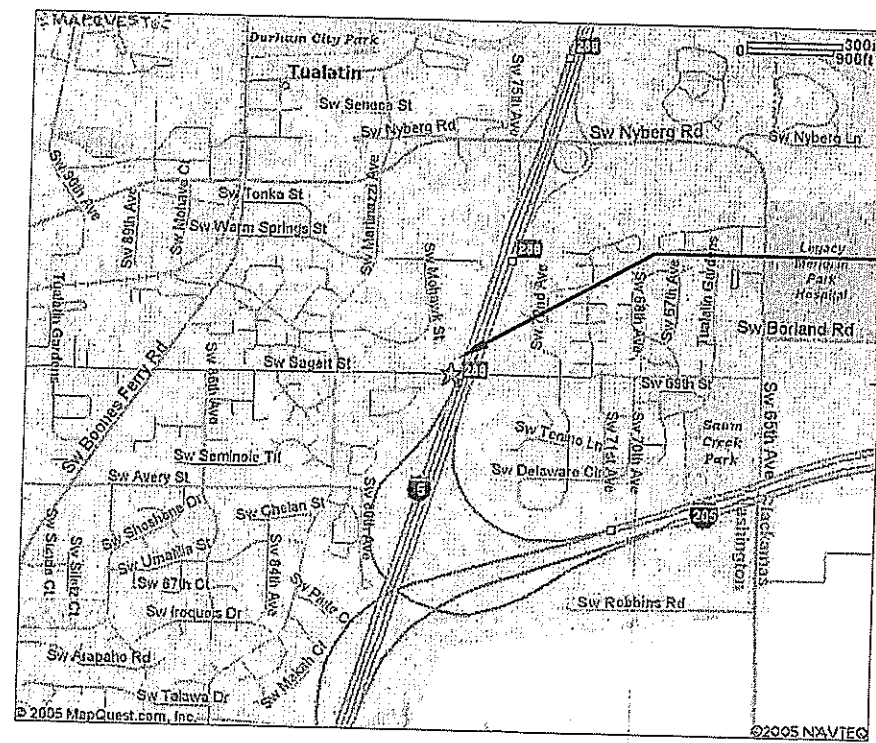


VICINITY MAP



**SITE
LOCATION**

BUILDING PERMIT SET

N89°29'38"E

S.W.

SAGERT ROAD

618.52'

ROAD

PROJECT DATA:

1. PLANNING DISTRICT: RL (W/ CONDITIONAL USE PERMIT)
2. OCCUPANCY: GROUP E (EDUCATION)
3. AREA SUMMARY:

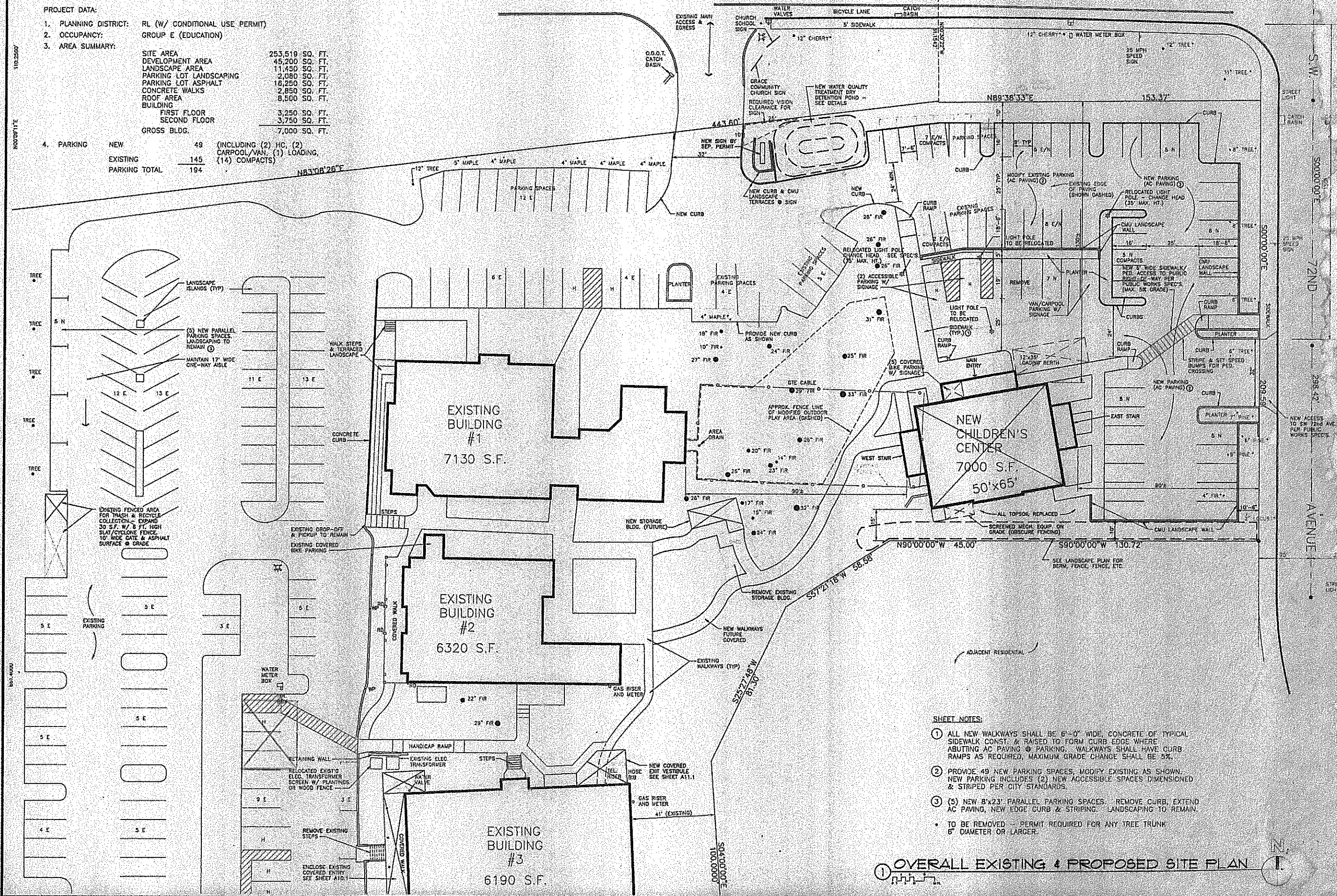
SITE AREA	253,519 SQ. FT.
DEVELOPMENT AREA	45,200 SQ. FT.
LANDSCAPE AREA	11,450 SQ. FT.
PARKING LOT LANDSCAPING	2,080 SQ. FT.
PARKING LOT ASPHALT	16,290 SQ. FT.
CONCRETE WALKS	2,850 SQ. FT.
ROOF AREA	8,500 SQ. FT.
BUILDING	
FIRST FLOOR	3,250 SQ. FT.
SECOND FLOOR	3,750 SQ. FT.
GROSS BLDG.	7,000 SQ. FT.

