

OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

SITE PLAN DESIGN REVIEW & HISTORIC DESIGN REVIEW SUBMITTAL



PROJECT DIRECTORY:		INDEX OF DRAWINGS:	
OWNER:	OREGON CITY PUBLIC LIBRARY 606 JOHN ADAMS ST OREGON CITY, OR 97045 TEL: 503-657-8269 FAX: 503-Y ATTN: MAUREEN COLE	ISSUED :	LEGEND: ○ SITE PLAN & HISTORIC DESIGN REVIEW SUBMISSION
ARCHITECT:	SCOTT EDWARDS ARCHITECTURE, LLP 2625 E BURNSIDE STREET PORTLAND, OREGON 97214 TEL: 503-226-3617 FAX: 503-226-3715 ATTN: JOAN JASPER	01-23-2015	
STRUCTURAL:	HARPER HOUF PETERSON RIGHELLIUS INC 205 SE SPOKANE STREET, SUITE 200 PORTLAND, OR 97202 TEL: 503-221-1131 FAX: 503-221-1171 ATTN: STEVE ENTENMAN		○ A0.0 COVER SHEET ○ A0.2 SURVEY (REFERENCE ONLY) ○ A0.3 VICINITY PLAN ○ A0.4 EXTERIOR & INTERIOR RENDERINGS ○ A0.5 BUILDING MATERIAL SAMPLES ○ A0.6 SITE MATERIAL SAMPLES
M/E/P:	INTERFACE ENGINEERING 708 SW THIRD AVE, SUITE 400 PORTLAND, OR 97204 TEL: 503.382.2266 FAX: 503.382.2262 ATTN: BECKY ELLSWORTH		○ C1.1 GRADING & EROSION CONTROL PLAN ○ C2.1 UTILITY PLAN & STORM DRAINAGE PLAN ○ C3.1 DETAILS
CIVIL:	HARPER HOUF PETERSON RIGHELLIUS INC. 205 SE SPOKANE STREET, SUITE 200 PORTLAND, OR 97202 TEL: (503) 221-1131 FAX: (503) 221-1171 ATTN: BRUCE HAUNREITER		○ AD.1 EXISTING CONDITION & SITE DEMOLITION PLAN ○ AD.2 BUILDING DEMOLITION PLAN - CARNEGIE
LANDSCAPE:	LANGO HANSEN LANDSCAPE ARCHITECTS 1100 NW GLISAN ST PORTLAND, OR 97209 TEL: (503) 295-2437 FAX: (503) 295-2439 ATTN: KURT LANGO		○ A1.1 SITE PLAN ○ A2.0 LOWER LEVEL FLOOR PLAN ○ A2.1 FIRST FLOOR PLAN ○ A2.2 SECOND FLOOR PLAN ○ A2.3 ROOF PLAN ○ A3.1 EXTERIOR ELEVATIONS ○ A3.2 EXTERIOR ELEVATIONS ○ A4.1 BUILDING SECTIONS ○ A4.2 BUILDING SECTIONS
CONTRACTOR:	P & C CONSTRUCTION 2133 NORTHWEST YORK STREET PORTLAND, OR 97210 TEL: (503) 665-0165 FAX: (503) 667-2965 ATTN: WILL SOMME		○ E1.0 SITE LIGHTING & ELECTRICAL PLAN ○ EPH.0 SITE LIGHTING PHOTOMETRIC PLAN
PLANNING/BUILDING:	OREGON CITY 221 MOLALLA AVE, SUITE 200 OREGON CITY, OREGON 97045 TEL: 503-722-3789 FAX: 503-722-3880 ATTN: KELLY MOOSEBRUGGER		○ L1.0 LANDSCAPE PLAN
		ATTACHMENTS: 1. SITE PLAN DESIGN REVIEW NARRATIVE & PRE APPLICATION CONFERENCE SUMMARY & RESPONSE 2. HISTORIC DESIGN REVIEW NARRATIVE 3. TRAFFIC IMPACT ANALYSIS 4. MATERIAL SAMPLE BOARD 5. STORM WATER MANAGEMENT REPORT 6. TREE ASSESSMENT REPORT 7. MCLOUGHLIN NEIGHBORHOOD ASSOCIATION (MNA) MEETING DOCUMENTATION 8. INADVERTENT DISCOVERY PLAN (IDP)	

OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

OREGON CITY, OREGON

GENERAL NOTES
1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWING. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK.
3. ALL DIMENSIONS ON PLANS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE 2014 OREGON STRUCTURAL SPECALITY CODE, AND ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.
5. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS HE OR SHE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE ARCHITECT.
6. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE.
7. THE ARCHITECT WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
9. CITY APPROVED PLANS SHALL BE KEPT IN A SECURE PLACE AND SHALL NOT BE USED BY WORKERS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SUBCONTRACTORS' CONSTRUCTION SETS REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF STAMPED CITY APPROVED PLANS WITH ALL REVISIONS, ADDENDUMS, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT AND MUST BE MADE AVAILABLE TO BUILDING AND FIRE INSPECTORS FOR REFERENCE DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.
11. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS SHALL BE LEFT IN A BROOM CLEAN CONDITION AT ALL TIMES.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
13. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY AND FIRE RATING OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL LOAD CARRYING SYSTEMS ARE COMPLETED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR, WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
15. ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT NEC, OMSC, UPC, RESPECTIVELY
16. CONTRACTOR TO PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC.
17. CONTRACTOR TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION
18. GENERAL CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF STAGING AREA, AND TO ENSURE THAT MATERIALS DELIVERY AND STORAGE DOES NOT INTERFERE WITH DAILY OPERATION OF ADJACENT PROPERTIES.

ZONING CODE SUMMARY: OREGON CITY
PLANNING DESIGNATION: ZONING: (I) INSTITUTIONAL DISTRICT COMPREHENSIVE PLAN: (P) PARKS HISTORIC DISTRICT: (MCD) MCLOUGHLIN CONSERVATION DISTRICT ADJACENT ZONING: (MUC-1) MIXED USE CORRIDOR DISTRICT (MODERATE DENSITY) PERMITTED USE OUTRIGHT: LIBRARY
SITE DATA: SITE AREA: 57,499 SF 1.3 ACRES TAX LOT: 2-25-31 AD-1099 ADDRESS: 606 JOHN ADAMS ST, OREGON CITY OR 97045
SITE DESIGN REVIEW: TYPE II W/ TYPE III (PUBLIC HEARING) W/ HISTORIC DESIGN REVIEW
SETBACKS: (I), (MUC-1), (HC) FRONT: 0' MIN - 5' MAX IF ADJACENT TO PUBLIC RIGHT OF WAY. (NOTE: PUBLIC RIGHT OF WAY ON ALL 4 SIDES OF PROPERTY) SIDE: NOT STIPULATED. REAR: NOT STIPULATED
MAX BLDG HT: (I) 70' ALLOWED (35' IF WITHIN 100' FT OF ANY DISTRICT BOUNDARY) (MUC-1) 40' (HC) 35' OR 3 STORIES WHICHEVER IS LESS
SITE COVERAGE: (I) NOT STIPULATED IN I ZONING (MUC-1) TBD (HC) TBD
LANDSCAPE REQ: (I) NOT STIPULATED (MUC-1) 20% MIN INCLD PARKING LOT (HC) 20% MIN INCLD PARKING LOT
PARKING SUMMARY: REQUIRED PARKING: LIBRARY PARKING (# PER UNIT NOT STIPULATED); ASSUME 2.67 SPACES PER 1000 NET LEASEABLE S.F. AS PER TRAFFIC IMPACT ANALYSIS & PARKING STUDY- DRAFT DATED DEC 2014 EXISTING BUILDING 4,60K X 3 = 14 NEW ADDITION 13.0K X 3 = 39 REQUIRED 53
LESS 25% (UP TO 25%) 13 TO BE CONFIRMED WITH CITY/PLANNING AS PER ZONING 17.52.C.1.,2.,3. 40 TOTAL PARKING REQ 11 (1 PER 5 SPACES NO MORE THAN 50' - SEE EXCPKT) REQUIRED BICYCLE
EXIST'G ADJACENT OFF SITE PARKING PROPOSED 7th STREET 0 JEFFERSON 11 (13) 6th STREET 8 (10) 4 ADA, 4 10 MIN, 2 REG JOHN ADAMS 4 (5) SUBTOTAL 23 (28) Possible @ JEFFERSON 19 (17) @ JEFFERSON 8 SIGNED SPACES AT PUBLIC LOT (8) @ FIRE HOUSE 42 (53) TOTAL PARKING PROVIDED 42 (53) (NOT INCLD: SHARED PUBLIC LOTS @ LIBRARY CITY PARK & ATKINSON CHURCH)
BICYCLE PARKING PROVIDED COVERED 6 NON COVERED 6 TOTAL 12
LOADING REQUIREMENTS: ZONING 17.52.090 OFF STREET LOADING REQUIRED: NOT REQUIRED 17.52.090.C. STANDARDS 2. WHERE PARKING AREAS ARE PROHIBITED BETWEEN BUILDING AND THE STREET, LOADING AREAS ARE ALSO PROHIBITED.

BID ALTERNATES
IN ADDITION TO THE BASE BUILDING BID, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING ALTERNATES: SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL SCOPE OF ALTERNATES.
ITEMS: 1. REMOVE AND RE-BUILD EXISTING INTERIOR STAIR TO BASEMENT OF CARNEGIE. 2. GREENROOFS AT ENTRY CANOPIES OF LIBRARY ADDITION. 3. SKYLIGHT OVER LIBRARY ADDITION ATRIUM. 4. FULL SEISMIC UPGRADE TO EXISTING CARNEGIE 5. RAISED FLOORING SYSTEM 6. SPRAY PARK CONCRETE SEAT WALL

SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

Drawing:
COVER SHEET

Job No: 1415

Date: JANUARY 23, 2015

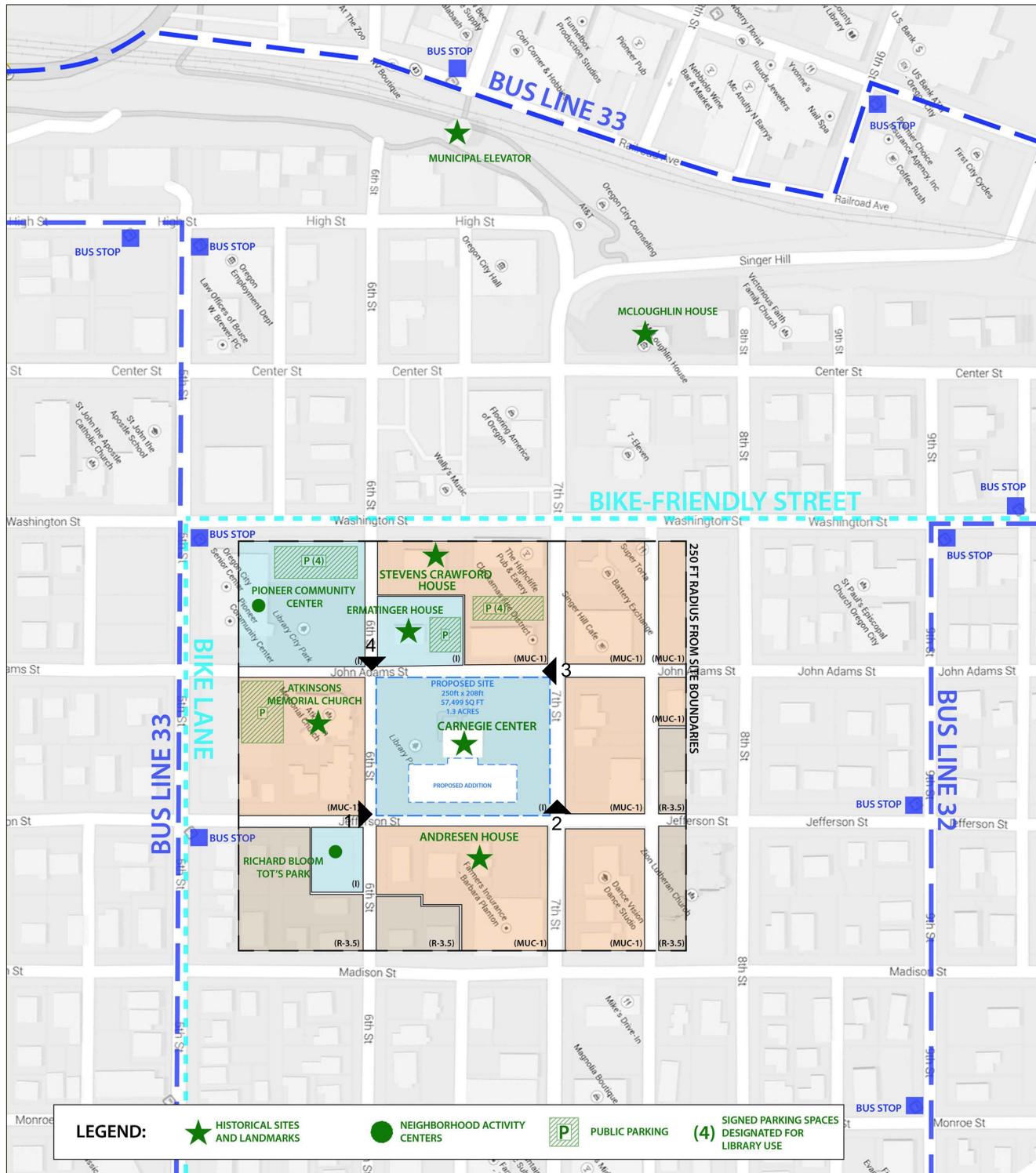
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Checked By: -

Sheet No:

OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

OREGON CITY, OREGON



1 VICINITY PLAN
NTS



2 FROM JEFFERSON ST AND 6TH
NTS



3 FROM JEFFERSON STREET AND 7TH
NTS



4 FROM JOHN ADAMS STREET AND 7TH
NTS



5 FROM JOHN ADAMS STREET AND 6TH
NTS

SCALE 3/16" = 1'-0"

SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

Drawing:
 VICINITY PLAN
 -
 CONTEXT INFO

Job No: 1415
 Date: JANUARY 23, 2015
 Drawn By:
 Checked By:
 Sheet No:

OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

OREGON CITY, OREGON



1 FROM JOHN ADAMS STREET AND 7 TH STREET
NTS



2 FROM JOHN ADAMS STREET AND 6 TH STREET
NTS



3 FROM 6 TH STREET AT MAIN ENTRY
NTS



4 FROM JEFFERSON STREET AND 7TH STREET
NTS



5 FROM NEW ATRIUM ENTRY LOOKING SOUTH AT ENTRY VESTIBULE & EXISTING CARNEGIE
NTS



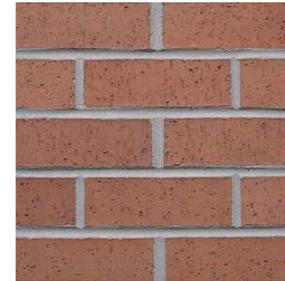
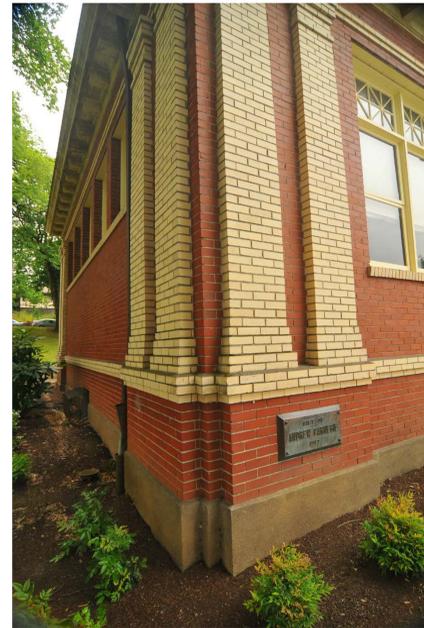
6 FROM SECOND FLOOR LOOKING AT ATRIUM AND THE CARNEGIE
NTS

