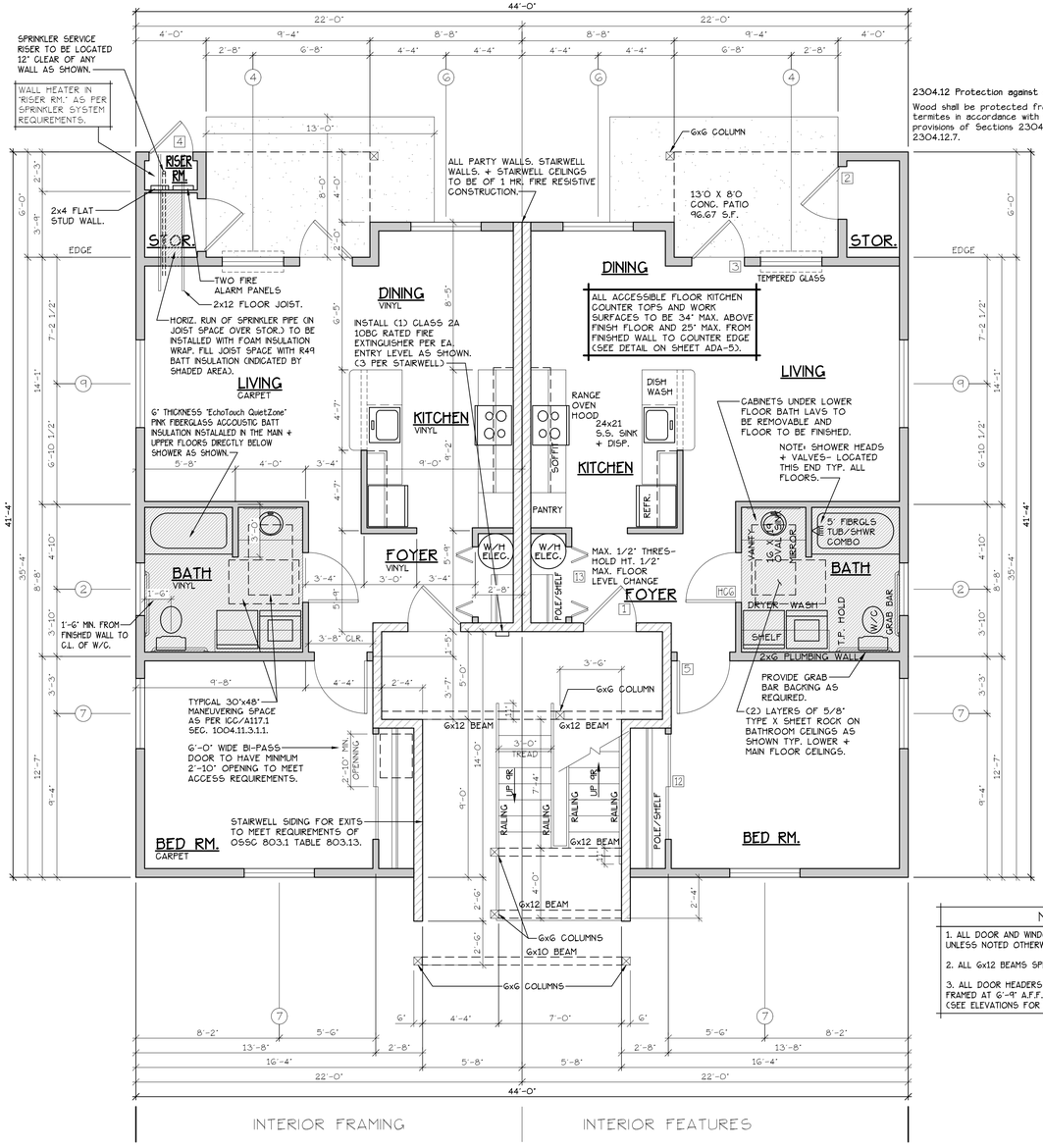
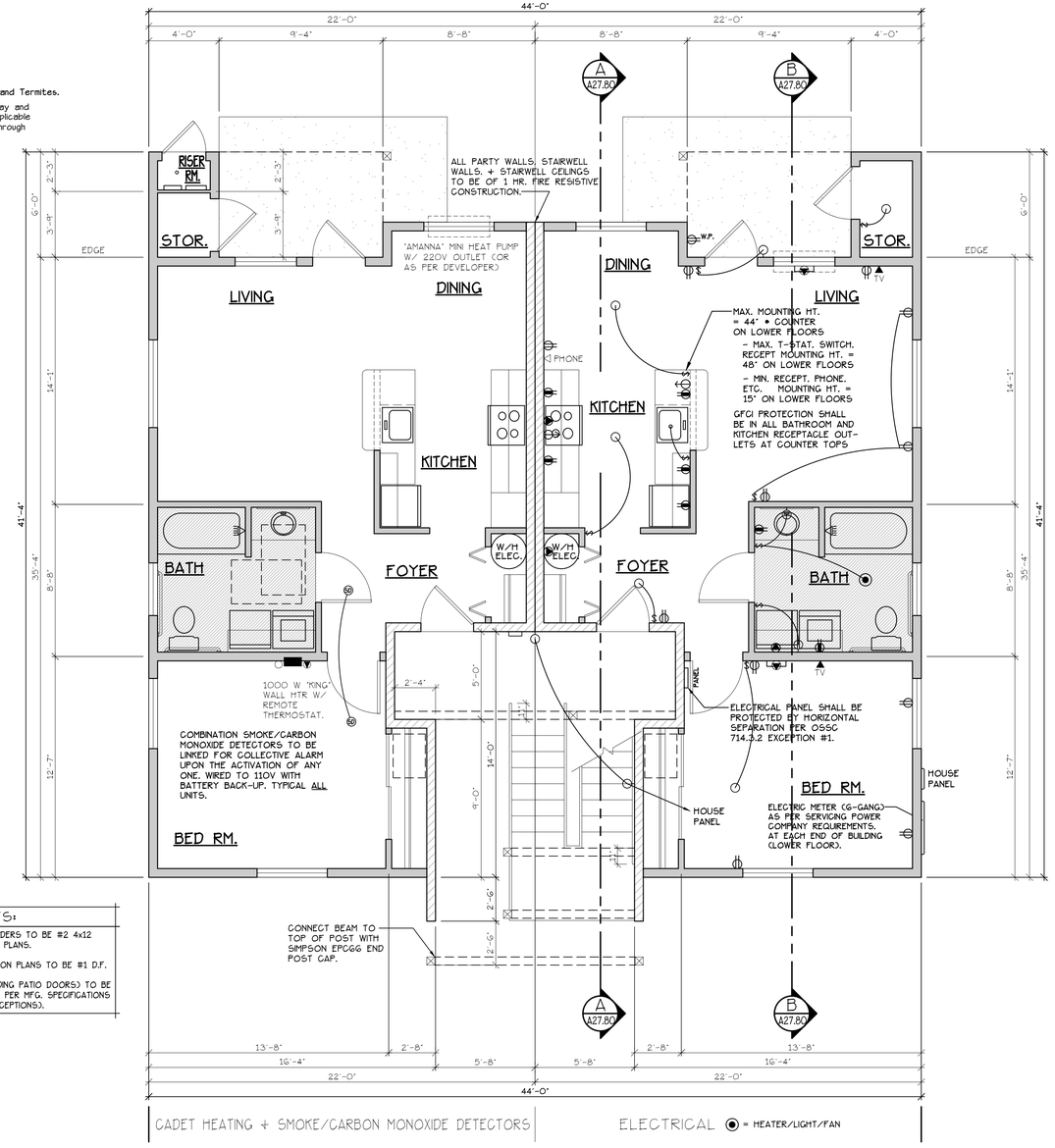




2304.12 Protection against decay and Termites.

Wood shall be protected from decay and termites in accordance with the applicable provisions of Sections 2304.12.1 through 2304.12.7.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

INTERIOR FRAMING | INTERIOR FEATURES

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL ◉ = HEATER/LIGHT/FAN

LOWER FLOOR PLAN

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

(CHANDICAP ADAPTABLE/ACCESSIBLE)

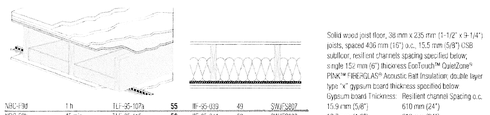
"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 13

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.



NBC-H9d	1 h	TLI-35-107a	55	IIF-95-033	49	SWI/SBI27
NBC-H9h	45 min	TLI-35-115a	56	IIF-95-043	50	SWI/SBI27
NBC-H9g	1 h	NBC-H9g	51	NBC-H9g	44	SWI/SBI27

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") OSB 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")

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A13.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	FRAMES MATL.	FIN.	TYP.	MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(6A)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(7)	2'-6"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR* **
(10)	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	I	HEMLOCK	STAIN	THE REFRIGERATOR DOOR

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

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.

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.

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NORTHPLACE APARTMENTS PHASE 2

LOWER FLOOR PLAN

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.

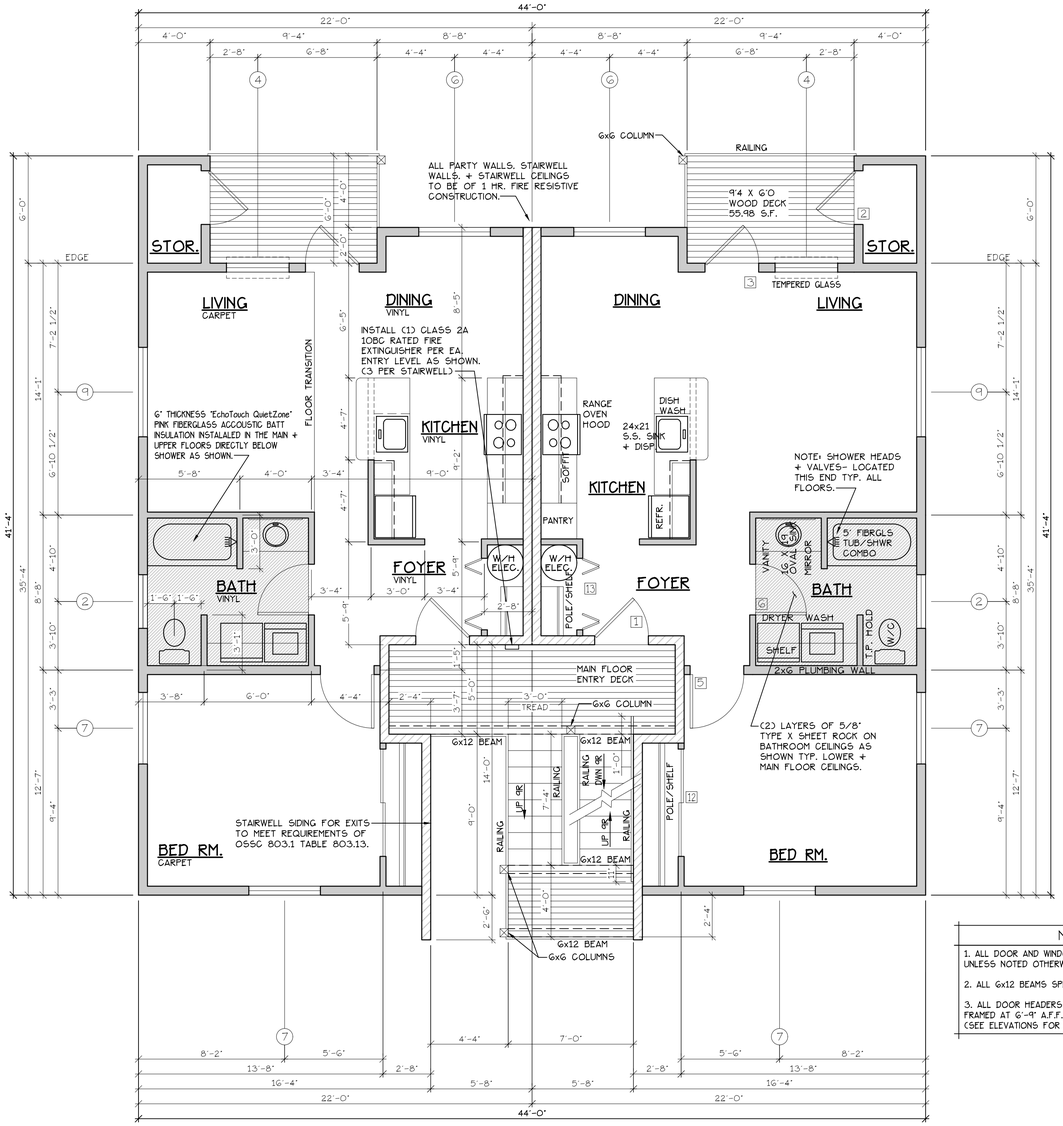
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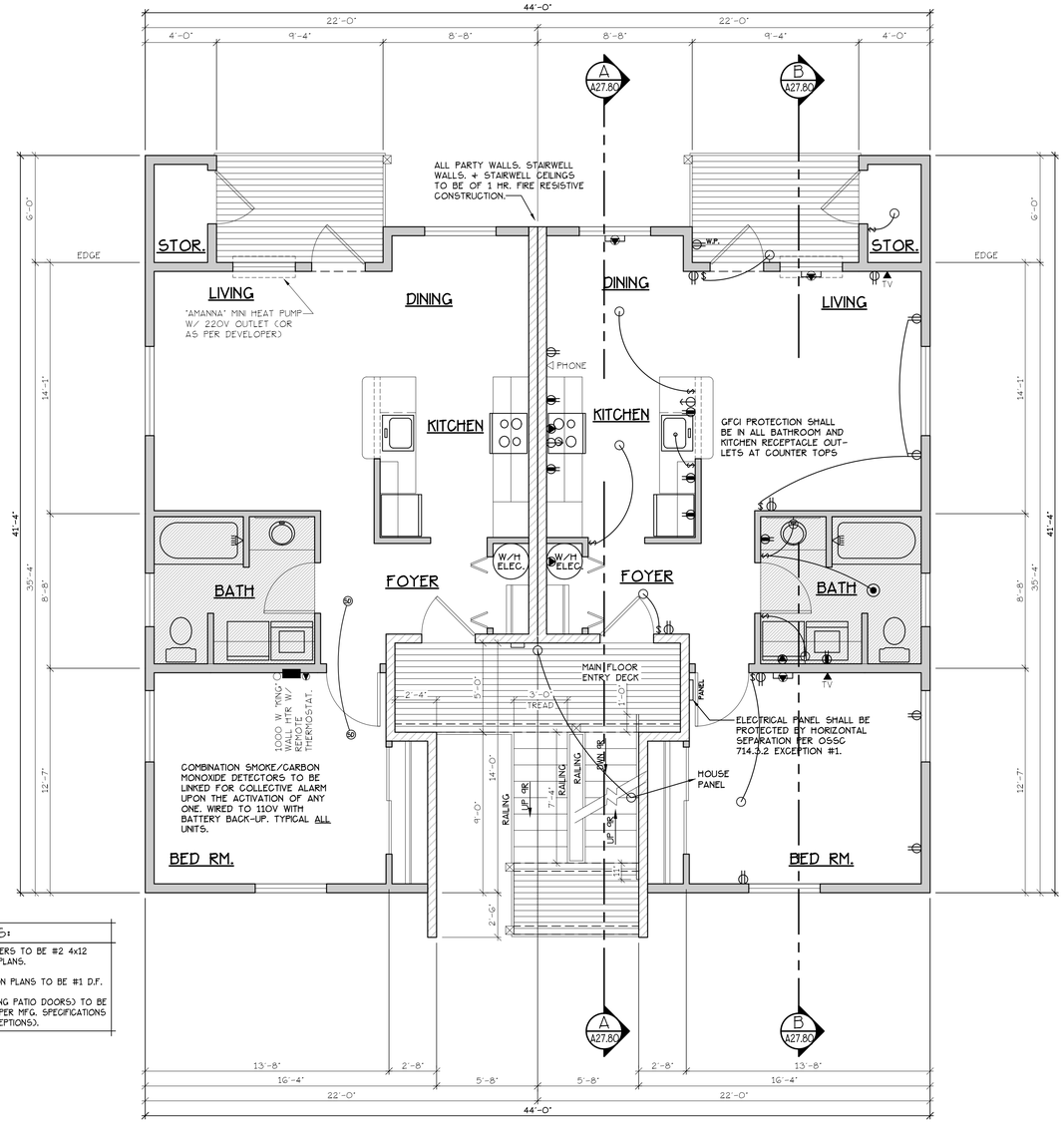
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Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER 9654 OREGON JULY 14, 1978 MARK D. GRENZ
Renew date June 30, 2025

A8.30





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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

INTERIOR FRAMING | INTERIOR FEATURES

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL ◉ = HEATER/LIGHT/FAN

MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 13

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

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A13.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-6"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(10)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(11)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR* **
(12)	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	5'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(14)	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(15)	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	5'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(17)	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(18)	1'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'O X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'O x 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'O X 4'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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www.multitech.we office@multitech.we

NORTHPLACE APARTMENTS PHASE 2

MAIN FLOOR PLAN

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.

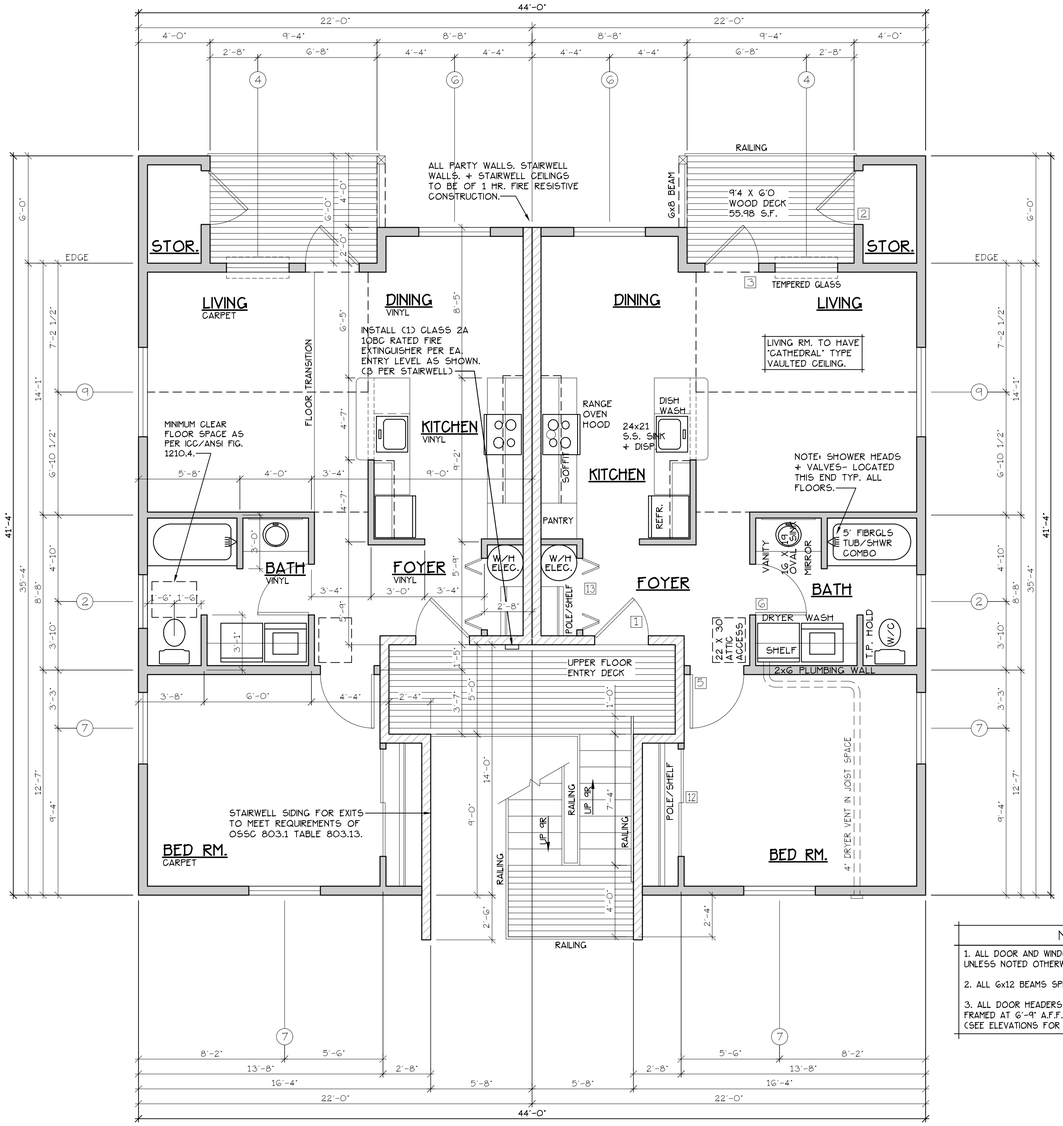
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AS-NOTED

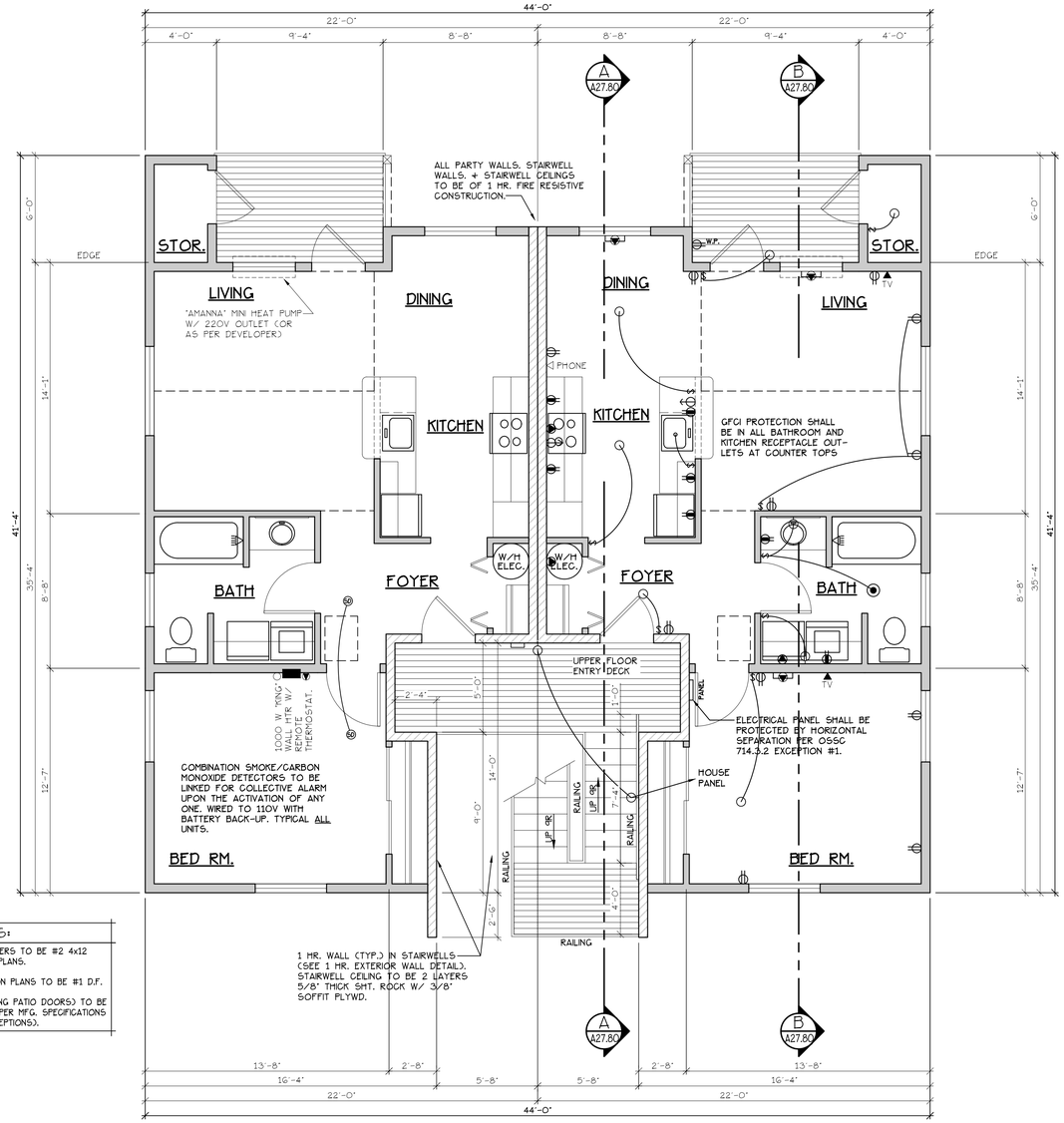
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Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A8.40





INTERIOR FRAMING | INTERIOR FEATURES

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL ◉ = HEATER/LIGHT/FAN

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

UPPER FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 13

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

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A13.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-6"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(10)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(11)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR* **
(12)	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	5'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(14)	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(15)	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	5'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(17)	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(18)	1'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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UPPER FLOOR PLAN

NORTHPLACE APARTMENTS PHASE 2

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.

BLDC-6-SDR/PLOT1
ARCH/D/E

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A8.50



SOUTH ELEVATION (TYPE C UNITS) (BLD. 13)
SCALE: 1/8" = 1'-0"



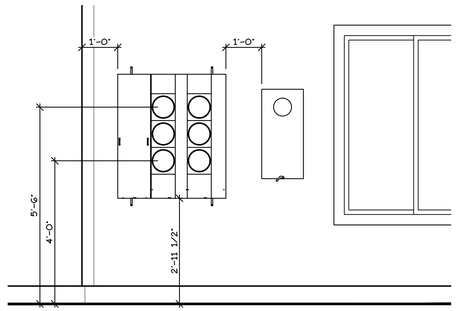
EAST ELEVATION (TYPE C UNITS) (BLD. 13)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (TYPE C UNITS) (BLD. 13)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (TYPE C UNITS) (BLD. 13)
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/2" = 1'-0"

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BUILDING ELEVATIONS

NORTHPLACE APARTMENTS PHASE 2

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.

BLDG-6-ISSR/PLOT.11
ALB/ELEV

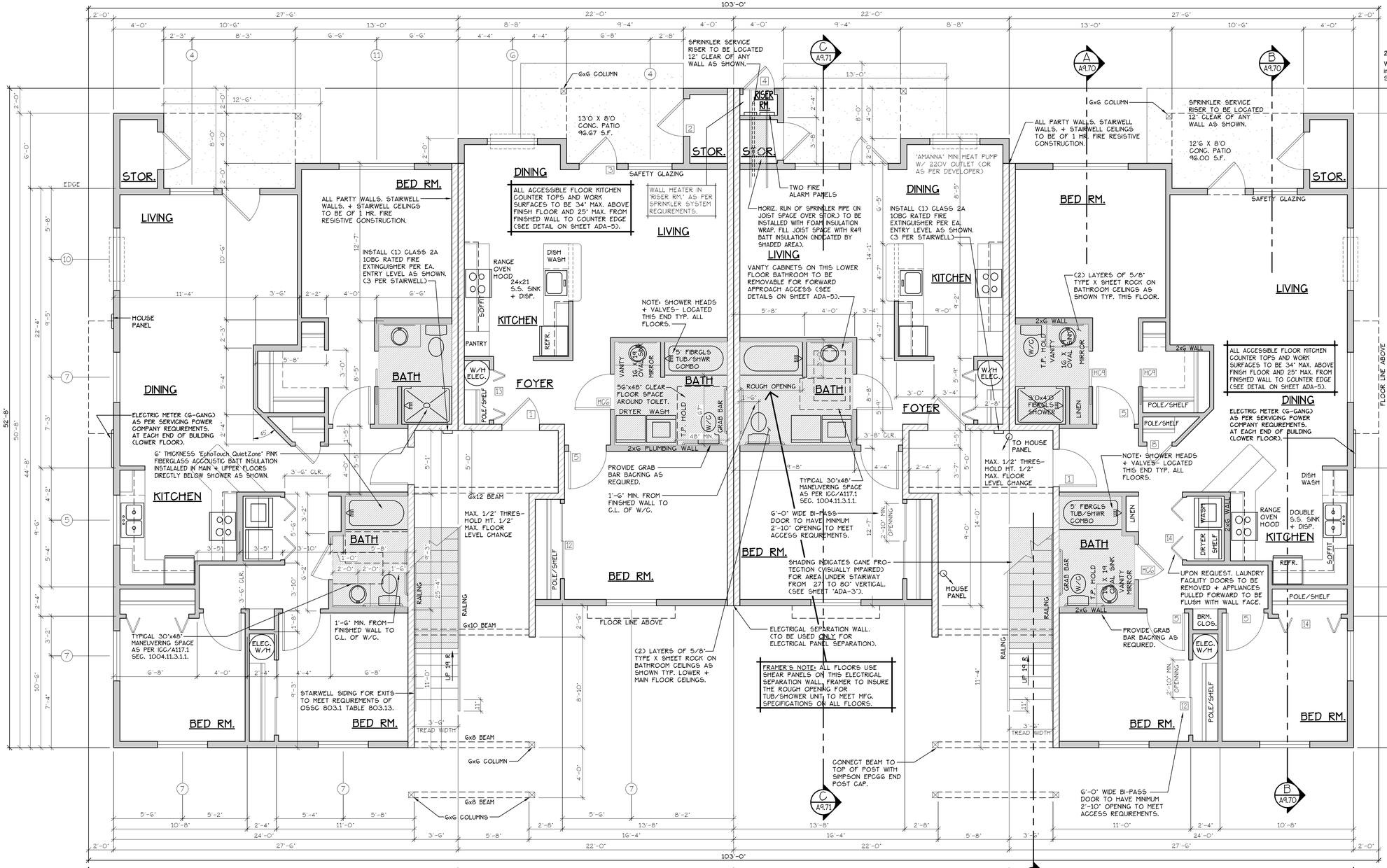
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

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

Renew date June 30, 2023

A8.90



2304.12 Protection against decay and Termites.

Wood shall be protected from decay and termites in accordance with the applicable provisions of Sections 2304.12.1 through 2304.12.7.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

INTERIOR FRAMING

TYPE D UNIT

INTERIOR FEATURES

TYPE C UNITS

INTERIOR FRAMING

INTERIOR FEATURES

TYPE D UNIT

LOWER FLOOR PLAN

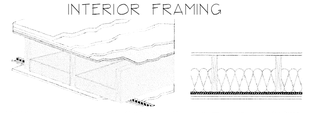
SCALE: 1/4" = 1'-0"

(HANDICAP ADAPTABLE/ACCESSIBLE)

"C" UNIT = 728 S.F. "D" UNIT = 1190 S.F.

BLD. 9+25

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



NBC-F90	1 h	TLI-35-107a	55	BF-95-033	49
NBC-F95	45 min	TLI-35-115a	56	BF-95-041	50
NBC-F99	1 h	NBC-F99	51	NBC-F99	44

SWUF5807
SWUF5807
SWUF5807

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") OSB subfloor, resilient channels spacing specified below, single (12 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")

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

CONSTRUCTION TYPE V B SPRINKLED.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP	FRAMES MATL.	FIN.	REMARKS
(A)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	G PANEL GO MN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(B)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(C)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(D)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(E)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(FDS)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(G)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(H)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(J)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(PDS)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(K)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(L)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(M)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(N)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(P)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(R)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(RD)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.

** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'O X 1'O	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'O X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'O X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'O X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'O X 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'O X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'O X 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'O X 4'O	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

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 A9.20 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.

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NORTHPLACE APARTMENTS

LOWER FLOOR PLAN

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.

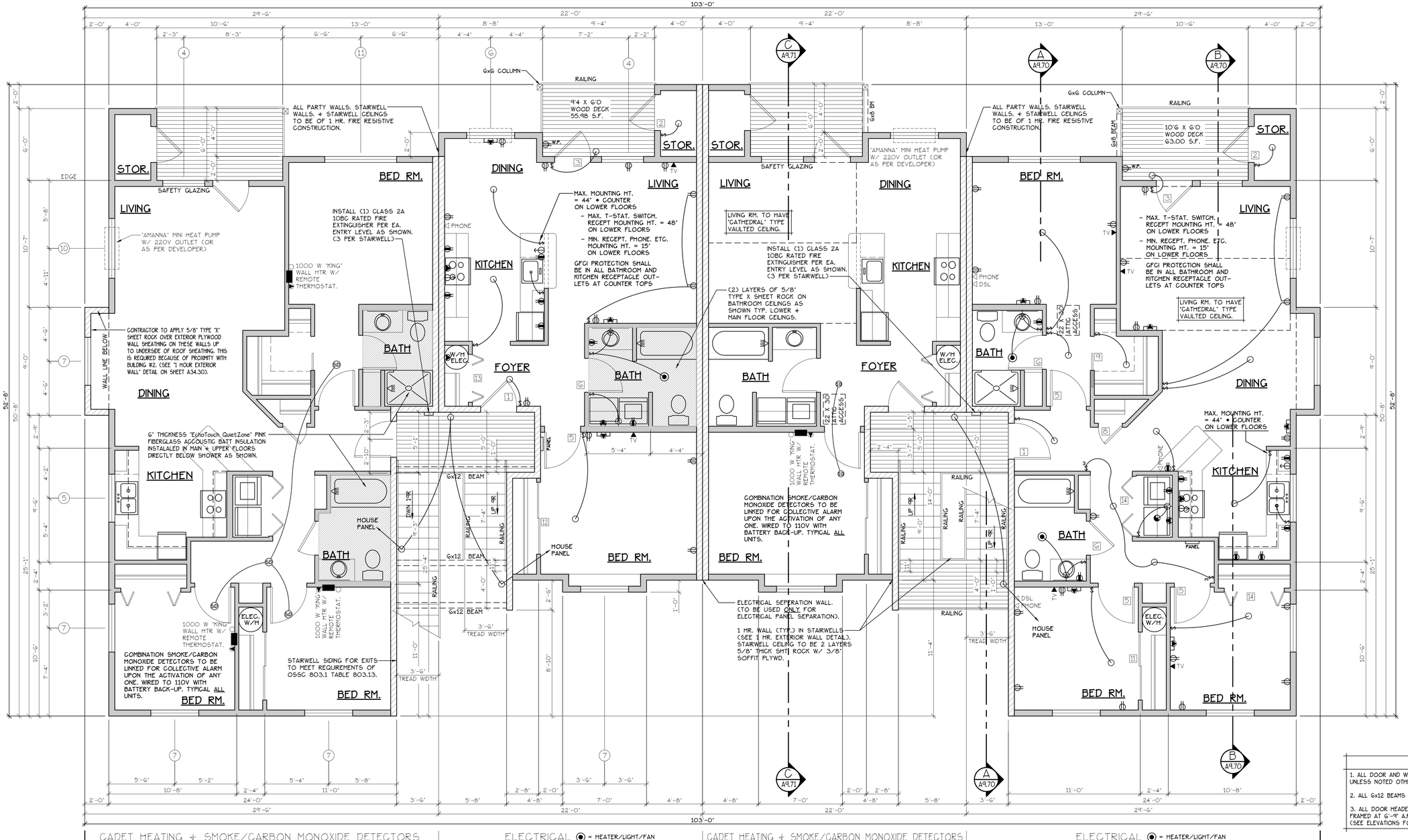
BLDG9-12-SERVPLDT1
ALL BLDGS.

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: May-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2025

A9.30



TYPE D UNIT

TYPE C UNITS

TYPE D UNIT

MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

"D" UNIT = 1190 S.F.

BLD. 9+25

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

UPPER FLOOR PLAN

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A9.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. 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
(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	
(7)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(8)	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(10)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(10A)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(11)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11A)	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
(16)	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1C2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

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.

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NORTHPLACE APARTMENTS PHASE 2

MAIN & UPPER FLOOR PLANS

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.

BLOCD-12-SSR/PLOT1 AR-ARCH/E

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: May-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A9.40



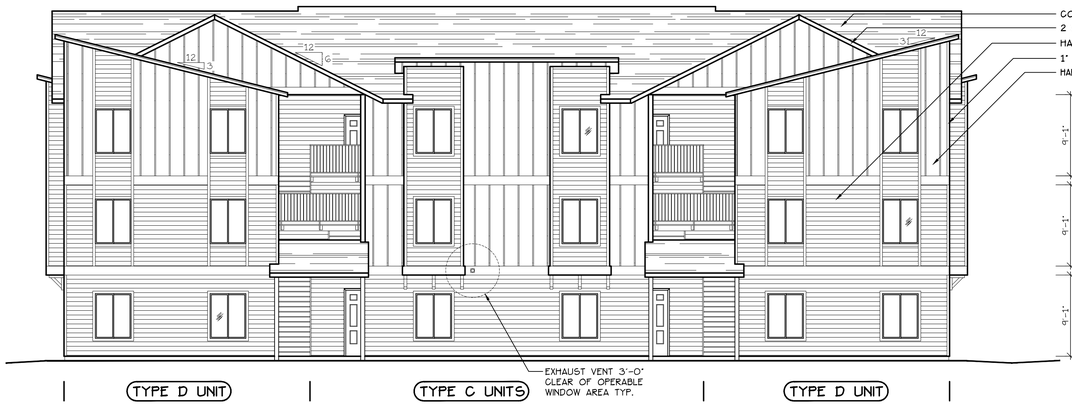
REAR ELEVATION (BLD. 9+25)

SCALE: 1/8" = 1'-0"



END ELEVATION (BLD. 9+25)

SCALE: 1/8" = 1'-0"



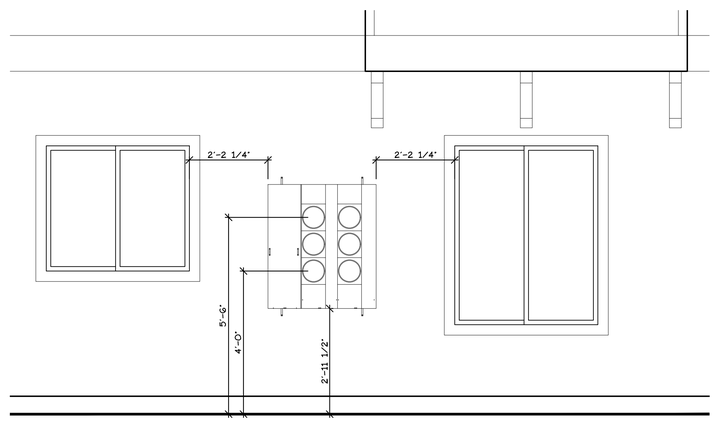
FRONT ELEVATION (BLD. 9+25)

SCALE: 1/8" = 1'-0"



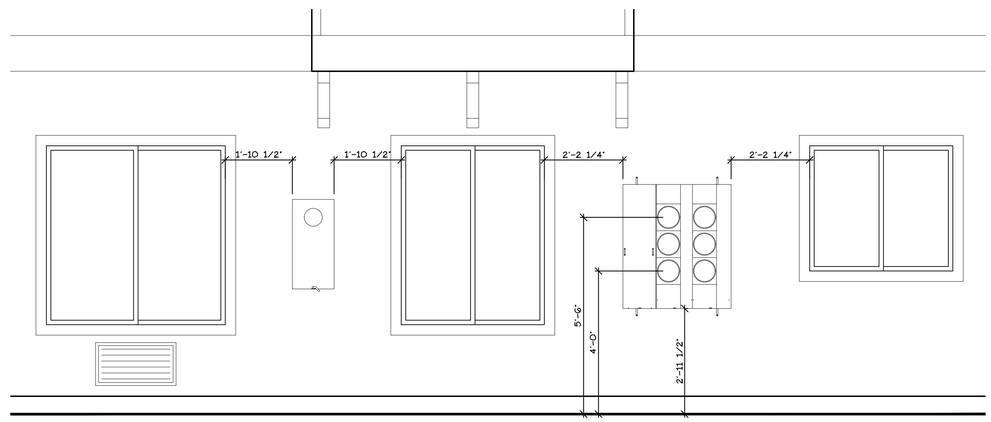
END ELEVATION (BLD. 9+25)

SCALE: 1/8" = 1'-0"



EAST ELEVATION

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



WEST ELEVATION

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

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BUILDING ELEVATIONS

NORTHPLACE APARTMENTS PHASE 2

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.

