

# OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

## SITE PLAN DESIGN REVIEW & HISTORIC DESIGN REVIEW SUBMITTAL

S|E A

SCOTT | EDWARDS ARCHITECTURE LLP  
2525 E. Burnside St., Portland, OR 97214  
phone:(503) 226-3617    www.seallp.com



PROJECT DIRECTORY:		INDEX OF DRAWINGS:	
OWNER:	OREGON CITY PUBLIC LIBRARY 606 JOHN ADAMS ST OREGON CITY, OR 97045 TEL: 503-657-8269 FAX: 503-X ATTN: MAUREEN COLE	ISSUED :	
		LEGEND:	
ARCHITECT:	SCOTT   EDWARDS ARCHITECTURE, LLP 2625 E BURNSIDE STREET PORTLAND, OREGON 97214 TEL: 503-226-3617 FAX: 503-226-3715 ATTN: JOAN JASPER	01-22-2015	○ SITE PLAN & HISTORIC DESIGN REVIEW SUBMISSION
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)
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		○ A0.3 VICINITY PLAN
			○ A0.4 EXTERIOR & INTERIOR RENDERINGS
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		○ A0.5 BUILDING MATERIAL SAMPLES
			○ A0.6 SITE MATERIAL SAMPLES
LANDSCAPE:	LANGO HANSEN LANDSCAPE ARCHITECTS 1100 NW GLISAN ST PORTLAND, OR 97209 TEL: (503) 295-2437 FAX: (503) 295-2439 ATTN: KURT LANGO		○ C1.1 GRADING & EROSION CONTROL PLAN
			○ C2.1 UTILITY PLAN & STORM DRAINAGE PLAN
CONTRACTOR:	P & C CONSTRUCTION 2133 NORTHWEST YORK STREET PORTLAND, OR 97210 TEL: (503) 665-0165 FAX: (503) 667-2865 ATTN: WILL SOMME		○ C3.1 DETAILS
			○ AD.1 EXISTING CONDITION & SITE DEMOLITION 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		○ AD.2 BUILDING DEMOLITION PLAN - CARNEGIE
			○ 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
			○ E1.0 SITE LIGHTING & ELECTRICAL PLAN
			○ EPH.0 SITE LIGHTING PHOTOMETRIC PLAN
			○ L1.0 LANDSCAPE PLAN
			<b>ATTACHMENTS:</b>
			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. INADVERT DISCOVERY PLAN (IDP)

GENERAL NOTES	ZONING CODE SUMMARY: OREGON CITY	BID ALTERNATES
<p>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.</p> <p>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.</p> <p>3. ALL DIMENSIONS ON PLANS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.</p> <p>4. ALL CONSTRUCTION SHALL COMPLY WITH THE 2014 OREGON STRUCTURAL SPECALITY CODE, AND ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.</p> <p>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.</p> <p>6. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.</p> <p>11. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS SHALL BE LEFT IN A BROOM CLEAN CONDITION AT ALL TIMES.</p> <p>12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.</p> <p>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.</p> <p>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.</p> <p>15. ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT NEC, OMSC, UPC, RESPECTIVELY</p> <p>16. CONTRACTOR TO PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC.</p> <p>17. CONTRACTOR TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION</p> <p>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.</p>	<p><b>PLANNING DESIGNATION:</b></p> <p>ZONING: (I) INSTITUTIONAL DISTRICT COMPREHENSIVE PLAN: (P) PARKS HISTORIC DISTRICT: (MCD) MC LOUGHLIN CONSERVATION DISTRICT ADJACENT ZONING: (MUC-1) MIXED USE CORRIDOR DISTRICT (MODERATE DENSITY)</p> <p>PERMITTED USE OUTRIGHT: LIBRARY</p> <p>SITE DATA: SITE AREA 57,499 SF 1.3 ACRES TAX LOT 2-2E-31 AD-1099 ADDRESS 606 JOHN ADAMS ST, OREGON CITY OR 97045</p> <p>SITE DESIGN REVIEW: TYPE II W/ TYPE III ( PUBLIC HEARING) W/ HISTORIC DESIGN REVIEW</p> <p>SETBACKS: FRONT: (I), (MUC-1), (HC) 0' MIN - 5' MAX IF ADJACENT TO PUBLIC RIGHT OF WAY. SIDE: (NOTE: PUBLIC RIGHT OF WAY ON ALL 4 SIDES OF PROPERTY) NOT STIPULATED. REAR: NOT STIPULATED</p> <p>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</p> <p>SITE COVERAGE: (I) NOT STIPULATED IN I ZONING (MUC-1) TBD (HC) TBD</p> <p>LANDSCAPE REQ: (I) NOT STIPULATED (MUC-1) 20% MIN INCLD PARKING LOT (HC) 20% MIN INCLD PARKING LOT</p> <p>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 &amp; PARKING STUDY- DRAFT DATED DEC 2014 EXISTING BUILDING 4,60K X 3 = 14 NEW ADDITION 13.0K X 3 = 39 REQUIRED 53</p> <p>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 EXCPT)</p> <p>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 EXIST'G OFF SITE PARKING LOT @ JEFFERSON 19 (17) 8 SIGNED SPACES AT PUBLIC LOT @ FIRE HOUSE (8) TOTAL PARKING PROVIDED 42 (53) (NOT INCLD: SHARED PUBLIC LOTS @ LIBRARY CITY PARK &amp; ATKINSON CHURCH )</p> <p>BICYCLE PARKING PROVIDED COVERED 6 NON COVERED 6 TOTAL 12</p> <p>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.</p>	<p>IN ADDITION TO THE BASE BUILDING BID, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING ALTERNATES: SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL SCOPE OF ALTERNATES.</p> <p><b>ITEMS:</b></p> <ol style="list-style-type: none"><li>1. REMOVE AND RE-BUILD EXISTING INTERIOR STAIR TO BASEMENT OF CARNEGIE.</li><li>2. GREENROOFS AT ENTRY CANOPES OF LIBRARY ADDITION.</li><li>3. SKYLIGHT OVER LIBRARY ADDITION ATRIUM.</li><li>4. FULL SEISMIC UPGRADE TO EXISTING CARNEGIE</li><li>5. RAISED FLOORING SYSTEM</li><li>6. SPRAY PARK CONCRETE SEAT WALL</li></ol>

## OREGON CITY PUBLIC LIBRARY RENOVATION & ADDITION

OREGON CITY, OREGON

SITE PLAN DESIGN REVIEW &  
HISTORIC DESIGN REVIEW  
SUBMITTAL PACKAGE

Drawing:

COVER SHEET

-

-

Job No: 1415

Date: JANUARY 23, 2015

Drawn By: -

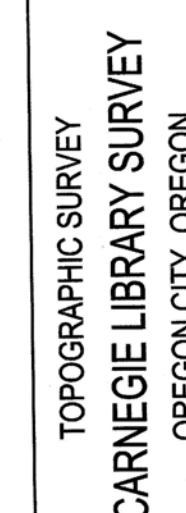
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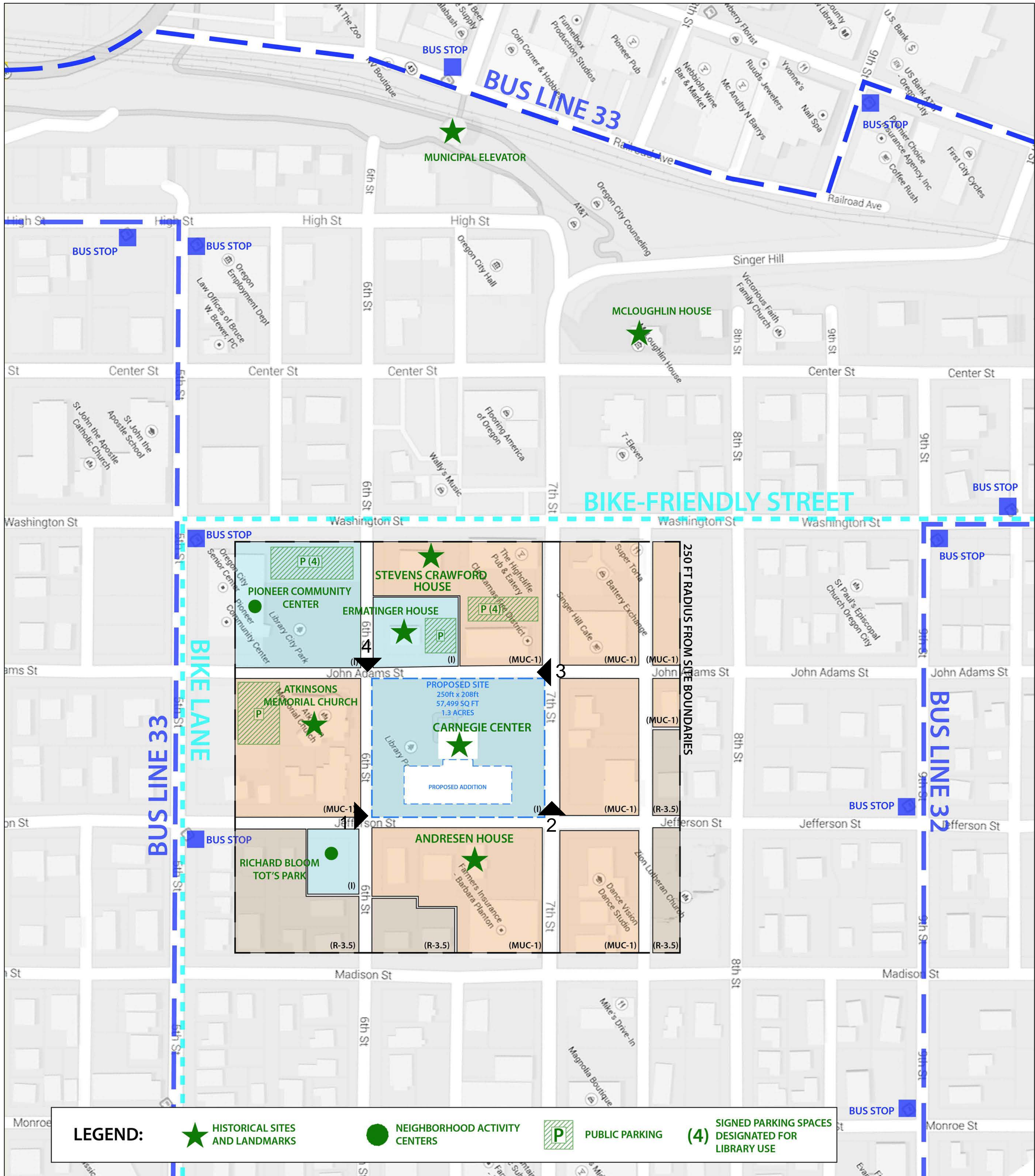
## OREGON CITY, OREGON



Drawing:  
SURVEY  
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REFERENCE ONLY

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





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"

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OREGON CITY, OREGON

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:





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

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OREGON CITY, OREGON

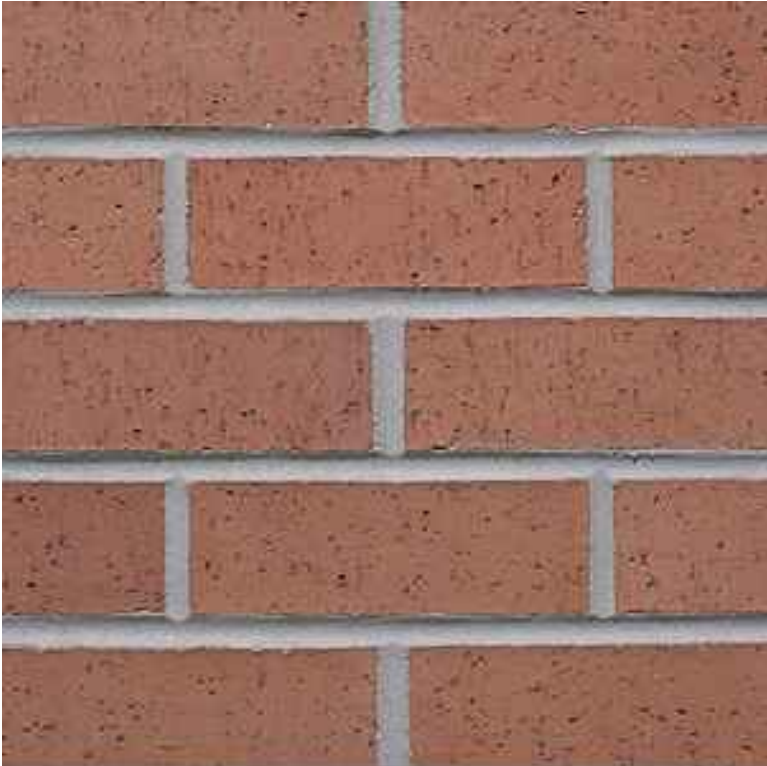
SITE PLAN DESIGN REVIEW &  
HISTORIC DESIGN REVIEW  
SUBMITTAL PACKAGE

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



EXISTING MATERIALS



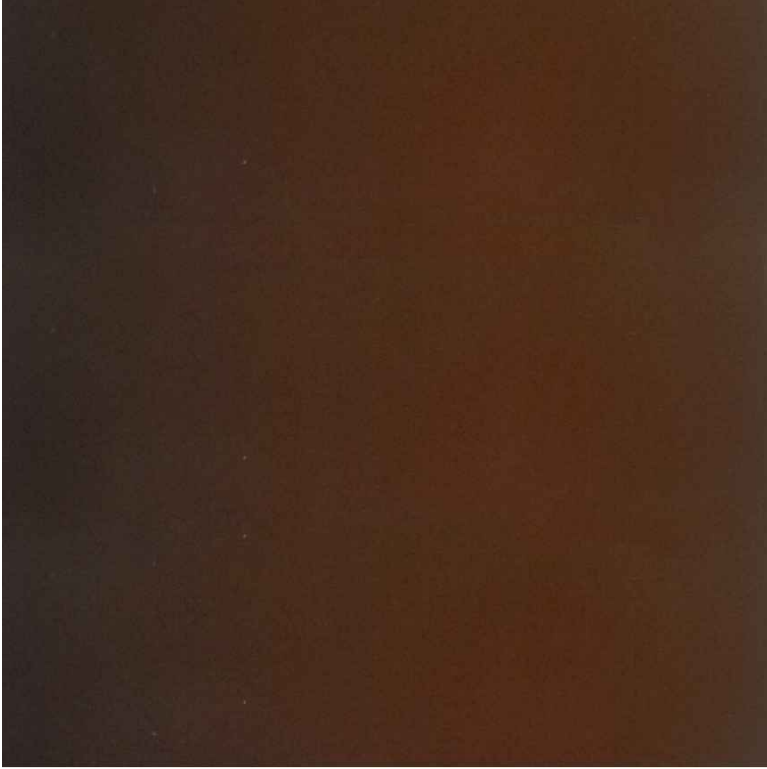
COLUMBIA RED BRICK  
- FIELD BRICK



SEATTLE CREAM BRICK  
- DETAIL BRICK



LIGHT FIXTURES



DARK BRONZE  
- DOWNSPOUT  
- RAILINGS  
- SIGNAGE



CASHMERE  
- WOOD WINDOW PAINT  
- ENTABLATURE PAINT

EXISTING CARNEGIE LIBRARY

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RENOVATION &  
ADDITION

OREGON CITY, OREGON

PROPOSED ADDITION MATERIALS



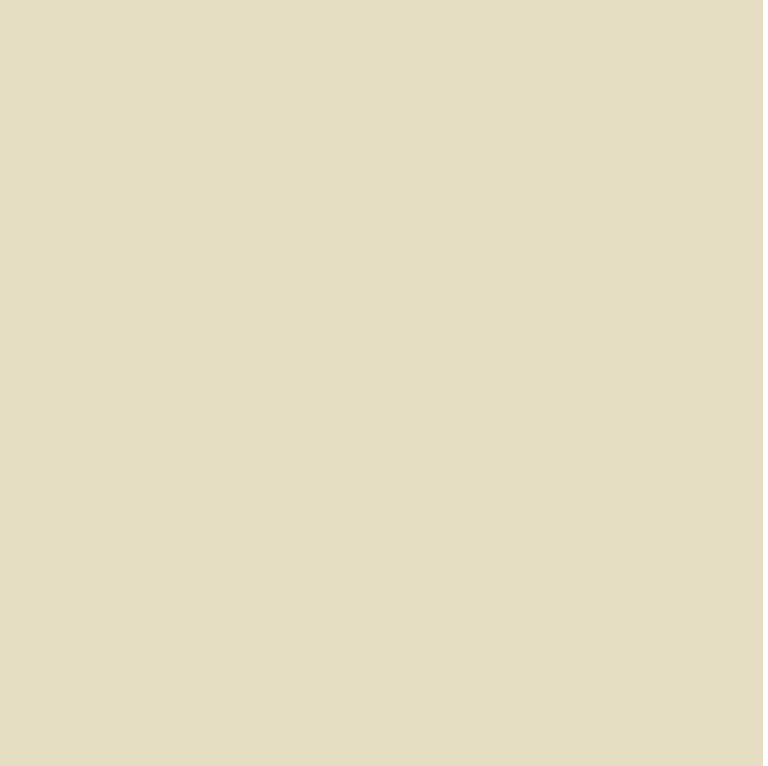
RUBY RED BRICK  
- SMOOTH & TEXTURED



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

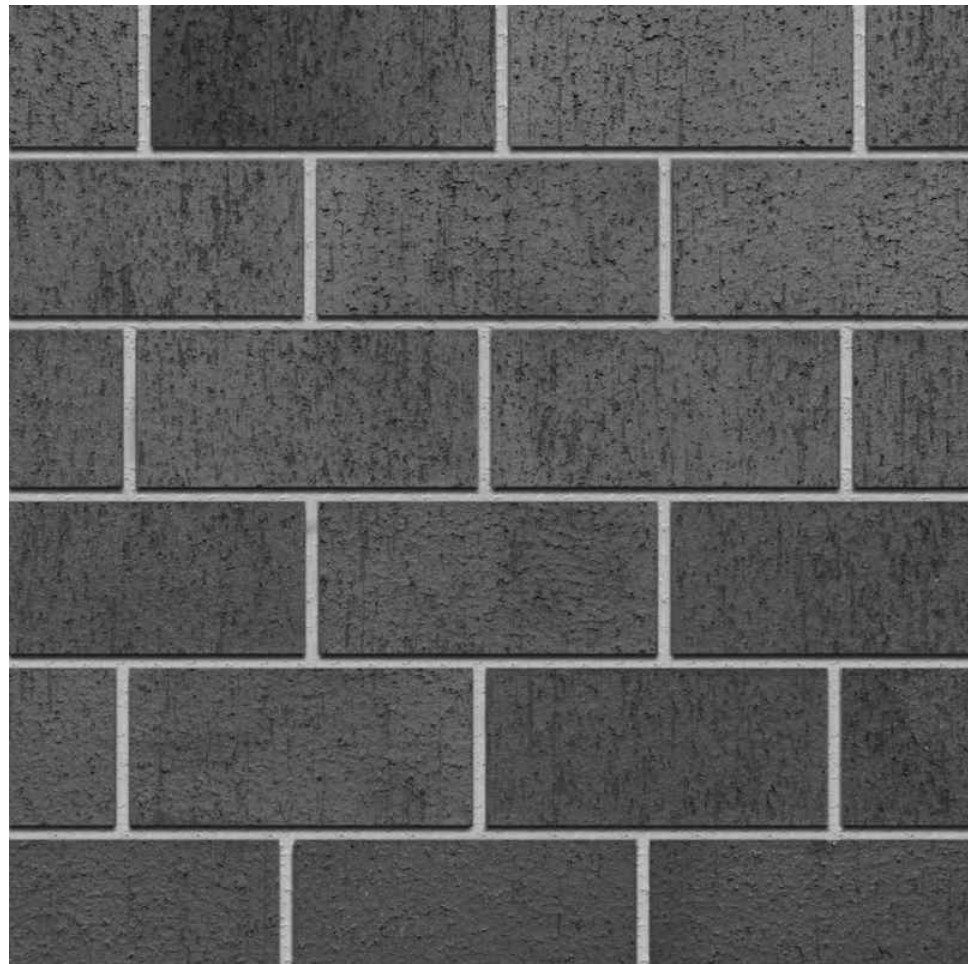
Job No: 1415  
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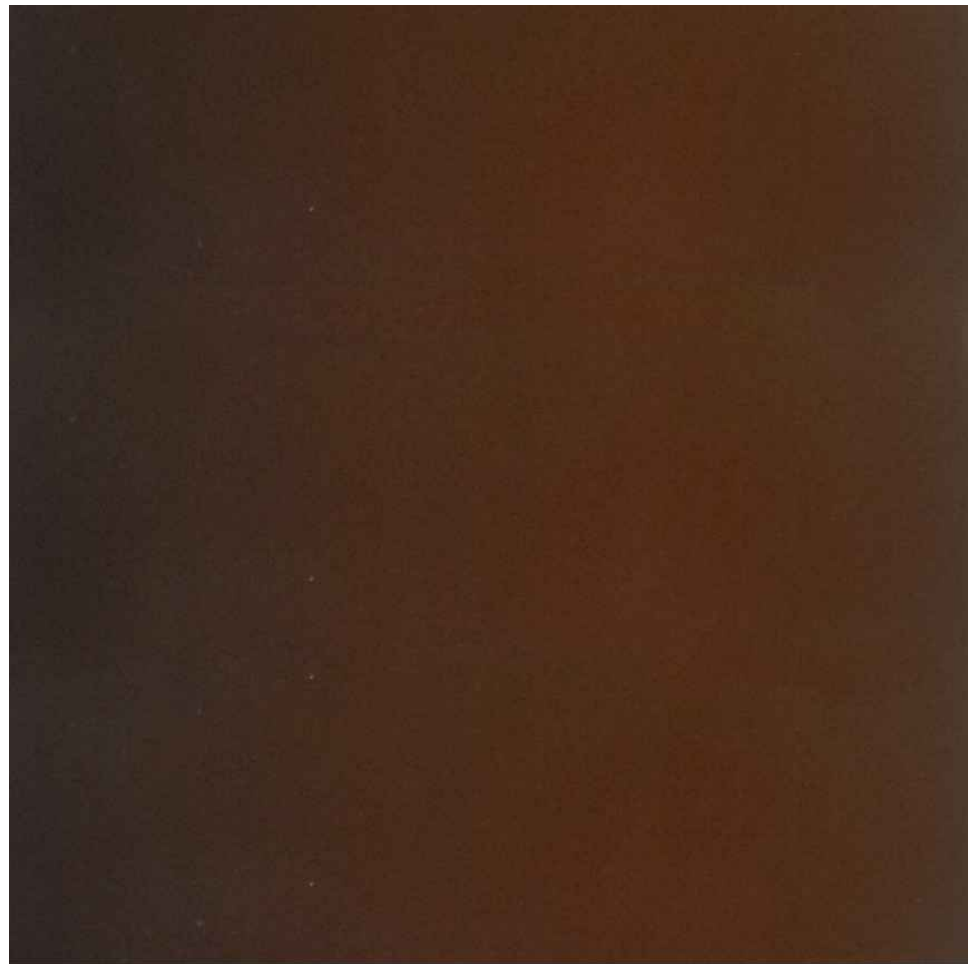
SITE MATERIALS



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



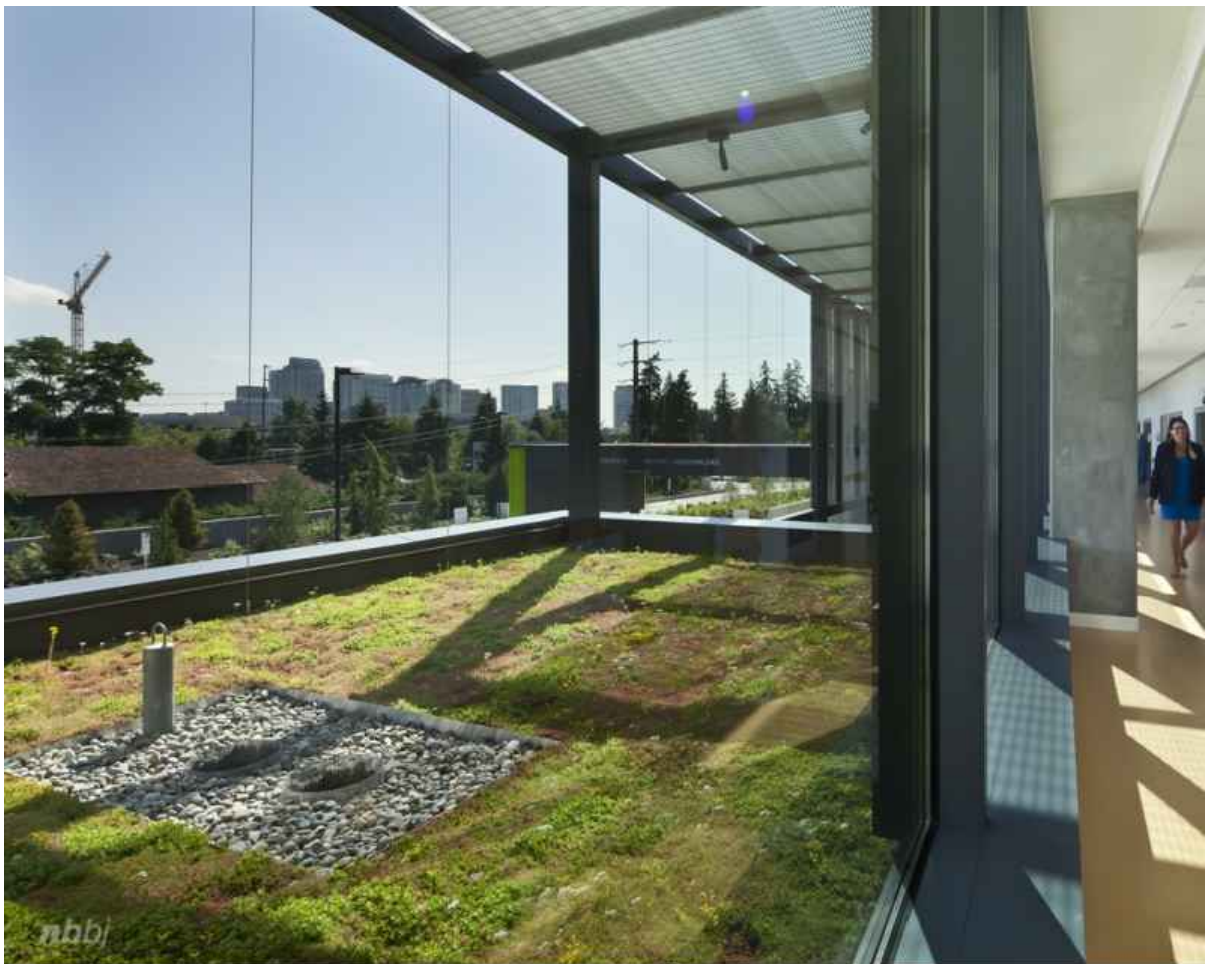
ART



PLAYGROUND



STAIR SEATS



GREEN ROOF



PHOTOVOLTAIC PANELS



TRASH ENCLOSURE SCREEN



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. INL 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 SOLS NOT FULLY ESTABLISHED. SEE THE EROSION AND SEDIMENT CONTROL MANUAL (CHAPTER 4) FOR REQUIREMENTS. ALL STOCKPILED SEDIMENT WILL BE COVERED WITH PLASTIC SHEETING AND WATERED WITH FREQUENT SPRINKLING TO PREVENT CRACKING 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.).

