

CITY OF OREGON CITY COMMUNITY DEVELOPMENT DEPARTMENT TI

1298 LINN AVENUE
OREGON CITY, OREGON 97045



DATE	
BY	
REVISIONS	
NO.	

PROJECT NOTES

GENERAL REQUIREMENTS:

- THESE CONTRACT DOCUMENTS ARE TO BE INTERPRETED ACCORDING TO THEIR FULL INTENT, MEANING, FUNCTION, AND SPIRIT, TO PROVIDE A COMPLETE FINISHED PROJECT.
- THE DRAWINGS SHOW DIAGRAMMATICALLY THE WORK TO BE PERFORMED. THEY ARE NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL OR EACH AND EVERY INCIDENTAL PART, FITTING, AND MEMBERS REQUIRED FOR A COMPLETE PROJECT. THESE INCIDENTAL PARTS, FITTINGS, AND MEMBERS SHALL BE REQUIRED AS PART OF THE CONTRACT.
- WHERE REFERENCES ARE MADE ON DRAWINGS OR IN SPECIFICATIONS TO REQUIRED CODES, THEY SHALL BE CONSIDERED AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AS REQUIRED STANDARDS, NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS TO BE IN CONFLICT WITH ANY LAW, BY-LAW OR REGULATION OF THE MUNICIPAL, STATE, FEDERAL OR OTHER AUTHORITIES HAVING JURISDICTION.
- ALL WORK SHALL BE IN COMPLIANCE WITH A.D.A.
- ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY SIGNIFICANT DISCREPANCIES FROM CONDITIONS SHOWN ON THE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS. RESPONSIBILITY SHALL INCLUDE BUT NOT LIMITED TO DEMOLITION AND CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCING, AND SAFETY REQUIRED TO COMPLETE CONSTRUCTION.
- BEFORE STARTING A SECTION OF WORK THE CONTRACTOR SHALL CAREFULLY EXAMINE PREPARATORY WORK THAT HAS BEEN EXECUTED. ENSURE THAT WORK AND ADJACENT RELATED WORK WILL FINISH TO PROPER PLANES AND LEVELS.
- GUARANTEE MATERIALS, EQUIPMENT, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOR GENERAL CONSTRUCTION AND OTHER SPECIFIC WARRANTIES AND GUARANTEES STATED IN THE CONTRACT DOCUMENTS FOR THE DATE ESTABLISHED ON THE EXECUTED CERTIFICATE OF SUBSTANTIAL COMPLETION, AIA DOCUMENT G704. MANUFACTURER GUARANTEE AND WARRANTIES SHALL BE CONCURRENT WITH THAT OF THE CONTRACTOR FROM THE DATE OF SUBSTANTIAL COMPLETION
- WHERE INSTALLATION INCLUDES MANUFACTURED PRODUCTS, THE CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION, TO WHATEVER EXTENT THESE ARE MORE STRINGENT THAN APPLICABLE REQUIREMENTS INDICATED IN CONTRACT DOCUMENTS.

GENERAL CONSTRUCTION NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- INFORMATION RELATED TO EXISTING CONDITIONS GIVEN HEREIN WAS OBTAINED FROM OWNER SUPPLIED DOCUMENTATION AVAILABLE TO THE ARCHITECT AT THE TIME OF DESIGN. THE ACCURACY OF SUCH INFORMATION HAS NOT BEEN EXHAUSTIVELY VERIFIED. DRAWINGS AND SPECIFICATION ARE INTENDED FOR GUIDANCE AND ASSISTANCE BUT EXACT DIMENSIONS SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND SHALL BE CHECKED BY THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH THE CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATE WORK.

- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED SHALL ALWAYS CONTACT THE PROJECT TEAM FOR SUCH INFORMATION PRIOR TO PRECEDING WITH WORK RELATED TO THOSE DIMENSIONS.
- THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS INCLUDING WORK CONTRACTED SEPARATELY BY THE OWNER.
- ALL DIMENSIONS GIVEN AS CLEAR ARE NOT ADJUSTABLE WITHOUT THE ARCHITECT/ENGINEER'S APPROVAL.
- THE CONTRACTOR SHALL PROTECT, PATCH, AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS, AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, PLUMBING OR OTHER OWNER WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT. PROVIDE DEMOLITION AND PATCH/REPAIR IN ALL AREAS (WHETHER SPECIFICALLY SHOWN OR NOT) TO ACCOMMODATE ALL WORK.
- IF THE CONTRACTOR ENCOUNTERS A CONDITION NOT COVERED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY AND RESOLVE THE ISSUE WITH THE PROJECT TEAM BEFORE COMMENCING ANY WORK.
- COORDINATE ALL DOOR KEYING REQUIREMENTS W/ OWNER PRIOR TO CONSTRUCTION.
- ALL PERMITS ASSOCIATED WITH THE PROJECT SHALL BE PAID AND OBTAINED BY THE CONTRACTOR.
- DO NOT LIMIT SERVICE TO OTHER PARTS OF THE BUILDING OUTSIDE OF CONTRACT LIMITS OF THIS PROJECT.
- "TYPICAL" OR "TYP" MEANS THAT THE CONDITION IS REPRESENTATIVE FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS "ALIGN" AS USED IN THESE DOCUMENTS MEANS TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE.
- "AS REQUIRED" MEANS AS REQUIRED BY REGULATORY REQUIREMENTS, BY REFERENCE STANDARDS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES OR BY THE CONTRACTOR DOCUMENTS.
- DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING HANGERS OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER ITEMS REQUIRING THE SAME.
- GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF PERSONS AND PROPERTY AND COMPLIANCE WITH OSHA SAFETY STANDARDS.
- WHEN PORTIONS OF THE WORK ARE PERFORMED BY THE CONTRACTOR ON A DESIGN-BUILD BASIS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE SECURING OF ALL ASSOCIATED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL DESIGN BUILD SUB CONTRACTORS.
- CONTRACTOR SHALL AVOID INTERFERENCE WAND CONFLICT WITH THE BUILDING'S NORMAL OPERATION. CONTRACTOR TO COMPLY WITH THE BUILDING RULES AND REGULATIONS REGARDING SCHEDULING AND USE OF ELEVATORS AND LOADING DOCKS FOR DELIVERY AND HANDLING OF MATERIALS, EQUIPMENT, AND DEBRIS.

ABBREVIATIONS

ABBREVIATIONS	ABBREVIATIONS	J.O.W.	JAMB WIDTH
(E) EXISTING	JT. JOINT	J.T.	JAMB WIDTH
(N) NEW	LAM. LAMINATE	L.P.	LOW POINT
(R) REMOVE	L.P. LOW POINT	M.C.	MEDICINE CABINET
A.C. ASPHALT CONCRETE	M.C. MEDIUM DENSITY FIBERBOARD	M.D.F.	MEDIUM DENSITY OVERLAY
A.C.B. ACOUSTICAL BOARD	M.D.O. MEDIUM DENSITY OVERLAY	M.H.	MANHOLE
A.C.P. ACOUSTICAL PANEL	M.H. MANHOLE	MIR.	MIRROR
A.C.T. ACOUSTICAL CEILING TILE	M.O. MASONRY OPENING	M.P.	MIDPOINT
A.D. AREA DRAIN	M.S. MACHINE SCREW	M.TD.	MOUNTED
ADJ. ADJUSTABLE	MUL. MULLION	NOM.	NOMINAL
A.F. ACCESS FLOORING	N.T.S. NOT TO SCALE	ONS.	ON CENTER
AGGR. AGGREGATE	O.C. ON CENTER	O.C.D.	OVERHEAD COILING DOOR
A.F. ABOVE FINISHED FLOOR	O.C.G. OVERHEAD COILING GRILLE	O.D.	OUTSIDE DIAMETER
BD. BOARD	O.F.C.I. OWNER FURNISHED CONTRACTOR INSTALLED	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
BITUM. BITUMINOUS	O.H. OPPOSITE HAND	PL.	PLATE
B.KP. BACKING PLATE	PLAM. PLASTIC LAMINATE	PLAS.	PLASTER
BM. BEAM	P.C.P. PORTLAND CEMENT PLASTER	PR.	PARTITION
BOY.B.O. BOTTOM/BOTTOM OF CATCH BASIN	P.R. PARTITION	R.C.P.	REFLECTED CEILING PLAN
C.B. CEMENT	R.C.P. REFLECTED CEILING PLAN	R.D.	ROOF DRAIN
CER. CERAMIC	R.D. ROOF DRAIN	R.L.	RELOCATE
C.G. CORNER GUARD	R.O. ROUGH OPENING	R.W.L.	RAIN WALL LEADER
C.I. CONTROL JOINT	R.WD. REDWOOD	REV.	REVERSED
CLG. CEILING	R.W.L. RAIN WALL LEADER	S.C.	SOLID CORE
CLKG. CAULKING	REV. REVERSED	S.C.D.	SEE CIVIL DRAWINGS
CLO. CLOSET	S.C. SOLID CORE	SHR.	SHOWER
CL. CLEAR	S.C.D. SEE CIVIL DRAWINGS	S.J.	SCORE JOINT
C.M.A. CONCRETE MASONRY UNIT	SHR. SHOWER	S.L.D.	SEE LANDSCAPING DRAWINGS
C.O. CASSED OPENING	S.J. SCORE JOINT	S.M.	SHEET METAL
CONN. CONNECTION	S.L.D. SEE LANDSCAPING DRAWINGS	S.M.D.	SEE MECHANICAL DRAWINGS
CORR. CORRIDOR	S.M. SHEET METAL	S.O.G.	SLAB ON GRADE
CPT. CARPET	S.M.D. SEE MECHANICAL DRAWINGS	S.S.	SEE STRUCTURAL DRAWINGS
CTS.K. CERAMIC TILE	S.O.G. SLAB ON GRADE	STR.	STRUCTURAL
CTR. CENTER	S.S. STAINLESS STEEL	S.T.S.	SELF TAPPING SCREW
D.F. DRINKING FOUNTAIN	STR. STRUCTURAL	SUSP.	SUSPENDED
DET. DETAIL	S.T.S. SELF TAPPING SCREW	T.RD.	TREAD
DISP. DISPENSER	SUSP. SUSPENDED	T.B.	TOWEL BAR
DR. DOOR	T.RD. TREAD	T.C.	TOP OF CURB
DWR. DRAWER	T.B. TOWEL BAR	T&G.	TONGUE AND GROOVE
D.S. DOWNSPOUT	T.C. TOP OF CURB	THK.	THICK
D.S.P. DRY STANDPIPE	T&G. TONGUE AND GROOVE	T.P.	TOP OF PAVEMENT
E.I. EXPANSION JOINT	THK. THICK	T.W.	TOP OF WALL
EL. ELEVATION	T.P. TOP OF PAVEMENT	V.I.F.	VERIFY IN FIELD
EXPO. EXPOSED	T.W. TOP OF WALL	V.T.R.	VENT THROUGH ROOF
EXP. EXPANSION	V.I.F. VERIFY IN FIELD	W.C.	WATER CLOSET
F.A. FIRE ALARM	V.T.R. VENT THROUGH ROOF	W.O.	WINDOW OPENING
F.B. FLAT BAR	W.C. WATER CLOSET		
F.D. FLOOR DRAIN	W.O. WINDOW OPENING		
FDN. FOUNDATION			
FE. FIRE EXTINGUISHER			
F.A. FLAT HEAD			
F.O.C. FACE OF CONCRETE			
F.O.F. FACE OF FINISH			
F.O.S. FACE OF STUDS			
F.S. FULL SIZE			
FTG. FOOTING			
FUT. FUTURE			
G.A. GRID LINE			
G.L.B. GLULAM BEAM			
G.B. GRAB BAR			
GND. GROUND			
GYP. GYPSUM			
G.W.B. GYPSUM WALL BOARD			
H.B. HOSE BIBB			
H.C. HOLLOW CORE			
H.M. HOLLOW METAL			
J.B. JUNCTION BOX			
J.O.H. JAMB OPENING HEIGHT			

PROJECT INFORMATION

PROJECT NARRATIVE:
THIS PROJECT IS A REMODEL AND SITE IMPROVEMENT OF AN EXISTING SCHOOL BUILDING INTO THE OREGON CITY DEVELOPMENT AND PLANNING FACILITY. THE PROJECT CONSISTS OF: SITE IMPROVEMENTS, NEW OFFICES AND OPEN OFFICE, CONFERENCE ROOMS, BREAK AREA, LOBBY, ENTRY, AND ANCILLARY SPACES. NEW WORK INCLUDES: PARTITION WALLS, MECHANICAL DISTRIBUTION, POWERDATA, LIGHTING, LANDSCAPE IMPROVEMENTS, EXTERIOR GLADDING, ROOFING, WINDOWS, AND ENTRANCE CANOPY.

