

**LEGEND**

EXISTING	PROPOSED	LABEL
---	---	PARCEL BOUNDARY
---	---	ADJACENT BOUNDARY
---	---	EASEMENT - PUBLIC UTILITY
---4654---	---4656---	MAJOR CONTOUR
---4653.50---	---4655.50---	MINOR CONTOUR
XX.XX	XX.XX	GRADE SPOT ELEVATION
▲	▲	CONTROL POINT
●	●	FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP
●	●	STAMPED "FRED ASAT JR", UNLESS NOTED OTHERWISE
●	●	FOUND 1/2" IRON ROD WITH DAMAGED YELLOW PLASTIC CAP
(P)	(P)	BEARING AND DISTANCE PER PARTITION PLAT NO. 200819
(M)	(M)	MEASURED BEARING & DISTANCE
(C)	(C)	CALCULATED BEARING & DISTANCE
---	---	SIGNAGE
---	---	ASPHALT PAVEMENT
---	---	BUILDING
---	---	CONCRETE
---	---	GRAVEL ROAD
---	---	ROOFLINE
X-X	X-X	FENCE
○	○	BOLLARD
○	○	DECIDUOUS TREE
---	---	CURB - FLOWLINE
---	---	CURB - TOP BACK OF CURB
---	---	FIRE HYDRANT
---	---	WATER METER
---	---	WATER VALVE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	FIRE SERVICE
---	---	IRRIGATION PIPE
---	---	IRRIGATION CONTROL VALVE
---	---	SANITARY SEWER CLEANOUT
---	---	SANITARY SEWER MANHOLE
---	---	SANITARY SEWER MAIN
---	---	SANITARY SEWER SERVICE
---	---	PRESSURIZED SAN SEWER SERVICE
---	---	STORM DRAIN
---	---	ROOF DRAIN
---	---	PERFORATED DRAIN PIPE
---	---	STORM SWALE
---	---	DRY WELL
---	---	STORM CATCH BASIN
---	---	STORM DRAIN INLET
---	---	STORM SEWER MANHOLE
---	---	CABLE TV PEDESTAL
---	---	BURIED TELEVISION
---	---	ELECTRICAL JUNCTION BOX
---	---	ELECTRICAL METER
---	---	GUY POLE
---	---	BOLLARD LIGHT POLE
---	---	LIGHT POLE
---	---	POWER POLE
---	---	BURIED POWER LINE
---	---	OVERHEAD POWER LINE
---	---	BURIED UTILITY CONDUIT LINE
---	---	BURIED FIBER OPTIC LINE
---	---	GAS METER
---	---	BURIED GAS LINE
---	---	PARKING STRIPE
---	---	TELEPHONE PEDESTAL
---	---	BURIED TELEPHONE LINE
---	---	OVERHEAD TELEPHONE LINE

CIVIL SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	GENERAL NOTES
C010	EXISTING CONDITIONS
C020	DEMOLITION PLAN
C110	SITE PLAN
C120	UTILITY PLAN
C130	GRADING PLAN
C500	DETAILS
C501	DETAILS
C502	DETAILS

**GENERAL NOTES**

- IN GENERAL EXISTING STRUCTURES AND FACILITIES ARE NOTED AS "EXISTING" AND ARE SHOWN IN LIGHT LINE WEIGHTS OR AS SCREENED BACKGROUND. NEW STRUCTURES OR FACILITIES ARE SHOWN IN HEAVY LINE WEIGHTS.
- ALL PROFILES REPRESENT EXISTING GROUND (DASHED LINE) AND FINISHED GRADE (SOLID LINE) ALONG THE ALIGNMENT INDICATED ON THE PLANS. ELEVATIONS ARE FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
- UTILITY LOCATIONS AND EFFECTS ON WORK ARE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL CALL OREGON 811, CALL BEFORE YOU DIG FOR UNDERGROUND UTILITY LOCATES PRIOR TO CONSTRUCTION ACTIVITIES.
- THE LOCATION, DEPTH, AND SIZE OF EXISTING UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXISTENCE, LOCATION, DEPTH, SIZE, LINE AND GRADE OF EXISTING UTILITIES CONNECTIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING FACILITIES DUE TO FAILURE TO LOCATE OR PROVIDE PROPER PROTECTION WHEN LOCATION IS KNOWN.
- THE CONTRACTOR SHALL MAINTAIN SERVICE OF ALL EXISTING UTILITIES. IF SAID SERVICE IS DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY AND REPAIR THE DAMAGE AT THE CONTRACTORS EXPENSE.
- ALL IMPROVEMENTS ON THIS PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF SISTERS, OREGON 2020 STANDARD SPECIFICATIONS, AND THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2021.
- TRAFFIC CONTROL PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF SISTERS, OREGON 2020 STANDARD SPECIFICATIONS AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS REQUIRED FOR CONSTRUCTION AND COMPLYING WITH ALL THE TERMS OF THE PERMITS.
- ANY CHANGES IN PUBLIC RIGHT-OF-WAY SHALL REQUIRE APPROVAL FROM THE CITY OF SISTERS. CONTRACTOR TO ENSURE CITY APPROVAL PROVIDED PRIOR TO CONSTRUCTION.
- ALL QUANTITIES LISTED ARE ESTIMATED QUANTITIES. ACTUAL QUANTITIES MAY VARY. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL QUANTITIES.

**CONSTRUCTION NOTES**

- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO COMMENCEMENT OR CONTINUATION OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
- THE CONTRACTOR'S OPERATIONS SHALL BE CONFINED WITHIN THE PROJECT LIMITS. MATERIALS AND EQUIPMENT SHALL BE STORED ON THE PROJECT SITE WHERE APPROVED BY THE OWNER. IT SHALL BE UNDERSTOOD THAT THE RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF EQUIPMENT AND MATERIALS ON OR NEAR THE SITE WILL BE ENTIRELY THAT OF THE CONTRACTOR AND THAT NO CLAIM SHALL BE MADE AGAINST THE OWNER BY REASON OF ANY ACT OF EMPLOYEE OR TRESPASSER.
- REFERENCE ALL SURVEY MONUMENTS, SECTION CORNERS, 1/4 CORNERS AND PROPERTY CORNERS PRIOR TO BEING DISTURBED BY CONSTRUCTION. ANY MONUMENTS AND CORNERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF OREGON.
- THE CONTRACTOR SHALL RESTORE ALL ROADWAY SURFACE TO EQUAL, OR BETTER CONDITION THAN EXISTED PRIOR TO EXCAVATION AND CONSTRUCTION, AS DETERMINED BY OWNER AND THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT THEIR EXPENSE. STREETS AND DISTURBED AREAS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
- ALL DISTURBED AREAS SHALL BE SEED BY THE CONTRACTOR IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE CITY OF SISTERS PUBLIC WORKS DEPARTMENT FOR SHUT DOWN, ABANDONMENT, AND TIE-IN TO EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SISTERS AND ENGINEER 48-HOURS PRIOR TO BEGINNING ANY WORK AND 24 HOURS PRIOR TO ANY SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK. ALL WORK SHALL BE PERFORMED DURING NORMAL WORKING HOURS AND SUBJECT TO THE AVAILABILITY OF AN INSPECTOR AND APPROVED BY THE ENGINEER.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH CITY OF SISTERS PUBLIC WORKS, CONTRACTOR, SUBCONTRACTOR, AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS. ALL COSTS FOR PROTECTING, REMOVING, AND RESTORING EXISTING IMPROVEMENTS SHALL BE BORN SOLELY BY THE CONTRACTOR.
- THE CONTRACTOR SHALL UTILIZE COMPACTION EQUIPMENT SUITABLE FOR THE SOIL TYPES AND SURFACE MATERIALS ENCOUNTERED ON THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR CREATING, FILING, AND ABIDING BY A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) APPROVED BY THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) OR LOCAL GOVERNING AGENCY, AS APPROPRIATE. CONTRACTOR SHALL CONTROL EROSION AND SEDIMENTATION BY INSTALLING SUITABLE BMPs AND MAINTAIN THEM FOR THE DURATION OF THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL FOR DURATION OF THE PROJECT.



**ABBREVIATIONS:**

AB	ANCHOR BOLT	INSTR	INSTRUMENT
ABON	ABANDON	INT	INTERIOR
ABV	ABOVE	INVT	INVERT
AC	ASPHALTIC CONCRETE, ALTERNATING CURRENT	JB	JUNCTION BOX
ADDL	ADDITIONAL	JST	JOIST
ADJ	ADJACENT, ADJUST	JT	JOINT
AHR	ANCHOR	L	ANGLE
ALT	ALTERNATE	LBS	POUNDS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LF	LINEAR FEET
APPROX	APPROXIMATE	LNTL	LINTEL
APVD	APPROVED	LR	LONGITUDINAL
ASPH	ASPHALT	LR	LONG RADIUS
AVG	AVERAGE	LVL	LEVEL
BD	BOARD	MATL	MATERIAL
BETW	BETWEEN	MAX	MAXIMUM
BF	BOTTOM FACE	MB	MACHINE BOLT
BLDG	BUILDING	MFD	MANUFACTURED
BLK	BLOCK	MFR	MANUFACTURE, MANUFACTURER
BLW	BELOW	MIN	MINIMUM
BM	BEAM, BENCHMARK	MISC	MISCELLANEOUS
BOT	BOTTOM	MJ	MECHANICAL JOINT
BRG	BEARING	NIC	NOT IN CONTRACT
BRKT	BRACKET	NO	NUMBER
CHAN	CHANNEL	NOM	NOMINAL
CHK	CHECK	NTS	NOT TO SCALE
CI	CAST IRON	OC	ON CENTER
CIRC	CIRCULAR	OD	OUTSIDE DIAMETER
CJ	CONSTRUCTION JOINT, CONTROL JOINT	OF	OUTSIDE FACE
CL	CENTER LINE	OHP	OVERHEAD POWER
CLG	CILING	OPNG	OPENING
CLR	CLEAR, CLEARANCE	PC	POINT OF CURVE
COL	COLUMN	PCP	PLANT CONTROL VALVE
COMB	COMBINATION	PE	PLAIN END
CONC	CONCRETE, CONCENTRIC	PEN	PENETRATION
COORD	COORDINATE	PERP	PERPENDICULAR
CORR	CORRUGATED	PH	PIPE HANGER
CP	CONTROL PANEL	PI	PRESSURE INDICATOR, POINT OF INTERSECTION
CPLG	COUPLING	PJF	PREMOLDED JOINT FILLER
C TO C	CENTER TO CENTER	PL	PLATE, PROPERTY LINE
CTR	CENTER	PLYWD	PLYWOOD
CU	CUBIC	PNL	PANEL
CU FT	CUBIC FEET	PRCST	PRECAST
CU IN	CUBIC INCH	PREFAB	PREFABRICATED
CULV	CULVERT	PRELIM	PRELIMINARY
CU YD	CUBIC YARD	PROP	PROPERTY
D	DRAIN	PS	PRESSURE SWITCH, PIPE SUPPORT
D	PENNY (NAIL SIZE)	PT	POINT, POINT OF TANGENCY
DBL	DOUBLE	PVMT	POLYVINYL CHLORIDE PAVEMENT
DET	DETAIL	RAD	RADIUS
DI	DUCTILE IRON, DRAIN INLET	RC	REINFORCED CONCRETE
DIA	DIAMETER	RD	ROAD, ROOF DRAIN
DIM	DIMENSION	RDCR	REDUCER
DIR	DIRECTION	REBAR	REINFORCEMENT BAR
DN	DOWN	RELOC	RELOCATE, RELOCATION
DR	DOOR	REQD	REQUIRED
DWG	DRAWING	RST	REINFORCING STEEL
EA	EACH	R/W	RIGHT-OF-WAY
EL, ELEV	ELEVATION	SCHED	SCHEDULE
ELB	ELBOW	SDWK	SIDEWALK
ENCL	ENCLOSE	SECT	SECTION
ENGR	ENGINEER	SHT	SHEET
EP	EDGE OF PAVEMENT	SIM	SIMILAR
EW	EACH WAY	SLP	SLOPE
EXC	EXCAVATE	SPEC	SPECIFICATION
EXP	EXPANSION	SPG	SPACING
EXP JT	EXPANSION JOINT	SPRT	SUPPORT
EXST	EXISTING	SQ	SQUARE
EXT	EXTENSION, EXTERIOR	SQ FT	SQUARE FOOT
F	FLANGE	SQ IN	SQUARE INCH
FAB	FABRICATE	SST	STAINLESS STEEL
FB	FLAT BAR	SS	SANITARY SEWER
FC	FLEXIBLE COUPLING	STA	STATION
FD	FLOOR DRAIN	STD	STANDARD
FDN	FOUNDATION	STIF	STIFFENER
F, EXT	FIRE EXTINGUISHER	STL	STEEL
FF	FINISHED FLOOR	STRUCT	STRUCTURE
FG	FINISH GRADE	SYM	SYMMETRICAL
FL	FLOOR, FLOW	T&B	TOP AND BOTTOM
FLEX	FLEXIBLE	TBC	TOP BACK OF CURB
FLG	FLANGE	TF	TOP FACE
FLL	FLOW LINE	TEMP	TEMPORARY, TEMPERATURE
FIN.	FINISH	THRU	THROUGH
FLR	FLOOR	T.O.	TOP OF
FOC	FACE OF CONCRETE	TOC	TOP OF CONCRETE, TOP OF CURB
FT	FOOT, FEET	TST	TOP OF STEEL
FTG	FOOTING, FITTING	TW	TOP OF WALL
F TO F	FACE TO FACE	TYP	TYPICAL
GA	GAGE, GAUGE	UBC	UNIFORM BUILDING CODE
GAL	GALLON	W	WIDTH
GALV	GALVANIZED	WL	WATERLINE
GND	GROUND	WM	WIRE MESH, WATER MAIN
GSKT	GASKET	WS	WATERSTOP, WATER SURFACE
GSP	GALVANIZED STEEL PIPE	WSTL	WELDED STEEL, WROUGHT STEEL
GVL	GRAVEL	WT	WEIGHT
ID	INSIDE DIAMETER	WTR	WATER
IF	INSIDE FACE	WWF	WELDED WIRE FABRIC
IN.	INCH	WWM	WELDED WIRE MESH
INSL	INSTALL, INSTALLATION	YD	YARD

**NOTE:**

- FOR ABBREVIATIONS NOT LISTED, SEE "ABBREVIATIONS FOR USE ON DRAWINGS AND TEXT", PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE INC. (ANSI) OR CONTACT THE ENGINEER.
- THIS IS A STANDARD ABBREVIATION LIST. THEREFORE, NOT ALL ABBREVIATIONS ARE USED ON THE PLANS.
- ADDITIONAL ABBREVIATIONS FOR SPECIALIZED WORK DIVISIONS (INSTRUMENTATION AND CONTROL ELECTRICAL, ETC.) ARE SHOWN ON OTHER LEGEND SHEETS.



