CITY OF OREGON CITY
COMMUNITY DEVELOPMENT DEPARTMENT TI

1298 LINN AVENUE
OREGON CITY, OREGON 97045



PROJECT NOTES

GENERAL REQUIREMENTS:

1. THESE CONTRACT DOCUMENTS ARE TO BE INTERPRETED ACCORDING TO THEIR FULL INTENT, MEANING , FUNCTION, AND SPIRIT, TO PROVIDE A COMPLETE FINISHED PROJECT.
2. 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.
3. 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 MUNCIPAL, STATE, FEDERAL OR OTHER AUTHORITIES HAVING JURISDICTION.
4. ALL WORK SHALL BE IN COMPLIANCE WITH A.D.A.
5. 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.
6. 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.
7. 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.
8. 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
9. 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:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
2. 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.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS INCLUDING WORK CONTRACTED SEPARATELY BY THE OWNER.
6. ALL DIMENSIONS GIVEN AS CLEAR ARE NOT ADJUSTABLE WITHOUT THE ARCHITECT/ENGINEER'S APPROVAL.
7. 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.
8. 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.
9. 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.
10. COORDINATE ALL DOOR KEYING REQUIREMENTS W/ OWNER PRIOR TO CONSTRUCTION.
11. ALL PERMITS ASSOCIATED WITH THE PROJECT SHALL BE PAID AND OBTAINED BY THE CONTRACTOR.
12. DO NOT LIMIT SERVICE TO OTHER PARTS OF THE BUILDING OUTSIDE OF CONTRACT LIMITS OF THIS PROJECT.
13. "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.
14. "AS REQUIRED" MEANS AS REQUIRED BY REGULATORY REQUIREMENTS, BY REFERENCE STANDARDS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES OR BY THE CONTRACT DOCUMENTS.
15. DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
16. 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.
17. ALL PIPE CONDUIT AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALLS AND CEILINGS SHALL BE SEALED WITH A UL LISTED ASSEMBLY SUCH THAT FIRE RATINGS ARE MAINTAINED.
18. 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.
19. WHEN PORTIONS OF THE WORK ARE PERFORMED BY THE CONTRACTOR ON A DEISGN-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 .
20. 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

(E)	EXISTING
(N)	NEW
(R)	REMOVE
A.C.	ASPHALT CONCRETE
A.C.B.	ACOUSTICAL BOARD
A.C.P.	ACOUSTICAL PANEL
A.C.T.	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.	ACCESS FLOORING
AGGR.	AGGREGATE
A..F.	ABOVE FINISHED FLOOR
BD.	BOARD
BITUM.	BITUMINOUS
BKP.	BACKING PLATE
BM.	BEAM
BOT./B.O.	BOTTOM/BOTTOM OF
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
C.I.	CAST IRON
C.J	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.M.A.	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
CONN	CONNECTION
CORR.	CORRIDOR
CPT.	CARPET
CTSK.	COUNTERSUNK
C.T.	CERAMIC TILE
CTR.	CENTER
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DISP.	DISPENSER
DR.	DOOR
DWR.	DRAWER
D.S.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
E.J.	EXPANSION JOINT
EL.	ELEVATION
EXPO.	EXPOSED
EXP.	EXPANSION
F.A.	FIRE ALARM
FB.	FLAT BAR
F.D.	FLOOR DRAIN
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.	GAUGE
G.L.	GRID LINE
GLB.	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
J.O.W.	JAMB WIDTH
JT.	JOINT
LAM.	LAMINATE
L.P.	LOW POINT
M.C.	MEDICINE CABINET
M.D.F.	MEDIUM DENSITY FIBERBOARD
M.D.O.	MEDIUM DENSITY OVERLAY
MEMB.	MEMBRANE
MH.	MANHOLE
MIR.	MIRROR
M.O.	MASONRY OPENING
M.P.	MIDPOINT
M.S.	MACHINE SCREW
MTD.	MOUNTED
MUL.	MULLION
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
OBS.	OBSCURE
O.C.	ON CENTER
O.C.D.	OVERHEAD COILING DOOR
O.C.G	OVERHEAD COILING GRILLE
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.F.D.	OVERFLOW DRAIN
O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
OH.	OPPOSITE HAND
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
P.C.P.	PORTLAND CEMENT PLASTER
PR.	PAIR
PTN.	PARTITION
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
RL.	RELOCATE
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WALL LEADER
REV.	REVERSED
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
SHR.	SHOWER
S.J.	SCORE JOINT
S.L.D.	SEE LANDSCAPING DRAWINGS
S.M.	SHEET METAL
S.M.D	SEE MECHANICAL DRAWINGS
S.O.G.	SLAB ON GRADE
S.S.D.	SEE STRUCTURAL DRAWINGS
S.S.	STAINLESS STEEL
STR.	STRUCTURAL
S.T.S.	SELF TAPPING SCREW
SUSP.	SUSPENDED
TRD.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
T&G.	TONGUE AND GROOVE
THK.	THICK
T.P.	TOP OF PAVEMENT
T.W.	TOP OF WALL
V.I.F.	VERIFY IN FIELD
V.T.R.	VENT THROUGH ROOF
W.C.	WATER CLOSET
W.O.	WINDOW OPENING

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, POWER/DATA, LIGHTING, LANDSCAPE IMPROVEMENTS, EXTERIOR CLADDING, ROOFING, WINDOWS, AND ENTRANCE CANOPY.

BUILDING CODE SUMMARY:

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- ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

BUILDING INFORMATION

CITY OF OREGON CITY

YEAR BUILT:	1977
STORIES:	2 LEVELS
TOTAL BUILDING AREA	6,700 SF
TAX LOT:	000100 (NW1/4, SE1/4, SEC 6, T.3S., R.2.E.,W.M.)
TYPE OF CONSTRUCTION:	VB
ZONING	R-10
SPRINKLERS:	NON-SPRINKLER
FIRE ALARM:	PROVIDED

REMODEL PROJECT:

EXISTING OCCUPANCY:	E 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 MOLALLA AVE, STE 200
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ARCHITECT
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(541) 884-7421

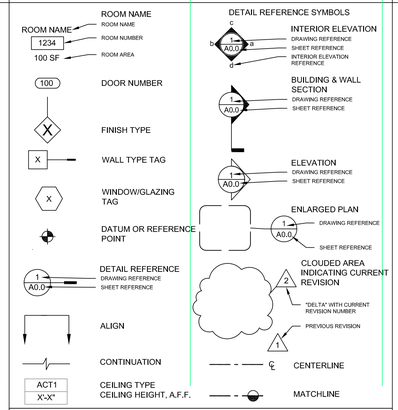
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MEP ENGINEER
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BHE GROUP
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ZACHARY HOROWITZ
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610 SW ALDER ST, STE 700
PORTLAND, OR 97205
(503) 535-7482

SYMBOLS



VICINITY MAP



SHEET LIST

SHEET INDEX

A0.0 COVER SHEET

A0.1 DEMOLITION PLAN
A0.2 DEMOLITION REFLECTED CEILING PLAN
A0.3 DEMOLITION ROOF PLAN
A0.4 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

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

NO.	REVISIONS	BY	DATE

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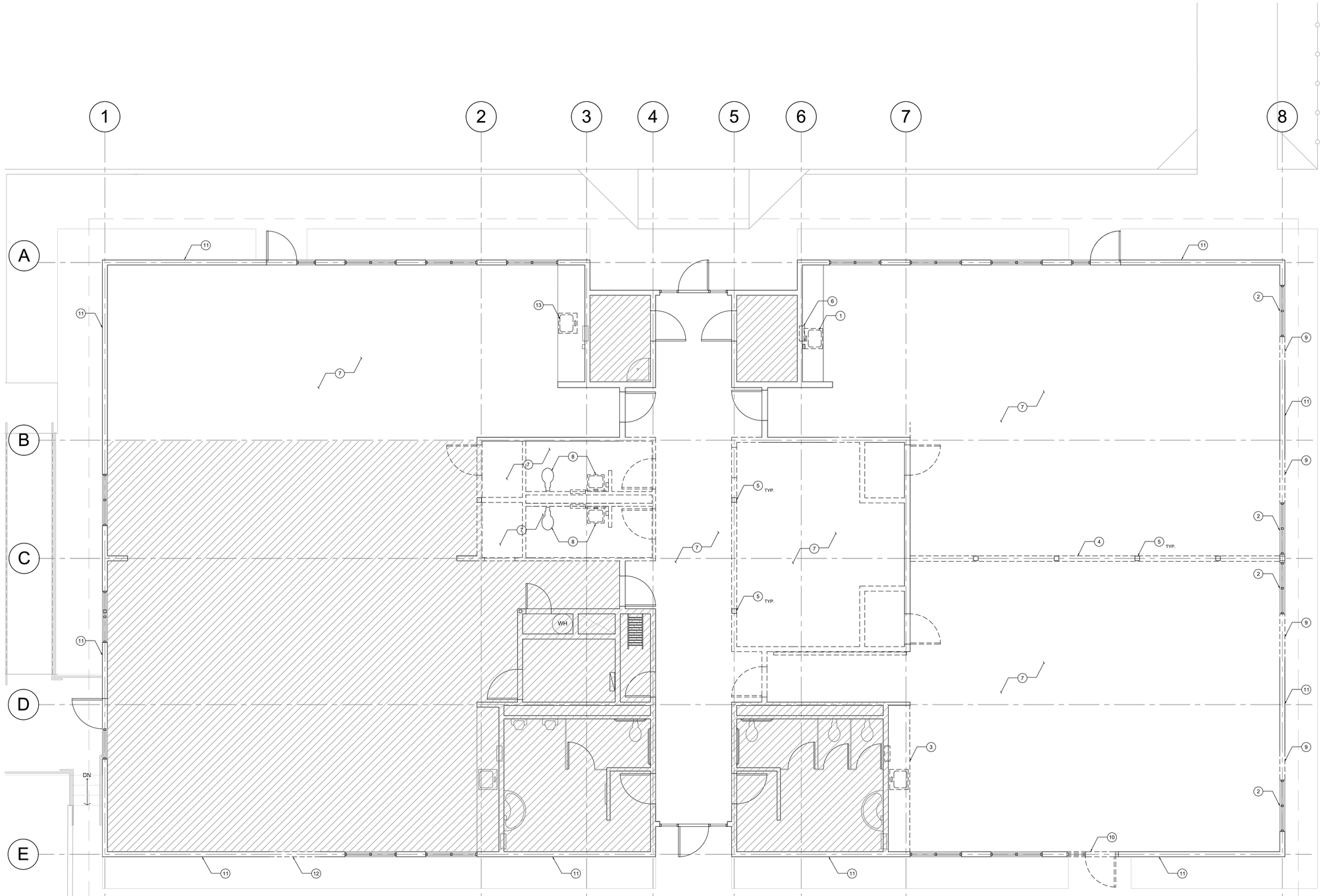
PROJECT NO: P-2195-17
DRAWN: MJC
CHECKED: JCH
DATE: 07-21-17

REGISTERED ARCHITECT
JOËLLE HARRIS
OREGON
FOR INFORMATION ONLY
EXPIRES: 12-31-17

COVER SHEET

A0.0

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



1 AD.1 **DEMOLITION FLOOR PLAN**

1/4"= 1'-0"

