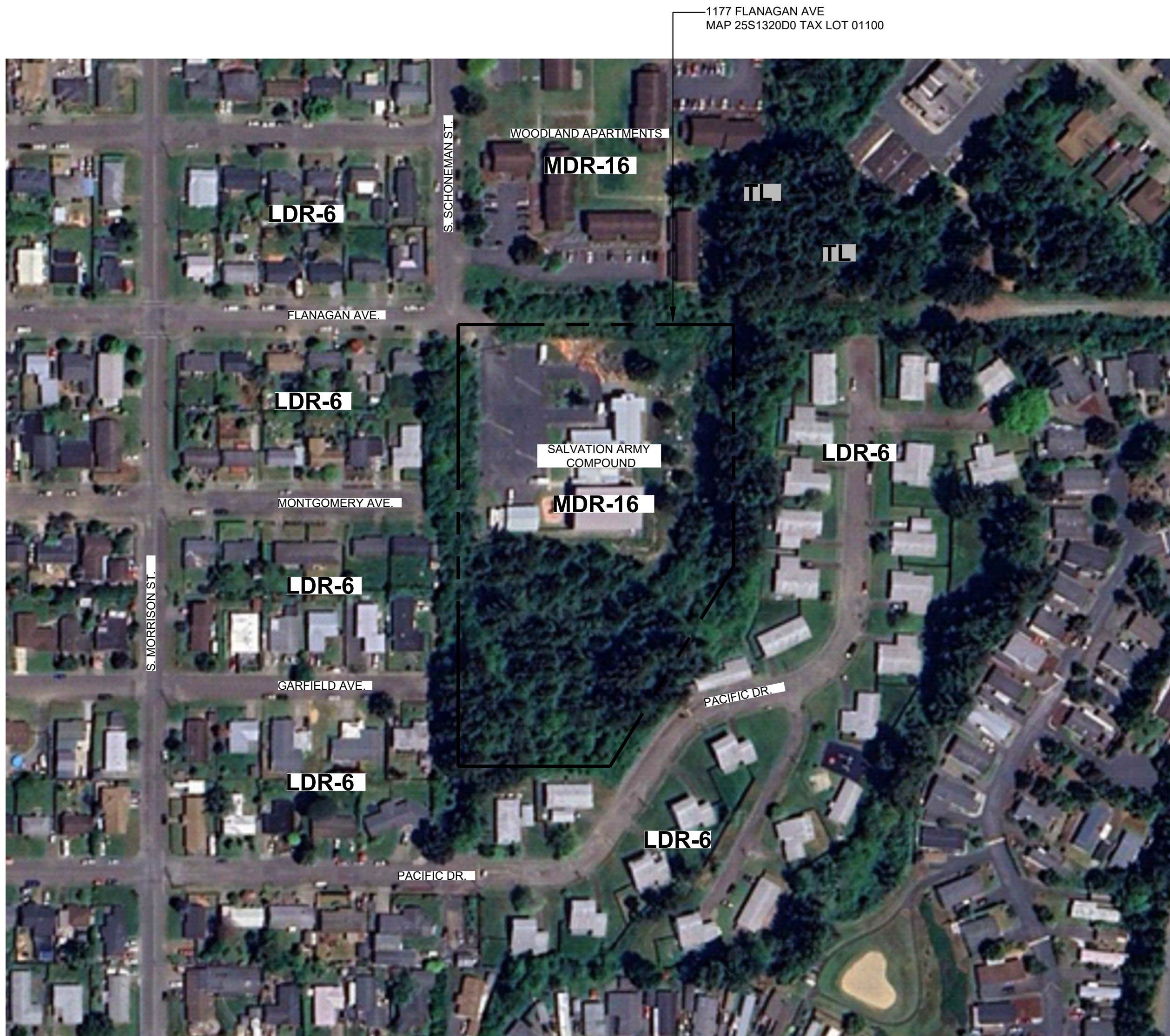




THE SALVATION ARMY

HOPE VILLAGE TRANSITIONAL TEMPORARY HOUSING COOS BAY, OREGON



1 VICINITY MAP & ADJACENT ZONING
SCALE: 1/64" = 1'-0"



PROJECT DIRECTORY

OWNER THE SALVATION ARMY 30840 HAWTHORNE BLVD. RANCHO PALOS VERDES, CA 90275 CONTACT: DAVID KAUFFMAN - 541-888-8202	CIVIL ENGINEER SHN 275 E. MARKET AVE. COOS BAY, OREGON 97420 CONTACT: LUC FRIEDENFELS, PE 541 266-9890
PROJECT ARCHITECT CROW/CLAY AND ASSOCIATES 125 WEST CENTRAL AVE, SUITE 400 COOS BAY, OREGON 97420 CONTACT: TIM LAMBSON, AIA - 541-269-9388	GEOTECHNICAL ENGINEER GEOTECH SOLUTIONS INC. 20978 S SPRINGWATER ROAD ESTACADA, OR 97023 CONTACT: DON RONDEMA PE -503-860-8679
ELECTRICAL ENGINEER CBD ENGINEERING LLC 35468 RIVERSIDE DR. SW ALBANY, OREGON 97321 CONTACT: DAVID BACHMEIER, PE 541-619-7287	

GENERAL NOTES

- OWNER & CONTRACTOR WILL MEET & VERIFY LAY-DOWN AREA AND WORK AREA PERIMETER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL GRADES AND ELEVATIONS IN THE FIELD PRIOR TO INITIATION OF WORK IN AREA UNDER CONSIDERATION.
- CONTRACTOR TO COMPLETE UTILITY LOCATE PRIOR TO WORK INITIATION.
- CONTRACTOR TO CO-ORDINATE WITH FIRE CHIEF FOR PROPER KNOX BOX- TYPE AND LOCATION.

ALTERNATES

- SCHEDULE "PLANT MATERIAL" SHEET A1.4. GIVE PRICE ON PLANT MATERIAL ONLY. DO NOT INCLUDE LABOR, MULCH, STAKES FERTILIZER, ETC.
- KNIFE RIVER "RECYCLE" GRAVEL- MATERIAL ONLY, DO NOT INCLUDE LABOR, METAL EDGING, CEMENT ETC..

SCOPE OF WORK

DUE TO THE NATIONAL CRISIS OF HOMELESSNESS IN THE UNITED STATES, INCLUDING THE COOS BAY AREA, THE SALVATION ARMY IS PROVIDING TRANSITIONAL TEMPORARY HOUSING FOR UP TO 16 FAMILIES. THIS INITIATIVE, CALLED 'HOPE VILLAGE', WILL CONSIST OF EIGHT MODULAR TINY HOMES, A LAUNDRY FACILITY, AND WILL PROVIDE ADA-COMPLIANT HOUSING OPTIONS.

THE TOTAL SITE AREA IS 4.63 ACRES, WITH APPROXIMATELY 0.87 ACRES AVAILABLE TO THE EAST AND NORTH OF THE EXISTING SALVATION ARMY BUILDINGS. THIS AREA HAS SEMI-FLAT AND SLOPED TERRAIN THAT IS IDEAL FOR PLACING THE NEW MODULAR HOMES. THE UNITS WILL BE PLACED ON STEM WALL FOUNDATIONS, EACH EQUIPPED WITH ELECTRICAL, WATER, AND SEWER CONNECTIONS. EACH UNIT WILL HAVE TWO SINGLE-ROOM ACCOMMODATIONS, WHICH WILL SHARE A BATHROOM. IN ADDITION, EVERY ROOM WILL FEATURE A KITCHENETTE, ALLOWING FOR MORE INDEPENDENCE AND CONVENIENCE FOR THE RESIDENTS. A CONCRETE PORCH WILL BE INCLUDED FOR EACH UNIT, OFFERING A SPACE FOR RELAXATION AND OUTDOOR USE.

THE LAUNDRY FACILITY WILL INCLUDE THREE WASHERS AND THREE DRYERS, A FULL BATHROOM, A STORAGE AREA, AND A DOG SHOWER FOR RESIDENTS' PETS. ONE OF THE HOUSING UNITS WILL BE FULLY ADA-COMPLIANT, ENSURING ACCESSIBILITY OPTIONS FOR THOSE IN NEED. BOTH THE ADA UNIT AND THE LAUNDRY BUILDING WILL BE EQUIPPED WITH CONCRETE SIDEWALKS LEADING TO EACH DOORWAY, ALLOWING FOR EASY, STEP-FREE ACCESS.

THREE SMALL SHELTERS WILL BE ADDED TO THE SITE: A GARBAGE SHELTER, A GROUP SHELTER, AND AN ELECTRICAL SHELTER. BOTH THE GROUP SHELTER AND THE GARBAGE SHELTER WILL BE EQUIPPED WITH LIGHTS, WATER, AND ELECTRICITY, ALONG WITH EXTRA EMPTY CONDUITS FOR POTENTIAL FUTURE NEEDS, SUCH AS CAMERAS FOR SECURITY.

THE EXISTING SALVATION ARMY PARKING LOT WILL REMAIN UNAFFECTED BY THIS DEVELOPMENT. A NEW PARKING AREA WILL BE ADDED NEAR THE EXISTING TURNAROUND, PROVIDING EIGHT PARKING SPACES, INCLUDING ONE ADA-COMPLIANT SPACE. A NEW BICYCLE PARK WILL ALSO BE LOCATED IN FRONT OF THE LAUNDRY FACILITY, OFFERING A SECURE AND WELL-LIT AREA WITH 18 BICYCLE PARKING SPACES. THIS WILL PROVIDE RESIDENTS WHO USE BICYCLES AS A PRIMARY FORM OF TRANSPORTATION WITH A SAFE PLACE TO STORE THEIR BICYCLES.

ZONING LEGEND

LDR-6	= LOW DENSITY RESIDENTIAL- 6
MDR-16	= MEDIUM DENSITY RESIDENTIAL
TL	= TRUST LAND

LEGEND

	SECTION CALL OUT
	INT. ELEVATION TAG
	REVISION TAG
	WINDOW TAG
	WALL TAG
	EXT. ELEVATION TAG
	DOOR TAG
	KEYNOTE TAG

SHEET INDEX

LISTED IN ORDER
ARCHITECTURAL: COVER- BUILDING INFORMATION, SHEET INDEX, PROJECT DIRECTORY, PLOT PLAN, & VICINITY MAP G1.0 - CODE REVIEW SURVEY: S1.0 - EXISTING SURVEY OF SITE CIVIL: C0.0 - CIVIL INFORMATION, LEGEND & NOTES C0.1 - SITE PLAN-EROSION & SEDIMENT CONTROL PLAN C1.1 - EROSION & SEDIMENT DETAILS C2.0 - SITE PLAN EXISTING CONDITIONS & DEMOLITION PLAN C3.0 - SITE PLAN WITH NEW TINY HOUSES C4.0 - GRADING & DRAINAGE KEY SITE PLAN C4.1 - ENLARGED GRADING & DRAINAGE PLAN SOUTH EAST C4.2 - ENLARGED GRADING & DRAINAGE PLAN EAST C4.3 - ENLARGED GRADING & DRAINAGE PLAN WEST C4.4 - SITE DETAILS C5.0 - STRUCTURE FOR TINY HOUSES C6.0 - OVERALL UTILITY PLAN-KEY C6.1 - ENLARGED UTILITY PLAN-EAST C6.2 - ENLARGED UTILITY PLAN-WEST C6.3 - CIVIL PROFILES C7.0 - DETAILS C8.0 - DETAILS

ARCHITECTURAL: A1.0 - SITE PLAN-KEY MEMORIAL ISLAND A1.1 - SITE PLAN- HOUSING EAST A1.2 - SITE PLAN-HOUSING WEST A1.3 - LANDSCAPE PLAN-EAST A1.4 - LANDSCAPE PLAN-WEST & LANDSCAPE NOTES A1.5 - SITE DETAILS- PAVING A1.6 - SHELTER(S) PLANS, ELEVATIONS & SECTIONS A1.7 - ELECTRIC SHELTER A2.1 - TINY HOMES FLOOR PLANS/ SECTIONS

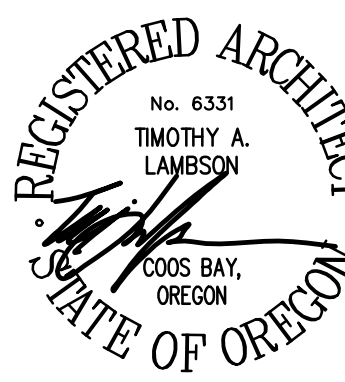
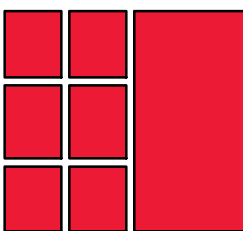
ELECTRICAL: E1.0 - SITE PLAN ELECTRICAL E1.1 - DETAILS & RISER DIAGRAM

ABBREVIATIONS

A.F.F. AB. ADA @ CL.R. CMU CONC. CONT. CJ C/L CO2 DN ELEV. (E) EA ELEC EP FA FE FT GEOTECH GYP.BD. HDG HORIZ. H/W ID MAN. MAX. MIN. O.C. OSCI	ABOVE FINISHED FLOOR ANCHOR BOLT AMERICANS WITH DISABILITIES ACT AT CLEAR CONCRETE MASONRY UNIT BLOCK CONCRETE CONTINUOUS CONTROL JOINT CENTERLINE CO2 ALARM DOWN ELEVATION EXISTING EACH ELECTRIC ELECTRICAL PANEL FIRE ALARM FIRE EXTINGUISHER FEET / FOOT GEOTECHNICAL GYPSUM BOARD HOT DIPPED GALVANIZED HORIZONTAL HOT WATER HEATER IN DIAMETER MANUFACTURER MAXIMUM MINIMUM ON CENTER OWNER SUPPLIED CONTRACTOR INSTALLED PERFORATED PLYWOOD PRESSURE TREATED REQUIRED SMOKE ALARM SIMILAR TOP OF CURB TYPICAL UNLESS NOTED OTHERWISE VERTICAL WITH WHITE WEATHER RESISTANT BARRIER WELDED WIRE FABRIC
---	---

MAIL: PO BOX 839
PHYSICAL: 375 S 4TH ST.
COOS BAY, OREGON 97420
TEL: (541) 269-9388
www.crowclay.com

CROW/CLAY & ASSOCIATES INC.
ARCHITECTURE AND PLANNING
LAND USE AND INTERIORS



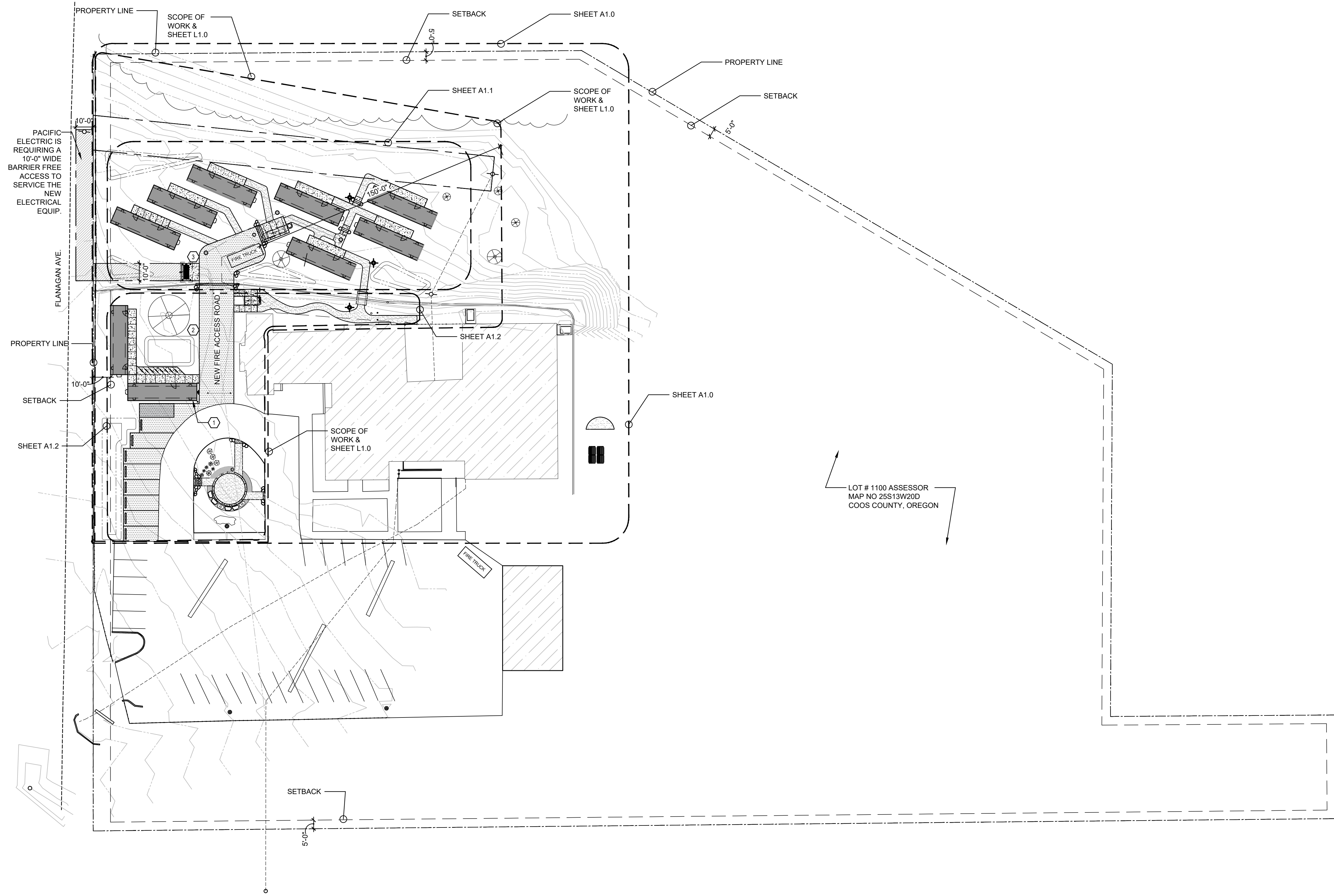
SALVATION ARMY-HOPE VILLAGE
SITE FOR TEMPORARY TRANSITIONAL HOUSING
1155 FLANAGAN AVENUE
COOS BAY OREGON 97420

REVISIONS	Date:								
Revision:									
No:									

FEBRUARY 2025

PROJECT NO: 24009

COVER



BUILDING INFORMATION

APPROVED LAND USE 187-24-000169-PLNG
TYPE I-CODE INTERPRETATION
TYPE II- SINGLE ROOM OCCUPANCY
TYPE II- ADJUSTMENT REVIEW
CHANGES TO LAND USE APPROVAL- THERE ARE NOW 8 PARKING SPACES, ONE WAS ELIMINATED DUE TO NEW FIRE ACCESS ROAD.

PACIFIC ELECTRIC HAS REQUESTED THAT THE CITY PROVIDE A 10' BARRIER FREE ACCESS TO NEW ELECTRICAL FEED FOR BUILDINGS SEE ELECTRICAL ACCESS ON NORTH SIDE OF SITE ON FLANAGAN AVE.

BUILDING OCCUPANCY AND CONSTRUCTION TYPE

ZONING TYPE : MDR Medium Density Residential
OCCUPANCY TYPE: Residential

TYPE OF CONSTRUCTION: V-B (MODULAR HOMES BUILT OFF SITE)
THE MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT IS INTENDED TO PROVIDE FOR RESIDENTIAL DEVELOPMENT OPPORTUNITIES, INCLUDING CERTIFIED FACTORY-BUILT HOMES, WITH A MINIMUM DENSITY OF 10 UNITS PER NET ACRE AND A MAXIMUM DENSITY OF 25 UNITS PER NET ACRE.

- EACH FACTORY BUILT HOME WILL HAVE A MINIMUM OF 10'-0" BETWEEN EACH BUILDINGS. NO FENCING WILL BE USED.
- THE HOUSING WILL BE TEMPORARY TRANSITIONAL HOUSING (TTH).
- EACH UNIT HAS TWO SINGLE OCCUPANCY SPACES AND SHARED RESTROOM.M
- THE AREA SHOWN IN DRAWING FOR THE TTH'S IS A TOTAL OF 47,177 SQ.FT. OR .08 ACRES WITH 8 UNITS AND IS UNDER THE DENSITY RECOMMENDED BY THE CODE. PROJECT COMPLIES WITH THE MINIMUM DENSITY OF 10 UNITS PER NET ACRE.
- LOT COVERAGE- 40% LOT COVERAGE, <85%, <65%
- MAXIMUM HEIGHT-35 FEET- THE UNITS MAYBE AS HIGH AS 24'. PROJECT COMPLIES.
- SETBACKS- MINIMUM FRONT SETBACK- 10'
MINIMUM SIDE SETBACK- 5'
MINIMUM REAR SETBACK - 5'
- EXISTING NATURAL FOREST AND FAUNA FULFILL PERIMETER SCREENING. THERE WILL BE LANDSCAPE ADDED IN FRONT OF LAUNDRY FACILITY FOR SCREENING THERE.

-ASCE 7-16 SEISMIC SITE CLASS D -CASCADIA SUBDUCTION ZONE (CS2)PER GEOTECHNICAL REPORT

-FIRE SUPPRESSION- FIRE HYDRANT WITHIN 250'
STATIC PRESSURE 41 PSI
FIRE FLOW- 3,000 GPM 08/28 BY NBCBWB

-WIND EXPOSURE: RISK CATEGORY 1

-135 MPH special wind region PER ATC HAZARDS BY LOCATION

-SNOW LOAD-2 LBS SQ.FT. & GROUND FACTOR .07 PSF

-FROST DEPTH: 5 INCHES

BUILDING CODE

CONSTRUCTION SHALL COMPLY WITH CODE REQUIREMENTS:

BUILDING CODE	- 2022 OREGON STRUCTURAL	SPECIALTY CODE (OSSC)
MECHANICAL CODE	- 2019 OREGON MECHANICAL	SPECIALTY CODE (OMSC)
PLUMBING CODE	- 2021 OREGON PLUMBING	SPECIALTY CODE (OPSC)
ELECTRICAL CODE	- 2021 OREGON ELECTRICAL	SPECIALTY CODE (OESC)
ENERGY CODE	- 2021 OREGON ENERGY	EFFICIENCY SPECIALTY CODE

FEDERAL AMERICANS with DISABILITIES ACT (ADA)

CITY OF COOS BAY - DEVELOPMENT CODE-

BUILDING CODE

- ① KNOX BOX-SURFACE MOUNTED TO TRAILER
- ② ASPHALT SURFACE DESIGNED TO SUPPORT 75,000 LB GWV
- ③ NEW ELECTRICAL SERVICE

MAIL: PO BOX 830
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COOS BAY, OREGON 97420
TEL: (541) 269-5888
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CROW/CLAY & ASSOCIATES INC.
ARCHITECTURE AND PLANNING
LAND USE AND INTERIORS

REGISTERED ARCHITECT
No. 6331
TIMOTHY A. LAMBSON
COOS BAY, OREGON
STATE OF OREGON

SALVATION ARMY-HOPE VILLAGE
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REVISIONS

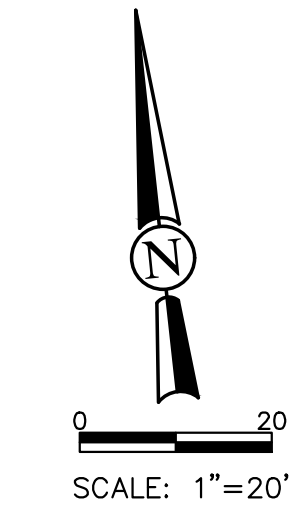
No.	Revision	Date

FEBRUARY 2025

PROJECT NO: 24009

G1.0

SAVED: 10/18/2024 8:59 AM RKNIGHT, PLOTTED: 10/18/2024 10:44 AM RYAN KNIGHT
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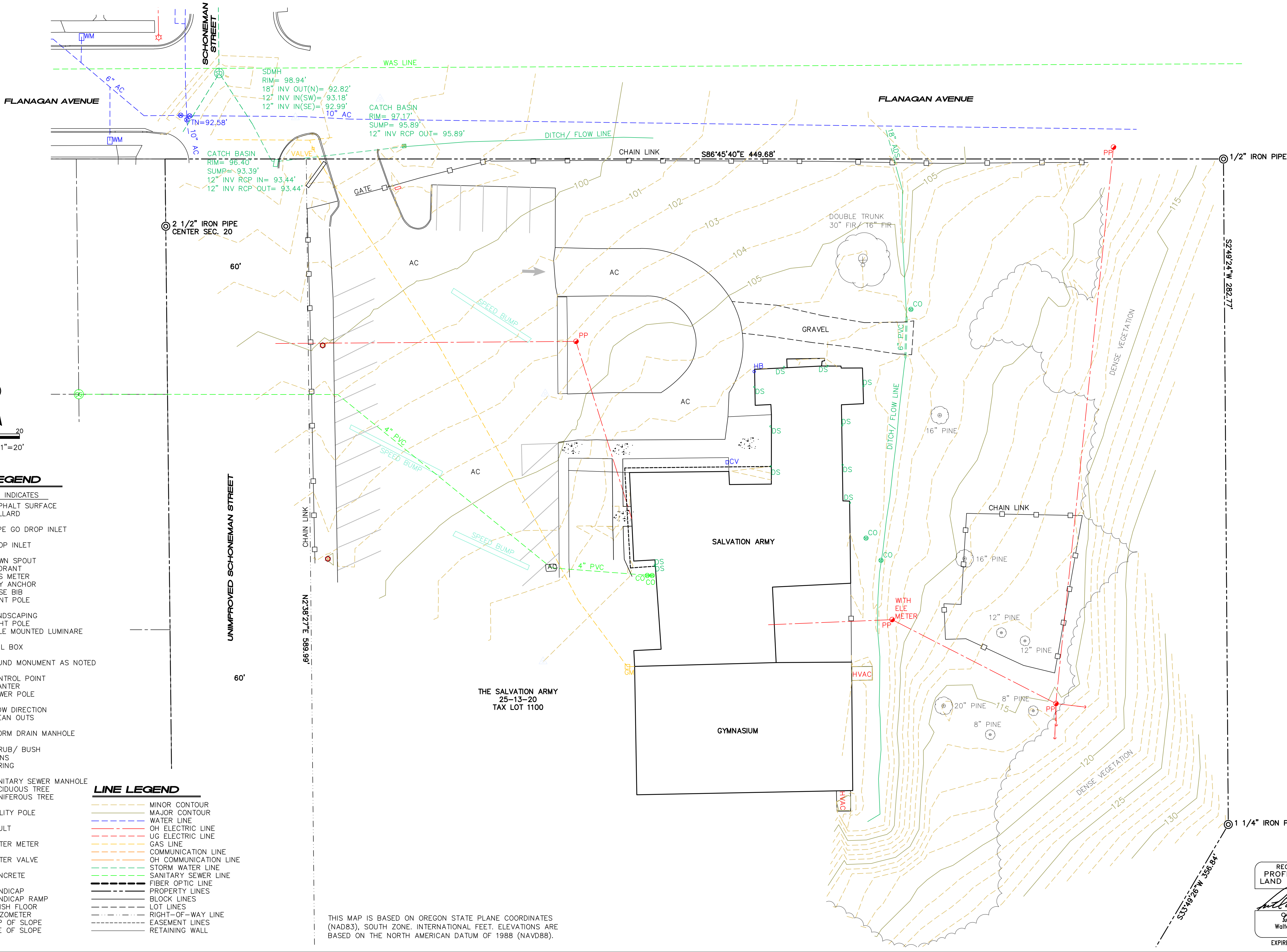
LINE LEGEND

SYMBOL	INDICATES
AC	ASPHALT SURFACE
BOLLARD	
TYPE GO DROP INLET	
DROP INLET	
DS	DOWN SPOUT
HYDRANT	
GAS METER	
GUY ANCHOR	
HOSE BIB	
JOINT POLE	
LANDSCAPING	
LIGHT POLE	
POLE MOUNTED LUMINAIRE	
MAIL BOX	
FOUND MONUMENT AS NOTED	
CONTROL POINT	
PLANTER	
POWER POLE	
FLOW DIRECTION	
CLEAN OUTS	
STORM DRAIN MANHOLE	
SHRUB/ BUSH	
SIGNS	
SPRING	
SANITARY SEWER MANHOLE	
DECIDUOUS TREE	
CONIFEROUS TREE	
UTILITY POLE	
VAULT	
WATER METER	
WATER VALVE	
CONCRETE	
HANDICAP	
HANDICAP RAMP	
FINISH FLOOR	
PIEZOMETER	
TOP OF SLOPE	
TOE OF SLOPE	

LINE LEGEND

MINOR CONTOUR	
MAJOR CONTOUR	
WATER LINE	
OH ELECTRIC LINE	
UG ELECTRIC LINE	
GAS LINE	
COMMUNICATION LINE	
OH COMMUNICATION LINE	
STORM WATER LINE	
SANITARY SEWER LINE	
FIBER OPTIC LINE	
PROPERTY LINES	
BLOCK LINES	
LOT LINES	
RIGHT-OF-WAY LINE	
EASEMENT LINES	
RETAINING WALL	

THIS MAP IS BASED ON OREGON STATE PLANE COORDINATES (NAD83), SOUTH ZONE. INTERNATIONAL FEET. ELEVATIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD88).



VERIFY SCALES
BARS ARE ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALES ACCORDINGLY

275 MARKET AVENUE
COOS BAY, OR. 97420
WWW.SPA-SR.COM
541-260-5896

BY	REVISION	DATE	NO.

Crow/Clay & Associates
Salvation Army Housing
Coos Bay, Oregon

EXISTING CONDITIONS

DSGN	DR	RNK	CHK	WEW	APVD

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUL 01, 2002
Walter E. White
55547
EXPIRES 6/30/26

SHEET
1
SEQ
1
DATE
10/2024
PROJ. NO.
624096-100

GENERAL

- ## GRANULAR MATERIALS:

- SURVEY NOTES:**

- ## EROSION CONTROL:

1. SEE SHEET C1.0.

DEMOLITION:

1. REMOVE EXISTING PAVEMENTS, CONCRETE STRUCTURES, DRAINAGE PIPES AND STRUCTURES, GRAVELS AND SUBGRADE AS REQUIRED. CONTRACTOR TO EXERCISE CAUTION TO PROTECT EXISTING UTILITIES AND STRUCTURES TO REMAIN.
2. FILL IN VOID SPACES WITH STRUCTURAL FILL.
3. MATERIALS GENERATED DURING DEMOLITION SHOULD BE TRANSPORTED OFF SITE OR STOCKPILED IN AREAS DESIGNATED BY THE OWNERS REPRESENTATIVE.
4. IF MATERIALS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED ON THIS PROJECT, CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROPER IDENTIFICATION OF MATERIALS, SAFE HANDLING, AND PROPER DISPOSAL. ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES, LAWS AND GUIDELINES MUST BE FOLLOWED. IN ADDITION TO OBTAINING THE NECESSARY CONSTRUCTION PERMITS, CONTRACTOR SHALL COORDINATE PAYMENT FOR PERMITS, FEES, INSPECTIONS, ETC. WITH APPROPRIATE REGULATORY AGENCIES. CONTRACTOR TO PROVIDE SAFE TRANSPORT TO DISPOSAL FACILITIES.

TESTING AND INSPECTION:

- ## PAVING:

- ## SITE WORK CONCRETE:

1. SEE FOUNDATION PLAN FOR CONCRETE WITHIN THE BUILDING FOOTPRINT.
2. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH THE MINIMUM STANDARDS SET FORTH IN OREGON STANDARD SPECIFICATION SECTION 00440 COMMERCIAL GRADE CONCRETE LATEST EDITION.
3. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONCRETE PLACEMENT.
4. UNLESS OTHERWISE STATED, CONCRETE SHALL MEET THE FOLLOWING CRITERIA:
 - A. CURBS, SIDEWALKS, THRUST BLOCKS, MISCELLANEOUS STRUCTURES, MINIMUM 28-DAY COMPRESSIVE STRENGTH = 3,000 PSI
 - B. RETAINING WALLS, MINIMUM 28-DAY COMPRESSIVE STRENGTH = 4,500 PSI
 - C. MAXIMUM AGGREGATE SIZE = 3/4"
 - D. SLUMP = 4"±1"
5. REINFORCING SHALL BE DEFORMED BAR, INTERMEDIATE GRADE STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A 615, GRADE 60, PLACED IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE."
6. SURFACE OF ALL CONCRETE FLATWORK SHALL BE IN ACCORDANCE WITH OREGON BUILDING CODE (OBC) REQUIREMENTS FOR ACCESSIBLE ROUTES.
7. FINISH CURB AND SIDEWALK SURFACES WITH LIGHT BROOM FINISH.
8. ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING DOWELS, BOLTS, ANCHORS, PILES AND SLEEVES SHALL BE SECURELY POSITIONED IN FORMS BEFORE PLACEMENT OF CONCRETE.
9. WALKWAYS SHALL MEET THE ACCESSIBILITY REQUIREMENTS PROVIDED IN THE OBC. LONGITUDINAL SLOPES OF WALKWAYS SHALL NOT EXCEED 8.3%, MAXIMUM DISTANCE BETWEEN LANDINGS IS 30- FEET. CROSS SLOPES OF WALKWAYS SHALL NOT EXCEED 2% LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION, AND SHALL BE 4- FEET BY 4- FEET MINIMUM.

STORM DRAIN:

1. THE CONTRACTOR SHALL INSTALL ALL STORM DRAIN IMPROVEMENTS TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. ALL MATERIALS SHALL BE FROM NEW STOCK AND DELIVERED IN NEW CONDITIONS.

3. ALL STORM DRAIN PIPE AND FITTINGS SHALL BE FACTORY MANUFACTURED AND CONFORM TO ASTM D3034 WITH GASKETED JOINTS. WHERE FINISHED GRADE WILL BE LESS THAN 18" COVER UNDER TRAVELWAYS, PROVIDE ADS = 128 ST LB PER (ASTM D3034) OF 1/2" ID POLYETHYLENE GLASS FIBER REINFORCED PIPE. CAREFULLY CLEANED BEFORE PIPE IS JOINED. INTERIOR OF PIPE SHALL BE KEPT FREE OF DIRT AND DEBRIS.
4. INSTALL NO. 12 COPPER WIRE ALONG TOP OF PIPE. WIRE SHALL EXTEND TO SURFACE AT ALL MANHOLES AND CLEANOUTS, AND SHALL Tie TO TRACER WIRE ALONG EXISTING STORM DRAIN PIPE RUNNING.
5. TRENCH PIPE ACCORDING TO THE TRENCH DETAIL. TESTING SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE.

WATER SYSTEM:

1. ALL PIPE, FITTINGS, AND VALVES SHALL BE NEW AND SHALL BE AWWA AND NSF APPROVED.
2. ALL WATER SYSTEM CONNECTIONS TO BE COORDINATED WITH COOS BAY NORTH BEND WATER BOARD.
3. CONTRACTOR TO COMPLY WITH ALL CODE REQUIREMENTS SET BY REGULATING AUTHORITIES.
4. INSTALLATION OF ALL PIPING AND FITTINGS ARE TO USE GLUE METHODS CONSISTENT WITH MANUFACTURER RECOMMENDATIONS.
5. INSTALL NO.12 COPPER TRACER WIRE ALONG TOP OF PIPES. WIRE SHALL EXTEND TO SHEDS, SLAB, AND STRUCTURES.
6. AFTER COMPLETING INSTALLATION OF THE SYSTEM AND PRIOR TO WEARING SURFACE INSTALLATION, CONDUCT AIR TESTING OF INSTALLED PIPING PER 00445.72 OF THE OREGON STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
7. PRIOR TO TESTING AND INSPECTION OF THE SYSTEM FLUSH AND CLEAN ALL PARTS OF THE SYSTEM AND REMOVE ALL DEBRIS.
8. ALL PIPING TO HAVE MINIMUM OF 36" OF COVER EXCEPT WHERE OTHERWISE STATED.
9. PIPING SHALL CONFORM TO ASTM D1785; ASTM D2241; ASTM D2672 & CSA B137.3.
10. ALL FITTINGS SHALL CONFORM TO ASTM D2464; ASTM D2466; ASTM D2467; CSA B137.2, CSA B137.3.

