

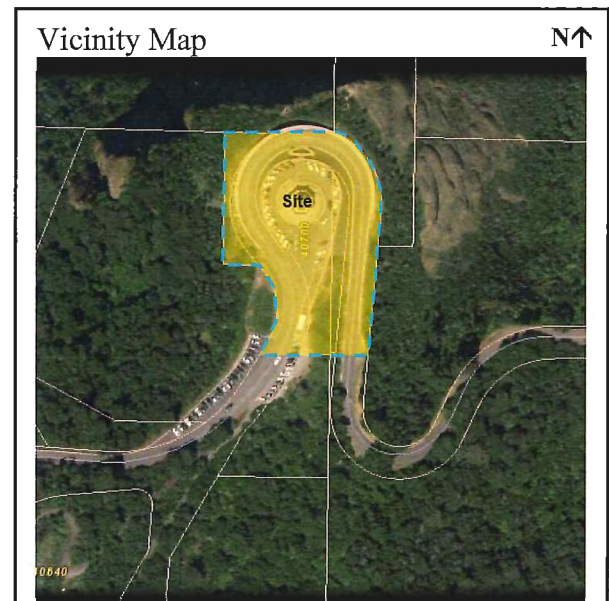
AGENCY REVIEW

Attached is a site review permit application (as submitted). Please evaluate and comment on these materials so that we can incorporate your feedback into our completeness review. This is not a substitute for public notice of a complete application. Once we determine the application is complete an additional notice will be mailed (with any revised information), offering you the opportunity to comment or informing you of a date for public hearing, as appropriate.

National Scenic Area Site Review

To: ☒ Gorge Commission/Cultural Advisory Committee
☒ U.S. Forest Service NSA Office
☒ Confederated Tribes of Warm Springs
☒ Confederated Tribes of the Umatilla Indian Reservation
☒ Nez Perce Tribe
☒ Yakama Indian Nation
☒ State Historic Preservation Office
☒ Oregon Department of Transportation
☒ PSU/Institute for Natural Resources
☒ Oregon Department of Fish and Wildlife

From: Katie Skakel, Senior Planner



Case File: T2-2017-8199

Location: 40700 E. Historic Columbia River Highway, Corbett
 Tax Lot 100, Section 30CB, Township 1 North, Range 5 East, W.M.
 Alternative Account #R832304680

Proposal: Applicant is proposing to alter two bays of the Vista House in an attempt to waterproof the structure. The proposed work will include new concrete apron with waterproof membrane underneath, sidewalk skylights, storm windows and waterproofing membrane behind the existing stone from the first floor up to the main roof gutter. The balcony will also receive a new roofing membrane at the east and west stair enclosures. If the work is successful, the repairs will be applied to all other bays at a future point in time.

Your written comments are needed no later than 4:00 p.m., Thursday, August 31, 2017.

Zoning: GSPR ☐ GMA ☒ SMA

National Scenic Area resources that may be impacted by this project include:

<input checked="" type="checkbox"/> Key Viewing Areas	<input checked="" type="checkbox"/> Cultural Resource	<input type="checkbox"/> Wetland/Stream/Lake Buffer
<input type="checkbox"/> Sensitive Wildlife Habitat	<input type="checkbox"/> Rare Plants	<input type="checkbox"/> Deer/Elk Wintering Range
<input checked="" type="checkbox"/> Historic Uses/Structures	<input type="checkbox"/> Natural Area	<input checked="" type="checkbox"/> Adjacent to Recreational Uses



Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
multco.us/landuse

07/21/2017 3:21PM 000001 #7232

NSA Application Form

0011 KATHY
PERMITS-TYPE 2 \$1545.00
NOTICE/TPR \$159.00
CR CARD \$1704.00

PROPERTY IDENTIFICATION

Property Address 40700 E Historic Columbia River Hwy

State Identification# R287238

Site Size 0.75 acres

A&T Alternate Account Number R# R832304680

For Staff Use

505006
CASE NUMBER

T2-2017-8199

LAND USE PERMIT(S)

NSA Site Review

DATE SUBMITTED

7/21/17

Compliance
Related ☐

Potential
Transportation
Impact ☐

PF-2017-7802
PF/PA No.

PROPERTY OWNER(S) ☐ OR CONTRACT PURCHASER(S) ☐

Name Oregon Parks & Recreation Department

Mailing Address 725 Summer Street, N.E. Suite C

City Salem State OR Zip Code 97301 Phone# 503-986-0707

I authorize the applicant below to make this application.

Clifton J. Serres
Engineering Manager
Property Owner Signature #1

Property Owner Signature #2

NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

If no owner signature above, a letter of authorization from the owner is required. ☐

APPLICANT'S NAME AND SIGNATURE

Applicant's Name Kelly Gillard

Mailing Address 720 SW Washington Street, Suite 300

City Portland State OR Zip Code 97205 Phone # 971-256-5322

Fax n/a e-mail k.gillard@arg-pnw.com

Kelly M Gillard
Applicant's Signature

ZONING

GSPR

Zoning District

Zoning Overlay.

GENERAL DESCRIPTION OF APPLICATION (REQUIRED)

Please provide a brief description of your project.

Create a waterproofing mock-up for two bays of the Vista House which will include new concrete apron with waterproof membrane underneath, sidewalk skylights, storm windows, and waterproofing membrane behind the existing stone from the first floor up to the main roof gutter. The balcony will also receive a new roofing membrane at the east and west stair enclosures.

KEY VIEWING AREAS: Check all the following sites from which your property can be seen.

- | | | |
|--|---|---|
| <input type="checkbox"/> Cape Horn | <input checked="" type="checkbox"/> Historic Columbia River Highway | <input type="checkbox"/> Sandy River |
| <input checked="" type="checkbox"/> Crown Point | <input checked="" type="checkbox"/> Portland's Women's Forum State Park | <input type="checkbox"/> Pacific Crest Trail |
| <input type="checkbox"/> Larch Mountain | <input checked="" type="checkbox"/> Highway I-84, including rest stops | <input type="checkbox"/> Larch Mountain Road (SMA only) |
| <input type="checkbox"/> Multnomah Falls | <input type="checkbox"/> Rooster Rock State Park | <input type="checkbox"/> Sherrard Point on Larch Mountain (if in SMA) |
| <input checked="" type="checkbox"/> Columbia River | <input type="checkbox"/> Bonneville Dam Visitor Centers | |
| <input type="checkbox"/> Beacon Rock | <input checked="" type="checkbox"/> Washington State Route 14 | |

Kelly 8:00am


**MULTNOMAH COUNTY, OREGON
PROPERTY RECORDS**

Property Information

Property
InformationTax
SummaryAssessment
HistoryImprovement
InformationNew
SearchSearch
ResultsPrintable
Summary

Logoff

Search Results for R287238[Pay Now](#)**Owner Name**

OREGON STATE OF(DEPT

Property ID Number

R287238

Owner AddressOF TRANSPORTATION
725 SUMMER ST #C
SALEM, OR 97301-1266**Situs Address**40700 E HIST COLUMBIA RIVER HWY
CORBETT, OR 97019**Alternate Account Number**

R832304680

Neighborhood

C700

Map Tax Lot

1N5E30CB -00100

Levy Code Area - [Taxing Districts](#)

203

Portland Maps[Click to Open Map](#)**Information on Ordering Copies**[Click to Open Order Form](#)**Property Description****Exemption**

(2) STATE

Expiration Date**Tax Roll Description**

THORS HTS & RPLT, BLOCK 6&7 TL 100

Map Number

301N5E 1N5E30CB -00100

Parcel**Account Status**

A - Active

Property Use

YG - PARK

Year Built Acreage

1918

Related Accounts

P534681

Linked Accounts**Split/Merge Account****Split/Merge Account Message**

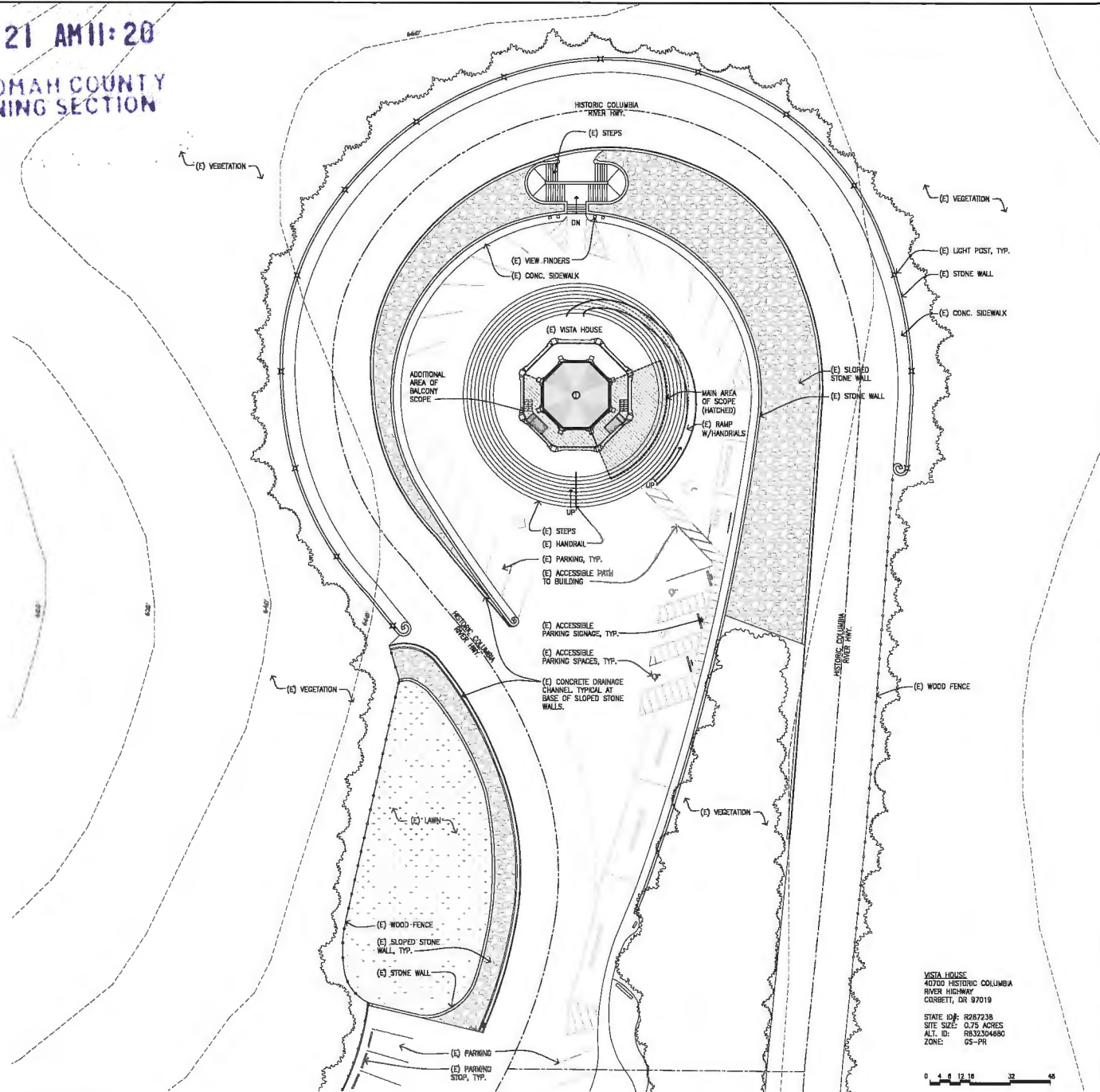
Special Account Information**Sales Information**

Deed	Grantor (Seller)	Grantee (Buyer)	Instrument Date	Consideration Amount
INST	OREGON STATE OF(DEPT	OREGON STATE OF(DEPT		\$0

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1 SITE PLAN
SCALE: 1/16" = 1'-0"

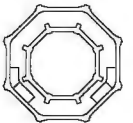
VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019
STATE ID#: R287238
SITE SIZE: 0.75 ACRES
ALL. NO. R03204680
ZONE: GS-PR

0 4 8 16 32 64



720 SW Washington Street
Suite 500
Portland, Oregon 97205
971.236.5324
arg.com

NO.	DESCRIPTION	DATE
REVISIONS		



KEY PLAN

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
SITE PLAN

CONSTRUCTION DOCUMENTS
80%

7/20/2017

PROJ. NO.
36186

DRAWN
KE

CHECKED
AG

DRAWING NO.

A-001



Architectural
Resources Group

720 SW Washington Street, Suite 300
Portland, Oregon 97205

arg-pnw.com

VISTA HOUSE – EAST SIDE WATERPROOFING MOCK-UP
PROJECT NO. 16186

PROJECT NARRATIVE

Vista House Background:

Construction on the Vista House was completed in 1917 and the building was dedicated on May 5th, 1918. The building is situated on an elevated platform and is constructed of cast in place concrete with a veneer of gray sandstone. The main entry point is from the south. The building is comprised of one large double-height space on the main floor and a finished basement which includes support spaces such as restrooms, offices and a gift shop. Access to the basement is via a staircase on the east and west sides of the main floor, as well as an elevator that was recently installed. Access to the roof which serves as a look-out is also via stairs on the east and west sides of the main floor.

By 1931 the building was already leaking. In addition to several repairs to stop leaks at various locations around the building, a major repair project was implemented in 1941/1942 with extensive work to the roofs, entry apron, doors and windows. The most recent repair project took place in 2009 at the West Staircase where significant leaking was occurring into the building. The repairs have kept water out of the building at this location, however the tile on and around the stair penthouse currently is failing. A chronological list of the various projects and changes that have occurred at the Vista House is included at the end of the narrative for reference.

Current Project Scope:

The scope of this project is to identify the appropriate repair procedure at the Vista House and implement the recommended repair procedure in two bays. The goal of the "mock-up" is to identify and implement repair solutions to all building closure elements that have been identified as contributing to water intrusion: deck, stone cladding, staircase, windows and entry apron. A summary chart of the water infiltration items is included as part of this narrative. The end result will be the appropriate water-proofing of two bays of the Vista House that can be observed for a period of time to make sure that the repairs are effective. Assuming the mock-up is successful, the recommended repairs will be applied to all other bays at a future point in time.

The Project Team is as follows:

- Architectural Resources Group, Preservation Architect and Conservators
- DCI Engineers, Structural Engineers
- RDH Building Science, Waterproofing and Mechanical Consultant

Mock-up to include the following elements:

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New water-resistant barrier

A new water-resistant barrier will replace the historic barrier (now deteriorated) which was applied onto the concrete structure behind the stone veneer originally. The new barrier will tie into the current roof flashing above the dome gutter (where no leaks have been reported since the re-roofing project), extend down the second level wall, horizontally across the balcony, down the first level wall, and horizontally below the concrete apron topping slab, two steps past the basement wall below grade. (See section on A-300). This will require:

- The existing stone to be removed and reinstalled in the same location once the water-resistant barrier has been installed and tested. When the stone veneer is reinstalled, it will be properly anchored to the substrate to meet current code requirements.
- Integrating new flashing systems with the water-resistant barriers at all openings as well as a new cap flashing to direct water away from the walls. Visual impact will be minimal.
- Removal of the existing balcony roof system at the east and southeast bays.
- Removal of the existing windows to properly terminate the water-resistant barrier at the full perimeter. This will also provide an opportunity to restore the existing windows as required.
- Removal and replacement of the existing topping slab at the surrounding concrete apron for installation of the water-resistant barrier below.

New balcony roof system

A PMMA fluid-applied coating is recommended for the balcony roof surface. Two other options that we considered were a similar tile system with a better membrane underneath and a raised paver system above a hot rubberized asphalt coating (similar to a green roof system). Each of these systems had various downfalls including complicated detailing and flashing issues, height issues (added roof height would require adding railings to the current parapet walls to meet code), wind uplift issues, and neither seemed to be suited for all of the various balcony conditions. The PMMA fluid-applied coating can be seamlessly installed over the balcony surface and easily transition down the steps to the landing as well as around the entire stair entry enclosure. The coating may also be installed with a similar color and tile pattern to the one on the balcony so the visual impact would be minimal. The surface will also have a much better slip-resistance than the current tile. A full sized mock-up of the PMMA roofing system of the proposed Vista House roof configuration is being prepared by the roofing manufacturer for review and approval by the project team.

New storm windows & window restoration

The existing non-historic steel sash (installed in 2006) will be removed and restored. They will be integrated into a new custom aluminum storm window system that will match the existing frame configuration and profile. The new exterior storm window system will be installed at the first and second floor windows. Visual impact will be minimal as shown on sheet A-600.

New topping slab and sidewalk skylights

The existing concrete apron will be removed and reinstalled over new waterproofing that ties into the water-resistant barrier system on the building. The current non-historic skylights (which are leaking heavily) will be replaced with a custom sidewalk skylight which will look similar to the historic

skylight system (still in storage at Vista House). ARG has been working with Circle Redmont, a company that designs and manufactures historic sidewalk skylight systems. The skylight will be delivered to the site as a pre-manufactured item. DCI Engineers will design the skylight supports. ARG and RDH will detail the perimeter sealant condition to ensure it ties in with the concrete apron waterproofing. The existing vent location will be water tight to eliminate the need for a gutter below (at the ceiling of the basement) and corresponding pipe to the exterior.

East stairs to roof level

The east stair will be updated to match the west stair waterproofing project from 2009 (Case File T2-09-021). The existing landing will be removed and be re-built to include a trench drain which will keep water from the balcony surface from flowing into the building at the door. The existing downspout and scupper will be lowered approximately 14" to provide proper drainage from the trench drain and match the west side configuration. A new hurricane resistant door will be installed which will also match the west side.

SUMMARY OF WATER INFILTRATION ISSUES & PROPOSED REPAIRS
Updated 7/17/2017

ISSUE	HISTORY	PROPOSED SOLUTION	VISUAL IMPACT	REFERENCE
1 Water infiltration through the exterior walls.	1916 Construction drawings show that the existing concrete structure had a waterproofing asphaltic membrane applied to it and the exterior stone was installed directly set against it. No airspace is provided between the surfaces. In the 2001 restoration project, all of the stone was repointed and new sealant was applied around all of the openings in hopes that this would solve the water infiltration issues, but it has not.	The exterior stone will be removed to assess the condition of the concrete substructure. Any historic waterproofing membrane that remains, will be removed and any damaged concrete will be repaired to create a clean substrate. A new fluid-applied membrane will then be applied from the first floor to the main tile roof that ties into all horizontal surfaces, the main roof, and fenestration openings appropriately to create a water-tight assembly. The stone will be re-layed with the addition of structural pins back to the concrete structure to create a safer assembly during a seismic event. It should be noted that no leaks have been reported at the main roof which was restored in 2001 so it has been deemed suitable to stop the new membrane at this location.	None. Pins will be installed behind the stone so they will not be visible.	AE-101 AD-101, AD-102, AD-103, AD-200 A-101, A-102, A-103 A-300 A-400 A-500, A-501, A-502, A-503, A-504
2 Poor detailing at stone sills and capstones.	No flashings were ever provided at the sills and capstones and with porous sky-facing joints, it is highly likely water is able to get trapped behind the stone façade in these areas.	Add zinc flashing underneath the capstones and stone sill at the balcony windows. Zinc is a highly durable material that is more muted in tone so it will blend better with the stone (versus stainless steel which is shiny). Sky facing joints between stone will be sanded sealant so they match the appearance of a grouted joint but provide better water protection.	The new flashing will only extend a half inch (1/2") from the stone facade and will have a very minimal visual impact at the capstones and even less visual impact at the stone sill due to the sill overhang that covers it.	11/A-501 9/A-502 6 & 12/A-504 A-600
3 Sky-facing joints along the west side of the Vista House are spalling out, creating hazards and allowing water into the wall assembly.	Many of these joints were repointed and sealed during the 2010 west side stair waterproofing project. The sky facing joints were a combination of sealant and grout which isn't compatible.	Sky facing joints between stone will be sanded sealant only so they match the appearance of a grouted joint but provide better water protection and adhesion.	None. Texture and color will be the same as the horizontal grouted joints.	9/AE-101 9/A-504
4 Water infiltration through the steel windows at First Floor. Many areas of the steel frame (especially the historic steel frames) have severe corrosion resulting in large holes that allow water to penetrate. There are also holes in the existing sashes where a plexi-glass exterior storm window was directly attached resulting in further corrosion. Debris, bio-growth, and condensation are visible between the storm and sash. The thin metal stud wall under the window also flexes in the high winds in the gorge resulting in perimeter sealant failures.	The first floor windows, were replaced with aluminum windows in 1953 due to heavy corrosion and vandalism. They were replaced with new steel windows with new opalescent art glass during the 2001 restoration project to match what was historically there. During construction, it was discovered that some of the historic frames were still in place underneath the aluminum frames. Many were badly deteriorated and had to be completely replaced, but some were able to be repaired. A new 2" stud wall with metal panels was built up underneath the windows to replicate the visual appearance of the historic configuration.	The existing sashes will be removed and restored (minor corrosions and small screw holes). Frames will be removed and replaced with new aluminum frames to address the continuous corrosion issues. This allows for a new integrated storm window to be installed that attaches to the frames instead of the steel sash. Profiles of the storm window and frame to match existing. The repaired and restored existing sash will be re-installed in the aluminum frames with a black rubber gasket separating the steel sash from the aluminum. The exterior paint finish will match what is currently on the site utilizing a high performance coating. Proper ventilation and drainage will be provided in air gap between the storm and sash. Field testing will be required to ensure the custom window assembly meets water tightness requirements. The 2" deep stud wall below the window will be replaced with an new deeper stud wall assembly with a steel channel to stiffen the construction and tie the wall to the existing concrete jambs, preventing large movements during high wind episodes. Steel was utilized to minimize the depth of the wall assembly as much as possible (a concrete curb would have increased the depth of the wall considerably). Waterproofing will tie into the head, jamb, sill, and metal wall assembly.	Minimal visual impact. While the window frame will be the same depth as the existing, the panel below the window is increasing in depth to provide the appropriate rigidity to the wall assembly. Also, since the storm window is installed in front of the existing sash instead of directly on the sash, this means the exterior surface is further forward. The main visual impact is that less of the side of the exterior frame will be visible than what is currently visible. The color of the window assembly will be the same.	1, 2, 3, 4, & 8/AE-100 1 & 3, AD-200 A-300 1/A-400 A-500 A-600
5 Water infiltration at steel skylights in concrete apron as well as considerable condensation on the glass and metal surfaces.	Metal skylights replaced the historic glass paver and reinforced concrete skylights in the 2001 restoration project.	The skylights will be removed and replaced with a pre-cast concrete and glass paver skylight panel unit that is more historically appropriate. The deeper thickness of the concrete and the glass paver will significantly improve any condensation issues (plus concrete will not have the same thermal issues as metal). The panel system is pre-manufactured and provided with a water tight warranty. New waterproofing at the concrete apron will tie into the new system.	This will have a visual impact but in a positive way. It will be returning the skylights to a more historically appropriate aesthetic with the concrete and glass paver system.	2, 11, & 12/AE-101 1/AD-101 1/A-400 1, 7, & 10/ A-503
6 Water infiltration at existing metal vent locations at concrete apron.	The metal vents were covered in the 2001 restoration project, but water is still evident in this area (though some may be from the adjacent skylights).	The apron concrete topping slab will be removed for installation of a new waterproofing membrane. This will wrap over the existing metal vents to create a seamless membrane. A new continuous bent plate will replace the existing two-piece metal plate to maintain the current aesthetic but provide less opportunity for water infiltrating at the corner.	None from the exterior. The metal plate at the windows will look the same as it currently is. From the interior, the visual impact will be improved since the internal gutter at the vent and drain line will be removed that runs along the basement ceiling.	2, 11, & 12/AE-101



7	Water infiltration through the east side door to the balcony.	The current hollow metal door does not properly withstand the high wind gusts that happen at the gorge, allowing for water infiltration. The landing at the door also frequently overflows with water which then spills in over the door threshold into the interior space.	The east side entry door will be following repairs and modifications made at the west side entry door in 2009 and has been successful at keeping water out at the west opening. These modifications include replacing the existing door with a hurricane resistant door and frame and modifying the landing to create a deep sump to hold water from the balcony surface and discharge at a new exterior downspout that is in the same location (but lower) as an existing downspout.	There will be minimal visual impact. The downspout and scupper will be dropped approximately 14" from its current location and will match the West side location. The scuppers and downspouts are not original to the building. The new door will match the existing door at the west side. Drainage channels will be provided in the concrete apron at the downspout to improve the movement of water away from the building.	West Side Multnomah County Case File #T2-09-021 A-301 A-400 1/A-502 2, 3, 5, 6, 8, 9, 11, 12/A-503
8	Water infiltration at balcony level windows. Many areas of the steel frame have severe corrosion resulting in large holes that allow water to penetrate. There are also holes in the existing sashes where a plexi-glass exterior storm window was directly attached resulting in further corrosion. Debris, bio-growth, and condensation are visible between the storm and sash.	The balcony windows were restored in _____. It is believed that the sash and frame are historic but the frame is a continuous source of water infiltration (potentially because it was not properly installed to tie into the historic waterproofing at the concrete structure).	The existing sashes will be removed and restored (minor corrosions and small screw holes). Frames will be removed and replaced with new aluminum frames to address the continuous corrosion issues. This allows for a new integrated storm window to be installed that attaches to the frames instead of the steel sash. Profiles of the storm window and frame to match existing with the depth increasing by 1" towards the interior of the Vista House to provide a proper air space between the storm and existing sash. The repaired and restored existing sash will be re-installed in the aluminum frames with a black rubber gasket separating the steel sash from the aluminum. The exterior paint finish will match what is currently on the site utilizing a high performance coating. Proper ventilation and drainage will be provided in air gap between the storm and sash. Field testing will be required to ensure the custom window assembly meets water tightness requirements. Waterproofing will tie into the head, jamb, and sill of the window assembly.	There will be minimal visual impact. The exterior of the window will appear very similar to what's currently there. Instead of plexi attached directly to the window, the storm will now sit in front of the window but will utilize the same perimeter sash profile as the historic sash. The location of the storm in the frame will be the same as what's currently there. From the interior, the existing historic sash moves 1" further in but will not really be noticeable since the window opening is already recessed and you can only see these windows from below at the first level.	7, 9, 10, 11, & 12/AE-100 2 & 4, AD-200 A-300 2/A-400 A-501 A-600
9	Balcony roofing is failing, resulting in damage to the existing membrane and tiles breaking and popping off resulting in water infiltration.	The original surface of the balcony was tile, but due to issues with the tile almost immediately, this surface was replaced with a continuous membrane in 1941-42. During the large restoration project in 2001, it was decided to reinstall a tile system with a new membrane system underneath and a drainage matt which is visible at the entry stairs. These tiles have since created problems with breaking and popping off, most likely due to water getting in underneath the tile with the porous grout, becoming trapped, and freezing. The drainage matt that is supposed to help with directing water out of the assembly has become plugged where visible and the waterproofing membrane has proved to be an inferior product exacerbating the issues.	To properly detail a tile system on the balcony, a pedestal paver system would need to be utilized that sits on top of a very robust asphalt waterproofing system. Unfortunately, the balcony at the Vista House is a very constrained space making this option infeasible. Especially with how it would transition to the historic perimeter gutter system and the existing stairs to the balcony and resist wind uplift. This system also requires more height than what is currently at the balcony. The height of the balcony surface can not be increased since it will result in an unsafe condition at the perimeter walls (which would then result in guardrails at the tops of the walls which would have a very large visual impact). Because of this, it was decided to remove the existing tile and replace it with a PMMA liquid-applied roofing system with a decorative tile pattern to match the current pattern. This seamless roof system will be able to easily transition between vertical and horizontal surfaced and is extremely robust. It is also easy to repair if need be and has a long track record of successful projects in Europe (over 30 years).	There will be no visual impact from any location around the Vista House, but you will notice a difference of material when you're actually on the balcony. While we are able to provide the same tile pattern with the new fluid-applied roofing membrane, the color will be much more uniform than glazed tile. A mock up is currently being created to better understand what the final result will be.	1, 3, 4, 5, & 6/ AE-101 AD-102, AD-103 A-102, A-103 A-300, A-301 2 & 3/A-400 3, 6, 8, & 11/A-502 2, 3, 5, 6, 8, 9, 11, 12/A-503 2, 3, 4, 5, 6, 8, 11/A-504

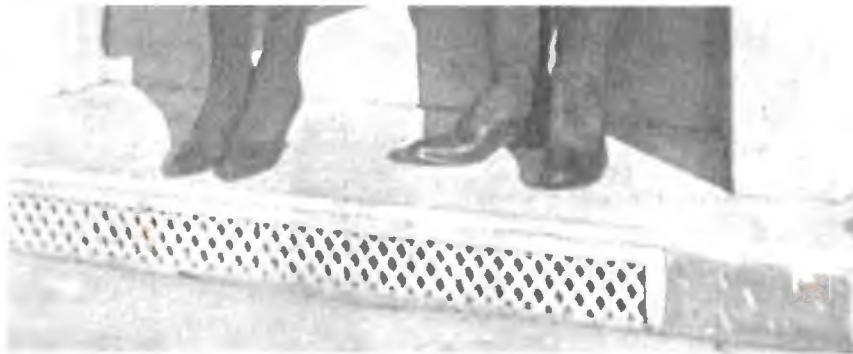


APPENDIX A: VISTA HOUSE - CHRONOLOGY OF ALTERATIONS

ARG PROJECT NO. 16186

Updated 4/5/2017

DATE	PROJECT DESCRIPTION
1917	Building construction completed
1918	Dedicated, Sunday, May 5, 1918
1931	Multnomah County trying to repair leaks
1936	PWA installs new lead gutter.
Pre-1939	Exterior downspouts installed from gutter of dome to balcony deck and from balcony deck to entry apron (number and location not known) Vent grills near top of columns in restrooms removed Cast iron vents in tenth step closed with sheet metal



Original configuration of vents at top of stairs

- 1939 Condition assessment report completed by Oregon State Highway Commission:
- Tile roof cracked and leaking.
 - Steel windows rusting.
 - Interior "marble" (Kasota Limestone) pockmarked and cratered.
 - Plaster failing.

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- 1941-42 Major repair contract:
- Roof tile caulked with lead wool and pointed with elastic cement.
 - Dome gutter abandoned, filled with concrete, and tile roof extended to edge of parapet using painted concrete block.
 - Exterior stone re-pointed.
 - Installed membrane and wear surface on balcony deck floor.
 - Extensive concrete repair at base of dome beneath roof tiles.
 - Five (5) original wood doors replaced with metal doors.
 - Two coats waterproofing installed on stone: "All Weather Master Seal"
 - Installed waterproof membrane and 1/2" asphaltic protection on first floor entry apron; required raising walkway lights 2" and resealing.
 - Waterproof membrane applied to balcony deck door enclosure.

1945/Mar. Building reported leaking.

1945/Nov. Interior marble panel falls from dome; no response action recorded.

1949 Standing seam copper roof installed over dome.



View of tile under roof from 2008 roof demo

1950 Building transferred to State Parks Division.

- 1950-81 Miscellaneous projects:
- Spot lights added at balcony deck
 - Storm windows installed on balcony windows.
 - Marble on the first floor stairs to balcony deck replaced.

1953

- Additional topping added to entry apron, covering over walkway lights.
- Entry apron waterproofed because of leakage.
- First floor steel windows replaced with aluminum metal windows



- Storm windows installed on balcony windows.
- Dome interior painted blue.

1955

Mechanical upgrades:

- Electric heaters added to first floor.
- Tunnel blocked off and oil-fired furnace installed.

1965

Coating applied to first floor entry apron and balcony deck:



1967	Electrical distribution system upgraded with new panel.
1979	Oil-fired furnace removed.
1981-96	Miscellaneous projects: <ul style="list-style-type: none">• Spot lights removed from balcony deck.• Second generation storm windows installed on balcony windows.• Upgrading of most fluorescent and incandescent fixtures.
1981	Historic Structures Report, National Park Service.
1982	Friends of Vista House and State Parks implement management agreement.
1985	Miscellaneous projects: <ul style="list-style-type: none">• Wooden free-standing wall display boards installed.• Minor foundation repair (location unknown).• Plaster repair (location unknown).
1985-86	Drip pans installed beneath walkway lights and vents by Skyline Sheet Metal Company.
1986	Brass drinking fountain installed in basement.
1988-89	Miscellaneous projects: New surface wiring by Christianson Electric (extent and location unknown) Waterproofing study, Index Engineering. Dehumidifiers purchased and installed.
1990	New water pressure tank installed.
1991	Additional surface wiring (extent and location unknown).
1992	Mortar and deck coating, Pioneer Waterproofing.
1992	New lexan storm windows installed at all windows.
1993	Refinished double doors and new wrought iron gates installed.
1993	Purchased shade film for west windows.

- 1994 Miscellaneous projects:
- Stripped and refinished 20 doors and casings.
 - Electronic entry locks installed.
 - Historic American Engineering Survey initiated study on Gorge Highway.
- 1995 Historic American Engineering survey completed.
- 1995 Vista House Comprehensive Architectural and Engineering Condition Assessment, McBride Architects, P.C.
- 1997 Restoration of balcony windows (Fred Walters). Exact scope unknown.
- 2001-06 Major exterior restoration project, Saik/ Miller/ DiBenedetto:
- Original tile roof including integral gutter system, and dome ventilation hood cap are restored.
 - New cast iron downspouts and leader boxes from main roof to balcony.
 - Balcony deck is resurfaced with "new tile pavers over bond coat, tile membrane, 1-1/2" wire reinforced mortar bed, filter fabric, drainage mat over waterproof membrane on 1% levelling bed".
 - Base stone along exterior wall replaced at balcony (running waterproof membrane behind) also at apron. Stone now sits on top of leveling bed.



Base stone being replaced

- New metal doors and white oak accessible handrails added to tunnel stairs.
- All exterior masonry cleaned and repointed.

- Stone pilaster caps replaced at main roof.
- New tile pavers at balcony stair enclosures (all surfaces).
- New bronze handrails (2'-10" tall) at balcony stair enclosures.
- Interior gutter system installed at basement level (to handle leaks at historic vents at apron).
- New glass paver panel skylights installed at apron.



Historic glass paver panel skylights in storage

- All previous topping slabs removed down to structural slab including tar membrane at concrete apron and the first two treads and three risers of the apron stairs. Replaced with new topping slab and waterproof membrane.
- Base stone at concrete apron removed and reinstalled for installation of waterproof membrane behind stone.
- Concrete bulkhead at first floor windows removed.
- First floor aluminum windows removed and replaced with historically appropriate steel sash windows and glass (Seekircher Steel Windows) utilizing historic frames that were encased by aluminum frames (where feasible – exact number of restored frames unknown). 3/8" impact resistant glass installed on exterior side of windows.
- New metal plate installed over existing metal ventilation grill at concrete apron.
- New metal entry doors at first floor level.
-

Major interior restoration project, Saik/ Miller/ DiBenedetto:

- All interior limestone panels removed for cleaning and repair.

