HOOD RIVER COUNTY, OREGON OCTOBER 2021

OWNER/CLIENT

PORT OF HOOD RIVER 1000 E PORT MARINA DR **HOOD RIVER, OR 97031** CONTACT PERSON: DARYL STAFFORD EMAIL: WATERFRONT@PORTOFHOODRIVER.COM

PROJECT LOCATION

THE WEST SIDE OF "THE HOOK" AT THE PORT OF HOOD RIVER **PORTWAY AVE HOOD RIVER, OR 97031**

ENGINEER/SURVEYOR

BELL DESIGN COMPANY 900 WEST STEUBEN STREET, PO BOX 308, BINGEN, WA. 98605 PHONE (509) 493-3886 FAX (509) 493-3885 STONER BELL, MSCE, P.E., EN, CWRE stonerbell@belldesigncompany.com

AGENCY & UTILITY CONTACTS:

CITY OF HOOD RIVER PUBLIC WORKS 1200 18TH ST. HOOD RIVER, OR 97031 MARK JANECK - (541) 387-5205 M.JANECK@CITYOFHOODRIVER.GOV

HOOD RIVER FIRE DEPT. 1785 MEYER PKWY. HOOD RIVER, OR 97031 LEONARD DAMIEN - (541) 386-3939 L.DAMIEN@CITYOFHOODRIVER.GOV

PACIFIC POWER AND LIGHT CO. P.O. BOX 300 HOOD RIVER, OR 97031 ALAN WILM - (541) 308-2008 ALAN.WILM@PACIFICCORP.COM

NORTHWEST NATURAL GAS CO. RYAN WINFREE 503-226-4211 EXT. 2045 218 NE 66TH ST., VANCOUVER, WA 98662

CALL BEFORE YOU DIG

ONE CALL UTILITY LOCATE (OREGON) - (800) 332-2344

ATTENTION EXCAVATORS: OREGON LAW REQUIRES THE CONTRACTOR TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER.

THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. THE CONTRACTOR MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503) 232-1987 OR BY ACCESSING THE INTERNET AT: WWW.STATE.OR.US/GOVERNMENT.HTM.

THE CONTRACTOR MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING ANY EXCAVATION BY CALLING 811.

121°35 121°30' 121°25' WHITE SALMON

PROJECT LOCATION PORT OF HOOD RIVER PORTWAY AVE HOOD RIVER, OR 97031

OR

SHEET INDEX C1.00 COVER SHEET C1.01 GENERAL NOTES

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VICINITY MAP / PROJECT LOCATION

PROJECT SUMMARY

THIS PROJECT INVOLVES THE CONSTRUCTION OF TWO NEW RIGGING AREAS LOCATED ON THE WEST END OF THE PORT OF HOOD RIVER'S "HOOK". RIGGING AREA #1 WILL BE THE PRIMARY BID. BID ALTERNATIVE #1. ALTERNATIVE #2. AND ALTERNATIVE #3 WILL COVER THE CONSTRUCTION OF RIGGING AREA #2 IN ITS WHOLE OR IN PART. THE PORT WILL HAVE THE FREEDOM TO SELECT ANY INDIVIDUAL ALTERNATIVE BID OR ANY COMBINATION OF BIDS TO AWARD THE CONTRACT OR PORTIONS OF THE CONTRACT. ALTERNATIVE BID PORTIONS MAY BE AWARDED TO DIFFERENT BIDDERS.

THE WORK INVOLVES A SMALL AMOUNT OF GRADING WORK TO CREATE AN UNDER DRAIN AND OUTLET FOR THE ARTIFICIAL TURF AREA. THIS WORK ALSO INCLUDES PROVIDING AND INSTALLING VARIOUS COMPACTED SUBGRADE MATERIALS UNDER THE RIGGING AREA TURF, CURBS, AND SITTING WALL. THE WORK ALSO INCLUDES INSTALLING A 6-INCH PERFORATED DRAIN PIPE AND OUTLET, INSTALLING AN ARTIFICIAL TURF AREA, 8-INCH WIDE CURBS WITH RADII AS SPECIFIED ON THE PLANS, AND CONSTRUCTING A CURVED 24-INCH WIDE AND TALL ROCK SITTING WALL WITH TAPERED REINFORCED END COLUMNS.

