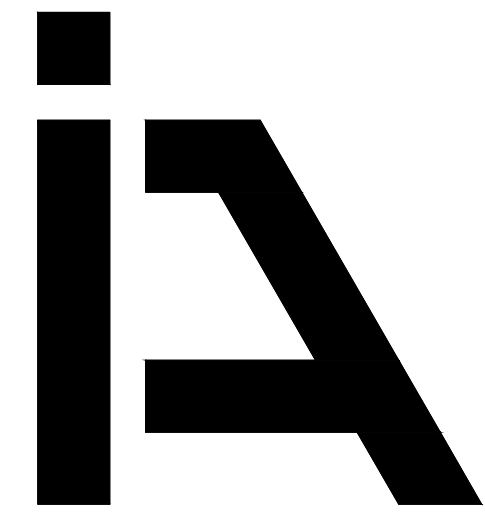




**ISELIN
ARCHITECTS
P.C.**

1307 Seventh Street
Oregon City, OR 97045
503-656-1942
www.iselinarchitects.com

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

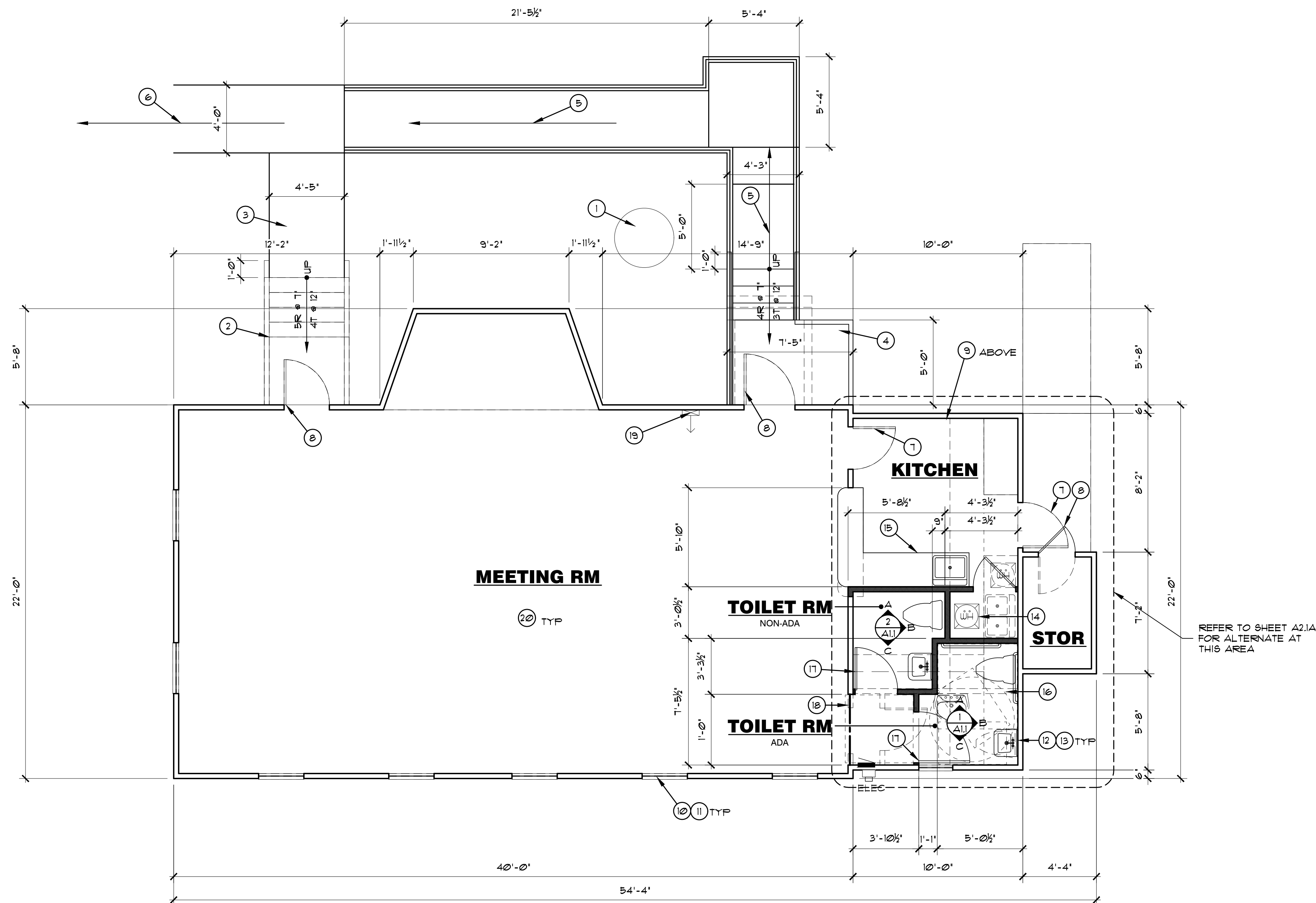
SHEET #
A1.1
PRELIM FLOOR PLAN

FLOOR PLAN KEYNOTES

- EXIST'G TREE TO REMAIN. PROTECT DURING CONSTRUCTION.
- DEMOLISH EXISTING WOOD FRAME PORCH AND CONSTRUCT NEW P.T. 2x8 WOOD DECK AND STAIR WITH (4) P.T. 2x12 STRINGERS WITH 'AZEK' PORCH FLOOR DECKING AND 42" HIGH PAINTED WOOD GUARDRAIL. INSTALL 36" HIGH CODE COMPLIANT PAINTED STEEL PIPE HANDRAIL EA SIDE OF STAIR.
- DEMOLISH EXISTING ASPHALT PATH AND INSTALL NEW CONCRETE WALKWAY PER PLAN.
- DEMOLISH EXISTING WOOD DECK AND CONSTRUCT NEW 4" CONC SLAB LANDING WITH TOP OF SLAB 1/4" BELOW FINISH FLOOR. INSTALL NEW 36" HIGH PAINTED STL PIPE HANDRAIL EA SIDE OF LANDING.
- INSTALL NEW CONCRETE RAMP W/ 1:12 SLOPE, 4" CONC CURBS 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. REFER TO SHEET A2.1A FOR ALTERNATE AT NORTH SIDE OF BUILDING.
- INSTALL NEW PRE-HUNG EXTERIOR METAL CLAD DOOR AT EXISTING OPENING (JELD WEN 3 PANEL CRAFTSMAN STYLE OR EQUAL) WITH HEAVY DUTY COMMERCIAL HARDWARE.
- DEMOLISH EXISTING ROOF COVERING AND INSTALL NEW 40 YEAR LAMINATED COMP ROOFING AT STEEP SLOPED ROOF AREA AND 2 PLY ROLL ROOFING WITH MINERAL CAP SHEET AT LOW SLOPE ROOF AREA. REFER TO SHEET A2.1A FOR ALTERNATE WORK AT NORTH END OF BUILDING.
- PREP AND PAINT BUILDING EXTERIOR. REMOVE AND REINSTALL SECURITY GRILLES AT WINDOWS.
- INSTALL NEW SLIM LINE INSULATING PANE (SLIP), WEATHERSTRIPPING AND CONCEALED BALANCES AT EXISTING WOOD WINDOWS. REPAIR SASHES AS REQUIRED. REMOVE WEIGHTS AND INSULATE WEIGHT POCKETS. REINSTALL EXISTING TRIM.
- 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 CASEWORK AND INSTALL NEW CASEWORK 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"x 1 3/4" 5 PANEL WOOD DOOR AND TRIM WITH INTERCONNECTED OCCUPANCY INDICATOR LOCKSET.
- ENLARGE EXISTING CASED OPENING WITH NEW 4x10 HEADER ABOVE.