SITE PLAN DESIGN REVIEW &
HISTORIC DESIGN REVIEW
SUBMITTAL PACKAGE

Drawing:
RENDERINGS

Job No: 1415
Date: JANUARY 23, 2015
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Checked By:
Sheet No:

EXISTING MATERIALS



COLUMBIA RED BRICK
 - FIELD BRICK



SEATTLE CREAM BRICK
 - DETAIL BRICK



LIGHT FIXTURES



DARK BRONZE
 - DOWNSPOUT
 - RAILINGS
 - SIGNAGE



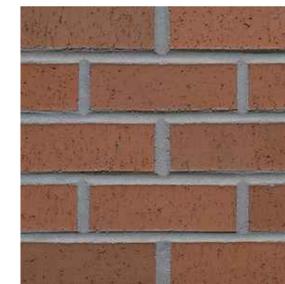
CASHMERE
 - WOOD WINDOW PAINT
 - ENTABLATURE PAINT

EXISTING CARNEGIE LIBRARY

OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

OREGON CITY, OREGON

PROPOSED ADDITION MATERIALS



RUBY RED BRICK
 - SMOOTH & TEXTURED



PRECAST CONCRETE
 - SILL CAPS
 - COPING



GLAZING



CASHMERE
 - STOREFRONT FINISH
 - PRE-FINISHED METAL PANEL
 - PAINTED METAL WORK

PROPOSED ADDITION

SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

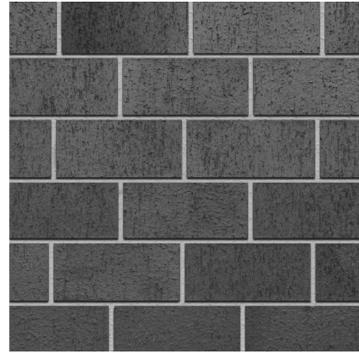
Drawing:
BUILDING MATERIAL SAMPLES

Job No: 1415
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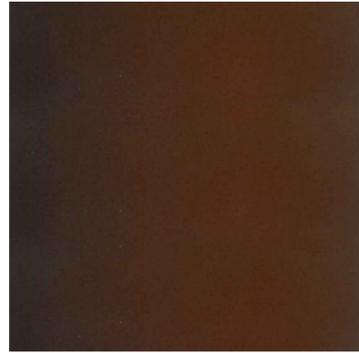
SITE MATERIALS



RED IRON BRICK PAVERS



CHARCOAL BRICK PAVERS



DARK BRONZE
- BIKE RACKS
- SITE LIGHTING
- RAILINGS



TREE GRATE



STORM WATER PLANTER



PROPOSED SITE PLAN



SEAT WALLS



BIKE RACKS



ART



PLAYGROUND



STAIR SEATS



GREEN ROOF



PHOTOVOLTAIC PANELS



TRASH ENCLOSURE SCREEN

PROJECT LOCATION

OREGON CITY PUBLIC LIBRARY
 606 JOHN ADAMS STREET
 OREGON CITY, OREGON 97045
 25 2E 31AD TAX LOT 10900

LATITUDE: 45-21-19
 LONGITUDE: -122-36-15

ENGINEER

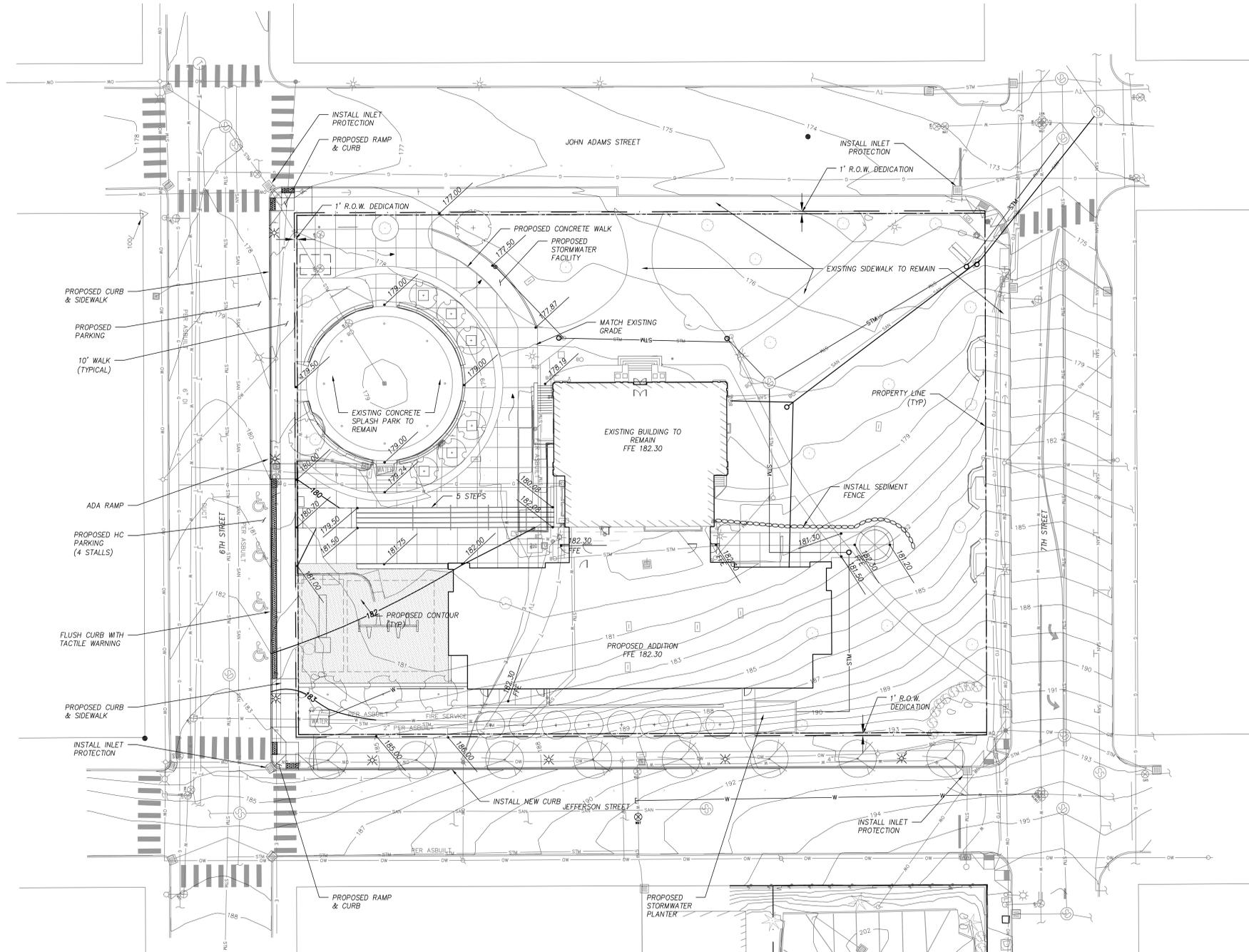
HARPER HOUF PETERSON RIGHELLIS INC.
 205 SE SPOKANE STREET
 PORTLAND, OREGON 97202
 (503) 221-1131
 CONTACTS: BRUCE HAUNREITER, P.E.

GENERAL NOTES

- 1) WORK SHALL CONFORM WITH DEQ AND THE CITY OF OREGON CITY STANDARDS, THE INTERNATIONAL BUILDING CODE (IBC), AND THE UNIFORM PLUMBING CODE (UPC).
- 2) THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE CITY OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF SUCH RECORDS. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON SURVEY PERFORMED BY NW SURVEYORS, INC.
- 3) THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF ORS 757.541 TO 757.571. THE CONTRACTOR SHALL NOTIFY EACH UNDERGROUND UTILITY AT LEAST 48 BUSINESS-DAY HOURS PRIOR TO EXCAVATING, BORING, OR POTHOLING. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.
- 4) A SITE SPECIFIC GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED. THE CONTRACTOR SHALL ENSURE THAT SITE CONSTRUCTION COMPLIES WITH THE CONCLUSIONS AND RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
- 5) ELEVATIONS ARE BASED ON HHPR CONTROL POINT #100 LOCATED AT THE SE CORNER OF 6TH STREET AND JOHN ADAMS STREET. THE BENCHMARK HAS AN ELEVATION OF 115.37 FEET (NAVD 88 DATUM).
- 6) PROVISIONS SHALL BE MADE BY THE CONTRACTOR TO KEEP ALL EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM DURING CONSTRUCTION.
- 7) CONSTRUCTION OF PUBLIC STREET, WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES SHALL BE PER CITY OF OREGON CITY STANDARDS.

EROSION AND SEDIMENT CONTROL NOTES:

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOC CHAPTER 52, STATE, AND FEDERAL REGULATIONS. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, INSPECTED, AND MAINTAINED PER THE EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, DECEMBER 2000.
- 2) THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL VEGETATION/LANDSCAPING IS ESTABLISHED.
- 3) THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- 4) THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.
- 5) AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN 1/3 THE HEIGHT OF SEDIMENT FENCES.
- 6) STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED. INLET PROTECTION MEASURES SHALL BE IN PLACE DURING SAW CUTTING ACTIVITIES.
- 7) ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE STORM WATER MANAGEMENT SYSTEM.
- 8) PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
- 9) PUBLIC STREETS WILL BE SWEEPED DAILY, IF NECESSARY, TO ALLEVIATE SEDIMENT DISCHARGE TO THE STORM WATER MANAGEMENT SYSTEM. UNFILTERED WASH WATER CANNOT BE DISCHARGED TO STORM DRAINS.
- 10) TEMPORARY GRASS COVER MEASURES MUST BE FULLY ESTABLISHED BY OCTOBER 1ST. FROM OCTOBER 1ST THROUGH APRIL 30TH, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT FOR ANY EXPOSED SOIL OR SOILS NOT FULLY ESTABLISHED. SEE THE EROSION AND SEDIMENT CONTROL MANUAL (CHAPTER 4) FOR REQUIREMENTS. ALL STOCKPILED SEDIMENT WILL BE COVERED WITH PLASTIC SHEETING AND ISOLATED WITH SILT FENCING OR CHECK DAM AT THE TOE OF SLOPE WHEN NOT IN USE. ALL NEWLY EXPOSED SOILS WILL BE PROTECTED WITH AN ADEQUATE GROUND COVER AT THE END OF CONSTRUCTION EACH DAY. (STRAW, MULCH, COMPOST, WOOD CHIPS, PLASTIC SHEETING, ETC.).
- 11) THE OWNER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.
- 12) IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST, WHERE ON-SITE OR OFF-SITE DAMAGE IS LIKELY TO OCCUR, ONE OR MORE OF THE FOLLOWING PREVENTATIVE MEASURES SHALL BE TAKEN FOR DUST CONTROL:
 - A. MINIMIZE THE PERIOD OF SOIL EXPOSURE THROUGH THE USE OF TEMPORARY GROUND COVER AND OTHER TEMPORARY STABILIZATION PRACTICES.
 - B. THE SITE IS SPRINKLED WITH WATER UNTIL SURFACE IS WET. REPEAT AS NEEDED TO PREVENT THE CARRY OUT OF MUD ONTO STREET. REFER TO STABILIZED CONSTRUCTION ENTRANCE DETAILS.
 - C. SPRAY EXPOSED SOILS WITH A DUST PALLIATIVE. NOTE, USED OIL IS PROHIBITED AS A PALLIATIVE.
- 13) STOCKPILES THAT WILL BE EXPOSED FOR MORE THAN 14 DAYS SHALL BE PROTECTED WITH PLASTIC SHEETING OR WITH A TEMPORARY GROUND COVER USED IN CONJUNCTION WITH TEMPORARY/PERMANENT SEEDINGS. STOCKPILES THAT CONTAIN ONLY STRIPPINGS SHALL BE IMMEDIATELY COVERED WITH PLASTIC SHEETING. SEDIMENT FENCES SHALL BE PLACED AT THE TOE OF SLOPE OF ALL STOCKPILES.



SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

Drawing:
 GRADING & EROSION
 CONTROL PLAN

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 Drawn By:
 Checked By:
 Sheet No:

C1.1

GENERAL NOTES

- 1) WORK SHALL CONFORM WITH DEQ AND THE OREGON CITY STANDARDS, THE INTERNATIONAL BUILDING CODE (IBC), AND THE UNIFORM PLUMBING CODE (UPC).
- 2) THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE CITY OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF SUCH RECORDS. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON SURVEY PERFORMED BY HHPR.
- 3) THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF ORS 757.541 TO 757.571. THE CONTRACTOR SHALL NOTIFY EACH UNDERGROUND UTILITY AT LEAST 48 BUSINESS-DAY HOURS PRIOR TO EXCAVATING, BORING, OR POTHOLING. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.
- 4) A SITE SPECIFIC GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED. THE CONTRACTOR SHALL ENSURE THAT SITE CONSTRUCTION COMPLIES WITH THE CONCLUSIONS AND RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
- 5) BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE FROM FOUND MONUMENTS AND RECORD INFORMATION.
- 6) PROVISIONS SHALL BE MADE BY THE CONTRACTOR TO KEEP ALL EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM DURING CONSTRUCTION.
- 7) CONSTRUCTION OF PUBLIC STREET, WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES SHALL BE PER CITY OF PORTLAND STANDARDS.

STORM DRAINAGE SYSTEM

STORM DRAIN PIPE, BENDS, AND FITTINGS SHALL BE PVC (ASTM 3034, SDR 35 OR C-900), OR SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE CORRUGATED PIPE AS PRODUCED AND SPECIFIED BY ADS, PRODUCT NAME N12(TM), OR EQUIVALENT, UNLESS OTHERWISE SPECIFIED ON PLANS.

STORM PIPE WITH LESS THAN 3' OF COVER AND LOCATED IN VEHICLE TRAVEL AREAS SHALL BE PVC TYPE C-900.

PRIOR TO TESTING AND INSPECTION OF THE STORM SYSTEM, ALL PARTS OF THE SYSTEM SHALL BE CLEANED OF ALL DEBRIS.

TESTING OF STORM PIPELINE SHALL BE IN ACCORDANCE WITH OREGON CITY REQUIREMENTS.

WATER SYSTEM

ALL PIPE SHALL HAVE 36" MINIMUM COVER MEASURED FROM FINISH GRADE.

ALL WATERLINE WORK IN PUBLIC RIGHT-OF-WAY, INCLUDING METER BUT EXCLUDING WORK ON THE BACKSIDE OF THE DOMESTIC METER, SHALL BE CONSTRUCTED BY OREGON CITY AND COORDINATED BY THE CONTRACTOR. UPON COMPLETION OF THE INSTALLATION OF THE WATER SYSTEM ALL LINES SHALL BE FLUSHED AND DISINFECTED IN CONFORMANCE WITH HEALTH DIVISION GUIDELINES AND CITY REQUIREMENTS. THE CONTRACTOR SHALL TEST ALL LINES PER THE CITY REQUIREMENTS.

PRIVATE DOMESTIC AND FIRE SERVICE LINES 3 1/2" OR SMALLER SHALL BE TYPE K COPPER OR SCHEDULE 40 PVC. LINES 4" OR LARGER SHALL BE CLASS 52 D.I. PIPE OR PVC PRESSURE PIPE (C-900 CLASS 150)

ALL WATER PIPE SHALL COMPLY WITH OREGON CITY, AWWA, AND UL STANDARDS.