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.

1.3) 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 SEEDING. 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.

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SITE PLAN DESIGN REVIEW &  
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SUBMITTAL PACKAGE

Drawing:  
GRADING & EROSION  
CONTROL PLAN

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

et 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.

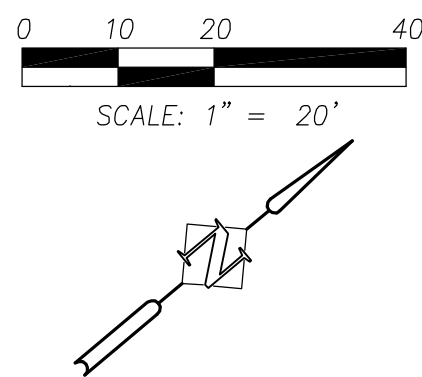
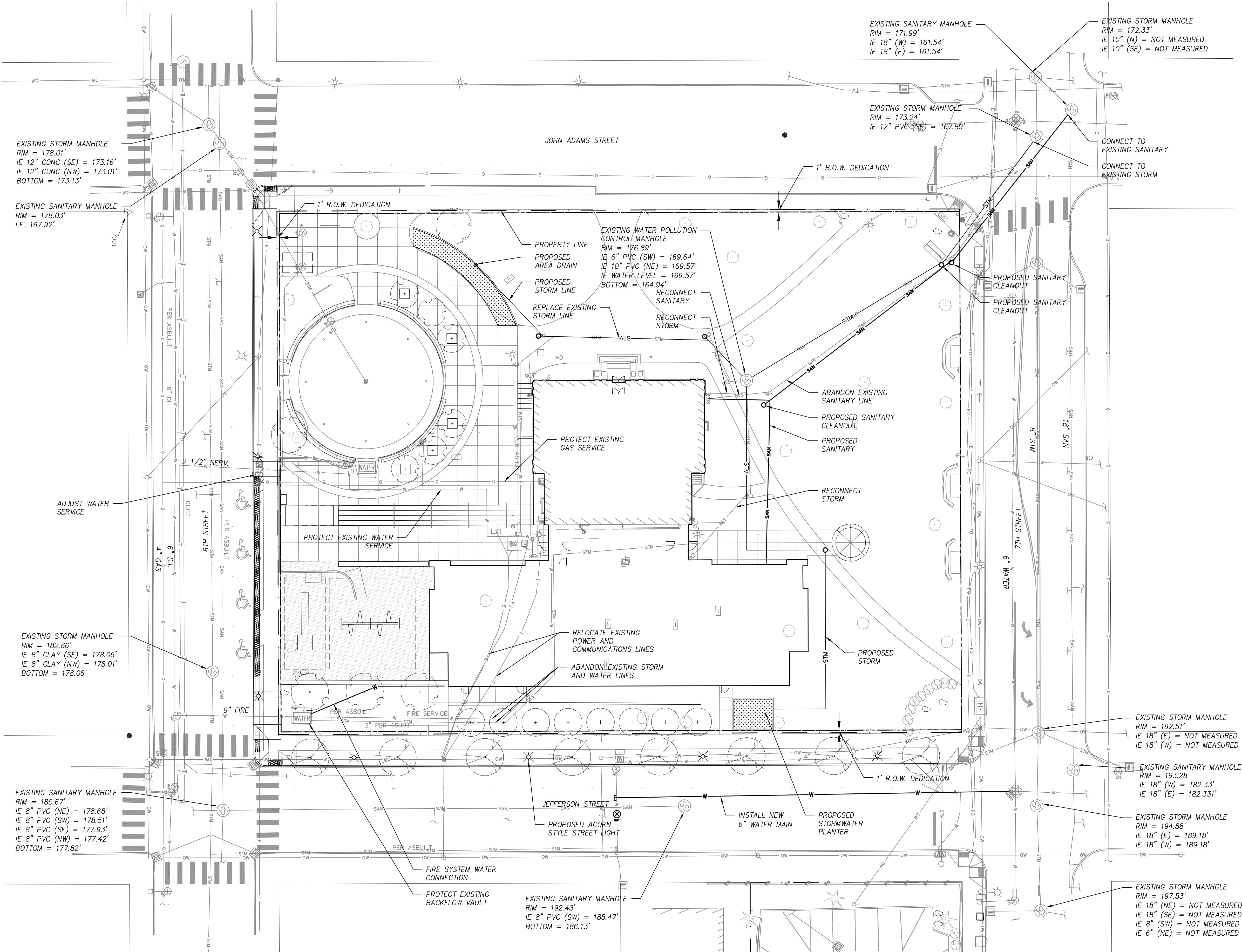
### SANITARY SEWER SYSTEM