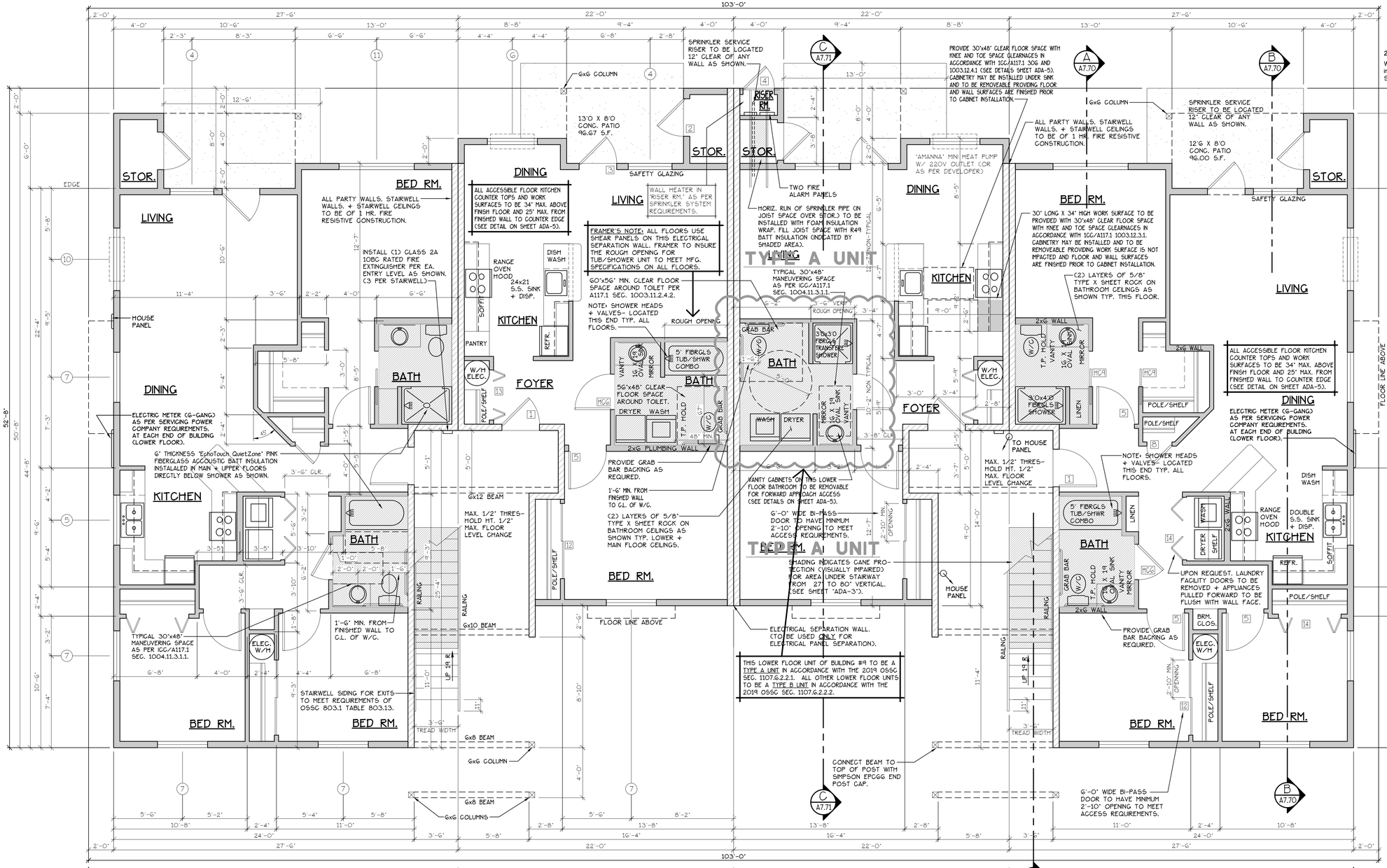
BLDGS-13-3SW/PLOT11
ARCH/D1

Design: P.L.M.
Drawn: G.I.D./A.R.T.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A9.80



INTERIOR FRAMING

TYPE D UNIT

INTERIOR FEATURES

TYPE C UNITS

INTERIOR FRAMING

A A7.70

INTERIOR FEATURES

TYPE D UNIT

LOWER FLOOR PLAN

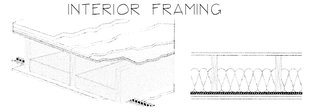
SCALE: 1/4" = 1'-0"

(HANDICAP ADAPTABLE/ACCESSIBLE)

"C" UNIT = 728 S.F. "D" UNIT = 1190 S.F.

BLD. 7+20

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



NRC-FRW	1 h	TLF-35-107a	55	RF-05-033	49	SWA/ISB07
NRC-FRW	45 min	TLF-35-115a	56	RF-05-041	50	SWA/ISB07
NRC-FRW	1 h	NRC-FRW	51	NRC-FRW	44	SWA/ISB07

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") OSB 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")

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

CONSTRUCTION TYPE V B SPRINKLED.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A7.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
(A)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	G PANEL GO MN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(B)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(C)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(D)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(E)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F2)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(G)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(H)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(I)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(J)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(K)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(L)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(M)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(N)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(O)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(P)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(Q)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⑧	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
①	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
②	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
③	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
④	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑤	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑥	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑦	4'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
⑧	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑨	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑩	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
⑪	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑫	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAL ON SHEET A29.40.

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.

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.

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NORTHPLACE APARTMENTS

LOWER FLOOR PLAN

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.

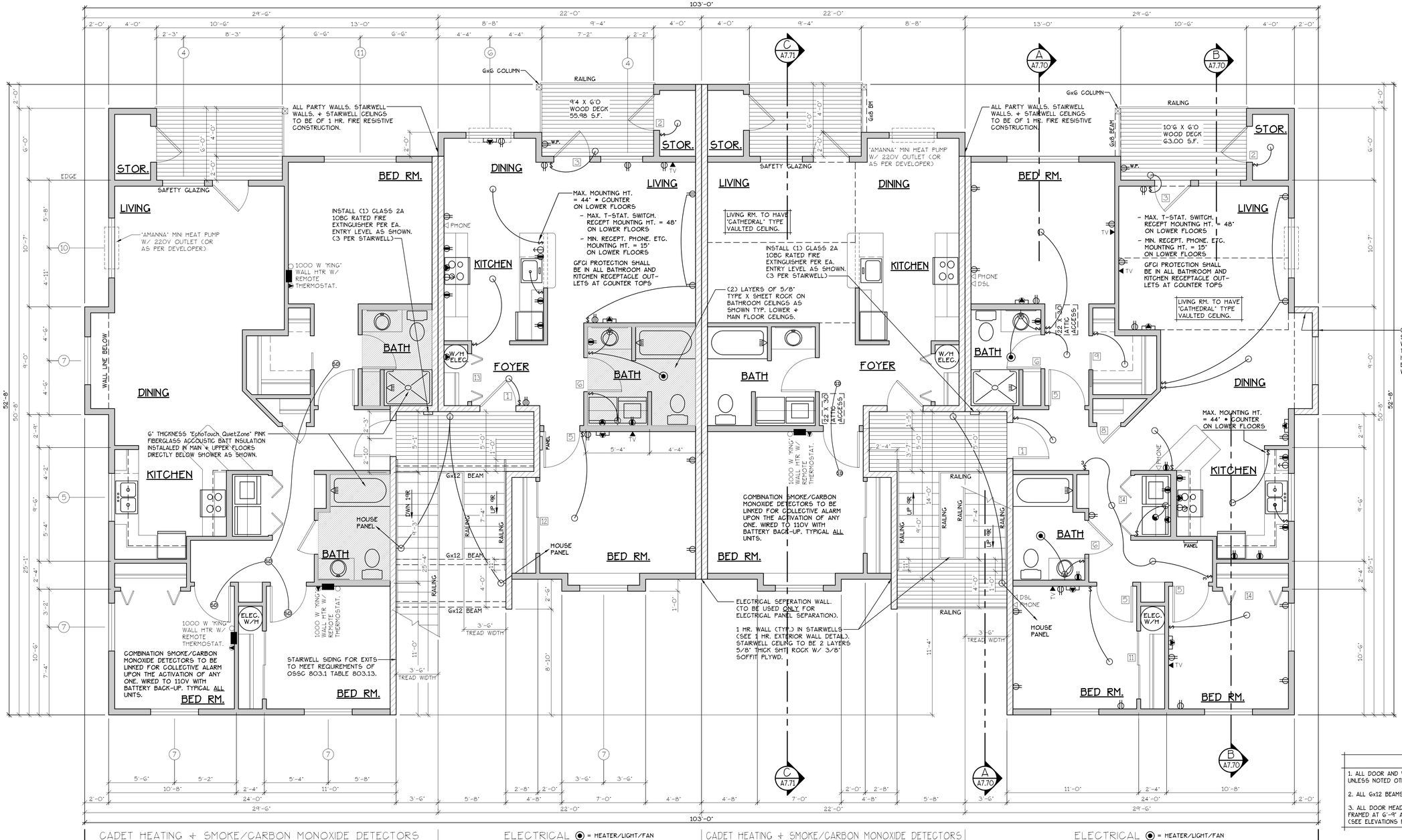
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Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: May-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1976
MARK D. GRENZ
Renew date June 30, 2025

A10.30



CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL ◉ = HEATER/LIGHT/FAN | CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL ◉ = HEATER/LIGHT/FAN

TYPE D UNIT | TYPE C UNITS | TYPE D UNIT

MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

"D" UNIT = 1190 S.F.

BLD. 7+20

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

UPPER FLOOR PLAN

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A7.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	
(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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(7)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(8)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(10)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(10A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(11)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11A)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
2. ALL Gx12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

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.

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NORTHPLACE APARTMENTS PHASE 2

MAIN & UPPER FLOOR PLANS

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.

BLDG-12-A-SERIES/PLOT1 A10.40.DWG

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: May-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A10.40



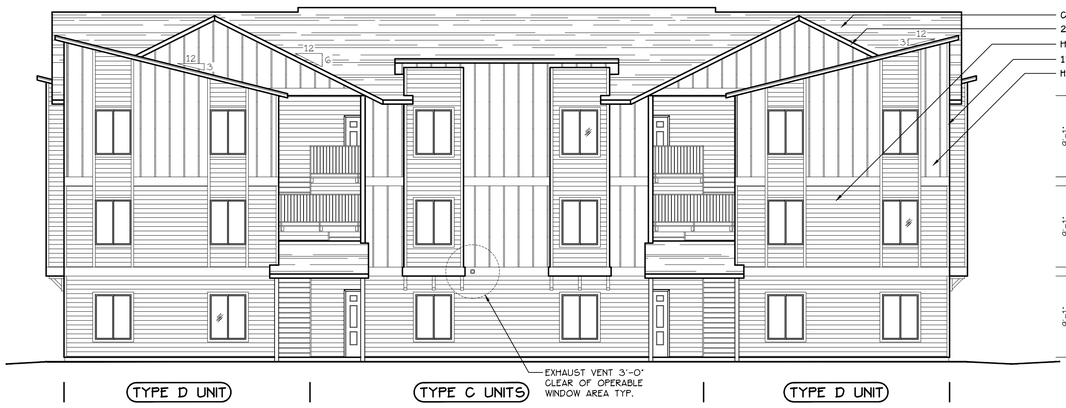
REAR ELEVATION (BLD. 7+20)

SCALE: 1/8" = 1'-0"



END ELEVATION (BLD. 7+20)

SCALE: 1/8" = 1'-0"



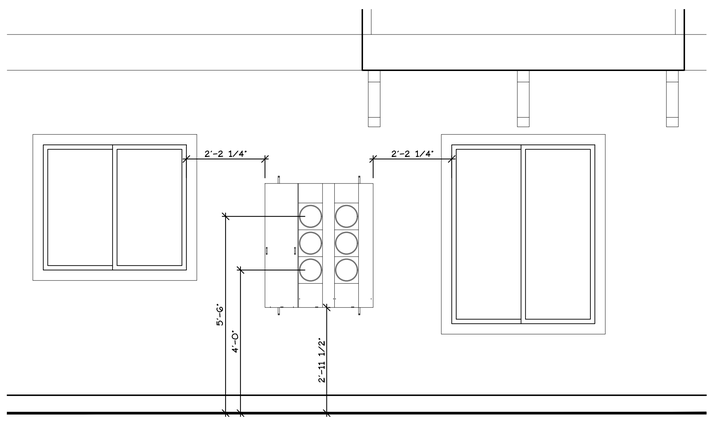
FRONT ELEVATION (BLD. 7+20)

SCALE: 1/8" = 1'-0"



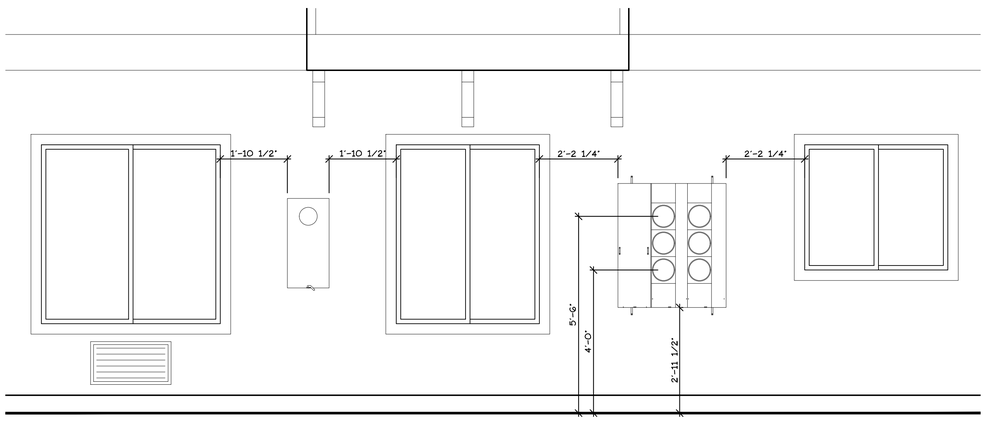
END ELEVATION (BLD. 7+20)

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

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



NORTH ELEVATION

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

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BUILDING ELEVATIONS

NORTHPLACE APARTMENTS PHASE 2

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.

BLDG1-12-A-SERC/PLOT1
ARCHITECT

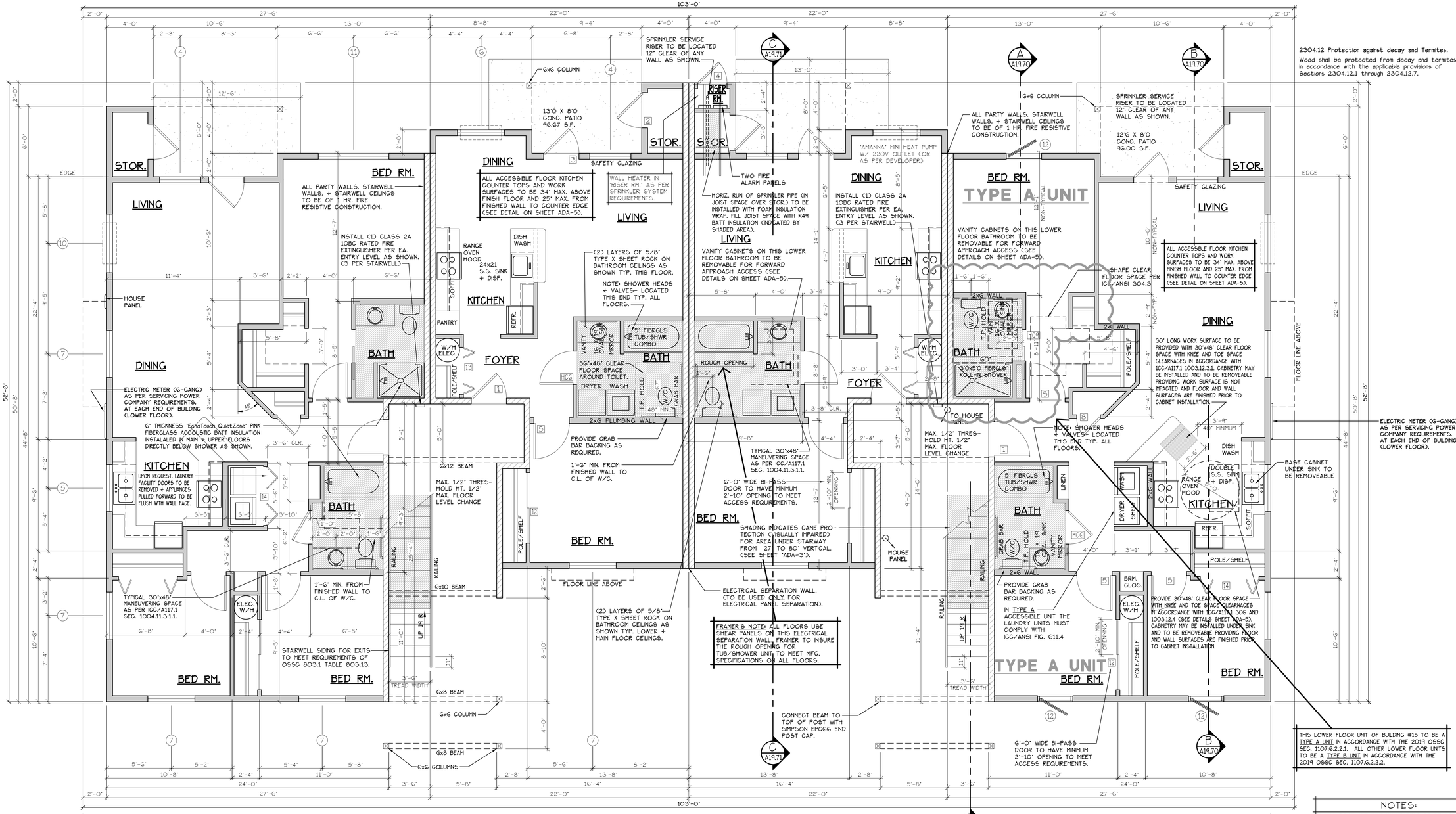
Design: P.L.M.
Drawn: G.I.D./A.R.T.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
9454
OREGON
JULY 14, 1978
MARK D. GRENZ

Renew date June 30, 2025

A10.80



2304.12 Protection against decay and Termites.

Wood shall be protected from decay and termites in accordance with the applicable provisions of Sections 2304.12.1 through 2304.12.7.

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"C" UNIT = 728 S.F. "D" UNIT = 1190 S.F.

BLD. 19+21

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A19.20 BEFORE BEGINNING ANY CONSTRUCTION.

INTERIOR FRAMING — TYPE D UNIT

INTERIOR FEATURES — TYPE C UNITS

INTERIOR FRAMING — TYPE D UNIT

INTERIOR FEATURES — TYPE D UNIT

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP	FRAMES MATL.	FIN.	REMARKS
(A)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	G PANEL GO MN RATED ASSY. W/ THRESHOLD. WEATHERSTRIP. GLOSIRES.
(B)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD. WEATHERSTRIP AND KEYED LOCK
(C)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE. TEMP. GLASS. LOCK. THRESHOLD + WEATHERSTRIP
(D)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD. WEATHERSTRIP AND KEYED LOCK
(E)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F2)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(G)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(H)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(I)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(I2)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR* **
(J)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(K)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(L)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(M)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(N)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(O)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(P)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.

** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'O X 1'O	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'O X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'O X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'O X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'O X 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'O X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'O X 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'O X 4'O	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

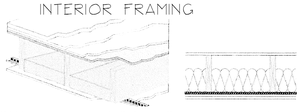
NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS



NRC-19H	1 h	TEF-35-107a	55	IIF-05-039	49	SWV-5807
NRC-19G	45 min	TEF-35-115a	56	IIF-05-041	50	SWV-5807
NRC-19J	1 h	NRC-19G	51	NRC-19G	44	SWV-5807

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") OSB 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.
11.9 mm (5/8")	610 mm (24")
12.7 mm (1/2")	610 mm (24")
12.7 mm (1/2")	406 mm (16")

A19.70

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.

NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
2. ALL Gx12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
3. ALL DOOR HEADERS (NCLUDING PATIO DOORS) TO BE FRAMED AT G'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

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.

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NORTHPLACE APARTMENTS PHASE 2

LOWER FLOOR PLAN

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.

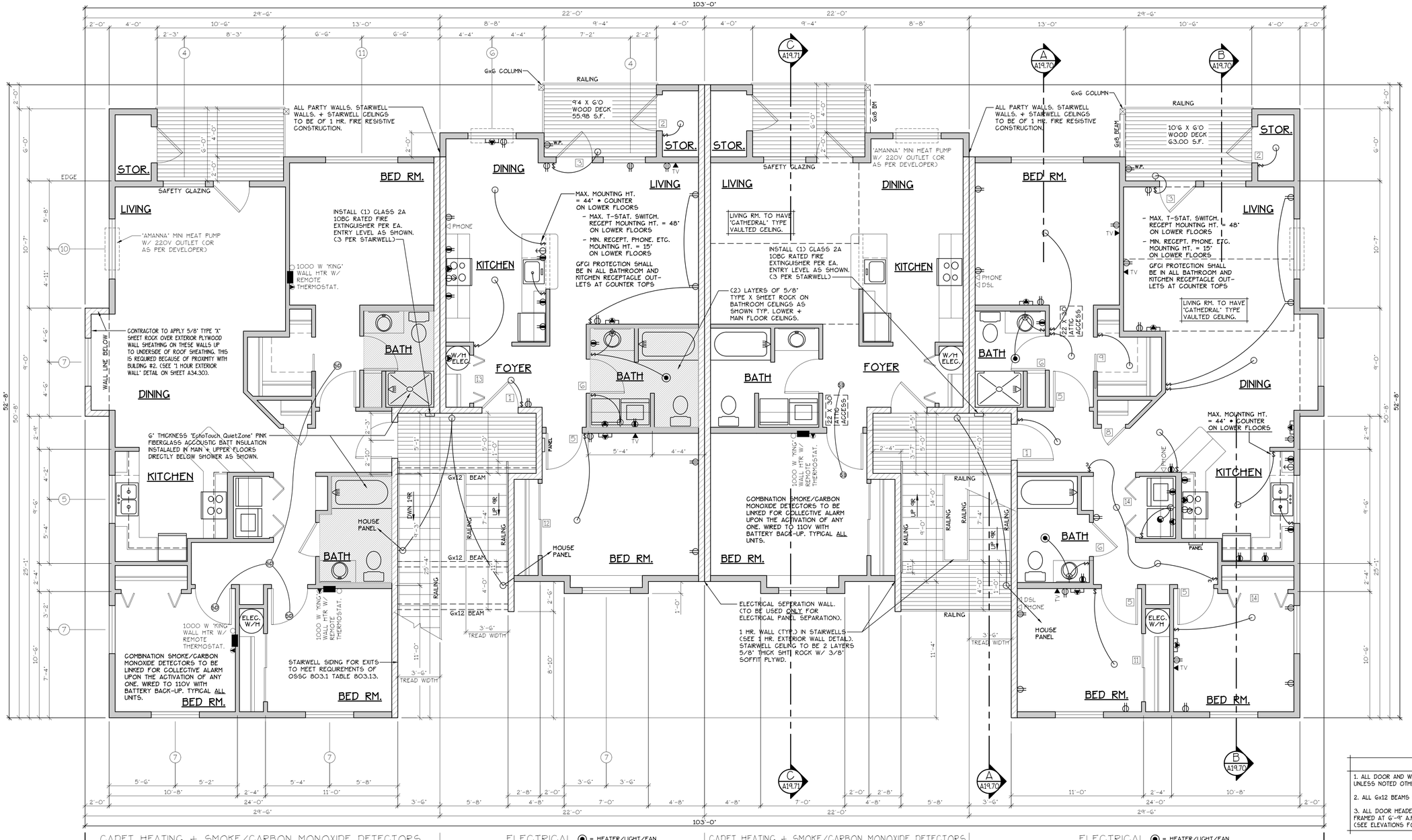
BLOCK-12-A-SERIES.DGN
A11.30.DGN

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: May-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1976
MARK D. GRENZ
Renew date June 30, 2025

A11.30



TYPE D UNIT

TYPE C UNITS

TYPE D UNIT

MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

"D" UNIT = 1190 S.F.

BLD. 19+21

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

UPPER FLOOR PLAN

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A19.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(7)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(8)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(10)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(10A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(11)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11A)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1C2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
2. ALL Gx12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

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.

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NORTHPLACE APARTMENTS PHASE 2

MAIN & UPPER FLOOR PLANS

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.

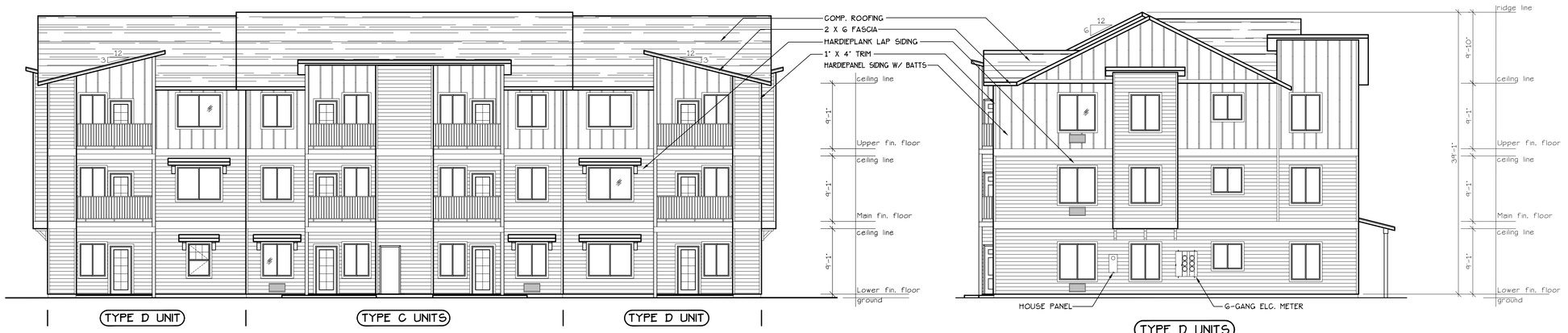
BLDG-12-A-SERIES/PLOT1 A11.40.MWF

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: May-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A11.40

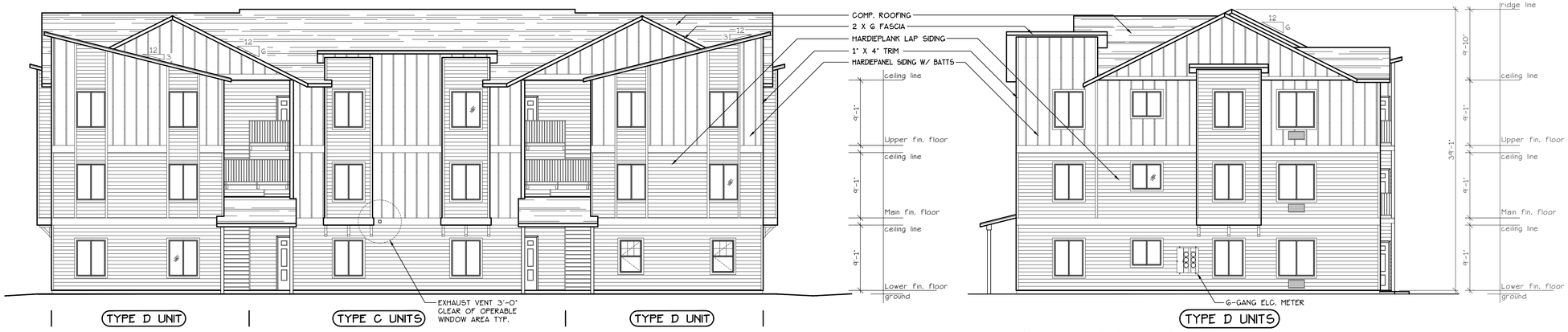


REAR ELEVATION (BLD. 19+21)

SCALE: 1/8" = 1'-0"

END ELEVATION (BLD. 19+21)

SCALE: 1/8" = 1'-0"

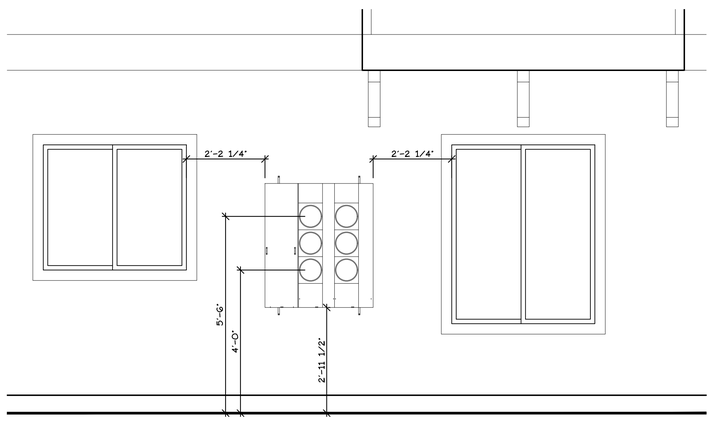


FRONT ELEVATION (BLD. 19+21)

SCALE: 1/8" = 1'-0"

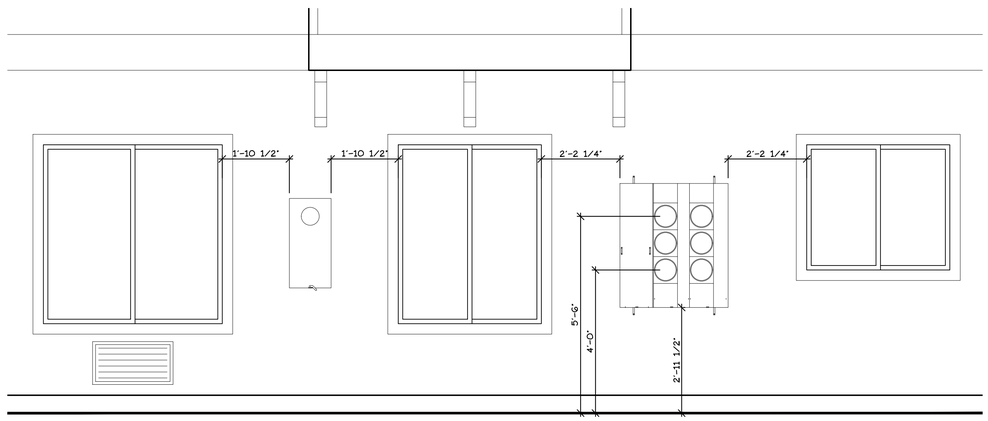
END ELEVATION (BLD. 19+21)

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

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



SOUTH ELEVATION

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

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BUILDING ELEVATIONS

NORTHPLACE APARTMENTS PHASE 2

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.

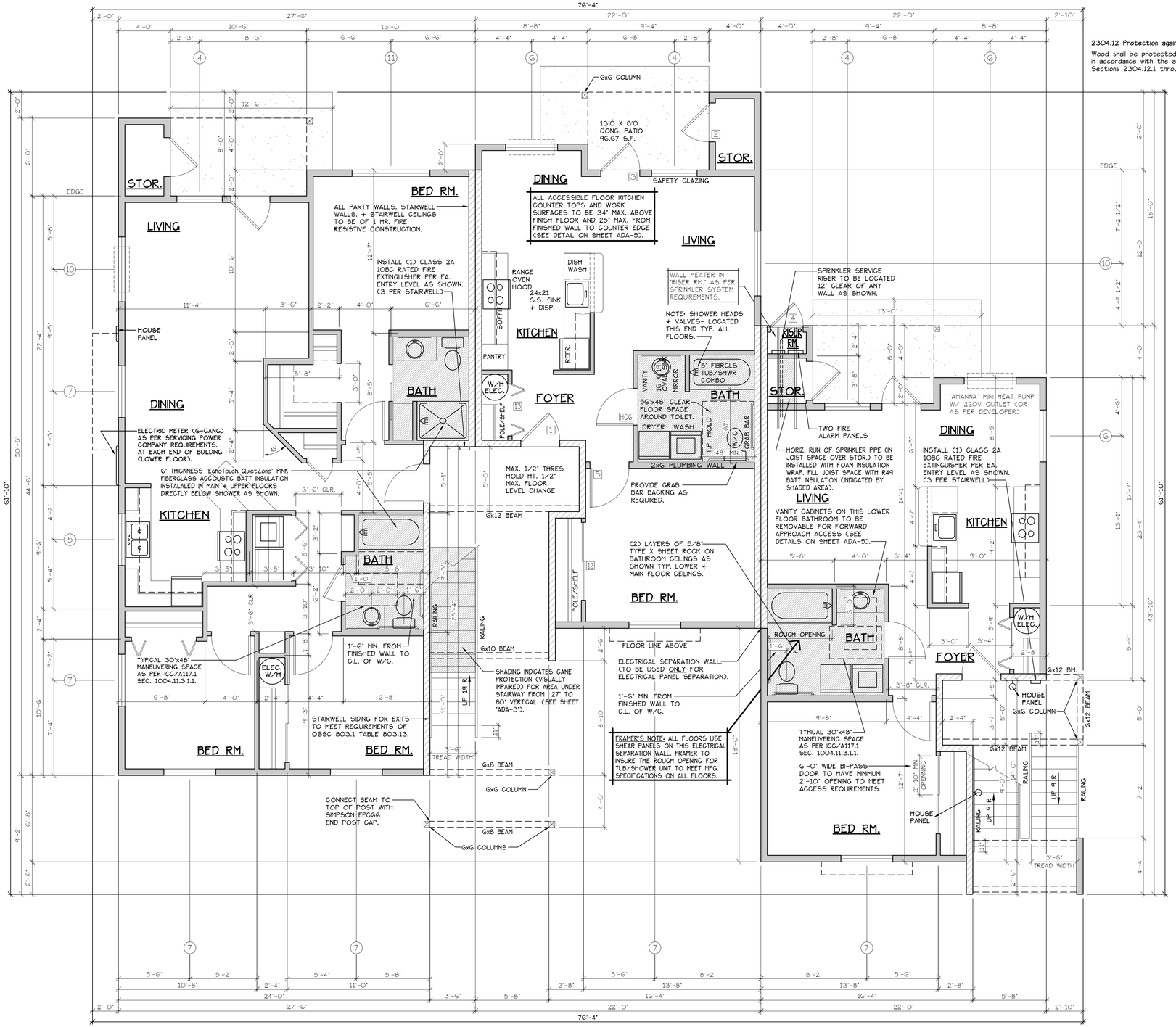
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A11.80EL2

Design: P.L.M.
Drawn: G.I.D./A.R.T.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A11.80



2304.12 Protection against decay and Termites.

Wood shall be protected from decay and termites in accordance with the applicable provisions of Sections 2304.12.1 through 2304.12.7.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP	FRAMES MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	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	
6A	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
9A	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
16	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
8	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
11	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A33.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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.

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

BLD. 33

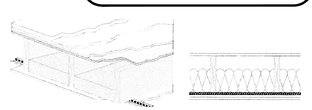
"C" UNIT = 728 S.F. "D" UNIT = 1190 S.F.

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

TYPE D UNIT

CONSTRUCTION TYPE V B SPRINKLED.

TYPE C UNITS



NBC-F9d	1 h	TJI-36-107a	55	BF-36-033	49	SW(5)807
NBC-F9h	45 min	TJI-36-105a	56	BF-36-041	50	SW(5)807
NBC-F3g	1 h	NBC-F3g	51	NBC-F9g	44	SW(5)807

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") OSB 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")

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

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NORTHPLACE APARTMENTS PHASE 2

LOWER FLOOR PLAN

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.

BLDG-9-SDR/FLOOR1
AUG 2021

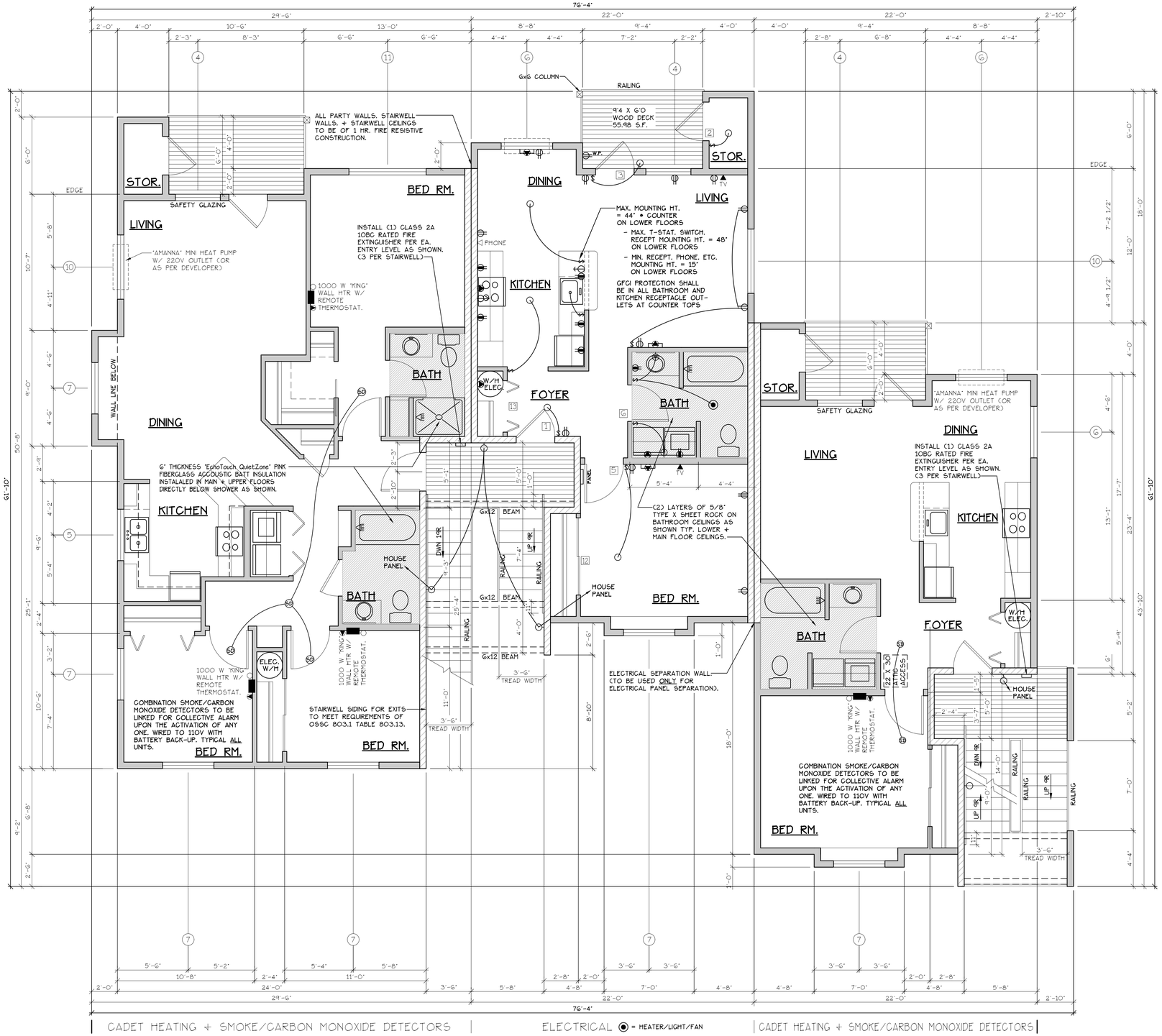
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: May-23
Scale: AS SHOWN

JOB # 7073

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

Renew date June 30, 2025

A12.30



TYPE D UNIT

TYPE C UNITS

MAIN FLOOR PLAN

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

BLD. 33

"C" UNIT = 728 S.F.
"D" UNIT = 1190 S.F.

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

CONSTRUCTION TYPE V B SPRINKLED.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP	FRAMES MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	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	
6W	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
9W	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
16	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
8	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
11	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A33.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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MAIN FLOOR PLAN

NORTHPLACE APARTMENTS PHASE 2

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.

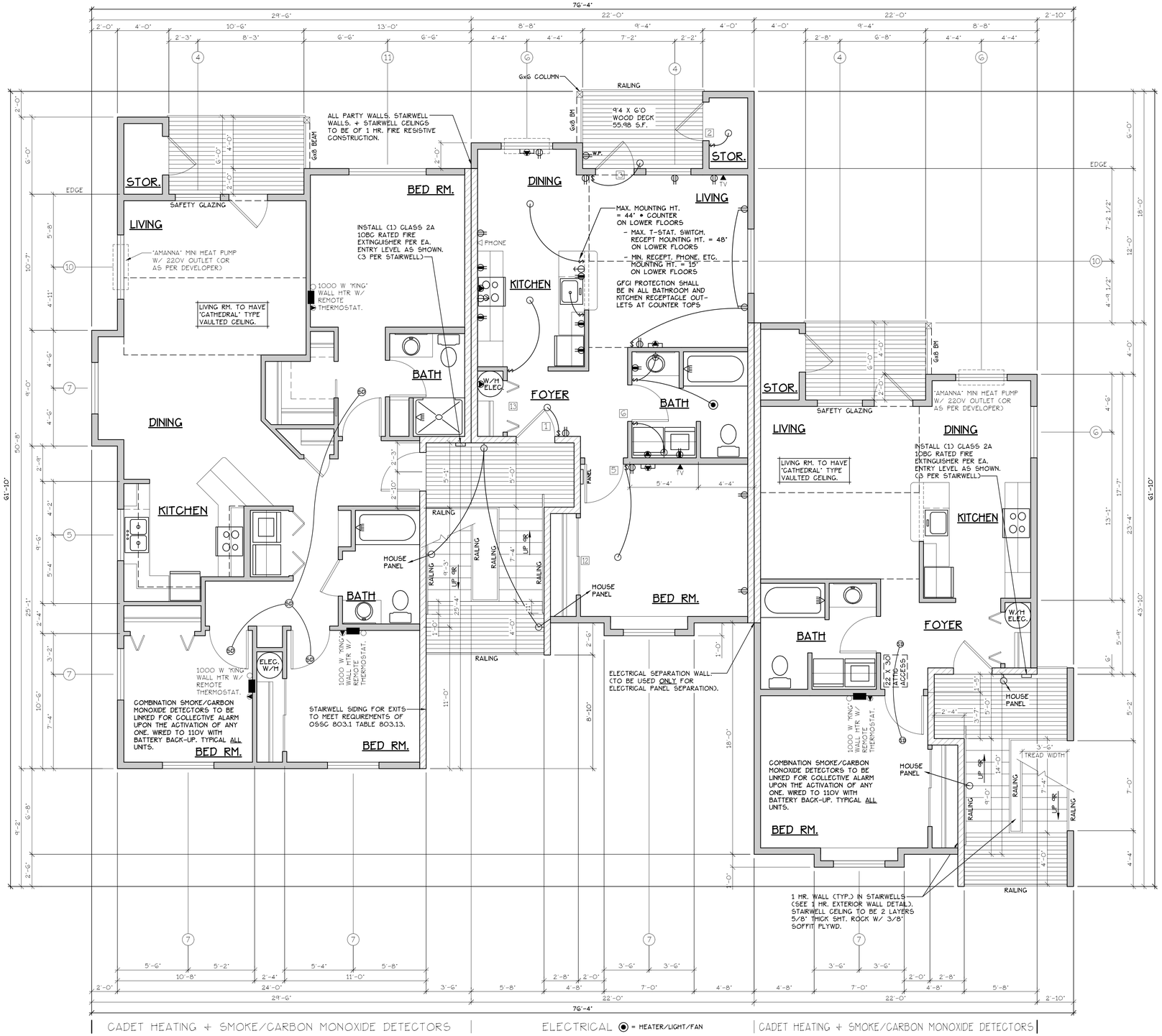
BLDG9-4-SDK/PLOT1
ALT-ADA-A-E

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: May-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2025

A12.40



TYPE D UNIT

TYPE C UNITS

UPPER FLOOR PLAN

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

"C" UNIT = 728 S.F.

"D" UNIT = 1190 S.F.