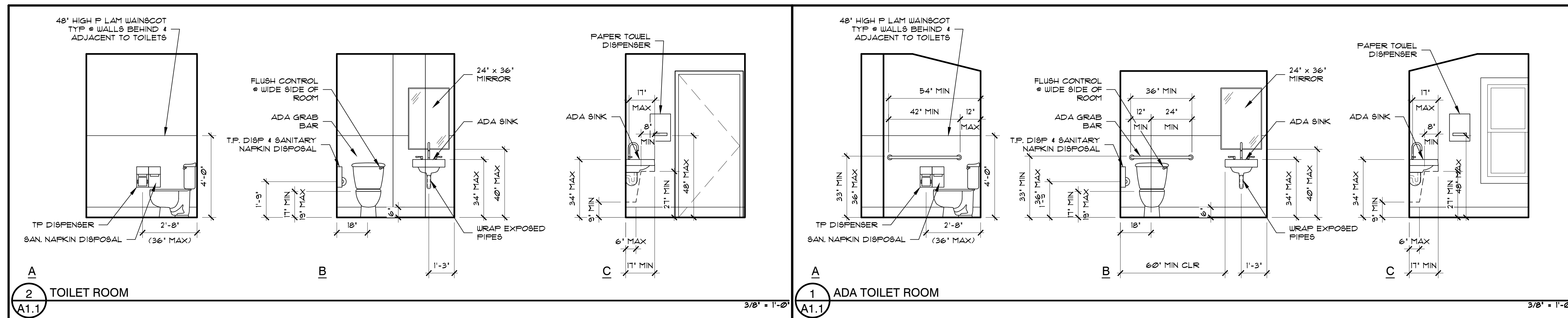
FLOOR PLAN LEGEND

- 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



MAIN LEVEL FLOOR PLAN

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





**ISELIN
ARCHITECTS
P.C.**

1307 Seventh Street
Oregon City, OR 97045
503-656-1942
www.iselinarchitects.com

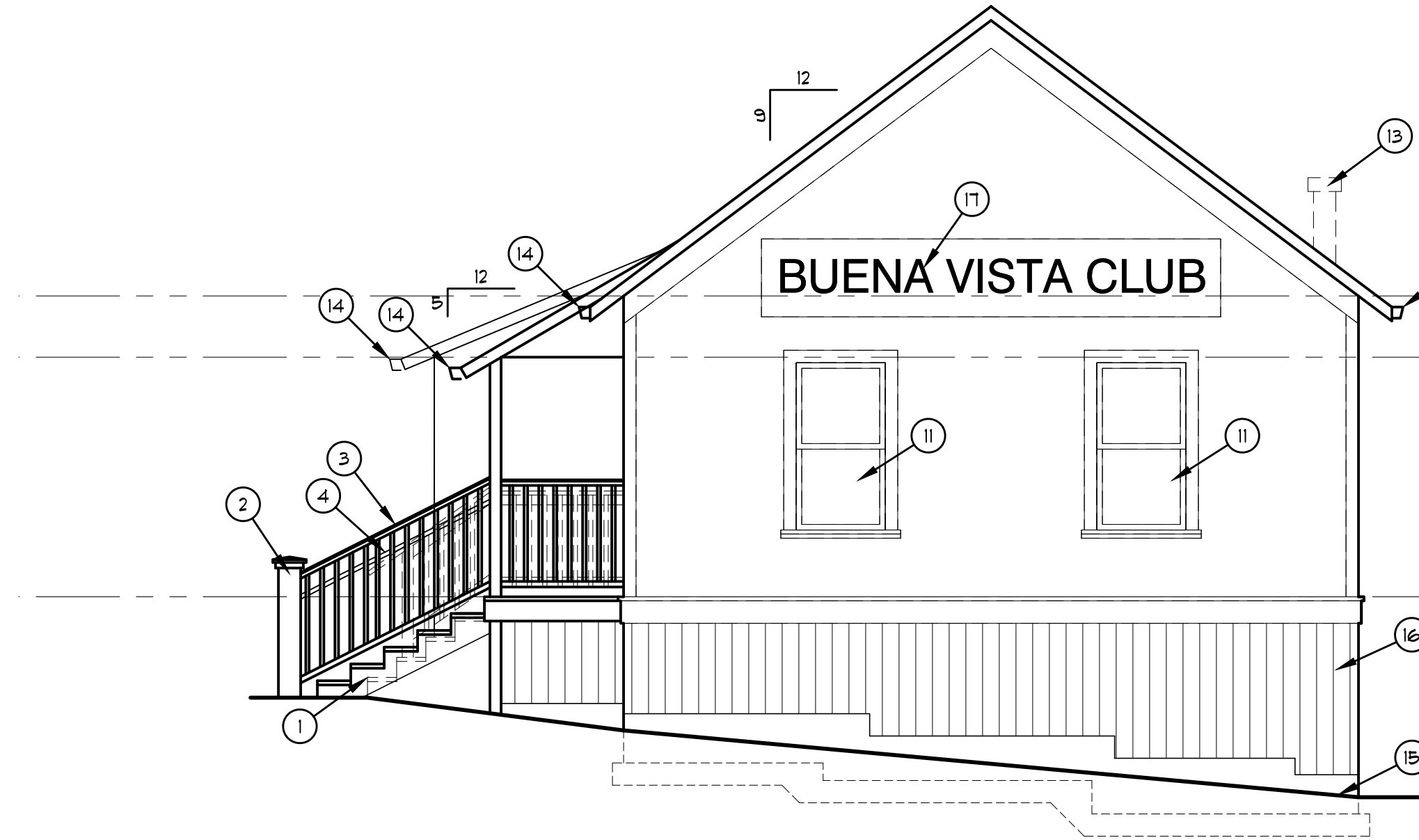
NOT FOR
PRELIMINARY
CONSTRUCTION

CITY OF OREGON CITY
BUENA VISTA CLUBHOUSE RENOVATION
1601 Jackson St
Oregon City, OR 97045

