



Baysinger Partners Architecture
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PETERKORT
MANAGEMENT CO.
**TOWNE SQUARE
STARBUCKS
AND PAD**

Revisions

PK 21052
Original Issue: 07.01.2022
Drawn/Check By: BLU/EME
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**FIRE ACCESS
ROUTE**

FS1.0
DESIGN REVIEW



APPROVED PLANS
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Revision to TVF&R Permit # 2022-0014
7/6/2022

(X) DEMOLITION KEY NOTES

- 1 REMOVE CONCRETE CURB
- 2 REMOVE CONCRETE SIDEWALK
- 3 REMOVE ASPHALT PAVEMENT AND CRUSHED ROCK SUBGRADE
- 4 REMOVE CONCRETE ADA RAMP
- 5 REMOVE STRUCTURAL WALL
- 6 REMOVE LIGHT POLE
- 7 REMOVE SIGN AND POST AND DELIVER TO OWNER. CONTACT OWNER TO ARRANGE A DELIVERY TIME. REMOVE ALL SIGNS, CONCRETE AND DEBRIS FROM THE POST PRIOR TO DELIVERY.
- 8 REMOVE OR ABANDON EXISTING UNDERGROUND STORM SYSTEM
- 9 REMOVE CATCH BASIN
- 10 COORDINATE RELOCATION OF ELECTRICAL LINES WITH PGE
- 11 REMOVE STAIRS
- 12 KILL EXISTING WATER METER AND BACKFLOW DEVICE
- 13 COORDINATE REMOVAL AND RELOCATION OF ELECTRICAL TRANSFORMER WITH PGE
- 14 REMOVE/RELOCATE FIRE HYDRANT
- 15 SAWCUT
- 16 REMOVE OR ABANDON WATER LINES

(X) PROTECTION KEY NOTES

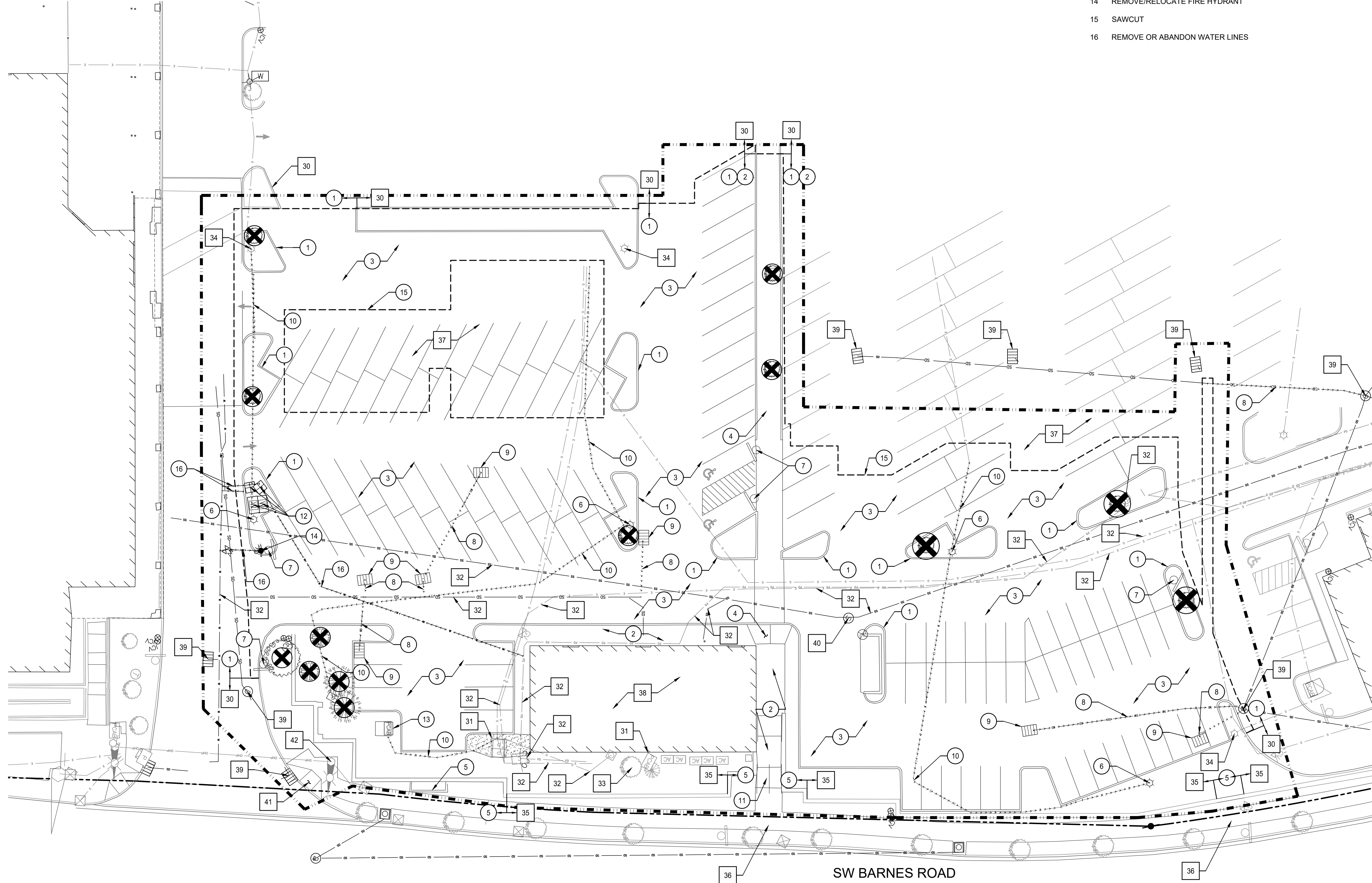
- 30 PROTECT CURB
- 31 PROTECT ELECTRICAL VAULT
- 32 PROTECT UNDERGROUND UTILITIES
- 33 PROTECT TREE
- 34 PROTECT LIGHT POLE
- 35 PROTECT WALL
- 36 PROTECT SIDEWALK
- 37 PROTECT ASPHALT
- 38 PROTECT EXISTING BUILDING
- 39 PROTECT STORMWATER STRUCTURE
- 40 PROTECT SANITARY SEWER STRUCTURE
- 41 PROTECT ADA RAMP
- 42 PROTECT TRAFFIC SIGNAL POLE

