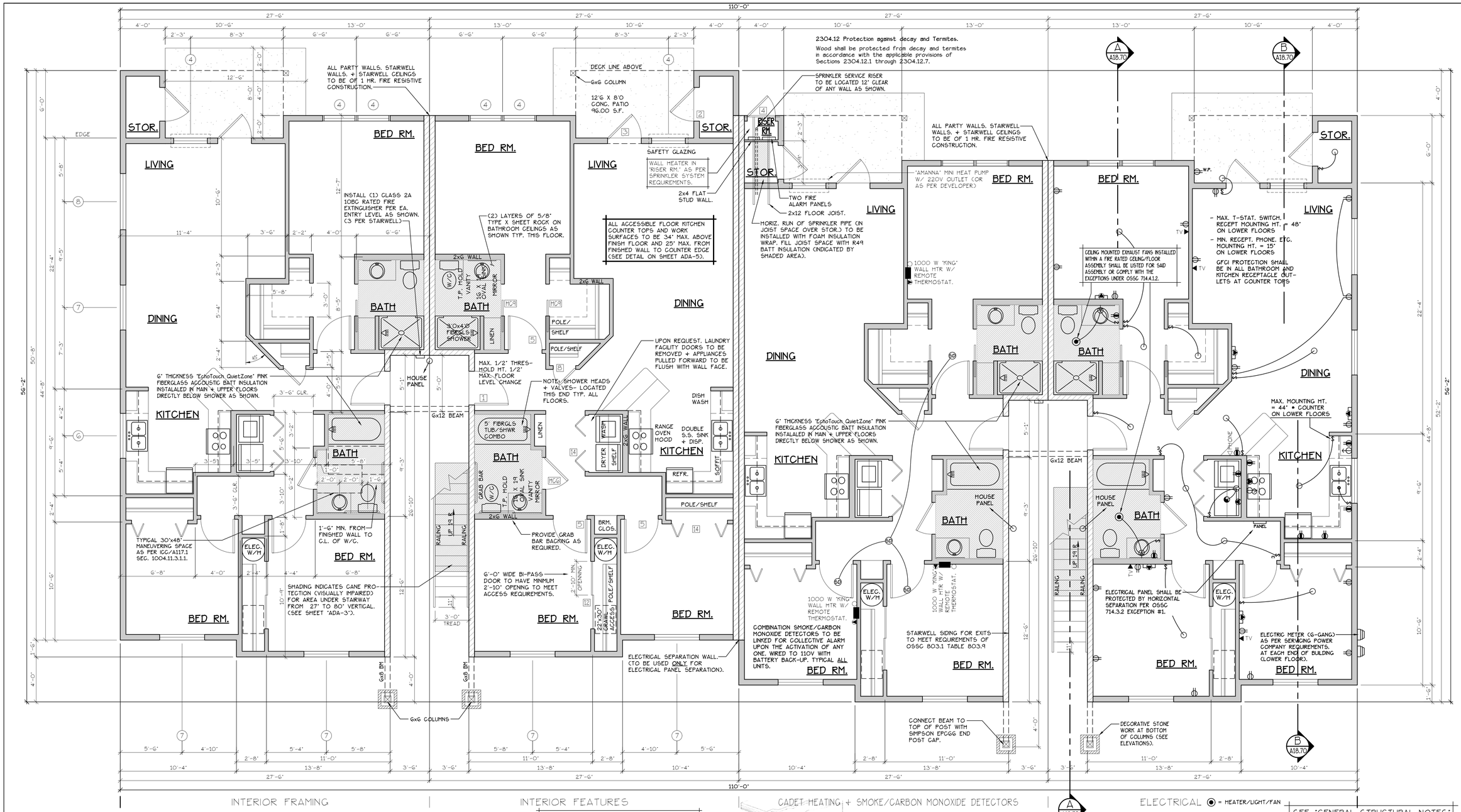


## LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"F" UNIT = 1210 S.F.

TYPE F UNITS

BLD. 14

CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

### NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-4" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

### DOOR SCHEDULE

| | DOORS | | | | | | | FRAMES | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| ⊞ | WIDTH | HEIGHT | THICK | TYP. | MATL. | FIN. | TYP. | MATL. | FIN. | |
| 1 | 3'-0" | 6'-8" | 1 3/4" | MTL. | CLAD | PAINT | A | METAL | PAINT | 6 PANEL 60 MIN RATED ASST. W/ THRESHOLD, WEATHERSTRIP, CLOSURES. |
| 2 | 3'-0" | 6'-8" | 1 3/4" | MTL. | CLAD | PAINT | B | METAL | PAINT | 6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK |
| 3 | 3'-0" | 6'-8" | 1 3/4" | MTL. | CLAD | PAINT | C | METAL | PAINT | FULL LITE, TEMP. GLASS, LOCK, THRESHOLD, WEATHERSTRIP AND INTERIOR BLINDS. |
| 4 | 2'-6" | 6'-8" | 1 3/4" | MTL. | CLAD | PAINT | D | METAL | PAINT | W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK |
| 5 | 3'-0" | 6'-8" | 1 3/8" | H.C. | BIRCH | STAIN | E | HEMLOCK | STAIN | |