PROJ. NO. : 1828
FILE : A-ELEV
DATE : 7/11/18

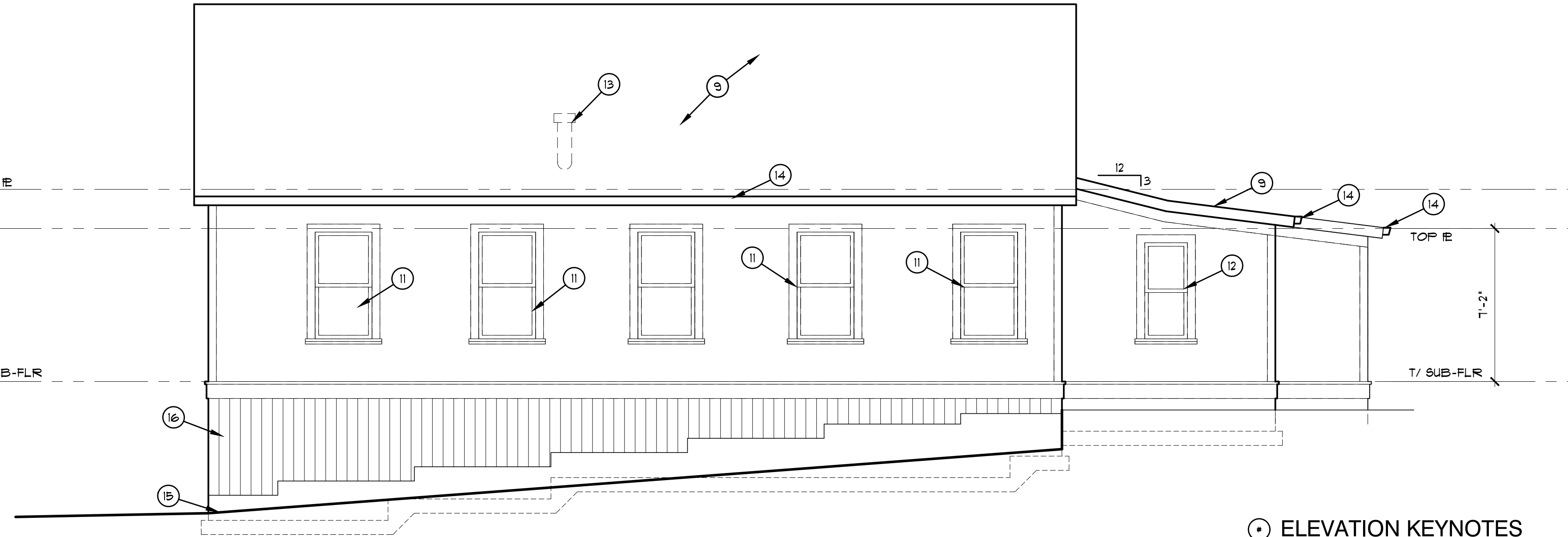
SHEET #
A2.1

ELEVATIONS



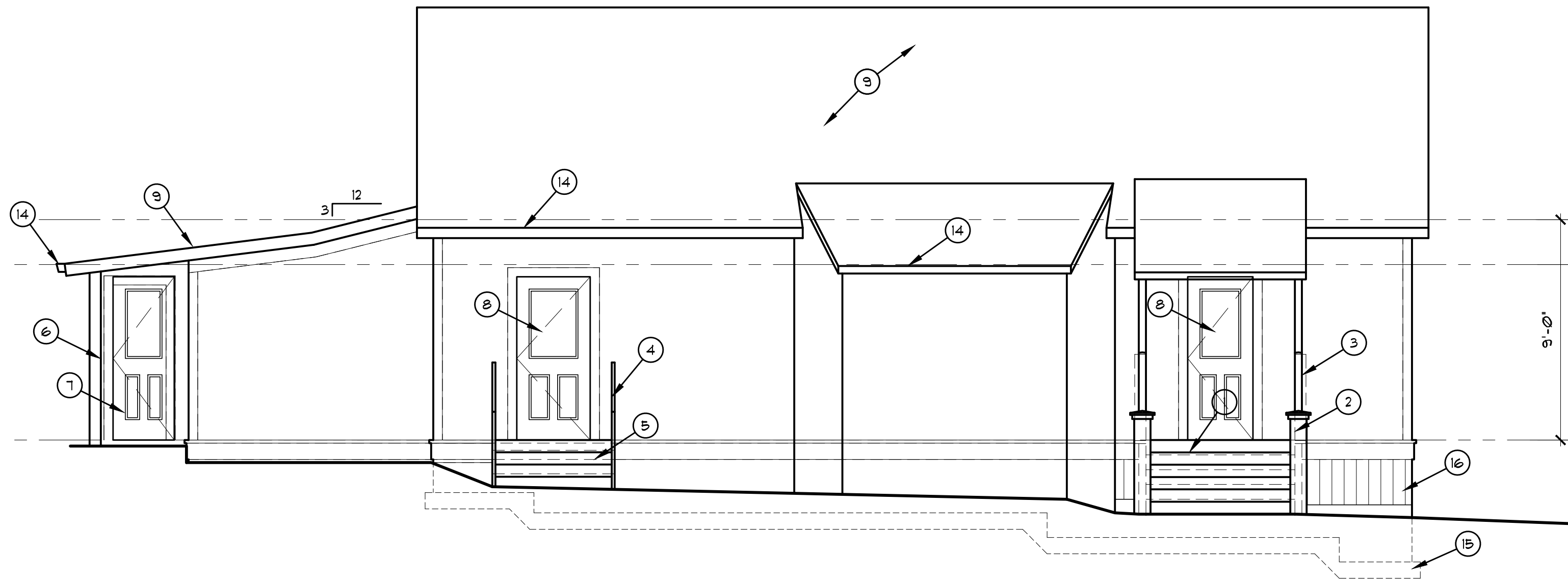
LEFT (SOUTH) ELEVATION

1/4" = 1'-0"