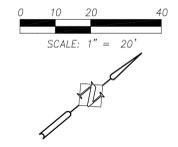
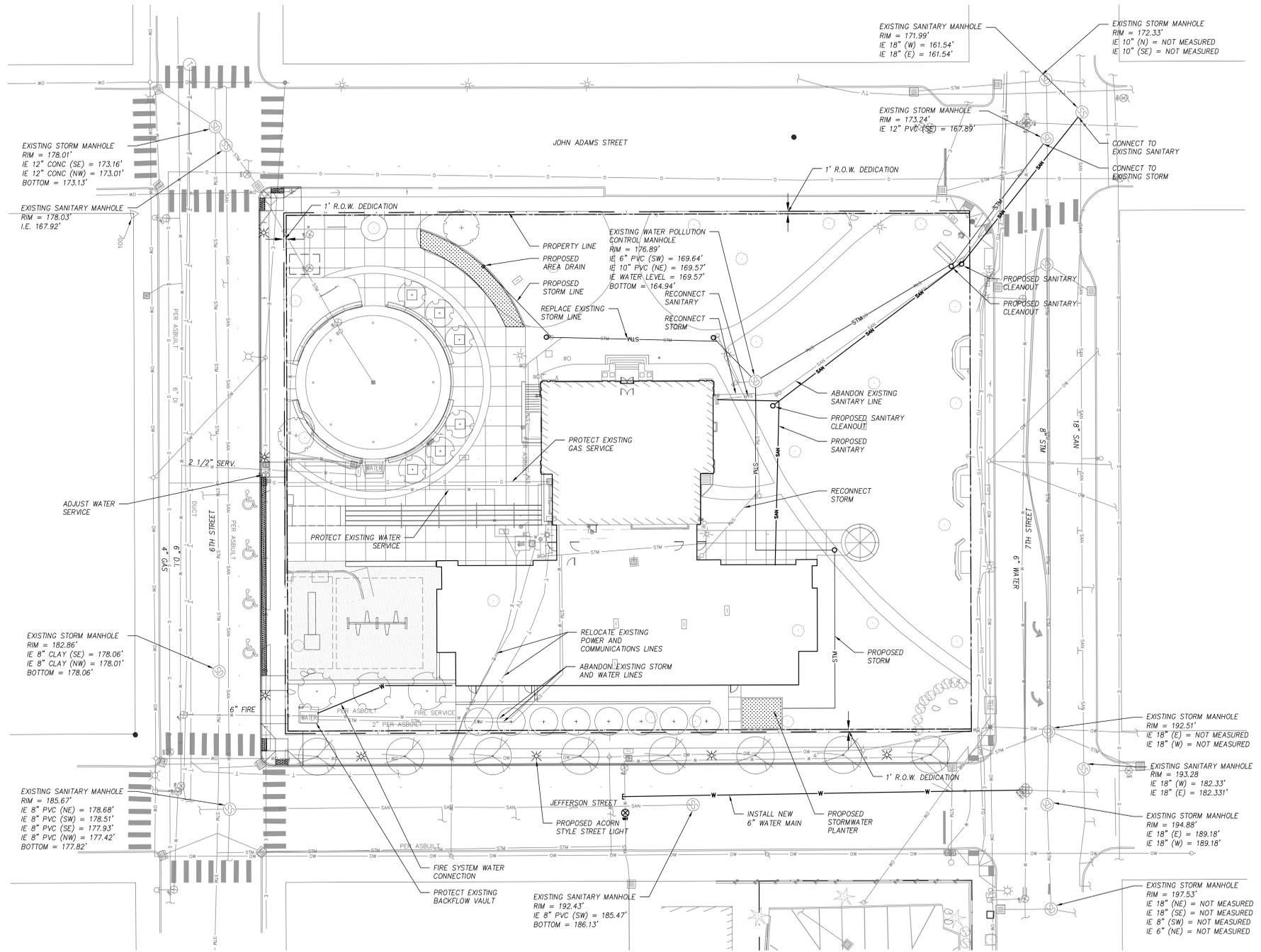
SANITARY SEWER SYSTEM

SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH UNIFORM PLUMBING CODE AND INTERNATIONAL BUILDING CODE REQUIREMENTS.

MISC. UTILITIES

ELECTRICAL, TELEPHONE, GAS, AND TV SERVICE SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY. COORDINATE LOCATION WITH OWNER.

STORM AND SANITARY IE'S BASED ON AS-BUILT DATA.



OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

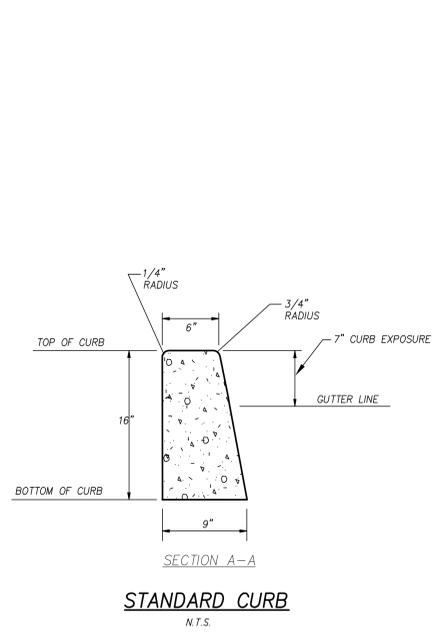
OREGON CITY, OREGON

SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

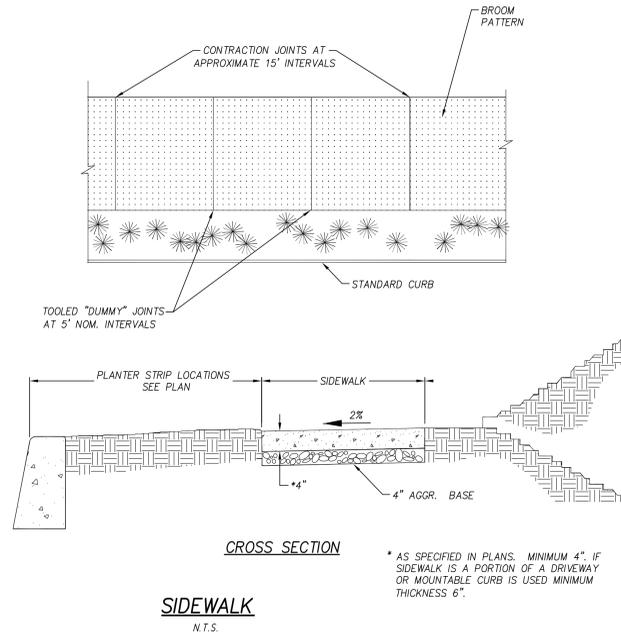
Drawing:
 UTILITY PLAN & STORM
 DRAINAGE PLAN

Job No: 1415
 Date: JANUARY 23, 2015
 Drawn By:
 Checked By:
 Sheet No:

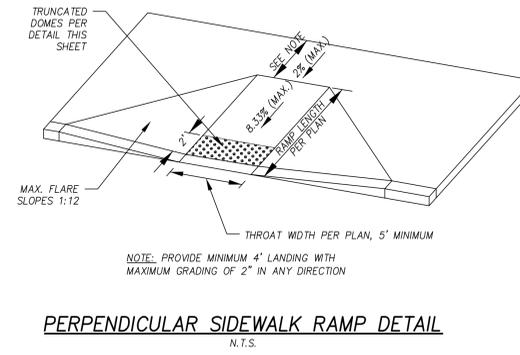
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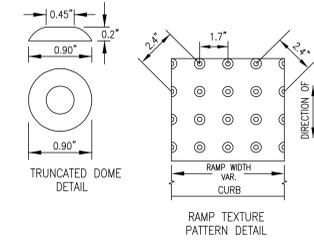
STANDARD CURB
N.T.S.



SIDEWALK
N.T.S.

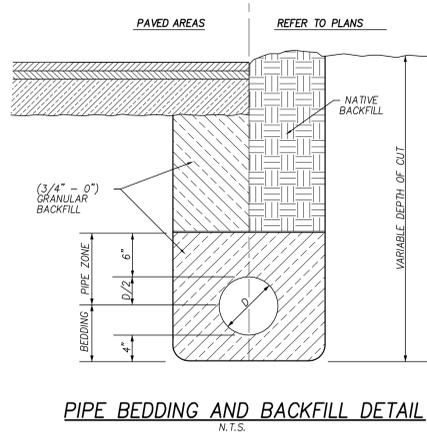


PERPENDICULAR SIDEWALK RAMP DETAIL
N.T.S.

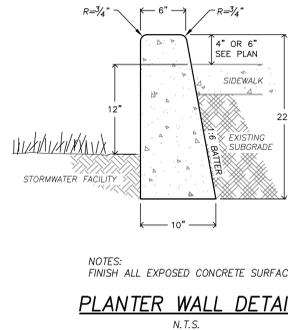


TRUNCATED DOME DETAIL

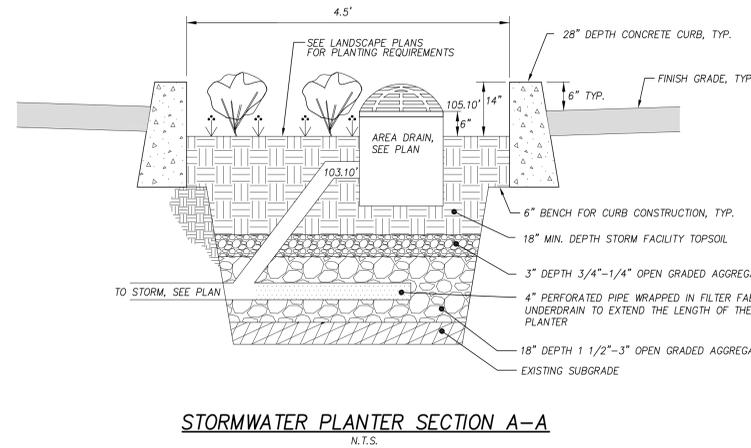
RAMP TEXTURE PATTERN DETAIL



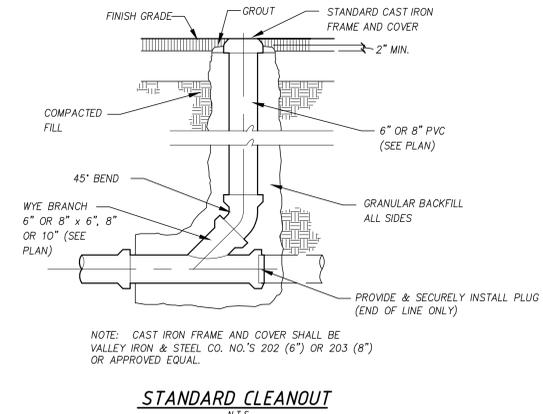
PIPE BEDDING AND BACKFILL DETAIL
N.T.S.



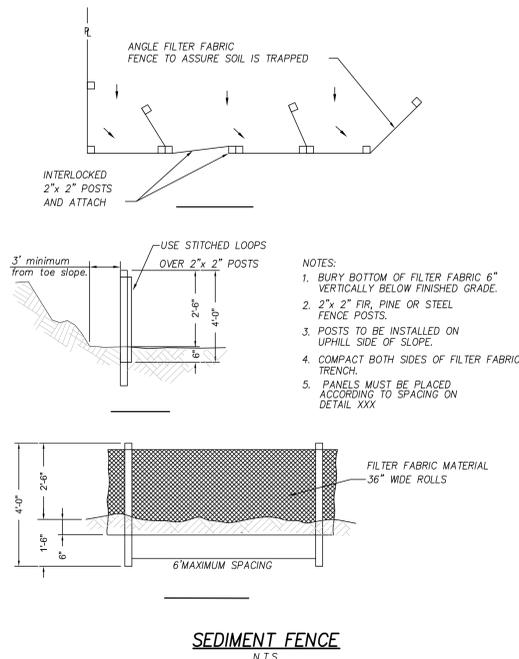
PLANTER WALL DETAIL
N.T.S.



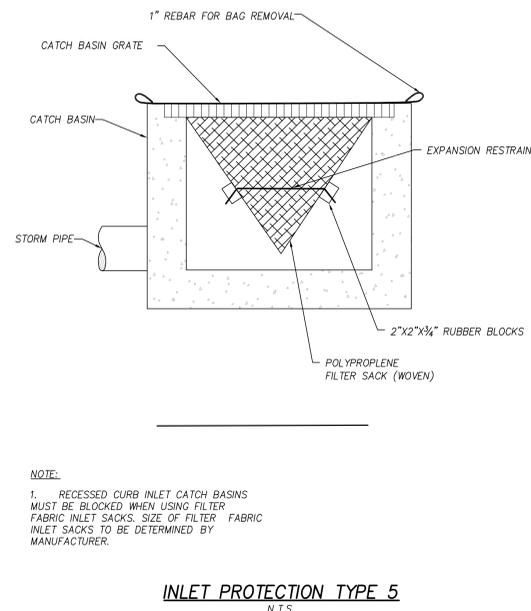
STORMWATER PLANTER SECTION A-A
N.T.S.



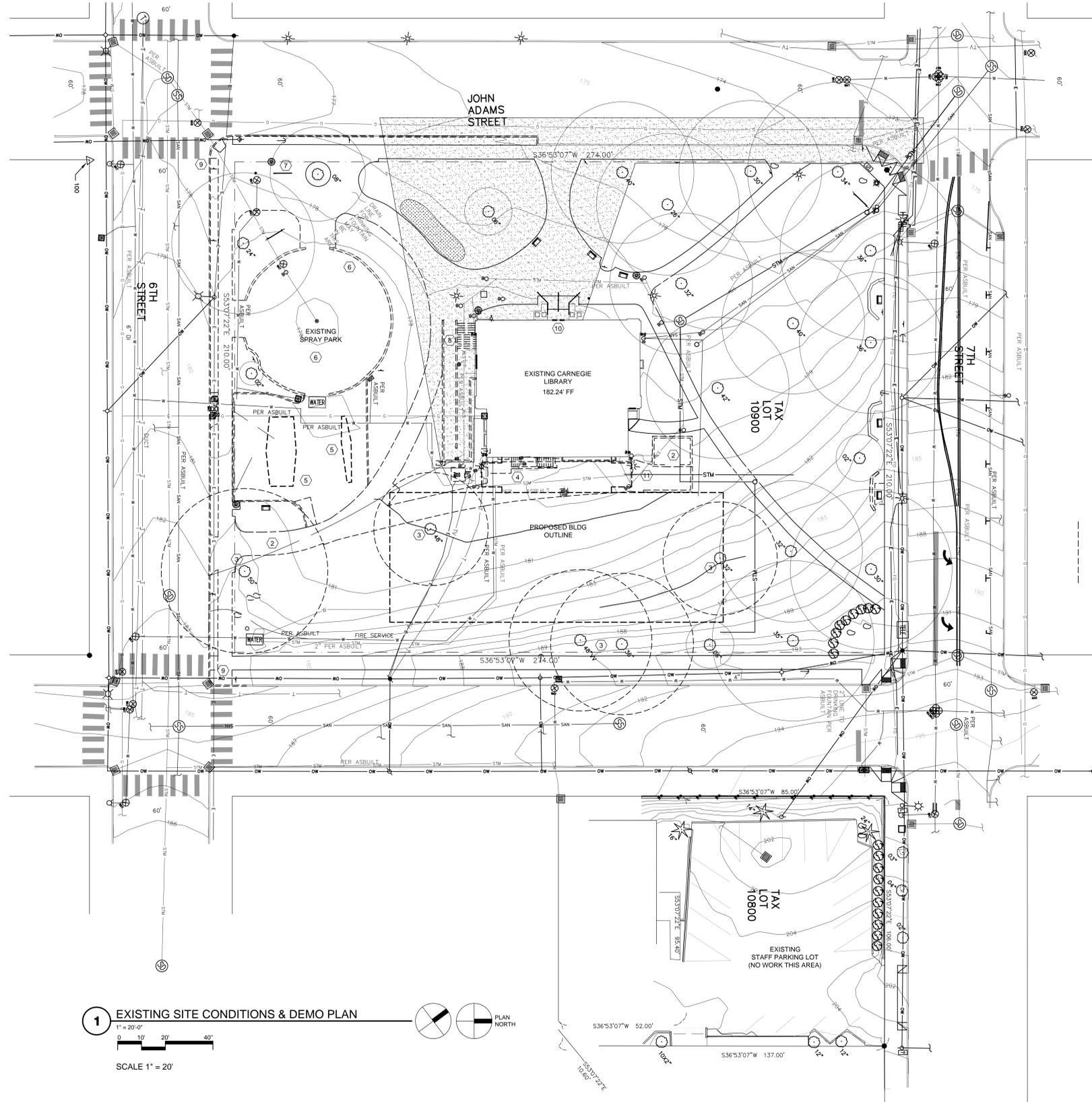
STANDARD CLEANOUT
N.T.S.