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 1-INCH IN LENGTH, THEN THE DRAWING IS NOT TO SCALE

NO.	REVISIONS	BY	DATE

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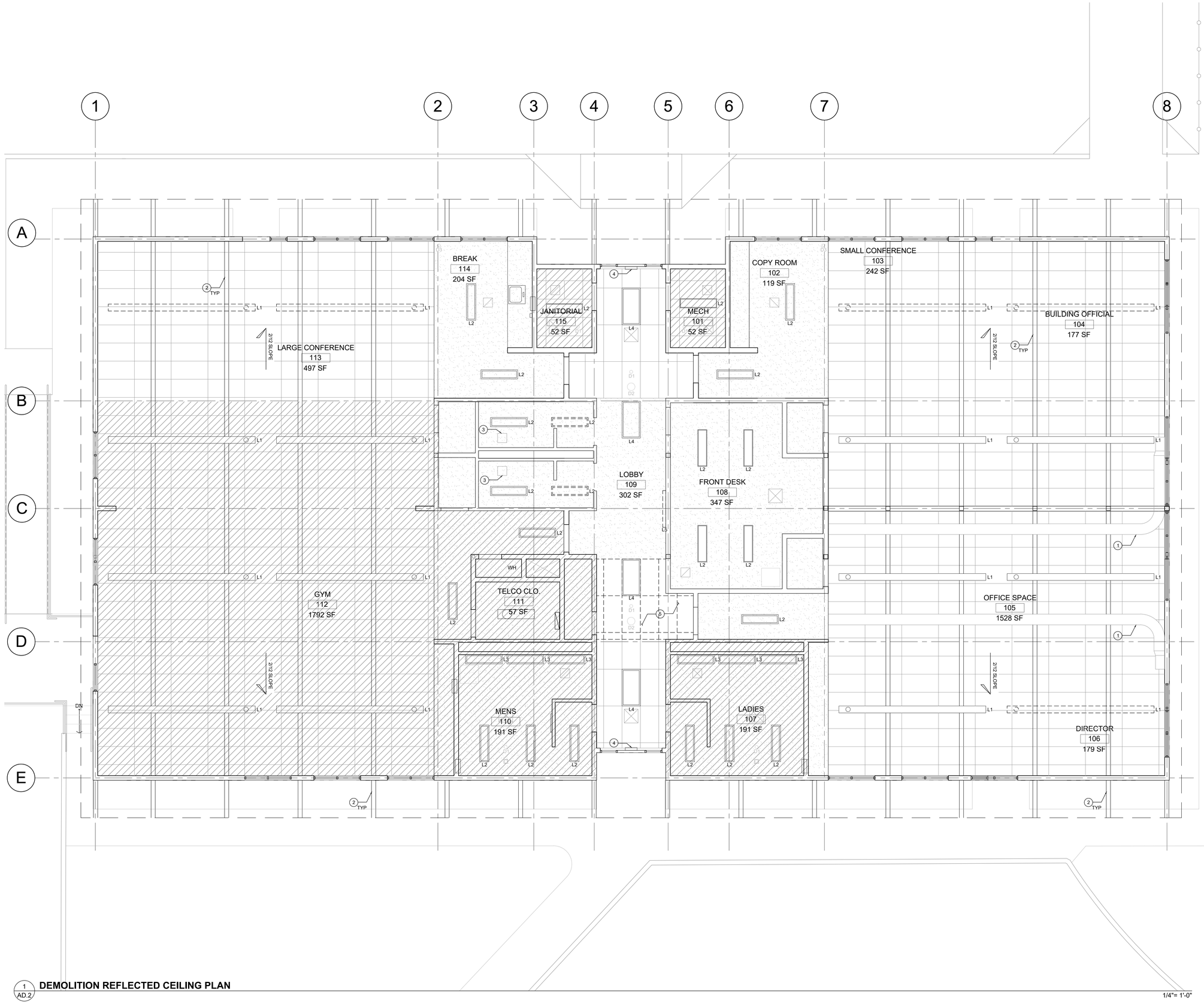
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JOELLE HARRIS
OREGON
FOR INFORMATION ONLY
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DEMOLITION FLOOR PLAN

AD.1

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



1 AD.2 **DEMOLITION REFLECTED CEILING PLAN**

1/4"= 1'-0"

PLAN KEY NOTES

1. DEMOLISH EXPOSED DUCTWORK
2. EXPOSED CEILING BEAMS, 6X12 AT 8' 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

- NO WORK IN THIS AREA
- GYPSUM BOARD
- ACOUSTIC CEILING TILE 2X4
- LIGHT FIXTURES TO BE REMOVED

DIFFUSER SYMBOLS

- 24" X 24" SUPPLY
- 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-INCH IN LENGTH, THEN THE DRAWING IS NOT TO SCALE

DATE | BY | REVISIONS | NO.

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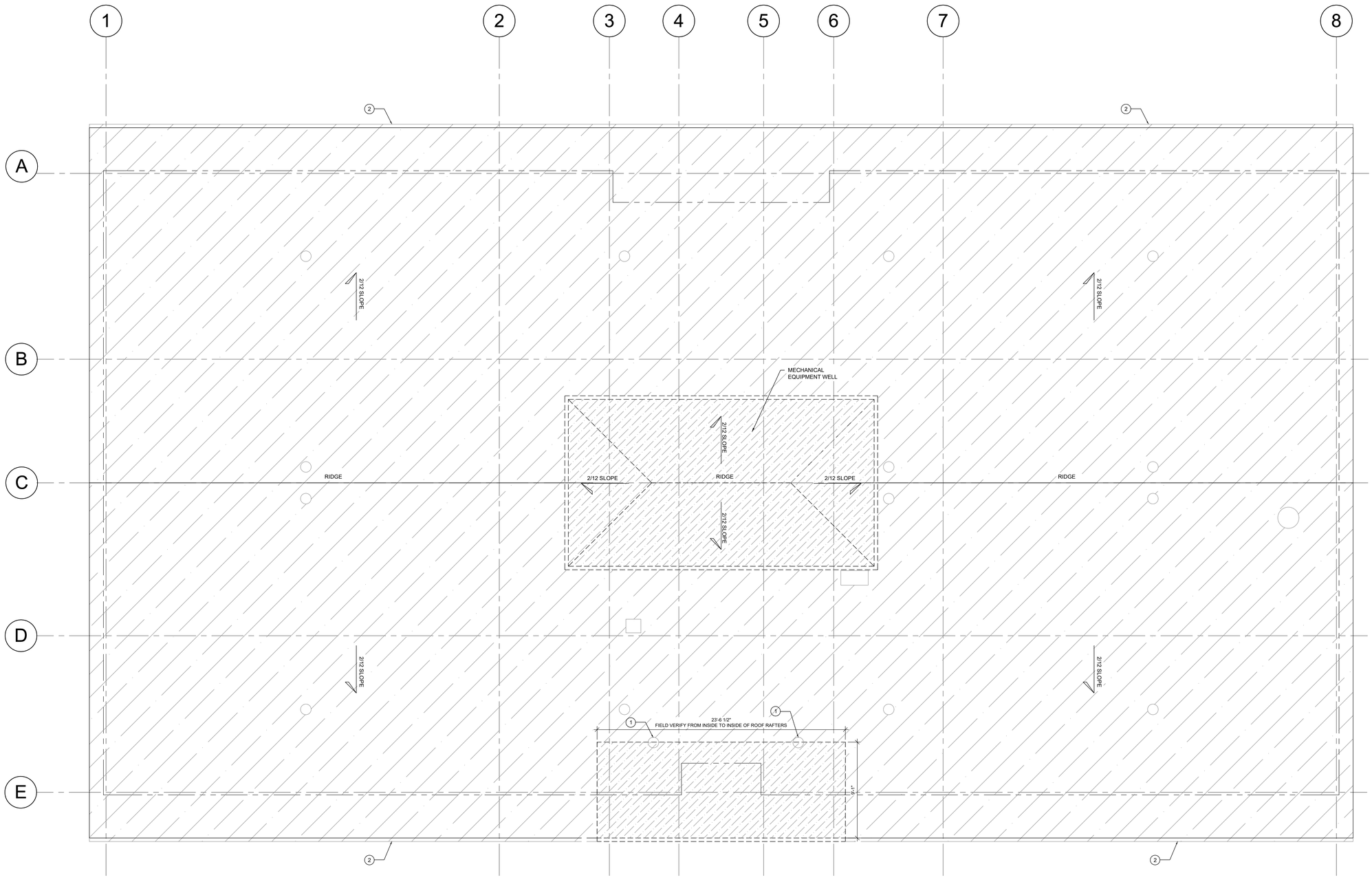
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STATE OF OREGON
EXPIRES: 12-31-17
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DEMOLITION REFLECTED CEILING PLAN

AD.2

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



1 AD.3 **DEMOLITION ROOF PLAN**

1/4"= 1'-0"

PLAN KEY NOTES

(#)

1. EXISTING BATHROOM EXHAUST VENT TO BE RELOCATED AS NECESSARY FOR NEW CANOPY
2. DEMOLISH EXISTING GUTTER

LEGEND

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

PLAN GENERAL NOTES

1. ALL EXISTING ROOF PENETRATIONS TO REMAIN UNLESS OTHERWISE NOTED
2. DEMOLITION MECHANICAL EQUIPMENT WELL WALLS DOWN TO STUD
3. ALL GUTTERS AND DOWNSPOUTS TO BE DEMOLISHED AND REPLACED PER ROOF PLAN
4. REMOVE SINGLE-PLY ROOFING ASSEMBLY THROUGHOUT DOWN TO (E) SHEATHING
5. EXISTING ROOF VENTS TO REMAIN
6. DEMOLISH ALL SOFFITS

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

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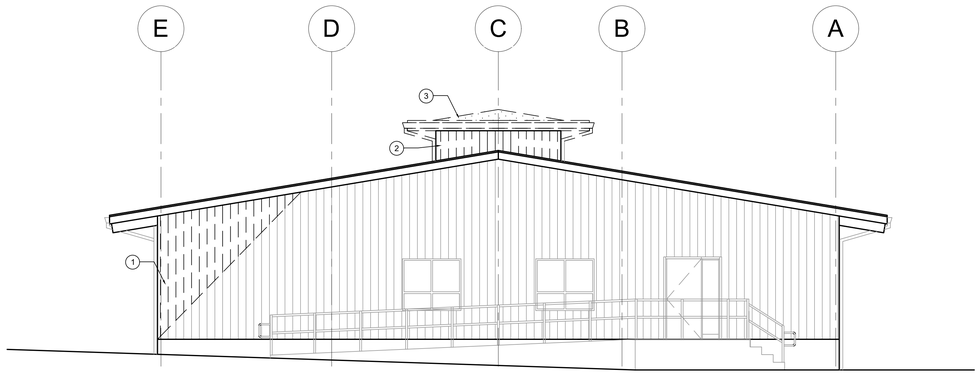
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DEMOLITION ROOF PLAN

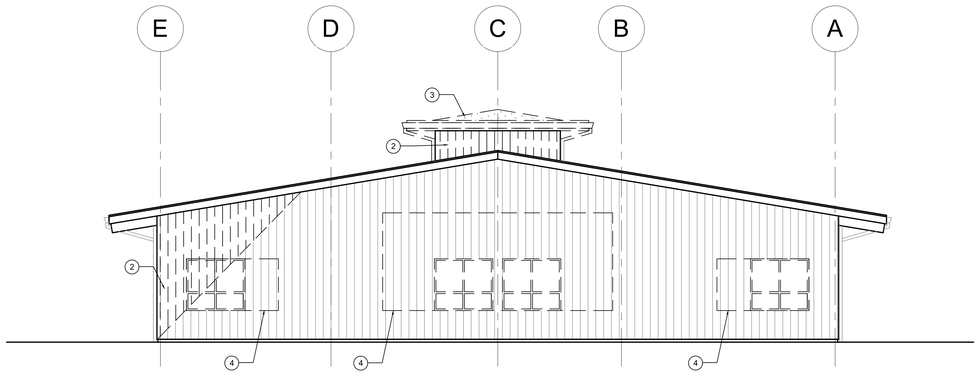
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100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



