



RENDERING IS ARTISTIC REPRESENTATION. ACTUAL DETAILS MAY VARY.

# ROBINWOOD STATION

## PROJECT INFORMATION

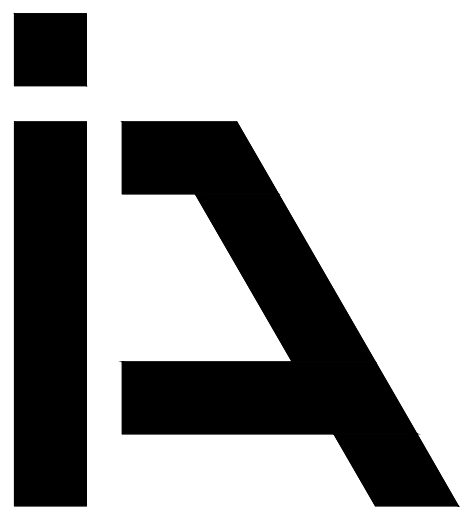
PROJECT DESCRIPTION	REMODEL & UPGRADES, INCLUDING CHANGE OF USE, TO A FIRE STATION BUILDING TO SERVE AS A COMMUNITY CENTER. ASSOCIATED SITEWORK.		
	(NOTE: CURRENT USE AS A COMMUNITY CENTER WAS NOT PREVIOUSLY PERMITTED.)		
PROPERTY LOCATION ADDRESS	T2S R1E S24 3706 CEDAROAK DRIVE WEST LINN, 97068		
COUNTY	CLACKAMAS		
ZONE	R10		
ELEVATION	157 FT		
SITE AREA	38,333 S.F.		
BUILDING SQUARE FOOTAGE	EXIST'G	NEW	TOTAL
MAIN LEVEL FLOOR AREA	2,624 S.F.	0	2,624 S.F.
BUILDING COVERAGE	10.4% (3,975 S.F.)		
PARKING REQUIRED	12-14 SPACES		
PROPOSED	13 SPACES		
LANDSCAPING REQUIRED	25%		
PROPOSED	46% (17,567 S.F.)		



VICINITY MAP

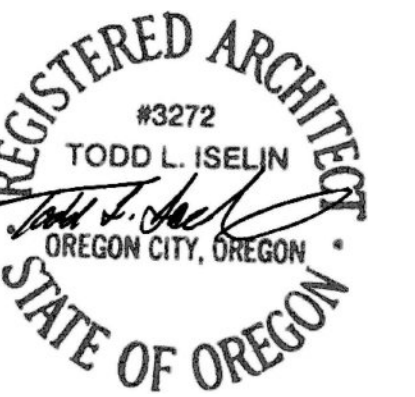
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CITY OF WEST LINN  
**ROBINWOOD STATION IMPROVEMENTS**

3706 CEDAROAK DRIVE  
WEST LINN, OR 97068

## CONTACT INFORMATION

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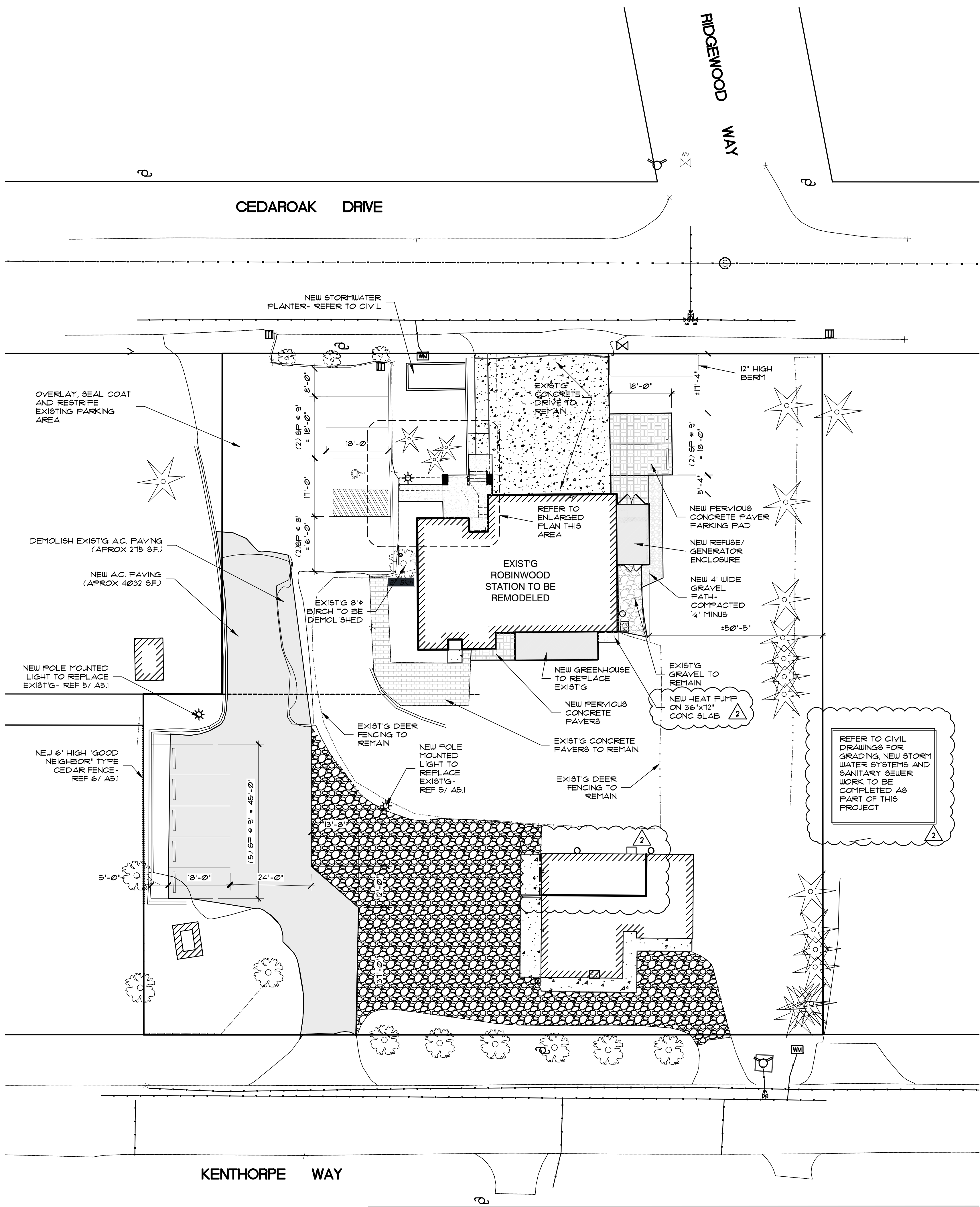
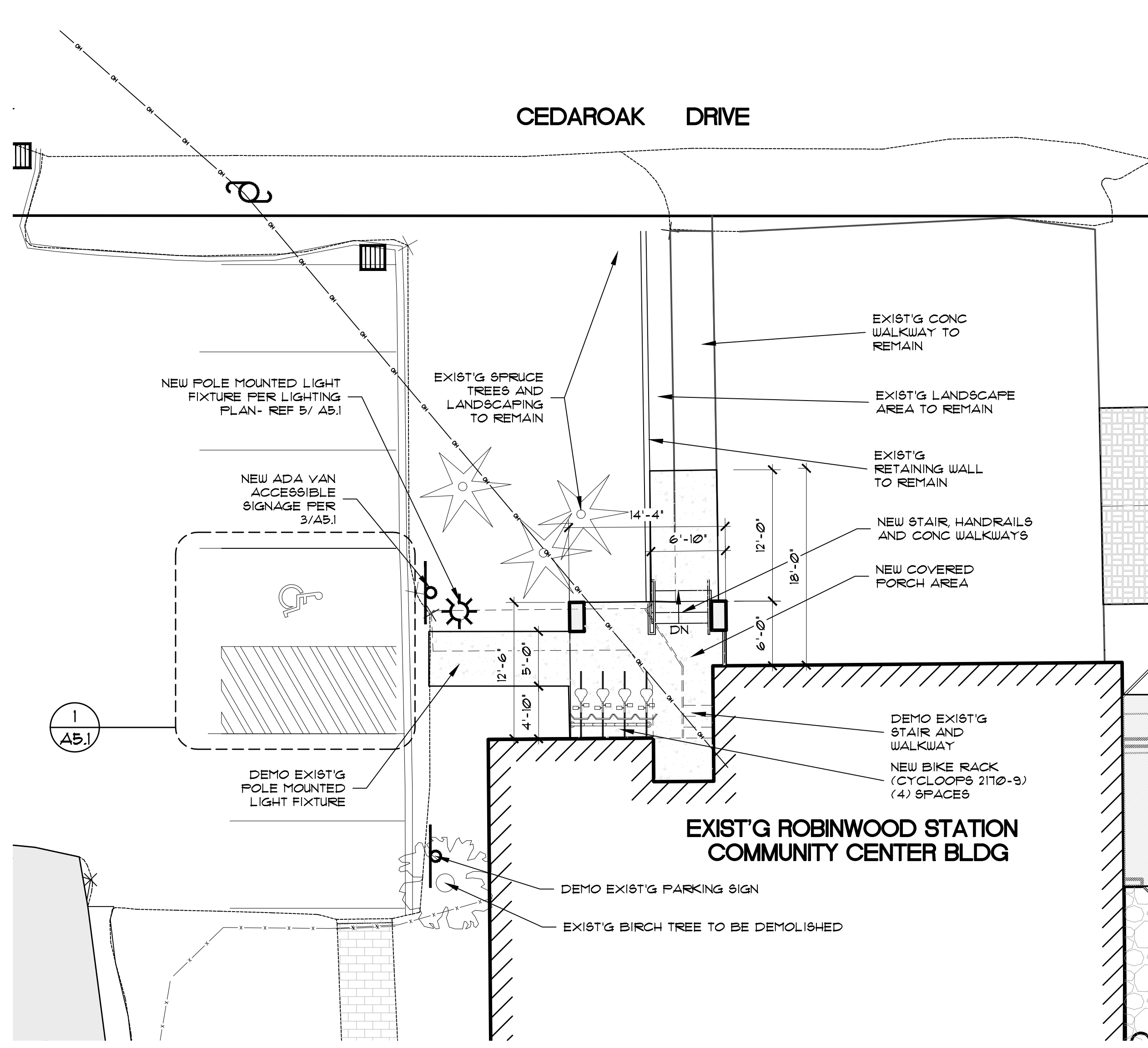
**STRUCTURAL ENGINEER**  
DWIGHT MASON STRUCTURAL DESIGN  
3300 SW YEON, STE 130  
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P. (503) 632-8863

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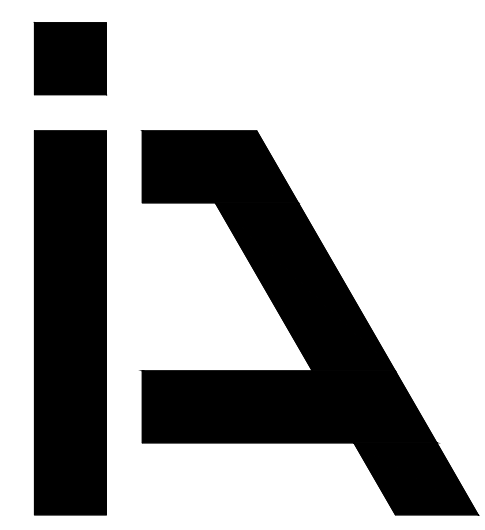
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COVER SHEET & GENERAL INFORMATION



**PARTIAL SITE PLAN @ ENTRY**

**SITE PLAN**



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CITY OF WEST LINN

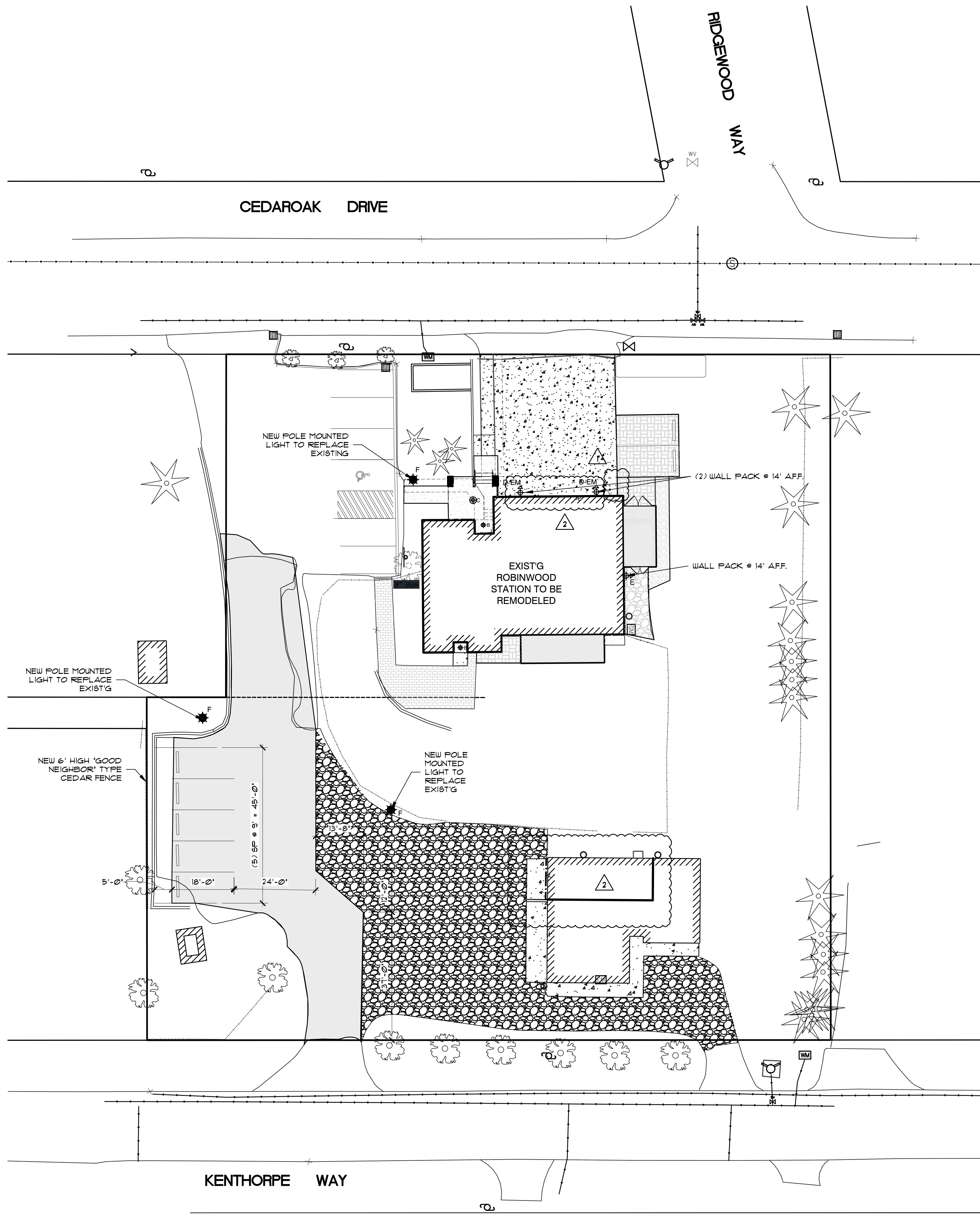
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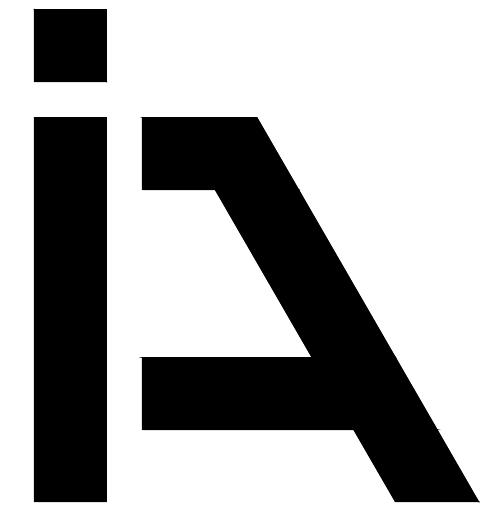
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SITE PLAN



SITE LIGHTING SCHEDULE	
TYPE	DESCRIPTION
A	NOT USED
B	'LIGHTOLIER' FD6R 01 9 30 TEW RN FLAT DOWNLIGHT (OR APPROVED EQUAL). 100 LUMENS, 3000K, 15.5 W.
C	'LEDALITE' SUSPENDED SHAPE 290-6-L-B-C-LQ-62-M-D-B (OR APPROVED EQUAL) 4000 LUMENS, 3500K, 33 W.
D-EM	'GARDCO' PURE FORM WALL SCONCE FWS-48L-600-BWG2-4-UNV-PCB-BZ (OR APPROVED EQUAL). 8160 LUMENS, 3500K, 91 W, BATTERY BACK-UP.
E	'GARDCO' PURE FORM WALL SCONCE FWS-48L-300-BWG2-3-UNV-PCB-BZ (OR APPROVED EQUAL) 4400 LUMENS, 3500K, 41W.
F	'GARDCO' PURE FORM POST TOP PPT-140 L-2100-NW-G2-T3-3-3-UNV-C630-PCB-BZ (OR APPROVED EQUAL) ON 16' HIGH POST. 3011 LUMENS, 4000K, 96W. REF DTL 5/A51

NOTE:  
ALL EXTERIOR LIGHT FIXTURES TO BE CONTROLLED BY PHOTOCELL 4 TIMER



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**A1.1a**

SITE LIGHTING PLAN

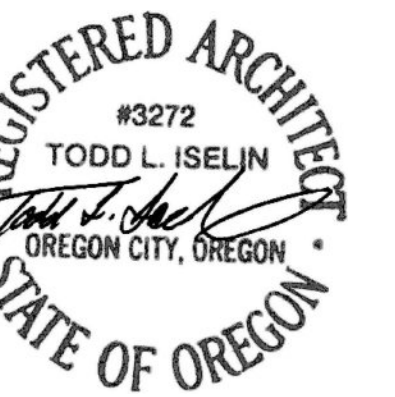
SITE LIGHTING PLAN

1/16" = 1'-0"



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**BUILDING CODE SUMMARY**

2019 OSSC (MODIFIED 2018 IBC)

BUILDING SQUARE FOOTAGE	EXIST'G	NEW	TOTAL
MAIN LEVEL FLOOR AREA	2,624 S.F.	0 HABITABLE	2,624 S.F.

NO. OF STORIES 1 STORY

OCCUPANCY	A-3, COMMUNITY HALL
ALLOWABLE HEIGHT	1 STORY
ALLOWABLE AREA	6,000 S.F. - TABULAR ALLOWABLE INCREASES NOT CONSIDERED
CONSTRUCTION TYPE	V-B
SPRINKLERS	NON-SPRINKLERED
OCCUPANCY SEPARATION	NONE REQUIRED
FIRE RESISTIVE RATINGS	NONE REQUIRED
EXIT ACCESS TRAVEL DISTANCE	200' MAXIMUM ALLOWED

ACCESSIBILITY FULLY COMPLIANT WITH PROPOSED REMODEL

PLUMBING SYSTEMS REQUIRED PROVIDED

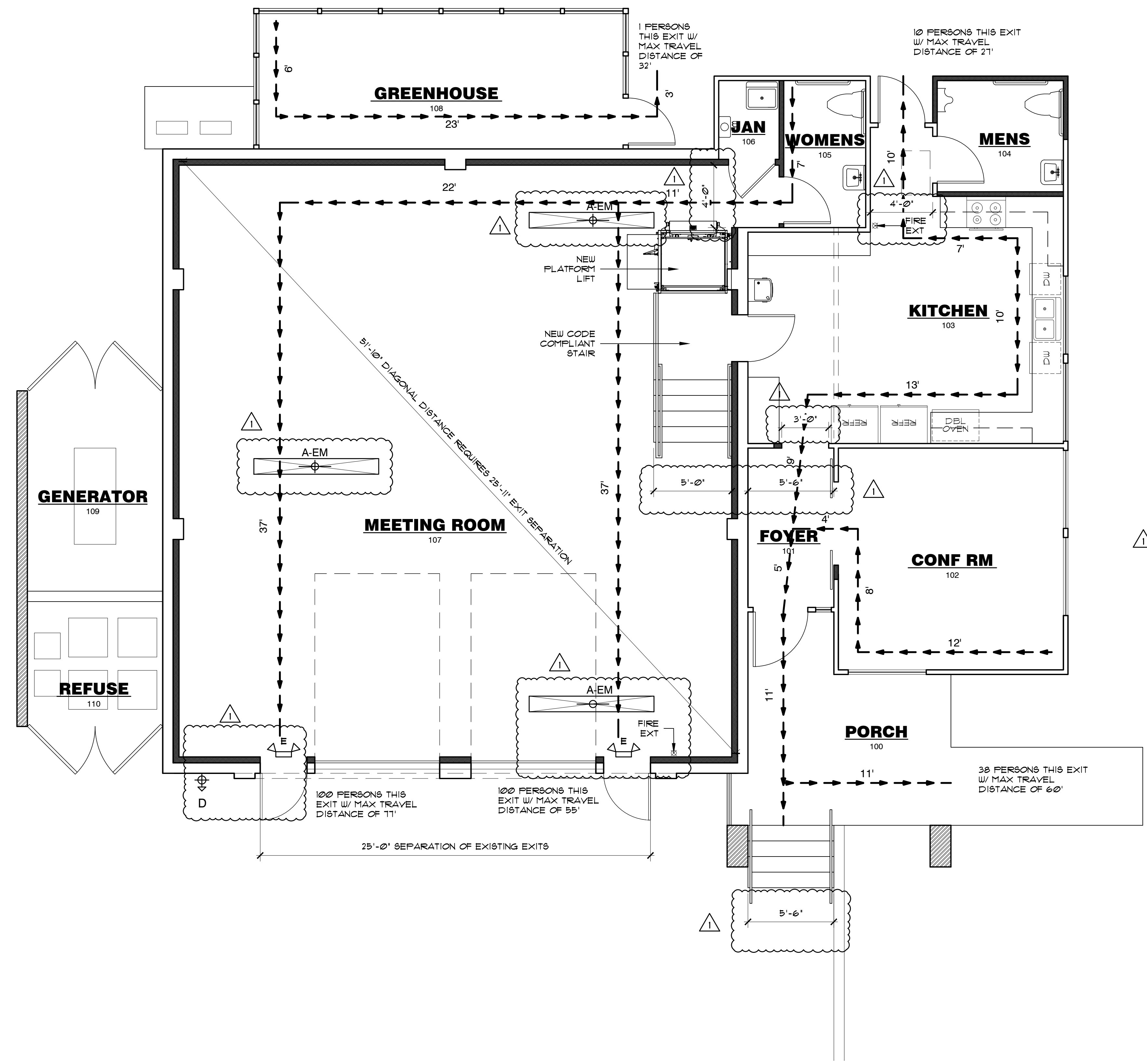
WATER CLOSETS	1/ 125 MEN & 1/ 65 WOMEN	1 PER SEX
LAVATORIES	1/ 200 EA SEX	1 PER SEX
DRINKING FOUNTAINS	1 PER FLOOR	1

SPECIAL INSPECTIONS ADHESIVE AND EXPANSION ANCHORS, REFER TO STRUCTURAL DRAWINGS

**EGRESS & OCCUPANCY**

ROOM	AREA (SQ FT)	OLF	OCC LOAD	EXITS REQ'D	EXITS PROVIDED
100 COVERED PORCH	152 SF	1/ 7 SF NET	22	1	2
101 FOYER	56 SF	1/ 7 SF NET	8	1	2
102 CONFERENCE ROOM	205 SF	1/ 15 SF NET	14	1	1
103 KITCHEN	331 SF	1/ 200 SF GROSS	2	1	2
104 MENS	67 SF	1/ 150 SF GROSS	1	1	1
105 WOMENS	58 SF	1/ 150 SF GROSS	1	1	1
106 JANITOR	24 SF	1/ 300 SF GROSS	1	1	1
107 MEETING ROOM	1,343 SF	1/ 7 SF NET	199	2	2
108 GREENHOUSE	216 SF	1/ 300 SF GROSS	1	1	1
109 GENERATOR	120 SF	NOT OCCUPIED	0	1	1
110 REFUSE	81 SF	NOT OCCUPIED	0	1	1
<b>TOTAL</b>			249	2	4

**NOTE:**  
1. EXIT ACCESS VERTICAL CLEARANCE IS 8'-0" MINIMUM @ CEILINGS, 7'-2" MINIMUM @ DROPPED BEAMS.  
2. EMERGENCY LIGHTING & EXIT SIGNAGE SHOWN ON FLS PLAN. REFERENCE SITE & BUILDING LIGHTING PLANS FOR ADDITIONAL FIXTURE INFORMATION.



**FIRE/ LIFE SAFETY PLAN**

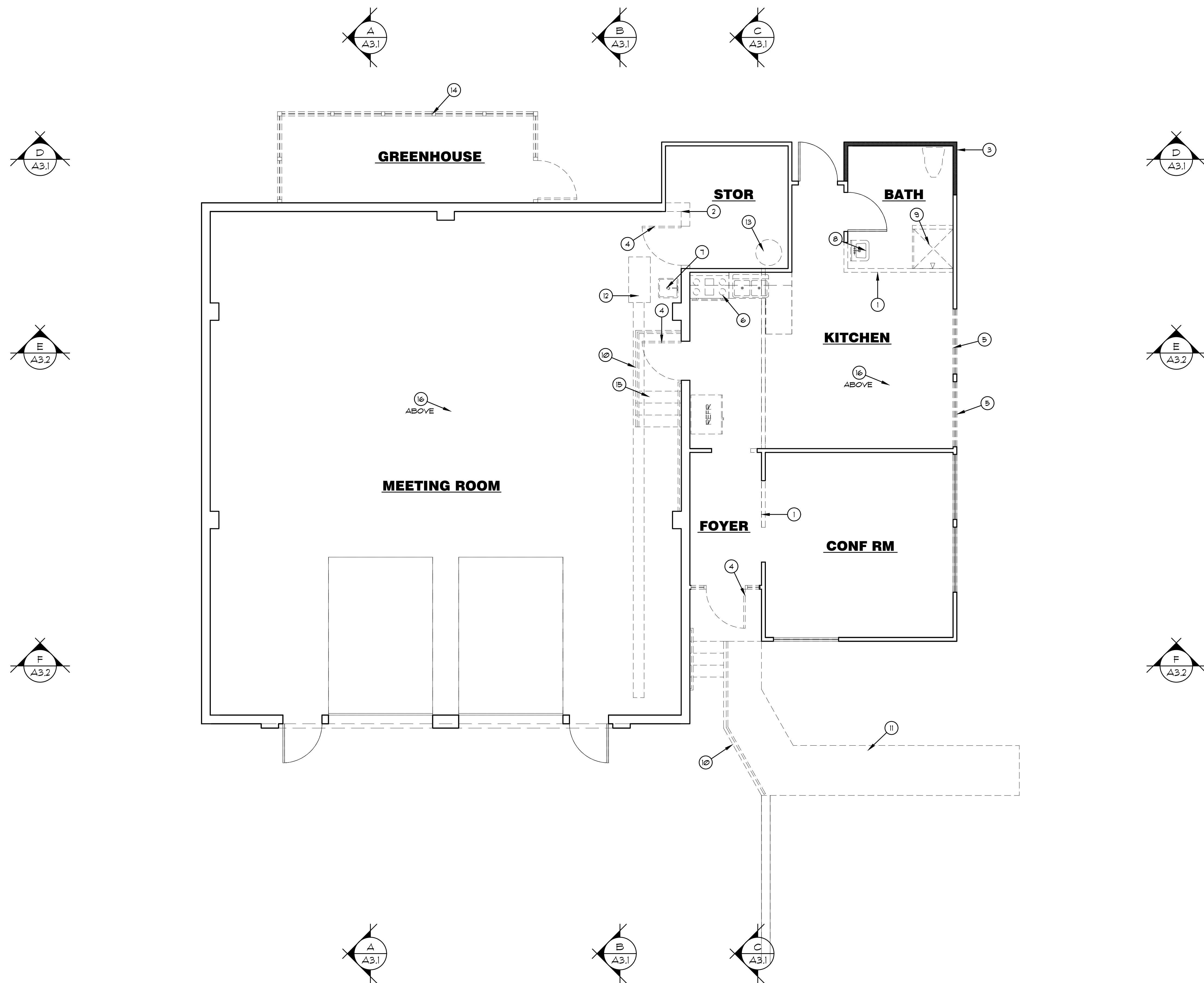
1/4" = 1'-0"

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**A1.2**

FIRE LIFE SAFETY PLAN

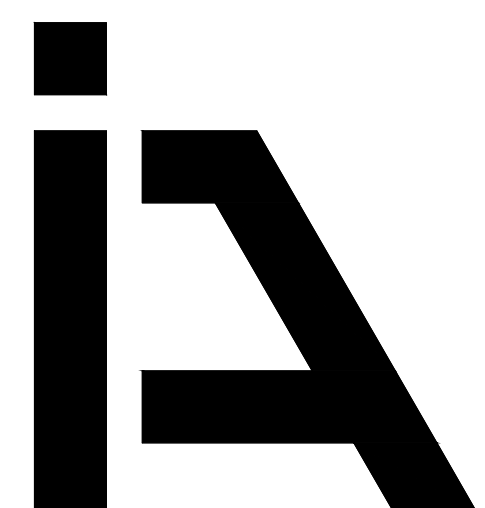


**DEMOLITION PLAN KEYNOTES**

1. DEMOLISH EXISTING WOOD FRAME PARTITION WALL.
2. DEMOLISH EXISTING CMU WALL. PROVIDE TEMPORARY SHORING AS NEEDED TO INSTALL PERMANENT SUPPORT PER STRUCTURAL DRAWINGS.
3. DEMOLISH EXISTING SIDING, SHEATHING AND INSULATION AT HATCHED SECTION OF EXTERIOR WOOD FRAME EXTERIOR WALL. REPLACE ALL DETERIORATED FRAMING MEMBERS AND SILL PLATE WITH NEW 2x MEMBERS TO MATCH EXISTING. INSTALL 3/4" RIGID POLYISO INSUL AND PLYWOOD SHING TO MATCH EXISTING THICKNESS, NEW URB AND SIDING PER ELEVATIONS.
4. DEMOLISH EXISTING DOOR AND FRAME.
5. DEMOLISH EXISTING WINDOW UNIT.
6. DEMOLISH EXISTING KITCHEN CABINETS, FIXTURES AND APPLIANCES. REMOVE OR CAP ALL PLUMBING AND ELECTRICAL DEVICES NOT BEING RE-USED.
7. DEMOLISH EXISTING UTILITY SINK AND FAUCET. ABANDON SUPPLY LINES AND CAP WASTE, VENT LINES AS REQUIRED.
8. DEMOLISH EXISTING BATH FIXTURES, ACCESSORIES AND FINISHES. CAP ALL UNUSED WASTE LINES AND DEMOLISH ALL EXISTING SUPPLY LINES.
9. DEMOLISH EXISTING SHOWER, WASTE AND SUPPLY LINES.
10. DEMOLISH EXISTING STEEL GUARDRAIL/ HANDRAIL.
11. DEMOLISH EXISTING CONCRETE WALKWAY.
12. DEMOLISH EXISTING FORCED AIR GAS FURNACE, DUCTWORK AND GAS PIPING SERVING APPLIANCE.
13. DEMOLISH EXISTING GAS FIRED WATER HEATER AND UNUSED GAS PIPING.
14. DEMOLISH EXISTING GREENHOUSE STRUCTURE.
15. PARTIALLY DEMOLISH EXISTING CONC STAIR AS REQUIRED FOR CONSTRUCTION OF NEW STAIR PER DTL 12/AB.2.
16. DEMOLISH EXISTING ROOFING, UNDERLAYMENT AND COPING.
17. -20 NOT USED.

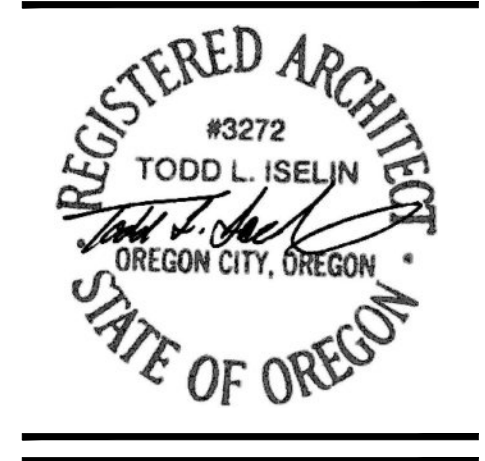
**GENERAL NOTES:**

DEMOLISH ALL EXISTING LIGHT FIXTURES AND ELECTRIC DEVICES NOT SPECIFICALLY INDICATED TO REMAIN. WIRING AND CONDUIT MAY REMAIN WHERE INSTALLED IN ACCORDANCE WITH CURRENT CODE REQUIREMENTS.  
 CAP ALL UNUSED SANITARY WASTE AND VENT LINES.  
 DEMOLISH (OR ABANDON WITHIN SLAB) ALL WATER SUPPLY LINES WITHIN BUILDING.



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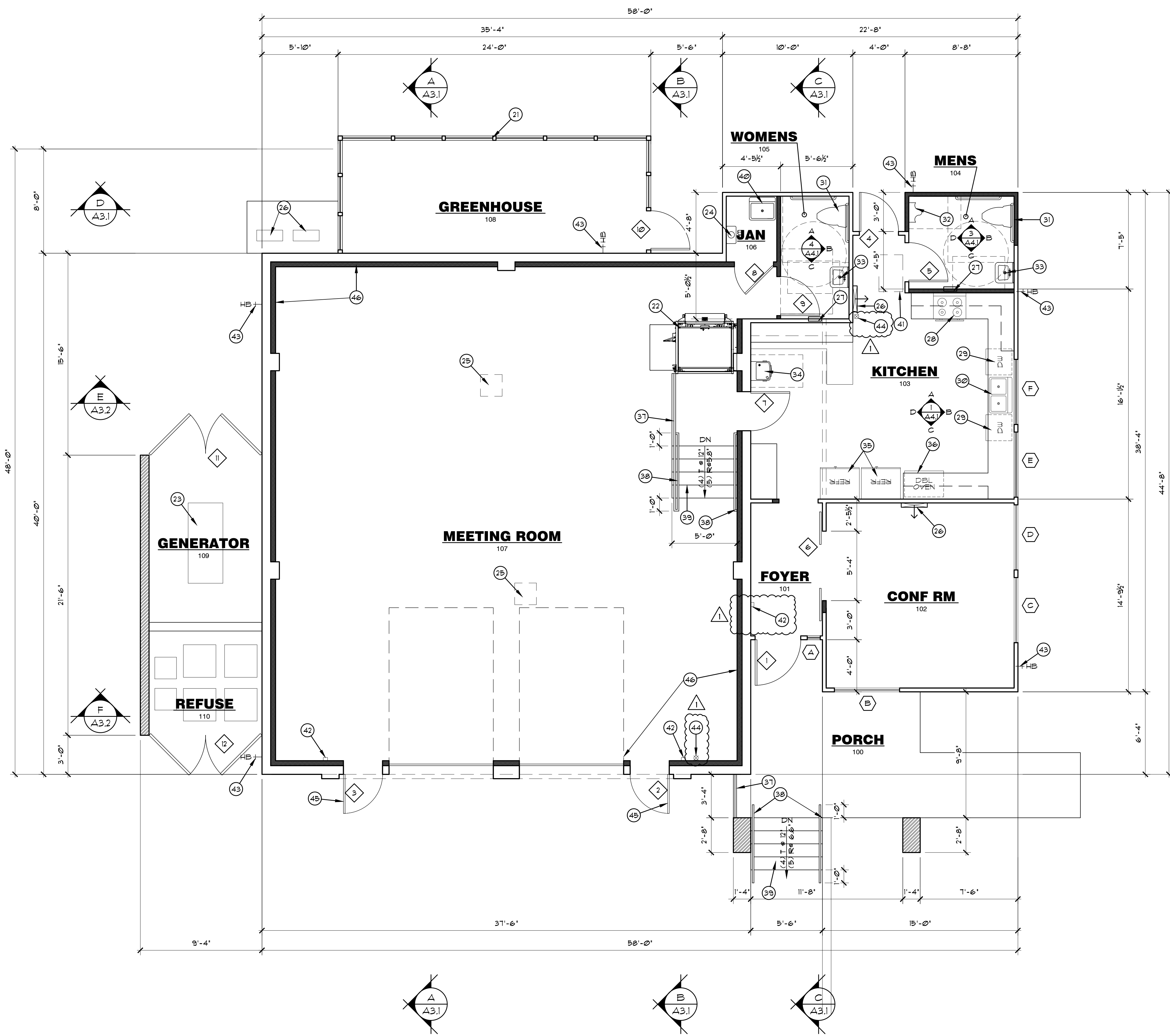
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**A1.3**

DEMOLITION PLAN

DEMOLITION PLAN

1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

**FLOOR PLAN KEYNOTES**

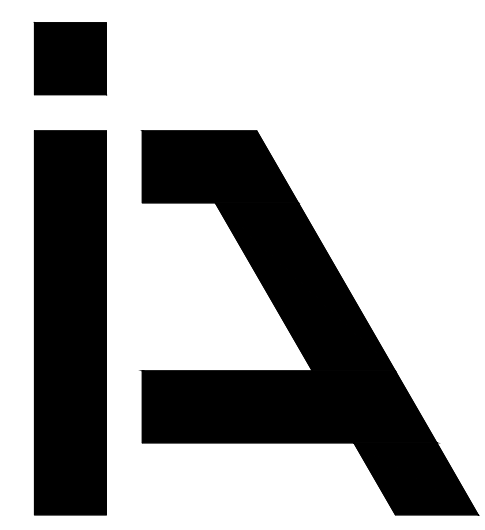
21. INSTALL NEW PRE-ENGINEERED, MANUFACTURED GREENHOUSE KIT PER MANUFACTURER'S INSTRUCTIONS. SHOP DRAWING REVIEW/ APPROVAL REQUIRED.
22. INSTALL SPECIFIED PLATFORM LIFT. CONTRACTOR TO COORDINATE WORK BY OTHER TRADES AS REQUIRED FOR COMPLETE OPERATION. SHOP DRAWING REVIEW REQUIRED.
23. INSTALL GAS FIRED EMERGENCY BACK UP GENERATOR WITH AUTOMATIC TRANSFER SWITCH TO PROVIDE POWER FOR ALL CIRCUITS. SUBMITTAL REQUIRED.
24. INSTALL NEW TANKLESS GAS WATER HEATER.
25. INSTALL DUCTLESS MINI-SPLIT HVAC SYSTEM WITH RECESSED CEILING CASSETTE PER SPECIFICATIONS.
26. INSTALL DUCTLESS MINI-SPLIT HVAC SYSTEM WITH WALL MOUNTED INDOOR UNIT PER SPECIFICATIONS.
27. INSTALL ELECTRIC, FORCED AIR WALL HEATER UNIT PER SPECIFICATIONS.
28. INSTALL SPECIFIED ELECTRIC INDUCTION COOKTOP AND TYPE I RANGE HOOD.
29. INSTALL SPECIFIED DISHWASHER.
30. INSTALL SPECIFIED KITCHEN SINK AND FAUCET WITH NO GARBAGE DISPOSAL.
31. INSTALL SPECIFIED WATER CLOSET, FLUSH VALVE AND GRAB BARS PER INTERIOR ELEVATIONS.
32. INSTALL SPECIFIED URINAL AND FLUSH VALVE.
33. INSTALL SPECIFIED WALL HUNG LAVATORY, FAUCET AND ACCESSORIES PER INTERIOR ELEVATIONS.
34. INSTALL SPECIFIED WATER BOTTLE FILL/ DRINKING FOUNTAIN.
35. INSTALL SPECIFIED REFRIGERATORS. PLUMB FOR AND CONNECT ICE MAKERS.
36. INSTALL SPECIFIED WALL OVENS.
37. INSTALL 42" HIGH POWDER COATED STEEL GUARDRAIL PER DETAILS.
38. INSTALL 34-36" HIGH POWDER COATED STEEL HANDRAIL PER DETAILS.
39. NEW CONCRETE STAIR PER DETAILS.
40. INSTALL SPECIFIED JANITORS SINK AND FAUCET.
41. 22'x 34' ATTIC ACCESS WITH GASKETED, INSULATED 1/2" MDO PLYWOOD LID.
42. INSTALL SPECIFIED HAND SANITIZER DISPENSER @ 48" AFF.
43. INSTALL NEW FREEZE PROTECTED HOSE BIBB.
44. TYPE 20-B PORTABLE FIRE EXTINGUISHER. WALL MOUNT W/ STD BRACKET @ 42" TO TOP OF UNIT.
45. ADD ALTERNATE #1: REPLACE EXISTING EXTERIOR DOOR AND TRANSOM.
46. ADD ALTERNATE #2: INSTALL (12) 4'x8'x 1" DIRECT ATTACH ACOUSTIC INTERIOR WALL PANELS AT ± 10' AFF. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.

**GENERAL NOTES:**

BUILDING ELEMENTS ARE EXIST'G TO REMAIN UNLESS NOTED OTHERWISE.

**FLOOR PLAN LEGEND**

- NEW 2x4 @ 16" OC STUD WALL, UNO
- NEW HEADER OR BEAM
- EXIST'G WALL/ELEMENT TO BE REMOVED
- EXIST'G WALL TO REMAIN
- NEW CMU WALL/ COLUMN



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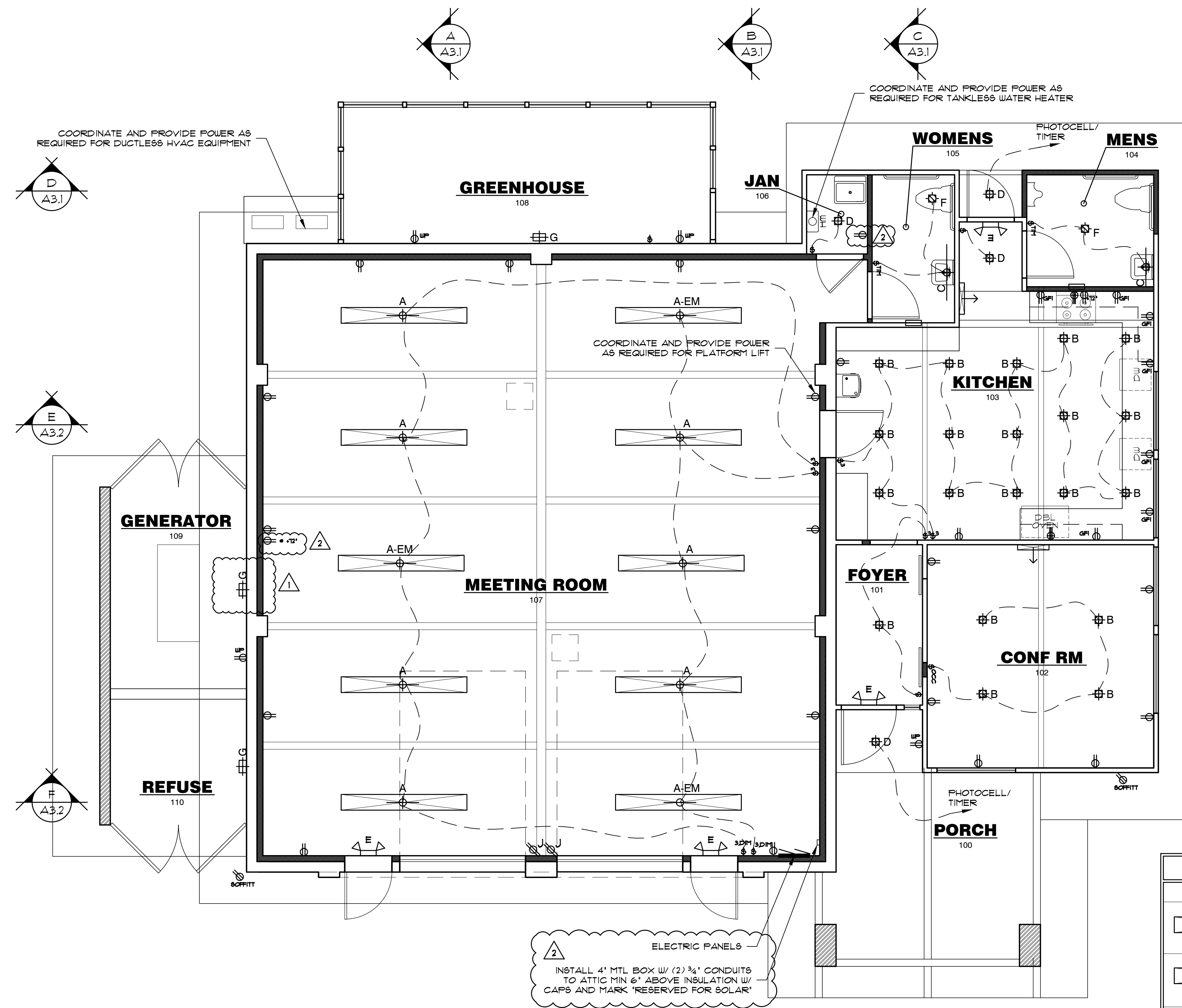
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**A1.4**

MAIN LEVEL FLOOR PLAN



REFLECTED CEILING/ POWER AND LIGHTING PLAN

1/4" = 1'-0"

LIGHTING SCHEDULE	
TYPE	DESCRIPTION
A	'LEDALITE' VERGE SUSPENDED 1600-L-B-C-Q-G-08-T-D-E-W-AI-48 (OR APPROVED EQUAL) 4600 L/ FT, 3500K, 39.4 W/DESIGNERS FOUNTAIN WALKER 8' SILVER LED WALL LANTERN (OR APPROVED EQUAL) 410 LUMEN, 3000K, 10 W
A-EM	'LEDALITE' VERGE SUSPENDED 1600-L-B-C-Q-G-08-M-D-E-W-AI-48 (OR APPROVED EQUAL) 4600 L/ FT, 3500K, 39.4 W/DESIGNERS FOUNTAIN WALKER 8' SILVER LED WALL LANTERN (OR APPROVED EQUAL) 410 LUMEN, 3000K, 10 W/ BATTERY BACK UP
B	'LIGHTOLIER' 6' SQUARE FLAT DOWNLIGHT FD68 03 9 30 TEIW (OR APPROVED EQUAL) 900 LUMENS, 3000K, 15.5 W
C	'LITHONIA' WALL MOUNTED VANITY LIGHT W/ IT MVOLT AE (OR APPROVED EQUAL) 1-1TW T-8 LAMP
D	'HALO' 6" DIA SURFACE MOUNT DOWNLIGHT HLC 6099301 (OR APPROVED EQUAL) 300 LUMENS, 3000K, 15.1 W
E	'CHLORIDE' COMBO EXIT LIGHT VLTGG3R-2-2 (OR APPROVED EQUAL) 6000K, 3 W
F	'NUTONE' BATH LIGHT/ FAN 191 LEDNTM, 110 CFM FAN 412 W LED LAMP (OR APPROVED EQUAL)
G	'LITHONIA' WALL PACK WP X1 LED IP2MVOLT DPBXD M4 (OR APPROVED EQUAL) 2900 LUMENS, 4000K, 24 W
[Symbol]	WALL MOUNTED INTERIOR DUCTLESS HEAT PUMP HEAD
[Symbol]	CEILING MOUNTED INTERIOR DUCTLESS HEAT PUMP HEAD
[Symbol]	ELECTRIC FORCED AIR WALL HEATER

REFER TO SITE LIGHTING PLAN FOR ALL EXTERIOR LUMINAIRES.  
ALL OUTLETS AND JUNCTION BOXES TO BE LOCATED AT 18" AFF. UNO.  
FIELD VERIFY MOUNTING HEIGHTS WITH ARCHITECT OF FIXTURES NOT SPECIFIED



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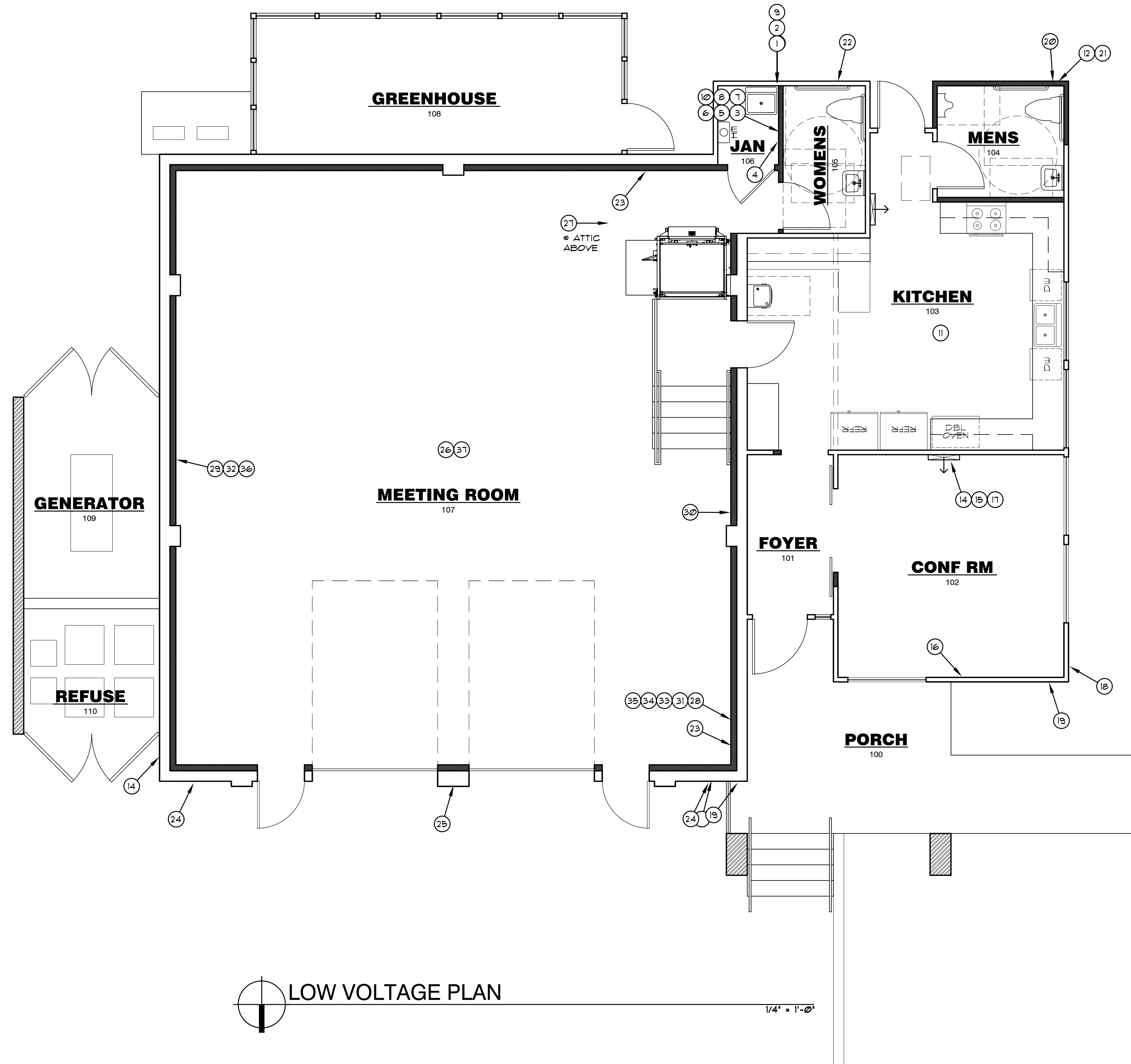
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**A1.5**

LIGHTING/ POWER PLAN



LOW VOLTAGE PLAN  
1/4" = 1'-0"

**INTERNET ENTRANCE / WATER BUILDING**

1. INSTALL A 2" CONDUIT.
2. INSTALL A 2" CONDUIT BETWEEN UTILITY OPLE AND IT CLOSET TO UNDERGROUND COMCAST SERVICES.

**JAN**

3. 12 RACK UNIT WALL MOUNT RACK ENCLOSURE (BY OWNER).
4. STANDARD 20 AMP OUTLET 4 DEDICATED ELECTRICAL CIRCUIT FOR IT EQUIPMENT.
5. 24 PORT CAT 6 RACK MOUNT PATCH PANEL.
6. 12 PORT CAT 6 RACK MOUNT PATCH PANEL - REINSTALL CURRENT IN FACILITY.
7. ALL ETHERNET CABLES WILL TERMINATE IN THIS LOCATION.
8. ALL CABLE TX COAX WILL TERMINATE IN THIS LOCATION.
9. COMCAST INTERNET DELIVERED TO THIS LOCATION VIA UNDERGROUND PATHWAY.
10. AUDIO/VISUAL WIRING WILL TERMINATE IN THIS LOCATION.

