FIRE-RESISTIVE CONSTRUCTION LEGEND

	ONE HOUR RATED OR UNRATED WALL, PER APPLICATIONS NOTED BELOW AND IN WALL TYPE NOTES
1HR 1HR	ONE-HR FIRE PARTION FROM TOP OF FLOOR/CEILING ASSEMBLY BELOW TO UNDERSIDE OF UNDERSIDE OF FLOOR/ROOF DECK ABOVE, CONTINOUS THROUGH CONCEALED SPACES.
2HR 2HR	TWO-HR FIRE BARRIER FROM TOP OF FLOOR/CEILING ASSEMBLY BELOW TO UNDERSIDE OF UNDERSIDE OF FLOOR/ROOF DECK ABOVE, CONTINOUS THROUGH CONCEALED SPACES.

NOTES:

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2. ALL DWELLING DEMISING WALLS AND RATED CORRIDOR WALLS ARE CONSTRUCTED AS 1 HR FIRE PARTITIONS.
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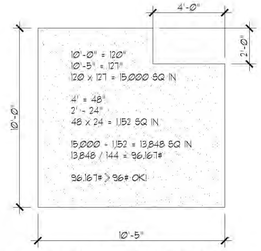

1 A2.1 **PRIVATE SPACE**
SCALE : 1/4" = 1'-0"

DOOR SCHEDULE

"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"

NO.	SIZE	(2) TYPE	(3) CONST	(4) FINISH	(5) GLASS	(6) RATING	(7) FRAME	(8) HDWR
B1	3'-0"x6'-8"x1 3/4"	B	HM	ME	-	45	I	3
B2	3'-0"x6'-8"x1 3/4"	B	HM	ME	-	60	I	3

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A2.1I RATED CONSTRUCTION DETAILS
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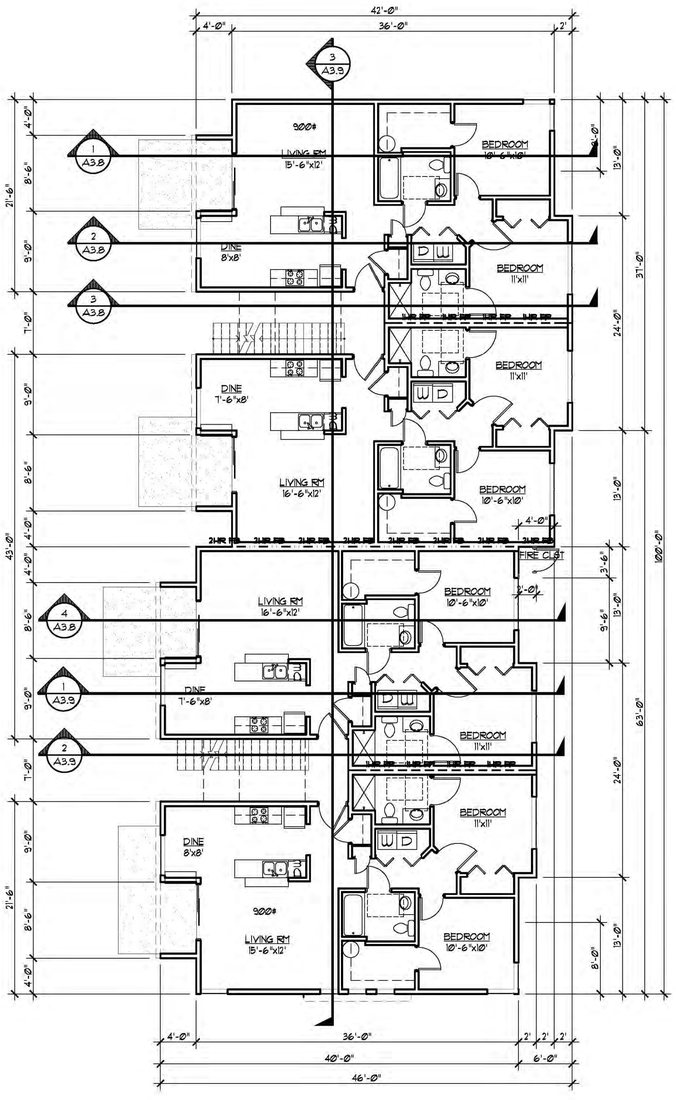
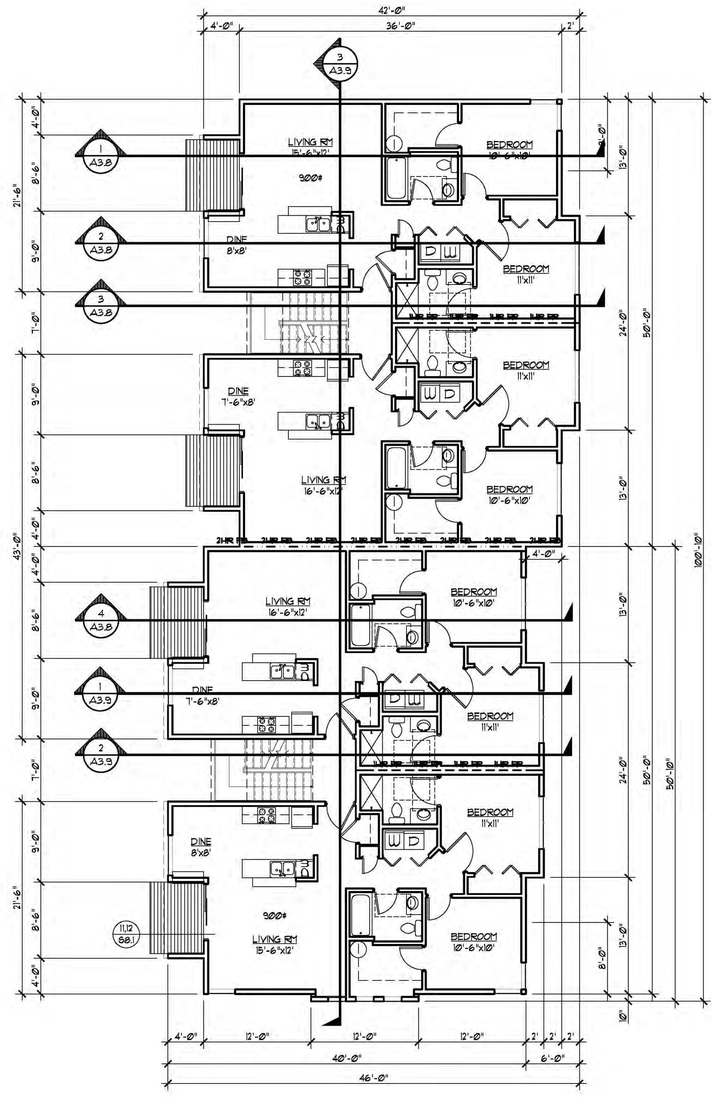
A3.4 BUILDING SECTIONS
A3.5 BUILDING SECTIONS
A4.2 ENLARGED FLOOR PLAN
A4.3 ENLARGED FLOOR PLAN (ACCESSIBLE)
S2.1E FOUNDATION / FLOOR FRAMING PLAN
S3.1E FLOOR / ROOF FRAMING PLANS
S8.1 STRUCTURAL DETAILS
S8.2 STRUCTURAL DETAILS
S8.3 STRUCTURAL DETAILS
A8.1 DETAILS
A9.1 ACCESSIBILITY DETAILS
A9.2 ACCESSIBILITY DETAILS

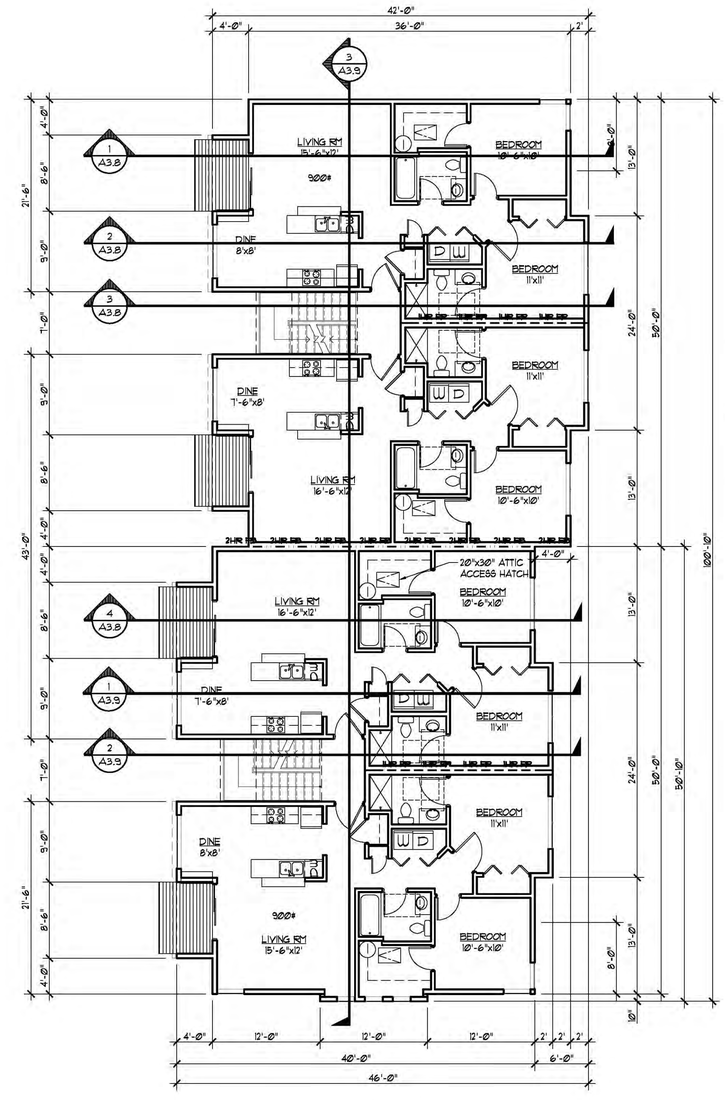
RONALD JAMES PED ARCHITECT P.C.
(503) 362-1466



A A2.1E **BUILDING - E FIRST FLOOR**
SCALE : 1/8" = 1'-0"



B A2.1E **BUILDING - E SECOND FLOOR**
SCALE : 1/8" = 1'-0"



C A2.1E **BUILDING - E THIRD FLOOR**
SCALE : 1/8" = 1'-0"

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN:
JOB NO.: 1665

A2.1E

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FIRE-RESISTIVE CONSTRUCTION LEGEND

	ONE HOUR RATED OR UNRATED WALL, PER APPLICATIONS NOTED BELOW AND IN WALL TYPE NOTES
1HR 1HR	ONE-HR FIRE PARTION FROM TOP OF FLOOR/CEILING ASSEMBLY BELOW TO UNDERSIDE OF UNDERSIDE OF FLOOR/ROOF DECK ABOVE, CONTINOUS THROUGH CONCEALED SPACES.
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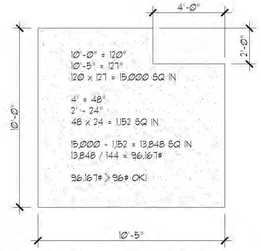

1 A2.1 **PRIVATE SPACE**
SCALE : 1/4" = 1'-0"

DOOR SCHEDULE

"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"

NO.	SIZE	(2) TYPE	(3) CONST	(4) FINISH	(5) GLASS	(6) RATING	(7) FRAME	(8) HDWR
B1	3'-0"x6'-8"x1 3/4"	B	HM	ME	-	45	I	3
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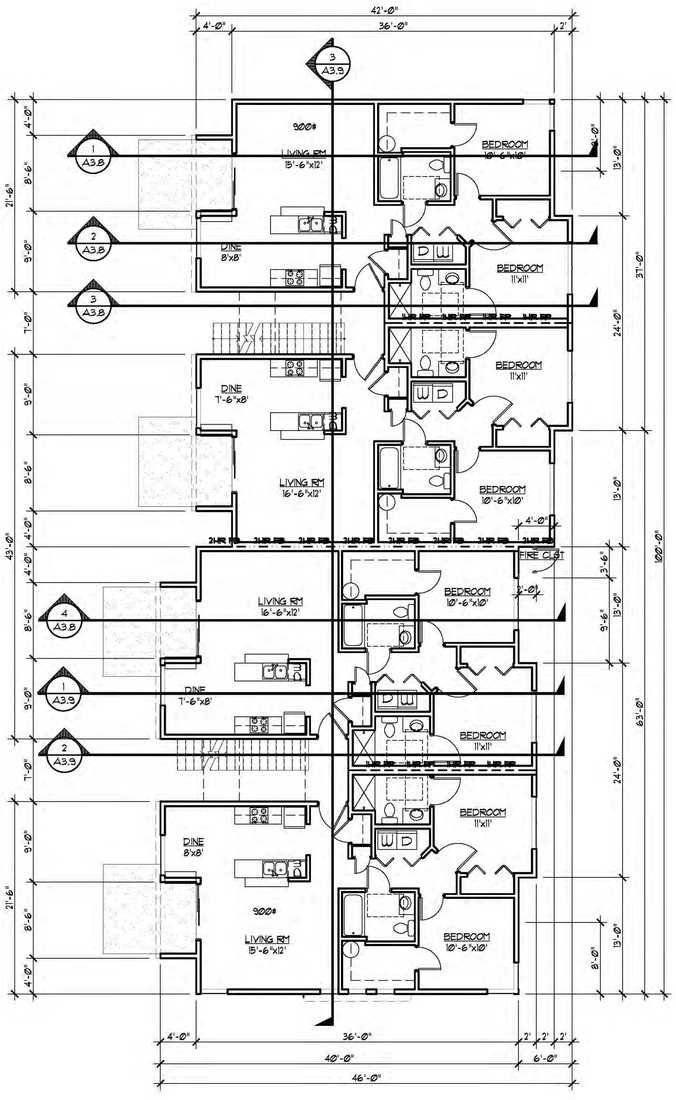
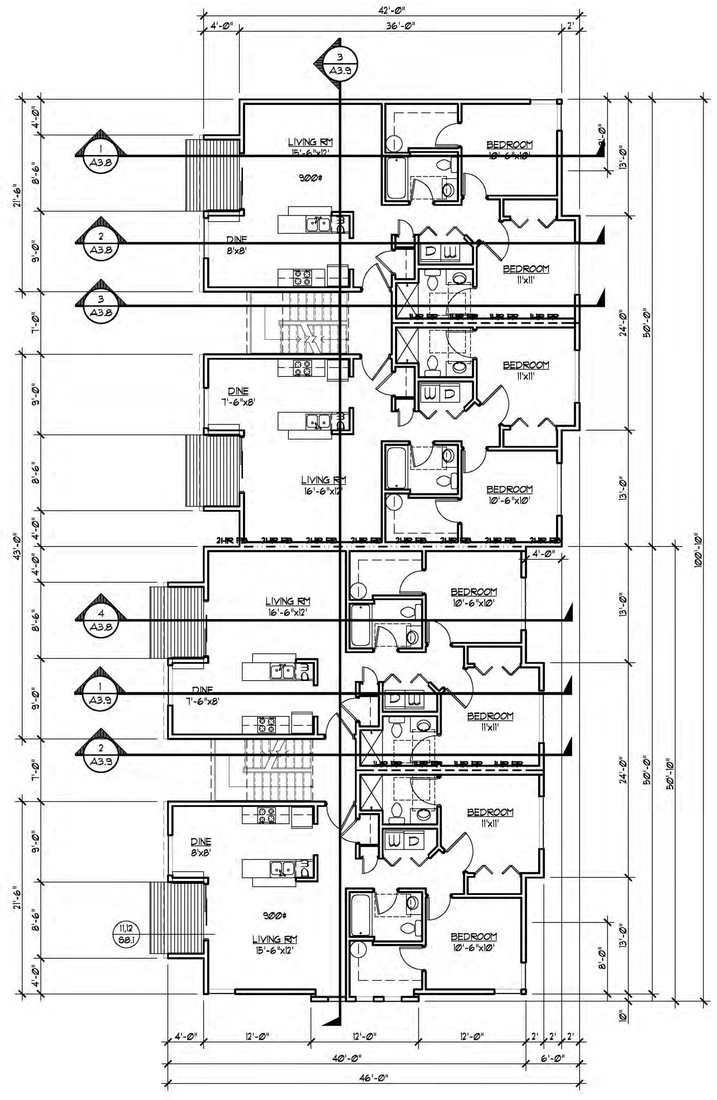
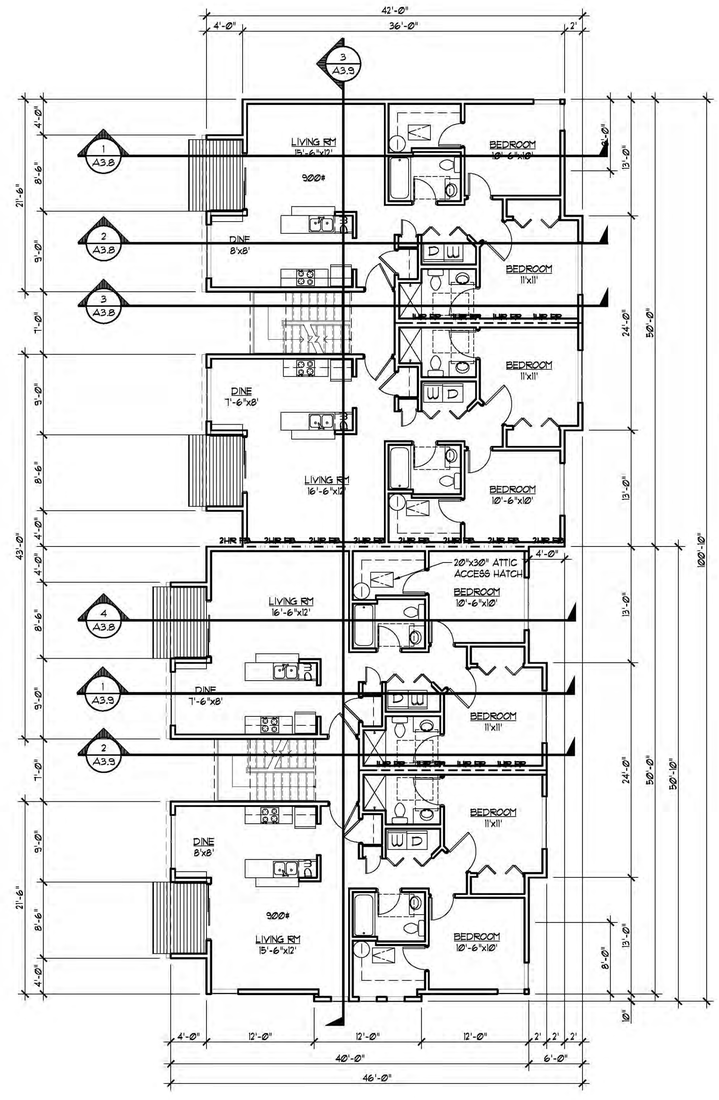
(503) 362-1466



A A2.1F **BUILDING - F FIRST FLOOR**
SCALE : 1/8" = 1'-0"



B A2.1F **BUILDING - F SECOND FLOOR**
SCALE : 1/8" = 1'-0"



C A2.1F **BUILDING - F THIRD FLOOR**
SCALE : 1/8" = 1'-0"

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN:
JOB NO.: 1665

A2.1F

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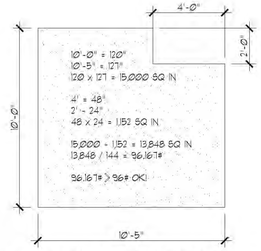

