

CREMATION GARDEN

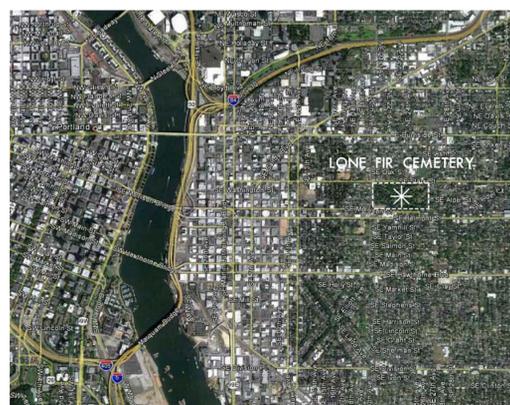
PHASE I DEVELOPMENT PLAN

ABBREVIATIONS

&	AND	PSI	POUNDS PER SQUARE IN
⊕	CENTER LINE	MAX.	MAXIMUM
=, EQ	EQUAL	MFG	MANUFACTURER
'	FEET	MIN.	MINIMUM
"	INCHES	MM	MILLIMETER
#	NUMBER	MTN	MOUNTAIN
%	PERCENT	NPK	NITROGEN, PHOSPHORUS, POTASSIUM
±	PLUS OR MINUS	N.T.C.	NOT TO SCALE
APPROX.	APPROXIMATELY	O.C.	ON CENTER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	O&M	OPERATIONS AND MAINTENANCE
AWS	AMERICAN WELDING SOCIETY	P.O.B.	POINT OF BEGINNING
CAL	CALIPER	PLS	PUBLIC LAND SURVEYOR
CJ	CONTROL JOINT	PVC	POLYVINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT	QTY	QUANTITY
CONT.	CONTAINER	R	RADIUS
DBL	DOUBLE	RE:	REFER TO
DIA.	DIAMETER	REQ'D	REQUIRED
FG	FINISHED GRADE	SCH	SCHEDULE
ELEV.	ELEVATION	SQ.	SQUARE
EQ.	EQUAL	SQFT	SQUARE FEET
EQUIV	EQUIVALENT	SS	STAINLESS STEEL
EX.	EXISTING	T.B.D.	TO BE DETERMINED
F'M	COMPRESSIVE MASONRY STRENGTH	THK	THICK
F _y	YIELD STRENGTH	TYP.	TYPICAL
GALV.	GALVANIZED	VERT	VERTICAL
HT.	HEIGHT	W/	WITH
LBS	POUNDS	WD.	WIDE
		WDTH.	WIDTH



CEMETERY AERIAL



N.T.S.

SHEET INDEX

1.0	COVER AND GENERAL NOTES
2.0	DEMOLITION/LAYOUT AND MATERIALS PLAN
3.0	PLANTING PLAN
4.0	SITE DETAILS 1
5.0	SITE DETAILS 2
6.0	NICHE WALL DETAILS

Contact the Oregon Utility Notification Center at (800) 332-2344 at least (2) working days in advance of construction to assure that all existing utilities have been indicated. Verify and clearly mark utility locations prior to commencing work. Costs incurred as a result of contractor's failure to verify locations of existing utilities prior to beginning construction shall be borne by the contractor.

PROJECT DIRECTORY

OWNER: Metro
600 NE Grand Ave
Portland, OR 97232
Phone: 503.797.1929
Contact: Josh Lipscomb
Email: joshua.lipscomb@oregonmetro.gov

CONSULTANTS

CEMETERY PLANNERS: CPRA Studio LLC
3457 Ringsby Court, Suite 305
Denver, Colorado 80216
Phone: 303.683.5917
Fax: 303.683.5958
Contact: Lane Ledbetter
Email: lledbetter@cpstudio.com

GENERAL NOTES

- Contractor shall comply with all Metro cemetery construction regulations.
- The Contractor shall be responsible for coordinating the daily schedule of all proposed work with the Cemetery Staff to avoid noisy or dusty operations occurring during the time of burial services in nearby sections of the cemetery. Because brief pauses in operations will be required during these times, the Contractor shall confirm burial schedule daily with Cemetery Staff. Project site will be required to be clean, clear, safe and orderly at the end of each work day for the duration of the contract, and have all site and public protections fully in place and operational.
- The Contractor shall be solely and completely responsible for conditions at and adjacent to the project site, including safety of all persons and property during performance of work. This requirement shall apply to all safety and property protection measures in, on, or near the construction site to be installed and maintained continuously and not be limited to normal working hours.
- These drawings do not specify safety material, staffing, equipment, methods or sequencing, to protect persons and property. It shall be the Contractor's sole responsibility to direct and implement safety operations staffing, procedures to protect the Owner and his representatives, new improvements, property, other Contractors, the public and others, based on City, State, or other jurisdictional requirements.
- The Contractor shall submit a written description and meet as necessary with the Owner to coordinate construction access, contractor staff parking, security issues, material and equipment storage, protection, and staging; construction equipment maneuvering, work sequencing, scheduling and maintaining public access, emergency vehicle access, and cemetery operations access as necessary to accomplish the assigned work. The Contractor shall also meet with the Owner to determine and stake the limits of existing adjacent burial areas.
- All material and workmanship shall be subject to inspections by the Owner. The Owner reserves the right to accept or reject any materials or workmanship that do not conform to the standards defined within these and related documents. Any improvements constructed not in accordance with the contract documents shall be removed and improvements shall be reconstructed according to the plans at no additional cost to the Owner.
- It is the intent of these drawings, details and associated notes that the Contractor shall provide the Owner with a complete, accurate, functionally and technically sound project as generally described in the documents. The drawings are diagrammatic and, unless explicitly noted otherwise, drawing symbols are used to represent complete-in-place systems to be provided as part of base bid unless otherwise noted. All elements shown or implied by the drawings, if not specifically detailed or specified, shall be installed per Uniform Building Codes, manufactures recommendations, City Standards, Specifications, or conditions of permit approval, standard industry practices, and as approved by the Owner.
- The Owner shall procure all permits required for the project.
- These plans and drawings have been developed from survey provided by the Owner or by field measurements supplied by the Owner. Contractor shall confirm layout of all proposed improvements per base, and note any discrepancies to Owner.
- The Contractor is required to visit the site, verify information, conduct any exploratory research, and become thoroughly familiar with all existing conditions prior to submitting bid or starting construction. Any deviation or omissions found between these plans and existing site conditions shall immediately be brought to the attention of the Owner, but will not be considered as basis for additional payment except as agreed to by the Owner.
- The Contractor shall confirm utilities with Owner or shall notify all utility companies to field-locate and flag the locations including depths, of all existing utilities prior to commencing any related operations. The Contractor shall also verify all private utility lines and service connections with the Owner prior to commencing any demolition operations. Contractor shall protect and maintain utility locations/structures during all remaining phases of work. The Contractor shall report to the Owner any utilities that may conflict with proposed work. As necessary, the Contractor shall explore, understand, and coordinate with Sub-Contractors and others all utility impacts prior to submitting bid and shall be responsible for any modifications or repair of damages to utility lines, structures or injuries there from.
- Any site improvements requiring demolition removals under this contract shall be properly and legally disposed off-site or, at the Owner's option, be surrendered/stockpiled in an approved on-site location per the direction of the Owner. All fees associated with off-site disposal will be the responsibility of the Contractor.
- The Contractor is required to maintain a complete and "up-to-date" set of all contract documents, including clarification drawings, change orders, etc., in good condition, at the construction site at all times. This set of documents will be made immediately available for review by the Owner and/or authorized Consultants upon request. Complete "As-Built" drawings and document submittals at the completion of the project are also a requirement of this contract.
- Selected warranties are a requirement of this Contract - see all additional sheets and notes for respective work to be performed. Notes and details on specific drawings shall take precedence over general notes and typical details. The Contractor shall refer to all other Division Notes, Sheets Notes, Drawings and Project Contract Documents for additional information.
- Submittal of product samples or certificates are a requirement of this Contract - see all additional sheets, notes, and specifications for respective work to be performed. Provide required samples or certificates for approval by the Owner prior to delivery of respective products to the site.
- All hardscape work, site features and structures of this section shall be field-staked by Contractor as part of this contract. All layout information is based on "Ground Coordinates" and the Contractor shall meet with the Owner to clarify datum, benchmark and control point requirement, and field stake proposed improvements to verify location.
- The construction area is defined on the drawings as "Contract Limit Line." All demolition and construction shall occur within contract limit line unless otherwise approved by Owner prior to occurrence. Without this approval, any areas affected or damaged by the Contractor outside these limits shall be immediately repaired to the Owner's satisfaction at the Contractor's sole expense. Contractor shall take utmost care in maneuvering equipment and performing construction activities within the limit lines so as to not damage memorial markers and existing turf in burials area. All damage caused within limits lines will be repaired by the contractor at no additional cost to the Owner.
- Dimensions shown without the suffix "+/-" shall be adhered to. Where dimensions are shown with the suffix "+/-", this dimension shall be the flexible dimension with a reasonable tolerance to conform to a fixed dimension.
- Computed dimensions shall take precedence over scaled dimensions, and large scale over small scale drawings.