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

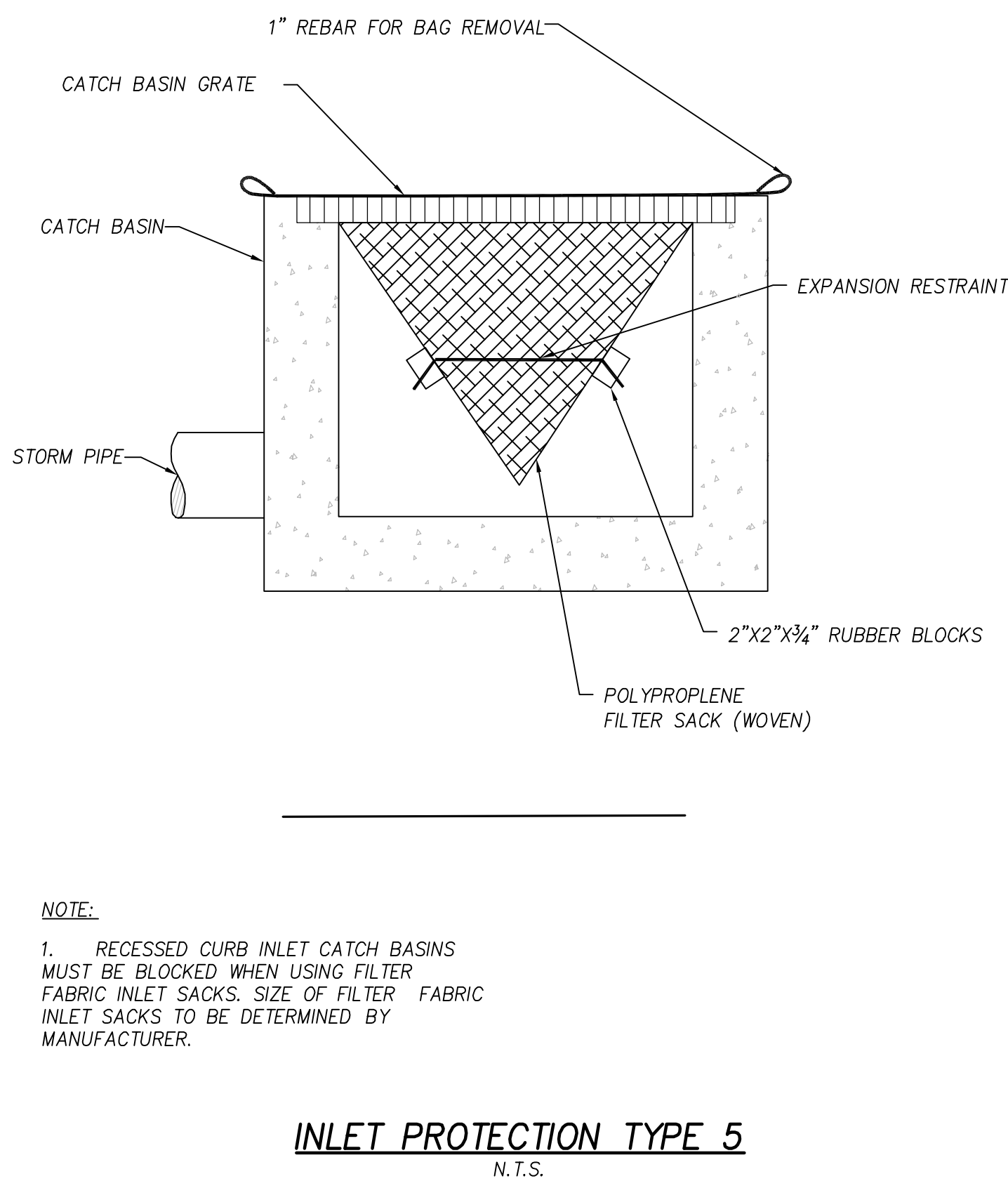
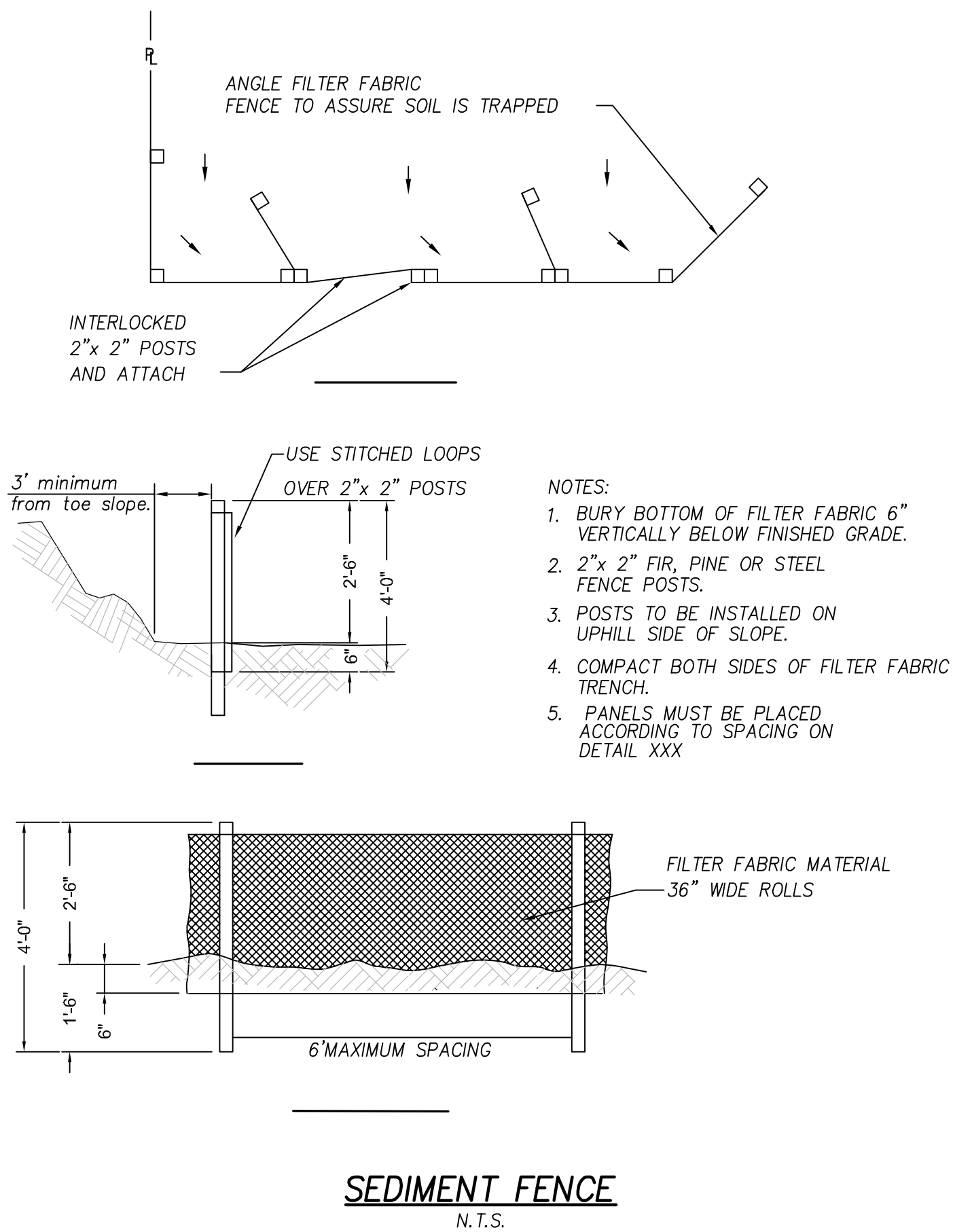
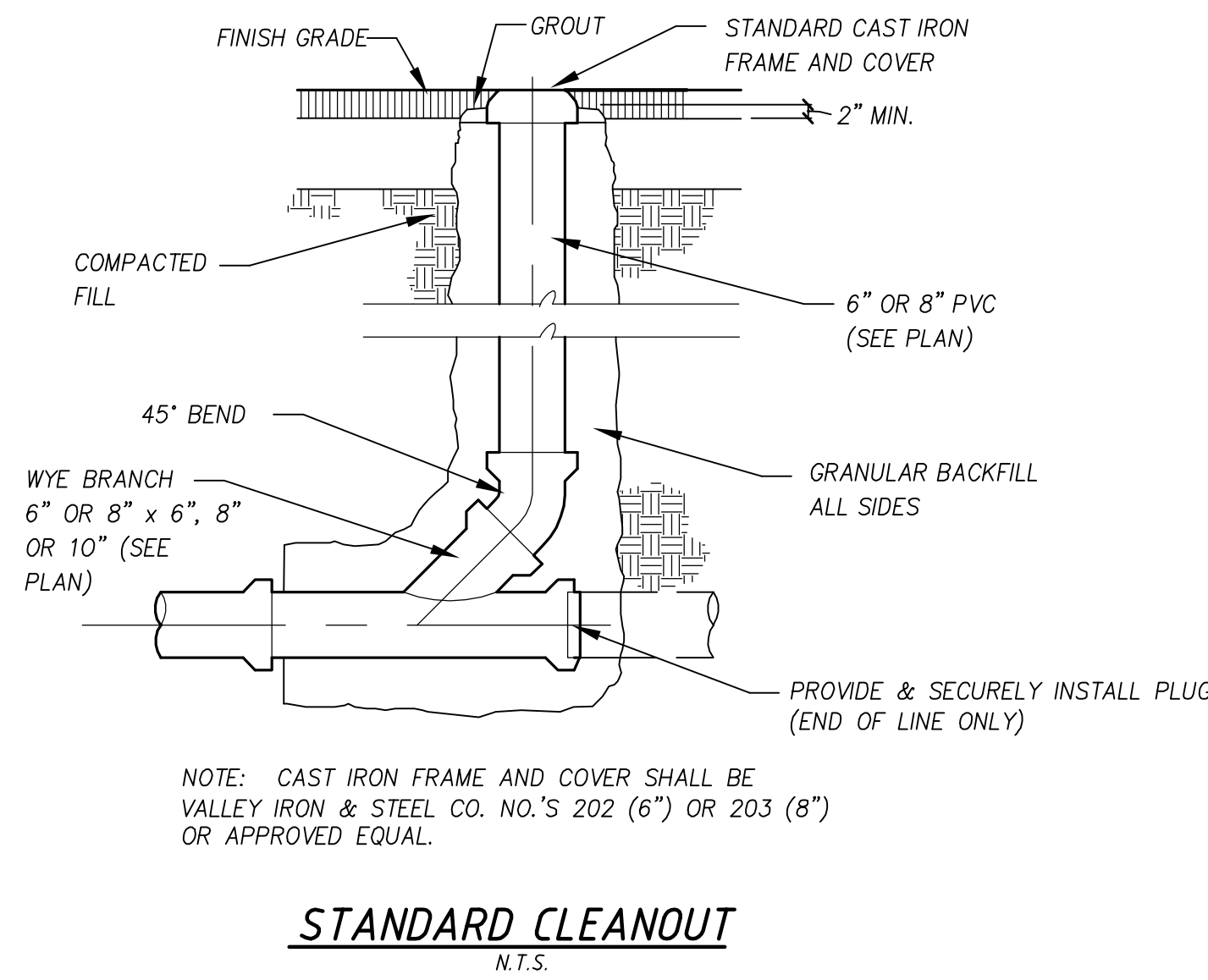
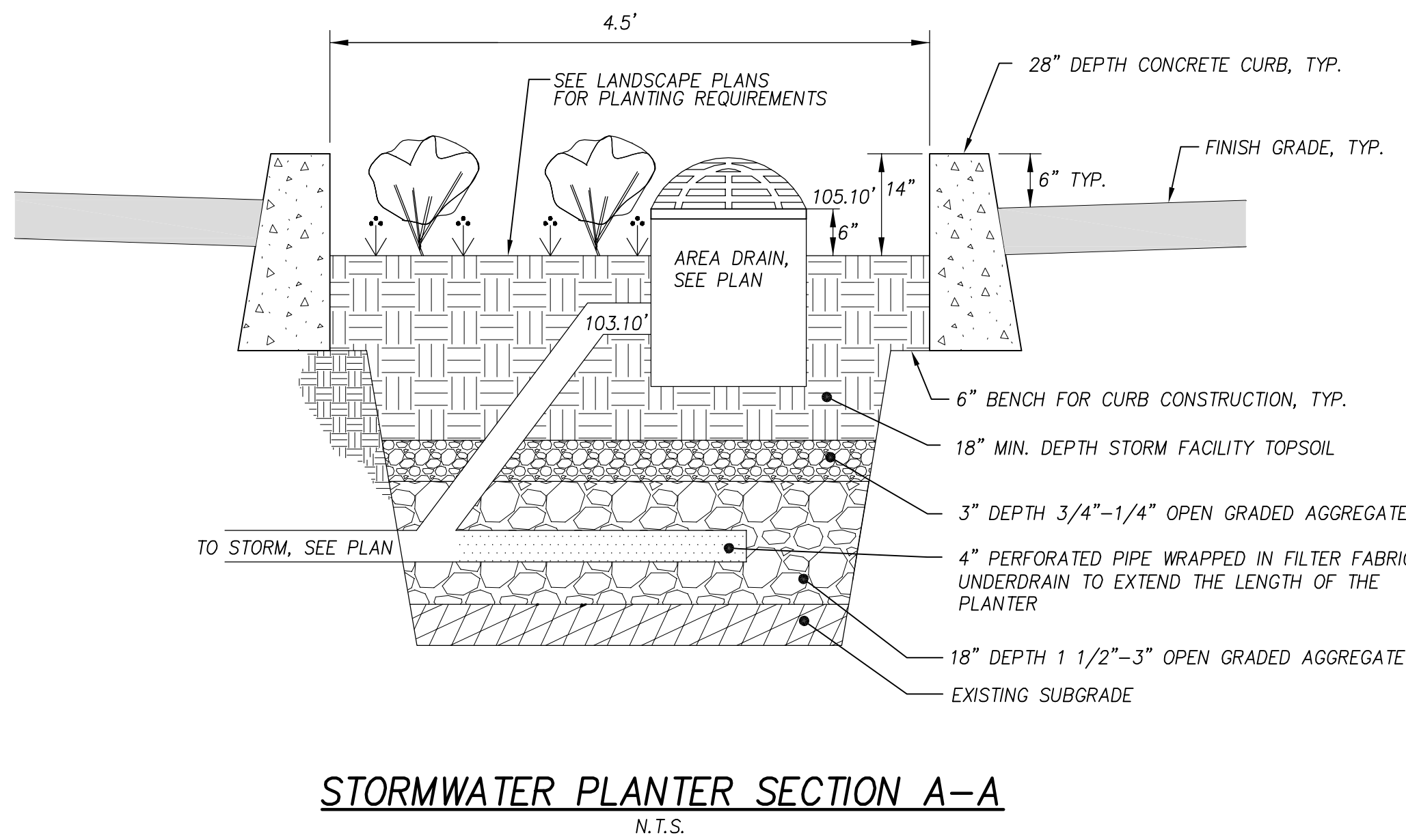
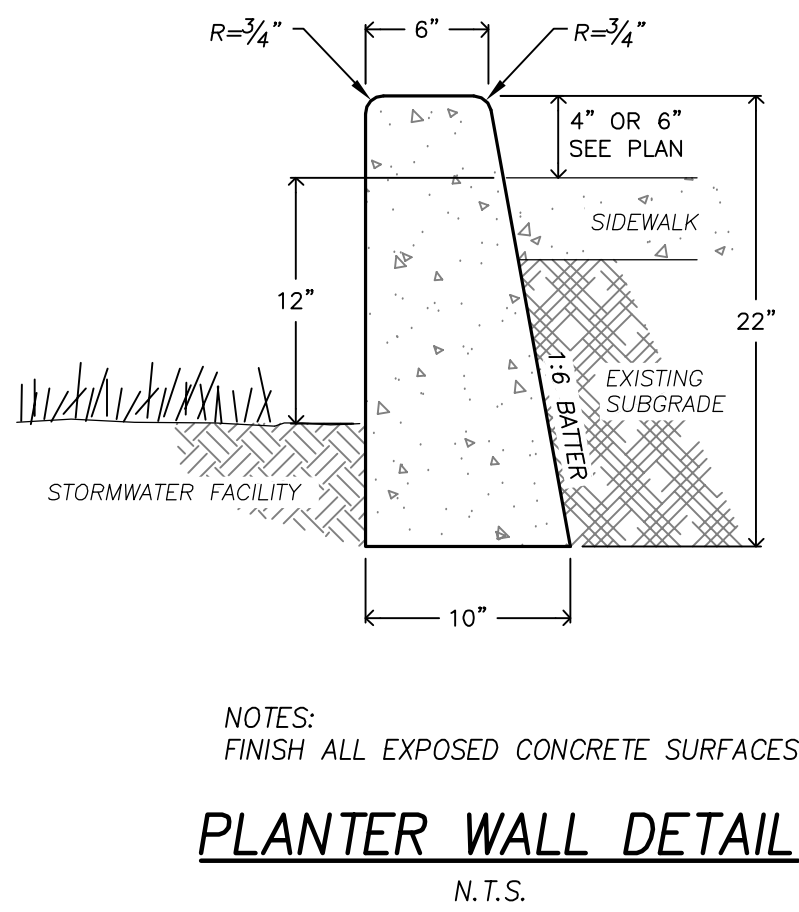
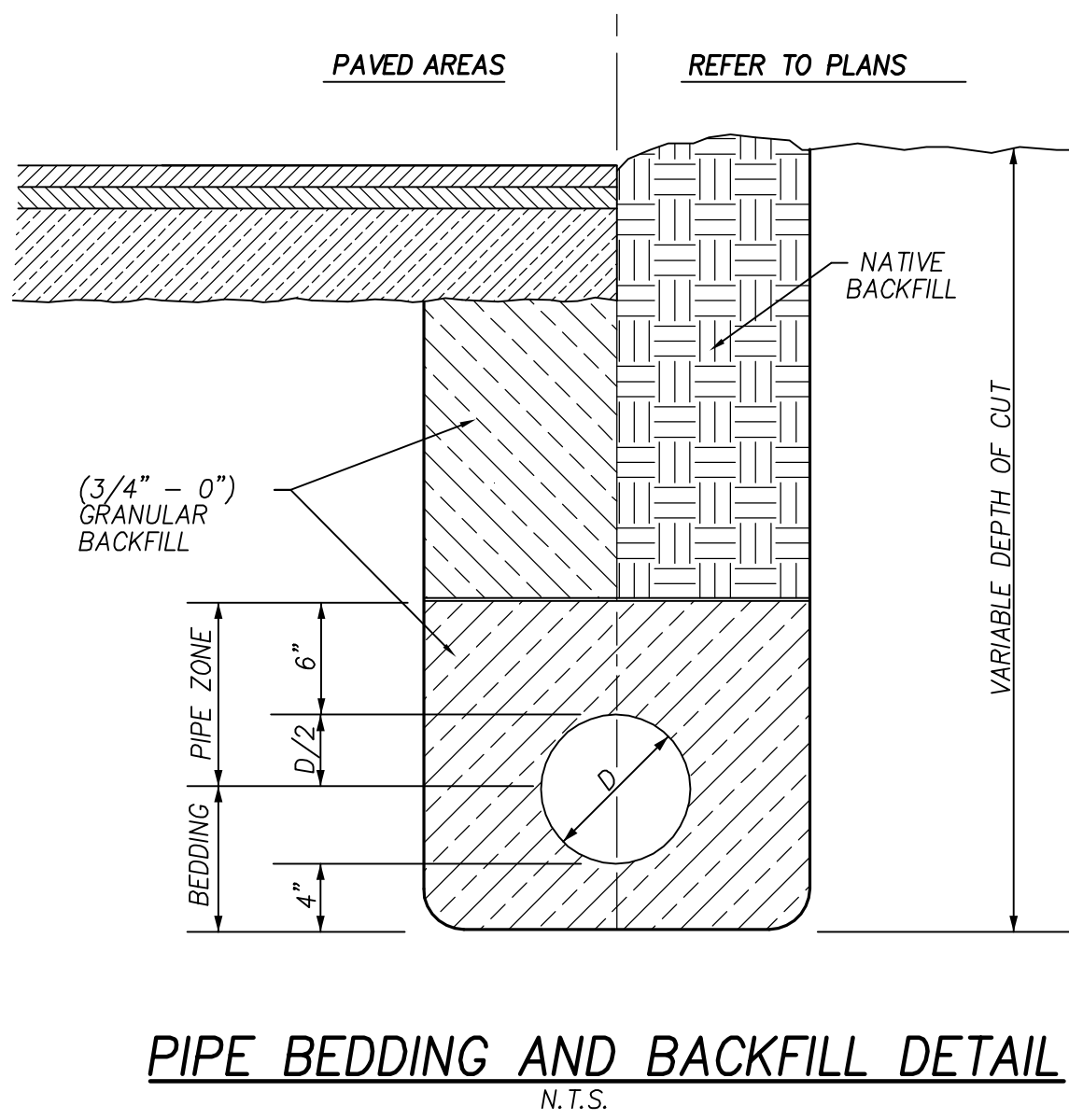
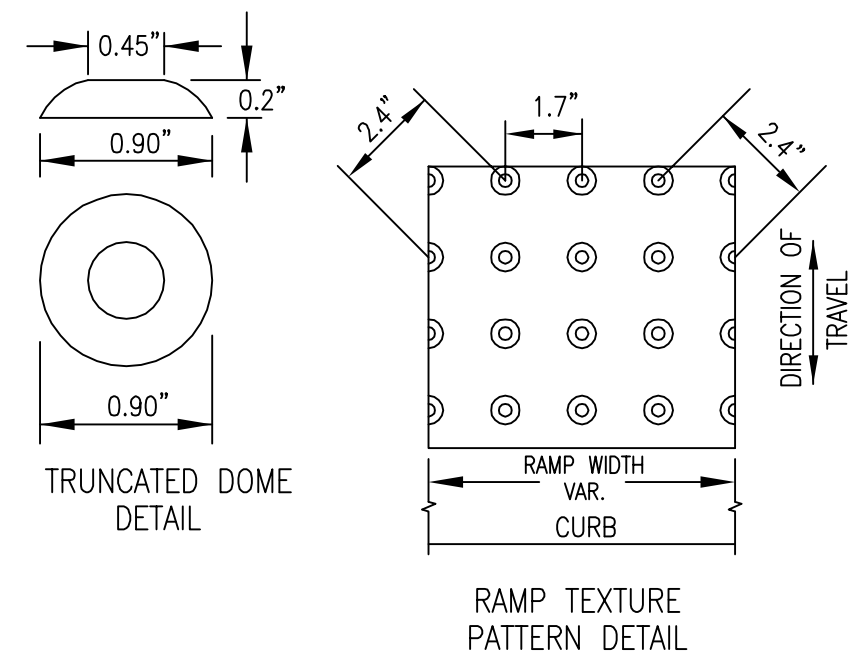
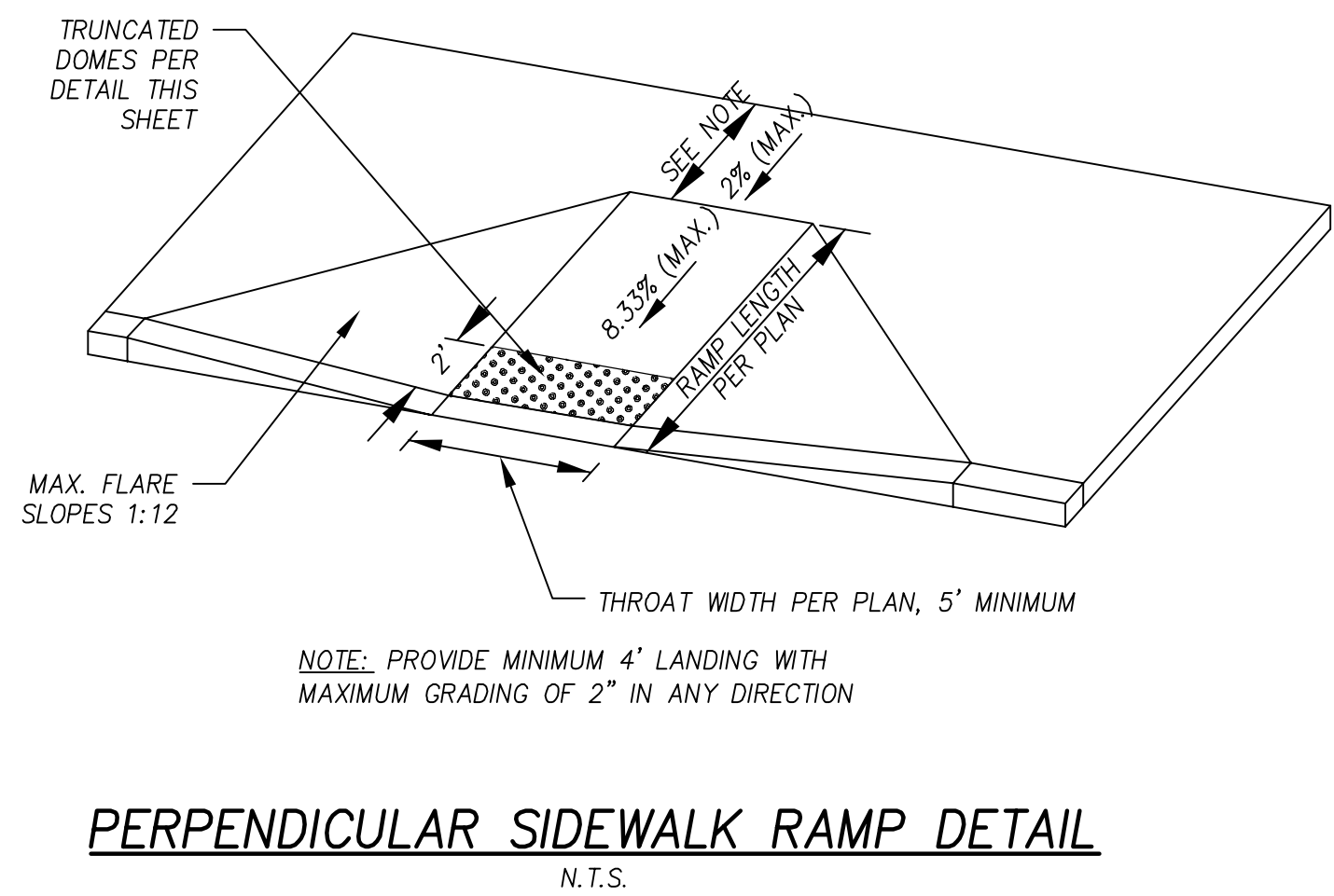
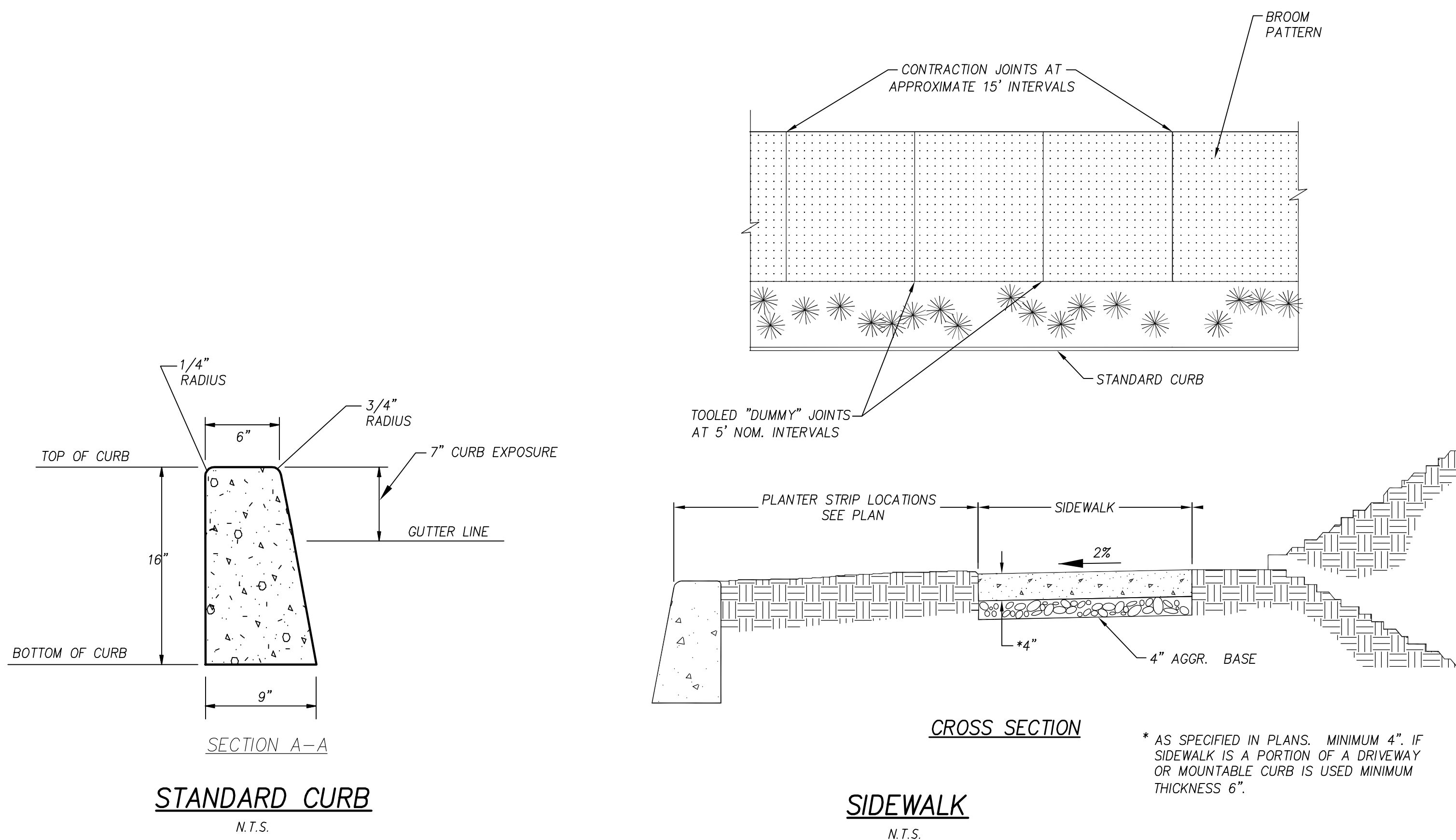
SITE PLAN DESIGN REVIEW &  
HISTORIC DESIGN REVIEW  
SUBMITTAL PACKAGE

