SCHEMATIC DESIGN | MARCH 3, 2023

Broadway Field Renovation

Seaside, Oregon

CITY OF SEASIDE

SEASIDE SCHOOL DISTRICT

SUNSET EMPIRE PARK + RECREATION DISTRICT

KIDS SEASIDE INC.

Otak CPM

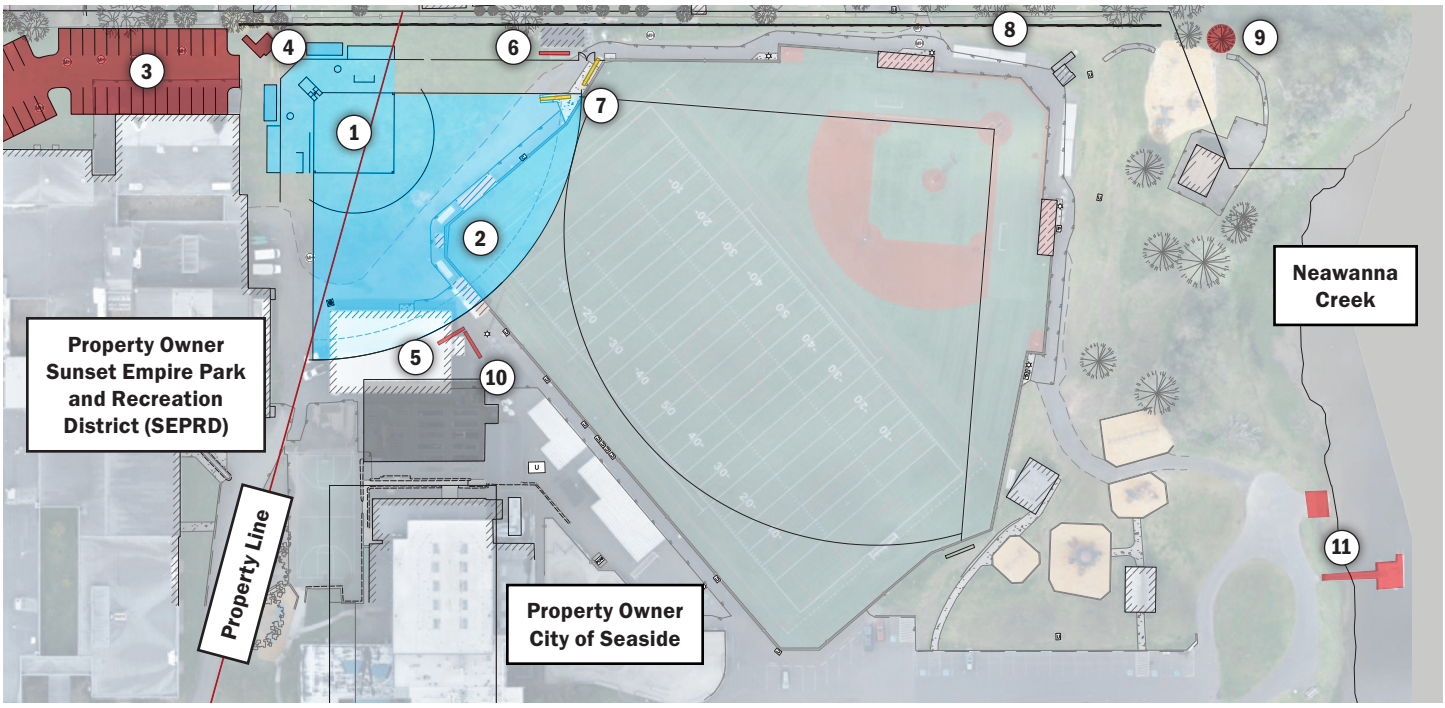
ZCS ENGINEERING ARCHITECTURE

KCL ENGINEERING

Table of Contents

Section 1: Executive Summary

Site Key



Legend

1. New (Relocated) Softball Field to Satisfy the OCR Resolution from the Title IX Complaint
2. Existing Softball Field Location Overlapped with Football. *To Be Removed.*
3. New Parking Lot (±40 Stalls)
4. Bleachers on Concrete Pad, 1 Each Side of Home Plate and Crow's Nest 20′ Behind Backstop
5. New Softball Scoreboard
6. New Football Scoreboard
7. Existing Scoreboards to be Removed and Replaced
8. New 40' Tall Barrier Net with Opening at Drive Aisle/Fire Lane
9. Protected Osprey Nest to Remain
10. New Baseball Scoreboard
11. Kayak Launch

Section 1: Executive Summary (Continued)

Introduction

The Broadway Field site at 1400 Broadway Street is currently the primary practice and competition facility for Seaside High School football, soccer, baseball, and softball teams. Existing high school sport facilities include a synthetic turf football and soccer field, a synthetic turf baseball field with the outfield overlapping the football and soccer field, a softball field with the infield and outfield overlapping the football and soccer field, and a large pole building known as the Herche building that houses a restroom, concessions, and indoor athletic training space. The existing sport fields and Herche building are situated on property owned by the City of Seaside (taxlot 4800 on taxmap 6 10 22 BB). Additional existing facilities situated in part or in full on taxlot 4800 include a community garden space, outdoor skate park, outdoor playground/park, kayak launch on Neawanna Creek, a public restroom, and a 62-stall (58 standard, 4 ADA) parking lot serving the entire park and athletic field facility.

The proposed project is precipitated by a Title IX complaint regarding the equity of the existing softball and baseball facilities. The Title IX resolution is covered in more detail in the next section of this narrative. While the primary project goal is to satisfactorily address the Title IX resolution, the project represents an opportunity to maintain and update site athletic facilities at the same time. The proposed scope of work consists of:

- Relocating and upgrading softball facilities
- Relocating the Herche building
- New synthetic turf for the softball, baseball, and football/soccer fields
- New parking lot and emergency vehicle access route north of the SEPRD building
- Site improvements including utilities, pedestrian routes, and ramps

In the proposed new location, a portion of the softball field infield will be located on property owned by SEPRD (taxlot 4700 on taxmap 6 10 22 BB). Portions of the softball outfield and the entire Herche building will remain on taxlot 4800, owned by the City. The City and SEPRD are currently working through land use and occupancy challenges regarding the SEPRD building on taxlot 4700; refer to the Zoning and Use section of this narrative for additional information.

Title IX Resolution

A complaint was filed with the U.S. Department of Education's Office for Civil Rights (OCR) on March 4, 2019 (OCR Complaint No. 10-19-1122) against the Seaside School District, alleging inequitable softball facilities as compared to the baseball facilities at Broadway Field. The OCR analysis, dated July 16, 2021, identified seven key compliance concerns, which have been summarized and coupled with the proposed resolutions below:

1. FIELD MARKINGS

OCR Findings: The existing softball infield has markings for soccer and football whereas the baseball infield does not, and softball has to mark the pitching circle before play whereas the baseball team does not have to make any markings on the baseball field.

Section 1: Executive Summary (Continued)

Proposed Resolution: The softball field is proposed to be relocated north and west of its current location. The softball infield will be separated from the soccer and football field, and all necessary softball infield markings will be incorporated into the new synthetic turf as permanent markings.

2. SAFETY HAZARDS

OCR Findings: Softball athletes reported two safety hazards on the existing field; a hole near the pitching mound, and a hole on third base line that is used for installation of a removable football field goal post. No safety hazards were reported on the baseball field.

Proposed Resolution: Relocation of the softball field is proposed to address both safety hazards. The hole reported near the current softball pitching mound will be situated in deep center field after the relocation, and any deficiencies in the field base rock causing or resulting from the reported hole will be addressed prior to installation of the replacement synthetic turf. The removable football goal post sleeve will be situated in deep left field after the relocation, and a removable sleeve cover is proposed to be included with the replacement synthetic turf.

3. SPECTATOR SEATING

OCR Findings: The existing softball field is equipped with bleachers that can seat approximately thirty (30) spectators on each side of the infield, whereas the baseball field bleachers can seat approximately sixty (60) spectators on each side. Further, softball spectators cannot see the whole softball field from the bleachers.

Proposed Resolution: The design team understands that SSD has procured new bleachers for the softball field since the OCR site visit, and that these bleachers are sized to seat approximately (80) spectators on each side of the softball infield, meeting or exceeding baseball bleacher seating capacity. These bleachers will be relocated to the replacement softball field location.

4. OUTFIELD FENCING

OCR Findings: The existing softball field is not equipped with a permanent outfield fence, whereas a portion of the baseball field is. The softball team has to set up and take down a temporary outfield fence before and after practice and games. Further, the temporary fence was reported to fall over during practice and games.

Proposed Resolution: The relocation of the softball field is designed to permit softball and baseball fields to be played on concurrently, with no overlap of the outfields. Both outfields will be fenced with a mix of permanent fencing and a heavy-duty temporary fencing. The temporary fencing is anticipated to be installed at the beginning of the season and removed at the end of the season. The temporary and permanent softball field fencing is proposed at 190 feet from home plate, exceeding the NFHS minimum by 5 feet. The temporary baseball field fencing is proposed to be at 305 feet from home plate, exceeding the NFHS minimum by 5 feet. The temporary outfield fencing in softballs left field and baseballs right field is proposed to be separated by approximately ten (10) feet to provide some separation and permit ball recovery in the space between the fields.

Section 1: Executive Summary (Continued)

5. FOUL POLES

OCR Findings: The existing softball field is not equipped with permanent foul poles so players and coaches have to install temporary foul poles before play, whereas the baseball field has permanent foul poles.

Proposed Resolution: The relocation of the softball field is proposed to include permanent foul poles.

6. RESTROOMS

OCR Findings: The existing softball field was furnished with a portable toilet behind home plate and a public restroom is located approximately 400 feet from home plate through center field, whereas the baseball field has access to Broadway Field restrooms situated approximately 300 feet from home plate accessed via a direct route off of the playing field.

Proposed Resolution: The original OCR site visit and findings pre-date the construction of the Herche building and its two public restrooms. The proposed relocation of the softball field and the Herche building will result in the Herche building restrooms being situated just behind softballs right field. This configuration is similar to the baseball bathroom access to the existing public restrooms located near the baseball left field foul pole. Additionally, two ADA-compliant portable restrooms are proposed adjacent to the Herche building as a temporary measure to provide an equitable number of public restrooms. A future remodel of the locker rooms and restroom facilities within the SEPRD building adjacent to the softball field is planned, at which point additional permanent restrooms will be available near the softball field.

7. TIMING OF GAMES AND PRACTICE

OCR Findings: Stray baseballs would enter the existing softball field during practice and games as baseball could practice during softball games, however softball was not permitted to practice during baseball games.

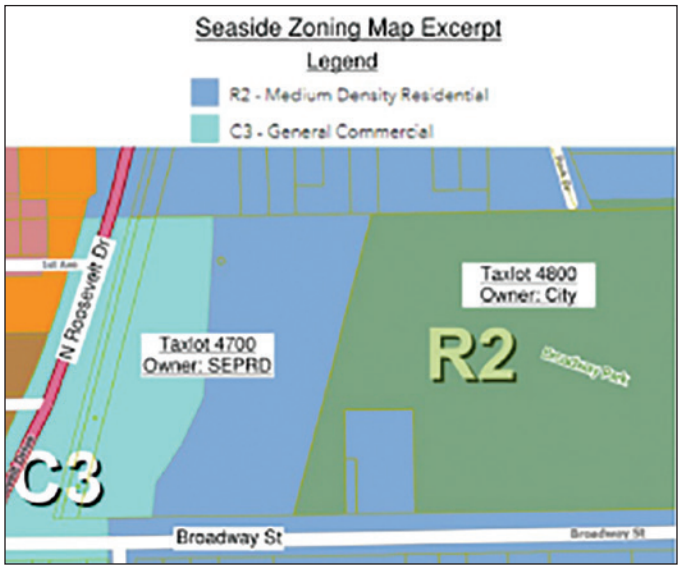
Proposed Resolution: The relocation of the softball field will permit both teams to have full access to their respective fields regardless of activities on the other field. The separation between the baseball right field fence and the softball left field fence is currently proposed at approximately ten (10) feet; it will remain possible for stray baseballs to enter the softball field, but it will be equally possible for softballs to enter the baseball field.

As described above, the proposed facilities are designed to address the disparities in the baseball and softball facilities that were identified in the July 16, 2021 OCR analysis. Please notify the project design team of any revisions necessary to the resolutions proposed to ensure the OCR complaint is addressed fully.

Zoning and Use

The project site spans portions of two taxlots, 4700 and 4800. Taxlot 4700, owned by SEPRD, is split between Zone C3 (General Commercial) and Zone R2 (Medium Density Residential). Per City of Seaside Zoning Ordinance, Article 2, Section 2.040, “If a zone boundary as shown on the map divides a single lot of record between two zones, the entire lot shall be deemed to be in the zone in which the greater area of the lot lies”. By that rule, taxlot 4700 appears to be zoned R2. Taxlot 4800, owned by the City, is zoned R2. Refer to the excerpted zoning map below.

Section 1: Executive Summary (Continued)



The City of Seaside Zoning Ordinance, Article 3, Section 3.033 classifies the proposed use of the property as a "public park, playground, or similar publicly owned recreational use" as a conditional use in the R2 zone. Per a conversation ZCS staff had on January 17, 2023 with the City of Seaside Community Development Director, Jeff Flory, the proposed softball project is required to obtain a Conditional Use Permit (CUP). This CUP permit application is planned to be limited to the softball field relocation and associated activities and separate from the ongoing SEPRD efforts regarding any CUP or change in occupancy related to the bulk of the SEPRD building. The CUP application is required to be reviewed and approved by the City of Seaside Planning Commission and will be subject to a period of public review and comment prior to approval.

