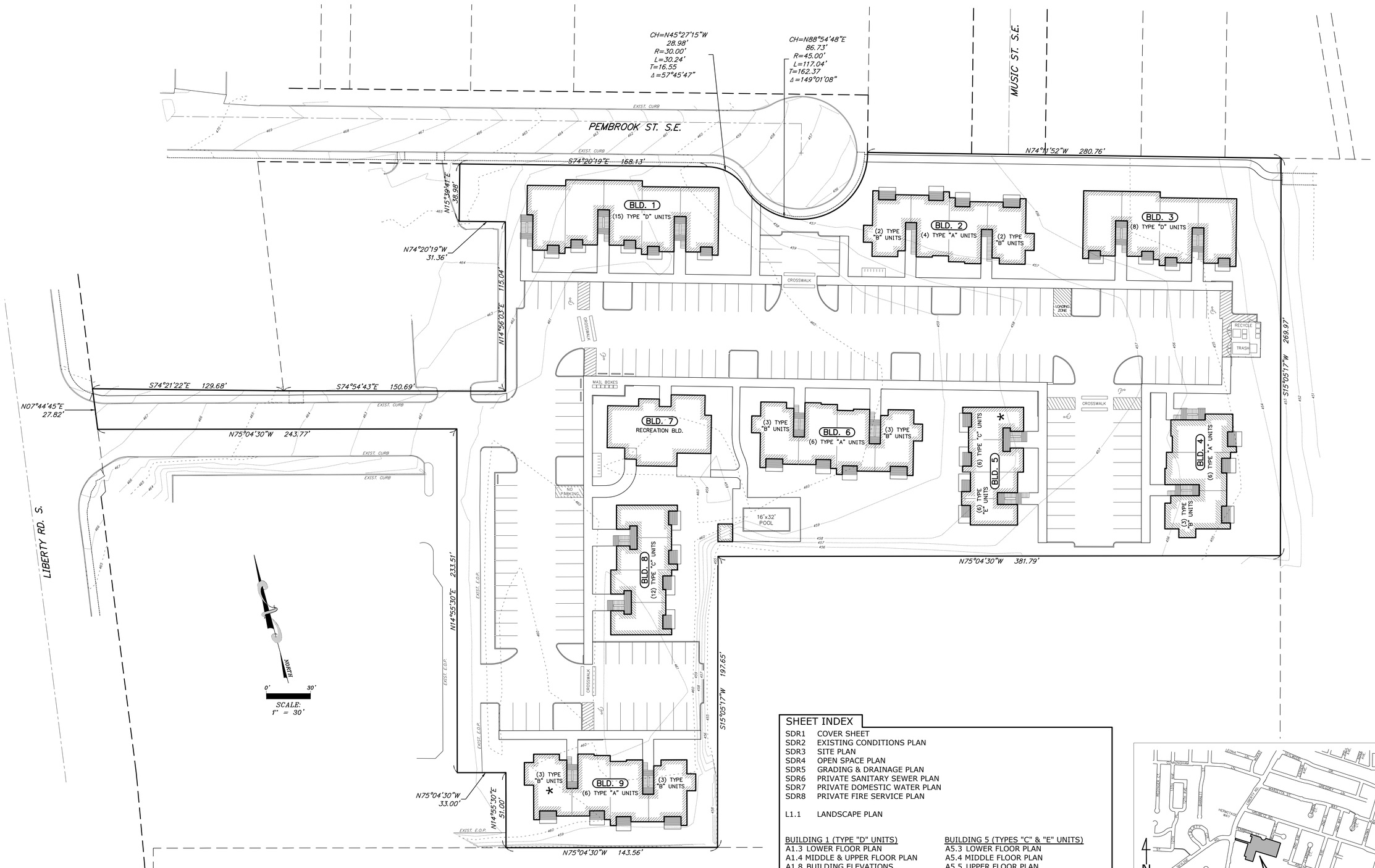


Owner / Developer:

DAV II INVESTMENTS
P.O. BOX 3308
SALEM, OREGON 97302

PEMBROOK STREET APARTMENT COMPLEX

SEC. 9, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

SHEET INDEX

SDR1 COVER SHEET
SDR2 EXISTING CONDITIONS PLAN
SDR3 SITE PLAN
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SDR5 GRADING & DRAINAGE PLAN
SDR6 PRIVATE SANITARY SEWER PLAN
SDR7 PRIVATE DOMESTIC WATER PLAN
SDR8 PRIVATE FIRE SERVICE PLAN

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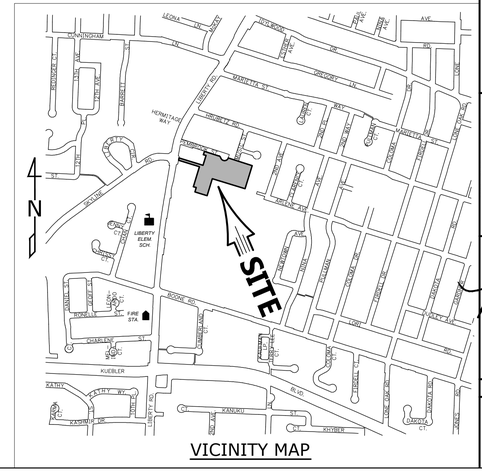
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A8.9 BUILDING ELEVATIONS



VICINITY MAP

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX. (503) 364-1260
www.multitech.ws office@multitech.ws

COVER SHEET

PEMBROOK STREET 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.

6138p/PLOT1 - SDR1.DGN

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: APR. 2016
Scale: AS SHOWN
As-Built:

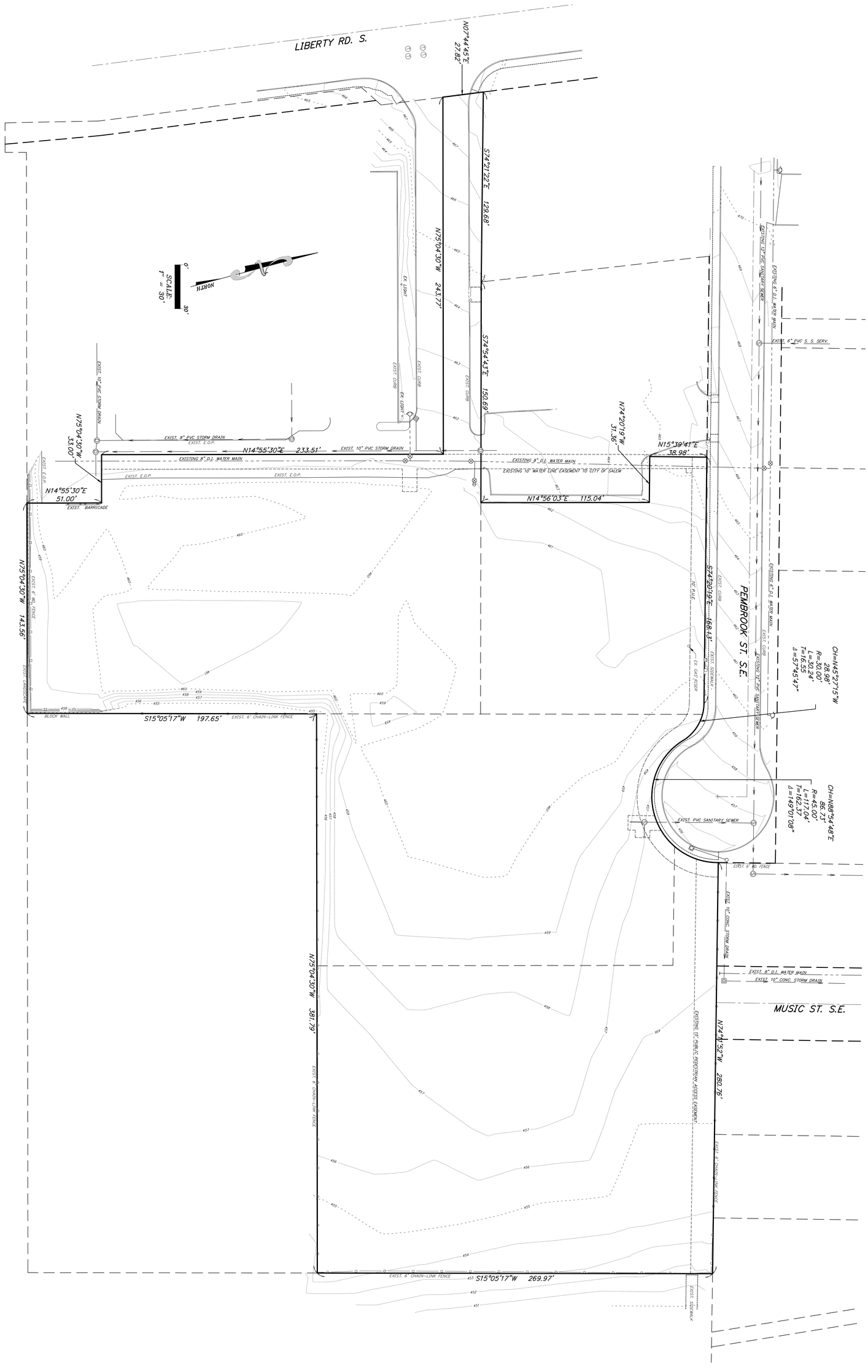
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2017

JOB # 6138

SDR1

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SDR2

JOB # 6138

EXPIRES: 06-30-2017

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

6138p,PLOT:1 SDR2-XCOND

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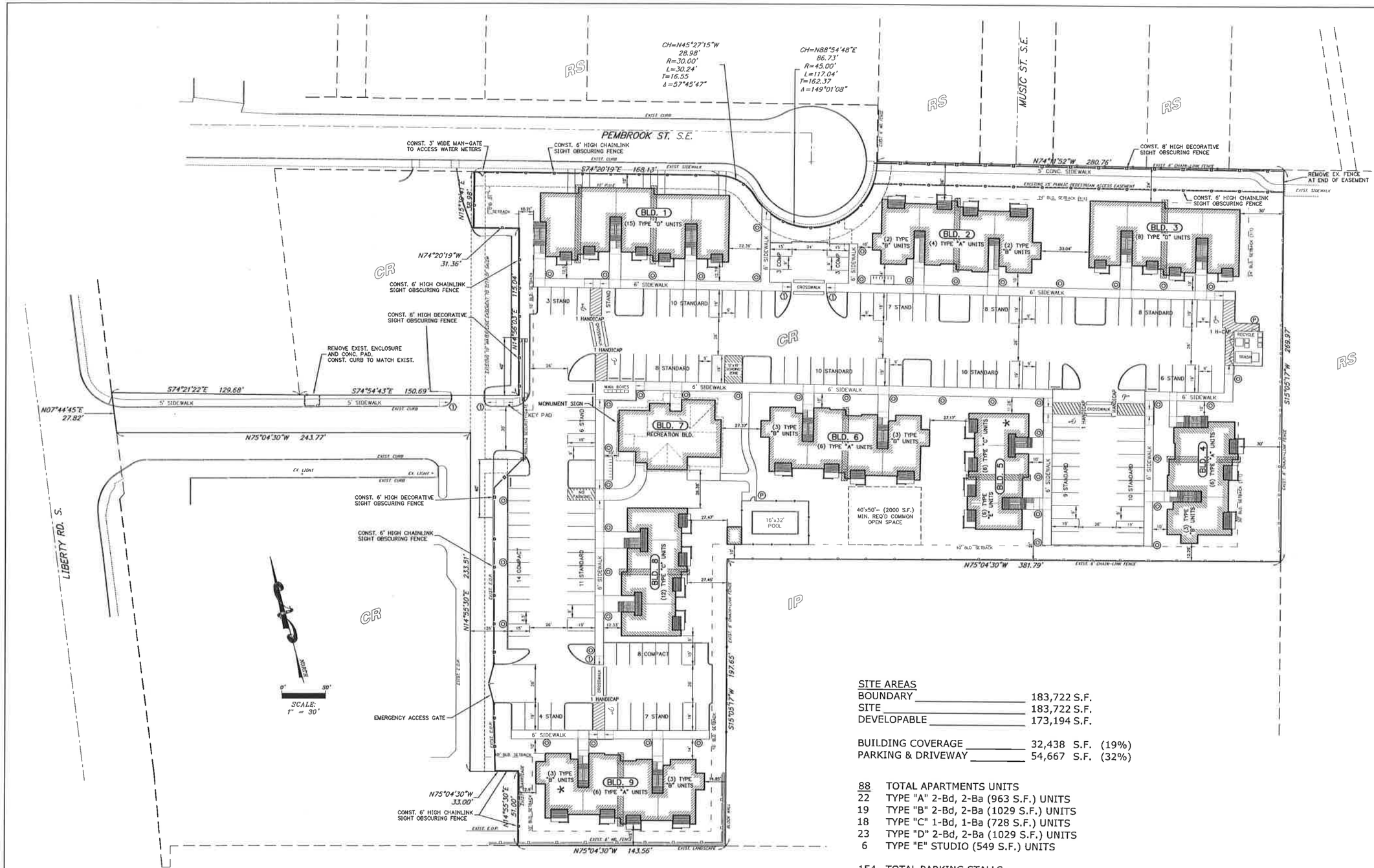
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PEMBROOK STREET APARTMENT COMPLEX

EXISTING CONDITIONS PLAN

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1155 13th ST. S.E. SALEM, OR. 97302
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SITE AREAS

BOUNDARY	183,722 S.F.	
SITE	183,722 S.F.	
DEVELOPABLE	173,194 S.F.	
BUILDING COVERAGE	32,438 S.F.	(19%)
PARKING & DRIVEWAY	54,667 S.F.	(32%)

88 TOTAL APARTMENTS UNITS
22 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
19 TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
18 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
23 TYPE "D" 2-Bd, 2-Ba (1029 S.F.) UNITS
6 TYPE "E" STUDIO (549 S.F.) UNITS

154 TOTAL PARKING STALLS
118 STANDARD STALLS
29 COMPACT STALLS
6 HANDICAP STALLS
1 LOADING ZONE
16 BICYCLE SPACES

1 RECREATION BLD. / MANAGER'S OFFICE
1 TRASH COMPACTOR / RECYCLE
1 PLAY AREA
1 SWIMMING POOL (16'x32')
1 U.S. MAIL BOX AREA

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRANITE MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 2- AND 3-BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

MULTI/TECH
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SITE PLAN

PEMBROOK STREET APARTMENT COMPLEX

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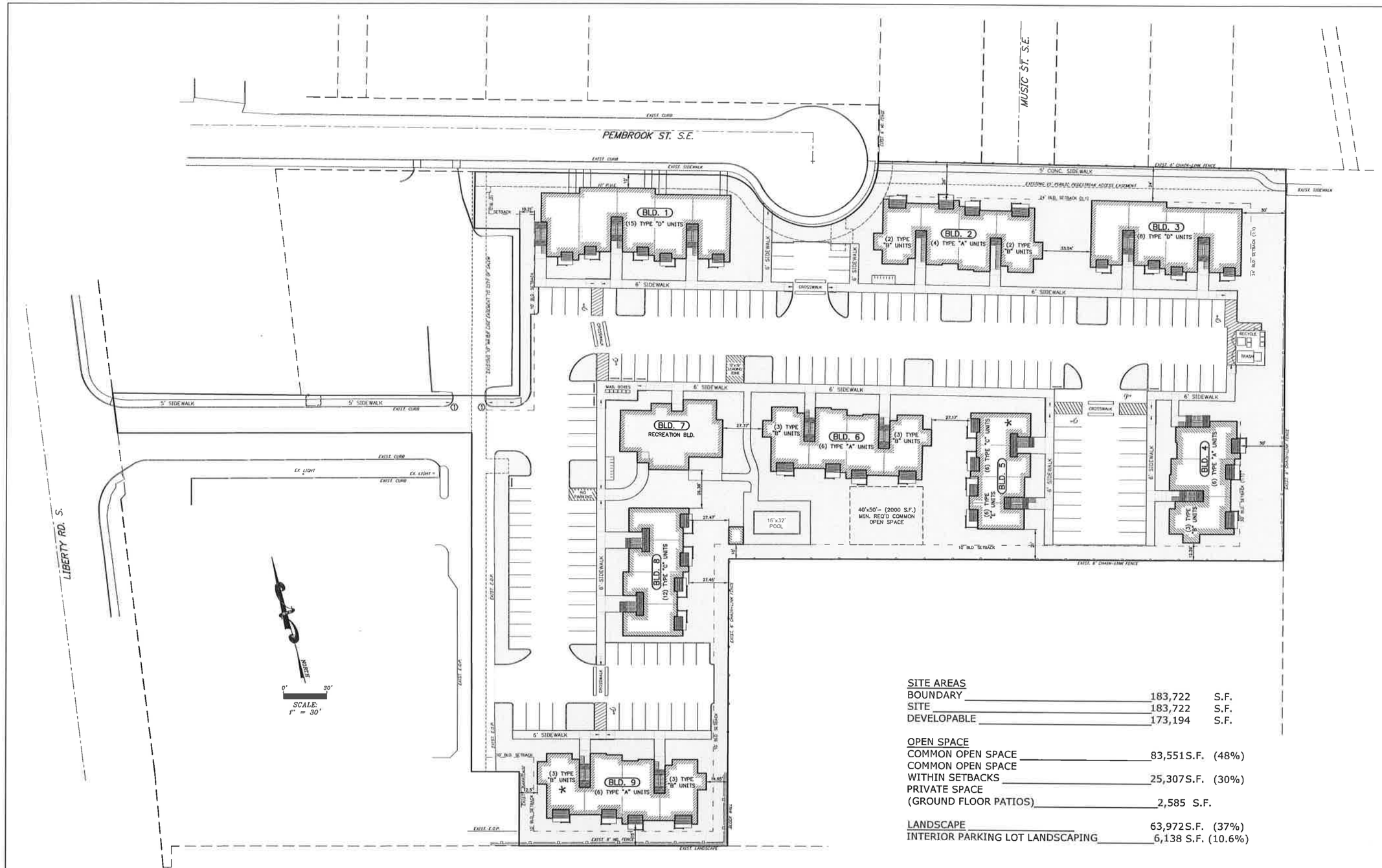
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: APR 2016
Scale: AS SHOWN
As-Built:

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D GRENZ
EXPIRES: 06-30-2017

JOB # 6138

SDR3



SITE AREAS

BOUNDARY	183,722	S.F.
SITE	183,722	S.F.
DEVELOPABLE	173,194	S.F.

