

PRE-APPLICATION MEETING NOTICE



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone (503) 988 - 3043

MEETING #: PA-2023-0003

APPLICANT: Tammy Hamilton

LOCATION: 11499 NE McLoughlin Pkwy

Property ID # R946020090

Map, Tax lot: 1N6E02B-00100

Alt. Acct. # R323214

BASE ZONE: Gorge General Residential (GGR-2)

OVERLAYS: none

KEY VIEWING AREAS: Beacon Rock, Cape Horn, Columbia River, Historic Columbia River Hwy (HRCH), Interstate Hwy – 84 (I-84), Pacific Crest, State Route – 14 (SR-14)

LANDSCAPE SETTING: Rural Residential / Coniferous Woodlands

PROPOSAL: A Pre-Application Meeting is to be held on the date below to discuss the applicable Multnomah County Land Use Code, Comprehensive Plan Policies, and application requirements for a Conditional Use for a Wireless Telecommunication Facility within the Gorge General Residential – 2 (GGR-2) zone.

MEETING TIME AND PLACE

December 21, 2023 at 10:30 am

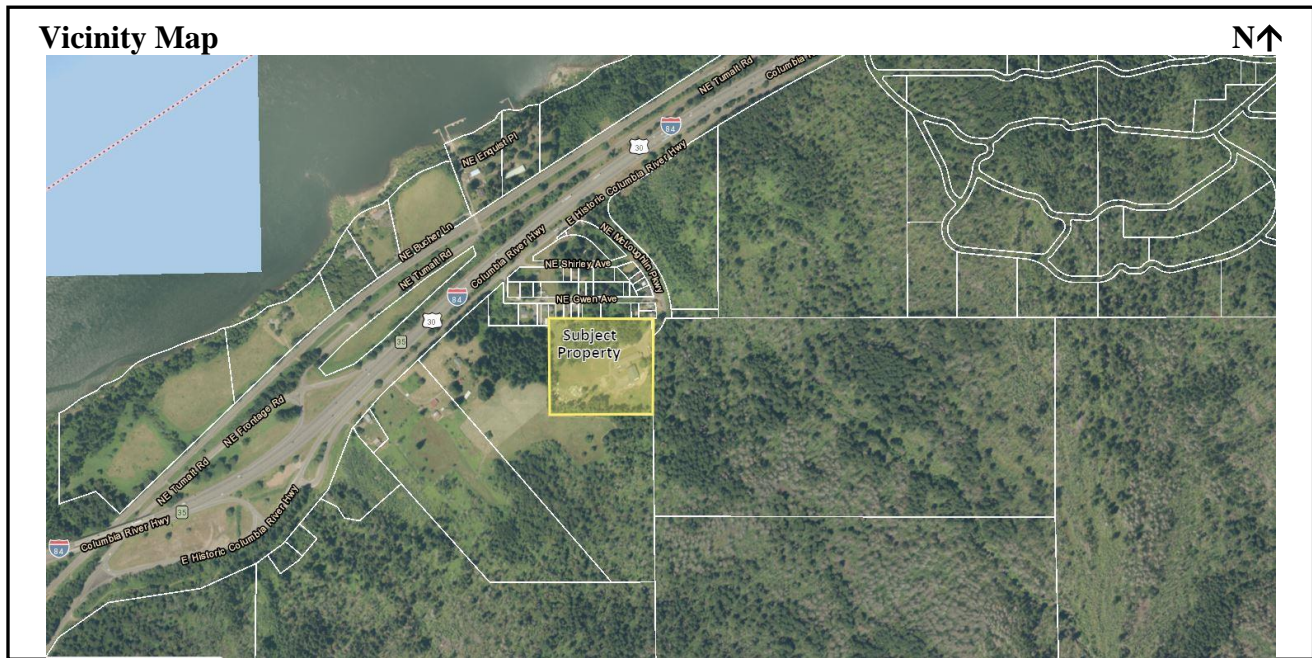
The referenced pre-application meeting is an Informational Meeting and is not a Public Hearing. The meeting will be held virtually via the Google Meet platform.

This meeting will be open to the public. Interested parties may contact our office to register for this event. Please provide your name, phone number, and email address either by phone to 503-988-3043 or by email to lup-hearings@multco.us **no later than 12:00 PM on Wednesday, December 20, 2023.**

CONTACT: For further information regarding the meeting, contact Marisol Cervantes at (503)-988-9452 or at Marisol.Cervantes@multco.us. The notes from this meeting can be obtained by attending the meeting or by contacting the Planner after the meeting date.

- **The following is for informational purposes only. No approvals or conclusions have been drawn about this project. Until such time as the necessary Land Use Applications are**

submitted and reviewed, no decisions will be or have been made regarding the project's compliance with the land use regulations of Multnomah County.



Outline of the Pre-Application Meeting's Purpose and Process

1. Meeting Purpose:

- The Pre-Application meeting is to provide information to an applicant for a land use action that will assist them in completing the application.
- The objectives of the meeting are to clarify the proposal, inform the applicant of the applicable procedures and approval criteria, and to identify all known issues.
- A Pre-Application meeting is a standard requirement for all applications that require a public hearing.

2. Meeting Structure:

- This is not a public hearing and no decisions will be made. The meeting is meant to inform the applicant and other parties of the applicable code criteria.
- The Multnomah County planning staff will be responsible for conducting the meeting.
- The applicant will be responsible for explaining their proposal. This explanation serves to inform the public of the proposed project details and is an opportunity to share relevant information with their neighbors.
- Planning staff will be responsible for reviewing the applicable procedures and approval criteria and to identify all known issues.
- A limited amount of time will be reserved at the end of the meeting for the public to ask questions about the proposal from either the applicant or planning staff.

3. Other Opportunities for Review:

- If you are interested in the proposal and are unable to attend the Pre-Application meeting, you may review the Pre-Application materials by contacting the Planner noted on the first page. Paper copies of the materials may be purchased at the rate of \$0.40/page by contacting the case planner
- If the applicant chooses to submit a formal application, you will receive a notice announcing the date, time, and place for the Public Hearing once it has been scheduled. Failure to participate at the Pre-Application meeting will not preclude your involvement at the first scheduled hearing on the land use application.