SHEET LEGEND

- PROPERTY LINE
- DEMOLITION WORK LIMITS
- SAWCUT LINE
- REMOVE OR ABANDON UTILITY LINE IN PLACE
- (X) REMOVE TREE

SHEET NOTES

1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
3. GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.
4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
5. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
6. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
8. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
9. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
10. ALL EXPOSED PORTIONS OF UNDERGROUND UTILITIES TO BE ABANDONED SHALL BE PLUGGED PER DETAIL X/CXXX.



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RENEWS 12/31/

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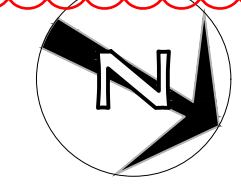
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Revisions

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SCALE 1 INCH = 20 FEET
 20 0 20 40

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DEMOLITION PLAN

FS2.0
 DESIGN REVIEW



FIRE FLOW CALCULATIONS		
BUILDING TYPE	VB	CODE
BUILDING SIZE	4,520 SF	
REQUIRED FIRE FLOW @ 20 PSI (W/O SPRINKLER REDUCTION)	1,750 GPM	OFC TABLE B105.2
REQUIRED FIRE FLOW @ 20PSI (W/ SPRINKLER REDUCTION)	1,500 GPM	B105.3.3.1.1
ESTIMATED FIRE FLOW @ XX PSI	2,340 GPM	
ESTIMATED AVAILABLE FIRE FLOW @ 20PSI	5,648 GPM	TVWD FIRE FLOW ANALYSIS
REQUIRED HYDRANTS	1	OFC TABLE C105.1
HYDRANTS AVAILABLE	1 PROPOSED	

SHEET LEGEND

- FIRE TRUCK ROUTE OUTLINE
- FIRE HOSE REACH FROM FIRE HYDRANT (600 FEET MAX)
- ACCESS ROUTE (200 FEET MAX)

FDC's must be provided with addresses. Bollards in accordance with OFC Section 312 may be required.

SHEET NOTES

1. FIRE APPARATUS ACCESS ROUTE SHOWN TO INDICATE THAT PROPOSED CURB AND STRIPING CHANGES DO NOT ENCR OACH INTO ROUTING AROUND EXISTING BUILDING.
2. FIRE APPARATUS ACCESS ROUTE AROUND SITE PROVIDED WITH 20' MINIMUM ROADWAY WIDTH, 28' RADIUS INTERIOR CORNERS, AND 48' RADIUS EXTERIOR CORNERS.
3. FIRE RISER ROOM ACCESS IS INTERIOR TO BUILDING. KNOX BOXES SHALL BE MOUNTED AT 7' AFG ADJACENT TO MAIN ENTRANCE DOOR.