**KITCHEN**

11. INSTALL 2 DATA CABLES IN THE CEILING CENTER FOR WIFI ACCESS POINT RE-INSTALLATION.
12. ACCESS POINT HAS TWO ANTENNA CABLES THAT NEED TO BE REINSTALLED TO THE EXTERIOR ANTENNA MOUNTS ON THE REAR OF THE BUILDING AT MENS ROOM 104.
13. INSTALL 2 DATA, 1 POWER, 1 COAX, ABOVE THE RECYCLING CENTER CORNER FOR FUTURE TECH.

**CONF RM**

14. INSTALL 3 DATA, 1 POWER, 1 COAX ON THE WALL LOCATION WHERE A TV DISPLAY WILL MOUNT.
15. INSTALL AN A/V ACCESS PLATE ON WALL BELOW WHERE TV WILL MOUNT, FACEPLATE TO HAVE HDMI CONNECTOR OF LAPTOPS, DVD PLAYER.
16. INSTALL 2 DATA ON THE WALL OPPOSITE OF THE WALL WHERE THE TV WILL MOUNT.
17. INSTALL BLOCKING @ 48' x 60" AFF. FOR FUTURE TV MOUNT.

**PORCH**

18. INSTALL 2 DATA ON EXTERIOR FOR FUTURE SECURITY CAMERA PARKING LOT.
19. INSTALL 2 DATA ON EXTERIOR FOR FUTURE CAMERA ON PORCH WALKWAY/DRIVEWAY.

**MENS EXTERIOR**

20. INSTALL 2 DATA ON EXTERIOR FOR FUTURE SECURITY CAMERA BACK YARD.
21. RE-INSTALL WIFI ANTENNAS AND ANTENNA MOUNT.

**WOMENS EXTERIOR**

22. INSTALL 1 DATA ON EXTERIOR SPEAKER TIED TO A/V SYSTEM.

**MEETING ROOM**

23. INSTALL 1 DATA CABLE AT EACH OF THE TWO INTERNAL WALL MOUNTED SPEAKER LOCATIONS.
24. INSTALL 1 DATA CABLE AT EACH OF THE TWO EXTERNAL WALL MOUNTED SPEAKER LOCATIONS.
25. INSTALL 2 DATA CABLES AT THE FRONT OF GARAGE DOORS EXTERIOR FOR FUTURE DIGITAL SIGNAGE.
26. INSTALL 3 DATA CABLES AT THE PROJECTOR MOUNTING POINT IN THE CEILING.
27. INSTALL 2 DATA CABLES AT THE MOUNTING POINT WHERE THE WIFI ACCESS POINT WILL BE REINSTALLED.
28. INSTALL 2 DATA CABLES AT THE CRESTRON A/V SYSTEM CONTROL PANEL.
29. INSTALL 2 DATA CABLES IN THE MIDDLE OF THE PROJECT SCREEN WALL.
30. INSTALL 2 DATA CABLES IN THE MIDDLE OF THE ELEVATOR/STAIRCASE WALL.
31. INSTALL A A/V ACCESS PLATE ON THE WALL BELOW WHERE CRESTRON A/V CONTROLLER. INSTALLS WHICH WILL HAVE A HDMI FOR CONNECTING A DVD PLAYER, 3MM FOR AUDIO IN, BLUETOOTH FOR AUDIO IN.
32. POWERED PROJECTION SCREEN ON EAST MOST WALL (BY OWNER).
33. THREE SPEAKER ZONES (FRONT OF BUILDING, GARDEN, LARGE MEETING ROOM).
34. CRESTRON WALL PANEL TO CONTROL ALL OF A/V FUNCTIONS IN LARGE MEETING ROOM.
35. APPLE TV 4 BARCO EQUIPMENT (BY OWNER) FOR WIRELESS PROJECTION WITH HDMI PORT AT CRESTRON WALL PANEL AS HARD LINE BACKUP.
36. MECHANICAL SCREEN TO HAVE BACKUP PHYSICAL BUTTON TO RAISE AND LOWER AS WELL AS CRESTRON TOUCH PANEL DIGITAL CONTROL.
37. PROJECTOR (BY OWNER).



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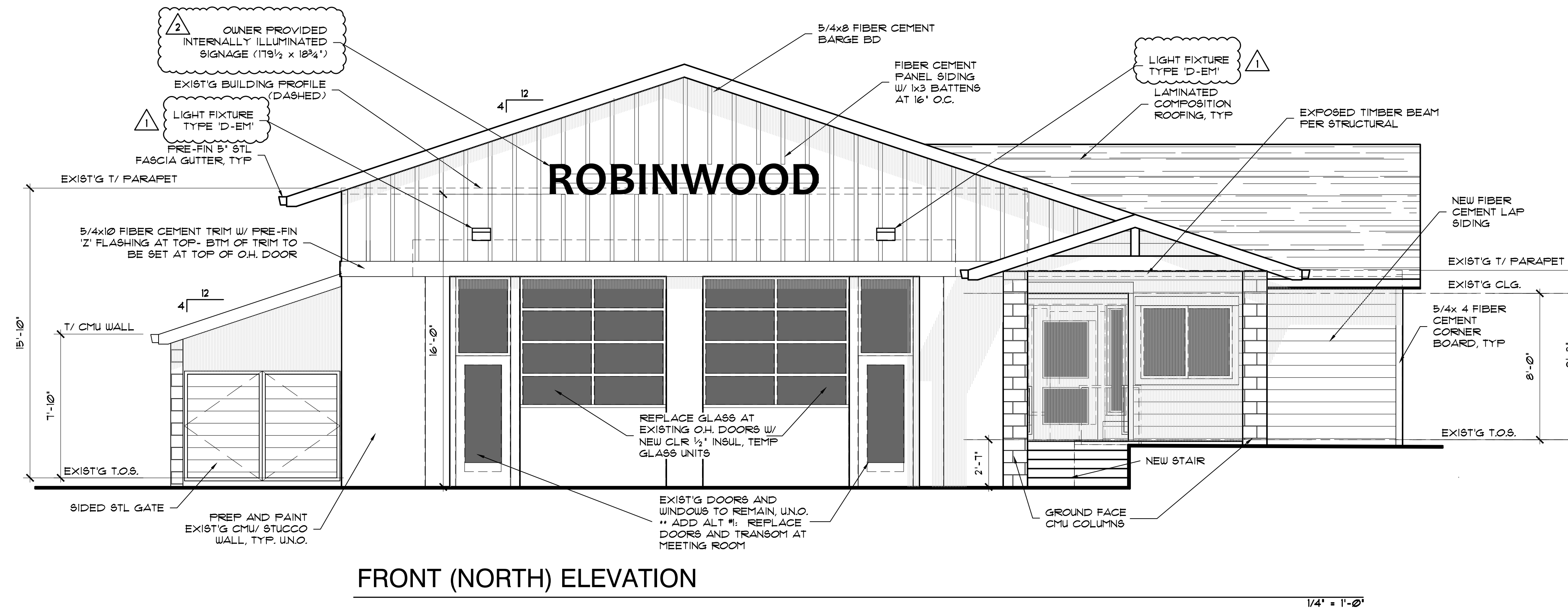
**ROBINWOOD STATION IMPROVEMENTS**

CITY OF WEST LINN  
3706 CEDAR OAK DRIVE  
WEST LINN, OR 97068

PROJ. NO. : 1932  
FILE : A-FP  
DATE : 11/23/2021 BID SET  
REVISIONS  
1: 3/26/2021  
2: 1/05/2022

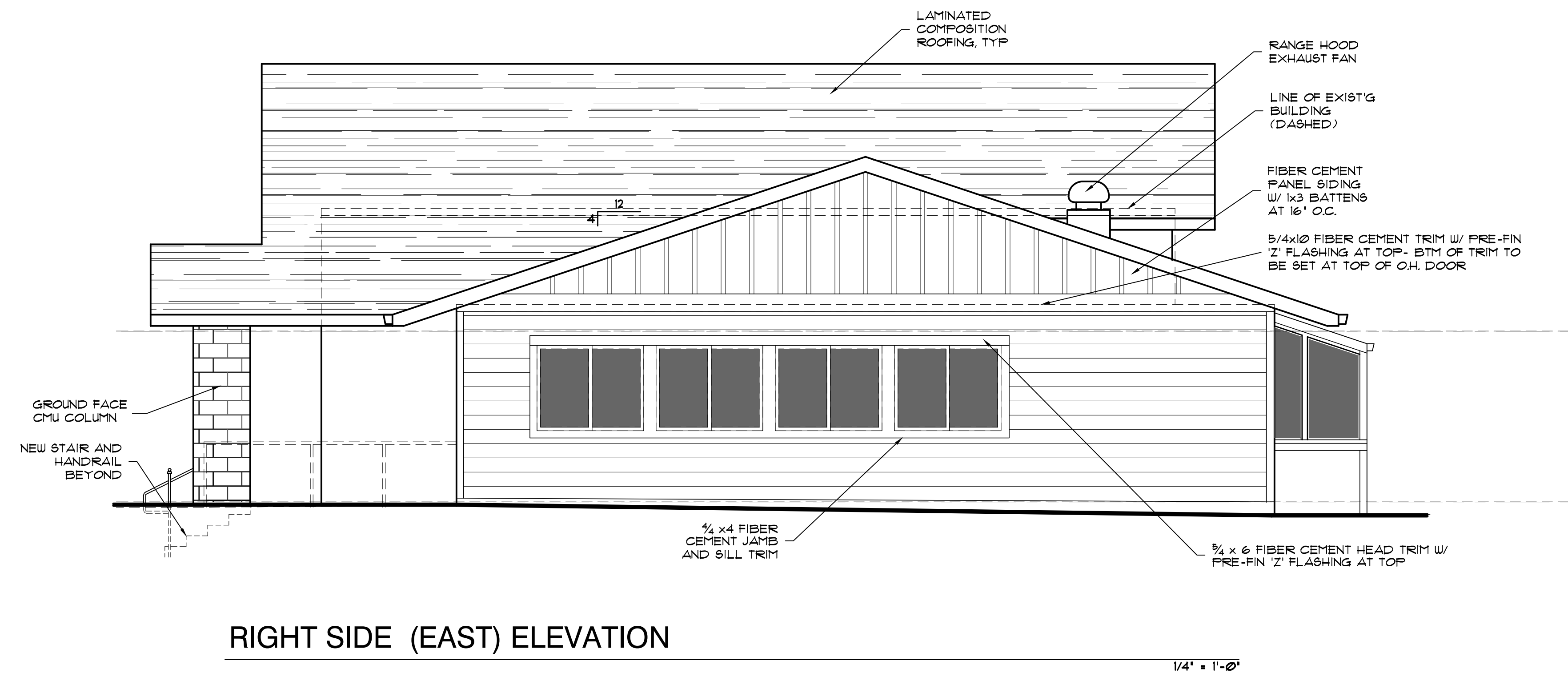
SHEET #  
**A1.6**  
LOW VOLTAGE PLAN





FRONT (NORTH) ELEVATION

1/4" = 1'-0"



RIGHT SIDE (EAST) ELEVATION

1/4" = 1'-0"



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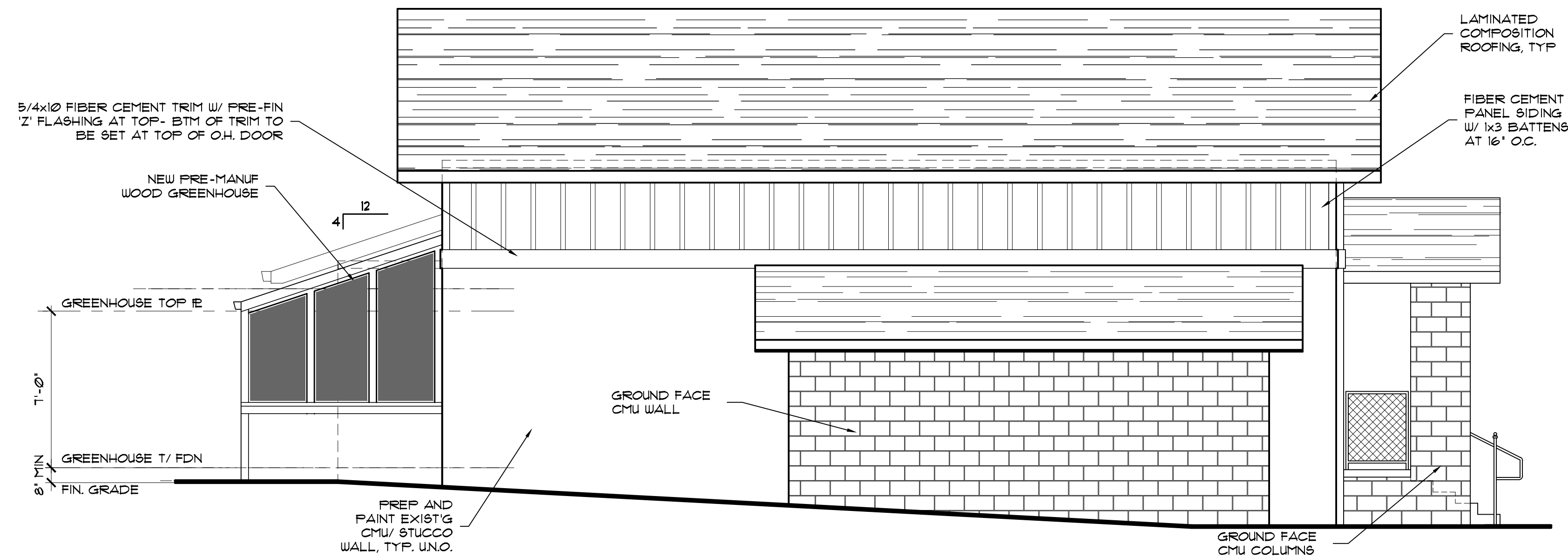


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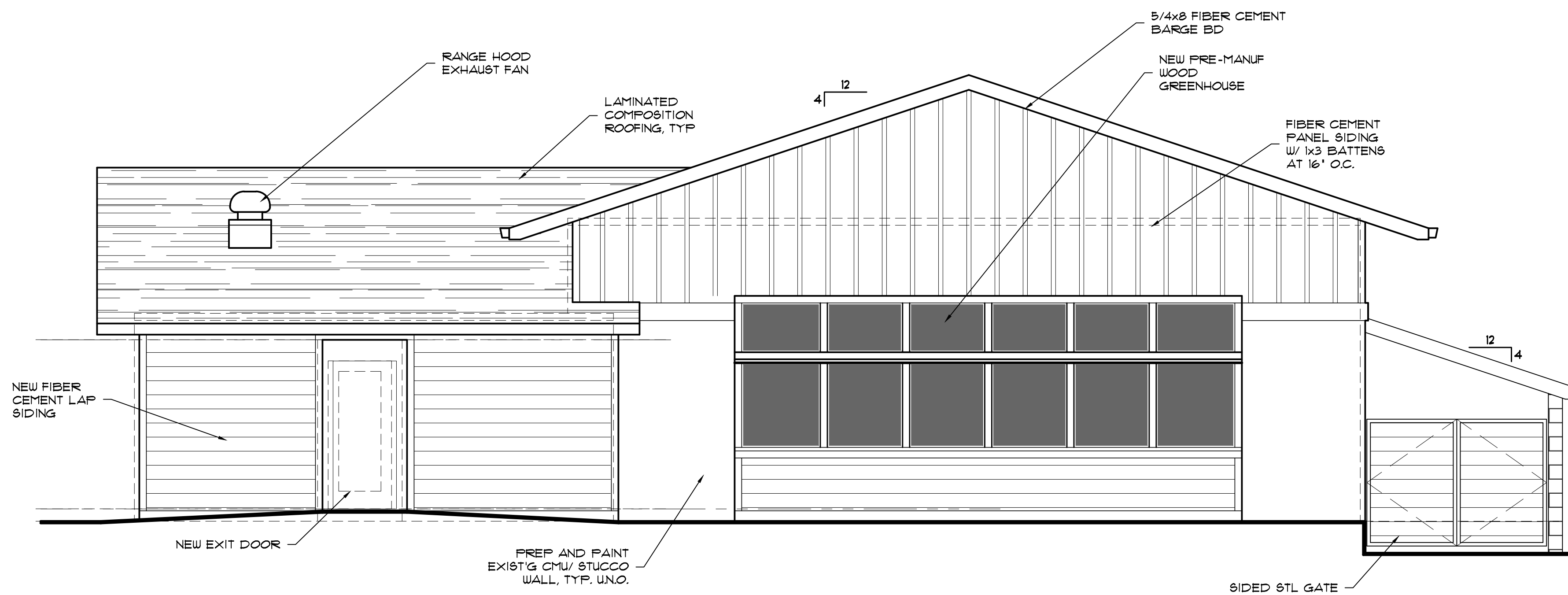
PROJ. NO. : 1932  
FILE : A-ELEV  
DATE : 11/23/2021 BID SET  
REVISIONS  
1: 3/26/2021  
2: 1/05/2022

SHEET #  
**A2.1**



LEFT SIDE (WEST) ELEVATION

1/4" = 1'-0"



REAR (SOUTH) ELEVATION

1/4" = 1'-0"



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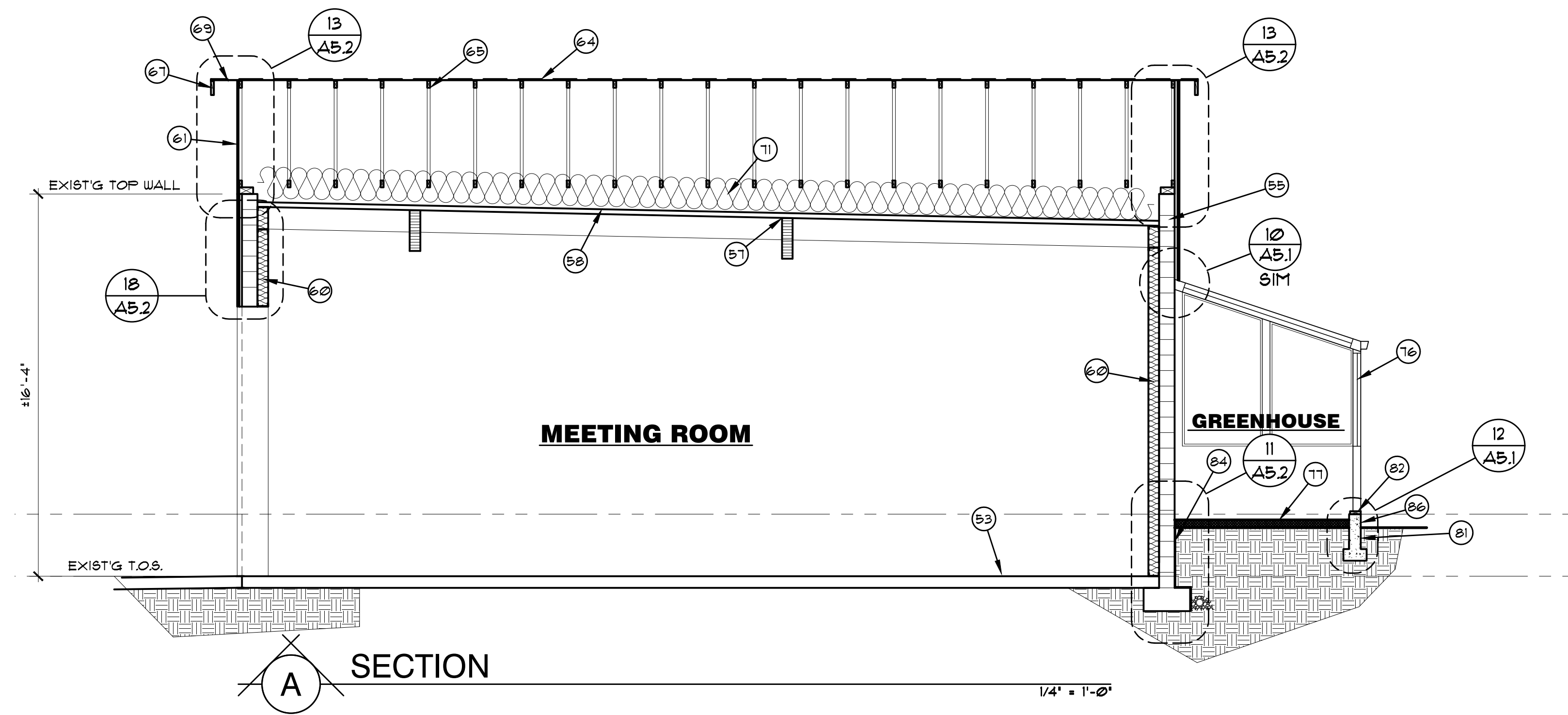
3706 CEDAR OAK DRIVE  
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PROJ. NO. : 1932  
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DATE : 11/23/2021 BID SET  
REVISIONS  
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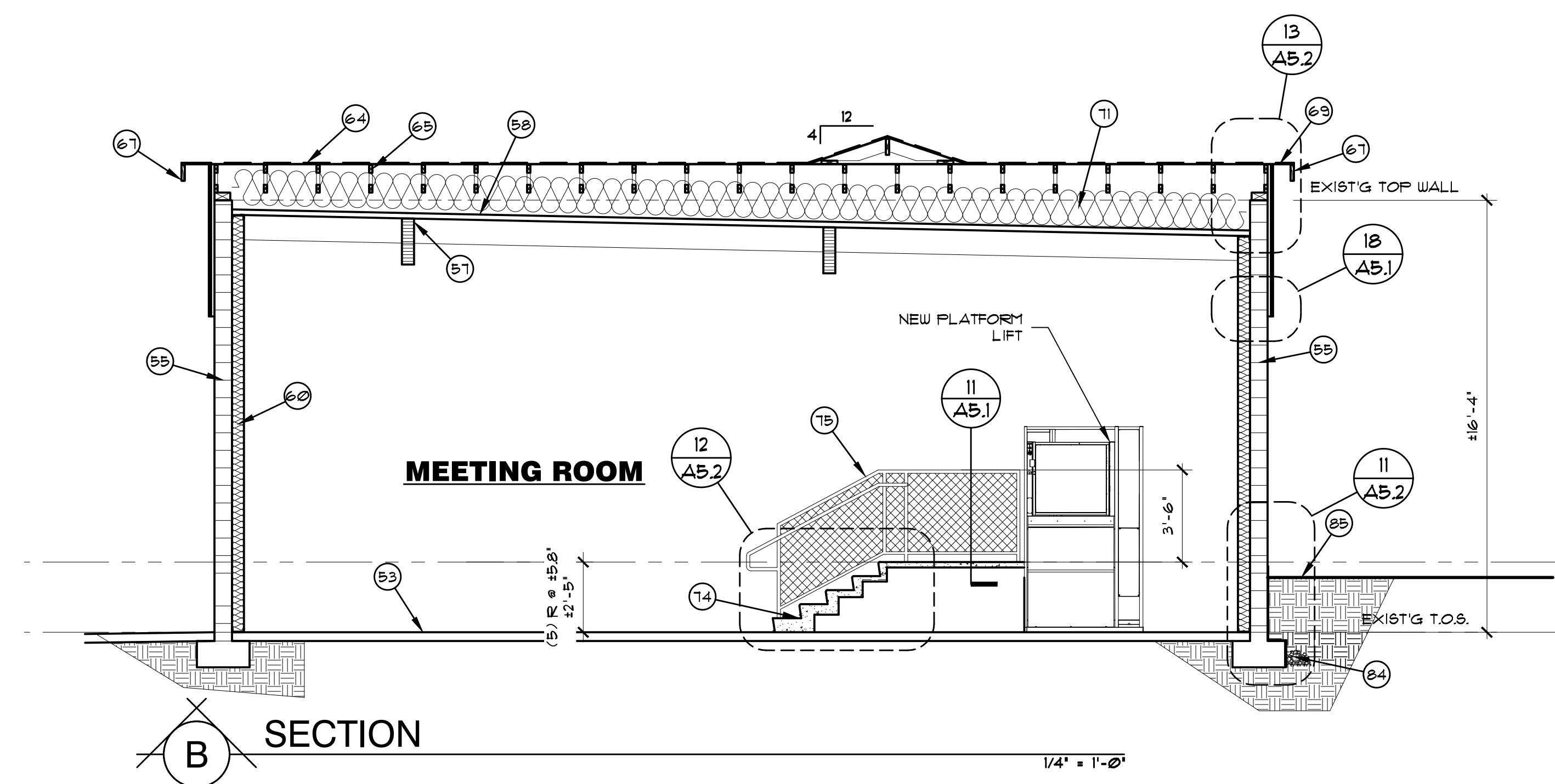
SHEET #

**A2.2**

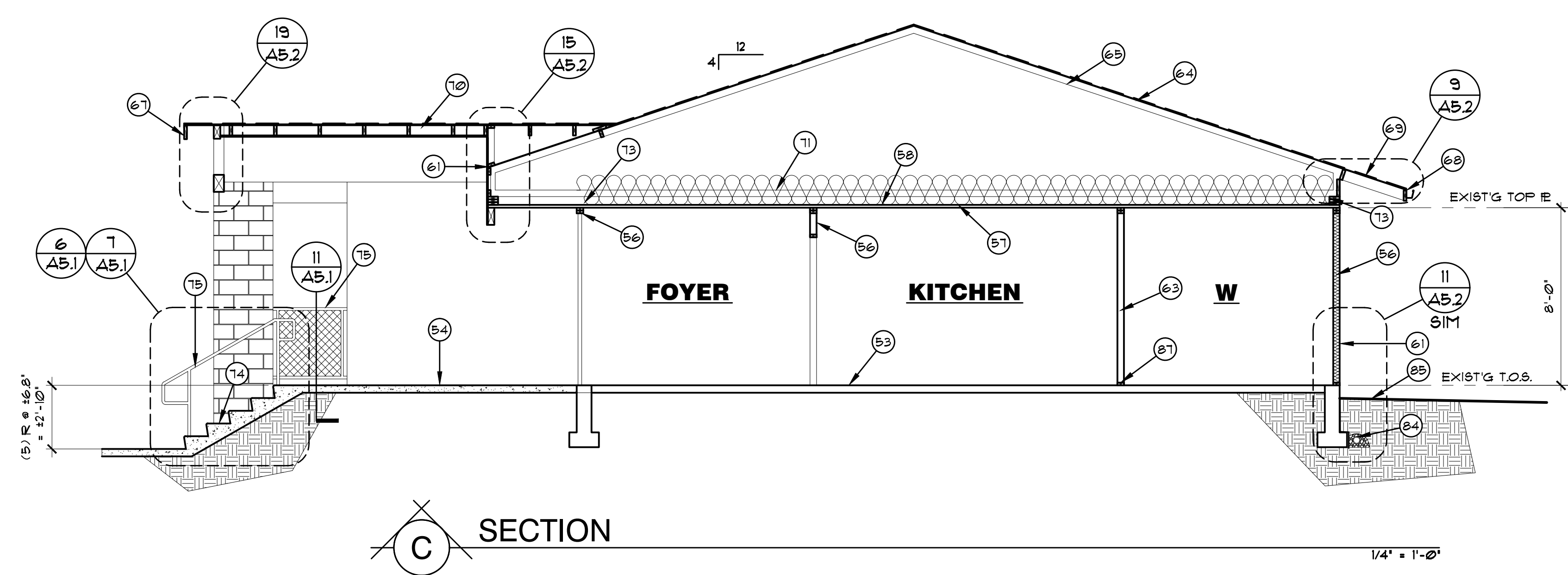
ELEVATIONS



**A SECTION**



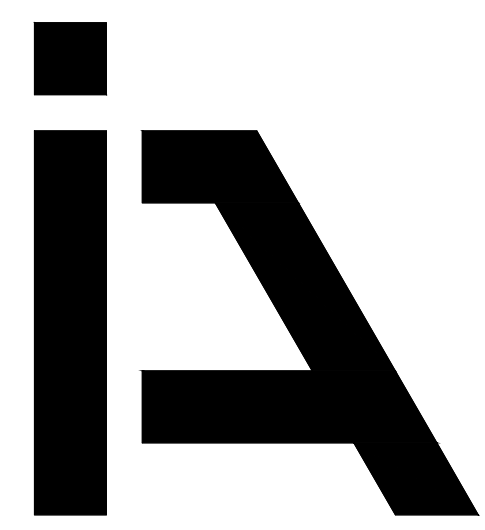
**B SECTION**



**C SECTION**

**SECTION KEYNOTES**

48. EXISTING CONCRETE SLAB AND FOUNDATION TO REMAIN, UNO. CUT AND PATCH TO MATCH EXISTING AS REQUIRED FOR NEW/ MODIFIED UTILITIES.
49. NEW CONCRETE SLAB AND FOOTING PER DETAILS.
50. EXISTING CMU WALL TO REMAIN.
51. EXISTING WOOD FRAME WALL TO REMAIN.
52. EXISTING WOOD CEILING AND SUPPORT BEAMS TO REMAIN, UNO.
53. DEMOLISH EXISTING BUILT-UP ROOF SYSTEM.
54. DEMOLISH EXISTING SIDING, SHEATHING AND INSULATION AT WALL SECTION INDICATED ON PLANS. REPLACE ALL DETERIORATED FRAMING MEMBERS AND SILL PLATE WITH NEW 2x MEMBERS TO MATCH EXISTING. INSTALL 3 1/2" RIGID POLYISO INSUL AND PLYWOOD SHING TO MATCH EXISTING THICKNESS, NEW WRB AND SIDING PER ELEVATIONS.
55. NEW LATERAL REINFORCING, FRAMED WALL PER STRUCTURAL W/ R-21 INSULATION, AND 1/2" GYP. BD. INTERIOR FINISH.
56. INSTALL NEW SIDING AND WRB AS INDICATED ON DETAILS.
57. NEW CMU WALL PER DETAILS.
58. TYPICAL NEW INTERIOR WALL: 2x4 @ 16' O.C. (UNO.) W/ 1/2" GYP. BD. EA. SIDE.
59. NEW ROOF ASSEMBLY: COMPOSITION SHINGLES OVER 30" AS. FELT ON PLYWOOD SHEATHING PER STRUCTURAL.
60. MANUFACTURED ROOF TRUSSES. SHOP DRAWING REVIEW/ APPROVAL REQUIRED.
61. RAFTERS PER ROOF FRAMING PLAN.
62. 2x8 PRE-FRIMED, FINGER JOINTED CEDAR BARGE BOARD.
63. 5" PRE-FINISHED, FASCIA PROFILE GUTTER ON 1x6 PRE-FRIMED CEDAR FASCIA.
64. INSTALL APA 303-O-C PLYWOOD SHEATHING AT OVERHANGS TO MATCH PANEL THICKNESS OF ROOF SHEATHING.
65. INSTALL 1x4 TONGUE AND GROOVE CEDAR SIDING AT UNDERSIDE OF RAFTERS/ CEILING JOISTS AT PORCH.
66. R-49 BATT INSULATION, TYP AT ATTIC.
67. INSTALL MOISTURE RESISTANT INSULATION Baffles AS REQUIRED TO MAINTAIN 2" AIR FLOW OVER INSULATION.
68. INSTALL H25A ANCHOR AT EA. TRUSS, UNO.
69. NEW CONCRETE STAIR PER DETAIL(S).
70. NEW GUARDRAIL/ HANDRAIL PER DETAILS.
71. NEW PRE-ENGINEERED GREENHOUSE STRUCTURE (DESIGN-BUILD COMPONENT)
72. 4" COMPACTED 1/2" MINUS GRAVEL OVER LANDSCAPE FABRIC.
73. INSTALL FIREBLK'G @ CLG & FLOOR LEVELS, HORIZONTALLY @ INTERVALS NOT EXCEEDING 10'-0", & @ INTERCONNECTIONS BTWN CONCEALED HORIZ & VERTICAL SPACES, SUCH AS @ SOFFITS OR PORCH ROOFS, TYP.
74. - ØØ. NOT USED.
76. NEW GREENHOUSE FOUNDATION: 6" CONCRETE FOUNDATION WALL W/ (1) #4 CONT @ TOP OF WALL, #4 @ 32" OC VERT & 1/2" x 1" MIN EMBED A. BOLTS @ 48" OC (UNO.) W/ LBR'G WASHERS ON 12" x 6" CONC FTG W/ (2) #4 CONT BEARING ON FIRM, UNDISTURBED SOIL. NO MORE THAN 30" OF UNBALANCED BACKFILL PERMITTED.
77. INSTALL PT 2x6 MUDSILL @ OUTSIDE FACE OF FDN WALL OVER FIBERGLASS REINFORCED SILL SEALER. MIN (2) A. BOLTS REQ'D FOR ANY LENGTH OF MUDSILL.
78. BOLT NEW PT 2x6 MUDSILL TO EXIST'G FDN WALL W/ 1/2" x 4 1/2" EXP ANCHORS @ 32" OC MAX. MIN (2) ANCHORS PER LENGTH OF SILL.
79. INSTALL NEW FOUNDATION WATERPROOFING AND CONTINUOUS 4" PERF FDN DRAIN PER DETAILS. PIPE TO LOCATION NOTED ON CIVIL DRAWINGS.
80. SLOPE FIN GRADE AWAY FROM FDN MIN 6" IN FIRST 10'-0", TYP.
81. MIN DIST BTWN SIDING & FIN GRADE TO BE Ø", TYP.
82. INSTALL NEW P.T. 2x SILL IE W/ POWDER ACTIVATED FASTENERS @ 16" O.C. TO EXIST'G CONC SLAB.



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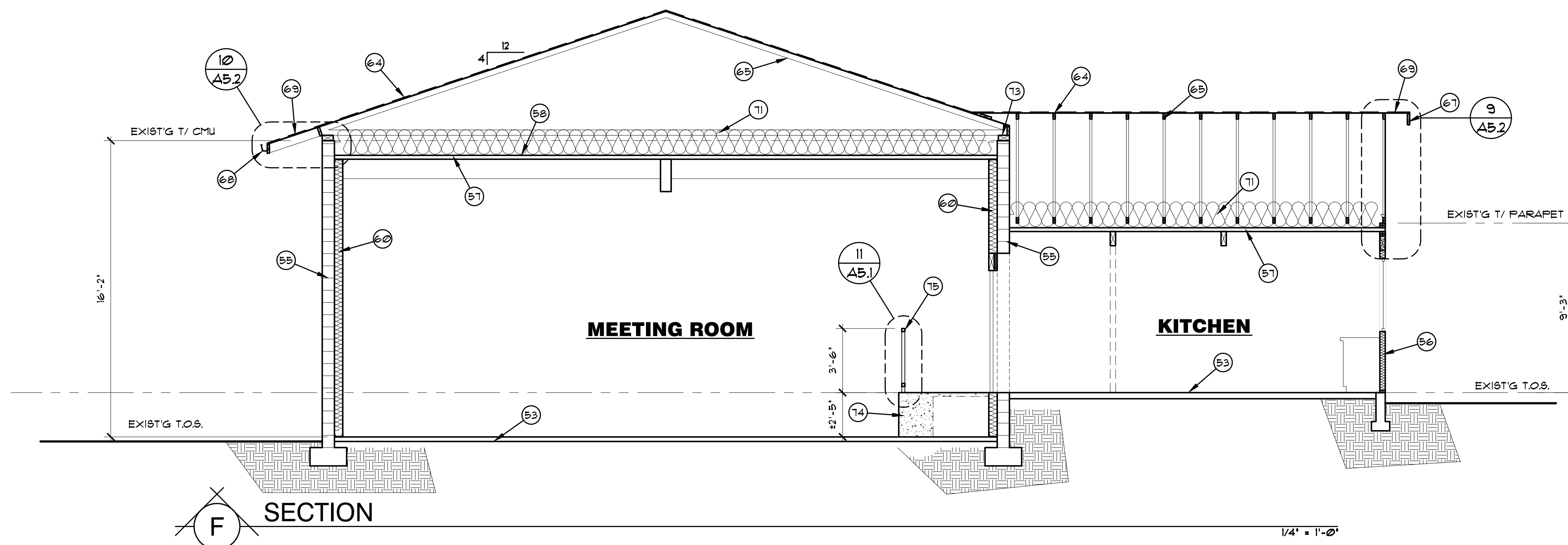
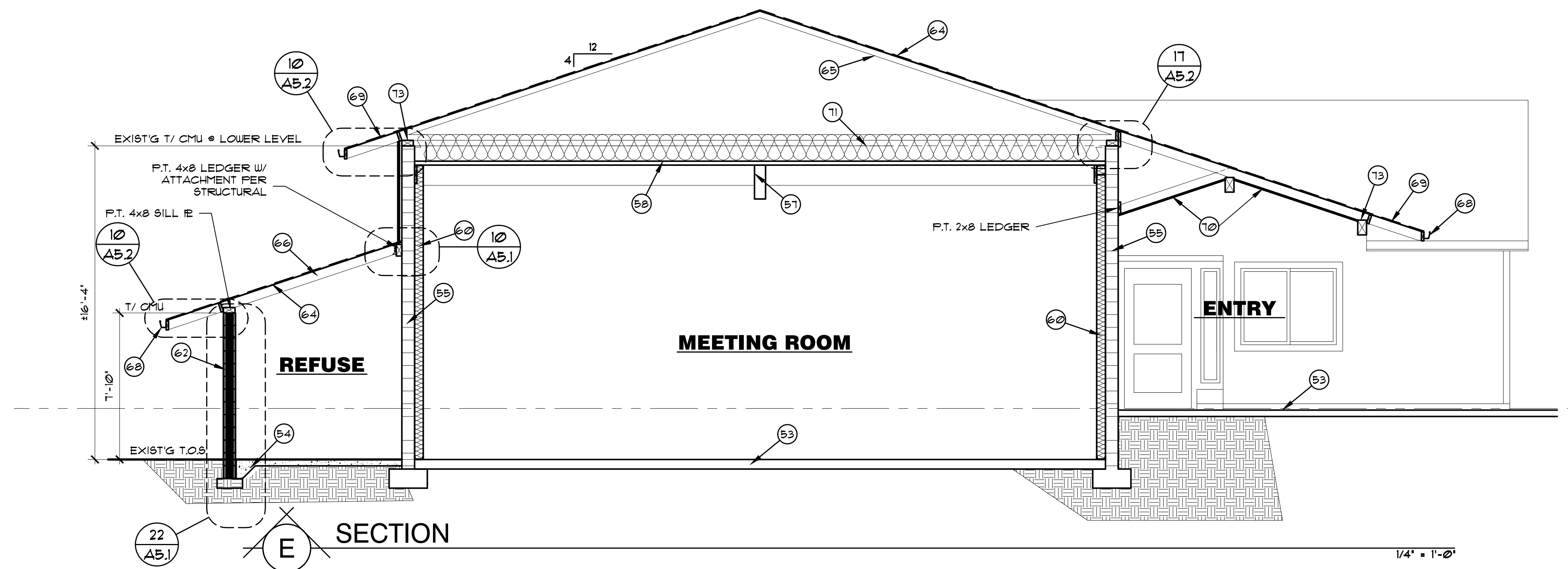
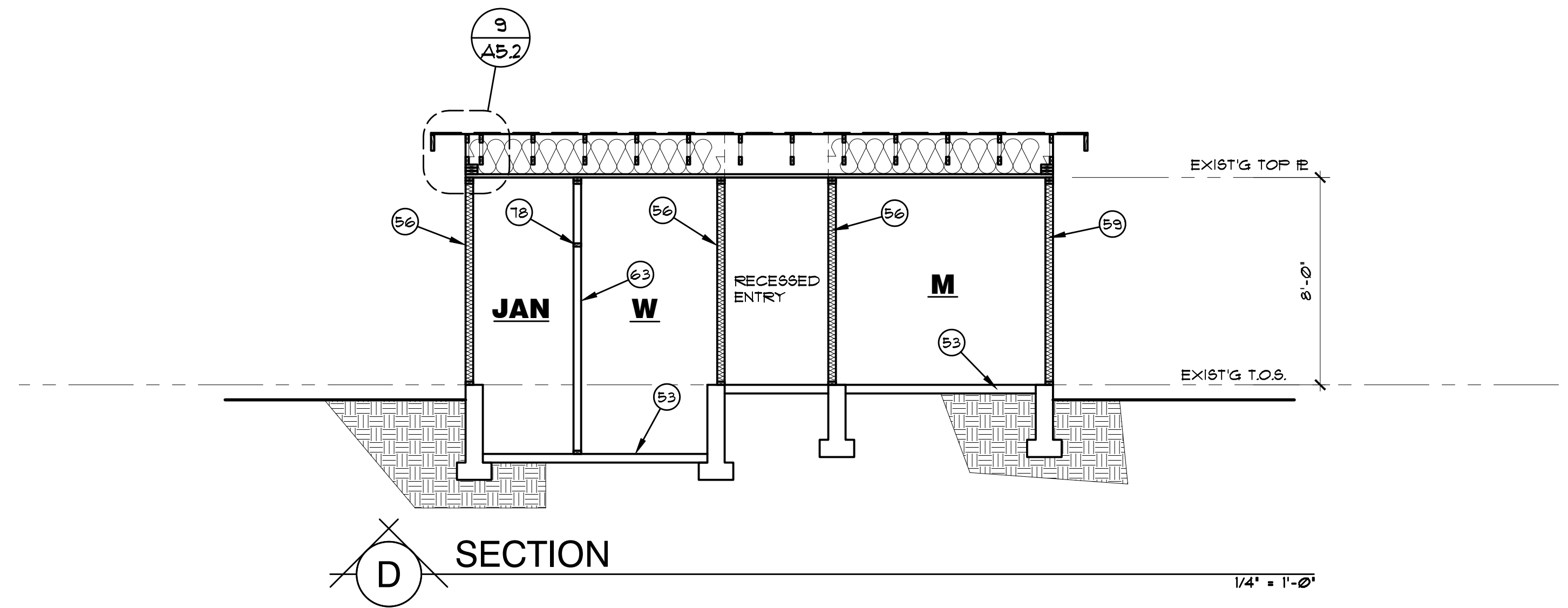


CITY OF WEST LINN  
**ROBINWOOD STATION IMPROVEMENTS**

3706 CEDAR OAK DRIVE  
WEST LINN, OR 97068

PROJ. NO.: 1932  
FILE: A-SECT  
DATE: 11/23/2021 BID SET

SHEET #  
**A3.1**



SECTION KEYNOTES

- 48. EXISTING CONCRETE SLAB AND FOUNDATION TO REMAIN, U.N.O. CUT AND PATCH TO MATCH EXISTING AS REQUIRED FOR NEW/ MODIFIED UTILITIES.
- 49. NEW CONCRETE SLAB AND FOOTING PER DETAILS.
- 50. EXISTING CMU WALL TO REMAIN.
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- 53. DEMOLISH EXISTING BUILT-UP ROOF SYSTEM.
- 54. DEMOLISH EXISTING SIDING, SHEATHING AND INSULATION AT WALL SECTION INDICATED ON PLANS. REPLACE ALL DETERIORATED FRAMING MEMBERS AND SILL PLATE WITH NEW 2x MEMBERS TO MATCH EXISTING. INSTALL 3/2" RIGID POLYISO INSUL AND PLYWOOD SHEATH TO MATCH EXISTING THICKNESS, NEW WRB AND SIDING PER ELEVATIONS.
- 55. NEW LATERAL REINFORCING, FRAMED WALL PER STRUCTURAL W/ R-21 INSULATION, AND 1/2" GYP. BD. INTERIOR FINISH.
- 56. INSTALL NEW SIDING AND WRB AS INDICATED ON DETAILS.
- 57. NEW CMU WALL PER DETAILS.
- 58. TYPICAL NEW INTERIOR WALL: 2x4 @ 16" O.C. (U.N.O.) W/ 1/2" GYP. BD. EA. SIDE.
- 59. NEW ROOF ASSEMBLY: COMPOSITION SHINGLES OVER 30" A.S. FELT ON PLYWOOD SHEATHING PER STRUCTURAL.
- 60. MANUFACTURED ROOF TRUSSES. SHOP DRAWING REVIEW/ APPROVAL REQUIRED.
- 61. RAFTERS PER ROOF FRAMING PLAN.
- 62. 2x8 PRE-PRIMED, FINGER JOINTED CEDAR BARGE BOARD.
- 63. 5" PRE-FINISHED, FASCIA PROFILE GUTTER ON 1x6 PRE-PRIMED CEDAR FASCIA.
- 64. INSTALL APA 3093-O-C PLYWOOD SHEATHING AT OVERHANGS TO MATCH PANEL THICKNESS OF ROOF SHEATHING.
- 65. INSTALL 1x4 TONGUE AND GROOVE CEDAR SIDING AT UNDERSIDE OF RAFTERS/ CEILING JOISTS AT PORCH.
- 66. R-49 BATT INSULATION, TYP AT ATTIC.
- 67. INSTALL MOISTURE RESISTANT INSULATION Baffles AS REQUIRED TO MAINTAIN 2" AIR FLOW OVER INSULATION.
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- 74. - 80. NOT USED.
- 76. NEW GREENHOUSE FOUNDATION: 6" CONCRETE FOUNDATION WALL W/ (1) #4 CONT @ TOP OF WALL, #4 @ 32" OC VERT & 1/2" x 1" MIN EMBED A. BOLTS @ 48" OC (U.N.O.) W/ LBF 1/2 WASHERS ON 12" x 6" CONC FTG W/ (2) #4 CONT BEARING ON FIRM, UNDISTURBED SOIL. NO MORE THAN 30" OF UNBALANCED BACKFILL PERMITTED.
- 77. INSTALL PT 2x6 MUDSILL @ OUTSIDE FACE OF FDN WALL OVER FIBERGLASS REINFORCED SILL SEALER. MIN (2) A. BOLTS REQ'D FOR ANY LENGTH OF MUDSILL.
- 78. BOLT NEW PT 2x6 MUDSILL TO EXIST'G FDN WALL W/ 1/2" x 48" EXP ANCHORS @ 32" OC MAX. MIN (2) ANCHORS PER LENGTH OF SILL.
- 79. INSTALL NEW FOUNDATION WATERPROOFING AND CONTINUOUS 4" PERF FDN DRAIN PER DETAILS. PIPE TO LOCATION NOTED ON CIVIL DRAWINGS.
- 80. SLOPE FIN GRADE AWAY FROM FDN MIN 6" IN FIRST 10'-0", TYP.
- 81. MIN DIST BTWN SIDING & FIN GRADE TO BE 0", TYP.
- 82. INSTALL NEW P.T. 2x SILL @ W/ POWDER ACTIVATED FASTENERS @ 16" O.C. TO EXIST'G CONC SLAB.