| 6 | 2'-10" | 6'-8" | 1 3/8" | H.C. | BIRCH | STAIN | E | HEMLOCK | STAIN | |
| PocD | 2'-10" | 6'-8" | 1 3/8" | H.C. | BIRCH | STAIN | E | HEMLOCK | STAIN | |
| 7 | 2'-6" | 6'-8" | 1 3/8" | H.C. | BIRCH | STAIN | E | HEMLOCK | STAIN | |
| 8 | 2'-0" | 6'-8" | 1 3/8" | H.C. | BIRCH | STAIN | E | HEMLOCK | STAIN | |
| 9 | 2'-10" | 6'-8" | 1 3/8" | H.C. | BIRCH | STAIN | F | HEMLOCK | STAIN | POCKET DOOR |
| PocD | 2'-10" | 6'-8" | 1 3/8" | H.C. | BIRCH | STAIN | F | HEMLOCK | STAIN | POCKET DOOR* |
| 10 | 4'-0" | 6'-8" | 1 3/8" | H.C. | BIRCH | STAIN | G | HEMLOCK | STAIN | BI-PASS DOOR |
| 11 | 5'-8" | 6'-8" | 1 3/8" | H.C. | BIRCH | STAIN | G | HEMLOCK | STAIN | BI-PASS DOOR |
| 12 | 6'-0" | 6'-8" | 1 3/8" | H.C. | BIRCH | STAIN | G | HEMLOCK | STAIN | BI-PASS DOOR |
| 13 | 4'-0" | 6'-8" | 1 3/8" | H.C. | BIRCH | STAIN | H | HEMLOCK | STAIN | BI-FOLD DOOR |
| 14 | 5'-0" | 6'-8" | 1 3/8" | H.C. | BIRCH | STAIN | H | HEMLOCK | STAIN | BI-FOLD DOOR |
| 15 | 6'-0" | 6'-8" | 1 3/8" | H.C. | BIRCH | STAIN | H | HEMLOCK | STAIN | BI-FOLD DOOR |

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.