SEWER SYSTEM:



1. THE CONTRACTOR SHALL INSTALL ALL SANITARY SEWER IMPROVEMENTS TO THE LINES AND GRADES SHOWN ON THE PLANS. SEWER SERVICES SHALL BE INSTALLED AT A MINIMUM GRADE OF 1/4" PER FOOT (2%).
2. ALL MATERIALS SHALL BE FROM NEW STOCK AND DELIVERED IN NEW CONDITIONS.
3. ALL SEWER PIPE AND FITTINGS SHALL BE FACTORY MANUFACTURED AND CONFORM TO ASTM D3034 WITH GASKETED JOINTS UNLESS OTHERWISE SPECIFIED.
4. INSTALL PIPE ACCORDING TO THE TRENCH DETAIL. INSTALL CLEANOUTS WITH VALVE BOX COVERS WITHIN 5 FEET OF BUILDING, EVERY 100 FEET, AT ALL 90 ELBOWS, AND FOR EVERY 120 DEGREES OF BEND. CLEAN OUT SIZE SHALL MATCH THE DOWNSTREAM (LARGER) PIPE DIAMETER.






















ABBREVIATIONS	
A	
ARCH	ARCHITECT
B	
BS	BOTTOM OF STAIR
D	
DIA	DIAMETER
E	
(E)	EXISTING
EG	EXISTING GROUND
EL	ELBOW
ELEV	ELEVATION
F	
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FT	FOOT OR FEET
FW	FIRE WATER
H	
H	HORIZONTAL
HORIZ	HORIZONTAL
HMAC	HOT MIXED ASPHALT CONCRETE
I	
IE	INVERT ELEVATION
INV	INVERT
M	
MAX	MAXIMUM
MIN	MINIMUM
N	
NTS	NOT TO SCALE
O	
OC	ON CENTER
P	
POC	POINT OF CONNECTION
PVC	POLYVINYL CHLORIDE PLASTIC
R	
R	RADIUS
RC	RELATIVE COMPACTION
S	
S	SLOPE
SCHED	SCHEDULE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
T	
TS	TOP OF STAIR
TYP	TYPICAL
V	
V	VERTICAL

EXISTING

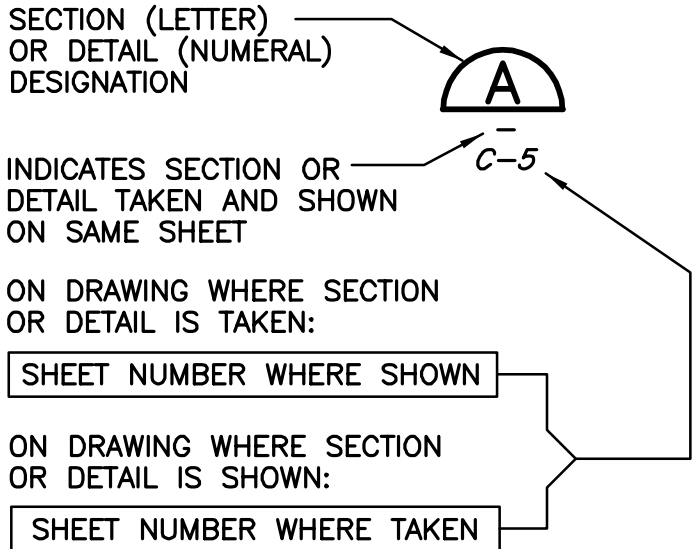
AC	ASPHALT SURFACE
•	BOLLARD
	TYPE GO DROP INLET
	DROP INLET
	DOWNSPOUT
	HYDRANT
	GAS METER
	GUY ANCHOR
	HOSE BIB
	JOINT POLE
	LANDSCAPING
	LIGHT POLE
	POLE MOUNTED LUMINAIRE
	MAIL BOX
	FOUND MONUMENT AS NO CONTROL POINT
	PLANTER
	POWER POLE
	FLOW DIRECTION
	CLEAN OUTS
	STORM DRAIN MANHOLE
	SHRUB/BUSH
	SIGNS
	SPRING
	SANITARY SEWER MANHOLE
	DECIDUOUS TREE
	CONIFEROUS TREE
	UTILITY POLE
	VAULT
	WATER METER
	WATER VALVE
	CONCRETE
HC	HANDICAP
HCR	HANDICAP RAMP
FF	FINISH FLOOR
	PIEZOMETER
T	TOP OF SLOPE
O	TOE OF SLOPE
— — — — —	OVERHEAD ELECTRIC LINE
— SD — — —	STORM DRAIN LINE
— W — — —	WATER LINE
— SS — — —	SANITARY SEWER LINE
— G — — —	GAS LINE

PROPOSED

SS	SANITARY SEWER LINE
W	WATER LINE
FW	FIRE WATER LINE
G	GAS LINE
E	ELECTRICAL LINE
	HYDRANT
	SANITARY SEWER MANHOLE

 GUY ANCHOR
 HOSE BIB
 JOINT POLE
 LANDSCAPING
 LIGHT POLE
 POLE MOUNTED LUMINAIRE
 MAIL BOX
 FOUND MONUMENT AS NO CONTROL POINT
 PLANTER
 POWER POLE
 FLOW DIRECTION
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 CONIFEROUS TREE
 UTILITY POLE
 VAULT

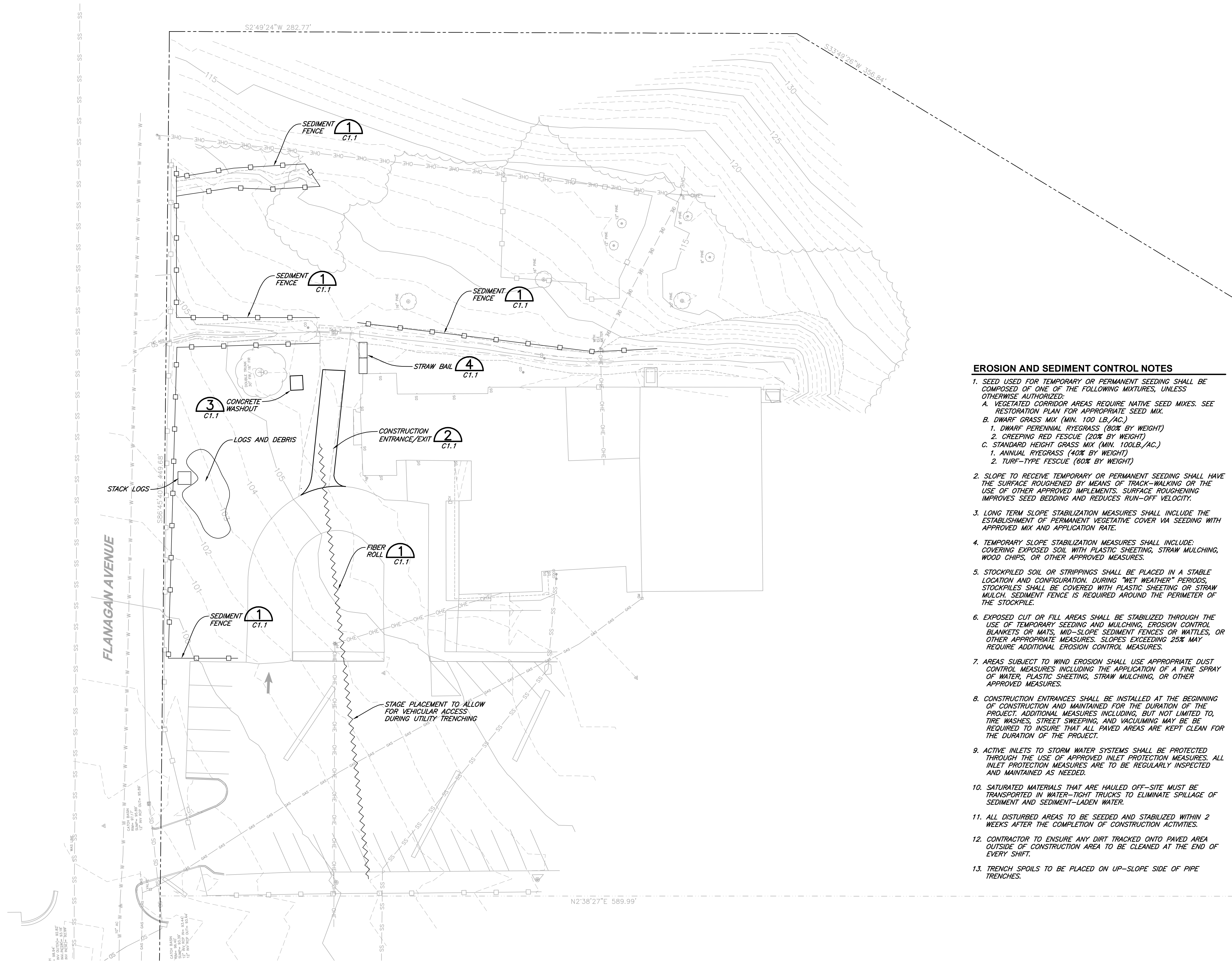
DETAIL AND SECTION DESIGNATION



NOTES

1. CONTACT THE ENGINEER FOR SYMBOLS NOT LISTED.
2. THIS IS A STANDARD SHEET, THEREFORE, SOME SYMBOLS OR ABBREVIATIONS MAY APPEAR ON THIS SHEET WHICH DO NOT APPEAR ON THE PLANS.
3. SITE AND UTILITY SYMBOLS SHOWN ON THIS SHEET ARE NOT INTENDED TO REPRESENT THE PHYSICAL SCALE OR SHAPE OF ANY ITEMS. WHERE LARGE-SCALE PLANS ARE PRESENTED, THE SYMBOLS SHOWN HEREON MAY BE REPLACED BY DETAILS MORE SUITED TO THE DRAWING SCALE.

REVISIONS		
No:	Revision:	Date:



EROSION AND SEDIMENT CONTROL NOTES

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
 - DWARF GRASS MIX (MIN. 100 LB./AC.)
 - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - CREEPING RED FESCUE (20% BY WEIGHT)
 - STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
 - ANNUAL RYEGRASS (40% BY WEIGHT)
 - TURF-TYPE FESCUE (60% BY WEIGHT)
- SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
- LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
- SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
- ALL DISTURBED AREAS TO BE SEEDING AND STABILIZED WITHIN 2 WEEKS AFTER THE COMPLETION OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO ENSURE ANY DIRT TRACKED ONTO PAVED AREA OUTSIDE OF CONSTRUCTION AREA TO BE CLEANED AT THE END OF EVERY SHIFT.
- TRENCH SPOILS TO BE PLACED ON UP-SLOPE SIDE OF PIPE TRENCHES.

EROSION AND SEDIMENT CONTROL PLAN

1"=20'

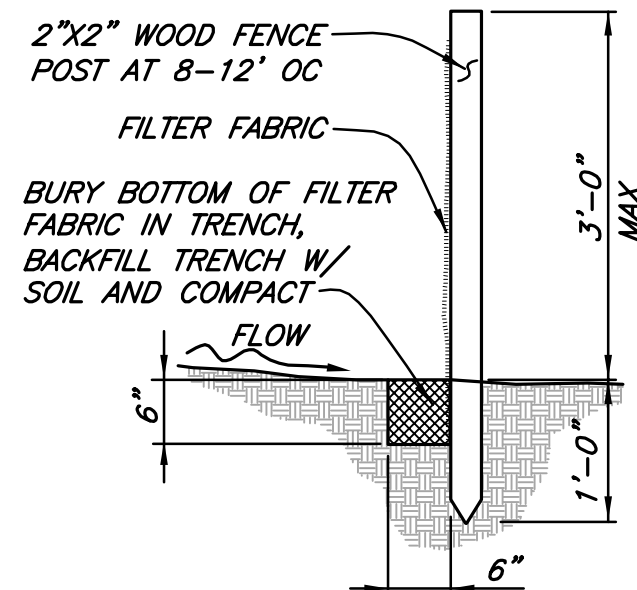


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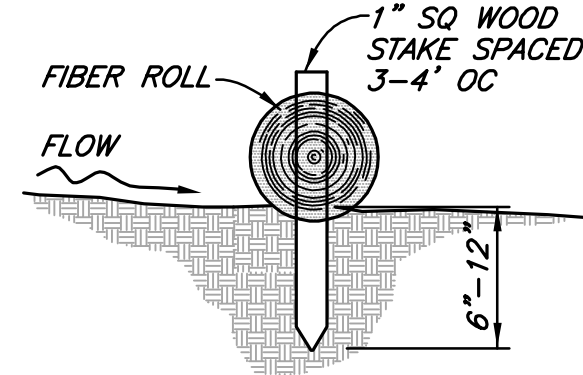
JANUARY 2025

PROJECT NO: 24009

C1.0



SILT FENCE SECTION



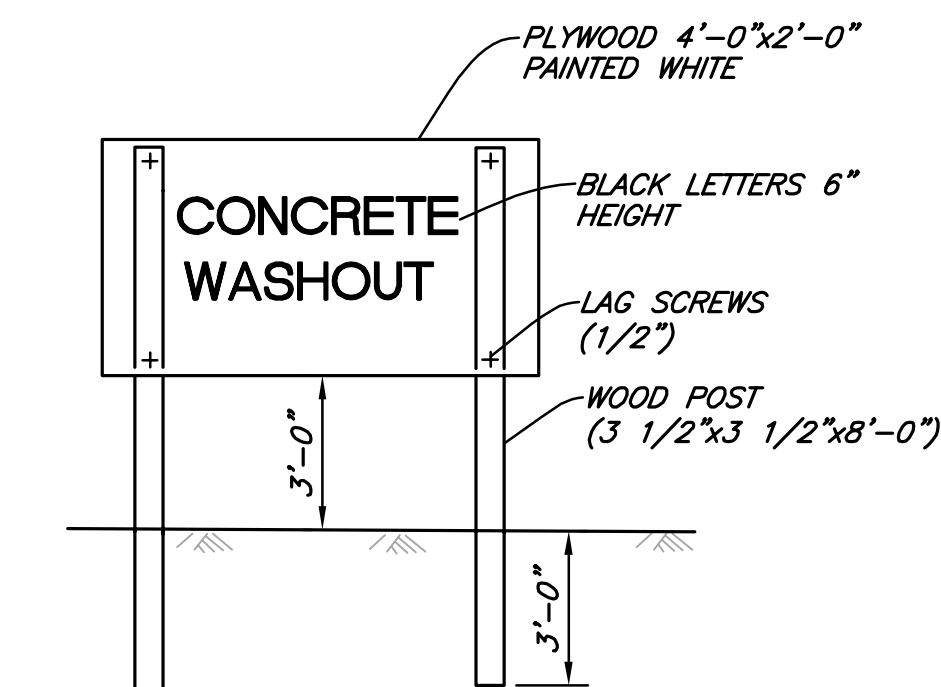
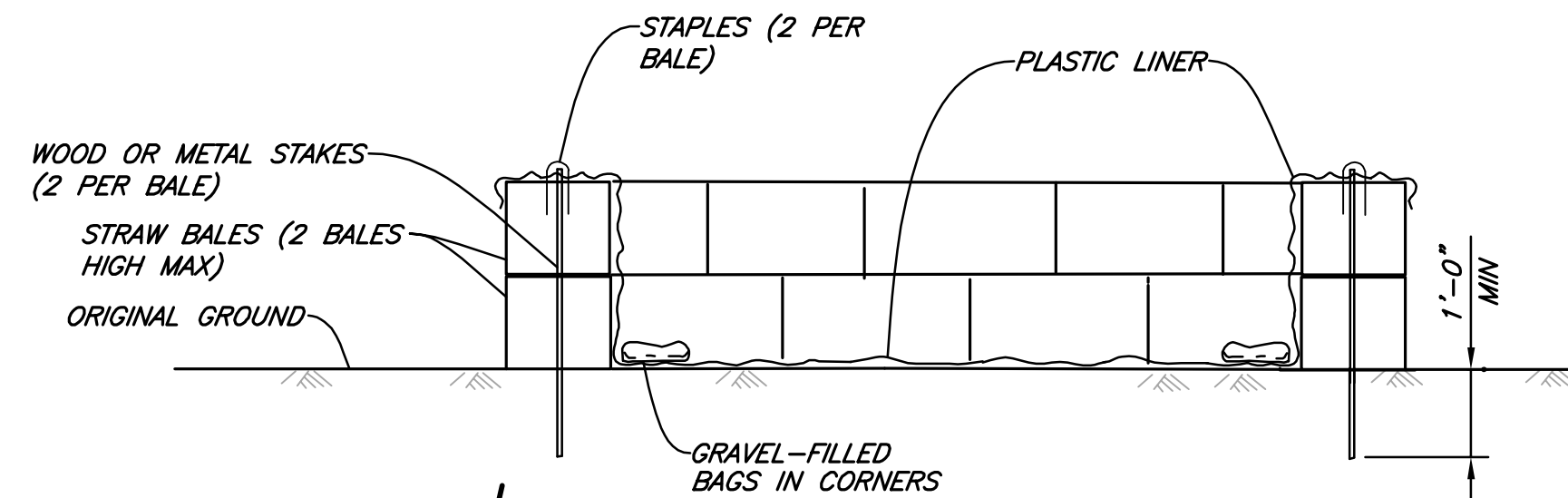
FIBER ROLL SECTION

GENERAL NOTES:

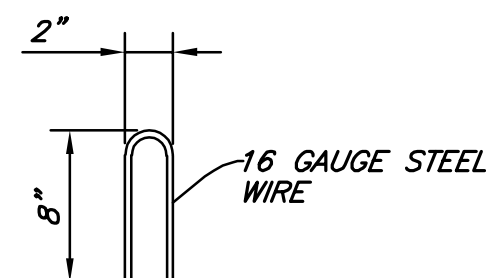
1. THE FILTER FABRIC FENCE AND FIBER ROLLS SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE.
2. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION SHALL BE BACK FILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
3. BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
4. SEDIMENT SHALL BE REMOVED WHEN IT BUILDS UP TO 1/3 OF THE BARRIER HEIGHT.

DETAIL 1
NTS C1.0

(SEDIMENT FENCE)



CONCRETE WASHOUT SIGN DETAIL



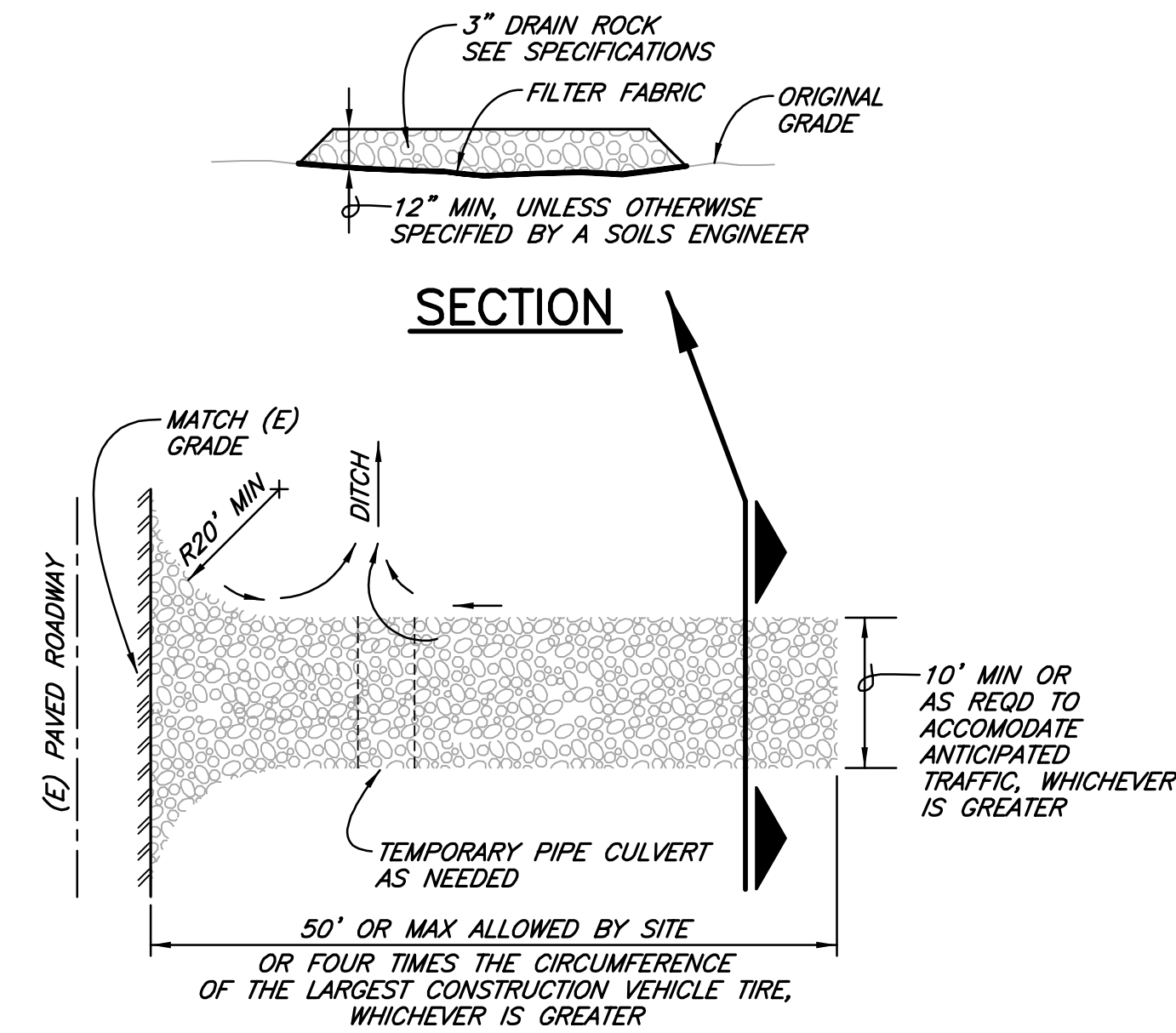
STAPLE DETAIL

NOTES:

1. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 32'-10" OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL-FILLED BAGS FOR BELOW GRADE CONCRETE WASHOUT FACILITY.
3. CONCRETE WASHOUT SHALL ALWAYS BE LOCATED OUTSIDE OF CONCENTRATED FLOW AREAS.

DETAIL 3
NTS C1.0

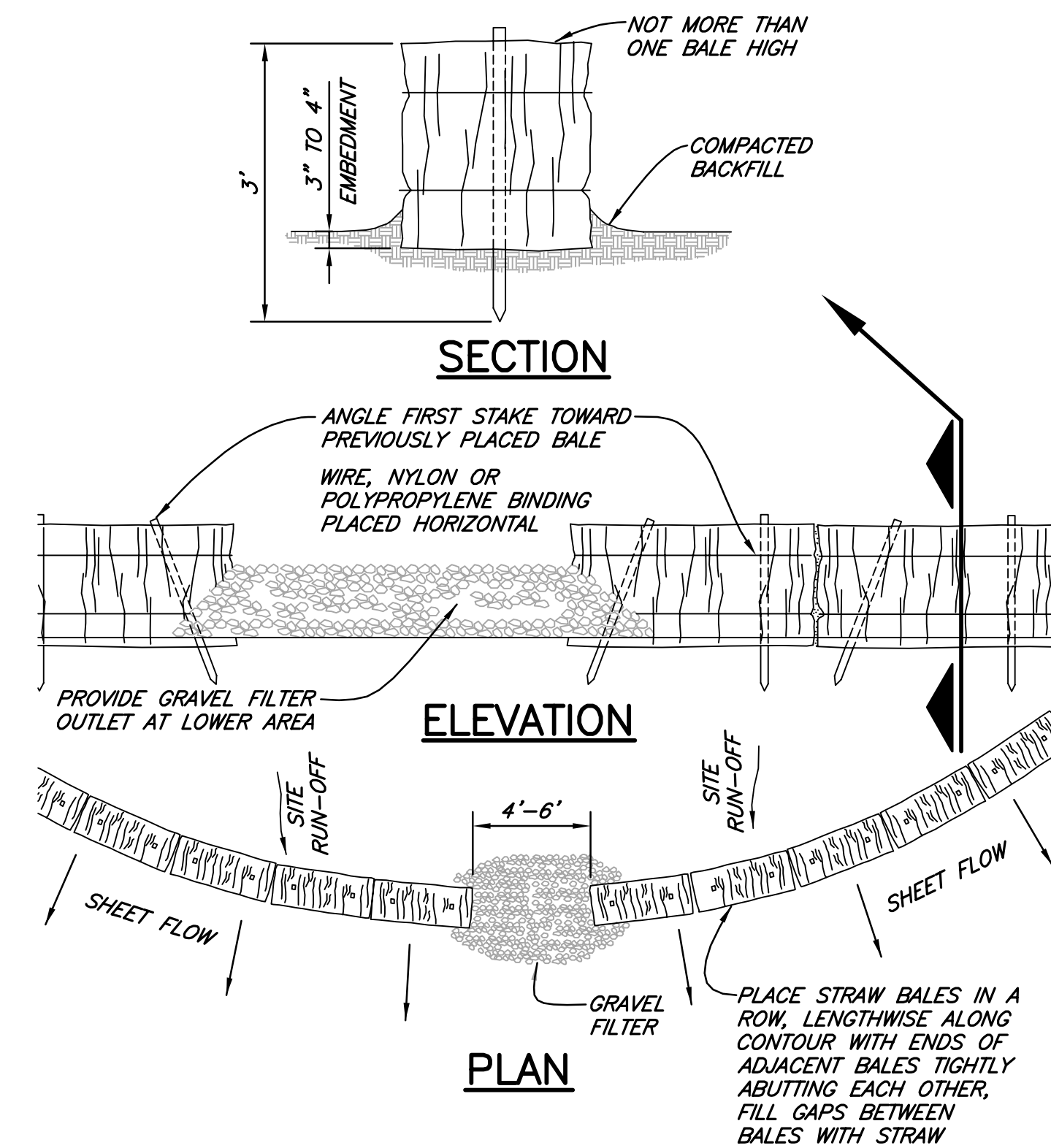
(TEMPORARY CONCRETE WASHOUT FACILITY)



NOTE:
CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE.

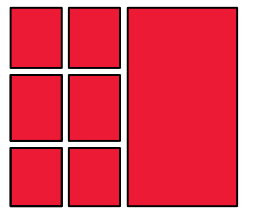
DETAIL 2
NTS C1.0

(CONSTRUCTION ENTRANCE/EXIT)

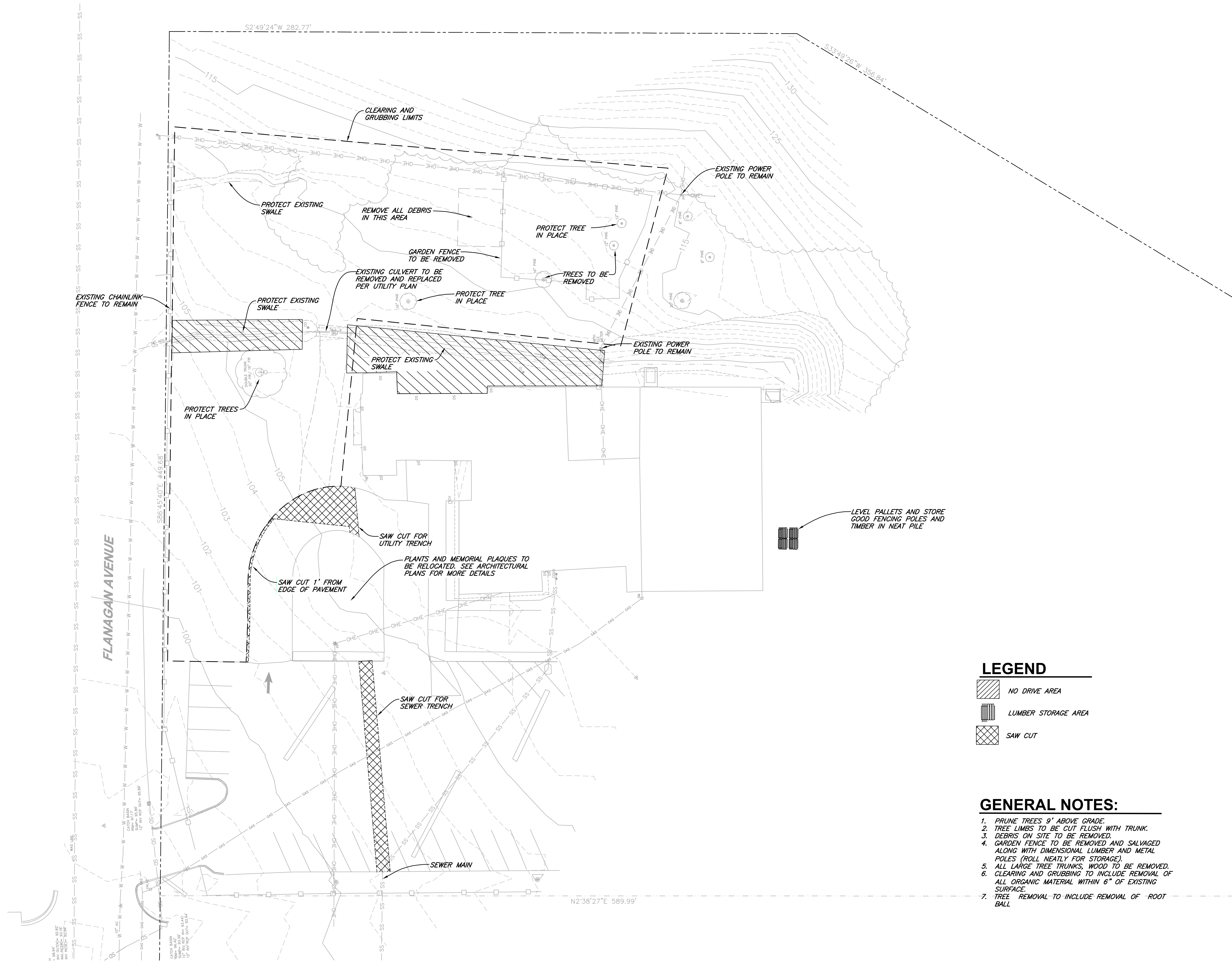


DETAIL 4
NTS

(TEMPORARY STRAW BALE BARRIER)



REVISIONS	Date:				
Revision:					
No:					



LEGEND

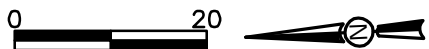
- NO DRIVE AREA
- LUMBER STORAGE AREA
- SAW CUT

GENERAL NOTES:

- PRUNE TREES 9' ABOVE GRADE.
- TREE LIMBS TO BE CUT FLUSH WITH TRUNK.
- DEBRIS ON SITE TO BE REMOVED.
- GARDEN FENCE TO BE REMOVED AND SALVAGED ALONG WITH DIMENSIONAL LUMBER AND METAL POLES (ROLL NEATLY FOR STORAGE).
- ALL LARGE TREE TRUNKS, WOOD TO BE REMOVED.
- CLEARING AND GRUBBING TO INCLUDE REMOVAL OF ALL ORGANIC MATERIAL WITHIN 6" OF EXISTING SURFACE.
- TREE REMOVAL TO INCLUDE REMOVAL OF ROOT BALL.

EXISTING CONDITIONS AND DEMOLITION PLAN

1"=20'

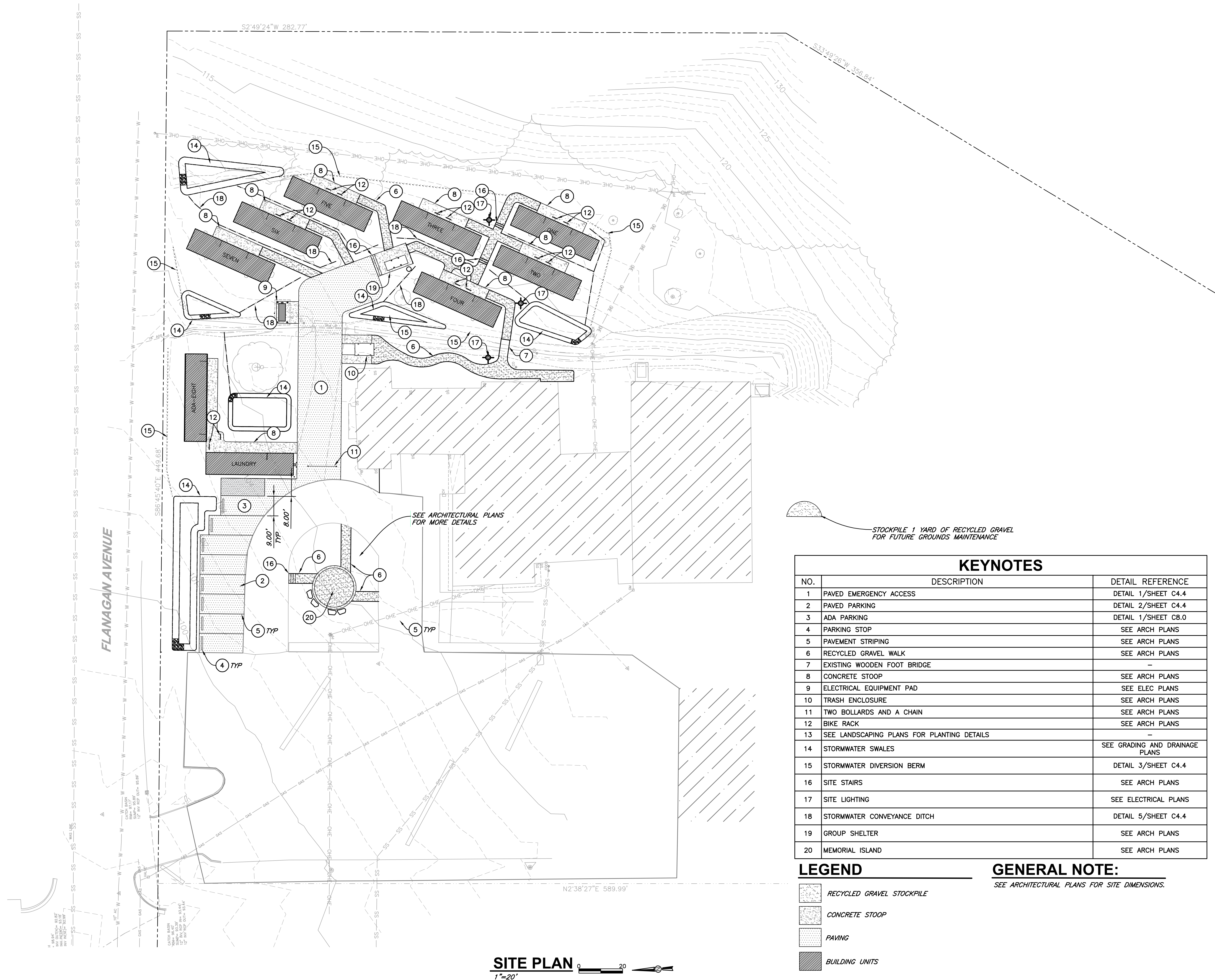


REVISIONS	Revision:	Date:	No.	Description

JANUARY 2025

PROJECT NO: 24009

C2.0



CROW/CLAY & ASSOCIATES INC.
ARCHITECTURE AND PLANNING
LAND USE AND INTERIORS

REGISTERED PROFESSIONAL ENGINEER
OREGON
101201PE
9/13/2022
LUCY YUSKE FRIDENKELS
EXPIRES 12/31/25

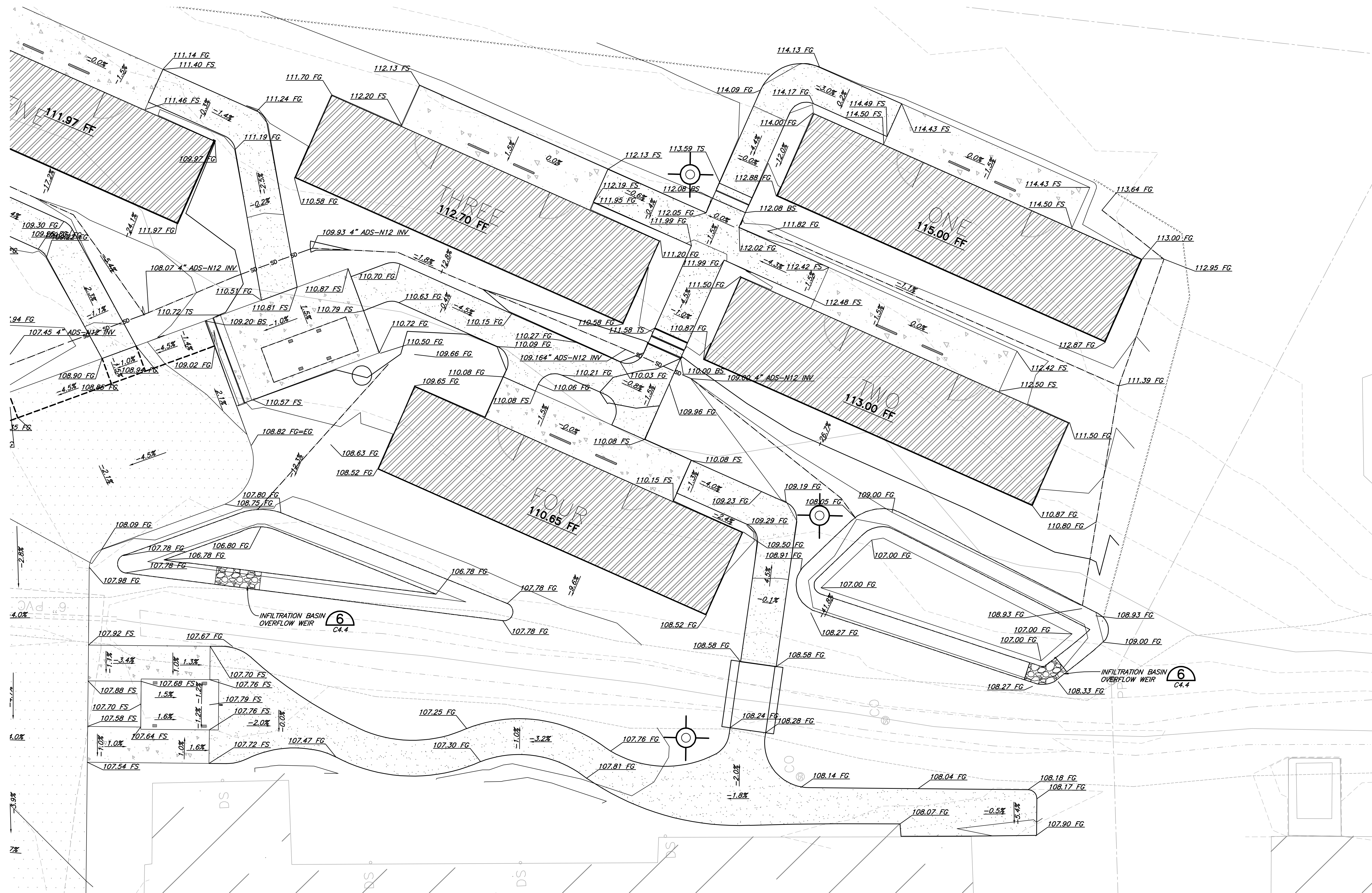
S&S
275 MARKET AVENUE
COOS BAY, OR. 97420
WWW.SHN-ENGR.COM
541-266-9650

THE SALVATION ARMY
TRANSITIONAL TEMPORARY HOUSING
1177 FLANAGAN AVE
COOS BAY, OREGON 97420

No.	Revision	Date

JANUARY 2025
PROJECT NO: 24009

C3.0



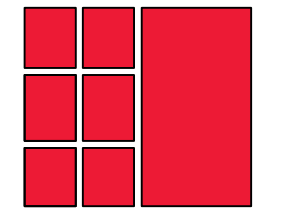
ENLARGED GRADING AND DRAINAGE PLAN SOUTH EAST
 1"=10'

GENERAL NOTE:

WHERE SLOPE EXCEEDS 2:1, PLACE 6" DEPTH OF 3/4"-0 CRUSHED ROCK AS FINAL SURFACING.
 ALL SITE GRADING TO DRAIN AWAY FROM BUILDINGS AND INTO STORMWATER INFRASTRUCTURE.