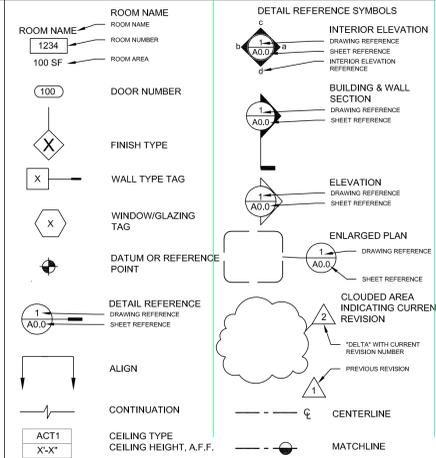
BUILDING CODE SUMMARY:
2014 OREGON STRUCTURAL SPECIALTY CODE
2014 OREGON FIRE CODE
2014 OREGON MECHANICAL SPECIALTY CODE
2014 OREGON PLUMBING CODE
2014 OREGON ELECTRICAL SPECIALTY CODE
ICC A117-1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

APPLICABLE CODES:
2014 OREGON STRUCTURAL SPECIALTY CODE
2014 OREGON FIRE CODE
2014 OREGON MECHANICAL SPECIALTY CODE
2014 OREGON PLUMBING CODE
2014 OREGON ELECTRICAL SPECIALTY CODE
ICC A117-1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

BUILDING INFORMATION:
CITY OF OREGON CITY
YEAR BUILT: 1977
STORIES: 2 LEVELS
TOTAL BUILDING AREA: 6,700 SF
LAT LOT: 000100 (NW14, SE14, SEC 6, T.3S., R.2 E.W.M.)
TYPE OF CONSTRUCTION: VB
ZONING: R-10
SPRINKLERS: NON-SPRINKLER
FIRE ALARM: PROVIDED
REMODEL PROJECT: E OCC.
EXISTING OCCUPANCY: B OCC.
PROPOSED OCCUPANCY: B OCC.
AREA OF REMODEL: 4,280 SF
DEFERRED SUBMITTALS: FIRE/LIFE SAFETY

PROJECT TEAM:
OWNER: LAURA TERWAY, CITY OF OREGON CITY COMMUNITY DEVELOPMENT DEPT., 221 MOLLALA AVE, STE 200, OREGON CITY, OR 97045
ARCHITECT: JOËLLE HARRIS, ZCS ENGINEERING, Inc., 900 KLAMATH AVE, KLAMATH FALLS, OR 97601 (541) 884-7421
STRUCTURAL ENGINEER: ZACH STOKES, ZCS ENGINEERING, Inc., 624 MAIN ST., STE 2, OREGON CITY, OR 97045 (503) 659-2205
CIVIL ENGINEER: JOSH MOON, ZCS ENGINEERING, Inc., 900 KLAMATH AVE, KLAMATH FALLS, OR 97601 (541) 884-7421
MEP ENGINEER: AARON SCHLESS, BHE GROUP, 1001 SW 5TH AVE, STE 1100, PORTLAND, OR 97024 (503) 961-6440
TRANSPORTATION ENGINEER: ZACHARY HOROWITZ, KITTELSON & ASSOCIATES, Inc., 610 SW ALDER ST., STE 700, PORTLAND, OR 97205 (503) 535-7482

SYMBOLS



VICINITY MAP



SHEET LIST

SHEET INDEX	
A0.0	COVER SHEET
AD.0	DEMOLITION PLAN
AD.1	DEMOLITION REFLECTED CEILING PLAN
AD.2	DEMOLITION REFLECTED CEILING PLAN
AD.3	DEMOLITION ROOF PLAN
AD.4	DEMOLITION ELEVATIONS
A1.0	SITE PLAN
A1.1	FLOOR PLAN
A1.2	REFLECTED CEILING PLAN
A1.3	ROOF PLAN
A2.0	DOOR, WINDOW AND FINISH SCHEDULE
A2.1	FURNITURE & POWER PLAN
A2.2	FINISH PLAN
A5.1	INTERIOR ELEVATIONS - OFFICES
A5.2	EXTERIOR ELEVATIONS
L1.0	PLANTING PLAN
L1.1	PLANTING PLAN WITH IMAGES

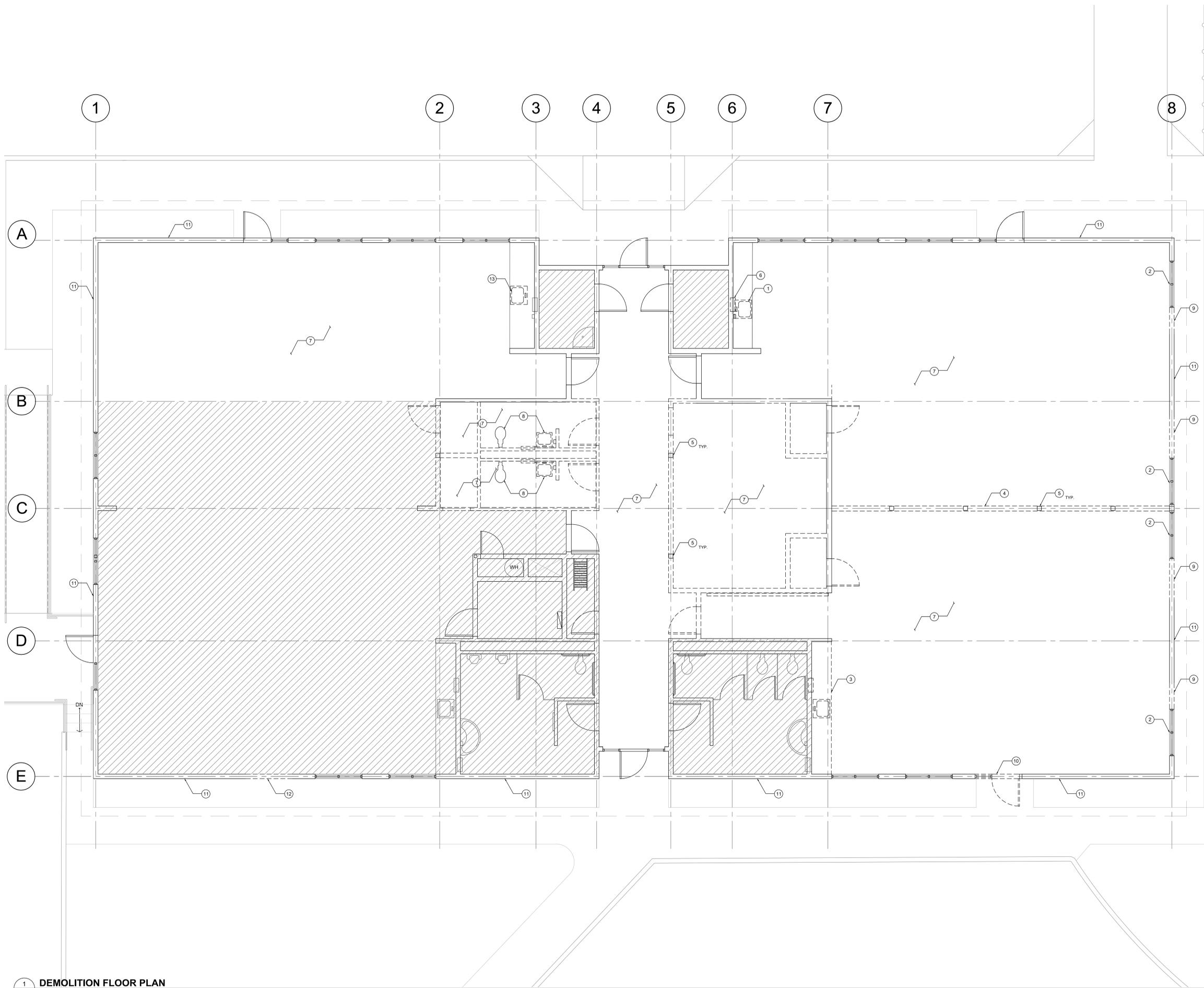
CITY OF OREGON CITY
COMMUNITY DEVELOPMENT DEPT. TI
1298 LINN AVE OREGON CITY 97045



PROJECT NO: P-2195-17
DRAWN: MJC
CHECKED: JSH
DATE: 07-21-17
REGISTERED ARCHITECT
JOËLLE HARRIS
NO. 000100000
STATE OF OREGON
EXPIRES: 12-31-17

COVER SHEET
A0.0

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



- # DEMOLITION KEY NOTES**
- 1 DEMOLISH SINK, COUNTERTOP AND BACK-SPLASH, UPPER AND LOWER CASEWORK TO REMAIN
 - 2 REMOVE AND SALVAGE WINDOW, WINDOW TO BE RELOCATED
 - 3 REMOVE UPPER AND LOWER CASEWORK, WALL MOUNTED ACCESSORIES AND PLUMBING FIXTURES, CAP PLUMBING FIXTURES AT WALL
 - 4 DEMOLISH GYPSUM FINISH AND 2X6 STUDS, 6X6 POSTS TO REMAIN IN PLACE
 - 5 6X6 POSTS TO REMAIN IN PLACE
 - 6 REMOVE TOWEL AND SOAP DISPENSER
 - 7 REMOVE FLOOR FINISH AND WALL BASE
 - 8 REMOVE PLUMBING FIXTURES AND CAP AT FLOOR
 - 9 REMOVE AND RE-FRAME FOR NEW WINDOW
 - 10 REMOVE DOOR, DOOR FRAME, SIDELIGHT, AND TRIM AND RE-FRAME FOR NEW WINDOW
 - 11 REMOVE ALL EXTERIOR T1-11 SIDING AND SHEATHING DOWN TO STUD
 - 12 REMOVE PORTION OF WALL FOR PLACEMENT OF SALVAGED WINDOW
 - 13 DEMOLISH SINK, TO BE REPLACED WITH NEW SS SINK

- LEGEND**
- EXISTING WALLS/PARTITIONS TO REMAIN
 - PARTITION/ELEMENT TO BE REMOVED
 - NO WORK IN THIS AREA

- DEMOLITION GENERAL NOTES**
1. REMOVE ALL EXISTING CONSTRUCTION AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES, NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED ALL CONSTRUCTION TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
 2. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
 3. REMOVE ONLY NONLOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC. SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION.
 4. ALL STRUCTURAL SYSTEMS SHALL BE MAINTAINED AND SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE DESIGN LOADS AND TO RESIST THE DEFORMATION CAUSED BY SUCH LOADS TO WHICH THEY SOIL, PRESSURE INCLUDING SURCHARGE, HYDROSTATIC HEAD AND IMPACT LOADS AS APPLICABLE. MINIMUM DESIGN LOAD VALUES SHALL BE AS FOLLOWS:
 40 P.S.F. LIVE LOAD (FIRST FLOOR)
 25 P.S.F. LIVE LOAD (SNOW)
 15 P.S.F. DEAD LOAD (FLOORS/ROOF)
 MAXIMUM ALLOWABLE DEFLECTION @ L/360 OF SPAN
 5. PATCH EXISTING WALLS, GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING WITH SUFFICIENT LAYERS TO MAINTAIN UNIFORM WALL THICKNESS.
 6. WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREVER POSSIBLE.
 7. REUSE EXISTING DOORS, DOOR FRAMES AND DOOR HARDWARE IN NEW CONFIGURATION WHENEVER POSSIBLE. NEW DOORS AND DOOR FRAMES TO MATCH EXISTING.