SEDIMENT FENCE
N.T.S.



INLET PROTECTION TYPE 5
N.T.S.



GENERAL NOTES

1. PROTECT ALL BUILDINGS, UTILITIES, VEGETATION ETC TO REMAIN.
2. EXISTING CARNEGIE LIBRARY TO REMAIN OPERATIONAL DURING CONSTRUCTION. PROVIDE FRONT ACCESS AND ADA RAMP ACCESS UNTIL COMPLETION OF ADDITION. COORDINATE WITH LIBRARY DIRECTOR AND OREGON CITY ACCESS TO AND FROM CARNEGIE.
3. SEE CIVIL DRAWINGS FOR BALANCE OF INFORMATION.
4. DEMO (E) VEGETATION, OBSOLETE POWER POLES, MISC. ITEMS AS NECESSARY FOR NEW CONSTRUCTION.
5. MOVE (E) UTILITIES & UTILITY MONUMENTS AS NECESSARY FOR NEW CONSTRUCTION.
6. COORDINATE CONSTRUCTION LAYDOWN AREA WITH OREGON CITY PUBLIC WORKS

KEYNOTES

SYMBOL	DESCRIPTION
①	EXISTING TREES W/ DRIP LINE
②	REMOVE EXISTING DRIVE AND TRASH ENCLOSURE.
③	REMOVE TREES AS NECESSARY TO PREPARE FOR EXCAVATION & NEW CONSTRUCTION. DUTCH ELM MUST BE DISPOSED AS PER REQUIREMENTS OREGON CITY PARKS AND RECREATION DEPARTMENT.
④	REMOVE EXISTING BACK STAIR, CANOPY & LIGHT WELL
⑤	REMOVE PLAY EQUIP AND RELOCATE (IF POSSIBLE) IN PROPOSED NEW LOCATION. SEE PROPOSED SITE PLAN. DEMO ALL CURBS, SUBSTRATE AT EXISTING LOCATION.
⑥	PROTECT EXISTING SPRAY PARK AND ASSOCIATED UTILITIES. REMOVE EXISTING CONCRETE WALL. (ALTERNATE # 6)
⑦	REMOVE BIKE RACK. OWNER TO RETAIN FOR OTHER USES
⑧	REMOVE EXISTING ADA RAMP AND STAIR TO LOWER LEVEL OF CARNEGIE.
⑨	REMOVE EXISTING CURB, PLANTING & SIDEWALK ENTIRE LENGTH OF 6TH ST.
⑩	EXISTING LIBRARY TO REMAIN OPERATIONAL DURING CONSTRUCTION. COORDINATE PUBLIC ACCESS WITH OREGON CITY.
⑪	EXISTING LIGHT POLE TO BE REMOVED AND RELOCATED ON SITE

1 EXISTING SITE CONDITIONS & DEMO PLAN
 1" = 20'-0"
 0 10' 20' 40'
 SCALE 1" = 20'
 PLAN NORTH

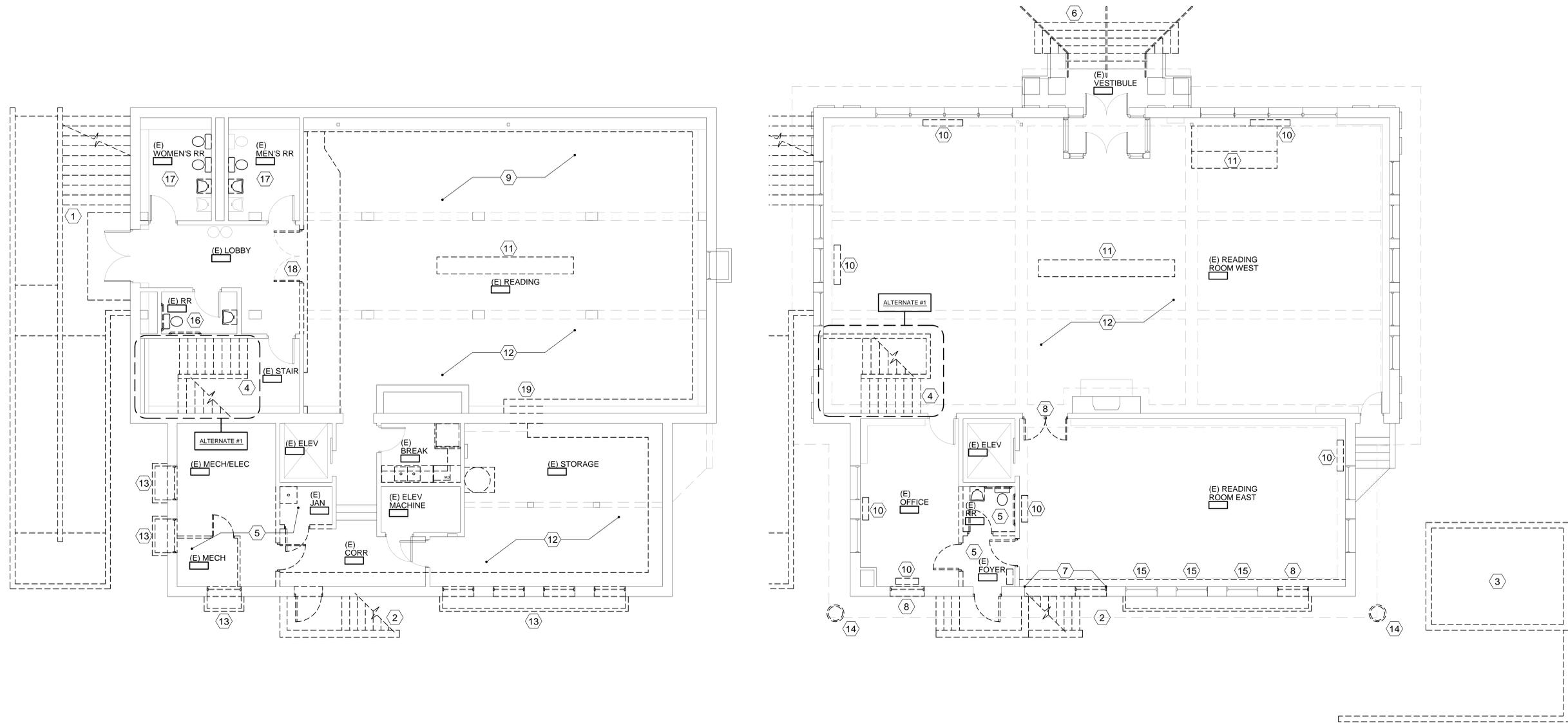
SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

Drawing:
 EXIST SITE CONDITIONS
 -
 & DEMOLITION PLAN

Job No: 1415
 Date: JANUARY 23, 2015
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 Checked By: -
 Sheet No:

OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

OREGON CITY, OREGON



1 LOWER LEVEL DEMOLITION PLAN
 3/16=1'-0"



2 FIRST FLOOR DEMOLITION PLAN
 3/16=1'-0"



GENERAL NOTES

- PROTECT ALL BUILDINGS, UTILITIES, VEGETATION ETC TO REMAIN.
- EXISTING CARNEGIE LIBRARY TO REMAIN OPERATIONAL DURING CONSTRUCTION. PROVIDE FRONT ACCESS AND ADA RAMP ACCESS UNTIL COMPLETION OF ADDITION. COORDINATE WITH LIBRARY DIRECTOR AND OREGON CITY ACCESS TO AND FROM CARNEGIE.
- COORDINATE ALL FIXTURE, FURNISHING AND EQUIPMENT DEMOLITION WITH LIBRARY DIRECTOR.
- REFER TO PLANS, SECTIONS, ELEVATIONS, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FULL EXTENT OF DEMOLITION TO PLACE NEW WORK.

KEYNOTES

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	REMOVE EXISTING CONCRETE RAMP, STAIR, AWNING, SITE WALLS AND RAILINGS.	13	REMOVE WINDOW, FRAME AND LIGHT WELL COMPLETE.
2	REMOVE EXISTING CONCRETE STAIR, WALLS, RAILINGS AND CANOPY.	14	EXISTING LIGHT FIXTURE TO BE REMOVED AND RELOCATED, SEE SITE PLANS.
3	REMOVE EXISTING TRASH ENCLOSURE AND CONCRETE SITE WALLS, REFERENCE SITE DEMOLITION PLAN.	15	EXISTING WINDOWS TO REMAIN, REMOVE BRICK SILL AND WALL BELOW TO FINISH FLOOR.
4	ALTERNATE #1: REMOVE EXISTING STAIR TO BASEMENT.	16	REMOVE EXISTING PLUMBING FIXTURES COMPLETE.
5	REMOVE EXISTING WALLS, DOORS, PLUMBING FIXTURES AND ELECTRICAL COMPLETE.	17	REMOVE BOTH TOILETS AND ONE SINK AT EXISTING WOMEN'S RESTROOM AND SINGLE TOILET AND SINK AT EXISTING MEN'S RESTROOM.
6	REMOVE EXISTING CONCRETE STAIR AND HANDRAILS.	18	REMOVE EXISTING WALL AND PAIR OF DOORS COMPLETE.
7	REMOVE WINDOW AND PORTION OF EXISTING BRICK WALL, REFERENCE FIRST FLOOR PLAN AND SECTIONS.	19	REMOVE PORTION OF EXISTING WALL FOR NEW DOOR, REFERENCE PLAN.
8	REMOVE DOOR OR WINDOW AND FRAME.		
9	REMOVE CARPET.		
10	REMOVE EXISTING RADIATORS.		
11	REMOVE EXISTING BUILT-IN CABINETRY.		
12	REMOVE LIGHTING AND MECHANICAL SYSTEMS COMPLETE EACH FLOOR.		

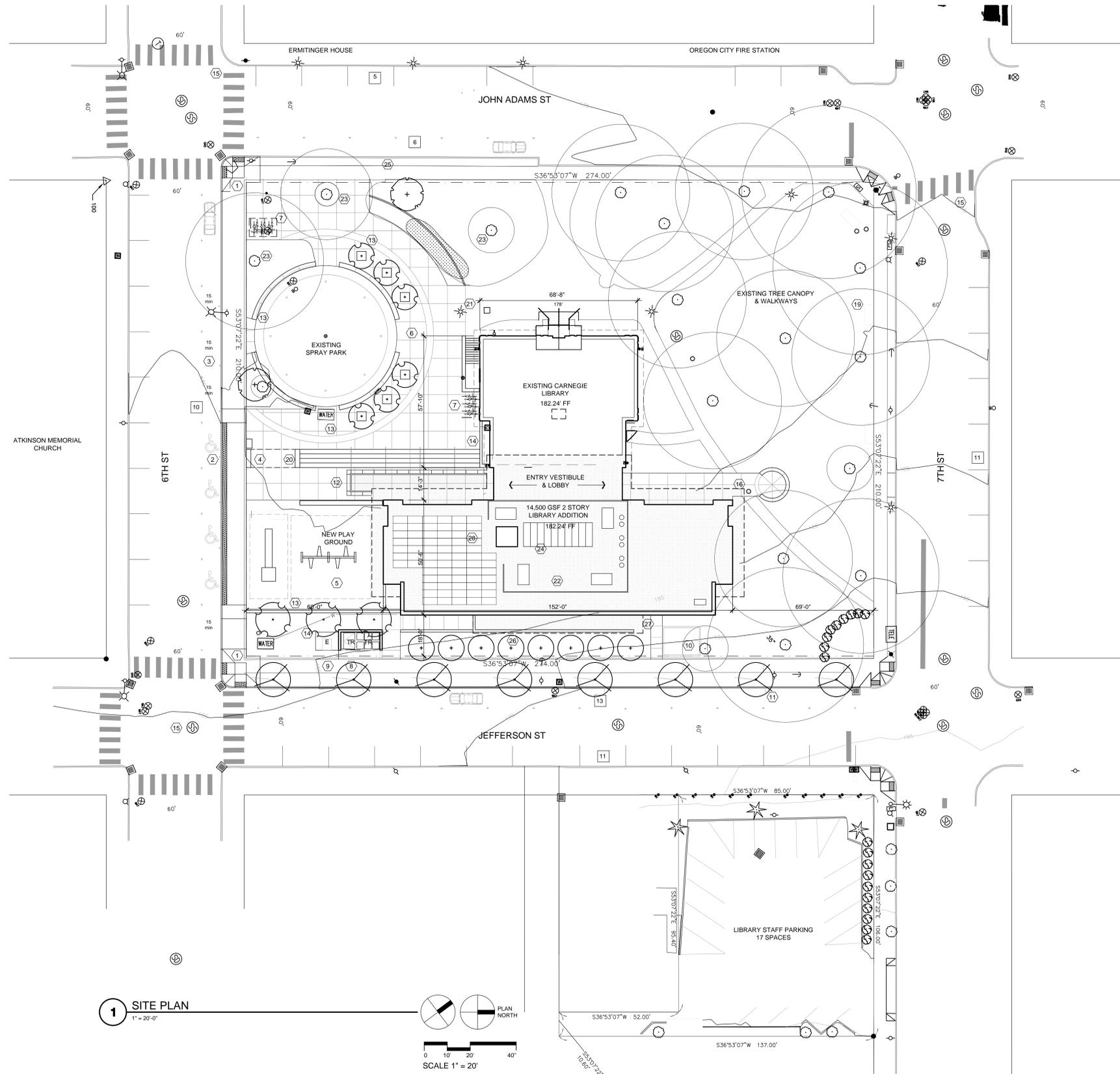
SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

Drawing:
**BUILDING DEMOLITION
 PLAN - CARNEGIE**

Job No: 1415
 Date: JANUARY 23, 2015
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 Checked By:
 Sheet No:

OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

OREGON CITY, OREGON



GENERAL NOTES

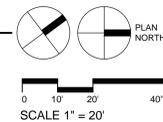
1. PROTECT ALL BUILDINGS, UTILITIES, VEGETATION ETC TO REMAIN.
2. SEE CIVIL DRAWINGS FOR BALANCE OF INFORMATION.
3. MAINTAIN 2% MAX CROSS SLOPE AT ALL NEW CONCRETE WALKWAYS & ACCESSIBLE AISLES.
4. DEMO (E) VEGETATION, OBSOLETE POWER POLES, MISC ITEMS AS NECESSARY FOR NEW CONSTRUCTION.
5. MOVE (E) UTILITIES & UTILITY MONUMENTS AS NECESSARY FOR NEW CONSTRUCTION.
6. INCREASE ROW BY 1' EAST ON JOHN ADAMS AND 1' NORTH ON 6TH ST AS REQUESTED BY OREGON CITY PLANNING DEPARTMENT