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**CONSULTANT**



**PROJECT INFORMATION**

**BAKER MIXED USE**

130 E CASCADE AVENUE  
SISTERS OREGON 97759

**ISSUES**

PHASE	100% CD
DATE	AUGUST 4, 2023
JOB NUMBER	21-053-OR

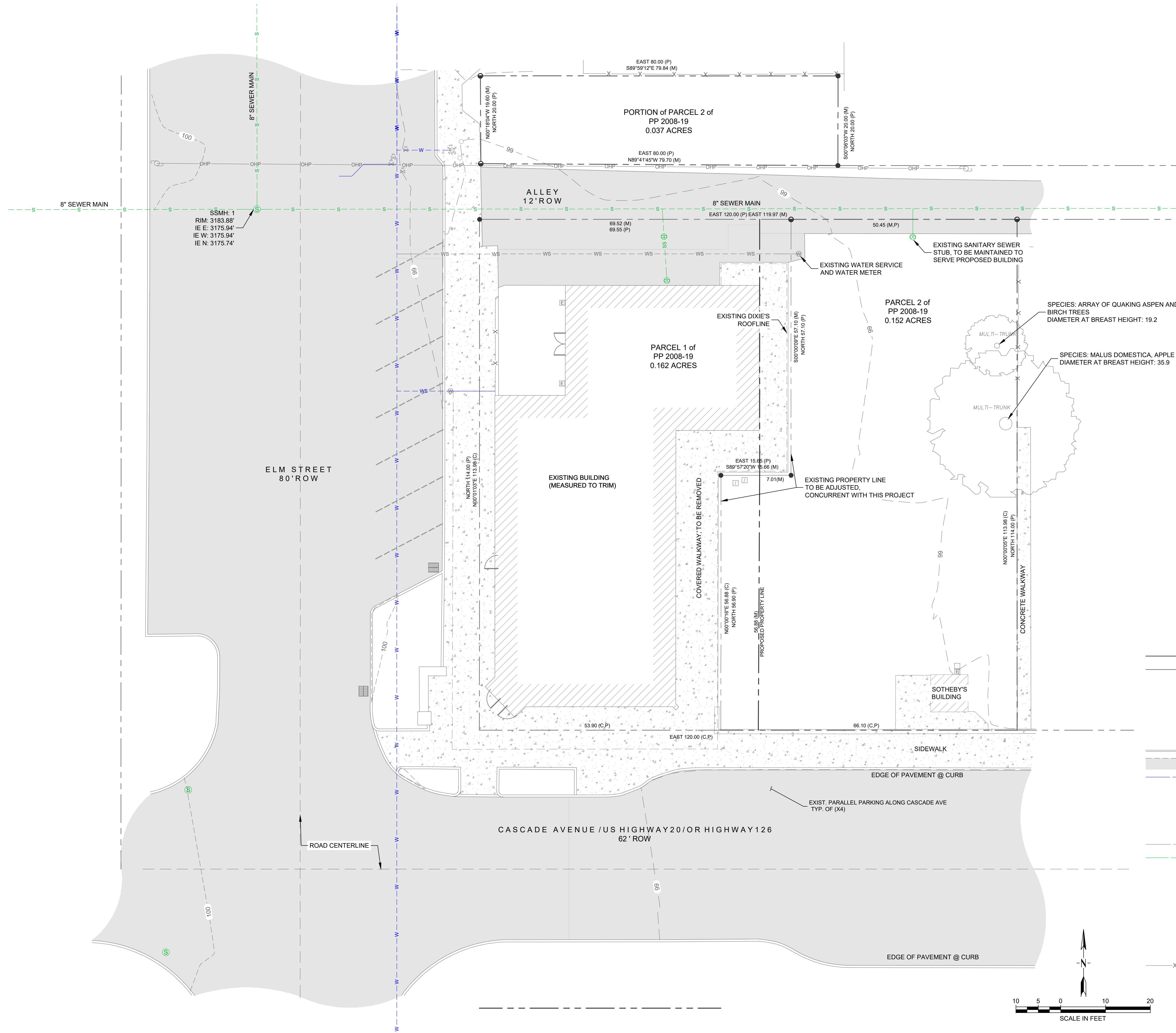
**SHEET NAME**

**GENERAL NOTES**

**SHEET NUMBER**

**C000**





**SURVEY NOTES**

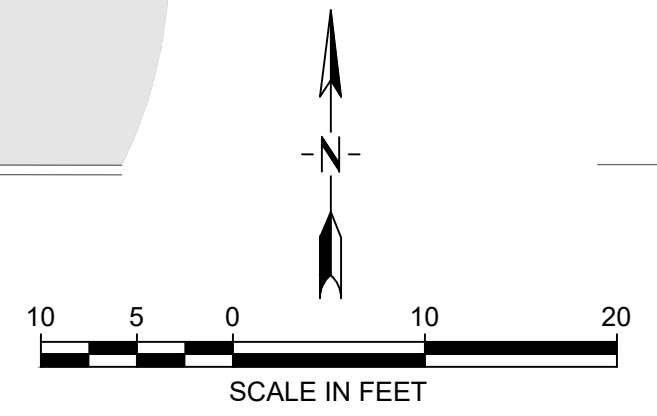
1. **PROPERTY ADDRESS:** 130 E CASCADES AVE, SISTERS, OR 97759
2. **ZONE:** DOWNTOWN COMMERCIAL ZONING DISTRICT.
3. **TAXLOT NUMBER:** 151004CC04101
4. **LEGAL DESCRIPTION:** BLOCK 1, SISTERS, SITUATED IN THE SW ¼ OF SECTION 4, T15S, R10E, W.M., CITY OF SISTERS, DESCHUTES COUNTY, OREGON. PROJECT LOCATION IS ON PARCEL 2 OF THE PARTITION PLAT 2008-19 CITY OF SISTERS DESCHUTES COUNTY, OREGON
5. FIELD SURVEY COMPLETED BY BAXTER LAND SURVEYING, INC. IN OCTOBER, 2022. MORRISON MAIERLE IS NOT RESPONSIBLE FOR THE ACCURACY AND OR COMPLETENESS OF THE SURVEY INFORMATION PROVIDED.
6. THIS SURVEY IS FOR TOPOGRAPHIC PURPOSES ONLY AND DOES NOT MEET THE REQUIREMENTS OF A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY REVEAL.
7. CONTOURS ARE BASED ON ASSUMED DATUM AND HAVE NO RELATIONSHIP TO SEA LEVEL DATUM. CONTOUR INTERVAL IS 1.0 FEET.
8. BURIED UTILITIES ARE SHOWN AS INDICATED BY FIELD LOCATES. RECORD MAPS FURNISHED AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD DURING THE SITE SURVEYS. MORRISON MAIERLE ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. FOR FINAL LOCATION OF EXISTING BURIED UTILITIES CONTRACTOR SHALL COORDINATE WITH OWNING UTILITY/AGENCY

**GENERAL NOTES**

1. NOT ALL SURFACE FEATURES ARE SHOWN. CONTRACTOR SHALL VISIT THE SITE AND MAKE THEMSELVES AWARE OF ANY ADDITIONAL SURFACE FEATURES IN CONFLICT WITH THE PROJECT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING UTILITY LOCATES PRIOR TO ANY EXCAVATION AND SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS AS SOON AS POSSIBLE.

**LEGEND**

---	SUBJECT PROPERTY BOUNDARY
- - -	ADJACENT PROPERTY BOUNDARY
●	FOUND 3/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "FRED ASAT JR", UNLESS NOTED OTHERWISE
●	FOUND 3/8" IRON ROD WITH DAMAGED YELLOW PLASTIC CAP
(P)	BEARING AND DISTANCE PER PARTITION PLAT NO. 200819
(M)	MEASURED BEARING & DISTANCE
(C)	CALCULATED BEARING & DISTANCE
---	EXISTING CURB
---	EXISTING ASPHALT ROAD
-W-	EXISTING WATER MAIN
⊗	EXISTING WATER VALVE
⊕	EXISTING WATER METER
⊗	EXISTING HYDRANT
⊠	EXISTING IRRIGATION CONTROL VALVE
-S-	EXISTING SEWER MAIN
-SS-	EXISTING SEWER SERVICE
⊙	EXISTING MANHOLE - SANITARY SEWER
⊕	EXISTING SANITARY SEWER CLEANOUT
⊠	EXISTING STORM WATER CATCH BASIN
⊠	EXISTING ELECTRIC METER
□	EXISTING ELECTRICAL PEDESTAL
○	EXISTING BOLLARD
⊕	EXISTING POWER POLE
-X-X-	EXISTING FENCE



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**CONSULTANT**



**PROJECT INFORMATION**

**BAKER MIXED USE**

130 E CASCADE AVENUE  
SISTERS OREGON 97759

**ISSUES**

PHASE	100% CD
DATE	AUGUST 4, 2023
JOB NUMBER	21-053-OR

**SHEET NAME**

EXISTING CONDITIONS

**SHEET NUMBER**

C010



LEGEND

DEMOLITION KEY NOTES (A)

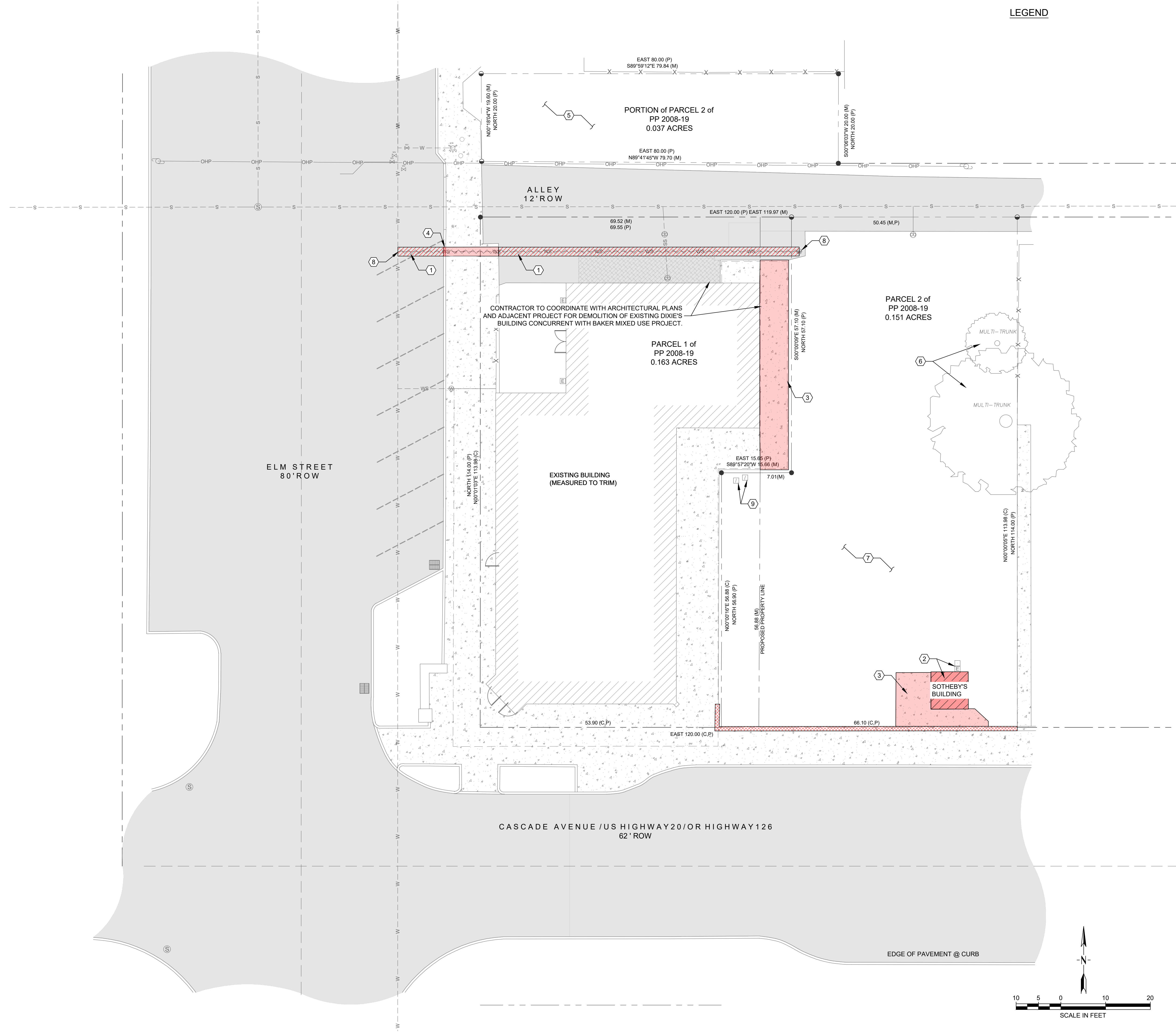
1. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT TO THE EXTENTS SHOWN.
2. SOTHEBY'S BUILDING AND ASSOCIATED SITE IMPROVEMENTS AND UTILITIES TO BE REMOVED. COORDINATE REMOVAL WITH CENTRAL ELECTRIC CO-OP. CONTACT NUMBER: (541) 389-1980.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE AND ASSOCIATED BUILDING MATERIALS TO THE EXTENTS SHOWN. COORDINATE WITH ARCHITECTURAL SHEETS AND DEMOLITION PLANS FOR ADJACENT BUILDING. SAWCUT TO NEAREST JOINT
4. REMOVE AND PROPERLY DISPOSE OF EXISTING CURB & GUTTER TO THE EXTENTS SHOWN
5. EXISTING GRAVEL TO BE REMOVED; MAY BE REUSED ON SITE IF MATERIAL MEETS PROJECT SPECIFICATIONS AND GEOTECHNICAL REQUIREMENTS
6. EXISTING TREES TO BE REMOVED, TYP. (X2)
7. CLEAR AND GRUB EXISTING VEGETATED AREA
8. EXISTING WATER SERVICE AND ASSOCIATED APPURTENANCES TO SUBJECT SITE TO BE ABANDONED AT THE MAIN
9. IRRIGATION CONTROL BOXES TO BE RELOCATED. COORDINATE WITH OWNER. CONTRACTOR TO ENSURE FUNCTIONALITY OF EXISTING IRRIGATION SYSTEMS TO REMAIN.

DEMOLITION LEGEND

- ~ SITE IMPROVEMENT REMOVAL
- CONCRETE REMOVAL
- ASPHALT REMOVAL
- BUILDING REMOVAL
- CURB AND GUTTER REMOVAL

GENERAL NOTES

1. COORDINATE DEMOLITION WORK WITH SCOPE OF ADJACENT PROJECT
2. DEMOLITION SHALL NOT PROCEED UNTIL EROSION & SEDIMENTATION CONTROL MEASURES HAVE BEEN INSTALLED.
3. VERIFY EXTENTS OF DEMOLITION PRIOR TO BIDDING
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL MATERIALS IN ACCORDANCE WITH CITY OF SISTERS PUBLIC WORKS STANDARDS AND SPECIFICATIONS, AND OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION 2020.
5. ALL DISTURBANCE OF EXISTING UTILITIES SHALL BE COORDINATED WITH OWNING UTILITY COMPANY PRIOR TO DISTURBANCE INCLUDING CITY OF SISTERS.
6. EXISTING CONCRETE SECTION AND CONCRETE CURB & GUTTER REMOVAL SHALL BE NEATLINE SAWCUT TO THE NEAREST JOINT.
7. CONTRACTOR SHALL TAKE CARE TO PRESERVE & PROTECT EXISTING ASPHALT TO REMAIN ADJACENT TO THE SITE TO MAXIMUM EXTENT POSSIBLE. ANY DAMAGE DEEMED UNNECESSARY BY ENGINEER SHALL BE REPAIRED AT CONTRACTOR EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO CONCRETE SIDEWALK, CURB & GUTTER AND ASPHALT THAT IS DAMAGED DURING CONSTRUCTION NOT CALLED OUT FOR REMOVAL.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING UTILITY LOCATES PRIOR TO ANY EXCAVATION AND SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS AS SOON AS POSSIBLE
9. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO CONCRETE SIDEWALK, CURB & GUTTER AND ASPHALT THAT IS DAMAGED DURING CONSTRUCTION NOT CALLED OUT FOR REMOVAL.
10. NOT ALL SURFACE FEATURES ARE SHOWN. CONTRACTOR SHALL VISIT THE SITE AND MAKE THEMSELVES AWARE OF ANY ADDITIONAL SURFACE FEATURES IN CONFLICT WITH THE PROJECT.



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PROJECT INFORMATION

BAKER MIXED USE

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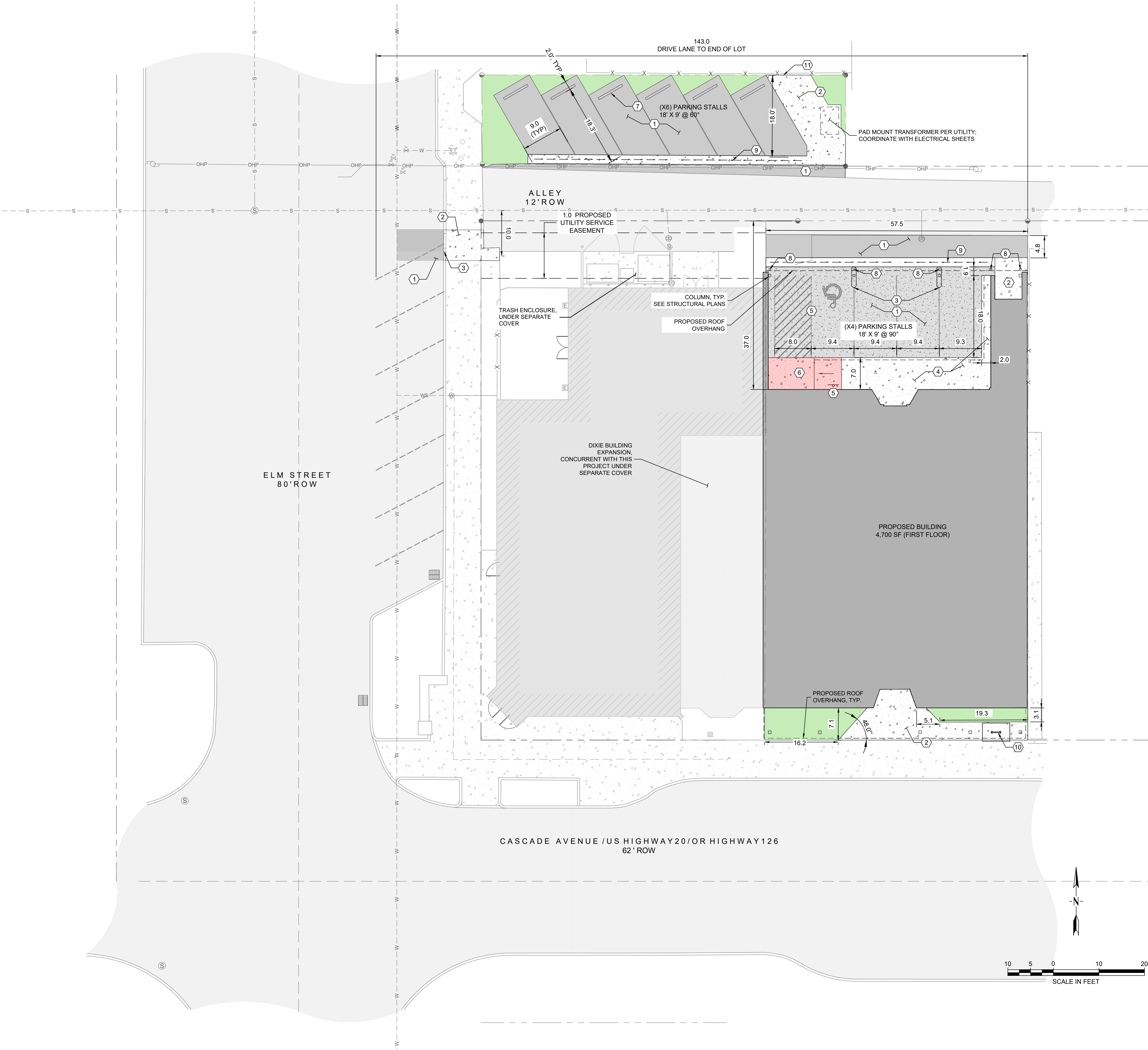
SHEET NAME