BLD. 33

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	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	
6A	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
9A	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
16	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
8	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
11	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A33.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

CONSTRUCTION TYPE V B SPRINKLED.

MULTI/TECH CONSULTANTS
ENGINEERING SERVICES, INC.
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PHONE: (503) 363 - 9227 • FAX: (503) 364-1260
www.multitech.ws office@multitech.ws

UPPER FLOOR PLAN

NORTHPLACE APARTMENTS PHASE 2

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.

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: May-23
Scale: AS SHOWN

BLDG9-9-SDX/PLOT1 ACCDOCS

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2025

A12.50



TYPE C UNITS | TYPE D UNIT

NORTH ELEVATION (BLD. 33)

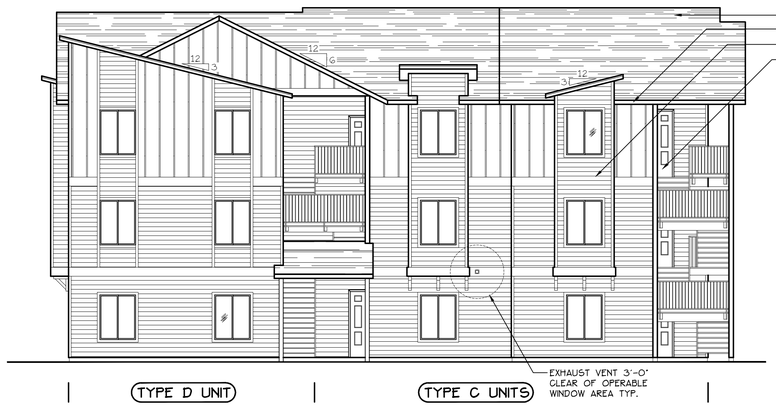
SCALE: 1/8" = 1'-0"



TYPE D UNITS

WEST ELEVATION (BLD. 33)

SCALE: 1/8" = 1'-0"



TYPE D UNIT | TYPE C UNITS

SOUTH ELEVATION (BLD. 33)

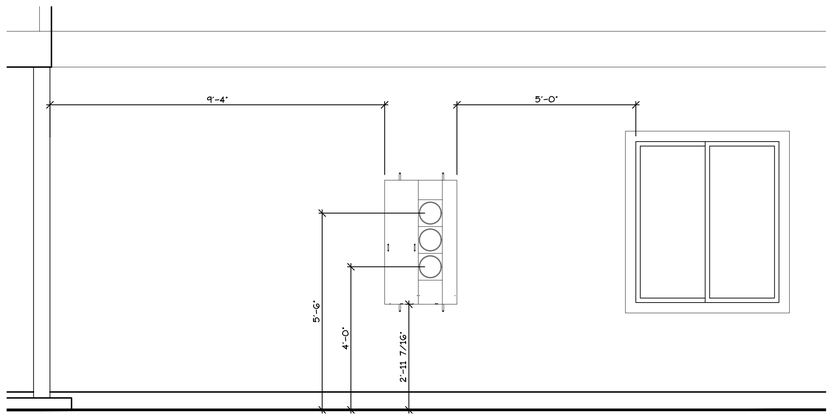
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TYPE C UNITS

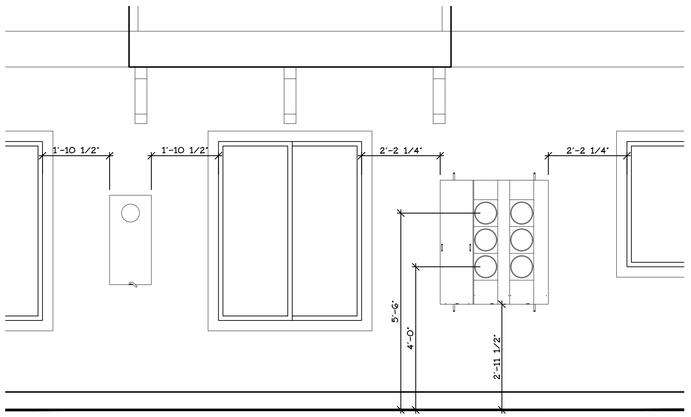
EAST ELEVATION (BLD. 33)

SCALE: 1/8" = 1'-0"



EAST ELEVATION

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



WEST ELEVATION

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

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BUILDING ELEVATIONS

NORTHPLACE APARTMENTS PHASE 2

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.

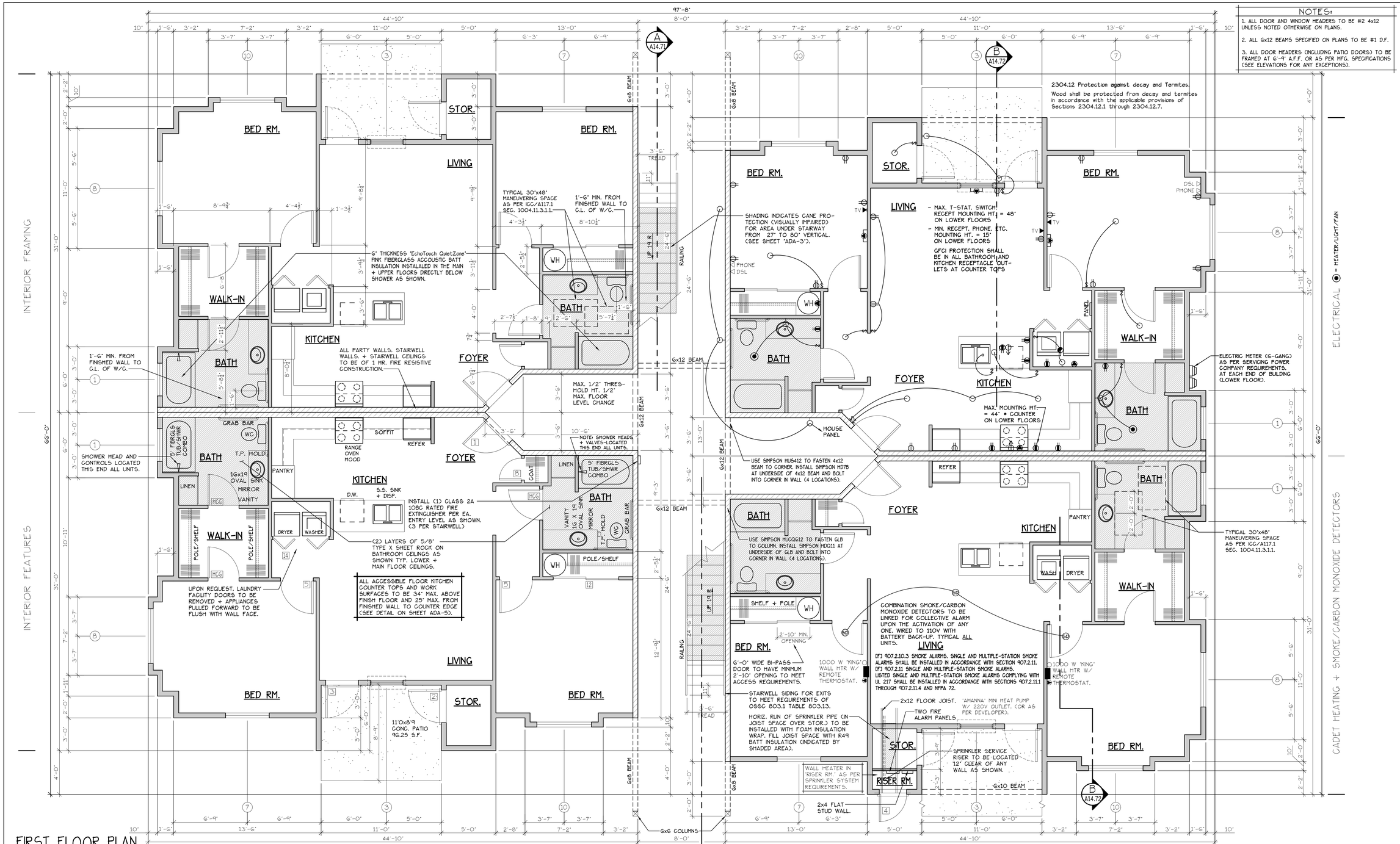
BLDG-ELSEVATIONS
ARCHITECT

Design: P.L.M.
Drawn: G.I.D./A.R.T.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A12.90



FIRST FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"E" UNIT = 1162 S.F.

TYPE E UNITS | BLD. 10+31

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A14.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL GO MIN RATED ASSY. 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	D	METAL	PAINT	FULL LITE TEMP. GLASS DOOR, THRESHOLD + WEATHERSTRIP
(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	MEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOCK	STAIN	
(7)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOCK	STAIN	**
(8)	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOCK	STAIN	
(9)	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOCK	STAIN	
(10)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	MEMLOCK	STAIN	POCKET DOOR
(10A)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	MEMLOCK	STAIN	POCKET DOOR, **
(11)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	MEMLOCK	STAIN	BI-PASS DOOR
(12)	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	MEMLOCK	STAIN	BI-PASS DOOR
(13)	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	MEMLOCK	STAIN	BI-FOLD DOOR
(14)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	MEMLOCK	STAIN	BI-FOLD DOOR
(15)	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	MEMLOCK	STAIN	BI-FOLD DOOR
(16)	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	MEMLOCK	STAIN	BI-FOLD DOOR

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

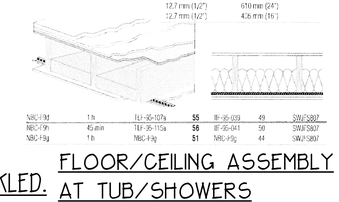
NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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 MR. 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.

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.

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NORTHPLACE APARTMENT COMPLEX

FIRST FLOOR PLAN

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.

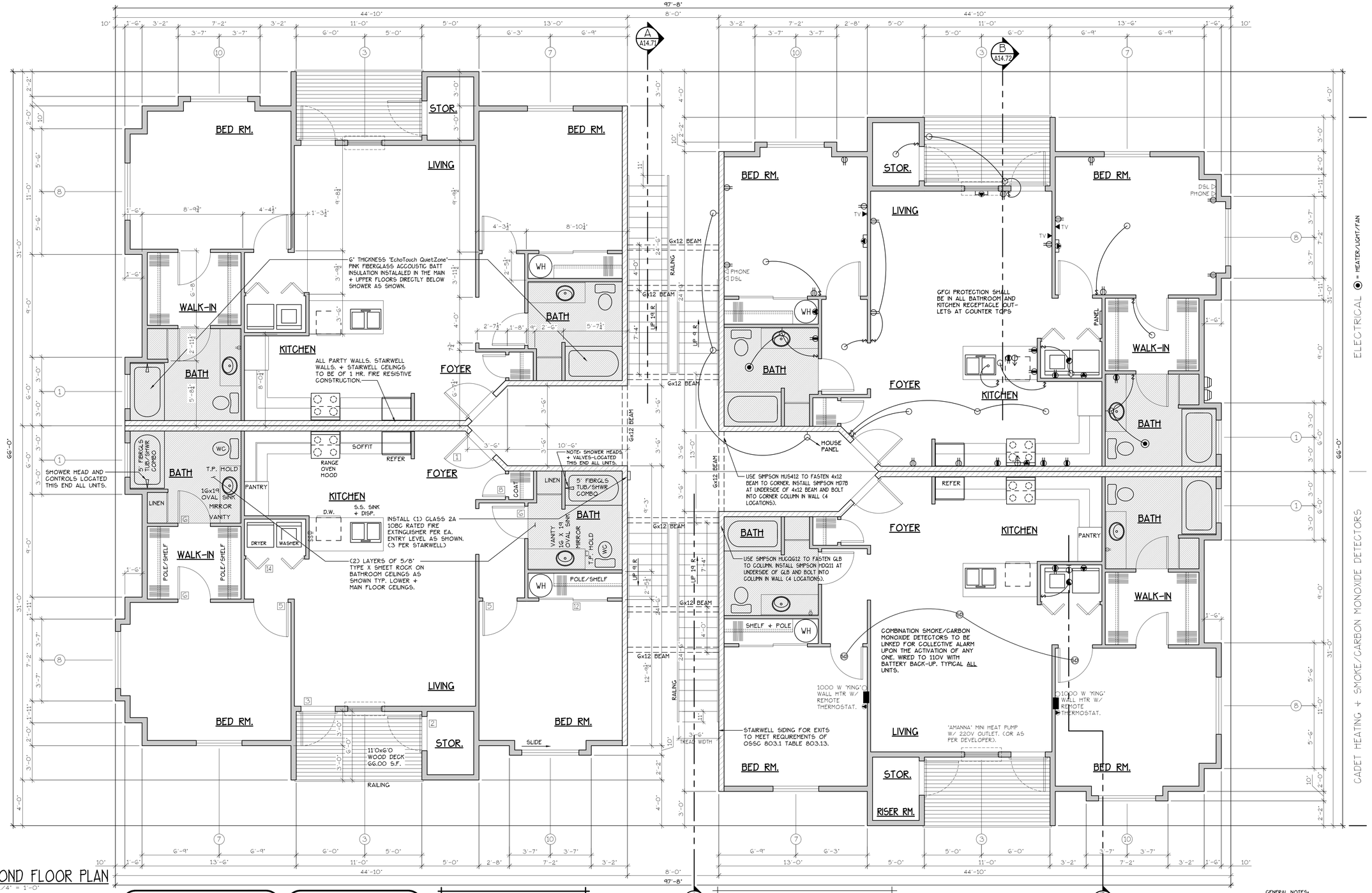
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A13.30.DWG

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2025

A13.30



SECOND FLOOR PLAN

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

'E' UNIT = 1162 S.F.

TYPE E UNITS | BLD. 10+31

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

A A14.71 — SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A14.20 BEFORE BEGINNING ANY CONSTRUCTION.

B A14.72

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL	FIN.	FRAMES TYP	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASST. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOC	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOC	STAIN	
6A	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOC	STAIN	**
7	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOC	STAIN	
8	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOC	STAIN	
9	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	MEMLOC	STAIN	POCKET DOOR
9A	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	MEMLOC	STAIN	POCKET DOOR* **
10	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	MEMLOC	STAIN	BI-PASS DOOR
11	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	MEMLOC	STAIN	BI-PASS DOOR
12	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	MEMLOC	STAIN	BI-PASS DOOR
13	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	MEMLOC	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	MEMLOC	STAIN	BI-FOLD DOOR
15	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOC	STAIN	BI-FOLD DOOR
16	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOC	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER IGC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'O X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
8	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
11	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'O X 4'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1107.2 ON TO IGC/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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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'-8" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

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.

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NORTHPLACE APARTMENT COMPLEX

SECOND FLOOR PLAN

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.

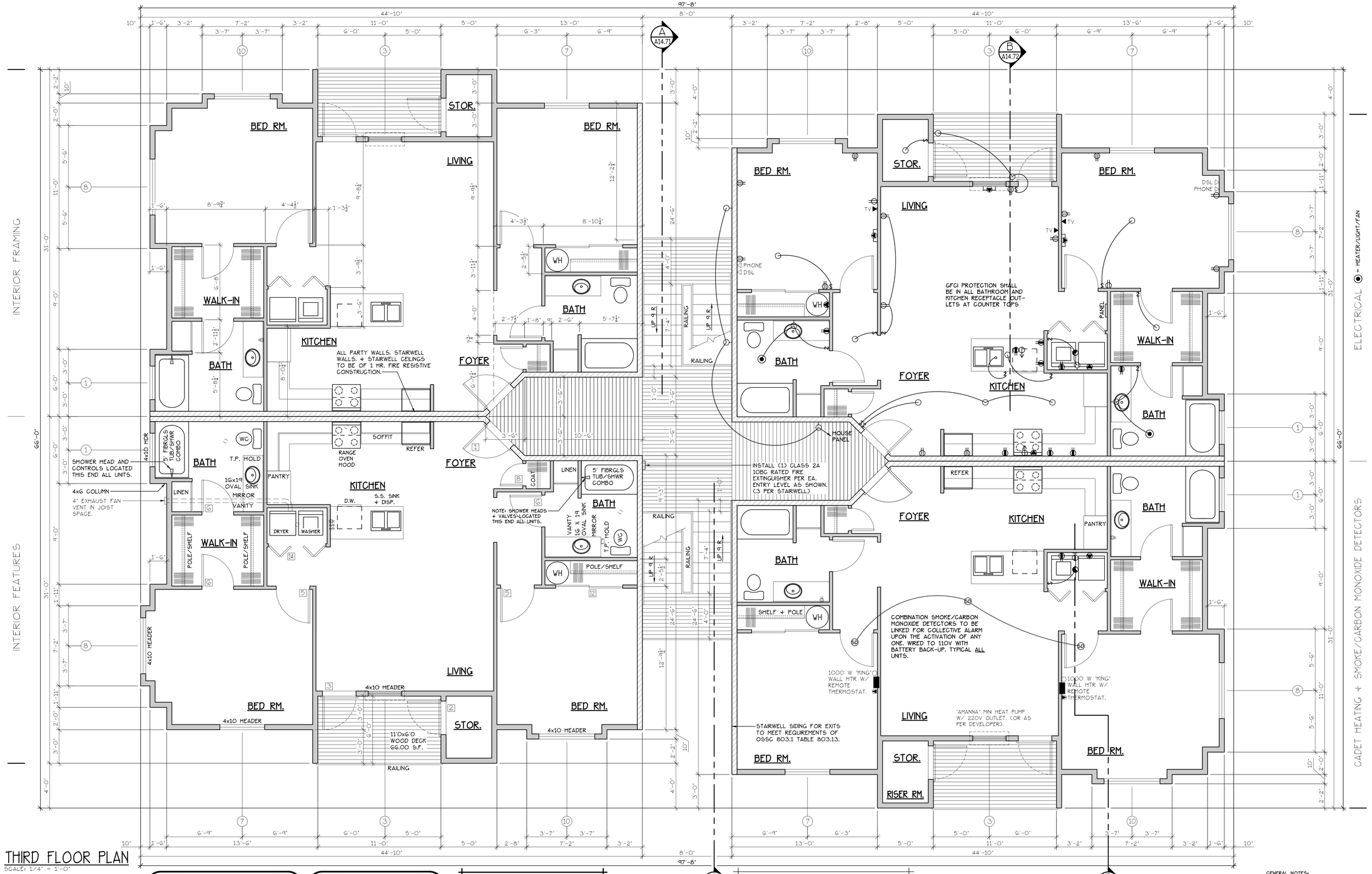
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ALL/LOT2

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2025

A13.40



THIRD FLOOR PLAN

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

"E" UNIT = 1162 S.F.

TYPE E UNITS | BLD. 10+31

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

A A14.71 — SEE "GENERAL STRUCTURAL NOTES" ON SHEET A14.20 BEFORE BEGINNING ANY CONSTRUCTION.

B A14.72

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
(A)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASST. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(B)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(C)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(D)	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(E)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	MEMLOC	STAIN	
(E)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	MEMLOC	STAIN	
(E)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	MEMLOC	STAIN	**
(E)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	MEMLOC	STAIN	
(E)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	MEMLOC	STAIN	
(E)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	MEMLOC	STAIN	POCKET DOOR
(EA)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	MEMLOC	STAIN	POCKET DOOR* **
(F)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	MEMLOC	STAIN	BI-PASS DOOR
(G)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	MEMLOC	STAIN	BI-PASS DOOR
(H)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	MEMLOC	STAIN	BI-PASS DOOR
(I)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	MEMLOC	STAIN	BI-FOLD DOOR
(J)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	MEMLOC	STAIN	BI-FOLD DOOR
(K)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	MEMLOC	STAIN	BI-FOLD DOOR
(L)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	MEMLOC	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER IGC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'O X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'O X 4'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1107.2 ON TO IGC/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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAL ON SHEET A21.40.

CONSTRUCTION TYPE V B SPRINKLED.

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'-8" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

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.

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NORTHPLACE APARTMENT COMPLEX

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

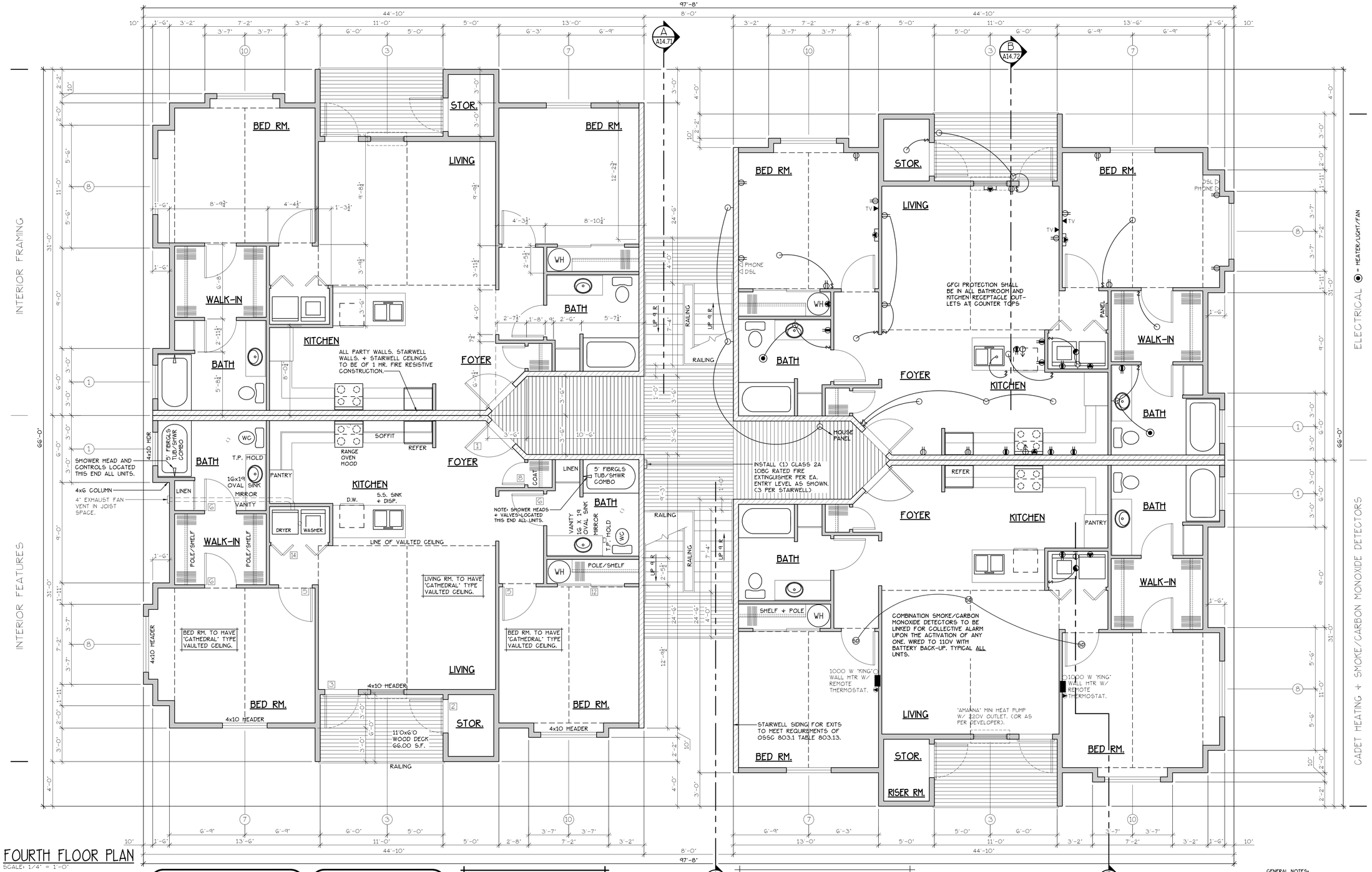
BLUE-16-A-1328/LOT1
A11.050.03

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A13.50



FOURTH FLOOR PLAN

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

'E' UNIT = 1162 S.F.

TYPE E UNITS | BLD. 10+31

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

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A14.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP	MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASST. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(2)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(3)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(4)	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(5)	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOCK	STAIN	
(6A)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	MEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	MEMLOCK	STAIN	POCKET DOOR* **
(10)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	MEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	MEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	MEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	MEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	MEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	MEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER IGC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'O X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'O x 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'O X 4'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1107.2 ON TO IGC/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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAL ON SHEET A21.40.

CONSTRUCTION TYPE V B SPRINKLED.

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'-8" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

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-EFFIGIENCY 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.

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NORTHPLACE APARTMENT COMPLEX

FOURTH FLOOR PLAN

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

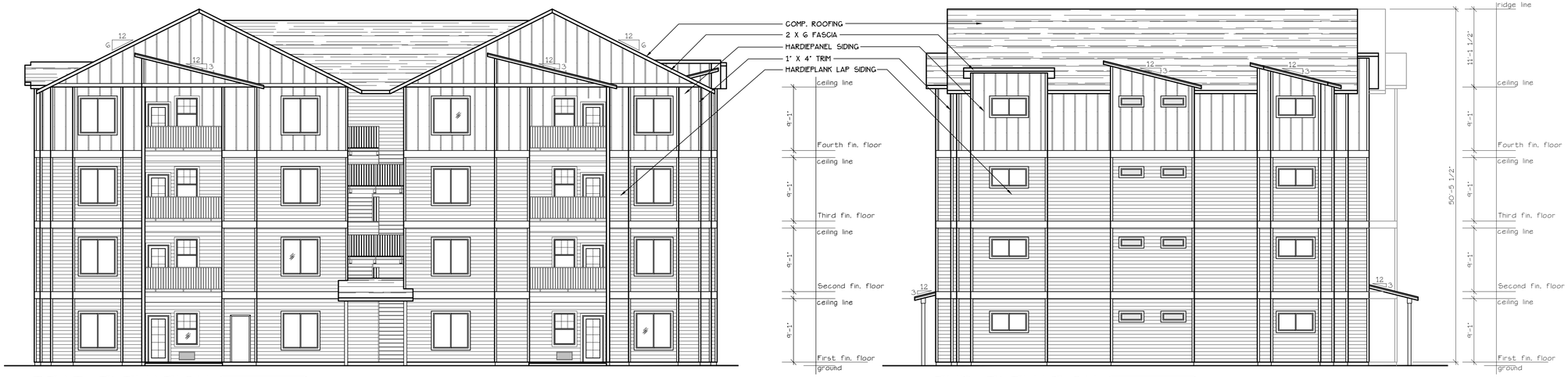
BLDG-16-A-SSR/SLOT1
A13.60/SHEET 4

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

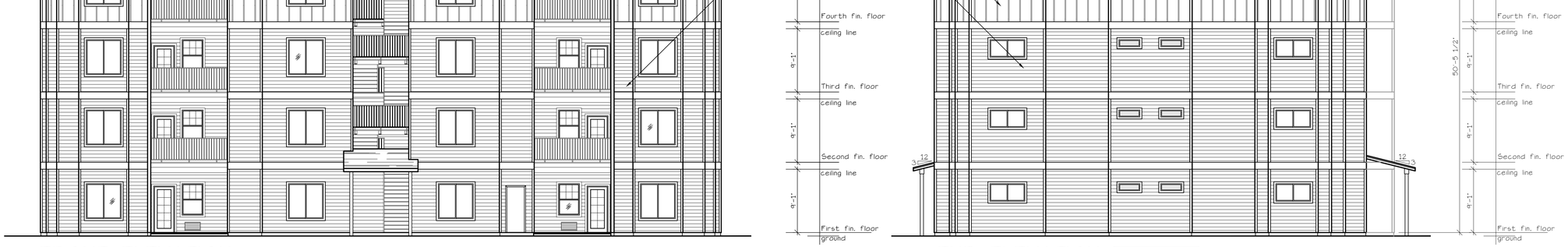
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A13.60



REAR ELEVATION (TYPE E UNITS)
SCALE: 1/8" = 1'-0"
BLD. 10+31

END ELEVATION (TYPE E UNITS)
SCALE: 1/8" = 1'-0"
BLD. 10+31



FRONT ELEVATION (TYPE E UNITS)
SCALE: 1/8" = 1'-0"
BLD. 10+31

END ELEVATION (TYPE E UNITS)
SCALE: 1/8" = 1'-0"
BLD. 10+31

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BUILDING ELEVATIONS

NORTHPLACE 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.

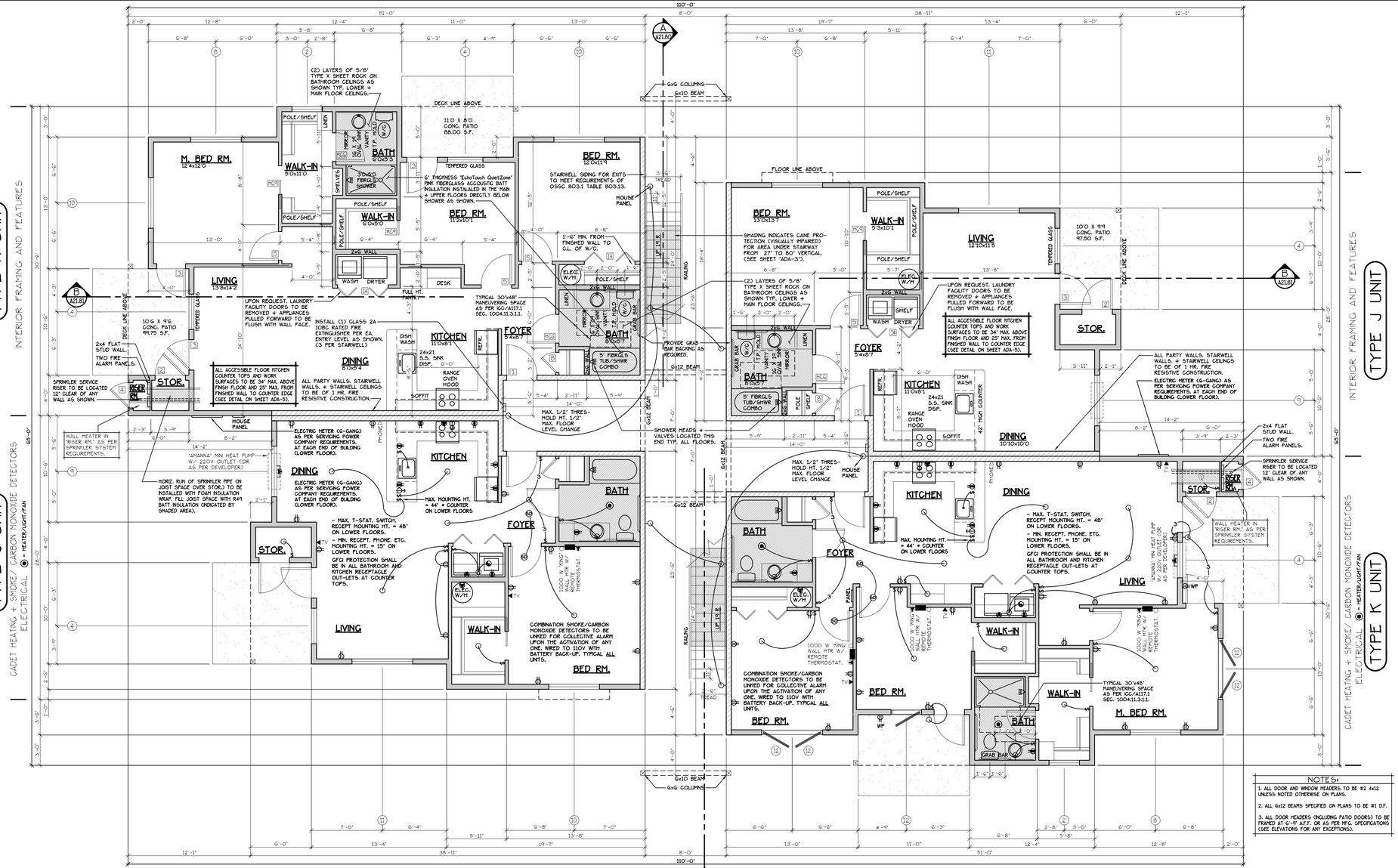
BLDE-16-A-CSW/PLOT/1
A13.90.DWG 24

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A13.90



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

(HANDICAP ADAPTABLE/ACCESSIBLE)

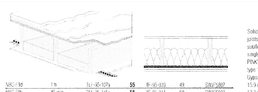
BLD. 11.30+32

'J' UNIT = 879 S.F.

'K' UNIT = 1,279 S.F.

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

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A21.20 BEFORE BEGINNING ANY CONSTRUCTION.



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

EF) 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
EF) 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

#	DOORS WIDTH	DOORS HEIGHT	DOORS THICK	DOORS TYP.	DOORS MATL.	DOORS FIN.	FRAMES TYP.	FRAMES MATL.	FRAMES FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	G PANEL GO MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(2)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	G 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	5'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

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.

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.

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NORTHPLACE APARTMENT COMPLEX

FIRST FLOOR PLAN

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.

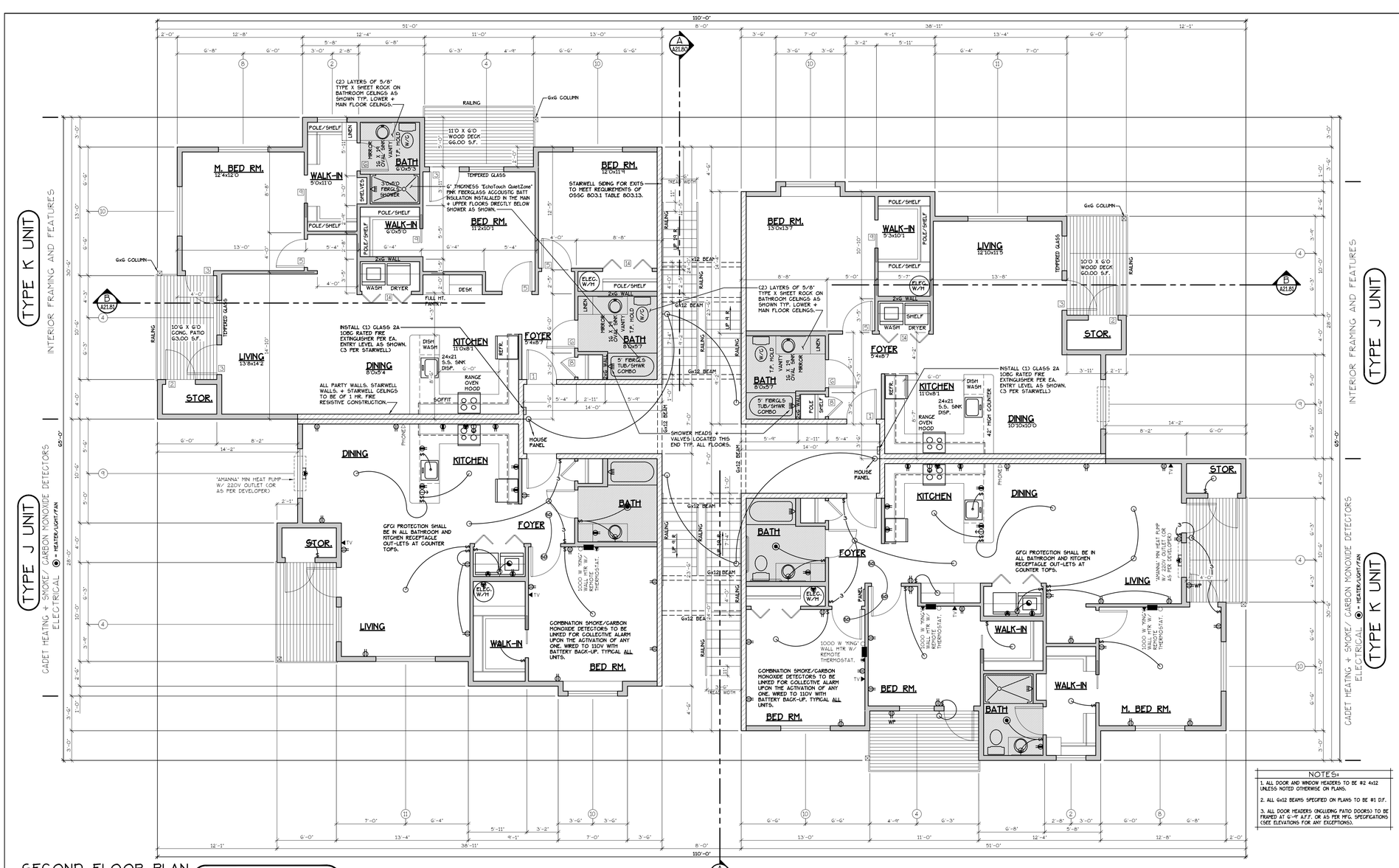
BLDK-16-SDR/PLOT11
04/15/2021

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A14.30



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

"J" UNIT = 879 S.F.

"K" UNIT = 1,279 S.F.

BLD. 11,30+32

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A21.20 BEFORE BEGINNING ANY CONSTRUCTION.

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'-8" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

DF3 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
DF3 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

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.

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.

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NORTHPLACE APARTMENT COMPLEX

SECOND FLOOR PLAN

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.

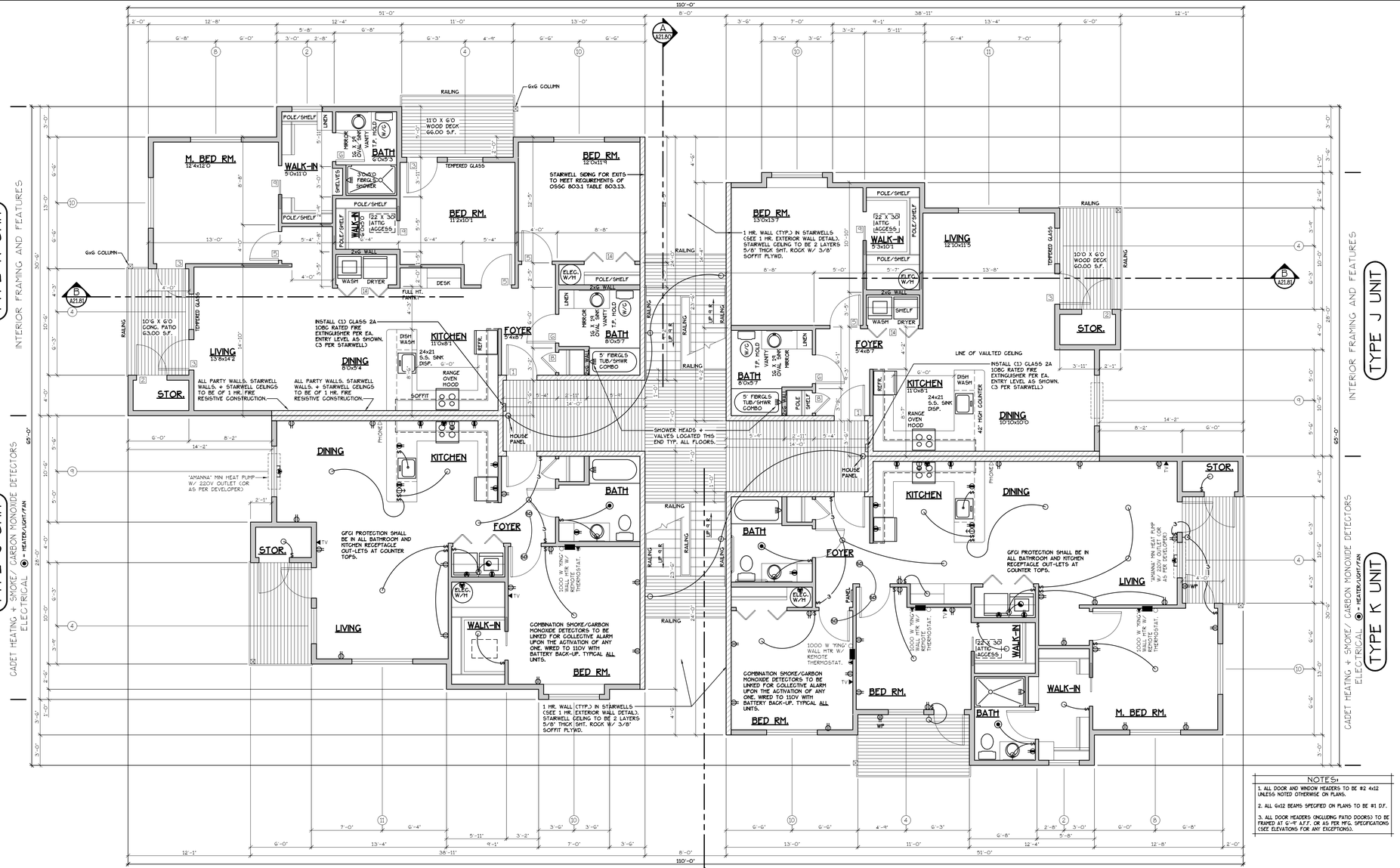
BLDK-15-32R/PLOT1
JAN.4,2022

Design: P.E.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A14.40



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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

"J" UNIT = 879 S.F.
"K" UNIT = 1,279 S.F.

BLD. 11,30+32

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A21.20 BEFORE BEGINNING ANY CONSTRUCTION.

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	5'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

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.

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.

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NORTHPLACE APARTMENT COMPLEX

THIRD FLOOR PLAN

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.