KEYNOTES

SYMBOL	DESCRIPTION
①	NEW SIDEWALK, STREET CURB & CORNER CURB ENTIRE LENGTH OF 6TH ST
②	ADA ACCESSIBLE PARKING SPACES (4) W/ ACCESSIBLE AISLE, CURB RAMP & SIGNAGE.
③	(4) 10 MINUTE DROP OFF SPACES AS RECOMMENDED BY TRAFFIC STUDY
④	BOOK DROP
⑤	NEW PLAY EQUIP & SOFT SURFACE TO REPLACE EXISTING
⑥	NEW PERVIOUS PAVING (LID), SEAT WALL & PLANTING (4" CALIPER TREES) AT EXISTING SPRAY PARK. EXISTING CONC WALL TO BE REMOVED.
⑦	BIKE RACK (6) 50% OF BIKE PARKING WILL BE COVERED
⑧	TRASH & RECYCLING ENCLOSURE (WITH GREEN ROOF - ADD ALTERNATE)
⑨	TRANSFORMER & PAD
⑩	STORM WATER PLANTING
⑪	NEW STREET TREES ALONG JEFFERSON
⑫	ENTRY CANOPY (WITH GREEN ROOF - ADD ALTERNATE)
⑬	NEW SEAT WALL & PLANTING
⑭	LANDSCAPE PLANTING
⑮	EXISTING STRIPING FOR PEDESTRIAN CROSSING
⑯	NEW WALKWAY, CONNECT TO EXISTING
⑰	EXISTING SIDEWALK & CURB TO REMAIN (ALLOW 30% REPLACEMENT DUE TO DAMAGE)
⑱	STRIPES & SIGN PARKING FOR 2 HOUR LIMIT
⑲	EXISTING BENCHES TO REMAIN
⑳	PLAZA SIGNAGE
㉑	EXISTING SITE LIGHTING TO REMAIN & 2 TO BE RELOCATED.
㉒	MECHANICAL W/ SCREEN
㉓	EXISTING TREE W/ NEW LANDSCAPE
㉔	SKYLIGHT (ADD ALTERNATE)
㉕	NEW CONC SIDEWALK @ EXISTING PLANTING STRIP ALONG JOHN ADAMS
㉖	LINE OF BUILDING SHOWN DASHED BELOW
㉗	SECOND FLOOR EGRESS STAIR EXIT
㉘	PHOTO VOLTAIC ARRAY (1.5% OF CONST COST REQ'D BY ENERGY CODE)
#	PARKING COUNT

SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

1 SITE PLAN
 1" = 20'-0"



Drawing:
 SITE PLAN

Job No: 1415

Date: JANUARY 23, 2015

Drawn By: -

Checked By: -

Sheet No:

GENERAL NOTES

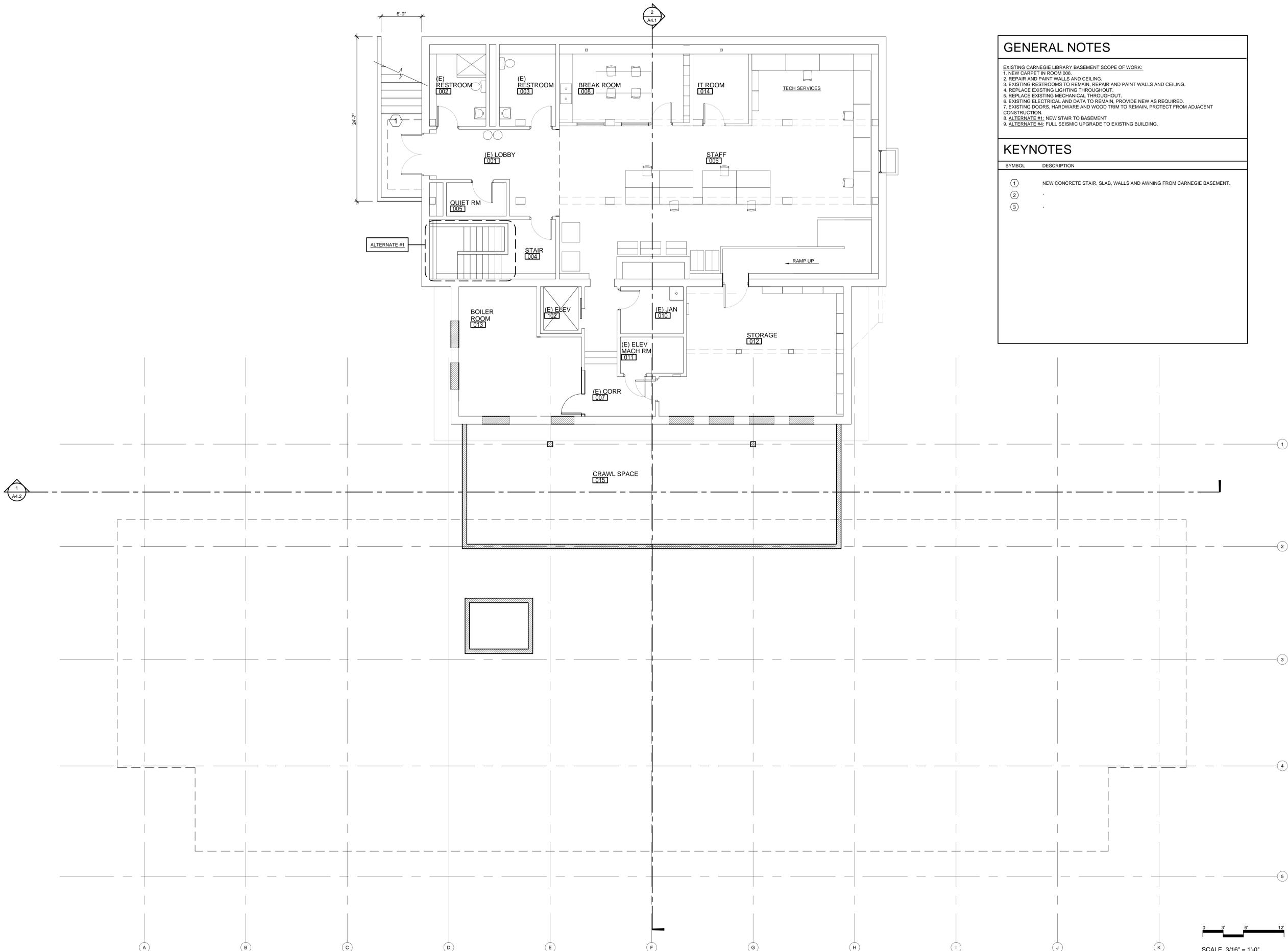
- EXISTING CARNEGIE LIBRARY BASEMENT SCOPE OF WORK:
1. NEW CARPET IN ROOM 006.
 2. REPAIR AND PAINT WALLS AND CEILING.
 3. EXISTING RESTROOMS TO REMAIN, REPAIR AND PAINT WALLS AND CEILING.
 4. REPLACE EXISTING LIGHTING THROUGHOUT.
 5. REPLACE EXISTING MECHANICAL THROUGHOUT.
 6. EXISTING ELECTRICAL AND DATA TO REMAIN, PROVIDE NEW AS REQUIRED.
 7. EXISTING DOORS, HARDWARE AND WOOD TRIM TO REMAIN, PROTECT FROM ADJACENT CONSTRUCTION.
 8. ALTERNATE #1: NEW STAIR TO BASEMENT.
 9. ALTERNATE #2: FULL SEISMIC UPGRADE TO EXISTING BUILDING.

KEYNOTES

SYMBOL	DESCRIPTION
①	NEW CONCRETE STAIR, SLAB, WALLS AND AWNING FROM CARNEGIE BASEMENT.
②	
③	

OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

OREGON CITY, OREGON

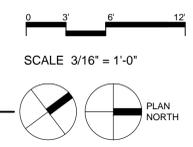


SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

Drawing:
LOWER LEVEL PLAN

Job No: 1415
 Date: JANUARY 23, 2015
 Drawn By:
 Checked By:
 Sheet No:

1 LOWER LEVEL FLOOR PLAN
 3/16"=1'-0"

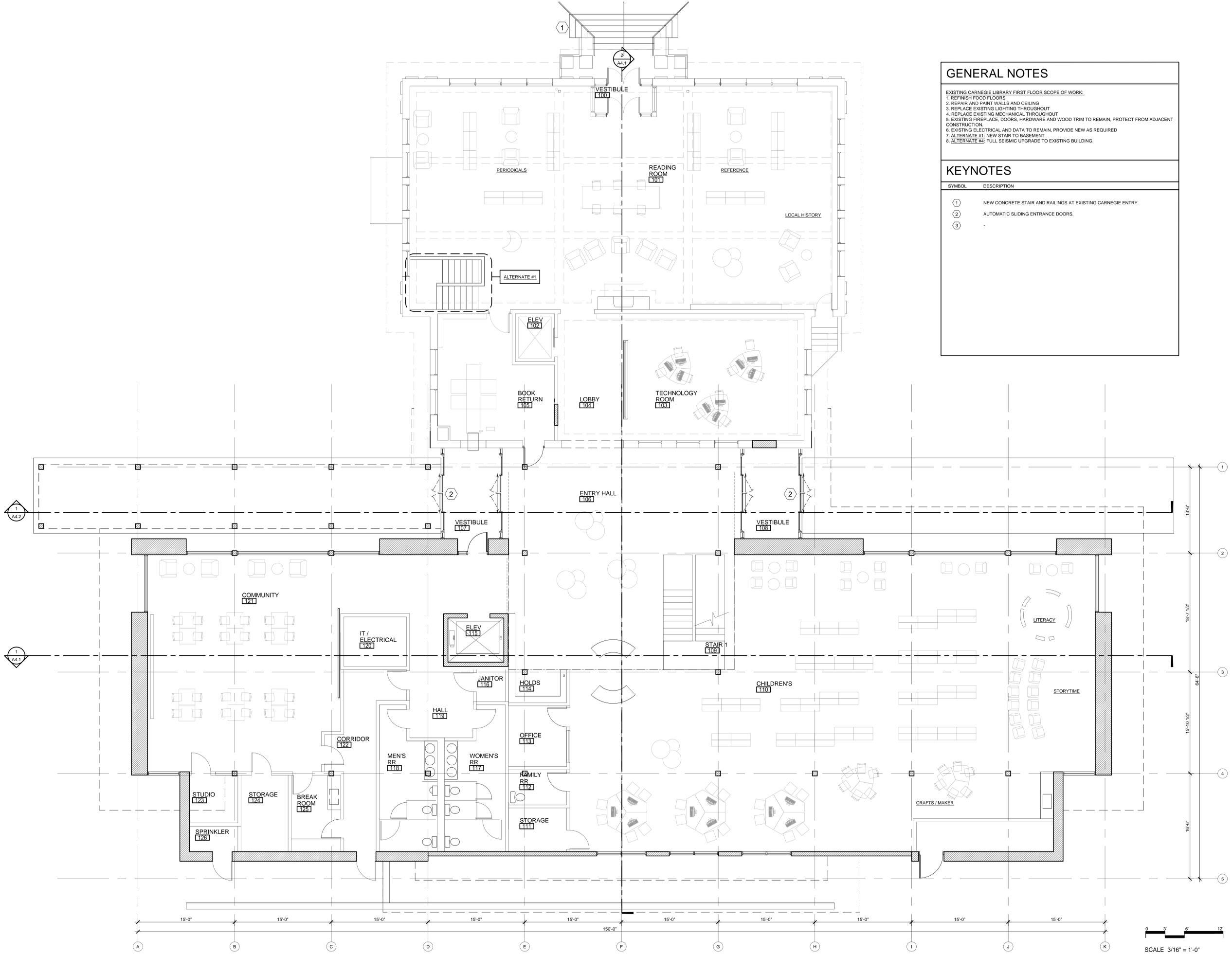


GENERAL NOTES

- EXISTING CARNEGIE LIBRARY FIRST FLOOR SCOPE OF WORK:
- REFINISH FLOOR FLOORS
 - REPAIR AND PAINT WALLS AND CEILING
 - REPLACE EXISTING LIGHTING THROUGHOUT
 - REPLACE EXISTING MECHANICAL THROUGHOUT
 - EXISTING FIREPLACE, DOORS, HARDWARE AND WOOD TRIM TO REMAIN, PROTECT FROM ADJACENT CONSTRUCTION
 - EXISTING ELECTRICAL AND DATA TO REMAIN, PROVIDE NEW AS REQUIRED
 - ALTERNATE #1: NEW STAIR TO BASEMENT
 - ALTERNATE #4: FULL SEISMIC UPGRADE TO EXISTING BUILDING

KEYNOTES

SYMBOL	DESCRIPTION
①	NEW CONCRETE STAIR AND RAILINGS AT EXISTING CARNEGIE ENTRY.
②	AUTOMATIC SLIDING ENTRANCE DOORS.
③	

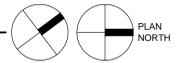
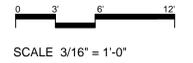


SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

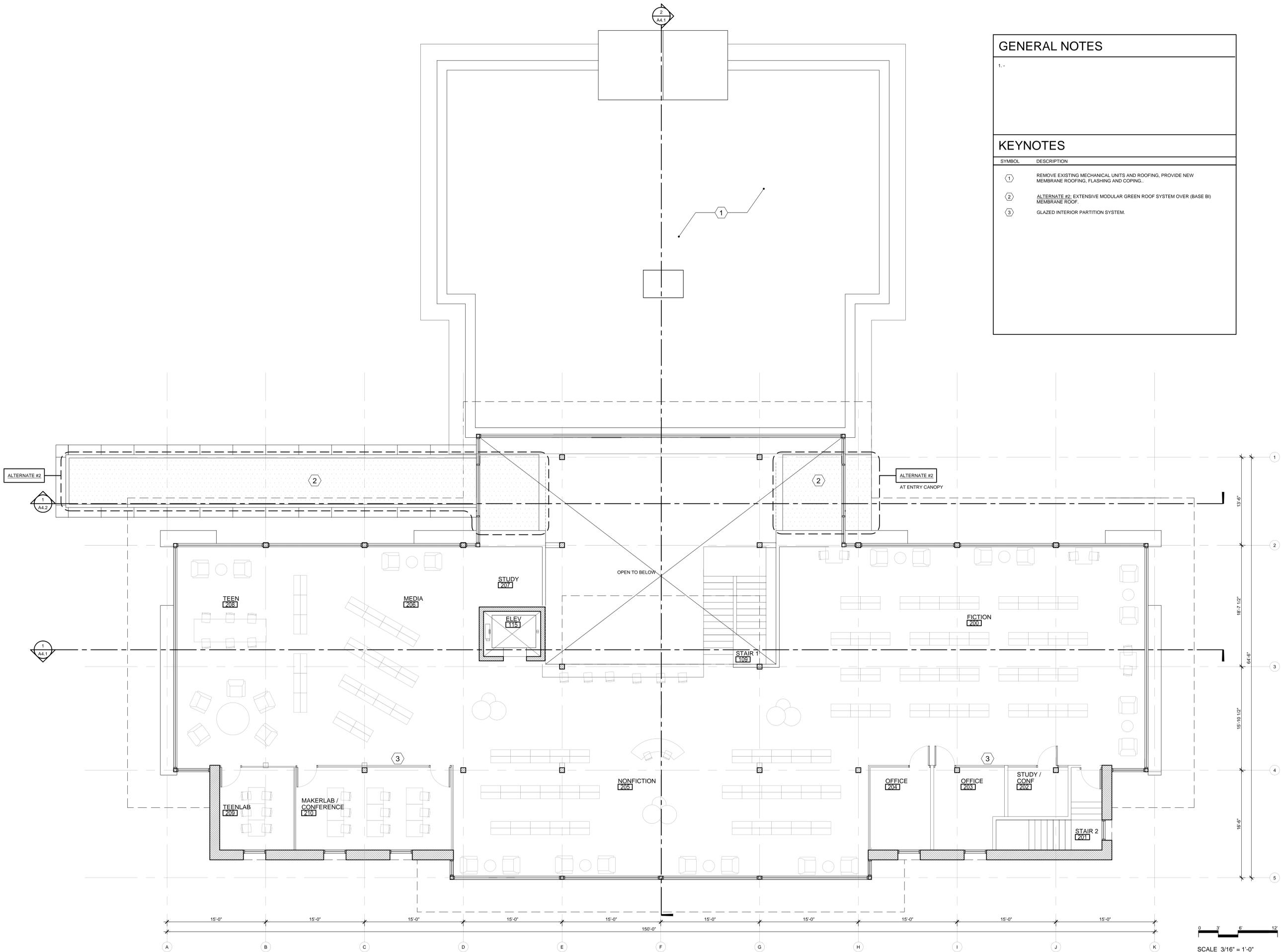
Drawing:
FIRST FLOOR PLAN

Job No: 1415
 Date: JANUARY 23, 2015
 Drawn By:
 Checked By:
 Sheet No:

1 FIRST FLOOR PLAN
 3/16"=1'-0"



GENERAL NOTES	
1.-	
KEYNOTES	
SYMBOL	DESCRIPTION
①	REMOVE EXISTING MECHANICAL UNITS AND ROOFING, PROVIDE NEW MEMBRANE ROOFING, FLASHING AND COPING.
②	ALTERNATE #2, EXTENSIVE MODULAR GREEN ROOF SYSTEM OVER (BASE BI) MEMBRANE ROOF.
③	GLAZED INTERIOR PARTITION SYSTEM.