OPEN SPACE

COMMON OPEN SPACE	83,551S.F.	(48%)
COMMON OPEN SPACE WITHIN SETBACKS	25,307S.F.	(30%)
PRIVATE SPACE (GROUND FLOOR PATIOS)	2,585 S.F.	
LANDSCAPE	63,972S.F.	(37%)
INTERIOR PARKING LOT LANDSCAPING	6,138 S.F.	(10.6%)

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PEMBROOK STREET APARTMENT COMPLEX

OPEN SPACE PLAN

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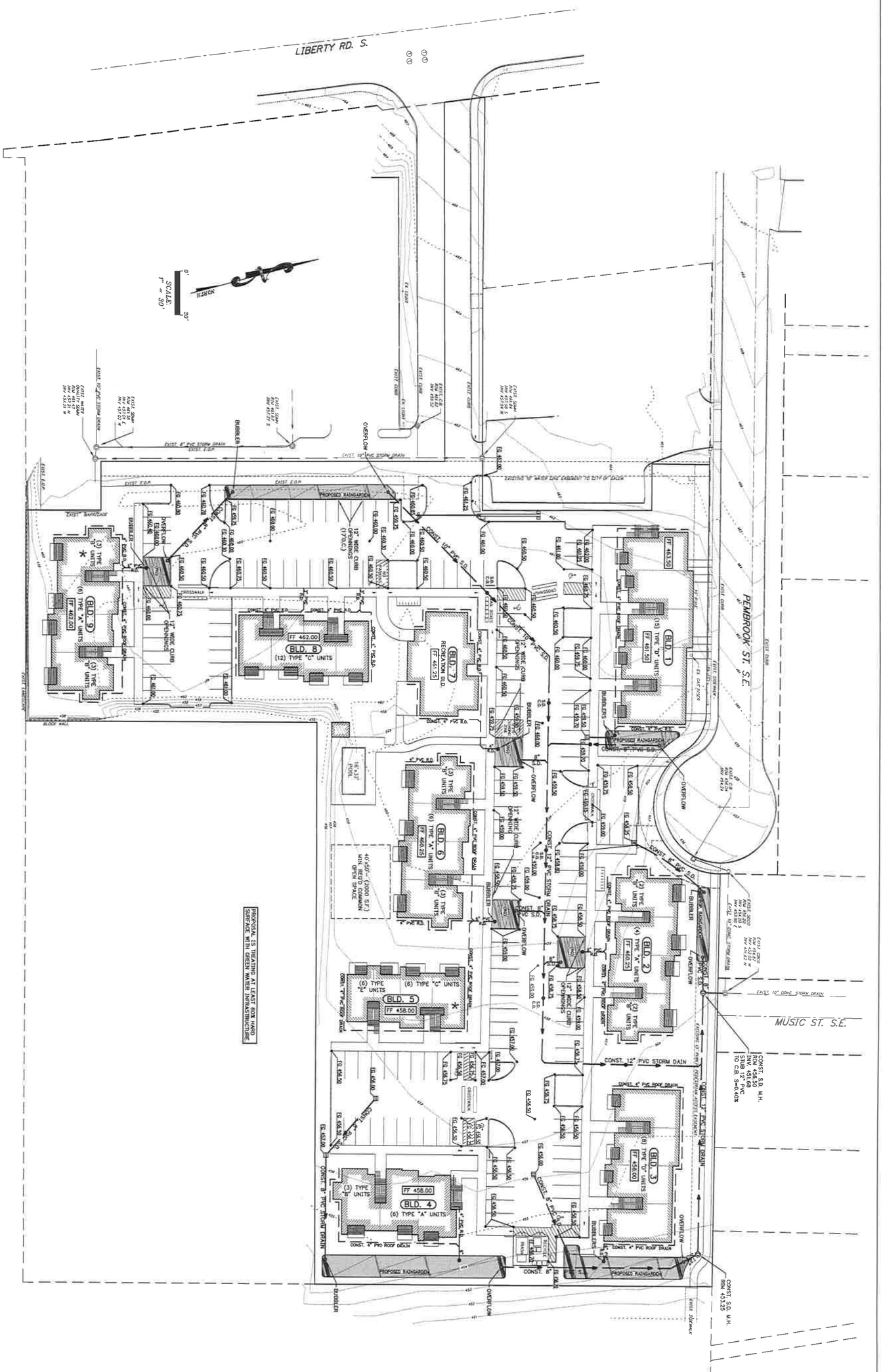
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: APR 2016
Scale: AS SHOWN
As-Built:

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2017

JOB # 6138

SDR4

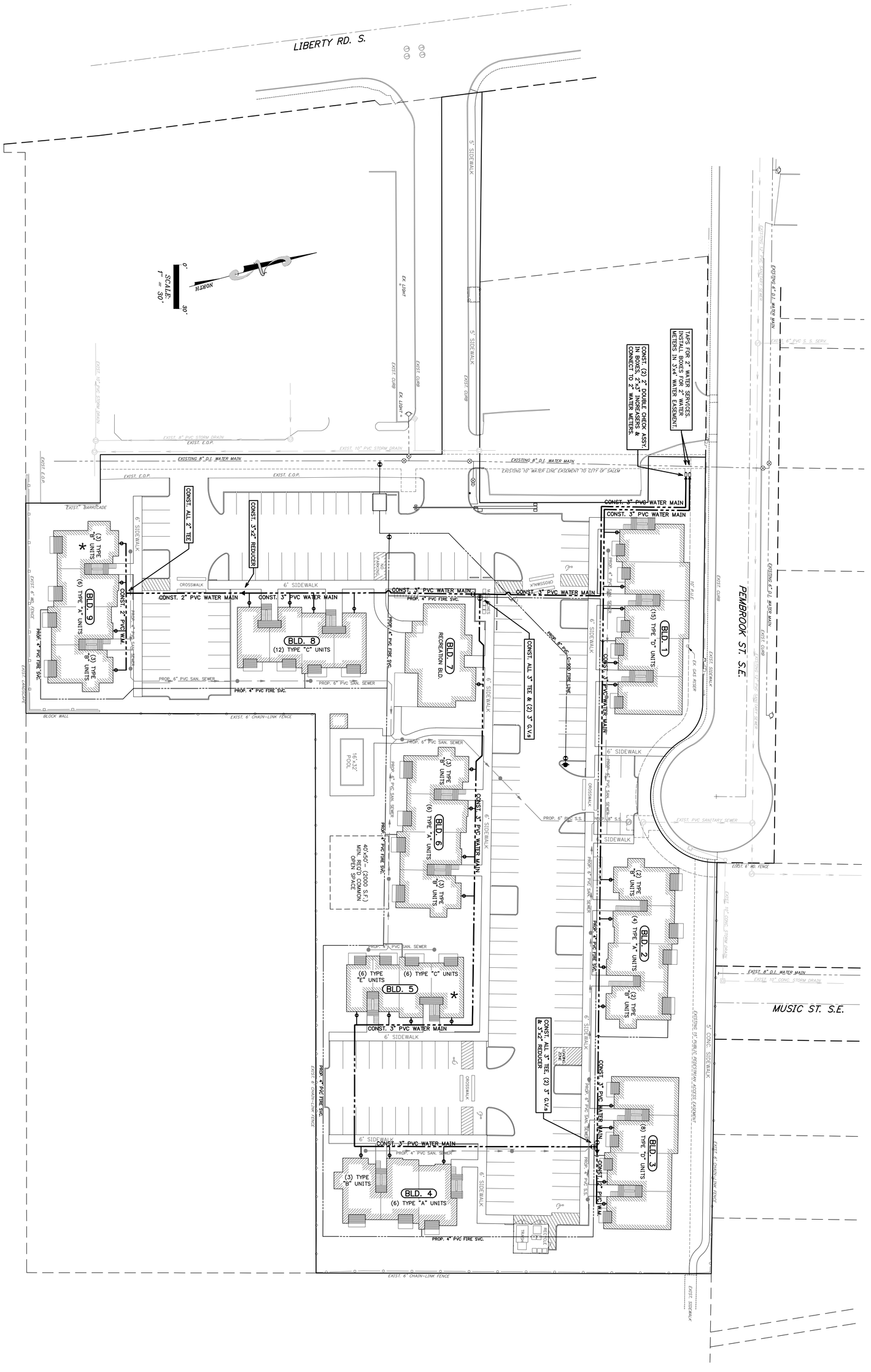

LIBERTY RD. S.
PEMBROOK ST. S.E.
MUSIC ST. S.E.
SCALE: 1" = 30'
PROPOSAL IS TREATING AT LEAST 80% IMPERVIOUS SURFACE WITH GREEN WATER INFRASTRUCTURE
40'x60' (2000 S.F.) MIN. REQ'D COMMON OPEN SPACE
16'x37' POOL
PROPOSED RAINGARDEN
BUBBLER
OVERFLOW
BLD. 1
(15) TYPE "D" UNITS
FF 461.50
BLD. 2
(4) TYPE "A" UNITS
(2) TYPE "D" UNITS
FF 460.25
BLD. 3
(8) TYPE "C" UNITS
FF 458.50
BLD. 4
(3) TYPE "B" UNITS
(6) TYPE "A" UNITS
FF 458.00
BLD. 5
(6) TYPE "C" UNITS
FF 458.00
BLD. 6
(3) TYPE "D" UNITS
(6) TYPE "A" UNITS
(3) TYPE "D" UNITS
FF 460.25
BLD. 7
RECREATIONAL BLD.
FF 461.25
BLD. 8
(12) TYPE "C" UNITS
FF 462.00
BLD. 9
(3) TYPE "D" UNITS
(6) TYPE "A" UNITS
(3) TYPE "D" UNITS
FF 462.00
CONST. 10" SDR 35 P.V.C.
CONST. 8" PVC S.D.
CONST. 6" PVC S.D.
CONST. 4" PVC S.D.
CONST. 12" PVC STORM DRAIN
CONST. 4" PVC ROOF DRAIN
CONST. 4" PVC SDR35
CONST. 6" PVC SDR35
CONST. S.D. M.H. RIM 458.50 INV. 451.68
CONST. S.D. M.H. RIM 453.25
EXIST. 10" CONC. STORM DRAIN
EXIST. 8" PVC STORM DRAIN
EXIST. CURB
EXIST. SIDEWALK
EXIST. ASPHALT
EXIST. CONC. DRIVEWAY
EXIST. BANK/SLOPE
EXIST. CONC. STORM MANH.
EXIST. CATCH BASIN
EXIST. STORM MANH.
EXIST. SANITARY MANH.
EXIST. SANITARY SEWER
EXIST. 8" PVC SANITARY SEWER
EXIST. 10" PVC SANITARY SEWER
EXIST. 12" PVC SANITARY SEWER
EXIST. 15" PVC SANITARY SEWER
EXIST. 18" PVC SANITARY SEWER
EXIST. 24" PVC SANITARY SEWER
EXIST. 30" PVC SANITARY SEWER
EXIST. 36" PVC SANITARY SEWER
EXIST. 42" PVC SANITARY SEWER
EXIST. 48" PVC SANITARY SEWER
EXIST. 54" PVC SANITARY SEWER
EXIST. 60" PVC SANITARY SEWER
EXIST.

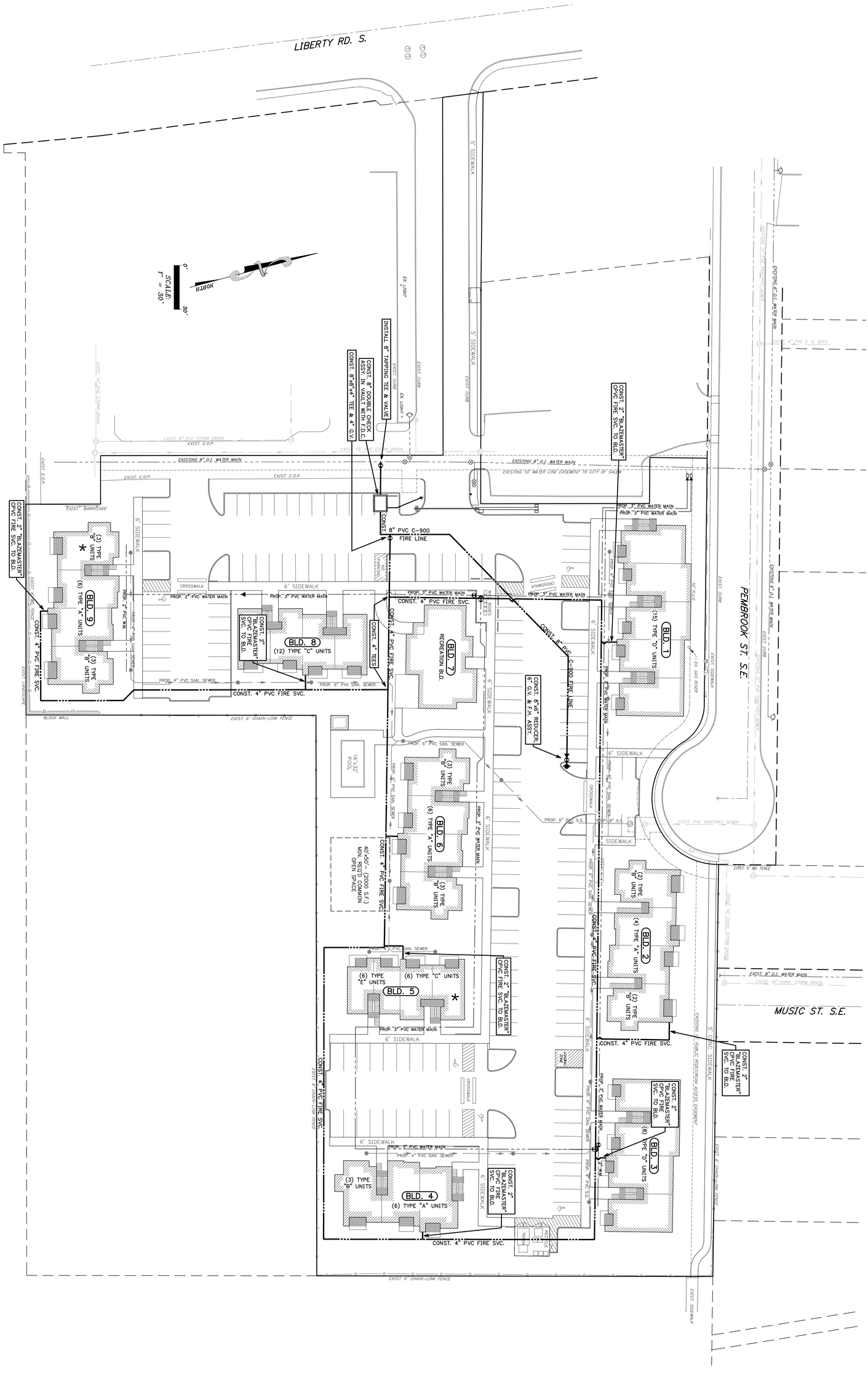
SDR6	JOB # 6138	EXPIRES: 06-30-2017	6138p/PLOT:1 SDR6-SS Design: M.D.G. Drawn: D.G.G. Checked: M.D.G. Date: APR 2016 Scale: AS SHOWN As-Built:	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	**PEMBROOK STREET** **APARTMENT COMPLEX**

PRIVATE SANITARY SEWER PLAN

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ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.multitech.ws office@multitech.ws

J:\6100-6199\6138-LibertyPembrookApt\Dwg\6138p.dwg, 7/8/2016 4:57:45 PM, DGuile


LIBERTY RD. S.
PEMBROOK ST. S.E.
MUSIC ST. S.E.
NORTH
SCALE: 1" = 30'
0'
30'
EXISTING 8" D.I. WATER MAIN
EXISTING 10" WATER LINE EASEMENT TO CITY OF SALEM
CONST. 3" PVC WATER MAIN
CONST. 2" PVC WATER MAIN
CONST. ALL 3" TEE
CONST. 3"x2" REDUCER
CONST. ALL 3" TEE & (2) 3" G.V.s
CONST. ALL 3" TEE, (2) 3" G.V.s & 3"x2" REDUCER
TAPS FOR 2" WATER SERVICES. INSTALL TYPE 2 METER BOXES. METERS IN 3'x4' WATER EASEMENT.
CONST. (9) 2" DOUBLE CHECK ASSY. IN BOXES, 2"x3" INCREASERS & CONNECT TO 2" WATER METERS.
PROP. 4" PVC FIRE SVC.
PROP. 6" PVC SAN. SEWER
PROP. 4" PVC SAN. SEWER
BLD. 1 (15) TYPE "D" UNITS
BLD. 2 (4) TYPE "A" UNITS (2) TYPE "B" UNITS (3) TYPE "D" UNITS
BLD. 3 (6) TYPE "D" UNITS
BLD. 4 (6) TYPE "A" UNITS (3) TYPE "B" UNITS
BLD. 5 (6) TYPE "C" UNITS (6) TYPE "E" UNITS
BLD. 6 (6) TYPE "A" UNITS (3) TYPE "B" UNITS
BLD. 7 RECREATION BLD.
BLD. 8 (12) TYPE "C" UNITS
BLD. 9 (6) TYPE "A" UNITS (3) TYPE "B" UNITS
16'x32' POOL
40'x50' - (2000 S.F.) MIN. REQ'D. COMMON OPEN SPACE
EXIST. 6" CHAIN-LINK FENCE
EXIST. 6" WD. FENCE
EXIST. BLOCK WALL
EXIST. BARRICADE
EXIST. 5' SIDEWALK
EXIST. 6' SIDEWALK
EXIST. CURB
EXIST. EDGE OF PAVEMENT
EXIST. 8" PVC STORM DRAIN
EXIST. 10" PVC STORM DRAIN
EXIST. 6" D.I. WATER MAIN
EXIST. 8" D.I. WATER MAIN
EXIST. 10" CONC. STORM DRAIN
EXIST. PVC SANITARY SEWER
EXIST. 6" PVC S.S. SERV.
EXIST. 4" PVC S.S. SERV.
EXIST. GAS RISER
EXIST. 6" GAS LINE
EXIST. 4" WD. CONC.
EXIST. 5' CONC. SIDEWALK
EXIST. 10' PUBLIC PEDESTRIAN ACCESS EASEMENT
EXIST. 6" CONC. STORM DRAIN
EXIST. 8" CONC. STORM DRAIN
EXIST. 6" D.I. WATER MAIN
EXIST. 4" D.I. WATER MAIN
EXIST. 6" D.I. WATER MAIN
EXIST. 10" WATER LINE EASEMENT TO CITY OF SALEM
EXIST. 10" PVC STORM DRAIN
EXIST. 8" PVC STORM DRAIN
EXIST. E.O.P.
EXIST. CURB
EXIST. 6" CHAIN-LINK FENCE
EXIST. 6" WD. FENCE
EXIST. 4" WD. CONC.
EXIST. BLOCK WALL
EXIST. BARRICADE
EXIST. 5' SIDEWALK
EXIST. 6' SIDEWALK
EXIST. CURB
EXIST. EDGE OF PAVEMENT
EXIST. 8" PVC STORM DRAIN
EXIST. 10" PVC STORM DRAIN
EXIST. E.O.P.
EXIST. CURB
EXIST. 6" D.I. WATER MAIN
EXIST. 8" D.I. WATER MAIN
EXIST. 10" CONC. STORM DRAIN
EXIST. PVC SANITARY SEWER
EXIST. 6" PVC S.S. SERV.
EXIST. 4" PVC S.S. SERV.
EXIST. GAS RISER
EXIST. 6" GAS LINE
EXIST. 4" WD. CONC.
EXIST. 5' CONC. SIDEWALK
EXIST. 10' PUBLIC PEDESTRIAN ACCESS EASEMENT
EXIST. 6" CONC. STORM DRAIN
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EXIST. 4" D.I. WATER MAIN
EXIST. 6" D.I. WATER MAIN
EXIST. 10" WATER LINE EASEMENT TO CITY OF SALEM
EXIST. 10" PVC STORM DRAIN
EXIST. 8" PVC STORM DRAIN
EXIST. E.O.P.
EXIST. CURB
EXIST. 6" CHAIN-LINK FENCE
EXIST. 6" WD. FENCE



SDR8

JOB # 6138

EXPIRES: 06-30-2017

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

613Rp/PLOT:1 SDR8-FIRE

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: APR 2016
Scale: AS SHOWN
As-Built:

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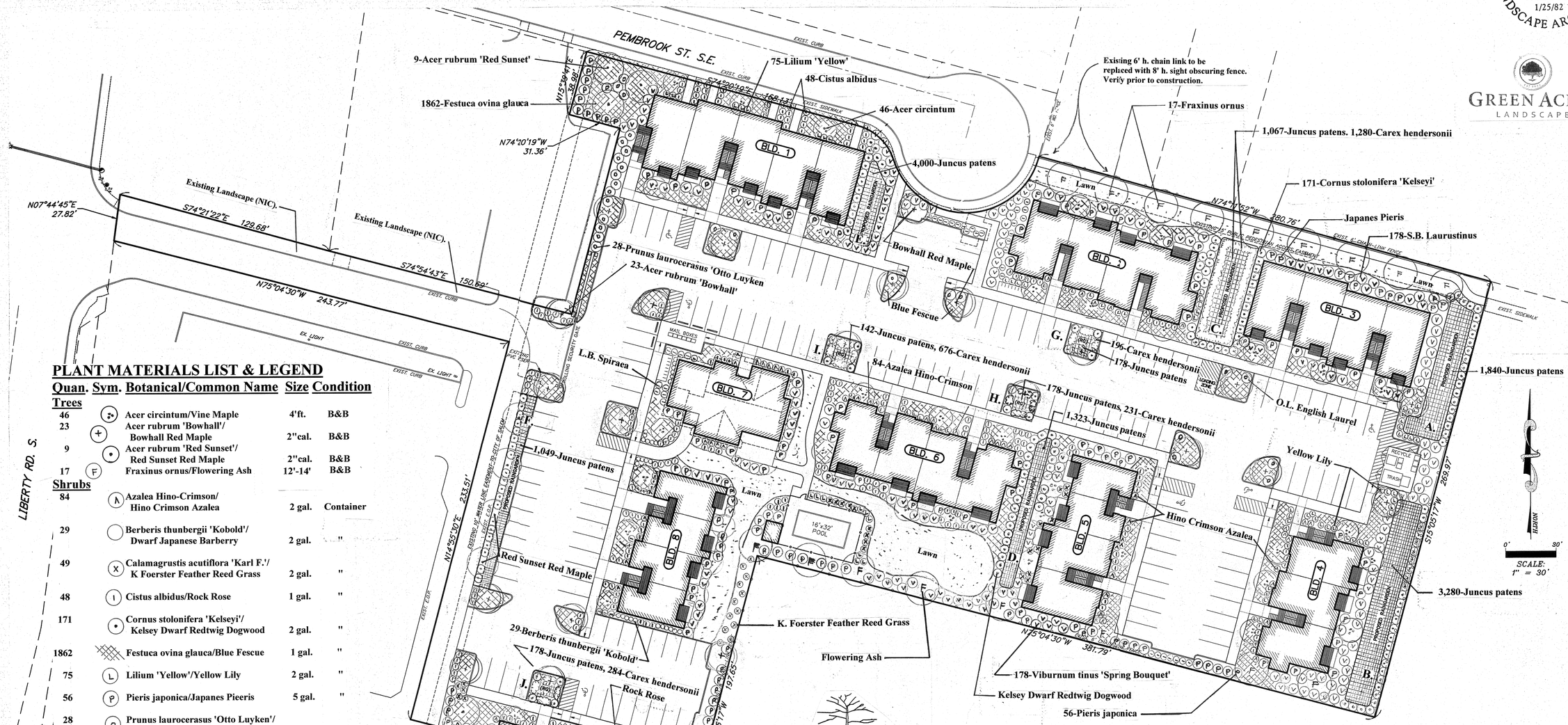
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

PEMBROOK STREET

APARTMENT COMPLEX

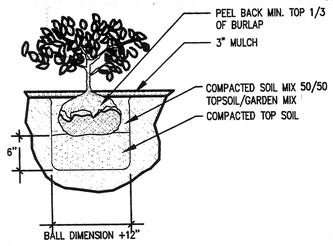
PRIVATE FIRE SERVICE PLAN

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1155 13th ST. S.E. SALEM, OR. 97302
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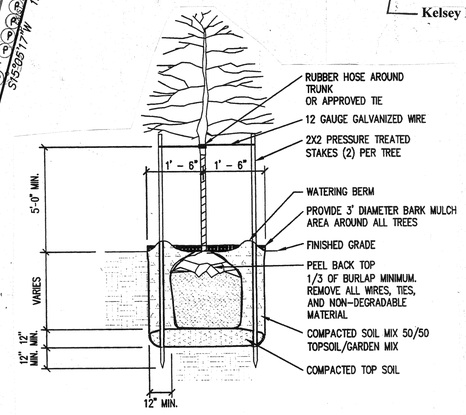
PLANT MATERIALS LIST & LEGEND

Quan.	Sym.	Botanical/Common Name	Size	Condition
Trees				
46	(3•)	Acer circintum/Vine Maple	4'ft.	B&B
23	(+)	Acer rubrum 'Bowhall'/ Bowhall Red Maple	2"cal.	B&B
9	(•)	Acer rubrum 'Red Sunset'/ Red Sunset Red Maple	2"cal.	B&B
17	(F)	Fraxinus ornus/Flowering Ash	12'-14'	B&B
Shrubs				
84	(^)	Azalea Hino-Crimson/ Hino Crimson Azalea	2 gal.	Container
29	( )	Berberis thunbergii 'Kobold'/ Dwarf Japanese Barberry	2 gal.	"
49	(X)	Calamagrustis acutiflora 'Karl F.'/ K Foerster Feather Reed Grass	2 gal.	"
48	(I)	Cistus albidus/Rock Rose	1 gal.	"
171	(•)	Cornus stolonifera 'Kelseyi'/ Kelsey Dwarf Redtwig Dogwood	2 gal.	"
1862		Festuca ovina glauca/Blue Fescue	1 gal.	"
75	(L)	Lilium 'Yellow'/Yellow Lily	2 gal.	"
56	(P)	Pieris japonica/Japanes Pieeris	5 gal.	"
28	(O)	Prunus laurocerasus 'Otto Luyken'/ O.L. English Laurel	5 gal.	"
56	(–)	Spiraea bumalda 'Little Bonnie'/ L.B. Spiraea	2 gal.	"
178	(V)	Viburnum tinus 'Spring Bouquet'/ S.B. Laurustinus	5 gal.	"



SHRUB PLANTING DETAIL

NTS



TREE PLANTING DETAIL

NTS

NOTE:
1. DRIVE STAKES OUTSIDE OF ROOTBALL. 2. SET TREE 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLING OF SOIL.

RAIN GARDENS

Quan.	Sym.	Botanical/Common Name	Size	Condition
Zone 1.				
13,235		Juncus patens/Grooved Rush	9" @12"	Plugs
Zone 2.				
2,667		Carex hendersonii/Henderson Sedge	9"@12"	Plugs

Areas

A.	1,840-Juncus patens
B.	3,280-Juncus patens
C.	1,067-Juncus patens. 1,280-Carex hendersonii
D.	1,323-Juncus patens
E.	4,000-Juncus patens
F.	1,049-Juncus patens
G.	178-Juncus patens, 196-Carex hendersonii
H.	178-Juncus patens, 231-Carex hendersonii
I.	142-Juncus patens, 676-Carex hendersonii
J.	178-Juncus patens, 284-Carex hendersonii

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
78
Andrew J. Leisinger
OREGON
1/25/82

GREEN ACRES LANDSCAPE

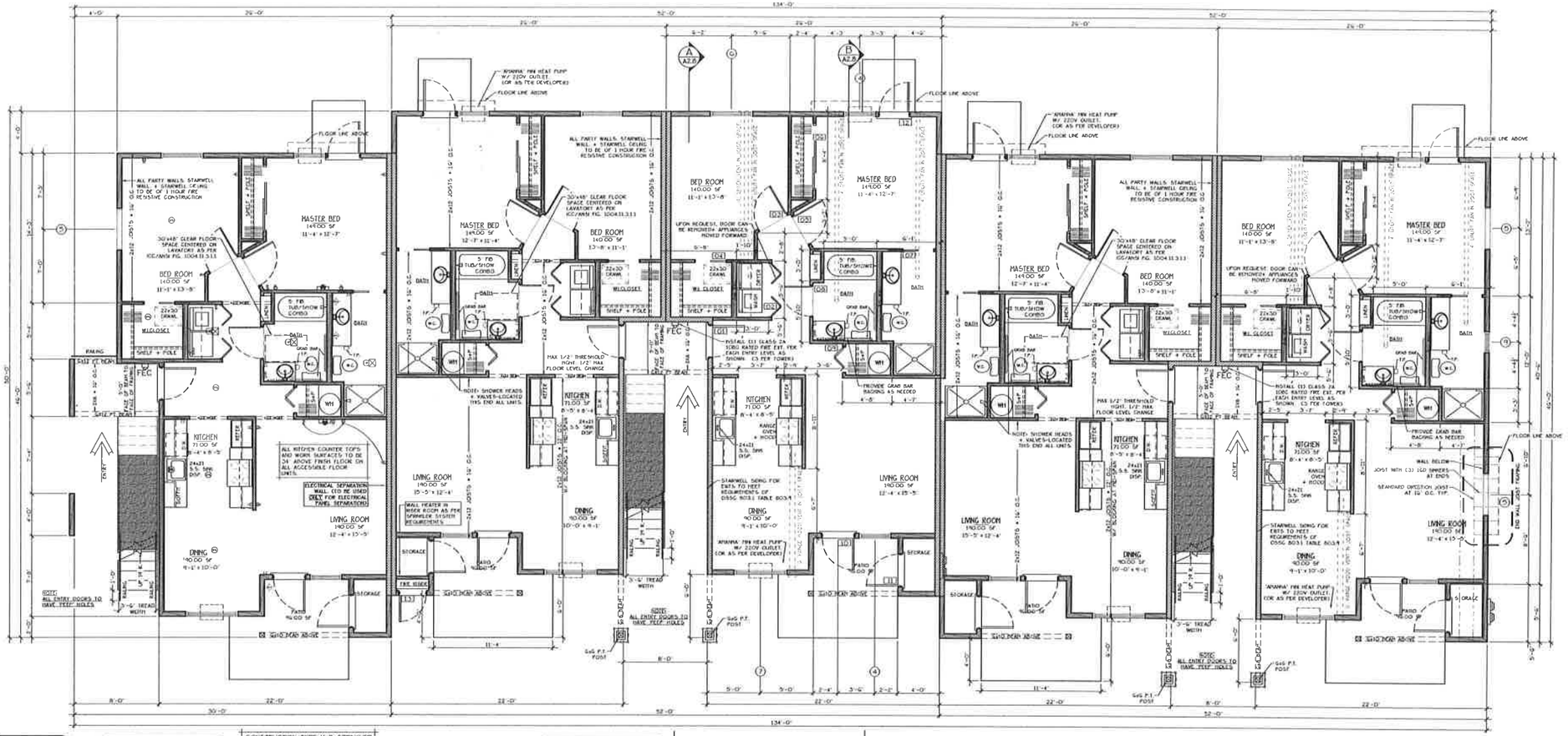
REVISIONS	BY
2-notes added 6/23/16	AJL

LANDSCAPE ARCHITECTURE
SITE PLANNING
Andrew J. Leisinger, RLA
Landscape Architect
2780 19th St. SE, Suite 203, Salem, Oregon 97302 (503) 378-0200

Pembrook Apartment Complex

Date	May 23, 2016
Scale	As Shown
Drawn	AJL
Job	
Sheet	L1.1
Of	Sheets

24 X 36 PRINTED ON NO. 1005H CLEARPRINT®



BLD. 1 — TYPE D UNITS — INTERIOR FRAMING

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

TYPE D UNIT — INTERIOR FEATURES + JOIST FRAMING (A A2.8)

TYPE D UNIT — INTERIOR FEATURES + JOIST FRAMING (B A2.8)

LOWER FLOOR PLAN

SCALE: 3/16" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)
"D" UNIT = 1028 S.F.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

Ⓦ	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
①	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
②	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
③	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
④	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
⑤	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
⑥	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
⑦	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
⑧	6'0 x 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
⑨	2'0 X 3'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
⑩	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
⑪	6'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
⑫	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	⌄
⑬	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

MULTI/TECH CONSULTANTS
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FAX (503) 364-1260 • mail@multitech-pe.com

PEMBROOK STREET APARTMENT COMPLEX

LOWER FLOOR PLAN

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

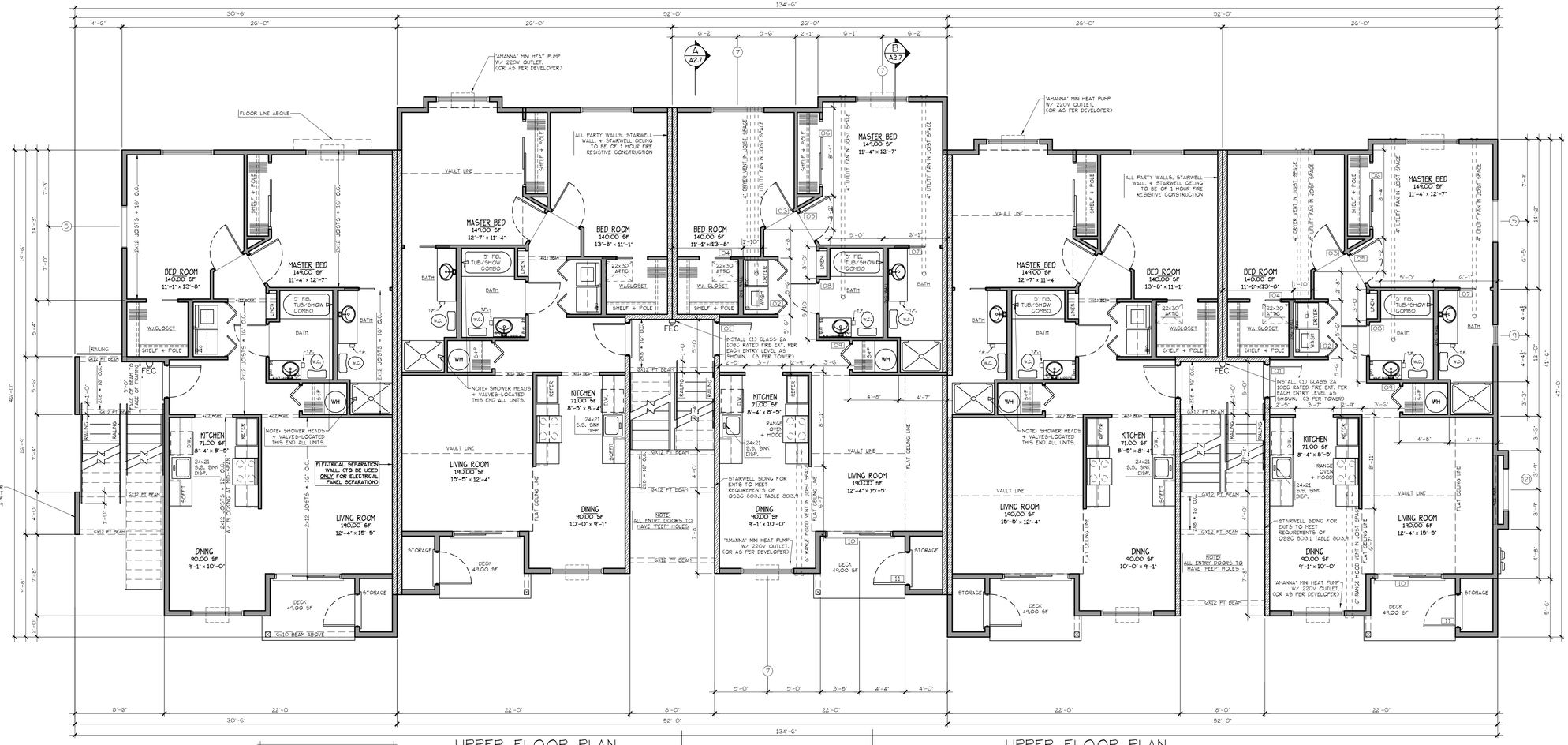
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Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2017

A1.3



INTERIOR FRAMING

TYPE D UNITS

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

UPPER FLOOR PLAN

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

"D" UNIT = 1028 S.F.

2- BED. 2-BATH

INTERIOR FEATURES + JOIST FRAMING

TYPE D UNIT

UPPER FLOOR PLAN

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

"D" UNIT = 1028 S.F.

2- BED. 2-BATH

INTERIOR FEATURES + JOIST FRAMING

TYPE D UNIT

BLD. 1

MAIN FLOOR PLAN

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

"D" UNIT = 1028 S.F.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

⑭	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
①	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
②	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
③	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
④	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
⑤	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
⑥	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
⑦	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
⑧	6'0 x 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
⑨	2'0 X 3'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
⑩	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
⑪	6'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
⑫	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	↓
⑬	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

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PHONE: (503) 363-9227 * FAX: (503) 364-1260
www.constructech.com * pat@constructech.com

PEMBROOK STREET APARTMENT COMPLEX

MAIN & 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-SRP-PD-001
A1.4MAIN

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Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

JOB # 6138

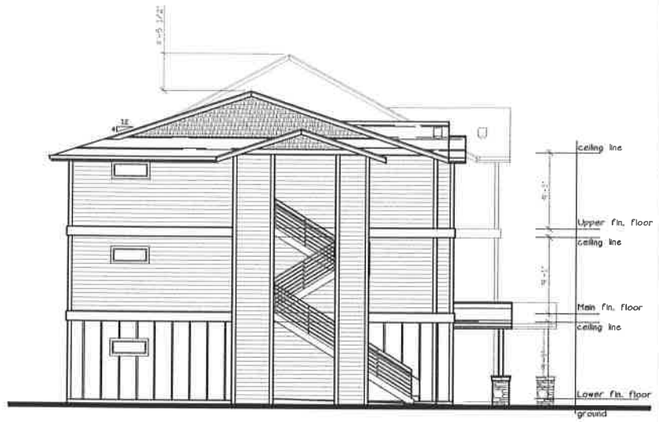
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2017

A1.4

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SOUTH ELEVATION (TYPE D UNITS)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (TYPE D UNITS)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (TYPE D UNITS)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (TYPE D UNITS)
SCALE: 1/8" = 1'-0"

MULTI/TECH
CONSULTANTS
ENGINEERING SERVICES, INC.