Public Engagement

Acknowledging that this project is multi-faceted with respect to ownership and community use, the school district and design team have endeavored to submit a CUP application that includes feedback from the entities party to the Intergovernmental Agreement (IGA) as well as stakeholders including City departments, Seaside Fire & Rescue, and members of the public. Prior to the CUP application, public outreach has included:

- Presentations at Seaside School District Board meetings on 10 occasions.
- Updates/presentations at City of Seaside City Council meetings on 3 occasions.
- Ongoing coordination and collaboration with Sunset Empire Parks and Recreation District.
- Ongoing coordination with City Planning and Public Works departments.
- Presentation at Seaside Kids Board.
- Presentation to Seaside Parks Advisory Committee on 2 occasions.
- Booth at Seaside Kids Pancake Feed.
- Hosted Seaside School District Softball Field Engagement Event at SEPRD facility.
- Booth at Seaside High School Homecoming football game with 135 patrons engaged.
- Publicly advertised the concept plans survey with QR code for responses and community engagement.
- Multiple informational flyers emailed to parents/guardians, community members, staff, and sent home with students.

Section 1: Executive Summary (Continued)

- Seaside School District has assembled a Design Advisory Committee (DAC) to review and provide feedback to the IGA stakeholders (Seaside School District, SEPRD, City of Seaside) during the design process. The DAC includes members from all three IGA stakeholders as well as community members, student athletes, and coaches.

Preliminary City Review

The following comments and questions were provided by City staff on March 2, 2023 following a preliminary review of the site plan. identified seven key compliance concerns, which have been summarized and coupled with the proposed resolutions below:

1. **City Staff Comment (Fire):** Turn around for FD apparatus. Dead end over 150 feet. Area needs to be striped as seen. White lettering, NO PARKING FIRE LANE.

   Applicant Response: The comment pertains to portions of the proposed northern parking lot. The parking stall configuration has been revised and red fire lane striping has been incorporated into the preliminary site plan. Final configuration and details will be coordinated with the fire department as design progresses.

2. **City Staff Comment (Fire):** Fire Lane, White lettering, NO PARKING FIRE LANE.

   Applicant Response: The comment pertains to portions of the proposed northern parking lot. Red fire lane striping has been incorporated into the preliminary site plan. Final configuration and details will be coordinated with the fire department as design progresses.

3. **City Staff Question (Fire):** How will the north goal post be installed? Currently done by crane.

   Applicant Response: Per the turf manufacturer, removable field goal posts on synthetic turf fields are frequently installed using rubber-wheeled reach forklifts or scissor lifts that do not damage the synthetic turf during installation.

4. **City Staff Question (Fire):** How will the west light posts be serviced? Currently done by power company bucket truck.

   Applicant Response: Per the lighting manufacturer, the proposed luminaires will be LEDs rated for roughly 100,000 hours rather than traditional halogen bulbs and therefore no access to the top of the poles is anticipated to be required for the lifecycle of the new synthetic turf field. The primary maintenance item are the LED drivers that are located in a pole-mounted cabinet situated roughly 10 feet above grade which can be accessed via ladder or small lift. In the event of premature LED failure or unanticipated required maintenance, turf protection measures as required by turf provider such as mats or plywood sheeting will be installed, and an appropriately sized maintenance vehicle driven on the field. A telescopic boom lift or similar equipment is then used to access the lights.

Section 1: Executive Summary (Continued)

5. **City Staff Question (Fire):** What will the load capacity be for vehicles? (Emergency response).

   Applicant Response: The new pavement section in the north parking lot will be designed to support a fire apparatus weighing up to 75,000 pounds as required by Oregon Fire Code Appendix D, Section D102.

6. **City Staff Comment (Fire):** FD padlock on gate.

   Applicant Response: The comment pertains to the existing gate on the southern emergency access route between the two SEPRD buildings. The gate will be provided with a, emergency services-approved Knox lock if one does not exist today.

7. **City Staff Comment (Fire):** Area needs to be striped as seen. White lettering, NO PARKING FIRE LANE.

   Applicant Response: The comment pertains to the southern emergency access route between the two SEPRD buildings. This area is a fire lane today and portions are currently striped accordingly. Existing fire lane striping will be refreshed and additional striping added as necessary. Final striping configuration and details will be coordinated with the fire department as design progresses.

8. **City Staff Comment (Planning):** Since the locker rooms are being removed from the project it would be worth mentioning the restroom facilities in the Herche building will be open for softball use.

   Applicant Response: The locker rooms are being removed from the CUP application but are still planned to be included with future improvements to the SEPRD facility. The Herche building restrooms have been called out on the site plan and temporary portable restrooms have been added that are proposed to be in place until future SEPRD facility upgrades are completed.

9. **City Staff Comment (Fire):** There are concerns on the load capability of the turf field and the ability to drive vehicles on it for emergencies and for maintenance of the lighting and other systems.

   Applicant Response: Typically, injured players are shuttled off the field using a gurney or small utility vehicle. If a severe injury or other unforeseen circumstances arises, the synthetic turf field can be driven on by an ambulance or other emergency vehicle. The turf is underlain by a compacted aggregate section similar to gravel parking lots and roadways, and the turf manufacturer has not seen an ambulance cause an issue when driving on a synthetic turf field. Should an emergency vehicle damage the synthetic turf, the turf will be maintained or repaired as necessary to ensure a safe playing surface is maintained.

Section 2: Site Planning

Civil Narrative

PROJECT SCOPE

The primary driver for this project is addressing Title IX compliance concerns detailed by the U.S. Department of Education's Office for Civil Rights (OCR). Refer to the Executive Summary for a list of specific compliance concerns and how they are addressed with this project. However, the scope of work is not strictly limited to Title IX compliance as the project presents an opportunity to concurrently maintain and upgrade athletic facilities at the Broadway Field site. Broadly speaking, the scope of work includes:

- Athletic field improvements
  - Relocate softball field north and west of the existing field location
  - New synthetic turf for softball, baseball, and football/soccer fields
  - New 40-foot tall netting system along the north property line to protect neighboring properties from errant foul balls
  - Relocate the existing football scoreboard and new baseball and softball scoreboards
- Relocate the Herche building athletic training facility to the south to outside the limits of the new softball field location
- Maintaining and updating pedestrian access and circulation routes to athletic field amenities
- New parking lot and emergency access route adjacent to softball field
- Stormwater improvements for new and modified surfaces

The project site is a well-established facility with decades of infrastructure to work around. The site spans two taxlots with different ownership groups (SEPRD and the City), and has been in the public eye since inception. Public buy-in is a crucial element of the project's success. With that in mind, the design team has developed the schematic design of the site with an eye toward developing a cohesive plan that integrates new work with existing site facilities and enhances a public space frequented by many area residents.

Athletic Field Improvements

As relocation and improvement of the softball field is the primary driver of the project, the majority of athletic field improvements are focused on softball facilities. The existing softball field infield overlaps with soccer and football field markings; it is proposed for relocation to the north and west, reducing the overlap to a portion of center and left fields. This relocation effort will result in a substantial increase to the footprint of the existing synthetic turf fields. The expansion area will be cleared, grubbed, and graded to prepare the new footprint for the synthetic turf section. After grading, a geofabric will be placed on the subgrade and a layer of crushed aggregate placed and compacted over that. A layer of drain rock and a perforated pipe field drainage system will be installed over the crushed aggregate, and a layer of pea gravel installed over that for fine grading of the field surface prior to installation of the new synthetic turf. The softball outfield will be designed and graded to blend into the existing soccer and football field limits. The existing artificial turf will be removed from the soccer/football and baseball fields and replaced, creating a single consistent surface throughout the athletic fields.

Section 2: Site Planning (Continued)

Except where the outfield overlaps with soccer and football, the relocated softball field will be bounded by permanent fencing anchored in the new curb. Heavy-duty temporary fencing will be used to complete the arc of the outfield fence during softball season. A parallel line of temporary fencing will be installed for the baseball outfield, permitting both sports to play simultaneously on full fields. Permanent foul poles will be constructed at the foul line of both fields. New single lane bullpens will be constructed on each side of the softball field, as well as new CMU dugouts with net screening for foul ball protection. Between the dugouts, a new tensioned netting backstop system with a wall pad at the base is proposed, similar to the existing baseball backstop. Product cut sheets for the temporary fencing, foul poles, dugout screening, and backstop proposed are enclosed with this document.

Behind the new softball backstop, a concrete pedestrian plaza is proposed. The plaza will tie into pedestrian access routes to the softball parking lot, locker rooms, Herche building, and baseball field. The school district recently purchased new bleachers for the softball field, which will be relocated to the new plaza and anchored to concrete slabs situated behind the wings of the backstop. A new crow's nest will be constructed behind the softball field and home plate, similar to the crow's nest at the baseball field. New Musco sport light poles will be constructed for the relocated softball field and integrated with the existing sport field lighting system. In addition to the slightly expanded sport field lighting, all existing poles will be upgraded to LED fixtures. Upgrading to LED fixtures will provide a significant reduction in power usage and also give the sports teams the ability to practice during the normal weekday at a dimmed lighting capacity. The lights would only be at 100% brightness on game days, thus providing benefits to the neighboring property owners, the power grid, and the power bill. The football field scoreboard will be relocated out of the softball field footprint, and new dedicated scoreboards installed behind center field of the baseball and softball fields. A concern raised during the project planning phase is the possibility for foul balls from the baseball and softball fields entering the back yards of neighbors to the north. To address this concern, a new 40-foot tall, barrier netting system will be constructed along the north property line. Product cut sheets for the scoreboards and barrier netting system proposed are enclosed with this document.

Herche Building Relocation

The Herche building was constructed in 2020 with heavy community involvement and is a popular and functional element of the Broadway Field athletic facilities. However, the location it was constructed in conflicts with right field of the relocated softball field. As the softball field layout is driven by the OCR resolution and site dimensional constraints, the Herche building is proposed for relocation outside of the limits of the softball field. The relocation site proposed is aligned with and approximately 20-25 feet north of the ramp and stairs on the north side of the SEPRD recreation center building. Utilities servicing the Herche building include gas, water, power, sewer, and storm drainage, all of which will be disconnected prior to the move and re-routed underground to the new building site for re-connection.

The proposed relocation site conflicts with the existing community garden space and an aging wood structure, currently used for storage. SEPRD

Section 2: Site Planning (Continued)

has stated that they will relocate the community garden, including the planters, to an off-site facility prior to relocation of the Herche building. Demolition of the existing wood structure will be in the scope of the site contractor. Relocation of the Herche building will be part of this project scope and bid out with the balance of work, with structural design completed by Otak. Refer to the structural narrative for additional information.

Parking Lot Improvements

A new access-controlled parking lot is proposed on the north side of the SEPRD building and is designed to meet the code-required parking count for the Broadway Field Renovation and provide a fire/ emergency services route along the north side of the SEPRD building. Parking lot area lighting meeting the City's Dark Sky ordinance is proposed with full cutoff fixtures to minimize light encroachment on the neighboring properties to the north.

The Broadway Field Renovation is centered around the expansion and improvement of the existing softball field. Section 4.104 Commercial Recreation lists 11 uses and their associated parking space requirements; the softball field is most similar to use number 9, a race track or stadium use, which requires one space per four seats or eight feet of bench length. The two existing softball field bleachers that will be relocated with the field expansion each include 92 linear feet of bench, for a total of 184 linear feet. Therefore, the parking requirement for the softball field is 23 parking stalls. Though new parking is proposed for construction, he proposed softball field expansion does not include an additional playing field or more bleacher seating than exists today so parking demands are anticipated to be similar to the current configuration and it is not anticipated that total vehicle trip count will increase.

The Herche training facility building is proposed to be relocated on the site due to a conflict with the proposed softball field footprint. As the building is not proposed to be enlarged or otherwise substantially modified, and will be situated on the same taxlot (4800) as it is today, the Herche building scope of work does not trigger parking requirements beyond existing conditions.

The proposed parking lot north of the SEPRD building is currently designed to include 30 parking stalls (27 regular and three ADA stalls), exceeding the code-required minimum by seven parking stalls. Therefore, the code-required parking stall count for the Broadway Field Renovation scope of work proposed with this Conditional Use Permit application is met.

The applicant requests that any parking-related conditions of approval require that the code-required minimum be met rather than requiring the 33 stalls currently planned, as the final parking configuration may require minor adjustments to accommodate final emergency services requirements or other site design considerations. Further, the applicant requests that any conditions of approval related to off-street parking be limited to times the softball field is in use. The high school softball season typically runs from late February to early June; in 2023, the OSAA First Practice Date is February 27, and the 4A finals are June 3. Further, during the softball season practices and games are typically scheduled during

Section 2: Site Planning (Continued)

evenings and weekends. SEPRD currently operates a reservation system for Broadway Field and potentially the new parking lot could be incorporated into the existing reservation system to ensure the code-required minimum parking count is available for softball field uses. A locking gate (with Knox box for emergency vehicle access) is proposed for access control to the new parking lot. By including access control in the design of the new parking lot, it provides the opportunity for SEPRD to utilize the parking lot for overflow parking during their normal hours of operation, evenings, and weekends when high school softball does not use the facility.

The applicant understands that SEPRD is currently in the process of updating their building occupancy and applying for a new CUP related to current or proposed uses of the SEPRD building on taxlot 4700, and that parking requirements are a key element of that effort. The applicant believes that the addition of a parking lot on the north side of the SEPRD building is in line with the ongoing SEPRD efforts as the softball parking lot will be available for other uses the vast majority of the year. Therefore, the addition of the parking lot may also play a role in alleviating the burden of overflow parking encroaching into neighboring residential areas during high-use times at the SEPRD and Broadway facilities.