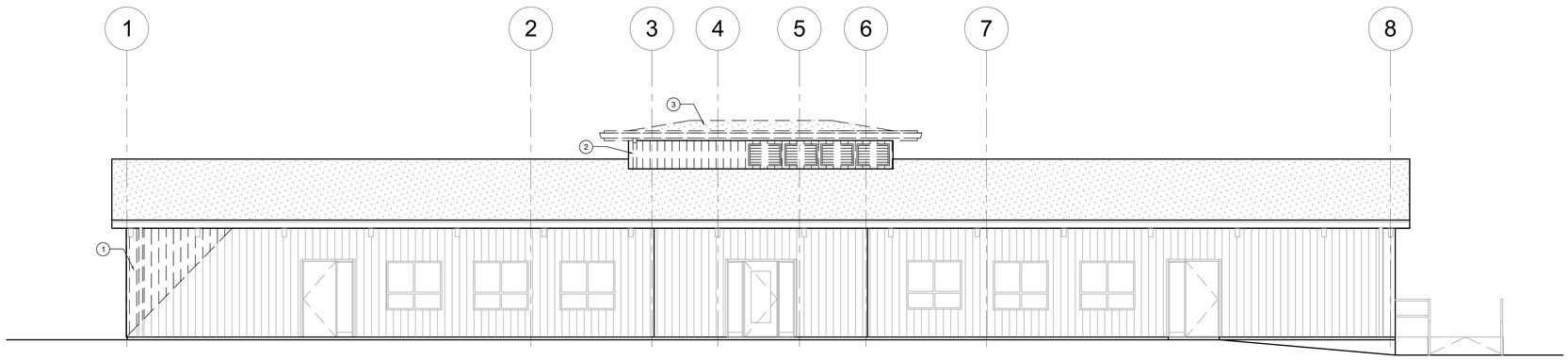
1 AD.4 **(E) WEST ELEVATION**

3/16"= 1'-0"



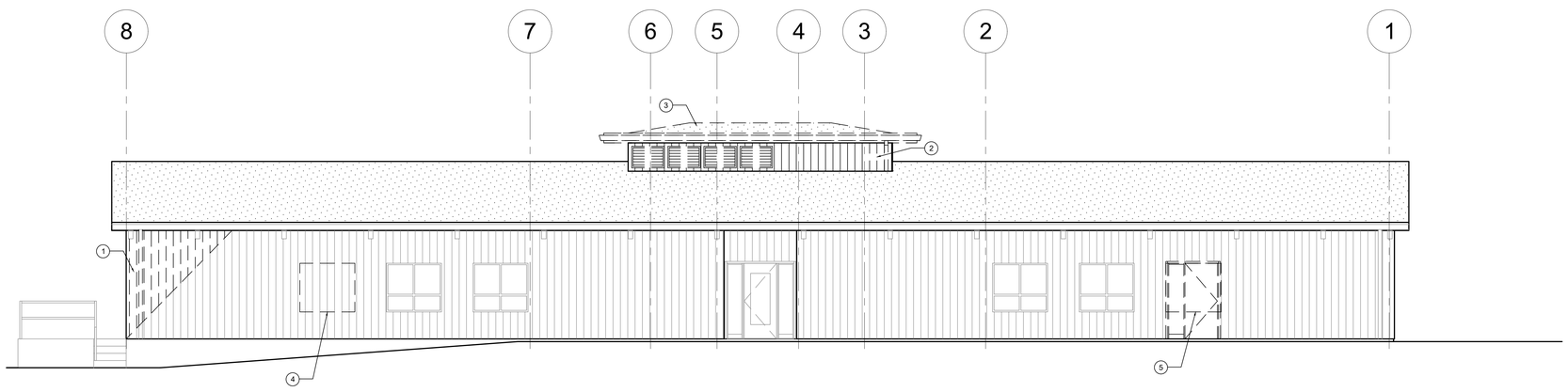
2 AD.4 **(E) EAST ELEVATION**

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 T1-11SIDING 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-INCH IN LENGTH, THEN THE DRAWING IS NOT TO SCALE

NO.	REVISIONS	BY	DATE

CITY OF OREGON CITY

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1232 LINN AVE OREGON CITY 97045

ENGINEERING
524 Main Street - Suite 02, Oregon City, OR 97045
(503) 650-0150

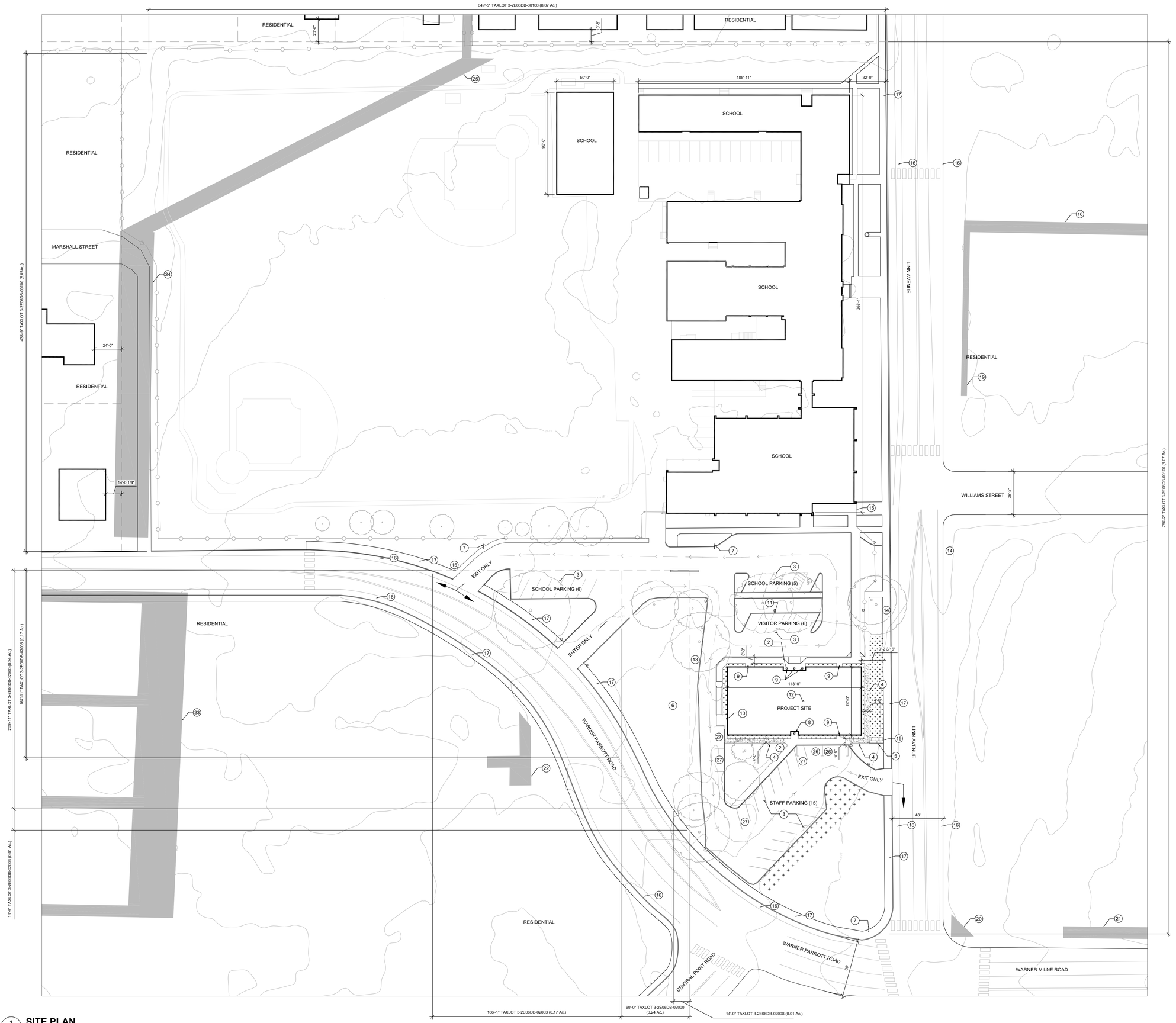
PROJECT NO:	P-2195-17
DRAWN:	MJC
CHECKED:	JCH
DATE:	07-21-17

REGISTERED ARCHITECT
JOELLE H. CHRIS
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EXPIRES: 12-31-17

DEMOLITION ELEVATIONS

AD.4

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1 A1.0 **SITE PLAN**

1/32"= 1'-0"

PLAN KEY NOTES

1.
2. NEW BICYCLE PARKING RACKS. BICYCLE FIXTURES OFCI
3. RE-STRIPING OF PARKING LOT
4. WIDEN SIDEWALK TO 5FT
5. NEW SIDEWALK WITH STAIRS CONNECTING TO STREET SIDEWALK
6. (ALTERNATE) NEW FLAG POLE WITH UPWARD LIGHTING
7. (E) STREET LIGHT AFFIXED TO UTILITY POLE
8. (E) EXTERIOR LIGHT (12IN X 12IN X 2IN) AFFIXED TO SOFFIT
9. (E) EXTERIOR LIGHT (5IN X 12IN X 5IN) AFFIXED TO WALL ABOVE DOOR
10. (E) EXTERIOR LIGHT (12IN DIA. X 2IN) AFFIXED TO WALL ABOVE DOOR
11. (E) LIGHT POST
12. (E) EXTERIOR LIGHT MOUNTED ON 8FT POLE ON ROOF
13. NEW *EMPLOYEE PARKING* SIGN
14. LINN AND WILLIAMS TRANSIT STOP
15. PEDESTRIAN ACCESS TO SITE
16. BICYCLE LANE
17. PEDESTRIAN SIDEWALK, MIN 5' WIDE
18. EASEMENT# 75 10450
19. EASEMENT# 75 28668
20. EASEMENT# 77 18810
21. EASEMENT# 92 38568
22. EASEMENT# 91 04292
23. EASEMENT# 93 68317
24. EASEMENT PER BOOK, 481, PAGE 717, RECORDED MAY 25TH, 1949
25. EASEMENT PER VOL 597 PAGE 143, RECORDED DEC, 1961
26. PARKING SPACE TO BE REMOVED
27. NEW PARKING SPACE

LEGEND

- CHAIN LINK FENCING
- TRAFFIC CIRCULATION
- TAX LOT BOUNDARY
- SIDEWALK REPLACEMENT AREA
- NEW SIDEWALK AREA
- LANDSCAPE IMPROVEMENTS
- TRAFFIC BOLLARD
- EASEMENT
- 478 FT — CONTOUR LINE, 2FT INTERVALS

PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE.
2. LANDSCAPE IMPROVEMENTS TO BE VERIFIED WITH ARCHITECT.
3. SIDEWALK IMPROVEMENTS TO BE VERIFIED BY ARCHITECT
3. BICYCLE RACKS WILL BE PROVIDED BY THE CLIENT
4. TRAFFIC CIRCULATION ARROWS ARE FOR DIAGRAMMATIC PURPOSES ONLY.

