CITY OF CANNON BEACH
AGENDA

Meeting: City Council Work Session
Date: Wednesday, March 6, 2024
Time: 6:00 p.m.
Location: Council Chambers, City Hall

CALL TO ORDER AND APPROVAL OF AGENDA

PUBLIC COMMENT

The Presiding Officer will call for statements from citizens regarding issues relating to the City. The Presiding Officer may limit the time permitted for presentations and may request that a spokesperson be selected for a group of persons wishing to speak.

DISCUSSION

(1) Cannon Beach Elementary Budget Discussion and Design Development Review

(2) Good of the Order

ADJOURNMENT

To join from your computer, tablet or smartphone
Join Zoom Meeting
https://zoom.us/j/99261084699?pwd=TkpjbGcxS0pCOGlMOCtSbSsxVWFMZz09
Meeting ID: 992 6108 4699
Password: 365593

To join from your phone:
Phone: 1.669.900.6833
Meeting ID: 992 6108 4699
Password: 365593

View Our Live Stream: View our **Live Stream** on YouTube!

Public Comment: If you wish to provide public comment via Zoom for this meeting please use the raise your hand Zoom feature. Except for a public hearing agenda item, all Public to be Heard comments will be taken at the beginning of the meeting for both Agenda and Non-Agenda items. If you are requesting to speak during a public hearing agenda item, please indicate the specific agenda item number as your comments will be considered during the public hearing portion of the meeting when the public hearing item is considered by the Council. All written comments received by 3:00 pm the day before the meeting will be distributed to the City Council and the appropriate staff prior to the start of the meeting. These written comments will be included in the record copy of the meeting. Written comments received at the deadline will be forwarded to Council and included in the record, but may not be read prior to the meeting.

Please note that agenda items may not be considered in the exact order listed. For questions about the agenda, please contact the City of Cannon Beach at (503) 436.8052. The meeting is accessible to the disabled. If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact the City Manager at (503) 436.8050. TTY (503) 436-8097. This information can be made in alternative format as needed for persons with disabilities.

Posted: 20234.02.29

CANNON BEACH CITY COUNCIL

STAFF REPORT

CANNON BEACH ELEMENTARY SCHOOL BUDGET DISCUSSION AND DESIGN DEVELOPMENT REVIEW

Agenda Date: March 6, 2024 **Prepared by:** Bruce St. Denis, City Manager

BACKGROUND

The next step for the Cannon Beach Elementary School project is the review of the Design Development package.

ANALYSIS/INFORMATION

Attachment is the budget, design development package and landscaping design. Per the conditions of approval, the landscaping design is scheduled for a public hearing on March 12th. Landscape plans are included for informational purposes only.

RECOMMENDATION

Consensus on design development to move to the next phase, the preparation of construction document package.

List of Attachments

A. Preliminary Budget Estimate
B. Design Development Package
C. Landscaping Plans

Attachment A

PRELIMINARY BUDGET ESTIMATE

DD COST ESTIMATE 02/27/24

HARD COSTS

CONSTRUCTION COST	
SELECTIVE DEMOLITION	$599,860
BUILDING CONSTRUCTION	$4,344,153
UTILITY UPGRADES	$2,308,678
SITE DEVELOPMENT	$1,803,562
LANDSCAPE	$249,086
PRE-CONSTRUCTION & ARCHAEOLOGY	$41,105
INFLATION (7 MONTHS)	$325,687
CONSTRUCTION HARD COST SUBTOTAL	**$9,672,131**
CANOPY EXTENSION TO FOOD PANTRY	$163,007
CONSTRUCTION HARD COST TOTAL	**$9,835,138**

SOFT COSTS

PHASE I A/E DESIGN FEES (COMPLETE)	
PHASE I DESIGN COSTS	$360,915

PHASE II A/E DESIGN FEES	LOW	HIGH
ARCHITECTURAL SERVICES	$500,575	
COE'S, CITY COUNCIL & TRIBAL	$83,090	
STRUCTURAL ENGINEERING	$100,200	
CIVIL ENGINEERING	$67,000	
MECH/ELEC/PLUMBING	$66,000	
LANDSCAPE DESIGN	$21,090	
ENCLOSURE	$51,815	
ACOUSTICS	$25,300	
SUSTAINABILITY	$19,470	
SITE STRUCTURES	$22,500	
STATE PRESERVATION ALLOWANCE	$5,000	$10,000
REIMBURSABLES	$26,660	
ADDITIONAL SD SERVICES	$35,780	
DESIGN COSTS TOTAL	**$1,024,480**	**$1,029,480**

JURISDICTIONAL/TESTING/FF&E	LOW	HIGH
ARCHEOLOGY REPORT	$66,300	
GEOTECH REPORT	$12,500	$20,000
PERMITTING FEES	$118,226	$145,000
CONSTRUCTION TESTING	$14,000	$23,000
FF&E (FURNISHINGS)	$269,368	$436,026
SOFT COST TOTAL	**$480,394**	**$690,326**

TOTAL	LOW	HIGH
	$11,700,927	**$11,915,859**

OWNER CONTINGENCY	LOW	HIGH
	$576,896	**$587,393**

GRAND TOTAL	LOW	HIGH
	$12,277,823	**$12,503,252**

SD COST ESTIMATE 02/15/23

HARD COSTS

CONSTRUCTION COST	
SELECTIVE DEMOLITION	$587,545
BUILDING CONSTRUCTION	$3,912,112
UTILITY UPGRADES	$2,127,065
SITE DEVELOPMENT	$1,882,530
LANDSCAPE	$386,107
PRE-CONSTRUCTION	$24,921
INFLATION (9 MONTHS)	$429,538
CONSTRUCTION HARD COST SUBTOTAL	**$9,349,818**
CONSTRUCTION HARD COST TOTAL	**$9,349,818**

SOFT COSTS

PHASE I A/E DESIGN FEES (COMPLETE)	
PHASE I DESIGN COSTS	$360,915

PHASE II A/E DESIGN FEES	LOW	HIGH
ARCHITECTURAL SERVICES	$500,575	
COE'S, CITY COUNCIL & TRIBAL	$83,090	
STRUCTURAL ENGINEERING	$100,200	
CIVIL ENGINEERING	$67,000	
MECH/ELEC/PLUMBING	$66,000	
LANDSCAPE DESIGN	$21,090	
ENCLOSURE	$51,815	
ACOUSTICS	$25,300	
SUSTAINABILITY	$19,470	
SITE STRUCTURES	$22,500	
STATE PRESERVATION ALLOWANCE	$5,000	$10,000
REIMBURSABLES	$26,660	
DESIGN COSTS TOTAL	**$988,700**	**$993,700**

JURISDICTIONAL/TESTING/FF&E	LOW	HIGH
ARCHEOLOGY REPORT	$66,300	
GEOTECH REPORT	$12,500	$20,000
PERMITTING FEES	$118,226	$145,000
CONSTRUCTION TESTING	$14,000	$23,000
FF&E (FURNISHINGS)	$269,368	$436,026
SOFT COST TOTAL	**$480,394**	**$690,326**

TOTAL	LOW	HIGH
	$11,179,827	**$11,394,759**

OWNER CONTINGENCY	LOW	HIGH
	$558,990	**$569,740**

GRAND TOTAL	LOW	HIGH
	$11,738,817	**$11,964,499**

VARIANCE

$322,313	
$485,320	
$0	
LOW	**HIGH**
$35,780	**$35,780**
$0	**$0**
$521,100	**$521,100**
$17,906	**$17,653**
$539,006	**$538,753**

CITY OF CANNON BEACH 1957

CIDA ARCHITECTURE ENGINEERING PLANNING INTERIORS

BREMIK CONSTRUCTION

RW DH

SÄZÄN GROUP

Joyce Jackson, Landscape Architect

RED PLAINS PROFESSIONAL, INC.

CITY OF CANNON BEACH 1957

CIDA ARCHITECTURE ENGINEERING PLANNING INTERIORS

BREMIK CONSTRUCTION

RW

SÄZÄN GROUP

Joyce Jackson, Landscape Architect

RED PLAINS PROFESSIONAL, INC.

PROJECT DESIGN SCHEDULE

DD PROJECT SCHEDULE 02/28/24

DESIGN

SCHEMATIC DESIGN	07/15/22 - 06/13/23
DESIGN DEVELOPMENT	06/13/23 - 02/20/24
CONSTRUCTION DRAWINGS	02/20/24 - 06/27/24
GMP APPROVAL	06/27/24

CONSTRUCTION

CONSTRUCTION KICK-OFF	10/01/24
CONSTRUCTION END	09/02/25

SD PROJECT SCHEDULE 03/13/23

DESIGN

SCHEMATIC DESIGN	07/15/22 - 04/04/23
DESIGN DEVELOPMENT	04/05/23 - 11/07/23
CONSTRUCTION DRAWINGS	06/12/23 - 02/14/24
GMP APPROVAL	02/14/24

CONSTRUCTION

CONSTRUCTION KICK-OFF	02/21/24
CONSTRUCTION END	12/16/24

Attachment B

CANNON BEACH REJUVENATION

CANNON BEACH, OR

CITY OF CANNON BEACH — OWNER

163 E. GOWER ST,
CANNON BEACH, OR 97110
+503.436.8050
BRUCE ST. DENIS

BREMIK CONSTRUCTION — CONTRACTOR

1026 SE STARK ST,
PORTLAND OR 97214
+503.688.1000
DAVID BROOKINGS

CIDA, INC. — ARCHITECTURAL, STRUCTURAL AND INTERIOR DESIGN

15895 SW 72ND AVE, SUITE 200
PORTLAND OR 97224
+503.226.1285
DUSTIN JOHNSON

RED PLAINS PROFESSIONALS, INC. — CIVIL ENGINEERING

2103 NE 129TH ST., SUITE 201
VANCOUVER, WA 98686
+360.448.7999
CHRISTOPHER ROBIDEAU

JJLA — LANDSCAPE ARCHITECT

1940 S SYLVAN WAY,
WEST LINN, OR 97068
+503.635.4086
JOYCE JACKSON

RWDI — BUILD ENVELOPE, SUSTAINABLE DESIGN, ACOUSTIC ENGINEERING

421 SW 6TH AVE, SUITE 450
PORTLAND, OR 97204
+503.243.2556
GERHARD BAMLER

SAZAN GROUP — MEP ENGINEER

111 SW 5TH AVE, SUITE 3210
PORTLAND, OR 97204
+503.416.2400
DANIEL TOUGER

NORTH
VICINITY MAP
NTS

PROJECT SUMMARY

THIS PROJECT IS A REJUVENATION OF A 1.6-ACRE CANNON BEACH ELEMENTARY SCHOOL SITE THAT IS LOCATED AT THE INTERSECTION OF FIR AND BEAVER STREET IN CANNON BEACH, OREGON. THIS SITE WILL BE CONVERTED INTO A TOURISM RELATED FACILITY WITH SPACES TO ACCOMMODATE A VARIETY OF USES. IMPROVEMENTS ON THE SITE WILL RESPECT AND CALL ATTENTION TO THE FACT THAT THE SITE HAS TRADITIONALLY BEEN A TRIBAL VILLAGE.

ZONING CODE INFORMATION

TAX MAP: 51020CB

TAX LOT: 4100

ZONE: IN - INSTITUTIONAL

SITE AREA: 1.6-ACRE

PARKING PROVIDED: 7 STALLS (PERMIT #--)

BUILDING CODE INFORMATION

DESIGN CODE: 2022 OSSC

CONSTRUCTION TYPE: V-B (SPRINKLERED)

OCCUPANCY: A-2/A-3

BUILDING AREA: EXISTING: 12,295 SF
DEMO: 978 SF
NEW: 1,263 SF
TOTAL: 12,580 SF

ALLOWABLE BUILDING AREA: 24,000 SF

BUILDING HEIGHT: 30 FT

DEFERRED SUBMITTALS

- FIRE ALARM
- SPRINKLERS

RELEASES

SHEET NUMBER	SHEET NAME	CURRENT DATE	ISSUE #1	ISSUE #2	ISSUE #3	ISSUE #4	ISSUE #5	ISSUE #6	ISSUE #7	ISSUE #8	ISSUE #9	ISSUE #10	MOST CURRENT (BY SHEET)
01_GENERAL													
CS1	COVER SHEET	10.20.23	X										DD Set
FLS1	FIRE & LIFE SAFETY	10.20.23	X										DD Set
02_CIVIL													
C1.1	OVERALL SITE PLAN	10.20.23	X										DD Set
C2.1	DEMO PLAN	10.20.23	X										DD Set
C3.1	SITE PLAN PHASE II	10.20.23	X										DD Set
C3.2	CURB & SIDEWALK DETAILS	10.20.23	X										DD Set
C3.3	CURB RAMPS & DETECTABLE WARNING DETAILS	10.20.23	X										DD Set
C3.4	SIGN DETAILS	10.20.23	X										DD Set
C3.5	PAVEMENT MARKING DETAILS	10.20.23	X										DD Set
C4.1	SITE GRADING PLAN	10.20.23	X										DD Set
C5.1	BEAVER STREET & STORM WATER P&P	10.20.23	X										DD Set
C5.2	SWALE P&P	10.20.23	X										DD Set
C5.3	STORMWATER DETAILS	10.20.23	X										DD Set
C6.1	WATER SERVICE PLAN	10.20.23	X										DD Set
C6.2	WATER SERVICE DETAILS	10.20.23	X										DD Set
03_LANDSCAPE													
L1.0	OVERALL PLANTING PLAN	10.20.23	X										DD Set
L1.1	THUNDERBIRD PLANTING PLAN	10.20.23	X										DD Set
L1.2	COURTYARD PLANTING PLAN	10.20.23	X										DD Set
L1.3	STORY CIRCLE PLANTING PLAN	10.20.23	X										DD Set
04_ARCHITECTURAL													
A0.1	SITE PLAN	10.20.23	X										DD Set
A0.2	ENLARGED SITE PLAN												
A0.3	SITE DETAILS												
AD1.1	EXISTING CONDITIONS & DEMO FLOOR PLAN												
AD1.2	EXISTING CONDITIONS & DEMO ROOF PLAN												
A1.1	FLOOR PLAN	10.20.23	X										DD Set
A1.2	GYM MEZZANINE FLOOR PLAN	10.20.23	X										DD Set
A1.3	ROOF PLAN	10.20.23	X										DD Set
A2.1	ELEVATIONS	10.20.23	X										DD Set
A2.2	ELEVATIONS	10.20.23	X										DD Set
A3.1	BUILDING SECTIONS	10.20.23	X										DD Set
A3.2	BUILDING SECTIONS	10.20.23	X										DD Set
A4.1	WALL SECTIONS	10.20.23	X										DD Set
A4.2	WALL SECTIONS	10.20.23	X										DD Set
A4.3	WALL SECTIONS												
A4.4	WALL SECTIONS												
A9.1	EXTERIOR DETAILS	10.20.23	X										DD Set
A9.2	DETAILS												
05.5 TENANT IMPROVEMENT													
T1.1	CLASSROOM & LOBBY T.I. FLOOR PLAN	10.20.23	X										DD Set
T1.2	GYM & MEZZANINE T.I. FLOOR PLAN	10.20.23	X										DD Set
T1.3	CLASSROOM & LOBBY RCP	10.20.23	X										DD Set
T1.4	GYM & MEZZANINE RCP	10.20.23	X										DD Set
T1.5	FINISH FLOOR PLAN	10.20.23	X										DD Set
T2.2	CASEWORK ELEVATIONS	10.20.23	X										DD Set
05_STRUCTURAL													
S0.1	STRUCTURAL NOTES												
S1.1	FOUNDATION PLAN	10.20.23	X										DD Set
S1.2	ROOF FRAMING PLAN	10.20.23	X										DD Set
S1.3	ROOF UPLIFT PRESSURE PLAN	10.20.23	X										DD Set
S1.4	PARTIAL BUILDING PLANS	10.20.23	X										DD Set
S2.1	FRAMING ELEVATIONS												
S4.1	FRAMING DETAILS												
S4.2	TIMBER CONNECTION DETAILS	10.20.23	X										DD Set
S5.1	CANOPY FRAMING												

NOTES:
X: INCLUDED IN SET

VIEW FROM BEAVER ST

PRELIMINARY PLAN ONLY- NOT FOR CONSTRUCTION

Revision Schedule
10.20.23
DD Set
1

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FAX: 503.226.1670
WWW.CIDAINC.COM

CANNON BEACH REJUVENATION
268 BEAVER ST, CANNON BEACH, OR 97110

COVER SHEET
CS1
220039.01

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10/27/2023 11:58:53 AM

PLUMBING FIXTURE TABLE

OCCUPANCY		WATER CLOSETS				LAVATORIES			DRINKING FOUNTAINS	
USE	LOAD	RATIO	MALE	RATIO	FEMALE	RATIO	MALE	FEMALE	RATIO	
ASSEMBLY	593 OCC.	1/125	2.38	1/65	4.57	1/200	1.49	1.49	1/FLOOR	1
STORAGE	8 OCC.	1/100	0.04	1/100	0.04	1/100	0.04	0.04	1/1,000	1
BUSINESS	1 OCC.	1/25;1/50	0.04	1/25;1/50	0.04	1/40;1/80	0.03	0.03	N/A	0
SUBTOTALS			2.46		4.65		1.56	1.56		2
REQUIRED TOTALS			3		5		2	2		2
PROVIDED TOTALS			7		7		6	6		2

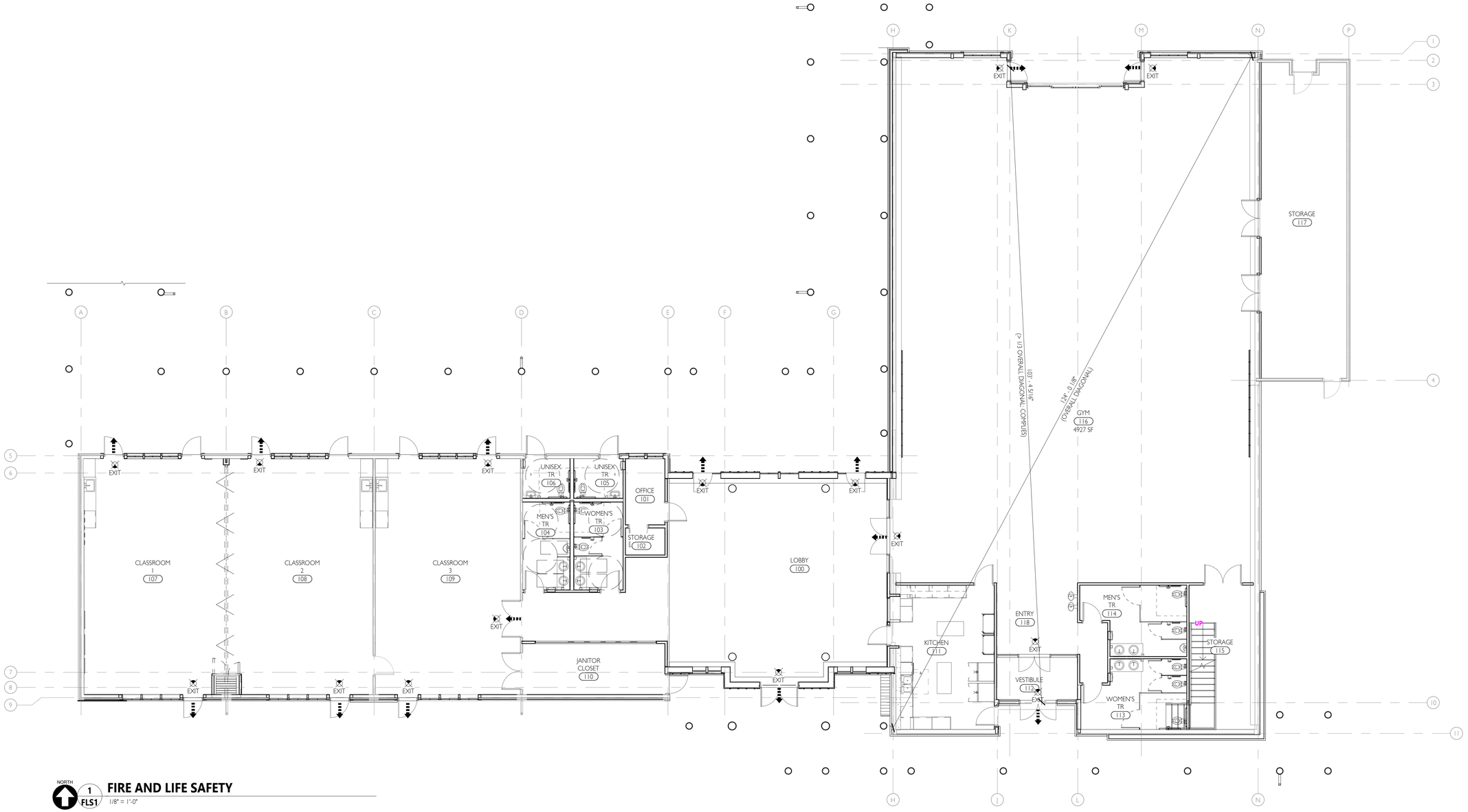
NOTES: MINIMUM REQUIRED PLUMBING FIXTURES ARE CALCULATED PER OSSC 2902.1.1 AND AS CLARIFIED BY IBC CODE AND COMMENTARY 2902.1.1 SAMPLE PROBLEM 1.

OCCUPANT LOAD SCHEDULE

NAME	ROOM NUMBER	AREA	FUNCTION OF SPACE	LOAD FACTOR	GROSS / NET	OCCUPANCY LOAD
LOBBY	100	574 SF	ASSEMBLY - EXHIBIT GALLERY AND MUSEUM	30	NET	20
OFFICE	101	69 SF	BUSINESS AREAS	150	GROSS	1
STORAGE	102	28 SF	ACCESSORY STORAGE AREAS	300	GROSS	1
WOMEN'S TR	103	115 SF	(none)			
MEN'S TR	104	110 SF	(none)			
UNISEX TR	105	51 SF	(none)			
UNISEX TR	106	49 SF	(none)			
CLASSROOM 1	107	875 SF	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	15	NET	59
CLASSROOM 2	108	926 SF	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	15	NET	62
CLASSROOM 3	109	907 SF	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	15	NET	61
JANITOR CLOSET	110	193 SF	ACCESSORY STORAGE AREAS	300	GROSS	1
KITCHEN	111	383 SF	KITCHENS - COMMERCIAL	200	GROSS	2
VESTIBULE	112	91 SF	ASSEMBLY - STANDING SPACE	5	NET	19
WOMEN'S TR	113	177 SF	(none)			
MEN'S TR	114	173 SF	(none)			
STORAGE	115	256 SF	ACCESSORY STORAGE AREAS	300	GROSS	1
GYM	116	4927 SF	ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	15	NET	329
STORAGE	117	705 SF	ACCESSORY STORAGE AREAS	300	GROSS	3
ENTRY	118	200 SF	ASSEMBLY - STANDING SPACE	5	NET	41
MEZZANINE	119	598 SF	ACCESSORY STORAGE AREAS	300	GROSS	2
TOTAL CAPACITY						602

FIRE AND LIFE SAFETY LEGEND

- (E) EXISTING
- (N) NEW
- NOT-RATED
- 1-HR RATED WALL
- 2-HR RATED WALL
- 3-HR RATED WALL
- WORST CASE TRAVEL DISTANCE
- PATH OF MEANS OF EGRESS-- SEE FLS GENERAL NOTES FOR EMERGENCY LIGHTING REQUIREMENTS
- COMMON PATH
- EXIT DISCHARGE
- EXIT — ILLUMINATED EXIT SIGN
- 0 — OCCUPANT LOAD AT OPENING



NORTH 1 FLS1 **FIRE AND LIFE SAFETY**
1/8" = 1'-0"

10/27/2023 3:05:40 PM

PRELIMINARY PLAN ONLY- NOT FOR CONSTRUCTION

ISSUE DATE
10.20.23
1 DD Set

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CANNON BEACH REJUVENATION

268 BEAVER ST, CANNON BEACH, OR 97110

FIRE & LIFE SAFETY

FLS1

220039.01

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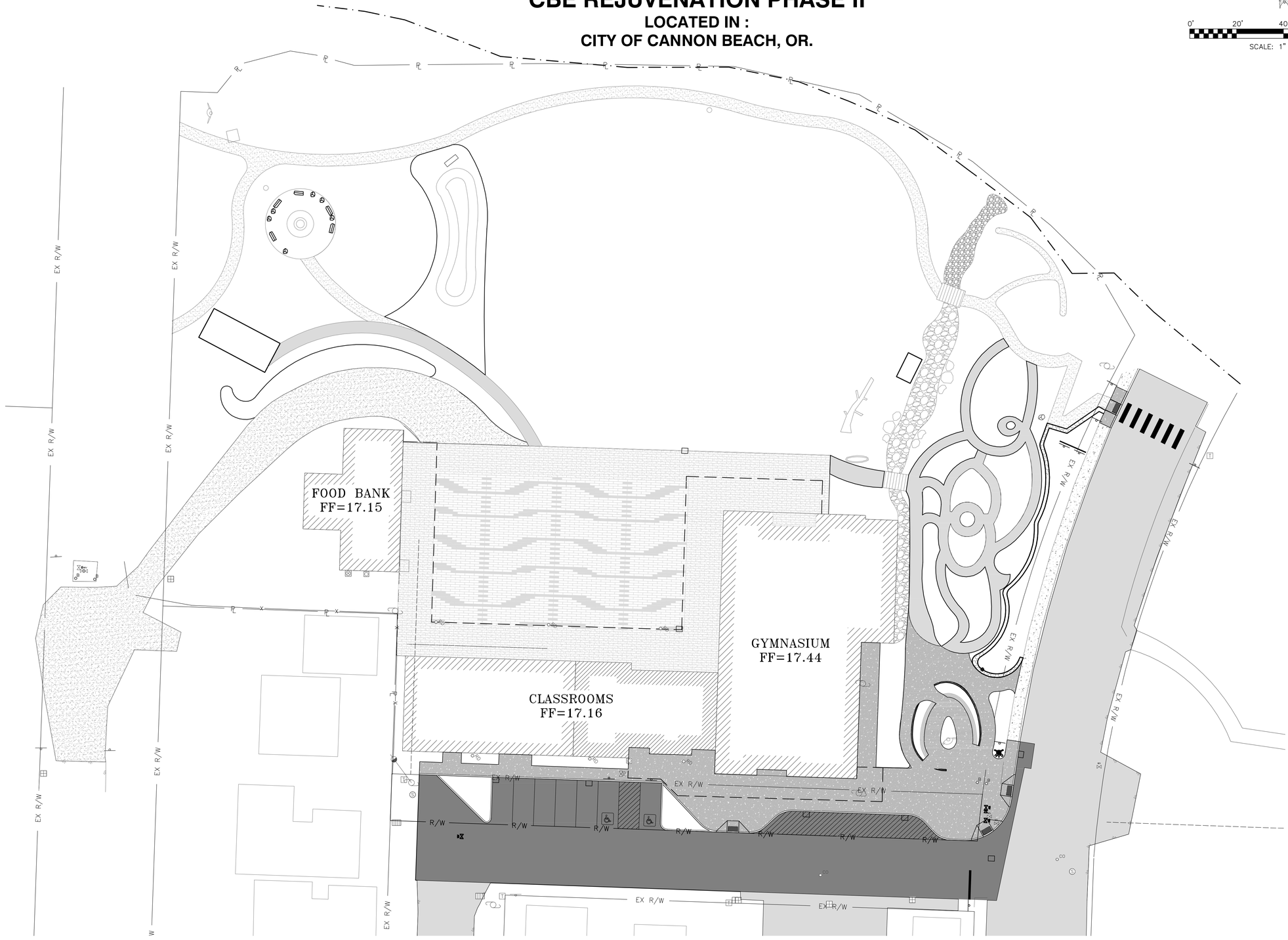
CITY OF CANNON BEACH

CIVIL PLANS FOR

CBE REJUVENATION PHASE II

LOCATED IN :

CITY OF CANNON BEACH, OR.



0' 20' 40' 80'

SCALE: 1" = 20'

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 DESIGN REVIEW BOARD SET 08.21.23
2 REVISED DESIGN REVIEW BOARD SET 09.19.23

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WWW.CIDAINC.COM

DESIGN REVIEW BOARD 08.21.23

TENANT IMPROVEMENT FOR:

CBE REJUVENATION

268 BEAVER ST
CANNON BEACH, OR

C1.1

OVERALL SITE PLAN

220039.01

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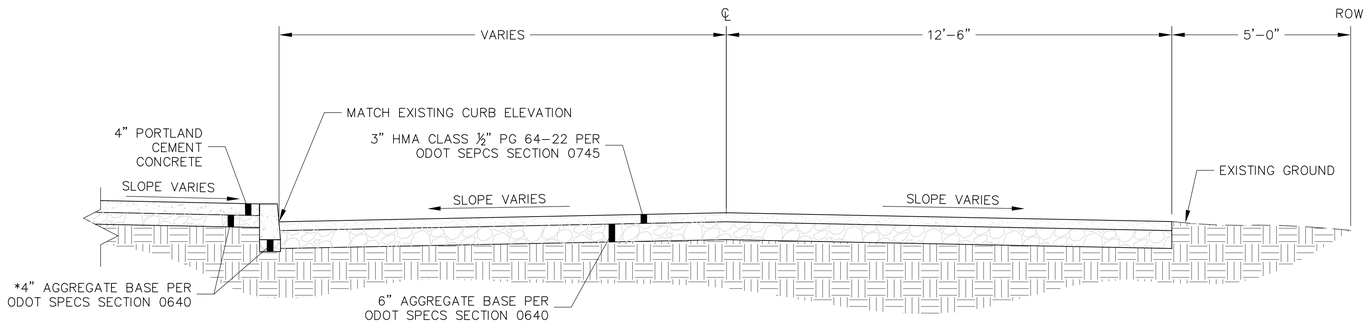
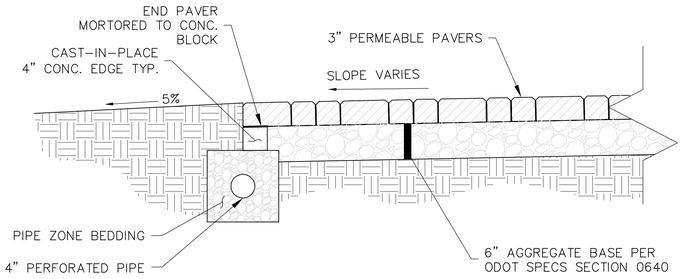
Z:\Projects\60339 - cida - cannon beach rejuvenation project - phase 1\V6 CADD\Production\60339 - OVERALL SITE PLAN.dwg Oct 24, 2023 - 8:15am



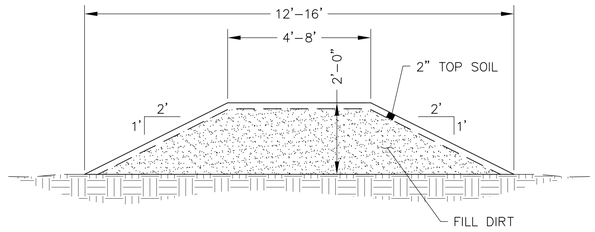
* ROCK SHOULD BE PLACED OVER MEDIUM DENSE SAND, OR MEDIUM DENSE OF DENSER GRAVEL OR SAND STRUCTURAL FILL.

PER GEOTECH REPORT BY
GEOTECH SOLUTIONS, INC. 7–26–2023

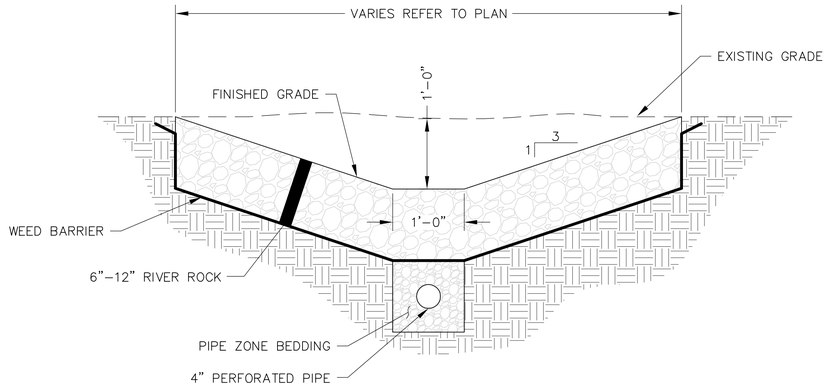
BEAVER STREET TYPICAL SECTION
NOT TO SCALE



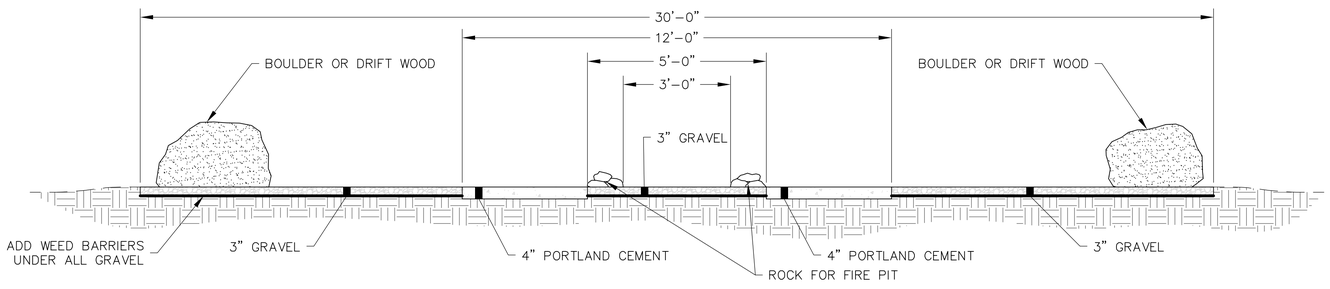
COURTYARD TYP. SECTION
NOT TO SCALE



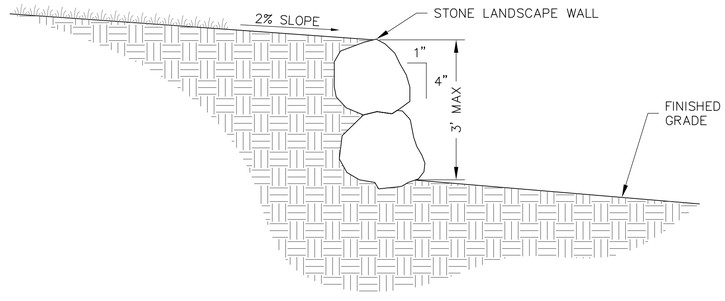
BERM TYP. SECTION
NOT TO SCALE



SWALE TYP. SECTION
NOT TO SCALE



STORY CIRCLE TYP. SECTION
NOT TO SCALE



STONE LANDSCAPE WALL TYP. SECTION
NOT TO SCALE

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 DESIGN REVIEW BOARD SET 08.21.23
2 REVISED DESIGN REVIEW BOARD SET 09.19.23

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DESIGN REVIEW BOARD 08.21.23

TENANT IMPROVEMENT FOR:
CBE REJUVENATION
268 BEAVER ST
CANNON BEACH, OR

C1.2
TYPICAL SECTIONS

220039.01

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Z:\Projects\60339 - cida - cannon beach rejuvenation project - phase 1\6 CAD\Production\60339 - TYPICAL SECTIONS.dwg Oct 24, 2023 - 8:15am

GENERAL NOTES

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE OREGON STATE DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION 2021 AND AS MODIFIED BY THE SPECIAL PROVISIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UTILITIES. THIS WORK WILL NOT BE MEASURED OR PAID FOR DIRECTLY BUT WILL BE CONSIDERED A SUBSIDIARY OBLIGATION OF THE CONTRACT. UTILITIES SHALL BE WORKED AROUND. ANY DAMAGE TO THESE UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DO NOT DISTURB EXISTING SURVEY MONUMENTS.

THE CONTRACTOR SHALL NOT WASTE ANY EXCESS EXCAVATION UNTIL ALL PLANNED EMBANKMENTS AND BACKFILLS ARE COMPLETED. EXCESS UNCLASSIFIED EXCAVATION MATERIAL DETERMINED BY THE ENGINEER TO BE SUITABLE FOR BACKFILL SHALL BE USED TO REDUCE ANY UNCLASSIFIED BORROW NEEDED. COST OF SECOND HANDLING SHALL BE INCLUDED IN OTHER ITEMS OF WORK. ANY REMAINING EXCESS EXCAVATION SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER

THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH ODOT DETAILS AND THE MUTCD, AND SHALL INCLUDE THE CONTRACTOR'S CONSTRUCTION SEQUENCING PLAN.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SIGNING AND MAINTENANCE OF TRAFFIC DETOURS DURING CONSTRUCTION IN ACCORDANCE WITH ODOT AND MUTCD STANDARDS AND SPECIFICATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUALITY CONTROL WORK IN ACCORDANCE WITH ODOT STANDARD SPECIFICATION REQUIREMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING MATERIALS SOURCES FOR THIS PROJECT AND MEETING ALL REQUIREMENTS OF PART 02000 OF THE ODOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SECURING ALL PERMITS FOR THE USE OF THE SOURCE AND PROVIDING COPIES OF THE DOCUMENTS TO THE PROJECT ENGINEER

THE CONTRACTOR SHALL USE ACTUAL FIELD STAKED CULVERT LENGTHS THAT HAVE BEEN RECORDED IN A PIPE BOOK. THE CULVERT LENGTHS SHALL BE CALCULATED DURING THE "CONSTRUCTION SURVEY WORK" PORTION OF THE PROJECT. THE CULVERT LENGTHS AND FINAL LOCATIONS (INCLUDING SKEW ANGLE) SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO THE CONTRACTOR ORDERING THE CULVERT MATERIALS.

THE DESIGN FEATURES INCLUDING HORIZONTAL AND VERTICAL ALIGNMENTS, TYPICAL SECTIONS, APPROACHES, AND TURNOUTS SHOWN ON THESE DESIGN PLANS SHALL NOT BE ALTERED OR MODIFIED IN ANY WAY DURING CONSTRUCTION WITHOUT PRIOR APPROVAL OF THE ENGINEER. DRAINAGE STRUCTURES SHALL BE INSTALLED AS SHOWN ON THE PLANS WITH ONLY MINOR CORRECTIONS IN LOCATION, SKEW, LENGTH AND/OR ELEVATIONS AS NEEDED TO FIT FIELD CONDITIONS AS DETERMINED BY THE ENGINEER

CHANNEL EXCAVATION, DITCH BLOCKS, DIKES, "V" DITCHES AND FURROW DITCHES WILL NOT BE MEASURED DIRECTLY FOR PAYMENT, BUT WILL BE CONSIDERED A SUBSIDIARY OBLIGATION OF THE CONTRACT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE COUNTY OR STATE IF WORK IS TO BE PERFORMED WITHIN THEIR RIGHT-OF-WAY PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR LICENSES FROM THE TRIBAL GOVERNMENT IF WORK IS TO BE PERFORMED WITHIN THEIR TRIBAL LAND PRIOR TO ANY CONSTRUCTION ACTIVITIES.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND EXPENSE FOR DISPOSAL OF TRASH AND/OR CONSTRUCTION DEBRIS. THIS WORK SHALL BE INCIDENTAL OBLIGATIONS OF THE CONTRACT.

THE CONTRACTOR SHALL READ AND MAKE CAREFUL EXAMINATION OF THE PLANS, SPECIFICATIONS, QUANTITIES AND MATERIALS BEFORE MAKING A BID. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL ERRORS RESULTING FROM THE FAILURE TO MAKE SUCH AN EXAMINATION. ANY INFORMATION DERIVED FROM THE MAPS, PLANS, SPECIFICATIONS, PROFILES, DRAWINGS OR FROM THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FROM ANY RISK OR FROM FULFILLING THE TERMS OF THE CONTRACT.

NO WORK SHALL BE PERFORMED OUTSIDE OF THE DESIGNATED CONSTRUCTION LIMITS WITHOUT THE APPROVAL OF THE ENGINEER. NO WORK SHALL BE PERFORMED OUTSIDE THE DESIGNATED RIGHT-OF-WAY OR CONSTRUCTION EASEMENTS WITHOUT PRIOR APPROVAL FROM THE CITY OF CANNON BEACH.

EXISTING CULVERTS, ROADSIDE SIGNS, OR OTHER IMPROVEMENTS DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.

ASPHALT AND BASE COURSE MATERIALS REMOVED OR MILLED FROM WITHIN THE PROJECT MAY BE RE-USED WITHIN THE PROJECT, SUBJECT TO COMPLIANCE WITH THE PLANS AND SPECIFICATIONS AND WITH THE APPROVAL OF THE ENGINEER. MATERIAL NOT USED IN THE PROJECT SHALL BECOME PROPERTY OF THE CONTRACTOR AND WILL BE DISPOSED OF BY THE CONTRACTOR IN A MANOR APPROVED OF BY THE ENGINEER

CONTRACTOR TO FOLLOW RECOMMENDATIONS FOR EARTHWORK OUTLINED IN THE GEOTECHNICAL REPORT DATED JULY 26, 2023

PRIOR TO THE RELOCATION OF ANY EXISTING UTILITIES AS NOTED ON THE PLANS, THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANY.

AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE ENGINEER DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE ENGINEER PRIOR TO ACCEPTANCE OF THE WORK.

A COPY OF THESE APPROVED PLANS AND APPLICABLE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON-SITE BY THE GENERAL CONTRACTOR AT ALL TIMES DURING CONSTRUCTION.

ALL MONUMENTATION SHALL BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF OREGON

ANY MONUMENTS DAMAGED OR DISTURBED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN STATE OF OREGON WITH A CFEDS CERTIFICATION.

DURING CONSTRUCTION, ALL ROADS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES AND IMPROVEMENTS SHALL BE PROTECTED.

CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.

ABBREVIATIONS

A.B.C	AGGREGATE BASE COURSE
ALIGN	ALIGNMENT
ASPH.	ASPHALT
BFS	BEGIN FULL SUPER
BLDG	BUILDING
BM	BENCH MARK
BNC	BEGIN NORMAL CROWN
BW	BACK OF SIDEWALK
BVCS	BEGIN VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION
C&G	CURB AND GUTTER
CD	CROSS DRAIN
℄ OR CL	CENTERLINE
CONC.	CONCRETE
COR OR C.O.R.	CONTRACTING OFFICER REPRESENTATIVE
CP	CONTROL POINT
CPP	CORRUGATED POLYETHYLENE PIPE
CRL	CONSTRUCTION REFERENCE LINE
CTSM	CONTINGENT SUM
C.Y.	CUBIC YARD
DTL	DETAIL
DR.	DRIVE
EA.	EACH
EFS	END FULL SUPER
EG	EXISTING GRADE
EL OR ELEV.	ELEVATION
EOA	EDGE OF ASPHALT
ENC	END NORMAL CROWN
EVCS	END VERTICAL CURVE STATION
EVCE	END VERTICAL CURVE ELEVATION
EX	EXISTING
FT.	FEET
FG	FINISHED GRADE
℉ OR FL	FLOW LINE
FLG	FLANGE
GFL	GUTTER FLOW LINE ELEVATION
H.P.	HIGH POINT
HORZ.	HORIZONTAL
LVC	LENGTH OF VERTICAL CURVE
L.F.	LINEAR FEET
L.P.	LOW POINT
LT	LEFT
MJ	MECHANICAL JOINT
MTN.	MOUNTAIN
N/A	NOT APPLICABLE
OFF.	OFFSET
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
UGG	UNDERGROUND GAS
RET	RETAINING
RD	ROAD
RT	RIGHT
RTE.	ROUTE
ROW OR R/W	RIGHT OF WAY
SEC.	SECTION
SP	SPECIAL
SPD	SPECIAL DITCH
STA.	STATION
STR.	STRUCTURE
S.Y.	SQUARE YARD
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TOW	TOP OF WALL
TRANS.	TRANSITION
T.C.C.	TEMPORARY CONSTRUCTION EASEMENT
VERT.	VERTICAL
W/	WITH
WP	WORK POINT

LEGEND

234	EXISTING CONTOUR MAJOR
234	EXISTING CONTOUR MINOR
234	PROPOSED CONTOURS
OHE	EXISTING OVERHEAD ELECTRIC LINE
T	EXISTING TELEPHONE LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
	PROPOSED SIDEWALK
X	EXISTING FENCE WIRE
℄	PROPERTY LINE
	EXISTING EOA
EX R/W	EXISTING ROW
	EXISTING EASEMENT
R/W	PROPOSED ROW
	PROPOSED EOA
	EXISTING CURB
	PROPOSED CURB
	EXISTING STRIPING/PAVEMENT MARKINGS
	CONSTRUCTION CENTERLINE
	PROPOSED TOP CUT/ TOE SLOPE
	WETLAND BOUNDARY
	SURVEY CONTROL POINT
	EXISTING GUY WIRE
	EXISTING POWER POLE
T	EXISTING TELEPHONE PEDESTAL
	EXISTING SIGN
	PROPOSED SIGN
	EXISTING CATCH BASIN
WV	EXISTING WATER VALVE
S	EXISTING SEWER MAN HOLE
CO	EXISTING SEWER CLEANOUT
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
SD	EXISTING STORM DRAIN
STM	PROPOSED STORM DRAIN
SS	EXISTING SEWER
PS	EXISTING PRESSURED SEWER
	PROPOSED CONCRETE
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED PERMEABLE PAVERS
>	DRAINAGE DIRECTION
	SAWCUT PAVEMENT

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 DESIGN REVIEW BOARD SET 08.21.23
2 REVISED DESIGN REVIEW BOARD SET 09.19.23

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TENANT IMPROVEMENT FOR:
CBE REJUVENATION
268 BEAVER ST
CANNON BEACH, OR

DESIGN REVIEW BOARD 08.21.23

C1.3
GENERAL NOTES, ABBREVIATIONS & LEGEND
220039.01

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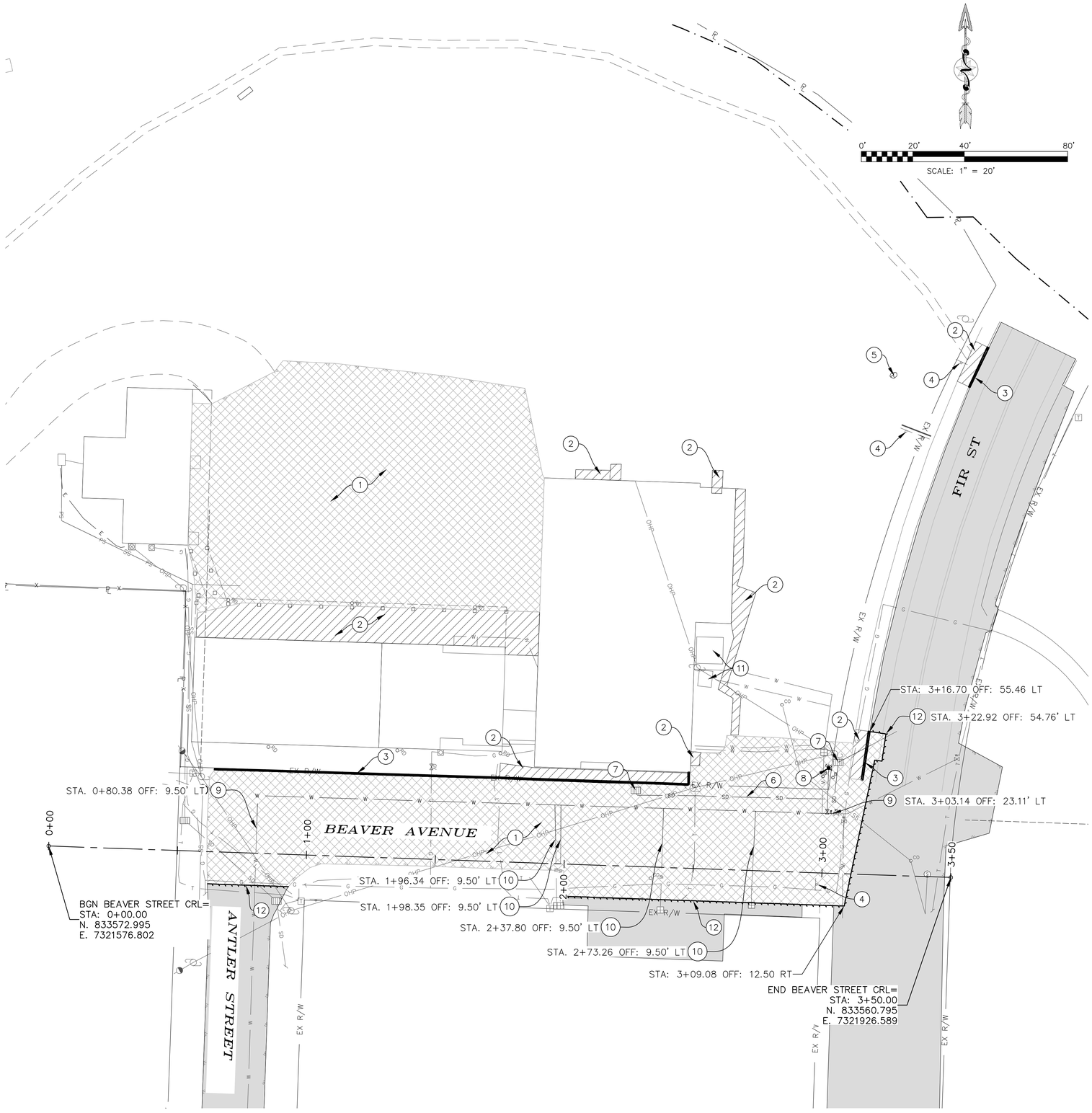

CONSTRUCTION NOTES

1. REMOVE EXISTING PAVEMENT (23,514 SF)
2. REMOVE EXISTING CONCRETE (2850 SF)
3. REMOVE EXISTING CURB (225 LF)
4. REMOVE AND RELOCATED EXISTING SIGN(S)
5. REMOVE AND RELOCATE ROCK ON SITE
6. REMOVE EXISTING STORM DRAIN PIPE (107 LF)
7. REMOVE EXISTING CATCH BASIN
8. REMOVE EXISTING FIRE HYDRANT AND BOLLARDS
9. REMOVE EXISTING 12" WATER MAIN
10. REMOVE EXISTING SERVICE WATER LINE BETWEEN EXISTING MAIN AND PROPOSED MAIN WATER LINE
11. REMOVE EXISTING BUILDING(S)
12. SAWCUT EXISTING PAVEMENT (219 LF)

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C2.1

DEMO PLAN

220039.01

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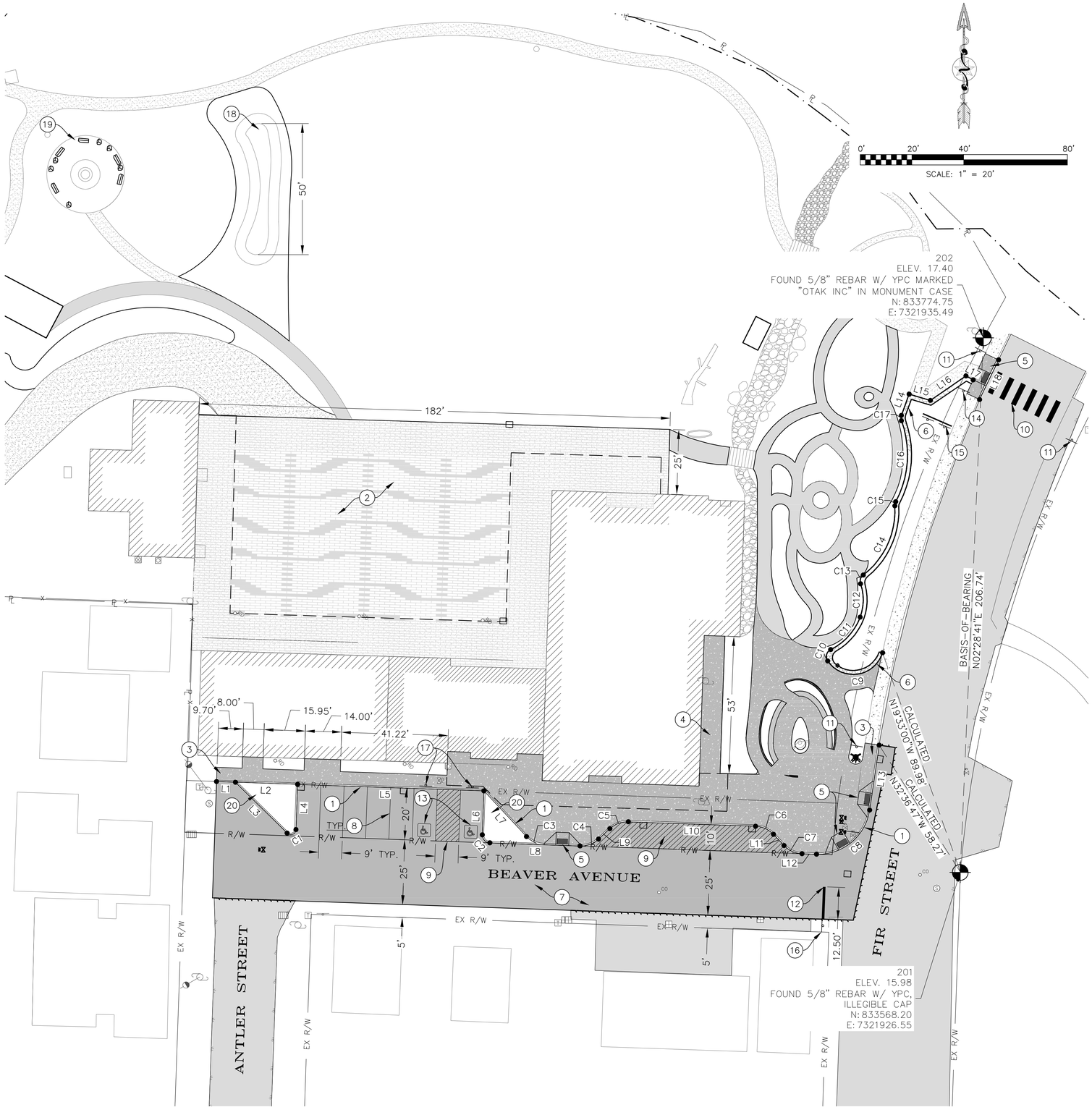

CONSTRUCTION NOTES

1. CONSTRUCT STANDARD CONC. CURB PER DETAIL, SHEET C3.2
2. CONSTRUCT PERMIABLE PAVEMENT TYP. SECTION C1.2
3. CONSTRUCT 5' WIDE SIDEWALK PER DETAIL, SHEET C3.2
4. CONSTRUCT 8' WIDE SIDEWALK PER DETAIL, SHEET C3.2
5. CONSTRUCT PARALLEL CURB RAMP W/ DETECTABLE WARNING SURFACE PER DETAIL, SHEET C3.3
6. CONSTRUCT STONE LANDSCAPE WALL TYP. SECTION, SHEET C1.2
7. CONSTRUCT BEAVER STREET TYP SECTION, SHEET C1.2
8. PAINTED STRIPE, 4" WIDE WHITE PER DETAIL, SHEET C3.5
9. PAINTED ISLE OR NO PARKING AREA W/ 45° STRIPPING AT 2' SPACING, 4" WIDE WHITE PER DETAIL, SHEET C3.5
10. INSTALL 9' WIDE CROSSWALK PER DETAIL, SHEET C3.5
11. INSTALL NEW PEDESTRIAN SIGN(S) (W11-2) W/ STEEL POST PER DETAIL, SHEET C3.4
12. INSTALL 12" STOP BAR PER DETAIL, SHEET C3.5
13. INSTALL PAINTED ACCESS PARKING SYMBOL (STANDARD) PER DETAIL, SHEET C3.5
14. RELOCATE EXISTING SIGN "RV PARKING" PER DETAIL, SHEET C3.4
15. RELOCATE EXISTING SIGN 'NECUS PARK" PER DETAIL, SHEET C3.4
16. RELOCATE EXISTING STOP SIGN PER DETAIL, SHEET C3.4
17. INSTALL RESERVE PARKING SIGN (R7-8) W/ STEEL POST PER DETAIL, SHEET C3.4
18. CONSTRUCT BERM TYP. SECTION, SHEET C1.2
19. CONSTRUCT STORY CIRCLE TYP. SECTION, SHEET C1.2
20. ADD GRASS PER LANDSCAPING PLAN

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°00'09"W	7.32'
L2	S88°00'09"E	22.76'
L3	N45°25'21"W	28.04'
L4	S1°59'51"W	17.50'
L5	N88°00'09"W	72.00'
L6	N1°59'51"E	17.00'
L7	N43°00'09"W	23.44'
L8	N88°00'09"W	34.87'
L9	S47°11'00"W	5.94'
L10	N88°00'09"W	49.16'
L11	N43°11'18"W	5.94'
L12	N88°00'09"W	5.61'
L13	S8°24'08"W	25.35'
L14	S19°48'02"W	8.75'
L15	N73°25'20"W	8.57'
L16	S55°26'27"W	16.66'
L17	N61°53'01"W	3.16'
L18	N25°35'11"E	17.00'

CURVE TABLE				
CURVE #	Δ	T	L	R
C1	132°34'48"	4.55'	4.63'	2.00'
C2	90°00'00"	3.00'	4.71'	3.00'
C3	26°48'18"	2.38'	4.68'	10.00'
C4	44°48'51"	4.12'	7.82'	10.00'
C5	44°48'51"	4.12'	7.82'	10.00'
C6	44°48'51"	4.12'	7.82'	10.00'
C7	44°48'51"	4.12'	7.82'	10.00'
C8	83°35'43"	17.88'	29.18'	20.00'
C9	129°05'32"	24.93'	26.73'	11.86'
C10	97°57'22"	3.45'	5.13'	3.00'
C11	43°32'55"	9.12'	17.35'	22.82'
C12	39°31'16"	6.85'	13.16'	19.08'
C13	71°38'11"	2.17'	3.75'	3.00'
C14	56°03'22"	16.66'	30.62'	31.30'
C15	31°49'02"	0.86'	1.67'	3.00'
C16	48°30'58"	17.20'	32.32'	38.17'
C17	40°00'10"	1.09'	2.09'	3.00'

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ISSUED	DATE
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2 REVISED DESIGN REVIEW BOARD SET	09.19.23

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TENANT IMPROVEMENT FOR:

CBE REJUVENATION

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C3.1

SITE PLAN PHASE II

220039.01

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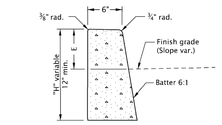
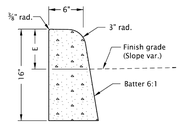


O.D.O.T. & City of Portland Standard "H"=16"

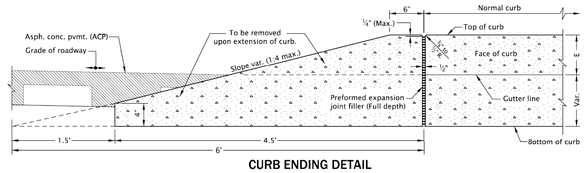
STANDARD CURB

(See general note 11)

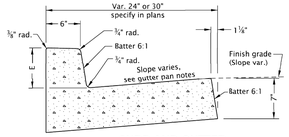


MOUNTABLE CURB

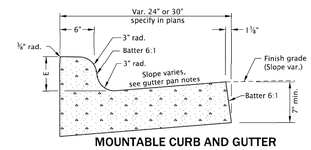
(See general note 11)



CURB ENDING DETAIL



CURB AND GUTTER



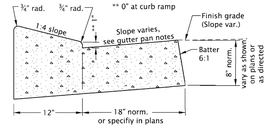
MOUNTABLE CURB AND GUTTER

GUTTER PAN NOTES:

Slope 5.0% normal.

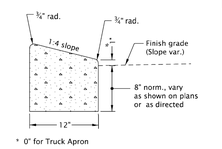
Slope 4.0% max. at curb ramps.

Vary slope as reqd. for drainage. Vary where shown on plans, and allowed by jurisdiction.



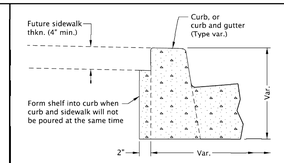
LOW PROFILE MOUNTABLE CURB AND GUTTER

(Where shown on plans)



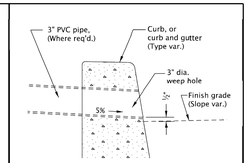
LOW PROFILE MOUNTABLE CURB

(See general note 11)



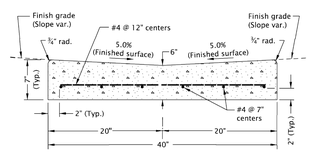
MODIFICATION FOR KEYWAY

(Where shown on plans)



WEEP HOLE DETAIL

(Where shown on plans, and allowed by jurisdiction)



VALLEY GUTTER

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Curb exposure "E" = 6" to 9", as measured vertically from flowline to highest point on curb. Vary as shown on plans or as directed. O.D.O.T standard "E"=7".
2. Const. curb expansion joints at 200' maximum spacing, and at points of tangency, and at ends of each driveways.
3. Const. curb contraction joints at 15' maximum spacing, and at ends of each inlet and curb ramp.
4. Transitions shall be used to connect curbs of different exposures "E". ("E" is the total vertical dimension of those curb surfaces having a slope of 1:1 or steeper). Minimum desirable transition length shall be 20' for each 1" difference in "E".
5. Tops of all curbs shall slope toward the roadway at 1.5% max. (Max. 2.0% finished surface slope), unless otherwise shown, or as directed.
6. Dimensions are nominal, vary to conform with curb machine approved by the engineer.
7. Dimensions adjacent to radii are measured to the point of intersection of curb surfaces.
8. For sidewalk details, and monolithic curb & sidewalk, see Std. Dwgs. RD720 & RD721.
9. For drainage curbs, see Std. Dwg. RD701.
10. For curb ramp details, see Std. Dwgs. RD900 series.
11. On or along state highways, curb and gutter is required at curb ramp.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

CURBS

2021

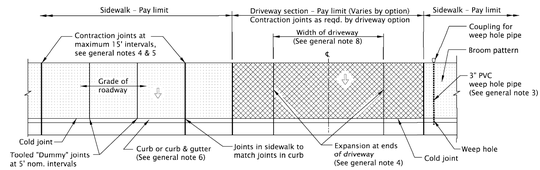
DATE	REVISION DESCRIPTION

CALC. BOOK NO. N/A | SDR DATE 20-JUL-2020 | **RD700**

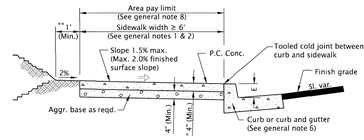
Effective Date: June 1, 2023 - November 30, 2023

20-JUL-2020

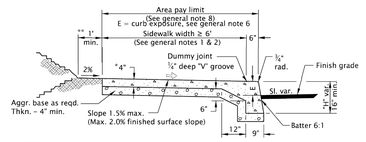
RD720.dgn



TYPICAL PLAN VIEW - CURB LINE SIDEWALK



TYPICAL CURB SIDEWALK CROSS SECTION



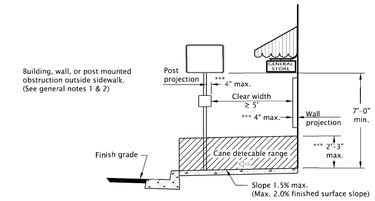
TYPICAL MONOLITHIC CURB & SIDEWALK CROSS SECTION

E = curb exposure, see general note 6

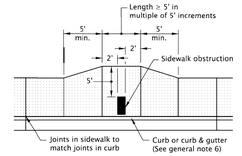
* Min. 4" or as specified in plans. A thickness ≥ 6" if sidewalk is intended as portion of a driveway or mountable curb is used.

** Provide compacted backfill adjacent to curb and sidewalk

*** Objects with base below 2'-3" may protrude any distance as long as the 5' circulation path is maintained. When an object with a base higher than 2'-3" protrudes further than 4" provide a detection below protrusion to delineate edge.



CLEAR CIRCULATION PATH



REQUIRED SIDEWALK WIDENING AROUND OBSTRUCTIONS

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Include additional paved or unpaved 2' shy distance to vertical faces higher than 5' such as retaining walls, sound walls, fences and buildings.
2. Curb type and sidewalk width as shown on plans or as directed. On sidewalks 8' and wider, provide a longitudinal joint at the midpoint.
3. Install 3" pvc weep hole pipes in sidewalks where shown on plans, and allowed by jurisdiction. Place contraction joint over top of pipe. See Std. Dwg. RD700 for weep hole details.
4. Provide expansion joints around poles, posts, boxes, at ends of each driveway, and other fixtures which protrude through or against the structures. For sidewalk, monolithic curb & sidewalk, const. expansion joints at 45' maximum spacing. See Std. Dwg. RD722 for expansion joints details.
5. Const. contraction joints at 15' maximum spacing, and at ends of each curb ramp. See Std. Dwg. RD722 for contraction joints details.
6. For curb details, see Std. Dwgs. RD700 & RD701. ODOT standard E=7".
7. Sidewalk details are based on applicable ODOT standards.
8. Fully lowered sidewalk shown; see project plans for the diveway design specified. For driveway details not shown, see Std. Dwgs. RD725, RD730, RD735, RD740, RD745 & RD750.
9. See project plans for details not shown.

LEGEND

- Sidewalk pay limit.
- Driveway pay limit, varies by option, (See general note 8).
- Cross slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

CURB LINE SIDEWALKS

2021

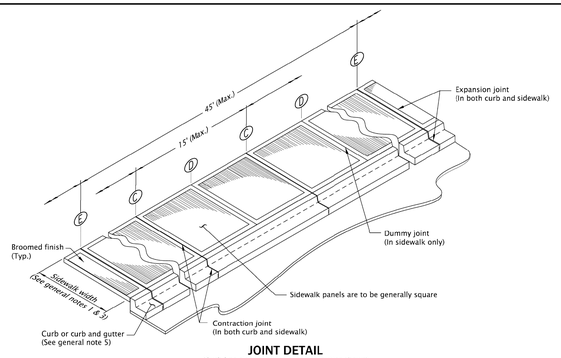
DATE	REVISION DESCRIPTION

CALC. BOOK NO. N/A | SDR DATE 21-JUN-2019 | **RD720**

Effective Date: June 1, 2023 - November 30, 2023

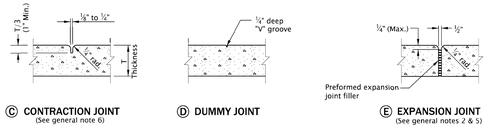
08-JUL-2022

RD722.dgn



JOINT DETAIL

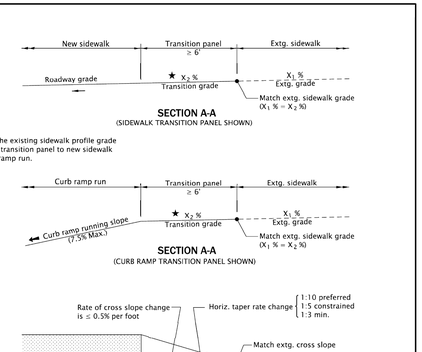
(Curb line sidewalk with curb and gutter shown)



Ⓒ CONTRACTION JOINT (See general note 6)

Ⓓ DUMMY JOINT

Ⓔ EXPANSION JOINT (See general notes 2 & 5)



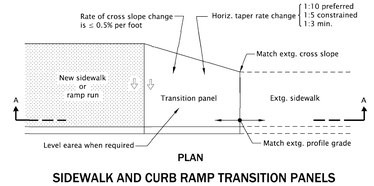
SECTION A-A

(SIDEWALK TRANSITION PANEL SHOWN)

★ Project the existing sidewalk profile grade through transition panel to new sidewalk or curb ramp run.

SECTION A-A

(CURB RAMP TRANSITION PANEL SHOWN)



PLAN

SIDEWALK AND CURB RAMP TRANSITION PANELS

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. See Std. Dwgs. RD720 and RD721 for concrete sidewalk details. See project plans for sidewalk width, placement and design specified.
2. Provide expansion joints around poles, boxes, at ends of each driveway and other fixtures which protrude through or against the structures. For sidewalk, monolithic curb and sidewalk, provide construction expansion joints at 45 feet maximum spacing.
3. On sidewalks 8 feet and wider, provide a longitudinal joint at the midpoint of sidewalk panel.
4. See Std. Dwgs. RD700 and RD701 for concrete curb details. See project plans for the curb design specified.
5. Do not place expansion joints between separate concrete pours for curb ramp system components construction. Place expanslon joints outside of curb ramp runs when required. Install expansion joints flush with surface for structures protruding through the curb ramp system. See Std. Dwg. RD900.
6. Construct contraction joints at 15 feet maximum spacing, and at each curb ramp, driveway, sidewalk and curb.

LEGEND:

- New sidewalk or ramp run
- Slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)
- Slope 7.5% max. (Max. 8.3% finished surface slope)
- Zero exposure

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

SIDEWALK JOINTS AND TRANSITION PANELS

2021

DATE	REVISION DESCRIPTION
07-2022	REVISED NOTES

CALC. BOOK NO. N/A | SDR DATE 08-JUL-2022 | **RD722**

Effective Date: June 1, 2023 - November 30, 2023

Z:\Projects\60339 - cida - cannon beach rejuvenation project - phase 1\16 CADD\Production\60339 - SITE PLAN PHASE II.dwg Oct 24, 2023 - 8:16am

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 DESIGN REVIEW BOARD SET 08.21.23
2 REVISED DESIGN REVIEW BOARD SET 09.19.23

CIDA
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670
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TENANT IMPROVEMENT FOR:

CBE REJUVENATION

268 BEAVER ST

CANNON BEACH, OR

DESIGN REVIEW BOARD 08.21.23

C3.2

CURB & SIDEWALK DETAILS

220039.01

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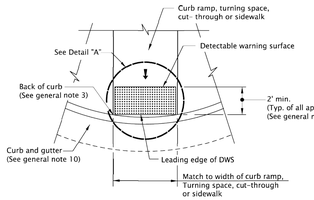
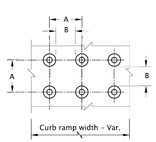
RD902.dgn 19-JUL-2021

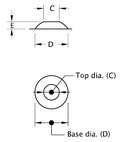


DETECTABLE WARNING SURFACE DETAIL

	A	B	C	D	E
MIN.	1.60"	0.65"	0.45"	0.90"	0.20"
MAX.	2.40"	---	0.91"	1.40"	0.20"

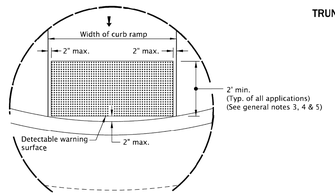


TRUNCATED DOME SPACING



TRUNCATED DOME

TRUNCATED DOME DETAILS



DETAIL "A"

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Detectable warning surface details & locations are based on applicable ODOT Standards.
2. See project plans for details not shown.
   See Std. Dwgs. RD700 & RD701 for curbs.
3. The detectable warning surface shall extend the full width of the curb ramp opening, shared use path, blended transition, turning space, or other roadway entrance as applicable. A gap of up to 2 inches on each side of the detectable warning surface is permitted (measured at the leading edge of the detectable warning surface panel as shown in Detail "A").
4. Detectable warning surface shall be placed at the back of curb for a minimum depth of 2 ft. in the direction of pedestrian travel at curb ramps that are adjacent to traffic. Detectable warning surface may be radial or rectangular, but must comply with the truncated dome size and spacing standards. Detectable warning surface may be cut to meet necessary shape as shown in plans. Detectable warning surface across a grade break is prohibited. Place abutting panels within¼ inch of each other and install anchors, as specified by manufacturers, along cut edge.
5. Color to be safety yellow if no color specified in construction note. Alternative colors require a design exception on or along state highways.
6. Detectable warning surface shall be used in the following locations:
   a) Curb ramps at street crossings.
   b) Crossing islands (Accessible Route Islands).
   c) Rail crossings.
7. Where public transportation stations (rail, bus, etc.) use platform boarding, detectable warning surface shall be placed along the full edge length of the station, when not protected by platform screens or guards, (see Std. Dwg. RD908).
8. Detectable warning surface shall not be used on the following locations:
   a) End of sidewalk transitions that are not at a crosswalk, (see Std. Dwgs. RD950, RD952 and RD960).
   b) Driveways, unless constructed with curb return or are signalized.
   c) Parking lots, access aisles and passenger loading zones where curb ramp does not lead to vehicular way.
9. Where no curb is present, the detectable warning surface shall be placed at the edge of the roadway.
10. On or along state highways, curb and gutter is required at curb ramps.

LEGEND:

- Detectable warning surface
- Cross slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)
- Running slope 7.5% max. (Max. 8.3% finished surface slope)

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

DETECTABLE WARNING SURFACE DETAILS

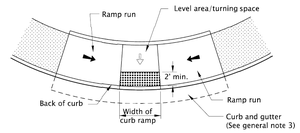
2021

DATE	REVISION DESCRIPTION
07-2020	NEW DRAWING CREATED
07-2021	REVISED DETAILS AND NOTES

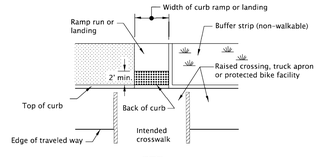
CALC. BOOK NO. ____ N/A ____ SDR DATE 19-JUL-2021 **RD902**

Effective Date: June 1, 2023 - November 30, 2023

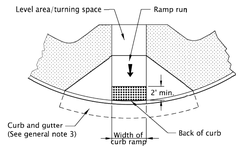
RD904.dgn 20-JUL-2020



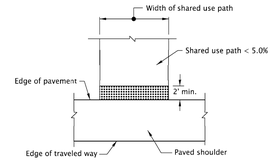
PARALLEL CURB RAMP



RAISED CROSSING, TRUCK APRON OR PROTECTED BIKE FACILITY



PERPENDICULAR CURB RAMP
GRADE BREAK IN FRONT OF CURB



SHARED-USE PATH CONNECTION

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Detectable warning surface details & locations are based on applicable ODOT Standards.
2. See project plans for details not shown.
   See Std. Dwgs. RD700 & RD701 for curbs.
   See Std. Dwg. RD902 for detectable warning surface installation details.
3. On or along state highways, curb and gutter is required at curb ramps.
4. Detectable warning surface placement for perpendicular ramps vary as shown.

LEGEND:

- Marked or intended crossing location
- Sidewalk
- Detectable warning surface
- Cross slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)
- Running slope 7.5% max. (Max. 8.3% finished surface slope)

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

DETECTABLE WARNING SURFACE PLACEMENT FOR CURB RAMPS

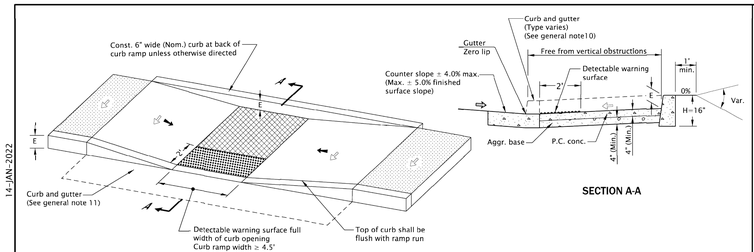
2021

DATE	REVISION DESCRIPTION
07-2020	NEW DRAWING CREATED

CALC. BOOK NO. ____ N/A ____ SDR DATE 20-JUL-2020 **RD904**

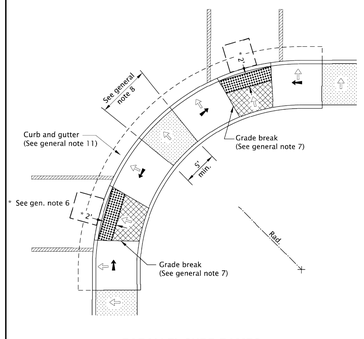
Effective Date: June 1, 2023 - November 30, 2023

RD920.dgn 14-JAN-2022

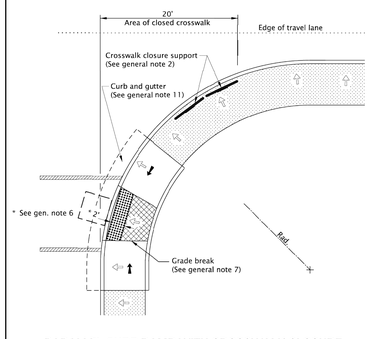


SECTION A-A

PARALLEL CURB RAMP DETAIL



PARALLEL CURB RAMPS OPTION "PL-1"



PARALLEL CURB RAMP WITH CROSSWALK CLOSURE OPTION "PL-2"

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Curb ramp details are based on applicable ODOT Standards.
2. See Std. Dwgs. RD700 & RD701 for curbs.
   See Std. Dwgs. RD720 & RD721 for sidewalks.
   See Std. Dwgs. RD902 through RD908 for detectable warning surface installation details.
   See Std. Dwg. TM240 for crosswalk closure detail.
3. Site conditions normally require a project specific design. See project plans for details not shown.
4. Tooled dummy joints are required at all curb ramp grade break lines, (see Std. Dwg. RD722).
5. Curb ramp slopes shown are relative to the true level horizon (zero bubble).
6. Place detectable warning surface at the back of curb for a minimum depth of 2' in the direction of pedestrian travel full width of curb ramp opening that is adjacent to traffic.
7. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush.
8. When 2 ramp runs are immediately adjacent, the curb exposure (E) between the adjacent side may range between 3" and full design exposure.
9. Curb ramps for shared use paths intersecting a roadway shall be full width of path, excluding flares. When a curb ramp is used to provide bicycle access from a roadway to a sidewalk, the curb ramp opening will be ≥ 8' wide, (see Std. Dwg. RD909 for additional details).
10. Place an inlet at upstream side of curb ramp or perform other approved design mitigation. Check the gutter flow depth at curb ramp locations to assure that the design flood does not overtop the back of sidewalk.
11. On or along state highways, curb and gutter is required at curb ramps.

LEGEND:

- Sidewalk
- Detectable warning surface
- Level area (Turning space/landing) Unobstructed 4.5' x 4.5' With obstruction 4.5' x 5.5' (Longer dimension in direction of pedestrian street crossing). For the purposes of this application, a max. 2.0% finished surface slope (for drainage) measured perpendicular in two directions is considered level.
- Cross slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)
- Running slope 7.5% max. (Max. 8.3% finished surface slope)
- Counter slope 4.0% max. ascending or descending, (Max. 5.0% finished surface slope) Slope as required for drainage
- 4'x4' clear space

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OREGON STANDARD DRAWINGS

PARALLEL CURB RAMP

2021

DATE	REVISION DESCRIPTION
07-2020	NEW DRAWING CREATED
07-2021	REVISED DETAIL AND NOTES
01-2022	REVISED NOTES

CALC. BOOK NO. ____ N/A ____ SDR DATE 14-JAN-2022 **RD920**

Effective Date: June 1, 2023 - November 30, 2023

Z:\Projects\60339 - cida - cannon beach rejuvenation project - phase 1\16 CADD\Production\60339 - SITE PLAN PHASE II.dwg Oct 24, 2023 - 8:16am

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 DESIGN REVIEW BOARD SET 08.21.23
2 REVISED DESIGN REVIEW BOARD SET 09.19.23

CIDA
ARCHITECTURE
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WWW.CIDAINC.COM

TENANT IMPROVEMENT FOR:

CBE REJUVENATION

268 BEAVER ST
CANNON BEACH, OR

DESIGN REVIEW BOARD 08.21.23

C3.3

CURB RAMPS & DETECTABLE WARNING DETAILS
220039.01

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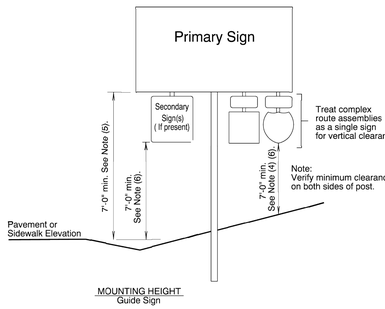
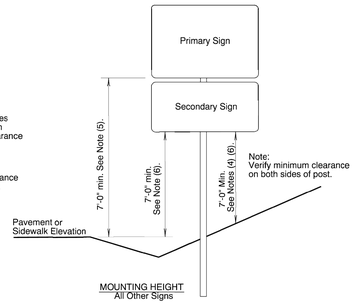
07-JAN-2022

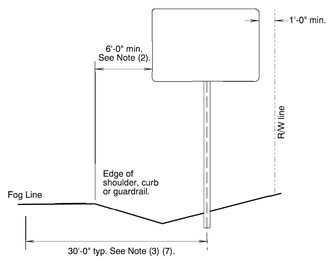
TM200.dgn



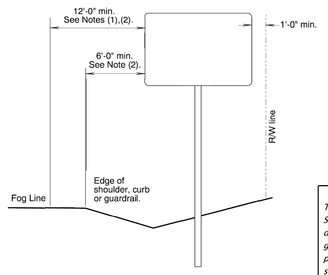
MOUNTING HEIGHT
Guide Sign



MOUNTING HEIGHT
All Other Signs



LATERAL OFFSET
Guide Signs



LATERAL OFFSET
All Other Signs

General Installation Notes:

a. Signing details shown on this sheet are intended to convey "typical" conditions only. Individual locations may require installation different from those shown.
For guidance regarding unique installations or exceptions call the Project Sign Designer or Region Traffic Section.

b. Locate breakaway supports away from ditches to avoid problems with erosion, corrosion, debris, maintenance and breakaway performance. See Dwg. No. TM635 for more information.

c. For wood post support details see Dwg. No. TM670.

d. For perforated steelsquare tube support details see Dwg. No. TM681.

e. For triangular base breakaway support details see Dwg. No. TM602.

f. For multi-post breakaway support details see Dwg. No. TM600.

g. Mounting heights should not be more than 3 inches more than the minimum heights shown, where practical.

h. 2" vertical spacing between all signs.

