

FIRE ACCESS & WATER SUPPLY PLAN SHEET NOTES

- PRIOR TO FINAL OCCUPANCY, THE BUILDING SHALL BE PROVIDED WITH A 6" PERMANENT ADDRESS PLACARD AT EACH ENTRANCE.
- CONTRACTOR TO VERIFY THAT THE (4) FIRE HYDRANTS PROVIDING COVERAGE TO BUILDING 300 IS CONFIGURED AS FOLLOWS:
EACH HYDRANT SHALL HAVE A 5" STORZ ADAPTER W/ NATIONAL STANDARD THREADS INSTALLED ON THE 4-1/2" INCH FIRE HYDRANT. THE ADAPTER SHALL BE CONSTRUCTED OF HIGH-STRENGTH ALUMINUM ALLOY, HAVE A TEFLON COATING ON THE SEAT AND THREADS, AND USE A RUBBER GASKET AND TWO SET SCREWS TO SECURE IT IN PLACE. THE ADAPTER SHALL BE PROVIDED WITH AN ALUMINUM ALLOW PRESSURE CAP. THE CAP SHALL BE ATTACHED TO THE HYDRANT BARREL OR STORZ ADAPTER WITH A CABLE TO PREVENT THEFT OF THE CAP. ADAPTER SHALL BE HARRINGTON HPH450-45NHWCAP OR EQUAL AS APPROVED BY GRESHAM FIRE.
- CONTRACTOR TO VERIFY THAT BLUE REFLECTIVE MARKERS ARE INSTALLED ADJACENT AND TO THE SIDE OF THE CENTERLINE OF THE ACCESS ROADWAY ON WHICH FIRE HYDRANTS ARE LOCATED.

MINIMUM FIRE FLOW REQUIREMENTS (OFC TABLE B105.1):

TOTAL BUILDING 300 AREA: 38,077 SF - AUTOMATIC SPRINKLER SYSTEM W/ FIRE ALARM
 TYPE III-B FIRE CALCULATION AREA: 38,077 SF
 FIRE FLOW: 4,250 GPM @ 4 HR FLOW DURATION
 "REDUCED TO 1,500 GPM AT 20 PSI RESIDUAL (OFC B105.3.1)"
FIRE FLOW REDUCTIONS (OFC B105.3.1):
 THE TOTAL REQUIRED FIRE FLOW MAY BE REDUCED BY ONE OF THE FOLLOWING OPTIONS, BUT IN NO CASE SHALL THE RESULTING FIRE FLOW BE LESS THAN 1,500 GALLONS PER MINUTE AT 20 PSI.
B105.3.1.1 SPRINKLER SYSTEMS (PROVIDED):
 A REDUCTION IN REQUIRED FIRE FLOW OF UP TO 75%, AS APPROVED, IS ALLOWED WHEN THE BUILDING IS PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 (NFPA 13) OR 903.3.1.2 (NFPA 13R).
B105.3.1.2 FIRE ALARM SYSTEMS (PROVIDED):
 A REDUCTION IN REQUIRED FIRE FLOW OF 25% PERCENT IS ALLOWED WHEN THE BUILDING IS PROVIDED WITH AN APPROVED AUTOMATIC AND MANUAL FIRE ALARM SYSTEM THAT IS INSTALLED THROUGHOUT THE BUILDING AND IS MONITORED BY AN APPROVED CENTRAL RECEIVING STATION. THE SYSTEMS SHALL MEET ALL REQUIREMENTS OF NFPA 72 AS SPECIFIED FOR A CENTRAL STATION FIRE ALARM SYSTEM PROVIDING TOTAL (COMPLETE) COVERAGE BY DETECTION DEVICES.