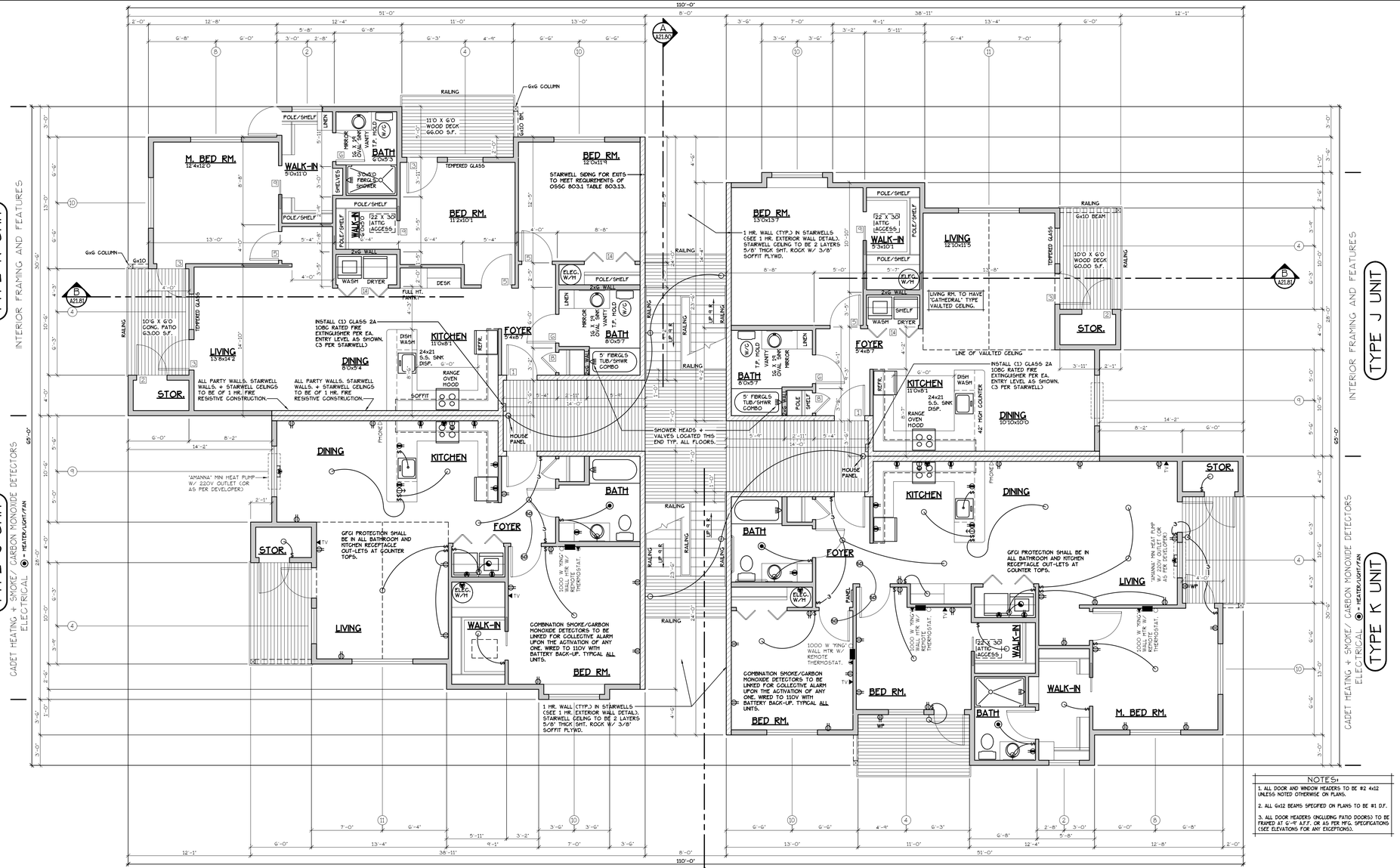
BLDK-16-SDR/PUD11
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Design: P.L.M.
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Date: Jun-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A14.50



FOURTH FLOOR PLAN

SCALE: 3/16" = 1'-0"

BLD. 11.30+32

"J" UNIT = 879 S.F.

"K" UNIT = 1,279 S.F.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A21.20 BEFORE BEGINNING ANY CONSTRUCTION.

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL GO MIN RATED ASSY. 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6WP)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9WP)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER IGC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

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.

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.

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NORTHPLACE APARTMENT COMPLEX

FOURTH FLOOR PLAN

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.

BLDK-16-SDR/PLOT11
04/18/2024

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A14.60



REAR ELEVATION (BLD. 11.30+32)

SCALE: 1/8" = 1'-0"



END ELEVATION (BLD. 11.30+32)

SCALE: 1/8" = 1'-0"



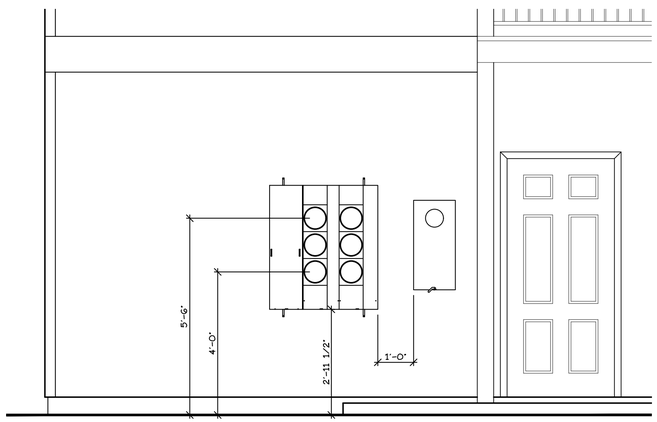
FRONT ELEVATION (BLD. 11.30+32)

SCALE: 1/8" = 1'-0"



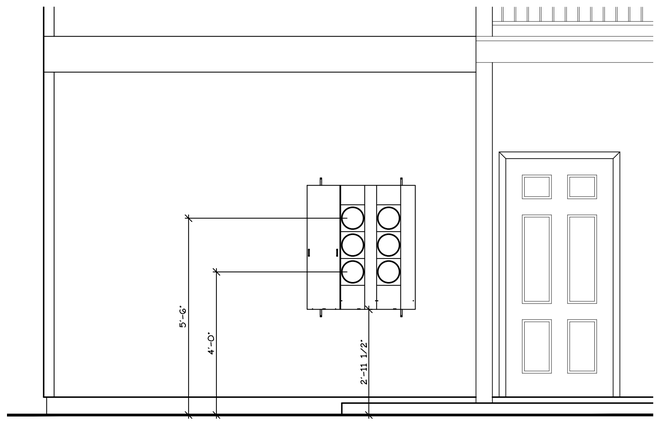
END ELEVATION (BLD. 11.30+32)

SCALE: 1/8" = 1'-0"



EAST ELEVATION

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



WEST ELEVATION

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

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BUILDING ELEVATIONS

NORTHPLACE 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.

BLDK-116-CSDR/ZLOT.1
AS-MODIFY

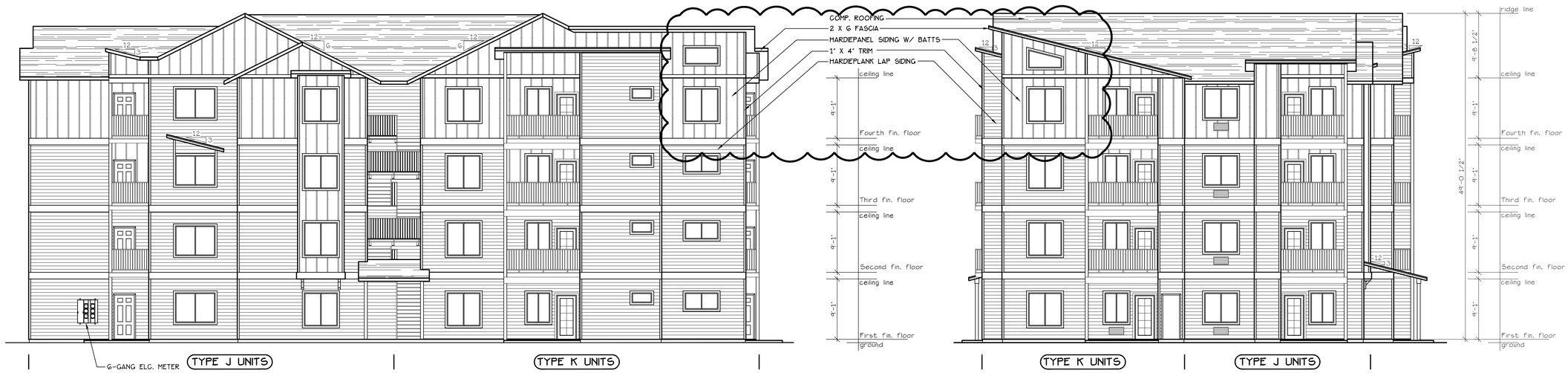
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Drawn: G.I.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

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

Renew date June 30, 2025

A14.90

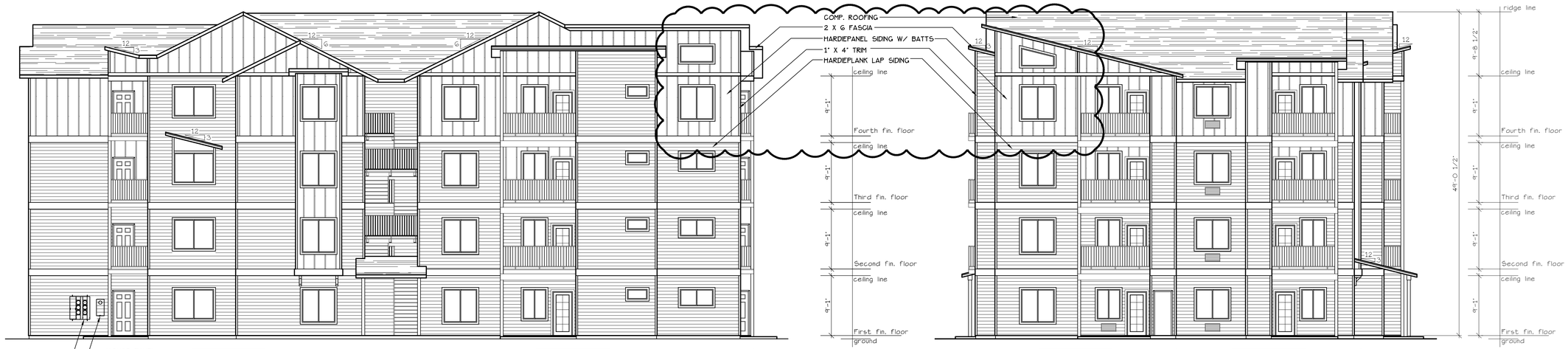


REAR ELEVATION (BLD. 11.30+32)

SCALE: 1/8" = 1'-0"

END ELEVATION (BLD. 11.30+32)

SCALE: 1/8" = 1'-0"

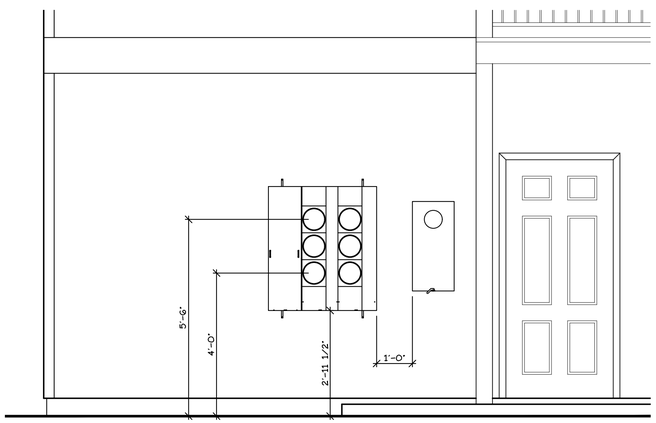


FRONT ELEVATION (BLD. 11.30+32)

SCALE: 1/8" = 1'-0"

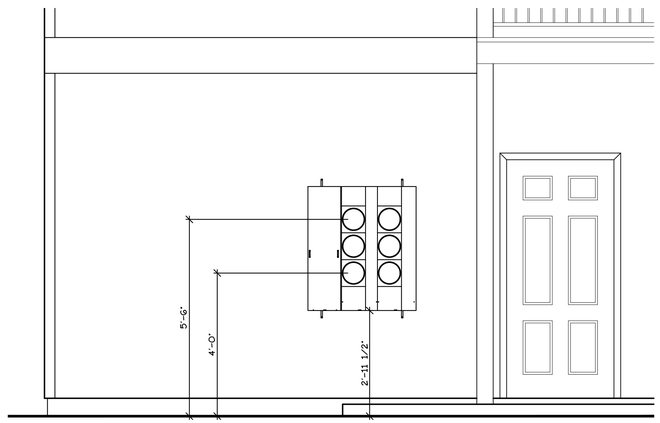
END ELEVATION (BLD. 11.30+32)

SCALE: 1/8" = 1'-0"



EAST ELEVATION

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



WEST ELEVATION

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

this area of roof to be stick framed with 2x12 rafters. Ceiling will be vaulted to allow for upper windows.

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BUILDING ELEVATIONS

HAZELGREEN 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.

BLDx-16-SDR-DELUX/PLOT1 A14.90ELEV

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

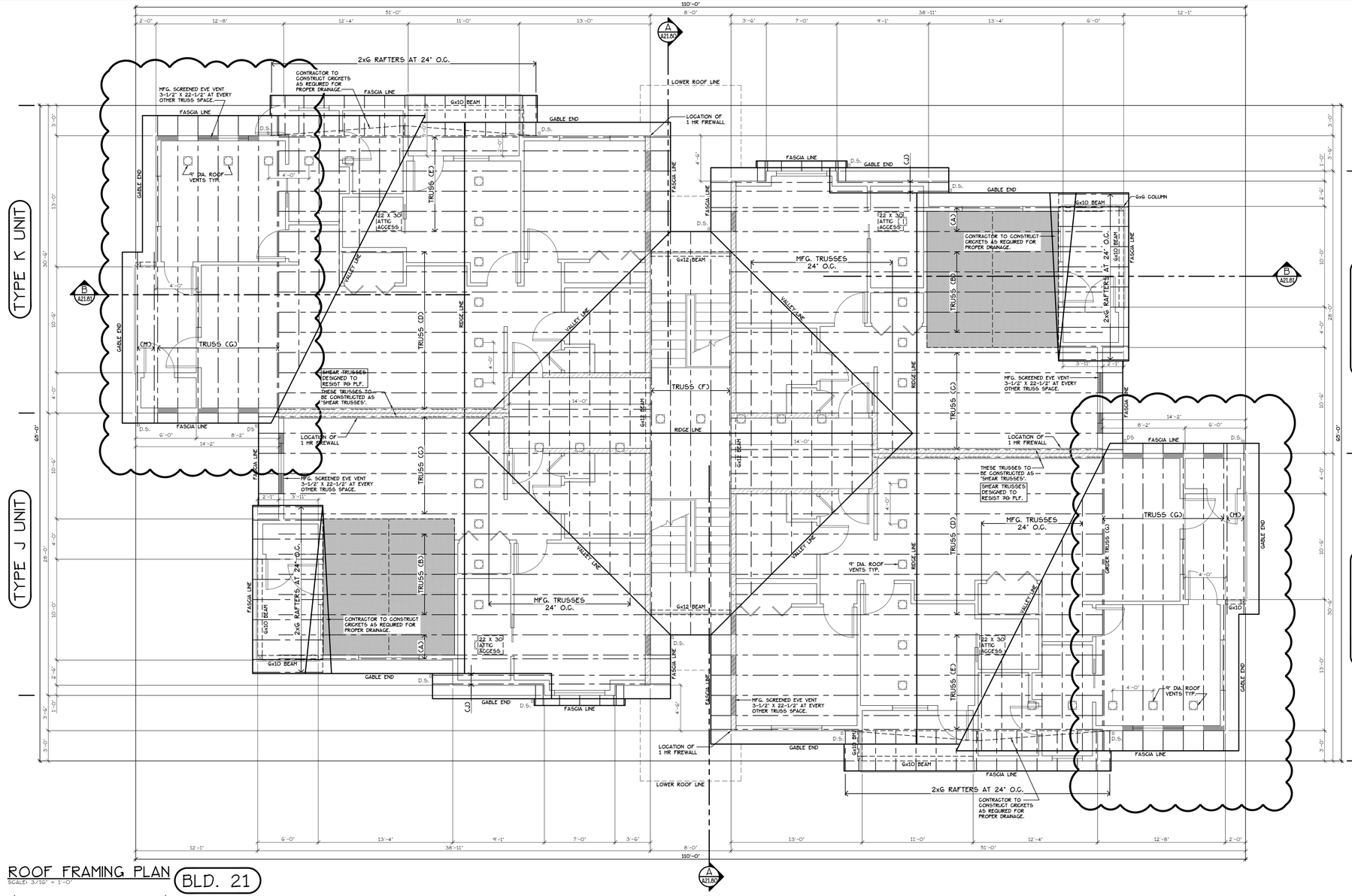
JOB # 7073

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

Renew date June 30, 2023

A14.90

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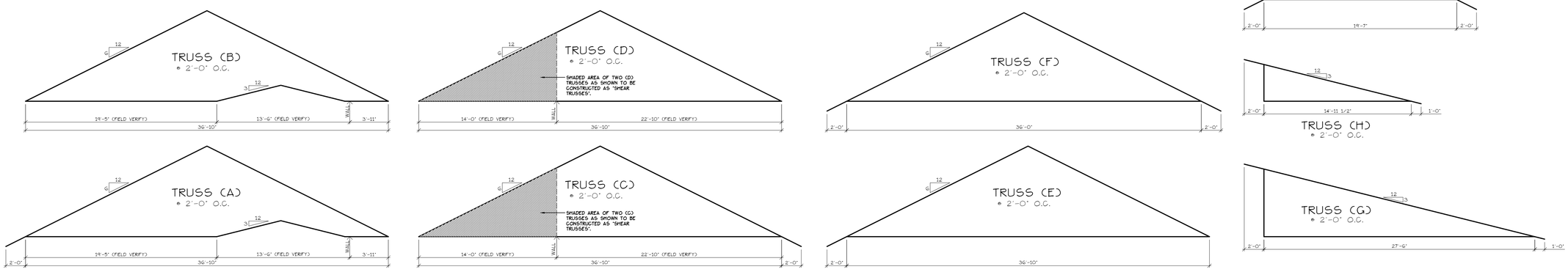
ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

BLD. 21

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A21.20 BEFORE BEGINNING ANY CONSTRUCTION.

this area of roof to be stick framed with 2x12 rafters. Ceiling will be vaulted to allow for upper windows.



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HAZELGREEN APARTMENT COMPLEX

ROOF FRAMING PLAN

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

DIMENSIONS & NOTES TAKE PREFERENCE OVER GRAPHICAL REPRESENTATION.

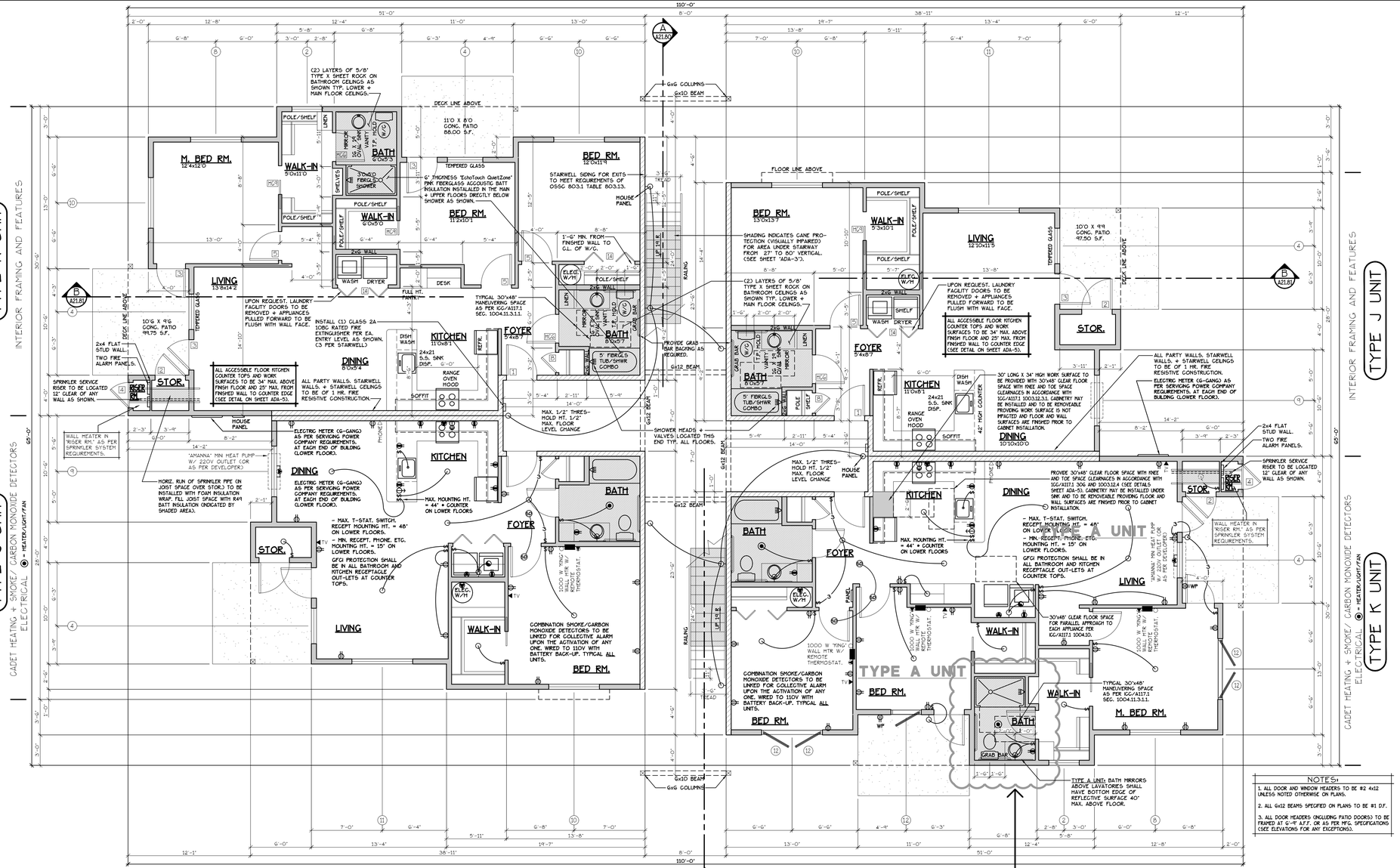
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Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

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FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

(HANDICAP ADAPTABLE/ACCESSIBLE)

BLD. 14

'J' UNIT = 879 S.F.

'K' UNIT = 1,279 S.F.

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

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A21.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

#	DOORS WIDTH	DOORS HEIGHT	DOORS THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FRAMES FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	G PANEL GO MIN RATED ASSY. W/ THRESHOLD. WEATHERSTRIP. CLOSURES.
(2)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	G 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(7)(8)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(10)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

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.

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.

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NORTHPLACE APARTMENT COMPLEX

FIRST FLOOR PLAN

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.

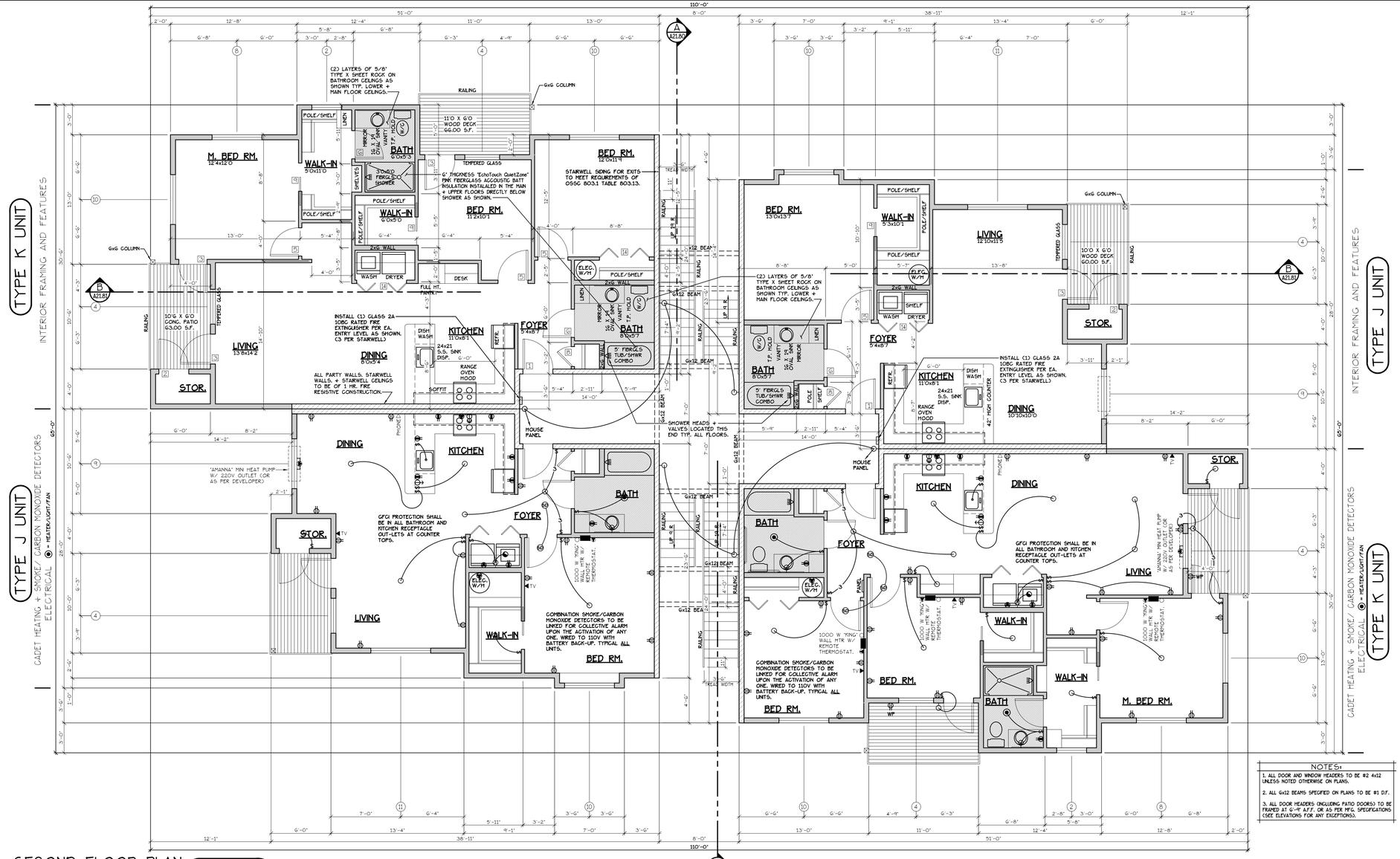
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PLOTTED: 8/1/2021

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A15.30



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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

BLD. 14

"J" UNIT = 879 S.F.

"K" UNIT = 1,279 S.F.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A21.20 BEFORE BEGINNING ANY CONSTRUCTION.

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

EF3 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
EF3 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*. **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

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.

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.

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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.

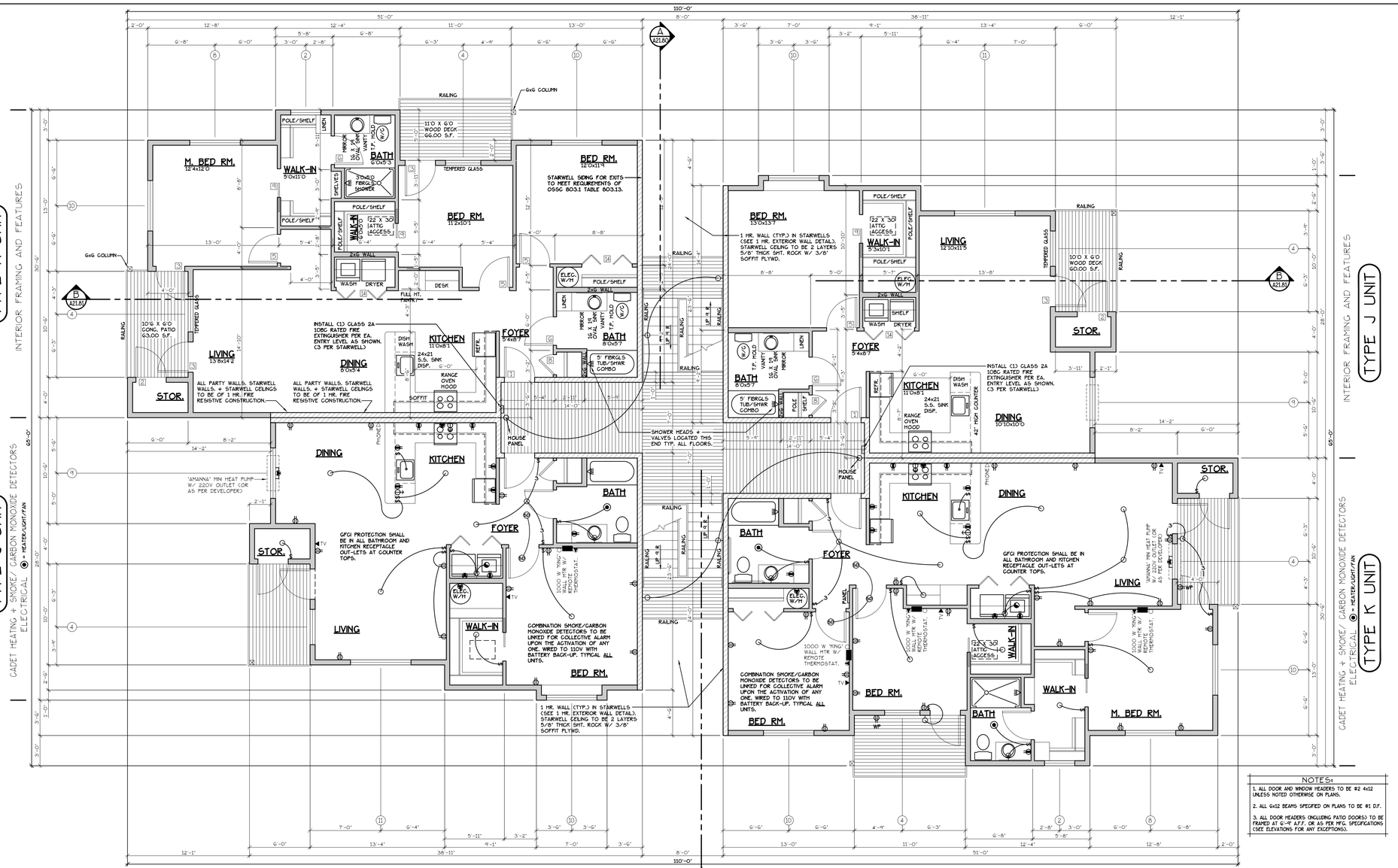
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ARCHITECT

Design: P.E.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A15.40



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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

"J" UNIT = 879 S.F.
"K" UNIT = 1,279 S.F.

BLD. 14

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A21.20 BEFORE BEGINNING ANY CONSTRUCTION.

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

	DOORS WIDTH	DOORS HEIGHT	DOORS THICK	DOORS TYP.	DOORS MATL.	DOORS FIN.	FRAMES TYP.	FRAMES MATL.	FRAMES FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	G PANEL GD MIN RATED ASSY. W/ THRESHOLD. WEATHERSTRIP. CLOSURES.
(2)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	G 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(7)(8)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9)(10)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(12)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(10)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(10)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	5'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

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.

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.

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NORTHPLACE APARTMENT COMPLEX

THIRD FLOOR PLAN

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.

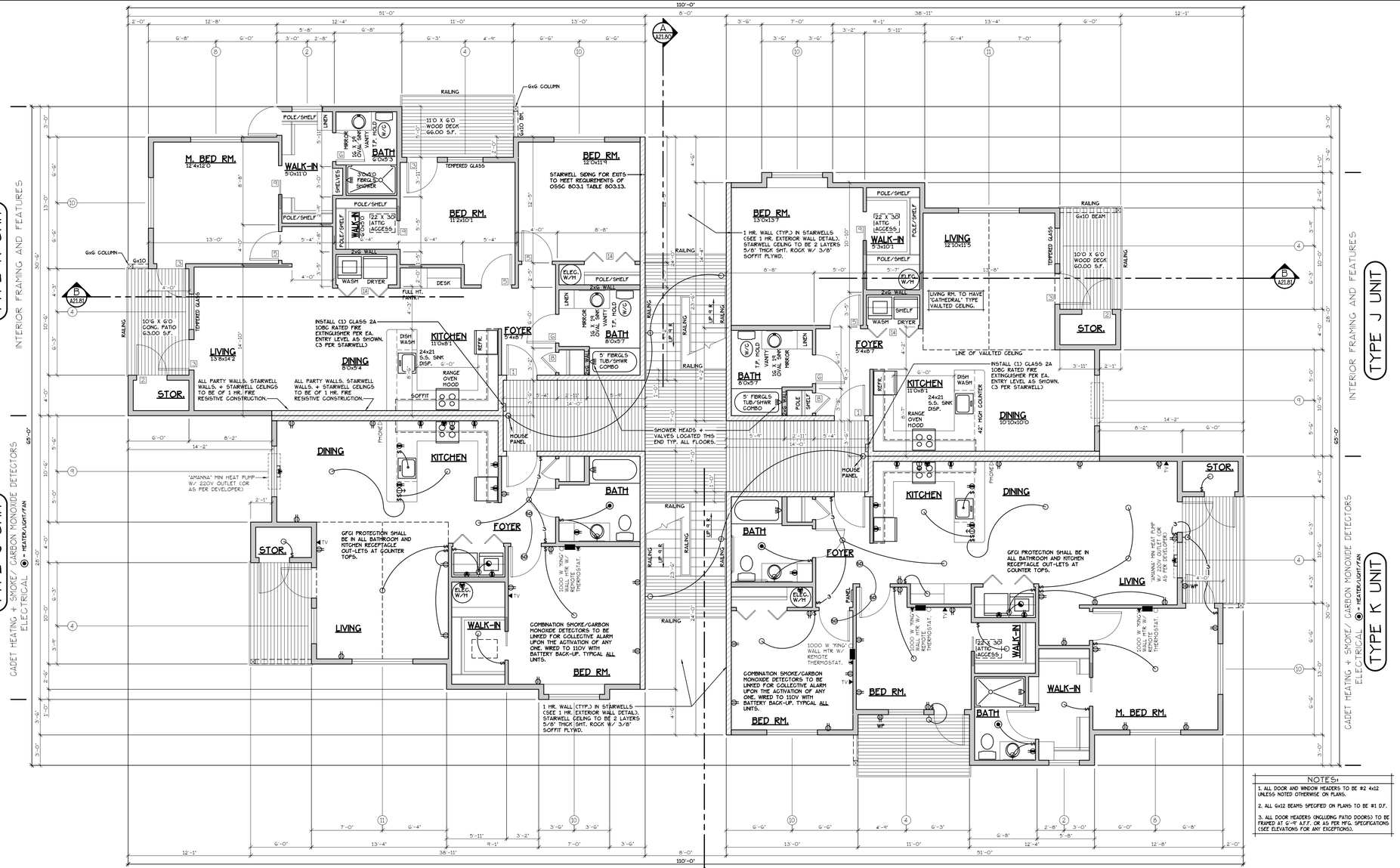
BLDA-16-A-SSK/PLOT1
11/05/2025

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A15.50



FOURTH FLOOR PLAN

SCALE: 3/16" = 1'-0"

BLD. 14

"J" UNIT = 879 S.F.

"K" UNIT = 1,279 S.F.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A21.20 BEFORE BEGINNING ANY CONSTRUCTION.

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'-8" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

	DOORS WIDTH	DOORS HEIGHT	DOORS THICK	DOORS TYP.	DOORS MATL.	DOORS FIN.	FRAMES TYP.	FRAMES MATL.	FRAMES FIN.	REMARKS
(A)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL GD MN RATED ASSY. W/ THRESHOLD. WEATHERSTRIP. CLOSURES.
(B)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD. WEATHERSTRIP AND KEYED LOCK
(C)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE. TEMP. GLASS. LOCK. THRESHOLD + WEATHERSTRIP
(D)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD. WEATHERSTRIP AND KEYED LOCK
(E)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(FW)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(G)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(H)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(J)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(JW)	2'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(K)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(L)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(M)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(N)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(P)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(R)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(W)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	5'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

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.

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.

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NORTHPLACE APARTMENT COMPLEX

FOURTH FLOOR PLAN

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.

BLDA-16-A-SSK/PLOT1
A15.60.DGN

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ

Renew date June 30, 2025

A15.60



WEST ELEVATION (BLD. 14)

SCALE: 1/8" = 1'-0"



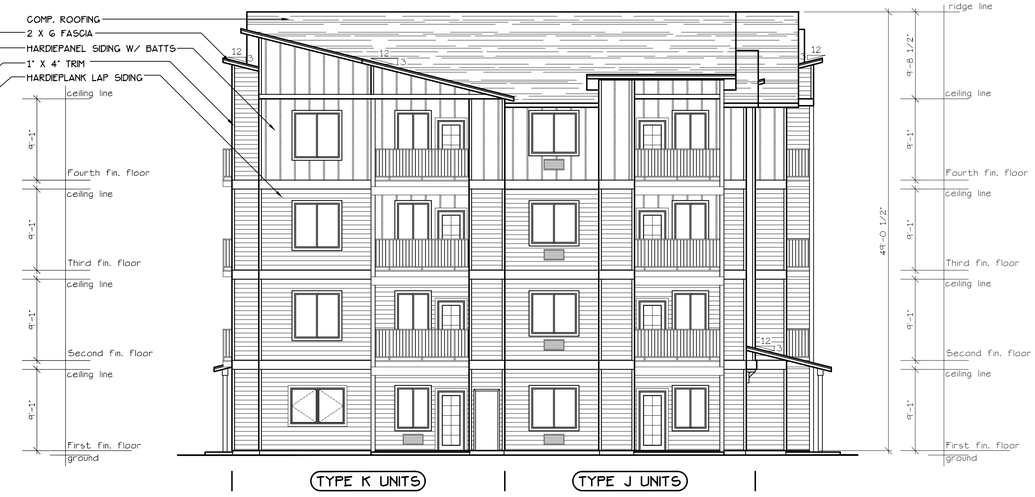
SOUTH ELEVATION (BLD. 14)

SCALE: 1/8" = 1'-0"



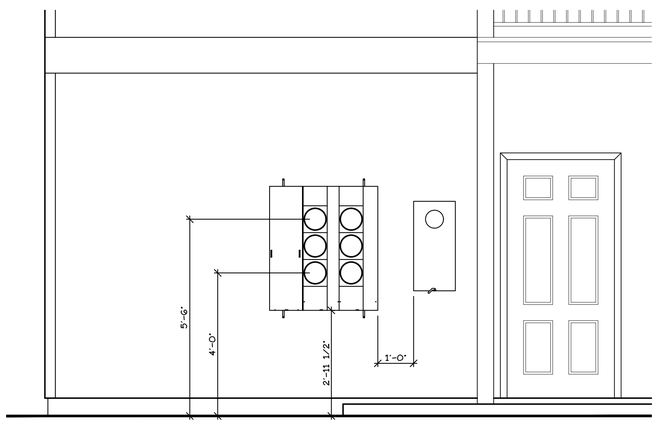
EAST ELEVATION (BLD. 14)

SCALE: 1/8" = 1'-0"



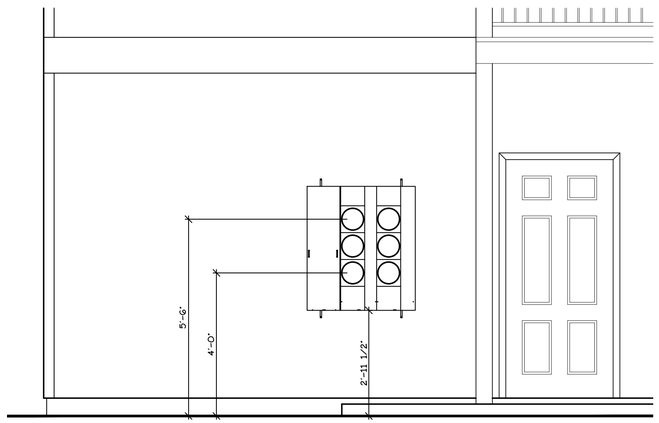
NORTH ELEVATION (BLD. 14)

SCALE: 1/8" = 1'-0"



EAST ELEVATION

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



WEST ELEVATION

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

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BUILDING ELEVATIONS

NORTHPLACE 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.

BLDX-16-A-CSK/DLOT11
ASSESSY

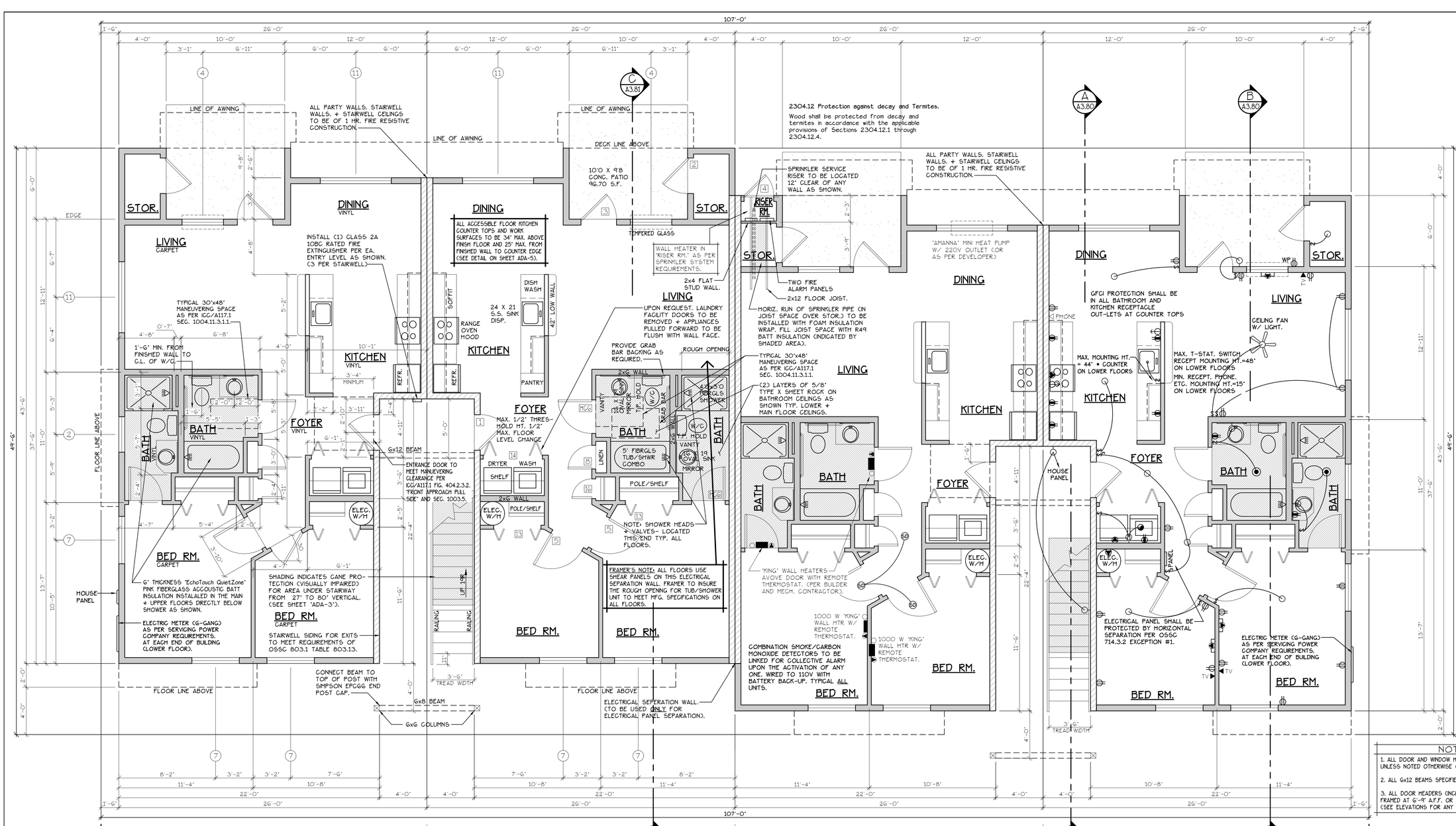
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jun-23
Scale: AS SHOWN

JOB # 7073

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

Renew date June 30, 2025

A15.90



NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON FLANS.
2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

INTERIOR FRAMING | INTERIOR FEATURES | CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS | ELECTRICAL ◉ = LIGHT/FAN COMBO

LOWER FLOOR PLAN

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

(CHANDICAP ADAPTABLE/ACCESSIBLE)

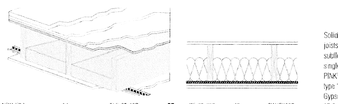
"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 3+5

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

EF) 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
EF) 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.