Notes:

1). 6' minimum if behind barrier.

2). 2' minimum if restricted R/W.

3). 20' for ramp terminals.

4). 8' minimum if bicycle path underneath.

5). 8' minimum if secondary signs attached.

6). 5' minimum if outside clearzone, in rural areas and no pedestrians underneath.

7). For multi-post installations measure distance from post closest to roadway.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

SIGN INSTALLATION DETAILS

2021

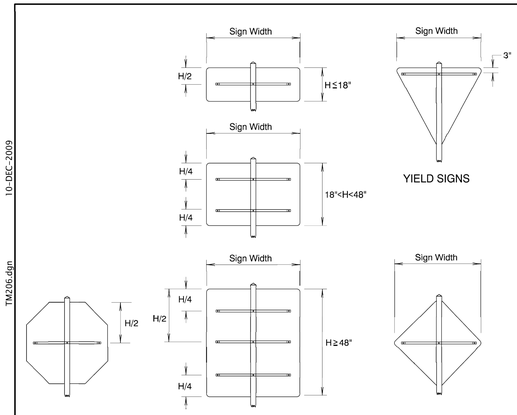
DATE	REVISION DESCRIPTION
01/22	Edited elevation text in Mounting Height details

CALC BOOK NO. N/A | SDR DATE 07 JAN 2022 | **TM200**

Effective Date: June 1, 2023 - November 30, 2023

10-DEC-2009

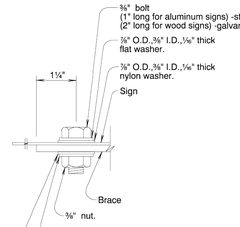
TM206.dgn



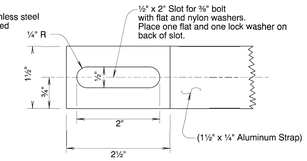
STOP SIGN

OTHER SIGNS

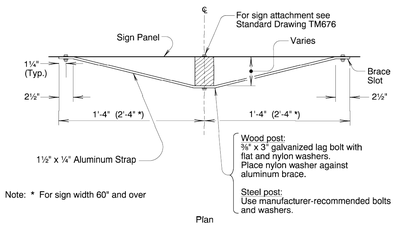
WARNING SIGNS



BOLT, NUT AND WASHER INSTALLATION DETAIL



DETAIL OF BRACE SLOT



Note: * For sign width 60" and over

SIGN BRACING

NOTES:
1. Sign braces are only installed when specified in the contract plans, in the special provisions, or by the engineer.
2. When attaching bolts to brace slot, hold bolt head in place and turn nut on opposite side.
3. Use nylon washer against both sides of aluminum brace when using galvanized hardware.

TYPICAL LOCATION OF BRACING

(Adjust location of bracing so that bolts will miss legend)

BRACE LENGTHS **		
POST SIZE	SIGN WIDTH	
	< 60"	≥60"
2" X 2" (Steel)	32½"	56½"
2½" X 2½" (Steel)	32½"	56½"
4" X 4" (Wood)	33½"	57"
4" X 6" (Wood)	35"	57½"
6" X 6" (Wood)	35½"	58"
6" X 8" (Wood)	37½"	59 "

** Verify lengths before bending and attaching to sign and post.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

SIGN BRACING DETAIL

2021

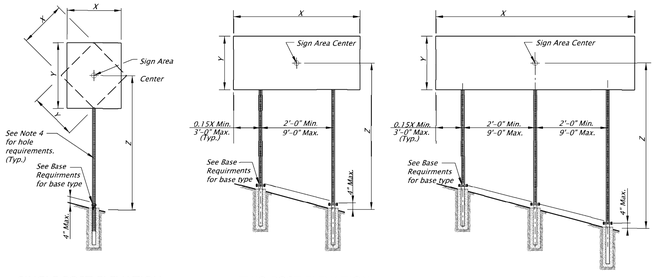
DATE	REVISION DESCRIPTION

CALC BOOK NO. N/A | SDR DATE 10-DEC-2009 | **TM206**

Effective Date: June 1, 2023 - November 30, 2023

10-JUL-2020

TM681.dgn



SINGLE POST ELEVATION
No scale

TWO POST ELEVATION
No scale

THREE POST ELEVATION
No scale

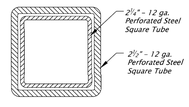
	(X * Y * Z) in ft³ - Maximum								
	3 Second Gust Wind Speed (TM671)								
	85 MPH			95 MPH			105 or 110 MPH		
	Number of Posts			Number of Posts			Number of Posts		
Square Tube Size	1	2	3	1	2	3	1	2	3
2"-12 ga.	79	158	237	63	126	189	57	114	171
2½"-12 ga.	136	272	408	109	218	327	98	196	294
2½"-10 ga.	165	330	495	132	264	396	119	238	357
2¼"& 2½"-12 ga.	231	462	693	185	370	555	167	334	501

PERMANENT PERFORATED STEEL SQUARE TUBE TABLE

	(X * Y * Z) in ft³ - Maximum								
	3 Second Gust Wind Speed (TM671)								
	85 MPH			95 MPH			105 or 110 MPH		
	Number of Posts			Number of Posts			Number of Posts		
Square Tube Size	1	2	3	1	2	3	1	2	3
2"-12 ga.	125	250	375	100	200	300	90	180	270
2½"-12 ga.	215	430	645	172	344	516	155	310	465
2½"-10 ga.	261	522	783	209	418	627	189	378	567
2¼"& 2½"-12 ga.	364	728	1092	292	584	876	263	526	789

TEMPORARY PERFORATED STEEL SQUARE TUBE TABLE

* - See 2¼"& 2½" - 12 ga. detail.



2¼" - 12 ga. PSST to extend entire length inside of the 2½" - 12 ga. PSST.

2¼" & 2½" - 12 GA. DETAIL
No scale

	Number of Posts		
Square Tube Size	1	2	3
2"-12 ga.	Anchor	Anchor	N/A
2½"-12 ga.	Anchor	Slip	Slip
2½"-10 ga.	Slip	Slip	Slip
2¼"& 2½"-12 ga.	Slip	Slip	Slip

1. Anchor - See Drawing TM687 for PSST anchor foundation details.
2. Slip - See Drawing TM688 for PSST slip base foundation details.
3. N/A - Do not use this option.

BASE REQUIREMENTS

Accompanied by dwgs. TM200, TM671, TM687, TM688, TM689, TM822

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

PERFORATED STEEL SQUARE TUBE (PSST) SIGN SUPPORT INSTALLATION

2021

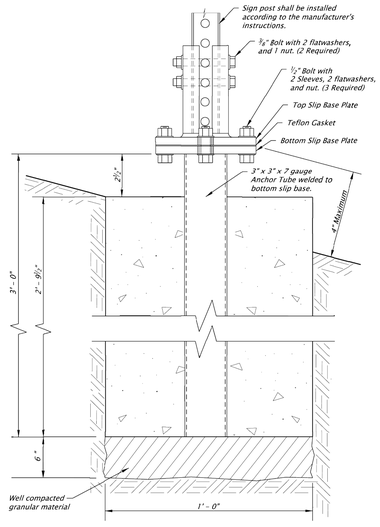
DATE	REVISION DESCRIPTION

CALC BOOK NO. 5752 | SDR DATE 10-JUL-2017 | **TM681**

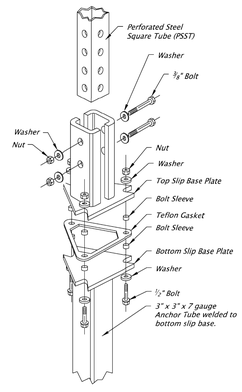
Effective Date: June 1, 2023 - November 30, 2023

10-JUL-2020

TM688.dgn



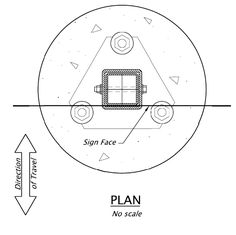
SLIP BASE ELEVATION
No scale



SLIP BASE EXPLODED VIEW
No scale

General Notes:

1. Material grade for base hardware connection shall be according to the manufacturer's recommendation and based on crash testing.
2. Slip base steel shall be hot dipped galvanized or approved equal.
3. Footing concrete shall be Commercial Grade Concrete (fc = 3000 psi) per Specification 00440. The CGC mixture may be accepted at the site of placement according to 00440.14.
4. Material grade for base hardware connection shall be according to the manufacturer's recommendation and based on crash testing.
5. All slip bases shall be pre-assembled by the manufacturer and shall be installed according to the manufacturer's instructions.
6. Use slip bases listed on the ODOT Qualified products list or submit crash testing data, installation instructions, and unstamped working drawings according to 00150.35.
7. Slip base details shown are not for a specific manufacturer and are only shown to convey general pieces of a slip base system. Specific slip base material will be acccording to the manufacturer's documentation.



PLAN
No scale

Accompanied by dwgs. TM681, TM687

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

PERFORATED STEEL SQUARE TUBE (PSST) SLIP BASE FOUNDATION

2021

DATE	REVISION DESCRIPTION

CALC BOOK NO. 5752 | SDR DATE 06-JAN-2012 | **TM688**

Effective Date: June 1, 2023 - November 30, 2023

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 DESIGN REVIEW BOARD SET 08.21.23
2 REVISED DESIGN REVIEW BOARD SET 09.19.23

CIDA
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

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PORTLAND, OREGON 97224
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WWW.CIDAINC.COM

TENANT IMPROVEMENT FOR:

CBE REJUVENATION

268 BEAVER ST
CANNON BEACH, OR

C3.4

SIGN DETAILS

220039.01

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DESIGN REVIEW BOARD 08.21.23

Z:\Projects\60339 - cida - cannon beach rejuvenation project - phase 1\06 CAD\Production\60339 - SITE PLAN PHASE II.dwg Oct 24, 2023 - 8:16am

07-01-2020

TM500.dgn

W

4" WHITE LINE

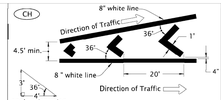
W-2

8" WHITE LINE

Y

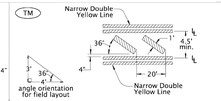
4" YELLOW LINE

CH



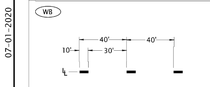
CHEVRON BARS
1' WHITE BARS AT 20' SPACING

TM



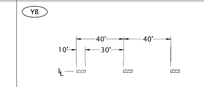
TRANSVERSE MEDIAN BARS
1' YELLOW BARS AT 20' SPACING

WB



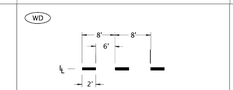
4" WHITE BROKEN LINE

YB



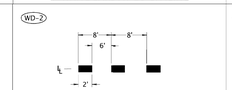
4" YELLOW BROKEN LINE

WD



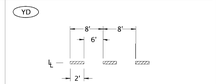
4" WHITE DOTTED LINE
For lane extensions

WD-2



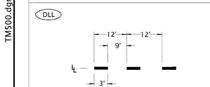
8" WHITE DOTTED LINE
For lane extensions and bike lane extensions

YD



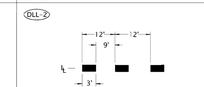
4" YELLOW DOTTED LINE
For lane extensions

DLL



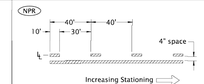
4" WHITE DOTTED LANE LINE
For lane lines in acceleration/deceleration lanes

DLL-2



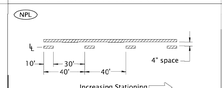
8" WHITE DOTTED LANE LINE
For lane lines in drop lanes

NPR



NO-PASS RIGHT
4" YELLOW LINES

NPL

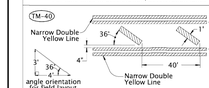


NO-PASS LEFT
4" YELLOW LINES

TWL

TWO-WAY LEFT TURN
4" YELLOW LINES

TM-40

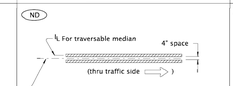


TRANSVERSE MEDIAN BARS
1' YELLOW BARS AT 40' SPACING
For use at painted medians where distance between left turn refuges exceeds 200'

D

DOUBLE NO-PASS
TWO 4" YELLOW LINES

ND

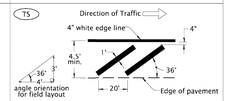


NARROW DOUBLE NO-PASS
TWO 4" YELLOW LINES

NDW

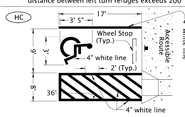
NARROW DOUBLE NO-LANE CHANGE
TWO 4" WHITE LINES

TS



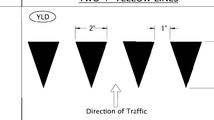
TRANSVERSE SHOULDER BARS
1' WHITE BARS AT 20' SPACING

HC



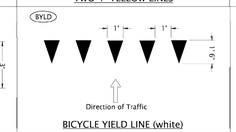
DISABLED PARKING DETAIL (white)

YLD



YIELD LINE (white)

BYLD



BICYCLE YIELD LINE (white)

LEGEND

Direction Of Traffic, Increasing Stationing Or Thru Traffic Side

Lane line dimensions are shown on the striping plans

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OREGON STANDARD DRAWINGS

PAVEMENT MARKING STANDARD DETAIL BLOCKS

2021

DATE	REVISION DESCRIPTION
07-2020	Changed Min. widths for CH, TM, TM-40, and TS

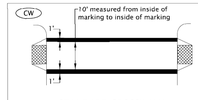
CALC. BOOK NO. N/A | SDR. DATE 07-01-2020 | **TM500**

Effective Date: June 1, 2023 - November 30, 2023

07-08-2022

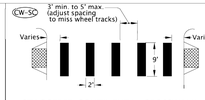
TM503.dgn

CW



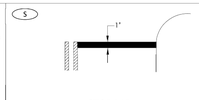
STANDARD CROSSWALK
TWO 1' WHITE BARS
Install per Standard Drawing TM530

CW-SC



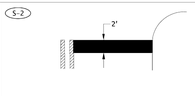
STAGGERED CONTINENTAL CROSSWALK
2' WHITE BARS
Install per Standard Drawing TM530

S



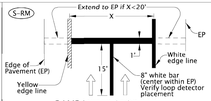
STOP BAR
1' WHITE BAR
Install per Standard Drawing TM530

S-2



STOP BAR - LARGE
2' WHITE BAR
Install per Standard Drawing TM530

S-RM

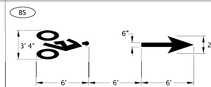


RAMP METER STOP BAR
1" & 8" WHITE BARS
For multi-lane ramp meter applications

BR

BIKE RIGHT TURN STENCIL (white)
Center marking within lane width
For proportion details, see current version of Standard Highway Signs

BS

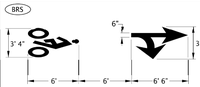


BIKE LANE STANDARD STENCIL (white)
Center marking within lane width
For proportion details, see current version of Standard Highway Signs

BL

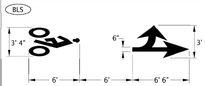
BIKE LEFT TURN STENCIL (white)
Center marking within lane width
For proportion details, see current version of Standard Highway Signs

BRS



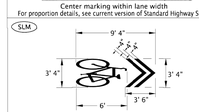
BIKE RIGHT TURN STRAIGHT STENCIL (white)
Center marking within lane width
For proportion details, see current version of Standard Highway Signs

BLS



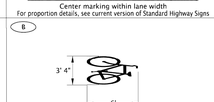
BIKE LEFT TURN STRAIGHT STENCIL (white)
Center marking within lane width
For proportion details, see current version of Standard Highway Signs

SLM



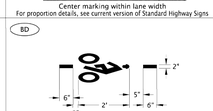
SHARED LANE MARKING (white)
Center marking within lane width or as shown
For proportion details, see current version of Standard Highway Signs

B



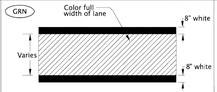
BIKE STENCIL (white)
Used for Intersection Bicycle Box applications
Place marking within bicycle box, centered with motor vehicle lane width

BD



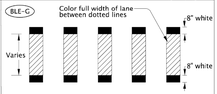
BICYCLE DETECTOR MARKING (white)
Place Bicycle Detector Pavement Marking in optimum loction where bicycle acuates the traffic signal

GRN



GREEN SUPPLEMENTAL BICYCLE LANE
SOLID LINE (green)

BLE-G



GREEN SUPPLEMENTAL BICYCLE LANE
DOTTED LINE EXTENSION (green)

BUS

BUS (white)
Center marking within lane width
For letter proportion details, see current version of Standard Highway Signs

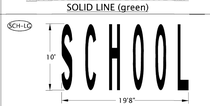
ON

ONLY (white)
Center marking within lane width
For letter proportion details, see current version of Standard Highway Signs

SCH

SCHOOL (white)
Center marking within lane width
For letter proportion details, see current version of Standard Highway Signs

SCH-LG

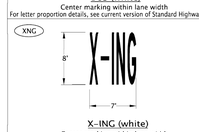


SCHOOL - LARGE (white)
Center marking within width of two lanes
For letter proportion details, see current version of Standard Highway Signs

CRS-LG

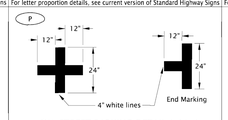
CROSSING - LARGE (white)
Center marking width of two lanes
For letter proportion details, see current version of Standard Highway Signs

XNG



X-ING (white)
Center marking within lane width
For letter proportion details, see current version of Standard Highway Signs

P



ON-STREET PARKING DETAIL (white)

General Note:
1. Arrow, letter, and bike symbol dimensions nominal.

LEGEND

Direction of Traffic

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

PAVEMENT MARKING STANDARD DETAIL BLOCKS

2021

DATE	REVISION DESCRIPTION
07-2022	Added note for measurement of Standard Crosswalk

CALC. BOOK NO. N/A | SDR. DATE 07-08-2022 | **TM503**

Effective Date: June 1, 2023 - November 30, 2023

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 DESIGN REVIEW BOARD SET 08.21.23
2 REVISED DESIGN REVIEW BOARD SET 09.19.23

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TENANT IMPROVEMENT FOR:

CBE REJUVENATION

268 BEAVER ST
CANNON BEACH, OR

DESIGN REVIEW BOARD 08.21.23

C3.5

PAVEMENT MARKING DETAILS

220039.01

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Z:\Projects\60339 - cida - cannon beach rejuvenation project - phase 1\16 CADD\Production\60339 - SITE PLAN PHASE II.dwg Oct 24, 2023 - 8:16am

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C4.1
SITE GRADING PLAN
220039.01

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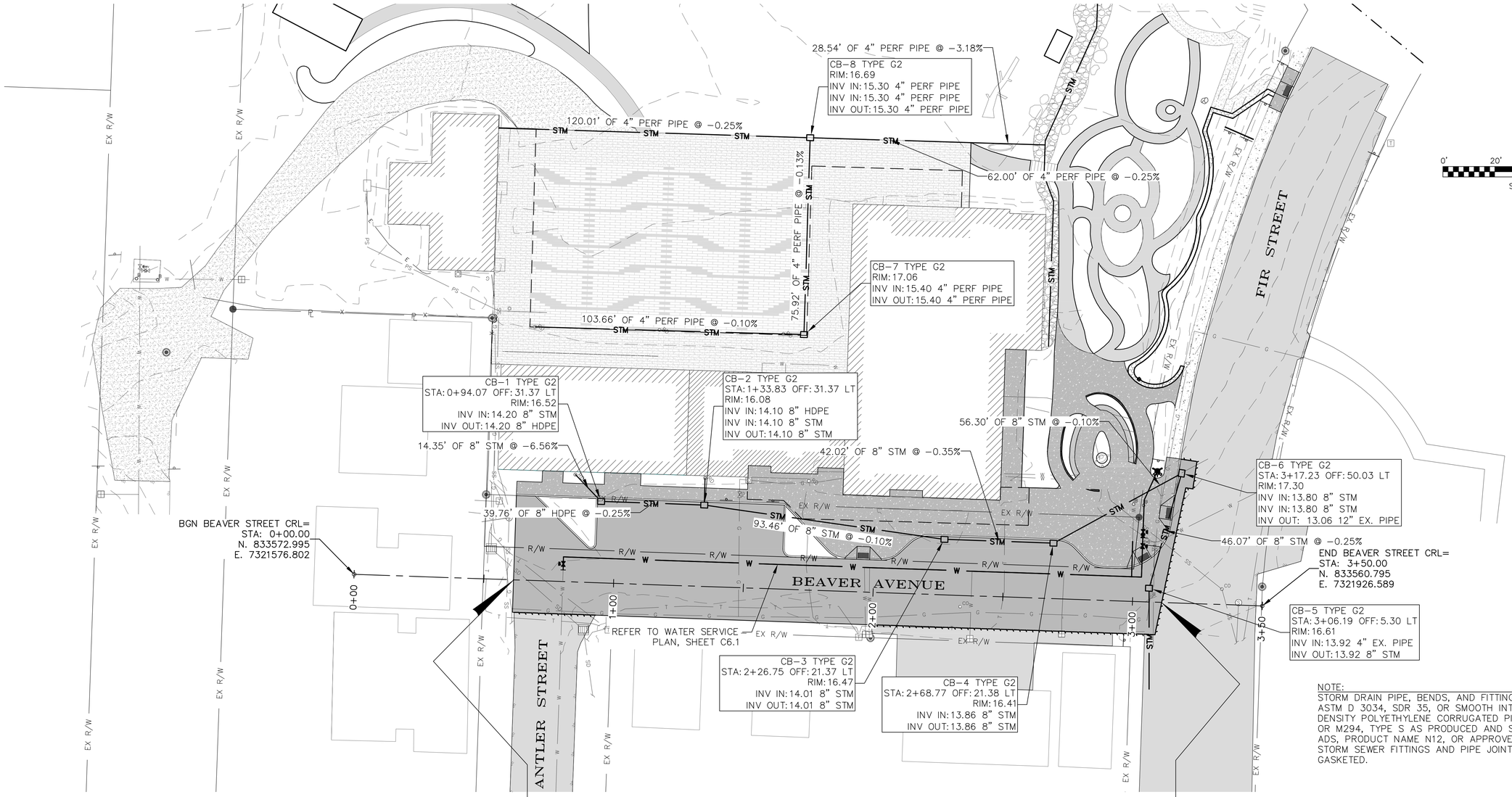
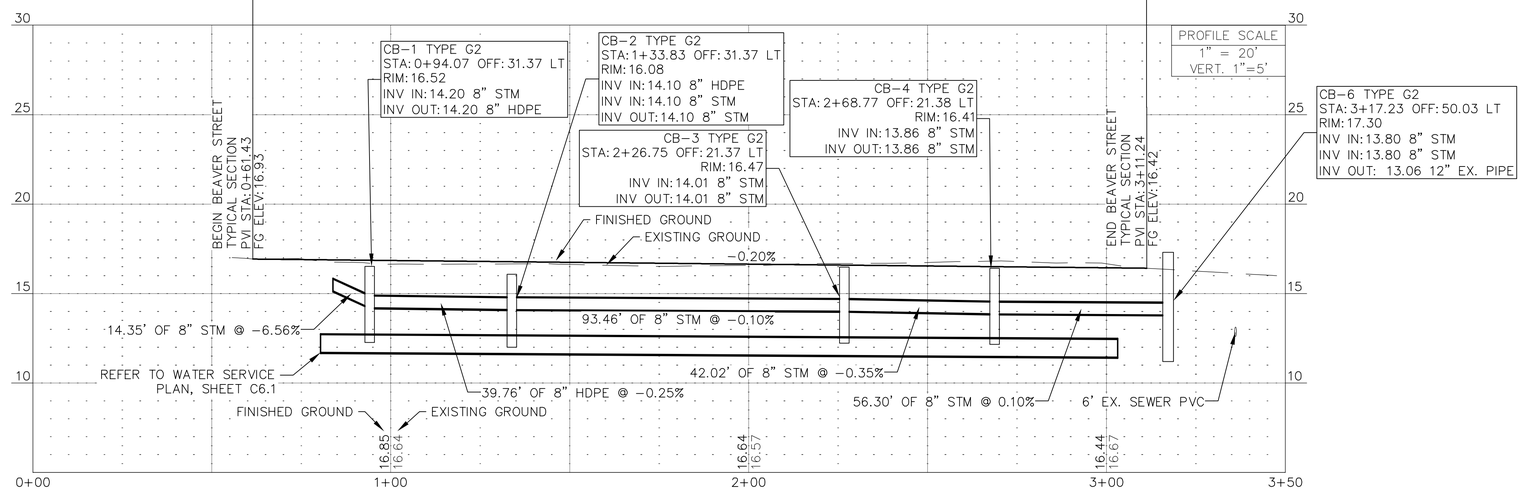


NOTE:
STORM DRAIN PIPE, BENDS, AND FITTINGS SHALL BE PVC, ASTM D 3034, SDR 35, OR SMOOTH INTERIOR, HIGH DENSITY POLYETHYLENE CORRUGATED PIPE AASHTO M252 OR M294, TYPE S AS PRODUCED AND SPECIFIED BY ADS, PRODUCT NAME N12, OR APPROVED EQUAL. ALL STORM SEWER FITTINGS AND PIPE JOINTS SHALL BE GASKETED.



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CBE REJUVENATION

268 BEAVER ST
CANNON BEACH, OR

DESIGN REVIEW BOARD 08.21.23

C5.1

BEAVER STREET & STORM WATER P&P

220039.01

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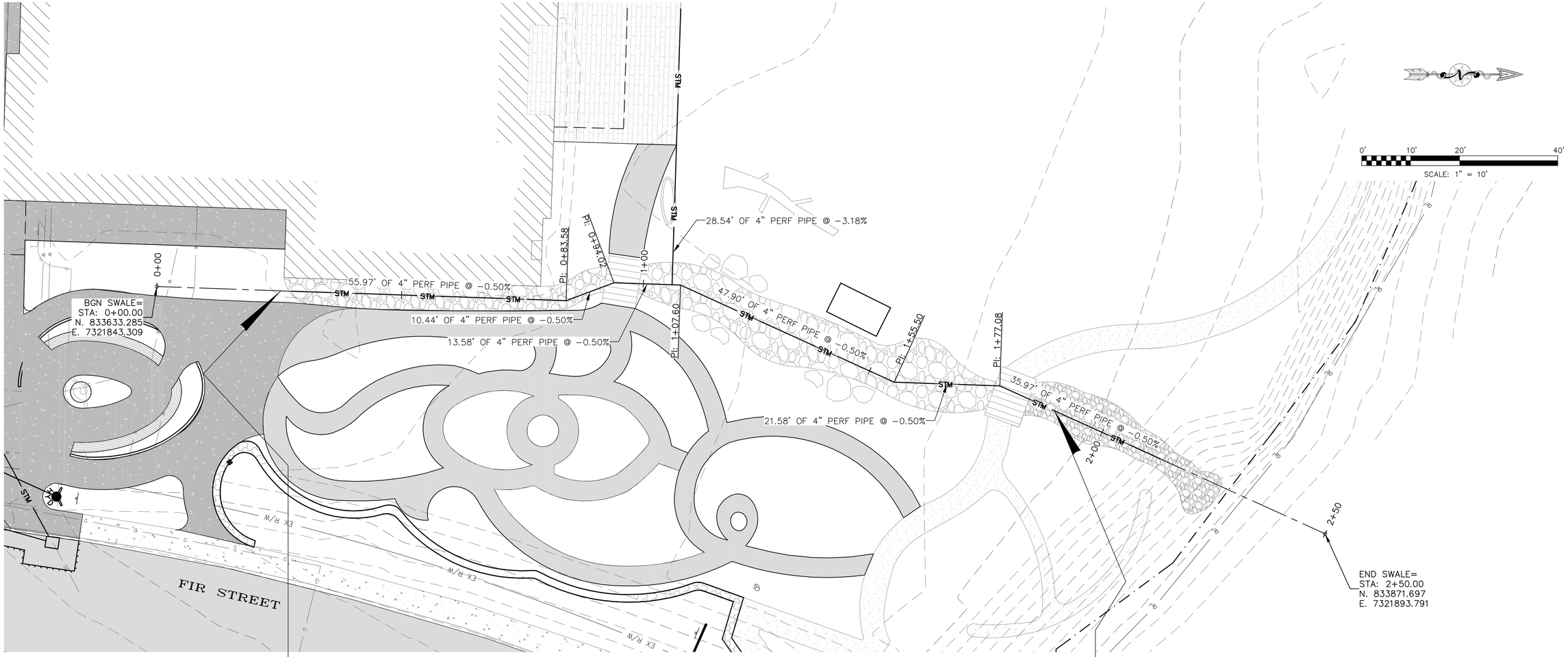

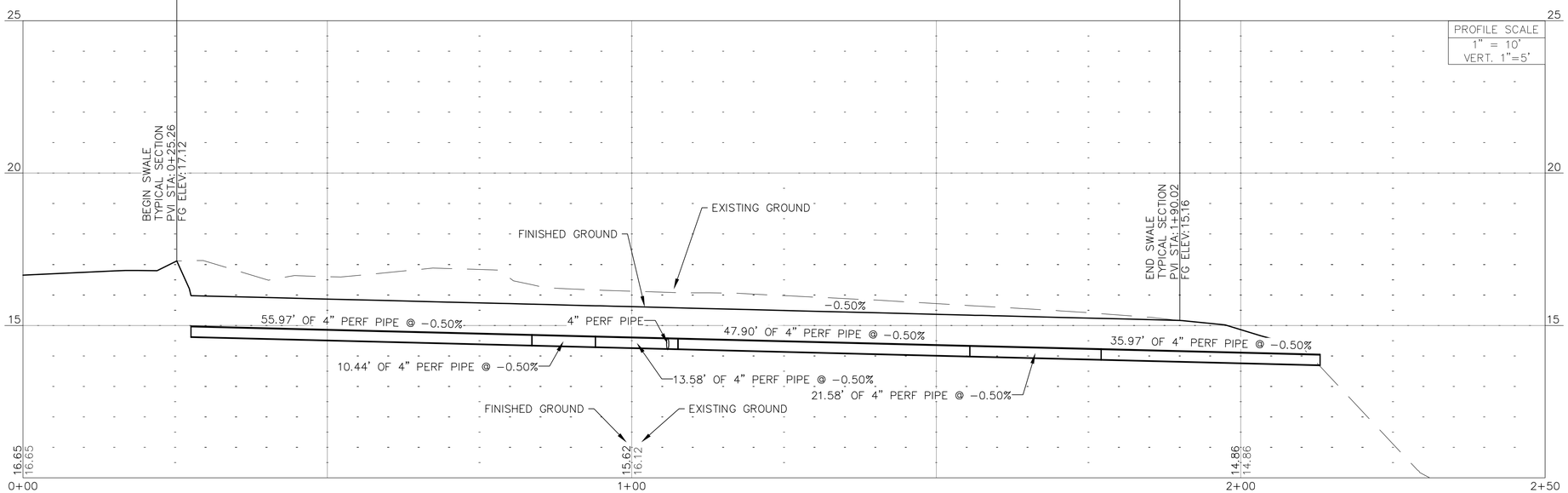

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED	DATE
1 DESIGN REVIEW BOARD SET	08.21.23
2 REVISED DESIGN REVIEW BOARD SET	09.19.23

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C5.2

SWALE P&P

220039.01

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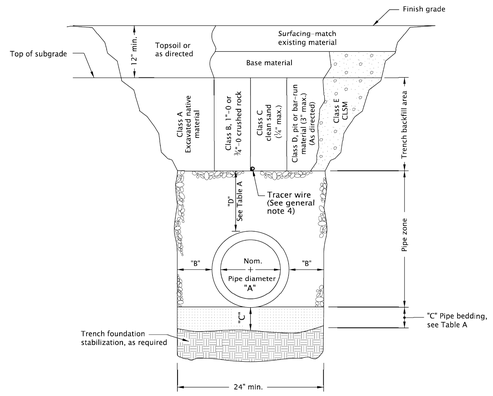
20-JUL-2020

RD300.dgn

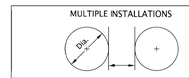
TABLE A

"A" (in)	"B" (in)	"C" (in)	"D" (in)
4	10	4	8
6	10	4	8
8	10	6	10
10	10	6	10
12	12	6	10
15	12	6	10
18	16	6	12
21	16	6	12
24	18	6	12
30	18	6	12
36	24	6	14
42	24	6	14
48	24	6	14
54	24	6	14
60	24	6	14
66	24	6	14
72	24	6	14

For pipes over 72" diameter, see general note 3.



MULTIPLE INSTALLATIONS



DIAMETER	MIN. SPACE BETWEEN PIPES
Up to 48"	24"
48" to 72"	One half (½) dia. of pipe

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Surfacing of paved areas shall comply with street cut Std. Dwg. RD302.
2. For pipe installation in embankment areas where the trench method will not be used and the pipe is ≥ 36" diameter, increase dimension "B" to nominal pipe diameter.
3. Pipes over 72" diameter are structures, and are not applicable to this drawing.
4. See Std. Dwg. RD336 for tracer wire details (When required).

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

TRENCH BACKFILL, BEDDING, PIPE ZONE AND MULTIPLE INSTALLATIONS

2021

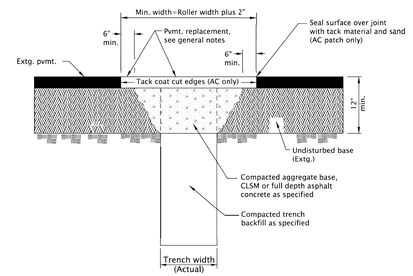
DATE	REVISION DESCRIPTION

CALC. BOOK NO. N/A | SDR DATE 14-JUL-2014 | **RD300**

Effective Date: June 1, 2023 - November 30, 2023

20-JUL-2020

RD302.dgn



GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. All existing AC or PCC pavement shall be sawcut prior to repaving.
2. Concrete pavement shall be replaced with concrete to a minimum thickness of 8" or to the thickness of removed pavement, whichever is greater.
3. For joining new concrete to existing concrete, see contract plans for sepecific details.
4. Place AC mix minimum thkn. of 6" or the thkn. of the removed pavement, whichever is greater. Compact as specified.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

STREET CUT

2021

DATE	REVISION DESCRIPTION

CALC. BOOK NO. N/A | SDR DATE 20-JUL-2020 | **RD302**

Effective Date: June 1, 2023 - November 30, 2023

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
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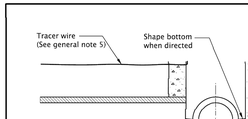
TENANT IMPROVEMENT FOR:

CBE REJUVENATION

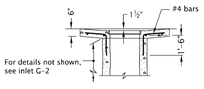
268 BEAVER ST
CANNON BEACH, OR

20-JUL-2020

RD364.dgn



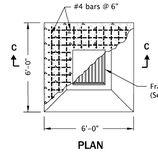
DETAIL A
WITHOUT SUMP



SECTION C-C

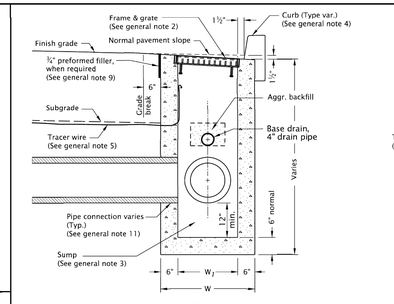
NOTE:

All reinforcement to be placed 2" clear of nearest face of concrete unless shown or noted otherwise

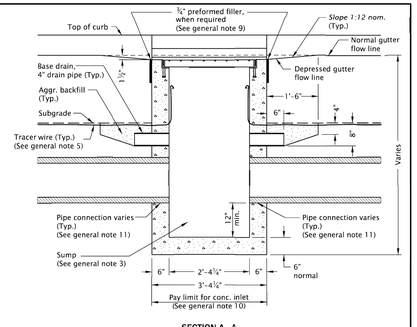


PLAN

TYPE G-2MA

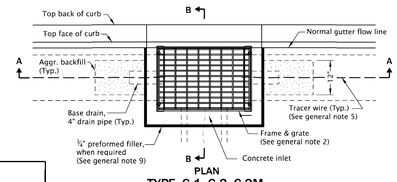


SECTION B - B



SECTION A - A

TABLE A		
INLET TYPE	W	W_1
G-1	2'-8⅞"	1'-8⅞"
G-2, G-2M, G-2MA	3'-3⅞"	2'-3⅞"



PLAN

TYPE G-1, G-2, G-2M

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Where precast inlets are used as an alternate to cast-in-place inlets, a 4" compacted leveling bed of sand or ¼"-0 crushed aggregate shall be provided. All precast inlets shall conform to requirements of ASTM C913.
2. Graphics show G-1 inlet with Type 2 grate. See Table A for inlet dimensions.
   Type 1 grate allowed only in locations not subject to bicycle or pedestrian use.
   For frame and grate details, see Std. Dwg. RD365.
3. Provide sump only where shown on plans, and allowed by jurisdiction. See Detail A for inlet without sump.
4. For curb details, see Std. Dwgs. RD700 & RD701.
5. See Std. Dwg. RD336 for tracer wire details, or approved alternate.
6. Max. pipe diameter varies with pipe material.
7. Location, elevation, diameter, slope, and number of pipe(s) varies, see project plans.
8. All concrete shall be commercial grade concrete.
9. ¾" preformed filler (in concrete pavement or gutter only) to extend through thickness of concrete.
10. See Std. Dwg. RD363 for gutter transition section, when curb and gutter are required.
11. See Std. Dwg. RD339 for pipe to structure connections.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

CONCRETE INLETS
TYPE G-1, G-2, G-2M, & G-2MA

2021

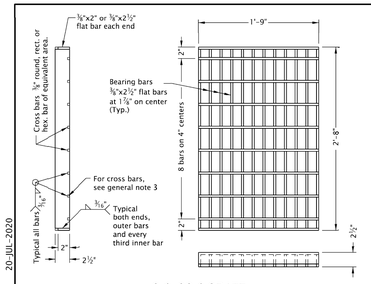
DATE	REVISION DESCRIPTION

CALC. BOOK NO. N/A | SDR DATE 21-JUL-2015 | **RD364**

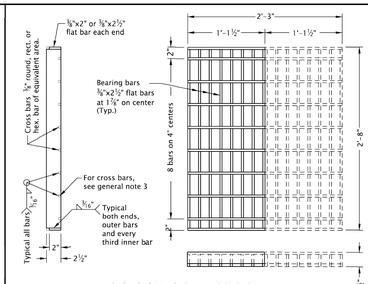
Effective Date: June 1, 2023 - November 30, 2023

20-JUL-2020

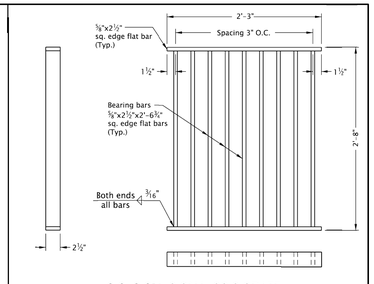
RD365.dgn



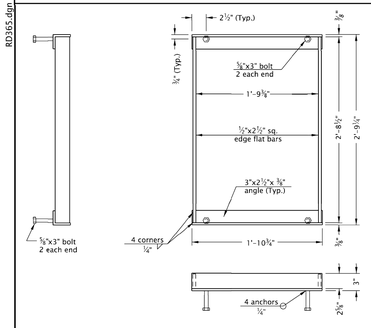
G-1, CG-1 GRATE
(TYPE 2)
(Bicycle-safe)



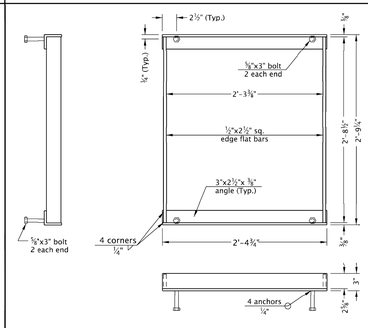
G-2, G-2M, G-2MA, CG-2 GRATE
(TYPE 2)
(Bicycle-safe)
(2 grates required per inlet, as shown)



G-2, G-2M, G-2MA, CG-2 GRATE
(TYPE 1)
(See general note 2)



G-1, CG-1 FRAME



G-2, G-2M, G-2MA, CG-2 FRAME

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. For inlet details, see appropriate inlet standard drawing(s).
2. Type 1 grate allowed only in locations not subject to bicycle or pedestrian use.
3. ⅜" cross bars shall be flush with the top of grate surface and may be fillet welded, resistance welded or electroforged to bearing bars.
4. Hot dip galvanize after fabrication.
5. Cast iron grate and frame are acceptable alternates. See ODOT's QPL.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

FRAMES & GRATES
FOR CONCRETE INLETS

2021

DATE	REVISION DESCRIPTION

CALC. BOOK NO. N/A | SDR DATE 14-JUL-2014 | **RD365**

Effective Date: June 1, 2023 - November 30, 2023

DESIGN REVIEW BOARD 08.21.23

C5.3

STORMWATER DETAILS

220039.01

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CONSTRUCTION NOTES

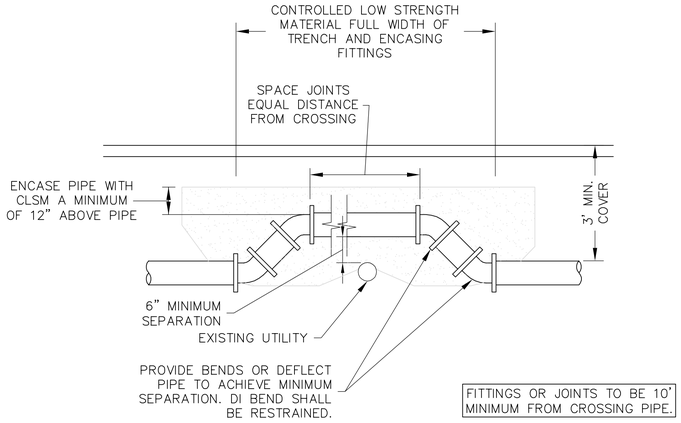
1. INSTALL 12" IPS HDPE DRLL WATER MAIN. BEDDING AND BACKFILL PER DETAILS RD300 & RD302, SHEET C5.3
2. INSTALL 1" SERVICE. SPLICE TO EXISTING SERVICE WITHIN 1' OF EXISTING METER (TYP). SEE DETAIL RD274, SHEET C6.2
   INSTALL:
   (1) 12" X 1" PLASSON ELECTROFUSION SADDLE
   (1) 1" X 3/4" BRASS BUSHING
   (1) 3/4" MIP X COMP BALL CORP STOP
   (1) 3/4" MUNICIPEX CTS SERVICE
   (1) 3/4" CTS COMP UNION
3. EXISTING 12" SIMPSON C200 PVC PIPE
4. EXISTING 6" PIPE
5. POTHOLE AND VERIFY THE EXISTING PIPE TYPE AND OUTER DIAMETER. COORDINATE WITH THE ENGINEER AND EBAA REPRESENTATIVE FOR THE CORRECT MECHANICAL JOINT RESTRAINT.
   (1) EBAA JOINT MECHANICAL JOINT RESTRAINT
   (1) 12" GATE VALVE MJ X MJ
   (1) 12" MJ X MJ 90o/ BEND & THRUST BLOCK
   (1) 12" EBAA 2000PV HDPE MECHIANICAL JOINT RESTRAINT
6. POTHOLE AND VERIFY THE EXISTING 12" VALVE CONNECTION TYPE (FLG OR MJ). INSTALL 12" MJ X MJ X MJ TEE & THRUST BLOCK. IF THE VALVE IS FLG, INSTALL 12" MJ X MJ X FLG TEE & THRUST BLOCK.
   NORTH BRANCH OF TEE INSTALL:
   (1) 12" X 6" MJ X MJ REDUCER CONCENTRIC
   (1) 6" GATE VALVE MJ X FLG
   SOUTH BRANCH OF TEE INSTALL:
   (1) 12" GATE VALVE MJ X FLG
7. INSTALL:
   (1) 12" FLG X FLG 90° BEND & THURST BLOCK
8. INSTALL STD FIRE HYDRANT (MUELLER SUPER CENTURION A423 HYDRANT) ASSEMBLY PER DETAIL RD 254, SHEET C6.2, INCLUDING:
   INSTALL 6" HDPE DR11 FOR HYDRANT SERVICE
   (1) 6" FLG X FLG 22.5 BEND & THRUST BLOCK
   RESTRAIN ALL PIPE JOINTS ON EACH SIDE OF BEND AND TO HYDRANT
   IPS-MJ ADAPTER W/ PIPE STIFFENER AND ACCESSORY KIT AT ALL MJ HPDE/DI CONNECTIONS
9. REFER TO HDPE FUSED CROSSING DETAIL TO AVOID EXISTING UTILITY CONFLICTS IF NEEDED
10. INSTALL THRUST STRADDLE PER STANDARD DETAIL RD250, SHEET C6.2

GENERAL WATER NOTES

1. THE CONTRACTOR SHALL MAINTAIN 6" MINIMUM VERTICAL AND 3' MINIMUM HORIZONTAL CLEARANCE (OUTSIDE SURFACES) BETWEEN STORM DRAIN PIPES AND OTHER UTILITY PIPES AND CONDUITS. FOR CROSSING OF SANITARY SEWER LINES, THE OREGON HEALTH AUTHORITY CRITERIA APPLY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ADJACENT UTILITIES WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WATER, SANITARY SEWER, STORMWATER, POWER, TELEPHONE, CABLE TV, GAS, IRRIGATION, AND STREET LIGHTING. THE CONTRACTOR SHALL NOTIFY RESIDENTS AND BUSINESSES 48 HOURS IN ADVANCE OF ANY WORK AFFECTING ACCESS OR SERVICE AND SHALL MINIMIZE INTERRUPTIONS TO DRIVEWAYS FOR RESIDENTS AND BUSINESSES ADJACENT TO THE PROJECT.
3. ALL LAWN AND VEGETATED AREAS DISTURBED WILL BE RESTORED TO ORIGINAL CONDITION. ANY DISTURBANCE OR DAMAGE TO OTHER PROPERTY ON ADJACENT PARCELS OR IN THE PUBLIC RIGHT OF WAY SHALL ALSO BE REPAIRED OR RESTORED TO ORIGINAL CONDITION.
4. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROVIDE PROTECTION FOR ALL UTILITIES AND STRUCTURES.
5. EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR OR BY THE UTILITY.
6. WHERE THE CONTRACTOR MUST RELOCATE WATER AND GAS UTILITIES, SHUTDOWN SHALL ONLY BE ACCOMPLISHED BY THE CITY OR UTILITY PURVEYOR.
7. ALL WATER PIPING SHALL BE CONSTRUCTED WITH 3' MINIMUM COVER, 1' VERTICAL SEPARATION BETWEEN UTILITIES, AND A MINIMUM OF 10' HORIZONTAL SEPARATION AND 18" ABOVE SEWER LINES, UNLESS OTHERWISE NOTED.
8. ALL MJ TO MJ WILL HAVE A FOSTER ADAPTER IN BETWEEN.