BUILDING ELEVATIONS

PEMBROOK STREET APARTMENT COMPLEX

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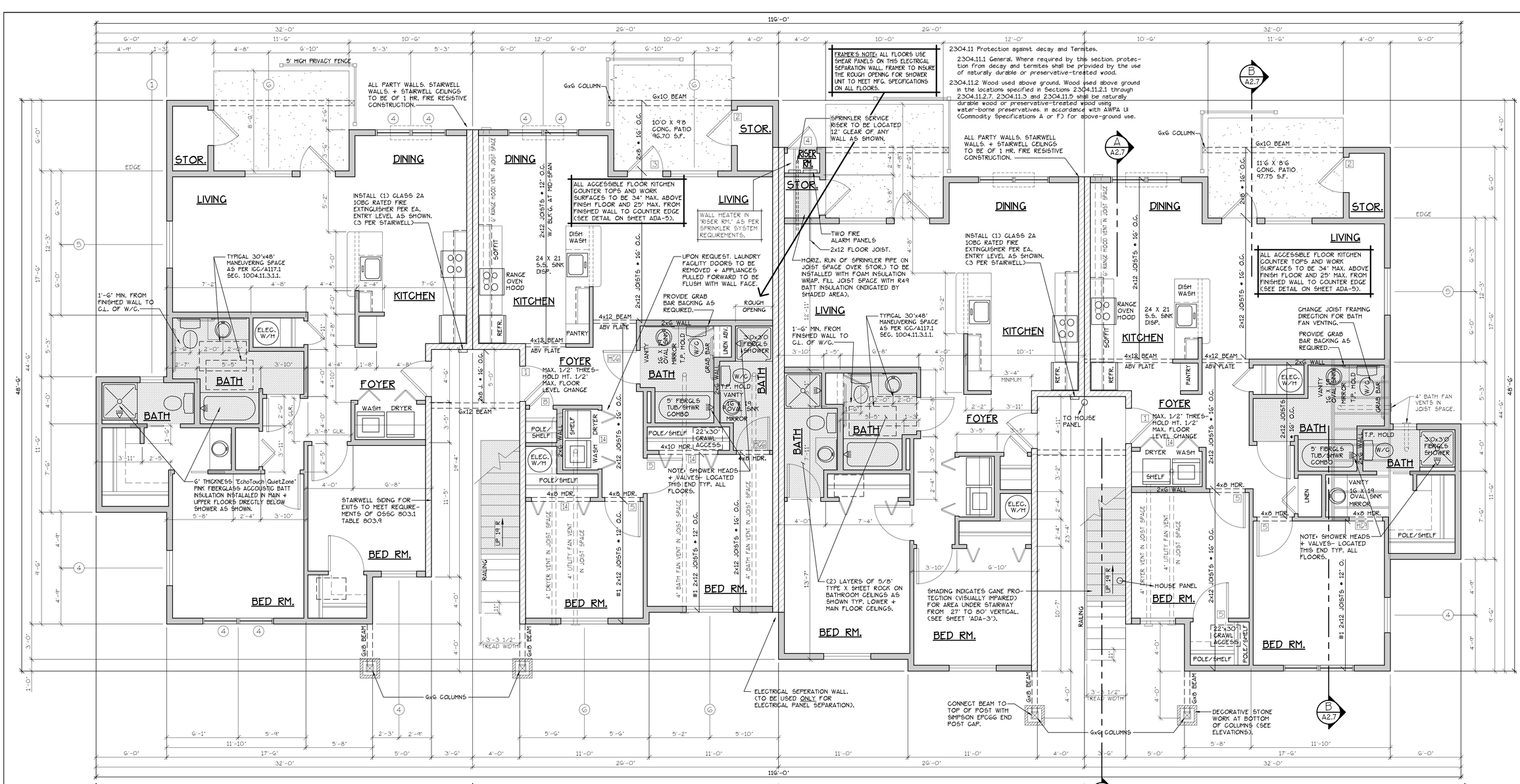
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Checked: M.D.G.
Date: Aug-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREAT
JULY 14, 1978
OREGON
Renew date June 30, 2017

A1.8



INTERIOR FRAMING | INTERIOR FEATURES + JOIST FRAMING | INTERIOR FRAMING | INTERIOR FEATURES + JOIST FRAMING

TYPE B UNIT | TYPE A UNIT | TYPE A UNIT | TYPE B UNIT

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

BLD. 2

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

"A" UNIT = 952 S.F.
"B" UNIT = 1029 S.F.

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 AND WEATHERSTRIP W/ INTERIOR BLINDS.
4	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6SD	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
9D	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	
17	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
18	3'-0"	6'-8"	1 3/8"	S.G.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

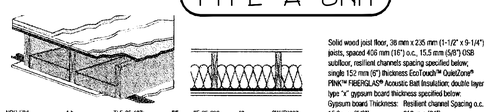
* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 x 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 7'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
10	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	
13	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.



NBU-F9d	1 h	1LF-95-107a	55	IIF-95-039	40	SWUF5807
NBC-F9s	45 min	1LF-95-115a	56	IF-95-041	50	SWUF5807
NBC-F9g	1 h	NBC-F9g	51	NBC-F9g	44	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 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

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.

2304.11 Protection against decay and Termites.

2304.11.1 General. Where required by this section, protection from decay and termites shall be provided by the use of naturally durable or preservative-treated wood.

2304.11.2 Wood used above ground. Wood used above ground in the locations specified in Sections 2304.11.2.1 through 2304.11.2.7, 2304.11.3 and 2304.11.5 shall be naturally durable wood or preservative-treated wood using water-borne preservatives, in accordance with AWPA U1 (Commodity Specifications A or F) for above-ground use.

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 A2.2 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-2003. 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.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2014. 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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office@multitech.we www.multitech.we

PEMBROOK STREET APARTMENT COMPLEX

LOWER FLOOR PLAN

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD2AB-SDR.PLOT1
4/26/2016

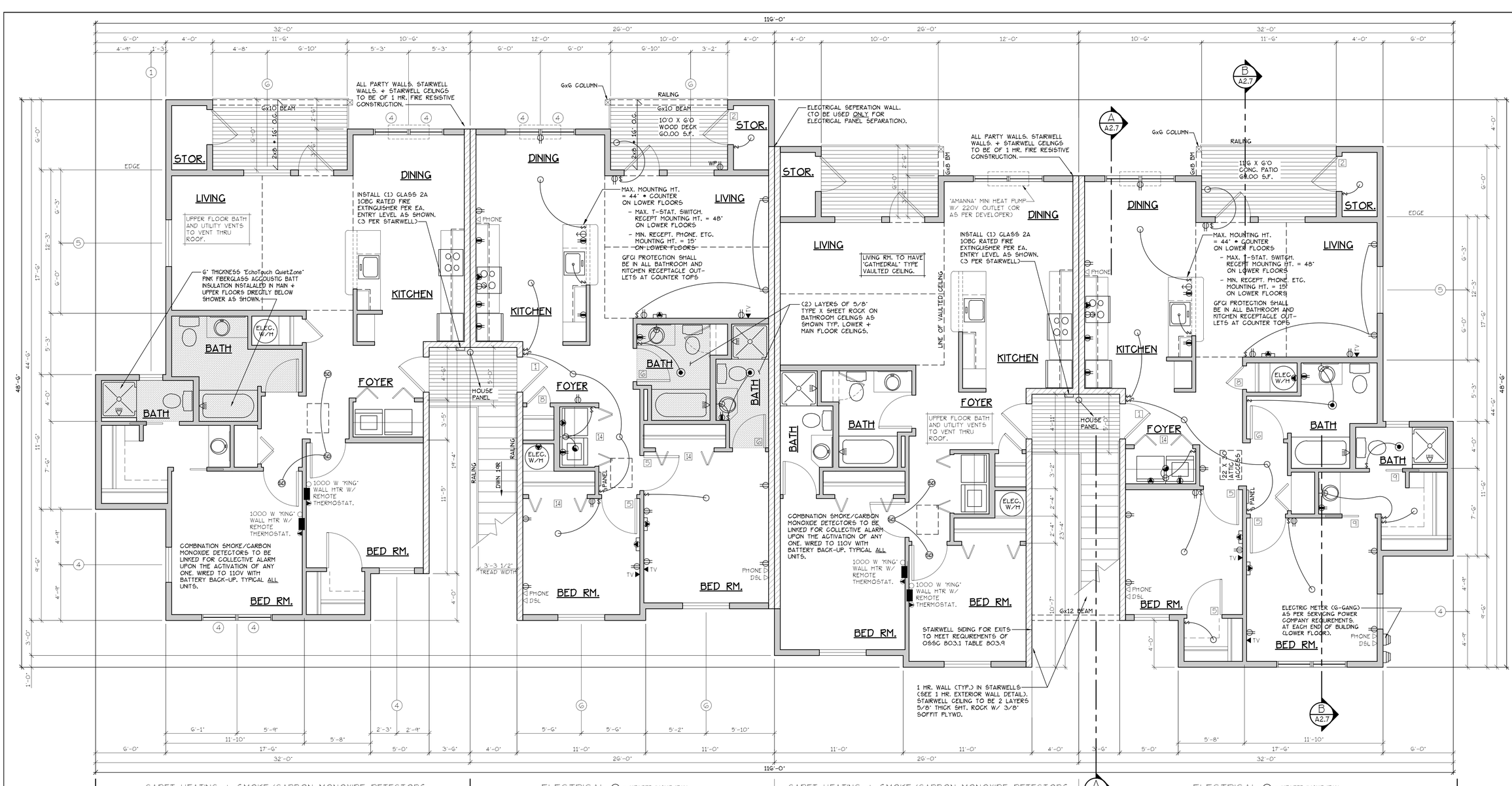
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Drawn: G.I.D.
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Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1978
MARK D. GRENZ
Renew date June 30, 2017

A2.3

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CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

TYPE B UNIT

ELECTRICAL ⦿ = HEATER/LIGHT/FAN

TYPE A UNIT

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

TYPE A UNIT

ELECTRICAL ⦿ = HEATER/LIGHT/FAN

TYPE B UNIT

UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

"B" UNIT = 1029 S.F.

BLD. 2

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	FRAMES TYP.	FRAMES MATL.	FRAMES 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 AND WEATHERSTRIP W/ INTERIOR BLINDS.
4	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6B	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	E	HEMLOCK	STAIN	POCKET DOOR
9B	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	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	
17	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
18	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	I	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

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

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 x 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 7'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
10	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	
13	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

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 A2.2 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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PEMBROOK STREET APARTMENT COMPLEX

MAIN & 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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Design: P.L.M.
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Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2017

A2.4

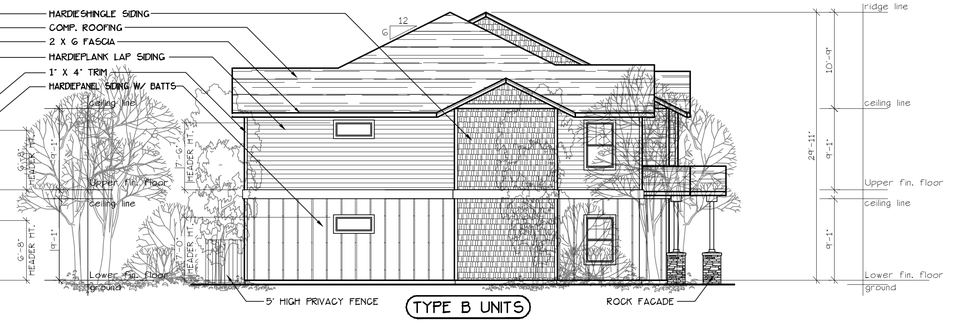
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TYPE B UNIT | TYPE A UNITS | TYPE B UNIT

NORTH ELEVATION (BLD. 2)

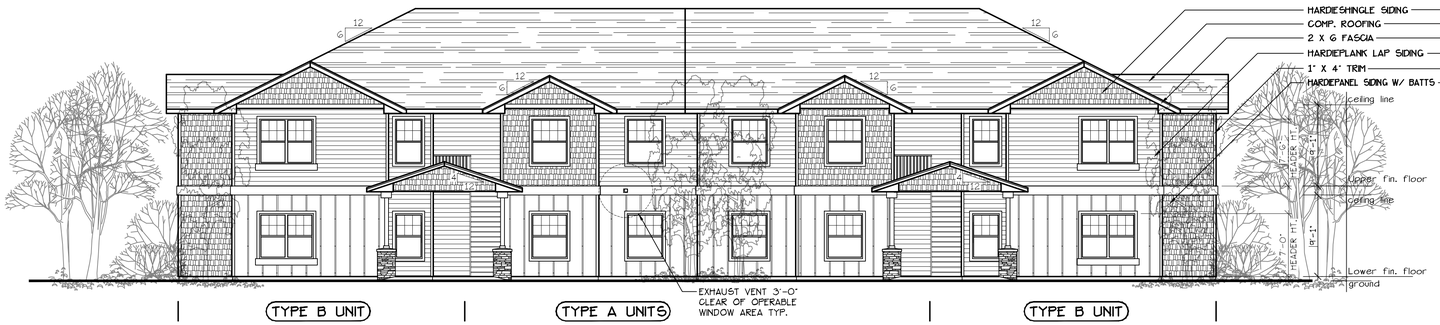
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TYPE B UNITS

WEST ELEVATION (BLD. 2)

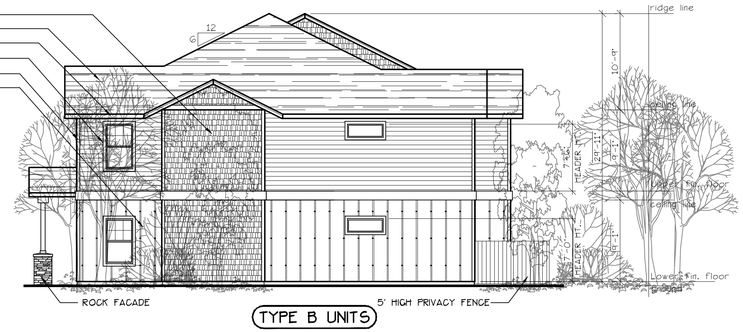
SCALE: 1/8" = 1'-0"



TYPE B UNIT | TYPE A UNITS | TYPE B UNIT

SOUTH ELEVATION (BLD. 2)

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



TYPE B UNITS

EAST ELEVATION (BLD. 2)

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

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BUILDING ELEVATIONS

PEMBROOK STREET APARTMENT COMPLEX

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD2AB-SDR/LOT1
A2.8ELEV

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Scale: AS SHOWN

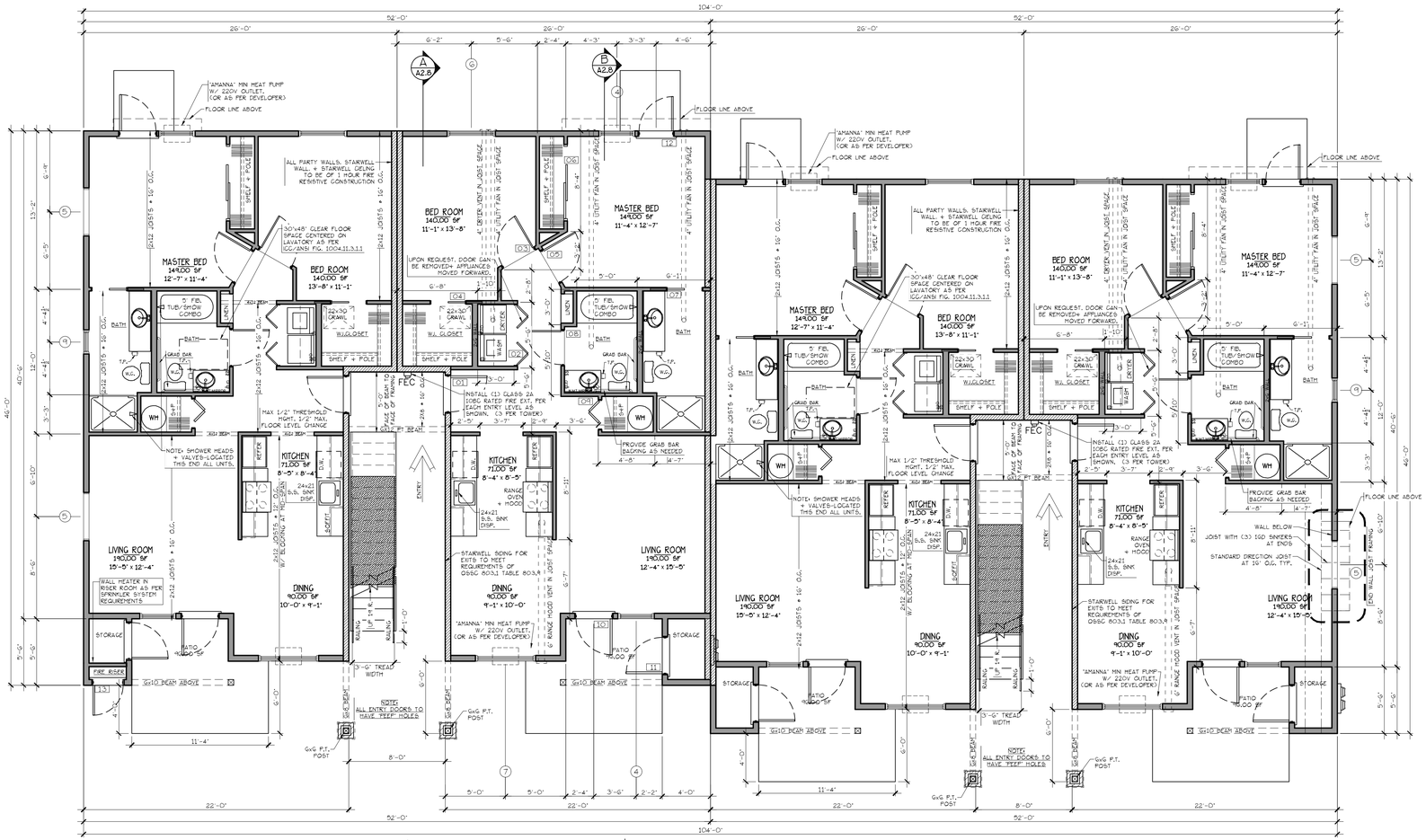
JOB # 6138

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

Renew date June 30, 2017

A2.8

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BLD. 3 TYPE D UNITS

INTERIOR FEATURES + JOIST FRAMING (A2.8)

INTERIOR FEATURES + JOIST FRAMING

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

'D' UNIT = 1028 S.F.

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

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 x 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 3'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
10	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	⌄
13	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

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PEMBROOK STREET 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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A3.3/A1.8

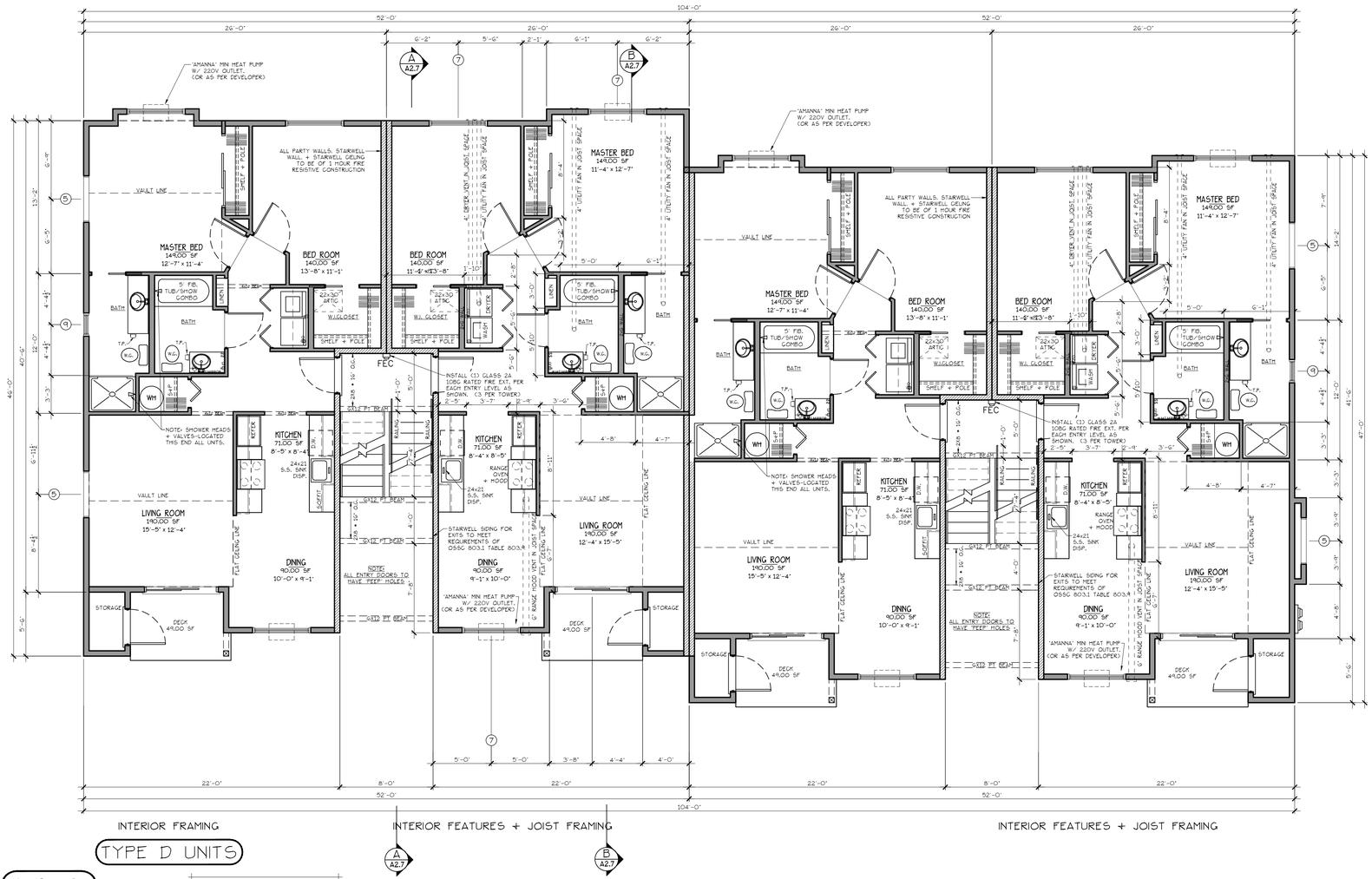
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Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2017

A3.3

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INTERIOR FRAMING — INTERIOR FEATURES + JOIST FRAMING — INTERIOR FEATURES + JOIST FRAMING

TYPE D UNITS

BLD. 3

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

UPPER FLOOR PLAN

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

"D" UNIT = 1028 S.F.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
①	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
②	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
③	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
④	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
⑤	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
⑥	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
⑦	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
⑧	6'0 x 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
⑨	2'0 X 3'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
⑩	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
⑪	6'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
⑫	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	⌄
⑬	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

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PEMBROOK STREET 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.