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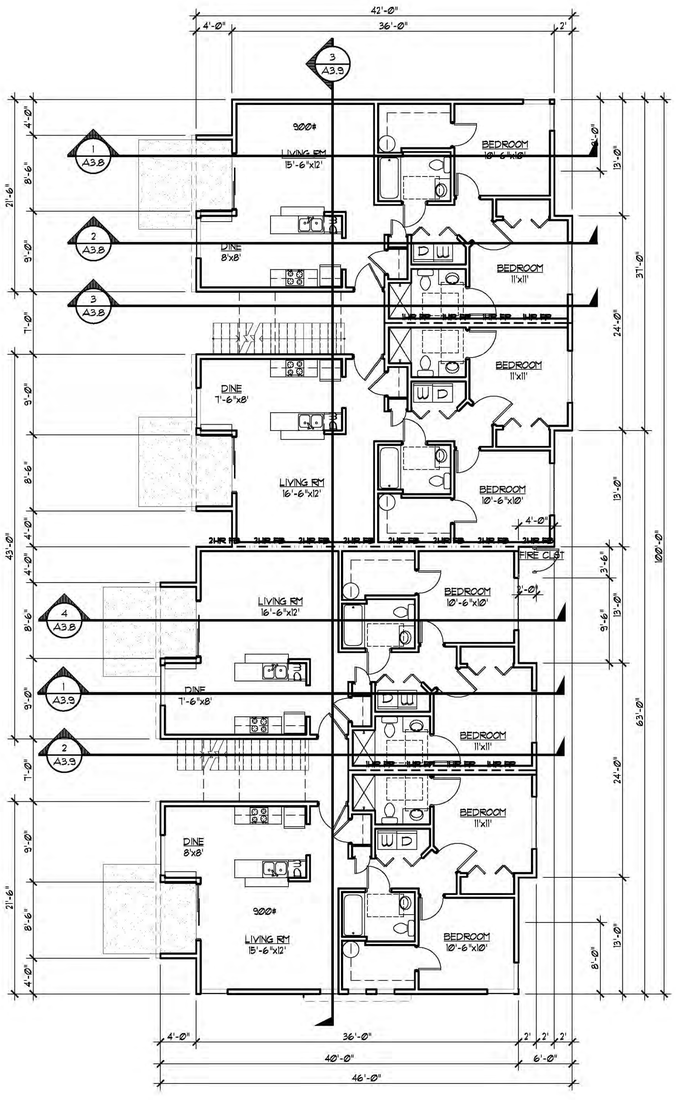
(503) 362-1466



A A2.1G **BUILDING - G FIRST FLOOR**
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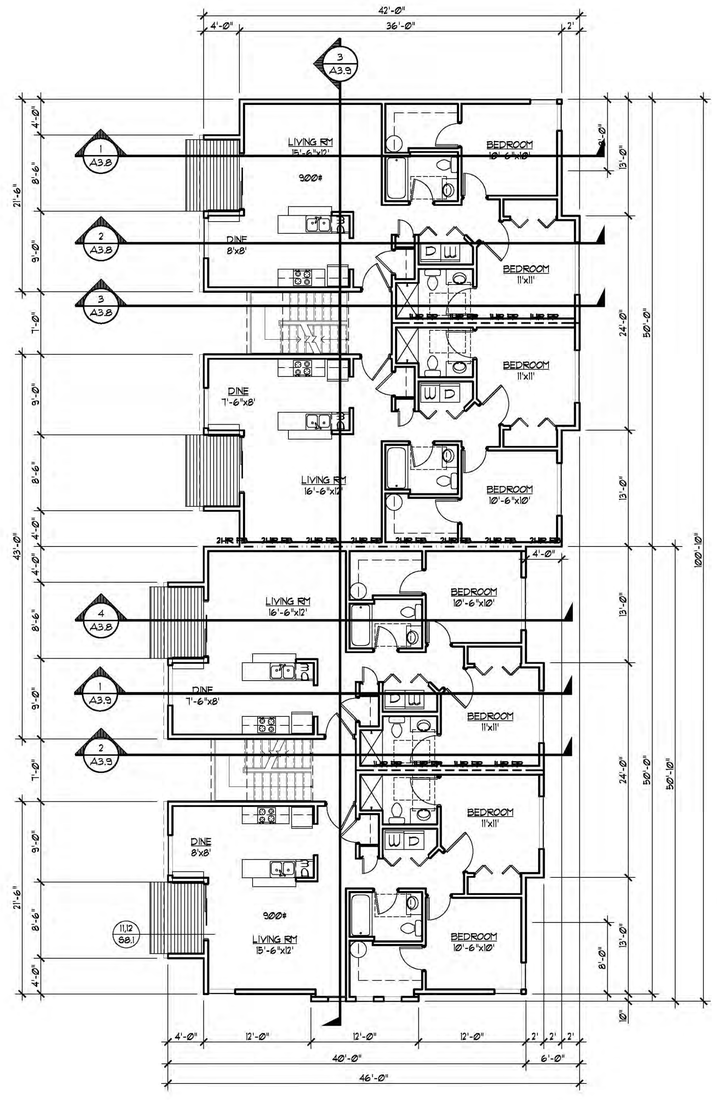

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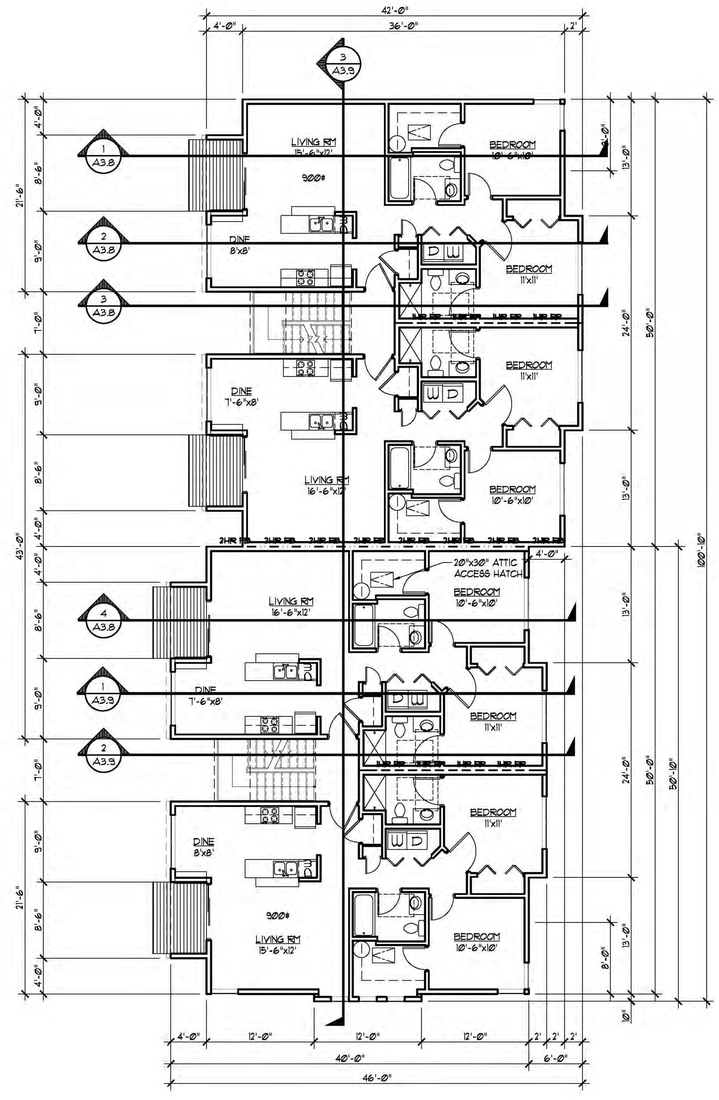

C A2.1G **BUILDING - G THIRD FLOOR**
SCALE : 1/8" = 1'-0"

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN:
JOB NO.: 1665

A2.1G

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FIRE-RESISTIVE CONSTRUCTION LEGEND

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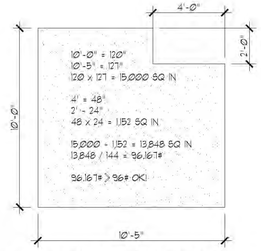

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DOOR SCHEDULE

"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"

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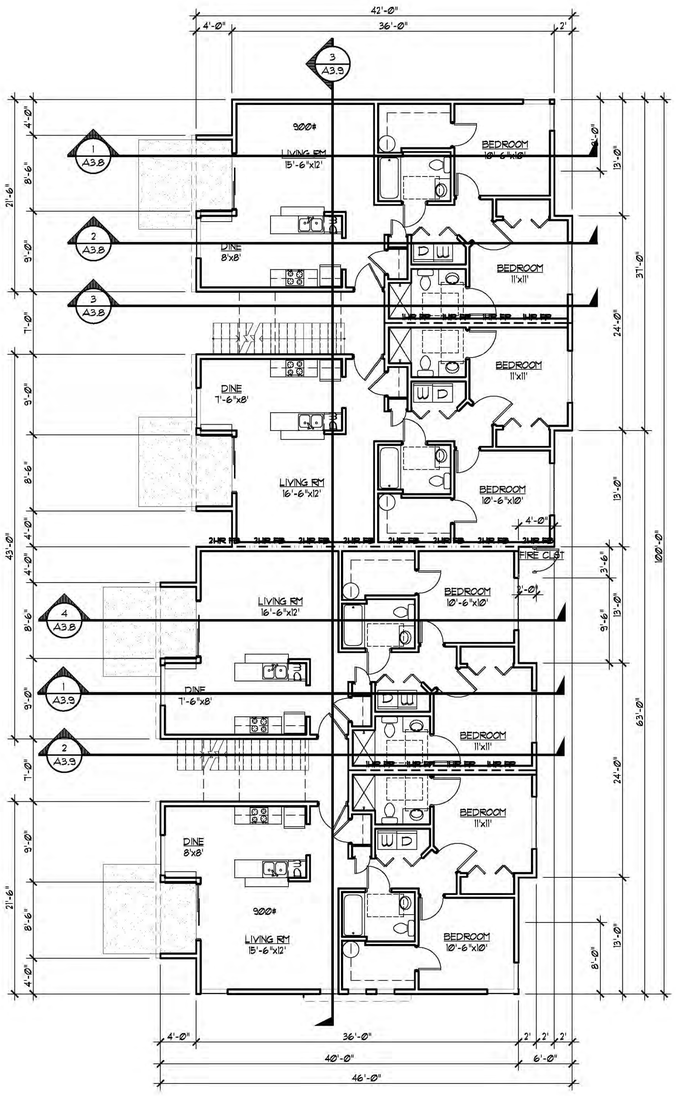
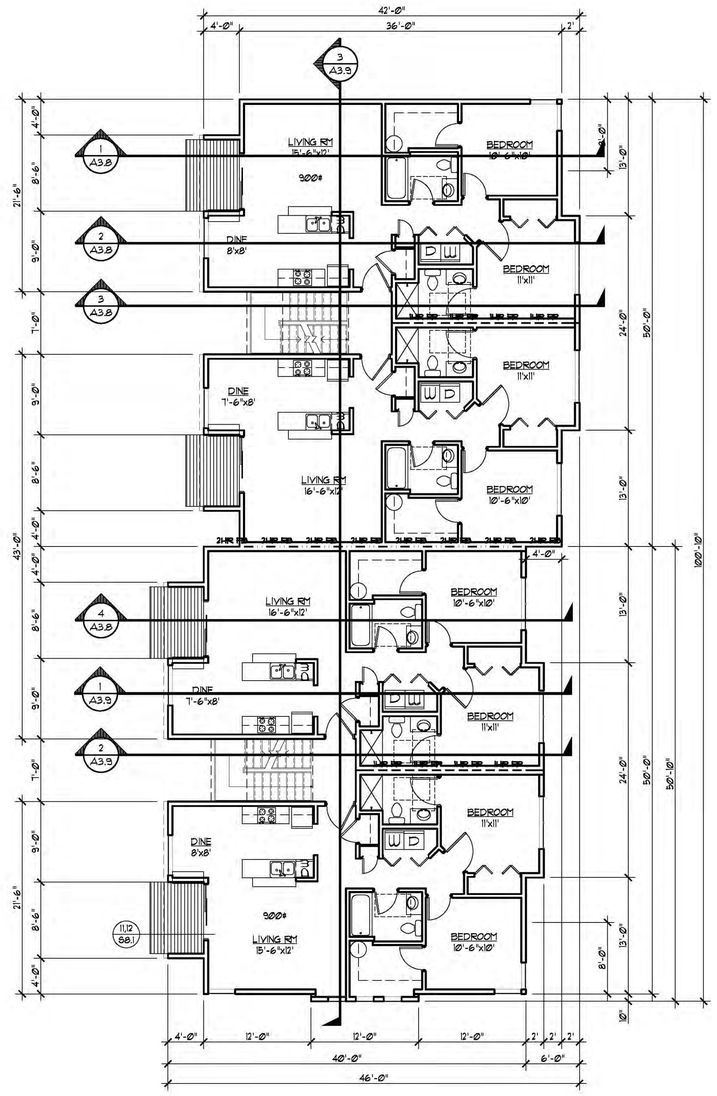
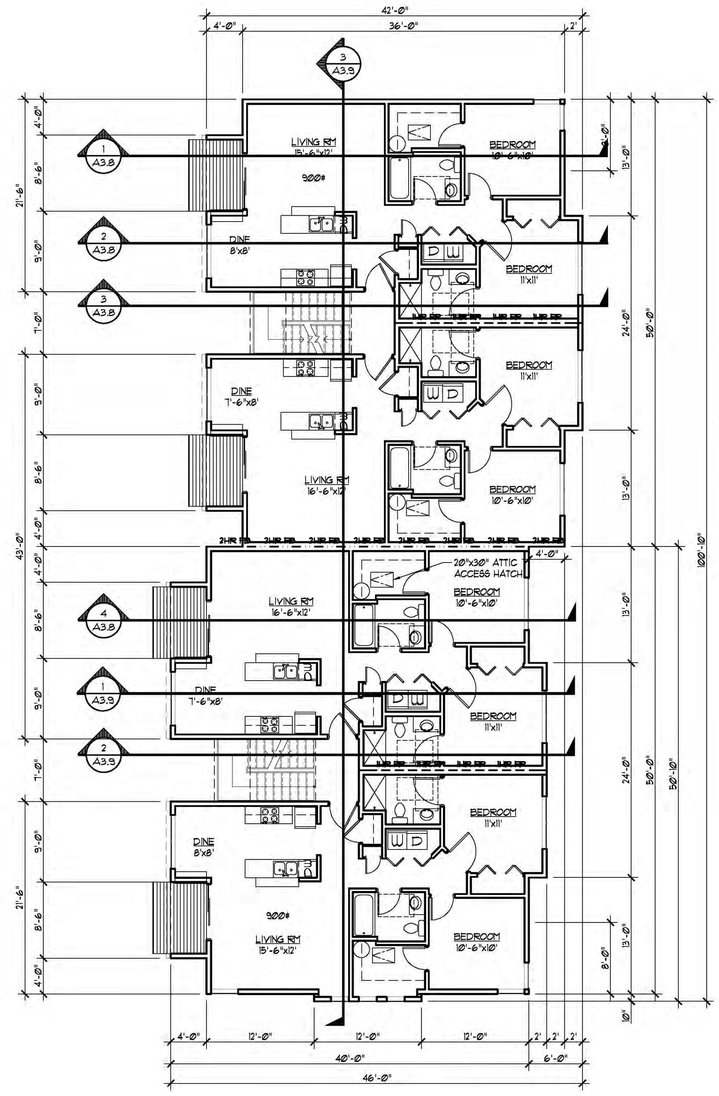
RONALD JAMES PED ARCHITECT P.C.
(503) 362-1466



A A2.1H **BUILDING - H FIRST FLOOR**
SCALE : 1/8" = 1'-0"



B A2.1H **BUILDING - H SECOND FLOOR**
SCALE : 1/8" = 1'-0"



C A2.1H **BUILDING - H THIRD FLOOR**
SCALE : 1/8" = 1'-0"

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN:
JOB NO.: 1665

A2.1H

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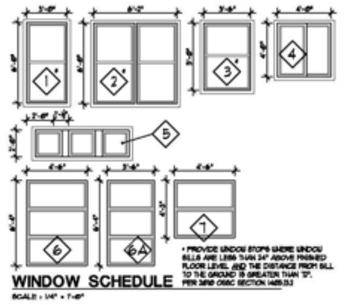
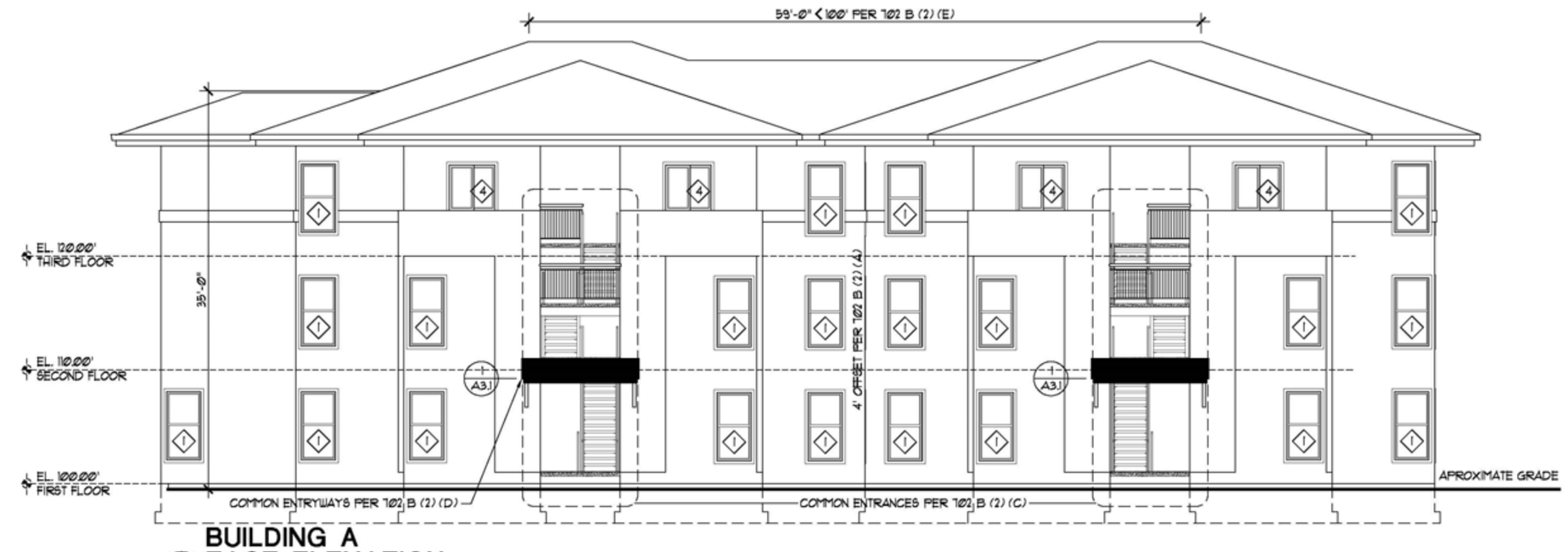


WINDOW SCHEDULE

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

* PROVIDE WINDOW STOPS WHERE WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR LEVEL AND THE DISTANCE FROM SILL TO THE GROUND IS GREATER THAN 72". PER MPC CODE SECTION 1405.3.2

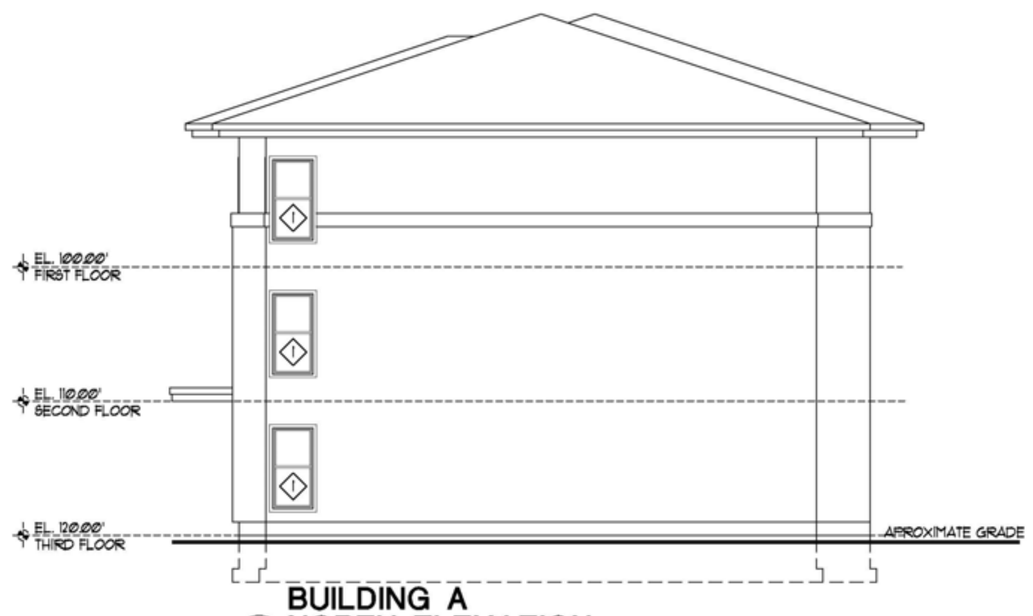


BUILDING A EAST ELEVATION

A / A3.1A SCALE : 1/8" = 1'-0"

