



LAND USE PRE-APPLICATION CONFERENCE

Thursday, September 15, 2011

City Hall
22500 Salamo Road

Willamette Conference Room

8:00 am Install 295 feet of galvanized cyclone fencing along top of existing retaining walls to prevent kids from climbing walls. 4 ft. high

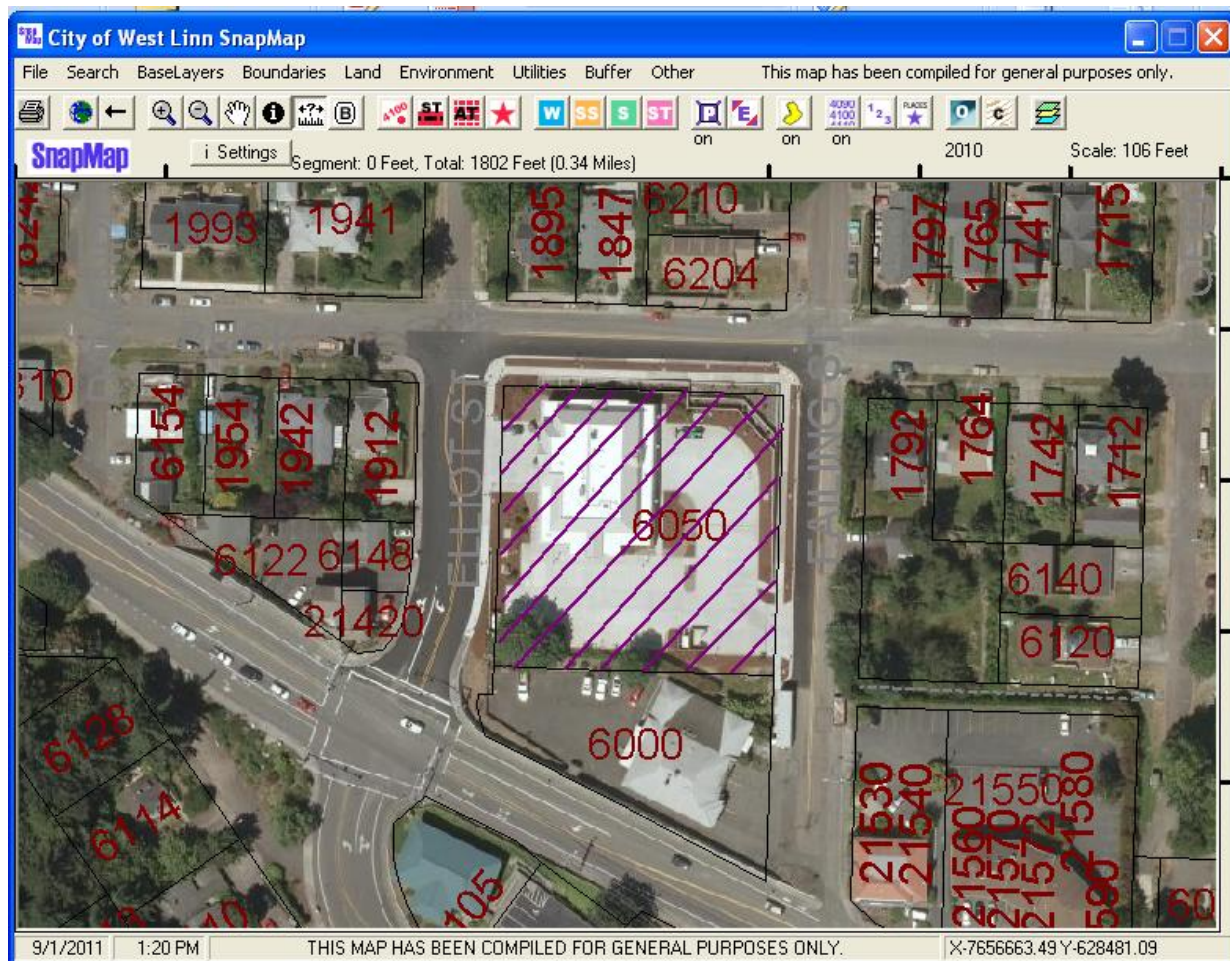
Applicant: Mark Kost Construction/TVF&R

Subject Property Address: 6050 Failing St.

Neighborhood Assn: Bolton

Planner: Peter Spir

Project #: PA-11-24





PRE-APPLICATION CONFERENCE

| THIS SECTION FOR STAFF COMPLETION | | |
|-----------------------------------|-------|------------|
| CONFERENCE DATE: | TIME: | PROJECT #: |
| 9/15/11 | 8 AM | PA-11-24 |
| STAFF CONTACT: | | FEE: |
| P. SPIR | | 350- |

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): ~~6050~~ ⁶⁰⁵⁰ Failing ST. WEST, Linn

Brief Description of Proposal: INSTALL 295 LN.FT. of Galv. Cyclone Fencing along Top of Existing Retaining walls. TO PREVENT KIDS FROM CLIMBING walls. 4 FT High.

Applicant's Name: MARK KOST CONSTRUCTION INC.

Mailing Address: 2870 NE HOGAN RD #403 GRESHAM, OR.

Phone No: (503) 667-9090 Email Address: M-KOST@COMCAST.NET

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Access to and from the site, if applicable
- General location of existing trees
- Location of creeks and/or wetlands
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

Please list any questions or issues that you may have for city staff regarding your proposal:

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Property owner's signature

Date

Property owner's mailing address (if different from above)









