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NOT FOR  
PRELIMINARY  
CONSTRUCTION

CITY OF OREGON CITY  
**BUENA VISTA CLUBHOUSE RENOVATION**

1601 Jackson St  
Oregon City, OR 97045

PROJ. NO. : 1828  
FILE : AFP1  
DATE : 7/11/18

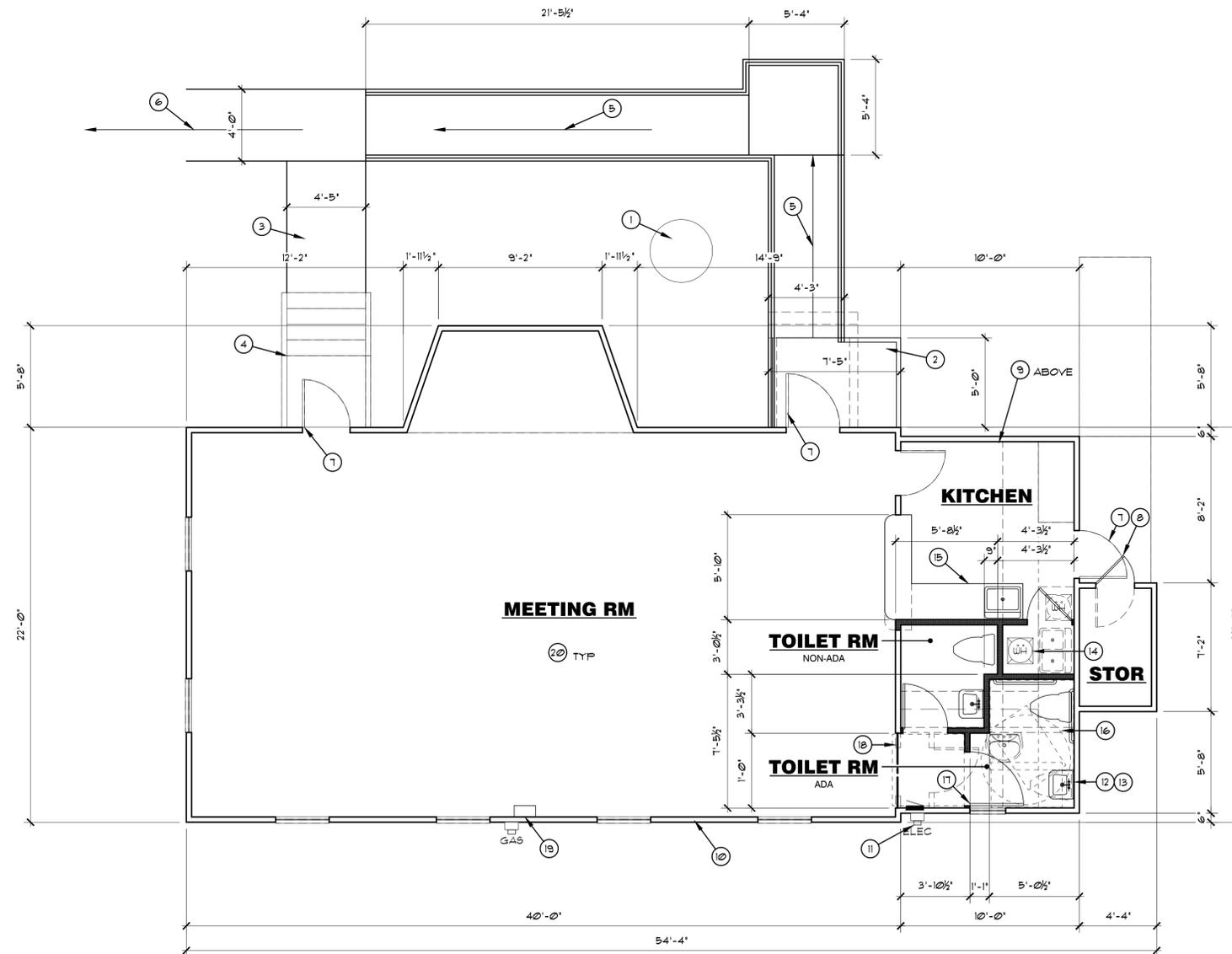
SHEET #

**A1.1**

PRELIM FLOOR PLAN

**FLOOR PLAN KEYNOTES**

- EXIST'G TREE TO REMAIN. PROTECT DURING CONSTRUCTION.
- DEMOLISH EXISTING WOOD FRAME PORCH AND CONSTRUCT NEW WOOD DECK WITH 42" HIGH WOOD GUARDRAIL.
- DEMOLISH EXISTING ASPHALT PATH AND INSTALL NEW CONCRETE WALKWAY PER PLAN.
- EXISTING WOOD DECK AND GUARDRAIL TO REMAIN. INSTALL NEW CODE COMPLIANT PAINTED STL PIPE HANDRAIL EA SIDE OF EXISTING STAIRS.
- INSTALL NEW CONCRETE RAMP W/ 1:12 SLOPE, 4" CONC CURB EA SIDE AND 36" HIGH CODE COMPLIANT HANDRAIL EA. SIDE.
- INSTALL NEW CONCRETE WALKWAY W/ MAX 1:20 SLOPE. TIE TO EXISTING ASPHALT WALKWAY AT 16th ST ROW. (APPROX 80 LINEAL FT).
- EXISTING DOOR TO REMAIN.
- INSTALL NEW DOOR AT EXISTING OPENING.
- CLEAN ROOF AND GUTTERS AND REPLACE 12" OF GUTTER AT NORTH SIDE W/ NEW TO MATCH EXISTING.
- PREP AND PAINT BUILDING EXTERIOR. REMOVE AND REINSTALL SECURITY GRILLES AT WINDOWS.