DEMOLITION PLAN

SHEET NUMBER

C020





**SITE KEY NOTES** (#)

1. ASPHALT AND CONCRETE PAVEMENT SECTIONS PER DTL. 2/C500
2. CONCRETE SECTION PER DTL. 3/C500
3. RAISED CURB AT STRUCTURAL COLUMN, SEE ARCHITECTURAL PLANS FOR DETAIL.
4. THICKENED EDGE SIDEWALK PER DTL. 5/C500
5. ADA STRIPING AND WALL MOUNTED SIGNAGE PER DTL. 6/C500
6. PARALLEL CURB RAMP PER DTL. 7/C500
7. PARKING WHEEL STOP PER DTL. 1/C501
8. BOLLARD TYP. IN FRONT OF EACH COLUMN AT NORTH END OF BUILDING PER DTL. 2/C501
9. CONCRETE VALLEY GUTTER PER DTL. 4/C502
10. BIKE RACK, SEE ARCHITECTURAL PLANS FOR DETAIL.
11. ALIGN CONCRETE WALK WITH GATE AT NEIGHBORING PROPERTY

**LEGEND**

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SITE CONCRETE
- RAMP
- LANDSCAPING (SEE DESIGN-BUILD LANDSCAPING PLANS)

**LOT SUMMARY**

LOT AREA - APPROX. 0.1866 PER PROPOSED LOT LINE ADJUSTMENT  
CONCURRENT WITH THIS PROJECT

**GENERAL NOTES**

1. IN GENERAL EXISTING STRUCTURES AND FACILITIES ARE NOTED AS "EXISTING" AND ARE SHOWN IN LIGHT LINE WEIGHTS OR AS SCREENED BACKGROUND. NEW STRUCTURES OR FACILITIES ARE SHOWN IN HEAVY LINE WEIGHTS.
2. ALL IMPROVEMENTS ON THIS PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF SISTERS, OREGON 2020 STANDARD SPECIFICATIONS AND THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2021, AND THE PROJECT SPECIFICATIONS.
3. TRAFFIC CONTROL PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF SISTERS, OREGON 2020 STANDARD SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS OREGON SUPPLEMENT TO THE 2009 EDITION, INCLUDING REVISION 1 DATES DECEMBER 2020.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS REQUIRED FOR CONSTRUCTION AND COMPLYING WITH ALL THE TERMS OF THE PERMITS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
5. ANY CHANGES IN PUBLIC RIGHT-OF-WAY SHALL REQUIRE APPROVAL FROM THE CITY OF SISTERS. CONTRACTOR TO ENSURE CITY APPROVAL PROVIDED PRIOR TO CONSTRUCTION.

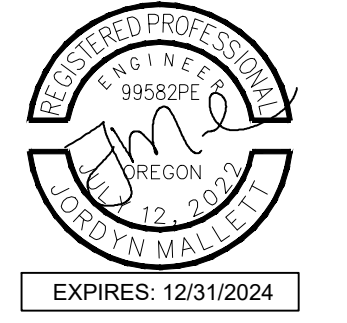
**CONSTRUCTION NOTES**

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO COMMENCEMENT OR CONTINUATION OF CONSTRUCTION ACTIVITIES.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. THE CONTRACTOR'S OPERATIONS SHALL BE CONFINED WITHIN THE PROJECT LIMITS. MATERIALS AND EQUIPMENT SHALL BE STORED ON THE PROJECT SITE WHERE APPROVED BY THE OWNER. IT SHALL BE UNDERSTOOD THAT THE RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF EQUIPMENT AND MATERIALS ON OR NEAR THE SITE WILL BE ENTIRELY THAT OF THE CONTRACTOR AND THAT NO CLAIM SHALL BE MADE AGAINST THE OWNER BY REASON OF ANY ACT OF EMPLOYEE OR TRESPASSER.
4. REFERENCE ALL SURVEY MONUMENTS, SECTION CORNERS, 1/4 CORNERS AND PROPERTY CORNERS PRIOR TO BEING DISTURBED BY CONSTRUCTION. ANY MONUMENTS AND CORNERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF OREGON.
5. THE CONTRACTOR SHALL RESTORE ALL ROADWAY SURFACE TO EQUAL, OR BETTER CONDITION THAN EXISTED PRIOR TO EXCAVATION AND CONSTRUCTION, AS DETERMINED BY OWNER AND THE ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT THEIR EXPENSE. STREETS AND DISTURBED AREAS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
7. ALL DISTURBED AREAS SHALL BE SEEDED BY THE CONTRACTOR IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH CITY OF SISTERS, SISTERS WATER, AND OWNING UTILITY COMPANY FOR SHUT DOWN AND TIE-IN TO EXISTING UTILITIES.
9. THE CONTRACTOR SHALL NOTIFY THE CITY OF SISTERS AND ENGINEER 48-HOURS PRIOR TO BEGINNING ANY WORK AND 24 HOURS PRIOR TO ANY SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
10. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH CITY OF SISTERS, OWNER, CONTRACTOR, SUBCONTRACTOR, AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY SO FAR AS IT MAY BE AFFECTED BY THESE OPERATIONS. ALL COSTS FOR PROTECTING, REMOVING, AND RESTORING EXISTING IMPROVEMENTS SHALL BE BORN SOLELY BY THE CONTRACTOR.
12. THE CONTRACTOR SHALL UTILIZE COMPACTION EQUIPMENT SUITABLE FOR THE SOIL TYPES AND SURFACE MATERIALS ENCOUNTERED ON THE PROJECT.
13. THE CONTRACTOR IS RESPONSIBLE FOR CREATING, FILING, AND ABIDING BY A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT (NOI) APPROVED BY THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) OR LOCAL GOVERNING AGENCY, AS APPROPRIATE. CONTRACTOR SHALL CONTROL EROSION AND SEDIMENTATION BY INSTALLING SUITABLE BMPs AND MAINTAIN THEM FOR THE DURATION OF THE PROJECT.
14. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL FOR DURATION OF THE PROJECT.



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**CONSULTANT**



**PROJECT INFORMATION**

**BAKER MIXED USE**

130 E CASCADE AVENUE  
SISTERS OREGON 97759

**ISSUES**

PHASE	100% CD
DATE	AUGUST 4, 2023
JOB NUMBER	21-053-OR

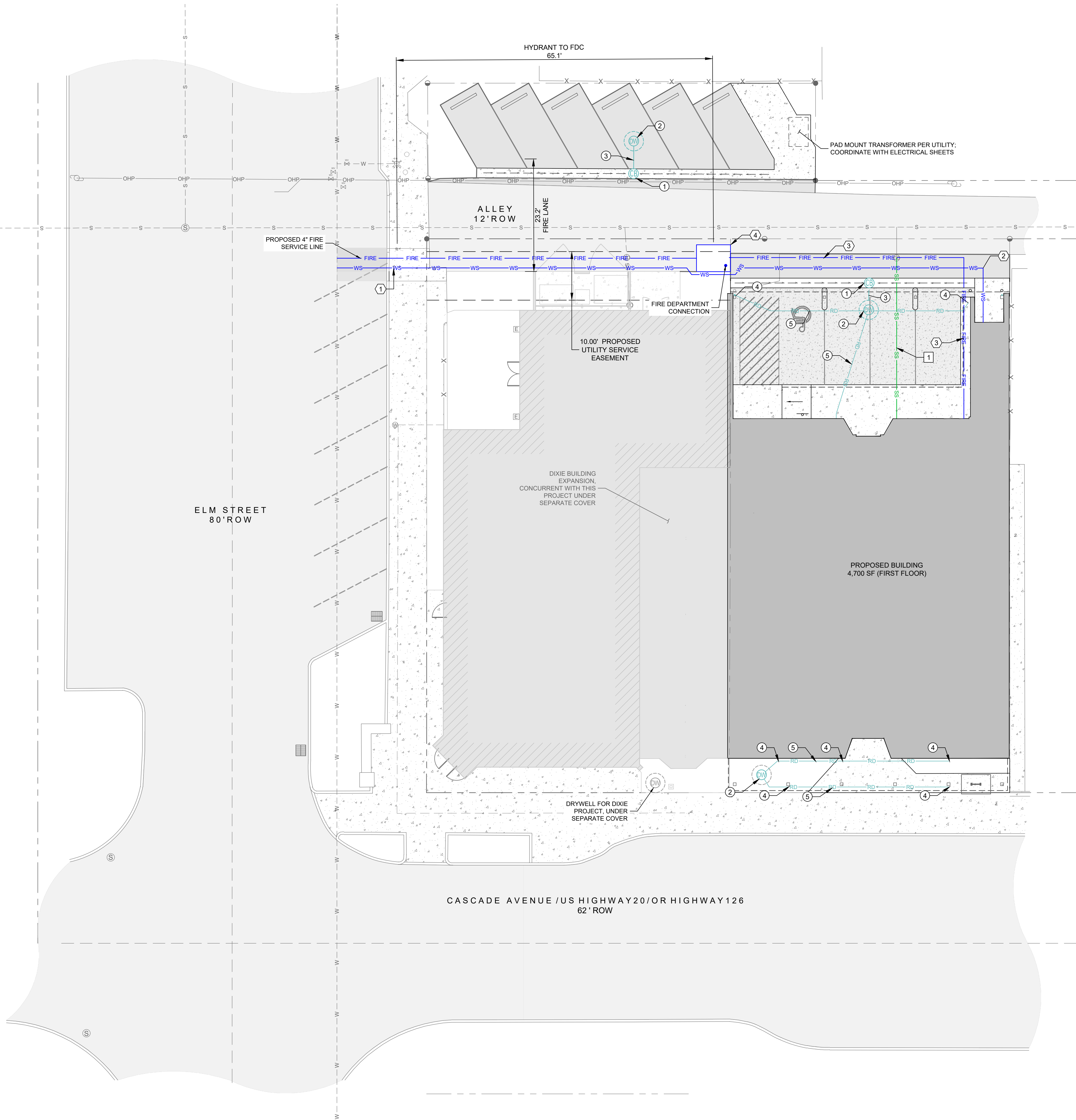
**SHEET NAME**

SITE PLAN

**SHEET NUMBER**

C110





**WATER KEY NOTES (#)**

- 2" DOMESTIC WATER SERVICE AND 2" METER PIT PER DTL. 3/C501
- 90° ELBOW BUILDING WATER SERVICE CONNECTION. COORDINATE BUILDING ENTRANCE WITH PLUMBING PLANS.
- 4" DIAMETER FIRE WATER SERVICE
- 4" FDC PER DTL. 4/C501

**SANITARY SEWER KEY NOTES (#)**

- 31 LF 4" SDR 35 GRAVITY SEWER SERVICE AT S=2% MIN. PER DTL. 5/C501, CONNECT TO EXISTING SERVICE STUB. COORDINATE BUILDING CONNECTION WITH PLUMBING PLANS.

**STORM SEWER KEY NOTES (#)**

- SEDIMENTATION MANHOLE PER DTL. 1/C502
- DRYWELL PER DTL. 2/C502
- 10" SDR 35 PVC STORM DRAIN PIPING @ S=1% MIN.
- DOWNSPOUT CONNECTION PER DTL. 3/C502
- 6" BUILDING ROOF DRAIN PIPING @ S=1% MIN. COORDINATE WITH PLUMBING PLANS

**WATER NOTES**

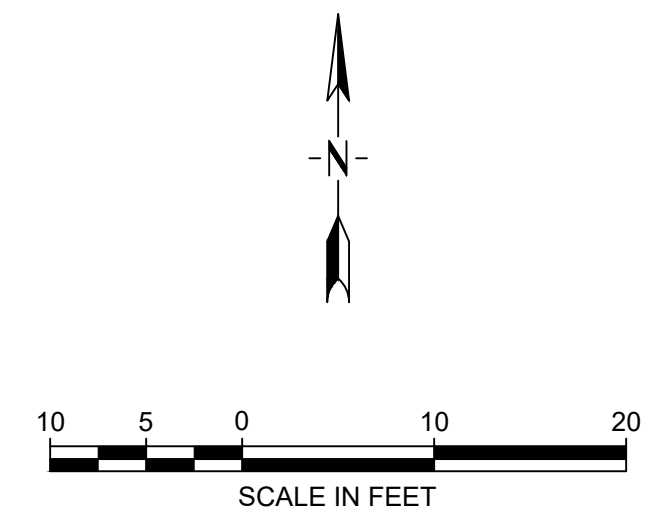
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTINGS UNLESS OTHERWISE NOTED.
- WATER PIPE SHALL HAVE MINIMUM COVER OF 36" WITH RESPECT TO FINISHED GRADE.
- SIZE AND TYPE OF FITTINGS AND JOINT MATERIALS ON DRAWINGS SHALL CORRESPOND TO ADJACENT STRAIGHT RUN OF PIPE, UNLESS OTHERWISE INDICATED.
- ALL FLEXIBLE CONNECTORS OR FLANGED COUPLING ADAPTERS SHALL BE PROVIDED WITH THRUST TIES, BLOCKS, OR ANCHORS, UNLESS OTHERWISE NOTED. THRUST PROTECTION SHALL BE ADEQUATE FOR TEST PRESSURES SPECIFIED.
- THRUST BLOCKS ARE NOT GENERALLY SHOWN ON THE DRAWINGS. BENDS EQUAL TO OR GREATER THAN TWENTY-TWO AND ONE-HALF DEGREES (22.5°), TEES, AND PLUGS ON ALL BURIED PIPING SPECIFIED TO BE PRESSURE TESTED, SHALL BE PROVIDED WITH THRUST PROTECTION, UNLESS OTHERWISE NOTED.
- ALL WATER MAIN AND WATER SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2021 AND CITY OF REDMOND PUBLIC WORKS STANDARDS & SPECIFICATIONS AND SPECIAL PROVISIONS, JULY 2022 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE IN FEES REQUIRED.
- ALL PUBLIC WATER VALVES SHALL ONLY BE OPERATED BY CITY STAFF.
- LAY WATER SERVICE TO WITHIN 5 FEET OF BUILDING. WATER CONNECTIONS TO INTERNAL BUILDING PLUMBING SHALL BE PERFORMED BY LICENSED PLUMBER.
- ALL PROVISIONS FOR COMPLETING THE WATER SYSTEM ACCEPTANCE TESTING IN ACCORDANCE WITH PROJECT SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED INCIDENTAL TO OTHER PAY ITEMS.
- CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITY LINES AHEAD OF NEW UNDERGROUND UTILITY INSTALL.

**SANITARY SEWER NOTES**

- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTINGS UNLESS OTHERWISE NOTED.
- LAY PIPE TO UNIFORM GRADE BETWEEN INDICATED ELEVATIONS.
- SANITARY SEWER PIPE SHALL HAVE MINIMUM COVER OF 36" WITH RESPECT TO FINISHED GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE IN FEES REQUIRED.
- LAY SEWER SERVICE TO WITHIN 5 FEET OF BUILDING. SEWER CONNECTIONS TO INTERNAL BUILDING PLUMBING SHALL BE PERFORMED BY LICENSED PLUMBER.
- CLEANOUTS SHALL BE INSTALLED WITHIN 3' OF BUILDING, EVERY 100', AND AT DIRECTION CHANGES OF 45° OR GREATER.

**DRAINAGE NOTES**

- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTINGS UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE SHALL BE SDR 35 PVC UNLESS OTHERWISE NOTED.
- STORM DRAIN PIPE SHALL HAVE MINIMUM COVER OF 12" WITH RESPECT TO FINISHED GRADE.
- CONTRACTOR SHALL COORDINATE UTILITY INSTALLATIONS TO AVOID CONFLICTS WITH ALL OTHER EXISTING AND PROPOSED UTILITIES.



