G0.02

1. Fabrication of fenestration products shall be in accordance with NFRC 100, or on an equivalent independent national standard and as specified by the manufacturer or as determined using the commercial size category values listed in NFRC 100 by an accredited independent laboratory and labeled and certified by the manufacturer.

2. U-factors of fenestration products (windows and doors) are determined in accordance with NFRC 100 and labeled and certified by the manufacturer or are determined using the commercial size category values listed in NFRC 100 by an accredited independent laboratory and labeled and certified by the manufacturer.

3. Heat Loss Coefficients (SHGC) in Chapter 15 of the 2009 ASHRAE Handbook of Fundamentals, Table 1-3.1, shall be used to determine the effects of the window frame. The temporary label affixed to the fenestration products shall be in accordance with the construction documents.

4. Project coordination:
   a. The contractor shall verify all figured dimensions and conditions at the project site and notify the architect or any subcontractor or vendor immediately when work is not progressing.
   b. The contractor shall not be responsible for the complete design, engineering and construction of the project as planned and its intended uses as well as completely comply with the construction documents.

5. Sealing of the building envelope-openings and penetrations in the building envelope are sealed with caulking materials or closed with gasketing systems compatible with the construction materials and location. Joints and seams are to be sealed in the same manner as specified in the construction documents. Sealing materials and gasketing components utilized shall be fireproof and combustible in the event of fire.

6. Windows and door assemblies that are part of the building envelope are determined in accordance with R-21, B-25, U-0.40, visible transmittance, and visible light transmission.

7. Construction materials shall be spread out if placed on framed floors or roof. Load shall not exceed the design live load per square feet.

8. All work and materials shall be warranted against defects for a period of one (1) year from closeout. The contractor shall be responsible for and held liable for any and all damages including vandalism, weather, theft, etc. All items are to be in perfect condition at project closeout.

9. All flashing edges to be hemmed. All edges to be treated per industry standards.

10. Provide insect screens at all siding locations where air flow is permitted.

11. All doors and windows to be installed shall follow manufacturer specifications and conform to architect to review prior to fabrication and installation.

12. All work and materials shall be in full accordance with the latest local & regional codes of applicable territories, state or local codes and environmental harvesting practices.

13. Specific fasteners and gaskets to be used where metal contacts metal and where galvanic action is found in the construction documents.

14. No incandescent or mercury vapor lighting sources shall be used for exterior building lighting.

15. The contractor shall verify all figured dimensions and conditions at the project site and notify the architect or any subcontractor or vendor immediately when work is not progressing. The contractor is responsible for any conflicts between construction documents and construction.

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20. The contractor shall verify all figured dimensions and conditions at the project site and notify the architect or any subcontractor or vendor immediately when work is not progressing. The contractor is responsible for any conflicts between construction documents and construction.
Project Data

**Project Name:** River Street Apartments  
**Address:** 1109 S. River St. Newberg, OR 97132

**Description:** (4) 3-story wood framed apartment buildings, (3) buildings with 12 units and (1) building with 9 units.

**Tax Lot:** R3220CC 05400

**Occupancy:** R-2 [Apartment Units]

**Building Area:**
- Building A - 12,921 s.f.
- Building B - 12,876 s.f.
- Building C - 12,876 s.f.
- Building D - 9,597 s.f.
  - Total - 48,270 s.f.

**Number of Units:**
- Building A - 12
- Building B - 12
- Building C - 12
- Building D - 9
  - Total - 45 Units

**Codes:**
- 2014 Oregon Structural Specialty Code [OSSC]
- 2010 Oregon Mechanical Specialty Code [OMSC]
- 2008 Oregon Plumbing Specialty Code [OPSC]
- 2007 Oregon Fire Code
- 2014 Oregon Energy Efficiency Specialty Code
- Fair Housing Act

Building Data

**Occupancy**
- Section 302

**Construction**
- Chapter 6
  - Type VB
  - Automatic Sprinklers Throughout

**Sprinklers**
- Chapter 9
  - NFPA 13R

**Allowable Height**
- Table 503
  - 4 Story per Section 504.2

**Actual Height**
- xx'-0"

**Basic Allowable Area**
- Table 503

Project Data-Zoning

**Project Name:** River Street Apartments  
**Address:** 1109 S. River St. Newberg, OR 97132

**Zoning:** R-3 with Stream Corridor (SC) overlay zone.

**Site Area:** Approximately 93,000 s.f. with around 35,000 s.f. in the SC overlay zone.

**Density:**
- R-3: 1,500 s.f. of lot area

**Coverage:**
- Max. 50% for buildings, 30% for parking and a combined 60% max.

**Building Height:**
- 45 feet maximum (measured to midpoint of highest gable on a pitched roof)

**Setbacks:**
- Front (along S. River St.) - 15 feet
- Side - 5 feet

**Parking:**
- Outdoor Space:
  - Ground floor Units - 48 s.f. private space
  - 1 or 2 bed units - 200 s.f. per unit shared or private