IF THIS BAR DOES NOT MEASURE 100% IN LENGTH, THEN THE DRAWING IS NOT TO SCALE

DATE				
BY				
REVISIONS				
NO.				

CITY OF OREGON CITY

COMMUNITY DEVELOPMENT DEPT. IT

1232 LINN AVE OREGON CITY 97045

PROJECT NO: P-2195-17

DRAWN: MJC

CHECKED: JQH

DATE: 07-21-17

REGISTERED ARCHITECT

JOELLE HARRIS

NO. 19927

FOR STATE OF OREGON

EXPIRES: 12-31-17

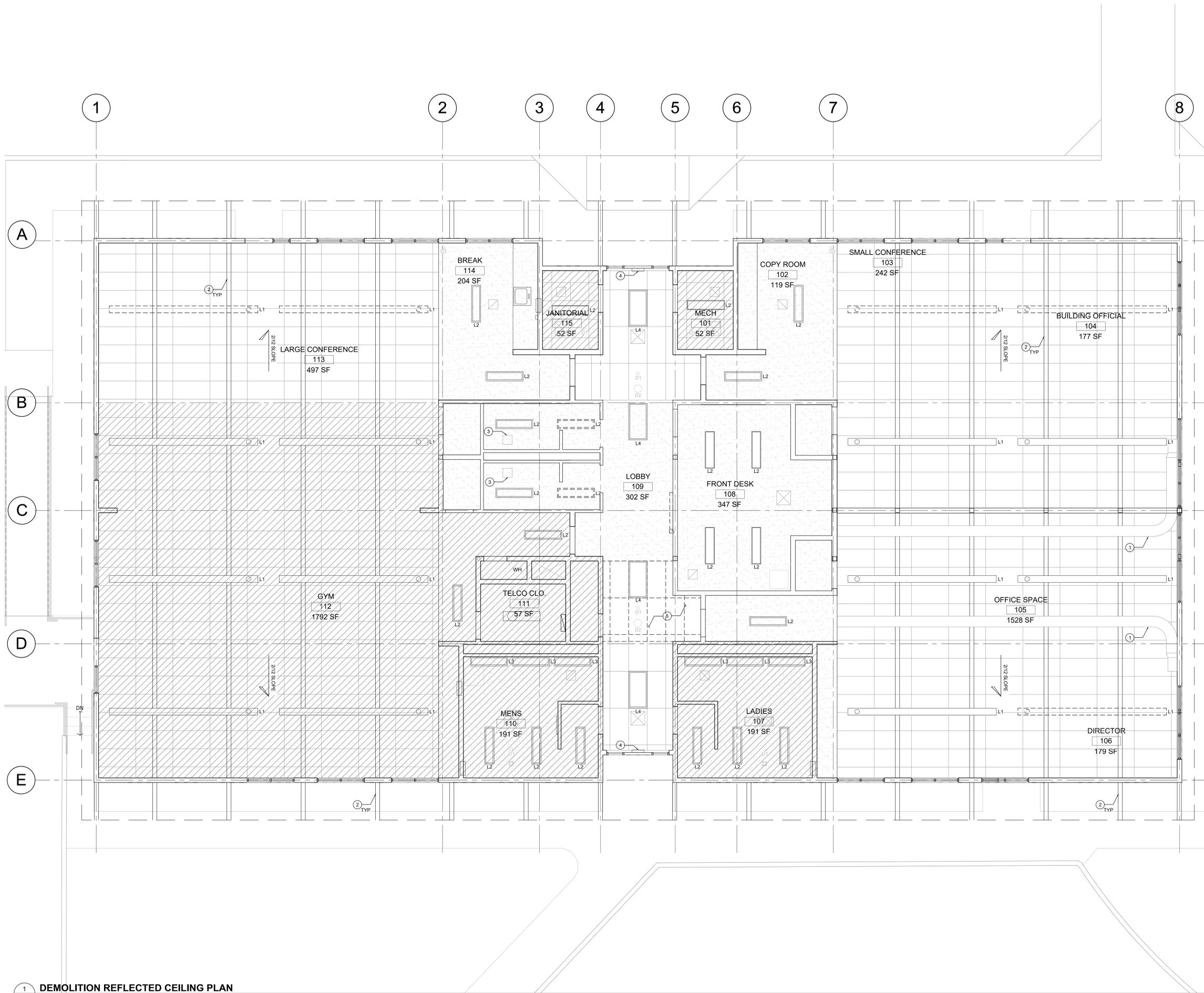
DEMOLITION FLOOR PLAN

AD.1

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION

1
AD.1
DEMOLITION FLOOR PLAN

1/4" = 1'-0"



- PLAN KEY NOTES**
- 1 DEMOLISH EXPOSED DUCTWORK
 - 2 EXPOSED CEILING BEAMS, 6X12 AT # O.C.
 - 3 DEMOLISH BATHROOM EXHAUST FAN
 - 4 EXIT SIGN TO REMAIN
 - 5 DEMOLISH PORTION OF ACOUSTIC CEILING TILE TO BE REPLACED WITH GYPSUM

- LEGEND**
- [Hatched Box] NO WORK IN THIS AREA
 - [Stippled Box] GYPSUM BOARD
 - [Grid Box] ACOUSTIC CEILING TILE 2'X4'
 - [Dashed Line] LIGHT FIXTURES TO BE REMOVED

- DIFFUSER SYMBOLS**
- [Square with X] 24" X 24" SUPPLY
 - [Square with Diagonal] 12" X 12" RETURN

- GENERAL NOTES**
1. ALL CEILING FIXTURES TO REMAIN UNLESS OTHERWISE NOTED
 2. SALVAGE DEMOLISHED LIGHTING FOR REUSE

IF THIS BAR DOES NOT MEASURE 1" ON A 1" SCALE, THEN THE DRAWING IS NOT TO SCALE.

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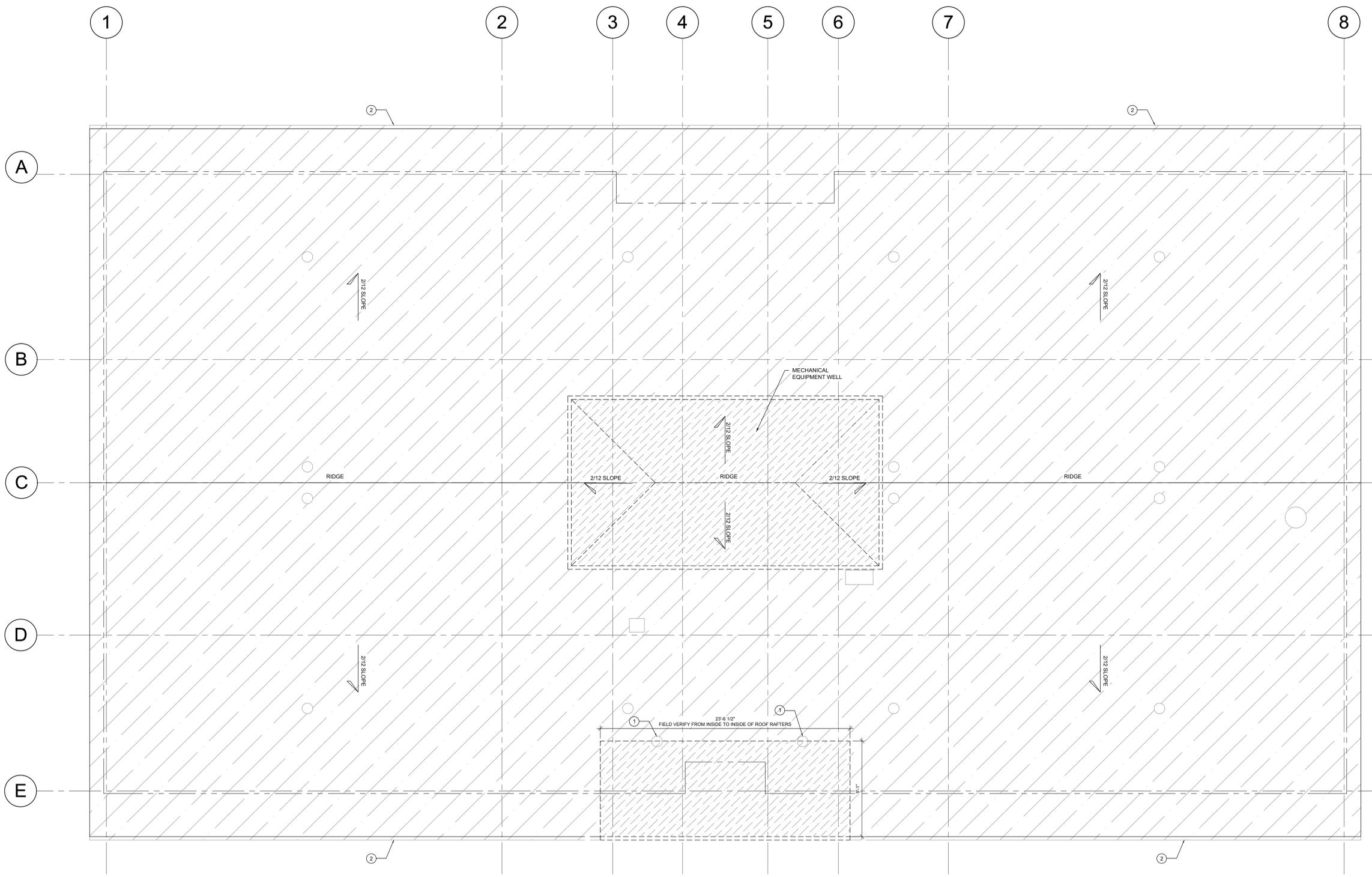
DEMOLITION REFLECTED CEILING PLAN

AD.2

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION

1
AD.2 DEMOLITION REFLECTED CEILING PLAN

1/4" = 1'-0"



- PLAN KEY NOTES**
- EXISTING BATHROOM EXHAUST VENT TO BE RELOCATED AS NECESSARY FOR NEW CANOPY
 - DEMOLISH EXISTING GUTTER

- LEGEND**
- PERIMETER OF EXTERIOR WALL BELOW
 - DEMOLISH ROOFING
 - DEMOLISH ROOFING, SHEATHING AND FRAMING FOR NEW WORK