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**PROJECT INFORMATION**

**BAKER MIXED USE**

130 E CASCADE AVENUE  
SISTERS OREGON 97759

**ISSUES**

PHASE	100% CD
DATE	AUGUST 4, 2023
JOB NUMBER	21-053-OR

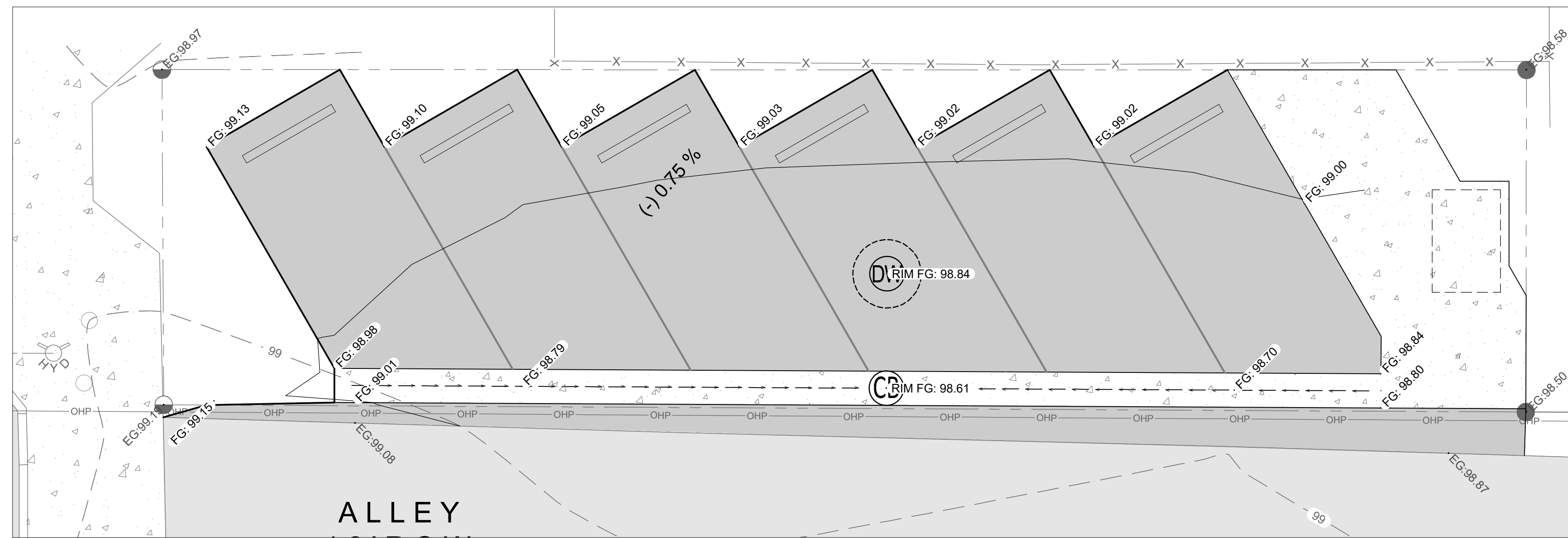
**SHEET NAME**

UTILITY PLAN

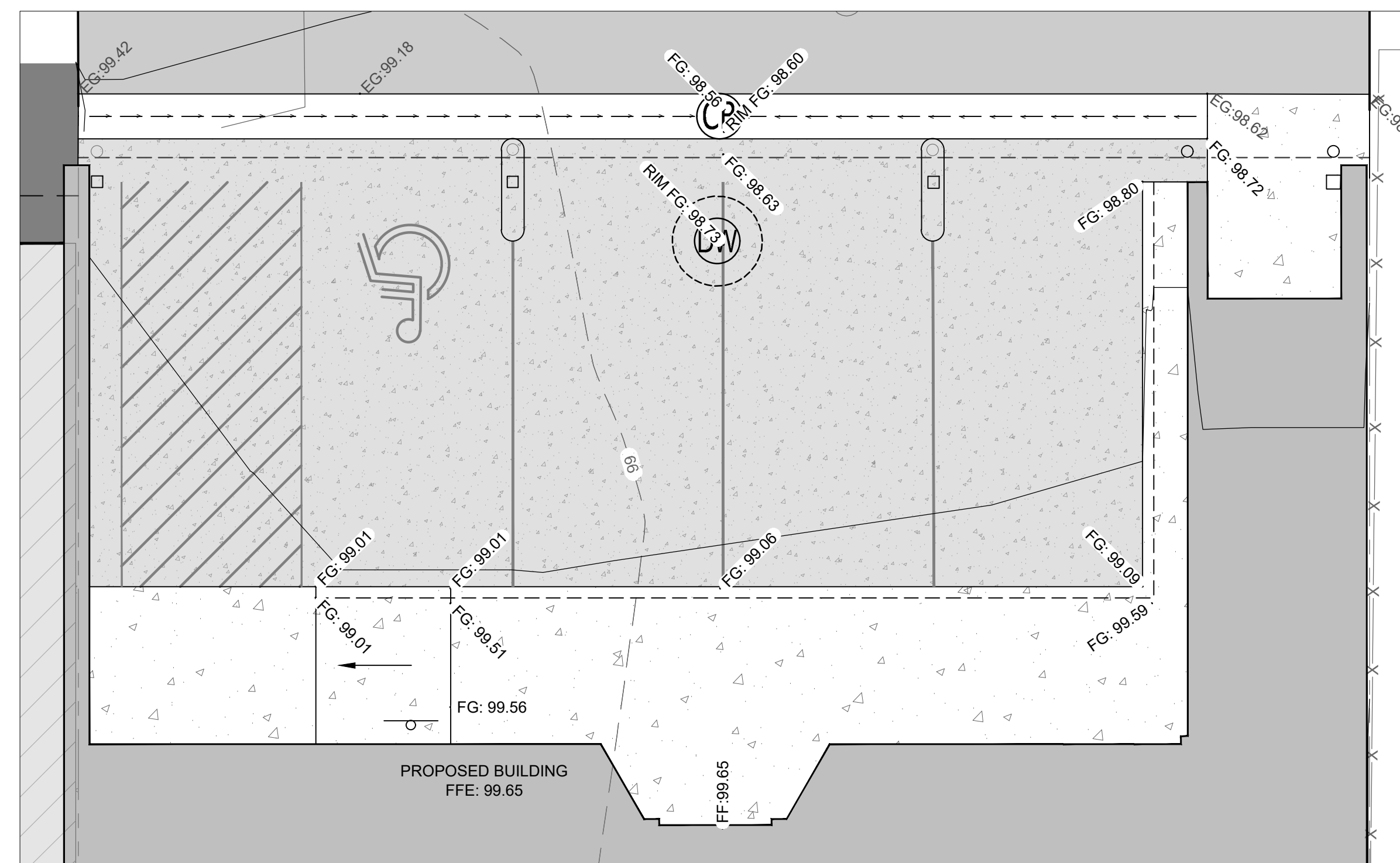
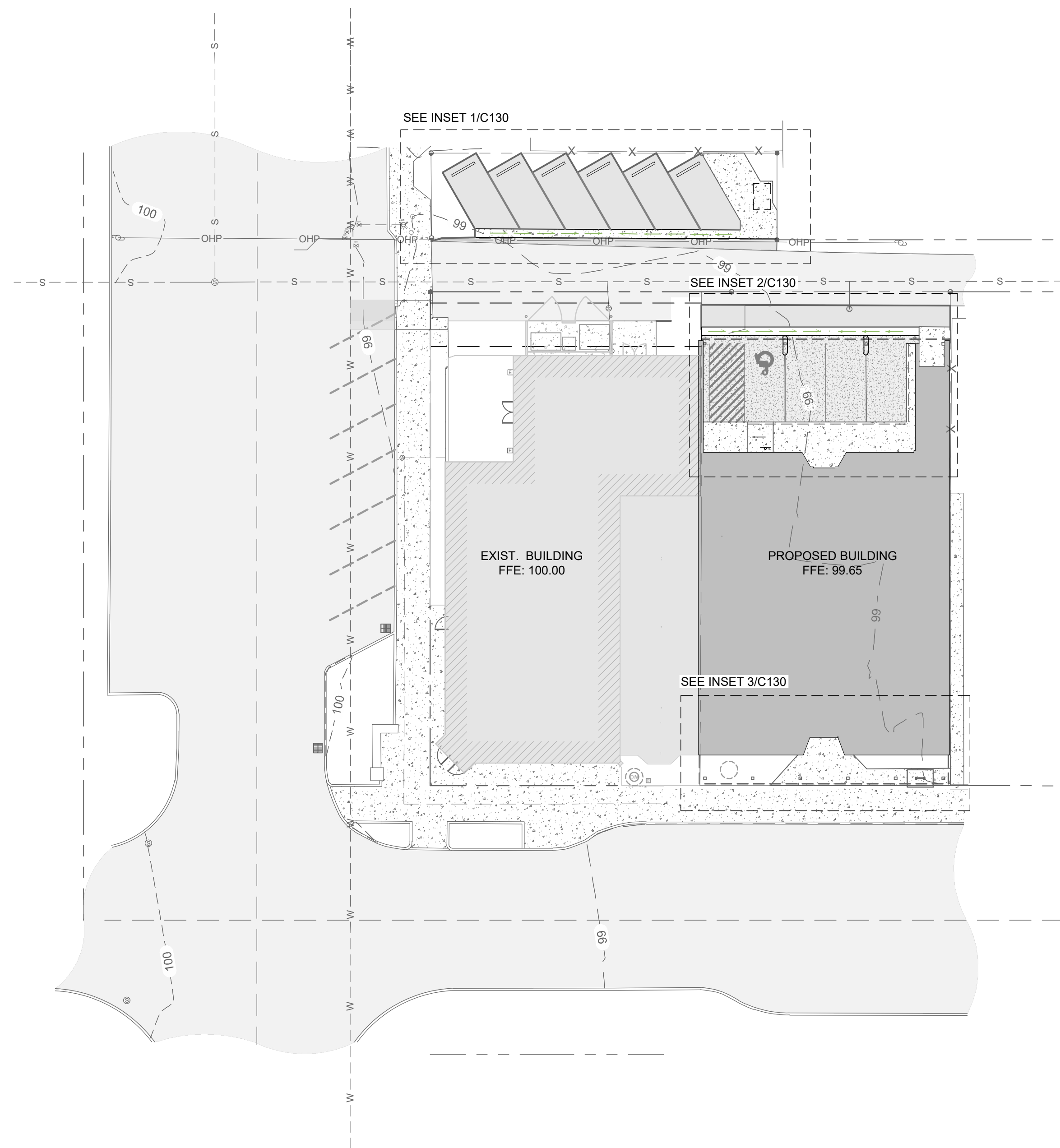
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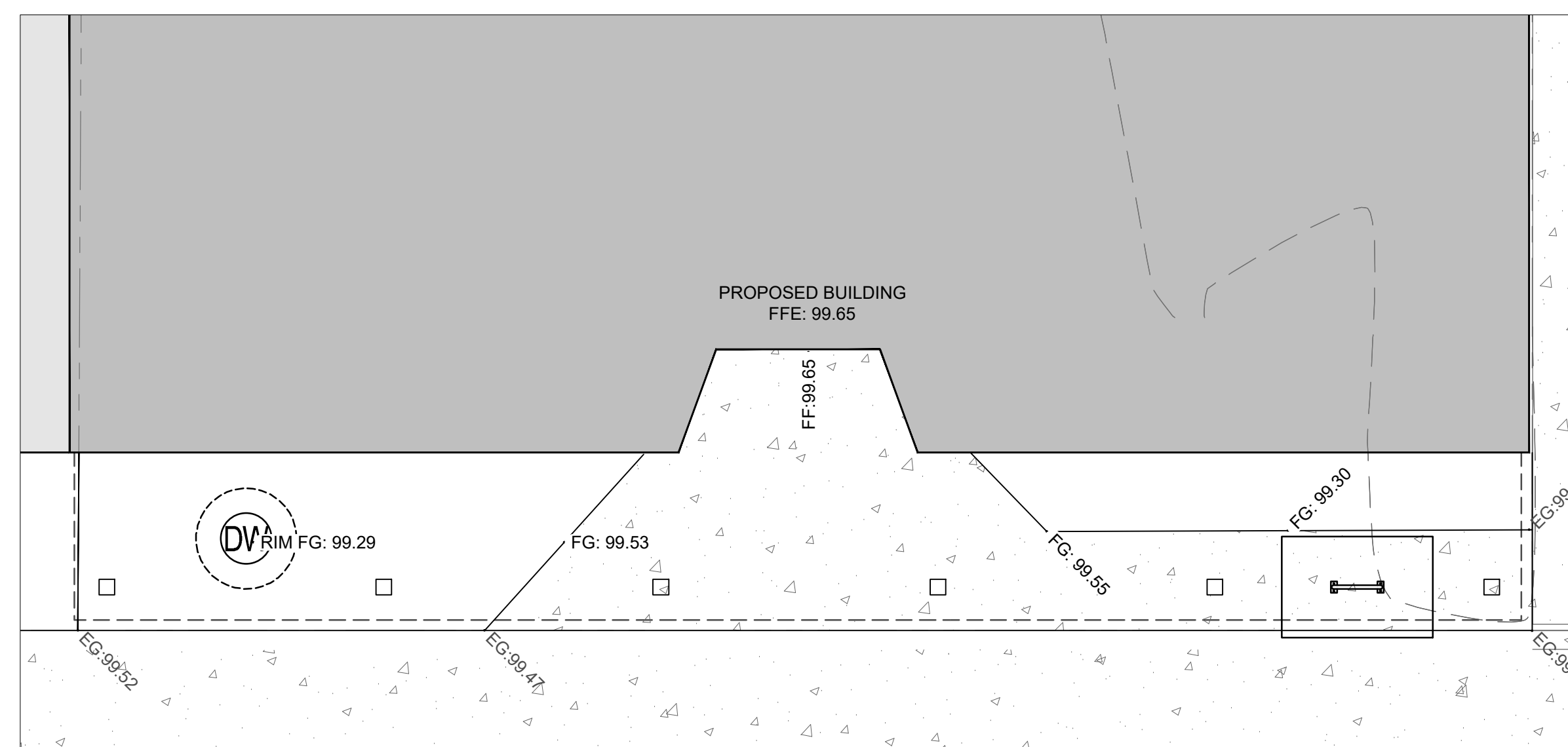




**1 NORTH PARKING - DETAIL**  
SCALE: 1" = 5'



**2 NORTH BUILDING ENTRY - DETAIL**  
SCALE: 1" = 5'



**3 SOUTH BUILDING ENTRY - DETAIL**  
SCALE: 1" = 5'

**LEGEND**

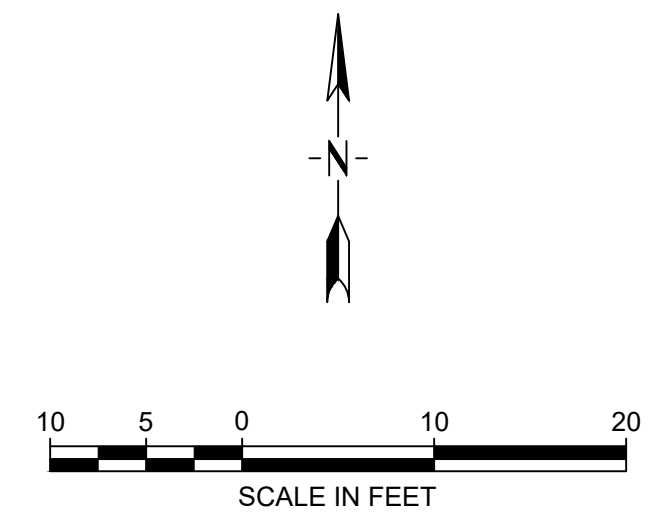
2918.75 (E)	EXISTING SPOT GRADE
FG: 2921.83	DESIGN SPOT GRADE
SW: 2919.16	SIDEWALK SPOT GRADE
TBC: 2919.30	TOP BACK OF CURB SPOT GRADE
2920	DESIGN SURFACE MAJOR CONTOUR
2920	DESIGN SURFACE MINOR CONTOUR

- GENERAL NOTES:**
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION & SEDIMENTATION CONTROL MEASURES HAVE BEEN INSTALLED.
  - UNLESS OTHERWISE NOTED, ALL CALLOUTS ARE TO FINISHED GRADE.
  - ALL TIE-INS TO EXISTING ASPHALT AND CONCRETE SHALL BE SAWCUT OR NEAT CUT BY METHOD APPROVED BY ENGINEER. PROVIDE SMOOTH TRANSITIONS TO EXISTING SURFACES.
  - GRADING AND DRAINAGE INFRASTRUCTURE SHALL CONFORM TO ADA REQUIREMENTS.
  - LIMITED COORDINATES, DIMENSIONS, AND OTHER LAYOUT INFORMATION HAVE BEEN PROVIDED ON THIS SHEET. CONTRACTOR WILL BE PROVIDED WITH A DIGITAL SITE MODEL TO AIR IN CONSTRUCTION STAKING AND SURVEYING. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DEVIATIONS BETWEEN THE DIGITAL FILES AND HARD COPY PLANS.
  - DETAILED GRADING AROUND LANDSCAPE FEATURES SHOWN ON LANDSCAPE PLAN PROVIDED BY OTHERS.

- CONSTRUCTION NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL APPLICABLE BMP (BEST MANAGEMENT PRACTICES) DURING ALL CONSTRUCTION ACTIVITIES AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
  - ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND BUILDING ENTRANCES.