- Plaster repair
- Concrete substrate repaired as necessary due to poor condition of existing concrete include exposed rebar (Change order #2 during Interior Rehab construction, hiring WDY structural engineers, 2004)



Image of concrete condition

- 2004 Water Infiltration Study commissioned as Change Order #4 during the Interior Rehab construction, by McBride Architects with WJE for water testing. The following recommendations were made though not implemented during the interior rehab project*:
- Replace defective concrete stairs and landings with properly designed details.
 - Balcony membrane system must be continuous at walls, landings, stairs, as well as balcony floor.
 - Restore the balcony windows (this may have been done to some extent though it is noted that not all details provide by McBride were carried out).
- *Note: Information taken from powerpoint presentation provided by Parks. ARG does not have this 2004 McBride report.*
- 2006 Vista House Water Infiltration Projects PowerPoint discussing the water issues still prevalent at Vista House including:
- Leaks at balcony windows, especially between sash and frame and at plexiglass storm window.
 - Leaks at first level windows. The hollow metal subframe flexes too much in the high winds allowing water to infiltrated.
 - Leaks at balcony deck, especially at the stair enclosure door at the landing.

- Clogs at first level downspouts leading to water backups.
- Air pressure issues that may also be compounding the water infiltration issues.

2009 West Balcony Stair Waterproofing Project (DCI engineers and Sue Licht from Oregon State Parks):

- Existing concrete landing removed and replaced with thinner concrete landing and platform metal deck, providing a sump to allow water to collect. A new downspout at the exterior of the building removes water from the landing sump. Interior limestone panels were removed and reinstalled due to this work.
- New hurricane-resistant door installed.
- Existing Procor system assembly installed down balcony stairs, along sidewalls, and over entire stair enclosure. New work is lapped over existing to create a continuous membrane.
- Stone parapet in this area removed and reinstalled with new SS dowels into the existing concrete. Flashing and waterproof membrane weep to exterior face of rotunda.

2016 - East Side Waterproofing Mock-up. Architectural Resources Group commissioned along
present with RDH waterproofing consultants and DCI structural engineers to provide permit documents for a waterproofing mock-up at the southeast and east bays. The project goal is to create a holistic repair solution to the continued water infiltration issues at Vista House. The mock-up will be tested and, if successful, implemented on the remaining bays. Mock up to incorporate:

- Concrete apron down the first two stairs
- Sidewalk skylights and metal vents
- Stone façade and concrete substructure from apron level to gutter at main roof (Note: current dome roof system is not leaking and will not be addressed as part of this scope)
- East and west stair enclosures
- Balcony roofing
- First level and balcony level windows including storm windows



VISTA HOUSE

EAST SIDE WATERPROOFING DESIGN

LAND USE REVIEW

PROJECT DESCRIPTION

A MOCK-UP OF A WATERPROOFING SYSTEM AT THE EAST AND SOUTHEAST SEGMENTS OF THE VISTA HOUSE WHICH WILL INCLUDE:

1. INSTALLATION OF A NEW WATERPROOF MEMBRANE BEHIND THE EXISTING STONE. SCOPE TO INCLUDE REMOVAL OF STONE FOR INSTALLATION OF MEMBRANE AND PINNING OF THE STONE FOR REINSTALLATION.
2. REMOVAL OF EXISTING CONCRETE APRON AND STAIRS FOR INSTALLATION OF NEW WATERPROOF MEMBRANE WITH DRAINAGE MAT AND A NEW CONCRETE TOPPING SLAB.
3. REPLACEMENT OF EXISTING METAL SKYLIGHTS WITH NEW CONCRETE AND GLASS PAVES SKYLIGHTS AT THE CONCRETE APRON.
4. REMOVAL OF EXISTING WINDOWS. STEEL SASHES TO BE REPAIRED AND RESTORED IN NEW FRAME WITH INTEGRAL EXTERIOR STORM WINDOW. WINDOW SYSTEM TO TIE INTO NEW WATERPROOF MEMBRANE.
5. NEW STUD WALL BELOW FIRST FLOOR WINDOWS STRENGTHENED WITH STEEL CHANNEL FOR WIND DEFLECTION.
6. INSTALLATION OF ZINC FLASHING UNDER CAPSTONES AND SILLS TO PREVENT WATER FROM PENETRATING THE WALL ASSEMBLY.
7. REMOVAL OF EXISTING TILE SYSTEM AT BALCONY TO BE REPLACED WITH NEW FLUID-APPLIED ROOFING SYSTEM WITH DECORATIVE TILE PATTERN TO MATCH EXISTING PATTERN.

VISTA HOUSE IS ON THE NATIONAL REGISTER OF HISTORIC PLACES AND IS SITUATED ALONG THE HISTORIC COLUMBIA RIVER HIGHWAY.

INDEX OF DRAWINGS

GENERAL G-001	COVER SHEET	A-400	ENLARGED FLOOR PLANS
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AE-101	EXISTING CONDITIONS	A-502	EXTERIOR DETAILS
AD-100	BASEMENT FLOOR DEMOLITION PLAN	A-503	EXTERIOR DETAILS
AD-101	FIRST FLOOR DEMOLITION PLAN	A-504	EXTERIOR DETAILS
AD-102	BALCONY FLOOR DEMOLITION PLAN	A-600	EXTERIOR RENDERINGS
AD-103	ROOF FLOOR DEMOLITION PLAN		
AD-200	DEMO ELEVATIONS	STRUCTURAL	
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A-100	BASEMENT FLOOR PLAN	S-101	FIRST FLOOR FRAMING PLAN
A-101	FIRST FLOOR PLAN	S-102	BALCONY FLOOR FRAMING PLAN
A-102	BALCONY FLOOR PLAN	S-103	ROOF FRAMING PLAN
A-103	ROOF PLAN	S-400	STRUCTURAL SECTIONS
A-200	EXTERIOR ELEVATIONS	S-401	STRUCTURAL PARTIAL PLANS
A-300	WALL SECTION	S-500	STRUCTURAL DETAILS
A-301	STAIR SECTIONS	S-501	STRUCTURAL DETAILS

PROJECT TEAM

PROPERTY OWNER
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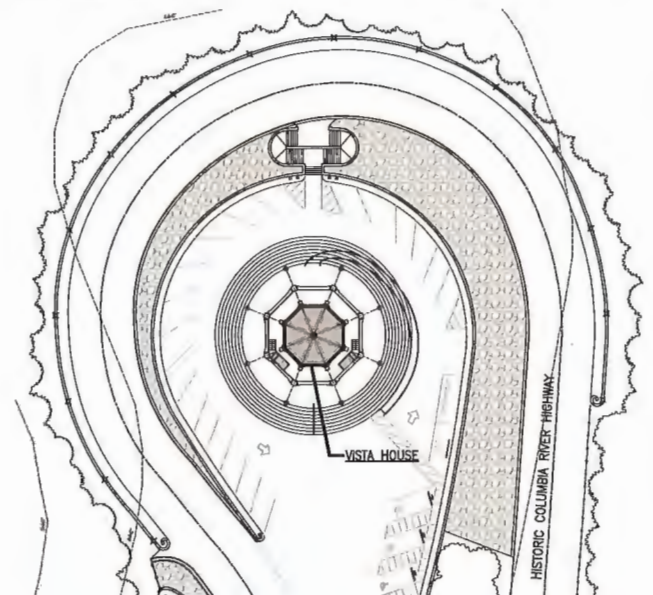
BUILDING INFORMATION

LOT / LOCATION: 40700 HISTORIC COLUMBIA RIVER HIGHWAY
CORBETT, OR 97019
ZONING: GS-PR
OCCUPANCY: A-2 (NO CHANGE)
CONSTRUCTION TYPE: CONCRETE (NO CHANGE)
BUILDING HEIGHT/STORIES: 20'-0"±, TWO STORE (NO CHANGE)
GROSS AREA: 4,820± SF (NO CHANGE)
YEAR BUILT: 1917

GUIDELINES:
SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.

APPLICABLE BUILDING CODES:

APPLICABLE CODES:
OREGON STRUCTURAL SPECIALTY CODE (OSSC) 2014
OREGON FIRE CODE (OFC) 2010 AS ADOPTED BY FIRE MARSHAL



VICINITY MAP
N.T.S.

ABBREVIATIONS

AND	GA	GAUGE	(R)	REMOVE
AT	GALV	GALVANIZED	R	RISER
CENTERLINE	GYP	GYP	RD	ROOF DRAIN
DIAMETER			REF	REFERENCE
FOOT OR NUMBER	HB	HOSE BIB	REIN	REINFORCED
	HDWD	HOLLOW METAL	REQ	REQUIRED
ABOVE FINISHED FLOOR	HM	HORIZONTAL	RL	ROOF LEADER
	HR	HORIZONTAL	RM	ROUGH OPENING
APPROX	HT	HOUR	RO	ROUGH OPENING
ARCH	HT	HEIGHT	RWD	REDWOOD
			RWL	RAIN WATER LEADER
BD	INSUL	INSULATION	S	SOUTH
BLDG	INT	INTERIOR	SAD	SEE ARCHITECTURAL
BLK			SEE	SEE CIVIL DRAWINGS
BLKG	JOINT	JOINT	SCD	SCHEDULE
			SECT	SECTION
CJ	LAV	LAVATORY	SED	SEE ELECTRICAL DRAWINGS
CLG	LB	POUND	SF	SQUARE FOOT
CLR	LF	LINEAR FOOT	SHT	SHEET
CMU			SIM	SIMILAR
	MAX	MAXIMUM	SLD	SEE LANDSCAPE DRAWINGS
COL	MECH	MECHANICAL	SMD	SEE MECHANICAL DRAWINGS
CONC	MEMB	MEMBRANE	SPEC	SPECIFICATION
CONT	MET/ML	METAL MANUFACTURER	SQ	SQUARE
CTR	MFR	MANUFACTURER	SSD	SEE STRUCTURAL DRAWINGS
	MIN	MINIMUM	SST	STAINLESS STEEL
DEMO	MISC	MISCELLANEOUS	STD	STANDARD
DIA	MO	MASONRY OPENING	STL	STEEL
DIM			STRUC	STRUCTURAL
DN	N	NORTH	T/TRO	TREAD
DR	(N)	NEW	T&G	TONGUE & GROOVE
DS	NC	NOT IN CONTRACT	TS	TUBE STEEL
DTL	NO	NUMBER	TYP	TYPICAL
DWG	NOM	NOMINAL		
	NTS	NOT TO SCALE		
E	OC	ON CENTER	UON	UNLESS OTHERWISE NOTED
(E)	OCC	OCCUPANCY OR OCCUPANT(S)	VERT	VERTICAL
EA			VF	VERIFY IN FIELD
EJ				
EL				
ELEC				
EP	OFCL	OWNER FURNISHED, CONTRACTOR INSTALLED	W	WEST
EQ			W/	WITH
EQPT	OFCL	OWNER FURNISHED, CONTRACTOR INSTALLED	WC	WATER CLOSET
EXIST			WO	WOOD
EXP	OPNG	OPENING	W/O	WITHOUT
EXT	OPP	OPPOSITE	WT	WEIGHT
	OSB	ORIENTED STRAND BOARD		
FD				
FIN	PL	PLATE		
FLOOR	PLAM	PLASTIC LAMINATE		
FLR	PLYWD	PLYWOOD		
FT	PT	PAINT		

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY THAT (E) CONDITIONS ARE AS INDICATED ON THE DRAWINGS. NOTIFY THE PROJECT MANAGER IMMEDIATELY OF VARIATIONS OR DISCREPANCIES. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATIONS OR DISCREPANCIES ARE RESOLVED BY THE PROJECT MANAGER.
2. ALL CONSTRUCTION AND INSTALLATION WORK SHOWN ON DRAWINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. USE METHODS AS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF ALL PREVAILING LAWS AND CODES.
3. DO NOT SCALE DRAWINGS: USE DIMENSIONS SHOWN. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. DIMENSIONS SHOWN AT (E) CONDITIONS ARE TO FACE OF (E) FINISH. U.O.N. DIMENSIONS AT NEW WORK ARE TO FACE OF FRAMING, U.O.N. DIMENSIONS OF (E) CONDITIONS ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. WHERE NO DIMENSION IS PROVIDED CONSULT WITH THE PROJECT MANAGER FOR CLARIFICATION BEFORE PROCEEDING WITH AFFECTED WORK.
4. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE AND PROPERTY. PROJECT MANAGER'S SITE VISITS ARE NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
5. INSTALL MANUFACTURED MATERIALS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, UNLESS OTHERWISE INSTRUCTED.
6. ALL WASTE AND REFUSE CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAR AND CLEAN TO THE SATISFACTION OF PROJECT MANAGER.
7. APPLICATION OF FINISH: SURFACES PREVIOUSLY PREPARED OR INSTALLED BY ANOTHER TRADE SHALL BE INSPECTED CAREFULLY BY THE CONTRACTOR BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES. IF SURFACES ARE NOT ACCEPTABLE, THE PROJECT MANAGER SHALL BE NOTIFIED IMMEDIATELY IN ORDER THAT CORRECTIONS MAY BE MADE. APPLICATIONS OF FINISHES WILL BE CONSTRUED AS ACCEPTANCE OF RESPONSIBILITY BY THE SUBCONTRACTOR FOR THE BASE UPON WHICH IT IS APPLIED.
8. INSTALL ALL WORK PLUMB, LEVEL AND STRAIGHT, OR AS REQUIRED TO ALIGN WITH (E) ADJACENT SURFACES.
9. CONTRACTOR SHALL DESIGN AND INSTALL SHORING AS REQUIRED TO PERFORM WORK. RESPONSIBILITY FOR ENGINEERING, CONSTRUCTION AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY.
11. CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, SPECIFICATIONS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER AND RESOLVED BEFORE PROCEEDING WITH WORK.
12. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
13. THE CONTRACTOR SHALL SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SUBMITTED TO THE PROJECT MANAGER FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED ON THE SUBMITTAL THAT SPECIFIC CHANGES ARE BEING REQUESTED WITH THE PHRASE "REQUESTED CHANGE".
14. FINAL AS-BUILT RECORD DOCUMENTS SHOWING ALL REVISIONS INCORPORATED DURING CONSTRUCTION SHALL BE SUBMITTED TO THE PROJECT MANAGER PRIOR TO PROJECT CLOSE-OUT.
15. THROUGHOUT THE CONSTRUCTION DOCUMENTS, ITEMS THAT ARE EXISTING ARE INDICATED AS "EXISTING" OR "(E)". ITEMS WITHOUT THIS INDICATION ARE NEW CONSTRUCTION. WHERE REQUIRED FOR PURPOSES OF CLARITY, SOME ITEMS MAY BE INDICATED AS "NEW" OR "(N)".

HAZARDOUS MATERIALS

- A: ARCHITECTURAL RESOURCES GROUP ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THIS SITE.
- B: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT PERSONNEL WITHIN THE WORK AREA ARE PROTECTED FROM EXPOSURE TO ANY HAZARDOUS MATERIALS ENCOUNTERED. IF MATERIALS ARE DISCOVERED THAT MAY BE HAZARDOUS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

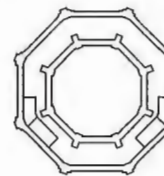
SYMBOL LEGEND

DOOR SYMBOL	INTERIOR ELEVATION OR PHOTO SYMBOL
DOOR NUMBER	ELEVATION OR PHOTO NUMBER
WINDOW SYMBOL	SHEET WHERE ELEVATION OR PHOTO OCCURS
WINDOW NUMBER	DETAIL SYMBOL
ALIGN SURFACES	DETAIL NUMBER
ROOM TITLE SYMBOL	SHEET WHERE DETAIL OCCURS
ENTRY	SECTION SYMBOL
ROOM NAME	SECTION NUMBER
ROOM NUMBER	SHEET WHERE SECTION OCCURS
WALL TYPE SYMBOL	SHEET NOTE SYMBOL
WALL TYPE	SHEET NOTE NUMBER



720 SW Washington Street
Suite 300
Portland, Oregon 97205
971.256.5324
argrf.com

NO.	DESCRIPTION	DATE
REVISIONS		



KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE COVER SHEET

CONSTRUCTION DOCUMENTS
60%

7/20/2017

PROJ NO.
16186

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DRAWING NO.

G-001

MULTNOMAH COUNTY
PLANNING SECTION

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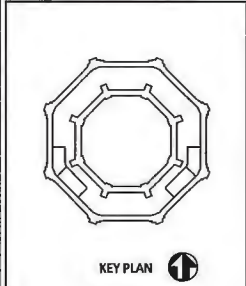
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REVISIONS



VISTA HOUSE
EAST SIDE
WATER-
PROOFING
DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
EXISTING
CONDITIONS

CONSTRUCTION DOCUMENTS
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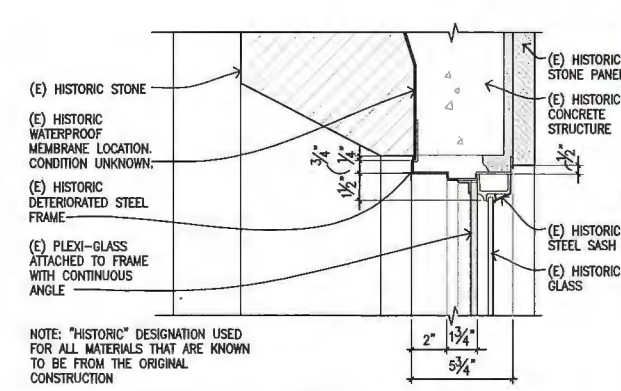
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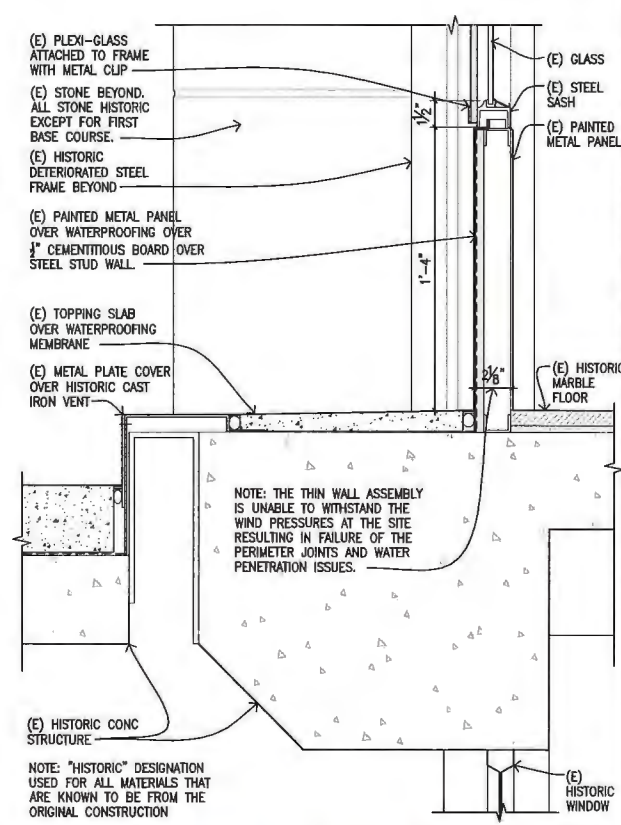
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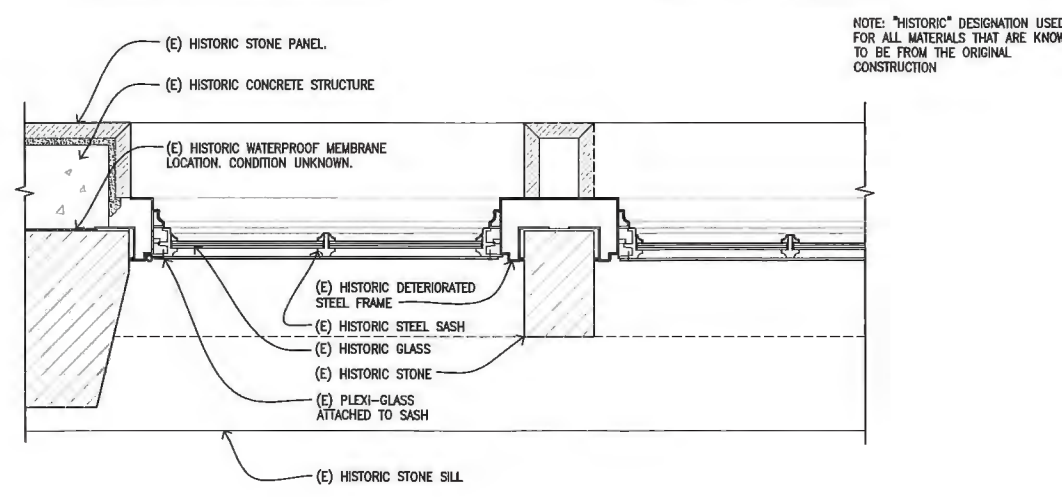
3 FIRST FLOOR WINDOW - HEAD DETAIL - EXISTING
SCALE: 3" = 1'-0"



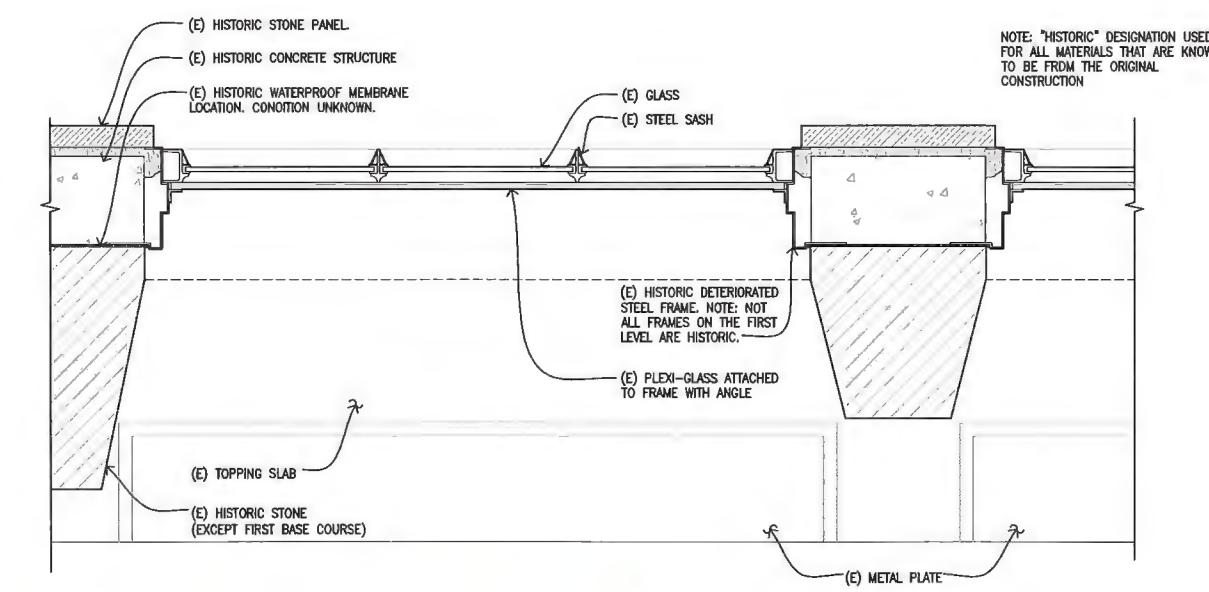
2 FIRST FLOOR WINDOW - SILL DETAIL - EXISTING
SCALE: 3" = 1'-0"



1 FIRST FLOOR WINDOW - EXISTING CONDITION
NTS



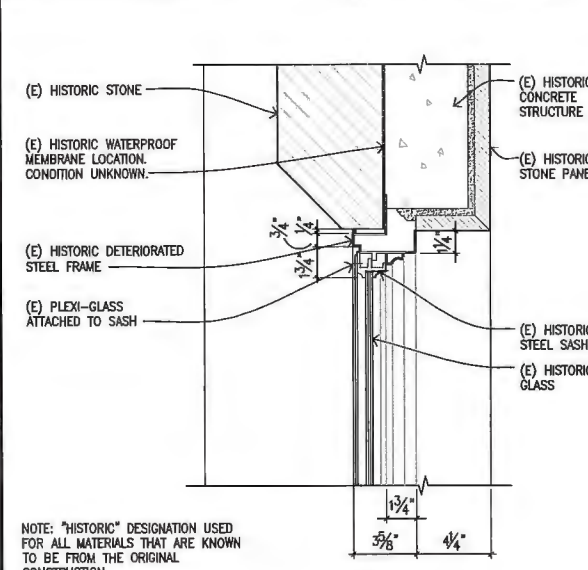
9 BALCONY WINDOW - JAMB DETAILS - EXISTING
SCALE: 3" = 1'-0"



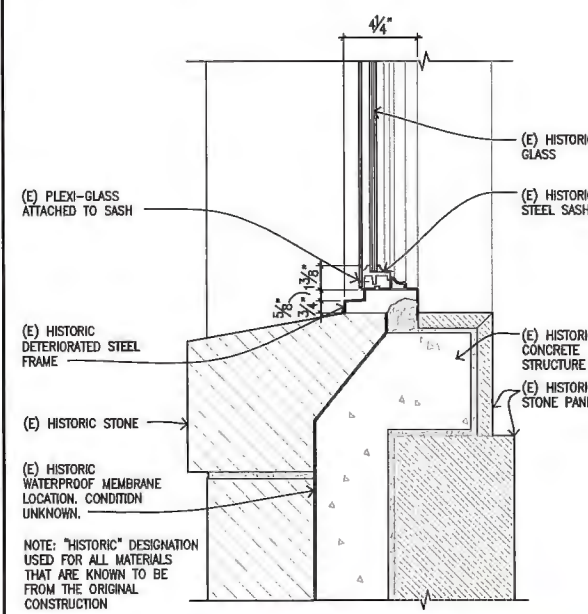
8 FIRST FLOOR WINDOW - JAMB DETAILS - EXISTING
SCALE: 3" = 1'-0"



7 BALCONY WINDOW - EXISTING CONDITION
NTS



12 BALCONY WINDOW - HEAD DETAIL - EXISTING
SCALE: 3" = 1'-0"



11 BALCONY WINDOW - SILL DETAIL - EXISTING
SCALE: 3" = 1'-0"



10 BALCONY WINDOW - EXISTING CONDITION
NTS

© ARCHITECTURAL RESOURCES GROUP



WATER DAMAGE TO INTERIOR FINISHES.

INTERIOR "GUTTER" TO CATCH LEAKS AT SKYLIGHT

BUBBLING OF PAINT IS SEEN THROUGHOUT THE BASEMENT LEVEL

12 EXISTING CONDITIONS - BASEMENT
NTS



MORTAR IS SPALLING OUT OF SKY-FACING JOINTS

9 EXISTING CONDITIONS - SKY-FACING JOINTS
NTS



BROKEN AND LOOSE TILES VISIBLE AT EAST STAIR

EFFLORESCENCE VISIBLE ON TILE

TILE HAS BROKEN OFF THE WEST SIDE STAIR ENCLOSURE DUE TO WATER PENETRATION BELOW TILE FREEZING AND THEN POPPING TILE OFF.

EFFLORESCENCE VISIBLE ON TILE

6 EXISTING CONDITIONS - BALCONY TILE
NTS



EXISTING LANDING AND DOOR ARE NOT ADEQUATE FOR THE AMOUNT OF RAIN AND WIND PRESSURE AT THE SITE, ALLOWING WATER TO PENETRATE TO THE INTERIOR.

3 EXISTING CONDITIONS - EAST STAIR TO BALCONY
NTS



CONDENSATION VISIBLE ON INTERIOR SIDE OF SKYLIGHTS.

METAL FRAME IS CORRODING AND NOT HISTORICALLY APPROPRIATE. (WAS HISTORICALLY A CONCRETE AND GLASS PAVER SKYLIGHT).

INTERIOR "GUTTER" TO CATCH LEAKS AT SKYLIGHT WITH LINE RUNNING TO EXTERIOR WALL OF BASEMENT.

11 EXISTING CONDITIONS - SKYLIGHT
NTS



CONDENSATION VISIBLE ON THE ENTIRE CEILING SURFACE

PLASTER DAMAGE FROM WATER INFILTRATION AT THE EAST BALCONY DOORWAY.

8 EXISTING CONDITIONS - FIRST LEVEL CEILING
NTS



DRAINAGE MAT BECOMES CLOGGED WITH DEBRIS AND DOES NOT PERMIT WATER TO PROPERLY DRAIN UNDER THE TILE.

EFFLORESCENCE VISIBLE ON TILE

5 EXISTING CONDITIONS - BALCONY TILE
NTS



STONE IS IN GOOD CONDITION AT MOST LOCATIONS. HEAVY SOILING IS VISIBLE, ESPECIALLY AT LOWER STONES.

FIRST AND SECOND COURSE OF STONE IS NON-HISTORIC (REPLACED IN 2001 RESTORATION PROJECT)

METAL PLATES OVER HISTORIC CAST-IRON VENTS ARE A FREQUENT SOURCE OF LEAKS

NON-HISTORIC METAL SKYLIGHTS ARE A FREQUENT SOURCE OF LEAKS

DOWNSPOUTS DO NOT PROPERLY DIRECT WATER AWAY FROM BUILDING RESULTING IN HEAVY WATER DAMAGE IN SPACES BELOW

2 EXISTING CONDITIONS - EXTERIOR
NTS



PLASTER DAMAGE IS VISIBLE THROUGHOUT THE BASEMENT AREA DUE TO WATER INFILTRATION.

NOTE: PLASTER DAMAGE IS WORSE AROUND SKYLIGHTS AND WHERE THE DOWNSPOUTS FROM THE ROOF ARE LOCATED ABOVE, INDICATING WATER IS NOT PROPERLY SHEDDING AWAY FROM THE BUILDING.

10 EXISTING CONDITIONS - BASEMENT
NTS



WATER DAMAGE VISIBLE ON THE INTERIOR STONE PANELS (WHITE EFFLORESCENCE)

CONDENSATION VISIBLE ON INTERIOR SIDE OF STEEL SASH

7 EXISTING CONDITIONS - FIRST LEVEL
NTS



TILE HAS BROKEN OFF THE WEST SIDE STAIR ENCLOSURE DUE TO WATER PENETRATION BELOW TILE FREEZING AND THEN POPPING TILE OFF. THIS AREA HAS BECOME A MAJOR TRIPPING HAZARD.

4 EXISTING CONDITIONS - BALCONY TILE
NTS



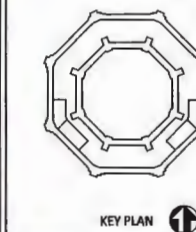
DUE TO THE VISTA HOUSE'S LOCATION AT THE TOP OF A BLUFF IN THE COLUMBIA RIVER GORGE, IT EXPERIENCES EXTREME WEATHER CONDITIONS SUCH AS HIGH SPEED WINDS, SEVERE RAIN, EXTREME HEAT IN THE SUMMER, AND ALSO FREEZING OF THE FACADE IN THE WINTER AS SHOWN FROM THIS IMAGE TAKEN IN 2016.