Stormwater System Improvements

The existing synthetic turf field is equipped with a subsurface drainage system that drains to existing storm infrastructure along the northern edge of the site; the new field drainage system will follow a similar drainage pattern. New impervious surfaces associated with the pedestrian plaza and walkways will be collected in area drains and conveyed to the existing storm system. The proposed scope of work includes a substantial increase in synthetic turf field and pavement surfaces than exists today, resulting in more runoff to the existing storm drainage system. This increase in runoff will be required to be addressed per City of Seaside stormwater quantity management criteria. There is an existing detention system situated north of the SEPRD building, but as of this writing no detailed records of the system have been obtained. Efforts to track down plans and reports associated with that system are ongoing. The design approach is to determine whether the existing system can be modified to meet the additional detention requirements of the proposed project; if that approach is found to be infeasible or cost-prohibitive, a separate detention system will be designed and constructed.

Structural Narrative for Softball Field Renovations

The softball field renovations consist of installing new back stop netting, new barrier netting along the property line and new foul poles. The structural designs of foundations supporting these manufactured assemblies will be performed by the manufacturer, Sportsfield Specialties, and reviewed by ZCS. As part of this upgrade, new bleachers will be installed and must be structurally tied to the concrete pads. Attached in the appendices are product sheets for proposed products.

Section 2: Site Planning (Continued)

Structural Narrative for Scoreboards

As noted above, the project includes the installation of two new Daktronics scoreboards and relocation of the existing Daktronics football scoreboard. The scoreboards will be supported in their new locations on cast-in-place shallow concrete foundations designed by ZCS. The project sheets for the new and existing scoreboards are appended to this section.

Sports Complex Electrical and Lighting Narrative

by KCL Engineering

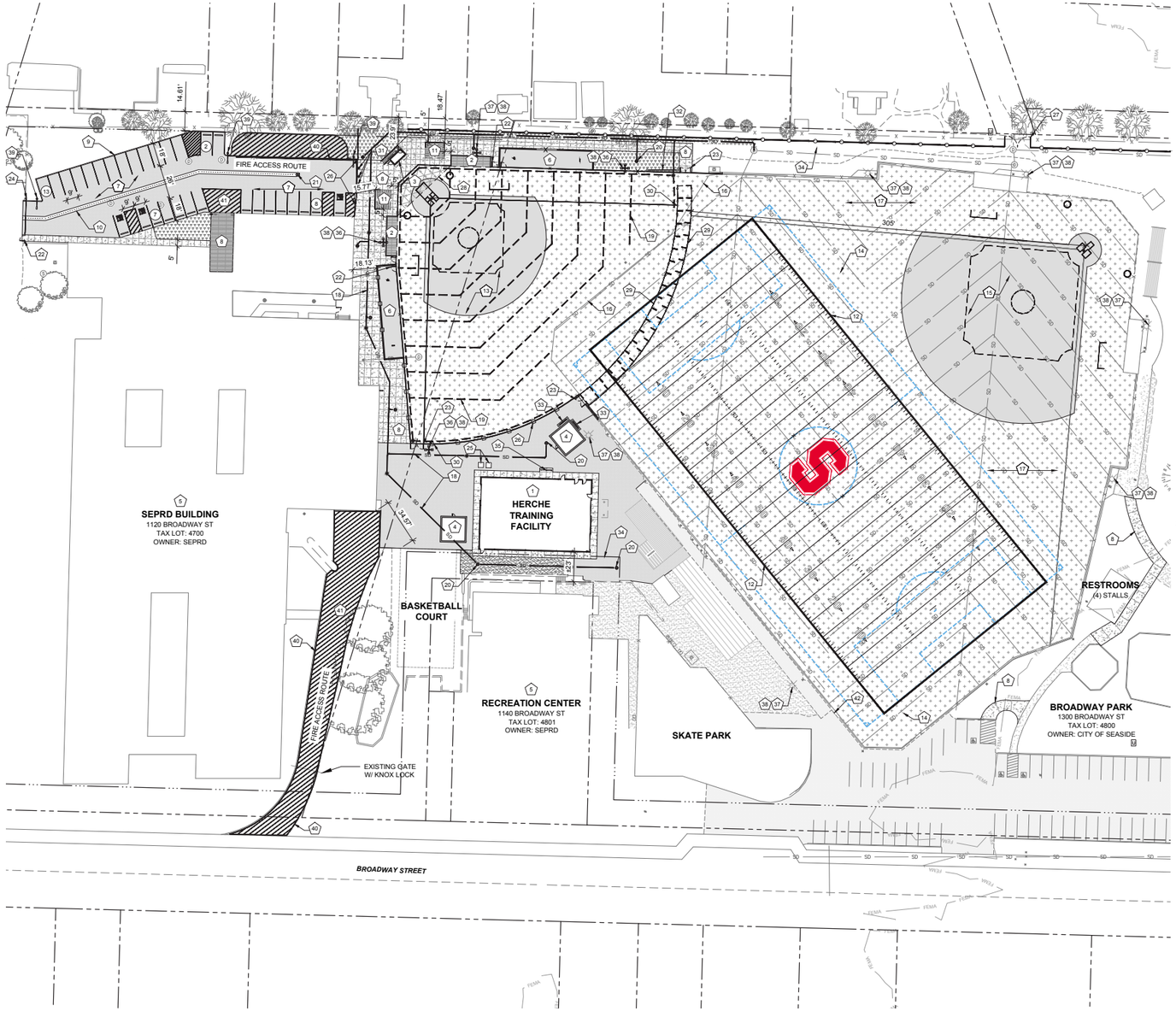
Broadway Field Sports complex currently receives a 3-phase, 480/277Vac, four-wire service, provided by Pacific Power. Peak demand of reading of 94kW was recorded in October of 2022. There is a utility owned 150kVA pad-mount transformer that feeds a 400A NEMA 4 switchboard enclosure (Panel D) located south of the football field. The switchboard feeds power to existing field lighting, and two 480V-240/120VAC mini power centers. The mini power centers feeds load centers in the football and baseball crow's nests, and the two existing scoreboards.

The existing sports lighting designed by Musco includes six lighting poles with a total of 53 total HID fixtures. The Musco system currently provides lighting for the football/soccer field, baseball field and skatepark. Each sports area is on its own zone allowing for independent operation.

For this project, new sports lighting will be added for the softball field. Additionally, existing HID fixtures will be retrofit with current LED technology. Musco will design the new softball lighting and provide design for retrofit and new LED lighting control panel. Existing lighting control panel will be demolished by the contractor and returned to Musco. All sports fields and the skate park will be on individually controllable zones and controlled via new lighting control panel.

Musco estimates that lighting retrofits to current LED technology will reduce existing lighting load by 30-40%, which will allow for capacity to add the new softball field lighting without upsizing the existing electrical service.

A new mini power center will be installed to serve 120/240Vac loads at the softball field. These loads include, PA system, Pixellot Camera System, space heater, new scoreboard, and Crow's nest lighting. This mini power center will be fed from a new circuit in Panel D.



1 C1.0 **CIVIL SITE PLAN**

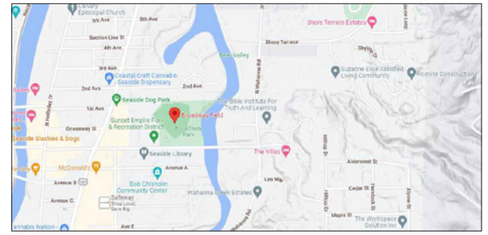
1"=40'

40 0 20 40 80

(FEET)

1 INCH = 40 FT

ONE INCH EQUALS FULL SCALE



2 C1.0 **VICINITY MAP**

NTS

GENERAL INFORMATION

APPLICANT/OWNER:	BRIAN HARDEBECK 808 SW THIRD AVENUE, SUITE 800 PORTLAND, OR 97204 (503) 536-3388
ENGINEER:	ZACHARY A. STOKES, PE CONTACT: BLAKE DAVIS, PE ZCS ENGINEERING & ARCH 524 MAIN STREET, SUITE 2 OREGON CITY, OREGON 97045 (503) 659-2205
SITE LOCATION:	1400 BROADWAY STREET SEASIDE, OREGON 97138
TAX MAP:	T06N-R10W-S22BB NW 1/4 NW 1/4
TAX LOT:	4800
LOT SIZE:	±9.66 ACRES
ZONING:	R2 - MEDIUM DENSITY RESIDENTIAL

PARKING SUMMARY:

REQUIRED PARKING:	
BLEACHER ROWS	
1 ROW	= 15-LF
7 ROWS	= 11-LF
x 2 BLEACHER UNITS	
TOTAL	= 184-LF
SOFTBALL (1 STALL/8-LF OF BLEACHERS) x 184 LF	= 23 STALLS
ADA	= 1 STALLS
PROPOSED PARKING:	
REGULAR	= 27 STALLS
ADA	= 3 STALLS

LEGEND:

HATCHES & LINE TYPES:

- NEW CONCRETE PAVING - REINFORCED
- NEW / EXISTING CONCRETE PAVING
- NEW / EXISTING ASPHALT PAVING
- NEW / EXISTING GRAVEL SURFACING
- NEW SYNTHETIC TURF
- NEW LANDSCAPE REPAIR
- NEW DRAINAGE SWALE
- PROPERTY LINE SETBACK
- EXISTING FENCING
- NEW 40' TALL BARRIER NETTING
- 100-YEAR FEMA FLOODLINE

SYMBOLS (NEW):

- ATRIUM/BEEHIVE DRAIN
- NEW AREA DRAIN
- STORM DRAIN CLEANOUT
- CATCH BASIN
- PARKING BUMPER
- BOLLARD - REMOVABLE
- BOLLARD - STATIONARY
- BICYCLE RACK
- SIGN
- SCOREBOARD

KEYED NOTES:

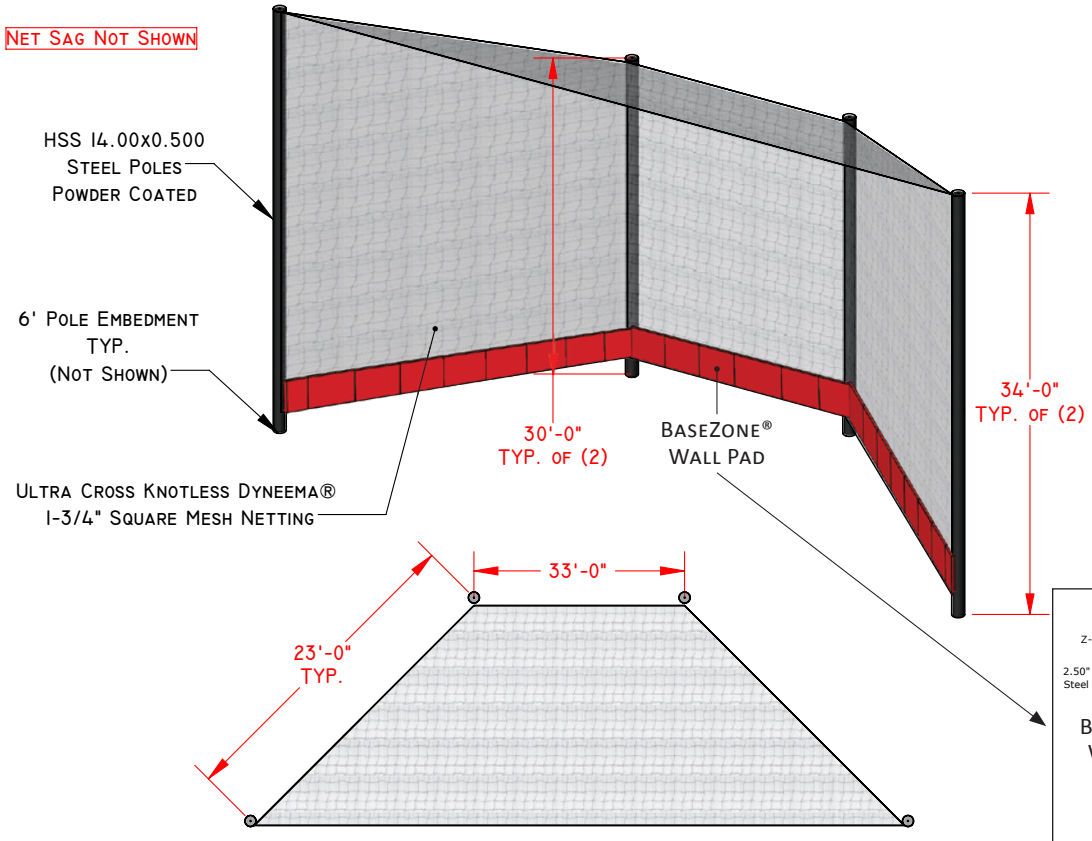
1. RELOCATED HERCHE BUILDING. EXISTING UTILITY CONNECTIONS TO BE REMOVED BY SITE CONTRACTOR PRIOR TO BUILDING RELOCATION. UTILITY EXTENSION/RECONNECTION BY SITE CONTRACTOR AFTER RELOCATION. TWO EXISTING RESTROOMS ARE SITUATED INSIDE HERCHE BUILDING FOR SOFTBALL FIELD USE.
2. NEW CMU DUGOUT WITH BALL PROTECTION NETTING SYSTEM ON AT-GRADE REINFORCED CONCRETE SLAB. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
3. NEW CROW'S NEST (MAXIMUM 500-SF) WITH STORAGE UNDERNEATH AND ASSOCIATED STAIRS AND HANDRAIL. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
4. NEW OFOI STORAGE SHEDS. FINAL LOCATION AND FOOTPRINT TO BE DETERMINED BY OWNER. ENSURE FINAL LOCATION COMPLIES WITH ZONING CODE SETBACK REQUIREMENTS.
5. EXISTING BUILDING TO REMAIN.
6. NEW SOFTBALL BULLPEN.
7. NEW ASPHALT PAVEMENT AREA.
8. NEW CONCRETE SIDEWALK/PLAZA.
9. NEW CONCRETE CURB.
10. NEW CONCRETE VALLEY GUTTER.
11. EXISTING BLEACHERS TO BE RELOCATED AND ANCHORED TO NEW CONCRETE PAD. REFER TO STRUCTURAL PLANS FOR ALL ANCHORING INFORMATION.
12. REPLACE EXISTING SYNTHETIC TURF FOOTBALL FIELD. RE-STRIPING TO BE ORIENTED TO EXISTING FOOTBALL GOAL SLEEVES.
13. NEW NFHS COMPLIANT SYNTHETIC TURF SOFTBALL FIELD WITH 190-FT OUTFIELD FENCES. INFIELD TO BE BROWN, OUTFIELD TO BE GREEN, AND FIELD MARKINGS TO BE WHITE.
14. REPLACE EXISTING SYNTHETIC TURF SOCCER FIELD. RE-STRIPE AND ADD NEW CENTER LOGO AS SHOWN.
15. REPLACE EXISTING SYNTHETIC TURF BASEBALL FIELD ALIGNED WITH EXISTING BASES.
16. APPROXIMATE LIMITS OF EXISTING SYNTHETIC TURF FIELD.
17. NEW SYNTHETIC TURF TO BE PLACED OVER EXISTING BASE ROCK AND FIELD DRAINAGE SYSTEM.
18. NEW STORM PIPE.
19. NEW PERFORATED PIPE FIELD DRAINAGE SYSTEM.
20. NEW AREA DRAIN, TYPICAL.
21. NEW CATCH BASIN.
22. NEW SINGLE-LEAF CHAIN LINK GATE (±5 TOTAL), TYPICAL.
23. NEW DOUBLE-LEAF CHAIN LINK GATE SIZED FOR EMERGENCY VEHICLE ACCESS.
24. NEW 26' CLEAR SLIDING CHAIN LINK GATE WITH KNOX BOX FOR EMERGENCY VEHICLE ACCESS.
25. TWO NEW ADA-COMPLIANT TEMPORARY PORTABLE TOILETS TO BE USED UNTIL FUTURE PERMANENT IMPROVEMENTS TO BATHROOMS WITHIN SEPRD BUILDING.
26. NEW CHAIN-LINK FENCING.
27. NEW 40' TALL BALL STOP NETTING. SYSTEM MOUNTED TO PERMANENT POLES. FINAL NETTING SYSTEM CONFIGURATION TO INCLUDE 'SportsField Specialities' GATE EGRESS SYSTEM WITH 20' MINIMUM OPENING FOR EMERGENCY VEHICLE ACCESS FROM NORTH NEIGHBORHOOD ALLEYWAY.
28. NEW SOFTBALL BACKSTOP AND OVERHEAD NETTING BETWEEN DUGOUTS.
29. NEW 'SportAFence' WHEELED PORTABLE CHAIN LINK FENCING SYSTEM. EACH PORTABLE UNIT MEASURES 5' TALL BY 10' LONG (9'-9" EFFECTIVE LENGTH AFTER CONNECTION) TO BE PLACED IN PARALLEL ARCS FOR SOFTBALL AND BASEBALL OUTFIELDS APPROXIMATELY AS SHOWN. ±40 UNITS ARE REQUIRED FOR PORTABLE FENCING CONFIGURATION SHOWN.
30. NEW PERMANENT FOUL POLE.
31. NEW REMOVABLE BOLLARD (3 TOTAL), TYPICAL.
32. RELOCATED FOOTBALL AND SOCCER SCOREBOARD (1 TOTAL) ON POSTS AND FOOTINGS.
33. NEW BASEBALL AND SOFTBALL SCOREBOARDS (2 TOTAL) ON NEW POSTS AND FOOTINGS.
34. PROPERTY LINE SETBACK PER CITY OF SEASIDE ZONING CODE FOR 'R-2 MEDIUM DENSITY RESIDENTIAL' ZONE..
35. RELOCATED BICYCLE PARKING FOR THE RELOCATED HERCHE BUILDING.
36. NEW 'Musco' SPORT FIELD LIGHTING WITH 'LED' LUMINAIRES ON NEW POLE. NEW LIGHTS TO BE INCORPORATED INTO THE EXISTING 'Musco' LIGHTING SYSTEM.
37. REPLACE EXISTING 'Musco' LUMINAIRES WITH NEW 'LED' LUMINAIRES ON EXISTING POLE.
38. NEW 'MUSCO' AREA LIGHTING INSTALLED ON SPORT FIELD LIGHTING POLES FOR PEDESTRIAN PATHWAY ILLUMINATION.
39. NEW PARKING LOT LIGHT POLE. PARKING LOT LIGHTING TO BE FULL CUT-OFF DARK-SKY COMPLIANT LUMINAIRES WITH SHIELD ON HOUSE SIDE OF FIXTURE TO PREVENT LIGHT SPILL.
40. NEW RED PAINT EDGE OF FIRE LANE WITH WHITE PAINT 'NO PARKING - FIRE LANE' STENCILS.
41. NEW RED PAINT ANGLED LINES APPROXIMATELY AS SHOWN.
42. EXISTING GATE SIZED FOR EMERGENCY VEHICLE ACCESS.

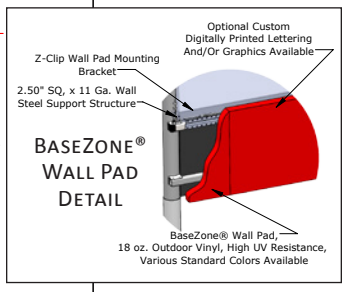
Section 2: Site Planning (Continued)

SPORTSFIELD SPECIALTIES
WWW.SPORTSFIELDSPECIALTIES.COM

Excellence from Design to Installation
41155 State Highway 10, PO Box 231, Delhi, NY 13753 CALL: 888-975-3343 FAX: 607-746-8481

SSI TENSION NETTING SYSTEM POLES ARE DESIGNED TO STRENGTH, NOT DEFLECTION.
AS A RESULT, SOME DEFLECTION WILL OCCUR DURING INSTALLATION AND SHOULD BE CONSIDERED NORMAL.
DEFLECTION MAY ALSO BE EVIDENT IN CALM CONDITIONS, PARTICULARLY ON THE OUTER MOST POLES OF A GIVEN TENSION NETTING SYSTEM.





Ball Safety Tension Netting System Product Layout Submittal Disclaimer:
This ball safety tension netting system layout document is intended for the sole use of illustrative product submittal review purposes and should not be construed as a product installation document. All final ball safety tension netting system layouts, field dimensions and/or measurements should be both confirmed on the project plans and/or specifications and approved by the project designer of record prior to the start of the product installation.

Sportsfield Specialties, Inc. dba Promats Athletics cannot be held liable for any use of this ball safety tension netting system layout document that deviates and/or differs from the above stated illustrative product submittal review process and furthermore, Sportsfield Specialties, Inc. dba Promats Athletics cannot be held accountable for these actions.

Sportsfield Specialties, Inc. dba Promats Athletics protective netting systems are designed and intended as a complete netting system. In the event your facility purchases an extension to an existing protective netting system, Sportsfield Specialties, Inc. dba Promats Athletics does not make any representations or warranty relating to the overall design of the combined facility and/or the connection points to and the cables that are part of the existing netting system. Owner's decision to proceed with an extension in lieu of a complete new netting system will be at Owner's sole risk and without liability to Sportsfield Specialties, Inc. dba Promats Athletics and Owner shall indemnify and hold harmless Sportsfield Specialties, Inc. dba Promats Athletics from all claims, damages, losses and expenses arising out of or resulting therefrom.

BACKSTOP LAYOUT SUBMITTAL

NOT TO SCALE

SPORTSFIELD SPECIALTIES INC 1022020

Section 2: Site Planning (Continued)

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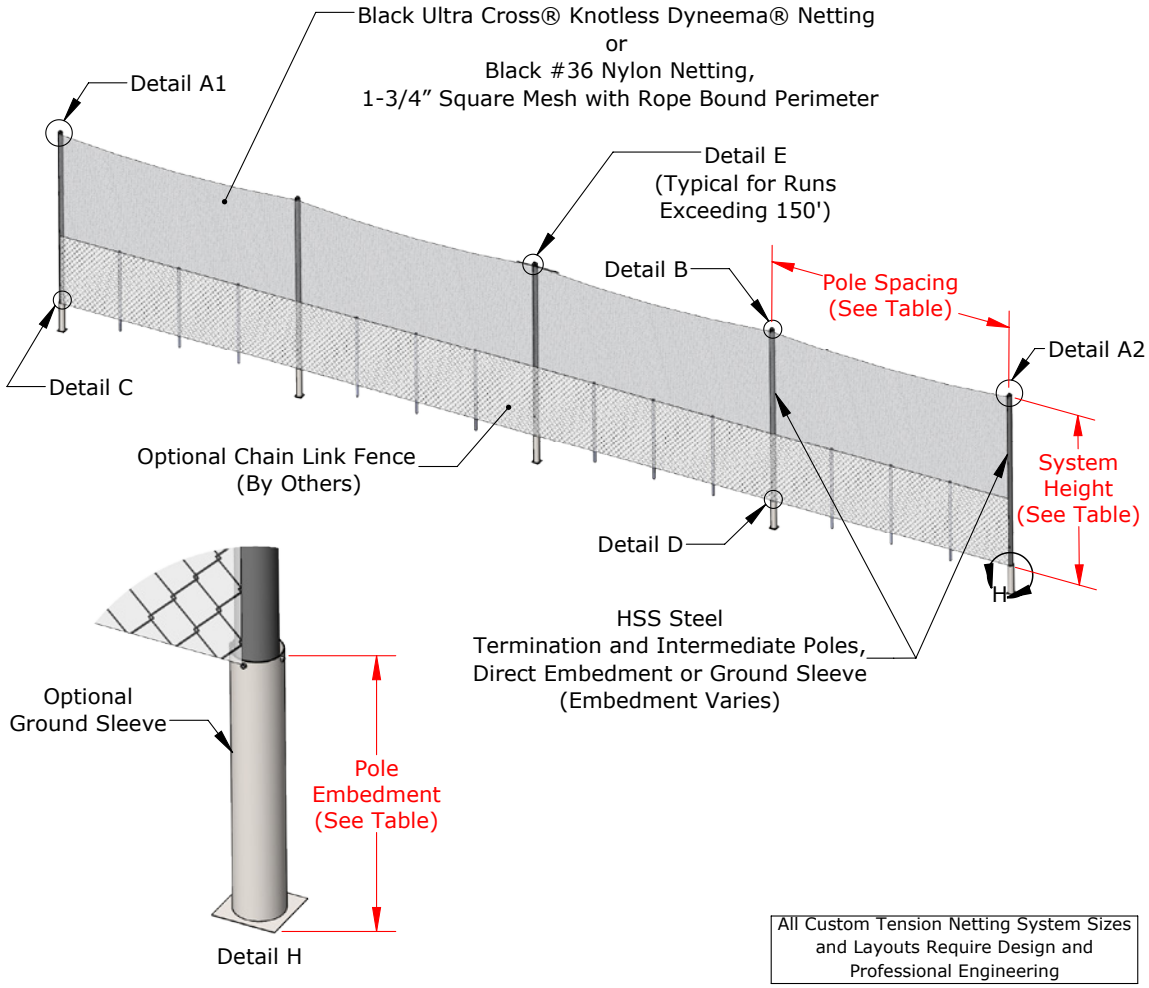
Standard Black Powder Coated Finish

Plate Mount Versions Available Upon Request



All Custom Tension Netting System Sizes and Layouts Require Design and Professional Engineering

SSI Tension Netting System Poles are Designed to Strength, Not Deflection. As a Result Some Deflection Will Occur During Installation and Should Be Considered Normal. Deflection May Also Be Evident in Calm Conditions, Particularly on the Outer Most Poles of a Given Tension Netting System.

Foundation Requirements Based on Local Codes and Soil Conditions

Part No.	Net Material	System Height	Pole Size	Pole Embedment	Pole Spacing
TNPP36	#36 Nylon	Varies	Varies	Varies	Varies
TNPPUC	Ultra Cross	Varies	Varies	Varies	Varies

Pole to Pole Tension Netting System, Straight Line

Not To Scale

Sportsfield Specialties Inc 07072022

Section 2: Site Planning (Continued)