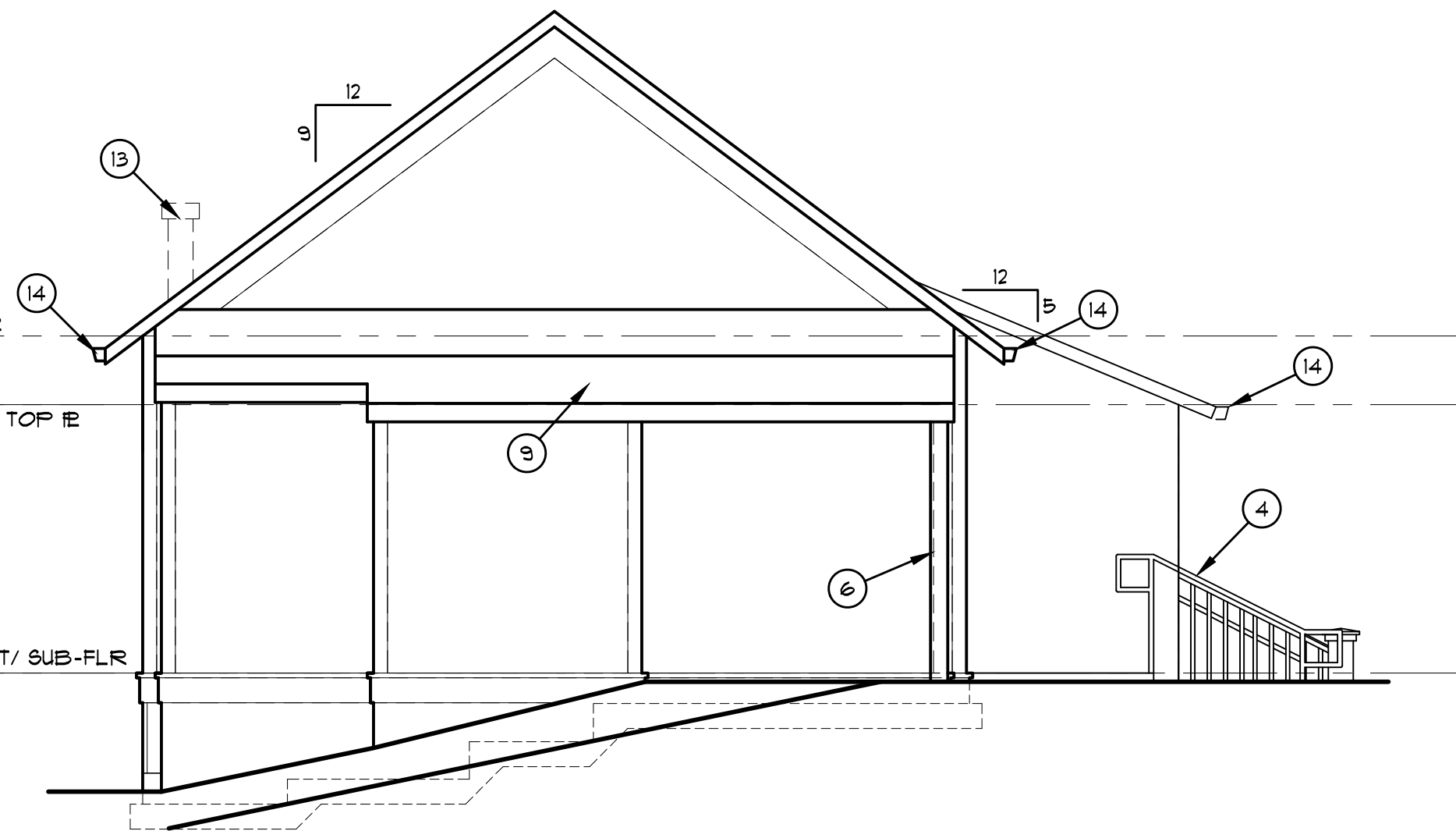
FRONT (EAST) ELEVATION

1/4" = 1'-0"



REAR (WEST) ELEVATION

1/4" = 1'-0"

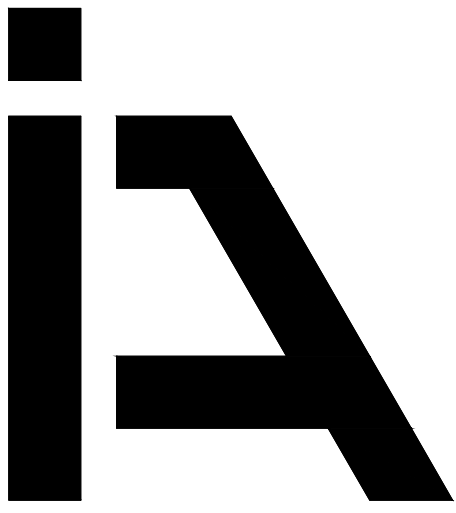


RIGHT (NORTH) ELEVATION

1/4" = 1'-0"

ELEVATION KEYNOTES

1. DEMOLISH EXISTING WOOD FRAME PORCH AND CONSTRUCT NEW P.T. 2x8 WOOD DECK AND STAIR WITH (4) P.T. 2x12 STRINGERS WITH 'AZEK' PORCH FLOOR DECKING.
2. INSTALL NEW BUILT UP PAINTED WOOD NEWEL POST W/ P.T. 4x4 POST EMBEDDED 24" IN 12" x 24" DEEP FTG.
3. INSTALL NEW 42" HIGH PAINTED WOOD GUARDRAIL WITH TOP AND BOTTOM RAIL AT PORCH AND STAIR.
4. INSTALL NEW 34"-36" HIGH PAINTED STEEL PIPE HANDRAIL AT EACH SIDE OF STAIR RAMP AND OPEN SIDES OF CONCRETE LANDING. EXTEND 12" BEYOND TOP AND BOTTOM OF STAIR AND RAMP.
5. DEMOLISH EXISTING WOOD LANDING AND STAIR. INSTALL NEW CONCRETE LANDING AND STAIR PER PLAN.
6. INSTALL NEW CEDAR WRAPPED P.T. 4x4 POST TO REPLACE EXISTING W/ SIMPSON RPBZ BASE AND LPCZ4 CAP. REFER TO SHEET A2.1A FOR ALTERNATE AT NORTH SIDE OF BUILDING.
7. EXISTING DOOR TO REMAIN. REFER TO SHEET A2.1A FOR ALTERNATE AT NORTH SIDE OF BUILDING.
8. INSTALL NEW PRE-HUNG EXTERIOR METAL CLAD DOOR AT EXISTING OPENING (JELD WEN 3 PANEL CRAFTSMAN STYLE OR EQUAL) WITH HEAVY DUTY COMMERCIAL HARDWARE.
9. DEMOLISH EXISTING ROOF COVERING AND INSTALL NEW 40 YEAR LAMINATED COMP ROOFING AT STEEP SLOPED ROOF AREA AND 2 PLY ROLL ROOFING WITH MINERAL CAP SHEET AT LOW SLOPE ROOF AREA. REFER TO SHEET A2.1A FOR ALTERNATE WORK AT NORTH END OF BUILDING.
10. PREP AND PAINT BUILDING EXTERIOR. REMOVE AND REINSTALL SECURITY GRILLES AT WINDOWS.
11. INSTALL NEW SLIM LINE INSULATING PANE (SLIP), WEATHERSTRIPPING AND CONCEALED BALANCES AT EXISTING WOOD WINDOWS. REPAIR SASHES AS REQUIRED. REMOVE WEIGHTS AND INSULATE WEIGHT POCKETS. REINSTALL EXISTING TRIM.
12. REPLACE EXISTING VINYL WINDOW WITH NEW INSULATED WOOD WINDOW UNIT W/ CASING TO MATCH ORIGINAL. FIELD VERIFY AND MATCH EXISTING ROUGH OPENING.
13. DEMOLISH EXISTING FURNACE FLUE AND PATCH ROOF SHEATHING.
14. INSTALL NEW PRE-FINISHED 5' STL FASCIA GUTTER. SHIM AS REQUIRED AND ADD TOP STRAPS FOR SECURE ATTACHMENT.
15. INSTALL NEW CONCRETE FOUNDATION. MAXIMUM STEP AT TOP OF FOUNDATION WALL TO BE 12" TO FOLLOW EXISTING GRADE.
16. DEMOLISH EXISTING SKIRTING AND INSTALL NEW 1x4 PRE-FRIMED T&G CEDAR VERTICAL SIDING OVER WEATHER RESISTANT BARRIER ON 5/8" PLYWOOD SHEATHING OVER 2x4 STUDS @ 16" O.C. INSTALL HORIZONTAL BLOCKING @ 32" O.C.
17. REMOVE, REPAINT AND REINSTALL EXISTING SIGNAGE.