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

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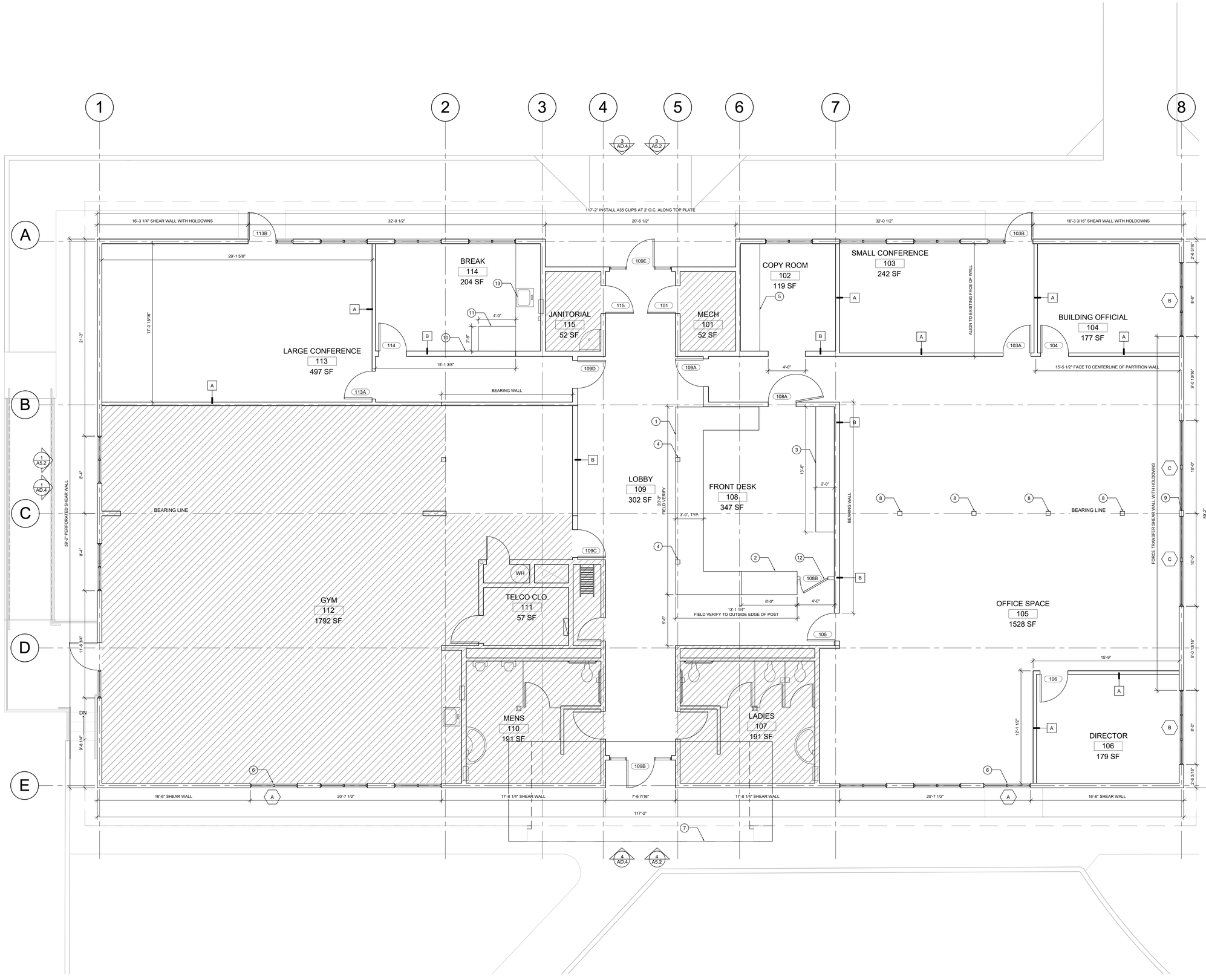
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OREGON
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SITE PLAN

A1.0

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1 A1.1 **FLOOR PLAN**

1/4"= 1'-0"

PLAN KEY NOTES

1. CASEWORK AND COUNTER, SEE DD NARRATIVE DIV. 6-2-A & DIV. 6-3-C-i
2. ADA ACCESSIBLE CASEWORK AND COUNTER
3. CASEWORK AND COUNTER, SEE DD NARRATIVE DIV. 6-3-C-ii
4. (E) POST TO BE TRIMMED OUT ABOVE NEW COUNTER
5. (E) CASEWORK WITH PLUMBING FIXTURES REMOVED AND (N) P. LAM. COUNTERTOPS. SEE FINISH SCHEDULE
6. SALVAGED AND REINSTALLED NAIL FIN ALUMINUM WINDOW
7. NEW ENTRY CANOPY
8. EXISTING POST TRIMMED OUT
9. EXISTING POST LOCATED IN EXTERIOR WALL
10. NEW WATER LINE FOR REFRIGERATOR
11. NEW CASEWORK AND COUNTERTOPS. NEW PLUMBING FOR DISHWASHER
12. HALF-DOOR PANEL WITH 180 DEGREE SWING, SEE DD NARRATIVE DIV. 6-3-C-iii
13. NEW SS SINK AND FAUCET

LEGEND

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

PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
2. REUSE EXISTING DOORS AND HARDWARE IF POSSIBLE. SEE DOOR SCHEDULE
3. TRANSITION OF FLOORING MATERIALS TO OCCUR UNDER DOOR SLAB UNLESS OTHERWISE NOTED.

2 AS.2
2 AD.4

PLAN STRUCTURAL NOTES

1. PROVIDE 10D NAILS AT 6" O.C. BOUNDARY EDGE AND 12" O.C. FIELD TO EXISTING 5/8" PLYWOOD ROOF SHEATHING.
2. 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.

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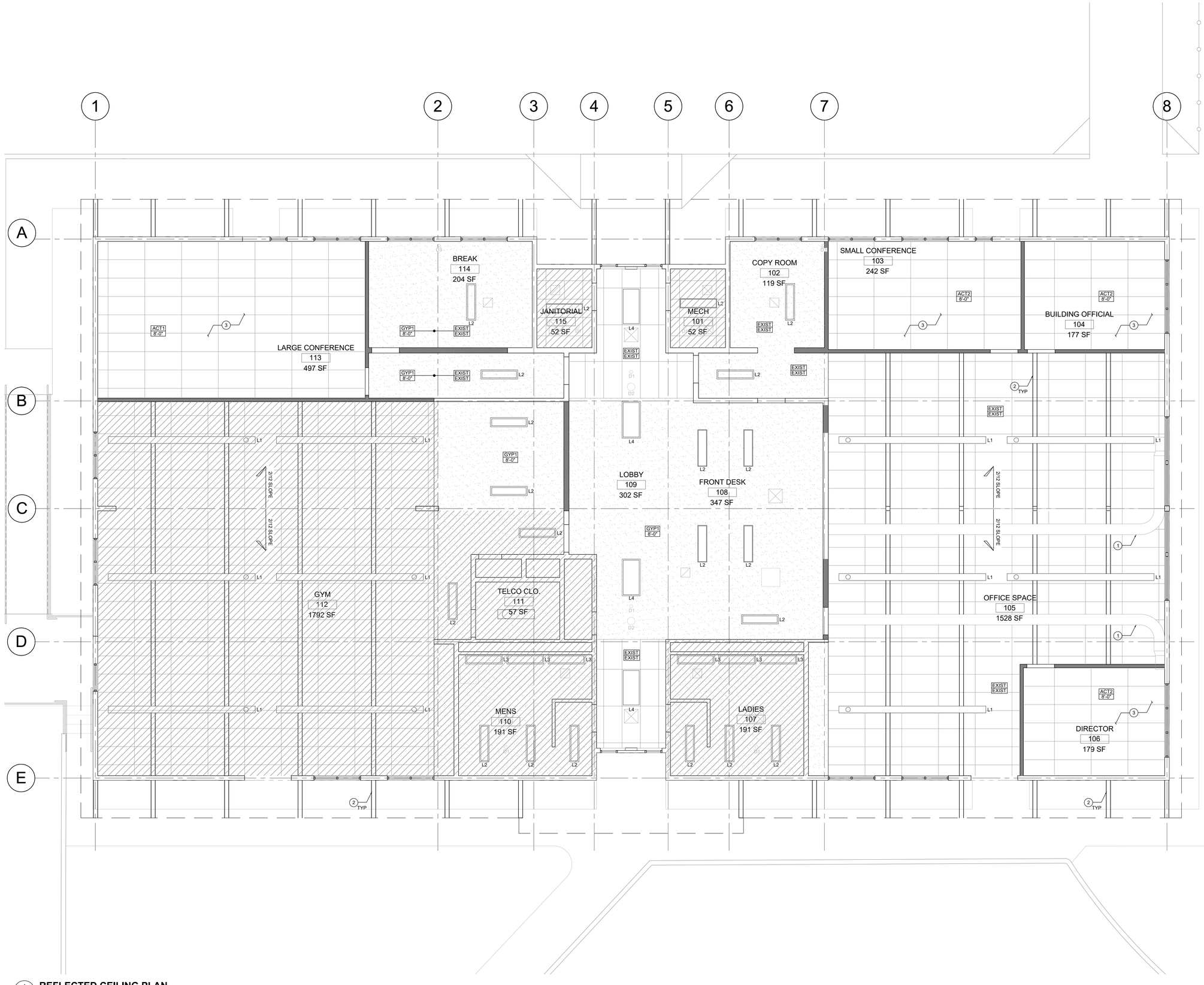
PROJECT NO:	P-2195-17
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REGISTERED ARCHITECT
JOELLE HARRIS
KLAMATH FALLS, OR
OREGON
EXPIRES: 12-31-17
FOR INFORMATION ONLY

FLOOR PLAN

A1.1

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1 A1.2 **REFLECTED CEILING PLAN**

1/4"= 1'-0"

PLAN KEY NOTES

1. RETURN DUCTWORK
2. EXPOSED CEILING RAFTERS 6X12 AT 8' O.C.
3. ACOUSTIC CEILING TILE, SEE DD NARRATIVE DIV. 9-2

LEGEND

- NO WORK IN THIS AREA
- GYP1 — GYPSUM BOARD
- ACT1 — ACOUSTIC CEILING TILE 2X4
- EXISTING WALLS/PARTITIONS
- NEW PARTITION
- ROOF OVERHANG
- CEILING TAG: XXX / 0'-0" — CEILING MATERIAL TAG; CEILING HEIGHT ABOVE FINISHED FLOOR

DIFFUSER SYMBOLS

- 24" X 24" SUPPLY
- 12" X 12" RETURN

GENERAL NOTES

1. REFER TO DESIGN DEVELOPMENT NARRATIVE FOR ADDITIONAL INFORMATION
2. ALL AREAS WITH NEW ACT, ASSUME NEW LED INDIRECT TROFFER