NUMBER OF FIRE HYDRANTS (OFC TABLE C105.1)

FIRE-FLOW REQUIREMENT (GPM)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR RD FRONTAGE TO A HYDRANT
1,750 OR LESS	1	500 FT	250 FT

SHEET LEGEND:

○ BOLLARD	□ POWER JUNCTION BOX	□ TELEPHONE JUNCTION BOX	▬ BUILDING FOOTPRINT	▬ CONCRETE EXISTING
○ CLEAROUT / BOLLARD	□ POWER METER	□ TELEPHONE MANHOLE	- - - BUILDING DEMO	▬ LANDSCAPE EXISTING
○ FIRE DEPT. CONNECTION	□ POWER TRANSFORMER	□ TELEPHONE RISER	▬ BUILDING - PREVIOUSLY APPROVED - UNBUILT	▬ ASPHALT EXISTING
○ FIRE HYDRANT	□ POWER VAULT	□ TRAFFIC JUNCTION BOX	▬ WALL	
○ FOUND RECORD MONUMENT	□ (E) WALL MOUNTED LIGHTING TYPE A @ 11'-0" TYP. - TO REMAIN	□ TRAFFIC SIGNAL POLE	▬ CURBLINE	
○ GAS METER	□ (E) WALL MOUNTED LIGHTING TYPE B @ 10'-0" TYP. - TO REMAIN	□ UTILITY JUNCTION BOX	▬ DEMO CURBLINE	
○ GAS VALVE	□ (N) WALL MOUNTED LIGHTING TO MATCH TYPE A @ 11'-0" TYP.	□ UTILITY RISER	▬ PARKING STRIPE	
○ GATE POST	□ (N) WALL MOUNTED LIGHTING TO MATCH TYPE B @ 10'-0" TYP.	□ UTILITY POLE	▬ DEMO PARKING STRIPE	
○ GUY ANCHOR	□ (N) PENDANT LIGHTING TYPE H - MOUNTING HEIGHTS VARY	□ WATER METER / IRRIGATION MAIN	▬ CYCLONE FENCE	
○ IRRIGATION CONTROL VALVE	□ (N) WALL MOUNTED LIGHTING TYPE J @ 15'-0" TYP.	□ WATER VALVE	▬ WOOD FENCE	
○ IRRIGATION SPRINKLER HEAD		□ WATER VAULT	▬ OHP	
○ LIGHT POLE		□ SANITARY MANHOLE	▬ STM	
○ LUMINAIRE		□ STORM CATCH BASIN	▬ STM	
		□ SIGN	▬ STM	
			▬ EXISTING TREES / LANDSCAPE SHRUBBERY	

SITE STATISTICS:

TOTAL SITE S.F.:	426,006 S.F. (9.75 ACRES)
BUILDING AREA:	
(E) BUILDING 100:	37,178 S.F.
(E) BUILDING 200:	12,885 S.F.
(E) BUILDING 300:	38,077 S.F.
(E) PAD A (DAIRY QUEEN):	2,833 S.F.
(E) COFFEE QUEST KIOSK:	128 S.F.
APPROVED PAD B:	4,000 S.F.
APPROVED PAD C:	4,000 S.F.
TOTAL BUILDING AREA:	99,101 S.F.
LANDSCAPE AREA:	
15% REQUIRED LANDSCAPE AREA:	63,900 S.F.
(E) TOTAL LANDSCAPE AREA:	74,293 S.F. (17.4%)
10% REQUIRED PARKING LANDSCAPING:	42,601 S.F.
(E) TOTAL PARKING LANDSCAPING:	45,215 S.F. (10.6%)
HARDSCAPE AND PARKING AREA:	
(E) TOTAL HARDSCAPE AND PARKING:	252,612 S.F.