### WINDOW SCHEDULE

| ⊞ | SIZE | TYPE | MFG. | COLOR | INSUL. | REMARKS | HEADERS |
|---|---|---|---|---|---|---|---|
| 1 | 2'0 X 1'6 | VINYL STAT. | MILGARD | WHITE | YES | STATIONARY - FROSTED | DF#1 4x12 |
| 2 | 3'0 X 1'0 | VINYL STAT. | MILGARD | WHITE | YES | STATIONARY - FROSTED | DF#1 4x12 |
| 3 | 3'0 X 1'6 | VINYL STAT. | MILGARD | WHITE | YES | STATIONARY - FROSTED | DF#1 4x12 |
| 4 | 3'0 X 5'0 | VINYL SGM. | MILGARD | WHITE | YES | SINGLE HUNG W/ SCREEN | DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40) |
| 5 | 4'0 X 1'6 | VINYL STAT. | MILGARD | WHITE | YES | STATIONARY | DF#1 4x12 |
| 6 | 4'0 X 3'6 | VINYL SLD. | MILGARD | WHITE | YES | HORIZ. SLIDER W/ SCREEN | DF#1 4x12 |
| 7 | 4'0 X 5'0 | VINYL SGM. | MILGARD | WHITE | YES | SINGLE HUNG W/ SCREEN | DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40) |
| 8 | 5'0 X 1'6 | VINYL STAT. | MILGARD | WHITE | YES | STATIONARY | DF#1 4x12 |
| 9 | 5'0 X 2'6 | VINYL SLD. | MILGARD | WHITE | YES | HORIZ. SLIDER W/ SCREEN | DF#1 4x12 |
| 10 | 5'0 X 5'0 | VINYL SGM. | MILGARD | WHITE | YES | SINGLE HUNG W/ SCREEN | DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40) |
| 11 | 3'0 X 4'6 | CASEMENT | MILGARD | WHITE | YES | CASEMENT W/ SCREEN | DF#1 4x12 |

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A25.40.

### FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| NRC-1[34] | 1 h | FLR-25-1079 | 55 | IW-35-039 | 49 | SWI/5802 | |
| NRC-1[39] | 45 min | FLR-25-1154 | 56 | IW-35-041 | 50 | SWI/5807 | |
| NRC-1[39] | 1 h | NRC-1[39] | 51 | NRC-1[39] | 44 | SWI/5810 | |

Solid wood joist floor, 38 mm x 235 mm (1-1/2" x 9-1/4") joists, spaced 406 mm (16") o.c., 15.5 mm (5/8") USG subfloor, resilient channels spacing specified below; single 152 mm (6") thickness EcoTouch™ QuietZone™ PINK™ FIBERGLAS® Acoustic Batt Insulation; double layer type "X" gypsum board thickness specified below.

| Gypsum board Thickness: | Resilient channel Spacing o.c. |
|---|---|
| 15.9 mm (5/8") | 610 mm (24") |
| 12.7 mm (1/2") | 610 mm (24") |
| 12.7 mm (1/2") | 406 mm (16") |

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

### GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSSC 718.2.2 AND OSSC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
7. AS PER OEESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLOURESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A18.20 BEFORE BEGINNING ANY CONSTRUCTION.

### HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OSSC 2019 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1003. WITHIN ICC/ANSI A117.1, CHAPTER 10 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 10 SETS OUT THE CODE REQUIREMENTS THAT ALL GROUND FLOOR UNITS MUST MEET.

THE INTENT IS THAT 'ALL' GROUND FLOOR UNITS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE.

WITHIN THE PROJECT THERE ARE TYPE "A" UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10. SECTION 1003.

WITHIN THE PROJECT THERE ARE ALSO TYPE "B" UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10. SECTION 1004. ALL ACCESSIBLE FLOOR UNITS WITHIN THIS PROJECT ARE TO BE TYPE "B" UNITS UNLESS SPECIFICALLY DESIGNATED TYPE "A" UNITS. WITHIN THESE TYPE "B" UNITS THE MAIN BATHROOM (OR ONLY BATHROOM) SHALL BE DESIGNATED AS AN OPTION "B" ADAPTABLE BATHROOM WHICH MUST MEET THE REQUIREMENTS OF ICC/ANSI A117.1 SECTION 1004.11.3.2.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2019, CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.


MULTI/TECH CONSULTANTS
ENGINEERING SERVICES, INC.
1155 SW 6TH AVE. • MILWAUKIE, OR 97222
PHONE: (503) 363 - 9227 • FAX: (503) 364-1260
www.multitech.we office@multitech.we


# LOWER FLOOR PLAN

# COBURN APARTMENT COMPLEX


NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.


DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDF-112-05K/FD.D11
ALT.D.D.D1

| | |
|---|---|
| Design: | P.L.M. |
| Drawn: | G.I.D. |
| Checked: | M.D.G. |
| Date: | Jun-21 |
| Scale: | AS SHOWN |

JOB # 7192

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 14, 1978 — MARK D. GRENZ

Renew date June 30, 2021

A6.31