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CITY OF WEST LINN  
**ROBINWOOD STATION IMPROVEMENTS**

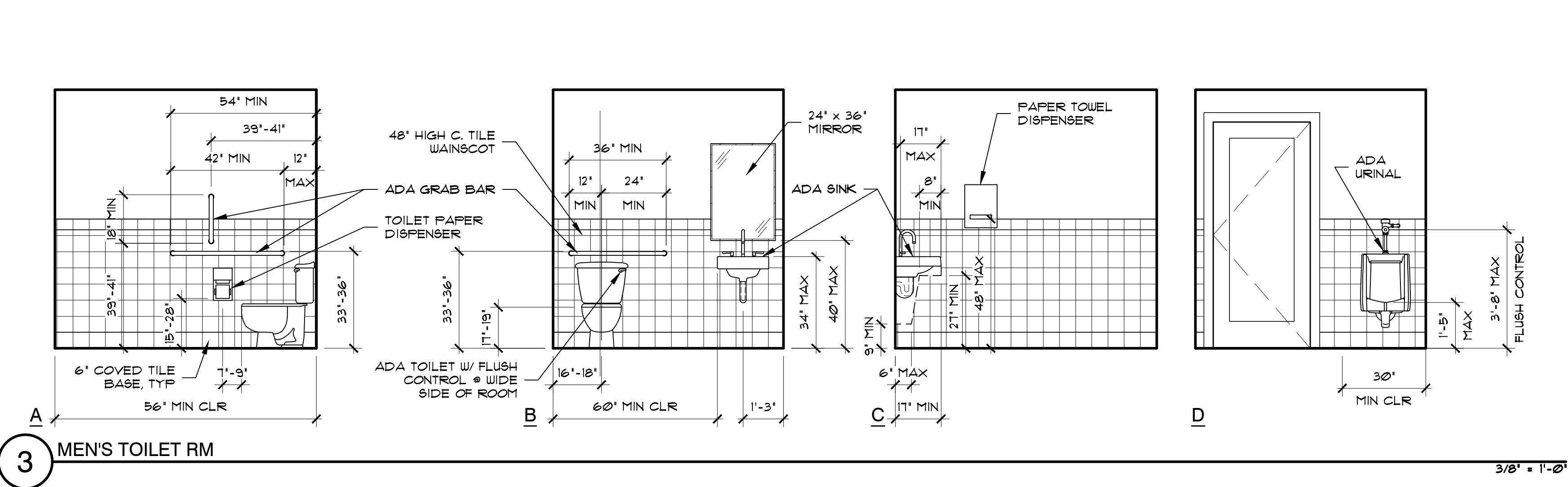
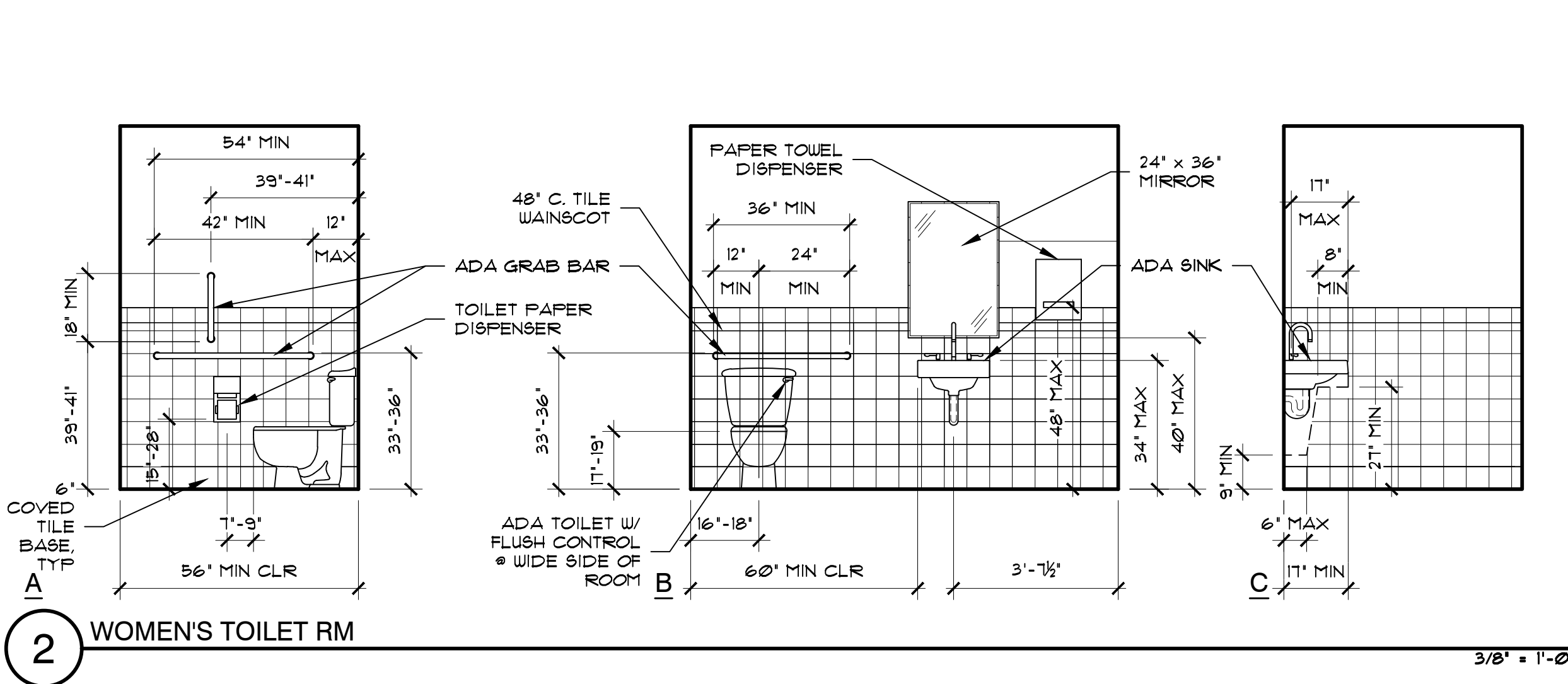
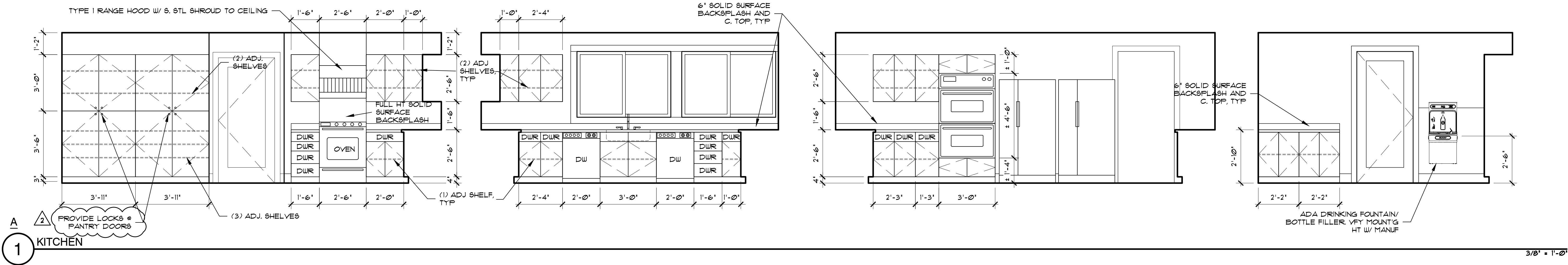
3706 CEDAR OAK DRIVE  
WEST LINN, OR 97068

PROJ. NO. : 1932  
FILE : A-SECT  
DATE : 11/23/2021 BID SET

SHEET #

**A3.2**

SECTIONS



Finish Schedule									
RM #	Name	N	E	S	W	FLR	BASE	CLG	Notes
100	PORCH	--	--	--	--	SC	--	WD	SEE DTL'S
101	FOYER	PI	P2	PI	PI	LVP	WD	(E)	
102	CONFERENCE RM	PI	PI	P2	PI	LVP	WD	(E)	
103	KITCHEN	PI	PI	PI	PI	LVP	WD	(E)	
104	MENS RM	CT	CT	CT	CT	CT	CT	PI	
105	WOMENS RM	CT	CT	CT	CT	CT	CT	PI	
106	JANITOR	PI	PI	PI	PI	SC	RB	PI	
107	MEETING ROOM	PI	PI	PI	PI	SC	RB	(E)	
108	GREENHOUSE	--	--	--	--	GR	--	--	SEE SPECS
109	GENERATOR	--	--	--	--	SC	--	--	SEE DTL'S
110	REFUSE	--	--	--	--	SC	--	--	SEE DTL'S
111-119	NOT USED								

WINDOW SCHEDULE				
SIZE	TYPE	MAT.	NOTES	
A 1'-0" x 6'-0"	FXD	VINYL	TEMP GL	
B 5'-0" x 4'-0"	SL	VINYL	VFY AND MATCH EXIST'G RO.	
C 5'-0" x 4'-0"	SL	VINYL	VFY AND MATCH EXISTING RO.	
D 5'-0" x 4'-0"	SL	VINYL	VFY AND MATCH EXISTING RO.	
E 5'-0" x 3'-6"	SL	VINYL		
F 5'-0" x 3'-6"	SL	VINYL		

EX = EXIST'G TO REMAIN  
FXD = FIXED  
HM = HOLLOW METAL  
SL = SLIDER  
TEMP = TEMPERED GLAZING

NOTES:  
1. ALL BUILDING WINDOWS TO BE VINYL, DBL PANE W/ LOW 'E' COATING, UNO, U = 0.28 MAX. GREENHOUSE WINDOWS BY GREENHOUSE MFR

DOOR SCHEDULE									
SIZE	THK	TYPE	MATERIALS				DETAILS	NOTES	
			DOOR	FRAME	HWDR				
1 3'-6" x 7'-0"	1 3/4"	FG	WD	HM	1	15	AS2		
2 3'-0" x 7'-0"	1 3/4"	HG	HM	HM	2	--		EXISTING TO REMAIN	
3 3'-0" x 7'-0"	1 3/4"	HG	HM	HM	2	--		EXISTING TO REMAIN	
4 3'-0" x 7'-0"	1 3/4"	FL	HM	HM	3	--			
5 3'-0" x 7'-0"	1 3/4"	FL	WD	KD	4	--			
6 FR 2'-8" x 7'-0"	1 3/4"	FL	WD	CO	5	--			
7 3'-0" x 7'-0"	1 3/4"	FL	WD	KD	6	--			
8 3'-0" x 7'-0"	1 3/4"	FL	WD	KD	7	--			
9 3'-0" x 7'-0"	1 3/4"	FL	WD	KD	4	--			
10 3'-0" x 6'-8"	1 3/4"	FG	WD	WD	7	--		BY GREENHOUSE MFR	
11 FR 3'-0" x 6'-0"	1 1/2"	GATE	STL	-	8	--			
12 FR 4'-4" x 6'-0"	1 1/2"	GATE	STL	-	8	--			
13-20								NOT USED	

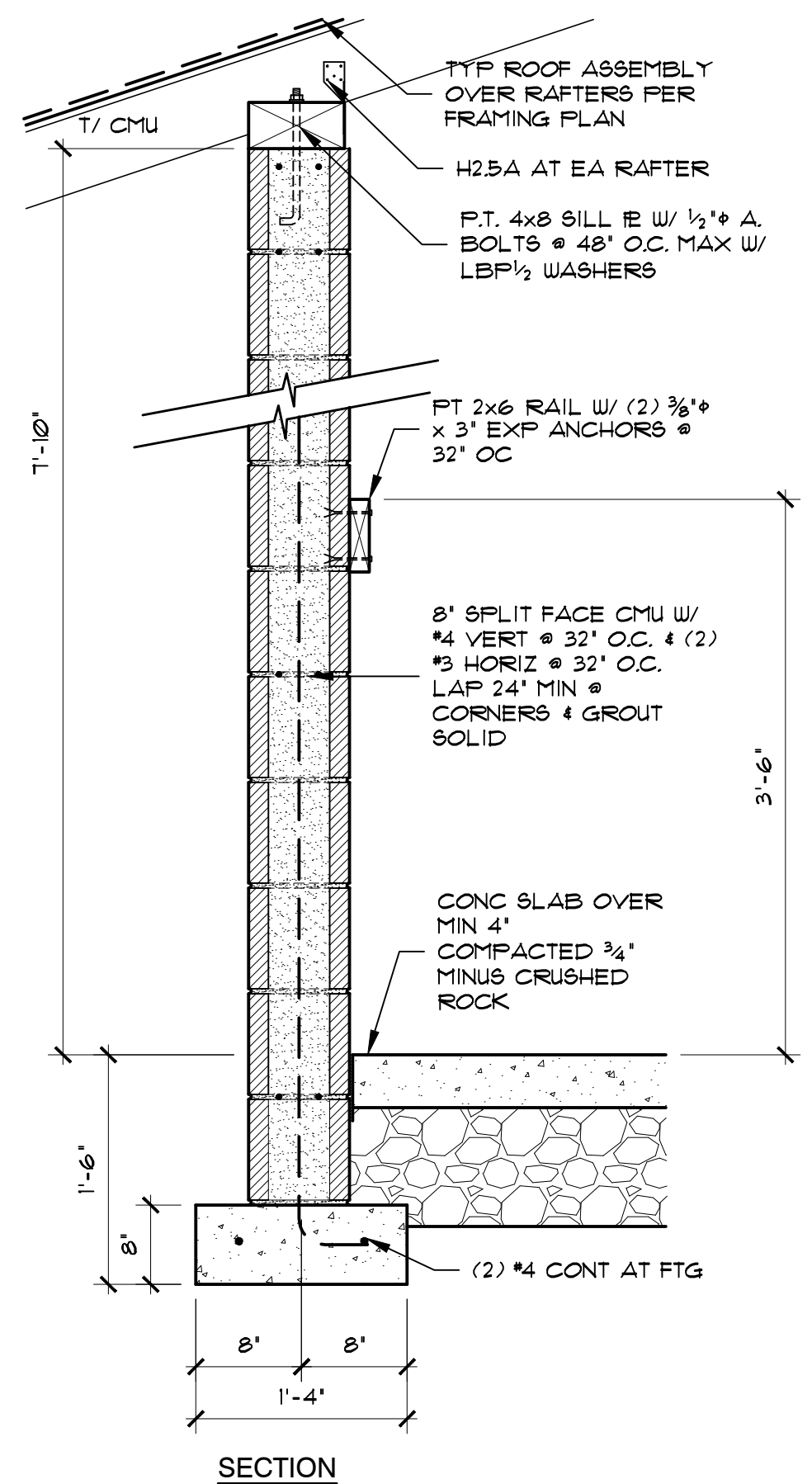
FG = FULL GLAZED  
FL = FLUSH  
HG = HALF-GLAZED  
HM = HOLLOW METAL

MC = METAL CLAD  
FNL = PANEL SELECTION BY OWNER  
TEMP = TEMPERED

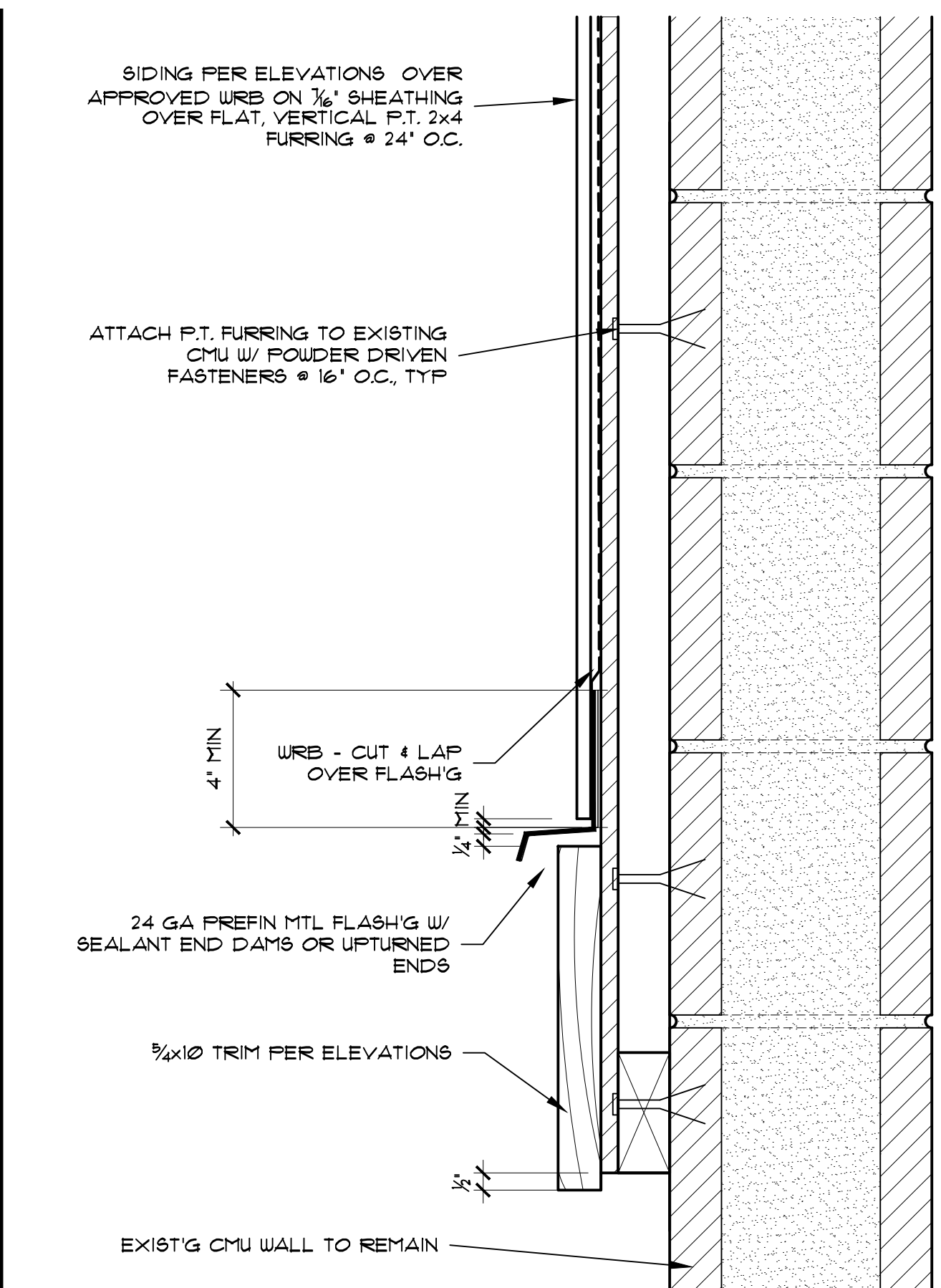
GLAZING  
VF = VISION PANEL  
WD = WOOD  
CO = CASING OPENING

- DOOR HARDWARE GROUPS:**
- 2 FR HINGES  
ACCESS CONTROL ENTRY CLASSROOM TYPE LATCHSET  
CLOSER  
WALL STOP  
SIGN W/ 1" HIGH LETTERS "THIS DOOR TO REMAIN UNLOCKED WHEN OCCUPIED"
  - EXISTING HINGES  
EXIT DEVICE  
FULL CLOSER  
SIGN W/ 1" HIGH LETTERS "THIS DOOR TO REMAIN UNLOCKED WHEN OCCUPIED"
  - 1 1/2 FR HINGES  
EXIT DEVICE  
FULL CLOSER  
SIGN W/ 1" HIGH LETTERS "THIS DOOR TO REMAIN UNLOCKED WHEN OCCUPIED"
  - 1 1/2 FR HINGES  
INTEGRATED OCCUPANCY INDICATOR LOCKSET  
CLOSER  
WALL STOP
  - WALL MOUNTED SLIDING TRACK  
SLIDING DOOR LATCHSET  
FLOOR GUIDE
  - 1 1/2 FR HINGES  
CLASSROOM TYPE ACCESS CONTROL LOCKSET  
CLOSER
  - 1 1/2 FR HINGES  
STORE RM LOCKSET  
FR HINGE STOPS
  - 1 FR PIVOT HINGES  
FR CANE BOLTS  
PADLOCK HASP (LOCK BY OWNER)
- \*\* ADD ALTERNATE #2: REPLACE EXISTING DOOR AND HARDWARE TO MATCH EXISTING AND REPLACE GLAZING AT TRANSOM ABOVE WITH NEW I.G. UNIT W/ ARGON FILL CAVITY.

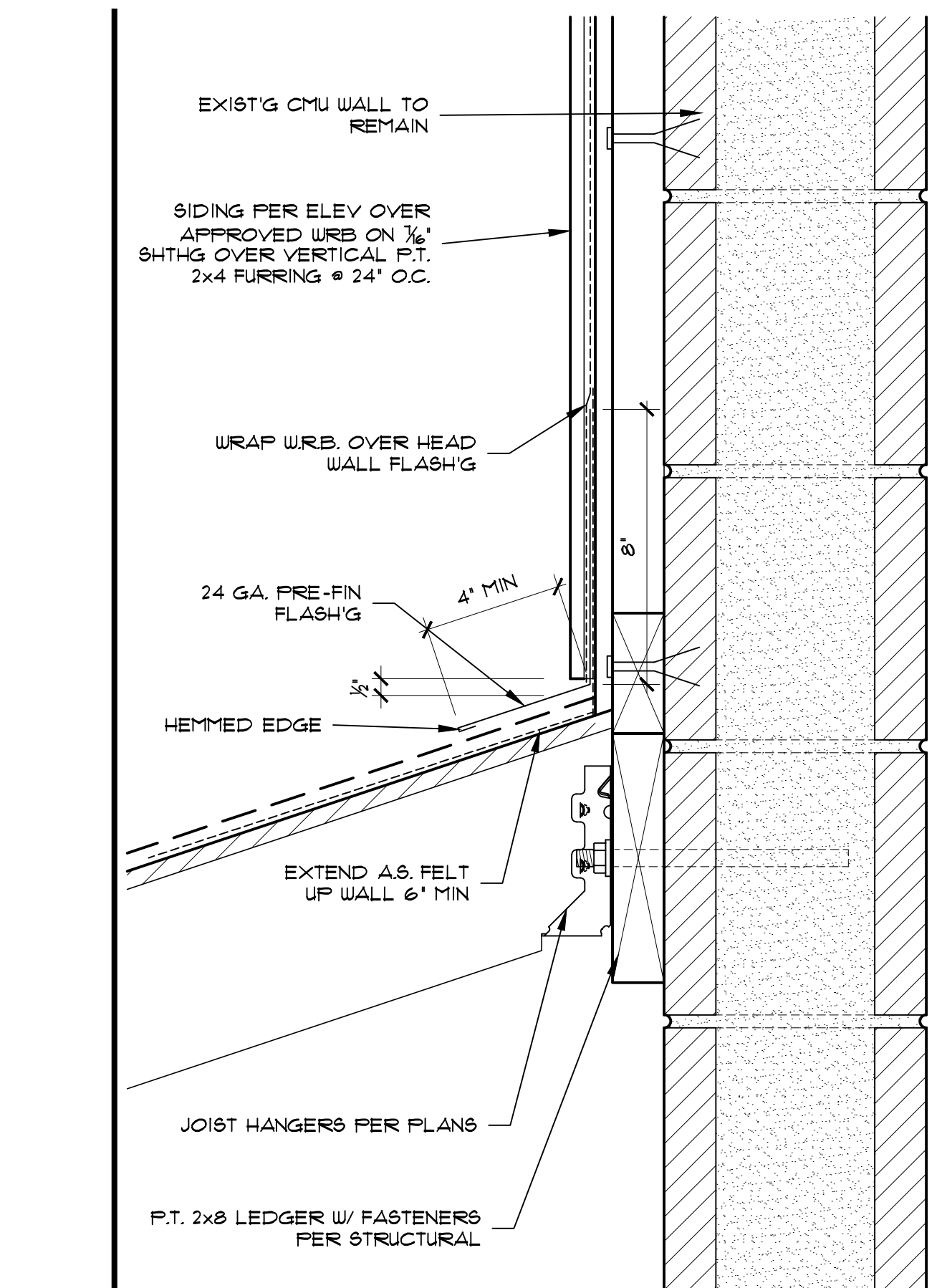
PROJ. NO.: 1932  
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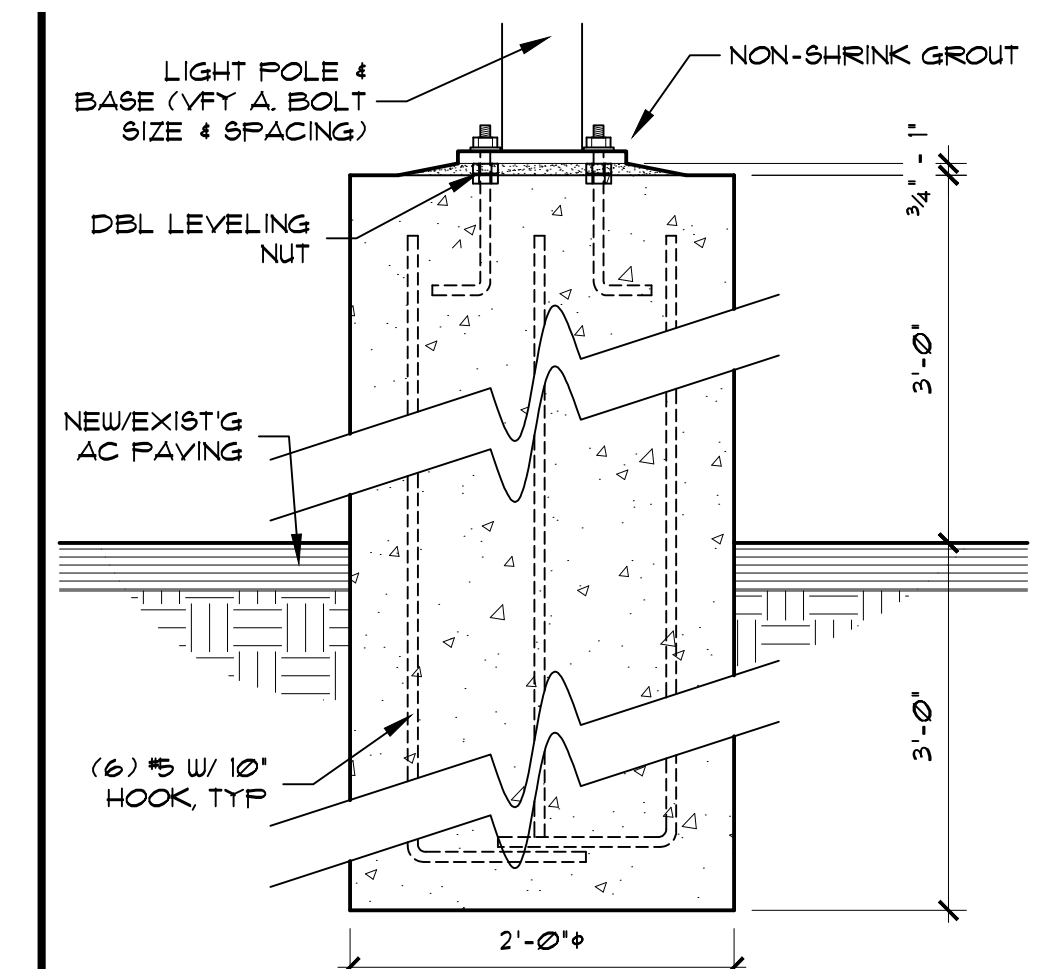
22 GARBAGE & RECYCLING ENCLOSURE  
 A5.1 1" = 1'-0"



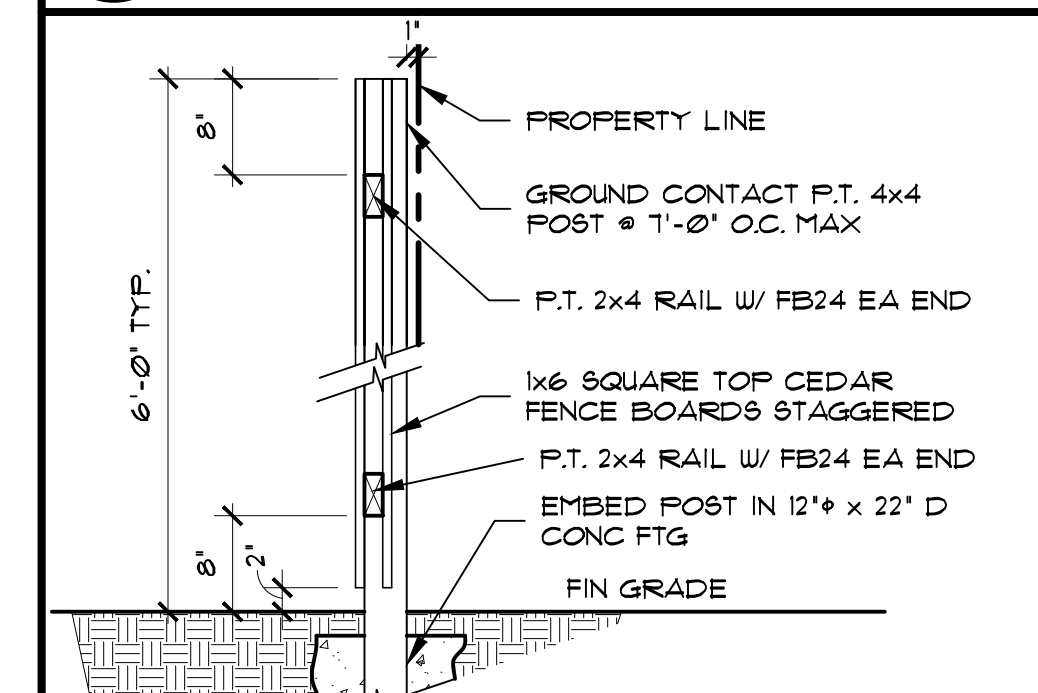
18 CMU-SIDING TRANSITION  
 A5.1 3' = 1'-0"



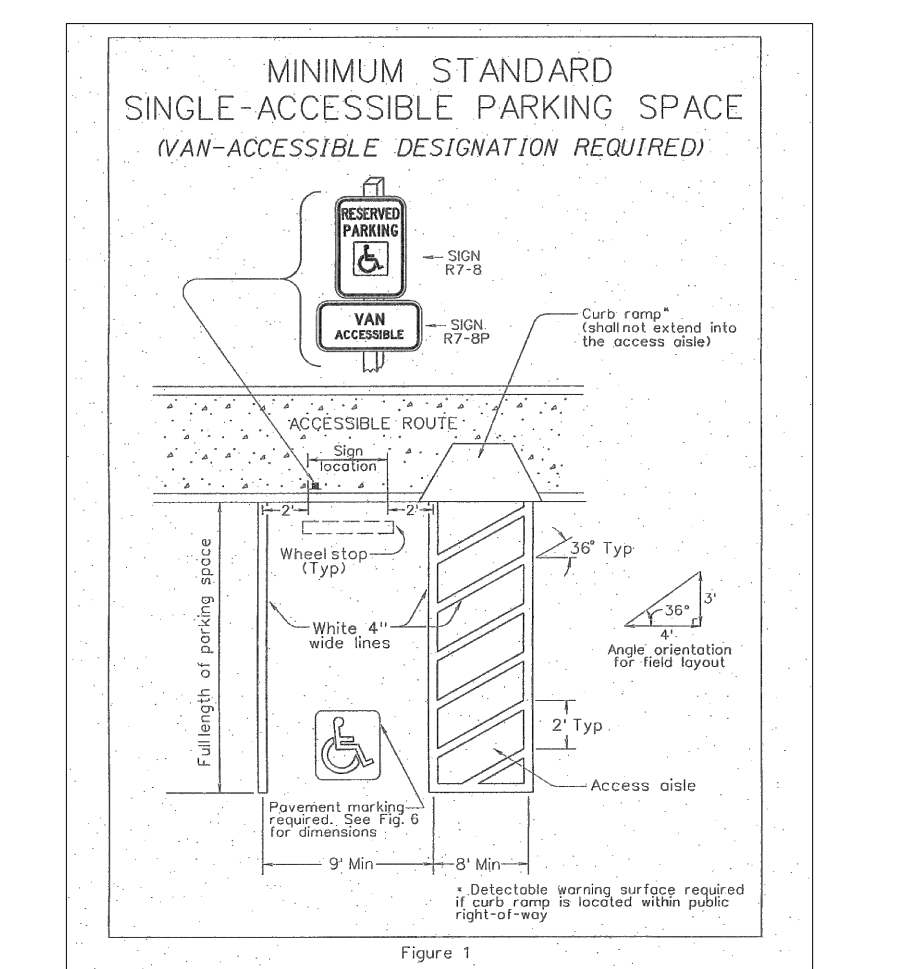
10 HEAD WALL FLASH'G  
 A5.1 3' = 1'-0"



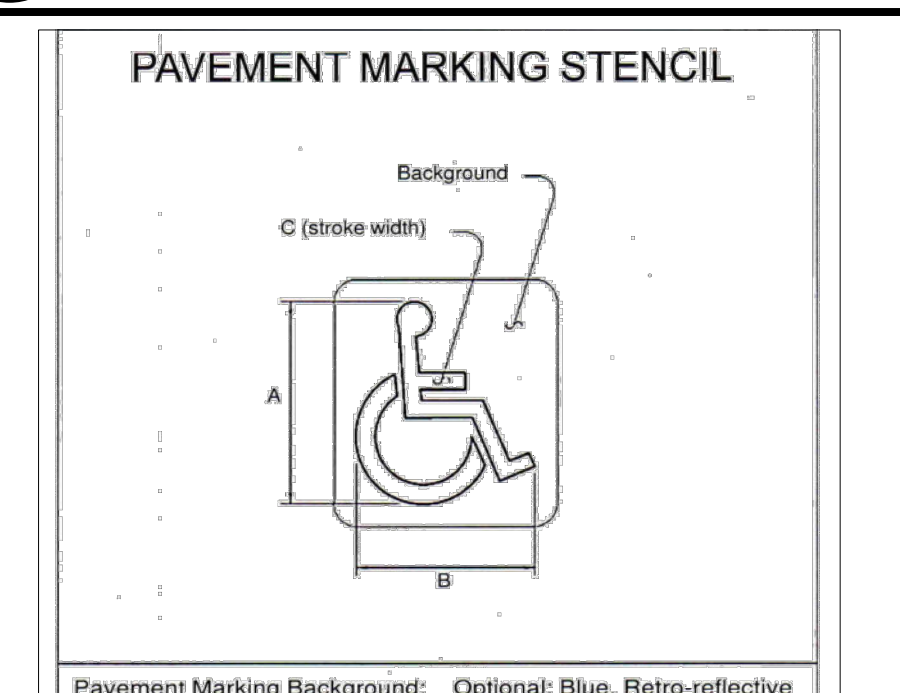
5 LIGHT POLE BASE  
 A5.1 1" = 1'-0"



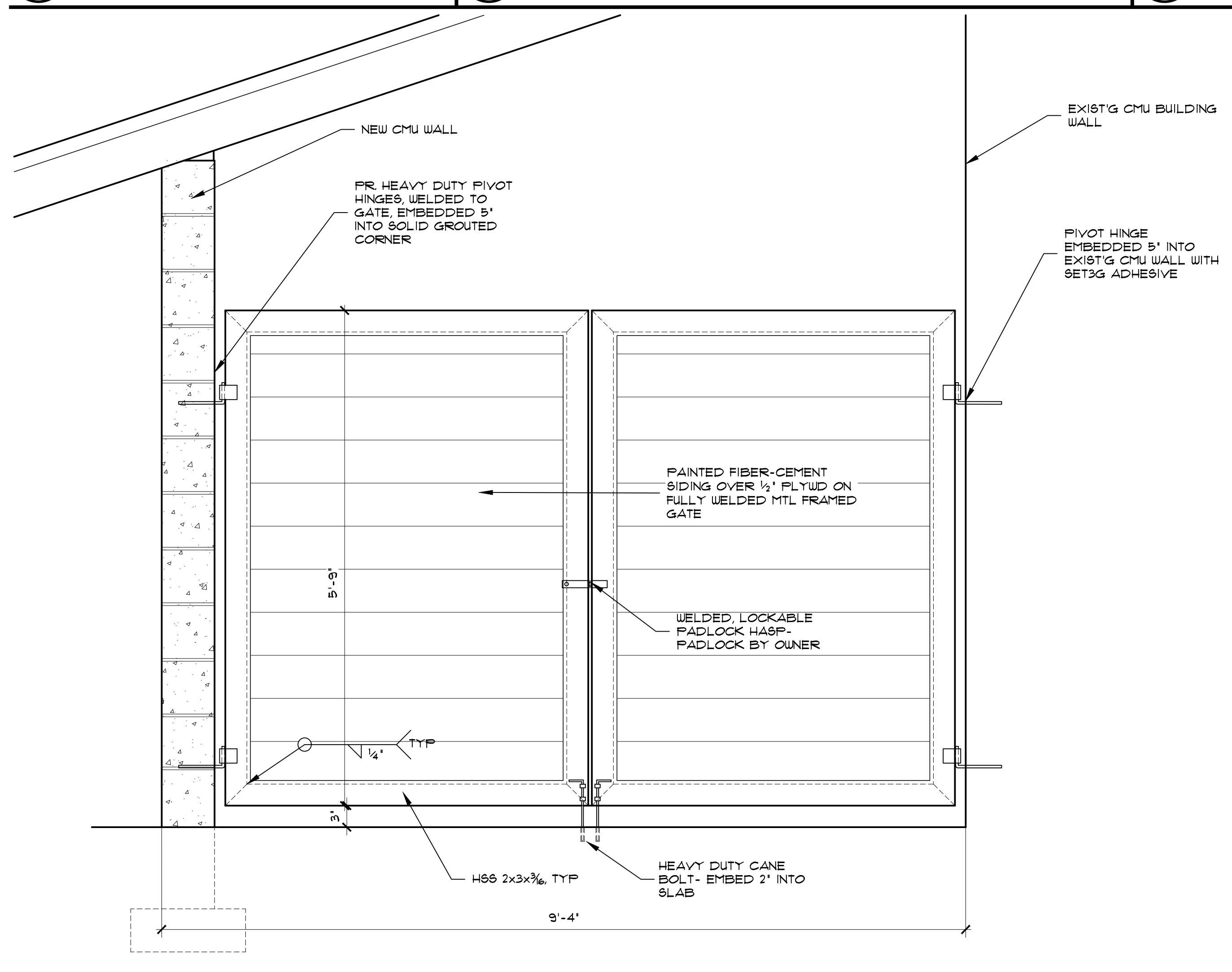
6 TYP 'GOOD NEIGHBOR TYPE' FENCE  
 A5.1 3/4" = 1'-0"



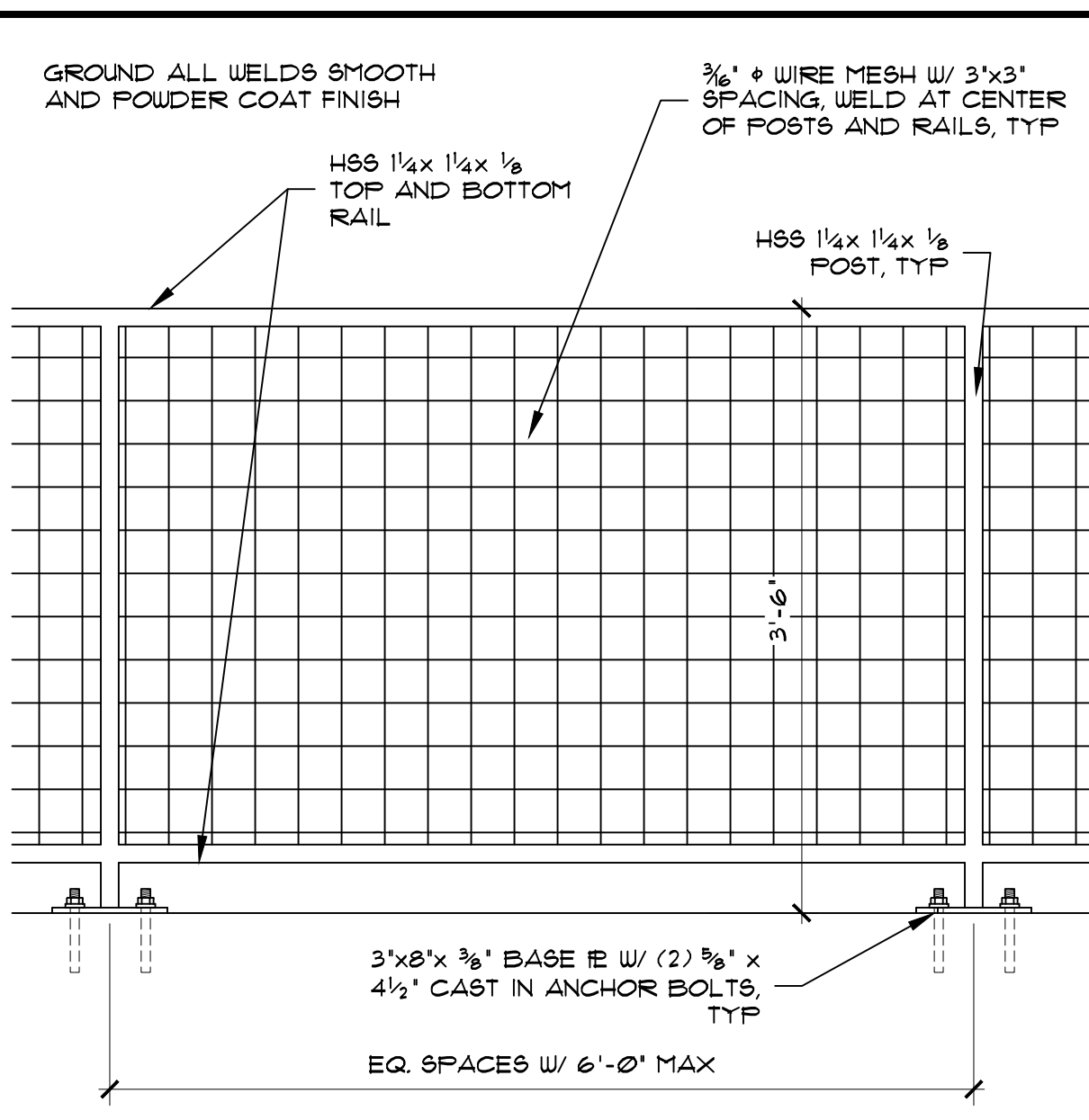
1 ADA PARKING SPACE  
 A5.1 1" = 1'-0"



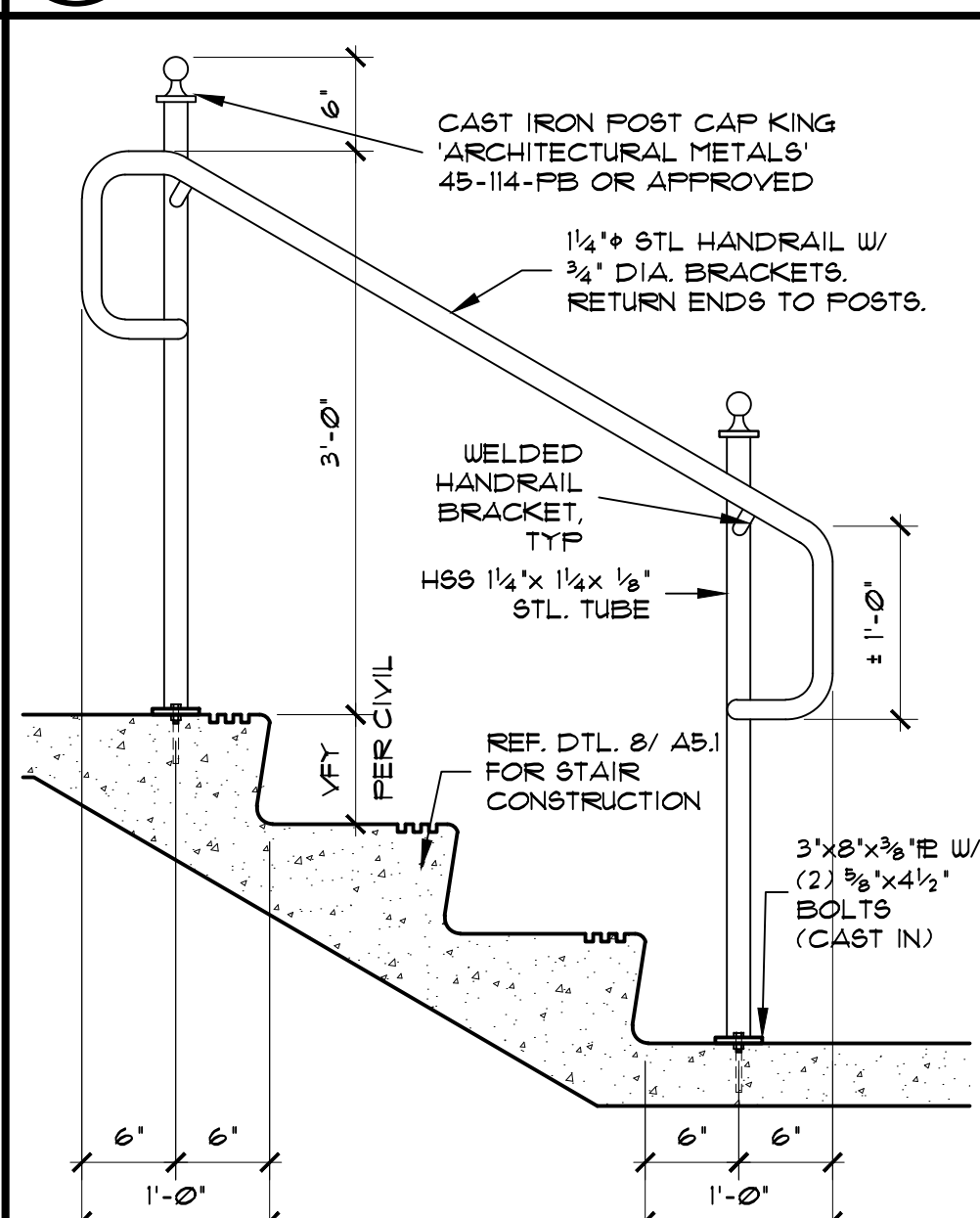
2 ADA PAVEMENT MARKING STENCIL  
 A5.1 1" = 1'-0"



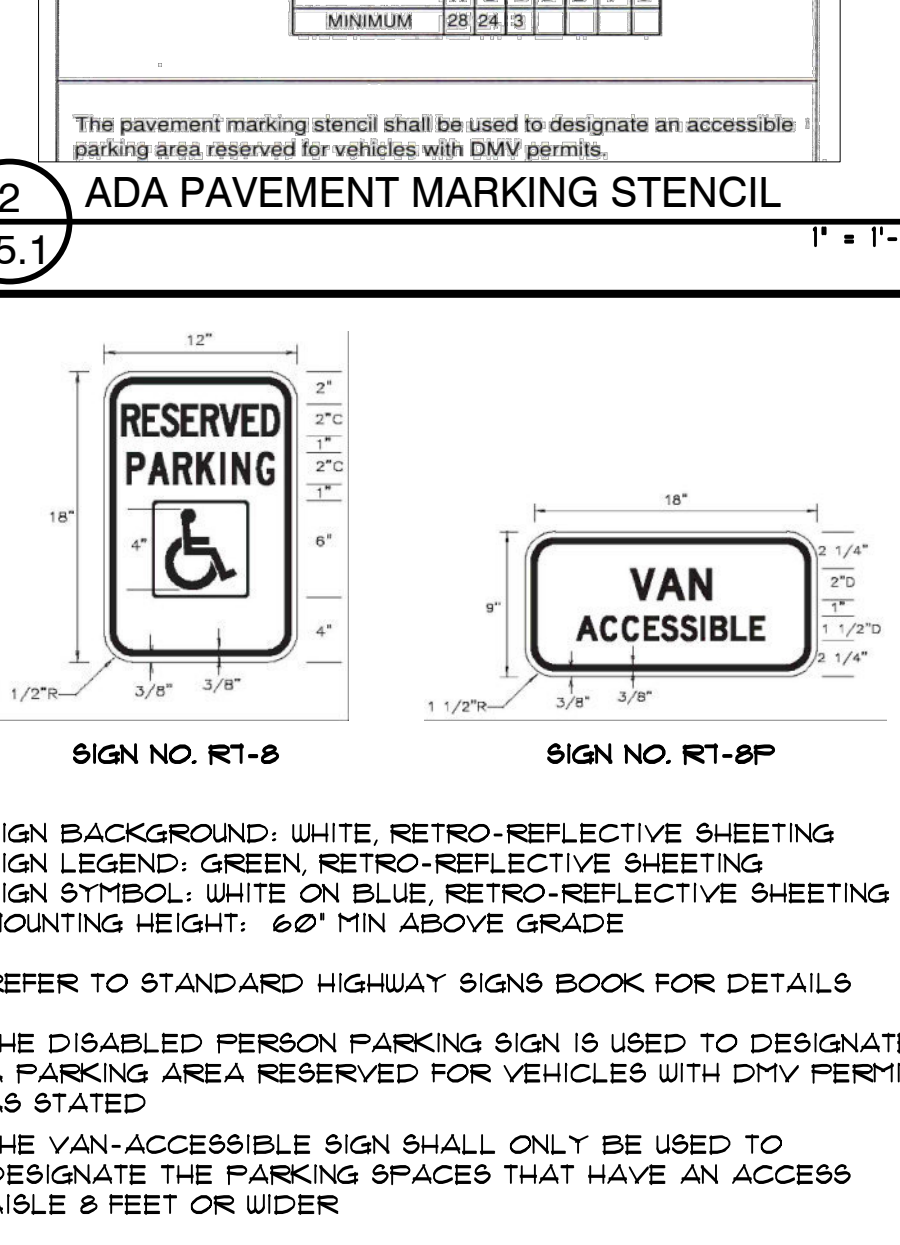
24 GARBAGE & RECYCLING ENCLOSURE  
 A5.1 1" = 1'-0"



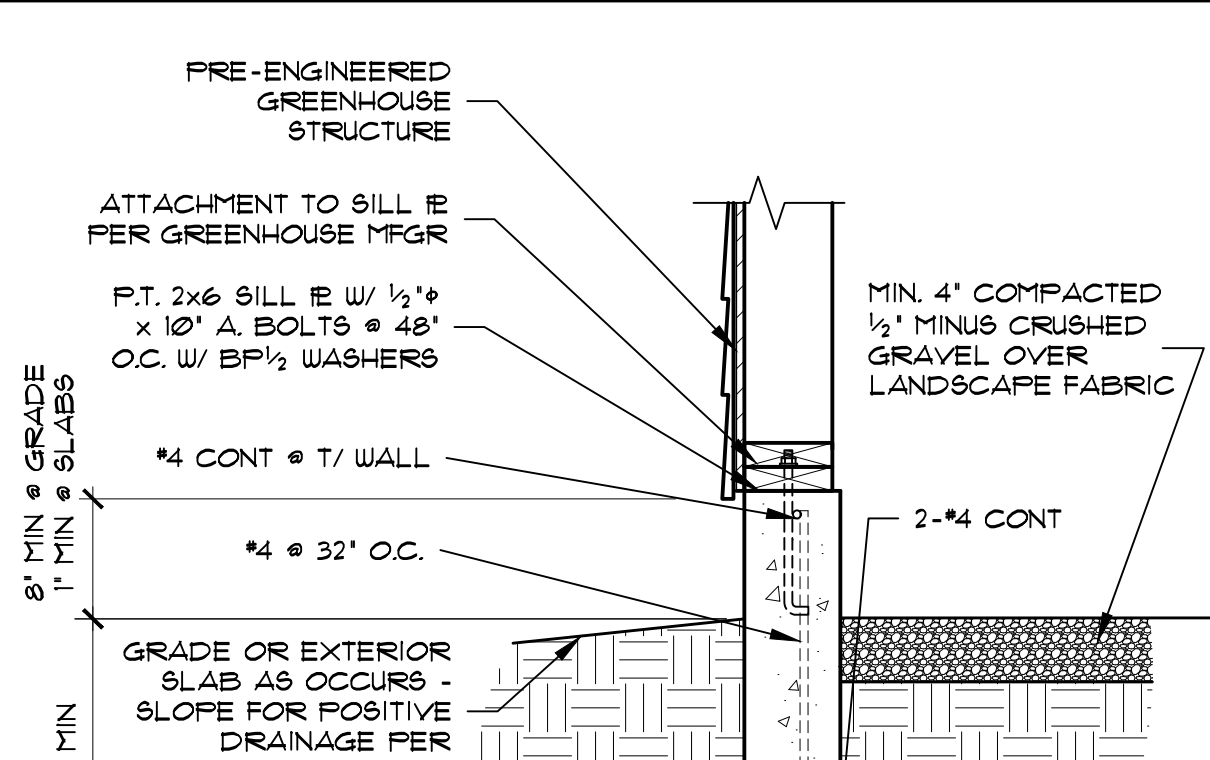
11 TYPICAL GUARDRAIL DETAIL  
 A5.1 1" = 1'-0"



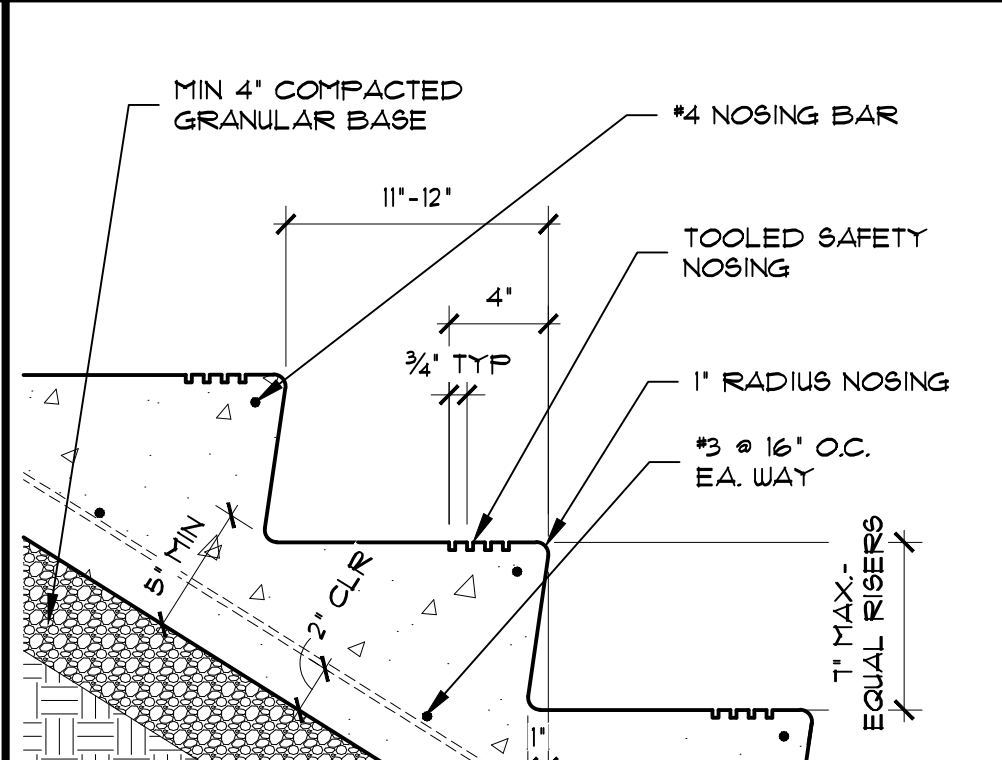
7 EXTERIOR HANDRAIL  
 A5.1 1" = 1'-0"



