

CITY OF OREGON CITY
COMMUNITY DEVELOPMENT DEPARTMENT TI

1298 LINN AVENUE
OREGON CITY, OREGON 97045



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.
- 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 CONTRACT 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.
- 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		J.O.W.	
(E)	EXISTING	JT.	JOINT
(N)	NEW	LAM.	LAMINATE
(R)	REMOVE	L.P.	LOW POINT
A.C.	ASPHALT CONCRETE	M.C.	MEDICINE CABINET
A.C.B.	ACUSTICAL BOARD	M.D.F.	MEDIUM DENSITY FIBERBOARD
A.C.P.	ACUSTICAL PANEL	M.D.O.	MEDIUM DENSITY OVERLAY
A.C.T.	ACUSTICAL CEILING TILE	MEMB.	MEMBRANE
A.D.	AREA DRAIN	M.H.	MANHOLE
ADJ.	ADJUSTABLE	MIR.	MIRROR
A.F.	ACCESS FLOORING	M.O.	MASONRY OPENING
AGGR.	AGGREGATE	M.P.	MIDPOINT
A.F.	ABOVE FINISHED FLOOR	M.S.	MACHINE SCREW
BD.	BOARD	MTD.	MOUNTED
BITUM.	BITUMINOUS	MUL.	MULLION
BKP.	BACKING PLATE	NOM.	NOMINAL
BM.	BEAM	N.T.S.	NOT TO SCALE
BOT./B.O.	BOTTOM/BOTTOM OF	OB.	OBSCURE
C.B.	CATCH BASIN	O.C.	ON CENTER
CEM.	CEMENT	O.C.D.	OVERHEAD COILING DOOR
CER.	CERAMIC	O.C.G.	OVERHEAD COILING GRILLE
C.G.	CORNER GUARD	O.D.	OUTSIDE DIAMETER
C.I.	CAST IRON	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
C.J.	CONTROL JOINT	O.F.D.	OVERFLOW DRAIN
CLG.	CEILING	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
CLKG.	CAULKING	OH.	OPPOSITE HAND
CLO.	CLOSET	PL.	PLATE
CLR.	CLEAR	P.LAM.	PLASTIC LAMINATE
C.M.A.	CONCRETE MASONRY UNIT	PLAS.	PLASTER
C.O.	CASED OPENING	P.C.P.	PORTLAND CEMENT
CONN	CONNECTION	PR.	PAIR
CORR.	CORRIDOR	PTN.	PARTITION
CPT.	CARPET	R.C.P.	REFLECTED CEILING PLAN
CTSK.	COUNTERSUNK	R.D.	ROOF DRAIN
C.T.	CERAMIC TILE	R.L.	RELOCATE
CTR.	CENTER	R.O.	ROUGH OPENING
D.F.	DRINKING FOUNTAIN	RWD.	REDWOOD
DET.	DETAIL	R.W.L.	RAIN WALL LEADER
DISP.	DISPENSER	REV.	REVERSED
DR.	DOOR	S.C.	SOLID CORE
DWR.	DRAWER	S.C.D.	SEE CIVIL DRAWINGS
D.S.	DOWNSPOUT	SHR.	SHOWER
D.S.P.	DRY STANDPIPE	S.J.	SCORE JOINT
E.I.	EXPANSION JOINT	S.L.D.	SEE LANDSCAPING DRAWINGS
EL.	ELEVATION	S.M.	SHEET METAL
EXPO.	EXPOSED	S.M.D.	SEE MECHANICAL DRAWINGS
EXP.	EXPANSION	S.O.G.	SLAB ON GRADE
F.A.	FIRE ALARM	S.S.D.	SEE STRUCTURAL DRAWINGS
F.B.	FLAT BAR	S.S.	STAINLESS STEEL
F.D.	FLOOR DRAIN	STR.	STRUCTURAL
F.F.	FLOOR FINISH	STR.	SELF TAPPING SCREW
F.O.	FACE OF CONCRETE	SUSP.	SUSPENDED
F.O.S.	FACE OF STUDS	T.RD.	TREAD
F.S.	FULL SIZE	T.B.	TOWEL BAR
FTG.	FOOTING	T.C.	TOP OF CURB
FUT.	FUTURE	T&G.	TONGUE AND GROOVE
G.L.	GRID LINE	THK.	THICK
G.LB.	GLULAM BEAM	T.P.	TOP OF PAVEMENT
G.B.	GRAB BAR	T.W.	TOP OF WALL
GND.	GROUND	V.I.F.	VERIFY IN FIELD
GYP.	GYPNUM	V.T.R.	VENT THROUGH ROOF
G.W.B.	GYPNUM WALL BOARD	W.C.	WATER CLOSET
H.B.	HOSE BIBB	W.O.	WINDOW OPENING
H.C.	HOLLOW CORE	J.B.	JUNCTION BOX
H.M.	HOLLOW METAL	J.O.H.	JAMB OPENING HEIGHT
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 CLADDING, 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 A111- 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 A111- 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 (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:
FIRELIFE SAFETY

PROJECT TEAM:

OWNER
LAURA TERWAY
CITY OF OREGON CITY COMMUNITY DEVELOPMENT DEPT.
221 MOLALLA AVE, STE 200
OREGON CITY, OR 97045

ARCHITECT
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ZCS ENGINEERING, Inc.
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(541) 884-7421

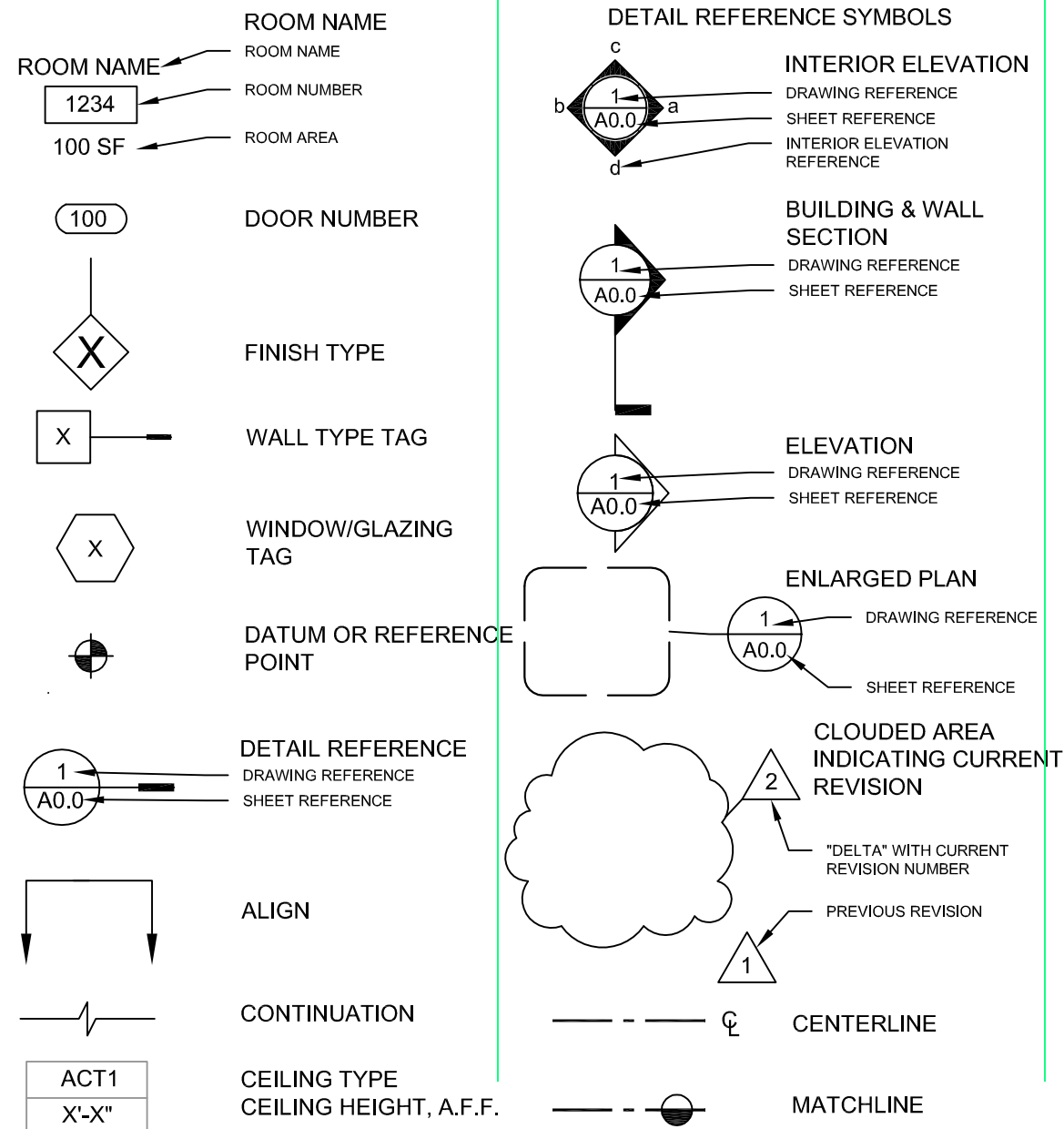
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(503) 659-2205

CIVIL ENGINEER
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MEP ENGINEER
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BHE GROUP
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(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

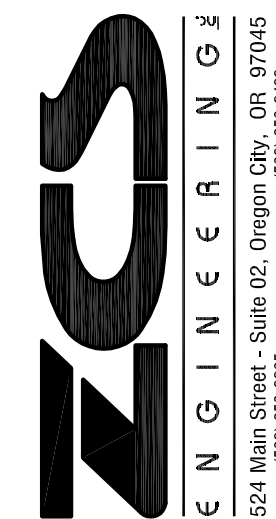


SHEET LIST

SHEET INDEX

- A0.0 COVER SHEET
AD.1 DEMOLITION 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
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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

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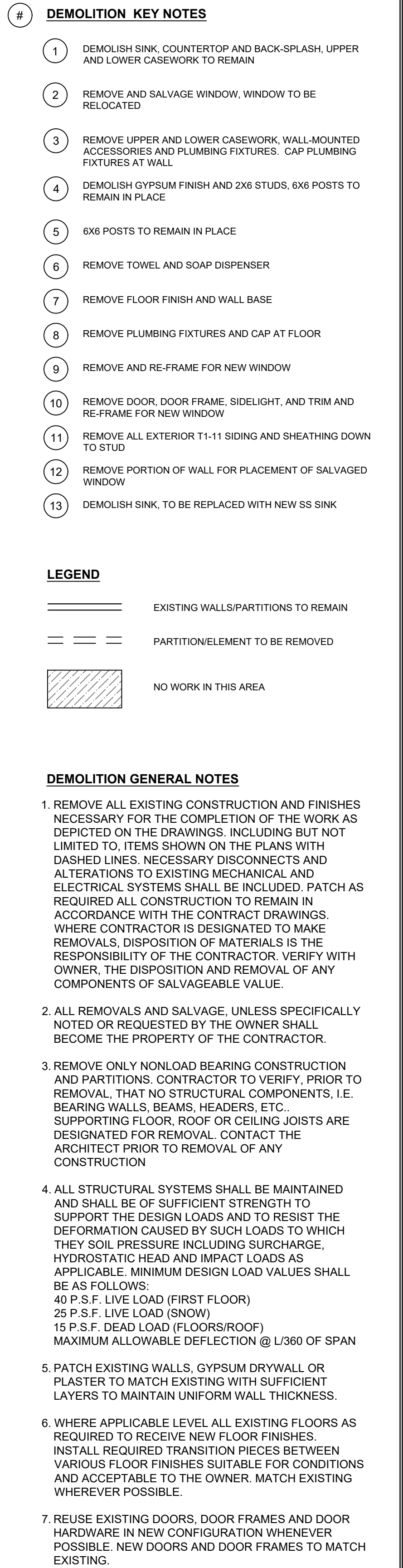