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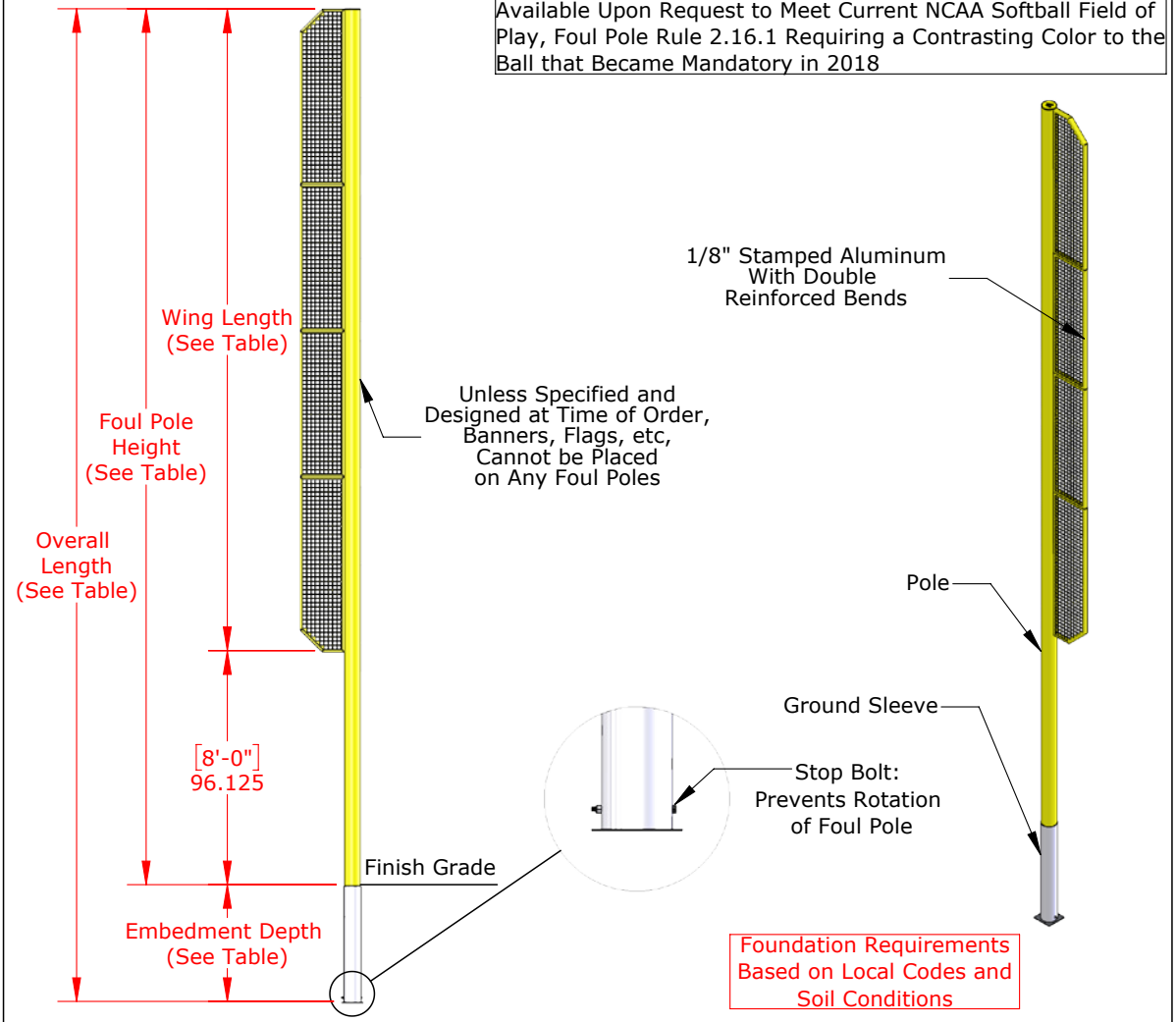
Standard Powder Coated Yellow Finish, *White or Orange Available Upon Request to Meet Current NCAA Softball Field of Play, Foul Pole Rule 2.16.1 Requiring a Contrasting Color to the Ball that Became Mandatory in 2018



Part No.	Foul Pole Height	Overall Length	Embedment Depth	Wing Length	# of Wing Panels	Pole Material	Minimum Foundation Diameter
FPW415	15'	17'-6"	2'-6"	7'	1	4" OD x 0.125" Wall Aluminum	18"
FPW420	20'	22'-6"	2'-6"	12'	2	4" OD x 0.125" Wall Aluminum	18"
FPW630	30'	34'	4'-0"	22'	4	6-5/8" OD x 0.280" Wall Aluminum	24"
FPW640	40'	44'	4'-0"	32'	6	6-5/8" OD x 0.280" Wall Steel	24"

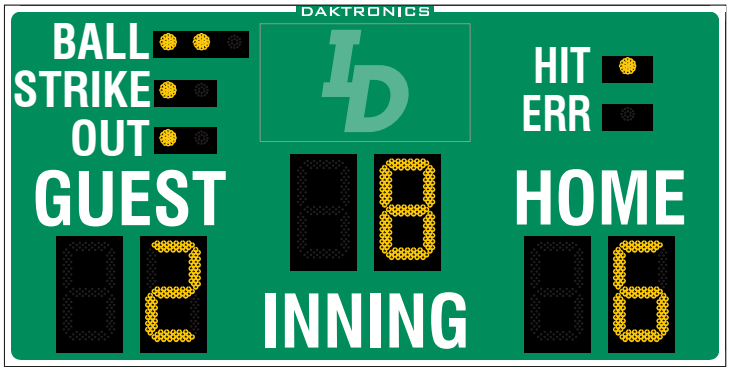
Ground Sleeve Foul Pole with Wing

Not To Scale

Sportsfield Specialties Inc 06302020

Section 2: Site Planning (Continued)

DAKTRONICS BA-2618 PRODUCT SPECIFICATIONS



This outdoor LED baseball/softball scoreboard displays HOME and GUEST scores to 99, INNING to 19 and indicates BALL to three, STRIKE to two, OUT to two and HIT/ERR (error). Scoreboard shown with optional striping and amber PanaView® digits.

DIMENSIONS	UNCRATED WEIGHT	POWER (120 VAC)*	
5'-0" H x 10'-0" W x 8" D (1.52 m, 3.05 m, 203 mm)	115 lb (52 kg)	Red/Amber Digits	80 Watts, 0.7 Amp
		White Digits	170 Watts, 1.5 Amps

**Scoreboard requires a dedicated circuit. Models with 240 VAC power at half the indicated amperage are also offered (International Use Only).*

DIGITS & INDICATORS
- All digits are 18" (457 mm) high. All indicators are 2" (51 mm) in diameter.
- Select red, amber, or white LED digits and indicators.
- Scoreboard features robust weather-sealed digits (see DD2495646).
- Digits may be dimmed for night viewing.

CAPTIONS
- HOME, GUEST and INNING captions are 9" (229 mm) high. All other captions are 6" (152 mm) high.
- Standard captions are vinyl, applied to the display face.

DISPLAY COLOR
Choose from 150+ colors (from Martin Senour® paint book) at no additional cost.

CONSTRUCTION
Alcoa aluminum alloy 5052 for excellent corrosion resistance

PRODUCT SAFETY APPROVAL
ETL-listed to UL 48, tested to CSA standards, and CE-labeled

OPERATING TEMPERATURES
- Display: -22° to 122° Fahrenheit (-30° to 50° Celsius)
- Console: 32° to 130° Fahrenheit (0° to 54° Celsius)

WWW.DAKTRONICS.COM E-MAIL: SALES@DAKTRONICS.COM

201 Daktronics Drive, PO Box 5128, Brookings, SD 57006
Phone: 1-800-325-8766 or 605-692-0200 Fax: 605-697-4746
DD1734727 091420 Page 1 of 8

DAKTRONICS®

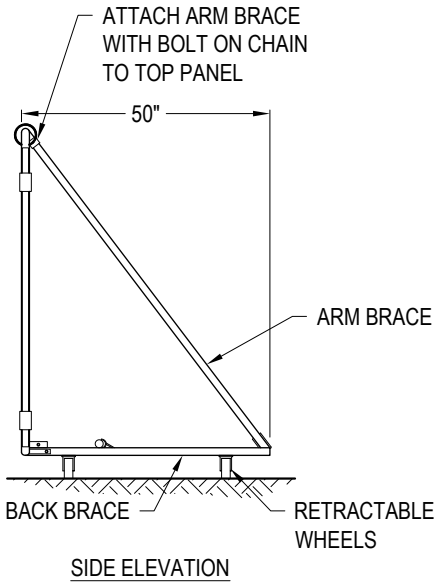
Section 2: Site Planning (Continued)

SPORTAFENCE

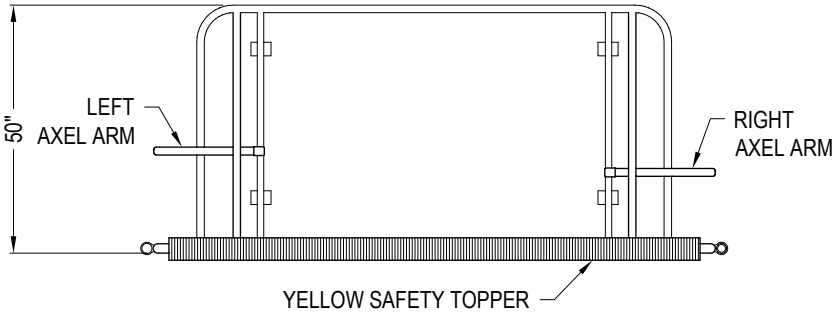
☑ SELECT DESIRED CHAIN LINK FENCING FABRIC COLOR:

☐ GREEN

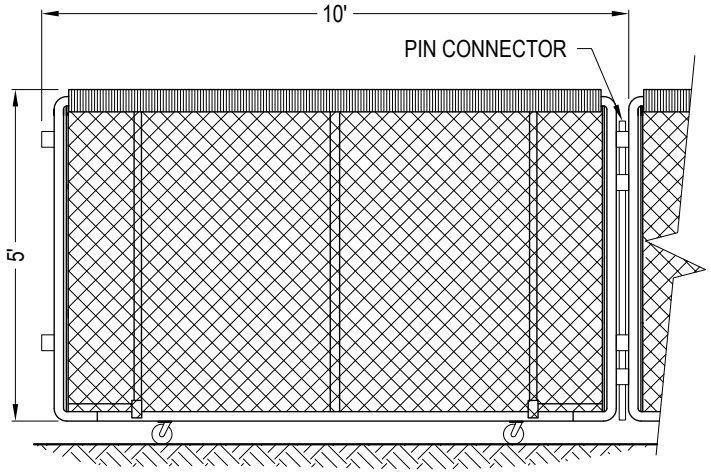
☐ BLACK



SIDE ELEVATION



PLAN VIEW



FRONT ELEVATION

SPECIFICATIONS:

- WEIGHT: 175 LBS
- FRAME: 1 5/8" GALVANIZED STEEL PIPE.
- 8 GAUGE VINYL COATED CHAIN LINK FENCING.
- EACH PANEL HAS A REAR FRAME THAT INCLUDES RETRACTABLE 1 1/2" WIDE X 6" TALL SOLID RUBBER WHEELS FOR EASY TRANSPORT.
- EACH PANEL IS SHIPPED COMPLETELY FABRICATED, SOME ASSEMBLY REQUIRED FOR REAR FRAME AND WHEELS.
- OPTIONAL 2" WIDE WHEELS FOR NATURAL GRASS FIELDS.

*ASSEMBLY REQUIRED - 15-30 MIN. PER PANEL.

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5113-003.

WHEELED FENCE

DELUXE SPORTAFENCE™ PORTABLE FENCING SYSTEM WITH RETRACTABLE WHEELS

Section 3: Herche Building

Architectural Narrative

The existing Herche Family Training Facility will be relocated further south to accommodate the new softball field. There are no changes proposed to its current design and layout. All existing fixtures, casework, signage, and canopy are to be reinstalled as per the original design.

Structural Narrative *by Otak CPM*

Otak has completed a review of the documents that are available to us concerning the Seaside Kids Batting Cage Building that is planned on being moved. The building was a P/E (pre-engineered) Building and the structural drawings from the design engineer, including the foundation drawings, are unavailable. The structural documents available to us are:

- The Batting Cage Building floor plan by Mead Engineering, dated 4/10/20 (revised 5/05/20). Document includes (1) sheet and does not include structural engineering information, but does call out the column layout, interior separation walls, occupancy types, building type, and Codes the building was designed under. Other architectural information is included on the sheet.
- The calculation package for the P/E Building by South Valley Engineering, dated 9/04/19. The package appears to conform to the Batting Cage Building. The package is a total of (13) 8.5" × 11" sheets and is stamped and signed by a professional engineer. The building description in the calculation package is noted as “private shop” and it does not refer to any batting cage usage. The roof support structure, including the P/E trusses, was not included in the calculations at our disposal.
- The Matterport Scans of the Batting Cage Building provided to us by ZCS Engineering and Architecture. The scans refer to the building as the Hersche Building. The live scan links were provided to us on 1/10/23. The scans show the interior bay of the Batting Cage Building and include visible portions of the structure, such as the P/E trusses.

It is our understanding that the Batting Cage Building is required to be moved approximately 45-feet from its current location. The floor plan sheet at our disposal (by Mead Engineering) does not show any foundations: Slab, strip/continuous footings, isolated pad footings, or flagpole footings. The Matterport Scan does not show any foundations since they are hidden from view. The calculation package refers to (2) styles of flagpole footings for the 6x8 wood posts (spaced at 12-feet to 14-feet on-center). These wood posts are cast into the concrete flagpole footings. The calculation package does not refer to any other type of foundation: Slab, strip/continuous footings, or isolated pad footings.

Due to the existing building style (P/E Building) and lack of structural information, Otak is unable to modify the structure beyond its current configuration without completely (re)designing the structural system. The amount of effort involved to show that the existing building’s structural system is fully compliant with current code is out of our scope. The existing building’s current structural system shall remain intact during the move and function the same after the move in its final condition.

Section 3: Herche Building (Continued)

It is understood that the current 6x8 wood posts that are cast into concrete flagpole footings will need to be cut at/near the top of the existing footings or dug up in their entirety. There are approximately (26) posts shown on the Mead Engineering drawings. A splice detail to connect these existing wood posts to new concrete flagpole footings will be provided if able to design without adversely affecting existing lateral force resisting system. Otherwise, it will be recommended to dig up the concrete flagpole footings and move the building in its entirety.

Requirements:

To keep the building functioning as originally designed, all structural systems are required to remain as currently existing. Care shall be taken during movement that structural items, up to and including nails and nail holes, are not damaged. Any required temporary shoring and demolition is by the contractor. Moving the building without damage is by the contractor.

- All foundation systems that may exist for this building must be replicated exactly at the new building location to allow the building to function as originally designed. These foundation systems may include: slab, strip/continuous footings, isolated pad footings, and flagpole footings.

It is strongly recommended that the existing footings be investigated through potholing, or non-destructive, or discrete destructive, investigation. There will be a wide range of cost estimations depending on the existing foundation system that is currently concealed from view. The option to move the building in its entirety (with the concrete flagpole footings) should be included in any cost estimate.