Notwithstanding any representations by County staff at a Pre-Application meeting, staff is not authorized to waive any requirements of Multnomah County Code (MCC). Any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the County of any standard or requirement. [MCC 38.0570(C)]

Enclosures:

Site Plan

Building/Floor Plan

Building Elevations

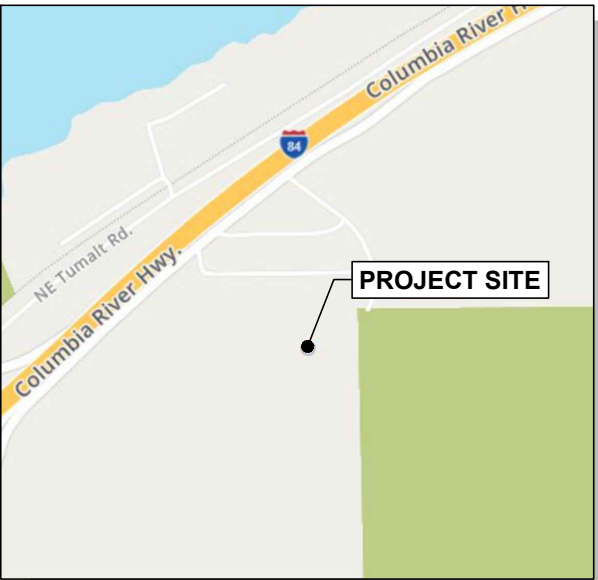
POR
TUMALT

11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104



VERTICAL BRIDGE SITE # US-OR-5099

VICINITY MAP



AREA MAP



DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE - PORTLAND, OR:
HEAD SOUTHWEST ON NE 122ND AVE TOWARD NE WHITAKER WAY. TURN LEFT ONTO I-84 E / US-30 E TOWARD HOOD RIVER / TROUTDALE / I-84 EAST / US-30 EAST. TAKE THE RAMP ON THE LEFT FOR I-84 E / US-30 E. AT EXIT 35, HEAD RIGHT ON THE RAMP FOR HISTORIC RTE-30 TOWARD AINSWORTH / STATE PARK. TURN LEFT ONTO E HISTORIC COLUMBIA RIVER HWY TOWARD DODSON / HOOD RIVER / WARRENDALE. TURN RIGHT ONTO NE FRONTAGE RD TOWARD DODSON. TURN RIGHT ONTO NE MCLOUGHLIN PKWY. FOLLOW ROAD TO THE END. THROUGH LOCKED SWING GATE. SITE IS NORTH OF ABANDON SCHOOL.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

WASHINGTON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:
2018 IBC, STANDARDS AND AMENDMENTS - WAC 51-50
2018 IMC, STANDARDS AND AMENDMENTS - WAC 51-52
2018 IF, STANDARDS AND AMENDMENTS - WAC 51-54
2018 UPC, STANDARDS AND AMENDMENTS - WAC 51-56
2020 NATIONAL ELECTRICAL CODE - WAC 296-46B
2018 INTERNATIONAL FUEL GAS CODE
2018 WASHINGTON STATE ENERGY CODE - WAC 51-11C

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

PROJECT CONTACT LIST

PROPERTY OWNER:

AGNES HEUKER
PO BOX 1
CASCADE LOCKS, OR 97104

TOWER OWNER:

VERTICAL BRIDGE VBTS, LLC
750 PARK OF COMMERCE DRIVE,
SUITE 200
BOCA RATON, FL 33487
STEVE HEDGES
PHONE: (773) 988-1715
shedges@verticalbridge.com

IMPLEMENTATION CONTACT:

GREG BAKER
VERIZON WIRELESS
12730 E MIRIBEAU PARKWAY, SUITE 500
SPOKANE, WA 99216
PHONE: (503) 307-0035
greg.baker@verizonwireless.com

SITE ACQUISITION:

SARAH BLANCHARD
ACOM CONSULTING, INC
5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (503) 310-5538
sarah.blanchard@acomconsultinginc.com

STRUCTURAL ENGINEER:

ROGER T. ALWORTH, S.E.
VECTOR STRUCTURAL ENGINEERING
651 W GALENA PARK BLVD, SUITE 101
DRAPER, UT 84020
PHONE: 801.990.1775

APPLICANT:

VERTICAL BRIDGE VBTS, LLC
750 PARK OF COMMERCE DRIVE,
SUITE 200
BOCA RATON, FL 33487
STEVE HEDGES
PHONE: (773) 988-1715
shedges@verticalbridge.com

CO-APPLICANT:

CELLCO PARTNERSHIP
(d/b/a VERIZON WIRELESS)
5430 NE 122ND AVENUE
PORTLAND, OR 97230

A&E CONSULTANT:

RICK MATTESON
ACOM CONSULTING, INC
5200 SW MEADOWS RD
SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (425) 209-6723
rick.matteson@acomconsultinginc.com

ZONING / PERMITTING:

TAMMY HAMILTON
ACOM CONSULTING, INC
5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (206) 499-4878
tammy.hamilton@acomconsultinginc.com

ELECTRICAL ENGINEER:

DEAN P. LEVORSEN, PE
VECTOR STRUCTURAL ENGINEERING
651 W GALENA PARK BLVD, SUITE 101
DRAPER, UT 84020
PHONE: 801.990.1775

PROJECT INFORMATION

CODE INFORMATION:

JURISDICTION: MULTNOMAH COUNTY
ZONING CLASSIFICATION: GGR2 (RESIDENTIAL)
CONSTRUCTION TYPE: II-B
OCCUPANCY: UTILITY
PROPOSED BUILDING USE: TELECOM

SITE LOCATION (NAVD88):

GROUND ELEVATION: 153.8' AMSL
STRUCTURE HEIGHT: ±135.0' (TOP OF MONOPINE POLE)
±140.0' (OVERALL STRUCTURE HEIGHT)

GEODETIC COORDINATES (NAD83):

LATITUDE: 45.604217° (45° 36' 15.18" N)
LONGITUDE: -122.034586° (122° 02' 04.51" W)

LEASE AREA SIZE:

2,500 S.F. (V.B.), 300 S.F. (VZW)

PARCEL SIZE:

10.0 ACRES (TOTAL)

PARCEL NUMBER:

IN6E02B-00100

DRAWING INDEX

T-1	COVER SHEET
T-2	GENERAL NOTES AND SYMBOLS
T-3	GENERAL STRUCTURAL NOTES
LS 1 - 3	TOPOGRAPHICAL SURVEYS
A-1	PROPOSED OVERALL SITE PLAN
A-2	PROPOSED ENLARGED SITE PLAN
A-2.1	PROPOSED EQUIPMENT PLAN
A-3	PROPOSED EAST & SOUTH ELEVATIONS
A-4	CONSTRUCTION DETAILS
A-5	FOUNDATION DETAILS
A-6	FENCE & SPORTS NETTING DETAILS
A-7	GENERATOR SPECIFICATIONS
A-8	CONSTRUCTION DETAILS
A-9	SIGNAGE INFORMATION
A-9.1	SIGNAGE INFORMATION
RF-1	PROPOSED ANTENNA CONFIGURATION
RF-2	MOUNTING DETAILS
RF-3	RF EQUIPMENT
RF-4	PROPOSED IT DIAGRAM
E-1	GENERAL ELECTRICAL NOTES
E-2	ONE-LINE DIAGRAMS & PANEL SCHEDULE
E-3	ELECTRICAL SITE PLAN
E-4	ELECTRICAL GROUNDING PLAN
E-5	GROUNDING DETAILS

SCOPE OF WORK

VERIZON WIRELESS PROPOSES TO INSTALL RADIO EQUIPMENT AND DIESEL GENERATOR ON A CONCRETE SLAB WITHIN A NEW 50' x 50' VERTICAL BRIDGE FENCED WIRELESS FACILITY WITH 12' WIDE GRAVEL ACCESS ROAD. PROPOSED INSTALLATION OF (6) PANEL ANTENNAS AND ANCILLARY EQUIPMENT ON AN ANTENNA MOUNT ATTACHED TO A NEW ±135.0' MONOPINE POLE.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

NO.	DATE	DRAWN	REVISION
A	02/14/23	ZP	90% PCD REVIEW
B	03/09/23	KH	CLIENT COMMENT
C	04/24/23	KM	CLIENT COMMENT

CLIENT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



POR
TUMALT

11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

COVER SHEET

T-1

GENERAL NOTES

1.

WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.

2.

ACOM HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIAL, INCLUDING, BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. ACOM DOES NOT ACCEPT RESPONSIBILITY FOR THE INDEMNIFICATION, THE REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE OWNER IN WRITING.

3.

ALL MATERIAL FURNISHED UNDER THIS CONTRACT SHALL BE PROPOSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN SAID PERIOD OF TIME OR FOR ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE ENTIRE PROJECT, WHICHEVER IS GREATER.

4.

THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND UTILITIES AT THE JOB SITE BEFORE WORK IS STARTED. NO CLAIMS FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.

5.

THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.

6.

THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.

7.

THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.

8.

DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTER LINE OF ELEMENTS, UNLESS NOTED OTHERWISE. CRITICAL DIMENSIONS SHALL BE VERIFIED AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES.

9.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN EXISTING CONDITION.

10.

THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.

11.

THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.

12.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES AROUND THE PROJECT. THE CONSULTANT SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.

13.

WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.

14.

WHERE PROPOSED PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.

15.

THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, OR OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL MODIFICATIONS. WHERE THE EXISTING CONSTRUCTION DOORS, PARTITIONS, CEILING, ETC., ARE TO BE REMOVED, MODIFIED, OR REARRANGED OR WHERE THE EXPOSED OR HIDDEN MECHANICAL, ELECTRICAL, SYSTEMS ARE ADDED OR MODIFIED, THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS WALLS AND CEILINGS. WHERE CONCRETE MASONRY CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL TOOTH IN ALL PROPOSED CONSTRUCTION TO MATCH THE EXISTING BOND. WHERE CONCRETE CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL VERIFY THE EXACT DETAILS TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE COVERED UNDER THE GENERAL CONTRACT.

16.

VERIFY ALL EXISTING DIMENSIONS PRIOR TO PERFORMING WORK.

17.

VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.

18.

IN RAWLAND CONDITIONS, TOWER FOUNDATION STRUCTURAL STEEL TO BE GROUNDED PRIOR TO CONCRETE POUR. TOWER FOUNDATION STRUCTURAL STEEL TO BE CONNECTED TO PERMANENT GROUND ROD PRIOR TO TOWER ERECTION. TOWER GROUND MUST BE MAINTAINED AT ALL TIMES.

19.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL POWER IMMEDIATELY UPON AWARD OF CONTRACT. THE GENERAL CONTRACTOR IS REQUIRED TO KEEP ALL DOCUMENTATION RECEIVED FROM THE POWER COMPANY, ACKNOWLEDGING APPLICATION FOR POWER, WRITTEN AND VERBAL DISCUSSIONS WITH THE POWER COMPANY, ETC.

20.

THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.

21.

IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNER'S REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.

22.

IF THE GENERAL CONTRACTOR FAILS TO TAKE NECESSARY MEASURES AS DESCRIBED IN NOTES 19, 20 AND 21 ABOVE, THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY GENERATOR AT NO COST TO THE OWNER.

23.

PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.

24.

IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.

25.

IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.

26.

THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

LINE/ANTENNA NOTES

1.

ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIA. BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE PLANE. ALL EXPOSED FASTENERS, NUTS, AND WASHERS SHALL BE GALVANIZED OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.

2.

NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY MAGNETIC NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.

3.

PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.

4.

THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS.

5.

MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS TO BE A MIN. OF 8" RADIUS.

6.

FOR GROUNDING TO BUILDING FRAME AND HATCH PLATE GROUND BARS. USE A TWO-BOLT HOLE NEMA DRILLED CONNECTOR SUCH AS T&B 32007 OR APPROVED EQUAL.

7.

FOR ALL EXTERNAL GROUND CONNECTIONS, CLAMPS AND CADWELDS, APPLY A LIBERAL PROTECTIVE COATING OR AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORN CHEMICAL COMPANY.

8.

REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY THERMO-WELDING. USE ERICO T-319 GALVANIZING BAR/COLD GALVANIZING PAINT.

9.

SEAL ALL CONDUIT PENETRATIONS INTO MODULAR BUILDING WITH A SILICONE SEALANT AND ALL CONDUIT OPENINGS.

10.

ANTENNAS AND COAX TO BE PROVIDED BY VERIZON WIRELESS, CONTRACTOR TO COORDINATE DELIVERY.

PROJECT INFORMATION

1.

THIS IS AN UNMANNED FACILITY AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.

2.