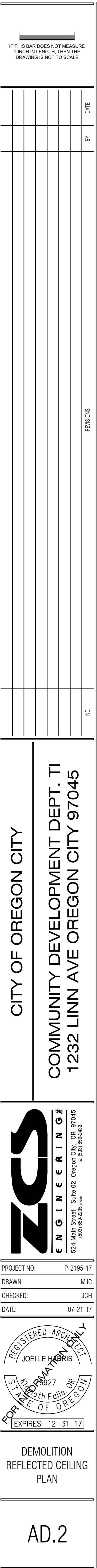
PROJECT NO: P-2195-17
DRAWN: MJC
CHECKED: JCH
DATE: 07-21-17
REGISTERED ARCHITECT
JOËLLE HARRIS
EXPIRES: 12-31-17

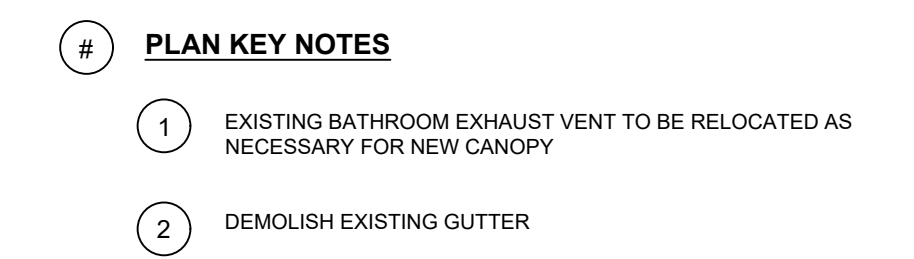
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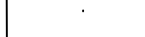
A0.0

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION


$$1/4" = 1'-0"$$

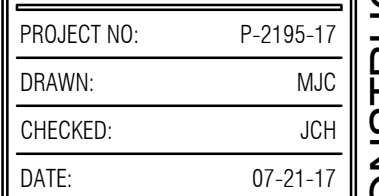




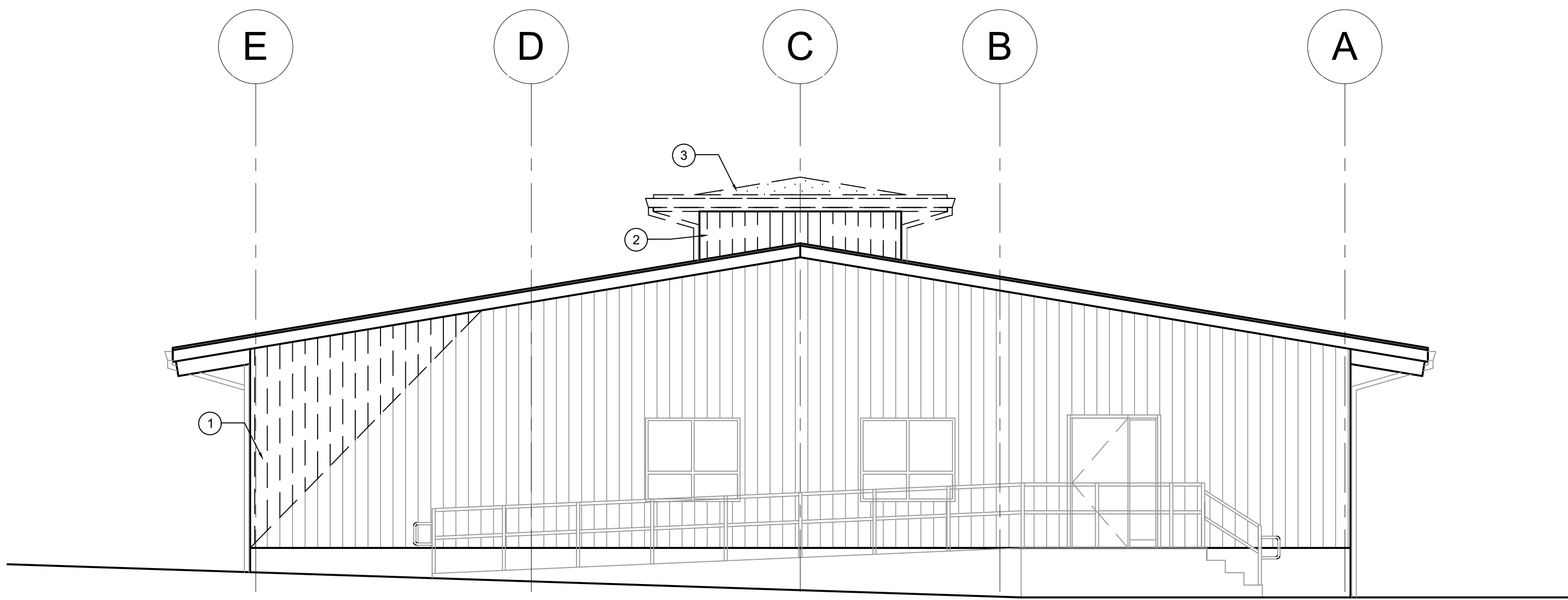
	PERIMETER OF EXTERIOR WALL BELOW
	DEMOLISH ROOFING
	DEMOLISH ROOFING, SHEATHING AND FRAMING FOR NEW WORK

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

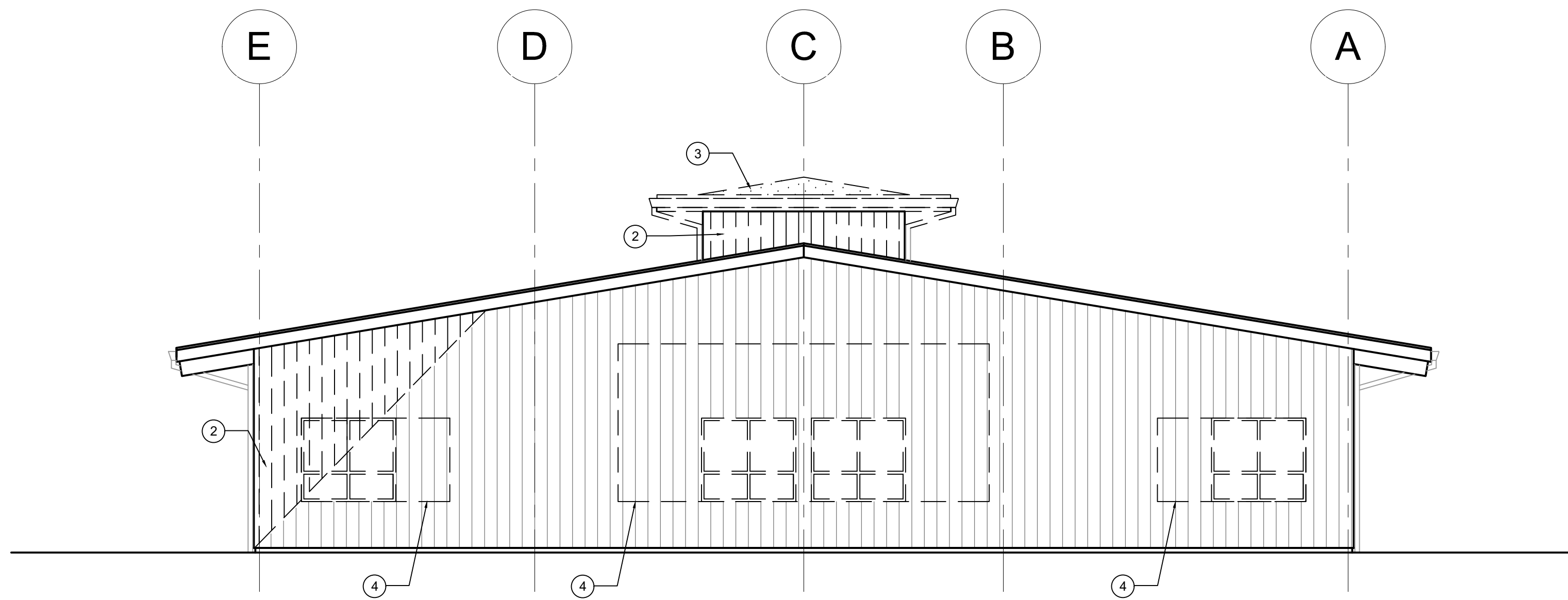
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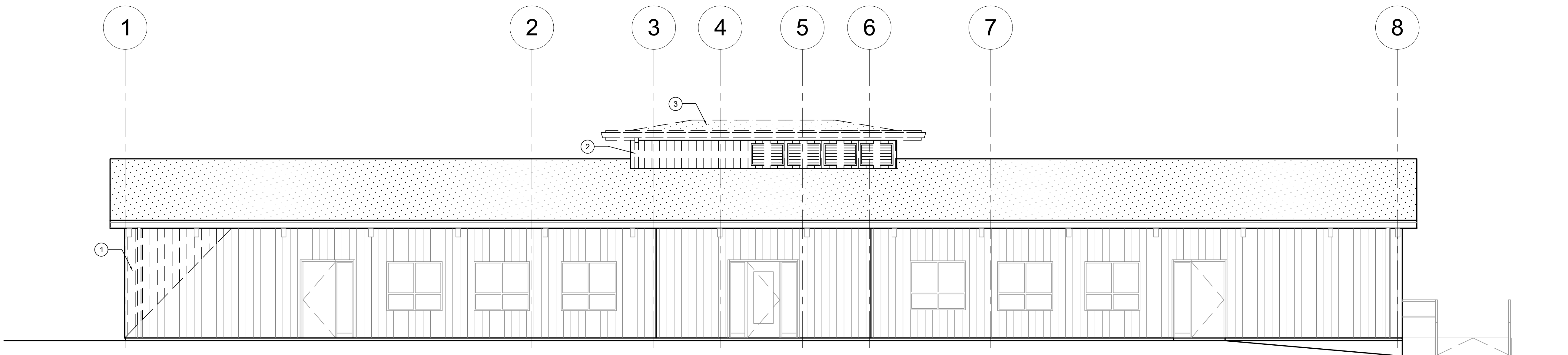
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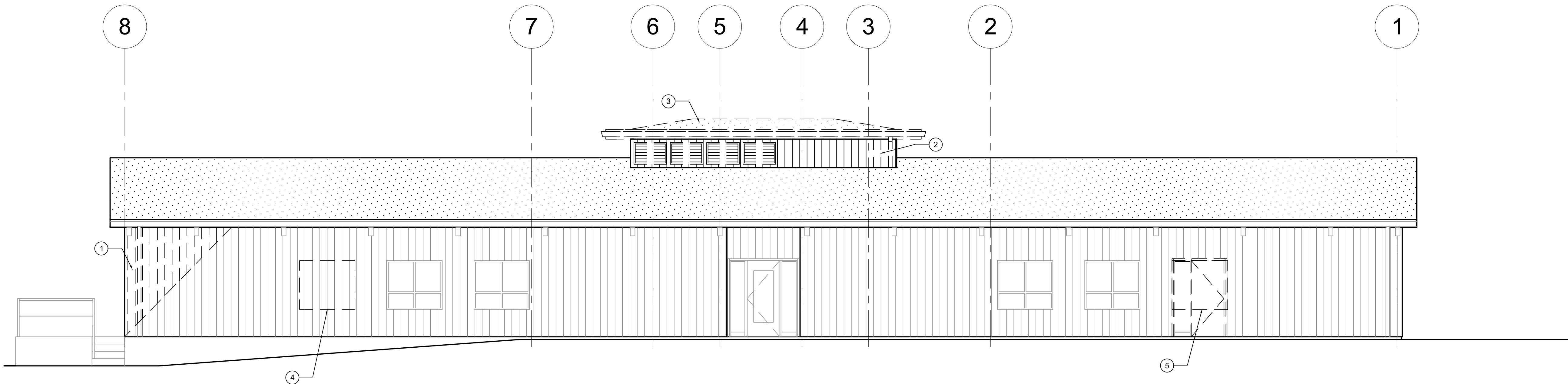
1
AD.4 (E) WEST ELEVATION 3/16"= 1'-0"



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"

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

DATE	
BY	
REVISION	
NO.	