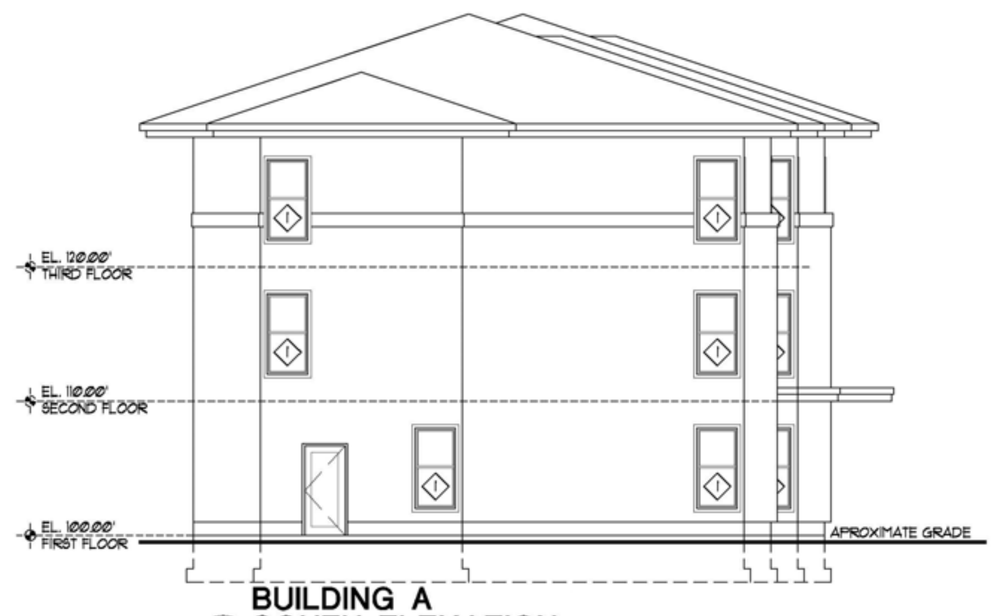
BUILDING A WEST ELEVATION

B / A3.1A SCALE : 1/8" = 1'-0"



BUILDING A NORTH ELEVATION

C / A3.1A SCALE : 1/8" = 1'-0"



BUILDING A SOUTH ELEVATION

D / A3.1A SCALE : 1/8" = 1'-0"

RONALD JAMES PED ARCHITECT P.C.
(503) 363-1458
245 SHELLSTREET SE
SALEM, OREGON 97301

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 18 FEB. 2017
DRAWN: RON
JOB NO.: 1665

A3.1A

P:\1665 Mike Elias Lansing and Silverton Apts\Permit\A3.1-ELEV.DWG, A3.1a, 3/18/2017 11:59:01 AM, Shawn, 1:1
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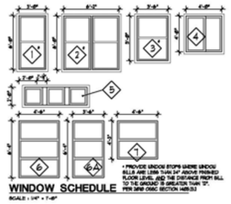
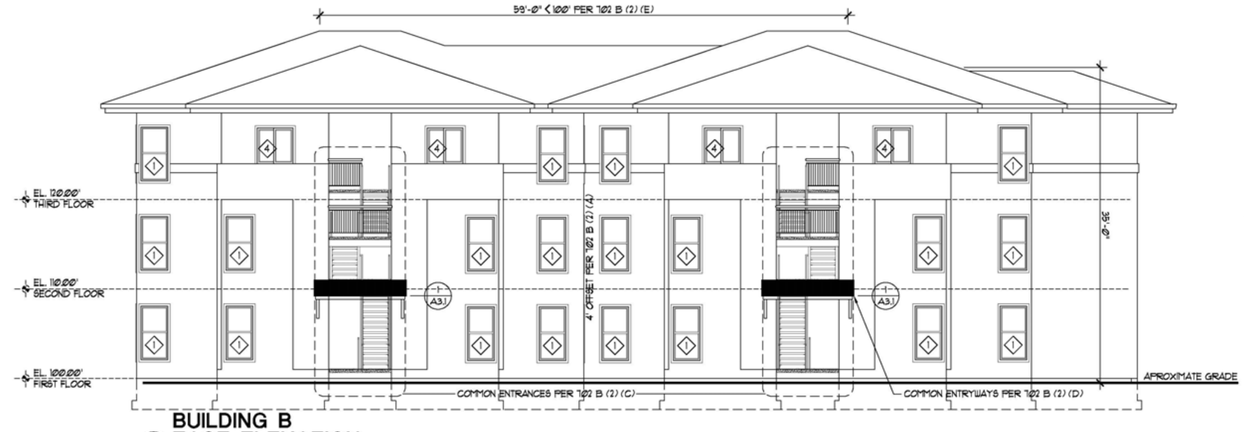
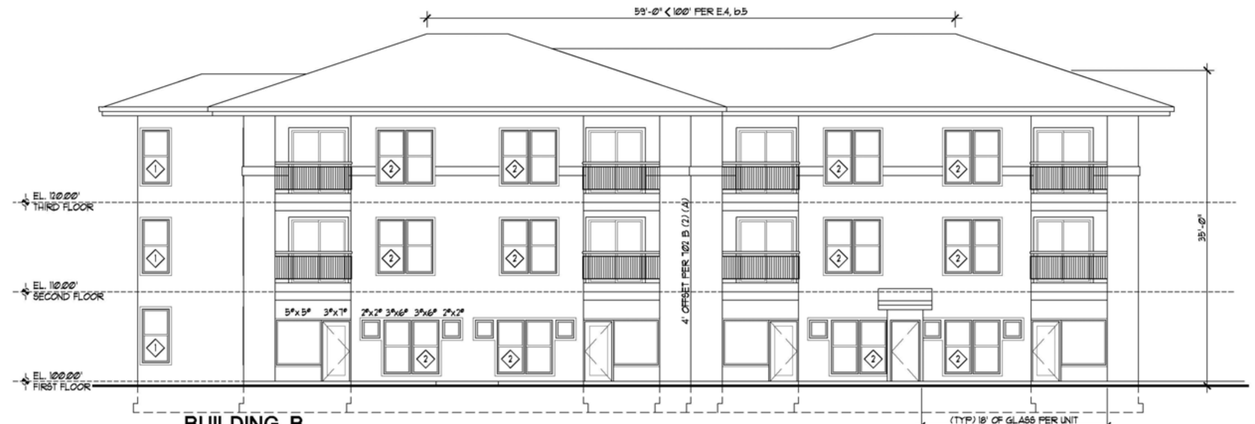
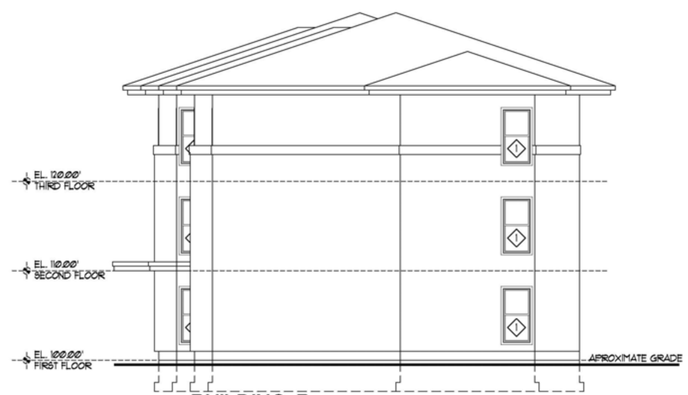




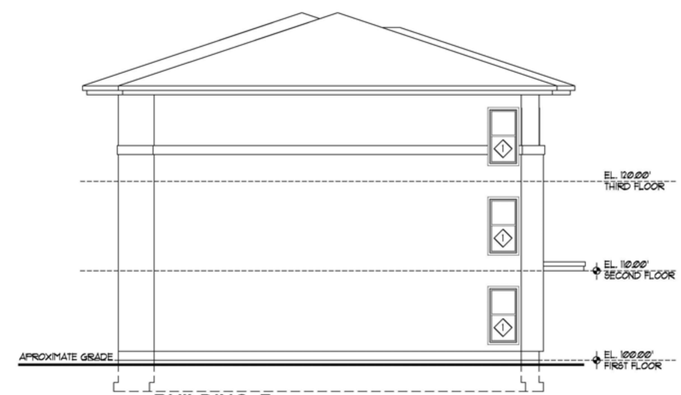
BUILDING B
EAST ELEVATION
A A3.1B SCALE : 1/8" = 1'-0"



BUILDING B
WEST ELEVATION
B A3.1B SCALE : 1/8" = 1'-0"



BUILDING B
NORTH ELEVATION
C A3.1B SCALE : 1/8" = 1'-0"



BUILDING B
SOUTH ELEVATION
D A3.1B SCALE : 1/8" = 1'-0"

RONALD JAMES PED ARCHITECT P.C.
(503) 363-1458
1455 STATE STREET SE
SALEM, OREGON 97301

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 18 FEB. 2017
DRAWN: RON
JOB NO.: 1665

A3.1B

P:\1665 Mike Elias Lansing and Silverton Apts\Permit\A3.1-ELEV.DWG, A3.1b, 3/18/2017 11:58:35 AM, Shawn, 1:1
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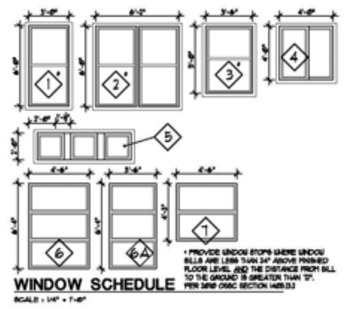
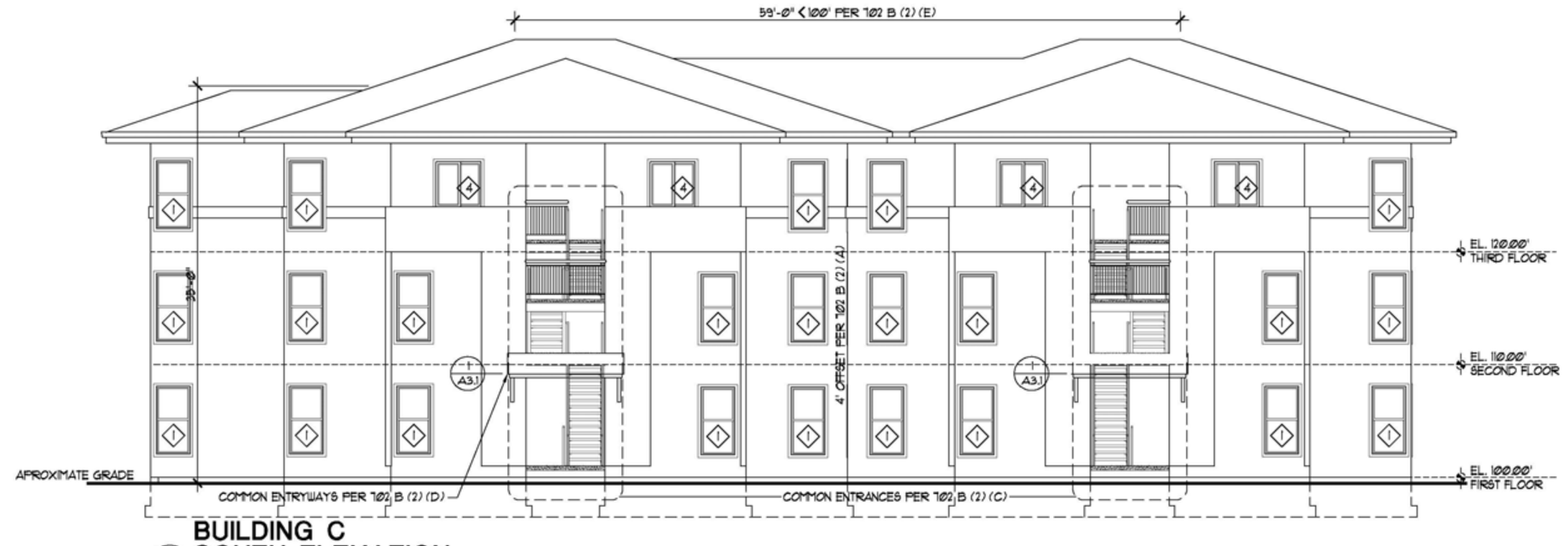
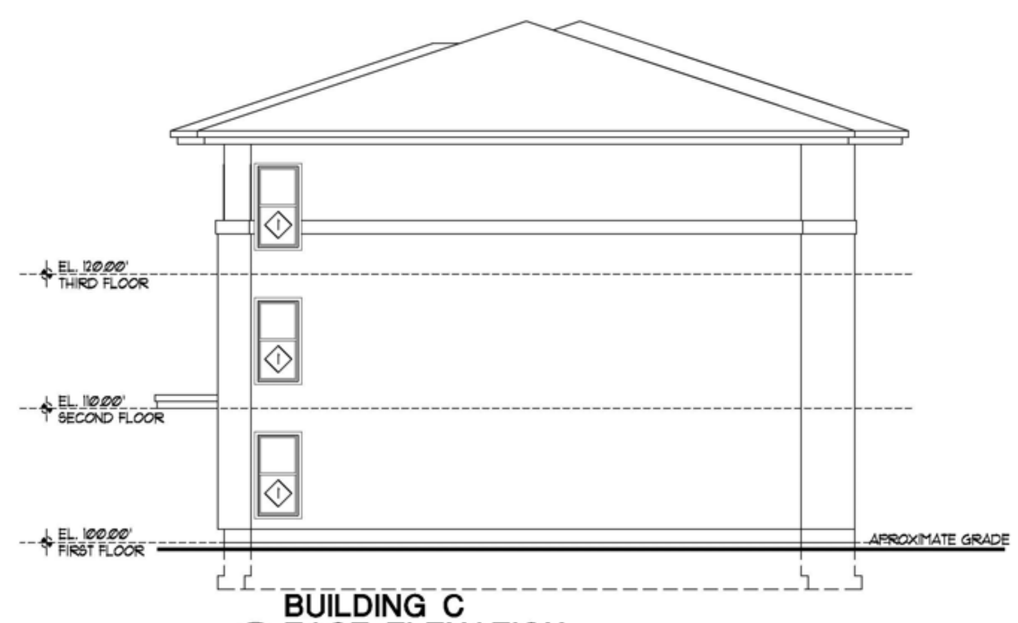
PRINTED: Sat, 18 Mar 2017 - 11:58 am PRINTED BY: Shawn



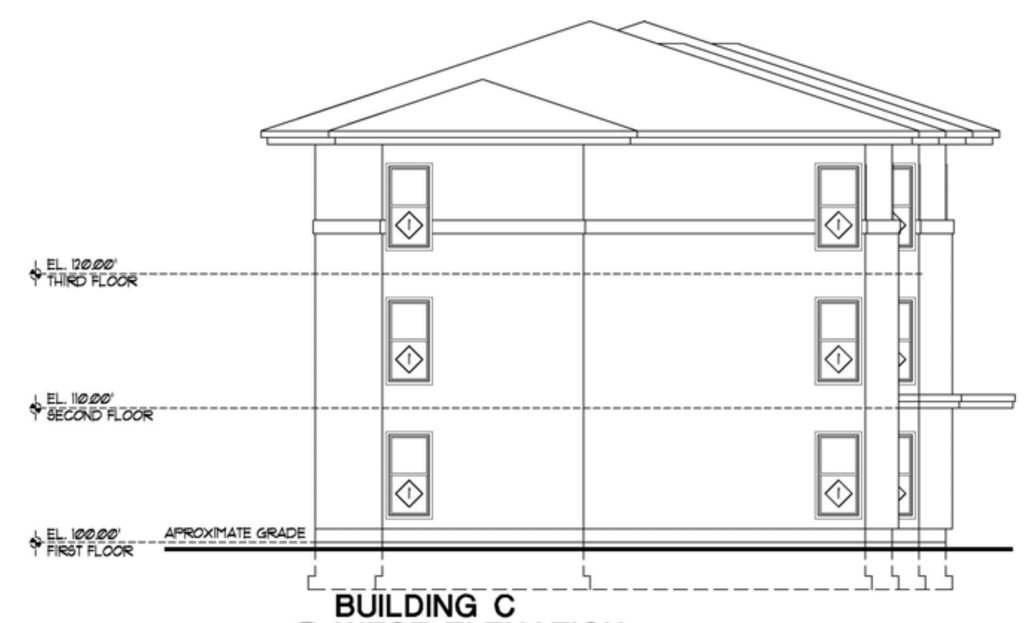


BUILDING C
SOUTH ELEVATION
A / A3.1 SCALE : 1/8" = 1'-0"

BUILDING C
NORTH ELEVATION
B / A3.1 SCALE : 1/8" = 1'-0"



BUILDING C
EAST ELEVATION
C / A3.1 SCALE : 1/8" = 1'-0"



BUILDING C
WEST ELEVATION
D / A3.1 SCALE : 1/8" = 1'-0"

