

**CITY OF LA GRANDE**  
**Landmarks Commission Regular Session**

**Thursday, February 9, 2023**  
**6:00 p.m.**

The meeting is available for viewing on Facebook Live at the following link:  
<https://www.facebook.com/LaGrandeCityManager>

**AGENDA**

**a. CALL TO ORDER/ROLL CALL**

**2. AGENDA APPROVAL**

*Chairperson asks if there are any additions or changes to the Agenda*  
**(NO MOTION NEEDED)**

**3. CONSENT AGENDA**

a. Consider: Approving Minutes of the December 8, 2022 meeting.

**4. PUBLIC COMMENTS**

*Individuals who wish to comment on any item printed on this Agenda may do so during the time that item is under discussion. Individuals who wish to speak about non-Agenda items may do so during this portion of the Agenda. Please print your name and address on the Public Comments Sign-in Sheet, located on the podium. When addressing the Commission, speak loudly and clearly and state your name. Persons interested in providing virtual public comments shall contact City Staff at [mboquist@cityoflagrande.org](mailto:mboquist@cityoflagrande.org) or by calling 541-962-1307 no later than 5:00pm the day prior to meeting to make arrangements. In the event the Chairperson does not announce a time limit for comments, each speaker is asked to confine their comments to three minutes in length, whether the comments are in-person or virtual.*

**5. NEW BUSINESS**

**6. PUBLIC HEARING**

a. Consideration of Historical Appropriateness  
File Number: 01-HLA-23  
Applicant: EOU Grand Staircase

**7. OLD BUSINESS**

**8. CITY PLANNER COMMENTS**

**9. COMMISSION COMMENTS**

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Kendra VanCleave  
Landmarks Secretary

*All meetings of the La Grande Landmarks Commission are accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities should be made five days before the scheduled meeting by calling (541) 962-1307.*



**CITY OF LA GRANDE**  
**Landmarks Commission Meeting**

**Regular Session**

**Thursday, December 8, 2022**

**La Grande City Hall**  
**1000 Adams Avenue**

**MINUTES**

**COMMISSIONERS PRESENT:**

Lindsay Costigan  
Katie Boula  
Rod Muilenburg

**COMMISSIONERS ABSENT EXCUSED:**

Cassie Hibbert

**DISCUSSION/DISPOSITION**

**STAFF PRESENT:**

Mike Boquist, City Planner  
Timothy Bishop, Eco. Devo Director

**CITIZENS PRESENT**

Jeremy Kilpatrick (applicant)

**CALL TO ORDER/ROLL CALL**

HIBBERT called this Regular Session of the Commission to order at 6:10 p.m., and asked for Roll Call; a quorum was determined to be present.

**AGENDA APPROVAL**

No changes. The Agenda was approved as presented.

**CONSENT AGENDA**

- a. Consider Minutes from November 10, 2022 meeting.

BOULA introduced the following Motion, with COSTIGAN providing the Second.

**MOTION:** The Minutes of the November 10, 2022 meeting be approved as presented.

**USC:** Unanimous

COSTIGAN introduced the following Motion, with BOULA providing the Second.

**MOTION:** The be approved as presented

**USC:** Unanimous

**NEW BUSINESS**

- a. *Consideration of Historical Appropriateness*  
*1209 Adams Avenue, 03-HLA-22*  
*Jeremy Kilpatrick*

BOQUIST asked for Commissioner declarations or challenges. MUILENBURG stated that his brother is the contractor on the project and has no conflict. There were no challenges.

BOQUIST opened with the application for consideration of historical appropriateness for façade improvements.

1. Removing all existing lava rock from entire building.
2. Install a moisture barrier over exposed walls
3. Repair, reinforce or replace existing footings and stem walls if needed
4. Install new brick and mortar over entire building, matching or similar to John Howard's building.

5. Provide 1-inch minimum air space between brick and building and weep holes.
6. Slope window sills for water drainage, using existing flashing where possible, or add new flashing and caulk if needed.
7. Clean building, where needed with mild acid solution.
8. Replace perimeter sidewalk.

Additionally, the awning is to be removed which needs to be removed to do the brick work. The awning frame will be repaired and reinstalled on building.

BOQUIST continued that the building is a non-contributing building and the proposed work is visible from the street which is subject to Standards B and C of the Historic District Design Standards.

BISHOP added the plan for the brick façade is to match the same color as much as they can and will follow the same courses with the brick so it will have the same level with the separation.

BOULA asked the applicant if he wants his building to match the same as John Howard so that it looks like all the same building. Jeremy KILPATRICK responded that it doesn't matter to him as this building houses his call center and his customer base isn't in LaGrande.

BISHOP commented there is a dimensional difference between the buildings and it shouldn't be so similar that it will look like one building but fit nicely in context.

BOULA asked the sills on windows look unfinished and what will be proposed. KILPATRICK responded that it will be a brick sill that will be sloped for drainage.

BOULA commented for the record a request to have handwritten information typed.

BOQUIST directed the group to Standard B based on the above discussion.

**B. STANDARD 'B' – NEW or NONHISTORIC CONSTRUCTION**

**B.1. GROUND FLOOR**

*Design new street-facing storefront bays to be similar in size and features to those in nearby contributing buildings. Allow for new ground floor openings that respect an existing buildings original use and style.*  
**Standard is met.**

**B.2. BUILDING PROPORTION**

*Reflect the general size proportion, and volume of the District's contributing buildings in new construction or in changes to no historic buildings. Standard is met.*

### B.3 STREETScape & SETBACKS

*Construct street facing walls of the building to the common street building line or "street wall". Standard is met.*

BOQUIST directed the group to Standard C.

## **C. STANDARD 'C' – WORK VISIBLE FROM THE STREET**

### C.1 MATERIALS

*Reflect existing historic materials and finishes in the District when selecting new or replacement materials, and maintain existing materials such as brick, wood and metal.*

COSTIGAN asked if there will be a door replacement. KILPATRICK responded there isn't a plan to replace the door.

BOQUIST commented if a door is replaced and is a same for same swap, it wouldn't need to come back to the Commission, but if a different style of door it would.

*There was consensus this project is not in conflict with this standard*

### C.2. WINDOWS

*Preserve, repair, and retrofit existing wood or metal windows to improve energy efficiency. Use durable materials and visually matching finishes, profiles, and depths for any new windows. Not applicable.*

### C.3. AWNING

*If awnings or canopies are proposed, place them to respect and highlight the storefront bay pattern of the building.*

BOQUIST commented the proposal is for the awning to be repaired and recanvassed.

BOULA commented the Commission is steering away from bubble awning styles

and if there is an interest to change the awning in the future. KILPATRICK said no they are just wanted to repair the awning.

BISHOP commented the awning will be recanvassed in a black canvas fabric and will be doing away with the plasticized material that is on it currently.

COSTIGAN commented with the proposed brickwork being similar to John Howard building the awning will separate the look between the buildings.

There was consensus this project is not in conflict with this standard.

C.4. SIGNS

C.5. FENCES/ACCESSOR STRUCTURES

C.6. ROOF & ROOFTOP ELEMENTS

Standards C.4, C.5 and C.6 are not applicable.

COSTIGAN made the following Motion, with BOULA providing the Second.

**MOTION:** I move that the Findings of Fact and Conclusions set forth in the Staff Report be amended and that the Project be deemed historically appropriate and approved.

**USC:** Unanimous

**STAFF COMMENTS:**

BOQUIST commented he received an email from SHPO about applying for another CLG grant. He will talk with Kuri to verify if we are able to apply, in the meantime, asked the Commissioners to think about ideas for projects. Reconvene January or February to make a decision on what to apply for and then have approved by City Council.

There was discussion about possible projects doing a specific workshop, prepare a nomination for a building to get listed on the national register, help finalize the work on the ghost sign working tour.

BOULA commented with the new City Council coming in is for Cassie to come in and do her presentation on the Landmarks Commission.

**COMMISSIONER COMMENTS:**

None

There being no further business to come before this Regular Session of the Commission, BOQUIST adjourned the meeting at 7:10p.m. The Commission is scheduled to meet again in Regular Session, Thursday, January 12, 2023, at 6:00 p.m., in the Council Chambers of City Hall, 1000 Adams Avenue, La Grande, Oregon.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_

\_\_\_\_\_

Kendra VanCleave, Department Secretary

Chairperson

DATE APPROVED: \_\_\_\_\_:

CITY of LA GRANDE

LANDMARKS COMMISSION ACTION FORM

Commission Meeting Date: **February 9, 2023**

**PRESENTER:** Michael J. Boquist, Community Development Director

**COMMISSION ACTION:** **CONSIDERATION OF GRAND STAIRCASE DEMOLITION AND RECONSTRUCTION PROJECT for Easter Oregon University**

1. **CHAIR:** Request Commissioner declarations and challenges.
2. **CHAIR:** Request Staff Report
3. **CHAIR:** Invite Public Testimony from the Applicant, then those in Favor, in Opposition, Neutral to the proposed Application, and then Rebuttal by Applicant
4. **CHAIR:** Entertain Motion

**SUGGESTED MOTION:** I move that the Findings of Fact and Conclusions set forth in the Staff Report be amended and that the Project (be / not be) deemed historically appropriate and (approved / conditionally approved / denied).

- *(Identify Conditions of Approval required, if any.)*

5. **CHAIR:** Invite Further Commission Discussion
6. **CHAIR:** Ask for the Vote.

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**EXPLANATION:** See attached Landmarks Commission Decision Order, which includes a description of the project and the applicable Land Development Code Standards. The applicant is requesting a determination of Historic Appropriateness for the Eastern Oregon University, Inlow Hall Grand Staircase demolition and reconstruction project

**For this review, the applicable City standards are outlined in the Decision Order which are predominantly process related. Construction/development standards shall be in compliance with the Secretary of Interior's Standards for Reconstruction.**

**(Note: The burden of proof is on the applicant. As such it is the applicant's responsibility to demonstrate and prove that Secretary of Interior's Standards for Reconstruction have been satisfied.)**

If all standards are met, the Commission should approve the request. If any standards are not met, the Commission may impose conditions of approval to satisfy the requirement, then conditionally approve the application; or, deny the application if the standard cannot be satisfied with any reasonable conditions of approval. When deliberating and issuing the decision, the Commission must be clear and concise when identifying any standards that are not met and the justification for such determination.

Upon issuing a decision, the Decision Order will be modified as needed to reflect and support the Commission's decision.

\*\*\*\*\*

**COMMISSION ACTION** (Office Use Only)

Motion Passed                       Motion Failed

Action Tabled: \_\_\_\_\_

Vote: \_\_\_\_\_

Recessed: \_\_\_\_\_

s:\community development\landmarks\landmarks commission\2023\2-9-23\01-hla-23 eou grand staircase caf.docx







# BEFORE THE CITY OF LA GRANDE LANDMARKS COMMISSION

LAND USE APPLICATION(S): Historic Landmarks Review, File Number 01-HLA-23

APPLICANT(S): Eastern Oregon University

SITE LOCATION: 1209 Adams Avenue, T3S, R38E, Section 08, Tax Lot 100

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## ORDER OF APPROVAL (Staff Recommendation)

### I. NATURE OF APPLICATION

The applicant is requesting a determination of Historic Appropriateness for the Eastern Oregon University, Inlow Hall Grand Staircase demolition and reconstruction project.



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### II. PUBLIC HEARING

A public hearing will be held on the above application before the City of Landmarks Commission on February 09, 2023. The application, staff report and all testimony submitted is part of the record.

### III. FINDINGS OF FACT

#### A. GENERAL FACTS

1. The Grand Staircase is a historic landmark listed in the National Register of Historic Places.
2. The applicant is proposing the full demolition of this historic landmark, and its reconstruction in accordance with the Secretary of Interior's Standards for Reconstruction as accurately as possible.
3. City Staff has discussed this project with the Oregon State Historic Preservation Office (SHPO),
  - For the past 10 +/- years, SHPO's discussions with EOU have been focused on eventual restoration and protection of the Grand Staircase.
  - Around 2016, a *The Friends of the Grand Staircase* was organized and made progress with a feasibility study and getting estimates for restoration. Also, around 2016, the Grand Staircase was featured by Restore Oregon on its most endangered list and attracted the attention of Governor Brown in 2018.
  - In 2021, *The Friends of the Grand Staircase* passed their efforts over to EOU, who contracted with Peter Meijer Architect. The planning and engineering study for this project, which initially appeared to be a restoration project, became more apparent that reconstruction was the appropriate solution.
  - In March 2022, the reconstruction funding was approved by the Oregon Legislature for about \$4M.
  - EOU (through Peter Meijer Architects) in consultation with SHPO, determined that an adverse effect had occurred with the Grand Staircase, largely from the lack of attention that has resulted in it needing to be demolished.
  - EOU and SHPO have a Memorandum of Agreement for mitigation of the adverse effect that include the reconstruction of the Staircase as faithfully to the original design as possible.
  - The project will require that a plaque be installed that identifies the original date of construction for the Grand Staircase, as well as the date of reconstruction, along with some interpretive panels that talk about the Staircase and the process of getting it constructed.
  - SHPO asked that the La Grande Landmarks Commission review and discuss the proposed mitigation (plaque) as part of our decision process.
4. The Applicant has submitted a detailed application, narrative and design plans for the Landmarks Commission's consideration. (see attached)
5. The proposed development plans have been reviewed by SHPO and determined to be in conformance with the Secretary of Interior's Standards for Reconstruction.

#### B. STANDARDS – Land Development Code Ordinance 3525, Series 2021

##### *Section 3.5.002(C) – Review of Land Use Requests*

1. All land use requests affecting designated and formally nominated landmarks shall first be submitted to the Landmarks Commission for review and recommendation before action is taken by the appropriate decision-making body.
2. The Landmarks Commission comment shall be limited to anticipated impacts, if any, to the integrity and character of the historic landmark being affected.
3. The recommendation of the Landmarks Commission shall be forwarded to the appropriate body making the final decision for their consideration.

61 **Section 3.5.003(D) – Results of Designation to Historic Sites List**

- 62 4. If a historic site is to be demolished or extensively altered, efforts will be made to document its  
63 physical appearance before that action takes place.
- 64 a. The City will delay issuing a demolition permit and will notify the owner of the building or site,  
65 who will take responsibility for the documentation.
- 66 b. Documentation will include, at a minimum, exterior photographs (both black-and-white and  
67 color slides) of all elevations of the building. When possible, both exterior and interior  
68 measurements of the building will be made in order to provide an accurate floor plan drawing  
69 of the building.
- 70 c. The Commission may require, as a condition of approval, that the owner complete  
71 documentation of the building or site prior to the construction and/or demolition.

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73 **Finding:** Staff Recommends as a condition of approval that the owner (project manager)  
74 document, with photos, all existing conditions from all elevations prior to demolition and  
75 provide such documentation to the City of La Grande Planning Division for record retention  
76 in the application file.

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78 **Section 3.5.00(E) – Results of Designation to Historic Landmarks Register and Requirement for**  
79 **Certificates of Appropriateness**

- 80 5. Certificates of Appropriateness shall be required for alterations such as but not limited to:
- 81 a. Any construction that requires a Building Permit;
- 82 b. Removal and replacement or alteration of architectural detailing, such as porch columns,  
83 railing, window moldings, cornices and siding;
- 84 c. Relocation of a structure or object on the same site or to another site;
- 85 d. Construction of additions or decks;
- 86 e. Alteration or construction of accessory structures, such as garages, carports, sheds, etc.;
- 87 f. Alteration of windows and doors, including replacement or changes in fenestration patterns;
- 88 g. Construction or alteration of porches;
- 89 h. Masonry work, including, but not limited to, tuckpointing, sandblasting and chemical cleaning;
- 90 i. Construction or alteration of site features including, but not limited to, fencing, walls, paving  
91 and grading;
- 92 j. Installation or alteration of any exterior sign;
- 93 k. Any demolition;
- 94 l. Change of exterior paint color, and
- 95 m. New Construction.
- 96
- 97

98 **Section 3.5.00(F) – Demolition and Removal of Landmarks Buildings and Sites**

99 It is the intent of this and succeeding sections to preserve the historic and architectural landmarks of  
100 La Grande through limitations on demolition and removal of historic buildings and sites to the extent it  
101 is economically feasible, practical and necessary. The demolition or removal of historic buildings and  
102 sites in La Grande diminishes the character of the City's older neighborhoods and Historic Districts,  
103 and it is strongly discouraged. Instead, the City recommends and supports preservation, renovation,  
104 adaptive reuse and relocation within La Grande. It is recognized, however, that structural  
105 deterioration, economic hardship and other factors not entirely within the control of a property owner  
106 may result in the necessary demolition or removal of a historic building or site.

107 1. Certificate of Appropriateness for Demolition

108 With the exception of any building or structure falling under the purview of the Unsafe Buildings or  
109 Structures section of the Building Code or undergoing complete renovation or reconstruction in  
110 compliance with this Article, no building or other structure that has been formally designated or  
111 nominated as a historic landmark (including Significant and Contributory buildings within a Historic  
112 District) may be demolished or removed without the prior issuance of a Certificate of  
113 Appropriateness by the Landmarks Commission. Application for a Certificate of Appropriateness  
114 for Demolition shall be made on forms provided by the Commission and shall be submitted to the  
115 Commission Staff.

116 2. Standards for Certificate of Appropriateness for Demolition of Landmark Sites (Including Significant  
117 Sites Within Historic Districts)

118 In considering an application for a Certificate of Appropriateness for Demolition of a Landmark  
119 Site, including significant sites within Historic Districts, the Landmarks Commission shall approve  
120 the application only upon finding that the project fully complies with one (1) of the following  
121 standards:

122 a. The demolition is required to alleviate a threat to public health and safety as determined by  
123 the Building Official; or

124 b. The demolition is required to rectify a condition of economic hardship, as defined and  
125 determined pursuant to the provisions of this Article.

126 If upon review of the application, the Staff, in conjunction with the Building Official, determines the  
127 subject building or structure to be structurally unsound, and a hazardous or dangerous building,  
128 the Community Development Department may issue a Certificate of Appropriateness. In the  
129 absence of a finding of public hazard, the application for demolition or removal shall be stayed for  
130 one hundred twenty (120) days.

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132 **Section 3.5.00(I) – Final Decision**

133 1. Approval

134 If the Landmarks Commission approves an application, a Certificate of Appropriateness shall be  
135 issued and the owner may proceed to rehabilitate or demolish the building or site after first  
136 obtaining the necessary permits from the Building Division. The Commission may require, as a  
137 condition of approval, that the owner provide the Commission with documentation of the physical  
138 appearance of the building including black and white photographs and color slides of each building  
139 elevation, and exterior and interior measurements of the building.

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142 **IV. CONCLUSIONS**

143 Based on the Findings of Fact above, the Landmarks Commission concludes that the project (~~meets~~/does not  
144 meet) the standards provided in Land Development Code Ordinance 3252, Series 2021, and the Secretary of  
145 Interior's Standards for Reconstruction, as discussed in the Findings above.

146  
147 **V. ORDER AND CONDITIONS OF APPROVAL**

148 Based on the Findings of Fact above, the Landmarks Commission concludes that the project (~~is~~/is not)  
149 historically appropriate and (approves, ~~conditionally approves~~, denies) the project subject to the following:  
150

- 151 1. That the owner (project manager) document, with photos, all existing conditions from all elevations  
152 prior to demolition and provide such documentation to the City of La Grande Planning Division for  
153 record retention in the application file.
- 154 2. That one or more plaques be installed in a prominent location, visible to the public, that identifies  
155 the original date of construction for the Grand Staircase, as well as the date of reconstruction,  
156 along with some interpretive panels that talk about the Staircase and the process of getting it  
157 constructed.  
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# APPLICATION FOR LAND USE REVIEW

**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT**  
**Planning Division**  
 1000 Adams Avenue, P.O. Box 670  
 La Grande, OR 97850  
 (541) 962-1307  
 Fax (541) 963-3333



### LAND USE APPLICATIONS

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Annexation Petition<br><input type="checkbox"/> Appeal of Planning Division Decision<br><input type="checkbox"/> Appeal of Planning Commission Decision<br><input type="checkbox"/> Appeal of Landmarks Commission Decision<br><input type="checkbox"/> Comprehensive Plan Document or Map Amendment<br><input type="checkbox"/> Conditional Use Permit<br><input type="checkbox"/> Duplex Division<br><input type="checkbox"/> Fence Height Waiver<br><input type="checkbox"/> Floodplain Development Permit <i>(Separate Applic. Required)</i><br><input type="checkbox"/> Geologic Hazard Site Plan<br><input type="checkbox"/> Historical Landmarks Review<br><input type="checkbox"/> Home Occupation Permit<br><input type="checkbox"/> | <input type="checkbox"/> Land Development Code Amendment<br><input type="checkbox"/> Land Use Approval Time Extension<br><input type="checkbox"/> Livestock Permit<br><input type="checkbox"/> Lot Line Adjustment<br><input type="checkbox"/> Major Land Partition<br><input type="checkbox"/> Minor Land Partition<br><input type="checkbox"/> Planned Unit Development<br><input type="checkbox"/> Preliminary Land Use Review<br><input type="checkbox"/> Public Right-of-Way Encroachment<br><input type="checkbox"/> Public Right-of-Way Dedication<br><input type="checkbox"/> Public ROW Vacation <i>(Separate Applic. Required)</i> | <input type="checkbox"/> Site Plan Review<br><input type="checkbox"/> Segregation of Tax Lot<br><input type="checkbox"/> Sign Permit<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Temporary Use Permit<br><input type="checkbox"/> Variance - Administrative<br><input type="checkbox"/> Variance - Commission<br><input type="checkbox"/> Wetland Development Permit<br><input type="checkbox"/> Zoning Approval<br><input type="checkbox"/> Zone Change Designation<br><input type="checkbox"/> |
|--|--|--|

### OWNER/APPLICANT INFORMATION

Applicant/Agent: _____	Land Owner: _____
Mailing Address: _____	Mailing Address: _____
City/State/Zip: _____	City/State/Zip: _____
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____

### PROJECT INFORMATION

Site Address: _____	Description: <u>EOU Inlow Hall - Grand Staircase</u>
Legal Desc.: T___S, R___E, Section _____, Tax Lot _____	<u>Demolition and reconstruction of</u>
Project Value: _____ <i>(Based on contractors bid estimate.)</i>	<u>Grand Staircase.</u>
	<u>Minor site and landscaping improvements.</u>

### APPLICANT/OWNER CERTIFICATION

**The applicant/owner understands and agrees that:**

- The applicant/owner assumes all legal and financial responsibilities for establishing and clearing marking the location of all necessary property lines as determined necessary by the City for the proposed development;
- Building setbacks shall be measured from an established property line, not from the street, curb, sidewalk, or other improvement that is not based on a recorded survey;
- Any approvals associated with this request may be revoked if found in conflict with information represented in this application;
- The approval of this request does not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by City of La Grande ordinances, codes or regulations;
- The applicant hereby authorizes City officials of the City of La Grande to enter the property and inspect activity in conjunction with the proposed development project.
- **ASBESTOS:** If the project includes demolition, Oregon law may require an asbestos inspection by an accredited inspector. The applicant/owner hereby understands and agrees to have an asbestos inspection performed, if required by law, and to have a copy of the inspection report available on-site for the duration of the project.

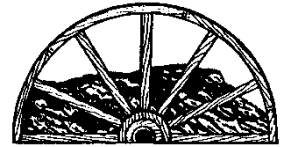
**Applicant Signature:** \_\_\_\_\_ **Owner Signature:** \_\_\_\_\_

# APPLICATION FOR LAND USE REVIEW

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## COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Planning Division  
1000 Adams Avenue, P.O. Box 670  
La Grande, OR 97850  
(541) 962-1307  
Fax (541) 963-3333



CITY of LA GRANDE  
THE HUB OF NORTHEASTERN OREGON

**STAFF USE ONLY FOR ZONING APPROVAL**

**Project Elements:**  
 Demolition                       New Structure  
 Addition to Structure       Alterations/Repairs

**Demolition Defined:** "Any wrecking that that involves the removal of any load-supporting structural member or intentional burning."

Dwelling Standards: 1 2 3 4 5 6 7 8 9 10 11 12 N/A  
*Required for MH/SF/Duplex & Apartments [Section 3.2.003]*

Access. Bldg. Standards Met:  Yes  No  N/A *[Article 5.9]*

Setbacks Met:  Yes  No *[Article 5.3]*  
*Front: \_\_\_\_\_ Left: \_\_\_\_\_ Right: \_\_\_\_\_ Rear: \_\_\_\_\_*

Livestock setbacks: \_\_\_\_\_

Floodplain:  Yes  No    Zone: \_\_\_\_\_    BFE: \_\_\_\_\_  
*If yes, an Elevation Certificate may be required  
 If yes, a Floodplain Development Permit may be required. [Article 3.12]*

Geologic Hazard Zone:  Yes  No  
*If yes, a Geologic Hazard Waiver is required. [Article 3.4]*

Riparian Zone/Wetlands:  Yes  No  
*If yes, a wetland delineation and DSL Permit may be required. [Articles 3.9 and 3.19]*

Fire Protect. Agrmt. Req.:  Yes  No *[Article 3.2]*

Parks & Recreation SDG:  Yes  No *[Article 7.1]*

ROW Improvement Req.:  Yes  No *[Article 6.3]*

LID Agreement Req.:  Yes  No *[Article 6.3]*

Zone: _____ File Number: _____ Application Fee: _____ Receipt Number: _____	Date Approved: _____	Date Submitted: _____
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**COMMENTS:** \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_

Land Use Application Fee Schedule			
Annexation Petition	\$1000	Minor Land Partition	\$250 + \$5/lot
Appeal of Planning Division Decision	\$75	Planned Unit Development	\$500 + \$5/lot + Actual Costs for Advertising and Public Notice
Appeal of Planning Commission/Landmarks Commission Decision	\$150	Public Right-of-Way Encroachment	\$50 + Document Recording Fees
Comprehensive Plan Designation Change	\$300 + Actual Costs for Advertising and Public Notice	Public Right-of-Way Dedication	\$0
Comprehensive Plan Document Amendment	Actual Costs	Public Right-of-Way Vacation	Actual Costs
Conditional Use Permit	\$375	Preliminary Land Use Review (Pre-Application Meeting)	\$0
Duplex Division	\$250 + \$5/lot	Segregation of Tax Lot	\$25
Fence Height Waiver	\$25	Sign Permit	\$75
Floodplain Development Permit	\$75	Site Plan Review – New/Expansion	\$75 (Projects \$0-\$50k) \$150 (Projects \$50k-\$100k) (+ \$0.50/\$1000 over \$100k)
Geologic Hazard Site Plans	\$75	Subdivision	\$500 + \$5/lot + Actual Costs for Advertising and Public Notice
Historical Landmarks Review	\$75	Temporary Use Permit	\$125
Home Occupation Permit	\$75	Variance Permit (Administrative)	\$175
Land Development Code Amendment	Actual Cost	Variance Permit (Planning Commission)	\$450
Land Use Approval Time Extension	\$25	Wetland Plan Review	\$75
Lot Line Adjustment	\$150	Zone Change/LDC Amendment	\$300 + Actual Costs for Advertising and Public Notice
Livestock Permit	\$25	Zoning Approval	\$25.00
Major Land Partition	\$500 + \$5/lot		

*\*Applications based on actual costs require a deposit to cover the estimated fees. If there is a shortage of funds discovered during the review process, an additional deposit may be required to be paid. Any surplus or deficit of fees paid will be refunded or billed to the applicant.  
 \*Application fee for multiple planning actions is equal to the greatest single fee, not the sum of all fees.  
 \*Application fee may be increased to include third party engineering and/or consulting fees when required.  
 S:\Community Development\PLANNING\FORMS\APPLICATIONS\Version 2021\Land Use Application.docx*

# APPLICATION FOR HISTORIC LANDMARKS REVIEW

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning Division  
1000 Adams Avenue, P.O. Box 670  
La Grande, OR 97850  
(541) 962-1307  
Fax (541) 963-3333



## OWNER/APPLICANT INFORMATION

Applicant/Agent: <u>Anna Wilcox</u>	Land Owner: <u>Sarah Hollenbeck</u>
Mailing Address: <u>419 SW 11th Ave</u>	Mailing Address: <u>1 University Boulevard</u>
City/State/Zip: <u>Portland, OR 97205</u>	City/State/Zip: <u>La Grande, OR 97850</u>
Telephone: <u>(503) 228-7571</u>	Telephone: <u>(541) 962-3181</u>
Email: <u>annaw@waterleaf.com</u>	Email: <u>shollenbeck@eou.edu</u>

## PROJECT INFORMATION

Site Address: <u>1 University Boulevard</u>	National Register Site Number: <u>80003384</u>
Legal Desc.: T <u>03</u> S, R <u>38</u> E, Section <u>08</u> , Tax Lot <u>100</u>	Historic Building Name: <u>Administration Building</u>
Description: <u>EOU Inlow Hall - Grand Staircase</u> <u>Demolition and reconstruction of Grand Staircase.</u> <u>Minor site and landscaping improvements.</u>	Property Classification/Applicable Standards from below <u>A and C</u>

	If the site or property is: <input type="checkbox"/> National Register <input type="checkbox"/> Historic Contributing <input type="checkbox"/> Historic Non-Contributing	If the site or property is: <input type="checkbox"/> Non-contributing <input type="checkbox"/> Vacant
If the proposed will be visible from the street:	<b>USE STANDARDS A AND C</b>	<b>USE STANDARDS B AND C</b>
If the work proposed is only visible from the alley:	<b>USE STANDARDS A AND D</b>	<b>USE STANDARDS B AND D</b>

I am interested in applying for (check all that apply):

Federal Tax Incentives  
 State Tax Incentives  
 State SHPO Grants

Urban Renewal Grant  
 Other Grants

**Notice:** For projects seeking to participate in State or Federal tax incentive programs, additional design standards and/or development requirements may apply. Please contact the Oregon State Historic Preservation Office for more information and to discuss your project at: Joy Sears, (971) 345-7219, joy.sears@oprds.oregon.gov

## APPLICANT SUBMITTAL CHECKLIST

**SHALL SUBMIT**

### 1. Project Narrative

- Describe your project.
- If an existing building:
  - Describe proposed modifications to the exterior of the building
  - What exterior elements are changing
  - What elements are not changing



## PAGE 2

2. Photos of existing conditions of building and project elements:
  - Photo of full façade (existing conditions)
  - Close-up of elements that are to be modified (bright and clear)
  - Elements that may be degraded and to be removed/demolished, photos clearly showing the damage and deterioration justifying removal.
  - Consider adding text/descriptions to describe what is in the photos, arrows to point at elements.
3. Historic photos of building (pre-1946)
  - Bring what you have
  - Staff has limited photos as a source
  - Public Library, EOU, University of Oregon (see page 41)
4. Project Documentation/Specifics (consult with your contractor or designer on the following)
  - Plan must include sufficient construction details to illustrate the following:
    - Window, door, fixture, other - manufacturer spec sheet
    - How will product be installed (e.g. widening door or window opening?)
  - Describe the proposed materials to be used in the project (brick, concrete, wood, metal, etc.)
    - Bring sample if available, especially if uncommon or custom material.
  - New construction, storefront restoration/replacement, other significant façade changes/replacement: provide dimensioned floorplan and elevation views of all exterior facades.
  - Provide close-up cross-section details, with dimensions or measurements, for each project area that shows the proposed improvement, construction method to be used, architectural design details, and proposed materials.

<b>APPLICANT/OWNER CERTIFICATION</b>
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**The applicant/owner understands and agrees that:**

- The applicant/owner assumes all legal and financial responsibilities for establishing and clearing marking the location of all necessary property lines as determined necessary by the City for the proposed development;
- Building setbacks shall be measured from an established property line, not from the street, curb, sidewalk, or other improvement that is not based on a recorded survey;
- Any approvals associated with this request may be revoked if found in conflict with information represented in this application;
- The approval of this request does not grant any right or privilege to erect, alter or demolish any structure or use any premises described for any purposes or in any manner prohibited by City of La Grande ordinances, codes or regulations;
- The applicant hereby authorizes City officials of the City of La Grande to enter the property and inspect activity in conjunction with the proposed development project.
- **ASBESTOS:** If the project includes demolition, Oregon law may require an asbestos inspection by an accredited inspector. The applicant/owner hereby understands and agrees to have an asbestos inspection performed, if required by law, and to have a copy of the inspection report available on-site for the duration of the project.

Burden of Proof: It is the responsibility of the applicant to provide sufficient information for the Commission to understand the project and to determine compliance with the historic preservation standards.

**Applicant Signature:** \_\_\_\_\_ **Owner Signature:** \_\_\_\_\_



## **1. Project Narrative**

### **Building History and Description**

The historic Grand Staircase on the campus of Eastern Oregon University was the main approach to Inlow Hall from L Avenue before the condition of the staircase deteriorated and closed for use in 2004. Designed by John V. Bennes of Bennes and Herzog, Portland, the cast stone and concrete staircase was completed in 1929. This Italian Renaissance Revival, five-tiered staircase ascends a 43-foot hillside. The Grand Staircase was listed on the National Register of Historic Places as part of the “Administration Building, Eastern Oregon State College” nomination in 1980.

With continual deterioration due to ground movement, a wide-ranging climate, and deferred maintenance, the Grand Staircase was deemed unsafe and partially fenced off from the public in 2004 with a combination of chain link fence and aluminum fencing. Additionally, many of the balustrades are missing and the current state of the Grand Staircase is dangerous and an attractive nuisance for vandalism. Over the past 20 years, several structural and geotechnical analyses have been completed to investigate the existing structure and soil to determine the extent of deterioration. Not only impacted by harsh climate and shifting soil, the footings at all three levels of the stair were under designed. This has resulted in the retaining walls leaning forward and severe horizontal and vertical cracking of the structure. Overall, the Grand Staircase must be reconstructed.

Eastern Oregon University is in communication with the Oregon State Historic Preservation Office regarding a Memorandum of Agreement discussing the demolition and subsequent reconstruction of the Grand Staircase.

### **Scope of Work**

The proposed scope of work will be completed in accordance with the Secretary of the Interior’s Standards for Reconstruction. Overall, the project will reconstruct the entirety of the Grand Staircase as accurately as possible. The total removal and reconstruction of the Grand Staircase allows the project team to properly design and construct the support system necessary to combat unstable soil, steep slope, and La Grande’s wide-ranging climate. The reconstruction will also meet safety and seismic codes. The new Grand Staircase will be built with improved structural supports and drainage, meet standards for the railings and guardrails, and will have integrated lighting making it safer to use.

Although in failing condition, enough of the Grand Staircase remains intact and there is sufficient laser scan and historic documentation located in Eastern Oregon University’s digital photograph archive to create an accurate restoration. Original railings and balustrades will be used to cast molds for the reconstruction. These elements are cast stone with a molded concrete core. Samples will help determine the color and ratio of the original concrete. Using written descriptions, the Grand Staircase originally had a fine grain rosy colored finish with a light-catching aggregate. The proposed reconstruction will likely be a buff color and will try to achieve the original pigment of the Grand Staircase, although the priority will be to have the on-site concrete and off-site pre-cast concrete match while also complimenting the color of Inlow Hall.

The project team will remain in contact with the Confederated Tribes of the Umatilla Indian Reservation throughout the project. With previous discoveries of human remains nearby and under Inlow Hall there may be a probability of inadvertent discovery of additional artifacts. A cemetery is believed to be located south of the Grand Staircase and at the time of the Grand Staircase's construction and subsequent maintenance projects, the ground was significantly disturbed with no regard for potential archeological discoveries. Regardless, all work will be completed in accordance with an Inadvertent Discovery Plan and Archeological permit that will be submitted separately for this project.

In order to accurately identify that the Grand Staircase has been reconstructed, a plaque near the base with the dates "1929" and the year of the completed reconstruction will be set to acknowledge the replacement of the Grand Staircase. A plaque is currently in this location.

## 2. Photos of Existing Conditions of Building and Project Elements



1. Grand Staircase north elevation, facing south. 10/19/2021.



2. Grand Staircase west staircase entrance, facing east. Notice missing balustrade, encroaching vegetation, missing detail on balustrade post, and leaning of retaining wall.. 10/19/2021.



3. Grand Staircase west staircase entrance, facing north. Notice missing balustrade, missing detail on balustrade post, and safety fencing. 10/19/2021.



4. Photo taken from middle landing of Grand Staircase, facing north. Notice missing balustrade and vegetation growth through structure. 10/19/2021.



5. Photo taken from west stairway descending from top landing, facing north. Notice missing balustrade. 10/19/2021.



6. Top landing, facing north. Notice missing balustrade and temporary safety fencing. 10/19/2021.

### 3. Historic Photos of Building (pre-1946)



7. Grand Staircase, 1938-1940. North elevation, facing south. Courtesy of Eastern Oregon University Digital Archives.



8. Grand Staircase nearly completed, 1928. North elevation, facing south. Courtesy of Eastern Oregon University Digital Archives.



9. *Grand Staircase under construction, 1927/28. Northeast corner, facing southwest. Courtesy of Eastern Oregon University Digital Archives.*



10. *Detail of Grand Staircase under construction, 1928. Northeast stairway, facing southwest. Courtesy of Eastern Oregon University Digital Archives.*





# EOU GRAND STAIRCASE

## CONSTRUCTION

One University Boulevard  
La Grande, OR 97850-2807

PERMIT SET/ BID SET

Nov. 4, 2022

### PROJECT DESCRIPTION

FULL REPLACEMENT OF THE ENTIRE STAIR, ADDITIONAL RAILINGS FOR CODE COMPLIANCE, PARTIAL SNOW MELT SYS., DRAINAGE, RE-GRADING, LIGHTING, AND LANDSCAPING.

### VICINITY MAP



### PROJECT LOCATION

### DRAWINGS INDEX

#### ARCHITECTURAL

A0.00 COVER  
A0.01 GENERAL NOTES  
A1.00 SITE PLAN  
A1.01 PROPOSED AXON VIEW  
A2.00 REBUILD PLAN - PROPOSED  
A2.10 SLAB EDGE PLAN - OVERLOOK  
A2.11 SLAB EDGE PLAN - MID  
A2.12 SLAB EDGE PLAN - BOTTOM  
A2.20 JOINT LINE PLANS  
A2.30 MTL. RAILING & WATERPROOFING PLANS  
A3.00 ELEVATIONS  
A4.00 OVERALL SECTIONS  
A5.00 WALL SECTION DETAILS  
A5.01 WALL SECTIONS  
A6.00 CONCRETE AND CAST STONE DETAILS  
A6.10 METAL RAIL DETAILS

#### CIVIL

C0.00 CIVIL NOTES  
C0.01 CIVIL NOTES  
C1.00 GRADING AND EROSION CONTROL PLAN  
C2.00 UTILITY PLAN  
C3.00 CIVIL DETAILS

#### STRUCTURAL

S1.1 STRUCTURAL - GENERAL NOTES, LEGEND AND ABBREVIATIONS  
S1.2 STRUCTURAL - GENERAL NOTES CONTINUED  
S2.1 STRUCTURAL - STAIR FOUNDATION PLAN  
S3.1 STRUCTURAL - FOUNDATION DETAILS  
S3.2 STRUCTURAL - FOUNDATION DETAILS

#### ELECTRICAL

E0.01 ELECTRICAL LEGEND  
E0.02 ELECTRICAL LUMINAIRE SCHEDULE AND LIGHTING CONTROLS  
E2.01 ELECTRICAL SITE LIGHTING PLAN  
E5.01 ELECTRICAL SCHEDULES AND DETAILS

#### LANDSCAPE

L1 LANDSCAPE - SEEDING PLAN  
L2 LANDSCAPE - SPECIES AND INSTALATION NOTES

#### GEOTECH

REFERENCE DOCUMENT: REPORT OF GEOTECHNICAL ENGINEERING SERVICES (AUG. 17, 2021)

### SITE SUMMARY

THE GRAND STAIR WAS CONSTRUCTED IN 1929, AND IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES IN CONJUNCTION WITH THE INLOW HALL BUILDING.  
SEE PROJECT MANUAL FOR ARCHAEOLOGICAL OBSERVATION REQUIREMENTS.

### DEFERRED SUBMITTALS

### SEPARATE PERMIT SUBMITTALS

### REVISIONS

#	DESCRIPTION	DATE	ISSUED TO
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## PROJECT TEAM

#### OWNER

Eastern Oregon University  
Contact: John Garlitz and Sarah Hollenbeck  
541-962-3114

#### ARCHITECT

Waterleaf Architecture  
419 SW 11th Avenue, Suite 200  
Portland, OR 97205  
Contact: Bill Bailey, Brian Hjelte, Anna Wilcox 503-758-7571

#### CONTRACTOR

TBD

#### STRUCTURAL

DCI Engineers  
921 SW Washington St., Suite 560  
Portland, OR 97205  
Contact: Shirley Chalupa, Kyle Kraxberger  
503-242-2448

#### GEOTECHNICAL

NV5  
9450 SW Commerce Circle, Suite 300  
Wilsonville, OR 97070  
Contact: Greg Schaertl  
503-968-8787

#### LANDSCAPE

Dappled Earth  
P.O. Box 97  
Powell Butte, OR 97753  
Contact: Eileen Obermiller  
541-350-7436

#### CIVIL

Humber Design Group, Inc.  
110 SE Main Street  
Portland, OR 97214  
Contact: Kristian McCombs  
503-946-6690

#### ELECTRICAL & MECHANICAL

Colebreit Engineering  
721 SW Industrial Way, Suite 110  
Bend, OR 97702  
Contact: William Caron, Nicholas Evano  
541-728-3293

#### HISTORIC

Peter Meijer Architect, PC  
2232 SE Clinton Street  
Portland, OR 97232  
Contact: Peter Meijer  
503-517-0283

#### ARCHAEOLOGIST

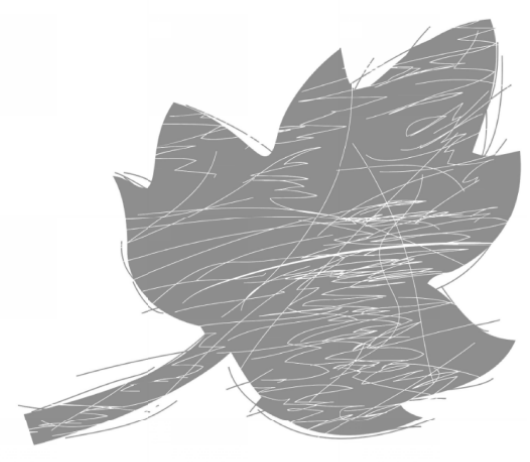
Archaeological Investigations Northwest, Inc.  
3510 NE 122nd Avenue  
Portland, OR 97230  
Contact: Teresa Trost  
503-761-6605



waterleaf

419 SW 11th Ave  
Suite 200  
Portland OR 97205  
Ph 503 228 7571  
Fx 503 273 8891

COVER  
A0.00



architecture, interiors & planning

GENERAL NOTES - CONSTRUCTION

- DO NOT SCALE THE DRAWINGS.
- CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS & DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. SHOULD ANY CONDITIONS ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPENCY BETWEEN THE DRAWINGS & FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY TO PROVIDE CLARIFICATIONS.
- TEMPORARILY STORED CONSTRUCTION MATERIALS SHALL BE DISTRIBUTED IF PLACED ON FRAMED FLOORS OR ROOF WITH LOAD NOT TO EXCEED THE DESIGN LIVE LOAD.
- DO NOT NOTCH OR DRILL BEAMS OR WALLS WITHOUT PRIOR APPROVAL OF STRUCTURAL ENGINEER.
- PROVIDE NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTY FROM DAMAGE THROUGH OUT CONSTRUCTION.
- START OF WORK BY THE CONTRACTOR OR SUBCONTRACTOR INDICATES THEY HAVE INSPECTED AND ACCEPTED ALL CONDITIONS REGARDING THE PROJECT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, & PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL COORDINATE WORK WITH & OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE FOR THE CONSTRUCTION SCHEDULE & ALL OPERATIONS REQUIRED FOR THE DEMOLITION AND REMOVAL OF ITEMS NOT INTENDED TO BE INCORPORATED INTO THE WORK.
- CONDUCT OPERATIONS TO MINIMIZE OBSTRUCTION OF PUBLIC & PRIVATE ROADWAYS, ENTRANCES AND EXITS; DO NOT OBSTRUCT REQUIRED CONSTRUCTION EXITS AT ANY TIME; PROTECT PERSONS USING ENTRANCES AND EXITS FROM REMOVAL OPERATIONS. PROVIDE TEMPORARY SIGNAGE FOR EXITING DURING CONSTRUCTION.
- CONDITIONS MARKED "TYPICAL" APPLY IN ALL CASES, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- LABOR, MATERIAL & EQUIPMENT NOT INDICATED ON DRAWINGS OR SPECIFIED BUT REQUIRED FOR THE SUCCESSFUL AND EFFICIENT COMPLETION OF THE INSTALLATION ARE IMPLIED AND SHALL BE PROVIDED FOR NO ADDITIONAL COST.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC) BASED ON 2012 INTERNATIONAL BUILDING CODE, CITY OF LA GRANDE & LOCAL ORDINANCES.
- PROJECT MANUAL IS A PART OF THE CONTRACT DOCUMENTS.
- ARCHITECT'S POINT CLOUD LASER SCAN OF STAIR IS AVAILABLE FOR USE.

ABBREVIATIONS

@	AT	KD	KNOCKDOWN
&	AND	KIT	KITCHEN
#	NUMBER / POUND	L	LENGTH / LINOLEUM
CL	CENTERLINE	LAV	LAVATORY
AB	ANCHOR BOLT	LB	POUND
AC	AIR CONDITIONING	MAT	MATERIAL
ACT	ACoustical CEILING TILE	MAX	MAXIMUM
AD	AREA DRAIN	MECH	MECHANICAL
ADJ	ADJUSTABLE /ADJACENT	MEZZ	MEZZANINE
AFF	ABOVE FINISH FLOOR	MIN	MINIMUM / MINUTE
ALT	ALTERNATE	MISC	MISCELLANEOUS
ALUM	ALUMINUM	MTD	MOUNTED
ANOD	ANODIZED	MTL	METAL
APPROX	APPROXIMATE(LY)	N	NORTH
AUTO	AUTOMATIC	N/A	NOT APPLICABLE
AWP	ACOUSTICAL WALL PANEL	NIC	NOT IN CONTRACT
B	BASE	NO	NUMBER
BD	BOARD	NOM	NOMINAL
BL	BUILDING LINE	NTS	NOT TO SCALE
BLDG	BLOCKING	OC	ON CENTER
BLKG	BLOCKING	OCC	OCCUPANCY
BM	BEAM	OD	OUTSIDE DIAMETER
BO	BOTTOM OF/ BY OTHERS	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
BOT	BOTTOM	OFOI	OWNER FURNISHED, OWNER INSTALLED
BSMT	BASEMENT	OH	OVERHEAD
BTW	BETWEEN	ORD	OVERFLOW ROOF DRAIN
C	CHANNEL	OPNG	OPENING
CAB	CABINET	OPP	OPPOSITE
CIP	CAST IN PLACE	PL	PROPERTY LINE /PLATE
C.H.	CEILING HEIGHT	PLY	PLYWOOD
CJ	CONST JOINT /CONTROL JOINT	PREFAB	PREFABRICATED
CLG	CEILING	PREFIN	PREFINISHED
CLR	CLEAR(ANCE)	PSF	POUNDS PER SQUARE FOOT
CMU	CONCRETE MASONRY UNIT	PT	POUNDS PER SQUARE INCH
CO	CLEANOUT	PTD.	POINT PAINTED
COL	COLUMN	PTN	PARTITION
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST	CONSTRUCTION	QTY	QUANTITY
CONT	CONTINUOUS	R	RADIUS / RISER
COORD	COORDINATE	RCP	REFLECTED CEILING PLAN
CORR	CORRIDOR	RD	ROOF DRAIN
CT	CERAMIC TILE	REF	REFER(ENCE)
CTR	CENTER	REIN	REINFORCE(D)(ING)
D	DEPTH	REQ'D	REQUIRED
DBL	DOUBLE	REV	REVISE(D)(ION)
DEMO	DEMOLISH	RM	ROOM
DEPT	DEPARTMENT	RO	ROUGH OPENING
DET	DETAIL	ROW	RIGHT OF WAY
DF	DRINKING FOUNTAIN	S	SOUTH / SEALER
DIA	DIAMETER	SC	SOLID CORE / SPECIAL COATING
DIAG	DIAGONAL	SCHED	SCHEDULE
DIM	DIMENSION	SD	STORM DRAIN
DN	DOWN	SECT	SECTION
DR	DOOR	SF	SQUARE FEET
DS	DOWNSPOUT	SGL	SINGLE
DW	DISHWASHER	SHT	SHEET
DWG	DRAWING	SHTG	SHEATHING
E	EAST	SIM	SIMILAR
EA	EACH	SPKLR	SPRINKLER
ELEV	ELEVATION	SPKR	SPEAKER
ELEC	ELECTRICAL	SQ	SQUARE
ELEV	ELEVATOR	SS	STAINLESS STEEL / SANITARY SEWER
ENCL	ENCLOSURE	ST	STREET / STONE
EQ	EQUAL	STD	STANDARD
EQUIP	EQUIPMENT	STL	STEEL
EXIST	EXISTING	STOR	STORAGE
EXT	EXTERIOR	SYM	SYMMETRICAL
FA	FIRE ALARM	T	TREAD
FC	FINISH COATING	T & B	TOP AND BOTTOM
FD	FLOOR DRAIN	T & G	TONGUE AND GROOVE
FDC	FIRE DEPARTMENT CONNECTION	TBD	TO BE DETERMINED
FDN	FOUNDATION	TOC	TOP OF CURB /CONCRETE
FE	FIRE EXTINGUISHER	TEL	TELEPHONE
FEC	FIRE EXTINGUISHER CABINET	TEMP	TEMPORARY
FF	FINISH FLOOR	THK	THICK(NESS)
FF	FIRE FLOOR	TO	TOP OF
FH	FIRE HYDRANT	TV	TELEVISION
FHC	FIRE HOSE CABINET	TYP	TYPICAL
FIN	FINISH	UNO or UON	UNLESS NOTED OTHERWISE
FL	FLOOR	U.O	UNDERSIDE OF
FO	FACE OF	U.L.	UNDERWRITER'S LABORATORY
FOC	FACE OF CONCRETE	VCT	VINYL COMPOSITION TILE
FR	FIRE RATED	VERT	VERTICAL
FRT	FIRE RETARDANT TREATED	VEST	VESTIBULE
FT	FOOT OR FEET	V.I.F.	VERIFY IN FIELD
FTG	FOOTING	VT	VINYL TILE
GALV	GALVANIZED	W	WEST
GFRG	GYPSUM FIBER REINFORCED CONCRETE	W/	WITH
GND	GROUND	W/D	WASHER/DRYER
GWB	GYPSUM WALL BOARD	W/O	WITHOUT
GYP	GYPSUM	WC	WATER CLOSET
H	HIGH / HARDENER	WD	WOOD
HC	HOLLOW CORE / HANDICAPPED	WF	WOOD FLOORING / WIDE FLANGE
HM	HOLLOW METAL	WP	WATERPROOFING
HORIZ	HORIZONTAL		
HR	HOUR		
HT	HEIGHT		
HVAC	HEATING / VENTILATING /AIR CONDITIONING		
HW	HOT WATER		
HYD.	HYDRONIC		
INCL	INCLUDE /INCLUDING		
INSUL	INSULATION		
INT	INTERIOR		
INV	INVERT		
J.C.	JANITOR'S CLOSET		

SYMBOLS

**AREA TAG**  
Room name  
150 SF

**BUILDING SECTION**  
1 SIM  
A1.01

**WALL SECTION**  
1 SIM  
A101

**SPOT ELEVATION**  
CROSSHAIR  
TARGET

**EXIT SYMBOL**  
20R @ 7 1/2"

**VIEW REFERENCE**  
1 / A101

**VIEW TITLE**  
1 VIEW NAME  
1/8" = 1'-0"

**EXTERIOR ELEVATION**  
1 Ref  
A101  
1 Ref

**INTERIOR ELEVATION**  
1 Ref  
A101  
1 Ref

**GRID HEAD**  
0

**KEYNOTE**  
?

**LEVEL HEAD**  
NAME  
ELEVATION

**NORTH ARROW**  
N

**REVISION TAG**  
A

**ROOM TAG**  
ROOM NAME  
101

FILL PATTERNS

ALUMINUM 1

ALUMINUM 2

BRASS

BRICK

NEW CONCRETE

NEW EARTH

GRAVEL FILL

GYPSUM

RIGID INSULATION

SEMI-RIGID INSULATION

PARTICLE BOARD

PLASTER

PLASTIC

PLYWOOD 1

PLYWOOD 2

STEEL

WOOD 1

WOOD 2

WOOD 3

WOOD 4



waterleaf  
419 SW 11th Ave  
Suite 200  
Portland OR 97205  
Ph: 503 228 7571  
Fx: 503 273 8891

EOU GRAND STAIRCASE  
PERMIT SET/ BID SET

One University Boulevard  
La Grande, OR 97850-2807

PERMIT SET/ BID SET

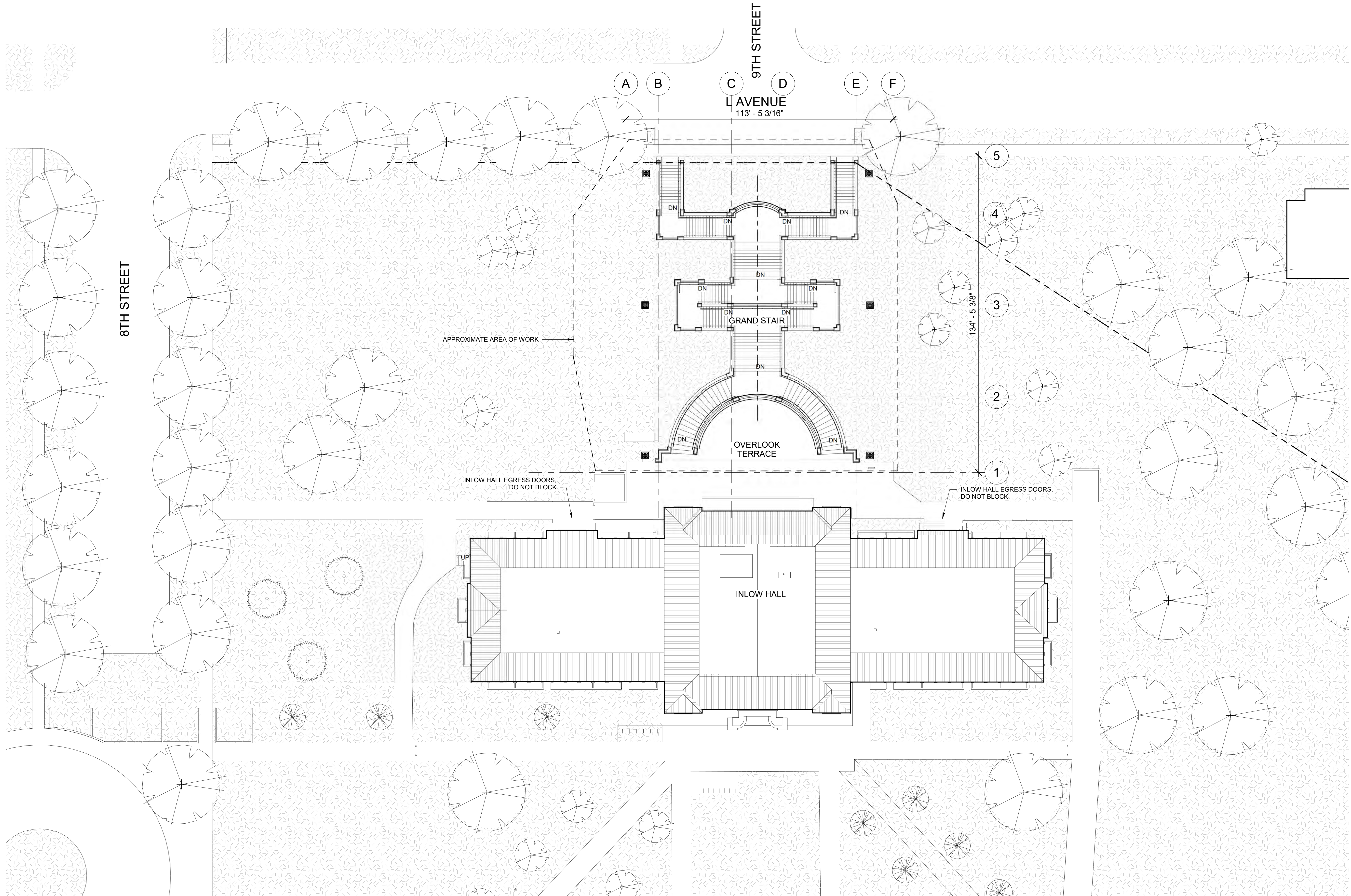
PROJECT #: 2105.00  
SHEET ISSUE DATE: Nov. 4, 2022  
REVISIONS:  
# DESCRIPTION DATE