1 EXISTING CONDITIONS - WEATHER
NTS



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SHEET TITLE
EXISTING
CONDITIONS

CONSTRUCTION DOCUMENTS
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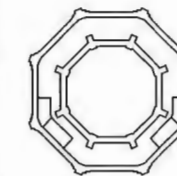
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KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

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40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
SITE PLAN

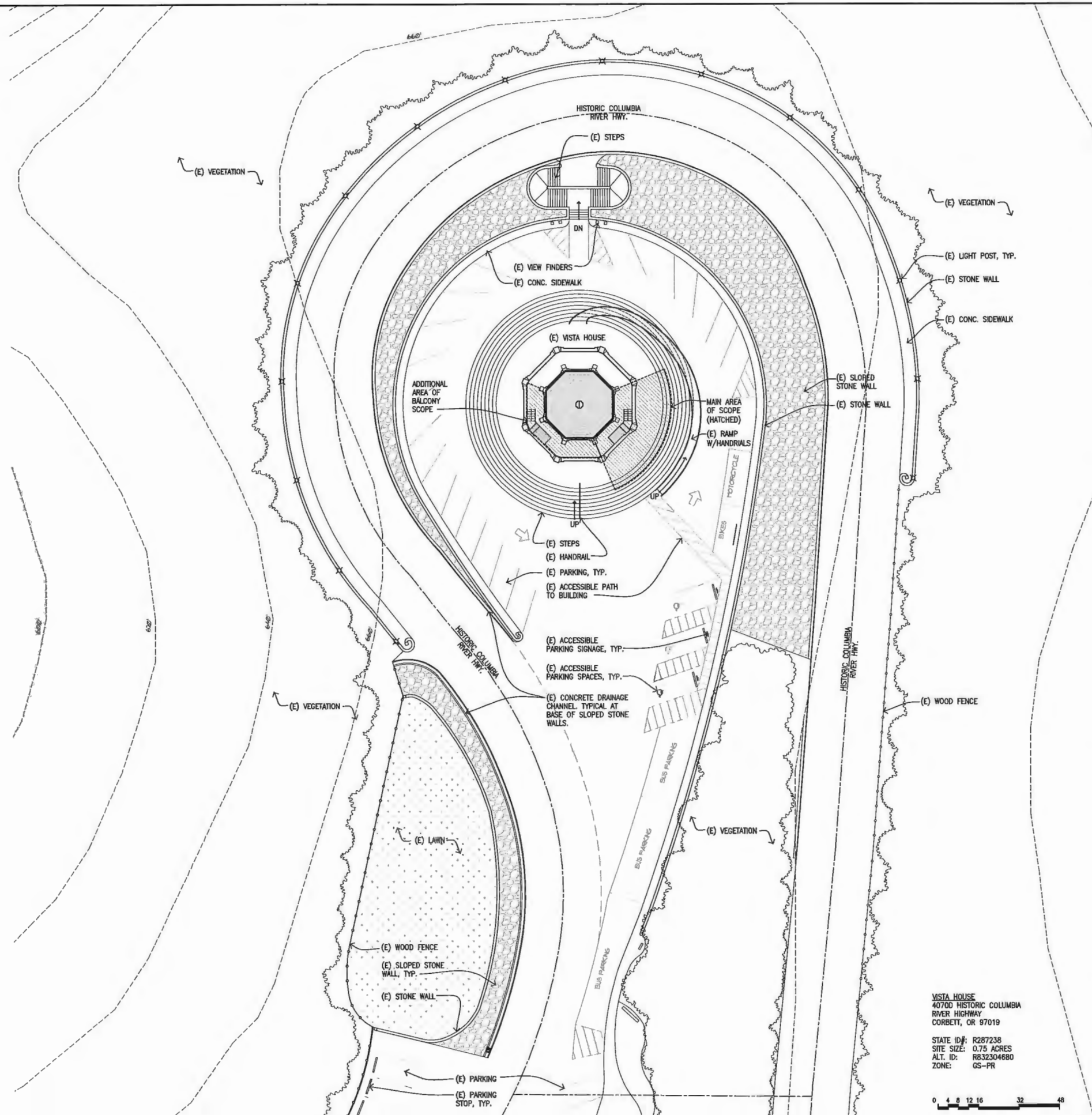
CONSTRUCTION DOCUMENTS
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1 SITE PLAN
SCALE: 1/16" = 1'-0"

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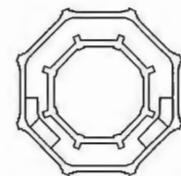
17 JUL 21 AM 11:19

MULTNOMAH COUNTY
PLANNING SECTION



720 SW Washington Street
Suite 300
Portland, Oregon 97205
503.224.6324
arggf.com

NO.	DESCRIPTION	DATE
REVISIONS		



KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
DEMOLITION
BASEMENT
PLAN

CONSTRUCTION DOCUMENTS
60%

7/20/2017

PROJ NO.
16186

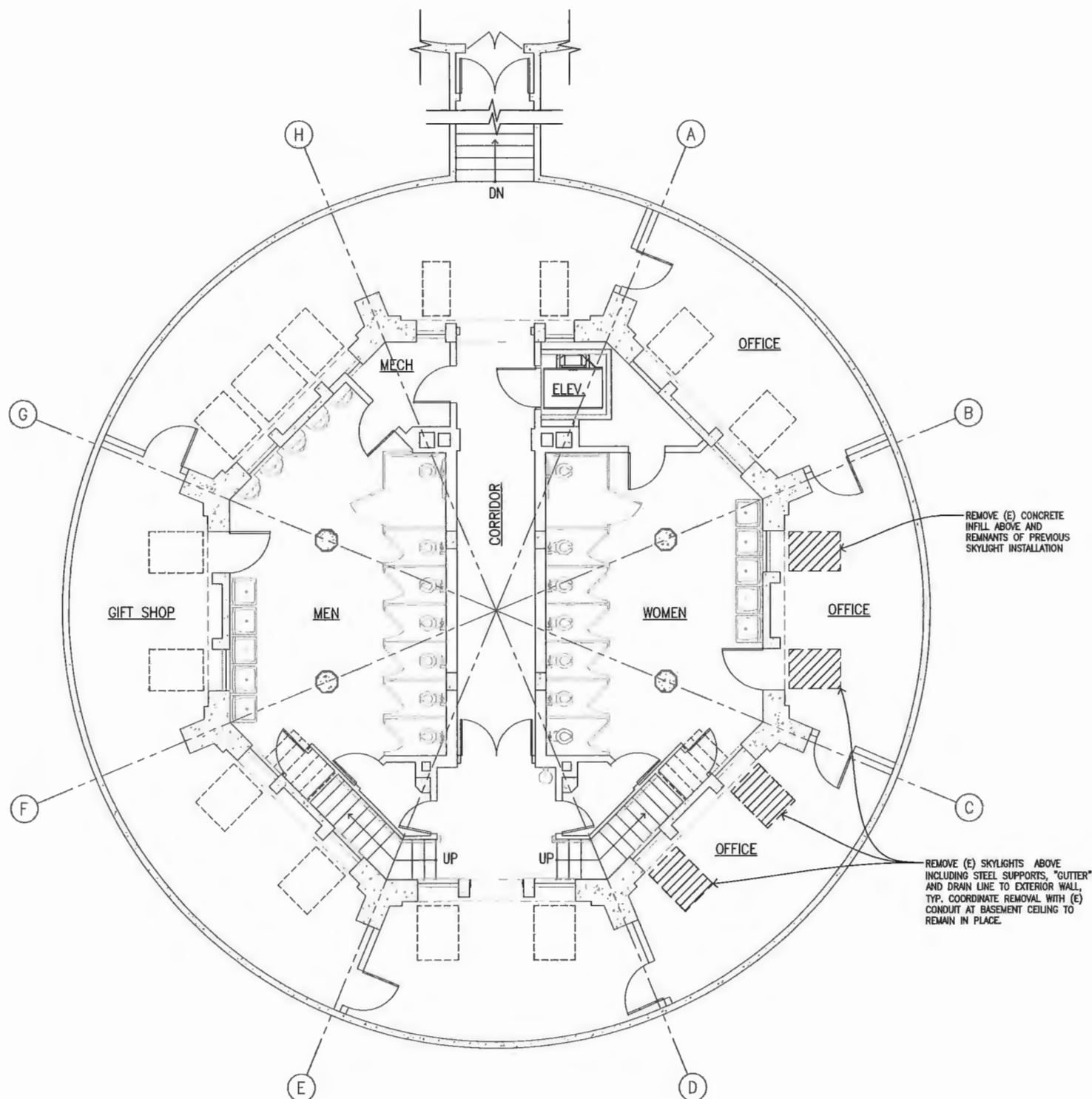
DRAWN
KE

CHECKED

DRAWING NO.

AD-100

SHEET 03 OF



1 BASEMENT FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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1/4" = 1'-0"

17 JUL 21 AM 11:19

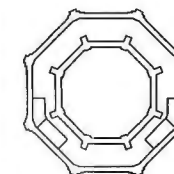
MULTNOMAH COUNTY
PLANNING SECTION

 Architectural Resources Group

720 SW Washington Street
Suite 300
Portland, Oregon 97205
971.256.5324

argyf.com

NO.	DESCRIPTION	DATE
REVISIONS		



KEY PLAN

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE

40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
DEMOLITION
FIRST FLOOR
PLAN

CONSTRUCTION DOCUMENTS
60%

7/20/2017

PROJ NO.
16186

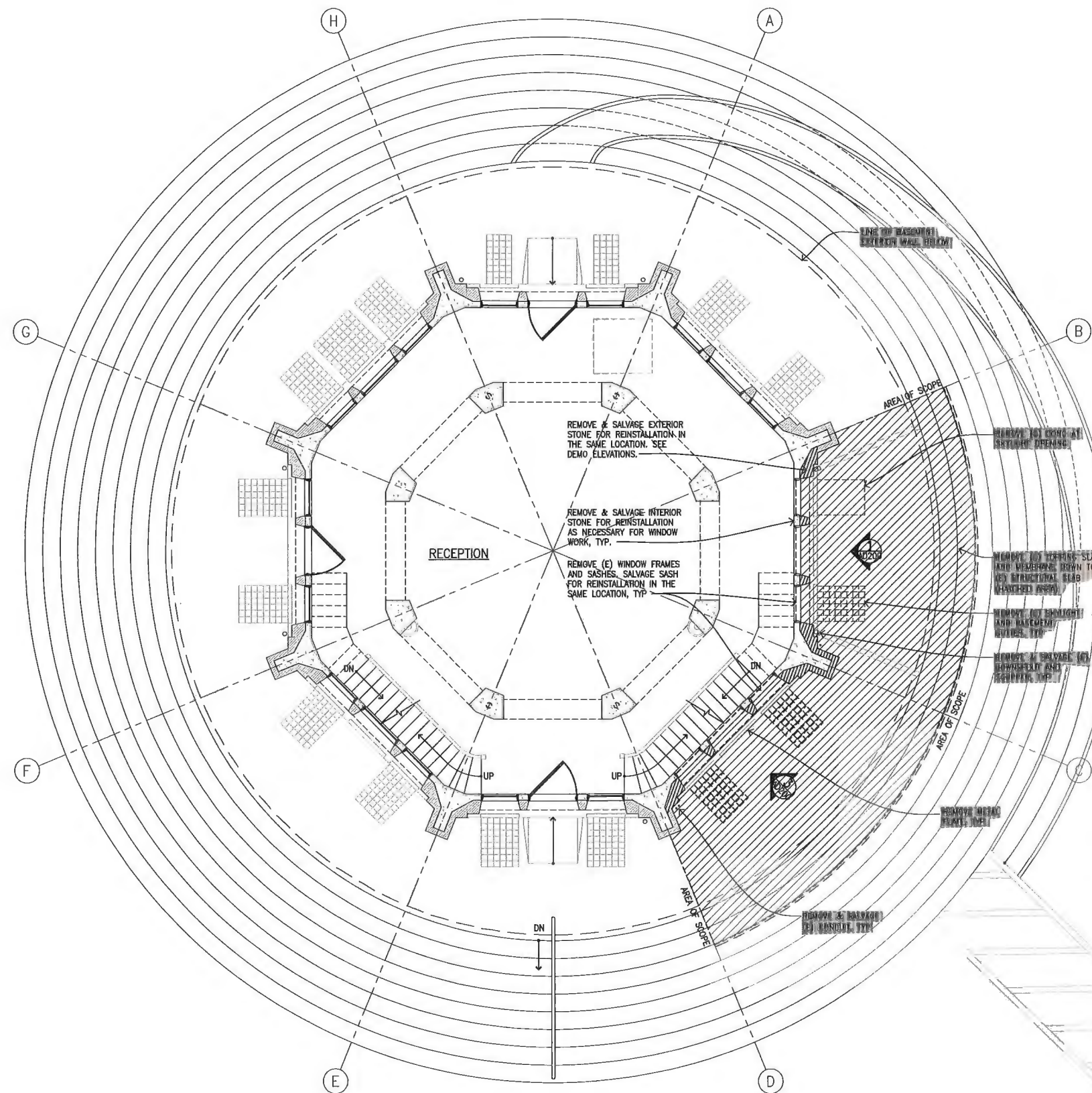
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KE

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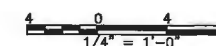
DRAWING NO.

AD-101

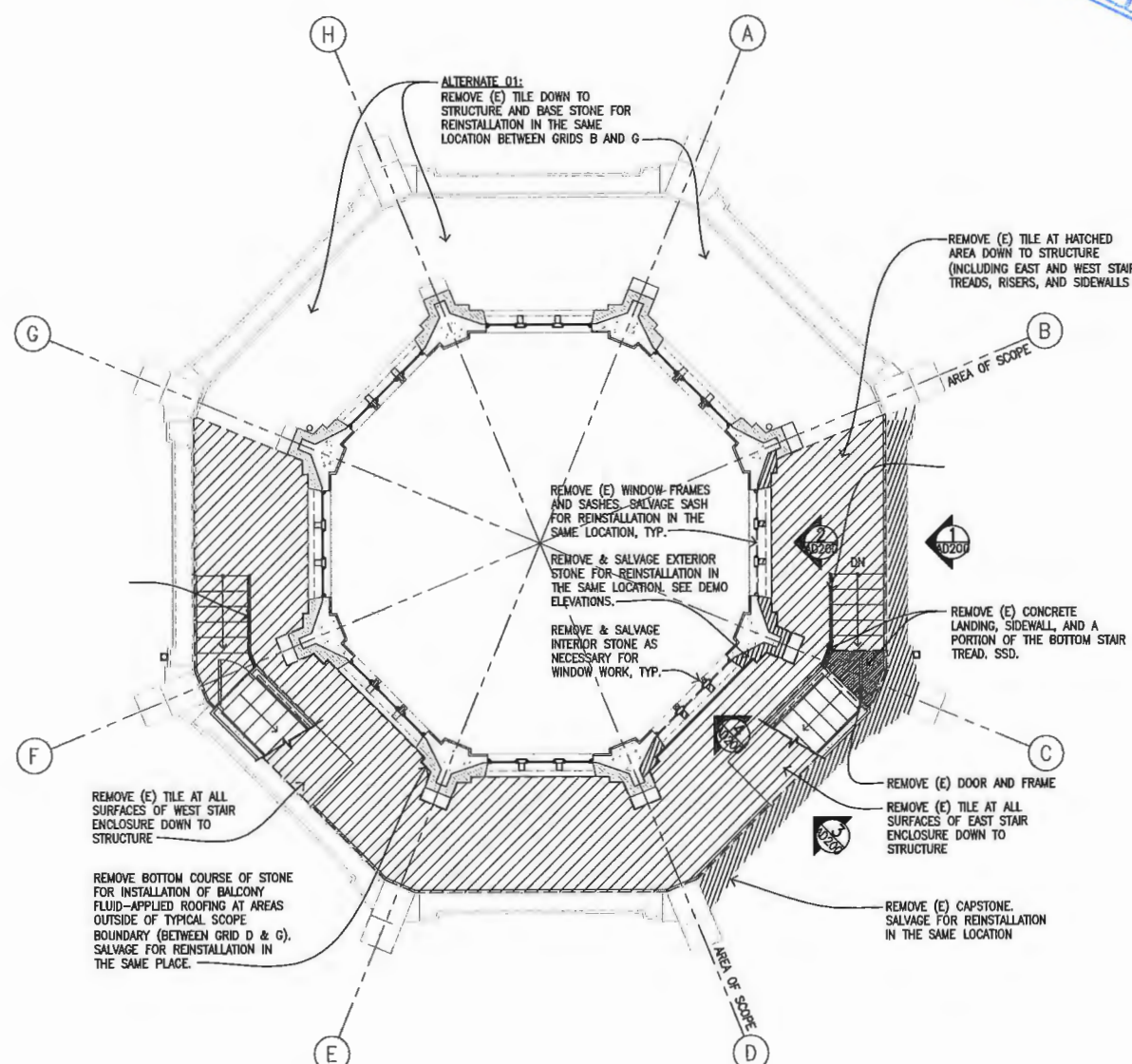
SHEET 04 OF 04



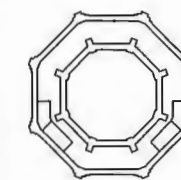
1 FIRST FLOOR DEMOLITION PLAN
AD107 SCALE: 1/4" = 1'-0"



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BY: JUL 21 2017



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REVISIONS		



KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
DEMOLITION
BALCONY PLAN

CONSTRUCTION DOCUMENTS
60%

7/20/2017

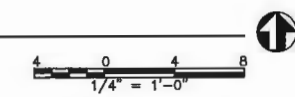
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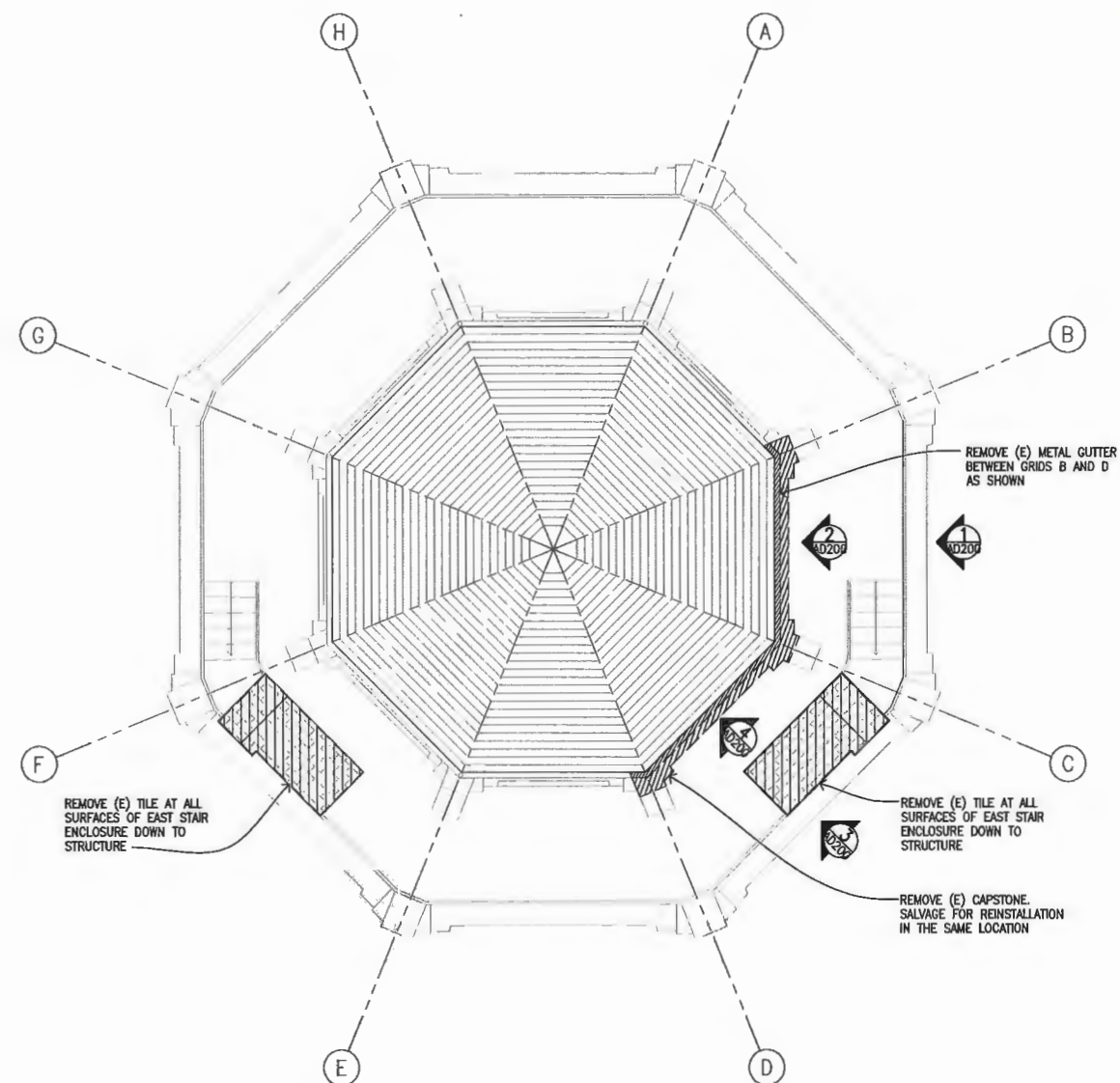
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KE

CHECKED

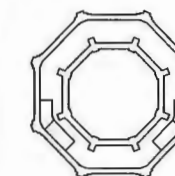
DRAWING NO.
AD-102
SHEET 04 OF

1 BALCONY DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"





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REVISIONS		



KEY PLAN ①

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
DEMOLITION
ROOF PLAN

CONSTRUCTION DOCUMENTS
60%

7/20/2017

PROJ NO.
16186

DRAWN
KE

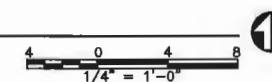
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DRAWING NO.

AD-103

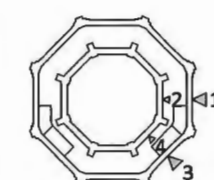
SHEET 04 OF

① ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
DEMO
ELEVATIONS

CONSTRUCTION DOCUMENTS
60%

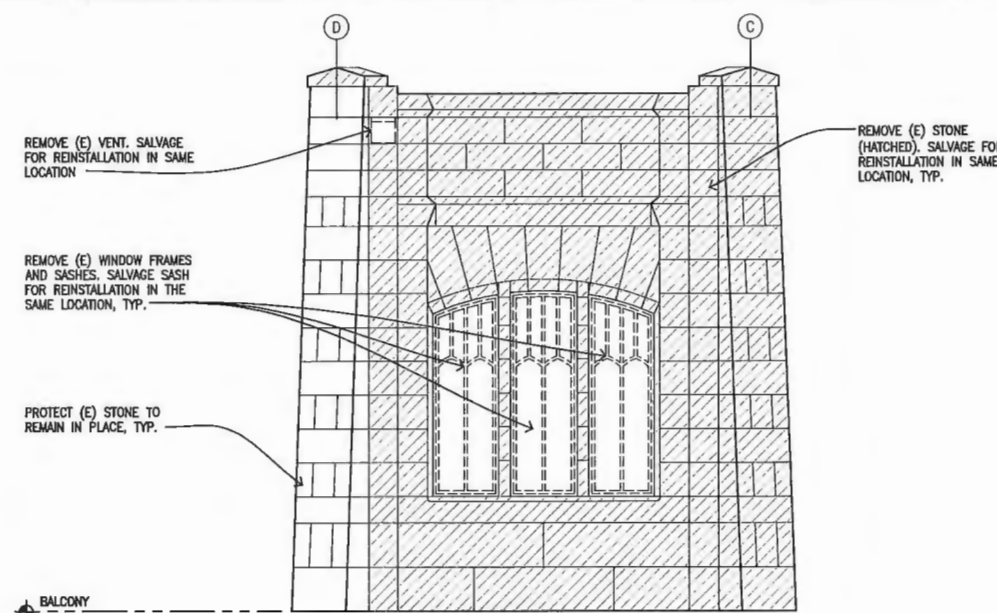
7/20/2017

PROJ NO.
16186

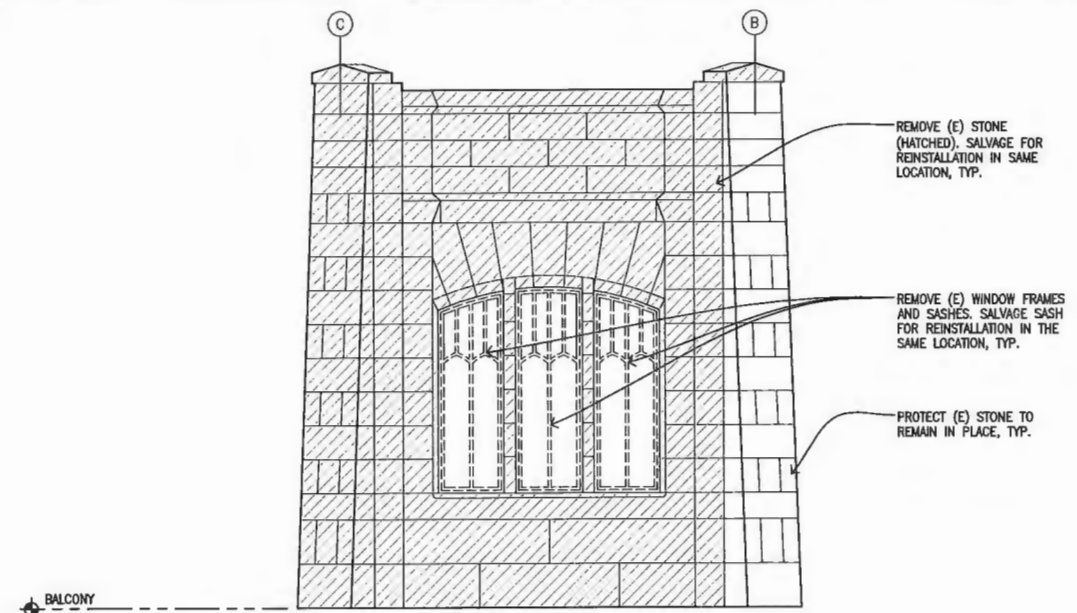
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KE

CHECKED

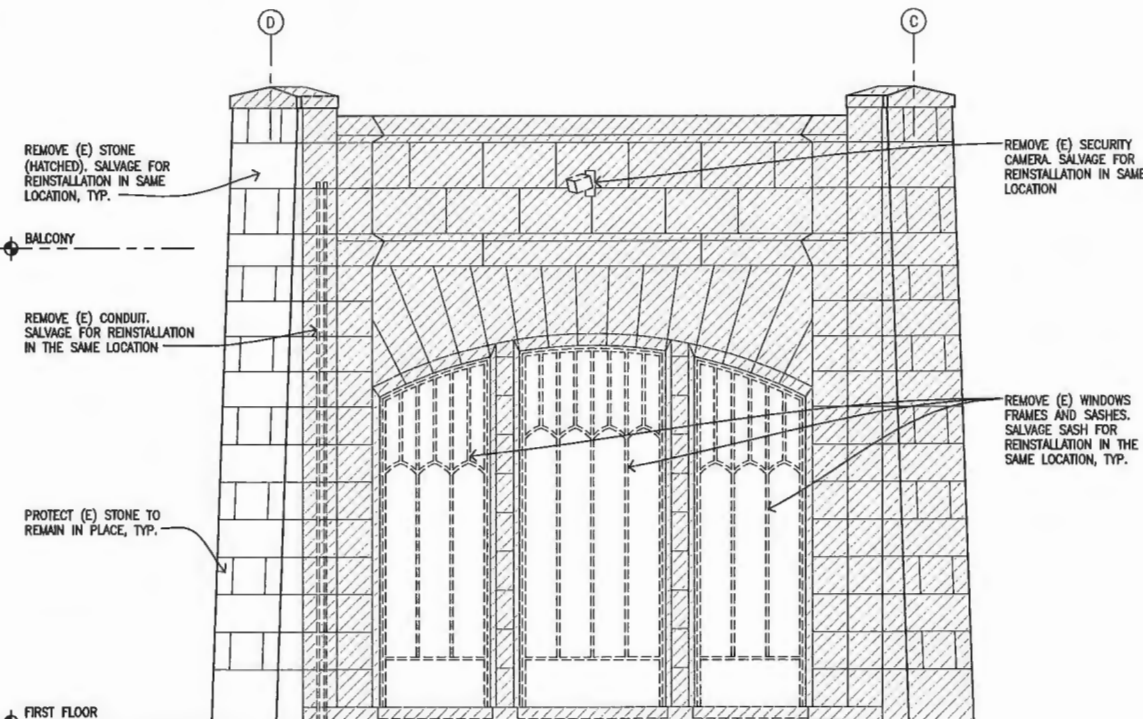
DRAWING NO.
AD-200



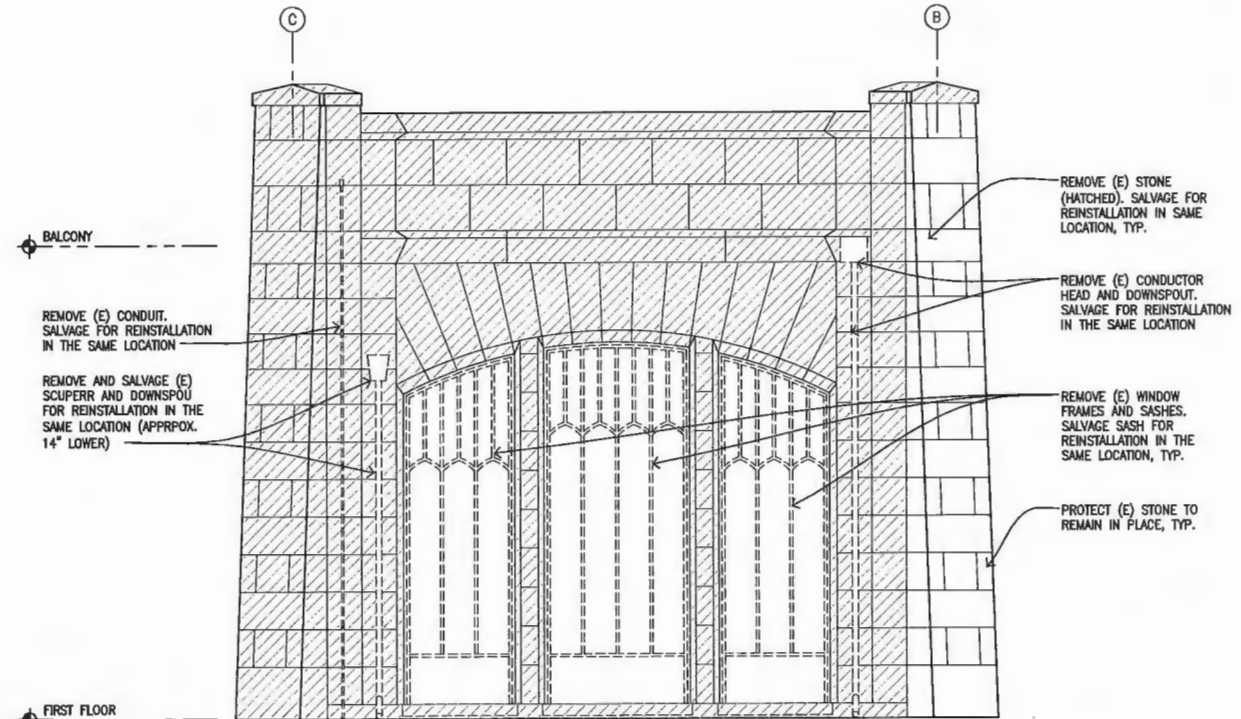
4 BALCONY - SOUTHEAST BAY STONE REMOVAL
SCALE: 1/2" = 1'-0"



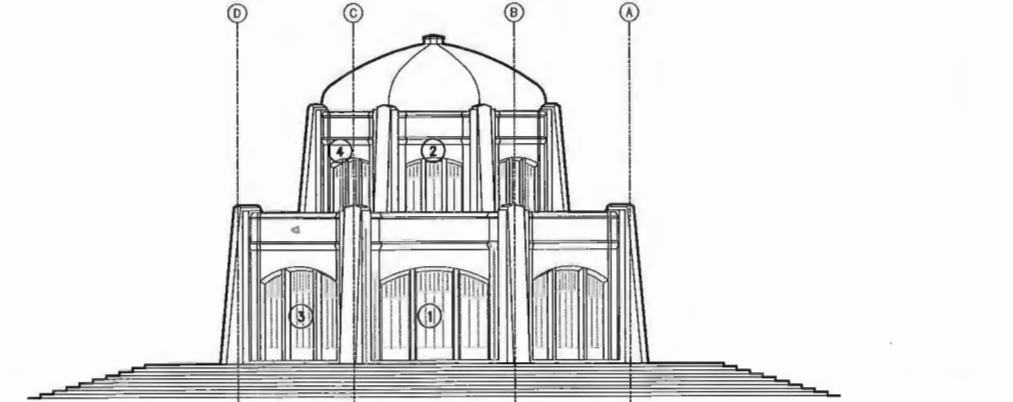
2 BALCONY LEVEL - EAST BAY STONE REMOVAL
SCALE: 1/2" = 1'-0"



3 LEVEL 1 - SOUTHEAST BAY STONE REMOVAL
SCALE: 1/2" = 1'-0"



1 LEVEL 1 - EAST BAY STONE REMOVAL
SCALE: 1/2" = 1'-0"



EAST ELEVATION KEY
SCALE: 1/8" = 1'-0"



Architectural
Resources Group

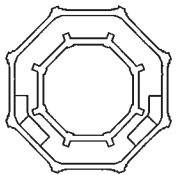
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REVISIONS		



KEY PLAN

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE

40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE

BASEMENT
PLAN

CONSTRUCTION DOCUMENTS
60%

7/20/2017

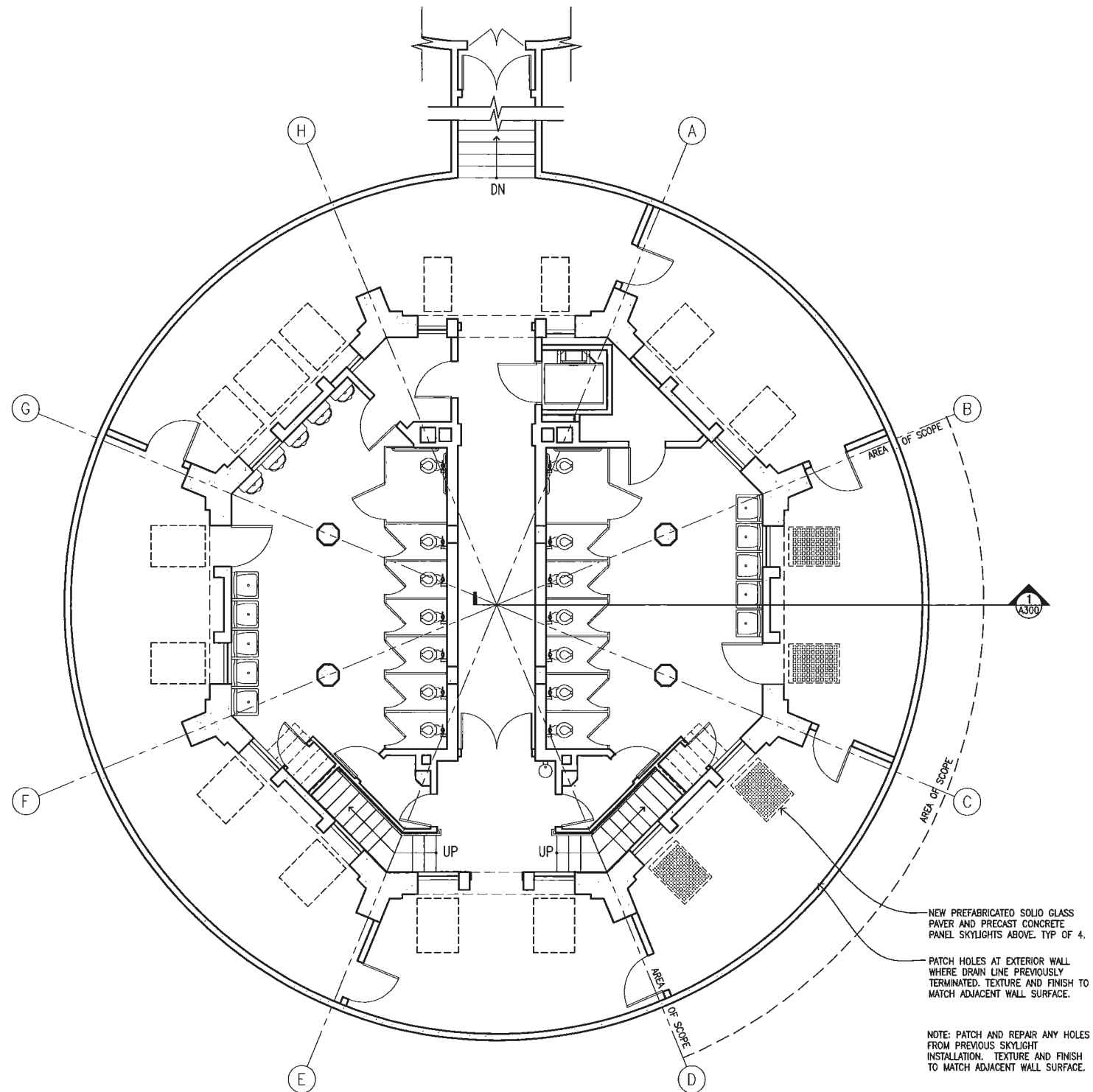
PROJ NO.
16186

DRAWN
KE

CHECKED

DRAWING NO.