NRC-FRM	1 h	EU-55-107a	55	IIF-95-039	49	SWD5807
NBC-FRM	45 min	TRF-95-115a	56	IIF-95-041	50	SWD5807
NBC-FRG	1 h	NBC-FRG	51	NRC-FRG	44	SWD5807

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") OSB subfloor, resilient channels spacing specified below; single 152 mm (6") Roxwool Comfortboard™ QuietZone® PRO™ FIBERGLAS® Acoustic Batt Insulation; double layer type "X" gypsum board thickness specified below

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

DOOR SCHEDULE

	DOORS							FRAMES		REMARKS
ID	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
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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6(W)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
7	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
8	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
9(W)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
10	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

ID	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
8	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
11	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

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 UNT.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A3.20 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2022 REVISED TO BE EFFECTIVE JANUARY 1, 2023. CHAPTER 11 OF THE OSSC 2022 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 2022. 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.

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NORTHPLACE APARTMENTS PHASE 2

LOWER FLOOR PLAN

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.

BLD3&5A-12-SDR/PLOT1
4/5/2023

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A16.30



REAR ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 3+5)



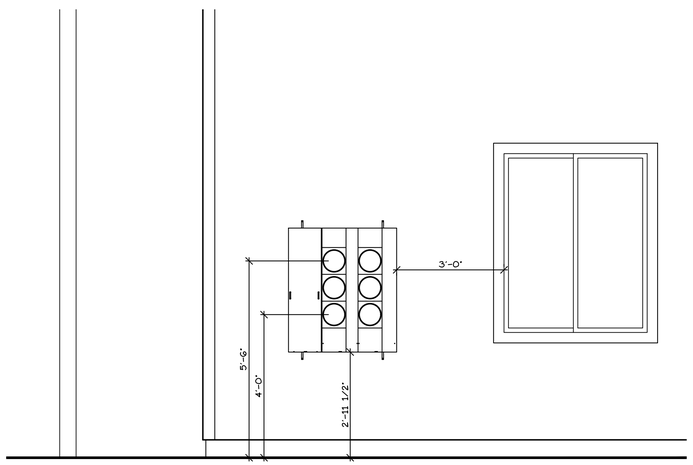
END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 3+5)



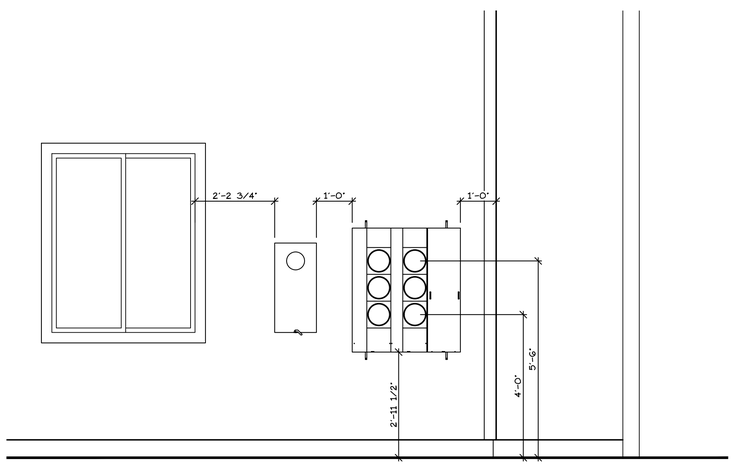
FRONT ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 3+5)



END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 3+5)



WEST ELEVATION
SCALE: 1/2" = 1'-0"



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

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BUILDING ELEVATIONS

NORTHPLACE APARTMENTS PHASE 2

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.

BLD3&5A-12-SDR/PLOT01
ARCHITECT

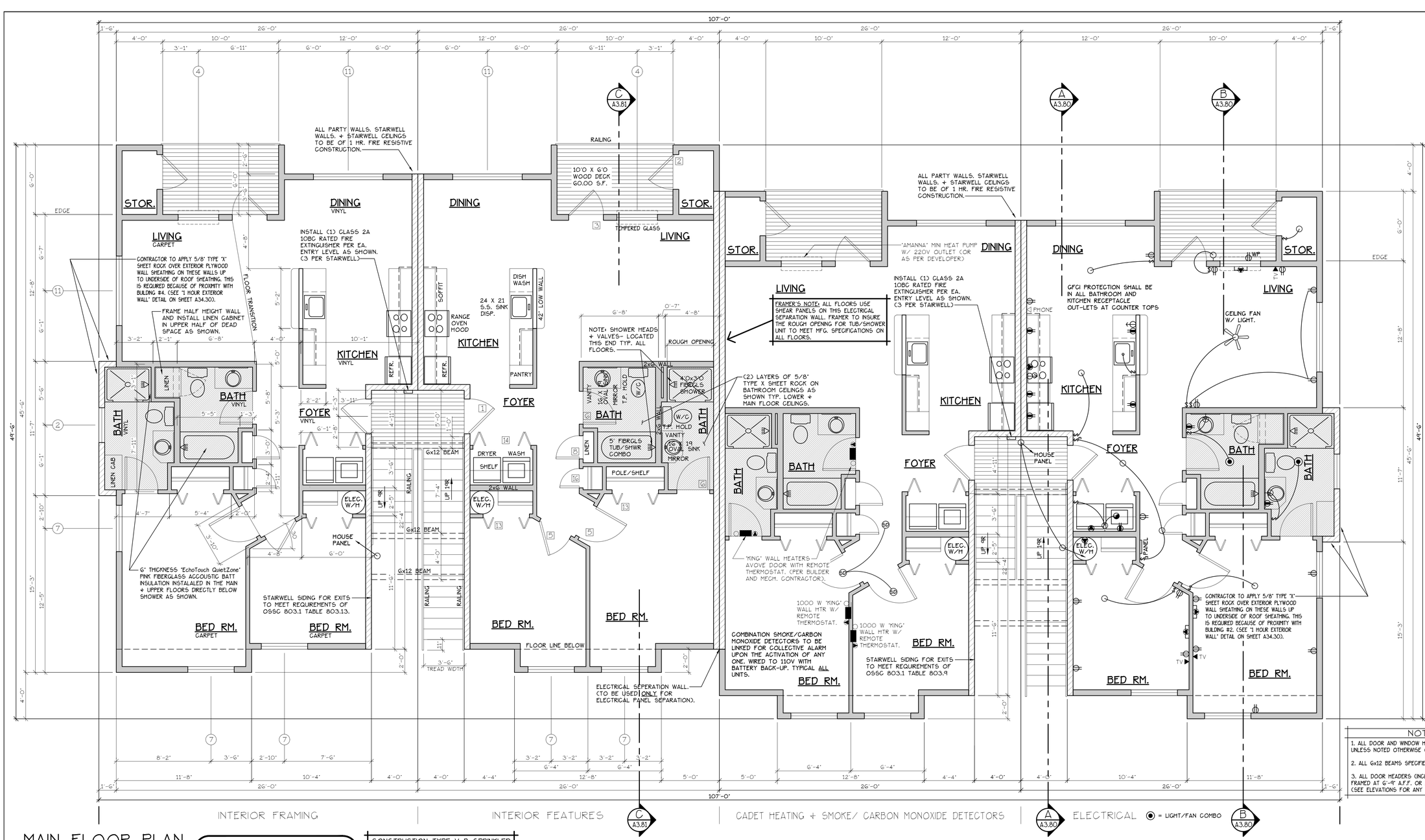
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Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

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

Renew date June 30, 2025

A16.90



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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 3+5

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
(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
(4)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(5)	2'-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	
(6A)	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
(9A)	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
(16)	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'O X 1'O	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'O X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'O X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'O X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'O x 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'O X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'O X 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'O X 4'O	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A3.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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NORTHPLACE APARTMENTS PHASE 2

MAIN FLOOR PLAN

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.

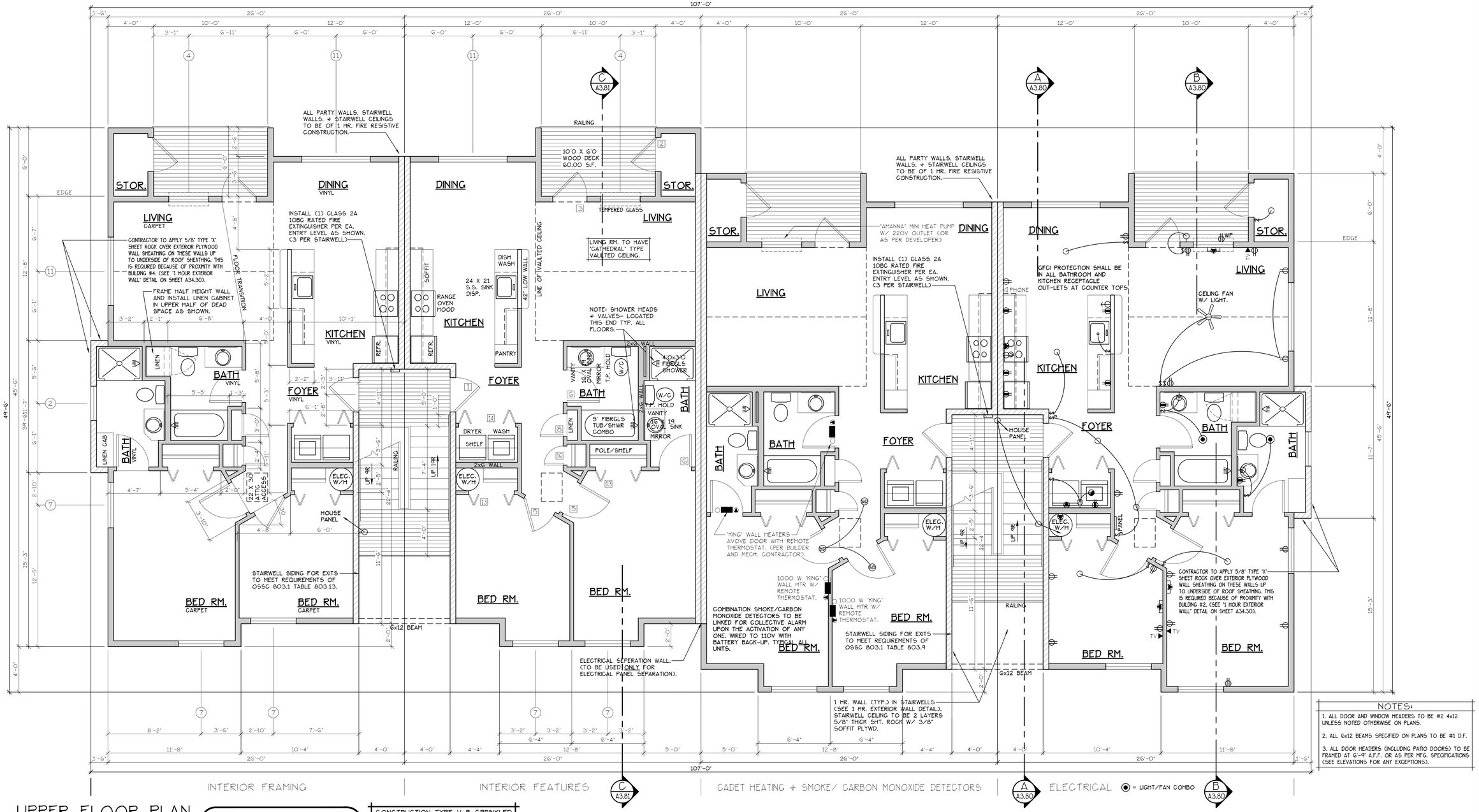
BLD3&5A-12-25R/PLOT01
ARCHITECTURAL

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A16.40



INTERIOR FRAMING | INTERIOR FEATURES | C A3.81 | CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS | A A3.80 | ELECTRICAL ◉ = LIGHT/FAN COMBO | B A3.80

UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 3+5

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. 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
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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
8	2'-6"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
10A	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR* **
11	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11A	5'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11B	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
12A	5'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
12B	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
13	1'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SMT. A34.40)
8	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SMT. A34.40)
11	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS: BED RM. = 2'-6" DOOR, BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A3.20 BEFORE BEGINNING ANY CONSTRUCTION.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

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.

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NORTHPLACE APARTMENTS PHASE 2

UPPER FLOOR PLAN

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.

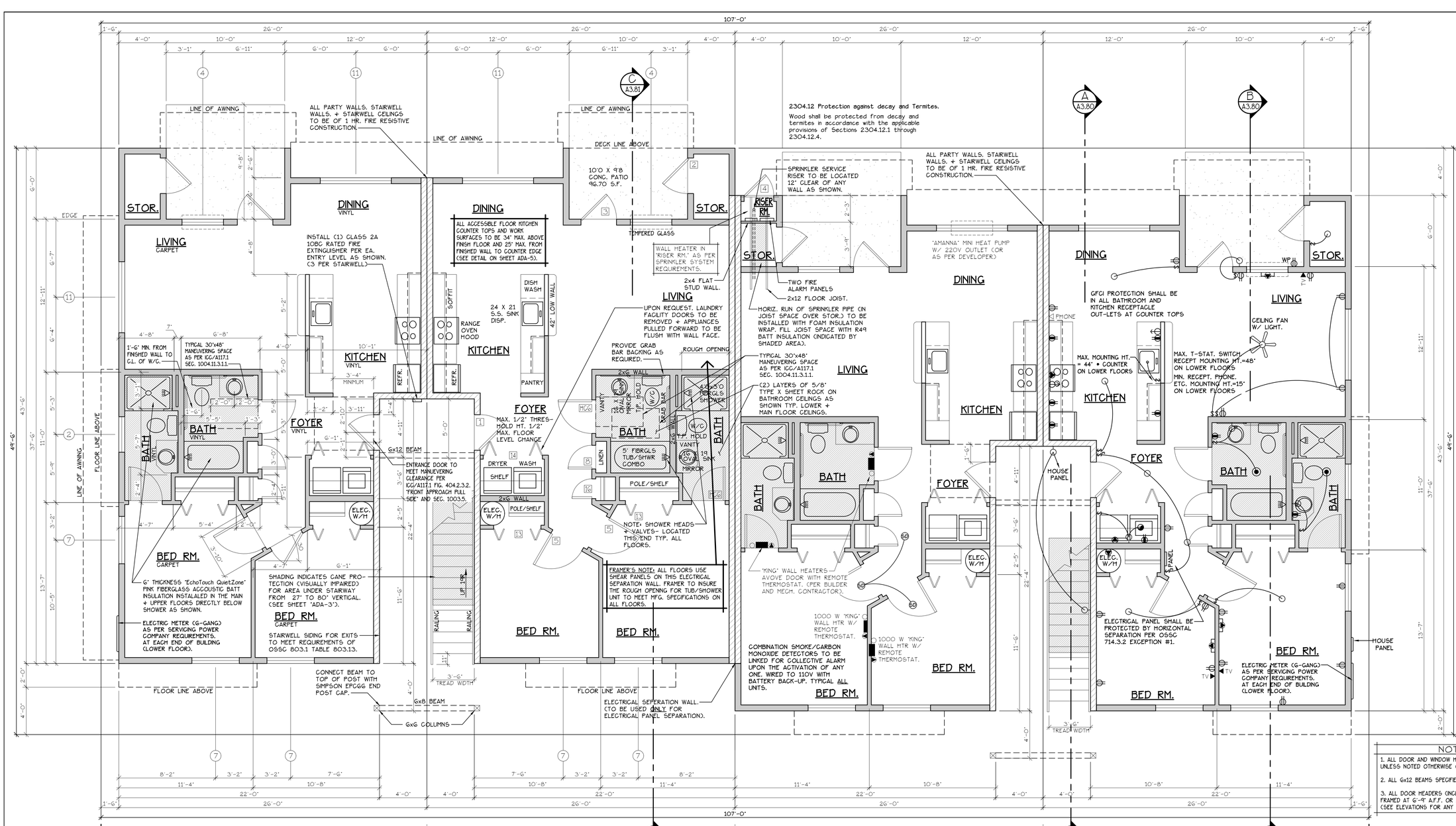
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Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

BJ3363A-12-SDC/PLOT1
MASTER.DGN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2023

A16.50



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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

INTERIOR FRAMING | INTERIOR FEATURES (C A3.81) | CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS | ELECTRICAL ◉ = LIGHT/FAN COMBO (A A3.80, B A3.80)

LOWER FLOOR PLAN

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

(CHANDICAP ADAPTABLE/ACCESSIBLE)

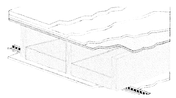
"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 4

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

EF) 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
EF) 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.



NRC-FRM	1 h	FLI-35-107a	55	IIF-35-039	49	SWA5807
NBC-FRM	45 min	TAI-35-115a	56	IIF-35-041	50	SWA5807
NBC-FRg	1 h	NBC-FRg	51	NRC-FRg	44	SWA5807

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") OSB subfloor, resilient channels spacing specified below; single 152 mm (6") Roxwool Comfortboard™ 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")

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

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 UNT.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2022 REVISED TO BE EFFECTIVE JANUARY 1, 2023. CHAPTER 11 OF THE OSSC 2022 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 2022, 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.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A3.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

	DOORS							FRAMES		REMARKS
ID	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
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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6A	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
7	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
8	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
9A	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
10	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

®	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
8	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
11	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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NORTHPLACE APARTMENTS PHASE 2

LOWER FLOOR PLAN

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.

BLDMA-12-SDR/PLOT1
4/7/2021 8:57

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

JOB # 7073

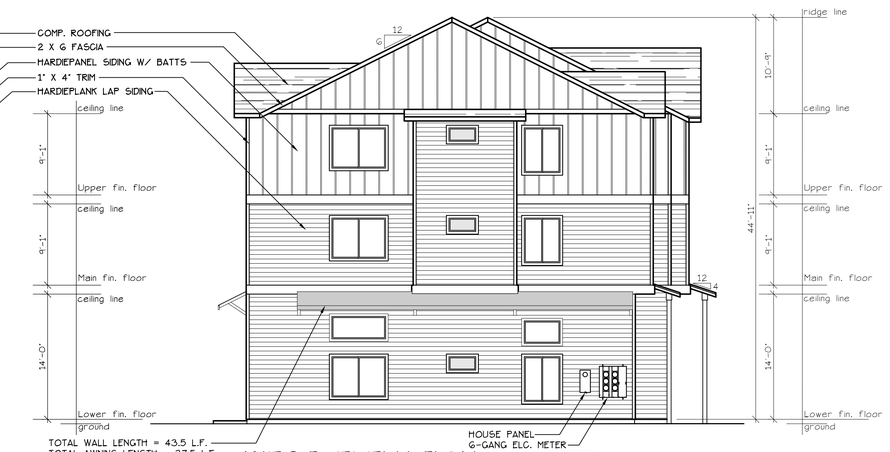
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A17.30



NORTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 4)

TOTAL WALL LENGTH = 104 L.F.
TOTAL AWNING LENGTH = 90 L.F.
PERCENTAGE OF WALL COVERED BY AWNING = 87%.



TOTAL WALL LENGTH = 43.5 L.F.
TOTAL AWNING LENGTH = 37.5 L.F.
PERCENTAGE OF WALL COVERED BY AWNING = 86%.

HOUSE PANEL
6-GANG ELC. METER

WEST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 4)

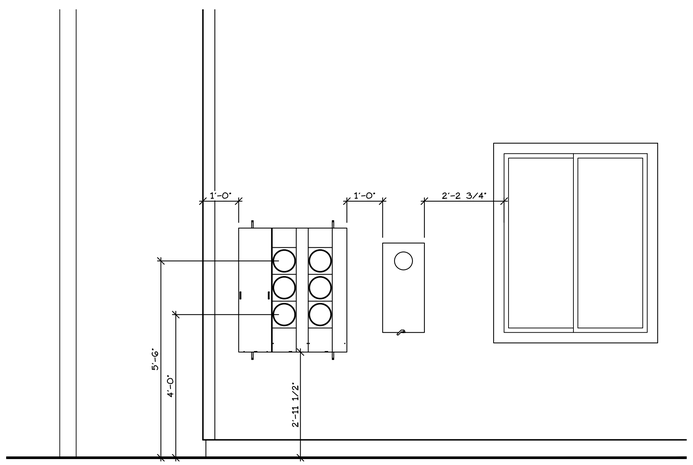


SOUTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 4)

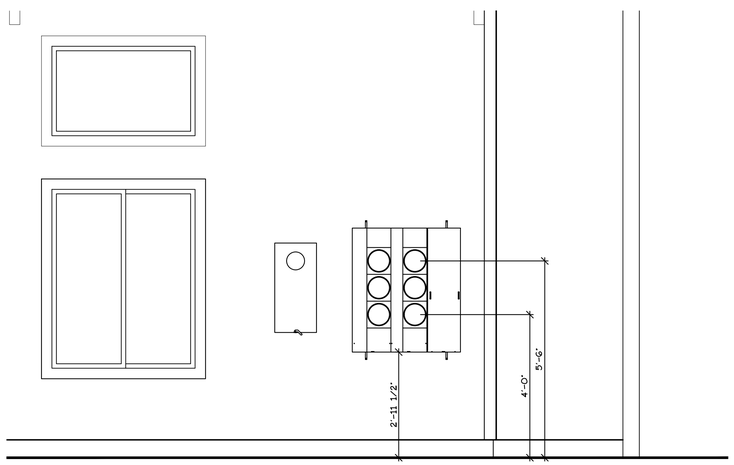


HOUSE PANEL
6-GANG ELC. METER

EAST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 4)



WEST ELEVATION
SCALE: 1/2" = 1'-0"



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BUILDING ELEVATIONS

NORTHPLACE APARTMENTS PHASE 2

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.

BLD4A-12-SDR/PLOT01
ARCHITECT

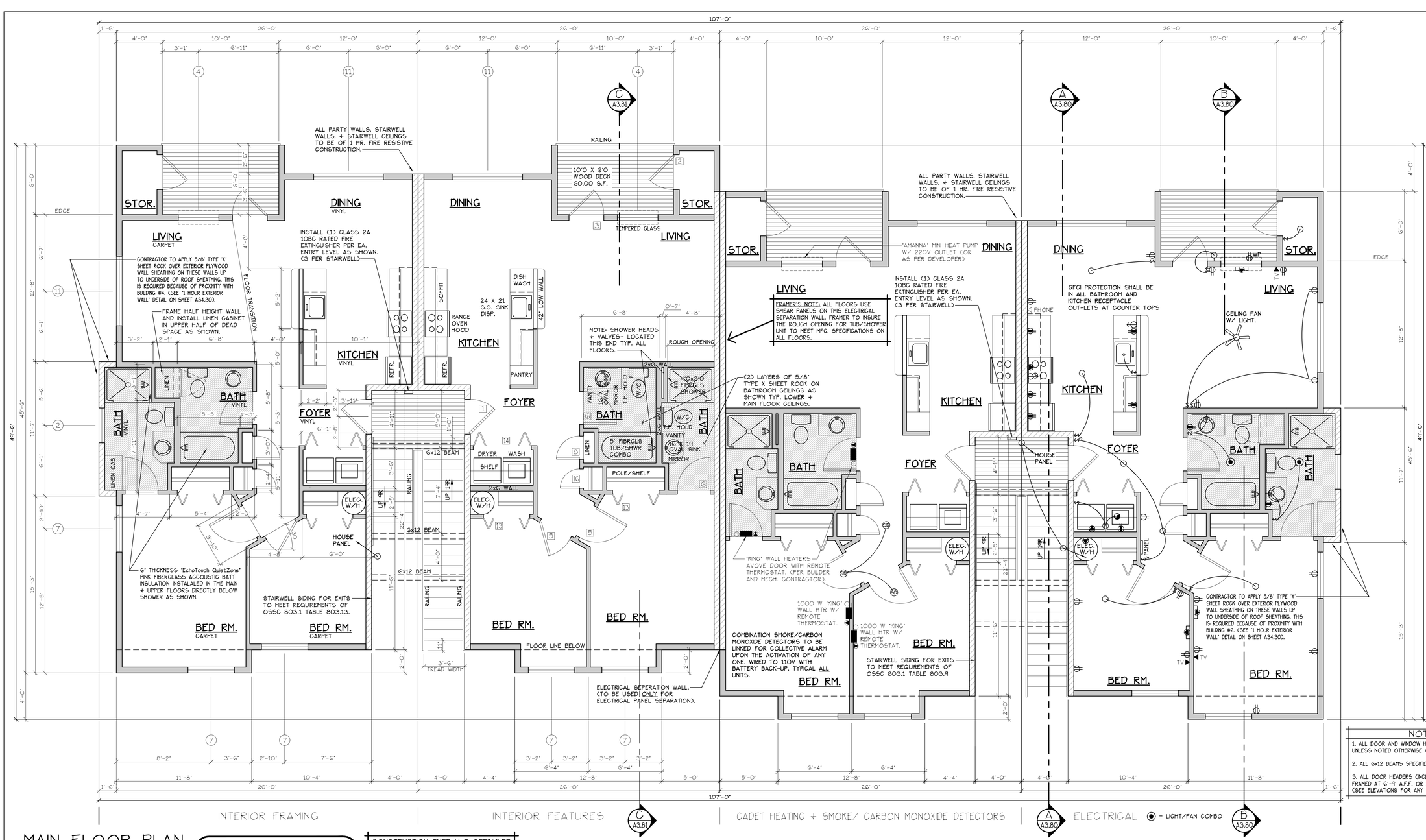
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Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

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

Renew date June 30, 2025

A17.90



NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON FLANS.
2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 4

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
(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
(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	
(6A)	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
(9A)	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
(16)	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.5.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS: BED RM. = 2'-6" DOOR BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A3.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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NORTHPLACE APARTMENTS PHASE 2

MAIN FLOOR PLAN

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.

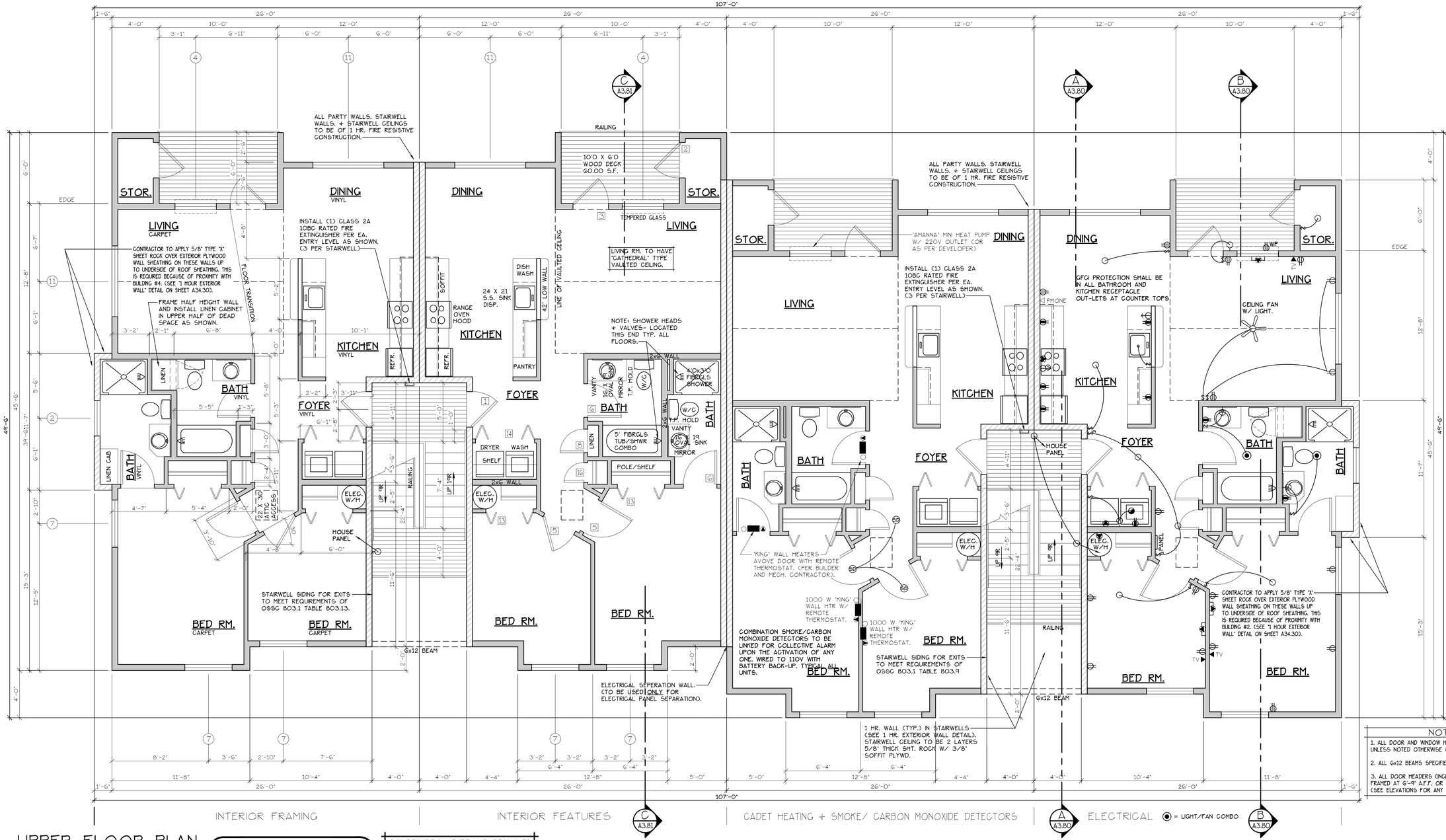
BLDAA-12-SDR/PLOT1
AS NOTED

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A17.40



UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 4

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	FRAMES MATL.	FIN.	TYP.	REMARKS MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL GD MN RATED ASSY. 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6A)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	11'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS: BED RM. = 2'-6" DOOR, BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A3.20 BEFORE BEGINNING ANY CONSTRUCTION.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

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.

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NORTHPLACE APARTMENTS PHASE 2

UPPER FLOOR PLAN

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.

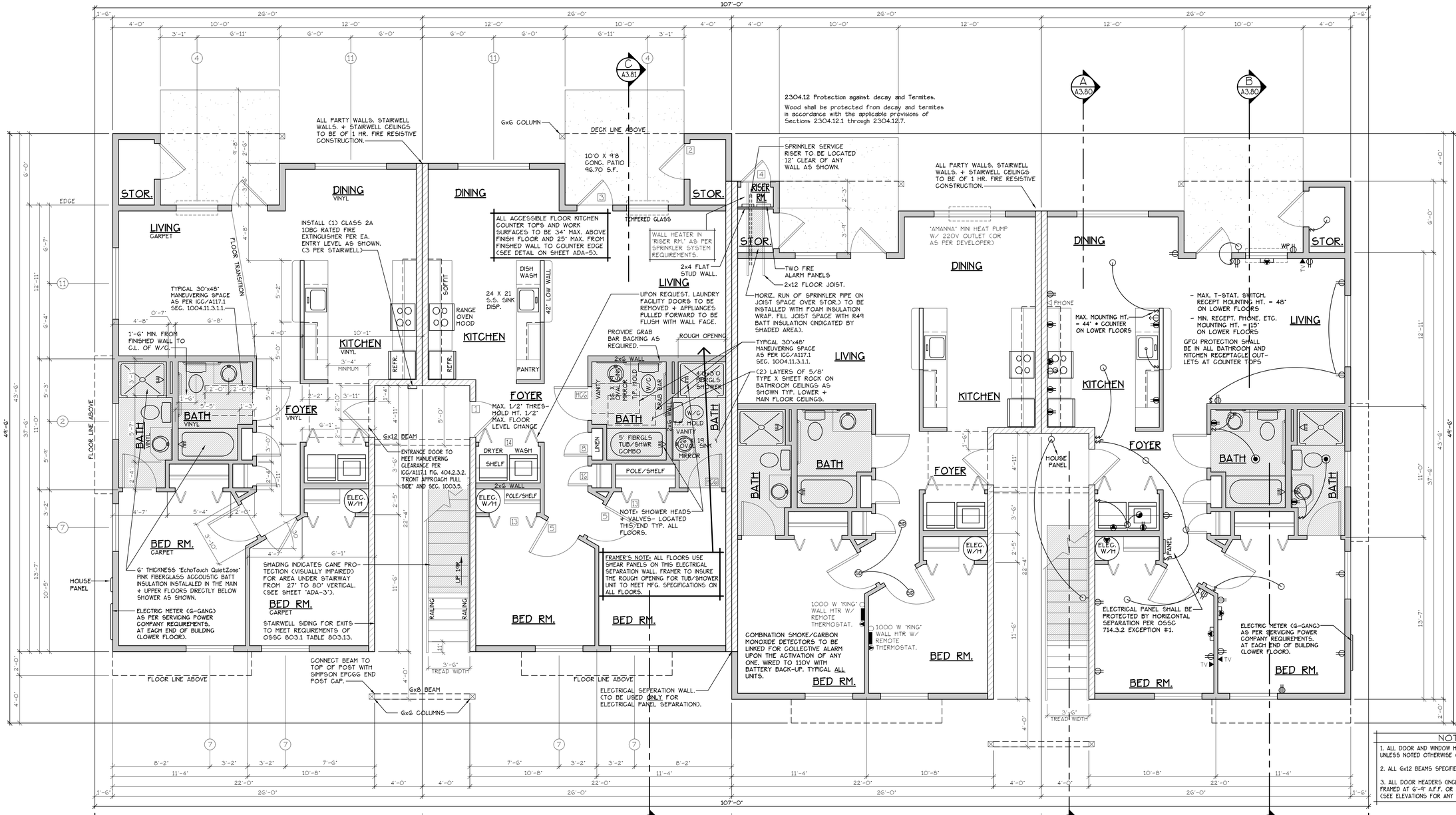
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

BLD#4-12-SDR/PLOT1
M:\TYPE\BLD#4

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2023

A17.50



NOTES:
1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON FLANS.
2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

INTERIOR FRAMING | INTERIOR FEATURES | CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS | ELECTRICAL ⦿ = HEATER/LIGHT/FAN

LOWER FLOOR PLAN

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

(CHANDICAP ADAPTABLE/ACCESSIBLE)

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 2,6,8,12,16,18,23,24+28

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A3.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

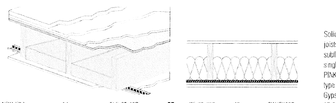
	DOORS							FRAMES		REMARKS
	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
1	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASST. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6x6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
7	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
8	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
9x6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
10	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
8	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
11	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.



NRC-F30	1 h	EU-55-107a	55	IIF-55-039	49	SIW/5807
NRC-F45	45 min	TEF-55-115a	56	IIF-55-041	50	SIW/5807
NRC-F39	1 h	NRC-F39	51	NRC-F39	44	SIW/5807

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") OSB subfloor, resilient channels spacing specified below; a single 152 mm (6") thickness GasTrack® 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")	

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

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 UNT.

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.

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NORTHPLACE APARTMENTS PHASE 2

LOWER FLOOR PLAN

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.

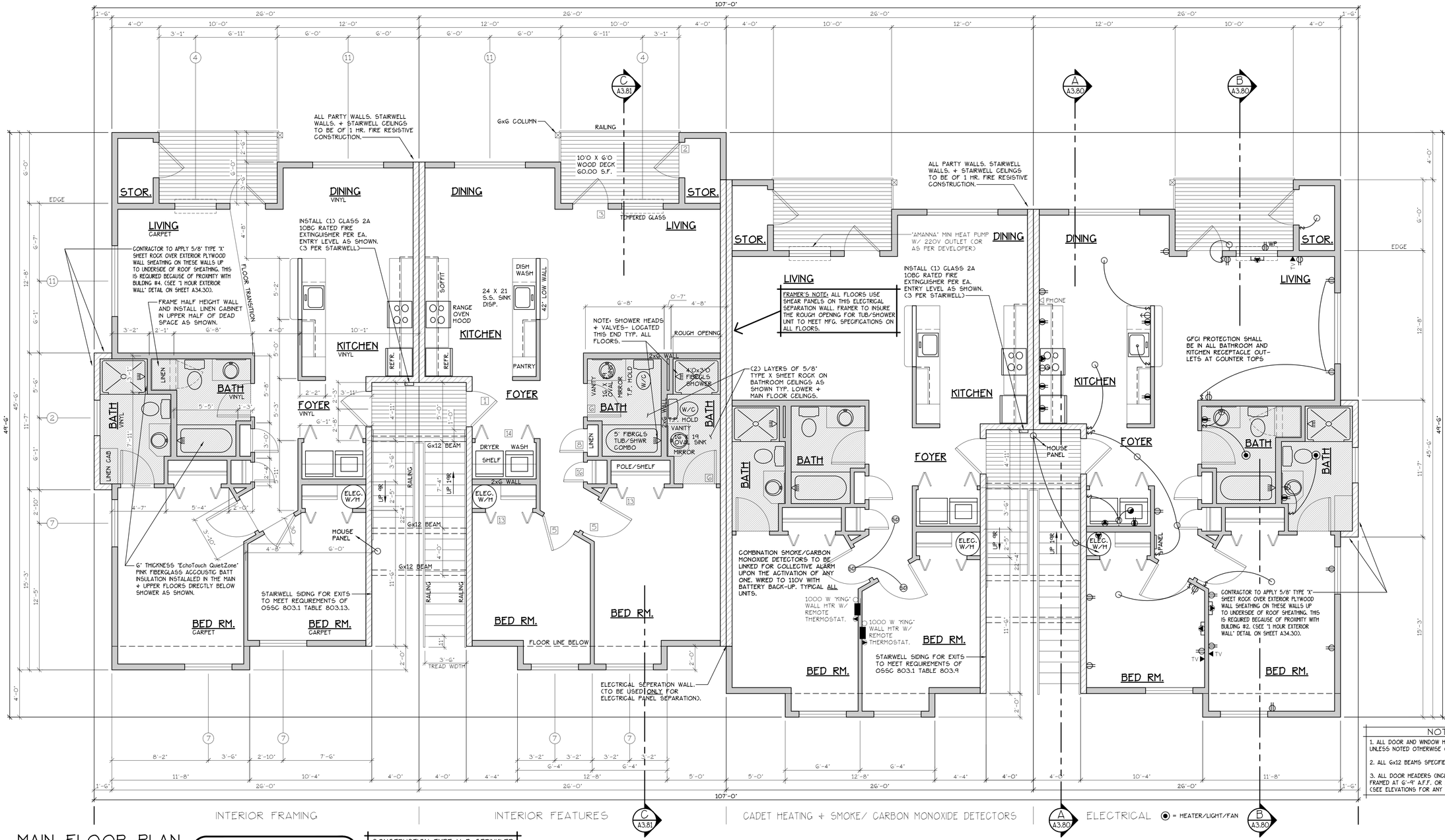
BLDA-12-SDR/TUD1
A1.30/E1.1

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A1.30



NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
2. ALL Gx12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 2,6,8,12,16,18,23,24+28

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	typ	FRAMES MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(2)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(3)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(4)	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(5)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'O X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'O x 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'O X 4'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS: BED RM. = 2'-6" DOOR BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A3.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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NORTHPLACE APARTMENTS PHASE 2

MAIN FLOOR PLAN

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.