MAIL ROOM BOX 639
 OFFICE 375 S 4TH ST
 COOS BAY, OREGON 97420
 TEL (541) 269-6888
 www.crowley.com

CROWLEY & ASSOCIATES INC.
 ARCHITECTURE AND PLANNING
 LAND USE AND INTERIORS



THE SALVATION ARMY
 TRANSITIONAL TEMPORARY HOUSING
 1177 FLANAGAN AVE
 COOS BAY, OREGON 97420

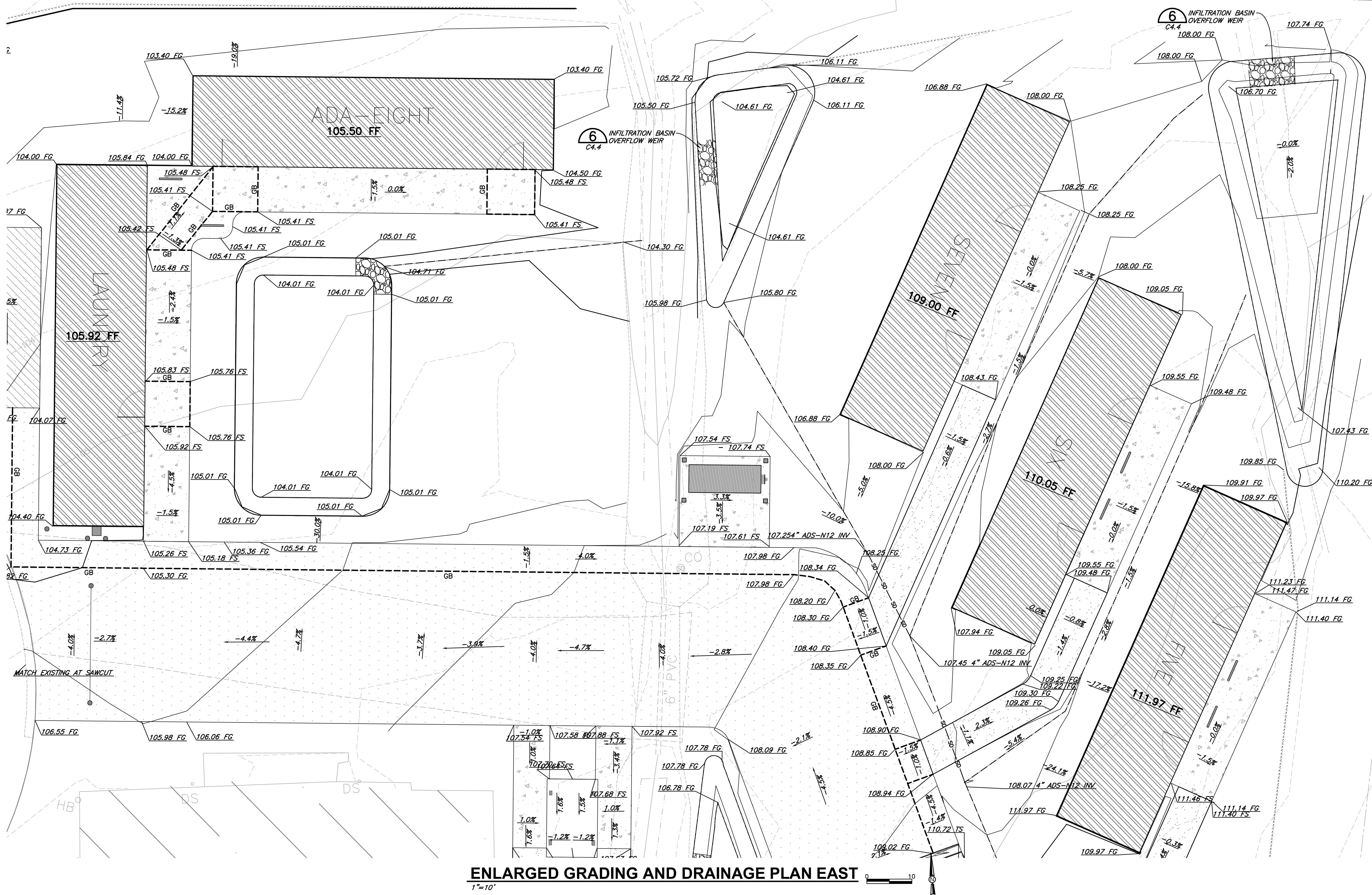
REVISIONS	No.	Revision	Date

JANUARY 2025
 PROJECT NO: 24009

C4.1

15'40"E 449.68'

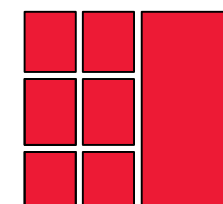
2



ENLARGED GRADING AND DRAINAGE PLAN EAST
1"=10'

MAIL ROOM BOX 100
OFFICE 375 S 4TH ST
COOS BAY, OREGON 97420
TEL (541) 266-9888
WWW.CROWLEY.COM

CROWLEY & ASSOCIATES INC.
ARCHITECTURE AND PLANNING
LAND USE AND INTERIORS



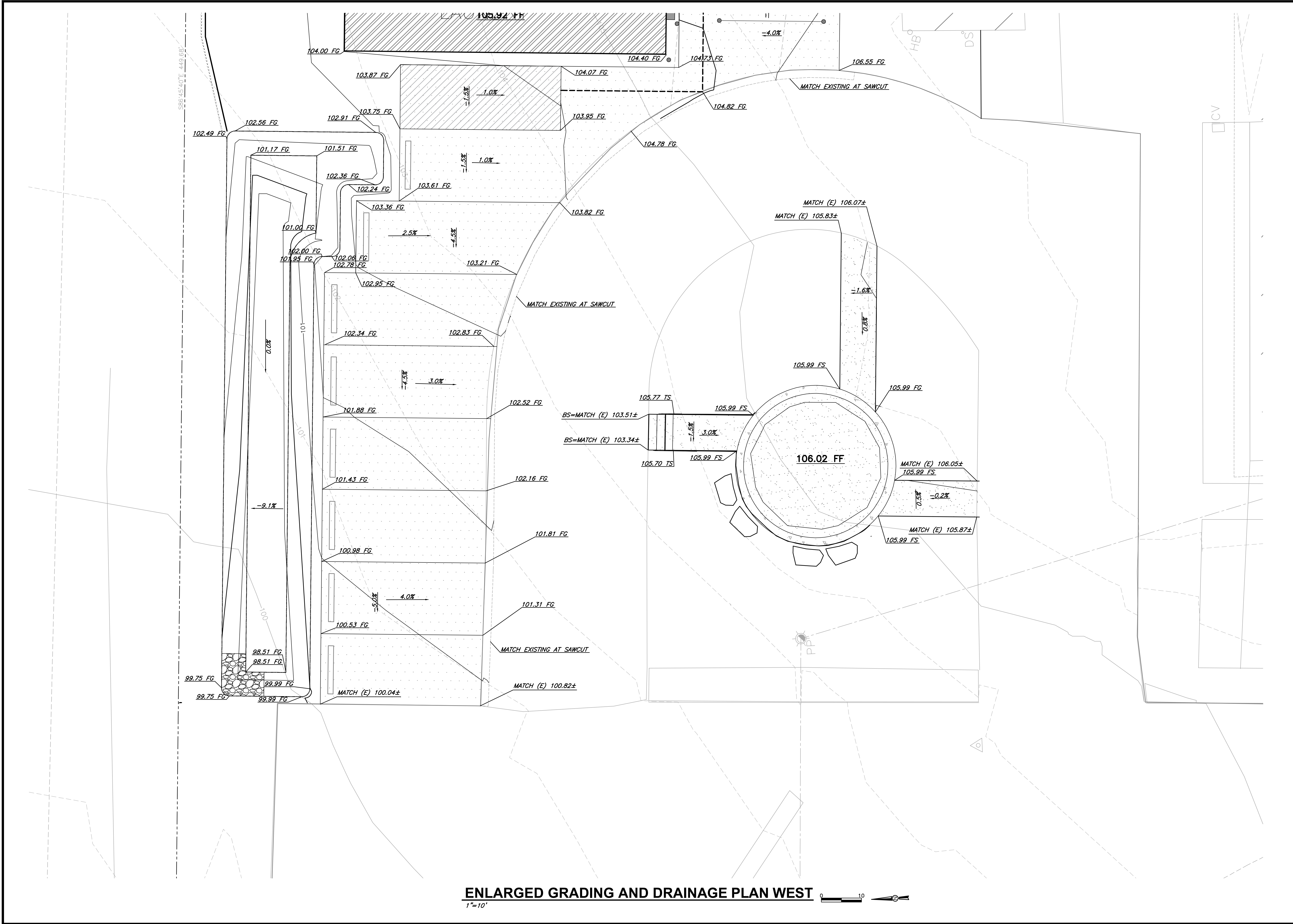
THE SALVATION ARMY
TRANSITIONAL TEMPORARY HOUSING
1177 FLANAGAN AVE
COOS BAY, OREGON 97420

REVISIONS	No.	Revision	Date

JANUARY 2025

PROJECT NO: 24009

C4.2



ENLARGED GRADING AND DRAINAGE PLAN WEST

REGISTERED PROFESSIONAL ENGINEER
101201PE
OREGON
9/13/2022
LUCY YUSUKE FRIEDENFELS
EXPIRES 12/31/23

STW

275 MARKET AVENUE
COOS BAY, OR. 97420
WWW.STW-ENGR.COM
541-266-9690

THE SALVATION ARMY
TRANSITIONAL TEMPORARY HOUSING
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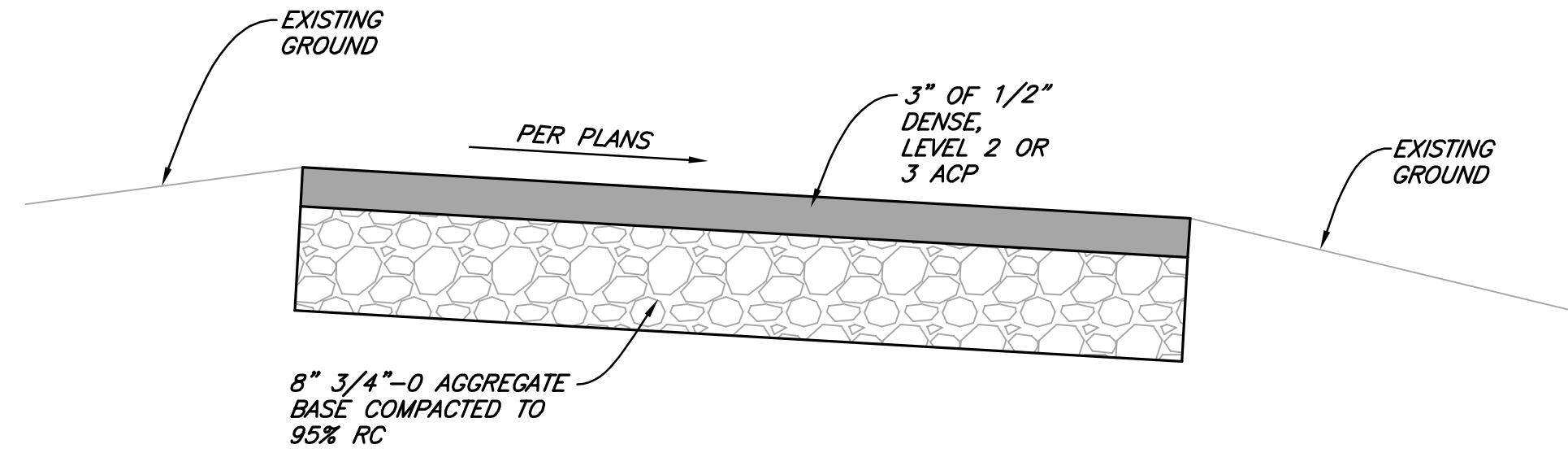
JANUARY 2025

PROJECT NO: 24009

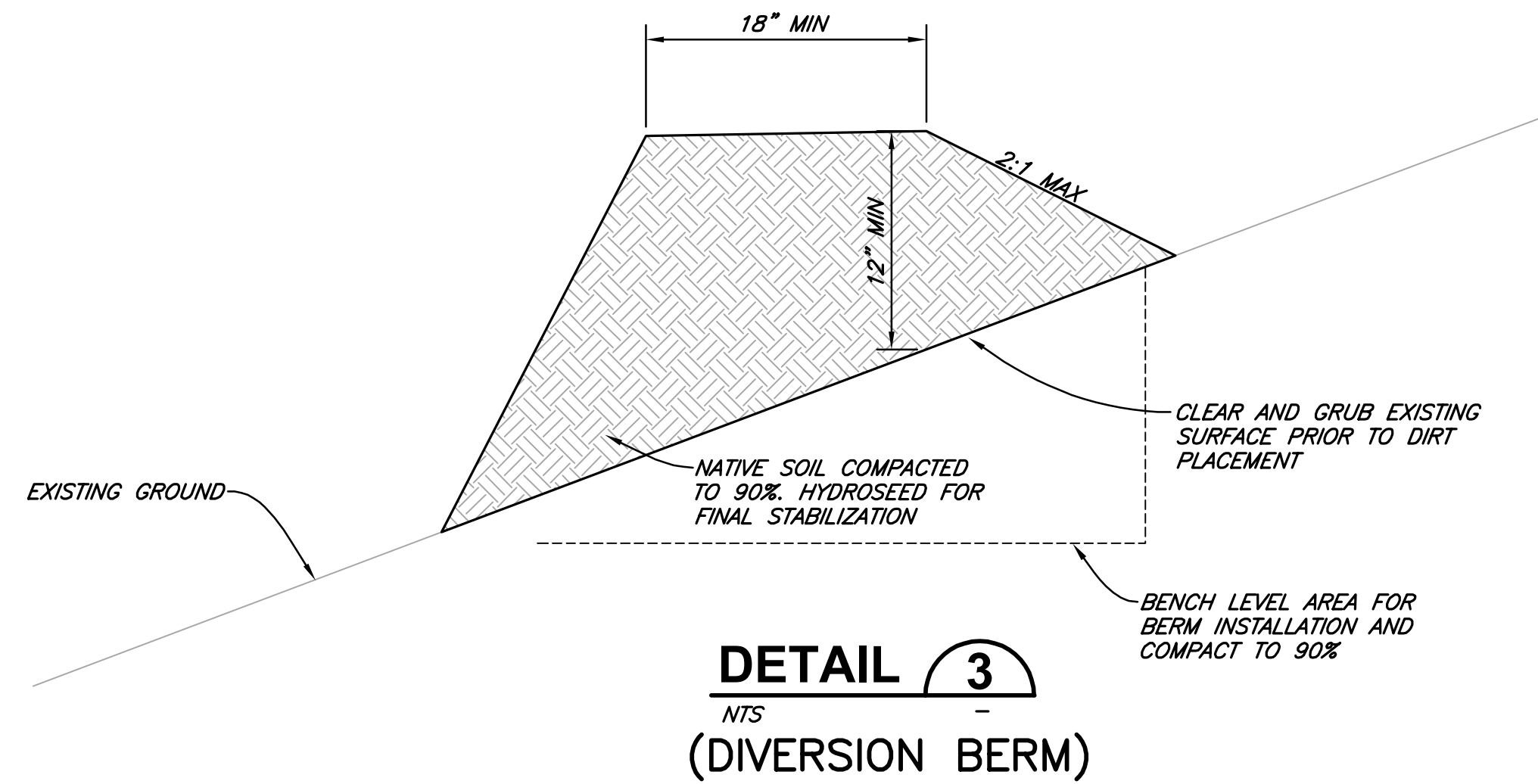
C4.3

CROW/CLAY & ASSOCIATES INC.
ARCHITECTURE AND PLANNING
LAND USE AND INTERIORS

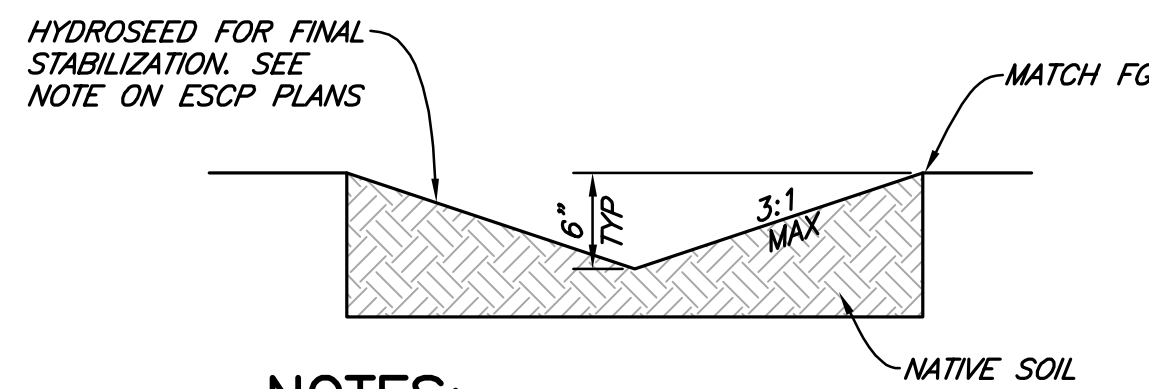
MAIL PO BOX 439
OFFICE 275 S 4TH ST
COOS BAY, OREGON 97420
TEL (541) 269-6888
www.crowclay.com



DETAIL 1
NTS C3.1
(EMERGENCY ACCESS SECTION)

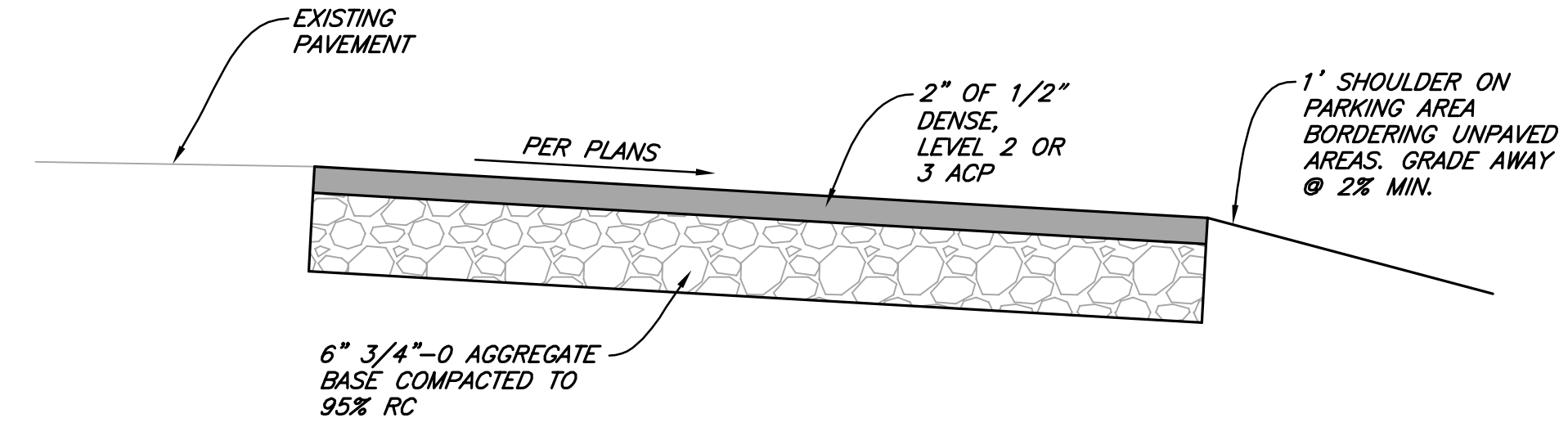


DETAIL 3
NTS
(DIVERSION BERM)

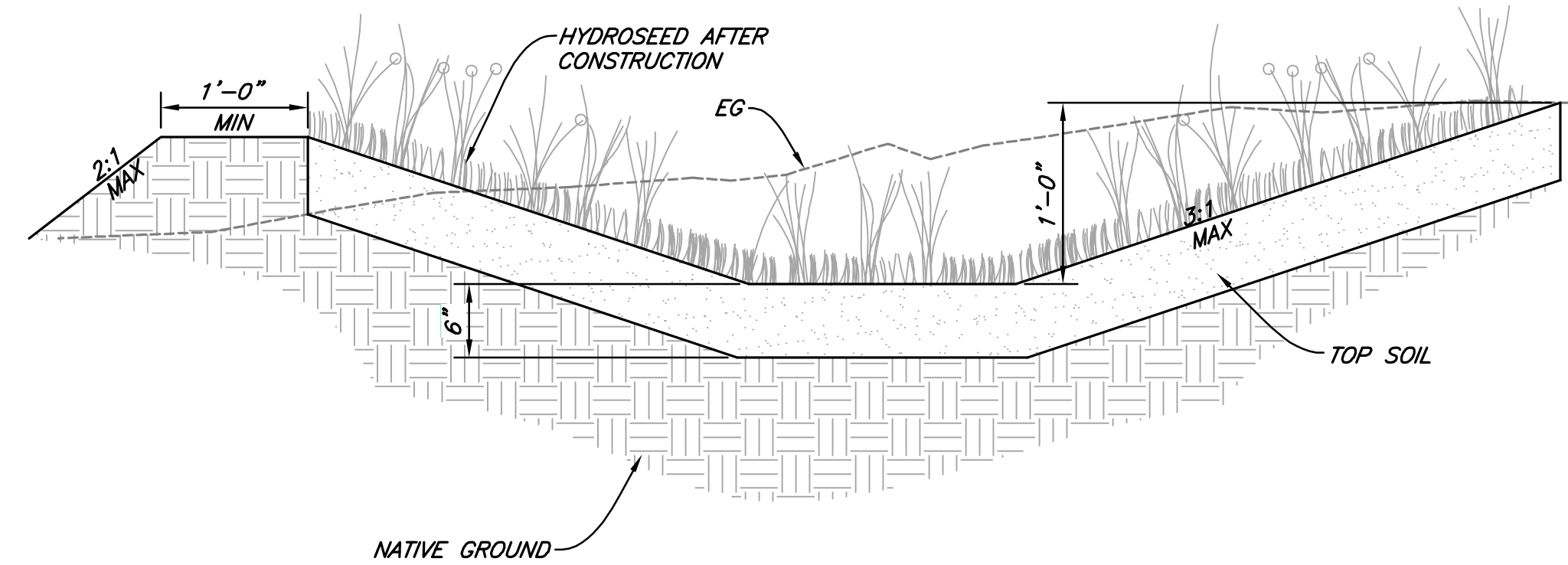


- NOTES:**
1. PROVIDE 4" TALL ROCK CHECK DAMS EVERY 25' MADE OF 1"-3" CRUSHED ROCK FREE OF FINES.
 2. PROVIDE MINIMUM RUNNING SLOPE OF 2%.

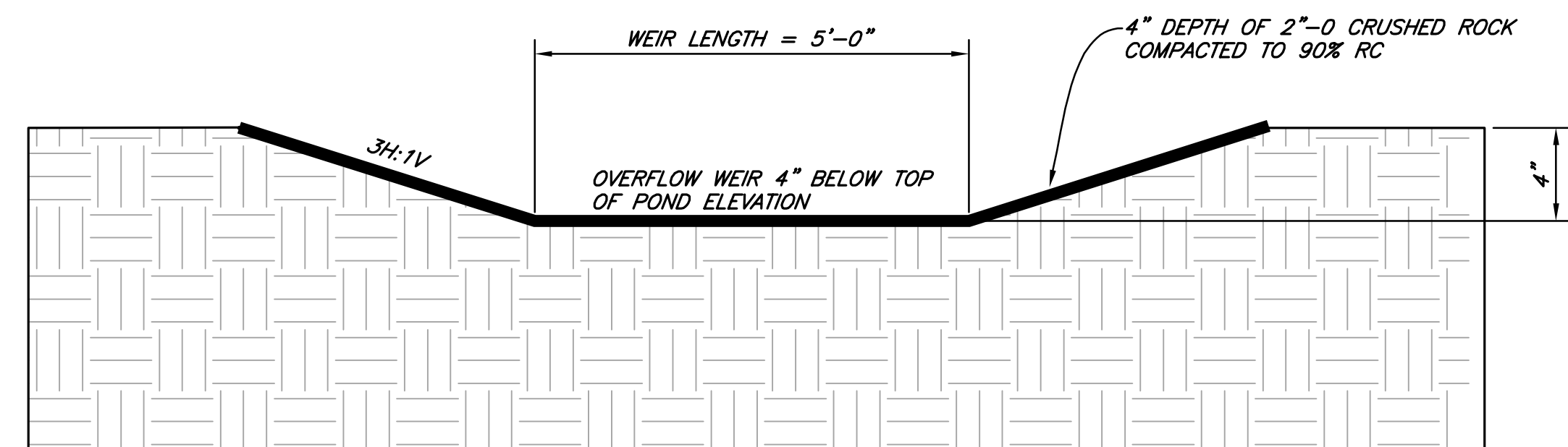
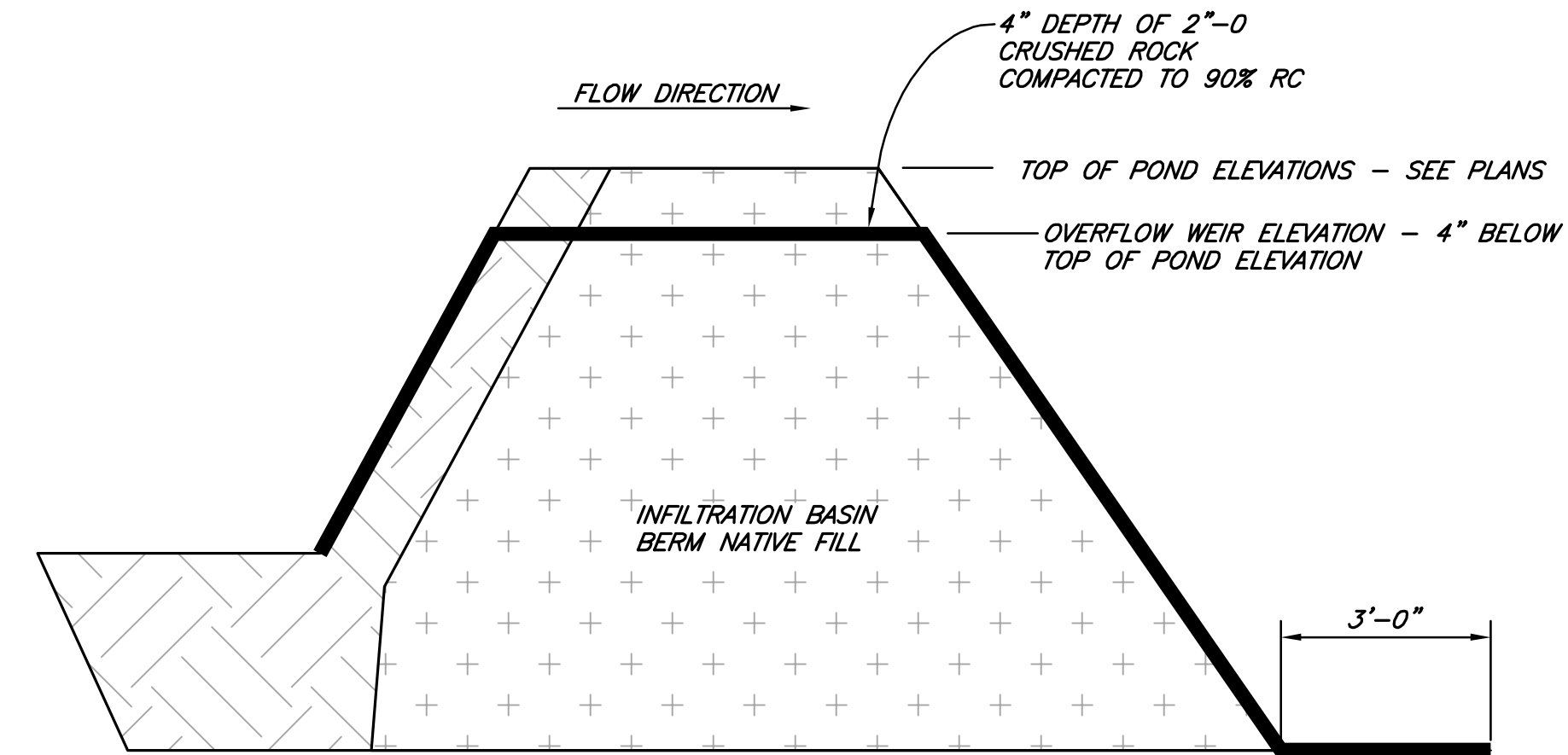
DETAIL 5
NTS
(DITCH)



DETAIL 2
NTS C3.2
(PARKING LOT PAVEMENT SECTION)



DETAIL 4
NTS
(TYPICAL SWALE)

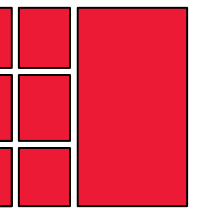


MATERIAL NOTE:

INSTALLATION NOTES:

1. BERMS AND WEIR TO BE COMPACTED TO 90% RC

DETAIL 6
NTS
(INFILTRATION BASIN OVERFLOW WEIR)



THE SALVATION ARMY
TRANSITIONAL TEMPORARY HOUSING
1177 FLANAGAN AVE
COOS BAY, OREGON 97420

REVISIONS	Date:			
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No:				

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PROJECT NO: 24009

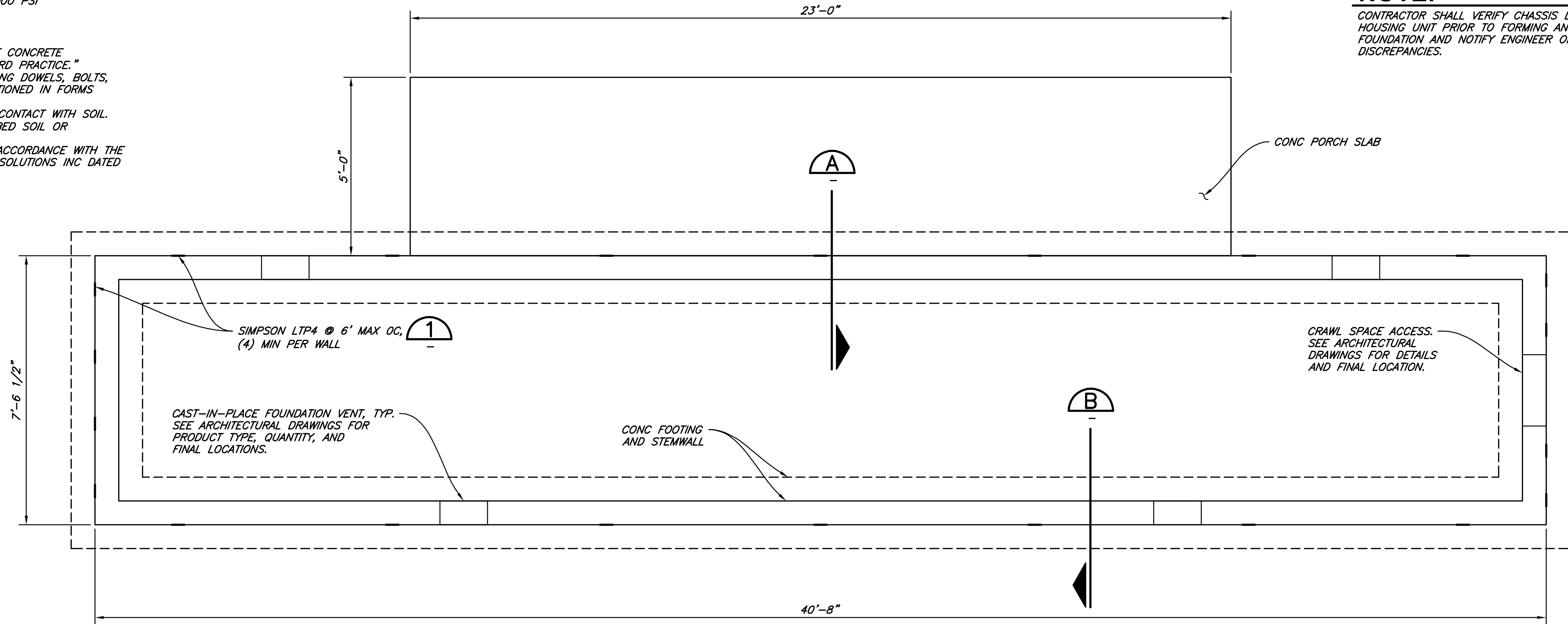
C4.4

FOUNDATION NOTES:

- ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE OSSC AND WITH THE PROVISIONS OF ACI 318.
- UNLESS OTHERWISE STATED, CONCRETE SHALL BE HARD ROCK CONCRETE AND SHALL MEET THE FOLLOWING DESIGN CRITERIA:
 - MINIMUM 28-DAY COMPRESSIVE STRENGTH = 3,000 PSI
 - MINIMUM CEMENT CONTENT = 5 SACKS/CUYD
 - MAXIMUM AGGREGATE SIZE = 3/4"
 - SLUMP = 4"±1"
- REINFORCING SHALL BE PLACED IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE."
- ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING DOWELS, BOLTS, ANCHORS, PIPES AND SLEEVES SHALL BE SECURELY POSITIONED IN FORMS BEFORE PLACEMENT OF CONCRETE.
- 3" MIN EDGE DISTANCE FOR ALL REBAR IN CONCRETE IN CONTACT WITH SOIL.
- ALL CONCRETE FOUNDATION SUBGRADES TO BE UNDISTURBED SOIL OR ENGINEERED FILL WITH 90% RELATIVE COMPACTION.
- SUBGRADE PREP AND EARTHWORK TO BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT, PREPARED BY GEOTECH SOLUTIONS INC DATED OCTOBER 14, 2020.