DEMOLITION LEGEND:

--- LIMITS OF WORK

○ TREE PROTECTION FENCING

▨ DEMO AREA

LAYOUT AND MATERIALS LEGEND:

--- LIMITS OF WORK

▨ STRAP STEEL EDGER

▨ MULCH WALK SURFACE

▨ CRUSHED STONE WALK

DEMOLITION NOTES:

1. Contractor shall comply with all Metro Cemetery construction regulations.
2. The Contractor shall visit site, investigate existing conditions and refer to all other drawings and notes to fully understand scope of work required prior to submitting bid proposals. Demolition or removal of items not shown on these drawings, yet required to successfully meet or complete any proposed improvements shown, specified or reasonably implied in contract documents will not be considered as a basis for additional payment without prior approval by Owner.
3. Unless otherwise noted, this phase of demolition shall include clearing, grubbing, stripping, excavation, hauling and disposal of sod, soils, and other spoils associated with the initial construction of all structures shown on the drawings. All spoils shall be hauled and disposed of legally off site.
4. The Contractor shall protect all adjacent surfaces, structures, utilities, vegetation and existing improvements not scheduled for removal. It is the responsibility of the Contractor to repair any damages to the satisfaction of the Owner, and all costs of repair or replacement shall be borne by the Contractor.
5. Following clearing, grubbing and removal of all vegetation within the contract limit line, strip or excavate existing topsoil to a depth sufficient to accomplish all proposed work. At the Owner's discretion, selected topsoil may be retained for selected use on site. As directed the Owner, stockpile topsoil in adjacent location(s) as approved. No other permanent stockpile shall be allowed on-site after construction.

LAYOUT NOTES:

1. All proposed site improvements shall be verified and staked in the field for Owner verification as a part of this contract. The Contractor shall notify the Owner of any deviations from information shown or conflicts with proposed improvements from the proposed layout as described in these plans. Written approval to proceed must be obtained from the Owner prior to any demolition or new construction.
2. The construction tolerances for this project are minimal and the dimensions shown are to be strictly adhered to. Dimensions shown on drawing are to be used to confirm layout and staking. All corners to be 90 degrees unless otherwise noted.
3. Computed dimensions shall take precedence over scaled dimensions and large scale over small scale drawings. Dimensions shown with (+/-) shall be the only layout information allowed to vary, and may only vary to the tolerances given or to +/- 1" if no dimension is given.
4. The Contractor is responsible to provide "complete-in-place" systems and complete project, and any intermittent or periodic approval received for portions of work, stakes, grades, or forms (by the Owner, landscape architects, engineers, or others) shall not waive the Contractor's requirements to comply with the intent of any and all portions of this contract.

MATERIAL NOTES:

1. Refer to details and specifications for requirements of concrete bases / foundations to be provided beneath proposed merchandise.

SCALE: ..