PARKING CALCULATIONS:

PARKING REQUIREMENTS:	MINIMUM
GENERAL RETAIL	= 4.1 SPACES / 1000 S.F.
HEALTH CLUB	= 4.3 SPACES / 1000 S.F.
EATING AND DRINKING W/ DRIVE-UP WINDOW	= 8 SPACES / 1000 S.F.
EATING AND DRINKING ESTABLISHMENT	= 10 SPACES / 1000 S.F.
COMMUNITY SERVICE (MIDDLE SCHOOL USE)	= 2 SPACES / TEACHER
BANKING OFFICE W/ DRIVE-UP WINDOW	= 4.3 SPACES / 1000 S.F.
SPORTS CLUB/RECREATION FACILITY	= 4.3 SPACES / 1000 S.F.

PROVISIONS:
 25% REDUCTION OVER TOTAL NUMBER OF REQUIRED SPACES ON SINGLE PARCEL OF LAND FOR SHARED PARKING BETWEEN ADJACENT BUSINESSES OR SERVICES (TDC 9.065.B)

BUILDING USE AREAS:

GENERAL RETAIL	= 12,873 S.F.
HEALTH CLUB	= 8,530 S.F.
EATING AND DRINKING WITH DRIVE-UP WINDOW	= 6,961 S.F.
EATING AND DRINKING ESTABLISHMENT	= 6,660 S.F.
MIDDLE SCHOOL	= 22,000 S.F.
BANKING OFFICE WITH DRIVE-UP WINDOW	= 4,000 S.F.
SPORTS CLUB/RECREATION	= 38,077 S.F.

PARKING REQUIREMENT CALCS:

	MINIMUM:
GENERAL RETAIL 12,873 S.F. / 1000 S.F.	= 12.87 x 4.1 = 53 SPACES
HEALTH CLUB 8,530 S.F. / 1000 S.F.	= 8.53 x 4.3 = 37 SPACES
EATING AND DRINKING W/ DRIVE-UP WINDOW 6,961 S.F. / 1000 S.F.	= 6.96 x 8 = 56 SPACES
EATING AND DRINKING ESTABLISHMENT 6,660 S.F. / 1000 S.F.	= 6.67 x 10 = 67 SPACES
MIDDLE SCHOOL 10 TEACHERS, 20 VOLUNTEERS = 30 x 2	= 60 SPACES
BANKING OFFICE W/ DRIVE-UP WINDOW 4,000 S.F. / 1000 S.F.	= 4 x 4.3 = 18 SPACES
SPORTS CLUB/RECREATION 38,077 S.F. / 1000 S.F.	= 38.08 x 4.3 = 164 SPACES

TOTAL REQUIRED PARKING SPACES

LESS 25% REDUCTION	=	MINIMUM: 455 SPACES
REQUIRED NUMBER OF ACCESSIBLE 2 SPACES TO BE "WHEELCHAIR ONLY"	=	341 SPACES
8 SPACES	=	8 SPACES
EXISTING PARKING PROVIDED	=	382 SPACES
TOTAL NUMBER OF SPACES	=	13 SPACES

REQUIRED BICYCLE PARKING

SHORT TERM	= 5% OF VEHICLE PARKING	= 5% OF 341 = 18 SPACES
LONG TERM	= 3% OF VEHICLE PARKING	= 3% OF 341 = 11 SPACES
EXISTING BICYCLE PARKING	=	21 SPACES
SHORT TERM:	=	12 SPACES
LONG TERM:	=	9 SPACES