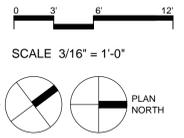


SITE PLAN DESIGN REVIEW &
HISTORIC DESIGN REVIEW
SUBMITTAL PACKAGE

Drawing:
SECOND FLOOR PLAN

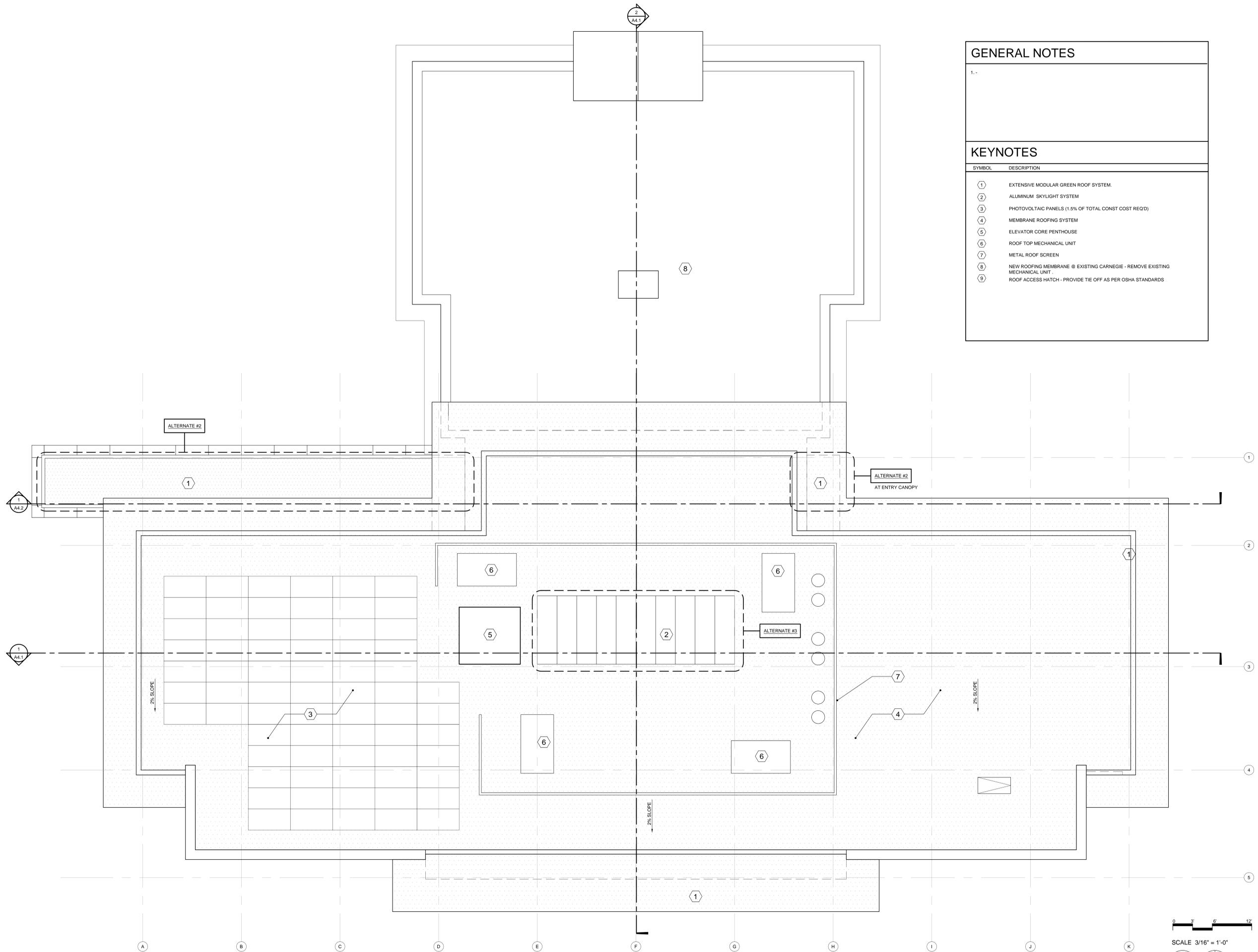
Job No: 1415
Date: JANUARY 23, 2015
Drawn By:
Checked By:
Sheet No:

1 SECOND FLOOR PLAN
3/16"=1'-0"



A2.2

GENERAL NOTES	
1.-	
KEYNOTES	
SYMBOL	DESCRIPTION
①	EXTENSIVE MODULAR GREEN ROOF SYSTEM.
②	ALUMINUM SKYLIGHT SYSTEM
③	PHOTOVOLTAIC PANELS (1.5% OF TOTAL CONST COST REQ'D)
④	MEMBRANE ROOFING SYSTEM
⑤	ELEVATOR CORE PENTHOUSE
⑥	ROOF TOP MECHANICAL UNIT
⑦	METAL ROOF SCREEN
⑧	NEW ROOFING MEMBRANE @ EXISTING CARNEGIE - REMOVE EXISTING MECHANICAL UNIT.
⑨	ROOF ACCESS HATCH - PROVIDE TIE OFF AS PER OSHA STANDARDS



SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

Drawing:
ROOF PLAN

Job No: 1415
 Date: JANUARY 23, 2015
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 Sheet No:

1 ROOF PLAN
 3/16"=1'-0"



SCALE 3/16" = 1'-0"



OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

OREGON CITY, OREGON



1 WEST ELEVATION
 3/16"=1'-0"



2 SOUTH ELEVATION
 3/16"=1'-0"

GENERAL NOTES

- THE EXISTING CARNEGIE LIBRARY IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. THE STYLE OF ARCHITECTURE IS LISTED AS AMERICAN RENAISSANCE STYLE. THE STRUCTURE IS A (1) STORY ABOVE GRADE WITH A BASEMENT LEVEL BELOW. EXTERIOR IS A RED BRICK WITH A CREAM ACCENT BRICK. WOOD WINDOWS AND TRIM ARE PAINTED CREAM. NO ALTERATIONS TO THE EXTERIOR OTHER THAN THE EAST (BACK) WALL ARE PROPOSED.
- THE NEW ADDITION IS A (2) STORY ADDITION. THE LOWER EXTERIOR WALLS ARE MASONRY TO ECHO THE CARNEGIE. THEY CONTINUE UP TO THE SAME HEIGHT AS THE TOP OF THE CARNEGIE PARAPET. THE SECOND LEVEL IS PRIMARILY A GLAZED STOREFRONT. THE INTENT OF THE GLAZING IS TO CAPTURE THE PARK VIEWS AS WELL AS DECREASE THE OVERALL MASS OF THE ADDITION.
- EXISTING CARNEGIE LIBRARY EXTERIOR SCOPE OF WORK:
 - TUCK-POINT EXISTING BRICK MORTAR JOINTS AS REQUIRED.
 - CLEAN AND SEAL EXISTING BRICK.
 - SCRAPE, PRIME, PATCH AND PAINT EXISTING WINDOWS AND WOOD ENTABLATURE. REPLACE ALL WEATHERSTRIPPING AND SEALANT AS NEEDED.
 - RE-LAMP EXISTING EXTERIOR LIGHT FIXTURES WITH LED LAMPS.
 - REPAIR GUTTERS AND DOWNSPOUTS.

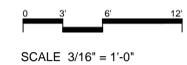
KEYNOTES

SYMBOL	DESCRIPTION
(1)	EXISTING CARNEGIE. SEE GENERAL NOTES.
(2)	BRICK VENEER, MUTUAL MATERIALS RUBY RED, TYP.
(2A)	RAISED QUOIN TREATMENT AT BRICK VENEER.
(3)	PRECAST COPING
(4)	ANODIZED ALUM WINDOW WALL WITH LOW - E TINTED GLASS WITH OPERABLE WINDOWS.
(5)	OPAQUE SPANDREL GLASS
(6)	ANODIZED ZINC ROOF OVERHANG AND COPING
(7)	PAINTED METAL ENTRY CANOPY WITH GREEN ROOF
(8)	NEW CONCRETE SEAT WALL AT SPAY PARK
(9)	EXTERIOR EGRESS
(10)	NEW STAIRS & RAILING AT EXISTING ENTRY TO IMPROVE SAFETY AND ACCESSIBILITY. RAILING FINISH TO BE OIL RUBBED BRONZE.
(11)	MTL SIDING TO MATCH ROOF OVERHANG
(12)	NOT USED
(13)	PHOTOVOLTAIC PANELS
(14)	METAL ROOF SCREEN TO MATCH MTL SIDING AND ROOF OVERHANG.
(15)	AUTOMATIC SLIDING ENTRANCE DOORS.

SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

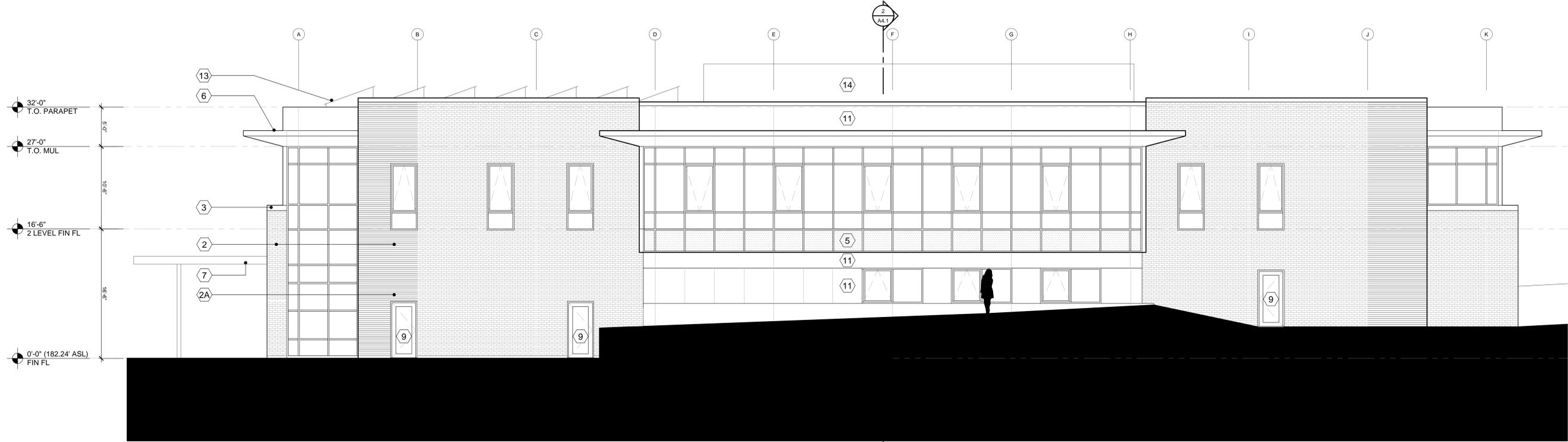
Drawing:
 EXTERIOR ELEVATIONS

Job No: 1415
 Date: JANUARY 23, 2015
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OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

OREGON CITY, OREGON



1 EAST ELEVATION
 3/16"=1'-0"



2 NORTH ELEVATION
 3/16"=1'-0"

GENERAL NOTES

- THE EXISTING CARNEGIE LIBRARY IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. THE STYLE OF ARCHITECTURE IS LISTED AS AMERICAN RENAISSANCE STYLE. THE STRUCTURE IS A (1) STORY ABOVE GRADE WITH A BASEMENT LEVEL BELOW. EXTERIOR IS A RED BRICK WITH A CREAM ACCENT BRICK. WOOD WINDOWS AND TRIM ARE PAINTED CREAM. NO ALTERATIONS TO THE EXTERIOR OTHER THAN THE EAST (BACK) WALL ARE PROPOSED.
- THE NEW ADDITION IS A (2) STORY ADDITION. THE LOWER EXTERIOR WALLS ARE MASONRY TO ECHO THE CARNEGIE. THEY CONTINUE UP TO THE SAME HEIGHT AS THE TOP OF THE CARNEGIE PARAPET. THE SECOND LEVEL IS PRIMARILY A GLAZED STOREFRONT. THE INTENT OF THE GLAZING IS TO CAPTURE THE PARK VIEWS AS WELL AS DECREASE THE OVERALL MASS OF THE ADDITION.
- EXISTING CARNEGIE LIBRARY EXTERIOR SCOPE OF WORK:
 - TUCK-POINT EXISTING BRICK MORTAR JOINTS AS REQUIRED.
 - CLEAN AND SEAL EXISTING BRICK.
 - SCRAPE, PRIME, PATCH AND PAINT EXISTING WINDOWS AND WOOD ENTABLATURE. REPLACE ALL WEATHERSTRIPPING AND SEALANT AS NEEDED.
 - RE-LAMP EXISTING EXTERIOR LIGHT FIXTURES WITH LED LAMPS.
 - REPAIR GUTTERS AND DOWNSPOUTS.