VERIZON WIRELESS CERTIFIES THAT THIS TELEPHONE EQUIPMENT FACILITY WILL BE SERVICED ONLY BY VERIZON WIRELESS EMPLOYEE SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY. THIS FACILITY IS UNOCCUPIED AND NOT DESIGNED FOR HUMAN OCCUPANCY THUS IT IS NOT OPEN TO THE PUBLIC.

3.

THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.

4.

NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.

5.

NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.

6.

NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.

7.

VERIZON WIRELESS MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

LEGEND

ABBREVIATIONS:

(E) EXISTING

(P) PROPOSED

BUILDING/WALL/DETAIL SECTION:

DETAIL NUMBER

X

X-X

SHEET NUMBER

WHERE DETAILED

REFERENCE:

DETAIL NUMBER

X

X-X

REFERENCED

DRAWING

LARGE SCALE DETAIL:

DETAIL NUMBER

X

X-X

REFERENCED

DRAWING

ELEVATION REFERENCE:

DETAIL NUMBER

X

X-X

REFERENCED

DRAWING

IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. ACOM CONSULTING CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF PROJECT. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.

NO.

DATE

DRAWN

REVISION

A

02/14/23

ZP

90% PCD REVIEW

B

03/09/23

KH

CLIENT COMMENT

C

04/24/23

KM

CLIENT COMMENT

CLIENT:

verizon

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

Acom

CONSULTING, INC

vertical

bridge

VECTOR

ENGINEERS

POR

TUMALT

11499 NE MCLOUGHLIN PKWY

CASCADE LOCKS, OR 97104

GENERAL NOTES

AND SYMBOLS

T-2

GENERAL STRUCTURAL NOTES		STRUCTURAL STEEL		8. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.	
1. CONTRACTOR SHALL FIELD VERIFY SITE OR LAYOUT RESTRICTIONS, SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF VECTOR STRUCTURAL ENGINEERING, LLC PRIOR TO BEGINNING PROJECT. ALL WORK SHALL BE PERFORMED USING ACCEPTED CONSTRUCTION PRACTICES. 2. NO FIELD MODIFICATIONS MAY BE MADE WITHOUT EXPRESS WRITTEN CONSENT FROM THE ENGINEER OF RECORD. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE IF ALTERATIONS AND/OR ADDITIONS ARE MADE TO THE DESIGN AS SHOWN IN THESE DRAWINGS. 3. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL CODES, REGULATIONS, AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS. 4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK TO THE BEST OF HIS/HER ABILITY AND SKILL. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. 5. THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING SAME, WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, FORMWORK, ETC., AND SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL ORDINANCES AND CODES, IN ORDER TO SAFELY EXECUTE ALL STAGES OF WORK TO COMPLETE THIS PROJECT. 6. IT IS THE INTENT OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION OF THE STRUCTURE SHOWN. 7. CONTRACTOR ASSUMES RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS. 8. CONTRACTOR TO HOLD ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. 9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN. THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK ON THIS PROJECT. 10. WEATHER PROOFING AND/OR FLASHING TO BE PROVIDED BY CONTRACTOR AS REQUIRED. 11. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ARCHITECT/ ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED. 12. THESE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND PEDESTRIANS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ ENGINEER SHALL NOT INCLUDE INSPECTION OF SUCH ITEMS. 13. ALL STRUCTURAL MEMBERS, HARDWARE, & FASTENERS TO BE STEEL, U.N.O. 14. CONTRACTOR TO VERIFY SUITABILITY OF EQUIPMENT AND CLIENT TOLERANCE FOR ANTICIPATED DIFFERENTIAL MOVEMENT OF STRUCTURES DUE TO FROST HEAVE, SETTLEMENT, AND OTHER FACTORS. 15. ALL ASPECTS OF THE EXISTING STRUCTURE ARE ASSUMED TO BE IN GOOD CONDITION, FREE FROM DAMAGE OR DETERIORATION. CONTRACTOR TO VERIFY CONDITION OF STRUCTURE AND INFORM VECTOR OF ANY DAMAGED STRUCTURAL MEMBERS.		1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH ASTM AS INDICATED BELOW: WIDE FLANGE: ASTM A992 GR. 50 RECT/SQ. HSS: ASTM A500 GR B (46 ksi) PIPE: ASTM A53 GR. B ANGLES, CHANNELS, PLATES: ASTM A36 STEEL TO STEEL BOLTS ASTM F3125 GR. A325N BOLTS FOR GRATING CLIPS: ASTM A307 SCREWS: SAE GR. 5 (OR EQUIVALENT) PLATES: ASTM A36 2. ALL STEEL SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM F2329. FIELD MODIFICATIONS ARE TO BE COATED WITH ZINC ENRICHED PAINT. 3. ALL WELDING TO BE PERFORMED USING E70XX ELECTRODES AND SHALL CONFORM TO AISC. WHERE FILLET WELDS SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC MANUAL OF STEEL CONSTRUCTION. PAINTED SURFACES SHALL BE TOUCHED UP. ALL WELDING SHALL BE PERFORMED IN AN APPROVED SHOP BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS D1.1. NO FIELD WELDING PERMITTED. 4. ALL STRUCTURAL BOLTS SHALL BE TIGHTENED PER THE "TURN OF THE NUT" METHOD AS DEFINED BY AISC. HOLES TO RECEIVE BOLTS SHALL BE 1/16" LARGER THAN NOMINAL BOLT DIAMETER, U.N.O.		9. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING THAT MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. 10. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED. 11. PRECAST CONCRETE SHALL BE FABRICATED IN AN APPROVED SHOP IN A PLANT CONTROLLED ENVIRONMENT. REINFORCEMENT SPECIFIED IS MINIMUM ONLY. DESIGN AND VERIFICATION OF PRECAST MEMBERS, INCLUDING EMBEDS, FOR LOADS TO DUE LIFTING AND TRANSPORTATION IS THE RESPONSIBILITY OF THE PRECASTER. 12. MODULUS OF ELASTICITY OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-460, SHALL BE AT LEAST THE VALUE GIVEN BY THE EQUATIONS IN SECTION 8.5.1 OF ACI 318 FOR THE SPECIFIED 28-DAY STRENGTH. 13. SHRINKAGE OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-157, SHALL NOT EXCEED 0.0004 INCHES/INCH. 14. CONCRETE PLACED IN COLD WEATHER CONDITIONS SHALL BE IN ACCORDANCE WITH ACI 306 (LATEST EDITION)	
		SPECIAL INSPECTION		REINFORCING STEEL	
		1. CONTRACTOR SHALL PROVIDE REQUIRED SPECIAL INSPECTIONS PERFORMED BY AN INDEPENDENT INSPECTOR, APPROVED BY CARRIER AND THE GOVERNING JURISDICTION, AS REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING: A. PERIODIC THIRD PARTY SPECIAL INSPECTIONS SHALL BE REQUIRED FOR THE FOLLOWING: A.A. PERIODIC FOR HIGH STRENGTH (A325 AND A490) BOLT INSTALLATIONS, IF UTILIZED A.B. PERIODIC SPECIAL INSPECTION OF CONCRETE FORMS AND CONCRETE AND REINFORCEMENT PLACEMENT A.C. CONTINUOUS FOR ALL RETROFIT ANCHORS IN CONCRETE 2. PROVIDE SPECIAL INSPECTIONS FOR OTHER ITEMS NOTED ON DRAWINGS TO CONFIRM COMPLIANCE WITH CONTRACT DOCUMENTS. 3. STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. 4. SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL. 5. THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THE REPORT TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL. 6. STRUCTURAL OBSERVATION NOT REQUIRED.		1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60. 2. ALL REINFORCING BAR BENDS SHALL BE MADE COLD 3. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE FULL MESH AND ONE HALF, WHICH EVER IS GREATER. 4. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE. 5. REBAR SPLICES ARE TO BE: CLASS "B" 6. REINFORCING SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS. 7. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY.	
DESIGN CRITERIA		CONCRETE		POST-INSTALLED ANCHORS	
1. THE DESIGN CRITERIA FOR THIS STRUCTURE IS AS FOLLOWS: A. STANDARDS AND DESIGN CODES: BUILDING CODE: INTERNATIONAL BUILDING CODE, 2012 EDITION (2012 IBC) B. FOUNDATION ANALYSIS/DESIGN IS BY OTHERS AND IS TO BE BASED ON SITE-SPECIFIC GEOTECHNICAL RECOMMENDATIONS OR CODE PRESCRIBED PRESUMPTIVE SOIL PARAMETERS AS APPROVED BY THE JURISDICTION		1. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS. 2. REINFORCED CONCRETE DESIGN IS BY THE "ULTIMATE STRENGTH DESIGN METHOD", ACI 318-(LATEST EDITION) 3. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND TYPES: LOCATION IN STRUCTURE STRENGTH PSI GRADE BEAMS 3000 FOOTINGS 3000 4. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL WITH THE FOLLOWING REQUIREMENTS: a. COMPRESSIVE STRENGTH AT AGE 28 DAYS AS SPECIFIED ABOVE. b. LARGE AGGREGATE-HARDROCK, ¾" MAXIMUM SIZE CONFORMING TO ASTM C-33 c. CEMENT-ASTM C-150, TYPE TYPE II PORTLAND CEMENT d. MAXIMUM SLUMP 5-INCHES, MAX WATER CEMENT RATIO: 0.45 e. AIR ENTRAINING AGENT TO BE USED FOR CONCRETE EXPOSED TO FREEZING TEMPERATURES. TOTAL AIR CONTENT TO BE 6% f. NO ADMIXTURES, EXCEPT FOR ENTRAINED AIR, AND AS APPROVED BY THE ENGINEER. 5. CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C-94 6. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 514 AND PROJECT SPECIFICATIONS. 7. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS: CONCRETE POURED DIRECTLY AGAINST EARTH - 3 INCHES CLEAR, STRUCTURAL SLABS - 3/4 INCHES CLEAR (TOP AND BOTTOM), FORMED CONCRETE WITH EARTH BACK FILL - 2 INCHES CLEAR. CLEAR COVER FOR ALL REINFORCEMENT IN PRECAST CONCRETE MEMBERS FABRICATED IN A PLANT CONTROLLED ENVIRONMENT TO BE 1-1/2" MIN. FOR UP TO # 4 REINFORCING BARS, UNLESS NOTED OTHERWISE.		1. USE, INSTALLATION, EMBEDMENT DEPTH, AND DIAMETER OF EXPANSION/WEDGE OR ADHESIVE ANCHORS IN HARDENED CONCRETE OR CMU SHALL CONFORM TO ICC REPORT & MANUFACTURER'S RECOMMENDATIONS. 2. MAINTAIN CRITICAL EDGE DISTANCE SPECIFIED IN ICC REPORT AS A MINIMUM, U.N.O. IN THESE DRAWINGS 3. LOCATE AND AVOID CUTTING EXISTING REBAR OR TENDONS WHEN DRILLING HOLES IN ELEVATED CONCRETE SLABS, CONCRETE WALLS, OR CMU.	
		POR TUMALT 11499 NE MCLOUGHLIN PKWY CASCADE LOCKS, OR 97104			
		GENERAL STRUCTURAL NOTES			
		T-3			