**ISELIN
ARCHITECTS
P.C.**

1307 Seventh Street
Oregon City, OR 97045
503-656-1942
www.iselinarchitects.com

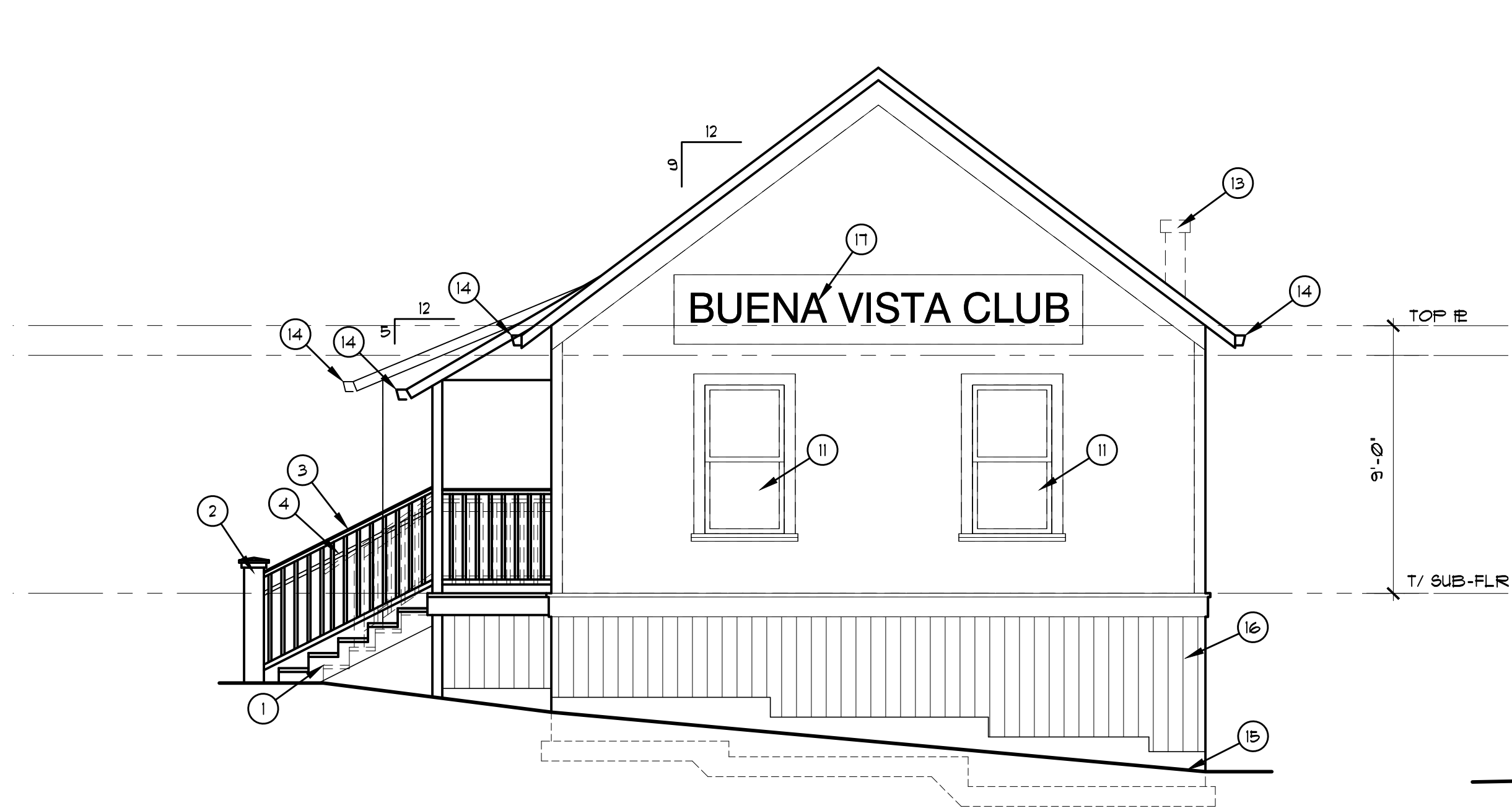
NOT FOR
PRELIMINARY
CONSTRUCTION

CITY OF OREGON CITY
BUENA VISTA CLUBHOUSE RENOVATION
1601 Jackson St
Oregon City, OR 97045