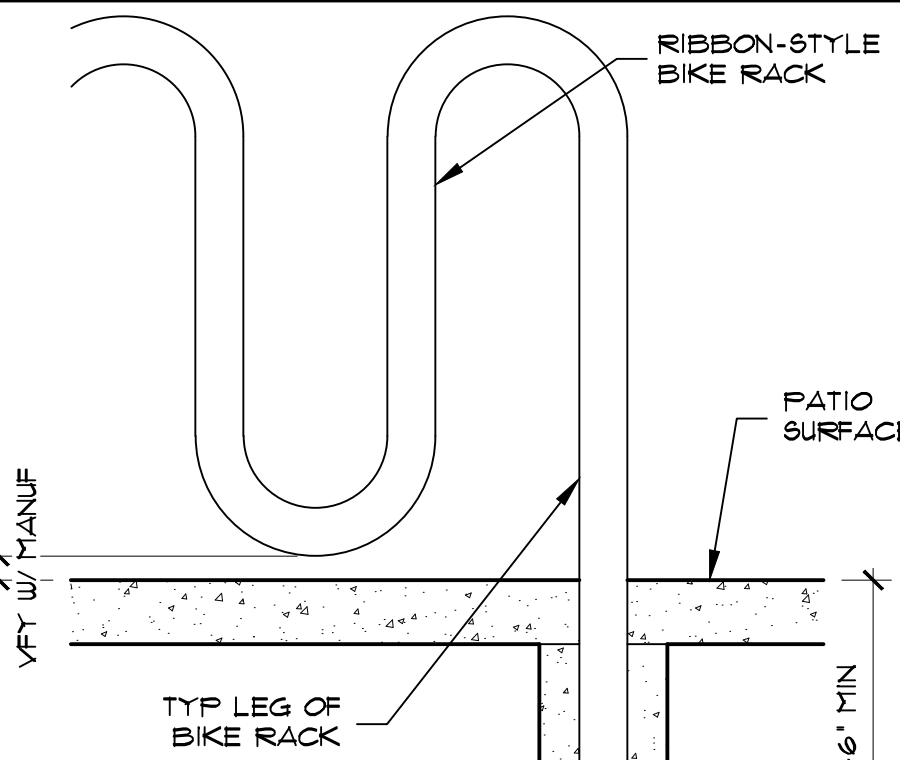
3 SIGN DESIGN  
 A5.1 NT8



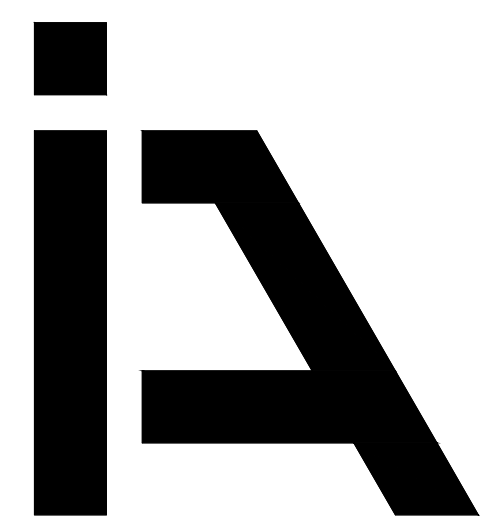
12 GREENHOUSE FOUNDATION  
 A5.1 1" = 1'-0"



8 TYPICAL SITE STAIR  
 A5.1 1/2" = 1'-0"



4 BIKE RACK  
 A5.1 1" = 1'-0"



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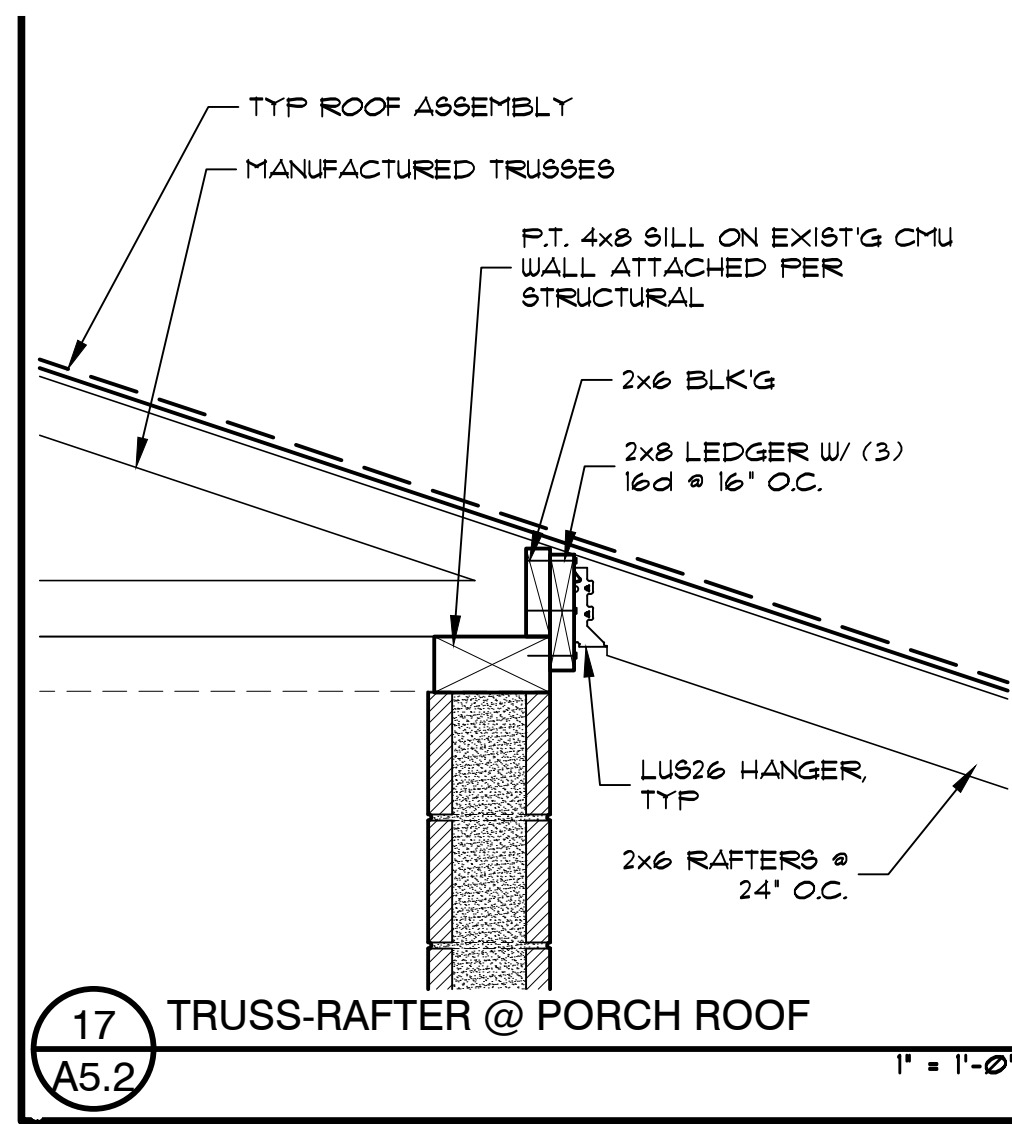


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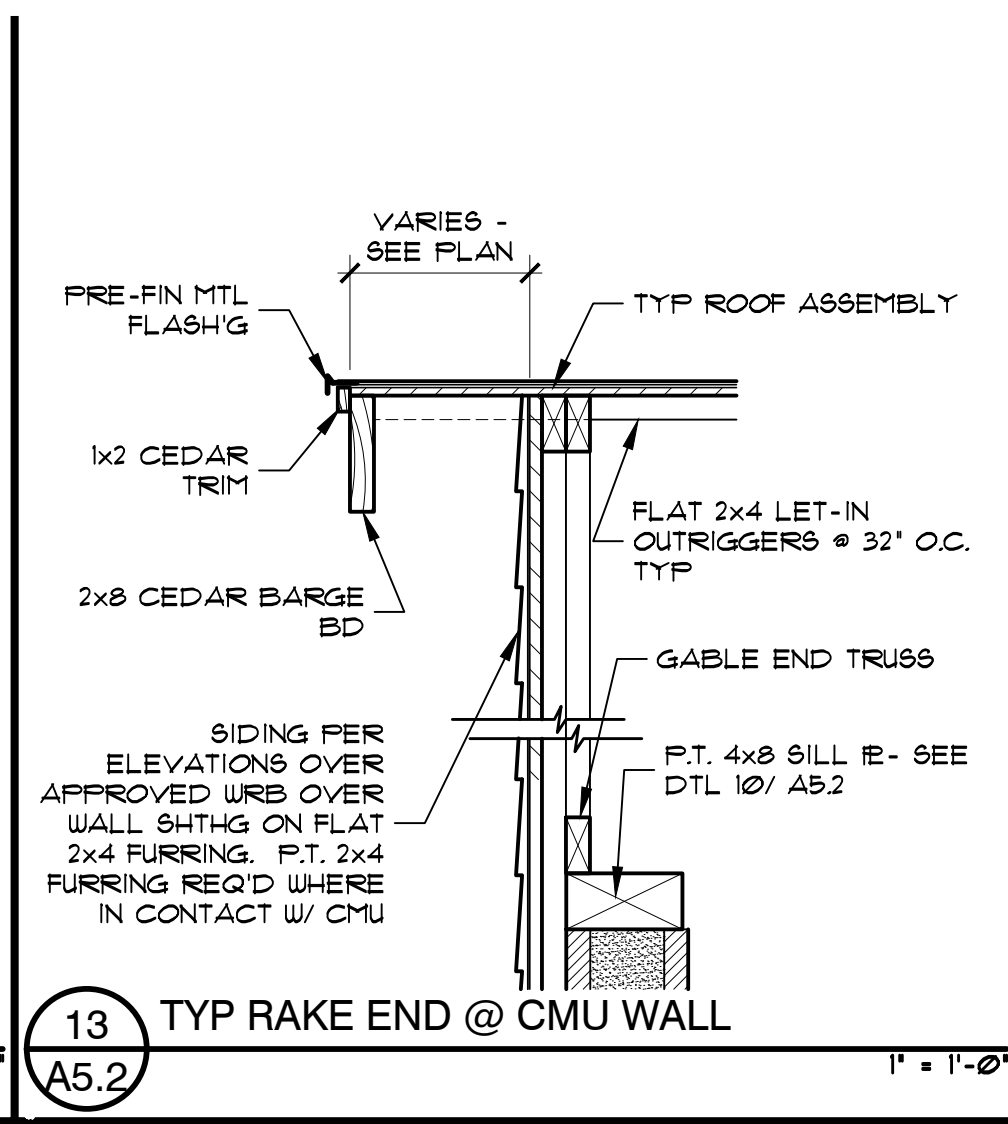
PROJ. NO.: 1932  
 FILE: A-DET  
 DATE: 11/23/2021 BID SET

SHEET #  
**A5.1**

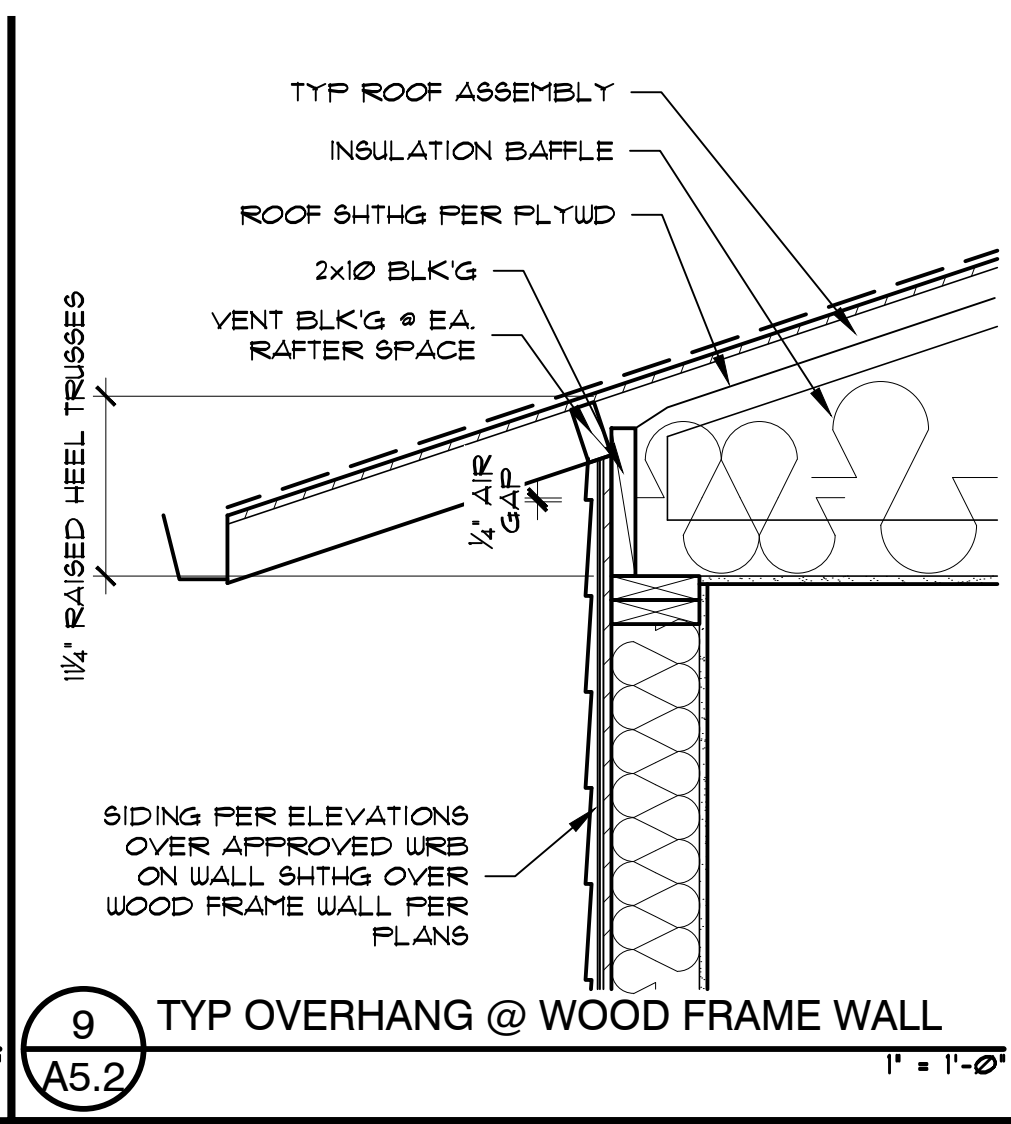
DETAILS



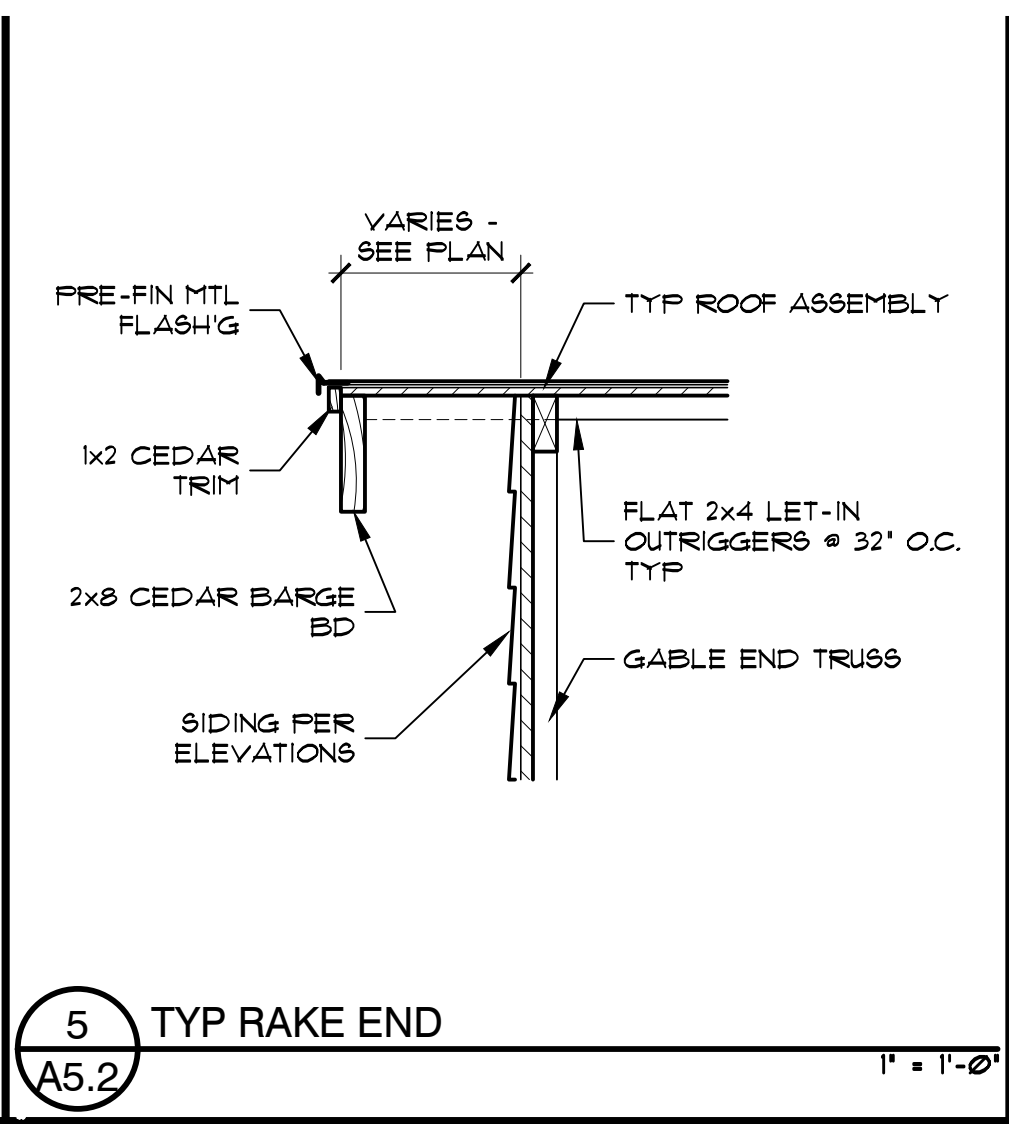
17 TRUSS-RAFTER @ PORCH ROOF  
A5.2 1" = 1'-0"



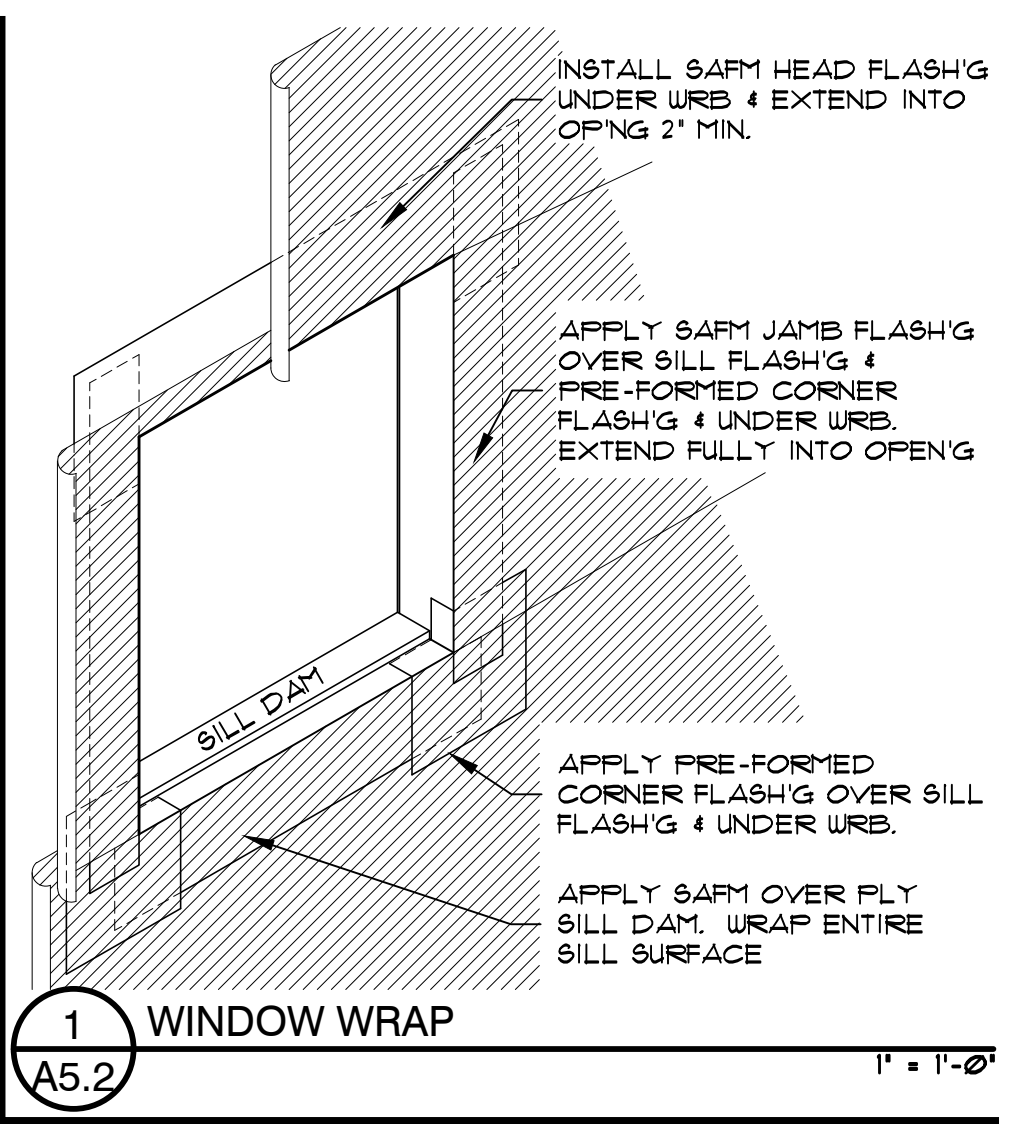
13 TYP RAKE END @ CMU WALL  
A5.2 1" = 1'-0"



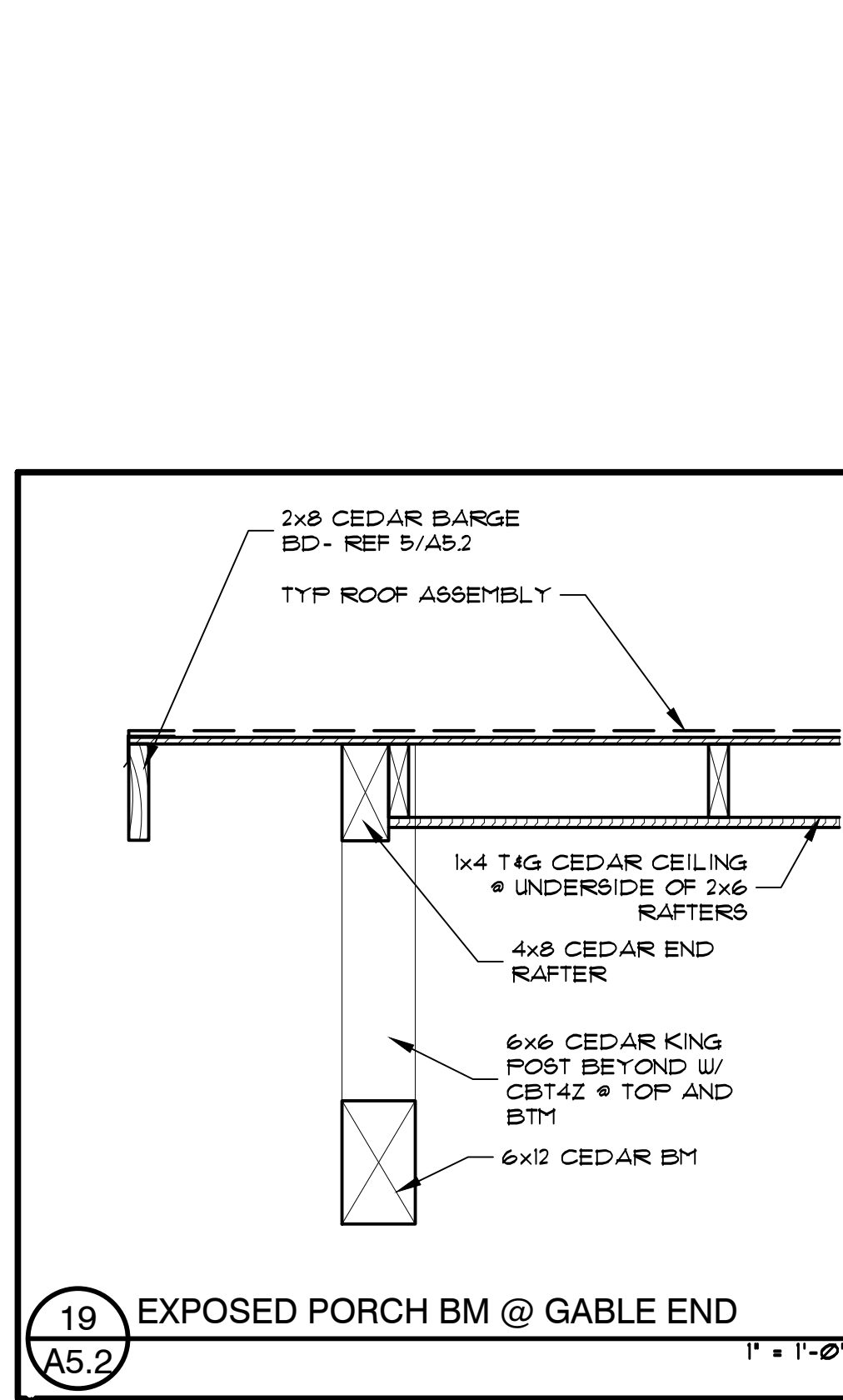
9 TYP OVERHANG @ WOOD FRAME WALL  
A5.2 1" = 1'-0"



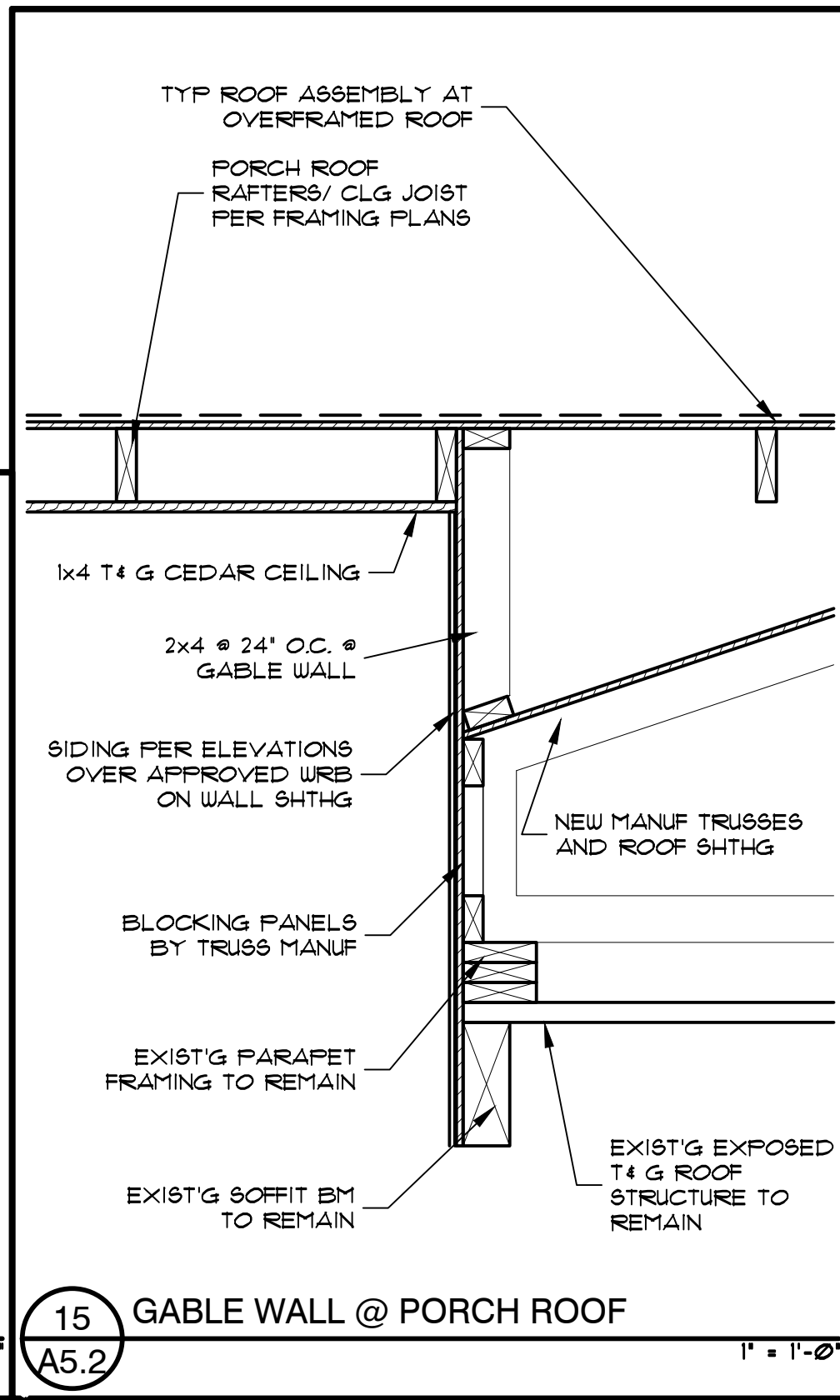
5 TYP RAKE END  
A5.2 1" = 1'-0"



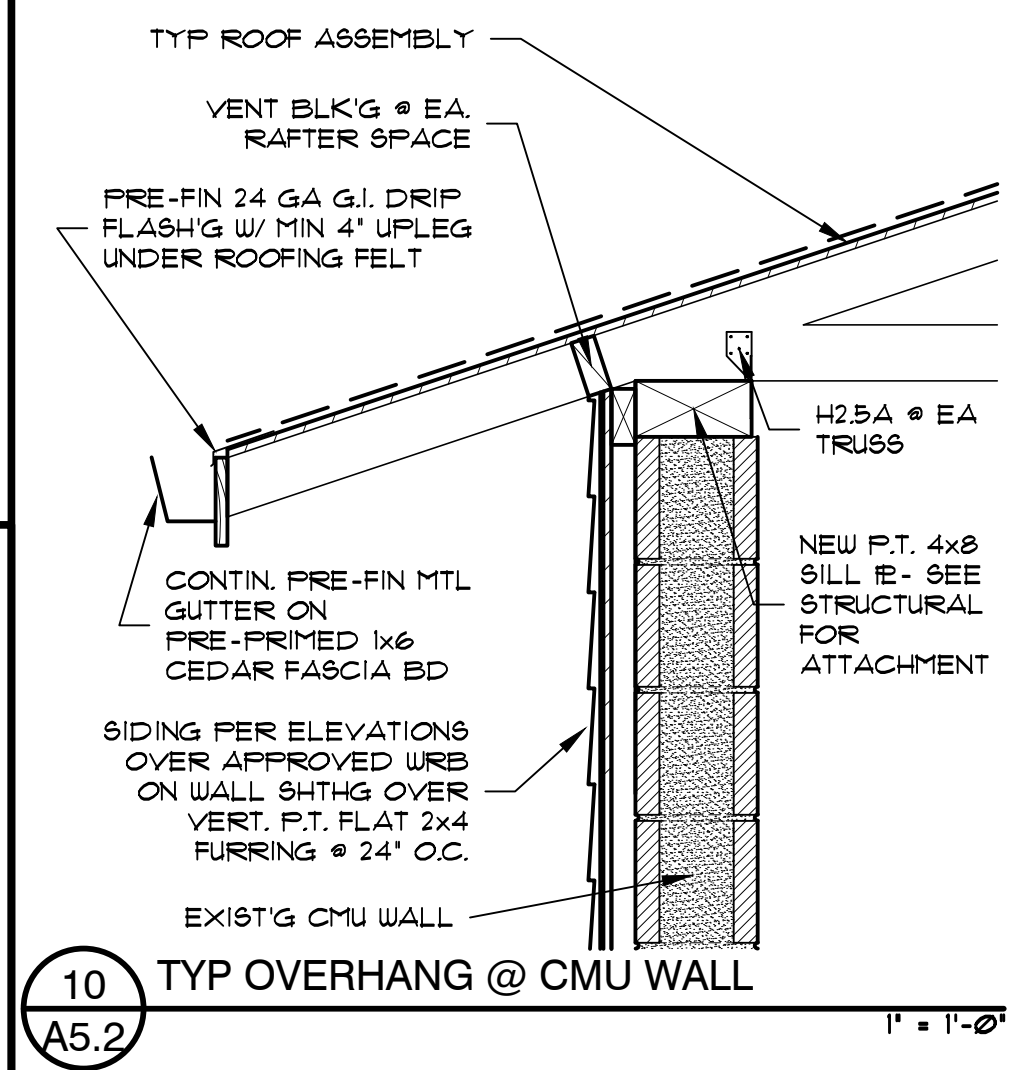
1 WINDOW WRAP  
A5.2 1" = 1'-0"



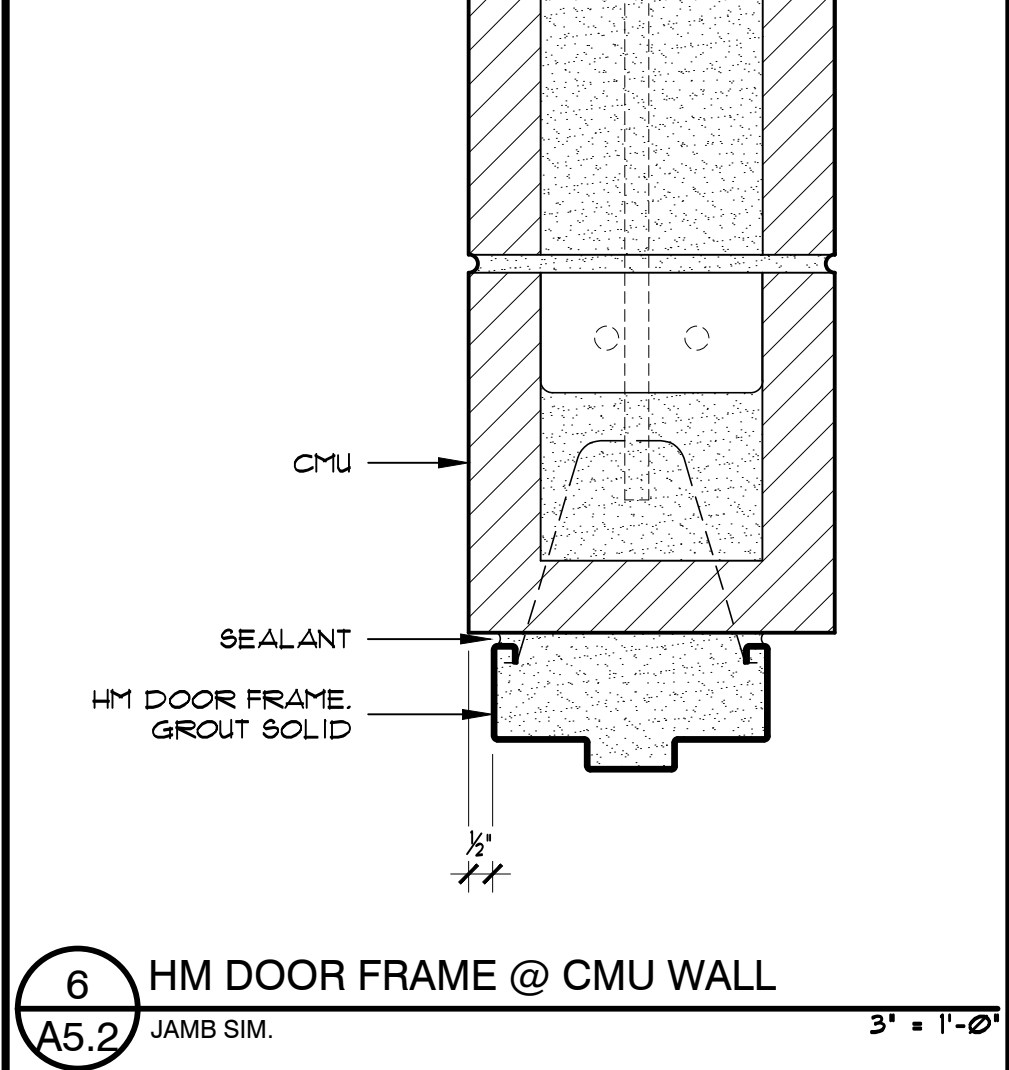
19 EXPOSED PORCH BM @ GABLE END  
A5.2 1" = 1'-0"



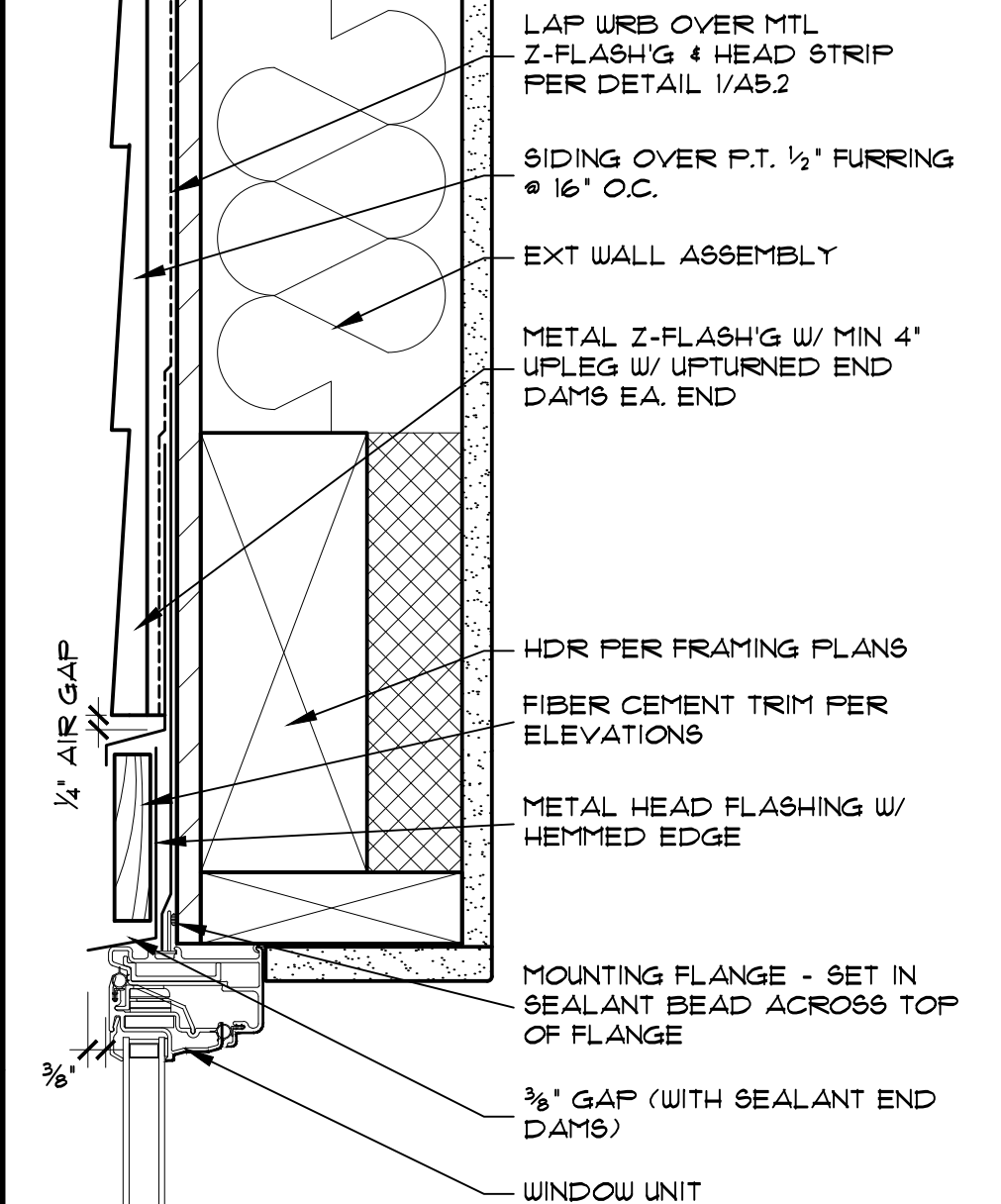
15 GABLE WALL @ PORCH ROOF  
A5.2 1" = 1'-0"



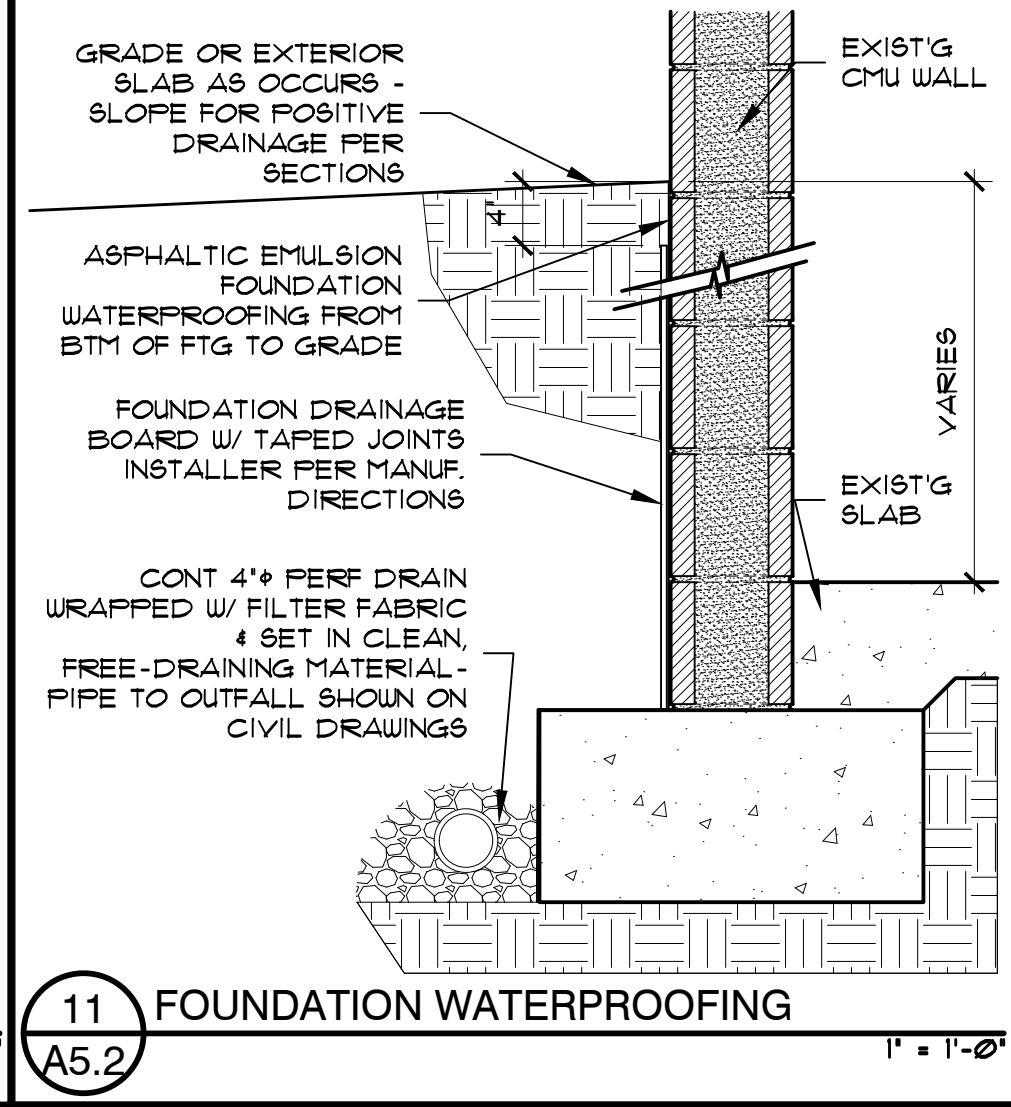
10 TYP OVERHANG @ CMU WALL  
A5.2 1" = 1'-0"



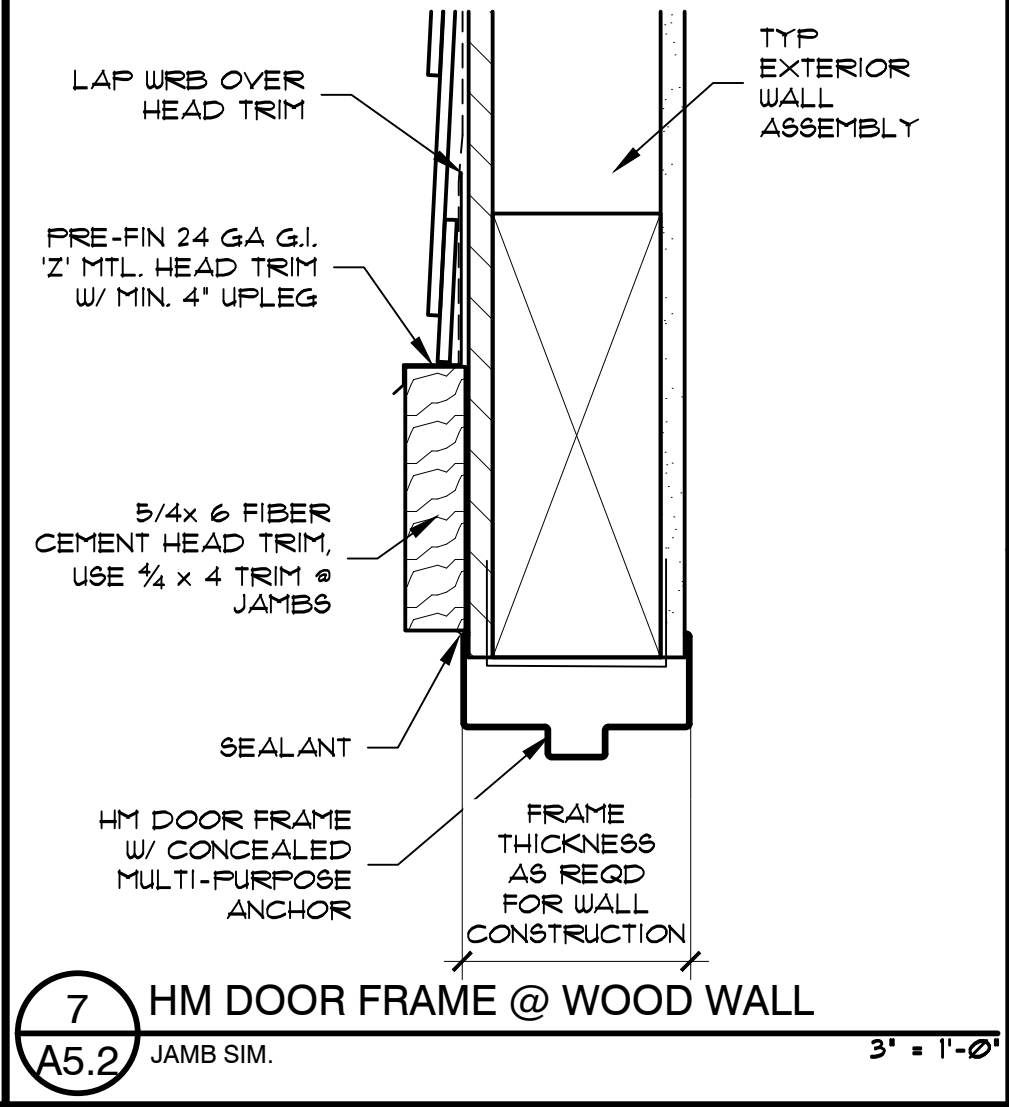
6 HM DOOR FRAME @ CMU WALL  
A5.2 3" = 1'-0"



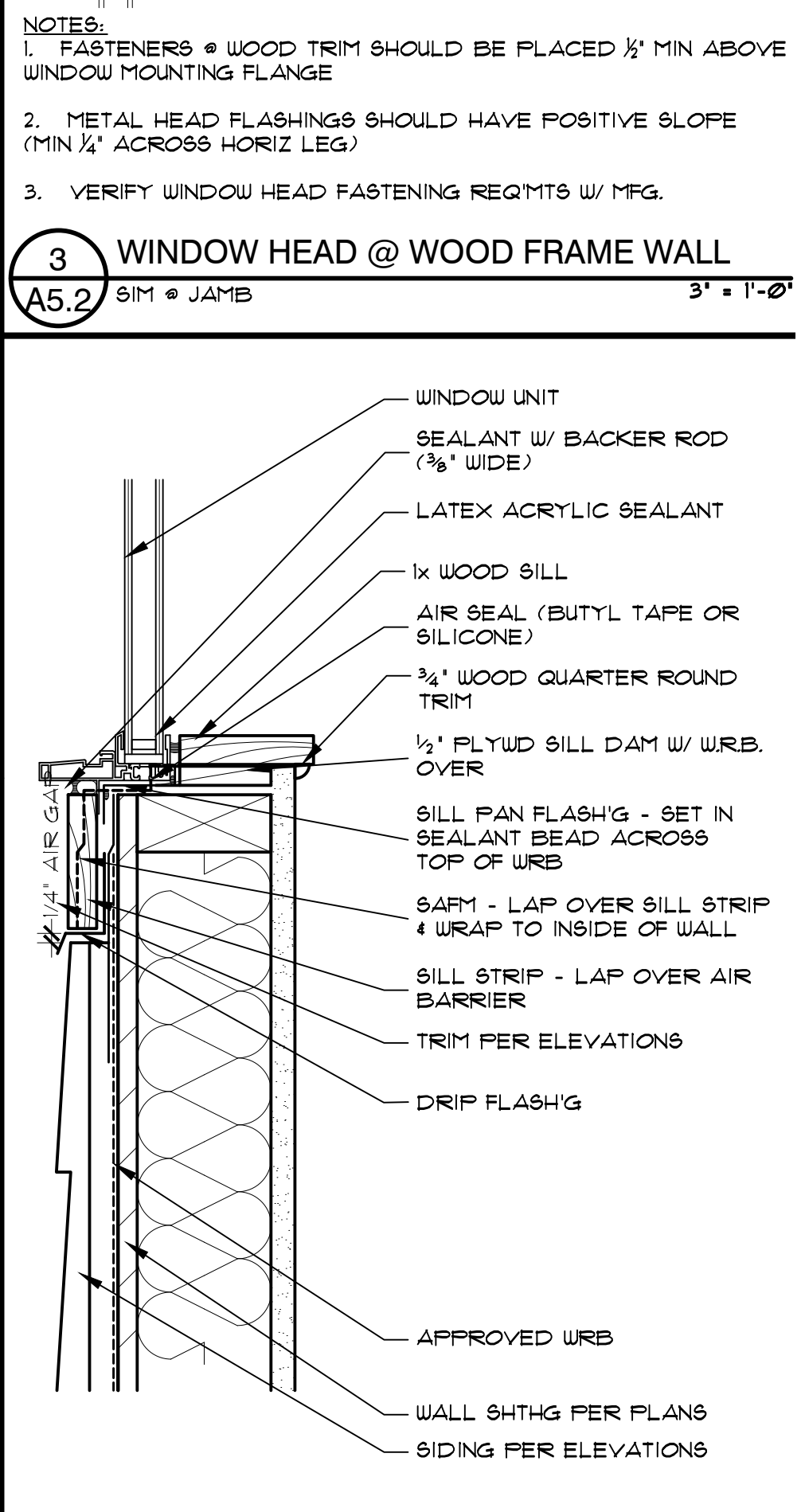
3 WINDOW HEAD @ WOOD FRAME WALL  
A5.2 SIM @ JAMB 3" = 1'-0"



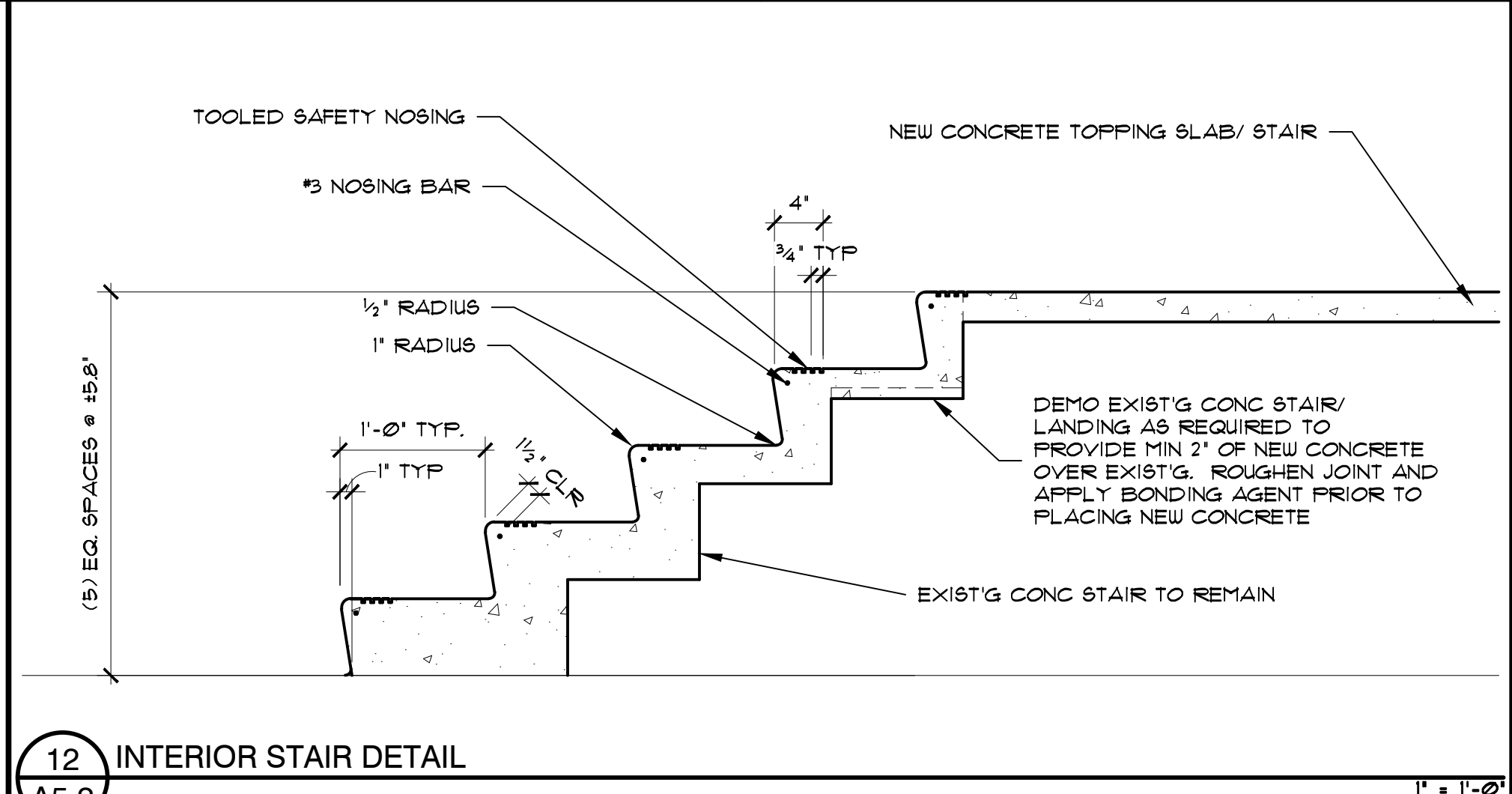
11 FOUNDATION WATERPROOFING  
A5.2 1" = 1'-0"



7 HM DOOR FRAME @ WOOD WALL  
A5.2 JAMB SIM. 3" = 1'-0"



4 WINDOW SILL  
A5.2 FASTENERS @ WOOD TRIM SHOULD NOT PENETRATE WINDOW FLANGES 3" = 1'-0"



12 INTERIOR STAIR DETAIL  
A5.2 1" = 1'-0"



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PROJ. NO. : 1932  
FILE : A-DET  
DATE : 11/23/2021 BID SET

SHEET #  
**A5.2**

DETAILS







**Execution:**

Verify vertical and horizontal dimension, all existing conditions and work under other section are acceptable for installation of vertical wheel chair lift in accordance with manufacturer's written instructions and approved submittals.