- PLAN GENERAL NOTES**
- ALL EXISTING ROOF PENETRATIONS TO REMAIN UNLESS OTHERWISE NOTED
 - DEMOLITION MECHANICAL EQUIPMENT WELL WALLS DOWN TO STUD
 - ALL GUTTERS AND DOWNSPOUTS TO BE DEMOLISHED AND REPLACED PER ROOF PLAN
 - REMOVE SINGLE-PLY ROOFING ASSEMBLY THROUGHOUT DOWN TO (E) SHEATHING
 - EXISTING ROOF VENTS TO REMAIN
 - DEMOLISH ALL SOFFITS

IF THIS BAR DOES NOT MEASURE 1/4" IN LENGTH, THEN THE DRAWING IS NOT TO SCALE

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COMMUNITY DEVELOPMENT DEPT. T1
1232 LINN AVE OREGON CITY 97045

ZCS ENGINEERING
 524 Main Street, Suite 102, Oregon City, OR 97145
 503.395.2222
 www.zcs-engineering.com

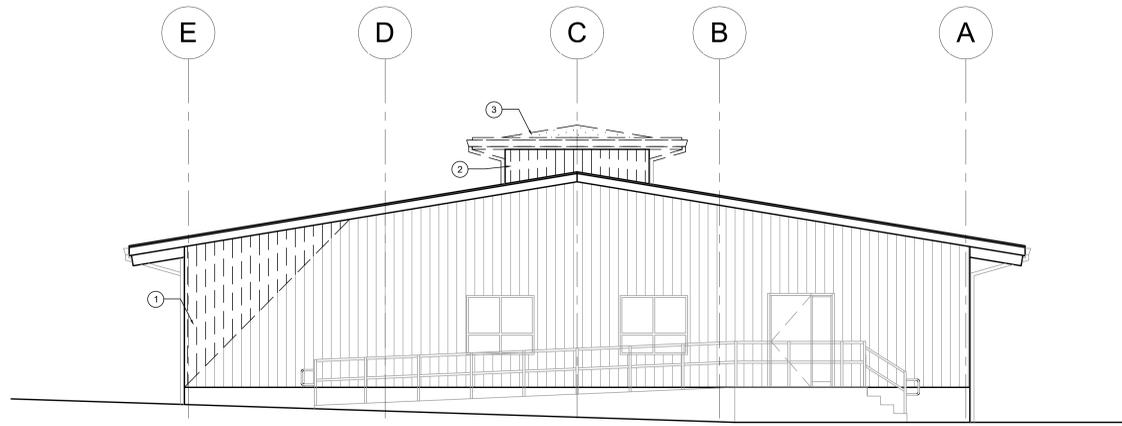
PROJECT NO:	P-2195-17
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REGISTERED ARCHITECT
 JOELLE KORMAN
 No. 19927
 State of Oregon
 EXPIRES: 12-31-17

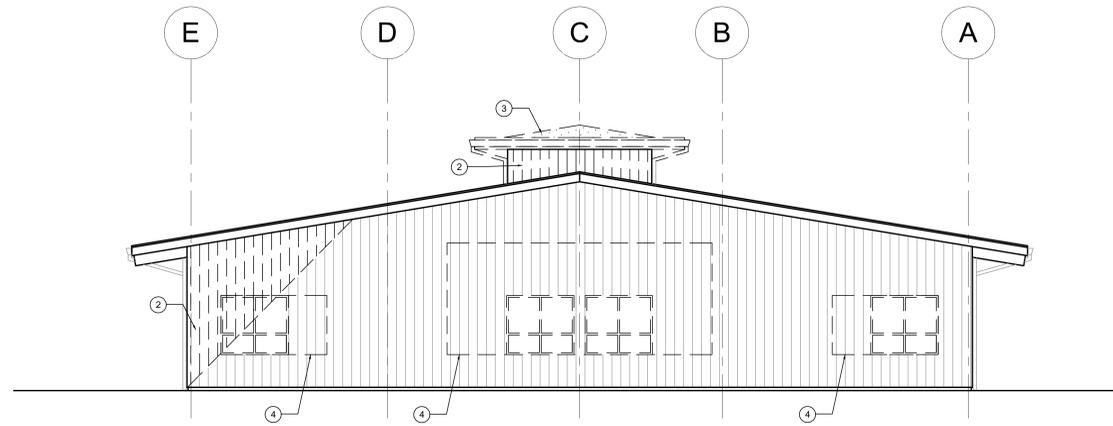
DEMOLITION ROOF PLAN

AD.3

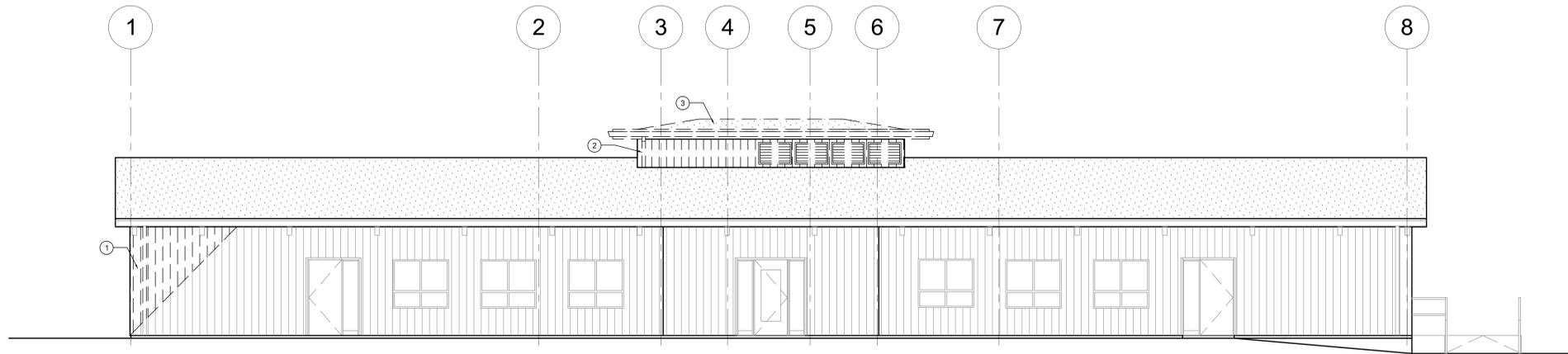
100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



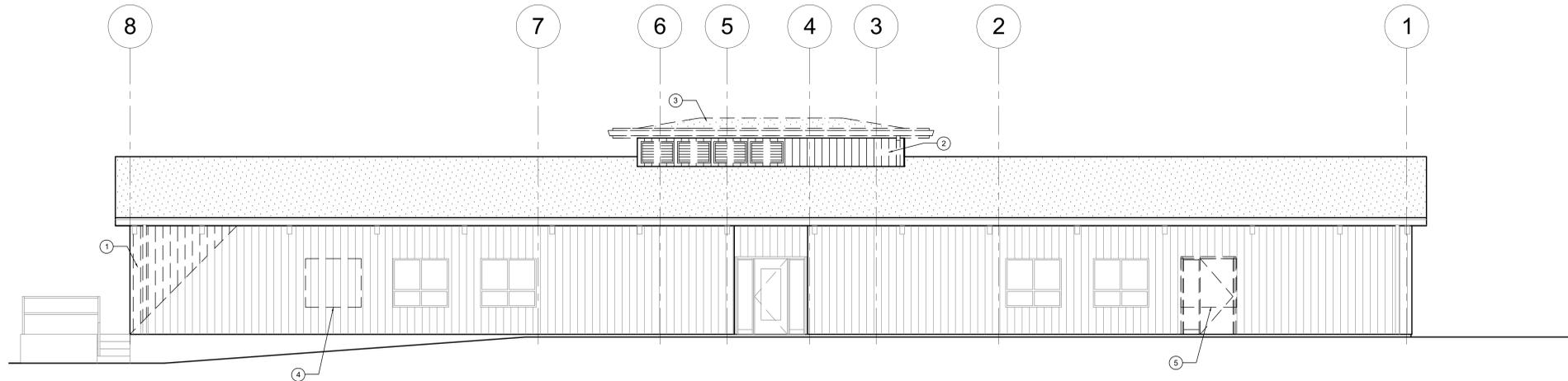
1 AD.4 (E) WEST ELEVATION 3/16"= 1'-0"



2 AD.4 (E) EAST ELEVATION 3/16"= 1'-0"



3 AD.4 (E) NORTH ELEVATION 3/16"= 1'-0"



4 AD.4 (E) SOUTH ELEVATION 3/16"= 1'-0"

- PLAN KEY NOTES**
- 1 DEMOLISH T1-11 SIDING DOWN TO SHEATHING
 - 2 DEMOLISH T1-11 SIDING AND SHEATHING DOWN TO STUD.
 - 3 DEMOLISH MECHANICAL EQUIPMENT WELL ROOFING, SHEATHING AND ROOF STRUCTURE.
 - 4 DEMOLISH WALL FRAMING FOR NEW WINDOW
 - 5 DEMOLISH DOOR AND FRAMING FOR NEW WINDOW

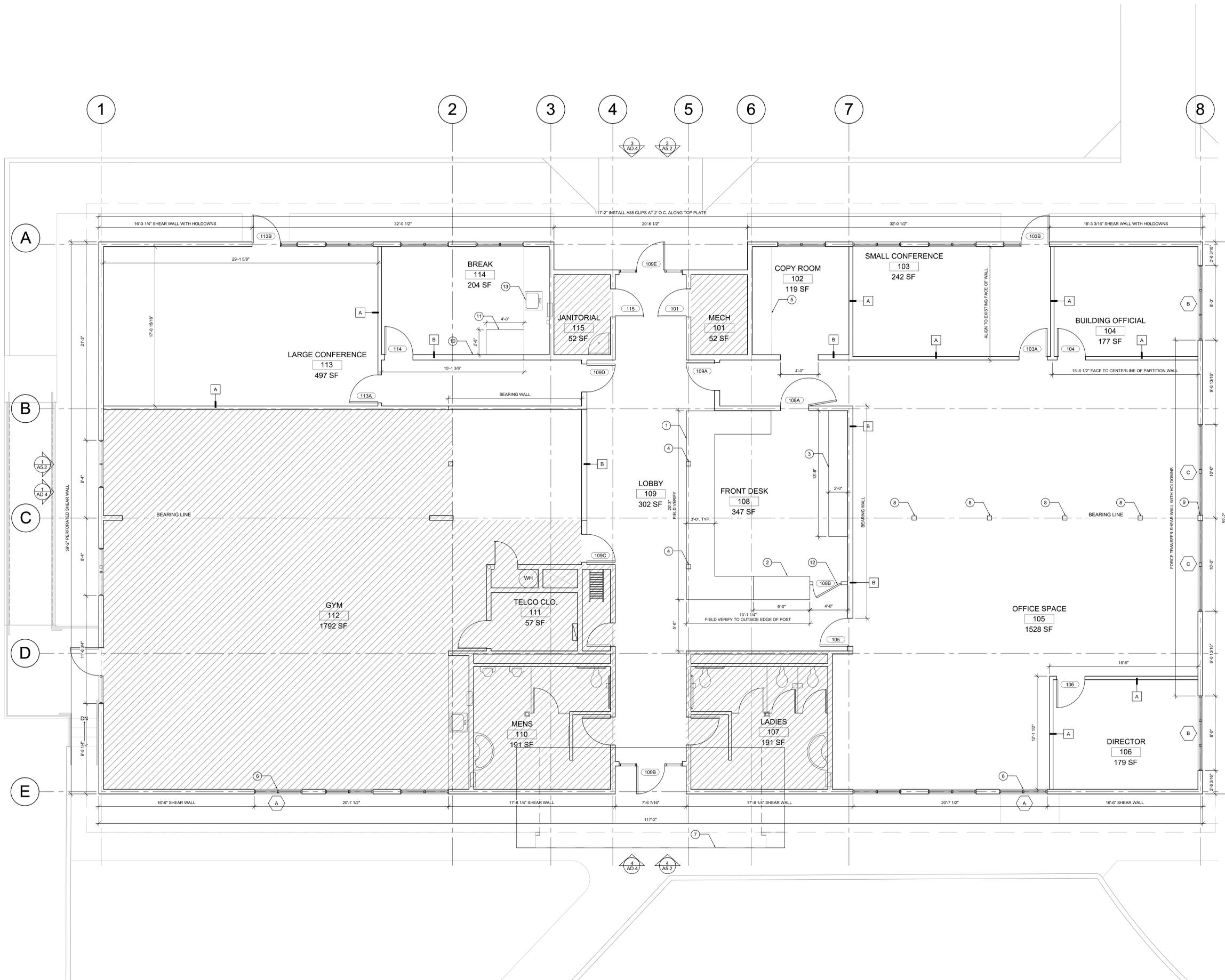
- LEGEND**
- T1-11 SIDING TO BE DEMOLISHED
 - ROOFING TO BE DEMOLISHED
 - INDICATES ELEMENT TO BE DEMOLISHED

