MEDFORD
PLANNING

Date: March 18, 2026

☒ Building Department	☒ Avista Utilities	☒ Medford Irrigation District
☒ City Attorney – Alicia Wilson	☒ Charter Communications	☐ Rogue River Valley Irrigation
☒ Engineering – Jodi Cope	☒ Hunter Communication	☐ Talent Irrigation District
☒ Engineering – Mike Casper	☒ LS Networks of So. Oregon	☐ Medford School Dist. 549C
☒ Engineering – Karl MacNair	☒ Lumen (Centurylink)	☐ Phoenix School District 4
☒ Engineering – Jennifer Ingram	☒ Pacific Power & Light	☒ R.V. International Airport
☒ Fire Department	☒ Rogue Disposal	☒ OR Dept. of Aviation
☒ Parks & Recreation	☒ Rogue Valley Sewer Services	☒ Federal Aviation Admin.
☐ Police Department	☐ Rogue Valley Transit District	☐ Fire District #2
☒ Water Commission	☐ US Post Office	☐ Fire District #3
☐ City Manager	☐ Jackson Co. Admin. Officer	☐ ODOT
☐ Floodplain – Liz Hamblin	☐ Jackson Co. Health	☐ ODOT Rail
☐ Urban Renewal (MURA)	☐ Jackson Co. Planning	☐ OR Dept. Fish & Wildlife
☐ Alt Trans Advis Comm (ATAC)	☒ Jackson Co. Roads & Parks	☐ Army Corps of Engineers
☐ DLCD – Josh LeBombard	☐ Jackson Co. Surveyor	☐ Bear Creek Watershed Council

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File No. AC-26-081

Agent Contact:
Brandie Dalton
bdalton@mtengineering.net

Planner:
Steffen Roennfeldt
planning@cityofmedford.org

Project Name: Addysen Park Apartments

Consideration of plans for the construction of 162 unit multi-family development consisting of 15 buildings on one parcel totaling approximately 7.23 acres located east of the future Gaylee Avenue extension and north of future Dakota Avenue extension. The development is within the MFR-30 (Multi- Family Residential – 20 to 30 dwelling units per gross acre) zoning district (372W26CD351). Associated: PA-25-338

A Land Development Committee meeting is scheduled for Wednesday, April 1, 2026 at 9:30 a.m. via Zoom webinar.

Topic: Land Development Meeting

Link to join the webinar: https://us02web.zoom.us/j/83028661620
Webinar ID: 830 2866 1620

Attached are documents for your review. Please investigate and submit a written report setting forth any necessary conditions as required of your department/agency for approval to the Planning Department within ten working days.

If no comments are received within the 10-day review period, it will be assumed that there are no comments.

If you have any questions, please contact the planner listed above. Thank you.

FOR ASSESSMENT AND TAXATION ONLY

S.E.1/4 S.W.1/4 SEC.26 T.37S. R.2W. W.M.
JACKSON COUNTY
1" = 100'

372W26CD
MEDFORD

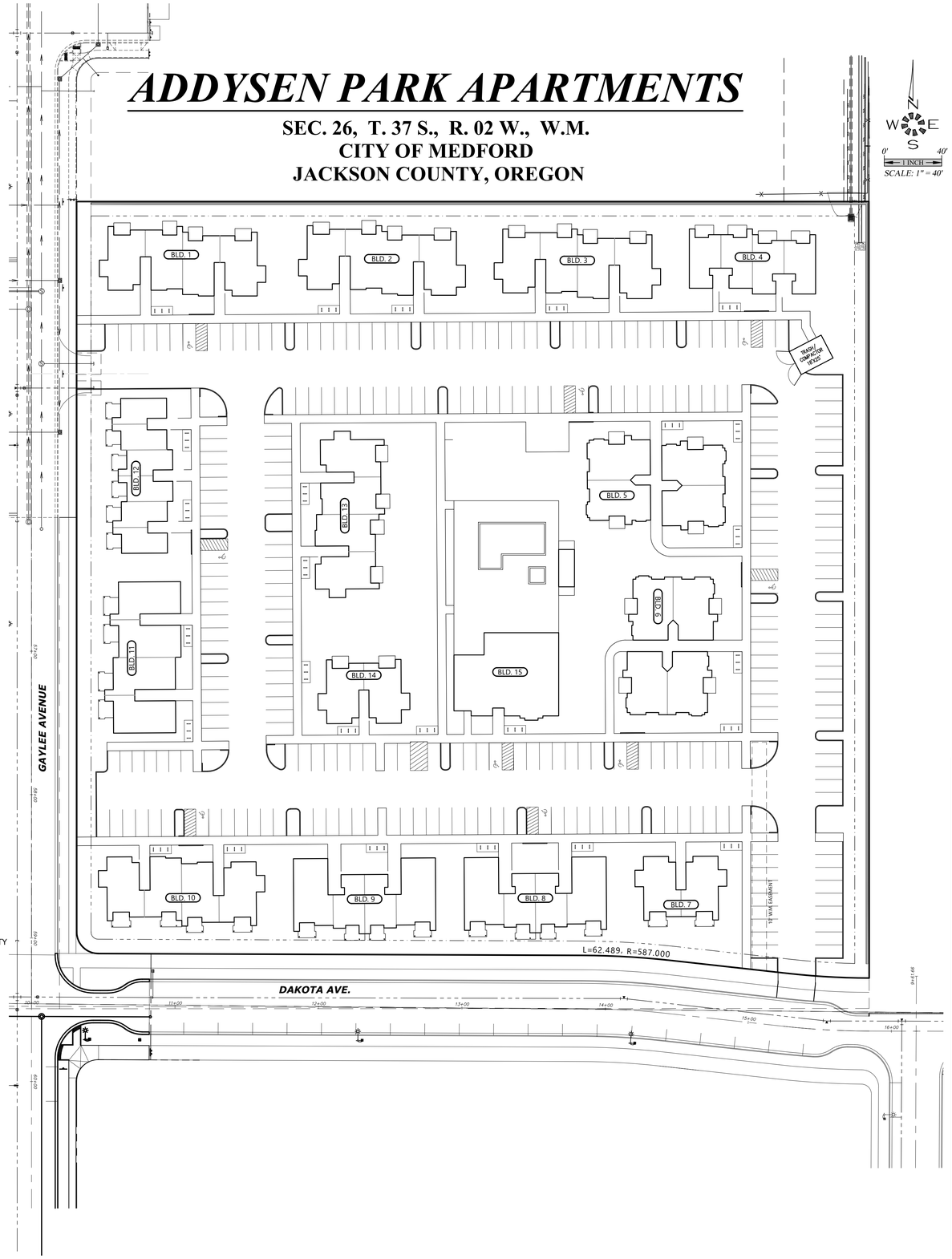
GIS DATA
12/11/2024 11:28:41 AM: yatesja

372W26CD
MEDFORD

NEW MAP December 10, 2024

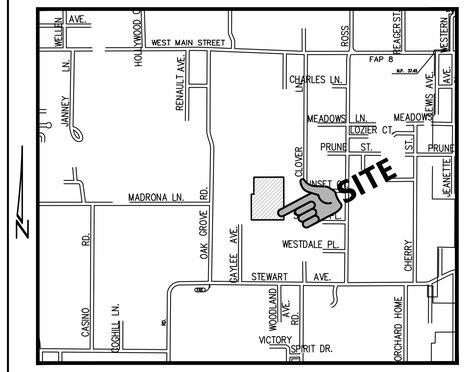
ADDYSEN PARK APARTMENTS

SEC. 26, T. 37 S., R. 02 W., W.M.
CITY OF MEDFORD
JACKSON COUNTY, OREGON



N W E S

0' 40'
1 INCH
SCALE: 1" = 40'



VICINITY MAP

T.B.M. 100.00
THIS IS THE DESCRIPTION & LOCATION OF THE T.B.M. ELEVATION MARKER.
THIS IS THE DESCRIPTION & LOCATION OF THE NEAREST B.M. ELEVATION MARKER WITH THE ELEVATION OF THAT B.M.

Owner / Developer:

MONTAGNE DEVELOPMENT INC.
P.O. BOX 3308
SALEM, OREGON 97302

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL.	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PED.	PEDESTAL
C.B.C.O.	CATCH BASIN CLEANOUT	PRC	POINT OF REVERSE CURVE
C.B.I.	CATCH BASIN INLET	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	R-	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROOF DRAIN
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN.S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	S.Q.F.	STORMWATER QUALITY FACILITY
F.D.C.	FIRE DEPT. CONNECTION	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SIDEWALK
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL.	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	VLT.	VAULT
L	LENGTH, LINE	W.M.	WATER MAIN

SYMBOLS

EXIST.	PROP.		EXIST.	PROP.	
⊖	◓	BLOW OFF ASSY.	Ⓢ	Ⓢ	MANHOLE SAN. SEWER
▥	▥	CATCH BASIN	Ⓓ	Ⓓ	MANHOLE STORM DRAIN
▣	■	CATCH BASIN CLEANOUT	②	②	2' DIA. C.O. / M.H.
▣	▣	CATCH BASIN INLET	Ⓣ	Ⓣ	MANHOLE TELEPHONE
△	▲	CATV PED. / BOX	Ⓦ	Ⓦ	MANHOLE WATER
○	●	CLEANOUT	▷	▶	REDUCER / INCREASER
▨	◪	ELEC. PED. / BOX	▨	◪	TEL. PED. / BOX
⊰	◓	FIRE HYDRANT	▭	▬	TRAFFIC PED. / BOX
◈	◈	GAS LOCATION MARKER	⊰	⊰	UTILITY / POWER POLE
⋈	⋈	GAS VALVE	□	■	WATER METER
⌂	◧	MAIL BOX	⊗	◓	WATER VALVE

CABLE TELEVISION	SANITARY SEWER EXIST.
CENTERLINE	SANITARY SEWER CONST.
DITCH C.L.	STORM DRAIN EXIST.
ELECTRICAL LINE	STORM DRAIN CONST.
GAS MAIN	WATER MAIN EXIST.
TELEPHONE LINE	WATER MAIN CONST.

SHEET INDEX

SDR1 COVER SHEET
SDR2 EXISTING CONDITIONS PLAN
SDR3 SITE PLAN
SDR4 OPEN SPACE PLAN
SDR5 GRADING PLAN
SDR6 PRIVATE STORM DRAIN PLAN
SDR7 PRIVATE SANITARY SEWER PLAN
SDR8 PRIVATE DOMESTIC WATER PLAN
SDR9 PRIVATE FIRE SERVICE PLAN
SDR10 TRASH ENCLOSURE PLAN

L0.0 COVER SHEET
L1.1 PRELIMINARY PLANTING PLAN
L1.2 PRELIMINARY PLANTING PLAN
L1.3 PRELIMINARY PLANTING PLAN
L1.4 PRELIMINARY PLANT SCHEDULE
L2.1 PRELIMINARY CANOPY PLAN

BUILDING 1,2,3 & 13 (TYPES "A" & "B" UNITS)
A1.3 LOWER FLOOR PLAN
A1.4 MIDDLE & UPPER FLOOR PLAN
A1.8 BUILDING ELEVATIONS

BUILDING 4 (TYPES "C" UNIT)
A4.3 LOWER FLOOR PLAN
A4.4 MIDDLE FLOOR PLAN
A4.5 UPPER FLOOR PLAN
A4.9 BUILDING ELEVATIONS

BUILDING 5 & 6 (TYPE "E" UNITS)
A5.3 LOWER FLOOR PLAN
A5.4 MIDDLE FLOOR PLAN
A5.5 UPPER FLOOR PLAN
A5.8 BUILDING ELEVATIONS

BUILDING 7 (TYPE "B" UNITS)
A7.3 LOWER FLOOR PLAN
A7.4 MIDDLE FLOOR PLAN
A7.5 UPPER FLOOR PLAN
A7.9 BUILDING ELEVATIONS

BUILDING 8 & 9 (TYPES "C" & "D" UNITS)
A8.3 LOWER FLOOR PLAN
A8.4 MIDDLE & UPPER FLOOR PLAN
A8.8 BUILDING ELEVATIONS

BUILDING 10 (TYPES "A" & "B" UNITS)
A10.3 LOWER FLOOR PLAN
A10.4 MIDDLE & UPPER FLOOR PLAN
A10.8 BUILDING ELEVATIONS

BUILDING 11 (TYPES "G" UNITS)
A11.3 LOWER FLOOR PLAN
A11.4 MIDDLE FLOOR PLAN
A11.5 UPPER FLOOR PLAN
A11.9 BUILDING ELEVATIONS

BUILDING 12 (TYPES "H" UNITS)
A12.3 LOWER FLOOR PLAN
A12.4 MIDDLE FLOOR PLAN
A12.5 UPPER FLOOR PLAN
A12.9 BUILDING ELEVATIONS

BUILDING 14 (TYPES "B" UNITS)
A14.3 LOWER FLOOR PLAN
A14.4 MIDDLE FLOOR PLAN
A14.5 UPPER FLOOR PLAN
A14.9 BUILDING ELEVATIONS

BUILDING 15 (RECREATION BUILDING)
A15.3 LOWER FLOOR PLAN
A15.6 BUILDING ELEVATIONS

MULTI/TECH
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www.mtengineering.net office@mtengineering.net

COVER SHEET

ADDYSEN PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7572p SDR1.CDV

Design: M.D.G.
Drawn: J.P.H.
Checked: B.M.G.
Date: 2/18/26
Scale: AS SHOWN

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

EXPIRES: 06-30-2027

JOB # 7572

SDR1

J:\7xx\7572- AddysenParkApts\Dwg's\7572p-SDR1-COV- 2/18/2026 8:40:41 AM- JHollingsworth

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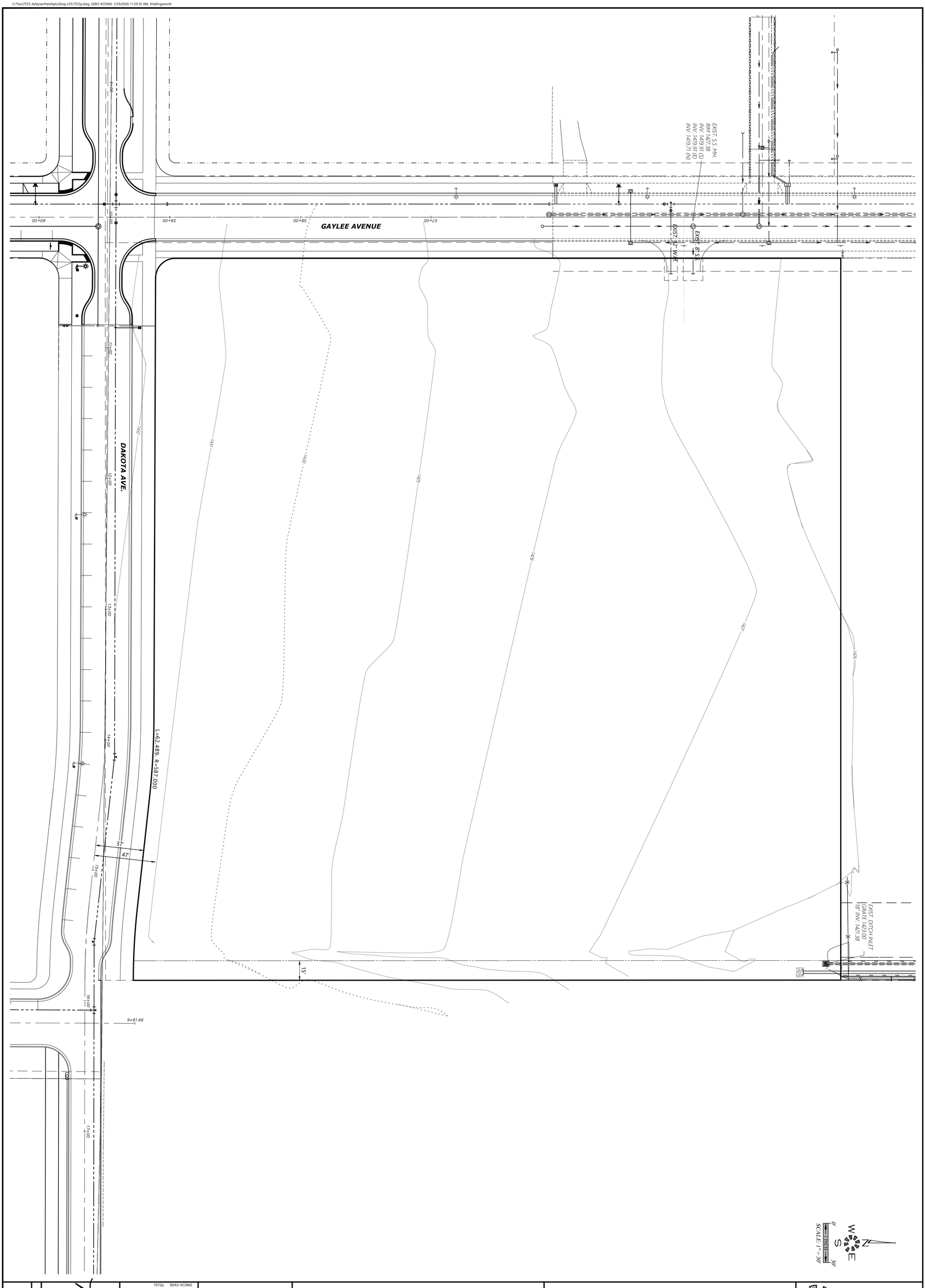

SCALE: 1" = 30'

SDR2	JOB # 7572	96P 30-2027	7572p SDR2-XCOND Design: M.D.G. Drawn: J.P.H. Checked: B.M.G. Date: 1/29/26 Scale: AS SHOWN	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.	**ADDYSEN PARK APARTMENTS**	**EXISTING CONDITIONS PLAN**

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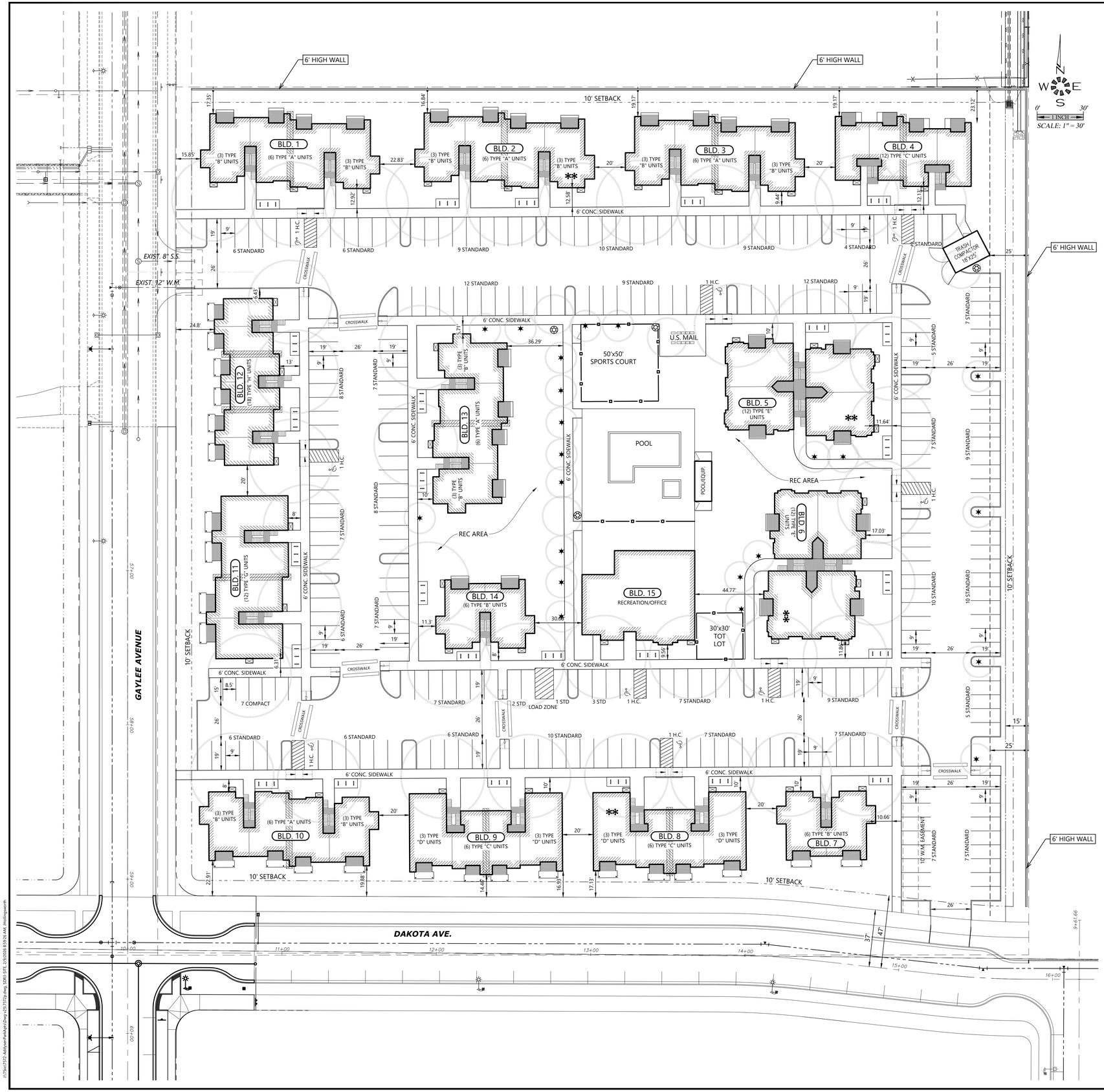

276 TOTAL PARKING STALLS
- 260 STANDARD STALLS
- 7 COMPACT STALLS
- 9 HANDICAP STALLS*
- 1 12'x20' LOADING ZONE
- 78 BICYCLE SPACES IN 26 RACKS (REQUIRED)
- 1 CLUBHOUSE / MANAGER'S OFFICE
- 1 50'x50' SPORTS COURT
- 1 30'x30' TOT LOT
- 1 TRASH COMPACTOR / RECYCLE PLAY AREAS
- 1 SWIMMING POOL (42'x22')
- 1 U.S. MAIL BOX AREA
- DOG PARK

162 TOTAL APARTMENT UNITS
- 30 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
- 42 TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
- 24 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
- 12 TYPE "D" 3-Bd, 2-Ba (1204 S.F.) UNITS
- 24 TYPE "E" 2-Bd, 2-Ba (1179 S.F.) UNITS
- 12 TYPE "G" 2-Bd, 2-Ba (1051 S.F.) UNITS
- 18 TYPE "H" Studio (549 S.F.) UNITS

** THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 2, 5, 6 & 8 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2022 OSSC SEC. 1107.6.2.2.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.2.2

- POLE LIGHT MAXIMUM 14' TALL
- POST LIGHT MAXIMUM 5' TALL
- WALL PACK MOUNTED ON BUILDING
- LOCATION OF ELECTRICAL SEPARATION WALL
- MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- 6 BICYCLE SPACES.

ADA HANDICAP ACCESSIBLILITY 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. GRAPHIC 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 1, 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.

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SITE PLAN

ADDYSEN PARK APARTMENTS

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7572p SDR3 SITE
Design: M.D.G.
Drawn: J.P.H.
Checked: B.M.G.
Date: 2/9/26
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 13, 1979
MARK D. GRENZ
EXPIRES: 06-30-2027

JOB # 7572

SDR3

I:\75xx\7572-AddysenPark\Apts\Dwg's\7572sdrg.SDR3 SITE.2-9-2026 8:59:26 AM. jmollingsworth

N
W E
S
0' 30'
1 INCH
SCALE: 1" = 30'

= COMMON OPEN SPACE

= COMMON OPEN SPACE W/ IN BUILDING SETBACKS

SITE AREAS

BOUNDARY	**291,527 S.F.**
TOTAL SITE	**291,527 S.F.**
SITE AREA	**291,527 S.F.**
COMMON OPEN SPACE	**131,855 S.F. (45.2%)**
COMMON OPEN SPACE WITHIN SETBACKS	**21,266 S.F.**
SIDEWALKS/ PATHWAYS	**27,150 S.F.**
LANDSCAPE AREA	**92,111 S.F. (31.6%)**
PARKING LOT LANDSCAPING	**4,986 S.F.**
BUILDING FOOTPRINT	**55,312 S.F. (19.0%)**

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OPEN SPACE PLAN

ADDYSEN PARK APARTMENTS

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Date: 2/18/26
Scale: AS SHOWN

7572p SDR4.dgn

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
EXPIRES: 06-30-2027

JOB # 7572

SDR4

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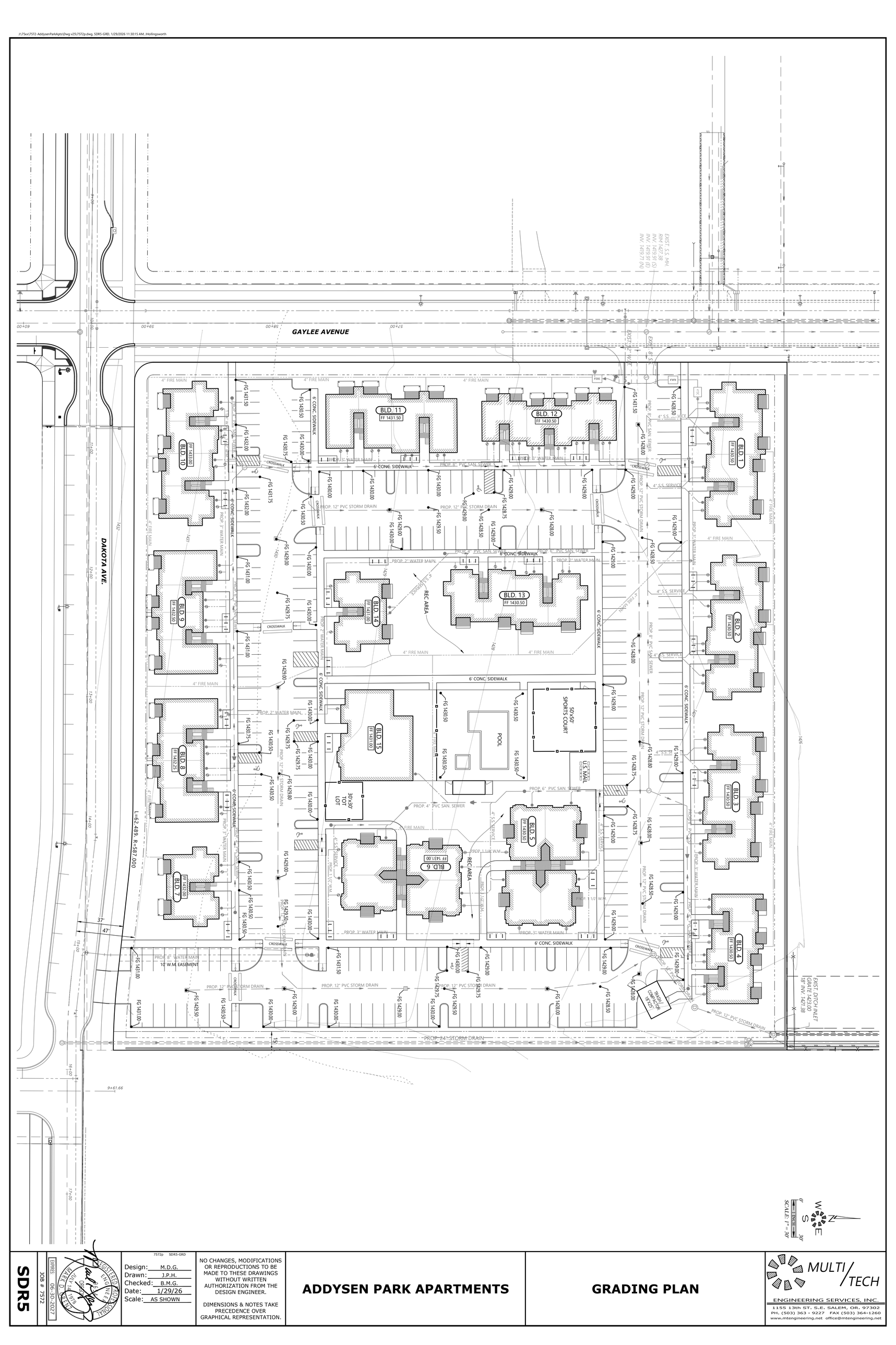

SCALE: 1" = 30'

SDR5	
JOB # 7572	
EXPIRES: 06-30-2027	
7572p SDR5-GRD	
Design: M.D.G.	
Drawn: J.P.H.	
Checked: B.M.G.	
Date: 1/29/26	
Scale: AS SHOWN	

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ADDYSEN PARK APARTMENTS

GRADING PLAN

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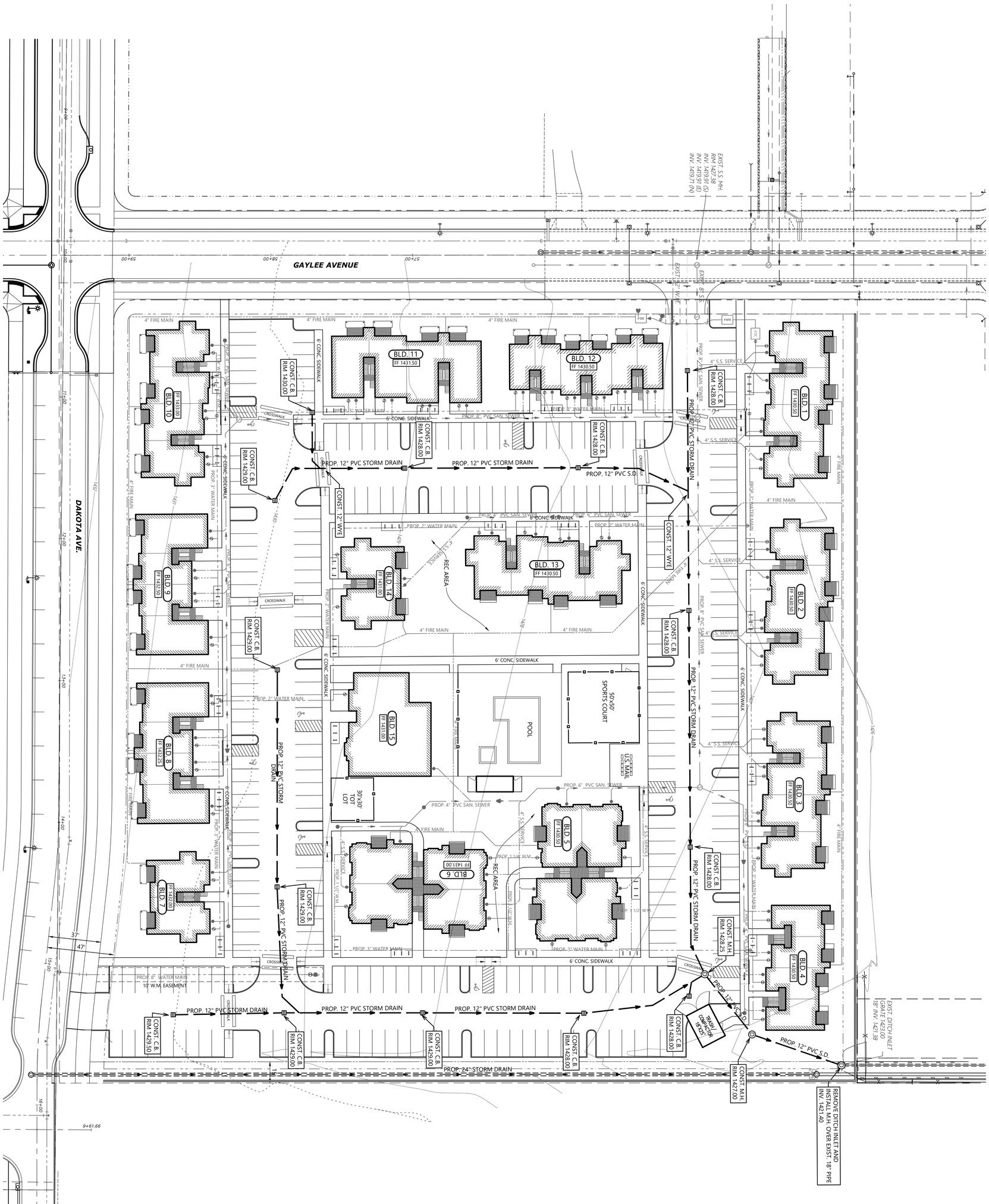
J:\7Sw\7572-AddysenParkApts\Dwg v25\7572p.dwg, SDR6-SD, 1/29/2026 11:30:29 AM, JHollingsworth



SDR6

JOB # 7572 | 08/03 | 06-30-2027

7572p SDR6-SD

Design: M.D.G.
Drawn: J.P.H.
Checked: B.M.G.
Date: 1/29/26
Scale: AS SHOWN

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ADDYSEN PARK APARTMENTS

PRIVATE STORM DRAIN PLAN

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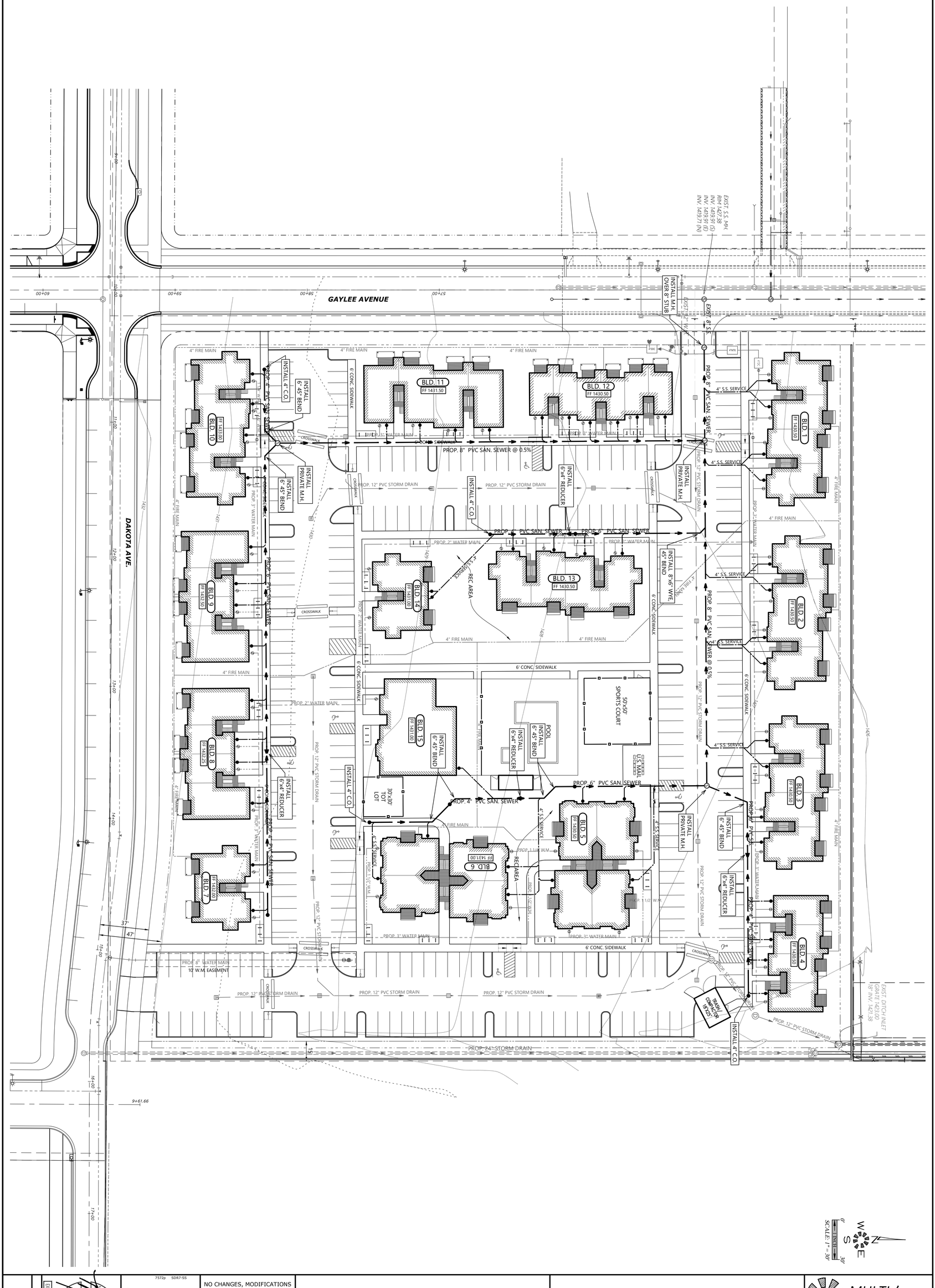
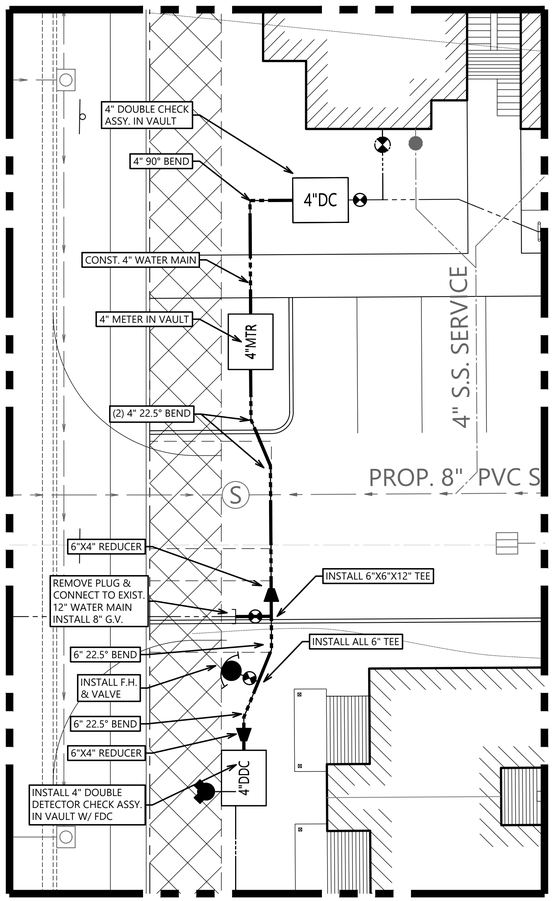
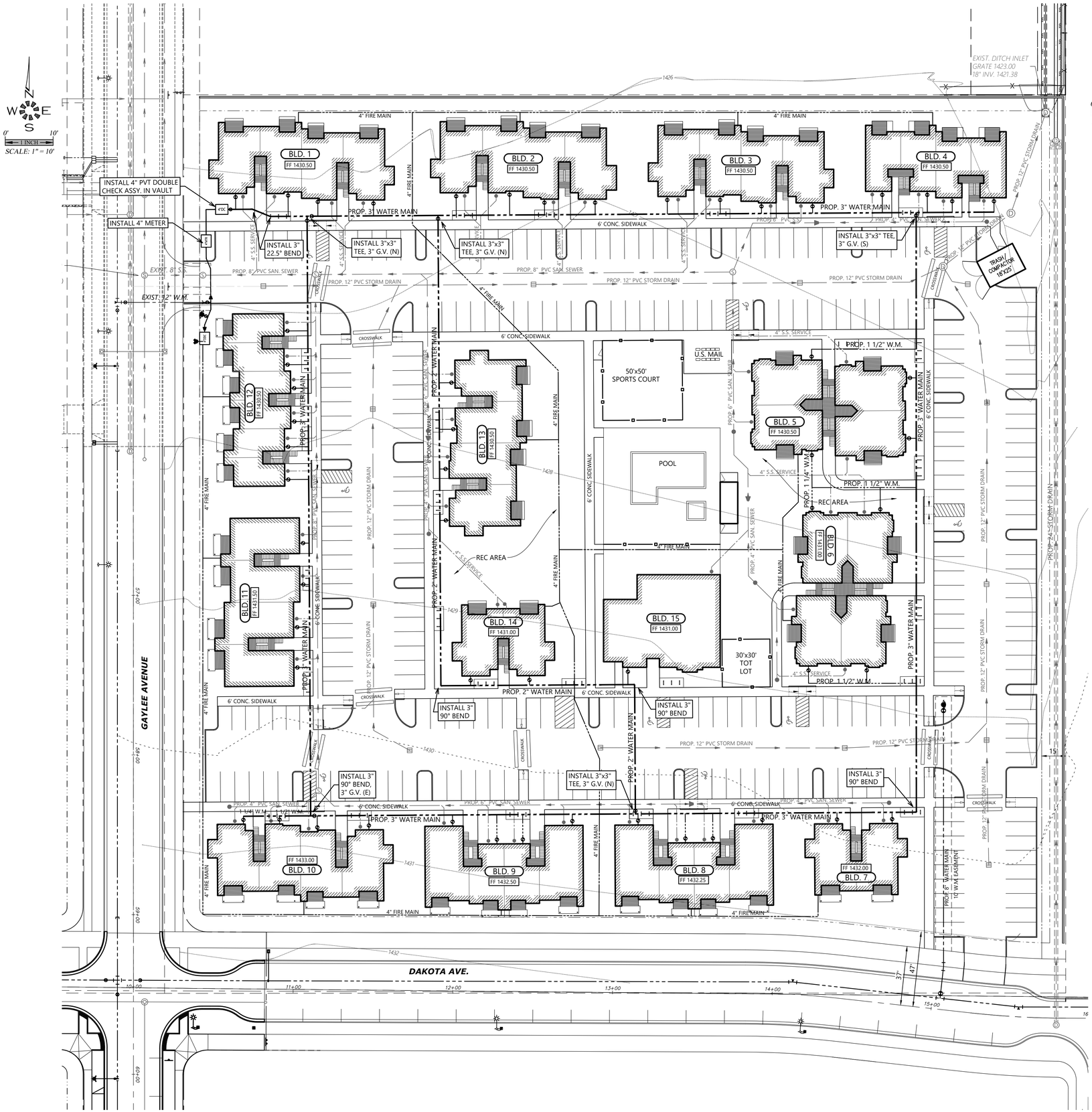