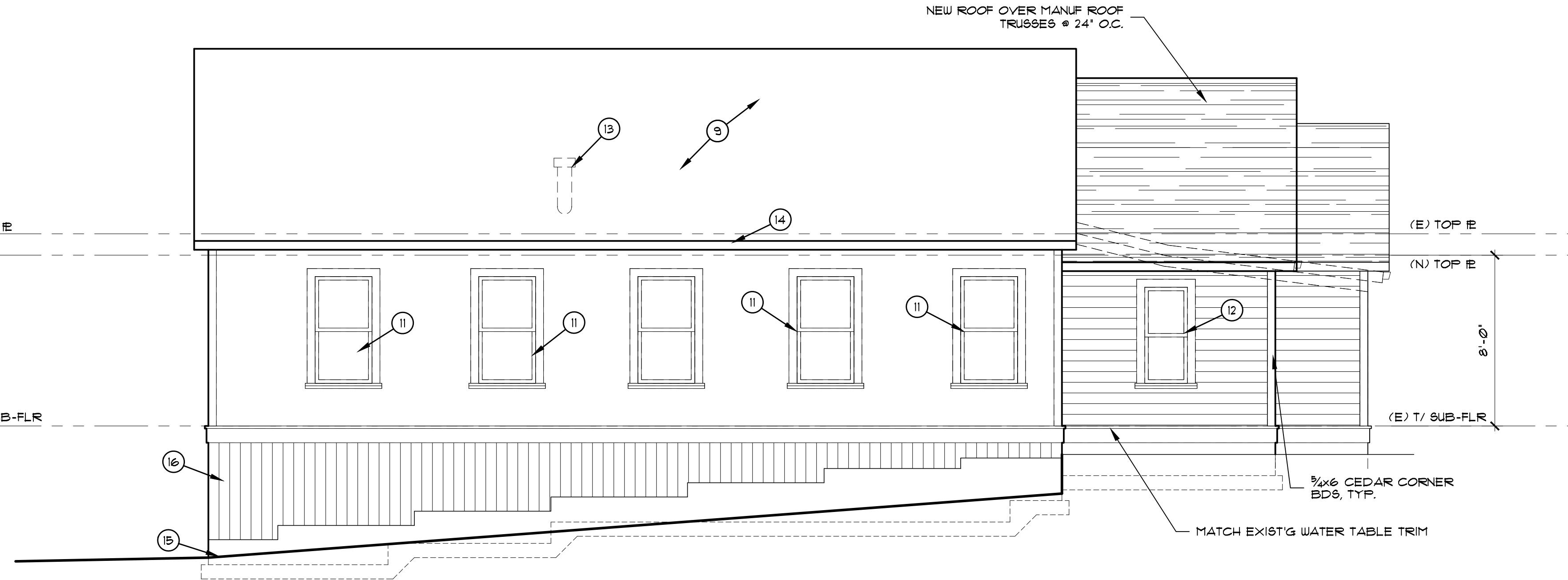
PROJ. NO. : 1828
FILE : A-ELEV
DATE : 7/11/18