RONALD JAMES PED ARCHITECT P.C.
(503) 363-1456
245 SHELTON MCMURPHY NE
SALEM, OREGON 97301

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN: RON
JOB NO.: 1665

A3.1C

P:\1665 Mike Elias Lansing and Silverton Apts\Permit\A3.1-ELEV.DWG, A3.1c, 3/18/2017 11:58:08 AM, Shawn, 1:1
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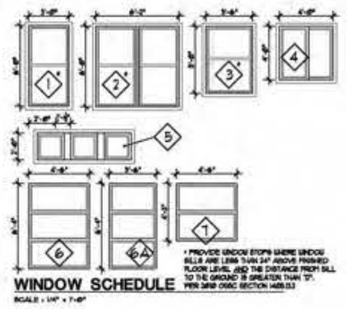
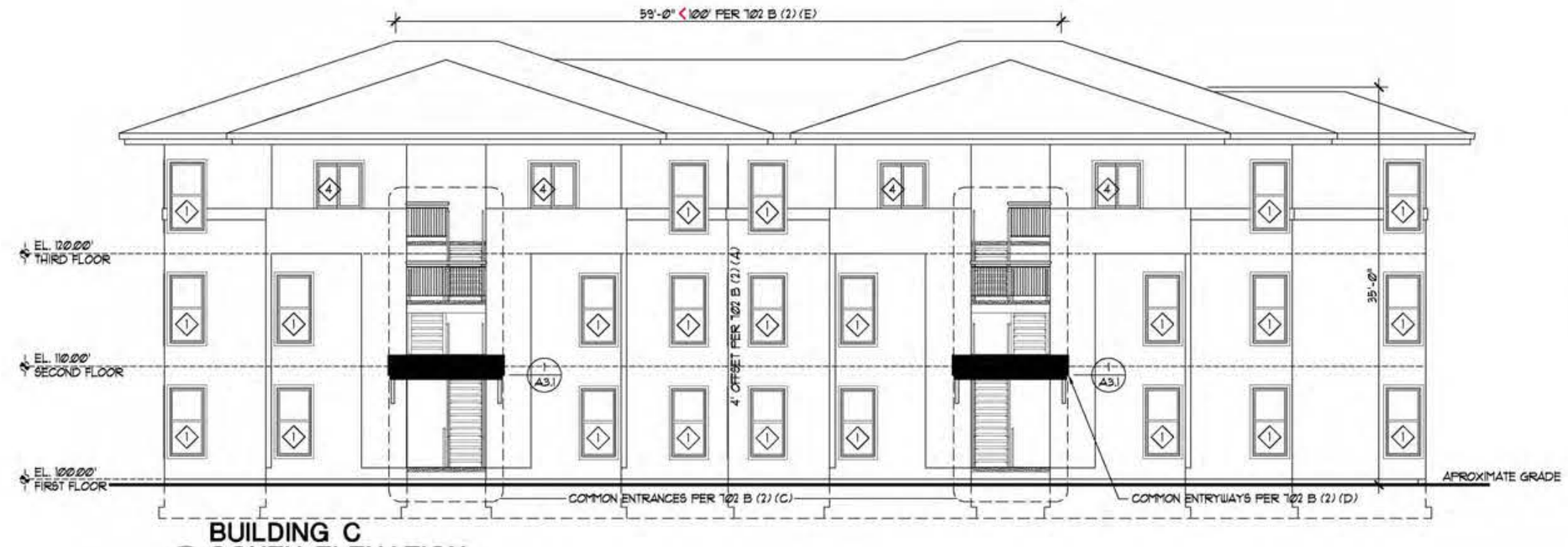
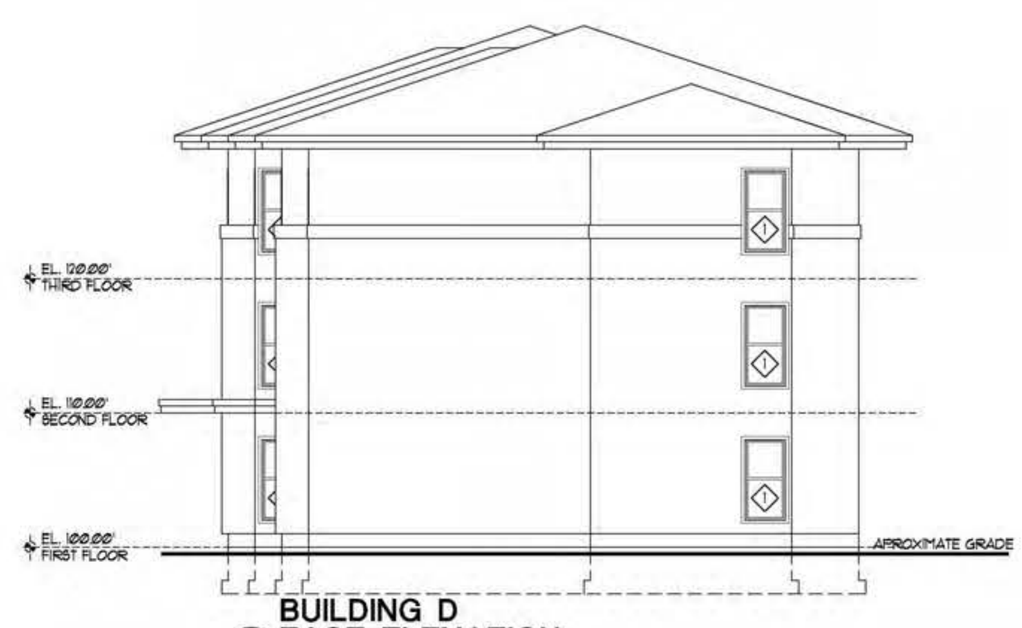


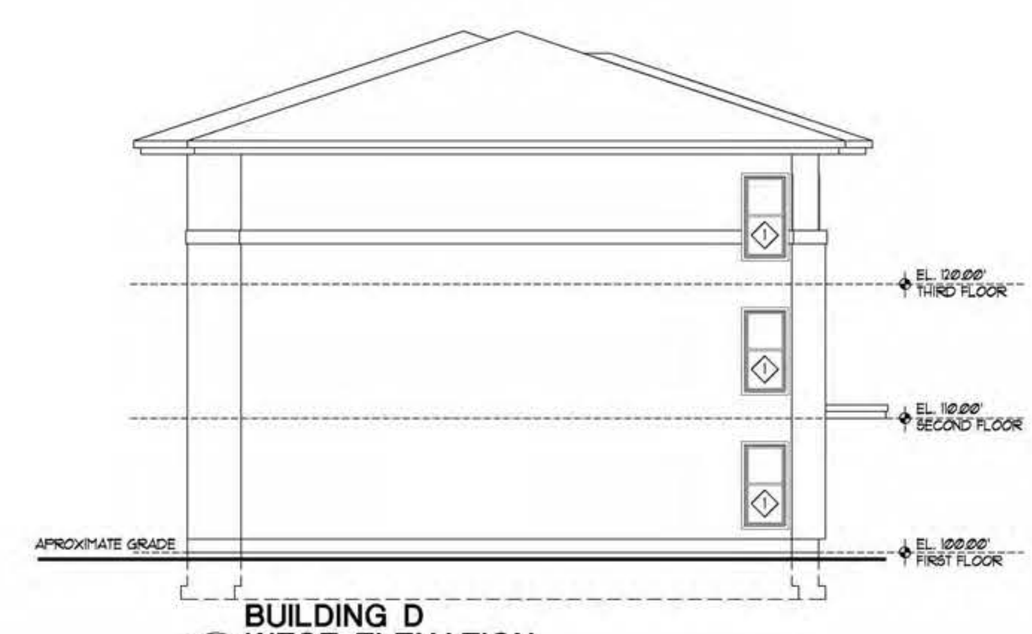


BUILDING C
SOUTH ELEVATION
A/A3.1D SCALE : 1/8" = 1'-0"

BUILDING C
NORTH ELEVATION
B/A3.1D SCALE : 1/8" = 1'-0"



BUILDING D
EAST ELEVATION
C/A3.1D SCALE : 1/8" = 1'-0"



BUILDING D
WEST ELEVATION
D/A3.1D SCALE : 1/8" = 1'-0"

RONALD JAMES PED ARCHITECT P.C.
(503) 363-1456
245 SHELLY STREET SE
SALEM, OREGON 97301

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STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN: RON
JOB NO.: 1665

A3.1D

P:\1665 Mike Elias Lansing and Silverton Apts\Permit\A3.1-ELEV.DWG, A3.1d, 3/18/2017 11:57:42 AM, Shawn, 1:1
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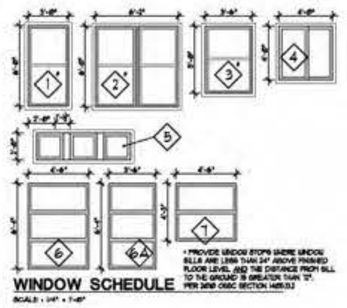
PRINTED: Sat, 18 Mar 2017 - 11:57 am PRINTED BY: Shawn



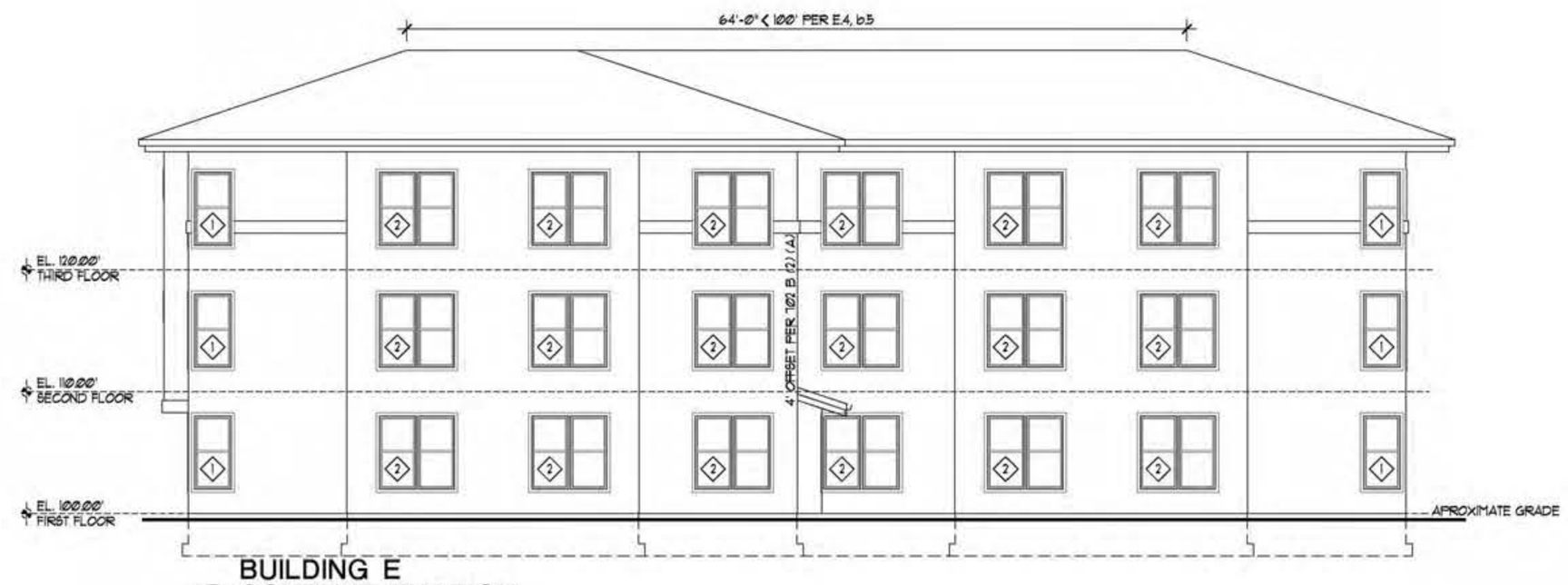
WINDOW SCHEDULE

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

* PROVIDE WINDOW STOPS WHERE WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR LEVEL AND THE DISTANCE FROM SILL TO THE GROUND IS GREATER THAN 72". PER IBC SECTION 1405.3

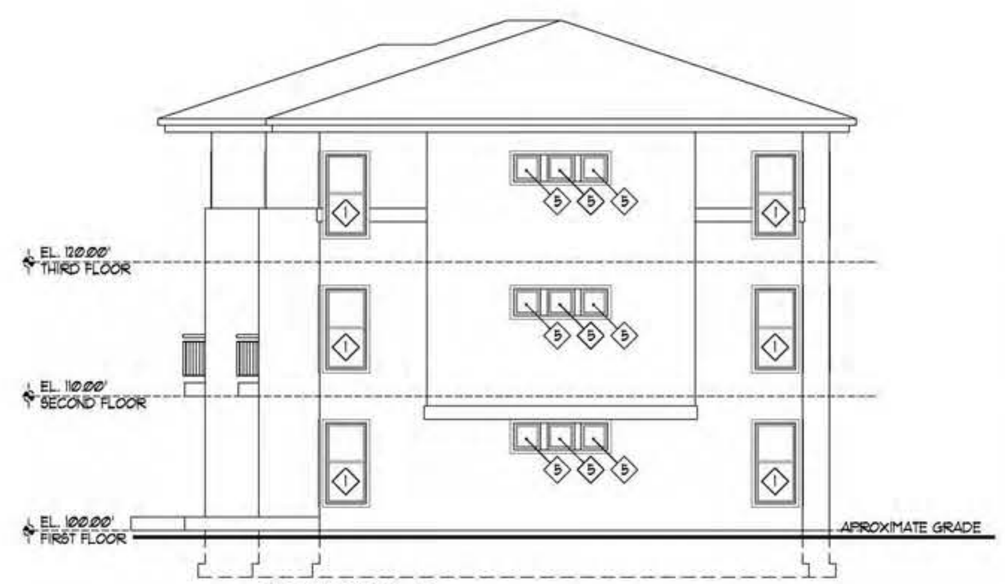
BUILDING E
NORTH ELEVATION

A / A3.1E SCALE : 1/8" = 1'-0"



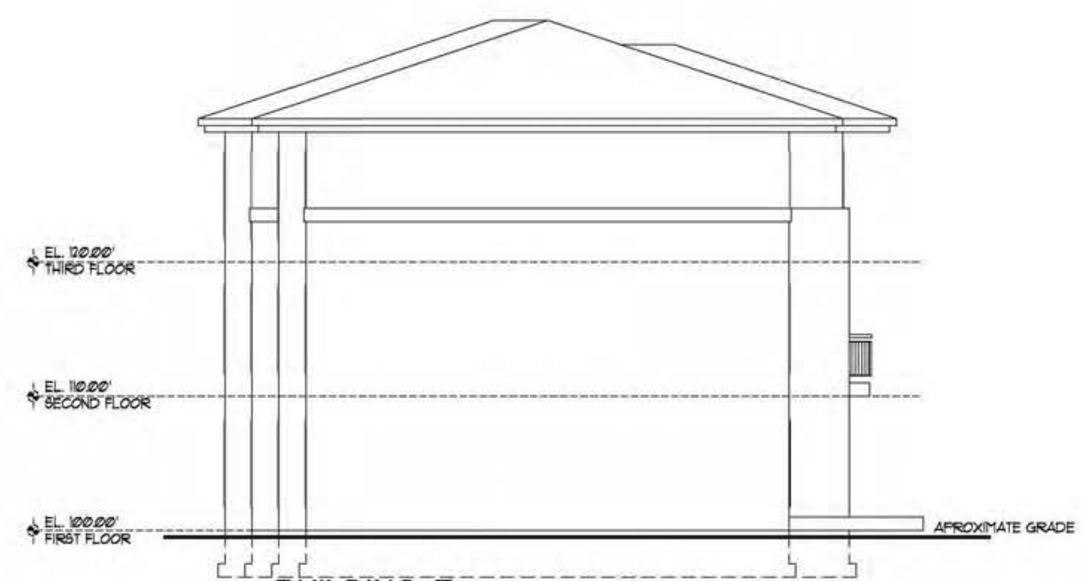
BUILDING E
SOUTH ELEVATION

B / A3.1E SCALE : 1/8" = 1'-0"



BUILDING E
WEST ELEVATION

C / A3.1E SCALE : 1/8" = 1'-0"



BUILDING E
EAST ELEVATION

D / A3.1E SCALE : 1/8" = 1'-0"

RONALD JAMES PED ARCHITECT P.C.
503.363-1468
145 SHELTON MCMURPHY BLVD.
SALEM, OREGON 97304

REGISTERED ARCHITECT
RONALD JAMES PED
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STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN: RON
JOB NO.: 1665

A3.1E

P:\1665 Mike Elias Lansing and Silverton Apts\Permit\A3.1-ELEV.DWG, A3.1e, 3/18/2017 11:57:15 AM, Shawn, 1:1
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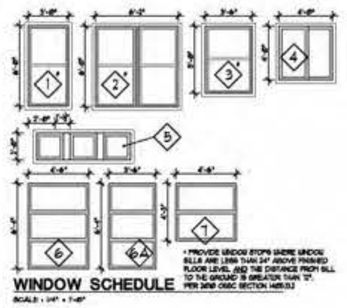
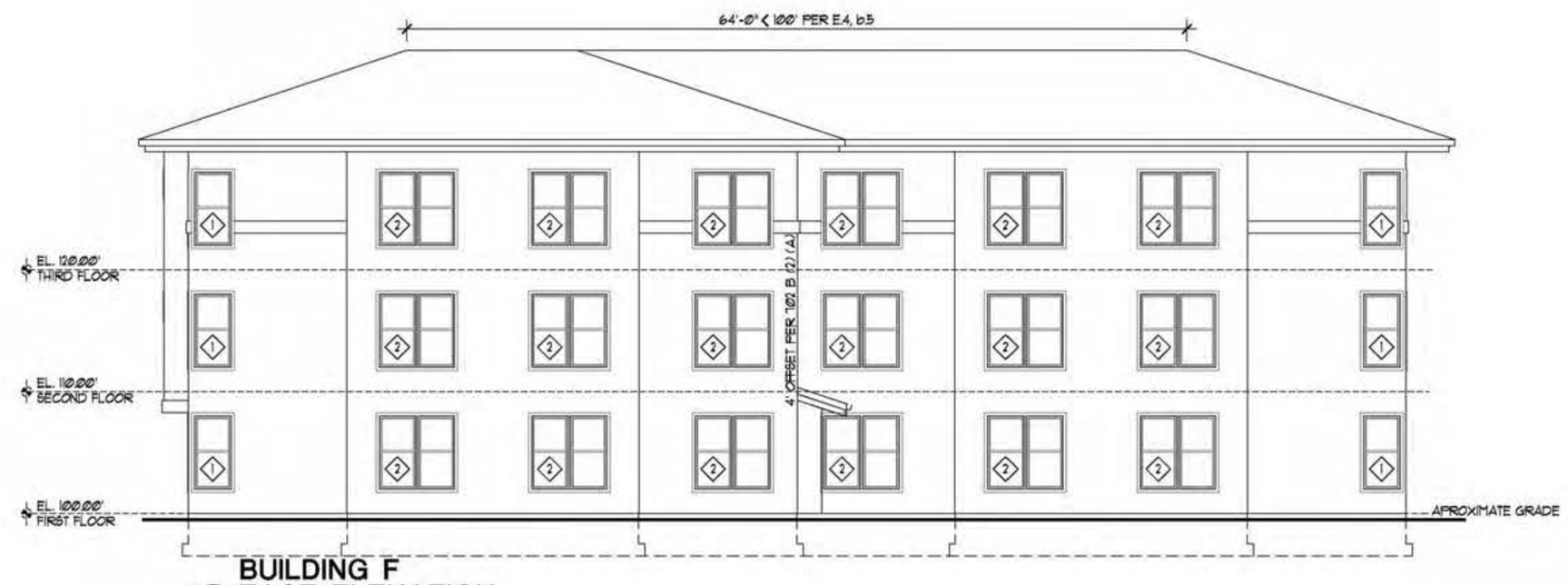


WINDOW SCHEDULE

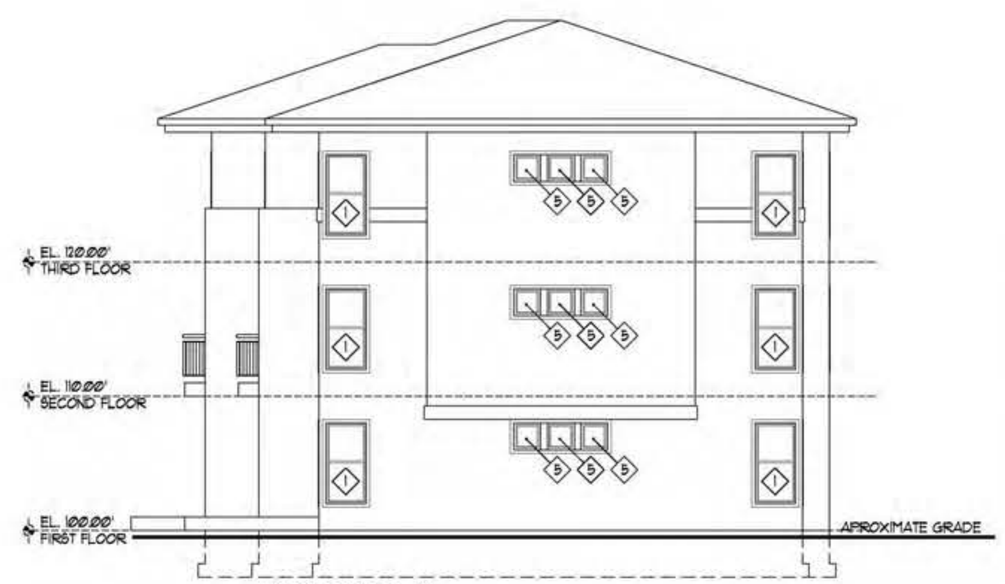
SCALE : 1/4" = 1'-0"

* PROVIDE WINDOW STOPS WHERE WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR LEVEL AND THE DISTANCE FROM SILL TO THE GROUND IS GREATER THAN 72". PER IBC SECTION 1405.12