WHILE THE PROJECT AREAS ARE FAIRLY FLAT, THE SUCCESSFUL BIDDER WILL PROVIDE ALL GRADING WORK AND FILL MATERIALS NECESSARY TO CONSTRUCT THE RIGGING AREA TO GRADES AND ELEVATIONS AS SHOWN ON THE DRAWINGS. ALL EXCESS EXCAVATED MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OFFSITE AT THEIR SOLE EXPENSE OR PROFIT. THE PORT OF HOOD RIVER WILL NOT PROVIDE A LOCATION TO DISPOSE OF EXCAVATED MATERIALS.

THE PRIMARY BID WILL INCLUDE ALL WORK NECESSARY TO CONSTRUCT RIGGING AREA #1 COMPLETE.

ALTERNATIVE BID #1 WILL INCLUDE ALL WORK NECESSARY TO CONSTRUCT RIGGING AREA #2 COMPLETE.

ALTERNATIVE BID #2 WILL INCLUDE ALL WORK NECESSARY TO CONSTRUCT RIGGING AREA #2 SITTING WALL

ALTERNATIVE BID #3 WILL INCLUDE ALL WORK NECESSARY TO CONSTRUCT RIGGING AREA #2 SUBGRADE GRADING, INSTALLATION OF CURBS (EXCLUDES SITTING WALL FOUNDATION), BARRIER ROCKS, AND PERFORATED PIPE AND OUTFALL (BACKFILLING WITH NATIVE MATERIAL OF NEW CURB WILL BE REQUIRED TO SUPPORT AND PROTECT CURB).

THE PROJECT WILL BE A UNIT PRICE BID WITH THE FOLLOWING TYPE OF QUANTITIES:

UNIT PRICE UNIT QUANTITIES SHALL BE MEASURED IN THE FIELD AND THE CONTRACTOR SHALL BE PAID FOR THE ACTUAL QUANTITY USED (INSTALLED) ON THE PROJECT. EXPECTED OVERAGE AND WASTE OF MATERIALS MUST BE INCLUDED IN THE UNIT PRICE. PLAN QUANTITY= THE CONTRACTOR SHALL BE PAID FOR THE QUANTITY SHOWN ON THE BID TAB REGARDLESS OF HOW MUCH IS ACTUALLY USED WITHIN THE PROJECT LIMITS. THE BIDDER IS ENCOURAGE TO MAKE THEIR OWN ESTIMATES OF QUANTITIES TO BE USED AND ADJUST THEIR UNIT PRICE ACCORDINGLY. THIS ITEM FUNCTIONS MUCH LIKE A LUMP SUM, BUT GIVES THE OWNER THE FLEXIBILITY TO EXPAND THE USE OF THE QUANTITY BEYOND THE PROJECT LIMITS BASED UPON THE PLAN QUANTITY UNIT PRICE.

NON-GUARANTEED ITEMS = THESE ITEMS MAY OR MAY NOT BE USED IN THE PROJECT DEPENDING ON THINGS LIKE WEATHER, SUBSURFACE DIFFERING CONDITIONS, ETC. THE BIDDER SHOULD NOT PLACE OVERHEAD AND PROFIT FOR THE PROJECT ON THESE ITEMS BECAUSE THEY MAY NOT BE USED. IF QUANTITIES EXCEED 20% OF THE VALUE SHOWN ON THE BID TAB, THE CONTRACTOR MAY RENEGOTIATE THE PRICE WITH THE PORT TO COVER ANY INCREMENTAL BONDING OR INSURANCE THAT WOULD BE NECESSARY TO COVER THESE ITEMS. THESE ITEMS TYPICALLY COVER DEWATERING, FOUNDATION STABILIZATION, ROCK EXCAVATION, ETC.

LUMP SUM AS A QUANTITY MEANS THAT ALL MATERIALS, WORKMANSHIP, AND EQUIPMENT NECESSARY TO INSTALL THE ITEM, COMPLETE, SHALL BE PAID FOR AT THE PRICE LISTED AFTER THAT PORTION OF THE PROJECT IS DEEMED COMPLETE REGARDLESS OF THE QUANTITY OF MATERIALS, MAN-HOURS. OR EQUIPMENT NEEDED TO COMPLETE THE ITEM

EXCAVATION/GRADING IS UNCLASSIFIED AND ALL COST SHALL BE INCLUDED IN COST OF FILL MATERIALS OR OTHER ASSOCIATED BID ITEMS. ALL ROCK QUANTITIES ARE PLAN QUANTITY BID ITEMS.