DRAWN BY: JP

CHECKED BY: LL

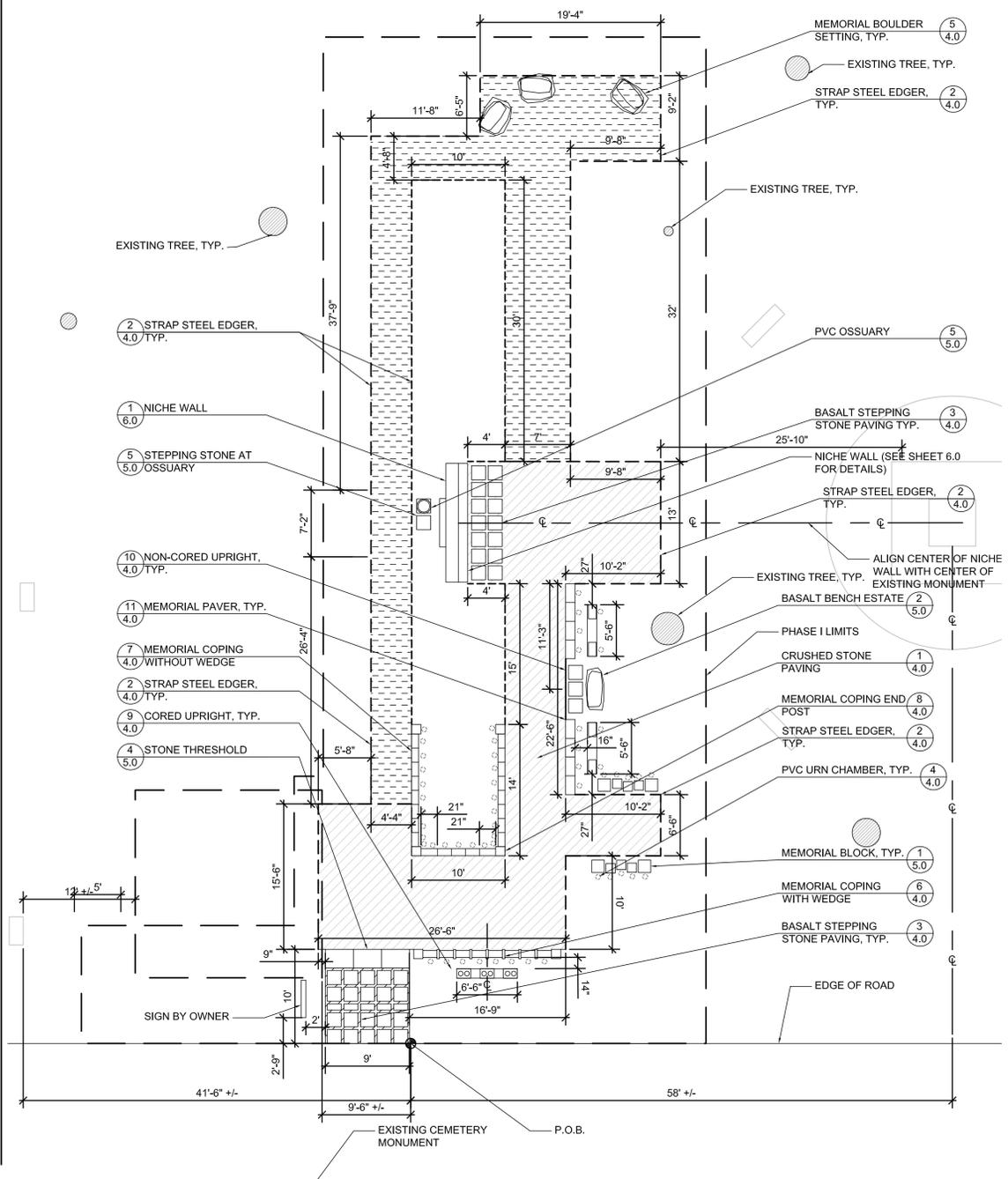
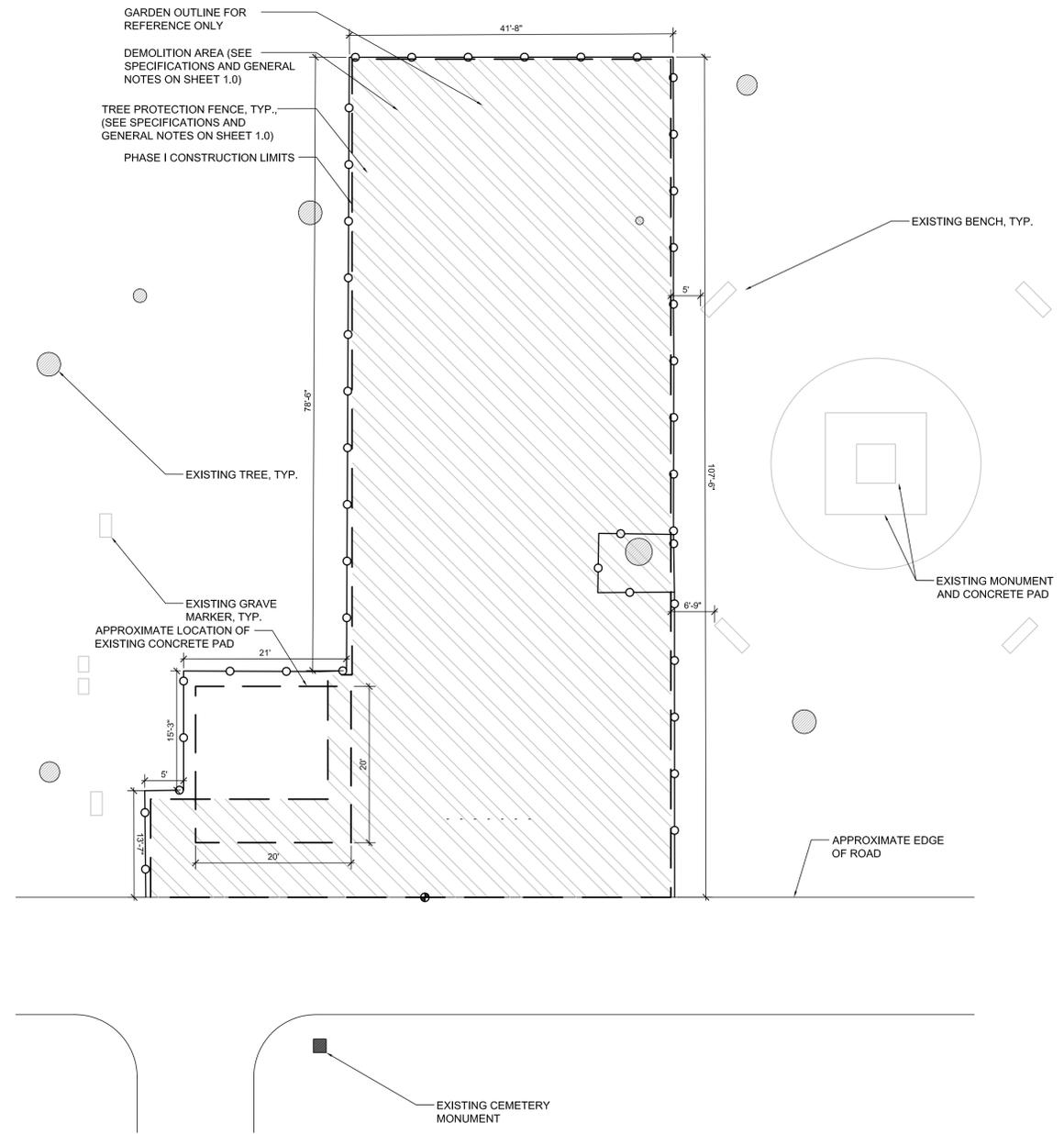
PROJECT No: 11107

DATE/ISSUE: 11.20.2012

SHEET TITLE:

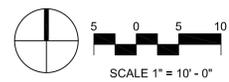
DEMO, LAYOUT AND MATERIALS PLAN

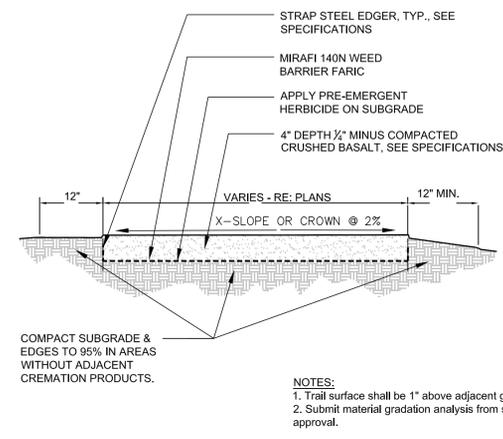
SHEET NUMBER:



DEMOLITION PLAN

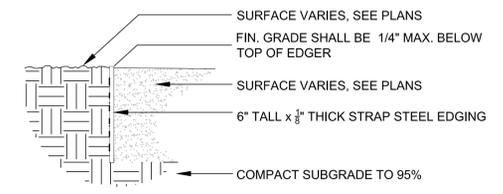
LAYOUT AND MATERIALS PLAN





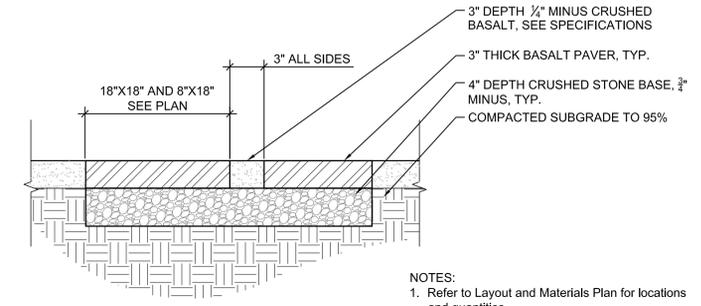
NOTES:
1. Trail surface shall be 1" above adjacent grades.
2. Submit material gradation analysis from source to owner for approval.

1 CRUSHED STONE PAVING
SCALE: N.T.S.



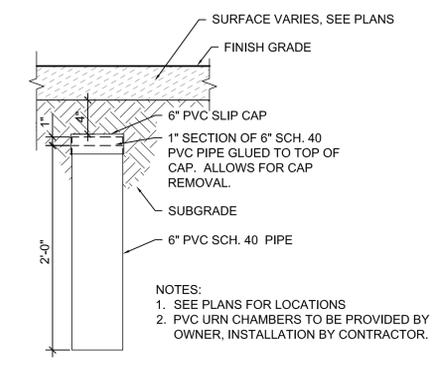
NOTES:
1. Submit sample and specification of strap steel for approval.
2. Edger corners shall be bent to required angle to form continuous edger. Corner joints not acceptable.