SHEET #
A2.1A

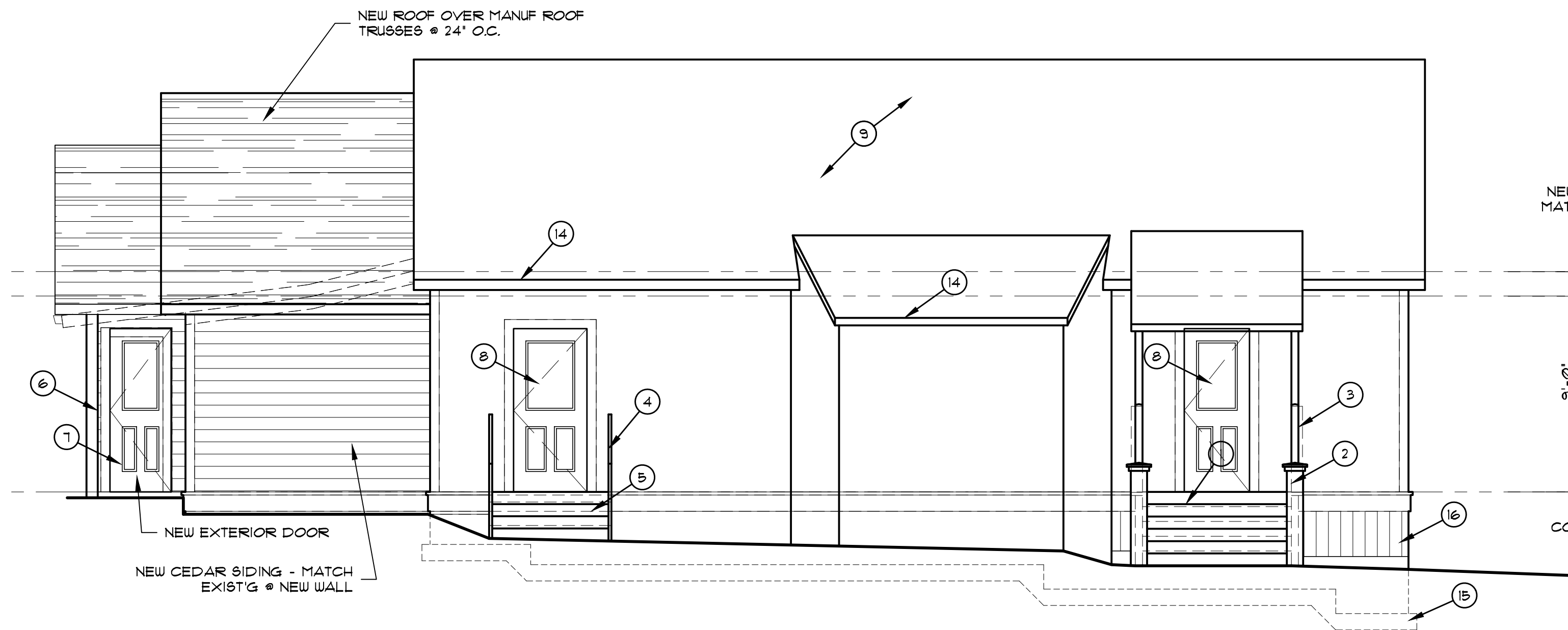
ALTERNATE ELEVATIONS



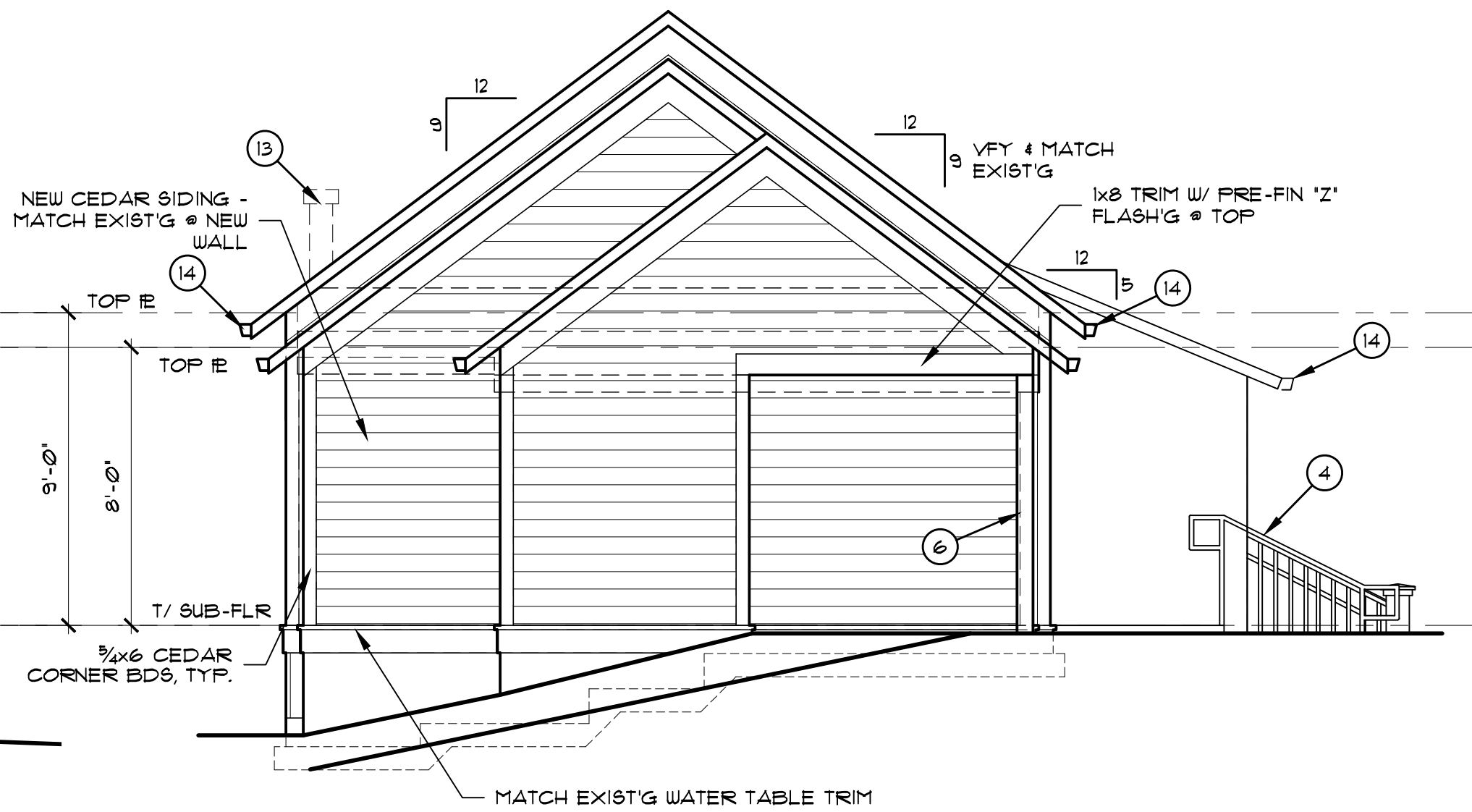
LEFT (SOUTH) ELEVATION



FRONT (EAST) ELEVATION



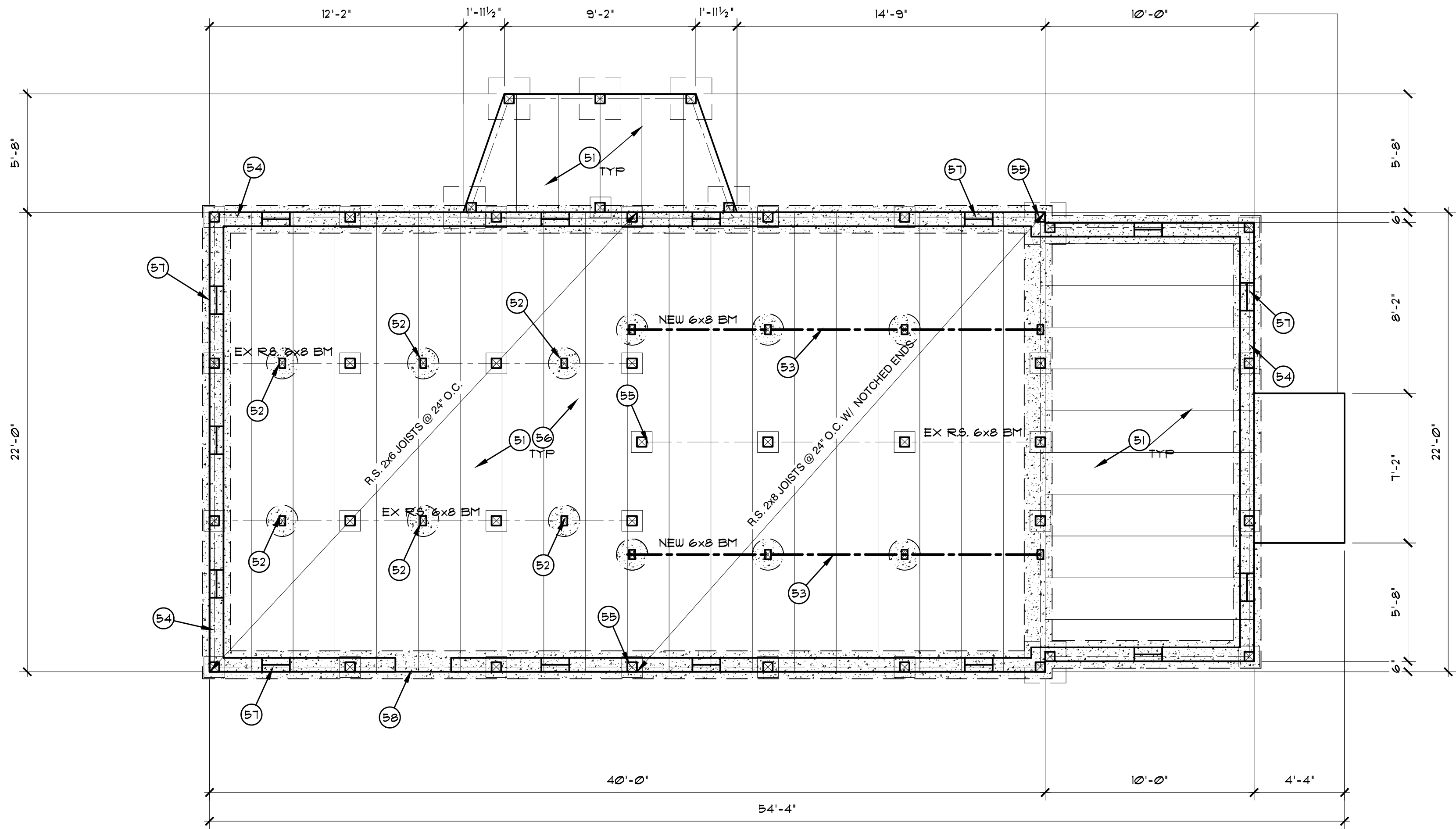
REAR (WEST) ELEVATION



RIGHT (NORTH) ELEVATION

ELEVATION KEYNOTES

- DEMOLISH EXISTING WOOD FRAME PORCH AND CONSTRUCT NEW P.T. 2x8 WOOD DECK AND STAIR WITH (4) P.T. 2x12 STRINGERS WITH 'AZEK' PORCH FLOOR DECKING.
- INSTALL NEW BUILT UP PAINTED WOOD NEWEL POST W/ P.T. 4x4 POST EMBEDDED 24" IN 12" x 24" DEEP FTG.
- INSTALL NEW 42" HIGH PAINTED WOOD GUARDRAIL WITH TOP AND BOTTOM RAIL AT PORCH AND STAIR.
- INSTALL NEW 34'-36" HIGH PAINTED STEEL PIPE HANDRAIL AT EACH SIDE OF STAIR RAMP AND OPEN SIDES OF CONCRETE LANDING. EXTEND 12" BEYOND TOP AND BOTTOM OF STAIR AND RAMP.
- DEMOLISH EXISTING WOOD LANDING AND STAIR. INSTALL NEW CONCRETE LANDING AND STAIR PER PLAN.
- INSTALL NEW CEDAR WRAPPED P.T. 4x4 POST TO REPLACE EXISTING W/ SIMPSON RPBZ BASE AND LPCZ4 CAP. REFER TO SHEET A2.1A FOR ALTERNATE AT NORTH SIDE OF BUILDING.
- EXISTING DOOR TO REMAIN. REFER TO SHEET A2.1A FOR ALTERNATE AT NORTH SIDE OF BUILDING.
- INSTALL NEW PRE-HUNG EXTERIOR METAL CLAD DOOR AT EXISTING OPENING (JELD WEN 3 PANEL CRAFTSMAN STYLE OR EQUAL) WITH HEAVY DUTY COMMERCIAL HARDWARE.
- DEMOLISH EXISTING ROOF COVERING AND INSTALL NEW 40 YEAR LAMINATED COMP ROOFING AT STEEP SLOPED ROOF AREA AND 2 PLY ROLL ROOFING WITH MINERAL CAP SHEET AT LOW SLOPE ROOF AREA. REFER TO SHEET A2.1A FOR ALTERNATE WORK AT NORTH END OF BUILDING.
- PREP AND PAINT BUILDING EXTERIOR. REMOVE AND REINSTALL SECURITY GRILLES AT WINDOWS.
- INSTALL NEW SLIM LINE INSULATING PANE (SLIP), WEATHERSTRIPPING AND CONCEALED BALANCES AT EXISTING WOOD WINDOWS. REPAIR SASHES AS REQUIRED. REMOVE WEIGHTS AND INSULATE WEIGHT POCKETS. REINSTALL EXISTING TRIM.
- REPLACE EXISTING VINYL WINDOW WITH NEW INSULATED WOOD WINDOW UNIT W/ CASING TO MATCH ORIGINAL. FIELD VERIFY AND MATCH EXISTING ROUGH OPENING.