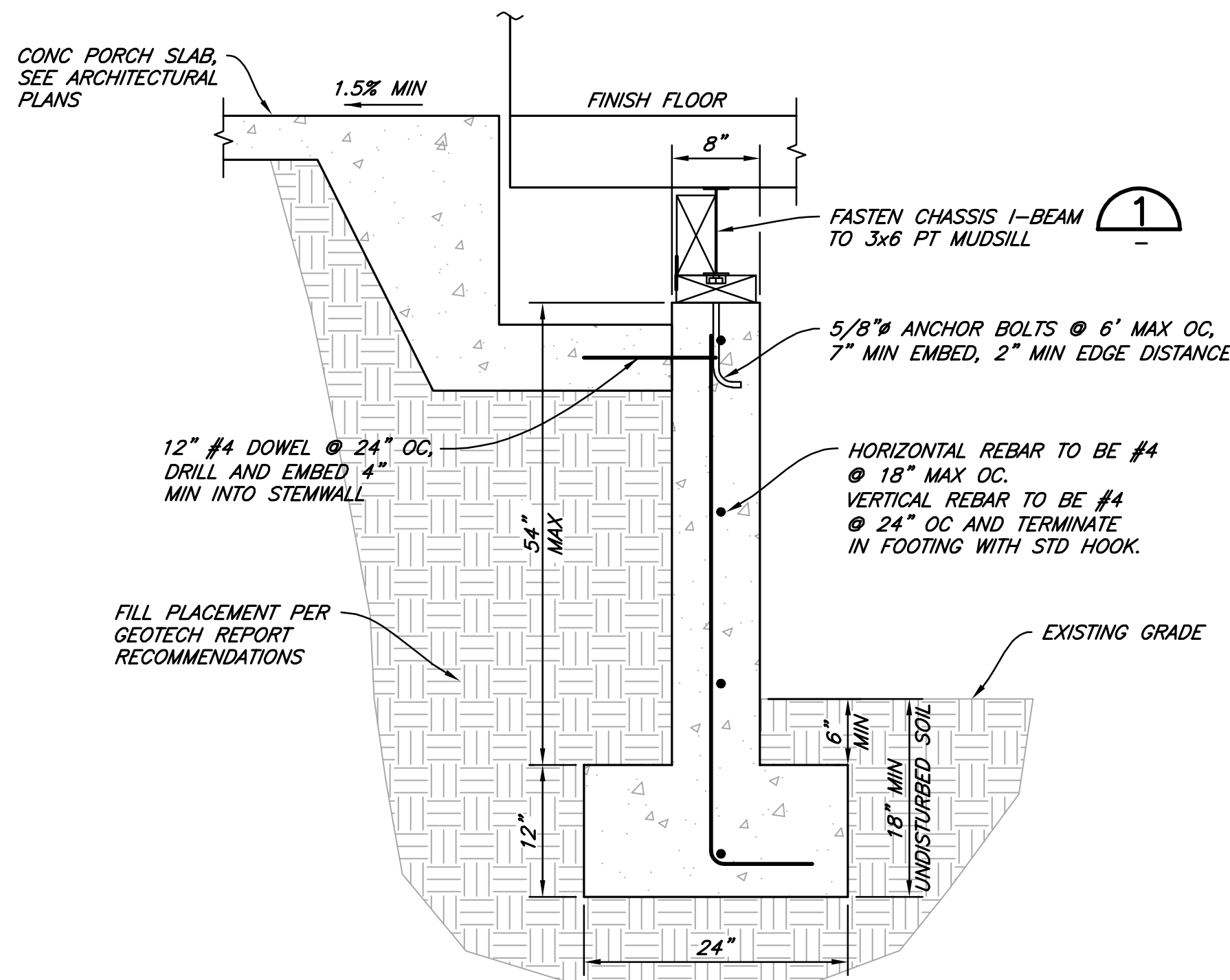
NOTE:

CONTRACTOR SHALL VERIFY CHASSIS DIMENSIONS OF HOUSING UNIT PRIOR TO FORMING AND POURING FOUNDATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



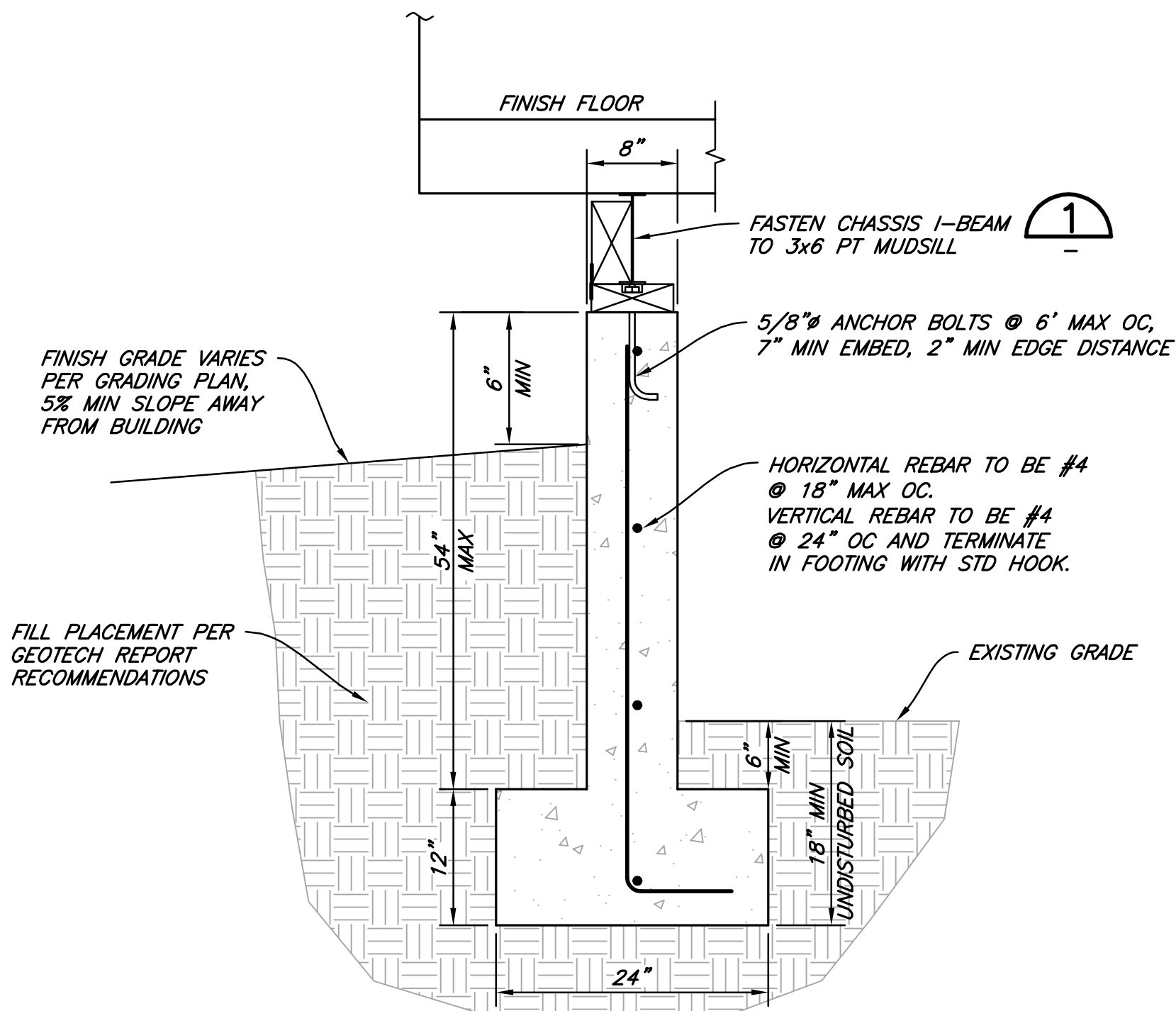
FOUNDATION PLAN

1/2"=1'-0"



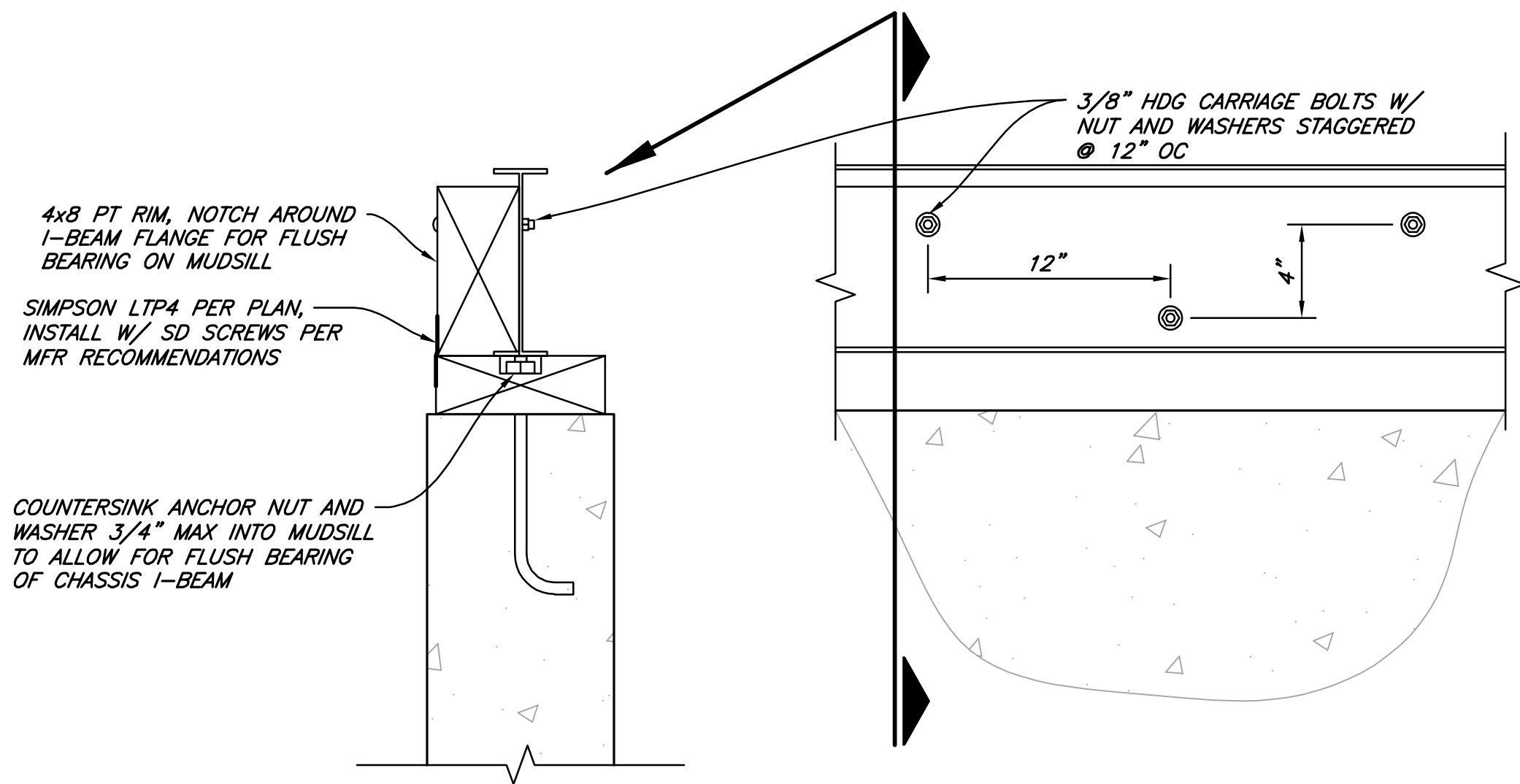
SECTION A

NTS



SECTION B

NTS



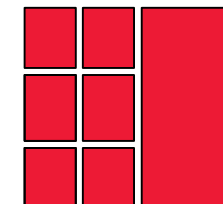
DETAIL 1

NTS

(CHASSIS TO STEMWALL CONNECTION)

MAIL PO BOX 439
OFFICE 275 S 4TH ST
COOS BAY, OREGON 97420
TEL: (541) 269-6888
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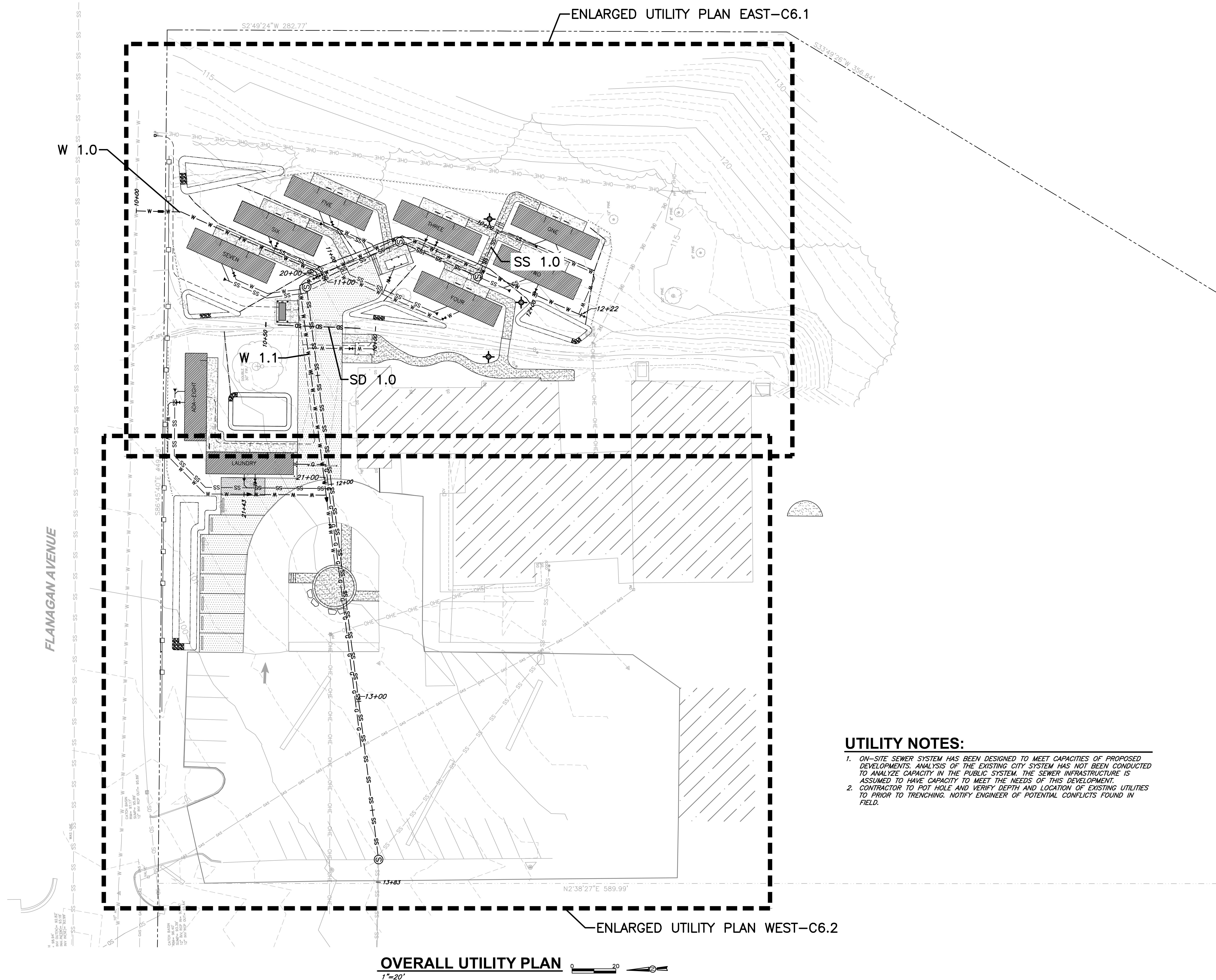
THE SALVATION ARMY
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PROJECT NO: 24009

C5.0



UTILITY NOTES:

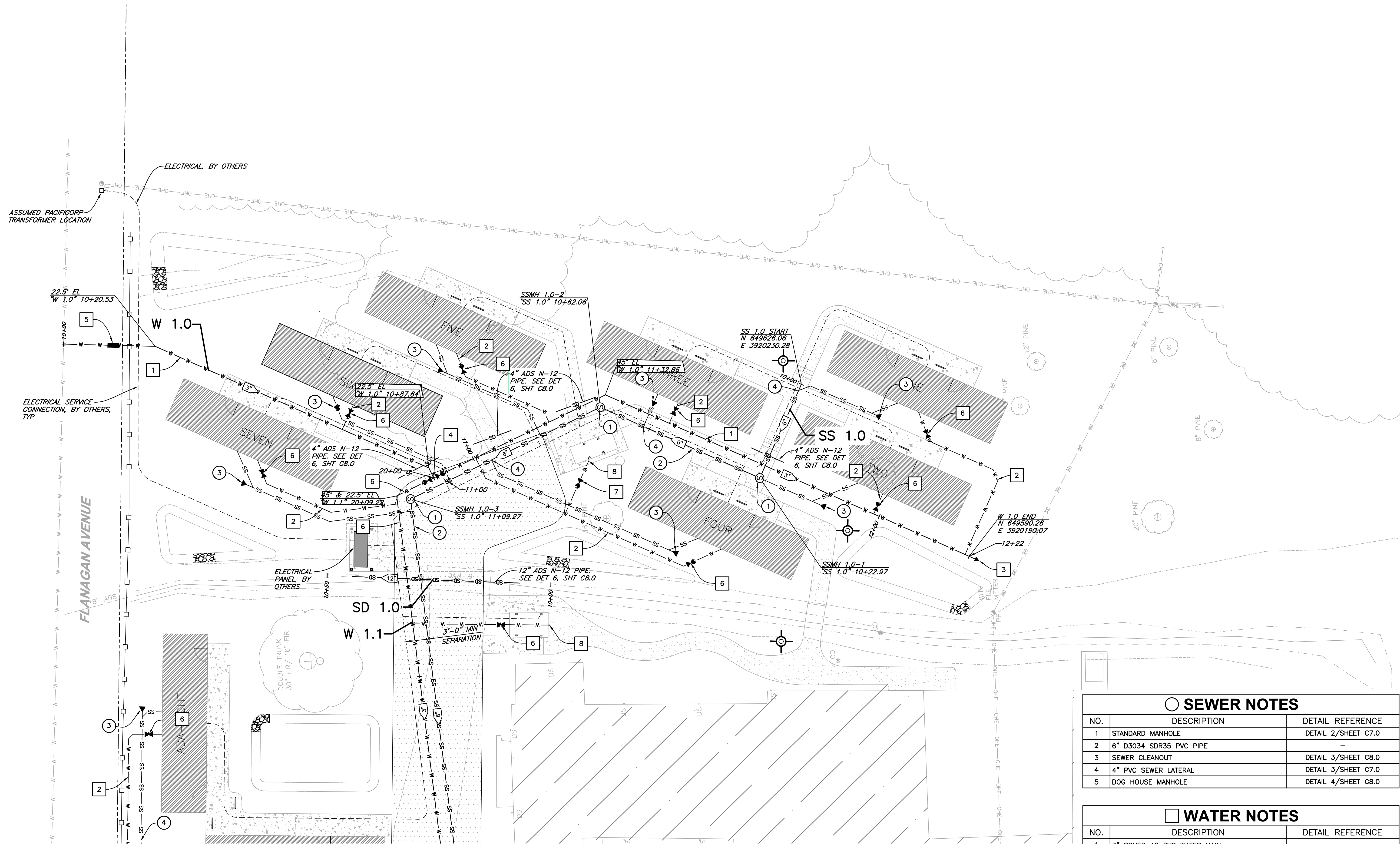
1. ON-SITE SEWER SYSTEM HAS BEEN DESIGNED TO MEET CAPACITIES OF PROPOSED DEVELOPMENTS. ANALYSIS OF THE EXISTING CITY SYSTEM HAS NOT BEEN CONDUCTED TO ANALYZE CAPACITY IN THE PUBLIC SYSTEM. THE SEWER INFRASTRUCTURE IS ASSUMED TO HAVE CAPACITY TO MEET THE NEEDS OF THIS DEVELOPMENT.
2. CONTRACTOR TO POT HOLE AND VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES TO PRIOR TO TRENCHING. NOTIFY ENGINEER OF POTENTIAL CONFLICTS FOUND IN FIELD.

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	No.			

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PROJECT NO: 24009

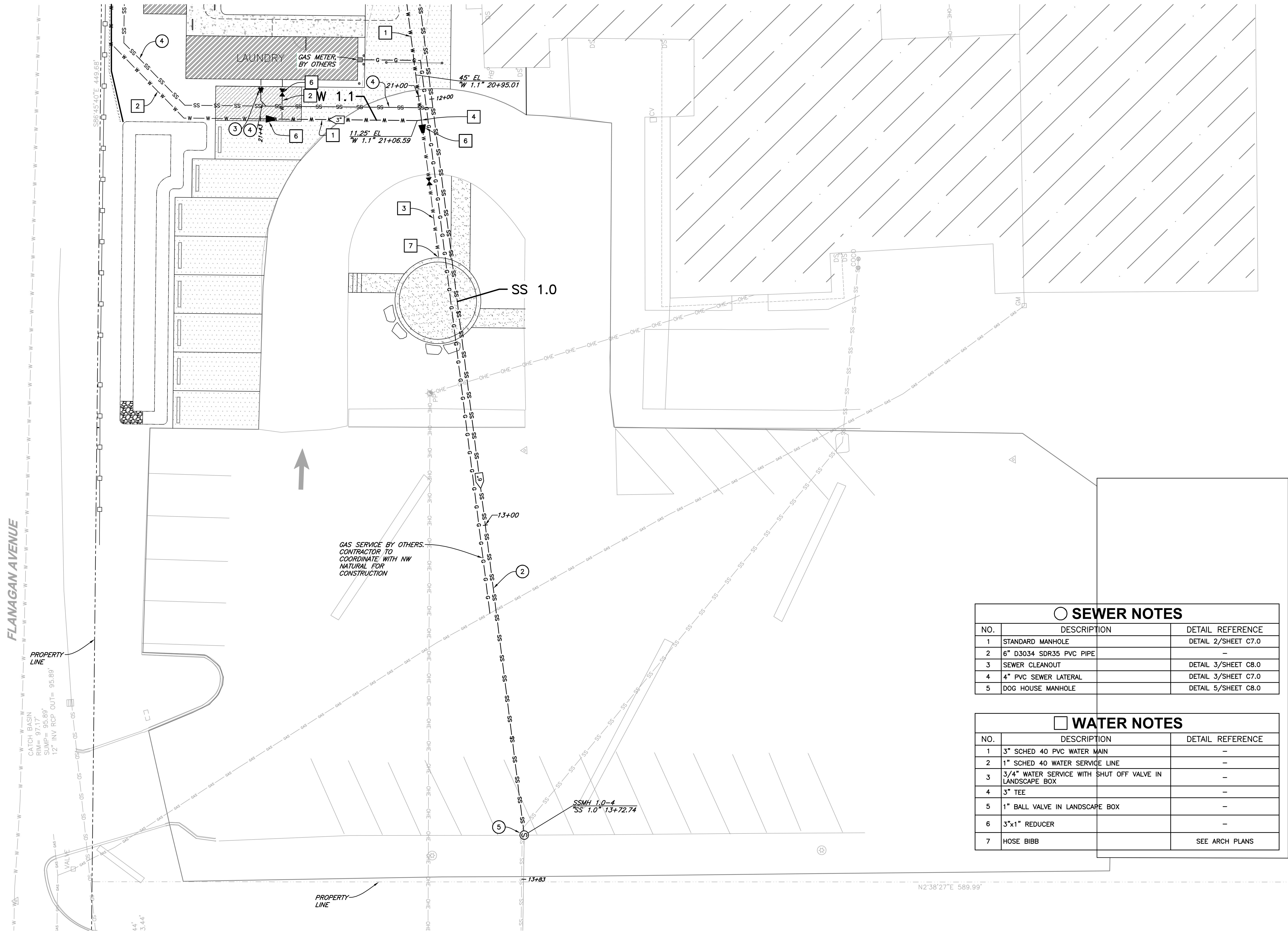
C6.0



ENLARGED UTILITY PLAN EAST
1"=10'

SEWER NOTES		
NO.	DESCRIPTION	DETAIL REFERENCE
1	STANDARD MANHOLE	DETAIL 2/SHEET C7.0
2	6" D3034 SDR35 PVC PIPE	-
3	SEWER CLEANOUT	DETAIL 3/SHEET C8.0
4	4" PVC SEWER LATERAL	DETAIL 3/SHEET C7.0
5	DOG HOUSE MANHOLE	DETAIL 4/SHEET C8.0

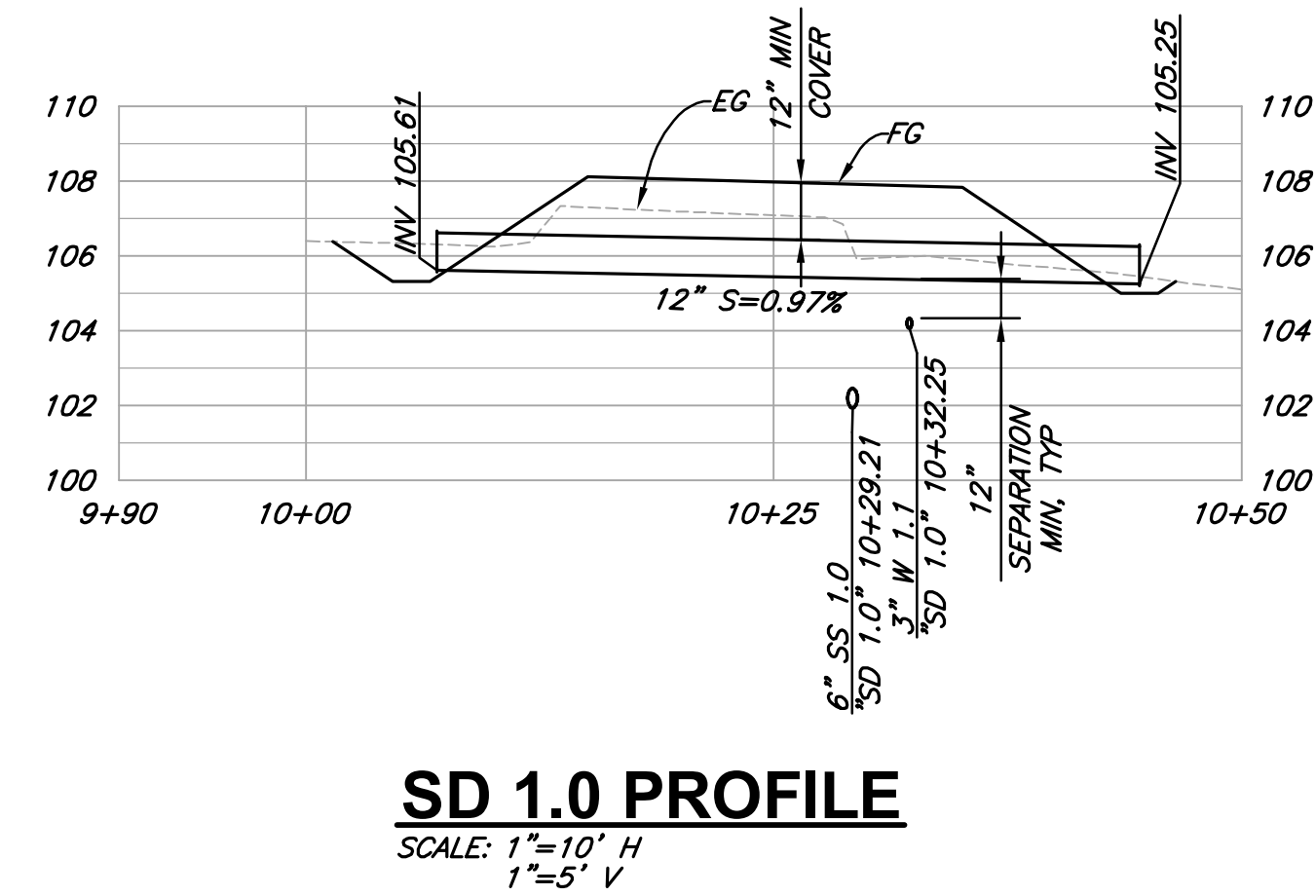
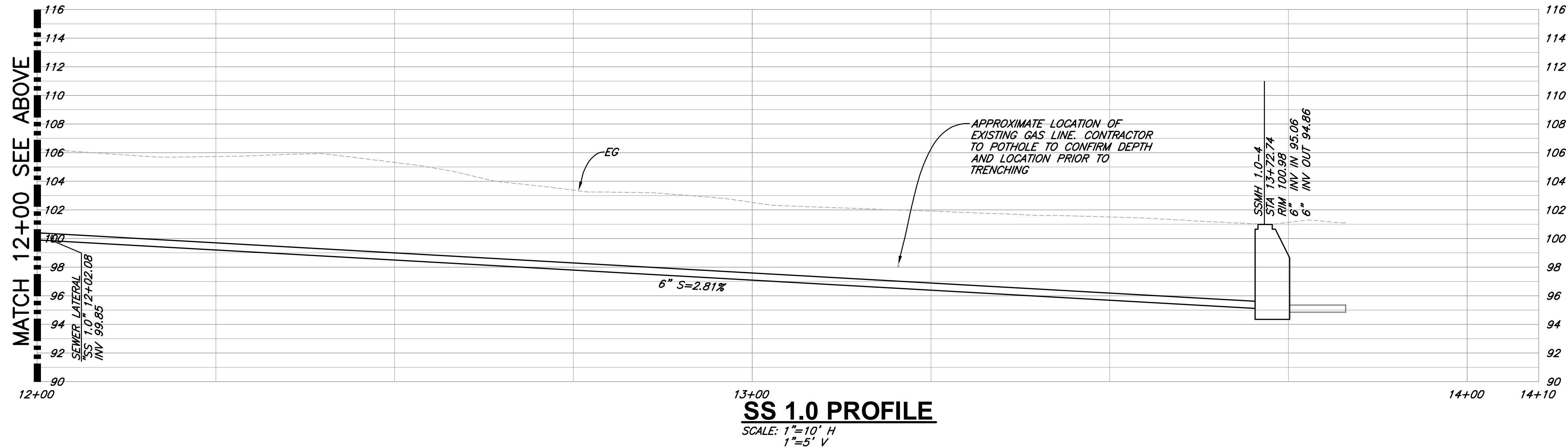
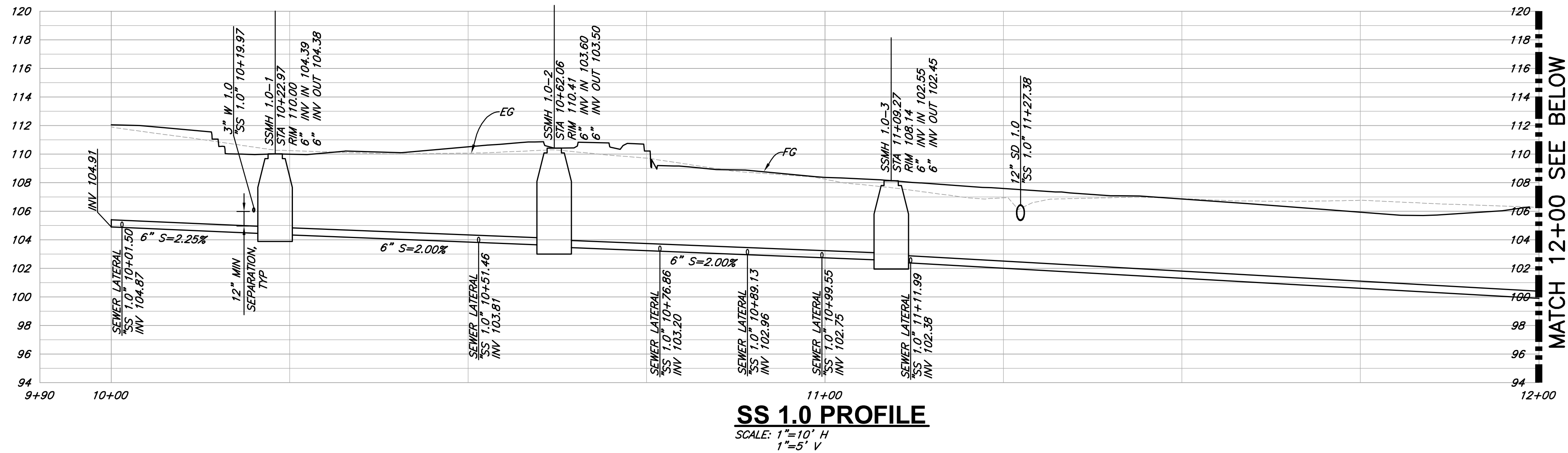
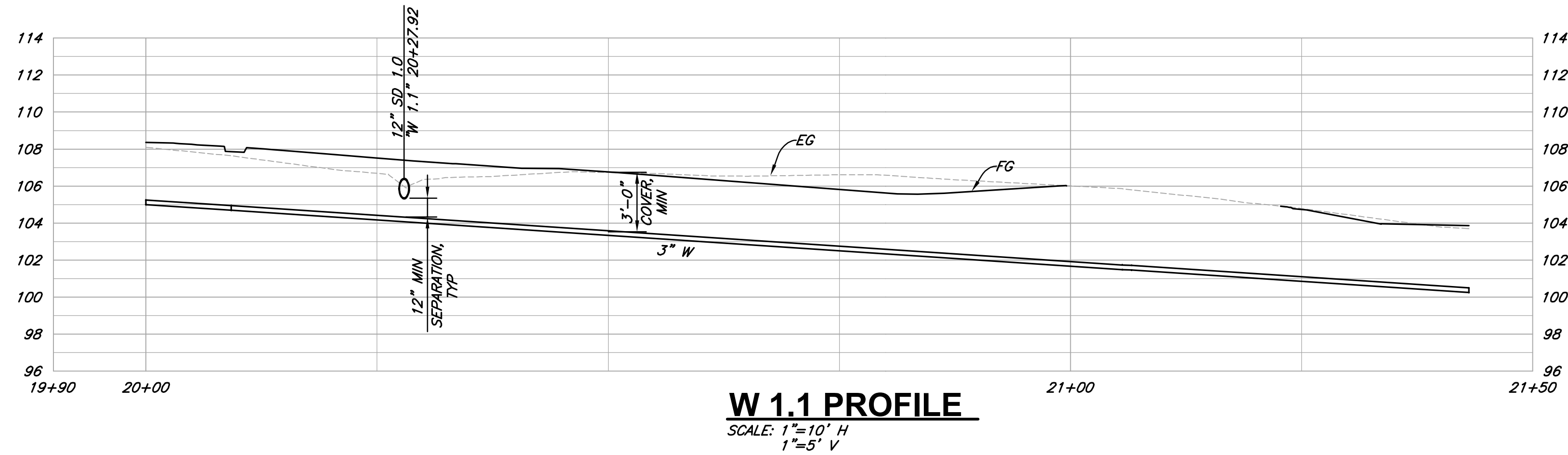
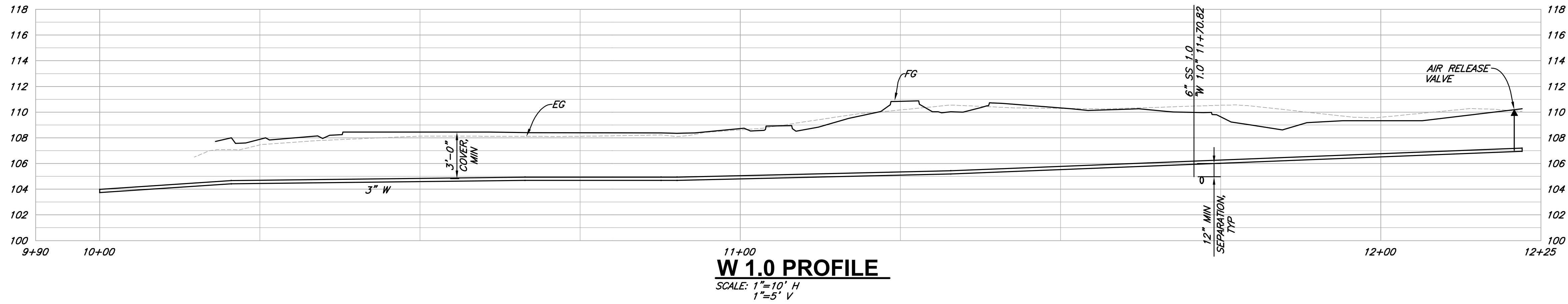
WATER NOTES		
NO.	DESCRIPTION	DETAIL REFERENCE
1	3" SCHED 40 PVC WATER MAIN	-
2	1" SCHED 40 PVC WATER SERVICE LINE	-
3	AIR RELEASE VALVE	DETAIL 5/SHEET C8.0
4	3" TEE	-
5	METER/BACKFLOW ASSEMBLY BY COOS BAY NORTH BEND WATER BOARD	-
6	1" BALL VALVE IN LANDSCAPE BOX	-
7	3/4" WATER SERVICE WITH SHUT OFF VALVE IN LANDSCAPE BOX	-
8	HOSE BIBB	SEE ARCH PLANS