△ Revisions



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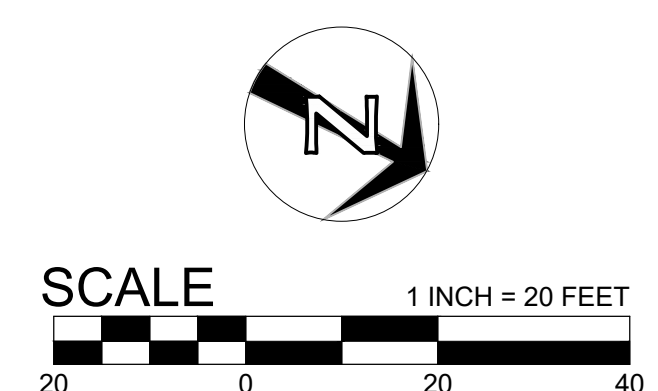
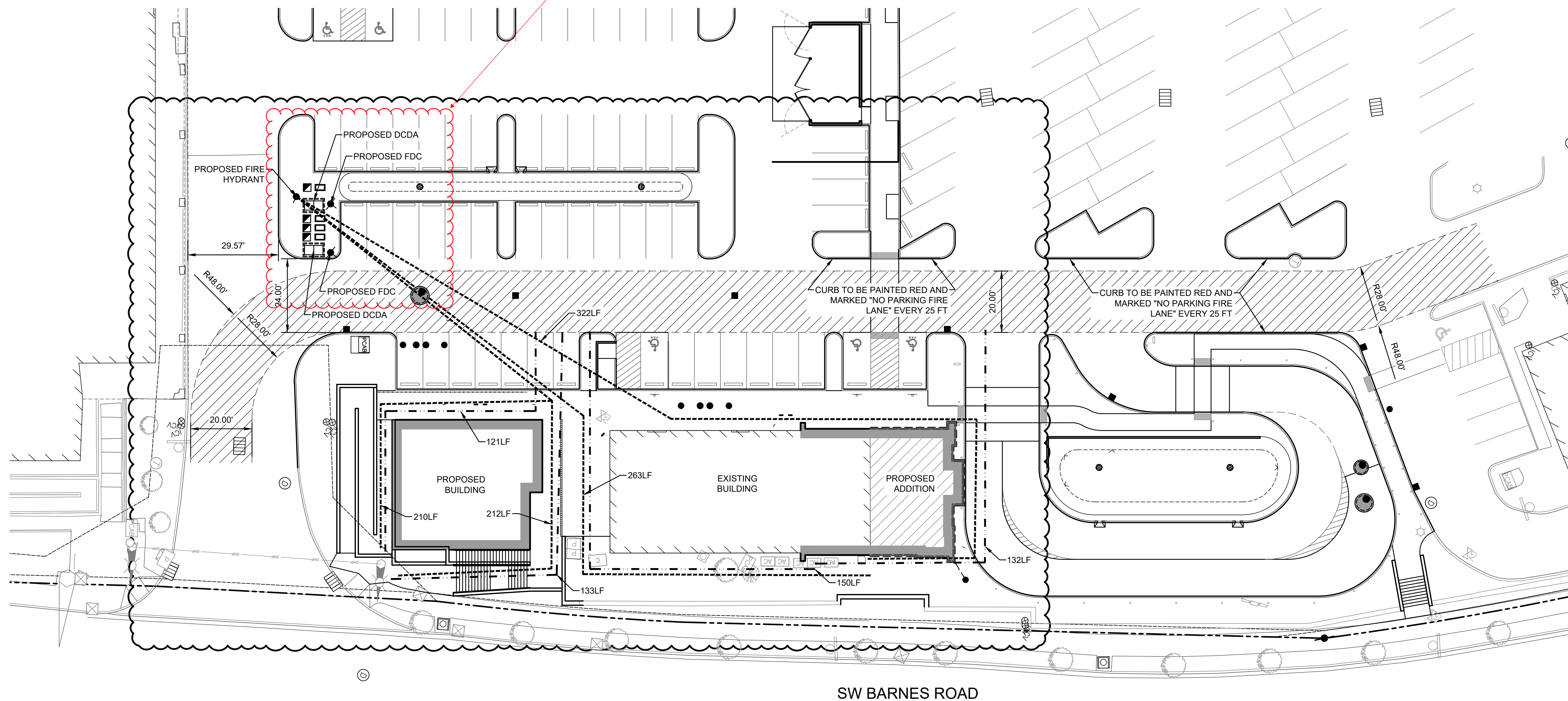
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**FIRE ACCESS
 PLAN**