A-100



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

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BY

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REVISIONS		



VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE

**FIRST FLOOR
PLAN**

CONSTRUCTION DOCUMENTS
60%

7/20/2017

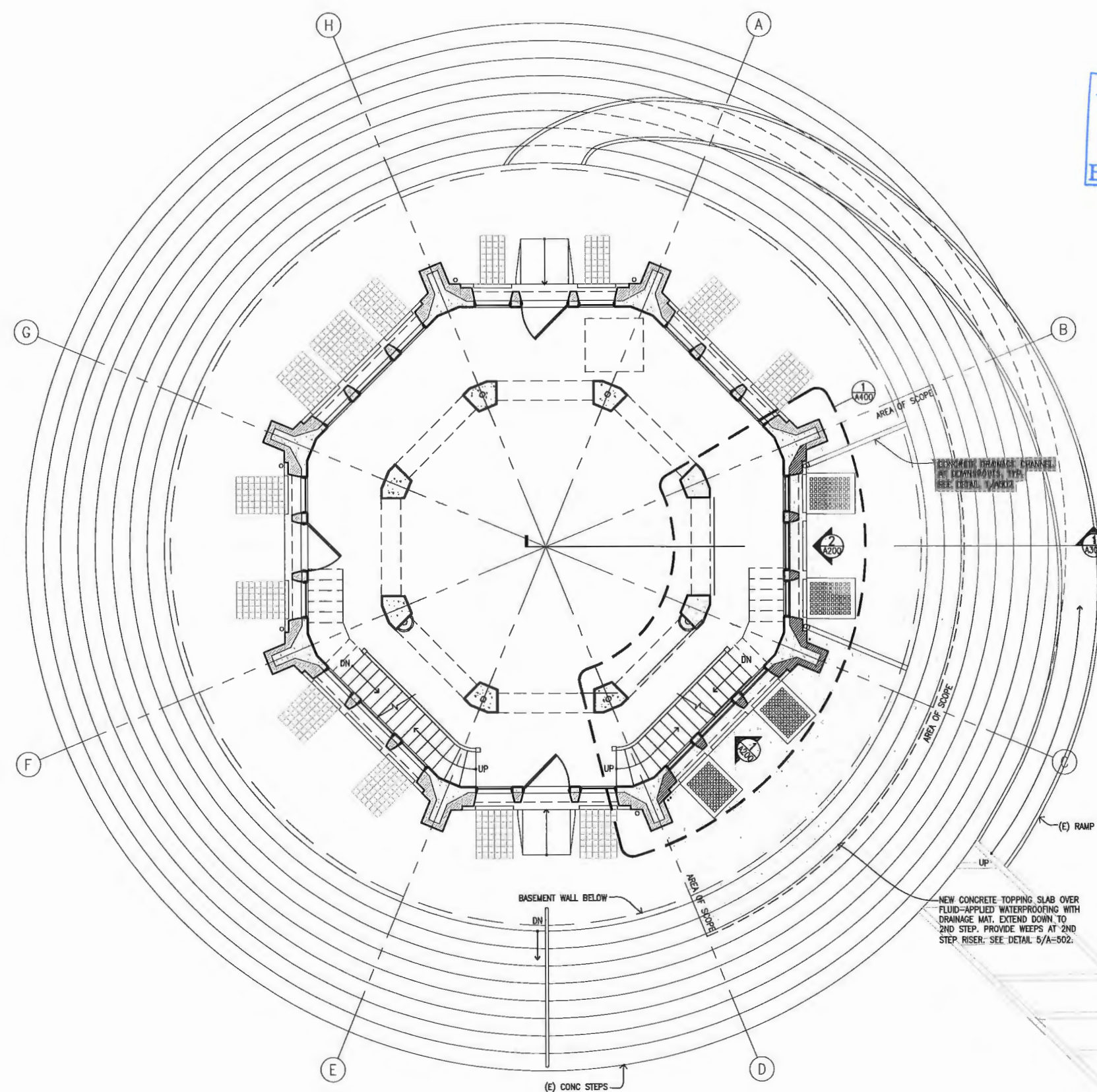
PROJ NO. 16186

DRAWN
KE

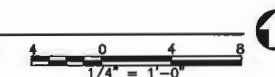
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DRAWING NO.

A-101

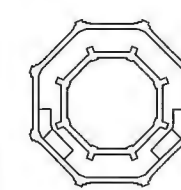


1 FIRST FLOOR PLAN
A101 SCALE: 1/4" = 1'-0"



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JUL 21 2017
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KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

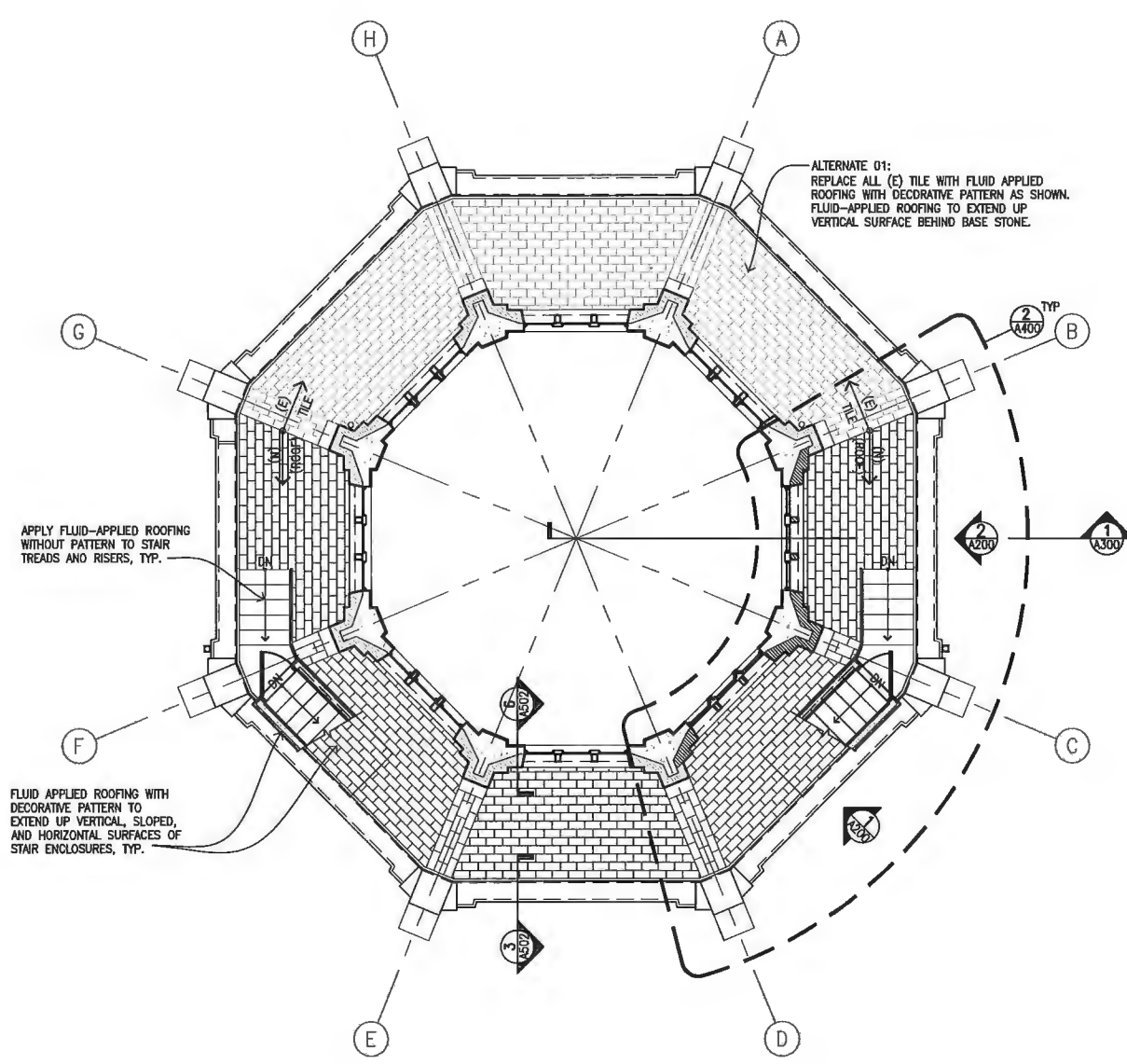
VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
BALCONY PLAN

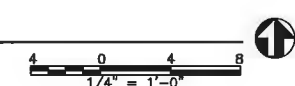
CONSTRUCTION DOCUMENTS
60%
7/20/2017

PROJ NO.
16186
DRAWN
KE
CHECKED

DRAWING NO.
A-102

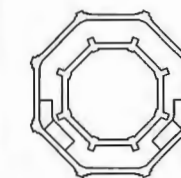


1 BALCONY FLOOR PLAN
A102 SCALE: 1/4" = 1'-0"



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REVISIONS		



KEY PLAN ①

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

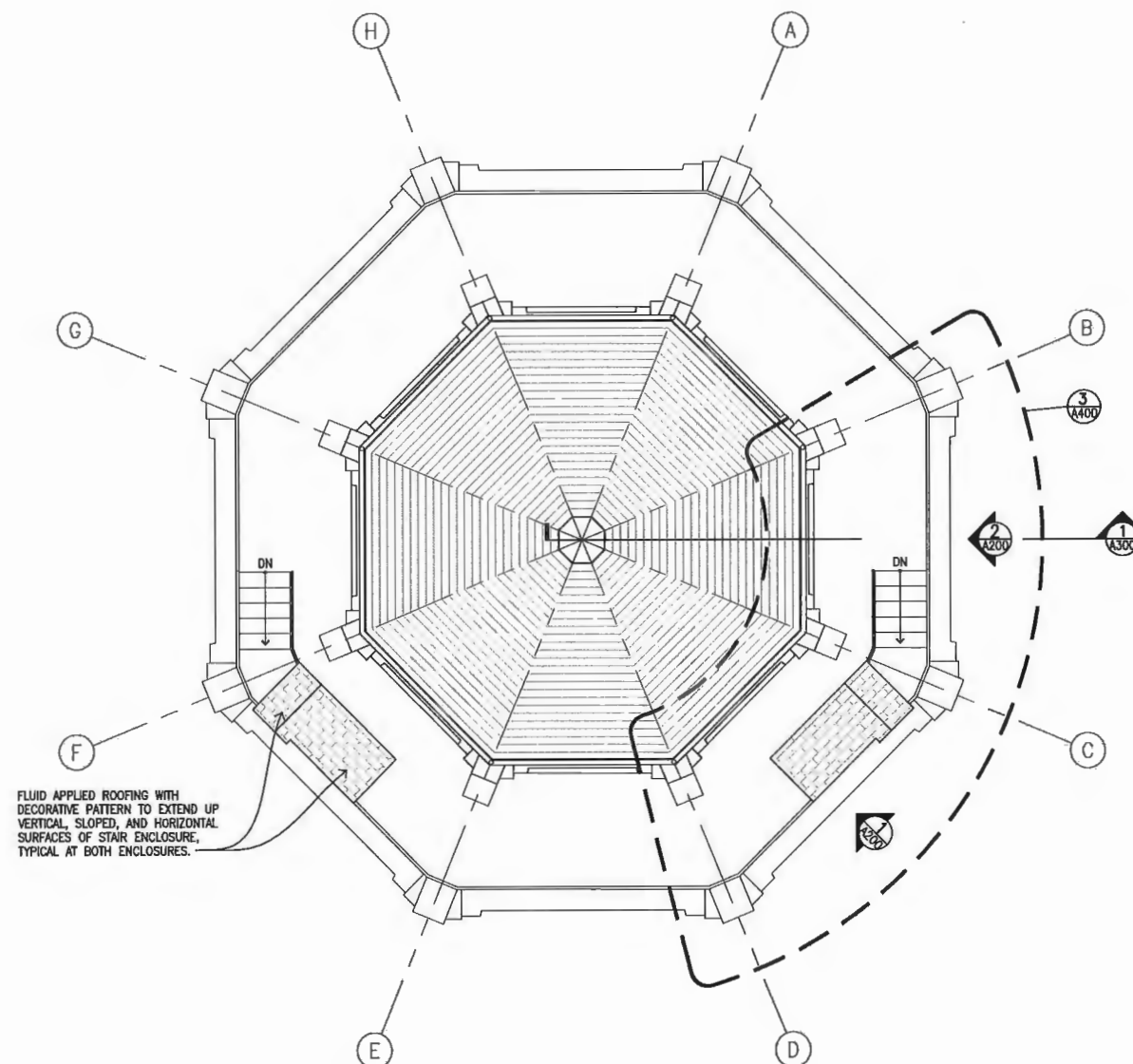
VISTA HOUSE
 40700 HISTORIC COLUMBIA
 RIVER HIGHWAY
 CORBETT, OR 97019

SHEET TITLE
 ROOF PLAN

CONSTRUCTION DOCUMENTS
 60%
 7/20/2017

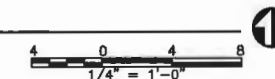
PROJ NO.
 16186
 DRAWN
 KE
 CHECKED

DRAWING NO.
 A-103



FLUID APPLIED ROOFING WITH
 DECORATIVE PATTERN TO EXTEND UP
 VERTICAL, SLOPED, AND HORIZONTAL
 SURFACES OF STAIR ENCLOSURE,
 TYPICAL AT BOTH ENCLOSURES.

① ROOF PLAN
 A103 SCALE: 1/4" = 1'-0"

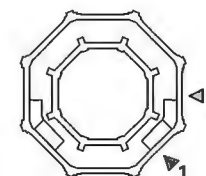


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JUL 21 2017

BY:

NO.	DESCRIPTION	DATE
REVISIONS		



KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
EXISTING
ELEVATIONS

CONSTRUCTION DOCUMENTS
60%

7/20/2017

PROJ NO.
16186

DRAWN
KE

CHECKED

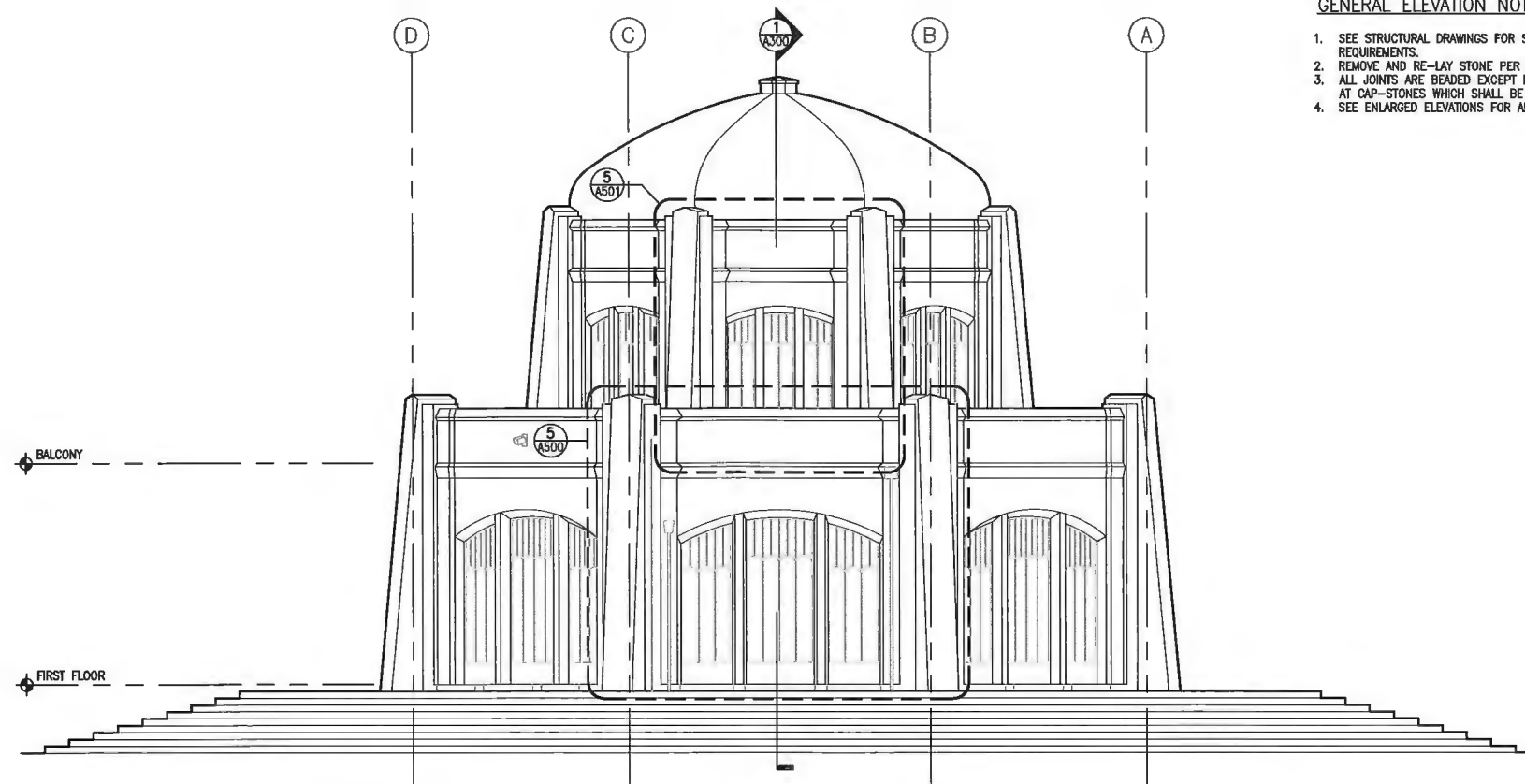
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A-200

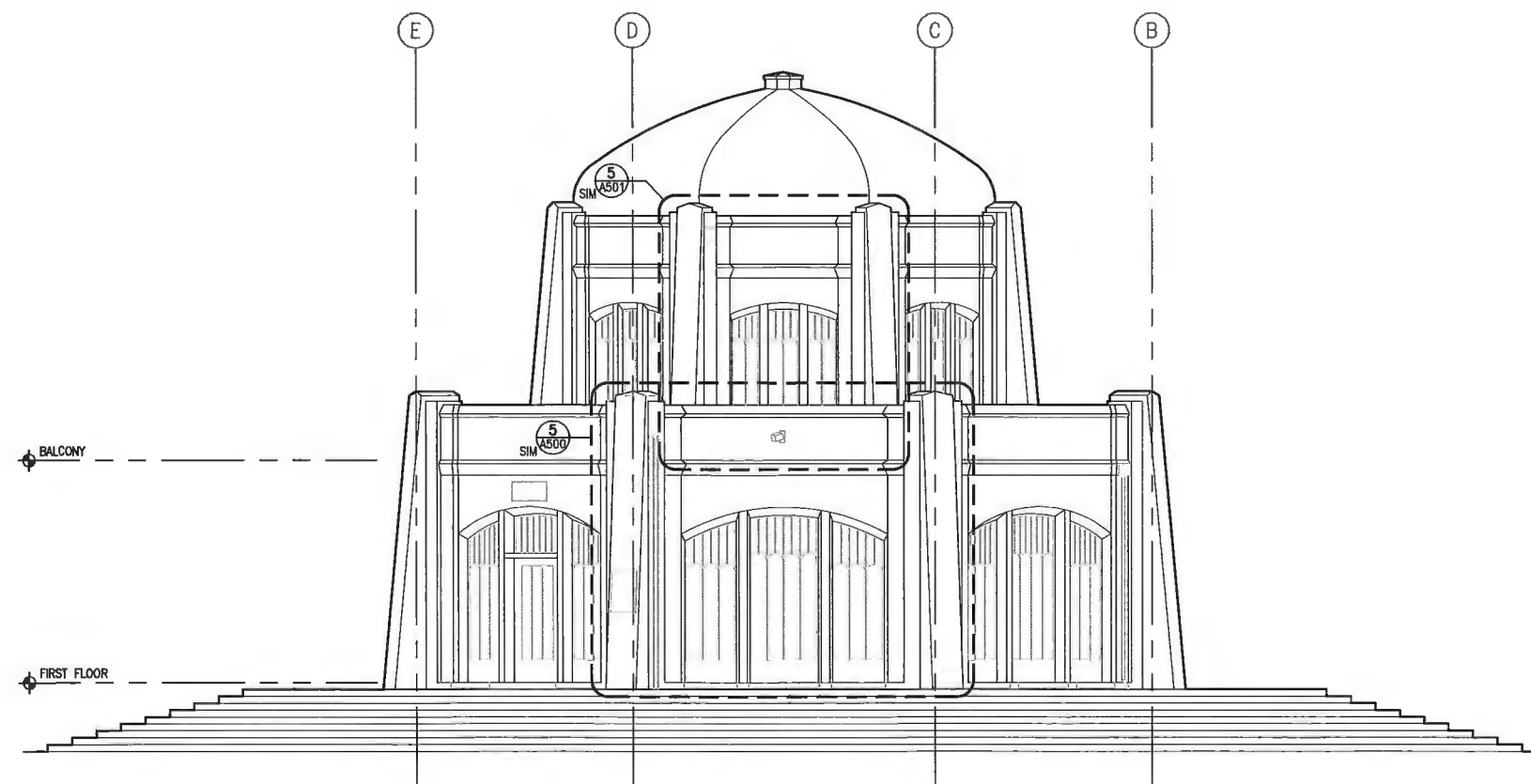
SHEET 04 OF

GENERAL ELEVATION NOTES:

1. SEE STRUCTURAL DRAWINGS FOR STONE ANCHORAGE REQUIREMENTS.
2. REMOVE AND RE-LAY STONE PER SPECIFICATIONS.
3. ALL JOINTS ARE BEADED EXCEPT FOR SKY-FACING JOINTS AT CAP-STONES WHICH SHALL BE CONCAVE.
4. SEE ENLARGED ELEVATIONS FOR ADDITIONAL INFORMATION.



2 EXISTING EAST BAY ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTHEAST BAY ELEVATION
SCALE: 1/4" = 1'-0"

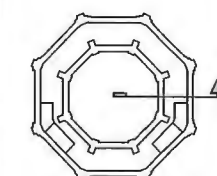
4 0 4 8
1/4" = 1'-0"

RECEIVED

JUL 21 2017

BY:

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REVISIONS		



KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
WALL SECTION

CONSTRUCTION DOCUMENTS
60%

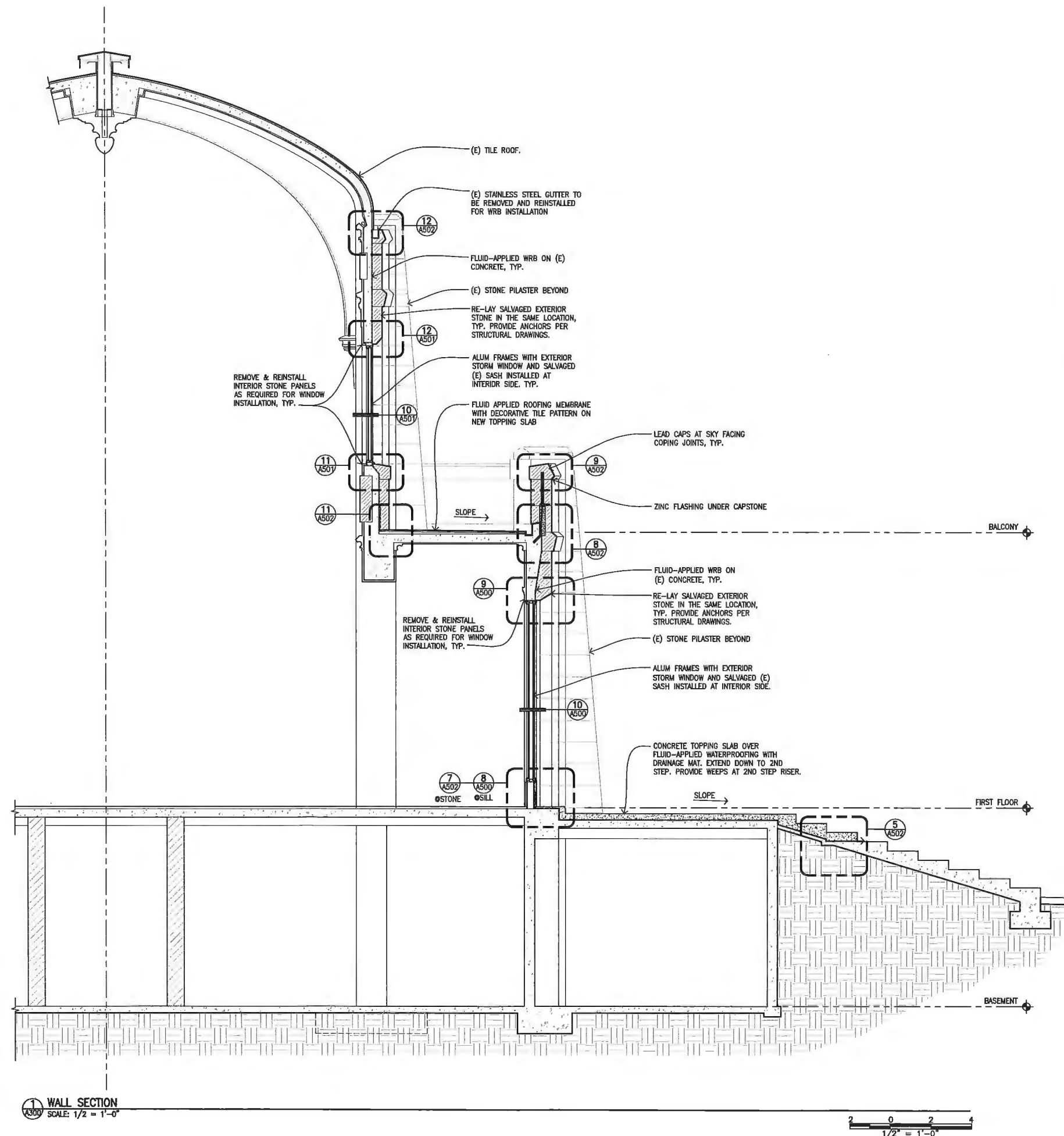
7/20/2017

PROJ NO.
16186

DRAWN
KG

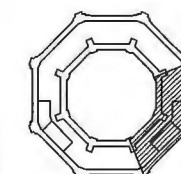
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DRAWING NO.
A-300
SHEET 04 OF





NO.	DESCRIPTION	DATE
REVISIONS		



KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
EXISTING
WALL SECTION

CONSTRUCTION DOCUMENTS
60%

7/20/2017

PROJ NO.
16186

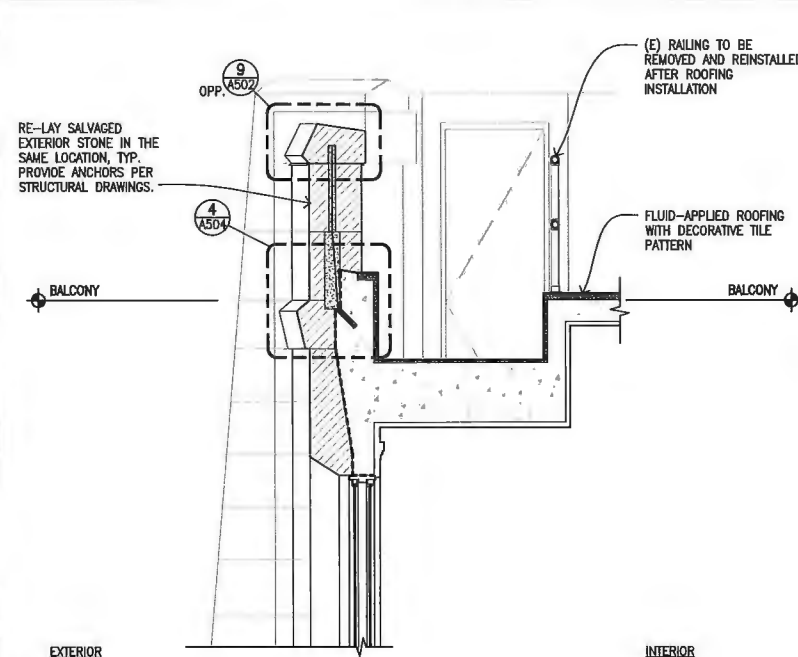
DRAWN
KE

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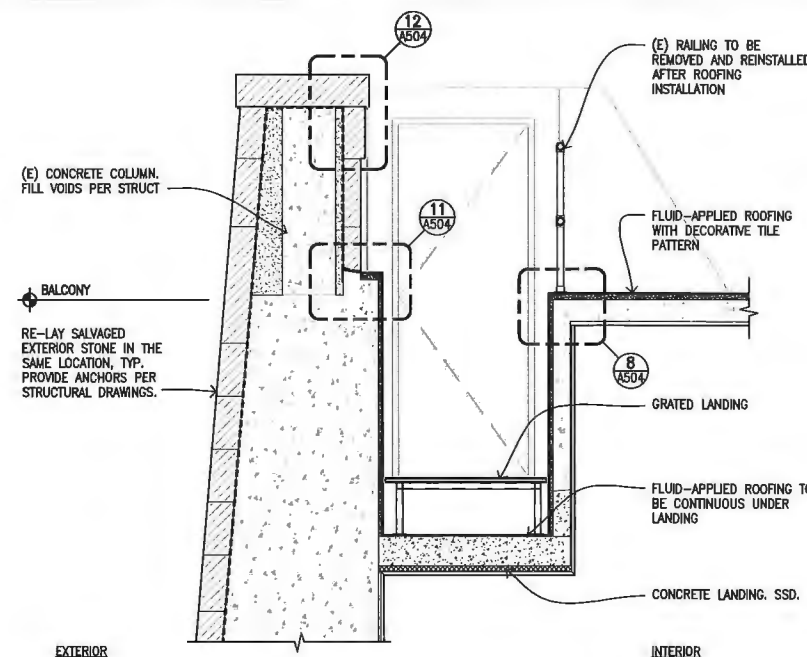
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A-301

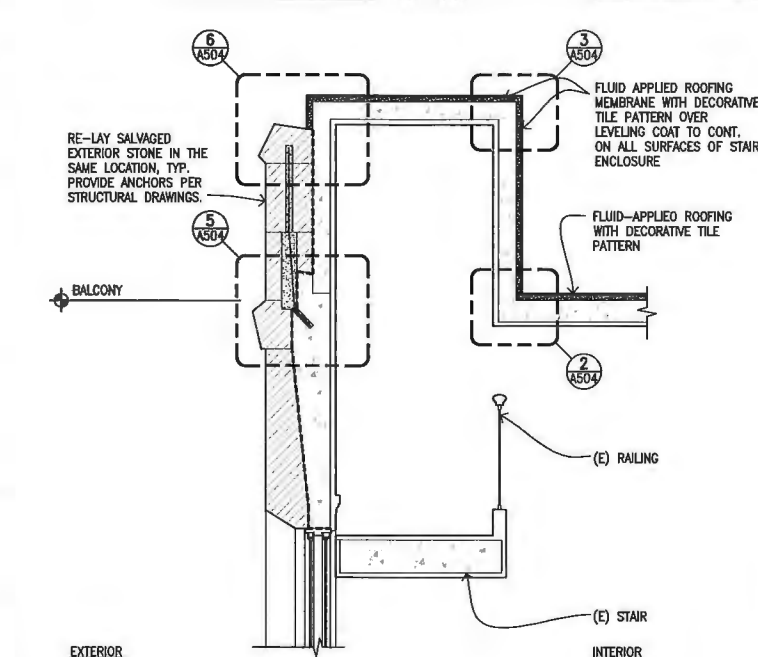
SHEET 04 OF



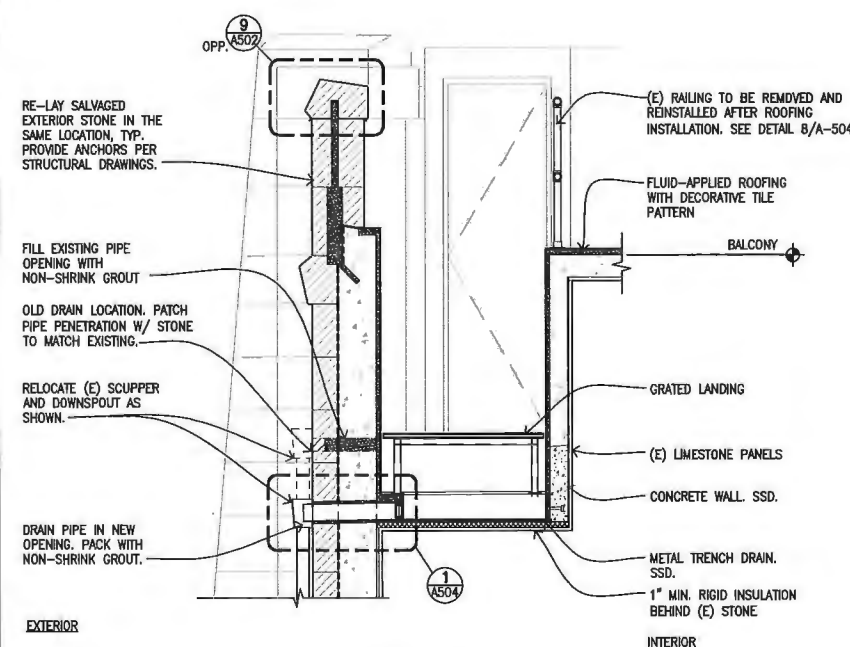
12 SECTION - EAST STAIR
SCALE: 3/4" = 1'-0"



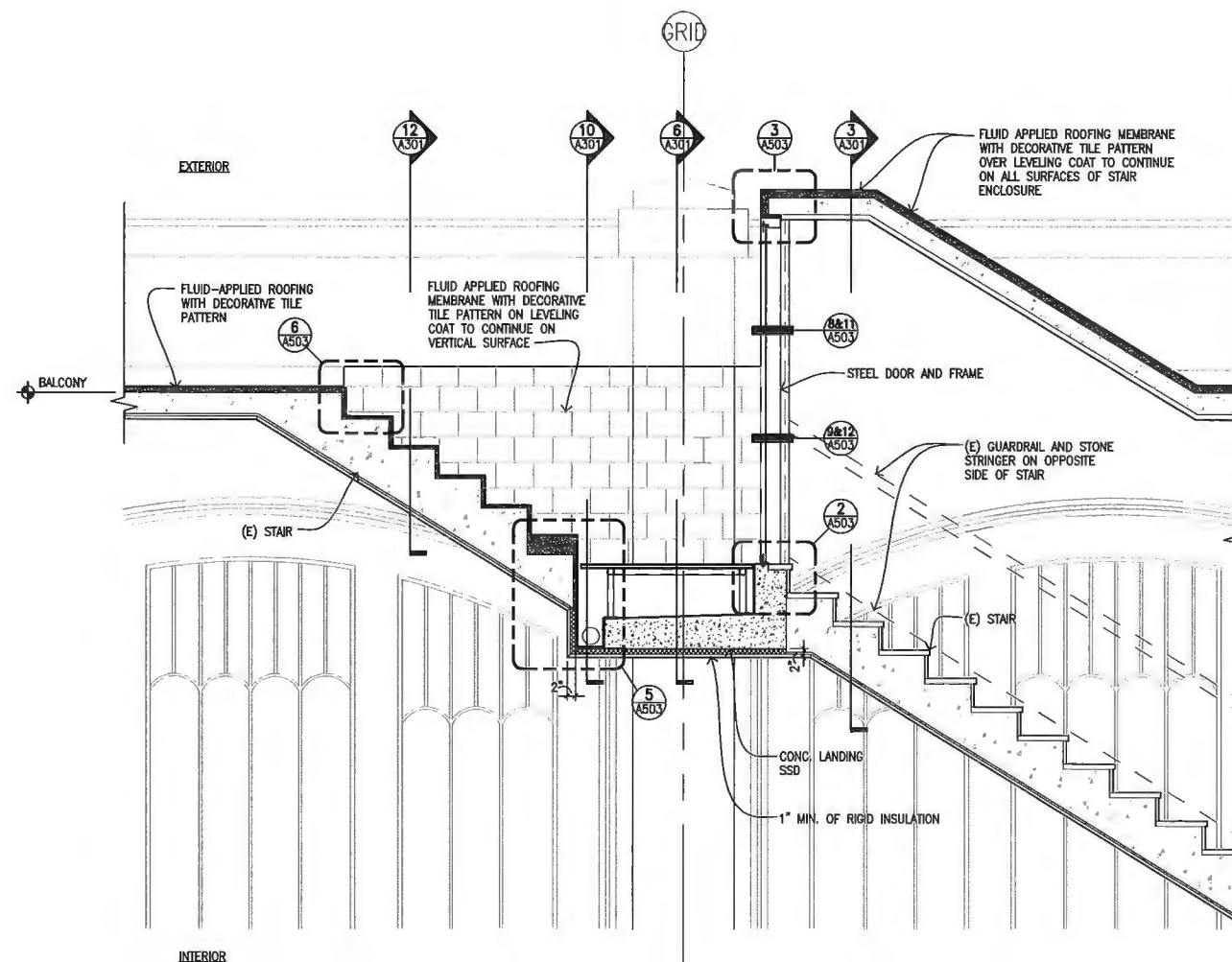
6 SECTION - EAST STAIR LANDING
SCALE: 3/4" = 1'-0"