Drawing:  
UTILITY PLAN & STORM  
DRAINAGE PLAN

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

C2.1





OREGON CITY  
PUBLIC LIBRARY  
RENOVATION &  
ADDITION

OREGON CITY, OREGON

SITE PLAN DESIGN REVIEW &  
HISTORIC DESIGN REVIEW  
SUBMITTAL PACKAGE

Drawing:  
DETAILS

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

C3.1



OREGON CITY  
PUBLIC LIBRARY  
RENOVATION &  
ADDITION

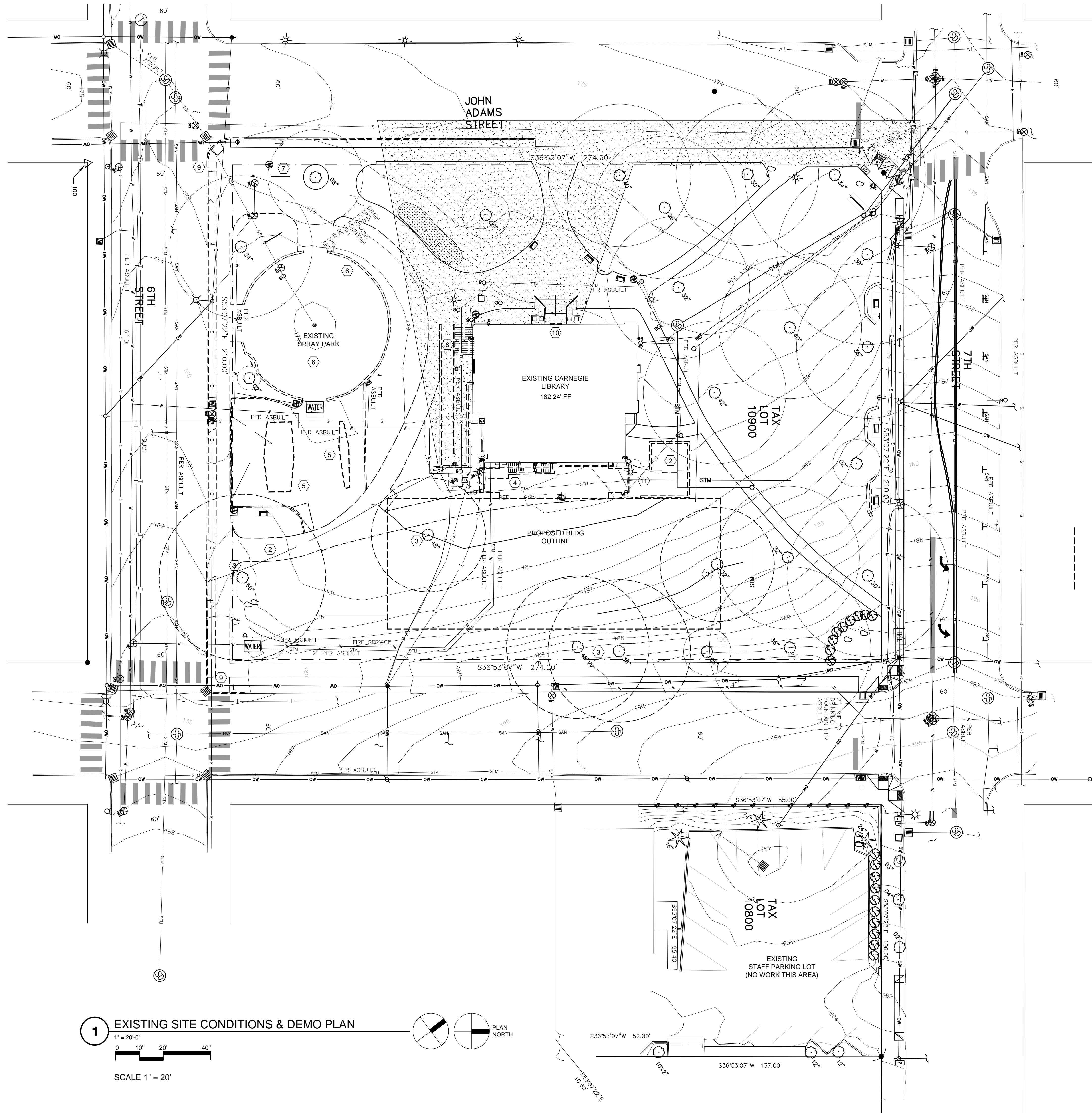
OREGON CITY, OREGON

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 EXSITNG 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