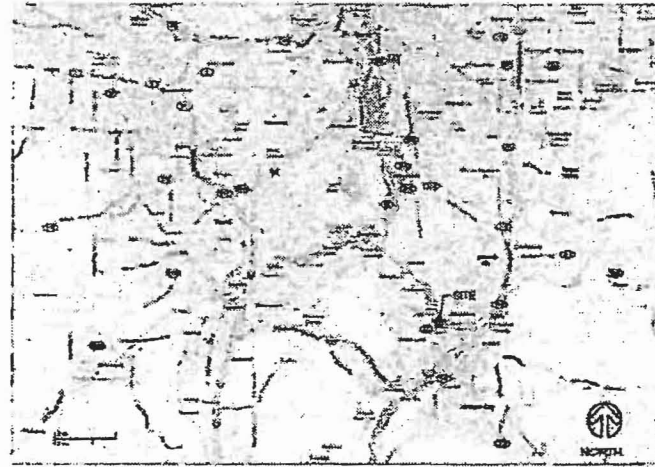
TUALATIN VALLEY FIRE & RESCUE STATION 58 - BOLTON



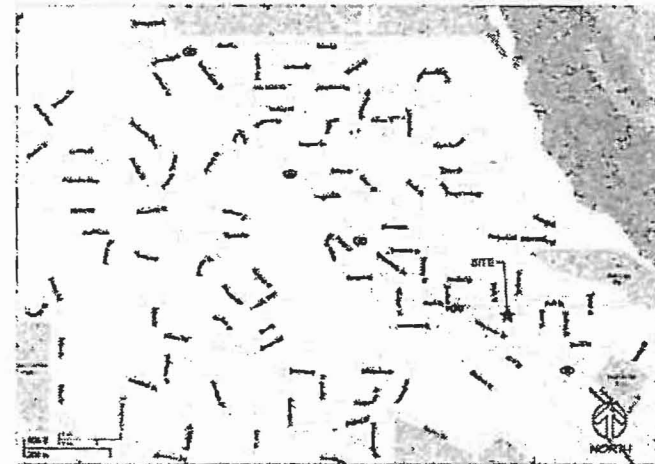
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REGIONAL MAP



VICINITY MAP



ARCHITECT



PECK SMILEY ETTLIN
architects
4412 SW CORSBETT
PORTLAND, OR 97239
(503) 248-9170

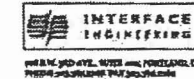
CONSULTANTS

STRUCTURAL



consulting engineers
and architects
1000 NE JOHNS STREET
TUALATIN, OR 97062

MEP



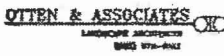
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS
1000 NE JOHNS STREET
TUALATIN, OR 97062

CIVIL & ARBORIST



1000 NE JOHNS STREET
TUALATIN, OR 97062

LANDSCAPE



LANDSCAPE ARCHITECTS
800 974-8442

SITE INFORMATION

| | |
|---|--|
| LEGAL DESCRIPTION: | 21E25AD01000 21E25AD01100 21E25AD01200 21E25AD01400 21E25AD01500 |
| ZONING: | SINGLE-FAMILY RESIDENTIAL DETACHED AND ATTACHED DUPLEX R-4.5 |
| OWNER: | TUALATIN VALLEY FIRE & RESCUE 20885 SW BLANTON STREET ALOMA, OREGON 97007 |
| TOTAL LOT AREA: | 40,025 S.F. (0.92 ACRES) |
| TOTAL BUILDING FOOTPRINT: | 8,381 S.F. |
| PERCENTAGE OF SITE COVERED BY BUILDING: | 21% |
| TOTAL PAVED AREA: | 19,893 S.F. |
| TOTAL IMPERVIOUS AREA (FOOTPRINT + PAVING): | 28,283 S.F. |
| PERCENTAGE OF IMPERVIOUS COVERAGE: | 70.8% |
| TOTAL LANDSCAPED AREA: | 11,044 S.F. |
| PERCENTAGE OF SITE LANDSCAPED: | 27.5% |
| SITE SETBACKS: | FRONT: 20'-0" (WEST) SIDE: 15'-0" (NORTH) SIDE: 5'-0" (SOUTH) REAR: 20'-0" (EAST) |

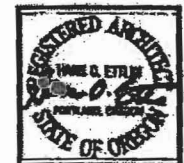
CODE INFORMATION

| | |
|---|--|
| TYPE OF CONSTRUCTION: | VB w/ AUTOMATIC SPRINKLER SYSTEM |
| OCCUPANCY: | MIXED OCCUPANCY - NONSEPARATED USES (OSCC 508.3.2) |
| ALLOWABLE AREA: | |
| A3 (LOBBY, TOILETS, MEETING RM.) | 8,000 S.F. |
| B (RECEPTION, VOL., FLEX BR.) | 9,000 S.F. |
| S-2 (APPARATUS BAY, SHOP, EMS, TEL/COMM. UTILITY, STOR., ELECT.) | 13,500 S.F. |
| R-2 (DORMS, TOILETS, SHOWERS, KITCHEN, DAYROOM / DINING, LAUNDRY) | 7,000 S.F. |
| ACTUAL AREA: | |
| A3 (LOBBY, TOILETS, MEETING RM.) | 1,148 S.F. |
| B (RECEPTION, VOL., FLEX BR.) | 440 S.F. |
| S-2 (APPARATUS BAY, SHOP, EMS, TEL/COMM. UTILITY, STOR., ELECT.) | 5,184 S.F. |
| R-2 (DORMS, TOILETS, SHOWERS, KITCHEN, DAYROOM / DINING, LAUNDRY, EXERCISE) | 3,822 S.F. |

DEFERRED SUBMITTALS

- WOOD TRUSSES AND I-JOISTS
- AUTOMATIC SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- SUSPENDED ACOUSTIC CEILING SYSTEM

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.