4. PARKING
- | | | |
|---------------|-----|---|
| NEW | 49 | (INCLUDING (2) HC, (2) CARPOOL/VAN, (1) LOADING, (14) COMPACTS) |
| EXISTING | 145 | |
| PARKING TOTAL | 194 | |

110.2500'

100.0000'

08-26-96



SHEET NOTES:

1. ALL NEW WALKWAYS SHALL BE 6'-0" WIDE, CONCRETE OF TYPICAL SIDEWALK CONST. & RAISED TO FORM CURB EDGE WHERE ADJUTING AC PAVING. PARKING WALKWAYS SHALL HAVE CURB RAMPS AS REQUIRED, MAXIMUM GRADE CHANGE SHALL BE 5%.
 2. PROVIDE 49 NEW PARKING SPACES, MODIFY EXISTING AS SHOWN. NEW PARKING INCLUDES (2) NEW ACCESSIBLE SPACES DIMENSIONED & STRIPED PER CITY STANDARDS.
 3. (5) NEW 8'x23' PARALLEL PARKING SPACES. REMOVE CURB, EXTEND AC PAVING, NEW EDGE CURB & STRIPING. LANDSCAPING TO REMAIN.
- TO BE REMOVED - PERMIT REQUIRED FOR ANY TREE TRUNK 6" DIAMETER OR LARGER.

OVERALL EXISTING & PROPOSED SITE PLAN

David Bissett & Associates
ARCHITECTURE • PLANNING • INTERIORS
1100 1/2 Avenue Portland, Oregon 97209
(503) 224-2311

OVERALL EXISTING & PROPOSED SITE PLAN
NEW CHILDREN'S CENTER
GRACE COMMUNITY CHURCH
TUALATIN, OREGON

Drawn By	Checked By
JBACH	DBISS
Project Number	
58-2731	
Issue Date	
AUGUST 16, 1996	
Project Name	
GR-AL-2DUG	
Sheet No.	

A12

North

LANDSCAPE ISLANDS (TYP)

WALK STEPS & TERRACED LANDSCAPE

CONCRETE CURB

EXISTING BUILDING #1

7130 S.F.

We will bore a 3" HDPE conduit for electrical service and a 1 1/2" conduit for data