3 SECTION - EAST STAIR ENCLOSURE
SCALE: 3/4" = 1'-0"



10 SECTION - EAST STAIR LANDING AT DRAIN
SCALE: 3/4" = 1'-0"

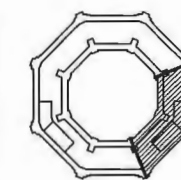


4 SECTION - EAST STAIR
SCALE: 3/4" = 1'-0"

1 0 1 2 3
3/4" = 1'-0"

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KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
ENLARGED
FLOOR PLANS

CONSTRUCTION DOCUMENTS
60%

7/20/2017

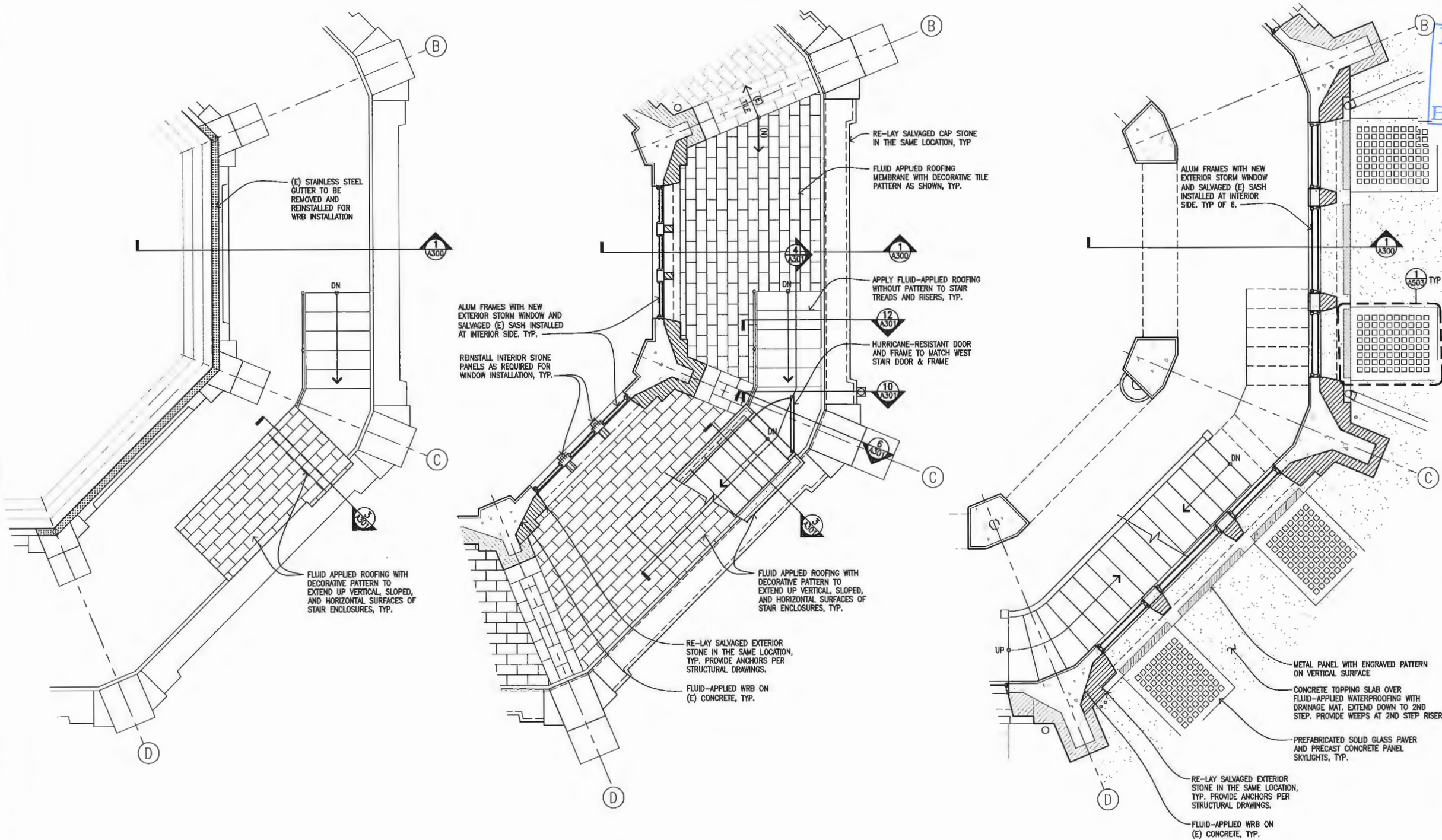
PROJ NO.
16186

DRAWN
KE

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DRAWING NO.

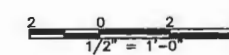
A-400



3 ENLARGED ROOF PLAN - EAST STAIR
SCALE: 1/2" = 1'-0"

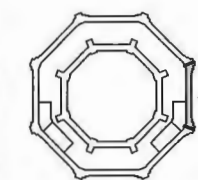
2 ENLARGED BALCONY PLAN - EAST STAIR
SCALE: 1/2" = 1'-0"

1 ENLARGED FIRST FLOOR PLAN - EAST STAIR
SCALE: 1/2" = 1'-0"





NO.	DESCRIPTION	DATE
REVISIONS		



KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
EXTERIOR
DETAILS

CONSTRUCTION DOCUMENTS
60%

7/20/2017

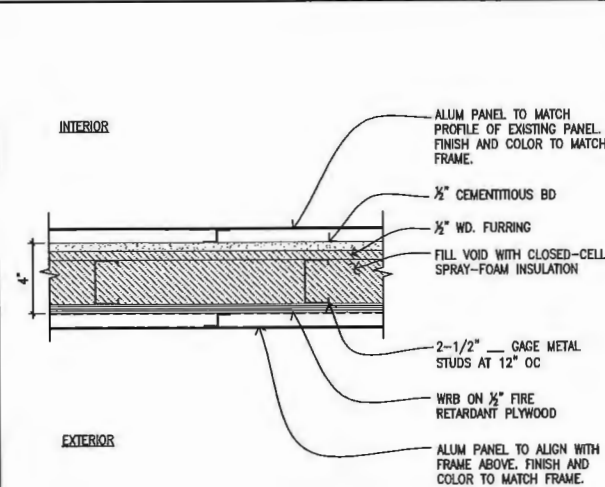
PROJ. NO.
16186

DRAWN
KG

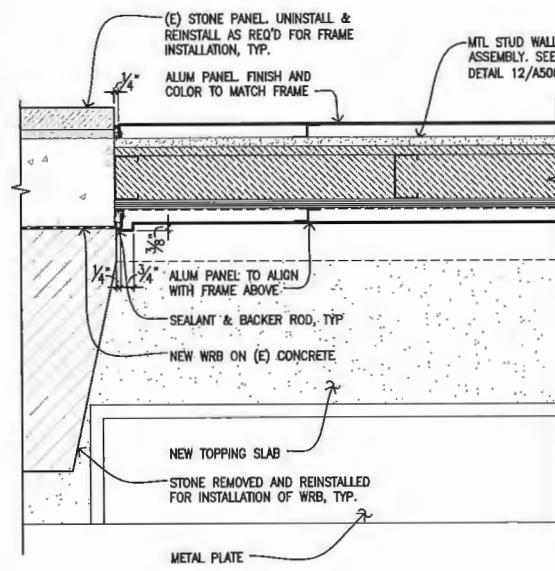
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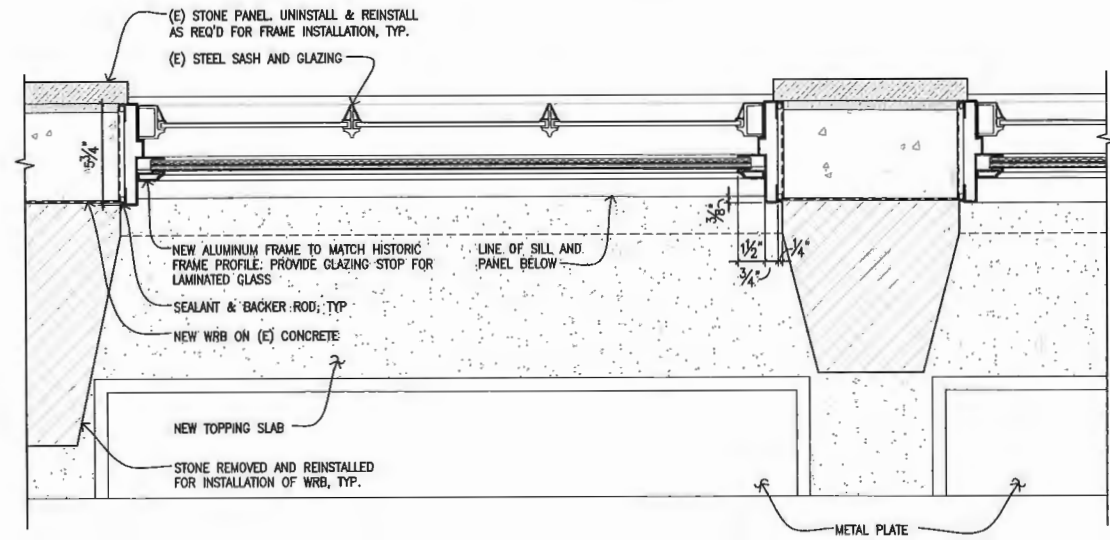
A-500



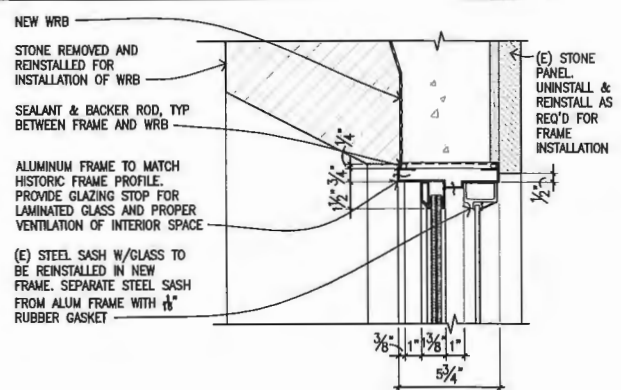
12 STUD WALL ASSEMBLY AT WINDOW
SCALE: 3" = 1'-0"



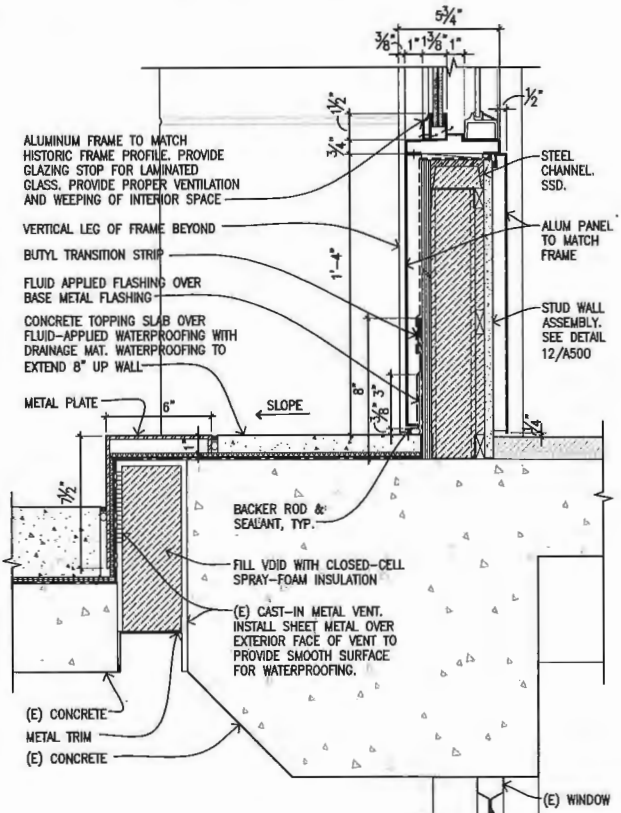
11 WINDOW - JAMB DETAIL AT PANEL
SCALE: 3" = 1'-0"



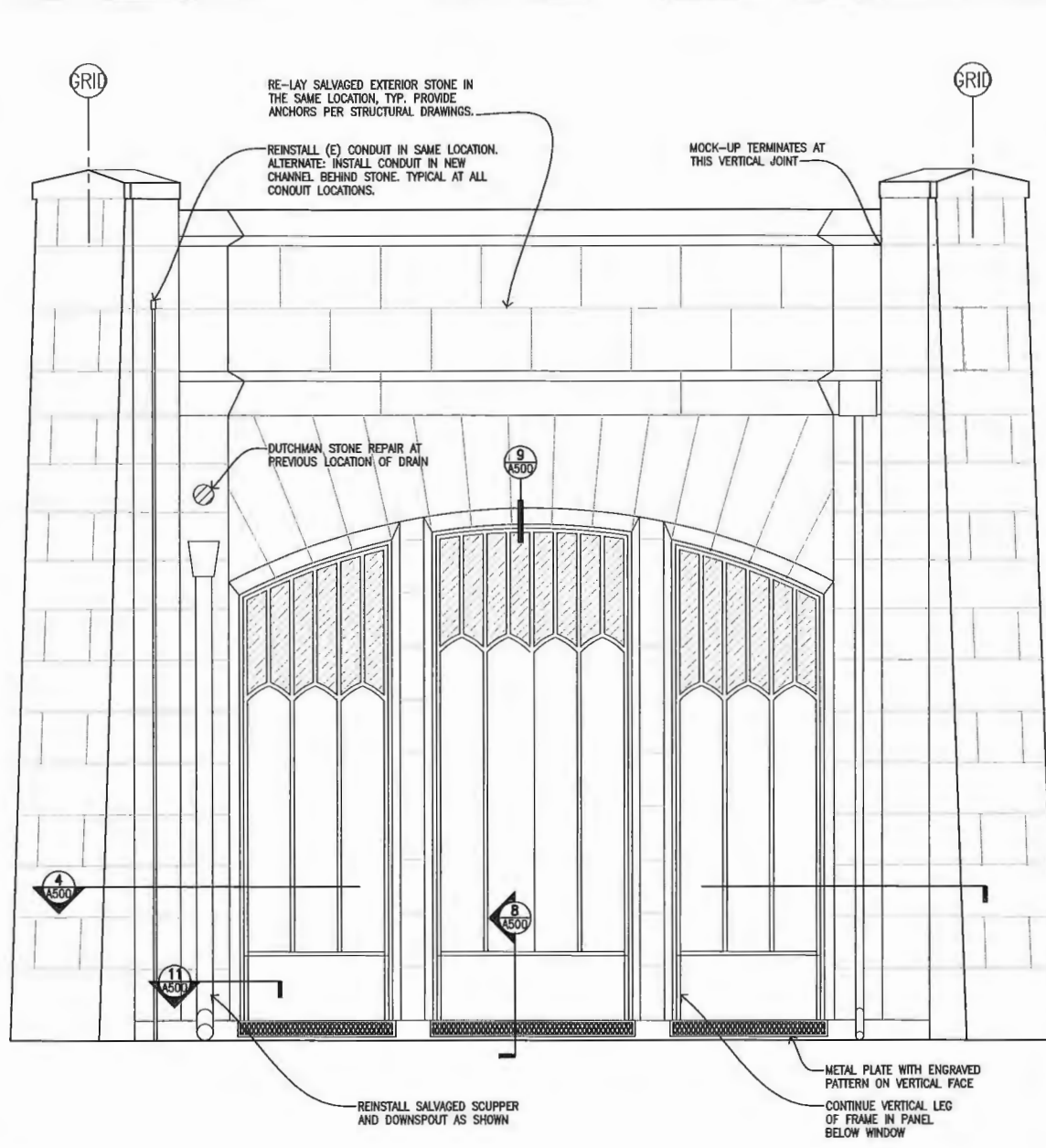
10 WINDOW - JAMB DETAIL
SCALE: 3" = 1'-0"



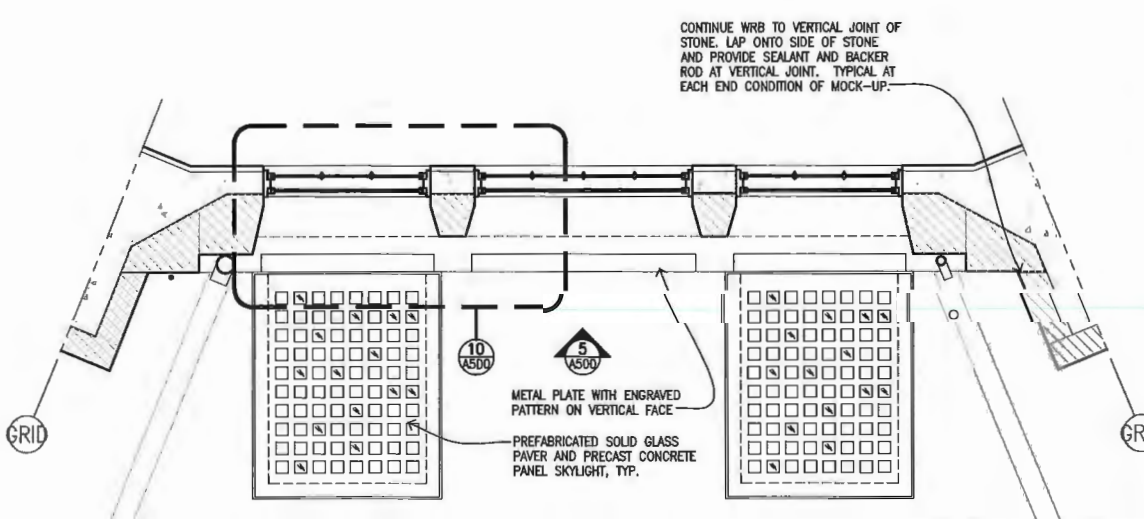
9 WINDOW - HEAD DETAIL - PROPOSED
SCALE: 3" = 1'-0"



8 WINDOW - SILL DETAIL - PROPOSED
SCALE: 3" = 1'-0"



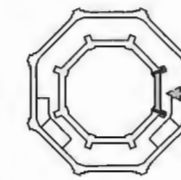
5 EAST WINDOW - LEVEL 1 - ENLARGED EXTERIOR ELEVATION
SCALE: 3/4" = 1'-0"



4 EAST WINDOW - LEVEL 1 - ENLARGED PLAN
SCALE: 3/4" = 1'-0"

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NO.	DESCRIPTION	DATE
REVISIONS		



KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
EXTERIOR
DETAILS

CONSTRUCTION DOCUMENTS
60%

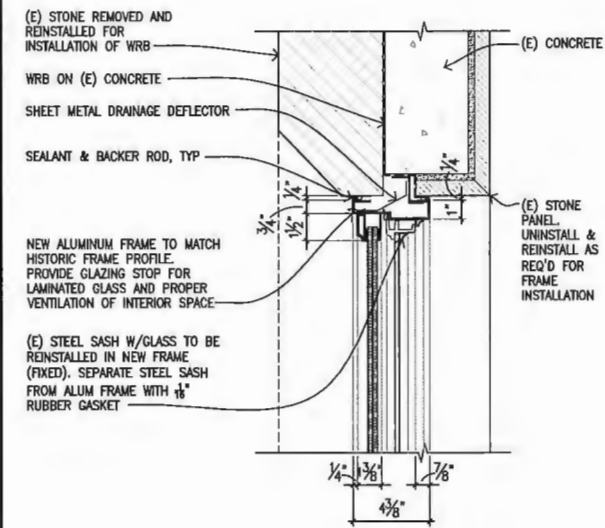
7/20/2017

PROJ NO.
16186

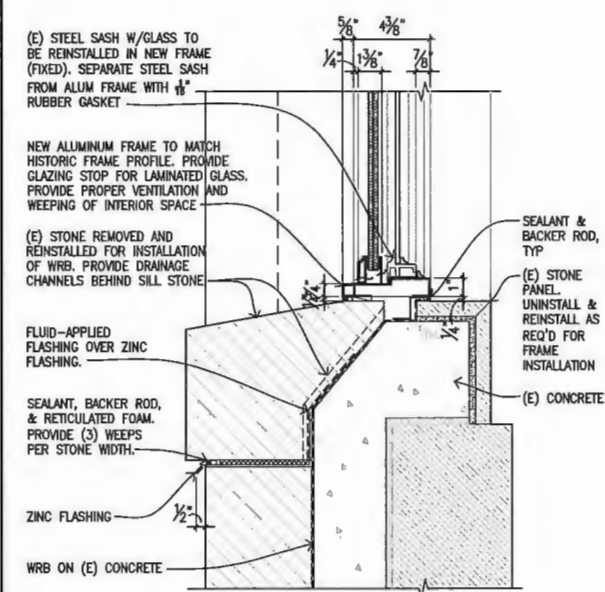
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KG

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MF

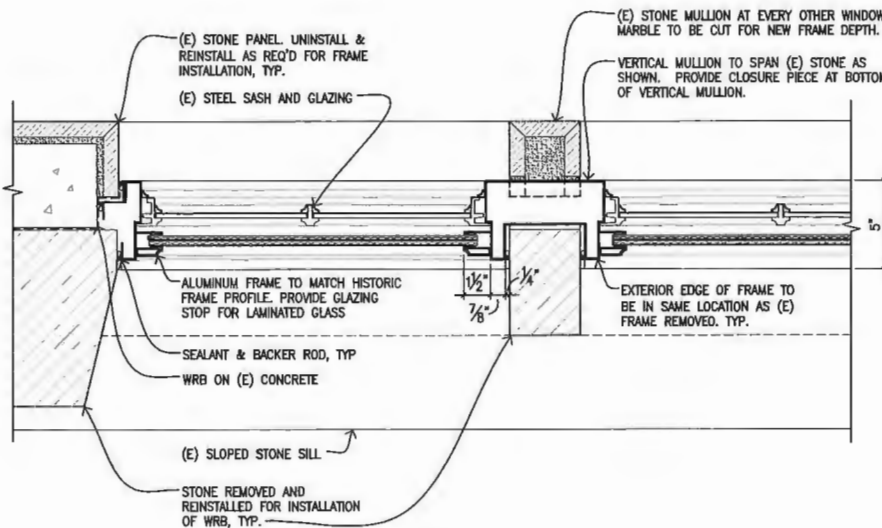
DRAWING NO.
A-501



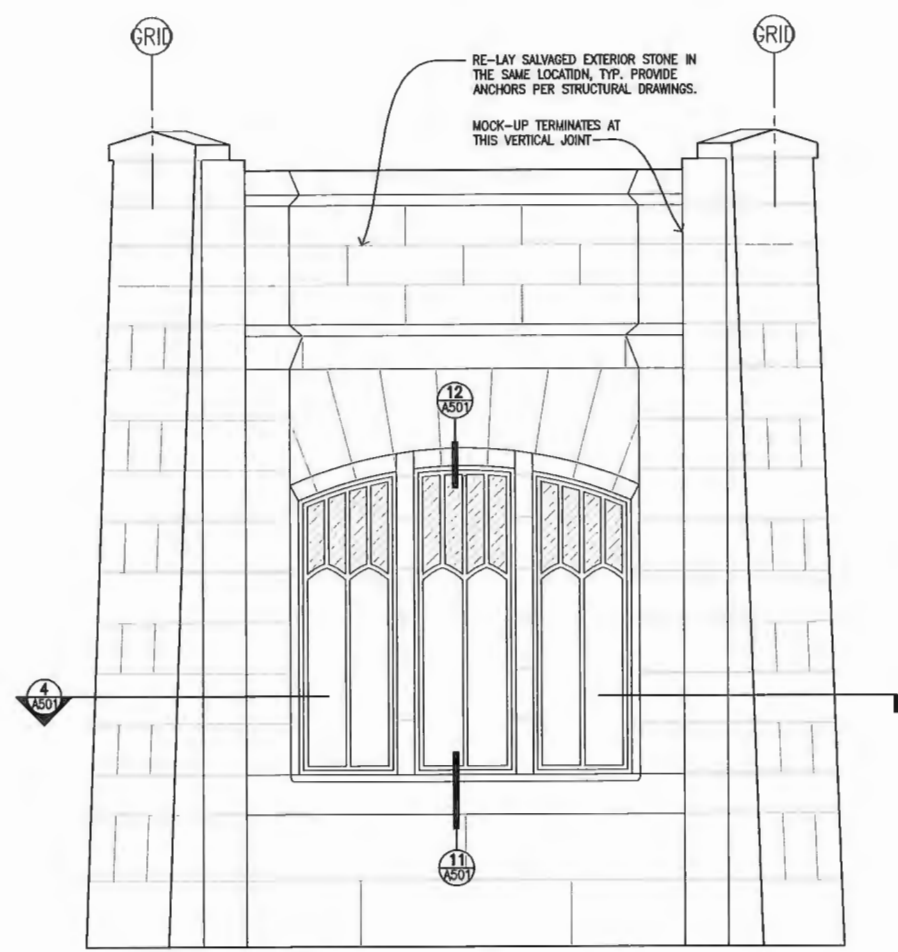
12 WINDOW - HEAD DETAIL
SCALE: 3" = 1'-0"



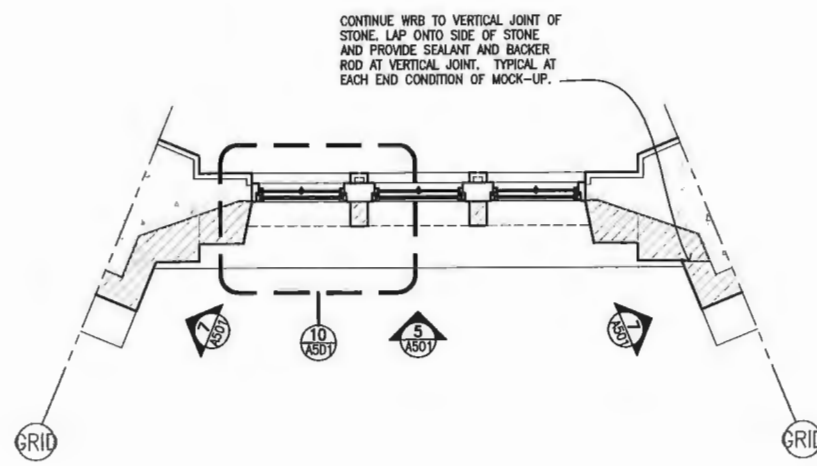
11 WINDOW - SILL DETAIL
SCALE: 3" = 1'-0"



10 WINDOW - JAMB DETAILS
SCALE: 3" = 1'-0"



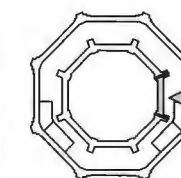
5 EAST WINDOW - BALCONY - ENLARGED EXTERIOR ELEVATION
SCALE: 3/4" = 1'-0"



4 EAST WINDOW - BALCONY - ENLARGED PLAN
SCALE: 3/4" = 1'-0"

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KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
EXTERIOR
DETAILS

CONSTRUCTION DOCUMENTS
60%

7/20/2017

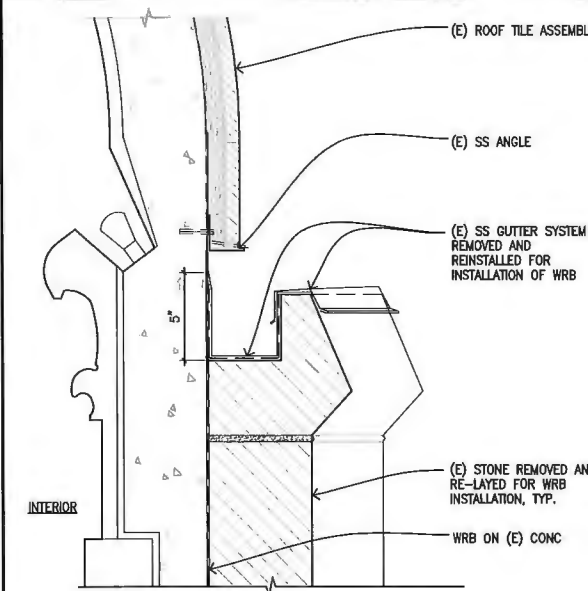
PROJ NO.
16186

DRAWN
KG

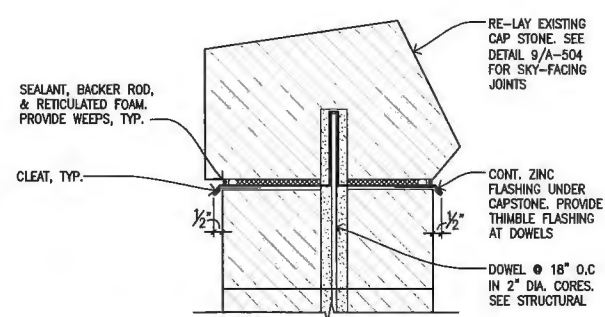
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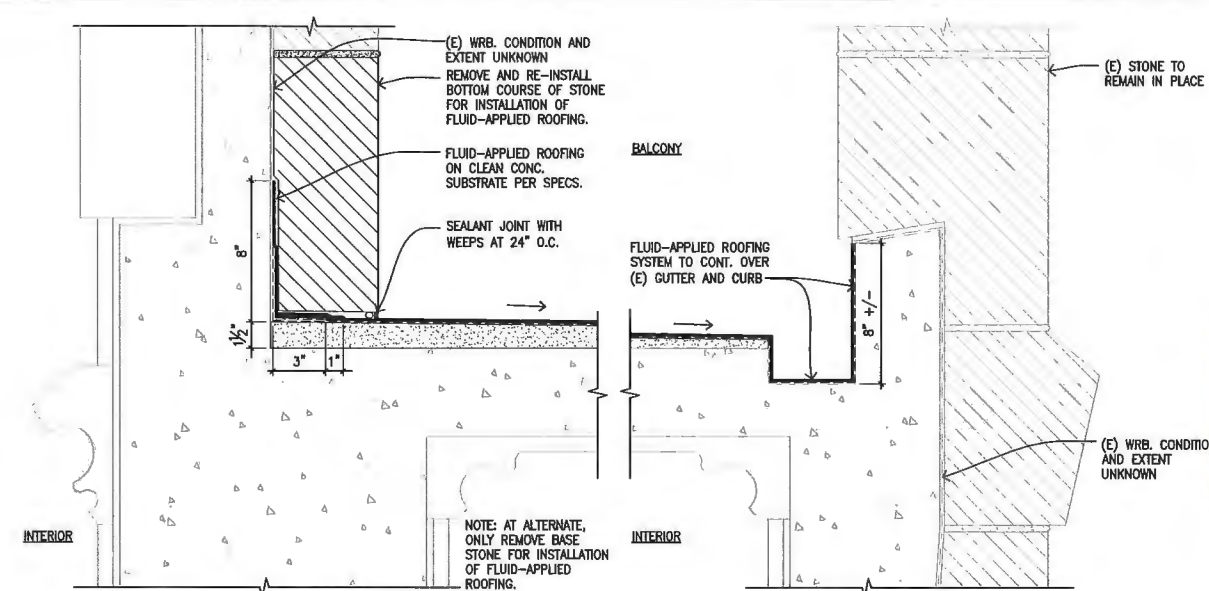
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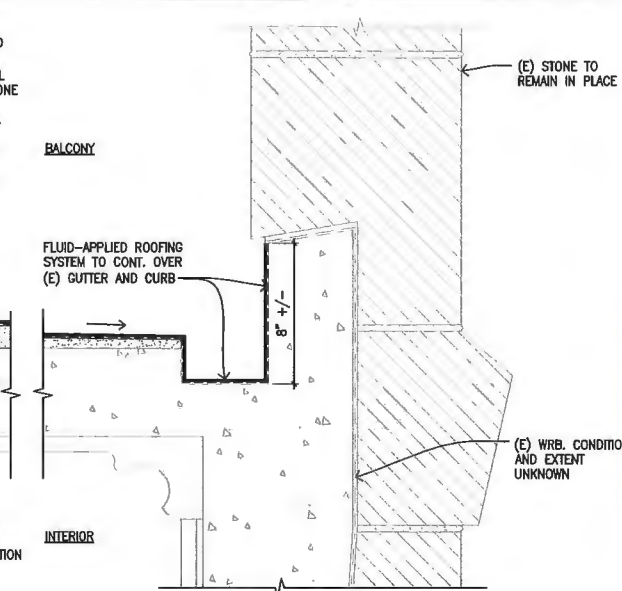
12 ROOF GUTTER DETAIL
SCALE: 3" = 1'-0"



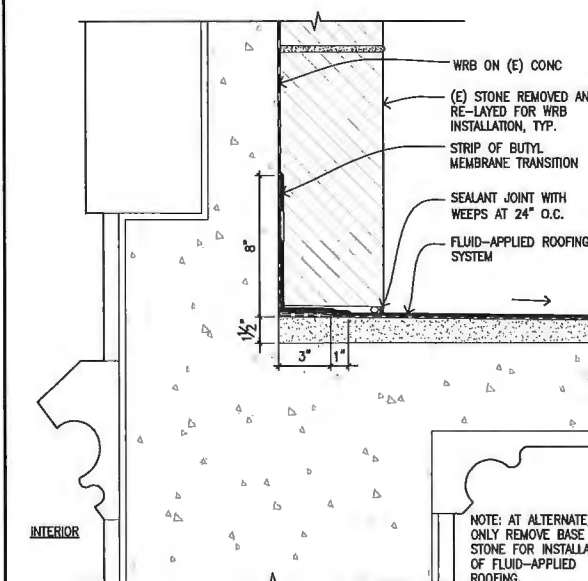
9 CAP STONE DETAIL
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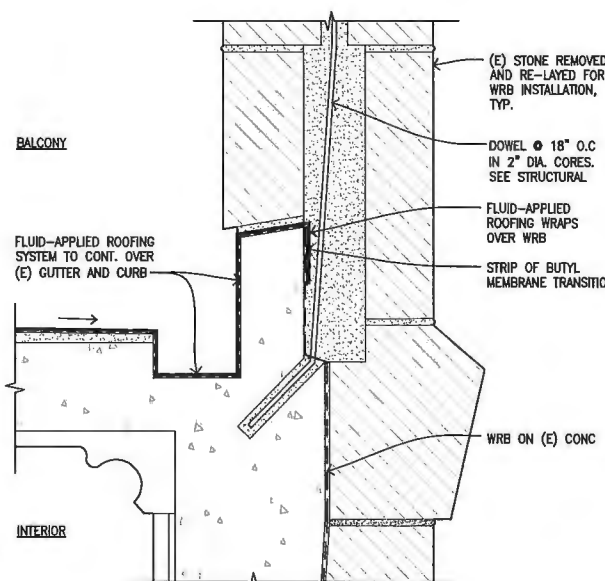
6 BALCONY BASE DETAIL - ROOF SCOPE ONLY
SCALE: 3" = 1'-0"