**PECK
SMILEY
ETT LIN**
architects

4412 SW CORSBETT AVE.
PORTLAND, OREGON 97239
PHONE: (503) 248-9170
FAX: (503) 248-9223

**TVF&R WEST LINN
STATION 58 - BOLTON
6174 FAILING STREET | WEST LINN, OR**

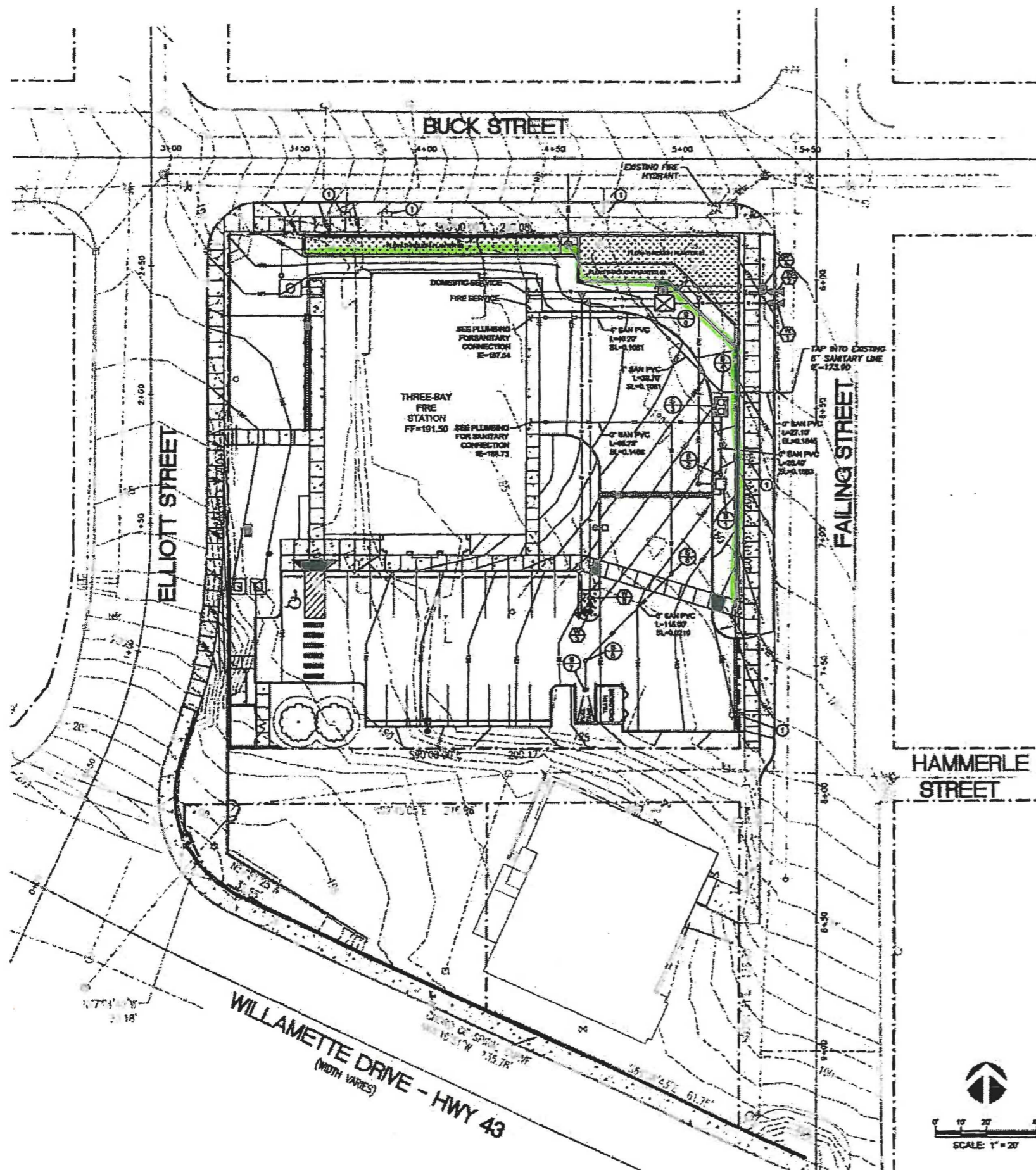
BDI DOCUMENTS

COVER SHEET

| | |
|---------|----------|
| DATE | 7/1 |
| SCALE | AS SHOWN |
| BY | AS |
| CHECKED | AS |
| DATE | 7/1 |

COV

DATE: 7/1/2019



GENERAL UTILITY NOTES

1. LOCATION OF EXISTING UTILITIES IS APPROXIMATE BASED OFF OF VARIOUS EXISTING AS-BUILT INFORMATION, SURVEY PROVIDED BY THE SURVEYOR, AND UTILITY INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND ORDERING MATERIALS. NOTIFY OWNER IMMEDIATELY OF EXISTING UTILITY CONFLICTS WITH NEW CONSTRUCTION.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION AND INSTALLATION FOR SEWER AND STORMWATER FACILITIES SHALL CONFORM TO CITY OF WEST LINN STANDARDS. CONSTRUCTION SHALL BE AS PER THE STANDARD DETAILS CONTAINED HEREIN.
3. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES.
4. REMOVE EXISTING WATER METER AND PROVIDE PLUG AT THE WATER MAIN.

SANITARY SEWER INSTALLATION NOTES

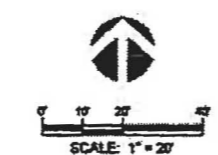
1. SEE PLAN FOR THE PIPE TYPE, SIZE AND LENGTH.
2. ALL PIPE BEDDING AND TRENCH BACKFILL PER CITY OF WEST LINN STANDARDS.
3. PLUG EXISTING SANITARY SEWER SERVICES AT THE RIGHT OF WAY.
4. DIVERTER VALVE TO BE INSTALLED WITH THE "STORM-SIDE" VALVE IN THE NORMALLY OPEN POSITION AND THE "SANITARY-SIDE" VALVE IN THE NORMALLY CLOSED POSITION.
5. SEE C2.3 FOR SANITARY SEWER DETAILS.

- ⊕ INSTALL:
(1) THREE-WAY CAST IRON PNEUMATICALLY ACTIVATED DIVERTER VALVE
UTILITY VAULT 644-LA W/ DIAMOND PLATE
RM = 184.00
IE IN (B) = 183.50
IE OUT (B) SANITARY = 183.20
IE OUT (B) STORM = 183.50
SUMP = 181.20
(1) SUMP PUMP
- ⊕ INSTALL:
(1) STANDARD CLEANOUT #1
RM = 184.00
FL = 183.24
(1) 6" 45° WYE
- ⊕ INSTALL:
(1) OIL/WATER SEPARATOR
UTILITY VAULT 678-SA IN 4" X 24" CAST IRON ROUND COVERS OR
INSTALL FLANGE UP, SLOPE COVERS TO MATCH GRADE.
RM = 186.50
IE IN (B) = 179.37
IE OUT (B) = 179.00
- ⊕ INSTALL:
(1) STANDARD CLEANOUT #2
RM = 187.00
FL = 178.50
(1) 6" 45° WYE
(1) 6" TEE
- ⊕ INSTALL:
(1) STANDARD CLEANOUT #3
RM = 183.75
FL = 182.26
(1) 6" 45° WYE
- ⊕ INSTALL:
(1) STANDARD CLEANOUT #4
RM = 186.00
FL = 183.53
(1) 6" 45° WYE
- ⊕ INSTALL:
(1) STANDARD CATCH BASIN
RM = 186.20
IE OUT (B) = 183.75
- ⊕ INSTALL:
(1) STANDARD CLEANOUT #5
RM = 185.10
FL = 185.10
(1) 4" 45° BEND

| UTILITY LEGEND | |
|----------------|----------------------------|
| ▲ | THRUST BLOCK |
| ● | WATER VALVE |
| ⊕ | WATER METER |
| ⊕ | FIRE HYDRANT |
| ⊕ | FIRE DEPARTMENT CONNECTION |
| ⊕ | DOMESTIC / LANDSCAPE DCA |
| ⊕ | DOCK VAULT |
| ⊕ | SANITARY SEWER CLEANOUT |
| ⊕ | OIL/WATER SEPARATOR |
| — | WATER LINE |
| — | SANITARY SEWER LINE |