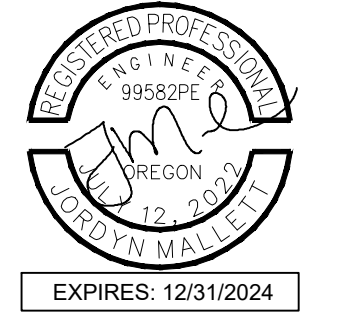
**ABBREVIATIONS:**

EG:	EXISTING GRADE
FG:	FINISHED GRADE
FF:	FINISH FLOOR
TBC:	TOP BACK OF CURB



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**PROJECT INFORMATION**

**BAKER MIXED USE**  
130 E CASCADE AVENUE  
SISTERS OREGON 97759

**ISSUES**

PHASE	100% CD
DATE	AUGUST 4, 2023
JOB NUMBER	21-053-OR

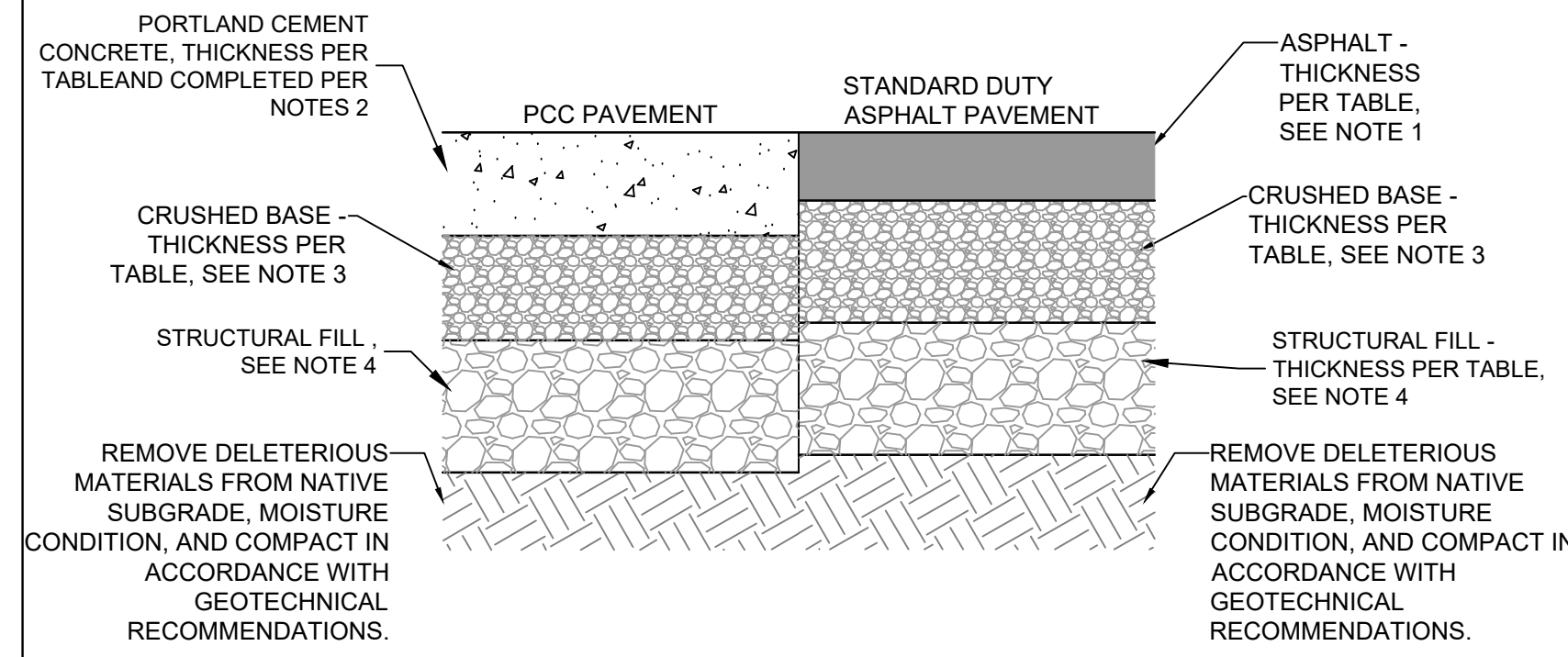
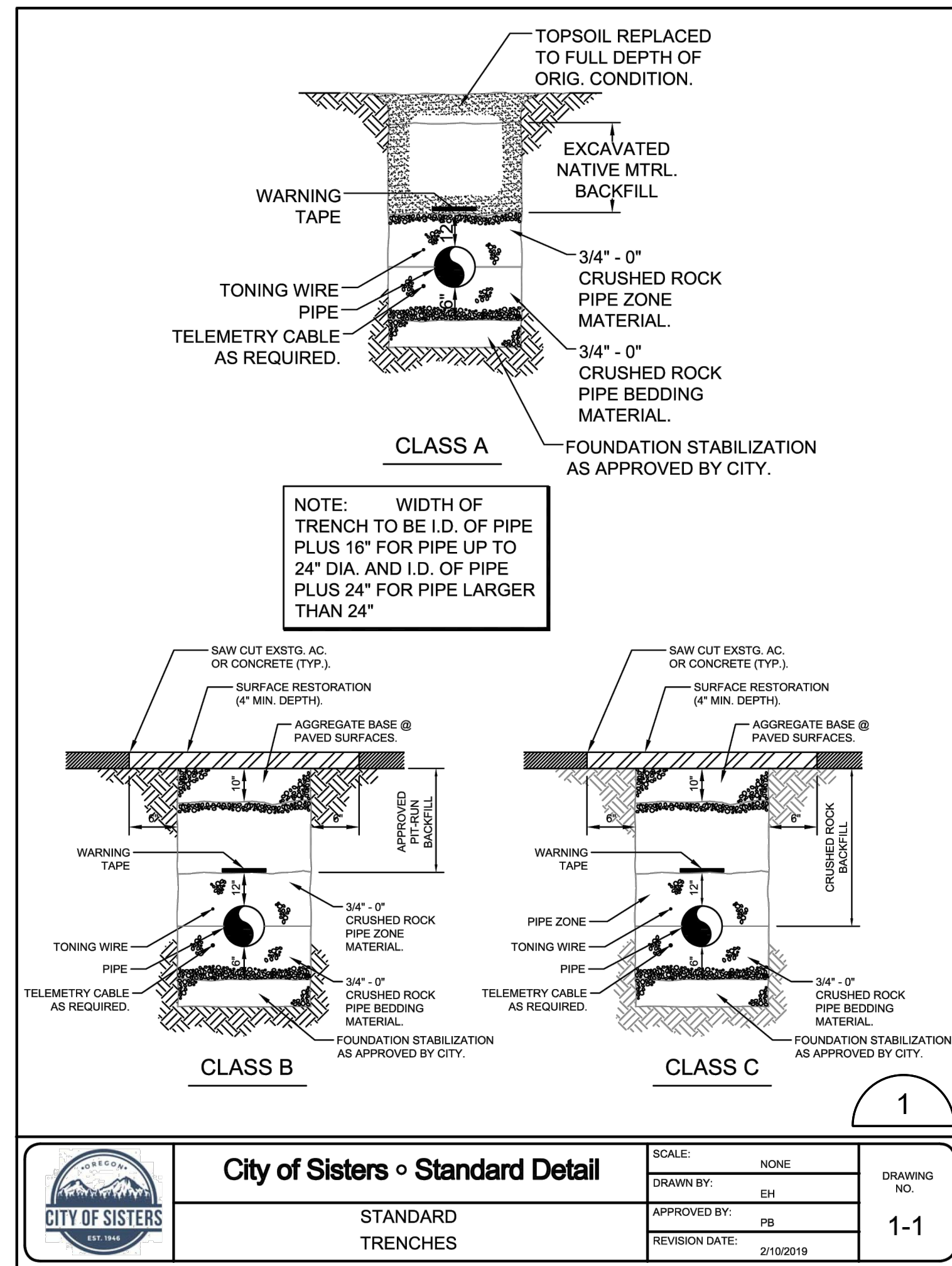
**SHEET NAME**

GRADING PLAN

**SHEET NUMBER**

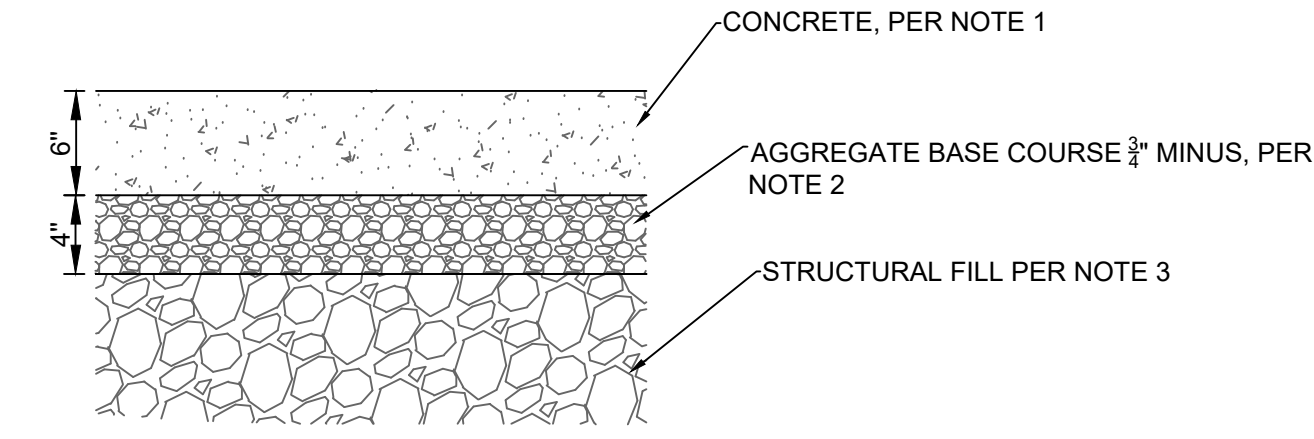
**C130**





PAVEMENT SECTION - THICKNESS SCHEDULE			
CONCRETE PAVEMENT		ASPHALT CEMENT	
PORTLAND CEMENT CONCRETE	6	ASPHALT CONCRETE	3
3/4" MINUS CRUSHED BASE COURSE	4	3/4" MINUS CRUSHED BASE COURSE	6
STRUCTURAL FILL	8	STRUCTURAL FILL	8

- NOTES:
- HOT MIX ASPHALT CONCRETE. DENSITY & SURFACE REQUIREMENTS SHALL BE IN ACCORDANCE WITH OSS ASPHALT THICKNESS EXCEEDING 3" SHALL BE PLACED IN TWO UNIFORM LIFTS
  - PORTLAND CEMENT CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH OSS SECTION 00540.
  - CRUSHED BASE COURSE: 3/4" MINUS DENSE GRADED AGGREGATE PER ODOT SPECIFICATION SECTION 00641 & 02630.10; @ 92% DENSITY (+/- 3% OPTIMUM MOISTURE) PER ASTM D1557
  - STRUCTURAL FILL PREPARATION SHALL BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
  - CONTRACTOR SHALL COMPLY WITH THE GEOTECHNICAL REPORT INCLUDED IN THE CONTRACT DOCUMENTS. THE GEOTECHNICAL REPORT SHALL GOVERN THIS SECTION.

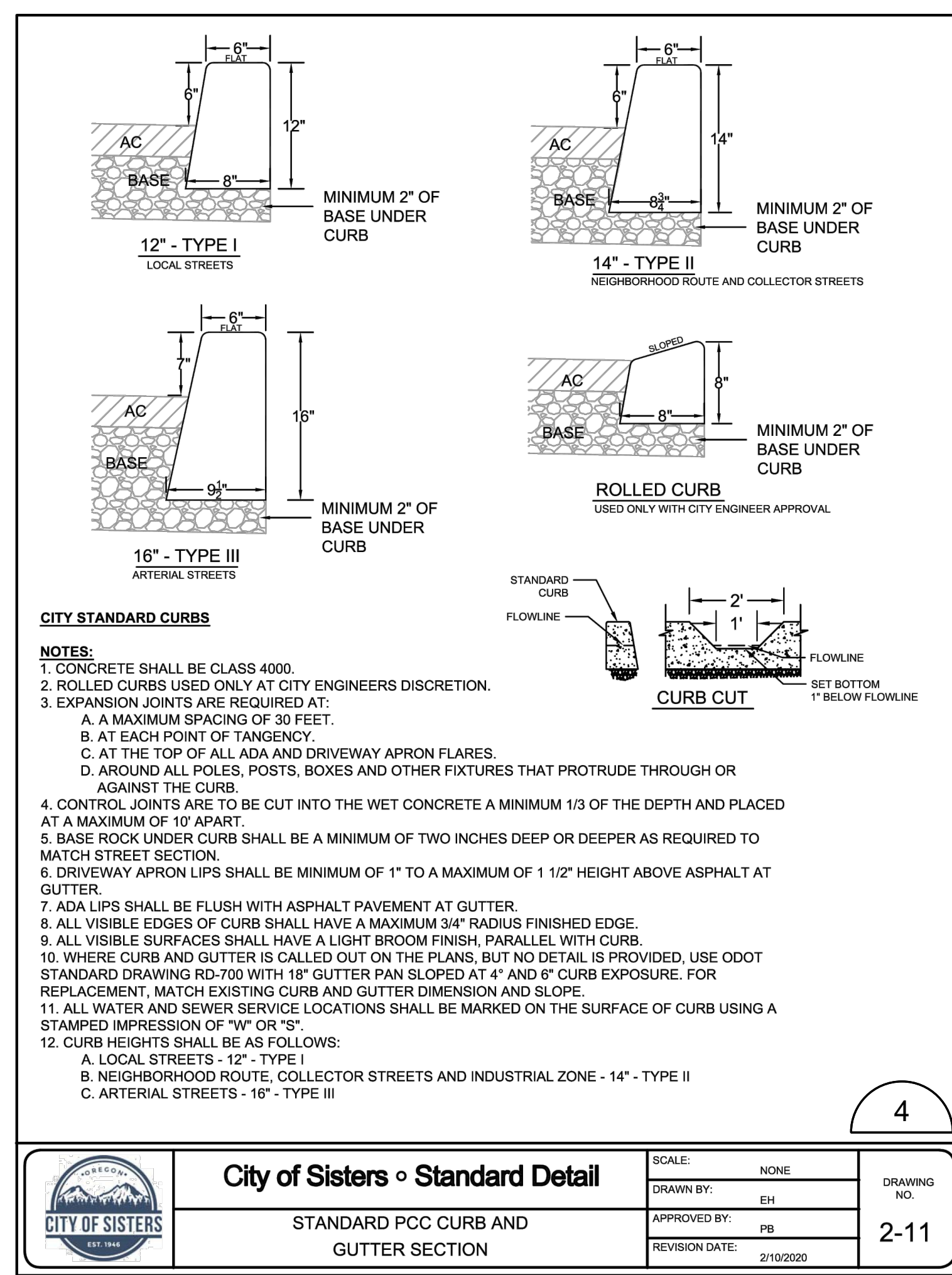


\*SEE GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS

- NOTES:
- CONCRETE SHALL MEET REQUIREMENTS OF SISTERS STANDARD SPECIFICATIONS, SECTION 213. CONCRETE SHALL CLASS 4000 PSI AND SHALL CONFORM TO ODOT CLASS 3000.
  - 3/4" MINUS AGGREGATE BASE COURSE INSTALLED PER CITY OF SISTERS STANDARD SPECIFICATIONS, PLACED IN MAX. 6" LIFTS AND COMPACTED TO MIN. 92% DENSITY PER ASTM D1557
  - STRUCTURAL FILL SHALL BE GRANULAR INORGANIC SOIL, 2" MINUS, MEETING RECOMMENDATIONS PROVIDED IN GEOTECHNICAL REPORT. INSTALLED IN MAX. 8" LIFTS COMPACTED TO MIN. 92% DENSITY PER ASTM D1557
  - CONCRETE SIDEWALK SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND RUNNING SLOPE OF 5%.
  - PROVIDE PERFORMED 1/2" EXPANSION JOINT MATERIAL MEETING THE REQUIREMENTS OF AASHTO M-213 AT ALL COLD JOINTS AND 30-FT INTERVALS
  - CONTRACTION JOINTS SHALL BE SPACED THE APPROXIMATE SAME DIMENSION AS THE WIDTH, BUT NOT TO EXCEED 5'. CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING OR SCORING. A TOOL SHALL BE USED WHICH LEAVE THE EDGES ROUNDED AND DESTROY AGGREGATE INTERLOCK FOR THE SPECIFIED MINIMUM DEPTH. CONTRACTION JOINTS SHALL BE A MINIMUM OF 1/4 TIMES THE SIDEWALK THICKNESS.
  - PROVIDE LIGHT BROOM FINISH PERPENDICULAR TO THE CURB.