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 419 SW 11th Ave  
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 Portland OR 97205  
 Ph: 503 228 7571  
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**EOU GRAND STAIRCASE  
 PERMIT SET/ BID SET**

One University Boulevard  
 La Grande, OR 97850-2807



1 SITE PLAN  
 1" = 20'-0"

**PERMIT SET/ BID SET**

PROJECT #: 2105.00  
 SHEET ISSUE DATE: Nov. 4, 2022  
 REVISIONS:  
 # DESCRIPTION DATE

SITE PLAN

**A1.00**



419 SW 11th Ave  
Suite 200  
Portland OR 97205  
Ph: 503 228 7571  
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waterleaf

EOU GRAND STAIRCASE  
PERMIT SET/ BID SET

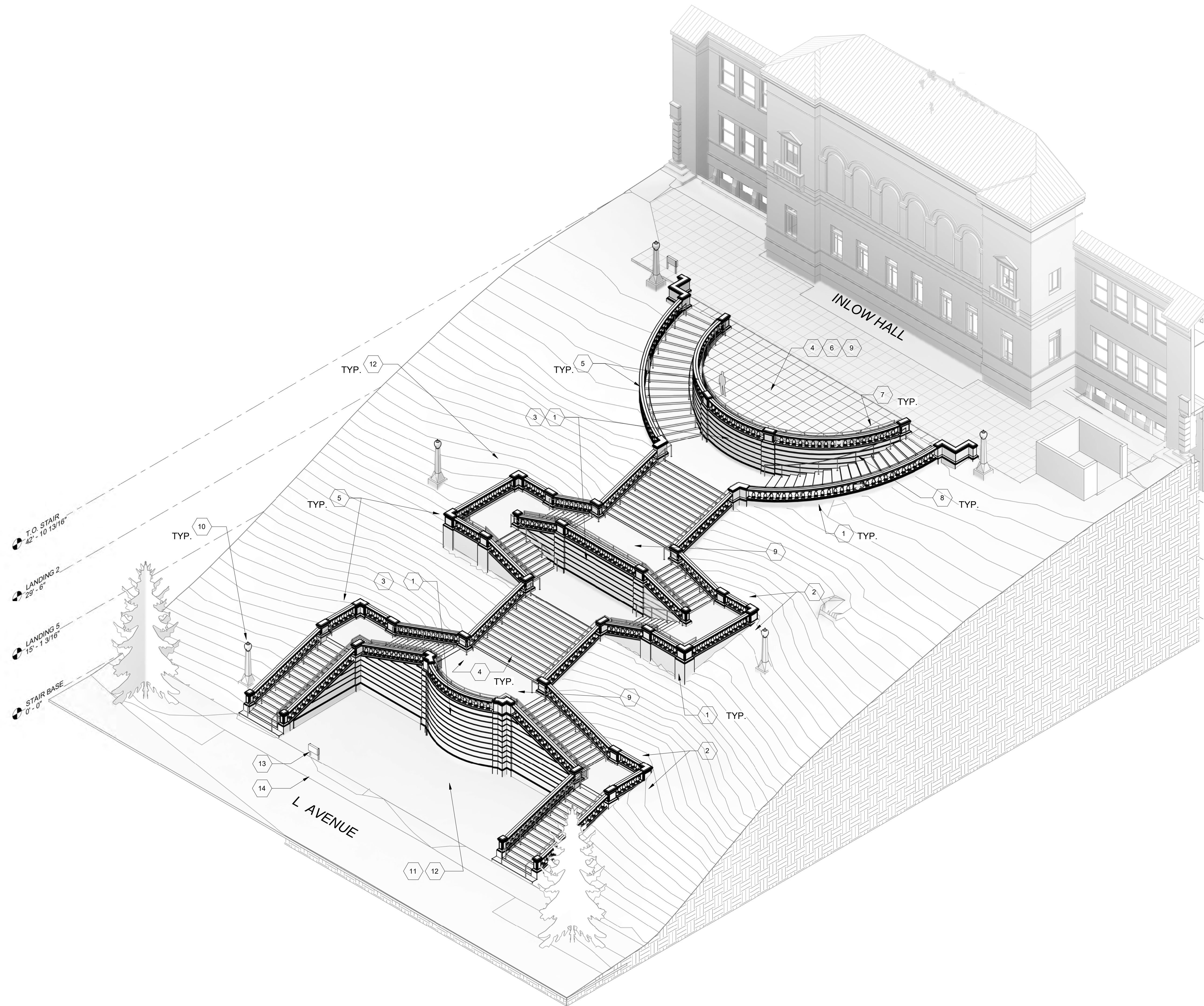
One University Boulevard  
La Grande, OR 97850-2807

LEGEND

- EXISTING (E) TO REMAIN
- NEW (N) / RELOCATED

KEY NOTES 1 → PROPOSED

- (N) CONCRETE FOUNDATION FOOTING AND WALLS. PROVIDE ARCHITECTURAL CONCRETE AND FINISH UTILIZING FORMLINER. MATCH TO (E) HISTORIC MATERIALS, FINISH, AND COLORS. SEE STRUC. AND ARCH. DETAILS.
- (N) FRENCH DRAIN AND REGRADING PER CIVIL DWG.
- (N) WATERPROOFING AND DRAINAGE SYSTEM. SEE A5.00 & A6.00, AND CIVIL DWGS.
- (N) TERRACE PAVING, STAIRS AND LANDINGS, TO MATCH EXISTING LAYOUT AND DESIGN. SEE CIVIL, STRUCTURAL AND A2.20.
- (N) CAST STONE RAILING SYSTEM AND PIER CAPS TO MATCH EXISTING LAYOUT AND DESIGN. SEE A6.00.
- (N) ELECTRIC SNOW MELT SYSTEM
- (N) METAL GUARDRAIL SYSTEM. SEE A6.10, AND ELECTRICAL DWG.S FOR LIGHTING.
- (N) METAL HAND RAIL SYSTEM. SEE A6.10, AND ELECTRICAL DWG.S FOR LIGHTING.
- (N) AREA DRAINAGE SYSTEM. SEE CIVIL DWG.S
- (N) LIGHT POLE GLOBE. SEE ELECTRICAL DWG.S
- (N) FEATURE LIGHTING. SEE ELECTRICAL DWG.S
- (N) GROUND FILL AND PLANTINGS, SEE CIVIL AND LANDSCAPE DWG.S
- (N) HISTORIC INFO SIGN, W/ MTL. AND FINISH MATCHING TO (N) MTL. RAILINGS.
- FOR PUBLIC SIDEWALK WORK SEE CIVIL DWG.S



PERMIT SET/ BID SET

PROJECT #: 2105.00  
 SHEET ISSUE DATE: Nov. 4, 2022  
 REVISIONS:

#	DESCRIPTION	DATE

PROPOSED AXON VIEW

A1.01



architecture, interiors & planning

419 SW 11th Ave  
Suite 200  
Portland OR 97205  
Ph: 503 228 7571  
Fx: 503 273 8891

waterleaf

EOU GRAND STAIRCASE  
PERMIT SET/ BID SET

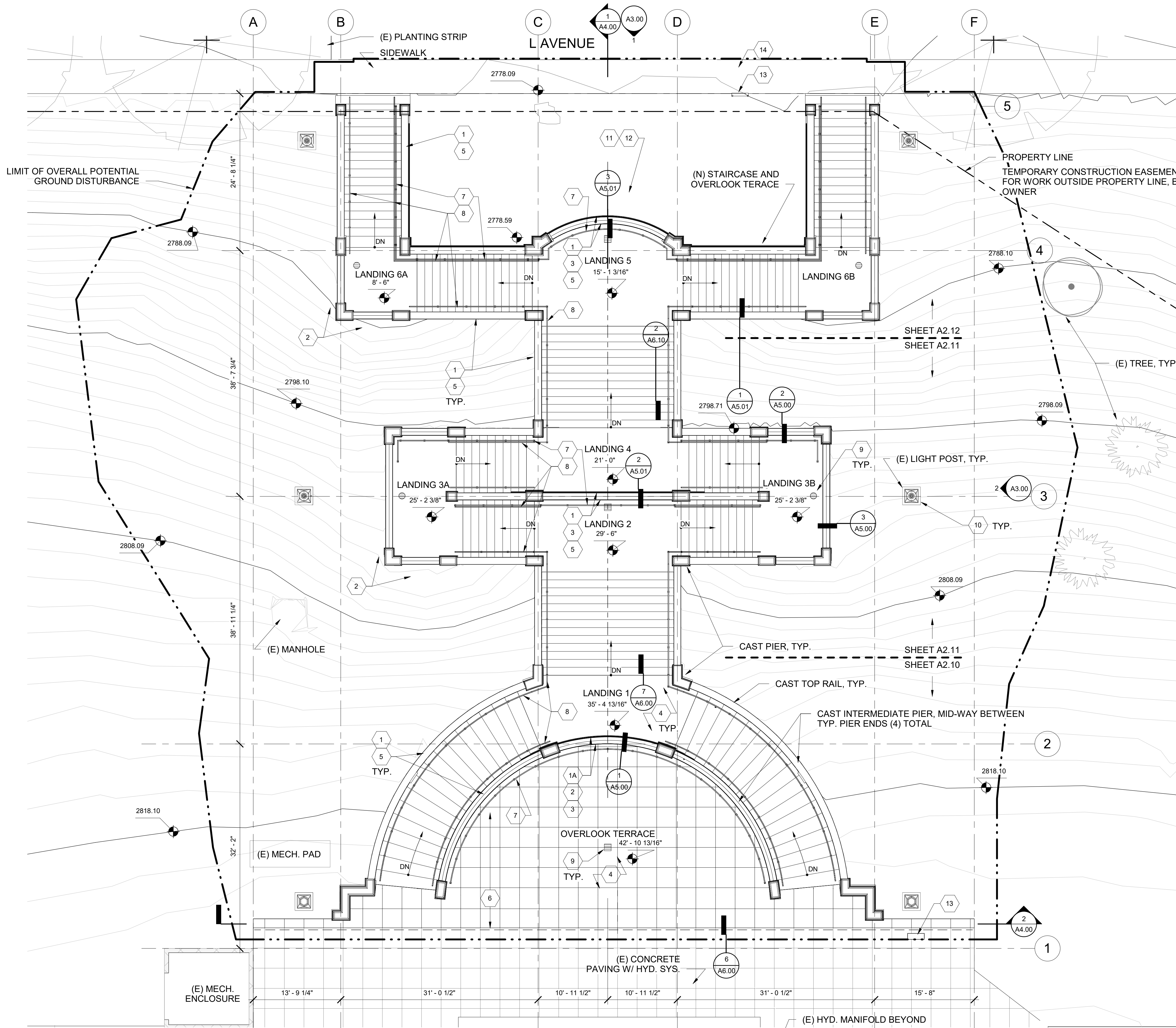
One University Boulevard  
La Grange, OR 97850-2807

### LEGEND

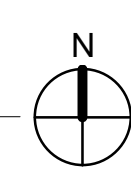
- EXISTING (E) TO REMAIN
- NEW (N) / RELOCATED

### KEY NOTES

- (N) CONCRETE FOUNDATION FOOTING AND WALLS. PROVIDE ARCHITECTURAL CONCRETE AND FINISH UTILIZING FORMLINER. MATCH TO (E) HISTORIC MATERIALS, FINISH, AND COLORS. SEE STRUC. AND ARCH. DETAILS.
- (N) FRENCH DRAIN AND REGRADING PER CIVIL DWG.
- (N) WATERPROOFING AND DRAINAGE SYSTEM. SEE A5.00 & A6.00, AND CIVIL DWGS.
- (N) TERRACE PAVING, STAIRS AND LANDINGS, TO MATCH EXISTING LAYOUT AND DESIGN. SEE CIVIL, STRUCTURAL AND A2.20.
- (N) CAST STONE RAILING SYSTEM AND PIER CAPS TO MATCH EXISTING LAYOUT AND DESIGN. SEE A6.00.
- (N) ELECTRIC SNOW MELT SYSTEM
- (N) METAL GUARDRAIL SYSTEM. SEE A6.10, AND ELECTRICAL DWG.S FOR LIGHTING.
- (N) METAL HAND RAIL SYSTEM. SEE A6.10, AND ELECTRICAL DWG.S FOR LIGHTING.
- (N) AREA DRAINAGE SYSTEM. SEE CIVIL DWG.S
- (N) LIGHT POLE GLOBE. SEE ELECTRICAL DWG.S
- (N) FEATURE LIGHTING. SEE ELECTRICAL DWG.S
- (N) GROUND FILL AND PLANTINGS, SEE CIVIL AND LANDSCAPE DWG.S
- (N) HISTORIC INFO SIGN, W/ MTL. AND FINISH MATCHING TO (N) MTL. RAILINGS, BY OTHERS.
- FOR PUBLIC SIDEWALK WORK SEE CIVIL DWG.S



1 GRAND STAIR PLAN - PROPOSED  
1/8" = 1'-0"



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 REVISIONS:  
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REBUILD PLAN -  
PROPOSED

# A2.00



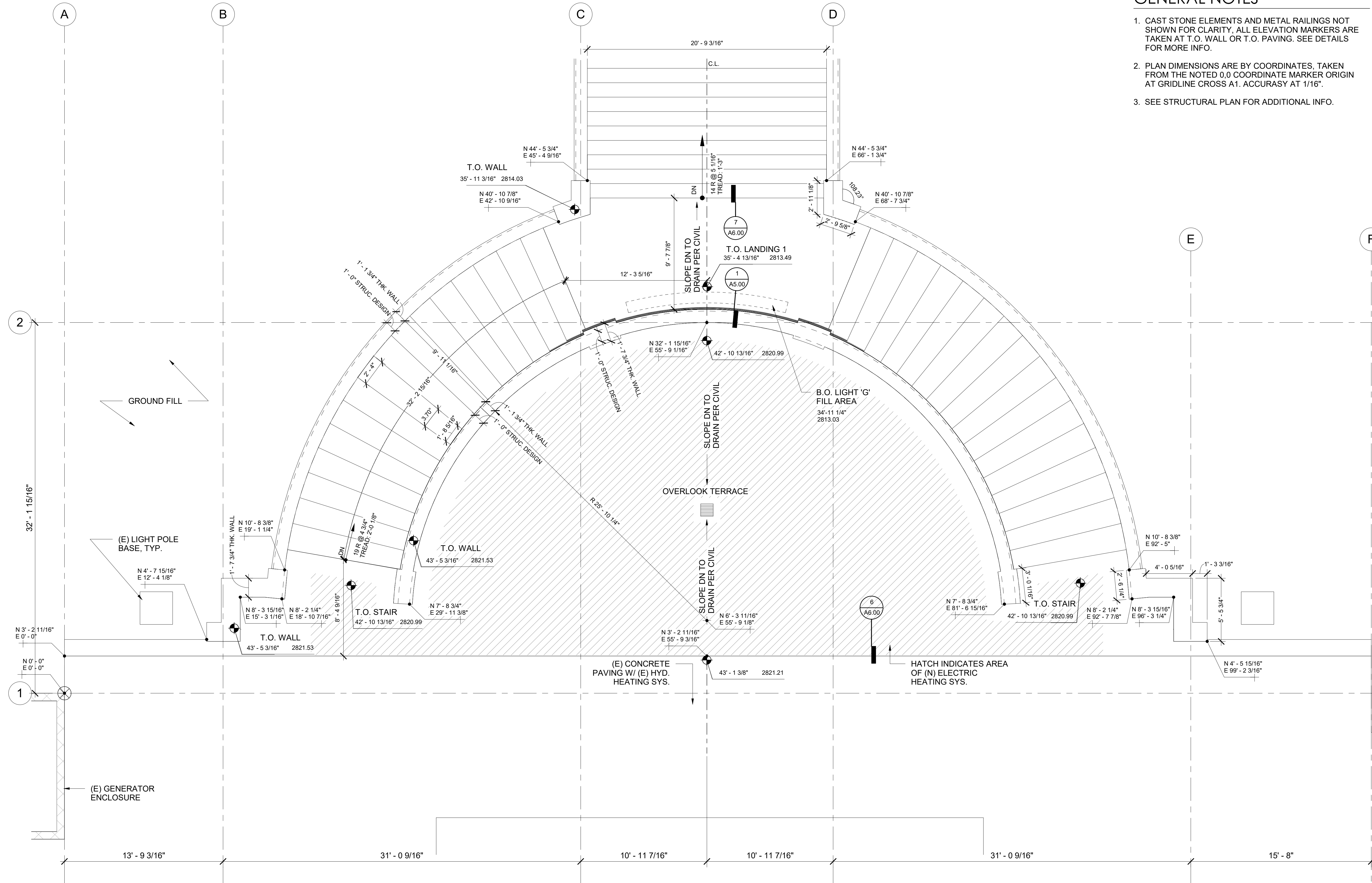
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Fk: 503 273 8891

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### GENERAL NOTES

- CAST STONE ELEMENTS AND METAL RAILINGS NOT SHOWN FOR CLARITY, ALL ELEVATION MARKERS ARE TAKEN AT T.O. WALL OR T.O. PAVING. SEE DETAILS FOR MORE INFO.
- PLAN DIMENSIONS ARE BY COORDINATES, TAKEN FROM THE NOTED 0.0 COORDINATE MARKER ORIGIN AT GRIDLINE CROSS A1. ACCURACY AT 1/16".
- SEE STRUCTURAL PLAN FOR ADDITIONAL INFO.



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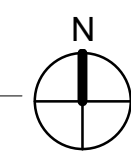
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PROJECT #: 2105.00  
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SLAB EDGE PLAN - OVERLOOK

A2.10

1 SLAB EDGE PLAN - OVERLOOK  
1/4" = 1'-0"





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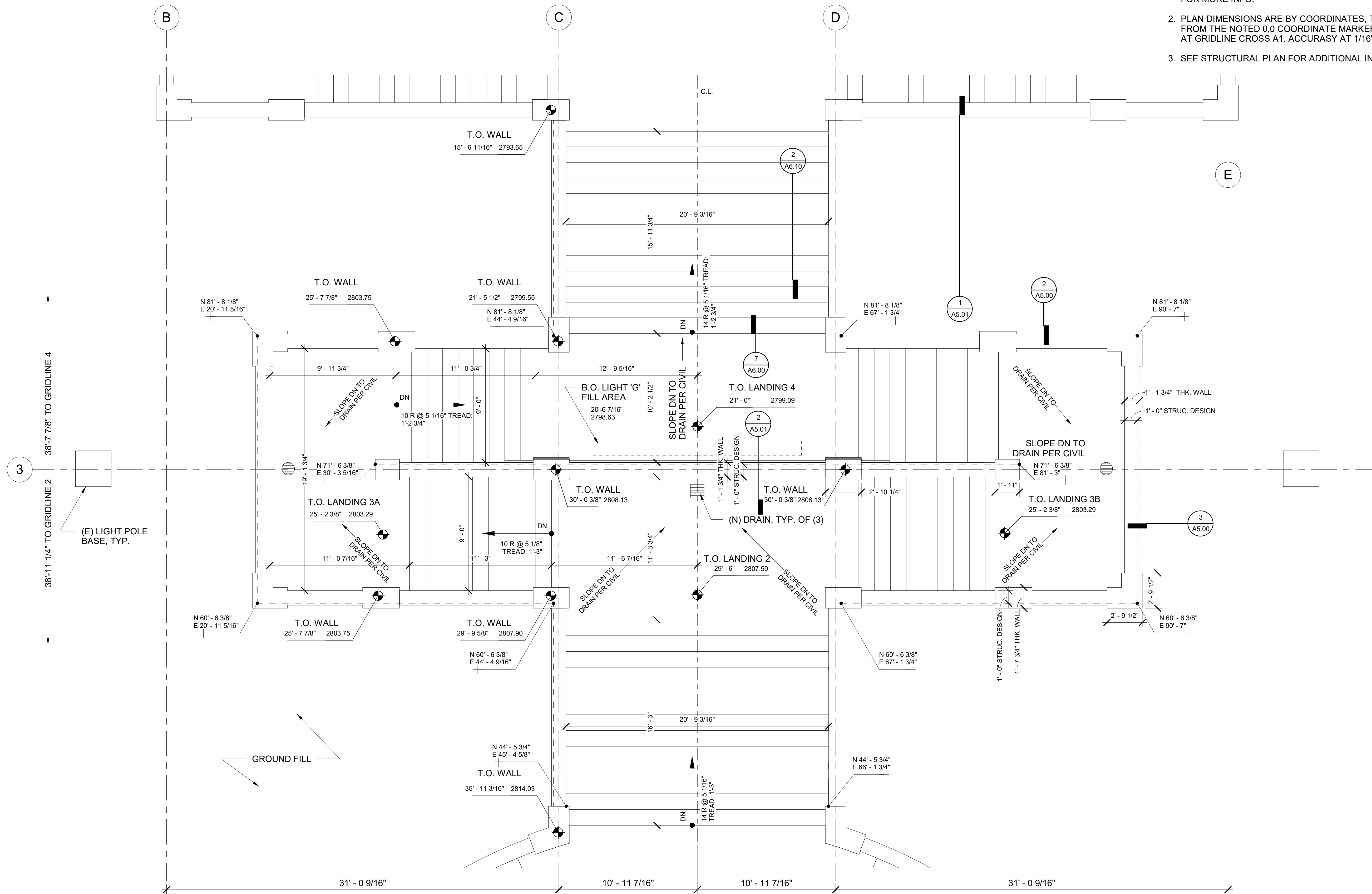
### GENERAL NOTES

1. CAST STONE ELEMENTS AND METAL RAILINGS NOT SHOWN FOR CLARITY. ALL ELEVATION MARKERS ARE TAKEN AT T.O. WALL OR T.O. PAVING. SEE DETAILS FOR MORE INFO.
2. PLAN DIMENSIONS ARE BY COORDINATES, TAKEN FROM THE NOTED 0,0 COORDINATE MARKER ORIGIN AT GRIDLINE CROSS A1. ACCURACY AT 1/16".
3. SEE STRUCTURAL PLAN FOR ADDITIONAL INFO.

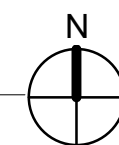
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1 SLAB EDGE PLAN - MID SECTION  
1/4" = 1'-0"

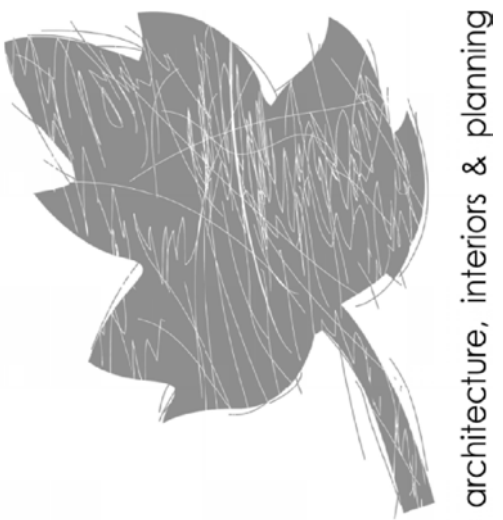


### PERMIT SET/ BID SET

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 REVISIONS:  
 # DESCRIPTION DATE

SLAB EDGE PLAN - MID

# A2.11

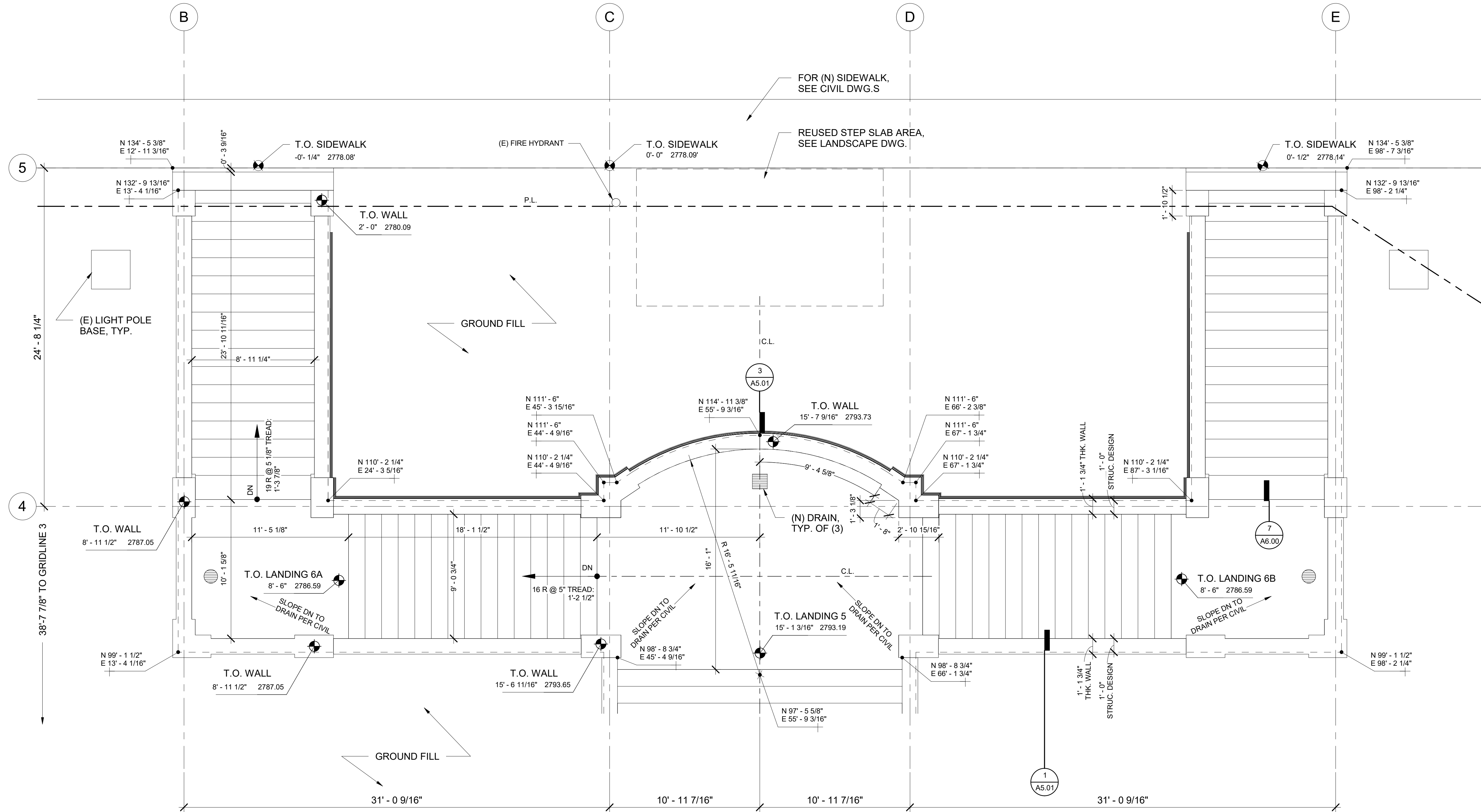


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### GENERAL NOTES

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2. PLAN DIMENSIONS ARE BY COORDINATES, TAKEN FROM THE NOTED 0.0 COORDINATE MARKER ORIGIN AT GRIDLINE CROSS A1. ACCURACY AT 1/16".
3. SEE STRUCTURAL PLAN FOR ADDITIONAL INFO.



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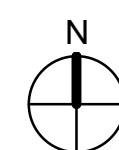
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PROJECT #: 2105.00  
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SLAB EDGE PLAN -  
BOTTOM

# A2.12

1 SLAB EDGE PLAN - BOTTOM  
1/4" = 1'-0"







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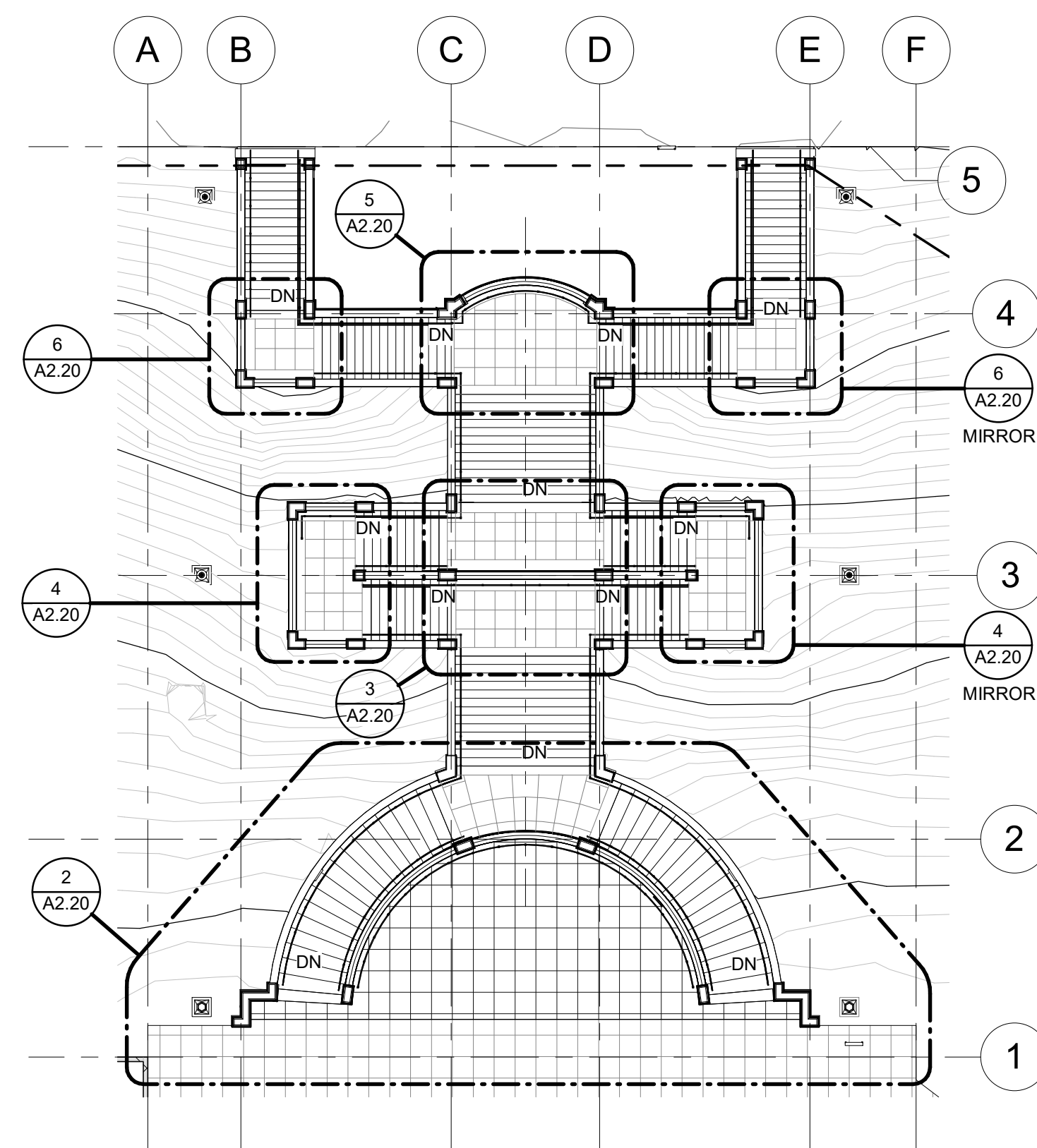
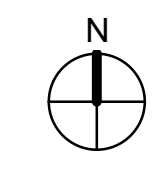
EOU GRAND STAIRCASE  
PERMIT SET/ BID SET

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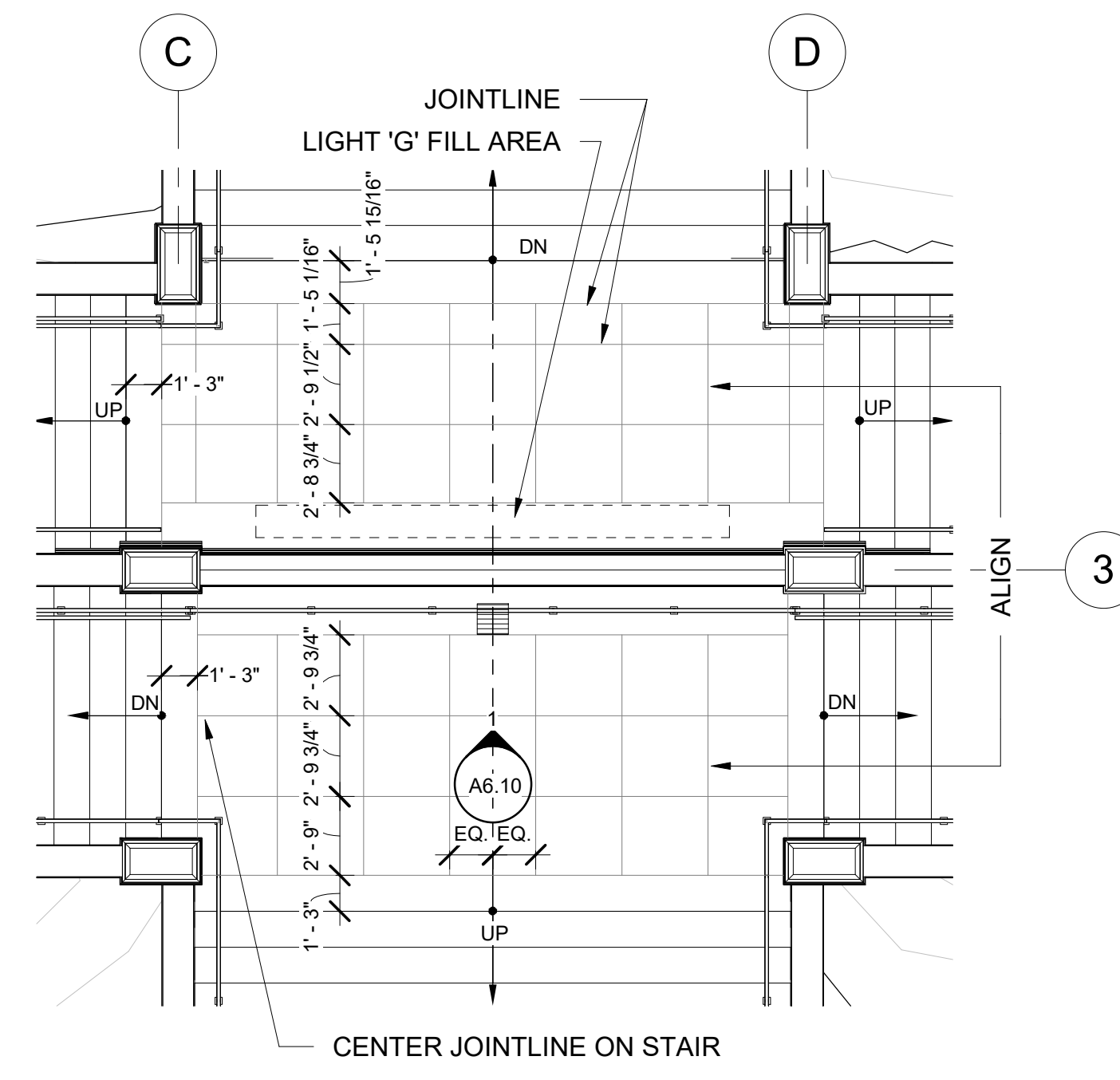
PERMIT SET/ BID SET

PROJECT #: 2105.00  
SHEET ISSUE DATE: Nov. 4, 2022  
REVISIONS:  
# DESCRIPTION DATE

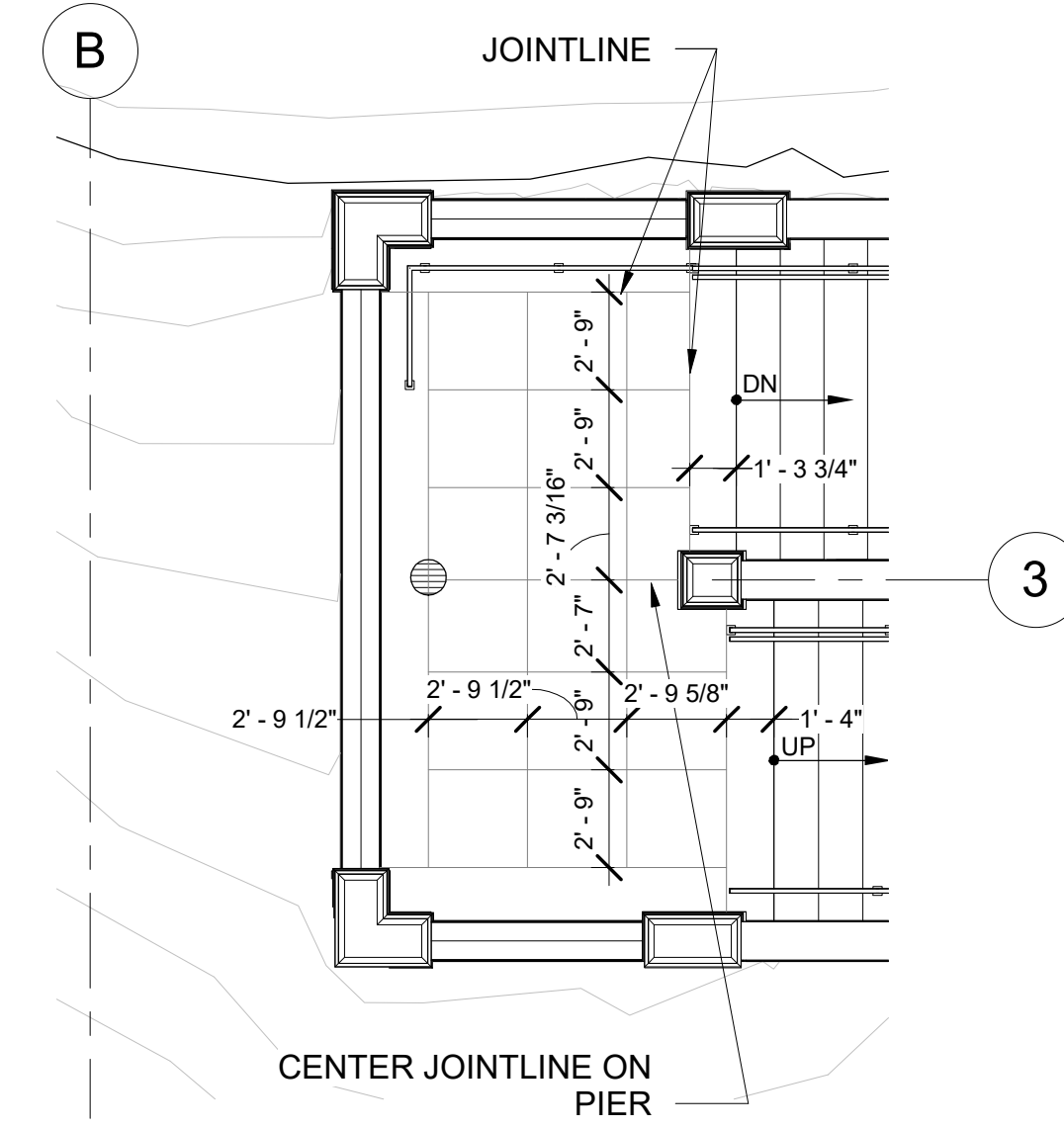
JOINT LINE PLANS  
**A2.20**



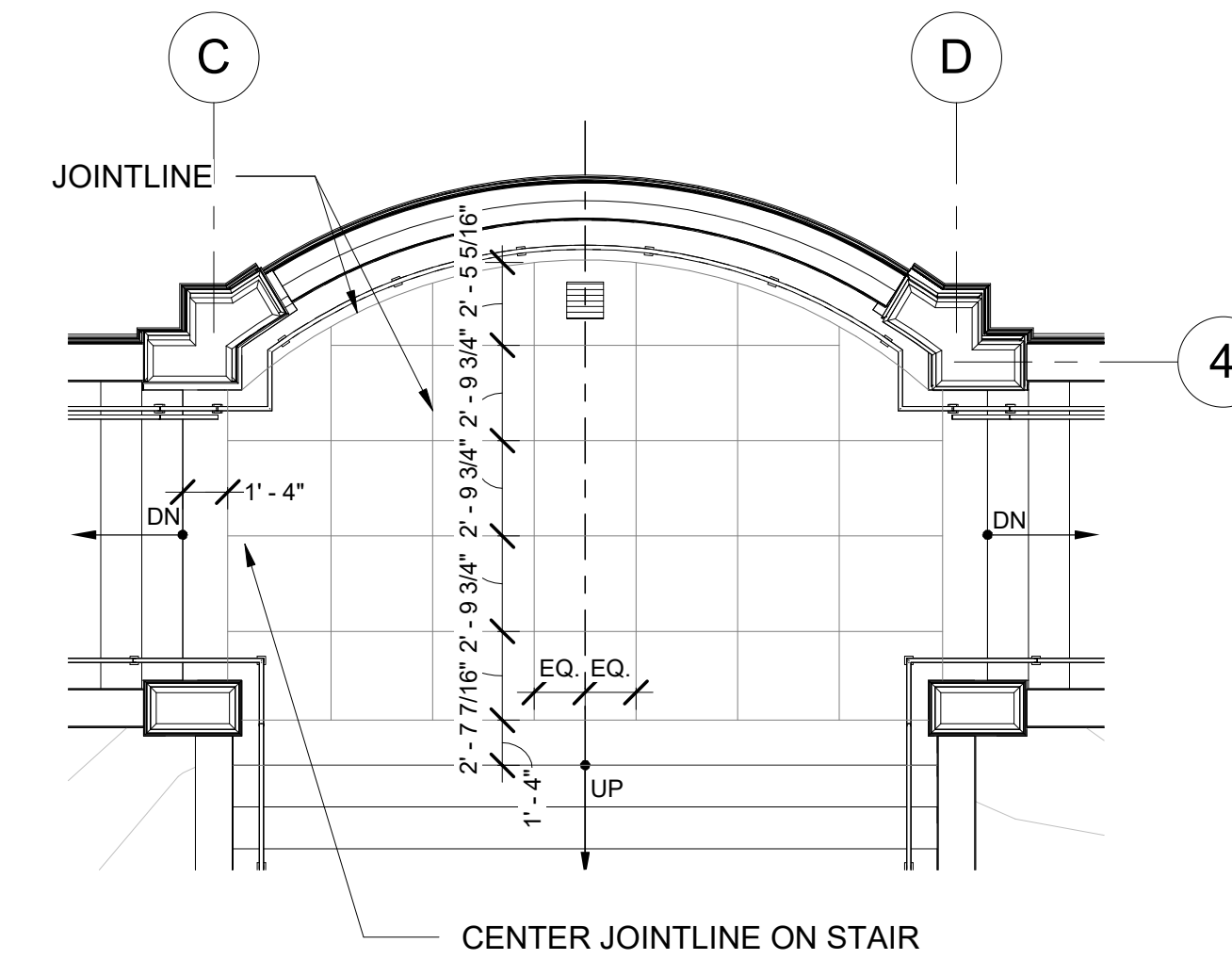
1 JOINT LINE REF PLAN  
1" = 20'-0"



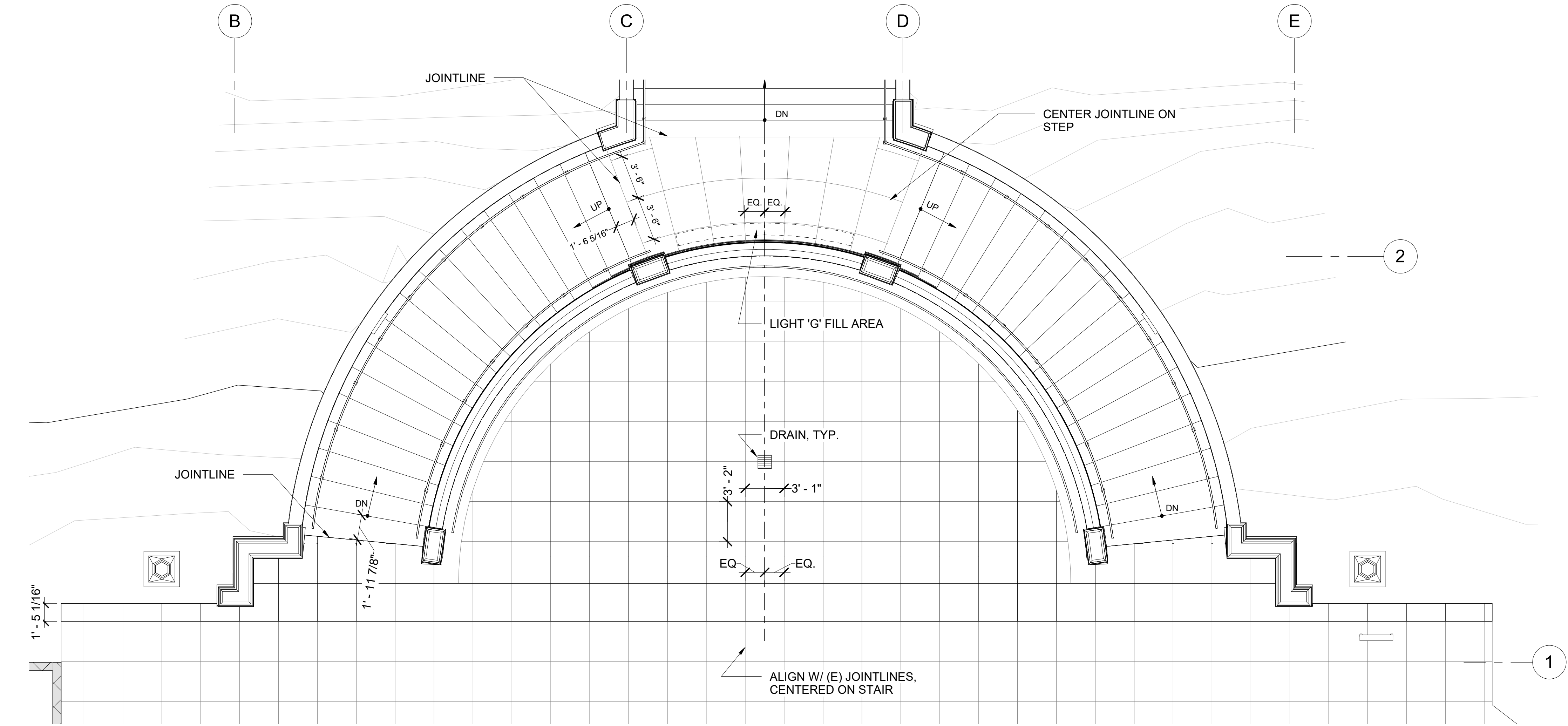
3 JOINT LINE PLAN - LANDING 2 & 4  
3/16" = 1'-0"



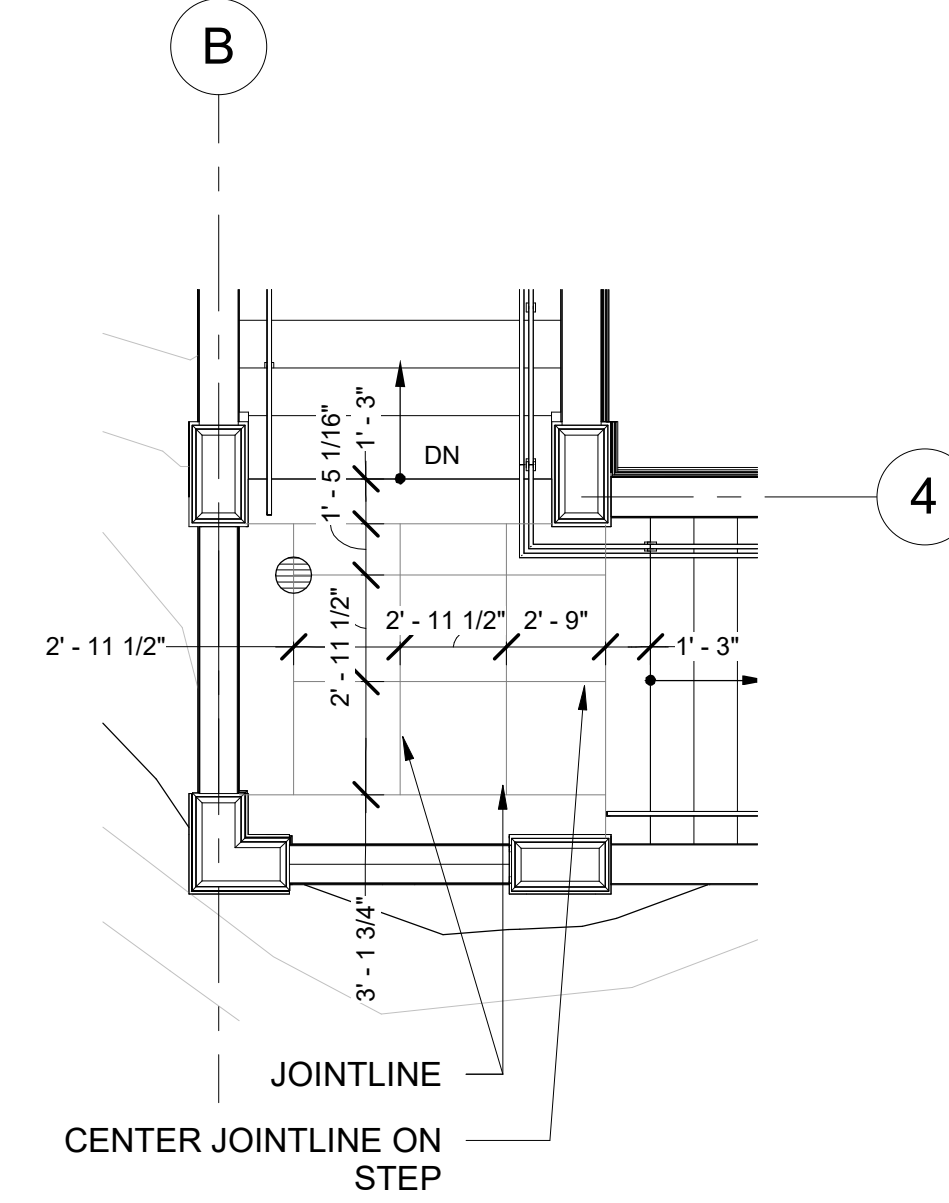
4 JOINT LINE PLAN - LANDING 3  
3/16" = 1'-0"



5 JOINT LINE PLAN - LANDING 5  
3/16" = 1'-0"



2 JOINT LINE PLAN - OVERLOOK AND LANDING 1  
3/16" = 1'-0"



6 JOINT LINE PLAN - LANDING 6  
3/16" = 1'-0"

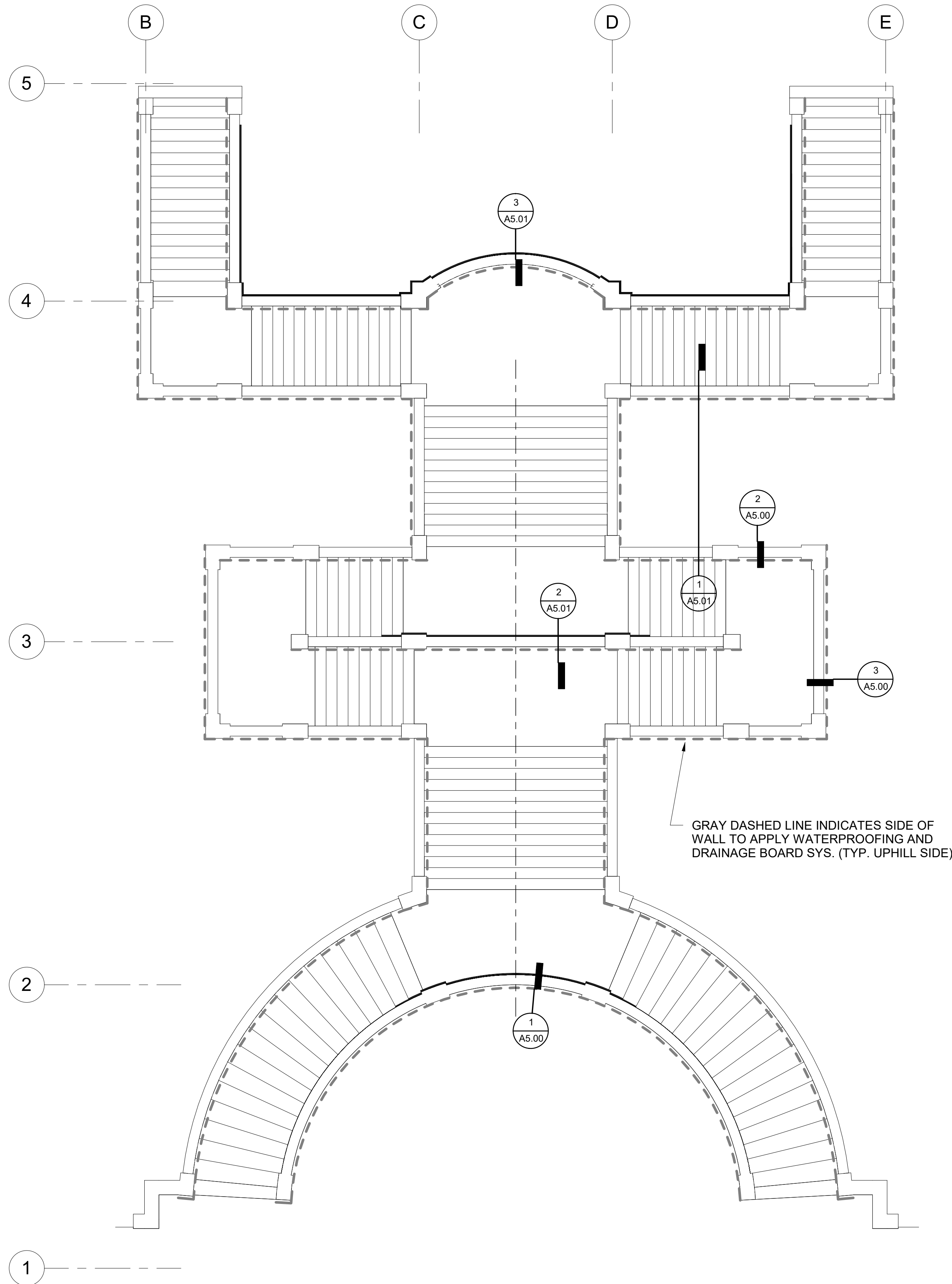


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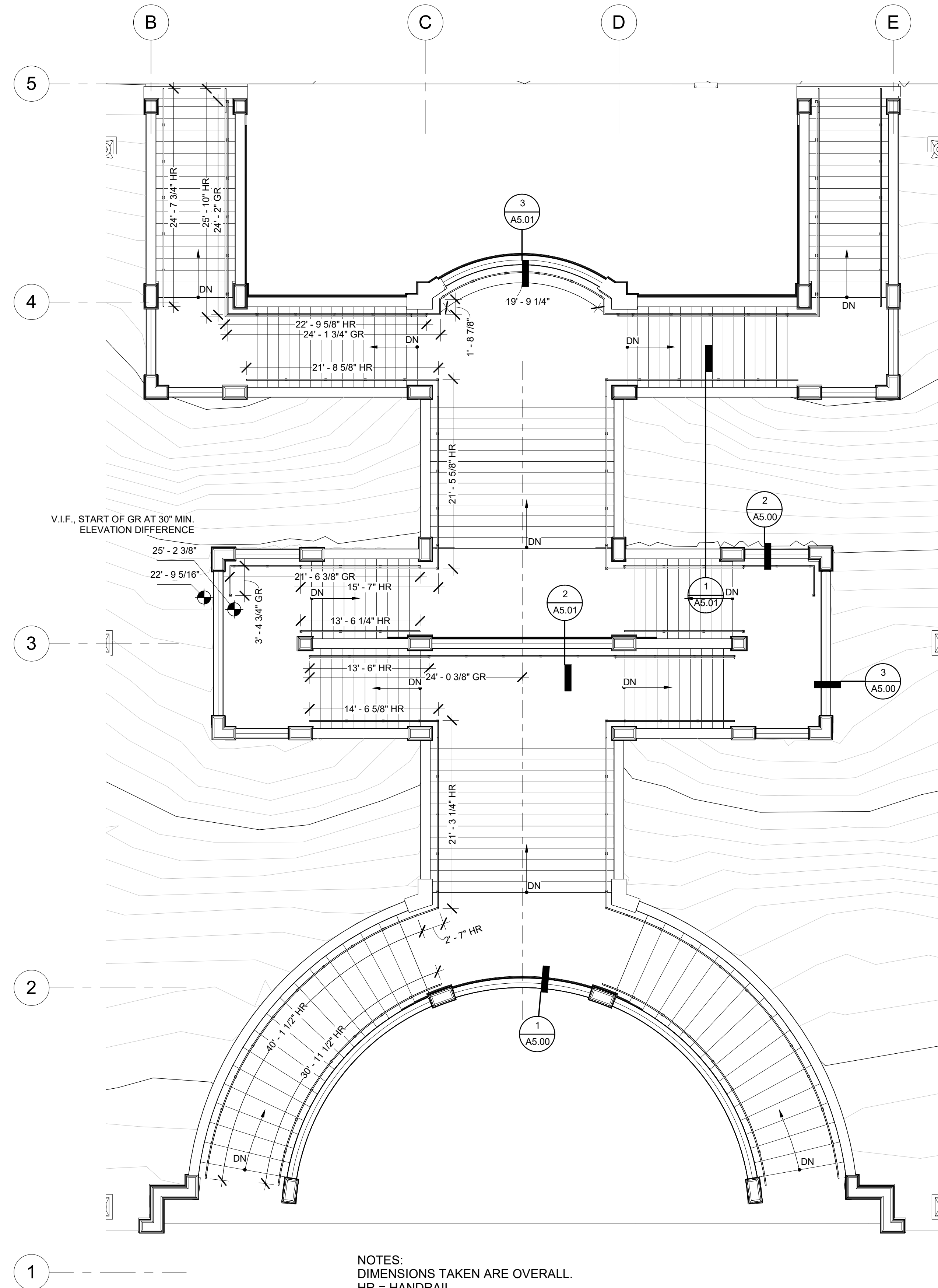
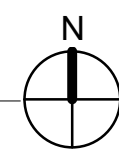
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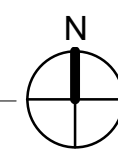