CITY OF OREGON CITY

COMMUNITY DEVELOPMENT DEPT. T1

1232 LINN AVE OREGON CITY 97045

ZCS

ENGINEERING

524 Main Street - Suite 102, Oregon City, OR 97045

PH: 503.395.1234

PROJECT NO: P-2195-17

DRAWN: MUC

CHECKED: JCH

DATE: 07-21-17

REGISTERED ARCHITECT

JOELLE HARRIS

123456789012

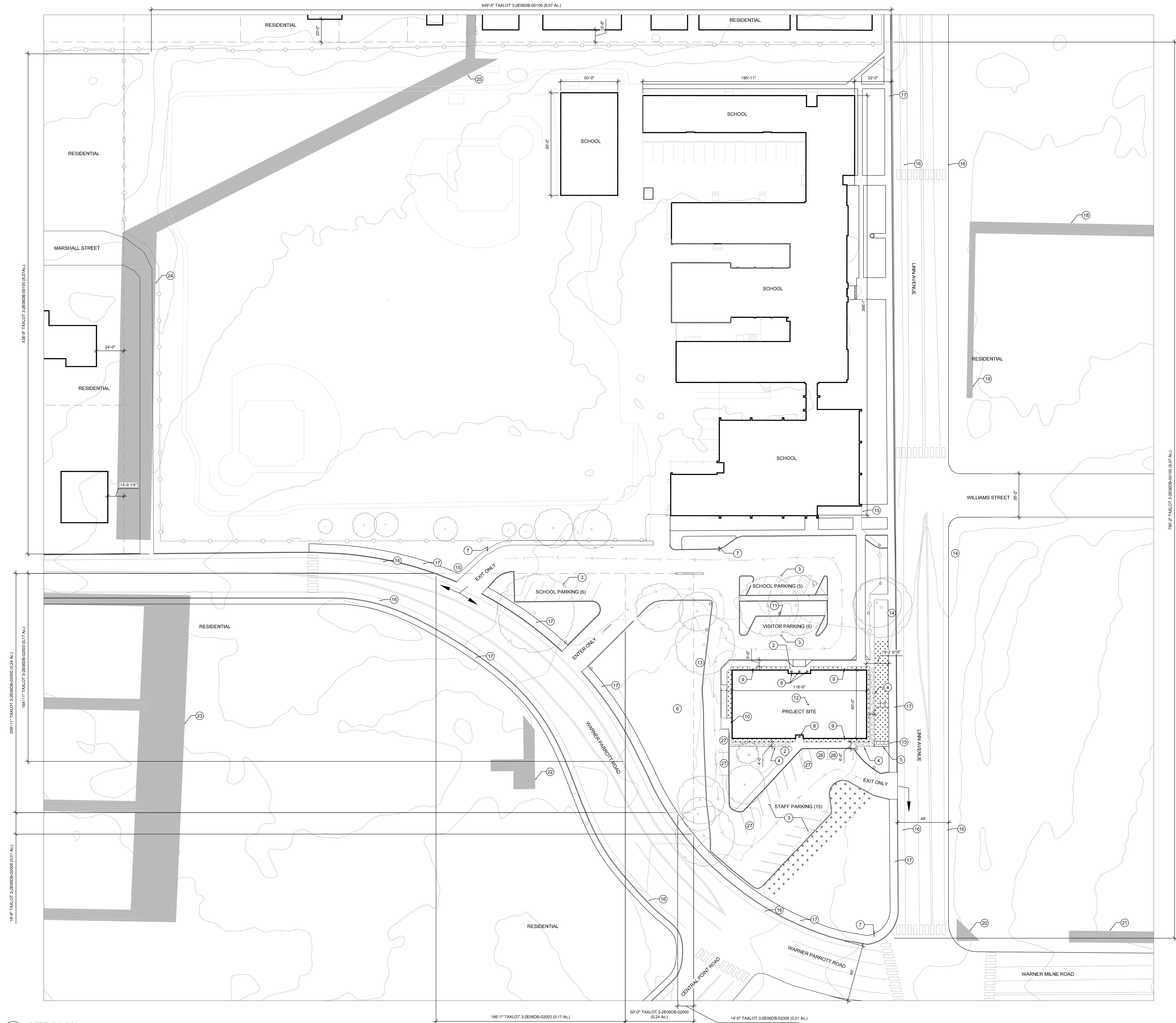
FOR THE STATE OF OREGON

EXPIRES: 12-31-17

DEMOLITION ELEVATIONS

AD.4

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



- PLAN KEY NOTES**
- NEW BICYCLE PARKING RACKS. BICYCLE FIXTURES OFCI
 - RE-STRIPING OF PARKING LOT
 - WIDEN SIDEWALK TO 5FT
 - NEW SIDEWALK WITH STAIRS CONNECTING TO STREET SIDEWALK
 - (ALTERNATE) NEW FLAG POLE WITH UPWARD LIGHTING
 - (E) STREET LIGHT AFFIXED TO UTILITY POLE
 - (E) EXTERIOR LIGHT (12IN X 12IN X 2IN) AFFIXED TO SOFFIT
 - (E) EXTERIOR LIGHT (5IN X 12IN X 5IN) AFFIXED TO WALL ABOVE DOOR
 - (E) EXTERIOR LIGHT (12IN DIA. X 2IN) AFFIXED TO WALL ABOVE DOOR
 - (E) LIGHT POST
 - (E) EXTERIOR LIGHT MOUNTED ON 8FT POLE ON ROOF
 - NEW EMPL OYEE PARKING SIGN
 - LINN AND WILLIAMS TRANSIT STOP
 - PEDESTRIAN ACCESS TO SITE
 - BICYCLE LANE
 - PEDESTRIAN SIDEWALK, MIN 5' WIDE
 - EASEMENT# 75 10450
 - EASEMENT# 75 29668
 - EASEMENT# 77 18810
 - EASEMENT# 92 38568
 - EASEMENT# 91 04292
 - EASEMENT# 93 68317
 - EASEMENT PER BOOK 481, PAGE 717, RECORDED MAY 25TH, 1949
 - EASEMENT PER VOL 597 PAGE 143, RECORDED DEC. 1961
 - PARKING SPACE TO BE REMOVED
 - NEW PARKING SPACE

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

- PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE APPROXIMATE.
 - LANDSCAPE IMPROVEMENTS TO BE VERIFIED WITH ARCHITECT.
 - SIDEWALK IMPROVEMENTS TO BE VERIFIED BY ARCHITECT
 - BICYCLE RACKS WILL BE PROVIDED BY THE CLIENT
 - TRAFFIC CIRCULATION ARROWS ARE FOR DIAGRAMMATIC PURPOSES ONLY.

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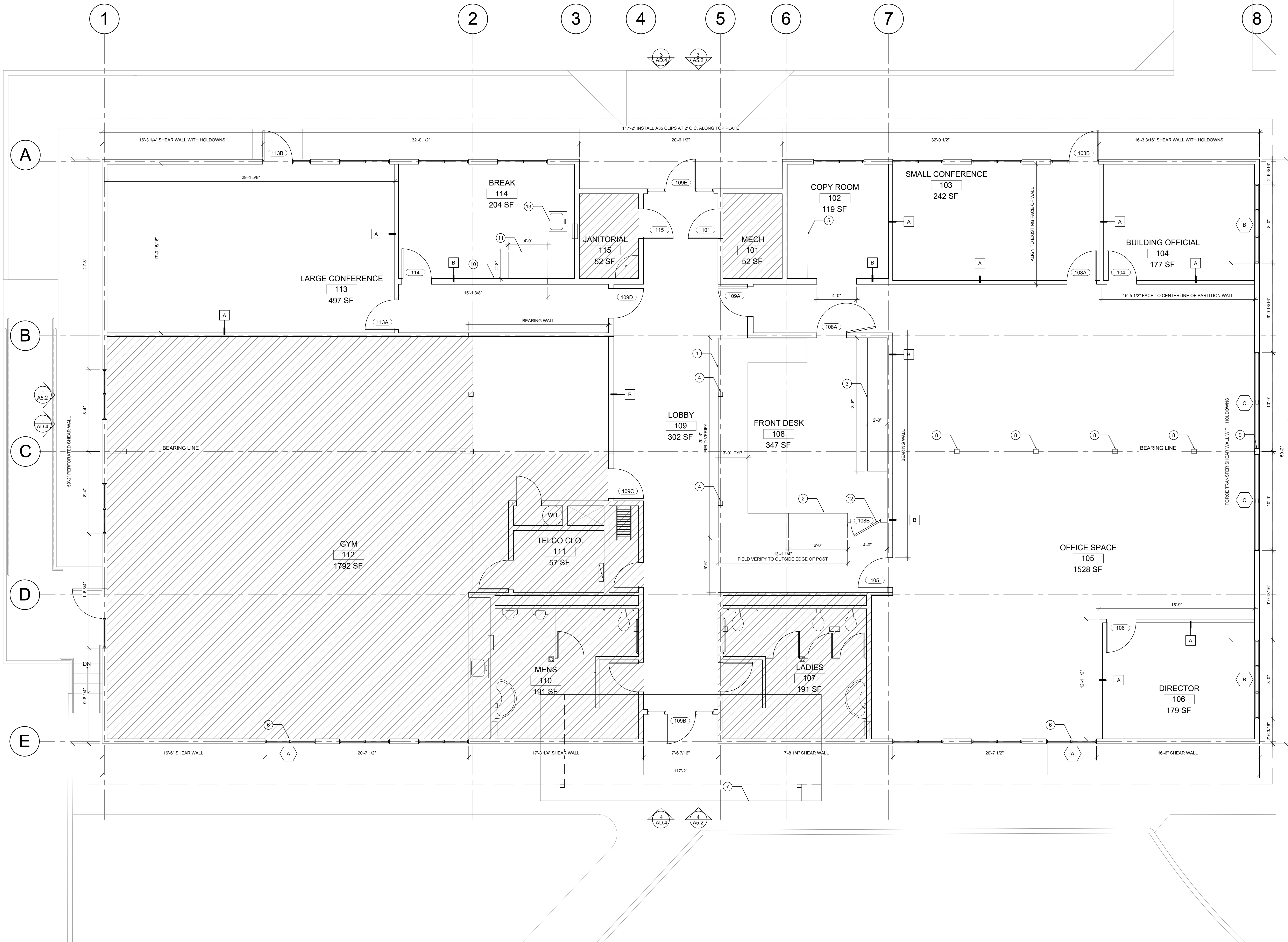
PROJECT NO: P-2195-17
DRAWN: MJC
CHECKED: JCH
DATE: 07-21-17