SDR7	JOB # 7572	7572p SDR7-SS Design: M.D.G. Drawn: J.P.H. Checked: B.M.G. Date: 1/29/26 Scale: AS SHOWN	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	**ADDYSEN PARK APARTMENTS**	**PRIVATE SANITARY SEWER PLAN**	MULTI/TECH ENGINEERING SERVICES, INC. 1155 13th ST. S.E. SALEM, OR. 97302 PH. (503) 363-9227 FAX (503) 364-1260 www.mtengineering.net office@mtengineering.net

EXPIRES: 06-30-2027



DETAIL PLAN



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PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRIVATE DOMESTIC WATER PLAN

ADDYSEN PARK APARTMENTS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7572p SDR8-WM

Design: M.D.G.
Drawn: J.P.H.
Checked: B.M.G.
Date: 1/29/26
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 14, 2013
MARK D. GRENZ

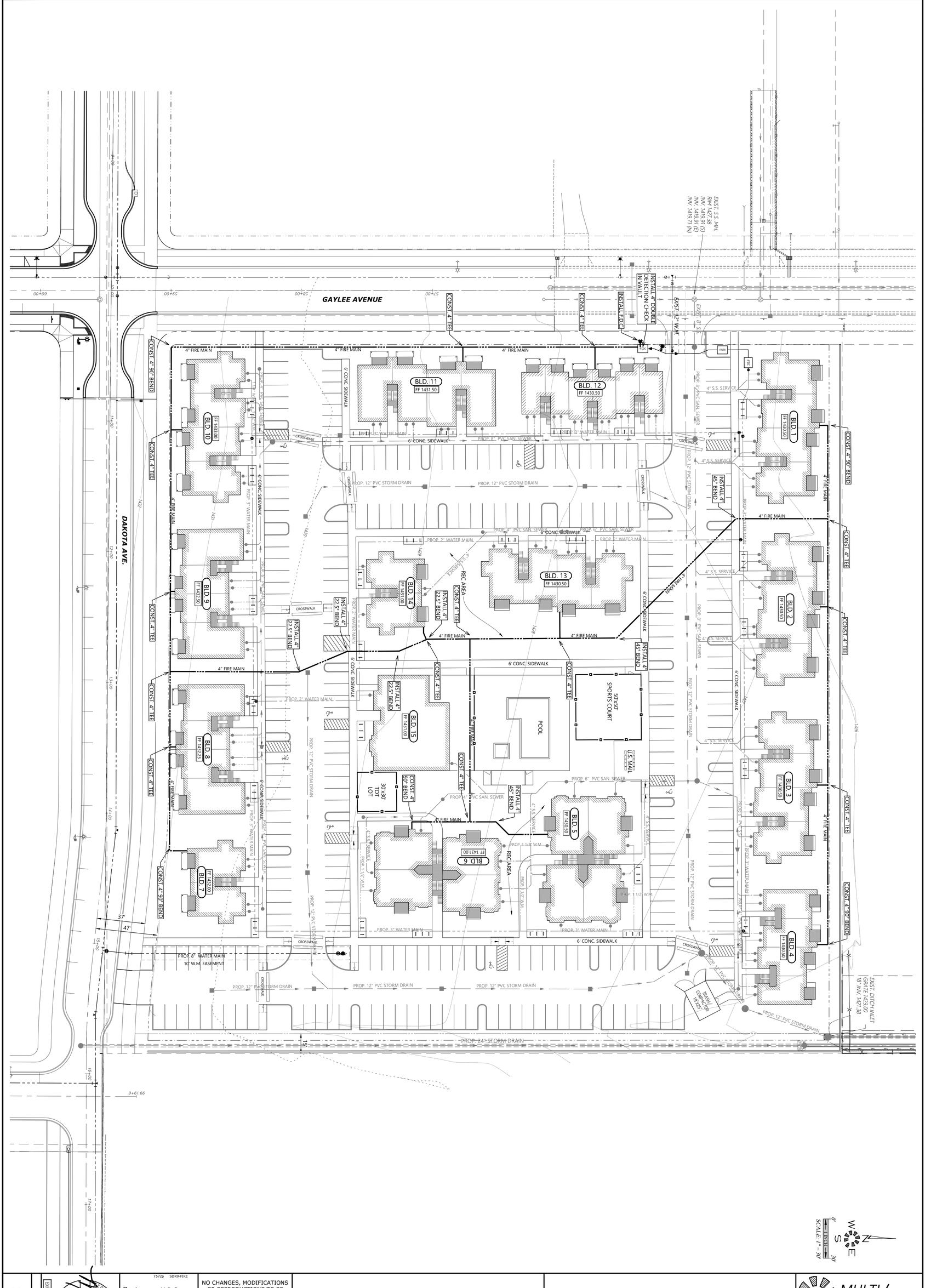
EXPIRES: 06-30-2027

JOB # 7572

SDR8

J:\7xxx\7572-AddysenParkApts\Dwg\c05\7572p.dwg, SDR8-WM, 1/29/2026 11:31:02 AM, JHollingsworth

J:\7Sw\7572-AddysenParkApts\Dwg v25\7572p.dwg, SDR9-FIRE, 1/29/2026 11:31:15 AM, JHollingsworth



SCALE: 1" = 30'

SDR9	JOB # 7572 EXPIRES: 06-30-2027	7572p SDR9-FIRE Design: M.D.G. Drawn: J.P.H. Checked: B.M.G. Date: 1/29/26 Scale: AS SHOWN	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.	**ADDYSEN PARK APARTMENTS**	**PRIVATE FIRE SERVICE PLAN**

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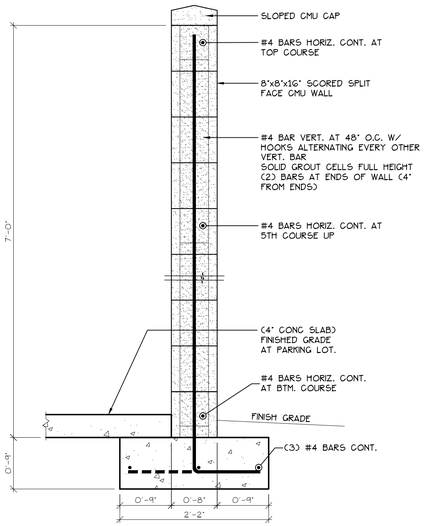
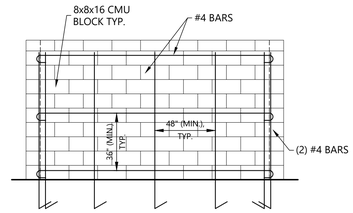


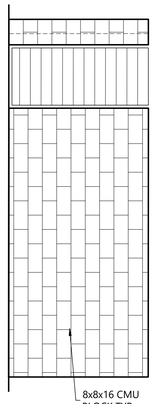
FOOTING + CMU WALL DETAIL

SCALE: 1" = 1'-0"

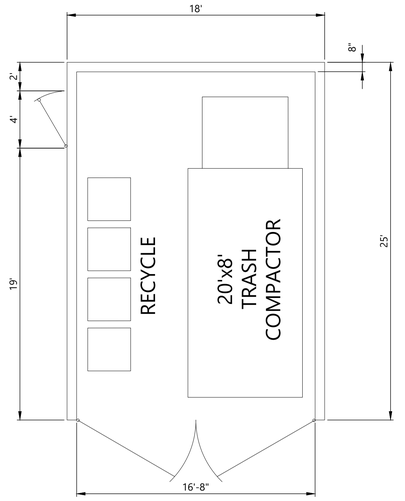


REAR

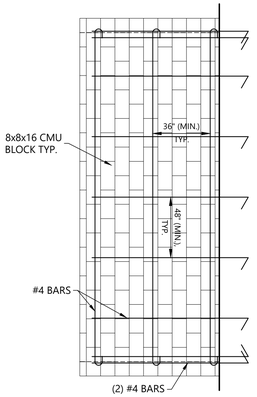
MULTI/FAMILY SOLID WASTE
SITE & RECYCLING STORAGE
405.5 S.F.



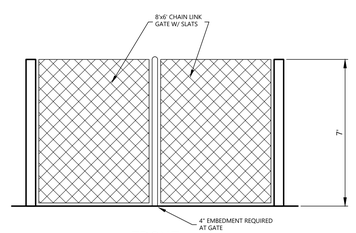
SIDE



PLAN VIEW



SIDE



FRONT

TRASH & RECYCLE ENCLOSURE (405.5 S.F.)

-NTS-

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TRASH ENCLOSURE PLAN

ADDYSEN PARK APARTMENTS

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.

7572p SDR10-TRASH

Design: M.D.G.
Drawn: J.P.H.
Checked: B.M.G.
Date: 1/29/26
Scale: AS SHOWN

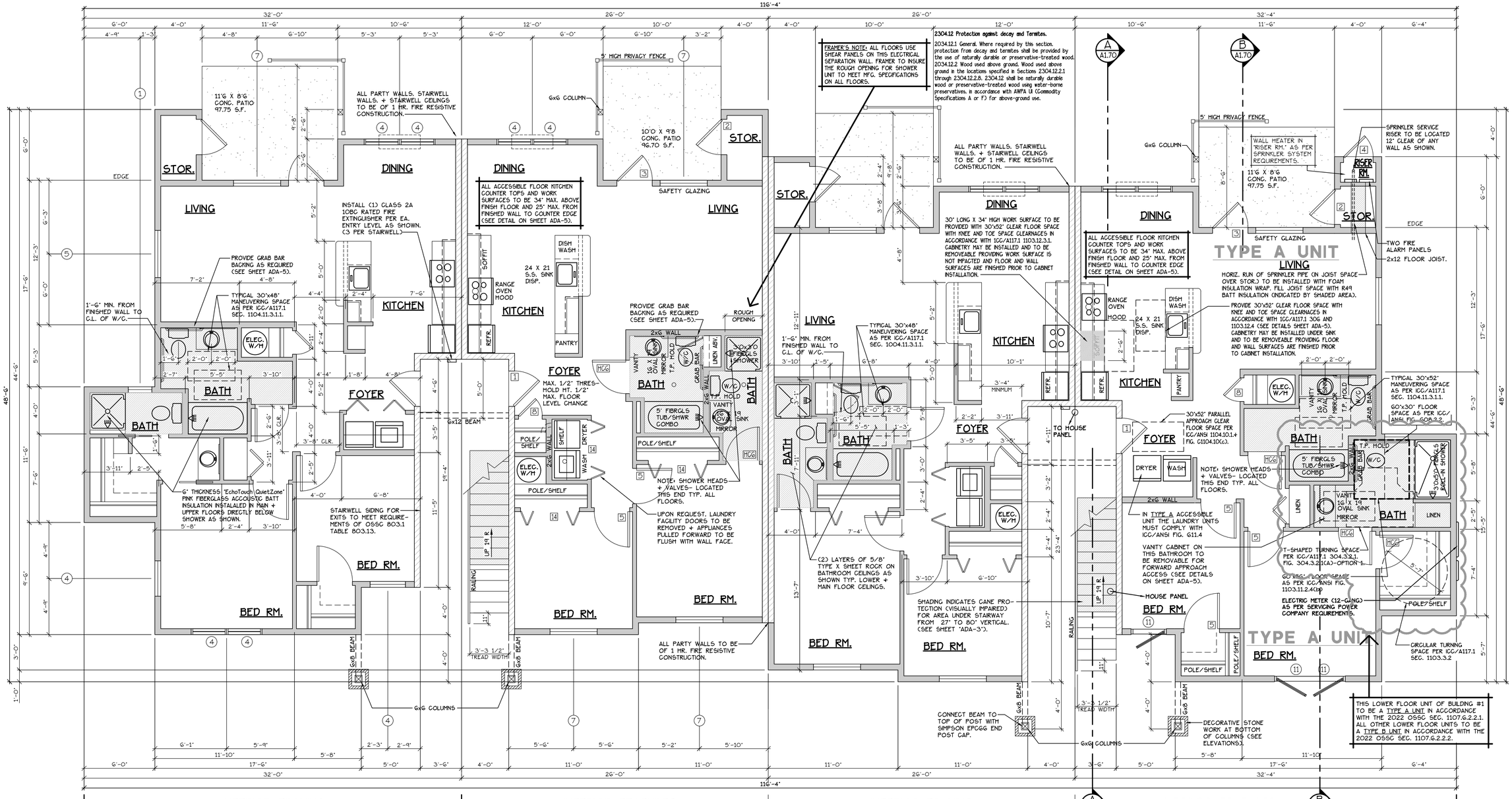
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2027

JOB # 7572

SDR10

J:\7xx\7572-AddysenParkApts\Dwg\7572p.dwg, SDR10-TRASH, 1/29/2026 11:31:53 AM, HollingsworthJ



INTERIOR FRAMING

TYPE B UNIT

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

INTERIOR FEATURES

TYPE A UNIT

NOTES:

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

INTERIOR FRAMING

TYPE A UNIT

INTERIOR FEATURES

TYPE B UNIT

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A1.20 BEFORE BEGINNING ANY CONSTRUCTION.

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

BLD. 1, 2, 3 + 13

"A" UNIT = 963 S.F.

"B" UNIT = 1029 S.F.

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

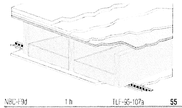
WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(2)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(3)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(5)	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(6)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(7)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAL A11.40)
(8)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(9)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(10)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAL A11.40)
(11)	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS



NRC-19d	1 h	FLI-25-107a	55	IIF-25-039	49	SWV5807
NRC-19h	45 min	TIF-19-115a	56	IIF-25-041	50	SWA5807
NRC-19g	1 h	TRC-19-1	51	NRC-19j	44	SWV5807

Solid wood joist floor, 38 mm x 235 mm (1-1/2" x 9-1/4") joists, spaced 406 mm (16") o.c., 15.9 mm (5/8") USB subfloor, resilient channels spacing specified below, single 152 mm (6") thickness EcoTouch™ QuietZone® PINK™ FIBERGLAS® Acoustic Batt Insulation (to date layer type 'x' gypsum board thickness specified below

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

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSSC 718.2.2 AND OSSC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
7. AS PER OEESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 45 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 2022 REVISED TO BE EFFECTIVE JANUARY 1, 2023. CHAPTER 11 OF THE OSSC 2022 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1103. WITHIN ICC/ANSI A117.1. CHAPTER 11 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 11 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 11. SECTION 1103.

WITHIN THE PROJECT THERE ARE ALSO TYPE "B" UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 11. SECTION 1104. ALL ACCESSIBLE FLOOR UNITS WITHIN THIS PROJECT ARE TO BE TYPE "B" UNITS UNLESS SPECIFICALLY DESIGNATED TYPE "A" UNITS. WITHIN THESE TYPE "B" UNITS THE MAIN BATHROOM (OR ONLY BATHROOM) SHALL BE DESIGNATED AS AN OPTION "B" ADAPTABLE BATHROOM WHICH MUST MEET THE REQUIREMENTS OF ICC/ANSI A117.1 SECTION 1104.11.3.2.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU G THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2022. CHAPTER 11 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.

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www.multitech.we office@multitech.we

ADDYSEN PARK 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.

BLD1ABA1.2.12.PLOT.01
A1.30.DWG

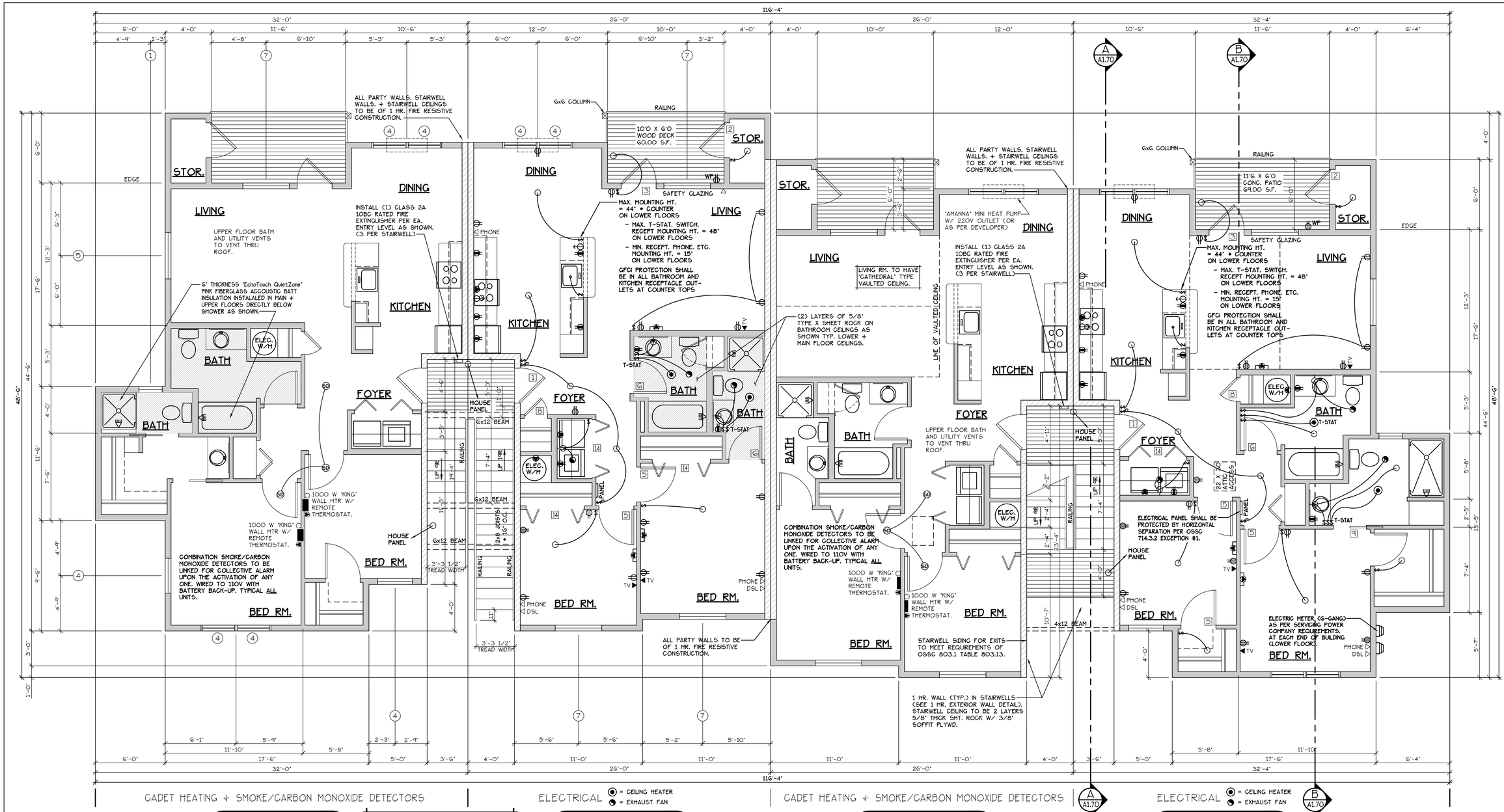
Design: P.L.M.
Drawn: G.L.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A1.30

J:\Tasv7372 Addysen Park\dgn\dsn\dwg\v05\SDP\BLD1ABA1.2.12.dwg, A1.30(LEA), 1/28/2026 11:12:45 AM, JHollingsworth



CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

TYPE B UNIT

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

BLD. 1, 2, 3 + 13

MAIN FLOOR PLAN

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

"A" UNIT = 963 S.F.

"B" UNIT = 1029 S.F.

ELECTRICAL ◉ = CEILING HEATER ◔ = EXHAUST FAN

TYPE A UNIT

NOTES:

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

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

TYPE A UNIT

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.

ELECTRICAL ◉ = CEILING HEATER ◔ = EXHAUST FAN

TYPE B UNIT

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 FLORESCENT. OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 45 LUMENS PER INPUT WATT.
8. ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS 'STONE HARBOR' 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

⑪	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
2	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
3	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
4	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
5	4'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12
6	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	MORIZ. SLIDER W/ SCREEN	DF#1 4x12
7	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
8	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12
9	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	MORIZ. SLIDER W/ SCREEN	DF#1 4x12
10	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
11	3'0 X 4'6	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

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 A1.20 BEFORE BEGINNING ANY CONSTRUCTION.

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ADDYSEN PARK 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.

BLD1AB-A1-12/PLOT1
A1.40MAIN.DGN

Design: P.L.M.
Drawn: G.I.D./A.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

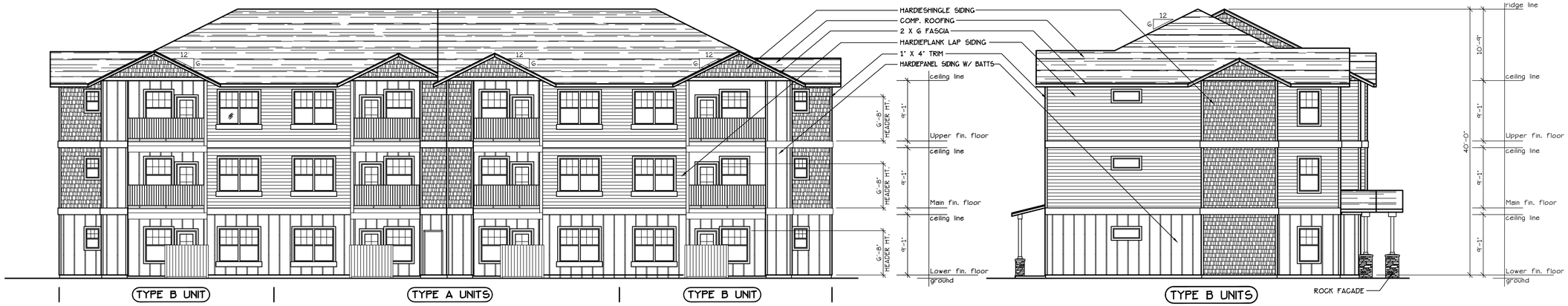
JOB # 7572

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 12, 1978 MARK D. GRENZ

Renew date June 30, 2027

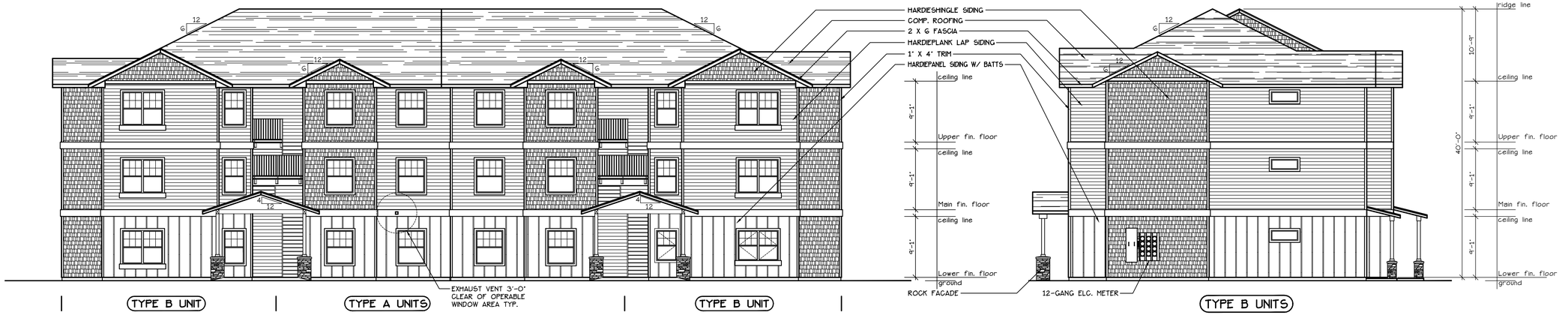
A1.40

J:\Tasks\7572-AddysenParkApts\Dwg s\7572BLD1AB-A-12.dwg, A1.40MAIN, 1/26/2026 11:12:48 AM, jhodgsworth



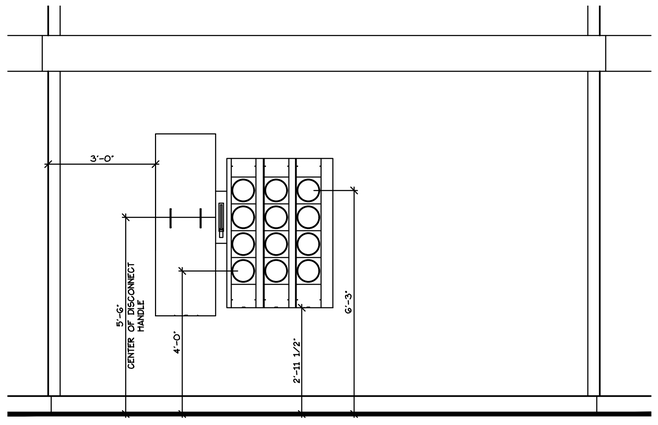
REAR ELEVATION (BLD. 1. 2. 3 + 13)
SCALE: 1/8" = 1'-0"

LEFT ELEVATION (BLD. 1. 2. 3 + 13)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (BLD. 1. 2. 3 + 13)
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION (BLD. 1. 2. 3 + 13)
SCALE: 1/8" = 1'-0"



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

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BUILDING ELEVATIONS

ADDYSEN PARK 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.

BLD1AB-A<1.2(PLOT).1
A1.80(SET)

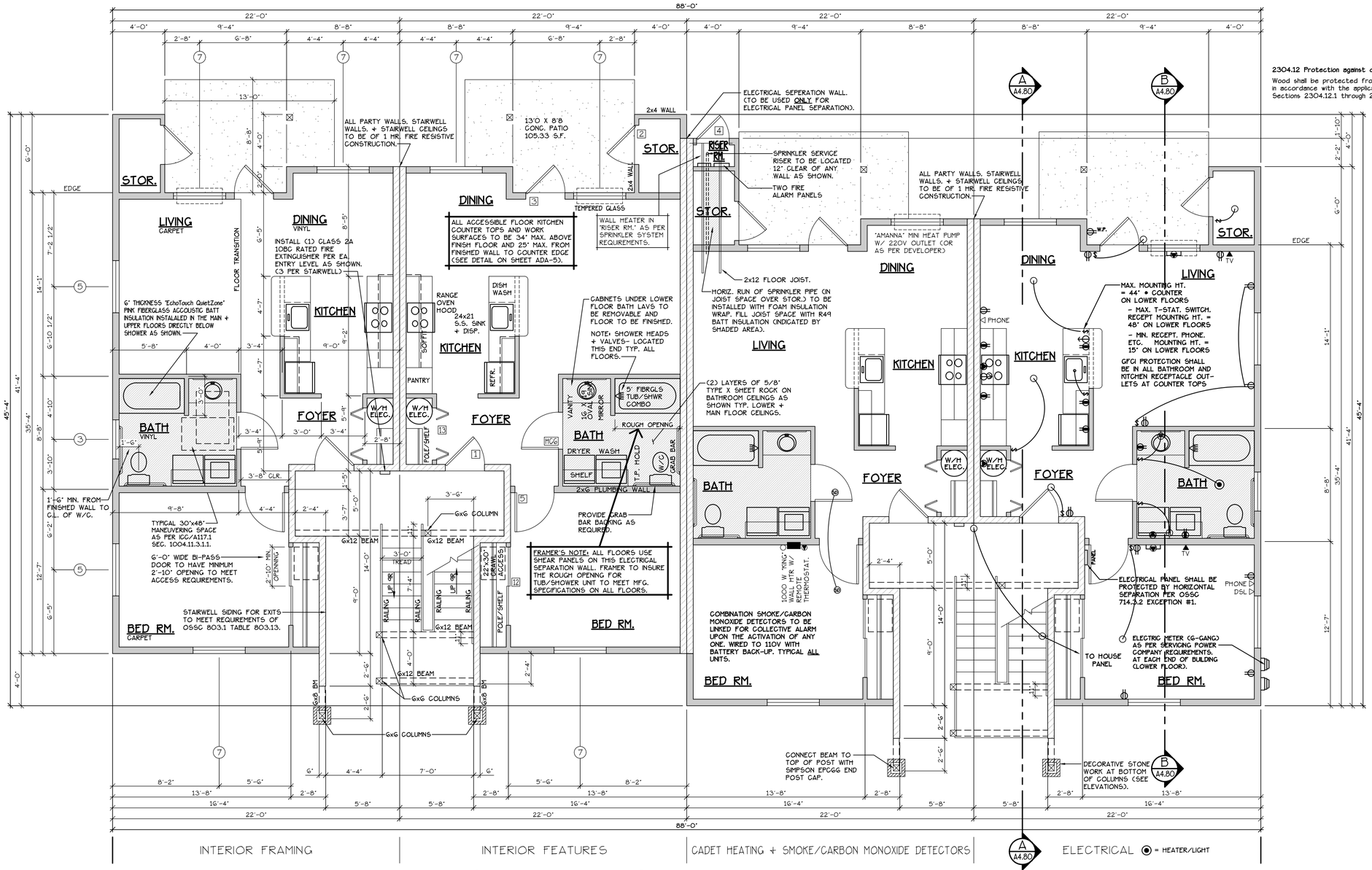
Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A1.80

J:\Jobs\7572-AddysenParkApts\Dwg\ID\SDR\BLD1AB-A-12.dwg, A1.80(SET), 1/28/2026 11:12:47 AM, JHollingsworth



2304.12 Protection against decay and Termites.

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

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"C" UNIT = 728 S.F.

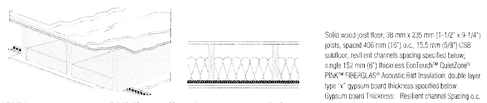
TYPE C UNITS

BLD. 4

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

NOTES:

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



NRC-1.00	1 h	TLU-35-1073	55	IIF-95-1033	49	STC/57/2822
NRC-0.99	45 min	TLU-35-1154	56	IIF-95-1041	50	STC/58/2807
NRC-0.94	1 h	TRC-19-19	51	TRC-19-19	44	STC/58/2809

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") thick mass EcoTouch(R) QuietZone(R) PINK(R) FIBERGLAS(R) 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

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

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A12.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

⊗	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(2)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(3)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GX8 (SEE 5'-0" TALL WINDOW FRAMING DETAL A11.40)
(5)	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(6)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(7)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GX8 (SEE 5'-0" TALL WINDOW FRAMING DETAL A11.40)
(8)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(9)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(10)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GX8 (SEE 5'-0" TALL WINDOW FRAMING DETAL A11.40)
(11)	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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ADDYSEN PARK APARTMENTS

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-12/PLOT1
A4.31.DWG

Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan - 26
Scale: AS SHOWN

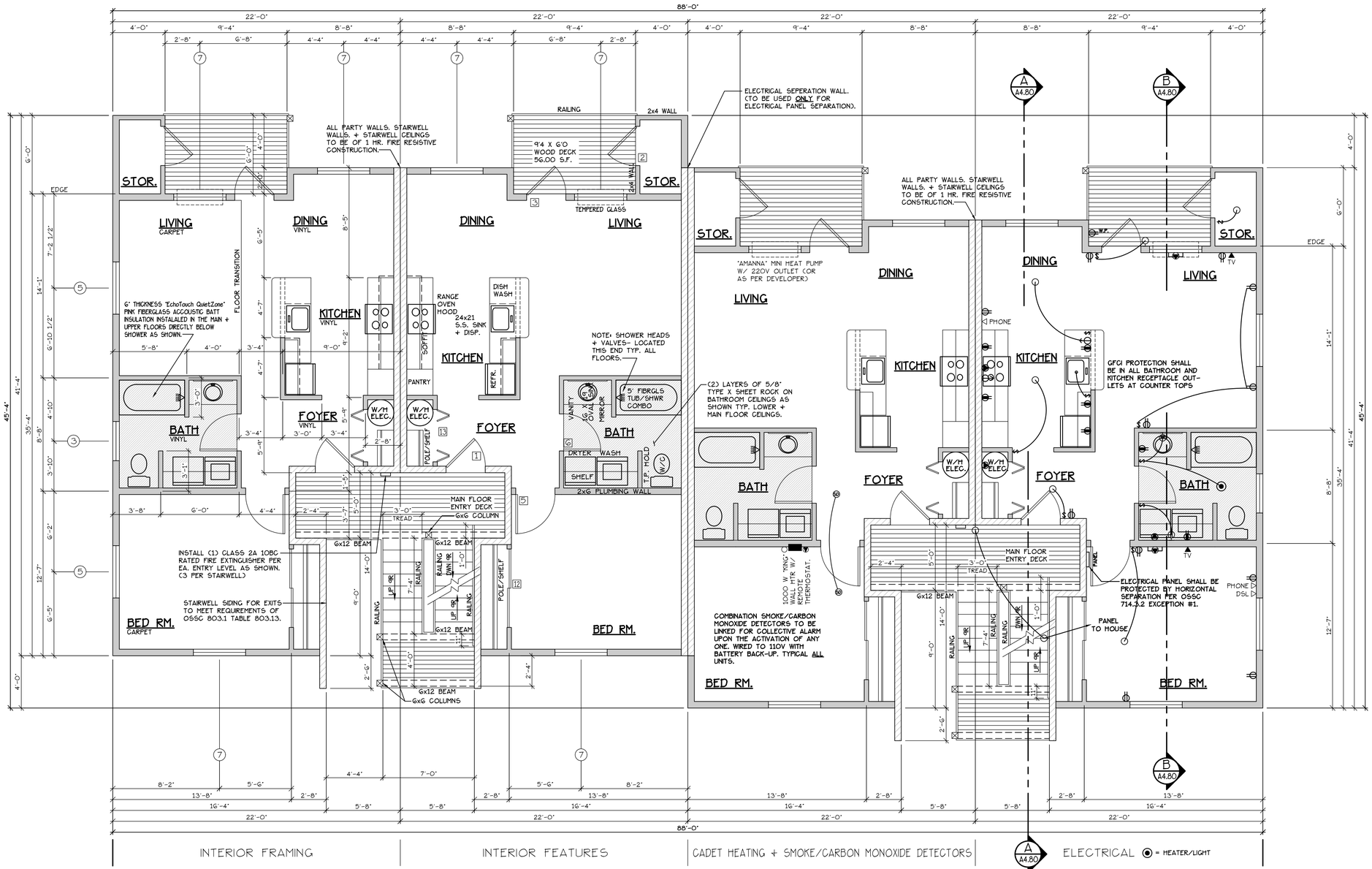
JOB # 7572

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

Renew date June 30, 2027

A4.31

J:\Tasv\7572 Addysen Park Apts\Dwg v25\SDR\BLD4C-12.dwg, A4.31 (ILR, 1/28/2026 11:13:46 AM, rhollingsworth



MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 4

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

NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-8" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(2)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(3)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(5)	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(6)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(7)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(8)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(9)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(10)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(11)	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

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 A12.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

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ADDYSEN PARK APARTMENTS

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=12/PLOT1
A4.1 MFDS

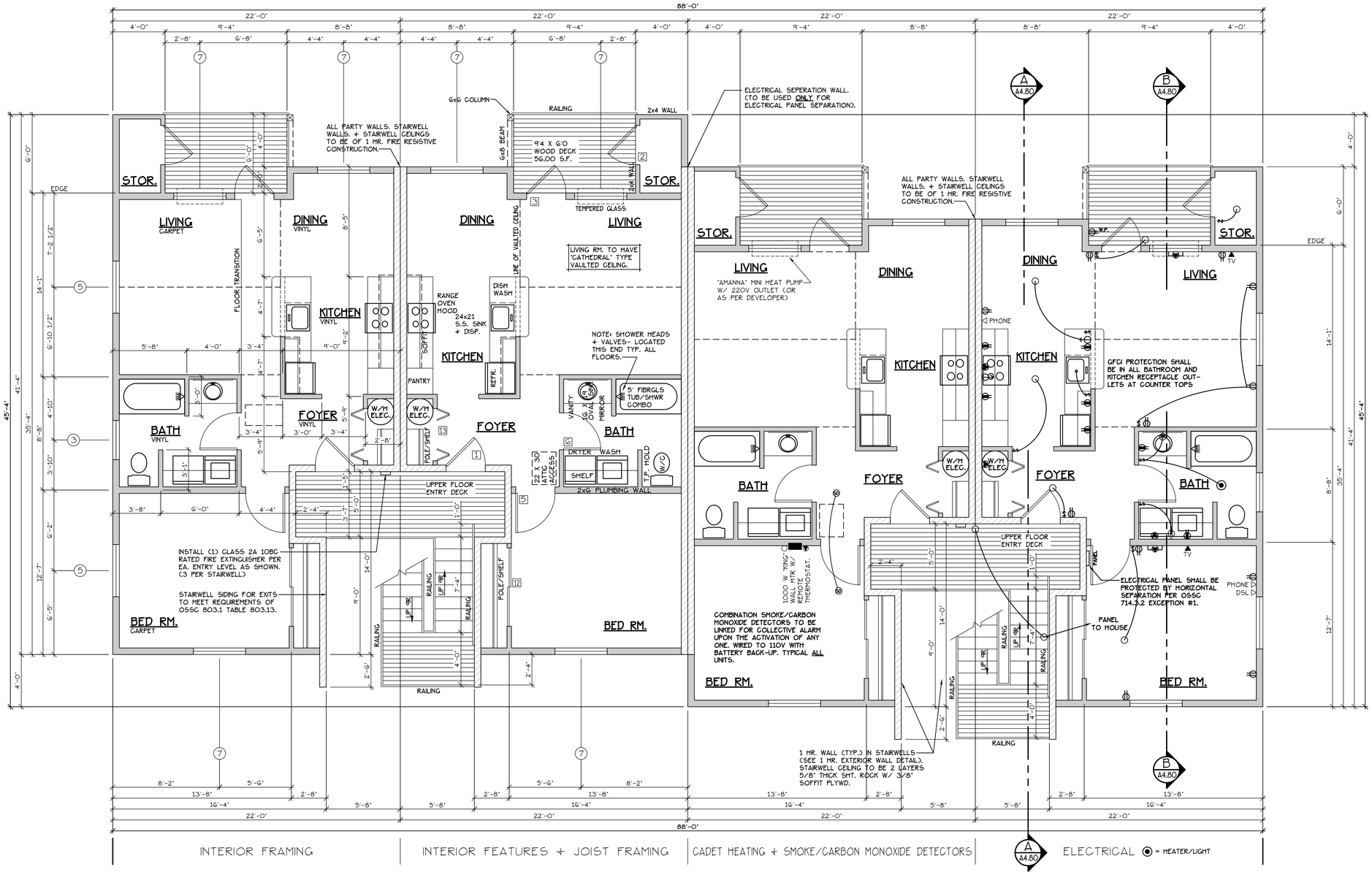
Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2027

A4.41

J:\Tech\7572-AddysenParkApts\Dwgs\25\DRAB\D4C-12.dwg, A4.41MFDS, 1/28/2026 11:13:47 AM, JHollingsworth



UPPER FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 4

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

NOTES:

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

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 A12.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGNG DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(2)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(3)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(5)	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(6)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(7)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(8)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(9)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(10)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(11)	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

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ADDYSEN PARK APARTMENTS

UPPER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD4C=12/PLOT11
A4.50.DGS

Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A4.50

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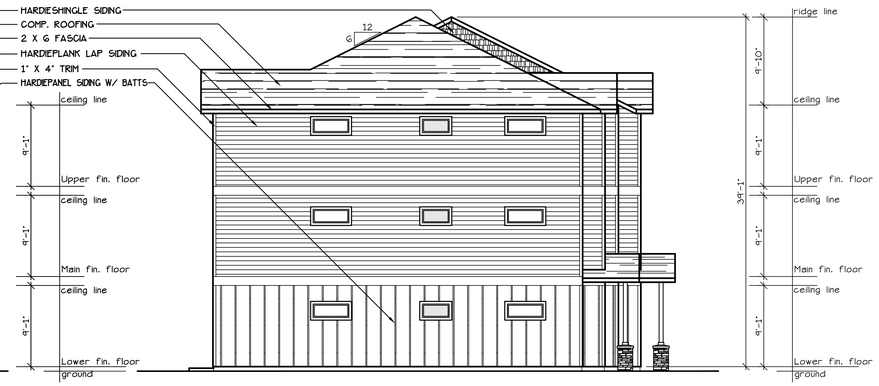


NORTH ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"

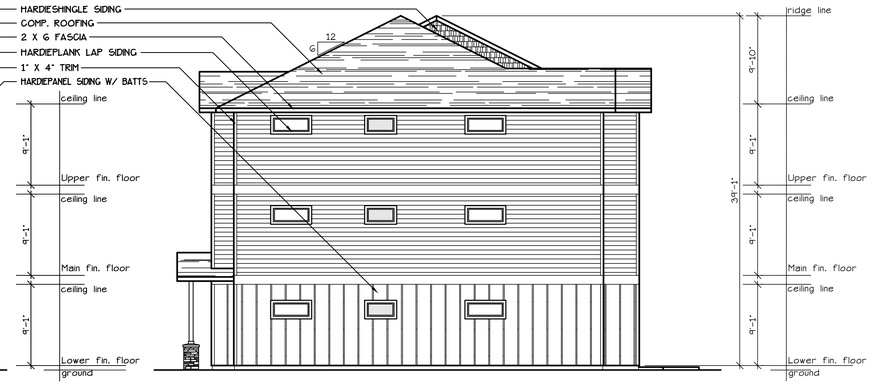
BLD. 4

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

BLD. 4

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

BLD. 4



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

BLD. 4

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BUILDING ELEVATIONS

ADDYSEN PARK 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.