WATER INSTALLATION NOTES

1. ALL PIPE BEDDING AND TRENCH BACKFILL PER CITY OF WEST LINN STANDARDS.
 2. SEE C2.2 FOR WATER DETAILS.
- ⊕ TAP INTO EXISTING 6" WATER LINE USING A 6" TAPPING SADDLE
INSTALL:
(1) 6" FLG X MJ VALVE WITH VALVE BOX
(1) THRUST BLOCK
(1) DCA IN UTILITY VAULT 678-LA - DRAWING NO. WL-14A
(2) FEET OF 6" D.I. PIPE TO BUILDING SPRINKLER SYSTEM
 - ⊕ TAP INTO EXISTING 8" WATER LINE USING A 6" TAPPING SADDLE
INSTALL:
(1) 6" FLG X MJ VALVE WITH VALVE BOX
(1) 1" WATER METER - DRAWING NO. WL-402
(1) DCA IN UTILITY VAULT
(1) THRUST BLOCK
(2) FEET 2" TYPE K COPPER PIPE
(2) FEET 1 1/2" TYPE K COPPER PIPE TO DOMESTIC SYSTEM
 - ⊕ INSTALL:
(1) 6" FLG X MJ VALVE WITH VALVE BOX
(2) THRUST BLOCKS
(1) 6" 90° BEND
(1) STANDARD FIRE HYDRANT ASSEMBLY - DRAWING NO. WL-401
(2) FEET OF 6" D.I. PIPE
 - ⊕ TEE INTO 2" DOMESTIC LINE USING A 2" X 1" TEE
INSTALL:
(1) 1" IRRIGATION WATER METER AND METER BOX
(1) DCA IN VAULT
(2) FEET 3/4" TYPE K COPPER PIPE
SEE LANDSCAPE PLAN FOR CONFIGURATION
 - ⊕ INSTALL:
(1) FIC FROM FIRE DCA
(1) 4" 90° BEND
(2) THRUST BLOCKS
(120) FEET OF 4" D.I. PIPE



**PECK
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ESTLIN
ARCHITECTS**

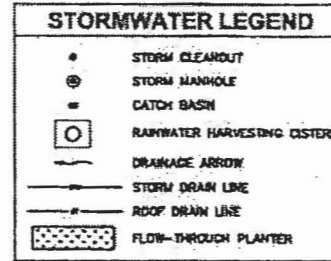
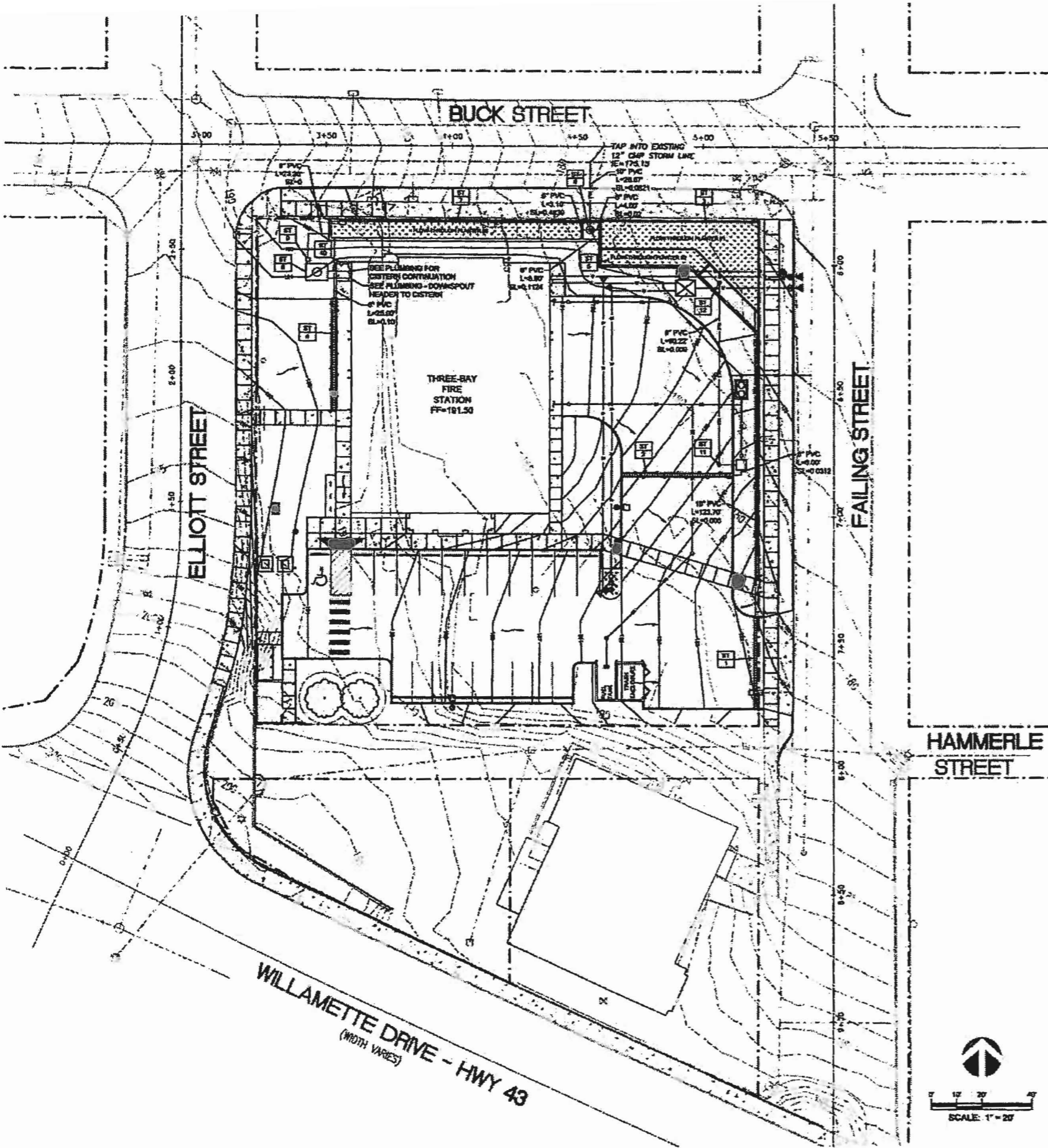
4412 SW CORBETT AVE.
PORTLAND, OREGON 97239
PHONE: (503) 248-9170
FAX: (503) 248-0223