POSITION OF GEODETIC COORDINATES
LATITUDE 45° 36' 15.18" (45.604217°) NORTH (NAD83)
LONGITUDE 122° 02' 04.51" (122.034586°) WEST (NAD83)
GROUND ELEVATION @ 153.8' (NAVD88)

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 2, FROM WHICH A REBAR WITH A CAP AT THE SOUTHEAST CORNER OF DEED DOCUMENT NO. 2002-026477 BEARS SOUTH 00°43'16" WEST, 630.39 FEET AS SHOWN ON PARTITION PLAT 2006-011, RECORDS OF THE COUNTY OF MULTNOMAH AND STATE OF OREGON; THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE EASTERLY LINE OF SAID SECTION, SOUTH 00°43'16" WEST, 164.96 FEET; THENCE DEPARTING SAID LINE, NORTH 89°02'16" WEST, 300.93 FEET; TO THE POINT OF BEGINNING;

THENCE NORTH 89°02'16" WEST, 50.00 FEET;
THENCE NORTH 00°57'44" EAST, 50.00 FEET;
THENCE SOUTH 89°02'16" EAST, 50.00 FEET;
THENCE SOUTH 00°57'44" WEST, 50.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 2,500 SQUARE FEET (0.06 ACRES) OF LAND, MORE OR LESS.