BLD3D-SDP/PLOT11
A3.4.DGN

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JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1979
MARK D. GRENZ
Renew date June 30, 2017

A3.4

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SOUTH ELEVATION (TYPE D UNITS)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (TYPE D UNITS)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (TYPE D UNITS)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (TYPE D UNITS)
SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS

PEMBROOK STREET APARTMENT COMPLEX

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

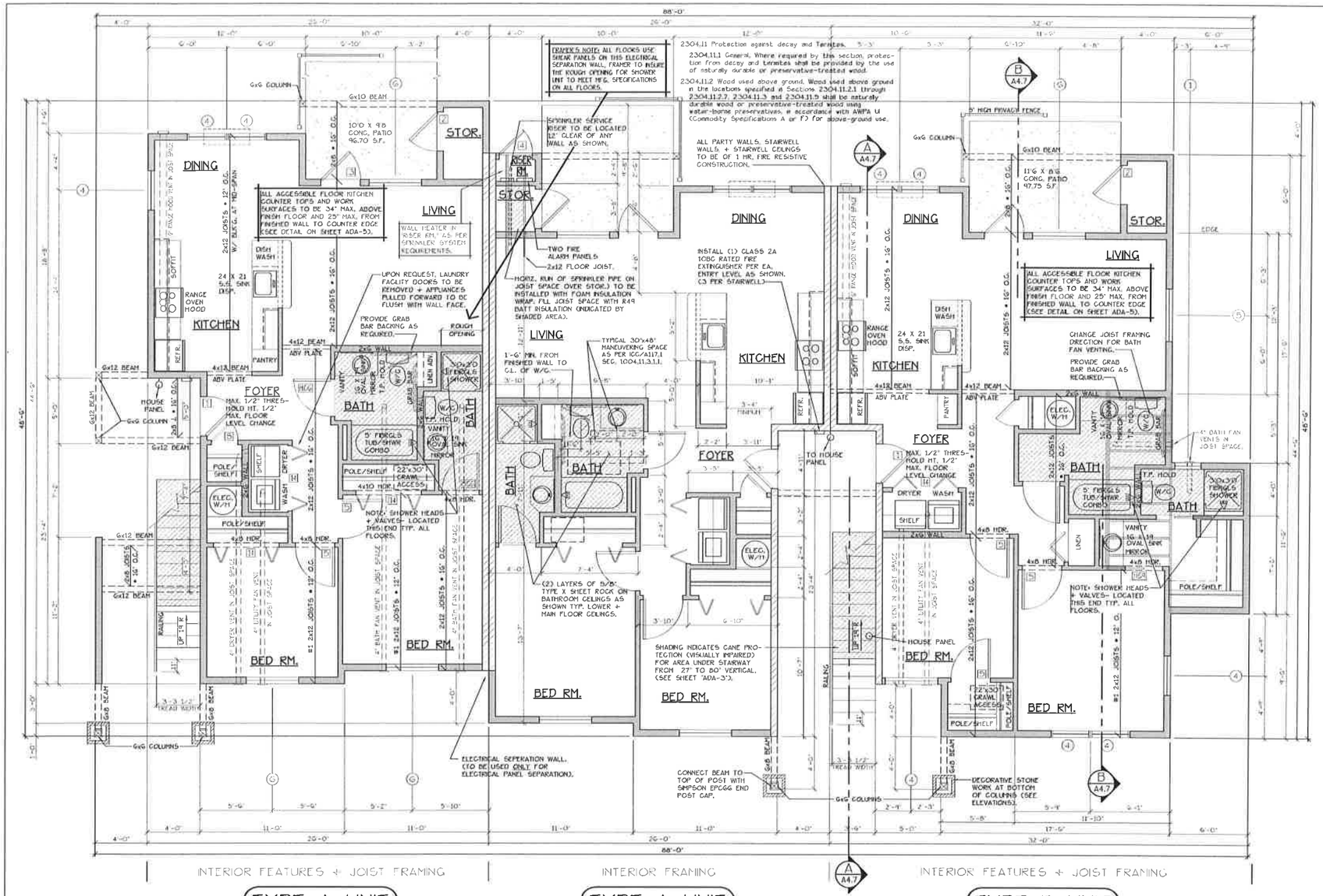
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
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Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renewal date June 30, 2017

A3.8



TYPE A UNIT

TYPE A UNIT

TYPE B UNIT

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

BLD. 4

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

"A" UNIT = 963 S.F.

"B" UNIT = 1029 S.F.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL	FIN.	FRAMES typ	MATL	FIN.	REMARKS
(A)	3'-0"	6'-8"	1 3/4"	FIL.	CLAD	PAINT	A	METAL	PAINT	6 PIECE 50 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, & GASKETS
(B)	3'-0"	6'-8"	1 3/4"	FIL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
	3'-0"	6'-8"	1 3/4"	FIL.	CLAD	PAINT	G	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD, AND WEATHERSTRIP W/ INTERIOR BONDS.
(C)	2'-6"	6'-8"	1 3/8"	FIL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(D)	3'-0"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(E)	2'-10"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(EW)	2'-10"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F)	2'-6"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(FW)	2'-6"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(H)	2'-10"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(HW)	2'-10"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*
(J)	4'-0"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(JW)	5'-0"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(K)	4'-0"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(KW)	5'-0"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(L)	6'-0"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(LW)	6'-0"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(M)	3'-0"	6'-8"	1 3/4"	FIL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS
(N)	3'-0"	6'-8"	1 3/8"	FIL.	BIRCH	STAIN	I	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

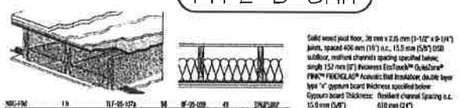
* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

(W)	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MI GARD	WHITE	YES	STATIONARY	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MI GARD	WHITE	YES	STATIONARY	
(3)	3'0 X 4'0	VINYL SGH.	MI GARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(4)	3'0 X 5'0	VINYL SGH.	MI GARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(5)	4'0 X 1'6	VINYL STAT.	MI GARD	WHITE	YES	STATIONARY	
(6)	4'0 X 5'0	VINYL SGH.	MI GARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(7)	5'0 X 5'0	VINYL SGH.	MI GARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(8)	6'0 X 6'8	VINYL SLID.	MI GARD	WHITE	YES	PATIO DOOR W/ SCREEN	
(9)	2'0 X 3'0	VINYL SGH.	MI GARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(10)	5'0 X 1'6	VINYL STAT.	MI GARD	WHITE	YES	STATIONARY	
(11)	6'0 X 1'6	VINYL STAT.	MI GARD	WHITE	YES	STATIONARY	
02	3'0 X 5'0	CASEMENT	MI GARD	WHITE	YES	CASEMENT W/ SCREEN	
03	4'0 X 5'0	CASEMENT	MI GARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.



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. AND 404.2.6.

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

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 ORESC 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 A4.2 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 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.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2014, 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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PEMBROOK STREET
APARTMENT COMPLEX

LOWER FLOOR PLAN

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

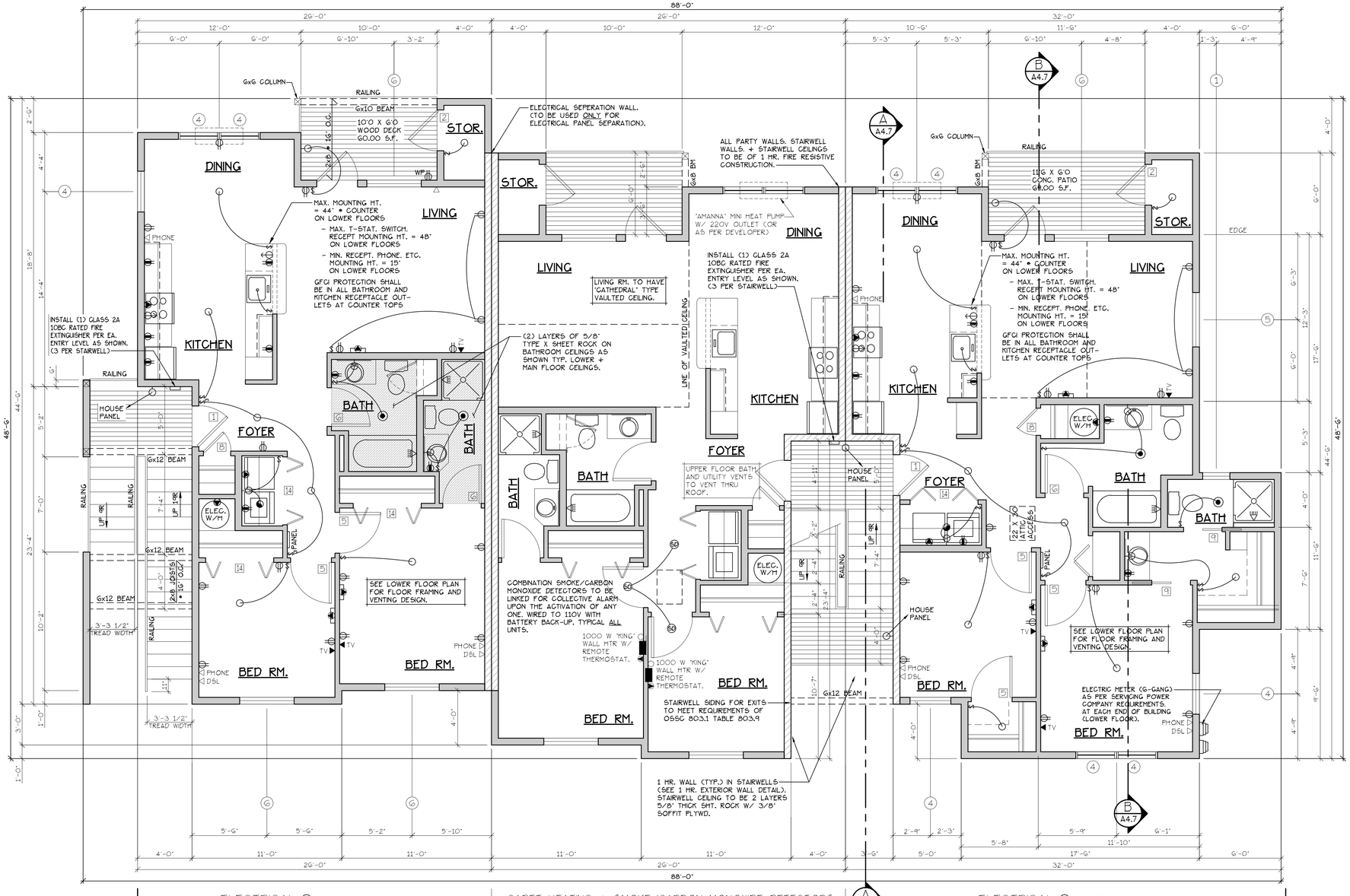
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
Drawn: G.J.D.
Checked: M.D.G.
Date: JUL-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2017

A4.3



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

TYPE A UNIT | TYPE A UNIT | TYPE B UNIT

MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.
"B" UNIT = 1029 S.F.

BLD. 4

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

UPPER FLOOR PLAN

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

[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.	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 AND WEATHERSTRIP W/ INTERIOR BLINDS.
4	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
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
11	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*
12	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
14	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
15	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
17	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
18	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
19	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
20	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

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

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MLGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 x 6'8	VINYL SLD.	MLGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 7'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
10	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	
13	4'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

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 A4.2 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.

MULTI/TECH CONSULTANTS
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PEMBROOK STREET APARTMENT COMPLEX

MAIN & 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.

BLD448-SDR/PLOT1
A4.4.DWG

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 11, 1978 — MARK D. GRENZ

Renew date JUNE 30, 2017

A4.4

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

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



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

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

MULTI/TECH
CONSULTANTS
ENGINEERING SERVICES, INC.

BUILDING ELEVATIONS

PEMBROOK STREET 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.

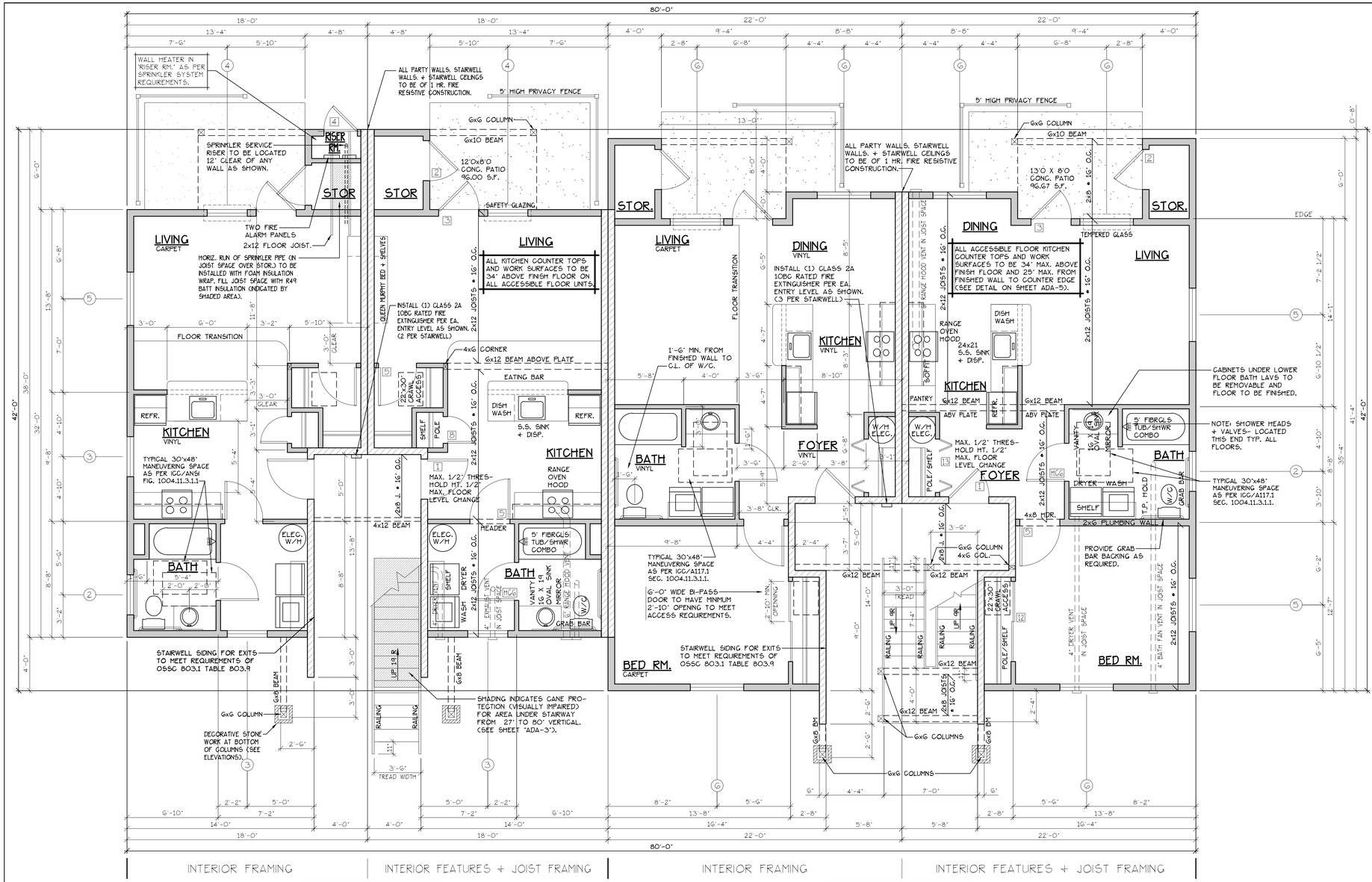
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREAR
MAY 14, 1918

Plan review date: June 20, 2017

A4.8



TYPE E UNITS

TYPE C UNITS

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"E" UNIT = 547 S.F.

"C" UNIT = 728 S.F.

BLD. 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 AND WEATHERSTRIP W/ INTERIOR BLINDS.
4	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
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	
17	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
18	3'-0"	6'-8"	1 3/8"	S.G.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

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

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 x 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 7'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
10	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	
13	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A5.2 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 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-2003. 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 SPECIFC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10, SECTION 1004.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2014, 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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PEMBROOK STREET 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.