SUGGESTED WATERLINE CONSTRUCTION SEQUENCE

1. INSTALL THRUST STRADDLE ON EXISTING WATERLINE AT WEST BEAVER AVENUE AND LET CURE.
2. CONSTRUCT THE MAJORITY OF THE WATERLINE FROM FIR STREET TO ANTLER STREET. PROVIDE TEMPORARY SERVICE CONNECTIONS AS REQUIRED.
3. PROVIDE ADVANCED WARNING TO NEIGHBORING RESIDENCES.
4. PROVIDE TEMPORARY SERVICE CONNECTIONS TO RESIDENCES ALONG BEAVER AVENUE FROM THE WATERLINE IN ANTLER STREET OR FIR STREET.
5. ISOLATE LINE ON BEAVER STREET BY TURNING OFF EXISTING VALVES AT WEST BEAVER AVENUE AND SOUTH ANTLER STREET(NEAR INTERSECTION WITH EAST 3RD/ STREET).
6. INSTALL VALVE AT WEST BEAVER STREET AND KEEP VALVE CLOSED.
7. OPEN VALVE AT SOUTH END OF ANTLER STREET(NEAR INTERSECTION WITH EAST 3RD/ STREET).
8. MAKE CONNECTION WITH THE NEW WATERLINE IN BEAVER AVEUNE. TEST AND DISINFECT THE NEW BEAVER AVEUNE WATERLINE AND ALL SERVICE LINES. COLLECT BACTERIOLOGICAL TEST SAMPLES.
9. AFTER THE NEW BEAVER AVEUNE WATERLINE HAS PASSED BACTERIDLDGICAL TESTS, OPEN THE VALVE AT THE CONNECTION WITH ANTLER STEET AND FIR STREET.
10. CONNECT ALL NEW SERVICES TO EXISTING METERS ALONG BEAVER AVEUNE.



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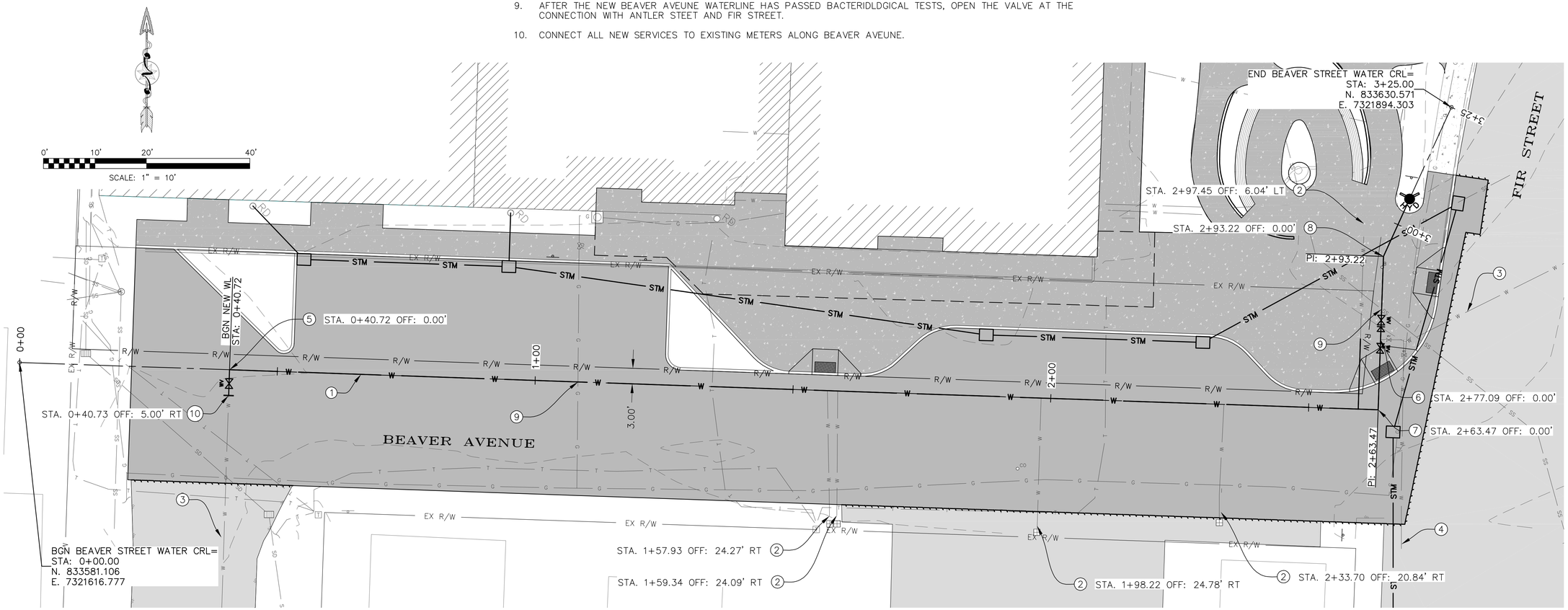
NOT TO SCALE



PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 DESIGN REVIEW BOARD SET 08.21.23
2 REVISED DESIGN REVIEW BOARD SET 09.19.23

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DESIGN REVIEW BOARD 08.21.23

C6.1
WATER SERVICE PLAN
220039.01

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20-JUL-2020

RD250.dgn

THRUST BLOCKING

TABLE A

CONCRETE THRUST BLOCKING (HORIZONTAL)

PIPE DIA.	Table Pressure PSI	Thrust (T) at fittings in Pounds A Tee & Dead Ends	B 90 deg Bend	C 45 deg Bend	D 22.5 deg Bend	E 11.25 deg Bend
4"	250	3035	4320	2315	1215	610
6"	250	6860	9735	5215	2720	1375
8"	250	12185	17310	9265	4835	2430
10"	250	19045	27045	14480	7560	3800
12"	250	27405	38940	20840	10880	5465
14"	250	37320	53010	28370	14815	7445
16"	250	48740	69245	37050	19360	9735

TABLE B

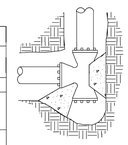
Soil Type	Soil Bearing Capacity (B) in PSF
Muck, peat, etc.	*0*
Soft Clay	*1000*
Sand	*2000*
Sand and gravel	*3000*
Sand and gravel cemented with clay	*4000*
Hard shale	*10,000*

TABLE C

CONCRETE BLOCKING FOR CONVEX VERTICAL BENDS

DIMENSION TABLE

PIPE DIA. in.	Table Pressure PSI	Bend Angle (deg)	Concrete Volume (cy)	Cube Size (ft)	Stirrup Dia. (in)	Stirrup Embmt. (in)	Stirrup Bar #
4"	250	11.25	0.21	1.8			
		22.5	0.43	2.3	⅜	17	5
		45	0.77	2.8			
6"	250	11.25	0.48	2.4			
		22.5	0.95	3.0	⅜	17	5
		45	1.79	3.6			
8"	250	11.25	0.86	2.9			
		22.5	1.65	3.5	⅜	17	5
		45	3.22	4.4			
10"	250	11.25	1.39	3.3			
		22.5	2.62	4.1	⅜	17	5
		45	4.97	4.1			
12"	250	11.25	1.94	3.7			
		22.5	3.91	4.7	⅜	17	5
		45	6.89	5.7	⅝	24	7
14"	250	11.25	2.62	4.1	⅜	17	5
		22.5	5.26	5.2	½	20	6
		45	9.70	6.4	1	27	8
16"	250	11.25	3.44	4.5	⅜	17	5
		22.5	6.89	5.7	⅝	24	7
		45	12.63	7.0	1⅛	30	9



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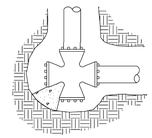

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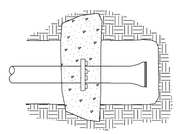
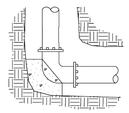
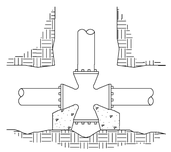


STRADDLE



BEND



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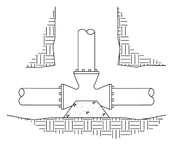

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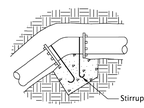
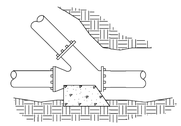


CONVEX VERTICAL BEND
(See Table C)



WYE

THRUST BLOCK BEARING AREA EQUATION

NOTE: WHEN THRUST BLOCK BEARING AREA IS NOT SPECIFIED ON THE PLANS OR DETERMINED BY THE ENGINEER, USE THE FOLLOWING PROCEDURE TO DETERMINE REQUIRED BEARING AREA.

1. Determine thrust (T) for type of fitting or joint and size of pipe from Table A.
2. Determine Design (Test) Pressure from Standard Specifications or Special Provisions.
3. Determine Table Pressure from Table A.
4. Determine Soil Bearing Capacity (B) of soil from Table B.
5. Determine required bearing area (A) in sq. ft. as follows:

$$\text{Thrust Block Bearing Area} = A = \left(\frac{T}{B}\right)\left(\frac{\text{Design (Test) Pressure}}{\text{Table Pressure}}\right)$$

Example: Design (Test) Pressure = 150 PSI
Pipe = 14"
Fitting = Tee
Soil = Sand

From Table A, T = 37320
From Table B, B = 2000

$$A = \left(\frac{37320}{2000}\right)\left(\frac{150}{250}\right) \approx 11.2 \text{ sq.ft.}$$

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Contractor to provide blocking adequate to withstand full test pressure.
2. Pour concrete blocking against undisturbed earth.
3. All concrete shall be commercial grade concrete.
4. Wrap pipe and/or fittings with 2 layers of polyethylene film where in contact with concrete
5. Keep concrete clear of all joints and accessories.
6. Stirrups shall be deformed galvanized cold rolled steel AASHTO M31 (ASTM A615), Grade 60. Coat with coal tar epoxy after installation.
7. See project plans for details not shown.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

THRUST BLOCKING

2021

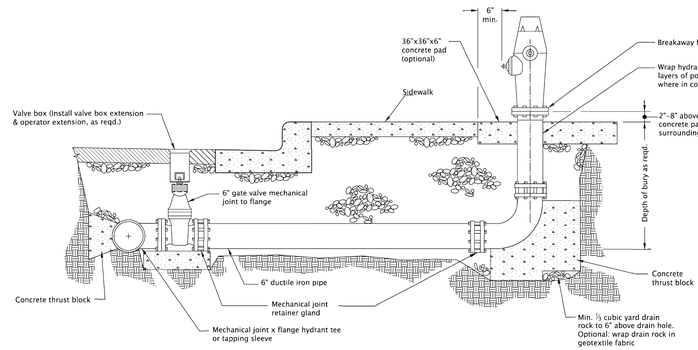
DATE	REVISION DESCRIPTION

CALC BOOK NO. N/A | SDR DATE 25-JUL-2017 | **RD250**

Effective Date: June 1, 2023 - November 30, 2023

20-JUL-2020

RD254.dgn



HYDRANT ASSEMBLY

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. When pipe is shorter than 18', no joints allowed. Use mechanical joint retainer glands. Two ¾" galvanized tie rods may be used in lieu of thrust blocks for installations less than 18' long. Coat tie rods with two coats of coal tar epoxy.
2. When pipe is longer that 18' retainer glands not required.
3. There shall be a minimum of 18" horizontal clearance around hydrant.
4. When placed adjacent to curb, hydrant port shall be 24" from face of curb.
5. Concrete thrust blocks shall be constructed as per thrust blocking Std. Dwg. RD250. Do not block drain holes.
6. Extensions required for hydrant systems shall be installed to the manufacturer's specifications.
7. Hydrants shall be placed to provide a minimum of 5' clearance from driveways, poles, and other obstructions.
8. Hydrant pumper port shall face direction of access.
9. Set hydrant plumb in all directions.
10. See project plans for details not shown.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

HYDRANT INSTALLATION

2021

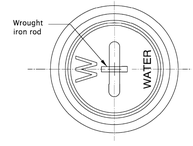
DATE	REVISION DESCRIPTION

CALC BOOK NO. N/A | SDR DATE 25-JUL-2017 | **RD254**

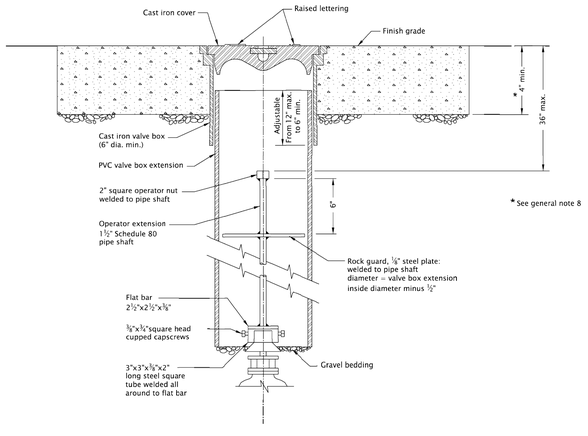
Effective Date: June 1, 2023 - November 30, 2023

20-JUL-2020

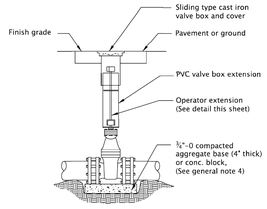
RD258.dgn



COVER PLAN



VALVE BOX EXTENSION SECTION



VALVE BOX ASSEMBLY DETAIL

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Valve box not to rest on operating assembly.
2. Operator extension required when valve nut is deeper than 4' from finish grade.
3. Center valve box on axis of operator nut.
4. Valves 12" and smaller shall be provided with compacted aggr. base on undisturbed ground. Valves greater than 12" shall be installed on precast concrete block, (4" thick).
5. Welds shall be minimum ¼" all around.
6. Hot dip galvanize operator extension after fabrication.
7. Casting shall meet H20 load requirement.
8. Provide concrete or asphalt pad (24" square, 4" thick), when required.
9. See project plans for details not shown.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

VALVE BOX AND OPERATOR EXTENSION ASSEMBLY

2021

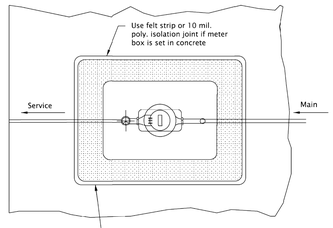
DATE	REVISION DESCRIPTION

CALC BOOK NO. N/A | SDR DATE 25-JUL-2017 | **RD258**

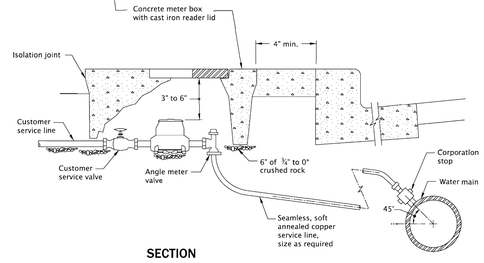
Effective Date: June 1, 2023 - November 30, 2023

20-JUL-2020

RD274.dgn



PLAN



SECTION

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Meter to be centered and set plumb inside meter box.
2. Manufactured meter setter may be used for ¾" to 2" services.
3. Set meter box 4" minimum behind curb or sidewalk.
4. Meter boxes set in driveways shall have traffic lids.
5. See project plans for meter box size.
6. See project plans for details not shown.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without first consulting a Registered Professional Engineer.

All materials shall be in accordance with the current Oregon Standard Specifications.

OREGON STANDARD DRAWINGS

¾" TO 2" WATER SERVICE CONNECTION

2021

DATE	REVISION DESCRIPTION

CALC BOOK NO. N/A | SDR DATE 25-JUL-2017 | **RD274**

Effective Date: June 1, 2023 - November 30, 2023

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WATER SERVICE DETAILS

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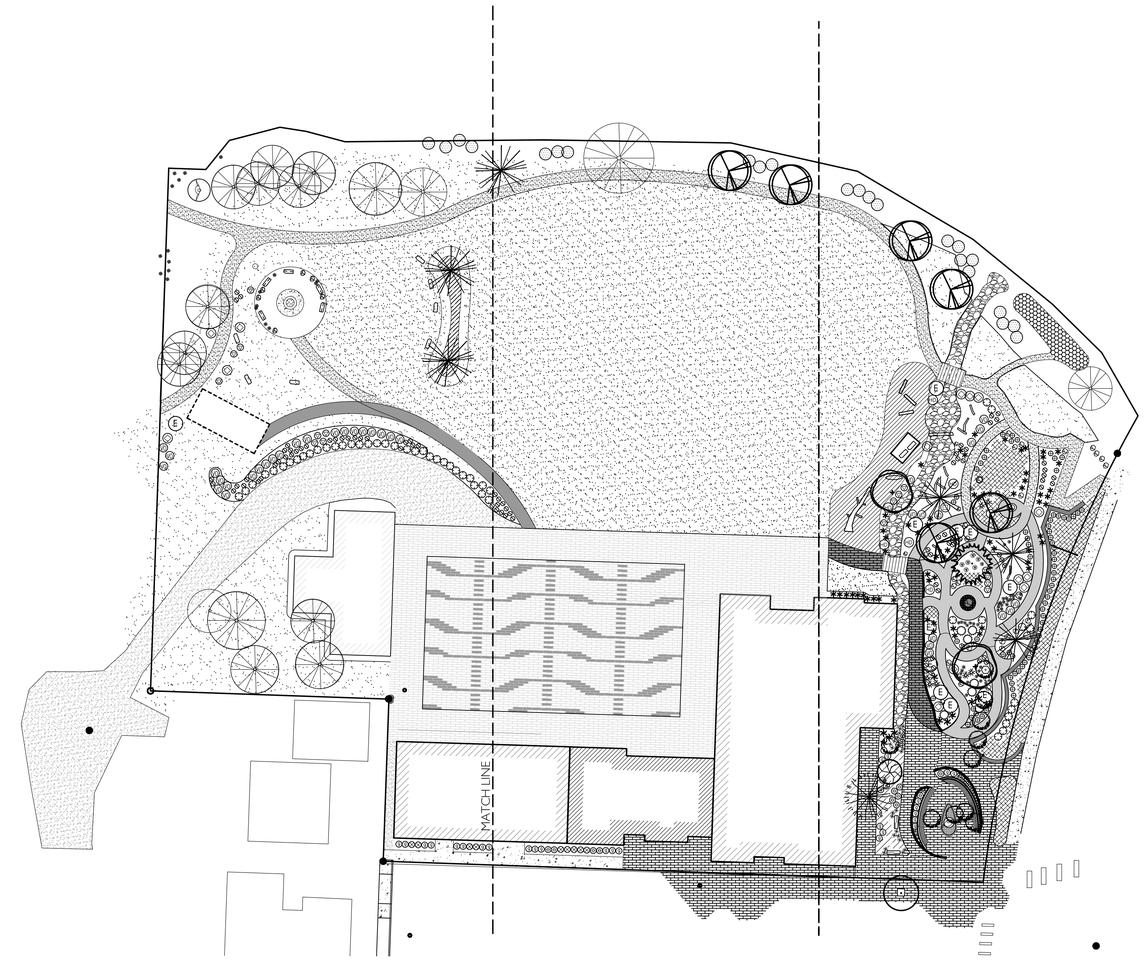

NORTH

1 / L1.0 OVERALL PLANTING PLAN

SCALE 1" = 30'-0"

0 15' 30' 60'

GENERAL NOTES

1. PROVIDE ONE PERSON WHO WILL BE PRESENT AT ALL TIMES DURING THE WORK AND WHO IS FAMILIAR WITH PLANT MATERIALS, NATIVE PLANT REQUIREMENTS, AND GOOD HORTICULTURAL PRACTICE.
2. INSTALL UNDER GROUND AUTOMATIC IRRIGATION ZONED TO BE REDUCED ONCE PLANTS ARE ESTABLISHED AND LATER USED DURING EXTENDED SUMMER HEAT.
3. PLACE BARK MULCH AROUND ALL PLANTING AREAS EXCEPT FOR BANK PLANTING.
4. REMOVE ALL INVASIVE MATERIAL ESPECIALLY HIMALAYAN BLACKBERRIES EVERYWHERE ON SITE.
5. STORY CIRCLE TO HAVE CRUSHED ROCK SURFACE WITH STONE PAVER AROUND THE FIRE PIT. BOULDERS AND DRIFTWOOD SEATING AROUND THE OUTSIDE EDGE.

KEY NOTES

1. WOODEN SEAT ON CONCRETE SLAB WITH WOODEN WALL BACKING.
2. WELCOMING WOMEN STATUE (TO BE PROVIDED BY THE TRIBE) STANDING ON BASALT BOULDERS WITHIN A BASALT BASED ENCLOSURE.
3. LOG BENCH BY TIMBERFORM.
4. BOULDER RETAINING WALL.

LANDSCAPE LEGEND AND INFORMATION

SYMBOL	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	TOTAL GARDEN #
	2	ALNUS RUBRA	RED ALDER	2" CAL B&B		2
		CHAMAECYPARIS NOOTKATENIS 'PENDULA'	WEEPING ALASKAN CEDAR	6' HT B&B	1	
	6	PICEA SITCHENSIS	SITKA SPRUCE	6' HT B&B	4	
	6	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	6' HT B&B		3
	1	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	6' HT. B&B		1
		ZELKOVA SERRATA VILLAGE GREEN'	VILLAGE GREEN JAP. ZELKOVA	2" CAL B&B	NON-NATIVE	1

SHRUBS

	30	BUXUS MICROPHYLLA VAR. JAPONICA	GREEN BEAUTY JAP. BOXWOOD	2 GAL	NON-NATIVE	16
	9	CISTUS DANSEREAUI 'DECUMBENS'	DECUMBENS ROCKROSE	2 GAL	NON-NATIVE	
	11	ECALLONIA X COMPACTA	COMPACT EXCALLONIA	2 GAL	NON-NATIVE	7
	84	GAULTHERIA SHALLON	SALAL	2 GAL		40
HD	6	HOLODISCUS DISCOLOR	OCEAN SPRAY 3 GAL	6		
	17	LONICERA INVOLUCRATA	BLACK TWINBERRY	3 GAL		9
	49	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL		14
	71	MAHONIA NERVOSA	DULL OREGON GRAPE	2 GAL		40
	14	PHYSOCARPUS CAPITALUS	PACIFIC NINEBARK	3 GAL		10
	7	ROSA GYMNOCARPA	BALDHIP ROSE	2 GAL		7
	10	RUBUS PARVIFLORUS	THIMBLEBERRY	1 GAL		10
	23	SALIX HOOKERIANA	HOOKER WILLOW	¼"-1½" 2'-3"	CUTTINGS 2' O.C.	9
E	11	SAMBUCUS RACEMOSA	RED ELDERBERRY	3 GAL		10
VO	37	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL		14

GROUNDCOVER, GRASSES AND PERENNIALS

	42	ALLIUM CERNUUM	NODDING ONIONS	4" POTS 12"		42
	400	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL 2' O.C		256
	41	ARMENIA MARITIMA	THRIFT, SEA PINK	1 GAL 18" O.C.		38
	80	ASARUM CAUDATUM	WILD GINGER	4" POTS 15" O.C.		80
	19	ELYMUS MOLLIS	DUNE GRASS	2" PLUGS 3' O.C.		
	24	HELICTOTRICHON SEMPERVIRENS	BLUEOAT GRASS	1 GAL		24
	10	PIPSISSEIVA CHIMAPHIA UMELLATA	PRINCE'S PINE	1 GAL 24" O.C.		10
	70	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL		70
	28,212 SF	SUNMARK NORTHWEST SUPREME LAWN MIX		9 LBS/1000 S.F.		
	13,723 SF	SUNMARK NATIVE SALT TOLERANT MIX		2 LBS/1000 S.F.		

RIVER BANK PLANTS

	XX	ARGENTINA ANSERINA	SILVERWEED	2" PLUGS
	XX	CAREX LONGBYEI	LYNGBYE'S SEDGE	4" POTS
	XX	DESCHAMPSIA CESPITOSA	TURFED HAIRGRASS	4" POTS
	XX	SCIRPUS MARITIMUS	SEACOAST BULLRUSH	4" POTS
	xx	TRIFOLIUM WORMSKIOLDII	SPRINGBANK CLOVER	4" POTS

LEGEND

- 6" OF ENGINEERED WOOD CHIPS ON PREPARED BASE
- STREAM BED RIVER ROCKS AND BOULDERS
- FALLEN LOGS
- BASALT BOULDERS
- EXISTING TREE
- DRIFTWOOD SEATING

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 DESIGN REVIEW BOARD SET 08.2.23

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FAX: 503.226.1670
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CANNON BEACH REJUVENATION

268 BEAVER ST, CANNON BEACH, OR 97110

L1.0

220039.01

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LANDSCAPE LEGEND AND INFORMATION

SYMBOL	TOTAL QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	GARDEN #
	2	ALNUS RUBRA	RED ALDER	2" CAL B&B		2
		CHAMAECYPARIS NOOTKATENIS 'PENDULA'	WEEPING ALASKAN CEDAR	6' HT B&B	1	
	6	PICEA SITCHENSIS	SITKA SPRUCE	6' HT B&B	4	
	4	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	6' HT B&B		3
	1	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	6' HT. B&B		1
	1	ZELKOVA SERRATA VILLAGE GREEN'	VILLAGE GREEN JAP. ZELKOVA	2" CAL B&B	NON-NATIVE	1

SHRUBS

	30	BUXUS MICROPHYLLA VAR. JAPONICA	GREEN BEAUTY JAP. BOXWOOD	2 GAL	NON-NATIVE	16
	9	CISTUS DANSEREAUI 'DECUMBENS'	DECUMBENS ROCKROSE	2 GAL	NON-NATIVE	
	11	ECALLONIA X COMPACTA	COMPACT EXCALLONIA	2 GAL	NON-NATIVE	7
	84	GAULTHERIA SHALLON	SALAL	2 GAL		40
HD	6	HOLODISCUS DISCOLOR	OCEAN SPRAY	3 GAL		6
	17	LONICERA INVOLUCRATA	BLACK TWINBERRY	3 GAL		9
	49	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL		14
	71	MAHONIA NERVOSA	DULL OREGON GRAPE	2 GAL		40
	14	PHYSOCARPUS CAPITALUS	PACIFIC NINEBARK	3 GAL		10
	7	ROSA GYMNOCARPA	BALDHIP ROSE	2 GAL		7
	10	RUBUS PARVIFLORUS	THIMBLEBERRY	1 GAL		10
	23	SALIX HOOKERIANA	HOOKER WILLOW	¼"-1½ 2'-3' CUTTINGS 2' O.C.		9
E	11	SAMBUCUS RACEMOSA	RED ELDERBERRY	3 GAL		10
V0	37	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL		14

GROUNDCOVER, GRASSES AND PERENNIALS

	42	ALLIUM CERNUUM	NODDING ONIONS	4" POTS 12"	42
	400	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL 2' O.C	256
	41	ARMENIA MARITIMA	THRIFT, SEA PINK	1 GAL 18" O.C.	38
	80	ASARUM CAUDATUM	WILD GINGER	4" POTS 15" O.C.	80
	19	ELYMUS MOLLIS	DUNE GRASS	2" PLUGS 3' O.C.	
	24	HELICTOTRICHON SEMPERVIRENS	BLUEOAT GRASS	1 GAL	24
	10	PIPSISSEIVA CHIMAPHIA UMELLATA	PRINCE'S PINE	1 GAL 24" O.C.	10
	70	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	70
	28,212 SF	SUNMARK NORTHWEST SUPREME LAWN MIX		9 LBS/1000 S.F.	
	13,723 SF	SUNMARK NATIVE SALT TOLERANT MIX		2 LBS/1000 S.F.	

RIVER BANK PLANTS

	XX	ARGENTINA ANSERINA	SILVERWEED	2" PLUGS
	XX	CAREX LONGBYEI	LYNGBYE'S SEDGE	4" POTS
	XX	DESCHAMPSIA CESPITOSA	TURFED HAIRGRASS	4" POTS
	XX	SCIRPUS MARITIMUS	SEACOAST BULLRUSH	4" POTS
	xx	TRIFOLIUM WORMSKIOLDII	SPRINGBANK CLOVER	4" POTS

LEGEND

6" OF ENGINEERED WOOD CHIPS ON PREPARED BASE

STREAM BED RIVER ROCKS AND BOULDERS

FALLEN LOGS

BASALT BOULDERS

EXISTING TREE

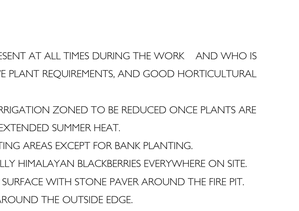
DRIFTWOOD SEATING

.\play\creek bed.jpg

STREAM BED- PRECEDENT IMAGE

.\play\2302e4de900efbcb611d6ce68d1f16393041ef83.jpg

PLAY SHED- PRECEDENT IMAGE



DRIFTWOOD TREE- PRECEDENT IMAGE

.\play\MOSTcroppedWV3.jpg

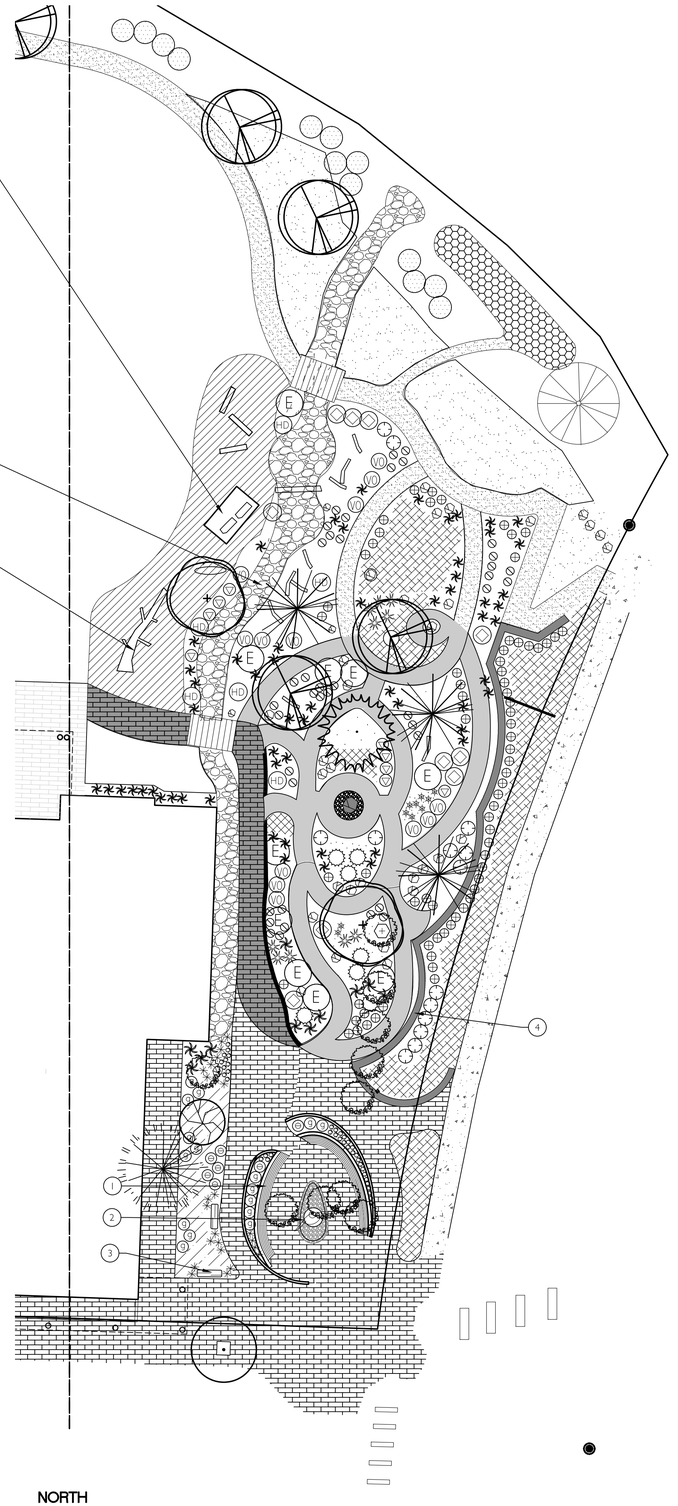
PLAY CANOE- PRECEDENT IMAGE

KEY NOTES

1. WOODEN SEAT ON CONCRETE SLAB WITH WALL BACKING.
2. WELCOMING WOMEN STATUE (TO BE PROVIDED BY THE TRIBE) STANDING ON BASALT BOULDERS WITHIN A BASALT BASED ENCLOSURE.
3. LOG BENCH BY TIMBERFORM.
4. BOULDER RETAINING WALL.

GENERAL NOTES

1. PROVIDE ONE PERSON WHO WILL BE PRESENT AT ALL TIMES DURING THE WORK AND WHO IS FAMILIAR WITH PLANT MATERIALS, NATIVE PLANT REQUIREMENTS, AND GOOD HORTICULTURAL PRACTICE.
2. INSTALL UNDER GROUND AUTOMATIC IRRIGATION ZONED TO BE REDUCED ONCE PLANTS ARE ESTABLISHED AND LATER USED DURING EXTENDED SUMMER HEAT.
3. PLACE BARK MULCH AROUND ALL PLANTING AREAS EXCEPT FOR BANK PLANTING.
4. REMOVE ALL INVASIVE MATERIAL ESPECIALLY HIMALAYAN BLACKBERRIES EVERYWHERE ON SITE.
5. STORY CIRCLE TO HAVE CRUSHED ROCK SURFACE WITH STONE PAVER AROUND THE FIRE PIT. BOULDERS AND DRIFTWOOD SEATING AROUND THE OUTSIDE EDGE.