1. Notify Architect of unacceptable conditions upon discovery. Do not proceed with preparation and installation until any unacceptable conditions have been corrected.
2. Prepare mounting locations for installation in accordance with manufacturer's written instructions and approved submittals.
3. install vertical wheelchair lift in accordance with manufacturer's written instructions and approved submittals.
4. Repair any damage to adjacent materials caused by installation of vertical wheelchair lift
5. Upon completion, remove surplus material, debris, tools and equipment.
6. Protect installed products from damage during subsequent construction.

**DIVISION 15 - MECHANICAL**

**General:** The work of this section shall be completed on a **Design-Build** basis under a separate permit to be obtained and paid for by Contractor. Work to include ductless mini split systems for heating and cooling of main spaces indicated on drawings, Commercial kitchen range hood and ductwork for bath exhaust fans.

**DIVISION 16 - ELECTRICAL**

**General:** The work of this section shall be completed on a **Design-Build** basis under a separate permit. Electrical and low voltage contractors shall provide and submit to the authority having jurisdiction and service provider all documents necessary to obtain such permits and receive all required inspections. The information provided on the drawings and listed below is provided to show general design intent and parameters. Design-Build contractor is responsible for coordinating power requirements and providing appropriate wiring and making connections to HVAC equipment, platform lift, overhead door operators and other specified equipment. Contractor shall coordinate and verify all specific details and requirements with serving utility and as necessary to provide complete and functional systems complying with all applicable current code provisions. Utilize existing circuits and devices where practical and safe. Device locations shown on drawings are intended to show completed work. Where existing devices are within 24" of those indicated on drawings and of appropriate type they may be retained.

**Products:**

**Lighting:**

Refer to Drawings for Light Fixture Schedule.

**Service Gear/ Panel:** All equipment shall be by single manufacturer; Pass and Seymour/ Legrand, Square D (or approved equal).

**Generator:** natural gas powered sized to provide power for all building loads with automatic transfer switch. Install per manufacturers instructions and applicable codes. Manufactured by Kohler, Generac or approved equal.

**Receptacles and Devices:** All switches and receptacles to be manufactured by Leviton, Pass and Seymour/ Legrand (or equal). All devices and and cover plates to be by single manufacturer.

**Telephone/Data:** General Contractor to provide and install data cabling to electric room and dedicated 2" conduit to each residential unit. Install additional conduits as required for access control systems, common areas

**Execution:** Install all items in strict accordance with the manufacturer's instructions, UL Listing and current Code requirements. Where the installation shown or specified is contrary to the manufacturer's instructions, advise the Architect in writing of the differences before proceeding with the installation.

Install luminaries uniformly aligned and level at heights indicated on drawings. Provide each fixture with a lamp as specified or as catalogued for the specific fixture type. Thoroughly clean fixtures and re-lamp fixtures as required upon completion of construction.

Touch up factory-painted surfaces, as necessary, with paint of matching color.



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3706 CEDAROAK DRIVE  
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PROJ. NO. : 1932  
FILE : A-SPEC  
DATE : 11/23/2021 BID SET

SHEET #

**A6.3**

SPECIFICATIONS

CODE

2019 OREGON STRUCTURAL SPECIALTY CODE

LOADS

ROOF DEAD: 21 PSF
SNOW: 25 PSF
SEISMIC: Sps=678, Sps=479, I=1.0, R=6.5, DESIGN CATEGORY D
WIND: V=98 MPH, EXPOSURE B, GCpi=.18
ALLOWABLE SOIL BEARING: 1,500 PSF (ASSUMED)

GENERAL

- 1. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING OF THE LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE A/E SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH A/E.
3. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOOR OR ROOF. LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
4. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
5. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL AND WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
6. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
7. ALL MATERIAL SPECIFICATIONS LISTED ARE MINIMUM REQUIREMENTS AND SHALL BE COORDINATED WITH ARCHITECTURAL VERTICAL DESIGN REQUIREMENTS. THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

LATERAL FORCE RESISTING SYSTEM

THE LATERAL FORCE RESISTING SYSTEM FOR THE COMPLETED STRUCTURE IS AS FOLLOWS:
• WOOD SHEAR WALLS ON GRIDS 1, 2, 3, 4, A, B, C AND WOOD ROOF STRUCTURAL SHEATHING DIAPHRAGMS.

SUBMITTALS

- 1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO THE FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
1.a. PREFABRICATE WOOD ROOF TRUSSES
2. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND ACCEPTANCE.
3. DESIGN DRAWINGS, SHOP DRAWINGS AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON AND SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO FABRICATION INCLUDING: PREMANUFACTURED WOOD ROOF TRUSSES, STOREFRONTS, WINDOW WALLS AND OTHER GLAZING, AND MEP EQUIPMENT ANCHORAGE AND BRACING. CALCULATIONS SHALL INCLUDE CONNECTIONS TO THE STRUCTURE. DESIGN LOADING SHALL BE IN ACCORDANCE WITH THE STRUCTURE LOADING INDICATED IN THE "DESIGN LOADS" SECTION.

FOUNDATION

- 1. FOOTINGS SHALL BEAR ON STIFF UNDISTURBED NATIVE SOILS FREE OF ORGANIC MATERIAL OF COMPACTED ENGINEERED FILL.
2. BOTTOM OF FOOTINGS SHALL BE A MINIMUM OF 18" BELOW UNDISTURBED GRADE.

WOOD

- 1. FRAMING NAILS SHALL CONFORM TO ASTM F1667 AND NER-272 FRAMING NAILS SPECIFIED ON THE PLANS SHALL MEET THE FOLLOWING MINIMUM SHANK DIAMETER AND LENGTHS:
16d COMMON: .162" x 3 1/2"
16d SINKER: .148" x 3 1/2"
12d COMMON: .148" x 3 1/4"
10d COMMON: .148" x 3"
8d COMMON: .131" x 2 1/2"
6d COMMON: .113" x 2"
COMMON NAILS SHALL BE USED WITH THE EXCEPTION OF 16d SINKER NAILS MAY BE USED UNLESS SPECIFICALLY NOTED AS COMMON NAILS. IN NO CASE SHALL THE NAIL DIMENSIONS BE LESS THAN NOTED ABOVE UNLESS SPECIFICALLY APPROVED BY THE EOR PRIOR TO USE.
2. ALL NAILING TO BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE TABLE 2304.9.1 UNLESS NOTED OTHERWISE.
3. ALL FRAMING HARDWARE TO BE SIMPSON STRONG-TIE BRAND OR EQUIVALENT SPECIFICALLY APPROVED BY ENGINEER. CONNECTORS SHOWN ON THE PLAN INDICATE CONNECTORS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED ALTERNATE CONNECTORS PER ENGINEER.
4. LUMBER:
4.a. ALL SOLID SAWN LUMBER GRADES SHALL BE DF#2 OR BETTER
4.b. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
4.c. ALL GLU-LAM BEAMS SHALL BE GRADE 24F-V4 UNLESS NOTED OTHERWISE
4.d. ALL LVL LUMBER SHALL BE 1.9E MICROLAM LVL OR EQUIVALENT
4.e. ALL PSL LUMBER SHALL BE 2.0E PARALLAM PSL OR EQUIVALENT.
5. DRILL BOLT HOLES 1/16 INCH OVERSIZE EXCEPT WHERE NOTED LARGER.
6. MIN ROOF SHEATHING: USE 19/32" THICK, EXPOSURE 1, C-D (MIN. APA SPAN RATING 24/16) PLYWOOD, 1/2" OSB (OR APPROVED EQUIVALENT). LONG DIMENSION SHALL BE PERPENDICULAR TO FRAMING MEMBERS. END JOINTS SHALL BE STAGGERED. USE 10d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED. PROVIDE 2X FLAT BLOCKING AT ALL UNSUPPORTED PANEL EDGES WHERE NOTED.
7. UNLESS NOTED OTHERWISE, COLUMN CAPS SHALL BE SIMPSON AC OR ACE TYPE & COLUMN BASES SHALL BE SIMPSON ABU TYPE WITH SPECIFIED 6" EMBEDMENT ANCHOR BOLT DRILLED & EPOXIED WITH SIMPSON SET-XP EPOXY.
8. ALL EXPOSED WOOD SHALL BE PRESSURE TREATED.
9. ALL EXPOSED HANGERS SHALL BE SPECIFIED AS HOT DIPPED GALVANIZED. CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE Z-MAX FINISH BY SIMPSON, TRIPLE ZINC G-185 BY USP OR GOLD COAT BY USP.

CONCRETE

- 1. CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI FOR ALL USES, UNLESS NOTED OTHERWISE.
2. ABSOLUTE WATER CEMENT RATIO BY WEIGHT: .50 (NON AIR ENTRAINED), .45 (AIR ENTRAINED)-3000 PSI
3. MINIMUM CEMENT CONTENT PER CUBIC YARD: 550 LBS (3000 PSI),
4. THE CONTRACTOR SHALL SUBMIT CONCRETE MIXES WITH TEST DATA PER OSSC SECTION 1905 A MINIMUM OF TWO WEEKS PRIOR TO PLACING CONCRETE.
5. UNLESS SPECIFICALLY INDICATED IN MIX DESIGNS, NO WATER MAY BE ADDED IN THE FIELD.
6. FLYASH CONFORMING TO ASTM C618 (INCLUDING TABLE 2A), TYPE F OR TYPE C, MAY BE USED TO REPLACE UP TO 20% OF THE CEMENT CONTENT.
7. A WATER REDUCING ADMIXTURE CONFORMING TO ASTM C494 SHALL BE INCORPORATED INTO CONCRETE MIX DESIGNS.
8. AN AIR ENTRAINING AGENT CONFORMING TO ASTM C260 SHALL BE USED IN CONCRETE MIXES FOR EXTERIOR HORIZONTAL SURFACES EXPOSED TO WEATHER. ENTRAINED AIR SHALL BE 5% ± 1% BY VOLUME.

9. ADMIXTURE USE SHALL CONFORM TO MANUFACTURERS RECOMMENDATIONS.

CONCRETE REINFORCING

- 1. GRADE
1.a. DEFORMED BARS: ASTM A615, GRADE 60
1.b. WELDED WIRE FABRIC: ASTM A185.
2. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS & INTERSECTIONS.
3. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.
4. INSTALL REINFORCING WITH MINIMUM CLEAR CONCRETE COVERAGE AS FOLLOWS:
4.a. CAST AGAINST & PERMANENTLY EXPOSED TO EARTH: 3"
4.b. EXPOSED TO EARTH OR WEATHER
#6 OR LARGER: 2"
#5 OR SMALLER: 1 1/2"
4.c. ALL OTHERS PER LATEST EDITION OF ACI 318
5. LAP SPlicing SHALL BE AS FOLLOWS:

TYPICAL WALL AND SLAB LAP SPLICE LENGTH SCHEDULE

Table with columns: BAR SIZE, 3000 PSI (TYPE 1, TYPE 2), and empty cells for values.

- LAP SPLICE LENGTH SCHEDULE NOTES:
• TYPE1: BARS WITH CLEAR CONCRETE COVERAGE < 1 1/2"
• TYPE2: BARS WITH CLEAR CONCRETE COVERAGE ≥ 1 1/2"
• FOR TOP BARS WITH 12" OR GREATER OF CONCRETE BELOW BAR, MULTIPLY LENGTHS BY 1.3
• FOR REINFORCING SPACING OF LESS THAN 4 BAR DIAMETERS, MULTIPLY LENGTHS BY 1.3

MASONRY

- 1. ASSEMBLY SHALL BE CONSTRUCTED TO MEET MINIMUM COMPRESSIVE STRENGTH OF fm = 1,500 PSI, TYPICAL..
2. CONCRETE MASONRY UNITS- NET COMPRESSIVE STRENGTH = 1900 PSI PER ASTM C67 TYPICAL..
3. MORTAR - TYPE M OR S
4. GROUT COMPRESSIVE STRESS = 2500 PSI PER ASTM C1019.
5. GROUT ALL CELLS.

MASONRY REINFORCING STEEL

- 1. REINFORCING SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.
2. BARS SHALL BE SECURELY PLACED IN ACCORDANCE WITH ACI 530.1-02 SECTION 3.4
3. MINIMUM WALL REINFORCEMENT SHALL BE AS FOLLOWS:
WALL THICKNESS: 8"
VERTICAL BARS: #6 @ 48" O.C.
HORIZONTAL BARS: (2) #4 @ 48" O.C.
4. BOND BEAMS WITH (2) #4 BARS HORIZONTAL SHALL BE PROVIDED AT THE TOP OF THE WALLS & AT ROOF LINE.
5. PROVIDE A BOND BEAM WITH (2) #5 BARS ABOVE AND BELOW ALL OPENINGS. EXTEND THE BARS 2'-0" MIN PAST THE OPENING.
6. PROVIDE ONE BAR MATCHING THE VERTICAL REINFORCING FULL HEIGHT OF THE WALL EACH SIDE OF ALL OPENINGS AND AT THE WALL ENDS. END WALL REINF. SHALL NOT BE LAP-SPLICED WITHIN 40 INCHES OF THE TOP OF THE FOOTING.
7. LAP SPLICE ALL BARS 48 BAR DIAMETERS EXCEPT AS NOTED ON THE PLANS.

SHEET INDEX

Table with columns: Sheet ID (S-1 to S-5, SD1 to SD3) and Description (GENERAL STRUCTURAL NOTES, SPECIAL INSPECTION TABLES, FOUNDATION PLAN, LOW ROOF FRAMING PLAN, ROOF FRAMING PLAN, STRUCTURAL DETAILS, STRUCTURAL DETAILS).

ABBREVIATIONS

Table listing abbreviations and their full names, such as AAC (AERATED AUTOCLAVED CONCRETE), L.L. (LIVE LOAD), LLH (LONG LEG HORIZONTAL), etc.



ROBINWOOD STATION IMPROVEMENTS ISELIN ARCHITECTS P.C.

GENERAL STRUCTURAL NOTES

Table with columns: REV, DATE, SHEETS. Includes revision history and drawing information like PM: DM, PE: DM, DRAWN BY: RQ, JOB NO: 19-040, DATE: 12-14-20.



FOOTING SCHEDULE	
FTG #	FOOTING SIZE
1	24" x 24" x 10" W/ (2) #4 REBAR EA WAY
2	30" x 30" x 10" W/ (3) #4 REBAR EA WAY
3	36" x 36" x 12" W/ (3) #4 REBAR EA WAY
4	42" x 42" x 12" W/ (3) #4 REBAR EA WAY
5	48" x 48" x 12" W/ (4) #4 REBAR EA WAY
6	54" x 54" x 14" W/ (5) #5 REBAR EA WAY
7	24" x 40" x 12" W/ (3) #4 REBAR LONGITUDINAL AND (2) #4 REBAR TRANSVERSE

COLUMN SCHEDULE			
COLUMN TYPE	MEMBER	CAP (U.N.O.)	BASE (U.N.O.)
(A)	(2) 2x4 (IN WALL) NAILED W/ 16d @ 6" O.C. STAGGERED		
(B)	(2) 2x6 (IN WALL) NAILED W/ 16d @ 6" O.C. STAGGERED		
(C)	4x6	SIMPSON AC4 OR LCE4	SIMPSON ABU46
(D)	6x6	SIMPSON AC6 OR LCE6	SIMPSON ABU66
(E)	6x8 DF #1	SIMPSON CQ68SDS2.5	SIMPSON CB68
(F)	4x4	SIMPSON AC4 OR LCE4	SIMPSON ABU44

**COLUMN SCHEDULE NOTES:**  
FOR SIMPSON ABU BASES, PROVIDE F1554GR36 HEADED ANCHOR BOLT WITH 1/2" X 2" X 2" WASHER (6" MIN. EMBEDMENT) WITH DIAMETER AS SPECIFIED BY MFR.

WALL NOTES	
SPECIFIED SHEAR WALLS ARE INDICATED BY WALLS:	
	- INDICATES REQUIRED NAILING - SEE SHEAR WALL SCHEDULE
	- INDICATES REQUIRED HOLDDOWN - SEE HOLDDOWN SCHEDULE
SPECIFIED BEARING WALLS ARE INDICATED BY HATCH:  REF DTL 10/SD1 @ OPENING	
<ul style="list-style-type: none"> <li>USE "STD" NAILING W/ NO HOLDDOWNS UNLESS OTHERWISE NOTED.</li> <li>USE DETAIL 11/SD1 AT EACH TOP PLATE SPLICE IN PERIMETER WALLS AND AT INTERIOR SHEAR WALLS.</li> <li>USE DETAIL 12/SD1 AND 13/SD1 (WHERE APPLICABLE) AT THE CORNERS OF ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS.</li> <li>USE DETAILS 5/SD1 AND 6/SD1 FOR TYPICAL INSTALLATION OF SIMPSON HOLDDOWNS.</li> <li>LOCATE HOLDDOWNS AS CLOSE AS POSSIBLE TO ENDS OF SHEAR WALLS UNLESS OTHERWISE NOTED.</li> </ul>	

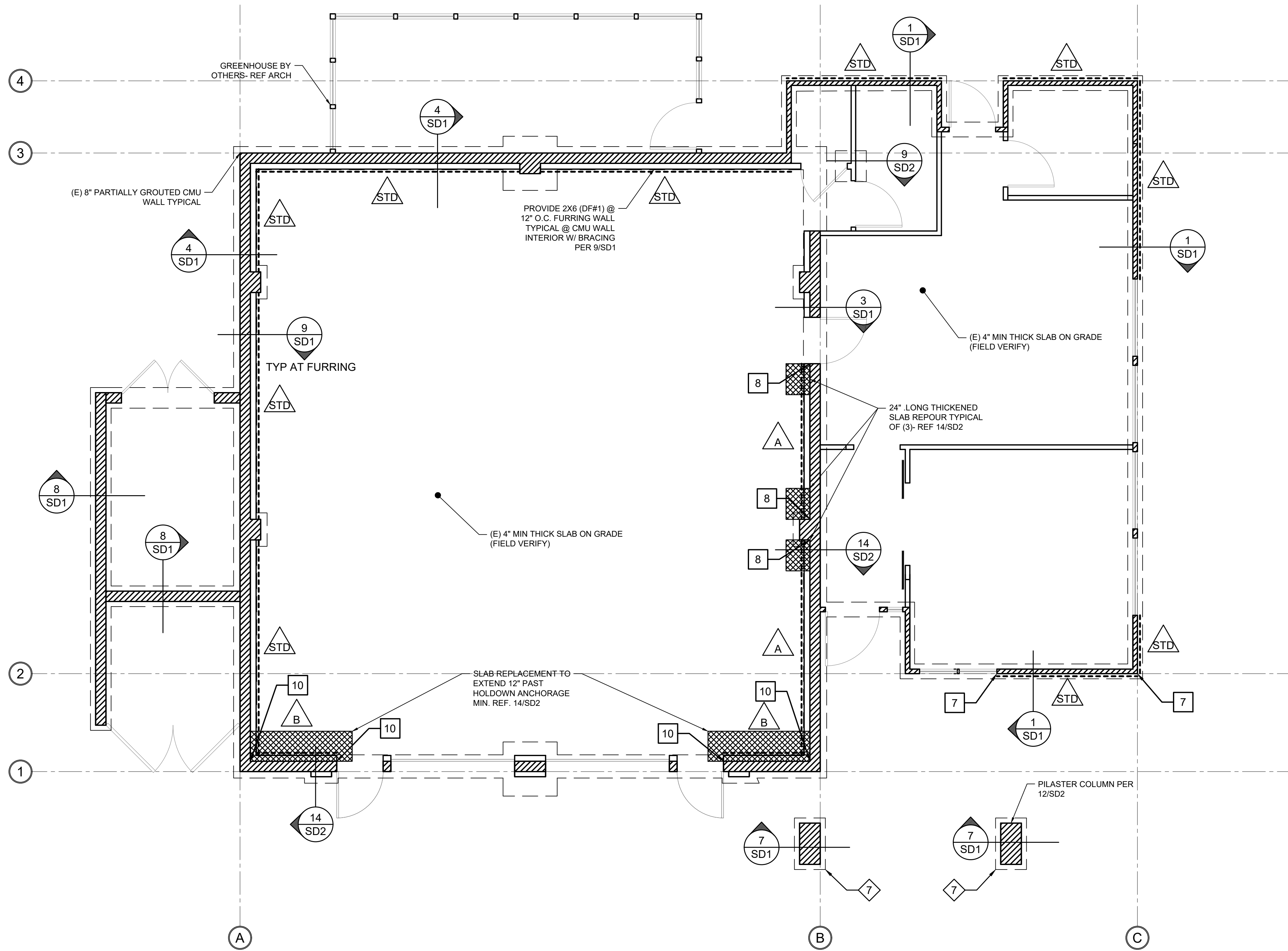
SHEAR WALL SCHEDULE (PER 2019 OSSC, ANSI/AF&PA SDPWS-2015)							
MARK #	PANEL TYPE	FASTENERS	@ PANEL EDGES	INTER STUDS	REMARKS	ASD ALLOWABLE SHEAR WIND	SEISMIC
STD	1/8" APA-RATED PANEL	8d COMMON NAILS	6" O.C.	12" O.C.		335 PLF	240 PLF
A	1/8" APA-RATED PANEL	8d COMMON NAILS	4" O.C.	12" O.C.		490 PLF	350 PLF
B	1/8" APA-RATED PANEL	8d COMMON NAILS	3" O.C.	12" O.C.	SOLID 3x MAT @ ADJOINING PANELS OR 14/SD1 FOR 2x	630 PLF	450 PLF

**SHEAR WALL SCHEDULE NOTES:**  
1. UNLESS OTHERWISE NOTED, ALL SHEAR WALL FRAMING TO BE 16" O.C. MAXIMUM.  
2. UNLESS OTHERWISE NOTED, DESIGNATED SHEAR WALLS ARE TO BE BLOCKED AT ALL PANEL EDGES AND SHEATHING IS TO EXTEND FROM BOTTOM PLATE TO TOP PLATE.  
3. WHERE SPECIFIED SHEAR WALLS REST ON FLOORS, THE BOTTOM PLATE IS TO BE FASTENED TO A FLOOR JOIST OR BLOCKING BELOW THE FLOOR SHEATHING WITH 16d NAILS @ 4" O.C. STAGGERED.  
4. 8d GALVANIZED BOX NAILS MAY BE SUBSTITUTED FOR 8d COMMON NAILS.  
5. UNLESS OTHERWISE NOTED, ANCHOR BOLTS FOR "STD" SCHEDULE WALLS ARE TO BE 1/2" ANCHOR BOLTS @ 48" O.C. W/ 7" EMBEDMENT OR SIMPSON MASA ANCHORS AT 36" O.C. AND A 2x MUD SILL. FOR "A" "B" SCHEDULE WALLS, SEE THE TABLE BELOW FOR MAXIMUM SPACING OF BOLTS EMBEDDED 7". FOR BOLTS ADDED AT EXISTING STEMWALLS, PROVIDE SIMPSON SET-3G EPOXY W/ EMBEDMENT NOTED.

ANCHOR BOLT SCHEDULE			
	A	B	
1/2"	24" O.C.	19" O.C.	3"x3"x 1/2" MIN GALVANIZED PLATE WASHERS SHALL BE USED AT ALL SHEAR WALLS. ANCHOR BOLTS SHALL BE PLACED SUCH THAT THE EDGE OF THE PLATE WASHER IS WITHIN 1/2" OF THE WALL SHEATHING. THE ANCHOR BOLTS SHALL MAINTAIN 1 1/2" CONC. EDGE DISTANCE MIN.
5/8"	35" O.C.	27" O.C.	

HOLDOWN SCHEDULE					
MARK #	HOLDOWN	ALLOWABLE CAPACITY IN POUNDS	FASTENERS CONNECTION TO FRAMING MEMBER	MIN. SIZE POST (6" WALL LISTED)	FASTENERS CONNECTION TO FOUNDATION
7	LTT20B	1500	(10) 10d	(2) 2x6	1/2" Ø F1554 GR 36 THRD'D ROD W/ SIMPSON SET-XP EPOXY (6" EMBED.)
8	HDU2-SDS2.5	3075	(6) SDS 1/4X2.5 WOOD SCREWS	(2) 2x6	SIMPSON PAB5 (6" EMBED.)
9	HDU5-SDS2.5	5645	(14) SDS 1/4X2.5 WOOD SCREWS	6x6	SIMPSON PAB5 (9" EMBED.)

**HOLDOWN NOTES:**  
1. THE NUMBER IN THE SQUARE ON THE FLOOR PLANS SPECIFIES THE TYPE OF HOLDDOWN REQUIRED. A "2" PRECEDING THE NUMBER MEANS TWO STRAPS ARE REQUIRED ONE ON EACH SURFACE OF THE WALL.  
2. ALL SPECIFIED PRODUCTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. ANY PRODUCT OF EQUAL OR GREATER CAPACITY MAY BE SUBSTITUTED.  
3. WOOD MEMBERS ARE EXPRESSED IN "NOMINAL" DIMENSIONS. LARGER MEMBERS MAY BE USED.  
4. WHERE DISCREPANCIES OCCUR BETWEEN THE SHEAR WALL AND HOLDOWN SCHEDULES (OR OTHER SPECIFICATIONS), THE STRINGENT SPECIFICATIONS SHALL GOVERN.  
5. ALLOWABLE ANCHOR CAPACITY=5750# FOR END WALL CONFIGURATION.  
6. ALLOWABLE ANCHOR CAPACITY= 8315# AT CORNER CONFIGURATION AND 6065# FOR END WALL CONFIGURATIONS.  
7. UNLESS OTHERWISE NOTED:  
7.a. HOLDDOWNS SHALL BE INSTALLED AS CLOSE AS PRACTICAL TO THE END OF THE SHEAR WALL.  
7.b. ANCHOR BOLTS SHALL BE LOCATED NO CLOSER THAN 5" FROM A CORNER OF THE FOUNDATION.  
7.c. USE COMMON NAILS.



1 FOUNDATION / MAIN LEVEL SHEAR / BEARING WALL PLAN  
S-3 1/4" = 1'-0"

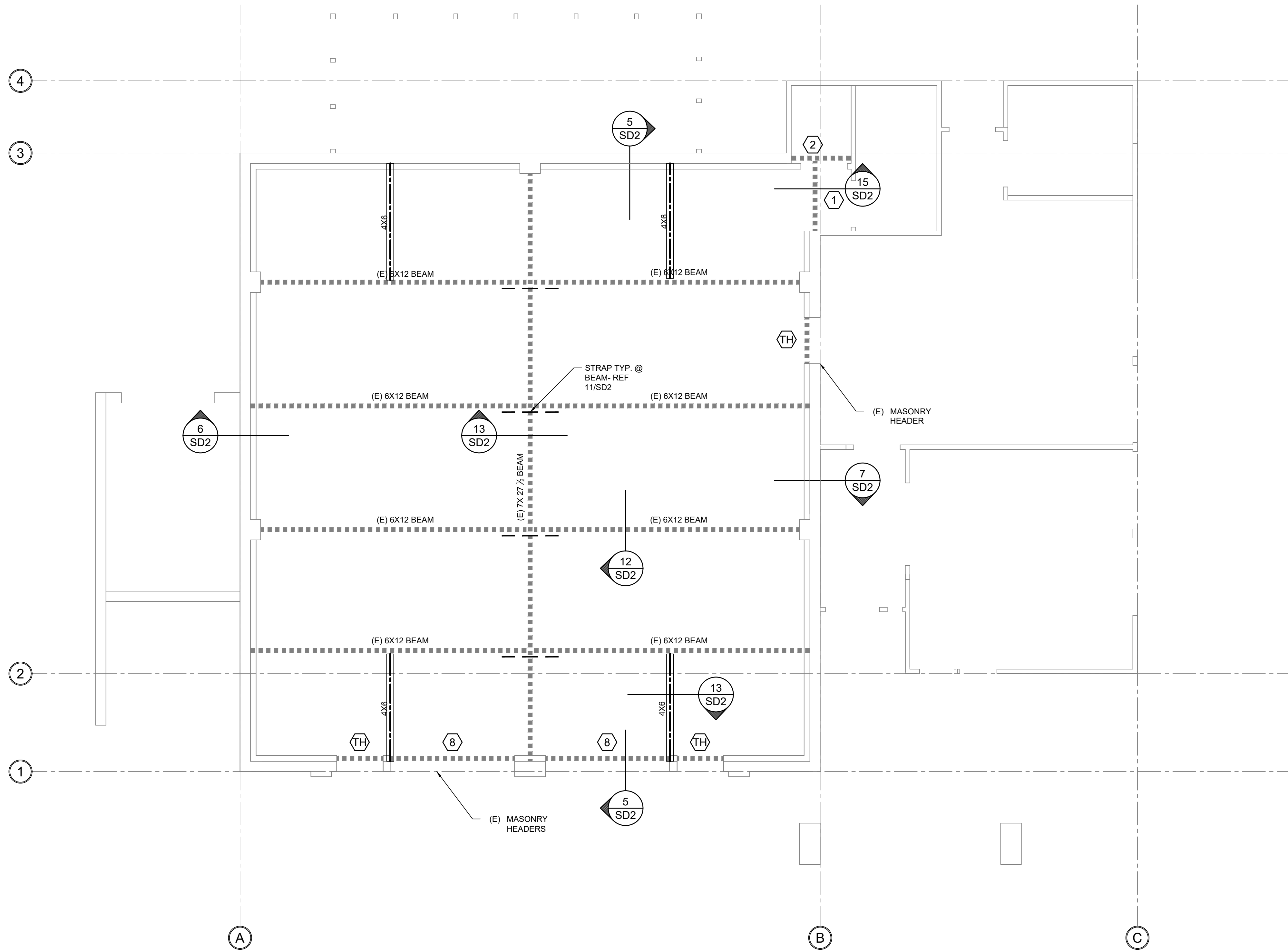


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FOUNDATION / MAIN  
LEVEL SHEAR /  
BEARING WALL PLAN

REV	DATE	SHEETS

PM: DM  
PE: DM  
DRAWN BY: RQ  
JOB NO: 19-040  
DATE: 12-14-20



### BEAM SCHEDULE

NOTE: BEAMS W/ MULTIPLE SPAN LENGTHS SHALL BE CONTINUOUS OVER INTERIOR SUPPORTS

BEAM#	APPROX CLR SPAN	BEAM SIZE	COLUMN TYPE	HANGERS
(TH)	TYPICAL HEADER	4x8	REF 10/SD1 UNO	HUC48 AS REQ'D
1	5'-1"	6x10	C	HUC410
2	3'-11"	6x10	C	-
3	4'-0"	4x10	C	-
4	5'-0"	4x8	C	-
5	11'-9"	6x12	CMU,C	-
6	13'-5"	6x12	CMU,C	HUC610
7	5'-7"	6x12	CMU,C	-
8	8'-0"	6x12	-	HUC610
9	2'-0", 12'-3"	GL 5 1/2" X 12	D	-

### COLUMN SCHEDULE

COLUMN TYPE	MEMBER	CAP (U.N.O.)	BASE (U.N.O.)
(A)	(2) 2x4 (IN WALL) NAILED W/ 16d @ 6" O.C. STAGGERED		
(B)	(2) 2x6 (IN WALL) NAILED W/ 16d @ 6" O.C. STAGGERED		
(C)	4x6	SIMPSON AC4 OR LCE4	SIMPSON ABU46
(D)	6x6	SIMPSON AC6 OR LCE6	SIMPSON ABU66
(E)	6x8 DF #1	SIMPSON CCQ68SDS2.5	SIMPSON CB68
(F)	4x4	SIMPSON AC4 OR LCE4	SIMPSON ABU44

**COLUMN SCHEDULE NOTES:**  
 FOR SIMPSON ABU BASES, PROVIDE F1554GR36 HEADED ANCHOR BOLT WITH 1/2" X 2" X 2" WASHER (6" MIN. EMBEDMENT) WITH DIAMETER AS SPECIFIED BY MFR.

1 S-4 LOW ROOF FRAMING PLAN  
 1/4" = 1'-0"

NOTE: REF ARCH DRAWINGS FOR PLATE HEIGHTS



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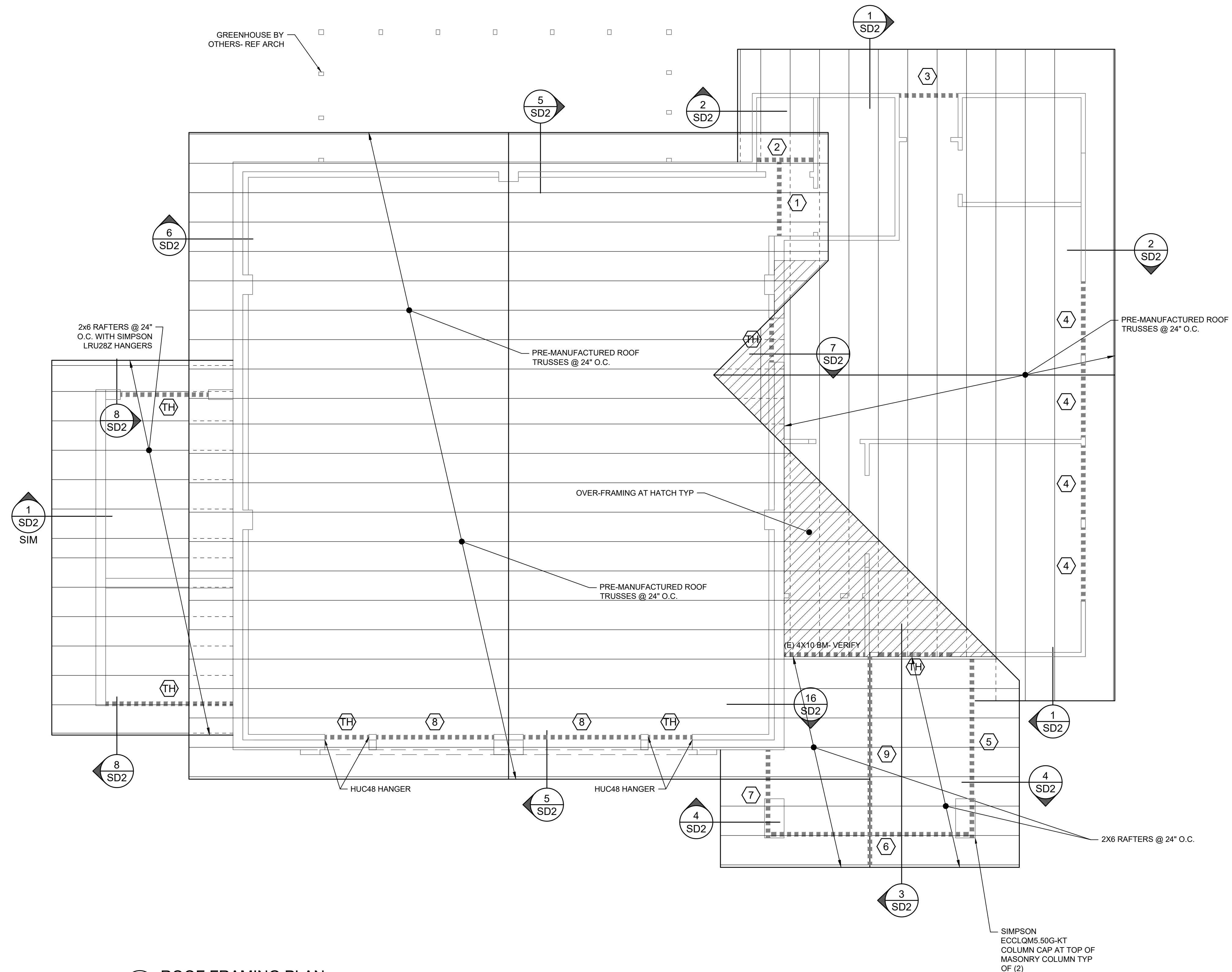
**ROBINWOOD STATION**  
**IMPROVEMENTS**  
**ISELIN ARCHITECTS P.C.**

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**ROOF FRAMING PLAN**

REV	DATE	SHEETS

PM: DM  
 PE: DM  
 DRAWN BY: RQ  
 JOB NO: 19-040  
 DATE: 12-14-20



1 ROOF FRAMING PLAN  
S-5 1/4" = 1'-0"

NOTE: REF ARCH DRAWINGS FOR  
PLATE HEIGHTS

COLUMN SCHEDULE			
COLUMN TYPE	MEMBER	CAP (U.N.O.)	BASE (U.N.O.)
(A)	(2) 2x4 (IN WALL) NAILED W/ 16d @ 6" O.C. STAGGERED		
(B)	(2) 2x6 (IN WALL) NAILED W/ 16d @ 6" O.C. STAGGERED		
(C)	4x6	SIMPSON AC4 OR LCE4	SIMPSON ABU46
(D)	6x6	SIMPSON AC6 OR LCE6	SIMPSON ABU66
(E)	6x8 DF #1	SIMPSON CCQ68SDS2.5	SIMPSON CB68
(F)	4x4	SIMPSON AC4 OR LCE4	SIMPSON ABU44

**COLUMN SCHEDULE NOTES:**  
FOR SIMPSON ABU BASES, PROVIDE F1554GR36 HEADED ANCHOR BOLT WITH 1/2" X 2" X 2" WASHER (6" MIN. EMBEDMENT) WITH DIAMETER AS SPECIFIED BY MFR.

BEAM SCHEDULE				
NOTE: BEAMS W/ MULTIPLE SPAN LENGTHS SHALL BE CONTINUOUS OVER INTERIOR SUPPORTS				
BEAM#	APPROX CLR SPAN	BEAM SIZE	COLUMN TYPE	HANGERS
(TH)	TYPICAL HEADER	4x8	REF 10/SD1 UNO	HUC48 AS REQ'D
1	5'-1"	6x10	C	HUC410
2	3'-11"	6x10	C	-
3	4'-0"	4x10	C	-
4	5'-0"	4x8	C	-
5	11'-9"	6x12	CMU,C	-
6	13'-5"	6x12	CMU	HUC610
7	5'-7"	6x12	CMU,C	-
8	8'-0"	6x12	-	HUC610
9	2'-0", 12'-3"	GL 5 1/2" X 12	D	-



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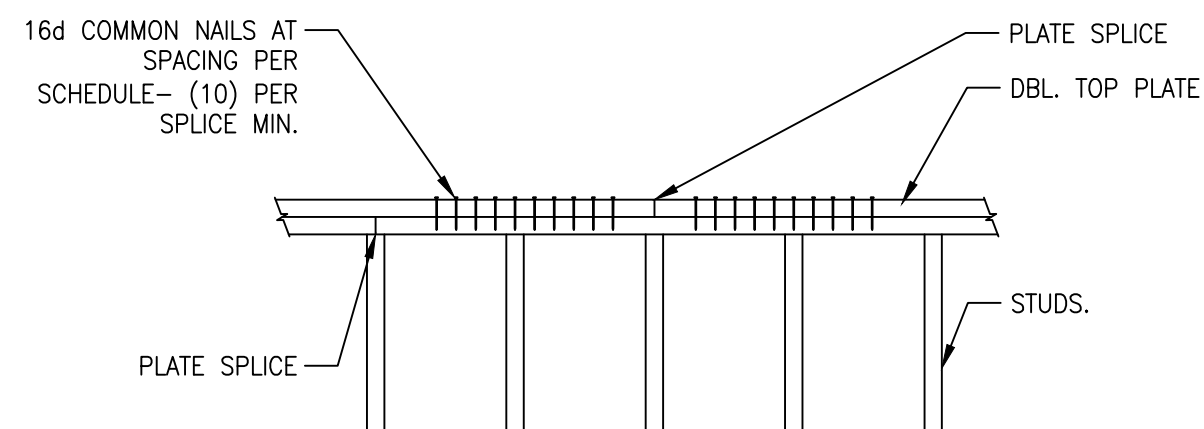
ROBINWOOD STATION  
IMPROVEMENTS  
ISELIN ARCHITECTS P.C.

3706 CEDARDALE DRIVE  
WEST LINN, OREGON 97068

ROOF FRAMING PLAN

REV	DATE	SHEETS

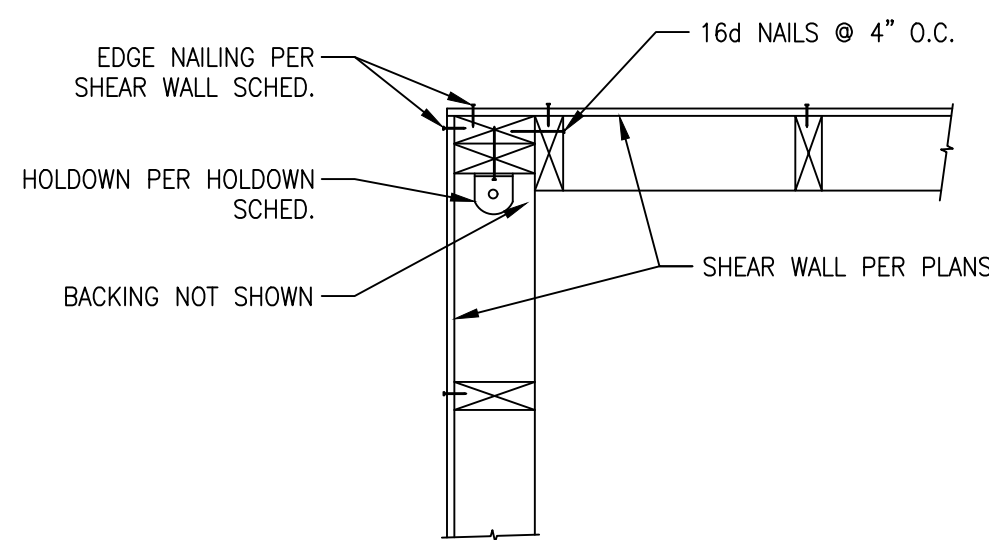
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JOB NO: 19-040  
DATE: 12-14-20



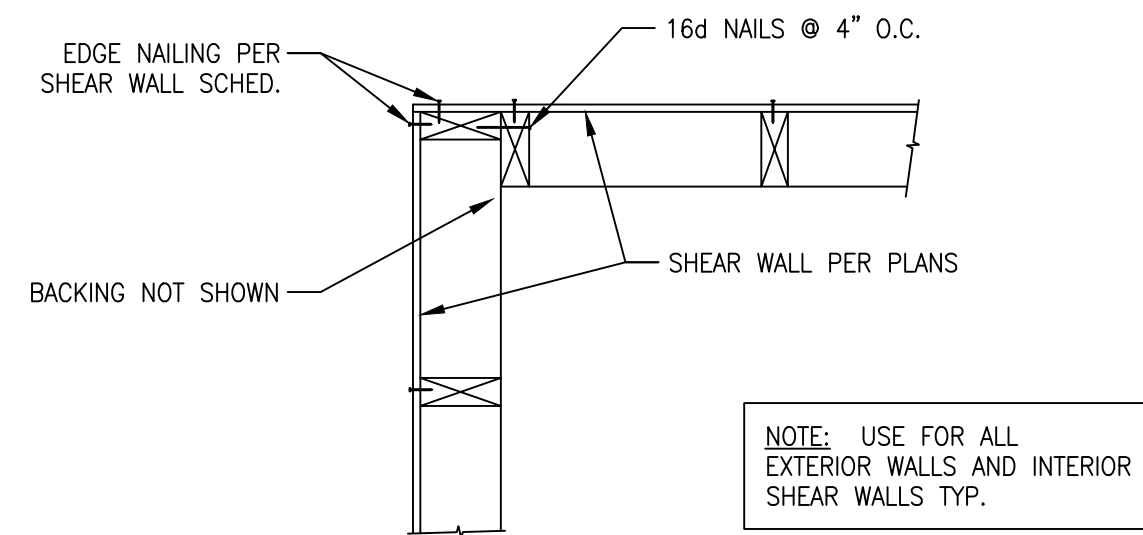
TOP PLATE NAILING	
SHEAR WALL TYPE	SPACING
STD	8"
A	6"
B	4"
C	3"- STAGGERED
D	2"- STAGGERED
E	(3) ROWS STAGGERED -5" OC. EA. ROW

NOTE:  
WHERE DOUBLE TOP PLATE IS INTERRUPTED BY BEAM, POST, ETC. STRAP ACROSS WITH SIMPSON CS14 STRAP WITH (13) 10d EA. END.