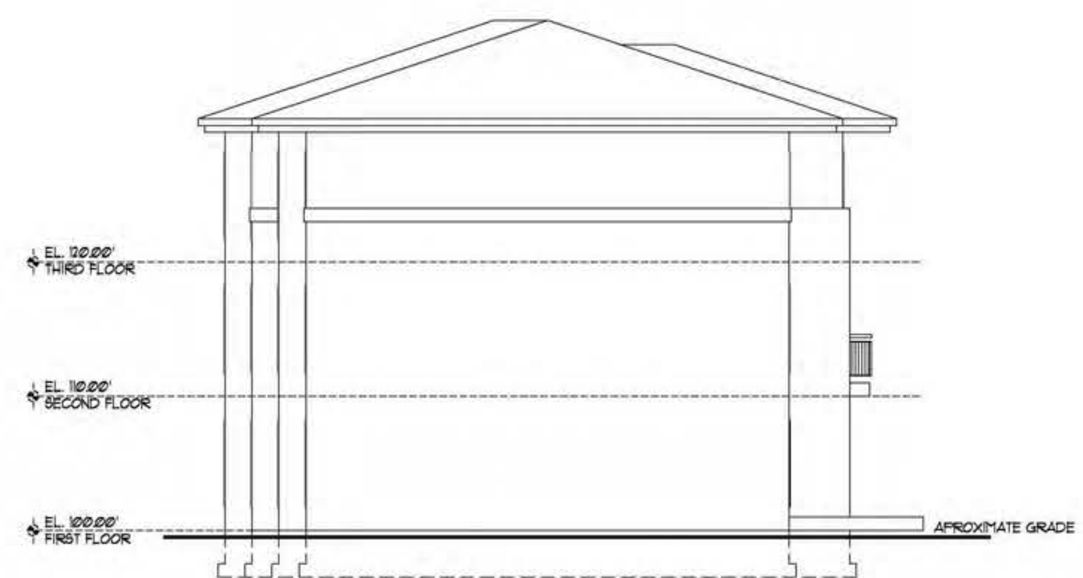
BUILDING F
WEST ELEVATION
A / A3.F SCALE : 1/8" = 1'-0"



BUILDING F
EAST ELEVATION
B / A3.F SCALE : 1/8" = 1'-0"



BUILDING F
SOUTH ELEVATION
C / A3.F SCALE : 1/8" = 1'-0"



BUILDING F
NORTH ELEVATION
D / A3.F SCALE : 1/8" = 1'-0"

RONALD JAMES PED ARCHITECT P.C.
(503) 363-1468
145 SW 155TH STREET #E2
SILVERTON, OREGON 97381

REGISTERED ARCHITECT
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SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN: RON
JOB NO.: 1665

A3.1F

P:\1665 Mike Elias Lansing and Silverton Apts\Permit\A3.1-ELEV.DWG, A3.1f, 3/18/2017 11:56:05 AM, Shawn, 1:1
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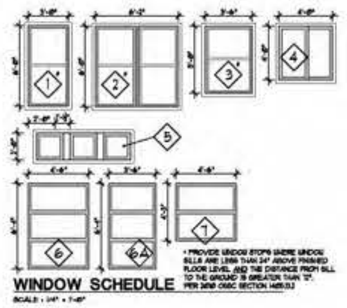
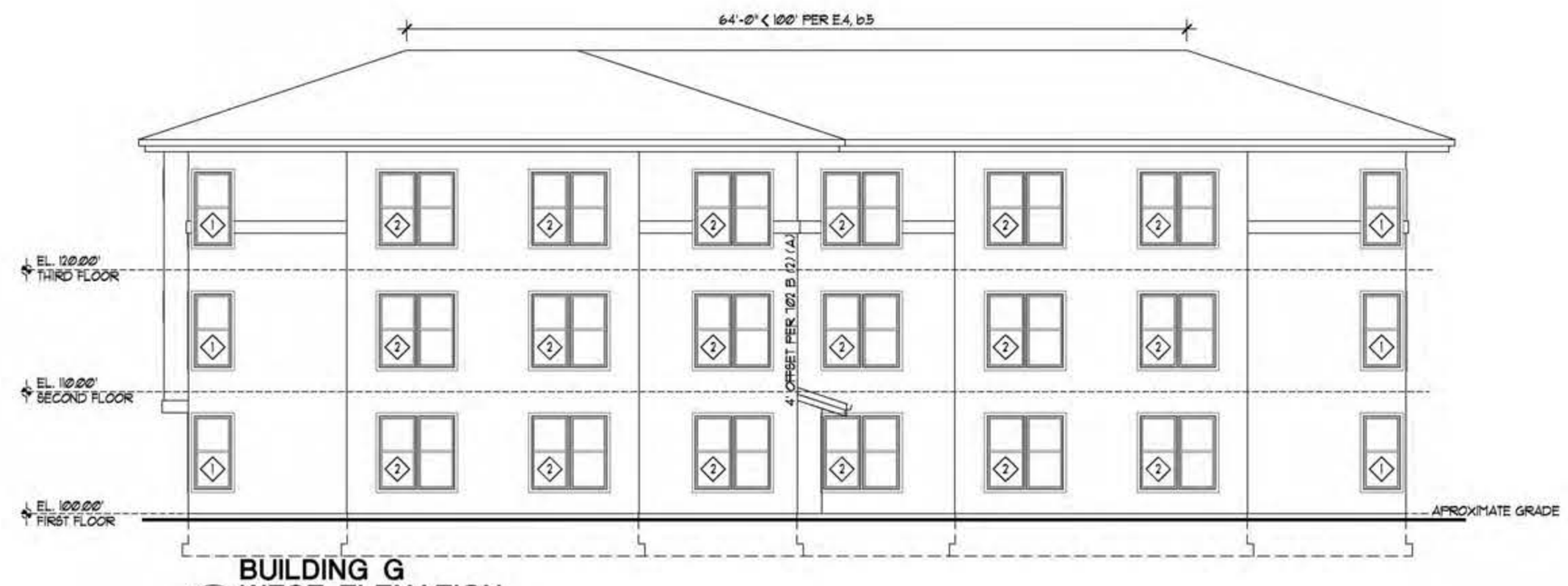


WINDOW SCHEDULE

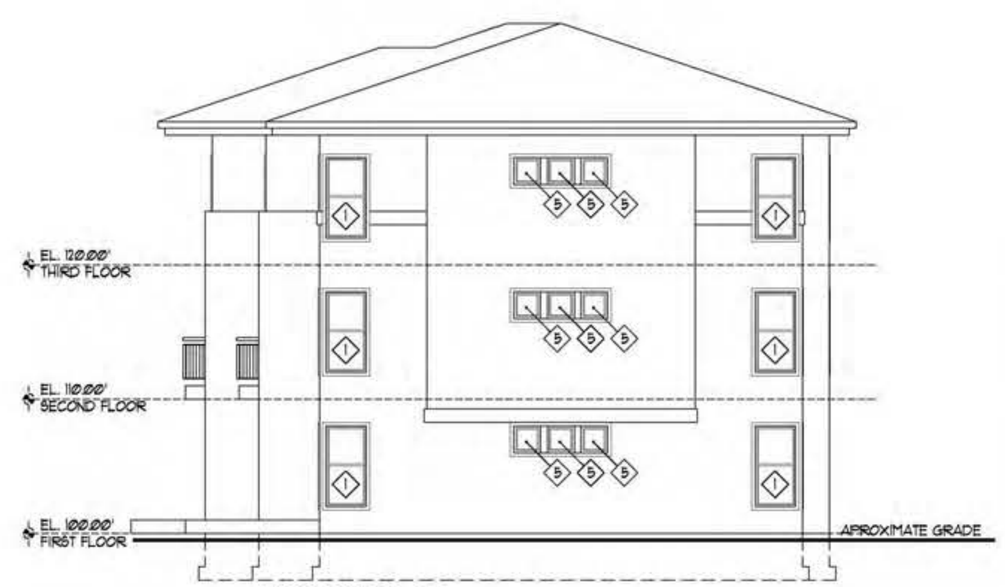
SCALE : 1/4" = 1'-0"

* PROVIDE WINDOW STOPS WHERE WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR LEVEL AND THE DISTANCE FROM SILL TO THE GROUND IS GREATER THAN 72". PER IBC SECTION 1405.13

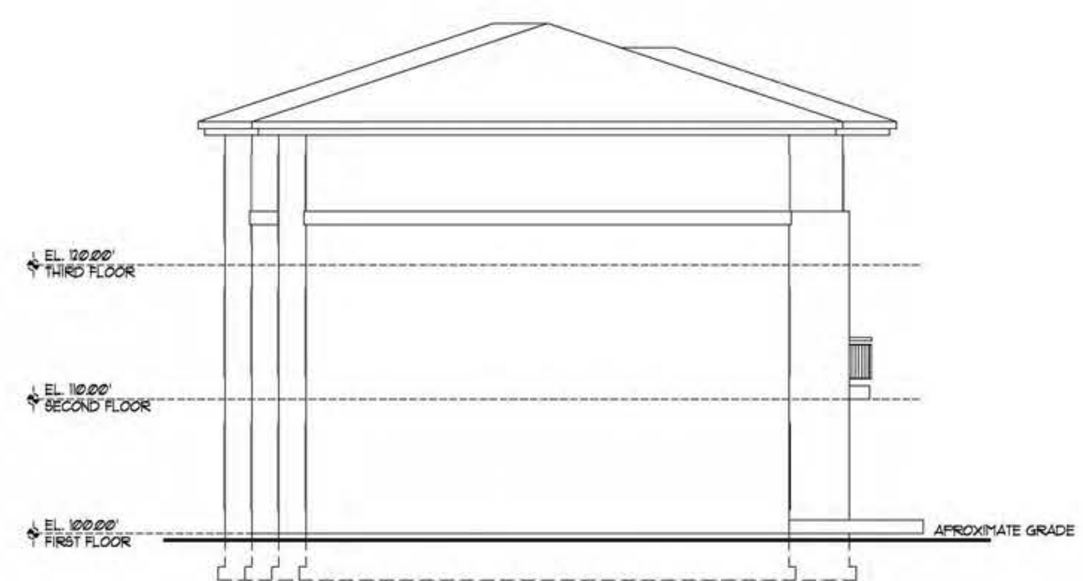
BUILDING G
EAST ELEVATION
A / A3.1G SCALE : 1/8" = 1'-0"



BUILDING G
WEST ELEVATION
B / A3.1G SCALE : 1/8" = 1'-0"



BUILDING G
NORTH ELEVATION
C / A3.1G SCALE : 1/8" = 1'-0"



BUILDING G
SOUTH ELEVATION
D / A3.1G SCALE : 1/8" = 1'-0"

RONALD JAMES PED ARCHITECT P.C.
(503) 363-1468
245 SW CHERRY AVE.
SALEM, OREGON 97301

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RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN: RON
JOB NO.: 1665

A3.1G

P:\1665 Mike Elias Lansing and Silverton Apts\Permit\A3.1-ELEV.DWG, A3.1g, 3/18/2017 11:56:29 AM, Shawn, 1:1
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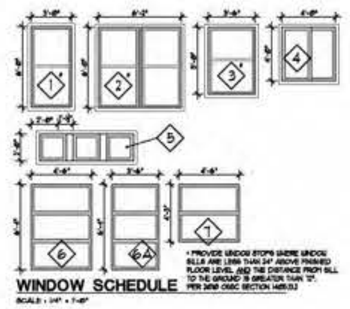
PRINTED: Sat, 18 Mar 2017 - 11:56 am PRINTED BY: Shawn



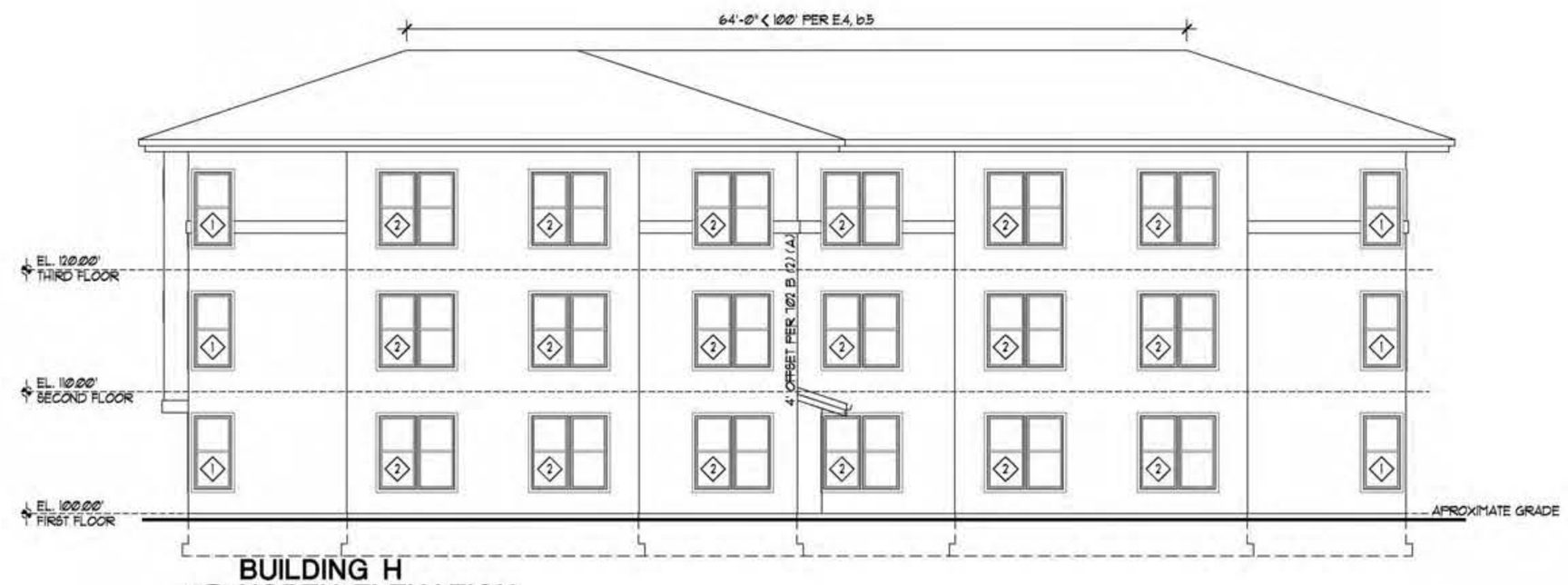
WINDOW SCHEDULE

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

* PROVIDE WINDOW STOPS WHERE WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR LEVEL AND THE DISTANCE FROM SILL TO THE GROUND IS GREATER THAN 72". PER IBC SECTION 1405.12

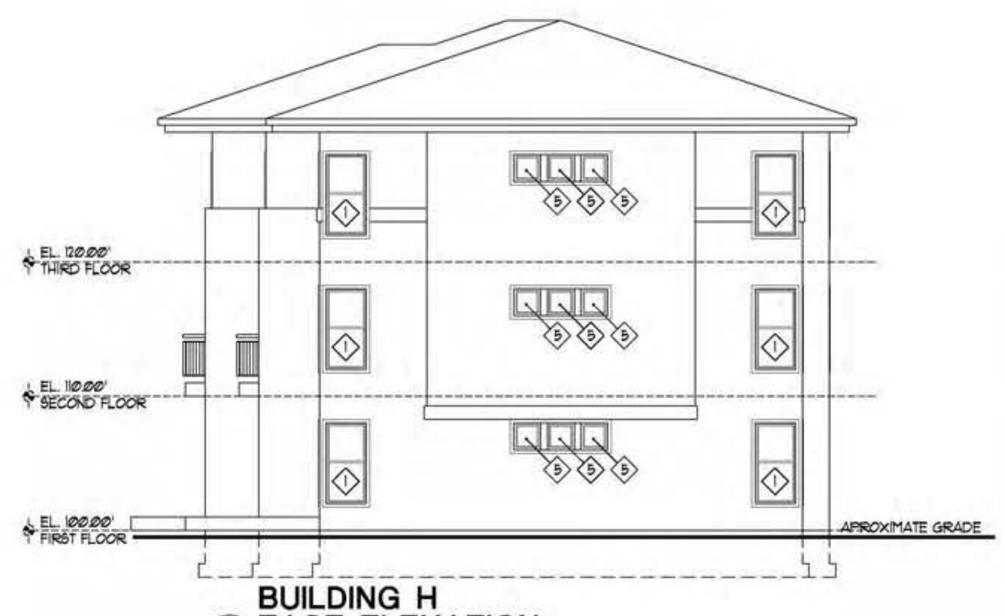
BUILDING H
SOUTH ELEVATION

A / A3.1H SCALE : 1/8" = 1'-0"



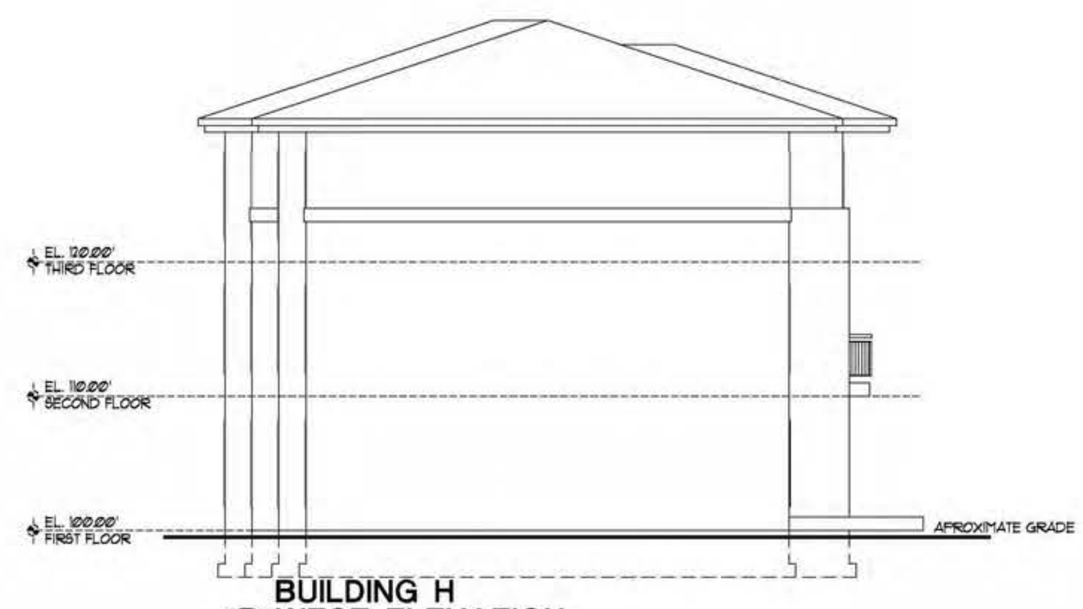
BUILDING H
NORTH ELEVATION

B / A3.1H SCALE : 1/8" = 1'-0"



BUILDING H
EAST ELEVATION

C / A3.1H SCALE : 1/8" = 1'-0"



BUILDING H
WEST ELEVATION

D / A3.1H SCALE : 1/8" = 1'-0"