PO-OFF REMAIN
RED

EXISTING BUILDING #2

6320 S.F.

COVERED WALK

WATER METER BOX

29

H

H.RAMP

ELEC. TRANSFORMER

22" FIR

29" FIR

HANDICAP RAMP

STEPS

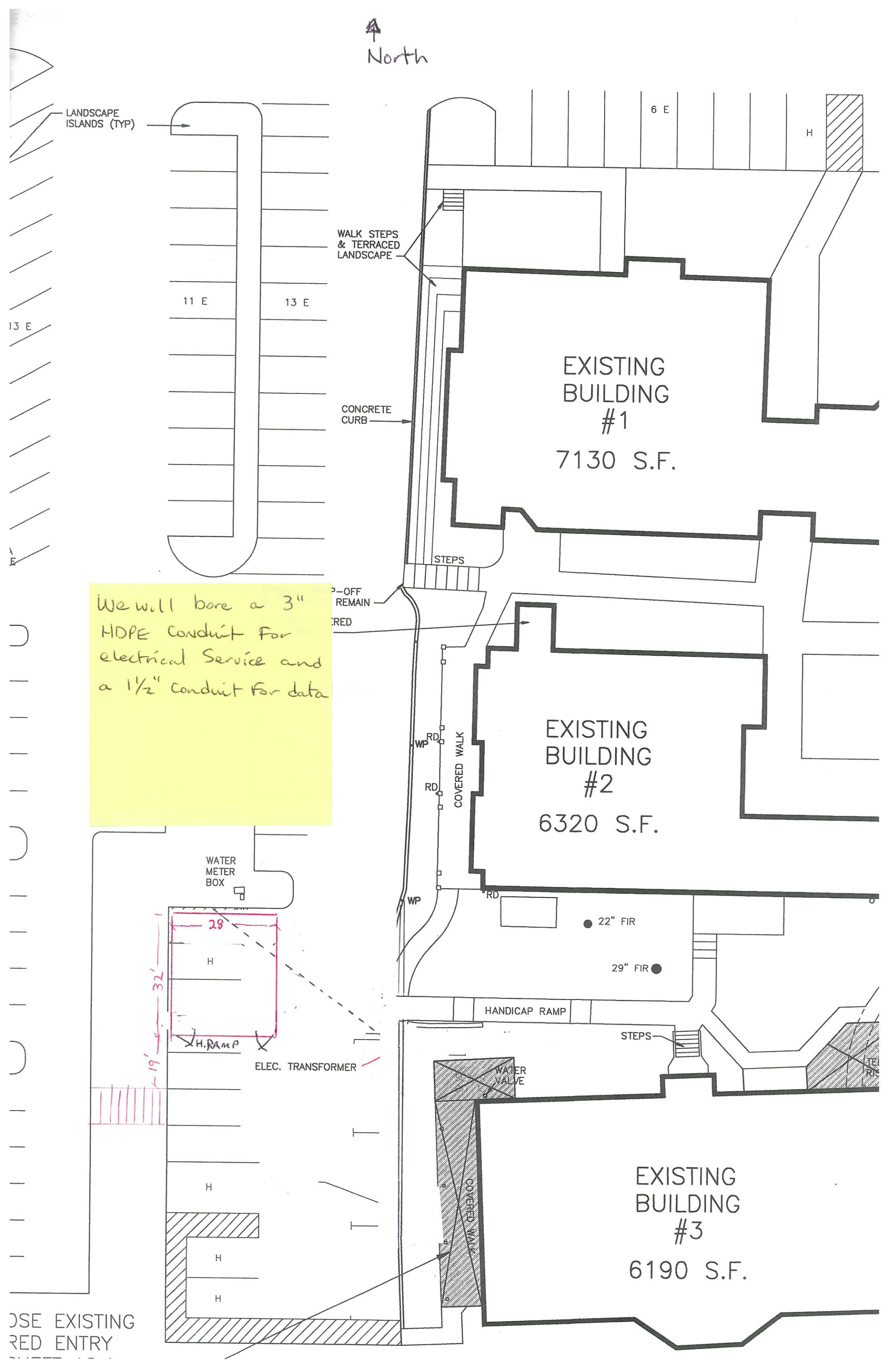
WATER VALVE

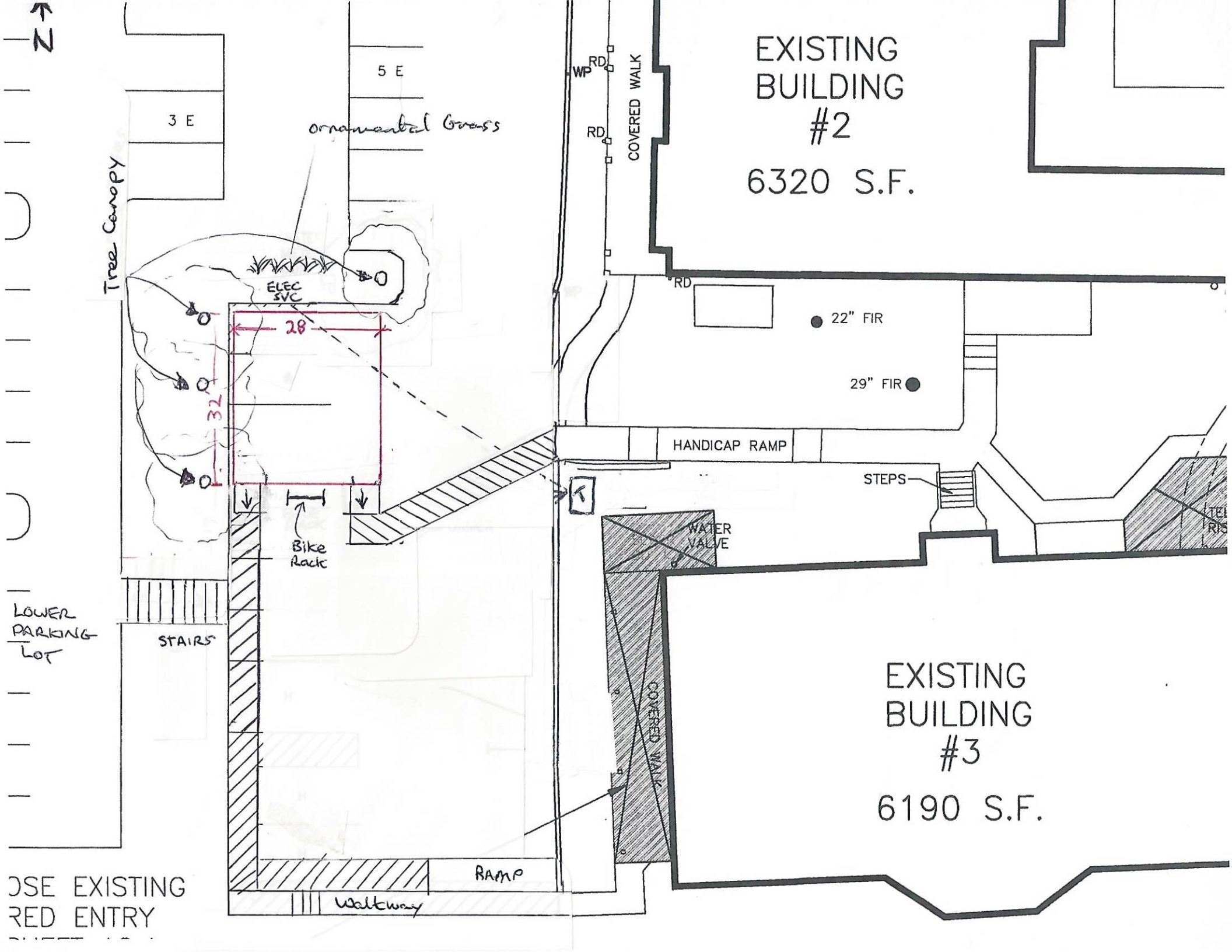
COVERED WALK

EXISTING BUILDING #3

6190 S.F.

USE EXISTING RED ENTRY





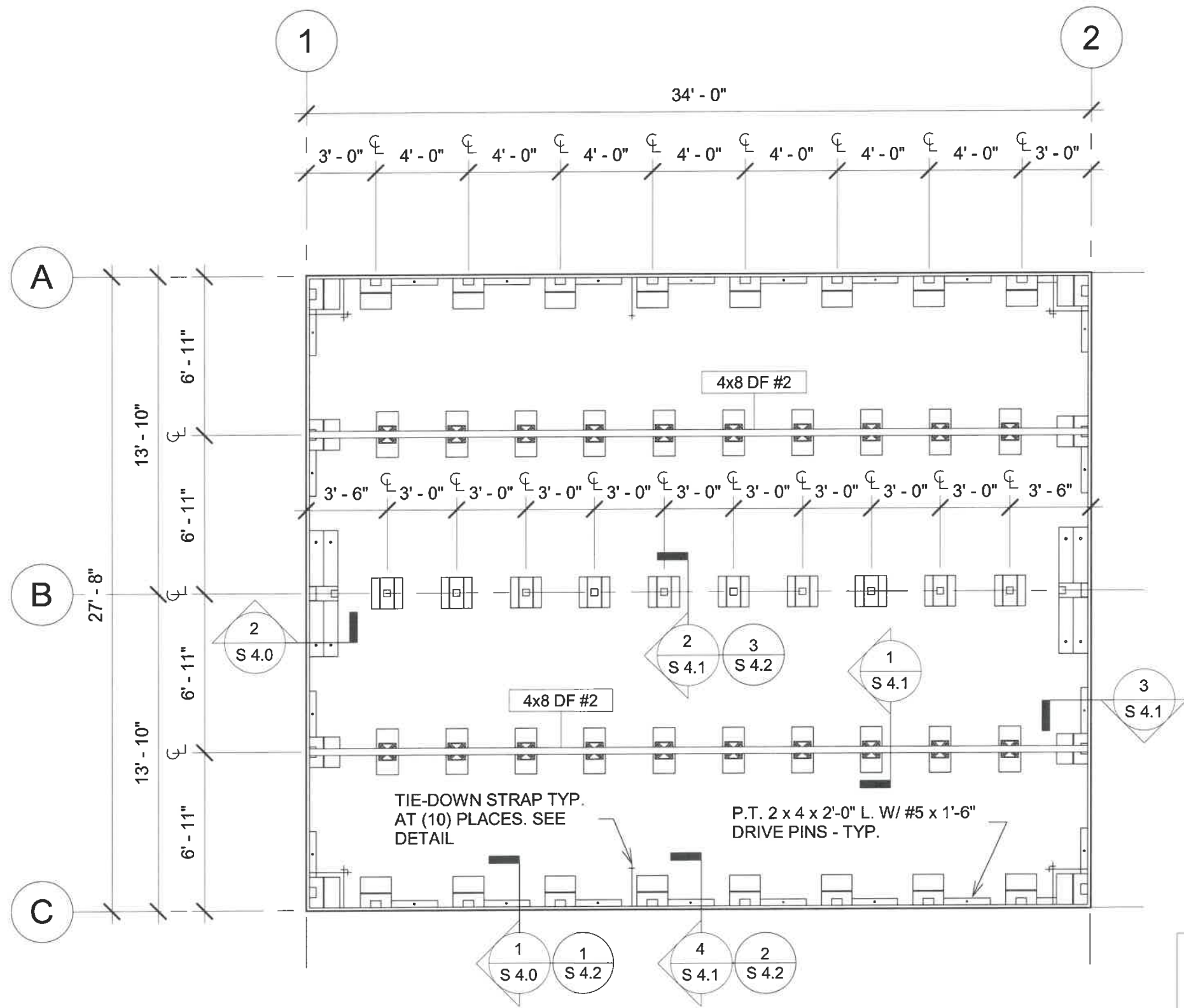
EXISTING BUILDING #2
6320 S.F.