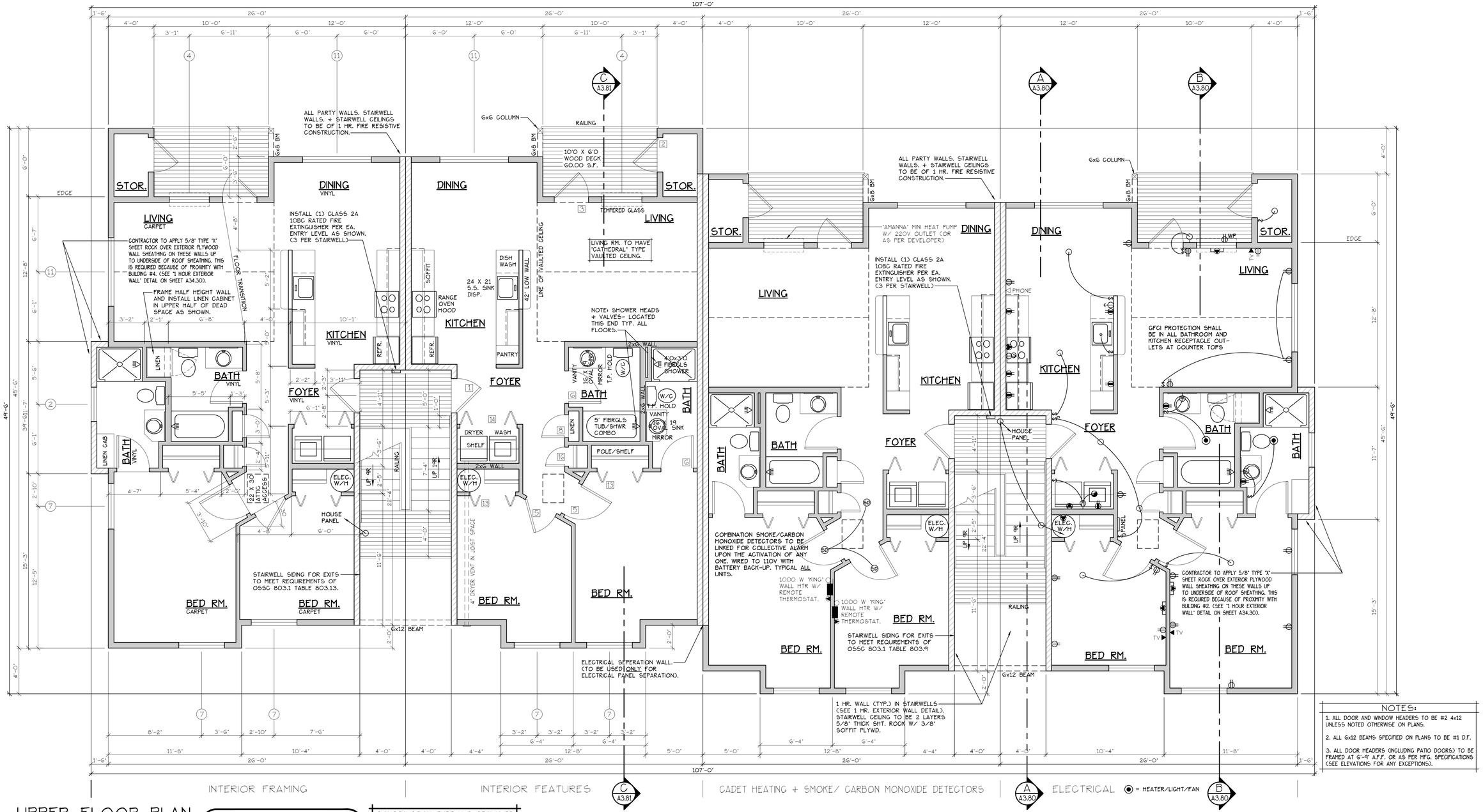
BLDA-12-22R/PLOT1
AS ARCHITECTS

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A1.40



UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 2,6,8,12,16,18,23,24+28

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

DOOR SCHEDULE

#	DOORS WIDTH	DOORS HEIGHT	DOORS THICK	DOORS TYP.	FRAMES MATL.	FRAMES FIN.	FRAMES TYP	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	6 PANEL GO MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(2)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(3)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(4)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(5)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK STAIN
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK STAIN
(7)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK STAIN
(8)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK STAIN
(9)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK STAIN
(10)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK STAIN
(10A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK STAIN
(11)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK STAIN
(12)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK STAIN
(13)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK STAIN
(14)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK STAIN
(15)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK STAIN
(16)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK STAIN
(16A)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK STAIN

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A3.20 BEFORE BEGINNING ANY CONSTRUCTION.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

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.

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NORTHPLACE APARTMENTS

UPPER FLOOR PLAN

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.

BLDA-12-SUB/PLOT1
PLOTTED: 8.5.2025

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

JOB # 7073

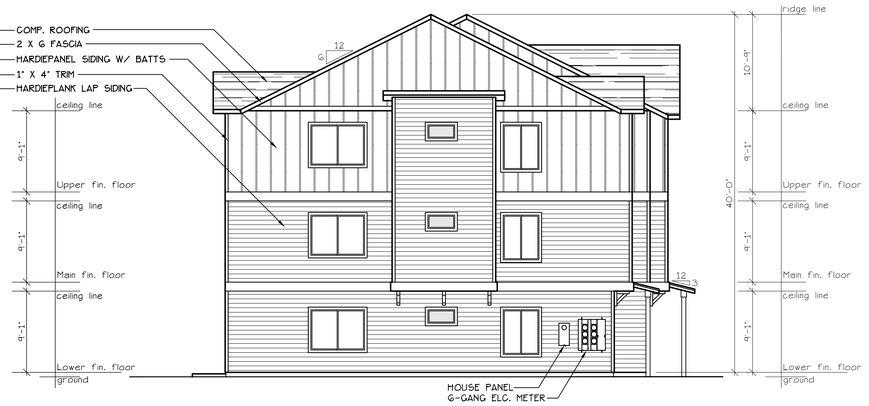
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2025

A1.50



REAR ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"

BLD.2.6.8.12.16.18.23.24+28



END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"

BLD.2.6.8.12.16.18.23.24+28



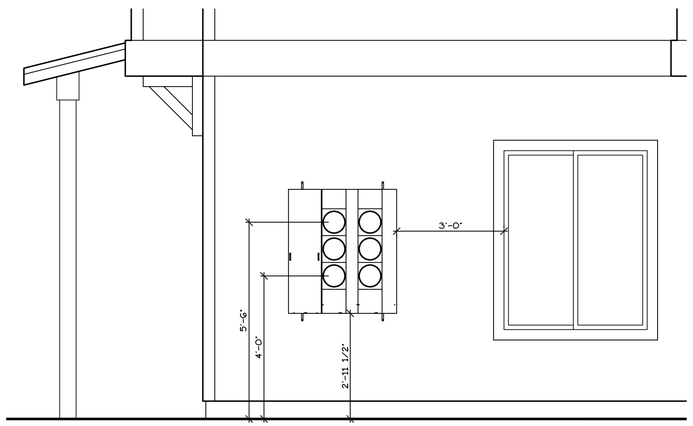
FRONT ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"

BLD.2.6.8.12.16.18.23.24+28

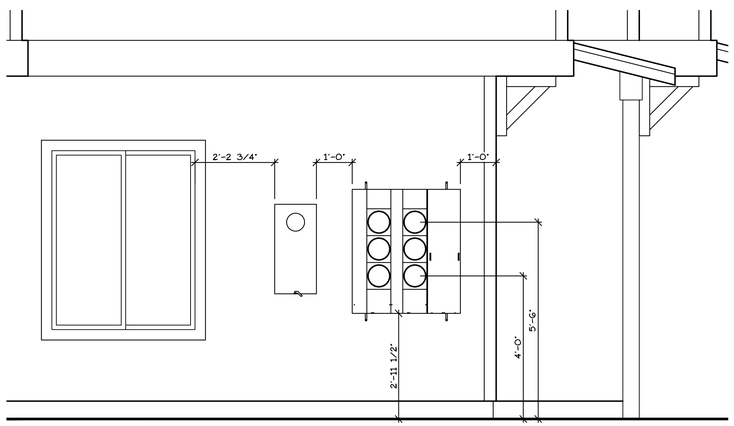


END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"

BLD.2.6.8.12.16.18.23.24+28



WEST ELEVATION
SCALE: 1/2" = 1'-0"



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

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BUILDING ELEVATIONS

NORTHPLACE APARTMENTS PHASE 2

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.

BLDA-12-SDR/PLOT1
A1.90EL1

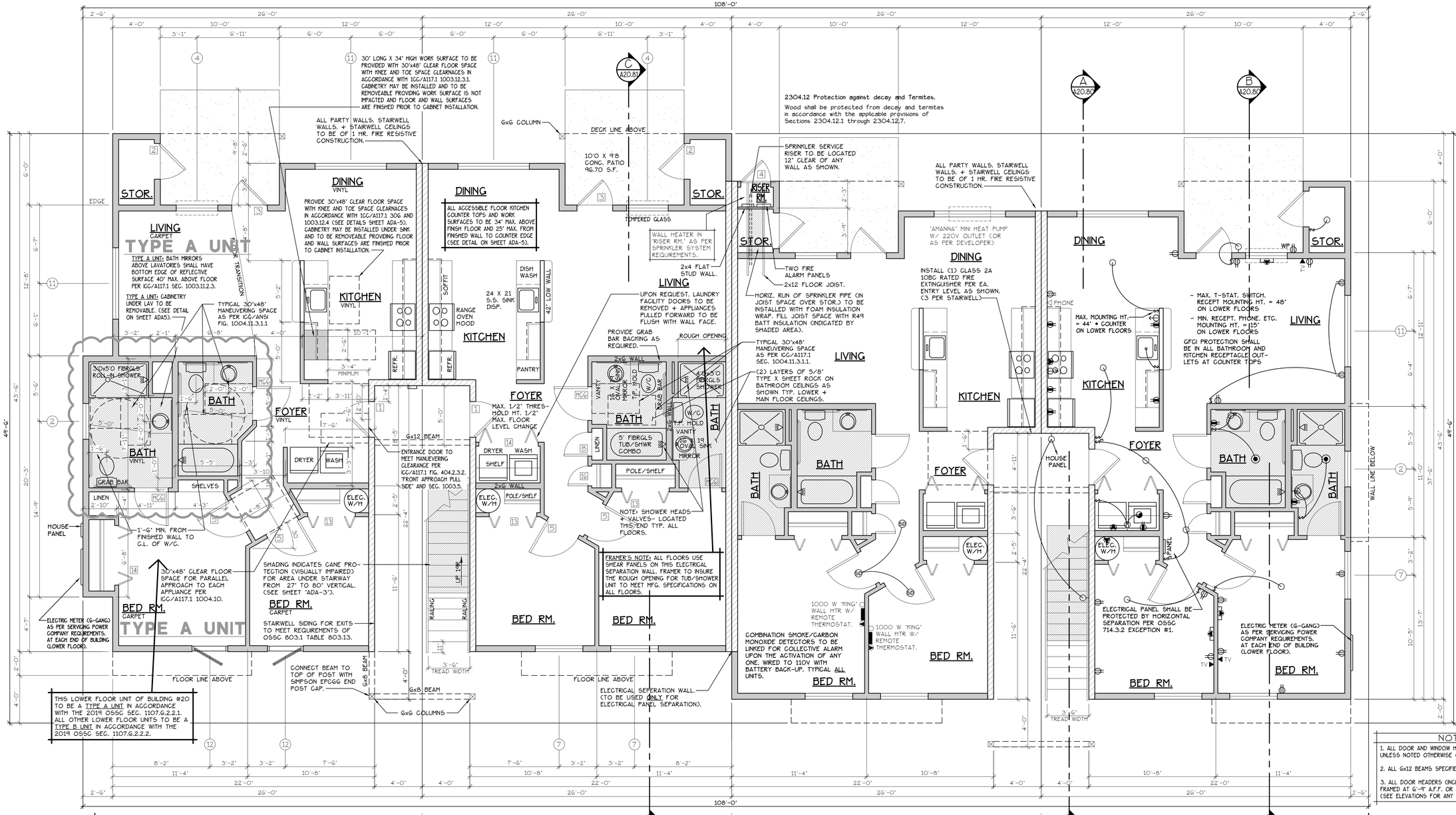
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

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

Renew date June 30, 2026

A1.90



INTERIOR FRAMING | INTERIOR FEATURES | CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS | ELECTRICAL ◉ = HEATER/LIGHT/FAN

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

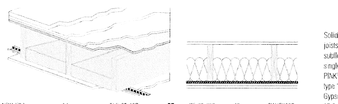
"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 17+26

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

EF) 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
EF) 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.



NRC-F90	1 h	ELI-55-107a	55	IIF-55-039	49 SWD5807
NBC-F90	45 mn	TEI-55-115a	56	IIF-55-041	50 SWD5807
NBC-F89	1 h	NBC-F89	51	NRC-F59	44 SWD5807

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") OSB subfloor, resilient channels spacing specified below; single 152 mm (6") Roxul Safe Batt™ or 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")

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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 UNT.

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.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A20.20 BEFORE BEGINNING ANY CONSTRUCTION.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASST. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(2)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ 1/4" THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(3)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(4)	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(5)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⑧	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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NORTHPLACE APARTMENTS PHASE 2

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.

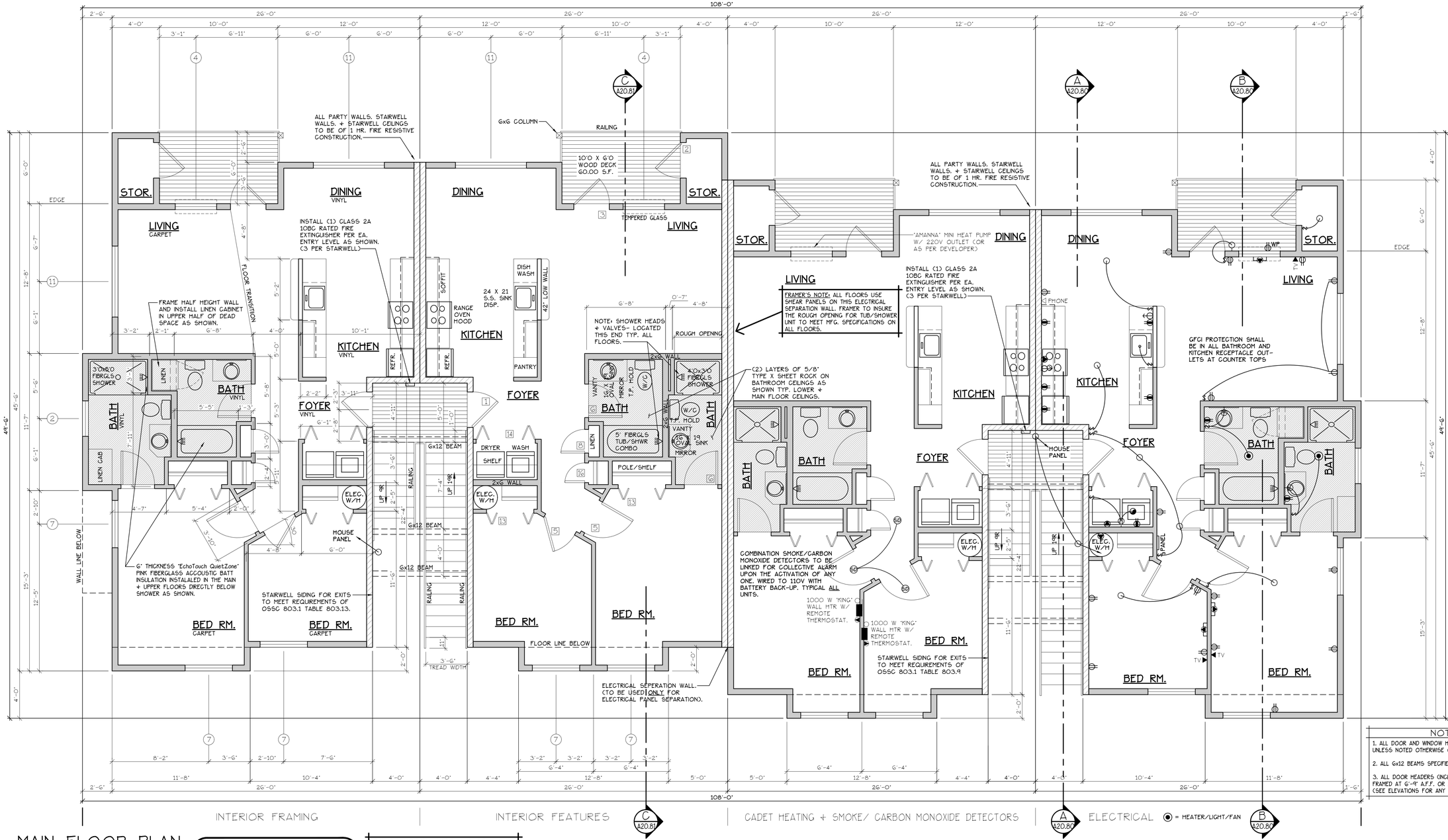
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4/29/2021

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A2.30



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).

MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 17+26

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL W/ 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(2)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(3)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(4)	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(5)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A20.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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NORTHPLACE APARTMENTS PHASE 2

MAIN FLOOR PLAN

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.

BLDA-12-A-SERVPLOT1
A24MAY18

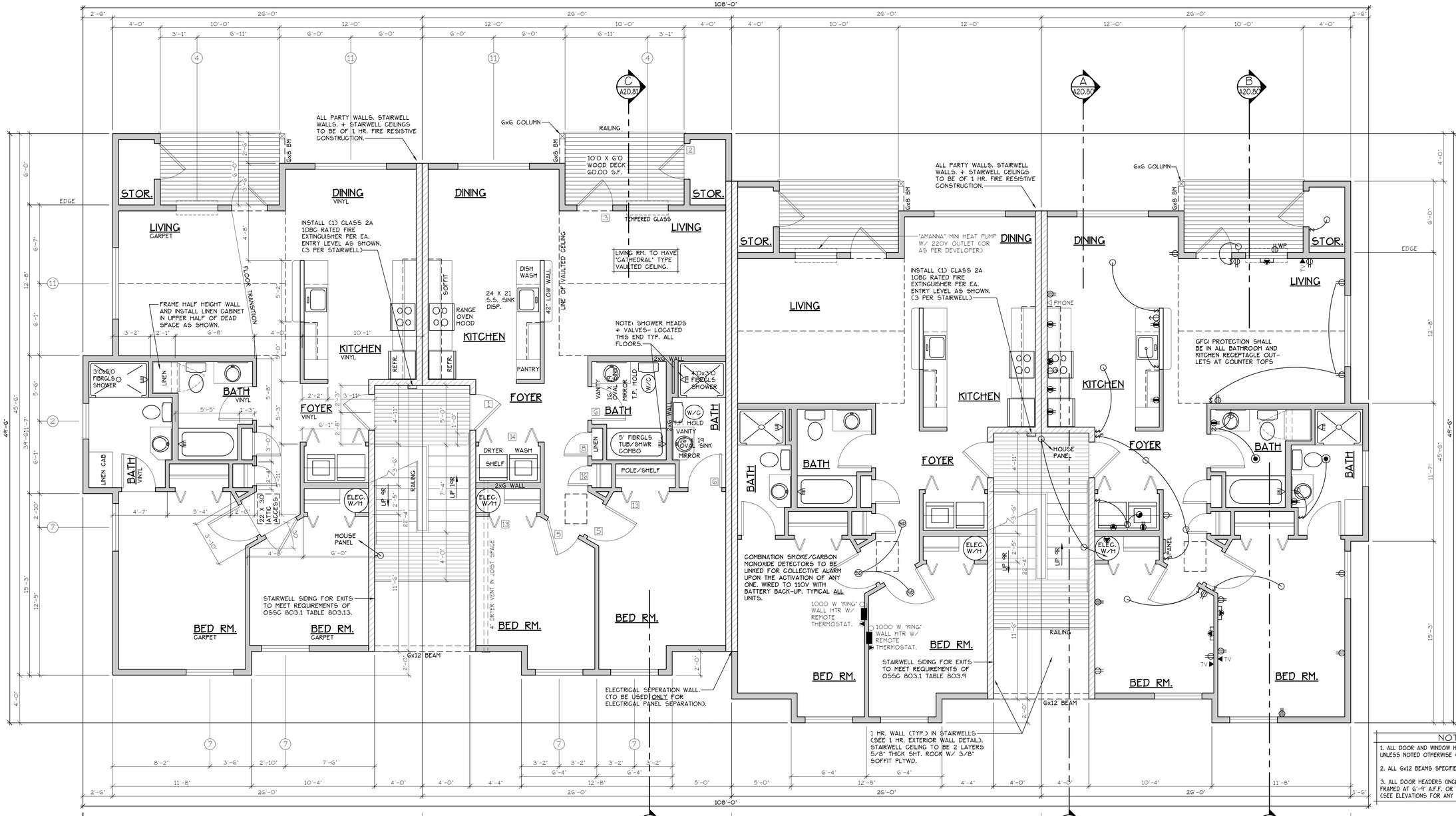
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Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

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

Renew date June 30, 2023

A2.40



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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 17+26

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	FRAMES MATL.	FIN.	TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	A	METAL	PAINT	G PANEL GO MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	B	METAL	PAINT	G 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
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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
8	2'-6"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
11	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR* **
12	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	5'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
14	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
15	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	5'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
17	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
18	1'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
8	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
11	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS: BED RM. = 2'-6" DOOR BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A20.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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NORTHPLACE APARTMENTS PHASE 2

UPPER FLOOR PLAN

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.

BLDA-1D-A-SDR/PLOT1
4/20/2021

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A2.50



REAR ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17



END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17+26



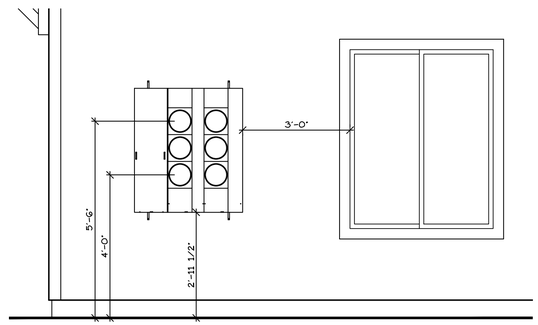
FRONT ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17+26



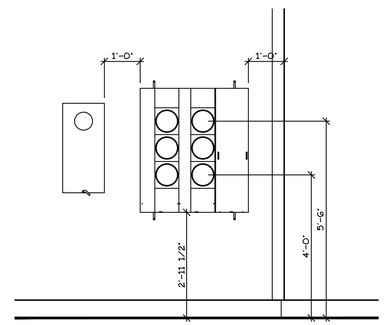
END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17+26



REAR ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 2G



END ELEVATION
SCALE: 1/2" = 1'-0"



END ELEVATION
SCALE: 1/2" = 1'-0"

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BUILDING ELEVATIONS

NORTHPLACE APARTMENTS PHASE 2

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.

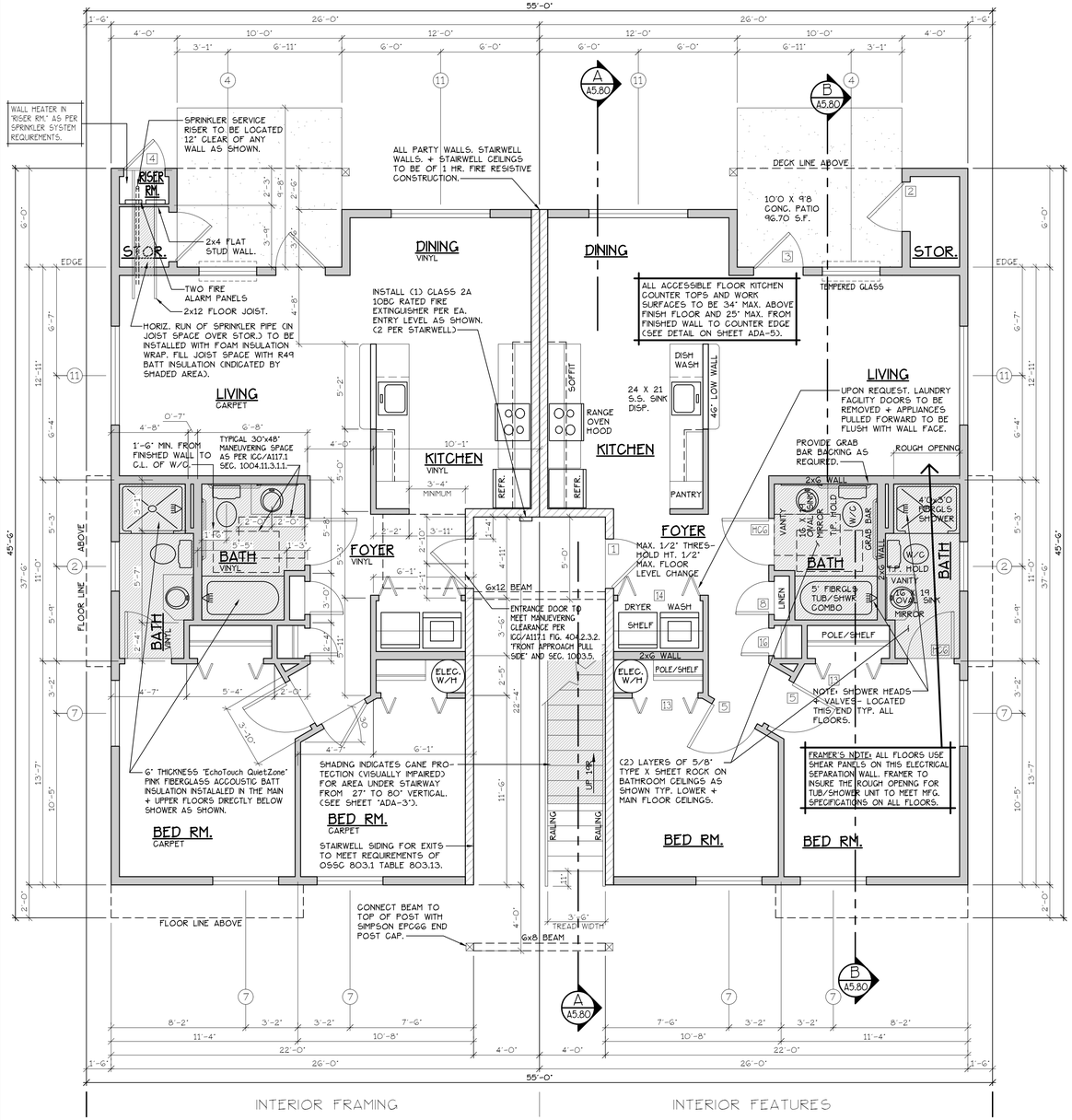
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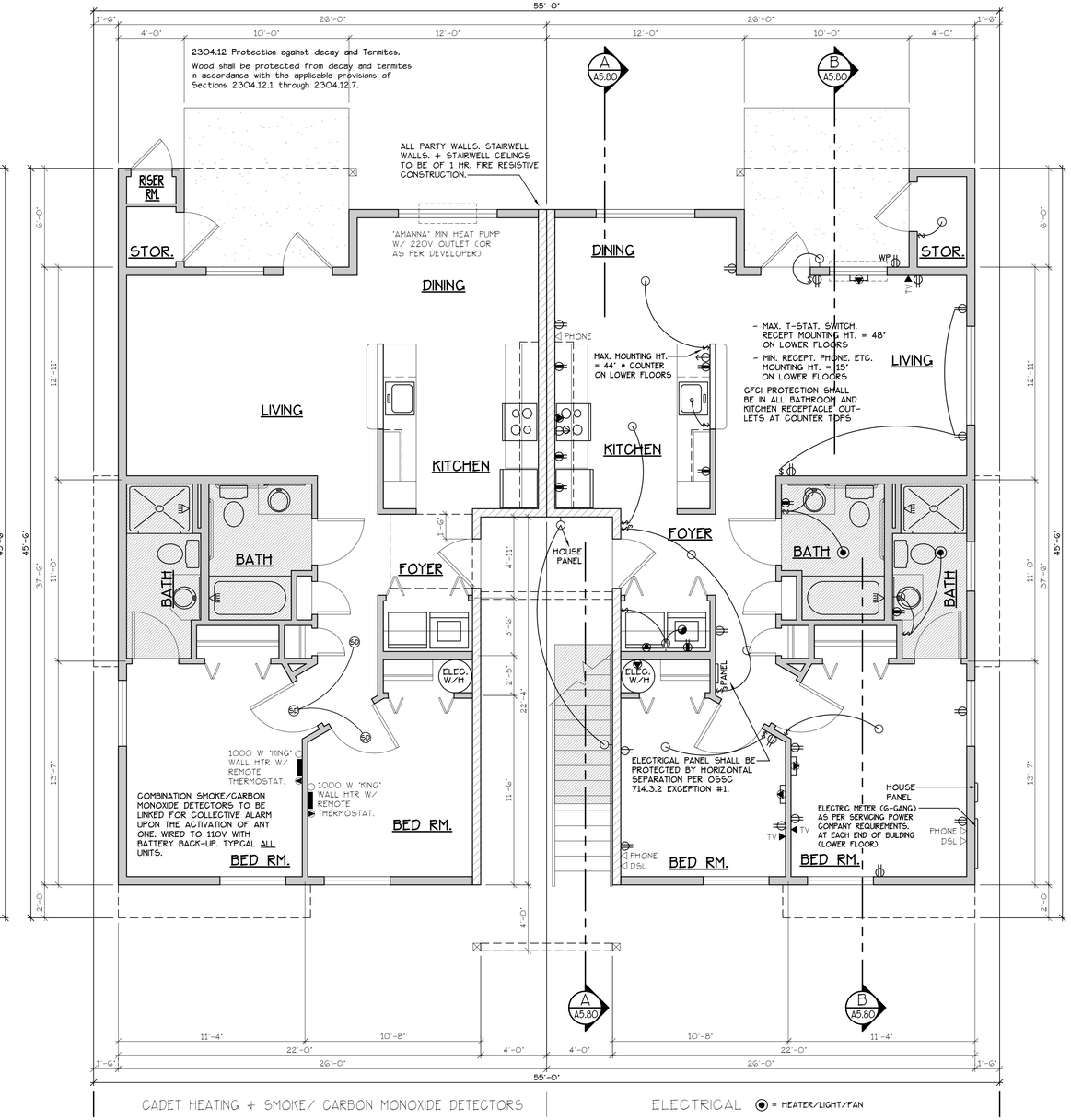
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A2.90





INTERIOR FRAMING | INTERIOR FEATURES | CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS | ELECTRICAL ◉ = HEATER/LIGHT/FAN

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"A" UNIT = 952 S.F.

TYPE A UNITS

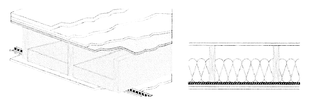
BLD. 15

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'-8" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.



NBC-F1hl	1 h	FLI-95-107a	55	IIF-95-039	49	SWUS807
NBC-F9h	45 min	FLI-95-115a	56	IIF-95-041	50	SWUS807
NBC-F3g	1 h	NRC-F3g	51	NRC-F3g	44	SWUS807

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") OSB subfloor, resilient channels spacing specified below; single 152 mm (6") thickness GoDutch™ 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")

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A5.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP	FRAMES MATL.	FIN.	REMARKS
(A)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(B)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(C)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(D)	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(E)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F2)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(G)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(H)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(J)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(J2)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR* **
(K)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(L)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(M)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(N)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(P)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(R)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(R2)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	5'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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NORTHPLACE APARTMENTS PHASE 2

LOWER FLOOR PLAN

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.

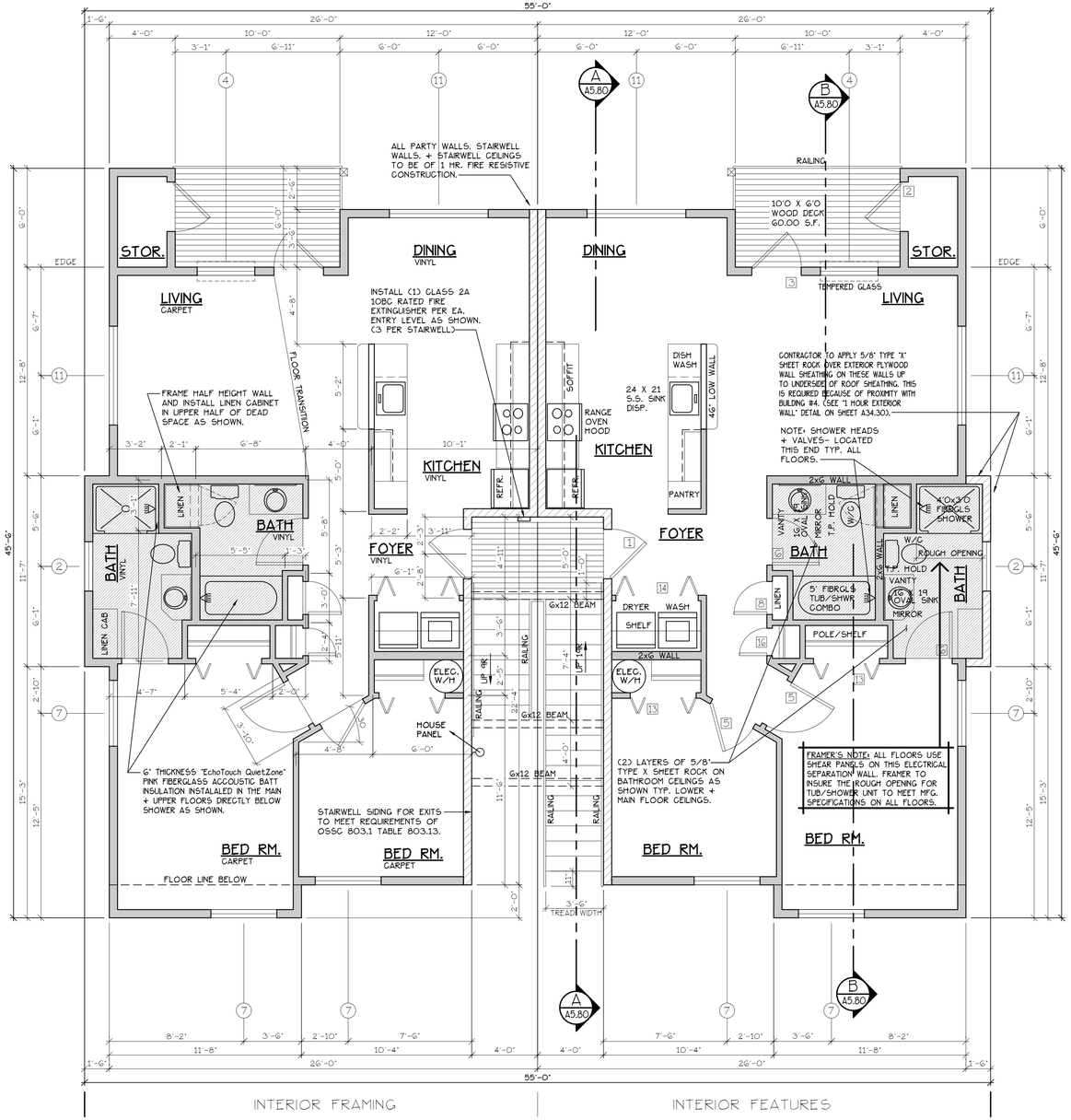
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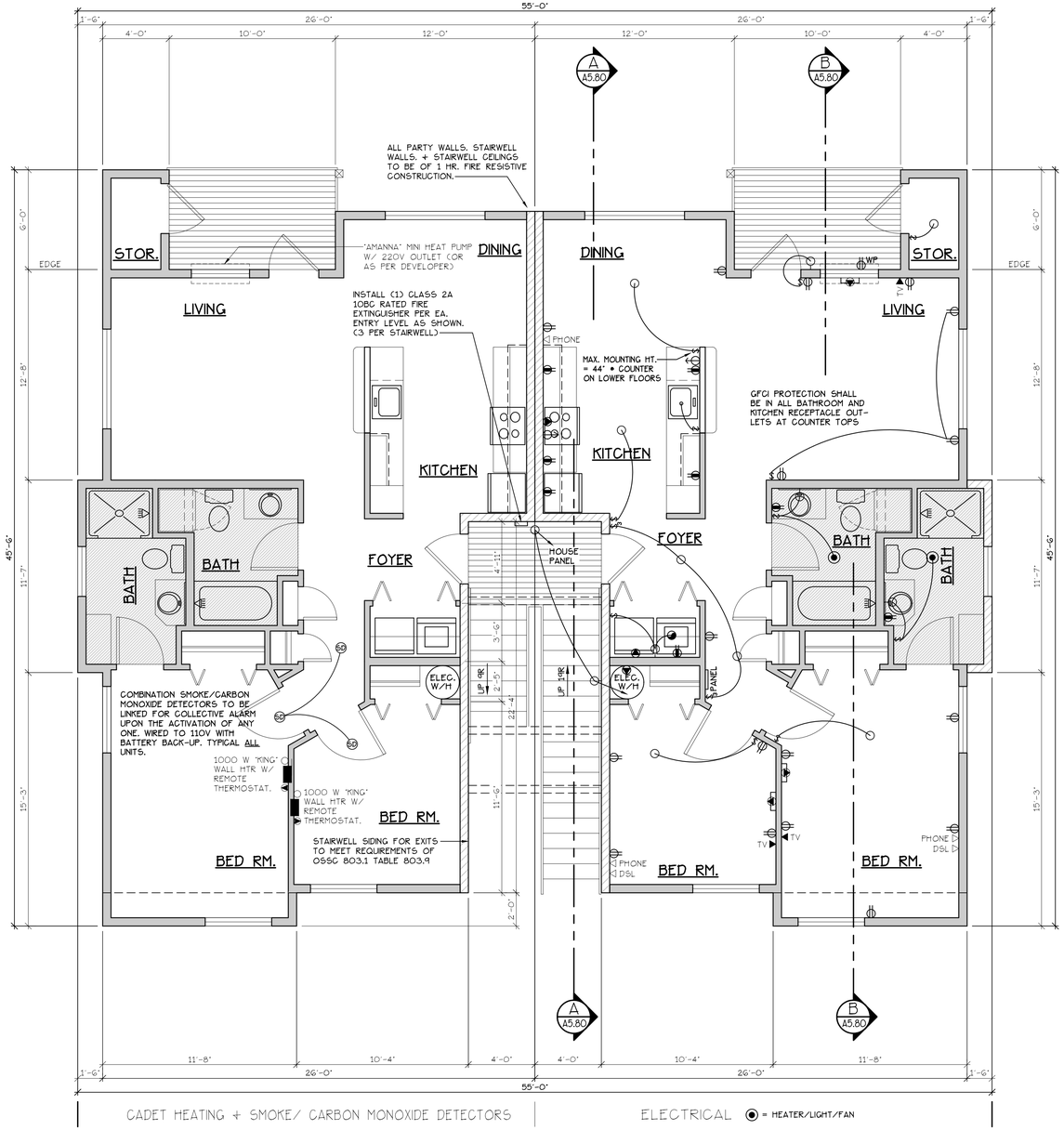
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Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1976
MARK D. GRENZ
Renew date June 30, 2023

A3.30





MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 15

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. 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
(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	
(6A)	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
(9A)	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
(16)	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.5.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A5.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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NORTHPLACE APARTMENTS PHASE 2

MAIN FLOOR PLAN

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.