1 WATERPROOFING PLAN DIAGRAM  
 1/8" = 1'-0"



NOTES:  
 DIMENSIONS TAKEN ARE OVERALL.  
 HR = HANDRAIL  
 GR = GUARDRAIL

2 MTL. RAILING PLAN  
 1/8" = 1'-0"



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MTL. RAILING &  
 WATERPROOFING  
 PLANS

A2.30



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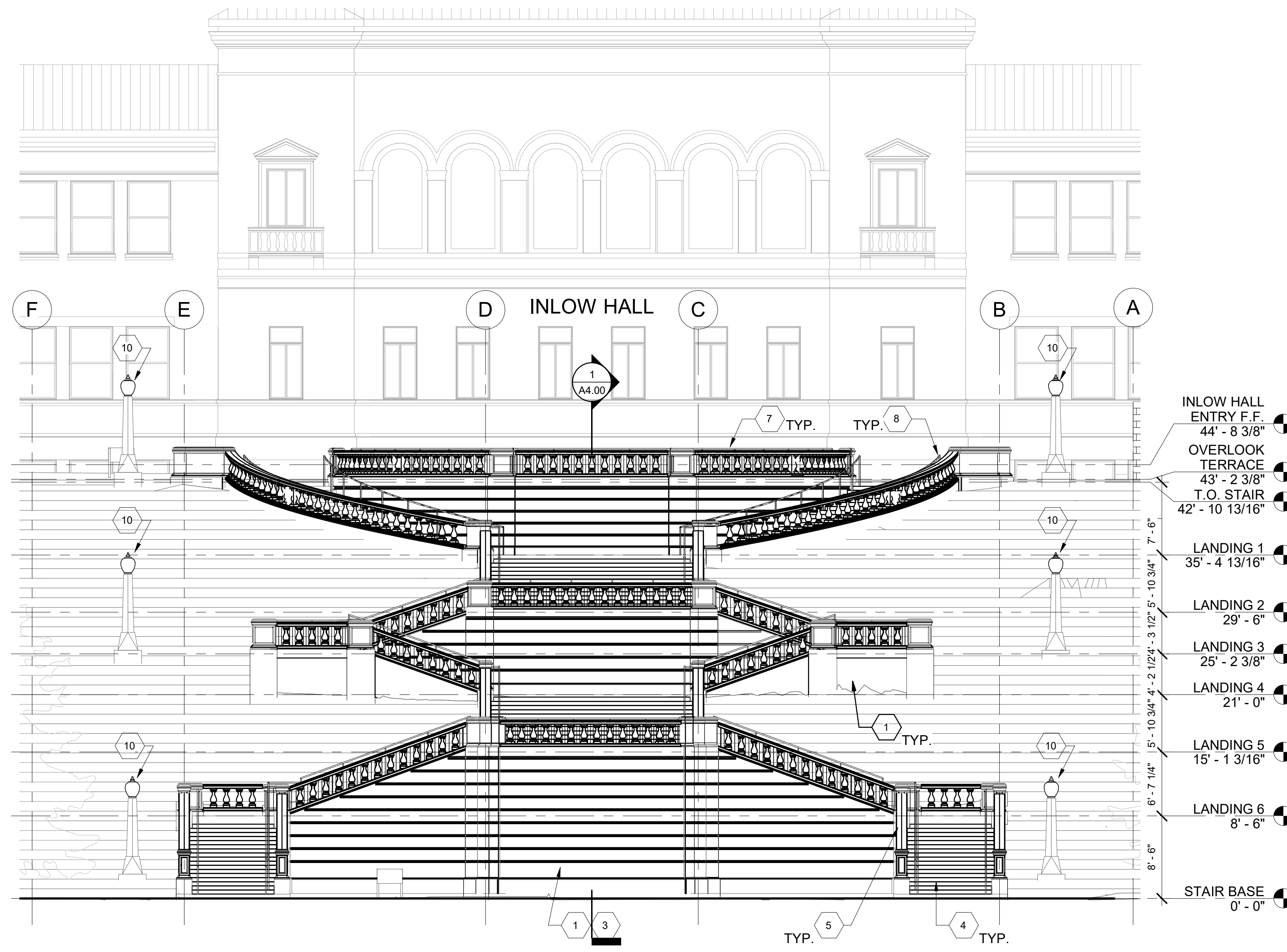
### LEGEND

- EXISTING (E) TO REMAIN
- NEW (N) / RELOCATED

### KEY NOTES

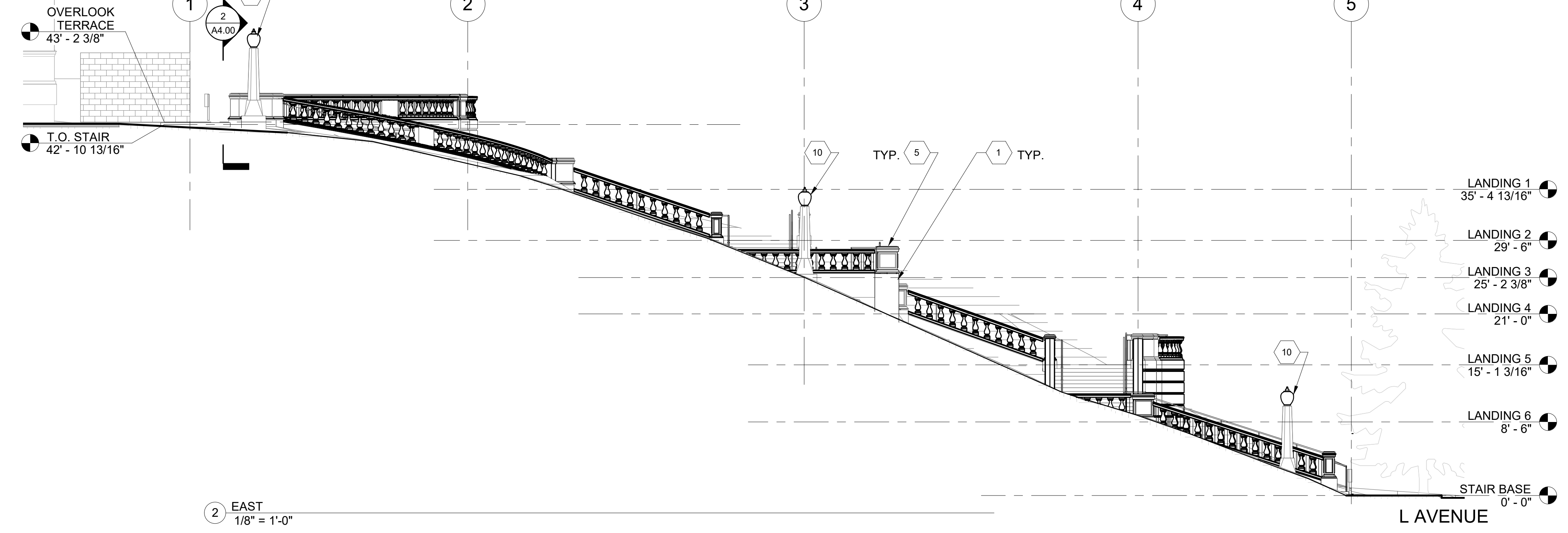
PROPOSED

1. (N) CONCRETE FOUNDATION FOOTING AND WALLS. PROVIDE ARCHITECTURAL CONCRETE AND FINISH UTILIZING FORMLINER. MATCH TO (E) HISTORIC MATERIALS, FINISH, AND COLORS. SEE STRUC. AND ARCH. DETAILS.
2. (N) FRENCH DRAIN AND REGRADING PER CIVIL DWG.
3. (N) WATERPROOFING AND DRAINAGE SYSTEM. SEE A5.00 & A6.00, AND CIVIL DWGS.
4. (N) TERRACE PAVING, STAIRS AND LANDINGS, TO MATCH EXISTING LAYOUT AND DESIGN. SEE CIVIL, STRUCTURAL AND A2.20.
5. (N) CAST STONE RAILING SYSTEM AND PIER CAPS TO MATCH EXISTING LAYOUT AND DESIGN. SEE A6.00.
6. (N) ELECTRIC SNOW MELT SYSTEM
7. (N) METAL GUARDRAIL SYSTEM. SEE A6.10, AND ELECTRICAL DWG.S FOR LIGHTING.
8. (N) METAL HAND RAIL SYSTEM. SEE A6.10, AND ELECTRICAL DWG.S FOR LIGHTING.
9. (N) AREA DRAINAGE SYSTEM. SEE CIVIL DWG.S
10. (N) LIGHT POLE GLOBE. SEE ELECTRICAL DWG.S
11. (N) FEATURE LIGHTING. SEE ELECTRICAL DWG.S
12. (N) GROUND FILL AND PLANTINGS, SEE CIVIL AND LANDSCAPE DWG.S
13. (N) HISTORIC INFO SIGN, W/ MTL. AND FINISH MATCHING TO (N) MTL. RAILINGS.
14. FOR PUBLIC SIDEWALK WORK SEE CIVIL DWG.S



1 NORTH  
 1/8" = 1'-0"

### INLOW HALL



2 EAST  
 1/8" = 1'-0"

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 EOU GRAND STAIRCASE  
 PERMIT SET/ BID SET

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### PERMIT SET/ BID SET

PROJECT #: 2105.00  
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 REVISIONS:  
 # DESCRIPTION DATE

ELEVATIONS  
**A3.00**



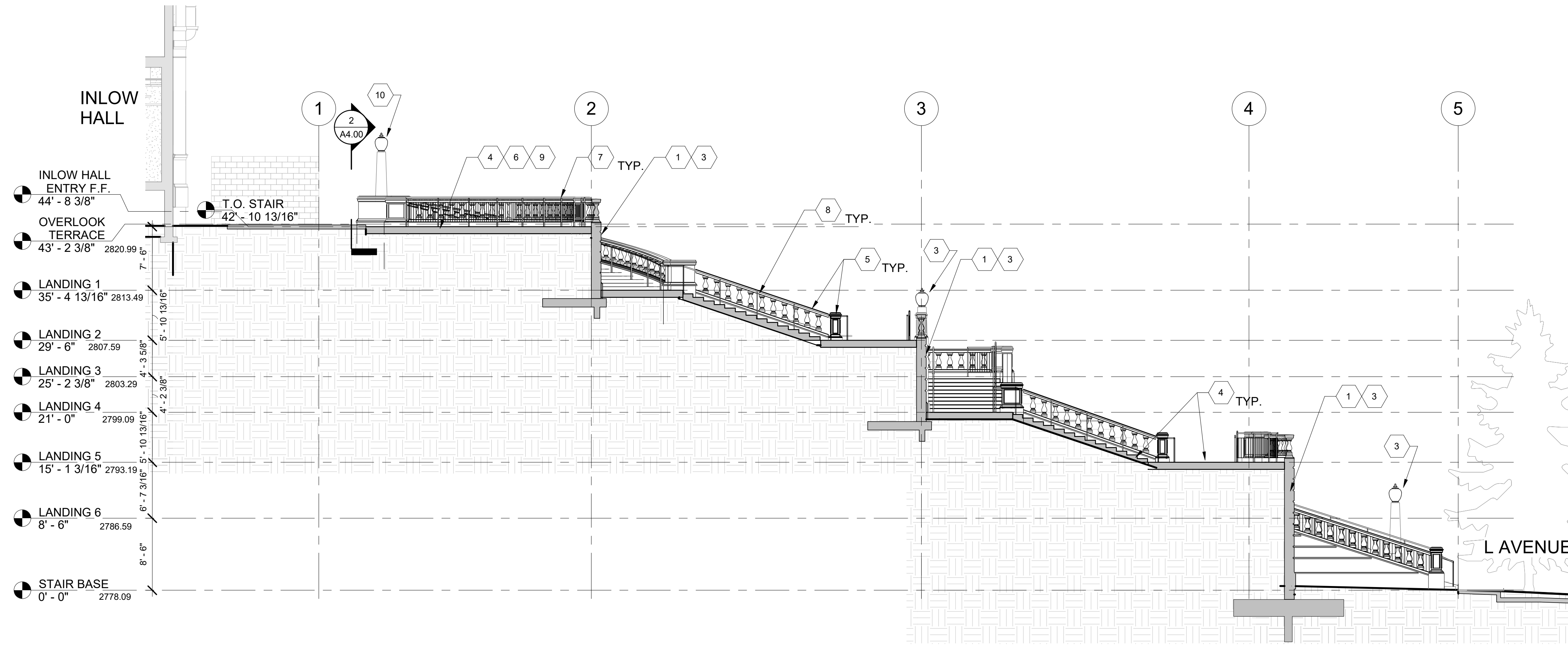
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**LEGEND**

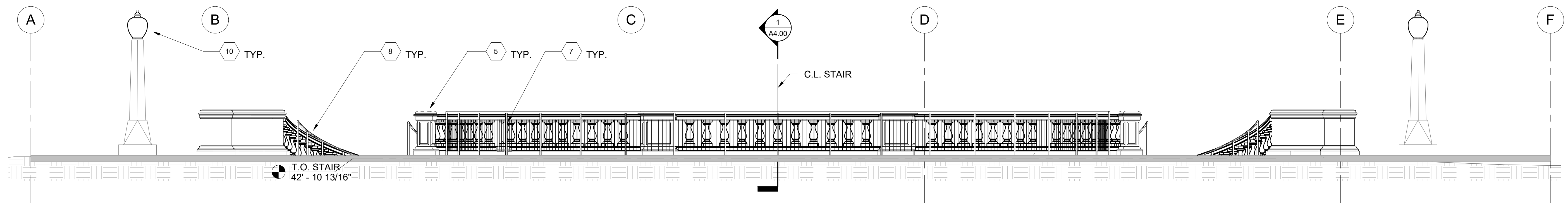
- EXISTING (E) TO REMAIN
- NEW (N) / RELOCATED

**KEY NOTES** 1 → PROPOSED

1. (N) CONCRETE FOUNDATION FOOTING AND WALLS. PROVIDE ARCHITECTURAL CONCRETE AND FINISH UTILIZING FORMLINER. MATCH TO (E) HISTORIC MATERIALS, FINISH, AND COLORS. SEE STRUC. AND ARCH. DETAILS.
2. (N) FRENCH DRAIN AND REGRADING PER CIVIL DWG.
3. (N) WATERPROOFING AND DRAINAGE SYSTEM. SEE A5.00 & A6.00, AND CIVIL DWGS.
4. (N) TERRACE PAVING, STAIRS AND LANDINGS, TO MATCH EXISTING LAYOUT AND DESIGN. SEE CIVIL, STRUCTURAL AND A2.20.
5. (N) CAST STONE RAILING SYSTEM AND PIER CAPS TO MATCH EXISTING LAYOUT AND DESIGN. SEE A6.00.
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8. (N) METAL HAND RAIL SYSTEM. SEE A6.10, AND ELECTRICAL DWG.S FOR LIGHTING.
9. (N) AREA DRAINAGE SYSTEM. SEE CIVIL DWG.S
10. (N) LIGHT POLE GLOBE. SEE ELECTRICAL DWG.S
11. (N) FEATURE LIGHTING. SEE ELECTRICAL DWG.S
12. (N) GROUND FILL AND PLANTINGS, SEE CIVIL AND LANDSCAPE DWG.S
13. (N) HISTORIC INFO SIGN, W/ MTL. AND FINISH MATCHING TO (N) MTL. RAILINGS.
14. FOR PUBLIC SIDEWALK WORK SEE CIVIL DWG.S



1 NS SECTION  
 1/8" = 1'-0"



2 SECTION AT OVERLOOK  
 1/4" = 1'-0"

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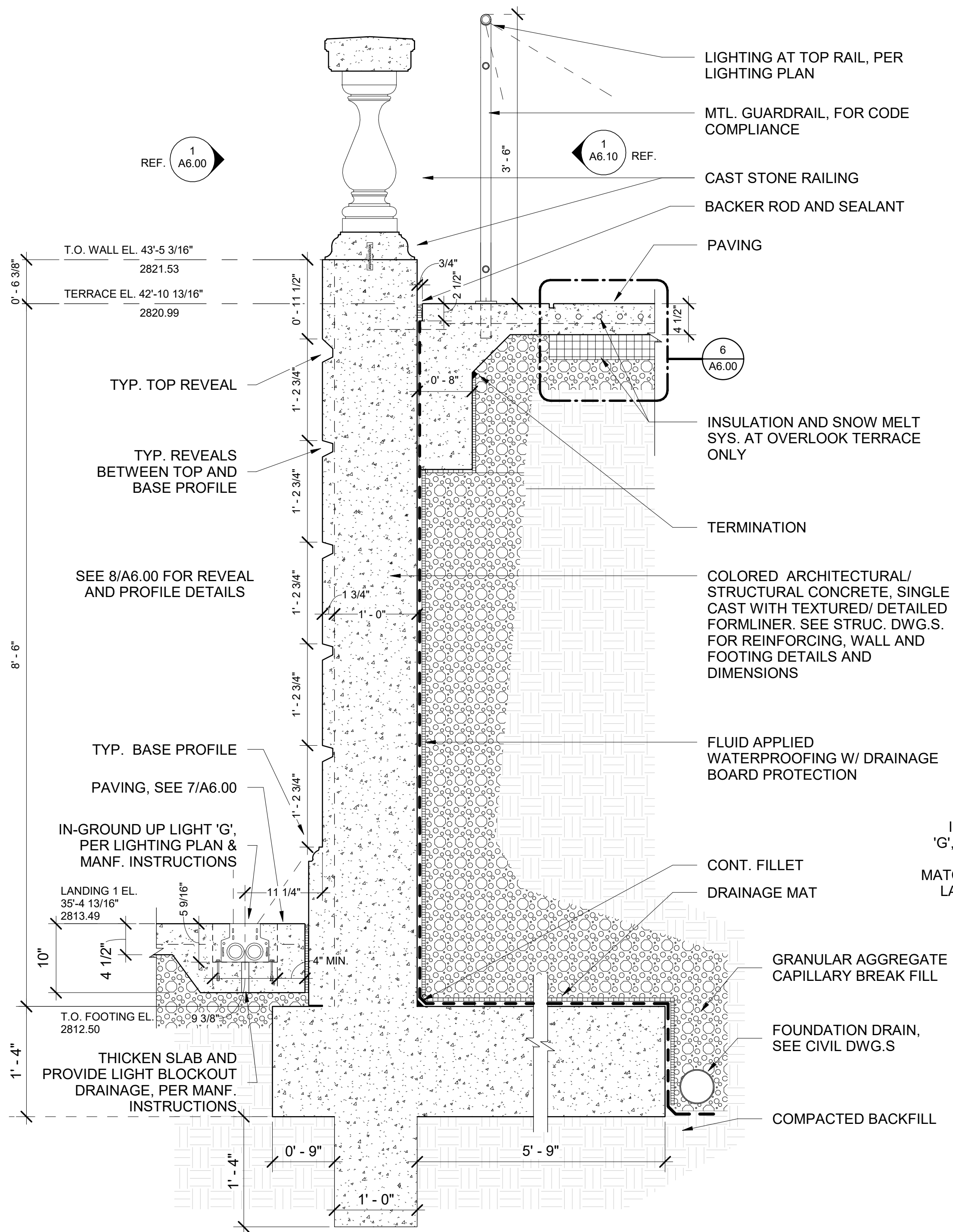
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 # DESCRIPTION DATE

OVERALL SECTIONS  
**A4.00**

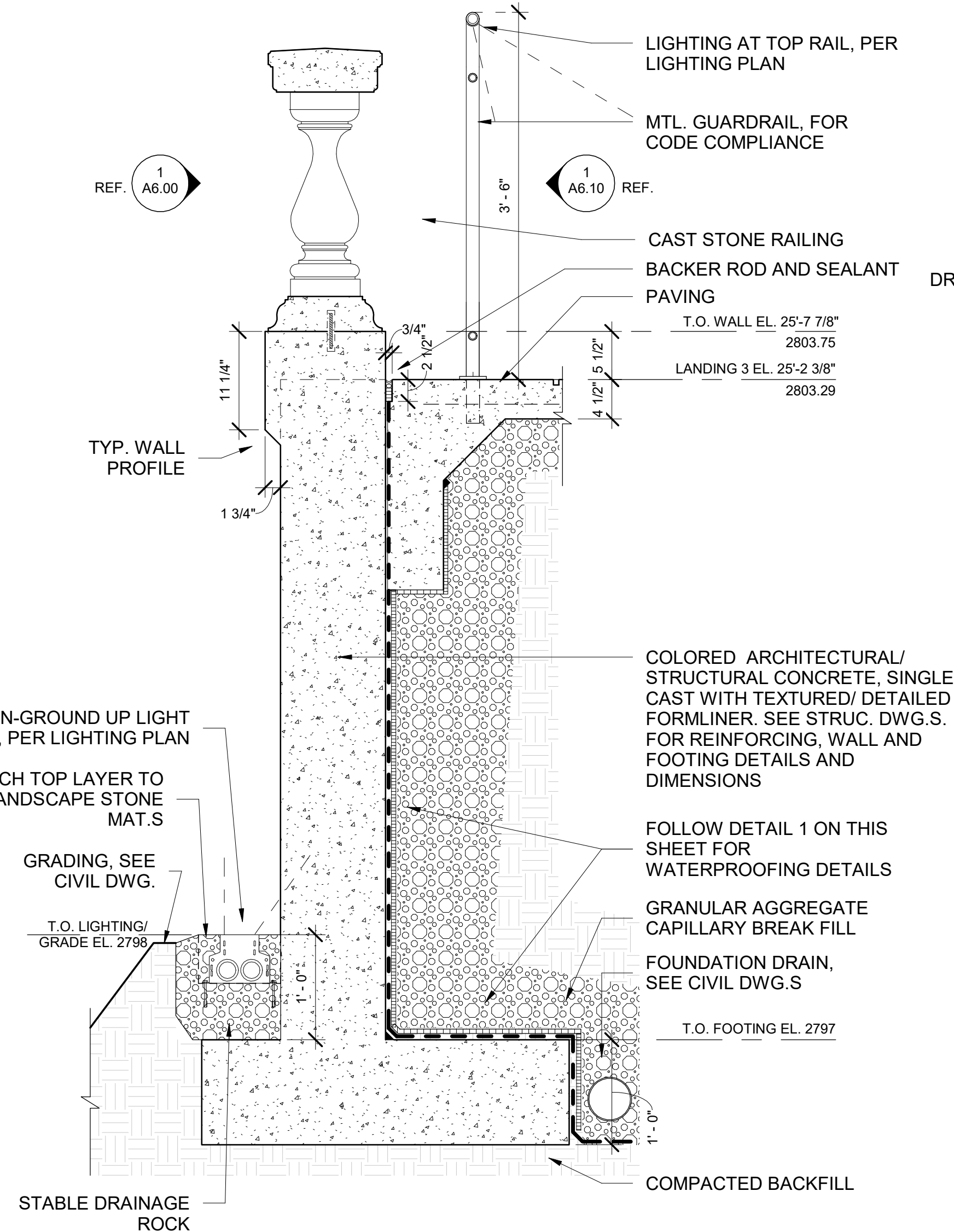


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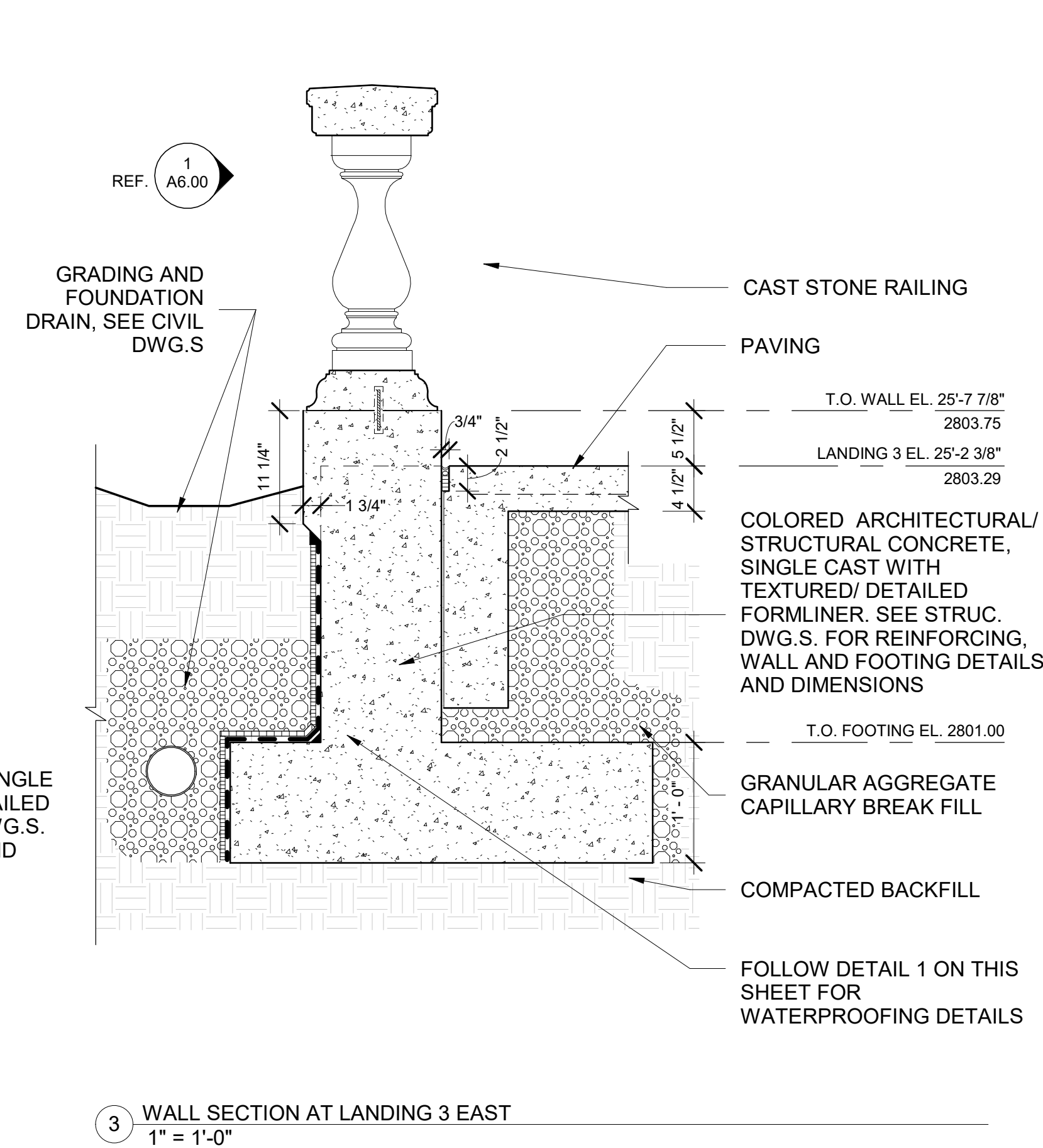
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1 WALL SECTION AT OVERLOOK  
1" = 1'-0"



2 WALL SECTION AT LANDING 3 NORTH  
1" = 1'-0"



3 WALL SECTION AT LANDING 3 EAST  
1" = 1'-0"

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WALL SECTION  
DETAILS

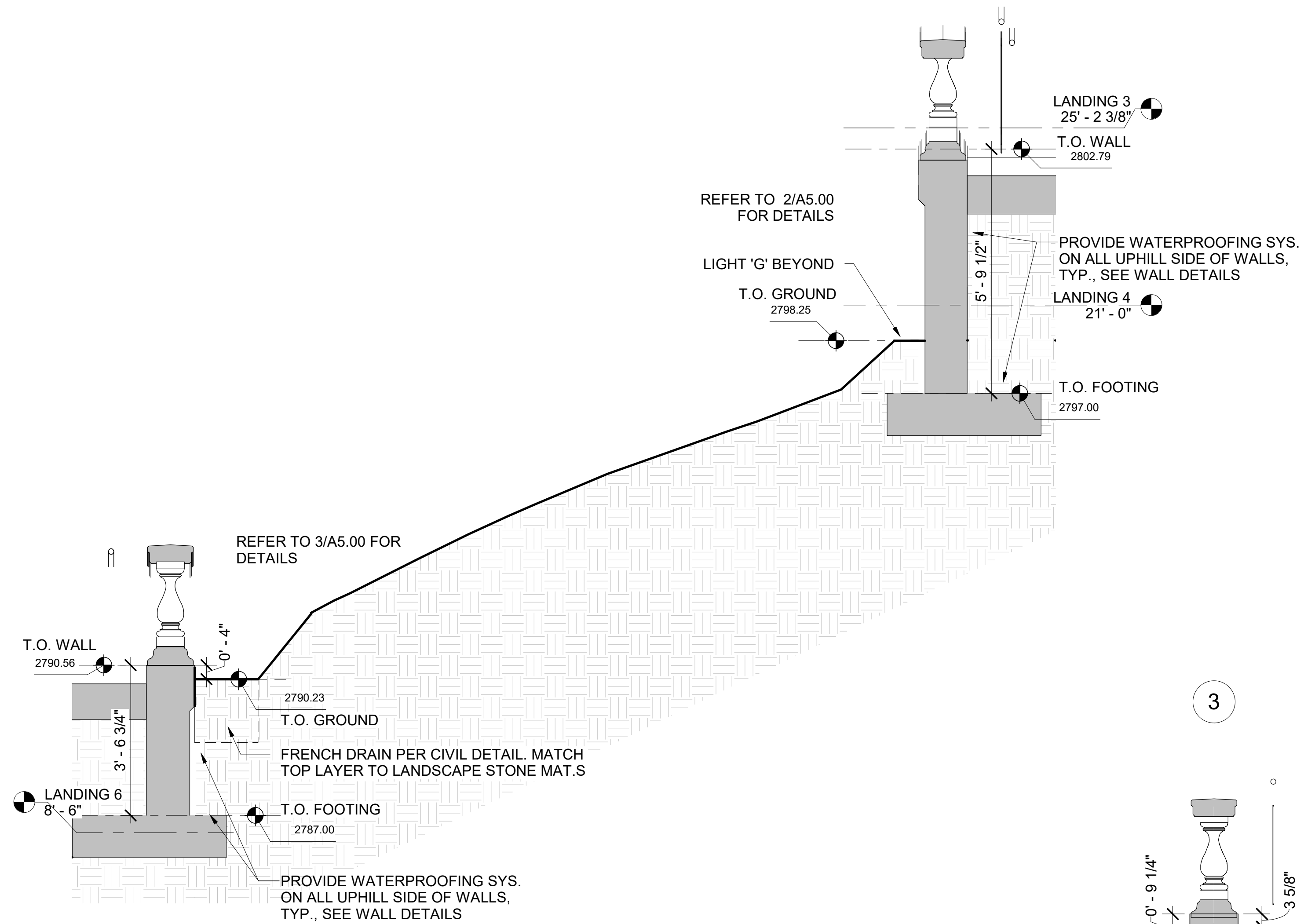
A5.00



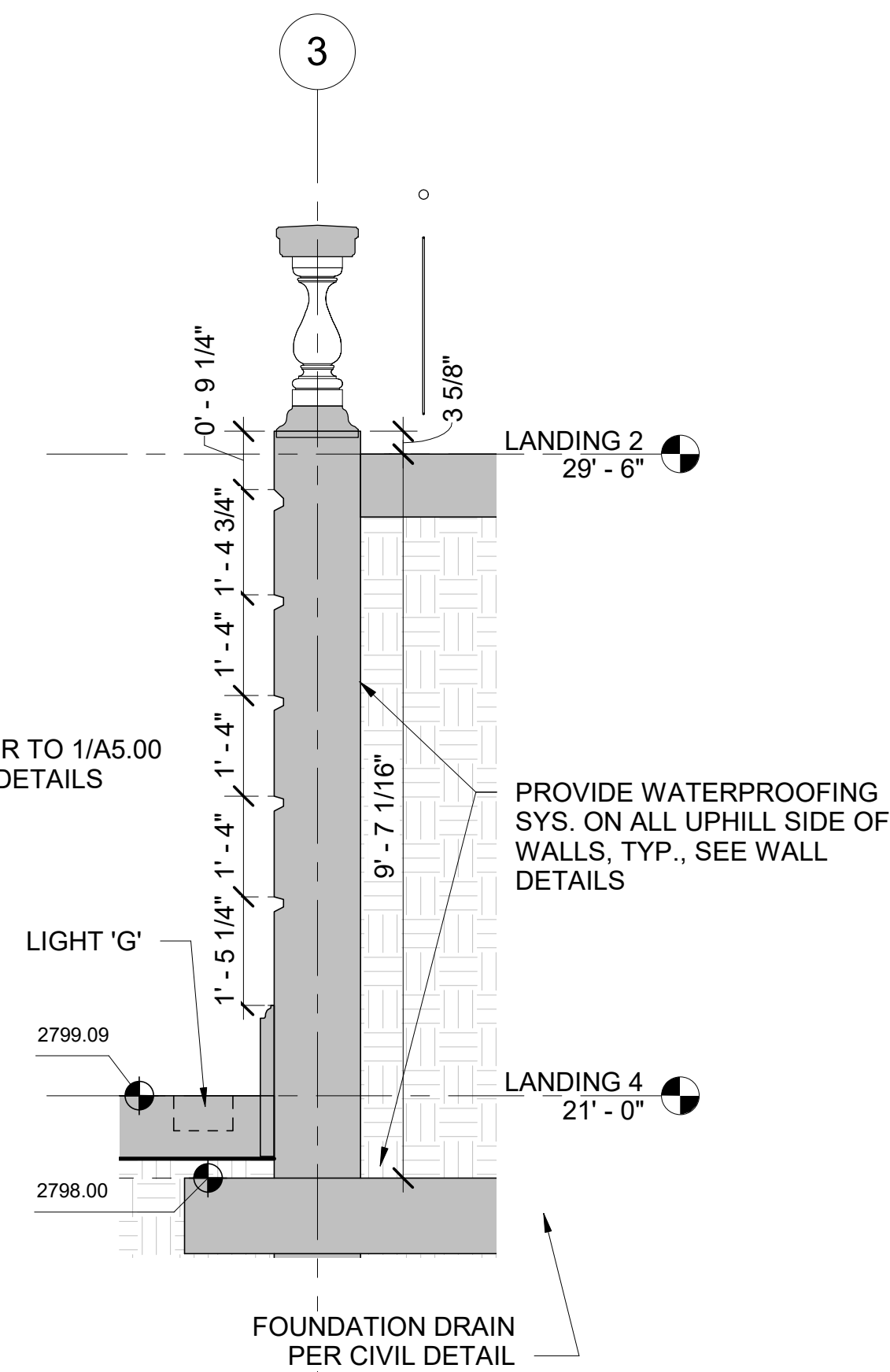
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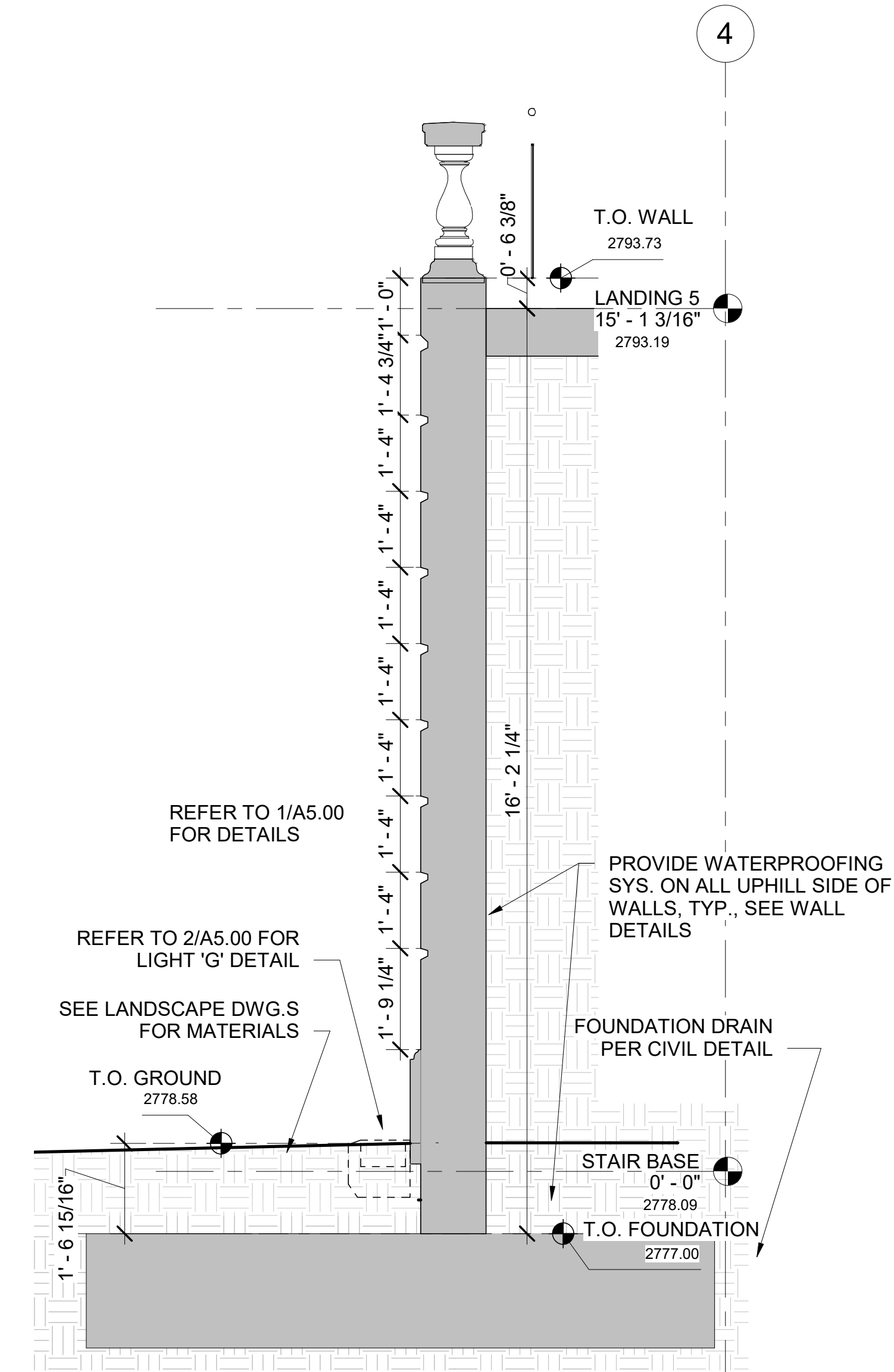
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1 WALL TO WALL - BOTTOM TO MID  
 1/2" = 1'-0"



2 WALL - MID RETAINING  
 1/2" = 1'-0"



3 WALL - BOTTOM RETAINING  
 1/2" = 1'-0"

**PERMIT SET/ BID SET**

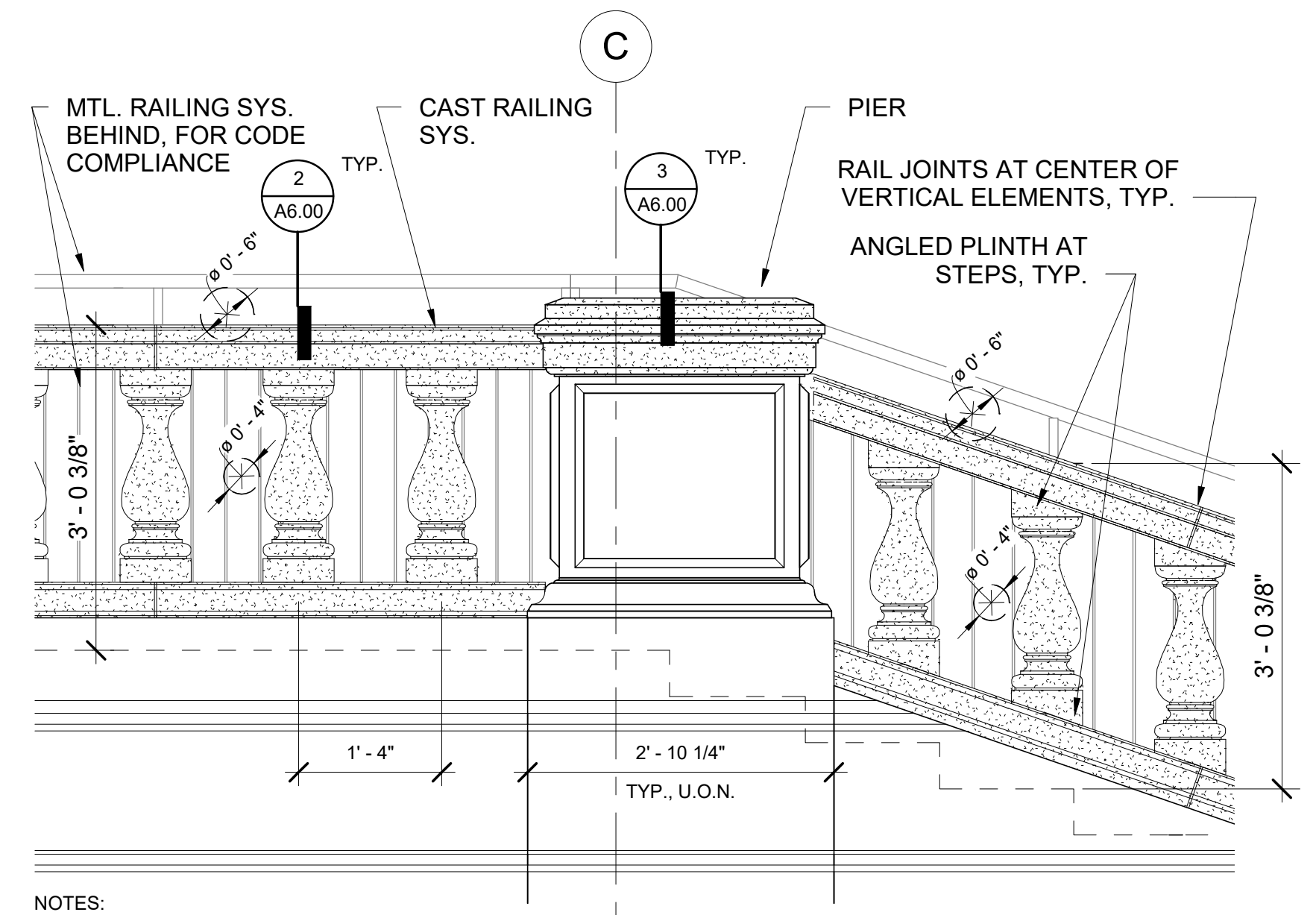
PROJECT #: 2105.00  
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WALL SECTIONS  
**A5.01**



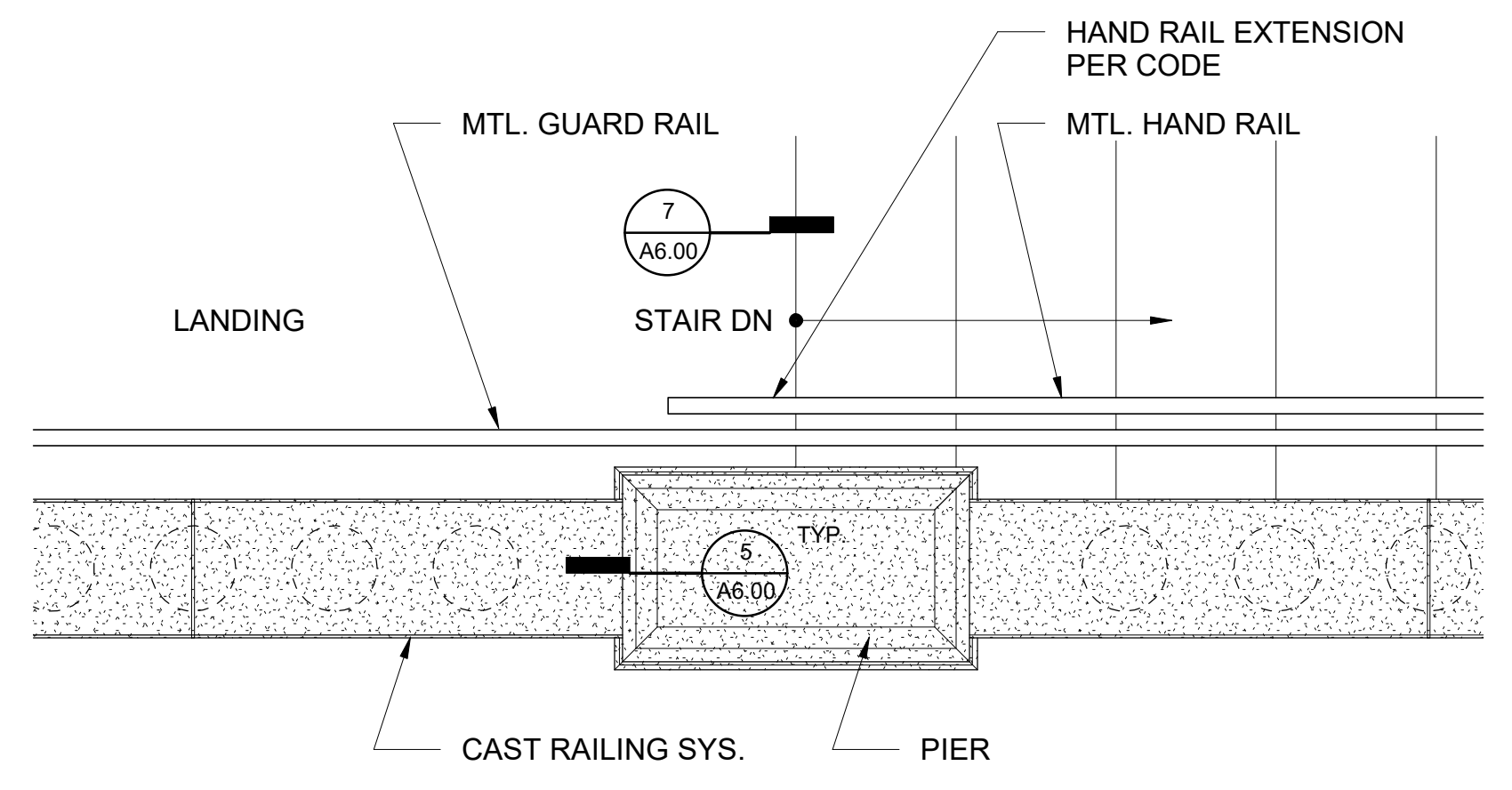
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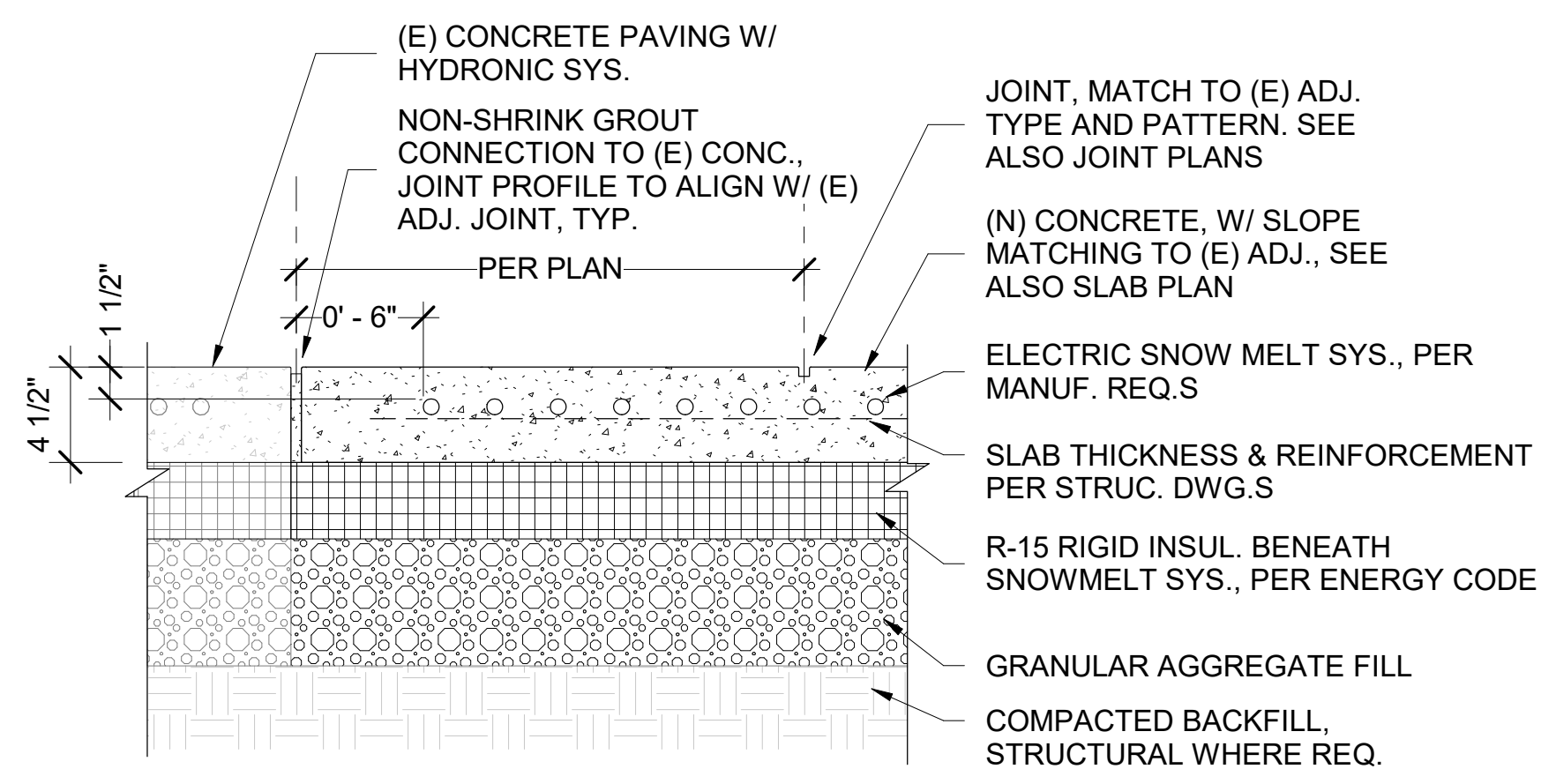


NOTES:  
 VERIFY DIM.S AND SPACING IN FIELD.  
 STIPLED HATCH INDICATES PINKISH-HUE ELEMENTS. ALL OTHER ELEMENTS GRAY. SEE PROJECT MANUAL FOR MORE INFORMATION.