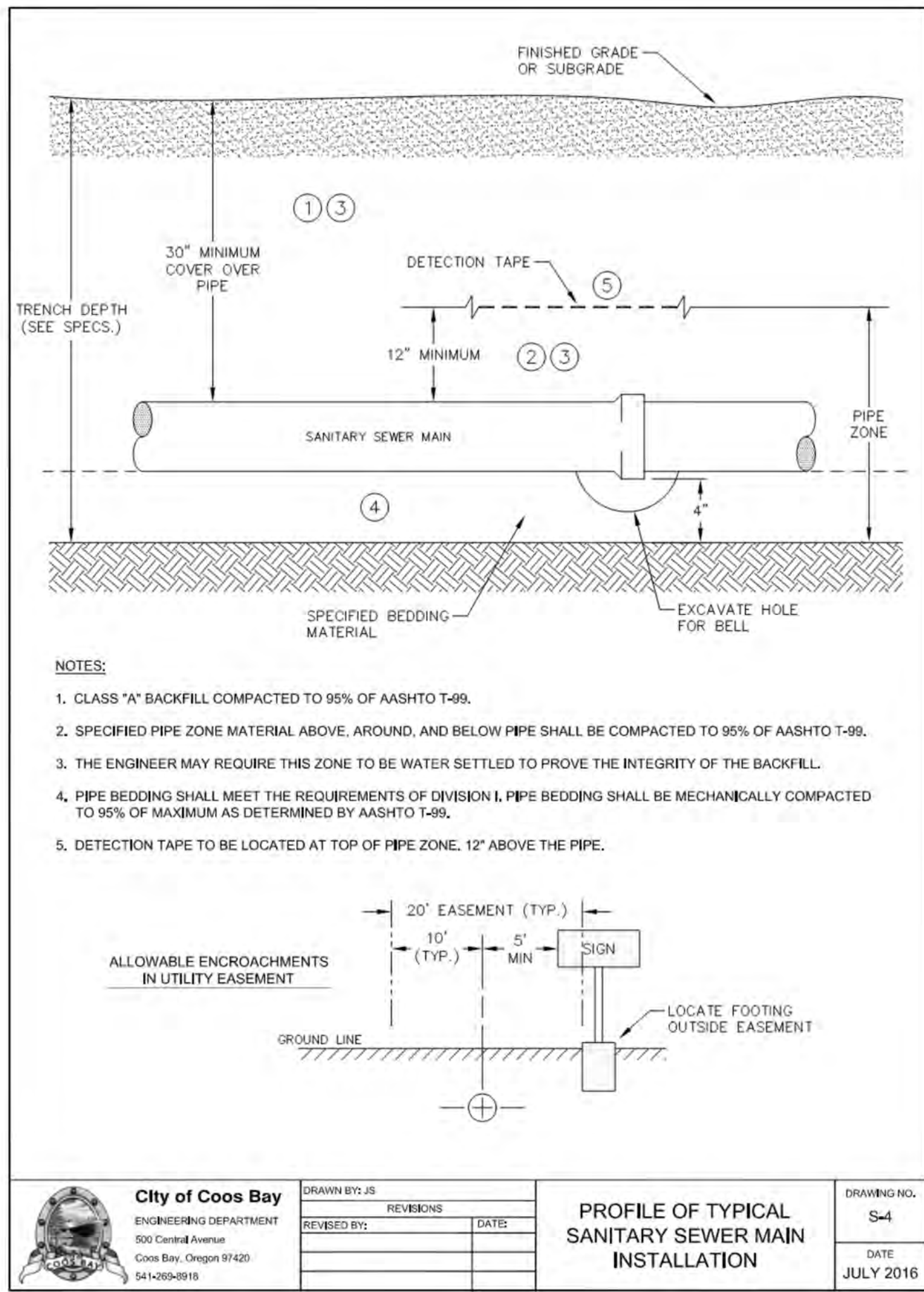


SEWER NOTES		
NO.	DESCRIPTION	DETAIL REFERENCE
1	STANDARD MANHOLE	DETAIL 2/SHEET C7.0
2	6" D3034 SDR35 PVC PIPE	-
3	SEWER CLEANOUT	DETAIL 3/SHEET C8.0
4	4" PVC SEWER LATERAL	DETAIL 3/SHEET C7.0
5	DOG HOUSE MANHOLE	DETAIL 5/SHEET C8.0

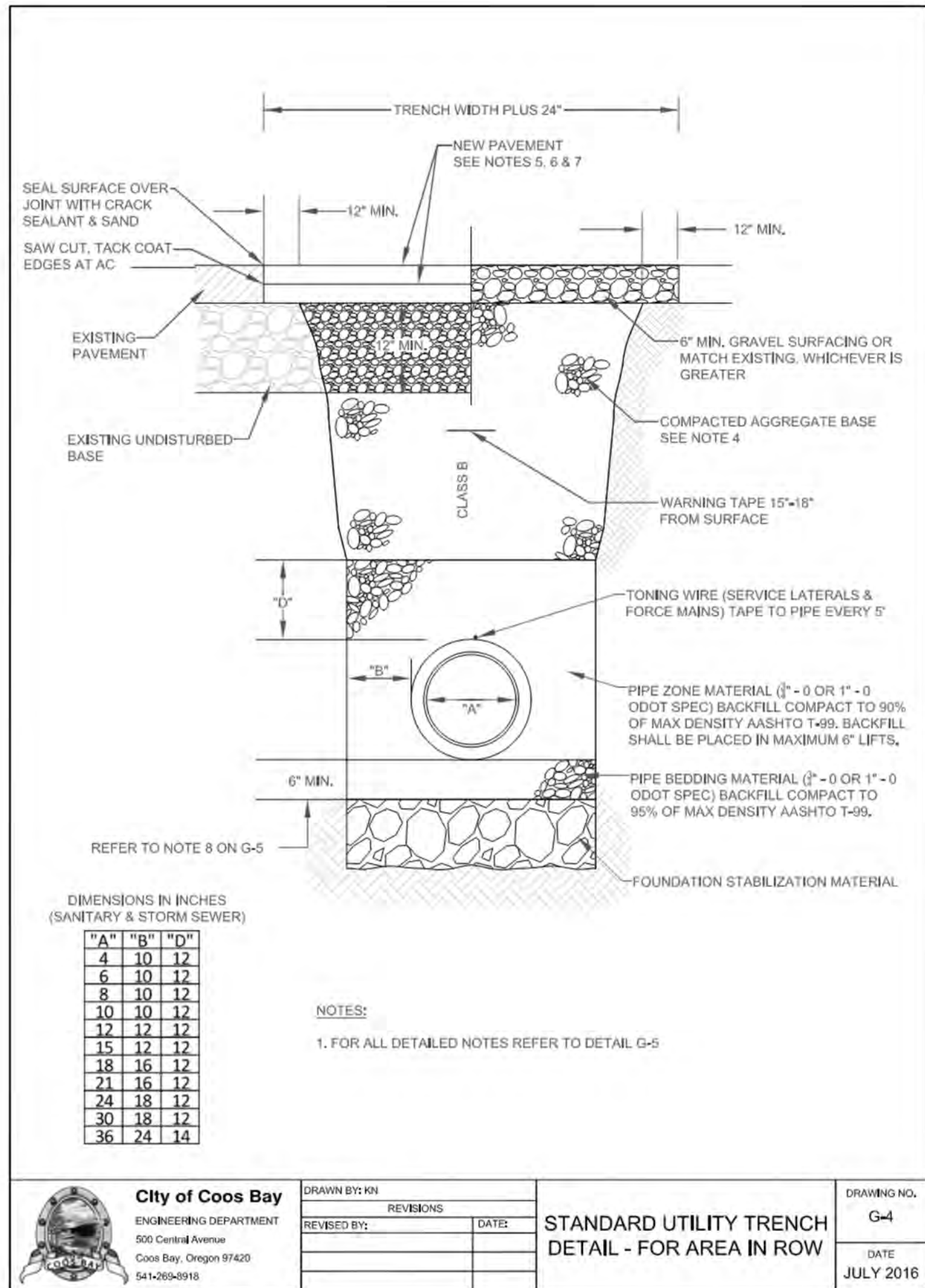
WATER NOTES		
NO.	DESCRIPTION	DETAIL REFERENCE
1	3" SCHED 40 PVC WATER MAIN	-
2	1" SCHED 40 WATER SERVICE LINE	-
3	3/4" WATER SERVICE WITH SHUT OFF VALVE IN LANDSCAPE BOX	-
4	3" TEE	-
5	1" BALL VALVE IN LANDSCAPE BOX	-
6	3"x1" REDUCER	-
7	HOSE BIBB	SEE ARCH PLANS

ENLARGED UTILITY PLAN WEST

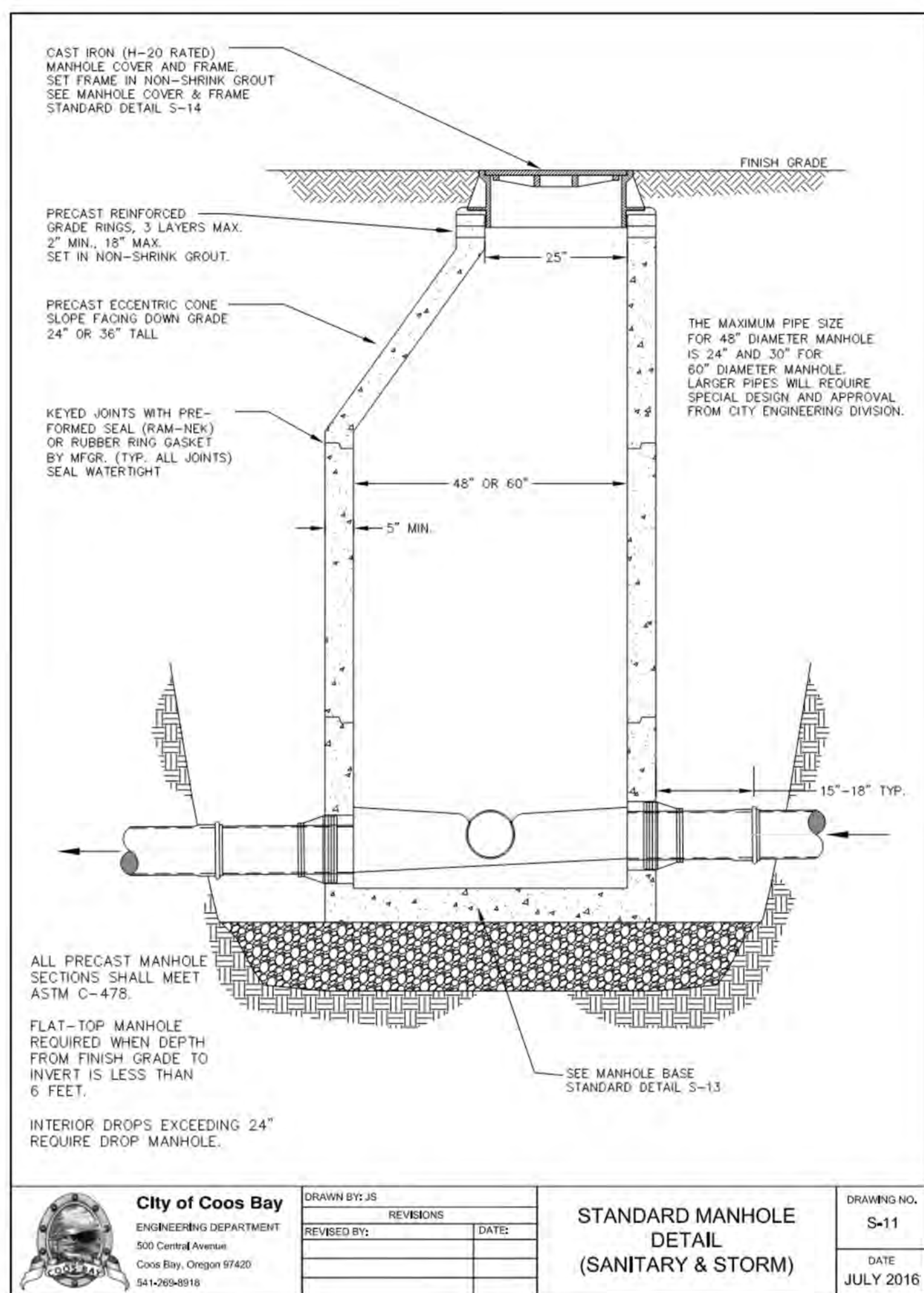




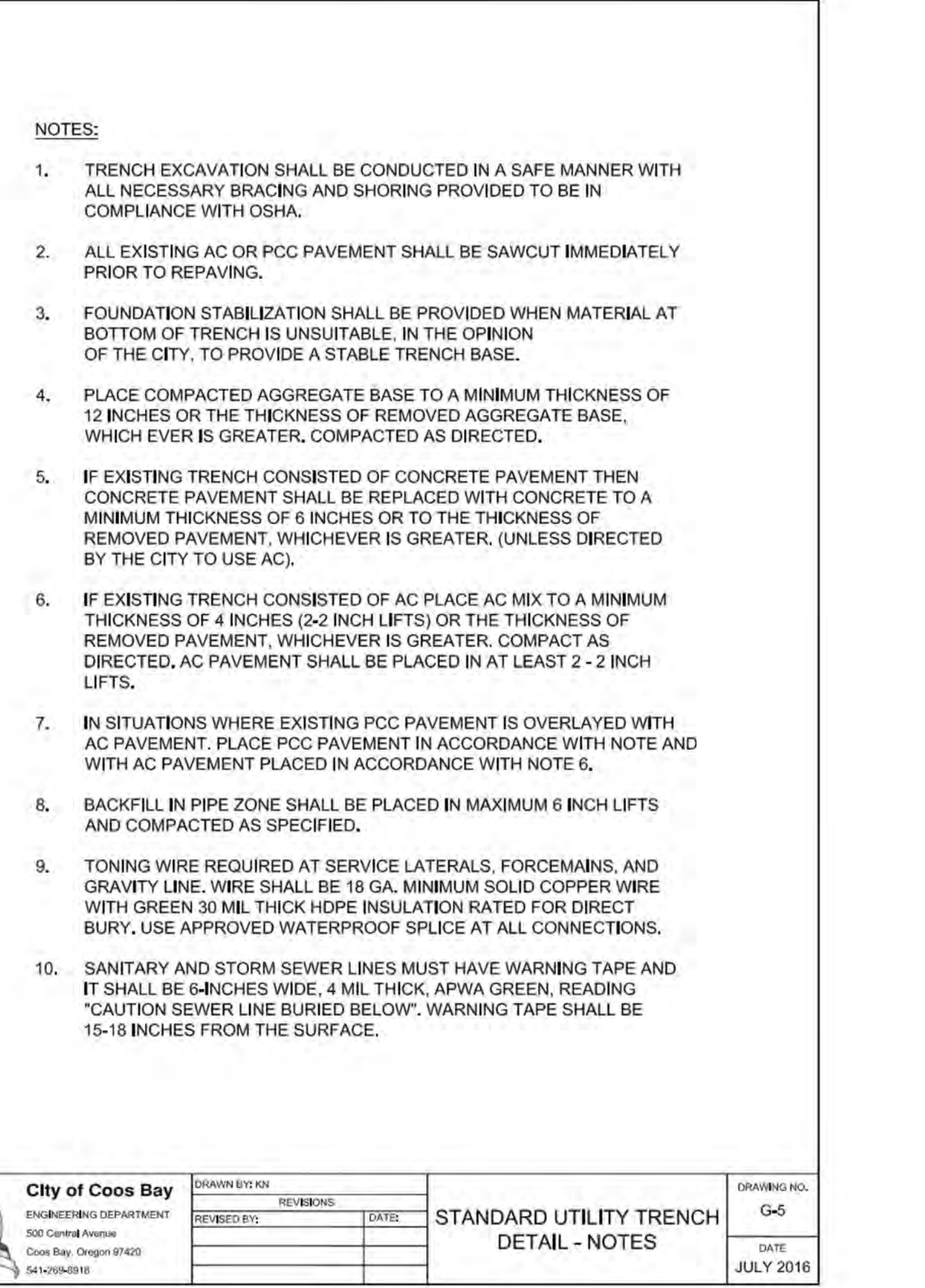
DETAIL 1
NTS



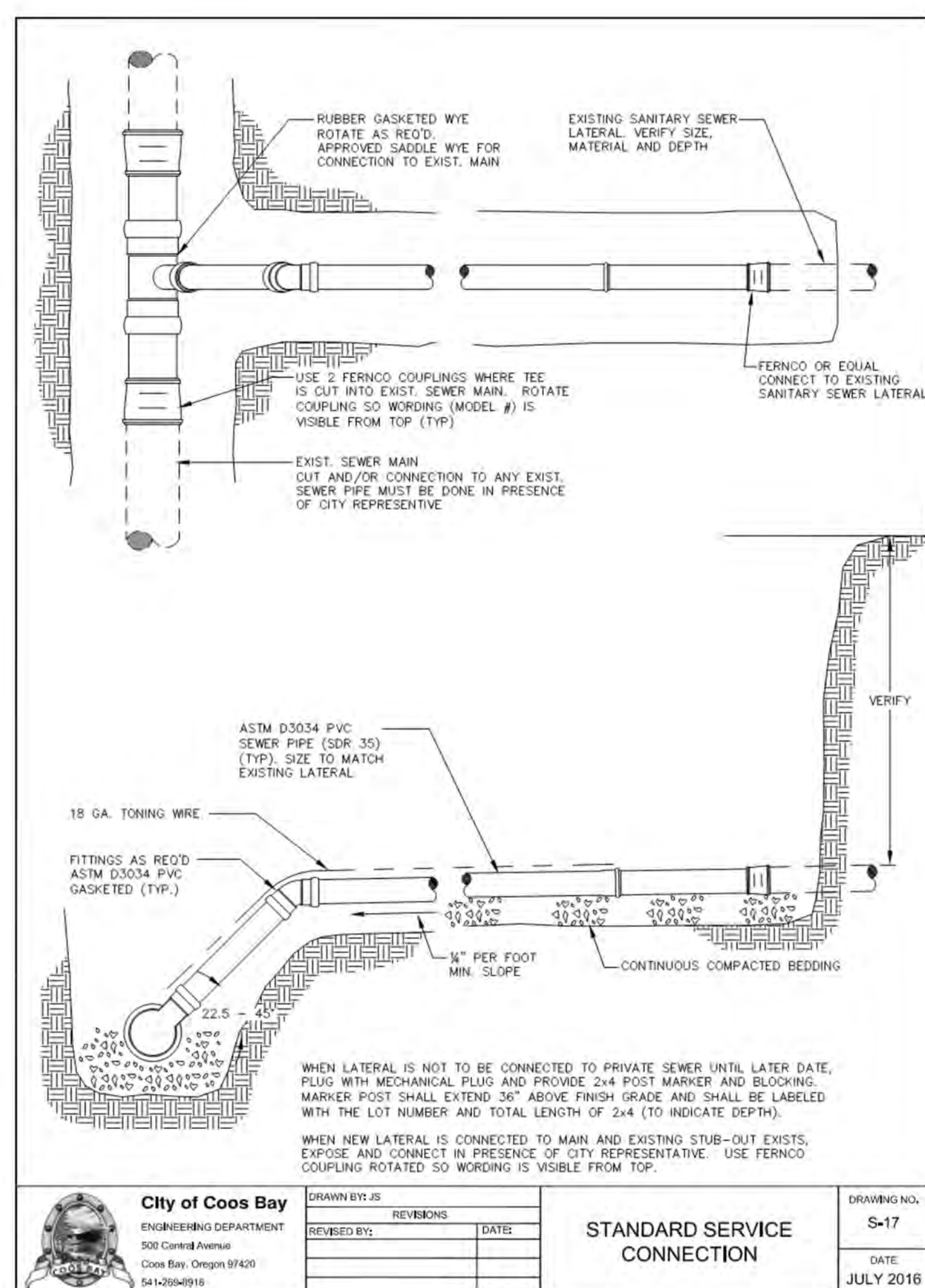
DETAIL 4
NTS



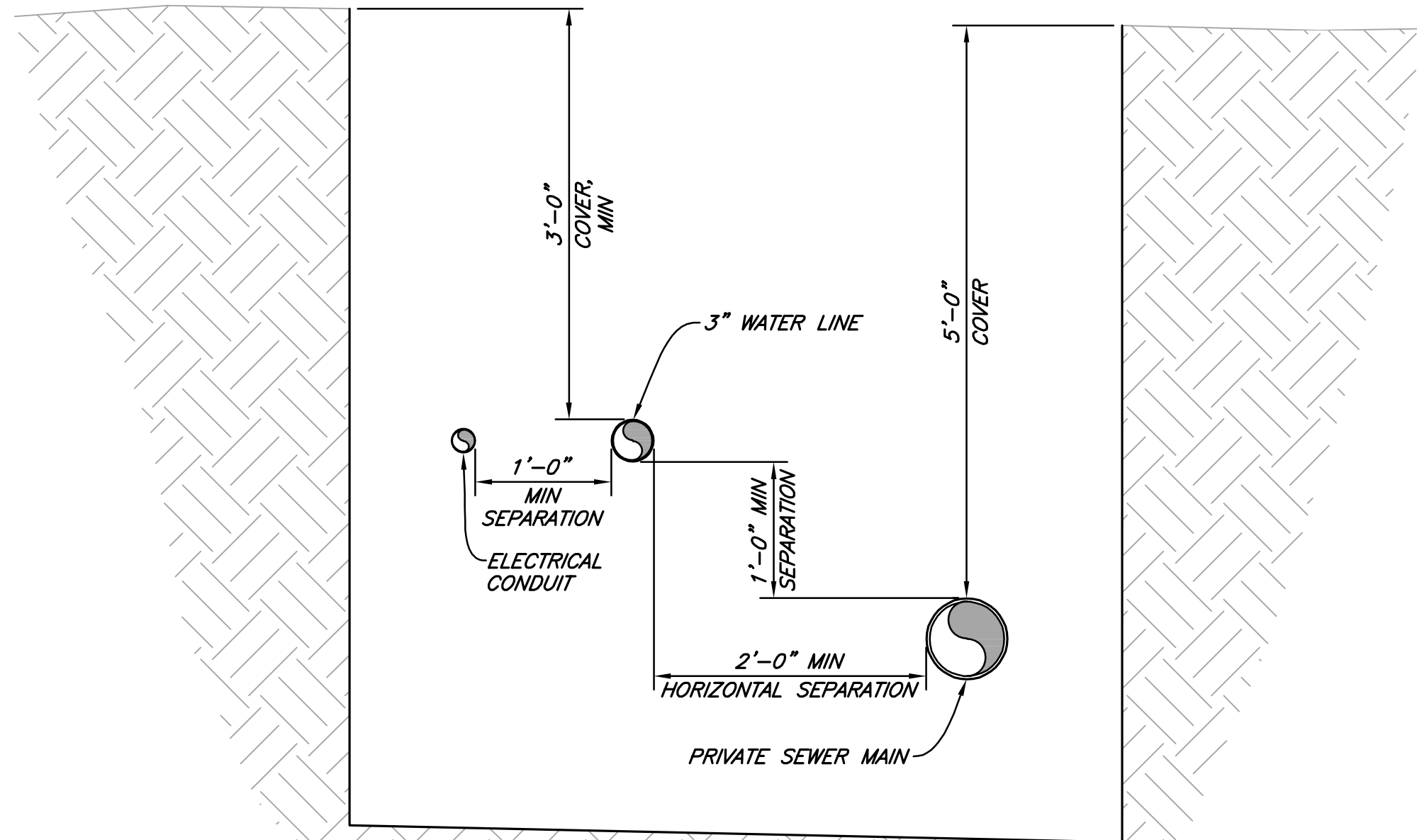
DETAIL 2
NTS



DETAIL 5
NTS

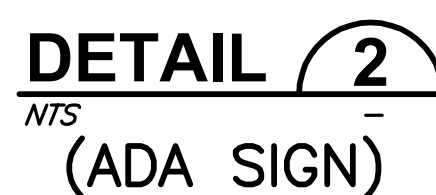
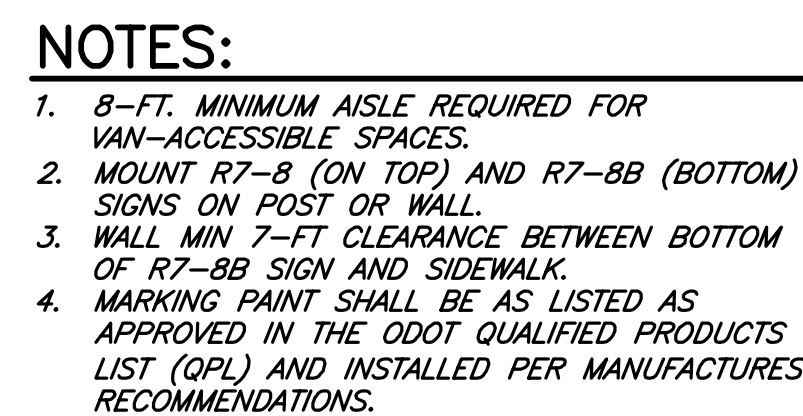


DETAIL 3
NTS



NOTE:
PROVIDE PIPE BEDDING, PIPE ZONE MATERIAL, TRACER WIRE AND TRENCH FILL PER DETAIL 4.

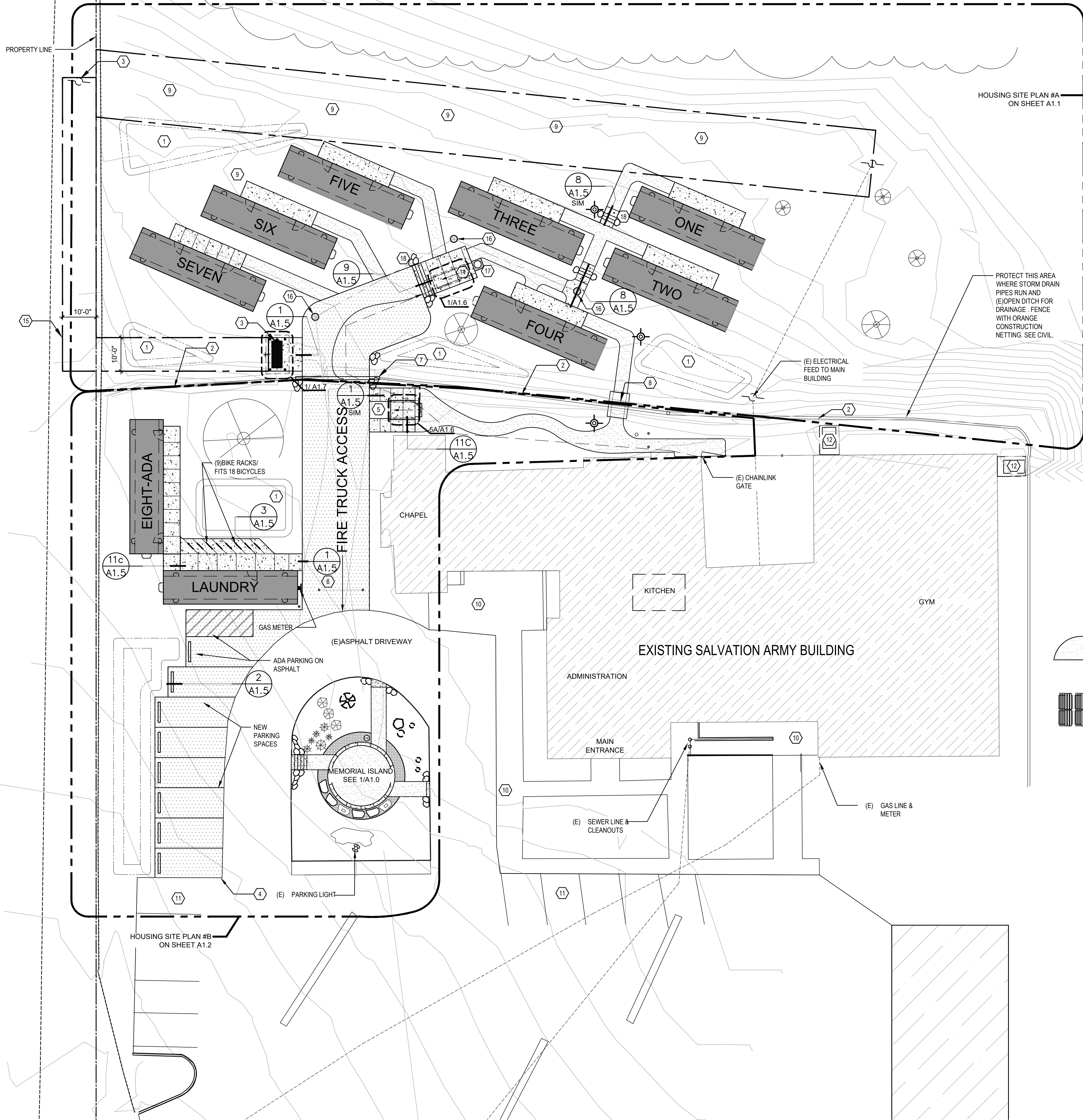
DETAIL 6
NTS
(COMMON TRENCH SEPARATION)

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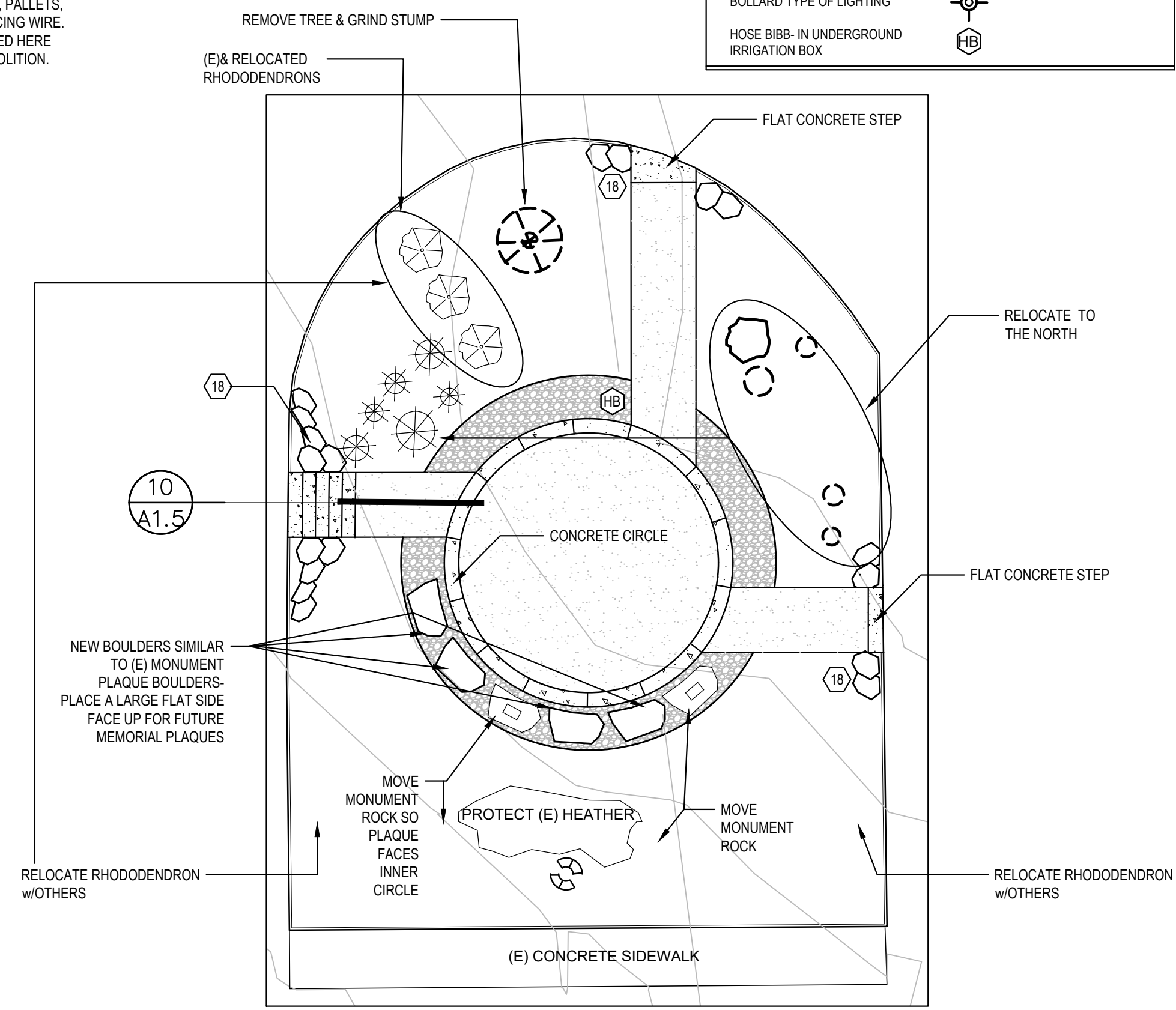
JANUARY 2025

PROJECT NO: 24009

C8.0



2 TRANSITIONAL TEMPORARY HOUSING SITE
SCALE: 1/16" = 1'-0"



1 MEMORIAL ISLAND
SCALE: 1/8" = 1'-0"

NOTE: PROTECT PLANTS DURING CONSTRUCTION. SHADE TRANSPLANTED RHODODENDRONS & FERTILIZE FOR SHOCK. WHEN READY FOR PLANTING, REMOVE ALL GRASS & ROOTS FROM GROUND-REMOVE 4" OF SOIL & ROTO-TILL. SEE LANDSCAPE SHEETS FOR MORE INFORMATION.