**FS3.0
 DESIGN REVIEW**



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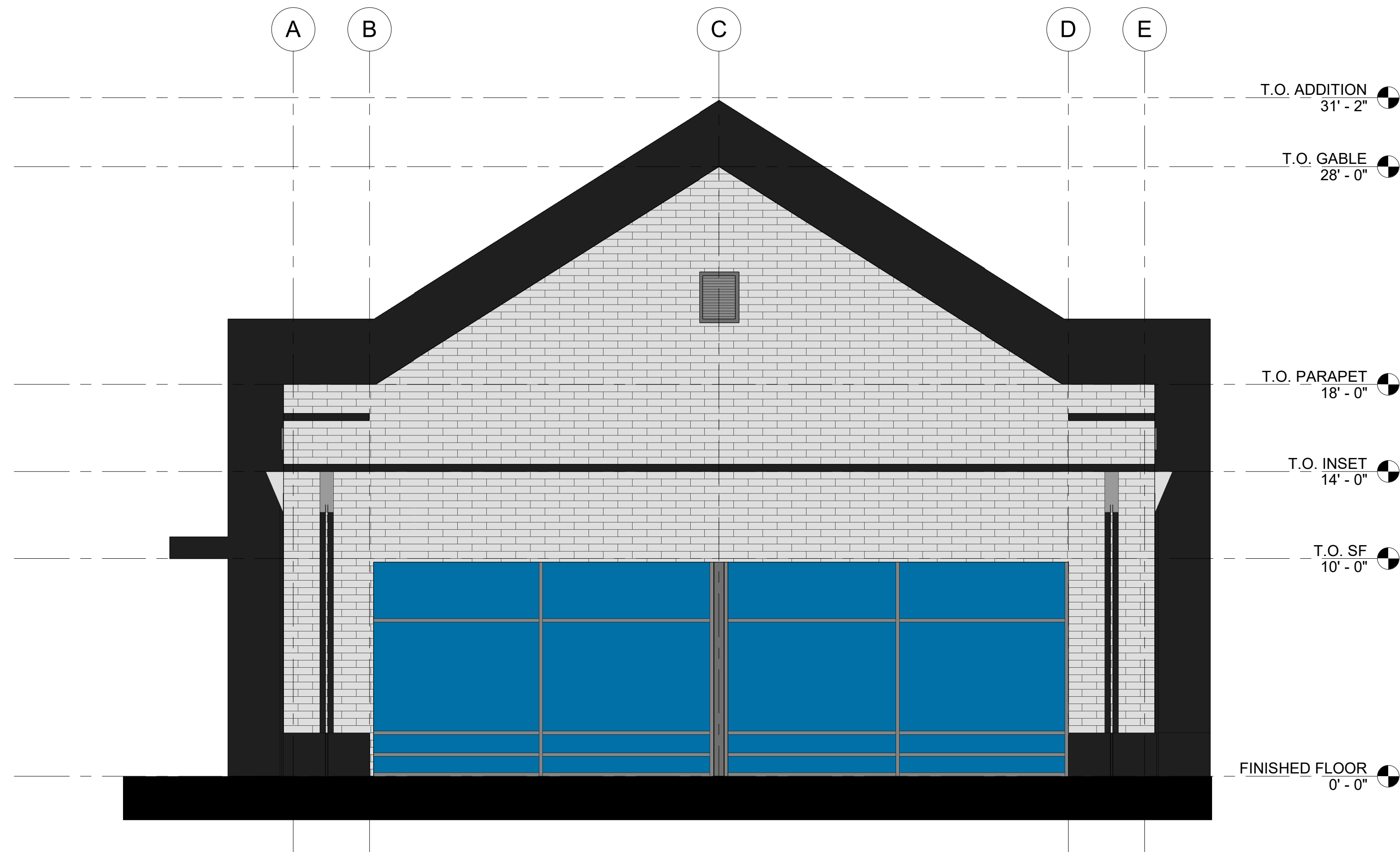
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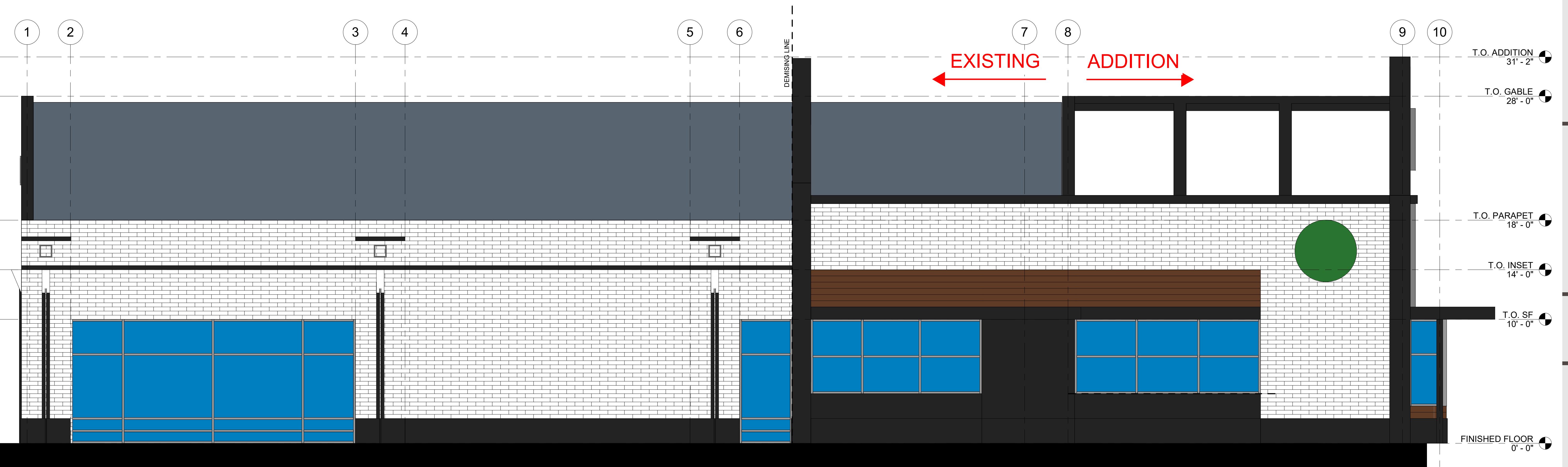
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7/6/2022

KEYNOTE

GENERAL NOTE



1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION1
1/4" = 1'-0"