SITE PLAN DESIGN REVIEW &  
HISTORIC DESIGN REVIEW  
SUBMITTAL PACKAGE

Drawing:  
EXIST SITE CONDITIONS  
& DEMOLITION PLAN

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





## AD.2



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

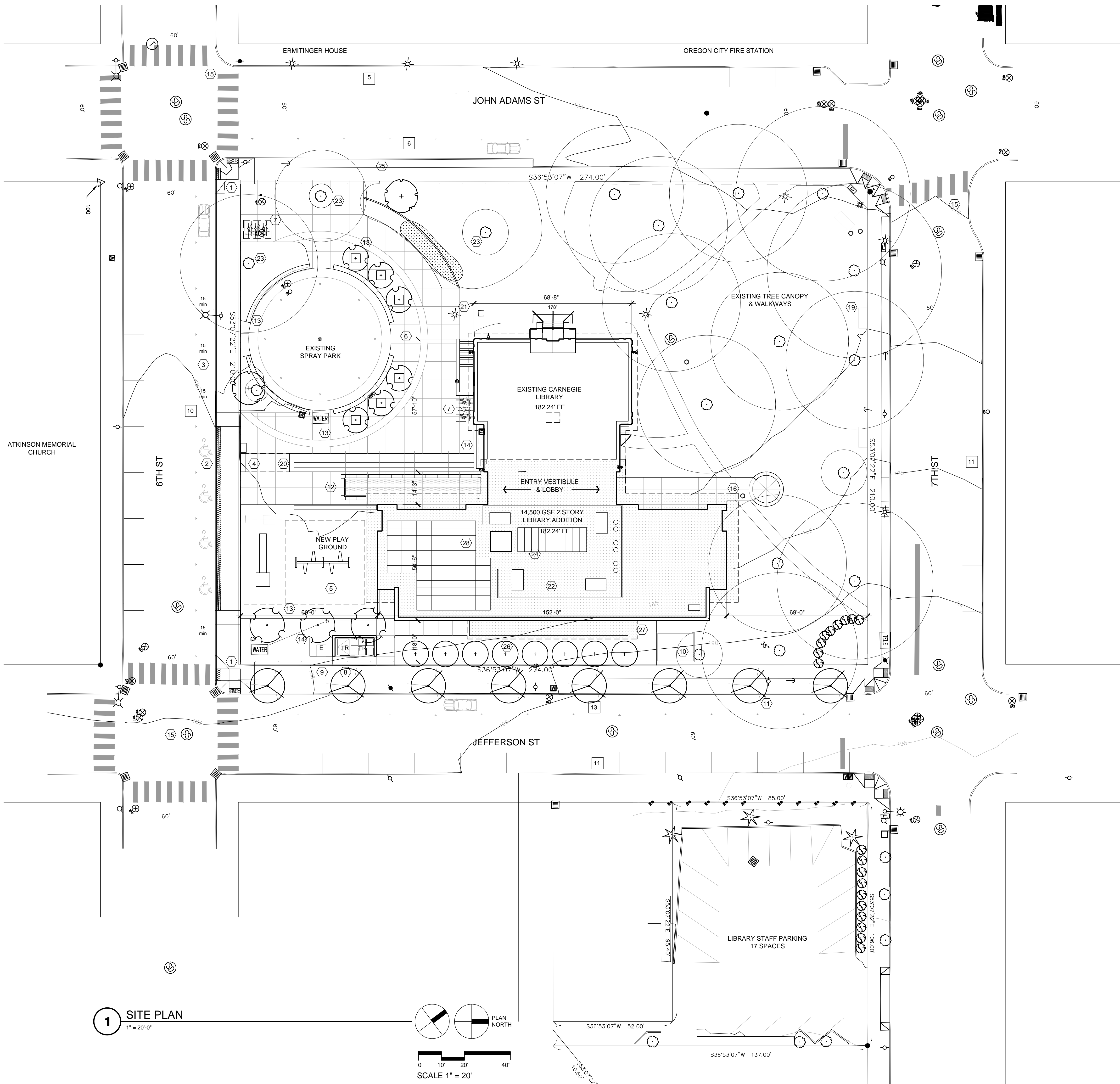
KEYNOTES

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	STRIPE & 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

Drawing:  
SITE PLAN  
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Job No: 1415  
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OREGON CITY  
PUBLIC LIBRARY  
RENOVATION &  
ADDITION

OREGON CITY, OREGON

SITE PLAN DESIGN REVIEW &  
HISTORIC DESIGN REVIEW  
SUBMITTAL PACKAGE

Drawing:  
LOWER LEVEL PLAN  
-  
-

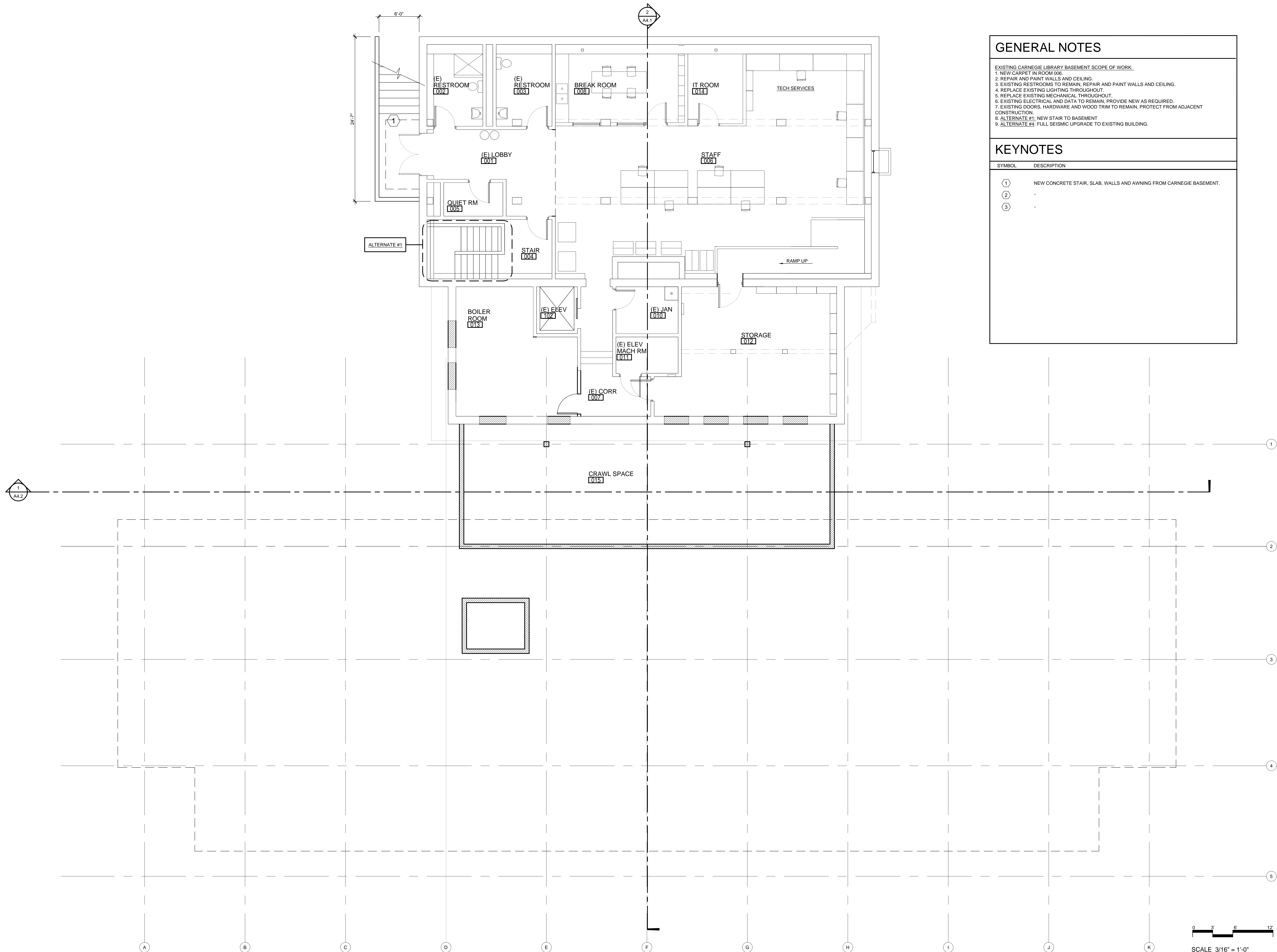
Job No: 1415  
Date: JANUARY 23, 2015  
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GENERAL NOTES

- 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 #4: FULL SEISMIC UPGRADE TO EXISTING BUILDING.

KEYNOTES

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



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



OREGON CITY  
PUBLIC LIBRARY  
RENOVATION &  
ADDITION

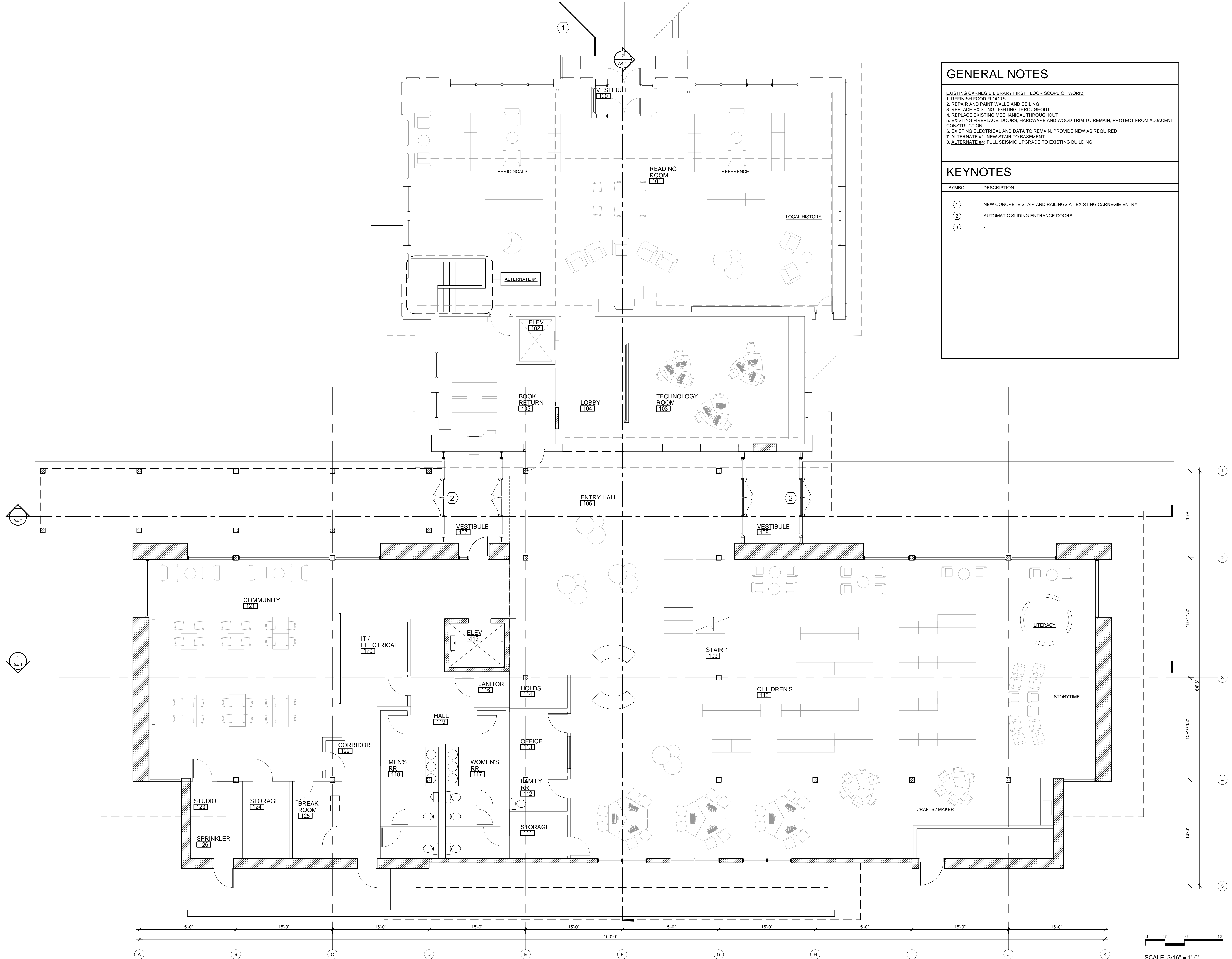
OREGON CITY, OREGON

GENERAL NOTES

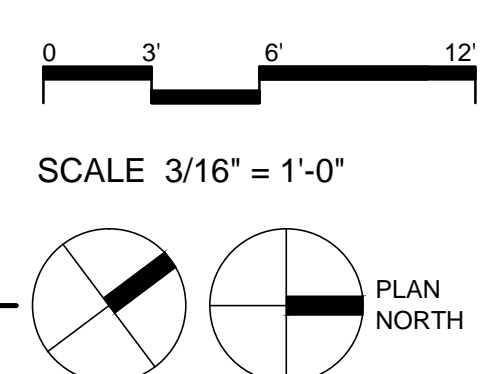
EXISTING CARNEGIE LIBRARY FIRST FLOOR SCOPE OF WORK:  
1. REFINISH FLOOR FLOORS  
2. REPAIR AND PAINT WALLS AND CEILING  
3. REPLACE EXISTING LIGHTING THROUGHOUT  
4. REPLACE EXISTING MECHANICAL THROUGHOUT  
5. EXISTING FIREPLACE, DOORS, HARDWARE AND WOOD TRIM TO REMAIN, PROTECT FROM ADJACENT CONSTRUCTION  
6. EXISTING ELECTRICAL AND DATA TO REMAIN, PROVIDE NEW AS REQUIRED  
7. ALTERNATE #1: NEW STAIR TO BASEMENT  
8. 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	-