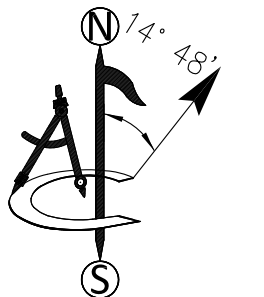
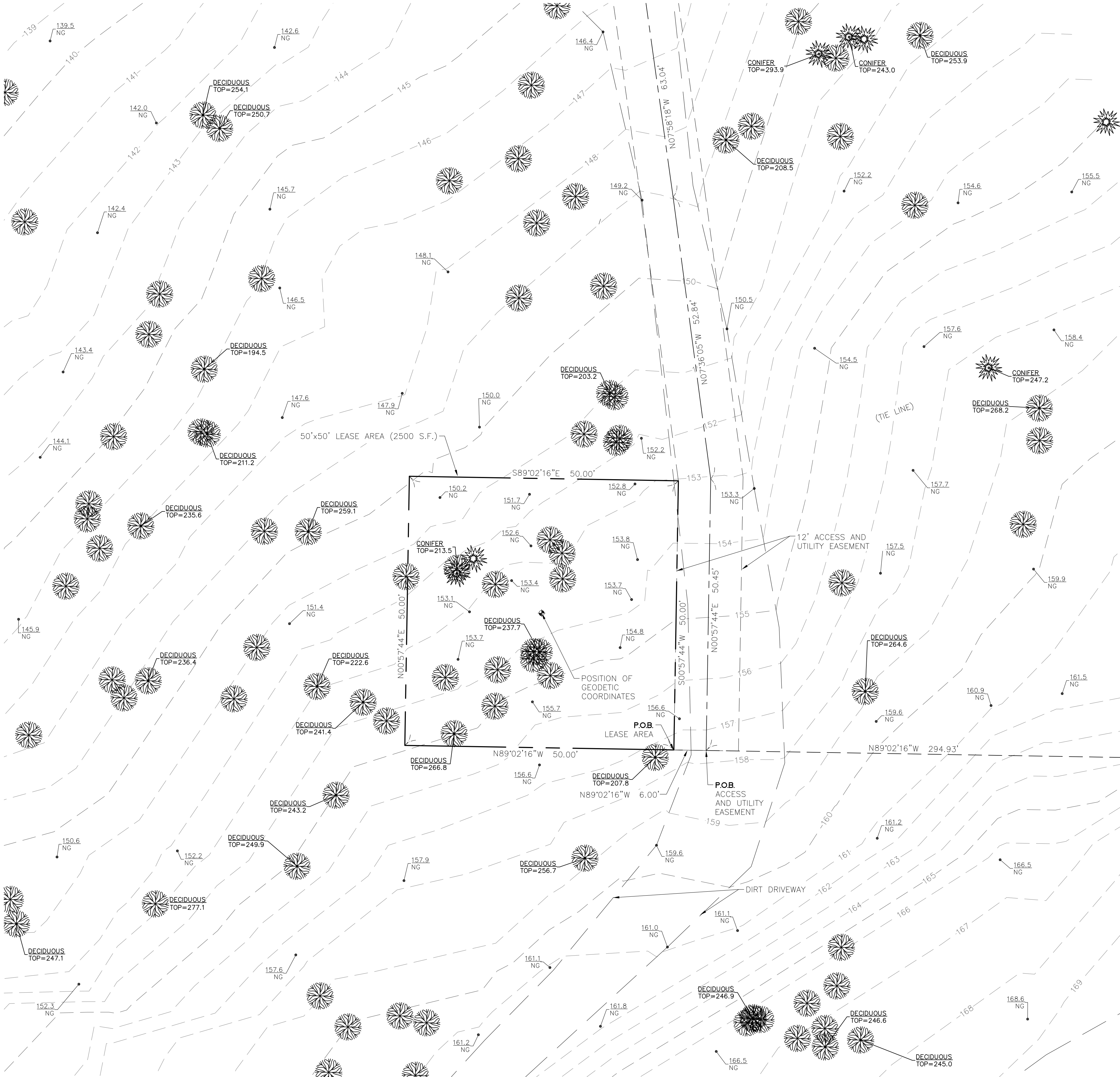
ACCESS AND UTILITY LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN AND ALSO A PORTION OF LOTS 14, 15, 16, AND 17 OF BLOOK 3, BONNIE PARK, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, AND BEING A 12.00 FOOT WIDE STRIP OF LAND LYING 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

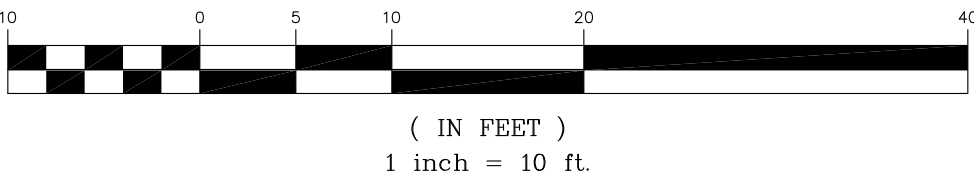
COMMENCING AT A FOUND BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 2, FROM WHICH A REBAR WITH A CAP AT THE SOUTHEAST CORNER OF DEED DOCUMENT NO. 2002-026477 BEARS SOUTH 00°43'16" WEST, 630.39 FEET AS SHOWN ON PARTITION PLAT 2006-011, RECORDS OF THE COUNTY OF MULTNOMAH AND STATE OF OREGON; THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE EASTERLY LINE OF SAID SECTION, SOUTH 00°43'16" WEST, 164.96 FEET; THENCE DEPARTING SAID LINE, NORTH 89°02'16" WEST, 294.93 FEET; TO THE POINT OF BEGINNING;

THENCE NORTH 00°57'44" EAST, 50.45 FEET;
THENCE NORTH 07°36'05" WEST, 52.84 FEET;
THENCE NORTH 07°58'18" WEST, 63.04 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 14;
THENCE NORTH 04°25'34" WEST, 31.11 FEET;
THENCE NORTH 01°29'47" EAST, 32.92 FEET;
THENCE NORTH 03°39'57" EAST, 36.15 FEET; TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 14, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GWEN AVENUE, BEING THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO NOT CAUSE ANY GAPS OR OVER LAPS IN SAID EASEMENT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID GWEN AVENUE.