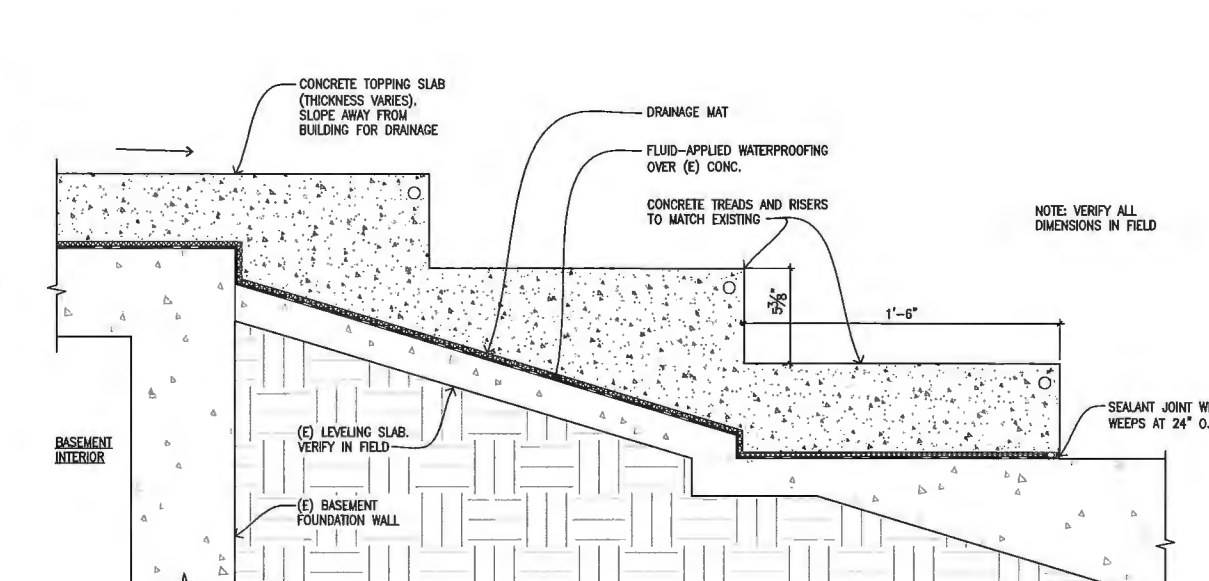
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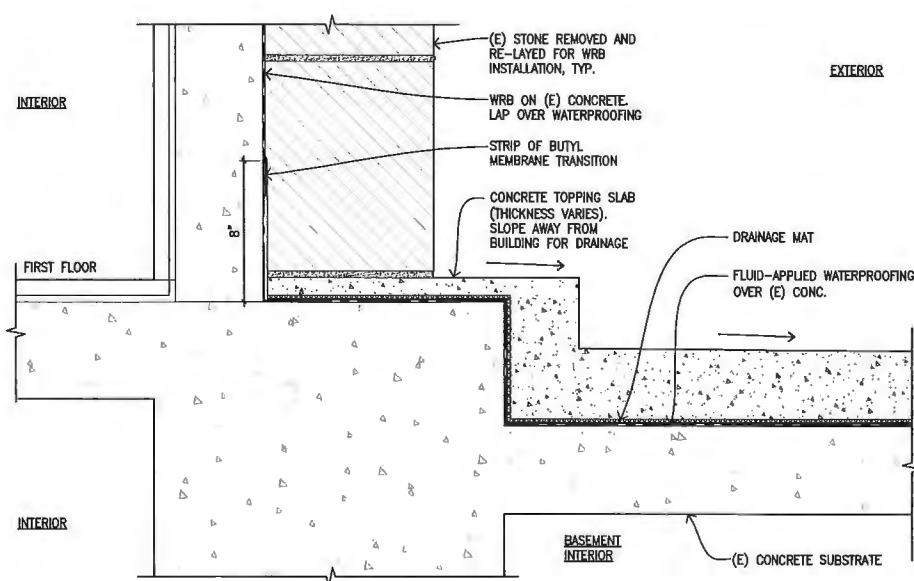
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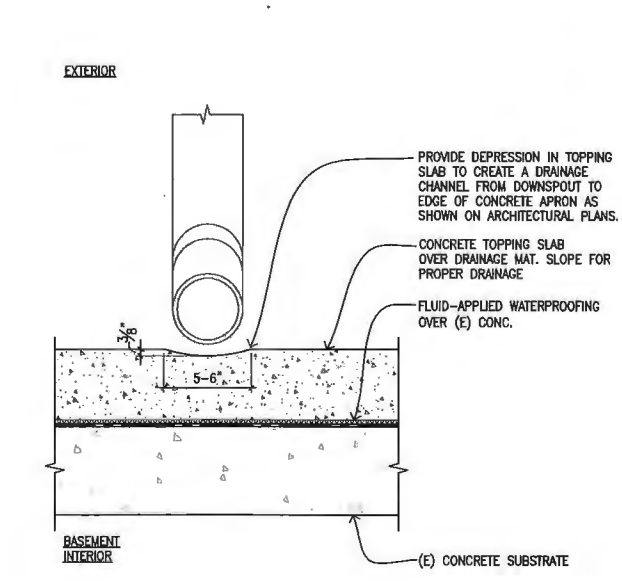
8 BALCONY GUTTER DETAIL
SCALE: 3" = 1'-0"



5 CONCRETE APRON STAIR
SCALE: 3" = 1'-0"



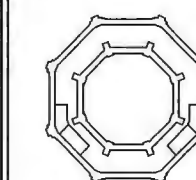
7 TYPICAL STONE DETAIL AT LEVEL 1
SCALE: 3" = 1'-0"



1 CONCRETE DRAINAGE CHANNEL
SCALE: 3" = 1'-0"

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CORBETT, OR 97019

SHEET TITLE
EXTERIOR
DETAILS

CONSTRUCTION DOCUMENTS
60%

7/20/2017

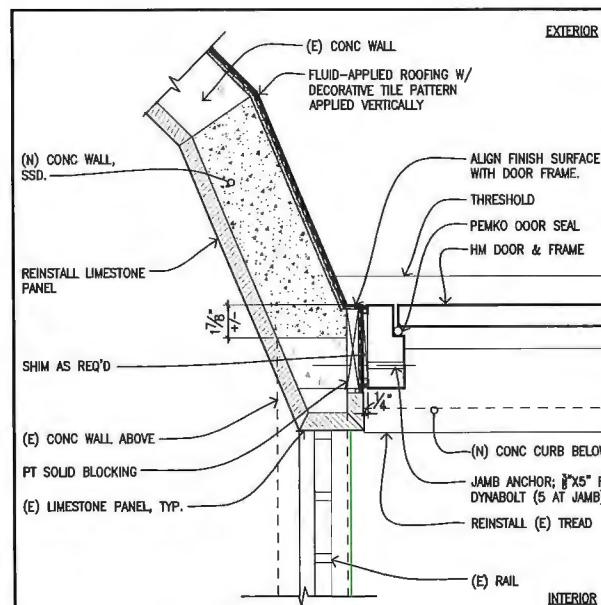
PROJ NO.
16186

DRAWN
KG

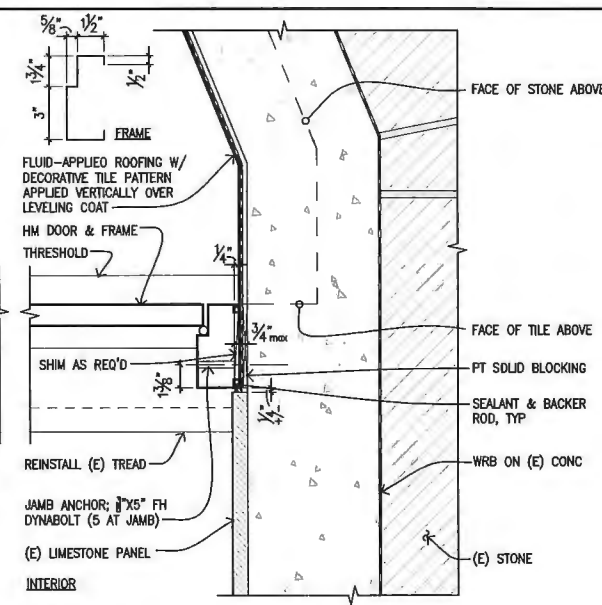
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DRAWING NO.

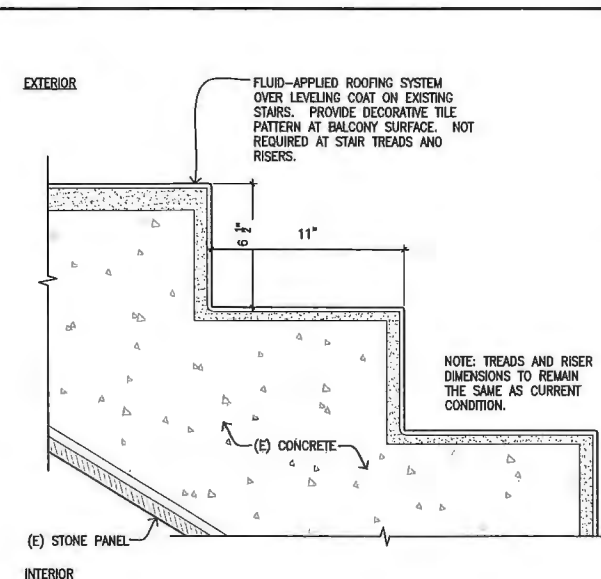
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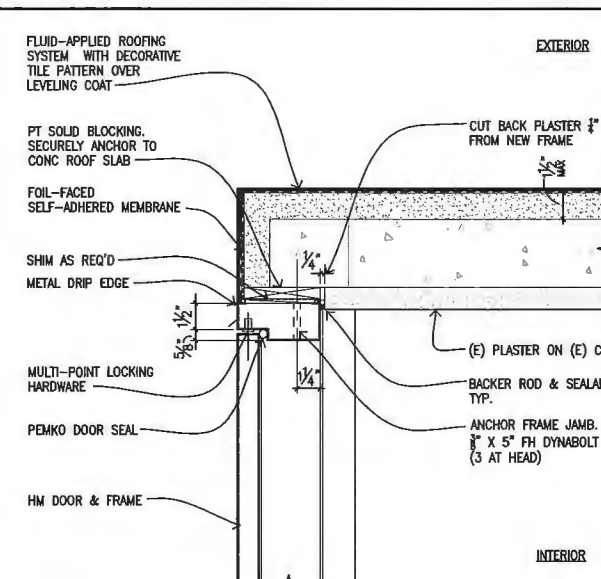
12 PLAN AT WEST JAMB - 20" ABOVE LANDING
SCALE: 3" = 1'-0"



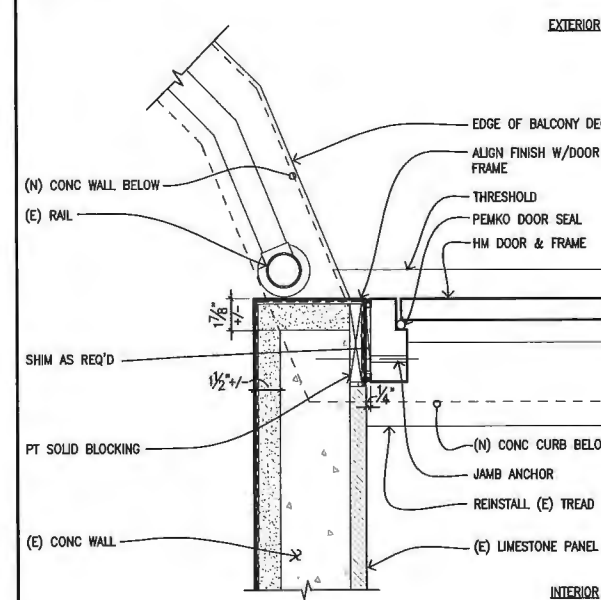
9 PLAN AT EAST JAMB - 20" ABOVE LANDING
SCALE: 3" = 1'-0"



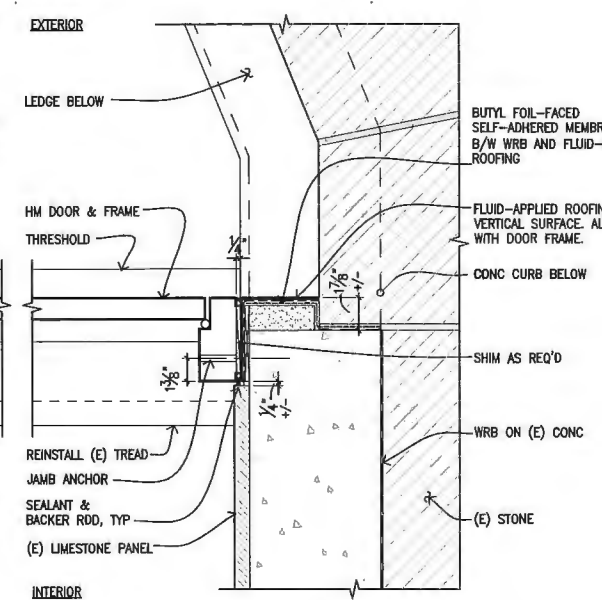
6 STAIR SECTION
SCALE: 3" = 1'-0"



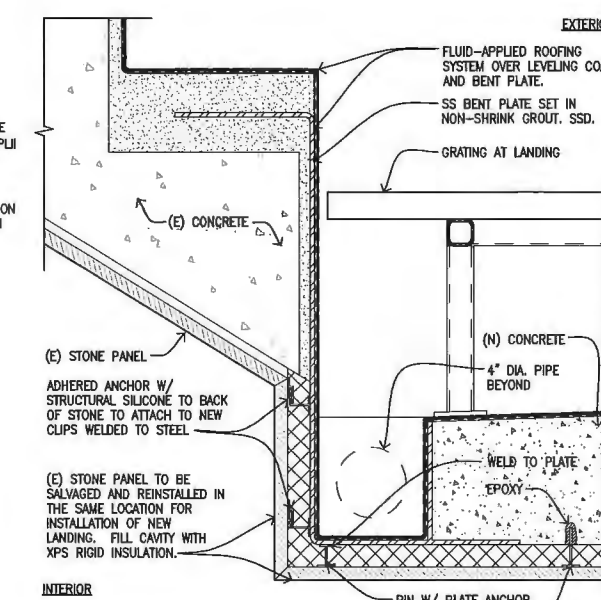
3 DOOR HEAD - PMMA
SCALE: 3" = 1'-0"



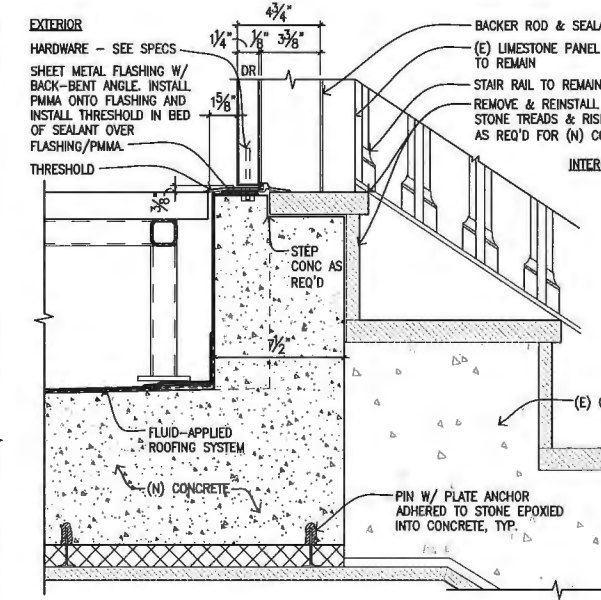
11 PLAN AT WEST JAMB - 50" ABOVE LANDING
SCALE: 3" = 1'-0"



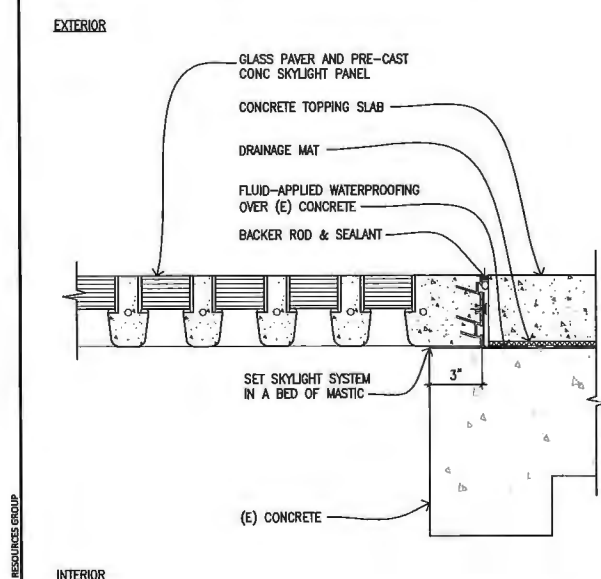
8 PLAN AT EAST JAMB - 50" ABOVE LANDING
SCALE: 3" = 1'-0"



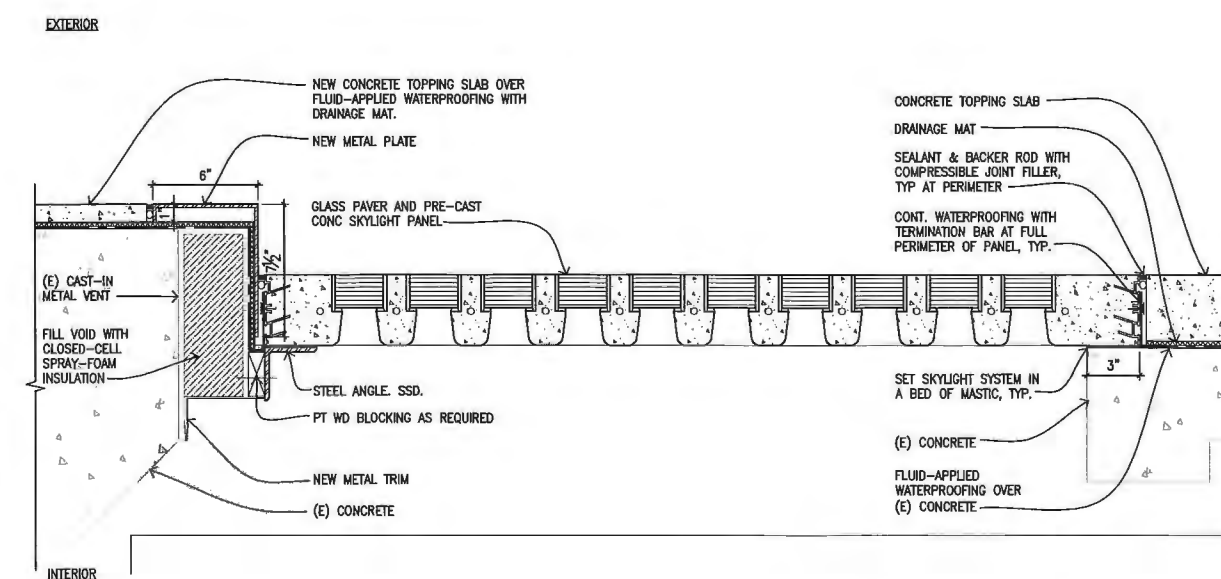
5 DRAIN SECTION AT LANDING
SCALE: 3" = 1'-0"



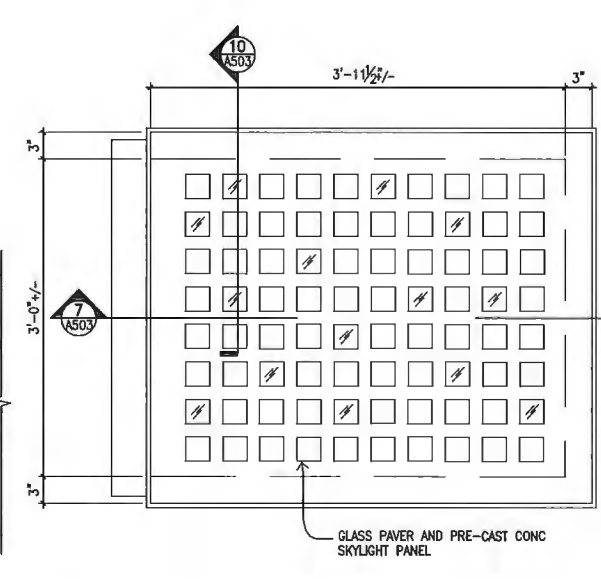
2 DOOR THRESHOLD
SCALE: 3" = 1'-0"



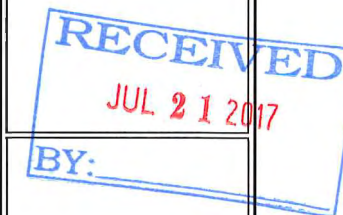
10 SKYLIGHT SECTION
SCALE: 3" = 1'-0"



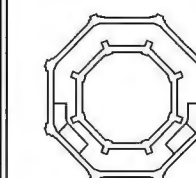
7 SKYLIGHT SECTION
SCALE: 3" = 1'-0"



1 SIDEWALK SKYLIGHT
SCALE: 1-1/2" = 1'-0"



NO.	DESCRIPTION	DATE
	REVISIONS	



KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
EXTERIOR
DETAILS

CONSTRUCTION DOCUMENTS
60%

7/20/2017

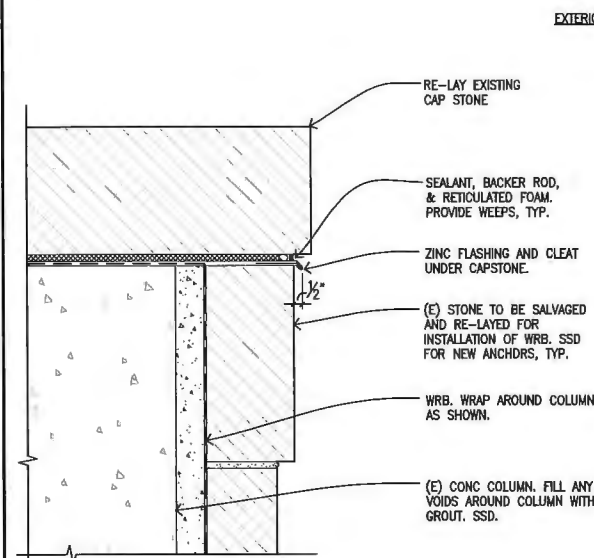
PROJ. NO.
16186

DRAWN
KG

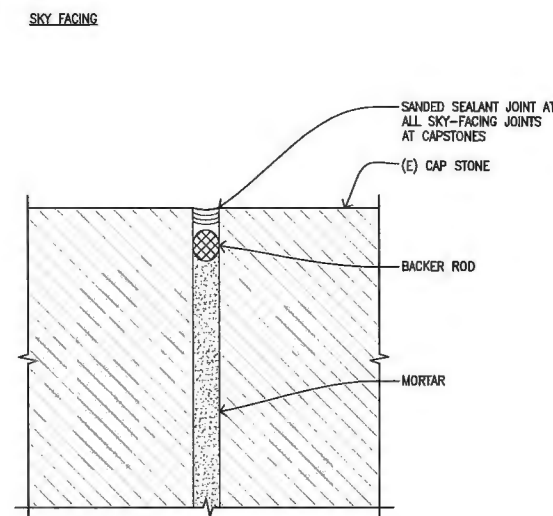
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DRAWING NO.

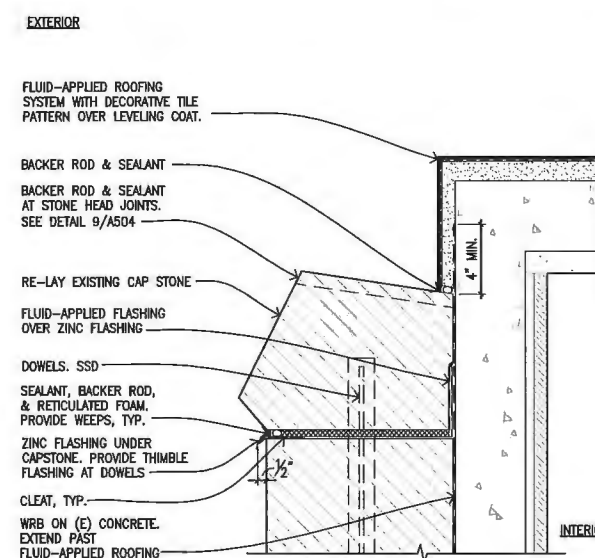
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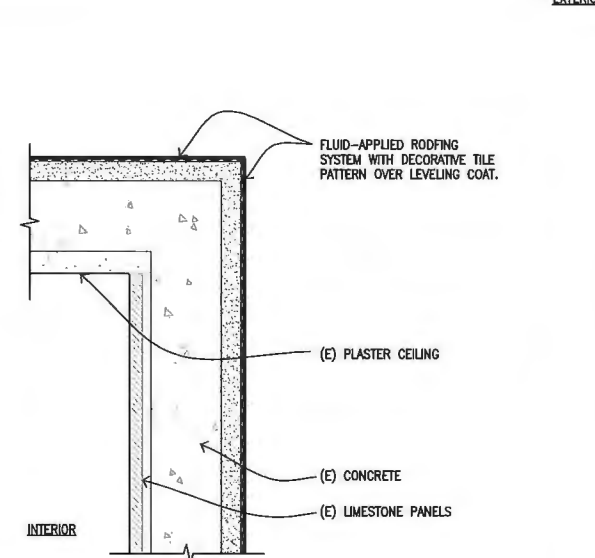
12 LARGE CAP STONE DETAIL AT COLUMN
SCALE: 3" = 1'-0"



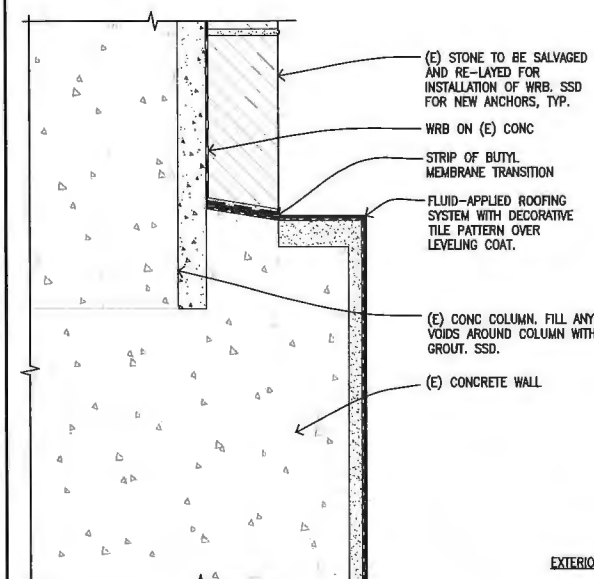
9 TYP. HEAD JOINT SECTION AT CAP STONE
SCALE: 1'-0" = 1'-0"



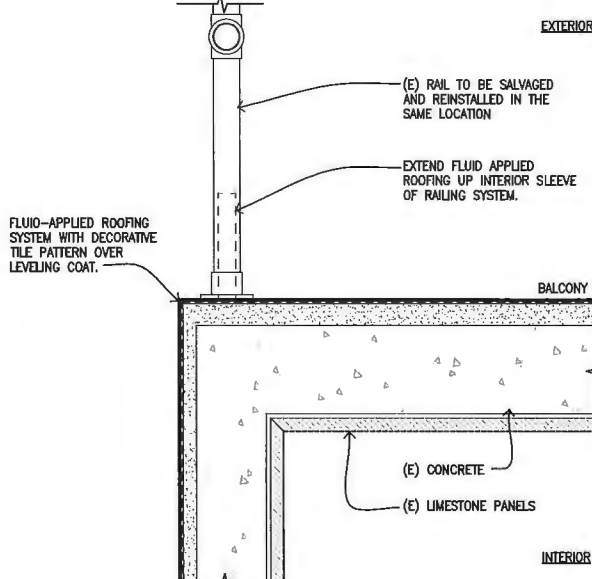
6 STAIR ENCLOSURE TO STONE DETAIL
SCALE: 3" = 1'-0"



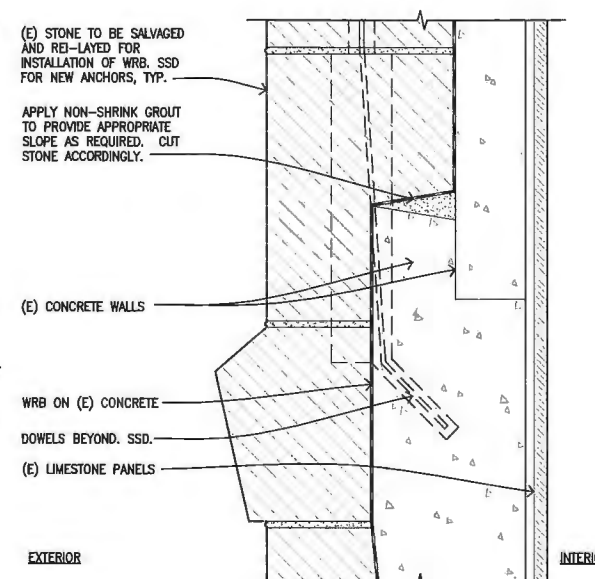
3 STAIR ENCLOSURE TOP DETAIL
SCALE: 3" = 1'-0"



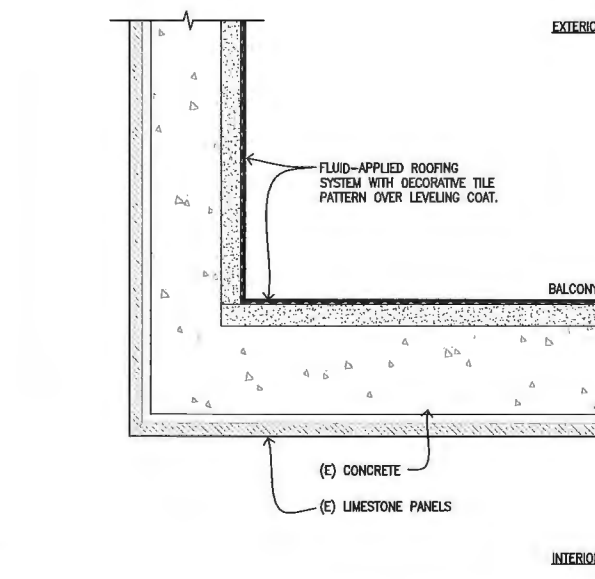
11 MEMBRANE TRANSITION DETAIL AT COLUMN
SCALE: 3" = 1'-0"



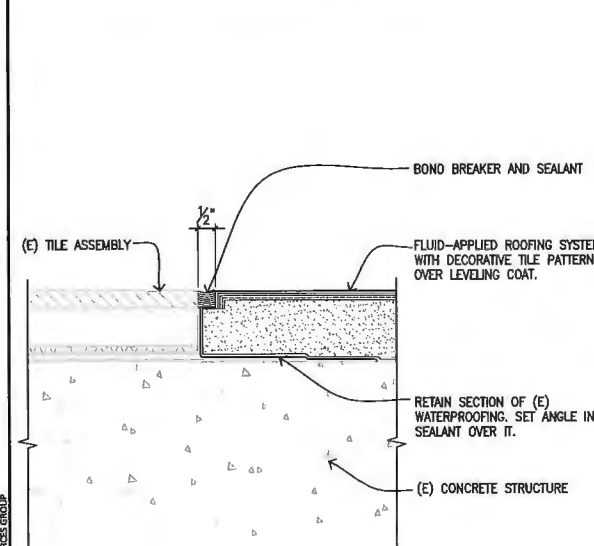
8 PLAN AT EAST JAMB - 50" ABOVE LANDING
SCALE: 3" = 1'-0"



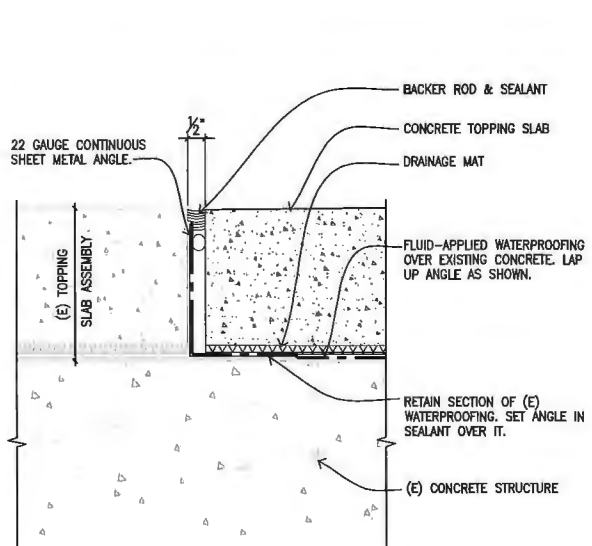
5 MEMBRANE TRANSITION DETAIL
SCALE: 3" = 1'-0"



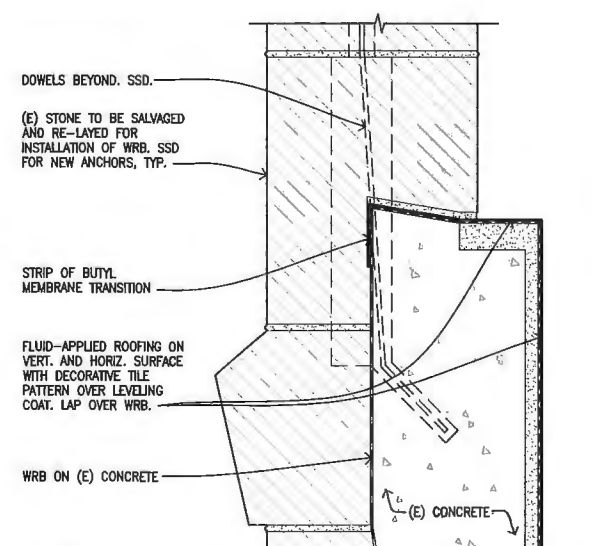
2 STAIR ENCLOSURE BASE DETAIL
SCALE: 3" = 1'-0"



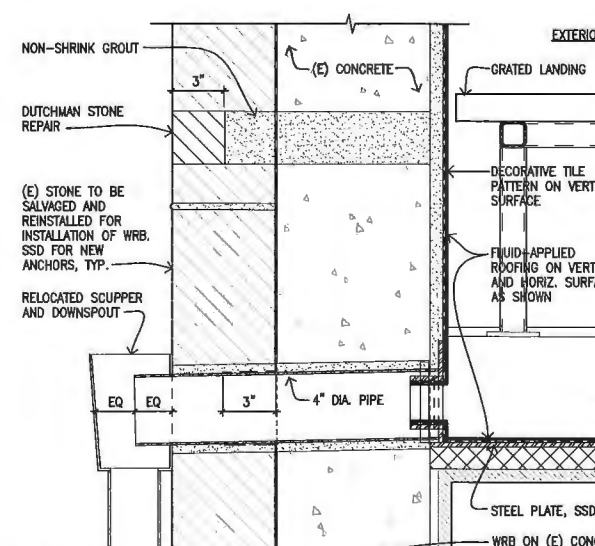
10 BALCONY FLOOR - TRANSITION FROM (E) TO (N)
SCALE: 6" = 1'-0"



7 FIRST FLOOR - TRANSITION FROM (E) TO (N)
SCALE: 6" = 1'-0"



4 MEMBRANE TRANSITION DETAIL AT LEDGE
SCALE: 3" = 1'-0"



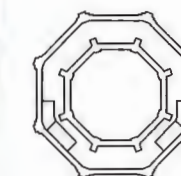
1 SCUPPER AND DRAIN DETAIL
SCALE: 3" = 1'-0"

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REVISIONS		



KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
EXTERIOR
RENDERINGS

CONSTRUCTION DOCUMENTS
60%

7/20/2017

PROJ NO.
16186

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KG

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DRAWING NO.