BLDSEC-SEK.PLOT1 4/24/16

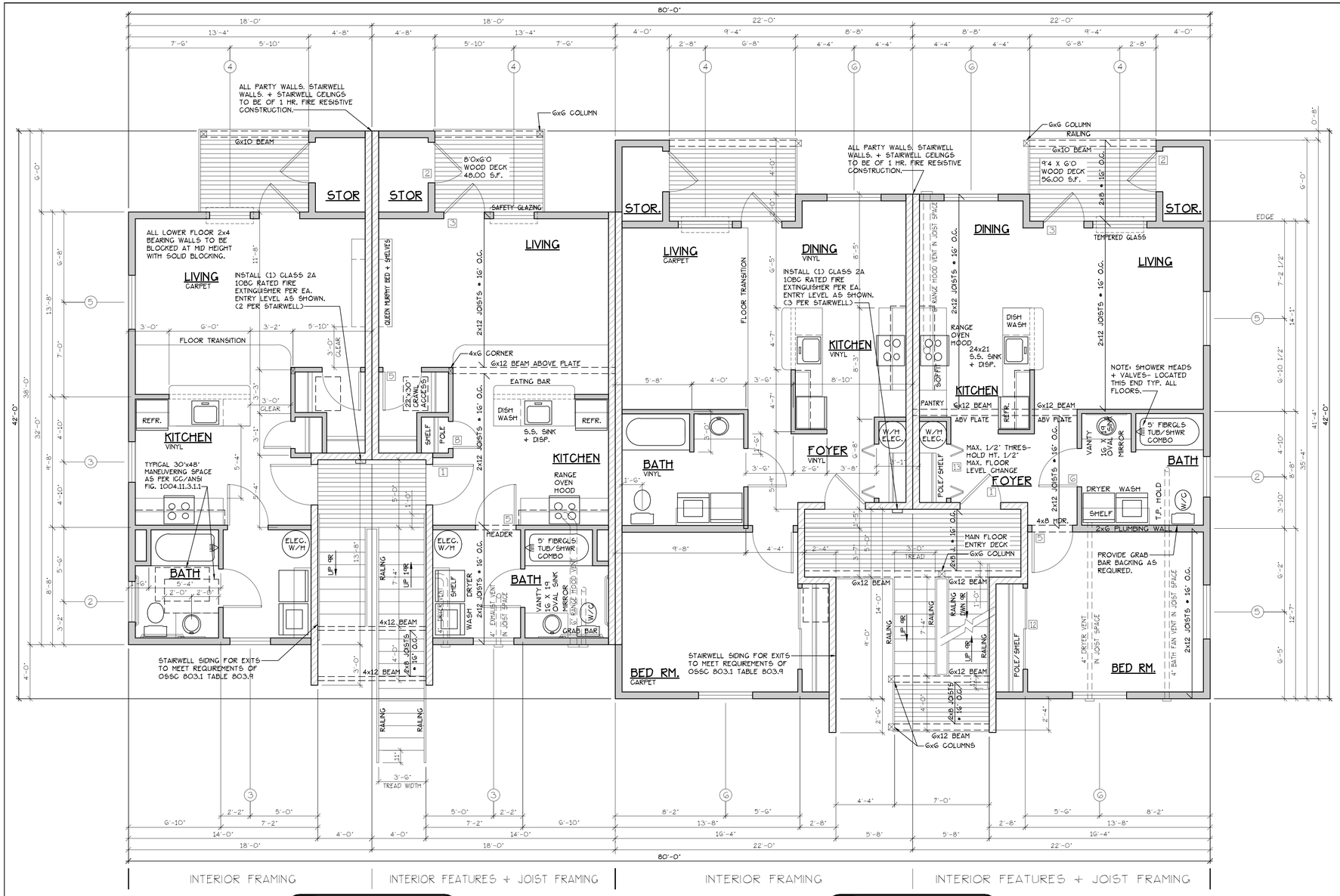
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Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2017

A5.3

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TYPE E UNITS

TYPE C UNITS

MAIN FLOOR PLAN

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

"E" UNIT = 547 S.F.

"C" UNIT = 728 S.F.

BLD. 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
(A)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN 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)	5'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
(D)	2'-6"	6'-8"	1 3/8"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(E)	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(G)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(H)	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(I)	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(J)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(HC)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*
(K)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(L)	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(M)	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(N)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(O)	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(P)	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(R)	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(S)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	J	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
(T)	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

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

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
(3)	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(5)	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
(6)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(7)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(8)	6'0 x 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
(9)	2'0 X 7'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
(10)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
(11)	6'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
(12)	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	\/
(13)	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

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 A5.2 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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PEMBROOK APARTMENT

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.

BLDSEC-SBM/PLOT1
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Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

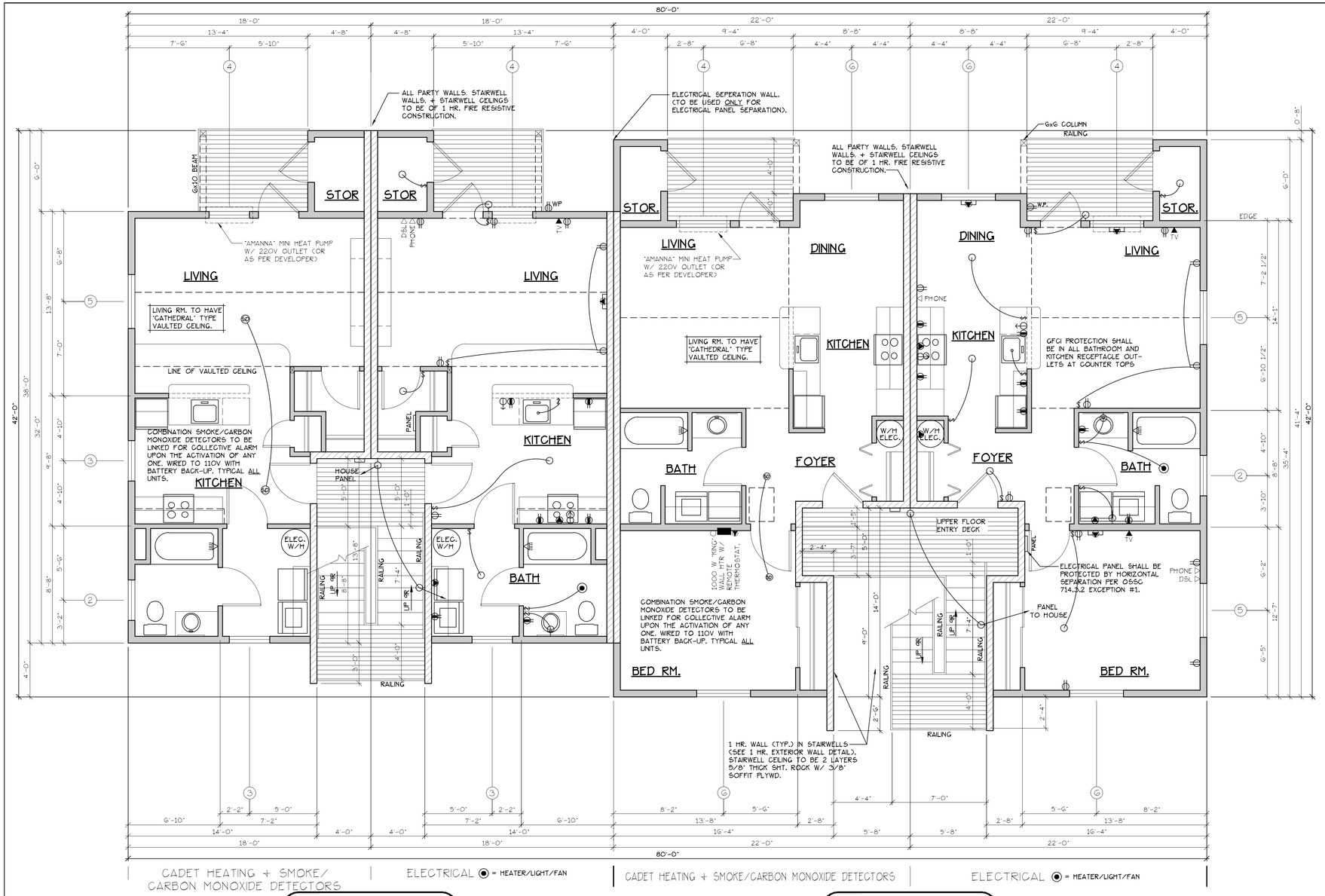
JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1978
MARK D. GRENZ

Renew date June 30, 2017

A5.4

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CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS

ELECTRICAL ⦿ = HEATER/LIGHT/FAN

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

ELECTRICAL ⦿ = HEATER/LIGHT/FAN

TYPE E UNITS

UPPER FLOOR PLAN

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

"E" UNIT = 547 S.F.

"C" UNIT = 728 S.F.

BLD. 5

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.

TYPE C UNITS

1013.8 Window sills. In Occupancy Groups R-2 and R-3, one- and two-family and multiple-family dwellings, where the opening of the sill portion of an operable window is located more than 72 inches (1829 mm) above the finished grade or other surface below, the lowest part of the clear opening of the window shall be at a height not less than 36 inches (915 mm) above the finished floor surface of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter (102 mm) sphere where such openings are located within 36 inches (915 mm) of the finished floor.

Exceptions:

1. Operable windows where the sill portion of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F 2006.
2. Windows that are provided with window opening control devices that comply with Section 1015.8.F.

1029.2 Minimum size. *Emergency escape and rescue openings* shall have a minimum net clear opening of 5.7 square feet (0.53 m²).

Exception: The minimum net clear opening for grade-floor *emergency escape and rescue openings* shall be 5 square feet (0.46 m²).

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 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

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 A5.3 BEFORE BEGINNING ANY CONSTRUCTION.

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.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	FRAMES TYP.	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.
1a	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
1b	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK. THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
4	2'-6"	6'-8"	1 3/8"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
6	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	
6b	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	
17	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
18	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

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

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MLGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 x 6'8	VINYL SLD.	MLGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 7'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
10	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	
13	4'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

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PEMBROOK STREET 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.

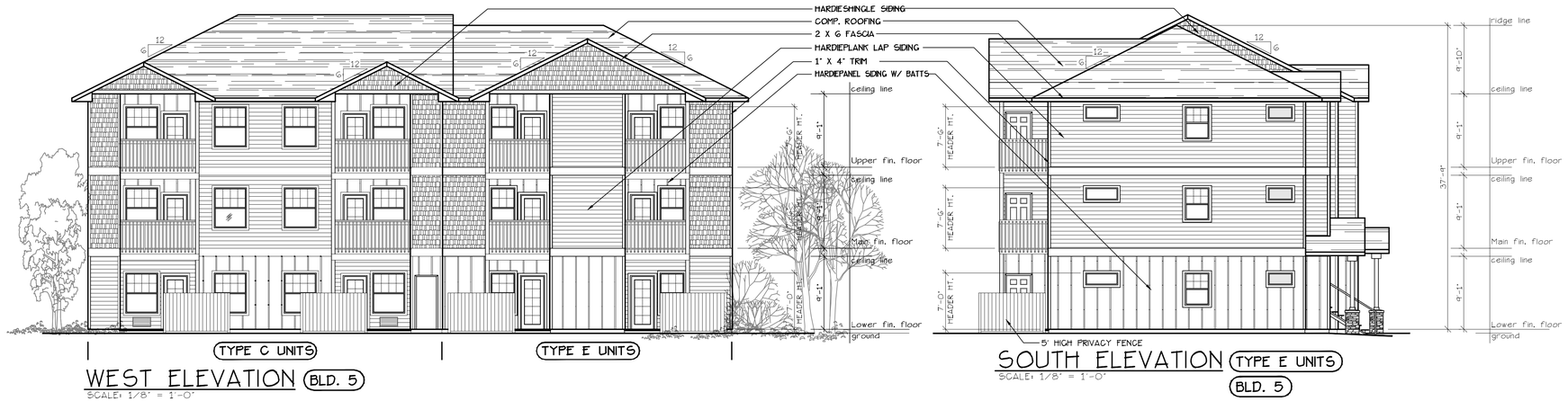
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Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2017

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WEST ELEVATION (BLD. 5)

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

SOUTH ELEVATION (TYPE E UNITS) (BLD. 5)

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



EAST ELEVATION (BLD. 5)

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



NORTH ELEVATION (TYPE C UNITS) (BLD. 5)

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

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BUILDING ELEVATIONS

PEMBROOK STREET 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.

BLDSEC-SSR/PLOT1
24"X36"

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Scale: AS SHOWN

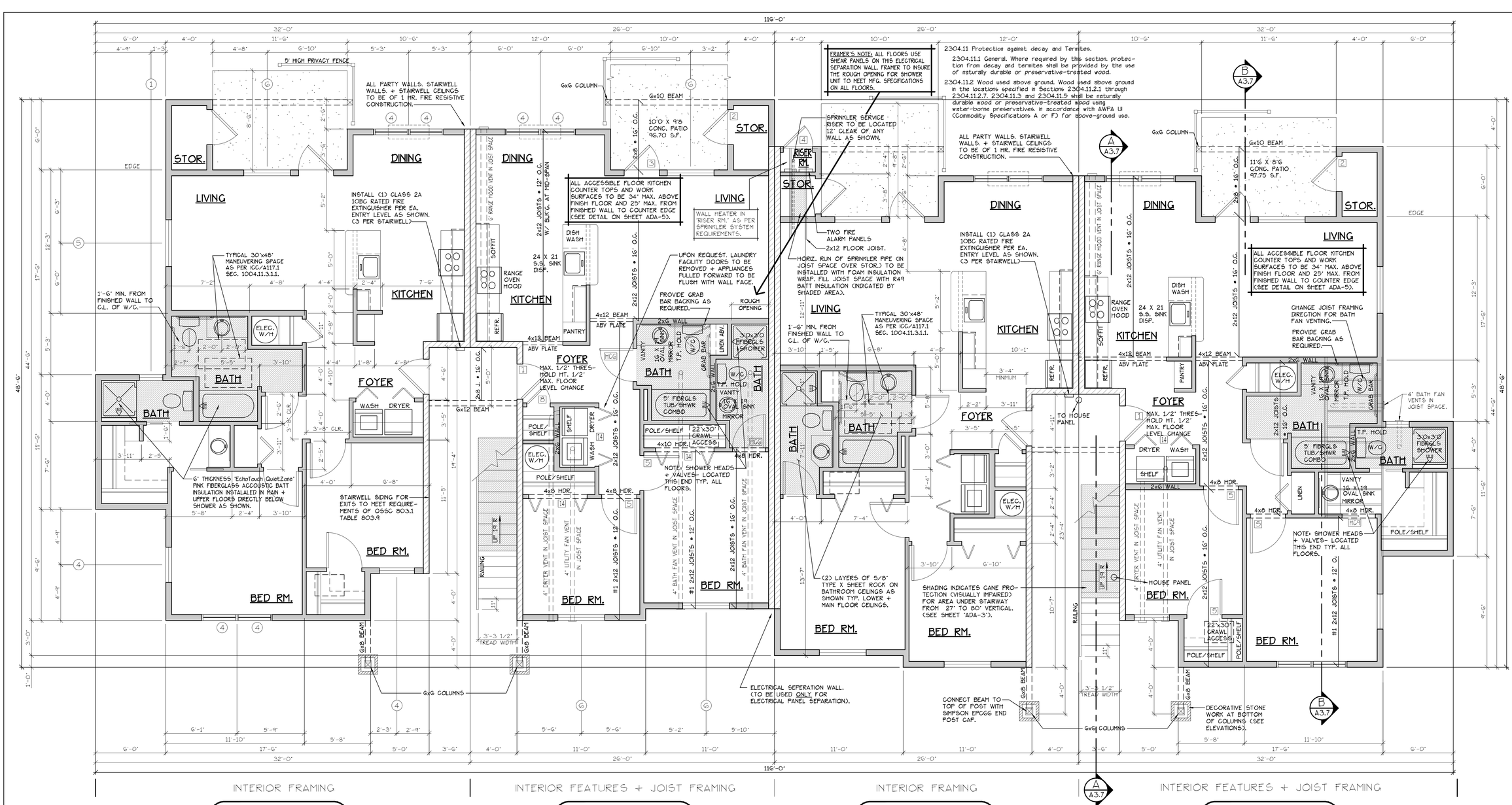
JOB # 6138

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

Renew date June 30, 2017

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LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE) BLD. 6

"A" UNIT = 952 S.F.

"B" UNIT = 1029 S.F.

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 AND WEATHERSTRIP W/ INTERIOR BLINDS.
4	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.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	E	HEMLOCK	STAIN	
P1	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
P2	3'-0"	6'-8"	1 3/8"	S.G.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

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

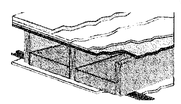
ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 x 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 7'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
10	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	
13	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS



NBU-F9d	1 h	1LF-95-157a	55	IIF-95-039	40	SWUF5807
NBC-F9s	45 min	1LF-95-115a	56	IF-95-041	50	SWUF5807
NBC-F9g	1 h	NBC-F9g	51	NBC-F9g	44	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 152 mm (6") thickness EcoTouch™ QuietZone™ PINK™ FIBERGLAS™ Acoustic Batt Insulation; double layer type "x" gypsum board thickness specified below.

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

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A3.2 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-2003. 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.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2014. 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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PEMBROOK STREET 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.

BLDGAB-SDK/PLOT11 4/6/2016

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

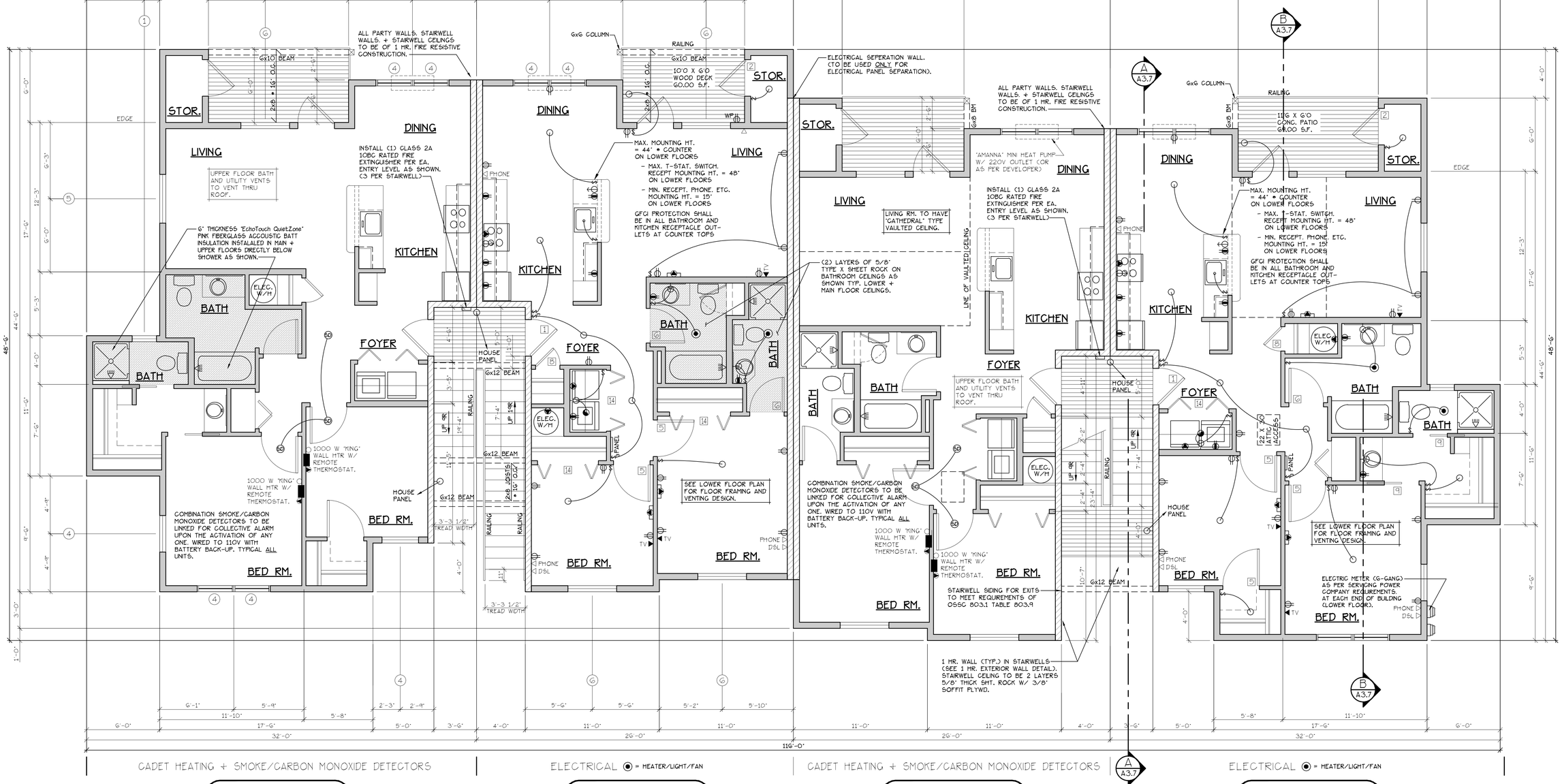
JOB # 6138

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

Renew date June 30, 2017

A6.3

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MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.

"B" UNIT = 1029 S.F.