EXISTING BUILDING #3
6190 S.F.

LOWER PARKING LOT

USE EXISTING RED ENTRY





1 FOUNDATION PLAN
3/16" = 1'-0"

NOTE:
1. EXISTING TAGGED RELOCATABLE BUILDING
2. USE OVERHEIGHT PIERS AS REQ'D BY GRADE



REV.	DESCRIPTION	DATE	BY

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SHEET	FOUNDATION PLAN
PROJ.	28' x 34' FOUNDATION HORIZON CHRISTIAN SCHOOL
ADDRESS	7400 SW SAGERT ST, TUALATIN, OR 97062

JOB#	L.U. 1517-1518
SHEET #	S 1.0
DATE	4/14/2021

FOUNDATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND OR EARTHQUAKE FORCES AND TEMPORARY FORCES DURING SETTING AND ERECTION UNTIL ALL UNITS HAVE BEEN PERMANENTLY ATTACHED THERETO. REMOVE ORGANIC / SOD UNDER ALL BEARING PADS.

2. DESIGN LOADS:

ROOF DEAD LOAD	12 PSF
ROOF SNOW LOAD	25 PSF
FLOOR DEAD LOAD	10 PSF
FLOOR LIVE LOAD	150 PSF
WIND LOAD	Lambda = 1.0 Vult = 110 MPH (Vasd = 85 MPH) 3 SECOND GUST - EXP. B
SEISMIC	BEARING WALL SYSTEM: $S_s = 0.841$, $F_a = 1.200$ $S_{DS} = 0.673$, RISK CATEGORY II $I_e = 1.0$, SEISMIC DESIGN CATEGORY D, SITE CLASS D
ALLOWABLE BEARING CAPACITY	2000 PSF AT ASPHALT

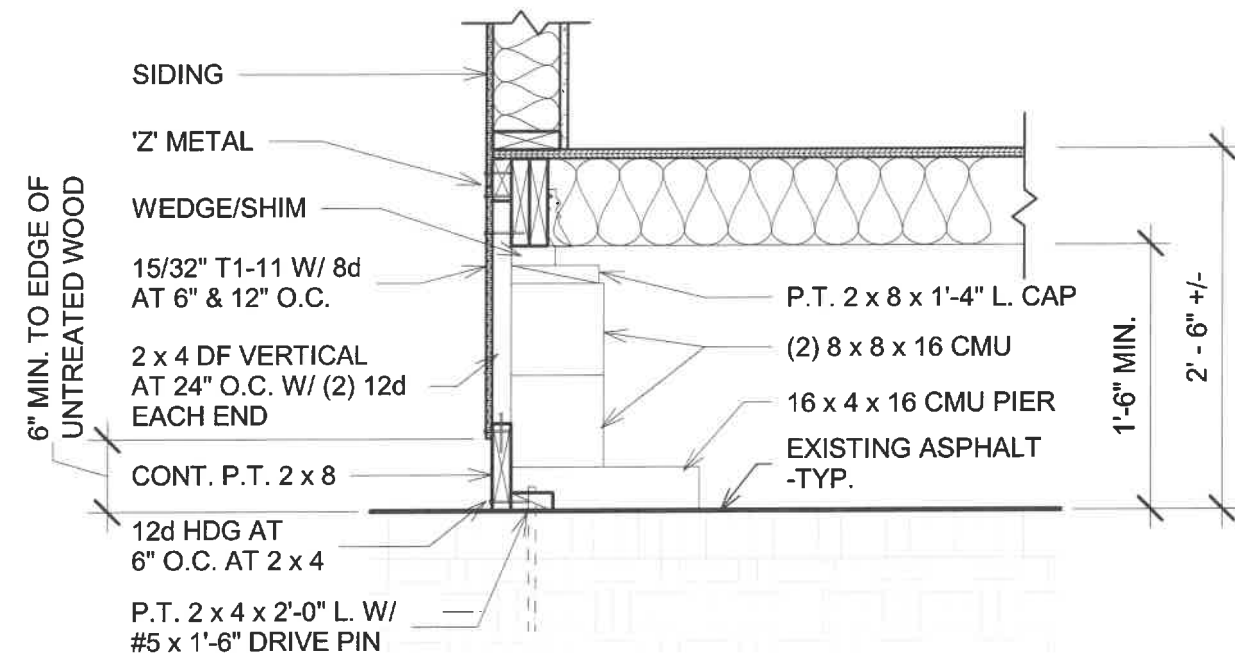
3. EXCEPT AS NOTED, DIMENSION LUMBER FOR FOUNDATION SHALL BE HEM-FIR, NO. 2 AND BETTER. TREATED LUMBER SHALL BE ACQ PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD U1, USE CATEGORY UC4A, TO A MINIMUM RETENTION OF 0.40 PCF. AT PIECES IN CONTACT WITH GROUND, SAWN END GRAIN SHALL BE FIELD TREATED WITH 2% MIN. CONCENTRATION COPPER NAPHTHENATE. TREATED PLATE STOCK SHALL BE GOOD QUALITY AND SHALL NOT CONTAIN EXCESSIVE SPLITS, CHECKS OR WANE. 2 x 4 FRAMING SHALL BE HEM-FIR, STANDARD OR BETTER, TREATED 2 x 4 FRAMING SHALL MEET THE REQUIREMENTS SPECIFIED ABOVE.