RONALD JAMES PED ARCHITECT P.C.
(503) 363-1468
245 SW CHERRY AVE.
SALEM, OREGON 97301

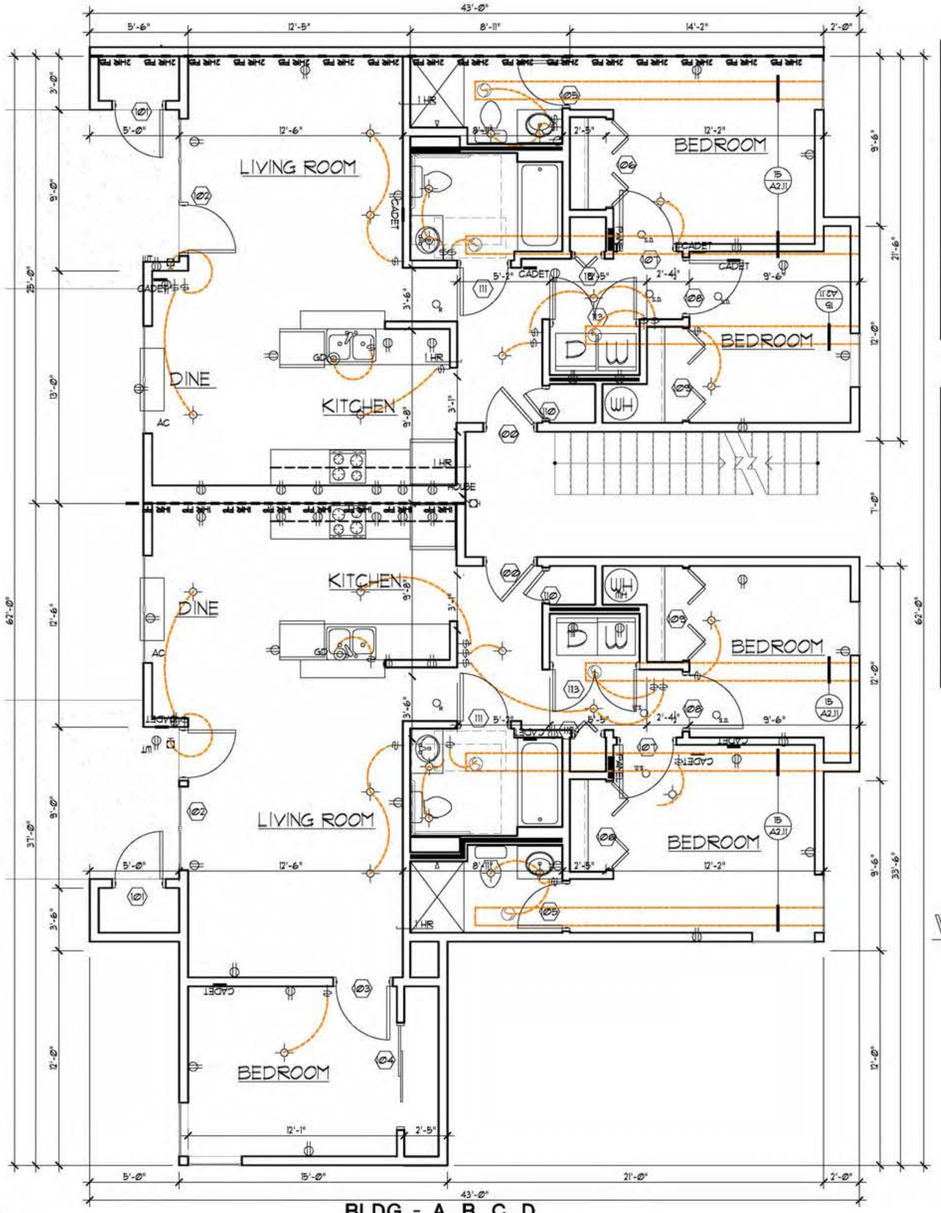
REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN: RON
JOB NO.: 1665

A3.1H

P:\1665 Mike Elias Lansing and Silverton Apts\Permit\A3.1-ELEV.DWG, A3.1h, 3/18/2017 11:56:50 AM, Shawn, 1:1
LAST SAVED: Sat, 18 Mar 2017 - 11:49 am LOCATION: P:\1665 Mike Elias Lansing and Silverton Apts\Permit\A3.1-ELEV.DWG A3.1h
PRINTED: Sat, 18 Mar 2017 - 11:56 am PRINTED BY: Shawn



BLDG - A, B, C, D
ENLARGED FLOOR PLAN

1 / A4.1 SCALE : 1/4" = 1'-0"

NOTE!:

EACH UNIT TO RECEIVE CARBON MONOXIDE PROTECTION

FINISH SCHEDULE

NO.	ROOM	FLOOR: STAIN URATHANE	SHT VINYL EXIST.	CARPET #1	CARPET #2	BRUSHMAT	CONC. SLAB	LINOLIUM	BASE: CARPET	RUBBER 4"	COVED URTH.	WOOD 6"	SELF COVED	NONE	WALLS: G.B.(PAINT)	G.B.(ENAMEL)	TILE	WALL COV.	PAINT	CEILING: G.B.(PAINT)	G.B.(ENAMEL)	G.B.(EPOXY)	L-1-P#1	WOOD (EXIST'G)	PAINT #1
100	KITCHEN																								
101	LIVING RM																								
102	BEDROOM																								
103	BATHROOM																								
104	UTILITY																								

NOTE:
1. GYP. BD. MECHANICAL SOFFIT AT 8'-0" A.F.F.
2. 8'-0" CEILING HT. - 2nd FLOOR (UNLESS VAULTED).
3. CARPET PAD ON STAIRS.
4. HANDRAIL - BOTH SIDES.
5. CHAIR-RAIL AROUND ROOM - (PAINT BELOW & WALL PAPER ABOVE).
6. WALL PAPER BORDER.
7. CALL BUTTON FOR NURSE CALL/DOOR BELL.
8. PAINT CEILING WHITE (REFLECTIVE FINISH).
9. SHOWER STALL TO HAVE CERAMIC TILE TO CEILING.
10. DESIGN GROUP SHOULD REVIEW DROP-CEILING PLACEMENTS.
11. MATCH CEILING PAINTS TO WALL PAINTS (LATEX/LATEX AND ENAMEL/ENAMEL).

FIRST FLOOR

DOOR SCHEDULE

"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"

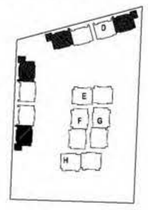
NO.	SIZE	(2) TYPE	(3) CONST	(4) FINISH	(5) GLASS	(6) RATING	(7) FRAME	(8) HDWR
100	3'-0"x6'-8"x1 3/4"	B	HM	ME	-	45	-	3
101	3'-0"x6'-8"x1 3/4"	B	HM	ME	-	-	-	3
102	6'-0"x6'-8"x1 3/4"	A	HM	ME	-	-	-	3
103	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
104	5'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	4
105	2'-2"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
106	5'-0"x6'-8"x1 3/4"	C	HC	FF	-	-	-	4
107	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
108	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
109	5'-0"x6'-8"x1 3/4"	C	HC	FF	-	-	-	4
110	2'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
111	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
112	1'-10"x6'-8"x1 3/4"	C	HC	FF	-	-	-	4
113	5'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
114	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2

UPPER FLOOR

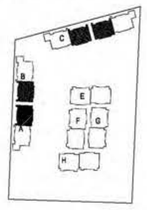
DOOR SCHEDULE

"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"

NO.	SIZE	(2) TYPE	(3) CONST	(4) FINISH	(5) GLASS	(6) RATING	(7) FRAME	(8) HDWR
100	3'-0"x6'-8"x1 3/4"	B	HM	ME	-	45	-	3
101	3'-0"x6'-8"x1 3/4"	B	HM	ME	-	-	-	3
102	6'-0"x6'-8"x1 3/4"	A	HM	ME	-	-	-	3
103	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
104	5'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	4
105	2'-2"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
106	5'-0"x6'-8"x1 3/4"	C	HC	FF	-	-	-	4
107	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
108	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
109	5'-0"x6'-8"x1 3/4"	C	HC	FF	-	-	-	4
110	2'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
111	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
112	1'-10"x6'-8"x1 3/4"	C	HC	FF	-	-	-	4
113	5'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
114	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2



VACINITY MAP



VACINITY MAP

SYMBOLS:

- WINDOW TYPE
- ROOM / XXX — ROOM IDENTIFICATION
- X — DOOR IDENTIFICATION
- SWITCH
- ELECT. OUTLET
- G.F.I. ELECT OUTLET
- 220 OUTLET
- C411 1000W FX10I WALL HEATER
- TELEPHONE JACK
- TELEVISION CABLE
- EXHAUST FAN
- LIGHT FIXTURE
- LIGHT FIXTURE WALL MOUNTED
- SMOKE DETECTOR LINKED TO ALARM WHEN ANY OTHER IS ACTIVATED.
- CM — EACH UNIT TO RECEIVE CARBON MONOXIDE PROTECTION
- RADON DETECTOR

DOOR TYPES

1. " " SHOWN ON SCHEDULE INDICATES TYPICAL
2. DOOR TYPES
3. CONSTRUCTION
   - TYPICAL – SOLID CORE
   - HC – HOLLOW CORE
   - HM – HOLLOW METAL
   - MC – MINERAL CORE
   - RU – ROLL UP/COIL
   - AL – ALUMINIUM & GLASS
   - V – VINYL
4. MATERIAL/FINISH
   - TYPICAL – WOOD TRANSPARIENT
   - WF – WOOD FACTORY
   - PL – PLASTIC LAMINATE
   - ME – METAL ENAMEL
   - WE – WOOD ENAMEL
   - FF – FACTORY FINISH
5. GLASS
   - TYPICAL – CLEAR WIRE
   - TP – TEMPERED PLATE
   - SF – SAFETY GLASS
6. 20, 45, 60, 90, INDICATES RATING IN MINUTES FOR OPENING
7. TYPICAL FRAMES SHOWN " " NUMBER INDICATES DETAIL SHOWN ON SHEET.
8. NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE

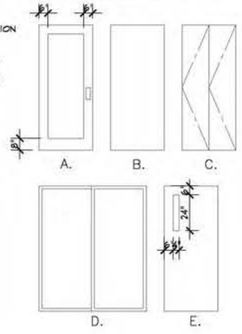
HARDWARE

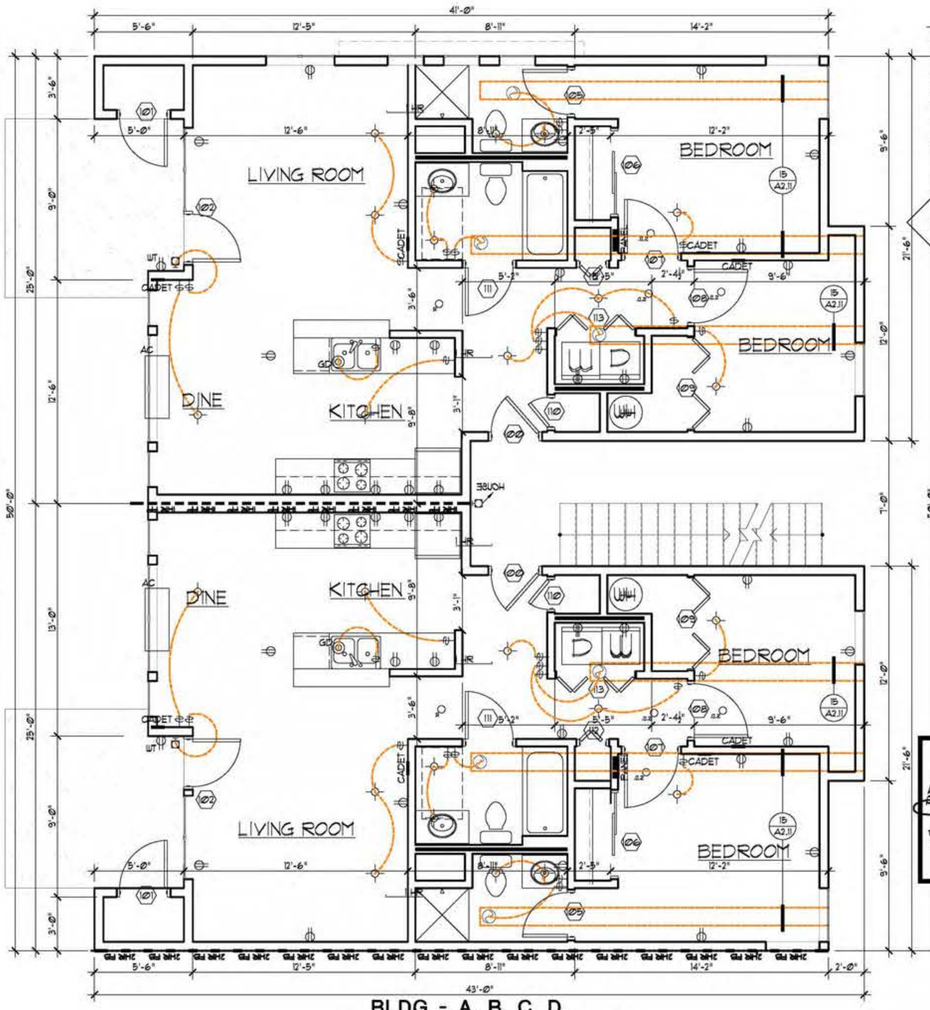
GROUP 1 – TOILETS
1 PRIVACY LOCK
1 STOP
1-1/2 PR HINGES

GROUP 2 – INTERIOR DOOR
1 LATCH
1 STOP
1-1/2 PR HINGES

GROUP 3 – EXTERIOR DOORS
1 LOCK
1 STOP
17' WEATHER STRIP
1 THRESHOLD
1 SELF CLOSING HINGES
1 PR HINGES

GROUP 4 – CLOSET
ALL HDWR BY DOOR MFG'R





BLDG - A, B, C, D
ENLARGED FLOOR PLAN

2 / A4.1 SCALE : 1/4" = 1'-0"

NOTE!:

EACH UNIT TO RECEIVE CARBON MONOXIDE PROTECTION

FINISH SCHEDULE

NO.	ROOM	FLOOR: STAIN URATHANE	SHT VINYL EXIST.	CARPET #1	CARPET #2	BRUSHMAT	CONC. SLAB	LINOLIUM	BASE: CARPET	RUBBER 4"	COVED URTH.	WOOD 6"	SELF COVED	NONE	WALLS: G.B.(PAINT)	G.B.(ENAMEL)	TILE	WALL COV.	PAINT	CEILING: G.B.(PAINT)	G.B.(ENAMEL)	G.B.(EPOXY)	L-1-P#1	WOOD (EXIST'G)	PAINT #1
100	KITCHEN																								
101	LIVING RM																								
102	BEDROOM																								
103	BATHROOM																								
104	UTILITY																								

NOTE:
1. GYP. BD. MECHANICAL SOFFIT AT 8'-0" A.F.F.
2. 8'-0" CEILING HT. - 2nd FLOOR (UNLESS VAULTED).
3. CARPET PAD ON STAIRS.
4. HANDRAIL - BOTH SIDES.
5. CHAIR-RAIL AROUND ROOM - (PAINT BELOW & WALL PAPER ABOVE).
6. WALL PAPER BORDER.
7. CALL BUTTON FOR NURSE CALL/DOOR BELL.
8. PAINT CEILING WHITE (REFLECTIVE FINISH).
9. SHOWER STALL TO HAVE CERAMIC TILE TO CEILING.
10. DESIGN GROUP SHOULD REVIEW DROP-CEILING PLACEMENTS.
11. MATCH CEILING PAINTS TO WALL PAINTS (LATEX/LATEX AND ENAMEL/ENAMEL).

AC - PROVIDE HIGH EFFICIENCY HVAC SYSTEM - AIR SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5

RONALD JAMES PED ARCHITECT P.C.
503.363.4168
145 SHELTON MCMURPHY DR. NE
SALEM, OREGON 97301

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN:
JOB NO.: 1665

A4.1

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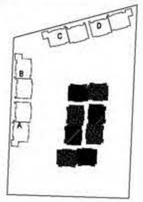
PRINTED: Tue, 21 Mar 2017 - 01:29 pm PRINTED BY: Gerald

AC - PROVIDE HIGH EFFICIENCY HVAC SYSTEM - AIR SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5

BUILDING - E, F, G, H

DOOR SCHEDULE

"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"		(2) TYPE	(3) CONST	(4) FINISH	(5) GLASS	(6) RATING	(7) FRAME	(8) HDWR
NO.	SIZE							
100	3'-0"x6'-8"x1 3/4"	B	HM	ME	–	45	–	3
101	2'-2"x6'-8"x1 3/4"	B	HC	FF	–	–	–	2
102	2'-2"x6'-8"x1 3/4"	B	HC	FF	–	–	–	1
103	5'-0"x6'-8"x1 3/4"	C	HC	FF	–	–	–	4
104	2'-2"x6'-8"x1 3/4"	B	HC	FF	–	–	–	2
105	6'-0"x6'-8"x1 3/4"	D	V	FF	TP	–	–	4
106	2'-0"x6'-8"x1 3/4"	B	HC	FF	–	–	–	2
107	5'-0"x6'-8"x1 3/4"	C	HC	FF	–	–	–	4
108	3'-0"x6'-8"x1 3/4"	B	HC	FF	–	–	–	2
109	3'-0"x6'-8"x1 3/4"	B	HC	FF	–	–	–	2
110	2'-2"x6'-8"x1 3/4"	B	HC	FF	–	–	–	1



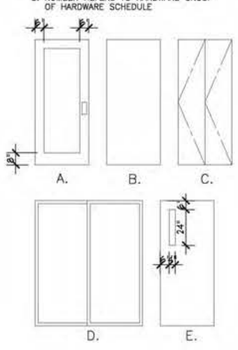
VICINITY MAP

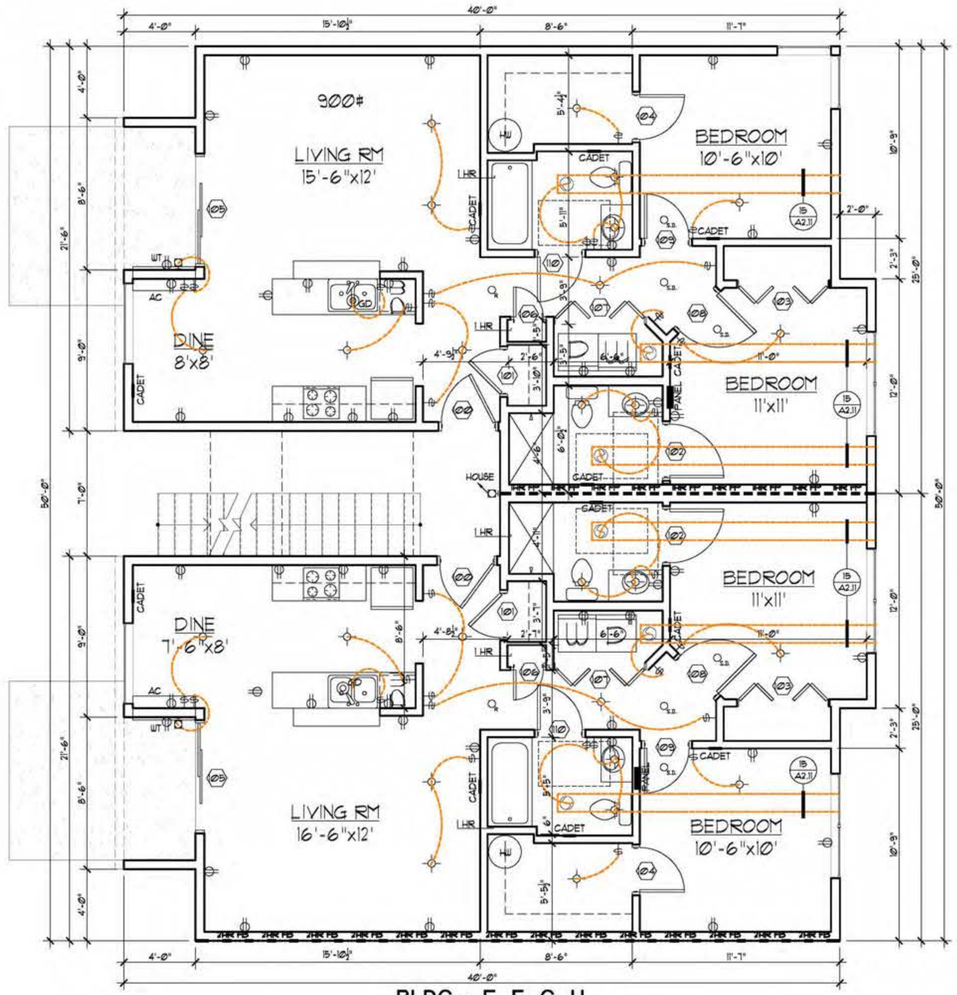
SYMBOLS:

- WINDOW TYPE
- ROOM XXX — ROOM IDENTIFICATION
- X — DOOR IDENTIFICATION
- SWITCH
- ELECT. OUTLET
- G.F.I. ELECT OUTLET
- 220 OUTLET
- C411 1000W FX101 WALL HEATER
- TELEPHONE JACK
- TELEVISION CABLE
- EXHAUST FAN
- LIGHT FIXTURE
- LIGHT FIXTURE WALL MOUNTED
- Q_{LS} SMOKE DETECTOR LINKED TO ALARM WHEN ANY OTHER IS ACTIVATED.
- Q_{CM} EACH UNIT TO RECEIVE CARBON MONOXIDE PROTECTION
- Q_R RADON DETECTOR

DOOR TYPES

1. " " SHOWN ON SCHEDULE INDICATES TYPICAL
2. DOOR TYPES
3. CONSTRUCTION
   - TYPICAL – SOLID CORE
   - HC – HOLLOW CORE
   - HM – HOLLOW METAL
   - MC – MINERAL CORE
   - RU – ROLL UP/COIL
   - AL – ALUMINIUM & GLASS
   - V – VINYL
4. MATERIAL/FINISH
   - TYPICAL – WOOD TRANSPARIENT
   - WF – WOOD FACTORY
   - PL – PLASTIC LAMINATE
   - ME – METAL ENAMEL
   - WE – WOOD ENAMEL
   - FF – FACTORY FINISH
5. GLASS
   - TYPICAL – CLEAR WIRE
   - TP – TEMPERED PLATE
   - SF – SAFETY GLASS
6. 20, 45, 60, 90, INDICATES RATING IN MINUTES FOR OPENING
7. TYPICAL FRAMES SHOWN " " NUMBER INDICATES DETAIL SHOWN ON SHEET.
8. NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE





BLDG - E, F, G, H ENLARGED FLOOR PLAN

1 / A4.2 SCALE : 1/4" = 1'-0"

RONALD JAMES PED ARCHITECT P.C.