BLD4C-12/7.011
4/4.90EL2

Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

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

Renew date June 30, 2027

A4.90

J:\75xx\7572-AddysenParkApts\Dwg\v25\50RIBUDAC-12.dwg, A4.90ELEV, 1/28/2026 11:13:49 AM, JHollingsworth

NOTES:

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

2304.12 Protection against decay and Termites.
Wood shall be protected from decay and termites in accordance with the applicable provisions of Sections 2304.12.1 through 2304.12.7.

INTERIOR FRAMING

INTERIOR FEATURES

BED RM. | LIVING | WALK-IN | BATH | KITCHEN | FOYER | STOR. | RISER RM. | LINEN | PANTRY | WASHER | DRYER | POLE/SHELF | COAT | WH | REFER | SOFFIT | RANGE HOOD | GRAB BAR | WC | T.P. HOLD | 16x19 OVAL SINK | MIRROR | VANITY | 5' FIBRGLS TUB/SHWR COMBO | 5.S. SINK + DISP. | D.W. | POLE/SHELF | POLE / 22"x30" CRAWL ACCESS SHELF | DSL PHONE | TV | PANEL | HOUSE PANEL | 11'0x8'9 CONC. PATIO 96.25 S.F. | 6x10 BEAM | 6x12 BEAM | 6x8 BEAM | 6x6 COLUMNS | RAILING | TREAD | UP 19 R | 2'-6" | 3'-6" | 4'-0" | 6'-6" | 9'-0" | 10'-11" | 11'-0" | 12'-9½" | 24'-6" | 31'-0" | 66'-0"

6" THICKNESS "EchoTouch QuietZone" PINK FIBERGLASS ACCOUSTIC BATT INSULATION INSTALALED IN THE MAIN + UPPER FLOORS DIRECTLY BELOW SHOWER AS SHOWN.

TYPICAL 30"x48" MANEUVERING SPACE AS PER ICC/A117.1 SEC. 1004.11.3.1.1.

1'-6" MIN. FROM FINISHED WALL TO C.L. OF W/C.

1'-6" MIN. FROM FINISHED WALL TO C.L. OF W/C.

ALL PARTY WALLS, STAIRWELL WALLS, + STAIRWELL CEILINGS TO BE OF 1 HR. FIRE RESISTIVE CONSTRUCTION.

MAX. 1/2" THRESHOLD HT. 1/2" MAX. FLOOR LEVEL CHANGE

NOTE: SHOWER HEADS + VALVES LOCATED THIS END ALL UNITS.

SHOWER HEAD AND CONTROLS LOCATED THIS END ALL UNITS.

PROVIDE GRAB BAR BACKING AS REQUIRED.

INSTALL (1) CLASS 2A 10BC RATED FIRE EXTINGUISHER PER EA. ENTRY LEVEL AS SHOWN. (3 PER STAIRWELL)

(2) LAYERS OF 5/8" TYPE X SHEET ROCK ON BATHROOM CEILINGS AS SHOWN TYP. LOWER + MAIN FLOOR CEILINGS.

ALL ACCESSIBLE FLOOR KITCHEN COUNTER TOPS AND WORK SURFACES TO BE 34" MAX. ABOVE FINISH FLOOR AND 25" MAX. FROM FINISHED WALL TO COUNTER EDGE (SEE DETAIL ON SHEET ADA-5).

UPON REQUEST, LAUNDRY FACILITY DOORS TO BE REMOVED + APPLIANCES PULLED FORWARD TO BE FLUSH WITH WALL FACE.

DECORATIVE STONE WORK AT BOTTOM OF COLUMNS (SEE ELEVATIONS).

STAIRWELL SIDING FOR EXITS TO MEET REQUIREMENTS OF OSSC 803.1 TABLE 803.13.

WALL HEATER IN "RISER RM." AS PER SPRINKLER SYSTEM REQUIREMENTS.

SHADING INDICATES CANE PROTECTION (VISUALLY IMPAIRED) FOR AREA UNDER STAIRWAY FROM 27" TO 80" VERTICAL. (SEE SHEET "ADA-3").

- MAX. T-STAT. SWITCH/RECEPT MOUNTING HT.) = 48" ON LOWER FLOORS
- MIN. RECEPT. PHONE, ETC. MOUNTING HT. = 15" ON LOWER FLOORS

GFCI PROTECTION SHALL BE IN ALL BATHROOM AND KITCHEN RECEPTACLE OUTLETS AT COUNTER TOPS

30" LONG X 34" HIGH WORK SURFACE TO BE PROVIDED WITH 30"x48" CLEAR FLOOR SPACE WITH KNEE AND TOE SPACE CLEARNACES IN ACCORDANCE WITH ICC/A117.1 1003.12.3.1. CABINETRY MAY BE INSTALLED AND TO BE REMOVEABLE PROVIDING WORK SURFACE IS NOT IMPACTED AND FLOOR AND WALL SURFACES ARE FINISHED PRIOR TO CABINET INSTALLATION.

MAX. MOUNTING HT. = 44" • COUNTER ON LOWER FLOORS

USE SIMPSON MUS412 TO FASTEN 4x12 BEAM TO GORNER. INSTALL SIMPSON HD7B AT UNDERSIDE OF 4x12 BEAM AND BOLT INTO CORNER IN WALL (4 LOCATIONS).

USE SIMPSON MUCQG12 TO FASTEN GLB TO COLUMN. INSTALL SIMPSON HDQ11 AT UNDERSIDE OF GLB AND BOLT INTO CORNER IN WALL (4 LOCATIONS).

ELECTRICAL PANEL SHALL BE PROTECTED BY HORIZONTAL SEPARATION PER OSSC 714.3.2 EXCEPTION #1.

ELECTRIC METER (6-GANG) AS PER SERVICING POWER COMPANY REQUIREMENTS. AT EACH END OF BUILDING (LOWER FLOOR).

TYPICAL 30"x48" MANEUVERING SPACE AS PER ICC/A117.1 SEC. 1004.11.3.1.1.

IN TYPE A ACCESSIBLE UNIT THE LAUNDRY UNITS MUST COMPLY WITH ICC/ANSI FIG. G11.4.

PROVIDE 30"x48" CLEAR FLOOR SPACE WITH KNEE AND TOE SPACE CLEARNACES IN ACCORDANCE WITH ICC/A117.1 306 AND 1003.12.4 (SEE DETAILS SHEET ADA-5). CABINETRY MAY BE INSTALLED UNDER SINK AND TO BE REMOVEABLE PROVIDING FLOOR AND WALL SURFACES ARE FINISHED PRIOR TO CABINET INSTALLATION.

COMBINATION SMOKE/CARBON MONOXIDE DETECTORS TO BE LINKED FOR COLLECTIVE ALARM UPON THE ACTIVATION OF ANY ONE. WIRED TO 110V WITH BATTERY BACK-UP. TYPICAL ALL UNITS.

[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.

1000 W "KING" WALL HTR W/ REMOTE THERMOSTAT.

"AMANNA" MINI HEAT PUMP W/ 220V OUTLET. (OR AS PER DEVELOPER).

TWO FIRE ALARM PANELS

SPRINKLER SERVICE RISER TO BE LOCATED 12" CLEAR OF ANY WALL AS SHOWN.

TYPE A UNIT

TYPE A-1 UNIT

ELECTRICAL ⊙ = HEATER/LIGHT

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

THIS LOWER FLOOR UNIT OF BULDING #15 TO BE A TYPE A UNIT IN ACCORDANCE WITH THE 2019 OSSC SEC. 1107.6.2.2.1. ALL OTHER LOWER FLOOR UNITS TO BE A TYPE B UNIT IN ACCORDANCE WITH THE 2019 OSSC SEC. 1107.6.2.2.2.

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE) "E" UNIT = 1162 S.F.

TYPE E UNITS | BLD. 5 + 6

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A15.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATNG HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENNG (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(A)	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(B)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(C)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(1)	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GXB (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(2)	4'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONERY	DF#1 4x12
(3)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(4)	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GXB (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(5)	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONERY	DF#1 4x12
(6)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(6a)	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GXB (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(6)	3'0 X 4'6	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

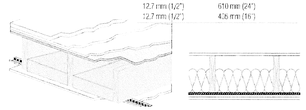
NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 OEESC U-0.35.

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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

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")



NRC-FW	1 h	FLI-95-1079	55	IIF-95-1133	49
NRC-FW	45 min	FLI-95-1155	56	IIF-95-1141	50
NRC-FW	1 h	NRC-FW	51	NRC-FW	44

SWI-3807
SWI-3807
SWI-3807

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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ADDYSEN PARK 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.

BLDGS-A+12/PLOT1
A5.31.DGN

Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

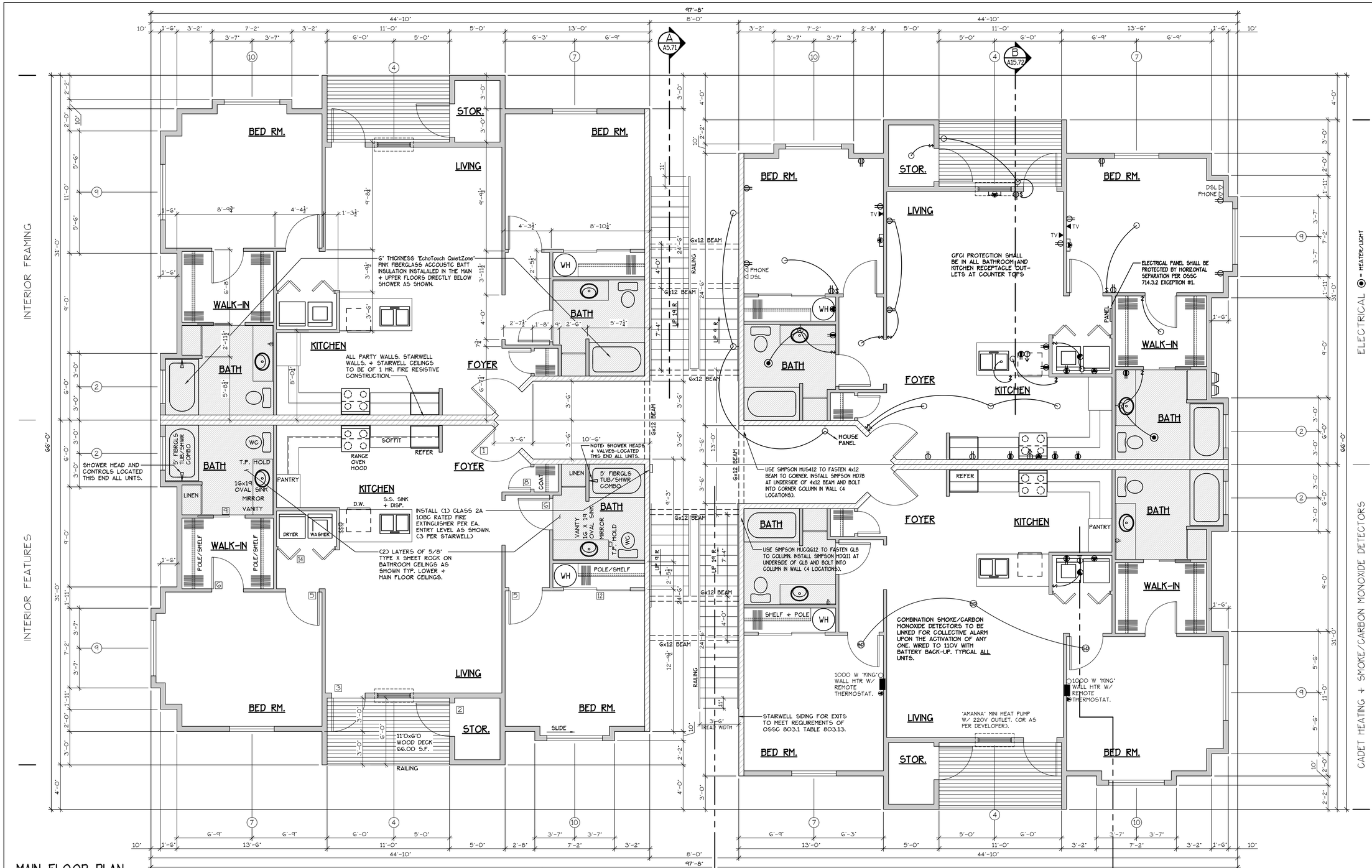
JOB # 7572

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

Renew date June 30, 2027

A5.31

J:\7Sxx\7572 Addysen Park Apts\Dwg's\25.SDR\BLDG1A-12.dwg, A5.31 LFLR, 1/28/2026 11:14:45 AM, bradlingsworth



MAIN FLOOR PLAN

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

"E" UNIT = 1162 S.F.

TYPE E UNITS — BLD. 5 + 6

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A15.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATNG HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS 'STONE HARBOR' 3-1/2' SWING CLEAR HINGES).

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(2)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(3)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(3)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GXB (SEE 5'-0" TALL WINDOW FRAMING DETAL A11.40)
(5)	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(6)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(7)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GXB (SEE 5'-0" TALL WINDOW FRAMING DETAL A11.40)
(8)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(9)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(10)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GXB (SEE 5'-0" TALL WINDOW FRAMING DETAL A11.40)
(13)	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

NOTES:

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

GENERAL NOTES:

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

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ADDYSEN PARK 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.

BLDSE-A-12.PLOT1
AS MARKED

Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2027

A5.41

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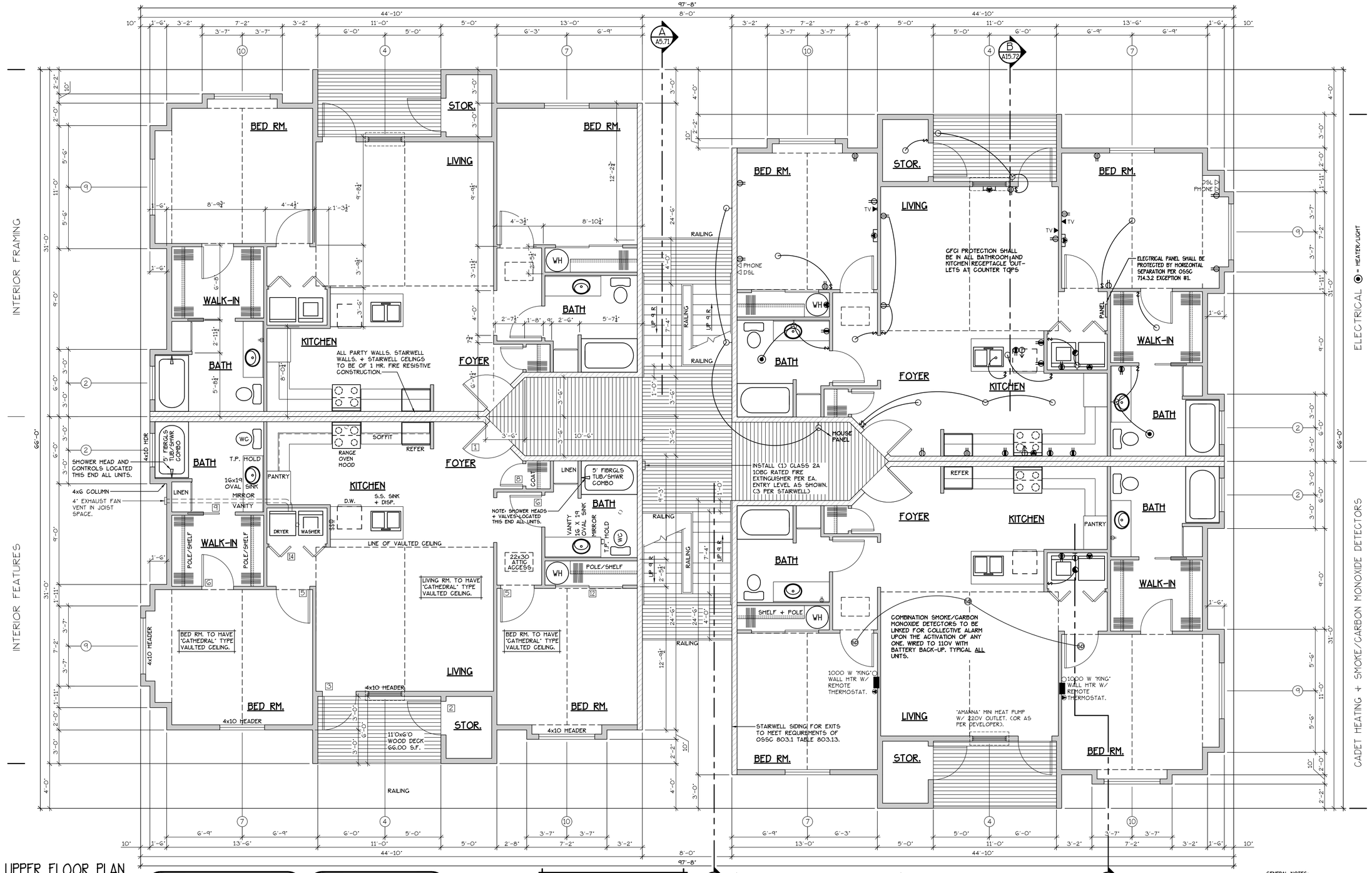

UPPER FLOOR PLAN

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

"E" UNIT = 1162 S.F.

TYPE E UNITS | BLD. 5 + 6

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

A A5.71 — SEE "GENERAL STRUCTURAL NOTES" ON SHEET A15.20 BEFORE BEGINNING ANY CONSTRUCTION.

B A15.72

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	DR.	FRAMES MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL 60 MN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	
7	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
8	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
11	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*
12	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
14	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
15	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
17	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS 'STONE HARBOR' 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

⊗	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
2	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
3	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
4	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GXB (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
5	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
6	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
7	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GXB (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
8	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
9	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
10	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GXB (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
11	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
2. ALL Gx12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-8" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

GENERAL NOTES:

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

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

UPPER FLOOR PLAN

ADDYSEN PARK 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.

BLDSE-A-12/7/0211
ALS/DGR

Design: P.L.M.
Drawn: G.L.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2027

A5.50

J:\Tech\7572-AddysenParkApts\Dwg\25\SDR\BLDSE-A-12.dwg, A5.50(FLR), 1/28/2026 11:14:48 AM, jlindgrenwith

REAR ELEVATION (TYPE E UNITS) (BLD. 5 + 6)
SCALE: 1/8" = 1'-0"

LEFT ELEVATION (TYPE E UNITS) (BLD. 5 + 6)
SCALE: 1/8" = 1'-0"

FRONT ELEVATION (TYPE E UNITS) (BLD. 5 + 6)
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION (TYPE E UNITS) (BLD. 5 + 6)
SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS

ADDYSEN PARK APARTMENT COMPLEX

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDSE-A+12/PLOT1
ARCH/E1

Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

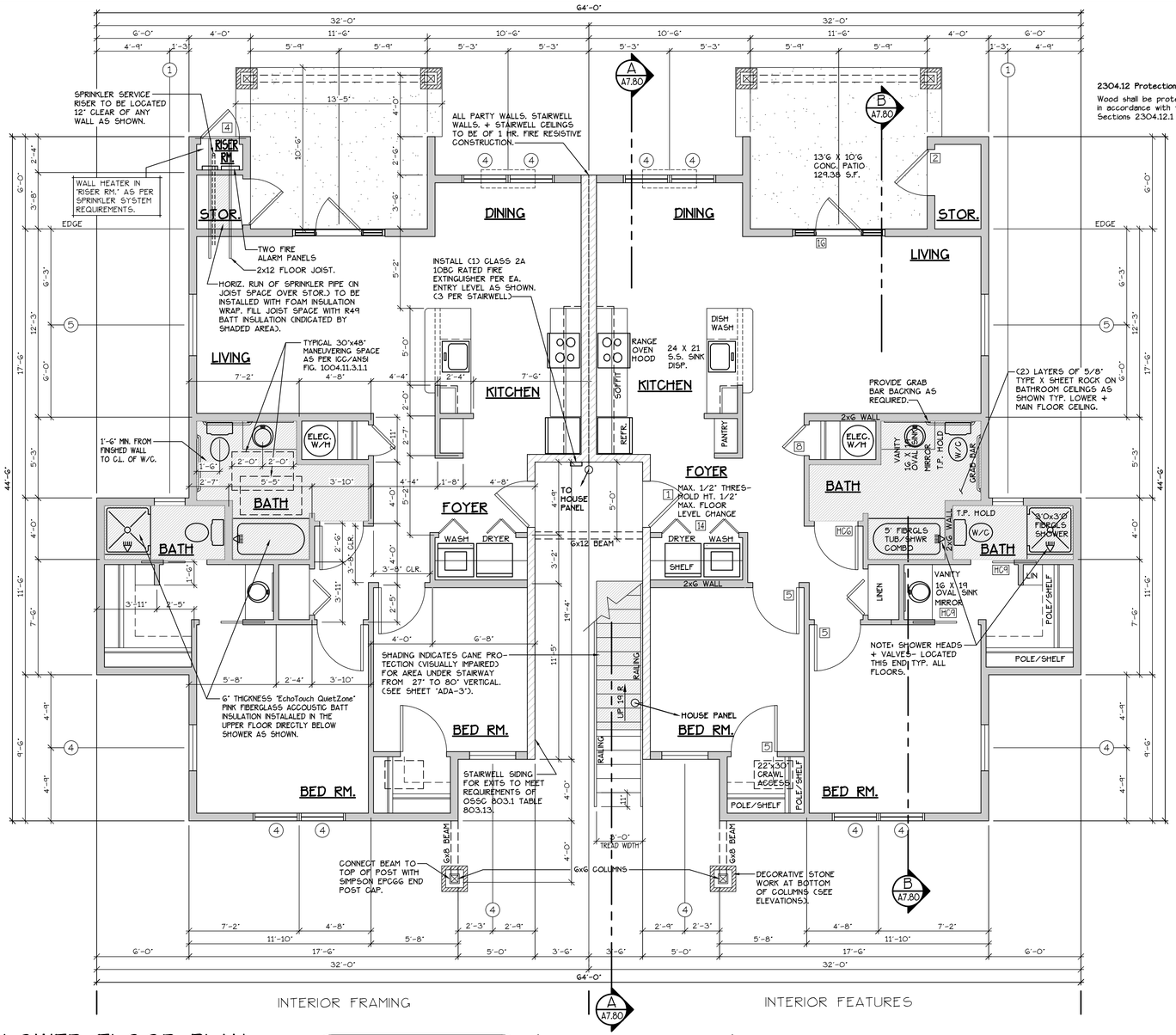
JOB # 7572

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

Renew date June 30, 2027

A5.80

X:\Tskv\7572 AddysenParkApts\Dwg\05\SHR\BLDSE A-12.dwg, A3.80ELEV, 1/28/2026 11:14:49 AM, JHollingsworth



2304.12 Protection against decay and Termites.

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

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"B" UNIT = 1029 S.F.

TYPE B UNITS

BLD. 7

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

NOTES:

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

DOOR SCHEDULE

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

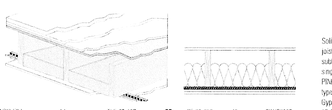
* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS 'STONE HARBOR' 3-1/2' SWING CLEAR HINGES).

WINDOW SCHEDULE

⑭	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
2	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
3	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
4	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
5	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
6	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
7	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
8	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
9	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
10	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
11	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.



NBC-F9d	1 h	TAF-95-104a	55	BF-95-109	49
NBC-F9h	45 min	TAF-95-115a	56	BF-95-041	50
NBC-F9g	1 h	NBC-F9g	51	NBC-F9c	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") thick mineral fibre 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 DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A2.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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ADDYSEN PARK 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.

BLD'RS-6/7/OLT1
A7.10/LS-1

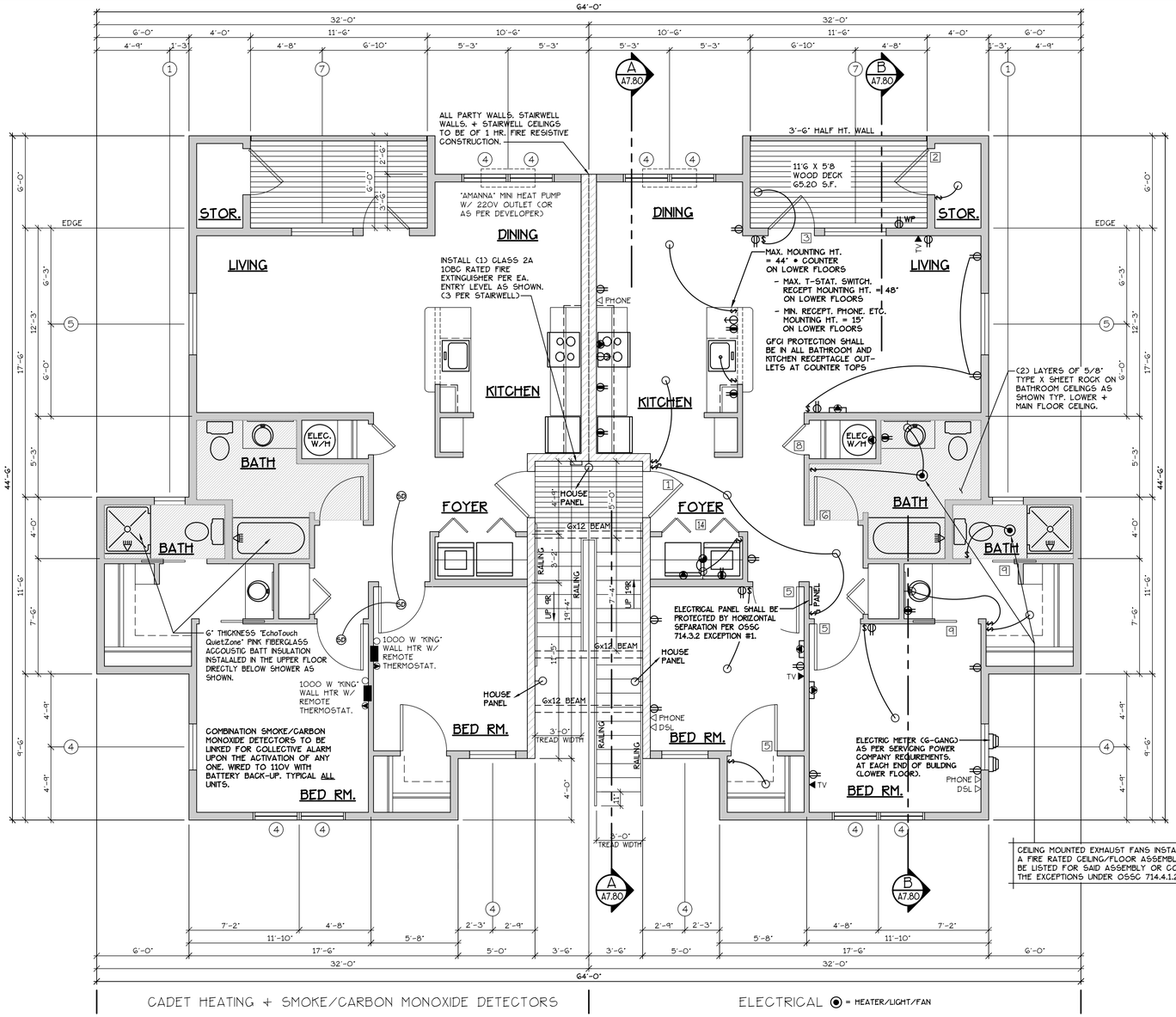
Design: P.L.M.
Drawn: G.L.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A7.31

A:\Dwn\7572 Addysen Park Apts\Dwg's\DS\DPR\BLDG7B-6.dwg, A7.31/LS1, 1/26/2026 11:11:55 AM, rhollingsworth



MAIN FLOOR PLAN

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

"B" UNIT = 1029 S.F.

TYPE B UNITS

BLD. 7

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

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

NOTES:

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

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	G	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS 'STONE HARBOR' 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
2	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
3	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
4	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
5	4'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12
6	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
7	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
8	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12
9	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
10	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
11	3'0 X 4'6	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

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 A2.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

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ADDYSEN PARK 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.

BLDTR-6/FLO21
AS-MADE

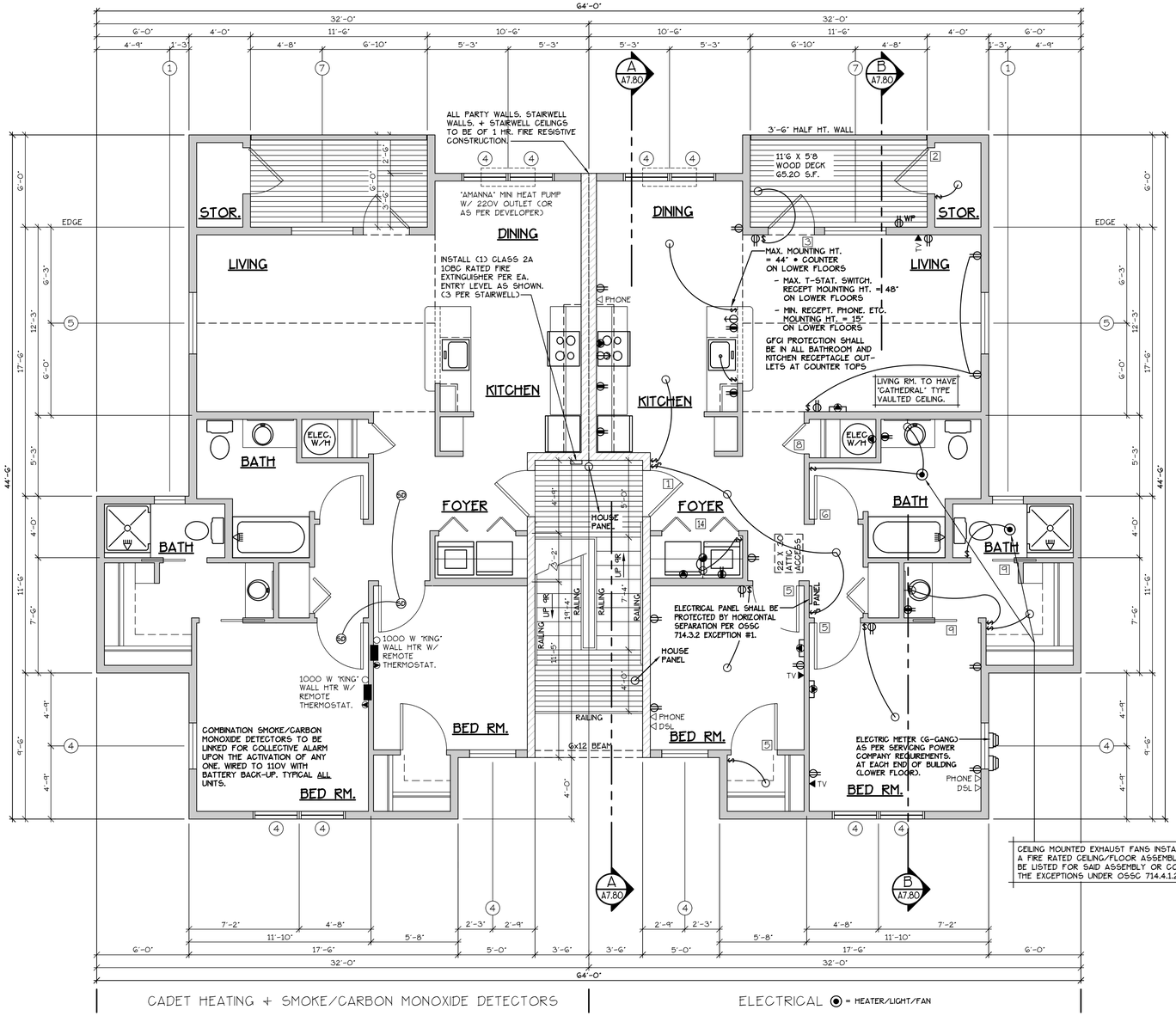
Design: P.E.M.
Drawn: G.L.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A7.41

A:\Tax\372 Addysen Park\dgn\Dwg\05.10\PERMIT\BLDTR-6.dwg, A7.41 MFLR, 1/28/2026 11:15:51 AM, JHollingsworth



UPPER FLOOR PLAN

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

"B" UNIT = 1029 S.F.

TYPE B UNITS

BLD. 7

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

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

NOTES:

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

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
2	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
3	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
4	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
5	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
6	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
7	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
8	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
9	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
10	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
11	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

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 A2.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

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ADDYSEN PARK
APARTMENT COMPLEX

UPPER
FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-8-PLOT1
A7.50.DGN

Design: P.L.M.
Drawn: G.L.D./A.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2027

A7.50

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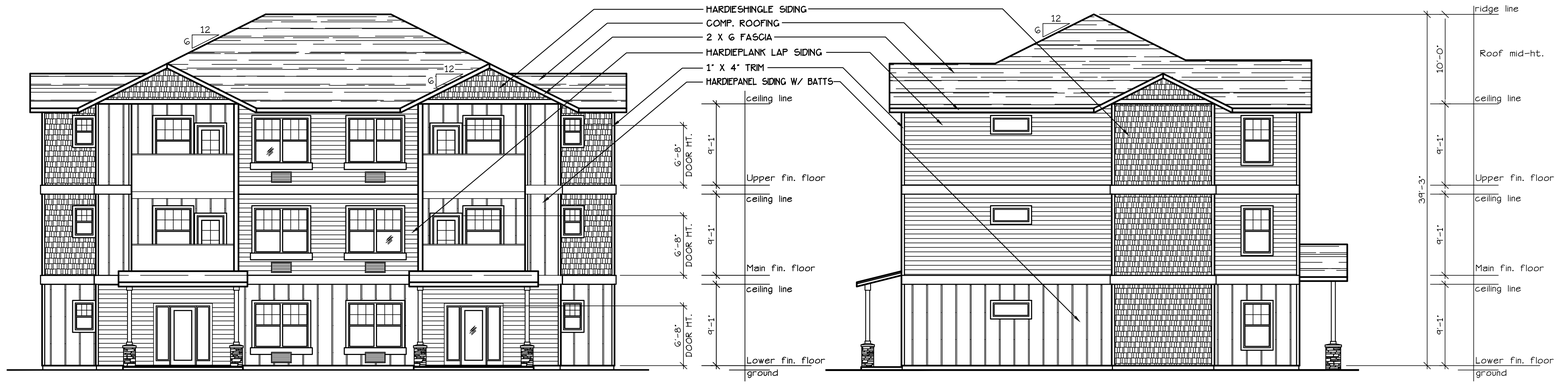

SOUTH ELEVATION (TYPE B UNITS) (BLD. 7)

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

EAST ELEVATION (TYPE B UNITS) (BLD. 7)

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

NORTH ELEVATION (TYPE B UNITS) (BLD. 7)

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

WEST ELEVATION (TYPE B UNITS) (BLD. 7)

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

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BUILDING ELEVATIONS

ADDYSEN PARK 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.

BLDTB-6/PLOT:1
A7.90EXT

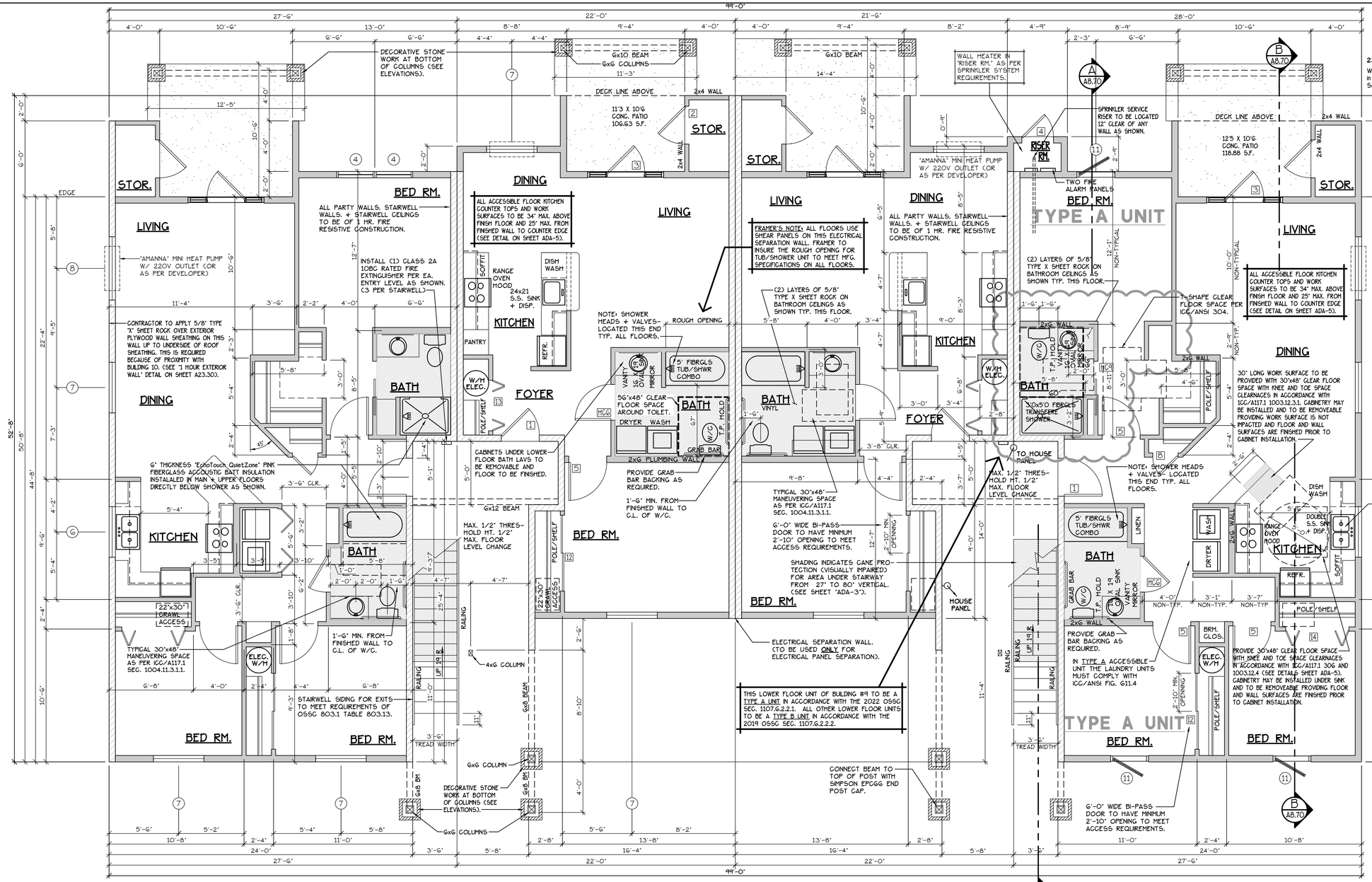
Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A7.90

J:\Tasks\7572_AddysenParkApts\Dwg v25\SDR\BLDTB-6.dwg A7.90ELEV, 1/28/2026 11:15:52 AM, JHollingsworth



INTERIOR FRAMING

TYPE D UNIT

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

BLD. 8 + 9

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

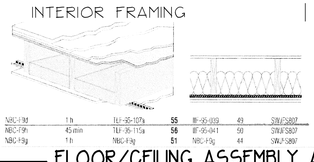
INTERIOR FEATURES

TYPE C UNITS

CONSTRUCTION TYPE V B SPRINKLED

SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

INTERIOR FRAMING



NRC-1 Hd	1 h	1 HF-25-107a	55	IIR-25-0319	49	STC/FSTC 52/52
NRC-1 Fl	45 min	1 HF-25-115a	56	IIF-25-0411	50	STC/FSTC 52/52
NRC-1 Rg	1 h	1 NRC-1 Rg	51	NRC-1 Rg	48	STC/FSTC 52/52

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

INTERIOR FEATURES

TYPE D UNIT

GENERAL NOTES:

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

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

HANDICAP UNIT NOTES:

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

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

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

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

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

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(2)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(3)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GX8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(5)	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(6)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(7)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GX8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(8)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(9)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(10)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GX8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(11)	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

NOTES:

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

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ADDYSEN PARK 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.