BLDA-6-SDR/PLOT1
A24.40/B2

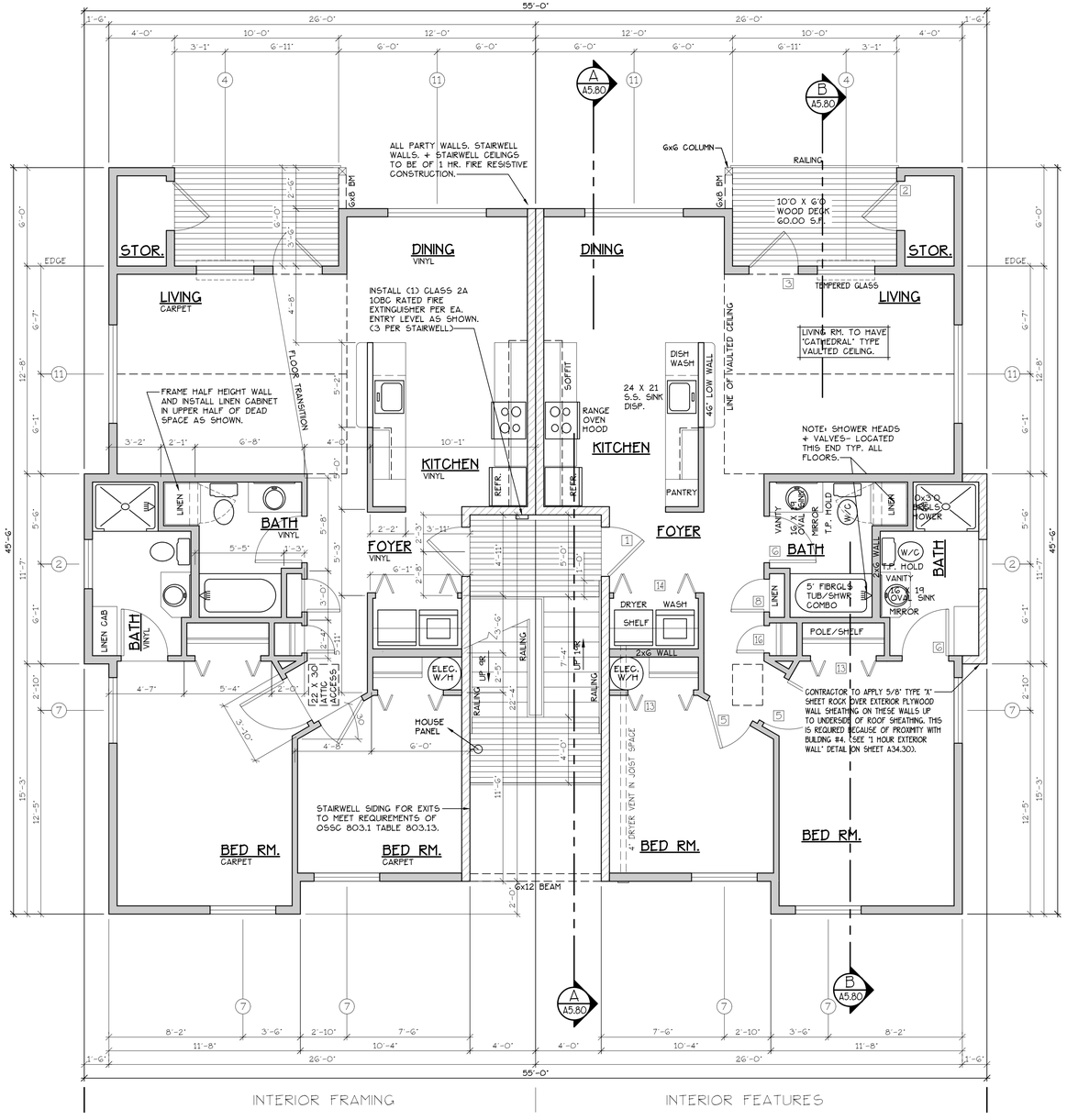
Design: P.E.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

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

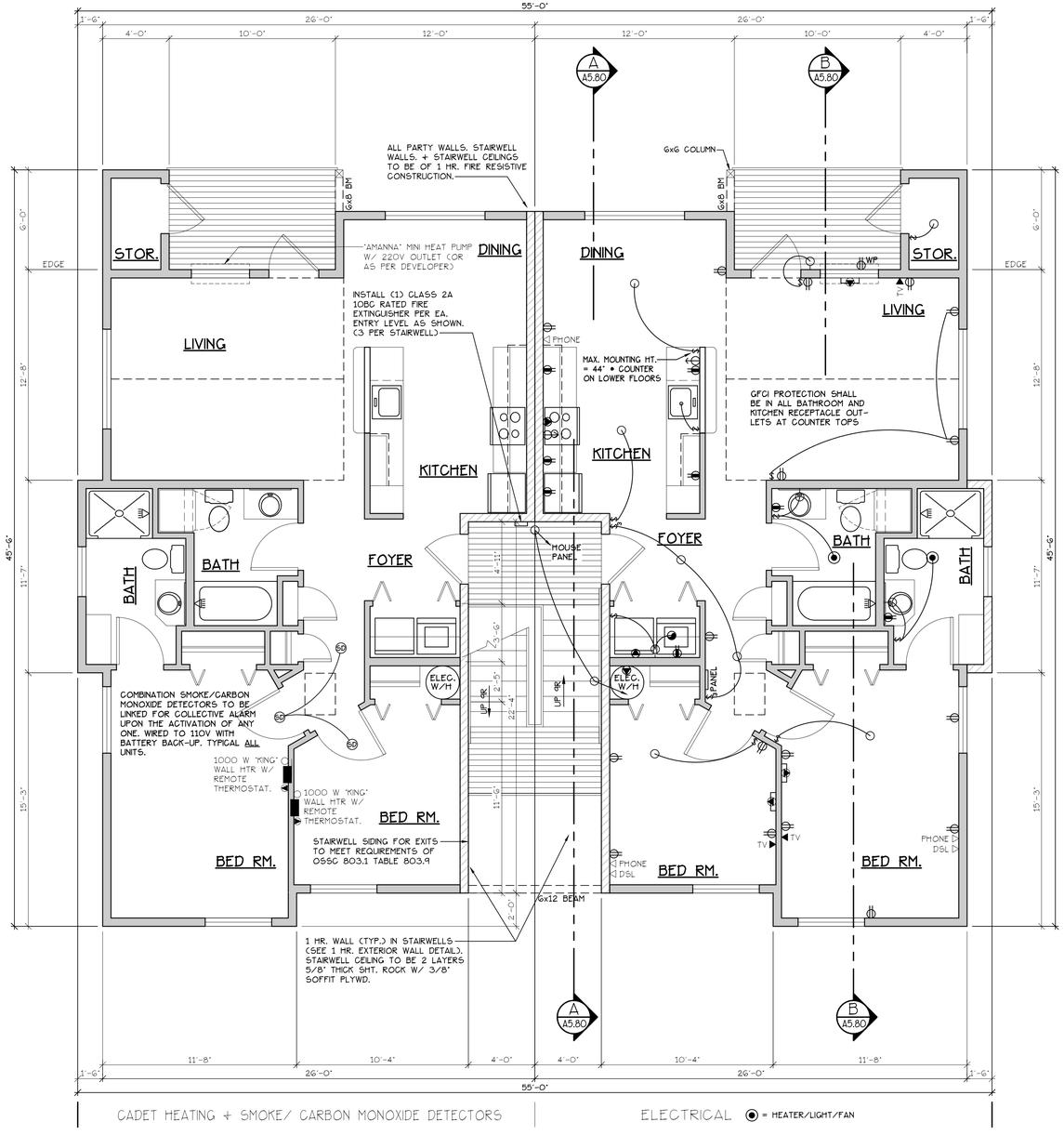
Renew date June 30, 2025

A3.40



INTERIOR FRAMING

INTERIOR FEATURES



CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS

ELECTRICAL ⦿ = HEATER/LIGHT/FAN

UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 15

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'-9" 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
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	
6PR	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
9PR	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'-0"	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
16	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
8	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
11	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS: BED RM. = 2'-6" DOOR, BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A5.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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NORTHPLACE APARTMENTS PHASE 2

UPPER FLOOR PLAN

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.

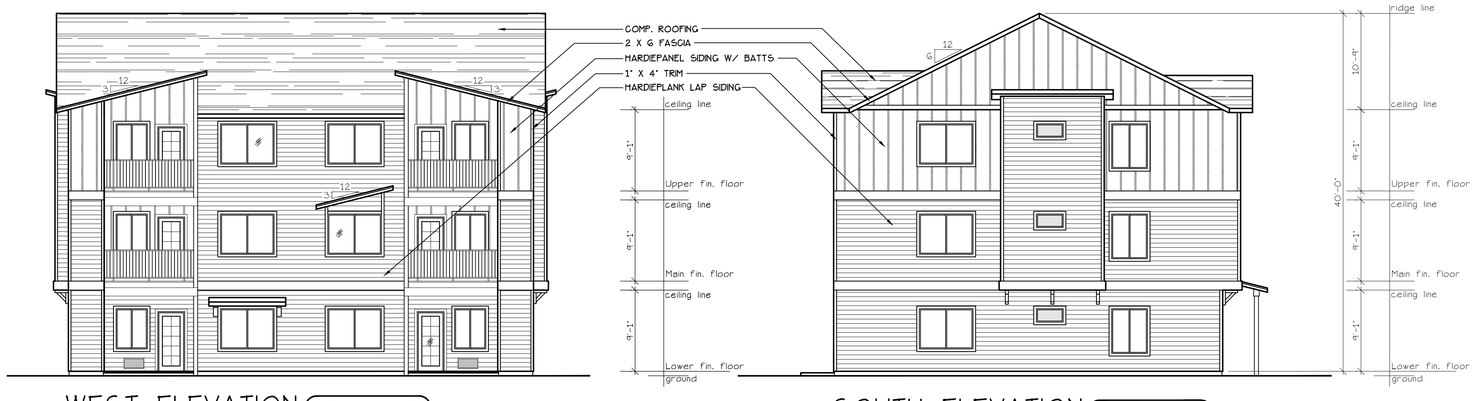
BLDA-6-SDR/PLOT1
A3.50.DGN

Design: P.E.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

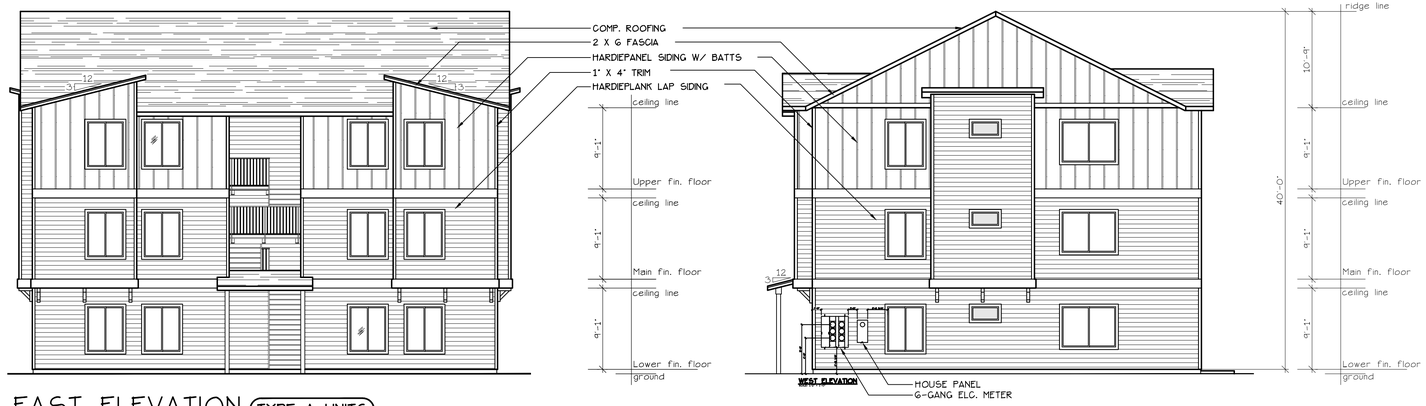
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A3.50



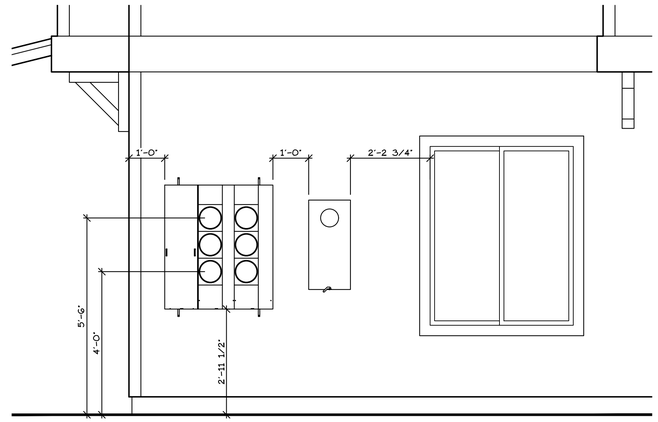
WEST ELEVATION (TYPE A UNITS) (BLD. 15)
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION (TYPE A UNITS) (BLD. 15)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (TYPE A UNITS) (BLD. 15)
SCALE: 1/8" = 1'-0"

NORTH ELEVATION (TYPE A UNITS) (BLD. 15)
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/2" = 1'-0"

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BUILDING ELEVATIONS

NORTHPLACE APARTMENTS PHASE 2

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.

BLDA-6-SDR/PLOT1
A.90EXT

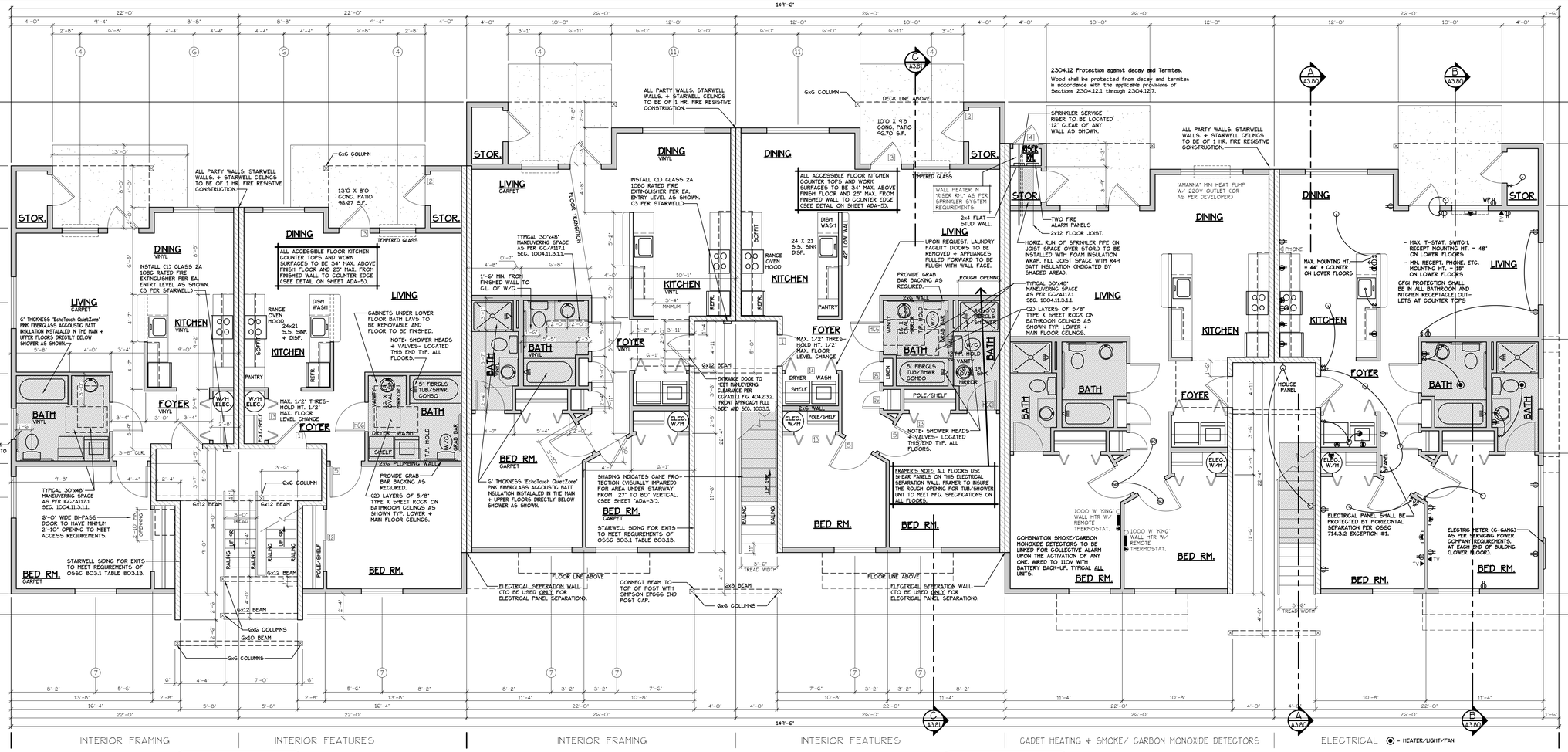
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Date: May-23
Scale: AS SHOWN

JOB # 7073

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

Renew date June 30, 2025

A3.90



LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"A" UNIT = 952 S.F.

"C" UNIT = 728 S.F.

BLD. 22

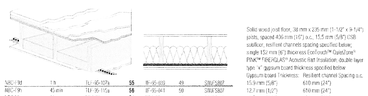
CONSTRUCTION TYPE V B SPRINKLED SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

(F) 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.

(F) 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

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'-8" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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 ASSY. 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

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

** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE						
#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A3.20 BEFORE BEGINNING ANY CONSTRUCTION.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

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.

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.

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NORTHPLACE APARTMENTS PHASE 2

LOWER FLOOR PLAN

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.

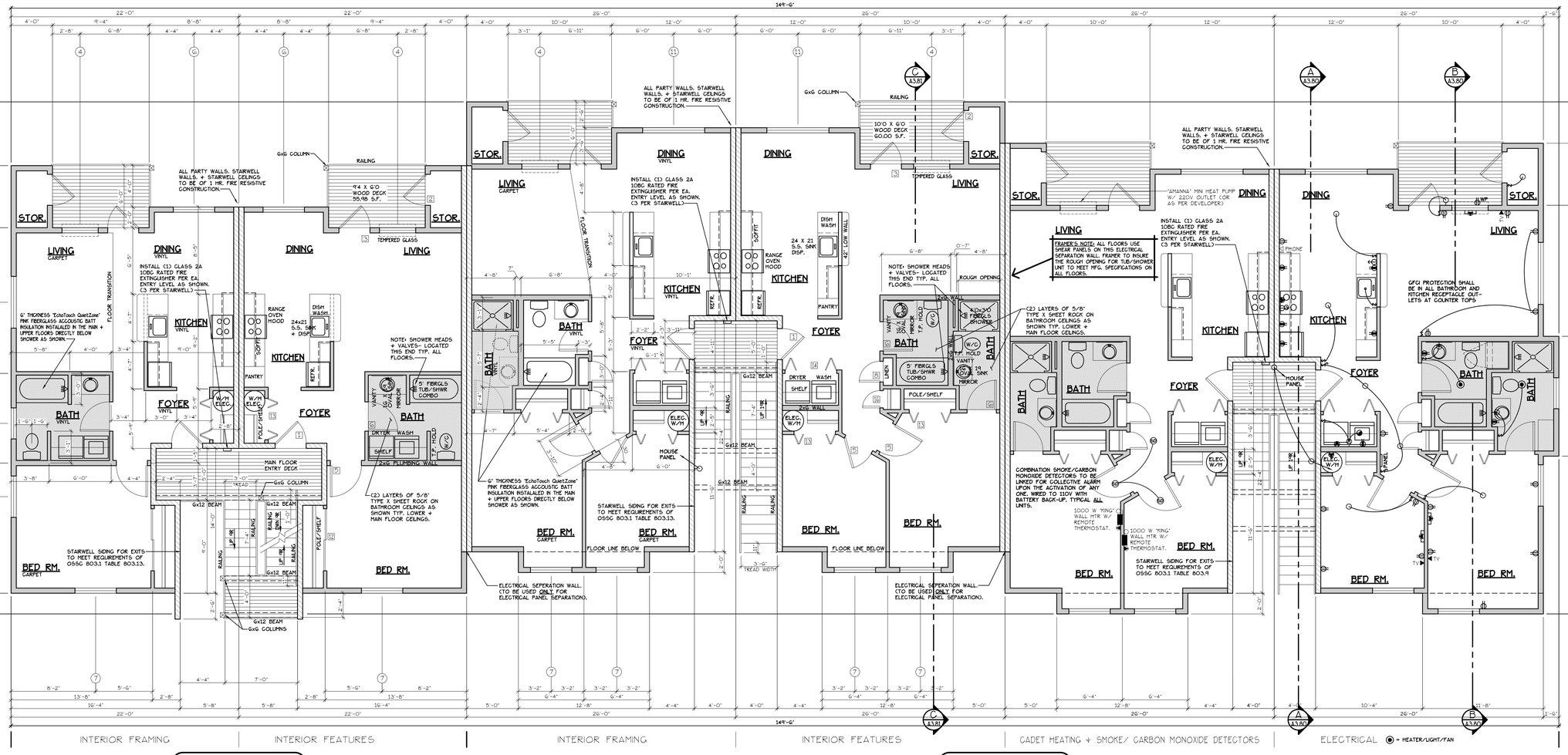
BLDG-18-SDR/PLOT1
A4.30/DES.F

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A4.30



MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

"A" UNIT = 952 S.F.

"C" UNIT = 728 S.F.

BLD. 22

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

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'-8" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A3.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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NORTHPLACE APARTMENTS PHASE 2

MAIN FLOOR PLAN

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.

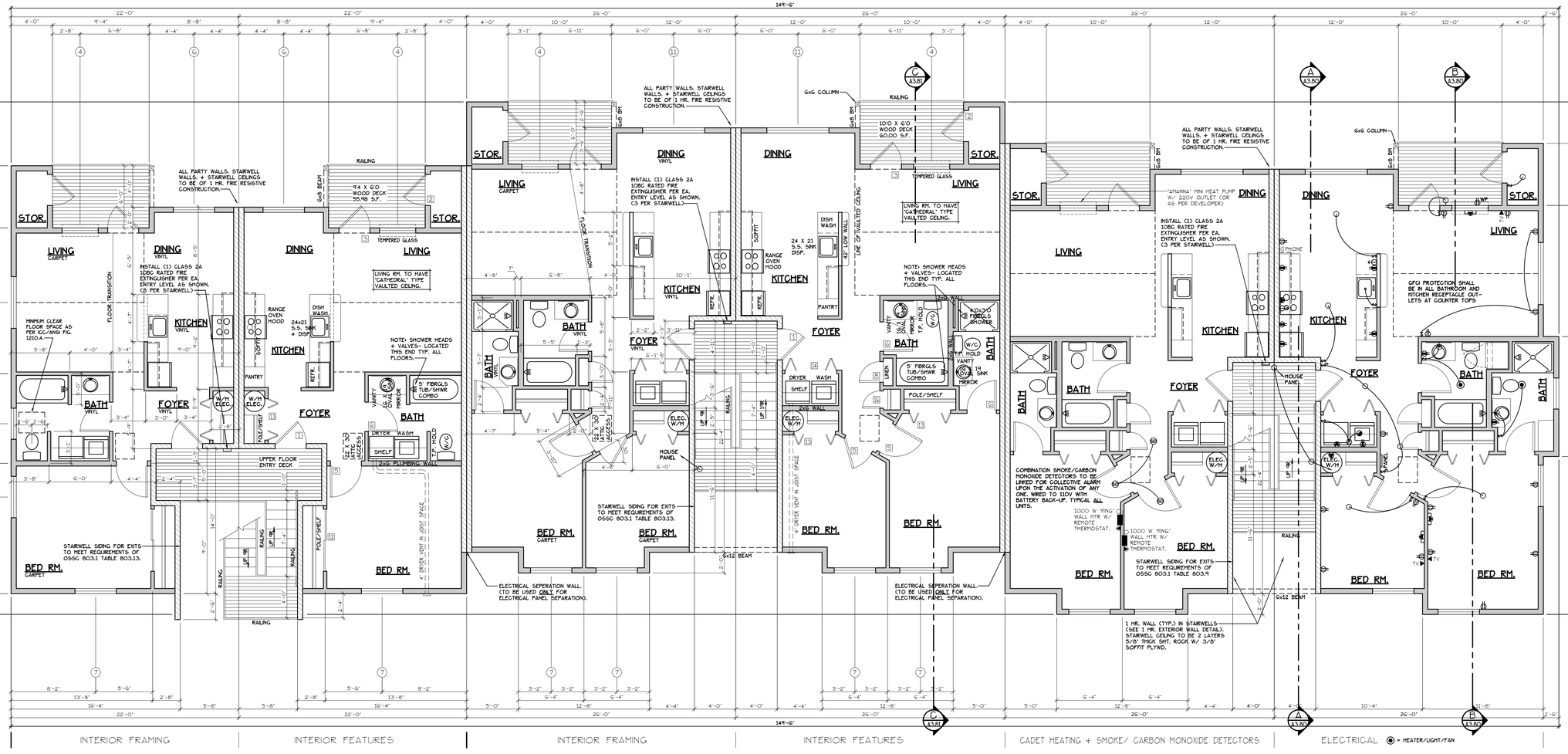
BLDG-18-SDR/PLOT11
AA-ARCH

Design: P.E.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A4.40



INTERIOR FRAMING | INTERIOR FEATURES | INTERIOR FRAMING | INTERIOR FEATURES | CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS | ELECTRICAL ⊙ = HEATER/LIGHT/FAN

UPPER FLOOR PLAN

SCALE: 3/16" = 1'-0"

"A" UNIT = 952 S.F.

"C" UNIT = 728 S.F.

TYPE A UNITS

BLD. 22

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

(F) 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
(F) 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(7)(8)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9)(10)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A3.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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www.multitech.we

NORTHPLACE APARTMENTS PHASE 2

UPPER FLOOR PLAN

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.

BLDG-18-SDR/PLOT1
4/1/2022

Design: P.E.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A4.50



WEST ELEVATION (BLD. 22)
SCALE: 1/8" = 1'-0"



TYPE C UNITS

SOUTH ELEVATION (BLD. 22)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (BLD. 22)
SCALE: 1/8" = 1'-0"



TYPE A UNITS

NORTH ELEVATION (BLD. 22)
SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS

NORTHPLACE APARTMENTS PHASE 2

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.

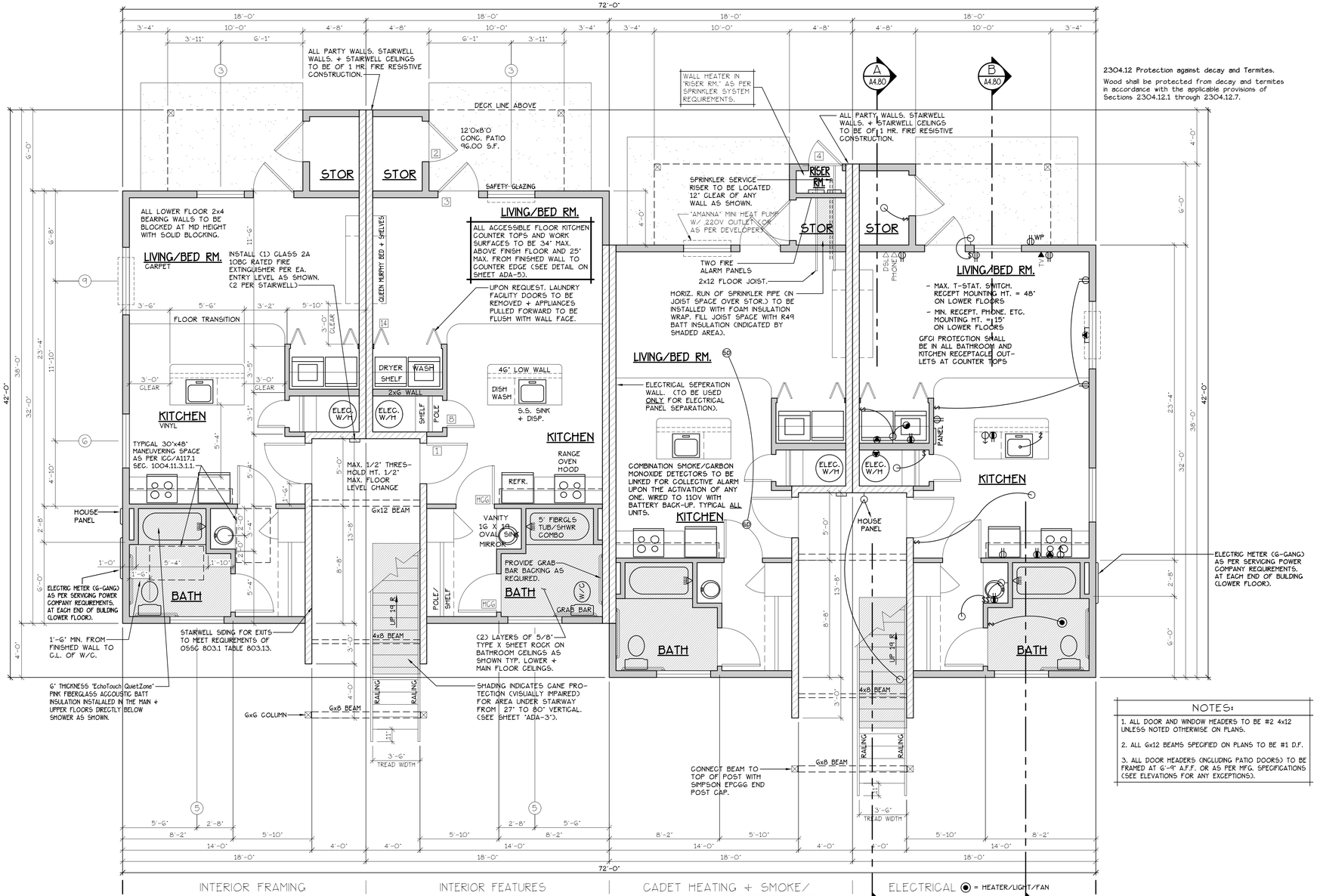
BLDAC-18-.SDR/PLOT11
AA.ASCE1

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A4.90



2304.12 Protection against decay and Termites.

Wood shall be protected from decay and termites in accordance with the applicable provisions of Sections 2304.12.1 through 2304.12.7.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"B" UNIT = 547 S.F.

TYPE B UNITS | BLD. 1

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	G PANEL GO MIN RATED ASSY. W/ THRESHOLD. WEATHERSTRIP. CLOSURES.
(2)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	G 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(7)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(8)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(10)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(10A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(11)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(14)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'O X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	5'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'O x 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'O X 4'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

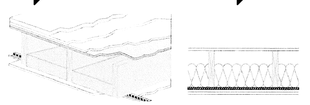
NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.



NBC-F1B	1 h	TLI-35-107a	55	IIB-35-059	49	SWA5807
NBC-F9h	45 min	TLI-35-115a	56	IIF-35-041	50	SWA5807
NBC-F8g	1 h	NBC-F8g	51	NBC-F9g	44	SWA5807

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") OSB 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")

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A4.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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.

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www.multitech.ws office@multitech.ws

NORTHPLACE APARTMENT COMPLEX

LOWER FLOOR PLAN

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.

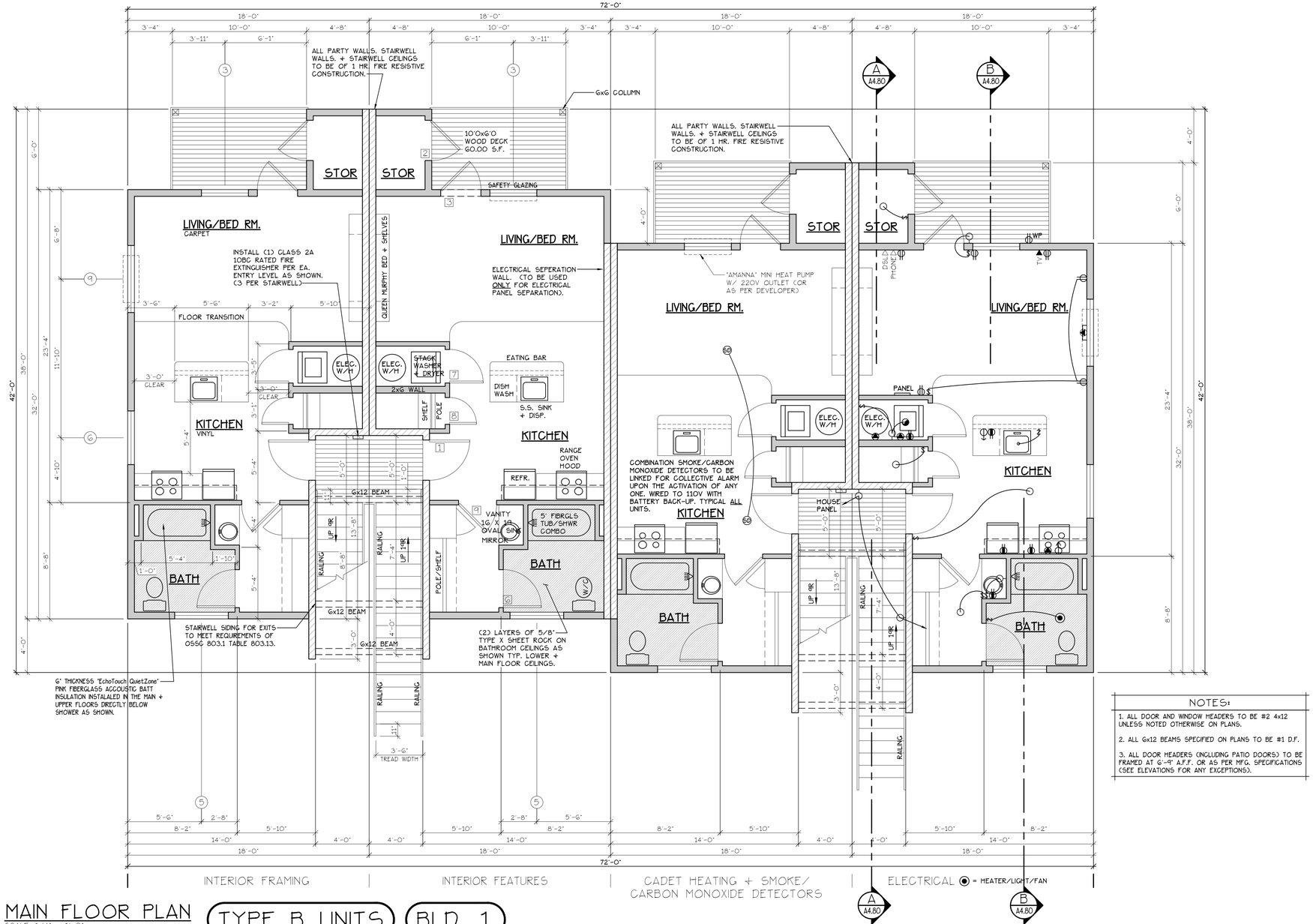
BLDB-12-SDR/PLOT1
A4.10/A5.20

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A5.30



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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

MAIN FLOOR PLAN

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

"B" UNIT = 547 S.F.

TYPE B UNITS — BLD. 1

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
8	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
10A	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
11	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
14	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16A	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	5'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
8	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
11	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A4.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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NORTHPLACE APARTMENT COMPLEX

MAIN FLOOR PLAN

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.

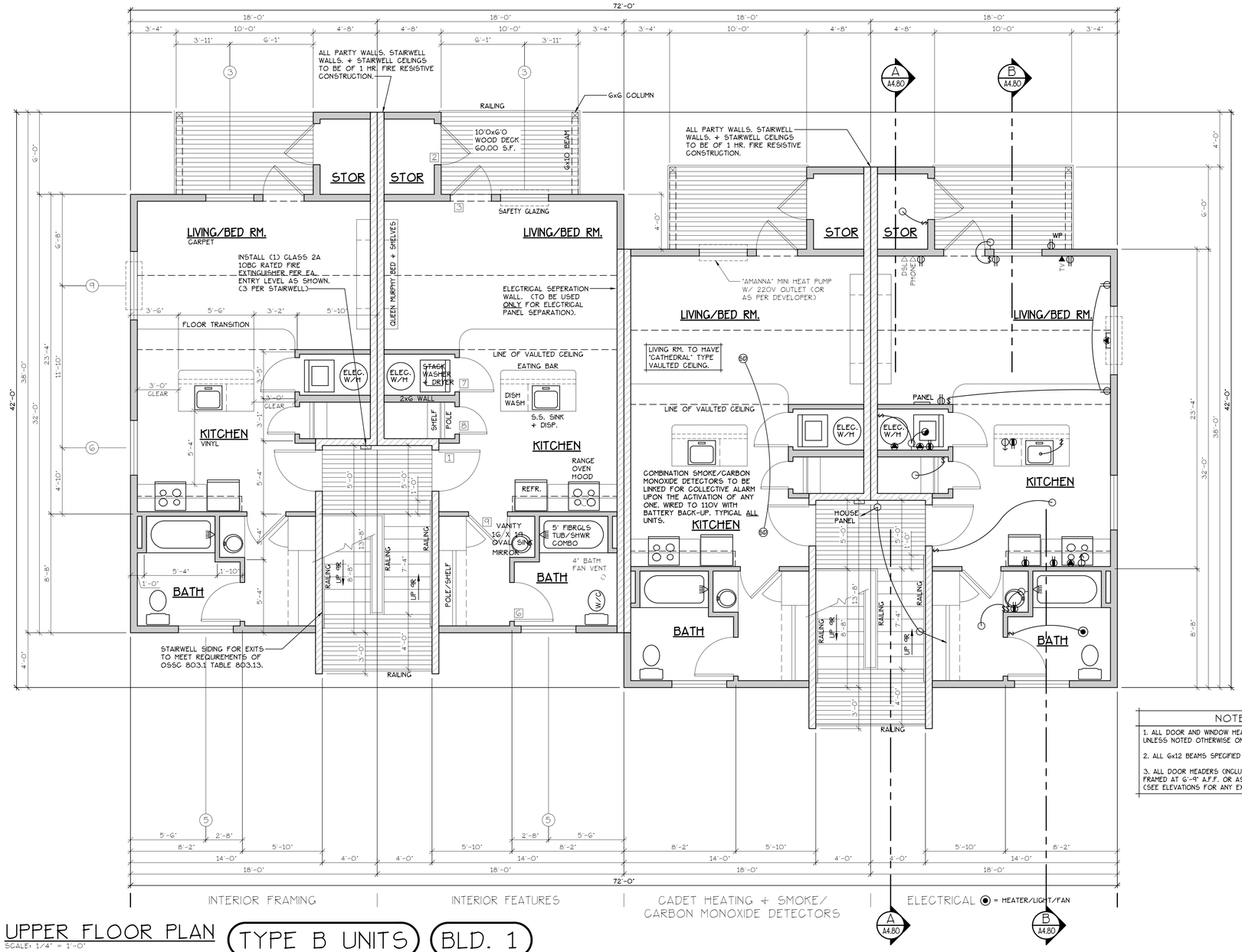
BLDB-12-SDR/PLOT11
ALL PAPER SIZE

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A5.40



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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

UPPER FLOOR PLAN

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

TYPE B UNITS — BLD. 1

"B" UNIT = 547 S.F.

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL GO MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(2)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(3)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(4)	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(5)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(PKT)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(PKT)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR* **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A4.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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NORTHPLACE APARTMENT COMPLEX

UPPER FLOOR PLAN

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.

BLDG-12-OSR/PLOT1
ALS/DGS/DF

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Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

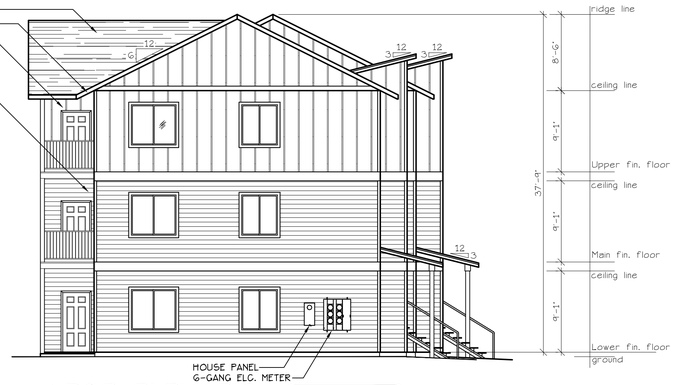
JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2025

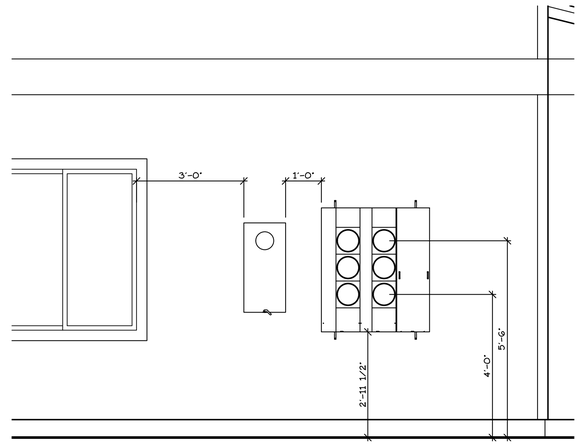
A5.50



NORTH ELEVATION (TYPE B UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 1)



WEST ELEVATION (TYPE B UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 1)



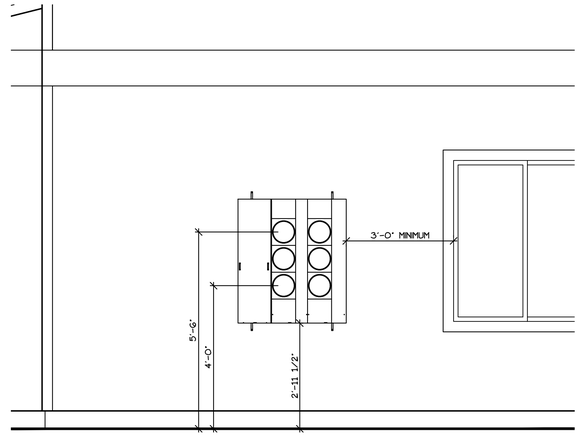
WEST ELEVATION
SCALE: 1/2" = 1'-0"



SOUTH ELEVATION (TYPE B UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 1)



EAST ELEVATION (TYPE B UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 1)



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

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BUILDING ELEVATIONS

NORTHPLACE 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.