GENERAL NOTES	
<ul style="list-style-type: none">CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO WORK. SEE CIVIL DRAWINGS.SEE CIVIL FOR DETAILS ON PAVEMENT SECTIONS.SEE CIVIL FOR CONCRETE DEMO AND NEW CONCRETE LAYOUT.ALL SIDEWALKS TO HAVE BROOKED FINISH PERPENDICULAR TO DIRECTION OF TRAVEL w/ 1-1/2% CROSS-SLOPE.ALL NEW CONCRETE WALKS TO HAVE SEALANT.	
KEY NOTES	
1	NEW SWALES- SEE CIVIL & LANDSCAPE
2	DRAINAGE CANAL-PROTECT
3	NEW MAIN ELECTRIC FEED FOR HOUSING
4	NEW ASPHALT PARKING LOT-STARTS HERE
5	GARBAGE SHELTER w/LIGHTS, ELEC., WATER & CONDUITS FOR FUTURE CAMERAS
6	(2)-3" STEEL BOLLARDS FILLED WITH CONCRETE WITH CHAIN & LOCK
7	SEE CIVIL FOR NEW CONDUIT & PIPE FOR DRAINAGE
8	(E)FOOTBRIDGE, MOVE TO NEW LOCATION-STAIN PER SPECIFICATIONS
9	SITE DIRT NEATLY/ EVENLY COMPACTED & MOUNDED HERE TO HELP NEW SITE DRAINAGE FROM WATER ABOVE ON THE EAST.
10	(E)SIDEWALK
11	(E)PARKING
12	(E)HVAC UNITS
13	KNOX BOX-SURFACE MOUNT -MUST BE APPROVED BY FIRE CHIEF
14	AREA SHELTER- w/ LIGHTS, ELEC., WATER, CONDUIT FOR FUTURE CAMERAS, & CONCRETE TRASH CAN.
15	10' REQUIRED ACCESS FROM PACIFIC ELECTRIC FOR NEW ELECTRICAL EQUIPMENT- TO BE BARRIER FREE. THE ELECTRIC COMPANY HAS ASKED THAT THE CITY CLEAN & PREPARE DRIVE LANE ON RIGHT OF WAY.
16	SANITARY SEWER MANHOLE- SEE CIVIL
17	CONCRETE TRASH CAN
18	BOULDERS- AT ALL GRADE CHANGES -TYP.
LEGEND	
(E)TREES	
TINY MODULAR HOUSE	
CONCRETE WHEEL STOP	
BIKE RACK	
STEEL BOLLARDS	
ASPHALT	
CONCRETE	
KNIFE RIVER-"RECYCLE"	
BOLLARD TYPE OF LIGHTING	
HOSE BIBB: IN UNDERGROUND IRRIGATION BOX	

MAIL: PO BOX 839
PHYSICAL 375 S 4TH ST
COOS BAY, OREGON 97420
TEL: (541) 269-9366
www.crowbay.com

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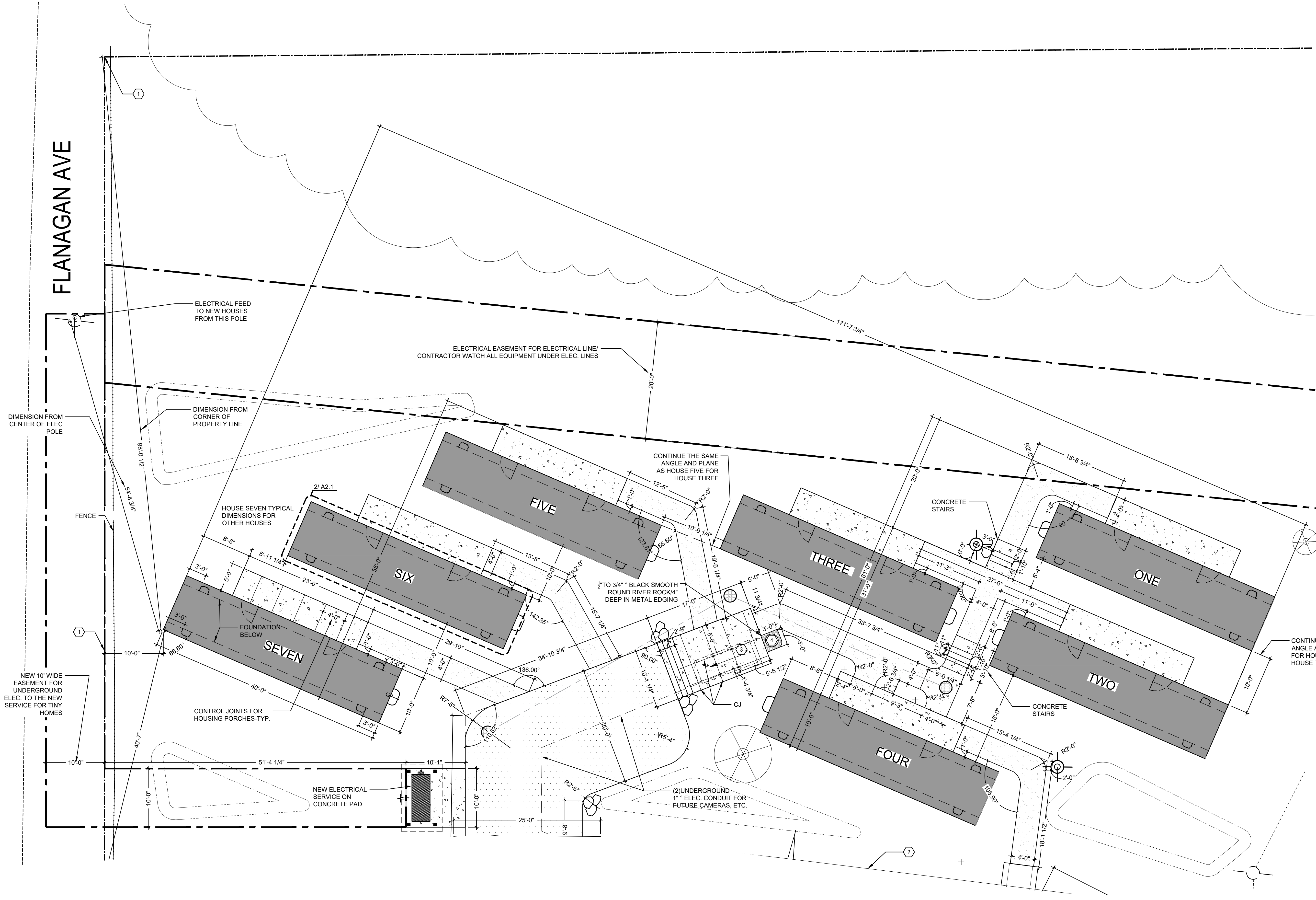
REGISTERED ARCHITECT
No. 6331
TIMOTHY A. LAMSON
COOS BAY, OREGON
STATE OF OREGON

SALVATION ARMY-HOPE VILLAGE
SITE FOR TEMPORARY TRANSITIONAL HOUSING
1155 FLANAGAN AVENUE
COOS BAY OREGON 97420

REVISIONS	No.	Revision	Date

FEBRUARY 2025
PROJECT NO: 24009

A1.0



GENERAL NOTES

- CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO WORK.
- SEE CIVIL DRAWINGS.
- SEE CIVIL FOR DETAILS ON PAVEMENT SECTIONS.
- SEE CIVIL FOR DEMO.
- ALL PORCHES & SIDEWALKS TO HAVE BROOMED FINISH PERPENDICULAR TO DIRECTION OF TRAVEL w/ 1-12% CROSS-SLOPE.

KEY NOTES

1

PROPERTY LINE

2

DRAINAGE CANAL

3

AREA SHELTER

4

36 GAL. -26" x 37.75" H COVERED CONCRETE TRASH CAN w/BLACK PLASTIC LINER. SIDE OPENING FOR TRASH & ALUMINUM LID w/ CIGARETTE SNUFFER BOWL. COLOR: DOVE GRAY -DURA BRITE MGFR: HIGHLAND PRODUCTS GROUP LLC.

LEGEND

(E)TREES

MODULAR HOUSE

CONCRETE WHEEL STOP

BIKE RACK

STEEL BOLLARDS

ASPHALT

CONCRETE

COMPACTED DECOMPOSED GRANITE w/ METAL EDGE

BOLLARD TYPE EXTERIOR LIGHT

HOSE BIBB/ SEE DETAIL X/A1.2

1 HOUSING SITE #A

SCALE: 1/8" = 1'-0"

ROW/CLAY & ASSOCIATES INC.

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A1.1

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COOS BAY OREGON 97420

REVISIONS	Date:				
Revision:					
No:					

FEBRUARY 2025
PROJECT NO: 24009

A1.3

GENERAL NOTES

- CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO WORK. SEE CIVIL DRAWINGS.
- THE GENERAL CONTRACTOR TO PROVIDE - ONE YEAR LANDSCAPE MAINTENANCE CONTRACT. SEE NOTE E SHEET A1.4.

LEGEND

EXISTING TREES

ROCKS, BOULDERS HOSE BIBB

WATER BIBB- IN GROUND IRRIGATION BOX

BOULDERS- MATCH MEMORIAL BOULDERS (PLACE WEED GEOTEXTILE UNDER BOULDERS AND OUT 1'-0" FROM ROCKS, PIN TO HOLD FABRIC)

SMALL TREES & BUSHES

TIGHT SQUEEZE WESTERN RED CEDAR

LITTLE GEM DWARF SOUTHERN MAGNOLIA

MUGO PINE-DWARF

MISS RUBY BUTTERFLY BUSH

ELF DWARF MOUNTAIN LAUREL

CHATEAU DE CHANTILLY ROSE OF SHARON

BIRD OF PARADISE- (CAESALPINIA GILLIESII)

RHODODENDRON- DOUBLE SHOT GRAPE AZALEA

TUSCAN BLUE ROSEMARY

GROUND COVER

BRILLIANCE AUTUMN FERN

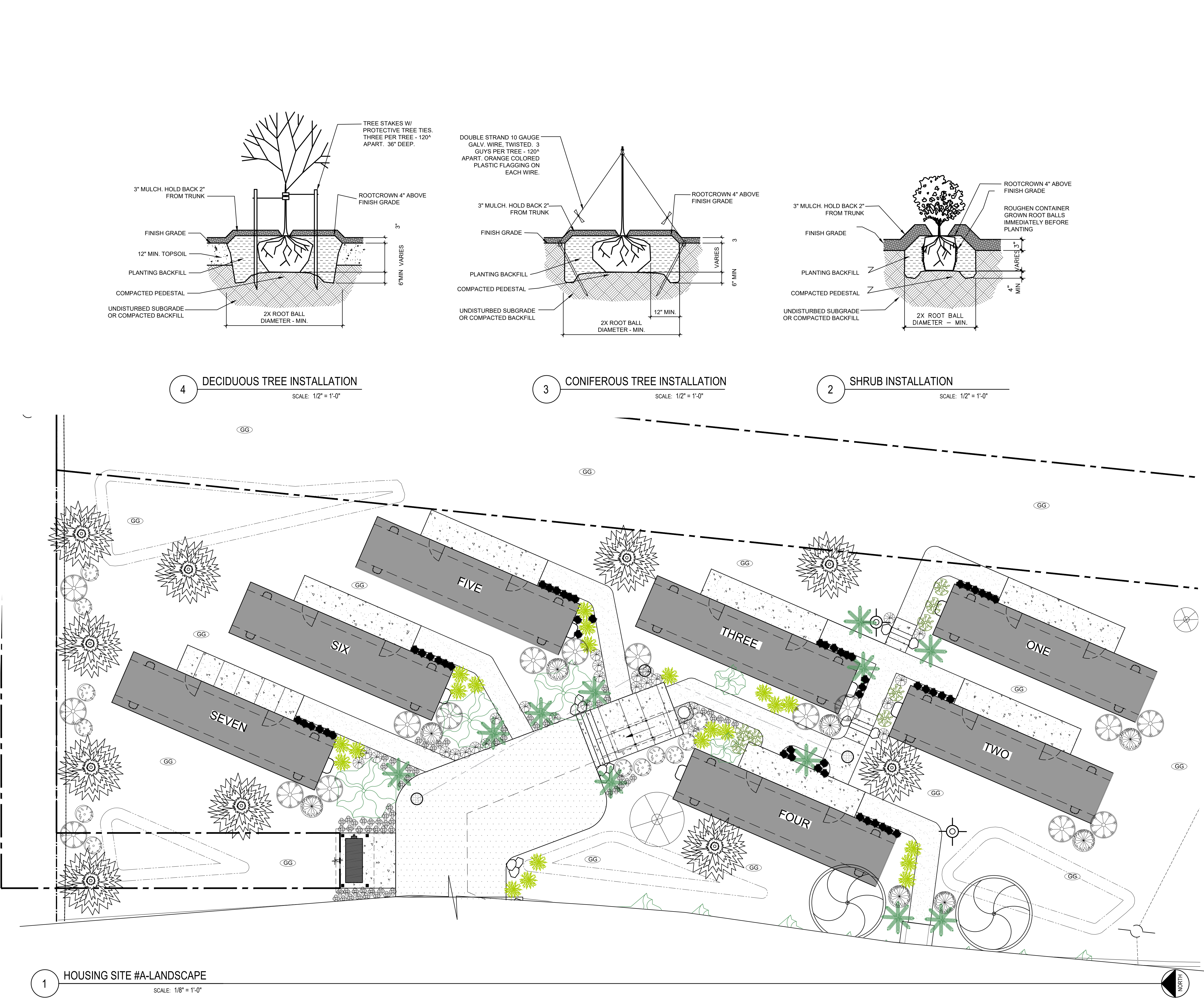
THUMBELINA LEIGH ENGLISH LAVENDER

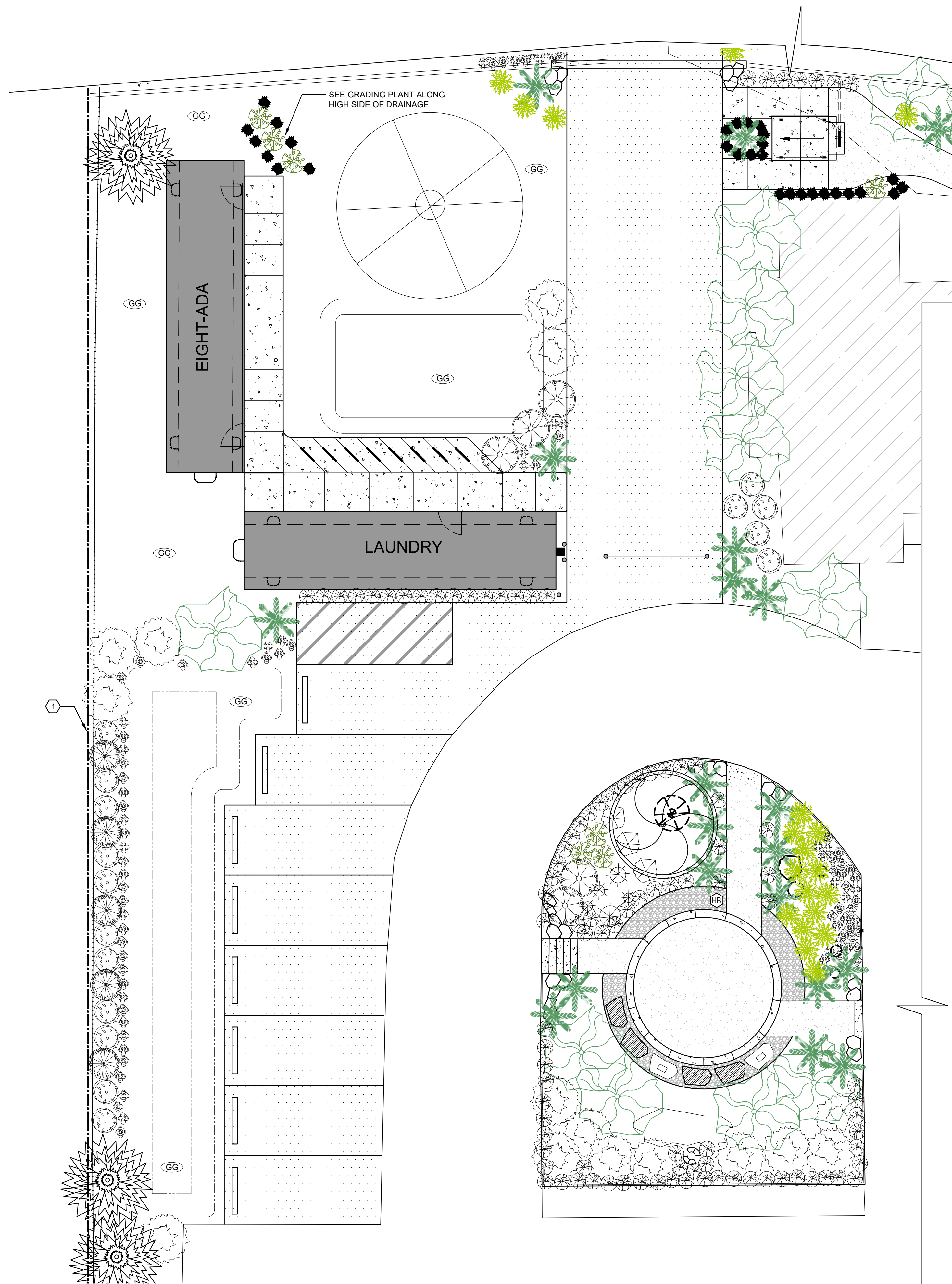
CONETTI SPREADING LANTANA

LIME TUFF MAT RUSH

MASSACHUSETTS KINNIKINNICK

GRASS MIX PER CIVIL DRAWINGS





LANDSCAPE NOTES						
LANDSCAPE GUIDELINES- ZONE 9A						
A. SOIL PREPARATION						
1. AT LANDSCAPE AREAS: GRADES TO BE SET 6" BELOW LANDSCAPE ELEVATIONS. AREAS THAT ARE HIGH ARE TO BE TAKEN DOWN 6". ADD BACK TOPSOIL= EXISTING SOIL ½ AND ½ SANDY LOAM FOR FINAL DRESSED TOPSOIL.						
2. ROTOTILL / TURN OVER LOAM INTO SOIL 12" WITH EXISTING GROUND SOIL.						
3. LAYOUT PLANTS & BOULDERS: LAY OUT PLANTS AND HAVE ARCHITECT APPROVE LOCATIONS: DIG OUT RADIUS PER DIAGRAMS, FILL WITH A COMBINATION OF ON SITE SOIL AND RICH LOAM SOIL OR APPROVED SOIL FOR SPECIFIC PLANT. ADD THIS INTO THE HOLES & AROUND THE PLANT.						
4. AROUND EACH TREE AND THE FOLLOWING SMALL TREE SHRUBS ONLY: TIGHT SQUEEZE WESTERN RED CEDAR, LITTLE GEM DWARF SOUTHERN MAGNOLIA, MUGO PINE-DWARF, MISS RUBY BUTTERFLY BUSH, AND CHATEAU DE CHANTILLY ROSE OF SHARON. ADD WEED GEOTEXTILE OUT 1'-0" FROM THE EDGE OF EACH PLANT WELL. PIN DOWN WITH METAL PINS TO ATTACH LANDSCAPE FABRIC TO GROUND. COVER THE TOP ADD 3" OF SHREDDED FIR BARK MULCH. AT BOULDER LOCATIONS DO THE SAME FOR WEED CONTROL AROUND THEM.						
5. MAKE THE WELL WITH A COMBINATION OF EXITING SOIL & LOAM, ADD WEED BARRIER AND TOP WITH 3" OF MULCH, MAKING SURE THE WELL PROVIDES WATER HOLDING CAPACITIES.						
6. ONCE ALL PLANTS ARE IN THE GROUND AND ROCKS ADD 3" SHREDDED FIR BARK MULCH TO ALL AREAS THAT HAVE PLANTS.						
7. FERTILIZE PLANTS ONCE WATERED FOR TRANSPLANT SHOCK.						
B. PLANT MATERIAL						
1. PROVIDE ONLY HEALTHY, FULL PLANT MATERIAL AT SIZES INDICTED.						
2. SPECIES ARE SPECIFICALLY FROM 9A LIST OF OREGON PLANTS. PLANT SUBSTITUTIONS TO BE APPROVED BY <u>ARCHITECT/OWNER</u> .						
C. INSPECTIONS- NOTIFY ARCHITECT 48 HOURS IN ADVANCE OF ALL REQUIRED INSPECTIONS.						
1. LAYOUT TO BE REVIEWED BY ARCHITECT PRIOR TO INSTALLATION.						
2. PLACE PLANT MATERIAL PER PLAN. SUBSTANTIAL COMPLETION REVIEW TO OCCUR AT COMPLETION OF PLANTING. ARCHITECT WILL REVIEW ALL WORK OF THIS SECTION.						
3. FINAL COMPLETION-TO OCCUR AFTER ALL LANDSCAPE PUNCHLIST ITEMS ARE CORRECTED.						
D. MAINTENANCE: CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL, THROUGH FINAL COMPLETION, INCLUDING WEEDING, FERTILIZING, PRUNING, MAINTAINING GUYS AND STAKES AND REPLACEMENT OF 3" MULCH THROUGHOUT ALL AREAS OF LANDSCAPING.						
E. WARRANTY: CONTRACTOR TO WARRANTY PLANT MATERIAL FOR ONE YEAR AND THROUGH ONE COMPLETE SUMMER. FOLLOWING FINAL COMPLETION, REPLACE DEAD OR UNHEALTHY PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED. AT THE END OF THE FIRST YEAR ENDING AT THE FIRST OF OCT. MULCH ALL PLANTS AGAIN WITH 3" OF MULCH AND GIVE A GOOD HAND WATERING BEFORE REVIEW AT ONE YEAR ANNIVERSARY. CONTRACTOR IS NOT RESPONSIBLE FOR DEFECTS CAUSED BY VANDALISM						
ALTERNATE 1						
PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES	
TREES-						
TGS	13	THUJA PLICATA "GREEN SPORT"	TIGHT SQUEEZE WESTERN RED CEDAR	"1.5" DIA. TRUNK	EVERGREEN/WILL HELP WITH WET SITES	
MLG	2	MAGNOLIA GRANDIFLORA "LITTLE GEM"	LITTLE GEM DWARF SOUTHERN MAGNOLIA	"1.5" DIA. TRUNK	EVERGREEN/ WILL HELP WITH WET SITES	
SMALL TREES & BUSHES-						
PMM	36	PINUS MUGO "MOPS"	MOPS MUGO PINE	1 GALLON	EVERGREEN/ DEER RESISTANT	
BMR	20	BUDDLEIA DAVIDII "MISS RUBY"	MISS RUBY BUTTERFLY BUSH	1 GALLON	DECIDUIOUS/ DEER RESISTANT	
DML	22	KALMIA LATIFOLIA "ELF"	ELF DWARF MOUNTAIN LAUREL	1 GALLON	EVERGREEN	
HSS	13	HIBISCUS SYRIACUS "MINSYMACWHI"	CHATEAU DE CHANTILLY ROSE OF SHARON	1 GALLON	DECIDUIOUS/ DROUGHT TOLERANT	
DMP	15	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	1 GALLON	EVERGREEN/ DEER RESISTANT	
RGA	16	RHODODENDRON X "RLH1-14P14"	DOUBLE SHOT GRAPE AZALEA	1 GALLON	EVERGREEN	
TBR	41	ROSMARINUS OFFICINALIS "TUSCAN BLUE"	TUSCAN BLUE ROSEMARY	1 GALLON	EVERGREEN/ DEER RESISTANT	
GROUND COVERS-						
BAF	80	DRYOPTERIS ERYTHROSORA "BRILLIANCE"	BRILLIANCE AUTUMN FERN	5-6 INCH POT	SHADE OR PARTIAL SHADE/ DEER RESISTANT	
TLL	60	LAVANDULA ANGUSTIFOLIA	THUMBELINA LEIGH ENGLISH LAVENDER	5-6 INCH POT	EVERGREEN/ DEER RESISTANT	
CSL	140	LANTANA X "MONI"	CONFETTI SPREADING LANTANA	5-6 INCH POT	EVERGREEN/ DEER RESISTANT	
LTR	140	LOMANDRA CONFERTIFOLIA SUBSP RUBIGINOSA "LOMON"	LIME TUFF MAT RUSH	5-6 INCH POT	EVERGREEN	
AMK	22	ARCTOSTAPHYLOS UVA-URSI "MASSACHUSETTS"	MASSACHUSETTS KINNIKINNICK	5-6 INCH POT	EVERGREEN	
*MEASURED 3" ABOVE FINISHED GRADE						
GROUND COVERS MAY COME IN FLATS / F = FLAT. ONE FLAT = 36 PLANTS EA.						
THE LANDSCAPE PLAN LEGEND SHOWS FULL GROWN SPECIES.						

GENERAL NOTES	
<ul style="list-style-type: none">CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO WORK, SEE CIVIL DRAWINGS.THE GENERAL CONTRACTOR TO PROVIDE + ONE YEAR LANDSCAPE MAINTENANCE CONTRACT, SEE NOTE E	
LEGEND	
EXISTING TREES	
	ROCKS, BOULDERS HOSE BIBB
	WATER BIBB- IN GROUND IRRIGATION BOX
	BOULDERS- MATCH MEMORIAL BOULDERS (PLACE WEED GEOTEXTILE UNDER BOULDERS AND OUT 1'-0" FROM ROCKS, PIN TO HOLD FABRIC)
SMALL TREES & BUSHES	
	TIGHT SQUEEZE WESTERN RED CEDAR
	LITTLE GEM DWARF SOUTHERN MAGNOLIA
	MUGO PINE-DWARF
	MISS RUBY BUTTERFLY BUSH
	ELF DWARF MOUNTAIN LAUREL
	CHATEAU DE CHANTILLY ROSE OF SHARON
	BIRD OF PARADISE- (CAESALPINIA GILLIESII)
	RHODODENDRON- DOUBLE SHOT GRAPE AZALEA
	TUSCAN BLUE ROSEMARY
GROUND COVER	
	BRILLIANCE AUTUMN FERN
	THUMBELINA LEIGH ENGLISH LAVENDER
	CONETTI SPREADING LANTANA
	LIME TUFF MAT RUSH
	MASSACHUSETTS KINNIKINNICK
	GRASS MIX PER CIVIL DRAWINGS

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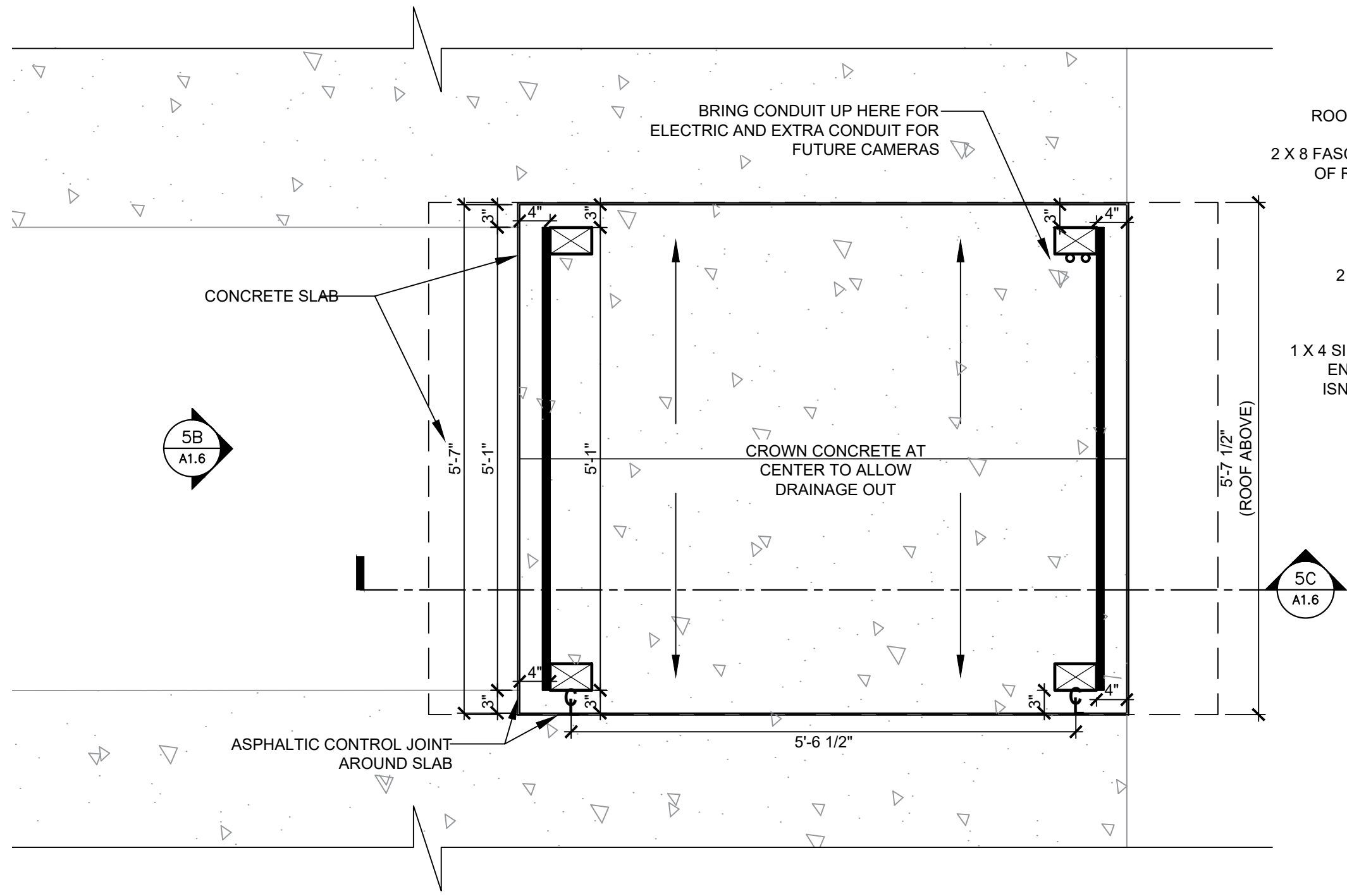
REVISIONS

No.	Revision	Date

FEBRUARY 2025

PROJECT NO: 24009

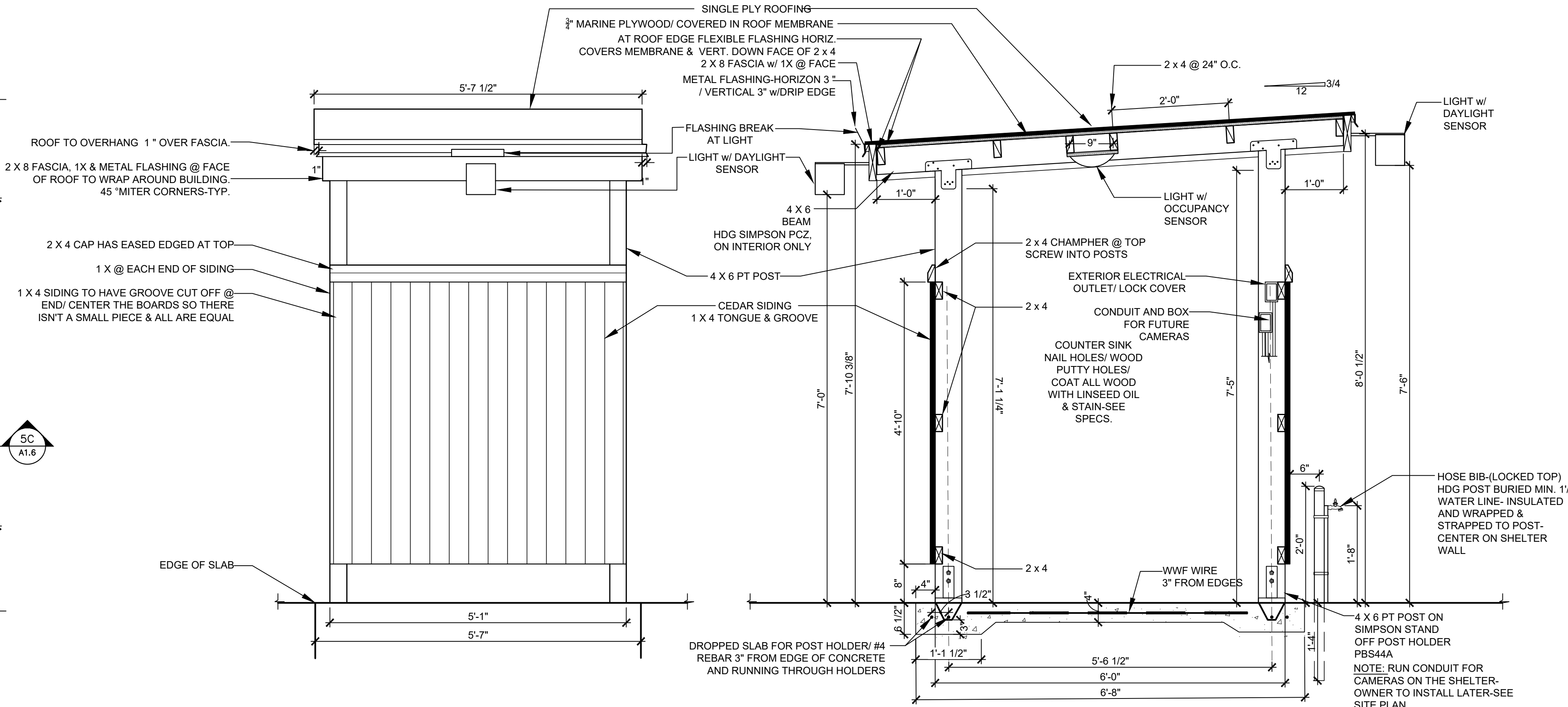
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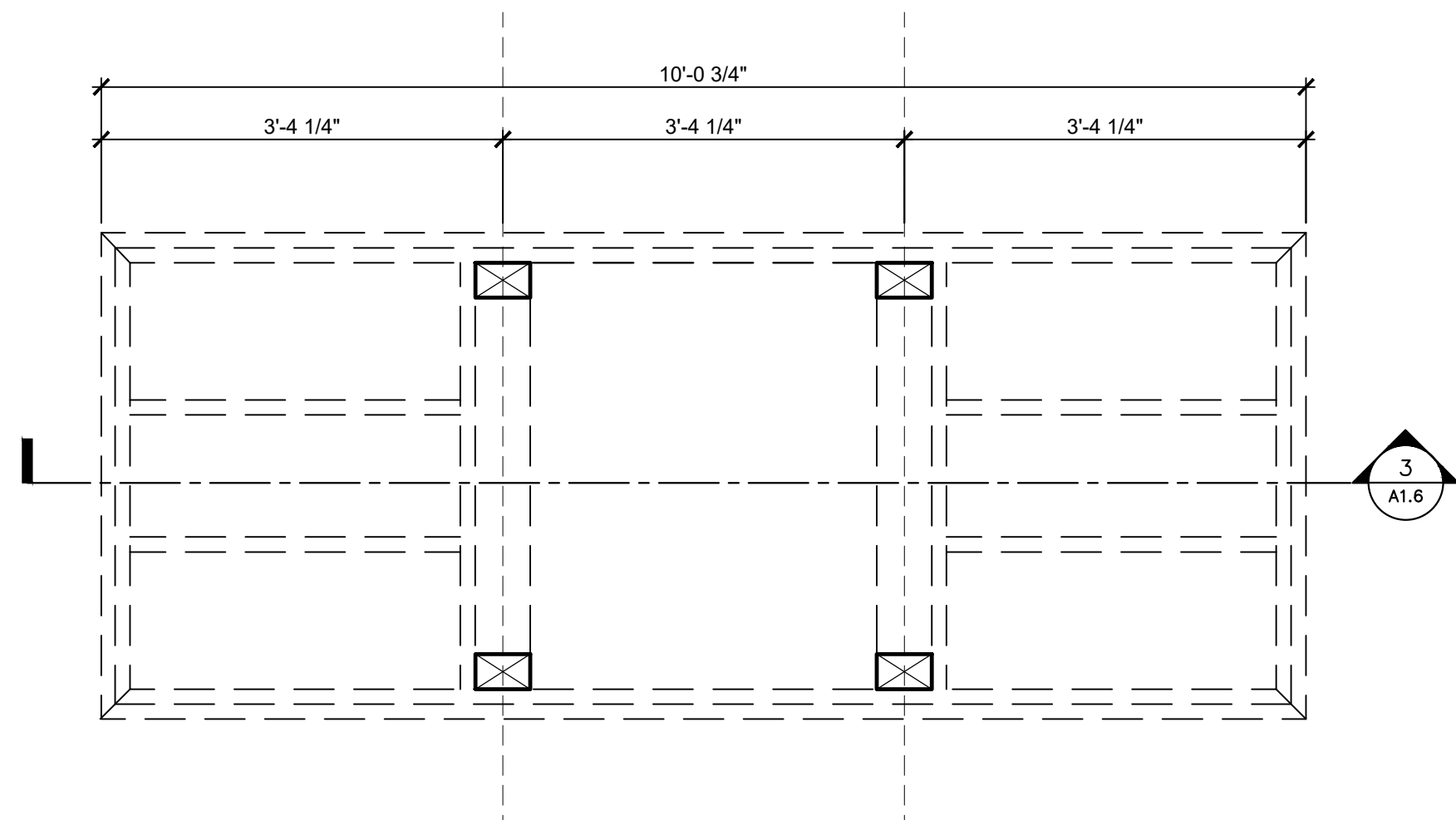
5 GARBAGE CAN SHELTER