BLDG(S)-A=1/3/7/10/11 B=2/4/5/6/8/9

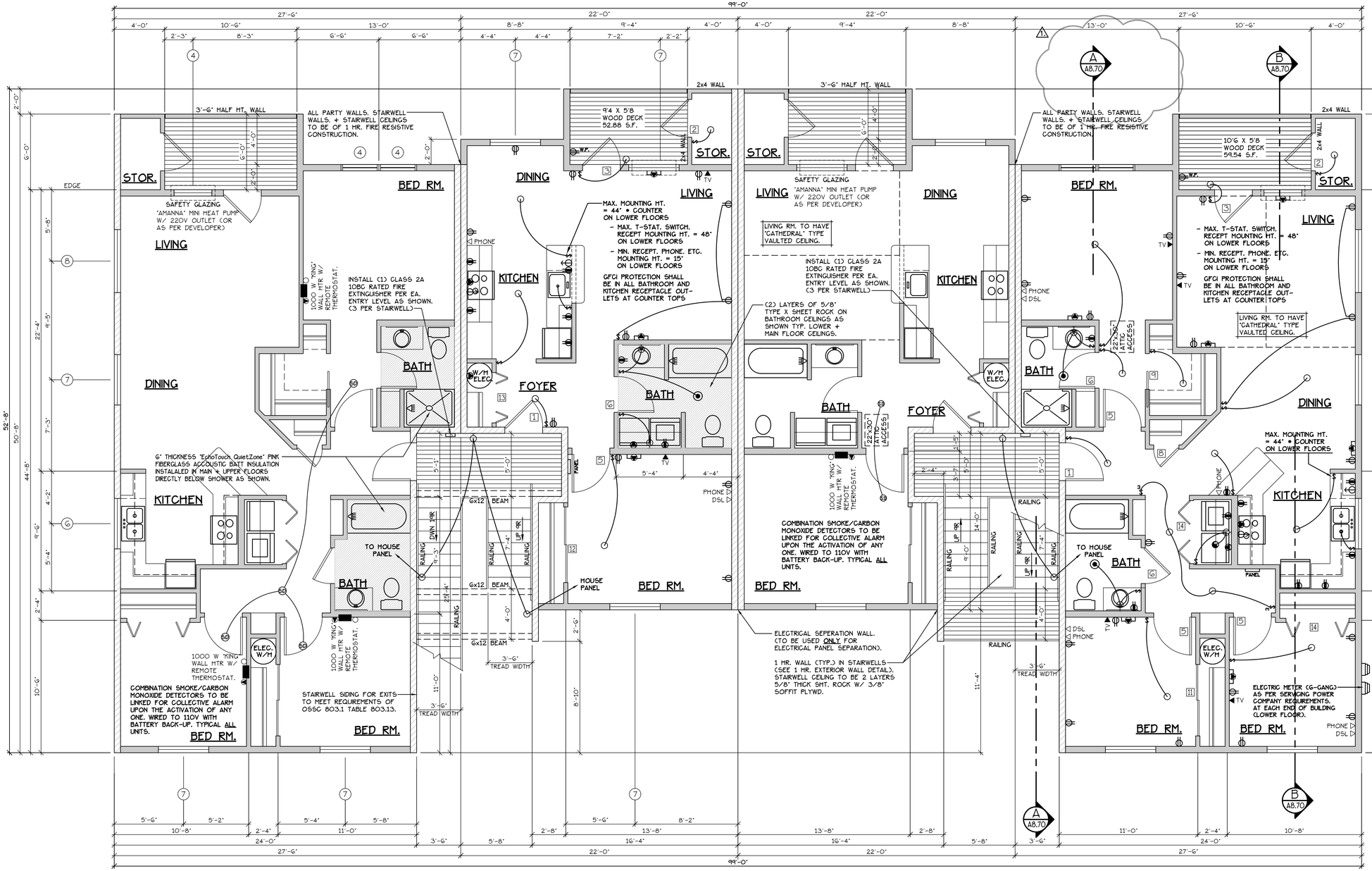
Design: P.L.M.
Drawn: G.L.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A8.31

J:\Tech\7572-AddysenParkApts\Dwgs\25.02RVB.BLDG(D-A-12.dwg, A8.31LFR, 1/28/2026 11:16:56 AM, JimStringsmith



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

TYPE D UNIT

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

TYPE C UNITS

TYPE D UNIT

BLD. 8 + 9

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

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

MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

"D" UNIT = 1190 S.F.

UPPER FLOOR PLAN

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

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

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(2)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(3)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GX8 (SEE 5'-0" TALL WNDOW FRAMING DETAIL A11.40)
(5)	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(6)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(7)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GX8 (SEE 5'-0" TALL WNDOW FRAMING DETAIL A11.40)
(8)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(9)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(10)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 GX8 (SEE 5'-0" TALL WNDOW FRAMING DETAIL A11.40)
(11)	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

NOTES:

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

GENERAL NOTES:

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

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ADDYSEN PARK APARTMENT COMPLEX

MAIN & UPPER FLOOR PLANS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

B1080-A=12/PLOT1
24-MAR-25

Design: P.L.M.
Drawn: G.L.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

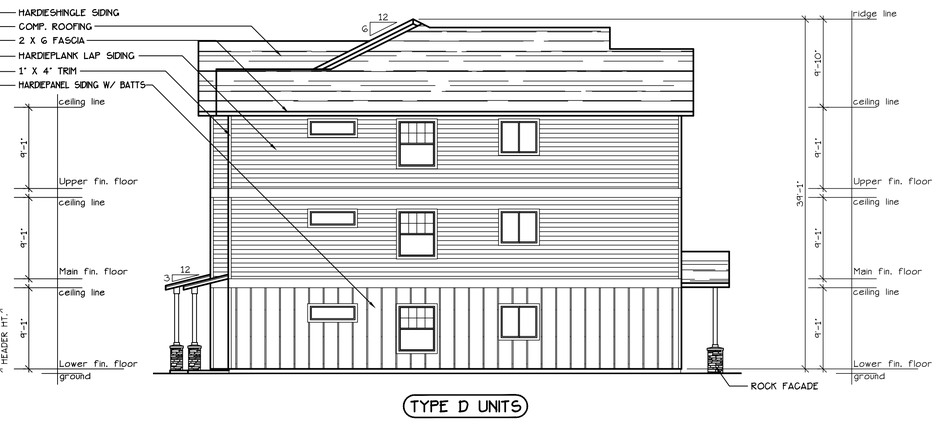
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1976
MARK D. GRENZ
Renew date June 30, 2027

A8.41

J:\Tech\7572 Addysen Park\dgn\Dwg\05\SDR\BLD8CD-A-12.dwg, A8.41MAIN, 1/28/2026 11:16:57 AM, rhollingsworth

SOUTH ELEVATION (BLD. 8 + 9)

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

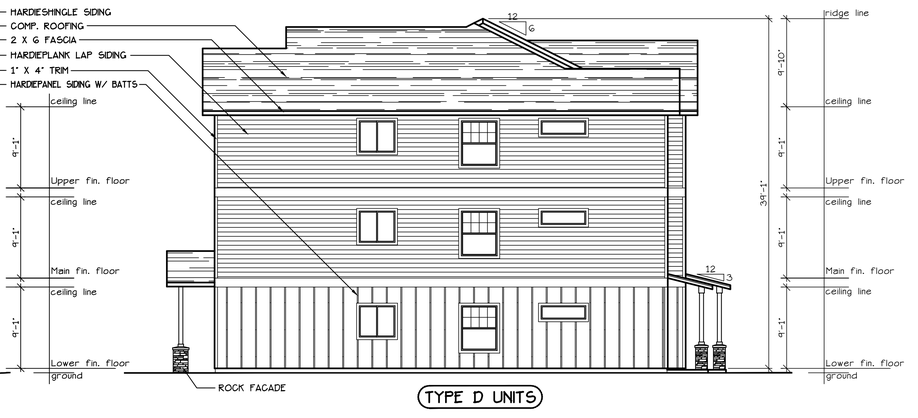


EAST ELEVATION (BLD. 8 + 9)

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

NORTH ELEVATION (BLD. 8 + 9)

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



WEST ELEVATION (BLD. 8 + 9)

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

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BUILDING ELEVATIONS

ADDYSEN PARK 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.

BLDSED-A+12/7L011
ARCH'L

Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A8.80

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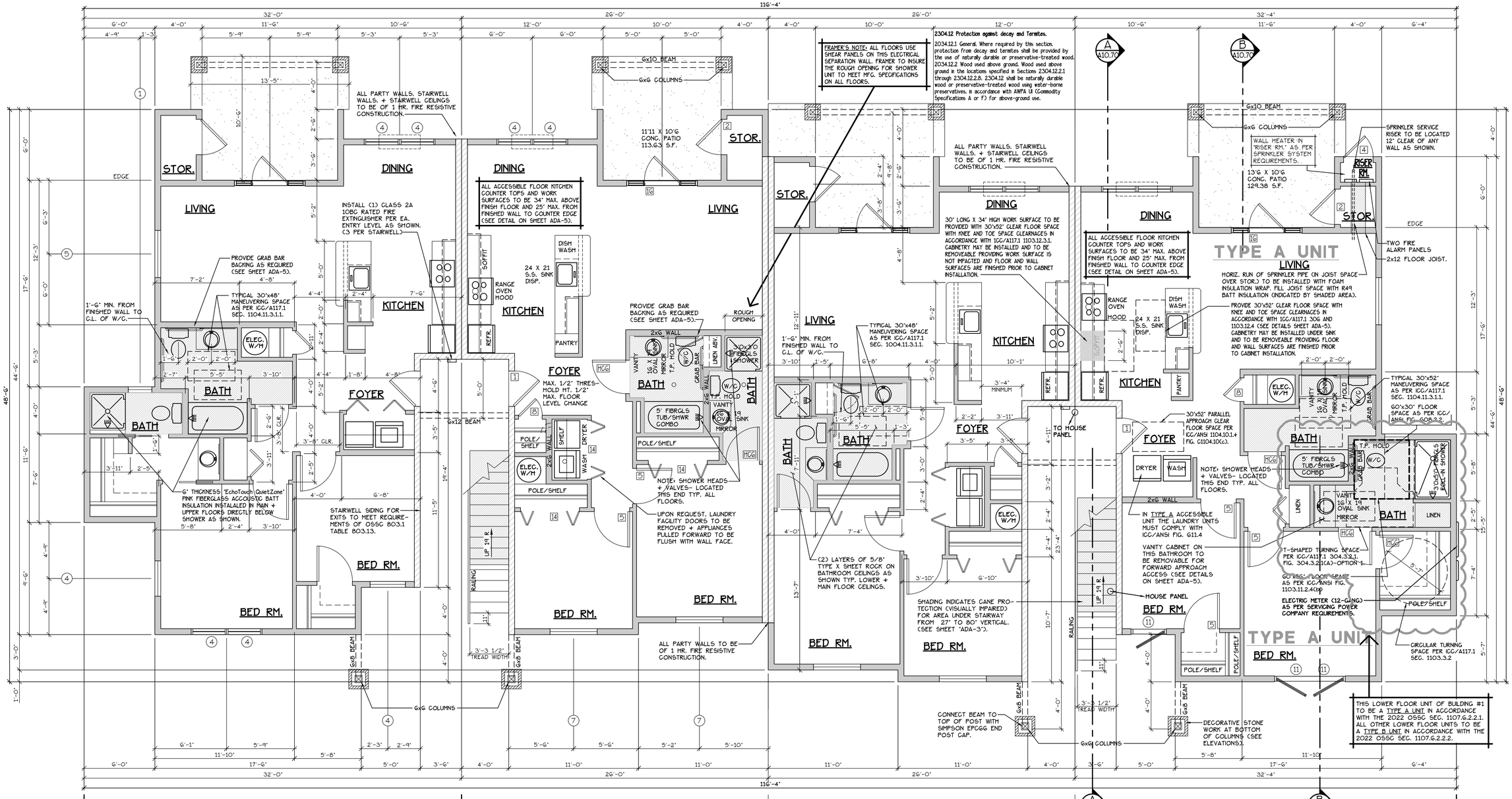


INTERIOR FRAMING

TYPE B UNIT

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

INTERIOR FEATURES

TYPE A UNIT

NOTES:

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

INTERIOR FRAMING

TYPE A UNIT

INTERIOR FEATURES

TYPE B UNIT

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A1.20 BEFORE BEGINNING ANY CONSTRUCTION.

LOWER FLOOR PLAN

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

(CHANDICAP ADAPTABLE/ACCESSIBLE)

BLD. 10

"A" UNIT = 963 S.F.

"B" UNIT = 1029 S.F.

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

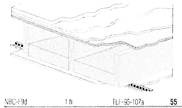
WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(2)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(3)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(5)	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(6)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(7)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(8)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(9)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(10)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(11)	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS



NRC-1hr	1 h	FLI-25-107a	55	IIF-25-039	49	SWV5807
NRC-1hr	45 min	TIF-25-115a	56	IIF-25-041	50	SWA5807
NRC-1hr	1 h	TRC-1-19	51	NRC-1-15	44	SWV5807

Solid wood joist floor, 38 mm x 235 mm (1-1/2" x 9-1/4") joists, spaced 406 mm (16") o.c., 15.9 mm (5/8") OSB subfloor, resilient channels spacing specified below; single 152 mm (6") thick resi EcoTouch™ QuietZone® PINK™ FIBERGLAS® Acoustic Batt Insulation (to the layer type 'x' gypsum board thickness specified below

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

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSSC 718.2.2 AND OSSC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
7. AS PER OEESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 45 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 2022 REVISED TO BE EFFECTIVE JANUARY 1, 2023. CHAPTER 11 OF THE OSSC 2022 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1103. WITHIN ICC/ANSI A117.1. CHAPTER 11 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 11 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 11. SECTION 1103.

WITHIN THE PROJECT THERE ARE ALSO TYPE "B" UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 11. SECTION 1104. ALL ACCESSIBLE FLOOR UNITS WITHIN THIS PROJECT ARE TO BE TYPE "B" UNITS UNLESS SPECIFICALLY DESIGNATED TYPE "A" UNITS. WITHIN THESE TYPE "B" UNITS THE MAIN BATHROOM (OR ONLY BATHROOM) SHALL BE DESIGNATED AS AN OPTION "B" ADAPTABLE BATHROOM WHICH MUST MEET THE REQUIREMENTS OF ICC/ANSI A117.1 SECTION 1104.11.3.2.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 6 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2022. CHAPTER 11 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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ADDYSEN PARK 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.

BLD10ddA-12/5/2031
A10.30.DGN

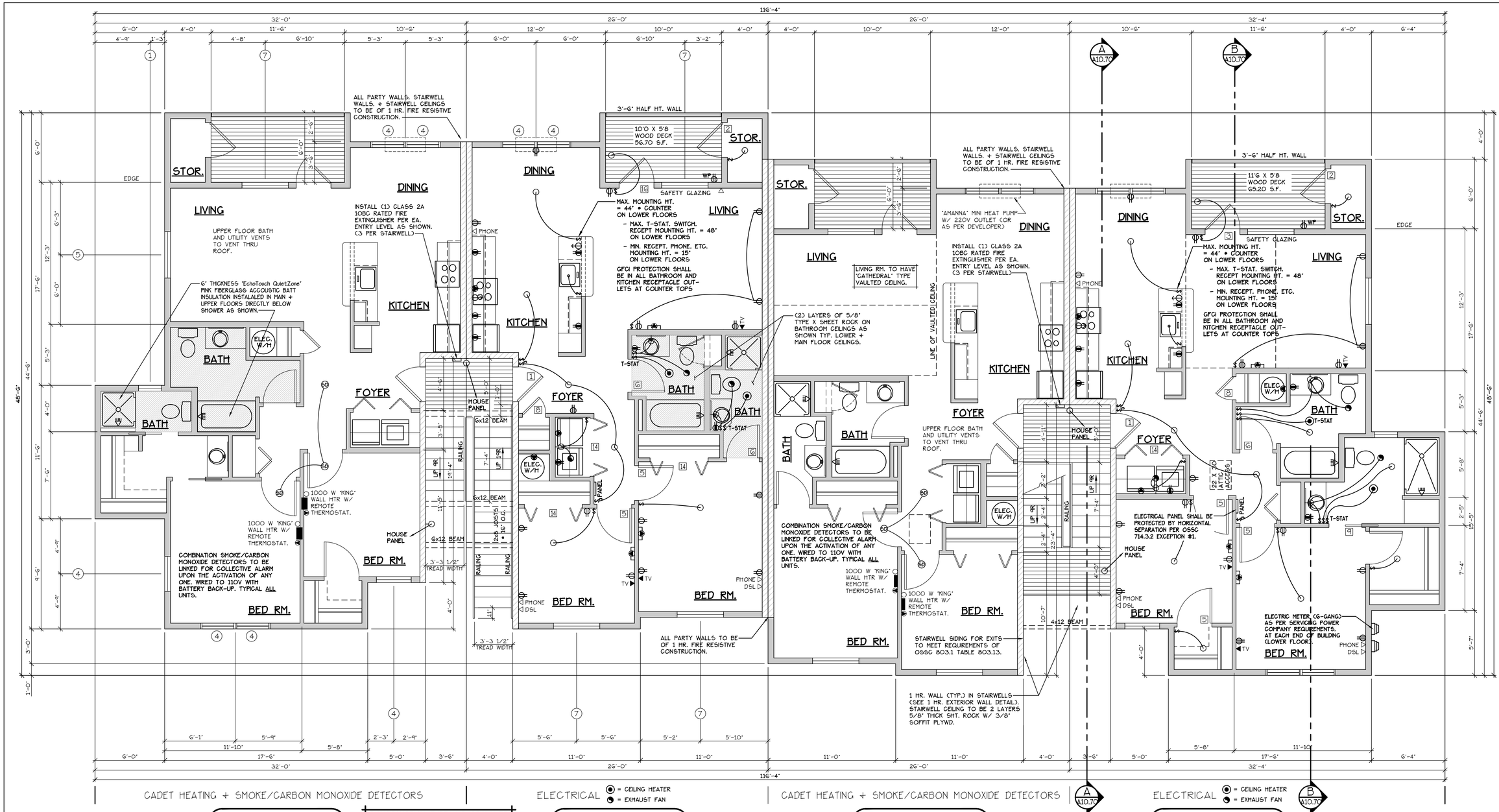
Design: P.L.M.
Drawn: G.L.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A10.30

J:\Tasv\7572 Addysen Park Apts\Dwg\v10\SDP\BLD10ddA-12.dwg, A10.30.DGN, 1/28/2026 11:17:55 AM, JHollingsworth



CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

TYPE B UNIT

ELECTRICAL ◉ = CEILING HEATER ◔ = EXHAUST FAN

TYPE A UNIT

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

TYPE A UNIT

ELECTRICAL ◉ = CEILING HEATER ◔ = EXHAUST FAN

TYPE B UNIT

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

MAIN FLOOR PLAN

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

"A" UNIT = 963 S.F.

"B" UNIT = 1029 S.F.

BLD. 10

NOTES:

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

UPPER FLOOR PLAN

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

[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.

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 FLORESCENT. OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 45 LUMENS PER INPUT WATT.
8. ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
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'-0"	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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS 'STONE HARBOR' 3-1/2' SWING CLEAR HINGES).

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
2	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
3	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
4	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
5	4'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12
6	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	MORIZ. SLIDER W/ SCREEN	DF#1 4x12
7	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
8	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12
9	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	MORIZ. SLIDER W/ SCREEN	DF#1 4x12
10	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
11	3'0 X 4'6	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

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 A1.20 BEFORE BEGINNING ANY CONSTRUCTION.

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ADDYSEN PARK 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.

BLD10&B-12/PLOT1
A10.40&A10.41

Design: P.L.M.
Drawn: G.I.D./A.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 12, 1978 MARK D. GRENZ

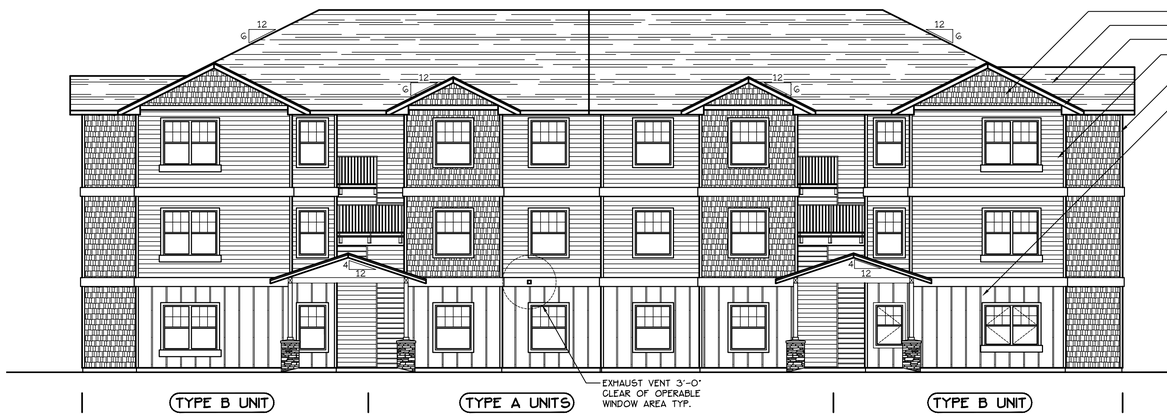
Renew date June 30, 2027

A10.40

J:\Tasks\7572-AddysenParkApts\Dwg s\10\SDR\BLD10&B-12.dwg, A10.40&A10.41, 1/28/2026 11:17:57 AM, jlindgrenworth

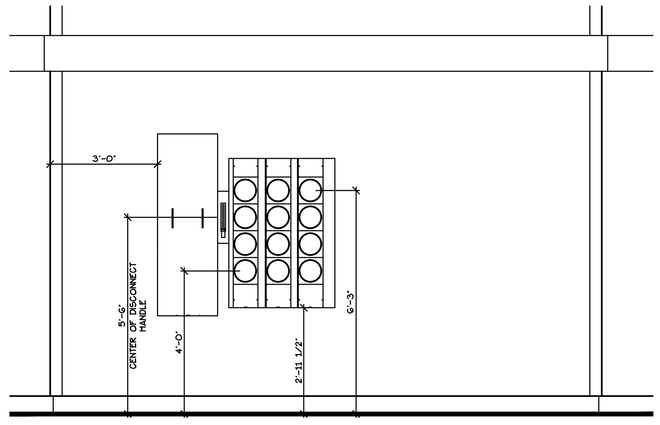
REAR ELEVATION (BLD. 10)
SCALE: 1/8" = 1'-0"

LEFT ELEVATION (BLD. 10)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (BLD. 10)
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION (BLD. 10)
SCALE: 1/8" = 1'-0"



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

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BUILDING ELEVATIONS

ADDYSEN PARK 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.

BLD10AB-12/PLOT:1
A10.80.DGN

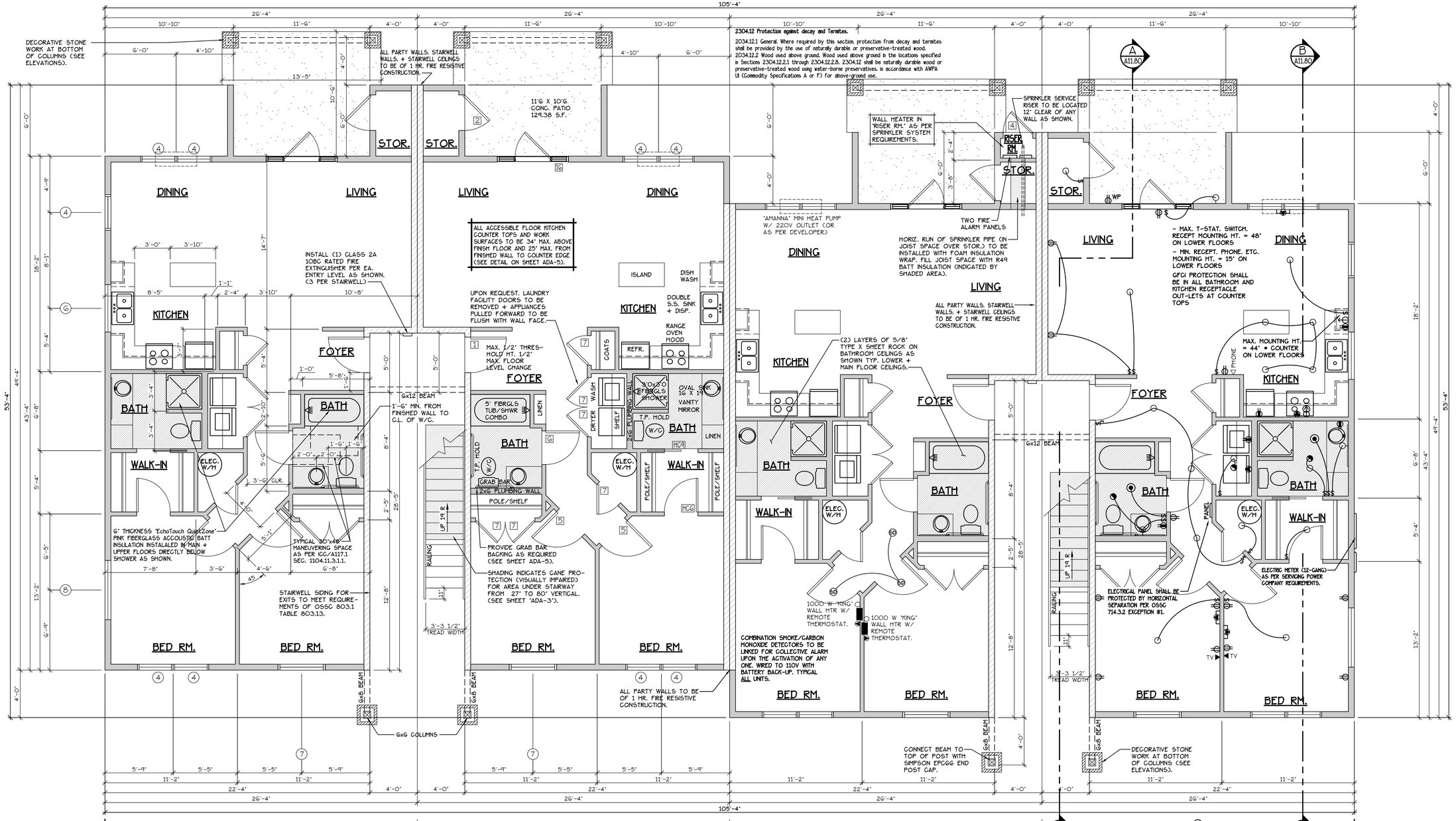
Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A10.80

J:\Jobs\7572-AddysenParkApts\Dwg\CDS\SHEETS\BLD10AB-12.dwg, A10.80ELEV, 1/28/2026 11:17:58 AM, JHollingsworth



LOWER FLOOR PLAN

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

(CHANDICAP ADAPTABLE/ACCESSIBLE)

"G" UNIT = 1051 S.F.

TYPE G UNITS

BLD. 11

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

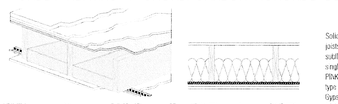
INTERIOR FRAMING

INTERIOR FEATURES

NOTES:

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

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS



NRC-Fl-1hr	1 h	TLU-95-1079	55	IIF-95-039	49	SWU5807
NRC-Fl-1hr	45 min	TLU-95-1154	56	IIF-95-041	50	SWU5807
NRC-Fl-1hr	1 h	NRC-Fl-1hr	51	NRC-Fl-1hr	44	SWU5807

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")

ELECTRICAL

● = CEILING HEATER
◔ = EXHAUST FAN

[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.

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 FLORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 45 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 A11.20 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2022 REVISED TO BE EFFECTIVE JANUARY 1, 2023. CHAPTER 11 OF THE OSSC 2022 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1103. WITHIN ICC/ANSI A117.1, CHAPTER 11 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 11 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 11. SECTION 1103.

WITHIN THE PROJECT THERE ARE ALSO TYPE 'B' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 11. SECTION 1104. ALL ACCESSIBLE FLOOR UNITS WITHIN THIS PROJECT ARE TO BE TYPE 'B' UNITS UNLESS SPECIFICALLY DESIGNATED TYPE 'A' UNITS. WITHIN THESE TYPE 'B' UNITS THE MAIN BATHROOM (OR ONLY BATHROOM) SHALL BE DESIGNATED AS AN OPTION "B" ADAPTABLE BATHROOM WHICH MUST MEET THE REQUIREMENTS OF ICC/ANSI A117.1 SECTION 1104.11.3.2.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 6 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2022, CHAPTER 11 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(2)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(3)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(5)	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(6)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(7)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(8)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(9)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(10)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(11)	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

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 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

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ADDYSEN PARK 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.

BLD11G-1(PLOT1 A11.30)2.6

Design: P.L.M.
Drawn: G.L.D./A.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

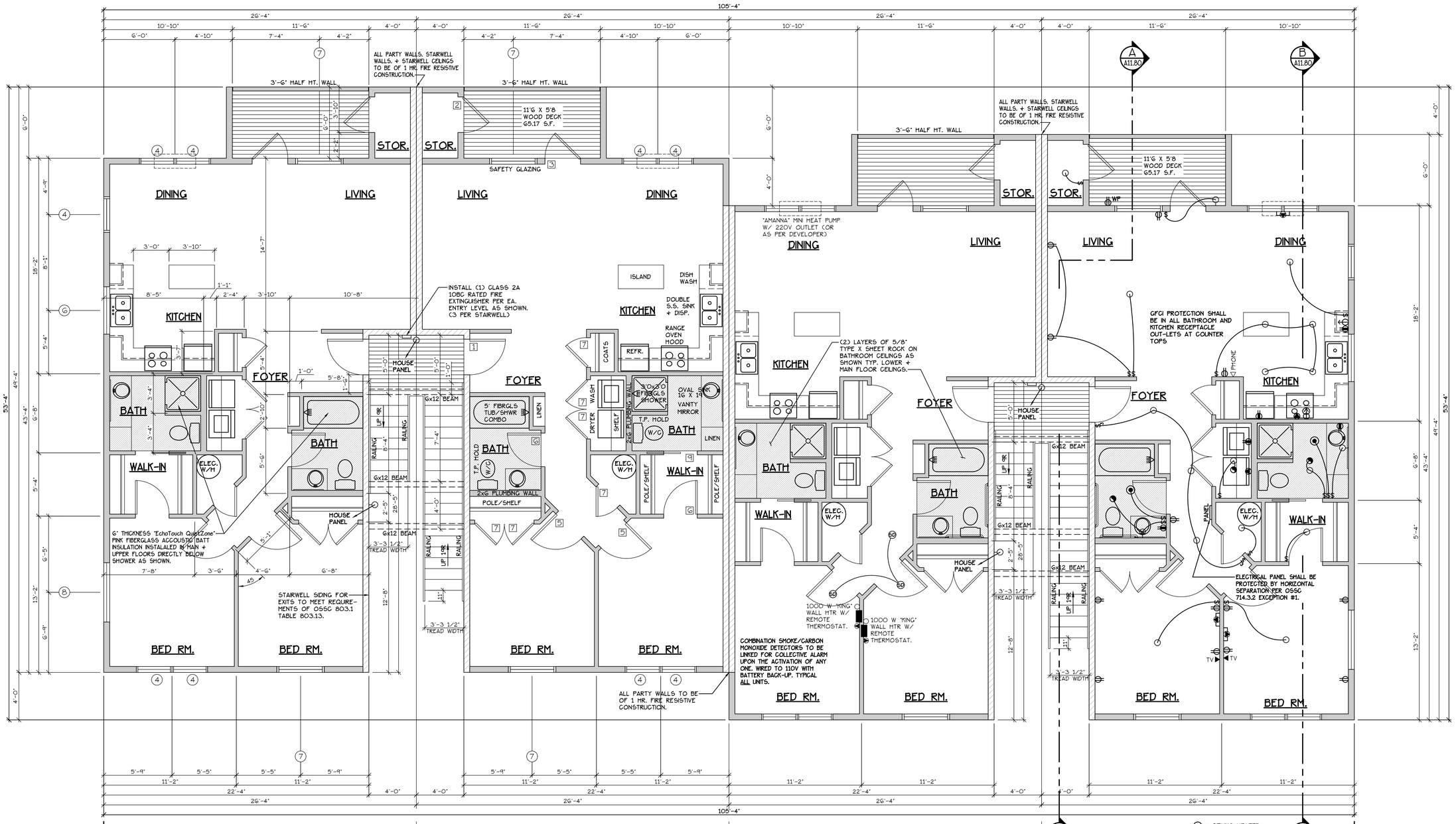
JOB # 7572

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 17, 1976 — MARK D. GRENZ

Renew date June 30, 2027

A11.30

J:\Dsn\7572-AddysenParkApts\Dwg-v25\SDR\BLD11G-12.dwg, A11.30(FLR. 1)(DR.2)(06.11.18)(8.4AM), jfeddingsworth



MAIN FLOOR PLAN

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

"G" UNIT = 1051 S.F.

TYPE G UNITS

BLD. 11

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

INTERIOR FRAMING

INTERIOR FEATURES

NOTES:

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

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

[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.

ELECTRICAL

● = CEILING HEATER
◔ = EXHAUST FAN

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

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSSC 718.2.2 AND OSSC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
7. AS PER OEESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 45 LUMENS PER INPUT WATT.
8. ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

⑧	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
①	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
②	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
③	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
④	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
⑤	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
⑥	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
⑦	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
⑧	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
⑨	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
⑩	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
⑪	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

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ADDYSEN PARK
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.

BLD11(1-12)/SLD11
A11.10&A11.20

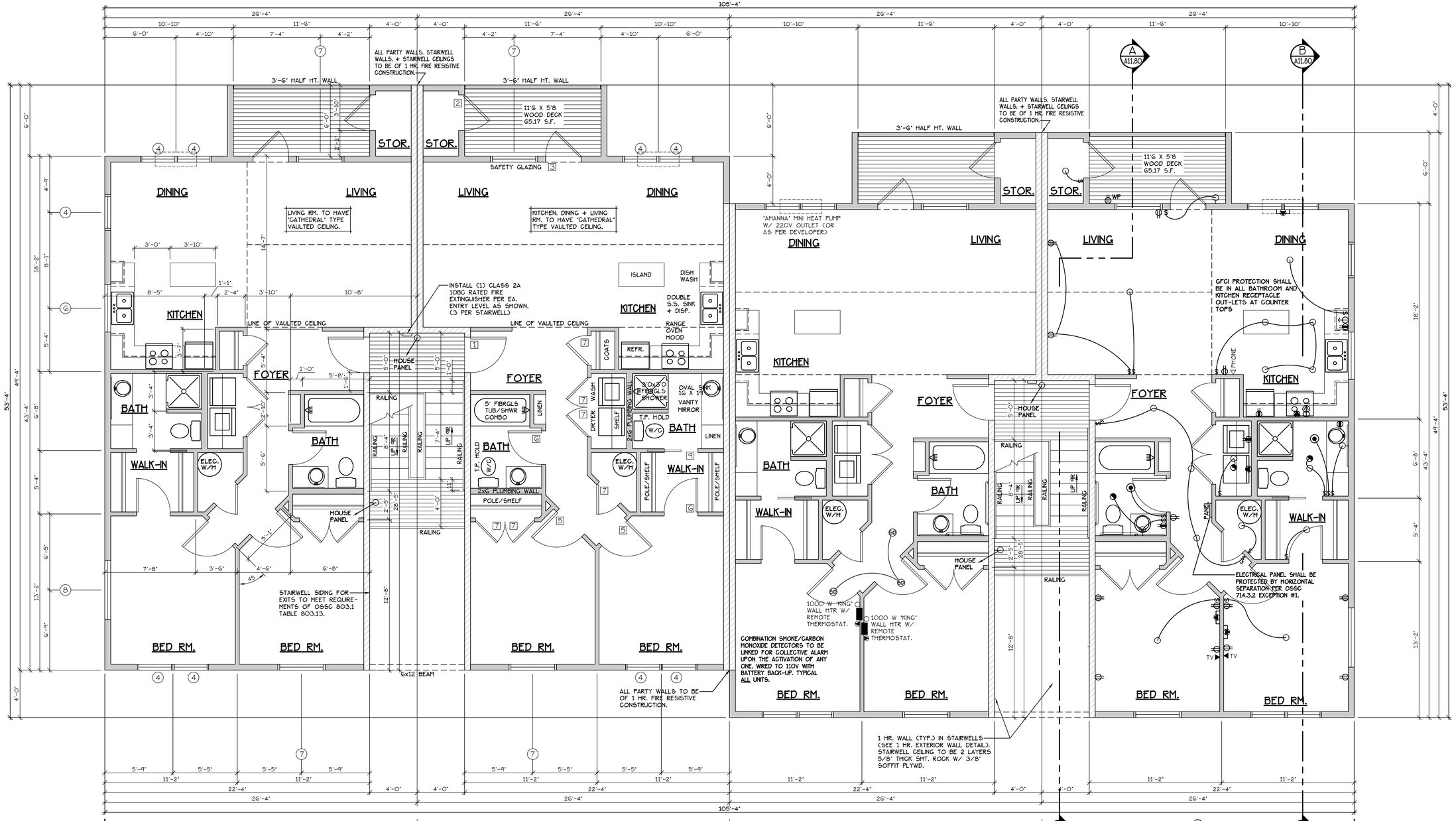
Design: P.L.M.
Drawn: G.L.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1976
MARK D. GRENZ
Renew date June 30, 2027

A11.40

J:\Tech\7572-Addysen\Park\dgns\Dwg\25\SDR\BLD11(1-12).dwg, A11.40MFLR, 1/28/2026 11:18:57 AM, JHollingsworth



UPPER FLOOR PLAN

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

"G" UNIT = 1051 S.F.

INTERIOR FRAMING

TYPE G UNITS

BLD. 11

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

INTERIOR FEATURES

NOTES:

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

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

[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.

ELECTRICAL

= CEILING HEATER
= EXHAUST FAN

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

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSSC 718.2.2 AND OSSC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
7. AS PER OEESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 45 LUMENS PER INPUT WATT.
8. ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

DOOR SCHEDULE

	DOORS							FRAMES		REMARKS
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	typ.	MATL.	FIN.	
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL GO MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
PR6	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
PR9	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*
10	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	2'O X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
2	3'O X 1'O	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
3	3'O X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
4	3'O X 5'O	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WNDOW FRAMING DETAIL A11.40)
5	4'O X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
6	4'O X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
7	4'O X 5'O	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WNDOW FRAMING DETAIL A11.40)
8	5'O X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
9	5'O X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
10	5'O X 5'O	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WNDOW FRAMING DETAIL A11.40)
11	3'O X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

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ADDYSEN PARK 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.

BLD'11 = 12/PLOT'01
A11.50/DR

Design: P.L.M.
Drawn: G.L.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1976
MARK D. GRENZ
Renew date June 30, 2027

A11.50

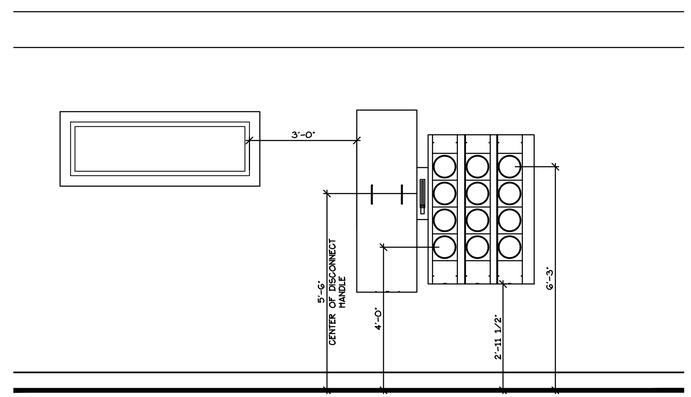
J:\Tech\7572 Addysen Park\dgn\Dwg\05\SDR\BLD'11\5-12.dwg, A11.50/ELR, 1/28/2026 11:18:58 AM, JAnolingsworth

WEST ELEVATION (TYPE G UNITS) (BLD. 11)
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION (TYPE G UNITS) (BLD. 11)
SCALE: 1/8" = 1'-0"

EAST ELEVATION (TYPE G UNITS) (BLD. 11)
SCALE: 1/8" = 1'-0"

NORTH ELEVATION (TYPE G UNITS) (BLD. 11)
SCALE: 1/8" = 1'-0"



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

MULTI/TECH
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BUILDING ELEVATIONS

ADDYSEN PARK 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.