REGISTERED ARCHITECT
JOELLE HARRIS
No. 19927
for INFORMATION ONLY
EXPIRES: 12-31-17

SITE PLAN

A1.0

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



1 FLOOR PLAN
A1.1

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-II
 - 13 NEW SS SINK AND FAUCET

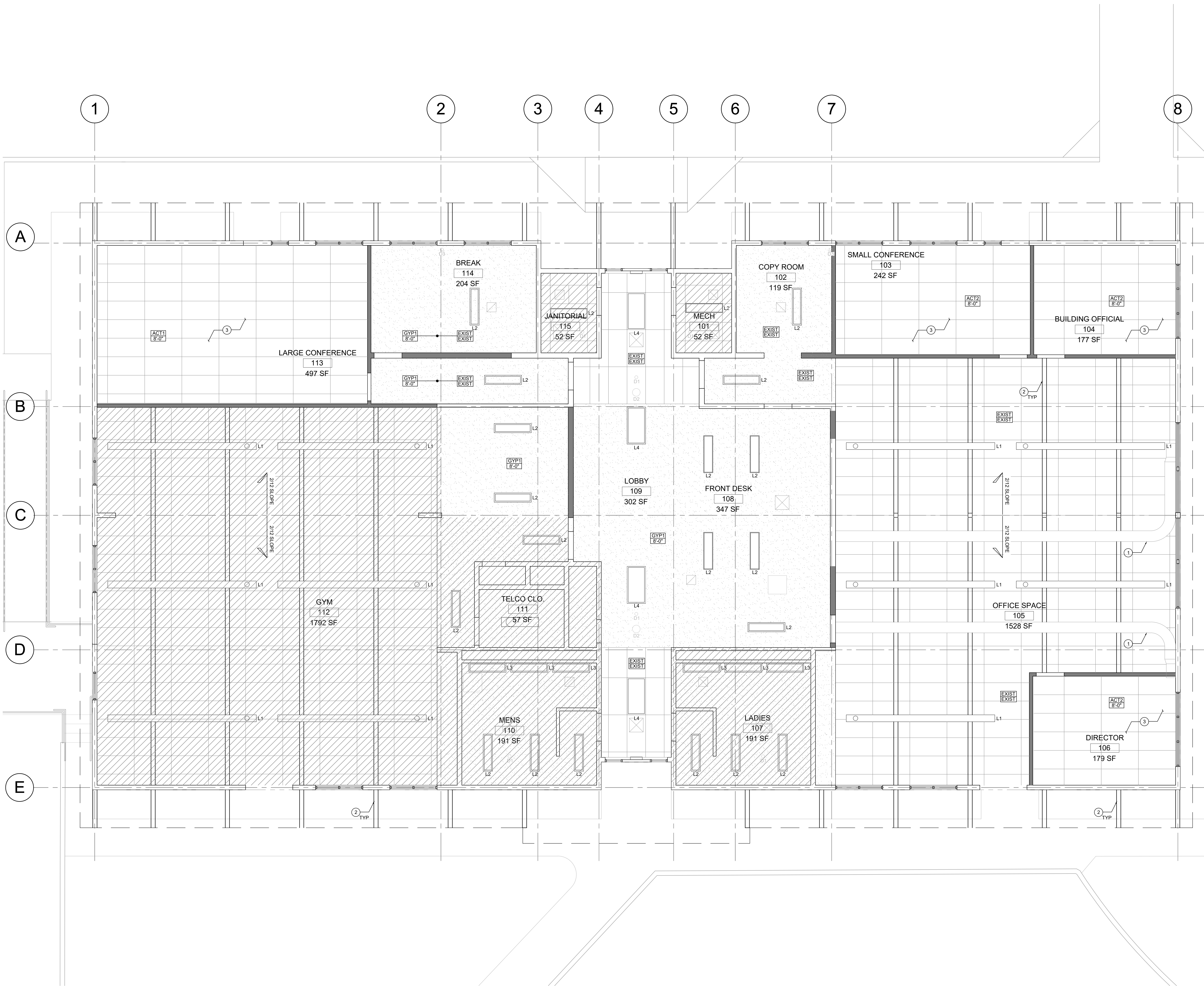
- LEGEND**
- EXISTING WALLS/PARTITIONS TO REMAIN
 - NEW PARTITION
 - ROOF OVERHANG
 - NO WORK IN THIS AREA
 - WINDOW TYPE
 - WALL TYPE

- PLAN GENERAL NOTES**
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.

- 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
DRAWN:	MUC
CHECKED:	JOH
DATE:	07-21-17
REGISTERED ARCHITECT	
JOELLE HANSEN	
11/15/2017	
FOR THE BOARD OF ARCHITECTS OF OREGON	
EXPIRES: 12-31-17	
FLOOR PLAN	
A1.1	

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



- 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 2'X4'
 - EXISTING WALLS/PARTITIONS
 - NEW PARTITION
 - ROOF OVERHANG
 - CEILING TAG
 - 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

1 REFLECTED CEILING PLAN

1/4"= 1'-0"

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

REGISTERED ARCHITECT
JOELLE HARRIS
11-11-2017
FOR THE BOARD OF ARCHITECTS
OF THE STATE OF OREGON
EXPIRES: 12-31-17

REFLECTED CEILING PLAN

A1.2

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1232 LINN AVE OREGON CITY 97045

ZCS
ENGINEERING
524 Main Street, Suite 02, Oregon City, OR 97045
(503) 666-0000

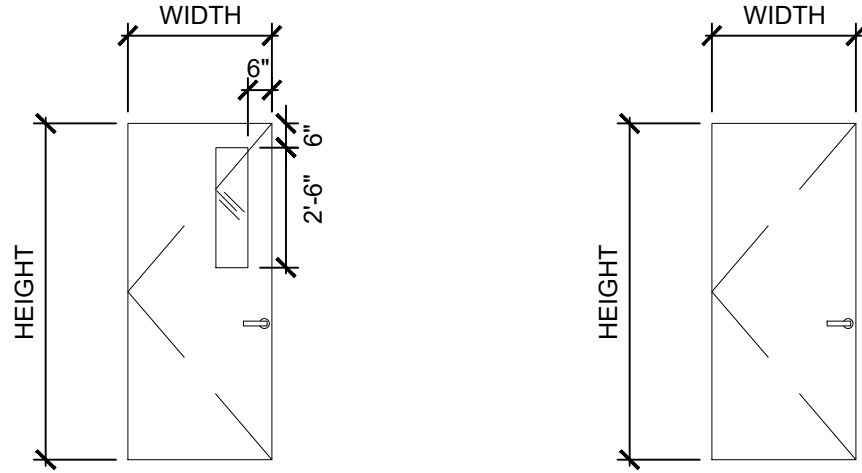
100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



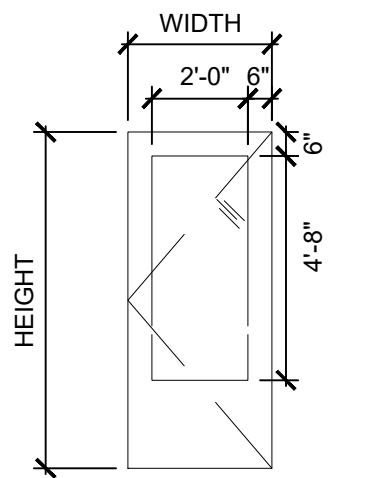
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DOOR SCHEDULE

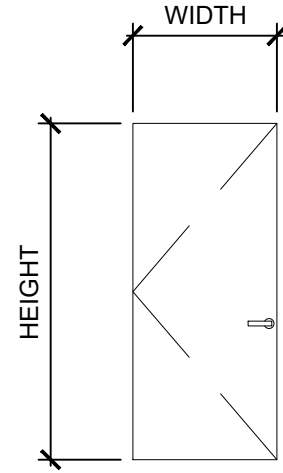
DOOR NO.	ROOM NAME	ROOM NO.	DOOR HEIGHT	DOOR WIDTH	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FIRE RATING	COMMENTS
101	MECH	101	EX	EX	EX	EX	EX	EX	-	-
103A	SMALL CONFERENCE	103	7'-0"	3'-0"	C	WD	CF	HM	-	-
103B	SMALL CONFERENCE	103	EX	EX	EX	EX	EX	EX	-	-
104	BUILDING OFFICIAL	104	7'-0"	3'-0"	C	WD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



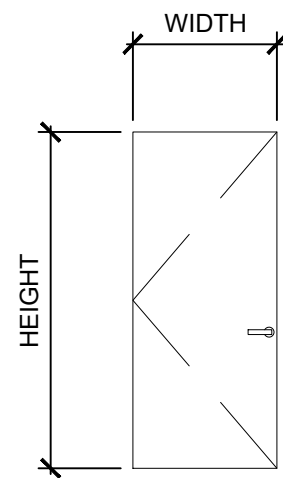
A
(E) WOOD DOOR WITH GLAZED PANEL



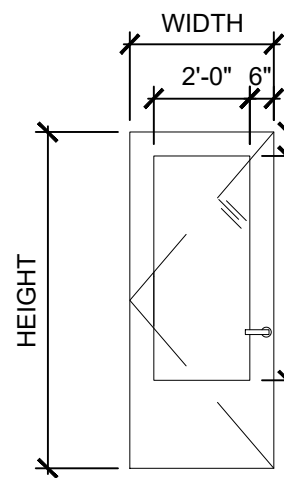
B
(E) METAL DOOR WITH GLAZED PANEL



AA
(E) WOOD DOOR



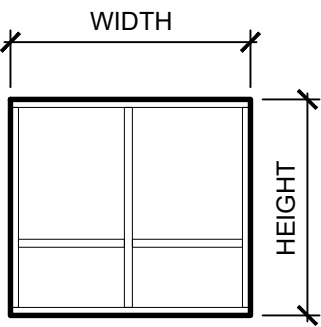
BB
(E) METAL DOOR



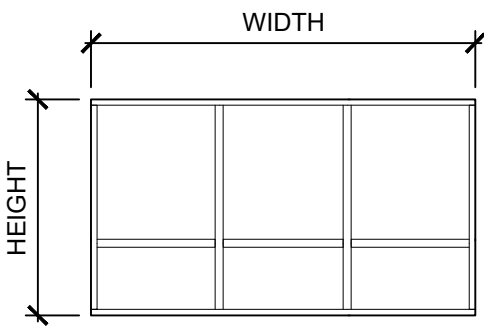
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WOOD DOOR WITH GLAZED PANEL