2 STRAP STEEL EDGING
SCALE: N.T.S.



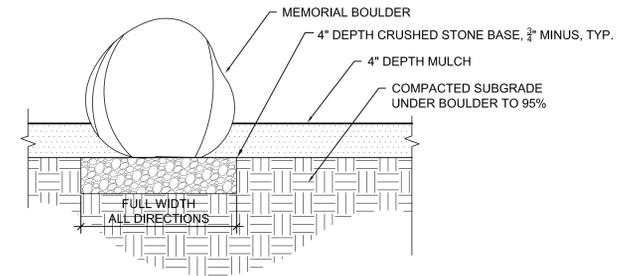
NOTES:
1. Refer to Layout and Materials Plan for locations and quantities.
2. Basalt paver: Thermal top, sawn edges and bottom.

3 BASALT STEPPING STONE PAVING
SCALE: N.T.S.



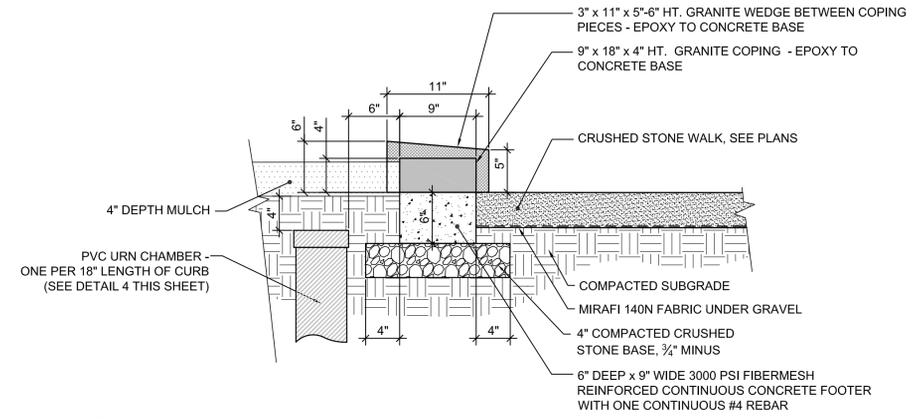
NOTES:
1. SEE PLANS FOR LOCATIONS
2. PVC URN CHAMBERS TO BE PROVIDED BY OWNER, INSTALLATION BY CONTRACTOR.

4 PVC URN CHAMBER
SCALE: N.T.S.



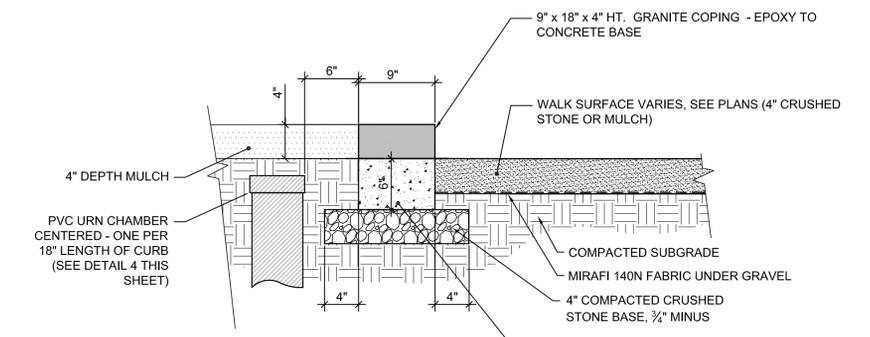
NOTES:
1. See Layout and Materials plan for locations.
2. Boulder to be granite, 36"-42" long x 30"-36" wide x 30"-36" tall minimum, and have one surface primarily flat for the purpose of engraving, 12" tall x 24" wide, minimum.
3. Owner to approve all boulders prior to placement.
4. Provide firm bedding to insure no boulder movement once placed.

5 MEMORIAL BOULDER SETTING
SCALE: N.T.S.



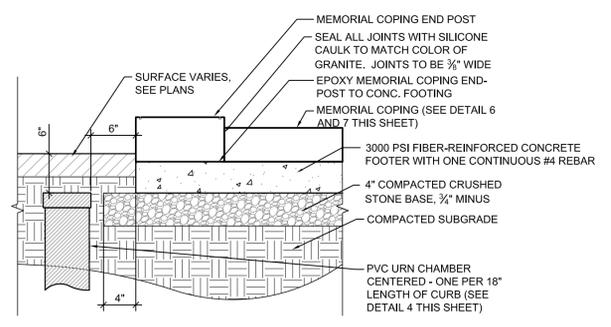
NOTES:
1. Refer to Layout and Materials Plan for locations.
2. Color to be China Gray.
3. Granite coping and wedges to be provided by Life Remembrance (877) 269-4976, or approved equal.
4. Joints shall be 3/8" silicone caulk joints - color to match stone. Submit color sample for approval.
5. See specifications for stone adhesive materials to be used.
6. PVC urn chambers to be provided by Owner, installation by contractor.
7. Confirm final product placement prior to securing with epoxy.

6 MEMORIAL COPING WITH WEDGES
SCALE: N.T.S.



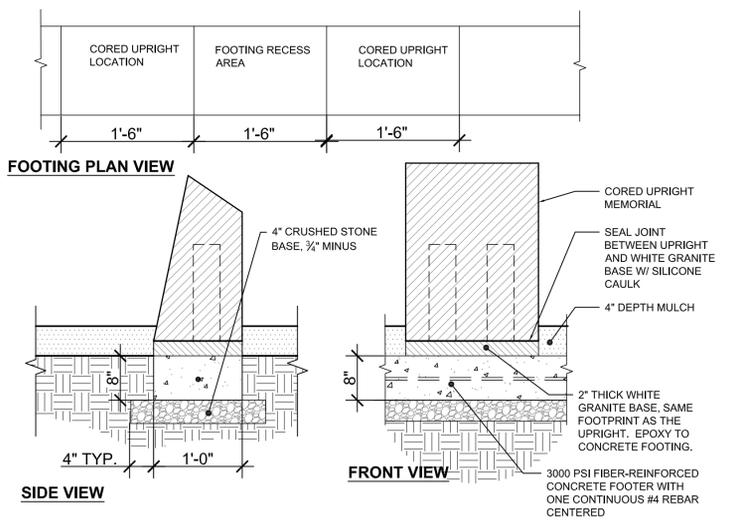
NOTES:
1. Refer to Layout and Materials Plan for locations.
2. Color to be China Gray.
3. Granite coping to be provided by Life Remembrance (877) 269-4976 or approved equal.
4. Joints shall be 3/8" silicone caulk joints - color to match stone. Submit color sample for approval.
5. PVC urn chambers to be provided by Owner, installation by Contractor.
6. See specifications for stone adhesive materials to be used.