BLD11on12/FLOT1
ARCHITECTV

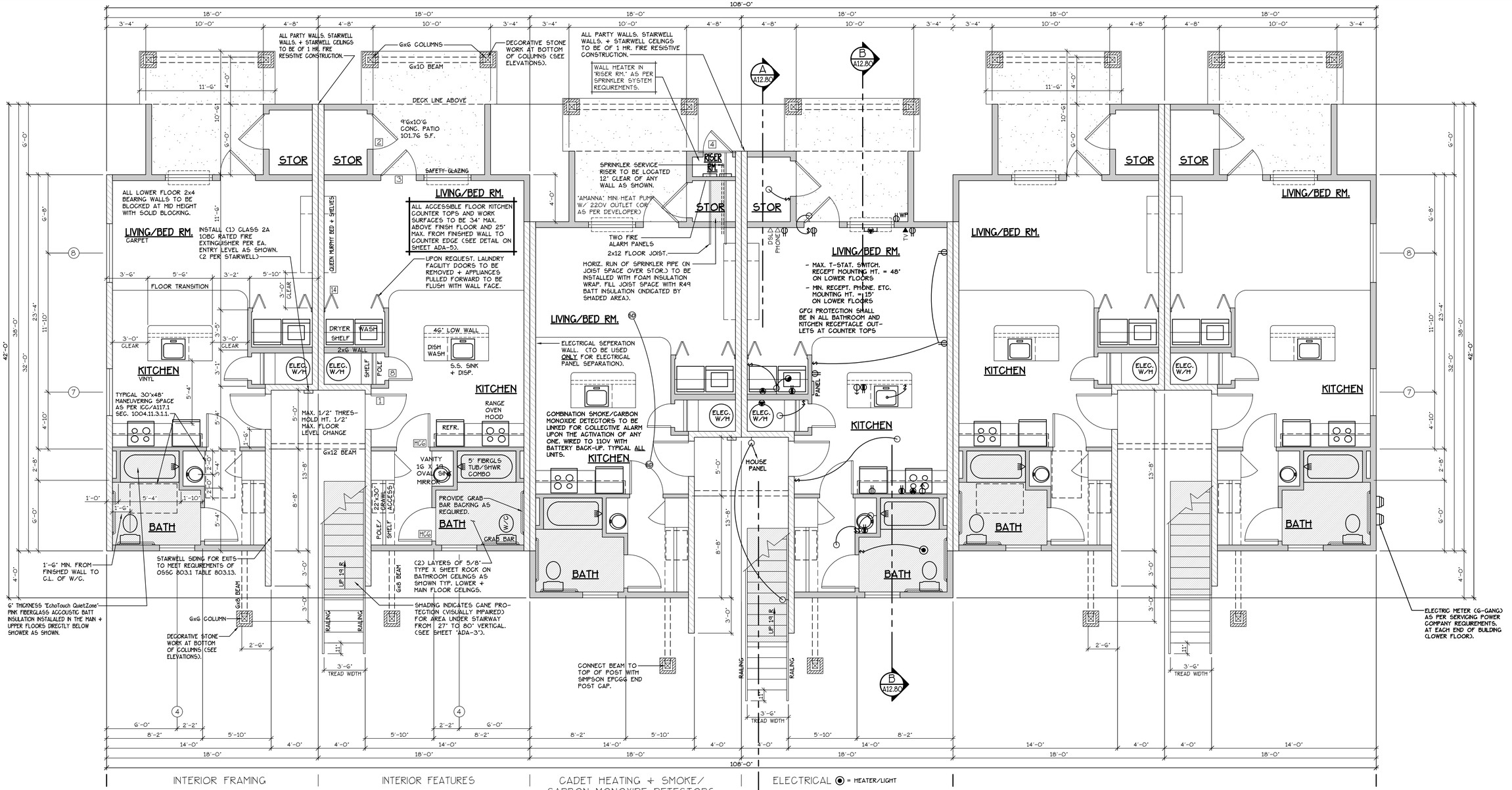
Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A11.90

J:\Tech\7572-AddysenParkApts\Dwg\r25\SDR\BLD11S-12.dwg, A11.90(ELV), 1/28/2026 11:18:59 AM, JHollingsworth



LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"H" UNIT = 549 S.F.

TYPE H UNITS | BLD. 12

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

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

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

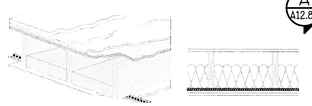
WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(2)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(3)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(5)	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(6)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(7)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(8)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(9)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(10)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(11)	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

FLOOR/CEILING ASSEMBLY AT TUB/SHOWER



NBC-19d	1 h	TLI-05-107a	55	IIF-05-039	49
NBC-19	45 min	TLI-05-107a	56	IIF-05-041	50
NBC-19g	1 h	NBC-19g	51	NBC-19g	44

SWU5807	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.
SWU5807	15.9 mm (5/8") 610 mm (24")
SWU5807	12.7 mm (1/2") 610 mm (24")
SWU5807	12.7 mm (1/2") 406 mm (16")

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
2. ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-8" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

2304.12 Protection against decay and Termites.
Wood shall be protected from decay and termites in accordance with the applicable provisions of Sections 2304.12.1 through 2304.12.7.

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 A10.20 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

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

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

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

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

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

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ADDYSEN PARK APARTMENTS

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD12H-18/PLOT01
A12.31.DGN

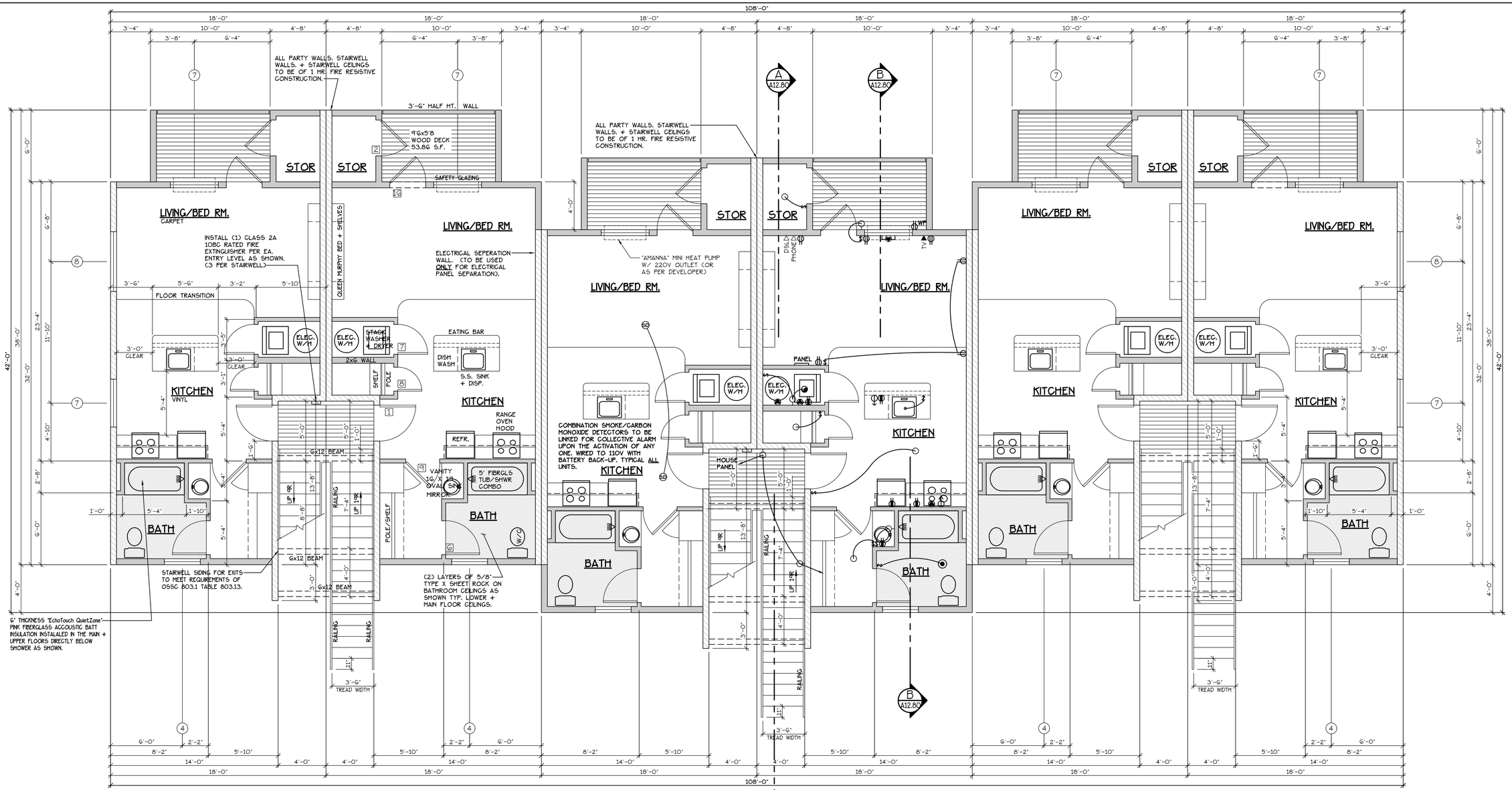
Design: P.L.M.
Drawn: G.L.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2027

A12.31

J:\75xx\7572\ AddysenParkApts\Dwg\25\SDR\BLD12H-18.dwg, A12.31.H1, 1/28/2026 11:19:50 AM, jhodgsworth



MAIN FLOOR PLAN

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

"H" UNIT = 549 S.F.

TYPE H UNITS — BLD. 12

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(2)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(3)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(5)	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(6)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(7)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(8)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(9)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(10)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(11)	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

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

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A10.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

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www.multitech.we office@multitech.we

ADDYSEN PARK APARTMENTS

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.

BLD12H-18 PLOT: 1/28/2026 11:19:52 AM JHollingsworth

Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A12.41

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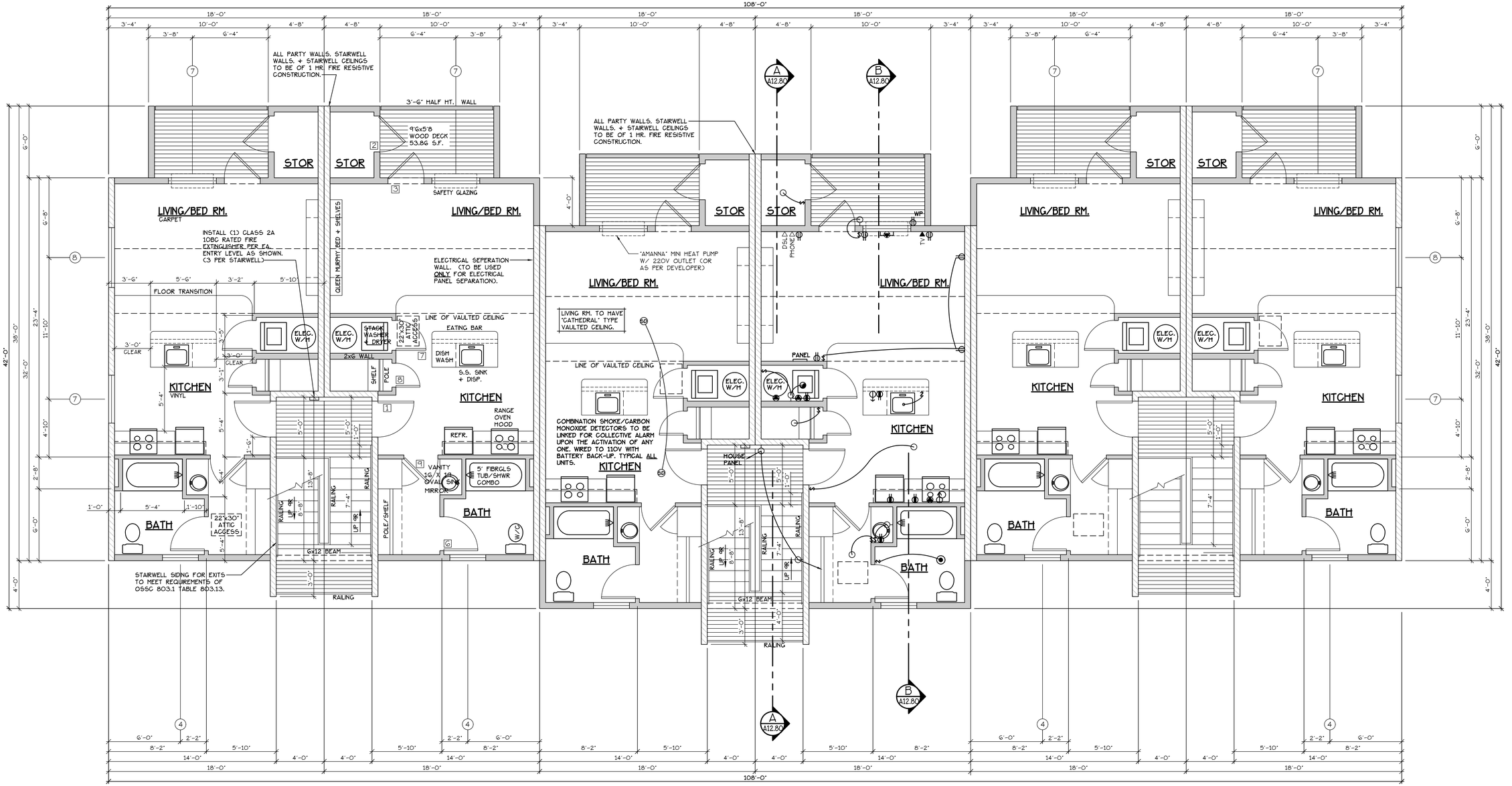

UPPER FLOOR PLAN

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

"H" UNIT = 549 S.F.

TYPE H UNITS — BLD. 12

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

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

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

⑧	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(2)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(3)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
(4)	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(5)	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(6)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(7)	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(8)	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
(9)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
(10)	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
(11)	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

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

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A10.20 BEFORE BEGINNING ANY CONSTRUCTION.

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

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ADDYSEN PARK APARTMENTS

UPPER FLOOR PLAN

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD'GS=18/PLOT1
ARCH/SHEET

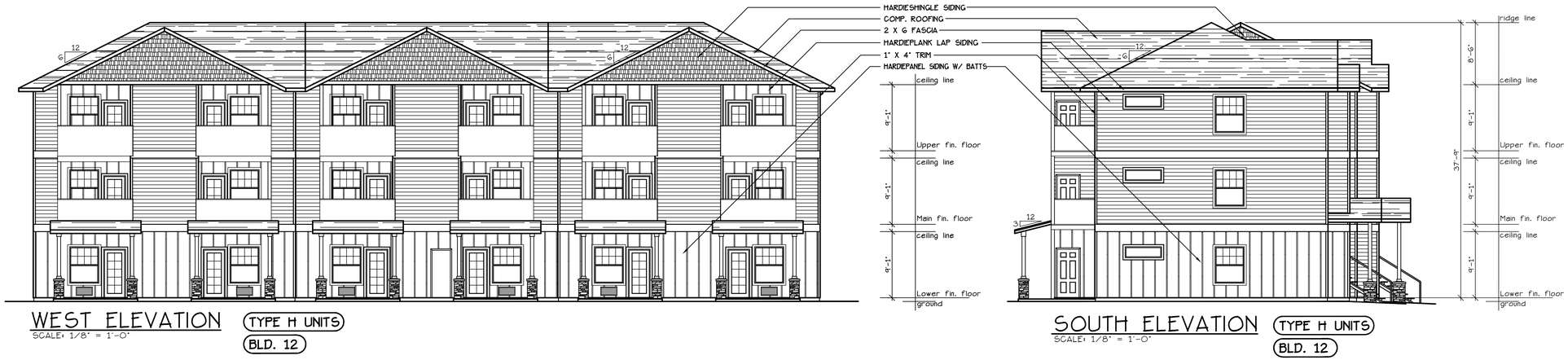
Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2027

A12.50

J:\Tech\7572-AddysenParkApts\Dwg\25\SDR\BLD1261-18.dwg, A12.20UFLR, 1/28/2026 11:19:53 AM, JHollingsworth



WEST ELEVATION

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

TYPE H UNITS

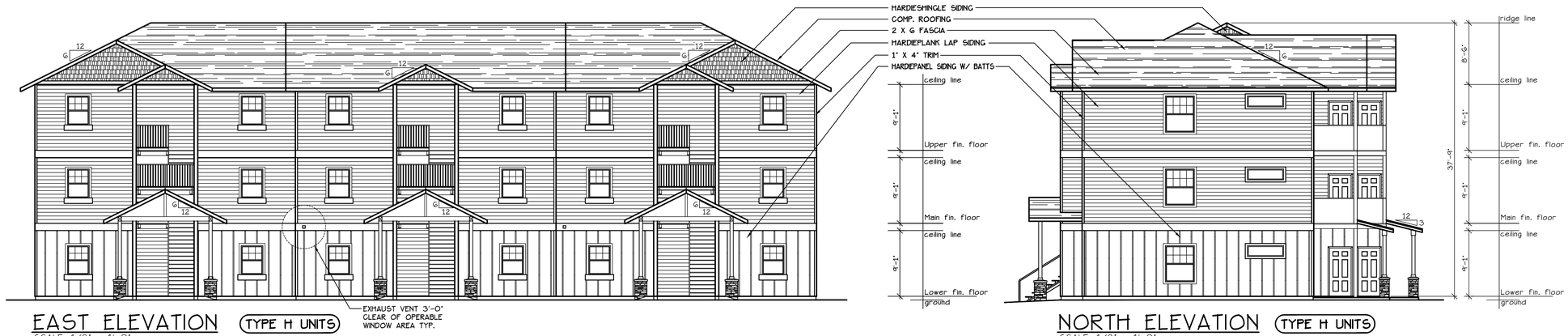
BLD. 12

SOUTH ELEVATION

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

TYPE H UNITS

BLD. 12



EAST ELEVATION

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

TYPE H UNITS

BLD. 12

NORTH ELEVATION

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

TYPE H UNITS

BLD. 12

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BUILDING ELEVATIONS

ADDYSEN PARK APARTMENTS

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.

BLD12H-18/PLOT1
ARCH/SEC1

Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

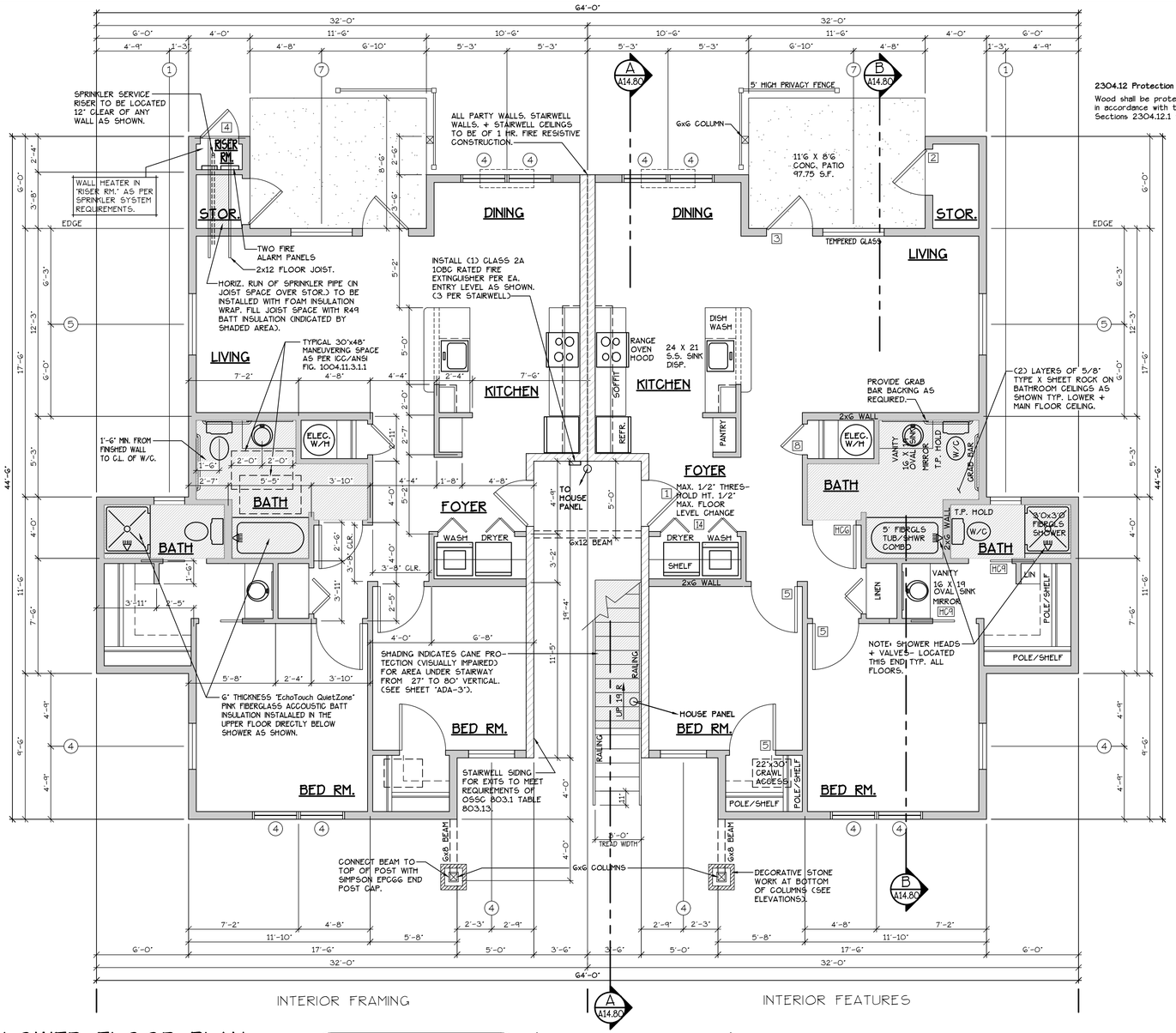
JOB # 7572

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

Renew date June 30, 2027

A12.90

J:\73xx\7572-AddysenParkApts\Dwg\CDS\DRB\BLD12H-18.dwg, A12.90(ELEV), 1/28/2026 11:19:54 AM, JHollingsworth



2304.12 Protection against decay and Termites.

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

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"B" UNIT = 1029 S.F.

TYPE B UNITS

BLD. 14

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

NOTES:

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

DOOR SCHEDULE

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

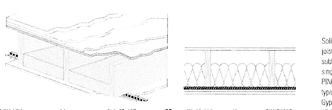
* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

⑧	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
①	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
②	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
③	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
④	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
⑤	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
⑥	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
⑦	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
⑧	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
⑨	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
⑩	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
⑪	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.



NBC-F9d	1 h	TAF-95-10Fa	55	IIF-95-109	49
NBC-F9h	45 min	TAF-95-115a	56	IIF-95-041	50
NBC-F9g	1 h	NBC-F9g	51	NBC-F9c	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") thick mineral fibre 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 DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A2.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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ADDYSEN PARK 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.

BLD#B-4,7,10,11 A14.31/E1

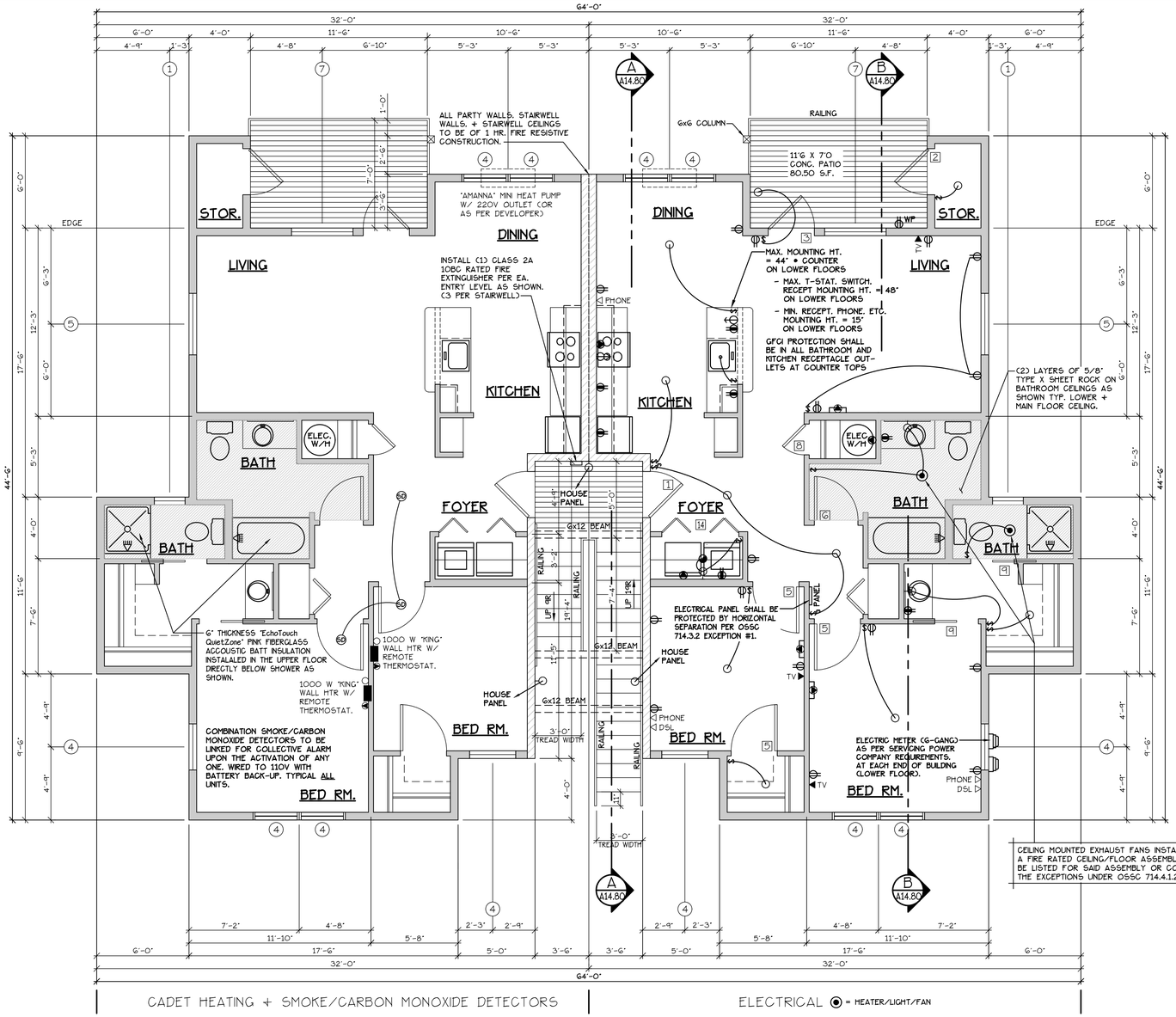
Design: P.L.M.
Drawn: G.L.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A14.31

A:\Tasks\7572 Addysen Park Apts\Dwgs\25.10\PERMIT\B-4,7,10,11 A14.31.DWG, 1/28/2026 11:21:00 AM, JimB



MAIN FLOOR PLAN

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

"B" UNIT = 1029 S.F.

TYPE B UNITS

BLD. 14

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

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

NOTES:

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

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS 'STONE HARBOR' 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
2	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
3	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
4	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
5	4'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12
6	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
7	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
8	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12
9	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
10	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
11	3'0 X 4'6	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

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 A2.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

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ADDYSEN PARK
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.

BLD'48-6/7/2021
AS-A MENDED

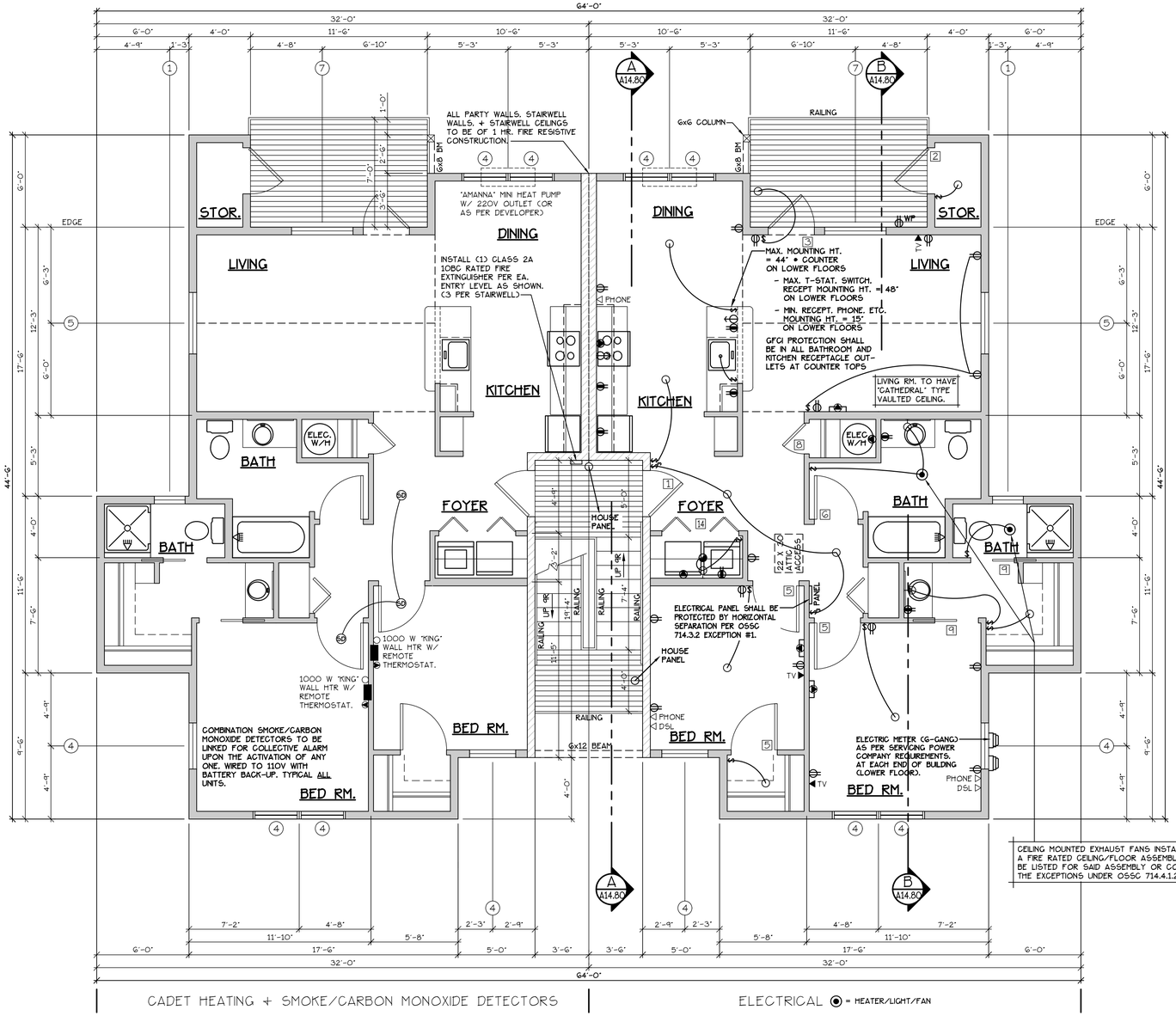
Design: P.L.M.
Drawn: G.L.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A14.41

J:\Tasks\7572 Addysen Park Apts\Dwg\25.10\PERMIT\A14.41 MAIN FLOOR PLAN.dwg, A14.41 MAIN FLOOR PLAN, 1/28/2026 11:21:01 AM, JHollingsworth



GEILING MOUNTED EXHAUST FANS INSTALLED WITHIN A FIRE RATED CEILING/FLOOR ASSEMBLY SHALL BE LISTED FOR SAID ASSEMBLY OR COMPLY WITH THE EXCEPTIONS UNDER OSSC 714.4.1.2.

UPPER FLOOR PLAN

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

"B" UNIT = 1029 S.F.

TYPE B UNITS

BLD. 14

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

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

NOTES:

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

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** ACCESSIBLE SWINGING DOORS MUST BE INSTALLED WITH OFFSET HINGES TO PROVIDE 2'-8" MIN. CLEAR OPENING (SUCH AS "STONE HARBOR" 3-1/2" SWING CLEAR HINGES).

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
2	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
3	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
4	3'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
5	4'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
6	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
7	4'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
8	5'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
9	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12
10	5'0 X 5'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A11.40)
11	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1108.2 ON TO ICC/ANSI A117.1 OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A11.40.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309 AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OSSC SECTIONS 1015.8.

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 A2.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

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ADDYSEN PARK 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.

BLDNS+S/PLOT1
A14.50.DGN

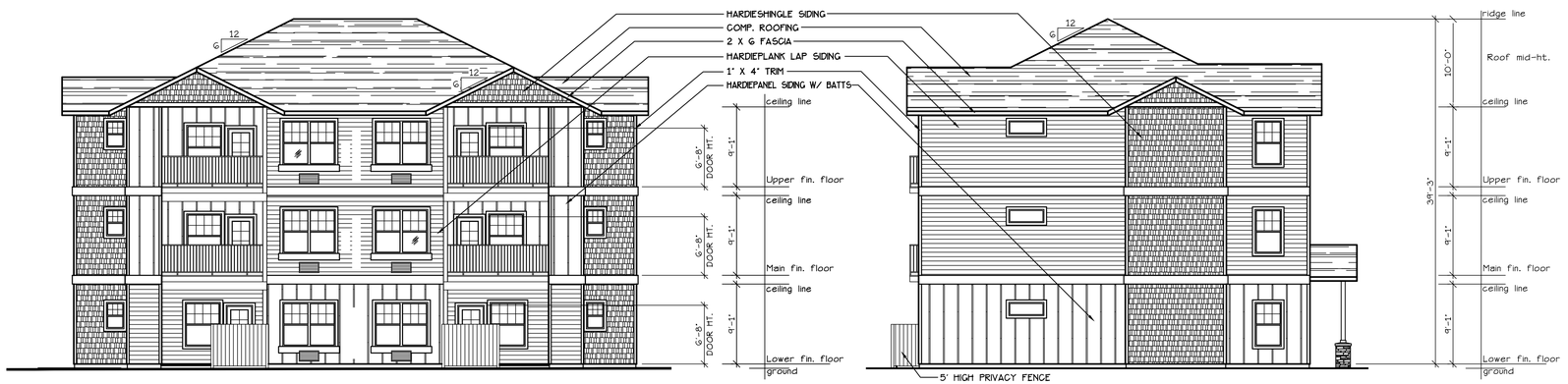
Design: P.L.M.
Drawn: G.L.D./A.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2027

A14.50

J:\Tech\7572-AddysenParkApts\Dwg-v25\DRB\BLD 14\B-6.dwg, A14.50LEVEL 1, 1/28/2026 11:21:01 AM, jlkollingsworth



REAR ELEVATION (TYPE B UNITS)

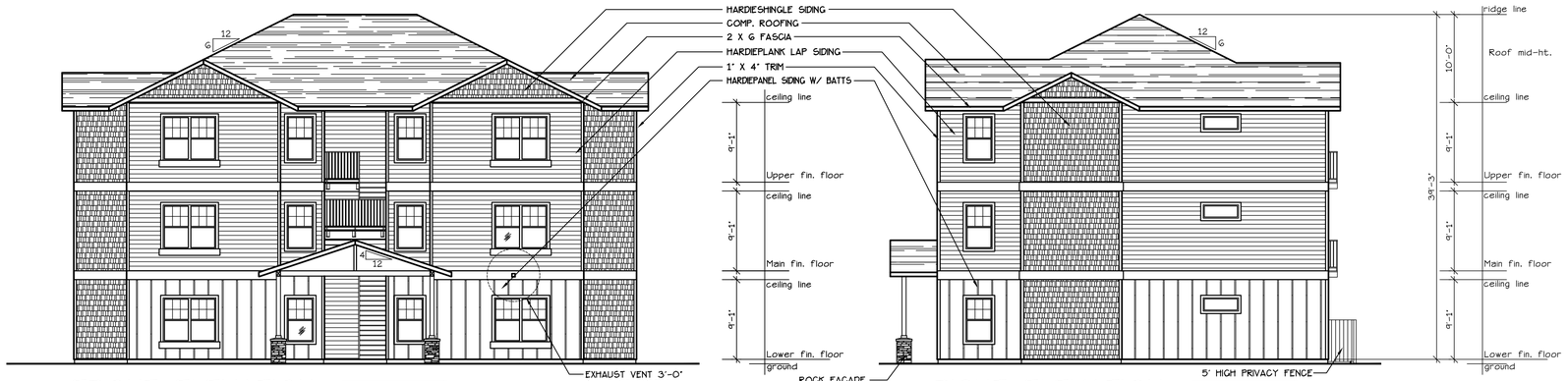
SCALE: 1/8" = 1'-0"

BLD. 14

LEFT ELEVATION (TYPE B UNITS)

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

BLD. 14



FRONT ELEVATION (TYPE B UNITS)

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

BLD. 14

RIGHT ELEVATION (TYPE B UNITS)

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

BLD. 14

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BUILDING ELEVATIONS

ADDYSEN PARK 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.

BLD14B-6-V7LD11
A14.90.DGN

Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

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

Renew date June 30, 2027

A14.90

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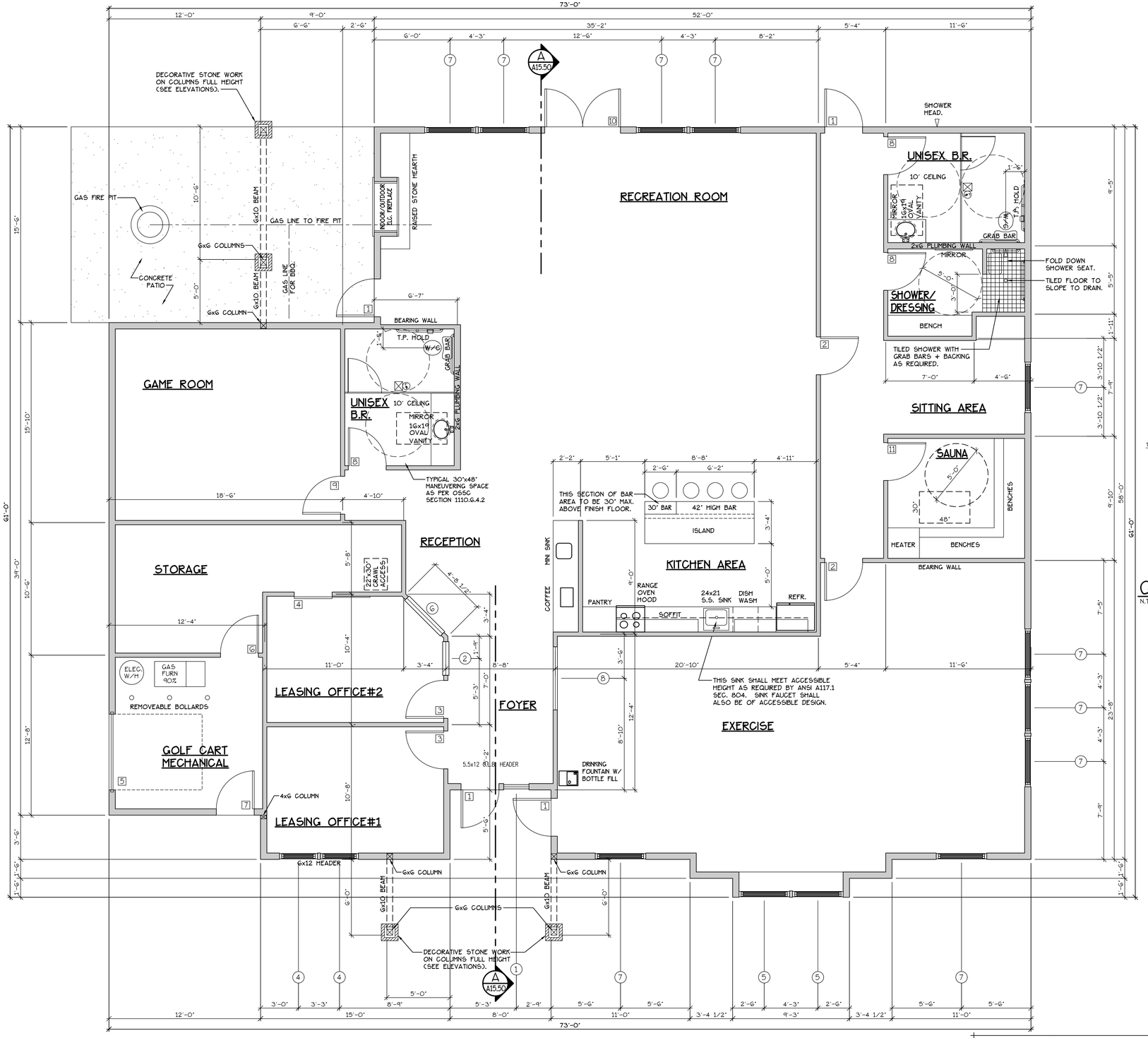


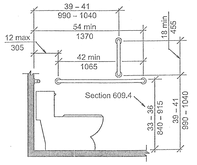


Fig. 604.5.1
Side Wall Grab Bar for Water Closet

604.5.1 Fixed Side Wall Grab Bars. Fixed side-wall grab bars shall be 42 inches (1065 mm) minimum in length, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. In addition, a vertical grab bar 18 inches (455 mm) minimum in length shall be mounted with the bottom of the bar located between 39 inches (990 mm) and 41 inches (1040 mm) above the floor, and with the center line of the bar located between 39 inches (990 mm) and 41 inches (1040 mm) from the rear wall.