SITE ACCESS: ACCESS TO THE CONSTRUCTION SITE SHALL BE VIA PORTWAY AVE.

GENERAL WORKING HOURS: ALL WORK SHALL BE PERFORMED MONDAY-FRIDAY FROM 7:00 AM - 7:00 PM. WEEKEND/HOLIDAY WORK: CONTRACTOR SHALL SUBMIT WEEKEND WORK REQUEST AND ALL WEEKEND WORK MUST BE APPROVED BY THE PORT OF HOOD RIVER MINIMUM OF FIVE (5) DAYS IN ADVANCE

THIS LINE IS 1" LONG. INTEREST OF THIS LINE IS NOT 1"LONG, ADJUST SCALE ACCORDINGLY

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JOB NO. 21B205 10/21/21

REVISIONS

RECORD DRAWINGS

- a. ROCK EXCAVATION IS DEFINED AS THE REMOVAL OF ALL MATERIAL WHICH BY ACTUAL DEMONSTRATION, CANNOT, IN THE ENGINEER'S JUDGMENT, BE REASONABLY EXCAVATED WITH EQUIPMENT COMPARABLE TO TYPES LISTED IN TABLE 1 AND EQUIPPED WITH RIPPERS OR SIMILAR APPROVED EQUIPMENT AND WHICH IS, IN FACT, SYSTEMATICALLY DRILLED OR BROKEN BY POWER-OPERATED TOOLS DESIGNED FOR ROCK EXCAVATION. ENGINEER MAY WAIVE THE DEMONSTRATION IF MATERIAL ENCOUNTERED IS WELL-DEFINED ROCK. THE TERM ROCK EXCAVATION SHALL BE UNDERSTOOD TO INDICATE A METHOD OF REMOVAL AND NOT A GEOLOGICAL FORMATION.
- ENGINEER WILL MAKE DETERMINATION OF "ROCK EXCAVATION".
- SOLID ROCK IS DEFINED AS FOLLOWS:
- SOLID ROCK SHALL COMPRISE AND INCLUDE ALL ROCK MATERIAL WHICH IS IN LEDGES, BEDDED DEPOSITS AND UNSTRATIFIED MASSES AND WHICH CANNOT BE REMOVED WITHOUT DRILLING AND CONGLOMERATE DEPOSITS WHICH ARE SO FIRMLY CEMENTED AS TO PRESENT ALL THE CHARACTERISTICS OF SOLID ROCK AND WHICH CANNOT BE REMOVED WITHOUT DRILLING AND BLASTING.
- 2. WHEN SOLID ROCK LAYERS HAVE AN OVERBURDEN OF MATERIAL OF COMMON CLASSIFICATION WHICH CANNOT PRACTICALLY BE STRIPPED AND HANDLED SEPARATELY FROM THE SOLID ROCK AND/OR ARE INTERSPERSED WITH A MATERIAL OF COMMON CLASSIFICATION, THE ENTIRE MASS WILL BE CLASSIFIED AS SOLID ROCK IF THE SOLID ROCK CONSTITUTES NOT LESS THAN 85 PERCENT OF THE ENTIRE MASS.
- BROKEN AND FRACTURED ROCK WILL NOT BE CLASSIFIED AS ROCK NOR WILL SO-CALLED "HARD PAN" OR CEMENTED GRAVEL, EVEN THOUGH IT MAY BE ADVANTAGEOUS TO USE ROCK EXCAVATION METHODS IN ITS REMOVAL
- 4. BOULDERS MEASURING LARGER THAN 1 CUBIC YARD IN VOLUME WILL BE CLASSIFIED AS ROCK IF DRILLING OR OTHER APPROVED METHODS ARE ACTUALLY USED FOR THEIR REMOVAL FROM THE TRENCH. IF MATERIAL WHICH WOULD BE CLASSIFIED AS ROCK BY THE ABOVE DEFINITION IS MECHANICALLY REMOVED WITHOUT BREAKING, OR SPLITTING, IT WILL NOT BE CONSIDERED AS ROCK EXCAVATION. IF EQUIPMENT LARGER THAN THAT PREVIOUSLY IDENTIFIED IS SPECIFICALLY BROUGHT IN FOR THE SOLE PURPOSE OF ROCK REMOVAL, AS DEFINED ABOVE, THEN SUCH REMOVAL WILL BE CONSIDERED ROCK EXCAVATION AND WILL BE PAID FOR AS SUCH AT THE UNIT PRICE BID.
- BEFORE ROCK REMOVAL BY SYSTEMATIC DRILLING OR OTHER METHODS WILL BE PERMITTED, NOTIFY ENGINEER WHO, WITH CONTRACTOR OR ITS REPRESENTATIVE, WILL DETERMINE THE AMOUNT OF MATERIAL TO BE REMOVED AS ROCK EXCAVATION AND WILL RECORD THE INFORMATION. THEN DRILL, OR BREAK WITH POWER-OPERATED TOOLS SPECIALLY DESIGNED FOR ROCK EXCAVATION, AND EXCAVATE THE MATERIAL.
- USE OF EXPLOSIVES SHALL BE PROHIBITED.
- ROCK EXCAVATION SHALL INCLUDE REMOVAL OF THE ROCK. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN FOR PROTECTION OF THE WORK, PERSONS, OR PROPERTY.
- ROCK EXCAVATED, IF ANY, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.
- OVER EXCAVATION RESULTING FROM ROCK EXCAVATION SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE WITHOUT ADDITIONAL COMPENSATION.