7 MEMORIAL COPING WITHOUT WEDGES
SCALE: N.T.S.



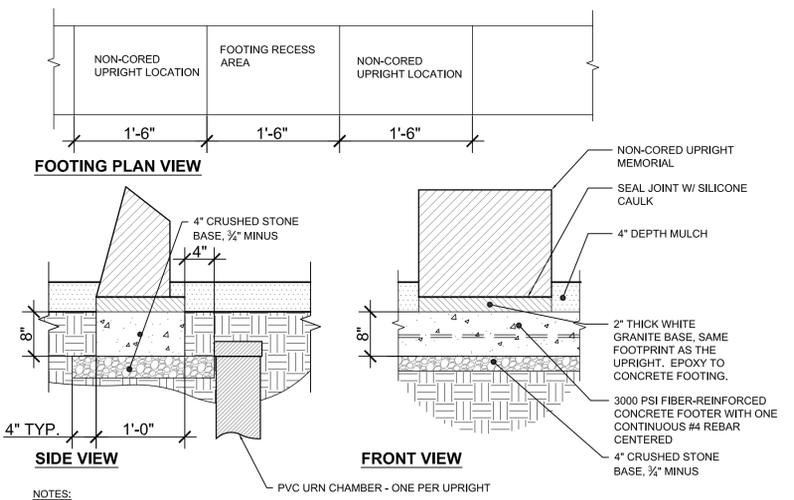
NOTES:
1. Form concrete base to match footprint of end post.
2. Color to be China Gray.
3. Granite end posts supplied by Life Remembrance (877) 269-4976 or approved equal.
4. PVC urn chambers to be supplied by Owner, installation by Contractor.
5. Confirm final product placement prior to securing with epoxy.
6. See specifications for stone adhesive material to be used.

8 MEMORIAL COPING END POST
SCALE: N.T.S.



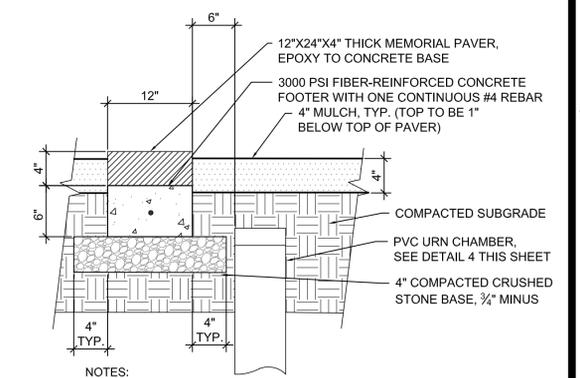
NOTES:
1. Refer to Layout and Materials Plan for locations.
2. Color to be Mesabi Black.
3. Uprights and white granite bases to be provided by Life Remembrance (877) 269-4976 or approved equal.
4. See specification for stone adhesive material to be used.
5. Confirm final locations prior to securing with epoxy.

9 CORED UPRIGHT
SCALE: N.T.S.



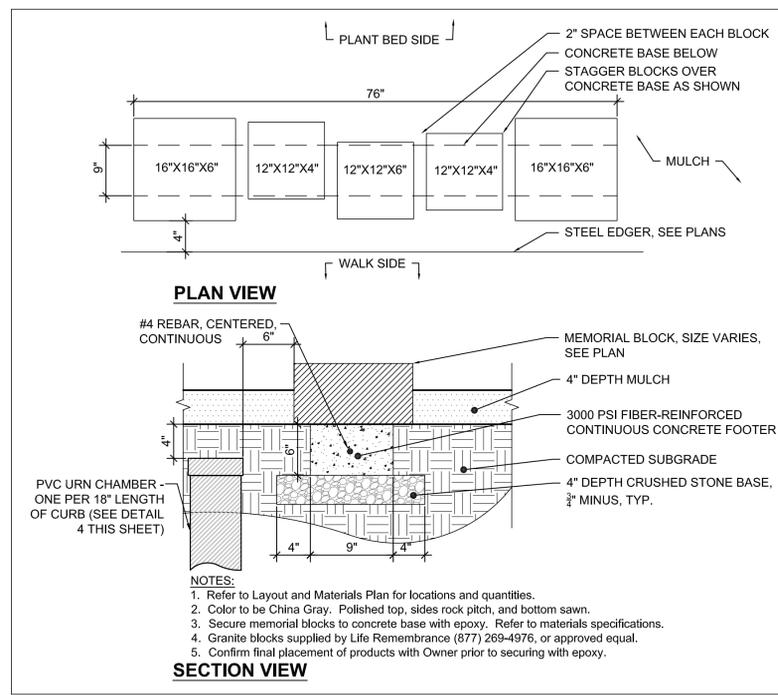
NOTES:
1. Refer to Layout, Grading, and Planting Plan for locations.
2. Color to be China Gray.
3. Uprights to be provided by Life Remembrance (877) 269-4976 or approved equal.
4. PVC urn chambers to be supplied by Owner, installation by contractor.
5. See specification for stone adhesive material to be used.
6. Confirm final locations prior to securing with epoxy.

10 NON-CORED UPRIGHT
SCALE: N.T.S.

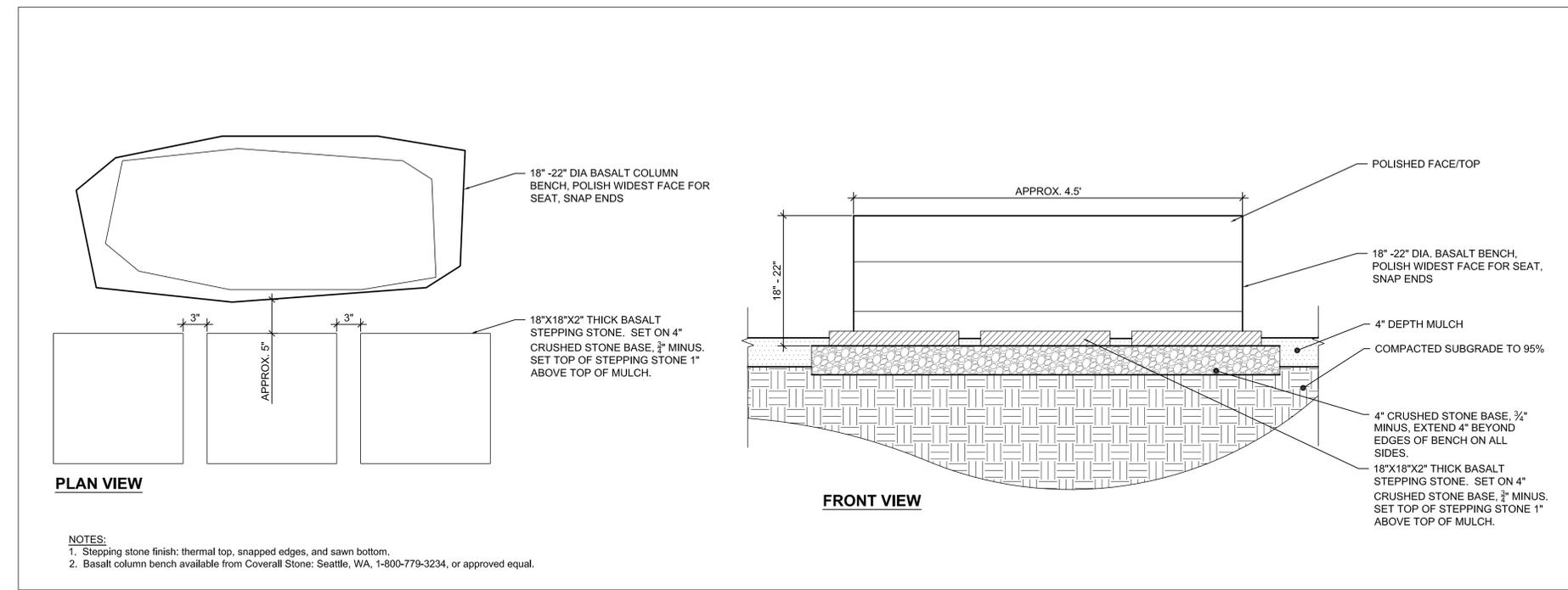


NOTES:
1. Refer to Layout and Materials Plan for locations and quantities.
2. Color to be China Gray.
3. Granite pavers supplied by Life Remembrance (877) 269-4976 or approved equal.
4. PVC urn chambers to be supplied by Owner, installation by Contractor.
5. Confirm final product placement prior to securing with epoxy.
6. See specifications for stone adhesive material to be used.