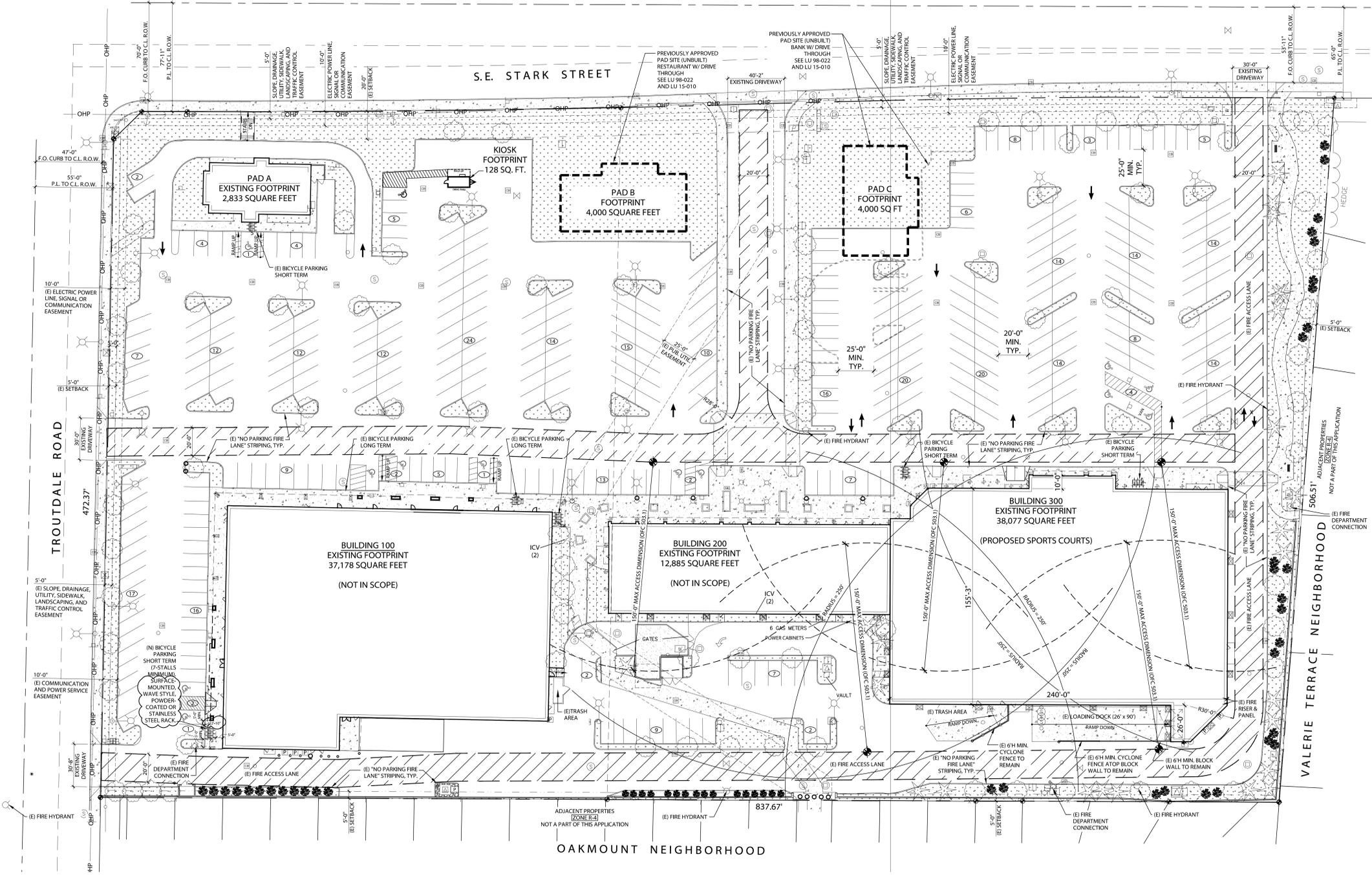
TROUTDALE MARKET - PICKLEBALL COURT T.I.
 27,000 S.E. STARK ST.
 TROUTDALE, OREGON 97060

REVISIONS

No.	Description	Date

DRAWN BY: ECU
 CHECKED BY: TRB
 JOB NO: 23-045
 DATE: 12/01/23
 ISSUED FOR: PERMIT
 SHEET TITLE
 SITE PLAN & STATISTICS
 FIRE ACCESS & WATER SUPPLY

SHEET NO. **G-003**



1 SITE PLAN - FIRE ACCESS & WATER SUPPLY
 SCALE: 1/32" = 1'-0"

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