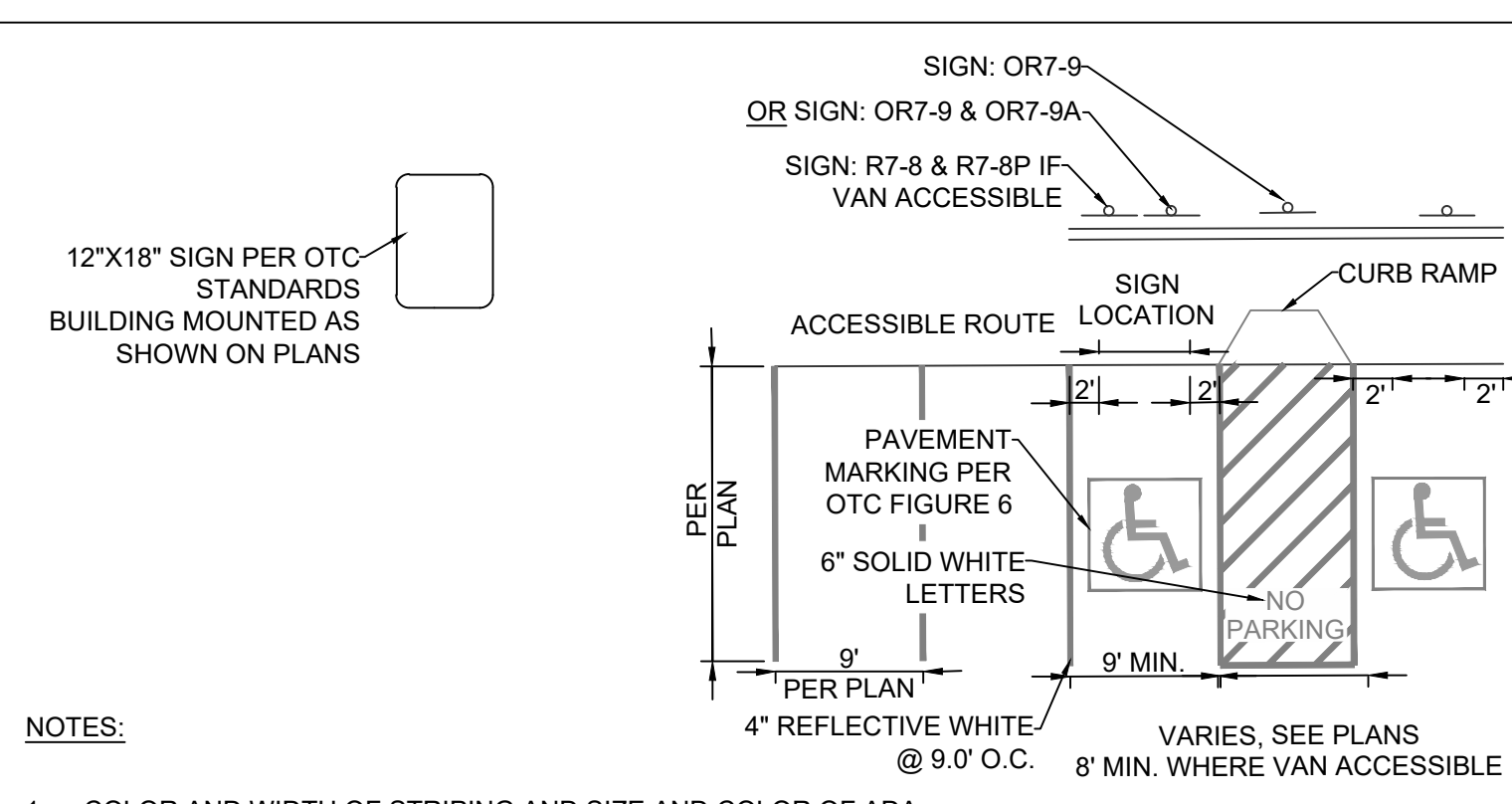
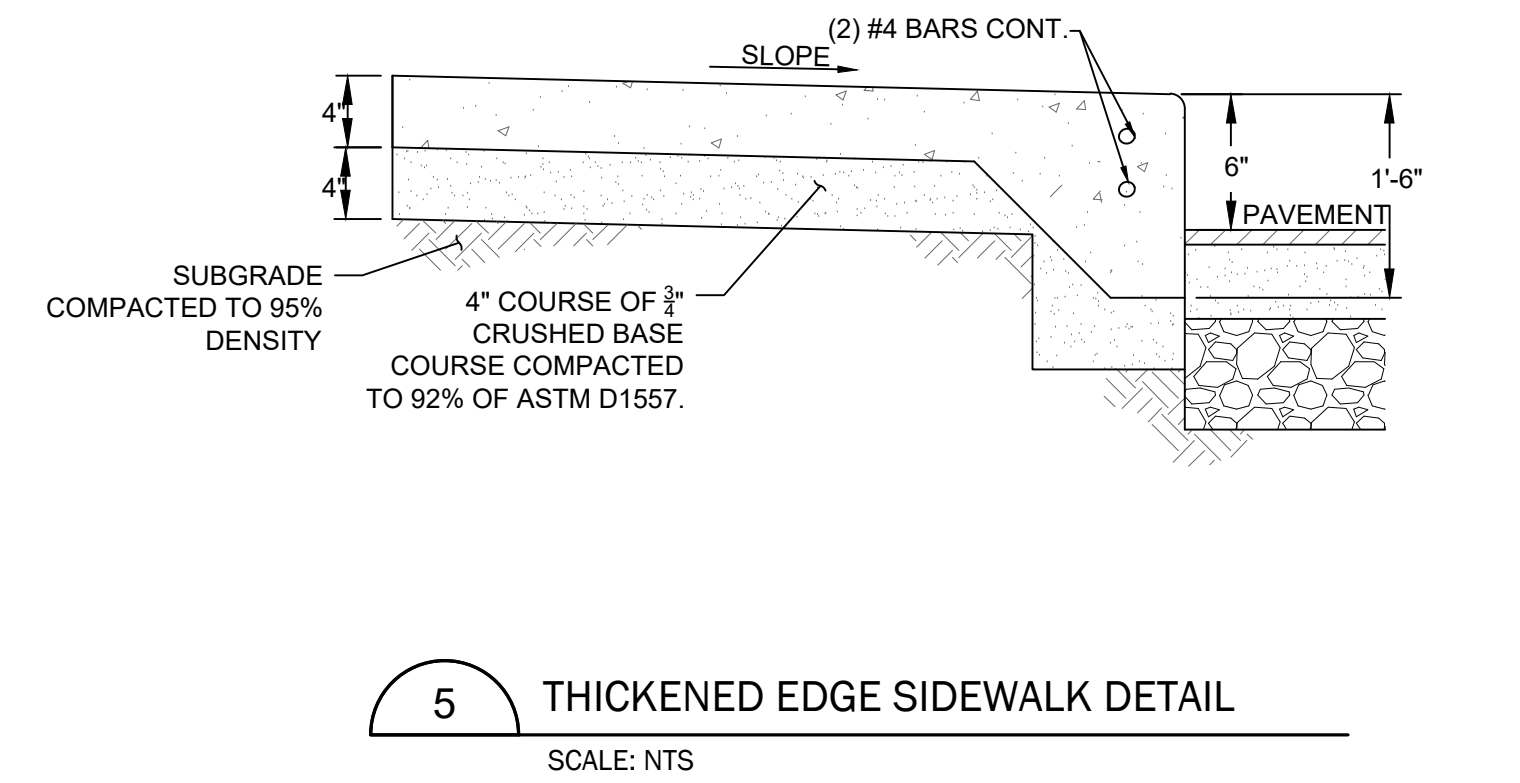
2 PAVEMENT SECTION DETAIL  
SCALE: NTS

3 CONCRETE SECTION DETAIL  
SCALE: NTS



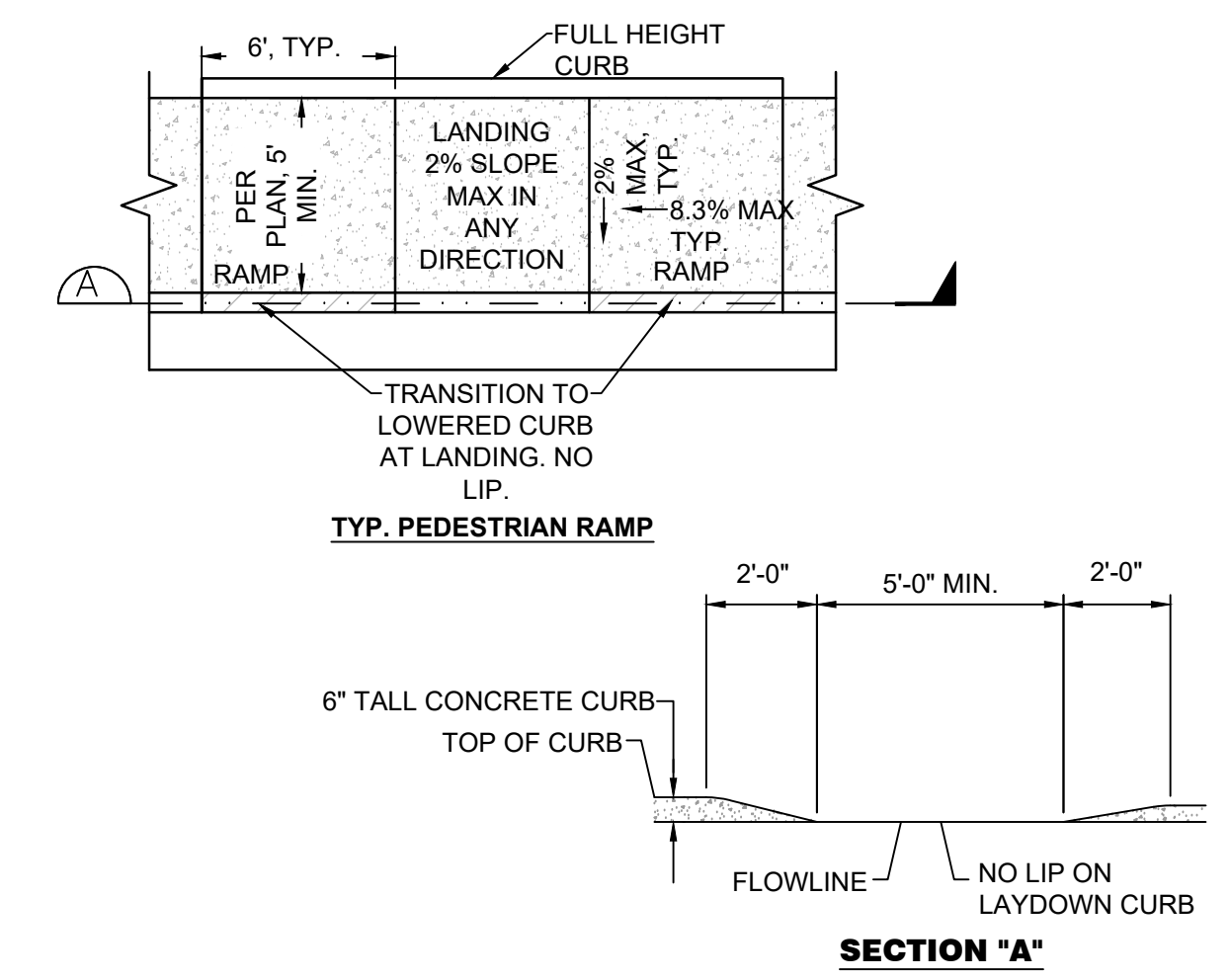
- CITY STANDARD CURBS**
- NOTES:
- CONCRETE SHALL BE CLASS 4000.
  - ROLLED CURBS USED ONLY AT CITY ENGINEERS DISCRETION.
  - EXPANSION JOINTS ARE REQUIRED AT:
    - A MAXIMUM SPACING OF 30 FEET.
    - AT EACH POINT OF TANGENCY.
    - AT THE TOP OF ALL ADA AND DRIVEWAY APRON FLARES.
    - AROUND ALL POLES, POSTS, BOXES AND OTHER FIXTURES THAT PROTRUDE THROUGH OR AGAINST THE CURB.
  - CONTROL JOINTS ARE TO BE CUT INTO THE WET CONCRETE A MINIMUM 1/3 OF THE DEPTH AND PLACED AT A MAXIMUM OF 10' APART.
  - BASE ROCK UNDER CURB SHALL BE A MINIMUM OF TWO INCHES DEEP OR DEEPER AS REQUIRED TO MATCH STREET SECTION.
  - DRIVEWAY APRON LIPS SHALL BE MINIMUM OF 1" TO A MAXIMUM OF 1 1/2" HEIGHT ABOVE ASPHALT AT GUTTER.
  - ADA LIPS SHALL BE FLUSH WITH ASPHALT PAVEMENT AT GUTTER.
  - ALL VISIBLE EDGES OF CURB SHALL HAVE A MAXIMUM 3/4" RADIUS FINISHED EDGE.
  - ALL VISIBLE SURFACES SHALL HAVE A LIGHT BROOM FINISH, PARALLEL WITH CURB.
  - WHERE CURB AND GUTTER IS CALLED OUT ON THE PLANS, BUT NO DETAIL IS PROVIDED, USE ODOT STANDARD DRAWING RD-700 WITH 18" GUTTER PAN SLOPED AT 4" AND 6" CURB EXPOSURE. FOR REPLACEMENT, MATCH EXISTING CURB AND GUTTER DIMENSION AND SLOPE.
  - ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE MARKED ON THE SURFACE OF CURB USING A STAMPED IMPRESSION OF "W" OR "S".
  - CURB HEIGHTS SHALL BE AS FOLLOWS:
    - LOCAL STREETS - 12" - TYPE I
    - NEIGHBORHOOD ROUTE, COLLECTOR STREETS AND INDUSTRIAL ZONE - 14" - TYPE II
    - ARTERIAL STREETS - 16" - TYPE III

4 STANDARD PCC CURB AND GUTTER SECTION  
SCALE: NONE  
DRAWING NO. 2-11  
REVISION DATE: 2/10/2020



5 THICKENED EDGE SIDEWALK DETAIL  
SCALE: NTS

6 ADA/PARKING SIGNAGE AND STRIPING DETAIL  
SCALE: NTS



- NOTES:
- RAMP SLOPE SHALL NOT BE STEEPER THAN 12:1.
  - SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2%.
  - BEGIN RAMP SLOPE AT FLOWLINE OF GUTTER.
  - APPLY BROOM FINISH TO RAMPS; FINE HAIR BROOM ON LONGITUDINAL GRADES <6%, ROUGH HAIR BROOM ON LONGITUDINAL GRADES >6%.
  - SEE TYPICAL CONCRETE CURB AND SIDEWALK DETAIL FOR CONCRETE SPECIFICATIONS.

7 PARALLEL CURB RAMP  
SCALE: NTS



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1001 SW DISK DR., SUITE 110  
BEND, OR 97702  
541.699.9432