A-600

EXISTING CONFIGURATION
SHOWN AT TWO SIDE WINDOWS
FOR COMPARISON PURPOSES.

PROPOSED WINDOW
CONFIGURATION SHOWN IN THE
MIDDLE BAY. THE STORM
WINDOW IS IN FRONT OF THE
EXISTING SASH, REDUCING THE
AMOUNT OF FRAME VISIBLE
FROM THE SIDE.



3 VISTA HOUSE -- PROPOSED -- WINDOW
NTS

STORM WINDOW AT BALCONY
LEVEL WILL BE IN SAME
LOCATION AS IT CURRENTLY IS.
NO VISUAL IMPACT FROM
EXISTING.

NEW ZINC FLASHING UNDER
CAPSTONE (ONLY EXTENDING
1/2" BEYOND FACE OF STONE).
ZINC IS MORE MUTED IN TONE
THAN STAINLESS STEEL AND
WILL BLEND BETTER WITH THE
EXISTING STONE.

NEW STORM WINDOW IN
FRONT OF EXISTING SASH IN
NEW FRAME REDUCES THE
AMOUNT OF THE FRAME
VISIBLE FROM THE SIDE.

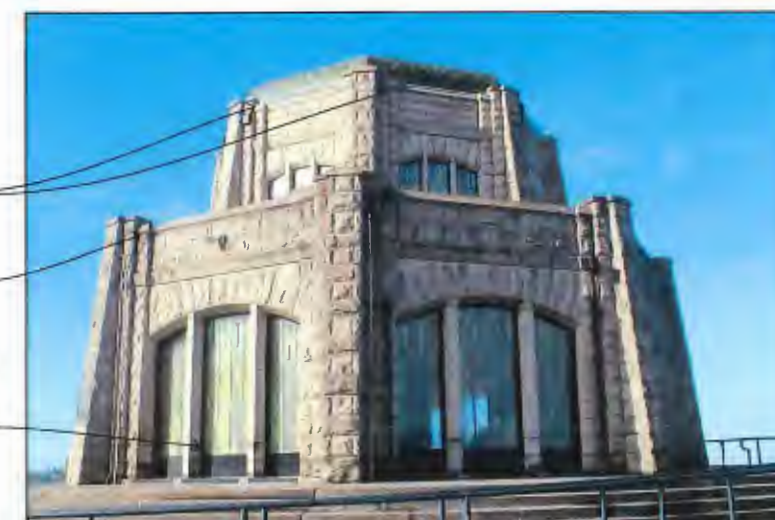


2 VISTA HOUSE -- PROPOSED -- VISUAL IMPACT
NTS

EXISTING STAINLESS STEEL
FLASHING AT CAPSTONE
(2001 RESTORATION
PROJECT)

MORTAR JOINT BETWEEN
CAPSTONE AND COURSE
BELOW

FIRST LEVEL WINDOWS ARE
SET BACK FURTHER IN
FRAME. VERTICAL LEG OF
FRAME IS PROUD OF
WINDOW ASSEMBLY



1 VISTA HOUSE -- CURRENT
NTS

STRUCTURAL - GENERAL NOTES

GENERAL REQUIREMENTS

GOVERNING CODE: The design and construction of this project is governed by the "Oregon Structural Specialty Code (OSSC)", 2010 Edition, hereinafter referred to as the OSSC, as adopted and modified by the City of Gresham under the authority of the Authority Having Jurisdiction (AHJ).

REFERENCE STANDARDS: Refer to Chapter 38 of 2010 OSSC. Where other Standards are noted in the drawings, use the latest edition of the standard unless a specific date is indicated. Reference to a specific section in a code does not relieve the contractor from compliance with the entire standard.

DEFINITIONS: The following definitions cover the meanings of certain terms used in these notes:

- "Architect/Engineer" – The Architect of Record and the Structural Engineer of Record.
- "Structural Engineer of Record" (SER) – The structural engineer who is licensed to stamp & sign the structural documents for the project. The SER is responsible for the design of the Primary Structural System.
- "Submit for review" – Submit to the Architect/Engineer for review prior to fabrication or construction.
- "Per Plan" – Indicates reference to the structural plans, elevations and structural general notes.

SPECIFICATIONS: Refer to the project specifications issued as part of the contract documents for information supplemental to these drawings.

OTHER DRAWINGS: Refer to the architectural, mechanical, electrical, civil and plumbing drawings for additional information including but not limited to: dimensions, elevations, slopes, door and window openings, non-bearing walls, stairs, finishes, drains, waterproofing, ratings, mechanical unit locations, and other nonstructural items.

STRUCTURAL DETAILS: The structural drawings are intended to show the general character and extent of the work and are not intended to show all details of the work.

STRUCTURAL RESPONSIBILITIES: The structural engineer (SER) is responsible for the strength and stability of the primary structure in its completed form.

COORDINATION: The Contractor is responsible for coordinating details and accuracy of the work; for confirming and correcting all quantities and dimensions; for selecting fabrication processes; for techniques of assembly; and for performing work in a safe and secure manner.

MEANS, METHODS AND SAFETY REQUIREMENTS: The contractor is responsible for the means and methods of construction and all job related safety standards such as OSHA.

DISCREPANCIES: In case of discrepancies between the General Notes, Specifications, Plan/Details or Reference Standards, the Architect/Engineer shall determine which shall govern. Discrepancies shall be brought to the attention of the Architect/Engineer before proceeding with the work.

NOTE VERIFICATION: The contractor shall verify all dimensions and conditions at the site. Conflicts between the drawings and actual site conditions shall be brought to the attention of the Architect/Engineer before proceeding with the work.

DESIGN CRITERIA AND LOADS

DESIGN LIVE LOADS	AREA	LIVE LOADS (PSF)	REMARKS & FOOTNOTES
	Stairs & Landings and Exit Corridors	100	(1)
	Observation Deck	100	
	Gartrails	60 PLF or 200lbs (2)	

- Stair treads designed for 300 lb concentrated load placed to produce maximum stress.
- To be applied horizontally at right angles to the top rail.

SUBMITTALS

SUBMIT FOR REVIEW: SUBMITTALS of shop drawings, product data are required for items noted in the individual materials sections and for detail designed elements.

SUBMITTAL REVIEW PERIOD: Submittals shall be made in time to provide a minimum of TWO WEEKS for review by the Architect/Engineer prior to the onset of fabrication.

GENERAL CONTRACTOR'S PRIOR REVIEW: Prior to submission to the Architect/Engineer, the Contractor shall review the submittal for completeness. Observations and quantities are not reviewed by the SER, and therefore, must be verified by the General Contractor. Contractor shall provide any necessary dimensional details requested by the Detailer and provide the Contractor's review stamp and signature before forwarding to the Architect/Engineer.

SHOP DRAWING REVIEW: Once the contractor has completed his review, the SER will review the submittal for general conformance with the design concept and the contract documents of the building and will stamp the submittal accordingly. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications, nor departure there from.

TESTS AND INSPECTIONS

INSPECTIONS: Special Inspections shall be done in accordance with the STATEMENT OF SPECIAL INSPECTIONS per 1704 and 1705. Framing is subject to inspection by the Building Official in accordance with OSSC 109.3. Contractor shall coordinate all required inspections with the Building Official.

SPECIAL INSPECTIONS: Special Inspectors shall be employed by the Owner, to provide Special Inspections for the project. Special Inspectors shall be qualified persons.

STATEMENT OF SPECIAL INSPECTIONS per 1704 and 1705: Special Inspections and Testing are required by 1704, 1707 and 1708 for the following:

CONCRETE CONSTRUCTION per OSSC Section 1704.4 and Table 1704.4 including:

- Periodic inspection required for:
 - Size & placement of all reinforcing steel prior to the pour
 - Placement clearances around reinforcing steel at embedded conduit
 - Shape, location & dimensions of members formed
 - Use of the required design concrete mix
 - Maintenance of specified curing temperature and techniques
- Continuous inspection required during the:
 - Placing of reinforced concrete, for proper application technique
 - Placing & size of cast-in-place bolts and embedded fabrications prior to the pour
 - Placing of concrete around cast-in-place bolts and embeds
 - Sampling of fresh concrete
 - Determinations of slump, air content and temperature
 - Curing operation of post-installed bolts or rebar dowels

STRUCTURAL STEEL per OSSC Section 1704.3 and Table 1704.3 at the site and the fabrication shop, shall be done in accordance with the following requirements:

- Periodic inspection required:
 - Prior to the start of fabrication for:
 - Verification of Shop compliance with OSSC Section 1704.2.1 for completeness and adequacy of Fabrication and Quality Control procedures
 - Verification of Shop compliance with AWS D1.1-2004 Structural Welding Code
 - Verification of Shop compliance with ASCE 360-05 Chapter M & Code of Standard Practice
 - During welding of Single-pass Fillet Welds NOT exceeding 5/16" size as noted in OSSC Table 1704.3
 - During the welding operations - Verification of welder qualifications
 - During the welding operations - Verification of valid weld procedure specifications per AWS D1.1
- Continuous inspection required during:
 - Welding of Complete- or Partial Joint Penetration (CJP or PJP) Groove Welds per OSSC Table 1704.3 & 1707
 - Welding of Multi-pass Fillet Welds and Fillet Welds exceeding 5/16" size per OSSC Table 1704.3 & 1707

POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY: shall comply with OSSC Section 1703. Inspections shall be in accordance with the requirements set forth in the approved ICC Evaluation Report and as indicated by the design requirements specified on the drawings. Refer to the POST INSTALLED ANCHORS section of these notes for anchors that are the basis of the design. Special Inspector shall verify anchors are as specified in the POST INSTALLED ANCHORS section of these notes or as otherwise specified on the drawings. Substitutions require approval by the SER and require substantiating calculations and current 2010 OSSC recognized ICC Evaluation Services (ES) Report. Special Inspector shall document in their Special Inspection Report compliance with each of the elements required within the applicable ICC Evaluation Services (ES) Report.

INSPECTION SUBMITTALS: Special inspection reports shall be provided on a weekly basis. Final special inspection reports will be required by each special inspection firm per OSSC 1704.1.2. Submit copies of all inspection reports to the Architect/Engineer and the Authority Having Jurisdiction for review.

STRUCTURAL OBSERVATION: Structural Observation shall be provided for structures classified as Seismic Design Category D, E and F in accordance with OSSC Sec. 1709 and Sec. 106.3.4.1. Structural observation site visits will be as follows:

- During demolition of landing and removal of stones.
- During installation of new landing.
- During installation of existing stones.

Contractor shall notify the SER in a timely manner to allow scheduled Observations to occur. Field (Observation) Reports will be distributed to the Architect, the Contractor, Special Inspector and the Authority Having Jurisdiction.

CAST-IN-PLACE CONCRETE

FIELD REFERENCE: The contractor shall keep a copy of ACI Field Reference manual, SP-16, "Standard Specifications for Structural Concrete (ACI 301) with Selected ACI and ASTM References."

CONCRETE MIXTURES: Conform to ACI 301 Sec. 4 "Concrete Mixtures."

MATERIALS: Conform to ACI 301 Sec. 4.2.1 "Materials" for requirements for cementitious materials, aggregates, mixing water and admixtures.

SUBMITTALS: Provide all submittals required by ACI 301 Sec. 4.1.2. Submit mix designs for each mix in the table below.

TABLE OF MIX DESIGN REQUIREMENTS					
Member Type/Location	Strength (psi)	Test Age (days)	Maximum Aggregate W/C Ratio	Maximum Air Content	
Slabs					
• Exterior	4000	28	3/8"	0.45	5%
• Interior	4000	28	3/8"	0.42	—
Walls					
• Building Walls	4000	28	3/8"	—	—

Mix Design Notes:
(1) W/C Ratio: Water-cementitious material ratios shall be based on the total weight of cementitious materials. Maximum ratios are controlled by strength noted in the Table of Mix Design Requirements and durability requirements given in ACI 318 Section 4.3. Provide minimum 6-1/2 sacks of cement per cubic yard.

- Cementitious Materials:
 - The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 318 Sections 4.3.1 and 4.4.2. Maximum amount of fly ash shall be 15% of total cementitious content unless reviewed and approved otherwise by SER.
 - For concrete used in elevated floors, minimum cementitious material content shall conform to ACI 301 Table 4.2.2.1. Acceptance of lower cement content is contingent on providing supporting data to the SER for review and acceptance.
 - Cementitious materials shall conform to the relevant ASTM standards listed in ACI 318 Section 3.2.1.

- Air Content: Conform to ACI 318 Section 4.4.1. Minimum standards for exposure class are noted in the table. If freezing and thawing class is not noted, air content given is that required by the SER. Concrete surfaces in contact with the soil require entrained air. Tolerance is $\pm 1\%$. Air content shall be measured at point of placement.

- Aggregates shall conform to ASTM C33.

- Slump: Conform to ACI 301 Section 4.2.2.2. Slump shall be determined at point of placement.

- Chloride Content: Conform to ACI 318 Section 4.3.1.

- Non-chloride accelerator: Non-chloride accelerating admixture may be used in concrete placed at ambient temperatures below 60°F at the contractor's option.

EMBEDDED ITEMS: Position and secure in place expansion joint material, anchors and other structural and non-structural embedded items before placing concrete. Contractor shall refer to mechanical, electrical, plumbing and architectural drawings and coordinate other embedded items.

GROUT: Use 5000 psi non-shrink grout for column base plates.

GROUTED REBAR AND ANCHOR BOLTS: Follow manufacturer's written instructions: drill holes in existing concrete to depth noted on plans or to depth as necessary to develop the strength of the rebar listed in the manufacturer's ESR report. UNO by the manufacturer, make the holes 3/8" to 1/2" inch greater than bolt or dowel diameter. Roughen sides of holes by percussive drilling methods. Holes shall be brushed and blown free of debris and surface residue before grouting operation. Special inspection required.

BONDING AGENT: Use Master Builders Concrete Liquid (LPL). Apply in accordance with manufacturer's instructions.

JOINT COMPOUND: Provide acid resistant silicone caulk where noted on the drawings. Submit product data for review.

TESTING AND ACCEPTANCE

Testing: Obtain samples and conduct tests in accordance with ACI 301 Sec. 1.6.4.2. Additional samples may be required to obtain concrete strengths at alternate intervals than shown below.

- Cure 4 cylinders for 28-day test age test 1 cylinder at 7 days, test 2 cylinders at 28 days, and hold 1 cylinder in reserve for use as the Engineer directs. After 68 days, unless notified by the Engineer to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 28-day strength requirements.

Acceptance: Strength is satisfactory when:

- The averages of all sets of 3 consecutive tests equal or exceed the specified strength.
 - No individual test falls below the specified strength by more than 500 psi.
- A "test" for acceptance is the average strength of the two cylinders tested at the specified test age.

CONCRETE REINFORCEMENT

SUBMITTALS: Conform to ACI 301 Sec. 3.1.1 "Submittals, data and drawings." Submit placing drawings showing fabrication dimensions and locations for placement of reinforcement and reinforcement supports.

MATERIALS:
Reinforcing Bars ASTM A615, Grade 60, epoxy coated
Weldable Reinforcing Bars ASTM A706, Grade 60, galvanized
Smooth Welded Wire Fabric ASTM A185
Deformed Welded Wire Fabric ASTM A675
Bar Supports CRSI MSP-2-98, Chapter 3 "Bar Supports"
Tie Wire 16 gauge or heavier, stainless steel

FABRICATION: Conform to ACI 301, Sec. 3.2.2 "Fabrication", and ACI SP-66 "ACI Detailing Manual."

WELDING: Bars shall not be welded unless authorized. When authorized, conform to ACI 301, Sec. 3.2.2.2. "Welding" and provide ASTM A706, grade 60 reinforcement.

PLACING: Conform to ACI 301, Sec. 3.3.2 "Placement." Placing tolerances shall conform to Sec. 3.3.2.1 "Tolerances."

CONCRETE COVER: Conform to the following cover requirements from ACI 301, Table 3.3.2.3:

Concrete cast against earth	3"
Concrete exposed to earth or weather	2"
Ties in columns and beams	1-1/2"
Bars in slabs	3/4" or 1" per plan
Bars in walls	3/4"
Reinforcement in Tilt-Up Panels	1"

SPICES: Conform to ACI 301, Sec. 3.3.2.7. Refer to "Typical Lap Splice and Development Length Schedule" for typical reinforcement splices. Use Class B splices unless noted otherwise. Mechanical connections may be used when approved by the SER. The splices indicated on individual sheets shall control over the schedule.

FIELD BENDING: Conform to ACI 301 Sec. 3.3.2.8 "Field Bending or Straightening." Bar sizes #3 through #5 may be field bent cold the first time. Other bars require preheating. Do not twist bars.

STRUCTURAL STEEL

SUBMITTALS

- Shop drawings shall be prepared in accordance with AISC 360 Sec. M.1 and AISC 301 Sec. 4.
- Submit welder's certificates verifying qualification within past 12 months.
- Weld Procedure Specifications (WPS's).
- Manufacturer's engineering and installation information for post-installed Adhesive Anchors including applicable ICC Engineering Research (ER-xxxx) Report.

MATERIALS:
Structural Bars & Plates (FL) ASTM A36, Fy = 36 ksi
Hollow Structural Section - Square/Rect (HSS) ASTM A500, Grade B, Fy = 48 ksi
Structural Pipe (PIPE) 12" dia. and less ASTM A53, Grade B, Fy = 35 ksi
High-Strength Bolts ASTM A325F/1852, Type 1, Plain
Nuts ASTM A305
Washers (flat or beveled) ASTM F436-required @ slotted & oversize holes
Anchor Rods (Anchor Bolts) ASTM F1554, Gr. 36
Mild Threaded Rods ASTM A36, Fy = 36 ksi
Welded Headed Studs (WHS) 3/4" or 7/8" ASTM A108 - Nelson/TRW S31, or equal
Welded Headed Studs (WHS) 1/2" or 5/8" ASTM A108 - Nelson/TRW H41, or equal
Dowel Bar Anchors ASTM A498 - Nelson/TRW D31, or equal
Welding Electrodes E70XX, E71TX unless noted otherwise with a minimum toughness of 20 ft-lb at 45 degrees Fahrenheit

WELDING

- Welding shall conform to AWS D1.1 and visually conform to AWS Section 6 and Table 6.1. Fabrication/erection inspections by the Contractor per AWS D1.1 Sec. 6, shall be by associated/certified inspectors (AWCWI) per AWS OCT or AWS B5.1. Special Inspections (verification inspections) shall be by a certified Welding Inspector (WI) or Senior Welding Inspector (SWI) per AWS B5.1.
- Welders shall be qualified for the specific prequalified joints required by the design and certified in accordance with AWS requirements.
- Welding shall be done in accordance with appropriate Weld Procedure Specifications (WPS's). Welders shall be familiar with the applicable WPS's.
- Welding shall be done with AWS Prequalified Welding Processes unless otherwise approved.
- Welder qualifications and WPS's shall be maintained at the site of the work and shall be readily available for inspection upon request, both in the shop and in the field.
- Use E70 or E71T, 70 ksi strength electrodes appropriate for the process selected.

Welding of Headed Studs on EMBEDDED STEEL PLATES for Anchorage to Concrete: Headed studs welded to steel embedment plates cast monolithic with concrete and shall be welded in accordance with AWS D1.1 Chapter 7 "Stud Welding", unless noted otherwise on plans.

ANCHORAGE TO CONCRETE

- SHEAR STUDS ON STEEL BEAMS FOR COMPOSITE CONSTRUCTION:** Headed Shear Studs welded to tops of Wide Flange Beams, shall be 3/4" diameter WHS with nominal stud lengths as indicated. Unless noted otherwise, provide minimum shear stud height equal to the (metal deck depth + 1 1/2") and a maximum shear stud height that allows for 1/4" of concrete cover over the stud.
- EMBEDDED STEEL PLATES for Anchorage to Concrete:** Plates (PL) embedded in concrete shall be as indicated on the plans with minimum 1/2" dia. WHS x 8" long but provide not less than 1/4" interior cover or 1 1/4" exterior cover to the opposite face of concrete, unless noted otherwise.
- DRILL-IN ADHESIVE ANCHORS:** Adhesive anchors shall be approved by the SER and AHJ and shall have a current ICC report that provides allowable shear and tensile values equal to or greater than those ICC report and manufacturers instructions. Drilled-in anchor embedment lengths shall be as shown on drawings, or not less than 10 times the anchor nominal diameter (10D).
- DRILL-IN EXPANSION ANCHORS:** Expansion anchors shall be SER approved with current ICC report that provides allowable shear and tensile values in Cracked Concrete per ACI 318 Appendix D, equal to or greater than those ICC values listed for Hilti Hitecbot TZ. Install anchors in strict accordance to ICC ESR report and manufacturers instructions.
- POST-TENSION CONCRETE ANCHORAGE:** Anchors installed in post-tensioned slabs after the concrete is cast shall not be installed without verification of tendon location and approval from the SER.

VERIFICATION INSPECTION

- Structural Welding Inspections and qualifications shall conform to the AWS D1.1. See WELDING notes and SPECIAL INSPECTIONS for Structural Steel.
- Special Inspector shall review the procedures for completeness and adequacy relative to the Code and the Work. Further shop Special Inspections may be waived if the Fabricator is "AWS Certified" or otherwise "Approved" by the Authority Having Jurisdiction per OSSC Sec 1704.2.2. See SPECIAL INSPECTIONS for Structural Steel.
- Periodic inspections shall include the initial quality verification inspection, an inspection during the fabrication of the steel.

PROTECTIVE COATING REQUIREMENTS

- EXTERIOR STEEL: Exposed exterior steel shall be:
 - Galvanized: Exposed steel outside the building envelope shall be hot-dipped galvanized, where noted on the plans. Apply field touch-ups per project specifications.

POST-INSTALLED ANCHORS INTO CONCRETE

DESIGN STANDARDS:
Post-installed Anchors into concrete for this project are designed in accordance with American Concrete Institute, ACI 318-08, Appendix D Specifications.

POST-INSTALLED ANCHORS: Install only where specifically shown in the details or allowed by SER. All post-installed anchors types and locations shall be approved by the SER and shall have a current ICC-Evaluation Service Report that provides relevant design values necessary to validate the available strength exceeds the required strength. Submit current manufacturer's data and ICC ESR report to SER for approval regardless of whether or not it is a pre-approved anchor. Anchors shall be installed in strict accordance to ICC-ESR and manufacturer instructions. No reinforcing bars shall be damaged during installation of post-installed anchors. Special inspection shall be per the TESTS and INSPECTIONS section. Anchor type, diameter and embedment shall be as indicated on drawings.

- ADHESIVE ANCHORS:** The following Adhesive-type anchoring systems have been used in the design and shall be used for anchorage to CONCRETE, as applicable and in accordance with corresponding current ICC ESR report:
 - HILTI HIT-RE 500 BD - ICC ESR-2322 for anchorage to CONCRETE
 - SIMPSON "SET-XP" - ICC ESR 2508 for anchorage to CONCRETE
- EXPANSION ANCHORS:** The following Expansion type anchors are pre-approved for anchorage to CONCRETE or MASONRY in accordance with corresponding current ICC ESR report:
 - HILTI TWIK BOLT TZ - ICC ESR-1917
 - SIMPSON "STRONG-BOLT" - ICC ESR-1771
- SCREW ANCHORS:** The following Screw type anchor is pre-approved for anchorage to CONCRETE or MASONRY in accordance with corresponding current ICC ESR report:
 - SIMPSON "TITEN HD" - ICC ESR-2713 for CONCRETE

BRICK VENEER

REFERENCE STANDARDS: Conform to:

- OSSC Chapter 14 "Exterior Walls"
- TMS 402-11/ACI 530-11/ASCE 6-11 "Building Code Requirements for Masonry Structures," Chapter 6 "Veneer" herein referenced as MSJC.
- TMS 602-11/ACI 530.1-11/ASCE 6-11 "Specification for Masonry Structures," herein referenced as MSJC.1.

SUBMITTALS: Submit product specific information on anchor size, type and capacities with corresponding ICC-ESR reports regarding wire ties, sheet metal connector pieces, screws, and expansion anchors to the Architect/Engineer for review.

MATERIALS:
1) **BRICK VENEER:** Conform to ASTM C216 "Standard Specification for Facing Brick (Solid Masonry Units Made from Clay or Shale)", Grade SW

- Mortar:** Conform to ASTM C270, Type S, and OSSC Section 2103.9 "Mortar."
- JOINT REINFORCING:** Conforms to ASTM A651 "Standard Specification for Steel Wire for Masonry Joint Reinforcement". All joint reinforcing shall be hot dip galvanized.
- ANCHORS:** Anchor ties shall be the Hiltom & Barnett DA 52138 seismic anchors. Anchor ties shall be adjustable two-piece anchors made of 14 gauge or 12 gauge galvanized metal and W2.8 (3/16" diameter) galvanized wire that shall be engineered to attach:
 - to the face of Masonry or concrete with a 1" expansion bolt for concrete or masonry embedded 2" minimum into the concrete or masonry.

All parts of the veneer anchorage system shall be fabricated of similar metals with similar coatings to reduce the possibility of galvanic corrosion occurring.

Brick veneer in Seismic Design Category D, E and F and all brick veneer not laid in a running bond pattern shall have continuous joint reinforcing of W1.7 (0.148" diameter) wires at a maximum vertical spacing of 16" on. Lap wires 10" at splices.

Profile anchors shall have at least two prilla legs of wire size W2.8 (3/16" diameter) each and shall have an offset not exceeding 1/4" from the horizontal plane of the plate anchored to the structure.

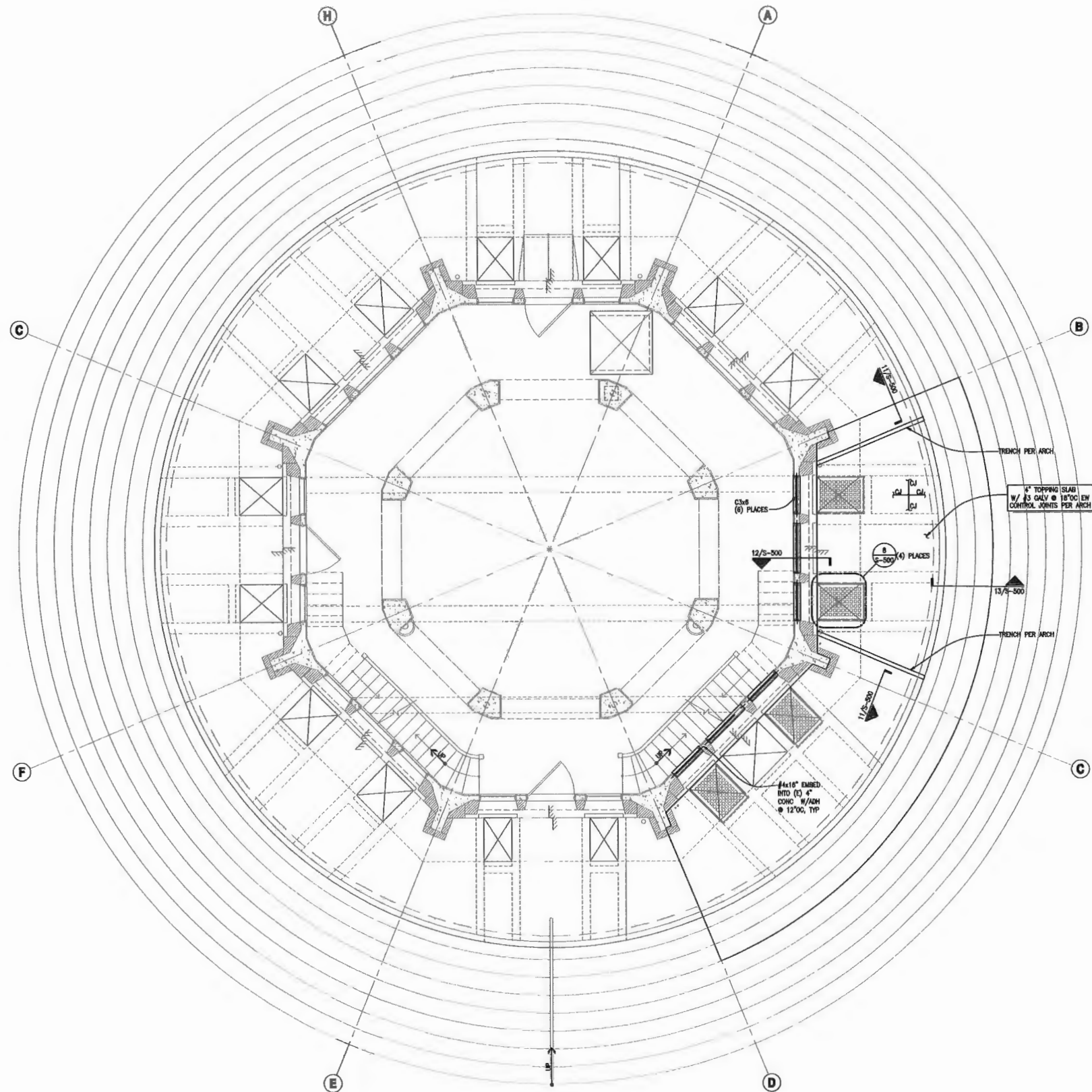
Anchor ties in Seismic Design Category D, E and F shall have a positive mechanical connection to the continuous wire joint reinforcing in the veneer.

Both wire and steel-metal anchors shall extend into the veneer a minimum of 11/4" and shall have a minimum of 5/8" mortar cover on the outside face.

All anchors shall adjust 1-1/4" up or down to allow for different course heights and shall allow at least 1/4" horizontal in-plane and 1/2" vertical in-plane movement to accommodate expansion, contraction, shrinkage and other movement.

Continuous expansion joint locations with the architect prior to erection. Typically expansion joints should be installed at 24' from corner on one side of the corner, at intersecting walls, at changes in wall height, at changes in wall thickness and at 20' maximum on center.