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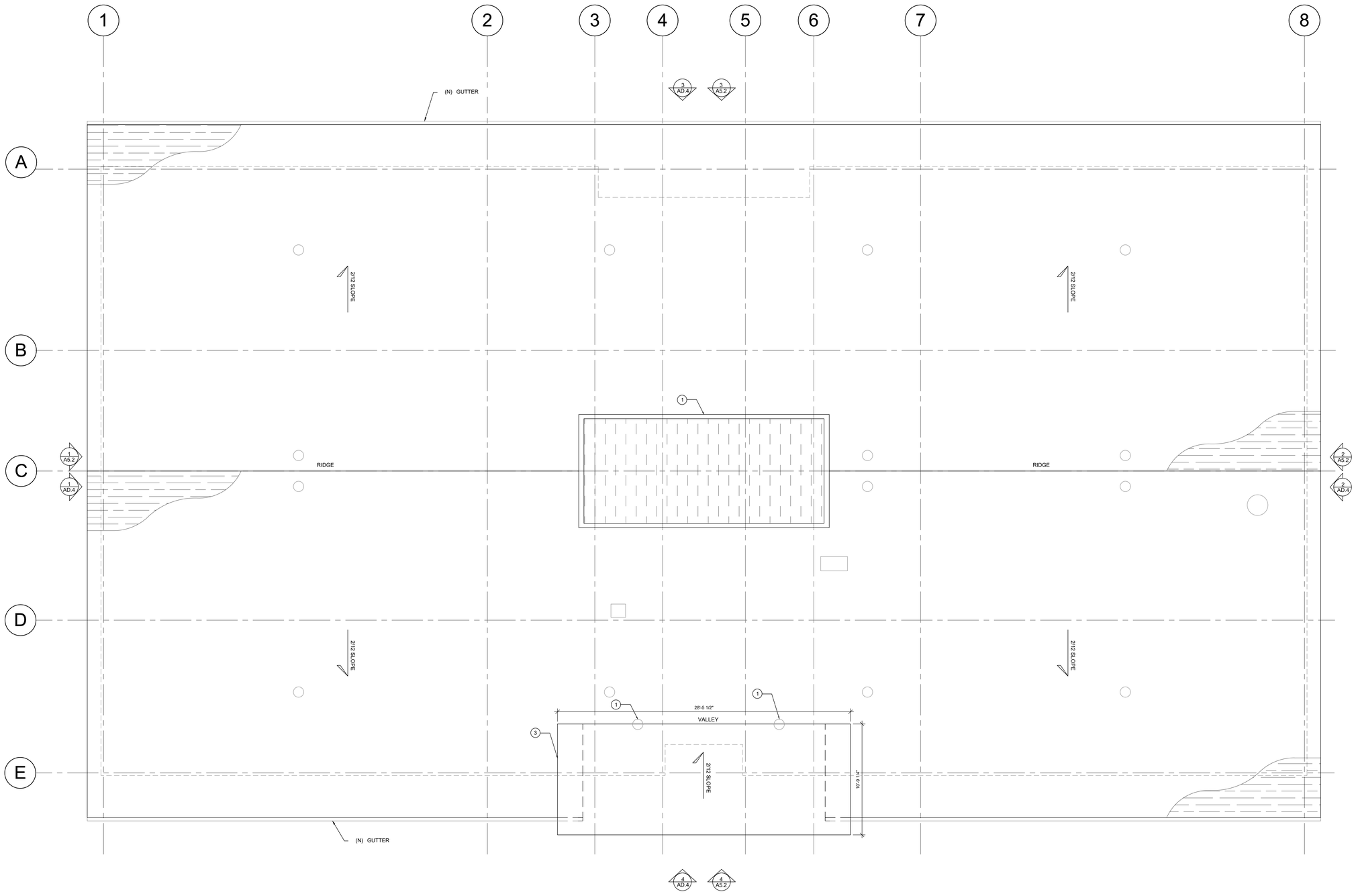
REGISTERED ARCHITECT — JOELLE HARRIS — 12927 — KLAMATH FALLS, OR — STATE OF OREGON — EXPIRES: 12-31-17

FOR INFORMATION ONLY

REFLECTED CEILING PLAN

A1.2

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1 A1.3 **ROOF PLAN**

1/4"= 1'-0"

(#) PLAN KEY NOTES

1. MECHANICAL EQUIPMENT WELL WITH EXTERIOR METAL LOUVERS, SEE DESIGN NARRATIVE DIV. 8-4
2. EXISTING BATHROOM EXHAUST VENT TO BE RELOCATED AS NECESSARY FOR NEW CANOPY
3. 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

1. REFER TO DD NARRATIVE FOR ADDITIONAL INFORMATION

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

REGISTERED ARCHITECT
JOELLE HARRIS
11927
KLAMATH Falls OR
STATE OF OREGON
EXPIRES: 12-31-17
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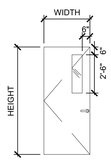
ROOF PLAN

A1.3

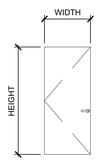
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DOOR SCHEDULE

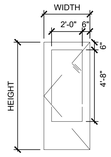
DOOR NO.	ROOM NAME	ROOM NO.	DOOR HEIGHT	DOOR WIDTH	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FIRE RATING	COMMENTS
101	MECH	101	EX	EX	EX	EX	EX	EX	-	-
103A	SMALL CONFERENCE	103	7'-0"	3'-0"	C	WD	CF	HM	-	-
103B	SMALL CONFERENCE	103	EX	EX	EX	EX	EX	EX	-	-
104	BUILDING OFFICIAL	104	7'-0"	3'-0"	C	WD	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	-	-



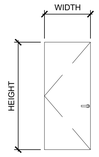
A
(E) WOOD DOOR WITH GLAZED PANEL



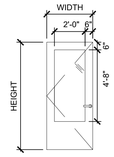
AA
(E) WOOD DOOR



B
(E) METAL DOOR WITH GLAZED PANEL



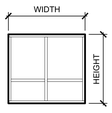
BB
(E) METAL DOOR



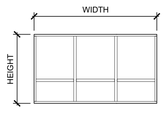
C
WOOD DOOR WITH GLAZED PANEL

WINDOW SCHEDULE

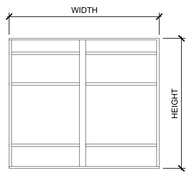
WNDW NO.	ROOM NAME	ROOM NO.	WNDW HEIGHT	WNDW WIDTH	WNDW TYPE	WNDW MATERIAL	OPERABLE	FRAME MATERIAL	FIRE RATING	COMMENTS
A	GYM	112	EX	EX	A	EX	EX	EX	-	RELOCATED EXISTING WINDOW, SEE DD NARATIVE DIV. 8-1
A	OFFICE SPACE	105	EX	EX	A	EX	EX	EX	-	RELOCATED EXISTING WINDOW, SEE DD NARATIVE DIV. 8-1
B	OFFICE SPACE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



A
(E) WINDOW



B
ALUMINUM WINDOW



C
ALUMINUM WINDOW

FLOORING FINISHES

FLOORING

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

WALL BASE FINISHES

WALL BASE

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

WALL FINISHES

PAINT

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

CASEWORK/MILLWORK FINISHES

LAMINATE

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

CEILING FINISHES

ACOUSTICAL CEILING TILE

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

GYPSUM CEILINGS

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

FINISH NOTES

1. DEFER TO DESIGN DEVELOPMENT (DD) NARRATIVE FOR ALL FINISHES AND WINDOW TREATEMENTS.

ABBREVIATIONS

EX	EXISTING
AL	ALUMINUM
STL	STEEL
CAA	CLEAR ANODIZED ALUMINUM
BRZ	DARK BRONZE ANONDIZED 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

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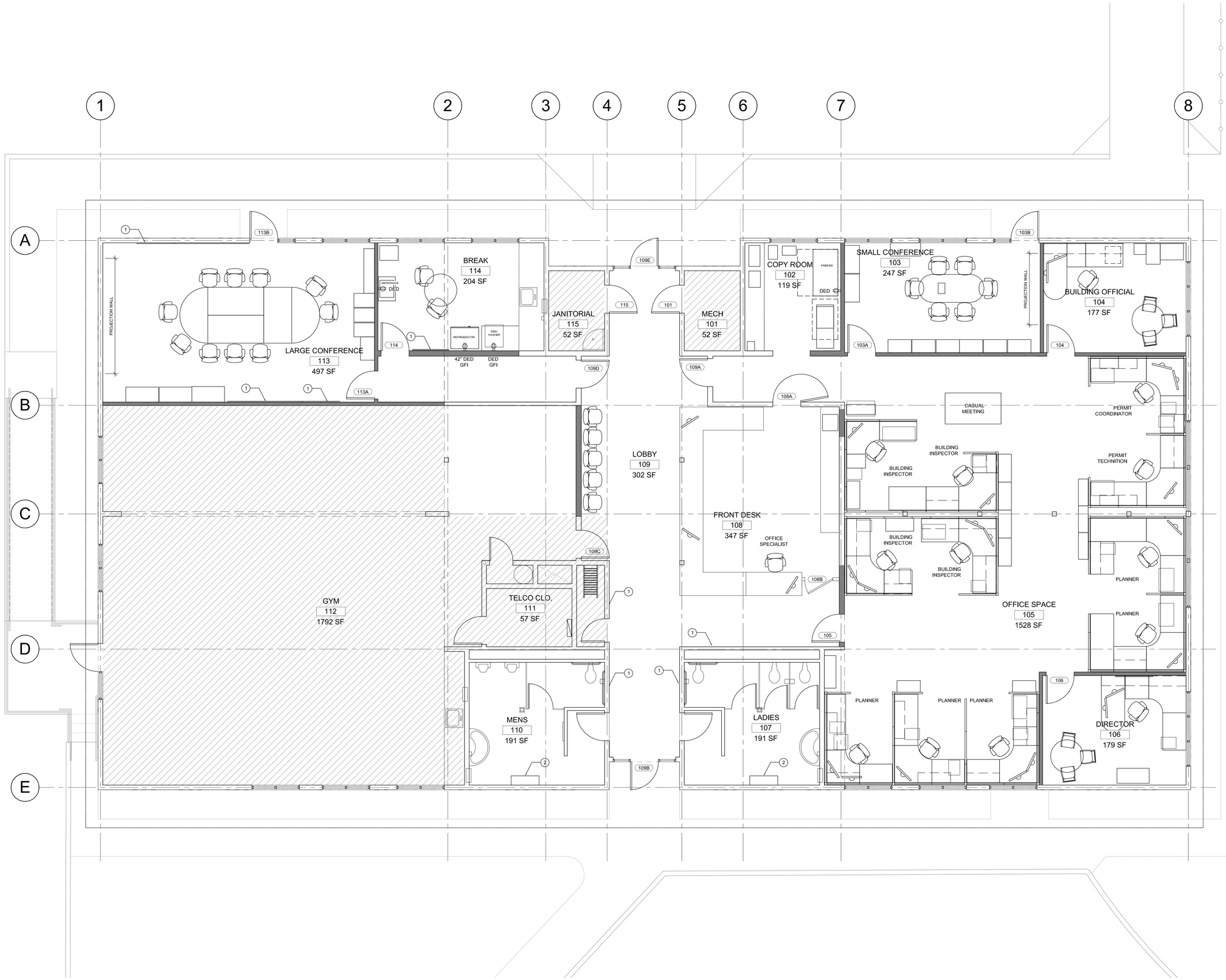
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JOELLE C. HARRIS
OREGON
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STAMP NOT VALID FOR CONSTRUCTION
EXPIRES: 12-31-17

DOOR, WINDOW, FINISH SCHEDULE

A2.0

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1 A1.1 **FURNITURE/POWER PLAN**

1/4"= 1'-0"

(#) PLAN KEY NOTES

1. PROVIDE BLOCKING FOR ATTACHING WALL MOUNTED BULLETIN BOARDS
2. NEW LOCKERS, THREE WIDE, THREE TIERED, 36" W X 12" D 78" 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 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 INFEED TO ATTACH TO FURNITURE SYSTEM - POWER, DATA & VOICE