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



SITE PLAN DESIGN REVIEW &  
HISTORIC DESIGN REVIEW  
SUBMITTAL PACKAGE

Drawing:  
FIRST FLOOR PLAN  
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Job No: 1415  
Date: JANUARY 23, 2015  
Drawn By: -  
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Sheet No:

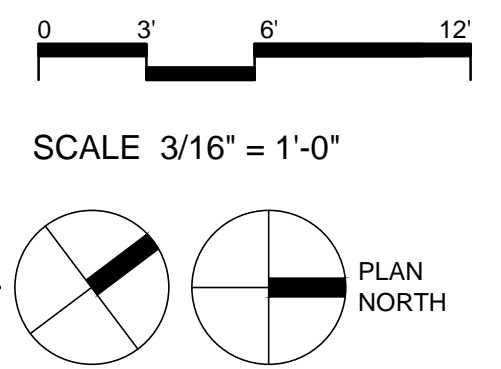


## OREGON CITY, OREGON

SITE PLAN DESIGN REVIEW &  
HISTORIC DESIGN REVIEW  
SUBMITTAL PACKAGE

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OREGON CITY  
PUBLIC LIBRARY  
RENOVATION &  
ADDITION

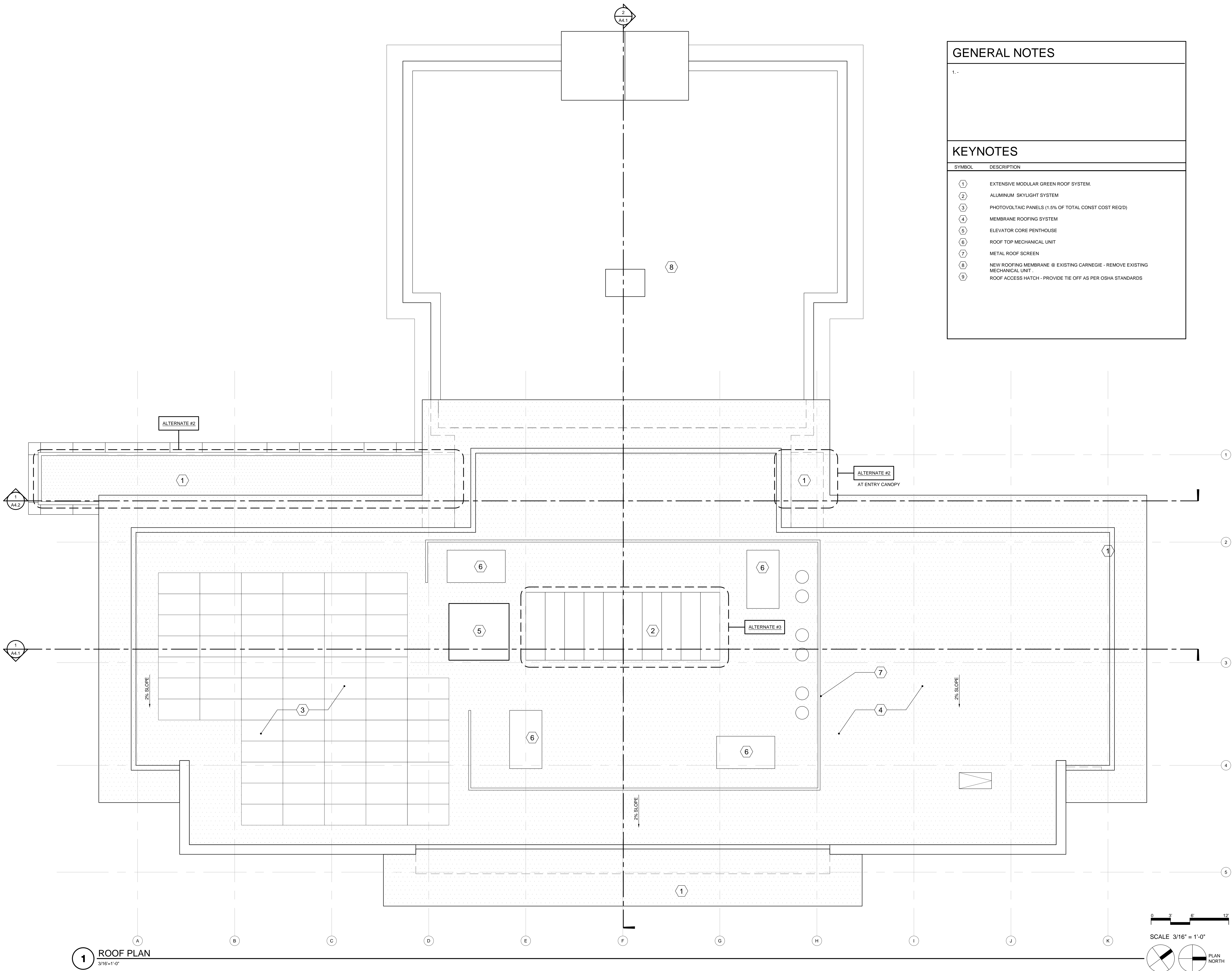
OREGON CITY, OREGON

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  
Drawn By: -  
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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 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

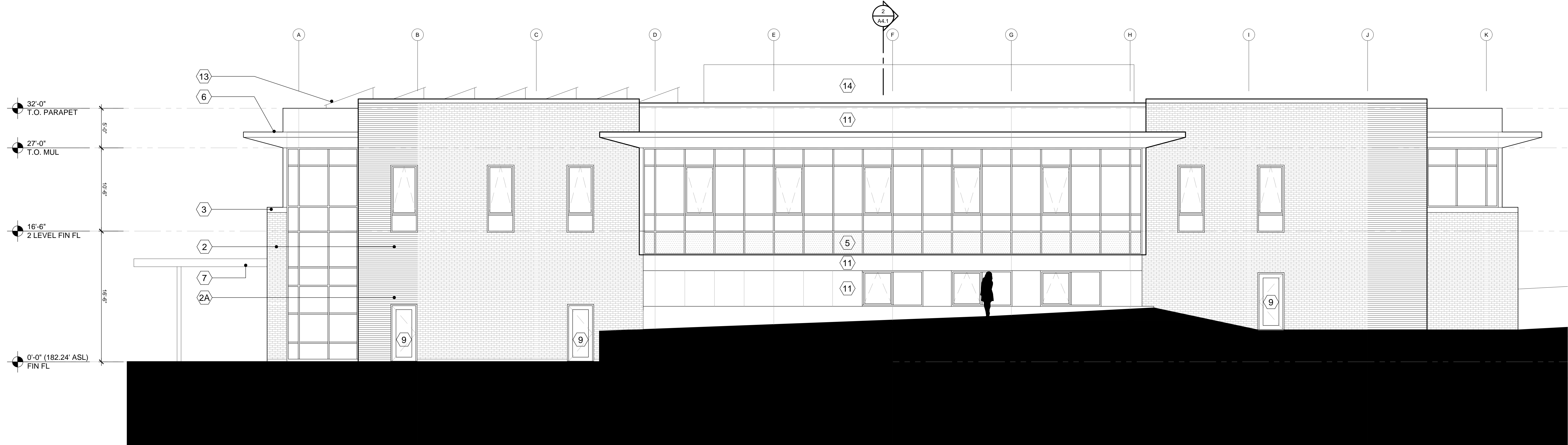
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SCALE 3/16" = 1'-0"



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.
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- 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

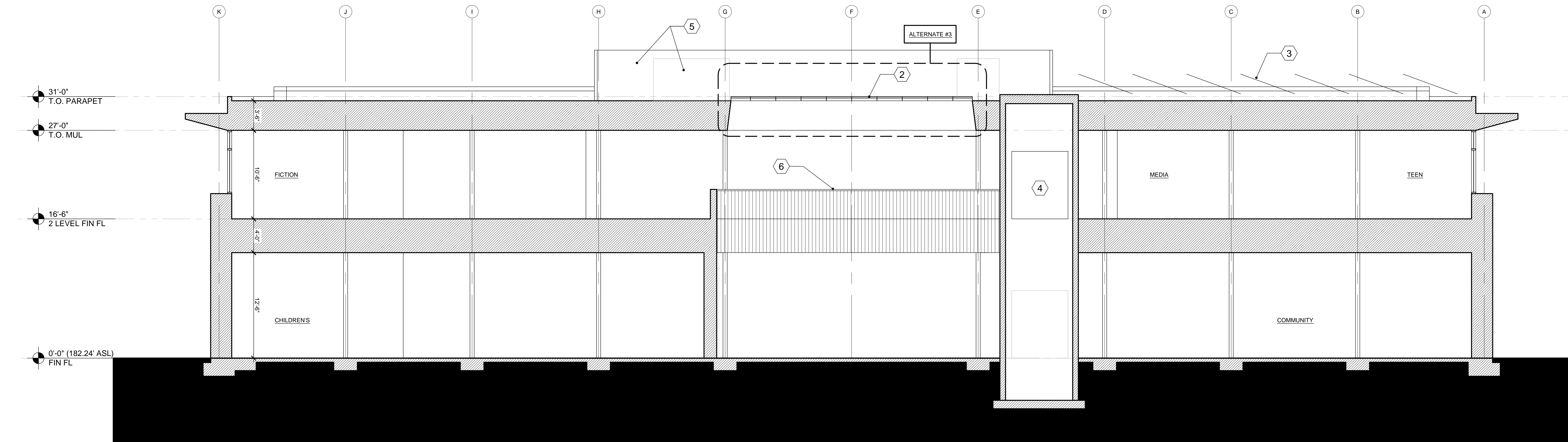
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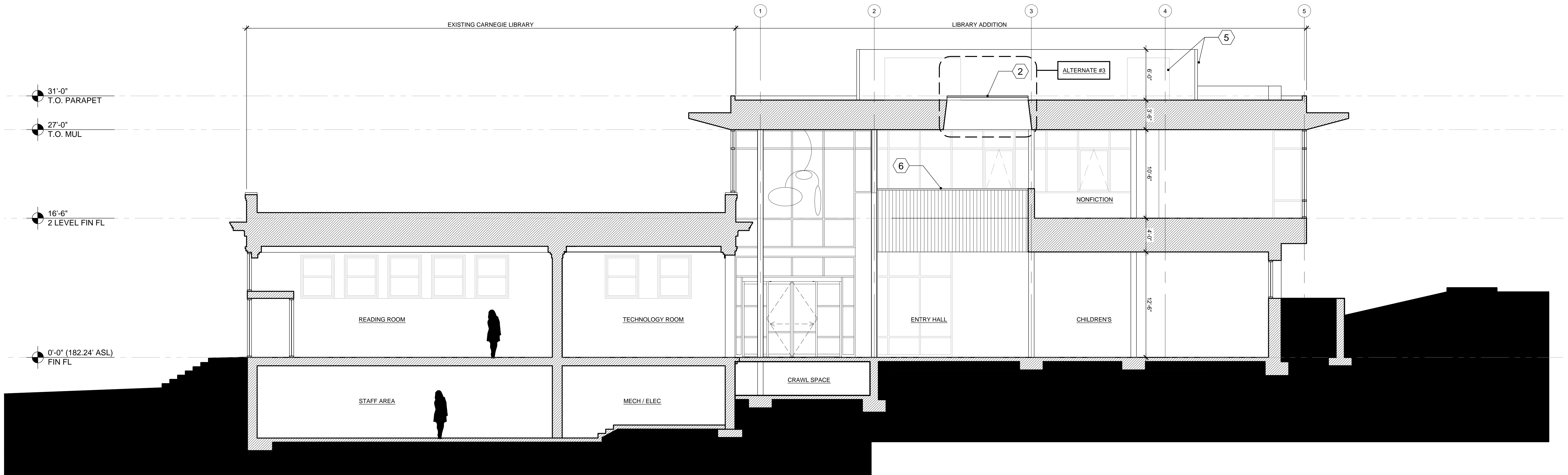


OREGON CITY  
PUBLIC LIBRARY  
RENOVATION &  
ADDITION

OREGON CITY, OREGON



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



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

0 3' 6' 12'

SCALE 3/16" = 1'-0"

GENERAL NOTES

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 ACCENT BRICK. WOOD WINDOWS AND TRIM ARE PAINTED CREAM. NO ALTERATIONS TO THE EXTERIOR OTHER THAN THE EAST (BACK) WALL ARE PROPOSED.
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.