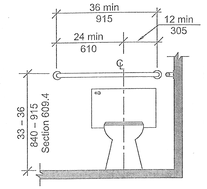
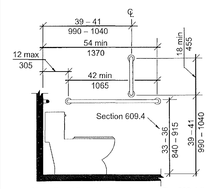


Fig. 604.5.2
Rear Wall Grab Bar for Water Closet

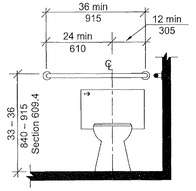
604.5.2 Rear Wall Grab Bars. The rear wall grab bar shall be 36 inches (915 mm) minimum in length, and extend from the centerline of the water closet 12 inches (305 mm) minimum on the side closest to the wall, and 24 inches (610 mm) minimum on the transfer side.

604.7 Dispensers. Toilet paper dispensers shall comply with Section 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the floor, and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery, or do not allow continuous paper flow.



Note: For children's dimensions see Fig. 609.4.2

FIG. 604.5.1
SIDE WALL GRAB BAR FOR WATER CLOSET



Note: For children's dimensions see Fig. 609.4.2

FIG. 604.5.2
REAR WALL GRAB BAR FOR WATER CLOSET

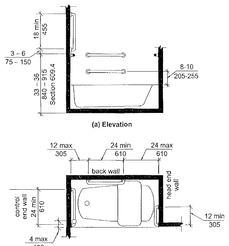


FIG. 607.4.2
GRAB BARS FOR BATHTUBS WITHOUT PERMANENT SEATS

GRAB BAR LOCATIONS

N.T.S.

GRAB BAR LOCATIONS ARE SHOWN FOR THE PURPOSE OF GRAB BAR BACKING INSTALLATION.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A12.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

DOOR SCHEDULE

	DOORS						FRAMES		REMARKS
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP	MATL.	FIN.	
1	3'-0"	7'-0"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	FULL LITE, TRANSOM, THRESHOLD, WEATHERSTRIP, PANIC HRDWR + CLOSURES.
2	3'-0"	7'-0"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	FULL LITE W/ TRANSOM ABOVE.
3	3'-0"	7'-0"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE W/ TRANSOM ABOVE, FROSTED GLASS.
4	3'-0"	6'-8"	1 3/4"	S.C.	BIRCH	STAIN	D	METAL	PAINT	BARN DOOR.
5	6'-0"	7'-0"		MTL.	GLAD	PAINT	E	METAL	PAINT	OVERHEAD SECTIONAL ROLLUP DOOR W/ ELECTRIC OPENER
6	3'-0"	7'-0"	1 3/4"	MTL.	GLAD	PAINT	F	METAL	PAINT	
7	3'-0"	7'-0"	1 3/4"	MTL.	GLAD	PAINT	G	METAL	PAINT	WITH LOUVERS + WEATHERSTRIP.
8	3'-0"	7'-0"	1 3/4"	S.C.	BIRCH	STAIN	H	HMLOCR	STAIN	
9	3'-0"	7'-0"	1 3/4"	MTL.	GLAD	PAINT	J	METAL	PAINT	FULL LITE W/ 12"x72" SIDE LITES + TRANSOM ABOVE W/ LOCK.
10	3'-0"	7'-0"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	PAIR DRS, FULL LITE, TRANSOM, THRESHOLD, WEATHERSTRIP, PANIC HRDWR + CLOSURES

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 6'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ SAFETY GLAZING	DF #1 4x12
2	2'8 X 7'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ SAFETY GLAZING	DF #1 4x12
3	3'0 X 4'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
4	3'0 X 7'6	VINYL SGH.	MILGARD	WHITE	YES	VERT. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 5'6	VINYL SGH.	MILGARD	WHITE	YES	VERT. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 7'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
7	4'0 X 7'6	VINYL SGH.	MILGARD	WHITE	YES	VERT. SLIDER W/ SCREEN	DF #1 4x12
8	5'0 X 4'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12

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

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

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

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5.

FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE) RECREATION BLD. 15

REC. BLD. = 3,860 S.F.

CONSTRUCTION TYPE V B

MULTI/TECH CONSULTANTS
ENGINEERING SERVICES, INC.
1155 SW 11th St. • Salem, OR. 97302
PHONE: (503) 363 – 9227 • FAX: (503) 364-1260
www.multitech.we office@multitech.we

FLOOR PLAN

ADDYSEN PARK 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.

BLD15-REC/PLOT1
A15.30/ADA

Design: P.L.M.
Drawn: G.I.D./J.P.H.
Checked: M.D.G.
Date: Jan – 26
Scale: AS SHOWN

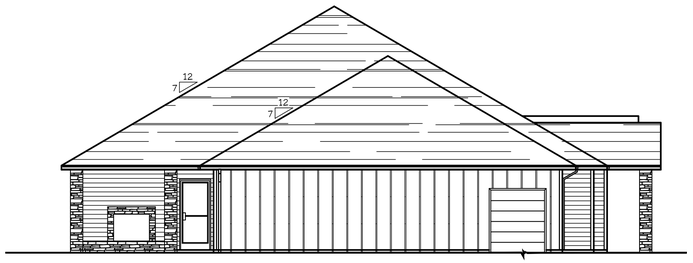
JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A15.30

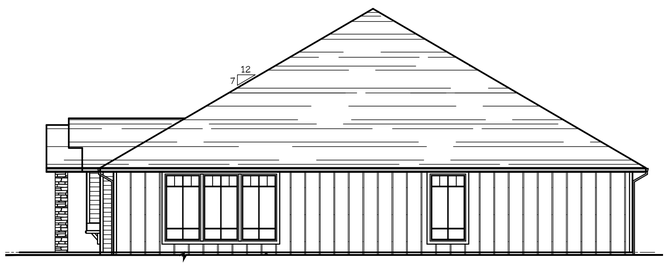
J:\7xxx\7572-AddysenParkApts\Dwg v25\SDR\BLD15-REC.dwg A15.30R16, 1/28/2026 11:22:00 AM, JHollingsworth

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

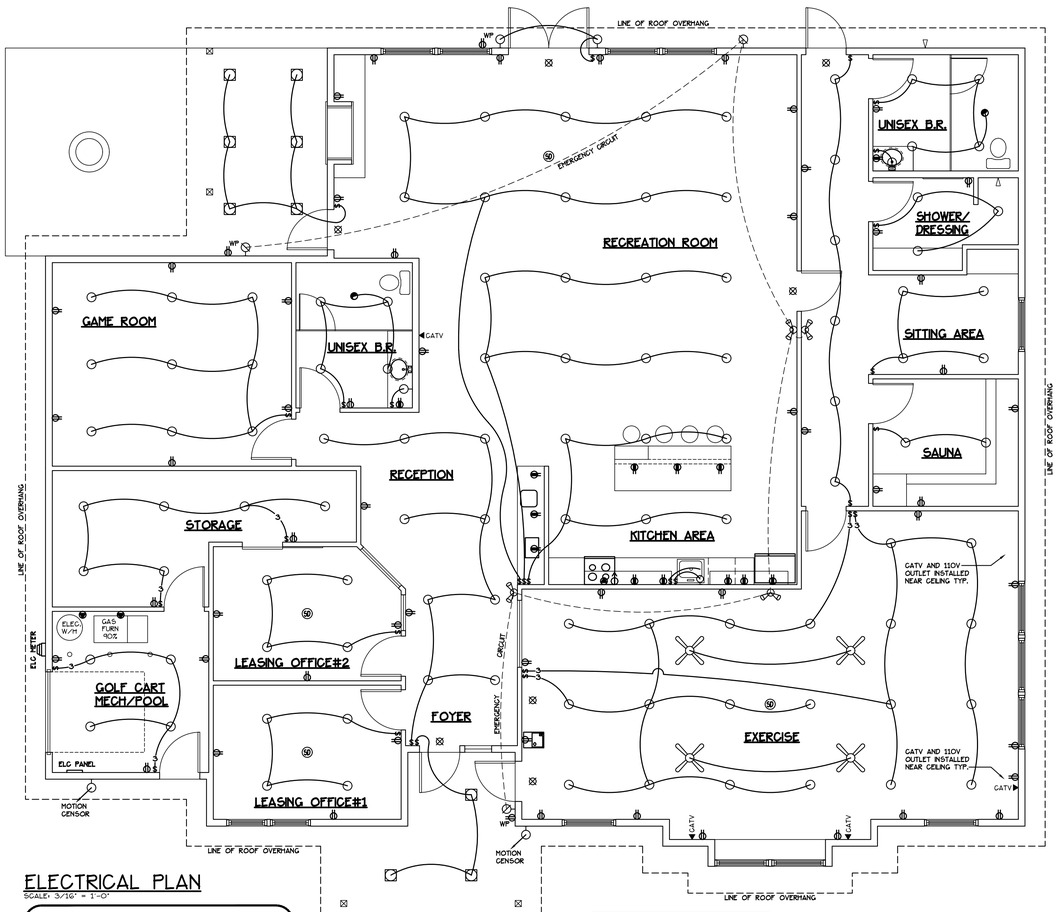


NORTH ELEVATION (RECREATION BLD. 15)
SCALE: 1/8" = 1'-0"

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



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



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

RECREATION BLD. 15

(SD) COMBINATION SMOKE/CARBON MONOXIDE DETECTORS TO BE LINKED FOR COLLECTIVE ALARM UPON THE ACTIVATION OF ANY ONE. WIRED TO 110V WITH BATTERY BACK-UP.

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PHONE: (503) 363 - 9227 • FAX: (503) 364-1260
www.multitech.ws office@multitech.ws

BUILDING ELEVATIONS AND ELECTRICAL PLAN

ADDYSEN PARK APARTMENT COMPLEX

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BLD15=REC/PLOT1
ALL SHEETS

Design: P.L.M.
Drawn: G.I.D./A.P.H.
Checked: M.D.G.
Date: Jan-26
Scale: AS SHOWN

JOB # 7572

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2027

A15.60

J:\Tasks\7572-AddysenParkApts\Dwg s\25DRBLD15-REC.dwg, A15.60ELEV, 1/28/2026 11:22:01 AM, jhollingsworth

ADDYSEN APARTMENTS

DAKOTA AVENUE & GAYLEE AVENUE
MEDFORD, OREGON

DRAWINGS FOR:

MULTI/TECH ENGINEERING SERVICES, INC.
CONTACT: BRIAN M GRENZ
503 . 363 . 9227

LANDSCAPE ARCHITECT:

LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

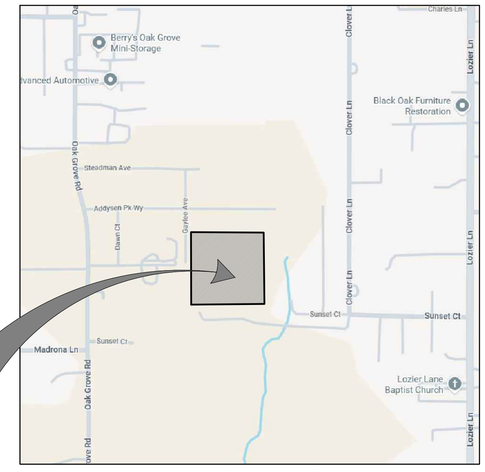
SHEET INDEX:

L0.0 COVER SHEET

L1.1 PRELIMINARY PLANTING PLAN
L1.2 PRELIMINARY PLANTING PLAN
L1.3 PRELIMINARY PLANTING PLAN
L1.4 PRELIMINARY PLANT SCHEDULE

2.1 PRELIMINARY CANOPY PLAN

VICINITY MAP:



MAP COURTESY OF GOOGLE

PROJECT SITE

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AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
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OR
1.800.332.2344
www.callbeforeyoudig.org

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503.784.6494
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ADDYSEN APARTMENTS

DAKOTA AVENUE & GAYLEE AVENUE MEDFORD, OREGON

REGISTERED 643 PRELIMINARY LAURA A. ANTONSON OREGON 11/16/2007 LANDSCAPE ARCHITECT

COVER SHEET

FEBRUARY 4TH, 2026

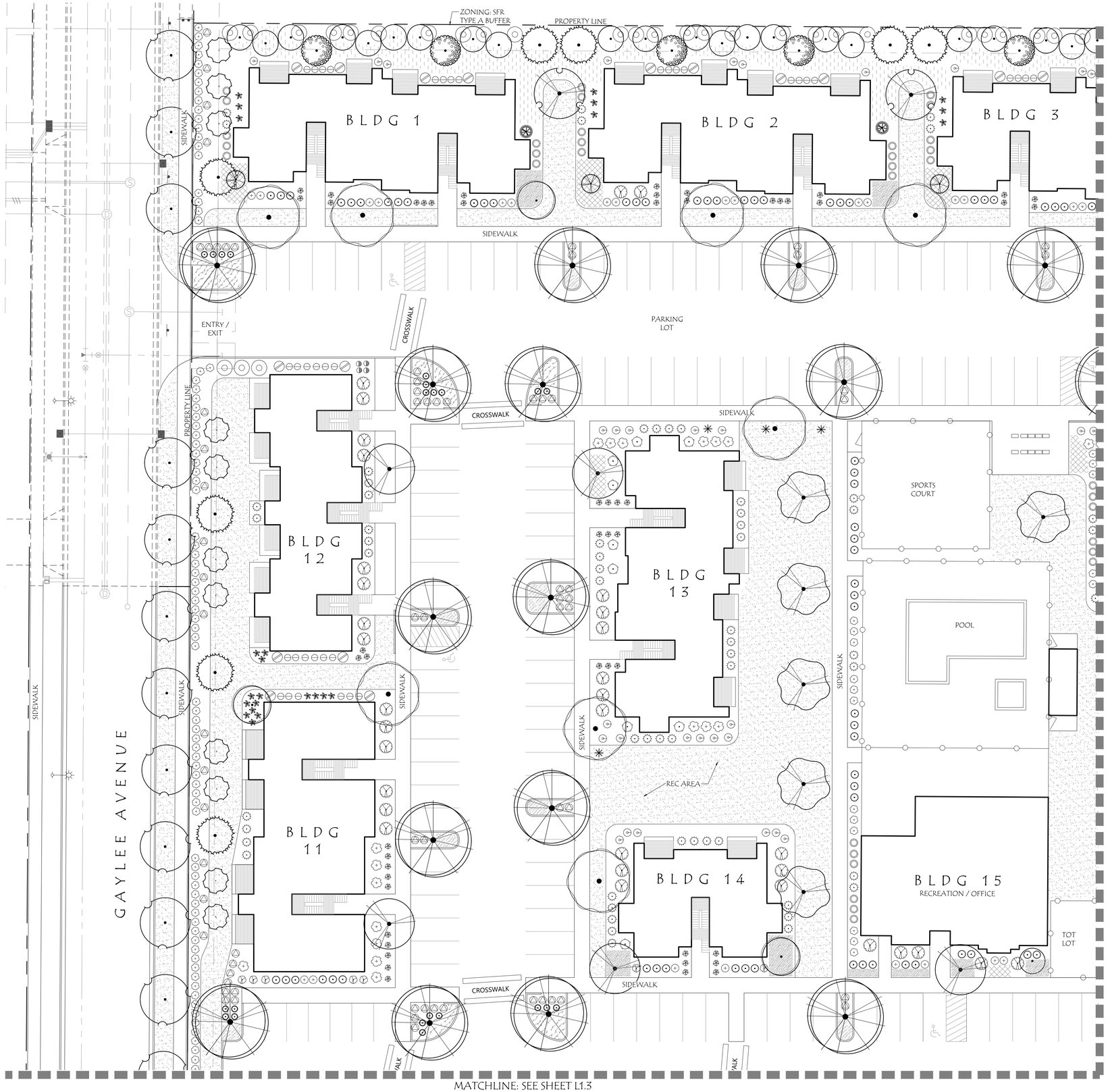
REVISIONS

#	DATE	NOTES	INITIALS

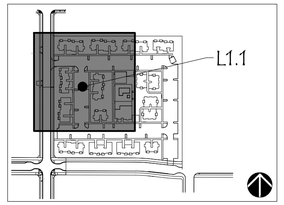
L0.0

SHEET 1 OF 6

PROJECT #: 1852R



KEY MAP:



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3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
4. PLANTS TO BE SIZED ACCORDING TO CITY OF MEDFORD REQUIREMENTS FOR GENERAL PLANTING.
7. STREET TREES TO BE SELECTED FROM CITY OF MEDFORD APPROVED STREET TREE LIST.
8. LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM.

LANDSCAPE PLANTING REQUIREMENTS

TOTAL SITE AREA: 291,527 SF (DOES NOT INCLUDE NEW R.O.W DEDICATION) TOTAL LANDSCAPE AREA: 92,111 SF (DOES NOT INCLUDE R.O.W.)	
TOTAL HIGH WATER USE: 32,658 SF / 35% TURF*	*TURF SEED MIX SELECTED FOR DROUGHT TOLERANCE/LOWER WATER REQUIREMENTS
REQUIRED ORGANIC CONTENT: 3 CUBIC YARDS (CY) PER 1000 SF 3 CY x (92,111 / 1,000 SF) = 276 CY	PROPOSED ORGANIC CONTENT: 276 CY
PARKING LANDSCAPE REQUIREMENTS: 3 TREES AND 6 SHRUBS PER 24 PARKING SPACES 500 SF PER 24 PARKING SPACES TOTAL PARKING SPACES: 279	PROPOSED PARKING LANDSCAPE: 33 TREES AND 70 SHRUBS MIN. 5,511 SF LANDSCAPE
STREET FRONTAGE LANDSCAPE REQUIREMENTS: 4 TREES & 25 SHRUBS PER 100 LINEAR FEET (LF) GAYLEE AVENUE TOTAL LF = 499 LF 20 TREES AND 125 SHRUBS DAKOTA AVENUE TOTAL LF = 492 LF 20 TREES AND 123 SHRUBS	PROPOSED STREET LANDSCAPE: 20 TREES AND 129 SHRUBS 20 TREES AND 124 SHRUBS
BUFFER YARD REQUIREMENTS MFR TO SFR TYPE A: CONTINUOUS CANOPY TO 20' HT. IN 10 YEARS AND MIN. 60% EVERGREEN TREE SPECIES	SEE PLANTING PLAN

Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon 97381
503.784.6494
laurusdesigns.com

ADDYSEN APARTMENTS

DAKOTA AVENUE &
GAYLEE AVENUE
MEDFORD, OREGON

REGISTERED
643
PRELIMINARY
LAURA A. ANTONSON
OREGON
11/16/2007
LANDSCAPE ARCHITECT

PRELIMINARY PLANTING PLAN

SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

FEBRUARY 4TH, 2026

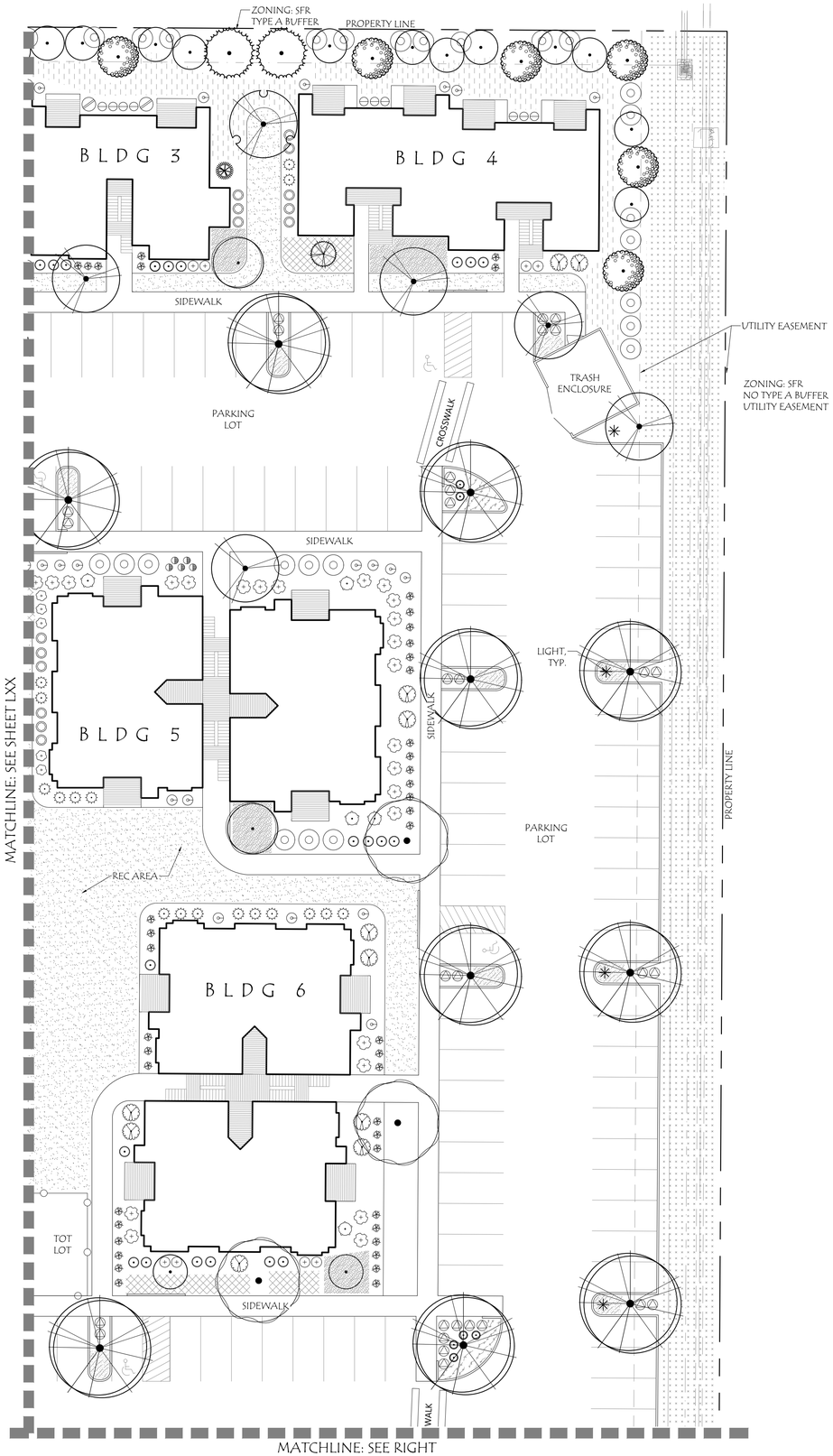
REVISIONS

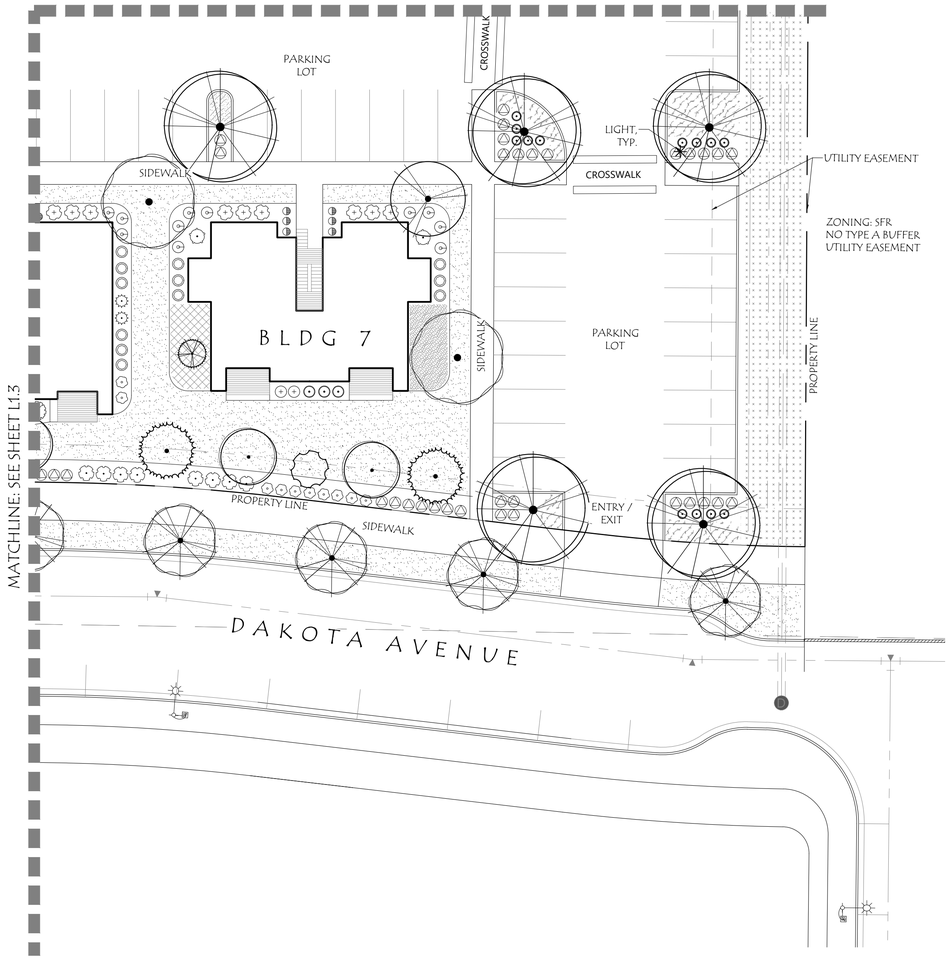
#	DATE	NOTES	INITIALS

L1.1

SHEET 2 OF 6

PROJECT #: 1852R





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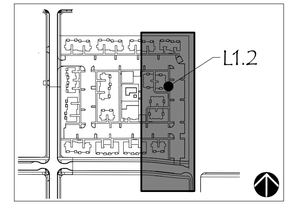

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11/16/2007
LANDSCAPE ARCHITECT

PRELIMINARY
PLANTING
PLAN

SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

FEBRUARY 4TH, 2026

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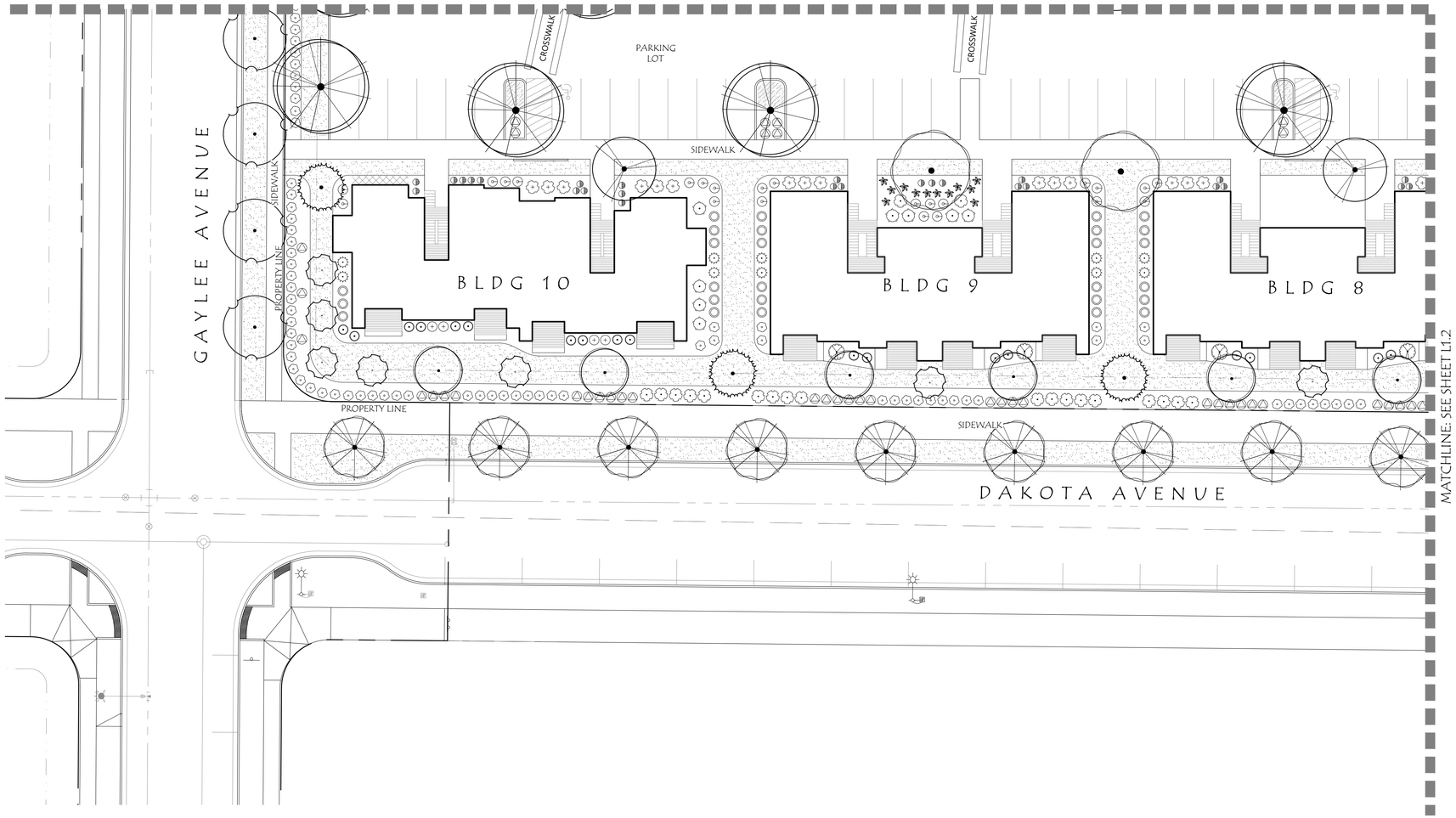
L1.2

SHEET 3 OF 6

PROJECT #: 1852R



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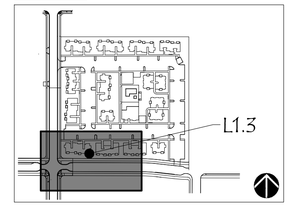

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ADDYSEN APARTMENTS

DAKOTA AVENUE &
GAYLEE AVENUE
MEDFORD, OREGON

REGISTERED
643
PRELIMINARY
LAURA A. ANTONSON
OREGON
11/16/2007
LANDSCAPE ARCHITECT

PRELIMINARY PLANTING PLAN

SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

FEBRUARY 4TH, 2026

REVISIONS

#	DATE	NOTES	INITIALS

L1.3

SHEET 4 OF 6

PROJECT #: 18852R

PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE (H X W)
	36	ACER CIRCINATUM / VINE MAPLE	8' HT., B&B, MULTI-STEM	20' X 20'
	15	CALOCEDRUS DECURRENS / INCENSE CEDAR	8' HT., B&B	45' X 15'
	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" CAL., B&B	50' X 50'
	5	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING NOOTKA CYPRESS	8' HT., B&B	30' X 5'
	3	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI FALSE CYPRESS	8' HT., B&B	15' X 5'
	19	FAGUS SYLVATICA 'DAWYCK PURPLE' / DAWYCK PURPLE EUROPEAN BEECH	2" CAL., B&B	40' X 12'
	13	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	2" CAL., B&B	45' X 35'
	13	LAGERSTROEMIA INDICA 'CATAWBA' / CATAWBA CRAPE MYRTLE	2" CAL., B&B	10' X 10'
	11	MYRICA CALIFORNICA 'BUXIFOLIA' / PACIFIC WAX MYRTLE	8' HT., B&B	25' X 15'
	15	NYSSA SYLVATICA / TUPELO	2" CAL., B&B	45' X 30'
	6	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	2" CAL., B&B	75' X 60'
	34	TILIA TOMENTOSA / SILVER LINDEN	2" CAL., B&B	60' X 50'
	15	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	2" CAL., B&B	60' X 50'
	13	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN SAWLEAF ZELKOVA	2" CAL., B&B	40'X 30'

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	110	ABELIA X GRANDIFLORA `KALEIDOSCOPE` / GLOSSY ABELIA	2 GAL.
	48	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD	2 GAL.
	7	EUONYMUS JAPONICUS `SILVER PRINCESS` / SILVER PRINCESS® EUONYMUS	3 GAL.
	174	ILEX CORNUTA `SOFT TOUCH` / SOFT TOUCH JAPAENSE HOLLY	2 GAL.
	55	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	5 GAL.
	81	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	2 GAL.
	41	NANDINA DOMESTICA `FIRE POWER` / FIREPOWER NANDINA	2 GAL.
	85	PINUS MUGO 'MOPS' / MOPS MUGO PINE	3 GAL.
	36	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL.
	65	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON ENGLISH LAUREL	1 GAL.
	28	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	3 GAL.
	18	RHODODENDRON X 'P.J.M.' / PJM RHODODENDRON	3 GAL.
	24	RHODODENDRON X 'VULCAN' / VULCAN RHODODENDRON	3 GAL.
	181	ROSA X 'KO DOUBLE' / PINK DOUBLE KNOCKOUT ROSE	2 GAL.
	82	SARCOCOCCA CONFUSA / SWEETBOX	3 GAL.
	38	SPIRAEA JAPONICA 'MAGIC CARPET' / MAGIC CARPET SPIREA	2 GAL.
	48	WEIGELA FLORIDA 'ALEXANDRA' / WINE & ROSES® WEIGELA	3 GAL.

GRASSES / PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	96	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL.
	42	HAKONECHLOA MACRA 'ALL GOLD' / ALL GOLD JAPANESE FOREST GRASS	1 GAL.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	485	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL.	36" o.c.
	105	CEANOTHUS GLORIOSUS / POINT REYES CEANOTHUS	1 GAL.	48" o.c.
	138	GENISTA LYDIA 'SELECT' / BANGLE® LYDIA BROOM	1 GAL.	36" o.c.
	103	JUNIPERUS SABINA `BUFFALO` / BUFFALO JUNIPER	1 GAL.	48" o.c.
	122	RUBUS CALYCINOIDES 'EMERALD CARPET' / EMERALD CARPET CREEPING BRAMBLE	1 GAL.	36" o.c.
	9,236 SF	PRO TIME 755 FLEUR DE LAWN FLOWERING ECO LAWN	SEED AT RATE OF 7-10 LBS PER 1,000 SF	
	32,657 SF	ROGUE SUPERIOR WEAR GRASS SEED MIX OR EQUAL	SEED AT RATE OF 1 LB PER 100 SF	

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Silverton, Oregon 97381
503.784.6494
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ADDYSEN APARTMENTS

DAKOTA AVENUE & GAYLEE AVENUE
MEDFORD, OREGON

REGISTERED 643 PRELIMINARY LAURA A. ANTONSON OREGON 11/16/2007 LANDSCAPE ARCHITECT

PRELIMINARY PLANT SCHEDULE

FEBRUARY 4TH, 2026

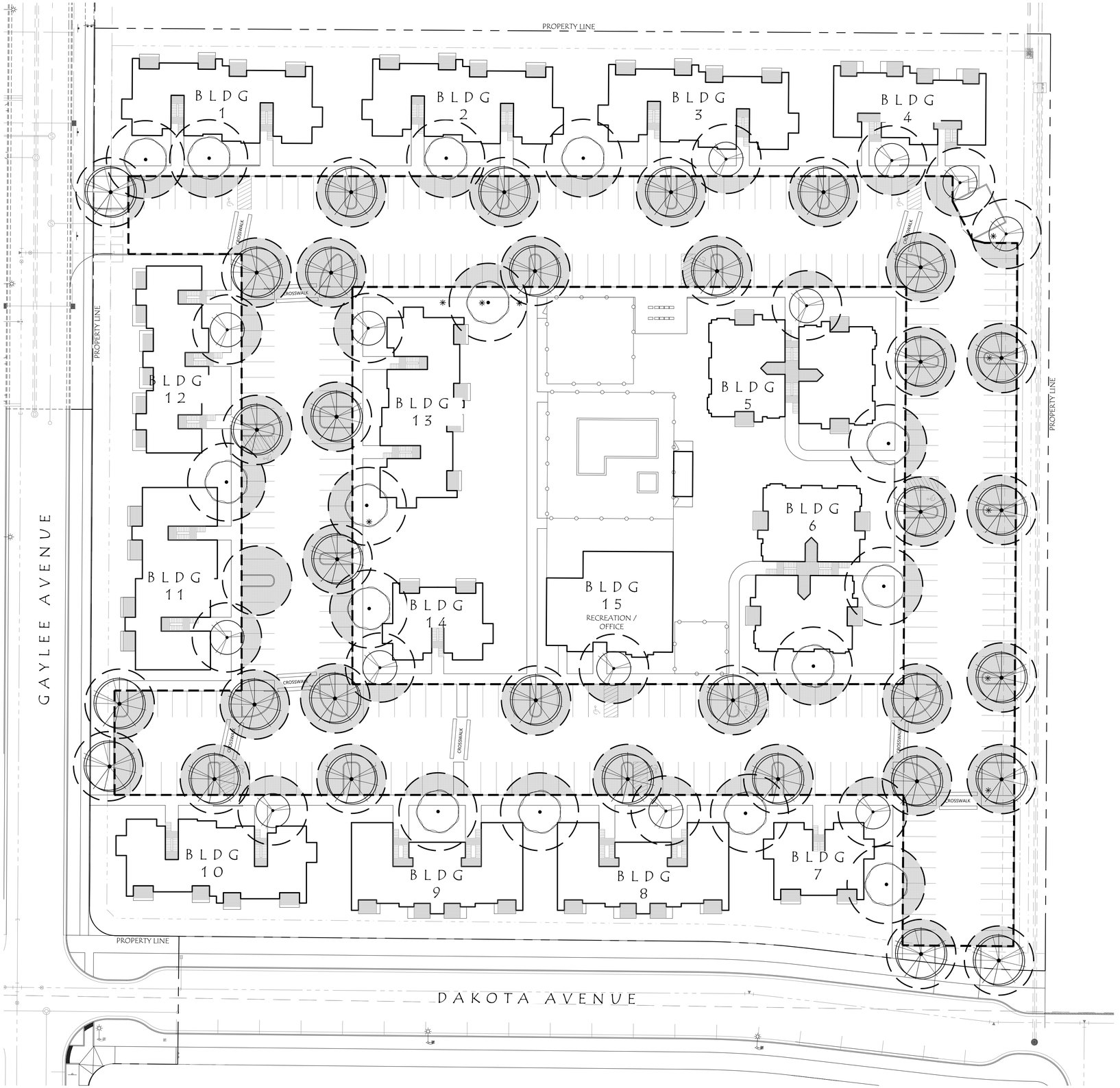
REVISIONS

#	DATE	NOTES	INITIALS

L1.4

SHEET 5 OF 6

PROJECT #: 1852R



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TREE CANOPY REQUIREMENTS:

PARKING LOT SF = 98,342 SF
40% PARKING LOT SF = 39,337 SF
TREE CANOPY PROPOSED = 39,520 SF

LEGEND

PARKING LOT LIMITS

TREE CANOPY

CANOPY COVERAGE

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Silverton, Oregon 97381

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ADDYSEN APARTMENTS

DAKOTA AVENUE &
GAYLEE AVENUE
MEDFORD, OREGON

REGISTERED
643
PRELIMINARY
LAURA A. ANTONSON
OREGON
11/16/2007
LANDSCAPE ARCHITECT

PRELIMINARY
CANOPY PLAN

SCALE: 1" = 30' - 0"

0' 15' 30' 60'
SCALE

FEBRUARY 4TH, 2026

REVISIONS

#	DATE	NOTES	INITIALS

L2.1

SHEET 6 OF 6

PROJECT #: 1852R

MEDFORD
PLANNING

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

☐ SPAR – Type II
Used for multi-family residential of 3 net acres or less per Medford Land Development Code Section 10.175A

☑ SPAC - Type III
Used if not a SPAR – Type II

1. APPLICANT INFORMATION (If a corporation, list all principals)

Name: Montagne Development, Inc (Dave Montagne and Adam Huskey)
Address: PO BOX 3308
City: SALEM State: OR ZIP Code: 97302
Email: dave@mdipropertyinfo.com
Telephone Primary: _____ Secondary: _____

2. AGENT INFORMATION (Owner's consent required)

Name: Brandie Dalton, Land-Use Consultant
Address: 1155 SE 13th Street
City: Salem State: OR ZIP Code: 97302
Email: bdalton@mtengineering.net
Telephone Primary: 503-363-9227 Secondary: _____

3. PROPERTY OWNER/CONTRACT PURCHASER OF RECORD

Name: Dave Montagne (Montagne Development, Inc)
Address: PO BOX 3308
City: Salem State: OR ZIP Code: 97302
Email: dave@mdipropertyinfo.com
Telephone Primary: _____ Secondary: _____

AC-26-081

4. PROJECT DESCRIPTION

Project Name: Addysen Park Apartments

Type of development/ intended use: Multi-Family Apartment Complex

Assessor's Map & Tax Lot(s): 37-2W26CD/Tax Lot 351

Site Address(es): Gaylee Avenue

Gross Acreage: 7.23 Acres Net Acreage: 6.69 acres

General Land Use Plan (GLUP) Map Designation(s): UH (Urban High Density Residential)

Zoning: MFR-30

Overlay Zone(s) (if applicable): R-Z (Restricted Zoning)

Southeast Plan Map Designation(s) (if applicable): N/A

Number of Dwelling Units: Existing Vacant Proposed 162-Units

Area of Structures (square feet): Existing Ø Proposed 55,312 Sq. Ft

Number of Parking Spaces Required 118 Proposed 276

Number of Employees Existing Ø Proposed Ø

Percent of site covered by structures 19 %

List any land use application file numbers (including Pre-Application Conferences) associated with the subject property:

PA-25-338

If any wetlands exist on the site, it is the applicant's responsibility to obtain a permit from the Oregon Department of State Lands and U.S. Army Corps of Engineers before any site work begins.