WINDOW SCHEDULE

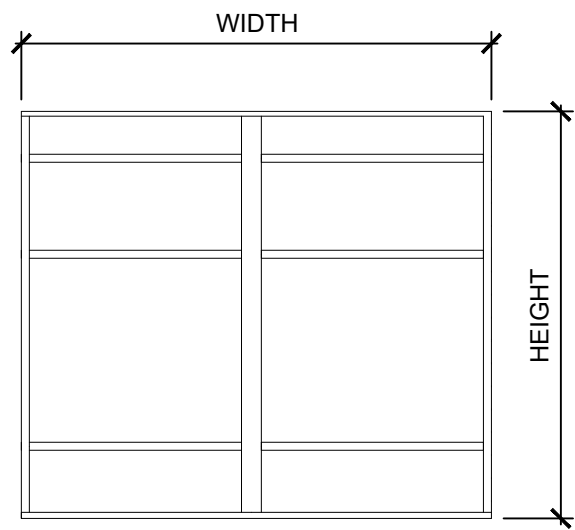
WNDW NO.	ROOM NAME	ROOM NO.	WNDW HEIGHT	WNDW WIDTH	WNDW TYPE	WNDW MATERIAL	OPERABLE	FRAME MATERIAL	FIRE RATING	COMMENTS
A	GYM	112	EX	EX	A	EX	EX	EX	-	RELOCATED EXISTING WINDOW, SEE DD NARATIVE DIV. 8-1
A	OFFICE SPACE	105	EX	EX	A	EX	EX	EX	-	RELOCATED EXISTING WINDOW, SEE DD NARATIVE DIV. 8-1
B	OFFICE SPACE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

- 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 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

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



DOOR, WINDOW, FINISH SCHEDULE

A2.0

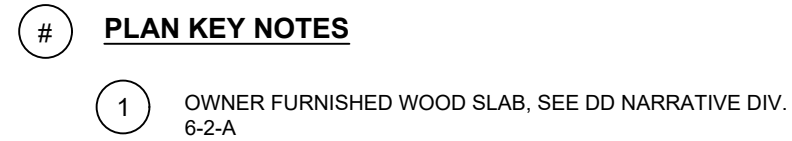


- PLAN KEY NOTES**
1. PROVIDE BLOCKING FOR ATTACHING WALL MOUNTED BULLETIN BOARDS
 2. NEW LOCKERS, THREE WIDE, THREE TIERED, 36" W X 12" D 78" H

- 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
INFIED TO ATTACH TO FURNITURE
SYSTEM - POWER, DATA & VOICE



LEGEND

EXISTING WALLS/PARTITIONS TO REMAIN

 NEW PARTITION

_____ ROOF OVERHANG

FINISH LEGEND

ROOM TAG

XXX ROOM NAME

XXX

YYY

 DIRECTION OF CARPET

PATTERN

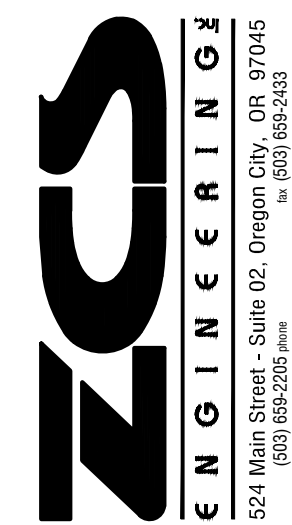


PLAN GENERAL NOTES

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

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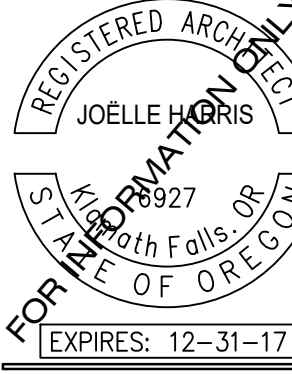


PROJECT NO: P-2195

DRAWN: _____ M

CHECKED: _____

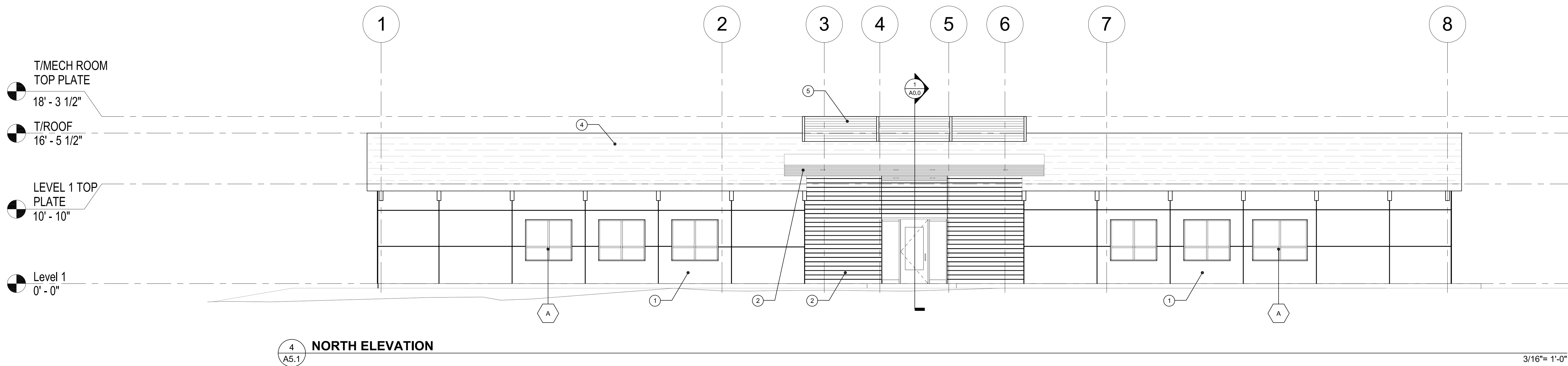
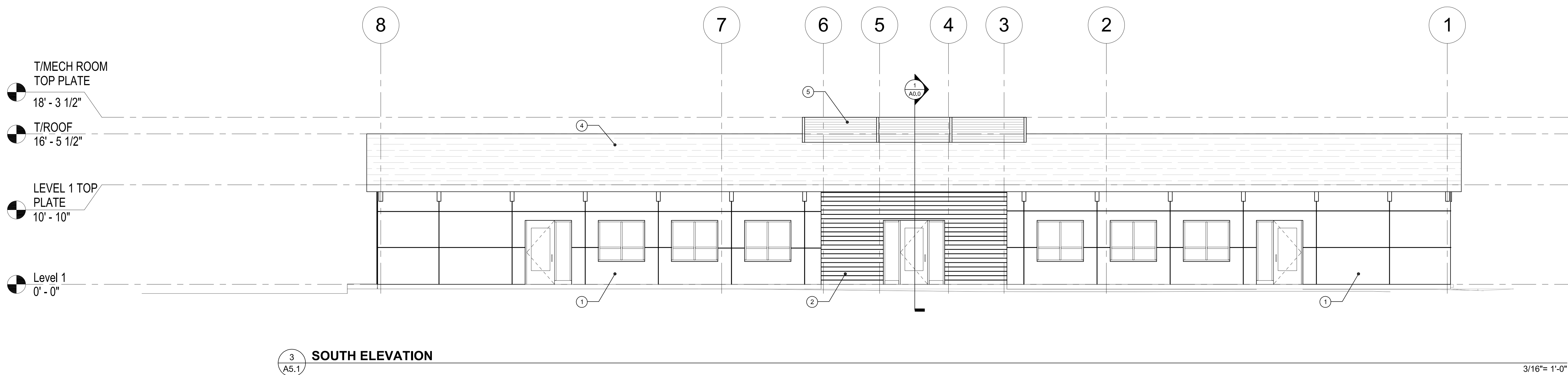
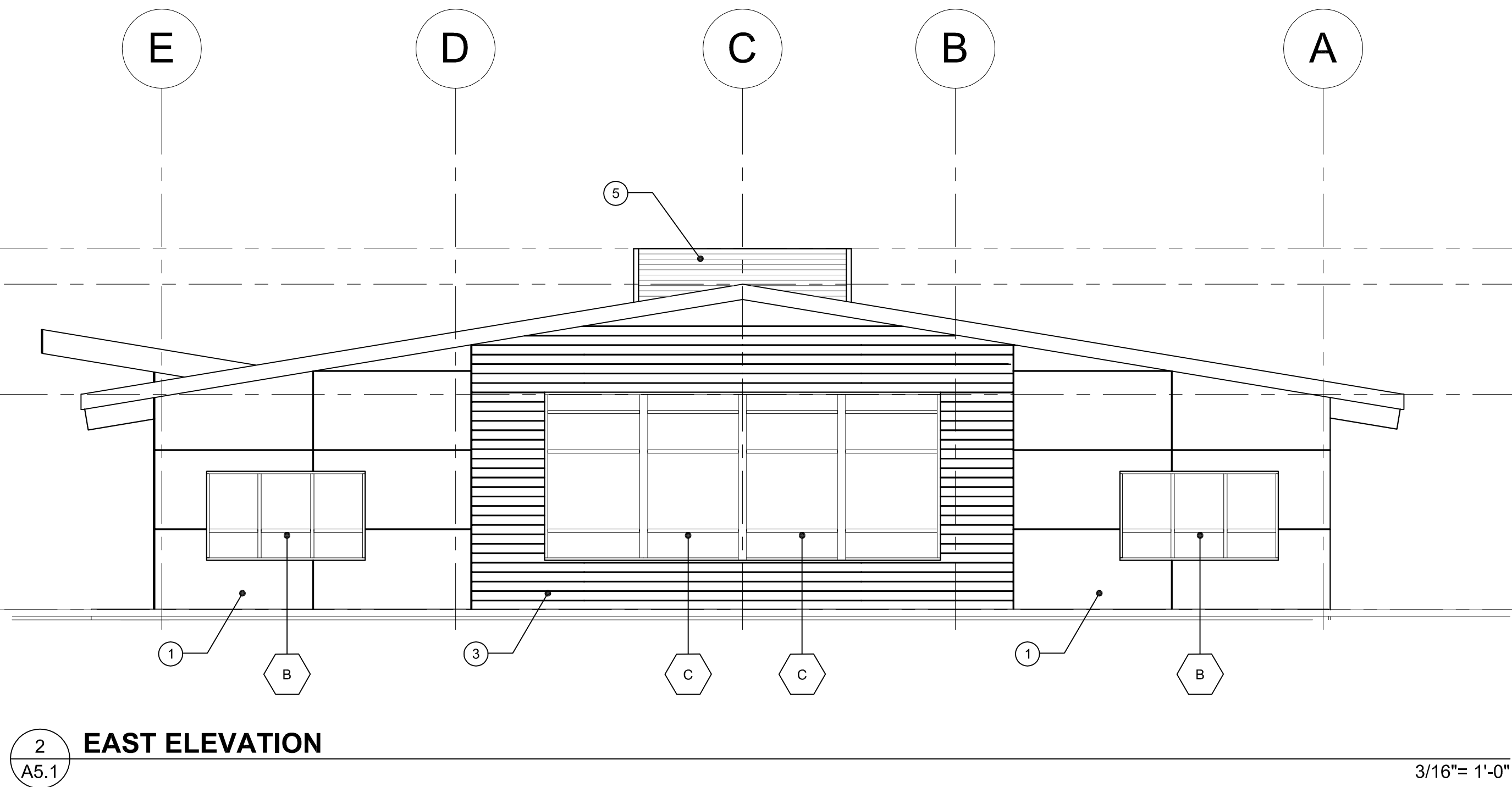
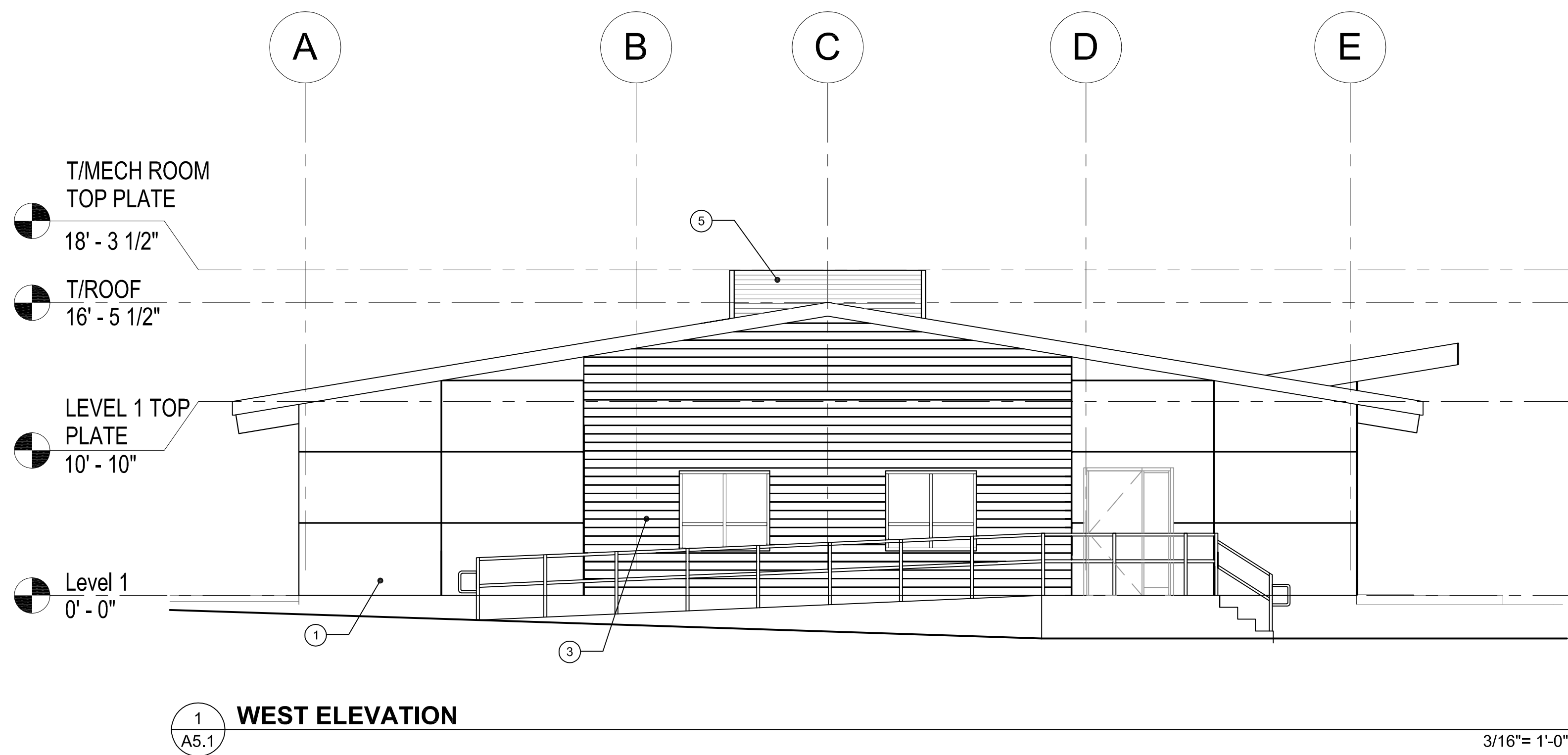
DATE: 07-21