KEYNOTES

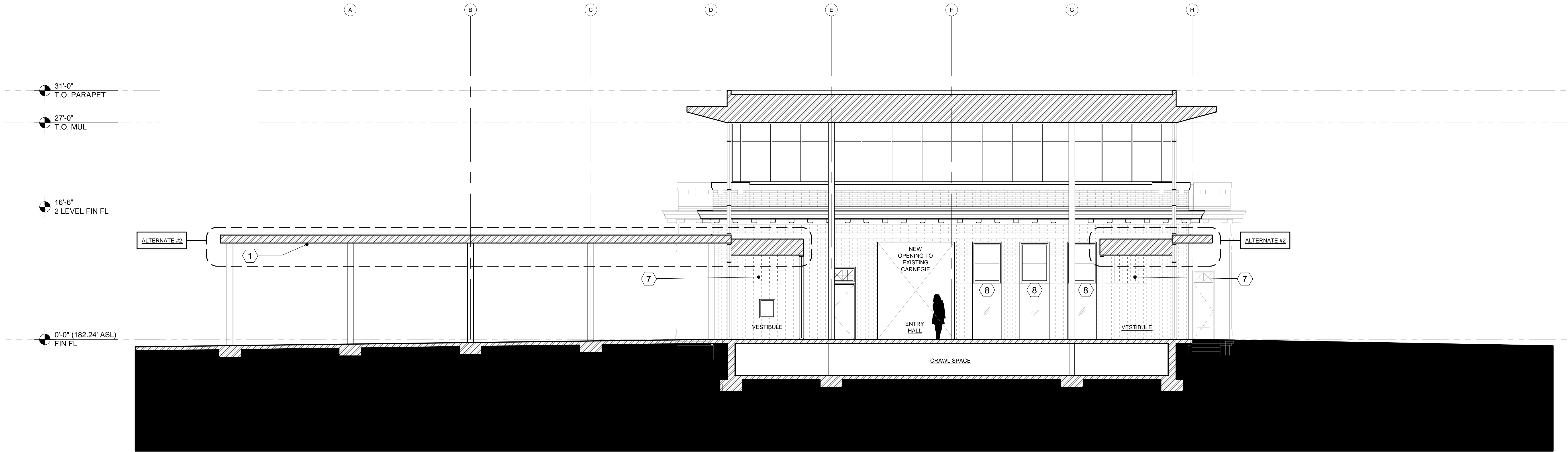
SYMBOL	DESCRIPTION
1	EXTENSIVE MODULAR GREEN ROOF SYSTEM ON METAL ENTRY CANOPY
2	ATRIUM SKYLIGHTS
3	PHOTOVOLTAIC PANELS
4	ELEVATOR CORE
5	MECHANICAL UNITS AND METAL ROOF SCREEN.
6	POWDER COATED METAL GUARD RAIL WITH STAINED WOOD RAIL.
7	BRICK INFILL TO MATCH EXISTING WALL WHERE WINDOW REMOVED.
8	EXISTING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

SITE PLAN DESIGN REVIEW &  
HISTORIC DESIGN REVIEW  
SUBMITTAL PACKAGE

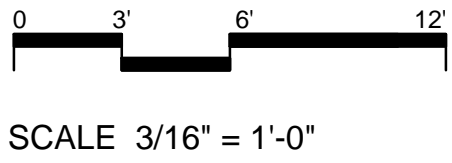
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BUILDING SECTIONS

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





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



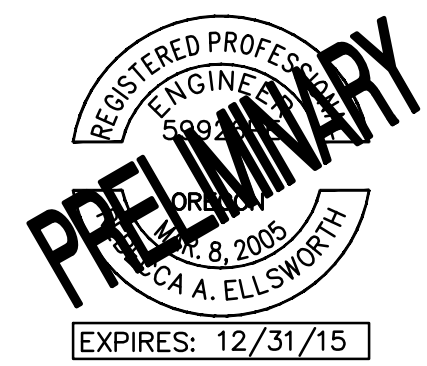
GENERAL NOTES		KEYNOTES	
		SYMBOL	DESCRIPTION
<div>1. THE EXISTING CARNEGIE LIBRARY IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. THE STYLE OF ARCHITECTURE IS LISTED AS AMERICAN RENAISSANCE STYLE. THE STRUCTURE IS A (1) STORY ABOVE GRADE WITH A BASEMENT LEVEL BELOW. EXTERIOR IS A RED BRICK WITH A CREAM ACCENT BRICK. WOOD WINDOWS AND TRIM ARE PAINTED CREAM. NO ALTERATIONS TO THE EXTERIOR OTHER THAN THE EAST (BACK) WALL ARE PROPOSED.</div> <div>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.</div>		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:



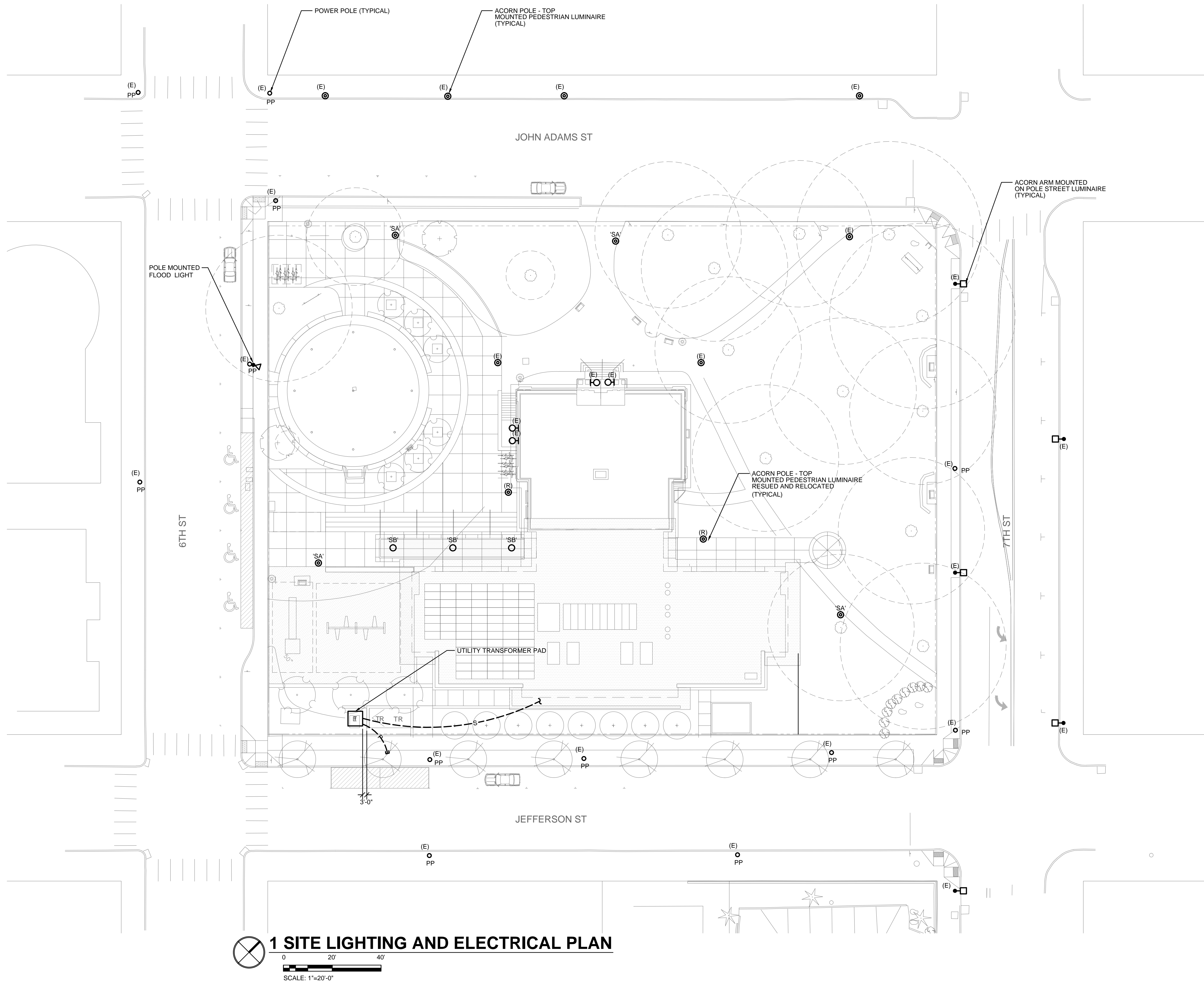


OREGON CITY  
PUBLIC LIBRARY  
RENOVATION &  
ADDITION

OREGON CITY, OREGON

GENERAL ELECTRICAL NOTES

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



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  
—P— UNDERGROUND PRIMARY SERVICE  
—S— UNDERGROUND SECONDARY SERVICE

SITE PLAN DESIGN REVIEW &  
HISTORIC DESIGN REVIEW  
SUBMITTAL PACKAGE

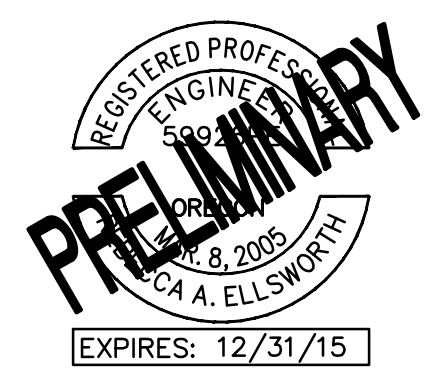
Drawing:  
SITE LIGHTING AND  
ELECTRICAL PLAN

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

E1.0

PROJECT 2014-0318  
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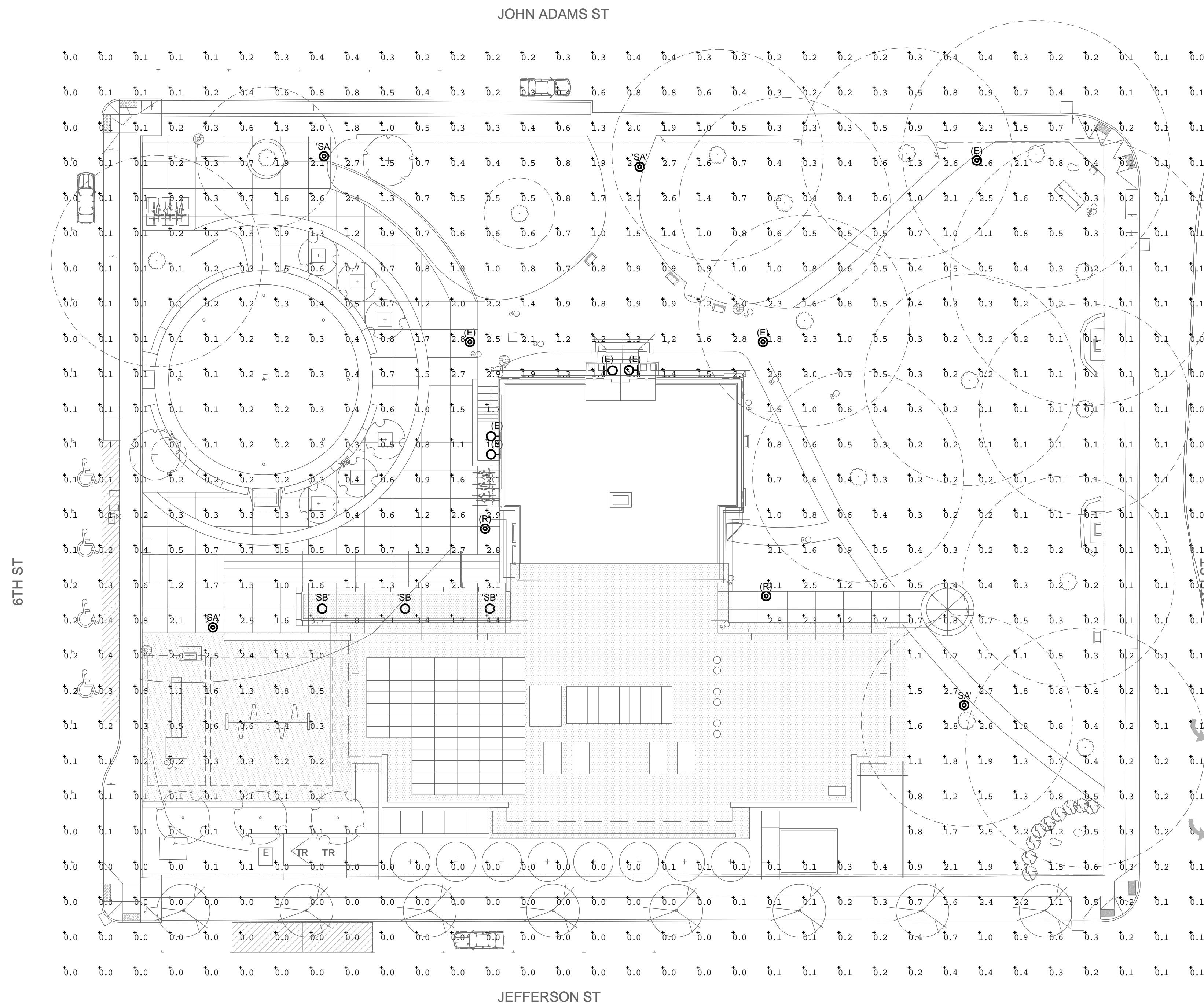
OREGON CITY, OREGON

SITE LIGHTING LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	HOUSING	SHIELDING	MOUNTING	FINISH	UL/P 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 22C GOLD FINIAL.	#187 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-A18C/12-10" - 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:
- THIS LUMINAIRE SCHEDULE IS NOT COMPLETE WITHOUT A COPY OF THE PROJECT MANUAL CONTAINING THE ELECTRICAL SPECIFICATIONS.
  - SPECIFIED MANUFACTURERS ARE APPROVED TO SUBMIT BID. INCLUSION DOES NOT RELIEVE MANUFACTURER FROM SUPPLYING PRODUCT AS DESCRIBED.
  - 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.

Calculation Summary							
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

0 20' 40'

SCALE: 1"=20'-0"

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:

EPH1.0

PROJECT 2014-0318  
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lango. hansen    LANDSCAPE ARCHITECTS PC  
1100 nw gisan #3B   portland OR 97209   T 503 295.2437

PLANT SCHEDULE

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