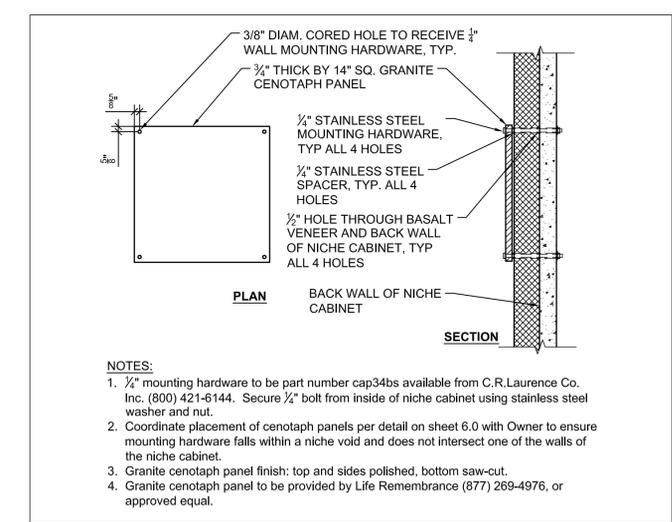
11 MEMORIAL PAVER
SCALE: N.T.S.



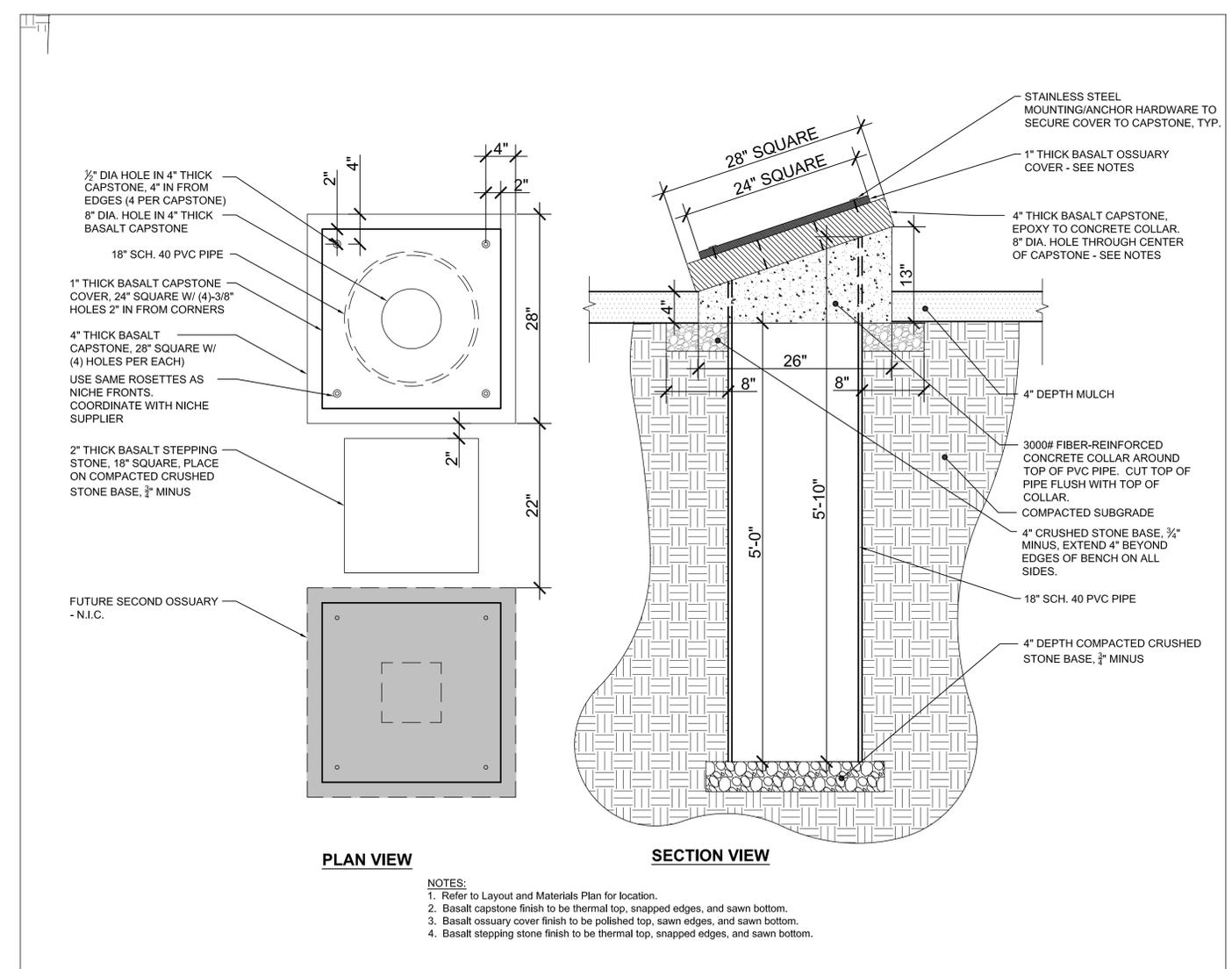
1 MEMORIAL BLOCKS
SCALE: N.T.S.



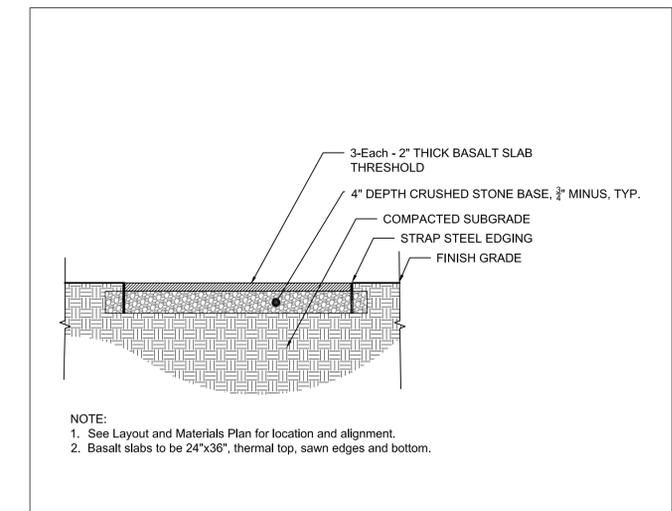
2 BASALT ESTATE BENCH
SCALE: N.T.S.