BLD. 6

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

UPPER FLOOR PLAN

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

[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	FRAMES TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	REMARKS
A	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN 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, LOOK. THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
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.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
E	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
E	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
E	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
E	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
F	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	POCKET DOOR
F	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	POCKET DOOR*
G	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
G	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
G	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
H	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
H	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
H	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
I	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
J	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
K	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

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

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MLGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 x 6'8	VINYL SLD.	MLGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 7'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
10	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	
13	4'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. AND 404.2.G.

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

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 A3.2 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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PEMBROOK STREET APARTMENT COMPLEX

MAIN & 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.

BLD6AB-SDR/PLOT1
JUL-ARCH D

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2017

A6.4

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REAR ELEVATION (BLD. 6)
SCALE: 1/8" = 1'-0"

NORTH ELEVATION (BLD. 6)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (BLD. 6)
SCALE: 1/8" = 1'-0"

END ELEVATION (BLD. 6)
SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS

PEMBROOK STREET 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.

BLD648-SDR/PLOT1
ARCH D

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
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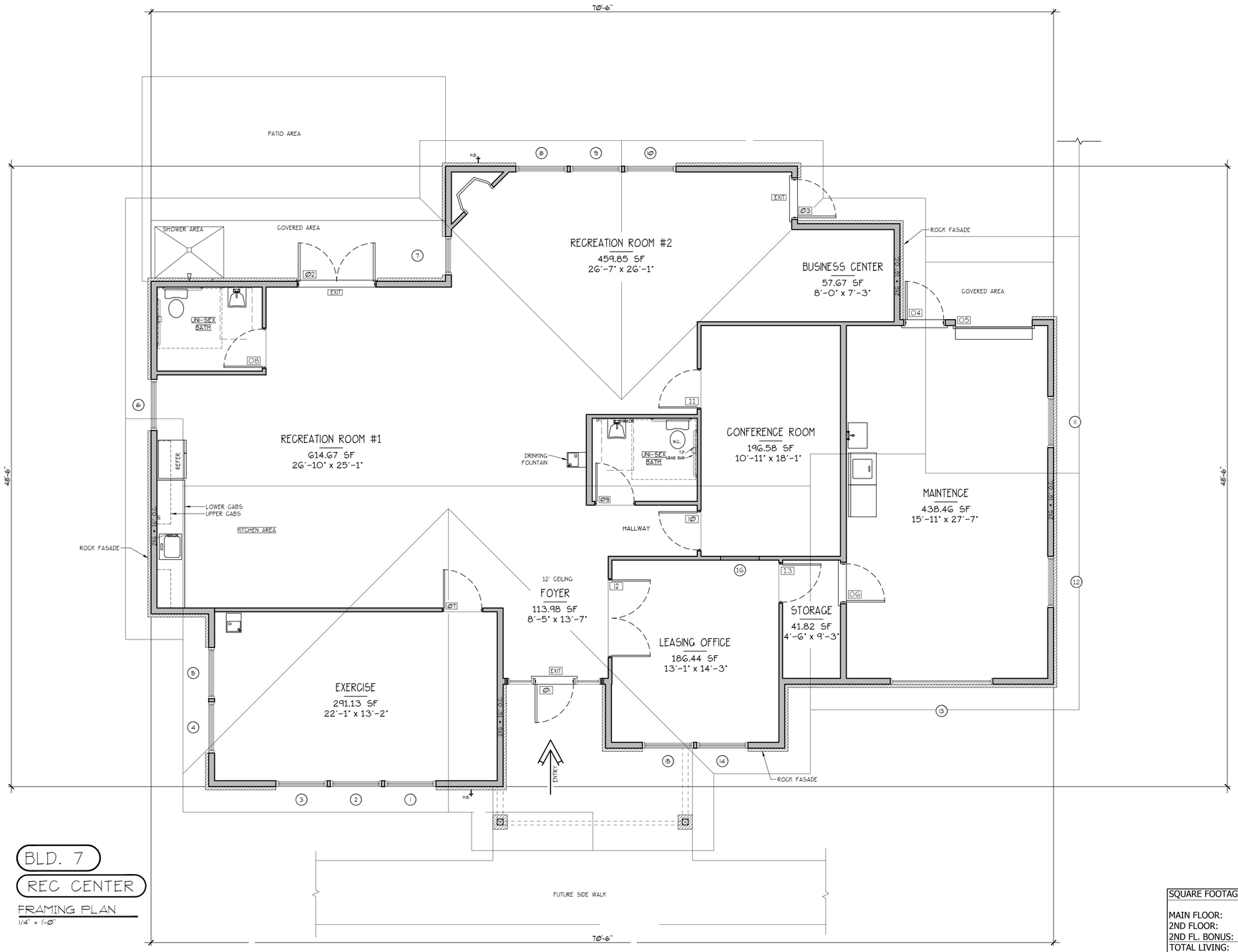
JOB # 6138

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

Renew date June 30, 2017

A6.8

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BLD. 7

REC CENTER

FRAMING PLAN

1/4" = 1'-0"

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE WD	SIZE HGT	SIZE THK	Door Finish: DOOR TYPE	DOOR MATERIAL	FINISH	TYP.	FRAMES: FRAME MATERIAL	FRAME FIN.	FIRE RATING	STYLE	REMARKS
1	3'-0"	7'-0"	1 3/4"	METAL	CLAD	PAINT	A	METAL	PAINT	20 MIN.	Hinged - Single - Exterior	Full glass entry
2	6'-0"	7'-0"	1 3/4"	VINYL	VINYL	WHITE	C	VINYL	WHITE	--	Hinged - Double - Full Lite	--
3	3'-0"	7'-0"	1 3/4"	METAL	CLAD	PAINT	A	METAL	PAINT	20 MIN.	Hinged - Single - Exterior	Full glass entry w/ key fab entry
4	3'-0"	7'-0"	1 3/4"	METAL	CLAD	PAINT	A	METAL	PAINT	20 MIN.	Hinged - Single - Exterior	Full glass entry w/ key fab entry
5	6'-0"	7'-0"	1"	METAL	CLAD	PAINT	A	METAL	PAINT	20 MIN.	Overhead - Coiling	Full glass entry w/ key fab entry
6	3'-0"	7'-0"	1 3/4"	H.C.	MDF	PAINT	D	WOOD	PAINT		Hinged - Single - Exterior	
7	3'-0"	7'-0"	1 1/4"	H.C.	MDF	PAINT	D	WOOD	PAINT		Hinged - Single	
8	3'-0"	7'-0"	1 1/4"	SOLID CORE	WOOD	PAINT	F	WOOD	PAINT	20. MIN	Hinged - Single	Full ada compliance
9	3'-0"	7'-0"	1 1/4"	SOLID CORE	WOOD	PAINT	F	WOOD	PAINT	20. MIN	Hinged - Single	Full ada compliance
10	3'-0"	7'-0"	1 1/4"	H.C.	MDF	PAINT	D	WOOD	PAINT		Hinged - Single	
11	3'-0"	7'-0"	1 1/4"	H.C.	MDF	PAINT	D	WOOD	PAINT		Hinged - Single	
12	6'-0"	7'-0"	1 1/4"	H.C.	MDF	PAINT	D	WOOD	PAINT		Hinged - Double	
13	3'-0"	7'-0"	1 1/4"	H.C.	MDF	PAINT	D	WOOD	PAINT		Hinged - Single	

WINDOW SCHEDULE

MARK	SIZE WIDTH	SIZE HEIGHT	FRAME MAT.	TYPE	MFG.	COLOR	INSULATION	REMARKS	HEADERS
1	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
2	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
3	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
4	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
5	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
6	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
7	3'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
8	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
9	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
10	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
11	4'-0"	2'-0"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
12	4'-0"	2'-0"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
13	8'-0"	2'-0"	Picture	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
14	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
15	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
16	3'-0"	4'-0"	--	Picture	--	--	--	--	--

SQUARE FOOTAGE:		
MAIN FLOOR:	2697	SQ.FT.
2ND FLOOR:	0000	SQ.FT.
2ND FL. BONUS:	0	SQ.FT.
TOTAL LIVING:	2697	SQ.FT.
GARAGE:	0000	SQ.FT.

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FRAMING PLAN

PEMBROOK APARTMENT

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD7/PLOT1
7@=47.3SJR

Design: P.L.M.
Drawn: S.P.N.
Checked: M.D.G.
Date: JUNE 2016
Scale: AS SHOWN

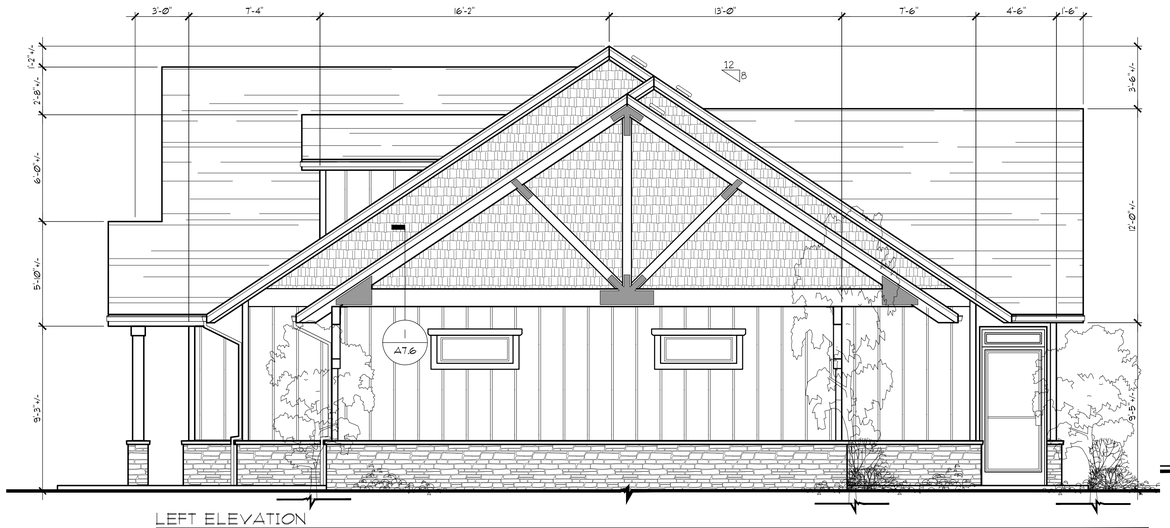
JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
9654
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2017

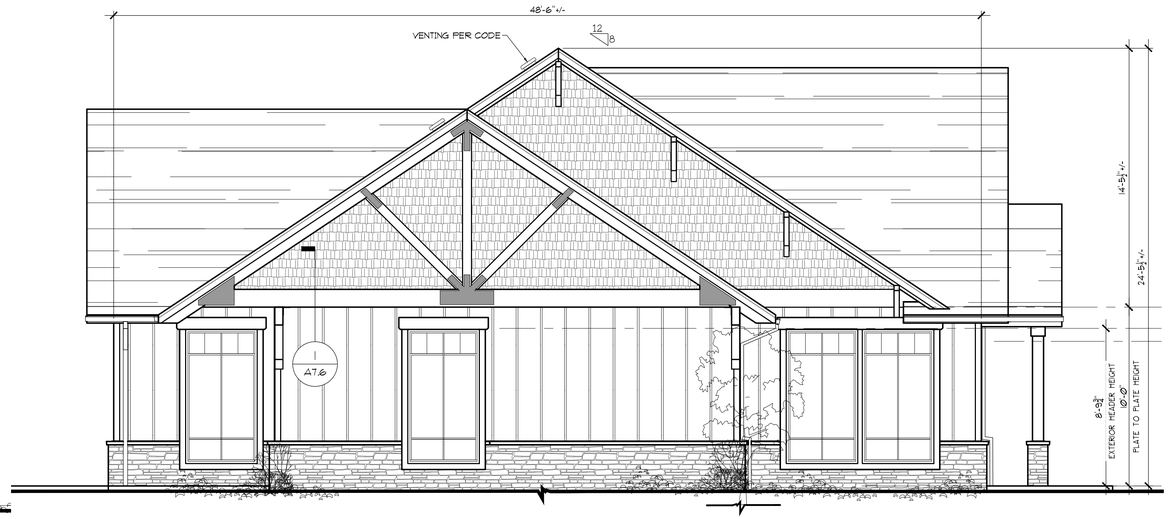
A7.3



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



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



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



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

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ELEVATION PLAN

PEMBROOK STREET 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.

BLD7/PLOT1
TAGH-KT-KELEY

Design: P.L.M.
Drawn: S.P.N.
Checked: M.D.G.
Date: JUNE 2016
Scale: AS SHOWN

JOB # 6138

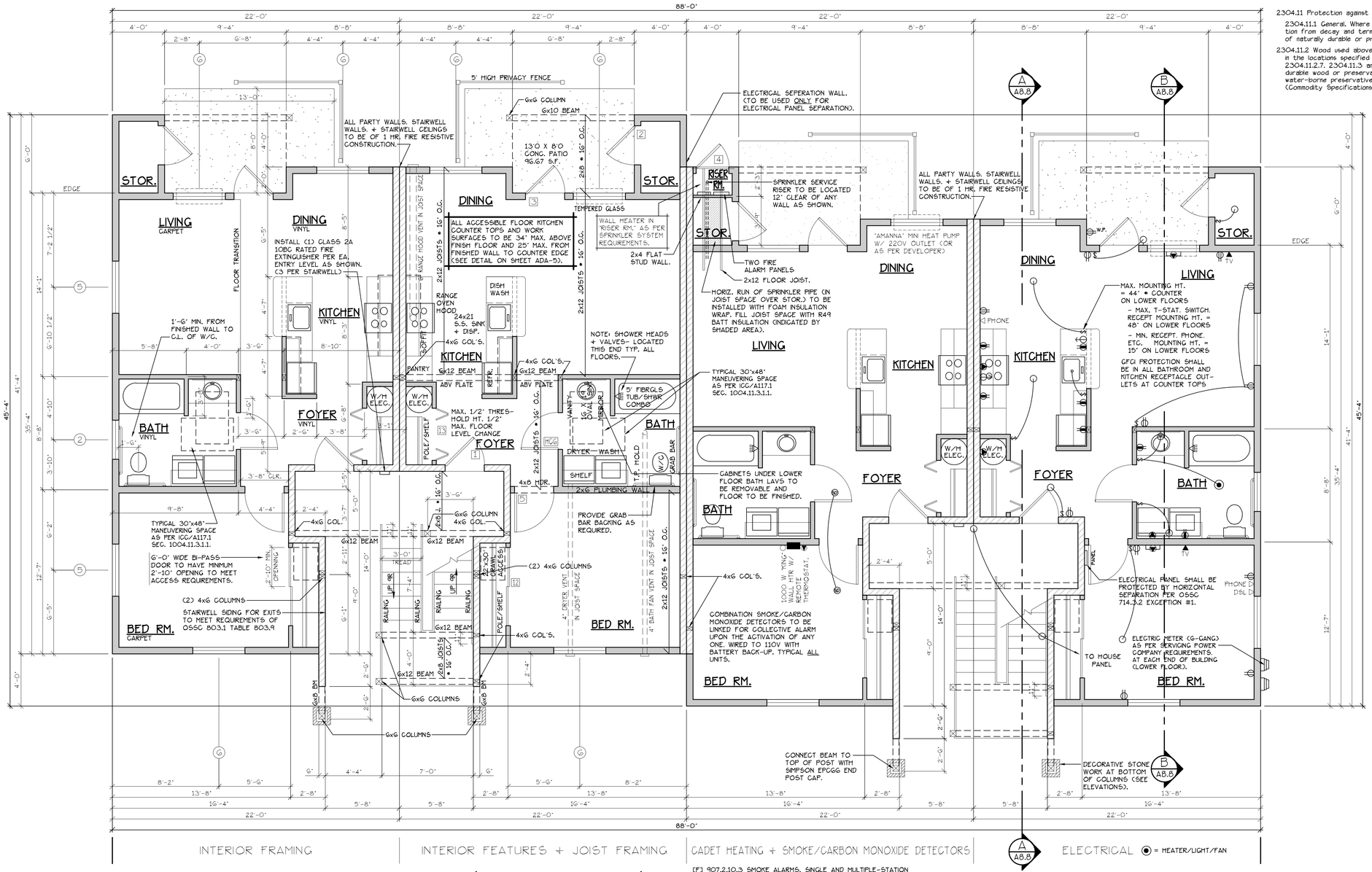
REGISTERED PROFESSIONAL ENGINEER
9654
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2017

A7.6

2304.11 Protection against decay and Termites.

2304.11.1 General. Where required by this section, protection from decay and termites shall be provided by the use of naturally durable or preservative-treated wood.

2304.11.2 Wood used above ground. Wood used above ground in the locations specified in Sections 2304.11.2.1 through 2304.11.2.7, 2304.11.3 and 2304.11.5 shall be naturally durable wood or preservative-treated wood using water-borne preservatives, in accordance with AWPA U1 (Commodity Specifications A or F) for above-ground use.



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

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 8

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

FLOOR DIAPHRAM NAILING:
8d NAILS AT 6" O.C. AT EDGE.
8d NAILS AT 12" O.C. IN FIELD.

[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.	MAT'L.	FIN.	FRAMES TYP.	FRAMES MAT'L.	FRAMES FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL GU 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 AND WEATHERSTRIP W/ INTERIOR BLINDS.
(4)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(5)	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(PKD)	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
(PKD)	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	
(17)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
(18)	3'-0"	6'-8"	1 3/8"	S.G.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

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

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

(#)	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
(3)	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(5)	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
(6)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(7)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(8)	6'0 X 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
(9)	2'0 X 7'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
(10)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
(11)	6'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
(12)	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	
(13)	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A8.2 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 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-2003. 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.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2014. 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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PEMBROOK STREET 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.