GRAPHIC SCALE





750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487

PROJECT INFORMATION:

SITE NAME:
POR TUMALT

SITE ID:

SITE ADDRESS:
11499 NE MCLOUGHLIN PARKWAY
CASCADE LOCKS, OR 97014
MULTNOMAH COUNTY

Rev:	Date:	Description:	By:
A	01/09/2023	PRELIMINARY	CK
0	01/16/2023	REVISE LEASE LOCATION/ADD TITLE	CK
1	03/21/2023	DESIGN (C)	SM

LAND SURVEY PREPARED BY:



1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

LICENSURE NO:

PRELIMINARY

ALL SCALES ARE SET FOR 22"x34" SHEET

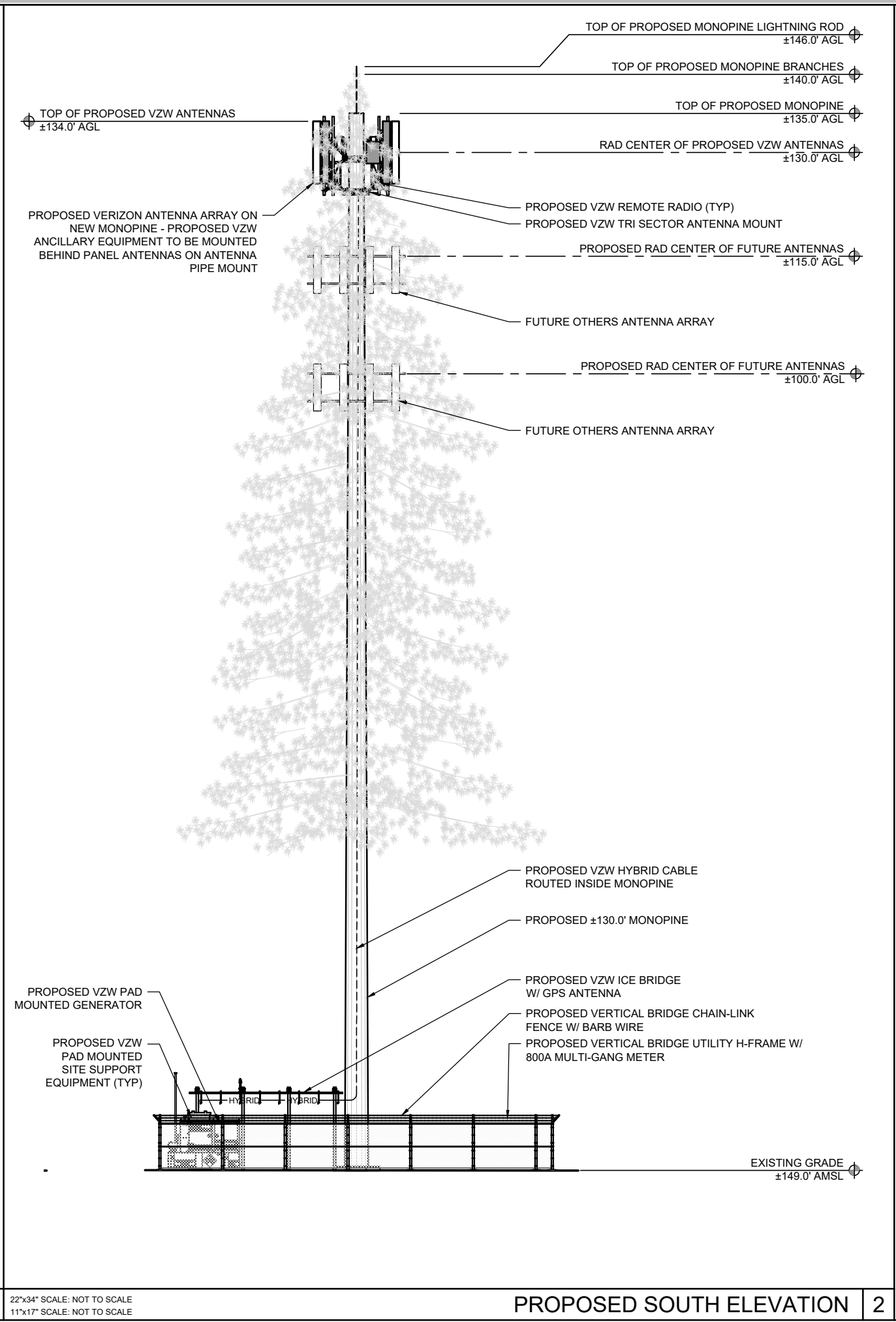
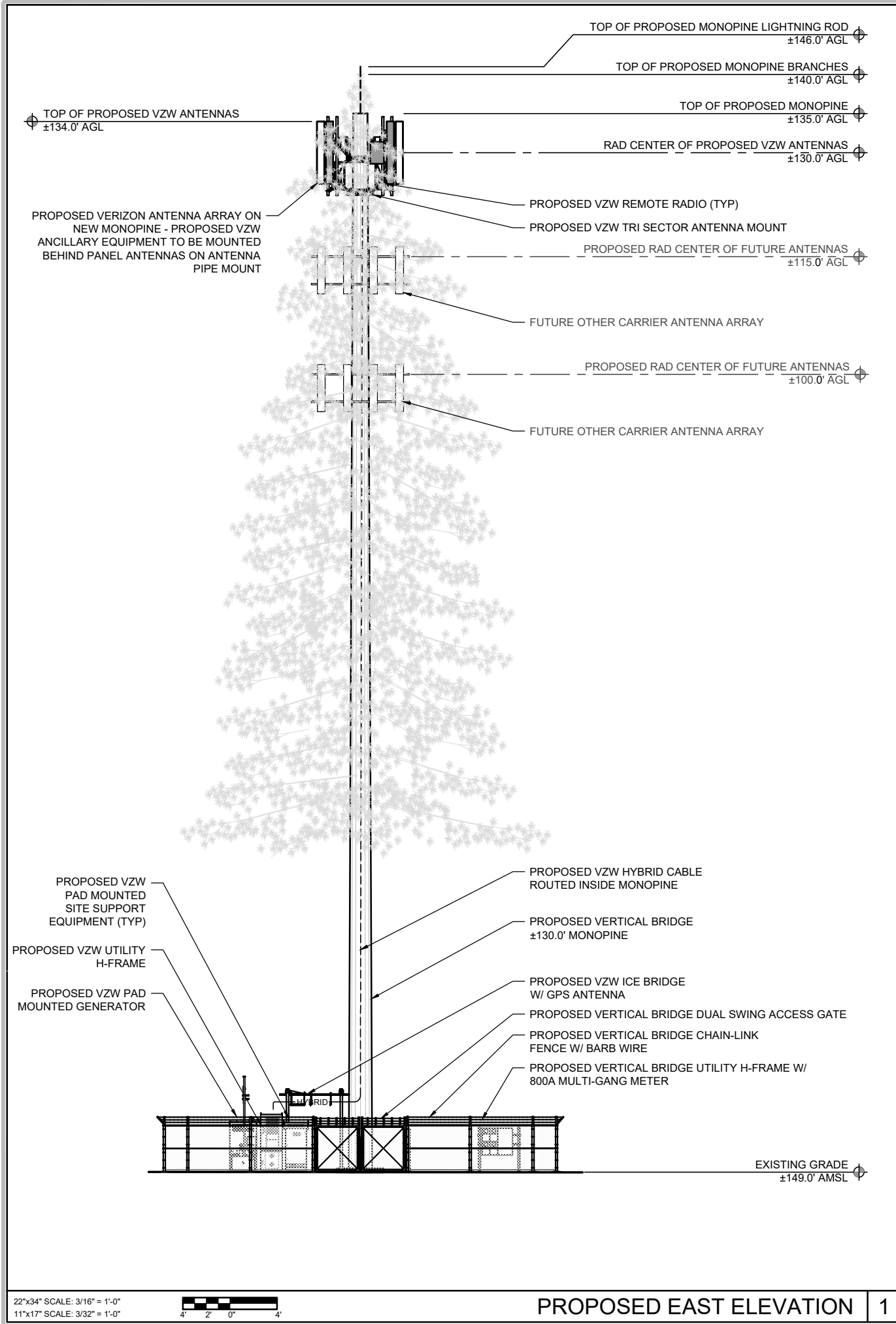
DRAWN BY:	CHK BY:	APV BY:
CK	NS	XX