3 CENOTAPH
SCALE: N.T.S.

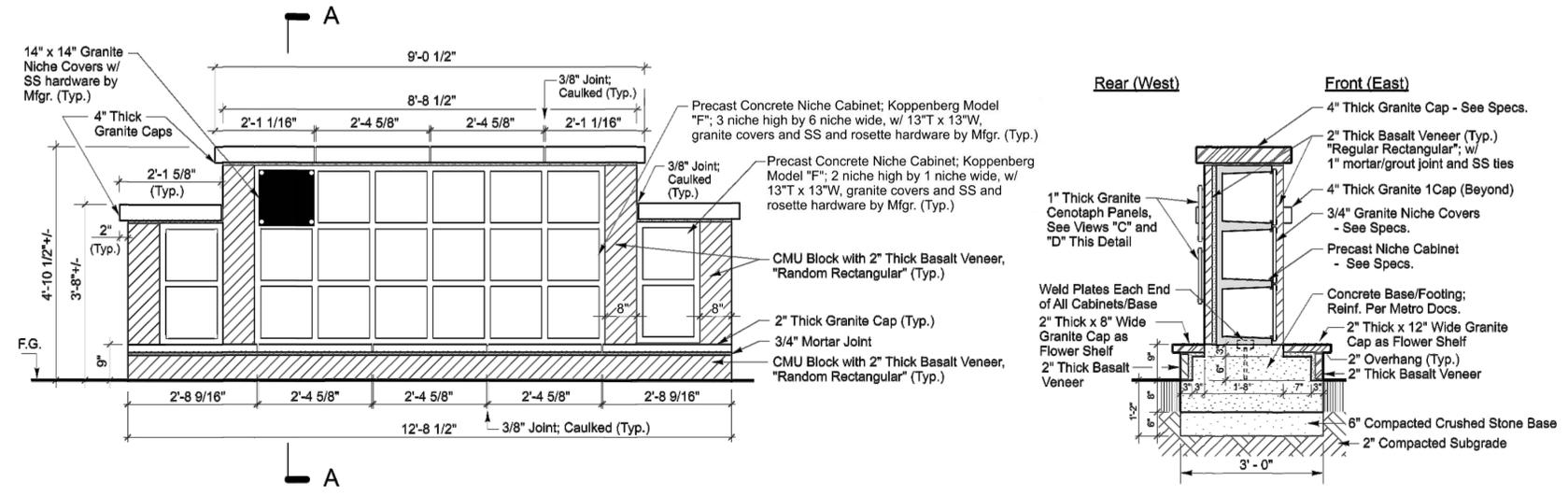


5 PVC OSSUARY
SCALE: N.T.S.



4 STONE THRESHOLD
SCALE: N.T.S.

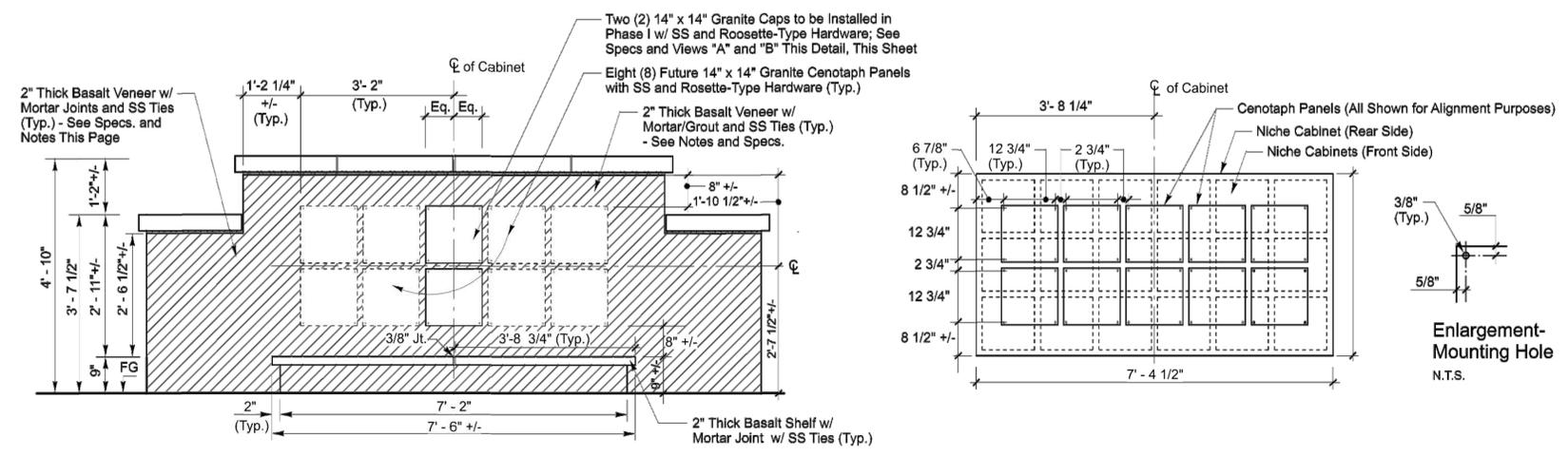
SCALE: ..
DRAWN BY: JP
CHECKED BY: LL
PROJECT No: 11107
DATE/ISSUE: 11.20.2012
SHEET TITLE: SITE DETAILS
SHEET NUMBER:



A. FRONT ELEVATION

B. SIDE SECTION "AA"

- NOTES:**
1. Confirm location of all weld plates at each end of all cabinets/base w/ niche cabinet Mfr.; provide imbedded weld plates to match in footer.
 2. Stone niche covers and hardware to be provided by Mfr.; installation by Contractor.
 3. Refer to Specs for additional information for all stone types and sizes.
 4. Contractor to recommend veneer sizes for approval by Owner.



C. REAR ELEVATION

D. CENOTAPH PLACEMENT

- NOTES:**
1. Mark and confirm cenotaph panel pattern for mounting holes/hardware with Owner's Representative prior to drilling or installation.
 2. Hardware to be SS and Rosette-type on exterior to match those on niche cabinets. Confirm with Owner's Representative prior to installation of panels.
 3. Center two (2) cenotaph panels to be provided and installed in Phase I with all additional hardware provided and installed for future eight (8) panels.

1 NICHE WALL
SCALE: N.T.S.

SCALE:	..
DRAWN BY:	JP
CHECKED BY:	LL
PROJECT No:	11107
DATE/ISSUE:	11.20.2012
SHEET TITLE:	NICHE WALL DETAILS
SHEET NUMBER:	