5. REQUIRED SUBMITTALS (Single Sided – Documents Letter Size – Plans 11 x 17)

- ☑ This Application Form (completed and signed)
- ☑ Site Plan (11 x 17) (Pages 5 - 6)
- ☑ Architectural Plans (11 x 17) (Pages 5 - 6)
- ☑ Conceptual Stormwater Drainage and Quality/Detention Facility Plan (11 x 17)
- ☑ Landscape Plan (11 x 17) (Pages 7 - 8)
- ☑ Applicant's Questionnaire (Pages 11 - 12)
- ☑ Section II – Code Compliance Worksheet (Pages 13 - 14)
- ☑ NA Hillside Development Slope Analysis Form – signed by staff (Page 16)
- ☑ NA Hillside Ordinance Constraints Analysis Status Form – signed by staff (if applicable – Page 17)
  - Slope Analysis (Sections 10.929 – 10.933)
  - If developing on slopes greater than 35%, attach recommendations received from the Planning Department after required Pre-Application Conference
  - If site contains slopes greater than 15%, attach signed Constraints Analysis Status Form which indicates Analysis has been deemed complete
  - Constraints Analysis
- ☑ Written Consent of Owner(s) (Page 18)
- ☐ Signed Statement Regarding Posting of Public Hearing/Public Notice Signs (Page 20) – Will Sign & Post Prior to Decision
- ☑ NA Agricultural Impact Assessment (if applicable – see Section 10.801 or 10.802)
- ☑ Legal description of project site

6. SUBMIT THE APPLICATION AND REQUIRED DOCUMENTS

- ☑ Submit the application (plans must be native .pdf files, no scans)
  - Via email planning@cityofmedford.org
  - For extra-large files, contact the planning department at planning@cityofmedford.org for a link to upload documents
- ☑ Fees
  - Planning Fee Schedule
  - Planning Fees are due at the time of application submittal
  - Payment options:
    - Checks shall be made payable to *City of Medford*
    - Credit/debit cards are accepted in the planning department, or to pay by phone, call (541) 774-2380

All submittals must be single sided

7. I HEREBY STATE THAT THE FACTS RELATED IN THE ABOVE APPLICATION AND THE PLANS AND DOCUMENTS SUBMITTED HEREWITH ARE COMPLETE, TRUE, CORRECT, AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature _____ ☐ Applicant ☐ Agent ☐ Owner

DISTINCTION BETWEEN SPAR – TYPE II and SPAC – TYPE III LAND USE REVIEW

This application form is used for two different processes. A Type II application is decided by the Planning Director and does not require a public hearing. A Type III application requires a public hearing and is decided by the Site Plan and Architectural Commission. Both processes include notification to surrounding property owners,

Only multi-family residential projects of three net acres or less are a Type II process. If an Exception or other Type III process is required in conjunction with a Type II residential project, the residential project must be decided by the Site Plan and Architectural Commission as a Type III application (see Section 10.175A(B) below). All other applications for site plan approval are Type III.

The application requirements are the same for Type II and Type III. Note that there are different approval criteria for residential projects – see Page 5.

Site Plan and Architectural Review – Type II Required, Section 10.175A(B)

A SPAR – Type II shall be used to review land uses proposing multi-family development, in place of the SPAC Type-III, when the following conditions apply:

(1) Is a multi-family development of three (3) net acres or less; and

(2) The proposed land use does not require a Type III or Type IV land use review in conjunction with the multi-family development such as, but not limited to, an Exception, Historic Review or Land Division.

Docusign Envelope ID: 301AE315-248B-4C05-AACA-78818CA7CA28

7. I HEREBY STATE THAT THE FACTS RELATED IN THE ABOVE APPLICATION AND THE PLANS AND DOCUMENTS SUBMITTED HEREWITH ARE COMPLETE, TRUE, CORRECT, AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature DocuSigned by: Adam Huskey B53DD46CC0B041D... [X] Applicant [ ] Agent [ ] Owner

DISTINCTION BETWEEN SPAR – TYPE II and SPAC – TYPE III LAND USE REVIEW

This application form is used for two different processes. A Type II application is decided by the Planning Director and does not require a public hearing. A Type III application requires a public hearing and is decided by the Site Plan and Architectural Commission. Both processes include notification to surrounding property owners,

Only multi-family residential projects of three net acres or less are a Type II process. If an Exception or other Type III process is required in conjunction with a Type II residential project, the residential project must be decided by the Site Plan and Architectural Commission as a Type III application (see Section 10.175A(B) below). All other applications for site plan approval are Type III.

The application requirements are the same for Type II and Type III. Note that there are different approval criteria for residential projects – see Page 5.

Site Plan and Architectural Review – Type II Required, Section 10.175A(B)

A SPAR – Type II shall be used to review land uses proposing multi-family development, in place of the SPAC Type-III, when the following conditions apply:

(1) Is a multi-family development of three (3) net acres or less; and

(2) The proposed land use does not require a Type III or Type IV land use review in conjunction with the multi-family development such as, but not limited to, an Exception, Historic Review or Land Division.

EXCERPTS FROM MEDFORD LAND DEVELOPMENT CODE SECTION 10.200 SITE PLAN AND ARCHITECTURAL REVIEW

Section 10.200(E) Site Plan and Architectural Review Approval Criteria

Type III Commercial and Industrial Development

(1) The Site Plan and Architectural Commission, SPAC – Type III, shall approve a site plan and architectural review application for ***commercial or industrial development****, if it can find that the proposed development conforms, or can be made to conform through the imposition of conditions, with the following criteria:*

(a) The proposed development is compatible with uses and development that exist on adjacent land, and

(b) The proposed development complies with the applicable provisions of all city ordinances or the Site Plan and Architectural Commission has approved (an) exception(s) as provided in Section 10.186.

Type II & III Residential Development

(2) The approving authority shall approve a site plan and architectural review application for a ***residential development*** *if the proposed development complies with the applicable provisions of all city ordinances, or if the Site Plan and Architectural Commission has approved either of the following:*

(a) Any Exceptions, as provided for in MLDC Section 10.186, which resolve(s) any instances of non-compliance with those provisions.

(b) Any Adjustments or Exceptions from the Special Development Standards for Multiple-Family Dwellings, as provided for in MLDC Section 10.715A through 10.717.

(c) Any adjustments or Exceptions from the Development Standards for a Cottage Cluster Development, as provided for in MLDC Section 10.818A.

Section 10.200(F) Conditions of Approval (Applies to Type II and Type III)

In approving a site plan and architectural review application, the approving authority may impose, in addition to those standards expressly specified in this code, conditions determined to be reasonably necessary to ensure compliance with the standards of the code and the criteria in Subsection (E) above, and to otherwise protect the health, safety and general welfare of the surrounding area and community as a whole. These conditions may include, but are not limited to the following:

(1) Limiting the number, height, location and size of signs;

(2) Requiring the installation of appropriate public facilities and services and dedication of land to accommodate public facilities when needed;

(3) Limiting the visibility of mechanical equipment through screening or other appropriate measures;

(4) Requiring the installation or modification of irrigated landscaping, walls, fences or other methods of screening and buffering;

(5) Limiting or altering the location, height, bulk, configuration or setback of buildings, structures and improvements.

(6) Requiring the improvement of an existing, dedicated alley which will be used for ingress or egress for a development;

(7) Controlling the number and location of parking and loading facilities, points of ingress and egress and providing for the internal circulation of motorized vehicles, bicycles, public transit and pedestrians;

(8) Requiring the retention of existing natural features;

(9) Modifying architectural design elements of commercial and industrial buildings. Such modifications may include, but are not necessarily limited to: exterior construction materials and their colors, roofline, fenestration and restricting openings in the exterior walls of structures;

(10) Modifying architectural design elements of multiple-family dwellings when the applicant has affirmatively elected to request an adjustment from the Special Development Standards in MLDC Sections 10.715A through 10.717. Such modifications may include but are not necessarily limited to: exterior construction materials and their colors, roofline, and fenestration; and, restricting openings in the exterior walls of structures;

(11) Modifying elements of Cottage Cluster Developments when the applicant has affirmatively elected to request an adjustment from the Development Standards for a Cottage Cluster Development, as provided for in MLDC Section 10.818A;

(12) Restricting the height, directional orientation and intensity of exterior lighting.

Section 10.200(J) Site Plan and Architectural Review Application Form

The application for Site Plan and Architectural Review shall contain the following plans, submitted in the quantity and sizes specified on the Site Plan and Architectural Review application form, including legible reduced copies of all plan documents.

(1) Landscape Plan meeting the specifications and requirements in Section 10.780.

(2) Building Construction Plans: A site plan and architectural plan which are clearly and legibly drawn to scale shall be provided. Building construction plans shall include north arrow, orientation of building elevations indicating full dimensions and providing the following information:

(a) Site Plan:

(i) Lot dimensions.

(ii) All proposed and existing buildings and structures: location, size, height, proposed use.

(iii) Public and private yards and open space between buildings.

(iv) Walls and fences: location, height and material.

(v) Existing and proposed off-street parking: location, number, type and dimensions of spaces, parking area, internal circulation pattern.

(vi) Access: pedestrian, vehicular, service, points of ingress and egress.

(vii) Loading: location, dimension, number of spaces, type of space (A or B), internal circulation.

(viii) Lighting: location and general nature, hooding devices.

(ix) Street dedication and improvements.

(x) Drainage plan.

(xi) Location of existing public improvements including streets, curbs, sidewalks, street trees, utility poles, light fixtures, traffic signs and signals, and such other data as may be required to permit the Planning Director or Site Plan and Architectural Commission to make the required findings.

(xii) Location and screening of mechanical equipment.

(xiii) Location and screening of outdoor trash bins.

(b) Architectural Plans:

(i) Roof plan.

(ii) Floor plan.

(iii) Architectural elevations.

(iv) Materials and Colors.

(c) A conceptual stormwater facility plan with associated landscape plan, if applicable, pursuant to Sections 10.486(B) or 10.729(B).

PLAN CHECKLISTS – All plans must be fully dimensioned

ARCHITECTURAL PLANS

- ☑ Roof plan
- ☑ Floor plans
- ☑ Architectural elevations
  - Materials and colors
  - Location & general nature, including height, directional control, etc. of exterior lighting (Section 10.764)
  - Location & method of concealment of outdoor trash/recycling receptacles (Section 10.781)
  - Location & method of concealment of exterior mechanical equipment (heating, ventilation, A/C, meters, etc.) (Section 10.782)

✓ SITE PLAN

- ☐ Location & dimensions of all existing & proposed property lines, public utility easements, and any other public or private easements
- ☐ FEMA Floodplain information showing 100 year floodplain lines & elevation data if any
- ☐ Location of existing public improvements & above & underground utilities within 300 feet of the project boundaries (i.e. power, telephone, natural gas, water lines and hydrants, sanitary sewer, storm drain, streets, curbs, sidewalks, street trees, utility poles, light fixtures, traffic signals, etc.). *Include existing half-width right-of-way dimensions.*
- ☐ Proposed public improvements (check with Engineering Division prior to drawing plans: 541-774-2100)
  - Street Circulation Design and Connectivity (Section 10.426)
  - Legacy Street (Section 10.427[D] and [E]) – confer with City Engineer prior to submitting application
  - Street Dedication (Sections 10.428 – 10.430B)
  - Access Standards (Section 10.550)
- ☐ Proposed connection points to power, telephone, natural gas, water, sanitary sewer & storm drainage
- ☐ Conceptual Drainage Plan (Sections 10.486[B] or 10.729[B]) and the Rogue Valley Stormwater Design Manual
- ☐ Location, size, height & proposed use of all buildings (proposed & existing)
- ☐ Treatment of all public and private yards and open space
- ☐ Location, height, & materials of all existing & proposed fences & walls (Sections 10.731 – 10.735)

- ☐ Location, number of spaces, dimensions, internal circulation pattern, and paving material of off-street loading (Section 10.742)
- ☐ Existing & proposed off-street vehicular parking including, but not limited to: location, number of spaces, dimensions, internal circulation pattern, and paving materials
  - Vehicle (Sections 10.743 – 10.746)
  - Bicycle (Sections 10.747 – 10.751)
  - Carpool & vanpool (Section 10.809)
- ☐ Vehicular & pedestrian access to site & buildings, including disabled person, service/loading, and points of ingress/egress
- ☐ Pedestrian walkways (Sections 10.772 – 10.776)
- ☐ Location & general nature, including height, directional control, etc. of exterior lighting (Section 10.764)
- ☐ Location & method of concealment of outdoor trash/recycling receptacles (Section 10.781)
- ☐ Location & method of concealment of exterior mechanical equipment (heating, ventilation, A/C, etc.) (Section 10.782)

✓LANDSCAPE PLAN

Please note irrigation plans are not reviewed or approved with the SPAR application, and need not be submitted. Irrigation review will be performed as part of building plan construction document review. Irrigation plans submitted with the SPAR application will not be reviewed for code compliance and will be considered conceptual.

The landscape plan designer should be cognizant during plan preparation of required irrigation hydro-zoning. Unless irrigated by drip irrigation with emitters for individual plant water needs, plants located in the same irrigation zone shall have similar watering needs. Compatible plant water use materials are referenced in the *Plant Water Needs for Medford*, a copy which is available at the Planning Department or Planning web page.

This is a summarized Landscape Plan Checklist. Adopted provisions are located in Section 10.780, of the *Medford Land Development Code*. For a comprehensive designer checklist for landscape plan preparation, please refer to the *Landscape and Irrigation Plan Processing and Information (LIPPI) Packet* available at the Planning Department or Planning web page.

- ☐ For development with more than 1,500 square feet of landscaping area the Landscape Plan shall be prepared by a State of Oregon Registered Landscape Architect or Oregon All-Phased Landscape Contractor.
- ☐ Title block information per Section 10.780(F)(1).
- ☐ Scale in accordance with Section 10.780(F)(2).

- ☐ Plan information consistent with Section 10.780(F)(3).
- ☐ Plan Details per Section 10.780(F)(4) including but not limited to: location of all plant materials, landscaping features and groundcover materials.
- ☐ Details and specifications of soil preparation for tree planting.
- ☐ Construction notes for the soil preparation procedures outlined in Section 10.780(G)(9)(b) and for mature compost content, certified by the US Composting Seal of Testing Assurance Program, spread at a rate of three (3) cubic yards per 1,000 square feet of landscape area.
- ☐ Landscape Plan Legend.
- ☐ Utilities Plan Sheet, showing aboveground and underground utilities.
- ☐ If applicable, areas provided with fencing for soil/tree protection.
- ☐ If applicable, other Landscape Design Standards:
  - Street Frontage Landscaping Requirements (Section 10.797)
  - Parking Area Planter Landscaping Requirements (Section 10.746[3])
  - Bufferyard Landscaping Requirements (Section 10.790)
  - SE Overlay District Landscaping Requirements (Sections 10.370 -10.385)
  - Large Retail Structure Landscaping Requirements (Sections 10.724 - 10.725)
  - Stormwater Facilities Landscaping Requirements – per the *Rogue Valley Stormwater Quality Design Manual.*
- ☐ Plant Size Requirements:
  - Deciduous trees — 1¾-inch caliper minimum
  - Evergreen trees — Eight (8) feet in height minimum
  - Shrubs — One (1) gallon size minimum
  - Groundcovers — Flats or a minimum size of four (4) inch pots
- ☐ Living Groundcover Requirements:
  All landscaping areas, including right-of-way planter strips adjacent to the site, shall include sufficient shrubs, turf grass, and/or other living groundcover to spread over 85% of each area within eight (8) years. This standard can be reduced down to a minimum of 50%, subject to standards identified in Section 10.780(G)(3).
- ☐ Non-Living Groundcover Requirements:
  Landscaping areas not covered with turf grass shall be covered with (3) inches of unsettled mulch. A limited application of rock or similar non-living groundcover material may also be utilized. Bark mulch within public right-of-way shall be of shredded texture. Nuggets or chips may not be applied.
- ☐ High Water Use Landscape Element Limitations:
  Water features shall use recirculation water systems. Total landscaping area of a development site shall not exceed the following percentages of high water use landscape elements as defined by code:
  - Single-family residential open space/landscaping tract = 40%

- Multiple-family residential = 40%
- Commercial/office = 30%
- Institutional = 30%
- Industrial = 20%

☐ Turf Grass Limitations - Section 10.780(G)(6): Minimum average width of eight (8) feet and shall be no less than six (6) feet in width at any point; Slopes exceeding fifteen percent (15%) shall not be landscaped with turf.

☐ Slope Limitations in Landscape Areas: Maximum finished slope is 33% (3 to 1). Slopes steeper than 33% shall be terraced.

☐ Irrigated Landscaping Adjacent to Impervious Surfaces shall have a finished grade that is one (1) inch lower than the impervious surface where they adjoin.

☐ Tree Requirements per Section 10.780(G)(10):

- Soil Volume - New and existing trees shall have at least two (2) cubic feet of soil volume for each one (1) square foot of mature tree canopy.
- Structural Soil can be utilized as an alternative material under impervious surfaces to meet the required soil volume calculation.
- Root Barrier shall be installed for all new trees located within three (3) feet of any public right-of-way impervious surface.
- Tree Fencing - Existing trees to be preserved shall be fully secured by fencing at the canopy edge for the purpose for protecting the tree.

APPLICANT'S QUESTIONNAIRE

The Applicant's Questionnaire is a tool to help applicants write findings of fact that will demonstrate that a proposed development complies with the decision criteria above that the Planning Director and Site Plan and Architectural Commission use to approve applications.

Instructions

A completed, signed written response to this questionnaire *shall* be included with all applications for Site Plan and Architectural Review. These questions are designed and organized to elicit factual information that can help support your project during the review process. Please prepare your responses on separate sheets of paper and sign and date the document. Remember to submit a single-sided document.

Section I - Narrative

Write a brief narrative that describes your proposed development.

Section II – Compatibility: Criterion No. 1 for Commercial and Industrial Development (Type III)

The following questions are designed to demonstrate how your proposal is compatible with uses and development that exist on adjacent land. Using factual information, respond to the following questions on a separate sheet of paper: use supplemental information such as site photographs, aerial maps, etc. to augment your case.

A. List existing uses and development adjacent to your project site. Along with this list, describe the architecture (materials, colors, etc.), age, and condition of the adjacent buildings (you may use photographs to supplement this information).

B. Describe the building architecture and exterior treatments in your proposal, and how they fit with and complement adjacent buildings and development.

C. Describe the proposed architecture and exterior treatments that break up large facades and give relief to the building mass. The *Site Plan and Architectural Commission Design Guidelines* are a helpful reference, and can be found on the City's website, and at the Planning Department.

D. Describe how the placement and orientation of the proposed building(s) relate(s) to the street facilities, and how this orientation promotes a more pedestrian-friendly site design.

    a. If the site lies within 600 feet of an existing or planned transit stop, as designated by the Transportation System Plan (TSP), describe compliance with the standards of Section 10.808, *New Commercial and Institutional Development*.

E. Describe how the proposal meets the block length and perimeter standards in MLDC Section 10.426, Street Circulation Design and Connectivity.

F. Describe the pedestrian facilities and amenities on your site (useable outdoor space, benches, etc.), and how they will function for pedestrians.

G. Describe vehicle and pedestrian access to the site, and how it relates internally on the site, and to adjacent sites.

H. Describe if and how the proposed plan is sensitive to retaining any existing trees or significant native vegetation on the site. Should existing trees be preserved, a Tree Protection Plan shall also be included in this application.

I. Describe stormwater detention facilities on the site (underground storage, surface pond, etc.). If these facilities will be landscaped areas, describe how the proposed landscaping will be integrated with other landscaping on the site.

J. Describe how your proposed landscaping design will enhance the building and other functions on the site.

K. Describe how your exterior lighting illuminates the site, and explain how the design of fixtures does not diminish a view of the night sky, or produce glare on adjacent properties, consistent with the standards of Section 10.764.

L. Describe any proposed signage, and how it will identify the location of the occupant and serve as an attractive complement to the site.

M. Explain any proposed fencing, including its purpose, and how you have incorporated it as a functional, attractive component of your development. (See Sections 10.731-10.733).

N. Explain how any potential noise generated by future occupants will be mitigated on the proposed site, consistent with the standards of Sections 10.752-10.761.

O. Explain anything else about your project that adds to the compatibility of the project with adjacent development and uses.

P. List and explain any exceptions or modifications requested and provide reasons for such.

Q. Section 10.780(C)(2) - List any petition for relief of landscaping standards (i.e., request an increase in turf area at a facility for active recreation; eliminate requirement for root barriers when trees are planted in structural soils). Provide rationale for requested deviation from standard.

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

Section III – Code Compliance (Use for Type II and Type III)

PROJECT SITE

	EXISTING	PROPOSED
• Zoning District	MFR-30	MFR-30
• Overlay District(s)	R-Z	R-Z
• Proposed Use		162- Apartment Units
• Net Acreage	6.69 acres	6.69 acres
• Gross Acreage	7.23 acres	7.23 acres
• Proposed Density (10.708)		
• Number of Dwelling Units	Ø	162
• Number of Employees	Ø	Ø

STRUCTURES (MLDC 10.710 – 10.721)

	EXISTING	PROPOSED
• Number of Structures	Ø	15 Buildings
• Structure Square Footage	Ø	55,312 sq. ft
• Building Height		39' to 40.7'

SITE DESIGN STANDARDS (MLDC 10.710 – 10.721)

	PROPOSED	REQUIRED
• Front Yard Setback West	15.85'-24.8'	
• Side Yard Setback North	16.84'-19.17'	
• Side Yard Setback South	14.46'-22.91'	
• Rear Yard Setback East	15'	
• Lot Coverage	19%	70% max

PARKING

	PROPOSED	REQUIRED
• Regular Vehicular Spaces (10.743)	267	118
• Disable Person Vehicular Spaces (10.746[8])	9	
• Carpool/Vanpool Spaces (10.809)	0	
• Total Spaces (10.743)	276	
• Bicycle Spaces (10.748)	162	162
• Loading Berths (10.742)	1	

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

LANDSCAPING

	PROPOSED	REQUIRED
• Total Landscape Area (square feet)	92,111 sq.ft	87,458 sq.ft
• Total Landscape Area in High Water Use Landscaping (square feet)	32,658 sq ft	
• Total Landscape Area in High Water Use Landscaping (percentage)	35%	
• Total % Landscape Coverage	43%	
• Required Organic Content (cu.yd.)	276 CY	276 CY
• Frontage Landscaping (10.797)		
• Street:	Graylee Ave	
• Feet:	499	
• # Trees:	20	20
• # Shrubs:	129	125
• Street:	DaKota Ave	
• Feet:	492	
• # Trees:	20	20
• # Shrubs:	124	123
• Bufferyard Landscaping (10.790)		
• Type:	A	
• Distance (ft):		
• # Canopy Trees:	See Planting Plan	
• # Shrubs:	11	
• Fence/Wall:	6' High Wall (North/East)	6' High Wall (North/East)
• Parking Area Planter Bays (10.746)		
• Type:		
• # Bays:		
• Area:		
• # Trees:	33	34
• # Shrubs:	70	69

STRUCTURE

	PROPOSED
• Materials	See Attached Building Elevations
• Colors	Colors will be in compliance with Code

Please remember that the information you provide in response to the questionnaire must be included with your application submittal. Remember to sign and date your written response.

COMMONLY USED CODE REFERENCES

1.	Permitted Uses – Residential Zones	10.314
2.	Permitted Uses – Commercial and Industrial Zones	10.337
3.	Central Business District	10.358
4.	Southeast Plan Overlay District	10.370 - 385
5.	Block Length Ordinance	10.426
6.	Legacy Streets	10.427(D) & (E)
7.	Street Improvement Requirements	10.428 - 430(B)
8.	Townhouse Development Standards	10.712
9.	Duplex Development Standards	10.713
10.	Multiple Family Site Development Standards	10.714
11.	Multiple Family Special Development Standards	10.715A - 719
12.	Commercial and Industrial Development Standards	10.421
13.	Large Retail Structures (Big Box Ordinance)	10.722 - 725
14.	Fencing	10.731 - 733
15.	Clear View of Intersecting Streets (visibility triangle)	10.735
16.	Off-Street Parking and Loading	10.741 - 746
	a. Off-Street Parking Standard	10.743
	b. General Design Requirements for Parking	10.746
	c. Parking Area Planter Bays	10.746(3)
	d. Parking, Required Yard	10.746(10)
	e. Parking Aisles	10.746(12)
	f. Connecting Parking Areas	10.746(15)
	g. Parking Lot Dimension Standards	10.746(16)
	h. Compact Cars (maximum 20 percent)	10.746(17)
17.	Bicycle Parking	10.747 - 751
18.	Pedestrian Walkways	10.772 - 776
19.	Landscape and Irrigation	10.780
20.	Bufferyards	10.790
21.	Street Frontage Landscaping Requirements	10.797
22.	Vanpool and Carpool Parking	10.809

NA HILLSIDE DEVELOPMENT SLOPE ANALYSIS FORM

A Slope Analysis is required for all applications (except Zone Changes) where development is proposed on slopes greater than fifteen percent (15%).

Map and Tax Lot(s): _____

Address(es): _____

To Be Completed by Planning Department Staff Prior to Submitting

Based upon the City of Medford Slope Map:

- ☑ A Slope Analysis is not required.
- ☐ A Slope Analysis is required, but a Constraints Analysis is not required.
- ☐ A Slope Analysis and a Constraints Analysis are required. The Constraints Analysis must be submitted to the Public Works Department and deemed complete before submittal of the Land Division Application to the Planning Department. Please use the Constraints Analysis Status Form, Page 11.
- ☐ A Slope Analysis, Constraints Analysis, and Pre-Application are required before submittal of the Land Division Application to the Planning Department. The Constraints Analysis must be submitted to the Public Works Department and deemed complete before submittal of the Pre-Application Form to the Planning Department. Please use the Constraints Analysis Status Form included in the Pre-Application Form.

_____ _____

Signature Date

_____ _____

Print Name Title

HILLSIDE DEVELOPMENT CONSTRAINTS ANALYSIS STATUS FORM

A Constraints Analysis is required for all applications (except Zone Changes) where development is proposed on slopes greater than 15%.

The Constraints Analysis must be deemed complete by the Public Works Department **prior** to submittal of the Application to the Planning Department. This form, signed by the Public Works Department, must accompany the application submittal to the Planning Department. After review, Public Works will mail this form to the Agent and forward a copy to Planning.

Section A: To be filled out by the applicant prior to submittal to the Public Works Department

Document Title: _____

Subject Tax Lots: _____

Agent Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Email: _____

Telephone: _____

SECTION B: To be filled out by the Public Works Department at time of submittal

Date Submitted: _____

Public Works Signature: _____

Print Name: _____

SECTION C: To be filled out by Public Works after review of the Constraints Analysis

Based upon the information submitted with this application:

- ❒ The Constraints Analysis dated _____ is deemed complete.
- ❒ The Constraints Analysis is deemed incomplete.

Date: _____

Public Works Signature: _____

Print Name: _____

WRITTEN CONSENT OF OWNER

I/We, _____, the property owner(s) of Tax Lot(s) _____ on Jackson County Assessor Map _____, hereby consent to the filing of an application for _____ on said property, and will allow _____ to represent me before the City of Medford approving authority.

Signed: _____	Signed: _____
Print Name: _____	Print Name: _____
Date: _____	Date: _____

Signed: _____	Signed: _____
Print Name: _____	Print Name: _____
Date: _____	Date: _____

ON-SITE POSTING SIGNS, SECTION 10.124

On-site posting signs shall be placed on the project site for any Type II or Type III land use actions according to the following:

On-Site Posting – Type II (Section 10.124[C][d])

(1) Contents of sign. On-site notice of decision date signs shall include a description of the proposed land use action, the date the decision will be rendered and the City of Medford file number for the proposed land use action.

(2) Location and number of signs. A posted notice sign must be placed on each existing street frontage of the project site. If a frontage is over 600 feet long, a notice sign is required for each 600 feet, or fraction thereof. Notice signs must be posted within 10 feet of a street lot line and must be visible to pedestrians and motorists. Notice signs may not be posted in a public right-of-way, unless the land use action specifically pertains to a public right-of-way. If posting must occur in the right-of-way, care should be taken to comply with Section 10.735, Clear View of Intersecting Streets.

(3) Sign posting schedule. The required sign(s) shall be posted as specified in Table 10.124-1. Posted signs shall be removed within 10 days following the final decision.

Public Hearing Signs – Type III (Section 10.124[B])

(1) Contents of sign. Public Hearing signs shall include a description of the proposed land use action, the date of the public hearing, and the City of Medford file number for the proposed land use action.

(2) Location and number of signs. A posted notice sign must be placed on each existing street frontage of the project site. If a frontage is over 600 feet long, a notice sign is required for each 600 feet, or fraction thereof. Notice signs must be posted within 10 feet of a street lot line and must be visible to pedestrians and motorists. Notice signs may not be posted in a public right-of-way, unless the land use action specifically pertains to a public right-of-way. If posting must occur in the right-of-way, care should be taken to comply with Section 10.735, Clear View of Intersecting Streets.

(3) Sign posting schedule. The required sign(s) shall be posted as specified in Table 10.124-1. Posted signs shall be removed within 10 days following the final decision.

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

ON-SITE POSTING SIGNS

I, _____, the property owner (or authorized agent) of Tax Lot(s) _____ on Jackson County Assessor Map _____, have read *Medford Land Development Code* Section 10.124 which specifies the posting requirements for the tax lot(s) noted above, agree to post the property according to those requirements, and understand the consequences for not doing so.

Signed: _____ Date: _____

Site Plan and Architectural Review – Type II

Site Plan and Architectural Commission – Type III

For the applicant's convenience, the Planning Department will provide the sign(s) at the Land Development Committee meeting. Should this meeting not be scheduled 21 days prior to the hearing, it is the applicant's responsibility to contact the Planning Department to pick up the sign(s).

Addysen Park Apartments

Applicant/Owner:
Montagne Development, Inc
Dave Montagne
PO Box 3308
Salem, OR 97302
dave@mdipropertyinfo.com

Representatives:
Brandie Dalton, Land-Use Consultant
Multi/Tech Engineering Services
1155 SE 13th Street
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Brian Grena, Project Manager
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Mark Grenz, Engineer
Multi/Tech Engineering Services
1155 SE 13th Street
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(503) 363-9227
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Subject Property:

Proposed:	Total 162-Units
Assessor's Map:	372W26CD/Tax Lot 351
Size:	7.23 acres (6.69 acres excluding r-o-w)
Zoning:	GLUP Designation-UH (Urban High Density Residential) Zone-MFR-30 Overlay Zone-R-Z (Restricted Zoning)
Pre-App:	PA-25-338

Preliminary Plans Provided:

SDR1 COVER SHEET
SDR2 EXISTING CONDITIONS PLAN
SDR3 SITE PLAN
SDR4 OPEN SPACE PLAN
SDR5 GRADING PLAN
SDR6 PRIVATE STORM DRAIN PLAN
SDR7 PRIVATE SANITARY SEWER PLAN
SDR8 PRIVATE DOMESTIC WATER PLAN
SDR9 PRIVATE FIRE SERVICE PLAN
SDR10 TRASH ENCLOSURE PLAN

L0.0 COVER SHEET
L1.1 PRELIMINARY PLANTING PLAN
L1.2 PRELIMINARY PLANTING PLAN
L1.3 PRELIMINARY PLANTING PLAN
L1.4 PRELIMINARY PLANT SCHEDULE
L2.1 PRELIMINARY CANOPY PLAN

BUILDING 1,2,3 & 13 (TYPES "A" & "B" UNITS)
A1.3 LOWER FLOOR PLAN
A1.4 MIDDLE & UPPER FLOOR PLAN
A1.8 BUILDING ELEVATIONS

BUILDING 4 (TYPES "C" UNIT)
A4.3 LOWER FLOOR PLAN
A4.4 MIDDLE FLOOR PLAN
A4.5 UPPER FLOOR PLAN
A4.9 BUILDING ELEVATIONS

BUILDING 5 & 6 (TYPE "E" UNITS)
A5.3 LOWER FLOOR PLAN
A5.4 MIDDLE FLOOR PLAN
A5.5 UPPER FLOOR PLAN
A5.8 BUILDING ELEVATIONS

BUILDING 7 (TYPE "B" UNITS)
A7.3 LOWER FLOOR PLAN
A7.4 MIDDLE FLOOR PLAN
A7.5 UPPER FLOOR PLAN
A7.9 BUILDING ELEVATIONS

BUILDING 8 & 9 (TYPES "C" & "D" UNITS)
A8.3 LOWER FLOOR PLAN
A8.4 MIDDLE & UPPER FLOOR PLAN
A8.8 BUILDING ELEVATIONS

BUILDING 10 (TYPES "A" & "B" UNITS)
A10.3 LOWER FLOOR PLAN
A10.4 MIDDLE & UPPER FLOOR PLAN
A10.8 BUILDING ELEVATIONS

BUILDING 11 (TYPES "G" UNITS)
A11.3 LOWER FLOOR PLAN
A11.4 MIDDLE FLOOR PLAN
A11.5 UPPER FLOOR PLAN
A11.9 BUILDING ELEVATIONS

BUILDING 12 (TYPES "H" UNITS)
A12.3 LOWER FLOOR PLAN
A12.4 MIDDLE FLOOR PLAN
A12.5 UPPER FLOOR PLAN
A12.9 BUILDING ELEVATIONS

BUILDING 14 (TYPES "B" UNITS)
A14.3 LOWER FLOOR PLAN
A14.4 MIDDLE FLOOR PLAN
A14.5 UPPER FLOOR PLAN
A14.9 BUILDING ELEVATIONS

BUILDING 15 (RECREATION BUILDING)
A15.3 LOWER FLOOR PLAN
A15.6 BUILDING ELEVATIONS

Documents Provided:

Signed Application
Operating Agreement (Business Documents)
Title Report
Recorded Property Deed (Volume 50/Page 19)
Assessor's Map
PA-25-338 Medford Water Memo Dated 11-3-2025
PA-25-388 Public Works Memo Dated 11-12-2025
PA-25-388 Planning Report Dated 11-12-2025
Material Board

Background:

The subject property is Area C of Addysen Park Subdivision. See Volume 50, Page 19.

On November 12, 2025, Pre-Application Conference PA-25-338 was held with the applicant to discuss the development of the subject property.

Proposal:

The applicant is proposing to develop 7.23 acres (6.69 acres excluding r-o-w) into a 162-unit apartment complex on proposed located at the southeast corner of Addysen Park Way and Gaylee Avenue (372W26CD/TL 351).

Section 10.200 (Site Plan and Architectural Review):

(5) Site Plan and Architectural Review Approval Criteria (Types II and III).

> ***(a) The Site Plan and Architectural Commission, SPAC – Type III Review, shall approve a site plan and architectural review application for a commercial or industrial development, if it can find that the proposed development conforms, or can be made to conform through the imposition of conditions, with the following criteria:***
>
> > ***(i) The proposed development is compatible with uses and development that exist on adjacent land, and***

Applicant Findings: The subject property is currently MFR-30, which permits the development of multi-family units. The proposed multi-family development fits the existing development pattern of the vicinity, by providing residential housing in the area. The surrounding properties are developed as single-family residential uses. The proposed apartments will be compatible with the existing residential uses, while also providing a needed residential housing type in the area.

> > ***(ii) The proposed development complies with the applicable provisions of all City ordinances or the Site Plan and Architectural Commission has approved (an) exception(s) as provided in Section 10.186.***

Applicant Findings: As outlined in the findings below and on the submitted site plans, the proposed development complies with all applicable requirements of the code. No deviations to the code are being requested.

> ***(b) The approving authority shall approve a site plan and architectural review application for a residential development if the proposed development complies with the applicable provisions of all City ordinances, or if the Site Plan and Architectural Commission has approved either of the following:***
>
> > ***(i) Any Exceptions, as provided for in MLDC Section 10.186, which resolve(s) any instances of non-compliance with those provisions.***
> >
> > ***(ii) Any Adjustments or Exceptions from the Special Development Standards for Multiple-Family Dwellings, as provided for in Sections 10.715A through 10.717.***

Applicant Findings: As outlined in the findings below and on the submitted site plans, the proposed development complies with all applicable requirements of the code. No deviations to the code are being requested.

(10) Site Plan and Architectural Review Application Form:

(a) Landscape plan meeting the specifications and requirements in Section 10.780.

Applicant Findings: Landscape Plans have been provided, see Sheet L1.1.

(b) Building Construction Plans:

(i) Site Plan:

(ii) Architectural Plans:

(iii) A conceptual stormwater facility plan with associated landscape plan, if applicable, pursuant to Sections 10.486(2) or 10.729(2).

Applicant Findings: Site Plans have been provided, see Sheets SDR1-SDR9. Architectural Plans have been provided, see Buildings and Floor Plans, Storm Drain Plans have been provided, see Sheet SDR6.

All required plans have been provided as required:

SDR1 COVER SHEET
SDR2 EXISTING CONDITIONS PLAN
SDR3 SITE PLAN
SDR4 OPEN SPACE PLAN
SDR5 GRADING PLAN
SDR6 PRIVATE STORM DRAIN PLAN
SDR7 PRIVATE SANITARY SEWER PLAN
SDR8 PRIVATE DOMESTIC WATER PLAN
SDR9 PRIVATE FIRE SERVICE PLAN
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L1.1 PRELIMINARY PLANTING PLAN
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BUILDING 15 (RECREATION BUILDING)
A15.3 LOWER FLOOR PLAN
A15.6 BUILDING ELEVATIONS

Section 10.312 (MFR-30, Multiple-Family Residential – 30 dwelling units per gross acre):

Permitted Use- Multi-Family Units are a permitted use in the MFR-30 zone under Section 10.314(2)(c), subject to the code requirements under Sections 10.710 and 10.717.

Density- The subject property is 7.23 acres in size. The MFR-30 zone requires a minimum of 20 units per acre with an allowed 30 units per acre. The subject property is therefore required to have a minimum of 145 units on the site with a maximum of 217 units allowed on the site.

The proposal is for 162 dwelling units within 14 apartment buildings.

Common Open Space- In multi-family developments, the portion of the land not covered by buildings and parking shall be of adequate size and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that open space is an integral part of the overall development design.

The subject property is 291,527 square feet (net developable area) square feet, with 131,855 square feet of open space, including landscaped areas and recreation areas. Therefore, totaling 45.2% open space within the development.

SITE AREA	291,527 S.F.
COMMON OPEN SPACE	131,855 S.F. (45.2%)
COMMON OPEN SPACE WITHIN SETBACKS	21,266 S.F.
SIDEWALKS/ PATHWAYS	27,150 S.F.
LANDSCAPE AREA	92,111 S.F. (31.6%)
PARKING LOT LANDSCAPING	4,986 S.F.

The proposed development provides a recreation building, pool, sports court and tot lot in the center of the site, along with landscaped open space areas throughout the site. The common open space areas are available to all 162 dwelling units and accessible via the proposed pedestrian pathways. The interior pathways are 6-foot-wide paved sidewalks throughout the development. The common open space areas are located in convenient and safe areas for the residents.

Private Open Space- Each unit will have private open space as required by code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum of 56 to 66 square feet in size. This private open space includes the patios and balconies/decks.

Landscaping- Landscaping has been provided throughout the site as identified on the landscape plans. Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 92,111 square feet of landscaped area throughout the site. Therefore, 31.6% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape standards have been met. See attached landscape plans.

A permanent underground irrigation system will be provided when development plans are final.

Outdoor Lighting- Outdoor lighting has been provided within the development. Five (5) foot light posts will be located along the sidewalks to provide a safe and lit pedestrian pathway. Lights will also be mounted within the recessed stairway areas, providing lighting to building entrances. Five (5) foot and (14) foot light posts will be provided with in the open spaces of the development. The lighting provided on the site will provide nighttime safety and security for building entrances, parking, and open space areas as required by Code.