PROJECT INFORMATION

BAKER MIXED USE

130 E CASCADE AVENUE  
SISTERS OREGON 97759

ISSUES

PHASE	100% CD
DATE	AUGUST 4, 2023
JOB NUMBER	21-053-OR

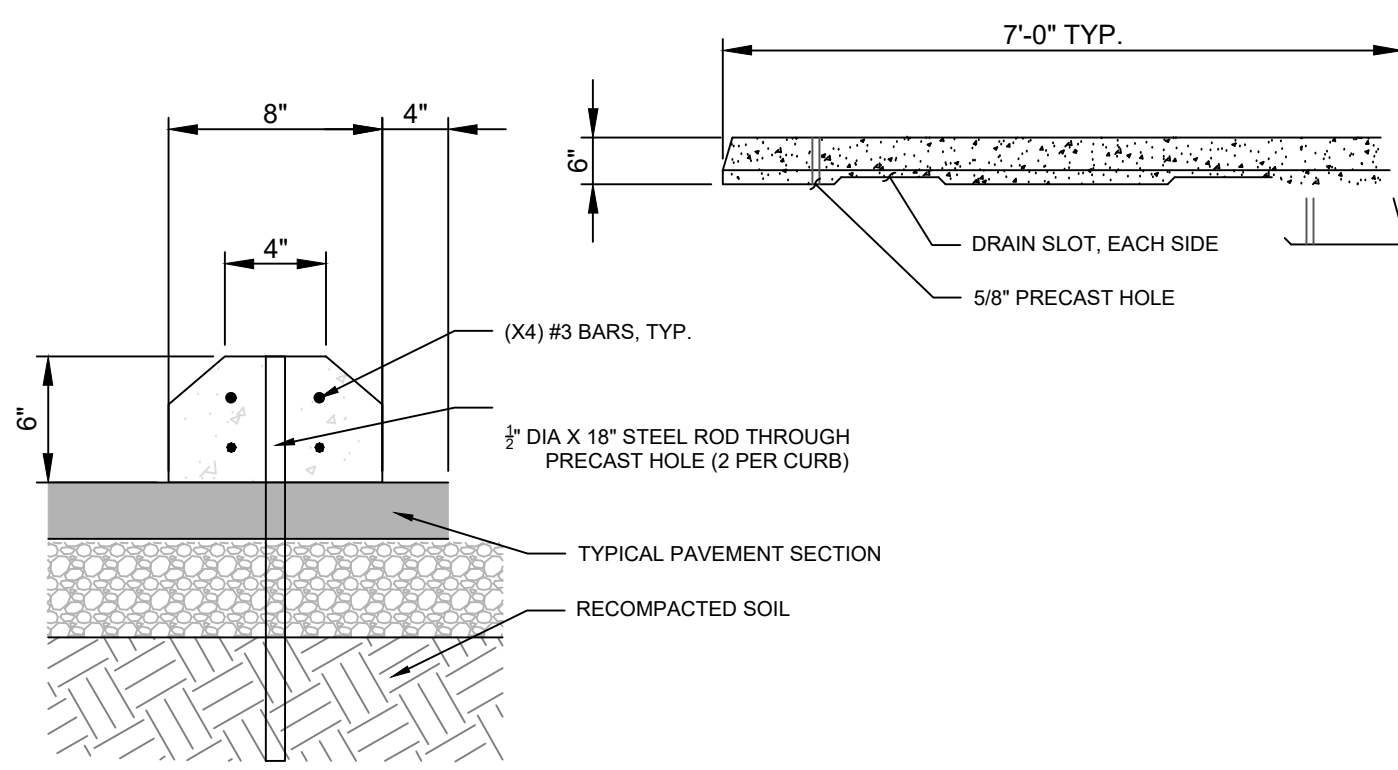
SHEET NAME

DETAILS

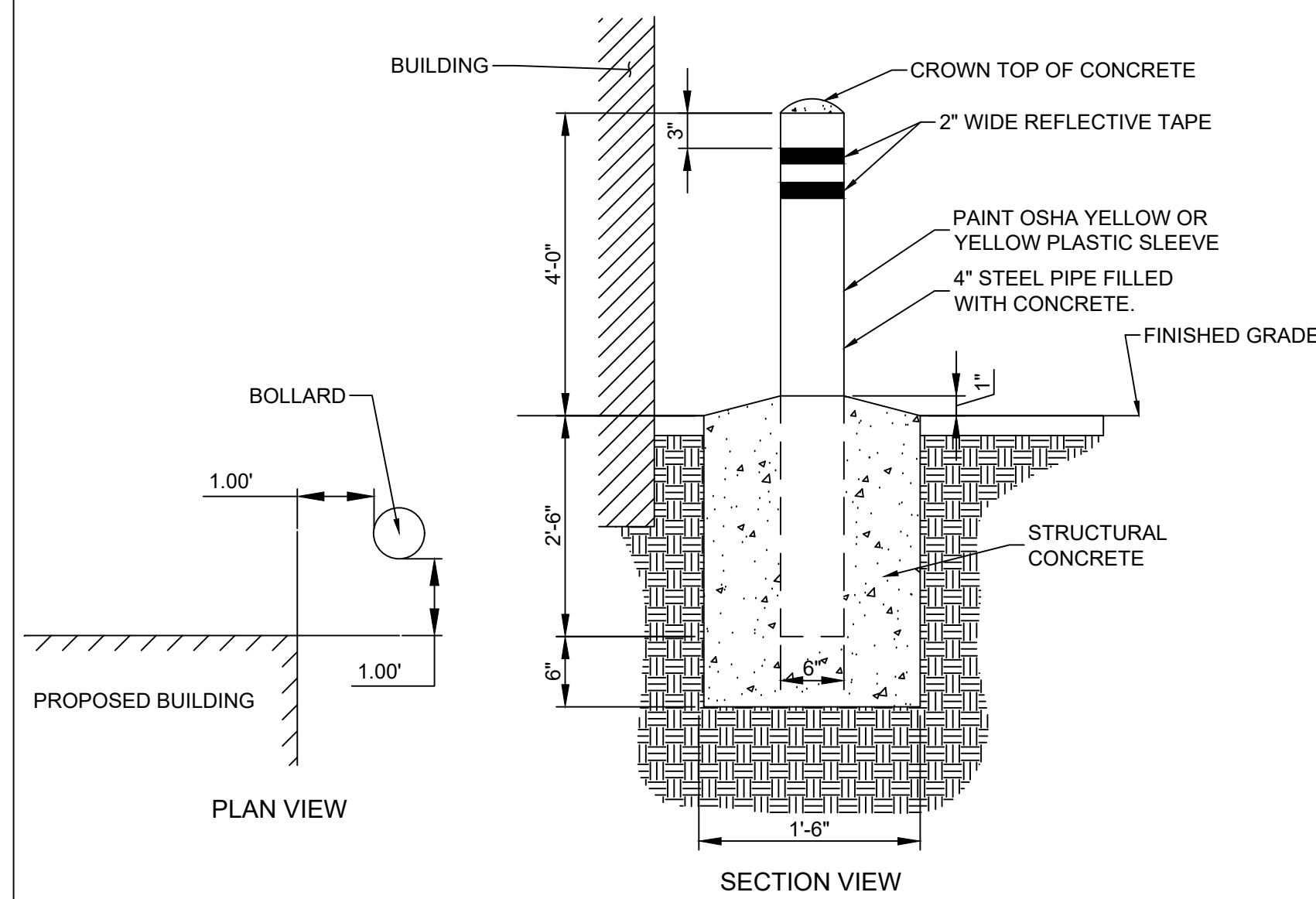
SHEET NUMBER

C500

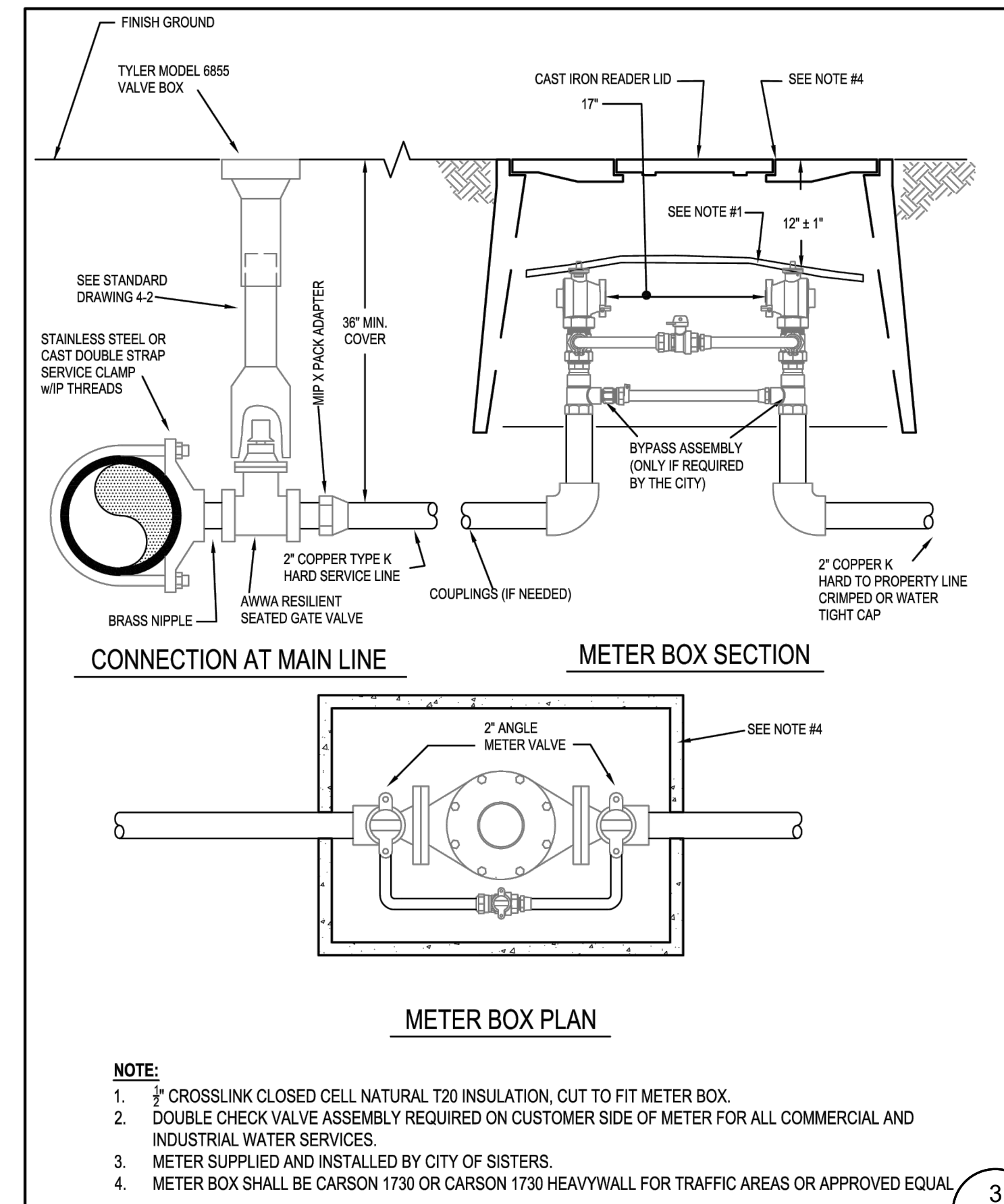




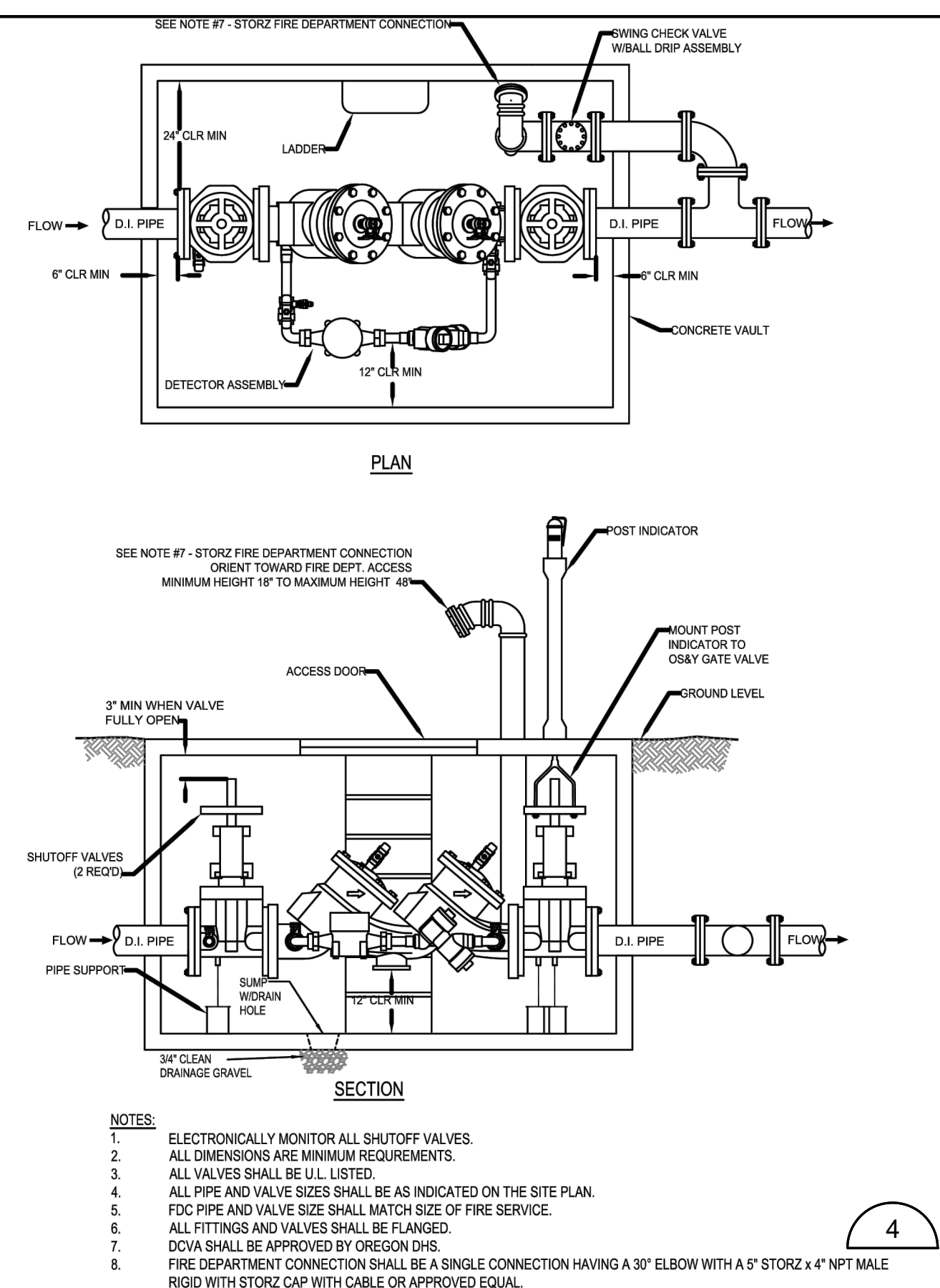
**1** PARKING WHEEL STOP  
SCALE: NTS



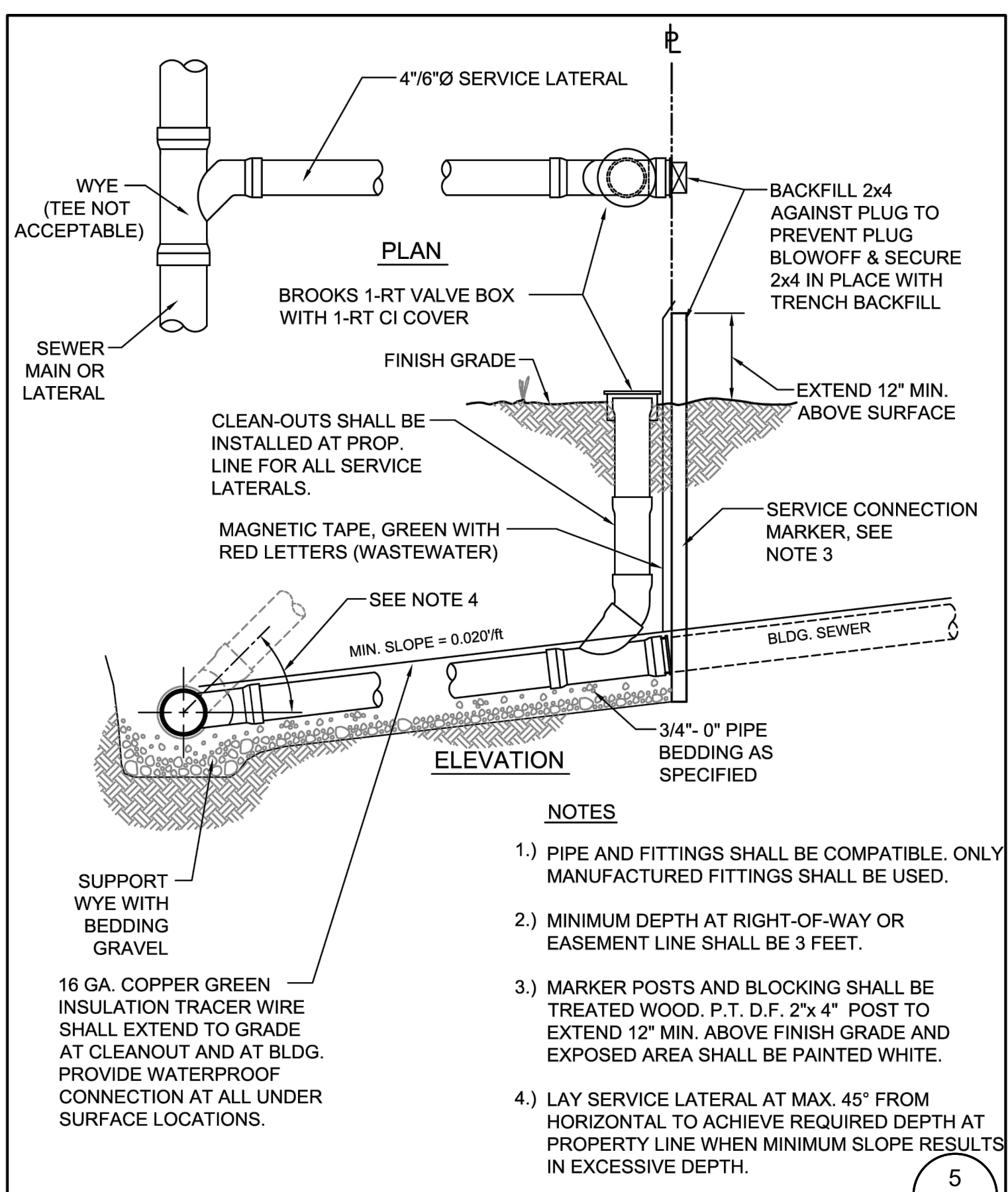
**2** TYPICAL BOLLARD DETAIL  
SCALE: NTS