Options:

It is assumed that the existing 6x8 wood posts attached to concrete flagpole footings will require a splice connection to the new footings. Connection will require long plates (approximately 2.5-feet up the post) on all four sides of each column, or a Simpson HHDQ11 holdown if space is available. Each plate will require approximately (42) countersunk #14 x 3" wood screws and will require a rod embedded into the new concrete flagpole footing that is welded to the plate, or similar anchorage. It is assumed that the new flagpole footings will match the existing—approximately (26) 3-feet in diameter and 4.5-feet deep concrete footings cast into augured holes. It is assumed that each flagpole footing will have rebar weights of approximately 1.75-pounds-per-cubic foot of concrete.

If the splice is unable to be accommodated (columns appear to be enshrouded and plates might interrupt current lateral force resisting system) then concrete flagpole footings may be required to be dug out entirely. Building then moved to new location and dropped into new augured holes. A flowable concrete mixture, such as CLSM, would be poured around footings once placed. If desired, the concrete flagpole footing could be chipped off the wood columns for ease of transport. Wood columns not to be damaged during concrete demo.

For all options, it is assumed that the foundation system is reconstructed in its entirety to match existing and that the building is moved without damaging any of the existing structure.

Section 3: Herche Building (Continued)

Additional items:

Strip/continuous footings may have existing bearing walls or shear walls on them (rather than horizontal girts that span between the columns). These walls will have sill bolts, and sill plates, that connect them to the foundation below, and may have holdown anchorages. These sill bolts may be cut at the top of the existing concrete footing. Once the building is moved over the new strip/continuous footing system, new sill bolts will be required to be drilled and epoxied into the new footings. Bolt size and spacing to match existing. Otak will provide embedment depths.

Disclaimer:

Note this narrative is purely for Structural information only, no other discipline is included herein (e.g. no waterproofing, electrical, mechanical, plumbing, etc). All systems that are desired to be maintained in the new location will be required to be moved or replaced and will require a separate consultant. Any required temporary shoring and demolition is by the contractor. Moving the building without damage is by the contractor. Any additional items that are attached to the building, such as an awning, shall be reattached at the new location with the same connections as originally designed.

There are many unknowns about the existing building including the foundation, the exact lateral force resisting system and the systems requirements. Contingency for different requirements should be accounted for.

Mechanical Narrative

by KCL Engineering

The existing Herche building has only one major mechanical system that will be impacted during relocation, the hydronic heated slab. The facility is currently unconditioned and will remain unconditioned after relocation. The natural gas boiler that sources hot water for the hydronic heated slab, will remain in place during building relocation activities. Prior to demolition of the existing slab, Hydronic tubing will be disconnected at the wall mounted system header. Following building relocation, tubing to be reinstalled in slab per original design, and reconnected to existing header.

Electrical Narrative

by KCL Engineering

The Herche Building currently receives a single-phase, 120/240Vac, 3-wire service, provided by Pacific Power. Peak demand of reading of 9kW was recorded in September of 2022. There is a utility owned 25kVA pad-mount transformer that feeds a 200A panelboard in the building storage garage. The utility transformer will need to be relocated and the primary and secondary conduit will need to be re-routed to service the building following relocation. Coordination between Pacific Power and electrical contractor will be required for service disconnection, relocation and reinstall. Contact Marilyn Brockey (503-861-6005) from Pacific power for utility coordination.

Section 3: Herche Building (Continued)

The electrical system in the in the Herche building is believed to be in good working order. No design alterations, layout changes or system additions are included in this project. Prior to relocation and demo work, electrical contractor to capture and document all existing conditions. Existing electrical fixtures and equipment installed below 48" above finished floor, will need to be removed and stored or temporarily moved while still connected, to a location that does not interfere with building relocation equipment and framing. All fixtures will be re-installed to match current building conditions after building relocation.

Plumbing Narrative

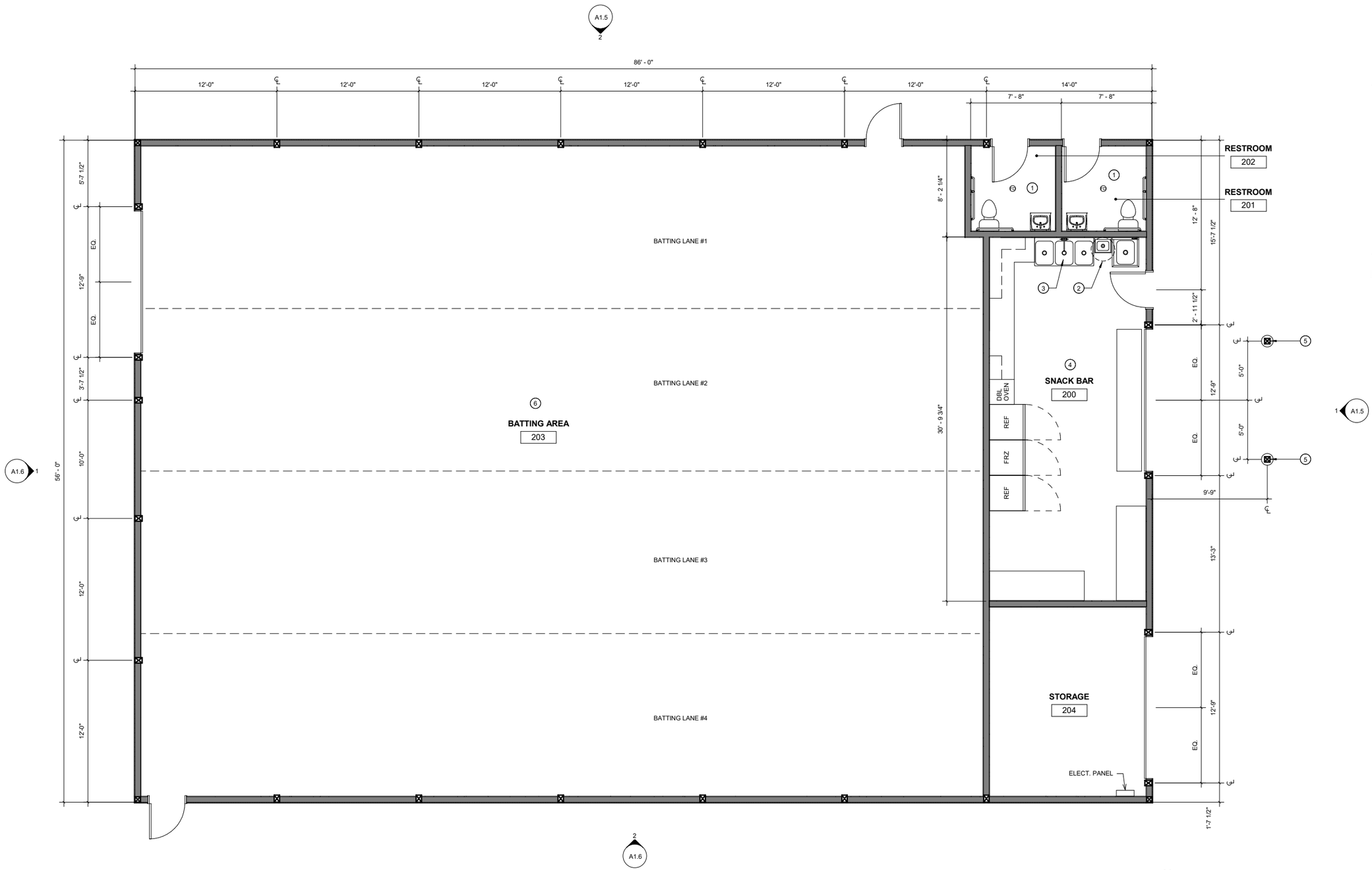
by KCL Engineering

It was observed that the existing plumbing system in the Herche building is in good working order. No design alterations, layout changes (inside building) or system additions are included in this project. Prior to building relocation and demo work, contractor to capture and document all existing conditions. To facilitate building relocation, plumbing fixtures, including two lavatories, two water closets, one hand sink, and one three compartment sink will be removed and stored. After building relocation, the fixtures above will be reinstalled per documented existing conditions and original design documentation. Associated under slab piping for the above fixtures to be installed new in new location. Provide two new floor drains and one new floor sink to match existing conditions. Existing grease trap to be moved and reconnected as before. Utility connections including natural gas, water and sanitary sewer will be disconnected, re-routed to new building location, and reconnected.

Technology Narrative

by KCL Engineering

Existing telecommunication feed to the Herche building will be disconnected prior to relocation. It is estimated that the existing CAT6 feed will need to be extended to reconnect to service equipment after relocation. Existing equipment inside the building will be reused. The design and addition of new equipment inside the building is not included in the scope of the project.



FLOOR PLAN KEYNOTES

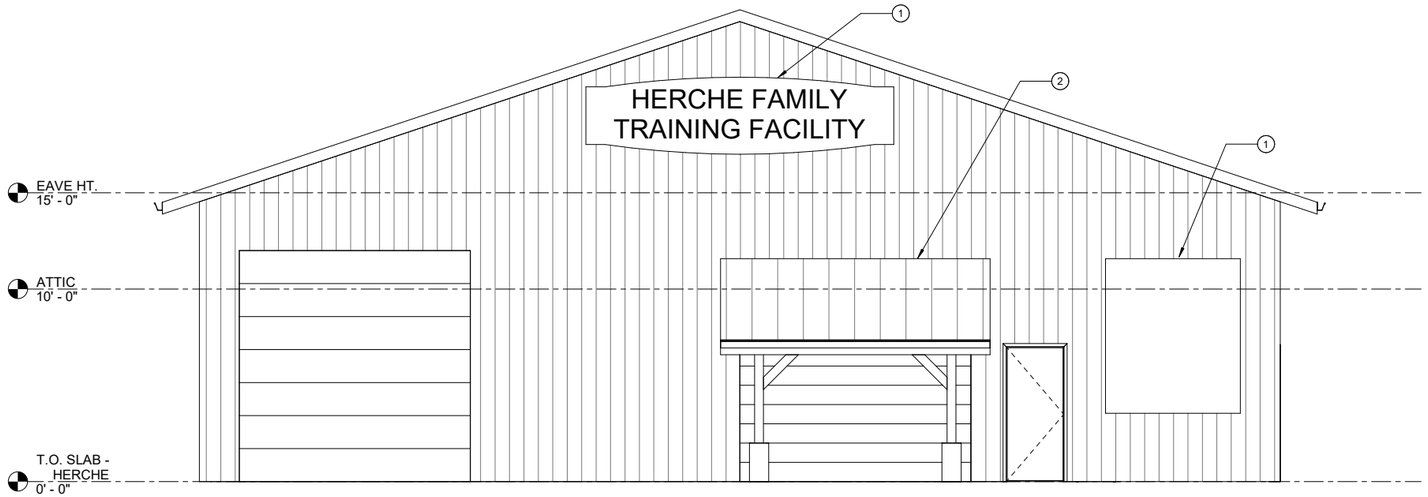
1. ADA COMPLIANT UNISEX RESTROOM WITH FLOOR DRAIN.
2. GREASE INTERCEPTOR UNDER SINK.
3. FLOOR DRAIN UNDER 3-BAY SINK.
4. REINSTALL ALL EXISTING FIXTURES AND CASEWORK.
5. CANOPY SUPPORT POST.
6. REINSTALL EXISTING NETTING.

WALL LEGEND

FULL HEIGHT WALL/PARTITION

1 A1.1 FLOOR PLAN - HERCHE
1/4" = 1'-0"

N



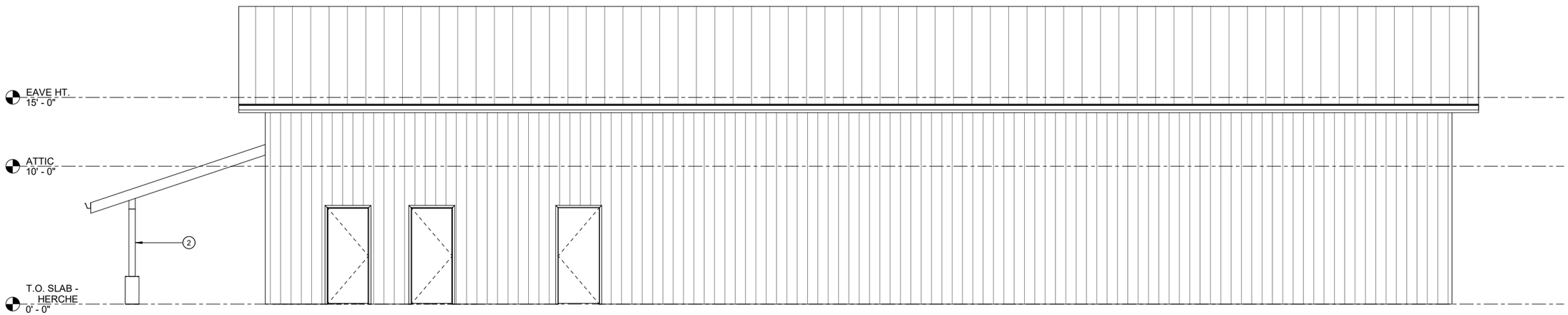
1 / A1.5 EAST ELEVATION - HERCHE
1/4" = 1'-0"