4. ALL FASTENERS TO BE HOT DIPPED GALVANIZED (HDG) OR EQUAL AT P.T. MEMBERS.

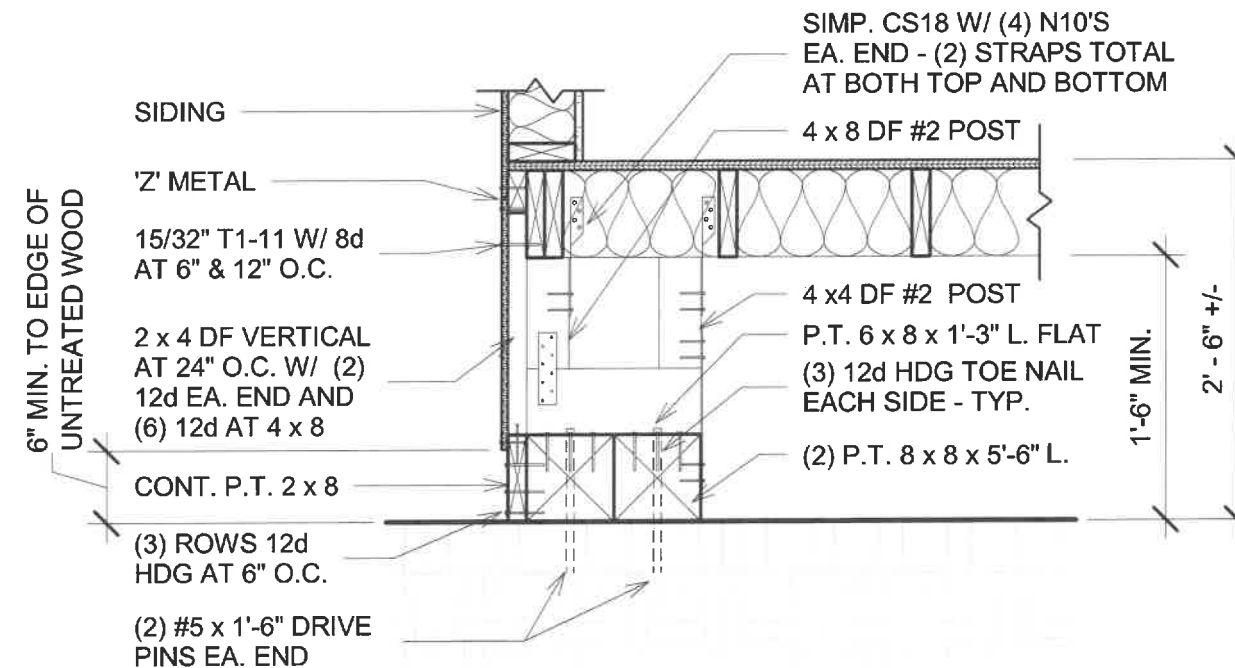
5. VENT CRAWL SPACE w/ (4) 15" SQ. METAL VENTS (MODERN STANDARD). INSTALL 6 MIL. VAPOR BARRIER ON GROUND IN ENTIRE CRAWL SPACE. LAP VAPOR BARRIER JOINTS MIN 12". (VAPOR BARRIER NOT REQUIRED AT ASPHALT OR CONCRETE IF OCCURS)

6. CONNECT STORM WATER FROM ROOF GUTTERS AND DOWNSPOUTS AND DIRECT AWAY FROM BUILDING PAD TO AN APPROVED DRAINAGE SYSTEM.

7. FOUNDATION PLANS AND DETAILS ARE NOT REVIEWED BY BCD OR L&I, EXCEPT FOR THE SUITABILITY OF THE DESIGN TO SUPPORT THE MODULAR BUILDING. APPROVAL AND INSPECTION OF THE FOUNDATION SYSTEM IS THE JURISDICTION OF THE LOCAL BUILDING OFFICIAL.



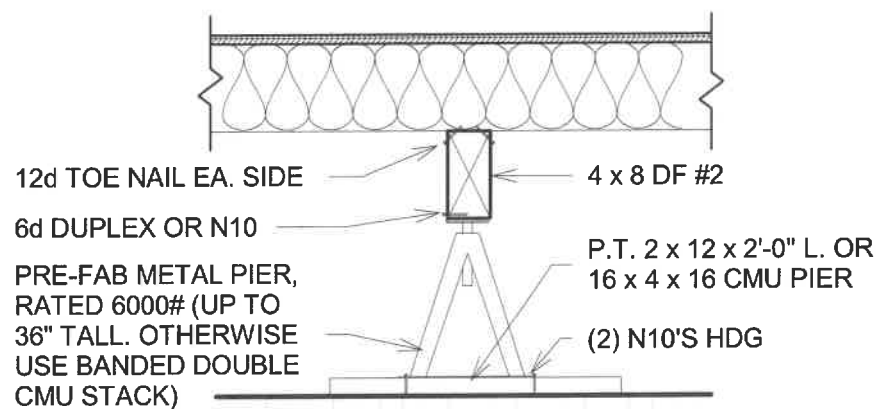
1 FOOTING - SIDEWALL
3/4" = 1'-0"



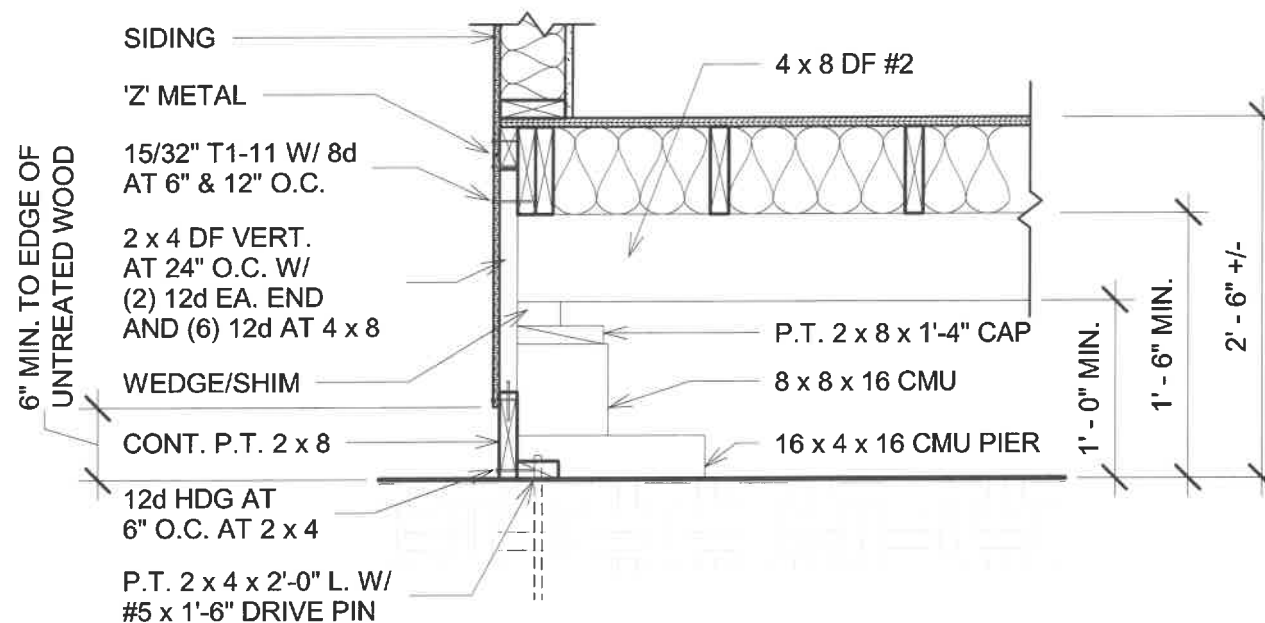
2 FOOTING - ENDWALL COLUMN
3/4" = 1'-0"