FINISH PLAN

A2.2

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



- # 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



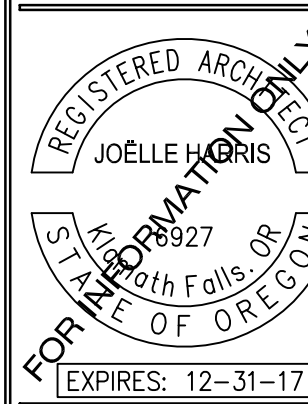
PLAN GENERAL NOTES

1.

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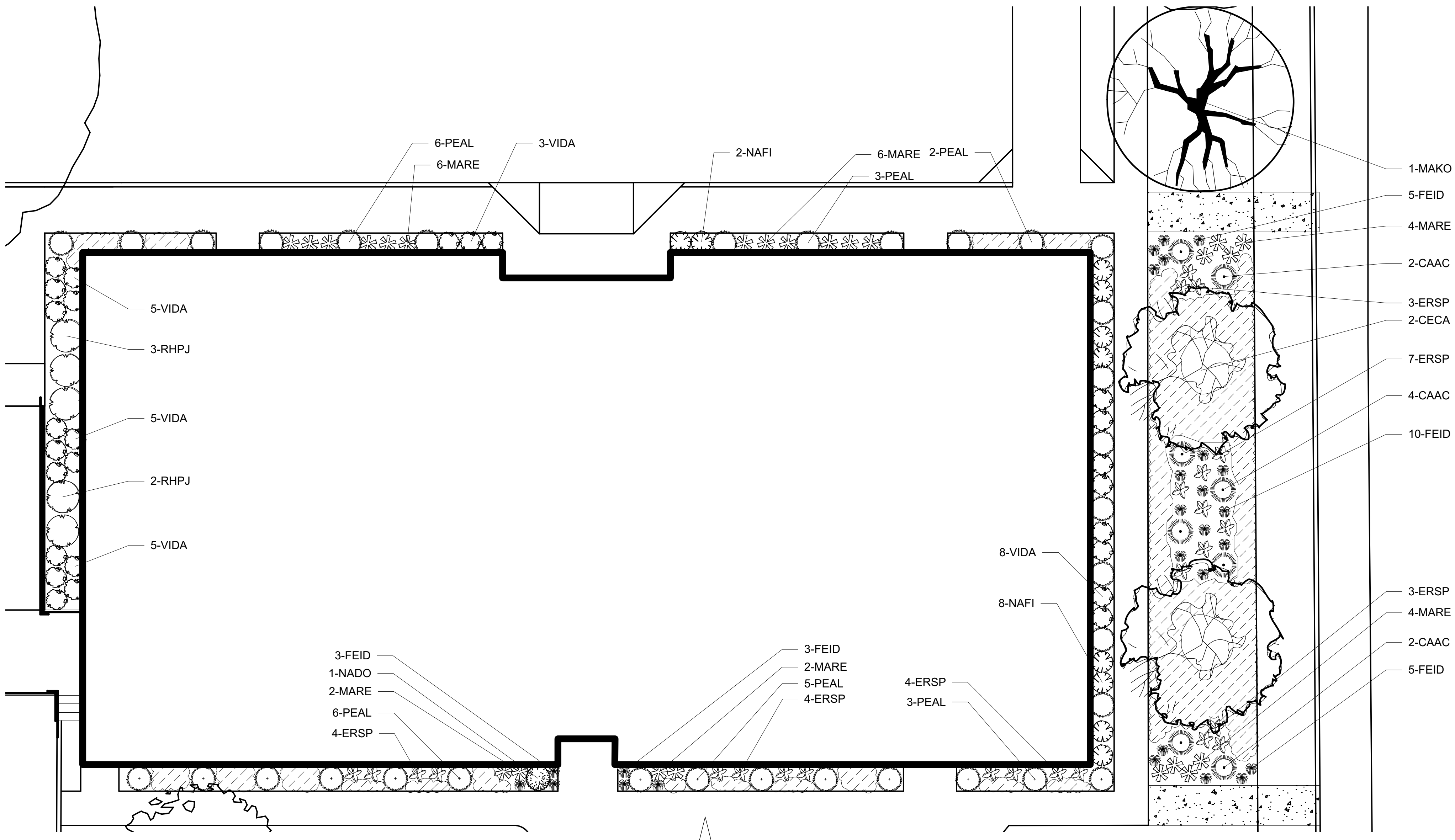