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(503) 656-2707 phone

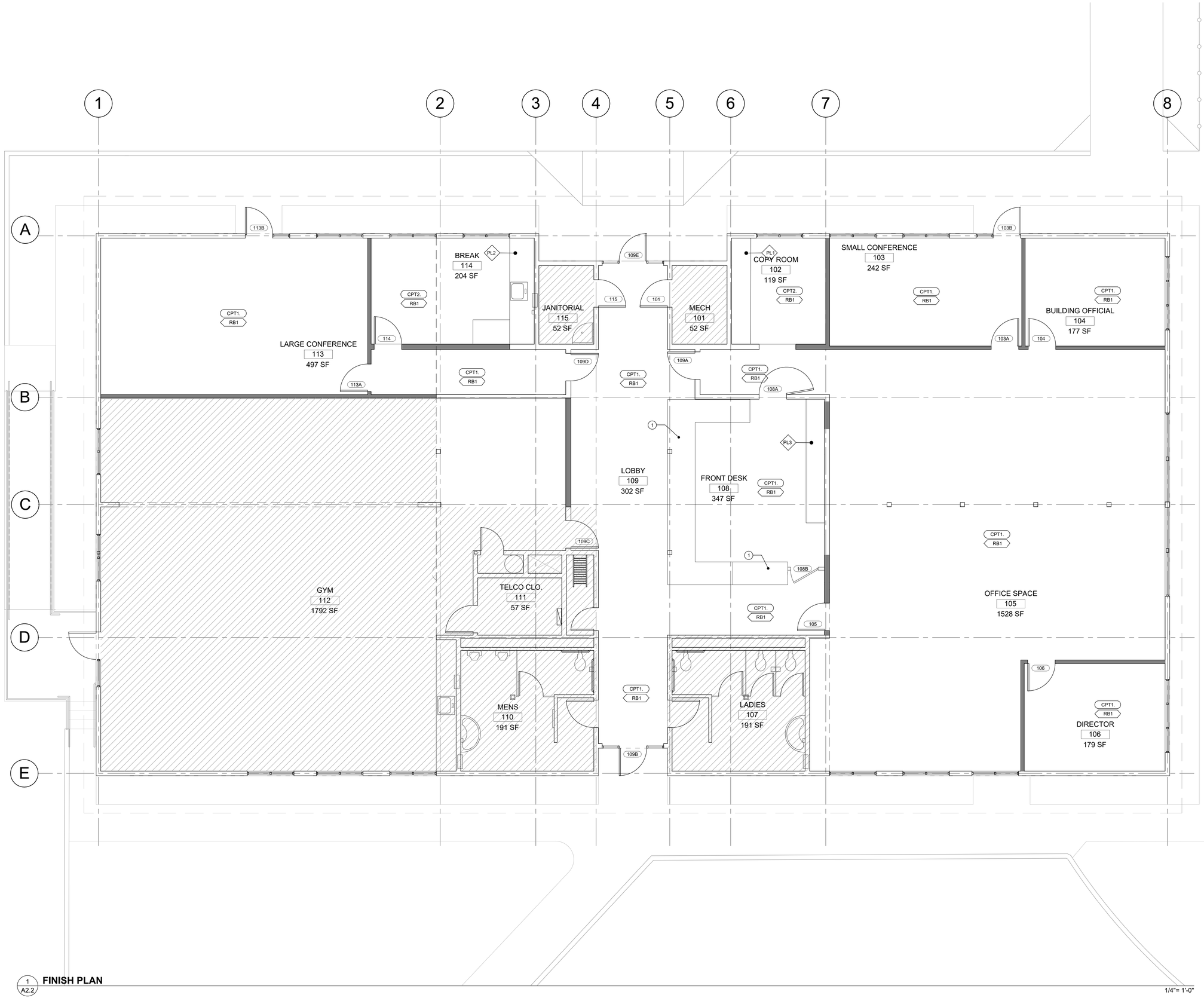
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EXPIRES: 12-31-17

FURNITURE/POWER PLAN

A2.1

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



1 A2.2 **FINISH PLAN**

1/4"= 1'-0"

PLAN KEY NOTES

(1) OWNER FURNISHED WOOD SLAB, SEE DD NARRATIVE DIV. 6-2-A

LEGEND

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

FINISH LEGEND

NAME / XXX — ROOM TAG: ROOM NAME, ROOM NUMBER
XXX — FLOOR FINISH
XXX — WALL BASE
DIRECTION OF CARPET PATTERN
XXX — WALL FINISH

PLAN GENERAL NOTES

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

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

DATE | BY | REVISIONS | NO.

CITY OF OREGON CITY

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1232 LINN AVE OREGON CITY 97045

ZCS ENGINEERING
524 Main Street - Suite 02, Oregon City, OR 97045
(503) 657-0188 www.zcsengineering.com

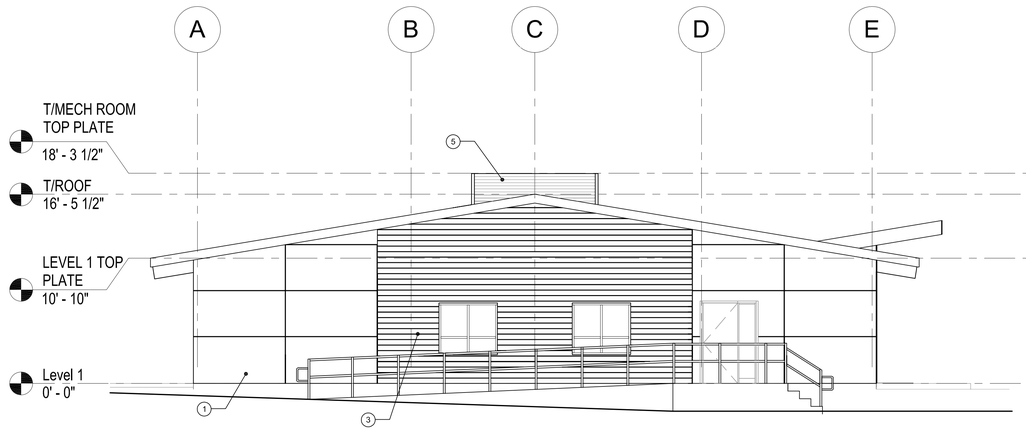
PROJECT NO:	P-2195-17
DRAWN:	MJC
CHECKED:	JOH
DATE:	07-21-17

REGISTERED ARCHITECT
JOELLE HARRIS
STATE OF OREGON
FOR INFORMATION ONLY
EXPIRES: 12-31-17

FINISH PLAN

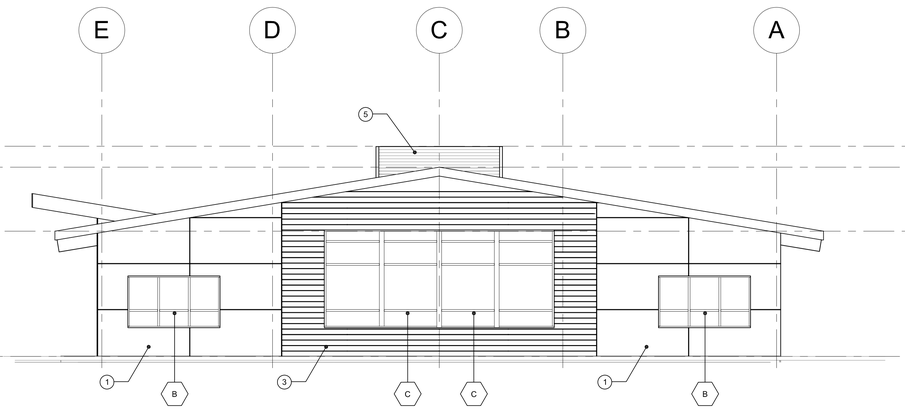
A2.2

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



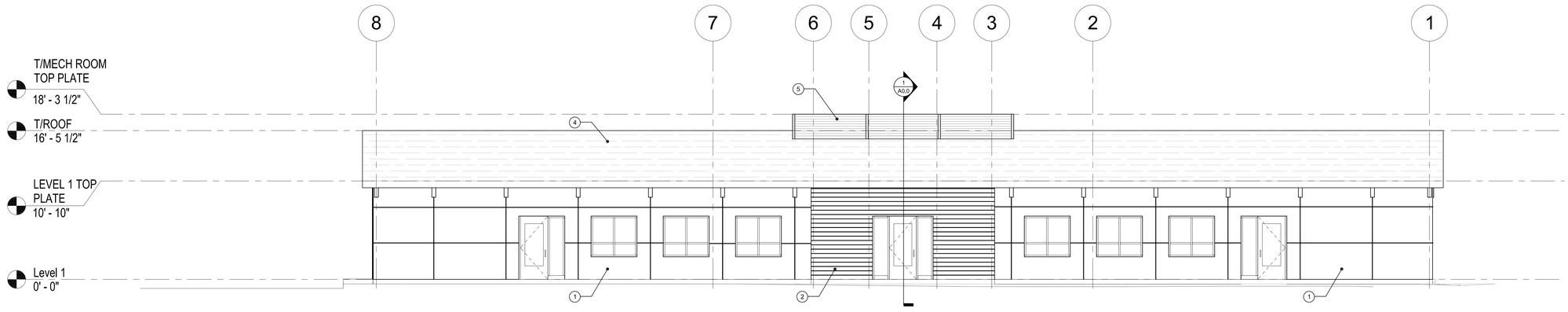
1 A5.1 **WEST ELEVATION**

3/16"= 1'-0"



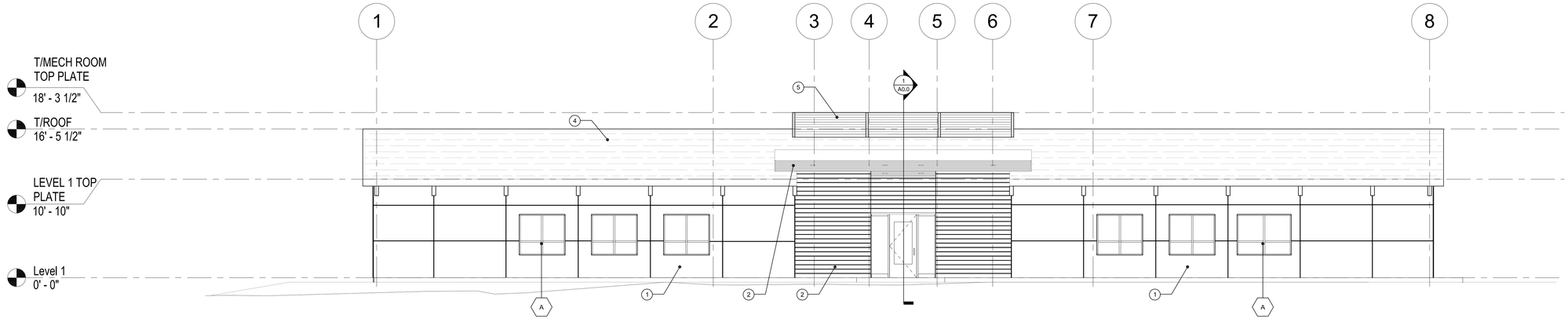
2 A5.1 **EAST ELEVATION**

3/16"= 1'-0"



3 A5.1 **SOUTH ELEVATION**

3/16"= 1'-0"



4 A5.1 **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 ASHPALT SHINGLE ROOF

PLAN GENERAL NOTES

1.

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NO. | BY | DATE

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ENGINEERING
524 Main Street - Suite OZ, Oregon City, OR. 97045
tel: (503) 659-2420