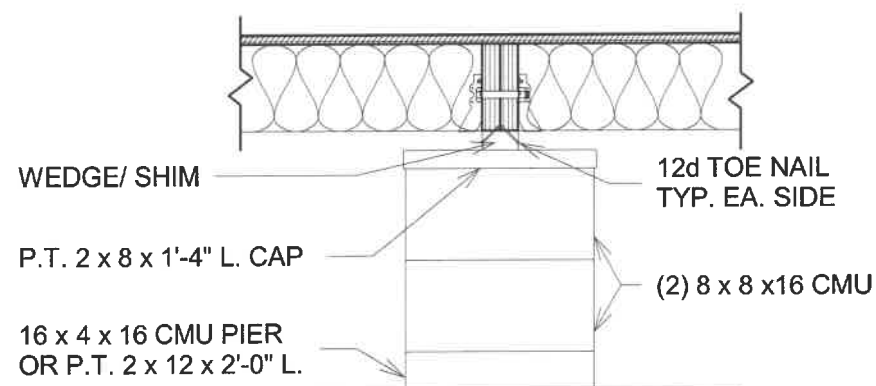
REV.	DESCRIPTION	DATE	BY	<p>REUSE OF DOCUMENTS THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF MODERN BUILDING SYSTEMS INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER USE OR PROJECT WITHOUT WRITTEN AUTHORIZATION.</p> <p>MODERN BUILDING SYSTEMS</p> <p>MODERN BUILDING SYSTEMS, INC. TELEPHONE: (503) 749-4949 FAX: (503) 749-4950 P.O. BOX 110, 9493 PORTER ROAD, AUMSVILLE, OR 97325 CHECK OUT OUR WEB PAGE: www.modernbuildingsystems.com © MODERN BUILDING SYSTEMS, INC. 2021</p>	SHEET	FOUNDATION NOTES & DETAILS		JOB# L.U. 1517-1518
					PROJ.	28' x 34' FOUNDATION HORIZON CHRISTIAN SCHOOL		SHEET # S 4.0
					ADDRESS	7400 SW SAGERT ST, TUALATIN, OR 97062		DRW TS DATE 4/14/2021



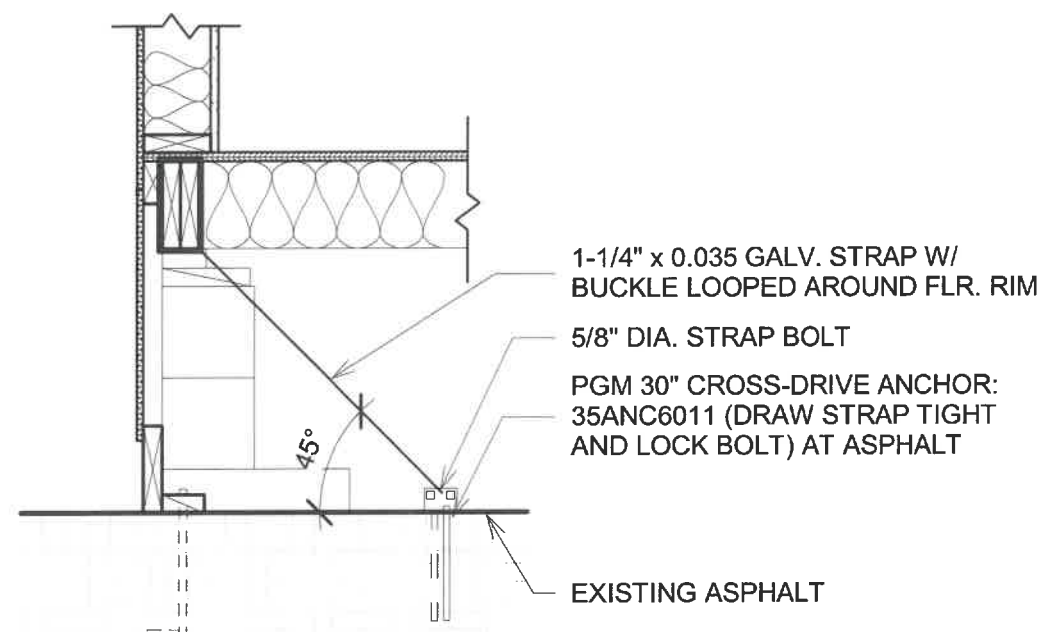
1 FOOTING - MID-SPAN
3/4" = 1'-0"



3 FOOTING - ENDWALL AT BEAM
3/4" = 1'-0"



2 FOOTING - MARRIAGE LINE
3/4" = 1'-0"



4 FDN - TIE-DOWN STRAP
3/4" = 1'-0"



EXPIRES: 12/31/2022

REV.	DESCRIPTION	DATE	BY

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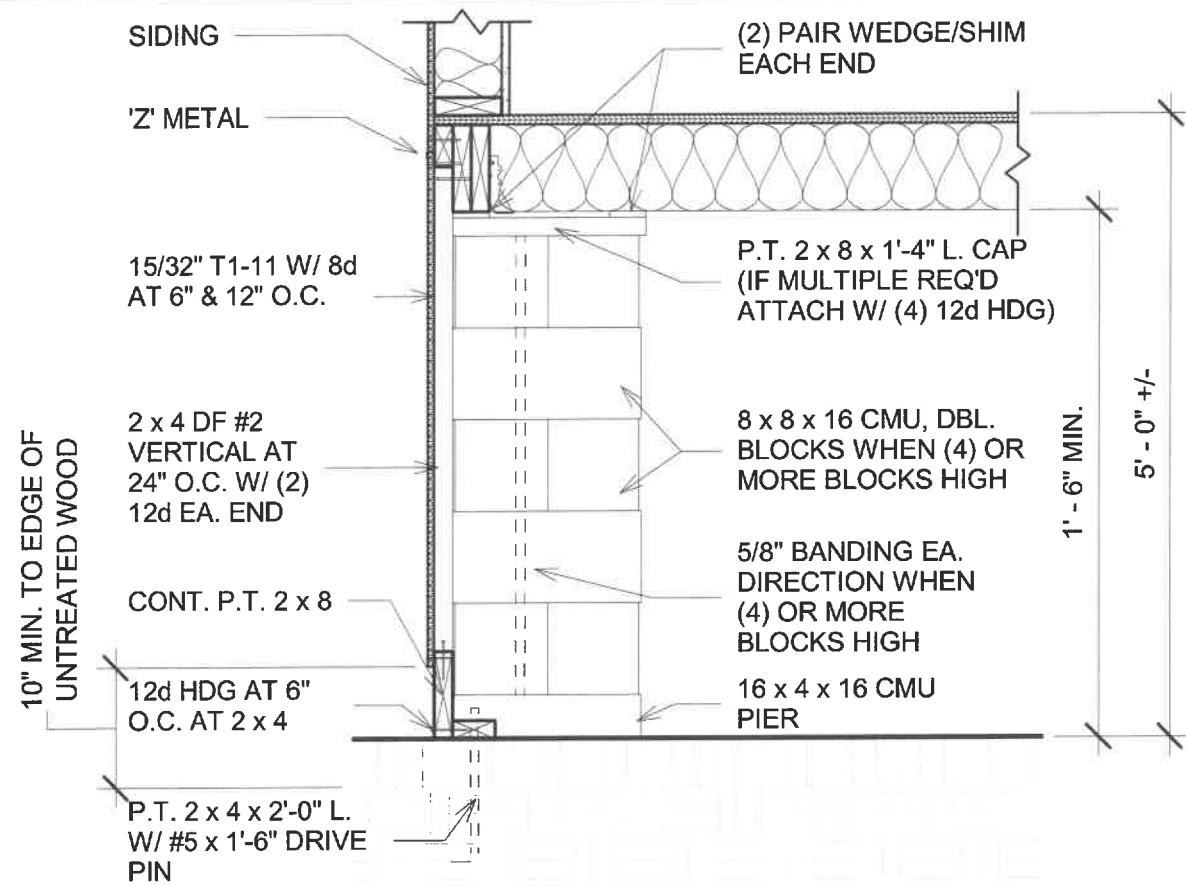