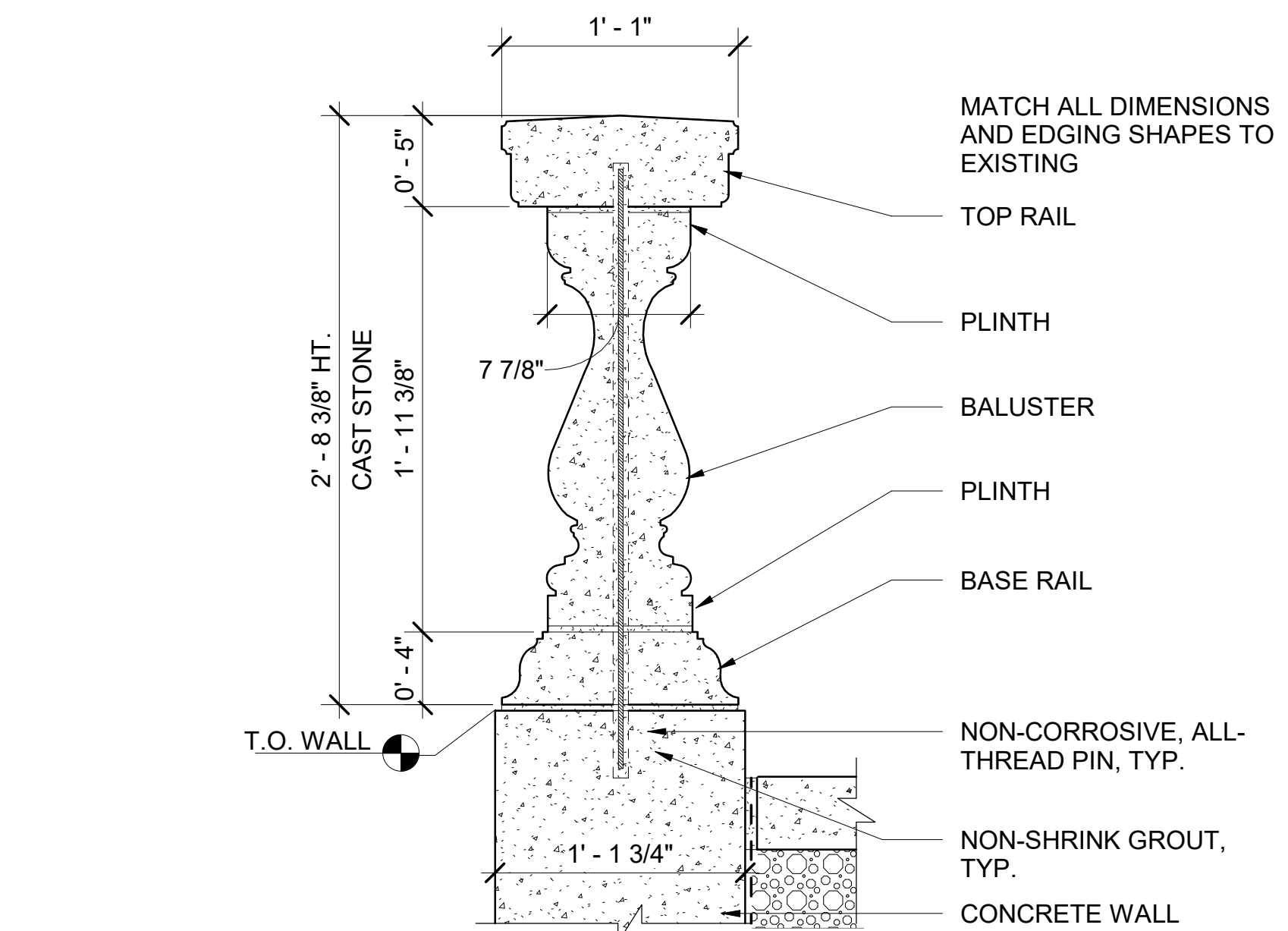
1 TYP. CAST RAIL ELEVATION DETAIL  
 3/4" = 1'-0"



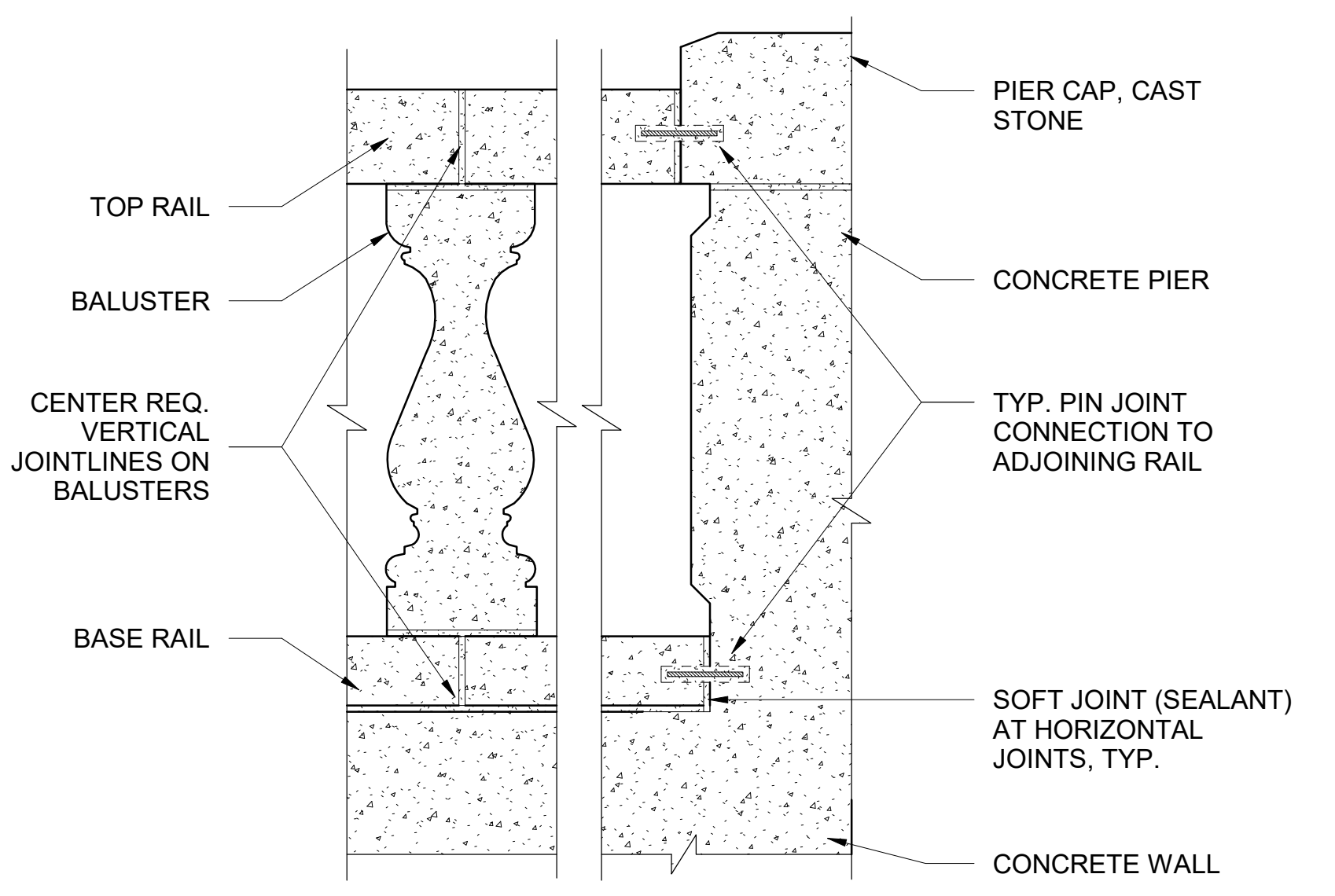
4 TYP. CAST RAIL PLAN DETAIL  
 3/4" = 1'-0"



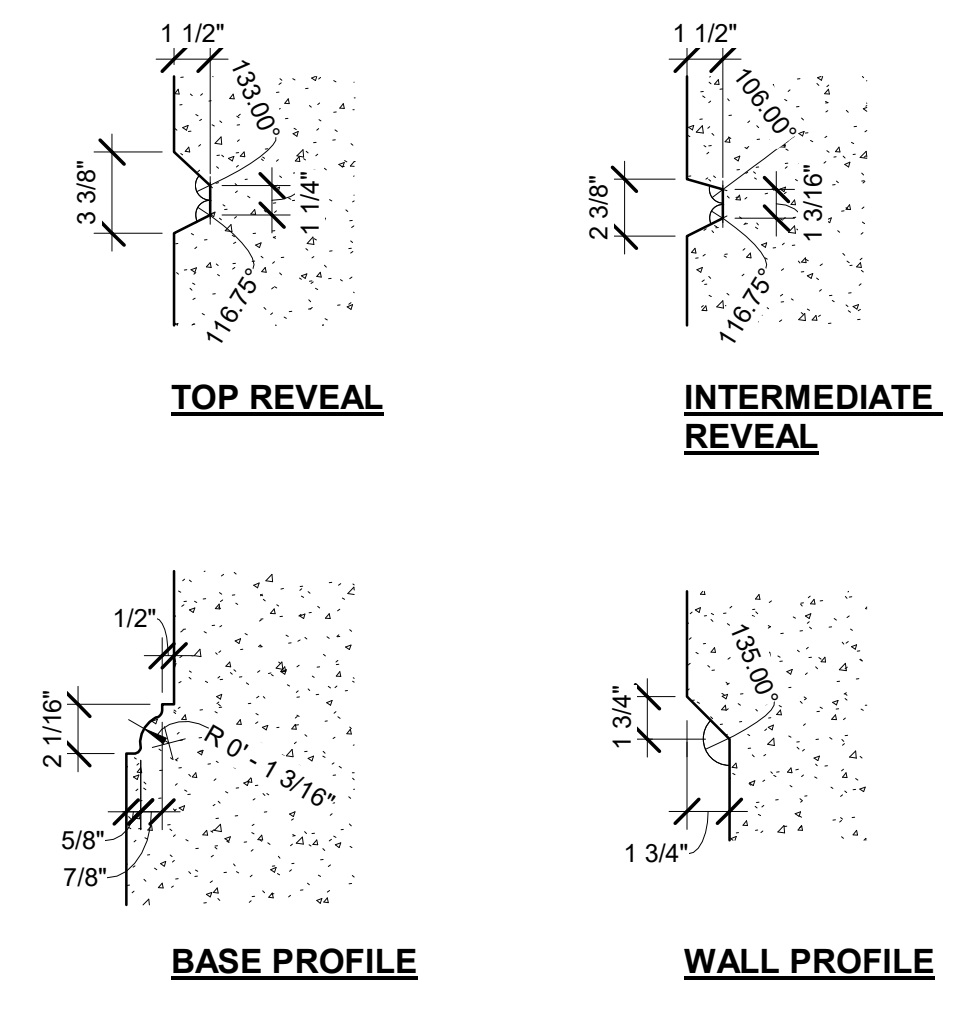
6 OVERLOOK PAVING SECTION DETAIL  
 1 1/2" = 1'-0"



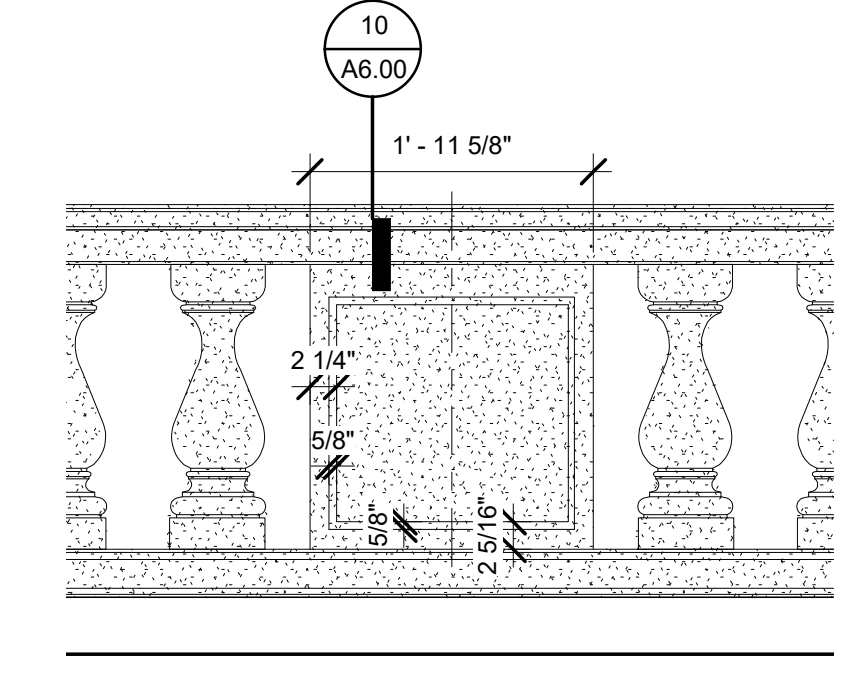
2 TYP. SECTION DETAIL AT BALUSTER  
 1 1/2" = 1'-0"



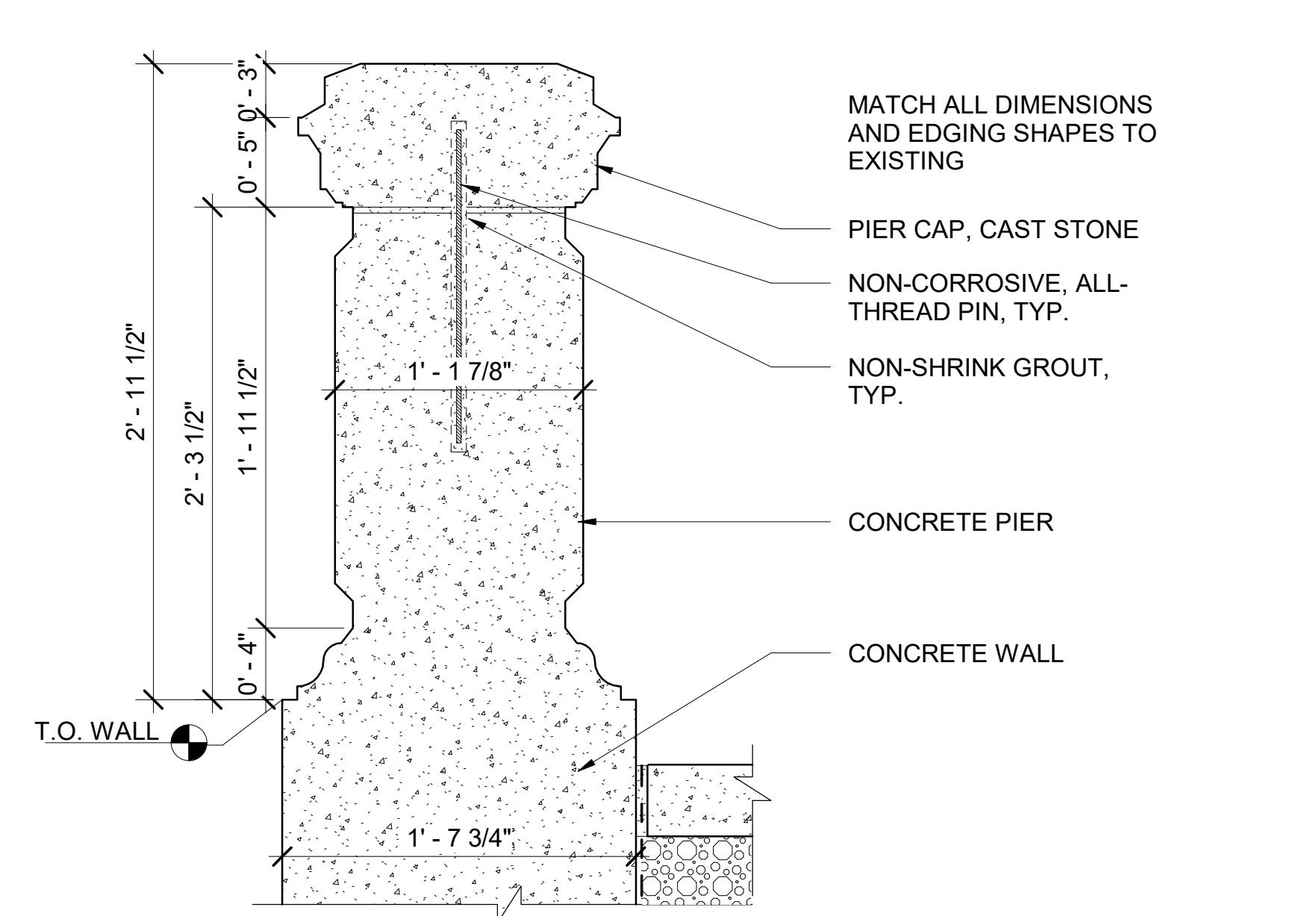
5 TYP. SECTION DETAIL THRU RAIL  
 1 1/2" = 1'-0"



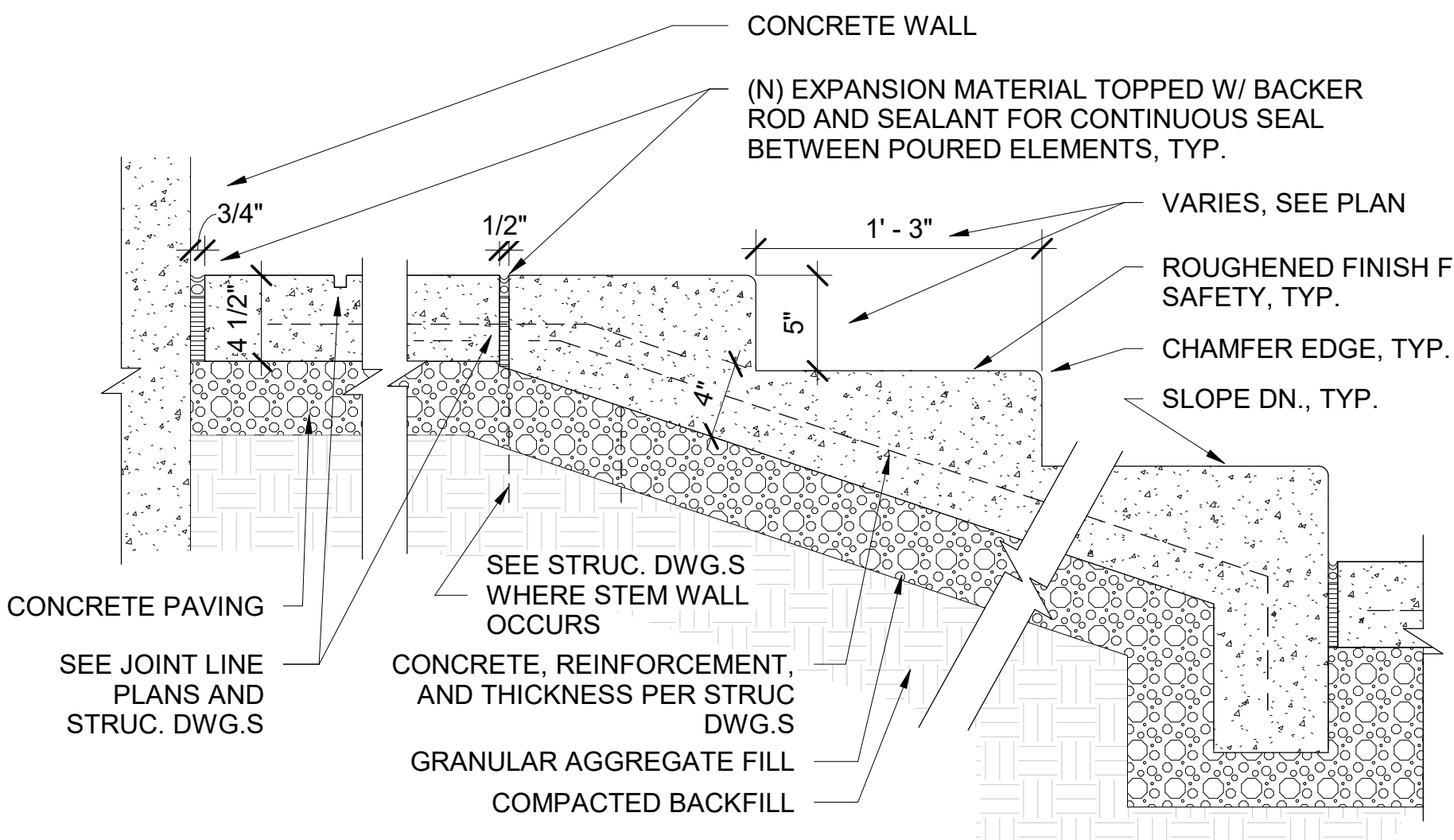
8 REVEAL AND PROFILE DETAILS  
 1 1/2" = 1'-0"



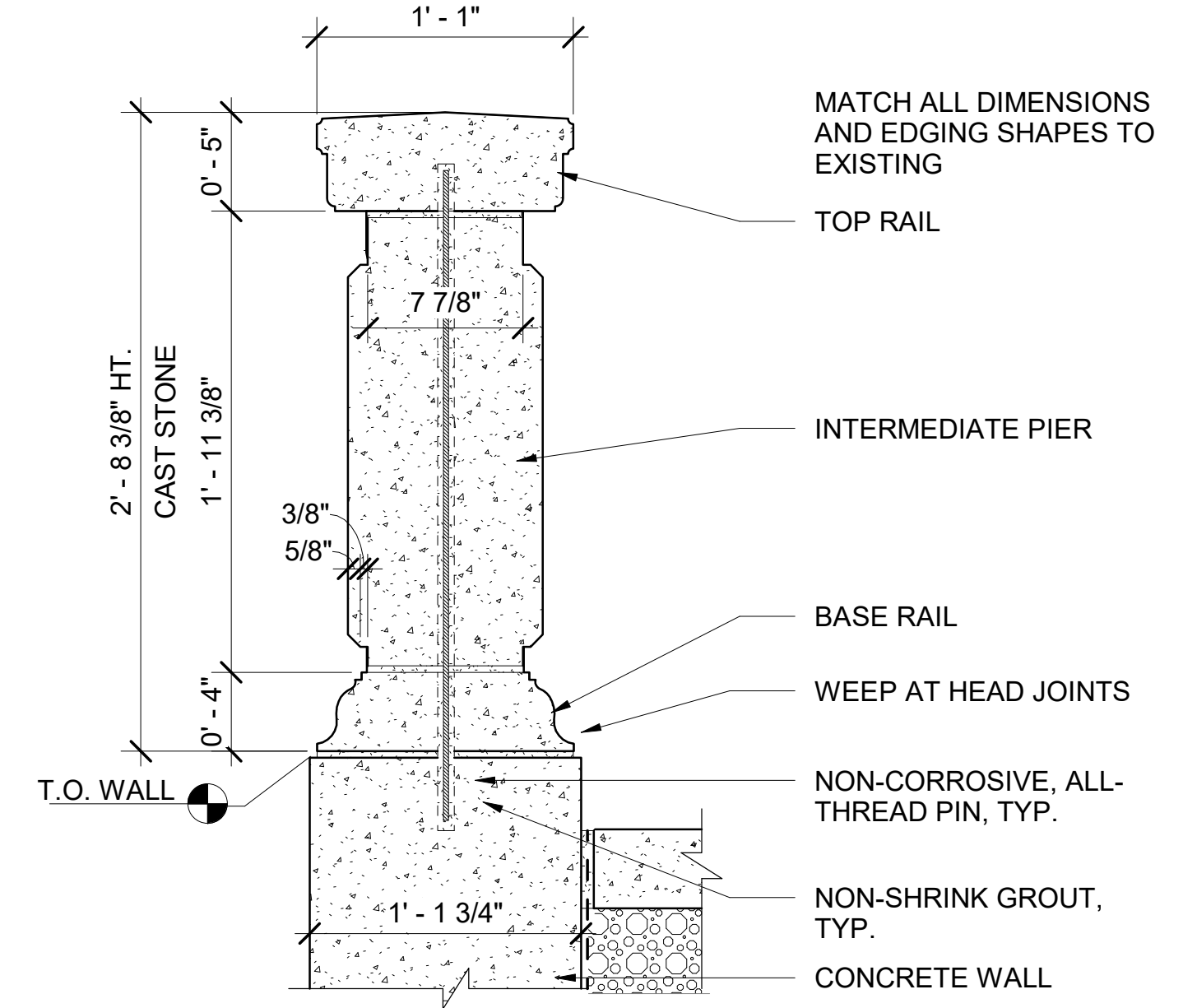
9 INTERMEDIATE PIER RAIL ELEVATION DETAIL  
 3/4" = 1'-0"



3 TYP. SECTION DETAIL AT PIER  
 1 1/2" = 1'-0"



7 TYP. STAIR AND PAVING DETAIL  
 1 1/2" = 1'-0"



10 SECTION DETAIL AT INTERMEDIATE PIER  
 1 1/2" = 1'-0"

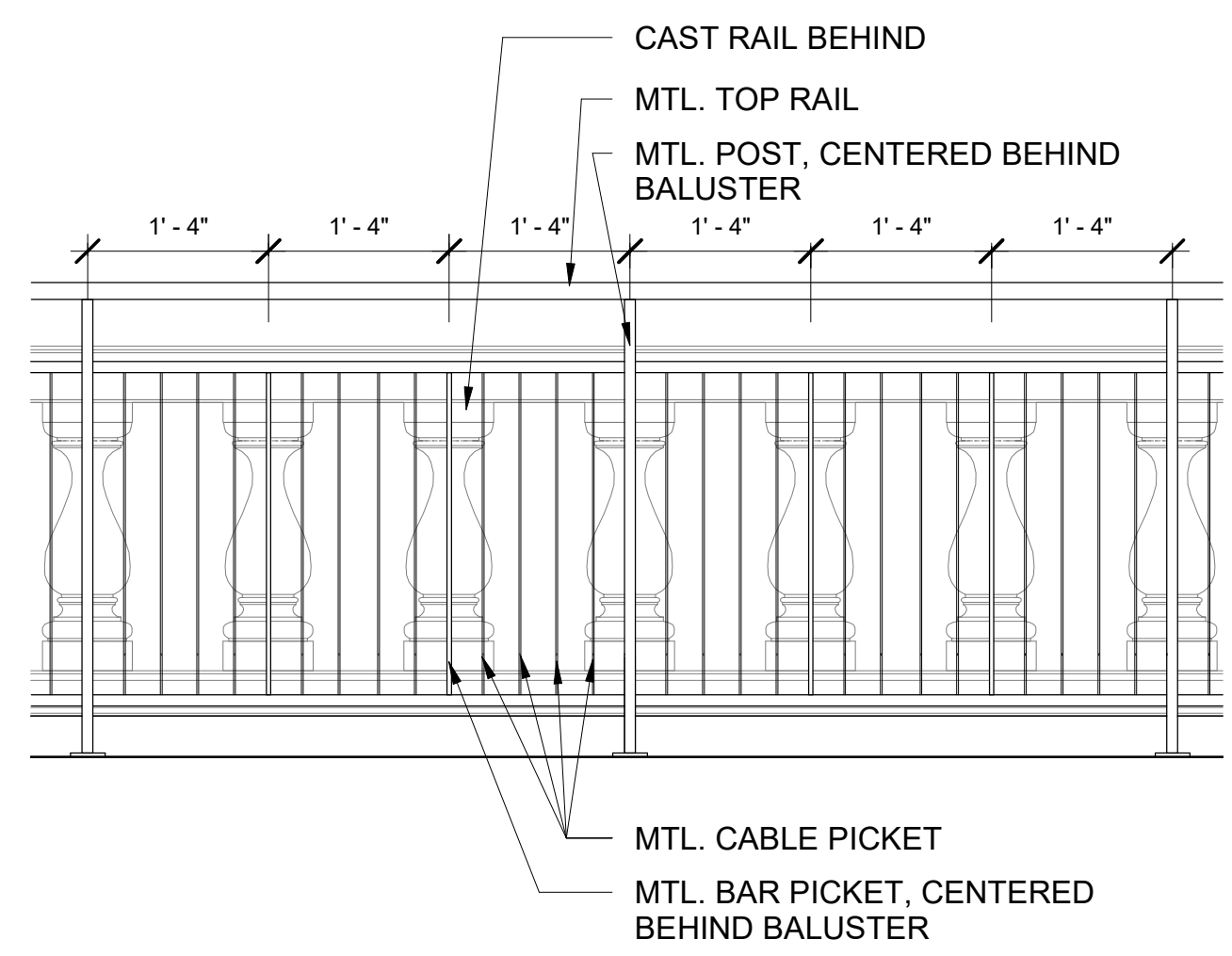
EOU GRAND STAIRCASE  
 PERMIT SET/ BID SET

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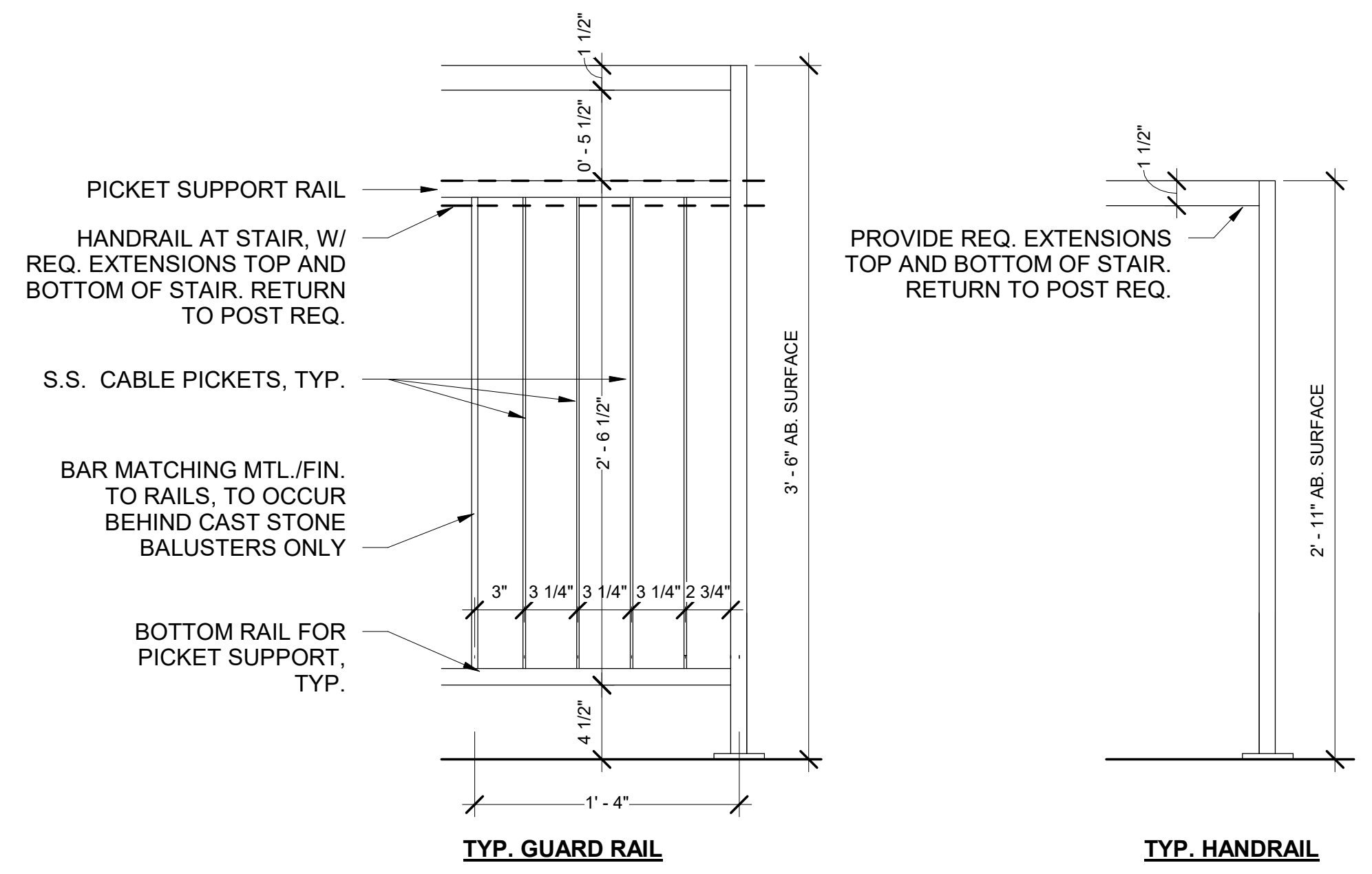
PERMIT SET/ BID SET  
 PROJECT #: 2105.00  
 SHEET ISSUE DATE: Nov. 4, 2022  
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 # DESCRIPTION DATE

CONCRETE AND CAST STONE DETAILS

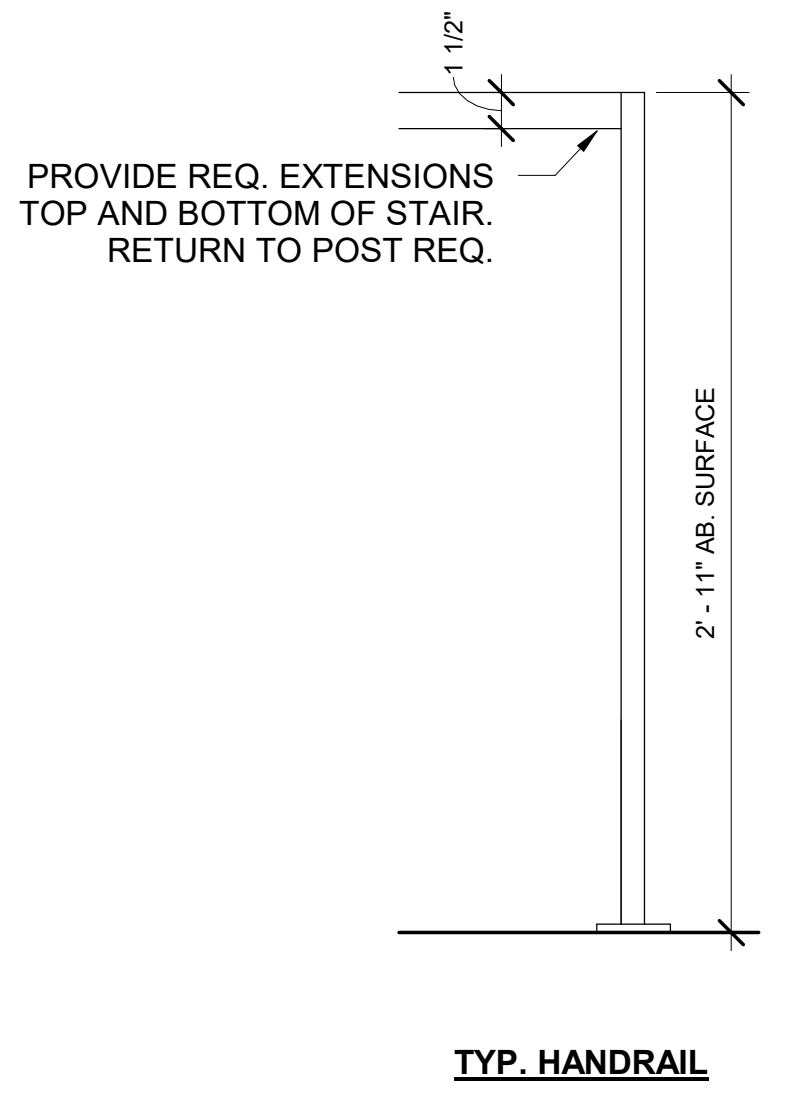
A6.00



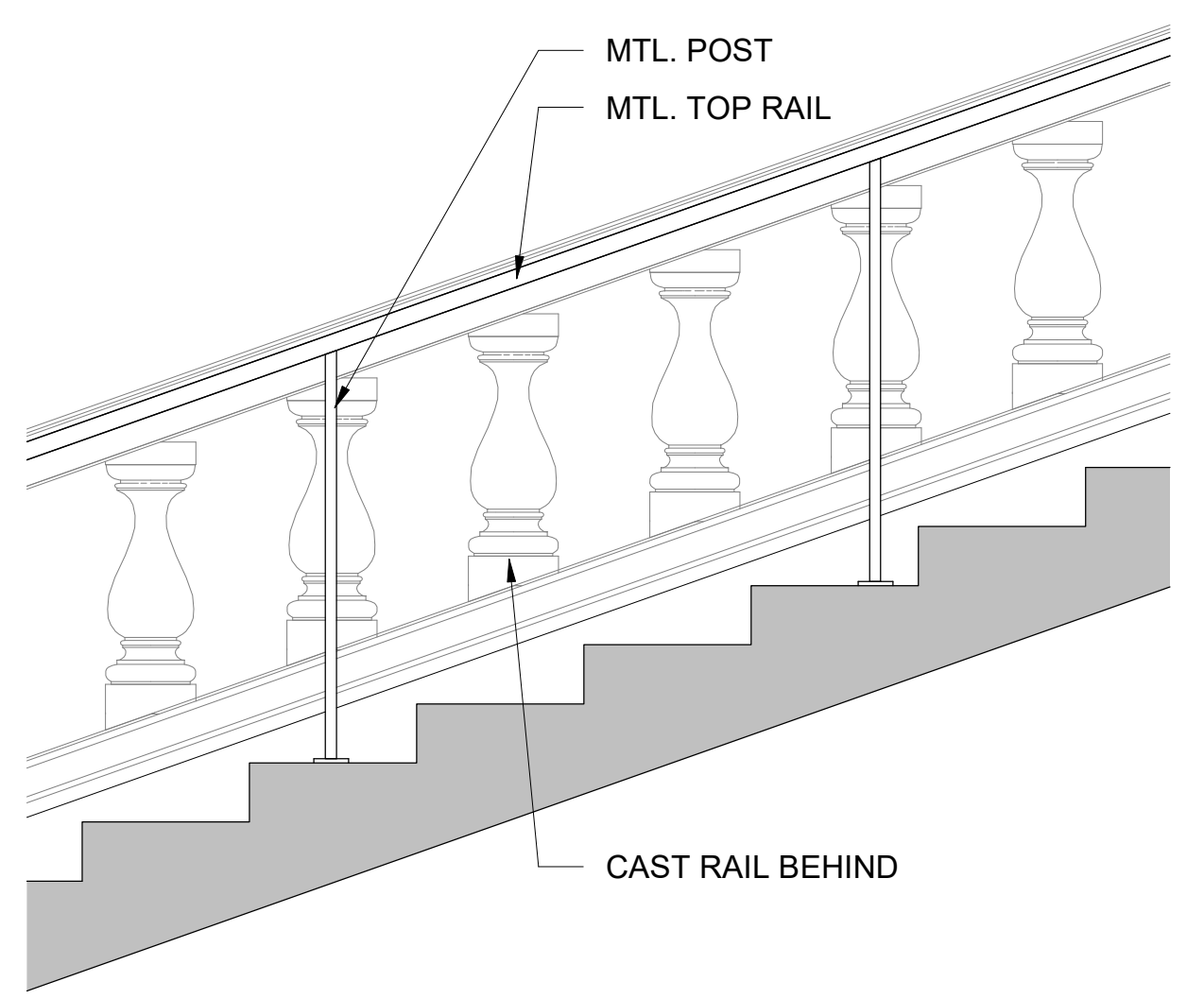
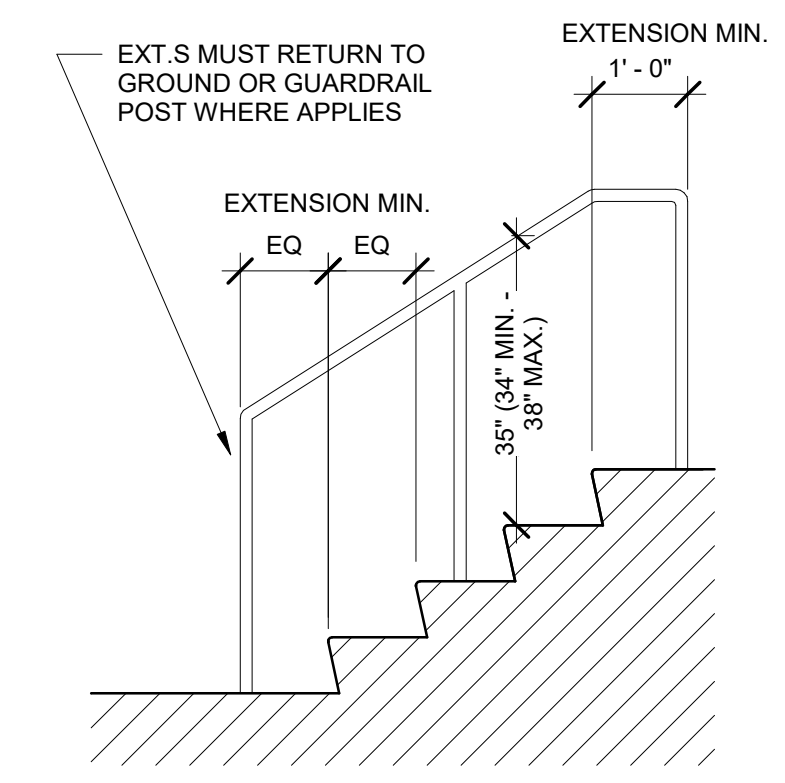
1 TYP. MTL. GUARDRAIL ELEVATION  
 3/4" = 1'-0"



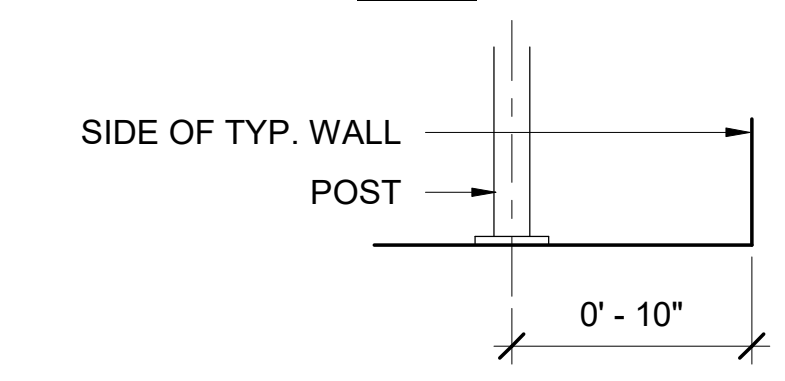
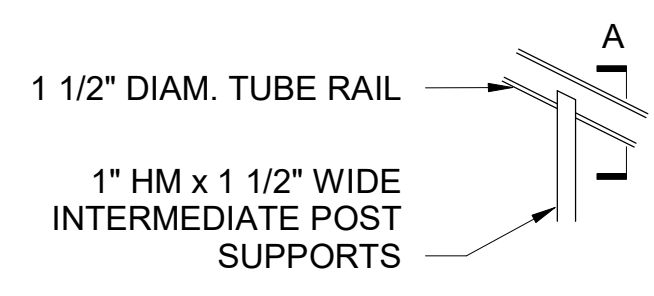
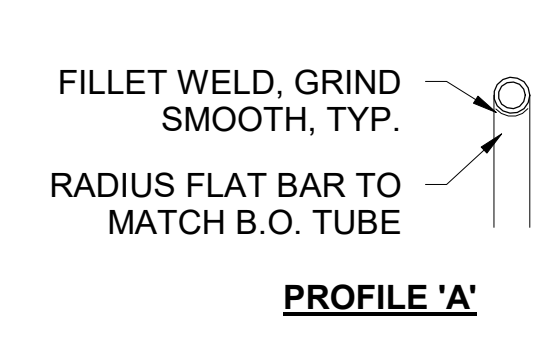
3 TYP. MTL. RAIL ELEVATION DETAILS  
 1 1/2" = 1'-0"



6 HANDRAIL EXTENSION REQ. DIAGRAM  
 1/2" = 1'-0"

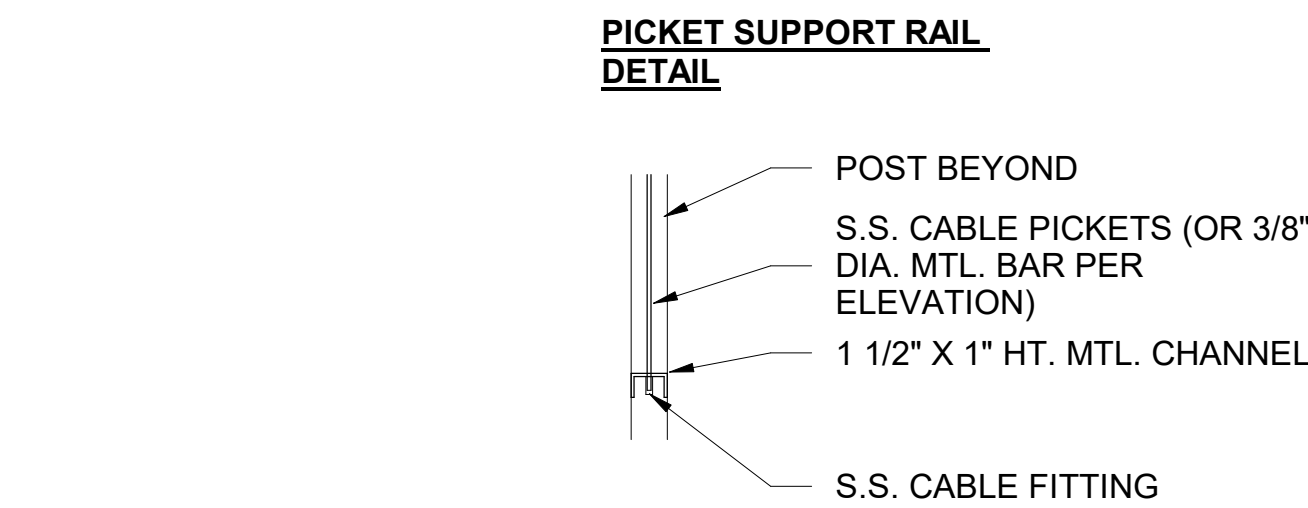
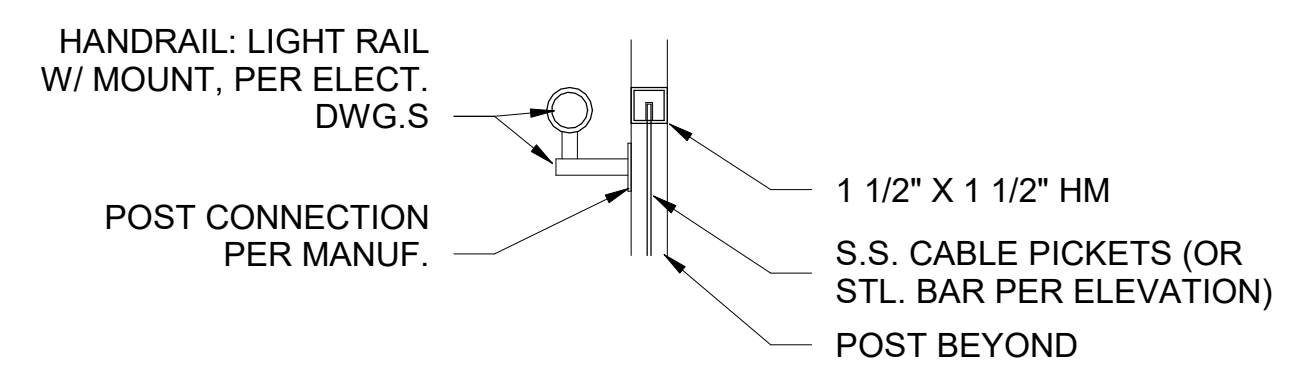
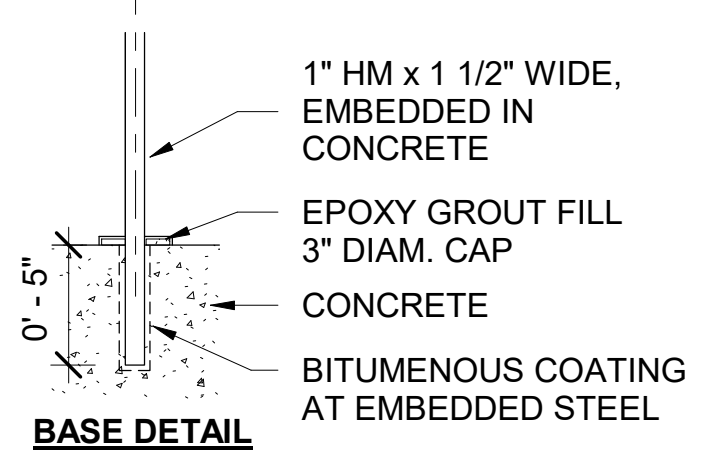
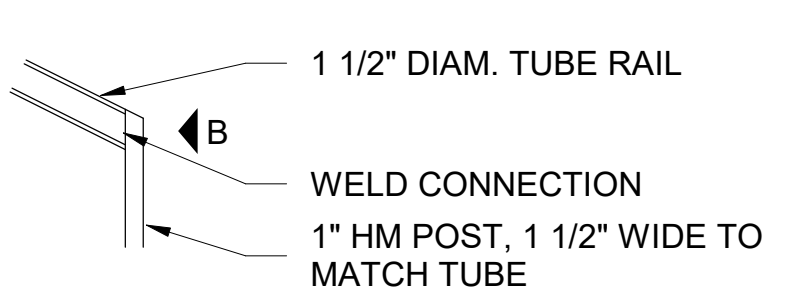
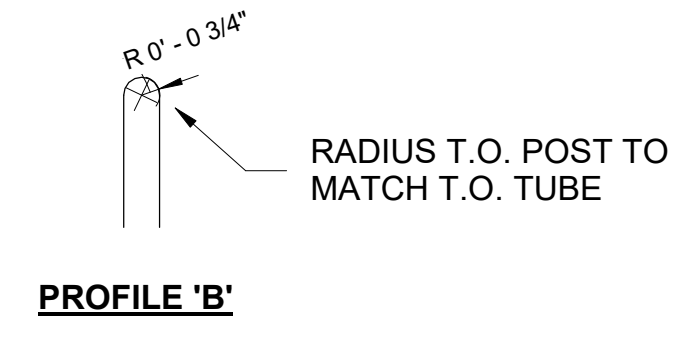


2 TYP. MTL. HANDRAIL ELEVATION  
 3/4" = 1'-0"



4 TYP. MTL. RAIL DETAILS  
 1 1/2" = 1'-0"

NOTE: SEE ELECTRICAL DWG.S FOR INTEGRATED LIGHT MODIFICATIONS



5 TYP. MTL. PICKET DETAILS  
 1 1/2" = 1'-0"

NOTE: SEE ELECTRICAL DWG.S FOR INTEGRATED LIGHT MODIFICATIONS





**Humber  
Design  
Group, Inc.**

Civil Engineering  
503.946.6690  
hdgpdx.com

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
⊙		MANHOLE
⊙	■	AREA DRAIN
◇		FIRE HYDRANT
⊙		WATER VALVE
		TREE
---	---	PROPERTY LINE
---	---	CENTERLINE
--- 107 ---	<b>107</b>	CONTOUR
	----	SAWCUT LINE
	=====	EDGE OF PAVEMENT
	=====	CURB
— X" SD —	— X" SD —	STORM DRAIN
— X" SS —	— X" SS —	SANITARY SEWER
— X" CS —	— X" CS —	COMBINED SEWER
— X" W —	— X" W —	WATER
— OHP —		OVERHEAD POWER
— X" G —	— GAS —	GAS

**ABBREVIATIONS**

AD	AREA DRAIN	NTS	NOT TO SCALE
BES	BUREAU OF ENVIRONMENTAL SERVICES	OD	OVERFLOW DRAIN
BS	BOTTOM OF STAIR	PBOT	PORTLAND BUREAU OF TRANSPORTATION
BW	BOTTOM OF WALL	PERF.	PERFORATED
CB	CATCH BASIN	ROW	RIGHT-OF-WAY
CLR.	CLEAR	S=	SLOPE EQUALS
CO	CLEAN OUT TO GRADE	SD	STORM DRAIN
COP	CITY OF PORTLAND	SF	SQUARE FEET
DWG.	DRAWING	SS	SANITARY SEWER
ESPCP	EROSION SEDIMENT POLLUTANT CONTROL PLANS	STD.	STANDARD
EX.	EXISTING	TC	TOP OF CURB
FG	FINISHED GRADE	TD	TRENCH DRAIN
H	HEIGHT	TP	TOP OF PAVEMENT
GB	GRADE BREAK	TS	TOP OF STAIR
IE	INVERT ELEVATION	TW	TOP OF WALL
LF	LINEAL FEET	TYP.	TYPICAL
MAX.	MAXIMUM	W	WATER
MIN.	MINIMUM		
NO.	NUMBER		

**ARCHITECT/ENGINEER**

**ARCHITECT:**  
WATERLEAF ARCHITECTURE  
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(503)228-7571  
CONTACT: BILL BAILEY, BRIAN HUELTE, ANNA WILCOX

**CIVIL ENGINEER:**  
HUMBER DESIGN GROUP, INC.  
110 SE MAIN ST, SUITE 200  
PORTLAND, OR 97214  
(503)946-6690  
CONTACT: KRISTIAN MCCOMBS, PE

**SURVEY**

SURVEY PROVIDED BY BAGETT, GRIFFITH AND BLACKMAN. COORDINATES ARE IN STATE PLANE OREGON NORTH. VERTICAL DATUM IS NAVD-88. ELEVATIONS ARE BASED ON BENCHMARK NGS R483 (N: 612732.84 E: 8821740.21 ELEVATION: 2778.43) AND BRASS SCREW W/BRASS WASHER (N: 612741.10 E: 8821824.67 ELEVATION: 2777.69).

BAGETT, GRIFFITH AND BLACKMAN  
2006 ADAMS AVE.  
LA GRANDE, OR 97850  
541-963-6092  
CONTACT: JEFF HSU

**SHEET INDEX**

C0.00 CIVIL NOTES  
C0.01 CIVIL NOTES  
C1.00 GRADING AND EROSION CONTROL PLAN  
C2.00 UTILITY PLAN  
C3.00 CIVIL DETAILS

**EOU GRAND STAIRCASE  
PERMIT SET / BID SET**

One University Boulevard  
La Grande, OR 97850-2807



EXPIRES 12-31-2022

PERMIT SET / BID SET

2105.00

November 4, 2022

REVISIONS:

#	DESCRIPTION	DATE
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CIVIL NOTES

**C0.00**

## GENERAL NOTES

- ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF LA GRANDE, THE OREGON STRUCTURAL SPECIALTY CODE (BUILDING CODE), OREGON PLUMBING SPECIALTY CODE (PLUMBING CODE), AND THE OREGON FIRE CODE (FIRE CODE), LATEST EDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
- ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR THE CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- HUMBER DESIGN GROUP, INC. ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES ENCOUNTERED BETWEEN THE CURRENT FIELD CONDITIONS AND THE INFORMATION SHOWN ON THE SURVEY MAP. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- WORK IN THE RIGHT-OF-WAY TO BE PERFORMED TO THE PUBLIC STANDARDS, SPECIFICATIONS, AND DETAILS OF THE JURISDICTION HAVING AUTHORITY.
- CONTRACTOR SHALL HAVE AN APPROVED SET OF PERMIT PLANS ON SITE AT ALL TIMES.
- CONTRACTOR SHALL SCHEDULE, REQUEST, AND COORDINATE ALL REQUIRED INSPECTIONS REQUIRED BY THE CONTRACT, ENGINEERS, OR PERMITTING JURISDICTIONS.

## EARTHWORK, EXCAVATION, AND GRADING NOTES

### GENERAL:

- ALL EXCAVATORS MUST COMPLY WITH THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND UTILITIES AT LEAST 48 BUSINESS DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090 AND ORS 757.541 TO 757.57. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987 AND THE LOCAL "CALL 48 HOURS BEFORE YOU DIG NUMBER" IS 503-246-6699.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF HUMBER DESIGN GROUP, INC. POTHOLE ALL CROSSINGS AS NECESSARY BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS
- CONTRACTOR SHALL EXERCISE CARE IN ALL OPERATIONS TO PROTECT EXISTING UTILITIES, POLES, AND STRUCTURES. ANY DAMAGE RESULTING FROM THIS WORK MUST BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL REPLACE AND RESTORE AREAS NOT SCHEDULED FOR CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ACTUAL LINES AND GRADES OF EXCAVATION SHALL BE STAKED BY QUALIFIED SURVEYOR, BASED ON DIMENSIONS AND BEARINGS AS SHOWN ON THE PLANS. CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN OREGON.

### ADDITIONAL GEOTECHNICAL RECOMMENDATIONS:

- ALL EARTHWORK ACTIVITIES SHALL BE COMPLETED PER RECOMMENDATIONS IN THE SOILS REPORT PREPARED BY NVS. DATED AUGUST 17, 2021.

### TREES:

- CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO EXISTING TREES IN ORDER TO MINIMIZE DISTURBANCES TO TREE ROOTS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS INDICATED ON PLANS OR AT DRIP-LINE OF EXISTING TREES IF TREE PROTECTION PLANS ARE NOT AVAILABLE.
- NO PARKING VEHICLES UNDER TREES.

- ALL EARTH DISTURBING ACTIVITIES ADJACENT TO EXISTING TREES TO REMAIN SHALL BE COMPLETED PER RECOMMENDATIONS IN THE ARBORIST REPORT PREPARED BY XXXARBORNAMEXXX. DATED XXXARBORDATEXXX

### FINAL GRADING:

- CONSTRUCTED SURFACES SHALL MEET THE FOLLOWING SLOPE REQUIREMENTS:
  - PEDESTRIAN WALKWAYS, 2.0% MAX. CROSS SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
  - ADA PARKING STALLS, 2.0% MAX. SLOPE, ANY DIRECTION
  - ADA PARKING ACCESS ISLES, 2.0% MAX. SLOPE ANY DIRECTION.
  - SIDEWALK OR RAMP LANDINGS, 2.0% MAX. SLOPE, ANY DIRECTION.
  - ASPHALT, 1.0% MIN. TO DRAIN
  - CONCRETE, 0.5% MIN. TO DRAIN
  - CONCRETE GUTTERS, 0.3% MIN. TO DRAIN

\*CONTRACTOR SHALL NOTIFY HUMBER DESIGN GROUP, INC. OF ANY DISCREPANCIES ENCOUNTERED TO THE REQUIREMENTS ABOVE PRIOR TO CONSTRUCTION.

- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLE LIDS, VALVE BOXES, ETC. TO FINISH GRADE.

## MATERIAL NOTES

### GENERAL:

- MATERIALS SHALL BE NEW. THE USE OF MANUFACTURERS' NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS.
- PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM HUMBER DESIGN GROUP, INC. PRIOR TO INSTALLATION.
- ALL ON-SITE WATER, STORM, AND SANITARY SEWER PIPE MATERIALS AND FITTINGS SHALL CONFORM TO THE OREGON STATE PLUMBING SPECIALTY CODE, LATEST EDITION.
- IN GROUND MATERIALS MUST ALSO BE APPROVED FOR UNDER BUILDING APPLICATIONS PER THE PLUMBING CODE IF RUNNING UNDER CANOPIES OR OTHER STRUCTURES.

### GAS:

- CONTRACTOR SHALL CONTACT AND COORDINATE MATERIALS ASSOCIATED WITH NATURAL GAS SERVICE INSTALLATIONS DIRECTLY WITH NATURAL GAS PROVIDER.

### PRIVATE FIRE:

- ON-SITE FIRE SERVICE 4-INCH DIAMETER AND LARGER SHALL BE EITHER DUCTILE IRON PIPE, CLASS 52, CONFORMING TO AWWA C151 OR PVC AWWA PIPE, CLASS 150, CONFORMING TO AWWA C900 UNLESS ONE MATERIAL IS SPECIFICALLY CALLED FOR ON THE PLANS. PIPES MUST BE RESTRAINED WITH APPROVED MECHANICAL RESTRAINTS OR CONCRETE THRUST BLOCKING.

- MATERIALS RELATED TO PUBLIC CONNECTIONS, SERVICE VAULTS, FIRE HYDRANTS AND SERVICE LATERALS IN THE RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL BE INSTALLED PER THE JURISDICTION HAVING AUTHORITY.

### STORM:

- ON-SITE STORM SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034 SDR 35, OR HDPE PIPE (ADS 'N-12' OR APPROVED EQUAL) CONFORMING TO AASHTO M252 W/WATERTIGHT JOINTS, OR APPROVED SUBSTITUTIONS.
- ON-SITE STORM SEWER PIPE WITH LESS THAN 2-FEET OF COVER SHALL BE HDPE PIPE.

- ON-SITE AREA DRAINS SHALL BE MANUFACTURED BY LYNCH CO., INC. OR APPROVED EQUAL.

### WATER:

- ON-SITE WATER SERVICES 4-INCH DIAMETER AND LARGER SHALL BE EITHER DUCTILE IRON PIPE, CLASS 52, CONFORMING TO AWWA C151 OR PVC AWWA PIPE, CLASS 150, CONFORMING TO AWWA C900 UNLESS ONE MATERIAL IS SPECIFICALLY CALLED FOR ON THE PLANS. PIPES MUST BE RESTRAINED WITH APPROVED MECHANICAL RESTRAINTS OR CONCRETE THRUST BLOCKING.

- ON-SITE WATER SERVICE SMALLER THAN 4-INCH DIAMETER SHALL BE COPPER TUBING CONFORMING TO ASTM B88, SILVER SOLDER, OR APPROVED SUBSTITUTIONS
- MATERIALS RELATED TO PUBLIC CONNECTIONS, WATER METERS, AND BACK FLOW DEVICES AND ASSOCIATED SERVICE LATERALS IN THE RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL BE INSTALLED PER THE JURISDICTION HAVING AUTHORITY.

## UTILITY NOTES

### GENERAL:

- VERIFY ELEVATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF HUMBER DESIGN GROUP, INC. POTHOLE ALL CROSSINGS AS NECESSARY BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS
- CONTRACTOR TO ADJUST ALL EXISTING OR NEW FLEXIBLE UTILITIES (WATER, GAS, TV, TELEPHONE, ELECTRICAL, ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- CONNECTIONS TO EXISTING UTILITIES SHALL CONFORM WITH THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY

### TRENCHING:

- ALL PRIVATE TRENCH BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.

- TRENCHING IN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE JURISDICTION HAVING AUTHORITY.

### SANITARY/SEWER:

- BEGIN LAYING STORM AND SANITARY PIPE AT THE LOW POINT OF THE SYSTEM TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. ESTABLISH LINE AND GRADE FOR THE STORM PIPE BY THE USE OF A LASER.

- EXISTING STORM AND SANITARY LATERALS TO BE UTILIZED FOR NEW SYSTEM MUST BE VIDEO INSPECTED WITH CITY INSPECTOR PRESENT PRIOR TO CONNECTION.

- ALL NEW DRYWELLS MUST BE ACCESSIBLE PER OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS.

- CONTRACTOR SHALL VACUUM OUT ALL TRAPPED INLETS, MANHOLES, AND DRYWELLS AT END OF PROJECT.