**TVF&R WEST LINN
STATION 58 - BOLTON
6174 FAILING STREET | WEST LINN, OR**

| |
|----------------------|
| BID DOCUMENTS |
| UTILITY PLAN |
| DATE: 10/09 |
| BY: [Signature] |
| CHECKED: [Signature] |
| DATE: MARCH 8, 2009 |

PBS
Engineering +
Environmental
4412 SW Corbett Avenue
Portland, OR 97239
503.248.1929 Main
503.248.0223 Fax

C1.0

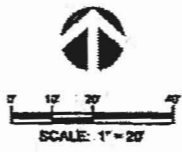


GENERAL NOTES

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2. ALL MATERIALS AND METHODS OF CONSTRUCTION AND INSTALLATION FOR SEWER AND STORMWATER FACILITIES SHALL CONFORM TO CITY OF WEST LINN STANDARDS. CONSTRUCTION SHALL BE AS PER THE STANDARD DETAILS CONTAINED HEREIN.

STORMWATER INSTALLATION NOTES

1. SEE PLAN FOR THE PIPE TYPE, SIZE AND LENGTH.
 2. SEE C1.3 FOR STORMWATER DETAILS.
- ST 1** INSTALL:
 (1) TRENCH DRAIN #1
 RM = 102.00
 IE CUT (A) = 102.00
 LENGTH = 25 FEET
 BOTTOM SLOPE = 1% TO NORTH (TO FLOW THROUGH PLANTER #1)
- ST 2** INSTALL:
 (1) TRENCH DRAIN #2
 RM = 100.00 AT CENTER
 IE CUT (B) = 103.75
 LENGTH = 41 FEET
 BOTTOM SLOPE = 1% TO EAST
- ST 3** INSTALL:
 (1) FLOW THROUGH PLANTER #1
 AREA = 360 SQ. FT. (SL=0.000)
 TOP OF PLANTER MEDIA = +1.74.00
 IE IN (A) = 179.00
 IE OUT (B) = 177.00
- ST 4** INSTALL:
 (1) TRENCH DRAIN #3
 RM = 101.00
 IE CUT (C) = 100.00
 LENGTH = 41 FEET
 BOTTOM SLOPE = 1% TO NORTH (TO FLOW THROUGH PLANTER #3)
- ST 5** INSTALL:
 (1) FLOW THROUGH PLANTER #2
 8\"/>



4412 SW CORBETT AVE.
 PORTLAND, OREGON 97239
 PHONE: (503) 348-9170
 FAX: (503) 348-8223

**TVF&R WEST LINN
 STATION 58 - BOLTON
 6174 FAILING STREET | WEST LINN, OR**

| | |
|---------------|---------------|
| BID DOCUMENTS | |
| | |
| STORMWATER | |
| PLAN | |
| Sheet No. | 10640 |
| Date | 09/11 |
| Scale | 0/0" |
| | MARCH 1, 2009 |

PBS
 Engineering +
 Environmental
 4412 SW Corbett Avenue
 Portland, OR 97239
 503.248.1836 Mob
 503.248.8223 Fax

C1.1



TVF&R WEST LINN
 STATION 58 - BOLTON
 6174 FAILING STREET | WEST LINN, OR

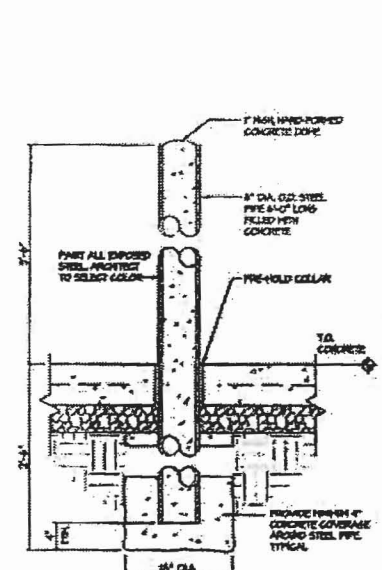
END DOCUMENTS

SITE DETAILS

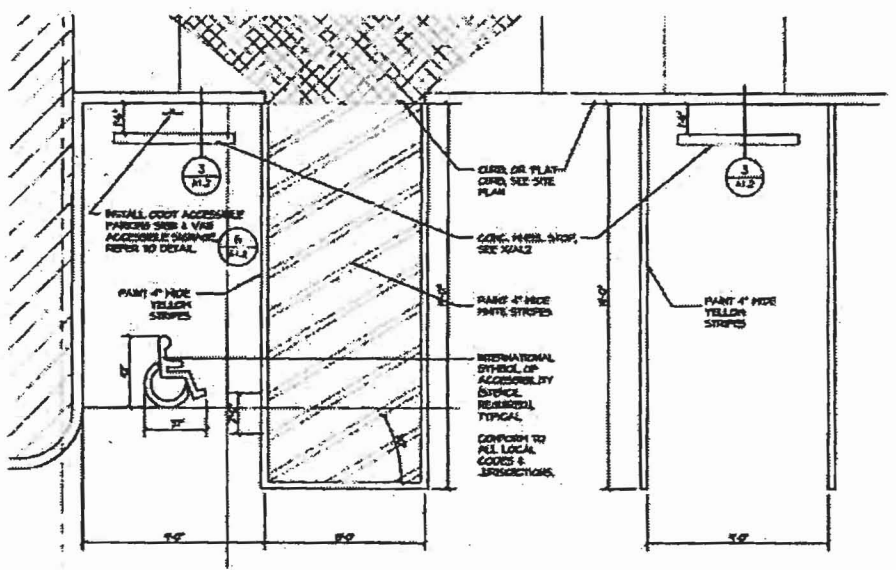
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| DATE | TST |
| BY | ESL |
| PROJECT | 58 |
| DATE | MARCH 7, 2009 |