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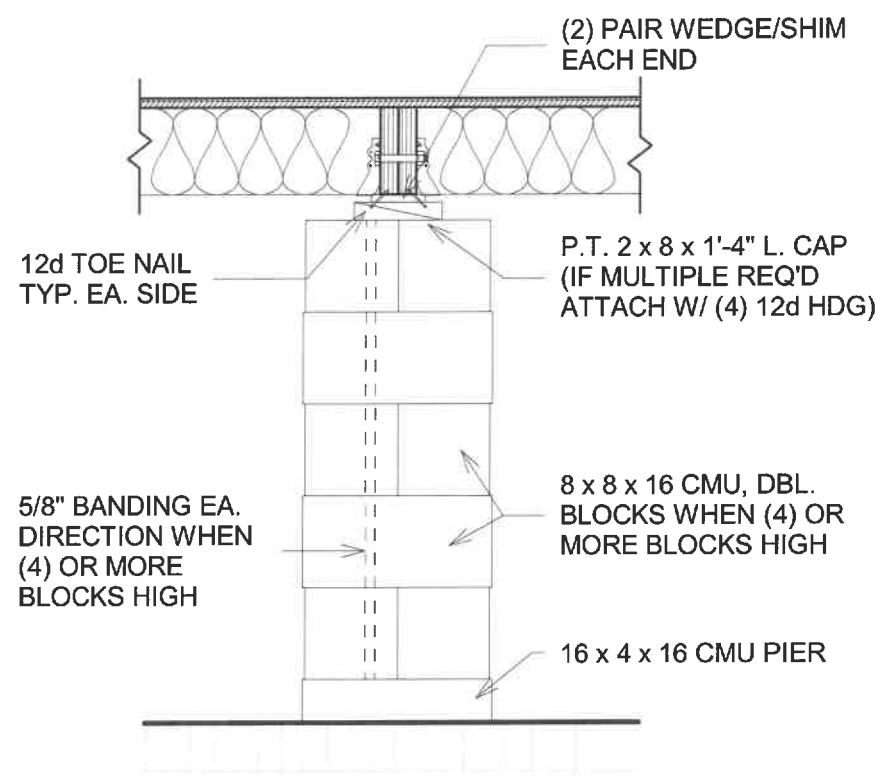
SHEET	FOUNDATION DETAILS
PROJ.	28' x 34' FOUNDATION HORIZON CHRISTIAN SCHOOL
ADDRESS	7400 SW SAGERT ST, TUALATIN, OR 97062

JOB#	L.U. 1517-1518
SHEET #	S 4.1
DATE	4/14/2021

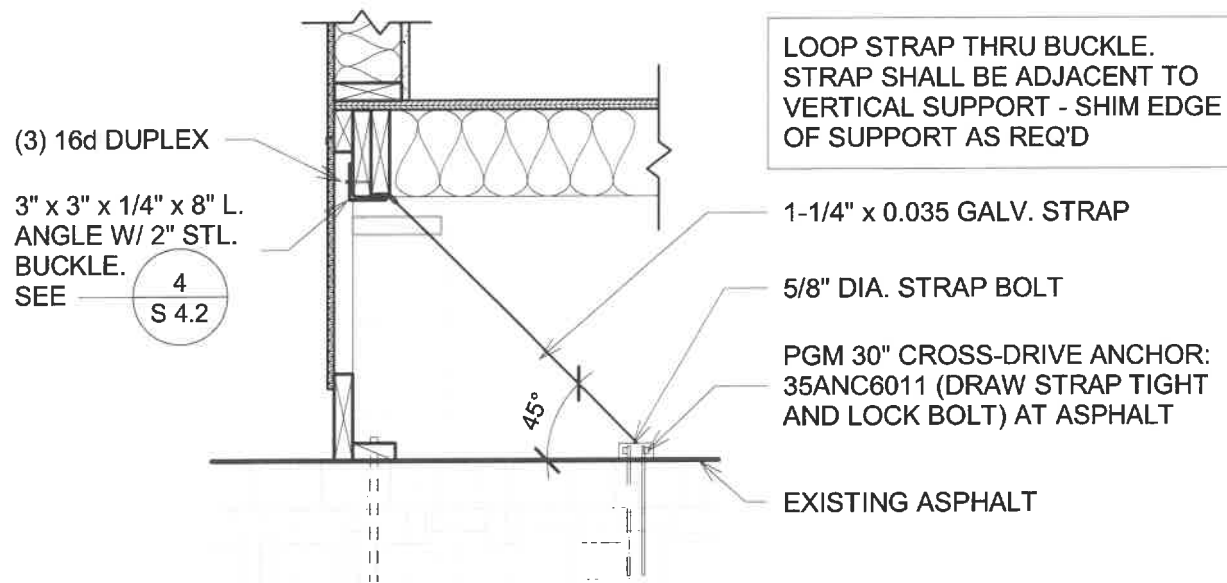
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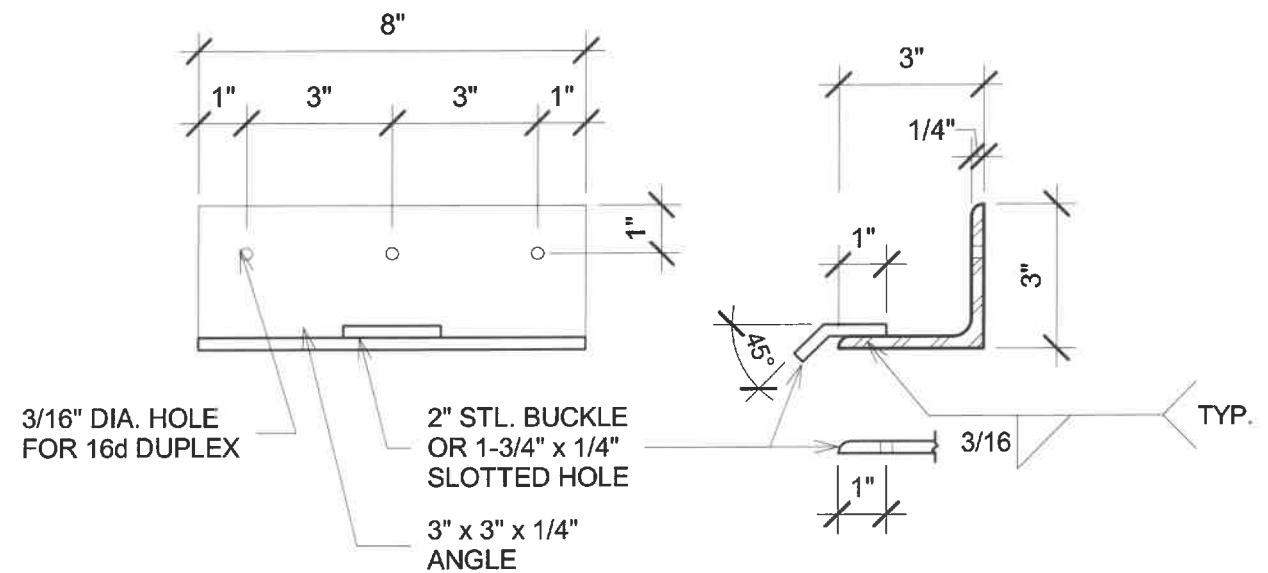
1 FOOTING - SIDEWALL (ALTERNATE)
3/4" = 1'-0"