NORTH

1 / L1.1 THUNDERBIRD PLANTING PLAN

SCALE 1" = 16'-0"

0 8' 16' 32'

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PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 DESIGN REVIEW BOARD SET 08.21.23

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LANDSCAPE LEGEND AND INFORMATION

SYMBOL	TOTAL QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	GARDEN #
	2	ALNUS RUBRA	RED ALDER	2" CAL B&B		2
		CHAMAECYPARIS NOOTKATENIS 'PENDULA'	WEEPING ALASKAN CEDAR	6' HT B&B	1	
	6	PICEA SITCHENSIS	SITKA SPRUCE	6' HT B&B	4	
	4	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	6' HT B&B		3
	1	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	6' HT. B&B		1
		ZELKOVA SERRATA VILLAGE GREEN'	VILLAGE GREEN JAP. ZELKOVA	2" CAL B&B	NON-NATIVE	1

SHRUBS

	30	BUXUS MICROPHYLLA VAR. JAPONICA	GREEN BEAUTY JAP. BOXWOOD	2 GAL	NON-NATIVE	16
	9	CISTUS DANSEREAUI 'DECUMBENS'	DECUMBENS ROCKROSE	2 GAL	NON-NATIVE	
	11	ECALLONIA X COMPACTA	COMPACT EXCALLONIA	2 GAL	NON-NATIVE	7
	84	GAULTHERIA SHALLON	SALAL	2 GAL		40
HD	6	HOLODISCUS DISCOLOR	OCEAN SPRAY	3 GAL	6	
	17	LONICERA INVOLUCRATA	BLACK TWINBERRY	3 GAL		9
	49	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL		14
	71	MAHONIA NERVOSA	DULL OREGON GRAPE	2 GAL		40
	14	PHYSOCARPUS CAPITALUS	PACIFIC NINEBARK	3 GAL		10
	7	ROSA GYMNOCARPA	BALDHIP ROSE	2 GAL		7
	10	RUBUS PARVIFLORUS	THIMBLEBERRY	1 GAL		10
	23	SALIX HOOKERIANA	HOOKER WILLOW	½"-1½" 2'-3' CUTTINGS		9
E	11	SAMBUCUS RACEMOSA	RED ELDERBERRY	3 GAL		10
VO	37	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL		14

GROUNDCOVER, GRASSES AND PERENNIALS

	42	ALLIUM CERNUUM	NODDING ONIONS	4" POTS 12"	42
	400	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL 2' O.C	256
	41	ARMENIA MARITIMA	THRIFT, SEA PINK	1 GAL 18" O.C.	38
	80	ASARUM CAUDATUM	WILD GINGER	4" POTS 15" O.C.	80
	19	ELYMUS MOLLIS	DUNE GRASS	2" PLUGS 3' O.C.	
	24	HELICTOTRICHON SEMPERVIRENS	BLUEOAT GRASS	1 GAL	24
	10	PIPSISSEIVA CHIMAPHIA UMELLATA	PRINCE'S PINE	1 GAL 24" O.C.	10
	70	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	70
	28,212 SF	SUNMARK NORTHWEST SUPREME LAWN MIX		9 LBS/1000 S.F.	
	13,723 SF	SUNMARK NATIVE SALT TOLERANT MIX		2 LBS/1000 S.F.	

RIVER BANK PLANTS

	XX	ARGENTINA ANSERINA	SILVERWEED	2" PLUGS
	XX	CAREX LONGBYEI	LYNGBYE'S SEDGE	4" POTS
	XX	DESCHAMPSIA CESPITOSA	TURFED HAIRGRASS	4" POTS
	XX	SCIRPUS MARITIMUS	SEACOAST BULLRUSH	4" POTS
	XX	TRIFOLIUM WORMSKIOLDII	SPRINGBANK CLOVER	4" POTS

LEGEND

- 6" OF ENGINEERED WOOD CHIPS ON PREPARED BASE
- STREAM BED RIVER ROCKS AND BOULDERS
- FALLEN LOGS
- BASALT BOULDERS
- EXISTING TREE
- DRIFTWOOD SEATING

GENERAL NOTES

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4. REMOVE ALL INVASIVE MATERIAL ESPECIALLY HIMALAYAN BLACKBERRIES EVERYWHERE ON SITE.
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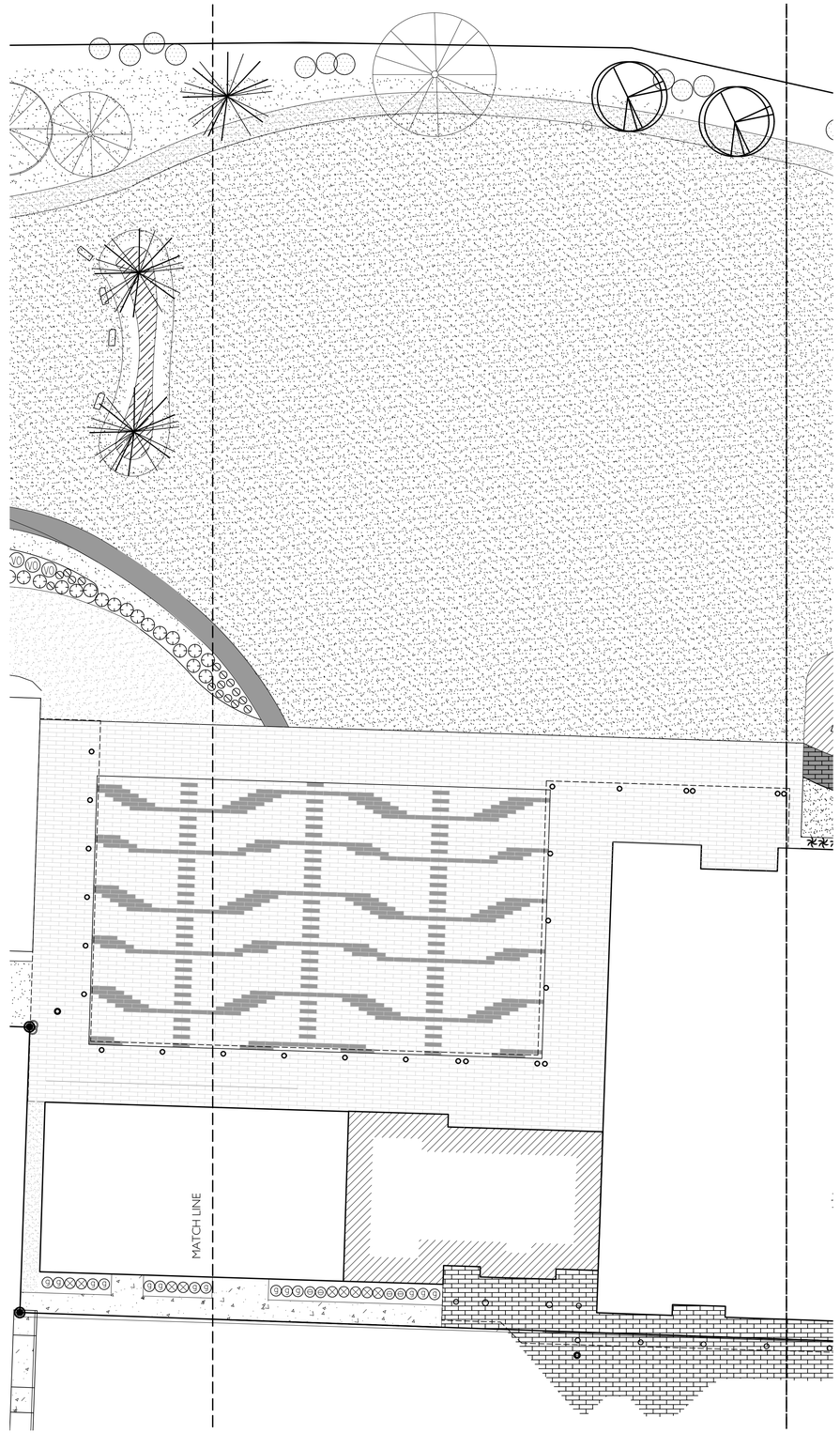

NORTH

1 L1.2 COURTYARD PLANTING PLAN

SCALE 1" = 16'-0"

0 8' 16' 32'

PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 DESIGN REVIEW BOARD SET 08.21.23

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LANDSCAPE LEGEND AND INFORMATION

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	1	ZELKOVA SERRATA VILLAGE GREEN'	VILLAGE GREEN JAP. ZELKOVA	2" CAL B&B	NON-NATIVE	1

SHRUBS

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⊘	84	GAULTHERIA SHALLON	SALAL	2 GAL		40
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LV	17	LONICERA INVOLUCRATA	BLACK TWINBERRY	3 GAL		9
⊕	49	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL		14
⊕	71	MAHONIA NERVOSA	DULL OREGON GRAPE	2 GAL		40
◇	14	PHYSOCARPUS CAPITALUS	PACIFIC NINEBARK	3 GAL		10
◌	7	ROSA GYMNOCARPA	BALDHIP ROSE	2 GAL		7
✳	10	RUBUS PARVIFLORUS	THIMBLEBERRY	1 GAL		10
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❀	42	ALLIUM CERNUUM	NODDING ONIONS	4" POTS 12"	42
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	19	ELYMUS MOLLIS	DUNE GRASS	2" PLUGS 3' O.C.	
❀	24	HELICTOTRICHON SEMPERVIRENS	BLUEOAT GRASS	1 GAL	24
✳	10	PIPSISSEIVA CHIMAPHIA UMELLATA	PRINCE'S PINE	1 GAL 24" O.C.	10
*	70	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	70
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	13,723 SF	SUNMARK NATIVE SALT TOLERANT MIX		2 LBS/1000 S.F.	

RIVER BANK PLANTS

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XX	SCIRPUS MARITIMUS	SEACOAST BULLRUSH	4" POTS
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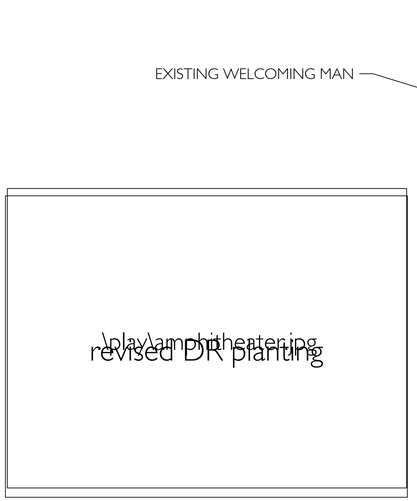
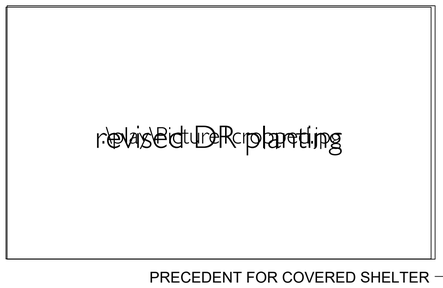
LEGEND

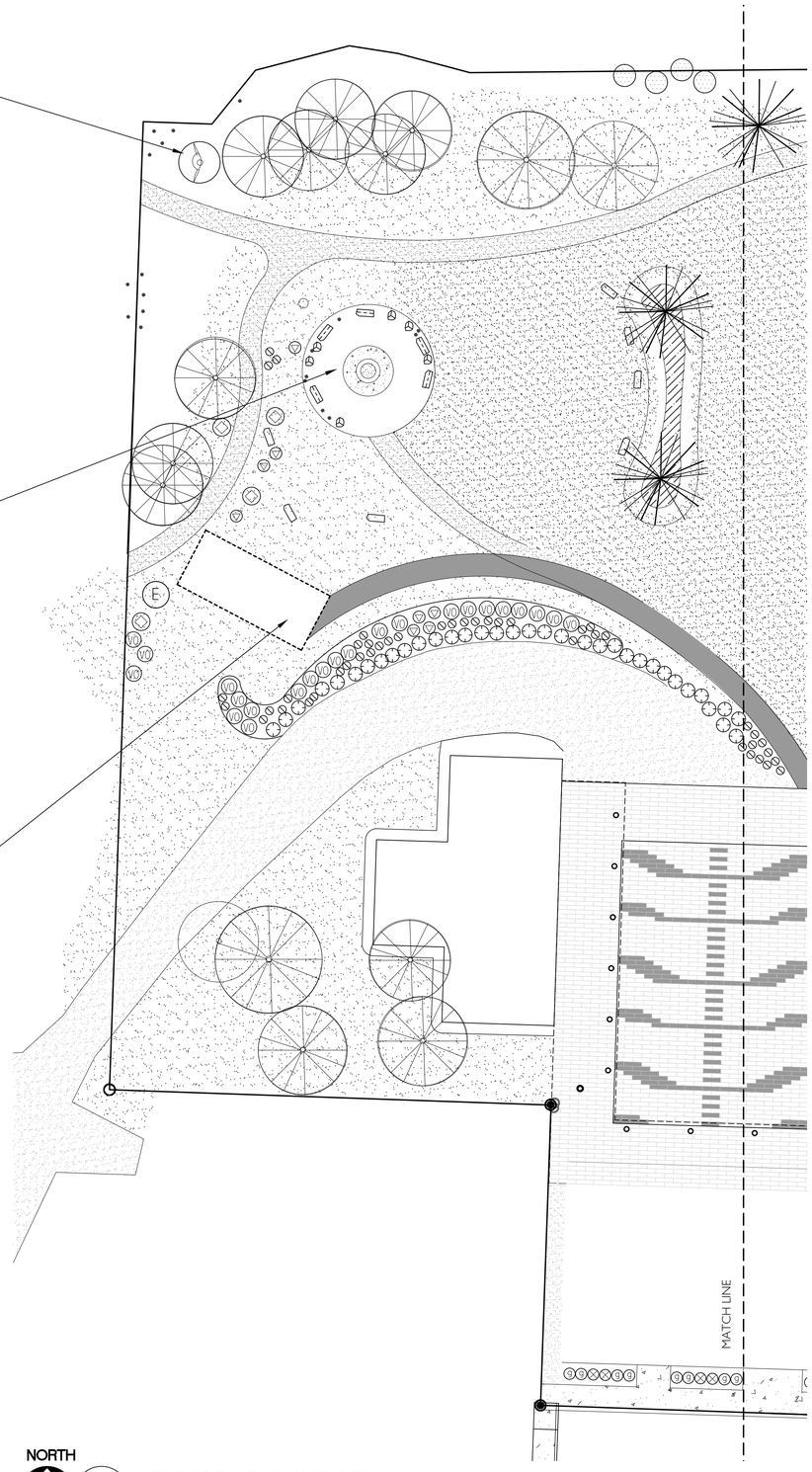
- 6" OF ENGINEERED WOOD CHIPS ON PREPARED BASE
- STREAM BED RIVER ROCKS AND BOULDERS
- FALLEN LOGS
- BASALT BOULDERS
- EXISTING TREE
- DRIFTWOOD SEATING



PRECEDENT FOR STORY CIRCLE



PRECEDENT FOR COVERED SHELTER



GENERAL NOTES

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4. REMOVE ALL INVASIVE MATERIAL ESPECIALLY HIMALAYAN BLACKBERRIES EVERYWHERE ON SITE.
5. STORY CIRCLE TO HAVE CRUSHED ROCK SURFACE WITH STONE PAVER AROUND THE FIRE PIT. BOULDERS AND DRIFTWOOD SEATING AROUND THE OUTSIDE EDGE.

NORTH

1 / L1.3 STORY CIRCLE PLANTING PLAN

SCALE 1" = 16'-0"

0 8' 16' 32'

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PRELIMINARY PLAN ONLY-NOT FOR CONSTRUCTION

ISSUED DATE
1 DESIGN REVIEW BOARD SET 08.21.23

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CANNON BEACH REJUVENATION

268 BEAVER ST, CANNON BEACH, OR 97110

L1.3

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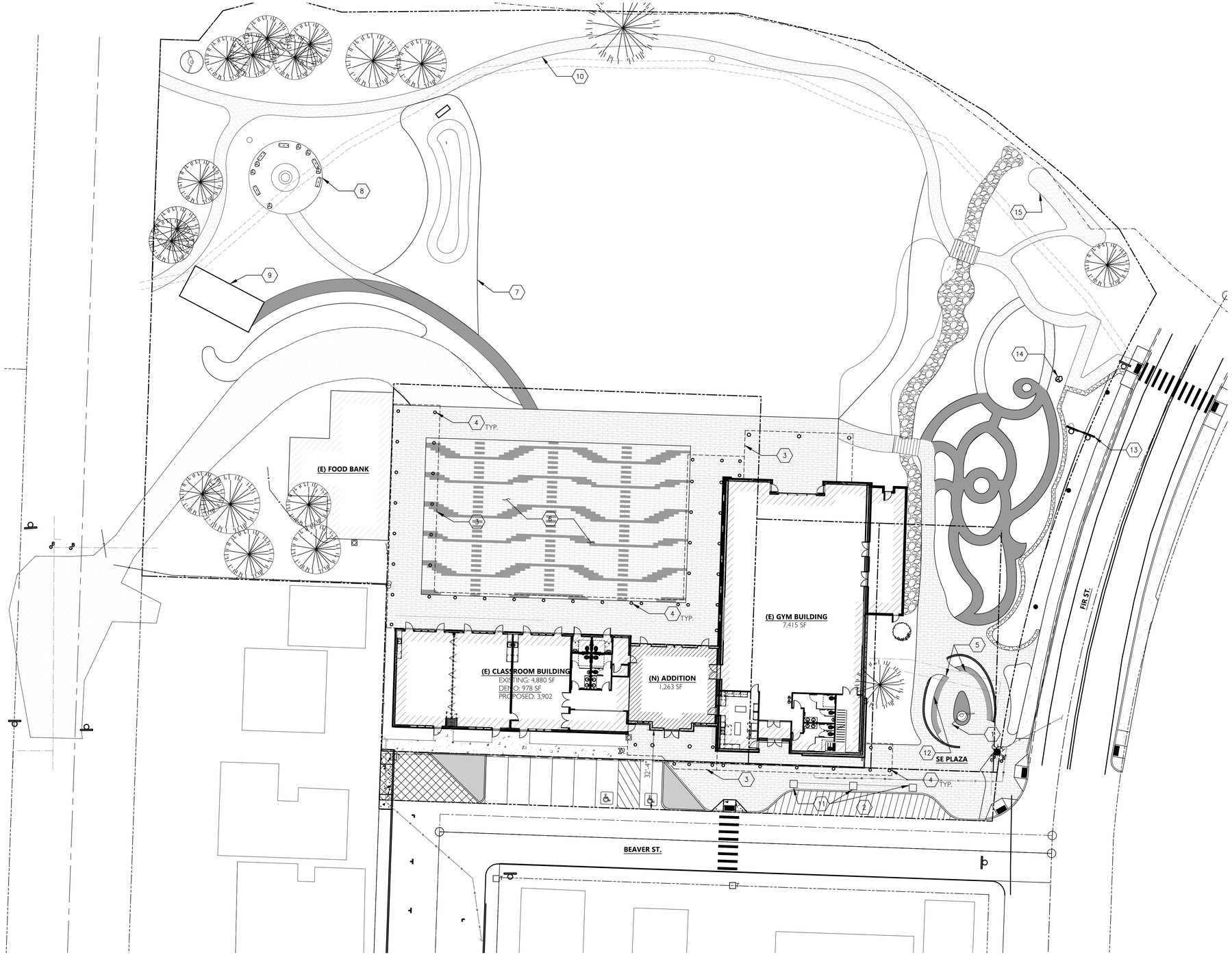

NORTH

1 A0.1 **SITE PLAN**

1" = 20'-0"

GENERAL NOTES

EXISTING CONDITIONS BASED ON SURVEY PREPARED BY S&F LAND SERVICES DATED 07.14.22.

CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

LEGEND

- (N) EASEMENT
- (N) SITE CONCRETE
- (E) GRAVEL DRIVEWAY
- (N) SITE PAVING
- (N) SITE GRAVEL
- (N) LANDSCAPING
- (N) SITE PAVING
- (N) RIVER ROCK
- (N) RETAINING BOULDER WALL

ABBREVIATIONS

(E) EXISTING

(N) NEW

KEYNOTES

1. (N) WELCOMING FIGURE
2. (N) LOADING/DROP-OFF ZONE
3. (N) CANOPY ABOVE
4. (N) COLUMN – SEE STRUCTURAL
5. (N) BENCH SEATING
6. (N) ASPHALT PAVING TO BE REMOVED – (N) PAVERS TO BE INSTALLED WITH TRIBAL PATTERN
7. (N) GRASS BERM PER LANDSCAPING
8. (N) STORY CIRCLE PER LANDSCAPING
9. (N) COVERED SHELTER
10. (N) NECUS PATHWAY PER LANDSCAPE
11. (N) TREE PLANTER PER LANDSCAPING
12. (N) PLANTER PER LANDSCAPING
13. (E) SIGNAGE
14. (N) BASALT STONE
15. (N) ESTUARY ACCESS

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SITE PLAN

A0.1

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WALL TYPES

EXTERIOR WALL TYPE A:
CORE: FRAMING: PER BELOW TO UNDERSIDE OF ROOF STRUCTURE WITH 1/2" PLYWOOD SHEATHING EXTERIOR SIDE WITH R-21 BATT INSULATION FULL DEPTH OF CAVITY.

EXTERIOR FINISH: BOARD FORMED REINFORCED CAST-IN-PLACE CONCRETE STEM WALL TO 2'-0" A.F.F. WITH CEDAR SHAKE SIDING SYSTEM WITH 12" EXPOSURE OVER RAINSCREEN (SEE BELOW) OVER SELF-ADHERED AIR AND WEATHER BARRIER ABOVE.

RAINSCREEN: BUILDING FELT OVER 1/2" P.T. PLYWOOD NAILING STRIPS (INSTALLED HORIZONTALLY AT SPACING PER CEDAR SHAKE MANUF.) OVER 1X3 CEDAR FURRING STRIPS (INSTALLED VERTICALLY) AT 24" O.C.

A1

EXTERIOR WALL TYPE A1:
CORE: 2X8 STUD FRAMING

A2

EXTERIOR WALL TYPE A2:
CORE: 2X6 STUD FRAMING

EXTERIOR WALL TYPE B:
CORE: FRAMING: PER BELOW TO UNDERSIDE OF ROOF STRUCTURE WITH 1/2" PLYWOOD SHEATHING EXTERIOR SIDE.

EXTERIOR FINISH: BOARD FORMED REINFORCED CAST-IN-PLACE CONCRETE STEM WALL TO 2'-0" A.F.F. WITH CEDAR SHAKE SIDING SYSTEM WITH 12" EXPOSURE OVER RAINSCREEN (SEE BELOW) OVER 1" XPS RIGID INSULATION OVER SELF-ADHERED AIR AND WEATHER BARRIER ABOVE.

RAINSCREEN: BUILDING FELT OVER 1/2" P.T. PLYWOOD NAILING STRIPS (INSTALLED HORIZONTALLY AT SPACING PER CEDAR SHAKE MANUF.) OVER 1X3 CEDAR FURRING STRIPS (INSTALLED VERTICALLY) AT 24" O.C.

B

C

EXTERIOR WALL TYPE C:
CORE: 2X4 STUD FRAMING TO UNDERSIDE OF ROOF STRUCTURE WITH 1/2" PLYWOOD SHEATHING EXTERIOR SIDE.

EXTERIOR FINISH: CEDAR SHAKE SIDING SYSTEM WITH 12" EXPOSURE OVER RAINSCREEN (SEE BELOW) OVER 1" XPS RIGID INSULATION OVER SELF-ADHERED AIR AND WEATHER BARRIER .

RAINSCREEN: BUILDING FELT OVER 1/2" P.T. PLYWOOD NAILING STRIPS (INSTALLED HORIZONTALLY AT SPACING PER CEDAR SHAKE MANUF.) OVER 1X3 CEDAR FURRING STRIPS (INSTALLED VERTICALLY) AT 24" O.C.

D

EXTERIOR WALL TYPE D:
CORE: 10" LVL STUDS TO UNDERSIDE OF ROOF STRUCTURE WITH 1/2" PLYWOOD SHEATHING EXTERIOR SIDE WITH R-21 BATT INSULATION IN FULL DEPTH OF CAVITY.

EXTERIOR FINISH: 3/4" VERTICAL BATTENS AT 16" O.C. OVER1/2" BOARD SIDING OVER 1X3 CEDAR FURRING (INSTALLED VERTICALLY) 24" O.C. OVER SELF-ADHERED AIR AND WEATHER BARRIER

E

EXTERIOR WALL TYPE E:
CORE: 2X6 STUD FRAMING TO UNDERSIDE OF ROOF STRUCTURE WITH 1/2" PLYWOOD SHEATHING EXTERIOR SIDE WITH R-21 BATT INSULATION FULL DEPTH OF CAVITY.

EXTERIOR FINISH: BOARD FORMED REINFORCED CAST-IN-PLACE CONCRETE STEM WALL TO 2'-0" A.F.F. WITH HORIZONTAL PLANK CEDAR SIDING OVER 1X3 CEDAR FURRING (INSTALLED VERTICALLY) 24" O.C. OVER SELF-ADHERED AIR AND WEATHER BARRIER .

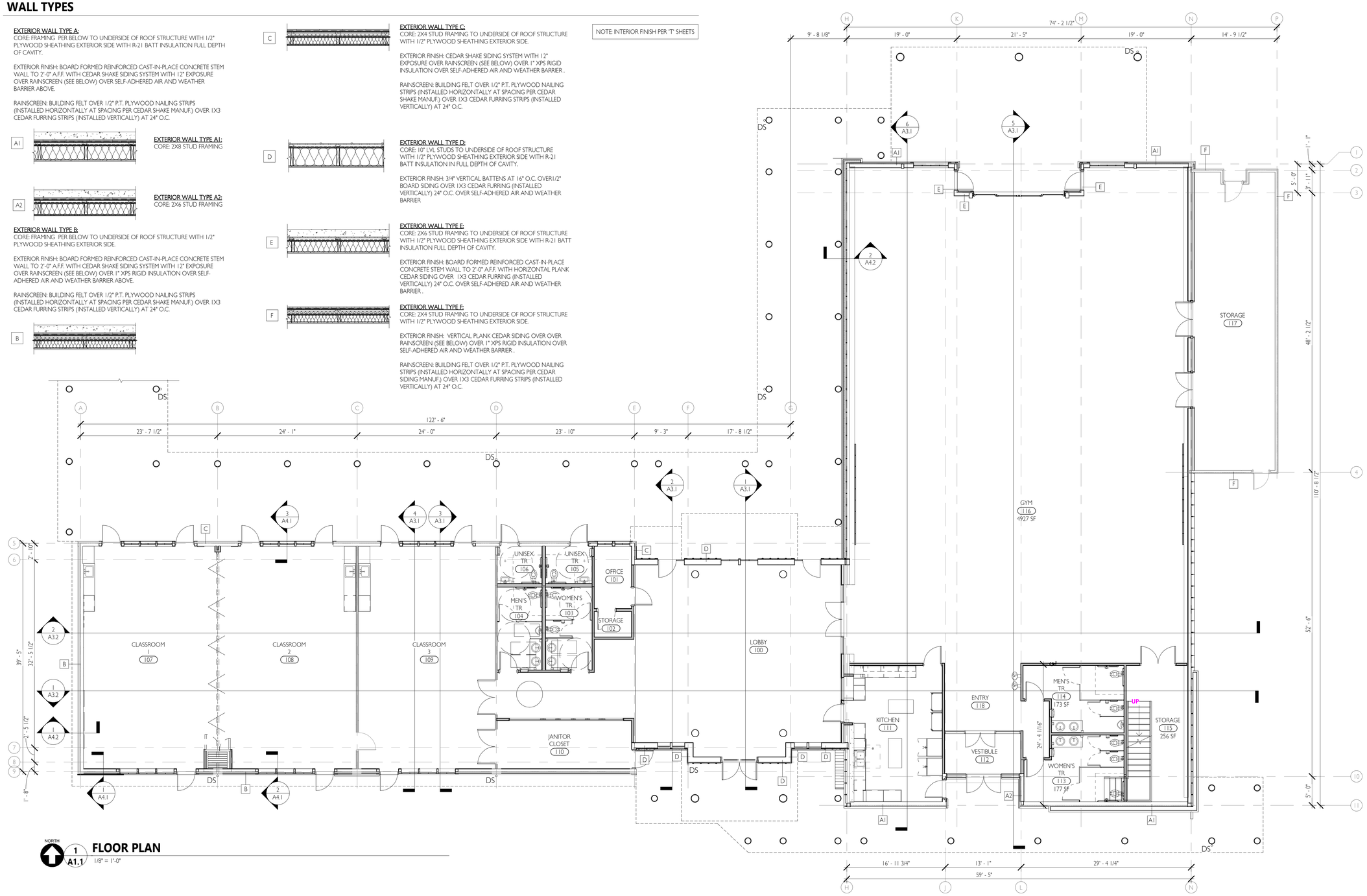
F

EXTERIOR WALL TYPE F:
CORE: 2X4 STUD FRAMING TO UNDERSIDE OF ROOF STRUCTURE WITH 1/2" PLYWOOD SHEATHING EXTERIOR SIDE.

EXTERIOR FINISH: VERTICAL PLANK CEDAR SIDING OVER OVER RAINSCREEN (SEE BELOW) OVER 1" XPS RIGID INSULATION OVER SELF-ADHERED AIR AND WEATHER BARRIER .

RAINSCREEN: BUILDING FELT OVER 1/2" P.T. PLYWOOD NAILING STRIPS (INSTALLED HORIZONTALLY AT SPACING PER CEDAR SIDING MANUF.) OVER 1X3 CEDAR FURRING STRIPS (INSTALLED VERTICALLY) AT 24" O.C.

NOTE: INTERIOR FINISH PER 'I' SHEETS



NORTH

1 FLOOR PLAN
A1.1
1/8" = 1'-0"

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY A/E OF ANY DISCREPANCIES.
2. APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. ALL CODE REFERENCES IN THE DRAWINGS AND SPECIFICATIONS SHALL MEAN, AND ARE INTENDED TO BE THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCED STANDARD IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTING AND INSPECTIONS.
4. ALL DOORS AND WINDOWS SHALL MEET OR EXCEED THE ENERGY PERFORMANCE REQUIREMENTS INDICATED IN THE DRAWINGS AND SPECS.
5. FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY SECTION 906 OFC AND APPROVED BY LOCAL FIRE MARSHALL.
6. INSTALL A VAPOR BARRIER OF 1 PERM OR LESS AT THE WARM SIDE (IN WINTER) OF ALL EXTERIOR WALLS, AND AT ROOF/ CEILING ASSEMBLIES.
7. GLASS USED IN DOORS OR GLAZING LOCATED WITHIN A 24" ARC OF THE NEAREST VERTICAL EDGE OF A DOOR IN AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS SHALL BE TEMPERED OR OF AN APPROVED SAFETY GLAZING MATERIAL PER SECTION 2406 OSSC.
8. LIGHT AND VENTILATION NOT INDICATED ON THESE PLANS SHALL BE PROVIDED AS PER SECTION 1203 & 1205 OSSC.
9. ALL INSULATION INDICATED ON PLANS SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS IN SECTION 719 OSSC FOR SMOKE DENSITY AND FLAME SPREAD.
10. PROVIDE EXIT ILLUMINATION AND SIGNAGE PER SECTION 1006 & SIGNAGE PER SECTION 1011 OF THE OSSC.
11. DIMENSIONS LOCATING INTERIOR WALLS ARE TO CENTER OF WALL UNLESS NOTED OTHERWISE.

FLOOR PLAN LEGEND

- 12 — GRID LINE
- (E) WALL TO REMAIN
- (N) EXTERIOR WALL
- (N) INTERIOR PARTITION
- (N) PARTIAL HEIGHT INTERIOR PARTITION
- A — WALL TYPE-- SEE A1.3
- DS — DOWNSPOUT-- REFER TO A1.3 FOR DS CALCS
- BB — STOREFRONT TYPE-- SEE A5.2 FOR STOREFRONT TYPES
- 101-A — DOOR NUMBER-- SEE A5.1 FOR DOOR SCHEDULE AND TYPES
- HB — HOSE BIBB

KEYNOTES

ABBREVIATIONS

(E)	EXISTING
(N)	NEW
U.N.O.	UNLESS NOTED OTHERWISE
TYP.	TYPICAL
SIM.	SIMILAR
F.O.	FRAMED OPENING

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FLOOR PLAN
A1.1
220039.01

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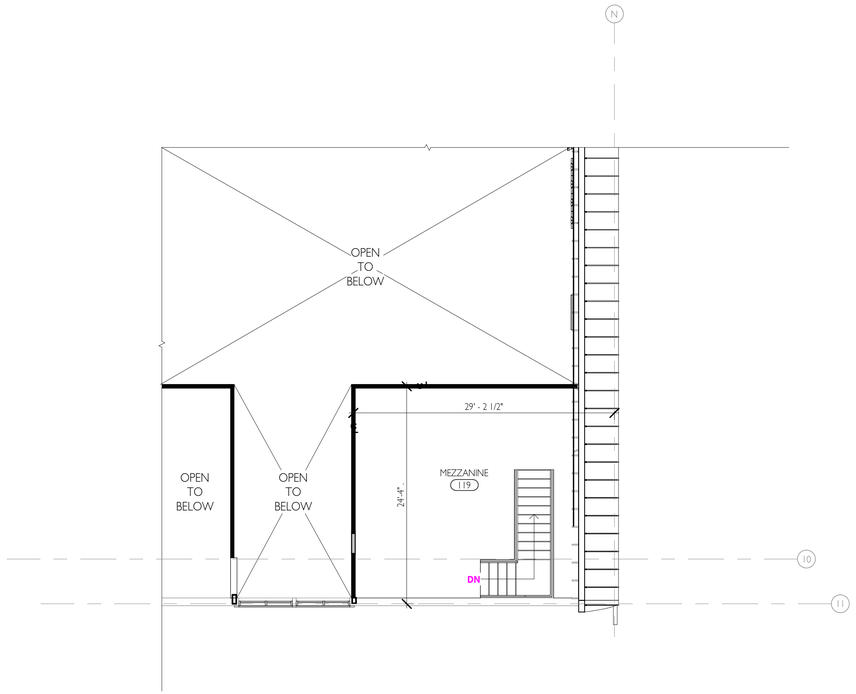

NORTH 1 A1.2 **GYM MEZZANINE**

1/8" = 1'-0"

FLOOR PLAN NOTES

1. SEE A1.1 FOR FLOOR PLAN NOTES

FLOOR PLAN LEGEND

- 1.2 — GRID LINE
- (E) WALL TO REMAIN
- (N) EXTERIOR WALL
- (N) INTERIOR PARTITION
- (N) PARTIAL HEIGHT INTERIOR PARTITION
- BB — STOREFRONT TYPE-- SEE A5.2 FOR STOREFRONT TYPES
- A — WALL TYPE-- SEE A1.3

ABBREVIATIONS

(E)	EXISTING
(N)	NEW
U.N.O.	UNLESS NOTED OTHERWISE
TYP.	TYPICAL
SIM.	SIMILAR
F.O.	FRAMED OPENING

KEYNOTES

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GYM MEZZANINE FLOOR PLAN

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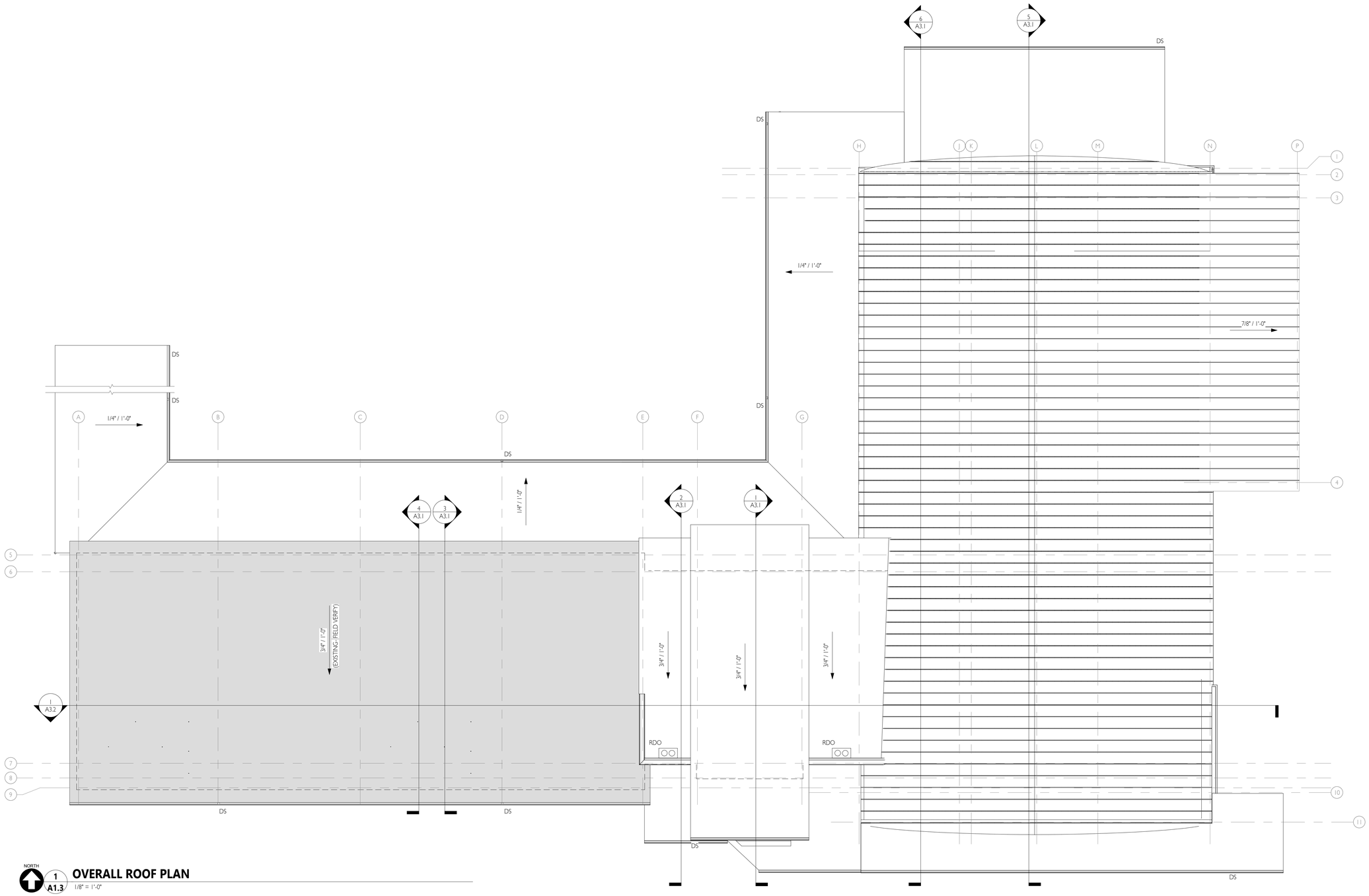

NORTH

1 A1.3 **OVERALL ROOF PLAN**

1/8" = 1'-0"

ROOF PLAN NOTES

1. ROOF SLOPE SHALL NOT BE LESS THAN 1/4" PER FOOT.
2. ROOF TOP UNITS AND PENETRATIONS SHOWN FOR DIAGRAMMATIC PURPOSES ONLY-- CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION AND VERIFICATION OF EXACT LOCATIONS AND PENETRATION SIZES. FOR ADDITIONAL INFORMATION SEE MECHANICAL DOCUMENTS.
3. CRICKET ROOF AT THE HIGH SIDE OF EQUIPMENT CURBS AND ALL OTHER INTERRUPTIONS OF THE ROOF DRAINAGE PLANE-- CRICKETS TO DIRECT WATER TO UNINTERRUPTED DRAINAGE PLANE AT SLOPE OF 1/4"= 1'-0" MIN.