A1.2

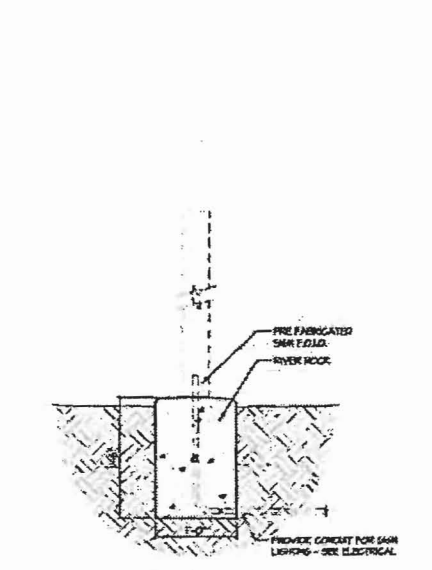
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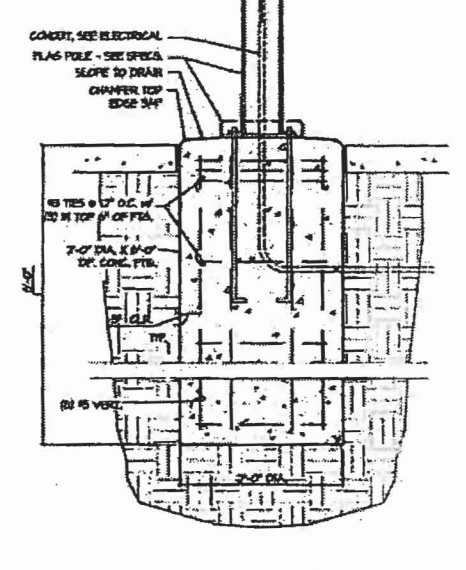
13 BOLLARD
 A1.2 1" = 1'-0"



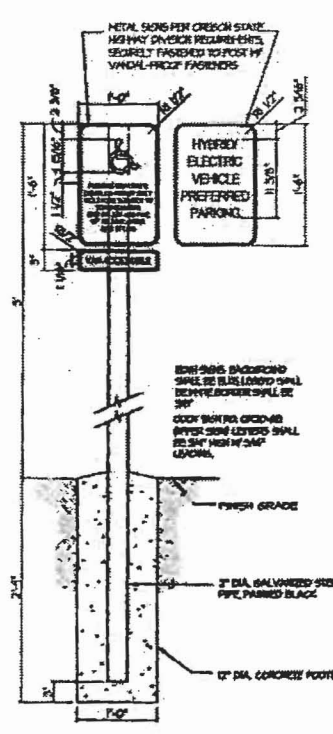
12 ACCESS. PARKING SPACE & TYP. PARKING SPACE
 A1.2 1/4" = 1'-0"



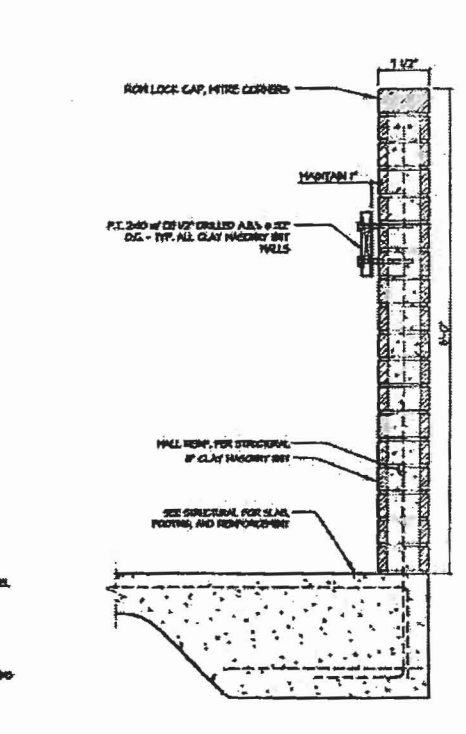
11 MONUMENT SIGN
 A1.2 1" = 1'-0"



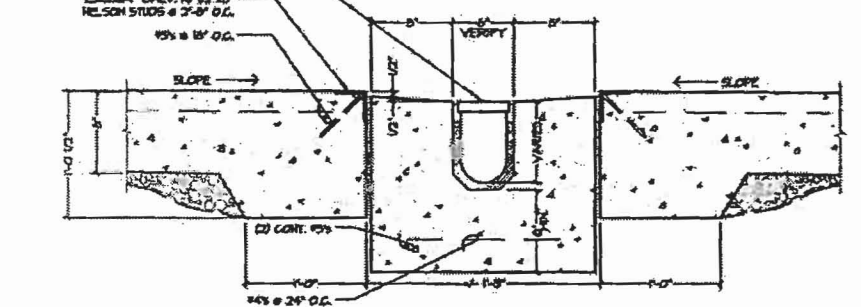
10 FLAG POLE FTG. DTL.
 A1.2 1" = 1'-0"



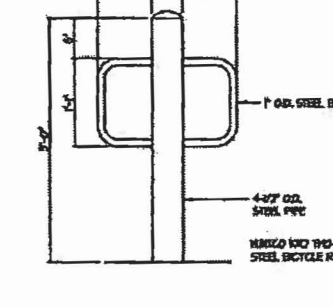
6 PARKING SIGN DTL.
 A1.2 1" = 1'-0"



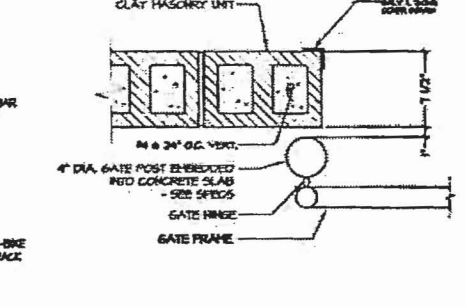
5 WALL SECTION
 A1.2 1" = 1'-0"



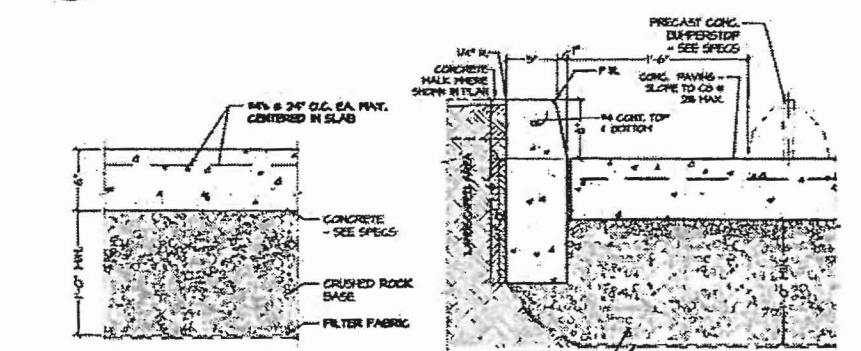
9 TRENCH DRAIN
 A1.2 1 1/2" = 1'-0"