- CONTRACTOR SHALL PREVENT SEDIMENTS FROM ENTERING THE STORM AND SANITARY DRAINAGE SYSTEM.

### WATER/FIRE:

- ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE MINIMUM 36-INCH COVER TO FINISHED GRADE.
- ALL WATER AND FIRE LINES SHALL BE THOROUGHLY FLUSHED, CHLORINATED AND TESTED IN ACCORDANCE WITH THE OREGON STATE HEALTH DEPARTMENT PRIOR TO ANY METER HOOK-UP SERVICE.

- CONTRACTOR SHALL MAINTAIN A MINIMUM 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SEWER LINES.

- FOR CROSSINGS OF WATER LINES AND SANITARY SEWER LINES, THE OREGON STATE HEALTH DEPARTMENT CRITERIA SHALL APPLY.

- DOMESTIC WATER SERVICE BACKFLOW ASSEMBLY SHALL BE INSTALLED PRIOR TO ANY BRANCHES IN THE DOMESTIC PLUMBING SYSTEM.

- BACKFLOW ASSEMBLY(S) TO BE INSTALLED AT THE POINT WHERE THE WATER SERVICE ENTERS THE PROPERTY. IF APPROVED TO BE INSTALLED INSIDE OF BUILDING, ASSEMBLY(S) MUST BE INSTALLED AT THE POINT WHERE SERVICE ENTERS, BETWEEN 1 AND 5-FEET ABOVE THE FLOOR.

- IF THE REDUCE PRESSURE (RP) BACKFLOW ASSEMBLY IS REQUIRED IT MUST BE INSTALLED AT LEAST 12-INCHES ABOVE FINISHED GRADE. RP DEVICE IS REQUIRED IF PROJECT IS HARVESTING RAINWATER.

- LANDSCAPE IRRIGATION POINT-OF-CONNECTION TO DOMESTIC WATER SYSTEM MUST OCCUR DOWNSTREAM OF THE DOMESTIC WATER SERVICE BACKFLOW PROTECTION.

## EROSION CONTROL NOTES

### GENERAL:

- EROSION CONTROL MEASURE SHALL BE IN ACCORDANCE WITH ALL OF THE LATEST STATE AND LOCAL JURISDICTIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE LISTED UNDER JURISDICTION SPECIFIC NOTES.
- IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE WORK SITE. THE CONTRACTOR SHALL USE ALL AVAILABLE MEANS TO ACHIEVE THIS RESULT.
- THE IMPLEMENTATION OF THESE ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESPCP FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE ESPCP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESPCP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

### LIMITS OF WORK:

- THE BOUNDARY OF THE CLEARING LIMITS SHOWN ON THESE PLANS SHALL BE CLEARLY FLAGGED OR FENCED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED/FENCED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING/FENCING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

### INSTALLATION AND REMOVAL TIMELINE:

- THE ESPCP FACILITIES SHOWN ON THESE PLANS MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

- IN GENERAL, CONSTRUCTION SHALL PROGRESS FROM DOWNSTREAM TO UPSTREAM. THE CONTRACTOR SHALL CONSTRUCT ESC FACILITIES IN CONJUNCTION WITH ALL CLEARING, GRADING AND OTHER LAND ALTERATION ACTIVITIES.

- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

- TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN FUNCTIONAL AND IN PLACE UNTIL PROJECT COMPLETION. THE CONTRACTOR SHALL COMPLETELY RESTORE ALL AREAS DISTURBED BY REMOVAL OF TEMPORARY EROSION CONTROL MEASURES. REMOVED MATERIALS SHALL BECOME PROPERTY OF THE CONTRACTOR TO BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND JURISDICTIONS.

- SUPPLEMENTARY WET WEATHER MEASURES SHALL BE IN PLACE AND FUNCTIONING BY OCTOBER 1 AND REMAIN OPERATIONAL UNTIL APRIL 30. SUPPLEMENTAL WET WEATHER MEASURES ARE IN ADDITION TO BASE MEASURES.

- SIGNIFICANT AMOUNTS OF SEDIMENT THAT LEAVE THE SITE SHALL BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE OR PROPERLY DISPOSED.

- ALL EROSION AND SEDIMENT CONTROLS NOT IN THE DIRECT PATH OF WORK SHALL BE INSTALLED BEFORE ANY LAND DISTURBANCE.

### INSPECTIONS:

- THE ESPCP FACILITIES SHALL BE INSPECTED DAILY BY CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

- THE ESPCP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITH IN THE 24 HOURS FOLLOWING A STORM EVENT.

### TRANSPORT:

- CONTRACTOR WILL PROVIDE TRUCKS THAT ARE WELL SEALED FOR TRANSPORTATION OF SATURATED SOILS/MATERIAL FROM THE SITE. A TRUCK MUST NOT LEAK LIQUIDS AT ANY RATE GREATER THAN 1 GAL./HR.

- WHEN CONCRETE TRUCKS ARE USED, A SHALLOW PIT SHALL BE DUG OR "ECO-PAN" PROVIDED FOR RESIDUAL CONCRETE, AGGREGATE AND WATER. TRUCKS THAT RECYCLE THIS RESIDUAL BACK INTO THE TRUCK MAY BE USED IN LIEU OF THE PIT OR PAN.

### INLETS:

- ALL STORM INLETS IN THE CLEARING LIMITS AND WITHIN 200 FEET OF THE CLEARING LIMITS SHALL BE PROTECTED TO PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. CLEANING OF CATCH BASINS SHALL OCCUR WHEN SEDIMENT CONSUMES ONE-THIRD OF THE DEVICE STORAGE AREA. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

### LANDSCAPING:

- IF FERTILIZERS ARE USED TO ESTABLISH VEGETATION, THE APPLICATION RATES SHALL FOLLOW THE MANUFACTURER'S GUIDELINES AND THE APPLICATION SHALL BE DONE IN SUCH A WAY TO MINIMIZE NUTRIENT-LADEN RUNOFF TO RECEIVING WATERS.

- ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT, NOT RECEIVING A HARD, DURABLE SURFACE SHALL BE GRASSED AND/OR LANDSCAPED AT EARLIEST PRACTICABLE TIME.

### STOCKPILES:

- STOCKPILES SHALL BE LOCATED AWAY FROM THE CONSTRUCTION ACTIVITY AND SHALL BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY.

- SILT FENCE SHALL BE INSTALLED AROUND STOCEPILES ALONG THE CONTOURS WHERE POSSIBLE PER THE SILT FENCE DETAIL.

### DUST CONTROL:

- DUST SHALL BE MINIMIZED TO THE EXTENT PRACTICABLE, UTILIZING ALL MEASURES NECESSARY, INCLUDING, BUT NOT LIMITED TO:

- SPRINKLER HAUL AND ACCESS ROADS AND OTHER EXPOSED DUST PRODUCING AREAS.
- APPLYING AGENCY-APPROVED DUST PALLIATIVES ON ACCESS AND HAUL ROADS.
- ESTABLISHING TEMPORARY VEGETATIVE COVER.
- PLACING WOOD CHIPS OR OTHER EFFECTIVE MULCHES ON VEHICLE AND PEDESTRIAN USE AREAS.
- MAINTAINING THE PROPER MOISTURE CONDITION ON ALL FILL SURFACES.
- PREWETTING CUT AND BORROW AREA SURFACES.
- USE OF HAUL EQUIPMENT.

- CONTRACTOR SHALL FURNISH AND INSTALL EQUIPMENT TO HAUL AND PLACE WATER. AN ADEQUATE SUPPLY OF WATER SHALL BE MAINTAINED AT ALL TIMES.

### SILT FENCE/STRAW WATTLES:

- FOR SILT FENCE INSTALLATIONS: THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY OVERLAP 2-INCHx2-INCH POSTS AND ATTACH AS SHOWN IN SEDIMENT FENCE DETAIL.

- SILT FENCE AND STRAW WATTLES SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE.

- IN AREAS OF HEAVY TREE ROOTS OR OTHER OBSTRUCTIONS STRAW WATTLES MAY BE USED IN LIEU OF SILT FENCE WITH JURISDICTIONAL INSPECTOR AND ENGINEERING APPROVAL.

- FILTER FABRIC SILT FENCES AND STRAW WATTLES SHALL BE REMOVED ONLY WHEN THE UP SLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.

- SILT FENCES AND STRAW WATTLES SHALL BE INSPECTED BY CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS, RELOCATIONS, OR ADDITIONS SHALL BE MADE IMMEDIATELY.

- AT NO TIME SHALL MORE THAN 1/3 OF THE HEIGHT OF THE WATTLE OF SILT FENCE OF SEDIMENT BE ALLOWED TO ACCUMULATE UP SLOPE OF A SILT FENCE. SEDIMENT SHALL BE REMOVED OR RE-GRADED ONTO SLOPES AND THE SILT FENCE OR WATTLE REPAIRED AND REESTABLISHED.



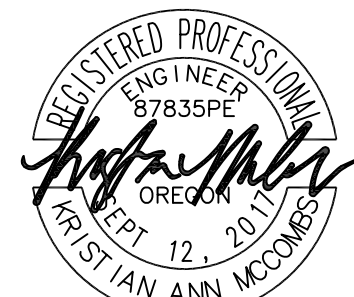
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EOU GRAND STAIRCASE

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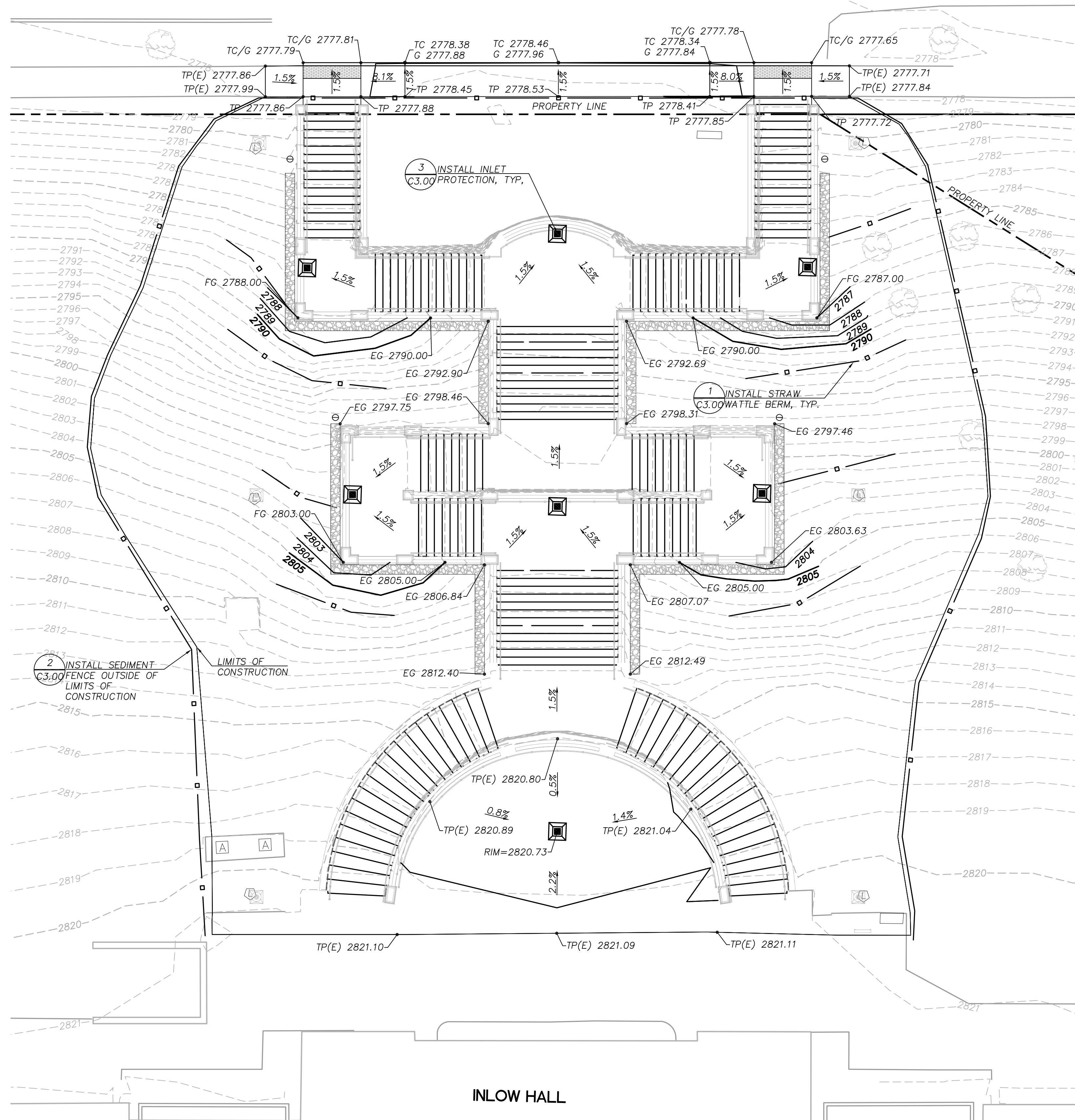
### REVISIONS:

#	DESCRIPTION	DATE
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CIVIL NOTES

C0.01

L AVENUE



**GRADING AND EROSION CONTROL PLAN**  
SCALE: 1"=10'



**Humber  
Design  
Group, Inc.**

Civil Engineering  
503.946.6690  
hdgpd.com

SHEET LEGEND		
ITEM	DESCRIPTION	REFERENCE
	SEDIMENT FENCE	2 C3.00
	STRAW WATTLES	1 C3.00
	FRENCH DRAIN	4 C3.00
	INLET PROTECTION	3 C3.00
	PROPOSED CONTOUR	
	EXISTING CONTOUR	

- SHEET NOTES**
- 24-HR EMERGENCY CONTACT: XXX (XXX-XXX-XXXX).
  - ALL DISTURBED SOIL TO HAVE JUTE MATTING INSTALLED PER DETAIL 5/C3.00 AND BE HYDRO SEEDED PER LANDSCAPING SPECIFICATION AND PLANS.
  - RESTORE FINAL GRADE IN DISTURBED AREAS TO MATCH EXISTING SLOPE.

**EOU GRAND STAIRCASE  
PERMIT SET / BID SET**

One University Boulevard  
La Grande, OR 97850-2807

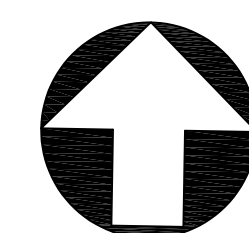


EXPIRES 12-31-2022

PERMIT SET / BID SET

2105.00  
November 4, 2022

REVISIONS:	#	DESCRIPTION	DATE



GRAPHIC SCALE  
0 10 20  
1 inch = 10 ft.

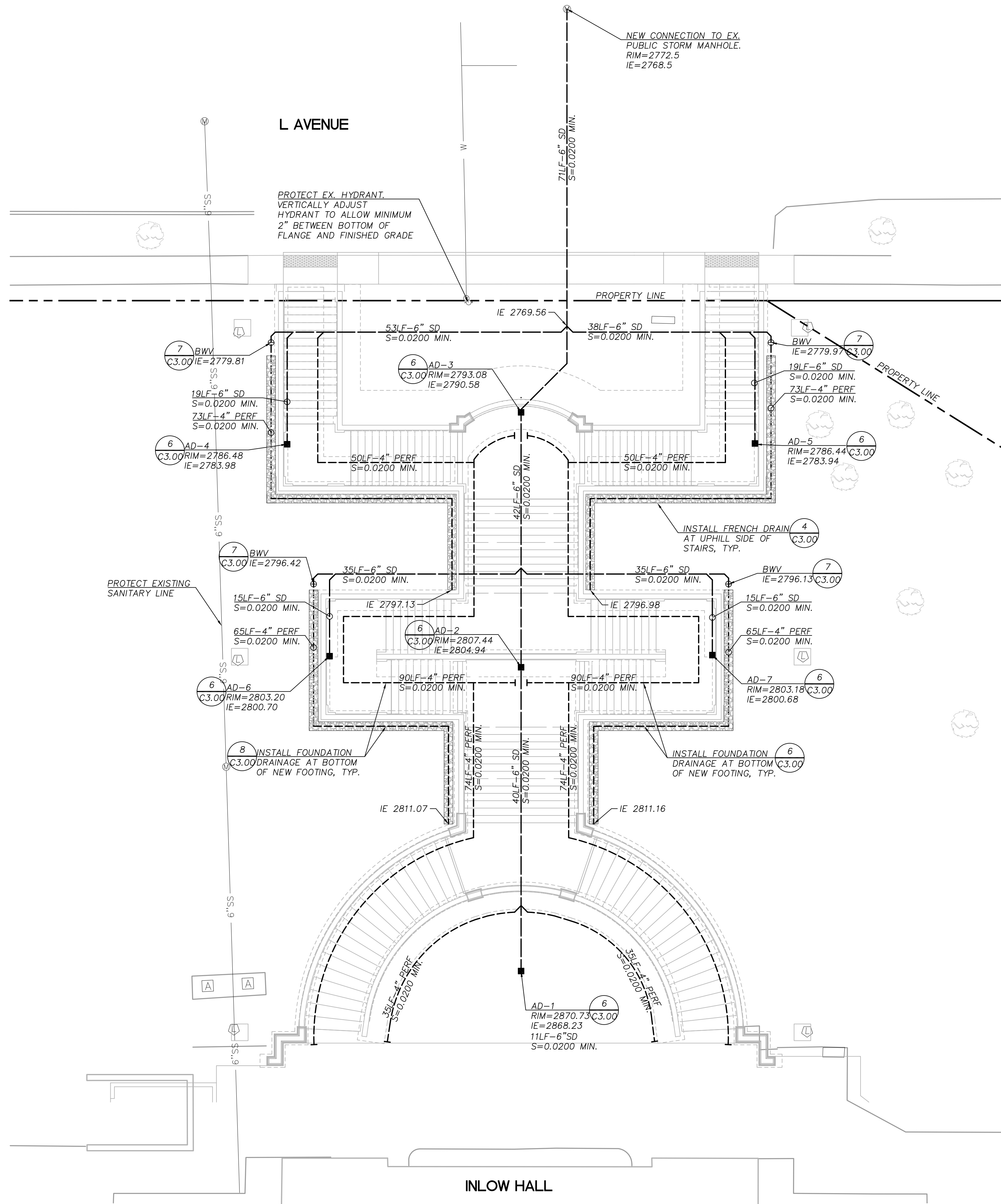
GRADING AND EROSION  
CONTROL PLAN

**C1.00**



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SHEET LEGEND		
SYMBOL	DESCRIPTION	REFERENCE
XL-F-X"SD	STORM DRAIN	
X" PERF	PERFORATED PIPE	
⊖	AREA DRAIN	
■	AREA DRAIN	6 C3.00
▨	FRENCH DRAIN	4 C3.00

- SHEET NOTES**
- CONNECT PERFORATED PIPE TO SOLID PIPE WITH CLEANCHECK BACKFLOW PREVENTOR.
  - CONNECTION TO PUBLIC STORMWATER SYSTEM TO MEET CITY OF LA GRANDE STANDARDS. CONTRACTOR TO VERIFY PUBLIC STORMWATER MAIN DEPTH PRIOR TO CONSTRUCTION.

**EOU GRAND STAIRCASE  
PERMIT SET / BID SET**

One University Boulevard  
La Grande, OR 97850-2807

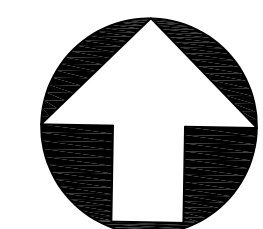


EXPIRES 12-31-2022

PERMIT SET / BID SET

2105.00  
November 4, 2022

#	DESCRIPTION	DATE



GRAPHIC SCALE  
0 10 20  
1 inch = 10 ft.

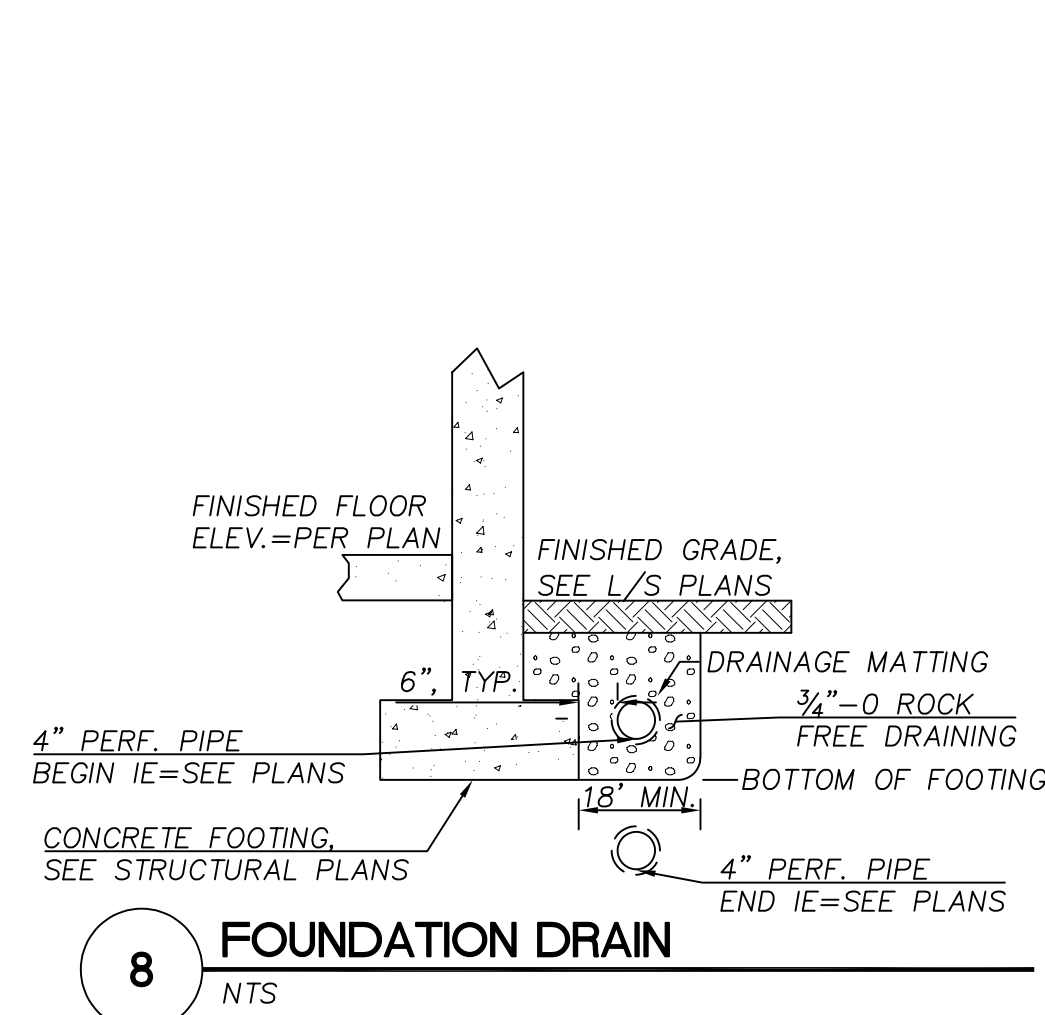
UTILITY PLAN

**C2.00**

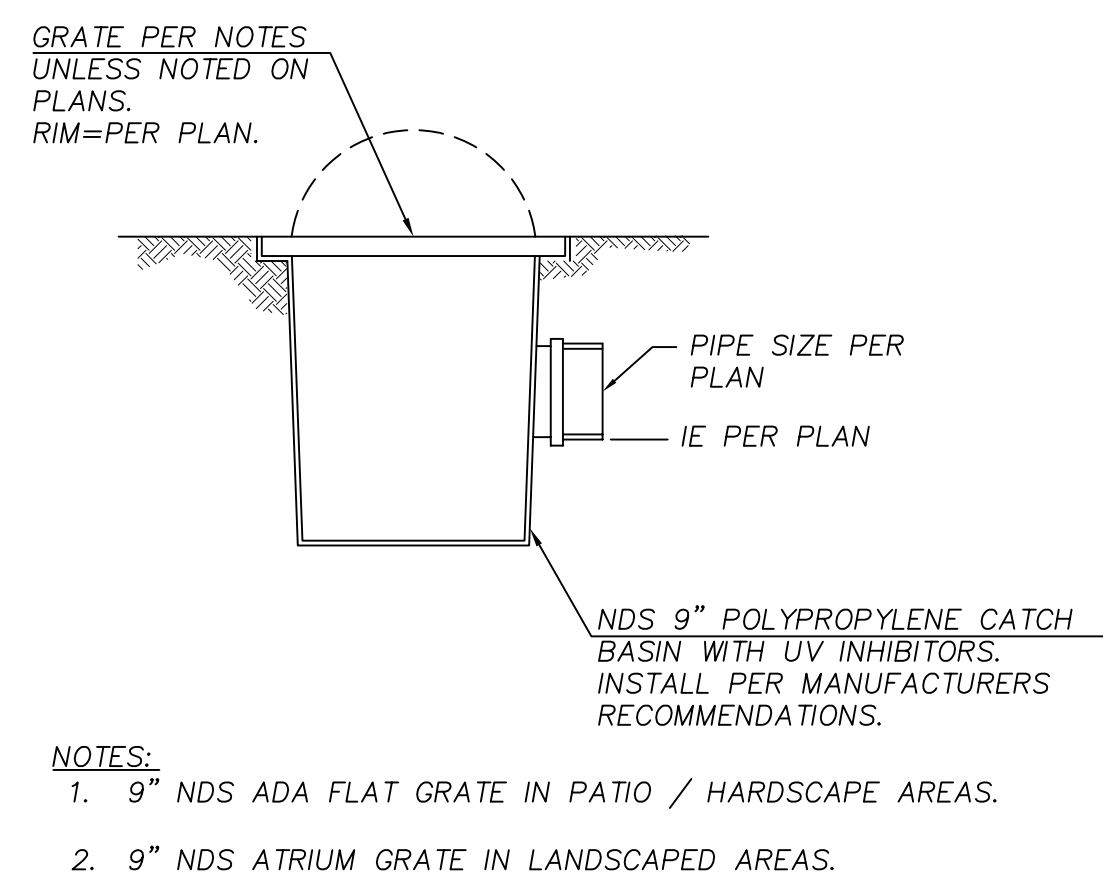


Humber Design Group, Inc.

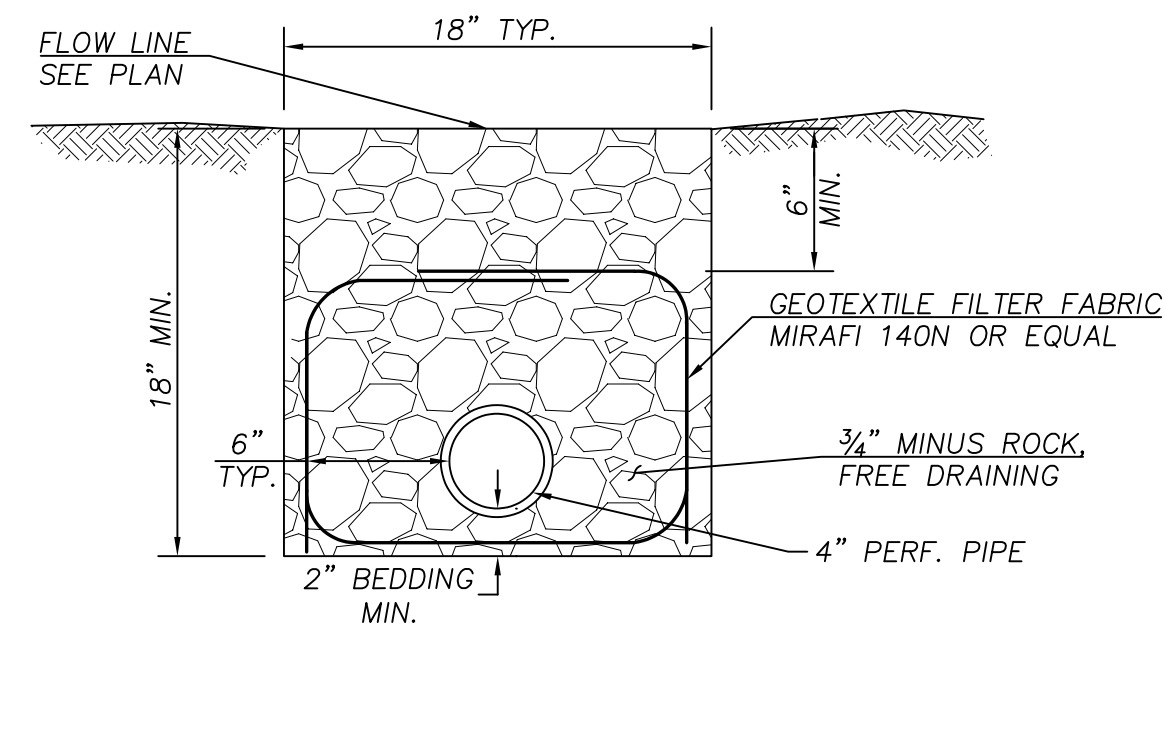
Civil Engineering  
503.946.6690  
hdgpd.com



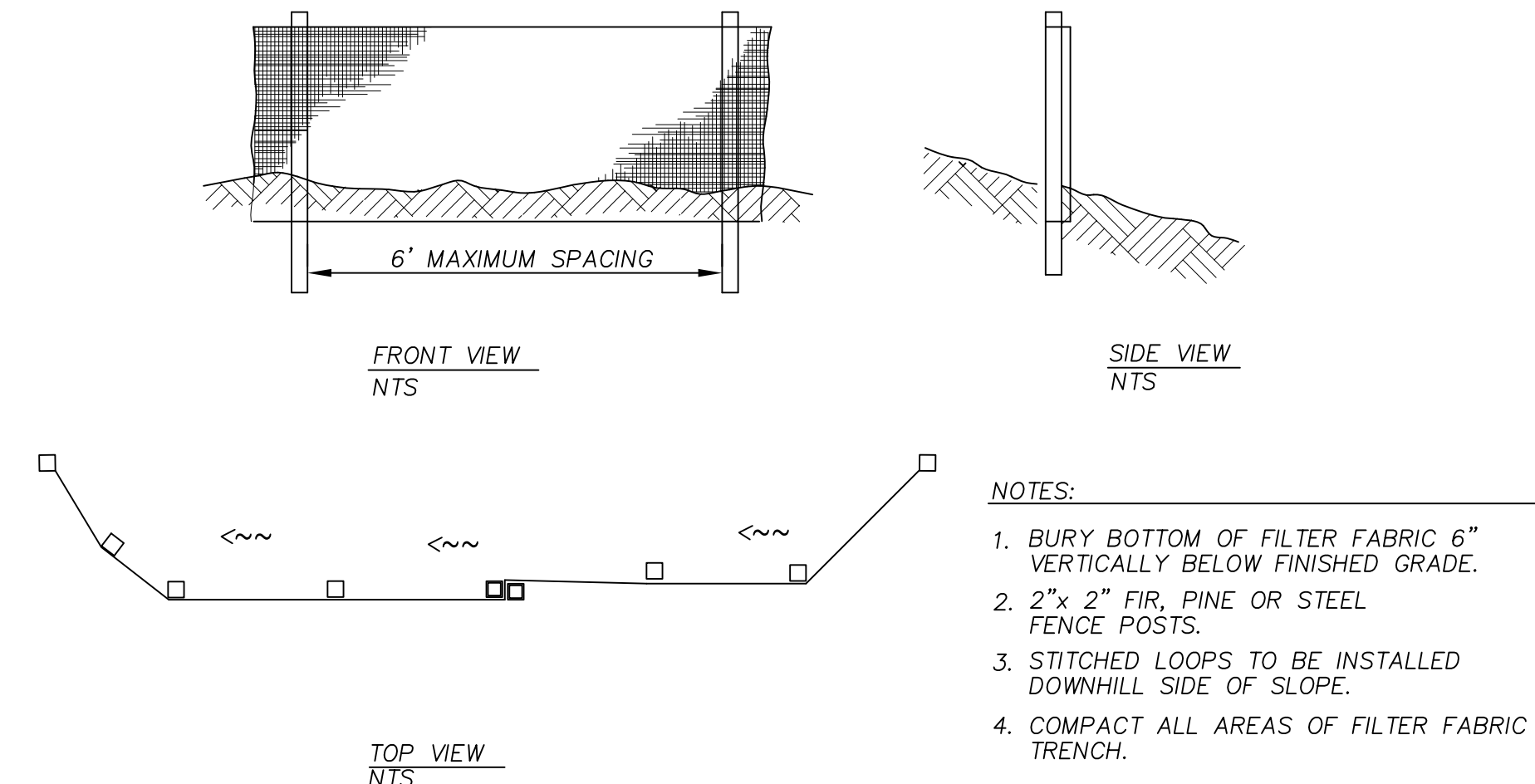
**8 FOUNDATION DRAIN**  
NTS



**6 AREA DRAIN**  
NTS

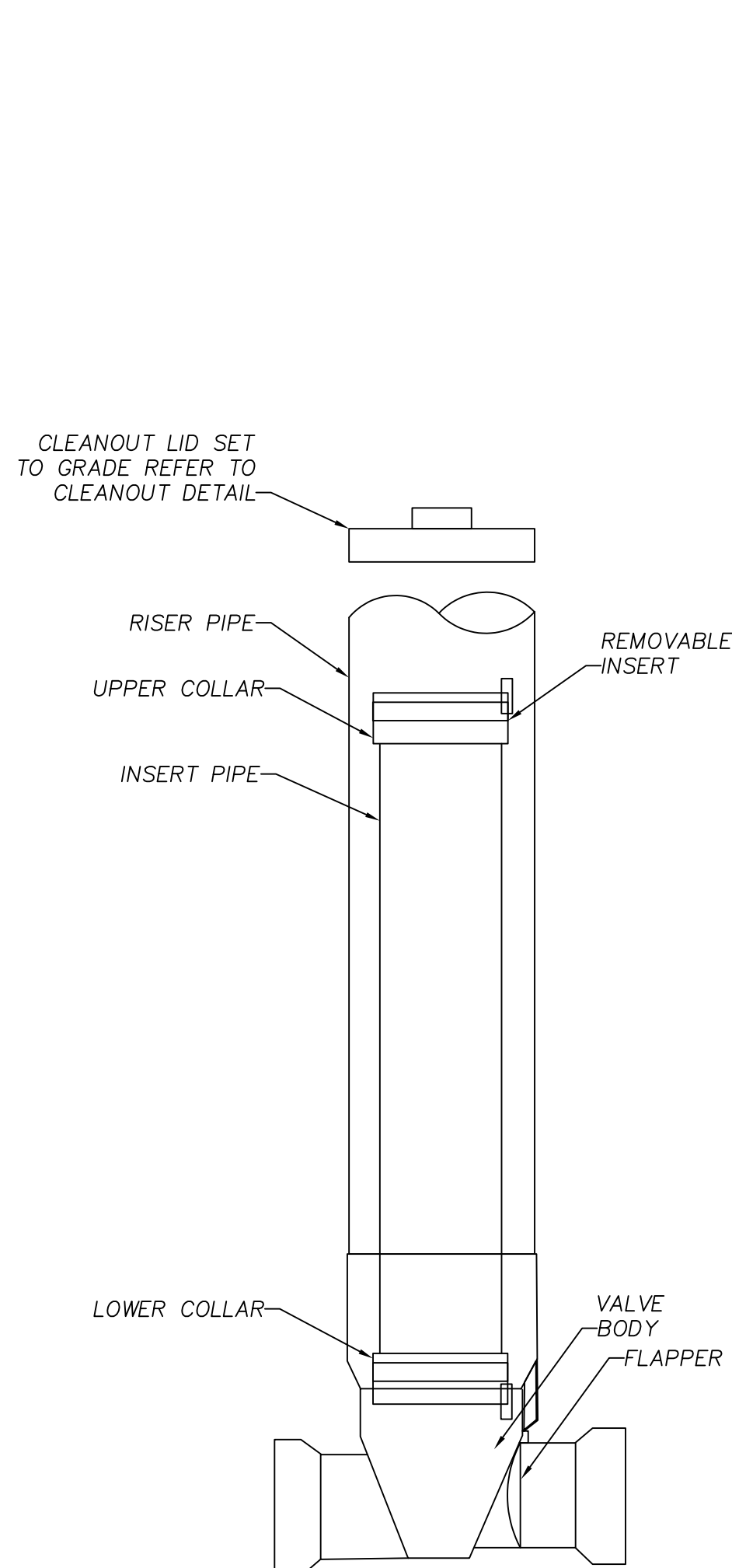


**4 FRENCH DRAIN**  
NTS

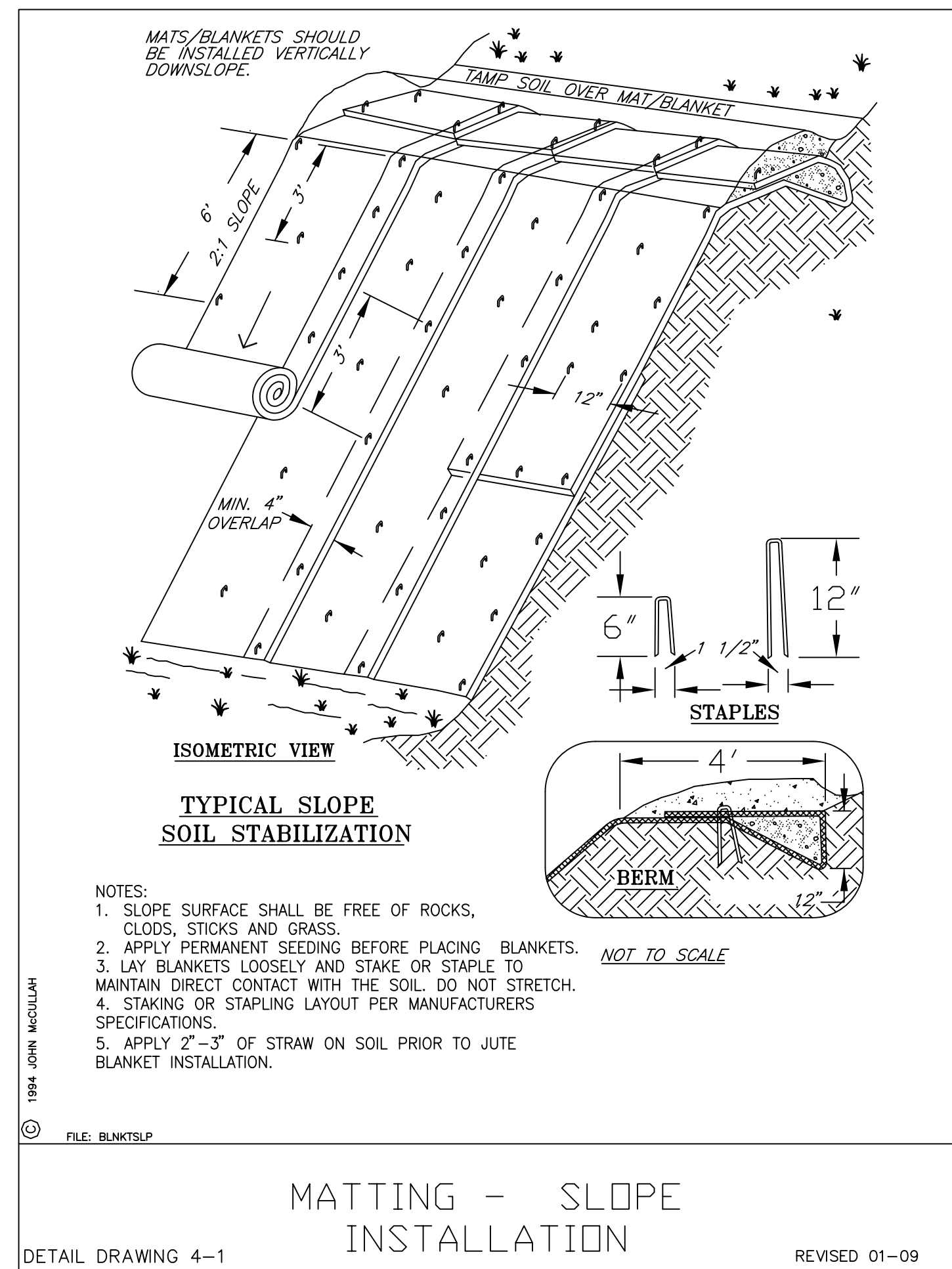


**2 SEDIMENT FENCE**  
NTS

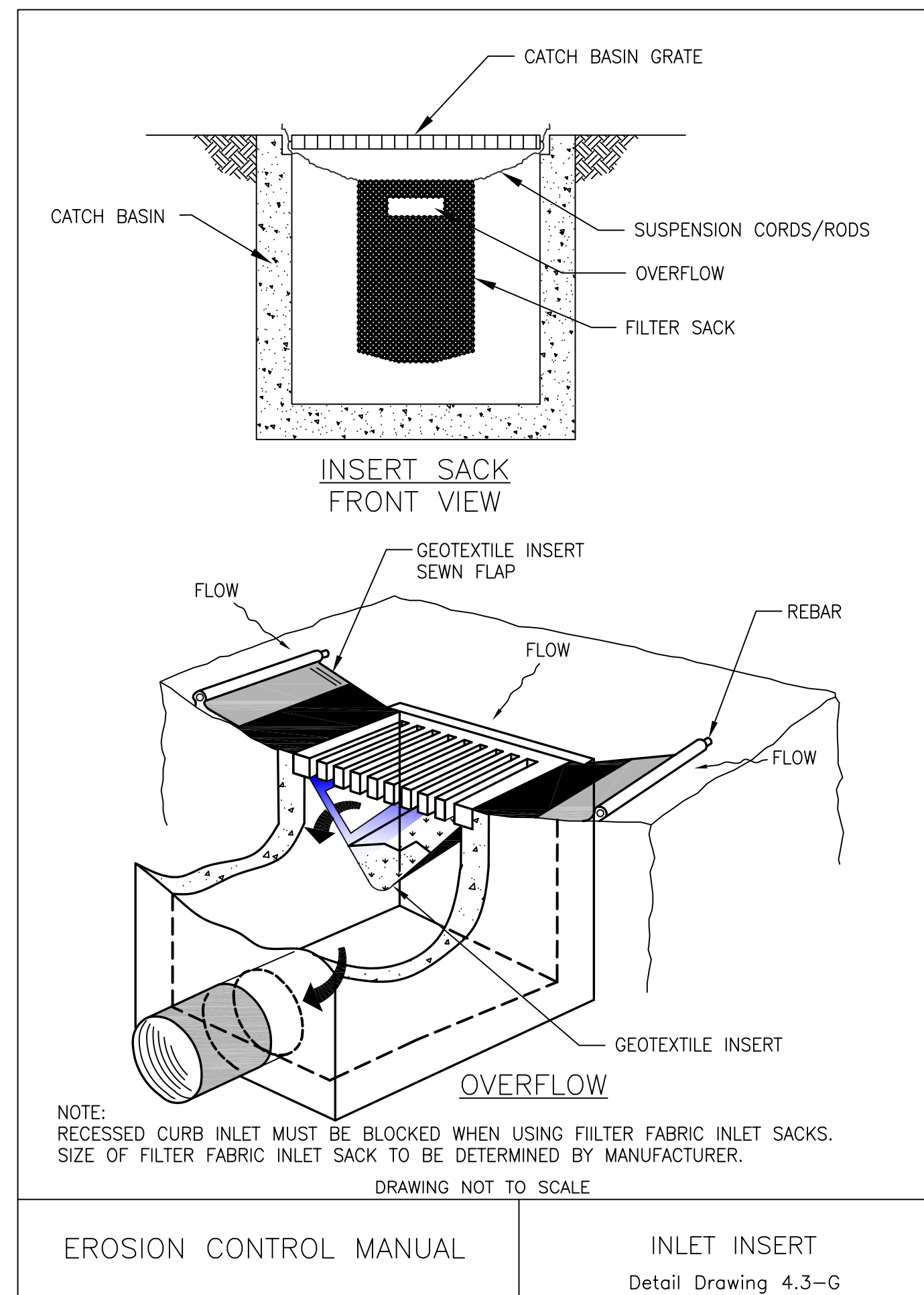
- NOTES:
1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
  2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
  3. STITCHED LOOPS TO BE INSTALLED DOWNHILL SIDE OF SLOPE.
  4. COMPACT ALL AREAS OF FILTER FABRIC TRENCH.



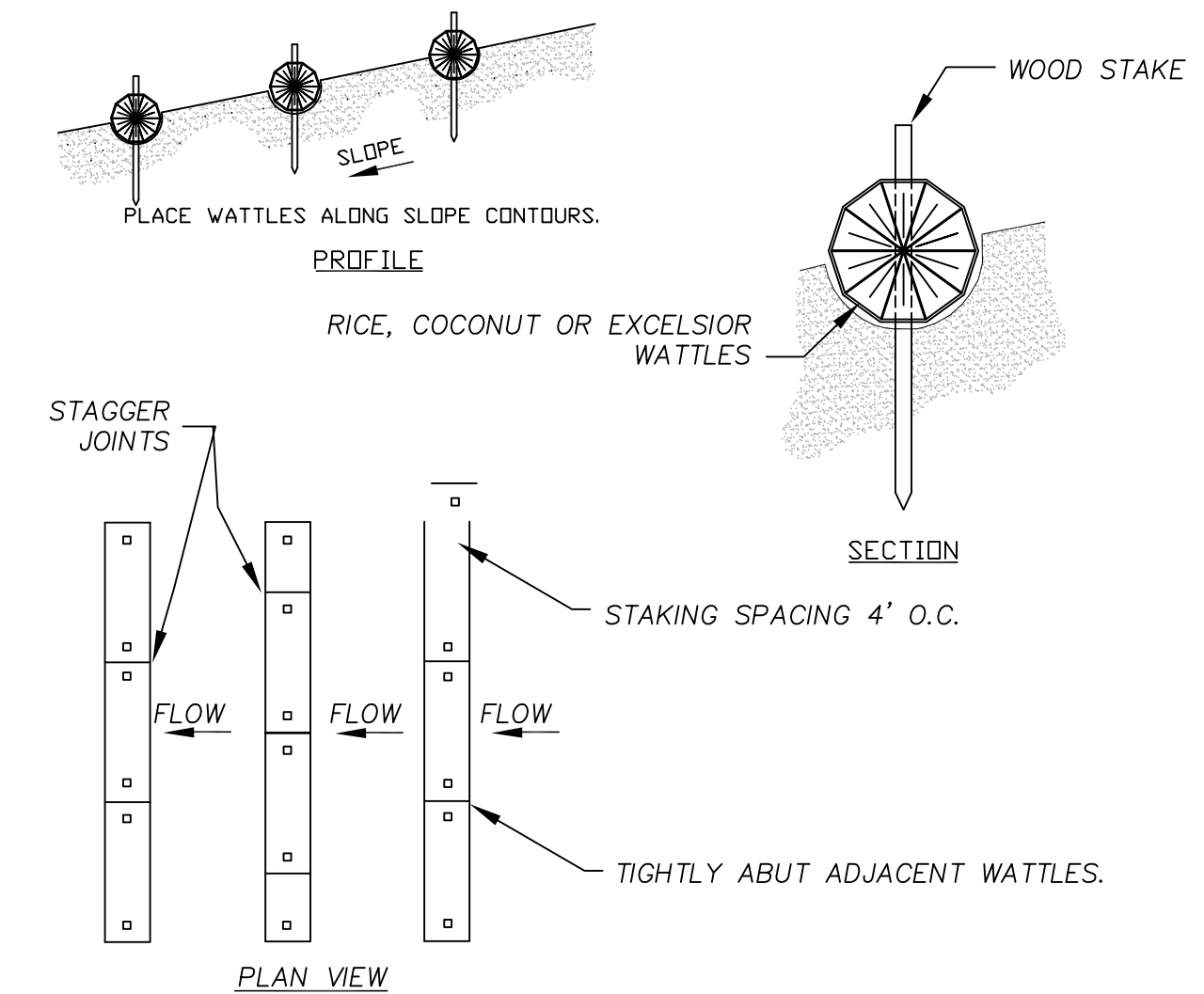
**7 BACK WATER CLEAN CHECK VALVE**  
NTS



**5 JUTE MATTING**  
NTS



**3 INLET PROTECTION**  
NTS



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

BARRIER SPACING FOR GENERAL APPLICATION		
INSTALL PARALLEL ALONG CONTOURS AS FOLLOWS		
% SLOPE	SLOPE	MAXIMUM SPACING ON SLOPE
10% OR FLATTER	10:1 OR FLATTER	300 FT
>10% OR <15%	>10:1 OR <7.5:1	150 FT
>15% OR <20%	>7.5:1 OR <5:1	100 FT
>20% OR <30%	>5:1 OR <3.5:1	50 FT
>30% OR <50%	>3.5:1 OR <2:1	25 FT

**1 STRAW WATTLES**  
NTS

EOU GRAND STAIRCASE  
PERMIT SET / BID SET

One University Boulevard  
La Grande, OR 97850-2807



EXPIRES 12-31-2022

PERMIT SET / BID SET

2105.00

November 4, 2022

REVISIONS:  
# DESCRIPTION DATE

CIVIL DETAILS

C3.00

# STRUCTURAL - GENERAL NOTES

## GENERAL REQUIREMENTS

**GOVERNING CODE:** The design and construction of this project is governed by the "Oregon Structural Specialty Code (OSSC)", 2019 Edition, hereafter referred to as the OSSC, as adopted and modified by the City of La Grande, OR understood to be the Authority Having Jurisdiction (AHJ).

**REFERENCE STANDARDS:** Refer to Chapter 35 of 2019 OSSC. Where other Standards are noted in the drawings, use the latest edition of the standard unless a specific date is indicated. Reference to a specific section in a code does not relieve the contractor from compliance with the entire standard.

**DEFINITIONS:** The following definitions cover the meanings of certain terms used in these notes:

- **'Architect/Engineer'** – The Architect of Record and the Structural Engineer of Record.
- **'Structural Engineer of Record' (SER)** – The structural engineer who is licensed to stamp & sign the structural documents for the project. The SER is responsible for the design of the Primary Structural System.
- **'Submit for review'** – Submit to the Architect/SER for review prior to fabrication or construction.
- **'Per Plan'** – Indicates references to the structural plans, elevations and structural general notes.
- **'Seismic Force Resisting System (SFRS)'** – A recognized structural system of components (beams, braces, drags, struts, collectors, diaphragms, columns, walls, etc) of the primary structure that are specially designed and proportioned to resist earthquake-induced ground motions and maintain stability of the structure. Fabrication and installation of components designated as part of the SFRS require the general contractor, subcontractor, or supplier who is responsible for any portion of SFRS fabrication or installation to comply with special requirements (including, but not limited to, material control, compliance certifications, personal qualifications, documentation, reporting requirements, etc) and to provide the required Quality Control including the required coordination of Special Inspections (Quality Assurance – QA). Special provisions apply to any member designated as part of the SFRS. Refer to plans, elevations, details, Design Criteria and Symbols and Legends for applicable members and connections.
- **'Specialty Structural Engineer' (SSE)** – A professional engineer (PE or SE), licensed in the State where the project is located, (typically not the SER), who performs specialty structural engineering services for selected specialty-engineered elements identified in the Contract Documents, and who has experience and training in the Specialty. Documents stamped and signed by the SSE shall be completed by or under the direct supervision of the SSE.
- **'Bidder-designed'** – Components of the structure that require the general contractor, subcontractor, or supplier who is responsible for the design, fabrication and installation of specialty-engineered elements identified in the Contract Documents to retain the services of an SSE. Submittals of "Bidder-designed" elements shall be stamped and signed by the SSE.

**SPECIFICATIONS:** Refer to the project specifications issued as part of the contract documents for information supplemental to these drawings.

**OTHER DRAWINGS:** Refer to the architectural, mechanical, electrical, civil and plumbing drawings for additional information including but not limited to: dimensions, elevations, slopes, finishes, drains, waterproofing, railings, and other nonstructural items.

**STRUCTURAL DETAILS:** The structural drawings are intended to show the general character and extent of the project and are not intended to show all details of the work. Use entire detail sheets and specific details referenced in the plans as "typical" wherever they apply. Similarly, use details on entire sheets with "typical" in the name wherever they apply.

**STRUCTURAL RESPONSIBILITIES:** The structural engineer (SER) is responsible for the strength and stability of the primary structure in its completed form.

**COORDINATION:** The Contractor is responsible for coordinating details and accuracy of the work; for confirming and correlating all quantities and dimensions; for selecting fabrication processes; for techniques of assembly; and for performing work in a safe and secure manner.

**EXISTING CONDITIONS:** Information shown on the drawings related to existing conditions represent the present knowledge, but without guarantee of accuracy. Report conditions that conflict with contract documents to the architect or SEOR. Do not deviate from the contract documents without written direction from the architect and/or SEOR. All existing dimensions and information shall be field verified prior to fabrication as required to coordinate with new construction.

**NEW CONSTRUCTION:** The contractor shall remove all interfering items for new construction and shall repair or replace all removed items to match the existing conditions in accordance with the architectural drawings. New construction elements shall be designed and installed per current International Building Code 2019, hereafter referred to as OSSC as allowed by IEBC.

**MEANS, METHODS AND SAFETY REQUIREMENTS:** The contractor is responsible for the means and methods of construction and all job related safety standards such as OSHA and DOSH (Department of Occupational Safety and Health). The contractor is responsible for means and methods of construction related to the intermediate structural conditions (i.e. movement of the structure due to moisture and thermal effects; construction sequence; temporary bracing, etc).

**BRACING/SHORING DESIGN ENGINEER:** The contractor shall at his discretion employ an SSE, a registered professional engineer for the design of any temporary bracing and shoring.

**TEMPORARY SHORING, BRACING:** The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is complete. It is the contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly.

**CONSTRUCTION LOADS:** Loads on the structure during construction shall not exceed the design loads as noted in DESIGN CRITERIA & LOADS below or the capacity of partially completed construction as determined by the Contractor's SSE for Bracing/Shoring.

**CHANGES IN LOADING:** The contractor has the responsibility to notify the SER of any architectural, mechanical, electrical, or plumbing load imposed onto the structure that differs from, or that is not documented on the original Contract Documents (architectural / structural / mechanical / electrical or plumbing drawings). Provide documentation of location, load, size and anchorage of all undocumented loads in excess of 400 pounds. Provide marked-up structural plan indicating locations of any new equipment or loads. Submit plans to the Architect/Engineer for review prior to installation.

**NOTE PRIORITIES:** Plan and detail notes and specific loading data provided on individual plans and detail drawings supplements information in the Structural General Notes.

**DISCREPANCIES:** In case of discrepancies between the General Notes, Specifications, Plans/Details or Reference Standards, the Architect/Engineer shall determine which shall govern. Discrepancies shall be brought to the attention of the Architect/Engineer before proceeding with the work. Should any discrepancy be found in the Contract Documents, the Contractor will be deemed to have included in the price the most expensive way of completing the work, unless prior to the submission of the price, the Contractor asks for a decision from the Architect as to which shall govern. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price.

**SITE VERIFICATION:** The contractor shall verify all dimensions and conditions at the site. Conflicts between the drawings and actual site conditions shall be brought to the attention of the Architect/Engineer before proceeding with the work.

**ADJACENT UTILITIES:** The contractor shall determine the location of all adjacent underground utilities prior to earthwork, foundation, shoring, and excavation. Any utility information shown on the drawings and details is approximate and not necessarily complete.

**ALTERNATES:** Alternate products of similar strength, nature and form for specified items may be submitted with adequate technical documentation (proper test report, etc.) to the Architect/Engineer for review. Alternate materials that are submitted without adequate technical documentation or that significantly deviate from the design intent of materials specified may be returned without review. Alternates that require substantial effort to review will not be reviewed unless authorized by the Owner.

## DESIGN CRITERIA AND LOADS

<b>OCCUPANCY:</b>	Risk Category of Building per 2019 OSSC Table 1604.5 =	<b>II</b>
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<b>WIND DESIGN:</b>	<b>MAIN WIND FORCE RESISTING SYSTEM</b>	
	Ultimate Design Wind Speed, $V_{ult}$ (MPH) =	<b>102</b>
	Exposure Category	<b>B</b>

## WIND DESIGN: COMPONENTS & CLADDING PRESSURES FOR DESIGN (PSF, ULTIMATE)

<b>SEISMIC DESIGN:</b>	<b>Seismic Design Category: SDC =</b>	<b>B</b>
	Seismic Importance Factor per ASCE 7-16 Table 1.5-2.1 $I_s =$	<b>1.0</b>
	Spectral Response Acceleration (Short Period) $S_s =$	<b>0.331 g</b>
	Spectral Response Acceleration (1-Second Period) $S_1 =$	<b>0.121 g</b>
	Spectral Design Response Coefficient (Short Period) $S_{DS} =$	<b>0.287 g</b>
	Spectral Design Response Coefficient (1-Second Period) $S_{D1} =$	<b>0.121 g</b>
	PGA (MCE <sub>e</sub> )	<b>0.148 g</b>
	Site Class =	<b>C</b>

<b>DESIGN LIVE LOADS</b>	<b>AREA</b>	<b>LIVE LOADS (PSF) UNO</b>	<b>REMARKS &amp; FOOTNOTES</b>
	Handrails & Pedestrian Guardrails	50 PLF or 200 LB	

## SUBMITTALS

**SUBMIT FOR REVIEW:** SUBMITTALS of shop drawings, and product data are required for items noted in the individual materials sections and for bidder designed elements.