BLDB-12-SDR/PLOT11
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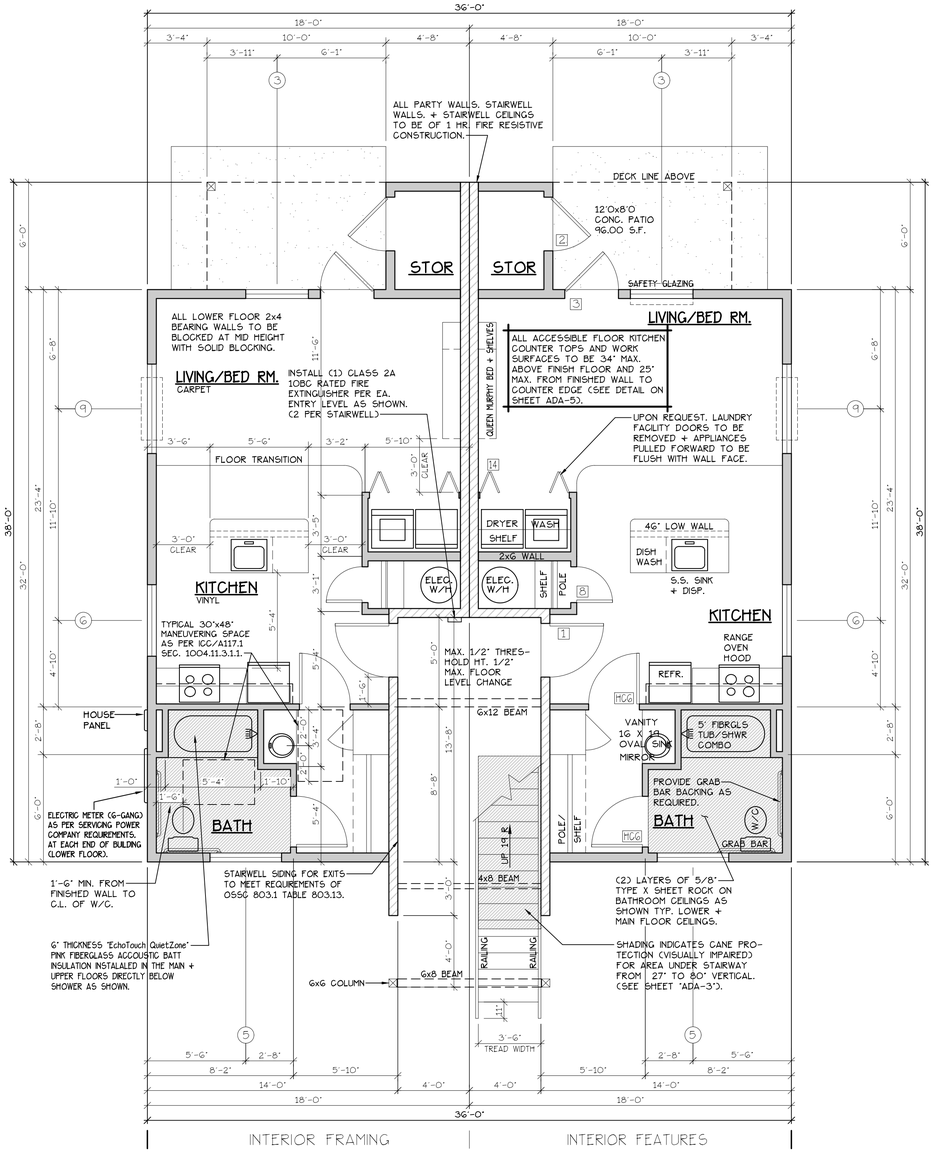
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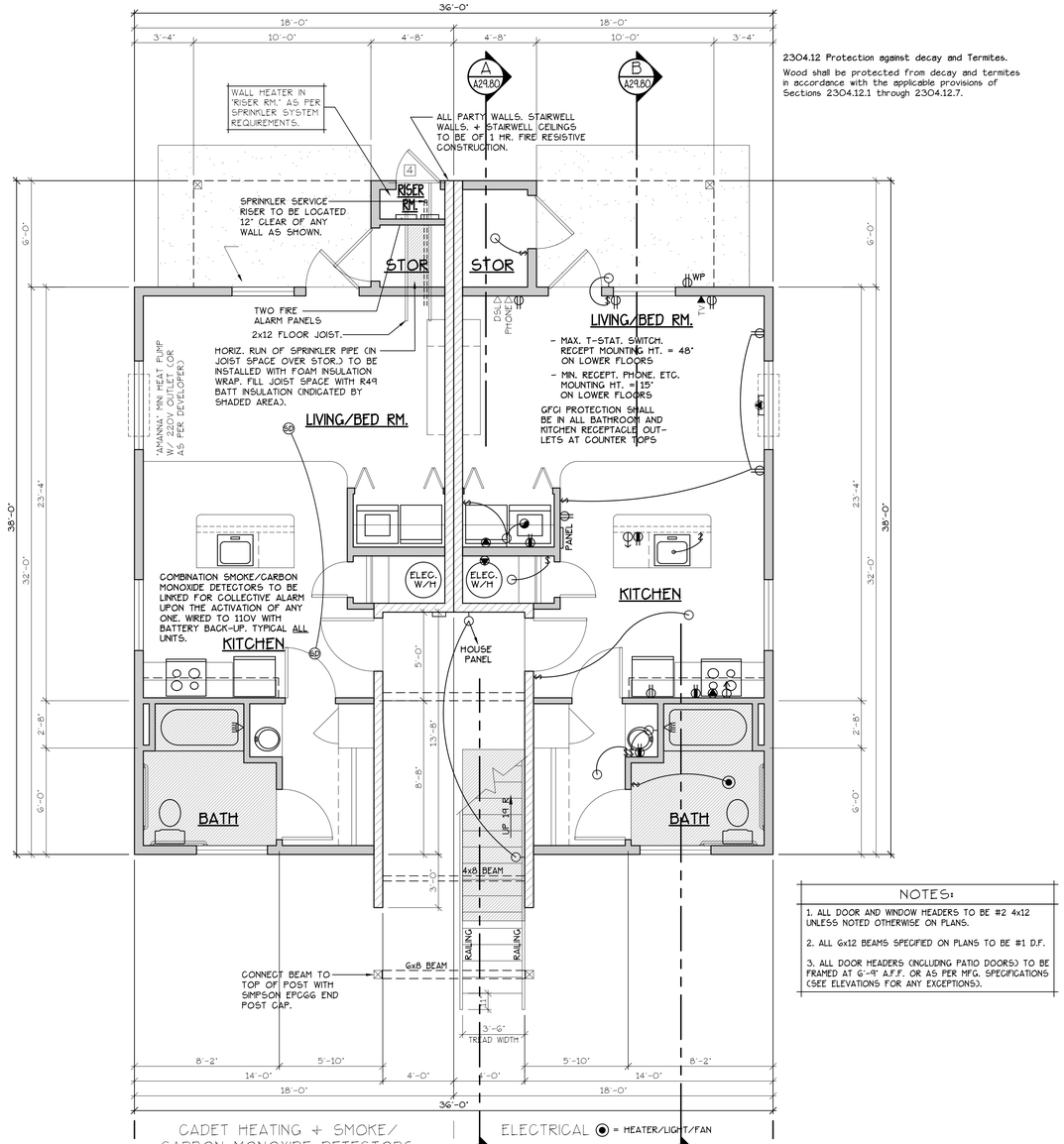
JOB # 7073

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

Renew date June 30, 2025

A5.90





2304.12 Protection against decay and Termites.

Wood shall be protected from decay and termites in accordance with the applicable provisions of Sections 2304.12.1 through 2304.12.7.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

LOWER FLOOR PLAN

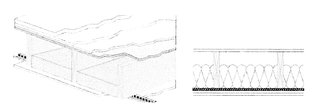
SCALE: 1/4" = 1'-0"

(HANDICAP ADAPTABLE/ACCESSIBLE)

"B" UNIT = 547 S.F.

TYPE B UNITS | BLD. 29

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



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") OSB 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")

NAC-19b	1 h	TLI-35-107a	55	BI-35-039	49	SWA5807
NBC-19c	45 min	TLI-35-115a	56	BF-35-041	50	SWA5807
NBC-19g	1 h	NBC-19g	51	NBC-19g	44	SWA5807

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

EFJ 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
EFJ 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A29.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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.

DOOR SCHEDULE

#	DOORS WIDTH	DOORS HEIGHT	DOORS THICK	FRAMES TYP.	FRAMES MATL.	FRAMES FIN.	TYP	REMARKS MATL.	REMARKS FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL GO MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(2)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(3)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(4)	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(5)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	5'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	6'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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NORTHPLACE APARTMENT COMPLEX

LOWER FLOOR PLAN

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.

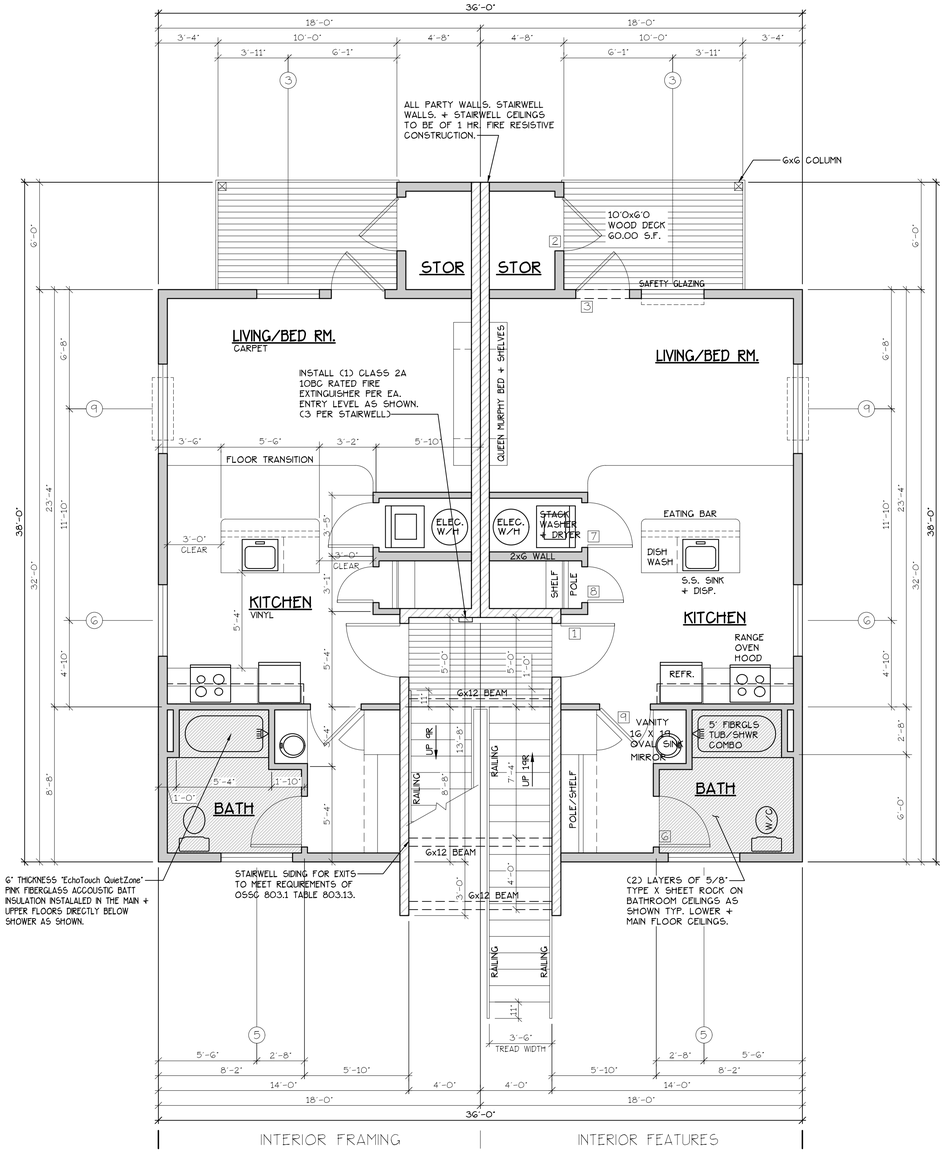
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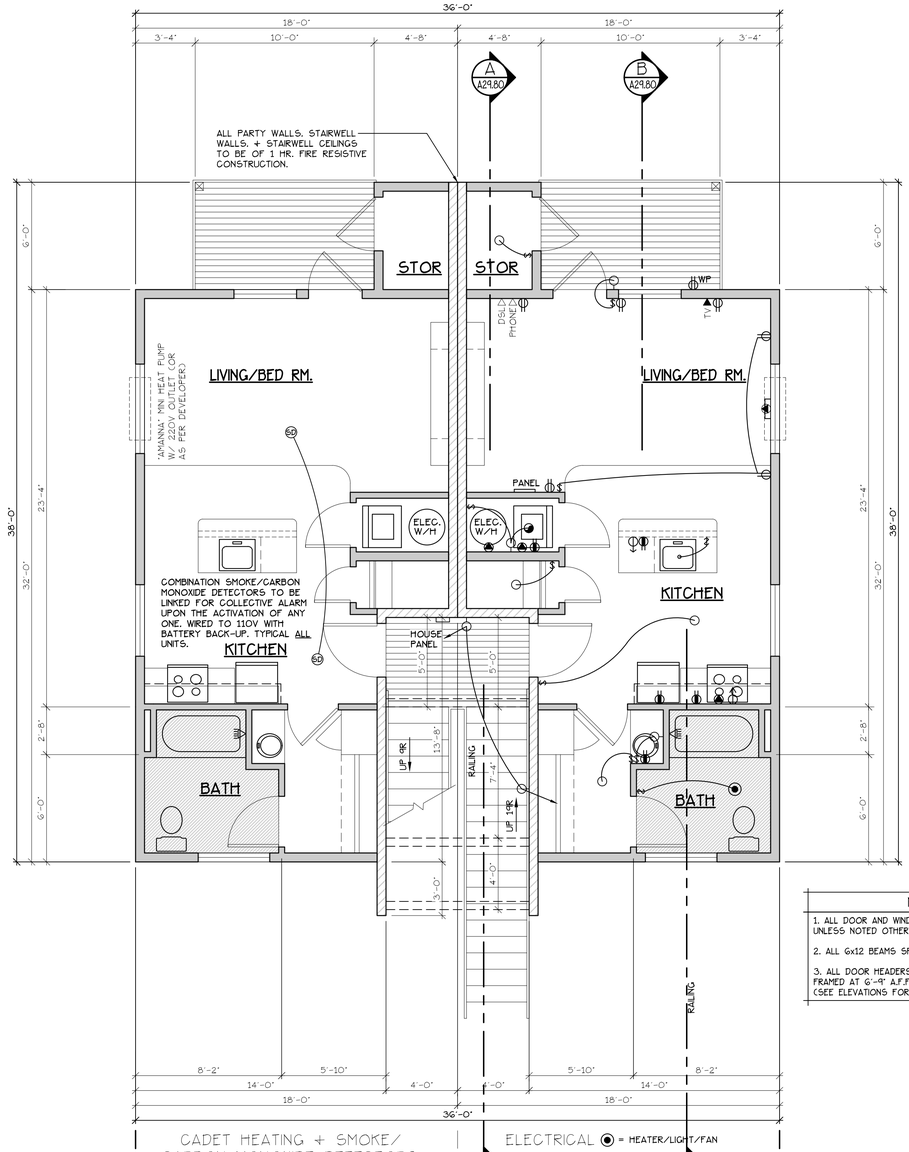
JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2025

A6.30



INTERIOR FRAMING | INTERIOR FEATURES



CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS | ELECTRICAL ◉ = HEATER/LIGHT/FAN

MAIN FLOOR PLAN

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

"B" UNIT = 547 S.F.

TYPE B UNITS | BLD. 29

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(7)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(8)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(10)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(10A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(11)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(13)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(13)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'O X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	5'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'O X 4'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A29.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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NORTHPLACE APARTMENT COMPLEX

MAIN FLOOR PLAN

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.

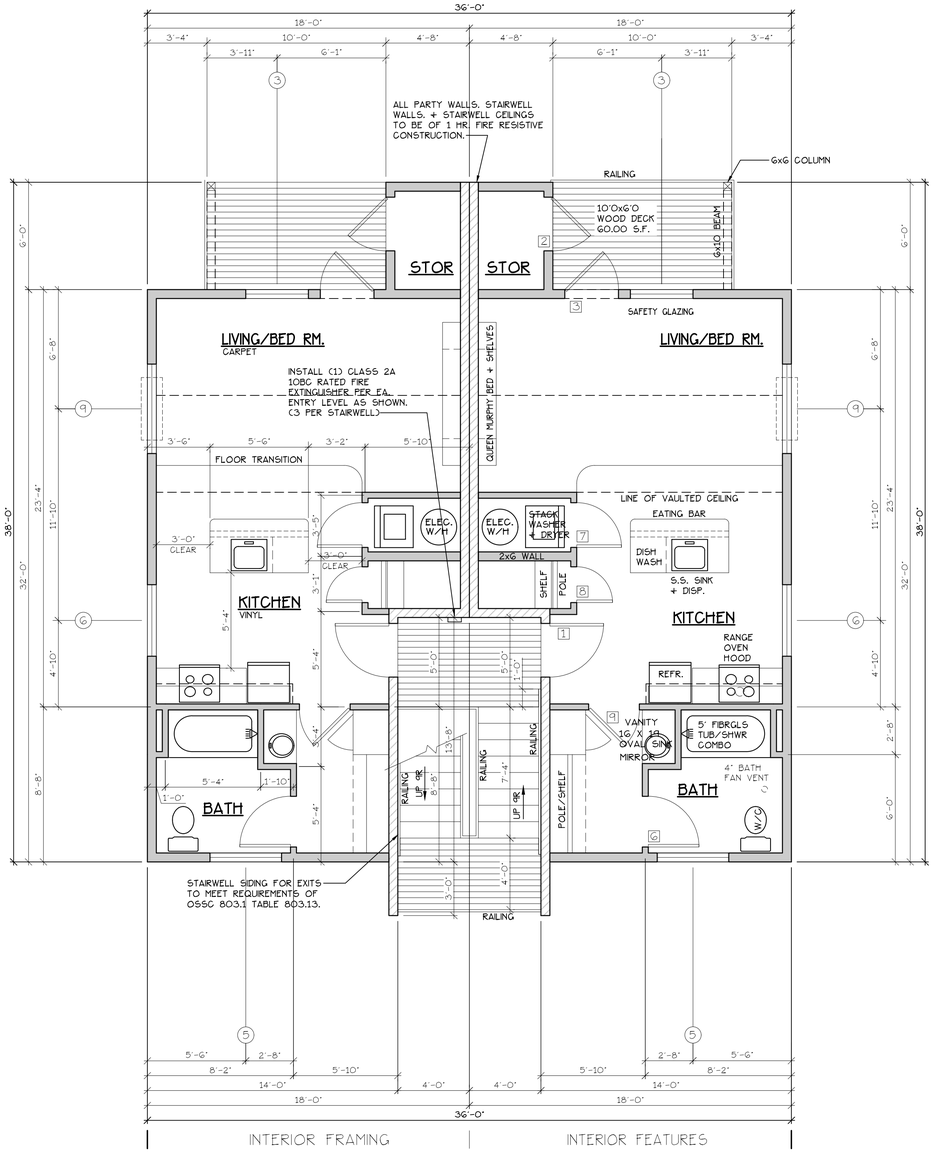
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Scale: AS SHOWN

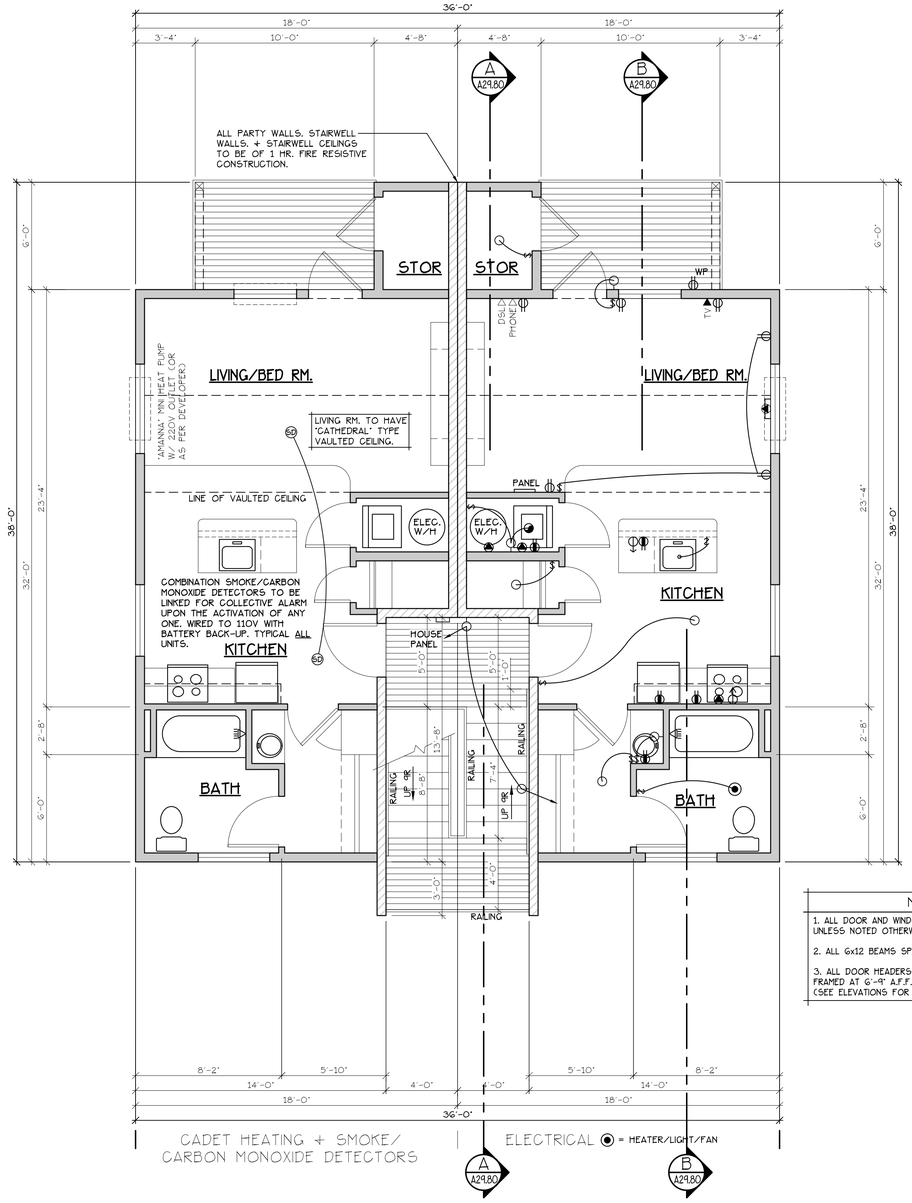
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JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2025

A6.40





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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

UPPER FLOOR PLAN

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

"B" UNIT = 547 S.F.

TYPE B UNITS — BLD. 29

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS: BED RM. = 2'-6" DOOR BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A29.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. 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
(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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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NORTHPLACE APARTMENT COMPLEX

UPPER FLOOR PLAN

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.

BLDS-#-456/PLOT1
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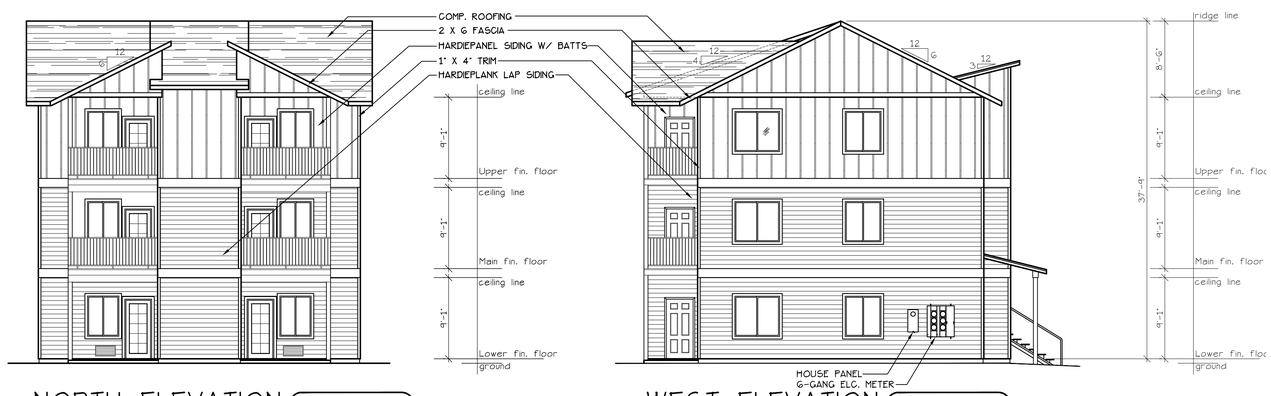
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Scale: AS SHOWN

JOB # 7073

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

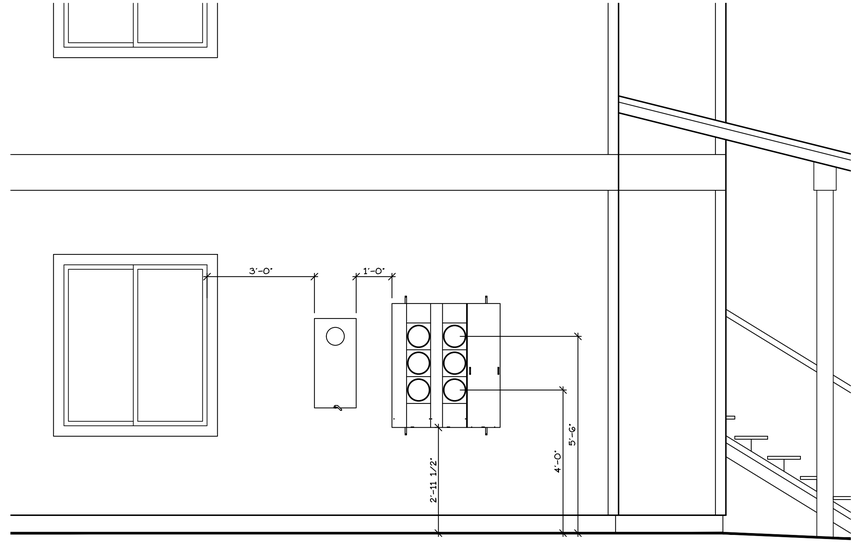
Renew date June 30, 2025

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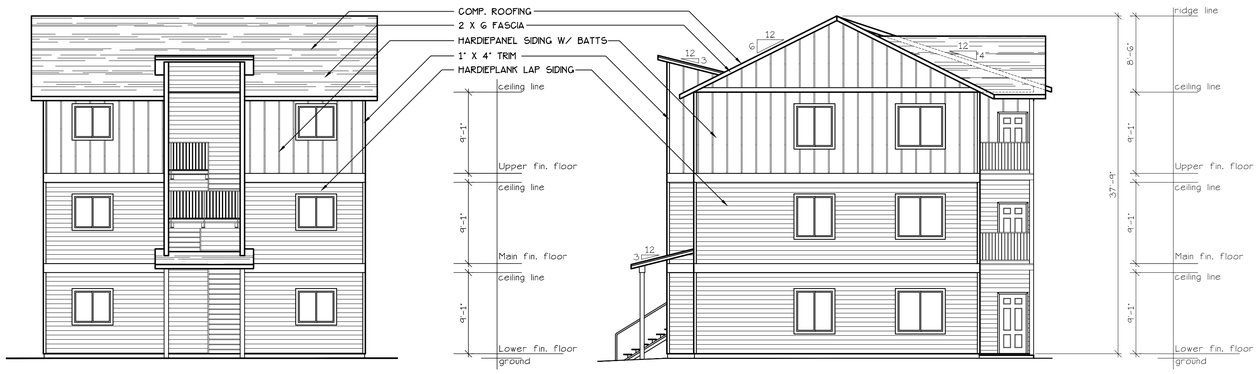


NORTH ELEVATION (TYPE B UNITS) (BLD.29)
SCALE: 1/8" = 1'-0"

WEST ELEVATION (TYPE B UNITS) (BLD.29)
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/2" = 1'-0"



SOUTH ELEVATION (TYPE B UNITS) (BLD.29)
SCALE: 1/8" = 1'-0"

EAST ELEVATION (TYPE B UNITS) (BLD.29)
SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS

NORTHPLACE 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.

BLDB-6-SDX/PLD11
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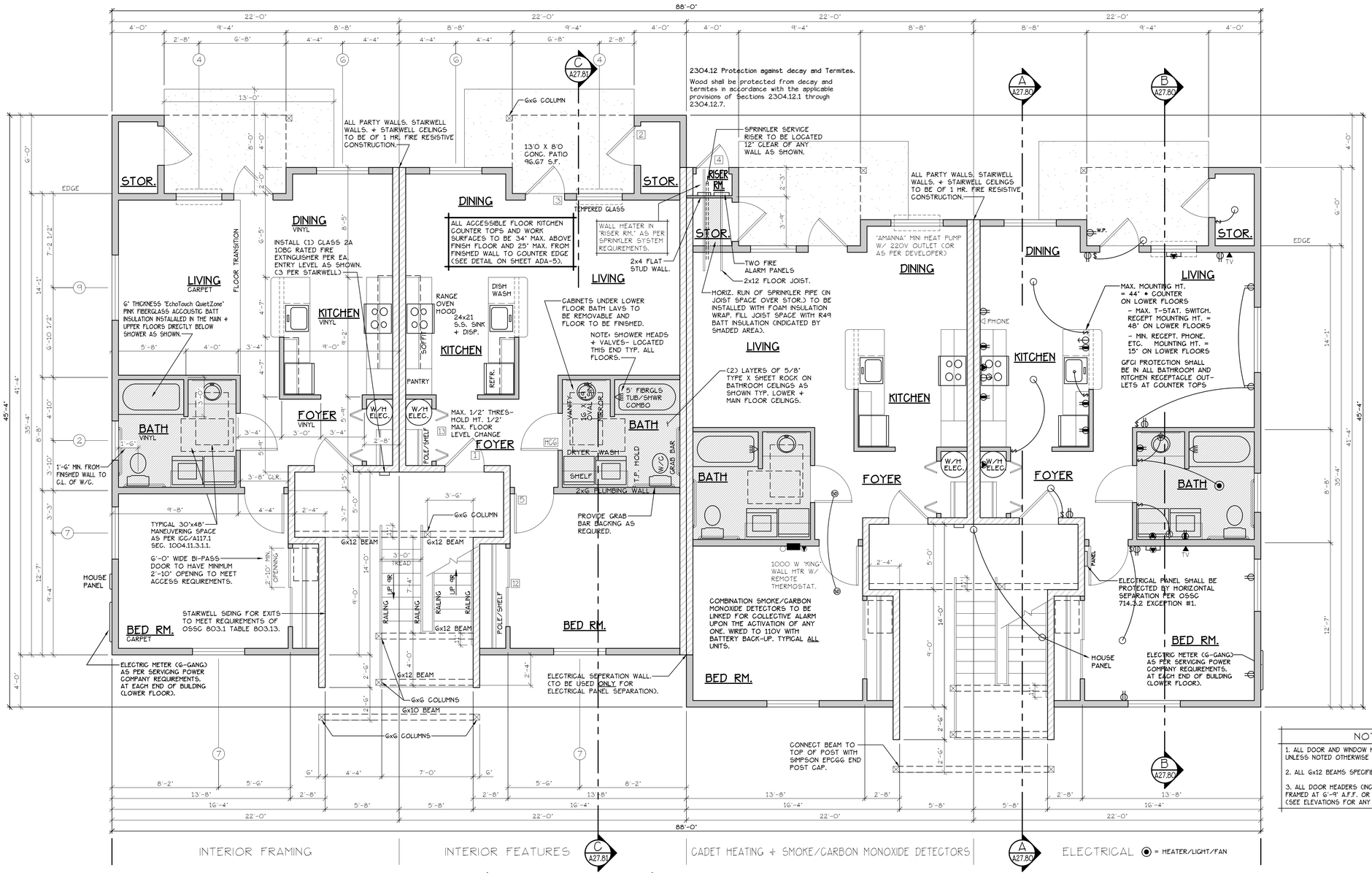
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Scale: AS SHOWN

JOB # 7073

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

Renew date June 30, 2025

A6.90



LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

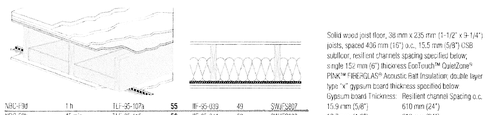
"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 27

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

DOOR SCHEDULE										
	DOORS						FRAMES			REMARKS
ID	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 GD MN RATED ASSY. 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
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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
7	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
8	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
10	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
11	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
14	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
17	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE							
ID	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'O X 1'O	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'O X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'O X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'O X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'O x 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
8	5'O X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'O X 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
11	6'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'O X 4'O	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1C2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTES:
1. ALL DOOR AND WNDOW 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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A27.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

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.

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NORTHPLACE APARTMENTS PHASE 2

LOWER FLOOR PLAN

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.

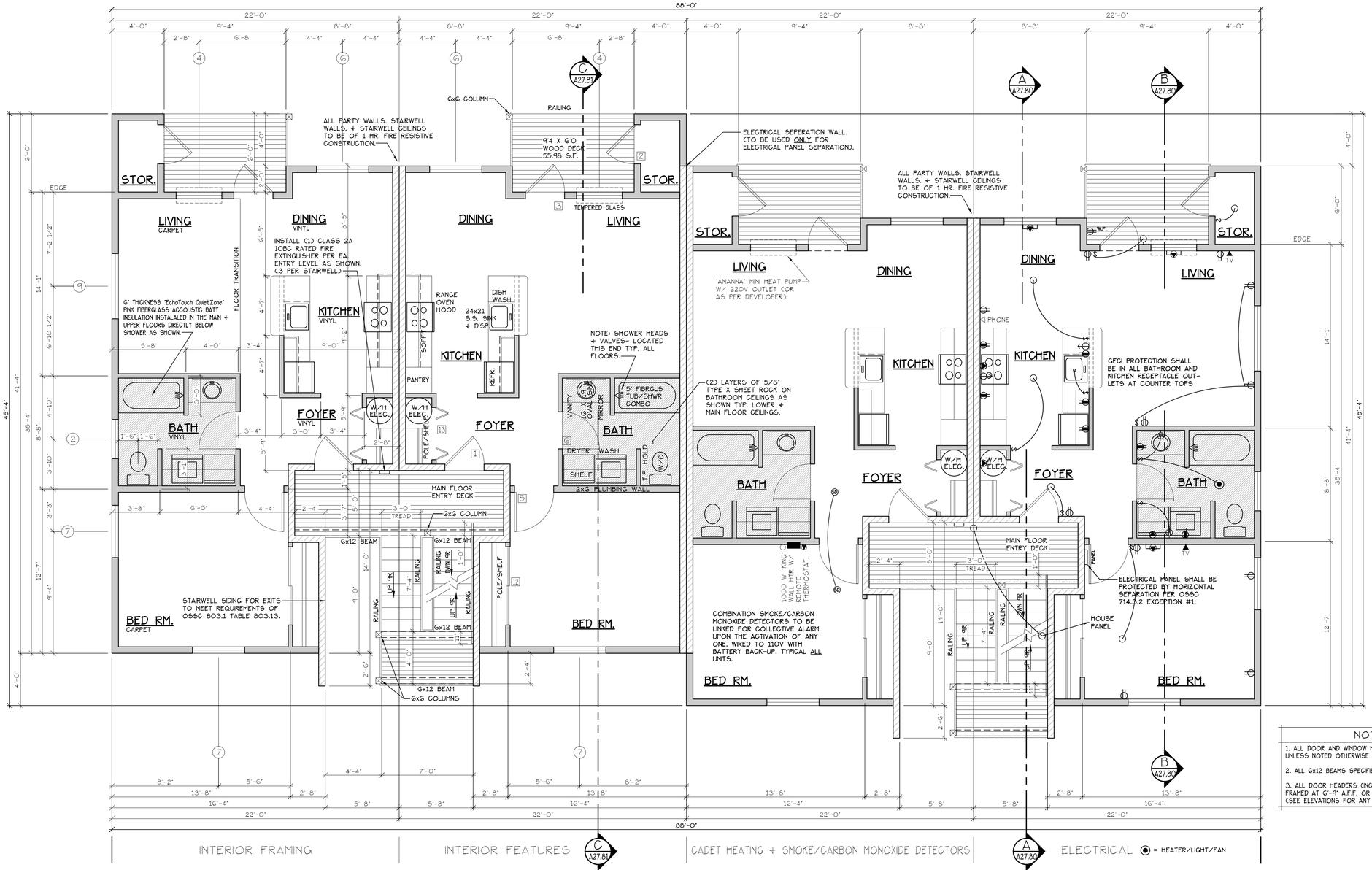
BLDG-12-SDR/PLOT1
A7.30.DGN

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A7.30



INTERIOR FRAMING | INTERIOR FEATURES | CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL ◉ = HEATER/LIGHT/FAN

MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 27

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A27.20 BEFORE BEGINNING ANY CONSTRUCTION.

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.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2A	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	D	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
6A	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
8	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
9A	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR* **
10	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'O X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'O x 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
8	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
11	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'O X 4'O	CASEMENT.	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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NORTHPLACE APARTMENTS PHASE 2

MAIN FLOOR PLAN

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.

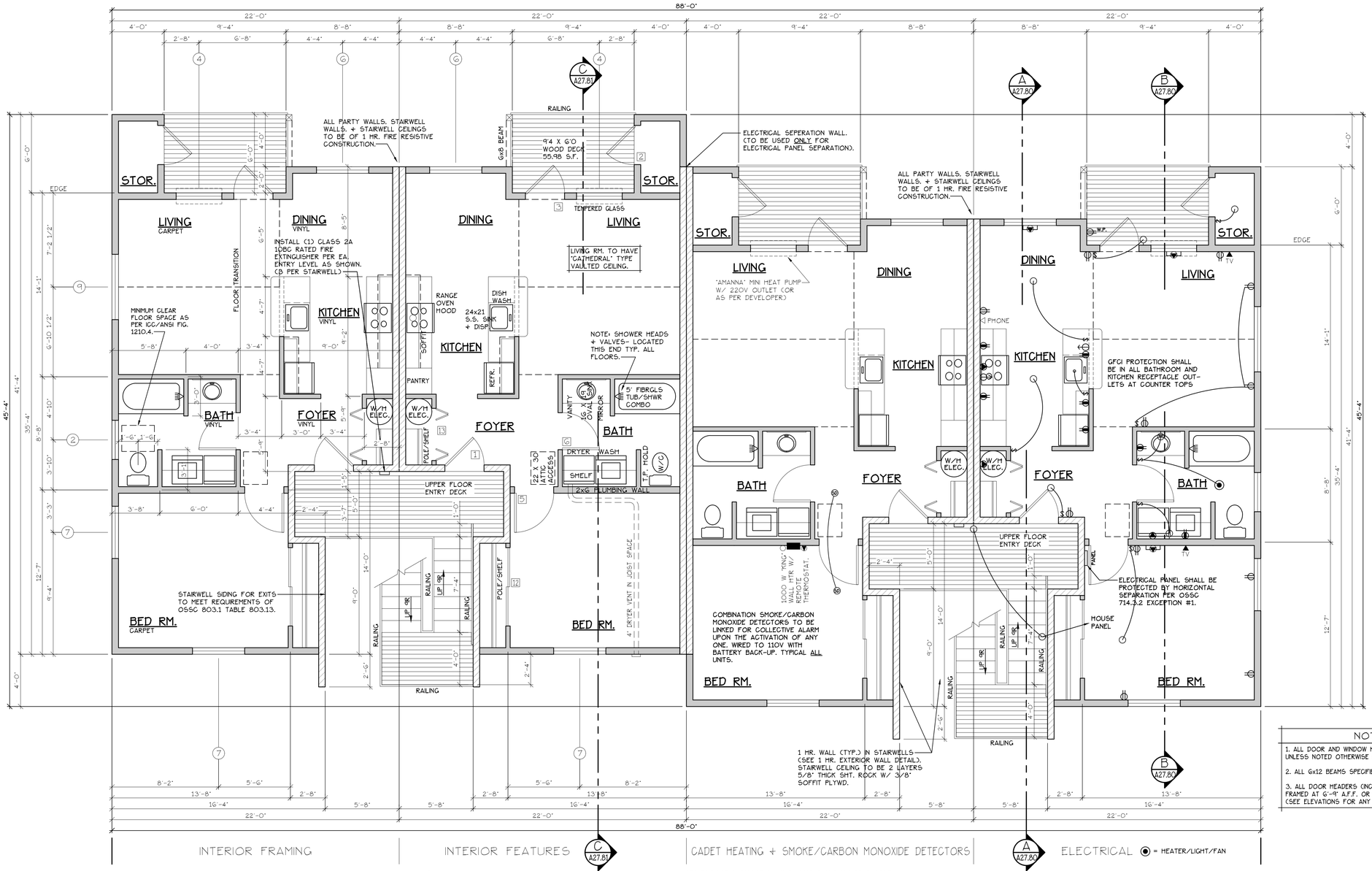
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ARCH/E-D

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

JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2025

A7.40



UPPER FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 27

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

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A27.20 BEFORE BEGINNING ANY CONSTRUCTION.

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 80 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.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MN RATED ASSY. W/ THRESHOLD. WEATHERSTRIP. CLOSURES.
2A	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD. WEATHERSTRIP AND KEYED LOCK
3A	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	FULL LITE. TEMP. GLASS. LOCK. THRESHOLD + WEATHERSTRIP
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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6A	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
7	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
8	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9A	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
10A	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR* **
10	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16A	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
8	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.40)
11	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT.	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 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 MIN. 7'-0" A.F.F. U.N.O.

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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 2022 OSSC SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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UPPER FLOOR PLAN

NORTHPLACE APARTMENTS PHASE 2

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.

BLDC-12-SDR/PLOT1
A7.50.DWG

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

JOB # 7073

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

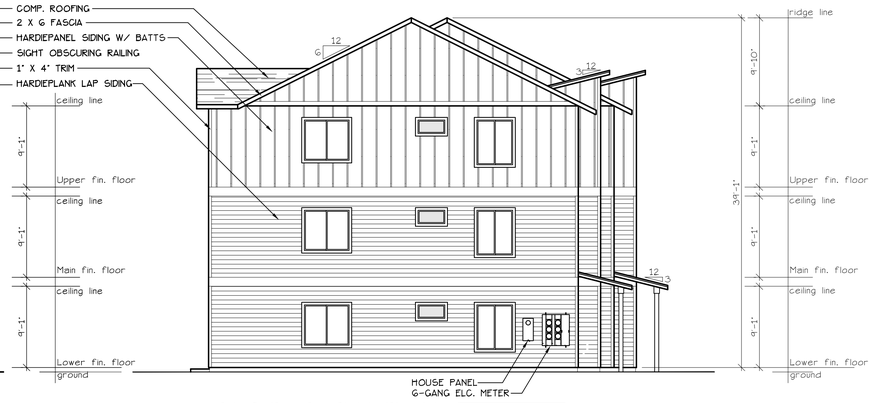
Renew date June 30, 2025

A7.50



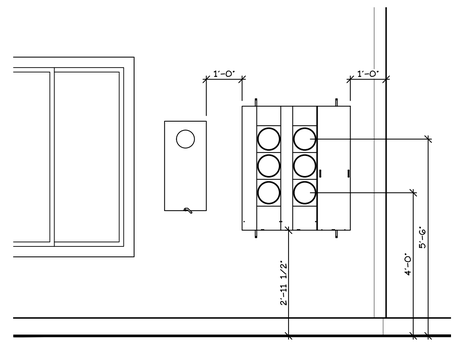
SOUTH ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"

BLD. 27



EAST ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"

BLD. 27



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



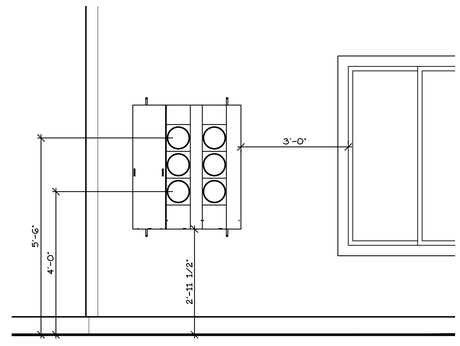
NORTH ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"

BLD. 27



WEST ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"

BLD. 27



WEST ELEVATION
SCALE: 1/2" = 1'-0"

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BUILDING ELEVATIONS

NORTHPLACE APARTMENTS PHASE 2

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDC-12-3SW.PLOT1
A7.90BLD.C

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

JOB # 7073

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

Renew date June 30, 2022

A7.90