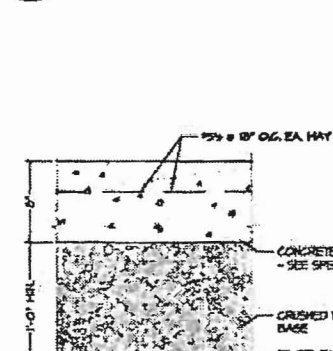
8 BICYCLE RACK
 A1.2 1" = 1'-0"



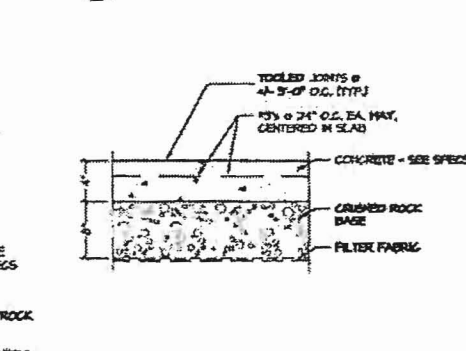
7 GATE JAMB DETAIL
 A1.2 1 1/2" = 1'-0"



4 PARKING PAVING
 A1.2 1 1/2" = 1'-0"

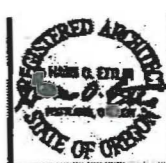


3 CURB PAVING
 A1.2 1 1/2" = 1'-0"



2 CONC. DRIVE & APRON
 A1.2 1 1/2" = 1'-0"

1 CONC. WALK DETAIL
 A1.2 1 1/2" = 1'-0"



**PECK
SMILEY
ETTLIN**
architects

4412 SW CORBETT AVE.
PORTLAND, OREGON 97239
PHONE: (503) 248-4170
FAX: (503) 248-0223

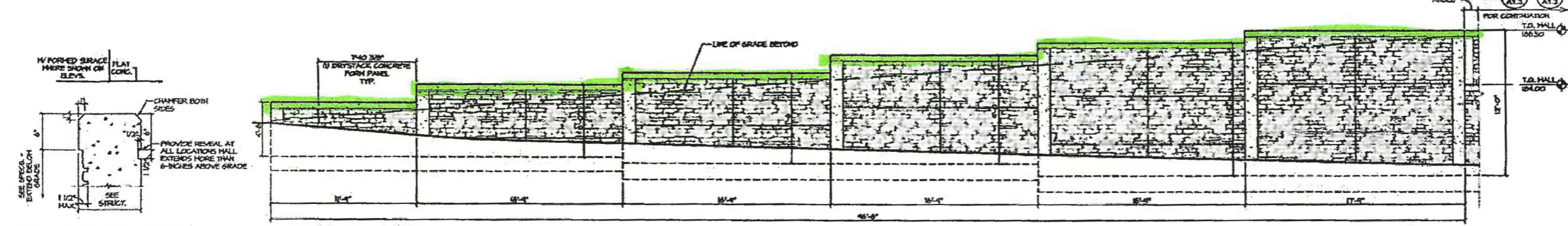
**TVF&R WEST LINN
STATION 58 - BOLTON**
6174 FAILING STREET | WEST LINN, OR

BID DOCUMENTS

NOTE DETAILS

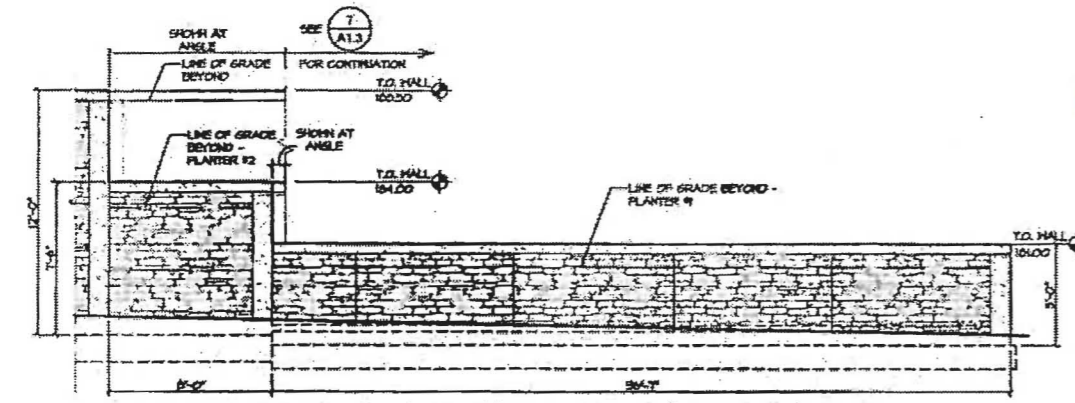
| | |
|------|---------|
| DATE | 1/27 |
| CHKD | SCG |
| DRWN | ACE |
| APP | 1/20/21 |
| NO | |

A1.3

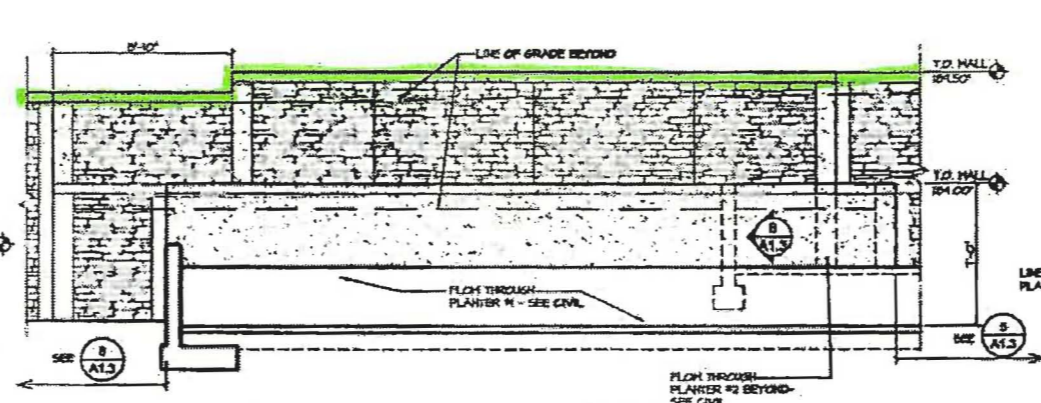


10 T.O. CONG. WALL
A1.3 1/2" x 1'-0"

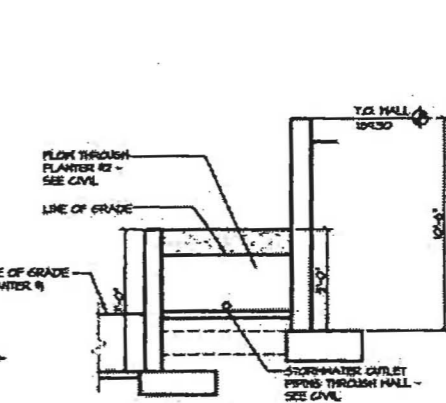
9 EAST RETAINING WALL
A1.3 1/4" x 1'-0"