**SUBMITTAL REVIEW PERIOD:** Submittals shall be made in time to provide a minimum of TWO WEEKS or 10 WORKING DAYS for review by the Architect/Engineer prior to the onset of fabrication.

**GENERAL CONTRACTOR'S PRIOR REVIEW:** Prior to submission to the Architect/Engineer, the Contractor shall review the submittal for completeness. Dimensions and quantities are not reviewed by the SER, and therefore, must be verified by the General Contractor. Contractor shall provide any necessary dimensional details requested by the Detailer and provide the Contractor's review stamp and signature before forwarding to the Architect/Engineer.

**SHOP DRAWING REVIEW:** Once the contractor has completed his review, the SER will review the submittal for general conformance with the design concept and the contract documents of the building and will stamp the submittal accordingly. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications, nor departures therefrom. The SER will return submittals in the form they are submitted in (either hard copy or electronic). For hard copy submittals, the contractor is responsible for submitting the required number of copies to the SER for review.

**SHOP DRAWING DEVIATIONS:** When shop drawings (component design drawings) differ from or add to the requirements of the structural drawings they shall be designed and stamped by the responsible SSE.

**BIDDER-DESIGNED ELEMENTS:** Submit "Bidder-Designed" submittals to the Architect and SER for review. The deferred submittals shall also be submitted to the city for approval, if required by the city.

Design of prefabricated, "bidder designed", manufactured, pre-engineered, or other fabricated products shall comply with the following requirements:

- 1) Design considers tributary dead, live, wind and earthquake loads in combinations required by OSSC.
  - 2) Design within the Deflection Limits noted herein and as specified or referenced in the OSSC.
  - 3) Design shall conform to the specifications and reference standards of the governing code.
- Submittal shall include:
- a. Calculations prepared, stamped and signed by the SSE demonstrating code conformance.
  - b. Engineered component design drawings are prepared, stamped and signed by the SSE.
  - c. Product data, technical information and manufacturer's written requirements and Agency approvals as applicable.
  - d. SSE may submit to the Architect/Engineer, a request to utilize relevant alternate design criteria of similar nature and generally equivalency which is recognized by the Code and acceptable to the Authority Having Jurisdiction. Submit adequate documentation of design.

**GENERAL CONTRACTOR'S PRIOR REVIEW:** Once the contractor has completed his review of the SSE component drawings, the SER will review the submittal for general conformance with the design of the building and will stamp the submittal accordingly. Review of the Specialty Structural Engineer's (SSE) shop drawings (component design drawings) is for compliance with design criteria and compatibility with the design of the primary structure and does not relieve the SSE of responsibility for that design. All necessary bracing, ties, anchorage, proprietary products shall be furnished and installed per manufacturer's instructions or the SSE's design drawings and calculations. These elements include but are not limited to:

**STRUCTURAL DEFERRED SUBMITTALS:** Deferred submittals are required to be submitted to the city for approval under a separate application. These elements include but are not limited to:

- Precast Guardrails

## INSPECTIONS, QUALITY ASSURANCE VERIFICATIONS AND TEST REQUIREMENTS

**INSPECTIONS:** Foundations, footings, under slab systems and framing are subject to inspection by the Building Official in accordance with OSSC 110.3. Contractor shall coordinate all required inspections with the Building Official.

**SPECIAL INSPECTIONS, VERIFICATIONS AND TESTS:** Special Inspections, Verifications and Testing shall be done in accordance with OSSC Chapter 17, the STATEMENT AND SCHEDULES OF SPECIAL INSPECTIONS listed in these drawings, and the AHJ STATEMENT OF SPECIAL INSPECTION.

**STRUCTURAL OBSERVATION:** Structural Observation for this project is not required per OSSC Section 1704.6.

**CONTRACTOR RESPONSIBILITY:** Prior to issuance of the building permit, the Contractor is required to provide the Authority Having Jurisdiction a signed, written acknowledgement of the Contractor's responsibilities associated with the above Statement of Special Inspections addressing the requirements listed in OSSC Section 1704.4. Contractor is referred to OSSC Sections 1705.12.5 and 1705.12.6 for architectural and MEP building systems that may be subject to additional inspections (based on the building's designated Seismic Design Category listed in the CRITERIA), including anchorage of HVAC ductwork containing hazardous materials, piping systems and mechanical units containing flammable, combustible or highly toxic materials; electrical equipment used for emergency or standby power; exterior wall panels and suspended ceiling systems.

## SOILS AND FOUNDATIONS

**REFERENCE STANDARDS:** Conform to OSSC Chapter 18 "Soils and Foundations."

**GEOTECHNICAL REPORT:** Recommendations contained in "Report of Geotechnical Engineering Services Eastern Oregon University Grand Staircase and Inlow Hall" by NV5 dated August 17, 2021 were used for design.

**CONTRACTOR'S RESPONSIBILITIES:** Contractor shall be responsible to review the Geotechnical Report and shall follow the recommendations specified therein including, but not limited to, subgrade preparations, pile installation procedures, ground water management and steep slope Best Management Practices."

**GEOTECHNICAL SUBGRADE INSPECTION:** The Geotechnical Engineer shall inspect all sub-grades and prepared soil bearing surfaces, prior to placement of foundation reinforcing steel and concrete. Geotechnical Engineers shall provide a letter to the owner stating that soils are adequate to support the "Allowable Foundation Bearing Pressure(s)" shown below.

**DESIGN SOIL VALUES:**

Safety Factor per Soils Report .....	1.5	
Allowable Foundation Bearing Pressure .....	3000	PSF – Dead/Live Load
Allowable Foundation Bearing Pressure .....	6000	PSF – Seismic
Passive Lateral Pressure .....	250	PSF/FT
Active Lateral Pressure (unrestrained) .....	35	PSF/FT
At-Rest Lateral Pressure (restrained) .....	55	PSF/FT
Seismic Lateral Pressure .....	3.5H	PSF
Coefficient of Sliding Friction .....	0.5	

**FOUNDATIONS AND FOOTINGS:** Foundations shall bear on either on competent native soil or compacted structural fill as per the geotechnical report. Exterior perimeter footings shall bear not less than 24 inches below finish grade, unless otherwise specified by the geotechnical engineer and/or the building official.

**FOOTING DEPTH:** Tops of footings shall be as shown on plans with vertical changes as indicated with steps in the footings; locations of steps shown as approximate and shall be coordinated with the civil grading plans.

**SLABS-ON-GRADE:** All slabs-on-grade shall bear on compacted structural fill or competent native soil per the geotechnical report. All moisture sensitive slabs-on-grade or those subject to receive moisture sensitive coatings/covering shall be provided with an appropriate capillary break and vapor barrier/retardant over the subgrade prepared and installed as noted in the geotechnical report, barrier manufacturer's written recommendations and coordinated with the finishes specified by the Architect.

## CAST-IN-PLACE CONCRETE

**CONCRETE SPECIFICATIONS:** Refer to Architectural concrete specifications prior to any concrete work. Mix design and requirements shall be in accordance with the Architectural concrete specifications.

**REFERENCE STANDARDS:** Conform to:  
 (1) ACI 301-16 "Specifications for Structural Concrete"  
 (2) OSSC Chapter 19 "Concrete"  
 (3) ACI 318-14 "Building Code Requirements for Structural Concrete"  
 (4) ACI 117-10 "Specifications for Tolerances for Concrete Construction and Materials"

**FIELD REFERENCE:** The contractor shall keep a copy of ACI Field Reference manual, SP-15, "Standard Specifications for Structural Concrete (ACI 301) with Selected ACI and ASTM References."

**CONCRETE MIXTURES:** Conform to ACI 301 Section 4 "Concrete Mixtures" and OSSC Section 1904.1.

**MATERIALS:** Conform to ACI 301 Section 4.2.1 "Materials" for requirements for cementitious materials, aggregates, mixing water and admixtures.

**SUBMITTALS:** Provide all submittals required by ACI 301 Section 4.1.2. Submit mix designs for each mix in the table below. Substantiating strength results from past tests shall not be older than 24 months per ACI 318 Section 26.4.3.1 (b).

## TABLE OF MIX DESIGN REQUIREMENTS

Member Type/Location	Strength f <sub>c</sub> (psi)	Test Age (days)	Nominal Maximum Aggregate	Exposure Class	Max W/C Ratio	Air Content	Notes (1 to 9 Typical UNO)
Exterior Slabs on Grade	5000	28	1"	F3	0.40	6%	-
Site Retaining Walls	5000	28	1"	F3	0.40	6%	See specifications

## Table of Mix Design Requirements Notes:

- (1) W/C Ratio: Water-cementitious material ratios shall be based on the total weight of cementitious materials. Maximum ratios are controlled by strength noted in the Table of Mix Design Requirements and durability requirements given in ACI 318 Section 19.3.
- (2) Cementitious Materials:
  - a. The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 318 Sections 19.3.2 and 26.4.2.2. Maximum amount of fly ash shall be 25% of total cementitious content unless reviewed and approved otherwise by SER.
  - b. For concrete used in elevated floors, minimum cementitious-materials content shall conform to ACI 301 Table 4.1.2.9. Acceptance of lower cement content is contingent on providing supporting data to the SER for review and acceptance.
  - c. Cementitious materials shall conform to the relevant ASTM standards listed in ACI 318 Section 26.4.1.1.(a).
- (3) Air Content: Conform to ACI 318 Section 19.3.3.1. Minimum standards for exposure class are noted in the table. If freezing and thawing class is not noted, air content given is that required by the SER. Tolerance is ±1-1/2%. Air content shall be measured at point of placement.
- (4) Aggregates shall conform to ASTM C33.
- (5) Slump: Conform to ACI 301 Section 4.2.2.2. Slump shall be determined at point of placement.
- (6) Chloride Content: Conform to ACI 318 Table 19.3.3.1.
- (7) Non-chloride accelerator: Non-chloride accelerating admixture may be used in concrete placed at ambient temperatures below 50°F at the contractor's option.
- (8) ACI 318, Section 19.3.1.1 exposure classes shall be assumed to be F3, S0, W1, and C1 unless different exposure classes are listed in the Table of Mix Design Requirements that modify these base requirements.

**MEASURING, MIXING, AND DELIVERY:** Conform to ACI 301 Section 4.3.

**HANDLING, PLACING, CONSTRUCTING AND CURING:** Conform to ACI 301 Section 5. In addition, hot weather concreting shall conform to ACI 305R-10 and cold weather concreting shall conform to ACI 306R-10.

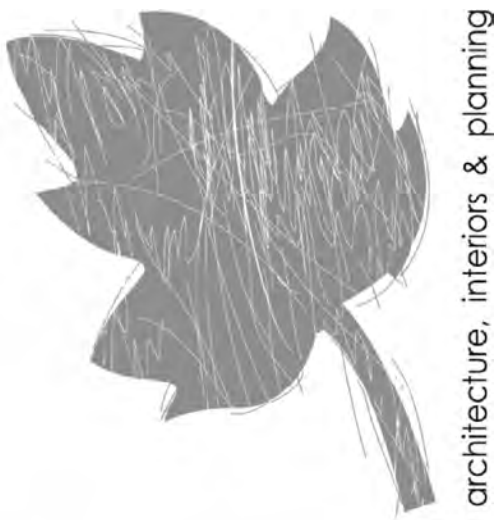
**CONSTRUCTION JOINTS:** Conform to ACI 301 Sections 2.2.2.5 and 5.3.2.6. Construction joints shall be located and detailed as on the construction drawings. Submit alternate locations per ACI 301 Section 5.1.2.4 (a) for review and approval by the SER two weeks minimum prior to forming. Use of an acceptable adhesive, surface retardant, portland cement grout or roughening the surface is not required unless specifically noted on the drawings.

**EMBEDDED ITEMS:** Position and secure in place expansion joint material, anchors and other structural and non-structural embedded items before placing concrete. Contractor shall refer to mechanical, electrical, plumbing and architectural drawings and coordinate other embedded items.

**POST-INSTALLED ANCHORS TO CONCRETE:** Anchor location, type, diameter and embedment shall be as indicated on drawings. Reference the POST INSTALLED ANCHORS section for applicable Post-Installed Anchor Adhesives. Anchors shall be installed and inspected in strict accordance with the applicable ICC-Evaluation Service Report (ESR). Special inspection shall be per the TESTS and INSPECTIONS section.

DRAWING LEGEND			
MARK	DESCRIPTION	MARK	DESCRIPTION
F2.0	FOOTING SYMBOL (REFER TO SPREAD FOOTING SCHEDULE)	I	INDICATES WIDE FLANGE COLUMN
①	TILT-UP/PRECAST CONCRETE WALL CONNECTION SYMBOL (REFER TO CONNECTION DETAIL)	□	INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR TUBE STEEL (TS) COLUMN
2W4	SHEAR WALL SYMBOL (REFER TO SHEAR WALL SCHEDULE)	○	INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR STEEL PIPE COLUMN
△	REVISION TRIANGLE	⊗	INDICATES WOOD POST
◇	CMU WALL REINFORCING SYMBOL (REFER TO CMU WALL REINFORCING SCHEDULE)	□	INDICATES BUNDLED STUDS
□	INDICATES REINFORCING TYPE (REFER TO THE REINFORCING SCHEDULE)	■	INDICATES CONCRETE COLUMN
◇	ROOF/FLOOR DIAPHRAGM NAILING SYMBOL (REFER TO DIAPHRAGM NAILING SCHEDULE)	← - - - →	INDICATES A LEDGER
C1	STEEL/CONCRETE COLUMN SYMBOL (REFER TO STEEL COLUMN SCHEDULE)	⇄	INDICATES WOOD OR STEEL STUD BEARING WALL LINE PER KEY ON SHEET
COLUMN SIZE	ELEVATION SYMBOL (T/ REFERS TO COMPONENT THAT THE ELEVATION REFERENCE)	⇄ OR ⇄	INDICATES WOOD OR STEEL STUD SHEAR WALL LINE AND HOLD-DOWNS PER KEY ON SHEET
③	STUD BUBBLE (INDICATES NUMBER OF STUDS REQUIRED IF EXCEEDS NUMBER SPECIFIED IN PLAN NOTE)	▨	INDICATES MASONRY/CMU WALL
○	INDICATES STEP IN FOOTING (REFER TO TYPICAL STEP IN FOOTING DETAIL)	⇄	INDICATES CONCRETE/TILT-UP CONCRETE WALL
X	DETAILS OR SECTION CUT (DETAIL NUMBER/SHEET NUMBER)	⇄	INDICATES BEARING WALL BELOW
00	DETAILS OR SECTION CUT IN PLAN VIEW (DETAIL NUMBER/SHEET NUMBER)	⇄	INDICATES EXISTING WALL
XX/SXX/XX	INDICATES LOCATION OF CONCRETE WALLS, SHEAR WALLS OR BRACED FRAME ELEVATIONS	↔	INDICATES DIRECTION OF DECK SPAN
↔	STRUCTURAL EXTENT SYMBOL SINGLE ARROW - END OF EXTENT DOUBLE ARROW - CONTINUOUS EXTENT ALONG THE ELEMENT LINE UNTIL THE ELEMENT IS INTERRUPTED		

ABBREVIATIONS			
L	Angle	FB	Factory-Built
AB	Anchor Bolt	FD	Floor Drain
ADDL	Additional	FDN	Foundation
ADH	Adhesive	FIN	Finish
ALT	Alternate	FLR	Floor
ARCH	Architectural	FRP	Fiberglass Reinforced Plastic
B/ or BOT	Bottom	FRT	Fire Retardant Treated
B/	Bottom Of	FTG	Footing
BLDG	Building	F/	Face of
BLKG	Blocking	GA	Gage
BMU	Brick Masonry Unit	GALV	Galvanized
BP	Baseplate	GEOTECH	Geotechnical
BRG	Braced Frame	GL	Glue Laminated Timber
BRF	Bearing	GWB	Gypsum Wall Board
BTWN	Between	HDR	Header
C	Camber	HF	Hem-Fir
CB	Castellated Beam	HGR	Hanger
C/BORE	Counterbore	HD	Hold-down
CL or C	Centerline	HORIZ	Horizontal
CLT	Cross-Laminated Timber	HP	High Point
CIP	Cast in Place	HSS = TS	(Hollow Structural Section)
CJP	Construction or Control Joint	IBC	International Building Code
C/J	Complete Joint	ID	Inside Diameter
CLR	Clear	IE	Invert Elevation
CLG	Ceiling	IF	Inside Face
CMU	Concrete Masonry Unit	INT	Interior
COL	Column	k	Kips
CONC	Concrete	KSF	Kips Per Square Foot
CONN	Connection	LF	Lineal Foot
CONST	Construction	LL	Live Load
CONT	Continuous	LLB	Long Leg Back-to-Back
C/SINK	Countersink	LLH	Long Leg Horizontal
CTRD	Centered	LP	Long Leg Vertical
DIA	Diameter	LONGIT	Longitudinal
DB	Drop Beam	LSL	Laminated Strand Lumber
DBA	Deformed Bar Anchor	LVL	Laminated Veneer Lumber
DBL	Double	MAS	Masonry
DEMO	Demolish	MAX	Maximum
DEV	Development	MECH	Mechanical
DIAG	Diagonal	MEP	Mechanical, Electrical, Plumbing
DIST	Distributed	MEZZ	Mezzanine
DL	Dead Load	MFR	Manufacturer
DN	Down	MIN	Minimum
DO	Ditto	MISC	Miscellaneous
DP	Depth/Deep	NIC	Not In Contact
DWG	Drawing	NLT	Nail-Laminated Timber
EA	Existing	NTS	Not To Scale
EA	Each	OCB	On Center
EF	Each face	OD	Ordinary Concentric Braced Frame
ELEC	Electrical	OF	Outside Diameter
ELEV	Elevator	OPNG	Opening
EMBED	Embedment	OPP	Opposite
EQ	Equal	OWSJ	Open Web Steel Joist
EQUIP	Equipment	OWWJ	Open Web Wood Joist
EW	Each Way	PL	Plate
EXP	Expansion	PAF	Powder Actuated Fastener
EXP JT	Expansion Joint	PC	Precast
EXT	Exterior	PERP	Perpendicular
		PLWD	Plywood
		PJP	Partial Joint Penetration
		PREFAB	Prefabricated
		PSF	Pounds per Square Foot
		PSI	Pounds Per Square Inch
		PSL	Parallel Strand Lumber
		P-T	Post-Tensioned
		PT	Pressure Treated
		R	Radius
		RD	Roof Drain
		REF	Refer/Reference
		REINF	Reinforcing
		RECD	Required
		RET	Retaining
		SB	Site-Built
		SCBF	Special Concentric Braced Frame



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### PERMIT/ BID SET

PROJECT #: 21031-0192  
SHEET ISSUE DATE: 11.04.2022

REVISIONS:

#	DESCRIPTION	DATE

STRUCTURAL -  
GENERAL NOTES  
CONTINUED

# S1.2

## SPECIAL INSPECTIONS

The following Statement and Schedules of Inspections are those Special Inspections and Tests that shall be performed for this project. Special Inspectors shall reference these plans and OSSC Chapter 17 for all special inspection requirements.

The owner shall retain an "approved agency" per OSSC 1703 to provide special inspections for this project. Special Inspectors shall be qualified persons per OSSC 1704.2.1.

Special inspection reports shall be provided on a weekly basis. Submit copies of all inspection reports to the Architect/Engineer and the Authority Having Jurisdiction for review. In addition to special inspection reports and tests, submit reports and certificates noted in OSSC 1704.5 to the Authority Having Jurisdiction. Final special inspection reports will be required by each special inspection firm per OSSC 1704.2.4.

**STATEMENT OF SPECIAL INSPECTIONS:**  
This statement of Special Inspections has been written with the understanding that the Building Official will:

- Review and approve the qualifications of the Special Inspectors
- Monitor the special inspection activity on the project site to assure that Special Inspectors are qualified and performing their duty as stated within this statement.
- Review all Special Inspection Reports submitted to them by the Special Inspector
- Perform inspections as required by OSSC Section 110.3.

The following Special Inspections are applicable to this project:

Special Inspections for Standard Buildings (per OSSC 1705.1)	REQUIRED
- Special Inspections for Seismic Resistance (per OSSC 1705.12)	NOT REQUIRED
- Testing for Seismic Resistance (per OSSC 1705.13)	NOT REQUIRED
- Special Inspections for Wind Resistance (per OSSC 1705.11)	NOT REQUIRED

**POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY:** shall comply with OSSC Section 1703. Inspections shall be in accordance with the requirements set forth in the approved ICC Evaluation Report and as indicated by the design requirements specified on the drawings. Refer to the POST INSTALLED ANCHORS section of these notes for anchors that are the basis of the design. Special inspector shall verify anchors are as specified in the POST INSTALLED ANCHORS section of these notes or as otherwise specified on the drawings. Substitutions require approval by the SER and require substantiating calculations and current 2019 OSSC recognized ICC Evaluation Services (ES) Report. Special Inspector shall document in their Special Inspection Report compliance with each of the elements required within the applicable ICC Evaluation Services (ES) Report.

**PREFABRICATED CONSTRUCTION:** All prefabricated construction shall conform to OSSC Section 1703.

### SCHEDULES OF SPECIAL INSPECTIONS:

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are subjected to proper depth and have reach proper material.	-	X
3. Perform classification and testing of compacted fill materials.	-	X
4. Verify use of proper materials, densities and all test results during placement and compaction of compacted fill.	X	-
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	-	X

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	OSSC REFERENCE
1. Inspection, reinforcement, and verify placement.	-	X	ACI 318 Ch. 20, 25.2, 25.3, 26.6, 1-26.6.3	1908.4
2. Inspect anchors cast in concrete.	-	X	ACI 318: 17.8.2	-
3. Inspect anchors post-installed in hardened concrete members.	-	X	ACI 318: 17.8.2	-
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.	X	-	ACI 318: 17.8.2.4	-
b. Mechanical anchors and adhesive anchors not defined in 4.a.	-	X	ACI 318: 17.8.2	-
4. Verify use of required design mix.	-	X	ACI 318 Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
5. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	-	ASTM C172, ASTM C31, ACI 318: 26.5, 26.12	1908.10
6. Inspect concrete and shotcrete placement for proper application techniques.	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
7. Verify maintenance of specified curing temperature and techniques.	-	X	ACI 318: 26.5.3-26.5.5	1908.9
8. Inspect formwork for shape, location and dimensions of the concrete member being formed.	-	X	ACI 318: 26.11.1, 2 (b)	-

FOR PERMIT  
The contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the Authority Having Jurisdiction and DCI Engineers.

### POST-INSTALLED ANCHORS (INTO CONCRETE)

**REFERENCE STANDARDS:** Conform to:

- 1) OSSC Chapter 19 "Concrete"
- 2) ACI 318-14 Building Code Requirements for Structural Concrete"
- 3) OSSC Chapter 21 "Masonry"
- 4) TMS402-16 "Building Code Requirements for Masonry Structures"

**POST-INSTALLED ANCHORS:** Install only where specifically shown in the details or allowed by SER. All post-installed anchors types and locations shall be approved by the SER and shall have a current ICC-Evaluation Service Report that provides relevant design values necessary to validate the available strength exceeds the required strength. Submit current manufacturer's data and ICC ESR report to SER for approval regardless of whether or not it is a pre-approved anchor. Anchors shall be installed in strict accordance to ICC-ESR and the manufacturer's printed installation instructions (MPI) in conjunction with edge distance, spacing and embedment depth as indicated on the drawings. The contractor shall arrange for a manufacturer's field representative to provide installation training for all products to be used, prior to the commencement of work. Only trained installer shall perform post installed anchor installation. A record of training shall be kept on site and be made available to the SER as requested. Adhesive anchors installed in horizontally or upwardly inclined orientation shall be performed by a certified adhesive anchor installer (AAI) as certified through ACI/CRSI or approved equivalent. Proof of current certification shall be submitted to the engineer for approval prior to commencement of installation. No reinforcing bars shall be damaged during installation of post-installed anchors. Special inspection shall be per the TESTS and INSPECTIONS section. Anchor type, diameter and embedment shall be as indicated on drawings.

1. **ADHESIVE ANCHORS:** The following Adhesive-type anchoring systems have been used in the design and shall be used for anchorage to CONCRETE as applicable and in accordance with corresponding current ICC ESR report. Reference the corresponding ICC ESR report for required minimum age of concrete, concrete temperature range, moisture condition, light weight concrete, and hole drilling and preparation requirements. Drilled-in anchor embedment lengths shall be as shown on drawings, or not less than 7 times the anchor nominal diameter (7D). Adhesive anchors are to be installed in concrete aged a minimum of 21 days, unless otherwise specified in the ICC ESR report.
  - a. HILTI "HIT-RE 500 V3" - ICC ESR-3814 for anchorage to CONCRETE with any embedment depth
2. **SCREW ANCHORS:** The following Screw type anchor is pre-approved for anchorage to CONCRETE or MASONRY in accordance with corresponding current ICC ESR report:
  - a. HILTI "KWIK HUS-EZ" - ICC ESR-3027 for anchorage to CONCRETE Only

**SHRINKAGE:** Conventional and post-tensioned concrete slabs will continue to shrink after initial placement and stressing of concrete. Contractor and subcontractor shall coordinate jointing and interior material finishes to provide adequate tolerance for expected structural frame shrinkage and shall include, but not be limited to curtain wall, dryvit, storefront, skylight, floor finish, and ceiling suppliers. Contact Engineer for expected range of shrinkage.

### STRENGTH TESTING AND ACCEPTANCE

**Testing:** Obtain samples and conduct tests in accordance with ACI 301 Section 1.6.3.2. Additional samples may be required to obtain concrete strengths at alternate intervals than shown below.

- Cure 4 cylinders for 28-day test age test 1 cylinder at 7 days, test 2 cylinders at 28 days, and hold 1 cylinder in reserve for use as the Engineer directs. After 56 days, unless notified by the Engineer to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 28-day strength requirements.
- The number of cylinders indicated above reference 6 by 12 in cylinders. If 4 by 8 in cylinders are to be used, additional cylinders must be cured for testing of 3 cylinders at test age per the table of mix design requirements.

**Acceptance:** Strength is satisfactory when:

- (1) The averages of all sets of 3 consecutive tests equal or exceed the specified strength.
- (2) No individual test falls below the specified strength by more than 500 psi.

A "test" for acceptance is the average strength of two 6 by 12 in. cylinders or three 4 by 8 in. cylinders tested at the specified test age.

**CONCRETE PLACEMENT TOLERANCE:** Conform to ACI 117-10 for concrete placement tolerance.

### CONCRETE REINFORCEMENT

**REFERENCE STANDARDS:** Conform to:

- (1) ACI 301-16 "Standard Specifications for Structural Concrete", Section 3 "Reinforcement and Reinforcement Supports."
- (2) ACI SP-66(04) "ACI Detailing Manual"
- (3) CRSI MSP-09, 28" Edition, "Manual of Standard Practice."
- (4) ANSIAWS D1.4: 2005, "Structural Welding Code - Reinforcing Steel."
- (5) OSSC Chapter 19-Concrete.
- (6) ACI 318-14 "Building Code Requirements for Structural Concrete."
- (7) ACI 117-10 "Specifications for Tolerances for Concrete Construction and Materials"

**SUBMITTALS:** Conform to ACI 301 Section 3.1.2 "Submittals." Submit placing drawings showing fabrication dimensions and placement locations of reinforcement and reinforcement supports.

**MATERIALS:**

Reinforcing Bars	ASTM A615, Grade 60, deformed bars.
Smooth Welded Wire Fabric	ASTM A706, Grade 60, deformed bars.
Deformed Welded Wire Fabric	ASTM A1064
Bar Supports	ASTM A1064
Tie Wire	CRSI MSP-09, Chapter 3 "Bar Supports."
Stud Rails	16 gage or heavier, black annealed.
Headed Deformed Bars	ASTM A1044
	ASTM A970

**FABRICATION:** Conform to ACI 301, Section 3.2.2. "Fabrication", and ACI SP-66 "ACI Detailing Manual."

**WELDING:** Bars shall not be welded unless authorized. When authorized, conform to ACI 301, Section 3.2.2.2. "Welding", AWS D1.4, and provide ASTM A706, grade 60 reinforcement.

**PLACING:** Conform to ACI 301, Section 3.3.2 "Placing." Placing tolerances shall conform to ACI 117.

**CONCRETE COVER:** Conform to the following cover requirements unless noted otherwise in the drawings.

Concrete cast against earth	3"
Concrete exposed to earth or weather	2"
Ties in columns and beams	1-1/2"
Bars in slabs	3/4"
Bars in walls	3/4"
Exterior bars in Tilt-up Panels	1"

**CAST-IN-PLACE CONCRETE COVER AND REINFORCING PROTECTION:** Conform to the following cover and corrosion protection requirements unless noted otherwise in the drawings:

Reinforcement Location	Minimum Cover	Rebar Protection
Footing Bottom Reinforcing	3"	Uncoated
Footing Top Reinforcing	2"	Uncoated
Slab-on-Grade Reinforcing	2" from top	Uncoated
Walls not in Contact with Earth	3/4"	Uncoated
Walls in Contact with Earth	2"	Uncoated
Stairs Top Reinforcing	2"	Uncoated

**SPLICING:** Conform to ACI 301, Section 3.3.2.7, "Splices." Refer to "Typical Lap Splice and Development Length Schedule" for typical reinforcement splices. Splices indicated on individual sheets shall control over the schedule. Mechanical connections may be used when approved by the SER.

**FIELD BENDING:** Conform to ACI 301 Section 3.3.2.8. "Field Bending or Straightening." Bar sizes #3 through #5 may be field bent cold the first time. Subsequent bends and other bar sizes require preheating. Do not twist bars. Bars shall not be bent past 45 degrees.

**TYPICAL CONCRETE REINFORCEMENT:** Unless noted on the plans, concrete walls shall have the following minimum reinforcement. Contractor shall confirm minimum reinforcement of walls with SER prior to rebar fabrication.

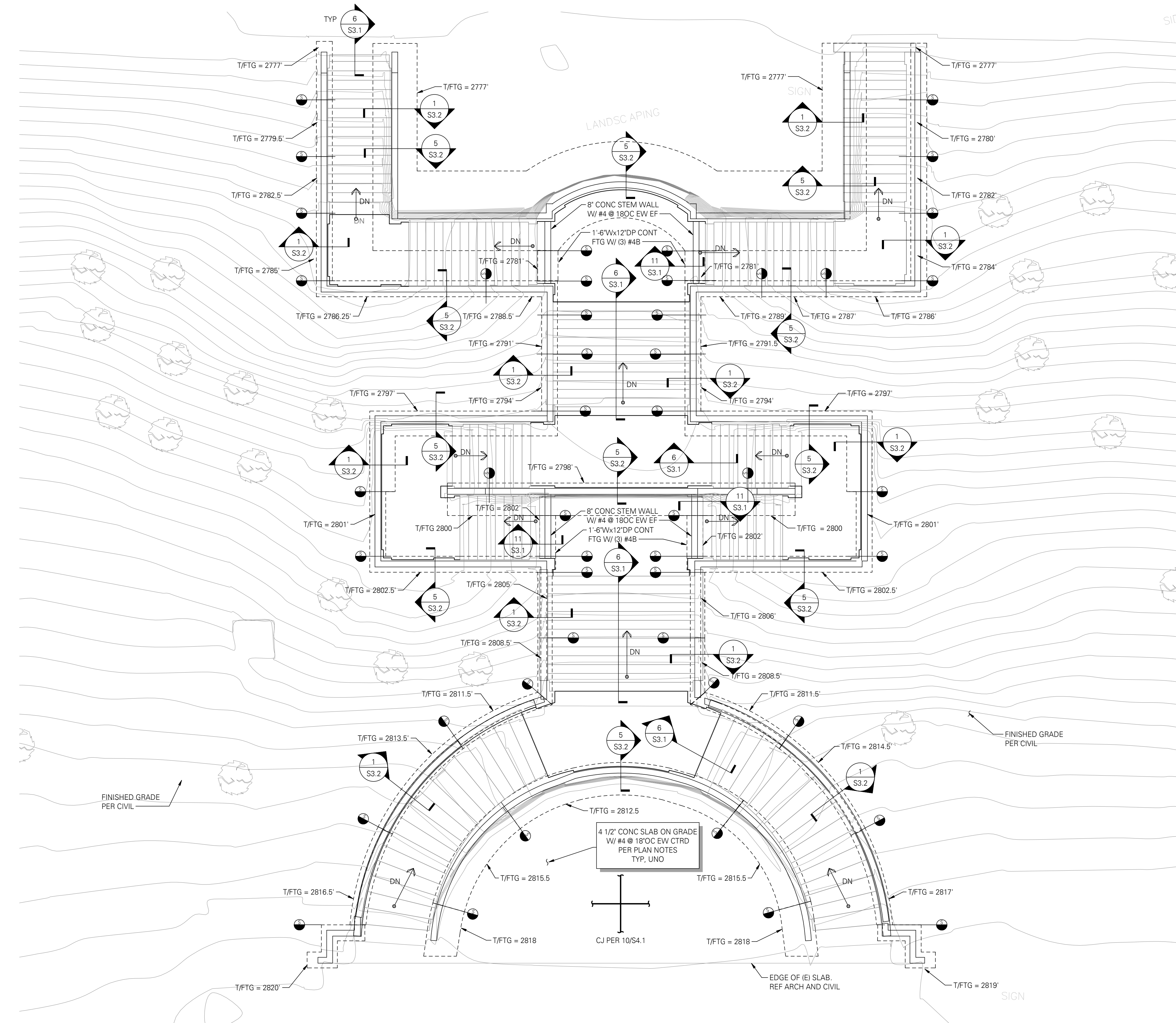


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**FOUNDATION PLAN NOTES:**

- STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S1.1 AND S1.2.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
- CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: DRAINS, DRAINAGE PIPES, CLEANOUTS, AND SLOPES.
- FOR T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS. PROVIDE 6 MIL VAPOR BARRIER BELOW SLAB AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL PER GEOTECH REPORT.
- ALL FOOTINGS AND SLABS TO BEAR ON COMPETENT NATIVE SOIL AND/OR STRUCTURAL FILL. SUBGRADE PREPARATION, STRUCTURAL FILL, DRAINAGE SYSTEM, AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.
- CJ INDICATES CONTROL JOINT PER PLAN.
- CONTRACTOR TO VERIFY TOP OF CONCRETE (T/CONC) WALL ELEVATIONS ON ALL SITE RETAINING WALLS. MAINTAIN T/WALL ELEVATION A MINIMUM OF 6" ABOVE FINISH GRADE PER 1/S3.2, 5/S3.2.
- MOISTURE PROOF ALL CONCRETE STEM WALLS PER ARCHITECT. CONTRACTOR TO VERIFY ADDITIONAL LOCATIONS WHICH REQUIRE WATERPROOFING PER ARCHITECTURAL DRAWINGS.
- TYPICAL DETAILS PER:
  - 1/S3.1 TYPICAL LAP SPlice SCHEDULE
  - 3/S3.1 TYPICAL REINFORCEMENT AT INTERSECTING FOUNDATIONS
  - 4/S3.1 TYPICAL CORNER REINFORCEMENT AT CONCRETE WALLS
  - 5/S3.1 STANDARD HOOKS AND BAR BENDS
  - 7/S3.1 TYPICAL STAIR ON GRADE
  - 9/S3.1 TYPICAL STEPPED FOOTING
  - 10/S3.1 SLAB ON GRADE JOINT DETAIL



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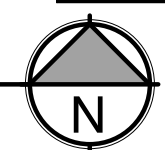
**PERMIT/ BID SET**  
 PROJECT #: 21031-0192  
 SHEET ISSUE DATE: 11.04.2022  
 REVISIONS:  
 # DESCRIPTION DATE

STRUCTURAL - STAIR FOUNDATION PLAN

S2.1

STAIR FOUNDATION PLAN

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



**FOR PERMIT**  
 The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

12/1/2022 5:25:12 PM \\nas1\share\rev\Users\magui\A\Drawings\STAIR\CT 21031-0192-2807 - STAIR.FDS2.dwg



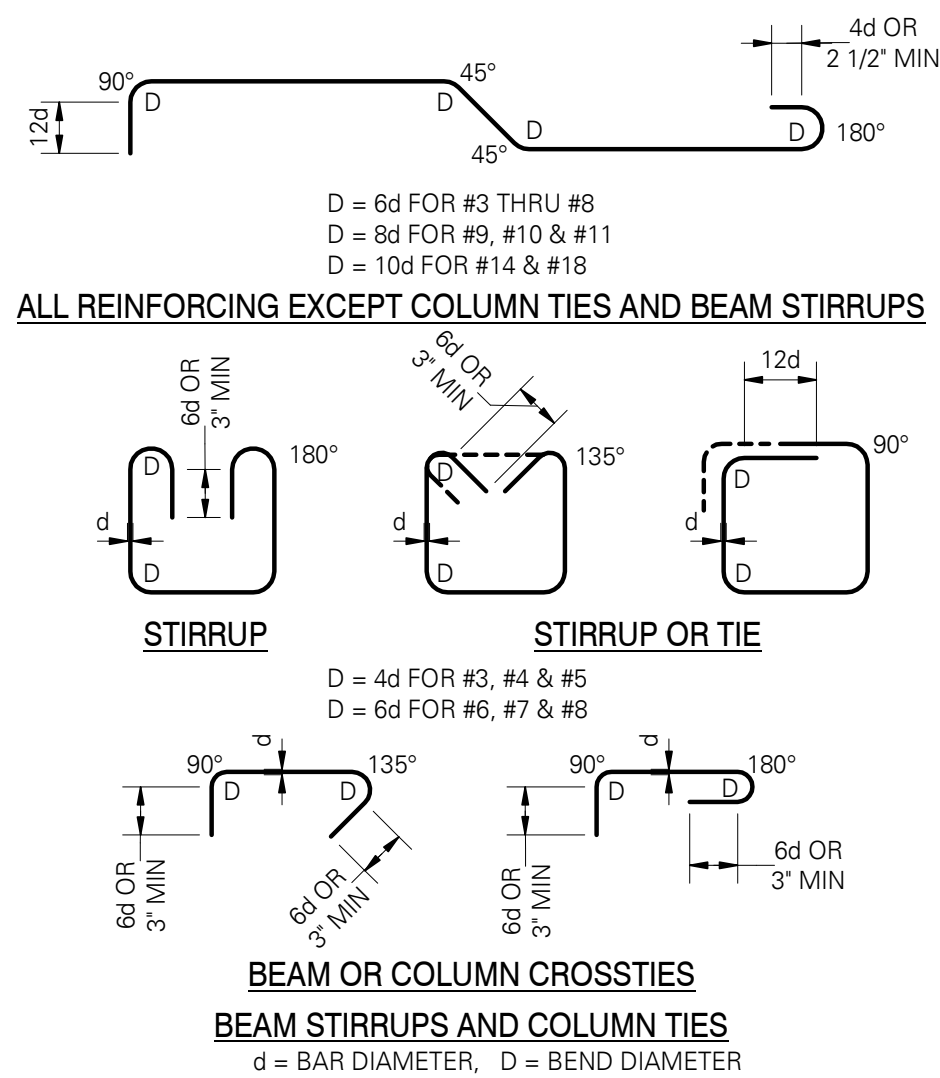
BAR SIZE	GRADE 60 REINFORCING				HOOKED BARS
	MISCELLANEOUS BARS		TOP BARS (see note #5)		
	Ld	Splice	Ld	Splice	Ldh
$f'c = 5000\text{psi}$					
#3	13	17	17	22	7
#4	17	23	23	29	9
#5	22	28	28	36	11
#6	26	34	34	44	13
#7	38	49	49	63	15
#8	43	56	56	72	17
#9	48	63	63	81	20
#10	54	71	71	92	22
#11	60	78	78	102	24
#14	72	N/A	94	N/A	29
#18	96	N/A	125	N/A	39

**NOTES:**

- ALL TABULATED VALUES ARE IN INCHES.
- VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.
- DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.
- Ldh = DEVELOPMENT LENGTH OF BAR WITH STANDARD HOOK.
- TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS "TOP BAR".
- LAP SPLICE OF DIFFERENT SIZED BARS TO BE THE LARGER OF Ld OF THE LARGER BAR OR SPLICE LENGTH OF THE SMALLER BAR.
- LAP SPLICE OF #14 AND #18 BARS IS NOT PERMITTED. LAP SPLICE OF SMALLER TO #14 AND #18 BARS IS NOT PERMITTED.
- LAP SPLICE OF DIFFERENT GRADES OF REINFORCING TO BE THE LARGER OF Ld OF THE HIGHER GRADE BAR OR SPLICE LENGTH OF THE LOWER GRADE BAR.

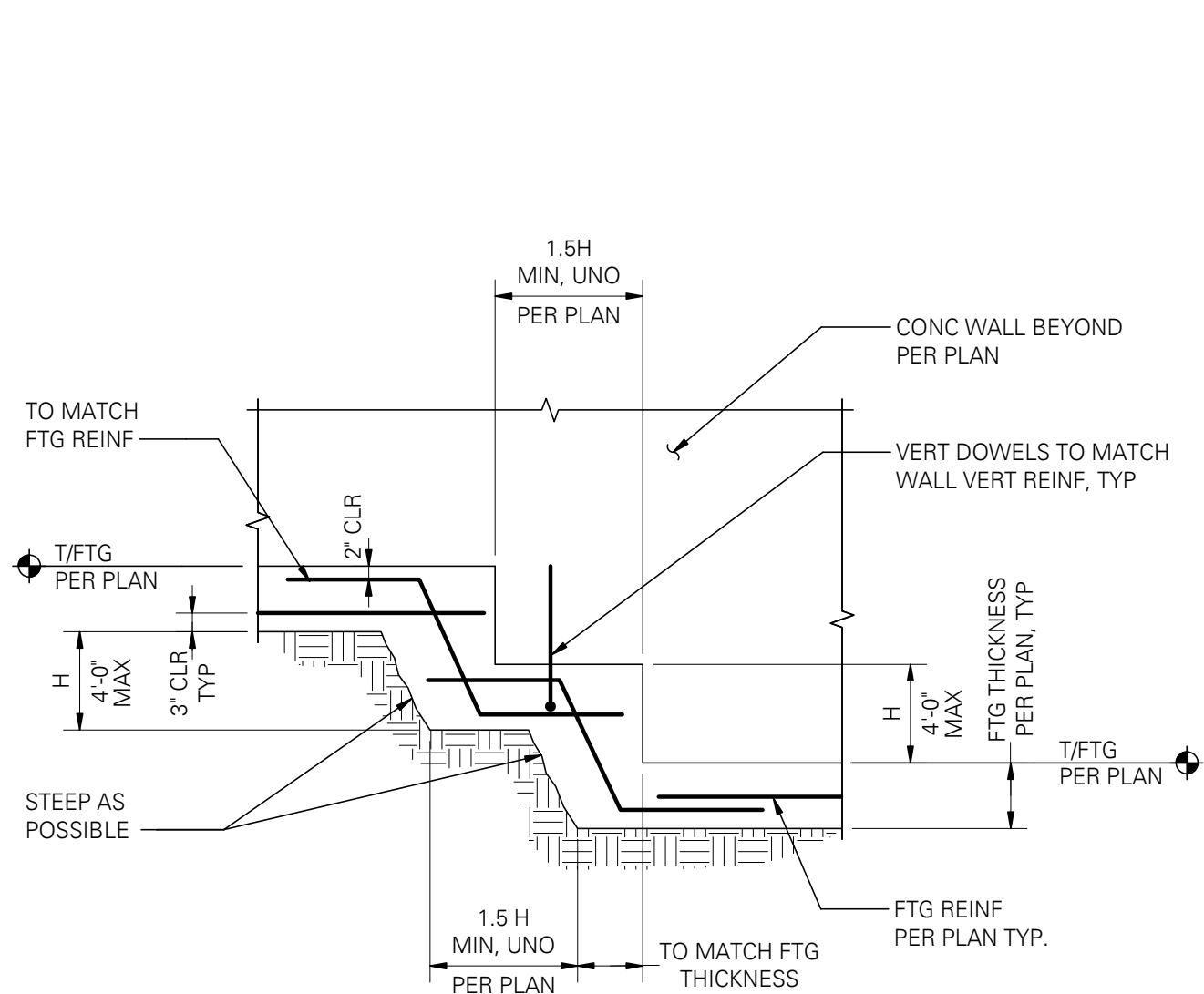
**1 TYPICAL LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE**

SCALE: 3/4" = 1'-0" (01400)



**5 STANDARD HOOKS AND BENDS**

SCALE: 3/4" = 1'-0" (03400)



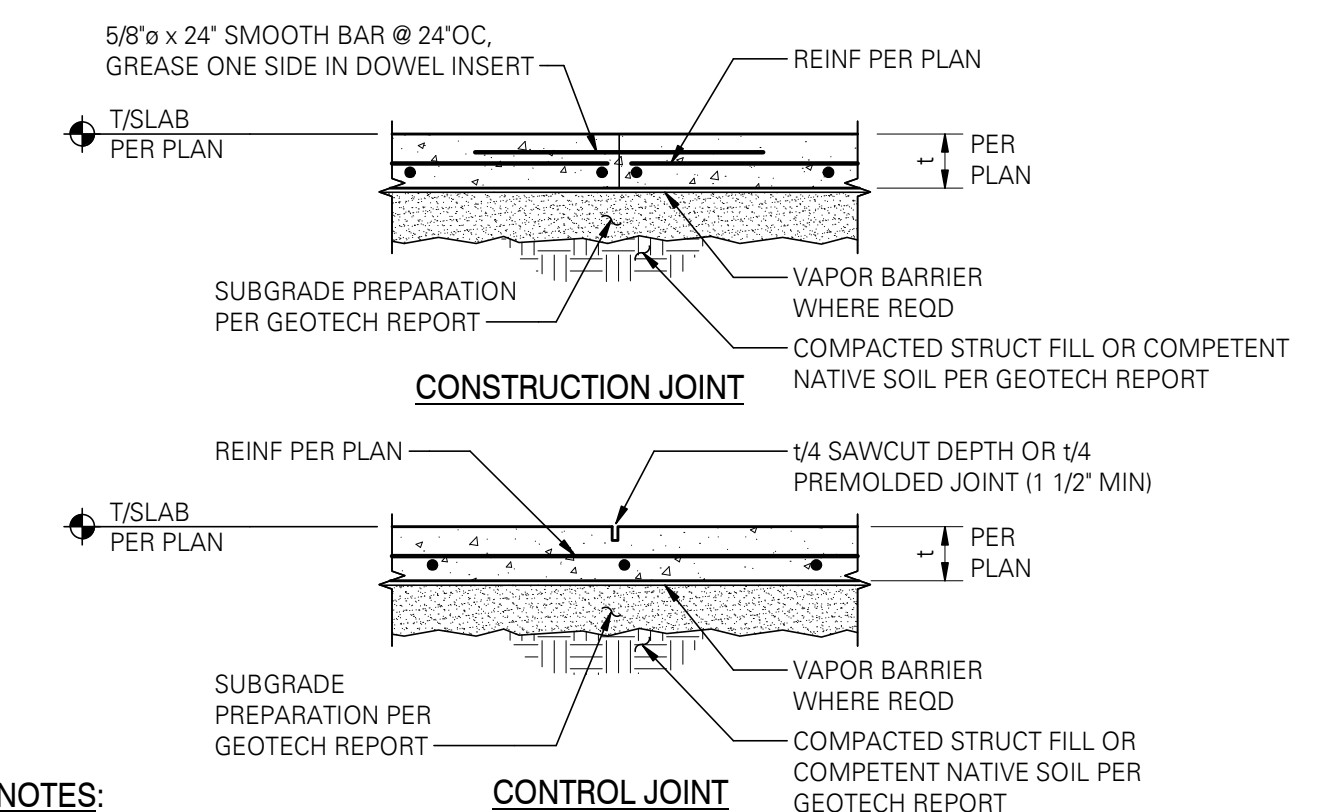
**9 TYPICAL STEPPED FOOTING**

SCALE: 3/4" = 1'-0" (03140)



**6 TYPICAL STAIR ON GRADE**

SCALE: 3/4" = 1'-0" (03800)



**NOTES:**

- CONSTRUCTION JOINT IS A JOINT BETWEEN DIFFERENT POURS. CONTROL JOINT IS A CRACK CONTROL JOINT WITHIN THE SAME POUR.
- USE "EARLY ENTRY DRY-CUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.
- ALIGN A CONSTRUCTION OR CONTROL JOINT WITH RE-ENTRANT SLAB CORNERS, EACH WAY, TYPICAL.
- CONSTRUCTION/CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS 225 SQUARE FEET MAXIMUM, WITH MAXIMUM PANEL ASPECT RATIO OF 1.3 TO 1.0.
- CONTRACTOR TO SUBMIT CONSTRUCTION/CONTROL JOINT PLAN TO STRUCTURAL ENGINEER OF RECORD FOR REVIEW/APPROVAL.

**10 TYPICAL SLAB ON GRADE JOINT DETAILS WITH REINFORCING**

SCALE: 3/4" = 1'-0" (03201)



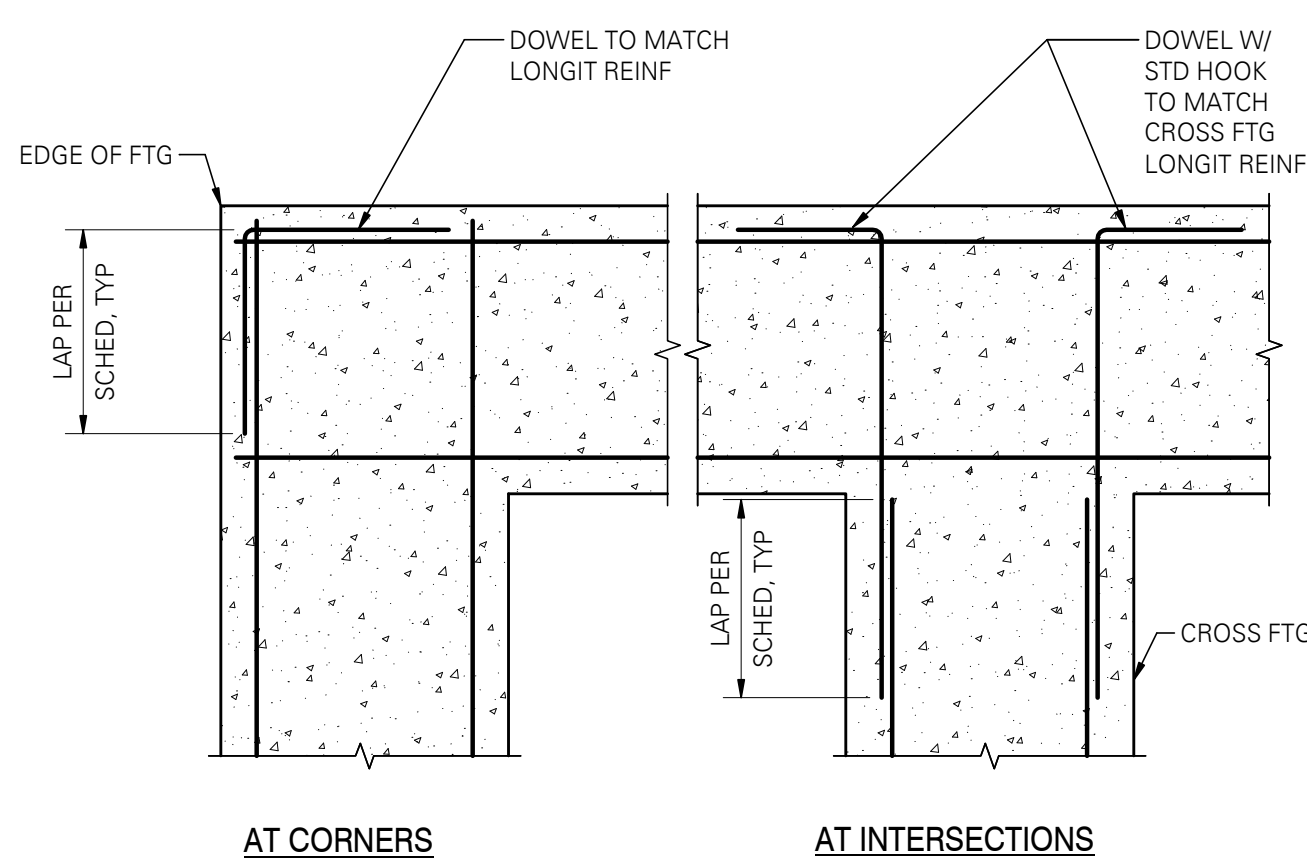
**11 STEM WALL AT STAIR**

SCALE: 3/4" = 1'-0" (03800)



**3 PLAN - TYPICAL REINFORCING AT INTERSECTING FOUNDATIONS**

SCALE: 3/4" = 1'-0" (03095)

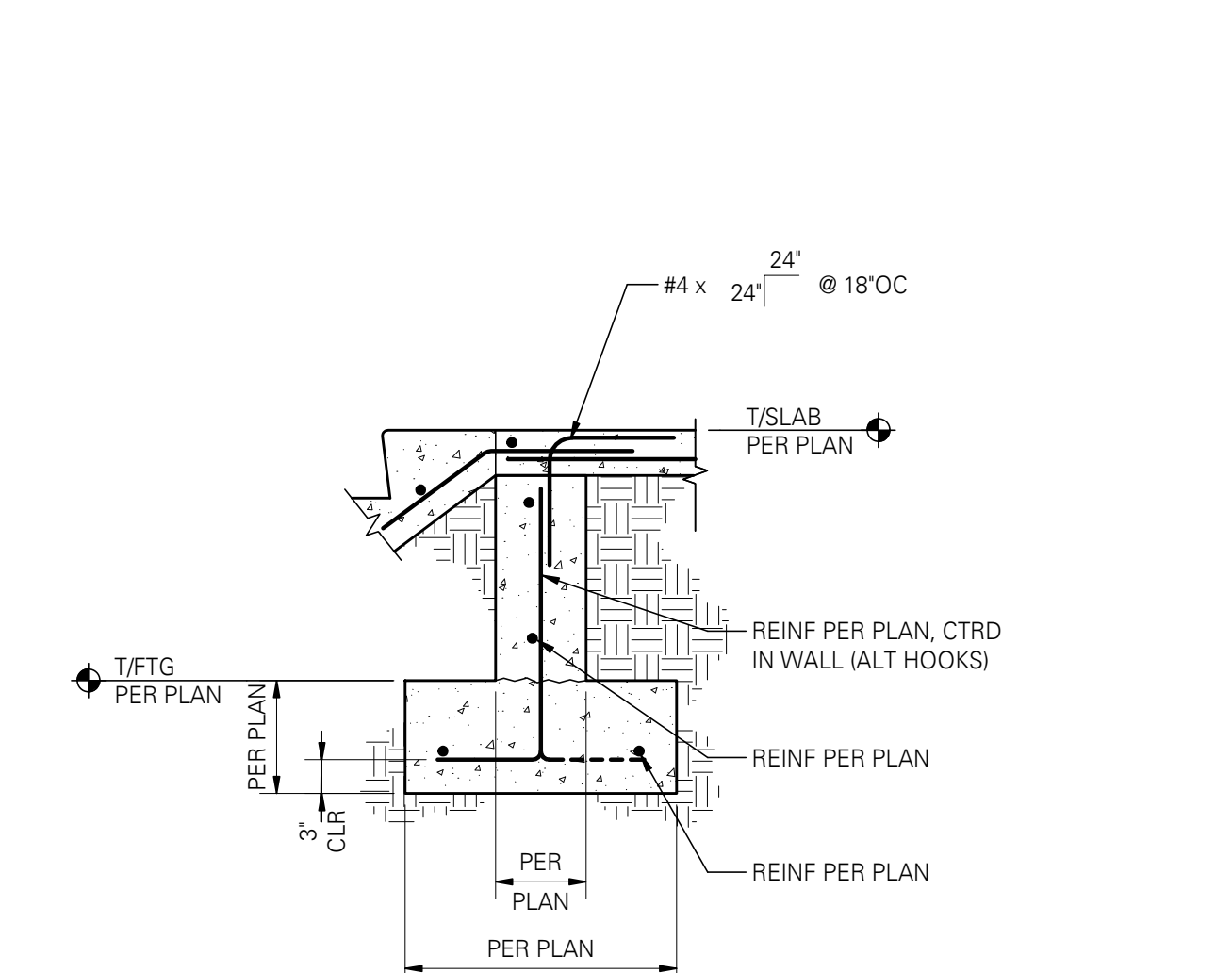


**NOTE:**

- SPLICE LENGTHS PER LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE.
- FOOTING REINFORCING PER PLAN OR ELEVATIONS, SECTIONS AND DETAILS.