SCALE: 3/4" = 1'-0"



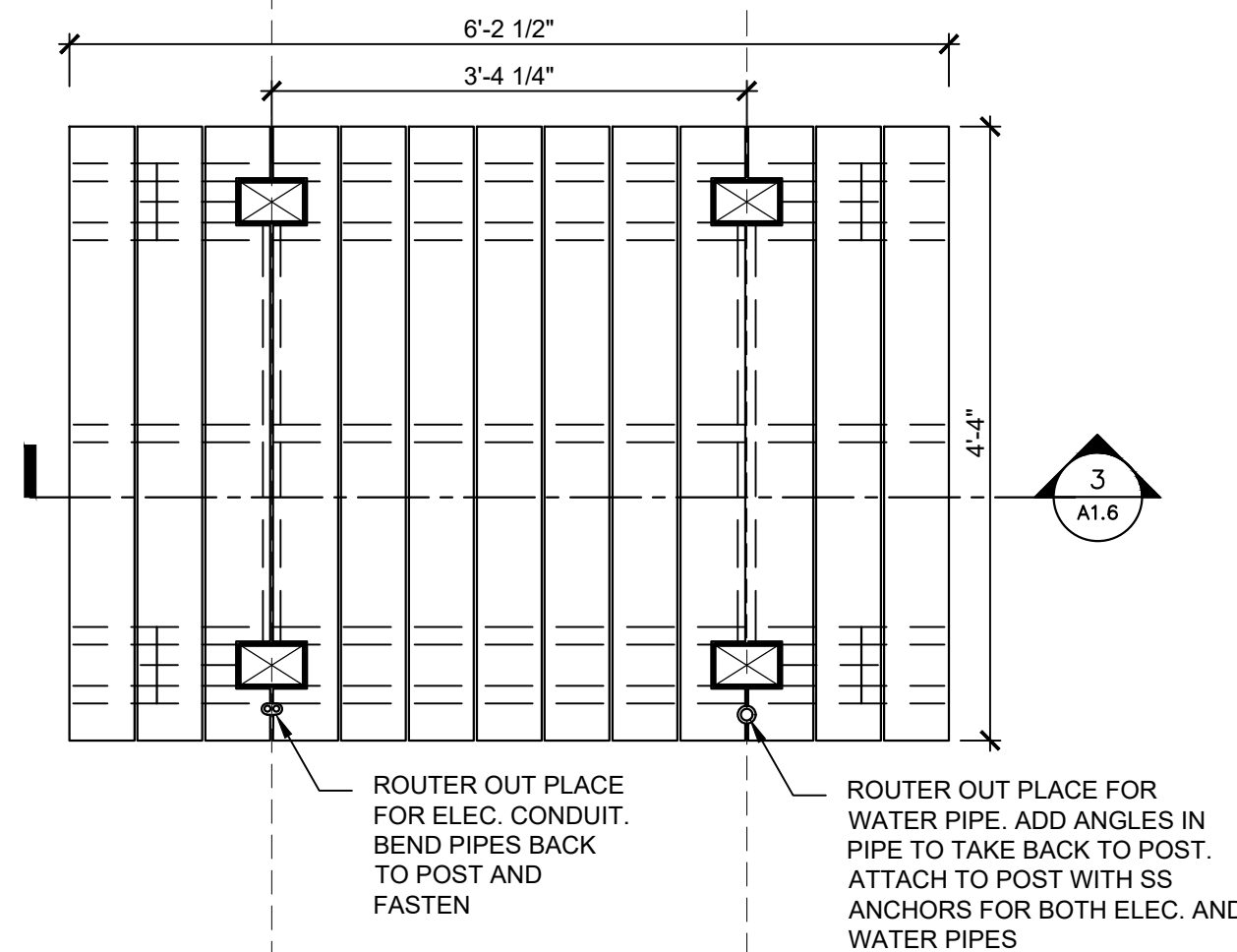
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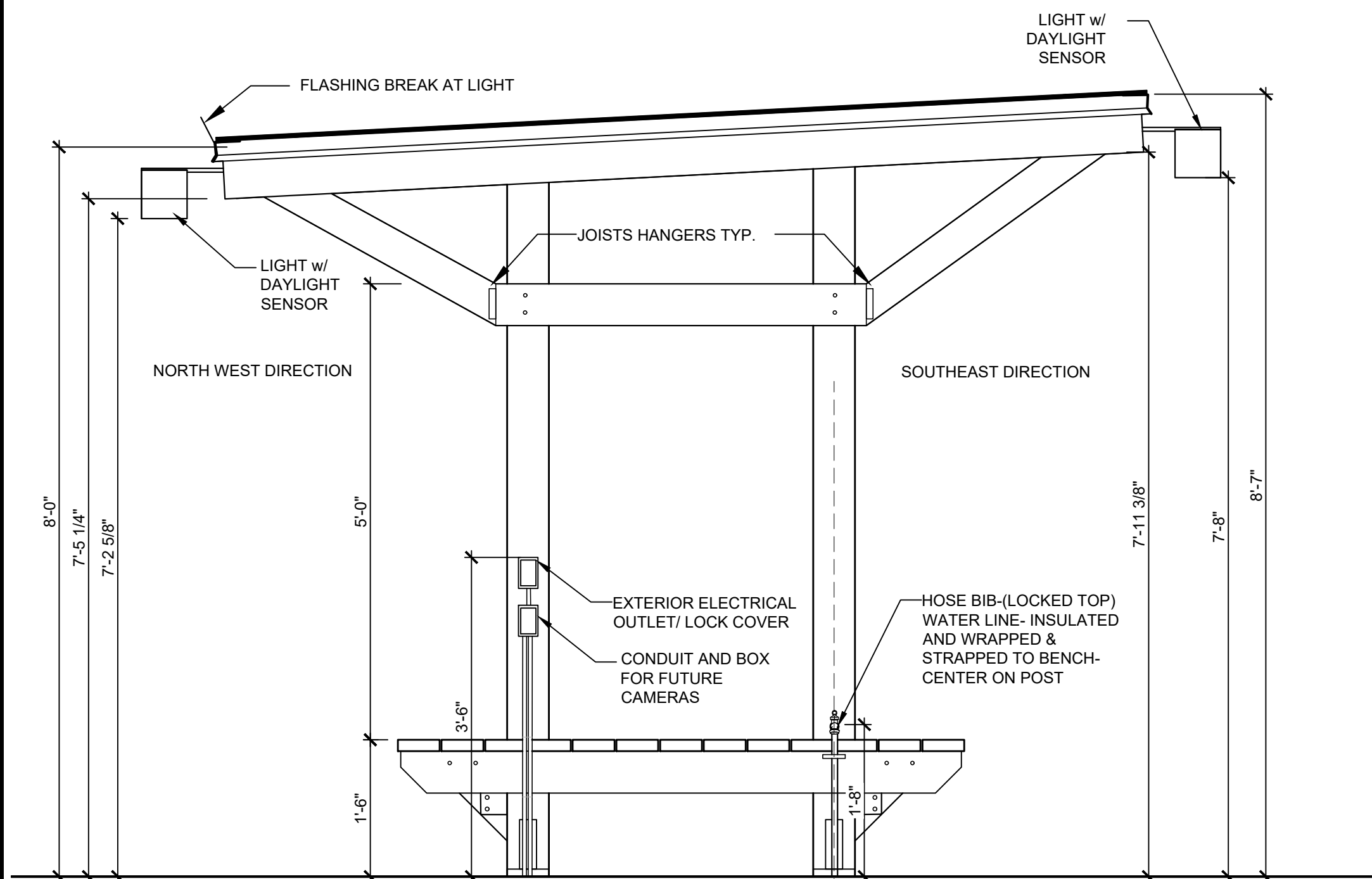
2 GROUP SHELTER- ROOF PLAN

SCALE: 3/4" = 1'-0"



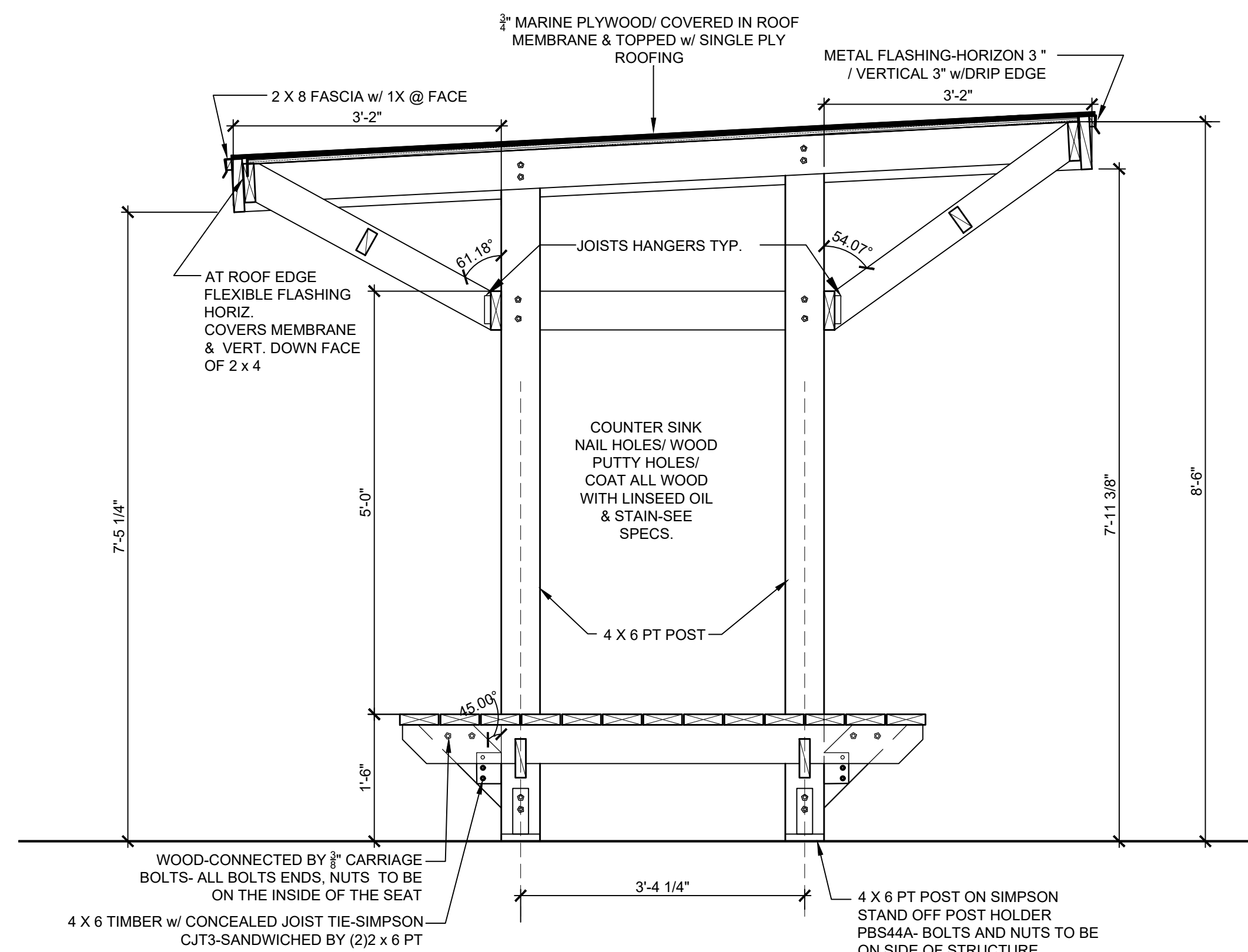
1 GROUP SHELTER- PLAN

SCALE: 3/4" = 1'-0"



4 GROUP SHELTER- WEST ELEVATION

SCALE: 3/4" = 1'-0"

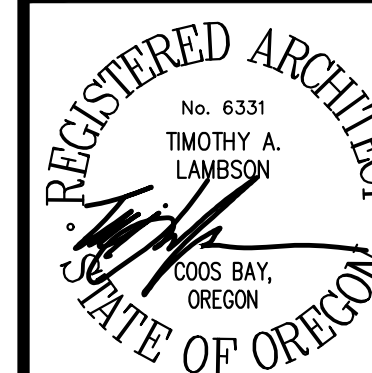
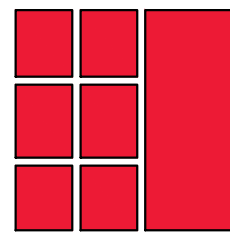


3 GROUP SHELTER- SECTION

SCALE: 3/4" = 1'-0"

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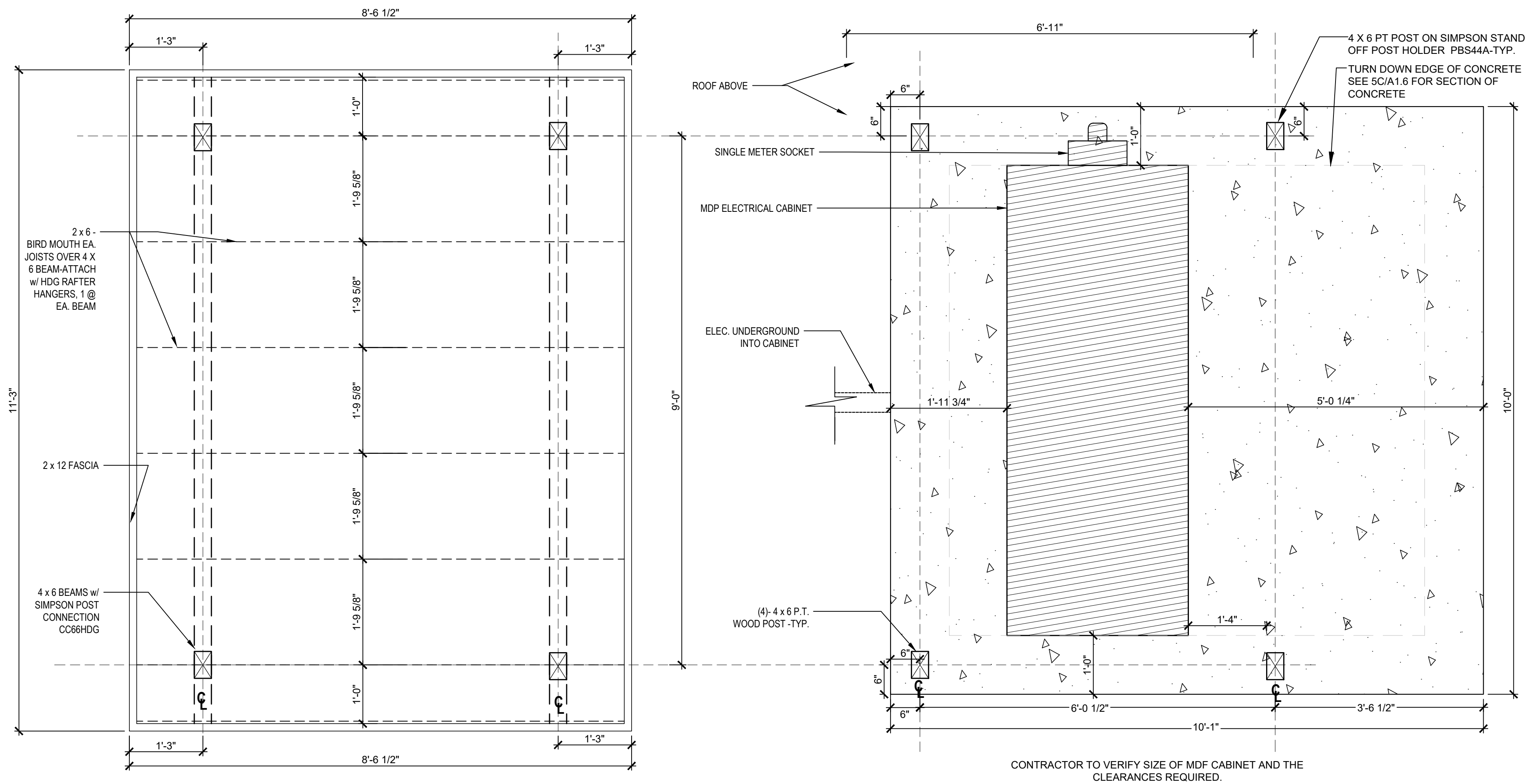
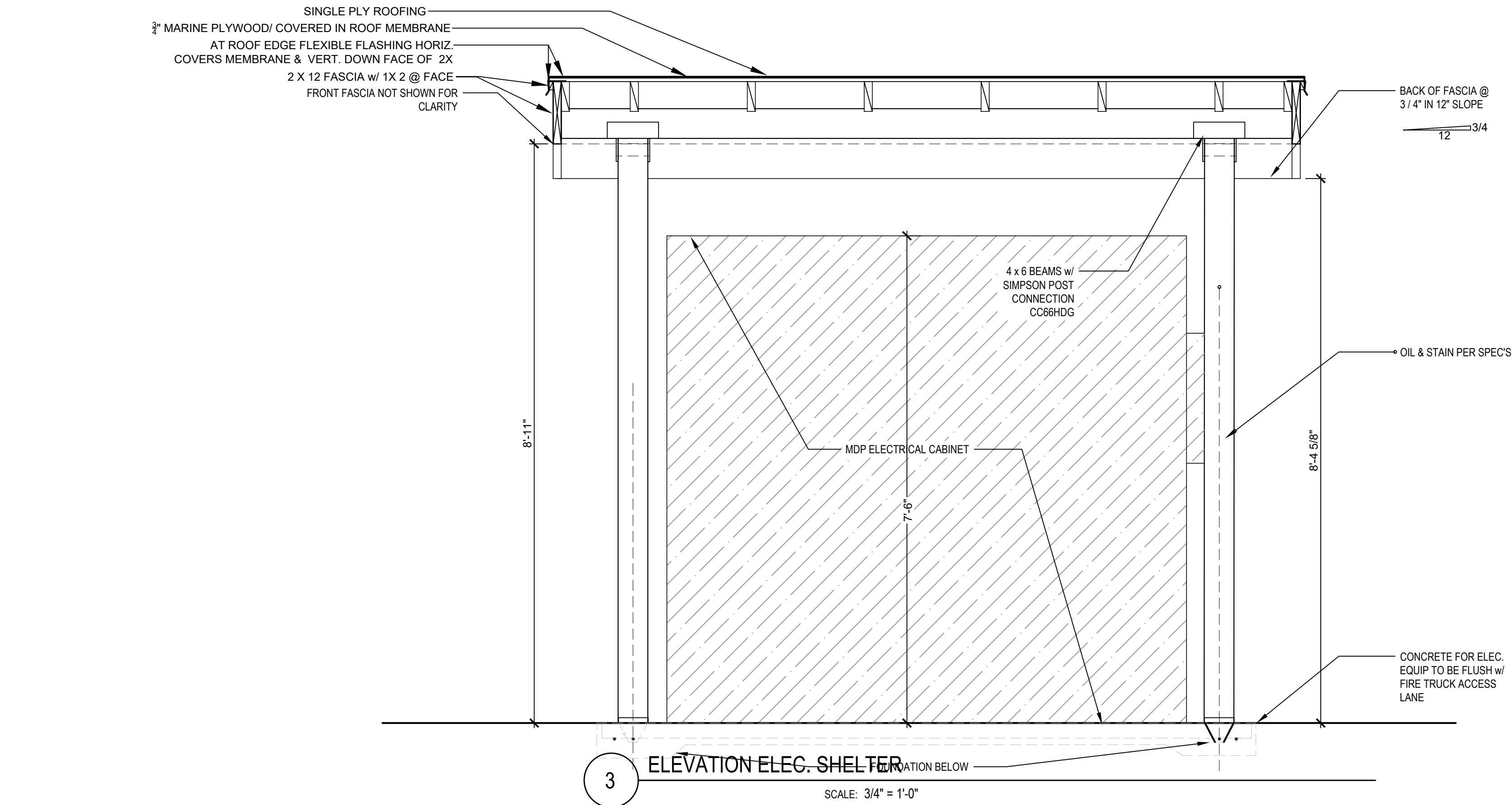
SALVATION ARMY-HOPE VILLAGE
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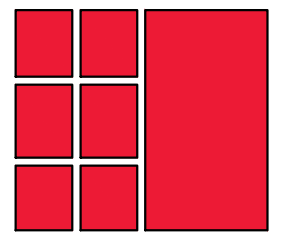
PROJECT NO: 24009

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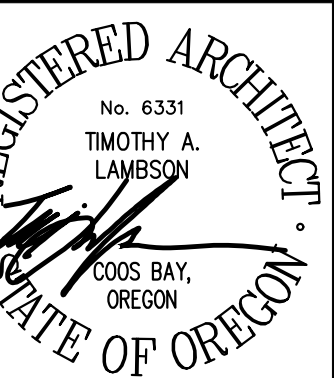
1 ELECTRIC EQUIPMENT SHELTER-PLAN

SCALE: 3/4" = 1'-0"



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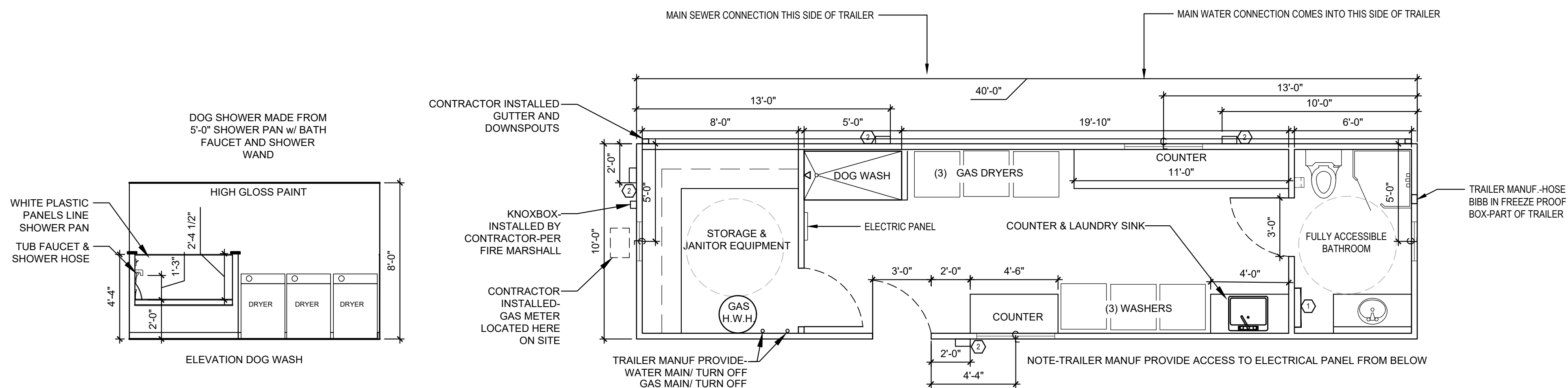
REVISIONS		No.	Revision	Date

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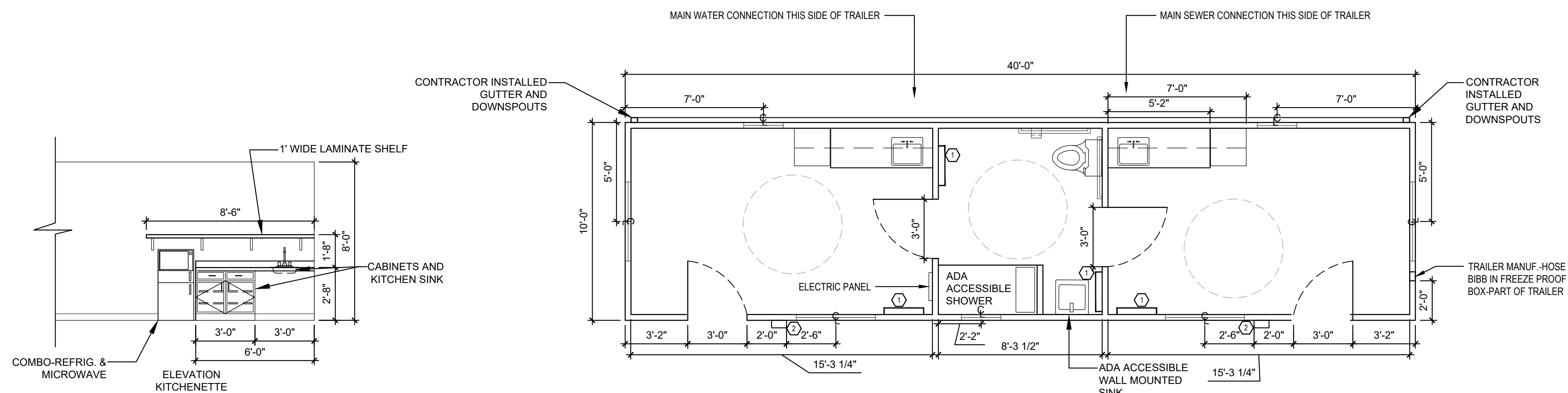
PROJECT NO: 24009

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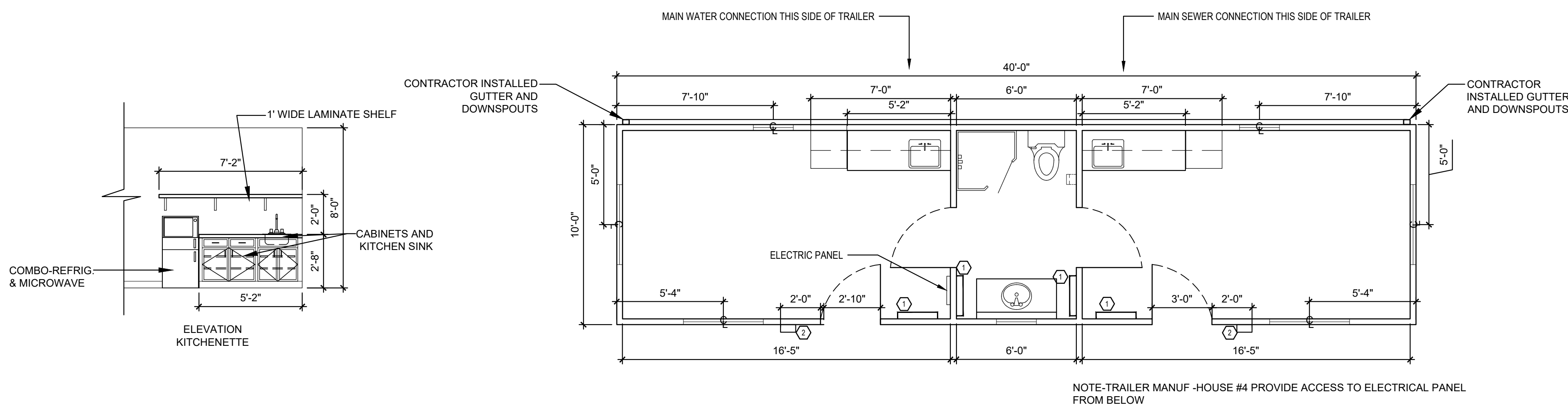
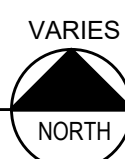
TRAILERS ARE NOT PART OF GENERAL CONTRACTORS SCOPE EXCEPT WHERE NOTED



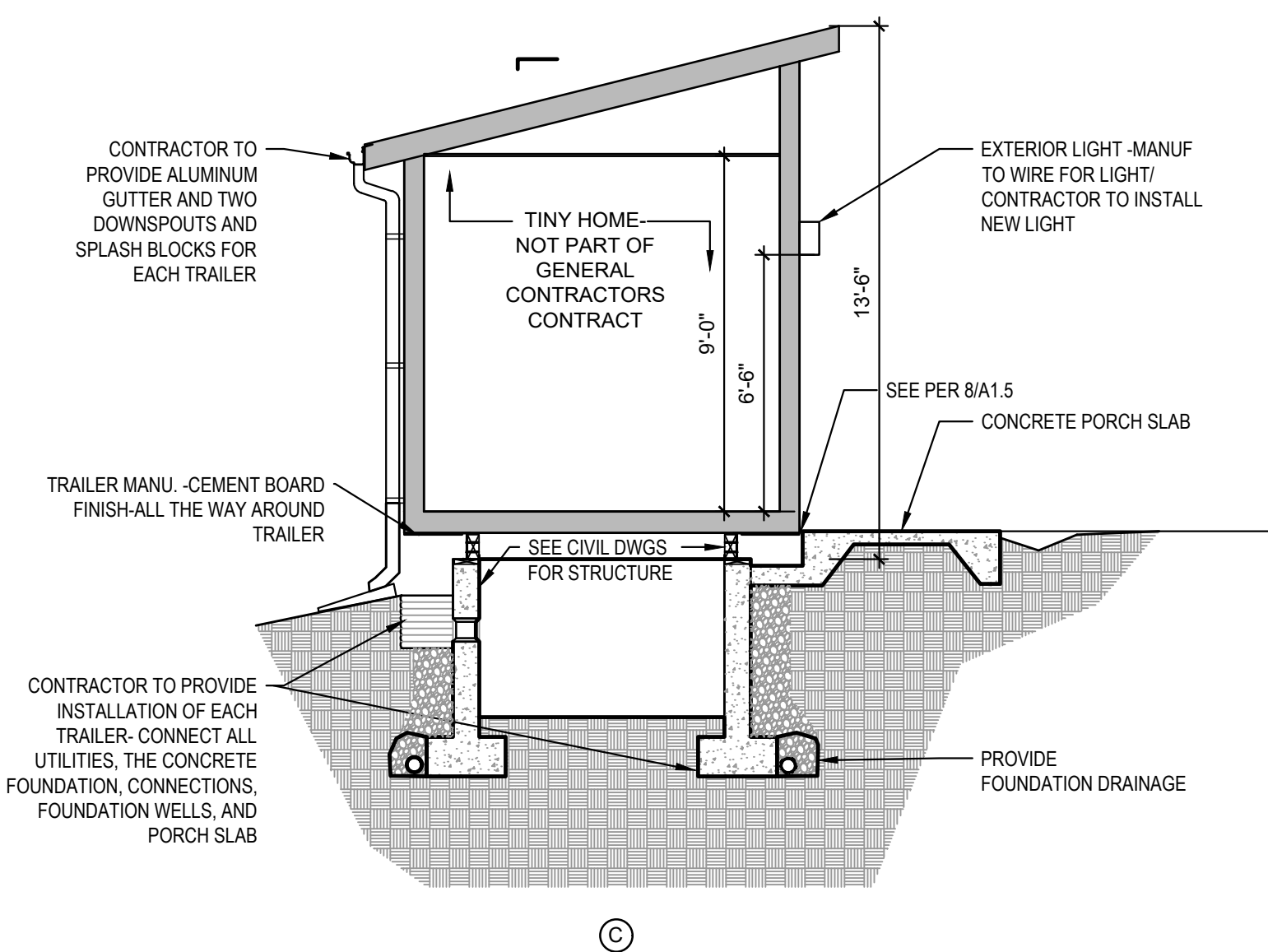
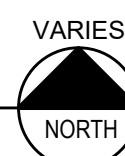
4 TRANSITIONAL TEMPORARY HOUSING--LAUNDRY UNIT
SCALE: 1/4" = 1'-0"



3 TRANSITIONAL TEMPORARY HOUSING- SINGLE ROOM OCCUPANCY UNITS-ADA
SCALE: 1/4" = 1'-0"



2 TRANSITIONAL TEMPORARY HOUSING- SINGLE ROOM OCCUPANCY UNITS
SCALE: 1/4" = 1'-0"



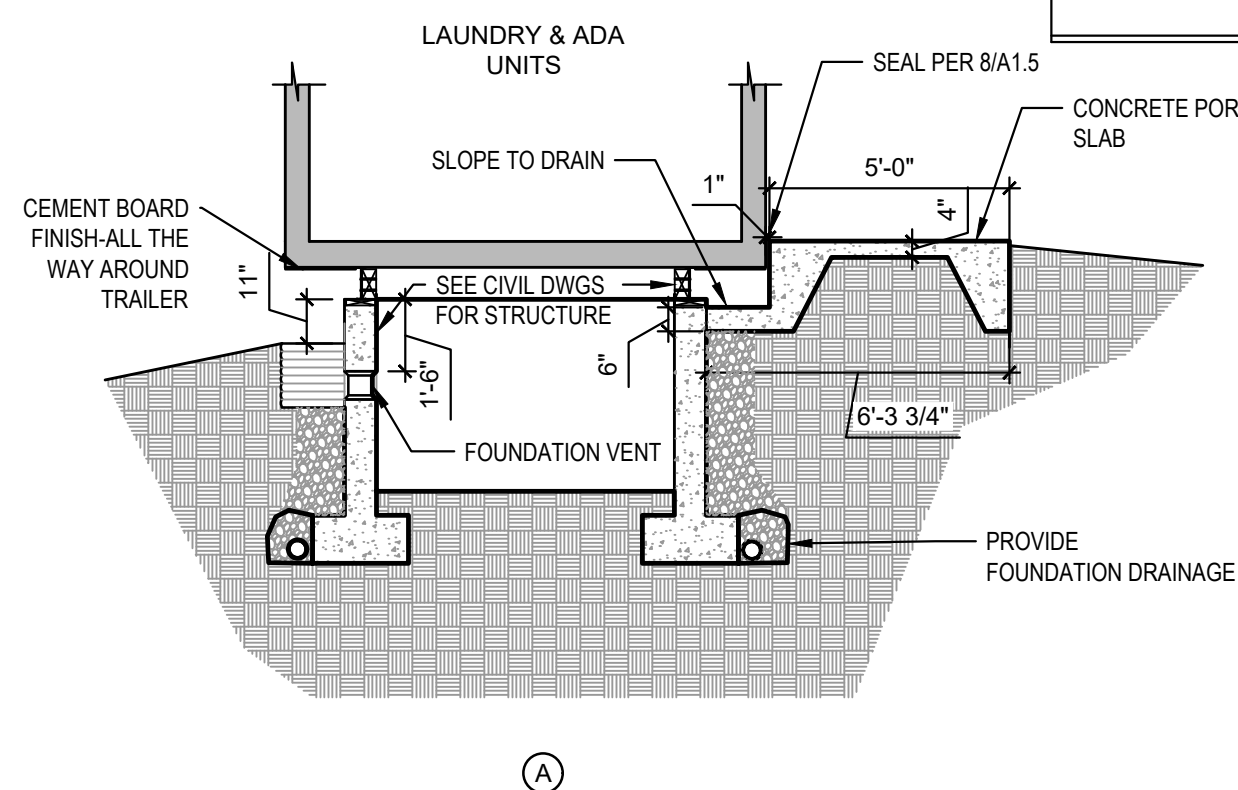
1 SECTION- CONTRACTORS CONCRETE STEM WALL & TRAILER
SCALE: 1/4" = 1'-0"

GENERAL NOTES

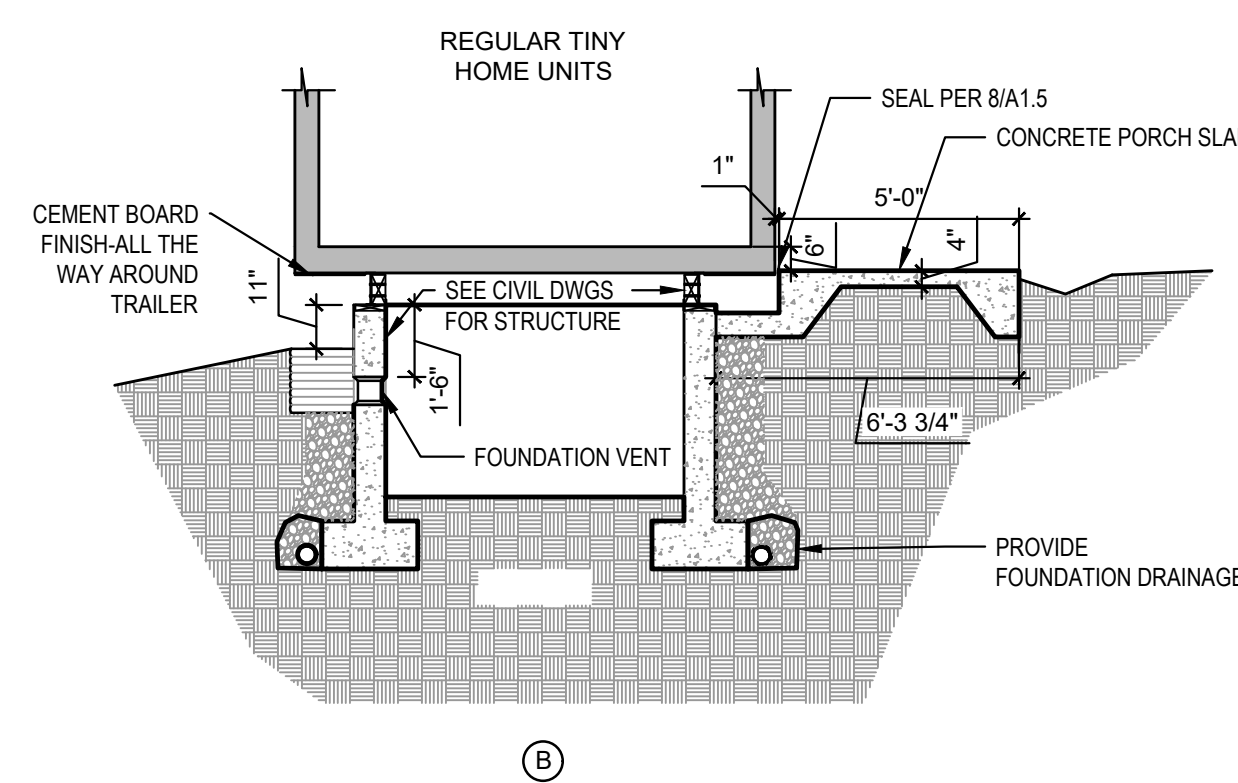
- THESE TINY HOMES WILL BE PROVIDED TO THE GENERAL CONTRACTOR TWO AT A TIME. CONTRACTOR TO PLACE THE (TRAILER HOMES) ON THE CONCRETE WALLS AND MECHANICALLY FASTENED THEM TO FOUNDATION.
- CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING:
 - CONSTRUCTION OF CONCRETE PORCH AND STEM WALLS.
 - CONNECTING UTILITIES TO EACH UNIT.
 - INSTALLING GUTTER SYSTEM AND DOWNSPOUTS/SLASH BLOCK.
 - INSTALLING FIRE EXTINGUISHERS FOR EACH APT. (17)
 - INSTALLING KNOX BOX ONTO LAUNDRY UNIT
 - THE AXLE WHEELS & FRONT TONGUE OF EA TRAILER TO BE SAVED AND RETURNED TO TINY HOME MANUFACTURER.
 - CONTRACTOR TO PURCHASE AND INSTALL ALL EXTERIOR LIGHTS ON TRAILERS.
- LAUNDRY ROOM- GAS DRYERS AND ELEC. WASHERS ARE OWNER SUPPLIED CONTRACTOR INSTALLED- PROVIDE ALL HOSES, ETC. TO INSTALL.
- ONCE UNITS ARE INSTALLED THE CONTRACTOR WILL TEST ALL UNITS FOR OPERATION OF ALL UTILITIES AND BASIC USE
- ALL WINDOWS ARE OPERABLE.