Plumbing Requirements (Table 2902.1)

R-2 Dwelling Units: (1) wc, (1) lav. and (1) tub/shower or tub required & provided per unit

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5420 NE Sandycrest Terrace #3
01 Building A Level 1 Fire & Life Safety Plan

02 Building A Level 2 Fire & Life Safety Plan

03 Building A Level 3 Fire & Life Safety Plan

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FIRE & LIFE SAFETY PLANS-
BUILDING A

ISSUE DATE
PROJECT NO.:
AN01 117.1-2003, Fig. 303.1
ANSI 117.1-2003, Fig. 407.2.1.1
ANSI 117.1-2003, Fig. 407.2.2.2
ANSI 117.1-2003, Fig. 407.2.4
ANSI 117.1-2003, Fig. 305.2
ANSI 117.1-2003, Fig. 307.1

01 Changes in level
02 Door Threshold Height
03 Elevator call buttons
04 Elevator signals

Note: Provide blocking only for future grab bar installation.

05 Stair nosings
06 Grab bars-side wall
07 Grab bars-rear wall
08 Dispenser location
09 Grab bars-bathtub
10 Bathtub controls
11 Grab bars-shower

Note: Provide blocking only for future grab bar installation.

12 Shower controls
13 Laundry equipment
14 Tactile characters
15 Tactile signs at doors
16 water closet
17 sink & work surface
Type 'A' unit
Type 'B' unit

Note: Provide blocking only for future grab bar installation.

G2.01
**Assembly Notes**

1. **Structural Wall:** Wall shall be designed to support wall mounted fixtures, accessories, plumbing and equipment. Provide necessary structural backing, blocking, framing within the wall to be in accordance with the recommendations of governing codes.

2. **Fire Protection:** Walls are not designed to support wall mounted fixtures, accessories, plumbing and equipment. Provide necessary structural backing, blocking, framing within the wall to be in accordance with the recommendations of governing codes.

3. **Assemblage:** Assemblage of components shown here reflect the major construction materials. Additional and alternate materials and/or construction methods may be indicated in accordance with the requirements of governing codes.
NOTES
1. See structural drawings for additional info including post & beam layout.

KEYNOTES
1. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFO INCLUDING POST & Beam LAYOUT.

04
2X4 STUD PONYWALL, SEE STRUCT. DWGS.

05
4" THK. SLAB ON GRADE

07
8X16 FOUNDATION VENT

08
18" DIA. PVC VENT WELL, SEE DTL. 04/A5.01

01
56'-0" 4 1/2" 12'-10" 8'-0" 12'-10" 6'-4" 12'-10" 8'-0"

02
30"x30"x12" MIN. W/ (2) #4 EA. WAY

03
48"x48"x15" MIN. W/ (4) #4 EA. WAY

04
60"x60"x15" MIN. W/ (5) #5 EA. WAY

05
48"x48"x20" MIN. W/ (4) #4 EA. WAY

06
CLASS I VAPOR RETARDER

07
8X16 FOUNDATION VENT
KEYNOTES

1. PRE-FINISHED 12" ROOF VENT
2. 1/4" THRU-ROOF VENT
3. PRE-FINISHED GUTTER, SLOPE TO DOWNSPOUT
4. DOWNSPOUT
NOTES
1. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFO INCLUDING POST & BEAM LAYOUT.

KEYNOTES
1.7 2.2 80'-0" 34'-4" 17'-8" 4'-0" 56'-0" 4 1/2" 20'-0" 20'-0" 20'-0" 20'-0" 3" 3" 3" 3" 3" 3" 3'-2" 12'-10" 8'-0" 12'-10" 6'-4" 12'-10" 8'-0" 3'-2" 12'-10" 13'-1 1/2" 3 1/2" 5'-10" 6" 6'-2" 6" 9'-11 1/2" 7'-8" 16'-8 1/2" 14'-7 1/2" 2'-7" 2'-5 1/2" 5'-10" 2'-3 1/2" 4 1/2" 8" 48"x48"x15" MIN. W/ (4) #4 EA. WAY 48"x48"x20" MIN. W/ (4) #4 EA. WAY 60"x60"x15" MIN. W/ (5) #5 EA. WAY 4" THK. SLAB ON GRADE 2X4 STUD PONYWALL, SEE STRUCT. DWGS. CLASS I VAPOR RETARDER 8X16 FOUNDATION VENT 18" DIA. PVC VENT WELL, SEE DTL. 04/A5.01