**7 PLAN - TYPICAL CORNER REINFORCING AT CONCRETE FOOTINGS**

SCALE: 3/4" = 1'-0" (03132)



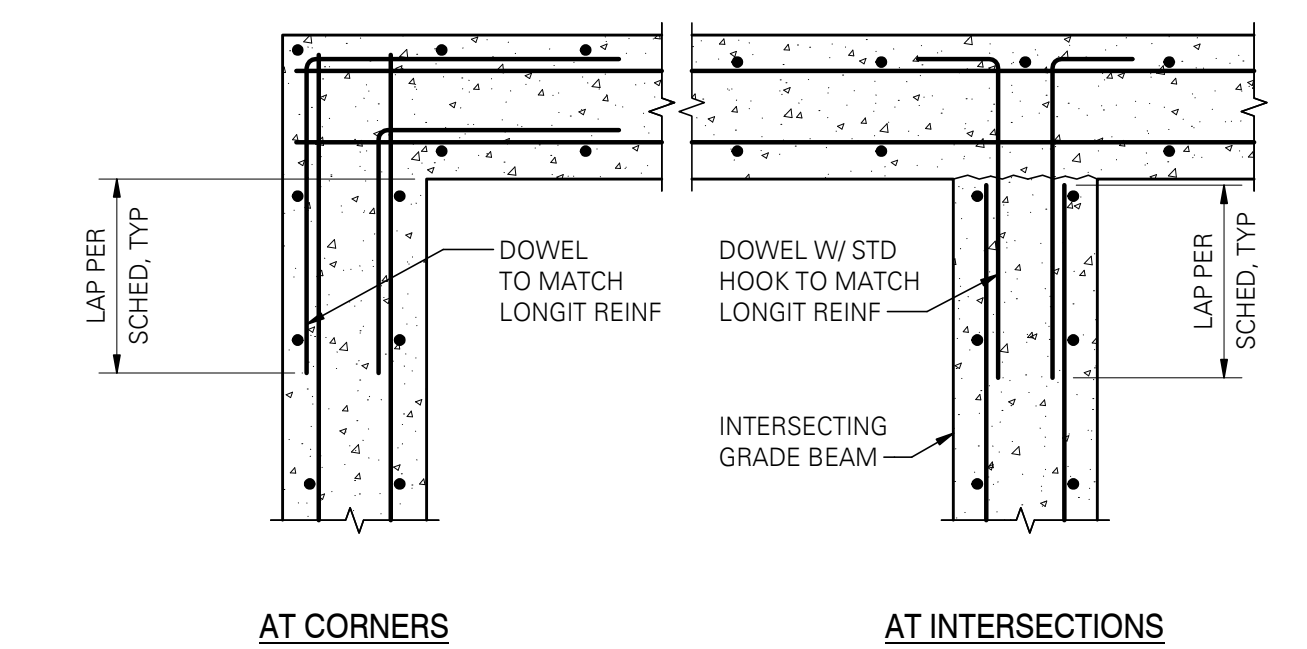
**11 STEM WALL AT STAIR**

SCALE: 3/4" = 1'-0" (03800)



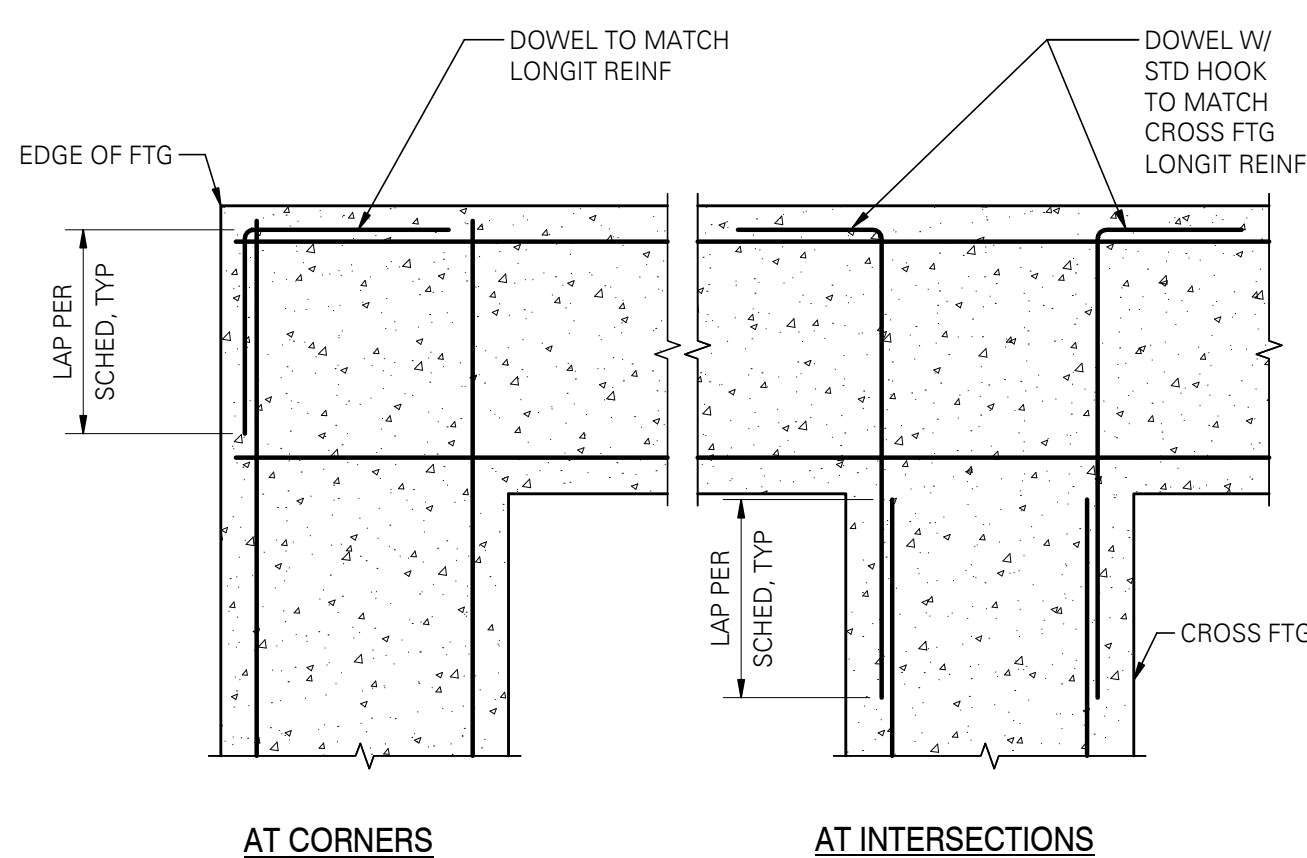
**NOTES:**

- SPLICE LENGTHS PER LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE.
- GRADE BEAM REINFORCING PER PLAN.



**3 PLAN - TYPICAL REINFORCING AT INTERSECTING FOUNDATIONS**

SCALE: 3/4" = 1'-0" (03095)

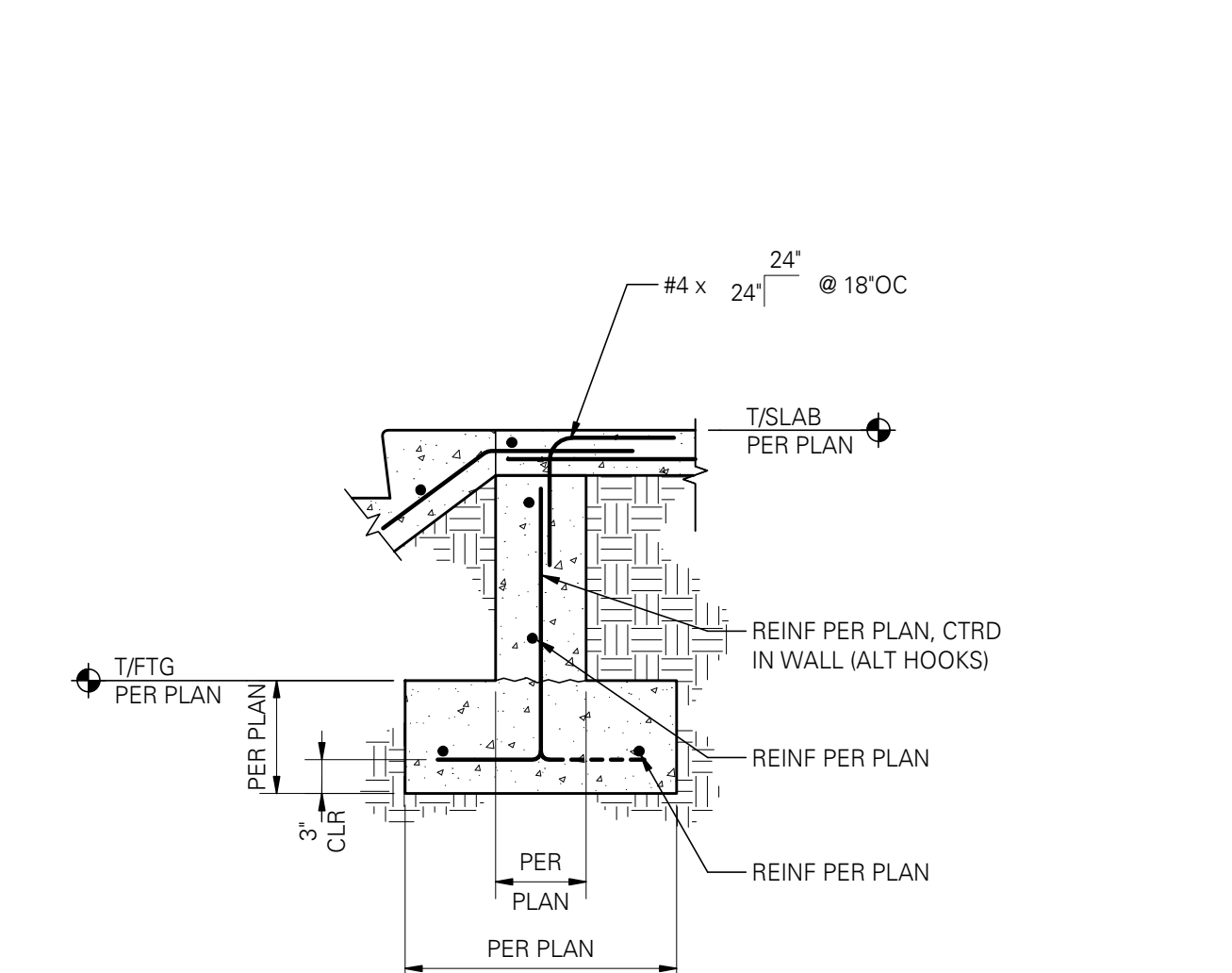


**NOTE:**

- SPLICE LENGTHS PER LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE.
- FOOTING REINFORCING PER PLAN OR ELEVATIONS, SECTIONS AND DETAILS.

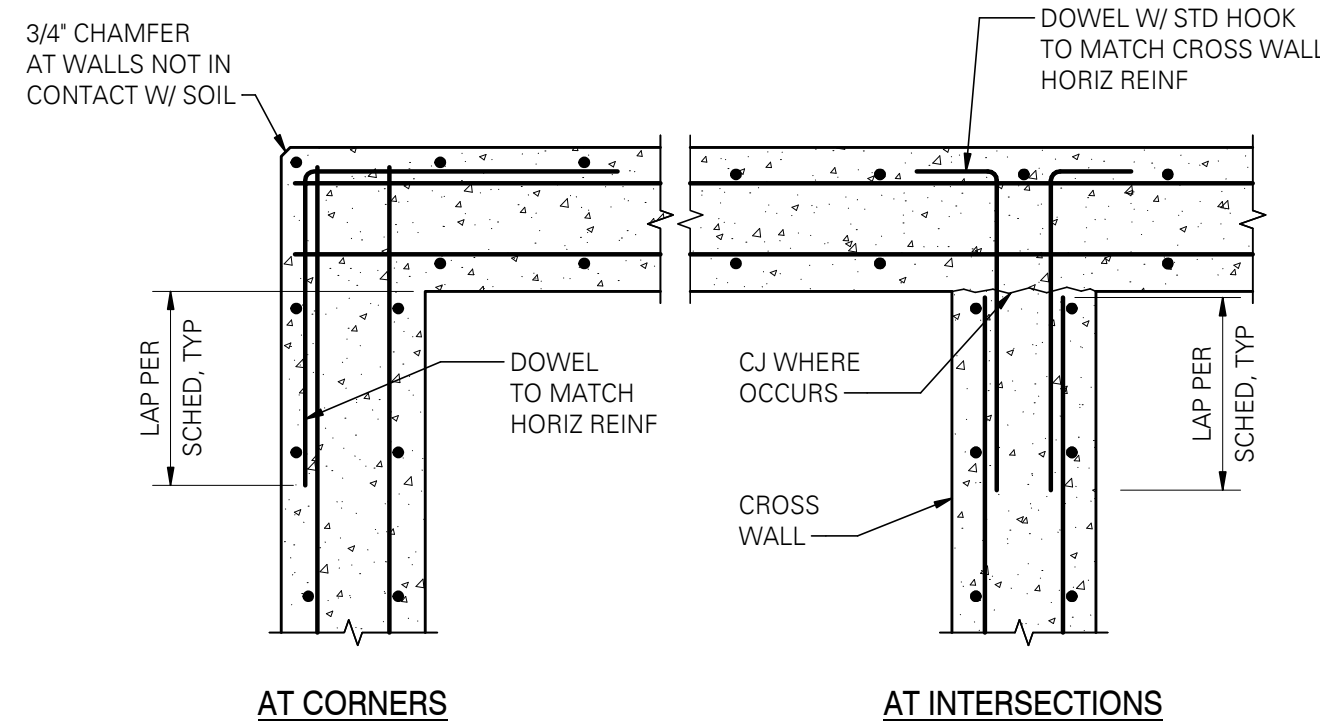
**7 PLAN - TYPICAL CORNER REINFORCING AT CONCRETE FOOTINGS**

SCALE: 3/4" = 1'-0" (03132)



**11 STEM WALL AT STAIR**

SCALE: 3/4" = 1'-0" (03800)

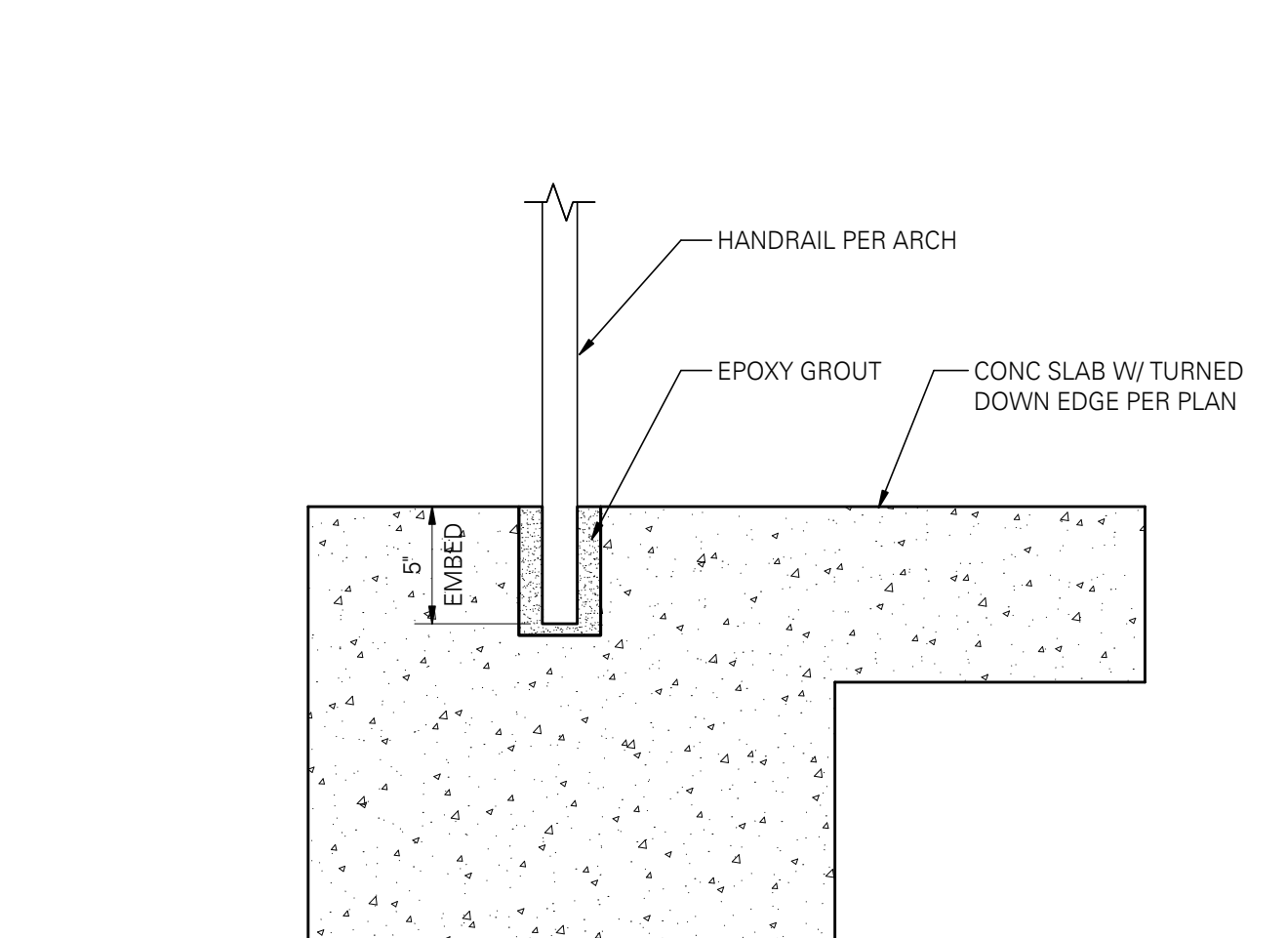


**NOTES:**

- SPLICE LENGTHS PER LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE.
- WALL REINFORCING PER PLAN OR ELEVATIONS, SECTIONS AND DETAILS.
- AT FOOTINGS AND STEMWALLS, CORNER REINFORCING TO MATCH FOOTING AND STEMWALL HORIZONTAL REINFORCING.

**4 PLAN - TYPICAL CORNER REINFORCING AT CONCRETE WALLS**

SCALE: 3/4" = 1'-0" (03403)



**8 HANDRAIL EMBED**

SCALE: 1 1/2" = 1'-0"



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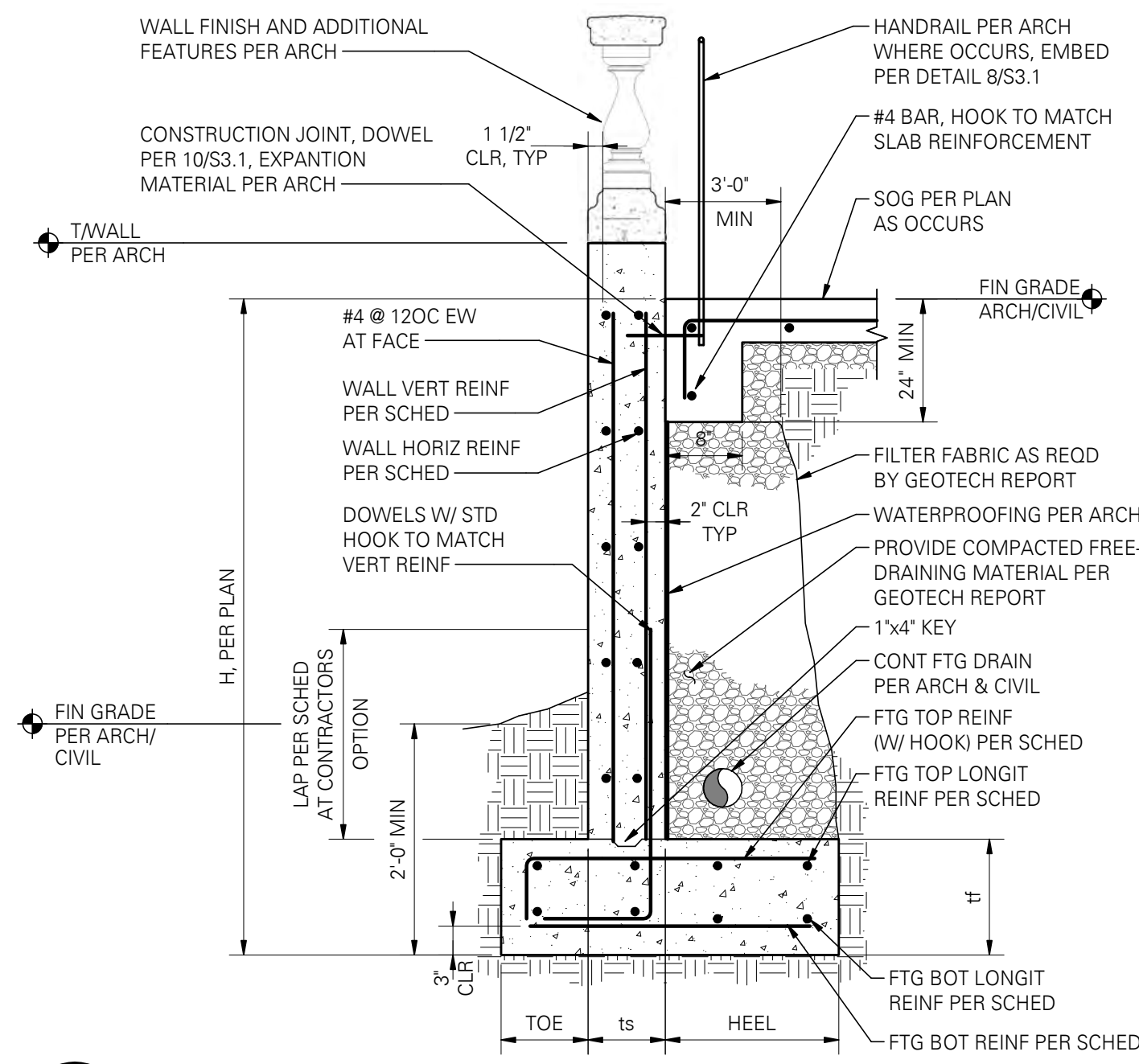
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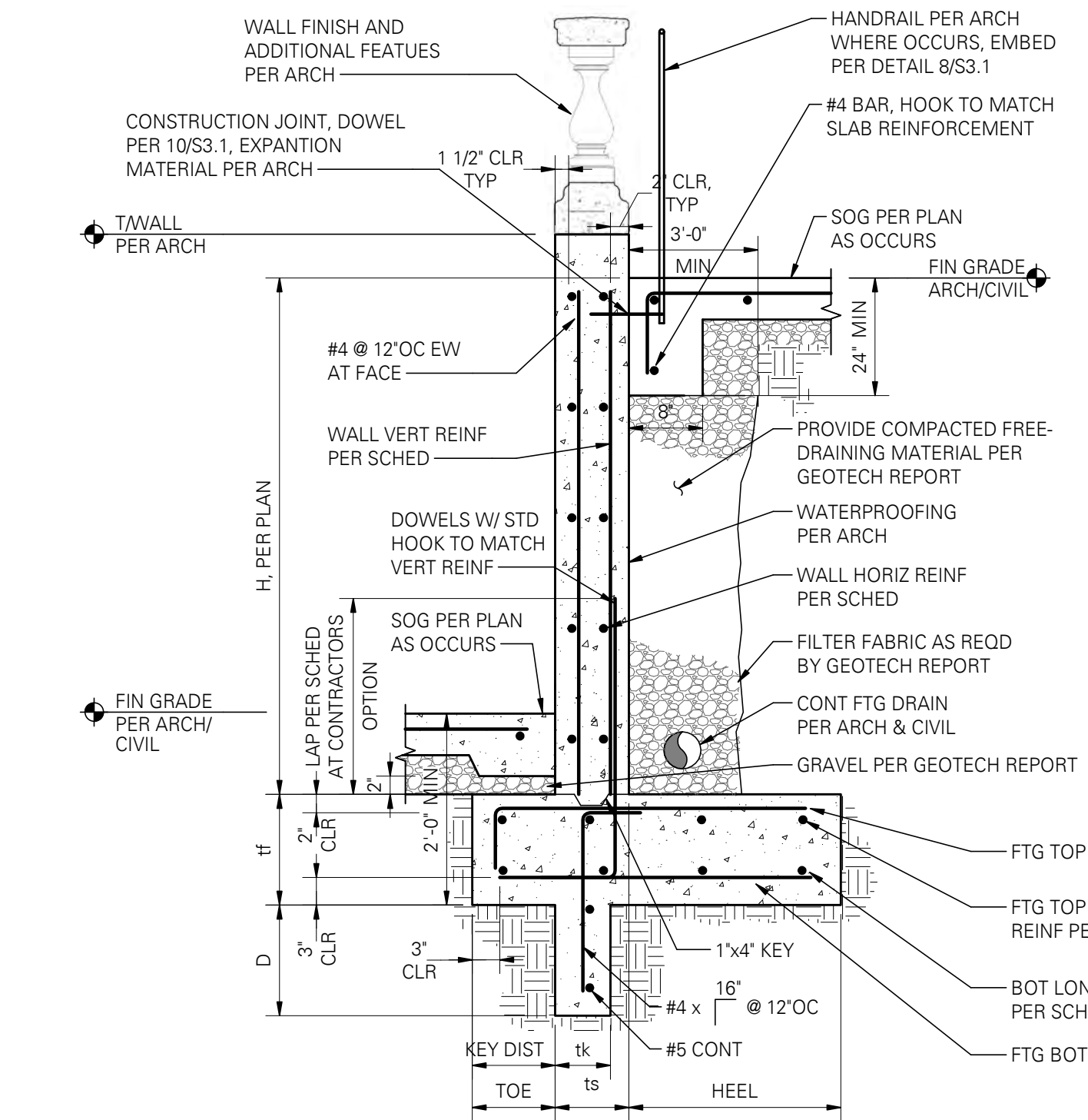
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H	WALL/FOOTING SIZES				WALL REINFORCEMENT		FOOTING REINFORCEMENT			
	TOE	ts	HEEL	tf	VERTICAL	HORIZONTAL	TOP	TOP/LONGIT	BOT/LONGIT	BOTTOM
2'-0" RETAINED	0'-9"	12"	0'-4"	12"	#5 @ 12"OC	#4 @ 12"OC	#4 @ 12"OC	(2) #4	(2) #4	#4 @ 12"OC
UP TO 4'-0"	0'-9"	12"	1'-3"	12"	#5 @ 12"OC	#4 @ 12"OC	#4 @ 12"OC	(2) #4	(2) #4	#4 @ 12"OC
8'-4"	3'-0"	12"	2'-0"	18"	#5 @ 12"OC	#4 @ 12"OC	#4 @ 12"OC	(6) #4	(6) #4	#4 @ 12"OC

**1 CANTILEVERED SITE RETAINING WALL**  
SCALE: 3/4" = 1'-0" (02304M)



H	WALL/FOOTING SIZES						WALL REINFORCEMENT		FOOTING REINFORCEMENT				
	TOE	ts	HEEL	KEY DIST	D	tf	tk	VERTICAL	HORIZONTAL	TOP	TOP/LONGIT	BOT/LONGIT	BOTTOM
UP TO 7'-6"	0'-9"	12"	2'-10"	0'-9"	9"	1'-4"	8"	#6 @ 12"OC	#4 @ 12"OC	#5 @ 12"OC	(5) #4	(5) #4	#5 @ 12"OC
UP TO 10'-0"	0'-9"	12"	4'-9"	0'-9"	16"	1'-4"	8"	#6 @ 12"OC	#4 @ 12"OC	#6 @ 12"OC	(9) #4	(9) #4	#6 @ 12"OC
UP TO 14'-4"	6'-0"	12"	4'-0"	2'-0"	3'-0"	2'-0"	11"	#9 @ 9"OC	#4 @ 12"OC	#6 @ 9"OC	(15) #4	(15) #4	#6 @ 9"OC
UP TO 17'-0"	6'-0"	15"	6'-0"	2'-0"	3'-0"	2'-0"	11"	#9 @ 9"OC	#4 @ 8"OC	#7 @ 9"OC	(18) #4	(18) #4	#7 @ 9"OC

**5 CANTILEVERED RETAINING WALL WITH KEY**  
SCALE: 3/4" = 1'-0" (02303M)

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# ELECTRICAL LEGEND

## POWER SYMBOLS

SYMBOL	IDENTIFICATION
	MOTOR CONNECTION
	GENERATOR CONNECTION
	FUSED DISCONNECT SWITCH XX/XX/XX = AMP SWITCH/POLES/AMP FUSE
	NON-FUSED DISCONNECT SWITCH XX/XX/XX = AMP SWITCH/POLES/AMP FUSE
	JUNCTION BOX
	C = CEILING MOUNTED
	JUNCTION BOX; WALL MOUNTED
	JUNCTION BOX WITH WHIP-STYLE CONNECTION TO POWERED FURNITURE; POWER AND/OR DATA
	TRANSFORMER; BOTTOM OF T DESIGNATES FRONT SIDE
	PANELBOARD OR TERMINAL CABINET; SURFACE MOUNTED
	PANELBOARD OR TERMINAL CABINET; FLUSH MOUNTED
	GROUND BUS BAR
	TRANSFORMER
	AUTOMATIC TRANSFER SWITCH
	NORMALLY OPEN CONTACT
	NORMALLY CLOSED CONTACT
	DRAWOUT CIRCUIT BREAKER; RATING AS SHOWN ON PLANS
	STATIONARY - CIRCUIT BREAKER; RATING AS SHOWN ON PLANS
	DISCONNECT; RATING AS SHOWN ON PLANS
	SWITCH AND FUSE; RATING AS SHOWN ON PLANS
	INVERTER
	GROUNDING POINT
	UTILITY METER

## LIGHTING SYMBOLS

SYMBOL	IDENTIFICATION
	RECESSED LINEAR LUMINAIRE
	POST TOP LUMINAIRE
	RECESSED HANDRAIL LUMINAIRE

## WIRING DEVICE SYMBOLS

SYMBOL	IDENTIFICATION
	20A, 125V, DUPLEX RECEPTACLE OUTLET
	20A, 125V, DOUBLE DUPLEX RECEPTACLE OUTLET
	SPECIAL PURPOSE RECEPTACLE OUTLET; RATING AS SHOWN; +18" AFF TP CENTERLINE
	20A, 125V, SINGLE RECEPTACLE OUTLET
	A = ABOVE COUNTER
	AG = ABOVE COUNTER GFCI
	AU = ABOVE COUNTER AND USB PORTS
	C = CEILING MOUNTED
	S = SWITCHED RECEPTACLE
	U = WITH (2) USB PORTS
	W = WEATHERPROOF COVER AND GFCI

## ABBREVIATIONS

ABBRV.	IDENTIFICATION
AC	ALTERNATING CURRENT
AFF	ABOVE FINISH FLOOR
AF	FRAME RATING IN AMPERES
AS	SWITCH RATING IN AMPERES
AT	TRIP RATING IN AMPERES
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO VISUAL
C	CONDUIT
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED
CEC	CALIFORNIA ELECTRIC CODE
CL	CENTERLINE
CONN	CONNECTED
DC	DIRECT CURRENT
DPDT	DOUBLE POLE, DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW
(E)	EXISTING TO REMAIN
ELEV	ELEVATOR
EMT	ELECTRO METALLIC TUBING
EWC	ELECTRIC WATER COOLER
EWB	ELECTRIC WATER HEATER
FVNR	FULL-VOLTAGE, NON-REVERSING
FVR	FULL-VOLTAGE, REVERSING
G	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HID	HIGH INTENSITY DISCHARGE
IG	ISOLATED GROUND
LR	LIGHTING RELAY CABINET
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
PH	PHASE
PP	POWER POLE
PTS	PNEUMATIC TUBE STATION
PVC	POLYVINYL CHLORIDE CONDUIT
(R)	RELOCATE EXISTING
RSC	RIGID STEEL CONDUIT
SPD	SURGE PROTECTION DEVICE
SPDT	SINGLE POLE, DOUBLE THROW
SPST	SINGLE POLE, SINGLE THROW
TB	TERMINAL BACKBOARD
TC	TERMINAL CABINET
TEL	TELEPHONE
UON	UNLESS OTHERWISE NOTED
VFD	VARIABLE FREQUENCY DRIVE
W	WEATHERPROOF
WAP	WIRELESS ACCESS POINT
W/	WITH
(X)	REMOVE EXISTING
XFMR	TRANSFORMER
XP	EXPLOSION PROOF

### PROJECT SPECIFICATIONS

#### MATERIALS, MEANS AND METHODS

##### ELECTRICAL (INCLUDES DIVISION 26 AND 27)

**SUBMITTALS:** PROVIDE ELECTRONIC FORMAT VIA ZIP FILE VIA E-MAIL. NO MORE THAN ONE PDF PER SPECIFICATION SECTION. HIGHLIGHT PRODUCTS BEING SUBMITTED; UNMARKED CUTSHEETS WILL BE RETURNED AS REJECTED.

**CONTINUITY OF SERVICE:** MAINTAIN SERVICE TO EXISTING FACILITIES, INCLUDING TENANTS OUTSIDE OF AREA OF WORK, DURING CONSTRUCTION. WHERE INTERRUPTION IS NECESSARY FOR ADDITION OF NEW ELECTRICAL, SCHEDULE WITH BUILDING OWNER AND AFFECTED TENANTS OUTAGE TIME/DATA AT LEAST ONE WEEK AHEAD OF THE INTERRUPTION. OBTAIN WRITTEN PERMISSION FROM OWNER FOR ANY INTERRUPTION OF POWER, LIGHTING OR SIGNAL CIRCUITS AND SYSTEMS. PROVIDE OVERTIME AS PART OF CONTRACTED WORK TO AVOID INTERRUPTIONS DURING REGULAR BUSINESS HOURS FOR AFFECTED TENANTS.

**LUMINAIRES:** INSTALL PER MANUFACTURER RECOMMENDATIONS.

**WIRES:** COPPER, 600 VOLT THROUGHOUT. 12 AND 10 AWG SOLID OR STRANDED. MINIMUM 90C INSULATION RATING: THWN-2, XHHW-2 OR THHN-2. COLOR CONDUCTORS (208Y/120-VOLT): BLACK FOR PHASE A, RED FOR PHASE B, BLUE FOR PHASE C, WHITE FOR NEUTRAL, GREEN FOR GROUND.

**CONDUIT USE:** EMT IN DRY LOCATIONS, MINIMUM 0.5-INCH FOR POWER AND 1-INCH FOR DATA. FLEXIBLE METALLIC CONDUIT (FMC) FOR MOTORS, LUMINAIRES AND OTHER VIBRATING EQUIPMENT; LIQUID-TIGHT FMC WHERE LOCATION IS DAMP OR WET (MAX LENGTH FOR FLEX CONDUIT: 6-FEET). USE IMC WHERE EXPOSED CONDUIT IS SUBJECT TO MECHANICAL DAMAGE (MOVING DOLLIES, FURNITURE, ETC.), INCLUDING IN MECHANICAL/ELECTRICAL/STORAGE ROOMS. MC CABLE ALLOWED WHERE CONCEALED IN DRY LOCATIONS. EXPOSED RACEWAY ALLOWED ONLY IN MECHANICAL/ELECTRICAL/STORAGE/TELECOM ROOMS AND WHERE APPROVED BY OWNER. KEEP RACEWAY AT LEAST 12-INCHES AWAY FROM HOT WATER LINES AND OTHER SURFACES >104F. NO CONDUIT REQUIRED FOR LOW VOLTAGE WIRING THROUGH FENCE RAILS; PROVIDE MINIMUM 0.5-INCH CONDUIT STUBBED UP INTO BASE OF FENCE POST FOR LOW VOLTAGE WIRING WHERE BURIED.

**MC CABLE:** HIGH STRENGTH GALVANIZED STEEL FLEXIBLE ARMOR. 12AWG COPPER GROUND WIRE. THHN 90C CONDUCTORS. SHORT CIRCUIT THROAT INSULATORS, MECHANICAL COMPRESSION TERMINATION. NO SINGLE RUN OF MC/JAC CABLE LONGER THAN 50 FEET. DO NOT USE FOR HOMERUNS FROM BRANCH CIRCUIT PANEL TO FIRST DEVICE OR LUMINAIRE IN CIRCUIT.

**CONNECTORS:** WIRE NUTS FOR 12AWG TO 8AWG CONDUCTORS. FLUORESCENT LUMINAIRE DISCONNECT: 105C TEMPERATURE RATING, UL94-V2 FLAMMABILITY, 600V, 4-AMP RATED, NEC ARTICLE 410 COMPLIANT, FINGER-SAFE LINE SIDE, PUSH-AND-CLICK CONNECTOR.

**CONNECTOR USE:** USE SET SCREW FITTINGS IN DRY LOCATIONS; COMPRESSION FITTINGS IN DAMP AND WET LOCATIONS. USE INSULATED, GROUNDING TYPE BUSHINGS FOR 60 AMP AND LARGER FEEDERS.

**BOXES:** INSTALL LOW VOLTAGE LUMINAIRES PER MANUFACTURER RECOMMENDATIONS. CLEAN INTERIOR OF BOXES, LUMINAIRES, PANELBOARDS AS WELL AS FRONT OF FACEPLATES AND FENCE POSTS AROUND MOUNTING AREA TO REMOVE DUST, DEBRIS AND OTHER MATERIAL. CLEAN EXPOSED SURFACES AND RESTORE FINISH.

**GROUNDING:** EQUIPMENT GROUNDING CONDUCTOR, CODE SIZE MINIMUM IN NONMETALLIC AND METALLIC RACEWAY SYSTEMS.

**SUPPORT:** DO NOT USE OTHER TRADE'S FASTENING DEVICES AS SUPPORTING MEANS FOR LUMINAIRES, EQUIPMENT OR MATERIALS. DO NOT FASTEN SUPPORTS TO PIPES, DUCTS, CONDUIT AND MECHANICAL EQUIPMENT. PROVIDE CHANNEL SUPPORT SYSTEMS FOR SUPPORTING MULTIPLE CONDUITS. SAFETY FACTOR OF 4 REQUIRED FOR EVERY FASTENING DEVICE OR SUPPORT FOR ELECTRICAL EQUIPMENT AND LUMINAIRES INSTALLED.

**GFCI OUTLET:** CLASS A GFCI, WEATHERPROOF AND TAMPERPROOF, HUBBELL GFR53625B, COOPER WRVGF20, P&S 2095TRWR OR APPROVED. TEST POWER OUTLETS TO ENSURE ELECTRICAL CONTINUITY OF GROUNDING CONNECTORS, AND FOR LINE-TO-NEUTRAL, LINE-TO-GROUND AND NEUTRAL-TO-GROUND FAULTS. CORRECT DEFECTIVE WIRING.

**FACEPLATE:** THERMOPLASTIC, FINISH TO MATCH WIRING DEVICE AS APPLICABLE.

## CONDUIT SYMBOLS

SYMBOL	IDENTIFICATION
	CONDUIT INSTALLED ABOVE FINISHED FLOOR OR GRADE
	CONDUIT INSTALLED BELOW FINISHED FLOOR OR BELOW GRADE
	INDICATES CONDUIT TURNING UP
	CONDUIT HOMERUN; ROUTE TO PANELBOARD, CABINET, OR TERMINAL BOARD INDICATED, AND TERMINATE CONDUCTORS TO CIRCUIT OVER CURRENT PROTECTIVE DEVICE

## DESIGNATION SYMBOLS

SYMBOL	IDENTIFICATION
	GRID LINE DESIGNATOR
	FEEDER DESIGNATION TAG
	SHEET KEYNOTE TAG
	MECHANICAL EQUIPMENT TAG
	CONTRACTOR EQUIPMENT TAG
	REVISION DELTA WITH REVISION NUMBER
	LETTER INDICATES FIXTURES CONTROL (WHERE SHOWN)
	NUMBER INDICATES CIRCUIT NUMBER (WHERE SHOWN)

### LEGEND NOTES:

- ALL SYMBOLS MAY NOT BE USED IN THIS PROJECT.
- SYMBOLS DO NOT ALWAYS REPRESENT REAL LIFE DIMENSIONS.
- SEE BOOK SPECIFICATIONS FOR ADDITIONAL INFORMATION.



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LA GRANDE, OR 97850-2807

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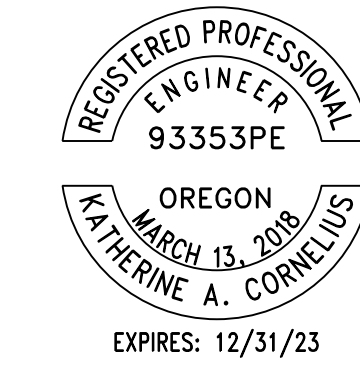
SHEET TITLE

ELECTRICAL LEGEND

SHEET NUMBER

**E0.01**

DRAWING INDEX	
SHEET #	SHEET NAME
E0.01	ELECTRICAL - LEGEND
E0.02	ELECTRICAL - LUMINAIRE SCHEDULE AND LIGHTING CONTROLS
E2.01	ELECTRICAL - SITE LIGHTING PLAN
E5.01	ELECTRICAL - SCHEDULES AND DETAILS



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SHEET TITLE  
ELECTRICAL  
LUMINAIRE SCHEDULE  
AND LIGHTING CONTROLS

SHEET NUMBER

**E0.02**

LIGHTING CONTROL MATRIX: SPACE BY SPACE			
ROOM NAME	TYPE OF CONTROLS	CONTROL FUNCTIONS	PRODUCT BASIS OF DESIGN
RAIL LIGHTS	LIGHTING CONTACTOR PANEL WITH SCHEDULE, PHOTOCELL	TURN ON VIA CONTACTOR PANEL TURN OFF VIA PHOTOCELL	EXISTING CONTACTOR
POST TOP RETROFIT LIGHTS	LIGHTING CONTACTOR PANEL WITH SCHEDULE, PHOTOCELL	TURN ON VIA CONTACTOR PANEL TURN OFF VIA PHOTOCELL	EXISTING CONTACTOR
RECESSED-IN-GRADE UPLIGHTS	NEW LIGHTING CONTROL PANEL WITH SCHEDULE, DIMMING, PHOTOCELL	ON, OFF, AND DIMMING VIA NEW LIGHTING CONTROL PANEL IN INLOW HALL ELECTRICAL ROOM	TBD
<b>NOTES:</b> 1. SELECT AND PROVIDE QUANTITY OF UL 924 RELAYS AS REQUIRED IN EACH SPACE FOR EGRESS LIGHTING FUNCTIONALITY. 2. PROVIDE QUANTITY OF POWER PACKS AND OTHER LIGHTING CONTROL ACCESSORIES REQUIRED FOR FUNCTIONALITY DESCRIBED.			

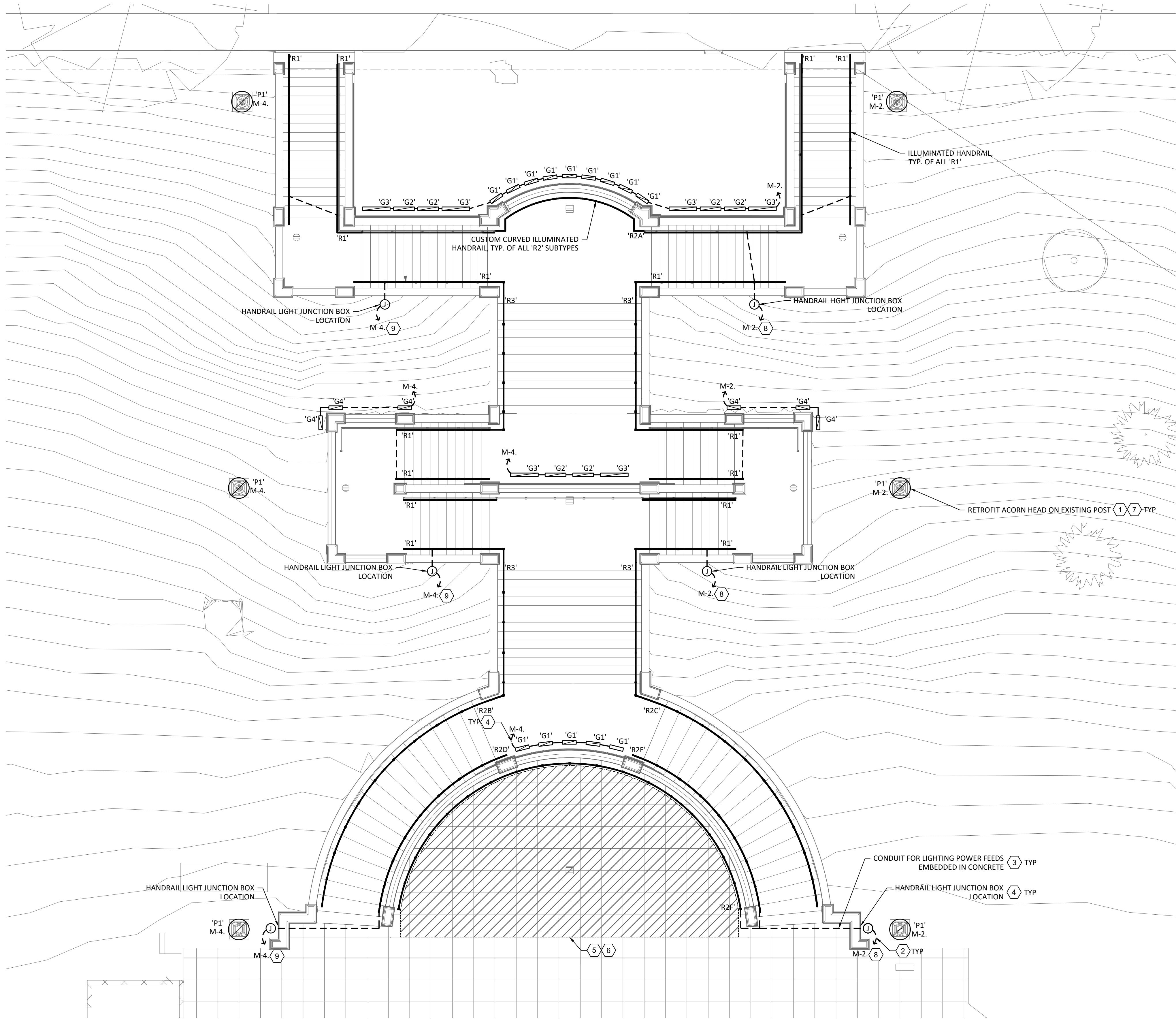
LUMINAIRE SCHEDULE								
TYPE	DESCRIPTION / MOUNTING	FINISH	LISTINGS	DRIVER/POWER SUPPLY	LAMP(S)	INPUT POWER	MFG/CATALOG #	NOTES
						WATTS		
R1	LIGHTED HANDRAIL FIXTURE, STANDARD OUTPUT, STRAIGHT	BLACK	UL, IP67	24V REMOTE DRIVER	LED, 3000K, 118 LUMENS/FT	385 W	ORGANIC LIGHTING ORGARAIL #HR2-LENGTH-P-30-A-P-LF-E	300' APPROXIMATE NET LENGTH
R2A	LIGHTED HANDRAIL FIXTURE, CURVE A	BLACK	UL, IP67	24V REMOTE DRIVER	LED, 3000K, 118 LUMENS/FT	38 W	ORGANIC LIGHTING ORGARAIL CUSTOM SPECIFICATION TO BE PROVIDED BY MANUFACTURER	30' APPROXIMATE LENGTH
R2B	LIGHTED HANDRAIL FIXTURE, CURVE B	BLACK	UL, IP67	24V REMOTE DRIVER	LED, 3000K, 118 LUMENS/FT	52 W	ORGANIC LIGHTING ORGARAIL CUSTOM SPECIFICATION TO BE PROVIDED BY MANUFACTURER	40' APPROXIMATE LENGTH
R2C	LIGHTED HANDRAIL FIXTURE, CURVE C	BLACK	UL, IP67	24V REMOTE DRIVER	LED, 3000K, 118 LUMENS/FT	52 W	ORGANIC LIGHTING ORGARAIL CUSTOM SPECIFICATION TO BE PROVIDED BY MANUFACTURER	40' APPROXIMATE LENGTH
R2D	LIGHTED HANDRAIL FIXTURE, CURVE D	BLACK	UL, IP67	24V REMOTE DRIVER	LED, 3000K, 118 LUMENS/FT	38 W	ORGANIC LIGHTING ORGARAIL CUSTOM SPECIFICATION TO BE PROVIDED BY MANUFACTURER	30' APPROXIMATE LENGTH
R2E	LIGHTED HANDRAIL FIXTURE, CURVE E	BLACK	UL, IP67	24V REMOTE DRIVER	LED, 3000K, 118 LUMENS/FT	38 W	ORGANIC LIGHTING ORGARAIL CUSTOM SPECIFICATION TO BE PROVIDED BY MANUFACTURER	30' APPROXIMATE LENGTH
R2F	LIGHTED HANDRAIL FIXTURE, CURVE F	BLACK	UL, IP67	24V REMOTE DRIVER	LED, 3000K, 118 LUMENS/FT	90 W	ORGANIC LIGHTING ORGARAIL CUSTOM SPECIFICATION TO BE PROVIDED BY MANUFACTURER	70' APPROXIMATE LENGTH
R3	LIGHTED HANDRAIL FIXTURE, HIGH OUTPUT, STRAIGHT	BLACK	UL, IP67	24V REMOTE DRIVER	LED, 3000K, 242 LUMENS/FT	231 W	ORGANIC LIGHTING ORGARAIL #HR2-LENGTH-HP-30-A-P-LF-E	80' APPROXIMATE NET LENGTH
G1	LINEAR WALL WASH UPLIGHT FIXTURE RECESSED IN GRADE	-	UL IP68	24V REMOTE DRIVER	LED, 554 LUMENS, 3000K, 80 CRI	10 W	LUMENPULSE #LOI 100/277-24-30K-WW-CONTROL	
G2	LINEAR WALL WASH UPLIGHT FIXTURE RECESSED IN GRADE	-	UL IP68	120-277V	LED, 1,411 LUMENS, 3000K, 80 CRI	25.5 W	LUMENPULSE #LOI RO-100/277-36-30K-WW-CONTROL	
G3	LINEAR WALL WASH UPLIGHT FIXTURE RECESSED IN GRADE	-	UL IP68	120-277V	LED, 1,881 LUMENS, 3000K, 80 CRI	34 W	LUMENPULSE #LOI RO-100/277-48-30K-WW-CONTROL	
G4	LINEAR WALL WASH UPLIGHT FIXTURE RECESSED IN GRADE	-	UL IP68	120-277V	LED, 940 LUMENS, 3000K, 80 CRI	17 W	LUMENPULSE #LOI RO-100/277-24-30K-10x30-T50-CONTROL	
P1	HISTORICAL-STYLE HEAD REPLACEMENT ON EXISTING POSTS	TEXTURED MATTE BLACK	ETL	120-277V	LED, 5549 LUMENS, 3000K, 70 CRI	73 W	ARCHITECTURAL AREA LIGHTING #FGL-RB-SAL-Y4-36LED-3K-600-BLT	QTY (6). FINISH AND FITTER STYLE TO BE CONFIRMED WITH OWNER. FIXTURES ARE DIRECTIONAL DISTRIBUTION, TYPE 4; AIM HEADS TO MAXIMIZE LIGHTING OF STAIRCASE AND MINIMIZE LIGHT SPILLAGE INTO STREET AND NEIGHBORING PROPERTIES.
<b>NOTES:</b> 1 THIS LUMINAIRE SCHEDULE IS NOT COMPLETE WITHOUT A COPY OF THE PROJECT MANUAL CONTAINING THE ELECTRICAL SPECIFICATIONS. 2 DIMMING CONTROL PROTOCOL (0-10VDC, LINE VOLTAGE, DALI, ETC.) COMPATIBLE WITH LIGHTING CONTROL SYSTEM AS SPECIFIED AND SHOWN ON DRAWINGS. 3 SPECIFIED MANUFACTURERS ARE APPROVED TO SUBMIT BID. INCLUSION DOES NOT RELIEVE MANUFACTURER FROM SUPPLYING PRODUCT AS DESCRIBED. 4 PROVIDE SUBMITTALS THAT INCLUDE THE LUMINAIRE, LAMP AND BALLAST INFORMATION OF EACH LUMINAIRE, WITH APPLICABLE OPTIONS CLEARLY CHECKED OR HIGHLIGHTED. SUBMITTALS NOT INCLUDING THIS INFORMATION WILL BE RETURNED AS REJECTED BY THE ENGINEER OF RECORD. 5 REMOTE BALLASTS/DRIVERS: UL LISTED FOR THEIR APPLICATION. BALLASTS/DRIVERS MARKED AS UL RECOGNIZED COMPONENT BUT NOT UL LISTED ARE SUBJECT TO REMOVAL AND REPLACEMENT AT NO COST TO OWNER.								

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SHEET TITLE  
ELECTRICAL  
SITE LIGHTING PLAN

SHEET NUMBER  
**E2.01**



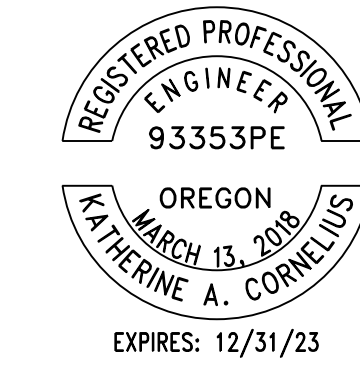
**GENERAL SHEET NOTES**

- A. RETROFITTED 'P1' FIXTURES AND NEW HANDRAIL FIXTURES TO BE CONTROLLED VIA EXISTING LIGHTING CONTROL CONTACTOR. PANEL 'M' AND LIGHTING CONTROL PANEL LOCATED IN INLOW HALL ELECTRICAL ROOM.
- B. METHOD OF INSTALLING ELECTRICAL COMPONENTS IN NEW CONCRETE TO BE FURTHER COORDINATED BETWEEN ELECTRICAL ENGINEER AND ARCHITECT PRIOR TO CD SET, SEE KEYNOTES 2,3,4.
- C. FOR HANDRAIL LIGHT; INSTALL PER MANUFACTURER RECOMMENDATIONS. SEE ARCHITECT DRAWINGS FOR FURTHER INFORMATION REGARDING CONCRETE AND STRUCTURAL SCOPE, AS WELL AS HANDRAIL / GUARDRAIL ASSEMBLIES.
- D. FIELD COORDINATE EXACT LOCATION OF POWER FEED CONNECTION TO HANDRAIL LIGHTING WITH HANDRAIL SHOP DRAWINGS PRIOR TO INSTALLATION.

**SHEET KEYNOTES**

1. REPLACEMENT HEADS ARE DIRECTIONAL DISTRIBUTION, TYPE 4; AIM HEADS TOWARDS CENTER OF STAIRCASE TO MAXIMIZE LIGHTING OF STAIRCASE AND MINIMIZE LIGHT SPILLAGE INTO STREET AND NEIGHBORING PROPERTIES.
2. FOR ELECTRICAL HOMERUNS FEEDING HANDRAIL FIXTURES: PROVIDE IN-GRADE DIRECT-BURIAL TRANSFORMER (Q-TRAIN Q-VAULT-5 OR EQUIVALENT) FOR POWER SUPPLY. RUN CONDUIT FOR 24V POWER FROM POWER SUPPLY INTO STAIR PRIOR TO CONCRETE POUR TO STUB UP INTO HANDRAIL FIXTURE MOUNTING POST. ELECTRICAL RUNS BETWEEN RAIL FIXTURES: PROVIDE CONDUIT TO AND FROM INDICATED HANDRAIL FIXTURE MOUNTING POST.
3. FOR ELECTRICAL HOMERUNS FEEDING RECESSED-IN-GRADE FIXTURES:
  - 3.1. INSTALLED IN NEW CONCRETE: ROUTE CONDUIT FROM NEAREST J-BOX INTO STAIR FOOTPRINT PRIOR TO NEW CONCRETE, STUB UP TO FIXTURE LOCATION. PROVIDE LATERAL CONDUIT BETWEEN FIXTURES PER MANUFACTURER RECOMMENDATIONS.
  - 3.2. INSTALLED IN SOIL: CONDUIT RUNS BACK TO ELECTRICAL PANEL, MINIMIZE PASSAGE OF CONDUIT UNDER/THROUGH NEW CONCRETE.
4. IN-GRADE J-BOX; INTERCEPT LIGHTING CIRCUIT AT BASE OF NEAREST POST-MOUNT 'P1' LIGHT FOR FEEDER TO J-BOX. FINAL LOCATIONS TO BE COORDINATED FURTHER BETWEEN ELECTRICAL ENGINEER, ARCHITECT, AND HANDRAIL LIGHT MANUFACTURER.
5. NEW ELECTRICAL SNOW MELT SYSTEM. BASIS OF DESIGN: EASYHEAT CUSTOM SNO-MELTER HEAT MATS. MAT SIZING AND LOCATIONS TO BE PER ARCHITECT DRAWINGS FOR COVERAGE AREA. CIRCUIT SNOW MELT MATS TO NEW PANEL 'SM'. SEE DRAWING E5.01.
6. NEW ELECTRICAL SNOW MELT SYSTEM CONTROLLER. MOUNT CONTROLLER IN INLOW HALL MECHANICAL ROOM, COORDINATE THIS LOCATION WITH OWNER. BASIS OF DESIGN: EASYHEAT MSC-1 CONTROL PANEL. PROVIDE AND LOCATE SENSORS PER MANUFACTURER RECOMMENDATIONS. SEE DRAWING E5.01.
7. EXISTING CONCRETE LIGHT POSTS SHALL BE KEPT INTACT AND UNINSTALLED AS PART OF DEMO SCOPE PRIOR TO RECONSTRUCTION OF STAIR. COORDINATE STORAGE AND ANY NECESSARY REPAIR/RENOVATION TO POLES WITH OWNER. POSTS TO BE REINSTALLED IN PLACE AND PROVIDED WITH NEW LED HEADS, SEE NOTE 1.
8. INTERCEPT EXISTING CONTROLLED LIGHTING BRANCH CIRCUIT FEEDING EXISTING POST TOP LIGHTS ON EAST SIDE OF STAIR AND EXTEND TO NEW STAIR LIGHTING.
9. INTERCEPT EXISTING CONTROLLED LIGHTING BRANCH CIRCUIT FEEDING EXISTING POST TOP LIGHTS ON WEST SIDE OF STAIR AND EXTEND TO NEW STAIR LIGHTING.