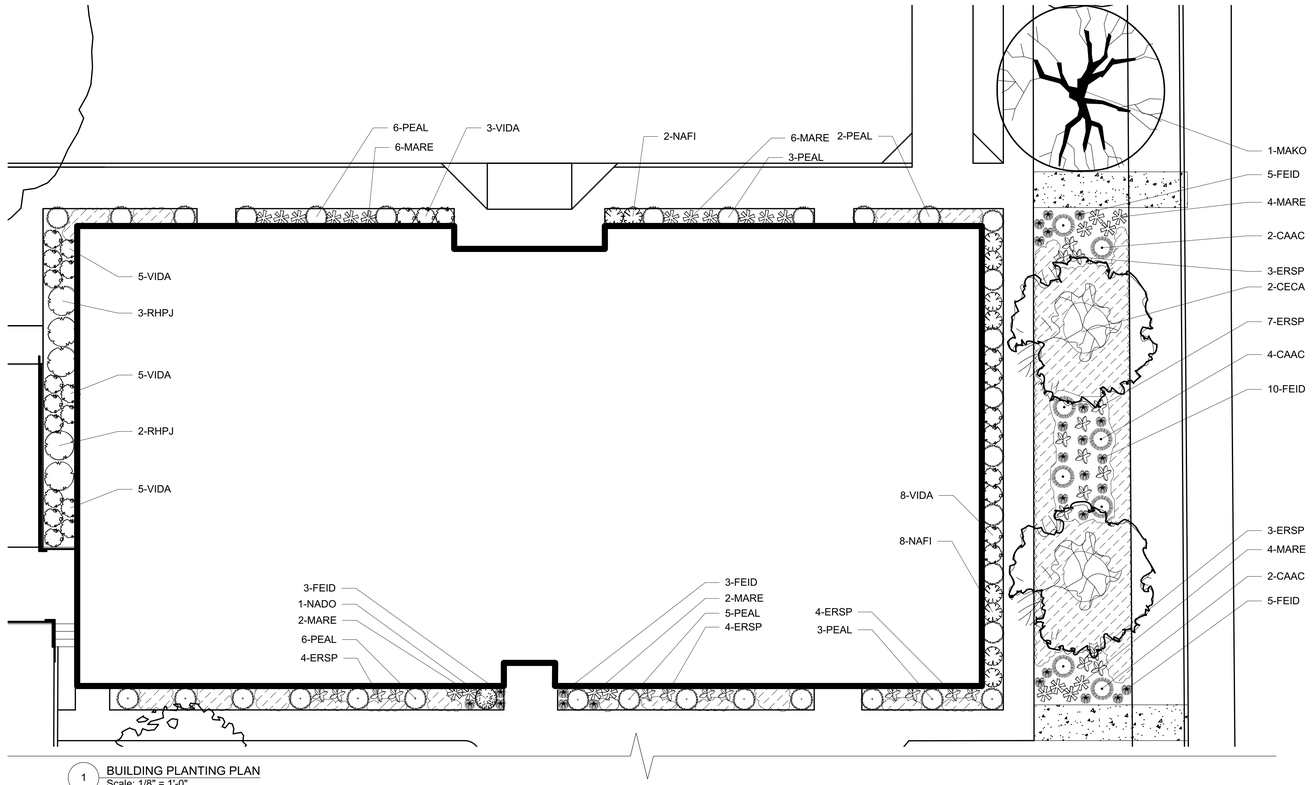
PROJECT NO:	P-2195-17
DRAWN:	MJC
CHECKED:	JCH
DATE:	07-21-17

REGISTERED ARCHITECT
JOELLE HOWARD
OREGON
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
EXPIRES: 12-31-17

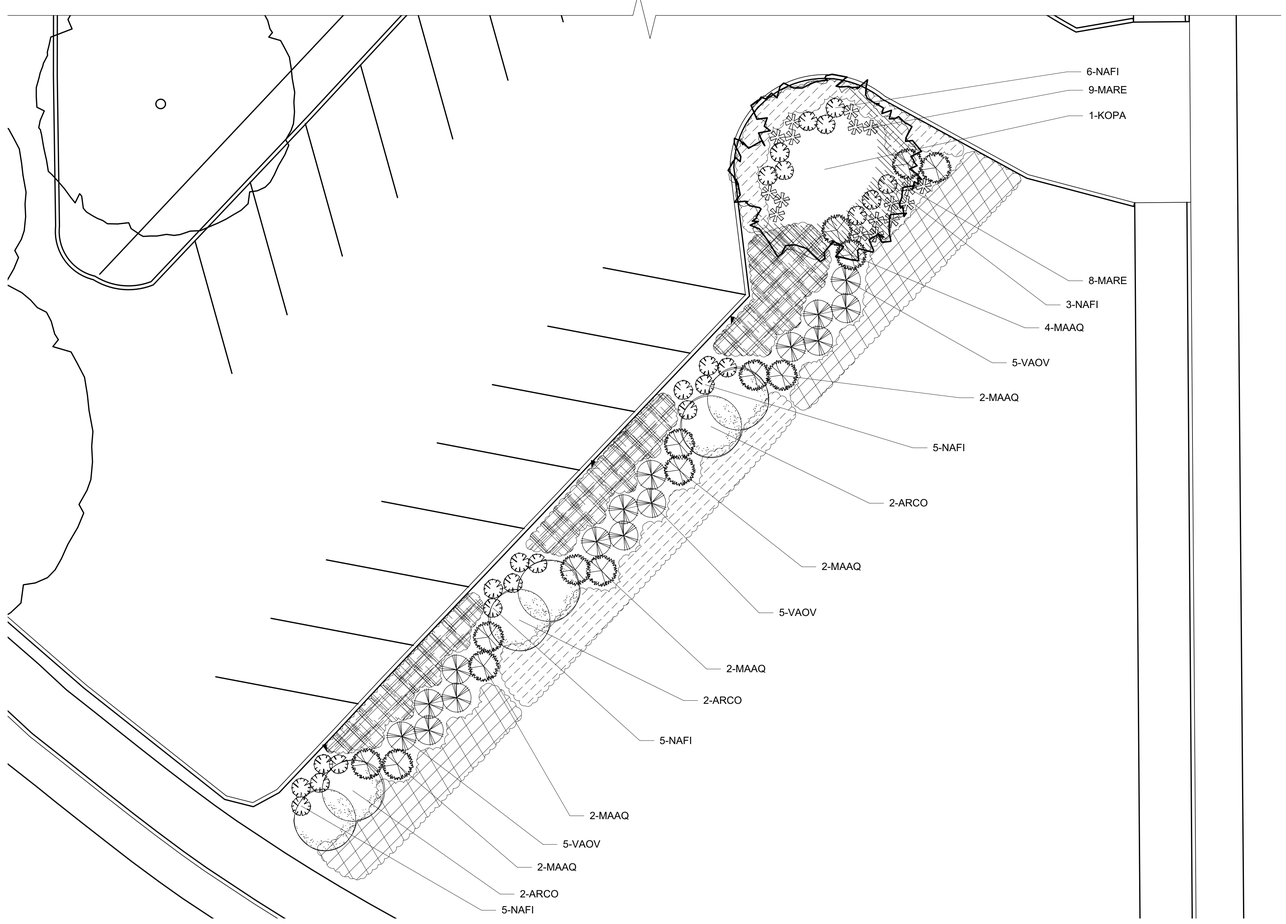
(E) ELEVATIONS

A5.1

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



1 BUILDING PLANTING PLAN
Scale: 1/8" = 1'-0"



2 PARKING LOT PLANTING PLAN
Scale: 1/8" = 1'-0"

Plant List - Types

	ID	Qty	Common Name	Botanical Name	Scheduled Size	Comments
Groundcover						
	ARUU	159	**Kinnikinick**	Arctostaphylos uva-ursi 'Emerald Carpet'	4" POT	PLANT 36" O.C.
	GELY	40	**Lydia Woadwaxen**	Genista lydia	4" POT	PLANT 36" O.C.
	ERRG	102	**Ruby Glow Winter Heath**	Erica carnea 'Ruby Glow'	4" POT	PLANT 24" O.C.
Ornamental Grass						
	PEAL	33	**Dwarf Fountain Grass**	Pennisetum alopecuroides 'Hameln'	1 GAL.	
	CAAC	8	**Foerster`s Feather Reed Grass**	Calamagrostis x acutiflora `Karl Foerster`	1 GAL.	
	FEID	26	**Idaho Fescue 'Siskiyou Blue'**	Festuca idahoensis 'siskiyou blue'	1 GAL.	
Perennials						
	ERSP	25	**Showy Fleabane**	Erigeron speciosus	1 GAL.	
Shrubs						
	MARE	41	**Creeping Mahonia**	Mahonia repens	1 GAL.	
	VIDA	26	**David Viburnum**	Viburnum davidii	1 GAL.	
	VAOV	15	**Evergreen Huckleberry**	Vaccinium ovatum	5 GAL.	
	NAFI	34	**Firepower Heavenly Bamboo**	Nandina domestica 'Firepower'	1 GAL	
	ARCO	6	**Hairy Manzanita**	Arctostaphylos columbiana	5 GAL.	
	MAAQ	14	**Oregon Grape**	Mahonia aquifolium	5 GAL.	
	RHPJ	5	**PJM Rhododendron**	Rhododendron 'PJM'	5 GAL.	
	NADO	1	**Plum Passion Heavenly Bamboo (TM)**	Nandina domestica 'Plum Passion' (TM)	5 GAL.	
Trees						
	CECA	2	**Eastern Redbud**	Cercis canadensis	2" CALIPER	
	KOPA	1	**Golden Rain Tree**	Koelreuteria paniculata	2" CALIPER	
	MAKO	1	**Kobus Magnolia**	Magnolia kobus	2" CALIPER	

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REVISIONS

CITY OF OREGON CITY
COMMUNITY DEVELOPMENT DEPT.
1232 LINN AVE OREGON CITY
97045

ZCS ENGINEERING
534 Main Street - Suite D2 Oregon City, OR 97045
(503) 656-2205 phone (503) 656-2435 fax

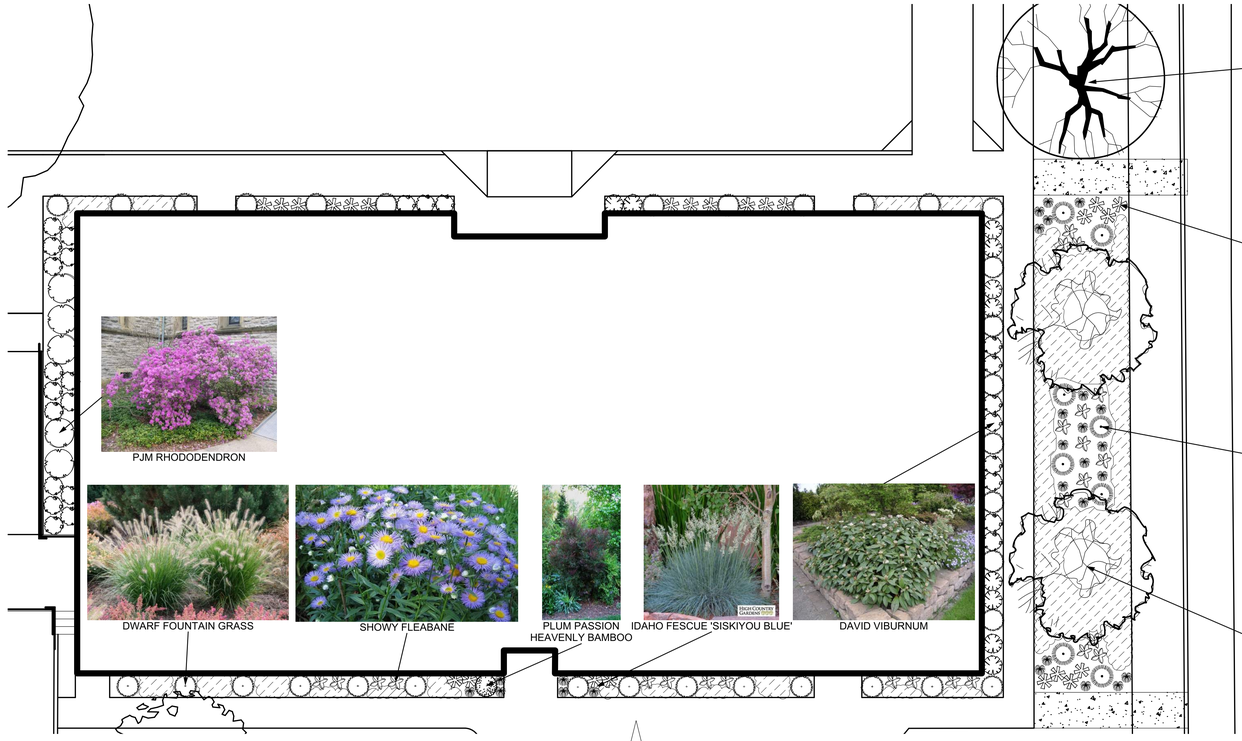
PROJECT NO:	P-2195-17
DRAWN:	JML
CHECKED:	GTC
DATE:	08-08-17