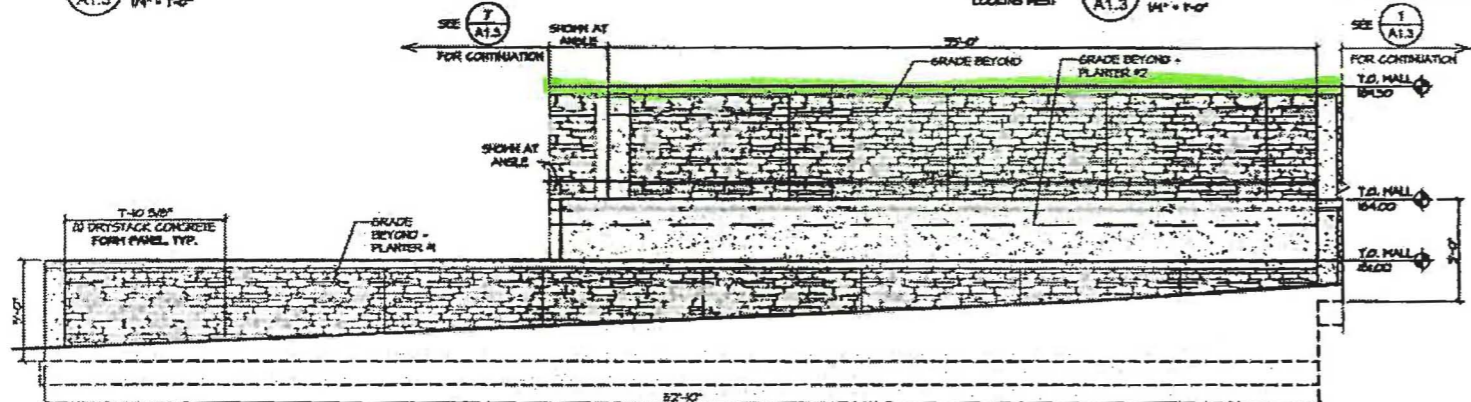
8 FLOW-THROUGH PLANTER #1 - EAST RETAINING WALL
A1.3 1/4" x 1'-0"



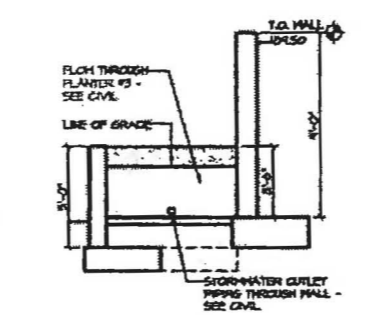
7 RETAINING WALL - FLOW THROUGH PLANTER 2
A1.3 1/4" x 1'-0"



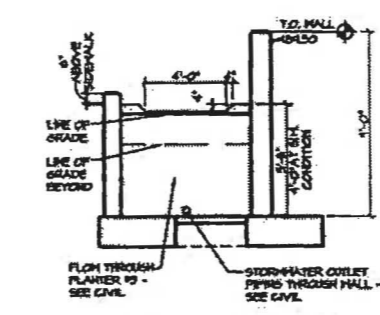
6 INT. RETAINING WALL
A1.3 1/4" x 1'-0"



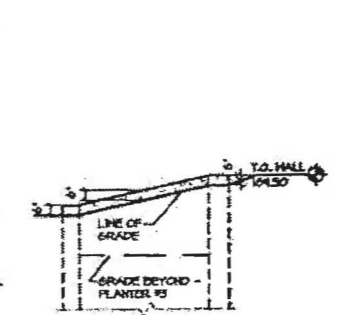
5 FLOW-THROUGH PLANTER #1 - NORTH RETAINING WALL
A1.3 1/4" x 1'-0"



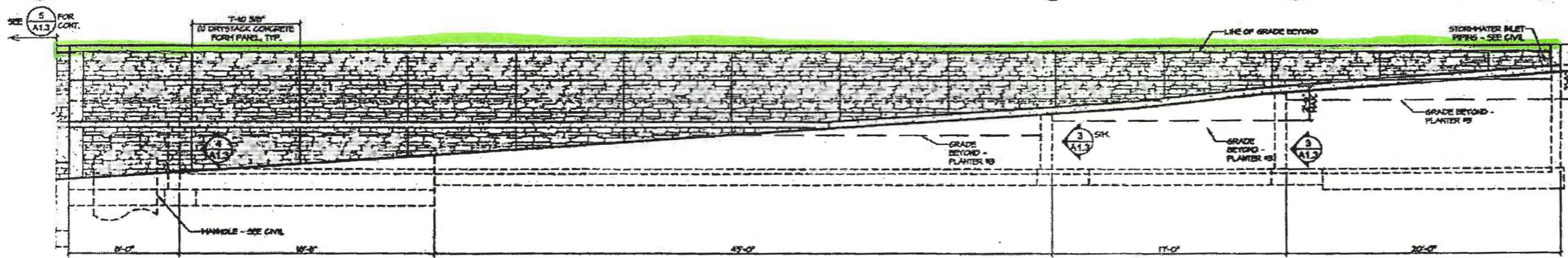
4 INT. WALL
A1.3 1/4" x 1'-0"



3 INT. RETAIN. WALL
A1.3 1/4" x 1'-0"



2 WEST WALL
A1.3 1/4" x 1'-0"



1 FLOW-THROUGH PLANTER #3 - NORTH RETAINING WALL
A1.3 1/4" x 1'-0"

NOTES

- COORDINATE GRADES AND DIMENSIONS WITH:
 - A. STRUCTURAL DRAWINGS
 - B. CIVIL DRAWINGS
 - C. EXISTING CONDITIONS
- SEE STRUCTURAL FOR HALL LAYOUT AND STRUCT. DESIGN

LEGEND

- CONCRETE
- FORMED SURFACE - SEE SPEC.
- STRUCT. BEYOND