KEYNOTES

ROOF PLAN LEGEND

- (E) ROOFING SYSTEM TO REMAIN
- (N) TPO ROOFING PER SPEC
- (N) STANDING SEAM METAL ROOF
- LINE OF WALL BELOW
- SLOPE
- R.D.O. ROOF DRAIN OVERFLOW
- DS DOWNSPOUT-- REFER TO THIS SHEET FOR DS CALCS

ABBREVIATIONS

(E)	EXISTING
(N)	NEW
U.N.O.	UNLESS NOTED OTHERWISE
TYP.	TYPICAL
SIM.	SIMILAR
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF SHEATHING
R.D.O.	ROOF DRAIN OVERFLOW

DOWNSPOUT SIZING CALCS

DESIGN CODE: 2021 OPSC OR 2018 UPC

AVERAGE RAINFALL= 1.3 INCHES/HOUR (2INCHES/HOUR USED)

GUTTER SIZE: 6"

DOWNSPOUT/ ROOF DRAIN	ROOF AREA	REQ. LEADER SIZE	PROVIDED
DS-1	--	--	--
DS-2	--	--	--
DS-3	--	--	--
DS-4	--	--	--

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ROOF PLAN

A1.3

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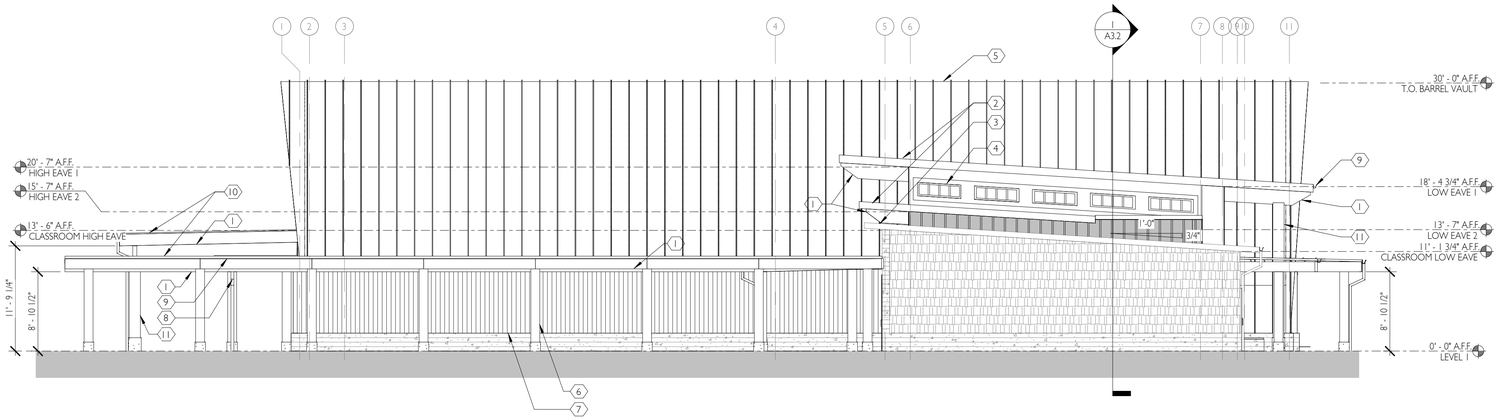
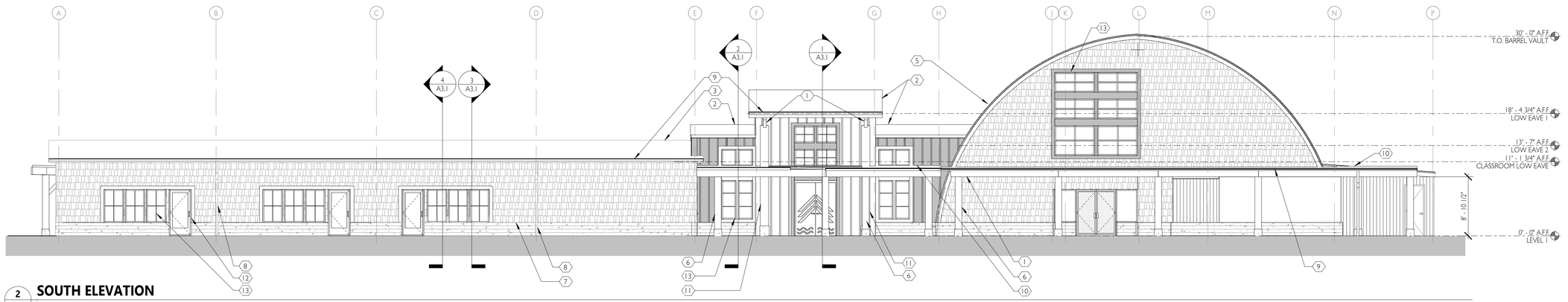


3 A2.1 WEST ELEVATION

1/8" = 1'-0"



2 A2.1 SOUTH ELEVATION

1/8" = 1'-0"

ELEVATION NOTES

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1. NOTES

KEYNOTES

1	(N) BEAM PER STRUCTURAL
2	(N) TPO ROOF
3	(E) TPO ROOF
4	(N) CLERESTORY WINDOW
5	(N) STANDING SEAM ROOF
6	(N) COLUMN PER STRUCTURAL TYP.
7	(N) BOARD FORM CONCRETE STEM WALL
8	(N) DOWNSPOUT
9	(N) GUTTER TYP.
10	(N) CANOPY
11	(N) COLUMN PER STRUCTURAL
12	(N) STOREFRONT DOOR PER DOOR SCHEDULE
13	(N) STOREFRONT

ELEVATION MATERIAL LEGEND

HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	SHK-2	CEDAR SHAKE SIDING	--	--	CLEAR FINISH	
	PL-1	T&G PLANK CEDAR SIDING	--	--	CLEAR FINISH	VERTICAL
	PL-2	T&G PLANK CEDAR SIDING	--	--	CLEAR FINISH	HORIZONTAL
	BB-1	BOARD AND BATTEN SIDING	--	--	CLEAR FINISH	
	PT-1	PAINT	--	--	GREEN MILLER PAINT- DELICIOUS 0438	
	CON-1	BOARD FORMED CONCRETE	--	--	--	
	SS-1	STANDING SEAM METAL ROOFING	AEP SPAN	CURVED SPAN-LOK METAL ROOFING	MIDNIGHT BRONZE	
	TPO-1	TPO ROOFING	JOHNS MANSVILLE	JM TPO	WHITE	

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ELEVATIONS

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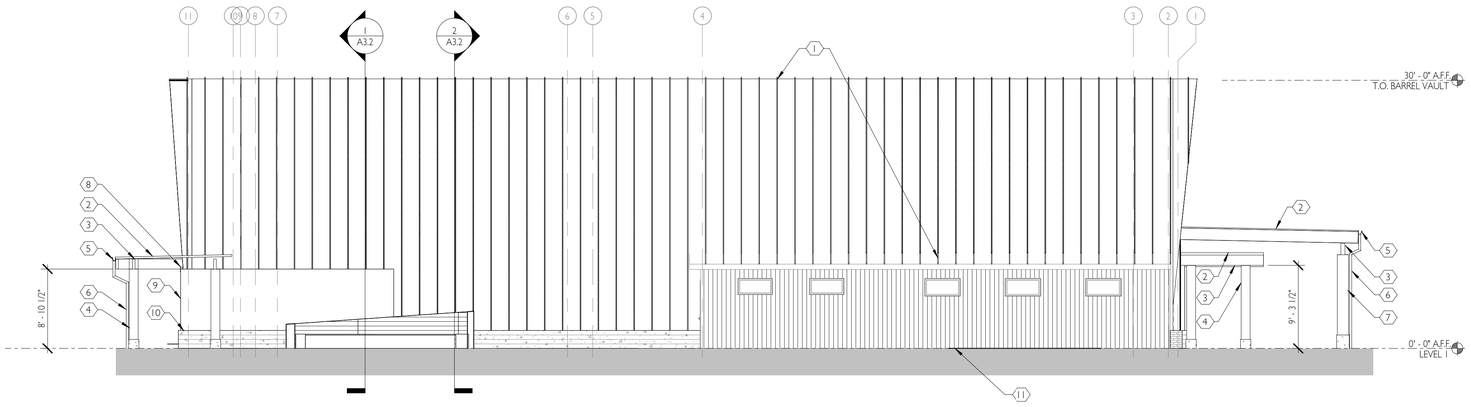
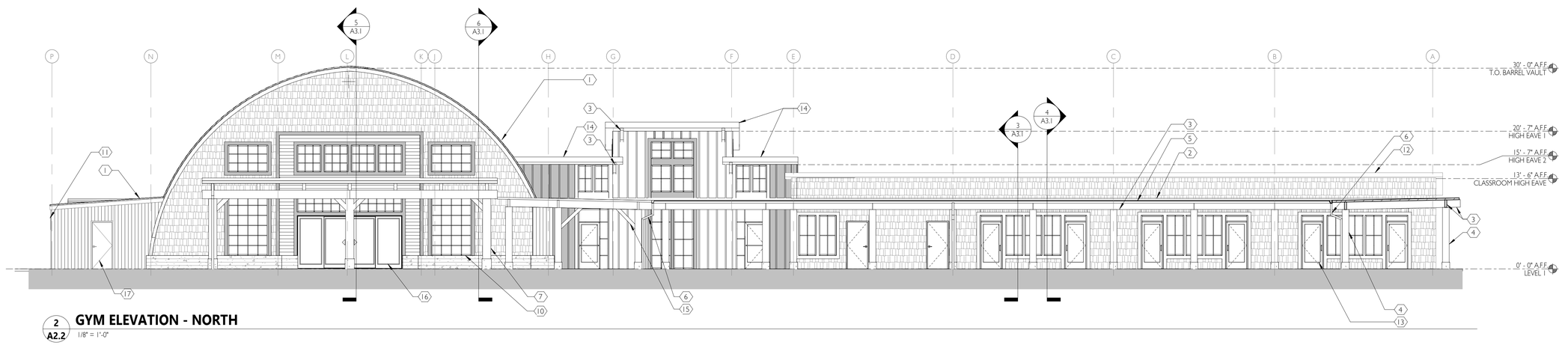


1 A2.2 **EAST ELEVATION**

1/8" = 1'-0"



2 A2.2 **GYM ELEVATION - NORTH**

1/8" = 1'-0"

ELEVATION NOTES

EDIT AS REQUIRED-- SAVE TO YOUR PROJECT LIBRARY

1. NOTES

KEYNOTES

1	(N) STANDING SEAM ROOF
2	(N) CANOPY
3	(N) BEAM PER STRUCTURAL
4	(N) COLUMN PER STRUCTURAL TYP.
5	(N) GUTTER TYP.
6	(N) DOWNSPOUT
7	(N) COLUMN PER STRUCTURAL
8	(N) SHEET METAL COPING CAP
9	(N) MURAL WALL
10	(N) BOARD FORM CONCRETE STEM WALL
11	(E) LEAN-TO
12	(E) TPO ROOF
13	(N) STOREFRONT DOOR PER DOOR SCHEDULE
14	(N) TPO ROOF
15	(N) 6X6 KICKER
16	(N) SLIDING DOOR
17	(E) DOOR

ELEVATION MATERIAL LEGEND

HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	SHK-2	CEDAR SHAKE SIDING	--	--	CLEAR FINISH	
	PL-1	T&G PLANK CEDAR SIDING	--	--	CLEAR FINISH	VERTICAL
	PL-2	T&G PLANK CEDAR SIDING	--	--	CLEAR FINISH	HORIZONTAL
	BB-1	BOARD AND BATTEN SIDING	--	--	CLEAR FINISH	
	PT-1	PAINT	--	--	GREEN MILLER PAINT- DELICIOUS 0438	
	CON-1	BOARD FORMED CONCRETE	--	--	--	
	SS-1	STANDING SEAM METAL ROOFING	AEP SPAN	CURVED SPAN-LOK METAL ROOFING	MIDNIGHT BRONZE	
	TPO-1	TPO ROOFING	JOHNS MANSVILLE	JM TPO	WHITE	

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ELEVATIONS

A2.2

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BUILDING SECTION NOTES

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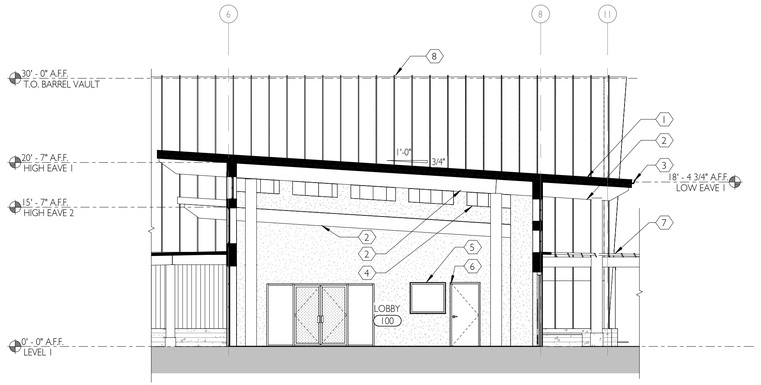
1. NOTES

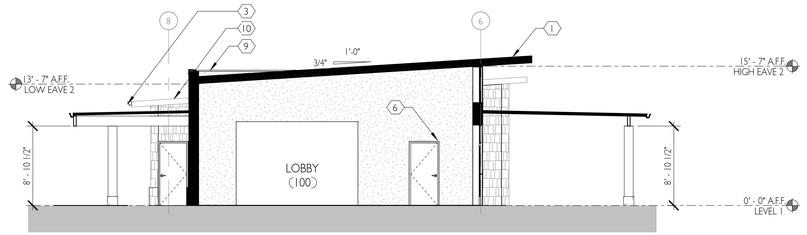
KEYNOTES

1	(N) TPO ROOF
2	(N) BEAM PER SCHEDULE
3	(N) GUTTER
4	(N) CLERESTORY WINDOW
5	(N) PASS THROUGH WINDOW
6	(N) DOOR PER DOOR SCHEDULE
7	(N) CANOPY
8	(N) STANDING SEAM ROOF
9	(N) PARAPET
10	(E) TPO ROOF
11	(E) JOIST TO REMAIN
12	(N) CASEWORK PER INTERIORS
13	(N) ACOUSTIC PANELS PER INTERIORS
14	(N) BASKETBALL HOOP PER INTERIORS
15	(N) WATER FOUNTAIN
16	(E) STRUCTURE
17	(N) STOREFRONT DOOR PER DOOR SCHEDULE



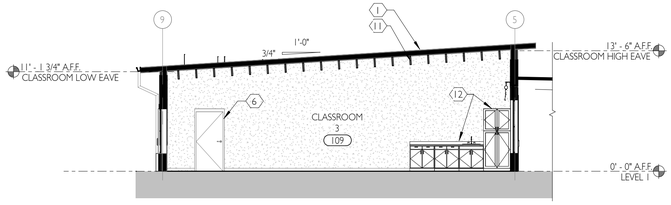
1 A3.1 LOBBY SECTION N-S- HIGH/LOW EAVE 1

1/8" = 1'-0"



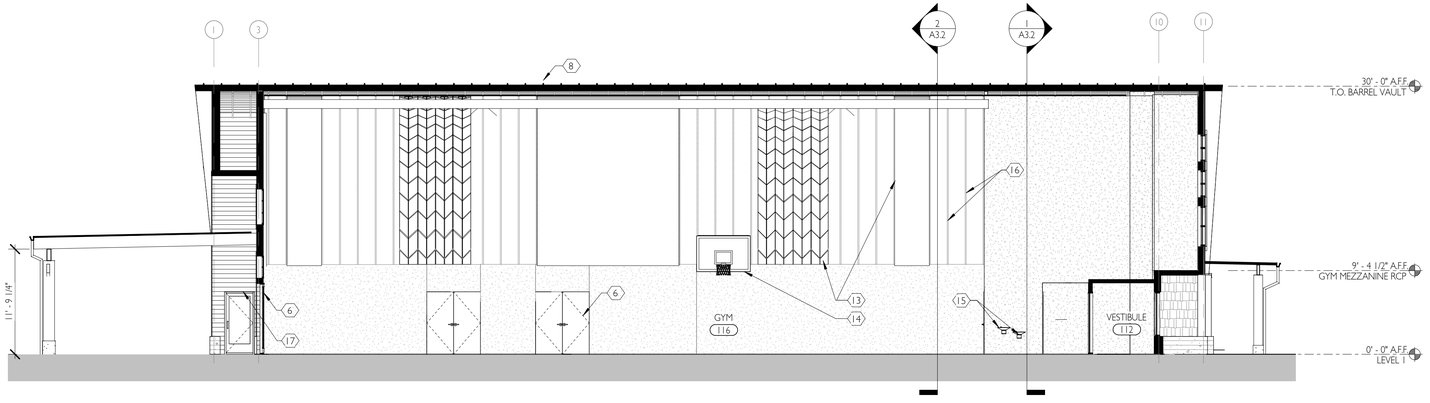
2 A3.1 LOBBY SECTION N-S- HIGH/LOW EAVE 2

1/8" = 1'-0"



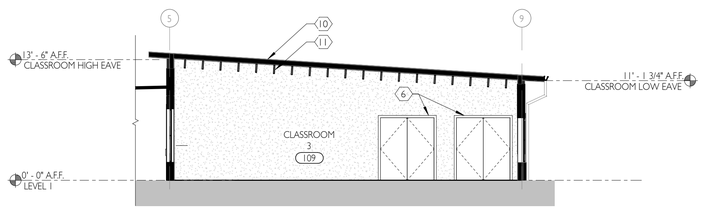
4 A3.1 CLASSROOM SECTION S-N

1/8" = 1'-0"



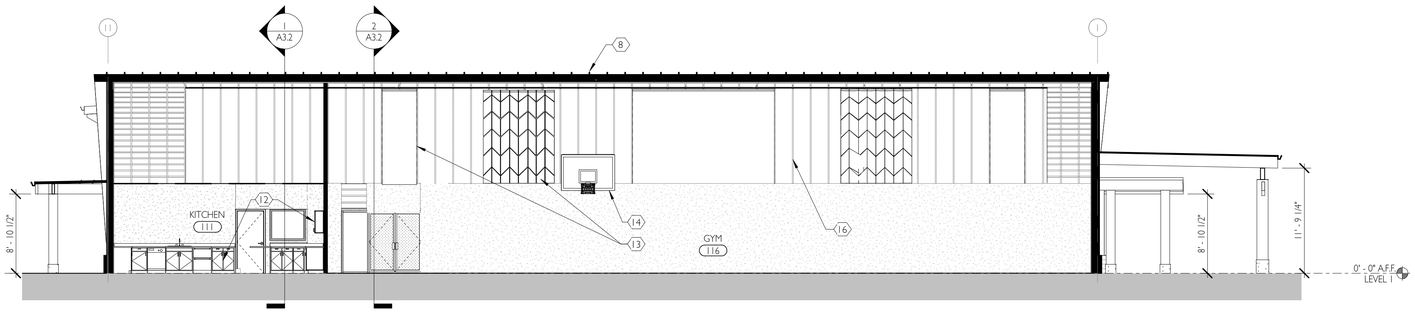
5 A3.1 GYM SECTION N-S

1/8" = 1'-0"



3 A3.1 CLASSROOM SECTION N-S

1/8" = 1'-0"



6 A3.1 GYM SECTION S-N

1/8" = 1'-0"

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BUILDING SECTIONS

A3.1

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BUILDING SECTION NOTES

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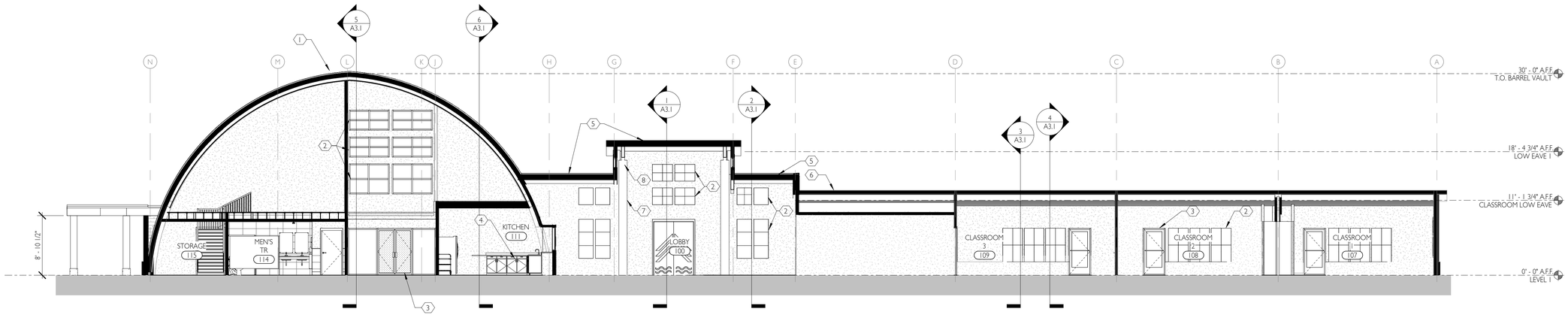
1. NOTES

KEYNOTES

1	(N) STANDING SEAM ROOF
2	(N) WINDOW
3	(N) STOREFRONT DOOR PER DOOR SCHEDULE
4	(N) CASEWORK PER INTERIORS
5	(N) TPO ROOF
6	(E) TPO ROOF
7	(N) COLUMN PER STRUCTURAL
8	(N) BEAM PER SCHEDULE
9	(N) BASKETBALL HOOP PER INTERIORS
10	(N) SLIDING DOOR



1 A3.2 BUILDING SECTION E-W

1/8" = 1'-0"

2 A3.2 BUILDING SECTION W-E

1/8" = 1'-0"

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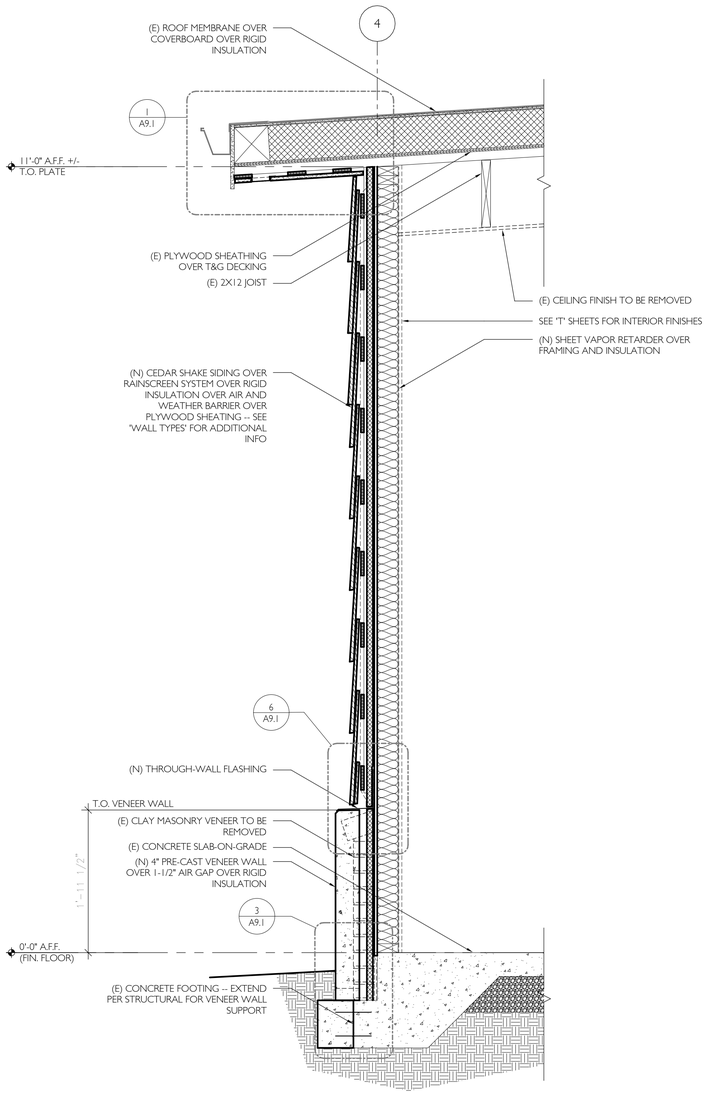
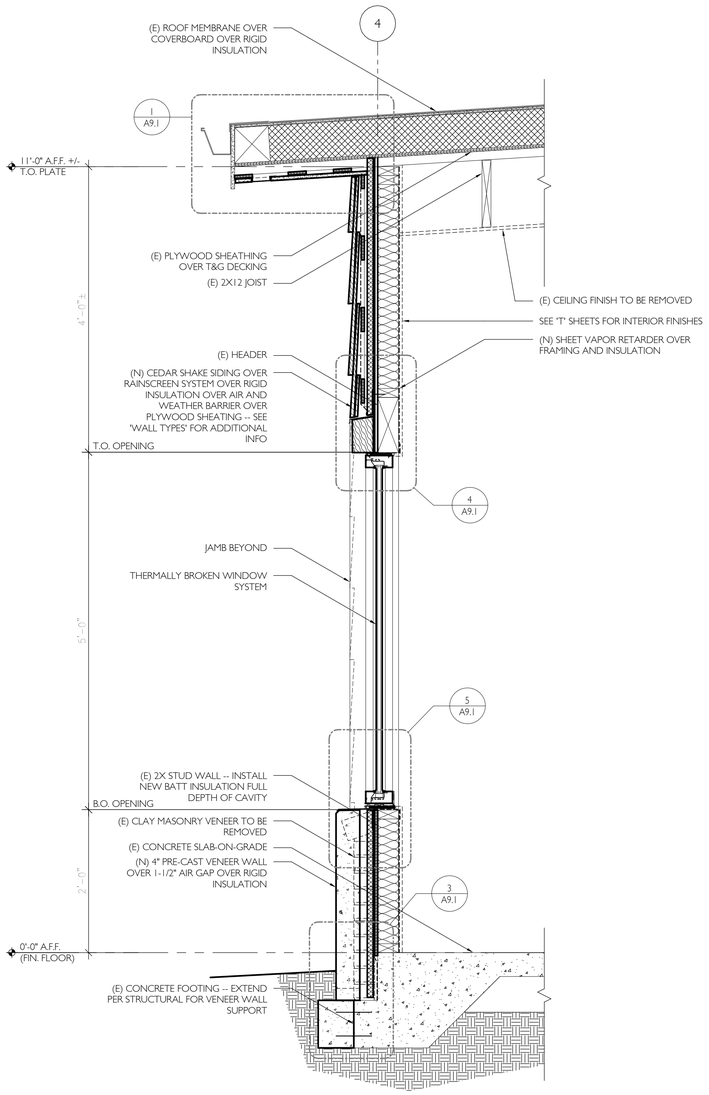


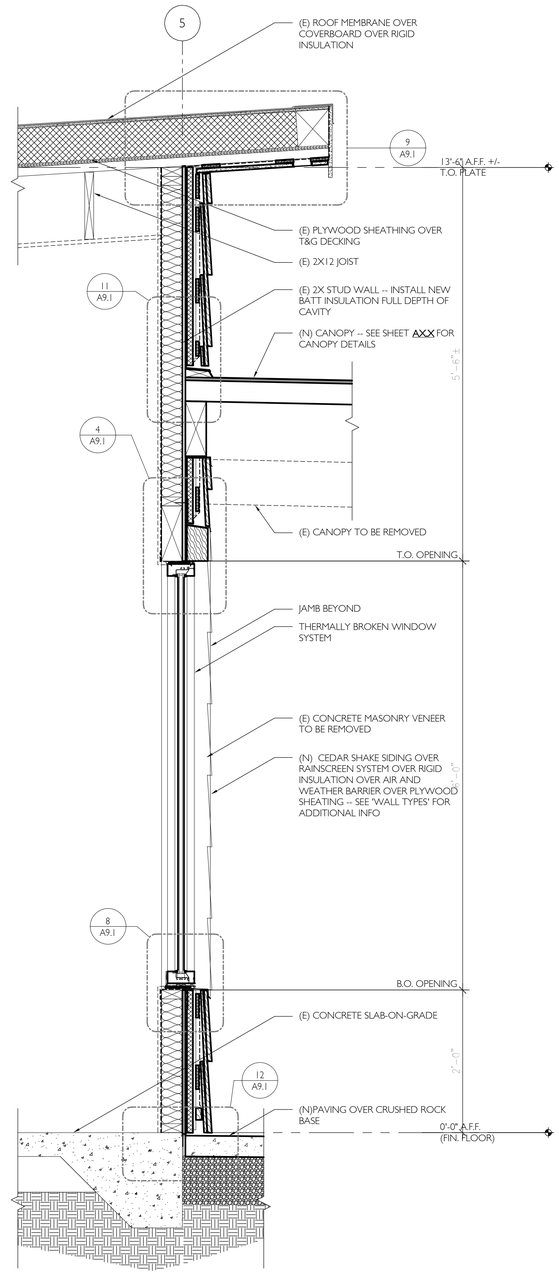
1 A4.1 WALL SECTION AT CLASSROOM BLDG - SOUTH

1" = 1'-0" DTL-402



2 A4.1 WALL SECTION AT CLASSROOM STOREFRONT - SOUTH

1" = 1'-0" DTL-401



3 A4.1 WALL SECTION AT CLASSROOM BLDG - NORTH

1" = 1'-0" DTL-404

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WALL SECTIONS

A4.1

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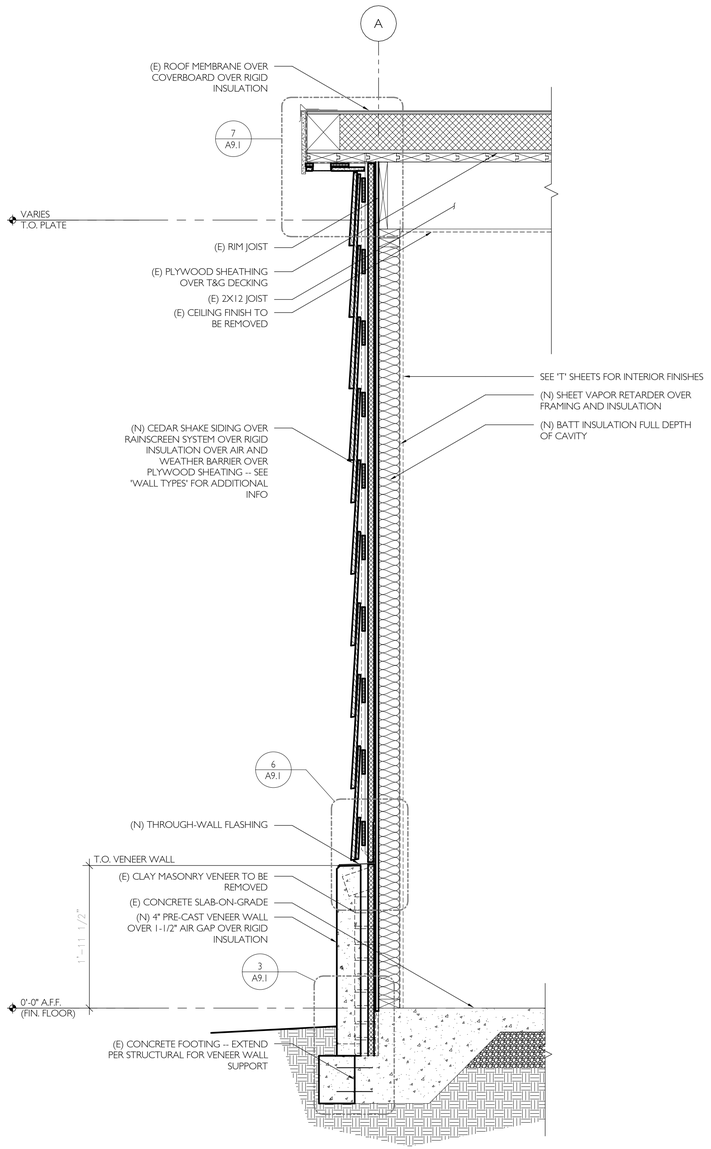
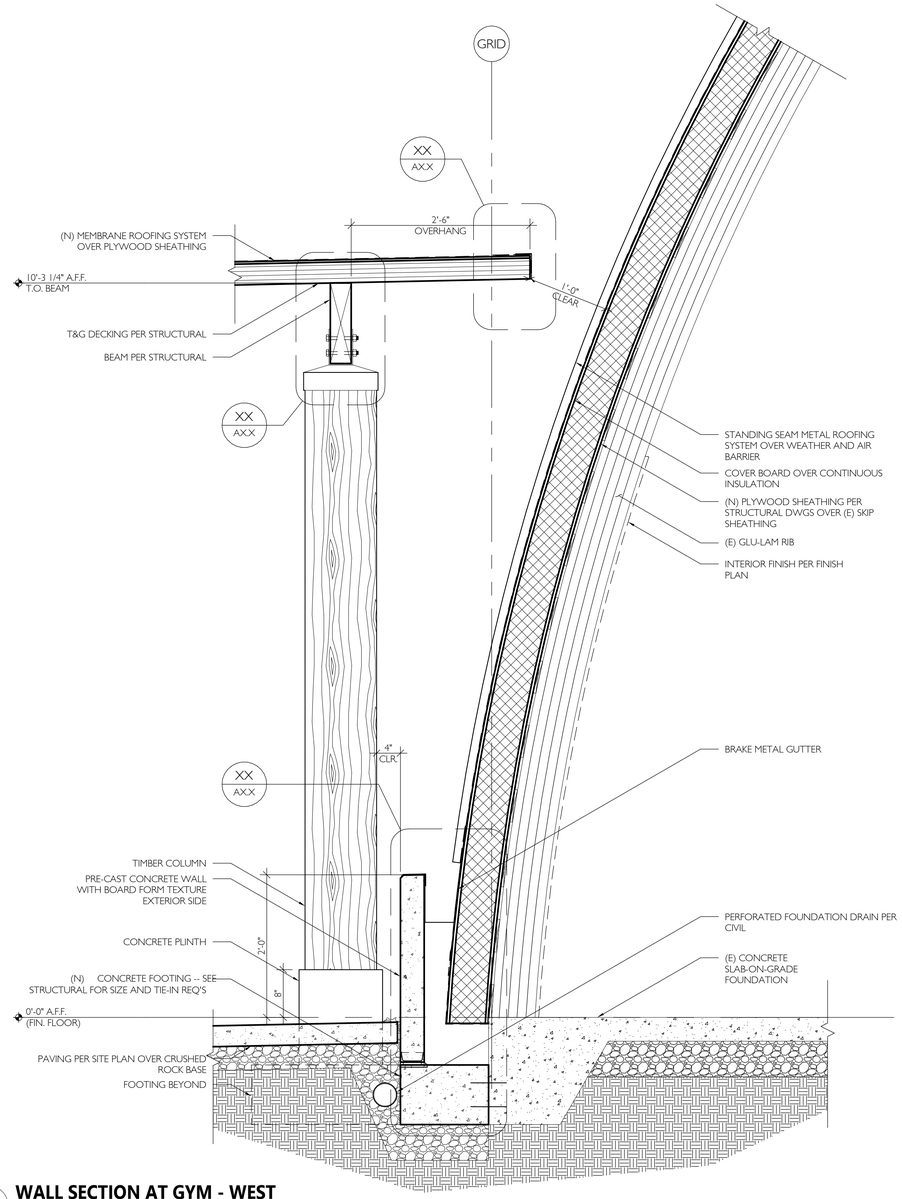


1 A4.2 WALL SECTION AT CLASSROOM BLDG - WEST

1" = 1'-0"

DTL-403



2 A4.2 WALL SECTION AT GYM - WEST

1" = 1'-0"

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CANNON BEACH REJUVENATION

268 BEAVER ST, CANNON BEACH, OR 97110

WALL SECTIONS

A4.2

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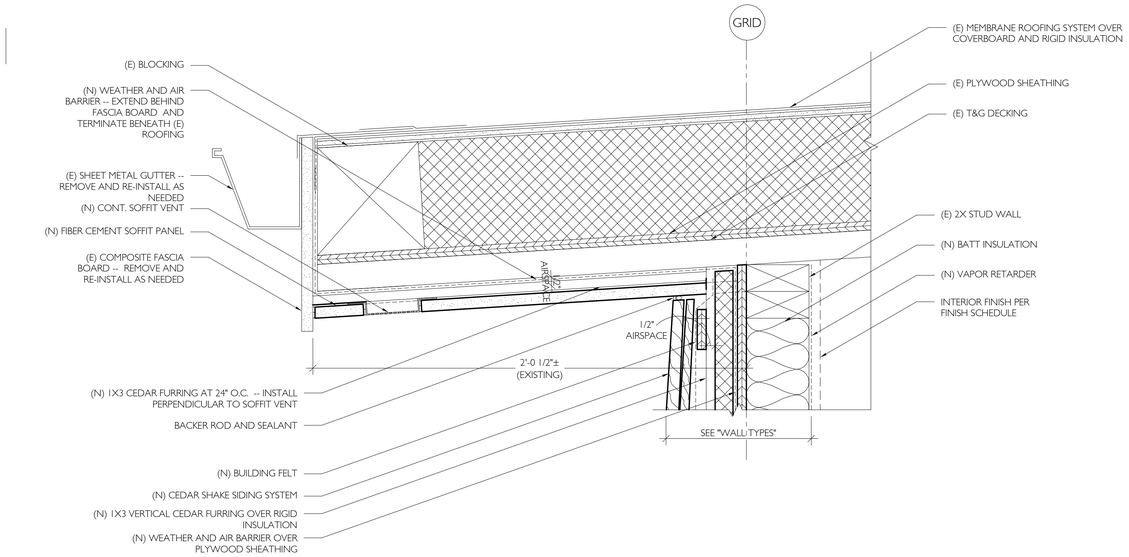
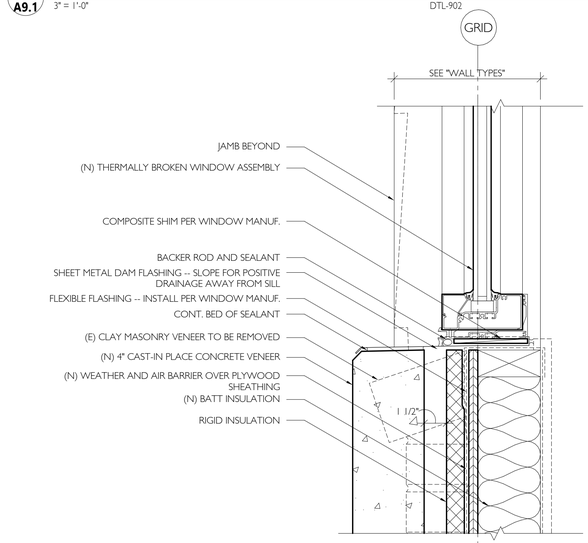


1 A9.1 LOW EAVE AT CLASSROOM

3" = 1'-0"

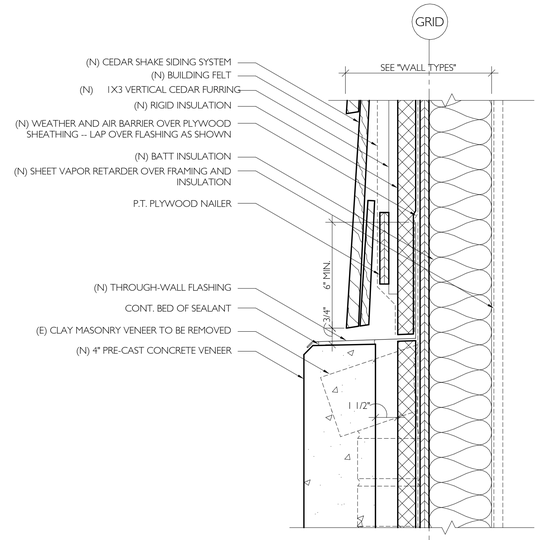
DTL-902



5 A9.1 WINDOW SILL AT CONCRETE VENEER

3" = 1'-0"

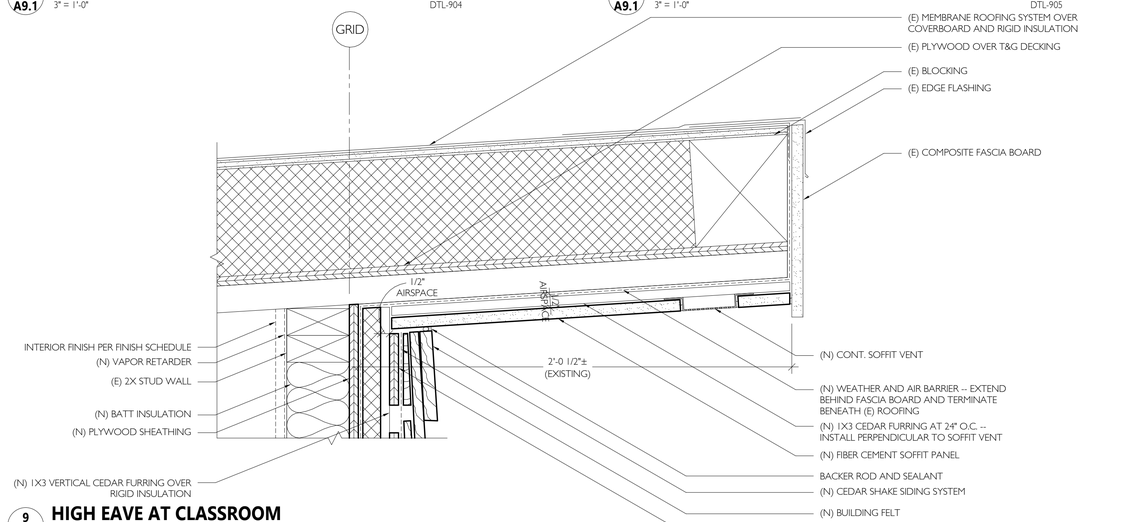
DTL-904



6 A9.1 CEDAR SHAKE SIDING AT VENEER WALL

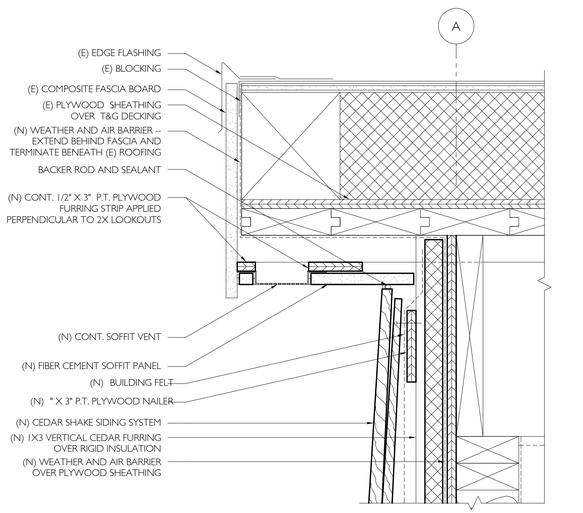
3" = 1'-0"

DTL-905



9 A9.1 HIGH EAVE AT CLASSROOM

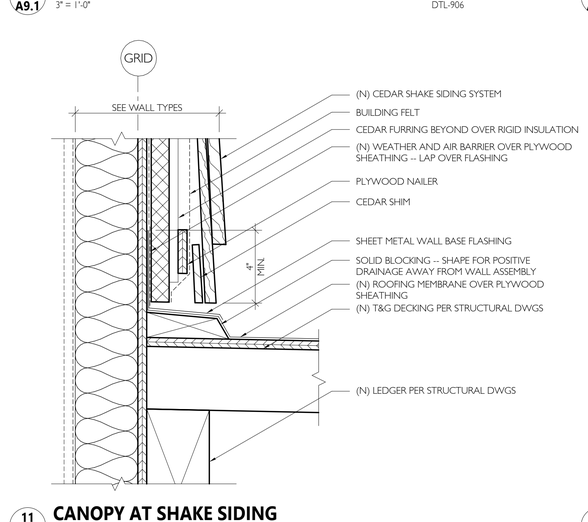
3" = 1'-0"