1  
E2.01  
1/8"=1'-0"  
NORTH



**COLEBREIT**  
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**EOU GRAND STAIR PERMIT/BID SET**  
ONE UNIVERSITY BOULEVARD  
LA GRANDE, OR 97850-2807

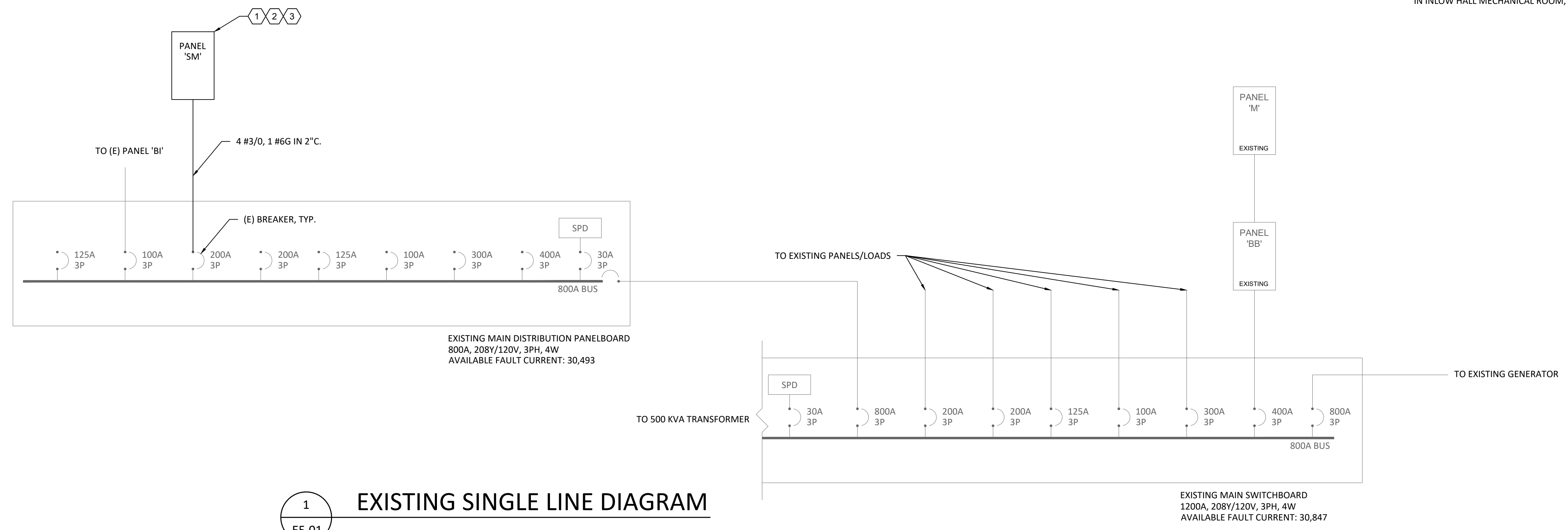
<b>(E) PANEL 'M'</b>												
120/208V, 3 Ph., 4 W.; 125A Bus with Main Lug Only Surface Mounted Panelboard with an Available Fault Current of 3410A RMS												
NOTE	CIRCUIT DESCRIPTION	CONN LOAD (VA)	LOAD TYPE	CIRCUIT BREAKER A/POLE	PH.	CIRCUIT BREAKER CKT.	PH.	CIRCUIT BREAKER A/POLE	LOAD TYPE	CONN LOAD (VA)	CIRCUIT DESCRIPTION	NOTE
	AIR CONDITIONER RM 007			20/1	1	A	2	20/1	L	986	LIGHTS NE CORNER & E STAIR	1
	SPARE			20/1	3	B	4	20/1	L	986	LIGHTS NW CORNER & W STAIR	1
	GENERATOR CHARGER			20/1	5	C	6	20/1			LIGHTS W LAWN & S RAMP	
	SPARE			20/1	7	A	8	20/1			CLOCKS	
	GENERATOR HEATER			20/1	9	B	10	20/1			AIR COMPRESSOR	
	UNKNOWN LOAD			20/1	11	C	12	20/1			WATER COOLER	
	SPACE				13	A	14				SPACE	
	SPACE				15	B	16	20/1			SPACE	
	SPACE				17	C	18				SPACE	
	SPACE				19	A	20	20/1			SPACE	
	SPACE				21	B	22	20/1			SPACE	
	SPACE				23	C	24	20/1			SPACE	
	SPACE				25	A	26				SPACE	
	SPACE				27	B	28	20/1			SPACE	
	SPACE				29	C	30				SPACE	
	ENERGY MGMT				31	A	32				SPACE	
	SPACE				33	B	34	30/1			SPACE	
	SPACE			30/1	35	C	36				SPACE	
	WATER HEATER			20/2	37	A	38				SPACE	
	---			-	39	B	40	20/1			COND. PUMP	
	SPACE			20/1	41	C	42				SPACE	
TOTAL CONNECTED LOAD:		Ph. A	986 VA	8	AMPS		PANEL CONNECTED LOAD:		2.0 KVA	5.5	AMPS	
TOTAL CONNECTED LOAD:		Ph. B	986 VA	8	AMPS		SUB-FED CONNECTED LOAD:		0.0 KVA	0.0	AMPS	
TOTAL CONNECTED LOAD:		Ph. C	0 VA	0	AMPS		TOTAL DEMAND LOAD:		2.5 KVA	6.8	AMPS	
<b>NOTES:</b>				<b>ADD-ONS:</b>								
1. EXISTING CIRCUIT TO REMAIN, INDICATED CONN LOAD VA VALUE REPRESENTS LOAD ADDED.												
2.												
3.												
4.												
5.												
6.												
				<b>PROJECT NUMBER:</b> 242.004								

**GENERAL SHEET NOTES**

- A. EXISTING SINGLE LINE DIAGRAM IS FOR REFERENCE ONLY U.O.N.
- B. ADDED LOADS: SNOW MELT SYSTEM FROM EXISTING MAIN DISTRIBUTION PANEL, AND CIRCUIT DESIGNATIONS SHOWN IN BOLD ON PANEL SCHEDULE.

**SHEET KEYNOTES**

- 1. FOR NEW SNOW MELT SYSTEM: PROVIDE NEW 200A, 42-POLE, 208/120V, 3PH, 4W PANELBOARD, XX KAIC, LOCATED IN INLOW HALL MECHANICAL ROOM, COORDINATE LOCATION WITH OWNER.
- 2. PROVIDE 208V, 1PH BRANCH CIRCUIT TO ALL NEW SNOW MELT HEAT MATS LOCATED AT STAIR OVERLOOK TERRACE TO NEW PANEL 'SM'. COORDINATE FINAL CONNECTION REQUIREMENTS WITH APPROVED SNOW MELT SHOP DRAWINGS.
- 3. PROVIDE 120V BRANCH CIRCUIT TO SNOW MELT SYSTEM CONTROLLER LOCATED IN INLOW HALL MECHANICAL ROOM, COORDINATE LOCATION WITH OWNER.



**1**  
E5.01 **EXISTING SINGLE LINE DIAGRAM**

ISSUED:	DATE:
PERMIT SET	12/05/2022

JOB NUMBER: 242.004  
DRAWN BY: NE  
CHECKED BY: KC

SHEET TITLE  
ELECTRICAL SCHEDULES AND DETAILS

SHEET NUMBER  
**E5.01**



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**EOU GRAND STAIR  
 LANDSCAPE PLAN**

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 La Grande, OR 97850-2807



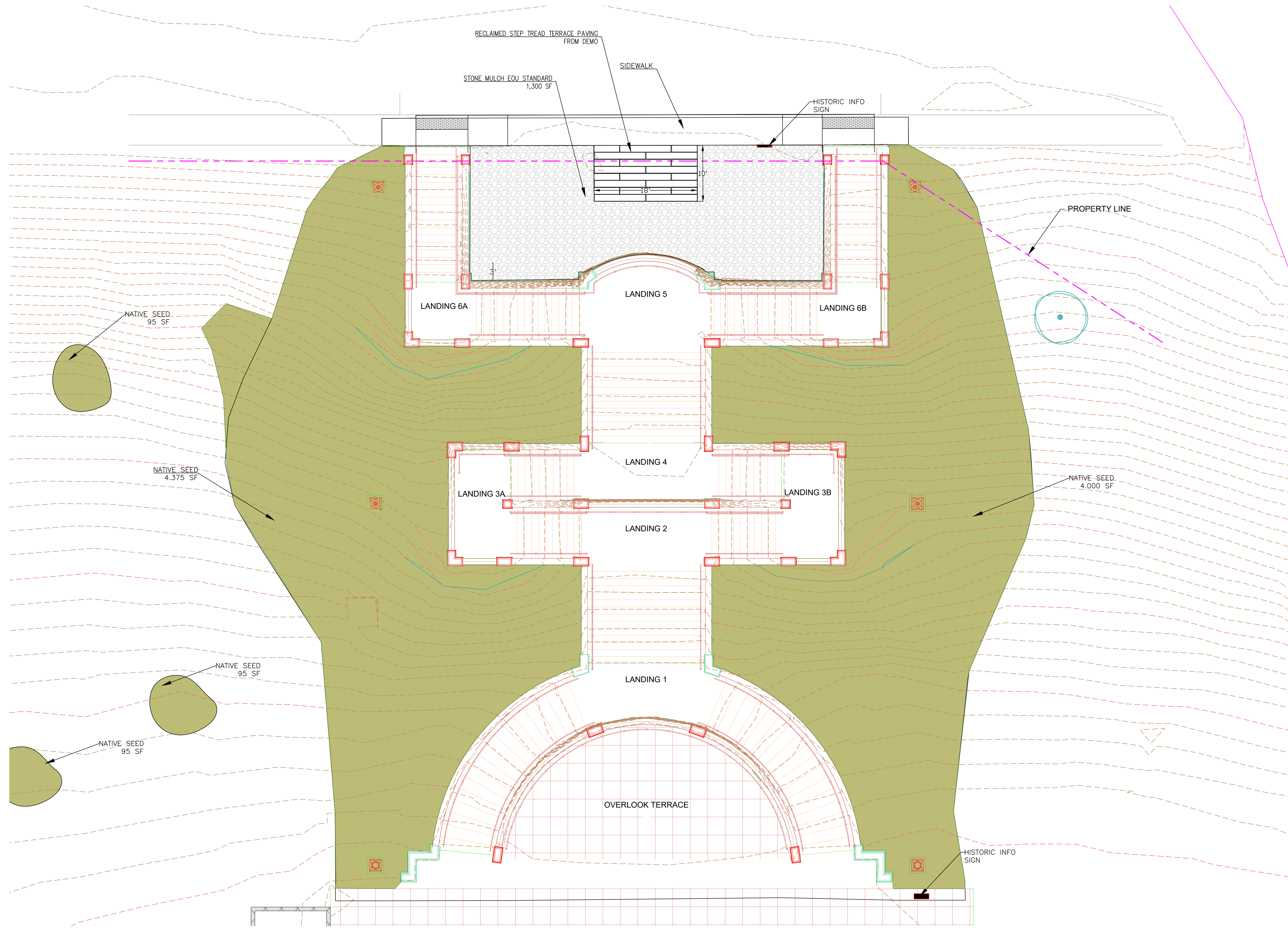
RENEWS 11/22

**PERMIT SET/  
 BID SET**

PROJECT #: 2105.00  
 SHEET ISSUE DATE: NOV. 4, 2022  
 REVISIONS:  
 # DESCRIPTION DATE

LANDSCAPE PLAN  
 -SEEDING

**L-1**



① GRAND STAIR PLAN - LANDSCAPE PLAN  
 1/8" = 1'-0"

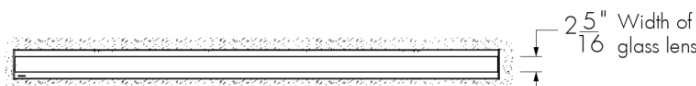




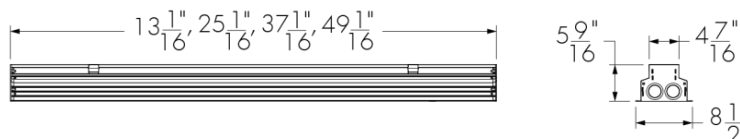
Project Name \_\_\_\_\_ Qty \_\_\_\_\_

Type \_\_\_\_\_ Catalog / Part Number \_\_\_\_\_

**Types G1,2,3,4**



Top view



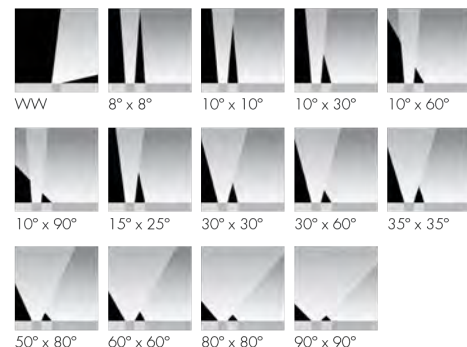
Front and side views

**Photometric Summary**

	Delivered output (lm)	Intensity (peak cd)
<b>WW</b>	3634	10,795
<b>8°x8°</b>	4512	59,238
<b>10°x10°</b>	4410	33,872
<b>10°x30°</b>	4586	25,296
<b>10°x60°</b>	3876	12,062
<b>10°x90°</b>	4077	6927
<b>15°x25°</b>	4346	19,773
<b>30°x30°</b>	4730	16,886
<b>30°x60°</b>	4035	5317
<b>35°x35°</b>	4612	11,616
<b>50°x80°</b>	4656	3904
<b>60°x60°</b>	3868	3368
<b>80°x80°</b>	4548	2992
<b>90°x90°</b>	4070	2132

Based on 40K full output, 4ft [1219mm], DMX/RDM configuration.  
2.5° factory-set tilt setting for WW optic, 0° tilt setting for all other optics.  
Photometric performance is measured in compliance with IESNA LM-79-08.

**Optics**



**Description**

The Lumenfacade Inground is an LED luminaire designed for ground-recessed lighting applications, including asymmetric wall washing, grazing, and linear wayfinding. An innovative, plug and play design simplifies installation, protecting the system from water infiltration and ensuring long-lasting performance. Featuring second generation LED technology, the Lumenfacade Inground is available in four different sizes (12 in, 24 in, 36 in or 48 in), with a wide choice of outputs, color temperatures, color-mixing systems, optics and controls. A unique asymmetric wallwash distribution is also available, providing exceptional uniformity and brightness for walls and signage.

**Features**

<b>Construction</b>	Walk over compliant up to 500 kg in any type of ground, Walk over compliant up to 1000 kg in concrete
<b>Color and Color Temperature</b>	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
<b>Length (nominal)</b>	12 in, 24 in, 36 in, 48 in
<b>Optics</b>	Asymmetric wallwash, 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 15° x 25°, 30° x 30°, 30° x 60°, 35° x 35°, 50° x 80°, 60° x 60°, 80° x 80°, 90° x 90°
<b>Tilt Setting (factory set)</b>	0 degrees, 2.5 degrees, 5 degrees, 20 degrees
<b>Optical Option</b>	Internal louver
<b>Options</b>	Anti-slip lens, CE (certification covers European Economic Area)
<b>Power Consumption</b>	5 W/ft (meets ASHRAE standards for linear lighting on building facades - not available for 12 in fixture lengths), 8.5 W/ft (RO version), 15.25 W/ft (HO version), Typically 20% higher for 12 in fixture lengths
<b>Warranty</b>	5-year limited warranty

**Performance**

<b>Maximum Delivered Output</b>	4,730 lm (48 in fixture, 4000K, 30° x 30°, 0° tilt setting, DMX/RDM)
---------------------------------	--

**Colors and Color Temperatures**



**Controls**



**Ratings**



**Certifications**



<b>Maximum Delivered Intensity</b>	59,238 cd at nadir (48 in fixture, 4000K, 8° x 8°, 0° tilt setting, DMX/RDM)
<b>Illuminance at Distance</b>	Minimum 1 fc at 243 ft (48 in fixture, 4000K, 8° x 8°, 0° tilt setting, DMX/RDM)
<b>Color Consistency</b>	2 SDCM, 3 SDCM (2200K)
<b>Color Rendering</b>	Minimum CRI 80
<b>Lumen Maintenance</b>	L70 280,000 hrs, L95 35,000 hrs

**Physical**

<b>Optical Chamber Material</b>	Aluminum
<b>Blockout Material</b>	Polymer recycled PVC reinforced with a stainless steel frame
<b>Trim Material</b>	Anodized aluminum
<b>Lens Material</b>	Tempered glass
<b>End Cap Material</b>	Die cast aluminum
<b>Hardware Material</b>	Stainless steel
<b>Weight</b>	12 in: 7.5 lbs, 24 in: 15.3 lbs, 36 in: 21.4 lbs, 48 in: 27 lbs

**Electrical and control**

<b>Voltage</b>	120 to 277 volts
<b>Fixture Cable</b>	Power and data in one cable
<b>Leader Cable Conductor</b>	5C #16-5
<b>Connectors</b>	IP68 push-lock
<b>Control</b>	On/Off control, Lumentalk, 0-10V dimming, DALI dimming, Lutron® EcoSystem® Enabled dimming, DMX/RDM enabled
<b>Resolution (DMX/RDM)</b>	Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit

**Environmental**

<b>Storage Temperature</b>	-40 °F to 185 °F (device must reach start-up temperature value before operating)
<b>Start-up Temperature</b>	-13 °F to 122 °F
<b>Operating Temperature</b>	-40 °F to 122 °F
<b>Ingress Protection Rating</b>	IP68 rated for up to 1 ft, not suitable for permanent immersion applications
<b>Impact Resistance Rating</b>	IK10

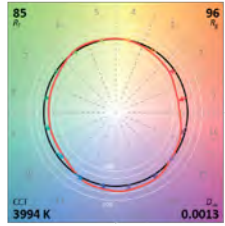
**Accessories (order separately)**

<b>Cables</b>	Lumenfacade Inground Leader Cable, Lumenfacade Inground Jumper Cable
<b>Electrical Accessories</b>	Lumenfacade Inground Junction Box
<b>Control Boxes</b>	DMX/RDM enabled (daisy chain or star configuration), Ethernet enabled (daisy chain or star configuration)
<b>Control Systems</b>	Lumentone™ 2, Pharos® kit
<b>Diagnostic and Addressing Tools</b>	LumenID, LumentalkID

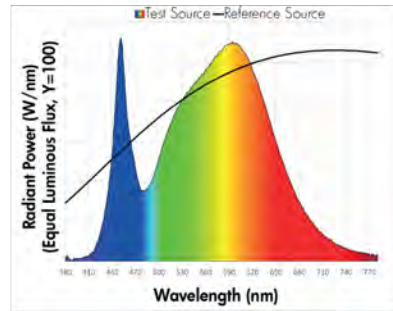
**Chromaticity Data**

TM-30 - 4000K

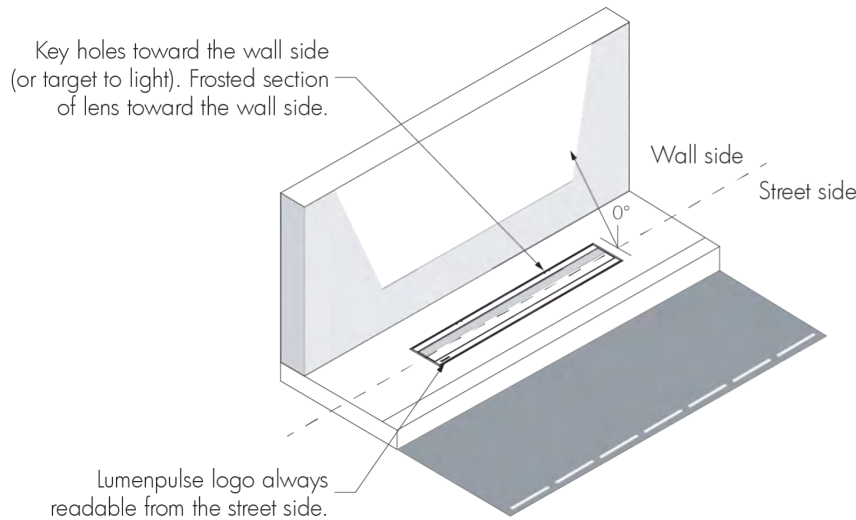
CCT	CIE		TM-30	
4000K	R <sub>a</sub>	83	85	R <sub>f</sub>
	R <sub>s</sub>	14	96	R <sub>g</sub>



**Spectral Power Distribution**



**Optical chamber orientation**



**Cables (order separately)**

**LOILC - Leader cable for Lumenfacade Inground**



**LOILC-CERTIFICATION-LENGTH**

Please specify:

**CERTIFICATION:** UL or CE; **LENGTH:** 10 ft, 25 ft or 50 ft

- Suitable for dimming/data and non-dimming applications.
- Consult Lumenfacade Inground leader cable specification sheet for details.

## LOIJC - Jumper cable for Lumenfacade Inground



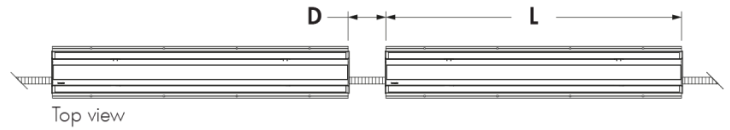
### LOIJC-CERTIFICATION-LENGTH

Please specify:

**CERTIFICATION:** UL or CE; **LENGTH:** 2 ft, 4 ft or 10 ft

- Suitable for dimming/data and non-dimming applications.
- Consult Lumenfacade Inground jumper cable specification sheet for details.

## Jumper cable length selection



**D** - distance between two fixtures

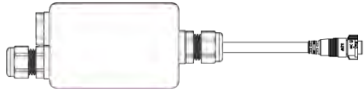
**L** - length of fixture

Add the length of one fixture to the distance between two fixtures:  $L + D$ . Order the next longest jumper cable available: 2 ft, 4 ft or 10 ft.

Example: if the distance between two 4 ft fixtures is 0.5 ft,  $L + D = 4.5$  ft, therefore a 10 ft jumper cable is required.

**Electrical accessories (order separately)**

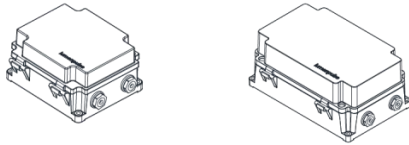
**LOI-JBOX - Lumenfacade Inground Junction Box**



Lumenfacade Inground IP68 sealed junction box starter kit. Use for stand alone fixtures and/or first of run installations. The LOI-JBOX accessory does not fit in 12 in fixtures.

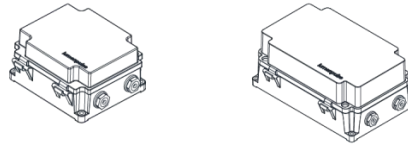
**Control boxes (order separately)**

**CBX-DMX/RDM - DMX/RDM enabled (daisy chain or star configuration)**



DMX/RDM control box. Up to six power and data outputs to fixtures or fixture runs. Consult CBX specification sheet and installation instructions for details. Lumeterminators provided with CBX (2x for daisy chain configuration, 6x for star configuration), consult factory to order spares.

**CBX-ENET - Ethernet enabled (daisy chain or star configuration)**



Ethernet control box. Up to four power and data outputs to fixture or fixture runs. Consult Ethernet CBX specification sheet and installation instructions for details.

**Control systems (order separately)**

**LTN2 - Lumentone™ 2**



Lumentone 2 is a simple pre-programmed DMX 512 controller with a push button rotary dial and live feedback.

**PHAROS - Pharos® kit**



The Pharos kit, available for 1 or 2 DMX universes, allows for complete control of large lighting installations. 2 DMX universes kit shown.

**Diagnostic and addressing tools (order separately)**

**LID - LumenID**



LumenID is a diagnostic and addressing DMX/RDM tool. It must be specified on all DMX applications. Consult LID specification sheet for details.

**LID-LT - LumentalkID**

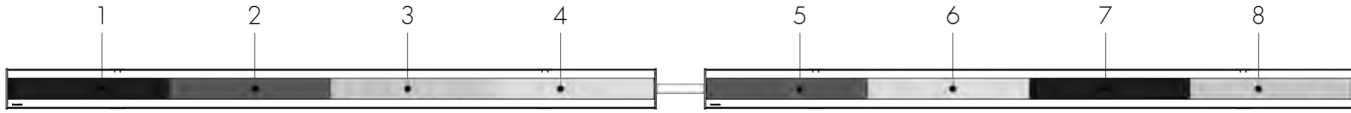


LumentalkID is a diagnostic and addressing tool. It must be specified for all Lumentalk (LT) applications. Consult LID-LT specification sheet for details.

**Resolution details**

DMX/RDM control, resolution per foot: each 12 in section is addressed independently

DMX addresses:



DMX/RDM control, resolution per fixture: each fixture is addressed independently

DMX addresses:



• 48 in fixtures shown.

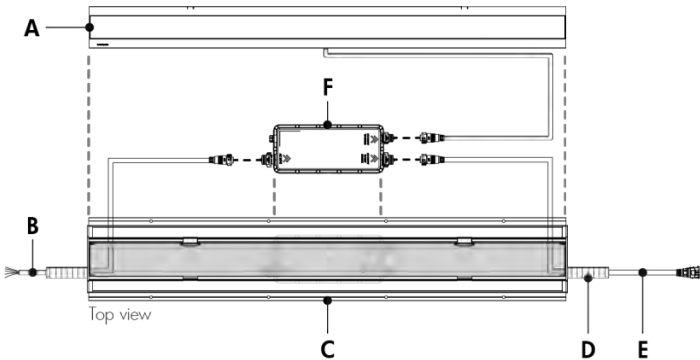
• Applicable for DMX/RDM control option only. Fixture resolution can be configured on-site within the LumenID V3 software. A DMX/RDM enabled CBX is required.

**Typical wiring diagrams**

Wiring color code

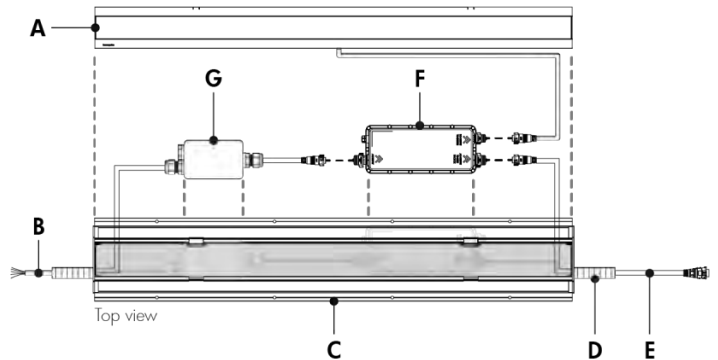
UL Color Code	USE
Green	Ground
Black	Line
White	Line/Neutral
Red or Purple	0-10V / Data +
Orange	0-10V / Data -

Typical installation with leader cable



- A - Optical chamber
- B - Leader cable (LOILC, order separately)
- C - Blockout
- D - Conduit (by others)
- E - Jumper cable to next fixture (LOIJC, order separately, for continuous run installations)
- F - PACBOX

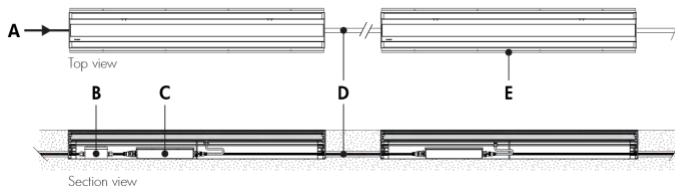
Typical installation with IP68 LOI-JBOX accessory



- A - Optical chamber
- B - Power and data input cable (by others)
- C - Blockout
- D - Conduit (by others)
- E - Jumper cable to next fixture (LOIJC, order separately, for continuous run installations)
- F - PACBOX
- G - IP68 LOI-JBOX (order separately)

The IP68 LOI-JBOX accessory cannot be used with 12 in fixtures.

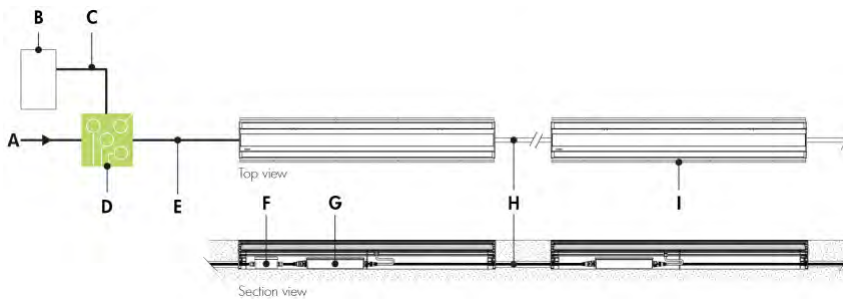
## On/Off Control (NO)



- A** - Power input (120-277V, wiring by others)
- B** - IP68 LOI-JBOX (optional)
- C** - PACBOX
- D** - Jumper cable (LOIJC)
- E** - Lumenfacade Inground

- Consult the installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

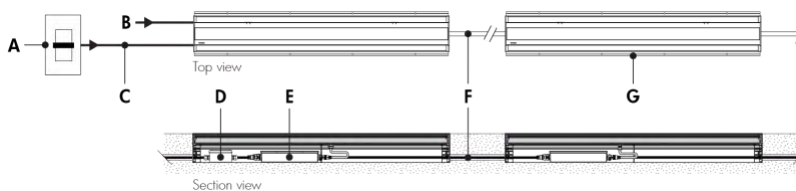
## Lumentalk (LT)



- A** - Power input (100-277V AC, wiring by others)
- B** - Dimmer/controller (order separately from Lumenpulse, or by others)
- C** - Data wiring (by others)
- D** - Lumentranslator 2 (LTL2-DIM, -DMX, -TRIAC, -DALI)
- E** - Power wiring (by others)
- F** - IP68 LOI-JBOX (optional)
- G** - PACBOX
- H** - Jumper cable (LOIJC)
- I** - Lumenfacade Inground

- Consult the installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Lumentalk enabled fixtures must be commissioned using LumentalkID software and a LID-LT. Consult factory for details.
- Maximum of 1 transmitter (Lumentranslator or Lumenlink) per system.
- No third party fixtures allowed on the same circuit.
- For DMX applications: 1 DMX controller per Lumentalk network, maximum of 48 DMX channels per Lumentalk network (minimum step transition update rate is 1 second, minimum fade time between two colors is 1 minute). Consult factory for applications that require additional capabilities.
- Consult factory for DALI Lumentalk applications.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

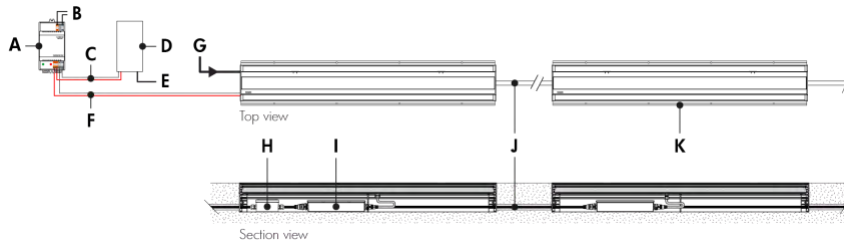
## 0-10V dimming (DIM)



- A** - Dimmer (by others)
- B** - Power input (120-277V, wiring by others)
- C** - Data wiring (by others)
- D** - IP68 LOI-JBOX (optional)
- E** - PACBOX
- F** - Jumper cable (LOIJC)
- G** - Lumenfacade Inground

- Consult the installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- 0-10V mA ratings: passive dimmer (Current Sink): 3 mA per fixture, active dimmer (Current Source): 0.5 mA per fixture.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

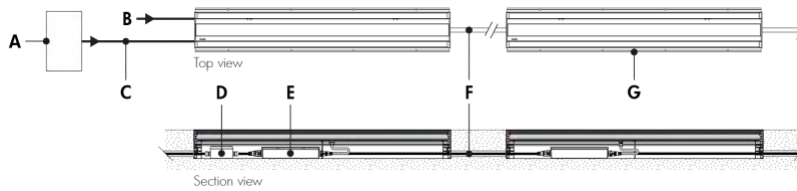
**DALI dimming (DALI)**



- A** - DALI bus power supply (by others)
- B** - Power input for DALI bus power supply (wiring by others)
- C** - Data output to DALI controller (wiring by others)
- D** - DALI controller (by others)
- E** - Power input for DALI controller (wiring by others)
- F** - Data output to fixture (wiring by others)
- G** - Power input (120-277V, wiring by others)
- H** - IP68 LOI-JBOX (optional)
- I** - PACBOX
- J** - Jumper cable (LOIJC)
- K** - Lumenfacade Inground

- Consult the installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Maximum of 64 DALI fixtures per DALI loop.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.
- Commissioning may be required based on the selection of 3rd party DALI controller. Controller and commissioning provided by others.

**Lutron® EcoSystem® Enabled dimming (ES)**

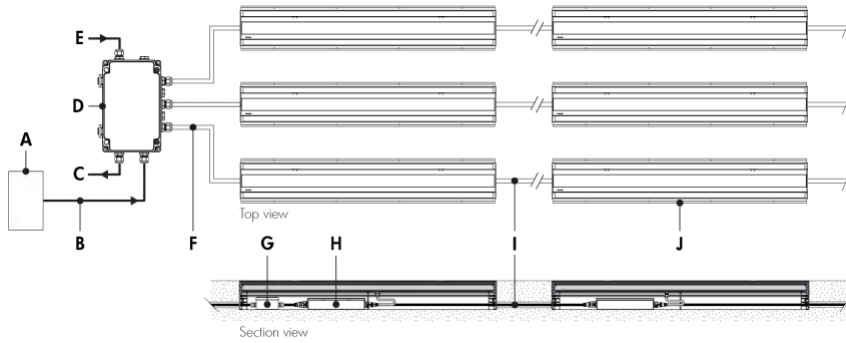


- A** - Lutron® EcoSystem® controller (by others)
- B** - Power input (120-277V, wiring by others)
- C** - Data wiring (by others)
- D** - IP68 LOI-JBOX (optional)
- E** - PACBOX
- F** - Jumper cable (LOIJC)
- G** - Lumenfacade Inground

- Consult the installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- Each Lutron® EcoSystem® enabled fixture has its own address; for the example shown, there are a total of 2 EcoSystem® addresses.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

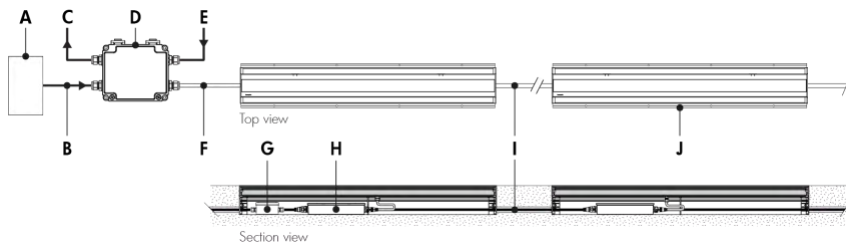


**Star Layout (DMX/RDM)**



- A** - DMX/RDM controller (order separately from Lumenpulse, or by others)
- B** - Data input (Belden 9841 or equivalent, by others)
- C** - Data output to next CBX (optional, not isolated/not boosted)
- D** - CBX-ST
- E** - Power input (120-277V, wiring by others)
- F** - Leader cable (LOILC)
- G** - IP68 LOI-JBOX (optional)
- H** - PACBOX
- I** - Jumper cable (LOIJC)
- J** - Lumenfacade Inground

**Daisy Chain Layout (DMX/RDM)**



- A** - DMX/RDM controller (order separately from Lumenpulse, or by others)
- B** - Data input (Belden 9841 or equivalent, by others)
- C** - Data output to next CBX (optional, not isolated/not boosted)
- D** - CBX-DS
- E** - Power input (120-277V, wiring by others)
- F** - Leader cable (LOILC)
- G** - IP68 LOI-JBOX (optional)
- H** - PACBOX
- I** - Jumper cable (LOIJC)
- J** - Lumenfacade Inground

**Maximum Run of Fixtures, Lumenfacade® LOI ASHRAE White & Static Colors 5 W/ft**

Voltage	<b>120/277V</b>
Maximum Run of Fixtures*	128ft

**Maximum Run of Fixtures, Lumenfacade® LOI RO White & Static Colors 8.5 W/ft**

Voltage	<b>120/277V</b>
Maximum Run of Fixtures*	120ft

**Maximum Run of Fixtures, Lumenfacade® LOI HO White & Static Colors 15.25 W/ft**

Voltage	<b>120/277V</b>
Maximum Run of Fixtures*	68ft

Based on 15A maximum, 50ft leader cable.

\*Example: 120V = 120ft maximum run of end to end fixtures (30 fixtures maximum for 4ft LOI RO).

- Consult the installation instructions for additional wiring details.
- Consult factory for specific applications and maximum fixture count/cable length recommendations. Maximum run length calculations are typically based on 48 in fixtures.
- The DMX/RDM protocol states a maximum of 32 DMX/RDM enabled fixtures on any single run.
- Maximum of 4 DMX/RDM repeaters/CBX cascading in line.
- Maximum of 6 outputs per CBX-ST; maximum of 1 output per CBX-DS.
- Each fixture requires 1 DMX address.
- 1% minimum dimming value.
- ASHRAE version (not available for 12 in fixture lengths): 5 W/ft; Regular Output version: 8.5 W/ft; High Output version: 15.25 W/ft.

**How to order**

Housing <sup>(1) (3) (4)</sup>	Voltage	Length	Color and Color Temperature <sup>(5)</sup>	Optics	Tilt Setting <sup>(9) (10)</sup>	Optical Option	Control	Options
<b>LOI ASHRAE</b> Lumenfacade™ Inground, 5 W/ft ASHRAE compliant <sup>(2)</sup>  <b>LOI RO</b> Lumenfacade™ Inground, Regular Output, 8.5 W/ft  <b>LOI HO</b> Lumenfacade™ Inground, High Output, 15.25 W/ft	<b>120/277</b> 120-277 volts	<b>12</b> 13 1/16 in (7.5 lbs) <sup>(4)</sup>  <b>24</b> 25 1/16 in (15.3 lbs)  <b>36</b> 37 1/16 in (21.4 lbs)  <b>48</b> 49 1/16 in (27 lbs)	<b>22K</b> 2200K  <b>27K</b> 2700K  <b>30K</b> 3000K  <b>35K</b> 3500K  <b>40K</b> 4000K  <b>RD</b> Red <sup>(6)</sup>  <b>GR</b> Green <sup>(6)</sup>  <b>BL</b> Blue <sup>(6)</sup>	<b>WW</b> Asymmetric Wallwash <sup>(7)</sup>  <b>8x8</b> 8° x 8° <sup>(7) (8)</sup>  <b>10x10</b> 10° x 10° <sup>(7) (8)</sup>  <b>10x30</b> 10° x 30° <sup>(7)</sup>  <b>10x60</b> 10° x 60° <sup>(7)</sup>  <b>10x90</b> 10° x 90° <sup>(7)</sup>  <b>15x25</b> 15° x 25° <sup>(7)</sup>  <b>30x30</b> 30° x 30°  <b>30x60</b> 30° x 60°  <b>35x35</b> 35° x 35°  <b>50x80</b> 50° x 80°  <b>60x60</b> 60° x 60°  <b>80x80</b> 80° x 80°  <b>90x90</b> 90° x 90°	<b>TS0</b> 0 degrees  <b>TS2.5</b> 2.5 degrees  <b>TS5</b> 5 degrees  <b>TS20</b> 20 degrees	<b>INTL</b> Internal louver <sup>(11)</sup>	<b>NO</b> On/Off control  <b>LT</b> Lumentalk <sup>(12)</sup>  <b>DIM</b> 0-10V dimming  <b>DALI</b> DALI dimming  <b>ES</b> Lutron® EcoSystem® Enabled dimming  <b>DMX/RDM</b> DMX/RDM enabled <sup>(13)</sup>	<b>ASL</b> Anti-slip lens  <b>CE</b> CE (certification covers European Economic Area) <sup>(14)</sup>

**Notes:**

1. A Lumenfacade Inground fixture includes one optical chamber (LOIC), one power and control box (PACBOX) and one recessed blackout (RBO). The LOIC, PACBOX and RBO are provided according to the output/color, length and control configuration.
2. ASHRAE version not available for 12 in fixture lengths.
3. Consult the installation instructions to plan all aspects of the fixture installation.
4. Power consumption is typically 20% higher for 12 in fixture lengths.
5. Consult factory for availability of static Royal Blue, 6500K and 90+ CRI.
6. Static colors made to order 8-10 weeks.
7. 8x8, 10x10, 10x30, 10x60, 10x90, 15x25 and WW distributions come with a half-frosted lens to bring light low on the wall for grazing applications. Clear lens also available, consult factory.

8. For best results use with HO fixtures at a 6 in setback from surface. Contact factory for application support.
9. Do not specify a tilt setting for the asymmetric wallwash option. The asymmetric wallwash optic is factory set with a 2.5 degree tilt.
10. Tilt setting is factory set and cannot be adjusted in the field.
11. The addition of an internal louver will affect beam distribution. Consult factory for application support.
12. A Lumentranslator 2 (LTL2) and LumentalkID (LIDL) must be specified for Lumentalk applications. Consult Lumentranslator 2 and Lumentalk pages and specification sheets for details.
13. A control box (CBX) and LumenID (LID) must be specified.
14. Consult European specification sheet and installation instructions for CE wiring information.

# FGL – Federal Globe™ LED – Large Housing Scale

TYPE **P1**

- Reliable, efficient operation
- Type 2, 3, 4, 5 distributions
- 3000K, 4000K and 5000K CCT
- 0-10V dimming ready
- Integral surge protection
- 15 standard powder coat finishes
- Scaled family members
- IP66



FGL

## SPECIFICATIONS

### FGL

HEIGHT: 42" 1067mm  
 LENGTH: 17.5" 445mm  
 WIDTH: 17.5" 445mm  
 WEIGHT: 31 lbs.  
 EPA: 1.47

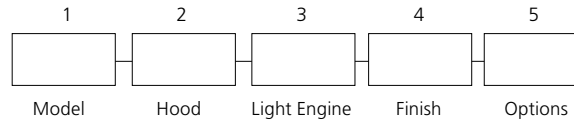


FGL-RB



FGL-LF

## ORDERING CODE



### 1. FITTER

RB Rib Fitter Design  
 LF Leaf Fitter Design

Confirm w Owner

### 2. GLOBE

SLG Two-piece globe  
 SAL One-piece globe

### 3. LIGHT ENGINE

Y2-36LED IES Type II  
 Y3-36LED IES Type III  
 Y4-36LED IES Type IV  
 Y5-36LED IES Type V

### 4. COLOR TEMPERATURE

3K 3000K CCT, 70 CRI  
 4K 4000K CCT, 70 CRI  
 5K 5000K CCT, 70 CRI

### 5. LUMEN PACKAGE

600 73 watts

### 6. FINISH

BLS Black Gloss Smooth  
 BLT Black Matte Textured  
 DBS Dark Bronze Gloss Smooth  
 DBT Dark Bronze Matte Textured  
 GTT Graphite Matte Textured  
 LGS Light Grey Gloss Smooth  
 LGT Light Grey Matte Textured  
 PSS Platinum Silver Gloss Smooth  
 VGT Verde Green Matte Textured  
 WHS White Gloss Smooth  
 WHT White Matte Textured  
 CC<sup>1</sup> Custom Color

<sup>1</sup> Consult factory for custom color, marine and corrosive finish

### 7. VOLTAGE

Standard configuration are 120-277VAC input or may choose one  
 347 347VAC input  
 480 480VAC input

### 8. CONTROLS

PHC Integral photocell 2  
 SCP Pole mounted occupancy sensor, 120-277VAC  
 SCP-HV Pole mounted occupancy sensor, 347/480VAC

### 9. OPTIONS

ALF Cast fillgree basket for SLG  
 SF 120, 277, 347 Line Volts  
 DF 208, 240, 480 Line Volts

### 10. MOUNTING

Standard configuration slips over a 5" / 127mm Ø top pole or may choose one.

PT23 Slips over a 2 3/8" Ø Tenon  
 PT3 Slips over a 3" Ø Tenon  
 PT4 Slips over a 4" Ø Tenon

#### PIER MOUNT

PM1 PM2 PM3

#### ARM MOUNT

TRA1M<sup>1</sup> TRA1L<sup>1</sup> TRA5U<sup>1</sup>  
 TRA6U<sup>1</sup> TRA55<sup>1</sup> TRA56  
 TRA57<sup>1</sup>

#### WALL MOUNT

WMA1M WMA1L WMA35U  
 WMA36U WMA55 WMA56  
 WMA57

<sup>1</sup> Specify 4" or 5" pole

<sup>2</sup> Specify 120/208/240/277 voltage input

<sup>3</sup> Consult factory for custom color, marine and corrosive finish options



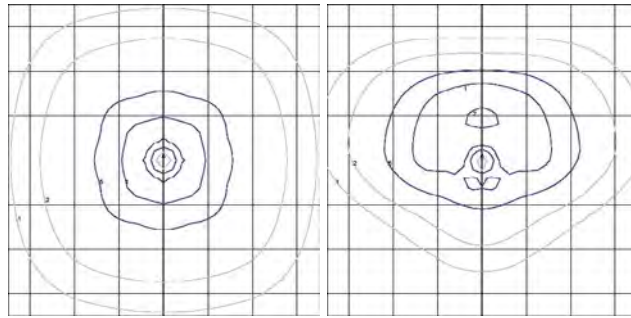
ARCHITECTURAL AREA LIGHTING  
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JOB \_\_\_\_\_  
 TYPE \_\_\_\_\_  
 NOTES \_\_\_\_\_

PERFORMANCE DATA (36 LEDS, 600 MA DRIVE CURRENT, 73 WATTS)

TYPE	LENS	5K					4K					3K					DRIVE CURRENT (mA)	SYSTEM WATTS
		LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G		
T2	SLS SAG	5877	81	2	4	3	5811	80	2	4	3	5666	78	2	4	3	600 mA	73
T3		5281	72	2	4	2	5221	72	2	4	2	5091	70	2	4	2		
T4		5756	79	1	5	3	5691	78	1	4	3	5549	76	1	4	3		
T5		5214	71	3	4	3	5155	71	3	4	3	5026	69	3	4	3		
<b>CCT Average</b>		5000K					4000K					3000K						
<b>CRI Minimum</b>		≤70					≤70					≤80						

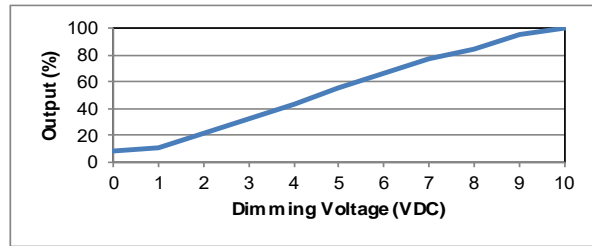
ISOLINE TEMPLATE



FGL-RB-SLG-Y5-36LED-5K-600

FGL-RB-SLG-Y3-36LED-5K-600

DIMM



AMBIENT TEMP.	0	25,000	50,000	*TM-21-11 60,000	100,000	REPORTED L70 (HRS)
25°C/77°F	100%	96%	95%	94%	91%	>60,000
40°C/104°F	100%	95%	92%	91%	86%	>60,000

SPECIFICATIONS

HOUSING

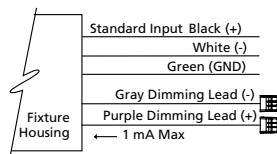
- Luminaire housings are cast aluminum, A356 alloy.
- Outer lens are acrylic and sealed to the housing with a silicone gasket on the top and bottom.
- All internal and external hardware are stainless steel.
- Finial and optional cast filigree basket are painted to match housing.

OPTICAL MODULE

- Light emitting diode (LED) assembly are sealed to a die-cast anodized aluminum heat sink with an injection molded silicone rubber gasket and stainless steel bezel, IP66.
- LED optics are injection molded PMMA acrylic and be mounted to a metal printed circuit board with a uniform conformal coating over the panel surface and electrical features.

ELECTRICAL

- Luminaires accept 120 thru 277 50/60Hz input voltage have integral surge protection and wire leads for controls.
- Drivers are U.L recognized, have a minimum starting temperature of -30°C and have a 0-10v dimming interface with a dimming range of 10-100%.



- Drivers have a power factor ≥.90 and THD of ≤20% at full load with an inrush current maximum of <20.0 Amps maximum at 230VAC.
- Drivers are not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems
- Thermal shield is provided with all configurations for added protection in the event of abnormally excessively high ambient temperature conditions.
- Surge protector are U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J.

CONTROLS

- SCP have an integral surge protection device with a current rating of 10,000 Amps using the industry standard 8/20uSec wave and sure rating of 372J
- Sensor not intended for use with additional photo-control, wireless control or dimming systems.

SERVICING

- The electrical assembly are mounted to a prewired internal service tray and accessed by releasing the service latch to allow the fixture to hinge open into a service position.

FINISH

- Luminaire finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish are meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

- Luminaire is listed with ETL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250. IP66.

WARRANTY / TERMS AND CONDITIONS OF SALE

Download: <http://www.hubbelling.com/resources/warranty/>

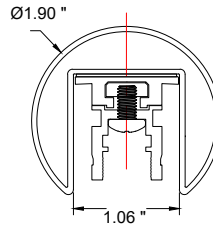


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JOB	_____
TYPE	_____
NOTES	_____

# OrgaRail® Illuminated Handrail

ROUND Ø 1.90"



Types R1, R2A,B,C,D, R3

Project
Type
Date

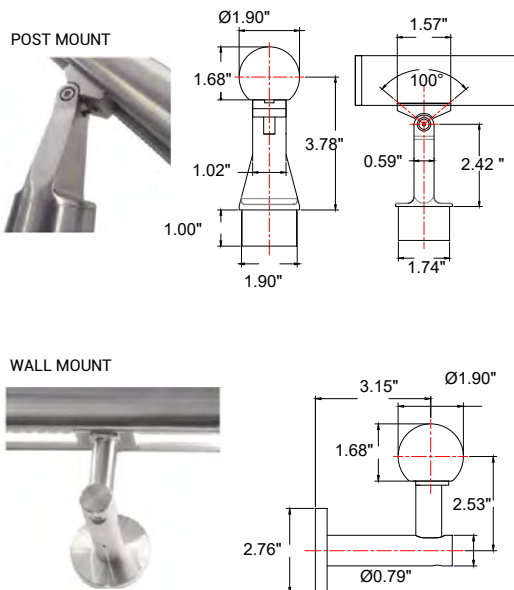
## FEATURES

- Heavy duty stainless steel handrail: AISI 316
- Dimensions: 1.90" OD
- Curved handrail (10 ft. radius or greater) is available upon request CHANNEL for continuous liniLED® Top LED strip
- Energy efficient and dimmable
- The OrgaLED® strip press fits securely into the channel
- Wall and post brackets are designed for quick and easy installation
- Available in various colors and luminous intensities
- Manufactured in the US/EU
- ADA compliant

## MOUNTING

Wall or post mounted, glass infill option or glass wall/panel mounting.  
\* Glass by others.

## MOUNTING DIMENSIONS



## OPTICS

OrgaLED® LED strips available in three white luminous intensities:

- Low output (Deco 33-39 lm/ft)
- Medium output (Power 113-122 lm/ft)
- High output (High Power 227-257 lm/ft)
- Warm White 2700K and 3000K, and Natural White 4000K

## CONNECTING

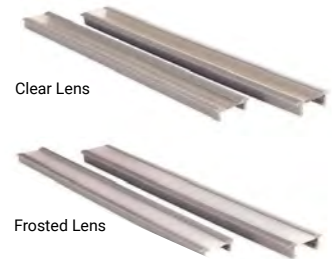
The maximum unit length of the handrail is 16.4ft and can easily be connected mechanically or by welding. All handrails can be applied indoor and outdoor.

## CURVES & SPIRAL CURVES

2D curved rails create horizontal curved rails.

3D curved rails for spiral stairways require horizontal and vertical bending with special alignment techniques with welded and polished sections according to the spiraling details.

## LENS



## STANDARD AND CUSTOMIZED ANGLES

There are three standard angles for the OrgaRail® Handrails: 45°, 90° and 120°. Other angles can be customized upon request.

(top view)

45° Angle



90° Angle



120° Angle



Custom Angle



Specifications are correct at the time of publishing, but may be modified or improved in accordance with current electrical, safety or manufacturing methods without notification.

# OrgaRail® Illuminated Handrail

ROUND Ø 1.90"

## HOW TO SPECIFY YOUR ENERGY EFFICIENT HANDRAIL

As each lighting project is unique, all the components of the OrgaRail® Illuminated Handrail are professionally customized. Therefore, it is of great importance to provide fully dimensioned plans, DWG files and detailed drawings, in addition to the useful menu below.



Project

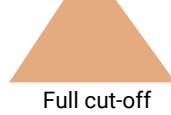
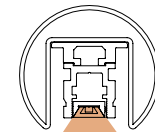
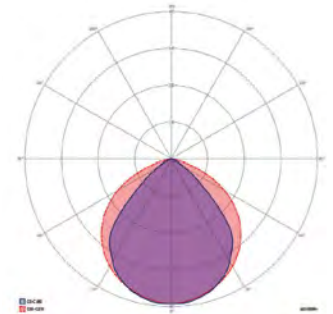
Type

Date

### ILLUMINATED HANDRAIL TECHNICAL DETAIL

Profile	Length	LED	CCT	Beam	Mount	Lens	Connector	Options
HR2	_____	_____	_____	_____	_____	_____	_____	_____
HR2 1.9"	X length in feet	D Deco 0.3W/ft P Power 1.28W/ft HP High Power 2.89W/ft	27 2700K 30 3000K 40 4000K RG RGB R Red G Green B Blue A Wildlife Amber	A Asym. S Sym.	P Post W Wall	LC Clear LF Frosted	I Interior (IP40) E Exterior (IP67)	PR Post Return WR Wall Return IN Interlinking EC End Cap CV2D Curved 2D CV3D Curved 3D (spiral) N None
See luminaire schedule								

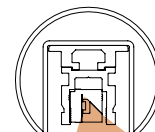
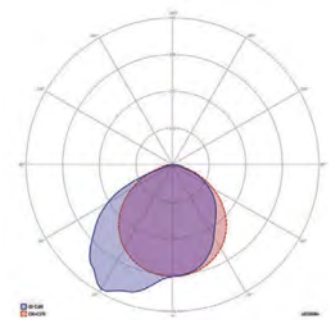
### SYMMETRIC DIAGRAM



Full cut-off

### ASYMMETRIC DIAGRAM

NOTE: Can only be used on the 1.9" diameter handrail



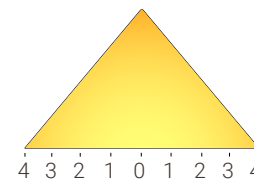
Full cut-off

### ADDER ACCESSORIES

Profile	Elbows/Accessories
HR2	_____
HR2 1.9"	45V 45° Vertical 90V 90° Vertical 120V 120° Vertical 45H 45° Horizontal 90H 90° Horizontal 120H 120° Horizontal FL Flange Kit CU Custom

Profile	Infills
HR2	_____
HR2 1.9"	GB Glass Brackets RL Railing CL Cables

3D Spiral Curve



### OrgaLED® ILLUMINATED HANDRAIL TYPICAL FC. LEVELS

Handrail Model	Handrail Height	0	1'	2'	3'	4'
Symmetric FC Levels						
Deco 3000K	34.5" H	4.3	3.5	1.9	0.69	0.24
Power 3000K	34.5" H	16	16	7	2.5	0.72
High Power 3000K	34.5" H	27	27	12	5.7	1.4
Asymmetric FC Levels						
Deco 3000K	34.5" H	1.4	1.4	0.98	0.49	0.25
Power 3000K	34.5" H	5.4	5.5	3.8	2	0.98
High Power 3000K	34.5" H					



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