2.0 MEASUREMENT AND PAYMENT FOR ROCK EXCAVATION

- a. PAYMENT FOR ROCK EXCAVATION WILL BE MADE AT THE RESPECTIVE UNIT PRICES PER CUBIC YARD STATED IN THE PROPOSAL FOR THE ROCK EXCAVATION, AND ALL
- PAYMENT FOR ROCK EXCAVATION SHALL CONSTITUTE FULL COMPENSATION FOR ALL WORK SPECIFIED UNDER THIS ITEM.
- THE PRICE BID PER CUBIC YARD SHALL INCLUDE ALL EXTRA ROCK EXCAVATION REQUIRED TO PROVIDE SPACE FOR PIPE BASE OR STRUCTURES WHERE SPECIFIED OR ORDERED BY THE ENGINEER. THE BID PRICE SHALL ALSO INCLUDE ANY INCIDENTAL ROCK EXCAVATION NECESSARY TO WIDEN THE TRENCH FOR INSTALLATION OF BRANCH-LINE FITTINGS.
- ROCK MEASUREMENT: VOLUME OF ROCK ACTUALLY REMOVED, MEASURED IN ORIGINAL POSITION, BUT NOT TO EXCEED THE FOLLOWING:
- 12 INCHES (300 MM) OUTSIDE OF CONCRETE FORMS AT FOOTINGS.
- 2. OUTSIDE DIMENSIONS OF CONCRETE WALLS INDICATED TO BE CAST AGAINST ROCK WITHOUT FORMS OR EXTERIOR WATERPROOFING TREATMENTS.
- 6 INCHES (150 MM) BENEATH BOTTOM OF CONCRETE SLABS ON GRADE.
- 6 INCHES (150 MM) BENEATH PIPE IN TRENCHES, AND 20 INCHES (457 MM) OUTSIDE PIPE DIAMETER (LIMITED TO 10-INCHES ON EITHER SIDE OF THE PIPE).
- UNIT PRICES FOR ROCK EXCAVATION INCLUDE REPLACEMENT WITH APPROVED MATERIALS.
- THIS IS NON-GUARANTEED BID QUANTITY. NO PAYMENT WILL BE MADE FOR LOSS OF ANTICIPATED PROFITS OR OVERHEAD SHOULD THIS ITEM BE DELETED OR REDUCED
- ROCK OVER-EXCAVATION: NO ADDITIONAL PAYMENTS WILL BE MADE FOR EXCAVATIONS MADE BEYOND THE LIMITS OF MEASUREMENT DEFINED ABOVE. ANY ROCK EXCAVATION BEYOND THE MAXIMUM LIMITS AS STATED ELSEWHERE SHALL BE CONSIDERED ROCK OVER-EXCAVATION. IF ROCK OVER-EXCAVATION OCCURS, FOR ANY REASON, STRUCTURAL BACKFILL OR ENGINEERED FILL, AS DIRECTED BY THE ENGINEER, SHALL BE USED TO REPLACE THE ROCK OVER-EXCAVATED VOLUME AT THE CONTRACTOR'S SOLE EXPENSE. ALL MATERIALS REPLACED BACK INTO ROCK OVER-EXCAVATION AREAS SHALL BE PLACED ACCORDING TO THE SPECIFICATIONS OF THIS SECTION. NO ADDITIONAL PAYMENT SHALL BE ALLOWED FOR SAFETY OR CONSTRUCTABILITY ISSUES CONNECTED TO ROCK OVER-EXCAVATION.
- ANY ROCK MATERIAL REMOVED BEYOND THE PRE-DETERMINED LIMITS SET BY THE ENGINEER SHALL BE CONSIDERED ROCK OVER-EXCAVATION.