- INSTALL NEW ELECTRIC SERVICE AND NEW PANEL TO REPLACE EXISTING. INSPECT AND REPAIR EXISTING WIRING AND DEVICES AS REQUIRED TO COMPLY WITH CURRENT CODE REQUIREMENTS AND PROPER FUNCTIONING SYSTEM.
- DEMOLISH EXISTING PLUMBING SUPPLY LINES AND REPLACE WITH NEW PEX PIPING.
- INSPECT EXISTING WASTE LINES AND REPAIR AS NECESSARY FOR PROPER FUNCTIONING AND CODE COMPLIANT SYSTEM.
- INSTALL NEW 20 GAL ELECTRIC WATER HEATER.
- DEMOLISH EXISTING KITCHEN CABEWORX AND INSTALL NEW CABEWORX AND SINK.
- DEMOLISH EXISTING BATH FIXTURES AND INTERIOR WALL. FRAME NEW NON-BEARING WALL AND NEW FIXTURES PER PLANS.
- INSTALL NEW 3'x 6'8" 5 PANEL WOOD DOOR AND TRIM.
- ENLARGE EXISTING CABED OPENING WITH NEW 4x10 HEADER ABOVE.
- RECONNECT GAS SERVICE AND INSTALL NEW GAS UNIT HEATER TO REPLACE EXISTING.
- REPLACE EXISTING FLUORESCENT LIGHT FIXTURES WITH NEW 2'x4' LED LAY-IN FIXTURES.
- 50. NOT USED



**MAIN LEVEL FLOOR PLAN**

BUILDING ELEMENTS ARE EXIST'G TO REMAIN UNLESS NOTED OTHERWISE.

**FLOOR PLAN LEGEND**

- NEW 2x6 @ 16" OC STUD WALL @ EXT UNO
- NEW 2x4 @ 16" OC STUD WALL @ INT UNO
- NEW HEADER OR BEAM
- EXIST'G WALL/ELEMENT TO BE REMOVED
- EXIST'G WALL TO REMAIN

1/4" = 1'-0"