- PLAN GENERAL NOTES**
1. SALVAGE DEMOLISHED WINDOWS FOR RE-USE

IF THIS BAR DOES NOT MEASURE 1" HIGH IN LENGTH, THEN THE DRAWING IS NOT TO SCALE

	DATE
	BY
	NO.
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<p style="font-size: x-small;">ZCS ENGINEERING 524 Main Street, Suite 102, Oregon City, OR 97145 503.338.8888</p>	
<p>PROJECT NO: P-2195-17 DRAWN: MUC CHECKED: JCH DATE: 07-21-17</p>	
<p>REGISTERED ARCHITECT JOELLE KORMAN No. 19827 State of Oregon EXPIRES: 12-31-17</p>	
<p>DEMOLITION ELEVATIONS</p>	
<p>AD.4</p>	

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



- PLAN KEY NOTES**
- CASEWORK AND COUNTER, SEE DD NARRATIVE DIV. 6-2-A & DIV. 6-3-C-I
 - ADA ACCESSIBLE CASEWORK AND COUNTER
 - CASEWORK AND COUNTER, SEE DD NARRATIVE DIV. 6-3-C-II
 - (E) POST TO BE TRIMMED OUT ABOVE NEW COUNTER
 - (E) CASEWORK WITH PLUMBING FIXTURES REMOVED AND (N) P. LAM. COUNTERTOPS. SEE FINISH SCHEDULE
 - SALVAGED AND REINSTALLED NAIL FIN ALUMINUM WINDOW
 - NEW ENTRY CANOPY
 - EXISTING POST TRIMMED OUT
 - EXISTING POST LOCATED IN EXTERIOR WALL
 - NEW WATER LINE FOR REFRIGERATOR
 - NEW CASEWORK AND COUNTERTOPS. NEW PLUMBING FOR DISHWASHER
 - HALF-DOOR PANEL WITH 180 DEGREE SWING, SEE DD NARRATIVE DIV. 6-3-C-II
 - NEW SS SINK AND FAUCET

- LEGEND**
- EXISTING WALLS/PARTITIONS TO REMAIN
 - NEW PARTITION
 - ROOF OVERHANG
 - NO WORK IN THIS AREA
 - WINDOW TYPE
 - WALL TYPE

- PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
 - REUSE EXISTING DOORS AND HARDWARE IF POSSIBLE. SEE DOOR SCHEDULE
 - TRANSITION OF FLOORING MATERIALS TO OCCUR UNDER DOOR SLAB UNLESS OTHERWISE NOTED.

- PLAN STRUCTURAL NOTES**
- PROVIDE 10D NAILS AT 6" O.C. BOUNDARY EDGE AND 12" O.C. FIELD TO EXISTING 5/8" PLYWOOD ROOF SHEATHING.
 - PROVIDE 1/2" PLYWOOD SHEATHING W/ 10D NAILS AT 6" O.C. PANEL EDGE AND 12" O.C. FIELD WITH BLOCKING AT ALL SHEAR WALLS UNLESS NOTED OTHERWISE.

NO.	REVISIONS	DATE	BY

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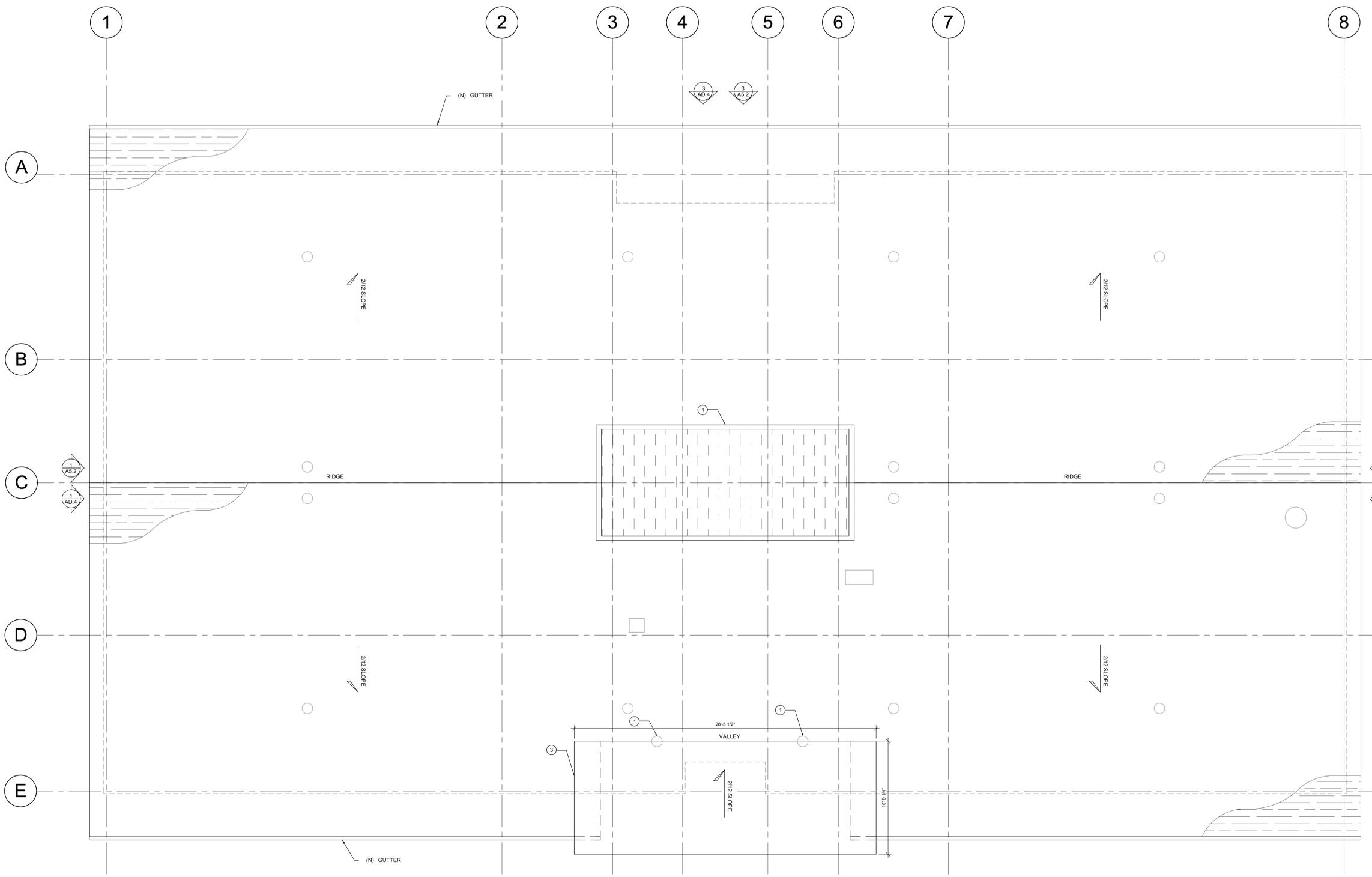
FLOOR PLAN

A1.1

1 FLOOR PLAN
 A1.1

1/4" = 1'-0"

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



- PLAN KEY NOTES**
- MECHANICAL EQUIPMENT WELL WITH EXTERIOR METAL LOUVERS. SEE DESIGN NARRATIVE DIV. 8-4
 - EXISTING BATHROOM EXHAUST VENT TO BE RELOCATED AS NECESSARY FOR NEW CANOPY
 - NEW ENTRY CANOPY

- LEGEND**
- PERIMETER OF EXTERIOR WALL BELOW
 - ASPHALT SHINGLES. SEE DD NARRATIVE DIV. 7-2-B
 - MECHANICAL EQUIPMENT WELL ROOFING. SEE DD NARRATIVE DIV. 7-2-A

- PLAN GENERAL NOTES**
- REFER TO DD NARRATIVE FOR ADDITIONAL INFORMATION

IF THIS BAR DOES NOT MEASURE 1" ON THIS LENGTH, THEN THE DRAWING IS NOT TO SCALE

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REGISTERED ARCHITECT
 JOELLE KORMAN
 07-21-17
 FOR THE STATE OF OREGON
 EXPIRES: 12-31-17

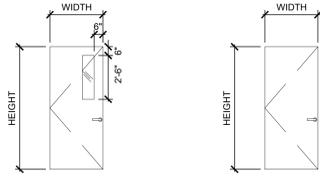
ROOF PLAN

A1.3

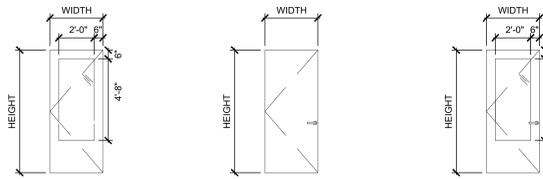
100% DESIGN DRAWINGS NOT FOR CONSTRUCTION

DOOR SCHEDULE

DOOR NO.	ROOM NAME	ROOM NO.	DOOR HEIGHT	DOOR WIDTH	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FIRE RATING	COMMENTS
101	MECH	101	EX	EX	EX	EX	EX	EX	-	-
103A	SMALL CONFERENCE	103	7'-0"	3'-0"	C	WD	CF	HM	-	-
103B	SMALL CONFERENCE	103	EX	EX	EX	EX	EX	EX	-	-
104	BUILDING OFFICIAL	104	7'-0"	3'-0"	C	WD	CF	HM	-	-
105	OFFICE SPACE	105	EX	EX	EX	EX	EX	EX	-	-
106	DIRECTOR	106	7'-0"	3'-0"	C	WD	CF	HM	-	-
108A	FRONT DESK	108	EX	EX	AA	EX	EX	HM	-	RELOCATED EXISTING DOOR
108B	FRONT DESK	108	3'-6"	3'-0"	-	WD	CF	WD	-	NEW HALF DOOR
109A	LOBBY	109	EX	EX	EX	EX	EX	EX	-	-
109B	LOBBY	109	EX	EX	EX	EX	EX	EX	-	-
109C	LOBBY	109	EX	EX	EX	EX	EX	EX	-	-
109D	LOBBY	109	EX	EX	EX	EX	EX	EX	-	-
109E	LOBBY	109	EX	EX	EX	EX	EX	EX	-	-
113A	LARGE CONFERENCE	113	EX	EX	A	EX	EX	HM	-	RELOCATED EXISTING DOOR
113B	LARGE CONFERENCE	113	EX	EX	EX	EX	EX	EX	-	-
114	BREAK	114	EX	EX	A	EX	EX	HM	-	-
115	JANITORIAL	115	EX	EX	EX	EX	EX	EX	-	-