**11**  
SD1 SCALE: NTS  
**DOUBLE TOP PLATE SPLICE**

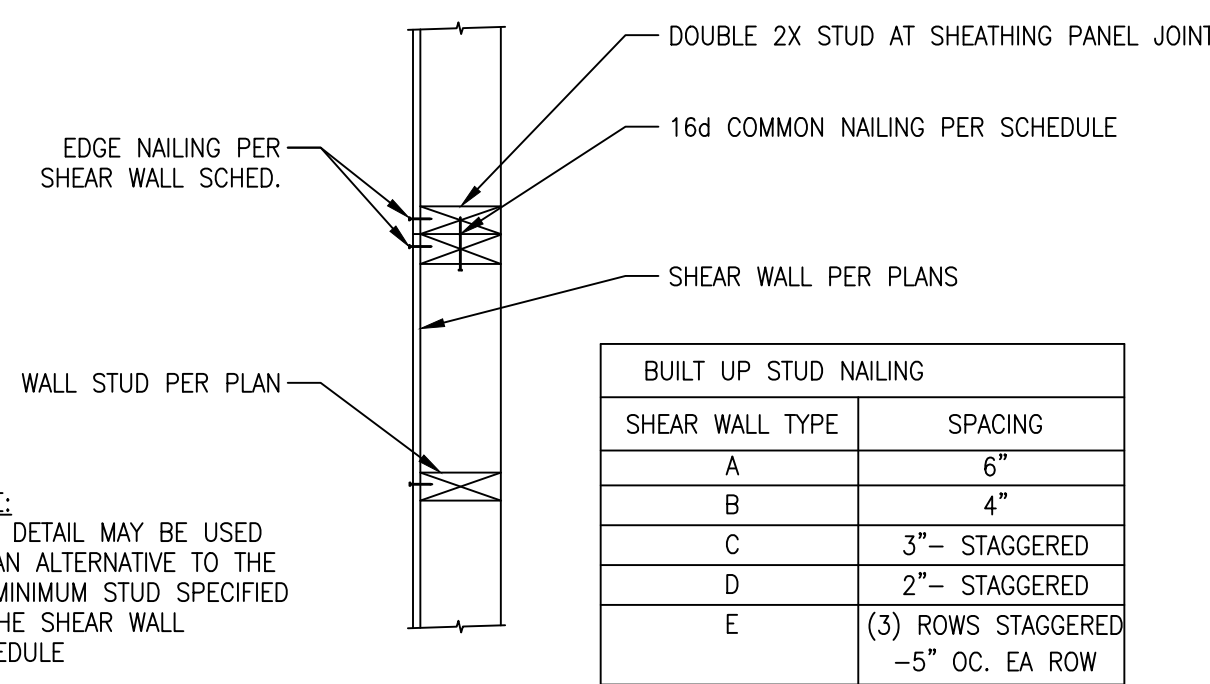


**12**  
SD1 SCALE: NTS  
**HOLDOWN AT CORNER DETAIL**



NOTE: USE FOR ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS TYP.

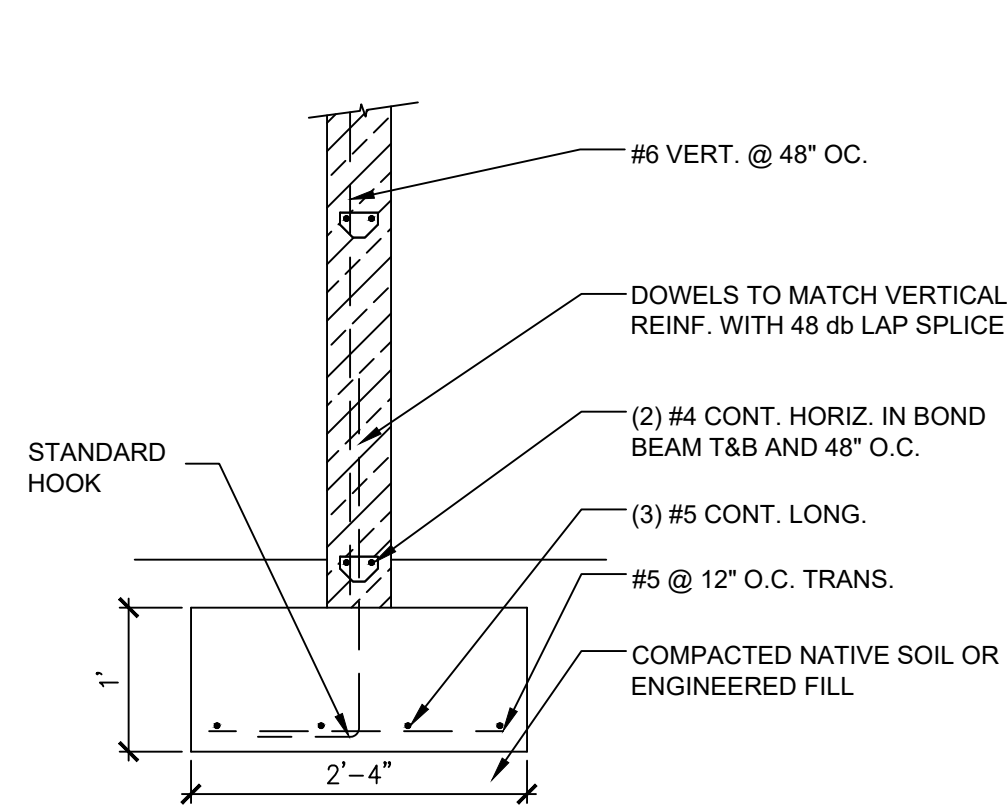
**13**  
SD1 SCALE: NTS  
**TYPICAL WALL CORNER DETAIL**



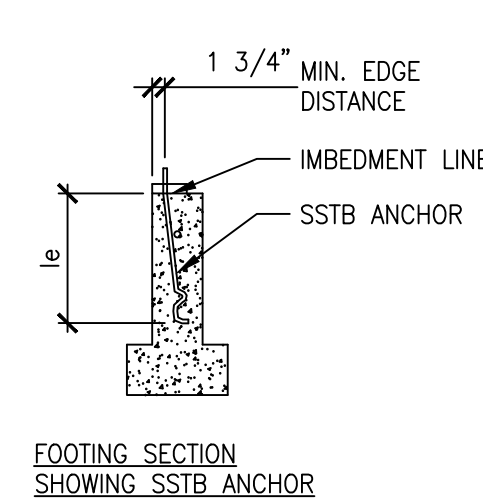
NOTE:  
THIS DETAIL MAY BE USED AS AN ALTERNATIVE TO THE 3X MINIMUM STUD SPECIFIED IN THE SHEAR WALL SCHEDULE

BUILT UP STUD NAILING	
SHEAR WALL TYPE	SPACING
A	6"
B	4"
C	3"- STAGGERED
D	2"- STAGGERED
E	(3) ROWS STAGGERED -5" OC. EA. ROW

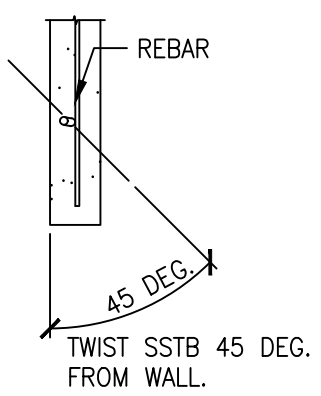
**14**  
SD1 SCALE: NTS  
**DOUBLE 2X POST ALTERNATE**



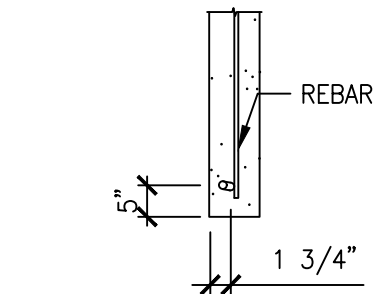
**8**  
SD1 SCALE: NTS  
**CMU SITE WALL DETAIL**



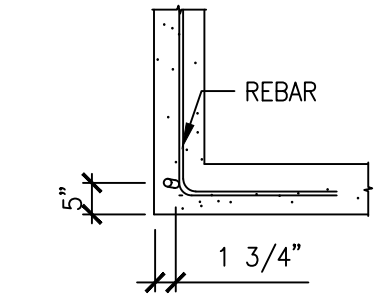
FOOTING SECTION SHOWING SSTS ANCHOR



CONTINUOUS STEM WALL INSTALLATION PLAN VIEW



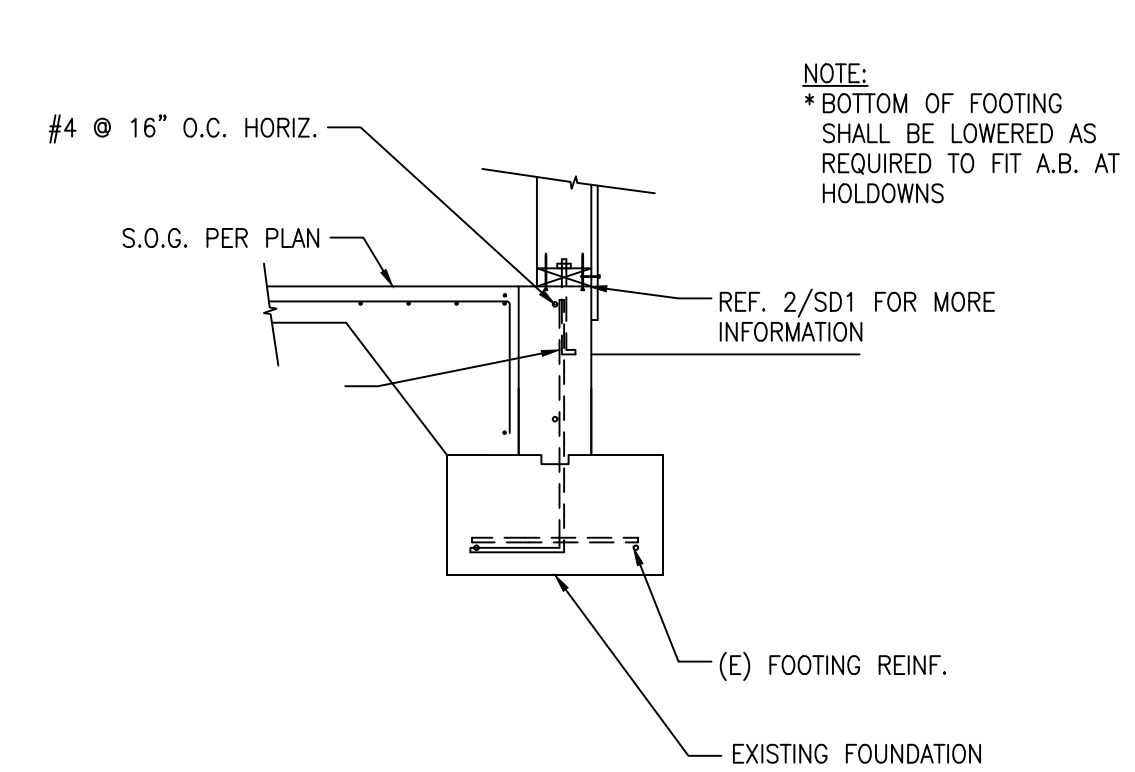
END WALL INSTALLATION PLAN VIEW



CORNER INSTALLATION PLAN VIEW

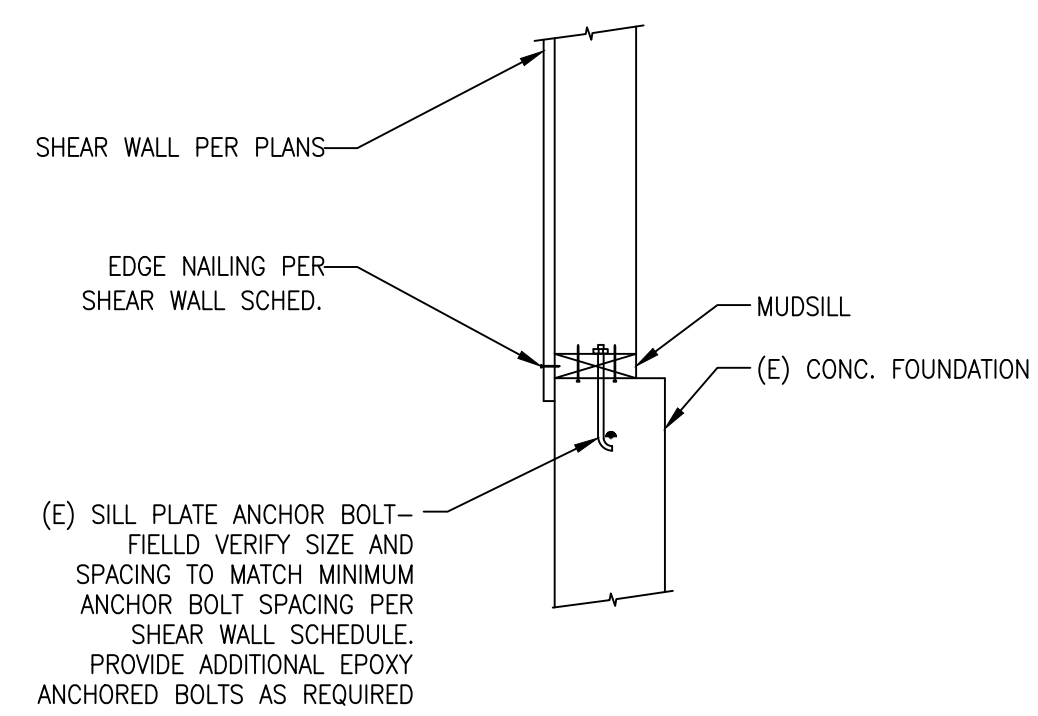
SIMPSON SSTS ANCHOR BOLTS		
NOTE: SEE PLAN FOR LOCATION. SEE SYMBOL ON PLAN (REFER TO HOLDOWN SCHEDULE FOR HOLDOWN TYPE).		
MODEL NO.	DIA.	MIN. IMBED $l_e$
SSTB16	5/8"	12"
SSTB20	5/8"	16"
SSTB24	5/8"	20"
SSTB28	7/8"	24"

**5**  
SD1 SCALE: NTS  
**SSTS ANCHORAGE DETAIL**

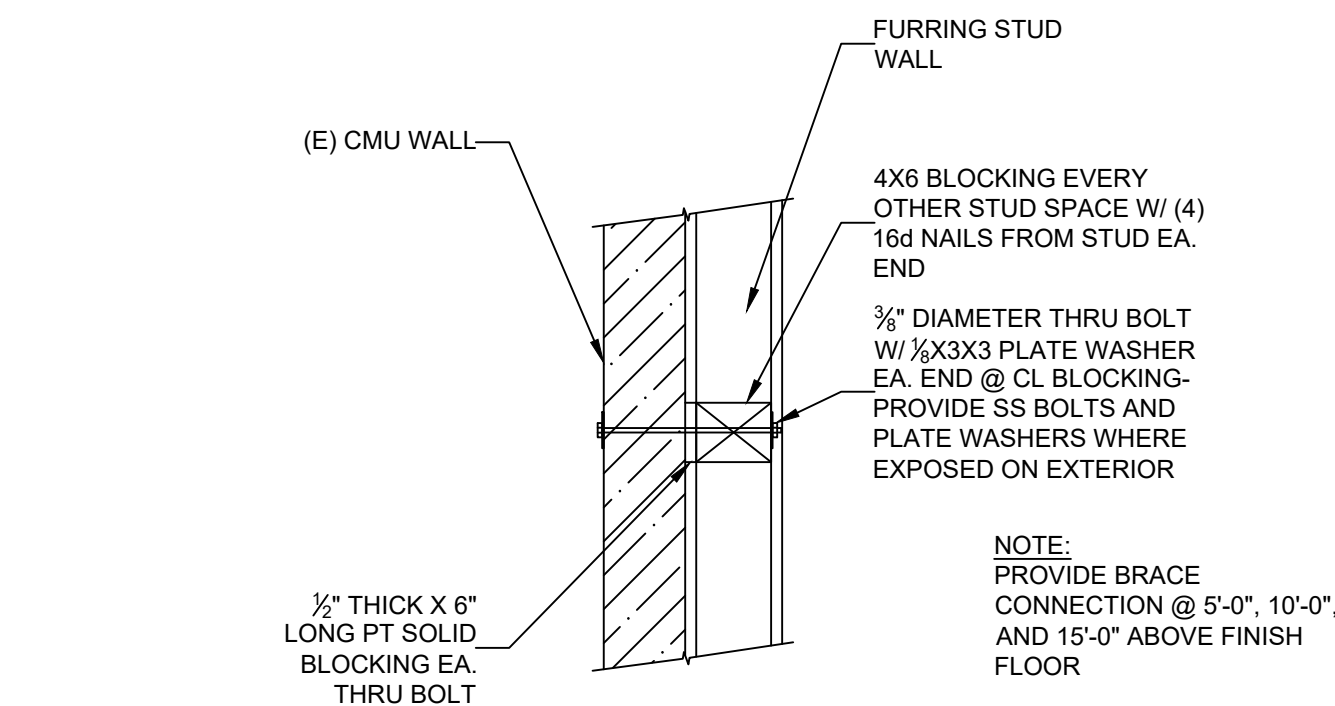


NOTE:  
BOTTOM OF FOOTING SHALL BE LOWERED AS REQUIRED TO FIT A.B. AT HOLDOWNS

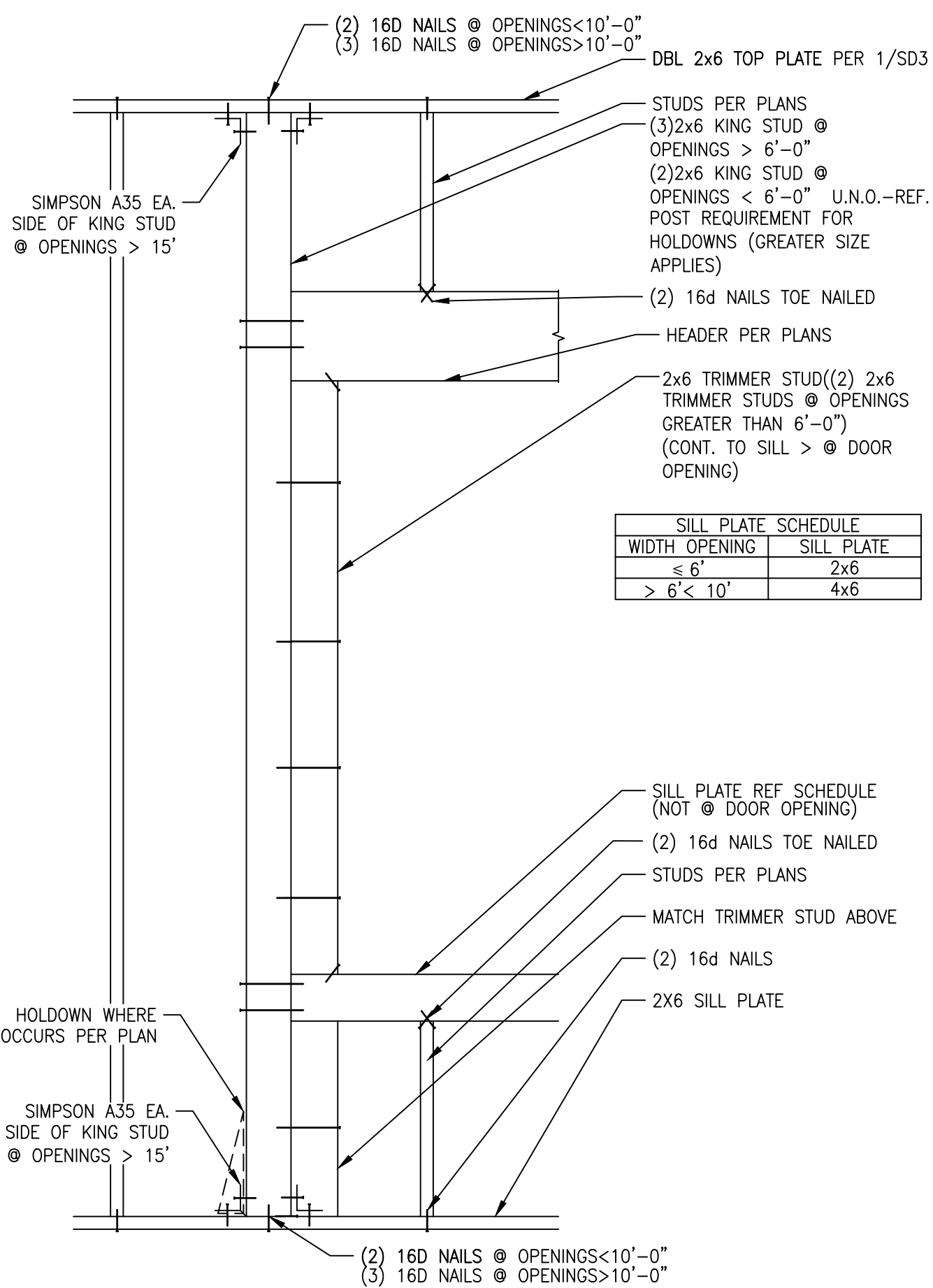
**1**  
SD1 SCALE: NTS  
**FOUNDATION WALL**



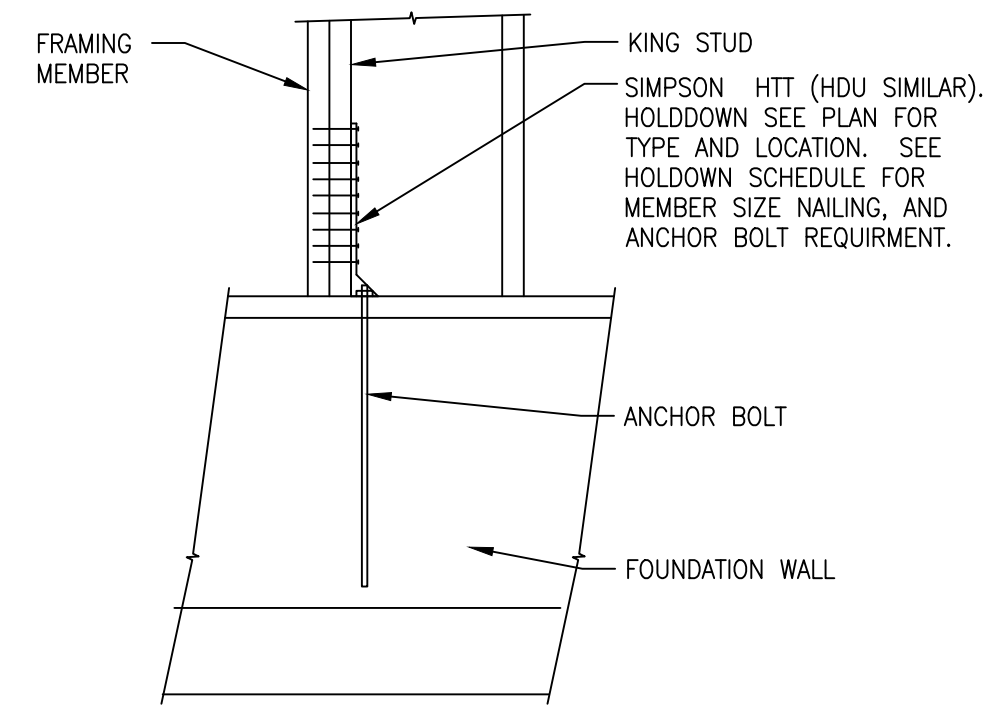
**2**  
SD1 SCALE: NTS  
**WALL TO FOUNDATION DETAIL**



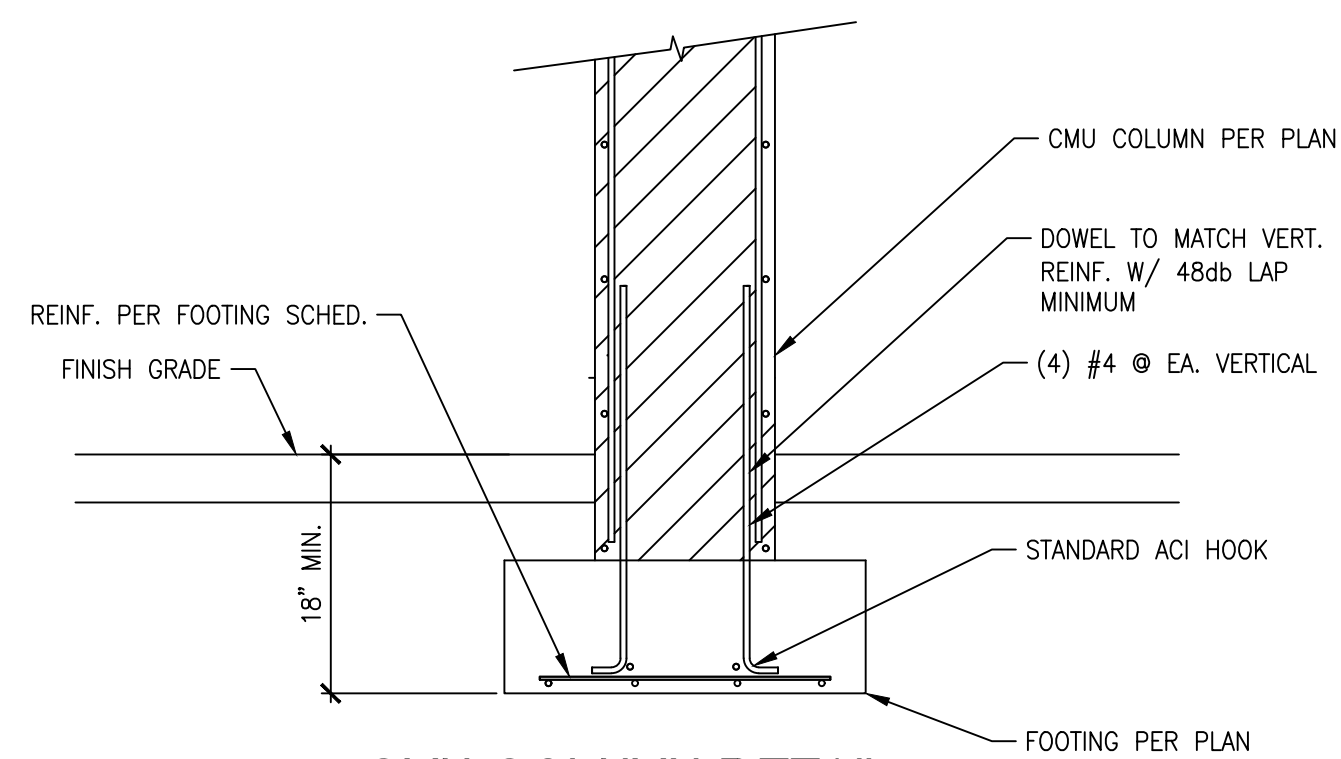
**9**  
SD1 SCALE: NTS  
**FURRING WALL BRACING DETAIL**



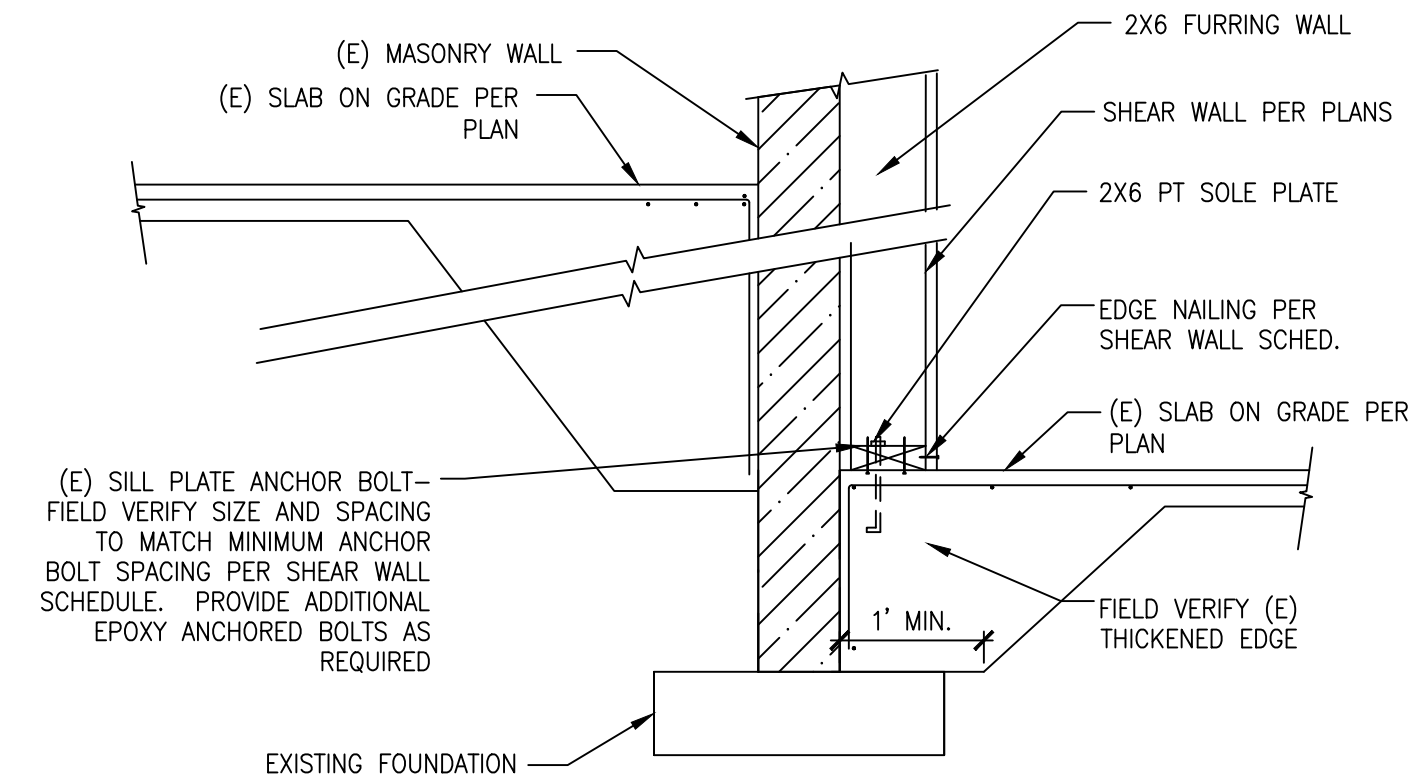
**10**  
SD1 SCALE: NTS  
**TYPICAL OPENING DETAIL**



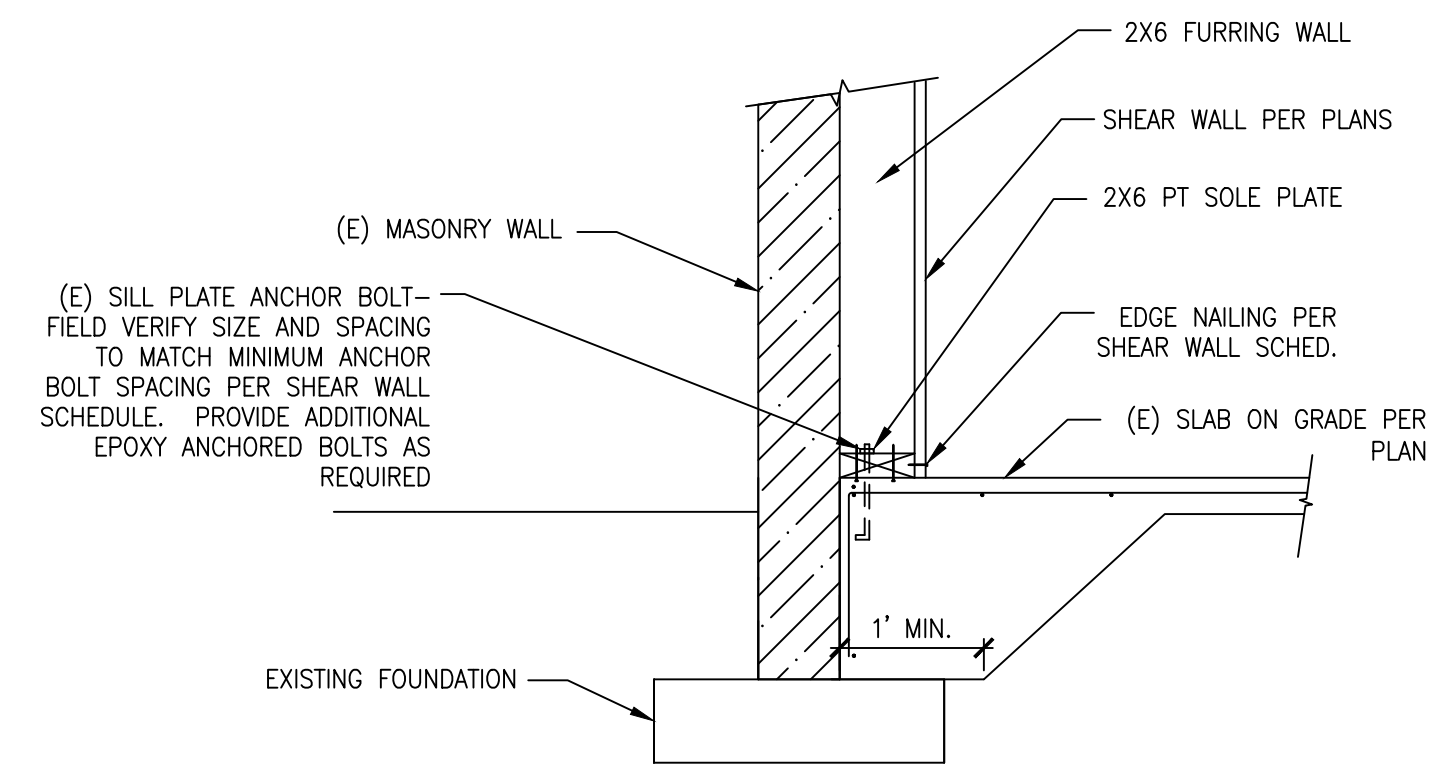
**6**  
SD1 SCALE: NTS  
**SIMPSON HOLDOWN INSTALLATION**



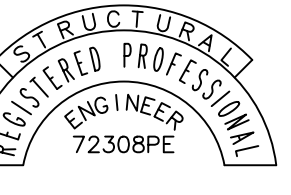
**7**  
SD1 SCALE: NTS  
**CMU COLUMN DETAIL**



**3**  
SD1 SCALE: NTS  
**SHEAR WALL • SLAB ON GRADE**



**4**  
SD1 SCALE: NTS  
**SHEAR WALL • SLAB ON GRADE**



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EXPIRES: 12-31-2020

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**ISELIN ARCHITECTS P.C.**

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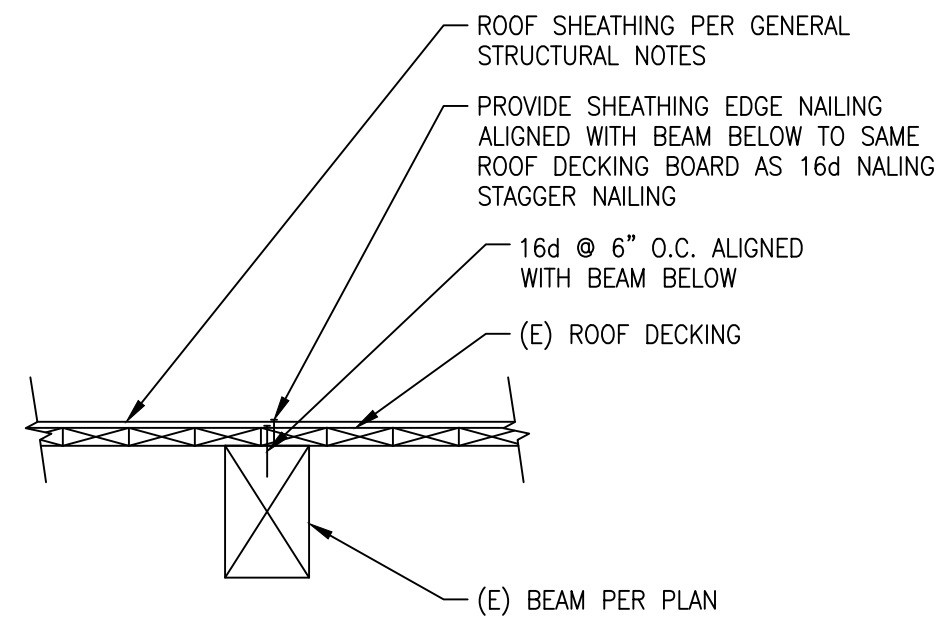
**STRUCTURAL DETAILS**

REV	DATE	SHEETS

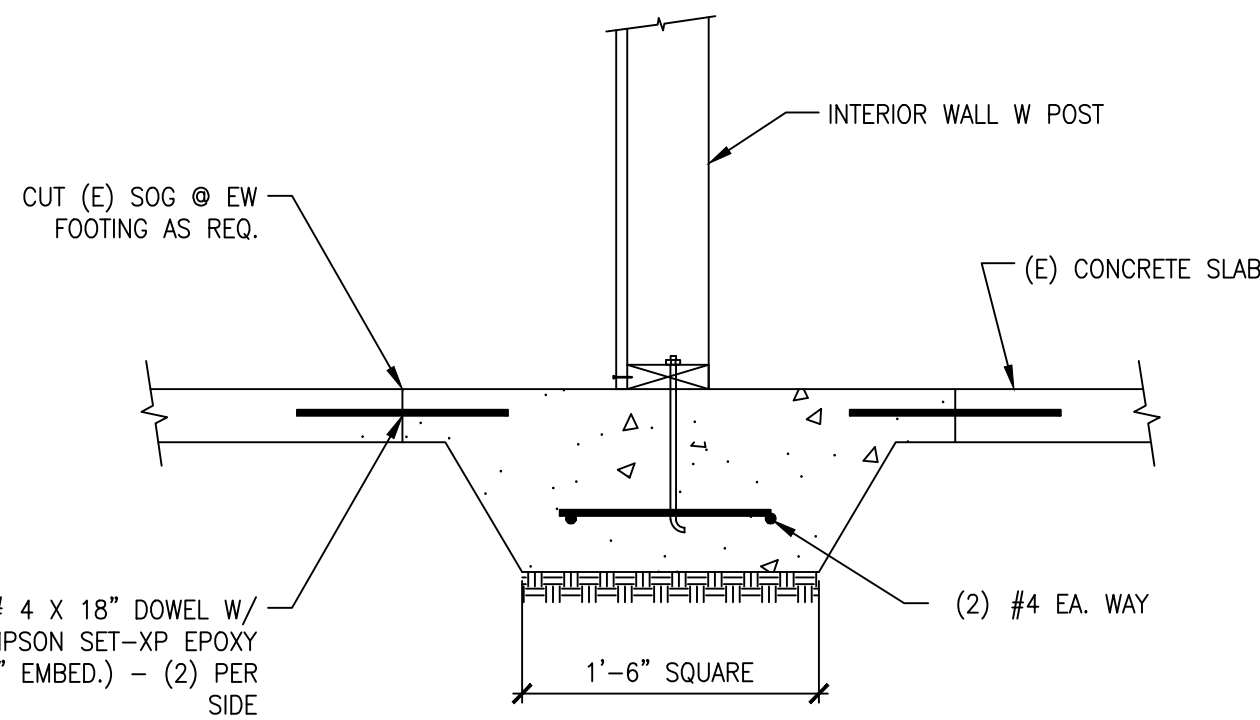
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**SD1**

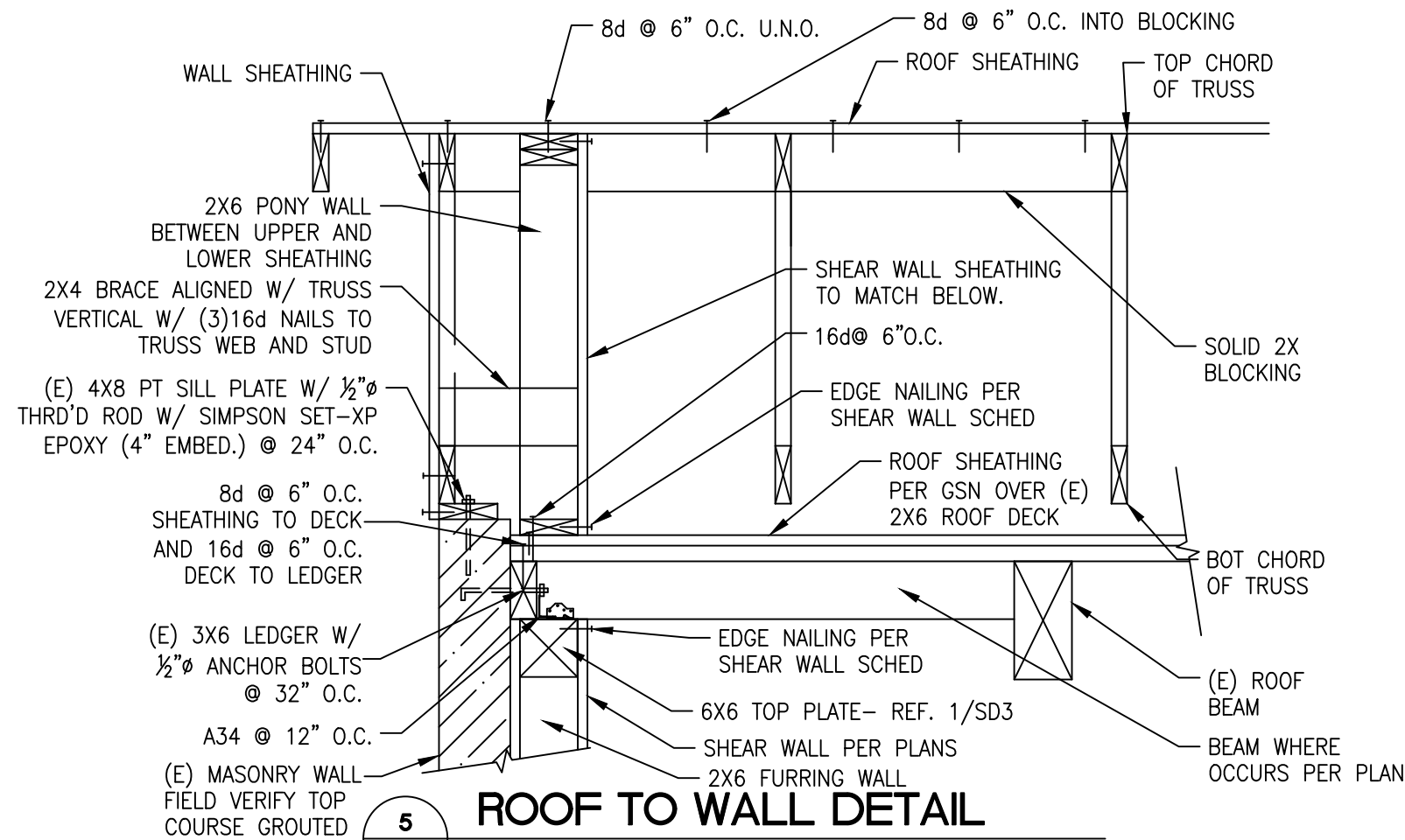




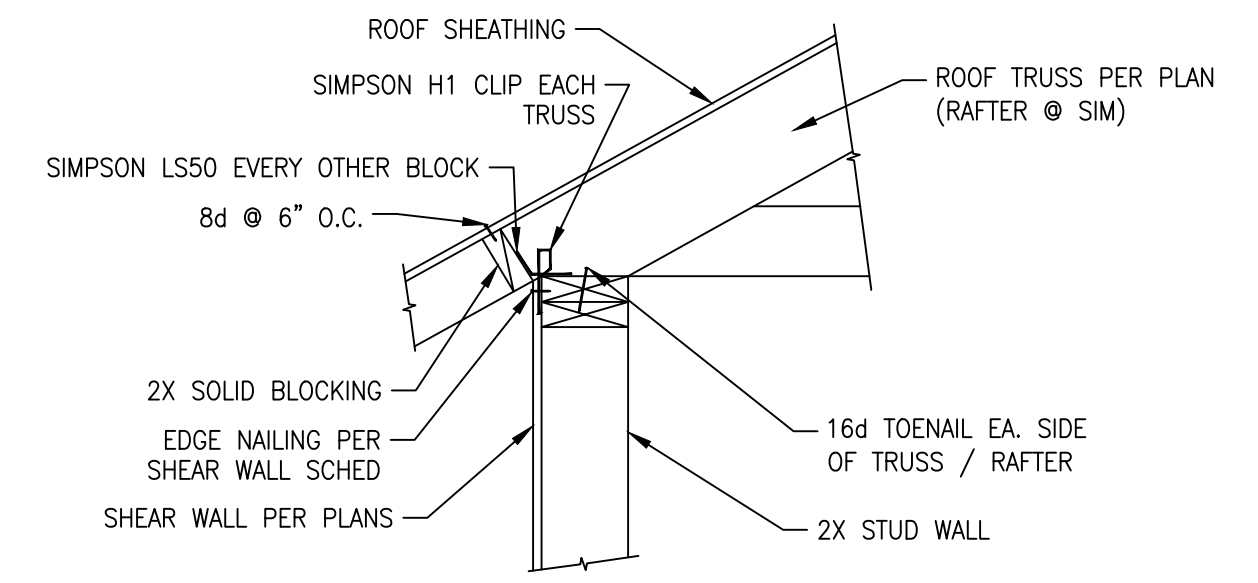
**13**  
**SD2** BEAM NAILING DETAIL  
SCALE: NTS



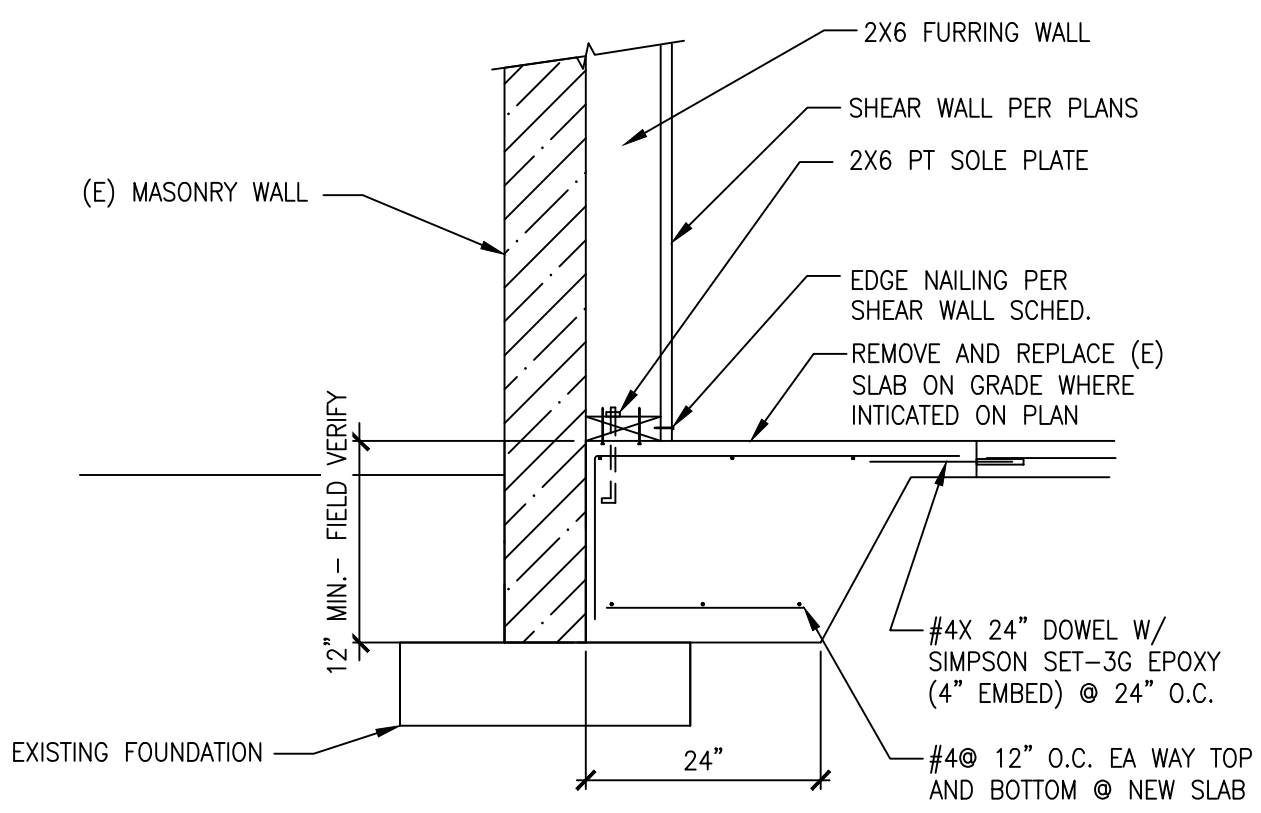
**9**  
**SD2** FOOTING (E) SOG  
SCALE: NTS



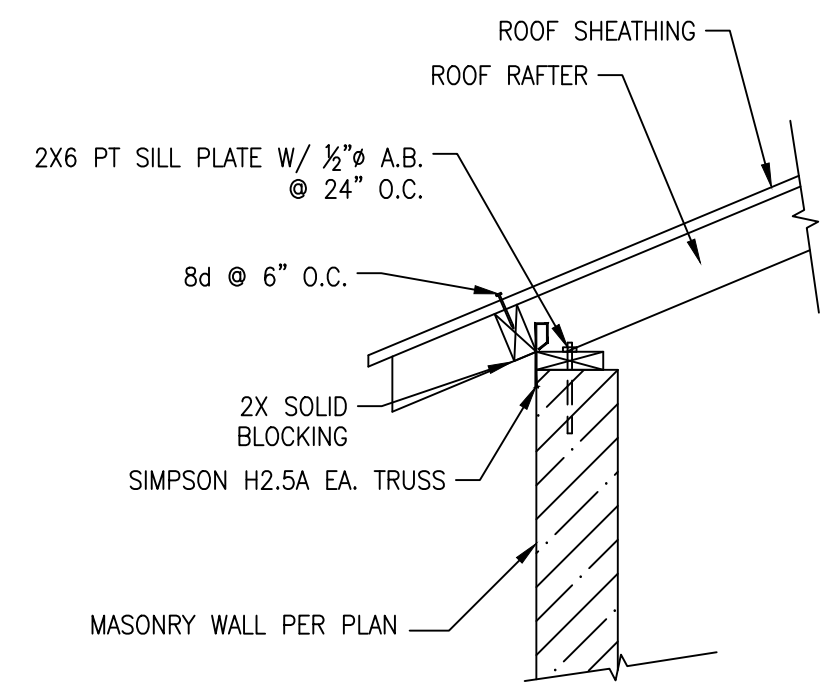
**5**  
**SD2** ROOF TO WALL DETAIL  
SCALE: NTS



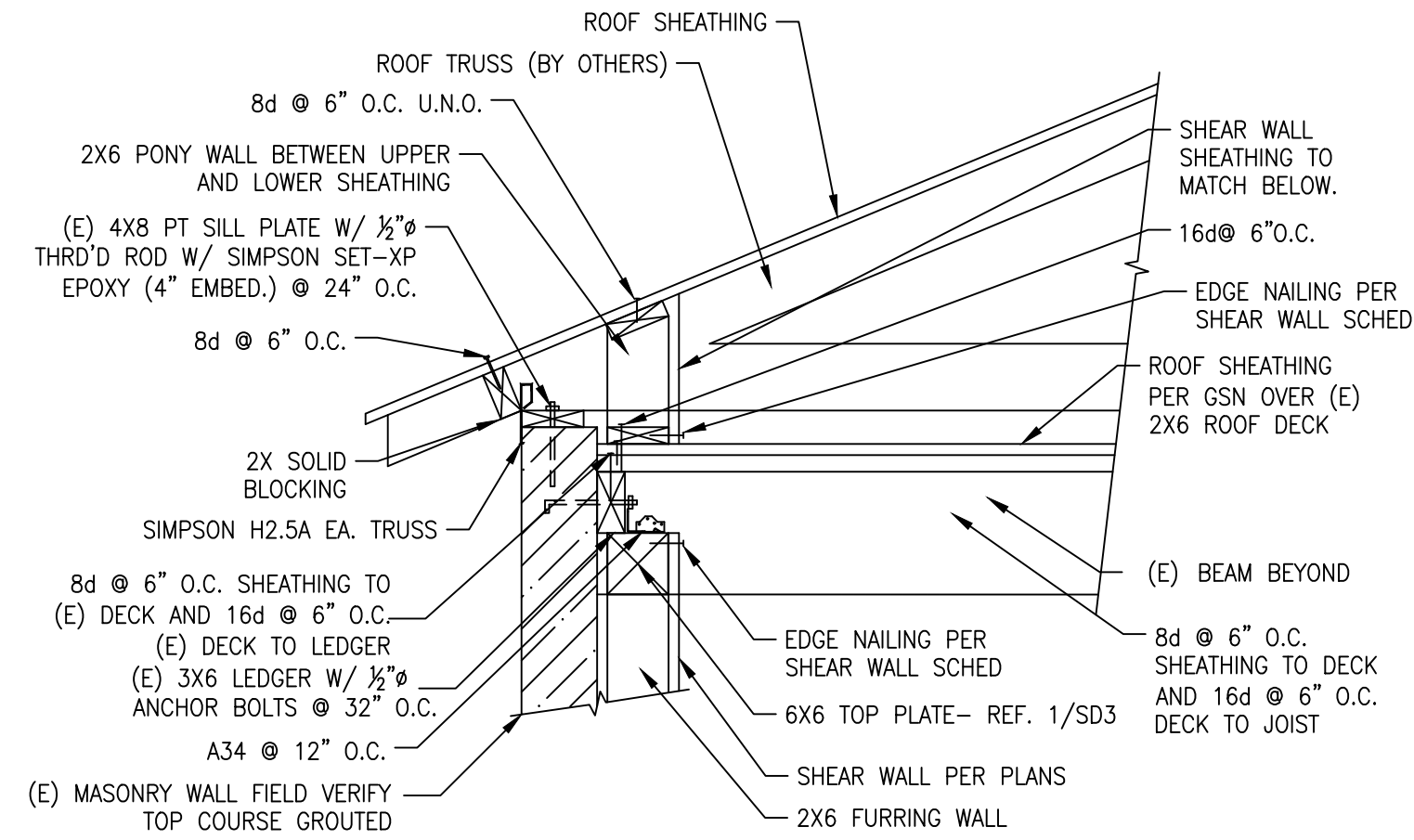
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**SD2** ROOF TO WALL DETAIL  
SCALE: NTS



