Empera
F. Font: Kelso

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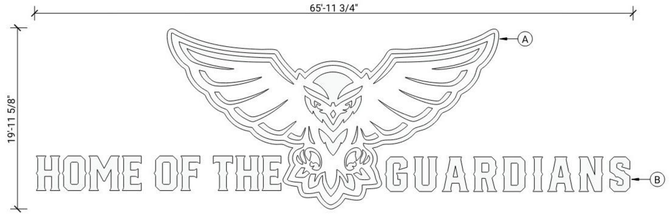
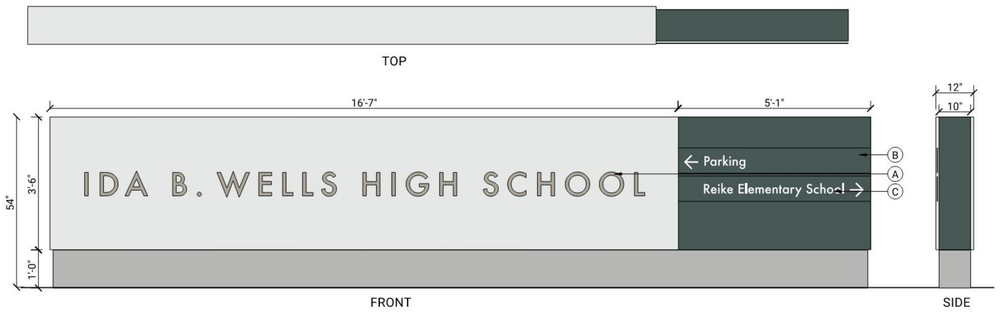


SG - GRANDSTAND SIGNAGE



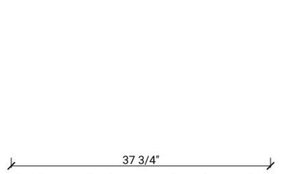


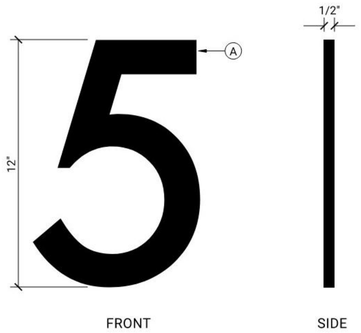




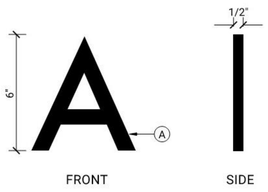
SID - NORTH MONUMENT SIGNAGE



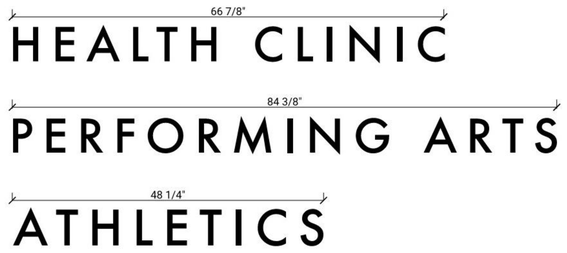




BDA - SIGNAGE



BIS - SIGNAGE



DESIGN NOTES

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