PETERKORT
STARBUCKS

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**EXTERIOR
ELEVATIONS**

FS4.0

DESIGN
DEVELOPMENT

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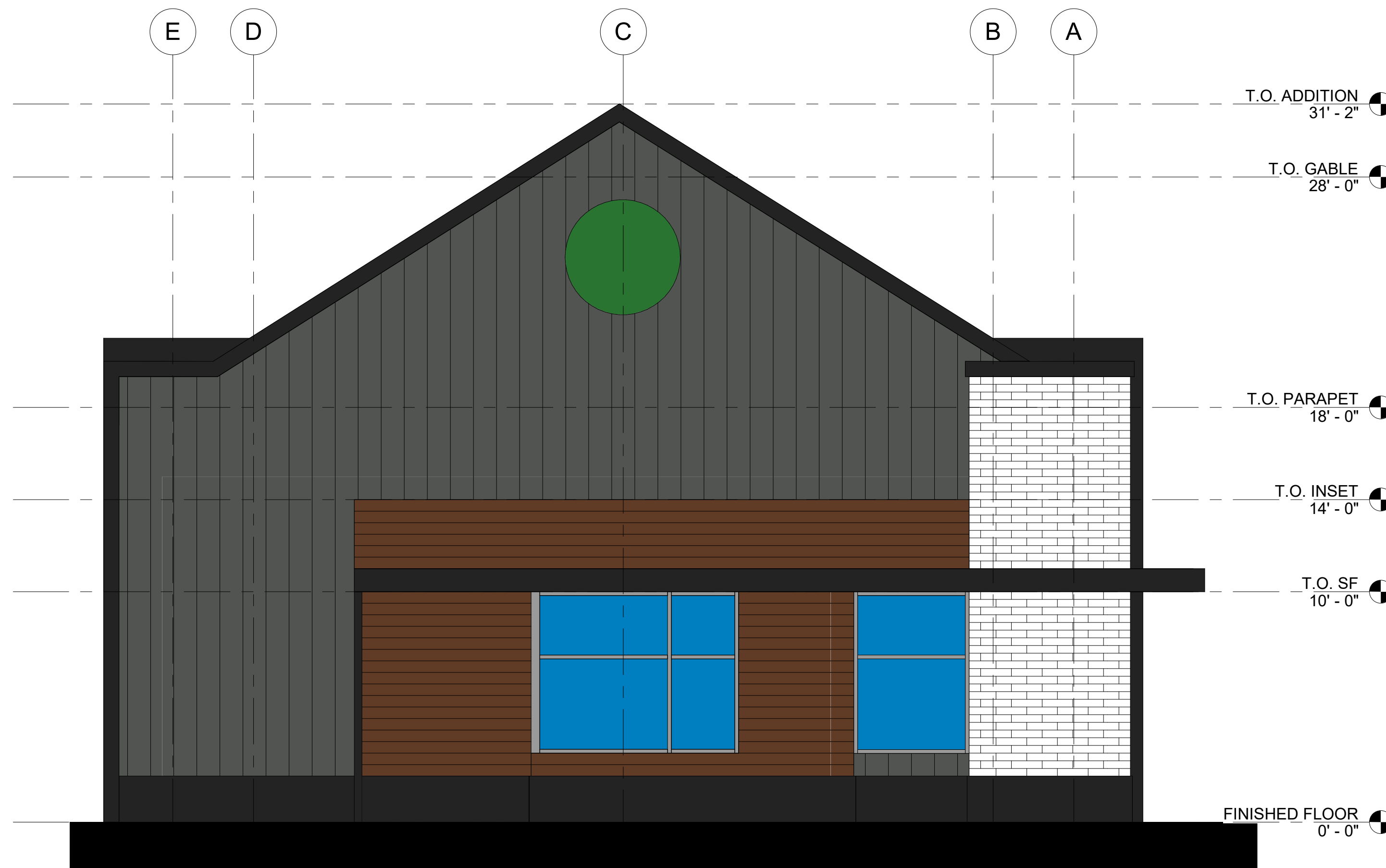
**EXTERIOR
ELEVATIONS**