ELEVATION LEGEND

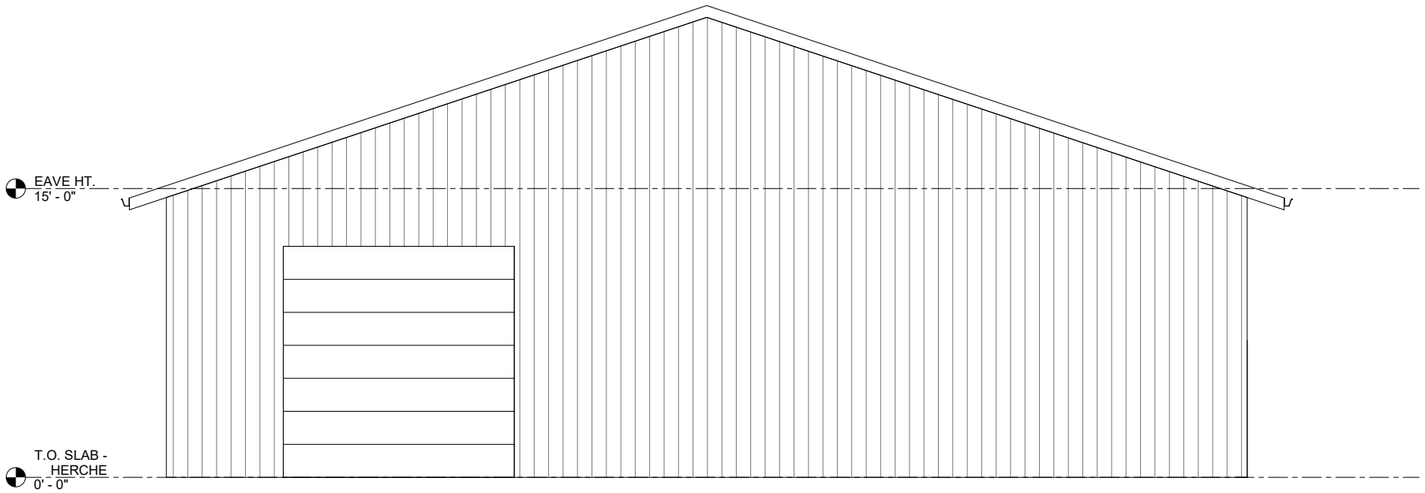
(E) METAL PANEL

ELEVATION KEYNOTES

1. REINSTALL (E) BUILDING SIGN.
2. RECONSTRUCT (E) CANOPY.



2 / A1.5 NORTH ELEVATION - HERCHE
1/4" = 1'-0"



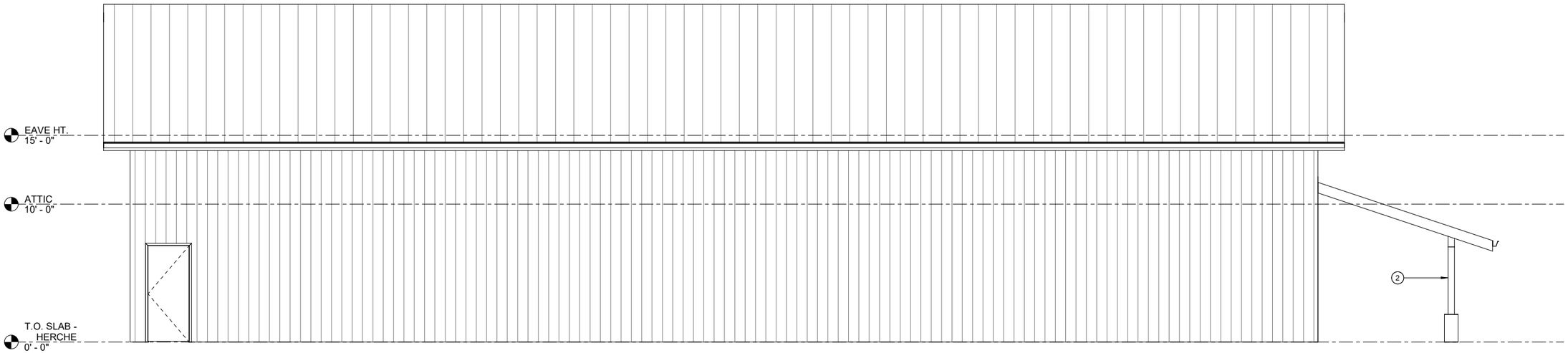
1 / A1.6 WEST ELEVATION - HERCHE
1/4" = 1'-0"

ELEVATION LEGEND

(E) METAL PANEL

ELEVATION KEYNOTES

1. REINSTALL (E) BUILDING SIGN.
2. RECONSTRUCT (E) CANOPY.



2 / A1.6 SOUTH ELEVATION - HERCHE
1/4" = 1'-0"

Section 4: Dugouts

Architectural Narrative

The two new dugouts that are 8'×30' will be constructed out of cmu blocks with a shed roof with metal roofing panels sloping from front to back. The dugouts will include a Storage Room on the end furthest away from home plate, a fixed bench, and full height protective netting facing the field. The finish of the cmu block walls could be colored, split faced, or painted to match school colors.

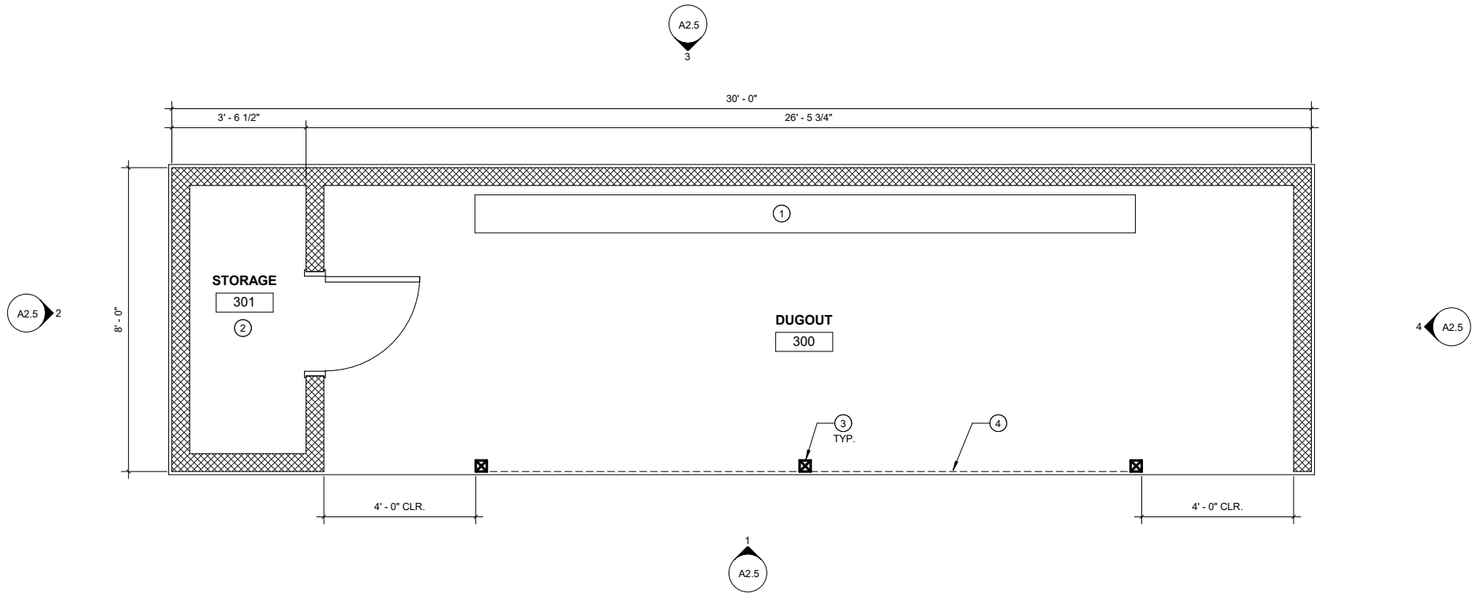
Structural Narrative

The new softball dugouts are proposed to be constructed out of concrete masonry block. The foundation will consist of a slab on grade with turn down edge footings supporting the walls. The roof structure will consist of solid sawn joists supported on solid sawn beams with a plywood diaphragm.

Mechanicl, Electrical, and Plumbing Narrative

by KCL Engineering

At this time, it is understood that there is no Mechanical, Electrical, and Plumbing scope included in the softball field dugouts. Design for tamper resistant lighting and power can provided per owner request.



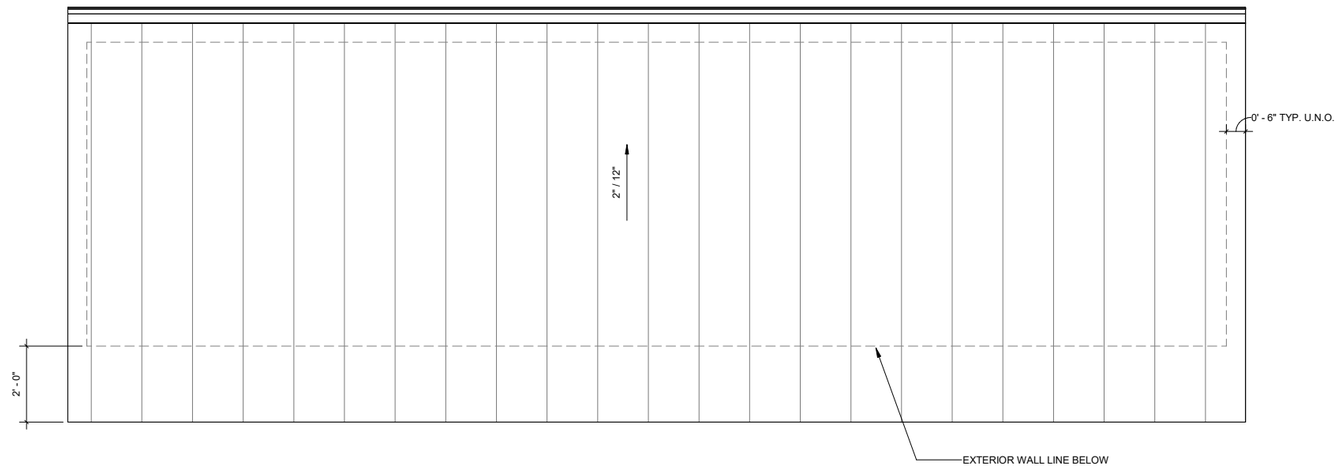
1 A2.1 FLOOR PLAN - DUGOUT
1/2" = 1'-0"

WALL LEGEND

(N) FULL HEIGHT CMU WALL/PARTITION

FLOOR PLAN KEYNOTES

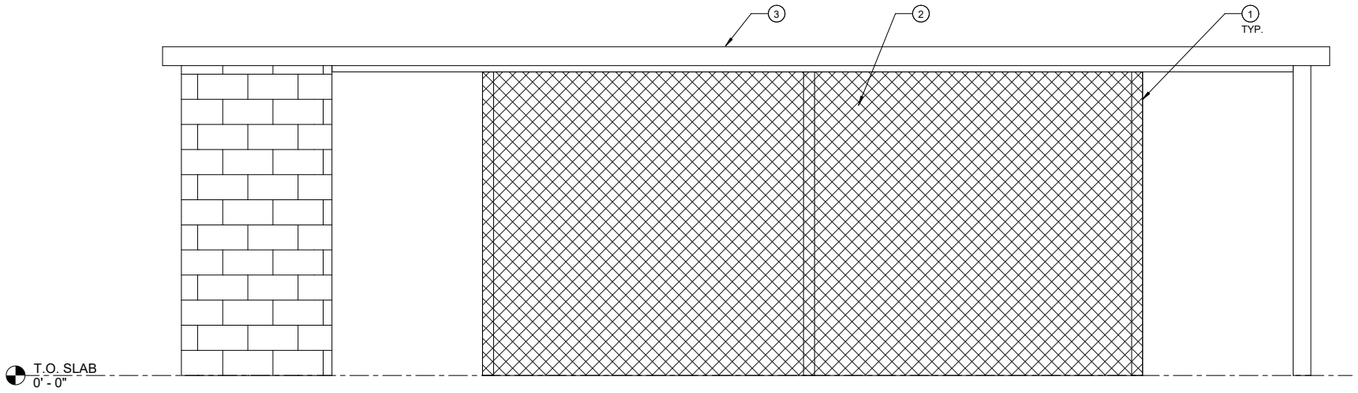
1. FIXED BENCH.
2. EQUIPMENT STORAGE ROOM WITH 3'-0"x6'-8" HOLLOW METAL DOOR.
3. FULL HEIGHT ROOF SUPPORT POST, TYP.
4. FULL HEIGHT PROTECTIVE NETTING.



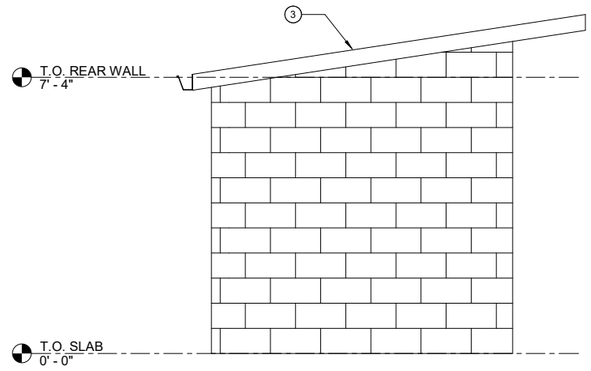
2 A2.1 ROOF PLAN - DUGOUT
1/2" = 1'-0"