Sheet Title:

SITE SURVEY

Sheet Number:

LS-2



NO.	DATE	DRAWN	REVISION
A	02/14/23	ZP	90% PCD REVIEW
B	03/09/23	KH	CLIENT COMMENT
C	04/24/23	KM	CLIENT COMMENT



POR TUMALT
11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

PROPOSED EAST ELEVATION

A-3

NOTE:
ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM SURVEY BY AMBIT, DATED 01/16/23, PREVIOUS AS-BUILT DRAWINGS AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.

FIRE PROTECTION REQUIREMENTS:
MEETS THE FIRE PROTECTION REQUIREMENTS OF MCC 38.7305, WHICH INCLUDES THE REQUIREMENTS DESCRIBED BELOW. THIS REQUIREMENT IS DUE TO THE SUBJECT PROPERTY BEING LOCATED WITHIN 500 FEET OF LANDS DESIGNATED IN GGF. [MCC 38.7300(C)(4)]

a. THE FENCED AREA WHERE THE EQUIPMENT STORAGE CABINET(S) WOULD BE LOCATED MUST BE SETBACK AT LEAST 50 FEET FROM SLOPES EXCEEDING 30% GRADE IN ORDER TO MINIMIZE THE RISKS ASSOCIATED WITH WILDFIRE.

b. A DEFENSIBLE SPACE (FIRE) FUEL BREAK OF AT LEAST 50 FEET SHALL SURROUND THE FENCED AREA WHERE THE EQUIPMENT STORAGE CABINET(S) WOULD BE LOCATED. HAZARDOUS FUELS SHALL BE REMOVED AND IRRIGATED OR FIRE RESISTANT VEGETATION MAY BE PLANTED WITHIN THE FUEL BREAK. TREES SHOULD BE SPACED GREATER THAN 15 FEET BETWEEN CROWNS AND PRUNED. ACCUMULATED LEAVES AND OTHER DEAD VEGETATION SHALL BE REMOVED FROM BENEATH TREES.

c. IF SLOPES EXCEED 10% IN THE SURROUNDING AREA, THE FIRE FUEL BREAK MUST BE EXTENDED DOWN THE SLOPE ACCORDING TO MCC 38.7305(B)(1).

d. ACCESS DRIVES SHALL BE A MINIMUM OF 12 FEET IN WIDTH AND NOT EXCEED A GRADE OF 12 PERCENT. TURNOUTS SHALL BE PROVIDED A MINIMUM OF EVERY 500 FEET. ACCESS DRIVES SHALL BE MAINTAINED TO A LEVEL THAT IS PASSABLE TO FIRE EQUIPMENT. [MCC 38.7305(E)]

e. UTILITY SUPPLY SYSTEMS SHALL BE UNDERGROUND WHENEVER POSSIBLE. ROOF OF STRUCTURES SHALL BE CONSTRUCTED OF FIRE-RESISTANT MATERIALS, SUCH AS ASPHALT SHINGLES. [MCC 38.7305(G) & (H)]

PARENT PARCEL
ZONING: GGR2
JURISDICTION: MULTNOMAH COUNTY
APN: 1N6202B-00100

(E) ADJACENT PARCEL
PROPERTY LINE (TYP)

(E) UTILITY POLE
W/ TRANSFORMER

NE GWEN AVE

PROPOSED SITE
INGRESS/EGRESS

NE MCLOUGHLIN PKWY

PROPOSED 12' WIDE
UTILITY EASEMENT

(E) WIRE FENCE

12'-0"

(E) UTILITY POLE
W/ (2) XMFR

1
A-2

PROPOSED 50' FUEL
BREAK PER
MULTNOMAH COUNTY
STANDARDS

364'-5"

PROPOSED OFF-STREET
9'x18' GRAVEL PARKING
(TYP OF 2). REFER TO MCC
38.4175 & MCC 38.4180

325'-10"

(E) TREE LINE (TYP)

(E) LOCKED GATE

(E) PARENT PARCEL
PROPERTY LINE (TYP)

(E) BUILDING
(ABANDON SCHOOL)

(E) TELCO PEDESTAL

PROPOSED SITE
ACCESS FROM
MCLOUGHLIN PKWY

(E) WELL COVER

(E) SERVICE METER

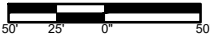
490'-10"

MCLOUGHLIN STATE PARK

MCLOUGHLIN STATE PARK



22"x34" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"



OVERALL SITE PLAN 1

NO.	DATE	DRAWN	REVISION
A	02/14/23	ZP	90% PCD REVIEW
B	03/09/23	KH	CLIENT COMMENT
C	04/24/23	KM	CLIENT COMMENT
D	10/16/23	KM	MW UPDATE
E	10/23/23	KM	CLIENT COMMENT

CLIENT:

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

**POR
TUMALT**
11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

**OVERALL
SITE PLAN**

A-1