BLDBC-SDR\PLOT1
A8.3.DGN

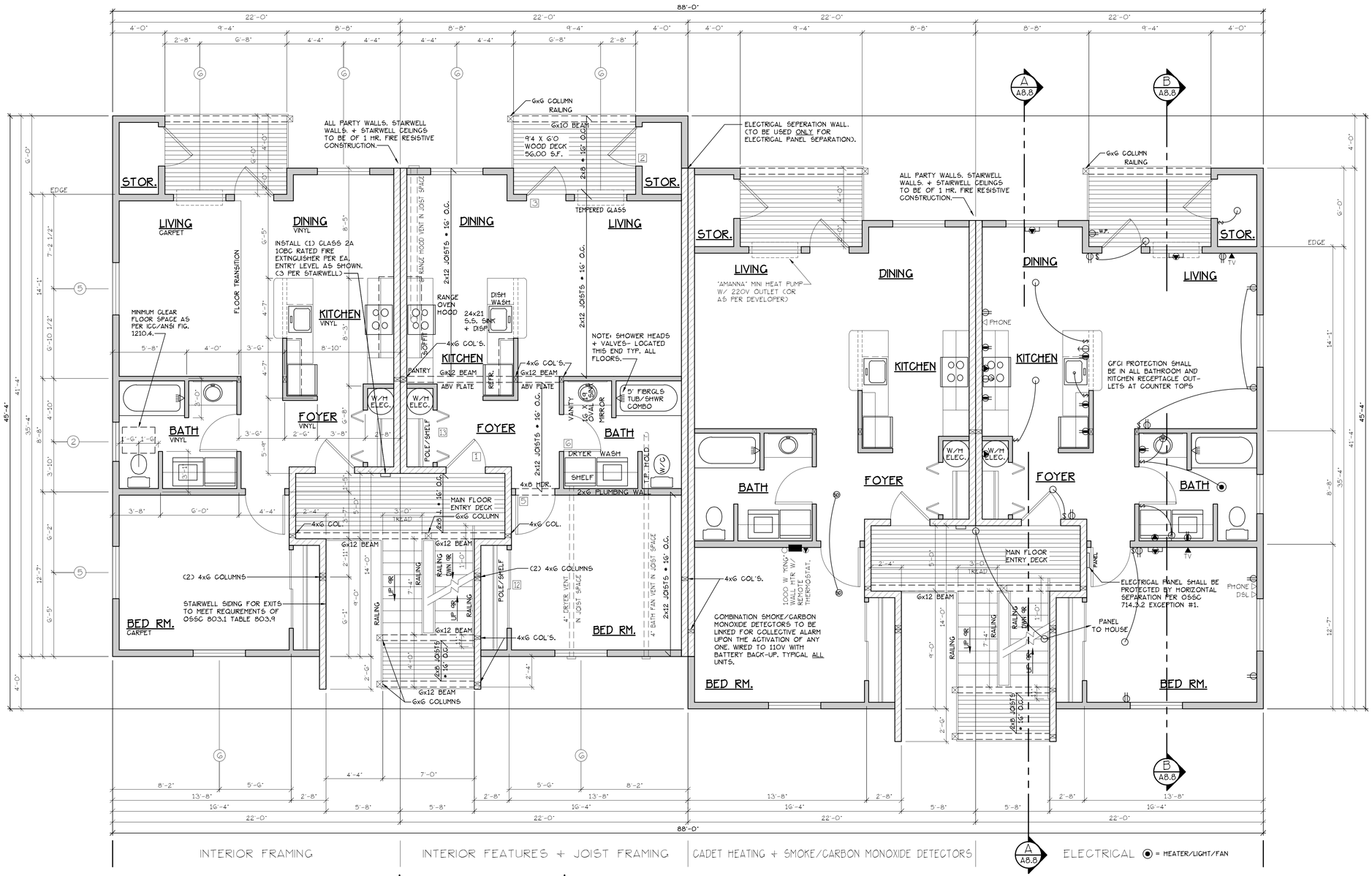
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Drawn: G.L.D.
Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2017

A8.3

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MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 8

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

FLOOR DIAPHRAM NAILING:
8d NAILS AT 6" O.C. AT EDGE.
8d NAILS AT 12" O.C. IN FIELD.

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	5'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
4	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
PC	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
SC	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
PCS	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
5	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
PD	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
PDS	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*
7	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
8	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	
17	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
18	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

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

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 X 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 7'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
10	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	\/
13	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

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 A8.2 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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PEMBROOK STREET 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.

BLDG-SSM/PL01
A8.4/8

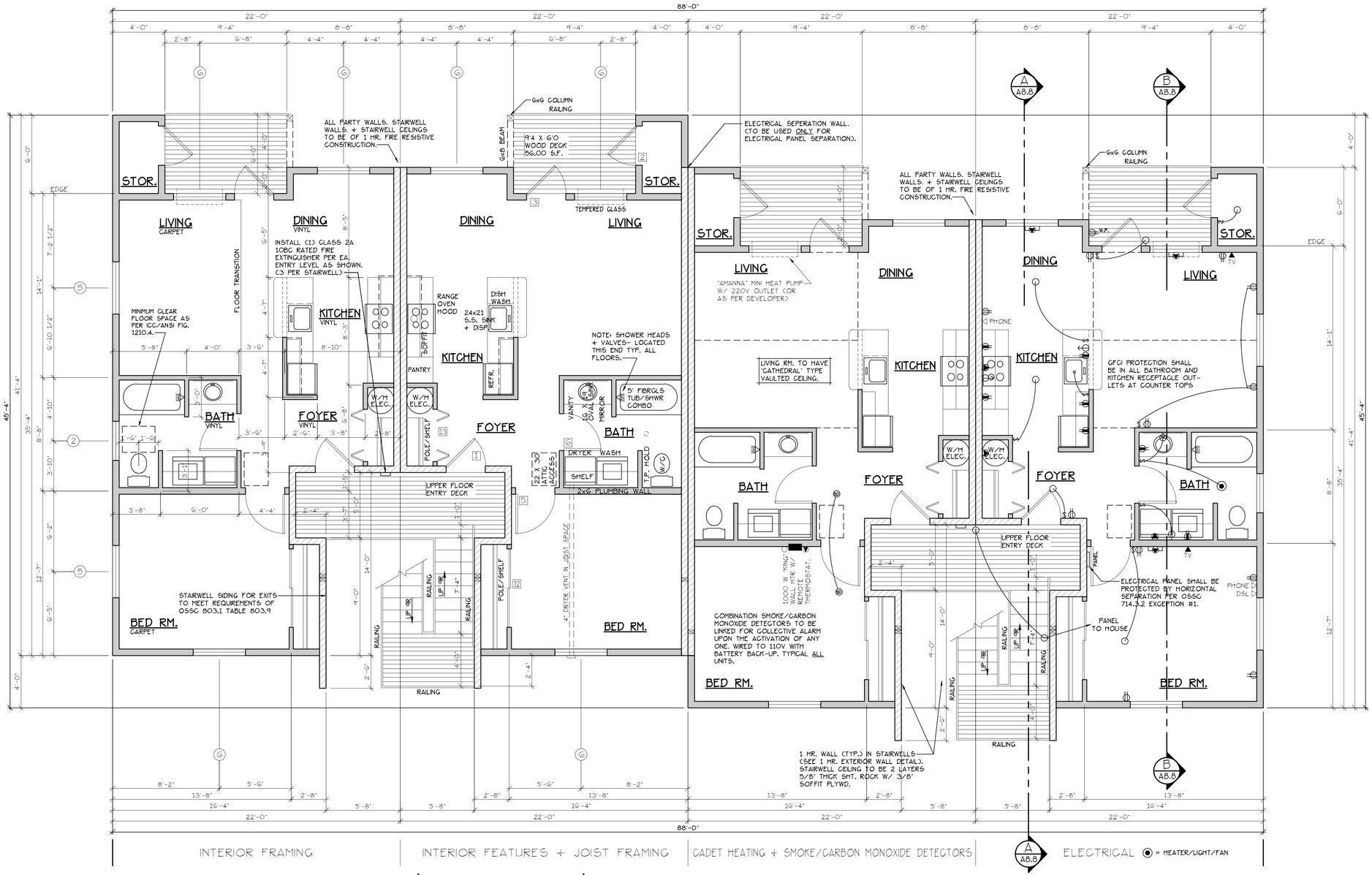
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Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1978
MARK D. GRENZ
Renew date June 30, 2017

A8.4

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UPPER FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 8

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

FLOOR DIAPHRAM NAILING:
8d NAILS AT 6" O.C. AT EDGE.
8d NAILS AT 12" O.C. IN FIELD.

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 AND WEATHERSTRIP W/ INTERIOR BLINDS.
4	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
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	
17	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
18	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

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

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 X 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 7'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
10	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	∨
13	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

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 A8.3 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.

MULTI/TECH
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PEMBROOK STREET 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.

BLDRC-SDR/PLOT1
ARCH D

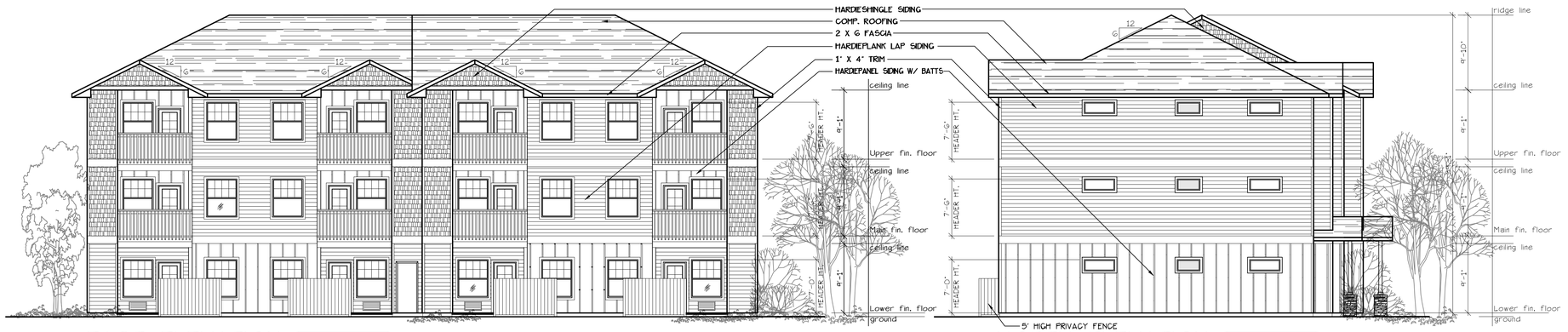
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Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1978
MARK D. GRENZ
Renew date June 30, 2017

A8.5

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

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



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



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

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BUILDING ELEVATIONS

PEMBROOK STREET 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.

BLDG-SDR/PLOT1
ARCH D

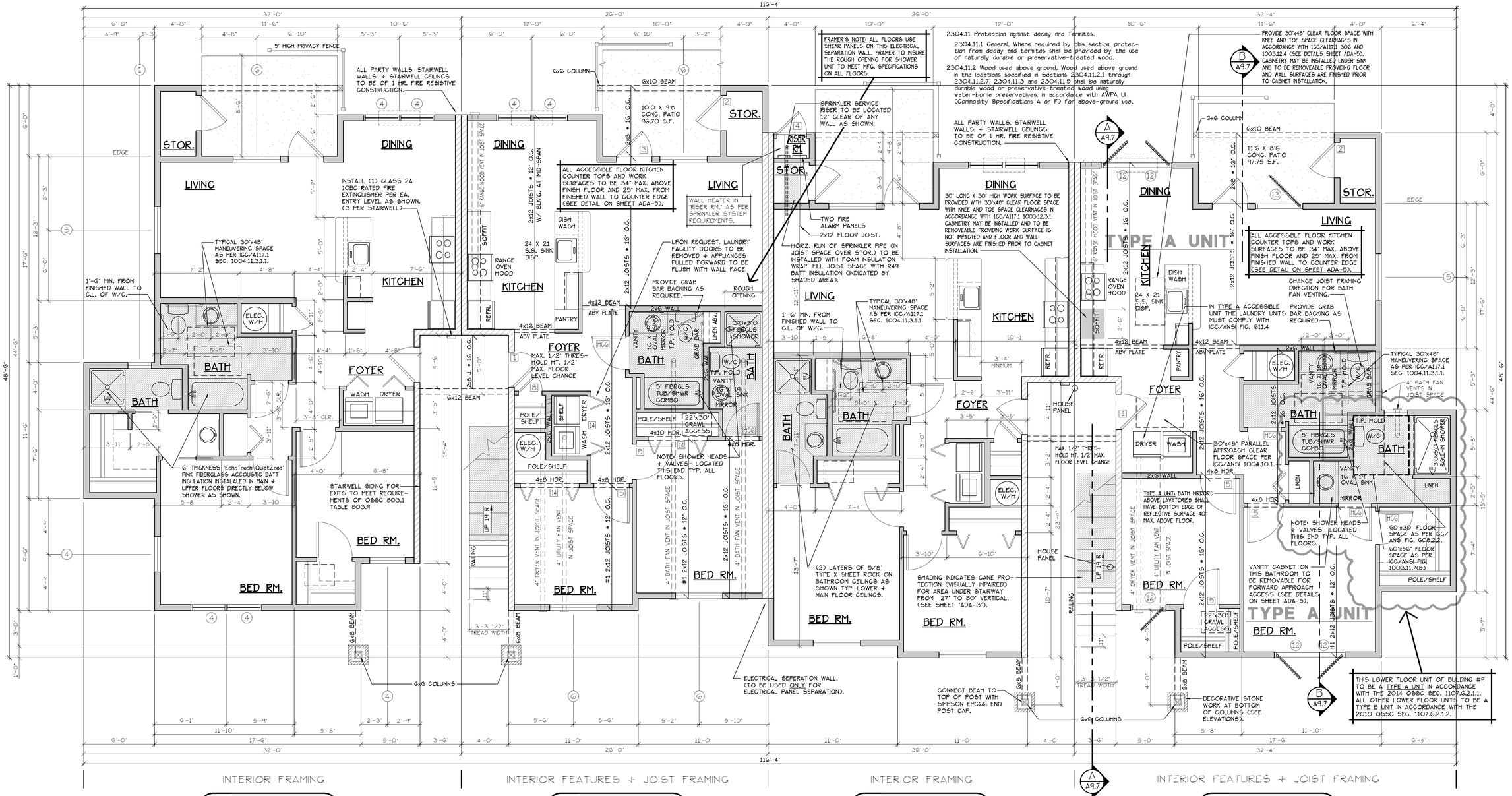
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Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2017

A8.9

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INTERIOR FRAMING | INTERIOR FEATURES + JOIST FRAMING | INTERIOR FRAMING | INTERIOR FEATURES + JOIST FRAMING

TYPE B UNIT | TYPE A UNIT | TYPE A UNIT | TYPE B UNIT

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

BLD. 9

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

A UNIT = 952 S.F.

B UNIT = 1029 S.F.

DOOR SCHEDULE

	DOORS WIDTH	DOORS HEIGHT	DOORS THICK	FRAMES TYP.	FRAMES MATL.	FRAMES 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 AND WEATHERSTRIP W/ INTERIOR BLINDS.
(4)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(5)	3'-0"	6'-8"	1 3/8"	H.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	
(17)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
(18)	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

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

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
(3)	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(5)	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
(6)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(7)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(8)	6'0 X 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
(9)	2'0 X 7'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
(10)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
(11)	6'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
(12)	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	
(13)	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

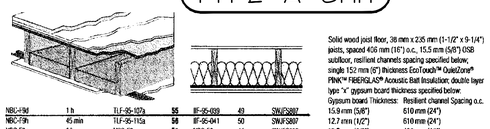
NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.



NBC-F90	1 h	TLF-95-109a	55	IIF-95-099	49
NBC-F9a	45 min	TLF-95-115a	58	IIF-95-041	50
NBC-F9g	1 h	NBC-F9g	51	NBC-F9g	44

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 A9.2 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 MINMUM 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 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-2003. 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.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2014. 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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PEMBROOK STREET 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.

BLDNAB-A-SDR/PLOT1
ADA-5.DWG

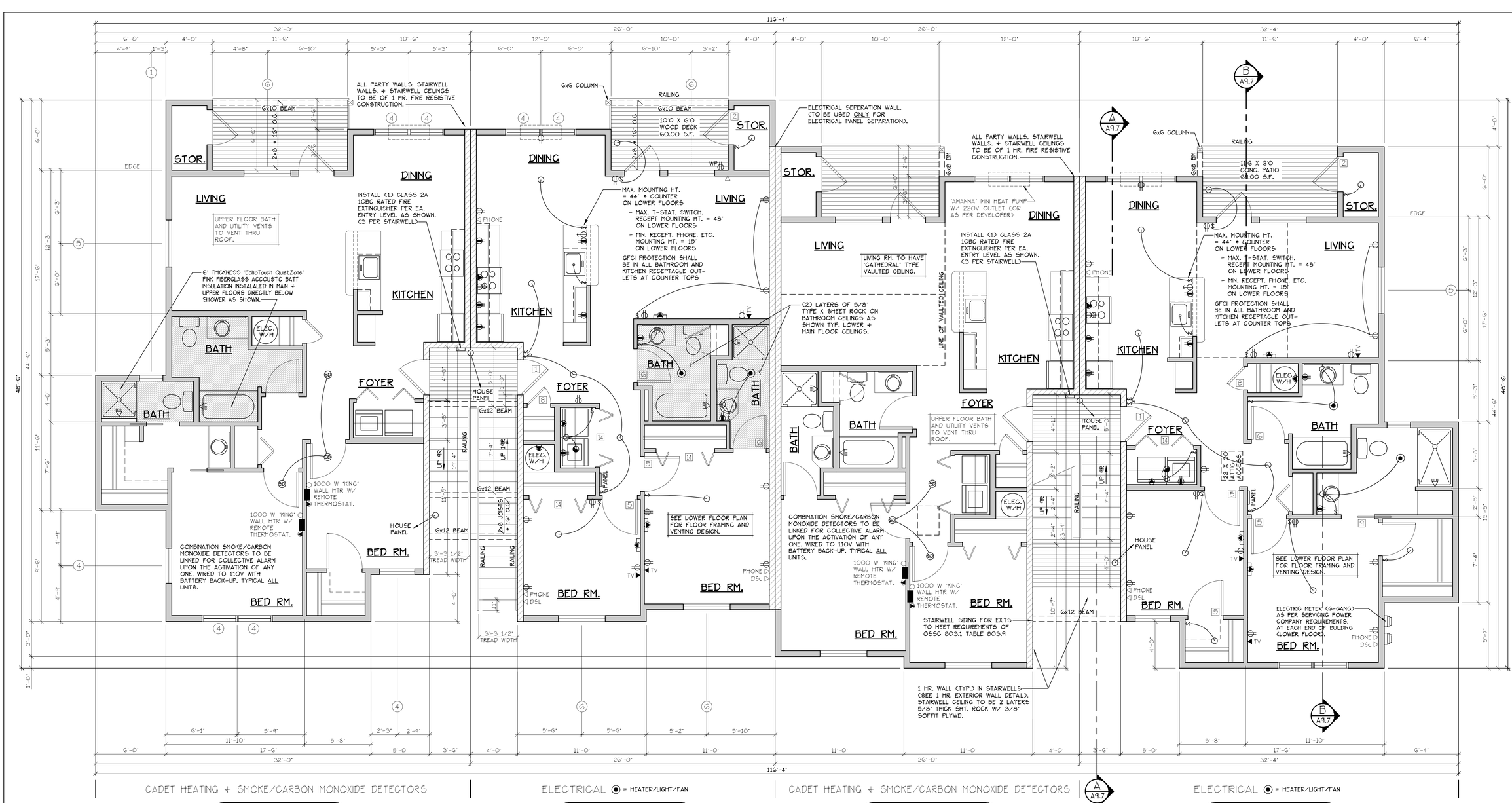
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Date: Jul-16
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JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1978
MARK D. GRENZ
Renew date June 30, 2017

A9.3

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CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

TYPE B UNIT

ELECTRICAL ⊙ = HEATER/LIGHT/FAN

TYPE A UNIT

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

TYPE A UNIT

ELECTRICAL ⊙ = HEATER/LIGHT/FAN

TYPE B UNIT

MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.

"B" UNIT = 1029 S.F.

BLD. 9

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

UPPER FLOOR PLAN

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

[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
A	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN 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 AND WEATHERSTRIP W/ INTERIOR BLINDS.
D	2'-6"	6'-8"	1 3/8"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
E	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
E	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
POCKET	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
E	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
E	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
E	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	POCKET DOOR
F	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*
G	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
G	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
G	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
H	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
H	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
H	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
POCKET	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
I	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
J	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.

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

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MLGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 x 6'8	VINYL SLD.	MLGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 7'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
10	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	⌄
13	4'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. AND 404.2.G.

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

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 A9.2 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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PEMBROOK STREET APARTMENT COMPLEX

MAIN & 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.

BLD#9-A-SSR.DWG/PLOT1
24 JUNE 2016

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2017

A9.4

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REAR ELEVATION (BLD. 9)

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

NORTH ELEVATION (BLD. 9)

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



FRONT ELEVATION (BLD. 9)

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

END ELEVATION (BLD. 9)

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

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BUILDING ELEVATIONS

PEMBROOK STREET APARTMENT COMPLEX

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD9AB-A-SSR.PLOT
24"x36"

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jul-16
Scale: AS SHOWN

JOB # 6138

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

Renew date June 30, 2017

A9.8

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