PROJECT NO: P-2195-17
DRAWN: MAC
CHECKED: JCH
DATE: 07-21-17

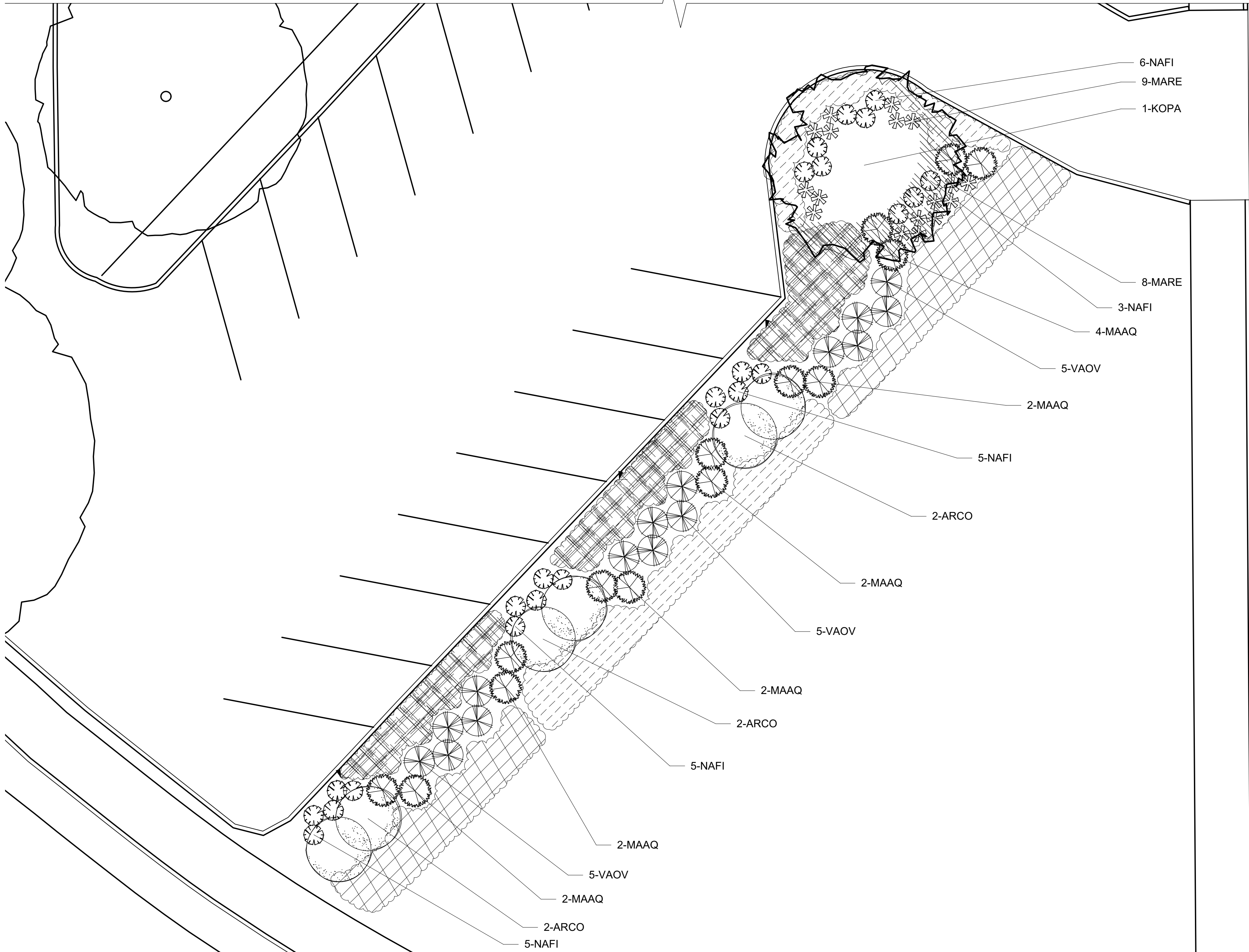


(E) ELEVATIONS

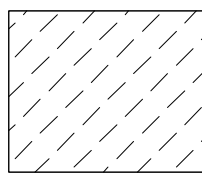
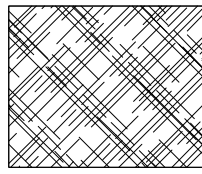
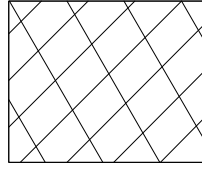
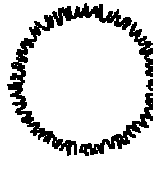
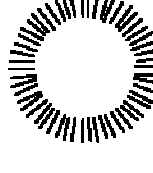
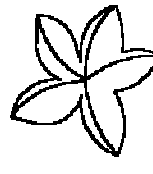
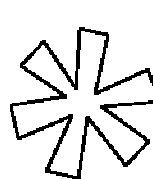
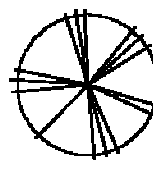
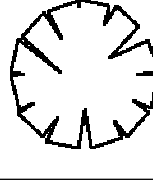
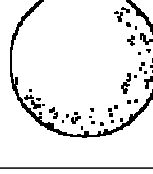
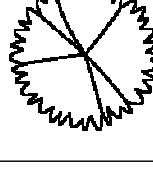
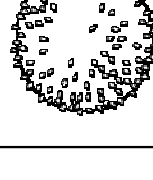
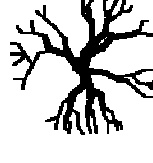
A5.1



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	Kinnikinnick	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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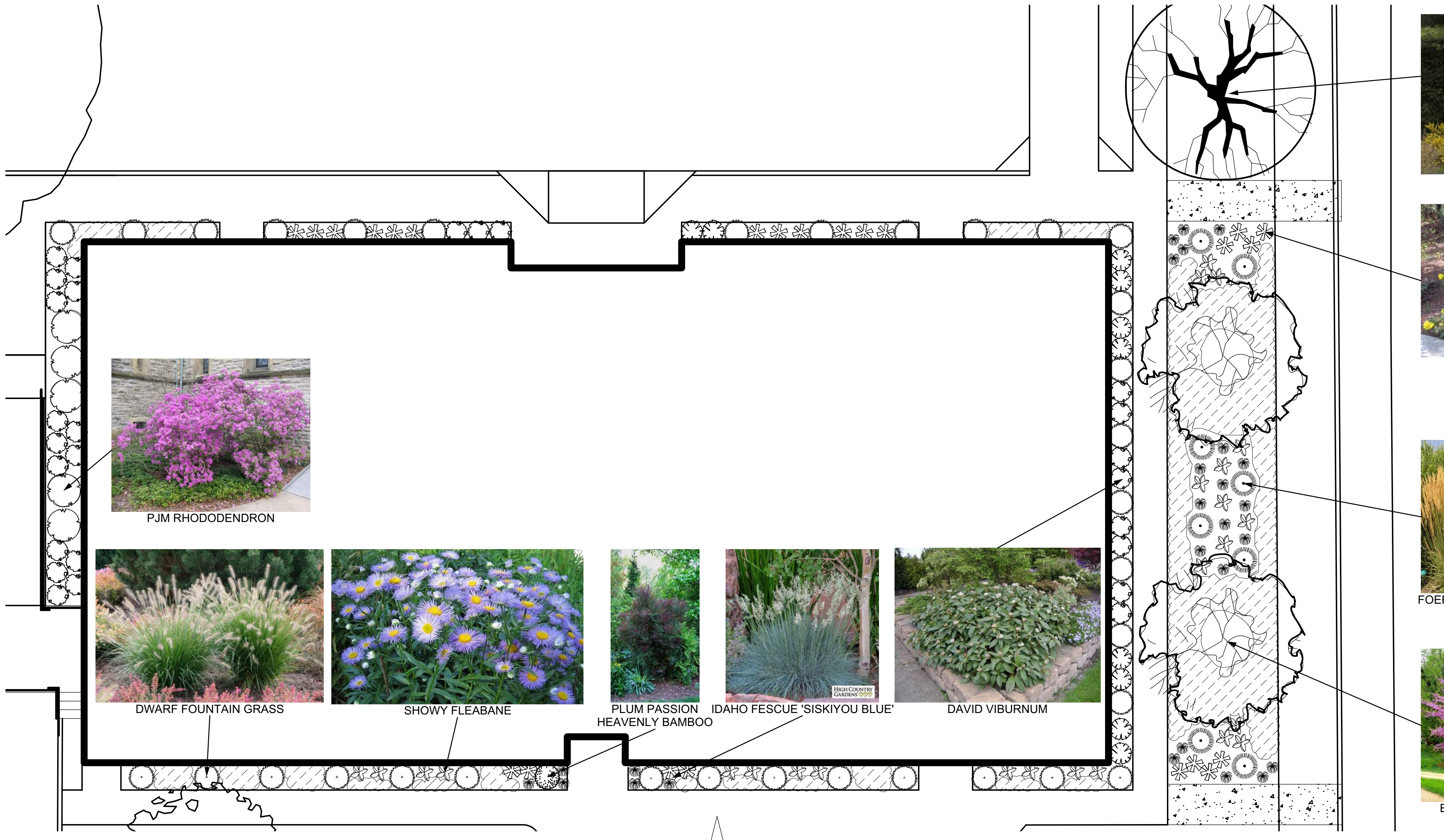


PROJECT NO: P-2185-17
DRAWN: JML
CHECKED: GTC
DATE: 08-08-17

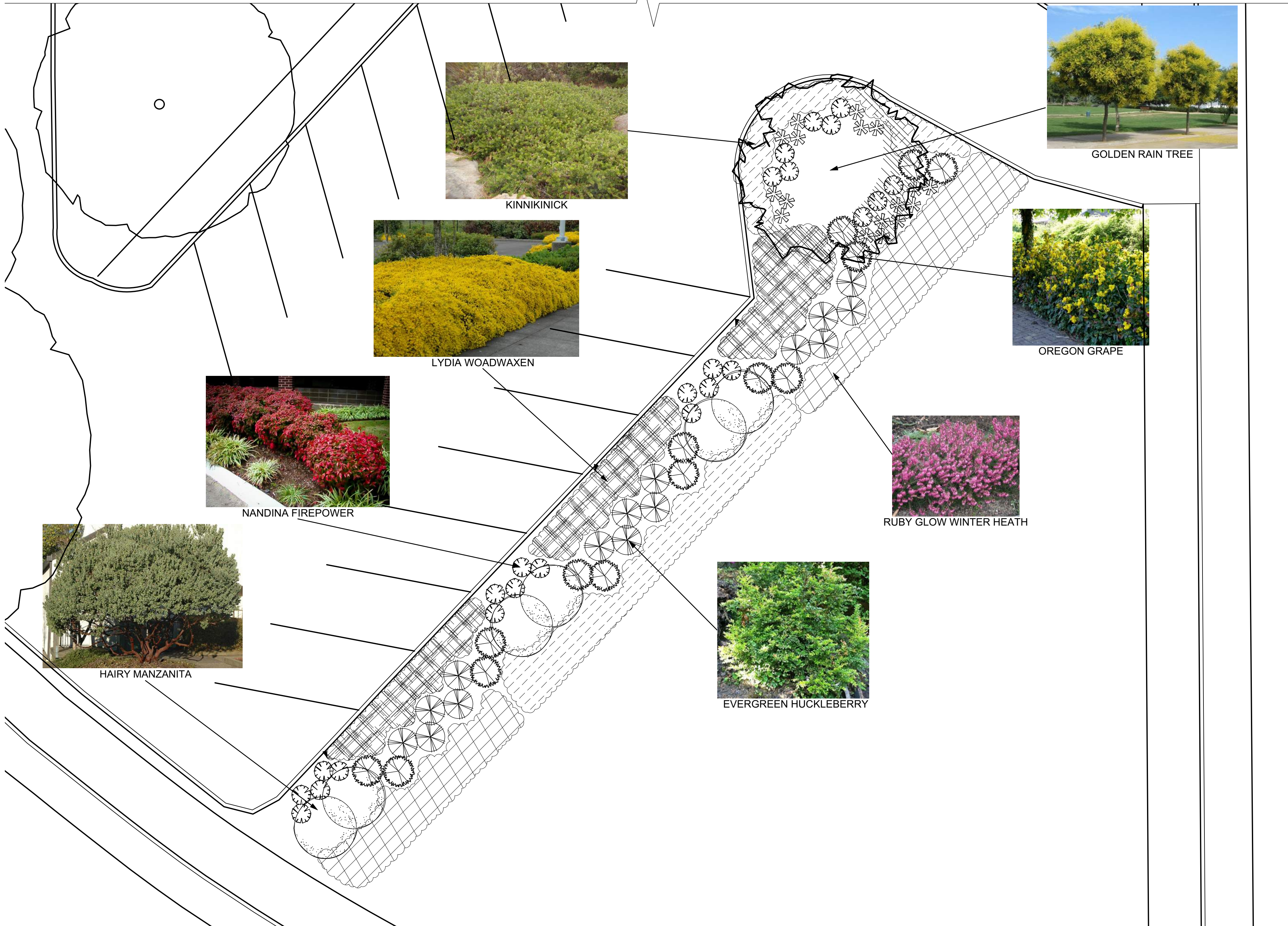


PLANTING
PLAN

L1.0



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



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



KOBUS MAGNOLIA



CREEPING MAHONIA



FOERSTER'S FEATHER REED GRASS



EASTERN REDBUD

Plant List - Types		ID	Qty	Common Name	Botanical Name	Scheduled Size	Comments
Groundcover							
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		GELY	40	Lydia Woodwaxen	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							
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		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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PLANTING
PLAN W/
IMAGES