SITE NOTES:

- 1. IN ALL PARKING AREAS WHERE MATERIAL HAS BEEN REMOVED FOR CONSTRUCTION, COMPACT SUBSOIL TO 90% OF AASHTO T-99 AND INSTALL 4" OF $\frac{3}{4}$ " MINUS COMPACTED TO 92% OF AASHTO T-99. IN PARKING AREAS WHERE THE SURFACING HAS BEEN DISTURBED, INSTALL 2" OF $\frac{3}{4}$ " MINUS COMPACTED TO 92% OF AASHTO T-99.
- PROVIDE EROSION CONTROL BEFORE AND THROUGH THE DURATION OF THE CONSTRUCTION PERIOD.
- 3. TOPOGRAPHIC SURVEY PROVIDED BY TERRA SURVEYING. CONTACT TERRA SURVEYING FOR DATUM AND TOPOGRAPHIC INFORMATION: P.O. BOX 617, HOOD RIVER. OREGON 97031.
- 4. ALL DIMENSIONS ARE TAKEN TO FACE OF FINISHED WALL, CURB, OR FINISHED BUILDING SURFACE WHERE APPLICABLE UNLESS OTHERWISE NOTED ON THE PLAN. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS, SLOPES, SPACING, ETC. IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER/ENGINEER OF ANY DISCREPANCIES OF DESIGN ISSUES. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND PROTECT ALL EXISTING SITE IMPROVEMENTS AND UTILITIES DURING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CONTACT UTILITIES 72 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE ENGINEER.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL APPLICABLE PERMITS, INSPECTIONS, FEES, AND CHARGES.
- ALL FINISHES, PARKING SURFACES, SHALL BE FINISHED WITH POSITIVE DRAINAGE OFF THE SITE. NO AREAS CAPABLE OF PONDING SHALL BE ALLOWED



CONCRETE NOTES:

- CONCRETE SHALL BE 2500 PSI, 5% ENTRAINED AIR, AND 4" SLUMP.
- REINFORCING STEEL WITHIN WALL SHALL BE A-615, GRADE 60.
- COMPACT ALL NATIVE SOIL TO 90% AASHTO T-99 PRIOR TO PLACEMENT OF SUBBASE, DRAIN ROCK, AND BASE ROCK.
- COMPACT ALL BASE ROCK AND SUBBASE TO 92% AASHTO T-99 PRIOR TO POURING CONCRETE AND PLACEMENT OF RIGGING AREA.
- PLACE AND CURE CONCRETE IN ACCORDANCE WITH IBC AND IRC.
- 1-1/2" CHAMFER ON ALL EXPOSED CURB EDGES AND $\frac{1}{2}$ " CHAMFER ON THE TOP AND SIDES OF EXPOSED TAPERED COLUMN EDGES.



SCALE: N.T.S.

PROPERTY	UNITS	DESCRIPTION
Fiber Type		100% Nylon
Fiber Mass	6600 denier (1g per 9000 m)	
Thatch Zone Yarn & Color		TXT Nylon
Tufted Pile Height	1.125 in	
Finished Face Weight	110.0 oz/sqyd	
Tufting Gauge	3/16 in	
Primary Backing	7.5 oz/sqyd	K29 stabilized multi-layered woven polypropylene
Secondary Backing	16.0 oz/sqyd	DuraLock
Total Weight	133.5 oz/sqyd	
Face Fiber Colors		TURF GREEN
Infill Recommended		N/A
Warranty	15 Year	Transferrable



SCALE: N.T.S

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NOTES AREA EXP GENERAL |

JOB NO. 21B205 DATE 10/21/21

RECORD DRAWINGS