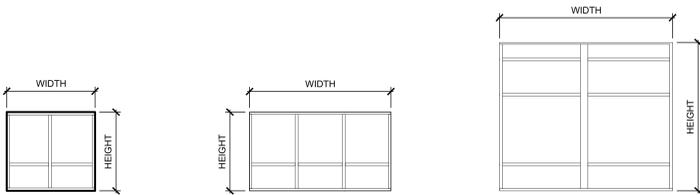
A (E) WOOD DOOR WITH GLAZED PANEL
AA (E) WOOD DOOR



B (E) METAL DOOR WITH GLAZED PANEL
BB (E) METAL DOOR
C WOOD DOOR WITH GLAZED PANEL

WINDOW SCHEDULE

WNDW NO.	ROOM NAME	ROOM NO.	WNDW HEIGHT	WNDW WIDTH	WNDW TYPE	WNDW MATERIAL	OPERABLE	FRAME MATERIAL	FIRE RATING	COMMENTS
A	GYM	112	EX	EX	A	EX	EX	EX	-	RELOCATED EXISTING WINDOW, SEE DD NARRATIVE DIV. 8-1
A	OFFICE SPACE	105	EX	EX	A	EX	EX	EX	-	RELOCATED EXISTING WINDOW, SEE DD NARRATIVE DIV. 8-1
B	OFFICE SPACE	105	4'-6"	8'-0"	B	STRFT	YES	HM	-	-



A (E) WINDOW
B ALUMINUM WINDOW
C ALUMINUM WINDOW

FLOORING FINISHES

FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	STYLE/COLOR	SIZE/TUFTED WEIGHT/BACKING	INSTALLATION NOTES
CPT1	CARPET TILE	OFFICES, OPEN OFFICE, CONFERENCE ROOMS, LOBBY, FRONT DESK, CORRIDORS	MILIKEN	ARCADIA COLLECTION	25CM X 1M PLANKS, CUSHION BACK	SEE DD NARRATIVE DIV. 9-3
CPT2	RUBBER TILE	BREAK ROOM, COPY ROOM	MANNINGTON	TELES COLLECTION	17.5IN X 17.5IN, RUBBER BASE	SEE DD NARRATIVE DIV. 9-4-A

FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	STYLE/COLOR	SIZE/THICKNESS	INSTALLATION NOTES
RB1	RUBBER BASE	THROUGHOUT	ROPPE	-	4" X 1/8"	SEE DD NARRATIVE DIV. 9-4-B

FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	COLOR	FINISH	INSTALLATION NOTES
-	PAINT	INTERIOR WALLS, CEMENT SIDING, CEILING BEAMS AND TILES, DOOR FRAMES	-	-	-	SEE DD NARRATIVE DIV. 9-5-A,B,C,D,E

FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	COLOR	INSTALLATION NOTES
PL1	PLASTIC LAMINATE	COPY ROOM	-	-	SEE DD NARRATIVE DIV. 6-3-A
PL2	PLASTIC LAMINATE	BREAK ROOM	-	-	SEE DD NARRATIVE DIV. 6-3-B
PL3	PLASTIC LAMINATE	FRONT DESK	-	-	SEE DD NARRATIVE DIV. 6-3-C

FINISH CODE	MATERIAL	LOCATION	MANUFACTURER	STYLE	SIZE/NRC RATING	INSTALLATION NOTES
ACT1	ACOUSTIC CEILING TILE	LARGE CONFERENCE	ARMSTRONG	BEVELED TEGULAR #1996 WHITE	24X48X3/4	SEE DD NARRATIVE DIV. 9-2-A
ACT2	ACOUSTIC CEILING TILE	SMALL CONFERENCE, OFFICES 104 AND 106	ARMSTRONG	CORTEGA BEVELED TEGULAR #2195	24X48X5/8	SEE DD NARRATIVE DIV. 9-2-B
ACT3	ACOUSTIC CEILING TILE	OPEN OFFICE	EX	EX	EX	EXISTING ACT, SEE DD NARRATIVE DIV. 9-2-C
ACT4	ACOUSTIC CEILING TILE	LOBBY	ARMSTRONG	CORTEGA SECOND LOOK ANGLED REGULAR	24X48X15/16	SEE DD NARRATIVE DIV. 9-2-D

FINISH CODE	MATERIAL	LOCATION	FINISH	INSTALLATION NOTES
GYP1	GYPSUM BOARD	BREAK ROOM, CORRIDOR	PAINT	SEE NARRATIVE DIV. 9-1-C

FINISH NOTES

- DEFER TO DESIGN DEVELOPMENT (DD) NARRATIVE FOR ALL FINISHES AND WINDOW TREATMENTS.

ABBREVIATIONS	
EX	EXISTING
AL	ALUMINUM
STL	STEEL
CAA	CLEAR ANODIZED ALUMINUM
BRZ	DARK BRONZE ANODIZED ALUMINUM
CF	CLEAR FINISHED WOOD
HM	HOLLOW METAL
PT	PAINTED FINISH
PG	PAINT GRADE WOOD
TG	TEMPERED GLASS
SC	SOLID CORE
STRFT	ALUMINUM STOREFRONT
WNDW	WINDOW

IF THIS BAR DOES NOT MEASURE 1 INCH IN LENGTH, THEN THE DRAWING IS NOT TO SCALE

REVISIONS

NO.	DESCRIPTION	DATE

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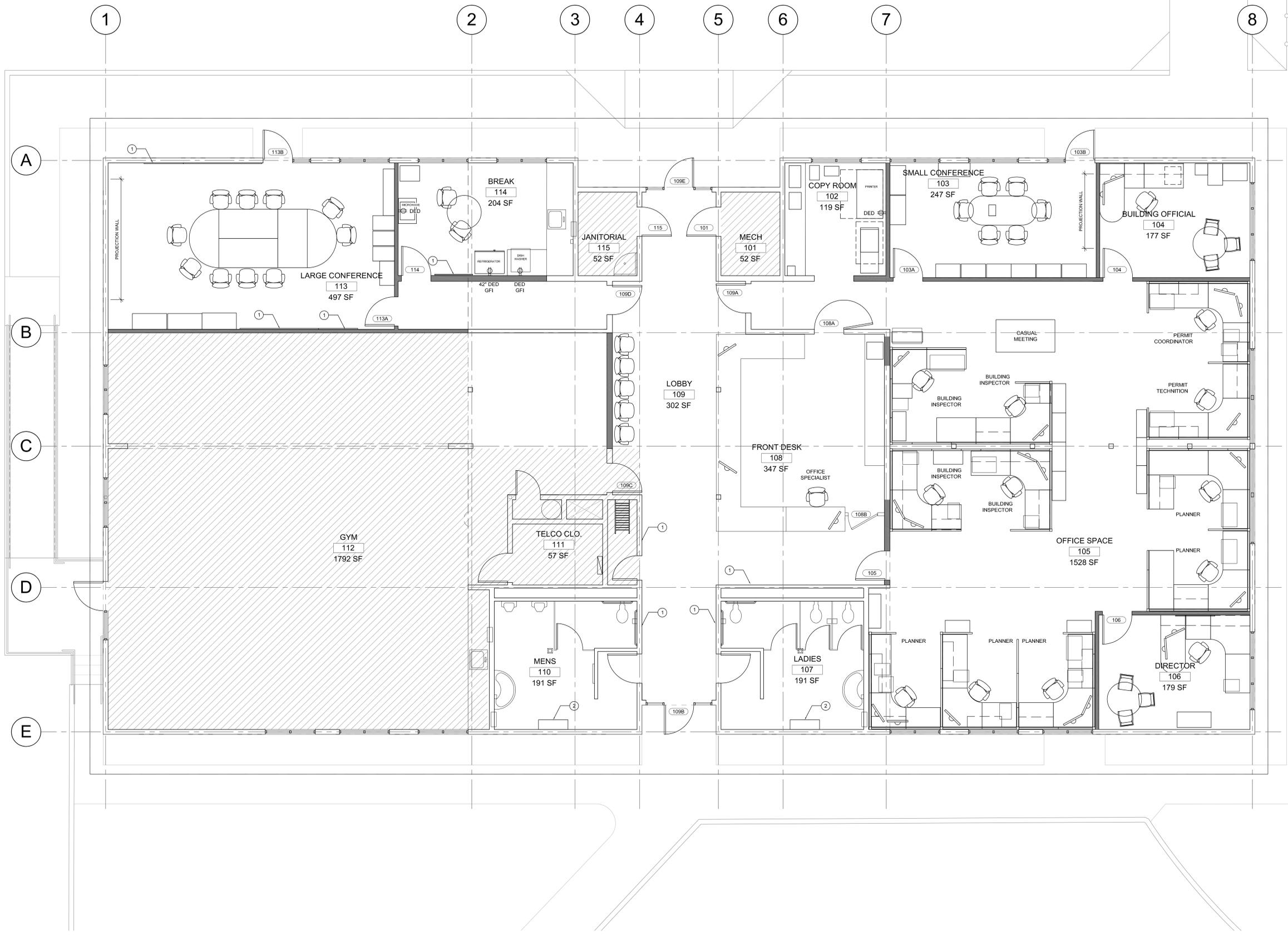
PROJECT NO: P-2195-17
DRAWN: MJC
CHECKED: JCH
DATE: 07-21-17

REGISTERED ARCHITECT
JOELLE KORMAN
No. 19927
State of Oregon
EXPIRES: 12-31-17

DOOR, WINDOW, FINISH SCHEDULE

A2.0

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



- PLAN KEY NOTES**
- 1 PROVIDE BLOCKING FOR ATTACHING WALL MOUNTED BULLETIN BOARDS
 - 2 NEW LOCKERS, THREE WIDE, THREE TIERED, 36" W X 12" D 75" H

- LEGEND**
- EXISTING WALLS/PARTITIONS TO REMAIN
 - NEW PARTITION
 - ROOF OVERHANG
 - NO WORK IN THIS AREA

- PLAN GENERAL NOTES**
1. WORK STATION PARTITION WALLS TO HAVE POWER FEED

- POWER/COMM LEGEND**
- WALL MOUNTED DUPLEX OUTLET: DED OR HATCH = DEDICATED 20A = 20 AMP CIRCUIT T = 12 HOUR TIMER
 - WALL MOUNTED FOURPLEX OUTLET: WALL MOUNTED VOICE/DATA PORT - (2) VOICE/(2) DATA IN SINGLE GANG BOX, UON
 - FLOOR MOUNTED OUTLET, UON: FLUSH DUPLEX RECEPTACLE OUTLET AND DATA OUTLET - (1) VOICE/(1) DATA IN SINGLE GANG BOX, UON
 - FLOOR, CEILING OR WALL MOUNTED FLEXIBLE CONDUIT WHIP/BASE POWER INFEEED TO ATTACH TO FURNITURE SYSTEM - POWER, DATA & VOICE