7 A9.1 RAKE AT CLASSROOM

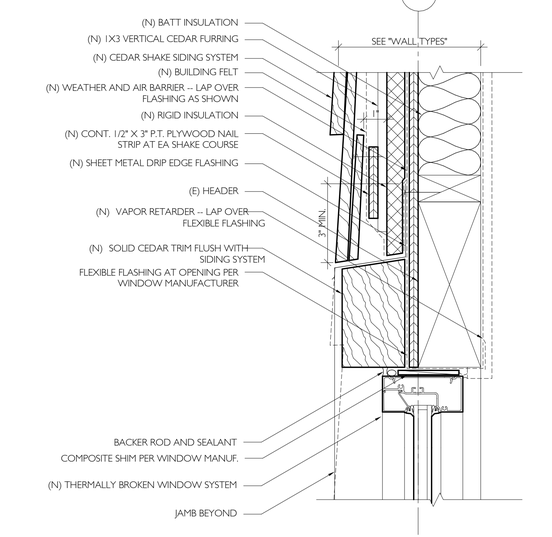
3" = 1'-0"

DTL-906



11 A9.1 CANOPY AT SHAKE SIDING

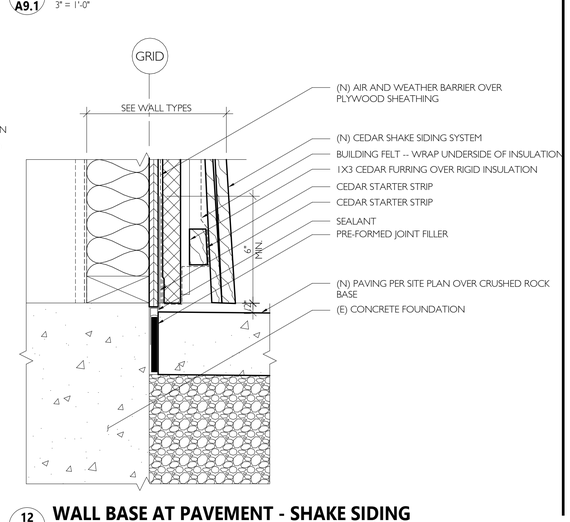
3" = 1'-0"



4 A9.1 WINDOW HEAD AT SHAKE SIDING

3" = 1'-0"

DTL-903



8 A9.1 WINDOW SILL AT SHAKE SIDING

3" = 1'-0"

12 A9.1 WALL BASE AT PAVEMENT - SHAKE SIDING

3" = 1'-0"

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EXTERIOR DETAILS

A9.1

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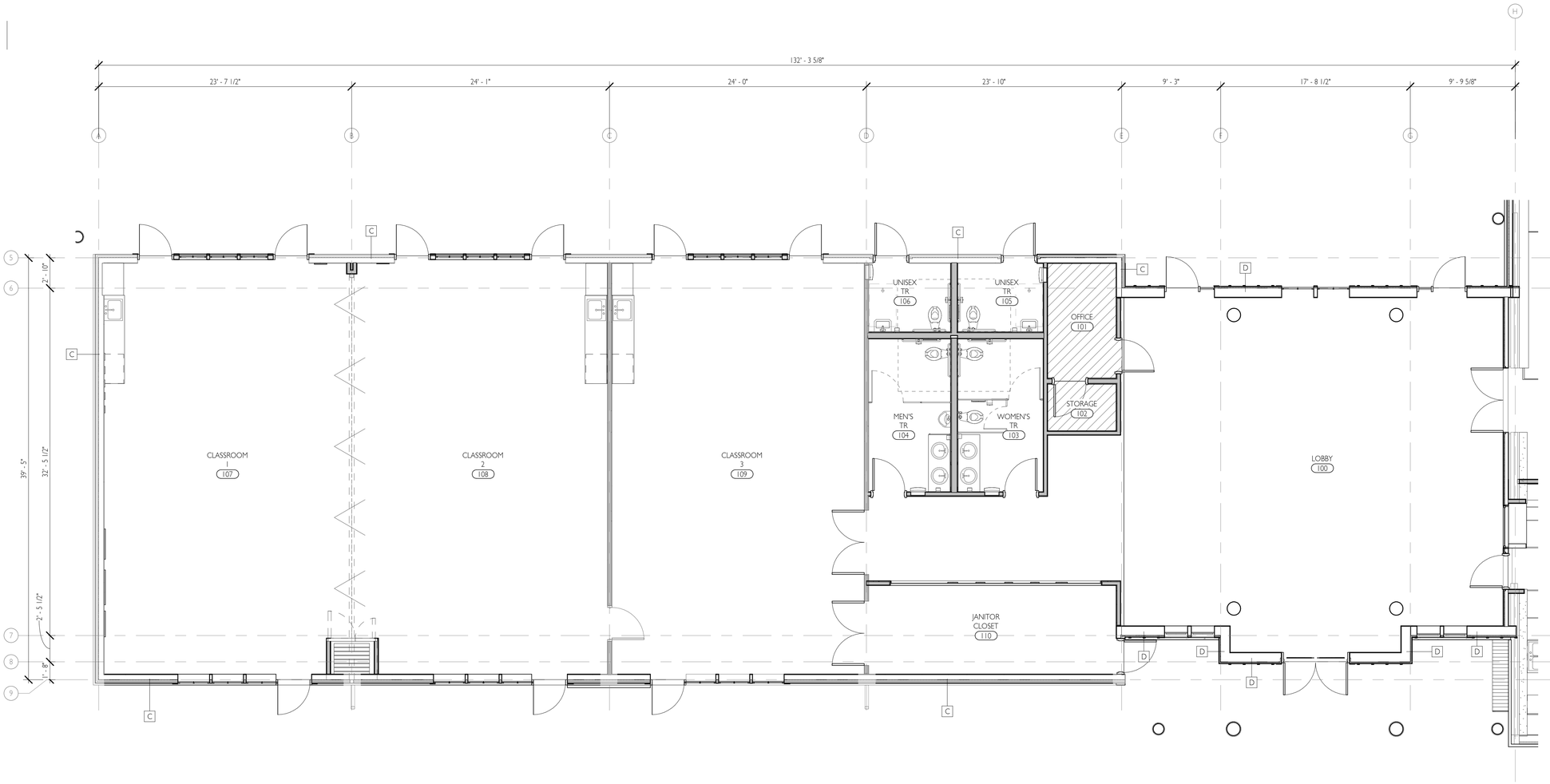

NORTH 1 T1.1 **CLASSROOM/LOBBY FLOOR PLAN**

3/16" = 1'-0"

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY A/E OF ANY DISCREPANCIES.

KEYNOTES

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CLASSROOM & LOBBY FLOOR PLAN

T1.1

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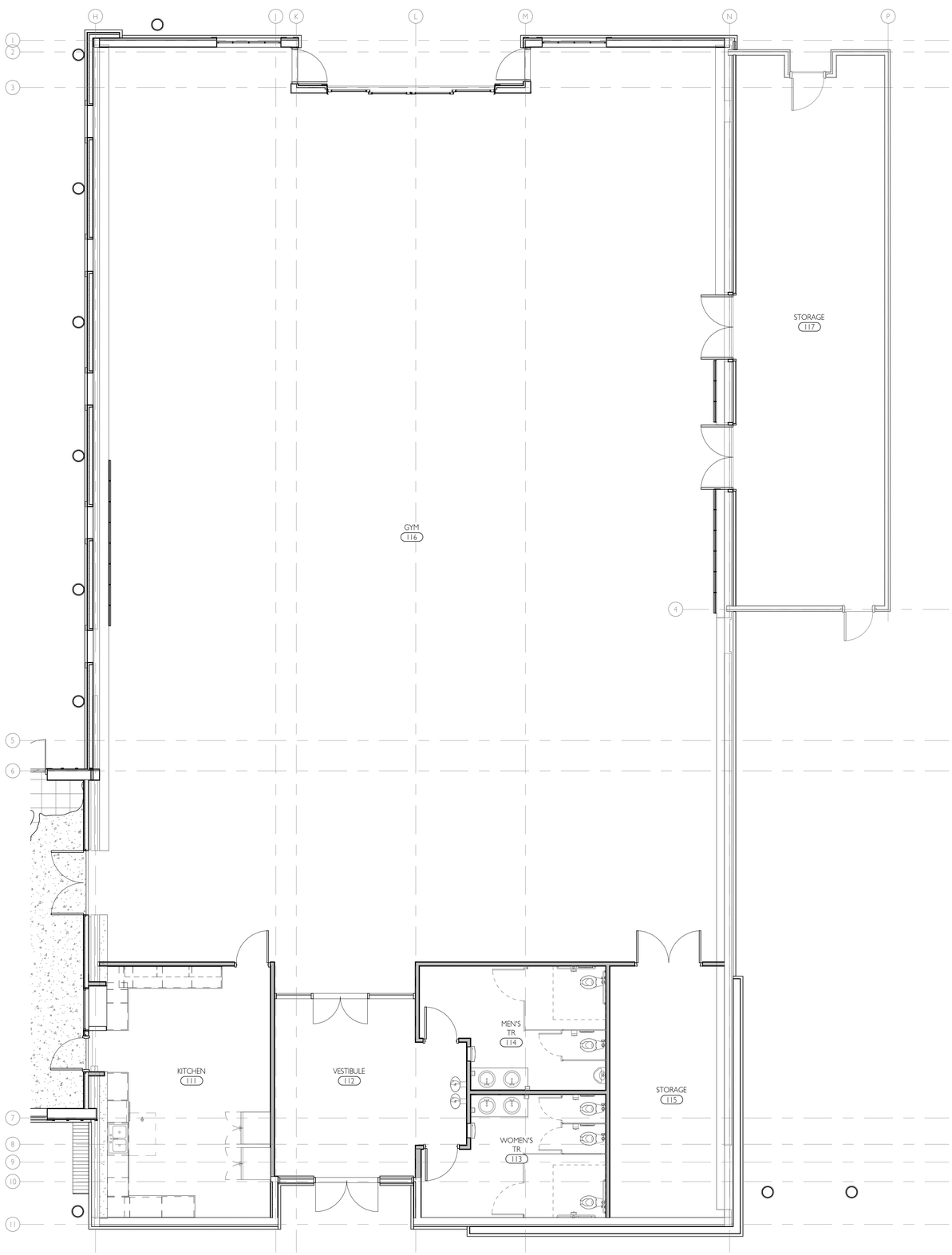

NORTH

1 T1.2 **T.I. FLOOR PLAN**

3/16" = 1'-0"

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY A/E OF ANY DISCREPANCIES.

KEYNOTES

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CANNON BEACH REJUVENATION

268 BEAVER ST, CANNON BEACH, OR 97110

GYM & MEZZANINE FLOOR PLAN

T1.2

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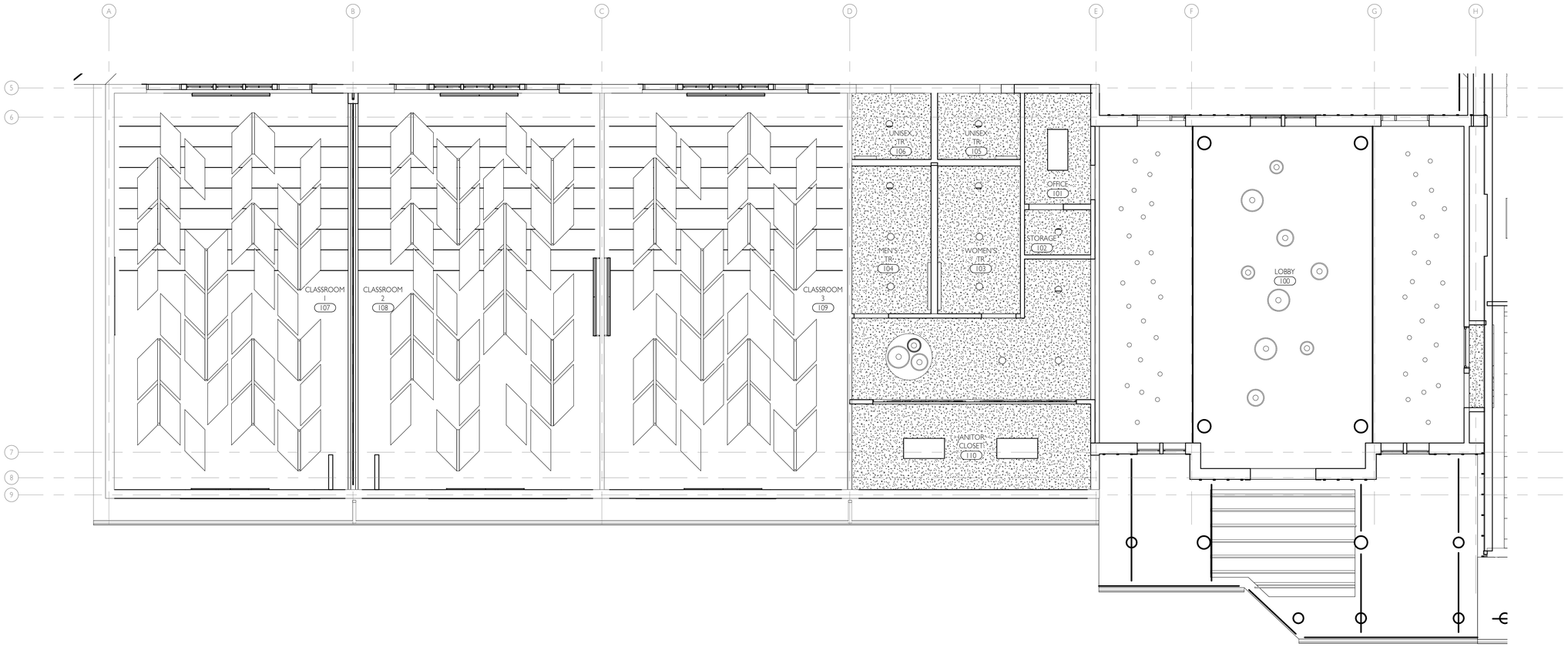

NORTH 1 T1.3

CLASSROOM/ LOBBY RCP

3/16" = 1'-0"

REFLECTED CEILING PLAN NOTES

1. LIGHTING INDICATED ON THIS PLAN IS FOR DESIGN INTENT ONLY AND IS CONSIDERED A DELEGATED DESIGN SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING A FINISHED INTERIOR LIGHTING LAYOUT THAT COMPLIES WITH RECOMMENDED LIGHTING LEVELS PUBLISHED IN THE CURRENT "IES LIGHTING HANDBOOK" FOR THE FUNCTION OF SPACES INDICATED. CONTRACTOR SHALL SUBMIT A PHOTOMETRIC STUDY WITH COMPLETED ENERGY CODE FORMS INDICATING CODE COMPLIANCE AS WELL AS PROPOSED LIGHTING LAYOUT WITH ASSOCIATED PRODUCT CUT SHEETS FOR ARCHITECT APPROVAL. SEE SITE PLAN GENERAL NOTES FOR REQUIREMENTS REGARDING SITE LIGHTING.
2. MEANS OF EGRESS ILLUMINATION: CONTRACTOR SHALL INSTALL EGRESS LIGHTING SUCH THAT A MINIMUM ILLUMINATION LEVEL OF 1 FOOTCANDLE IS MAINTAINED AT THE WALKING SURFACE ALONG THE PATH OF EGRESS AT INTERIOR SURFACES AND 2 FOOTCANDLES IS MAINTAINED AT EXTERIOR WALKING SURFACES SERVED, INCLUDING EXTERIOR LANDINGS AT ALL EXIT DISCHARGES. MEANS OF EGRESS LIGHTING SHALL BE CONNECTED TO AN EMERGENCY BACKUP POWER SYSTEM AND SHALL OPERATE FOR A MINIMUM OF 90 MINUTES IN THE EVENT THE BUILDING'S MAIN POWER SOURCE IS INTERRUPTED.
3. SEE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE LOCATIONS AND FOR ADDITIONAL REQUIREMENTS.
4. SEE MECHANICAL DRAWINGS FOR CEILING DIFFUSER/REGISTER LOCATIONS.
5. SEE SPRINKLER DRAWINGS FOR SPRINKLER HEAD LOCATIONS.

SYMBOLS LEGEND- RCP

- NEW GYP. BD. CEILING/ SOFFIT
- 2X4 ACOUSTICAL CEILING
- 6" DOWNLIGHT- RECESSED CAN
- 6" DOWNLIGHT- RECESSED CAN-- CONNECTED TO EMERGENCY BACK-UP POWER
- PENDANT LIGHT
- SCONCE LIGHT- FLAT ROUND
- SCONCE LIGHT-SPHERE
- 2X4 SURFACE MOUTN LIGHT FIXTURE
- 2X4 LAY-IN DIRECT/INDIRECT LIGHT FIXTURE
- SUSPENDED LINEAR ACOUSTICAL PANEL LIGHTING FIXTURE
- ILLUMINATED EXIT SIGN
- FINISHED CEILING ELEVATION
- ASSORTED SUSPENDED DOWNLIGHTS
- SUSPENDED DRUM LIGHTS
- SURFACE MOUNTED DRUM LIGHTS
- ACOUSTICAL PANEL
- ACOUSTICAL PANEL

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CLASSROOM & LOBBY RCP

T1.3

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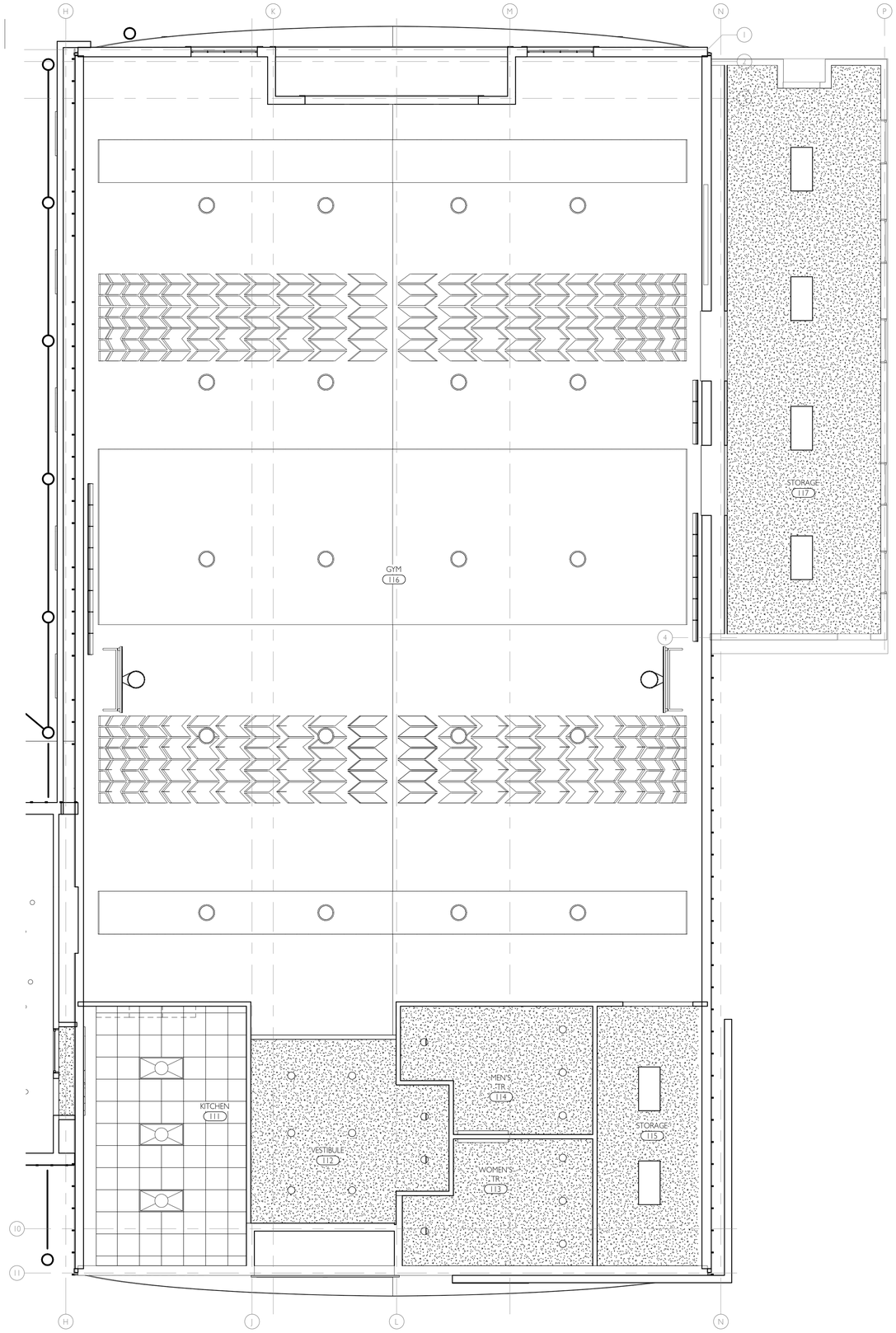


NORTH 1 T1.4

GYM RCP

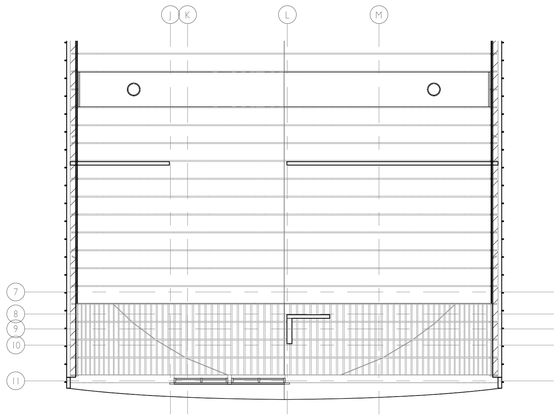
3/16" = 1'-0"

SYMBOLS LEGEND- RCP

- NEW GYP. BD. CEILING/ SOFFIT
- 2X4 ACOUSTICAL CEILING
- 6" DOWNLIGHT- RECESSED CAN
- 6" DOWNLIGHT- RECESSED CAN-- CONNECTED TO EMERGENCY BACK-UP POWER
- PENDANT LIGHT
- SCONCE LIGHT- FLAT ROUND
- SCONCE LIGHT-SPHERE
- 2X4 SURFACE MOUTN LIGHT FIXTURE
- 2X4 LAY-IN DIRECT/INDIRECT LIGHT FIXTURE
- SUSPENDED LINEAR ACOUSTICAL PANEL LIGHTING FIXTURE
- ILLUMINATED EXIT SIGN
- FINISHED CEILING ELEVATION
- ASSORTED SUSPENDED DOWNLIGHTS
- SUSPENDED DRUM LIGHTS
- SURFACE MOUNTED DRUM LIGHTS
- ACOUSTICAL PANEL
- ACOUSTICAL PANEL

REFLECTED CEILING PLAN NOTES

1. LIGHTING INDICATED ON THIS PLAN IS FOR DESIGN INTENT ONLY AND IS CONSIDERED A DELEGATED DESIGN SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING A FINISHED INTERIOR LIGHTING LAYOUT THAT COMPLIES WITH RECOMMENDED LIGHTING LEVELS PUBLISHED IN THE CURRENT "IES LIGHTING HANDBOOK" FOR THE FUNCTION OF SPACES INDICATED. CONTRACTOR SHALL SUBMIT A PHOTOMETRIC STUDY WITH COMPLETED ENERGY CODE FORMS INDICATING CODE COMPLIANCE AS WELL AS PROPOSED LIGHTING LAYOUT WITH ASSOCIATED PRODUCT CUT SHEETS FOR ARCHITECT APPROVAL. SEE SITE PLAN GENERAL NOTES FOR REQUIREMENTS REGARDING SITE LIGHTING.
2. MEANS OF EGRESS ILLUMINATION: CONTRACTOR SHALL INSTALL EGRESS LIGHTING SUCH THAT A MINIMUM ILLUMINATION LEVEL OF 1 FOOTCANDLE IS MAINTAINED AT THE WALKING SURFACE ALONG THE PATH OF EGRESS AT INTERIOR SURFACES AND 2 FOOTCANDLES IS MAINTAINED AT EXTERIOR WALKING SURFACES SERVED, INCLUDING EXTERIOR LANDINGS AT ALL EXIT DISCHARGES. MEANS OF EGRESS LIGHTING SHALL BE CONNECTED TO AN EMERGENCY BACKUP POWER SYSTEM AND SHALL OPERATE FOR A MINIMUM OF 90 MINUTES IN THE EVENT THE BUILDING'S MAIN POWER SOURCE IS INTERRUPTED.
3. SEE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE LOCATIONS AND FOR ADDITIONAL REQUIREMENTS.
4. SEE MECHANICAL DRAWINGS FOR CEILING DIFFUSER/REGISTER LOCATIONS.
5. SEE SPRINKLER DRAWINGS FOR SPRINKLER HEAD LOCATIONS.



NORTH 2 T1.4

GYM MEZZANINE RCP

1/8" = 1'-0"

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GYM & MEZZANINE RCP

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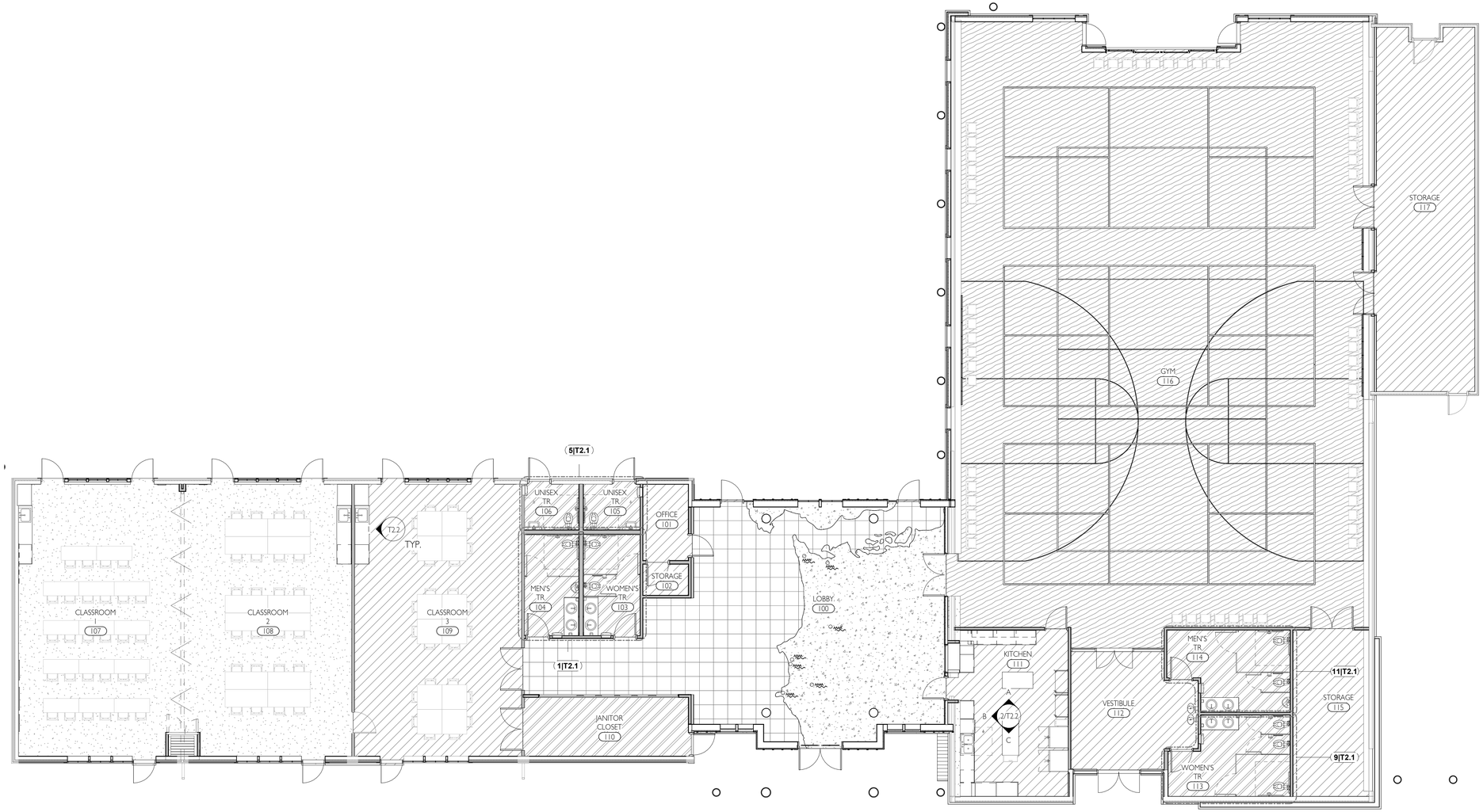

NORTH 1 T1.5

FINISH FLOOR PLAN

1/8" = 1'-0"

ROOM FINISH SHEDULE

NUMBER	NAME	BASE	FLOOR	WALLS				CEILING	NOTES
				NORTH	EAST	SOUTH	WEST		
100	LOBBY	B-1	T-1/CON-1	PT-1	PT-1	PT-1	PT-1	CL-1	
101	OFFICE	B-1	LVT-1	PT-1	PT-1	PT-1	PT-1	CL-2	
102	STORAGE	B-1	LVT-1	PT-1	PT-1	PT-1	PT-1	CL-2	
103	WOMEN'S TR	B-2	SV-1	PT-1/WT-1	PT-1/WT-1	PT-1/WT-1	PT-1/WT-1	CL-2	
104	MEN'S TR	B-2	SV-1	PT-1/WT-1	PT-1/WT-1	PT-1/WT-1	PT-1/WT-1	CL-2	
105	UNISEX TR	B-2	SV-1	PT-1	PT-1	PT-1	PT-1	CL-2	1
106	UNISEX TR	B-2	SV-1	PT-1	PT-1	PT-1	PT-1	CL-2	1
107	CLASSROOM 1	B-1	CPT-1	PT-1	PT-1	PT-1	PT-1	CL-1	
108	CLASSROOM 2	B-1	CPT-1	PT-1	PT-1	PT-1	PT-1	CL-1	
109	CLASSROOM 3	B-1	LVT-1	PT-1	PT-1	PT-1	PT-1	CL-1	
110	JANITOR CLOSET	B-1	SV-1	PT-1	PT-1	PT-1	PT-1	CL-2	
111	KITCHEN	B-1	LVT-1	PT-1	PT-1	PT-1	PT-1	CL-3	
112	VESTIBULE	B-1	LVT-1/CPT-2	PT-1	PT-1	PT-1	PT-1	CL-2	
113	WOMEN'S TR	B-2	SV-1	PT-1/WT-1	PT-1/WT-1	PT-1/WT-1	PT-1/WT-1	CL-2	
114	MEN'S TR	B-2	SV-1	PT-1/WT-1	PT-1/WT-1	PT-1/WT-1	PT-1/WT-1	CL-2	
115	STORAGE	B-1	LVT-1	PT-1	PT-1	PT-1	PT-1	CL-2	
116	GYM	B-1	RB-1	PT-1	PT-1	PT-1	PT-1	CL-1	
117	STORAGE	B-1	LVT-1	PT-1	PT-1	PT-1	PT-1	CL-2	

NOTES:

1. PROVIDE EPOXY PAINT

LIST OF FINISHES

FLOORS	BASES	WALLS	CEILINGS	CASEWORK
LVT-1 LUXURY VINYL TILE, TBD	B-1 4" RUBBER BASE, TBD	PT-1 FIELD PAINT, TBD	CL-1 EXPOSED WOOD CEILINGS, TBD	PL-1 PLASTIC LAMINATE VERTICAL SURFACES, TBD
T-1 TILE, TBD	B-2 6" TILE BASE, TBD	PT-2 ACCENT PAINT, TBD	CL-2 PAINTED GYP. BD COLOR TBD	PL-2 PLASTIC LAMINATE COUTERTOPS, TBD
CON-1 COLORED CONCRETE, TBD		WC-1 WALL COVERINGS, TBD	CL-3 2X4 ACOUSTICAL CEILING TILE, TBD	SS-1 SOLID SURFACE COUNTERTOPS, TBD
RB-1 RUBBER FLOORING, TBD		WT-1 WALL TILE, TBD		
CPT-1 CARPET, TBD				
CPT-2 WALK-OFF CARPET, TBD				

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FINISH FLOOR PLAN

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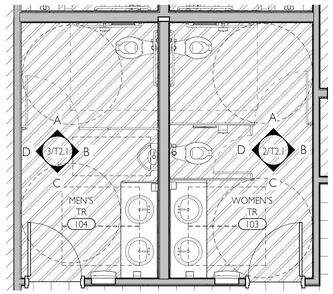
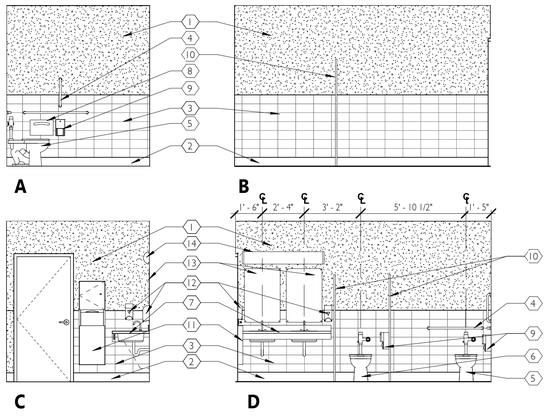
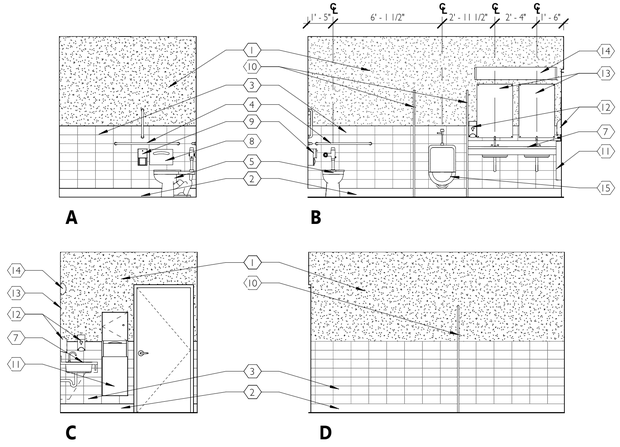


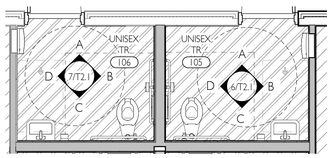
1 T2.1 **ENLARGED TR PLAN - WOMEN'S 103 & MEN'S 104**
1/4" = 1'-0"



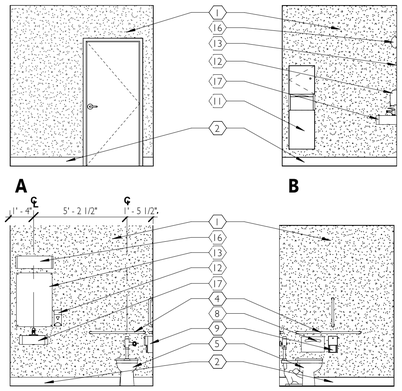
2 T2.1 **WOMENS TR 103**
1/4" = 1'-0"



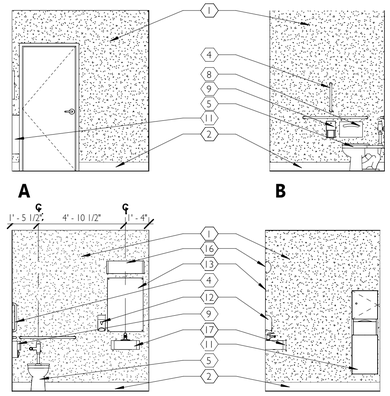
3 T2.1 **MENS TR 104**
1/4" = 1'-0"



5 T2.1 **ENLARGED TR PLAN - UNISEX 105 & 106**
1/4" = 1'-0"



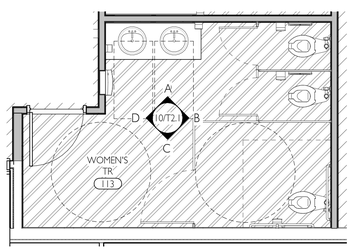
6 T2.1 **UNISEX TR 105**
1/4" = 1'-0"



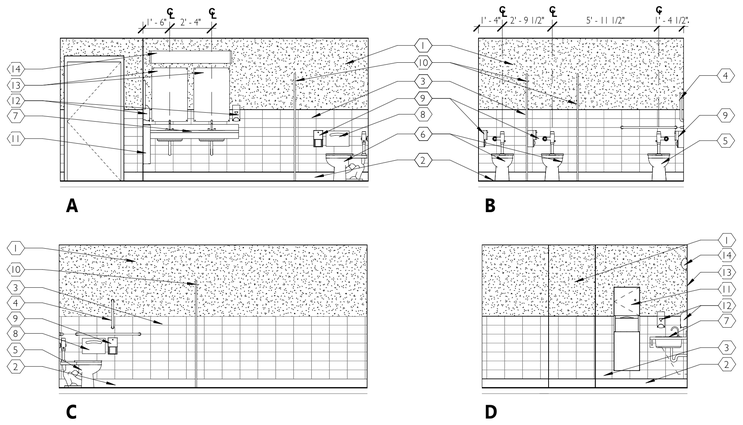
7 T2.1 **UNISEX TR 106**
1/4" = 1'-0"

KEYNOTES

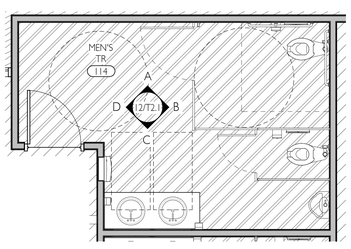
1	PAINTED GYPSUM BOARD
2	BASE PER SCHEDULE
3	WT-1, WAINSCOT TO 48" A.F.F.
4	GRAB BARS - SEE X/6.2 FOR DETAILS
5	ACCESSIBLE WATER CLOSET
6	STANDARD WATER CLOSET
7	UNDER COUNTER MOUNT SINK WITH ADA FAUCET - SEE X/6.2 FOR DETAILS
8	TOILET SEAT COVER DISPENSER
9	TOILET TISSUE DISPENSER
10	TOILET PARTITION
11	SEMI-RECESSED PAPER TOWEL DISPENSER AND RECEPTACLE
12	SOAP DISPENSER
13	MIRROR, 24" X 36"
14	WALL-MOUNTED 55" VANITY LIGHT FIXTURE, CENTERED OVER VANITY
15	STANDARD URINAL
16	WALL-MOUNTED 25" VANITY LIGHT FIXTURE, CENTERED OVER VANITY
17	WALL-HUNG SINK WITH ADA FAUCET



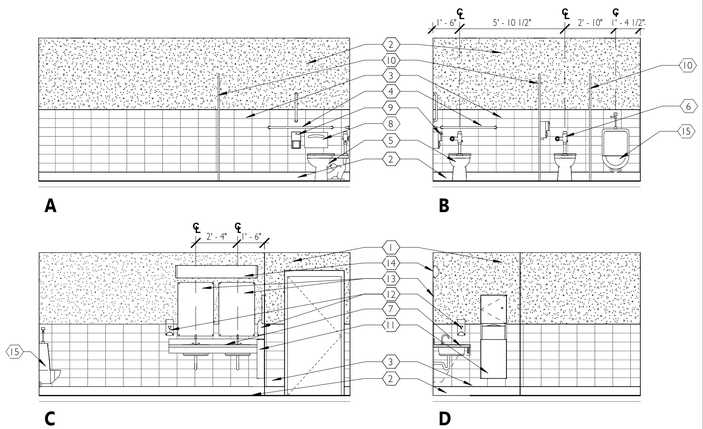
9 T2.1 **ENLARGED WOMEN'S TR 113**
1/4" = 1'-0"