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06
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The Flats @ Rogers Landing
110 S River St, Newberg, OR 97132

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503.516.3970
5420 NE Sandycrest Terrace #3

ISSUE DATE
FORMING ARCHITECTURE LLC
A1.24
1109 S. River St. Newberg, OR  97132

Building B & C Roof Plan
Scale: 1/4"=1'-0"

KEYNOTES
1. 30 GA. PREFINISHED 12" WIDE EASY-LOCK METAL ROOFING BY TAYLOR METAL ROOFING FASTENED W/ 1-1/2" SCREWS AT 24" O.C.
2. PRE-FINISHED GUTTER, SLOPE TO DOWNSPOUT
3. DOWNSPOUT

KEYNOTES
1. STRUCTURE ROOF RANT
2. PRE-FINISHED GUTTER, SLOPE TO DOWNSPOUT
3. DOWNSPOUT

ROOF PLAN-BUILDING B & C

1.7

56'-0"

1803

01 Building B & C Roof Plan Scale: 1/4"=1'0"
01 Window Sill Dtl. Scale: 3"=1'-0"

02 Window Head Dtl. Scale: 3"=1'-0"

03 Window Jamb Dtl. Scale: 1-1/2"=1'-0"

04 SGD Sill Dtl. Scale: 3"=1'-0"

05 Handrail Dtl. Scale: 3"=1'-0"

06 Guardrail Dtl. Scale: 3"=1'-0"

07 Handrail Dtl. Scale: 3"=1'-0"
01  Floor/ Demising Block'g  2x12

02  Continuity to Roof  2x12

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

ISSUE DATE: 11.7.18

The Flats @ Rogers Landing
1109 S. River St. Newberg, OR 97132
Provide removable base cabinet, renewable or replacement work surface, the floor finish shall extend under cabinets and walls behind and surrounding the cabinetry to be finished. Insulate exposed drain pipes as needed.
### Finish Schedule Legend / Key

- OPT: CARPET -
- CT: CERAMIC TILE -
- WT: WOOD WALL/BASE -
- CB: CERAMIC BASE -

### Floor Schedule

<table>
<thead>
<tr>
<th>Location</th>
<th>Material</th>
<th>Name</th>
<th>Finish</th>
<th>Type</th>
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### Door Schedule

#### Door Hardware Groups

1. DOOR CLOSERS FOR EGRESS DOORS (HANDS AND MECHANICAL, IN-SWING, OUT-SWING)
   - ADA THRESHOLD, LEVER LOCK MECHANISM, HINGES, WALL STOP
   - DOOR CLOSERS FOR EGRESS SHALL COMPLY WITH NFPA 101, SECTIONS 4-14 AND 4-16.
   - DOOR CLOSERS FOR EGRESS SHALL NOT REQUIRE MORE THAN 30 LBF. TO CLOSE.
   - DOOR CLOSERS SHALL NOT REQUIRE MORE THAN 15 LBF. TO OPEN.
   - ALL DOOR HINGES SHALL BE ADJUSTABLE.
   - DOOR CLOSERS FOR EGRESS SHALL NOT REQUIRE MORE THAN 30 LBF. TO CLOSE.
   - DOOR CLOSERS FOR EGRESS SHALL NOT REQUIRE MORE THAN 15 LBF. TO OPEN.

#### Door Hardware Notes

- DOOR CLOSERS SHALL NOT REQUIRE MORE THAN 30 LBF. TO CLOSE.
- DOOR CLOSERS SHALL NOT REQUIRE MORE THAN 15 LBF. TO OPEN.
- ALL DOOR CLOSERS SHALL BE ADJUSTABLE.

### Door Types

- Door Type: Bi-Fold
- Door Frame Types: A

### Window Types

- Sliding Glass Door
- Fixed & Awning
- Casement & Fixed
- Casement
- Fixed

#### Frame Types

- Door Type: Bi-Fold
- Frame Type: A

#### Materials

- Bi-fold:Various
- Frame: Various

### Notes

- All dimensions are in inches.
- Material types and finishes vary by location and purpose.