The lights will not be directed towards adjacent property. The directing and position of the lights will minimize glaring, buy directing the lighting within the boundaries of the development site.

Section 10.413 (Restricted Zoning Administrative Mapping Category, R-Z):

(1) Purpose: For tracking and mapping of parcels that have received a zone change with conditions of approval or stipulations as set forth in Section 10.204(2)(c)(iii) or a General Land Use Plan (GLUP) Map amendment with conditions of approval or stipulations. The applicable conditions or stipulations are recorded by deed restriction or covenant, and may also be viewed at the Medford Planning Department.

Applicant Findings: The subject property is zoned MFR-30, with an RZ (Restricted Zoning) overlay. Therefore, the subject property is subject to the Zone Change ZC-22-360 approval and applicable Conditions of Approval. The applicant will comply with the applicable requirements of ZC-22-360 as outlined in PA-25-338 memos.

Section 10.710 (Residential Site Development Standards by Housing Type):

Density- The subject property is 7.23 acres in size. The MFR-30 zone requires a minimum of 20 units per acre with an allowed 30 units per acre. The subject property is therefore required to have a minimum of 145 units on the site with a maximum of 217 units allowed on the site. The proposal is for 162 dwelling units within 14 apartment buildings.

Lot Coverage- The buildings on the site cover 19% (55,312sq.ft.) of the lot. Therefore, lot coverage is under 70% maximum allowed and in compliance with code.

Setbacks- Setbacks are shown on the tentative plan.

Direction	*Setback*
North	16.84’ to 19.17’ Buildings 1-4
East	15’ Parking
South	14.46’ to 22.91’ Buildings 7-10
West	15.85’ to 24.8’ Buildings 1, 10,11,12

Parking (Section 10.741)- The development is for a 162-unit apartment complex. Code requires 1 parking space for each unit greater than 750 square feet in size with two or more bedrooms. Studios and one-bedroom units are exempt from parking requirements.

162	TOTAL APARTMENT UNITS
30	TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
42	TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
24	TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
12	TYPE "D" 3-Bd, 2-Ba (1204 S.F.) UNITS
24	TYPE "E" 2-Bd, 2-Ba (1179 S.F.) UNITS
12	TYPE "G" 2-Bd, 2-Ba (1051 S.F.) UNITS
18	TYPE "H" Studio (549 S.F.) UNITS

Based on the unit types proposed, a minimum of one-hundred and eighteen (118) parking spaces are required, with a maximum of three-hundred and twenty-four (324) spaces allowed.

As shown on the site plan, there are two hundred and seventy-six (276) parking spaces being provided.

Total: 276

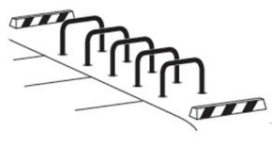
260 Standard Parking Stalls
7 Compact Parking Stalls
9 Handicap Parking Stalls

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

One (1) loading space has been provided near Building 14.

All parking areas are within the requirements of the code and are separated by planter bays. All parking areas are landscaped as required and separated by landscaped bays that meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide visually appealing apartment grounds.

Bicycle Parking (Section 10.748)- The Code requires 1 bicycle parking space per unit. Bike racks will be provided on the site and located in a convenient location for the residents. One hundred and sixty-two (162) bicycle spaces are required and 78 bike spaces have been provided on-site within 26 bike racks. The other bike spaces will be provided under covered stairways or in storage areas off of patios and balconies.



Recycling- There is one trash/recycle area provided within the development located near Building 4 in the northeast corner of the development. The trash receptacles are accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle area will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

Maximum Height (See Building and Floor Plans)- Maximum building height allowed in the MFR-30 zone is 55'. All proposed buildings are in compliance with the requirements of the Code.

*Building 1 is 40 feet in height (measured from grade to the highest point)
*Building 2 is 40 feet in height (measured from grade to the highest point)
*Building 3 is 40 feet in height (measured from grade to the highest point)
*Building 4 is 39.1 feet in height (measured from grade to the highest point)
*Building 5 is 40.4 feet in height (measured from grade to the highest point)
*Building 6 is 40.4 feet in height (measured from grade to the highest point)
*Building 7 is 39.3 feet in height (measured from grade to the highest point)
*Building 8 is 39.1 feet in height (measured from grade to the highest point)
*Building 9 is 39.1 feet in height (measured from grade to the highest point)
*Building 10 is 40 feet in height (measured from grade to the highest point)
*Building 11 is 40.7 feet in height (measured from grade to the highest point)
*Building 12 is 37.9 feet in height (measured from grade to the highest point)
*Building 13 is 40 feet in height (measured from grade to the highest point)
*Building 14 is 39.3 feet in height (measured from grade to the highest point)
*Building 15 (Rec. Building) is 27.2 feet in height (measured from grade to the highest point)

Stormwater- As stated in the Grading and Drainage Plan, the proposal is treating the site as required by the requirements of the Public Works Department. A stormwater drainage report is not required for the proposal because stormwater was addressed and approved as a part of the entire Addysen Park Subdivision.

Section 10.717 (Multiple-Family Dwellings, Special Development Standards):

(1) Building Orientation and Entrances.

(a) Building Orientation and Entrances.

Applicant Findings: The rear side of all the buildings face the right-of-way. The street side of this building (rear) will be designed to be visually appealing, by providing a similar design as is being provided for the front building facade for all buildings. All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

The purpose of this requirement is to provide a pedestrian friendly development with buildings entrances facing the street. All buildings within the development have pedestrian access onto sidewalks. The internal pedestrian circulation system consists of hard 6-foot-wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, and the trash disposal area. The pedestrian system connects the buildings to the public sidewalk system via the proposed internal sidewalk system.

In order to provide safety and convenience for the residents, all buildings will face the interior of the lot. This provides more eyes on the site, which provides greater safety for residents. This also provides convenience since all parking is located within the interior of the site.

Direct access to the sidewalk systems is provided as shown on the sit plans. Several paved sidewalks are provided internally throughout the development that will provide pedestrian access to the existing street systems and amenities within the development.

Therefore, standard has been met.

(b) Buildings located at intersections shall incorporate a corner building entrance.

Applicant Findings: Building 10 is located at the corner of Gaylee Avenue and Dakota Avenue. The main building entrances are located in the front and rear of building. The entrances are easily accessible via paved pathways. Since parking is not proposed on Gaylee Avenue and Dakota Avenue, a corner entrance is not necessary.

Therefore, standard has been met.

(c) For buildings located within 30 feet of a street, the main entrance(s) of ground floor units must face the street frontage. Main entrances may provide access to individual units, clusters of units, courtyard dwellings, or common lobbies. Deviations from this standard are allowed as follows:

(i) On corner lots the main building entrance(s) may face either of the streets or be oriented to the corner.

(ii) For buildings with more than one entrance serving multiple units, only one entrance must meet this standard.

Applicant Findings i and ii: Building 10 is located at the corner of Gaylee Avenue and Dakota Avenue. The main building entrances are located in the front and rear of building. The entrances are easily accessible via paved pathways. Since parking is not proposed on Gaylee Avenue and Dakota Avenue, a corner entrance is not necessary.

(iii) For buildings proposed to be perpendicular to public streets due to access requirements and/or dimensional constraints not created by the applicant, main entries may face up to 90 degrees away from the street provided both of the following apply:

(A) They are visible from the street.

(B) The building side facing the street shall contain windows occupying a minimum of 15 percent of the area of the facade (see Section 10.716B(3)).

Applicant Findings iii: The rear side of all the buildings face the right-of-way. The street side of this building (rear) will be designed to be visually appealing, by providing a similar design as is being provided for the front building facade for all buildings. All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

In order to provide safety and convenience for the residents, all buildings will face the interior of the lot. This provides more eyes on the site, which provides greater safety for residents. This also provides convenience since all parking is located within the interior of the site.

Direct access to the sidewalk systems is provided as shown on the sit plans. Several paved sidewalks are provided internally throughout the development that will provide pedestrian access to the existing street systems and amenities within the development.

(2) Building Mass and Facade.

(a) Outside of the Central Business Overlay District, residential buildings located within 30 feet of a street shall be limited in length to 150 feet, and any other residential buildings on the site shall be limited in length to 200 feet. There is no maximum building length within the Central Business Overlay District.

Applicant Findings: The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated in the building design to add some visual element to the buildings. Therefore, breaking up the long building length.

These guidelines are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets.

All buildings within the development will not exceed 150 feet in length. The height and length of the buildings and structures conform to the measuring requirements in code. See building elevations. Therefore, standard has been met.

(b) On buildings greater than three stories in height, all facades shall be divided into three elements (base, middle, and top) and visibly articulated to define each element.

Applicant Findings: The proposed buildings are not over 3-stories in height and do not exceed the maximum height allowed. Therefore, this criteria is not applicable.

(c) Street-facing facades shall contain windows covering a minimum of 15 percent of the area of the facade (see Section 10.716B(3)).

Applicant Findings: Street-facing façades will contain windows covering a minimum of 15% of the façade length on each floor level as shown on the provided elevations.

Street Facing Window Percentages:

Building 7: 23.7%
Building 8-9: 22.3%
Building 10: 25.5%
Building 11: 25.2%
Building 12: 20.7%

(3) Building Articulation.

(a) In order to preclude long expanses of uninterrupted wall surfaces, exterior elevations of buildings shall incorporate design features such as off-sets, projections, balconies, bays, windows, entries, porches, porticos, or similar elements. Rear and/or side elevations that are only visible from the interior of the site are not subject to these articulation requirements. 's'

(i) Horizontal surface: at least two of the design features outlined above shall be incorporated along the horizontal face of the building, to be repeated at intervals of no more than 40 feet.

(ii) Vertical surface: at least two of the design features outlined above shall be incorporated along the vertical face of the building, to be repeated at intervals of no more than 30 feet.

(b) When off-sets and projections are used to fulfill articulation requirements, they shall vary from other wall surfaces by a minimum of 2 feet, and such changes in plane shall have a minimum width of 6 feet.

Applicant Findings a & b: The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. All buildings will have a minimum of 4-foot offsets, balconies, patios, eves, and windows incorporated into the design of each of the buildings.

All sides of the building have features such as off-sets, projections and windows. The front side of the buildings has features such as offsets, projections, windows, and covered entries. The rear side of the building has off-sets, projections, windows, balconies, patios, and entries. Therefore, standard has been met.

(c) Individual and common entries shall be articulated by roofs, awnings, or porticos that are a minimum of 6 feet wide and 4 feet deep.

Applicant Findings: All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. All external stairways are recessed into the buildings. Therefore, physically and visually incorporating them into the building's architecture design.

The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.

(d) Windows shall be inset a minimum of 1.5 inches from the adjacent wall plane, or fully surrounded by trim in order to create the necessary minimum inset depth of 1.5 inches.

Applicant Findings: The building elevations show how this criteria is met. All windows are at least 1.5" from the adjacent wall plane.

(4) Building Materials.

(a) The following primary building materials shall be utilized on a minimum of 65% of the street-facing façade:
(i) Brick;
(ii) Stone;
(iii) Stucco;
(iv) Flat metal composite panels;
(v) Wood siding and wood simulation materials;
(vi) Fiber reinforced cement siding or panels;
(vii) Ceramic tile; and
(viii) Transparent glass.

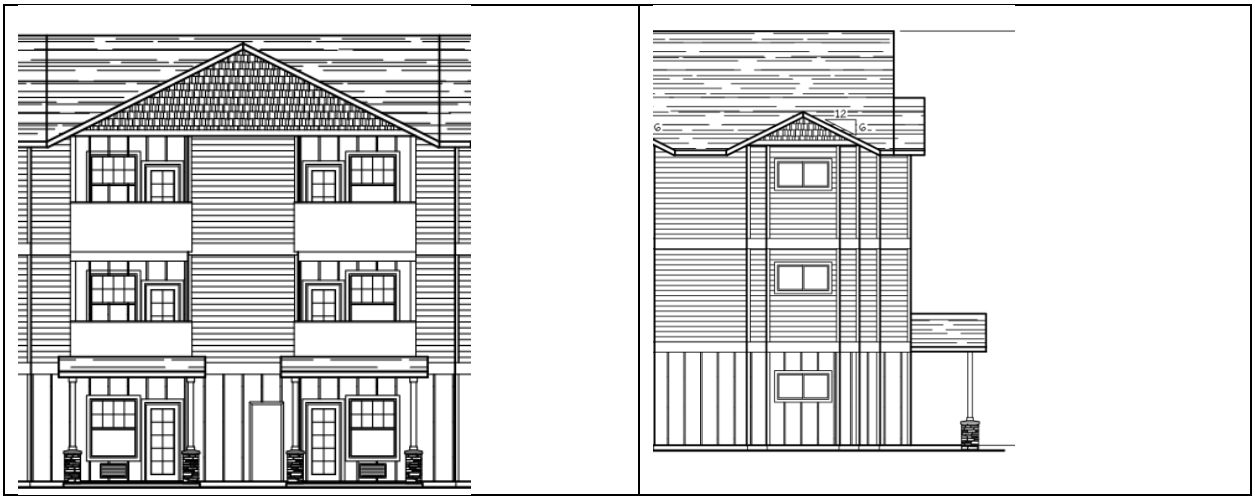
Applicant Findings: Varied materials, textures, and colors are being used on the buildings. The applicant has provided building elevations to show how this is being complied with. The materials used on the front, rear, and sides of the apartments are the same; Hardie shingle, wood trim board, stone pillars, and lap siding. See attached building elevations.

(b) The following building materials shall not be allowed on more than 35% of each individual facade:
(i) Corrugated metal;
(ii) Plain or split-faced concrete block;
(iii) Plain concrete; and
(iv) Spandrel glass.

Applicant Findings: Varied materials, textures, and colors are being used on the buildings. The applicant has provided building elevations to show how this is being complied with. The materials used on the front, rear, and sides of the apartments are the same; Hardie shingle, wood trim board, stone pillars, and lap siding. The above materials are not proposed to be used on the buildings. See attached building elevations.

(c) Vertical changes in wall cladding materials shall take place on inside corners. Horizontal changes in wall cladding materials shall take place at cornices, belt courses, and other such horizontal elements.

Applicant Findings: The building elevations show how this criteria is met. There are changes in the materials vertically on the buildings. Horizontal changes are provided as well.



(d) The following building materials are prohibited:
(i) Vinyl siding; and
(ii) Plywood siding (e.g. T1-11).

Applicant Findings: The materials used on the front, rear, and sides of the apartments are the same; Hardie shingle, wood trim board, stone pillars, and lap siding. There is no vinyl or plywood siding proposed.

(e) Fencing materials shall be durable, maintainable, and attractive. The following fencing materials are prohibited:
(i) Plastic or vinyl fencing; and
(ii) Chain link fencing.

Applicant Findings: A 6-foot-high wall will be provided along the north and east property lines as shown on Open Space Plan, see Sheet SDR4.

(5) Roof Forms.

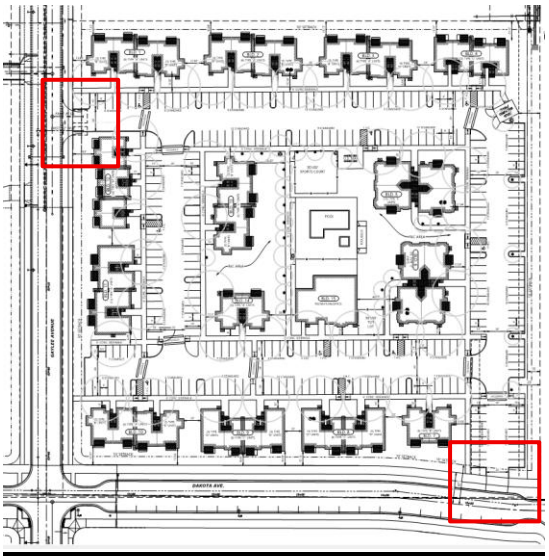
(a) All sloped roofs shall have a minimum 4:12 pitch.
(b) All sloped roofs shall have eaves projecting a minimum of 12 inches from the building wall.
(c) All roofs with a slope of less than 4:12 pitch shall be articulated by a parapet wall projecting a minimum of 12 inches above the roof line, or be architecturally treated such as with a decorative cornice.

Applicant Findings: All roof slops are indicated on the elevations plan and are in compliance with Code. The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. The sloped roofs have a minimum 6:12 pitch.

(6) Vehicle Circulation and Parking.

(a) In order to strengthen the presence of buildings on the street, no parking lots shall be located within any required front yard area, and no automobile circulation or parking lots shall be located between buildings and the street.

Applicant Findings: There are no parking areas located within the required front yards. All parking areas are within the requirements of the code and are separated by planter bays and have 26-foot-wide aisles. All parking areas are landscaped as required and separated by landscaped bays that meet the minimum width as shown on the site plan. All accessways throughout the development are 26 feet in width. These accessways provide adequate maneuvering and circulation. There is one driveway located onto Gaylee Avenue and one driveway located onto Dakota Avenue.



Section 10.746(10) (Large Parking Lot Design):

(10) Large Parking Lot Design. Any new development that includes more than one-half acre (21,780 square feet) of new off-street surface parking for employee, residential, or patron use on a lot or parcel is subject to the design criteria of this section. These standards shall also apply to any new parking area more than one-half acre in total even if it spans multiple properties with less than one-half acre on any individual lot or parcel. The new surface parking area shall be measured based on the perimeter of all new off-street parking spaces, maneuvering lanes, and maneuvering areas, including driveways and drive aisles. Loading areas and freight areas and fleet parking are exempt from this calculation.

(a) Developments subject to large parking lot design must provide tree canopy. Developments shall provide either trees along driveways or a minimum of 30 percent tree canopy coverage over new parking areas. Developments are not required to provide trees along drive aisles. The tree spacing and species planted must be designed to maintain a continuous canopy except when interrupted by driveways, drive aisles, and other site design considerations. Developments providing 40 percent tree canopy to comply with the required climate mitigation action below, comply with this subsection.

Applicant Findings: The applicant is providing at least 40% tree canopy coverage as shown on the Landscape Plans. The proposed parking area is about 98,342 square feet in size, with 39,520 square feet (39,337sq.ft. required) of tree canopy coverage being provided. Therefore, providing 40% tree coverage (See attached mitigation plans/Sheet L2.1).

(b) Developments not required to comply with OAR 330-135-0010 (1.5 Percent for Green Energy Technology in Public Construction Contracts) must provide a climate mitigation action. Climate mitigation actions shall include at least one of the following:

(i) Installation of solar panels with a generation capacity of at least 0.5 kilowatt per new off-street parking space. Panels may be located anywhere on the property.
(ii) Tree canopy covering at least 40 percent of the new parking lot area at maturity but no more than 15 years after planting; or
(iii) An in-lieu fee per parking space paid to the City of Medford for use in solar and wind energy development projects; or
(iv) A mixture of subsections (10)(b)(i), (10)(b)(ii) and (10)(b)(iii) of this section that the City deems to meet the purpose of this section.

Applicant Findings: As stated above, the applicant is in compliance with b.ii above, by providing at least 40% canopy coving in the proposed parking lot. See Sheet L2.1.

(c) Developments, including multifamily, must provide pedestrian connections that comply with the applicable requirements of Sections 10.772 through 10.776 and must, at a minimum, connect the following throughout the parking area, except where not practical due to site-specific conditions:

(i) Building entrances;
(ii) Existing or planned pedestrian facilities in the adjacent public rights-of-way;
(iii) Transit stops; and
(iv) Accessible parking spaces.

Applicant Findings: All buildings have entrances physically and visually connected to the internal public sidewalk system. The paved internal sidewalks provided pedestrian connection to the parking lots, recreation building, open space areas, the trash enclosure, and 15 buildings on-site. Direct pedestrian paths are provided internally for 162 multi-family units.

(d) Development of a tree canopy plan under this section shall be done in coordination with the local electric utility, including pre-design, design, building and maintenance phases. The submitted site plan shall demonstrate the following, in addition to the requirements of Section 10.780, Landscape Plan and Irrigation Plan Requirements:

(i) Conformity with the Medford approved street tree list;
(ii) A tree canopy plan indicating the percent of surface pavement covered at maturity.

Applicant Findings: Landscape and a Tree Canopy Plan have both been provided to show compliance with the city's street tree list. A list of the type and size of trees are listed on the

Landscape plans provided. The canopy plan includes the paved surface area and the tree canopy area proposed. See Sheets L0.0-L1.4 and L2.1.

(e) In providing trees under subsections (10)(a) and (10)(b) of this section, the following standards shall be met in addition to standards in Section 10.780, Landscape and Irrigation Requirements:

(i) Trees must be planted and maintained to maximize their root health and chances for survival, including having ample high-quality soil, space for root growth, and reliable irrigation according to the needs of the species.
(ii) Trees should be planted in continuous trenches where possible per the minimum standards of the 2021 American National Standards Institute A300.

Applicant Findings: See attached landscape plans for compliance. Landscape areas will be irrigated by an automatic underground system to help with maintenance.

(f) Pedestrian Open Space. In addition to the above, parking areas exceeding three contiguous acres shall incorporate one or more of the following components:

(i) Large landscape areas, public plaza, pocket park, or other similar public space.

Applicant Findings: The proposal is for 162 multi-family dwellings, all of which will have access to Open Space areas throughout the site, along with recreational amenities like a tot lot, a sports court and a pool. There is about 92,111 square feet of landscape area throughout the site, with large landscape areas located within the center of the development. Therefore, the applicant is meeting these criteria by providing large landscape areas and public space within the proposed development.

Addysen Park Apartments

Proposed Building Materials:
Hardie Shingle
Wood Trim Board
Stone Pillars
Lap Siding

Potential Color Schemes:
Black and White-

Beige, Blues and Greys-

Business Name Search

New Search | Printer Friendly

Business Entity Data

02-17-2026
14:46

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
728199-81	DBC	ACT	OREGON	12-30-1999	12-30-2026	
Entity Name	MONTAGNE DEVELOPMENT, INC.					
Foreign Name						

New Search | Printer Friendly

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	1917 ROBINS LN SE					
Addr 2						
CSZ	SALEM	OR	97306		Country	UNITED STATES OF AMERICA

Please click here for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT		Start Date	12-18-2007	Resign Date
Name	ADAM		HUSKEY			
Addr 1	1917 ROBINS LN SE					
Addr 2						
CSZ	SALEM	OR	97306		Country	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS				
Addr 1	PO BOX 3308					
Addr 2						
CSZ	SALEM	OR	97302		Country	UNITED STATES OF AMERICA

Type	PRE	PRESIDENT			Resign Date	
Name	DAVID	A	MONTAGNE			
Addr 1	PO BOX 3308					
Addr 2						
CSZ	SALEM	OR	97302		Country	UNITED STATES OF AMERICA

Type	SEC	SECRETARY			Resign Date	
Name	DAVID	A	MONTAGNE			
Addr 1	PO BOX 3308					
Addr 2						

CSZ	SALEM	OR	97302		Country	UNITED STATES OF AMERICA

New Search Printer Friendly

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
MONTAGNE DEVELOPMENT, INC.	EN	CUR	12-30-1999	

Please read before ordering Copies.

New Search Printer Friendly

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	11-18-2025		FI		
	AMENDED ANNUAL REPORT	11-24-2024		FI		
	AMENDED ANNUAL REPORT	11-17-2023		FI		
	AMENDED ANNUAL REPORT	11-21-2022		FI		
	AMENDED ANNUAL REPORT	11-12-2021		FI		
	AMENDED ANNUAL REPORT	11-19-2020		FI		
	AMENDED ANNUAL REPORT	11-20-2019		FI		
	AMENDED ANNUAL REPORT	12-07-2018		FI		
	AMENDED ANNUAL REPORT	12-07-2017		FI		
	AMENDED ANNUAL REPORT	11-30-2016		FI		
	AMENDED ANNUAL REPORT	11-19-2015		FI		
	AMENDED ANNUAL REPORT	12-22-2014		FI		
	AMENDED ANNUAL REPORT	11-22-2013		FI		
	ANNUAL REPORT PAYMENT	11-26-2012		SYS		
	ANNUAL REPORT PAYMENT	11-25-2011		SYS		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	08-02-2011		FI		
	ANNUAL REPORT PAYMENT	12-22-2010	12-21-2010	SYS		
	ANNUAL REPORT PAYMENT	12-03-2009	12-02-2009	SYS		

	CHANGE OF REGISTERED AGENT/ADDRESS	09-14-2009		FI		
	ANNUAL REPORT PAYMENT	11-25-2008		SYS		
	CHANGE OF REGISTERED AGENT/ADDRESS	12-18-2007		FI	Agent	
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	12-18-2007		FI		
	ANNUAL REPORT PAYMENT	12-17-2007		SYS		
	ANNUAL REPORT	12-15-2006		FI		
	ANNUAL REPORT PAYMENT	12-30-2005		SYS		
	CHANGE OF REGISTERED AGENT/ADDRESS	12-21-2004		FI	Agent	
	ANNUAL REPORT PAYMENT	12-16-2004		SYS		
	ANNUAL REPORT PAYMENT	01-09-2004		SYS		
	CHANGE OF REGISTERED AGENT/ADDRESS	04-14-2003		FI	Agent	
	ANNUAL REPORT	12-17-2002		FI		
	REINSTATEMENT AMENDED	07-02-2002		FI		
	ADMINISTRATIVE DISSOLUTION	03-30-2001		SYS		
	NEW FILING	12-30-1999		FI		

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AMENDED ANNUAL REPORT

Corporation Division
sos.oregon.gov/business

E-FILED
Nov 18, 2025
OREGON SECRETARY OF STATE

REGISTRY NUMBER

72819981

REGISTRATION DATE

12/30/1999

BUSINESS NAME

MONTAGNE DEVELOPMENT, INC.

BUSINESS ACTIVITY

CONSTRUCTION

MAILING ADDRESS

PO BOX 3308
SALEM OR 97302 USA

TYPE

DOMESTIC BUSINESS CORPORATION

PRIMARY PLACE OF BUSINESS

1917 ROBINS LN SE
SALEM OR 97306 USA

JURISDICTION

OREGON

REGISTERED AGENT

ADAM HUSKEY
1917 ROBINS LN SE
SALEM OR 97306 USA
If the Registered Agent has changed, the new agent has consented to the appointment.

PRESIDENT

DAVID A MONTAGNE
PO BOX 3308
SALEM OR 97302 USA

SECRETARY

DAVID A MONTAGNE
PO BOX 3308
SALEM OR 97302 USA

I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, directors, employees or agents of the corporation on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

ADAM HUSKEY

TITLE

AUTHORIZED AGENT

DATE

11-18-2025

MEDFORD WATER

Staff Memo

TO: Planning Department, City of Medford

FROM: Juston Menteer, System Development Engineering Technician

SUBJECT: PA-25-338 (Montagne MFR)

PARCEL ID: 37-2W-26CD TL-351

PROJECT: Pre-application conference to discuss a proposed 162-unit multi-family development. The site consists of a single, vacant parcel totaling approximately 7.28 acres, located at the southeast corner of Addysen Park Way and Gaylee Avenue. The parcel is zoned MFR-30 (Multiple Family Residential, thirty dwelling units per gross acre) and includes an RZ (Restricted Zoning) overlay. (372W26CD TL 351)

Agent contact: Brandie Dalton bdalton@mtengineering.net

City Planner: Dustin Severs Dustin.Severs@cityofmedford.org

Associated Files: None

MEMO DATE: 11-3-2025 **LAND DEVELOPMENT COMMITTEE DATE:** 11-12-25

I have reviewed the project application provided above, as requested. The purpose of this memo is to furnish the Applicant with all pertinent information and requirements necessary for a successful approval process with Medford Water. Please take note of the following comments and conditions.

COMMENTS:

1. There is existing 12-inch public water main located within Gaylee Avenue which terminates approx. 340 feet south of Addysen Park Way. See attached Medford Water Exhibit.
2. There is an existing 12" public water stub approx. 130 feet south of the northwest property corner. See attached Medford Water Exhibit.
3. There are 8-inch public water line stubs at the intersection of Gaylee Ave and Sunset Court. See attached Medford Water Exhibit.
4. There are no existing water service connections to the Applicant's site.
5. The project is within Medford Water's Gravity Pressure Zone.
6. The expected water pressure within this area is around 65-70 PSI.

200 S. Ivy Street, Room 177
Medford, Oregon 97501
Phone (541) 774-2430
www.medfordwater.org
water@medfordwater.org
Fax (541) 774-2555

7. The nearest fire hydrant (H5826) is located at the current termination of Gaylee Drive in front of 650 Gaylee Ave. See attached Medford Water Exhibit.

   Hydrant locations required for firefighting will be determined by the Medford Fire Department (MFD). Medford Water may define additional hydrant locations required for the overall water system.

8. The Applicant's engineer should coordinate with Medford Fire and Medford Water Commission to discuss public water system layout.

The following requirements, processes and guidelines will apply to any future work involving public water facilities:

1. The 12-inch Public Water Main within Gaylee Drive mentioned above in comment (1) is planned to be extended approximately 290-feet south to the existing 8-inch stub within Gaylee Drive at the intersection of Dakota Avenue and Gaylee Drive with the future development of Addysen 3 Subdivision. Per Medford Water Standards for Water Facilities 3.01.05, if the 12-inch public water line is not extended with Addysen 3 Subdivision, the Applicant would be required to complete this extension. See attached Medford Water Exhibit.

2. The 12-inch stub within Gaylee Drive mentioned in comment (2) above may be the source for public water connection. Per Medford Water Standards for Water Facilities 3.01.07, if the stub is not used, it would be required to be abandoned back to the 12" public water main within Gaylee Drive. See attached Medford Water Exhibit.

3. The existing Easterly 8-inch public water line stub at the intersection of Gaylee Ave and Dakota Avenue is planned to be extended approximately 570-feet east with future development of Addysen 3 Subdivision. Per Medford Water Standards for Water Facilities 3.01.05, if the 8-inch public water line is not extended with Addysen 3 Subdivision, the Applicant would need to complete this extension to the full frontage of the southeast property boundary. See attached Medford Water Exhibit.

4. Per section 3.04.06 of the Medford Water Standards for Water Facilities, Apartments shall only have one water meter per building. Multiple water meters per single building are not allowed due to the construction standards and cross connection control. A master water meter to serve multiple buildings may be allowed only if the property is retained under single ownership.

5. Per section 3.11.07 of the Medford Water Standards for Water Facilities, in general a single fire service serves a single building. However, a fire service may serve multiple buildings on a single lot if the lot and buildings are retained under single ownership and the owner is the party responsible for payment of the monthly fire service.

6. If the Applicant intends to subdivide the lot in the future, public water metering and fire service connections should align with sections 3.04.06 and 3.11.07 of the Medford Water Standards for Water Facilities for future ease of development. Multiple lot public water service connection configurations will differ from comments (4 and 5) above.

7. Installation of metered water service for each parcel / lot is required per Medford Water Standards for Water Facilities, Section 3.04.02.

8. Applicants and/or their Civil Engineer shall coordinate with Medford Water staff for available pressure, and fire hydrant flow testing for design use. Contact Medford Water Engineering for a Fire Flow Request Form. Additional off-site improvements may be required depending on fire flow needs.

   Send request to **EngineeringReview@MedfordWater.org**

9. The water facility planning/design/construction process will be done in accordance with the current Medford Water "Regulations Governing Water Service" and "Standards for Water Facilities/Fire Protection Systems/Backflow Prevention Devices."

10. Applicant's plans, easement documents and other relevant documents shall be submitted directly to Medford Water for review at EngineeringReview@MedfordWater.org. For the best possible coordination, it is suggested that submittal to Medford Water occur concurrently with submittal of the utility site plans to the City of Medford. The Applicant's Civil Engineer shall coordinate with Medford Water Engineering staff to obtain approval of water facility plans. Additional reviews may be required once water construction plans are submitted to ensure compliance with Medford Water Standards.

11. Medford Water reserves the right to request additional requirements if the application is altered or modified.

12. Applicant's Civil Engineer shall coordinate with Medford Water Engineering staff for size and location of the water meter(s) and payment of any installation and SDC fees. Please carefully consider the proposed locations for water services to ensure that adequate separation will be provided between the proposed trees and existing and proposed water facilities. Water meters may not be located within driveways, including flares.

13. Appropriate easements must be dedicated over public water main facilities (including fire services, fire hydrants, ARVs and water services/meters) which cross through or lie within private property.

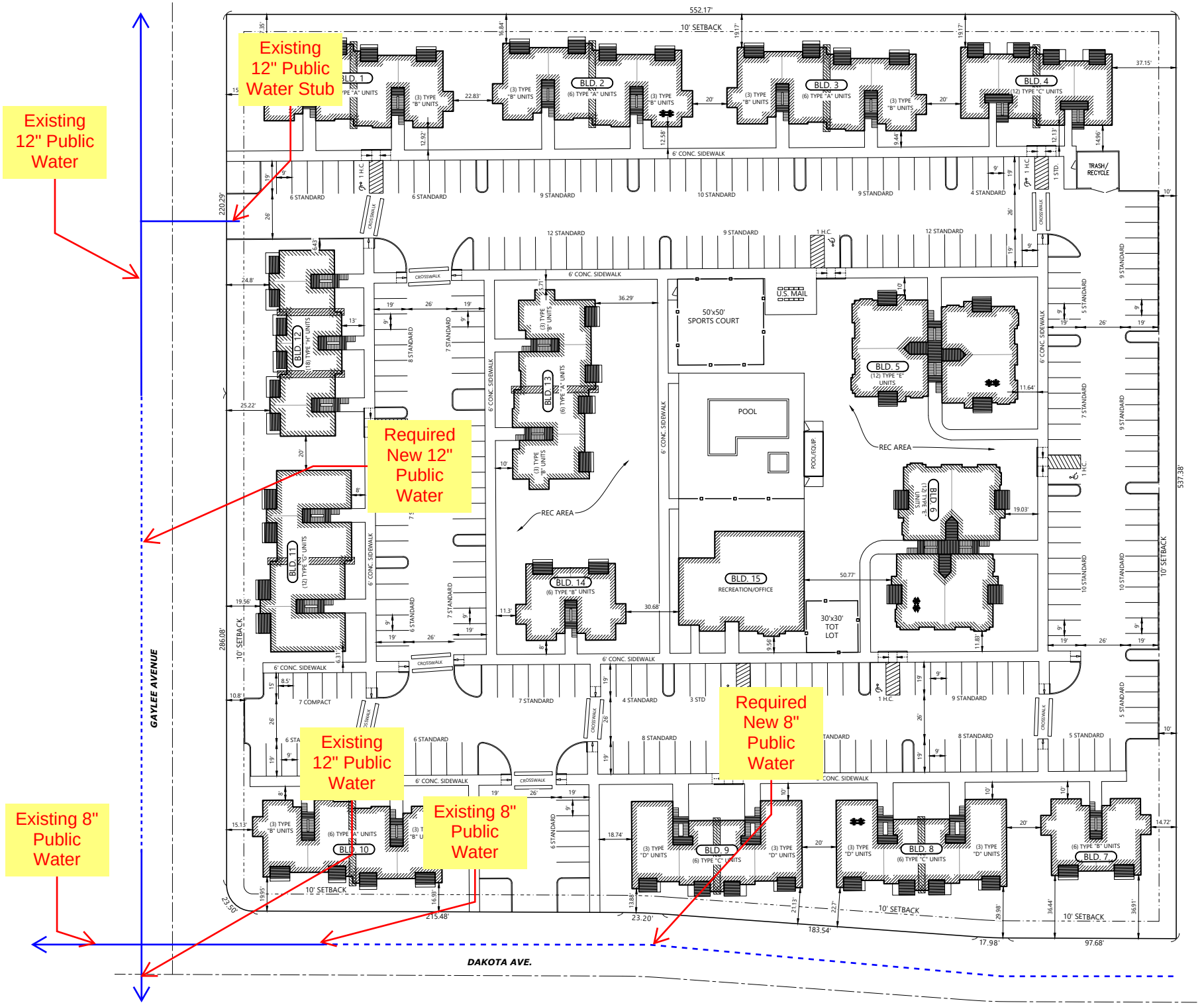
14. Water services (including irrigation services) may not be "shared" across property lines; each lot

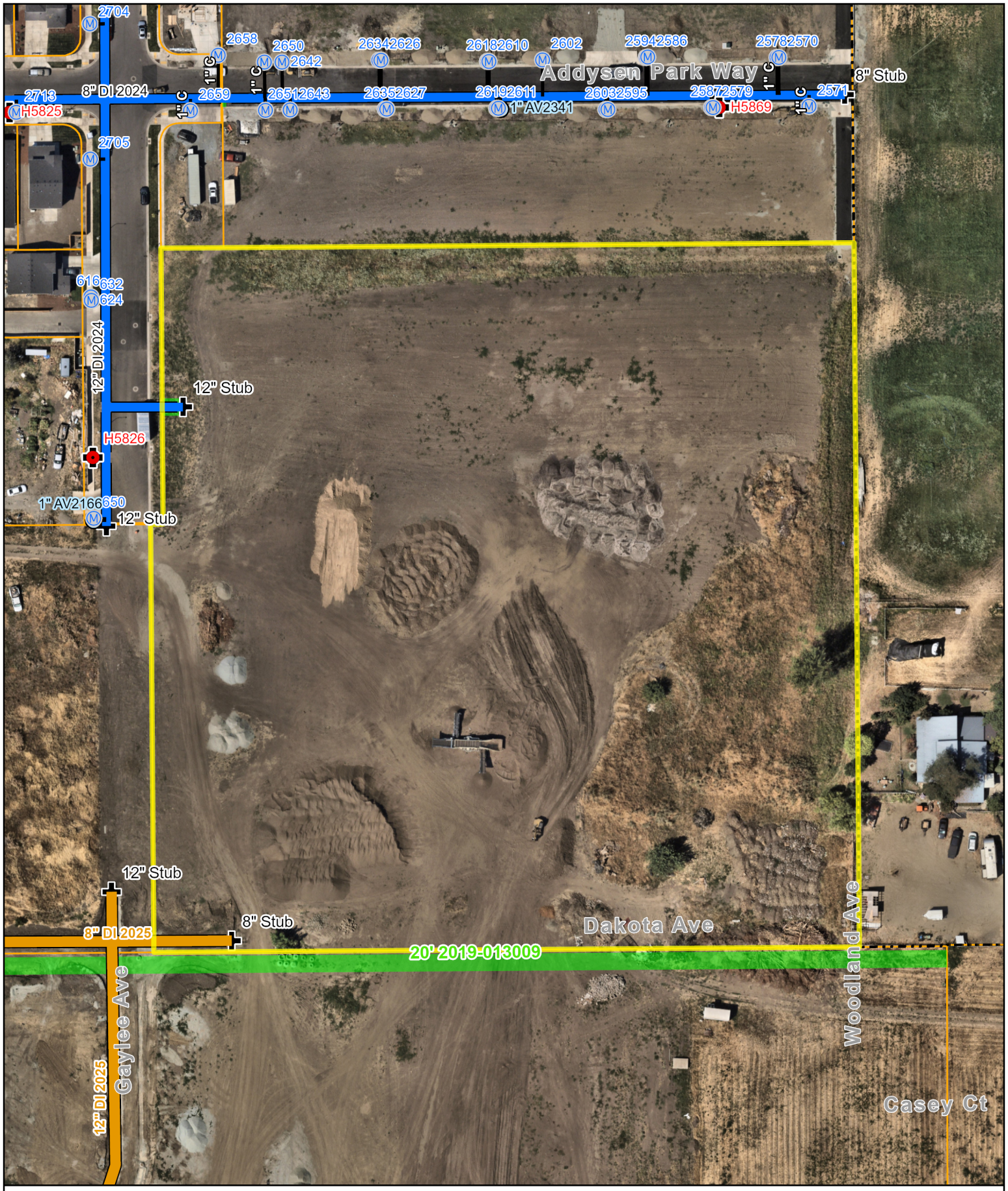
must have its own water service(s).

15. When static water pressure exceeds 80 psi, the installation of Pressure Reducing Valves (PRV) is required per Uniform Plumbing Code. Pressure Reducing Valves, if necessary, shall be installed on the "private" side of the water meter as close as possible to the water meter. Please note on the plan sets the location(s) of existing or proposed PRVs.

16. Installation of an Oregon Health Authority approved backflow device is required for all commercial, industrial, municipal, and multi-family developments for all water services (domestic, irrigation, fire) and when additional or secondary water sources exist on a parcel (such as a well). *Appropriate backflow prevention devices will be verified on all new and existing services during plan review.* New backflow prevention devices shall be tested by an Oregon-certified backflow assembly tester. See the Oregon Health Authority's website for list of certified testers at the following web link: https://www.oregon.gov/oha/PH/healthyenvironments/drinkingwater/crossconnection/pages/publiclist.aspx.

MEDFORD WATER EXHIBIT





Facility Map

PA-25-338 Montague MFR

37-2W-26CD TL-351

MEDFORD WATER

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1" = 100'
Page Size:
Letter

0 100 200

Feet

OCRS Grants Pass-Ashland NAD 1983 2011 TM Feet Intl

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