10 T2.1 **WOMENS TR 113**
1/4" = 1'-0"



11 T2.1 **ENLARGED MEN'S TR 114**
1/4" = 1'-0"



12 T2.1 **MENS TR 114**
1/4" = 1'-0"

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CANNON BEACH REJUVENATION

268 BEAVER ST, CANNON BEACH, OR 97110

ENLARGED T.R. PLANS, ELEVATIONS AND DETAILS

T2.1

220039.01

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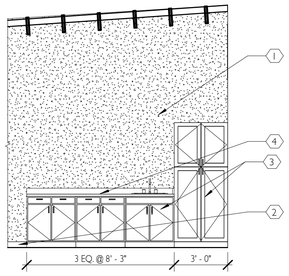
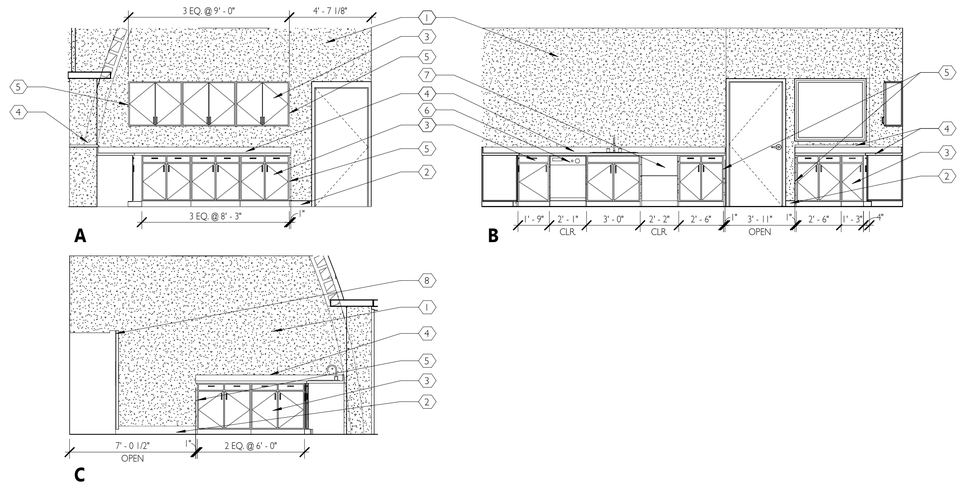


1 T2.2 **CLASSROOM TYP. CASEWORK**

1/4" = 1'-0"



2 T2.2 **KITCHEN 111 ELEVATION**

1/4" = 1'-0"

KEYNOTES

1	PAINTED GYPSUM BOARD
2	BASE PER SCHEDULE
3	PL-1, CASEWORK W/ ADJUSTABLE SHELVES AS DRAWN
4	PL-2, COUNTERTOP WITH BACKSIDE SPLASH WHERE SHOWN
5	FINISHED END PANEL
6	DISHWASHER, OWNER PROVIDED, CONTRACTOR INSTALLED
7	ICE MAKER, OWNER PROVIDED, CONTRACTOR INSTALLED
8	REFRIGERATOR, OWNER PROVIDED, CONTRACTOR INSTALLED

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CASEWORK ELEVATIONS

T2.2

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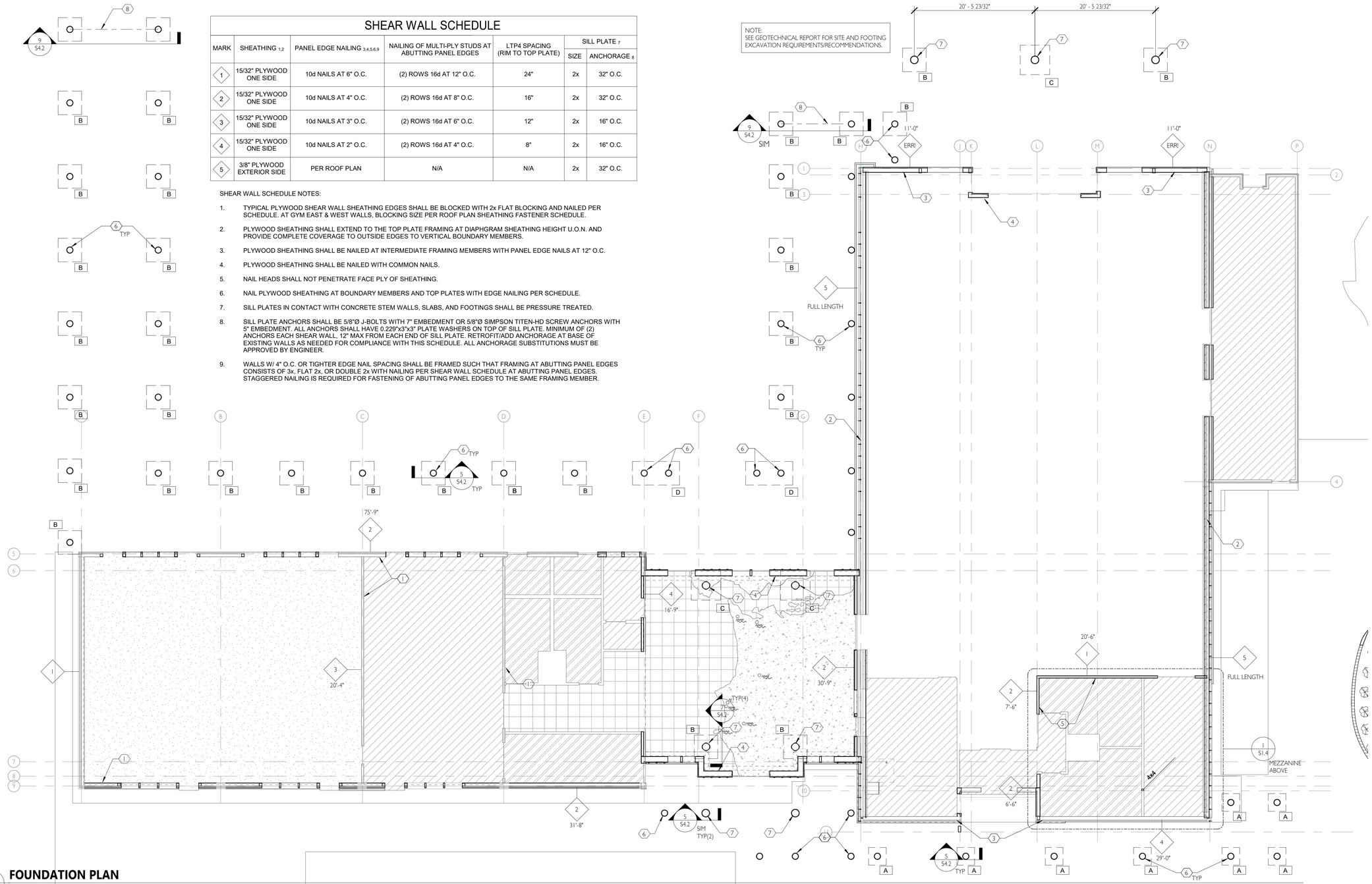
SHEAR WALL SCHEDULE

MARK	SHEATHING 1,2	PANEL EDGE NAILING 3,4,5,6,9	NAILING OF MULTI-PLY STUDS AT ABUTTING PANEL EDGES	LTP4 SPACING (RIM TO TOP PLATE)	SILL PLATE 7	
					SIZE	ANCHORAGE 8
1	15/32" PLYWOOD ONE SIDE	10d NAILS AT 6" O.C.	(2) ROWS 16d AT 12" O.C.	24"	2x	32" O.C.
2	15/32" PLYWOOD ONE SIDE	10d NAILS AT 4" O.C.	(2) ROWS 16d AT 8" O.C.	16"	2x	32" O.C.
3	15/32" PLYWOOD ONE SIDE	10d NAILS AT 3" O.C.	(2) ROWS 16d AT 6" O.C.	12"	2x	16" O.C.
4	15/32" PLYWOOD ONE SIDE	10d NAILS AT 2" O.C.	(2) ROWS 16d AT 4" O.C.	8"	2x	16" O.C.
5	3/8" PLYWOOD EXTERIOR SIDE	PER ROOF PLAN	N/A	N/A	2x	32" O.C.

SHEAR WALL SCHEDULE NOTES:

1. TYPICAL PLYWOOD SHEAR WALL SHEATHING EDGES SHALL BE BLOCKED WITH 2x FLAT BLOCKING AND NAILED PER SCHEDULE. AT GYM EAST & WEST WALLS, BLOCKING SIZE PER ROOF PLAN SHEATHING FASTENER SCHEDULE.
2. PLYWOOD SHEATHING SHALL EXTEND TO THE TOP PLATE FRAMING AT DIAPHGRAM SHEATHING HEIGHT U.O.N. AND PROVIDE COMPLETE COVERAGE TO OUTSIDE EDGES TO VERTICAL BOUNDARY MEMBERS.
3. PLYWOOD SHEATHING SHALL BE NAILED AT INTERMEDIATE FRAMING MEMBERS WITH PANEL EDGE NAILS AT 12" O.C.
4. PLYWOOD SHEATHING SHALL BE NAILED WITH COMMON NAILS.
5. NAIL HEADS SHALL NOT PENETRATE FACE PLY OF SHEATHING.
6. NAIL PLYWOOD SHEATHING AT BOUNDARY MEMBERS AND TOP PLATES WITH EDGE NAILING PER SCHEDULE.
7. SILL PLATES IN CONTACT WITH CONCRETE STEM WALLS, SLABS, AND FOOTINGS SHALL BE PRESSURE TREATED.
8. SILL PLATE ANCHORS SHALL BE 5/8"Ø J-BOLTS WITH 7" EMBEDMENT OR 5/8"Ø SIMPSON TITEN-HD SCREW ANCHORS WITH 5" EMBEDMENT. ALL ANCHORS SHALL HAVE 0.229"x3"x3" PLATE WASHERS ON TOP OF SILL PLATE. MINIMUM OF (2) ANCHORS EACH SHEAR WALL, 12" MAX FROM EACH END OF SILL PLATE. RETROFIT/ADD ANCHORAGE AT BASE OF EXISTING WALLS AS NEEDED FOR COMPLIANCE WITH THIS SCHEDULE. ALL ANCHORAGE SUBSTITUTIONS MUST BE APPROVED BY ENGINEER.
9. WALLS W/ 4" O.C. OR TIGHTER EDGE NAIL SPACING SHALL BE FRAMED SUCH THAT FRAMING AT ABUTTING PANEL EDGES CONSISTS OF 3x, FLAT 2x, OR DOUBLE 2x WITH NAILING PER SHEAR WALL SCHEDULE AT ABUTTING PANEL EDGES. STAGGERED NAILING IS REQUIRED FOR FASTENING OF ABUTTING PANEL EDGES TO THE SAME FRAMING MEMBER.

NOTE:
SEE GEOTECHNICAL REPORT FOR SITE AND FOOTING EXCAVATION REQUIREMENTS/RECOMMENDATIONS.



1 FOUNDATION PLAN
S1.1 1/8" = 1'-0"

FOUNDATION LEGEND

C.J.	CONTROL JOINT
DTTZ	HOLDOWN PER __/S3.1
#	WOOD SHEAR WALL FROM FOUNDATION TO ROOF (FOUNDATION TO MEZZANINE AT GYM INTERIOR WALLS) SEE SCHEDULE THIS SHEET

FOUNDATION NOTES:

SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR DRAINS, SLOPES, AND OTHER FLOOR DEPRESSIONS NOT SHOWN.

SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, AND WALLS NOT SHOWN.

SEE SOILS REPORT FOR ALL FOUNDATION AND SLAB SUPPORT REQUIREMENTS. THIS IS TO INCLUDE ALL EXCAVATION, FILL AND FILL PLACEMENT REQUIREMENTS.

VERIFY ALL WINDOW AND DOOR WIDTHS AND HEIGHTS WITH ARCHITECTURAL DRAWINGS.

TOP OF SPREAD FOOTINGS IS 1'-0" BELOW FINISHED GRADE U.N.O. ON PLAN

FOOTING SCHEDULE

MARK	LENGTH	WIDTH	THICKNESS	REINFORCING
A	3' - 0"	3' - 0"	1' - 0"	(4) #4 E.W. T&B
B	4' - 0"	4' - 0"	1' - 0"	(4) #5 E.W. T&B
C	5' - 0"	5' - 0"	1' - 3"	(6) #5 E.W. T&B
D	8' - 0"	4' - 0"	1' - 0"	#4 AT 16" O.C. E.W. T&B

KEYNOTES

1. EXISTING WALL FRAMING, ADD PLYWOOD SHEATHING PER SHEAR WALL SCHEDULE WHERE INDICATED
2. REMOVE EXISTING SHINGLES AND SKIP SHEATHING, INSTALL NEW PLYWOOD SHEATHING AS INDICATED ON ROOF FRAMING PLAN
3. RE-FRAME EXISTING WALL AS INDICATED IN STRUCTURAL ELEVATION
4. NEW 2x6 AT 16" O.C. WOOD STUD BEARING/SHEARWALL
5. NEW 2x4 AT 16" O.C. WOOD STUD BEARING WALL
6. 12" NOMINAL DIAMETER TIMBER COLUMN ON CONCRETE PLINTH PER ____ U.N.O. TAPER AND FINISH PER ARCH.
7. 15" NOMINAL DIAMETER TIMBER COLUMN ON CONCRETE PLINTH PER ____ TAPER AND FINISH PER ARCH.
8. LATERAL LOAD RESISTING FRAME TYPE/CONFIGURATION TBD

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CANNON BEACH REJUVENATION
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FOUNDATION PLAN
S1.1
220039.01

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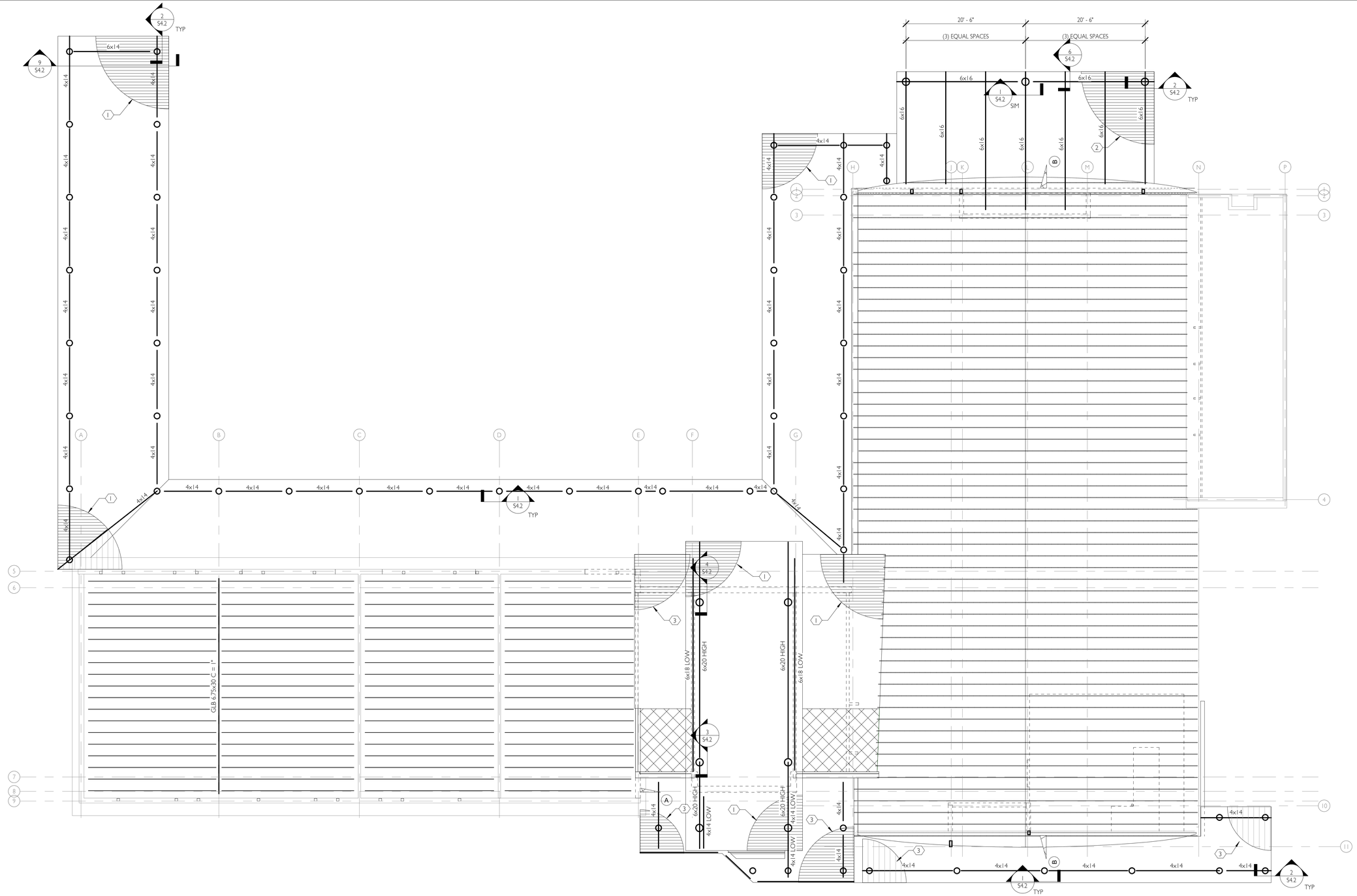
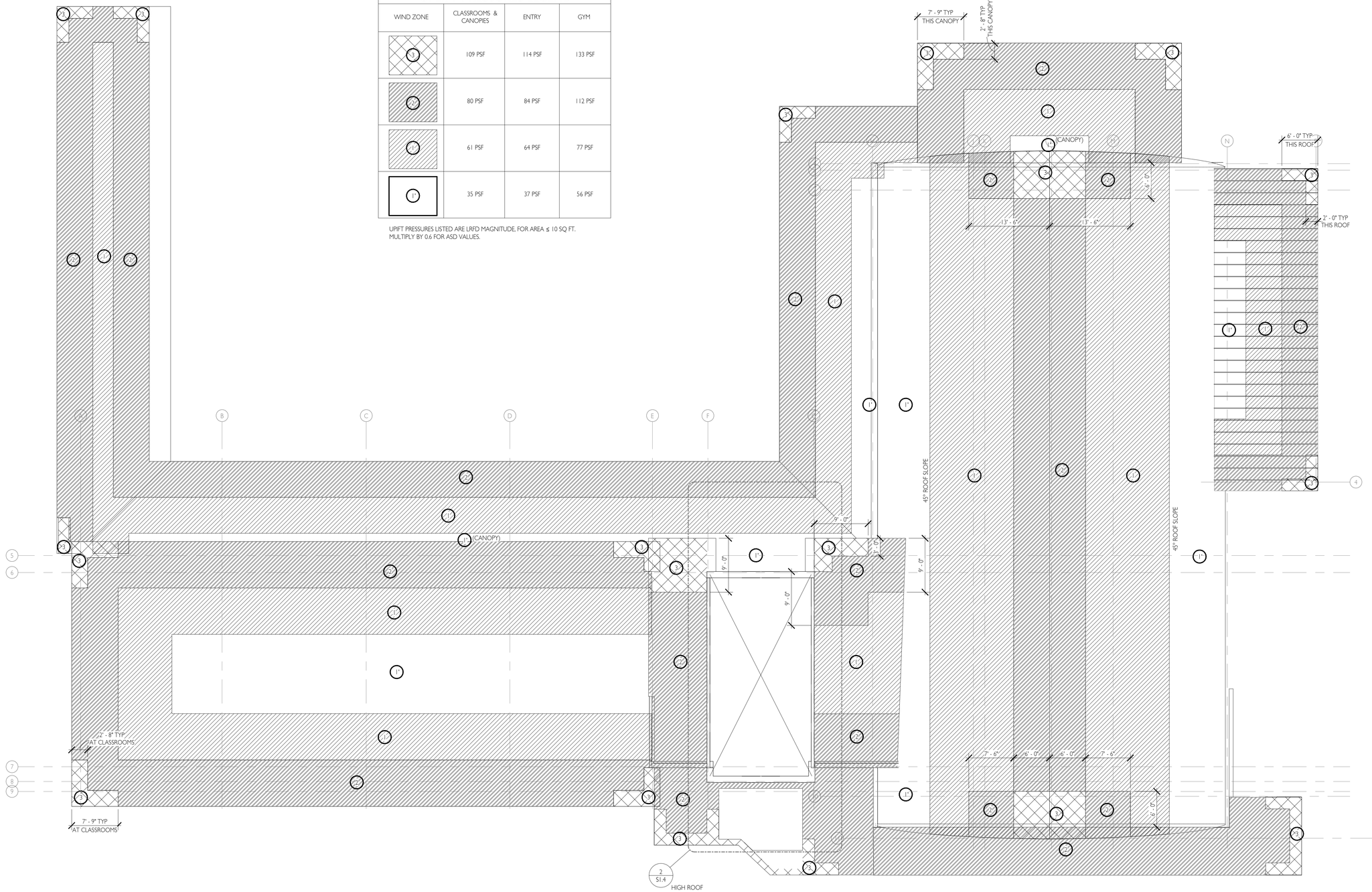

20' - 6"
20' - 6"
(3) EQUAL SPACES
(3) EQUAL SPACES
6x16
6x16
6x16

UPLIFT PRESSURES LEGEND

WIND ZONE	CLASSROOMS & CANOPIES	ENTRY	GYM
3	109 PSF	114 PSF	133 PSF
2'	80 PSF	84 PSF	112 PSF
2	61 PSF	64 PSF	77 PSF
1	35 PSF	37 PSF	56 PSF

UPIFT PRESSURES LISTED ARE LRFD MAGNITUDE, FOR AREA ≤ 10 SQ FT.
MULTIPLY BY 0.6 FOR ASD VALUES.



1 ROOF WIND UPLIFT PRESSURE PLAN

1/8" = 1'-0"

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ROOF UPLIFT PRESSURE PLAN

S1.3

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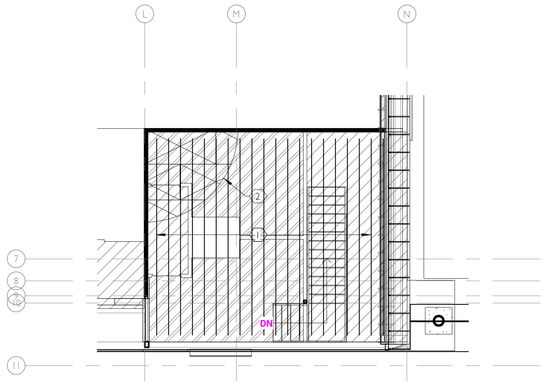


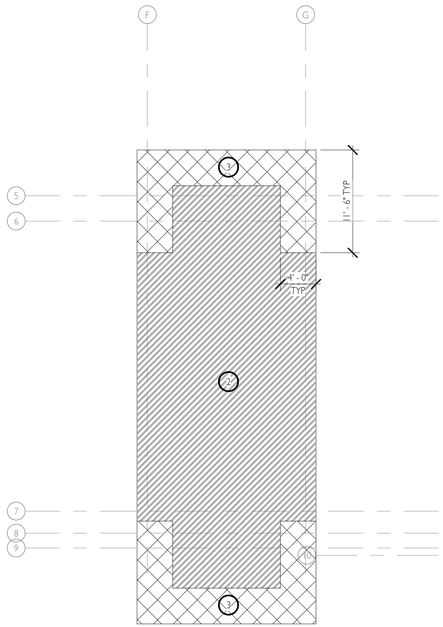
1 S1.4 GYM MEZZANINE - FRAMING PLAN

1/8" = 1'-0"

KEYNOTES

1 16" RED-165 JOISTS AT 16" O.C.

2 3/4" T&G PLYWOOD, GLUED AND NAILED SHEATHING NAIL W/ 10d @ 6" O.C. EDGE & 12" O.C. FIELD STRONG AXIS PERPENDICULAR TO JOISTS



NOTE: SEE S1.3 FOR LEGEND

2 S1.4 ENTRY HIGH ROOF WIND UPLIFT PRESSURE PLAN

1/8" = 1'-0"

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PARTIAL BUILDING PLANS

S1.4

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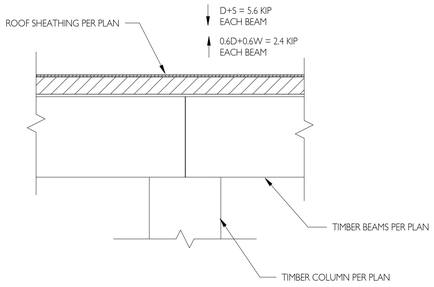
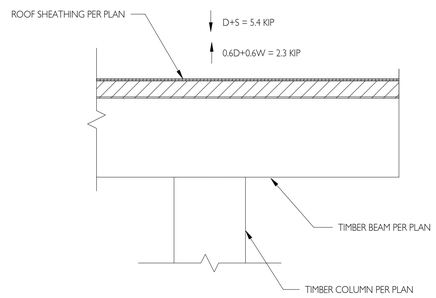


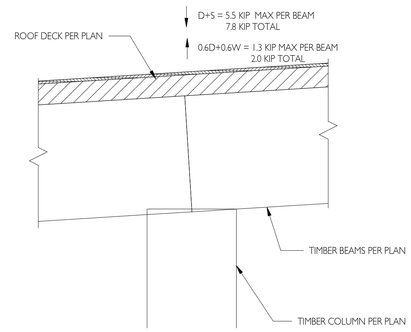
1 S4.2 TYPICAL CANOPY BEAMS

1" = 1'-0"



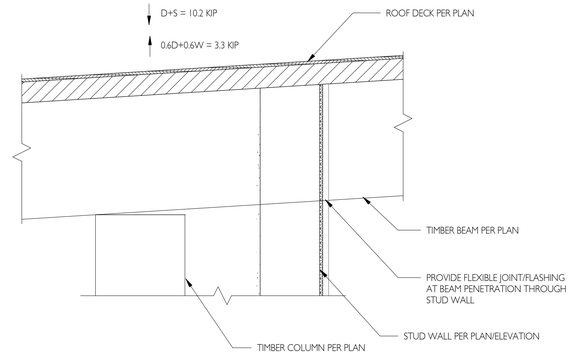
2 S4.2 BEAM CANTILEVER CONNECTION

1" = 1'-0"



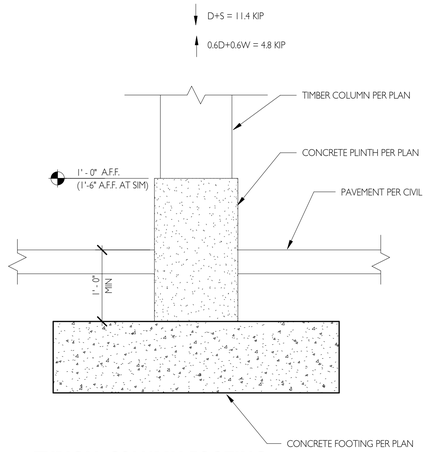
3 S4.2 ENTRY HIGH ROOF MIDDLE COLUMN CONNECTION

1" = 1'-0"



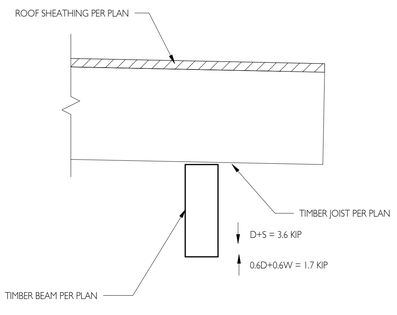
4 S4.2 ENTRY HIGH ROOF COLUMN CONNECTION

1" = 1'-0"



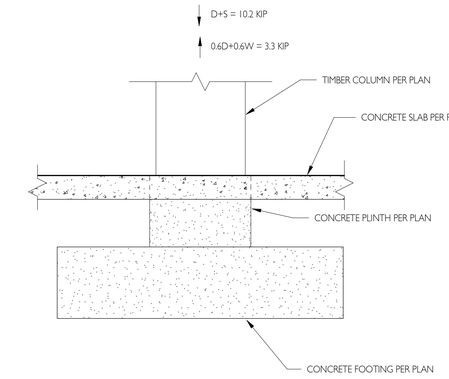
5 S4.2 TYPICAL COLUMN FOOTING

1" = 1'-0"



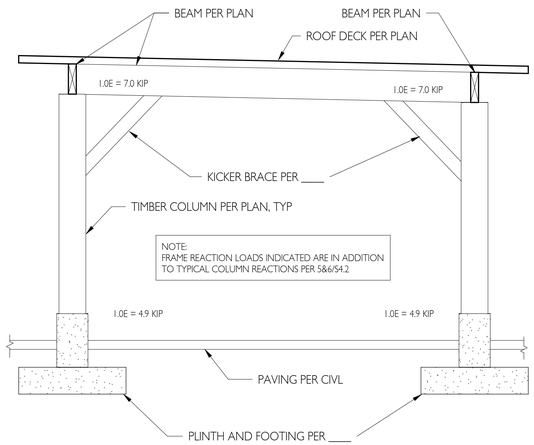
6 S4.2 CANIOPY JOISTS AT BEAM

1" = 1'-0"



7 S4.2 INTERIOR COLUMN BASE

1" = 1'-0"



9 S4.2 TIMBER FRAME ELEVATION

3/8" = 1'-0"

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TIMBER CONNECTION DETAILS

S4.2

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Attachment C

EXISTING ESTUARY

NE'CUS PARK

FIR STREET

RECEPTION COURTYARD

NORTH COURTYARD

AREA OF RESTORED ESTUARY PLANTING

EXISTING FOOD BANK BUILDING

EXISTING GYMNASIUM BUILDING

EXISTING CLASSROOM BUILDING

NEW BUILDING ADDITION

BEAVER STREET

RELOCATED BASALT MONUMENT

RAMPED MULCHED PATHWAY

BASALT BOULDER WALLS

N

CAMPUS SITE PLAN

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BREMIK CONSTRUCTION

Joyce Jackson, Landscape Architect

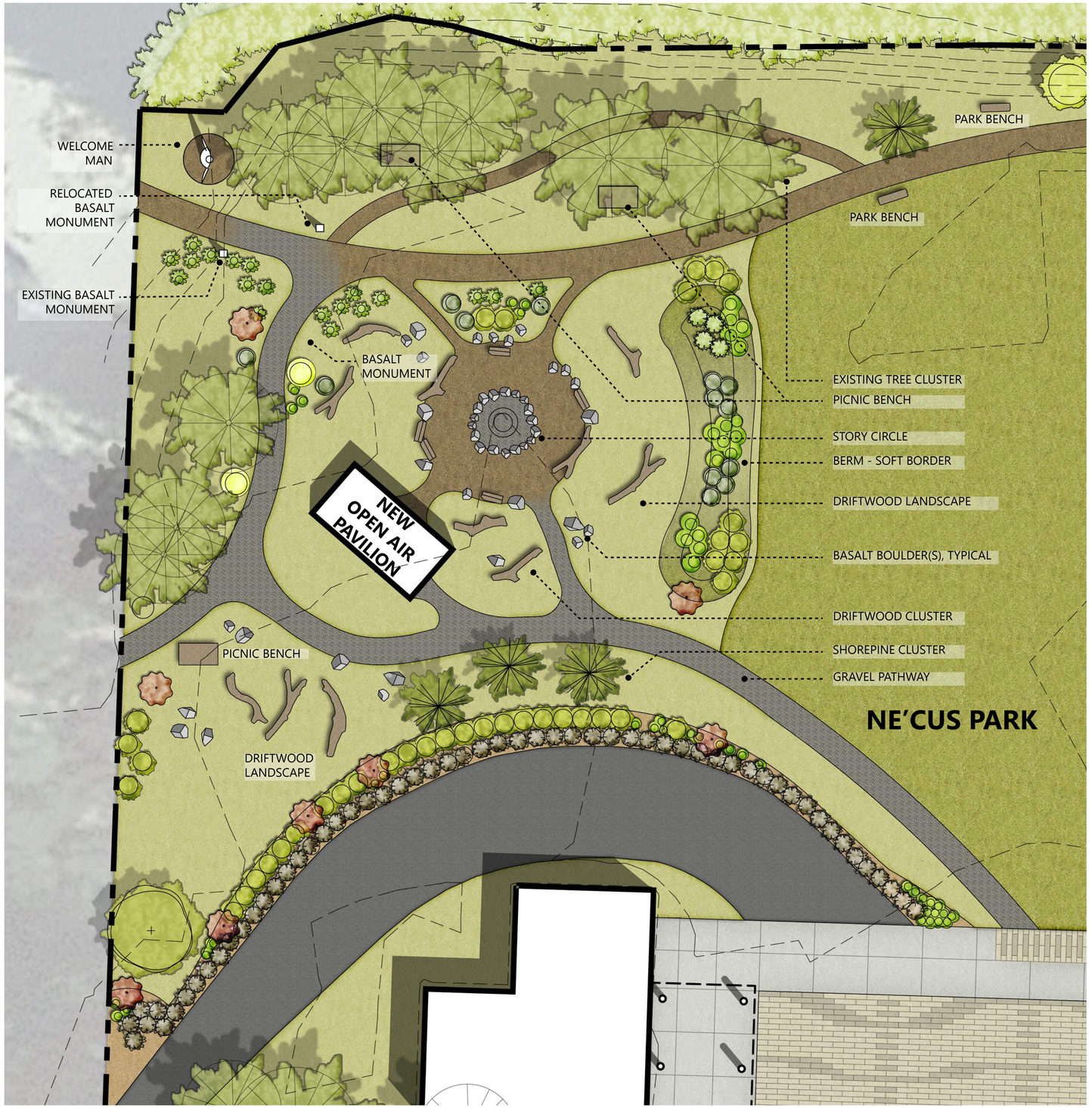
RED PLAINS PROFESSIONAL, INC.
Civil Engineering • GIS • Planning • Construction Management

SAZAN GROUP

BW

PREPARED BY: DSJ
DATE: 2/15/2024
PROJECT No.: 220039.01

REVISION: 03



ENLARGED SITE PLAN - STORY CIRCLE

ENLARGED SITE PLAN - SE ENTRY PLAZA

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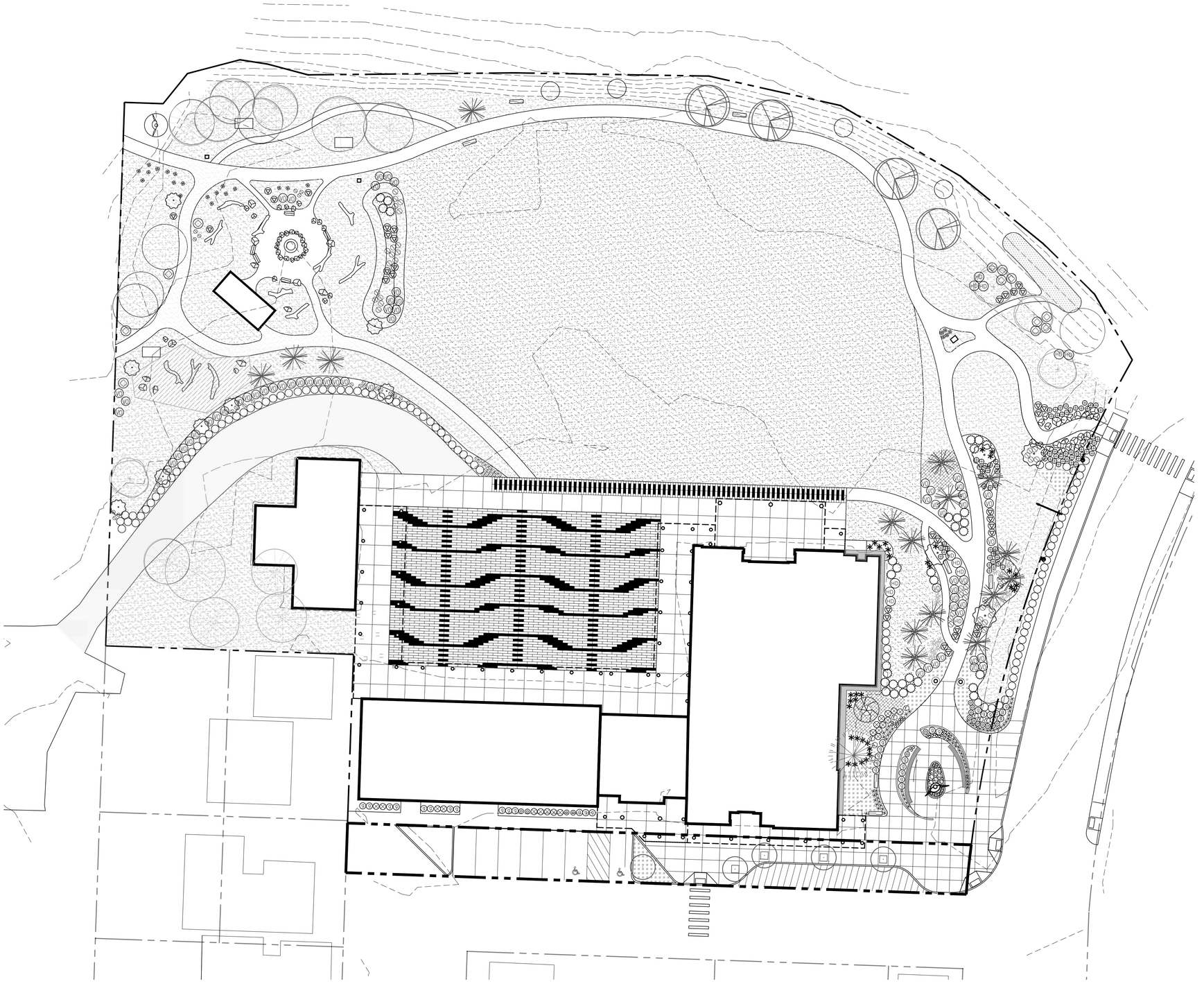
BREMIK CONSTRUCTION
Joyce Jackson, Landscape Architect
RED PLAINS PROFESSIONAL ENGINEERING
SÄZÄN GROUP

PREPARED BY: DSJ
DATE: 2/15/2024
PROJECT No.: 220039.01

REVISION: 03



LANDSCAPE LEGEND AND INFORMATION

SYMBOL	TOTAL QUAN	BOTANICAL NAME	COMMON NAME	SIZE
	4	ALNUS RUBRA	RED ALDER (NATIVE)	2" CAL B&B
	4	PICEA SITCHENSIS	SITKA SPRUCE (NATIVE)	6' HT B&B
	16	PINUS CONTORTA VAR. CONTORTA	SHORE PINE (NATIVE)	6' HT B&B
	1	CHAMAECYPARIS NOOTKATENIS 'PENDULA'	WEEPING ALASKAN CEDAR	6' HT B&B
	6	ACER CIRCINATUM	VINE MAPLE (NATIVE)	2" CAL B&B

SHRUBS

	34	BUXUS MICROPHYLLA VAR. JAPONICA	GREEN BEAUTY JAP. BOXWOOD	2 GAL
	19	CISTUS DANSEREAUI 'DECUMBENS'	DECUMBENS ROCKROSE	2 GAL
	16	ECALLONIA X COMPACTA	COMPACT EXCALLONIA	2 GAL
	82	GAULTHERIA SHALLON	SALAL	2 GAL
HD	9	HOLODISCUS DISCOLOR	OCEAN SPRAY	3 GAL
	35	LONICERA INVOLUCRATA	BLACK TWINBERRY	3 GAL
	105	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL
	73	MAHONIA NERVOSA	DULL OREGON GRAPE	2 GAL
	12	PHYSOCARPUS CAPITALUS	PACIFIC NINEBARK	3 GAL
	34	ROSA NOOTKANA	NUTKANA ROSE	2 GAL
	14	RUBUS PARVIFLORUS	THIMBLEBERRY	1 GAL
	4	SALIX HOOKERIANA	HOOKER WILLOW	1"–1½ 2'–3' C
	12	SAMBUCUS RACEMOSA	RED ELDERBERRY	3 GAL
VO	66	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL

GROUNDCOVER, GRASSES AND PERENNIALS

	270	ARCTOSTAPHYLOS UVA–URSI	KINNIKINNICK	1 GAL 2' O.C
	190	FRAGARIA CHLOENSIS	BEACH STRAWBERRY	4"POTS 18" O.
	31	ARMENIA MARITIMA	THRIFT, SEA PINK	1 GAL 18" O.C
	24	ELYMUS MOLLIS	DUNE GRASS	2" PLUGS 3' C
	65	HELICTOTRICHON SEMPERVIRENS	BLUEOAT GRASS	1 GAL 70
	33	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL
	28,663 SF	SUNMARK NORTHWEST SUPREME LAWN MIX		9 LBS/1000 S
	21,004 SF	SUNMARK NATIVE SALT TOLERANT MIX		2 LBS/1000 S

RIVER BANK PLANTS

	XX	ARGENTINA ANSERINA	SILVERWEED	2" PLUGS
	XX	CAREX LONGBYEI	LYNGBYE'S SEDGE	4" POTS
	XX	DESCHAMPSIA CESPITOSA	TURFED HAIRGRASS	4" POTS
	XX	SCIRPUS MARITIMUS	SEACOAST BULLRUSH	4" POTS
	xx	TRIFOLIUM WORMSKIOLDII	SPRINGBANK CLOVER	4" POTS

LEGEND

- 9" OF ENGINEERED WOOD CHIPS ON PREPARED BASE
- BASALT MONUMENT STONES
- BOULDERS
- EXISTING TREE
- DRIFTWOOD SEATING AND PLAY LOGS
- BENCH
- PICNIC TABLE
- ADA ACCESSIBLE PATH

NORTH

PLANTING PLAN-

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CBE REJUVENATION

268 BEAVER ST, CANNON BEACH, OR 97110

1" = 20'–0"

08.16.23

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