503.393.1169

REGISTERED ARCHITECT RONALD JAMES PED SALEM, OREGON STATE OF OREGON

FINISH SCHEDULE

NO.	ROOM	FLOOR: STAIN URATHANE	SHT VINYL EXIST.	CARPET #1	CARPET #2	BRUSHMAT	CONC. SLAB	LINOLIUM	BASE: CARPET	RUBBER 4"	COVED URTH.	WOOD 6"	SELF COVED	NONE	WALLS: G.B.(PAINT)	G.B.(ENAMEL)	TILE	WALL COV.	PAINT	CEILING: G.B.(PAINT)	G.B.(ENAMEL)	G.B.(EPOXY)	T-BAR #1	WOOD (EXIST'G)	PAINT #1
100	KITCHEN																								
101	LIVING RM																								
102	BEDROOM																								
103	BATHROOM																								
104	UTILITY																								

NOTE:
1. GYP. BD. MECHANICAL SOFFIT AT 8'-0" A.F.F.
2. 8'-0" CEILING HT. - 2nd FLOOR (UNLESS VAULTED).
3. CARPET PAD ON STAIRS.
4. HANDRAIL - BOTH SIDES.
5. CHAIR-RAIL AROUND ROOM - (PAINT BELOW & WALL PAPER ABOVE).
6. WALL PAPER BORDER.
7. CALL BUTTON FOR NURSE CALL/DOOR BELL.
8. PAINT CEILING WHITE (REFLECTIVE FINISH).
9. SHOWER STALL TO HAVE CERAMIC TILE TO CEILING.
10. DESIGN GROUP SHOULD REVIEW DROP-CEILING PLACEMENTS.
11. MATCH CEILING PAINTS TO WALL PAINTS (LATEX/LATEX AND ENAMEL/ENAMEL).

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN:
JOB NO.: 1665

A4.2

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TYPE A UNITS

1003 Type A Units
1003.1 General. Type A units shall comply with Section 1003.
1003.2 Primary Entrance. The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom.
1003.3 Accessible Route. Accessible routes within Type A units shall comply with Section
1003.3. Exterior spaces less than 30 inches in depth or width shall comply with Sections1003.3.1, 1003.3.3, 302, and 303.
1003.3.1 Location. At least one accessible route shall connect all spaces and elements that are a part of the unit. Where only one accessible route is provided, it shall not pass through bathrooms and toilet rooms, closets, or similar spaces.
EXCEPTION: An accessible route is not required to unfinished attics and unfinished basements that are part of the unit.
1003.3.2 Turning Space. All rooms served by an accessible route shall provide a turning space complying with Section 304.
EXCEPTION: Toilet rooms and bathrooms that are not required to comply with Section 1003.11.
1003.3.3 Components. Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, ramps, elevators, and platform lifts.
1003.4 Walking Surfaces. Walking surfaces that are part of an accessible route shall comply with Section 403.

403 Walking Surfaces
403.1 General. Walking surfaces that are a part of an accessible route shall comply with Section 403.
403.2 Floor Surface. Floor surfaces shall comply with Section 302.
403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
403.4 Changes in Level. Changes in level shall comply with Section 303.
403.5 Clear Width. Clear width of an accessible route shall comply with Table 403.5.

1003.5 Doors and Doorways. The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with Section 404.

403.5.1 Clear Width at Turn. Where an accessible route makes a 180 degree turn around an object that is less than 48 inches in width, clear widths shall be 42 inches minimum approaching the turn, 48 inches minimum during the turn, and 42 minimum leaving the turn.
EXCEPTION: Section 403.5.1 shall not apply where the clear width at the turn is 60 inches minimum.
EXCEPTIONS:
1. Thresholds at exterior sliding doors shall be permitted to be ½" inch maximum in height, provided they are beveled with a slope not greater than 1:2.
2. In toilet rooms and bathrooms not required to comply with Section 1003.11, maneuvering clearances required by Section 404.2.3 are not required on the toilet room or bathroom side of the door.

1003.6 Ramps. Ramps shall comply with Section 405.

1003.9 Operable Parts. Lighting controls, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or intercom systems shall comply with Section 309.
EXCEPTIONS:
1. Receptacle outlets serving a dedicated use.
2. One receptacle outlet is not required to comply with Section 309 where all of the following conditions are met:
(a) the receptacle outlet is above a length of countertop that is uninterrupted by au sink or appliance; and
(b) at least one receptacle outlet complying with Section 1003.9 is provided for that length of countertop; and
(c) all other receptacle outlets provided for that length of countertop comply with Section 1003.9.
3. Floor receptacle outlets.
4. HVAC diffusers.
5. Controls mounted on ceiling fans.
6. Where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to be accessible.
1003.10 Laundry Equipment. Washing machines and clothes dryers shall comply with Section 611.
1003.11 Toilet and Bathing Facilities.
1003.11.1 General. All toilet and bathing areas shall comply with Section 1003.11.9. At least one toilet and bathing facility shall comply with Section 1003.11. At least one lavatory, one water closet and either a bathtub or shower within the unit shall comply with Section 1003.11. The accessible toilet and bathing fixtures shall be in a single toilet/bathing area, such that travel between fixtures does not require travel through other parts of the unit.
1003.11.2 Doors. Doors shall not swing into the clear floor space or clearance for any fixture.
EXCEPTION: Where a clear floor space complying with Section 305.3 is provided within the room beyond the arc of the door swing.
1003.11.3 Overlap. Clear floor spaces, clearances at fixtures and turning spaces are permitted to overlap.
1003.11.4 Reinforcement. Reinforcement shall be provided for the future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments. Where walls are located to permit the installation of grab bars and seats complying with Sections 604.5, 607.4, 608.3 and 608.4, reinforcement shall be provided for the future installation of grab bars and seats meeting those requirements.
EXCEPTION: Reinforcement is not required in a room containing only a lavatory and a water closet, provided the room does not contain the only lavatory or water closet on the accessible level of the dwelling unit.

604.5 Grab Bars. Grab bars for water closets shall comply with Section 609 and shall be provided in accordance with Sections 604.5.1 and 604.5.2. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet.
EXCEPTIONS:
3. In Type A units, grab bars are not required to be installed where reinforcement complying with Section 1003.11.4 is installed for the future installation of grab bars.
604.5.1 Fixed Side Wall Grab Bars. Fixed sidewall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located between 39 inches and 41 inches above the floor, and with the center line of the bar located between 39 inches and 41 inches from the rear wall.
EXCEPTIONS:
1. In Type A and Type B units, the vertical grab bar component is not required.

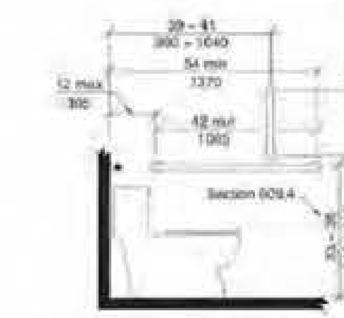


Fig. 604.5.1
Side Wall Grab Bar for Water Closet

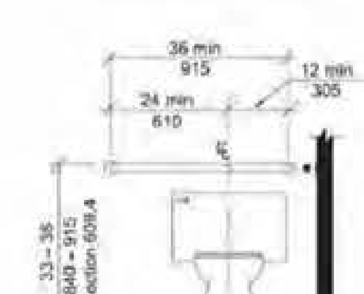


Fig. 604.5.2
Rear Wall Grab Bar for Water Closet

607 Bathtubs
1003 Type A Units
1003.1 General. Type A units shall comply with Section 1003.
1003.2 Primary Entrance. The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom.
1003.3 Accessible Route. Accessible routes within Type A units shall comply with Section
1003.3. Exterior spaces less than 30 inches in depth or width shall comply with Sections1003.3.1, 1003.3.3, 302, and 303.
1003.3.1 Location. At least one accessible route shall connect all spaces and elements that are a part of the unit. Where only one accessible route is provided, it shall not pass through bathrooms and toilet rooms, closets, or similar spaces.
EXCEPTION: An accessible route is not required to unfinished attics and unfinished basements that are part of the unit.
1003.3.2 Turning Space. All rooms served by an accessible route shall provide a turning space complying with Section 304.
EXCEPTION: Toilet rooms and bathrooms that are not required to comply with Section 1003.11.
1003.3.3 Components. Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, ramps, elevators, and platform lifts.
1003.4 Walking Surfaces. Walking surfaces that are part of an accessible route shall comply with Section 403.

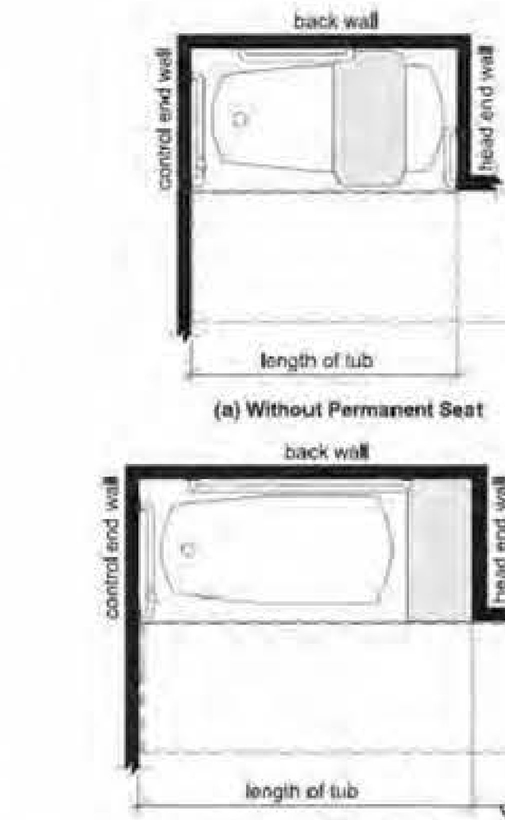
403 Walking Surfaces
403.1 General. Walking surfaces that are a part of an accessible route shall comply with Section 403.
403.2 Floor Surface. Floor surfaces shall comply with Section 302.
403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
403.4 Changes in Level. Changes in level shall comply with Section 303.
403.5 Clear Width. Clear width of an accessible route shall comply with Table 403.5.

1003.5 Doors and Doorways. The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with Section 404.

403.5.1 Clear Width at Turn. Where an accessible route makes a 180 degree turn around an object that is less than 48 inches in width, clear widths shall be 42 inches minimum approaching the turn, 48 inches minimum during the turn, and 42 minimum leaving the turn.
EXCEPTION: Section 403.5.1 shall not apply where the clear width at the turn is 60 inches minimum.
EXCEPTIONS:
1. Thresholds at exterior sliding doors shall be permitted to be ½" inch maximum in height, provided they are beveled with a slope not greater than 1:2.
2. In toilet rooms and bathrooms not required to comply with Section 1003.11, maneuvering clearances required by Section 404.2.3 are not required on the toilet room or bathroom side of the door.

1003.6 Ramps. Ramps shall comply with Section 405.

1003.9 Operable Parts. Lighting controls, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or intercom systems shall comply with Section 309.
EXCEPTIONS:
1. Receptacle outlets serving a dedicated
607 Bathtubs
607.1 General. Accessible bathtubs shall comply with Section 607.
607.2 Clearance. A clearance in front of bathtubs extending the length of the bathtub and 30 inches (760 mm) minimum in depth shall be provided. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub.e
607.3 Seat.Apermanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with Section 610.
607.4 Grab Bars. Grab bars shall comply with Section 609 and shall be provided in accordance with Section 607.4.1 or 607.4.2.
EXCEPTIONS:
1. Grab bars shall not be required to be installed in a bathing facility for a single occupant accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with Section 607.4.
2. In Type A units, grab bars are not required to be installed where reinforcement complying with Section 1003.11.9 is installed for the future installation of grab bars.
607.4.1 Bathtubs with Permanent Seats. For bathtubs with permanent seats, grab bars complying with Section 607.4.1 shall be provided.
607.4.1.1 Back Wall. Two horizontal grab bars shall be provided on the back wall, one complying with Section 609.4 and the other 9 inches the rim of the bathtub. Each grab bar shall be located 15 inches maximum from the head end wall and extend to 12 inches maximum from the control end wall.
607.4.1.2 Control End Wall. Control end wall grab bars shall comply with Section 607.4.1.2.
EXCEPTION: An L-shaped continuous grab bar of equivalent dimensions and positioning shall be permitted to serve the function of separate vertical and horizontal grab bars.
607.4.1.2.1 Horizontal Grab Bar. A horizontal grab bar 24 inches (610 mm) minimum in length shall be provided on the control end wall at the front edge of the bathtub.



(a) Without Permanent Seat
(b) With Permanent Seat
Fig. 607.2
Clearance for Bathtubs

608.3 Grab Bars. Grab bars shall comply with Section 609 and shall be provided in accordance with Section 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the floor.
EXCEPTIONS:
2. In Type A units, grab bars are not required to be installed where reinforcement complying with Section 1003.11.9 is installed for the future installation of grab bars.
608.3.1 Transfer-Type Showers. Grab bars for transfer type showers shall comply with Section 608.3.1.
608.3.1.1 Horizontal Grab Bars. Horizontal grab bars shall be provided across the control wall and on the back wall to a point 18 inches from the control wall.
608.3.1.2 Vertical Grab Bar. A vertical grab bar 18 inches minimum in length shall be provided on the control end wall 3 inches minimum to 6 inches maximum above the horizontal grab bar, and 4 inches maximum inward from the front edge of the shower.
608.3.1.3 Grab Bar Configuration. Grab bars complying with Sections 608.3.1.1 and 608.3.1.2 shall be permitted to be separate bars, a single piece bar, or combination thereof.
608.4 Seats. A folding or nonfolding seat shall be provided in transfer-type shower compartments.

1003.11.5 Lavatory. Lavatories shall comply with Section 606.
EXCEPTION: Cabinetry shall be permitted under the lavatory, provided:tub.e
(a) the cabinetry can be removed without removal or replacement of the lavatory;
(b) the floor finish extends under such cabinetry; and
(c) the walls behind and surrounding cabinetry are finished.

606.1 General. Accessible lavatories and sinks shall comply with Section 606.
606.2 Clear Floor Space. A clear floor space Complying with Section 305.3, positioned for Forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearances.
2. The requirement for knee and toe clearance shall not apply to a lavatory in a toilet and bathing facility for a single occupant, accessed only through a private office and not for common use or public use.
3. A knee clearance of 24 inches minimum above the floor shall be permitted at lavatories and sinks used primarily by children ages 6 through 12 where the rim or counter surface is 31 inches maximum above the floor.
4. A parallel approach complying with Section 305 shall be permitted at lavatories and sinks used primarily by children ages 5 and younger.
5. The requirement for knee and toe clearance shall not apply to more than one bowl of a multibowl sink.
6. A parallel approach shall be permitted at wet bars.
606.3 Height. The front of lavatories and sinks shall be 34 inches (865 mm) maximum above the floor, measured to the higher of the rim or counter surface.
EXCEPTION: A lavatory in a toilet and bathing facility for a single occupant, accessed only through a private office and not for common use or public use, shall not be required to comply with Section 606.3.
606.4 Faucets. Faucets shall comply with Section 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.
606.5 Lavatories with Enhanced Reach Range. Where enhanced reach range is required at lavatories, faucets and soap dispenser controls shall have a reach depth of 11 inches (280 mm) maximum or, if automatic, shall be activated within a reach depth of 11 inches (280 mm) maximum.Water and soap flow shall be provided with a reach depth of 11 inches (280 mm) maximum.
EXCEPTION: In Type A and Type B units, reach range for lavatory faucets and soap dispensers is not required.
606.6 Exposed Pipes and Surfaces.Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.
606.7 Operable Parts. Operable parts on towel dispensers and hand dryers shall comply with Table 606.7.

Fig. 606.3
Height of Lavatories and Sinks

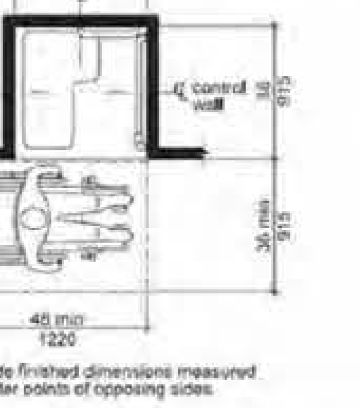
EXCEPTIONS:
1. A parallel approach complying with Section 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided.
1003.11.6 Mirrors. Mirrors above lavatories shall have the bottom edge of the reflecting surface 40 inches maximum above the floor.
1003.11.7 Water Closet. Water closets shall comply with Section 1003.11.7.

1003.11.7.1 Location. The water closet shall be positioned with a wall to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum and 18 inches (455 mm) maximum from the sidewall.
1003.11.7.2 Clearance. A clearance around the water closet of 60 inches minimum, measured perpendicular from the side wall, and 56 inches minimum, measured perpendicular from the rear wall, shall be provided.
1003.11.7.3 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, coat hooks, shelves, accessible routes, clear floor space required at other fixtures, and the wheelchair turning space. No other fixtures or obstructions shall be located within the required water closet clearance.
EXCEPTION: A lavatory complying with Section 1003.11.5 shall be permitted on the rear wall 18 inches minimum from the centerline of the water closet where the clearance at the water closet is 66 inches minimum measured perpendicular from the rear wall.
1003.11.7.4 Height. The top of the water closet seat shall be 15 inches minimum and 19 inches maximum above the floor, measured to the top of the seat.
1003.11.7.5 Flush Controls. Hand operated flush controls shall comply with Section
1003.9. Flush controls shall be located on the open side of the water closet.
1003.11.8 Bathtub. Bathtubs shall comply with Section 607.
EXCEPTIONS:
1. The removable in-tub seat required by Section 607.3 is not required.
2. Counter tops and cabinetry shall be permitted at the control end of the clearance, provided such counter tops and cabinetry can be removed and the floor finish extends under such cabinetry.