DRAWING LEGEND					
MARK	DESCRIPTION	MARK	DESCRIPTION		
F2.0	FOOTING SYMBOL (REFER TO SPREAD FOOTING SCHEDULE)	I	INDICATES WIDE FLANGE COLUMN		
(PI)	PILE CAP SYMBOL (REFER TO PILE CAP SCHEDULE)	□	INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR TUBE STEEL (TS) COLUMN		
(A)	TILT-UP/PRECAST CONCRETE WALL CONNECTION SYMBOL (REFER TO CONNECTION DETAIL)	□	INDICATES HOLLOW STRUCTURAL SECTION (HSS) COLUMN OR STEEL PIPE COLUMN		
(WS)	SHEAR WALL SYMBOL (REFER TO SHEAR WALL SCHEDULE)	■	INDICATES WOOD POST		
△	REVISION TRIANGLE	■	INDICATES BRUNDED STUDS		
1	TILT-UP/PRECAST CONCRETE WALL PANEL NUMBER (REFER TO TILT-UP/PRECAST CONCRETE WALL ELEVATIONS)	PS	INDICATES CONCRETE COLUMN		
◇	CMU WALL REINFORCING SYMBOL (REFER TO CMU WALL REINFORCING SCHEDULE)	□	INDICATES PRECAST CONCRETE COLUMN		
(S)	CONTINUITY PLATE LENGTH (REFER TO TYPICAL DETAIL)	→	INDICATES MOMENT FRAME CONNECTION		
(DS)	INDICATES DOUBLE SHEAR CONNECTION (REFER TO THE DOUBLE SHEAR PLATE CONNECTIONS DETAIL)	←	INDICATES DRAG CONNECTION		
(SR)	INDICATES NUMBER OF STUD RAIL REQUIRED AT COLUMN (REFER TO STUD RAIL DETAILS)	⇄	INDICATES WOOD OR STEEL STUD WALL		
◇	ROOF/FLOOR DIAPHRAGM NAILING SYMBOL (REFER TO DIAPHRAGM NAILING SCHEDULE)	=====	INDICATES MASONRY/CMU WALL		
(CI)	STEEL COLUMN SYMBOL (REFER TO STEEL COLUMN SCHEDULE)	=====	INDICATES CONCRETE/TILT-UP CONCRETE WALL		
Y/SLAB "X-X"	ELEVATION SYMBOL (7/8" REDUCES TO COMPONENT THAT THE ELEVATION REFERENCES)	⇄	INDICATES WOOD OR STEEL STUD SHEAR WALL		
(B)-3	STUD NUMBER (INDICATES NUMBER OF STUDS REQUIRED IF EXCEEDS NUMBER SPECIFIED IN PLAN NOTE)	=====	INDICATES BEARING WALL BELOW		
○	INDICATES STEP IN FOOTING (REFER TO TYPICAL STEP IN FOOTING DETAIL)	⇄	INDICATES EXISTING WALL		
L/S/X/L	DETAILS OR SECTION CUT (DETAIL NUMBER/SHEET NUMBER)	→	POST-TENSION DEAD END (PLAN)		
(B)-6	DETAILS OR SECTION CUT IN PLAN VIEW (DETAIL NUMBER/SHEET NUMBER)	⇄	POST-TENSION STRESSING END (PLAN)		
X/S/X/L	INDICATES LOCATION OF CONCRETE WALLS, SHEAR WALLS OR BRACED TRUSS ELEVATIONS	→	POST-TENSION PROFILE (PLAN) (N INCHES)		
→	SPAN INDICATOR (INDICATES EXTENTS OF FRAMING MEMBERS OR OTHER STRUCTURAL COMPONENTS)	⇄	INTERMEDIATE STRESSING (PLAN)		
→	INDICATES DIRECTION OF DECK SPAN				
ABBREVIATIONS					
AB	Angle	FDN	Foundation	PSF	Pounds per Square Foot
AD	Anchor Bolt	FIN	Finish	PSI	Pounds Per Square Inch
ADXL	Additional	FLR	Floor	PSL	Parallel Strand Lumber
ADH	Adhesive	FRP	Fiberglass Reinforced Plastic	PT	Post-Tensioned
ARCH	Architectural	FRT	Fire Retardant Treated	PT	Pressure Treated
B or BC	Bottom	FTO	Footing	R	Radius
BLDG	Building	GA	Gage	RD	Round
BLNG	Blocking	GALV	Galvanized	REF	Reference
BRF	Brick Masonry Unit	GEOTECH	Geotechnical	REF	Reference
BSF	Baseplate	GL	Glass Laminated	REIN	Reinforcing
BUK	Buckling	HTB	Hot Treated	REQD	Required
BRG	Bearing	MB	Masonry Wall Board	RET	Retaining
BTWH	Bottom	MR	Mortar	SCB	Special Concentric
C	Centerline	MR	Mortar	SCHD	Schedule
C	Comb	MD	Mid-down	SHNG	Sheathing
CD	Cast-in-place	MR	Mortar	SH	Shim
CIP	Cast in Place	MR	Mortar	SH	Shim
CJP	Complete Joint Penetration	MR	Mortar	SH	Shim
CLG	Cladding	MR	Mortar	SH	Shim
CLR	Clear	MR	Mortar	SH	Shim
CLT	Clear-Laminated	MR	Mortar	SH	Shim
CMU	Concrete Masonry Unit	MR	Mortar	SH	Shim
COL	Column	MR	Mortar	SH	Shim
CONC	Concrete	MR	Mortar	SH	Shim
CONN	Connection	MR	Mortar	SH	Shim
CONSTR	Construction	MR	Mortar	SH	Shim
CONT	Continuous	MR	Mortar	SH	Shim
C'SIN	Counter-sink	MR	Mortar	SH	Shim
CS	Continuous	MR	Mortar	SH	Shim
s	diameter	MR	Mortar	SH	Shim
DB	Draw Beam	MR	Mortar	SH	Shim
TBA	Developed Bar Anchor	MR	Mortar	SH	Shim
DEL	Double	MR	Mortar	SH	Shim
DEMO	Demolish	MR	Mortar	SH	Shim
DEV	Development	MR	Mortar	SH	Shim
DF	Douglas Fir	MR	Mortar	SH	Shim
DIAG	Diagonal	MR	Mortar	SH	Shim
DIST	Distance	MR	Mortar	SH	Shim
DLD	Dead Load	MR	Mortar	SH	Shim
DN	Down	MR	Mortar	SH	Shim
DO	Door	MR	Mortar	SH	Shim
DP	Depth/Deep	MR	Mortar	SH	Shim
DWG	Drawing	MR	Mortar	SH	Shim
(E)	East	MR	Mortar	SH	Shim
EA	Each	MR	Mortar	SH	Shim
EF	Each Face	MR	Mortar	SH	Shim
EL	Elevation	MR	Mortar	SH	Shim
ELEC	Electrical	MR	Mortar	SH	Shim
ELEV	Elevator	MR	Mortar	SH	Shim
EMBR	Embracement	MR	Mortar	SH	Shim
EQ	Equal	MR	Mortar	SH	Shim
EQUIP	Equipment	MR	Mortar	SH	Shim
EXP	Expansion	MR	Mortar	SH	Shim
EXP	Expansion Joint	MR	Mortar	SH	Shim
EXT	Exterior	MR	Mortar	SH	Shim
FD	Floor Drain	MR	Mortar	SH	Shim



FOUNDATION PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER S-001.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO POURING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS; DRAINS AND SLOPES; BLOCKOUTS FOR COULERS, PLUMBING, SPRINKLERS AND HVAC; STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS. CONCRETE CURES AND LOCATIONS PER ARCHITECTURAL DRAWINGS.
4. CJ INDICATES CONTROL JOINT PER ARCH.
5. MOISTURE PROOF ALL CONCRETE STEM AND BASEMENT WALLS PER ARCHITECT.
6. TYPICAL DETAIL PER:
 - 14/2500 PLAN-TYPICAL BRICK VENEER ANCHOR

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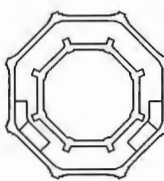
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KEY PLAN 1

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE
40700 HISTORIC COLUMBIA
RIVER HIGHWAY
CORBETT, OR 97019

SHEET TITLE
**FIRST FLOOR
FRAMING PLAN**

CONSTRUCTION DOCUMENTS
60%

6/2/2017

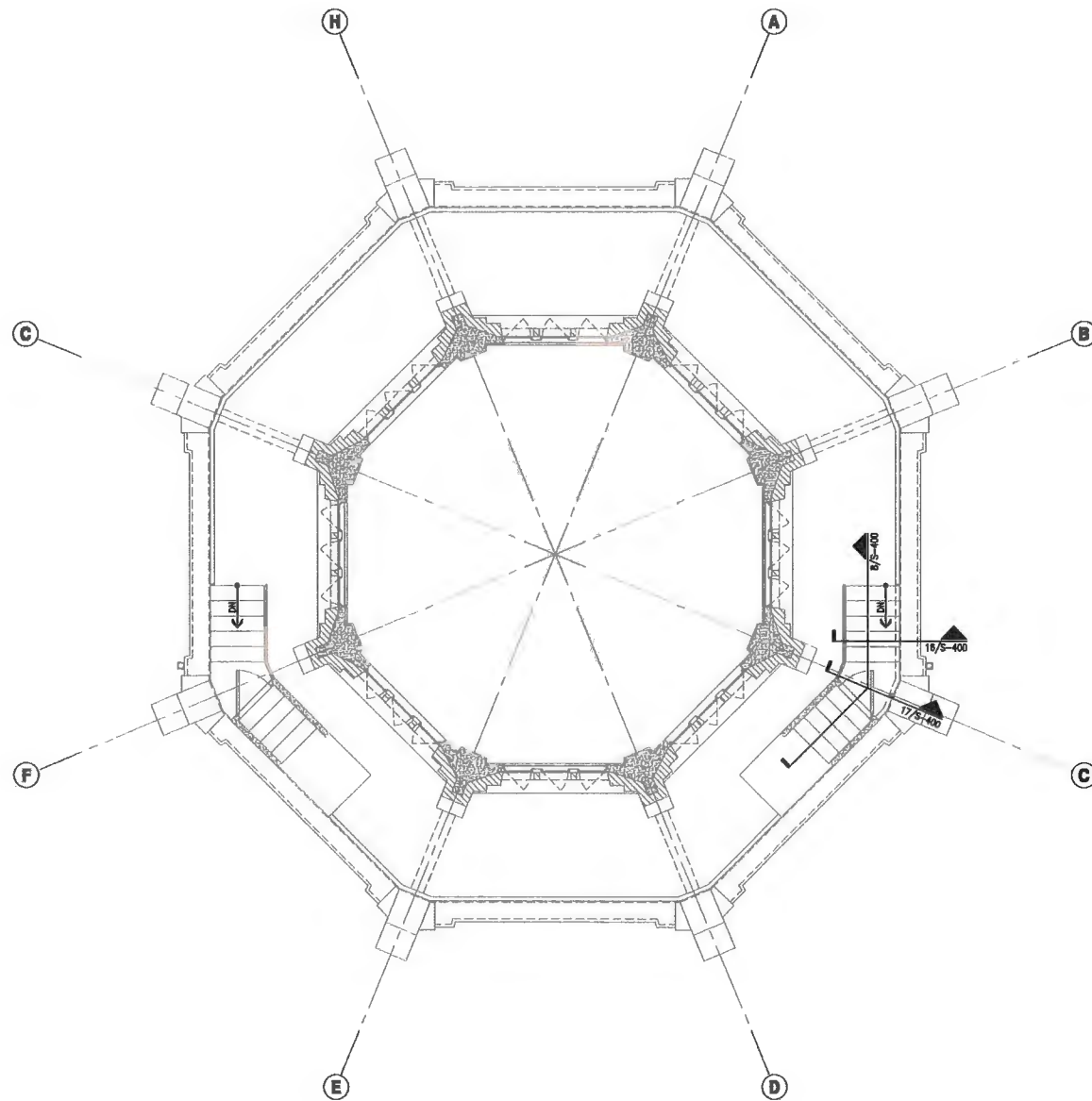
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SHEET 02 OF 08





BALCONY FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

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BY: _____

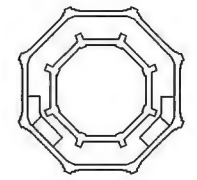
FOR PERMIT
This drawing is submitted for review and approval by the City of Portland, Oregon, for the purpose of obtaining a building permit. The City of Portland, Oregon, is not responsible for the accuracy or completeness of this drawing. The City of Portland, Oregon, is not responsible for the accuracy or completeness of this drawing.

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KEY PLAN ①

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

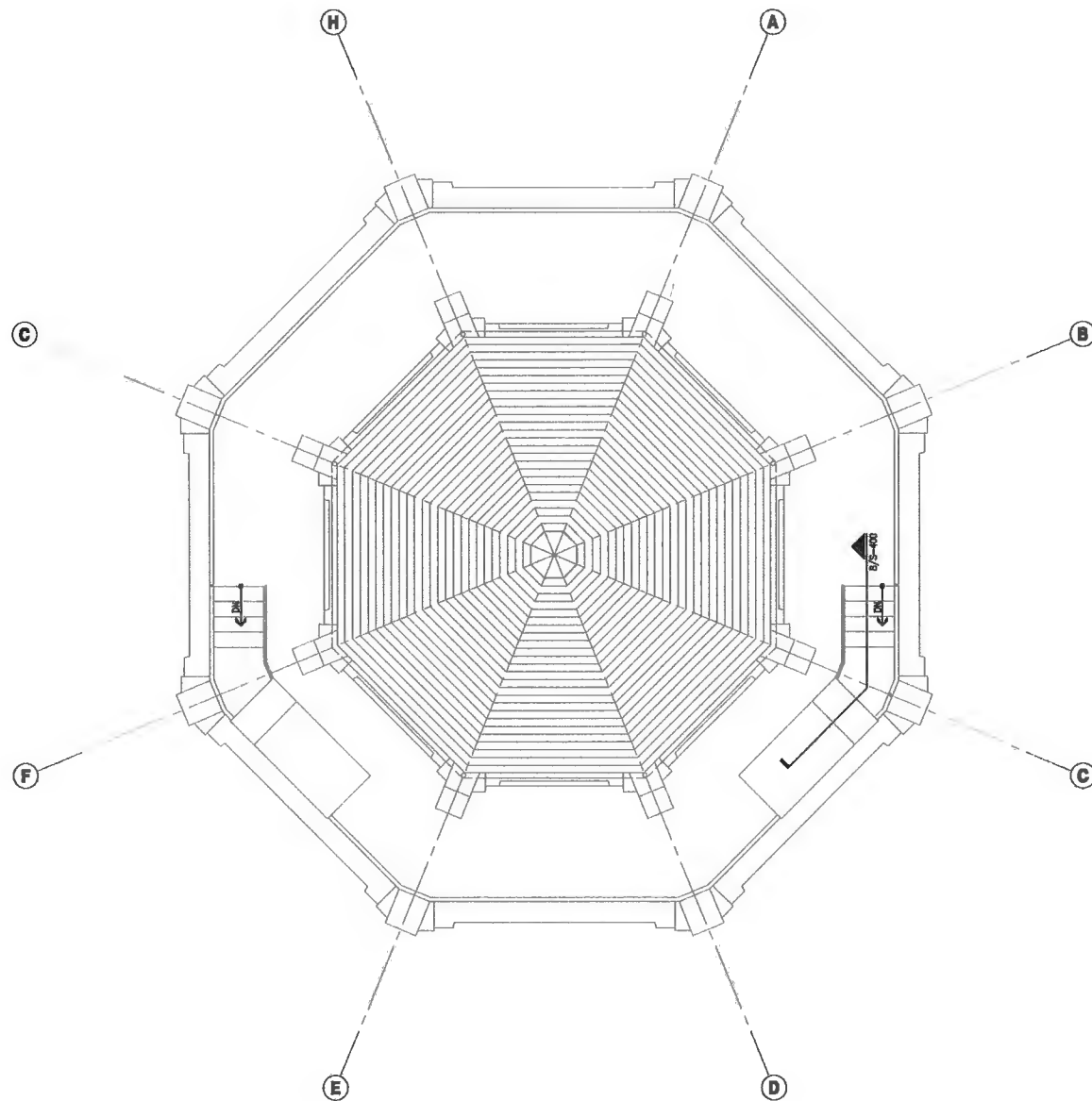
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SHEET TITLE
**BALCONY FLOOR
FRAMING PLAN**

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ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

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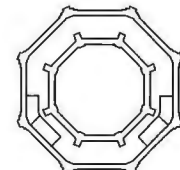
FOR PERMIT
The undersigned hereby certifies that the design and construction of the project shown on this drawing is in accordance with the applicable building code and all other applicable laws and regulations. The undersigned is a duly licensed professional engineer in the State of Oregon. The undersigned is not responsible for the design and construction of the project shown on this drawing if the project is not in accordance with the applicable building code and all other applicable laws and regulations.

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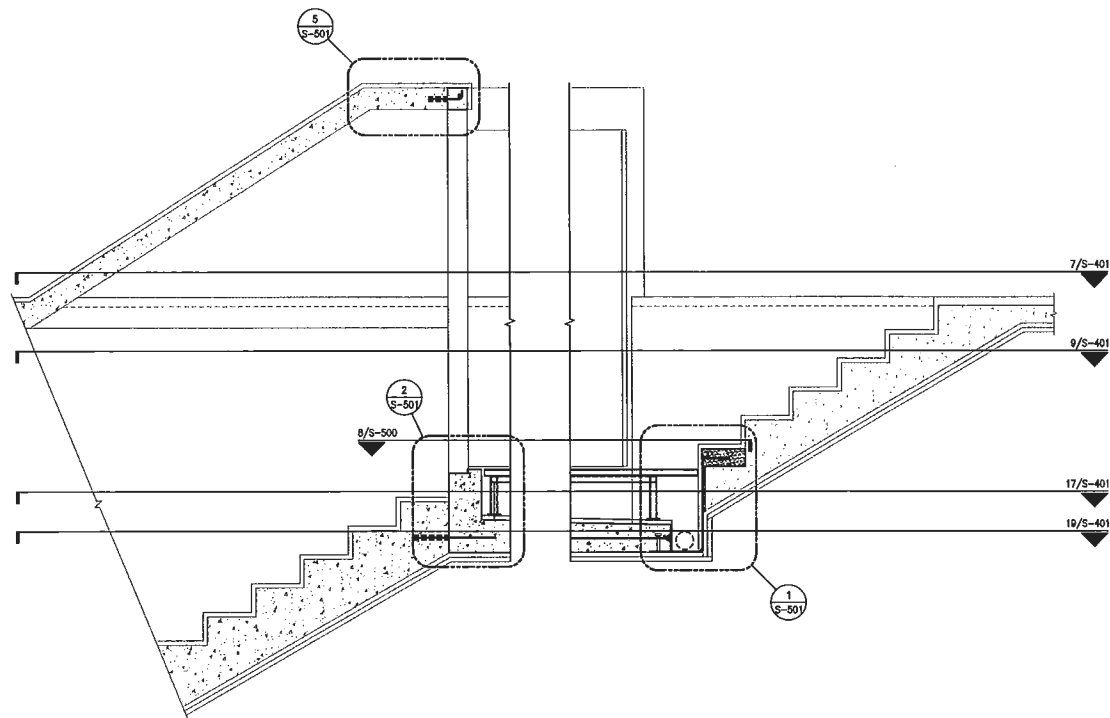
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SHEET TITLE
ROOF
FRAMING PLAN

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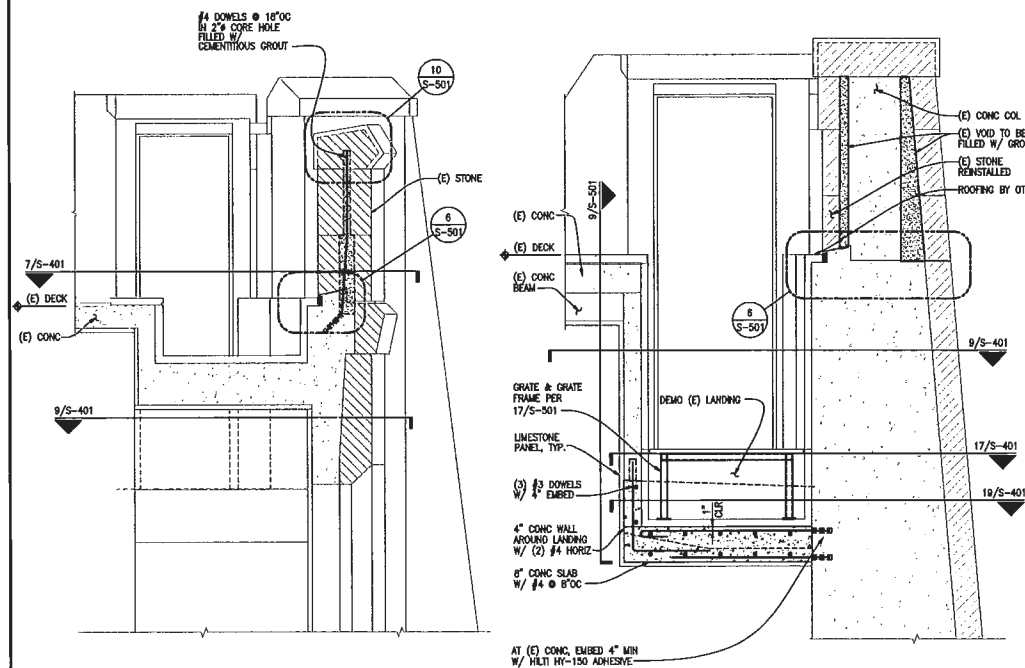
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S-103
SHEET 04 OF 08



STAIR SECTION

SCALE: 3/4"=1'-0"

8



SECTION AT UPPER STAIR

SCALE: 3/4"=1'-0"

16

SECTION AT LANDING

SCALE: 3/4"=1'-0"

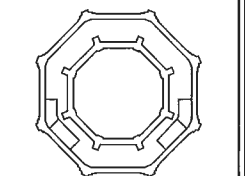
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KEY PLAN

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SHEET TITLE
STRUCTURAL
SECTIONS

CONSTRUCTION DOCUMENTS
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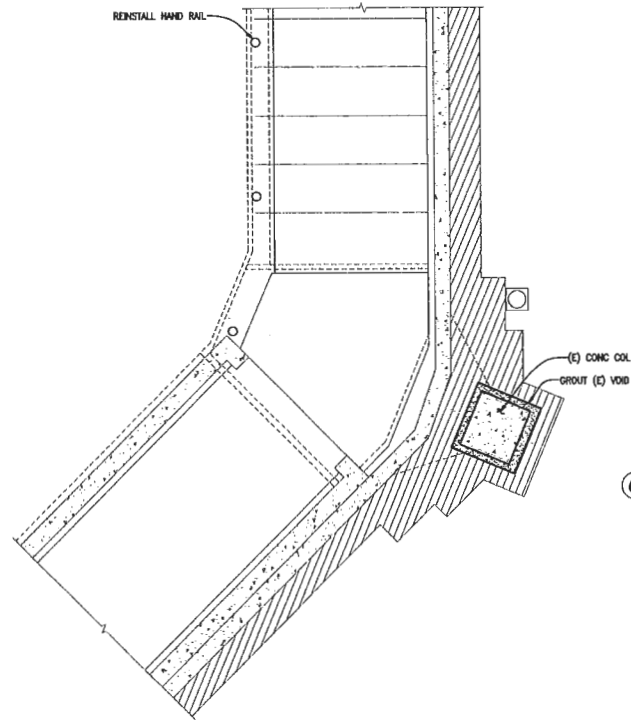
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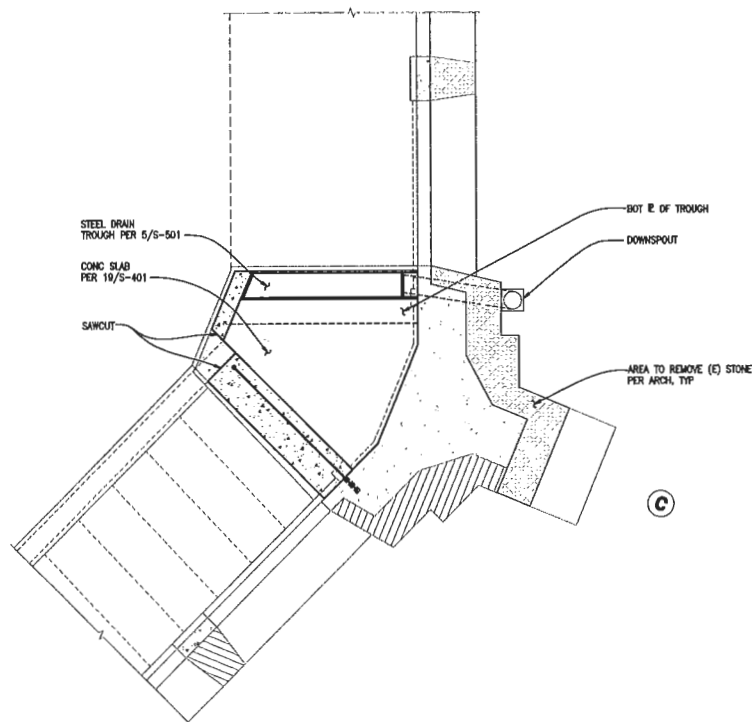
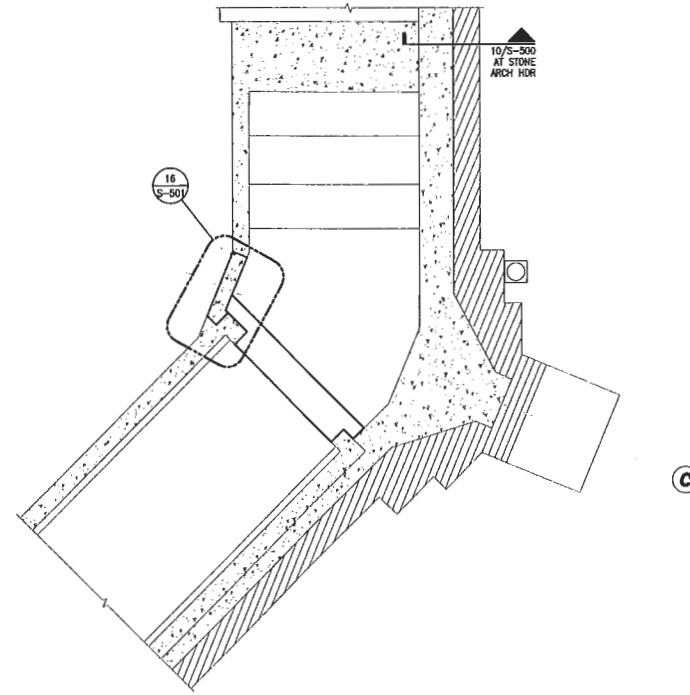
S-400

SHEET 05 OF 08



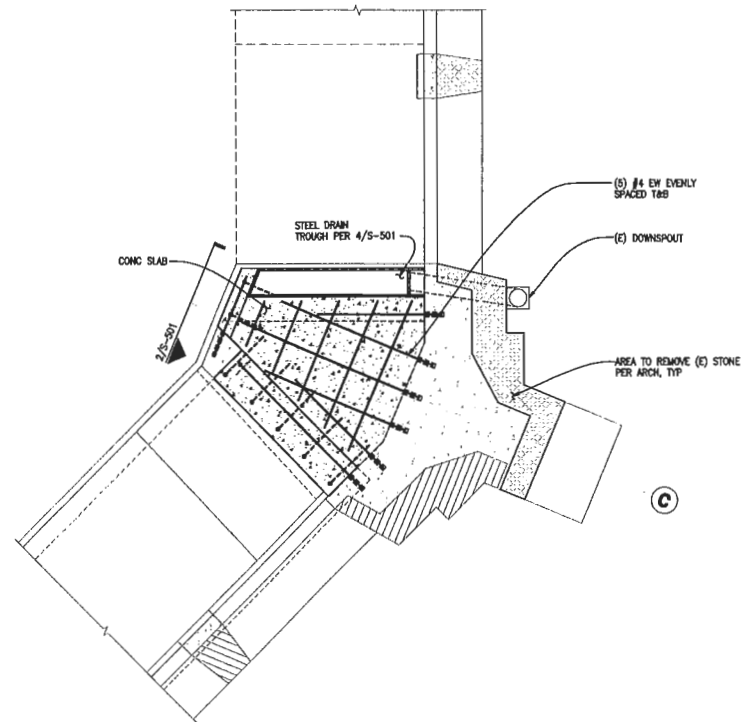
PARTIAL PLAN 12' ABOVE BALCONY

PARTIAL PLAN 30' ABOVE STAIR LANDING



PARTIAL PLAN 6' BELOW TOP OF STAIR LANDING

PARTIAL PLAN THRU STAIR LANDING SLAB & STEPS



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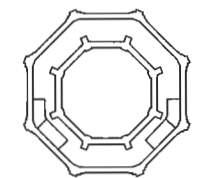
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KEY PLAN

VISTA HOUSE EAST SIDE WATER- PROOFING DESIGN

VISTA HOUSE

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PARTIAL PLANS**

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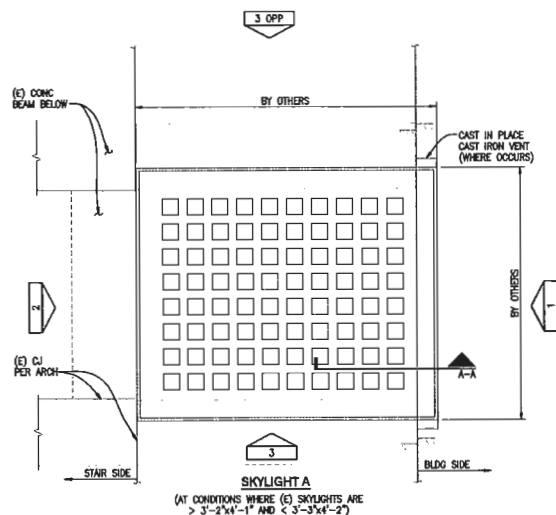
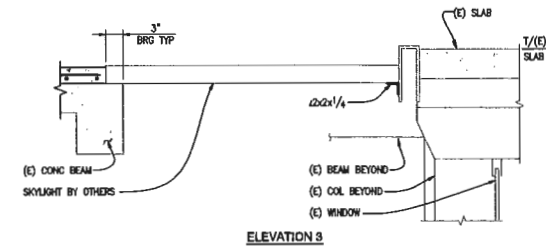
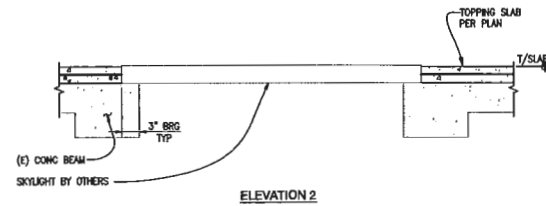
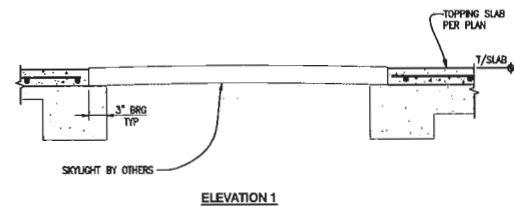
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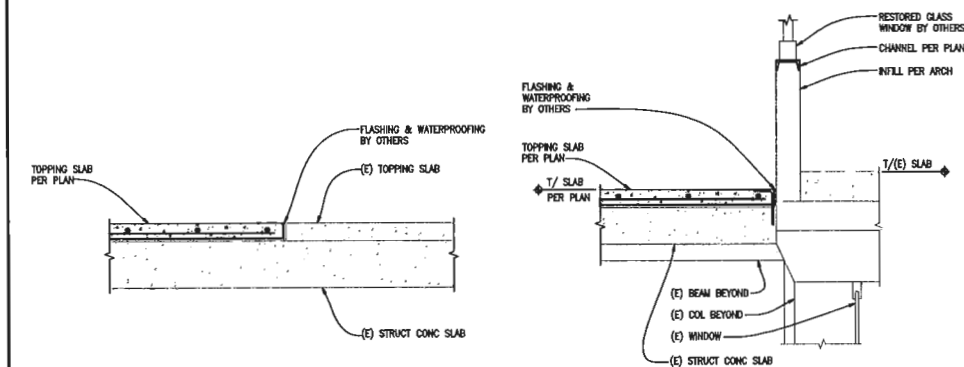
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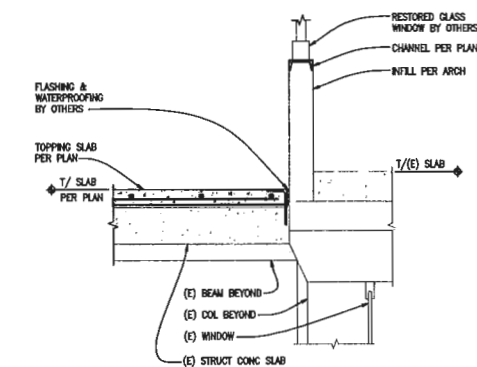


SKYLIGHT DETAIL

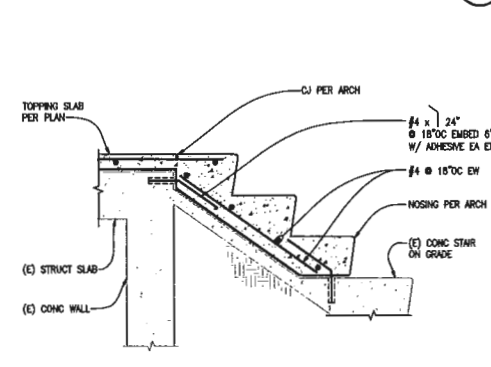
SCALE: 1"=1'-0" 8



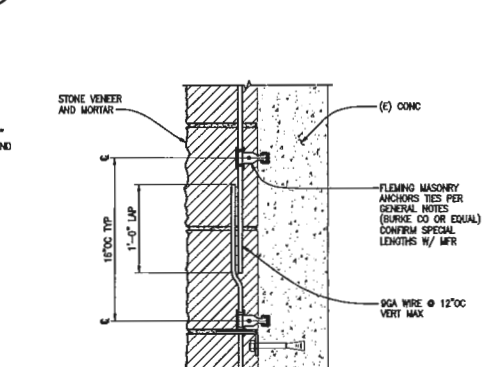
TOPPING SLAB TO ADJOINING (E) TOPPING SLAB SCALE: 1"=1'-0" 11



TOPPING SLAB TO EXISTING SLAB SCALE: 1"=1'-0" 12



TOPPING SLAB AT STAIR ON GRADE SCALE: 1"=1'-0" 13



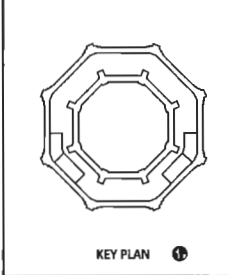
PLAN - TYPICAL STONE VENEER ANCHORS SCALE: 1 1/2"=1'-0" 14



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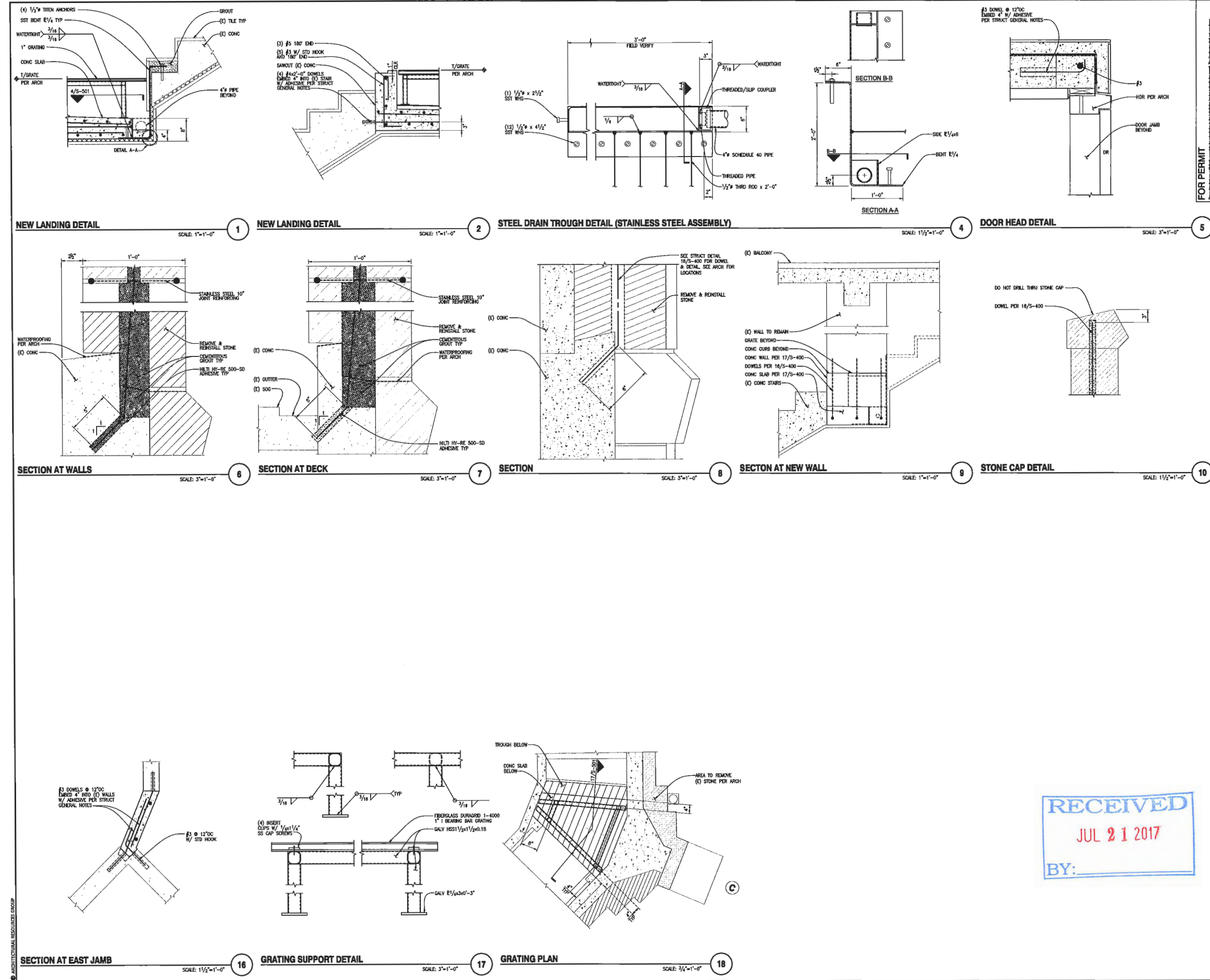
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