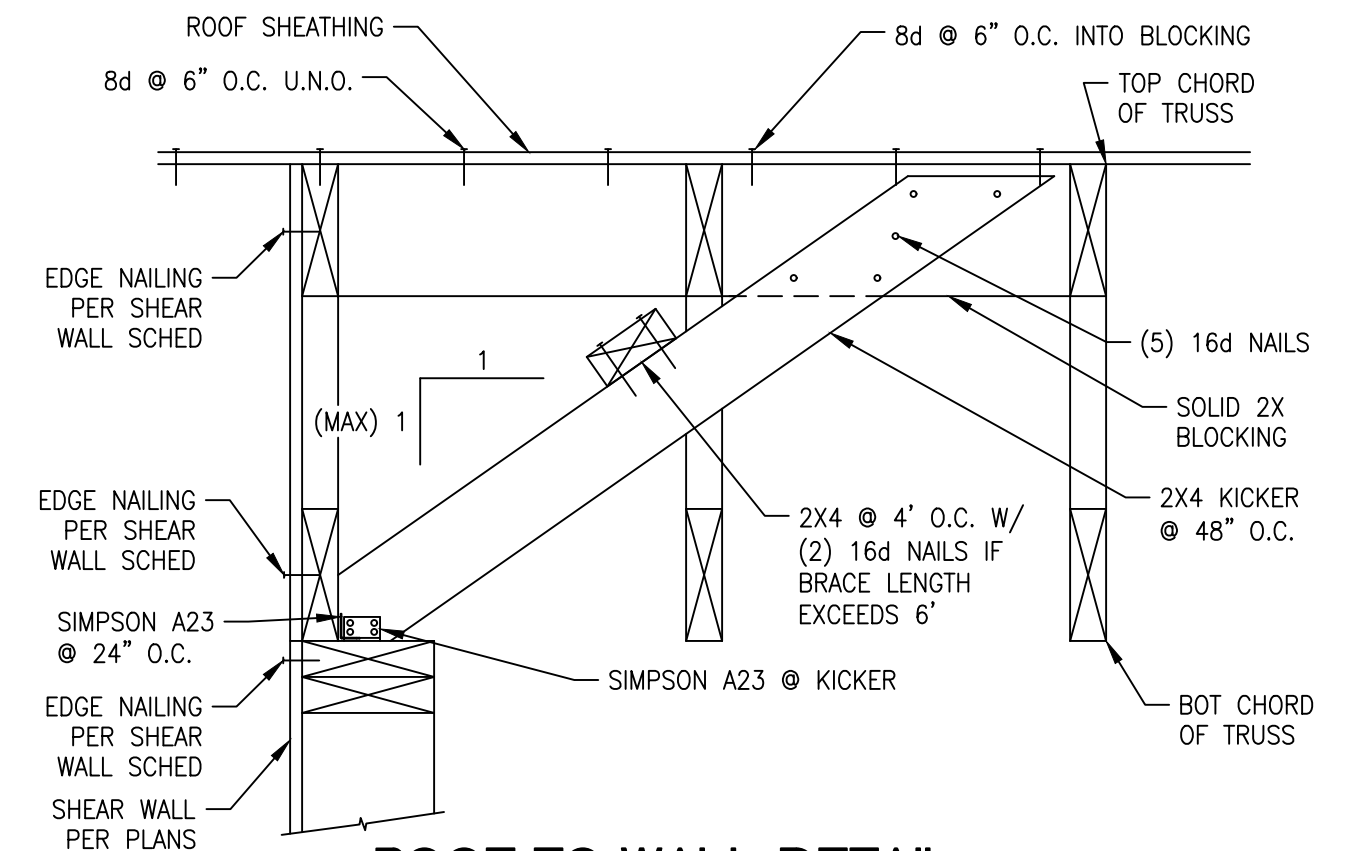
**14**  
**SD2** SLAB ON GRADE DETAIL  
SCALE: NTS



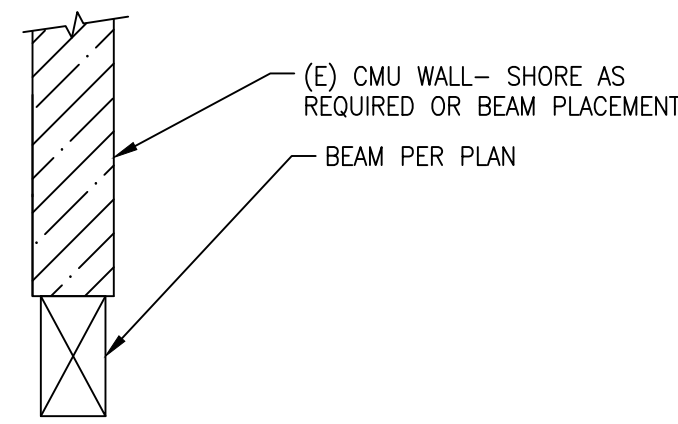
**10**  
**SD2** ROOF TO CMU WALL  
SCALE: NTS



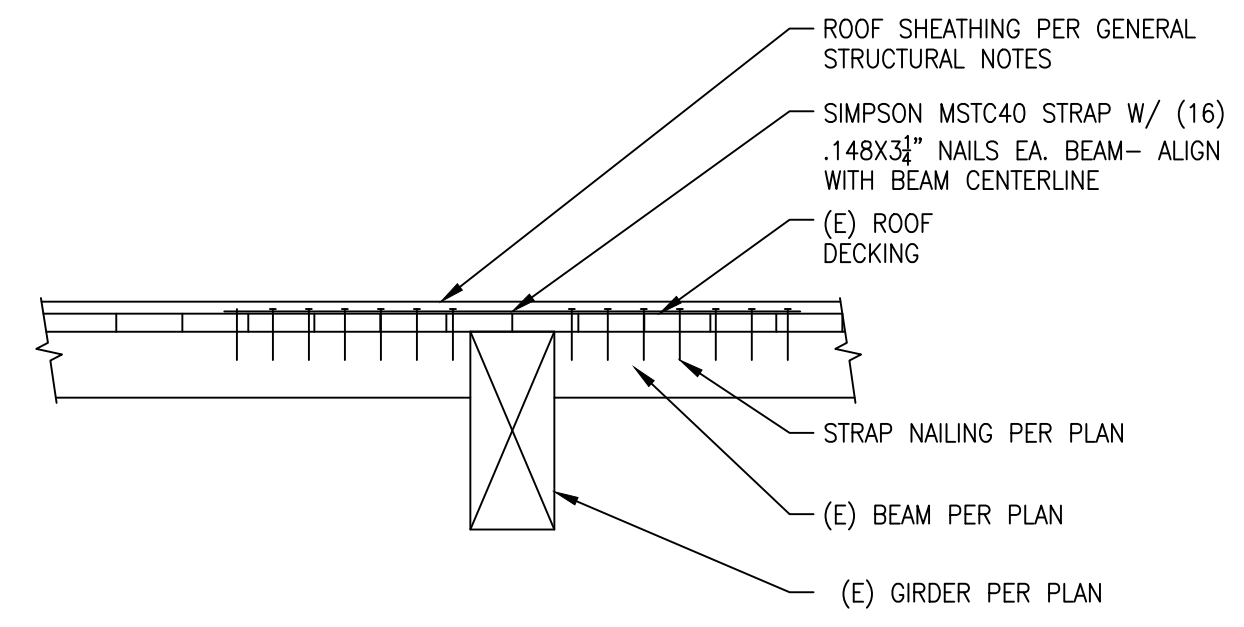
**6**  
**SD2** ROOF TO WALL DETAIL  
SCALE: NTS



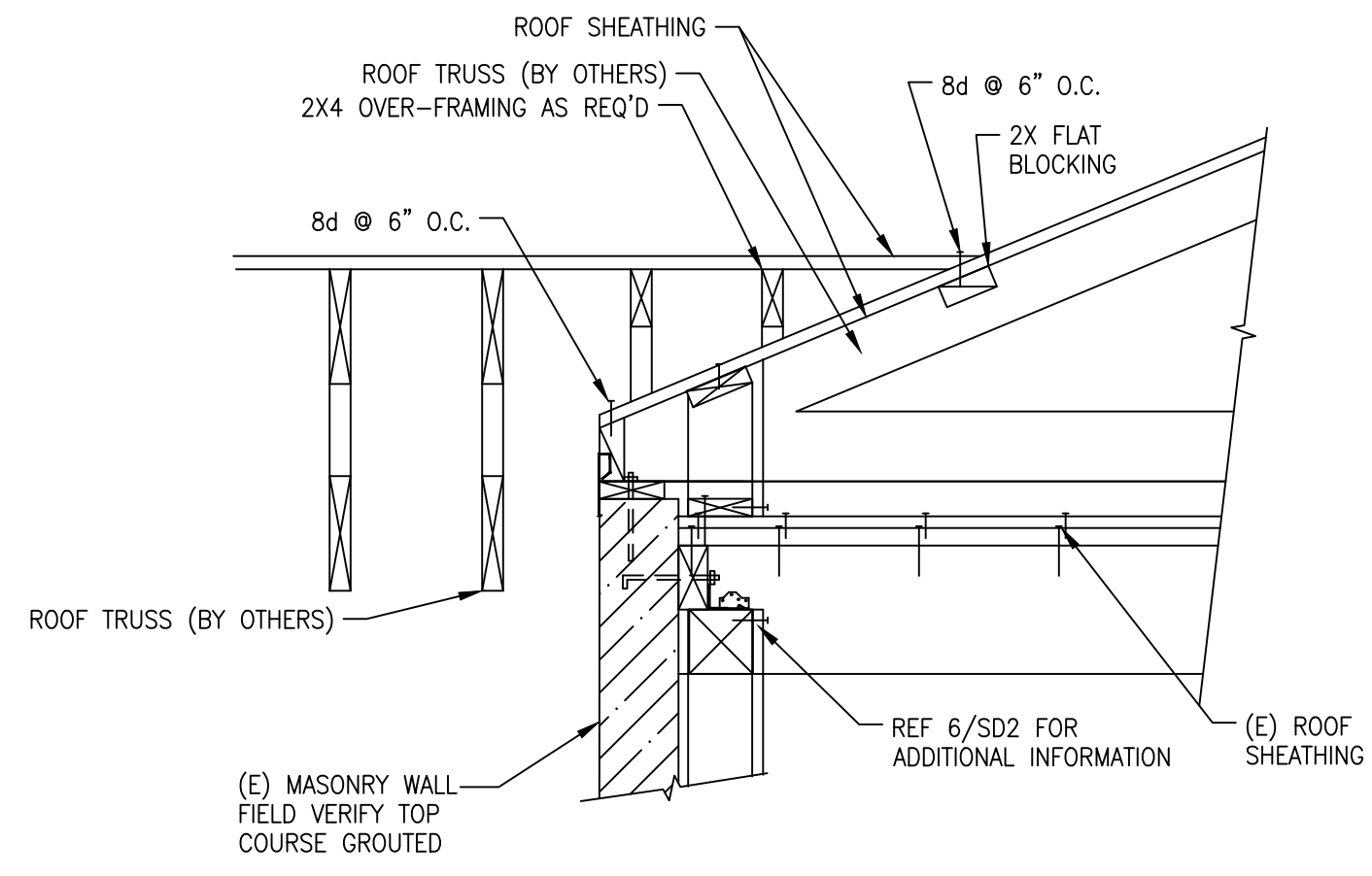
**2**  
**SD2** ROOF TO WALL DETAIL  
SCALE: NTS



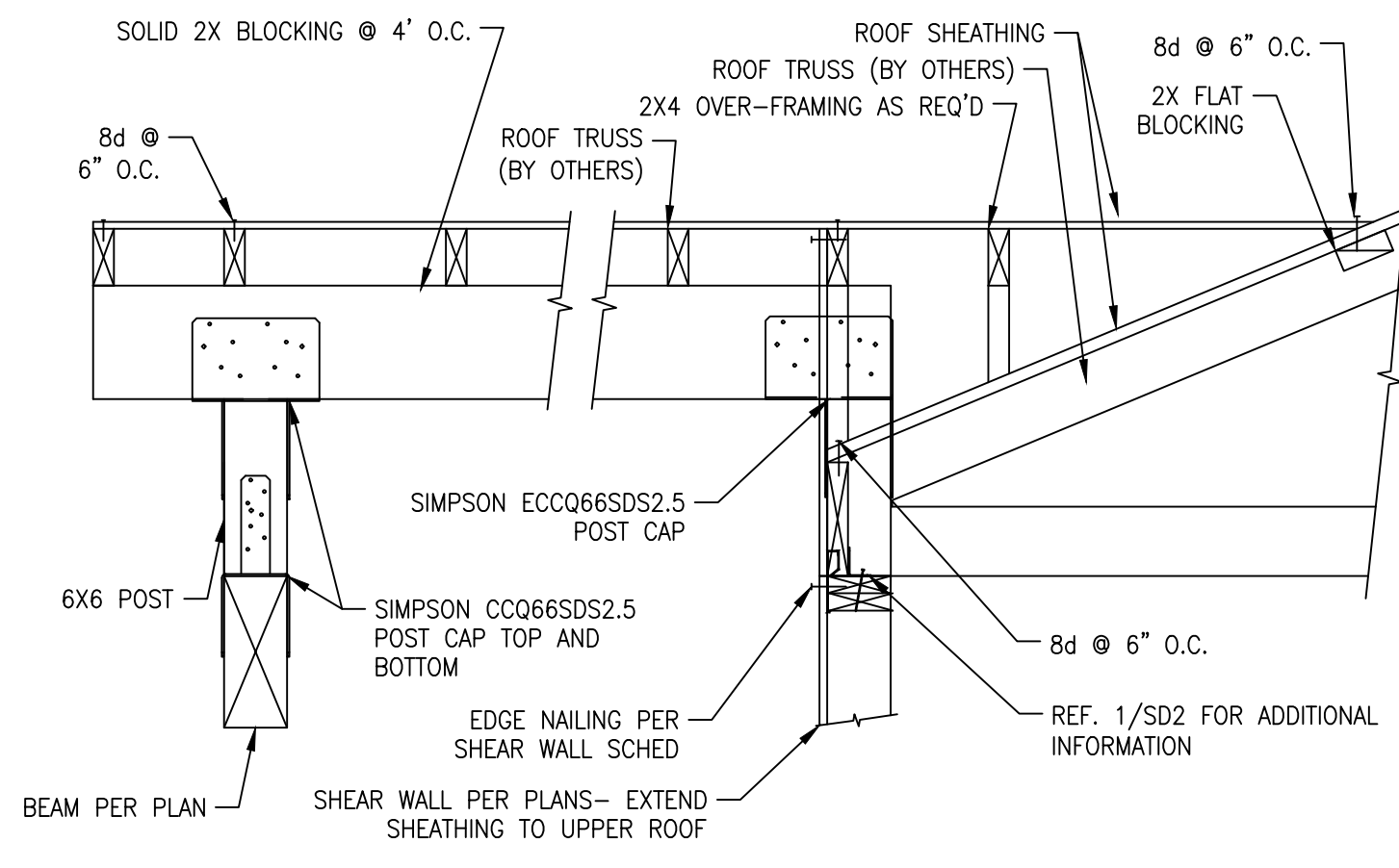
**15**  
**SD2** CMU BEAM SUPPORT DETAIL  
SCALE: NTS



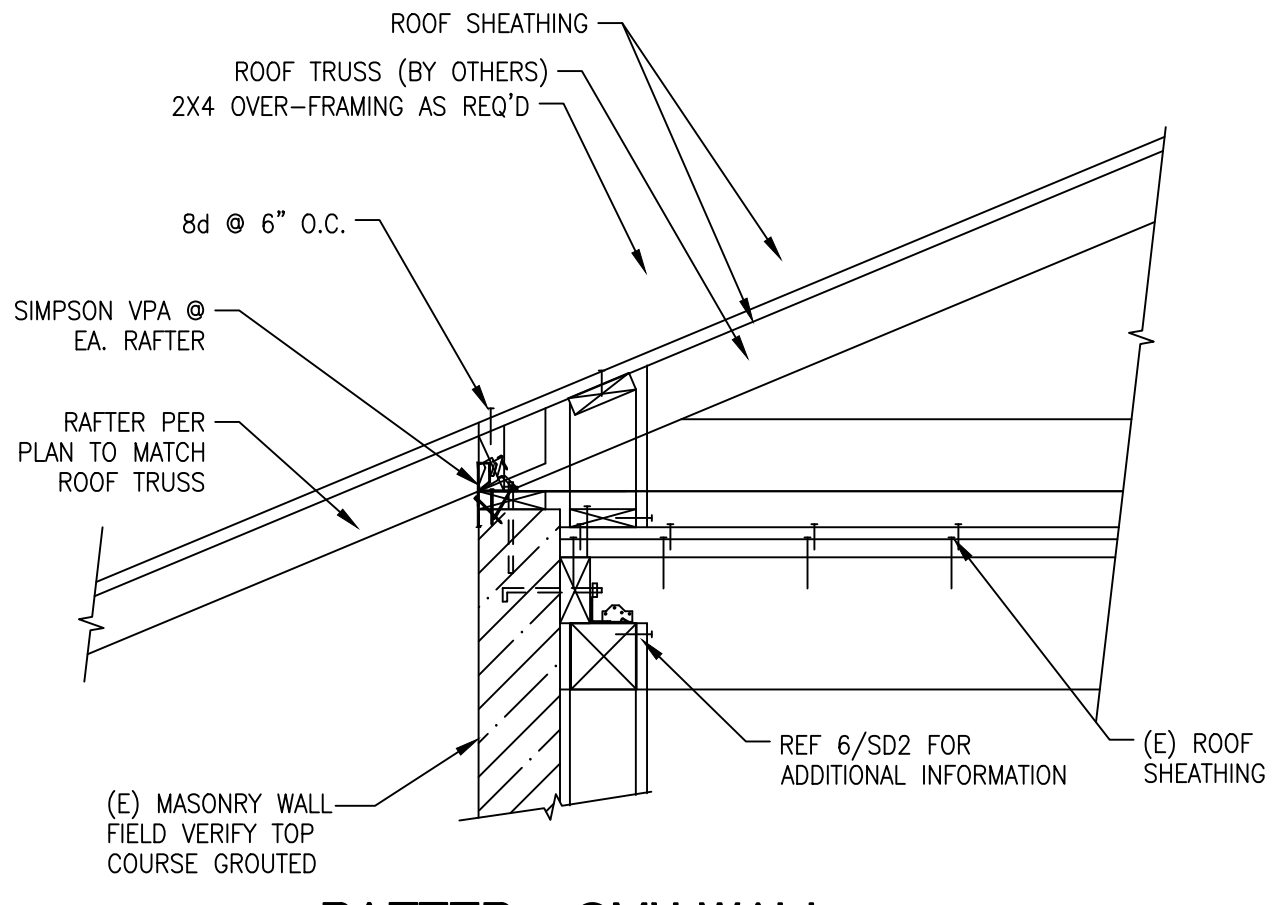
**11**  
**SD2** BEAM STRAP DETAIL  
SCALE: NTS



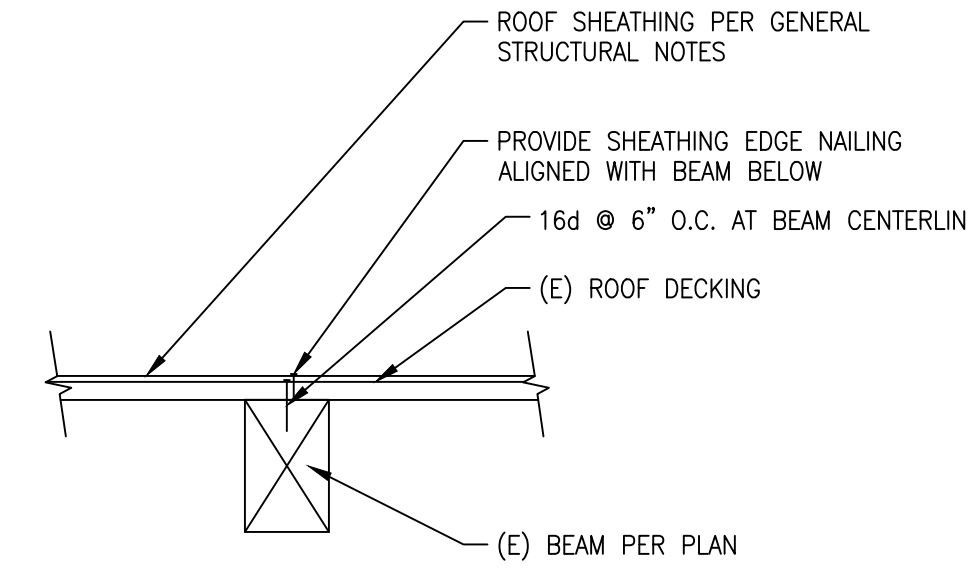
**7**  
**SD2** ROOF TO WALL DETAIL  
SCALE: NTS



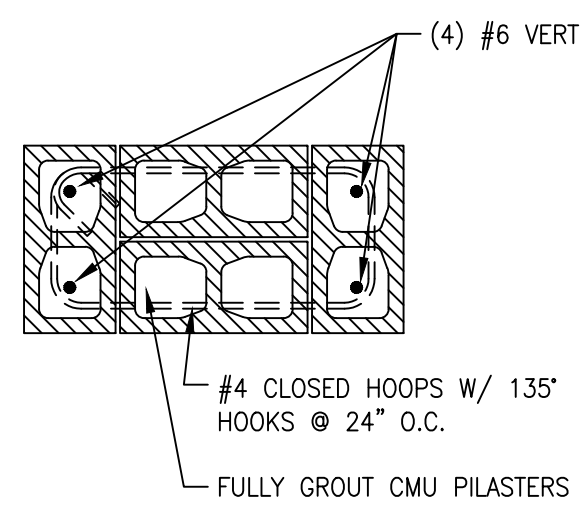
**3**  
**SD2** ROOF TRANSITION DETAIL  
SCALE: NTS



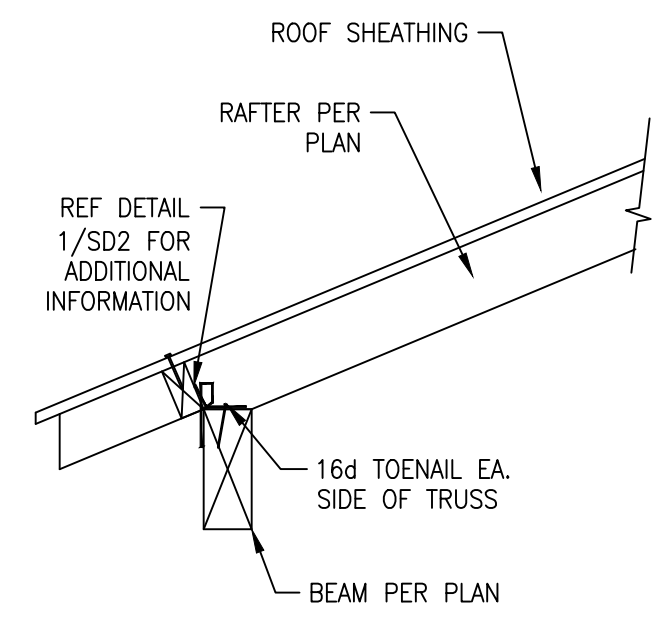
**16**  
**SD2** RAFTER @ CMU WALL  
SCALE: NTS



**12**  
**SD2** BEAM NAILING DETAIL  
SCALE: NTS



**8**  
**SD2** CMU COLUMN DETAIL  
SCALE: NTS



**4**  
**SD2** ROOF TO BEAM DETAIL  
SCALE: NTS



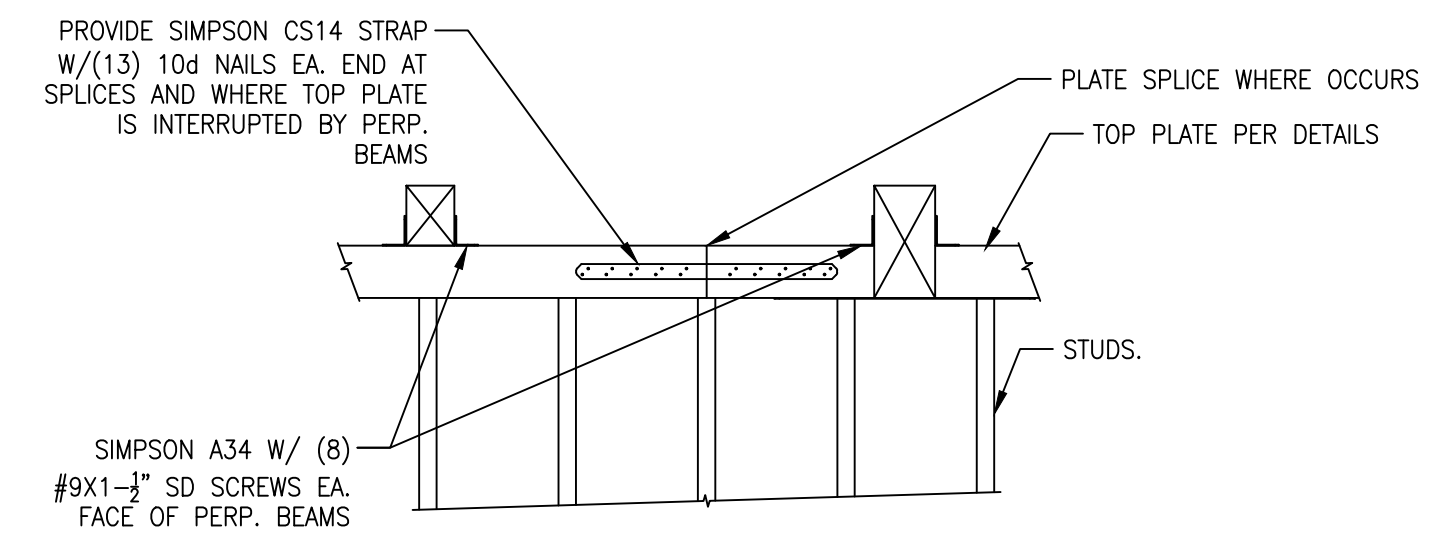
ROBINWOOD STATION  
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ISELIN ARCHITECTS P.C.

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STRUCTURAL DETAILS

REV	DATE	SHEETS

PM: DM  
PE: DM  
DRAWN BY: RQ  
JOB NO: 19-040  
DATE: 12-14-20



1 SINGLE TOP PLATE DETAIL  
SD3 SCALE: NTS



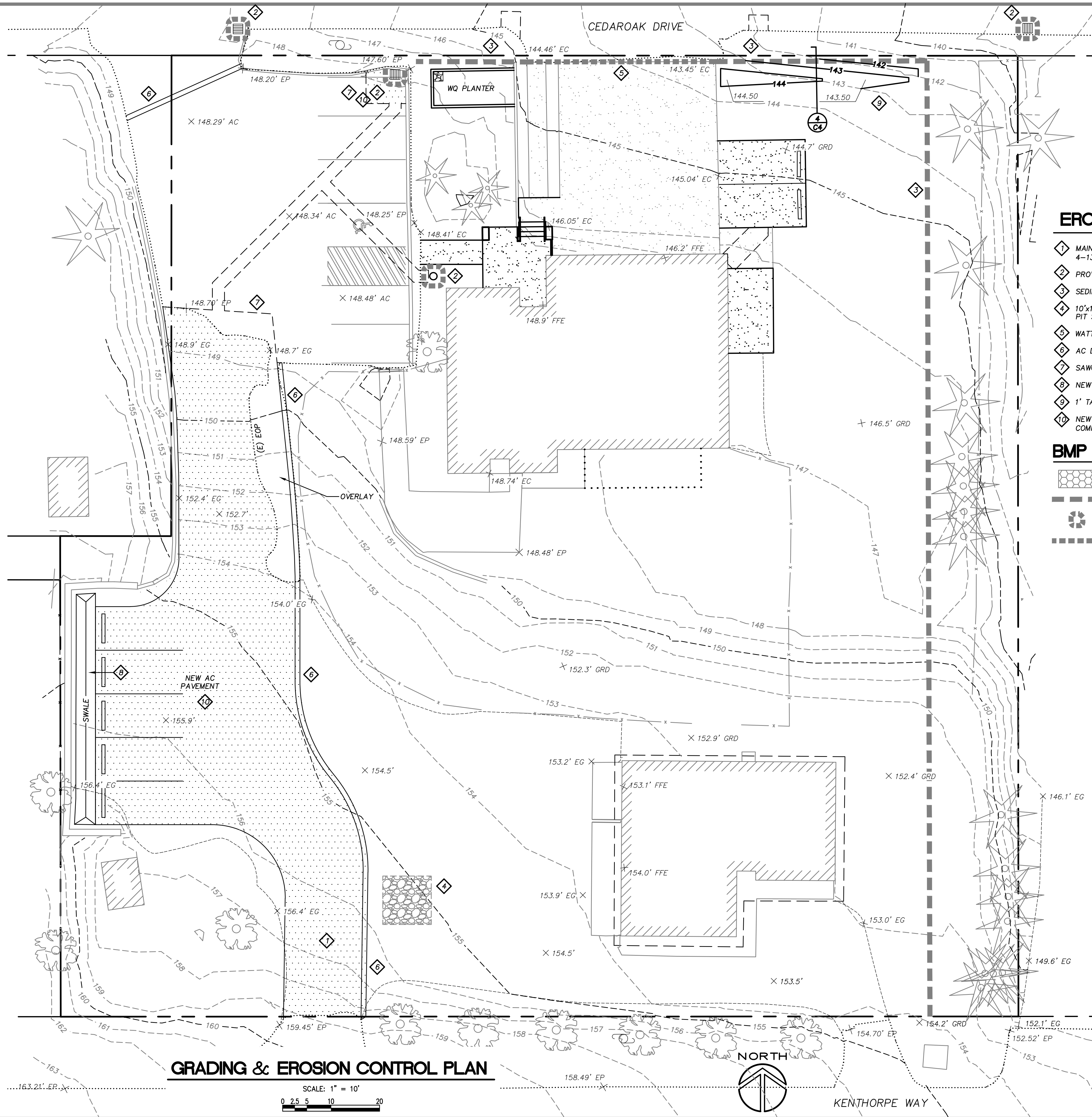
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**DWIGHT MASON**  
 Structural Design, Inc.  
 3330 NW Yeon Suite 130  
 Portland, OR 97210  
 503-632-8863

**ROBINWOOD STATION  
 IMPROVEMENTS  
 ISELIN ARCHITECTS P.C.**  
 3706 CEDARDALE DRIVE  
 WEST LINN, OREGON 97068

**STRUCTURAL DETAILS**

REV	DATE	SHEETS

PM: DM  
 PE: DM  
 DRAWN BY: RQ  
 JOB NO: 19-040  
 DATE: 12-14-20



**GRADING &  
EROSION CONTROL KEYNOTES**

- 1 MAINTAIN (E) GRAVEL FOR CONSTRUCTION ENTRANCE PER DETAIL 4-13/C5.
- 2 PROVIDE INLET PROTECTION AT INLETS PER DETAIL 4-18/C5.
- 3 SEDIMENT FENCE PER DETAIL 4-23/C5.
- 4 10'x10'x1' DEEP CONCRETE WASH-OUT PIT, DO NOT OVERFILL PIT. PIT SHALL BE REMOVED WHEN CONSTRUCTION IS COMPLETE.
- 5 WATTLES OR CONTINUOUS COMPOST SOCK PER DETAIL 4-27/C5.
- 6 AC DRAINAGE BERM PER DETAIL 7/C4.
- 7 SAWCUT & REMOVE (E) RAGGED PAVEMENT
- 8 NEW INTERCEPTOR SWALE PER DETAIL 3/C4.
- 9 1' TALL EARTHEN BERM PER DETAIL 4/C4.
- 10 NEW AC PAVEMENT PER DETAIL 6/C4. 3" ACP OVER 8" MIN. COMPACTED CRUSHED OR (E) BASE AGGREGATE.

**BMP LEGEND**

- GRAVEL CONSTRUCTION ENTRANCE
- SEDIMENT FENCE
- INLET PROTECTION
- WATTLES/COMPOST SOCK



**SYMONS ENGINEERING  
CONSULTANTS, INC.**

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portland, oregon 97236  
phone 503 760 1353  
facsimile 503 762 1962



CLIENT

**ISELIN ARCHITECTS**  
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OREGON CITY, OR 97045  
503-656-1942

PROJECT

**ROBINWOOD STATION  
COMMUNITY CENTER  
SITE IMPROVEMENTS**

SITE ADDRESS

**3706 CEDAROK DRIVE  
WEST LINN, OR 97068**

SHEET NAME

**GRADING &  
EROSION CONTROL  
PLAN**

REVISION

- 4/22/20 ISSUED FOR DESIGN COORDINATION
- 5/15/20 ISSUED FOR SDR
- 3/11/21 ISSUED FOR PERMIT
- 
- 
- 

ISSUE DATE **MARCH 11, 2021**

DRAWING FILE **20-12c.DWG**

PROJECT NUMBER **20-12**

SHEET 1

OF 5 SHEETS

**C2**



SYMONS ENGINEERING CONSULTANTS, INC.

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facsimile 503 762 1962



CLIENT

ISELIN ARCHITECTS  
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OREGON CITY, OR 97045  
503-656-1942

PROJECT

# ROBINWOOD STATION COMMUNITY CENTER SITE IMPROVEMENTS

SITE ADDRESS

3706 CEDAROAK DRIVE  
WEST LINN, OR 97068

SHEET NAME

## UTILITY & DRAINAGE PLAN

REVISION

- △ 4/22/20 ISSUED FOR DESIGN COORDINATION
- ① 5/15/20 ISSUED FOR SDR
- ② 3/11/21 ISSUED FOR PERMIT
- ③ 11/18/21 UTILITY CONNECTIONS UPDATED
- ④ 1/10/22 OWNER CHANGES