FS5.0

DESIGN
DEVELOPMENT

KEYNOTE

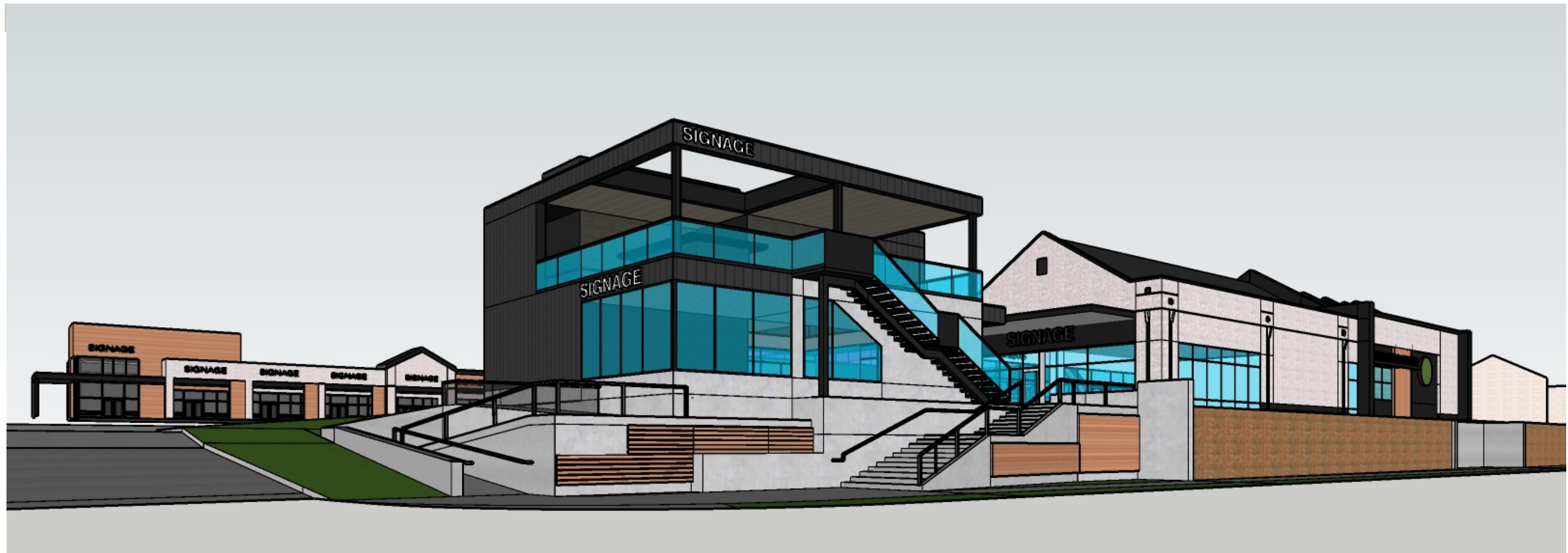
GENERAL NOTE



1 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



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