ROOF TYPE LEGEND

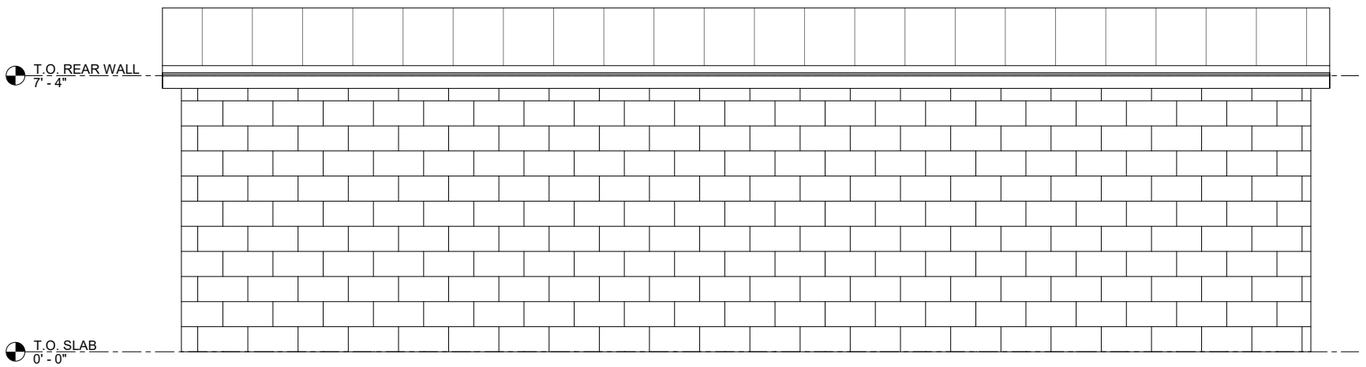
METAL ROOF - COLOR AND TYPE TBD



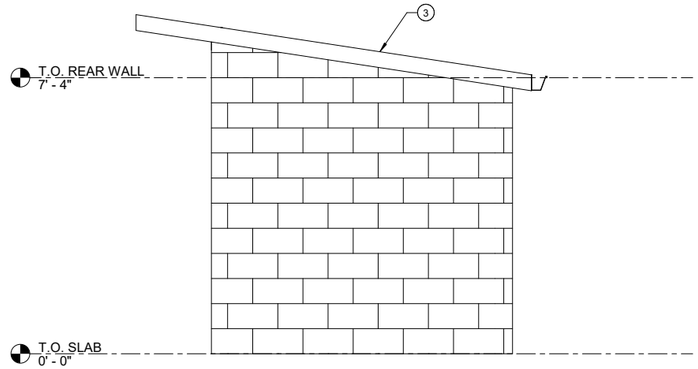
1 A2.5 FRONT ELEVATION - DUGOUT
1/2" = 1'-0"



2 A2.5 LEFT SIDE ELEVATION - DUGOUT
1/2" = 1'-0"



3 A2.5 REAR ELEVATION - DUGOUT
1/2" = 1'-0"



4 A2.5 RIGHT SIDE ELEVATION - DUGOUT
1/2" = 1'-0"

ELEVATION LEGEND

CMU BLOCK - TYPE AND COLOR TBD

ELEVATION KEYNOTES

1. FULL HEIGHT ROOF SUPPORT POST, TYP.
2. FULL HEIGHT PROTECTIVE NETTING.
3. SHEET METAL FLASHING - PAINTED

Section 5: Crow's Nest

Architectural Narrative

A new 12'×6' Crow's Nest for scorekeeping will consist of two levels. The lower level will be a storage space for athletic equipment and constructed out of cmu blocks. The upper level for scorekeeping will be constructed out of wood with a shed roof with metal roofing panels sloping from front to back. The exterior siding of the upper level as proposed is lap siding that would be painted to match school colors. The finish of the cmu block walls will match the dugouts. Although the upper level is currently not planned to be conditioned, the floor, roof and walls will be insulated. A 6'×3' sliding window is proposed on the upper level. The exterior stair will be constructed with pressure treated lumber and metal railing.

Structural Narrative

The Crow's Nest will be a two-story structure with the lower level consisting of concrete masonry block walls supported by a slab on grade with turned down edge footings. The second level will be constructed out of 2x wood framed walls supporting the solid sawn roof framing and a plywood diaphragm. The proposed plan will also include the design of the new exterior wood framed staircase to access the second level.

Electrical Narrative

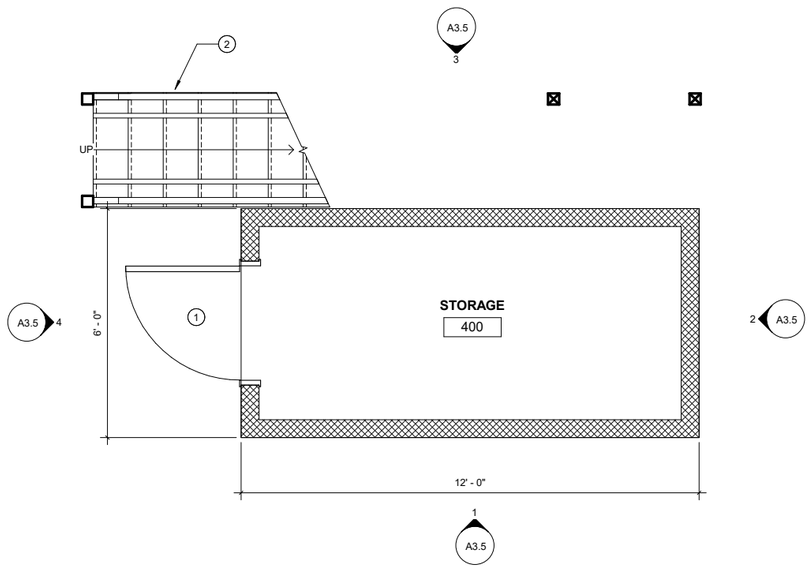
by KCL Engineering

A new 50A breaker panel with 4-8 circuit breakers, will be installed in the softball field crow's nest. This panel will be fed by the new 480-120/240Vac mini power center described above. A dedicated circuit will be provided for a Pixellot camera system. Lower-level storage will have LED strip lighting with on/off occupancy control. The upper level will feature LED lights with manual switch control.

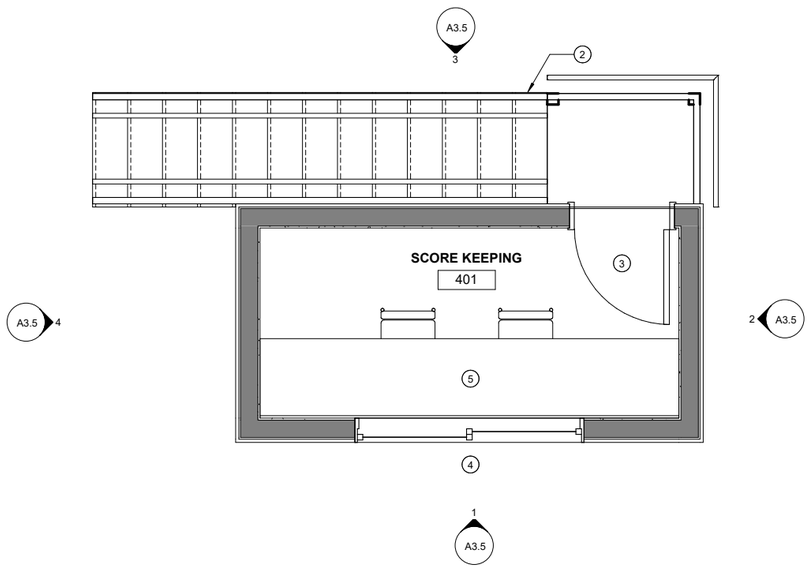
Technology Narrative

by KCL Engineering

A PA system with control box and loud speakers will be installed in the crow's nest. A new radio antenna will be installed on the crow's nest exterior to allow for Wi-Fi connection in the upper level as well as live stream capabilities for the Pixellot camera. The addition of this antenna will be coordinated with Owner's IT representative. The expansion, bandwidth and coverage capabilities of the existing DAS system that serves the sports complex is to be determined.



1 A3.1 LOWER LEVEL FLOOR PLAN - CROW'S NEST
1/2" = 1'-0"



2 A3.1 UPPER LEVEL FLOOR PLAN - CROW'S NEST
1/2" = 1'-0"

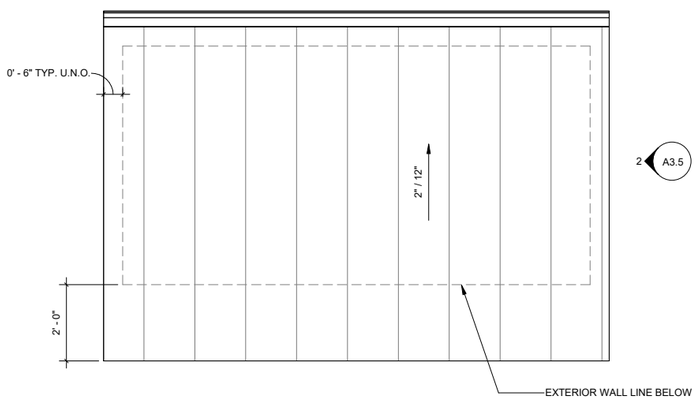
WALL LEGEND

(N) FULL HEIGHT CMU WALL/PARTITION

(N) FULL HEIGHT WALL/PARTITION

FLOOR PLAN KEYNOTES

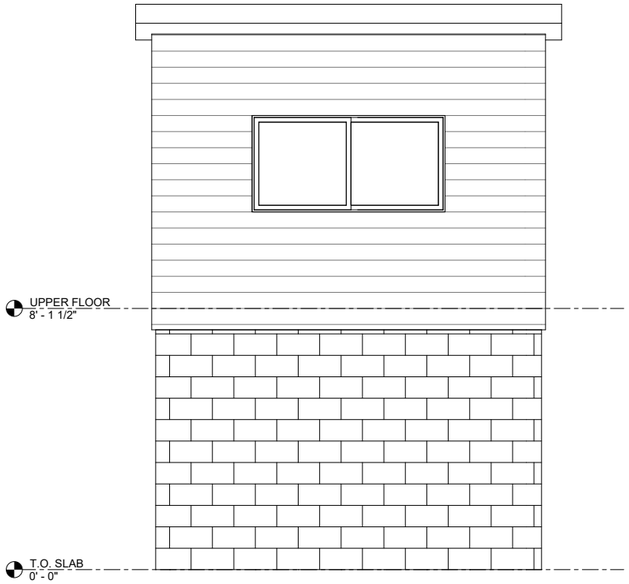
1. 3'-0"x6'-8" HOLLOW METAL DOOR.
2. WOOD STAIR WITH METAL RAILING.
3. 2'-6"x6'-8" HOLLOW METAL DOOR.
4. 6'-0"x3'-0" SLIDING VINYL WINDOW.
5. BUILT-IN COUNTERTOP.



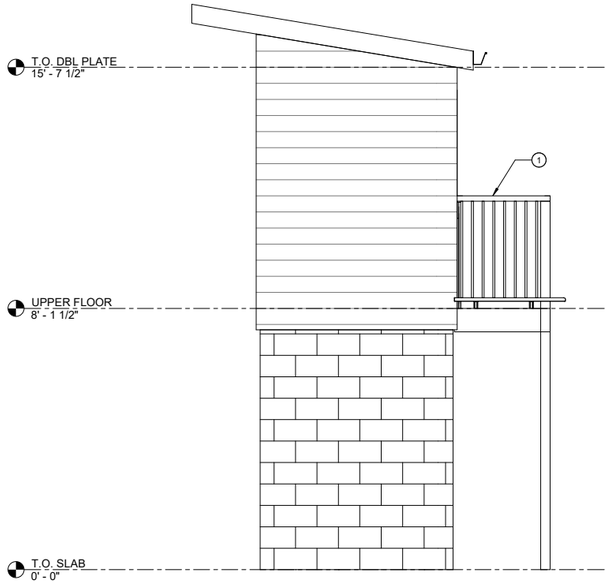
3 A3.1 ROOF PLAN - CROW'S NEST
1/2" = 1'-0"

ROOF TYPE LEGEND

METAL ROOF - COLOR AND TYPE TBD



1 A3.5 SOUTHEAST ELEVATION - CROW'S NEST
1/2" = 1'-0"



2 A3.5 NORTHEAST ELEVATION - CROW'S NEST
1/2" = 1'-0"

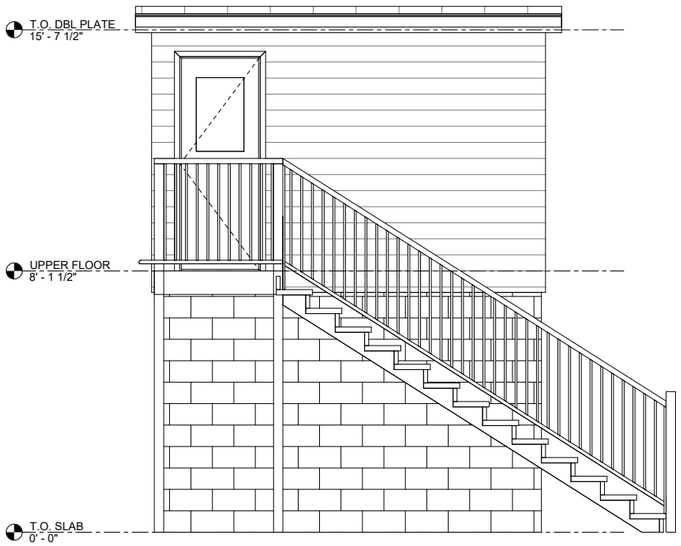
ELEVATION LEGEND

CMU BLOCK - TYPE AND COLOR TBD

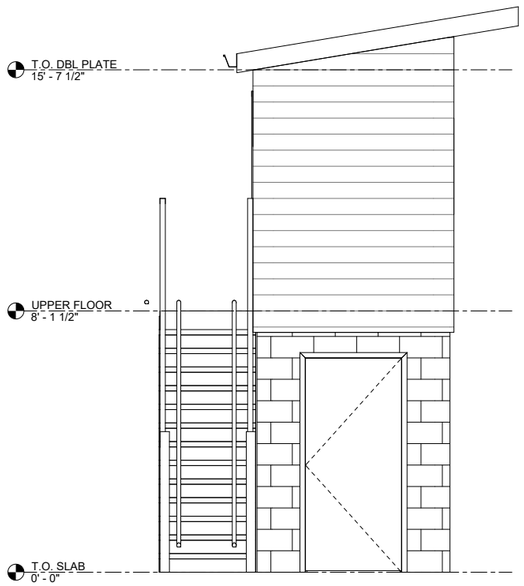
LAP SIDING - SIZE AND COLOR TBD

ELEVATION KEYNOTES

1. WOOD STAIR WITH METAL RAILING.



3 A3.5 NORTHWEST ELEVATION - CROW'S NEST
1/2" = 1'-0"



4 A3.5 SOUTHWEST ELEVATION - CROW'S NEST
1/2" = 1'-0"

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