Project: Lone Fir Cemetery
2115 SE Morrison Street
Portland, OR 97214

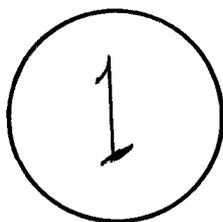
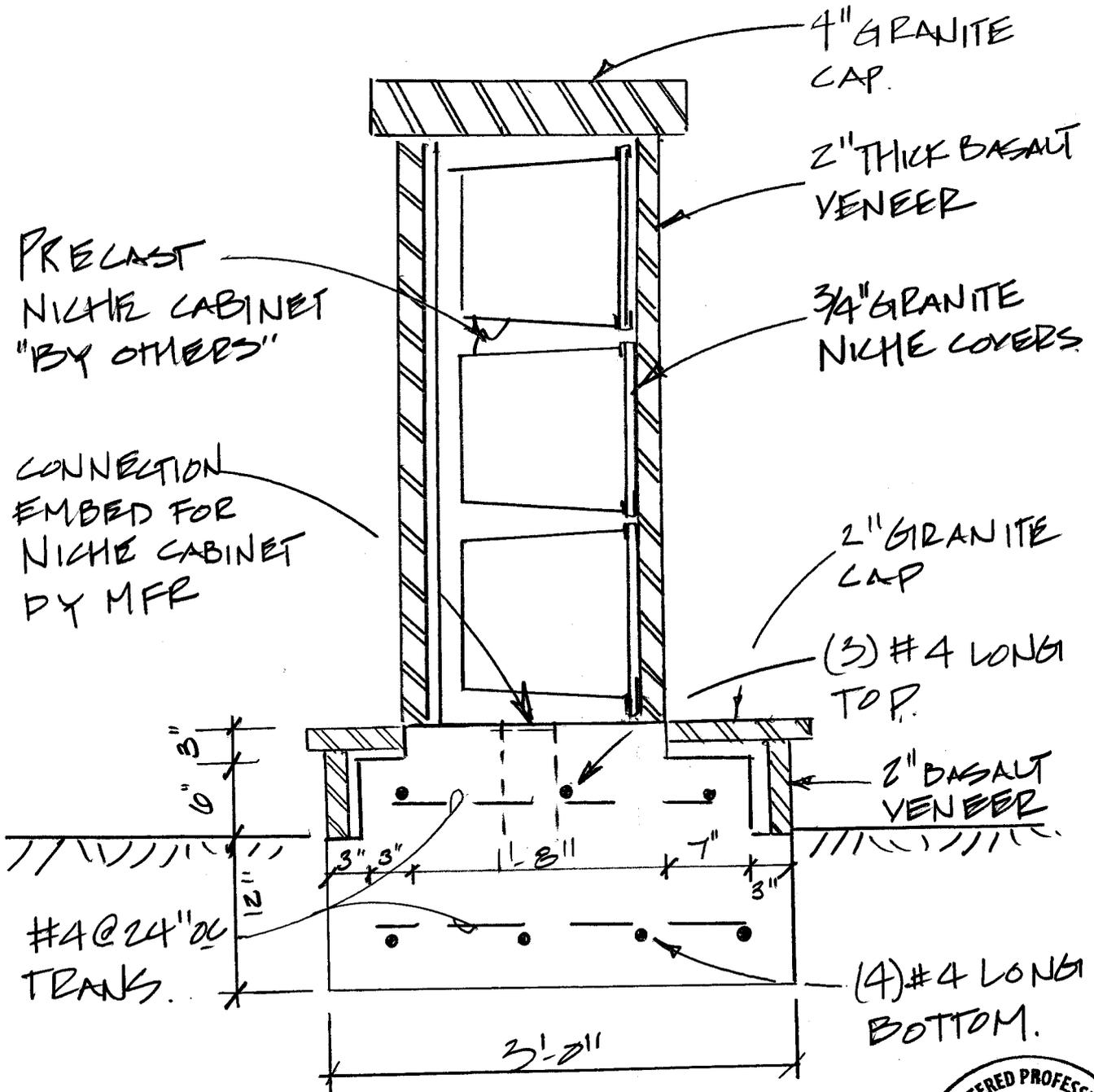
Client: Metro

Date: 12/3/12

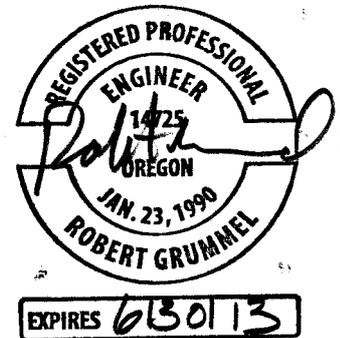
Page: 1

By: RJG

Job #: 212182

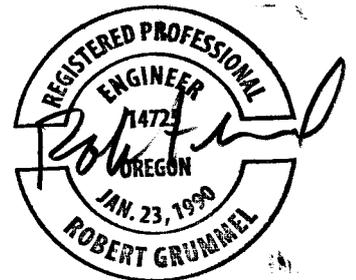
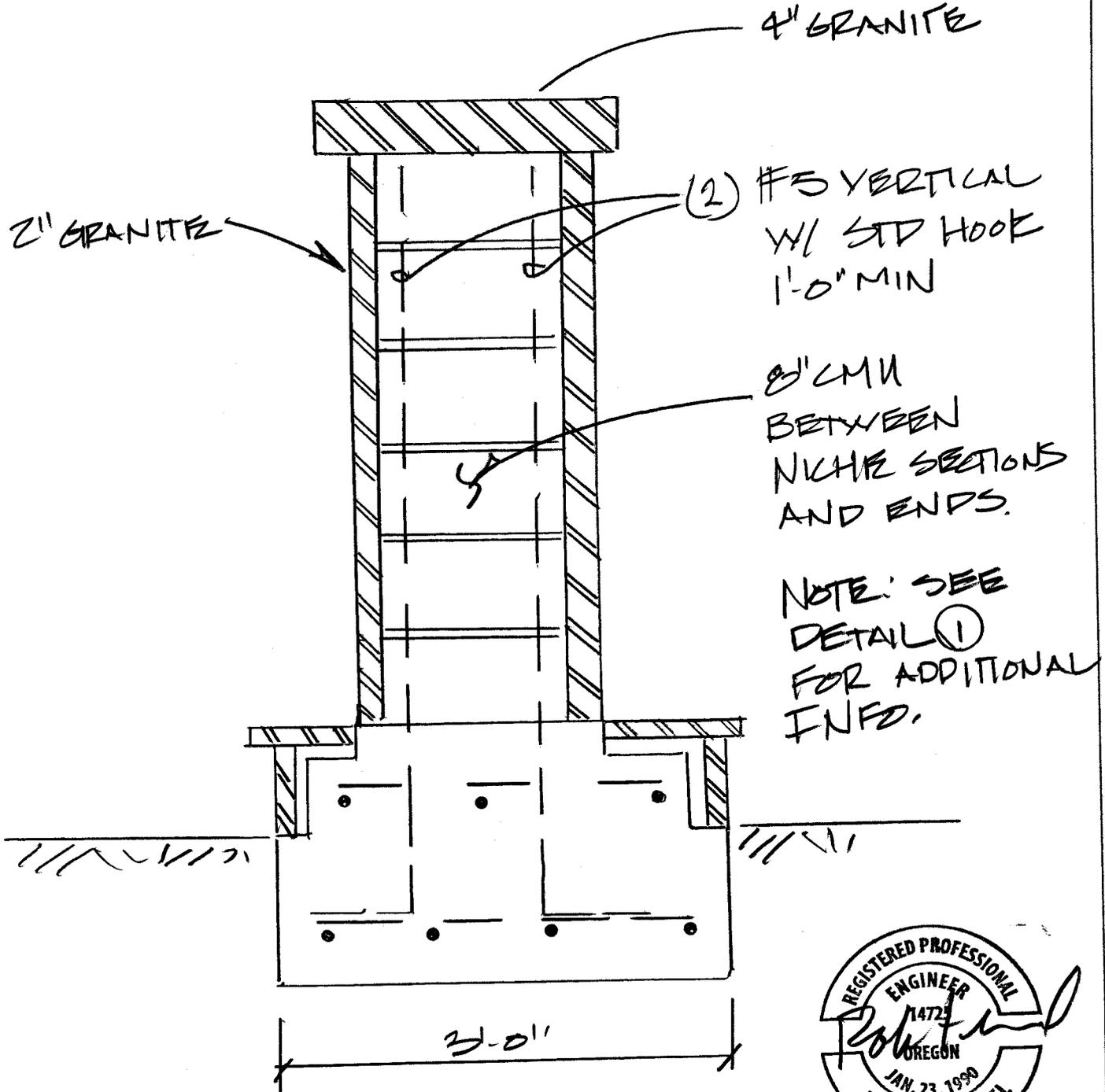


NICHE WALL
FOOTING 1" = 1'-0"



Project: Lone Fir Cemetery
2115 SE Morrison Street
Portland, OR 97214
Client: Metro

Date: 12/3/12
Page: 2
By: RJG
Job #: 212182



EXPIRES 6/30/13

② NICHE WALL
AT CMU 1" = 1'-0"