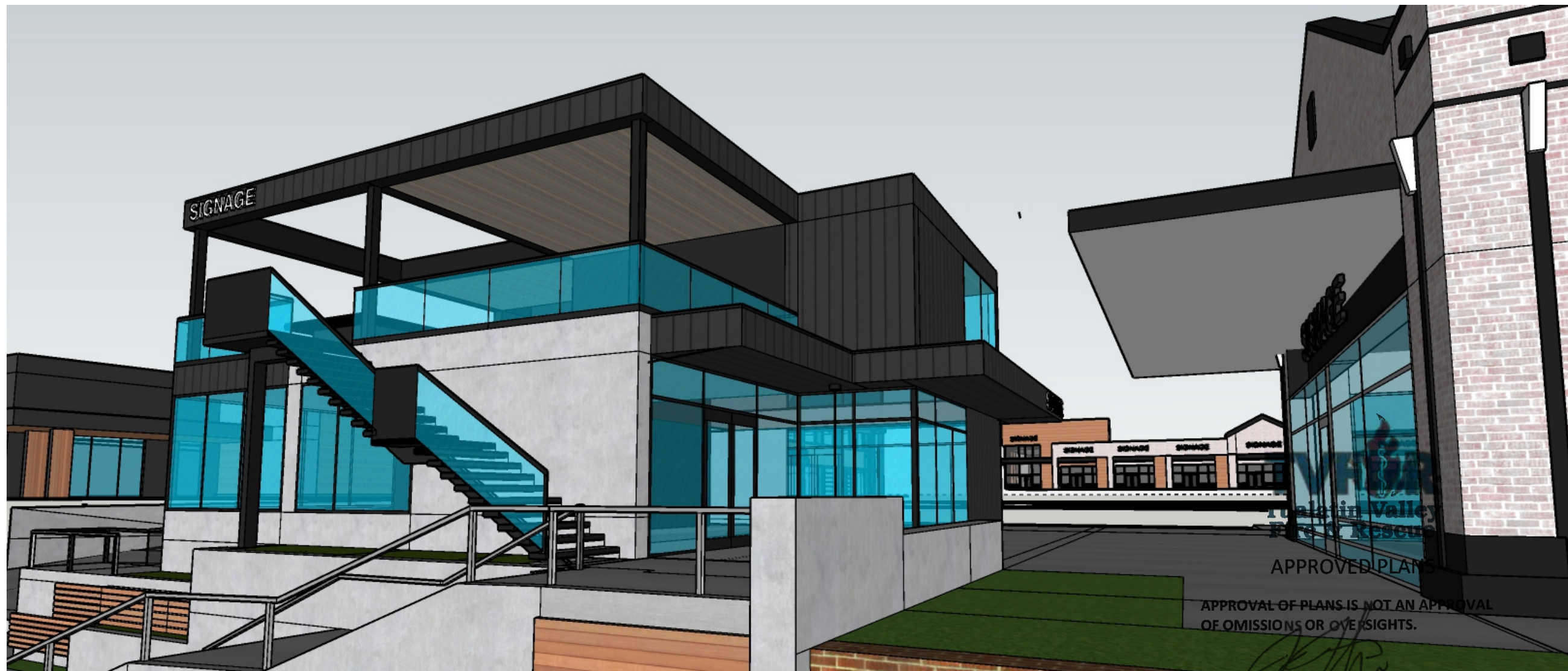
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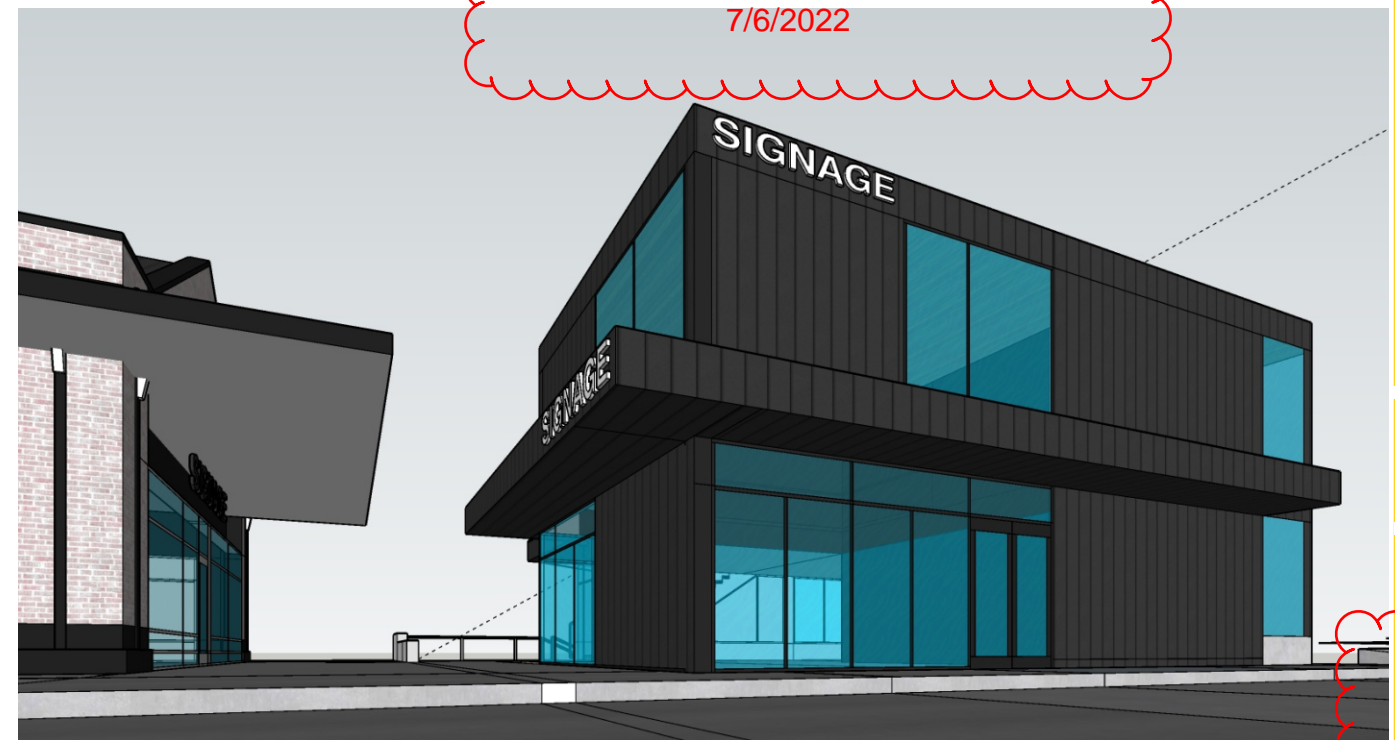
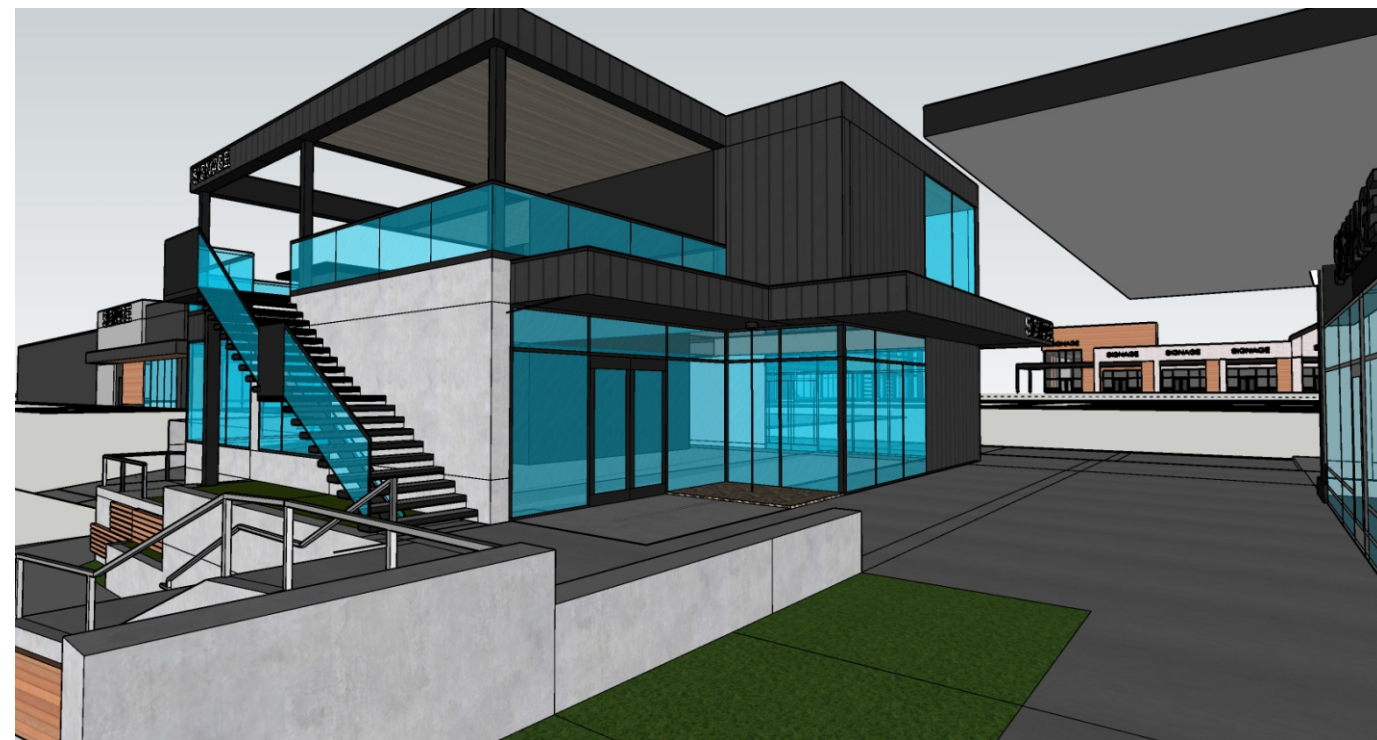
Tualatin Valley
Fire Rescue