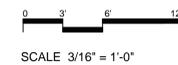
KEYNOTES

SYMBOL	DESCRIPTION
(1)	EXISTING CARNEGIE. SEE GENERAL NOTES.
(2)	BRICK VENEER, MUTUAL MATERIALS RUBY RED, TYP.
(2A)	RAISED QUIN TREATMENT AT BRICK VENEER.
(3)	PRECAST COPING
(4)	ANODIZED ALUM WINDOW WALL WITH LOW - E TINTED GLASS WITH OPERABLE WINDOWS.
(5)	OPAQUE SPANDREL GLASS
(6)	ANODIZED ZINC ROOF OVERHANG AND COPING
(7)	PAINTED METAL ENTRY CANOPY WITH GREEN ROOF
(8)	NEW CONCRETE SEAT WALL AT SPAY PARK
(9)	EXTERIOR EGRESS
(10)	NEW STAIRS & RAILING AT EXISTING ENTRY TO IMPROVE SAFETY AND ACCESSIBILITY. RAILING FINISH TO BE OIL RUBBED BRONZE.
(11)	MTL SIDING TO MATCH ROOF OVERHANG
(12)	NOT USED
(13)	PHOTOVOLTAIC PANELS
(14)	METAL ROOF SCREEN TO MATCH MTL SIDING AND ROOF OVERHANG.
(15)	AUTOMATIC SLIDING ENTRANCE DOORS.

SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

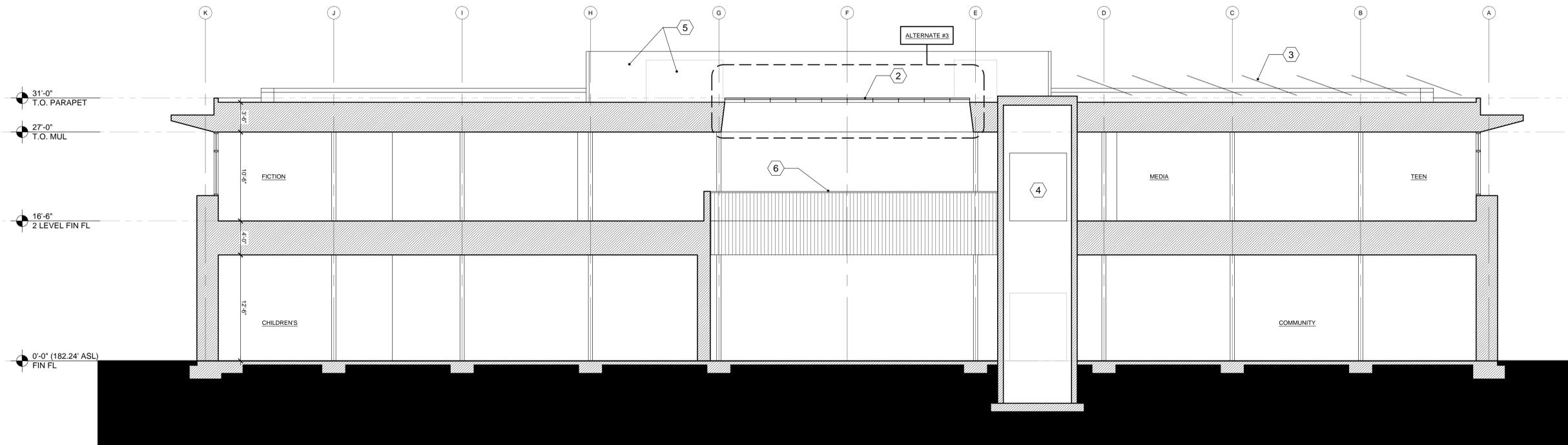
Drawing:
 EXTERIOR ELEVATIONS

Job No: 1415
 Date: JANUARY 23, 2015
 Drawn By: -
 Checked By: -
 Sheet No:

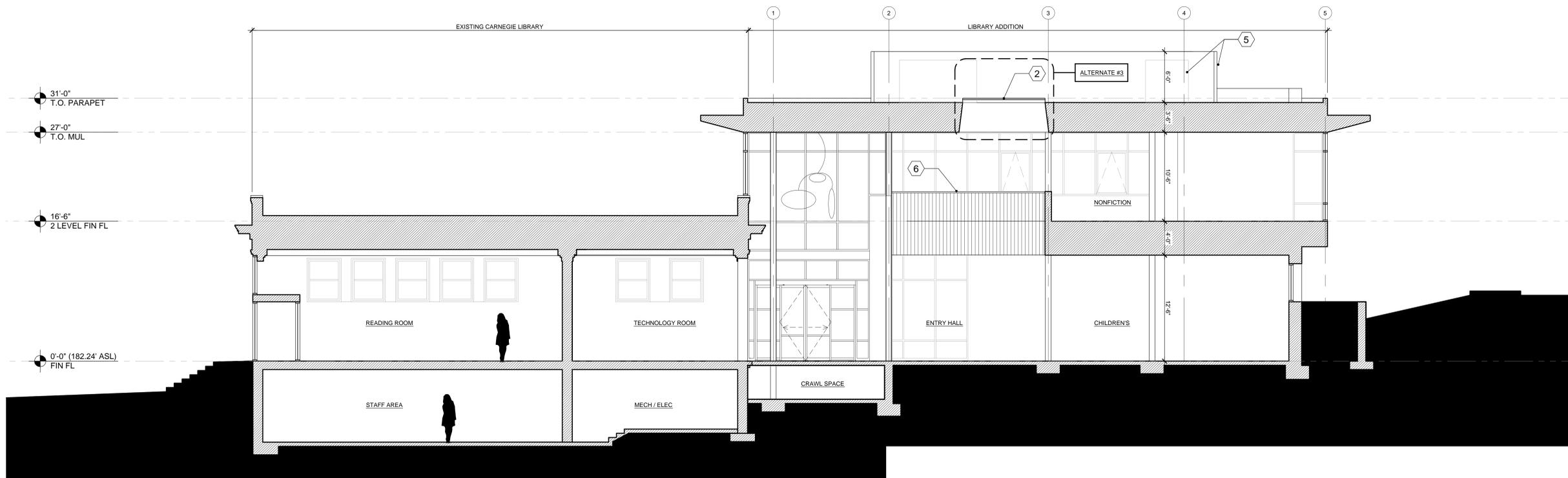


OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

OREGON CITY, OREGON



1 SECTION LOOKING EAST
 3/16" = 1'-0"



2 SECTION LOOKING NORTH
 3/16" = 1'-0"



SCALE 3/16" = 1'-0"

GENERAL NOTES

- THE EXISTING CARNEGIE LIBRARY IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. THE STYLE OF ARCHITECTURE IS LISTED AS AMERICAN RENAISSANCE STYLE. THE STRUCTURE IS A (1) STORY ABOVE GRADE WITH A BASEMENT LEVEL BELOW. EXTERIOR IS A RED BRICK WITH A CREAM AGENT BRICK. WOOD WINDOWS AND TRIM ARE PAINTED CREAM. NO ALTERATIONS TO THE EXTERIOR OTHER THAN THE EAST (BACK) WALL ARE PROPOSED.
- THE NEW ADDITION IS A (2) STORY ADDITION. THE LOWER EXTERIOR WALLS ARE MASONRY TO ECHO THE CARNEGIE. THEY CONTINUE UP TO THE SAME HEIGHT AS THE TOP OF THE CARNEGIE PARAPET. THE SECOND LEVEL IS PRIMARILY A GLAZED STOREFRONT. THE INTENT OF THE GLAZING IS TO CAPTURE THE PARK VIEWS AS WELL AS DECREASE THE OVERALL MASS OF THE ADDITION.

KEYNOTES

SYMBOL	DESCRIPTION
①	EXTENSIVE MODULAR GREEN ROOF SYSTEM ON METAL ENTRY CANOPY
②	ATRIUM SKYLIGHTS
③	PHOTOVOLTAIC PANELS
④	ELEVATOR CORE
⑤	MECHANICAL UNITS AND METAL ROOF SCREEN.
⑥	POWDER COATED METAL GUARD RAIL WITH STAINED WOOD RAIL.
⑦	BRICK INFILL TO MATCH EXISTING WALL WHERE WINDOW REMOVED.
⑧	EXISTING WINDOW TO REMAIN. TEMPERED STOPPED IN GLAZING IN OPENING BELOW.

SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

Drawing:
BUILDING SECTIONS

Job No: 1415

Date: JANUARY 23, 2015

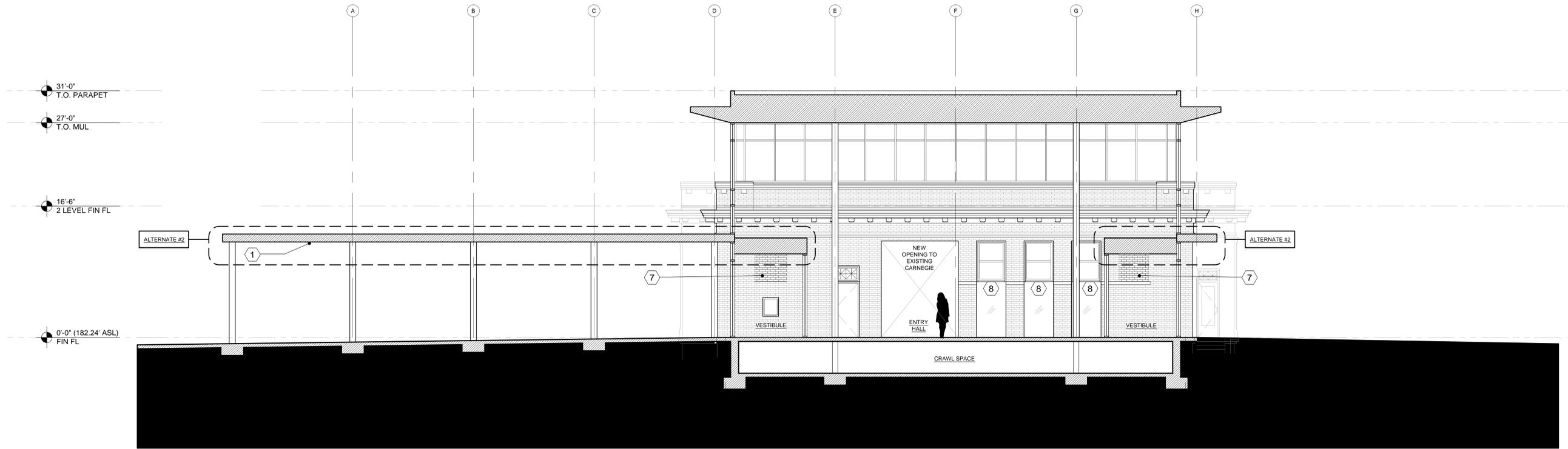
Drawn By: -

Checked By: -

Sheet No:

OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

OREGON CITY, OREGON



1 SECTION LOOKING WEST
 3/16"=1'-0"

0 3 6 12'
 SCALE 3/16" = 1'-0"

SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

GENERAL NOTES		KEYNOTES	
<p>1. THE EXISTING CARNEGIE LIBRARY IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. THE STYLE OF ARCHITECTURE IS LISTED AS AMERICAN RENAISSANCE STYLE. THE STRUCTURE IS A (1) STORY ABOVE GRADE WITH A BASEMENT LEVEL BELOW. EXTERIOR IS A RED BRICK WITH A CREAM AGENT BRICK. WOOD WINDOWS AND TRIM ARE PAINTED CREAM. NO ALTERATIONS TO THE EXTERIOR OTHER THAN THE EAST (BACK) WALL ARE PROPOSED.</p> <p>2. THE NEW ADDITION IS A (2) STORY ADDITION. THE LOWER EXTERIOR WALLS ARE MASONRY TO ECHO THE CARNEGIE. THEY CONTINUE UP TO THE SAME HEIGHT AS THE TOP OF THE CARNEGIE PARAPET. THE SECOND LEVEL IS PRIMARILY A GLAZED STOREFRONT. THE INTENT OF THE GLAZING IS TO CAPTURE THE PARK VIEWS AS WELL AS DECREASE THE OVERALL MASS OF THE ADDITION.</p>		<p>SYMBOL</p>	<p>DESCRIPTION</p>
		(1)	EXTENSIVE MODULAR GREEN ROOF SYSTEM ON METAL ENTRY CANOPY
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		(8)	EXISTING WINDOW TO REMAIN. TEMPERED STOPPED IN GLAZING IN OPENING BELOW.

Drawing:
BUILDING SECTIONS

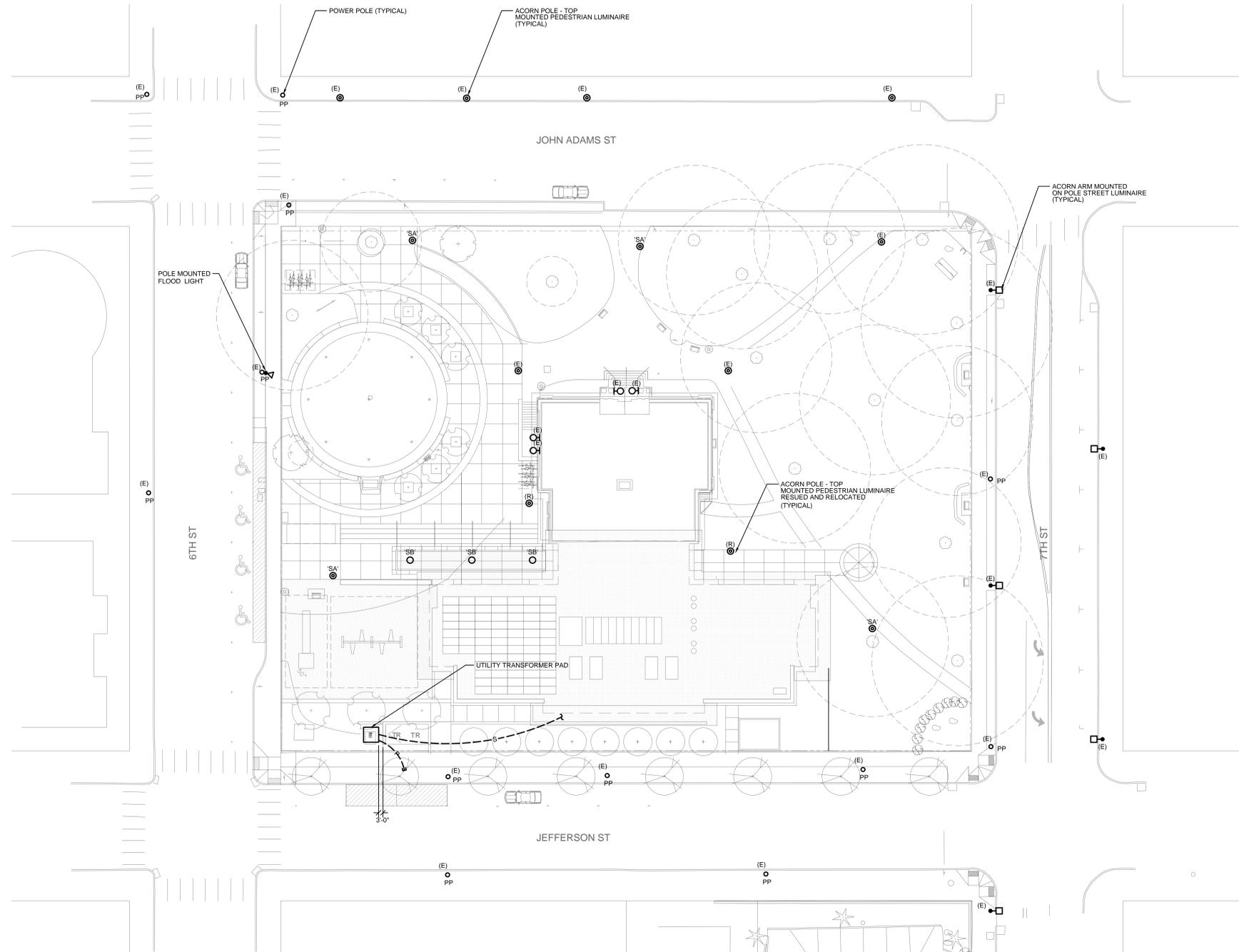
Job No: 1415
 Date: JANUARY 23, 2015
 Drawn By: -
 Checked By: -
 Sheet No:

GENERAL ELECTRICAL NOTES

A. DESIGN OF STREET LIGHTING BY POE PER PUBLIC WORKS.
 CONTACT: LORI SWANSON 503-742-8322



OREGON CITY
 PUBLIC LIBRARY
 RENOVATION &
 ADDITION
 OREGON CITY, OREGON



1 SITE LIGHTING AND ELECTRICAL PLAN
 SCALE: 1"=20'-0"

ELECTRICAL SYMBOL LIST

Abbreviations

- (E) EXISTING
- PP POWER POLE
- (R) RELOCATE AND REUSE

Lighting

- ◻ ACORN ARM MOUNTED ON POLE STREET LUMINAIRE
- SURFACE OR PENDANT MOUNTED LUMINAIRE
- ◐ WALL MOUNTED LUMINAIRE
- ⊙ ACORN POLE - TOP MOUNTED PEDESTRIAN LUMINAIRE
- ◀ POLE MOUNTED FLOOD LIGHT

Power

- T UTILITY TRANSFORMER

Raceways

- CONDUIT/WIRING CONTINUATION
- CONDUIT/WIRING STUBBED OUT WITH END CAP OR INSULATED PLASTIC BUSHING
- POWER POLE
- UNDERGROUND PRIMARY SERVICE
- UNDERGROUND SECONDARY SERVICE

SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

Drawing:
SITE LIGHTING AND ELECTRICAL PLAN

Job No: 1415
 Date: JANUARY 23, 2015
 Drawn By: CK
 Checked By: MO
 Sheet No:

PROJECT 2014-0318
 CONTACT Mark O'Leary
INTERFACE ENGINEERING
 708 SW Third Avenue
 Suite 400
 Portland, OR 97204
 TEL 503.382.2266
 FAX 503.382.2262
 www.interfaceengineering.com

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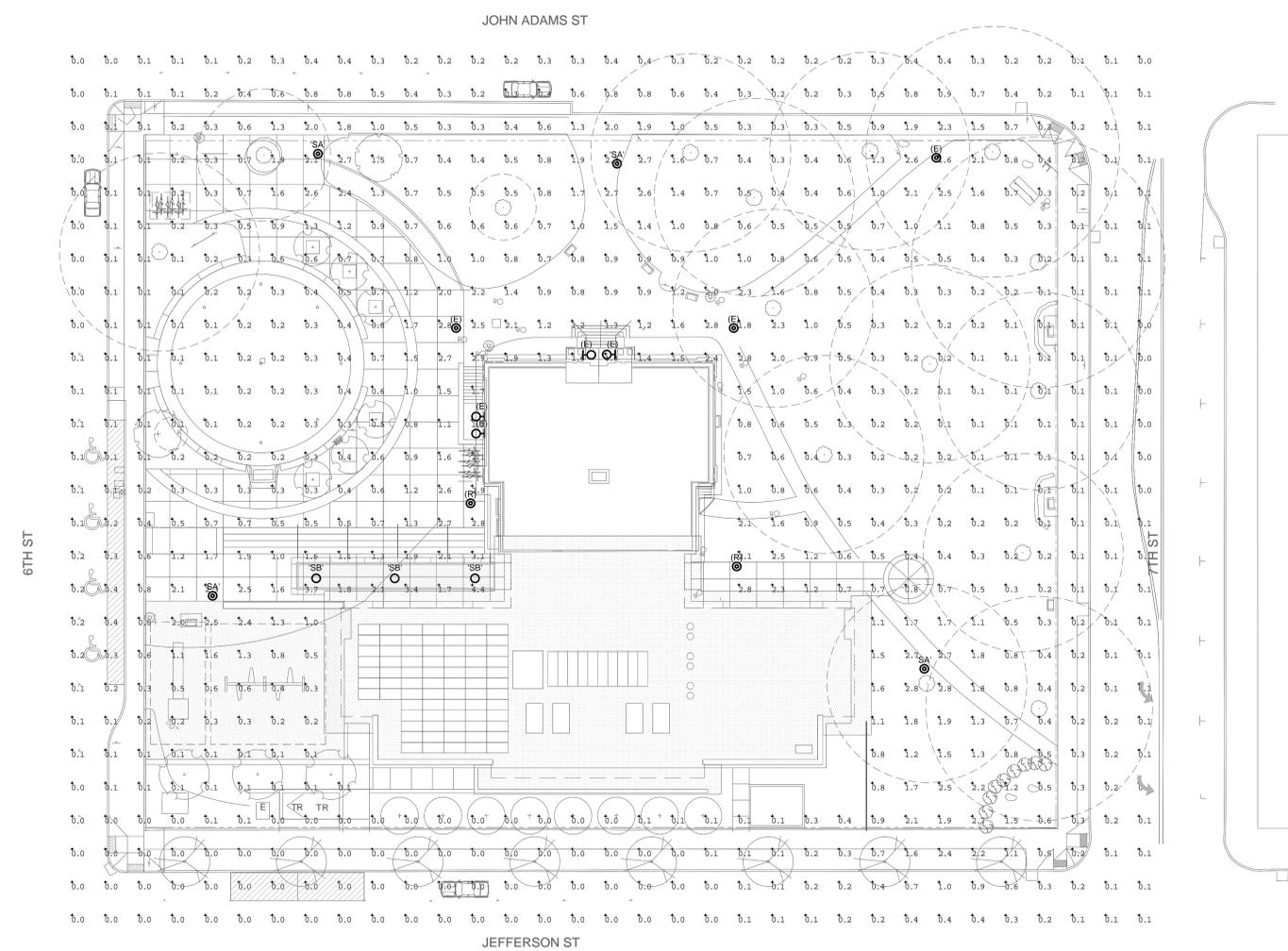
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SITE LIGHTING LUMINAIRE SCHEDULE

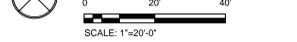
TYPE	DESCRIPTION	HOUSING	SHIELDING	MOUNTING	FINISH	UL/IP RATING	BALLAST	LAMP(S)	INPUT WATTS	MFG/CATALOG #	NOTES
SA	EXTERIOR POST-TOP ACRON STYLE LUMINAIRE WITH LED LAMPING AND TYPE V DISTRIBUTION OPTICS.	NOMINAL 14-INCH DIAMETER BY 20-INCH TALL ACRYLIC GLOBE WITH 210° GLOBE FITTER AND 22C GOLD FINIAL.	#107 ACRYLIC GLOBE WITH 22C GOLD FINIAL.	12-10" CAST IRON DECORATIVE ROUND POLE, POLE TO WITHSTAND 100 MILE PER HOUR WINDS WITH A GUST FACTOR OF 1.3.	TO MATCH EXISTING	WET	INTEGRAL	LED	TBD	VISCO VI-A18/C12-10" - LED-V SERIES	LUMINAIRE AND POLE TO MATCH EXISTING.
SB	EXTERIOR SURFACE MOUNTED LED DRUM	NOMINAL 10.25-INCH DIAMETER BY 4-INCH HIGH RUGGED CAST ALUMINUM TOP PLATE AND OUTER RING	WHITE ACRYLIC	SURFACE	DARK BRONZE	WET	INTEGRAL	NOMINAL 1029 LUMENS, 4000K, 85 CRI.	18 WATTS	LITHONIA LIGHTING OLCFM SERIES OR APPROVED	

NOTES:
 1 THIS LUMINAIRE SCHEDULE IS NOT COMPLETE WITHOUT A COPY OF THE PROJECT MANUAL CONTAINING THE ELECTRICAL SPECIFICATIONS.
 2 SPECIFIED MANUFACTURERS ARE APPROVED TO SUBMIT BID. INCLUSION DOES NOT RELIEVE MANUFACTURER FROM SUPPLYING PRODUCT AS DESCRIBED.
 3 PROVIDE SUBMITTALS THAT INCLUDE THE LUMINAIRE, LAMP AND BALLAST INFORMATION OF EACH LUMINAIRE, WITH APPLICABLE OPTIONS CLEARLY CHECKED OR HIGHLIGHTED. SUBMITTALS NOT INCLUDING THIS INFORMATION WILL BE RETURNED AS REJECTED BY THE ENGINEER OF RECORD.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site Grid	Illuminance	Fc	0.61	4.4	0.0	N.A.	N.A.
Library Site	Illuminance	Fc	0.89	4.4	0.0	N.A.	N.A.
Main Pedestrian Entrance	Illuminance	Fc	1.50	2.7	0.8	1.88	3.38
Northeast Pedestrian Path	Illuminance	Fc	1.55	2.8	0.5	3.10	5.60
Southwest Pedestrian Path	Illuminance	Fc	2.01	4.4	0.6	3.35	7.33



1 SITE LIGHTING PHOTOMETRIC PLAN



SITE PLAN DESIGN REVIEW &
 HISTORIC DESIGN REVIEW
 SUBMITTAL PACKAGE

Drawing:

SITE LIGHTING PHOTOMETRIC PLAN

Job No: 1415
 Date: JANUARY 23, 2015

Drawn By:
 Checked By:
 Sheet No:

PROJECT 2014-0318
 CONTACT Mark O'Leary

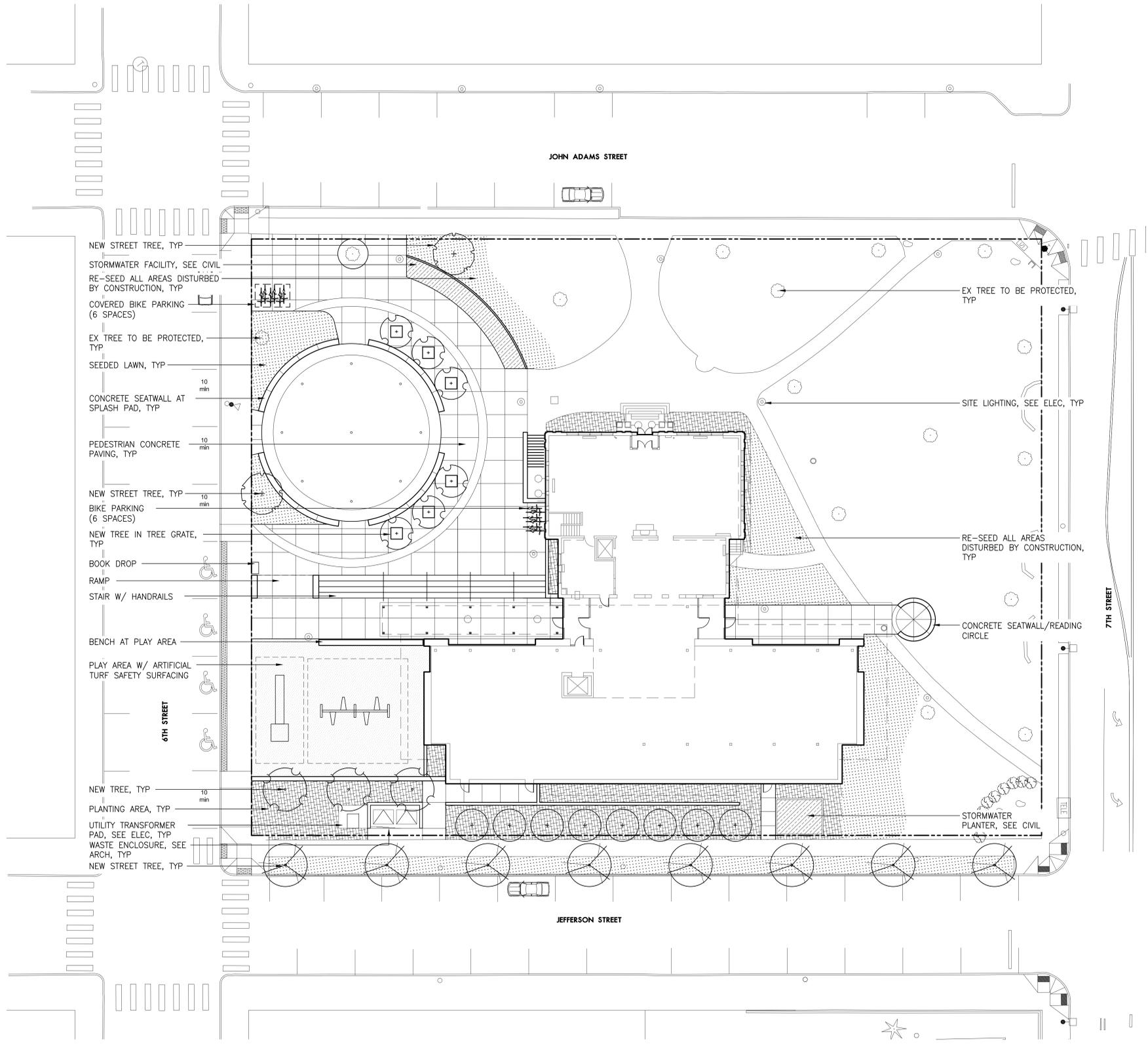
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OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

OREGON CITY, OREGON

lango.hansen LANDSCAPE ARCHITECTS PC
 1100 nw glisan #3B portland OR 97209 T 503 295-2437



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
TREES				
	<i>Cercis canadensis</i> 'Ace of Hearts'	Ace of Hearts Redbud	2.5" CAL./B&B	AS SHOWN
	<i>Cornus kousa</i> var. <i>chinensis</i>	Chinese Dogwood	2.5" CAL./B&B	AS SHOWN
	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	2.5" CAL./B&B	AS SHOWN
	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2.5" CAL./B&B	AS SHOWN
	<i>Zelkova serrata</i> 'Schmidtlow'	Wireless Zelkova	2.5" CAL./B&B	AS SHOWN
SHRUBS, GRASSES AND GROUNDCOVERS				
	<i>Abelia x 'Rose Creek'</i>	Rose Creek Abelia	#5/CONT.	30" O.C.
	<i>Mahonia repens</i>	Creeping Mahonia	#5/CONT.	30" O.C.
	<i>Polystichum munitum</i>	Western Sword Fern	#5/CONT.	30" O.C.
	<i>Rhaphiolepis x delacourii</i> 'Georgia Petite'	Georgia Petite Indian Hawthorn	#5/CONT.	30" O.C.
	<i>Rhododendron x 'Dreamland'</i>	Dreamland Rhododendron	#5/CONT.	AS SHOWN
	<i>Rosmarinus officinalis</i> 'Tuscan Blue'	Tuscan Blue Rosemary	#5/CONT.	30" O.C.
	<i>Rubus calycinoides</i>	Creeping Raspberry	#1/CONT.	12" O.C.
STORMWATER PLANTER				
	<i>Carex testacea</i>	New Zealand Orange Sedge	#1/CONT.	12" O.C.
	<i>Cornus stolonifera</i> 'Farrow'	Arctic Fire Red Twig Dogwood	#5/CONT.	24" O.C.
	<i>Juncus patens</i>	Spreading Rush	#1/CONT.	12" O.C.
SEEDED LAWN				
	Sunmark Northwest Supreme Lawn Mix	Seeded Lawn	SEED	8 lbs/1000 SF

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- PEDESTRIAN CONCRETE PAVING
- PLAY AREA SAFETY SURFACING
- EXISTING TREE TO BE PROTECTED
- SITE LIGHTING, SEE ELEC DRAWINGS

ABBREVIATIONS

- ARCH ARCHITECTURE
- B&B BALLED & BURLAPPED
- CAL CALIPER
- CONT. CONTAINER
- ELEC ELECTRICAL
- EX EXISTING
- HT HEIGHT
- TYP TYPICAL
- QTY QUANTITY
- W/ WITH
- # CONTAINER SIZE