607.4.1.2.2 Vertical Grab Bar. A vertical grab bar 18 inches minimum in length shall be provided on the control end wall 3 inches minimum to 6 inches (150 mm) maximum above the horizontal grab bar, and 4 inches maximum inward from the front edge of the bathtub.
607.4.2 Bathtubs without Permanent Seats. For bathtubs without permanent seats, grab bars complying with Section 607.4.2 shall be provided.
607.4.2.1 Back Wall. Two horizontal grab bars shall be provided on the back wall, one complying with Section 609.4 and the other fauhtubs wit? 9 inches above the rim of the bathtub. Each grab bar shall be 24 inches minimum in length, located 24 inches maximum from the head end wall and extend to 12 inches maximum from the control end wall.
607.4.2.2 Control End Wall. Control end wall grab bars shall comply with Section 607.4.2.2.
EXCEPTION: An L-shaped continuous grab bar of equivalent dimensions and positioning shall be permitted to serve the function of separate vertical and horizontal grab bars.
607.4.2.2.1 Horizontal Grab Bar. A horizontal grab bar 24 inches minimum in length shall be provided on the control end wall beginning near the front edge of the bathtub and extend toward the inside corner of the bathtub.
607.4.2.2.2 Vertical Grab Bar. A vertical grab bar 18 inches minimum in length shall be provided on the control end wall 3 inches minimum to 6 inches maximum above the horizontal grab bar, and 4 inches maximum inward from the front edge of the bathtub.
607.4.2.3 Head End Wall. A horizontal grab bar 12 inches minimum in length shall be provided on the head end wall at the front edge of the bathtub.
607.5 Controls. Controls, other than drain stoppers, shall be provided on an end wall, located between the bathtub rimand grab bar, and between the open side of the bathtub and the midpoint of the width of the bathtub. Controls shall comply with Section 309.4.
309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum.
607.6 Hand Shower. A hand shower with a hose 59 inches minimum in length, that can be used as both a fixed shower head and as a hand shower, shall be provided. The hand shower shall have a control with a nonpositive shut-off feature. An adjustable-height hand shower mounted on a vertical bar shall be installed so as to not obstruct the use of grab.
607.7 Bathtub Enclosures. Enclosures for bathtubs shall not obstruct controls or transfer from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracksh installed on the rim of the bathtub.e
607.8 Water Temperature. Bathtubs shall deliver water that is 120 degrees F maximum.

1003.11.9 Shower. Showers shall comply with Section 608.
EXCEPTION: Counter tops and cabinetry shall be permitted at the control end of the clearance, provided such counter tops and cabinetry can be removed and the floor finish extends under such cabinetry.

608.1 General. Accessible shower compartments shall comply with Section 608.
608.2 Size and Clearances.
608.2.1 Transfer-Type Shower Compartments. Transfer-type shower compartments shall have a clear inside dimension of 36 inches in width and 36 inches in depth, measured at the center point of opposing sides. An entry 36 inches minimum in width shall be provided. A clearance of 48 inches minimum in length measured perpendicular from the control wall, and 36 inches minimum in depth shall be provided adjacent to the open face of the compartment.



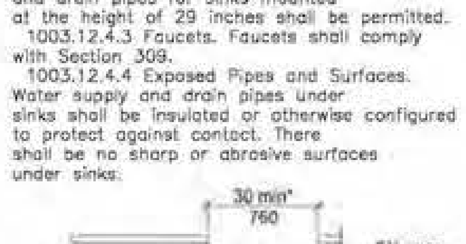
Note: inside finished dimensions measured at the center points of opposing sides.
Fig. 608.2.1
Transfer-Type Shower Compartment
Size and Clearance

TYPE A KITCHENS

1003.12.3.1 Clear Floor Space. A clear floor space, positioned for a forward approach to the work surface, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The clear floor space shall be centered on the work surface.
EXCEPTION: Cabinetry shall be permitted under the work surface, provided:
(a) the cabinetry can be removed without removal or replacement of the work surface,
(b) the floor finish extends under such cabinetry, and
(c) the walls behind and surrounding cabinetry are finished.

* 36 min. (915) if part of T-shaped turning space per Sections 304.3.2 and 1003.3.2
Fig. 1003.12.3
Work Surface in Kitchen for Type A Units

1003.12.3.2 Height. The work surface shall be 34 inches maximum above the floor.
EXCEPTION: A counter that is adjustable to provide a work surface at variable heights 29 inches minimum and 36 inches maximum above the floor, or that can be relocated within that range without cutting the counter or damaging adjacent cabinets, walls, doors, and structural elements, shall be permitted.
1003.12.3.3 Exposed Surfaces. There shall be no sharp or abrasive surfaces under the exposed portions of work surface counters.
1003.12.4 Sink. Sinks shall comply with Section 1003.12.4.
1003.12.4.1 Clear Floor Space. A clear floor space, positioned for a forward approach to the sink, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The clear floor space shall be centered on the sink bowl.
EXCEPTIONS:
1. The requirement for knee and toe clearance shall not apply to more than one bowl of a multi-bowl sink.
2. Cabinetry shall be permitted to be added under the sink, provided:
(a) the cabinetry can be removed without removal or replacement of the sink,
(b) the floor finish extends under such cabinetry, and
(c) the walls behind and surrounding cabinetry are finished.
1003.12.4.2 Height. The front of the sink shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.
EXCEPTION: A sink and counter that is adjustable to variable heights 29 inches minimum and 36 inches maximum above the floor, or that can be relocated within that range without cutting the counter or damaging adjacent cabinets, walls, doors and structural elements, provided rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches shall be permitted.
1003.12.4.3 Faucets. Faucets shall comply with Section 309.
1003.12.4.4 Exposed Pipes and Surfaces. Water supply and drain pipes under sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under sinks.



* 36 min. (915) if part of T-shaped turning space per Sections 304.3.2 and 1003.3.2
Fig. 1003.12.4
Kitchen Sink for Type A Units

1003.12.5 Kitchen Storage. A clear floor space, positioned for a parallel or forward approach to the kitchen cabinets, shall be provided.
1003.12.6 Appliances. Where provided, kitchen appliances shall comply with Section 1003.12.6.
1003.12.6.1 Operable Parts. All appliance controls shall comply with Section 1003.9.
EXCEPTIONS:
1. Appliance doors and door latching devices shall not be required to comply with Section 309.4.
2. Bottom-hinged appliance doors, when in the open position, shall not be required to comply with Section 309.3.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in Section 308.
309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum.
EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5.0 pounds maximum.

1003.12.6.2 Clear Floor Space. A clear floor space, positioned for a parallel or forward approach, shall be provided at each kitchen appliance. Clear floor spaces shall be permitted to overlap.
1003.12.6.3 Dishwasher. A clear floor space, positioned adjacent to the dishwasher door, shall be provided. The dishwasher door in the open position shall not obstruct the clear floor space for the dishwasher or an adjacent sink.
1003.12.6.4 Range or Cooktop. A clear floor space, positioned for a parallel or forward approach to the space for a range or cooktop, shall be provided. Where the clear floor space is positioned for a forward approach, knee and toe clearance complying with Section 306 shall be provided. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to protect from burns, abrasions, or electrical shock. The location of controls shall not require reaching across burners.
1003.12.6.5 Oven. Ovens shall comply with Section 1003.12.6.5.Ovens shall have controls on front panels, on either side of the door.
1003.12.6.5.1 Side-Hinged Door Ovens. Side-hinged door ovens shall have a countertop positioned adjacent to the latch side of the oven door.
1003.12.6.5.2 Bottom-Hinged Door Ovens. Bottom-hinged door ovens shall have a countertop positioned adjacent to one side of the door.

TYPE B KITCHENS

1004.12 Kitchens. Kitchens shall comply with Section1004.12.
1004.12.1 Clearance. Clearance complying with Section 1004.12.1 shall be provided.
1004.12.1.1 Minimum Clearance. Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches minimum.
1004.12.1.2 U-Shaped Kitchens. In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 inches minimum.
1004.12.2 Clear Floor Space. Clear floor space at appliances shall comply with Sections 1004.12.2 and 305.3.

305 Clear Floor Space
305.1 General. A clear floor space shall comply with Section 305.
305.2 Floor Surfaces. Floor surfaces of a clear floor space shall have a slope not steeper than 1:48 and shall comply with Section 302.
305.3 Size. The clear floor space shall be 48 inches (1220 mm) minimum in length and 30 inches (760 mm) minimum in width.

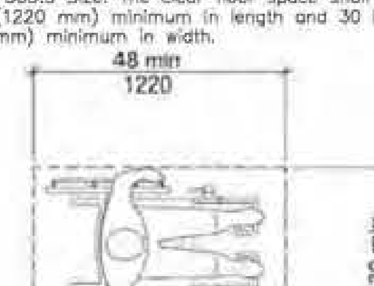


Fig. 305.3
Size of Clear Floor Space

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor space shall be permitted to include knee and toe clearance complying with Section 306.
305.5 Position. Unless otherwise specified, the clear floor space shall be positioned for either forward or parallel approach to an element.
305.6 Approach. One full, unobstructed side of the clear floor space shall adjoin or overlap an accessible route or adjoin another clear floor space.
305.7 Alcoves. If a clear floor space is in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances complying with Sections 305.7.1 and 305.7.2 shall be provided, as applicable.

1004.12.2.1 Sink. A clear floor space, positioned for a parallel approach to the sink, shall be provided. The clear floor space shall be centered on the sink bowl.
EXCEPTION: Sinks complying with Section 606 shall be permitted to have a clear floor space positioned for a parallel or forward approach.

606 Lavatories and Sinks
606.1 General. Accessible lavatories and sinks shall comply with Section 606.
606.2 Clear Floor Space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearances.
EXCEPTIONS:
1. A parallel approach complying with Section 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided.

1004.12.2.2 Dishwasher. A clear floor space, positioned for a parallel or forward approach to the dishwasher, shall be provided. The clear floor space shall be positioned beyond the swing of the dishwasher door. Dishwasher door is 23-24
1004.12.2.3 Cooktop. A clear floor space, positioned for a parallel or forward approach to the cooktop, shall be provided. The centerline of the clear floor space shall align with the centerline of the cooktop. Where the clear floor space is positioned for a forward approach, knee and toe clearance complying with Section 306 shall be provided. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock.
1004.12.2.4 Oven. A clear floor space, positioned for a parallel or forward approach to the oven, shall be provided.
1004.12.2.5 Refrigerator/Freezer. A clear floor space, positioned for a parallel or forward approach to the refrigerator/freezer,shall be provided.
1004.12.2.6 Trash Compactor. A clear floor space, positioned for a parallel or forward approach to the trash compactor, shall be provided.

FINISH SCHEDULE

NO.	ROOM	FLOOR: STAIN URATHANE	SHT VINYL EXIST.	CARPET #1	CARPET #2	BRUSHMAT	CONC. SLAB	LINOLIUM	BASE: CARPET	RUBBER 4"	COVED URTH.	WOOD 6"	SELF COVED	NONE	WALLS: G.B.(PAINT)	G.B.(ENAMEL)	TILE	WALL COV.	PAINT	CEILING: G.B.(PAINT)	G.B.(ENAMEL)	G.B.(EPOXY)	L-I-P#1	WOOD (EXIST'G)	PAINT #1
100	KITCHEN																								
101	LIVING RM																								
102	BEDROOM																								
103	BATHROOM																								
104	UTILITY																								

NOTE:
1. GYP. BD. MECHANICAL SOFFIT AT 8'-0" AFF.
2. 8'-0" CEILING HT. - 2nd FLOOR (UNLESS VAULTED).
3. CARPET PAD ON STAIRS.
4. HANDRAIL - BOTH SIDES.
5. CHAIR-RAIL AROUND ROOM - (PAINT BELOW & WALL PAPER ABOVE).
6. WALL PAPER BORDER.
7. CALL BUTTON FOR NURSE CALL/DOOR BELL.
8. PAINT CEILING WHITE (REFLECTIVE FINISH).
9. SHOWER STALL TO HAVE CERAMIC TILE TO CEILING.
10. DESIGN GROUP SHOULD REVIEW DROP-CEILING PLACEMENTS.
11. MATCH CEILING PAINTS TO WALL PAINTS (LATEX/LATEX AND ENAMEL/ENAMEL).

HARDWARE

GROUP 1 - TOILETS
1 PRIVACY LOCK
1 STOP
1-1/2 PR HINGES

GROUP 2 - INTERIOR DOOR
1 LATCH
1 STOP
1-1/2 PR HINGES

GROUP 3 - EXTERIOR DOORS
1 LOCK
1 STOP
17' WEATHER STRIP
1 THRESHOLD
1 SELF CLOSING HINGES
1 PR HINGES

GROUP 4 - CLOSET
ALL HDWR BY DOOR MFG'R

RONALD JAMES PED ARCHITECT P.C.
(503) 383-1458
445 21ST STREET SE
SALEM, OREGON 97301

DOOR SCHEDULE

"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"

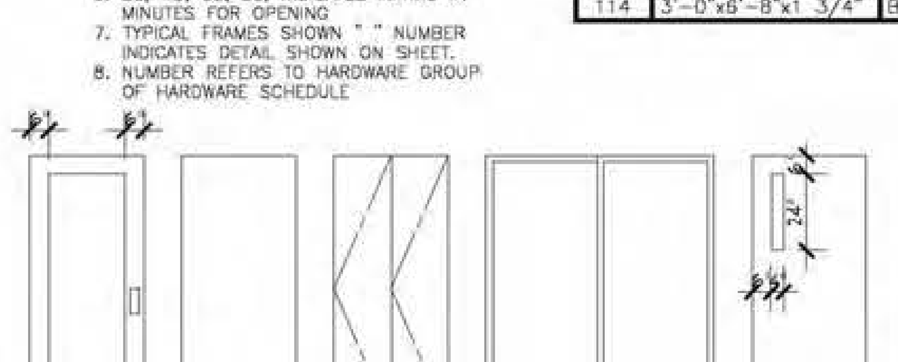
NO.	SIZE	(2) TYPE	(3) CONST	(4) FINISH	(5) GLASS	(6) RATING	(7) FRAME	(8) HDWR
100	3'-0"x6'-8"x1 3/4"	B	HM	ME	-	45	-	3
101	3'-0"x6'-8"x1 3/4"	B	HM	ME	-	-	-	3
102	6'-0"x6'-8"x1 3/4"	D	V	FF	TP	-	-	4
103	NOT USED							
104	NOT USED							
105	2'-8"x6'-8"x1 3/4"	B	HC	FF	-	-	-	1
106	5'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	4
107	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
108	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
109	5'-0"x6'-8"x1 3/4"	C	HC	FF	-	-	-	4
110	2'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
111	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	1
112	1'-10"x6'-8"x1 3/4"	C	HC	FF	-	-	-	4
113	5'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2
114	3'-0"x6'-8"x1 3/4"	B	HC	FF	-	-	-	2

SYMBOLS:

- WINDOW TYPE
- ROOM IDENTIFICATION
- DOOR IDENTIFICATION
- SWITCH
- ELECT. OUTLET
- GFI ELECT OUTLET
- 220 OUTLET
- C411 1000W FX101 WALL HEATER
- TELEPHONE JACK
- TELEVISION CABLE
- EXHAUST FAN
- LIGHT FIXTURE
- LIGHT FIXTURE WALL MOUNTED
- SMOKE DETECTOR LINKED TO ALARM WHEN ANYOTHER IS ACTIVATED.
- EACH UNIT TO RECEIVE CARBON MONOXIDE PROTECTION
- RADON DETECTOR

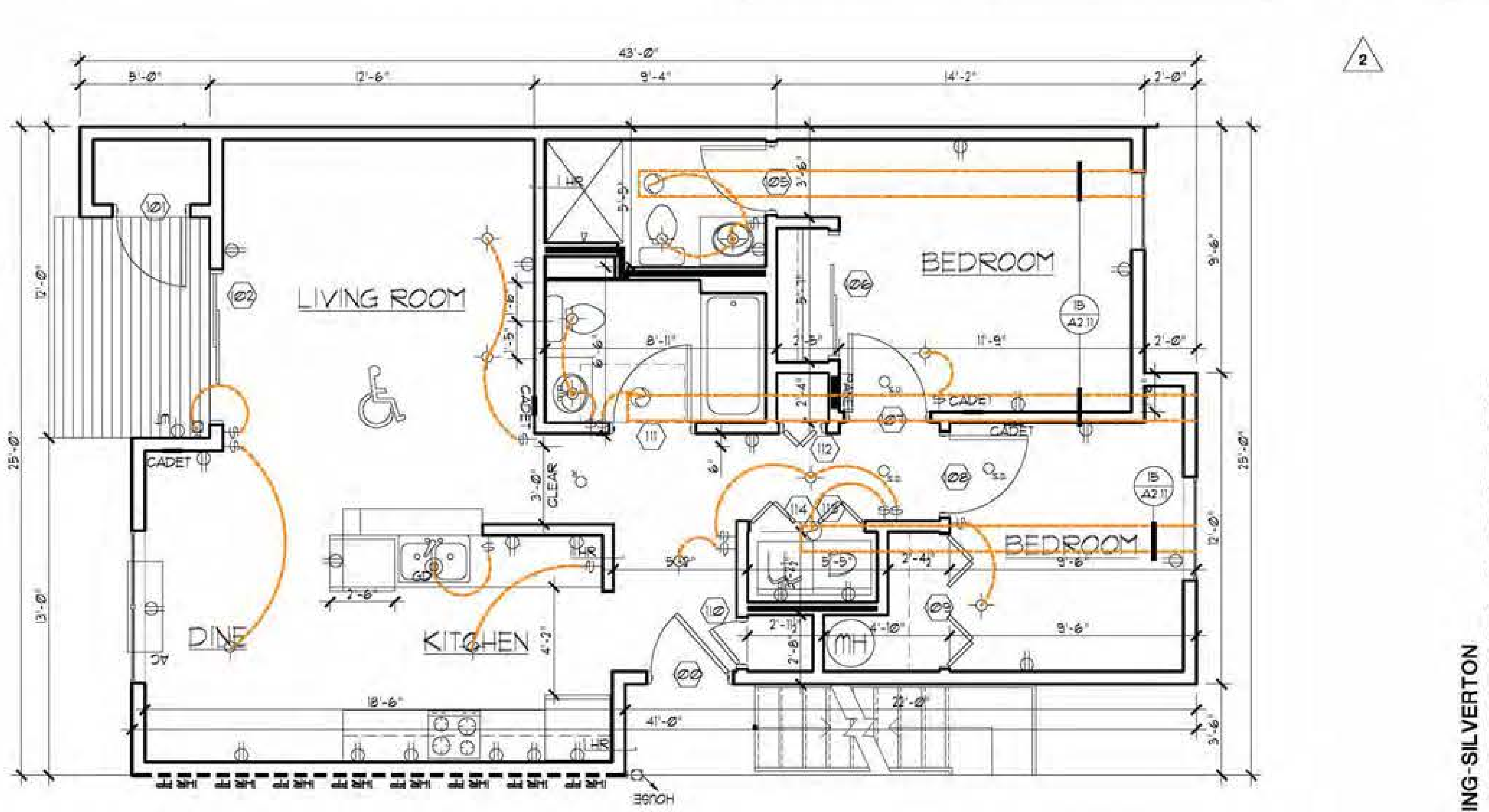
DOOR TYPES

1. " " SHOWN ON SCHEDULE INDICATES TYPICAL
2. DOOR TYPES
3. CONSTRUCTION
TYPICAL - SOLID CORE
HC - HOLLOW CORE
HM - HOLLOW METAL
MC - MINERAL CORE
RU - ROLL UP/COIL
AL - ALUMINIUM & GLASS
V - VINYL
4. MATERIAL/FINISH
TYPICAL - WOOD TRANSPARIENT
WF - WOOD FACTORY
PL - PLASTIC LAMINATE
ME - METAL ENAMEL
WE - WOOD ENAMEL
FF - FACTORY FINISH
5. GLASS
TYPICAL - CLEAR WIRE
TP - TEMPERED PLATE
SF - SAFETY GLASS
6. 20, 45, 60, 90, INDICATES RATING IN MINUTES FOR OPENING
7. TYPICAL FRAMES SHOWN " " NUMBER INDICATES DETAIL SHOWN ON SHEET.
8. NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE



AC - PROVIDE HIGH EFFICIENCY HVAC SYSTEM - AIR SOURCE HEAT PUMP w/ MIN. HSPF OF 8.5

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON



ACCESSIBLE TYPE A UNIT
1/A4.3
SCALE : 1/4" = 1'-0"

NOTE!:
EACH UNIT TO RECEIVE CARBON MONOXIDE PROTECTION

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN:
JOB NO.: 1665

A4.3

PRINTED: Tue, 21 Mar 2017 - 01:30 pm PRINTED BY: Gerald
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