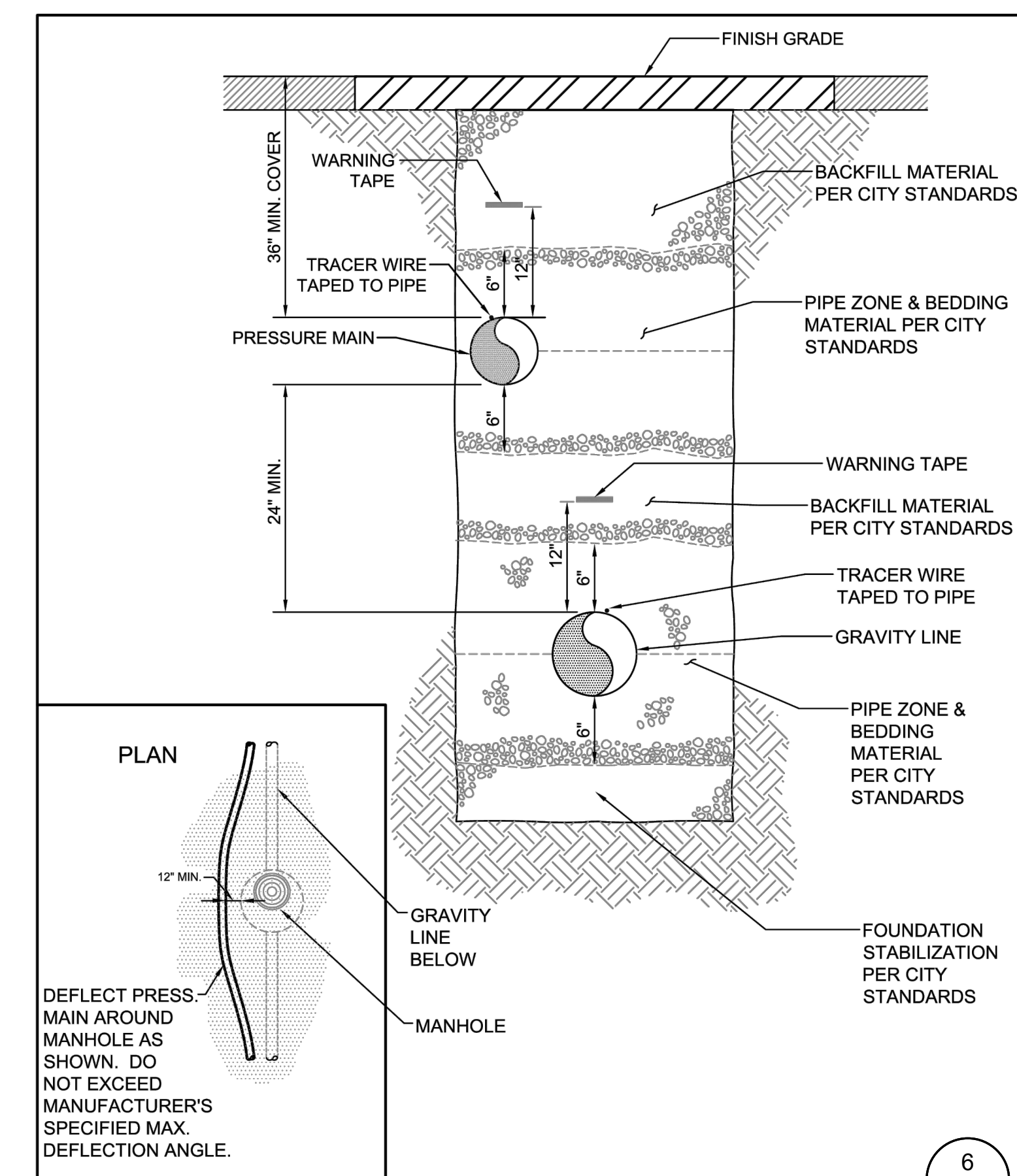
**City of Sisters • Standard Detail**  
SCALE: NTS  
DRAWING NO. 4-9  
STANDARD 1-1/2" AND 2" SERVICE INSTALLATION  
REVISION DATE: 2/10/2020



**City of Sisters • Standard Detail**  
SCALE: NONE  
DRAWING NO. 4-11  
FIRE SERVICE VAULT  
DCDA WITH FDC & PIV  
REVISION DATE: 2/10/2020



**City of Sisters • Standard Detail**  
SCALE: NONE  
DRAWING NO. 3-7  
SERVICE LATERAL  
REVISION DATE: 2/10/2020



**City of Sisters • Standard Detail**  
SCALE: NONE  
DRAWING NO. 3-6  
COMMON SEWER LINE TRENCH  
REVISION DATE: 2/10/2020



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PROJECT INFORMATION

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DATE	AUGUST 4, 2023
JOB NUMBER	21-053-OR

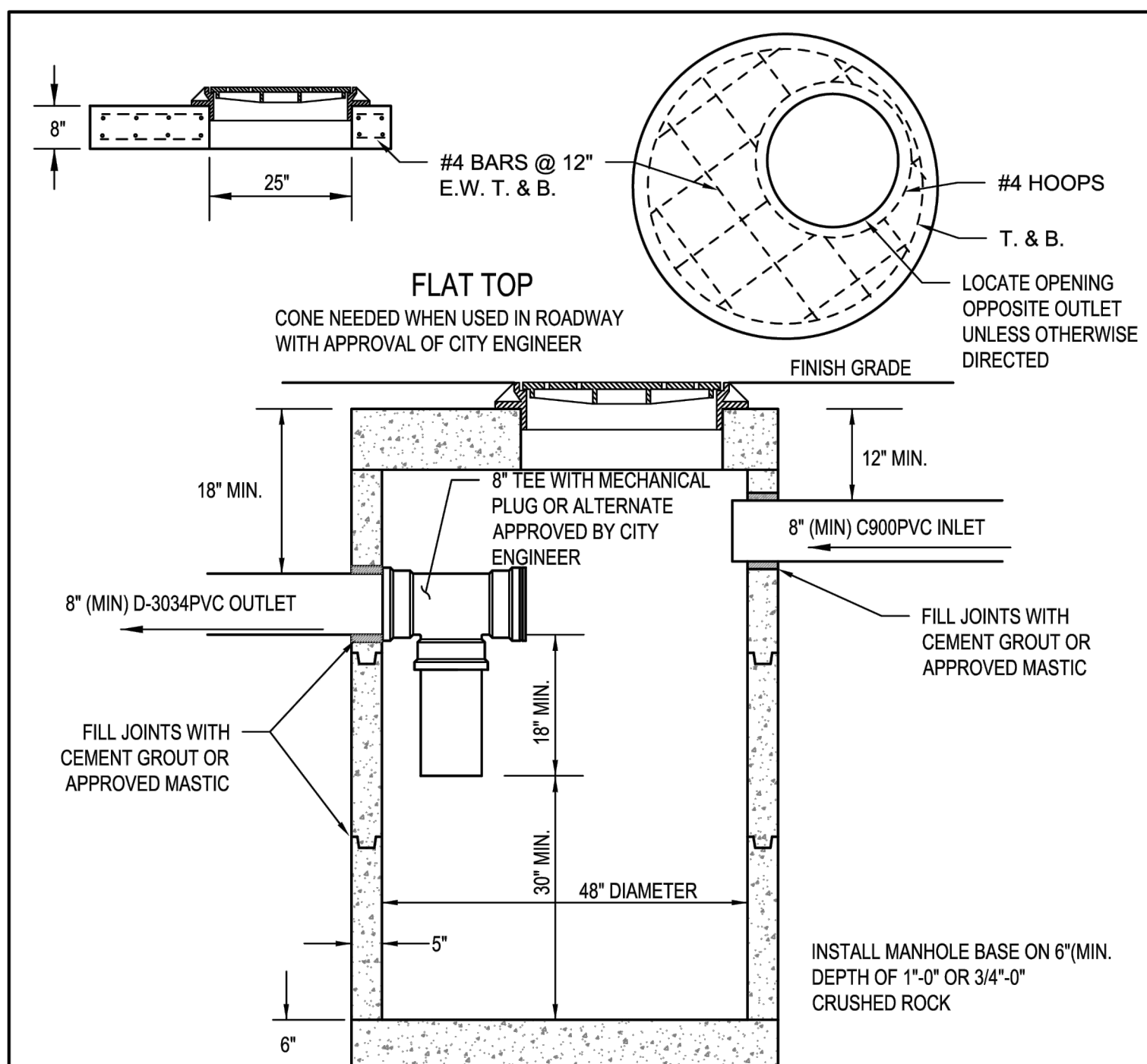
SHEET NAME

DETAILS

SHEET NUMBER

C501

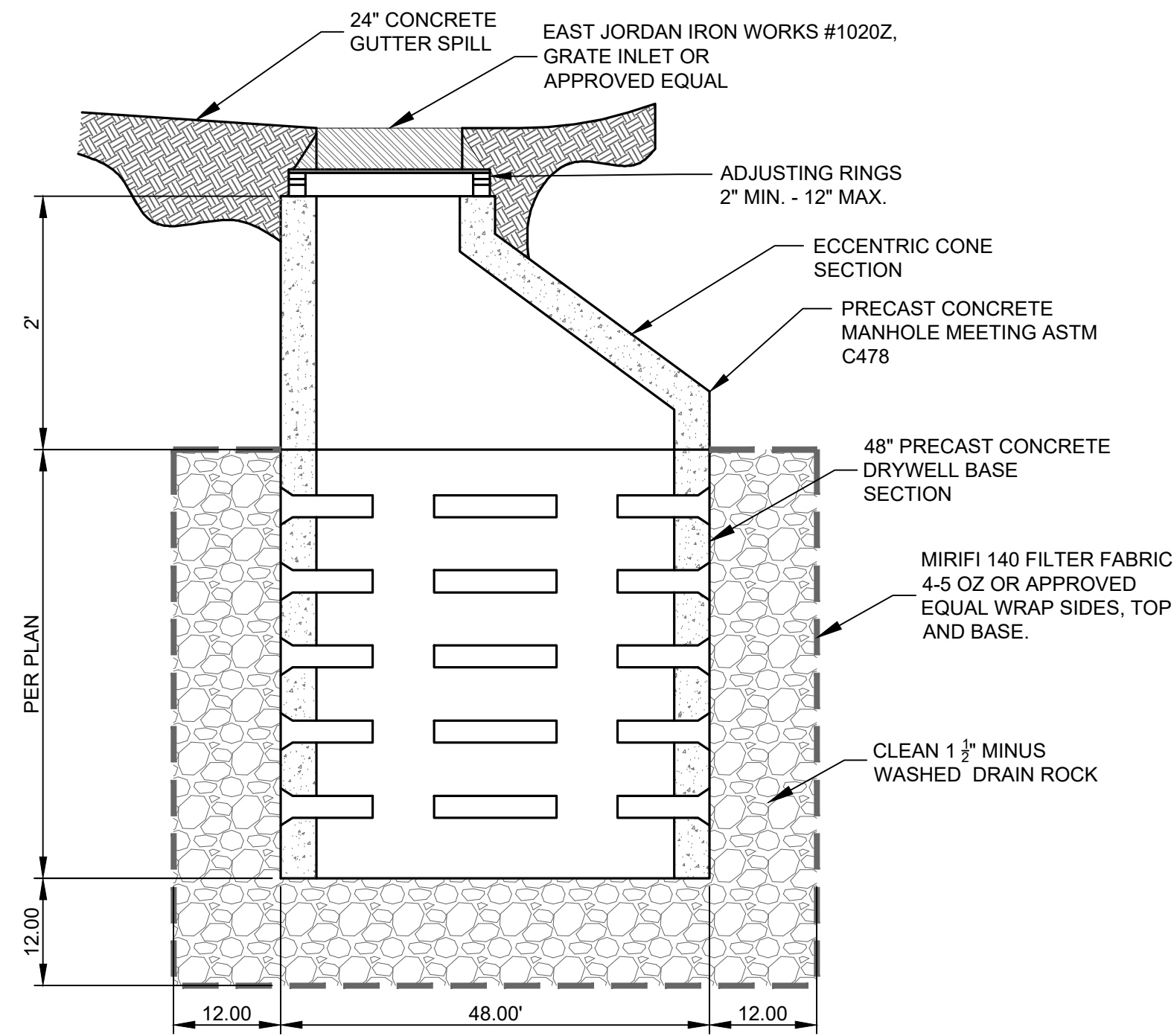




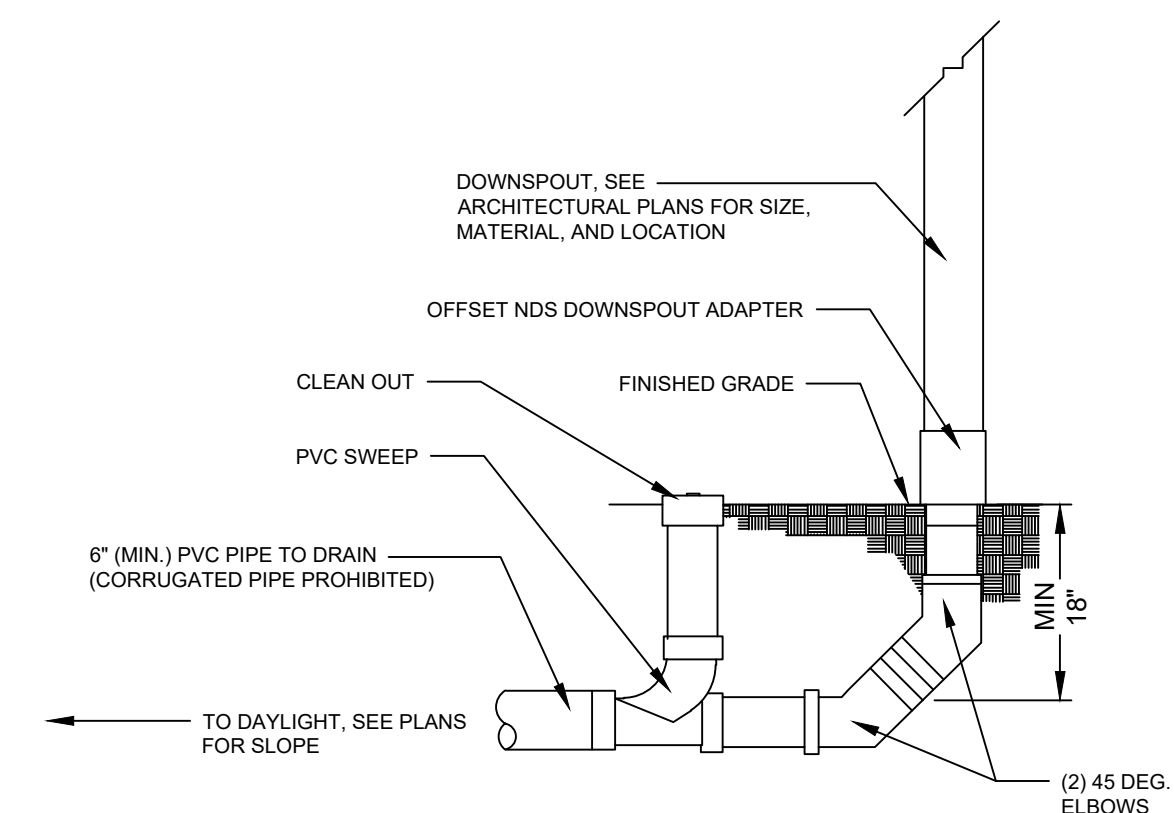
- NOTES:**
1. ALL MANHOLES OUTSIDE OF PAVED AREAS SHALL HAVE A 6" THICK CONCRETE PAD, 5' SQUARE CENTERED ON THE MANHOLE LID.
  2. ALL PRECAST SECTIONS SHALL CONFORM TO REQUIREMENTS OF ASTM C-478.
  3. ALL CONNECTING PIPE SHALL HAVE A FLEXIBLE JOINT WITHIN 18" OF THE MANHOLE WALL.
  4. ALL LADDER RUNG HOLES SHALL BE GROUT FILLED.
  5. AN ADJUSTMENT SYSTEM SUCH AS EAST JORDAN IRON WORKS INFRA-RISER, OR APPROVED EQUAL, SHALL BE USED TO ADJUST MANHOLE FRAME AND COVER TO FINISH GRADE.

1

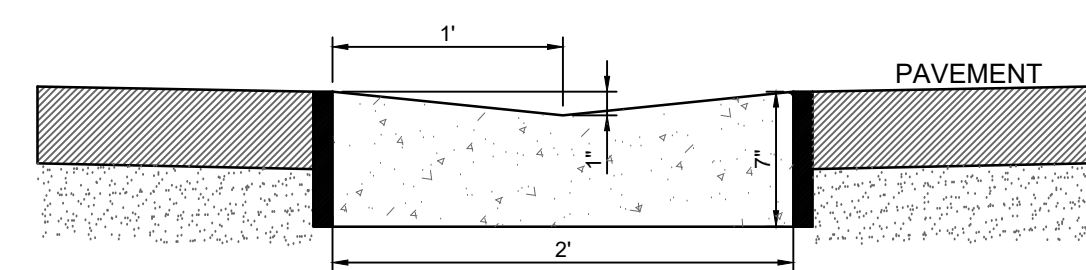
	<b>City of Sisters - Standard Detail</b>		SCALE: NONE	DRAWING NO. 3-12
	SEDIMENTATION MANHOLE		DRAWN BY: EH	
			APPROVED BY: PB	
			REVISION DATE: 2/10/2020	



2 DRYWELL DETAIL  
SCALE: NTS



3 ROOF DRAIN CONNECTION WITH BUILDING CLEAN OUT  
SCALE: NTS



VALLEY GUTTER

1. SEE CITY OF SISTERS DETAIL, DRAWING NO. 2-11, FOR CURB AND GUTTER NOTES

4 CONCRETE VALLEY GUTTER  
SCALE: NTS

STAMP



BIDDERS ARE INSTRUCTED TO CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS AND THE SITE CONDITIONS. INFORMATION REGARDING THE COMPLETE WORK OF SPECIFIC TRADES IS DISPERSED THROUGHOUT THE ENTIRE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED BY REFERENCE TO OTHER THAN COMPLETE DOCUMENT SET.

CONSULTANT



1001 SW DISK DR., SUITE 110  
BEND, OR 97702  
541.699.9432

PROJECT INFORMATION

BAKER MIXED USE

130 E CASCADE AVENUE  
SISTERS OREGON 97759

ISSUES

PHASE	100% CD
DATE	AUGUST 4, 2023
JOB NUMBER	21-053-OR

SHEET NAME

DETAILS

SHEET NUMBER

C502