REGISTERED LANDSCAPE ARCHITECT
OREGON
JOHN
12/29/92

PLANTING PLAN

L1.0

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



1 BUILDING PLANTING PLAN
Scale: 1/8" = 1'-0"


KOBUS MAGNOLIA


CREEPING MAHONIA


FOERSTER´S FEATHER REED GRASS


EASTERN REDBUD


KINNIKINICK

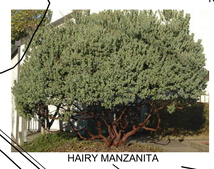

GOLDEN RAIN TREE

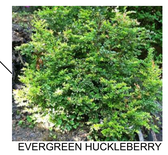

LYDIA WOADWAXEN


OREGON GRAPE


NANDINA FIREPOWER


RUBY GLOW WINTER HEATH


HAIRY MANZANITA


EVERGREEN HUCKLEBERRY

2 PARKING LOT PLANTING PLAN
Scale: 1/8" = 1'-0"

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1232 LINN AVE OREGON CITY
97045

ZCS ENGINEERING
374 Main Street - Suite 02 - Oregon City, OR 97045
ph (503) 659-2435

PROJECT NO:	P-2195-17
DRAWN:	JML
CHECKED:	GTC
DATE:	08-08-17

REGISTERED LANDSCAPE ARCHITECT OREGON 12/29/92

PLANTING PLAN W/ IMAGES

L1.1

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Southern Entrance



Southeast Corner



Northern Entrance



East Facade



West Facade

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Existing Exterior Conditions

June 29, 2017



Southeastern Room



Casework



Restroom



Main Corridor

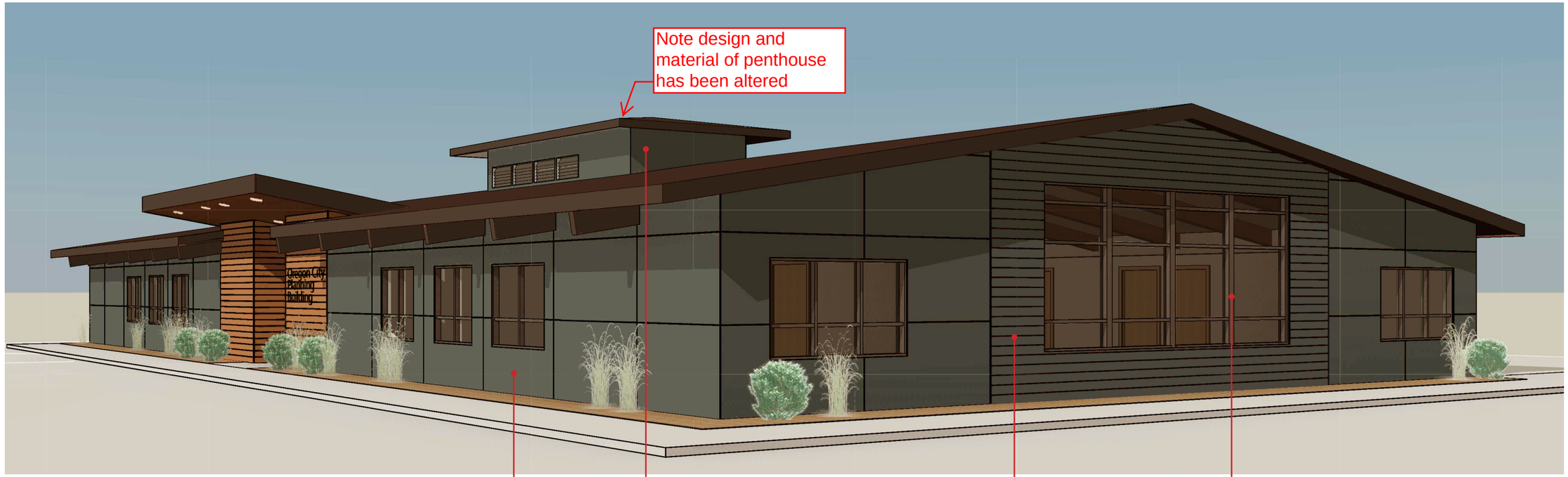
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(503) 659-2535 phone (503) 659-2433 fax

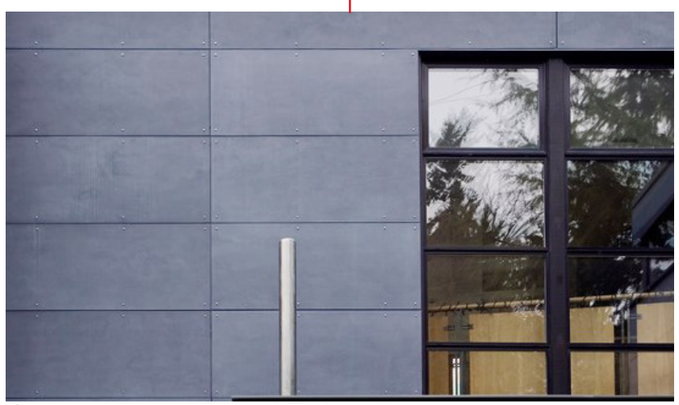
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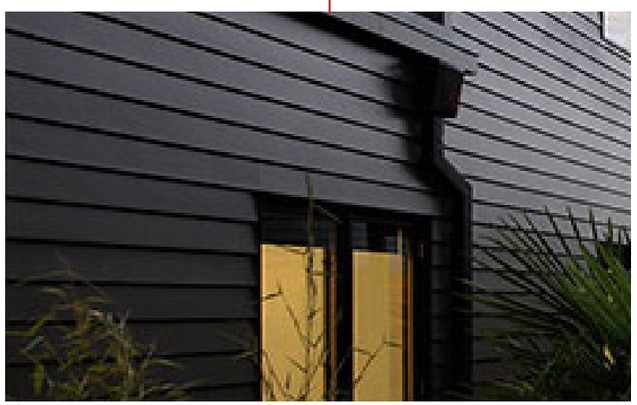
Existing Interior Conditions

June 29, 2017





Cement Panel Board Painted



Cement Panel Lap Siding Painted



Dark Bronze Aluminum Windows

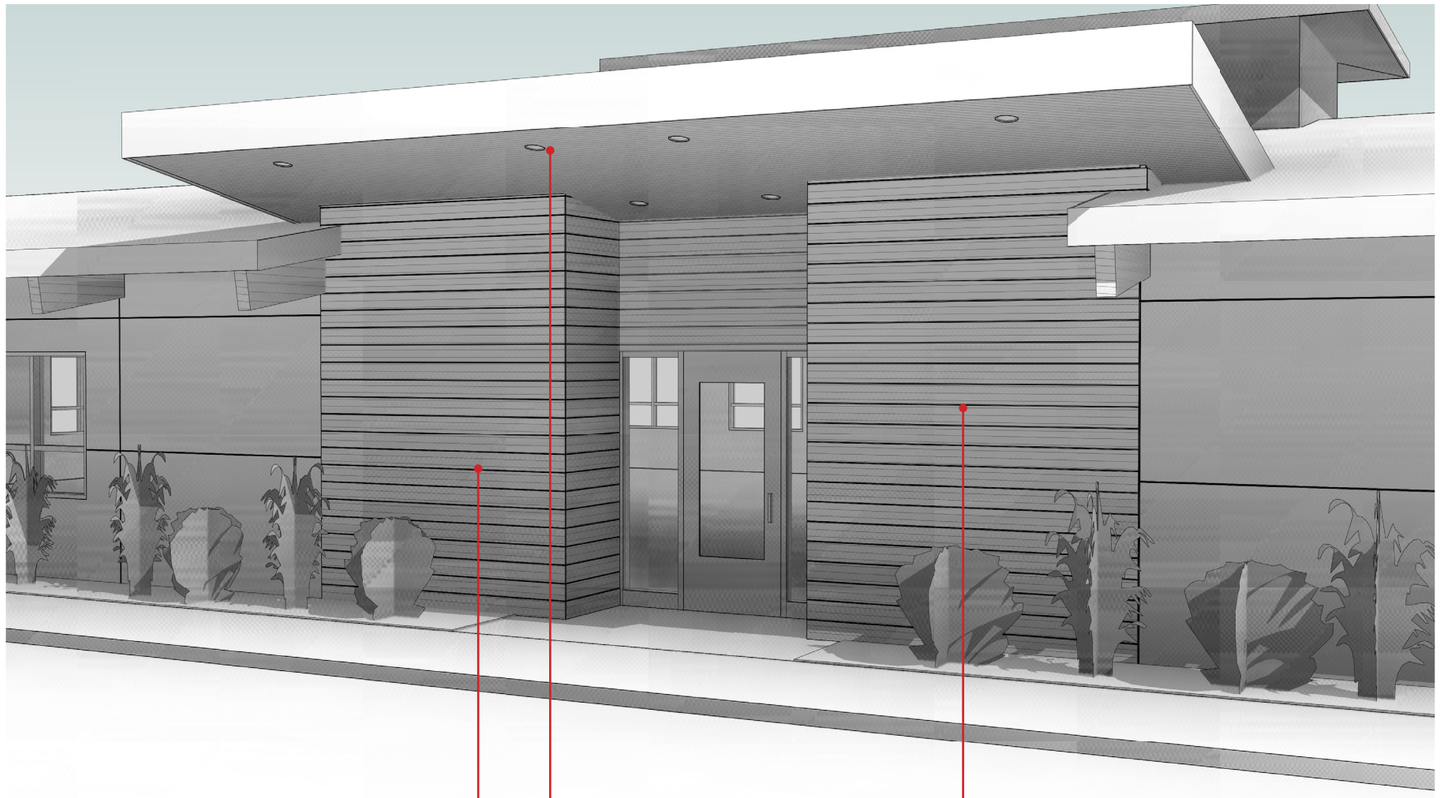
ZCS ENGINEERING, Inc.
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(503) 659-2535 phone (503) 659-2433 fax

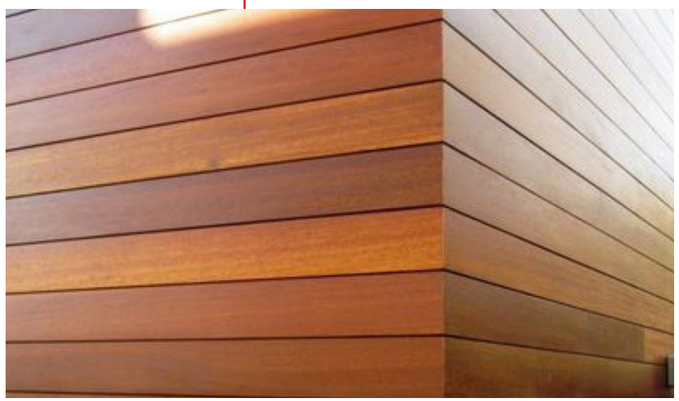
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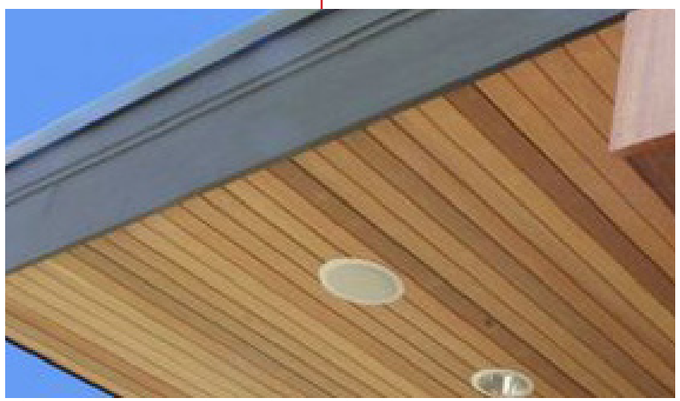
Materials Pallet: Cladding and Windows

June 29, 2017





Tongue and Groove 4" Wood Paneling Clear Finish



Recessed Lighting Beneath Canopy



Raised Bronze Aluminum Signage
(Not Shown)

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Canopy Entrance Option 1

June 29, 2017