L1.1

100% DESIGN DRAWINGS NOT FOR CONSTRUCTION



Southern Entrance



Southeast Corner



Northern Entrance



East Facade



West Facade



Southeastern Room



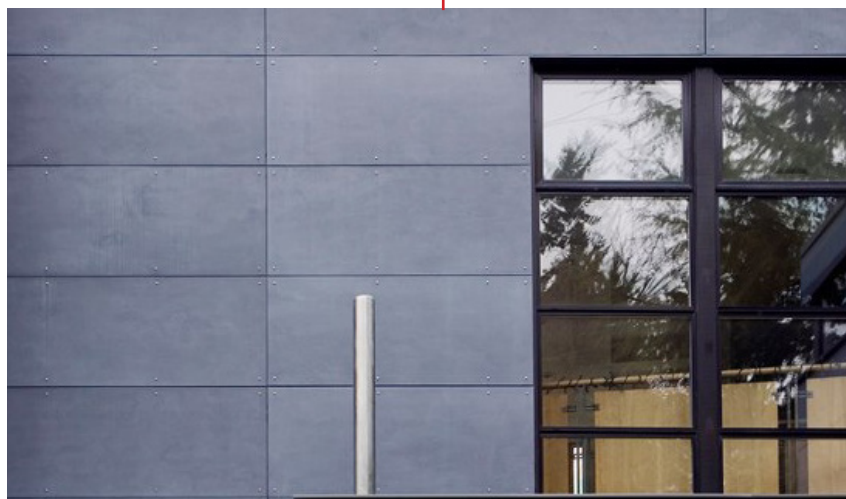
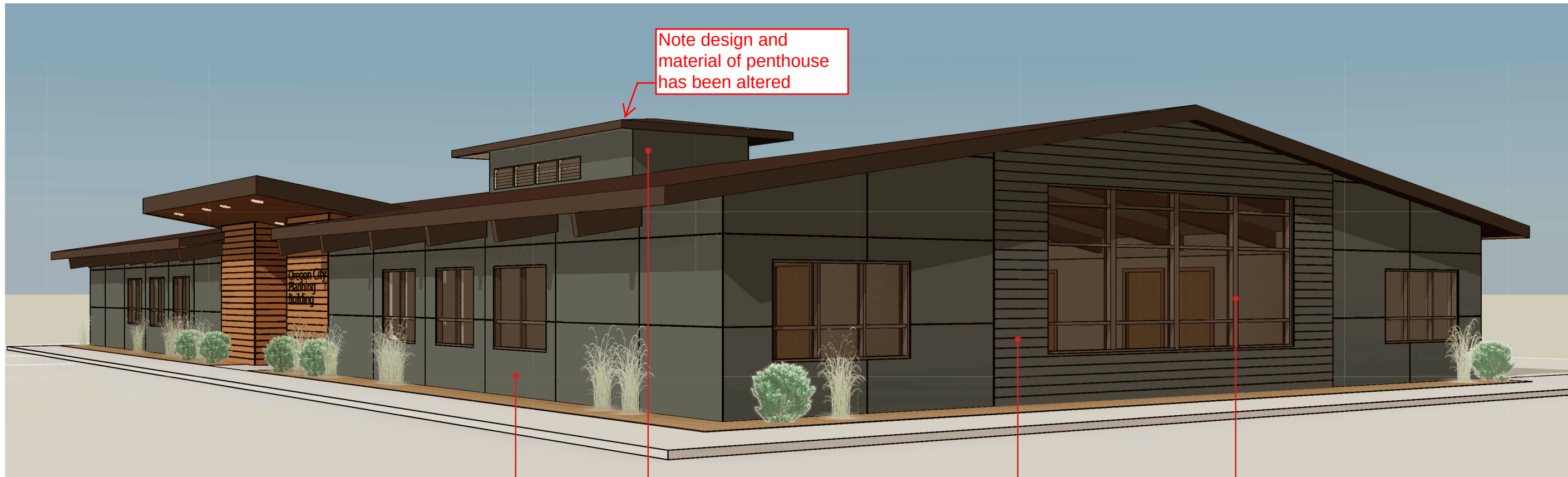
Casework



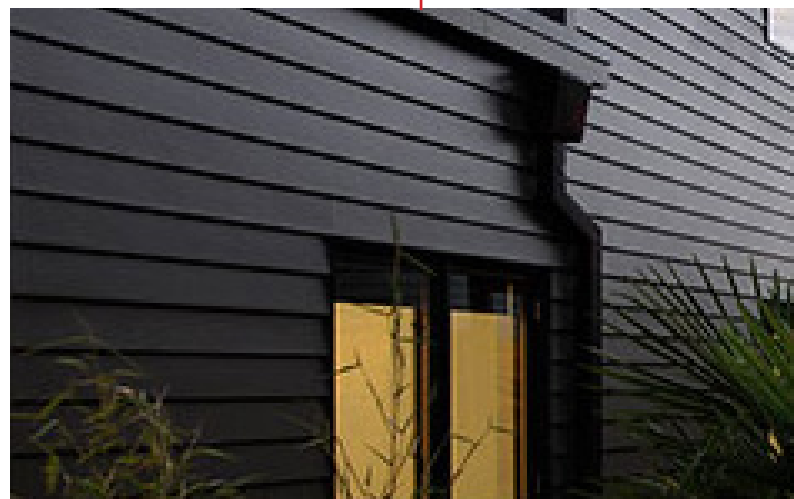
Restroom



Main Corridor



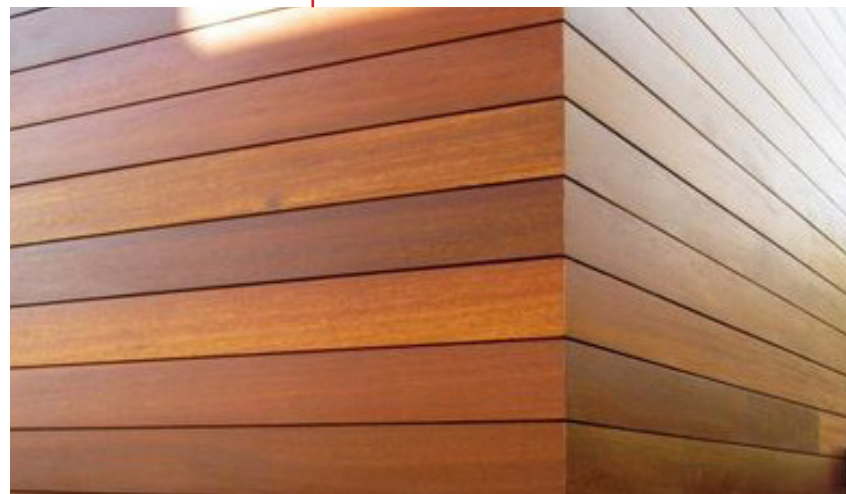
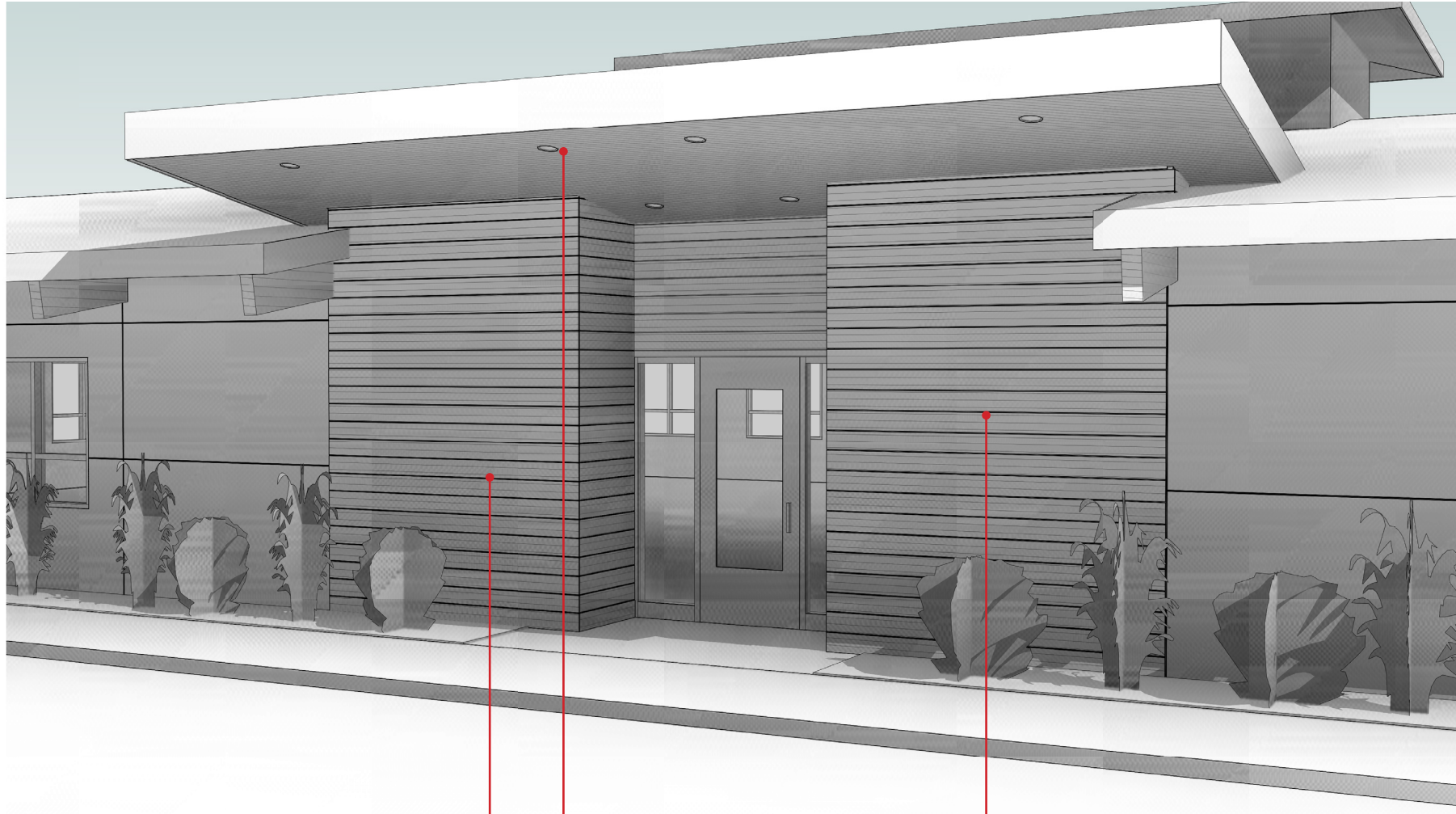
Cement Panel Board Painted



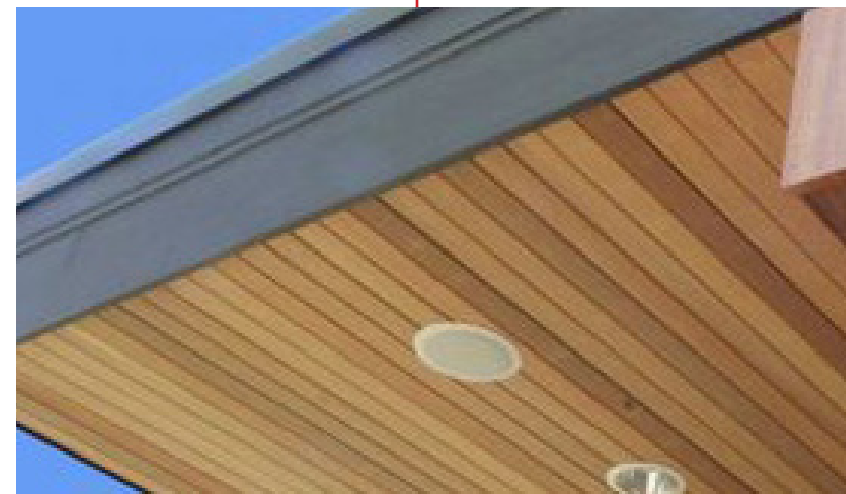
Cement Panel Lap Siding Painted



Dark Bronze Aluminum Windows



Tongue and Groove 4" Wood Paneling Clear Finish



Recessed Lighting Beneath Canopy



Raised Bronze Aluminum Signage
(Not Shown)