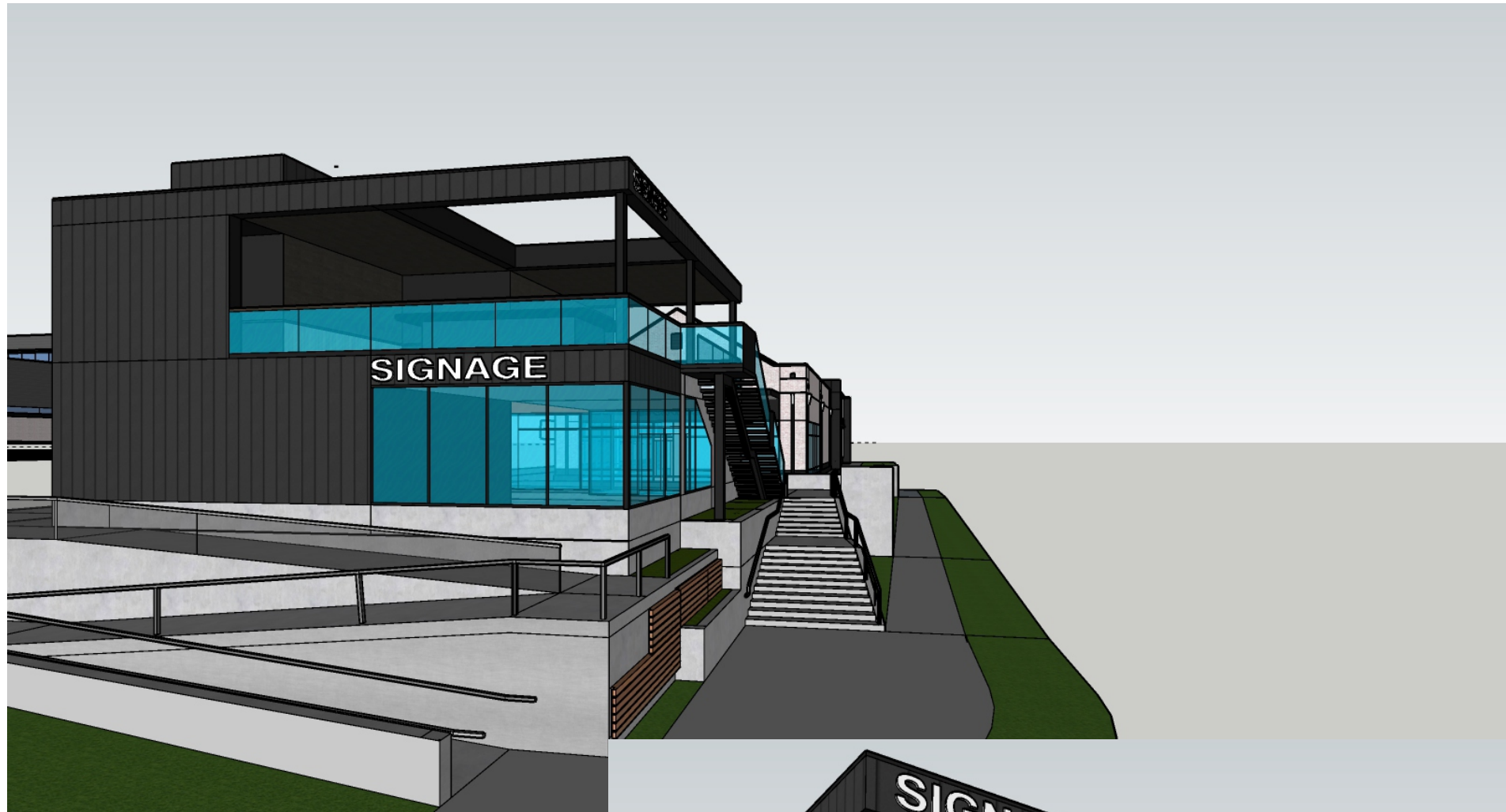
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