- DEMOLISH EXISTING FURNACE FLUE AND PATCH ROOF SHEATHING.
- INSTALL NEW PRE-FINISHED 5" STL FASCIA GUTTER. SHIM AS REQUIRED AND ADD TOP STRAPS FOR SECURE ATTACHMENT.
- INSTALL NEW CONCRETE FOUNDATION. MAXIMUM STEP AT TOP OF FOUNDATION WALL TO BE 12" TO FOLLOW EXISTING GRADE.
- DEMOLISH EXISTING SKIRTING AND INSTALL NEW 1x4 PRE-FRIMED T&G CEDAR VERTICAL SIDING OVER WEATHER RESISTANT BARRIER ON 5/8" PLYWOOD SHEATHING OVER 2x4 STUDS @ 16" O.C. INSTALL HORIZONTAL BLOCKING @ 32" O.C.
- REMOVE, REPAINT AND REINSTALL EXISTING SIGNAGE.



FOUNDATION PLAN

FDN PLAN LEGEND

- NEW FOOTING
- NEW FOUNDATION WALL
- WALL ABOVE
- EXIST'G FOOTING
- EXIST'G FOUNDATION WALL
- EXIST'G WALL/ELEMENT TO BE REMOVED

FOUNDATION PLAN KEYNOTES

- 51. EXIST'G JOISTS, BEAMS AND FOOTINGS TO REMAIN UNO.
- 52. INSTALL NEW P.T. 4x6 POST W/ 18" PRE-CAST CONCRETE PIER PAD, EPB44 BASE AND LFC6Z CAP BELOW EXISTING BEAM.
- 53. INSTALL NEW 6x8 BEAM W/ 18" PRE-CAST CONCRETE PIER PAD, EPB44 BASE AND LFC6Z CAP.
- 54. INSTALL NEW 8" CONCRETE FOUNDATION WALL W/ #4 @ 16" O.C. EA. WAY ON 16"x8" CONCRETE FOOTING W/ (2) #4 CONT. INSTALL P.T. 2x6 MUDSILL W/ 1/4" ANCHORS @ 24" O.C. TIGHT TO UNDERSIDE OF EXISTING 6x8 BEAM. CONNECT NEW MUDSILL TO EXISTING BEAM W/ LTF5 @ 16" O.C.
- 55. REPLACE EXISTING DETERIORATED R.S. 6x6 POST W/ NEW P.T. 6x6 POST W/ NEW P.T. 4x6 POST W/ 18" PRE-CAST CONCRETE PIER PAD, EPB44 BASE AND LFC6Z CAP. INSTALL NEW 2x6 CROSS BRACING AND SKIRT NAILER.
- 56. DEMOLISH EXISTING INSULATION AND SECURELY INSTALL NEW R-30 BATT INSULATION W/ VAPOR RETARDER HELD TIGHT TO UNDERSIDE OF FLOOR.
- 57. INSTALL NEW 16"x 8" SCREENED FOUNDATION VENT.
- 58. BLOCK OUT FOUNDATION FOR NEW 30"x 48" DOOR.
- 59. - 10. NOT USED

1307 Seventh Street
Oregon City, OR 97045
503-656-1942
www.iselinarchitects.com

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 #

S1.