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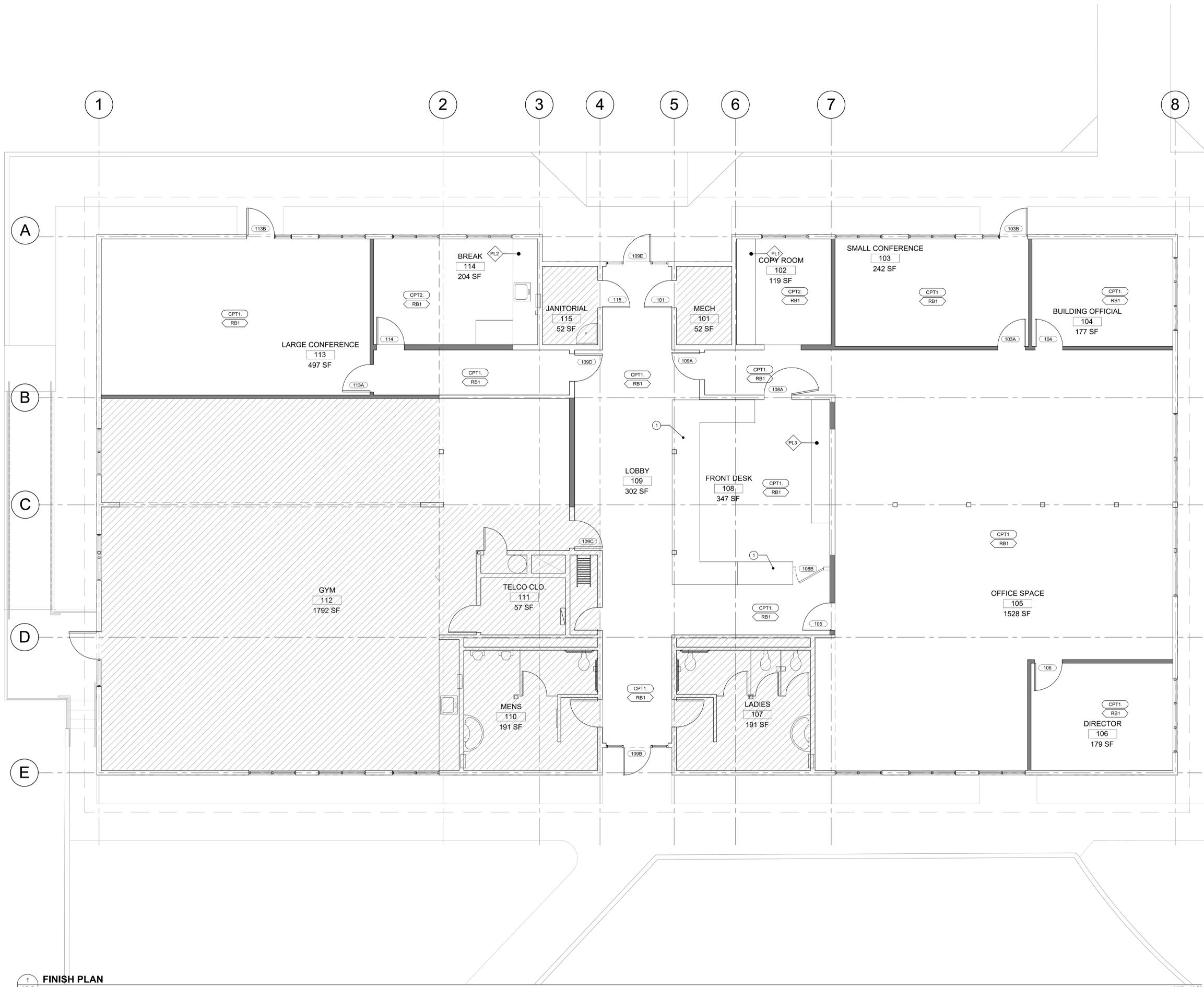
REGISTERED ARCHITECT
 JOELLE HARRIS
 No. 12345
 State of Oregon
 EXPIRES: 12-31-17

FURNITURE/POWER PLAN
 A2.1

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION

1 FURNITURE/POWER PLAN
 A1.1

1/4" = 1'-0"



- PLAN KEY NOTES**
- OWNER FURNISHED WOOD SLAB, SEE DD NARRATIVE DIV. 6-2A

- LEGEND**
- EXISTING WALLS/PARTITIONS TO REMAIN
 - NEW PARTITION
 - ROOF OVERHANG
 - NO WORK IN THIS AREA
- FINISH LEGEND**
- ROOM TAG
 - ROOM NAME
 - ROOM NUMBER
 - FLOOR FINISH
 - WALL BASE
 - DIRECTION OF CARPET PATTERN
 - WALL FINISH

- PLAN GENERAL NOTES**
- ALL INTERIOR WALL SURFACES WITHIN AREA OF WORK TO RECEIVE PAINT
 - ASSUME 2-3 WALL COLORS (BASE AND ACCENT)
 - EXISTING CEILING BEAMS AND ACCT TO BE PAINTED IN OPEN OFFICE SPACE AND VISIBLE AREAS OF LARGE CONFERENCE ROOM
 - ALL DOOR FRAMES WITHIN AREAS OF WORK TO RECEIVE PAINT
 - EXTERIOR CEMENT SIDING TO BE PAINTED (ONE COLOR)
 - SEE DD NARRATIVE FOR ADDITIONAL INFORMATION

IF THIS BAR DOES NOT MEASURE 100% IN LENGTH, THEN THE DRAWING IS NOT TO SCALE

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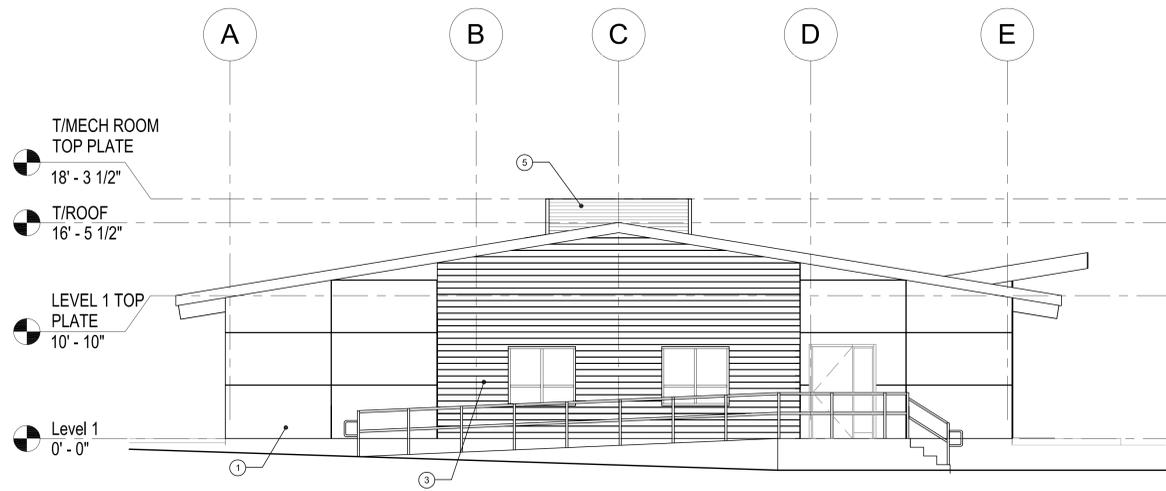
FINISH PLAN

A2.2

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION

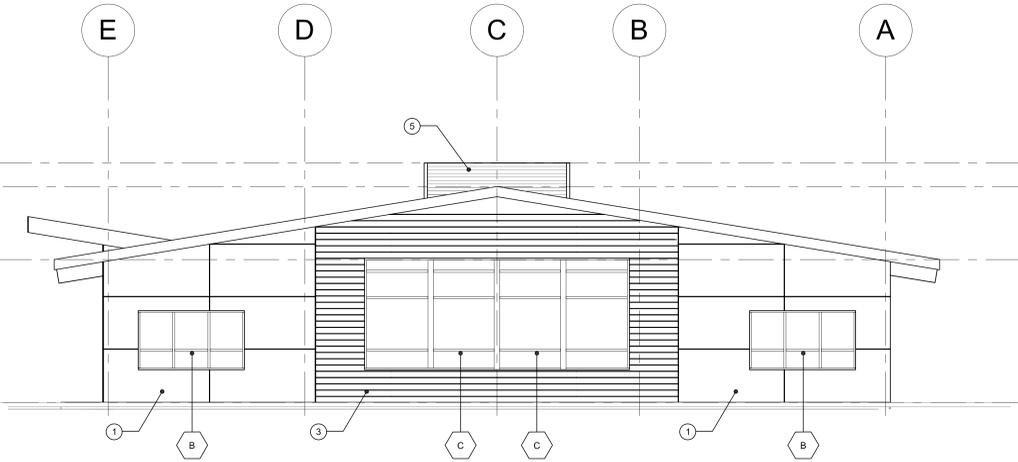
1 FINISH PLAN
A2.2

1/4" = 1'-0"



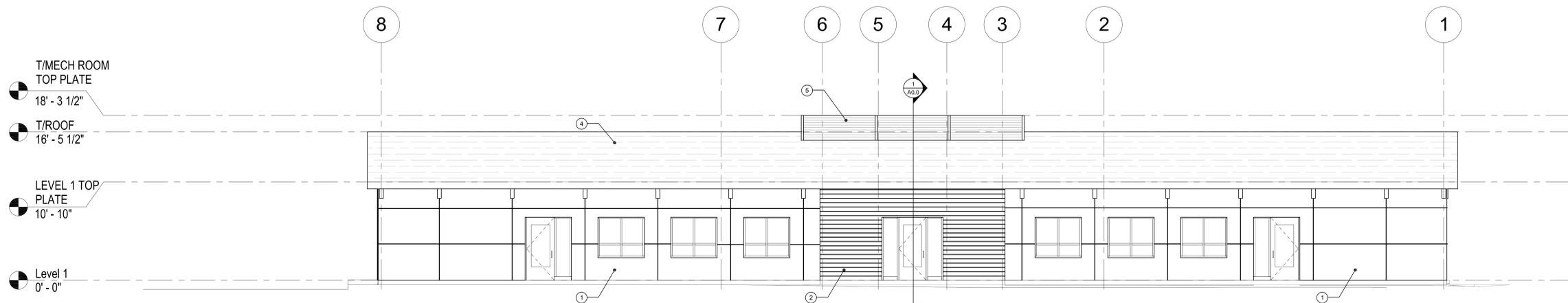
1 WEST ELEVATION

3/16"= 1'-0"



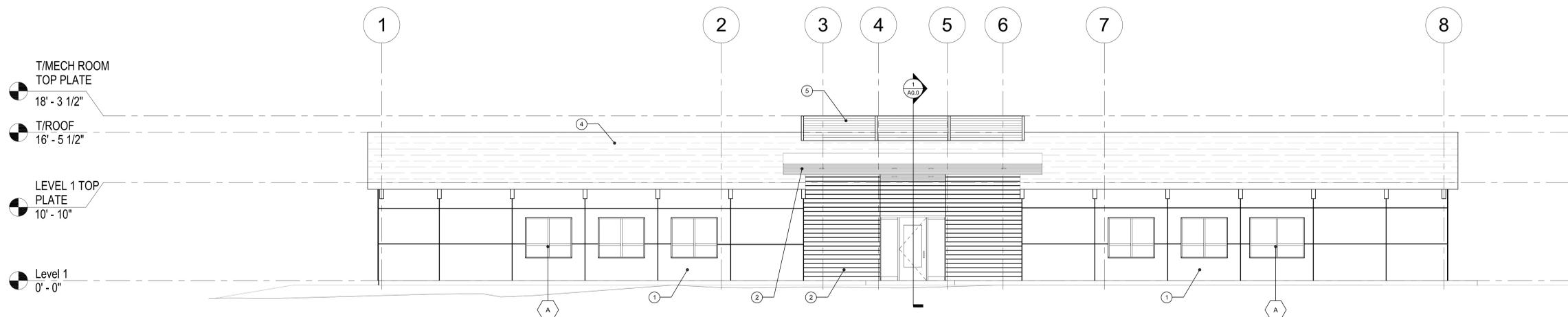
2 EAST ELEVATION

3/16"= 1'-0"



3 SOUTH ELEVATION

3/16"= 1'-0"



4 NORTH ELEVATION

3/16"= 1'-0"

- # PLAN KEY NOTES
- 1 CEMENT BOARD RAINSCREEN CLADDING, REFER TO DD NARRATIVE DIV. 7-4-A
 - 2 WOOD CLADDING, REFER TO DD NARRATIVE DIV. 7-3-A-B
 - 3 CEMENT BOARD RAINSCREEN CLADDING, REFER TO DD NARRATIVE DIV. 7-4-B
 - 4 PITCHED ROOF ASPHALT SHINGLES, REFER TO DD NARRATIVE DIV. 7-2-B
 - 5 EXTERIOR METAL LOUVERS, REFER TO DD NARRATIVE DIV. 8-4-A
 - 6
 - 7
 - 8
 - 9
 - 10

LEGEND

NEW ASPHALT SHINGLE ROOF

PLAN GENERAL NOTES

1.