ISSUE DATE **JANUARY 10, 2022**

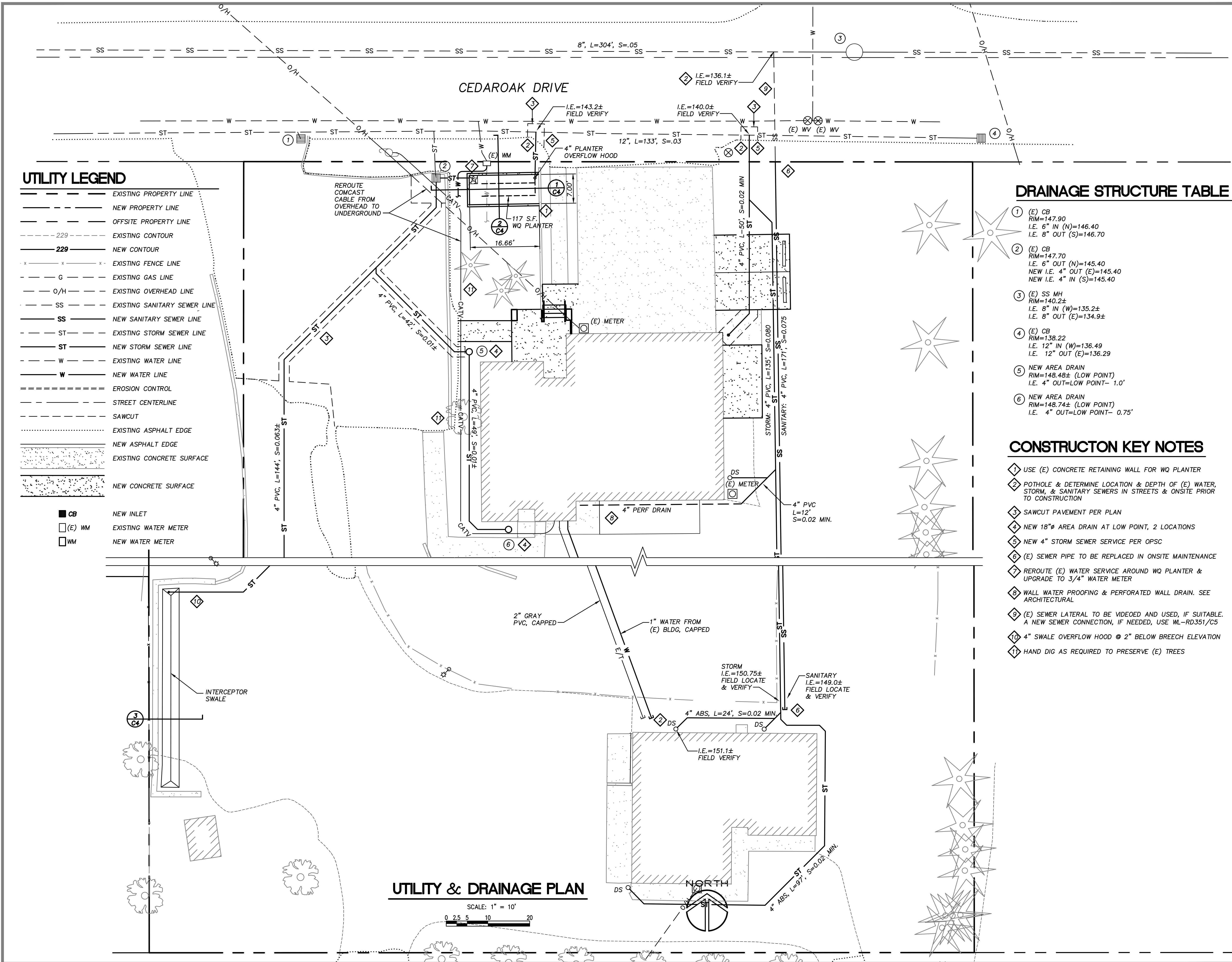
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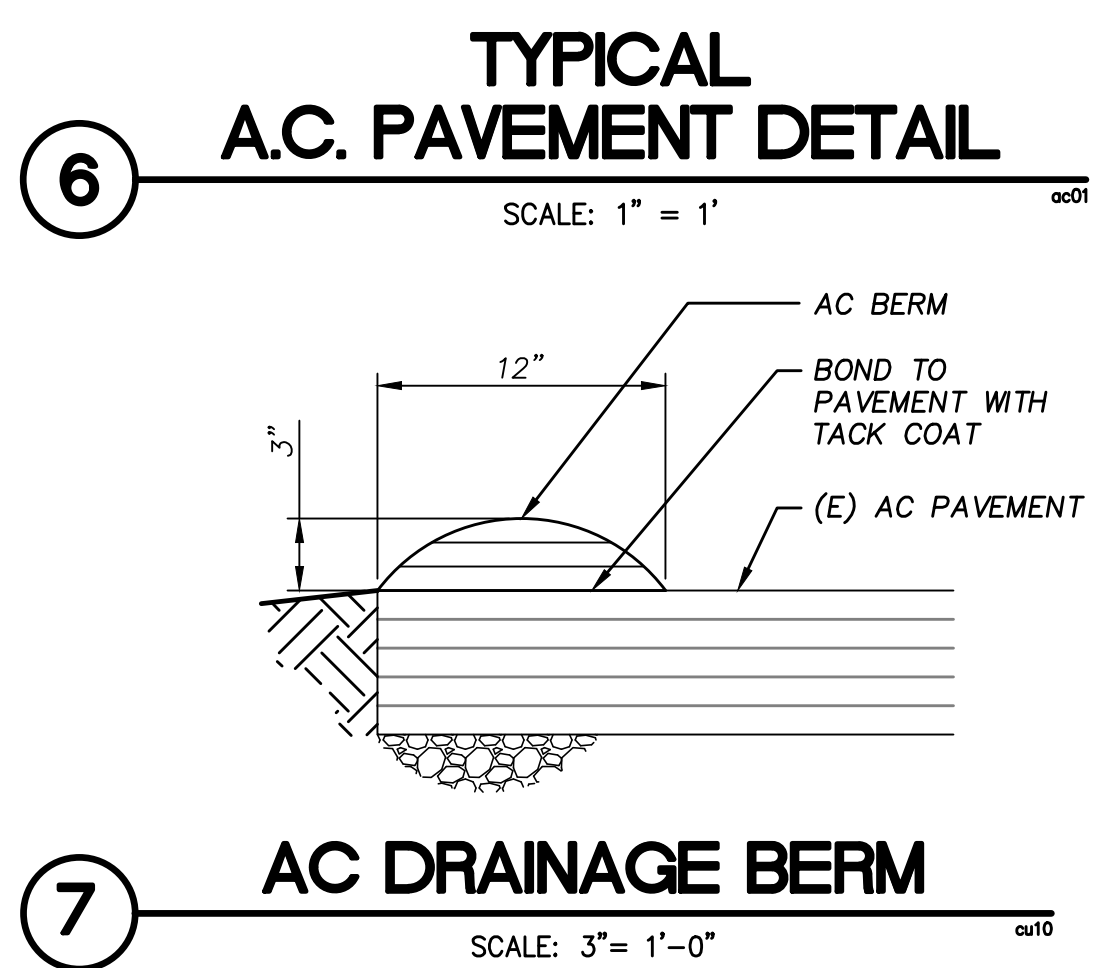
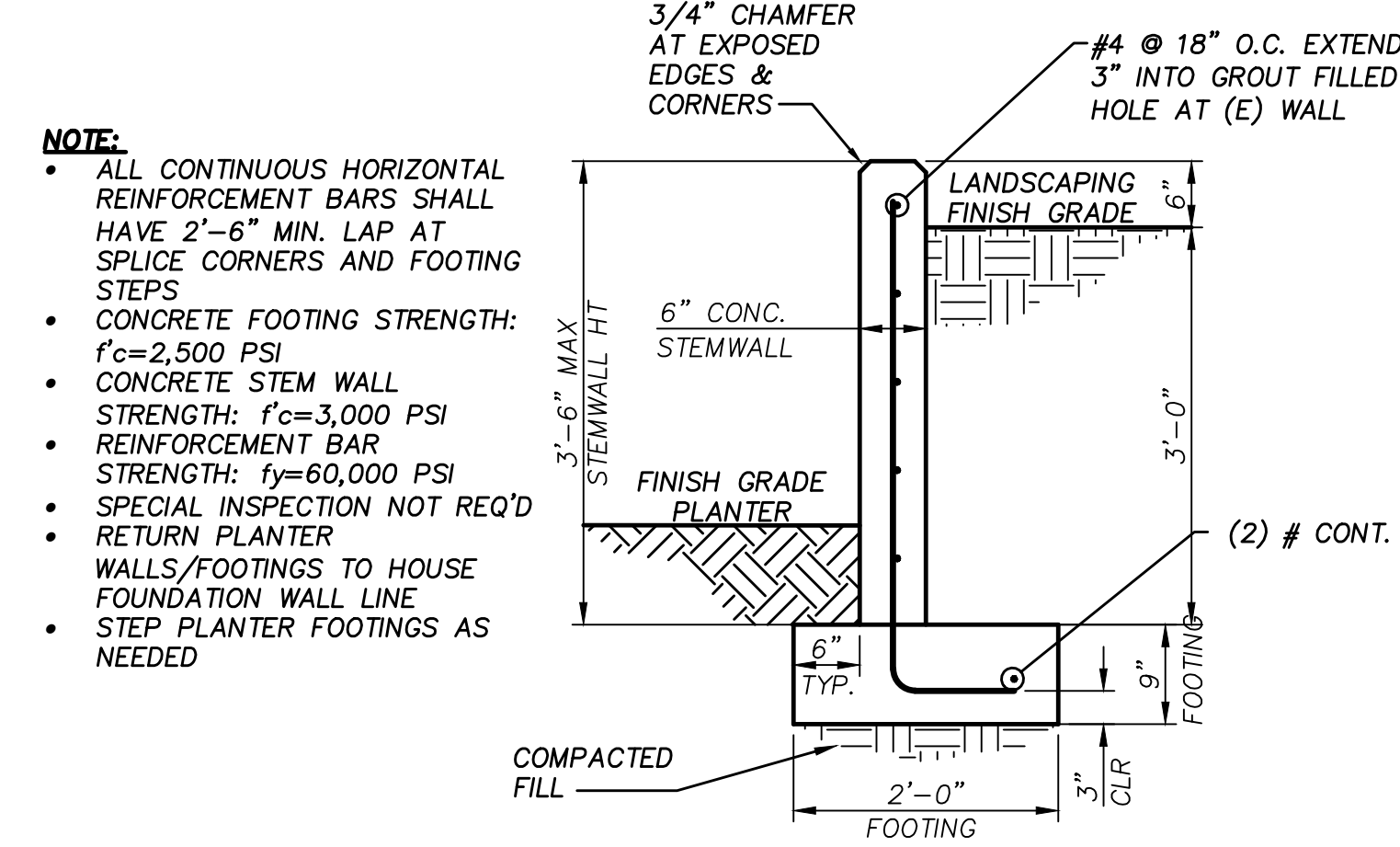
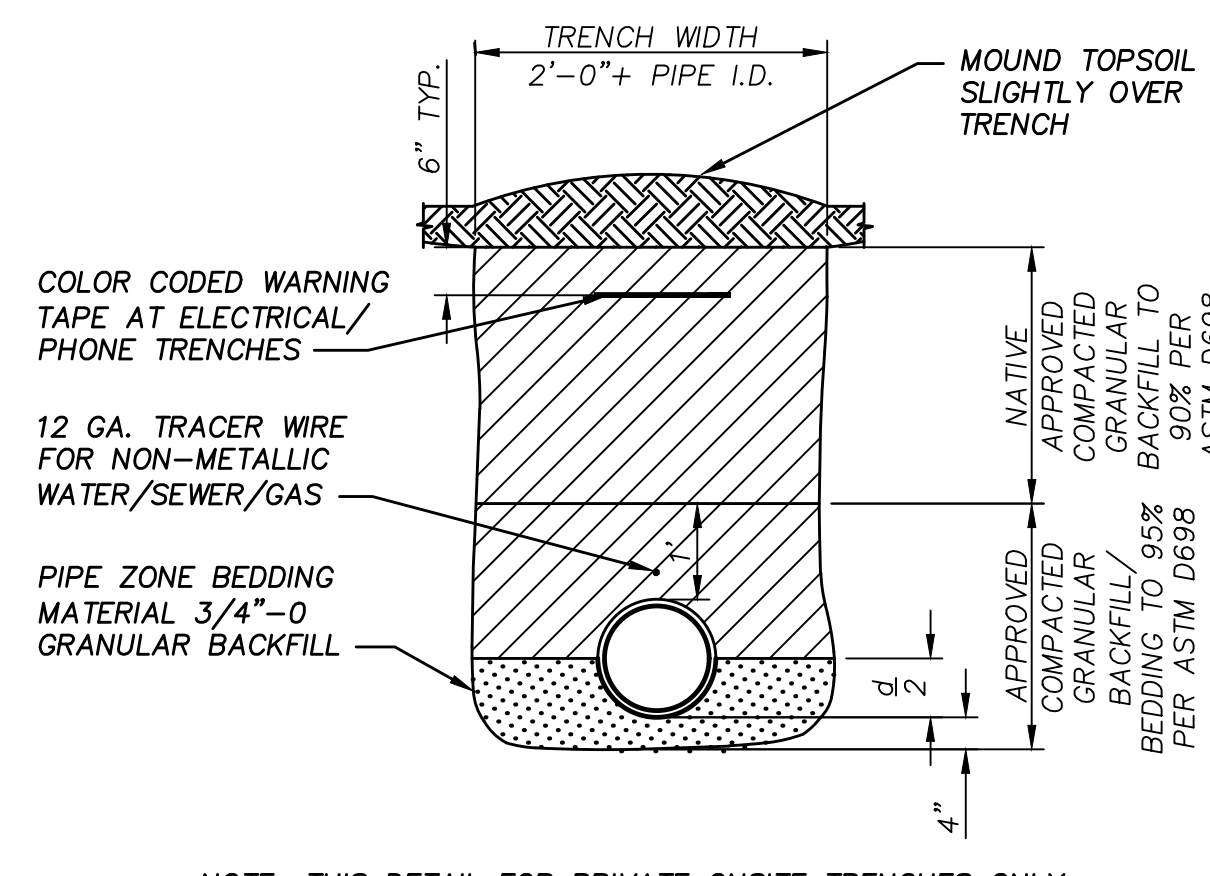
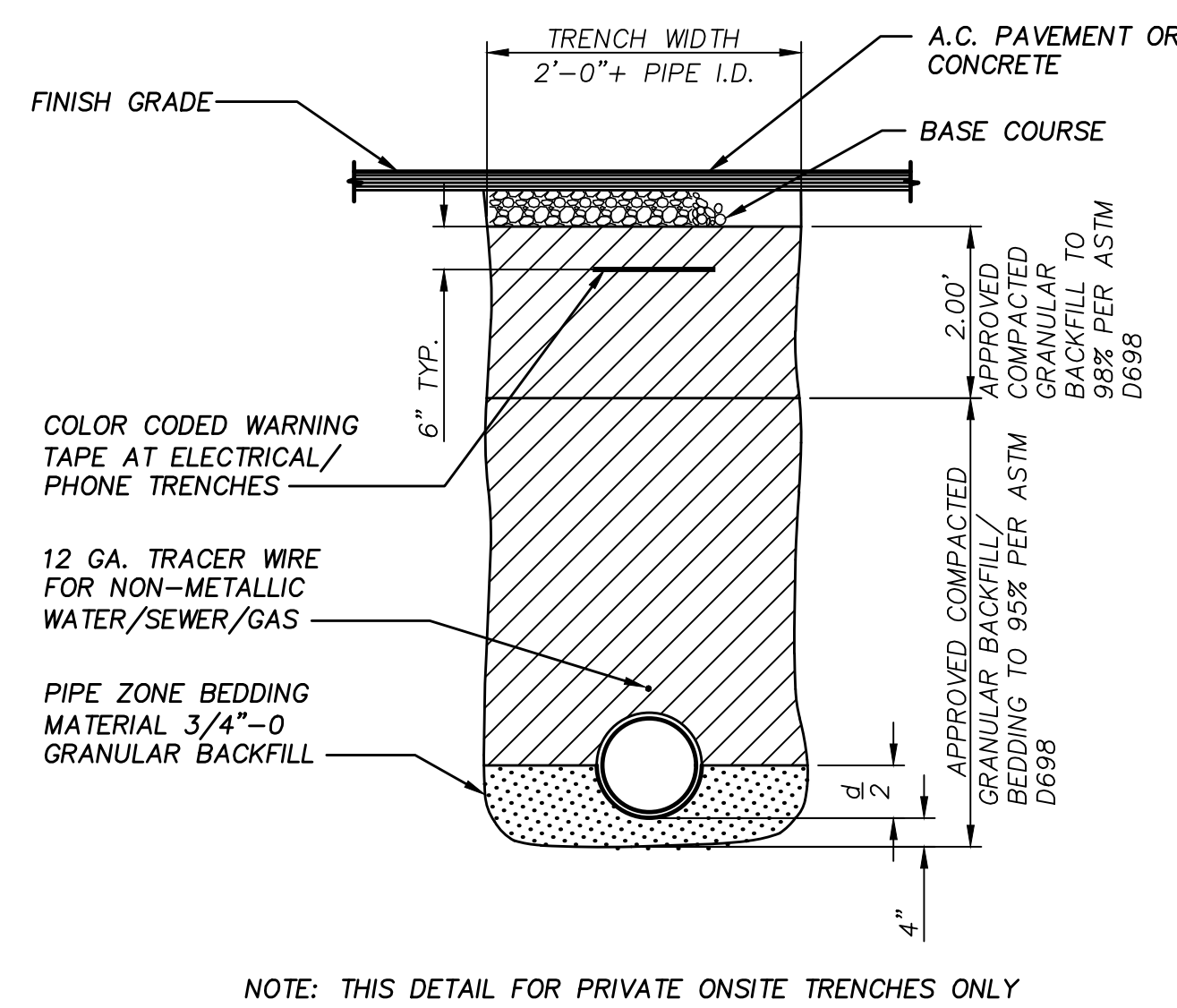
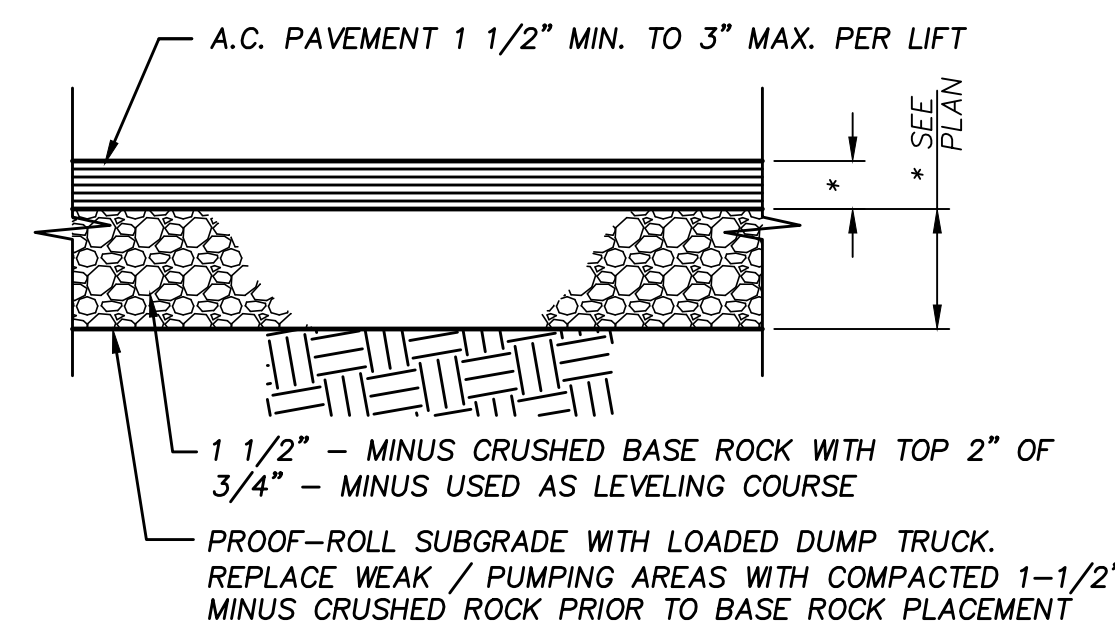
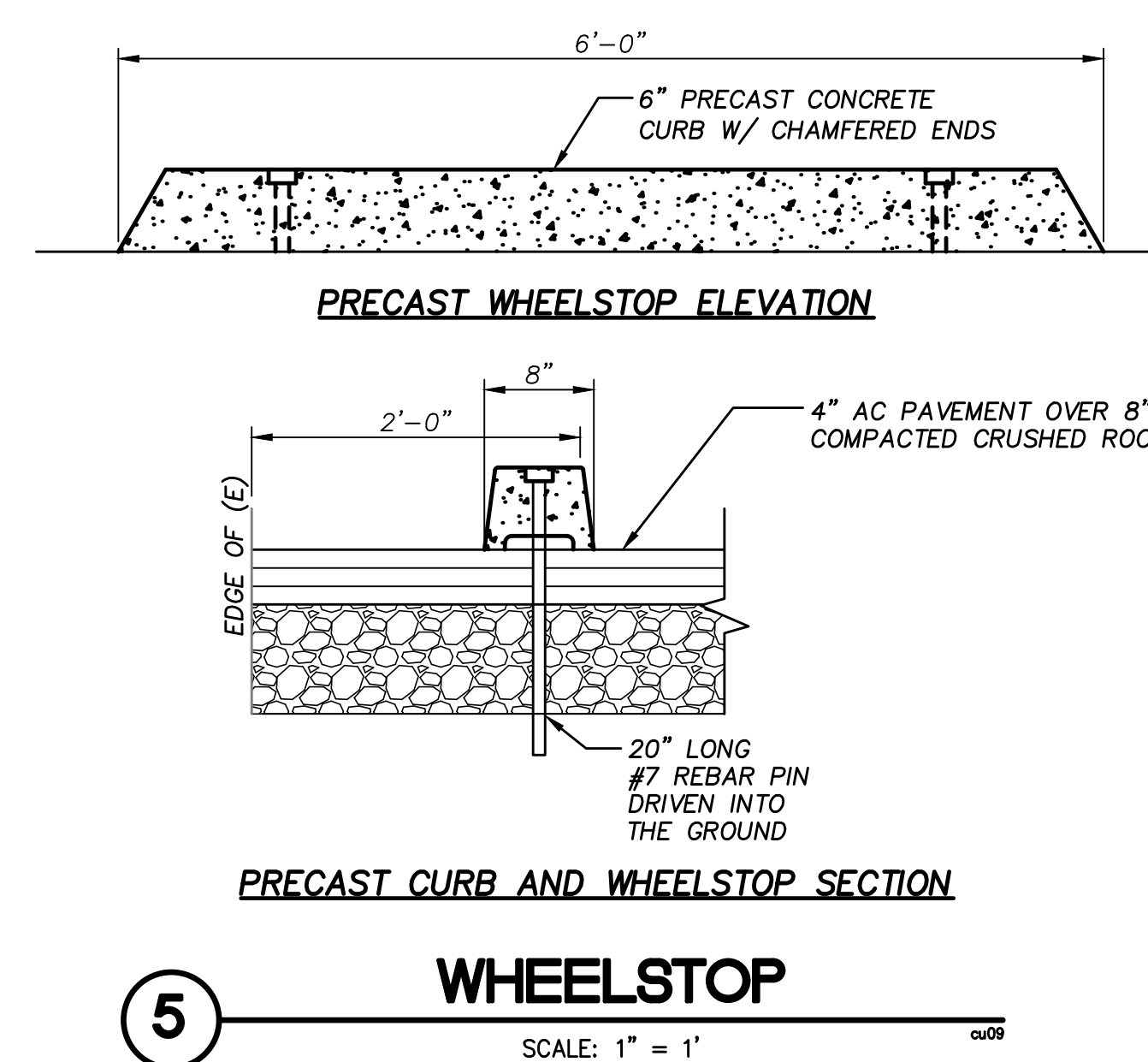
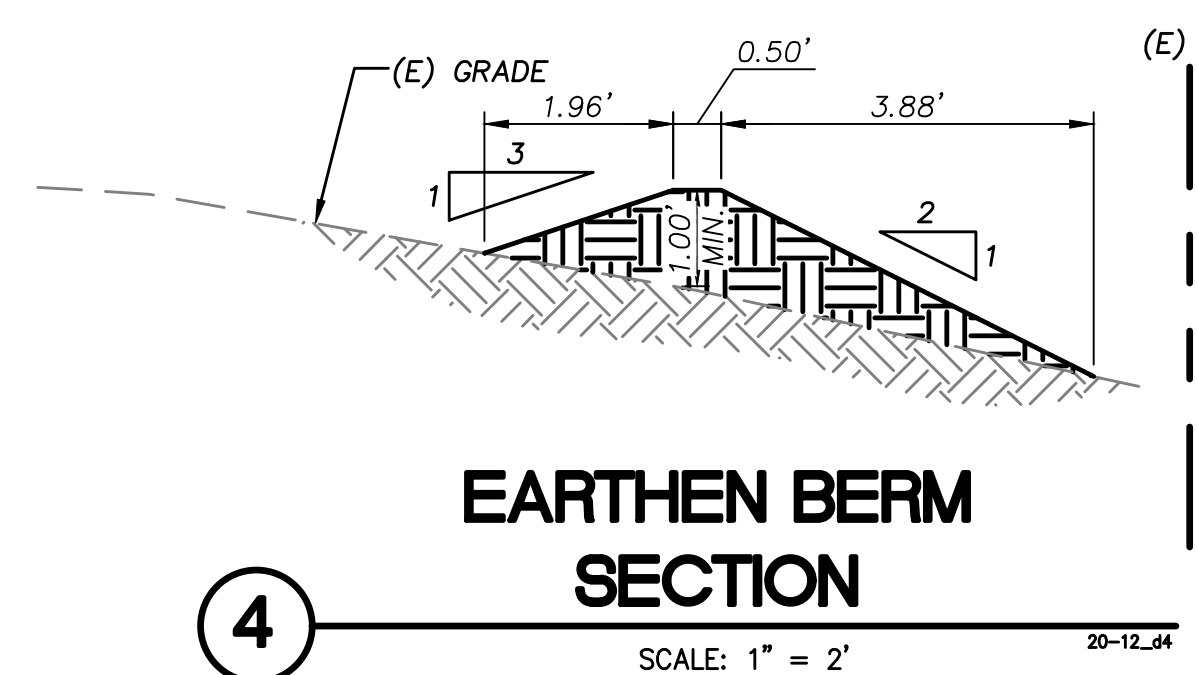
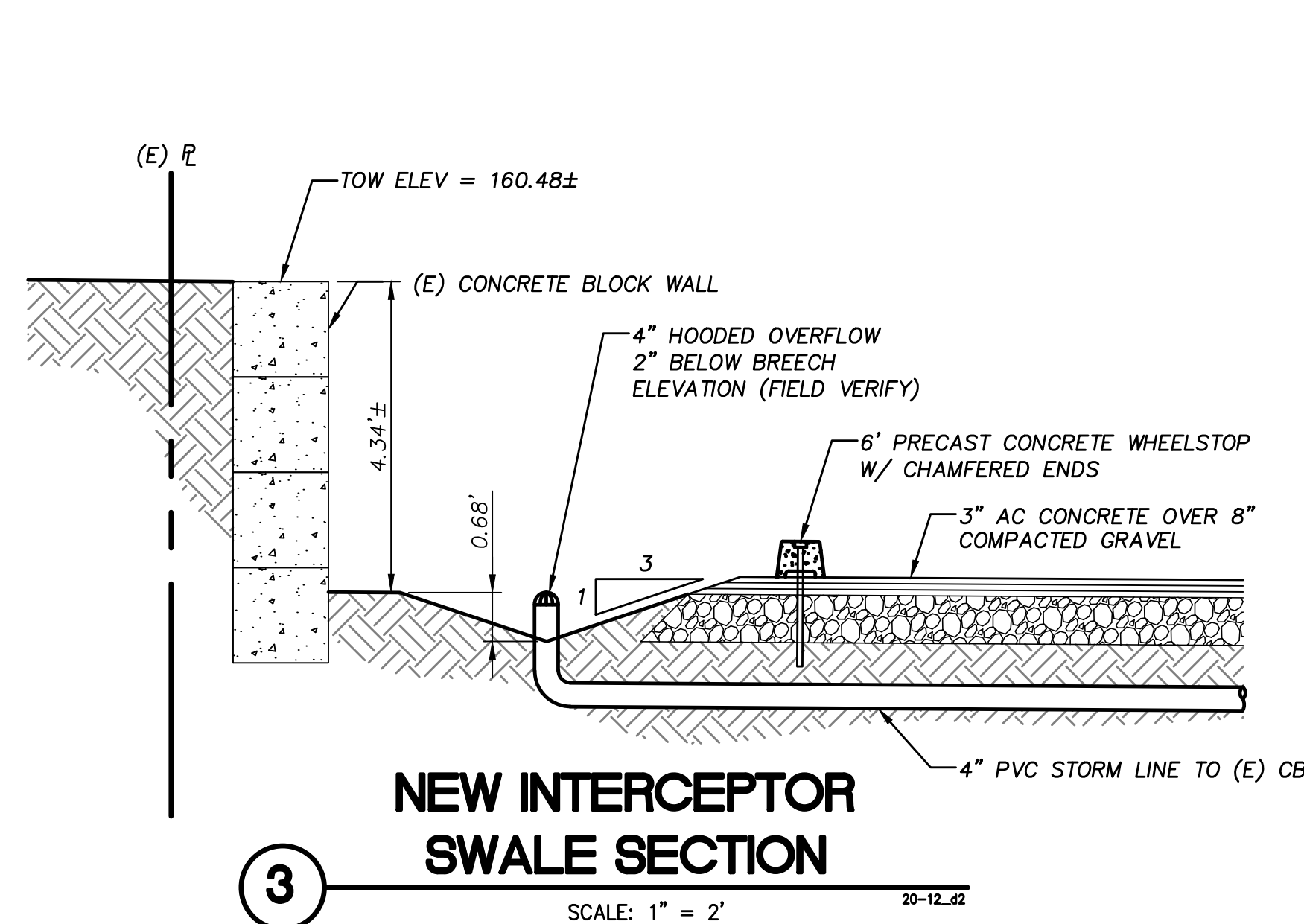
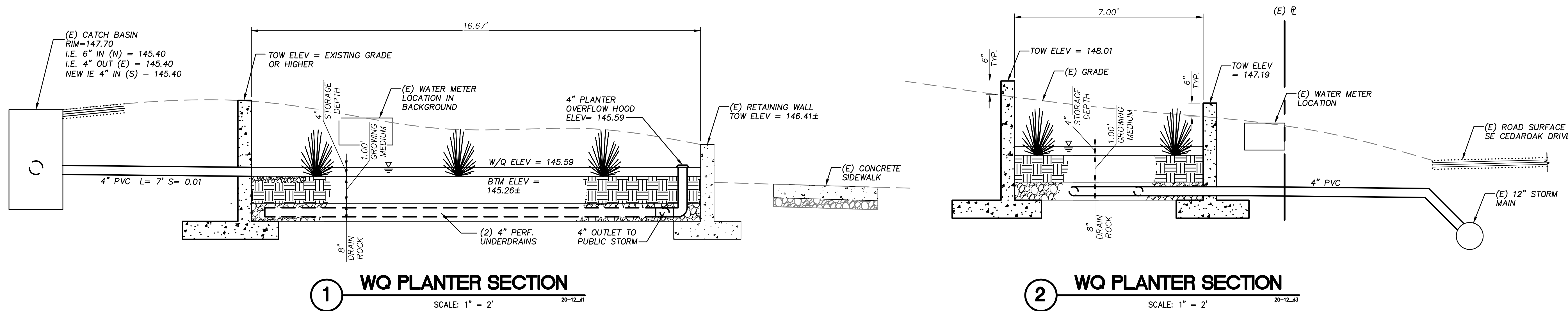
PROJECT NUMBER **20-12**

SHEET 2

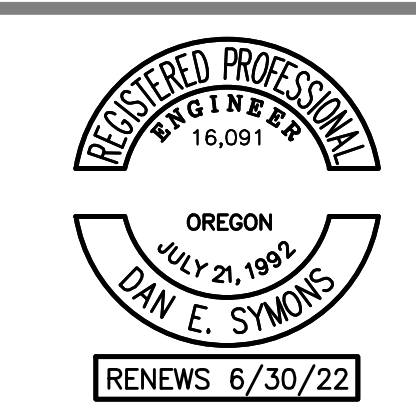
OF 5 SHEETS

# C3





12805 s.e. foster road  
portland, oregon 97236  
phone 503 760 1353  
facsimile 503 762 1962



**CLIENT**  
ISELIN ARCHITECTS  
1307 SEVENTH STREET  
OREGON CITY, OR 97045  
503-656-1942

**PROJECT**  
ROBINWOOD STATION  
COMMUNITY CENTER  
SITE IMPROVEMENTS

**SITE ADDRESS**  
3705 CEADROAK DRIVE  
WEST LINN, OR 97068

**SHEET NAME**  
DETAILS

**REVISION**

△	4/22/20	ISSUED FOR DESIGN COORDINATION
△	5/15/20	ISSUED FOR SDR
△	3/11/21	ISSUED FOR PERMIT

**ISSUE DATE** MARCH 11, 2021

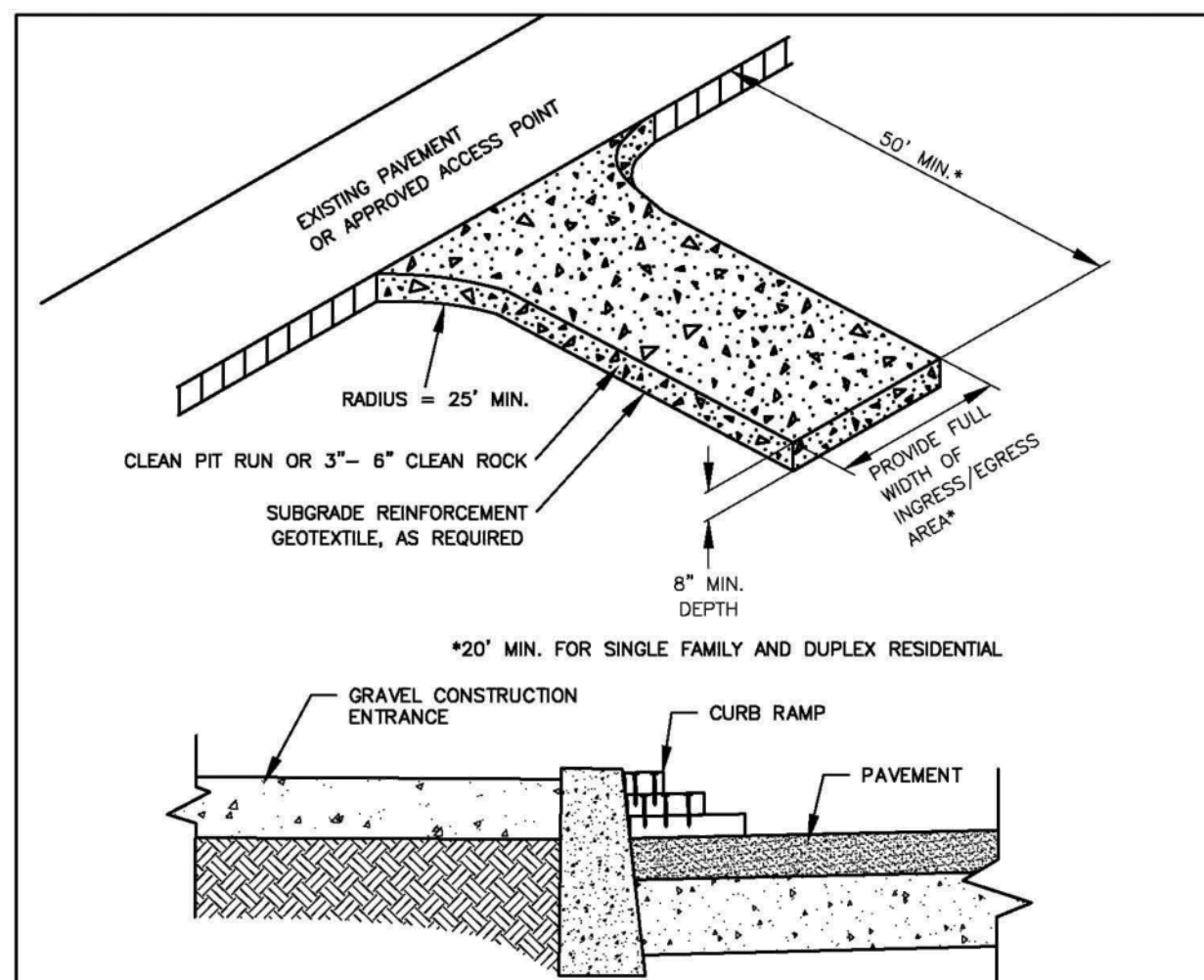
**DRAWING FILE** 20-12c.DWG

**PROJECT NUMBER** 20-12

**SHEET 3**

OF 5 SHEETS

**C4**

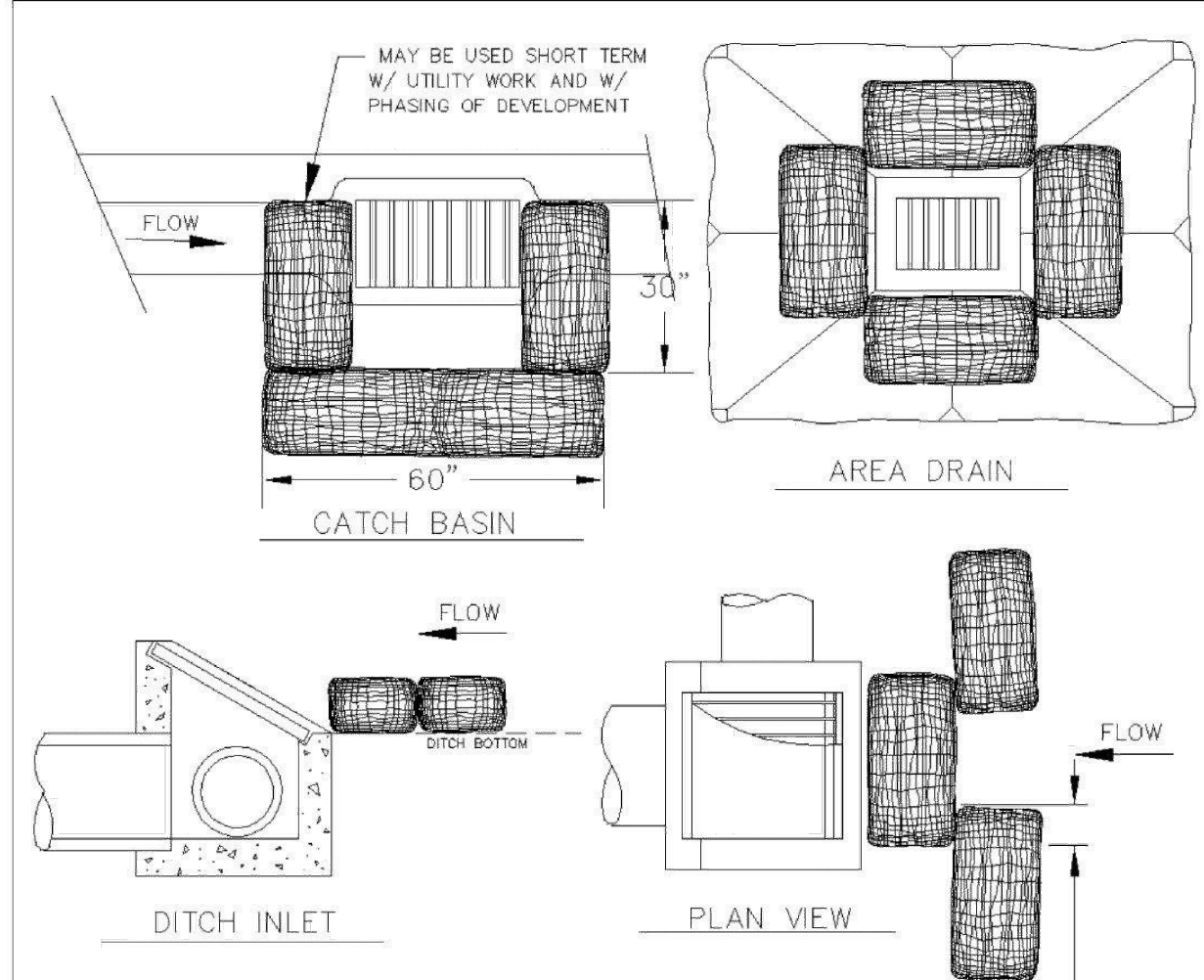


**NOTES:**

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
3. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
4. DIMENSIONS:
  - SINGLE FAMILY: 20' LONG BY 20' WIDE 8" DEEP OF 3/4" MINUS CLEAN ROCK.
  - COMMERCIAL: 50' LONG BY 20' WIDE 3-6" CLEAN ROCK.
5. GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

**CONSTRUCTION ENTRANCE**

DETAIL DRAWING 4-13 REVISED 01-09

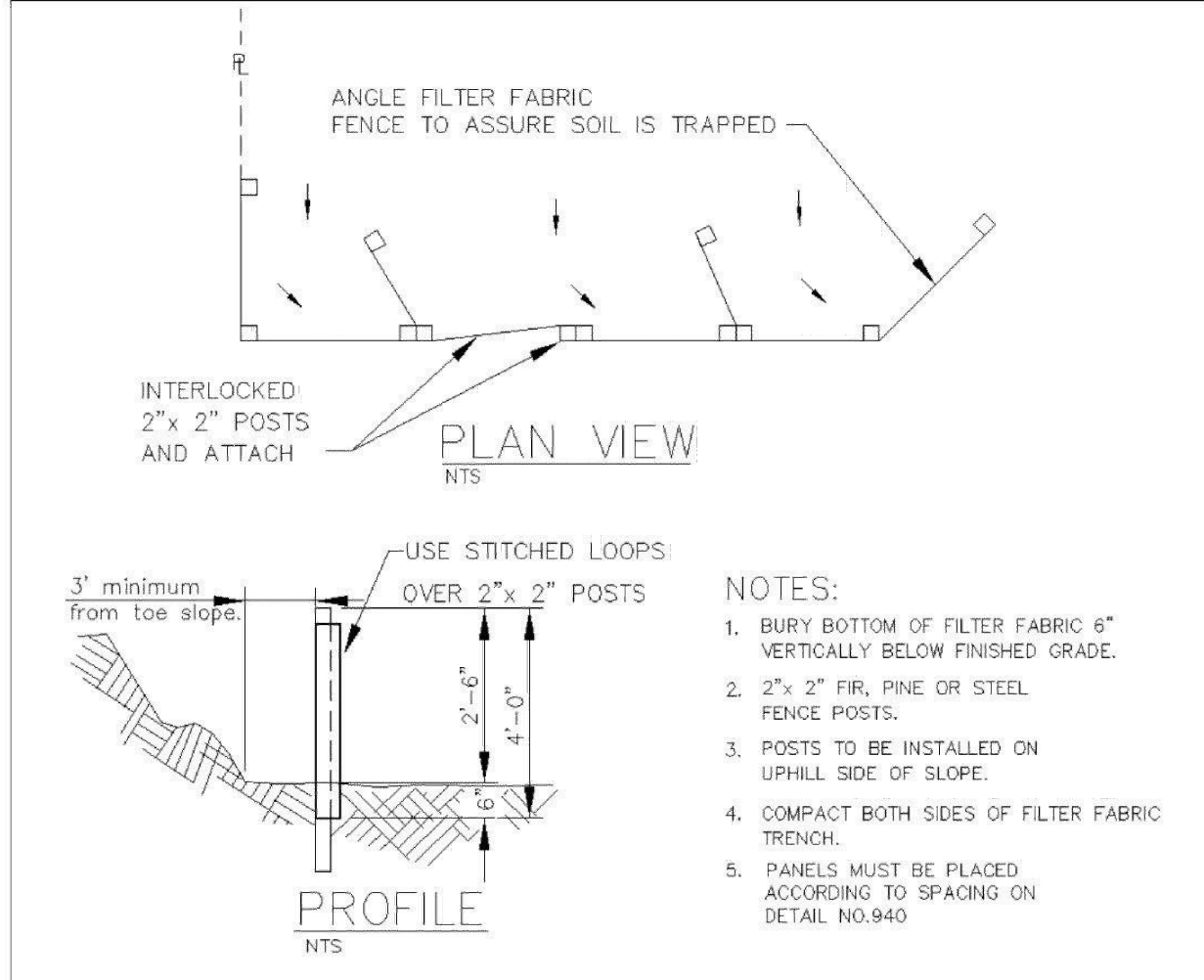


**NOTES:**

1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU MUST HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

**INLET PROTECTION TYPE 4**

DETAIL DRAWING 4-18 REVISED 01-09

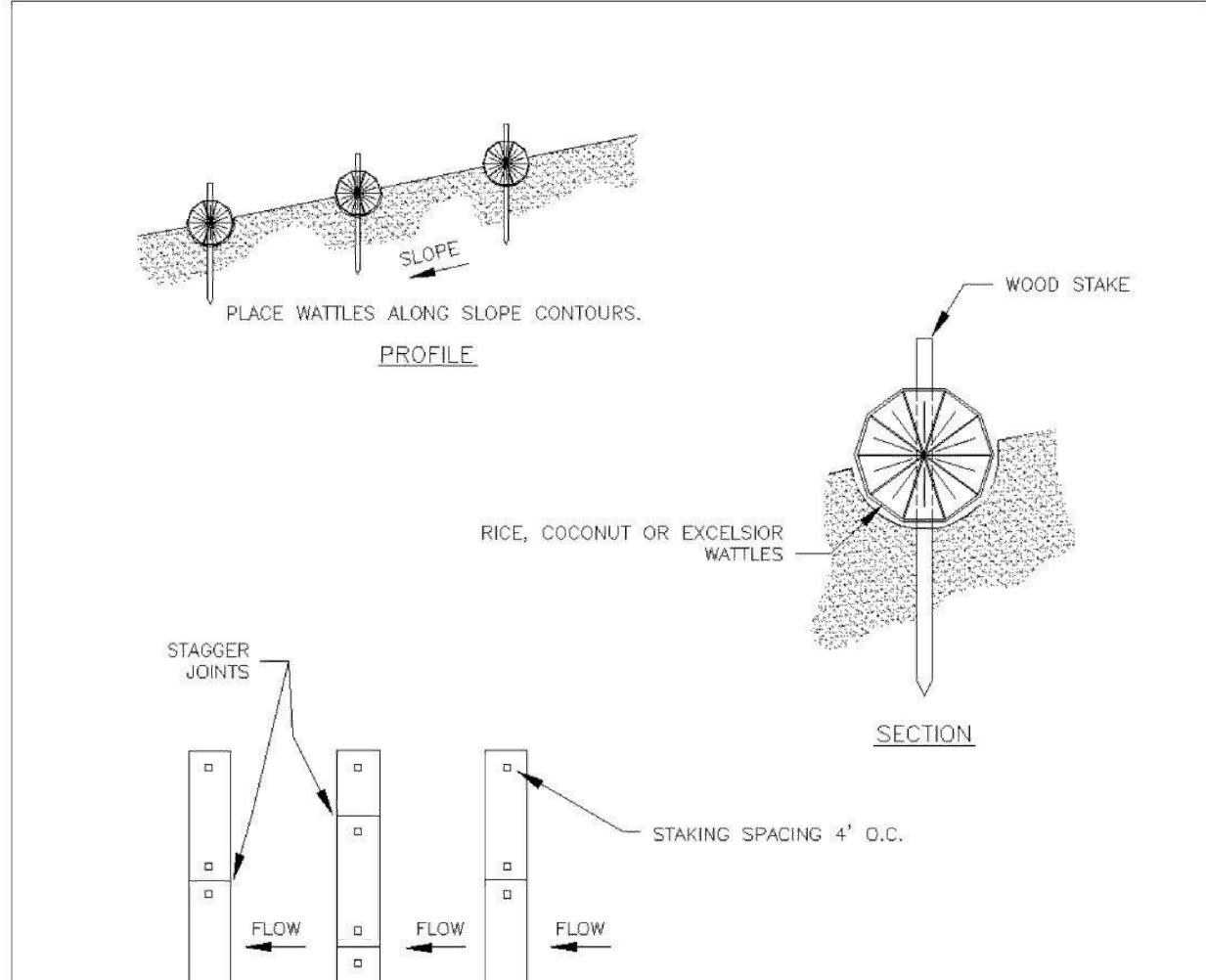


**NOTES:**

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
4. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
5. PANELS MUST BE PLACED ACCORDING TO SPACING ON DETAIL NO.940.

**SEDIMENT FENCE**

DETAIL DRAWING 4-23 REVISED 01-09



**NOTES:**

1. STAKING SPECIFICATIONS:
  - a. 1"x2" WOODEN STAKES
  - b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY ERODIVE SOILS.
2. SPACING IN ACCORDANCE WITH DETAIL 940.

**WATTLES**

DETAIL DRAWING 4-27 REVISED 01-09



**SYMONS ENGINEERING CONSULTANTS, INC.**

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portland, oregon 97236  
phone 503 760 1353  
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CLIENT

**ISELIN ARCHITECTS**  
1307 SEVENTH STREET  
OREGON CITY, OR 97045  
503-656-1942

PROJECT

**ROBINWOOD STATION  
COMMUNITY CENTER  
SITE IMPROVEMENTS**

SITE ADDRESS

**3705 CEADROAK DRIVE  
WEST LINN, OR 97068**

SHEET NAME

**DETAILS**

REVISION

- △ 4/22/20 ISSUED FOR DESIGN COORDINATION
- △ 3/11/21 ISSUED FOR PERMIT
- △
- △
- △
- △

ISSUE DATE **MARCH 11, 2021**

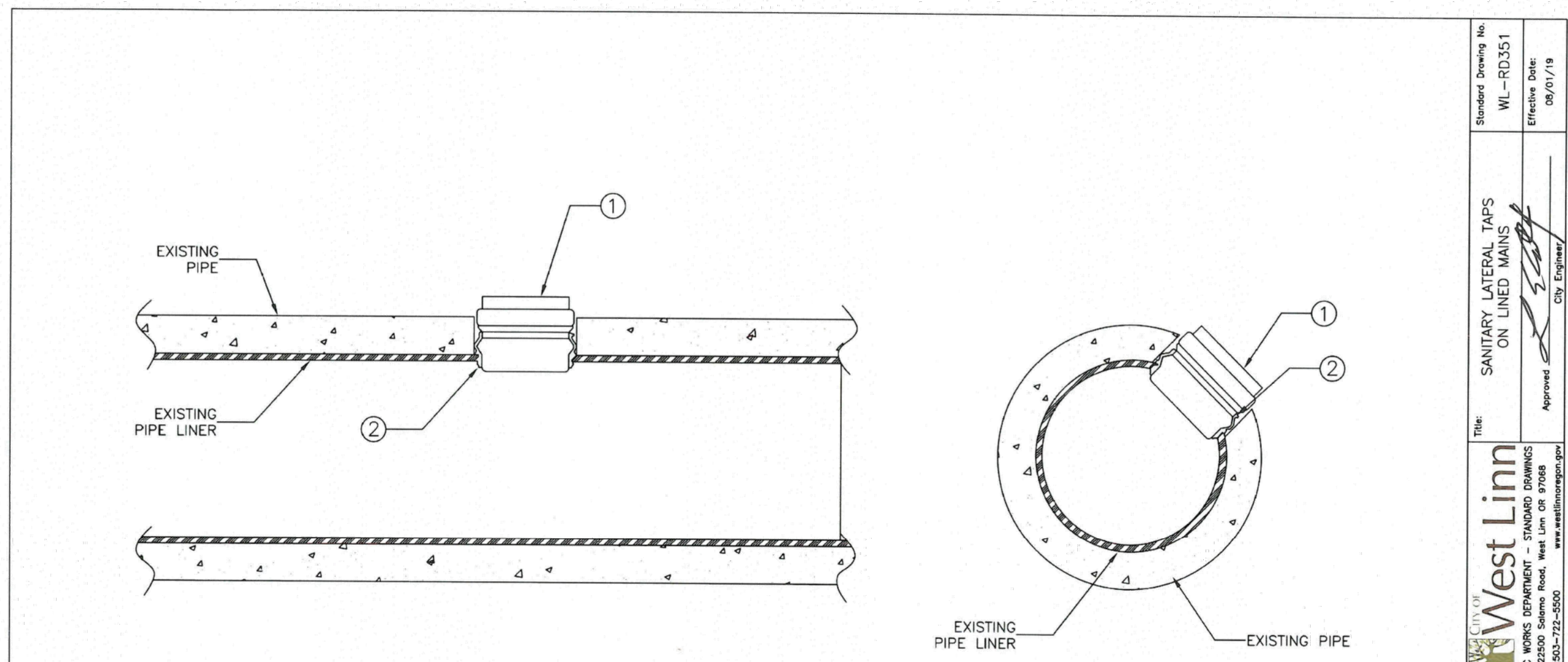
DRAWING FILE **20-12c.DWG**

PROJECT NUMBER **20-12**

SHEET 4

**C5**

OF 5 SHEETS



**MATERIALS:**

1. CUSTOM-MADE INSERTA TEE, OR APPROVED EQUAL, BASED ON LINER THICKNESS
2. RUBBER SLEEVE

**NOTES:**

1. INSTALL INSERTA TEE CONNECTION PER MANUFACTURERS INSTRUCTIONS.
2. CORE DRILL HOLE INTO LINER WITH APPROPRIATE INSERTA TEE HOLE SAW.
3. TV INSPECT AFTER INSTALLATION TO VERIFY THAT THERE IS NO LIP.

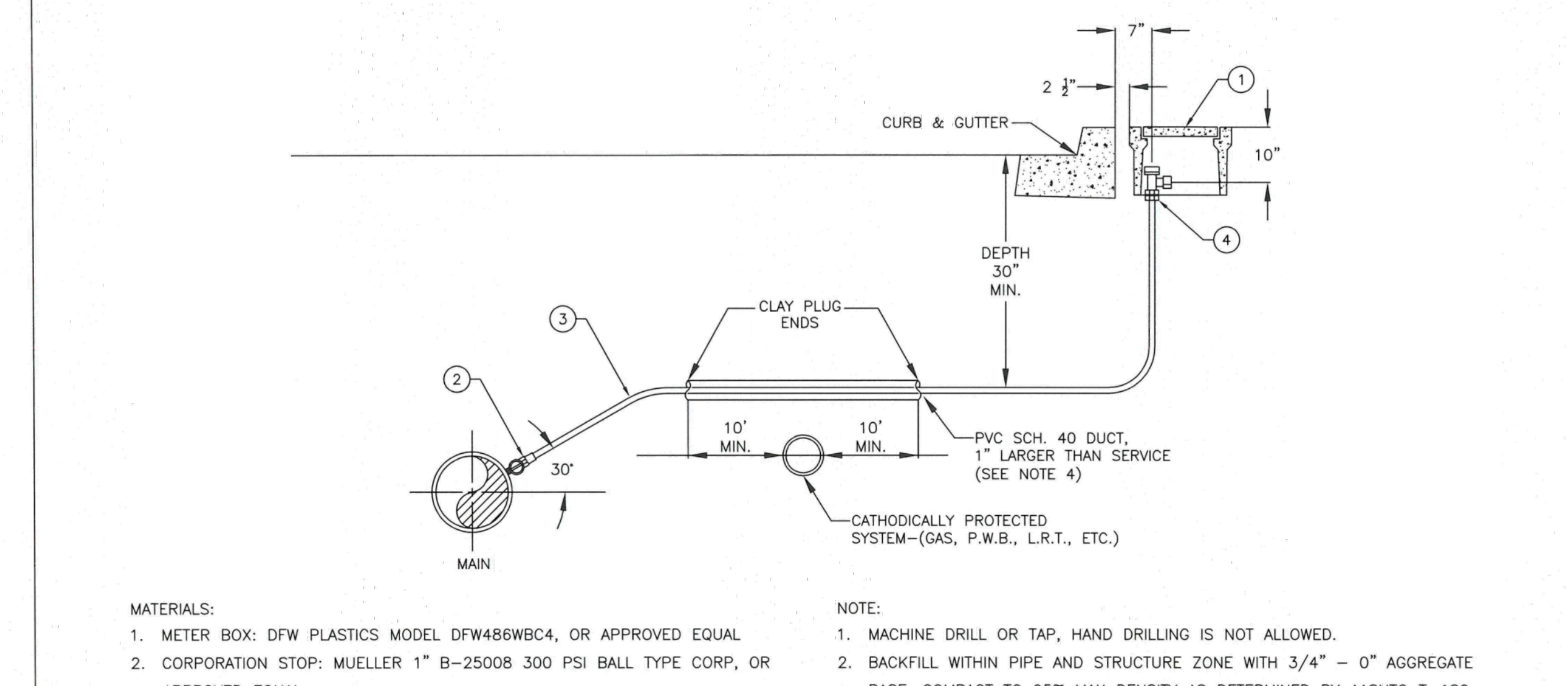
Standard Drawing No. WL-RD351 Effective Date: 08/01/19

City of West Linn  
PUBLIC WORKS DEPARTMENT - STANDARD DRAWINGS  
22500 Soenne Road, West Linn, OR 97068  
Phone: 503-772-5500 www.westlinn.gov

City Engineer: [Signature]

Approved: [Signature]

08/01/19



**MATERIALS:**

1. METER BOX: DFW PLASTICS MODEL DFW486WBC4, OR APPROVED EQUAL
2. CORPORATION STOP: MUELLER 1" B-25008 300 PSI BALL TYPE CORP, OR APPROVED EQUAL
3. COPPER TUBING: 1" SEAMLESS SOFT TEMPER, TYPE "K", COMPLYING WITH ASTM B-88
4. ANGLE STOP: MUELLER 1" B-24258 FULL PORT 300 PSI BALL VALVE NO LEAD ANGLE STOP, OR APPROVED EQUAL

**NOTES:**

1. MACHINE DRILL OR TAP, HAND DRILLING IS NOT ALLOWED.
2. BACKFILL WITHIN PIPE AND STRUCTURE ZONE WITH 3/4" - 0" AGGREGATE BASE. COMPACT TO 95% MAX DENSITY AS DETERMINED BY AASHTO T-180.
3. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN WITH CLAY PLUG.
4. METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
5. SERVICE TAPS INTO MAIN SHOULD HAVE 18" MIN. SEPARATION ON CENTER.
6. ANGLE METER STOPS SHALL BE 18" FROM ALL PROPERTY LINES AND NOT WITHIN A DRIVEWAY APPROACH.
7. METERS SHALL BE LOCATED BEHIND SIDEWALKS OR PLACED IN PLANTER STRIPS. BOXES THAT HAVE TO BE PLACED IN SIDEWALKS NEED TO BE APPROVED BY THE CITY ENGINEER.

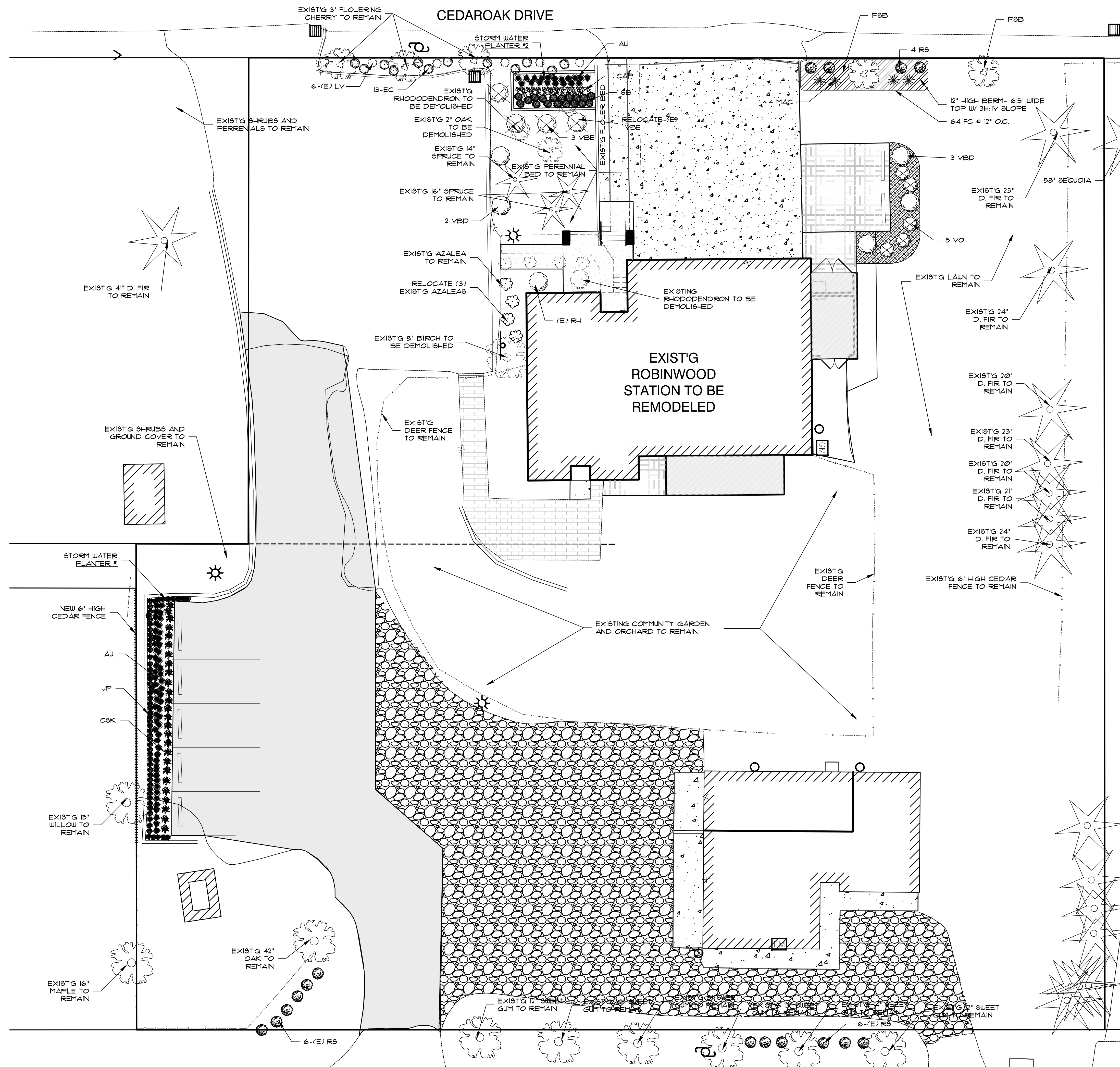
Standard Drawing No. WL-RD274 Effective Date: 08/01/19

City of West Linn  
PUBLIC WORKS DEPARTMENT - STANDARD DRAWINGS  
22500 Soenne Road, West Linn, OR 97068  
Phone: 503-772-5500 www.westlinn.gov

City Engineer: [Signature]

Approved: [Signature]

08/01/19



STORM PLANTER #1 259 SF / 100 = 2.59 x 50 = 130 PLANTS REQUIRED

SYMBOL	ABBR	COMMON NAME	BOTANICAL NAME	SIZE	QTY
●	JP	GROOVED RUSH	JUNCUS FATENS	1 GAL	68
●	AU	KINNICKINNIK	ARCTOSTOPHYLLOS UVA-URSI	1 GAL	36
●	CSK	RED TWIG DOGWOOD	CONUS SERICEA KELSEYII	1 GAL	26

STORM PLANTER #2 118 SF / 100 = 1.18 x 50 = 59 PLANTS REQUIRED

SYMBOL	ABBR	COMMON NAME	BOTANICAL NAME	SIZE	QTY
●	CAP	COLUMBIA SEDGE	CAREX APERTA	1 GAL	20
●	AU	KINNICKINNIK	ARCTOSTOPHYLLOS UVA-URSI	1 GAL	20
●	GB	BIRCHLEAF SPirea	SPirea BETULIFOLIA	1 GAL	19

SHRUBS

SYMBOL	ABBR	COMMON NAME	BOTANICAL NAME	SIZE	QTY
○	LV	LAVENDER	LAVENDULA	---	6 (E)
○	EC	'SPRINGWOOD PINK' HEATH	ERICA CANALICULATA	1 GAL	12
○	VBD	'DAVIDII' VIBURNUM	VIBURNUM DAVIDII	2 GAL	5
○	VBE	OREGON VIBURNUM	VIBURNUM ELIPTICUM	2 GAL	1 (E), 3 (N)
○	VO	EVERGREEN HUCKLEBERRY	VACCINIUM OVATUM	2 GAL	5
○	AZ	EVERGREEN AZALEA	RHODODENDRON	---	4 (E)
○	RS	RED FLOWERING CURRANT	RIBES SANGUINEUM	2 GAL	12 (E), 4 (N)
○	MAC	COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM COMP.	2 GAL	5

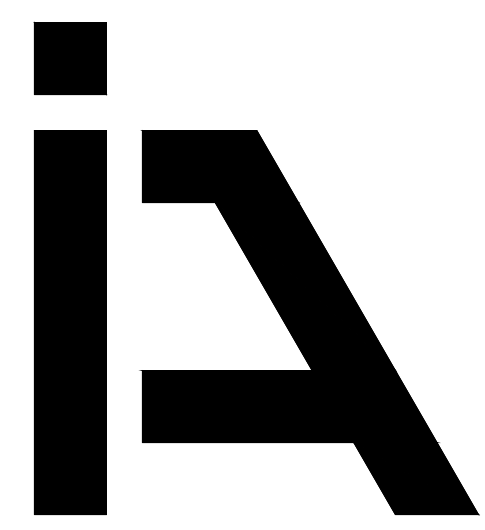
GROUND COVER

SYMBOL	ABBR	COMMON NAME	BOTANICAL NAME	SIZE	QTY
▨	AU	KINNICKINNIK	ARCTOSTAPHYLOS UVA-URSI	4"	48
▨	FC	COAST STRAWBERRY	FRAGARIA CHILOENSIS	4"	64

TREES

SYMBOL	ABBR	COMMON NAME	BOTANICAL NAME	SIZE	QTY
○	P8B	PINK STAR FLOWERING CHERRY	FURUS SERRULTA 'BENI HOSHI	1 1/2" CAL	3 (E), 2 (N)

(E) INDICATED EXISTING ELEMENT



**ISELIN ARCHITECTS P.C.**

1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942  
www.iselinarchitects.com



CITY OF WEST LINN  
**ROBINWOOD STATION IMPROVEMENTS**  
3706 CEDAR OAK DRIVE  
WEST LINN, OR 97068

PROJ. NO. : 1932  
FILE : L-SIT  
DATE : 11/23/2021 BID SET

SHEET #  
**L1.1**

LANDSCAPE PLAN

LANDSCAPE PLAN

1" = 100'