KEY NOTES

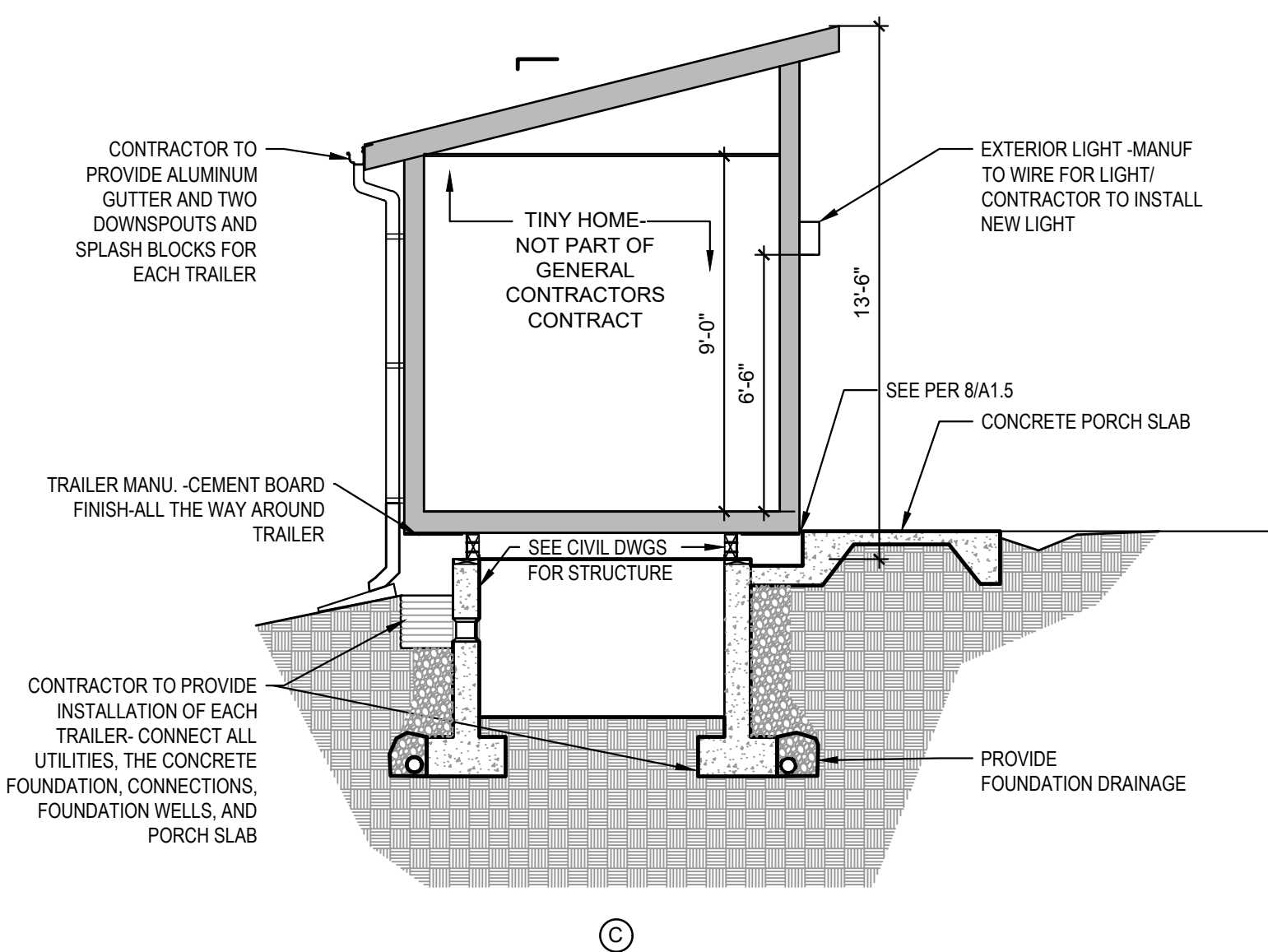
- 24" TOWEL RACKS- TRAILER MANUF. TO PROVIDE BLOCKING IN WALLS AND RACKS & TOILET PAPER DISPENSERS.
- LAUNDRY LIGHTING- SEE ELECTRICAL SHEET CONTRACTOR TO PURCHASE FIXTURE/ DAYLIGHT SENSOR & INSTALL.



A



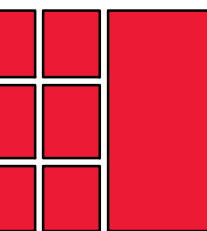
B



C

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REGISTERED ARCHITECT
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STATE OF OREGON

SALVATION ARMY-HOPE VILLAGE
SITE FOR TEMPORARY TRANSITIONAL HOUSING
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REVISIONS	No.	Revision:	Date:

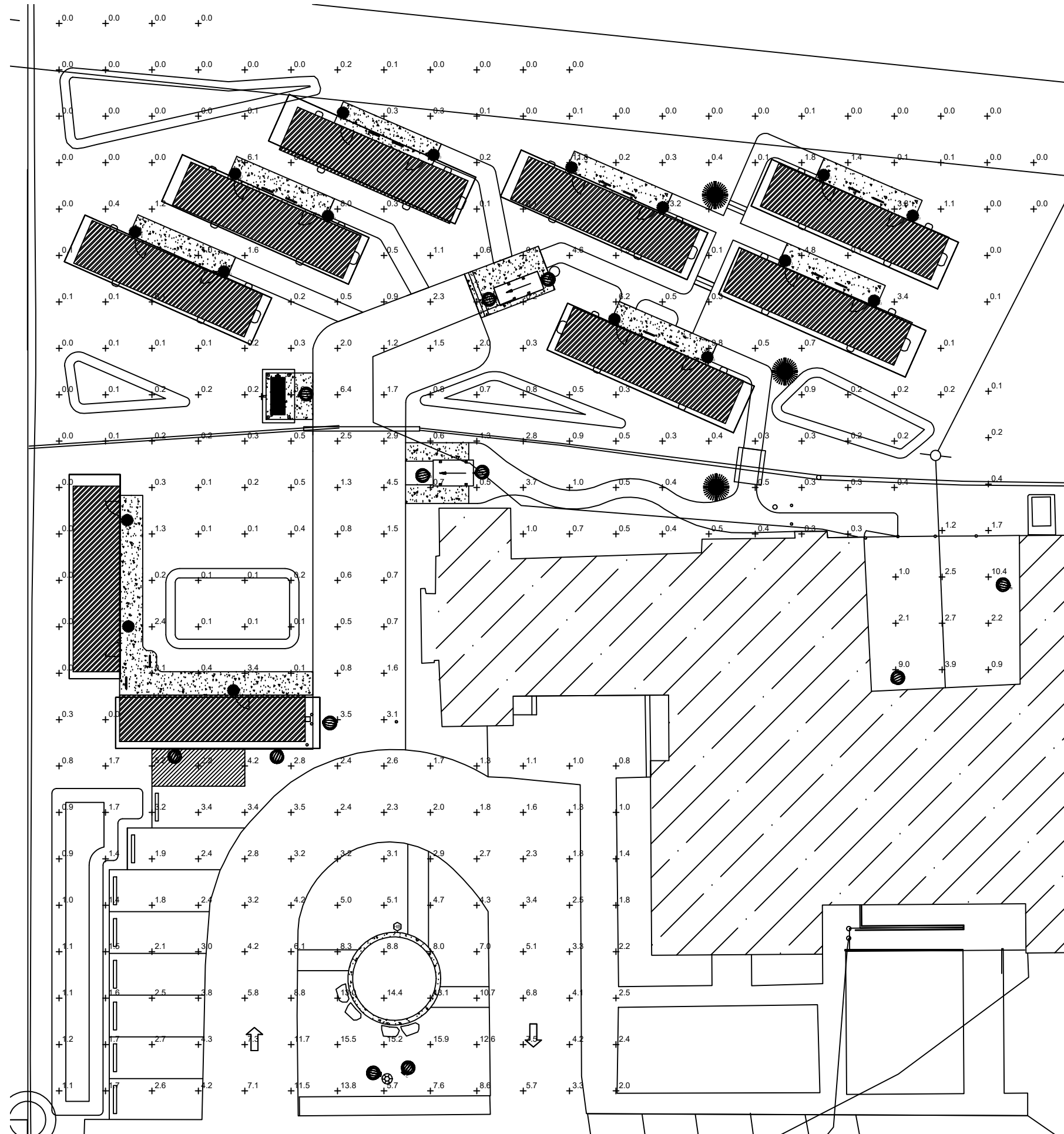
FEBRUARY 2025

PROJECT NO: 24009

A2.1

1/E-1.0 ELECTRICAL NOTES

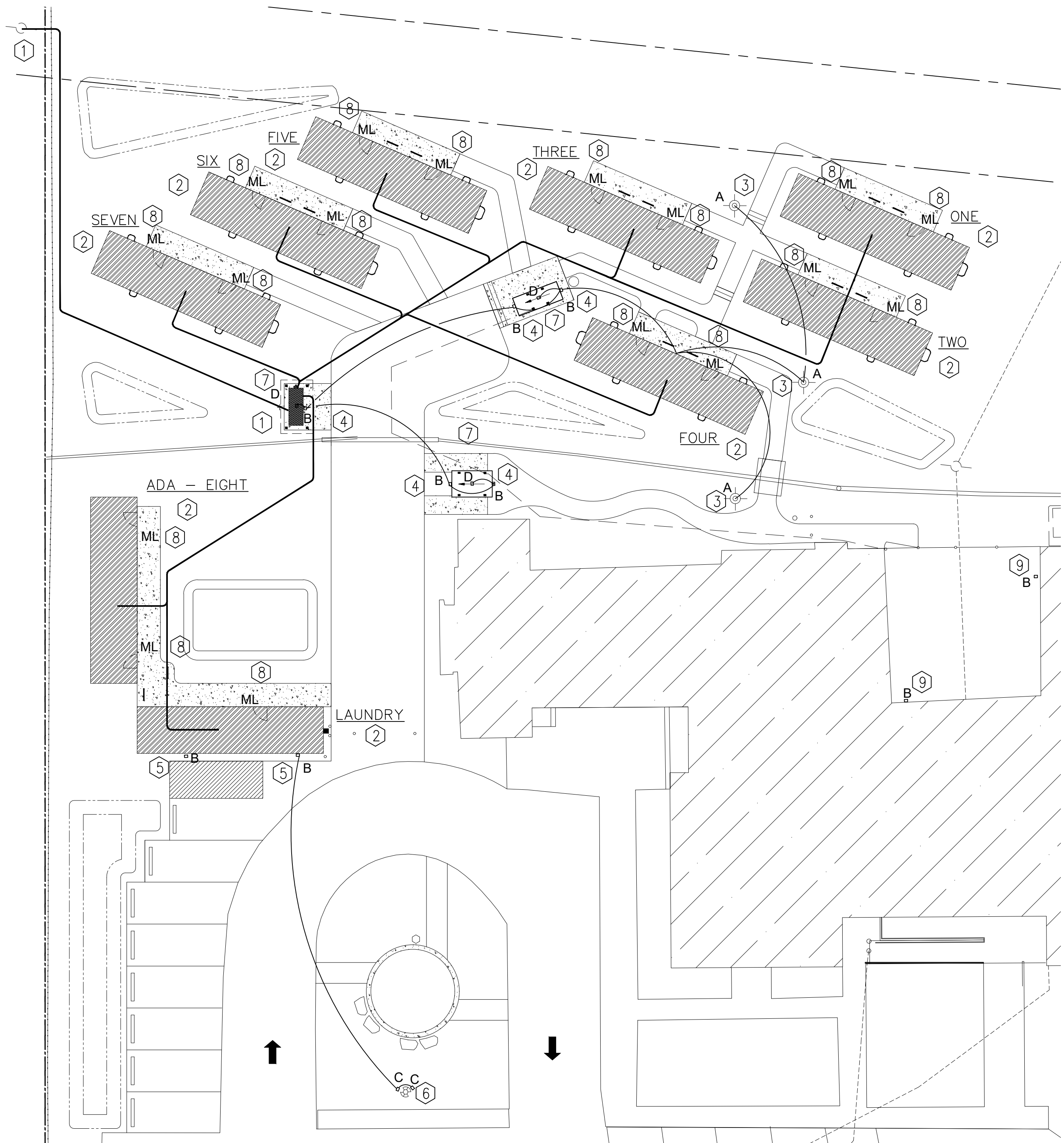
- 1 CONTRACTOR TO COORDINATE WITH PACIFIC POWER TO INSTALL NEW 240/120 VOLT 1 PHASE 800 AMP UNDERGROUND SERVICE TO FREESTANDING SERVICE GEAR. REFER TO SINGLE LINE DIAGRAM ON E1.1.
- 2 CONTRACTOR TO ROUTE CIRCUIT TO EACH NEW MODULAR BUILDING PER SINGLE LINE DIAGRAM ON E1.1. FIELD VERIFY LENGTHS OF CIRCUITS PRIOR TO INSTALLATION, NOTIFY ENGINEER IF LENGTHS ARE GREATER THEN THE VOLTAGE DROP CALCULATIONS ON SHEET E1.1.
- 3 PROVIDE NEW BOLLARD PER SCHEDULE. CIRCUIT THROUGH INTERMATIC ET8200 SERIES OR APPROVED ASTRONOMICAL TIME CLOCK. CIRCUIT THROUGH MODULAR FOUR PANEL. CONTRACTOR TO PROVIDE NEW 20 AMP BREAKER IN PANEL, PROVIDE (2) #10 CU THHN AND (1) #10 CU GRND IN $\frac{3}{4}$ " CONDUIT. LOCATE TIME CLOCK IN NEMA 36 RATED ENCLOSURE ON EXTERIOR OF BUILDING, COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH IN. LABEL TIME CLOCK "EXTERIOR BOLLARDS".
- 4 PROVIDE NEW FLOOD LIGHT ON STRUCTURE PER SCHEDULE. CIRCUIT THROUGH INTERMATIC ET8200 SERIES OR APPROVED ASTRONOMICAL TIME CLOCK. CIRCUIT THROUGH MODULAR FOUR PANEL. CONTRACTOR TO PROVIDE NEW 20 AMP BREAKER IN PANEL, PROVIDE (2) #10 CU THHN AND (1) #10 CU GRND IN $\frac{3}{4}$ " CONDUIT. LOCATE TIME CLOCK IN NEMA 36 RATED ENCLOSURE ON EXTERIOR OF BUILDING, COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH IN. LABEL TIME CLOCK "EXTERIOR WALL PACKS". CONTRACTOR TO PROVIDE 20 AMP RECEPTACLE CIRCUIT TO BOTH ENCLOSURES, TYPICAL OF (2).
- 5 PROVIDE NEW FLOOD LIGHT ON STRUCTURE PER SCHEDULE. CIRCUIT THROUGH INTERMATIC ET8200 SERIES OR APPROVED ASTRONOMICAL TIME CLOCK. CIRCUIT THROUGH LAUNDRY MODULAR PANEL. CONTRACTOR TO PROVIDE NEW 20 AMP BREAKER IN PANEL, PROVIDE (2) #12 CU THHN AND (1) #12 CU GRND IN $1\frac{1}{2}$ " CONDUIT. LOCATE TIME CLOCK IN NEMA 36 RATED ENCLOSURE ON EXTERIOR OF BUILDING, COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH IN. LABEL TIME CLOCK "EXTERIOR WALL PACK".
- 6 CONTRACTOR TO PROVIDE NEW FIXTURE ON EXISTING POLE, PER SCHEDULE. CIRCUIT THROUGH LAUNDRY BUILDING PANEL (2) #10 THHN (1) #10 GROUND IN $\frac{3}{4}$ " CONDUIT. AIM FIXTURE TO PROVIDE FULL COVERAGE OF NEW PARKING AREA, AND PREVENT LIGHT TRESPASS TO ADJOINING PROPERTY.
- 7 CONTRACTOR TO PROVIDE NEW FIXTURE PER SCHEDULE, PROVIDE FIXTURE WITH OCCUPANCY SENSOR, CIRCUIT WITH EXTERIOR FIXTURES AS SHOWN.
- 8 CONTRACTOR TO PROVIDE AND INSTALL EXTERIOR FIXTURE ON MODULAR BUILDING. BUILDING TO BE PRE-WIRED FOR FIXTURE.
- 9 CONTRACTOR TO REPLACE EXISTING FLOOD LIGHT WITH NEW FLOOD LIGHT PER SCHEDULE. EXISTING CIRCUIT AND SWITCHING TO REMAIN.



2 PARTIAL SITE PHOTOMETRIC PLAN

SCALE: NTS

NOTE: ADDITIONAL LIGHTING ON EXTERIOR OF EXISTING BUILDING NOT INCLUDED IN PARTIAL SITE PHOTOMETRIC PLAN.



1
E1.0

TRANSITIONAL TEMPORARY HOUSING SITE ELECTRICAL PLAN

SCALE: 1/16"=1'-0"

Luminaire Schedule					
Label	Manufacturer	Catalog Number	Description	Lamp	Wattage
A	Lithonia Lighting	RA06 LED P4 30K MVOLT BTS	BOLLARD	LED	19
B	Lithonia Lighting	ESFX2	LED FLOOD LIGHT WITH DAYLIGHT SENSOR	LED	55
C	Lithonia Lighting	ESFX5	LED FLOOD LIGHT WITH DAYLIGHT SENSOR	LED	340
D	Lithonia Lighting	OLCFM	LED CANOPY LIGHT WITH OCCUPANCY SENSOR	LED	120
ML	Lithonia Lighting	OLWP	LED WALL PACK WITH DUSK TO DAWN SENSOR	LED	18.5

* VERIFY DIAMETER, COLOR, FINISH AND MOUNTING HEIGHT WITH ARCHITECT PRIOR TO ORDERING.

GENERAL NOTES

CONTRACTOR TO VERIFY LOCATIONS OF EQUIPMENT AND DEVICES WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH IN.

CONTRACTOR TO FIELD VERIFY CIRCUIT LENGTHS PRIOR TO ROUGH IN OF CONDUITS AND CONDUCTORS, NOTIFY ENGINEER IF ANY CIRCUITS ARE LONGER THEN PROVIDED ON VOLTAGE DROP TABLE.

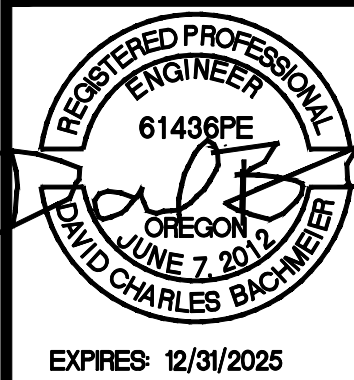
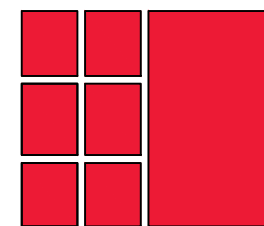
CONTRACTOR TO PROVIDE PERMANENT, TYPE WRITTEN PANEL SCHEDULES.

CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH PACIFIC POWER PRIOR TO ORDERING OR ROUGH IN OF ANY SERVICE EQUIPMENT.

CONTRACTOR TO REVIEW CBDC 17.335.040 AND 17.330.030 LIGHTING SECTIONS, VERIFY COMPLIANCE .

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REVISIONS

No.	Revision	Date

DECEMBER 2024

PROJECT NO: 24009

E1.0

MODULAR #1 ESTIMATED VOLTAGE DROP:

LOAD VOLTAGE: 208 VOLT SINGLE PHASE
CONDUCTOR SIZE: #2
CONDUCTOR TYPE: COPPER
NUMBER OF SETS: 1
DISTANCE: 200 FEET
LOAD: 80 AMPS

VOLTAGE DROP: 6.2 VOLTS
VOLTAGE DROP PERCENTAGE: 2.6%

MODULAR #5 ESTIMATED VOLTAGE DROP:

LOAD VOLTAGE: 240 VOLT SINGLE PHASE
CONDUCTOR SIZE: #3
CONDUCTOR TYPE: COPPER
NUMBER OF SETS: 1
DISTANCE: 130 FEET
LOAD: 80 AMPS

VOLTAGE DROP: 6.4 VOLTS
VOLTAGE DROP PERCENTAGE: 2.7%

MODULAR #2 ESTIMATED VOLTAGE DROP:

LOAD VOLTAGE: 208 VOLT SINGLE PHASE
CONDUCTOR SIZE: #2
CONDUCTOR TYPE: COPPER
NUMBER OF SETS: 1
DISTANCE: 200 FEET
LOAD: 80 AMPS

VOLTAGE DROP: 6.2 VOLTS
VOLTAGE DROP PERCENTAGE: 2.6%

MODULAR #6 ESTIMATED VOLTAGE DROP:

LOAD VOLTAGE: 240 VOLT SINGLE PHASE
CONDUCTOR SIZE: #3
CONDUCTOR TYPE: COPPER
NUMBER OF SETS: 1
DISTANCE: 100 FEET
LOAD: 80 AMPS

VOLTAGE DROP: 4.9 VOLTS
VOLTAGE DROP PERCENTAGE: 2.1%

MODULAR #3 ESTIMATED VOLTAGE DROP:

LOAD VOLTAGE: 240 VOLT SINGLE PHASE
CONDUCTOR SIZE: #3
CONDUCTOR TYPE: COPPER
NUMBER OF SETS: 1
DISTANCE: 130 FEET
LOAD: 80 AMPS

VOLTAGE DROP: 6.4 VOLTS
VOLTAGE DROP PERCENTAGE: 2.7%

MODULAR #7 ESTIMATED VOLTAGE DROP:

LOAD VOLTAGE: 240 VOLT SINGLE PHASE
CONDUCTOR SIZE: #3
CONDUCTOR TYPE: COPPER
NUMBER OF SETS: 1
DISTANCE: 80 FEET
LOAD: 80 AMPS

VOLTAGE DROP: 6.3 VOLTS
VOLTAGE DROP PERCENTAGE: 2.6%

MODULAR #4 ESTIMATED VOLTAGE DROP:

LOAD VOLTAGE: 240 VOLT SINGLE PHASE
CONDUCTOR SIZE: #3
CONDUCTOR TYPE: COPPER
NUMBER OF SETS: 1
DISTANCE: 130 FEET
LOAD: 80 AMPS

VOLTAGE DROP: 6.4 VOLTS
VOLTAGE DROP PERCENTAGE: 2.7%

MODULAR #8 ESTIMATED VOLTAGE DROP:

LOAD VOLTAGE: 240 VOLT SINGLE PHASE
CONDUCTOR SIZE: #3
CONDUCTOR TYPE: COPPER
NUMBER OF SETS: 1
DISTANCE: 100 FEET
LOAD: 80 AMPS

VOLTAGE DROP: 4.9 VOLTS
VOLTAGE DROP PERCENTAGE: 2.1%

MODULAR LAUNDRY ESTIMATED VOLTAGE DROP:

LOAD VOLTAGE: 240 VOLT SINGLE PHASE
CONDUCTOR SIZE: #3/0
CONDUCTOR TYPE: COPPER
NUMBER OF SETS: 1
DISTANCE: 150 FEET
LOAD: 180 AMPS

VOLTAGE DROP: 6.6 VOLTS
VOLTAGE DROP PERCENTAGE: 2.7%

PANEL: SITE PANEL	Panel Amperage: 800
Voltage & Phase: 120/240—1Ø	Panel A.I.C. Rating: 42kAIC
Mounting: Flush	Other: MCB /
Description	Brk Phase Brk Description
MODULAR 1	100/2 1 A 2 100/2 MODULAR 5
MODULAR 1	— 3 B 4 — MODULAR 5
MODULAR 2	100/2 5 A 6 100/2 MODULAR 6
MODULAR 2	— 7 B 8 — MODULAR 6
MODULAR 3	100/2 9 A 10 100/2 MODULAR 7
MODULAR 3	— 11 B 12 — MODULAR 7
MODULAR 4	100/2 13 A 14 200/2 LAUNDRY MODULAR
MODULAR 4	— 15 B 16 — LAUNDRY MODULAR
ADA MODULAR	100/2 17 A 18
ADA MODULAR	— 19 B 20
	21 A 22
	23 B 24

PANEL: LAUNDRY	Panel Amperage: 200
Voltage & Phase: 120/240—1Ø	Panel A.I.C. Rating: 22kAIC
Mounting: Flush	Other: MCB /
Description	Brk Phase Brk Description
HEATER	15/1 1 A 2 20/1 DRYER
HEATER	20/1 3 B 4 20/1 DRYER
HEATER	15/1 5 A 6 20/1 DRYER
WASHING MACHINE	20/1 7 B 8 15/1 GEN. LTS & REC
WASHING MACHINE	20/1 9 A 10 15/1 STORAGE LTS & REC
WASHING MACHINE	20/1 11 B 12
	13 A 14
	15 B 16
	17 A 18
	19 B 20

Load Codes	VA Load per Phase			Calculations		
	A	B	C	Total VA	Multiplier	VA Load
C = Cooling Only	0	0	0	0	0.00	0
E = Existing Load	0	0	0	0	1.25	0
R = Receptacles	0	0	0	0	0.65	0
K = Kitchen	0	0	0	0	1.00	0
L = Lighting	0	0	0	0	1.25	0
M = Motors	2800	2600	0	5400	1.00	5400
O = Other Load	1500	1500	0	3000	1.00	3000
R = Receptacles	800	800	0	1600	1.00	1600
Load Totals	5100	4900	0	10000	1.00	10000
Total VA Loads	5100	4900	0			
Load Balance	102.0%	98.0%	0.0%			
Total VA of Largest Motor on this Panel				0	0.25	0
VA Load This Panel						10000
Amperage This Panel Per Largest Phase VA						42.5

Load Codes	VA Load per Phase			Calculations		
	A	B	C	Total VA	Multiplier	VA Load
C = Cooling Only	0	0	0	0	0.00	0
E = Existing Load	0	0	0	0	1.25	0
H = Heating Only	0	0	0	0	0.65	0
K = Kitchen	0	0	0	0	1.00	0
L = Lighting	0	0	0	0	1.25	0
M = Motors	2800	2800	0	5400	1.00	5400
O = Other Load	27500	23500	0	51000	1.00	51000
R = Receptacles	27200	21400	0	48600	0.60	29160
Load Totals	57500	47500	0	105000	0.82	85700
Total VA Loads	46698	39002	0			
Load Balance	109.0%	91.0%	0.0%			
Total VA of Largest Motor on this Panel				0	0.25	0
VA Load This Panel						85700
Amperage This Panel Per Largest Phase VA						389.2

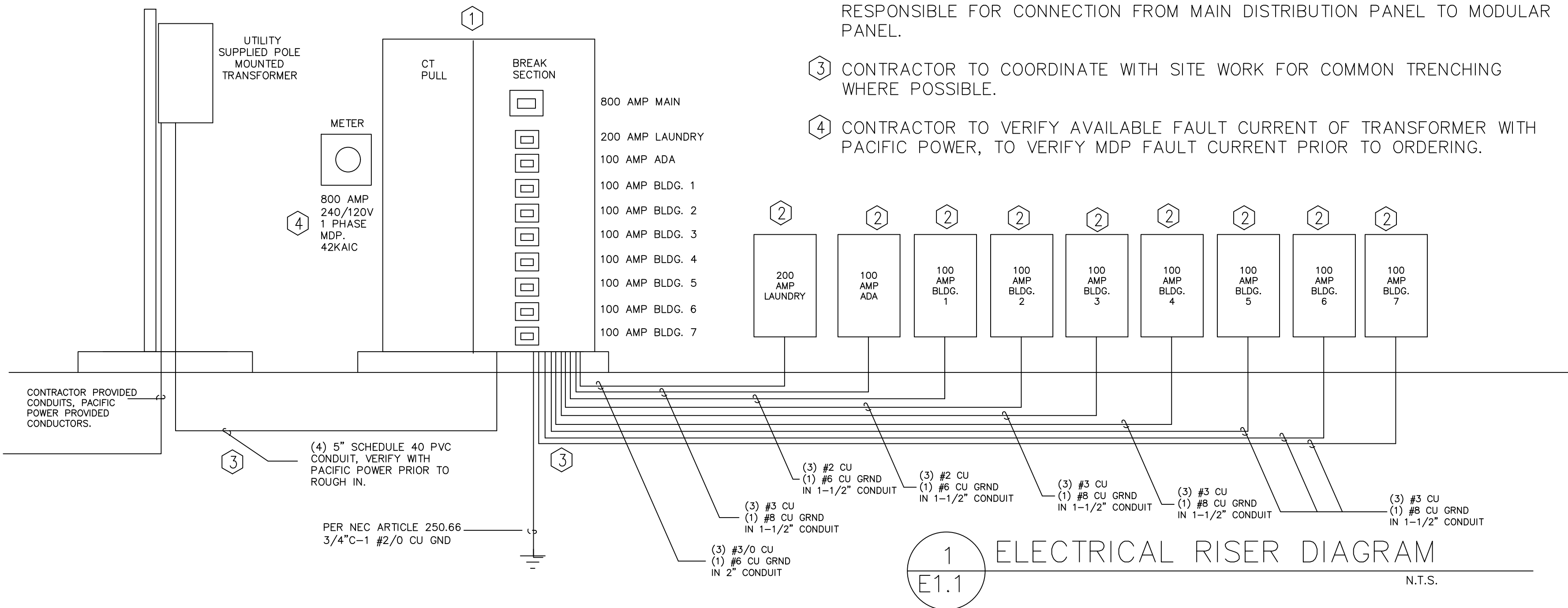
METER BASES AND PANEL BOARDS:

PANEL BOARDS TO BE EATON OR APPROVED, TYPE 4X ENCLOSURE, 304 STAINLESS STEEL: WPRL42473—XN, SERVICE ENTRANCE PANEL, SURFACE MOUNTED.

METER BASES TO BE EATON OR APPROVED, CT RATED WITH TEST SWITCH BYPASS PROVISION, STAINLESS STEEL ENCLOSURE, SURFACE MOUNT. MEETING PACIFIC POWER REQUIREMENTS.

E1.1 ELECTRICAL SHEET NOTES

- MAIN SWITCHBOARD TO BE 800 AMP, 240/120 VOLT, 1 PHASE WITH REMOTE METER SOCKET MEETING EUSER 339. PROVIDE CT CAN MEETING EUSER 332, VERIFY WITH PACIFIC POWER PRIOR TO ORDERING EQUIPMENT. PROVIDE ARC FLASH MITIGATION ON BREAKERS AS REQUIRED BY NEC ARTICLE 240.87.
- PANELS PROVIDED BY MODULAR SUPPLIER, CONTRACTOR TO REVIEW MODULAR CUT SHEETS FOR LOCATION OF PANELS IN MODULAR. CONTRACTOR RESPONSIBLE FOR CONNECTION FROM MAIN DISTRIBUTION PANEL TO MODULAR PANEL.
- CONTRACTOR TO COORDINATE WITH SITE WORK FOR COMMON TRENCHING WHERE POSSIBLE.
- CONTRACTOR TO VERIFY AVAILABLE FAULT CURRENT OF TRANSFORMER WITH PACIFIC POWER, TO VERIFY MDP FAULT CURRENT PRIOR TO ORDERING.



NOTE: CONTRACTOR TO PROVIDE VOLTAGE DROP CALCULATIONS IF SUBSTITUTING ALUMINUM CONDUCTORS AND VERIFY BREAKER LUGS TO SUPPORT SIZE.

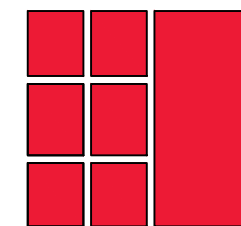
MODULAR PANELS PROVIDED BY MODULAR SUPPLIER:

PANEL: MODULAR	Panel Amperage: 100
Voltage & Phase: 120/240—1Ø	Panel A.I.C. Rating: 22kAIC
Mounting: Flush	Other: MCB /
Description	Brk Phase Brk Description
HEATER	15/1 1 A 2 20/1 KITCHEN RECEPTACLES
HEATER	15/1 3 B 4 20/1 KITCHEN RECEPTACLES
HEATER	15/1 5 A 6 20/1 KITCHEN RECEPTACLES
BATHROOM RECEPTACLE	20/1 7 B 8 15/1 LIVING AREA GEN. LTS & REC
WATER HEATER	30/2 9 A 10 20/1 MICROWAVE
WATER HEATER	— 11 B 12 15/1 LIVING AREA GEN. LTS & REC
	13 A 14
	15 B 16
	17 A 18
	19 B 20

Load Codes	VA Load per Phase			Calculations		
	A	B	C	Total VA	Multiplier	VA Load
C = Cooling Only	0	0	0	0	0.00	0
E = Existing Load	0	0	0	0	1.25	0
R = Receptacles	0	0	0	0	0.65	0
K = Kitchen	0	0	0	0	1.00	0
L = Lighting	0	0	0	0	1.25	0
M = Motors	0	0	0	0	1.00	0
O = Other Load	3250	2750	0	6000	1.00	6000
R = Receptacles	3300	2575	0	5875	1.00	5875
Load Totals	6550	5325	0	11875	1.00	11875
Total VA Loads	6550	5325	0			
Load Balance	110.3%	89.7%	0.0%			
Total VA of Largest Motor on this Panel				0	0.25	0
VA Load This Panel						11875
Amperage This Panel Per Largest Phase VA						54.6

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E1.1