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(E) ELEVATIONS

A5.1

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Southern Entrance



Southeast Corner



Northern Entrance



East Facade



West Facade



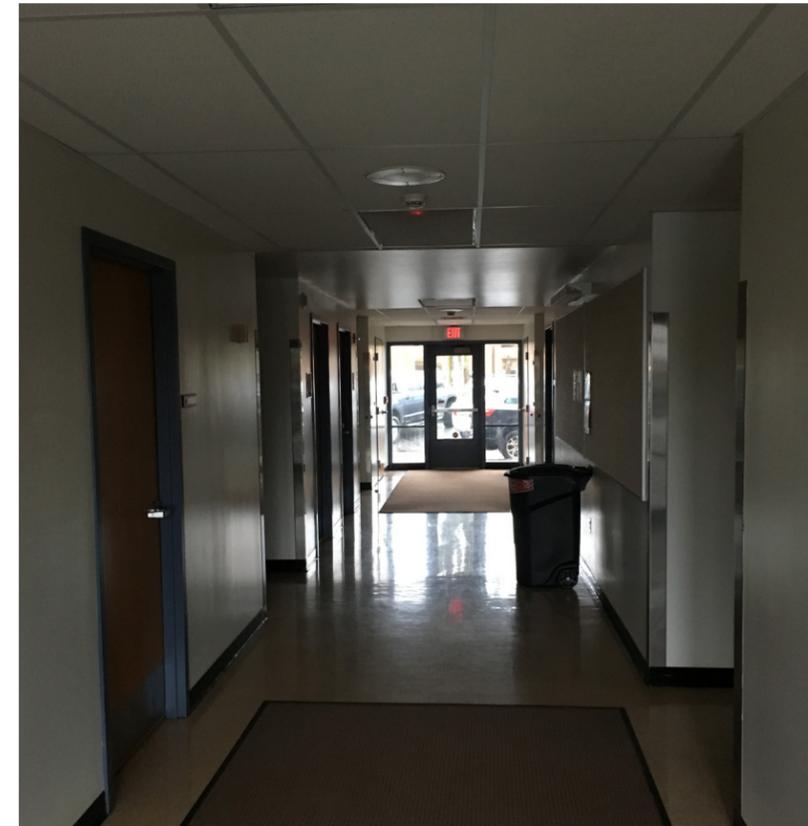
Southeastern Room



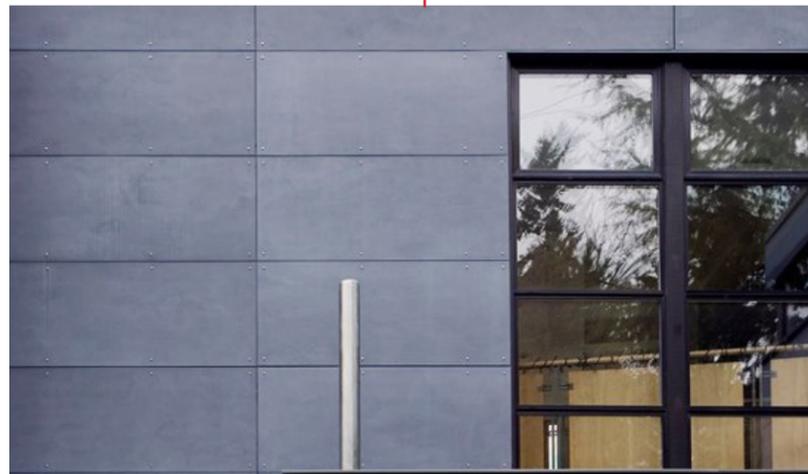
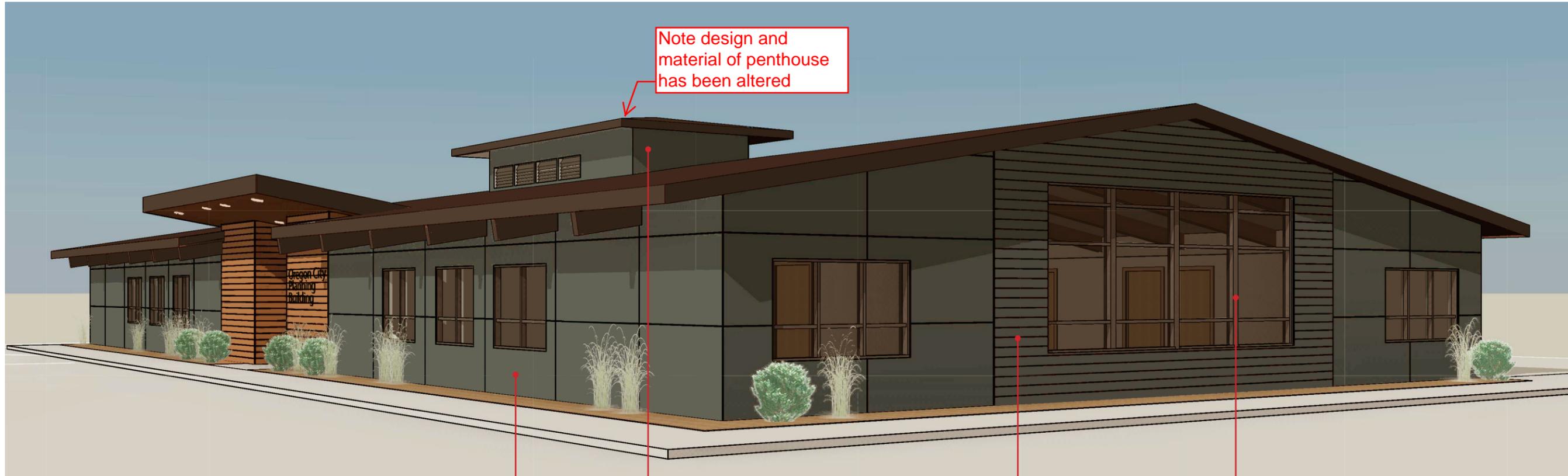
Casework



Restroom



Main Corridor



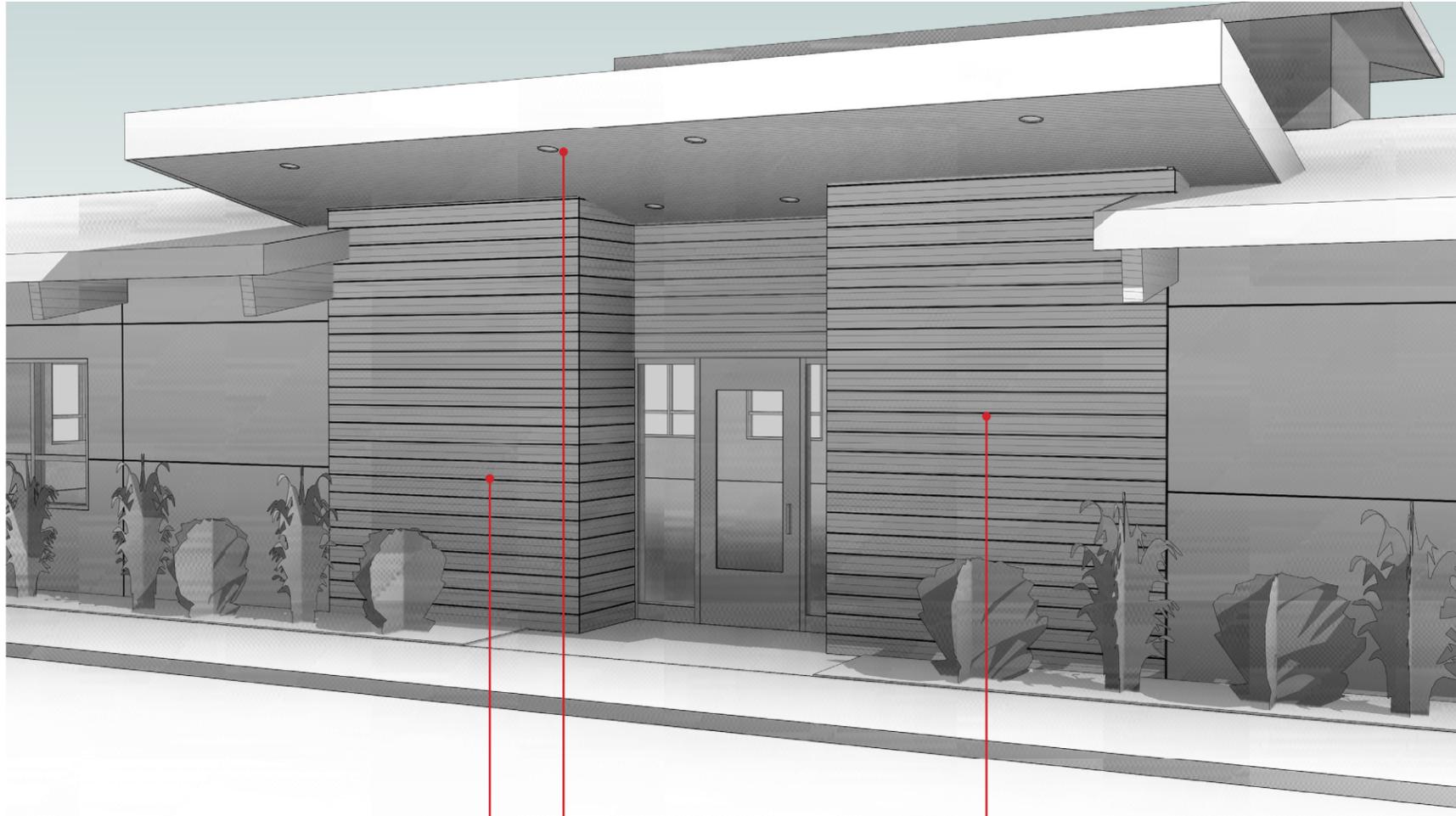
Cement Panel Board Painted



Cement Panel Lap Siding Painted



Dark Bronze Aluminum Windows



Tongue and Groove 4" Wood Paneling Clear Finish



Recessed Lighting Beneath Canopy



Raised Bronze Aluminum Signage
(Not Shown)