3 FOOTING - MARRIAGE LINE (ALTERNATE)
3/4" = 1'-0"



2 FDN - RETRO-FIT TIE-DOWN STRAP
3/4" = 1'-0"



4 STEEL ANGLE & BUCKLE
3" = 1'-0"



EXPIRES: 12/31/2022

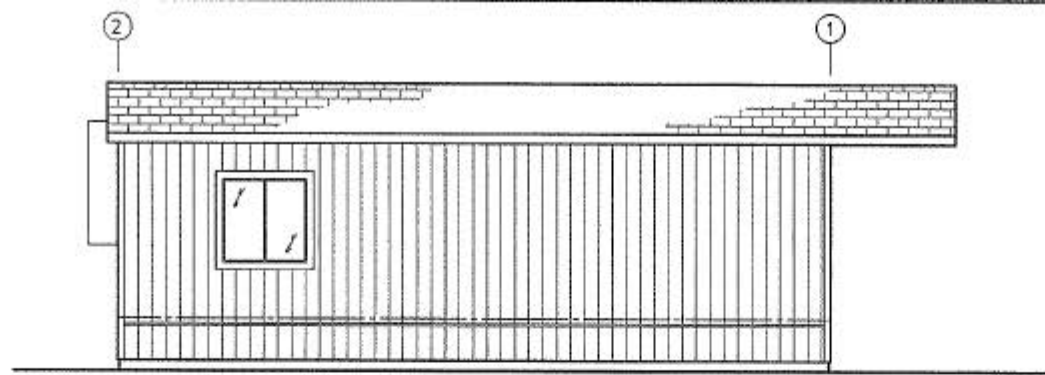
REV.	DESCRIPTION	DATE	BY

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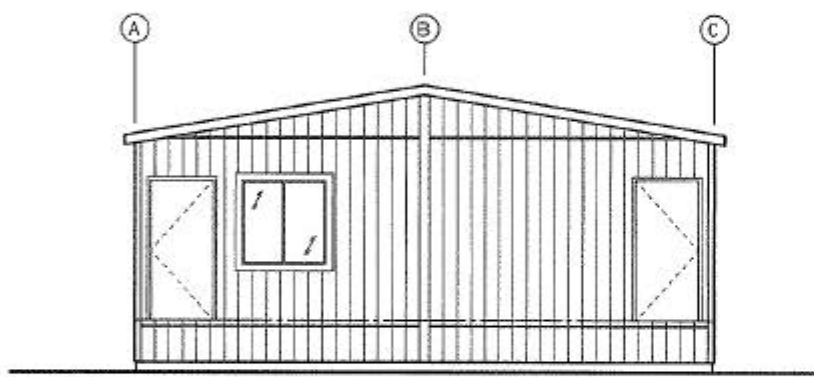


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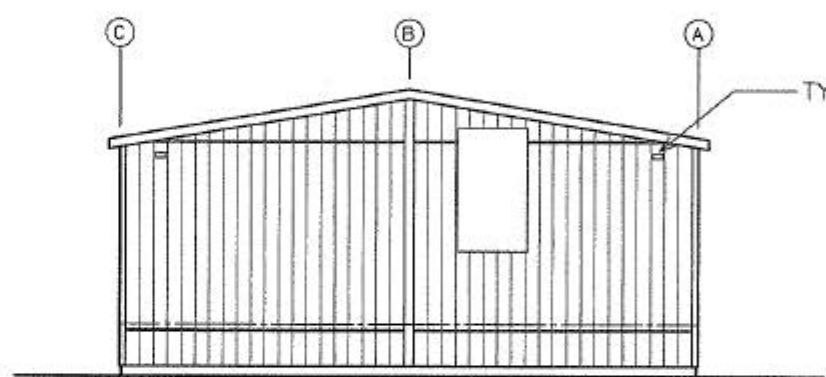
SHEET	FOUNDATION DETAILS	JOB#	L.U. 1517-1518
PROJ.	28' x 34' FOUNDATION HORIZON CHRISTIAN SCHOOL	SHEET #	S 4.2
ADDRESS	7400 SW SAGERT ST, TUALATIN, OR 97062	DRW	TS DATE 4/14/2021



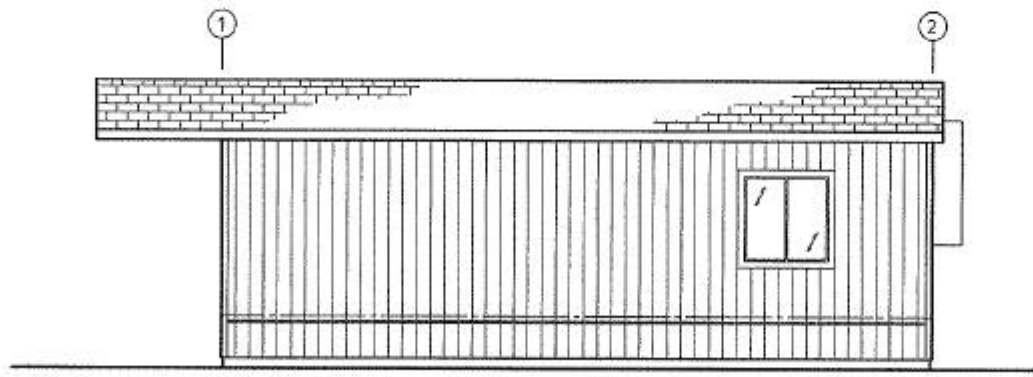
REAR



END



END



FRONT
EXTERIOR ELEVATIONS

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