Pre-Application Report

Community Development Department

Planning Division

555 Liberty Street SE/Room 305
Phone: 503-588-6173
www.cityofsalem.net/planning
@Salem_Planning

Case Number / AMANDA No.	PRE-AP20-44 / 20-107608-PA
Conference Date	June 1, 2020
Applicant	Harrison Industries 10355 Liberty Road S Salem, OR 97306-9425
Contact	Brandie Dalton Multi-Tech Engineering, Inc. 1155 13th Street SE Salem, OR 97302
Case Manager	Aaron Panko

Pre-Application Conference Required: __X__ Yes _____ No

Project Description & Property Information	
Project Description	A townhome subdivision and development of a 66-unit multi-family apartment complex, for property approximately 15.8 acres in size.
Property Address	5871 Liberty Road S - 97306
Assessor's Map and Tax Lot Number	083W16C / 00600
Existing Use	Single Family Dwelling
Neighborhood Association	Sunnyslope Neighborhood Association
Adjacent Neighborhood Association	South Gateway Neighborhood Association
Comprehensive Plan Map Designation	Multiple Family Residential
Zoning	RM-II (Multiple Family Residential)
Overlay Zone	NA
Urban Service Area	The subject property is located outside the Urban Service Area.
Urban Renewal Area	NA
Past Land Use Actions	UGA07-14 (expired), ANXC-587, CPC-ZC19-03

Planning Division Comments

Proposal

A pre-application conference to discuss a townhome subdivision and development of a 66-unit multi-family apartment complex, for property approximately 15.8 acres in size, zoned RM-II (Multiple Family Residential), and located at 5871 Liberty Road S - 97306 (Marion County Assessors Map and Tax Lot Number: 083W16C / 00600).

Required Land Use Applications

The land use applications checked in the table below have been preliminary identified as being required for the proposed development based upon the information provided by the applicant at the time of the pre-application conference. Additional land use applications may be required depending on the specific proposal at the time of future development.

Information for these applications, which include a summary of the review procedure, submittal requirements, and approval criteria, can be found on the Planning Division's website at the following location:

https://www.cityofsalem.net/Pages/zoning-and-land-use.aspx

The applicable land use application fees for these applications can be found on the Planning Division's website at the following location:

https://www.cityofsalem.net/Pages/permit-fees.aspx

****Please note that land use application fees will be increasing effective July 1, 2020.**

Required Land Use Applications					
Zoning		**Site Plan Review**			
	Conditional Use		Class 1 Site Plan Review		
	Comprehensive Plan Change		Class 2 Site Plan Review		
	Zone Change	X	Class 3 Site Plan Review		
	Temporary use Permit – Class 1	**Design Review**			
	Temporary Use Permit – Class 2	X	Class 1 Design Review		
	Non-Conforming Use Extension, Alteration, Expansion, or Substitution		Class 2 Design Review		
	Manufactured Dwelling Park Permit		Class 3 Design Review		
Land Divisions		**Historic Design Review**			
	Property Line Adjustment		Major		Minor Commercial
	Property Boundary Verification		Major		Minor Public
	Replat		Major		Minor Residential
	Partition	**Wireless Communication Facilities**			
X	Subdivision		Class 1 Permit		
	Phased Subdivision		Class 2 Permit		
	Planned Unit Development Tentative Plan		Class 3 Permit		
	Manufactured Dwelling Park Subdivision		Temporary		
Relief			Adjustment		
X	Adjustment – Class 1	**Other**			
X	Adjustment – Class 2		Annexation (voter approval)		
	Variance		Annexation (voter-exempt)		
Natural Resources			Sign Adjustment		
X	Tree Conservation Plan		Sign Conditional Use		
	Tree Conservation Plan Adjustment		Sign Variance		
	Tree Removal Permit		SWMU Zone Development Phasing Plan		

Required Land Use Applications			
	Tree Variance	**X**	Urban Growth Preliminary Declaration
	Willamette Greenway Permit – Class 1	**X**	Driveway Approach Permit
	Willamette Greenway Permit – Class 2		

Consolidated Land Use Application Procedures

When multiple land use applications are required or proposed for a development, the City's land use procedures ordinance (SRC Chapter 300) provides alternatives methods for how such applications may be processed.

The applications may be processed individually in sequence, concurrently, or consolidated into a single application. Where multiple applications proposed to be consolidated include an application subject to review by the Historic Landmarks Commission, the application subject to Historic Landmarks Commission review shall be processed individually in sequence or concurrently.

Multiple land use applications consolidated into a single application shall be accompanied by the information and supporting documentation required for each individual land use action. Review of the application shall be according to the highest numbered procedure type and the highest Review Authority required for any of the land use applications proposed to be consolidated.

Multiple applications processed concurrently require the filing of separate applications for each land use action. Each application shall be reviewed separately according to the applicable procedure type and Review Authority and processed simultaneously.

Zoning of Surrounding Properties

North: RM-II (Multi-Family Residential)
South: RS (Single Family Residential)
East: Right-of-way for Liberty Road S, and RA (Residential Agriculture)
West: RM-II (Multi-Family Residential)

Development Standards
Development of the property will primarily be subject to the provisions of the following chapters of the SRC:

Zoning & Development Standards Chapters

- SRC Chapter 200 - Urban Growth Management
- SRC Chapter 205 - Land Division and Reconfiguration
- SRC Chapter 220 - Site Plan Review
- SRC Chapter 225 - Design Review
- SRC Chapter 250 - Adjustments
- SRC Chapter 514 - RM-II (Multiple Family Residential)
- SRC Chapter 702 - Multiple Family Design Review Guidelines and Standards
- SRC Chapter 800 - General Development Standards
- SRC Chapter 802 - Public Improvements
- SRC Chapter 803 - Streets and Right-of-Way Improvements
- SRC Chapter 804 - Driveway Approaches
- SRC Chapter 805 - Vision Clearance
- SRC Chapter 806 - Off-Street Parking, Loading, and Driveways
- SRC Chapter 807 - Landscaping and Screening
- SRC Chapter 808 - Preservation of Trees and Vegetation
- SRC Chapter 810 - Landslide Hazards
- All other applicable provisions of the Salem Revised Code

Proposed Use

The proposal includes development of a townhome subdivision and development of a 66-unit multi-family apartment complex in the RM-II zone. Townhomes and multiple family developments are allowed as a permitted use in the RM-II zone.

Issues/Concerns:

1) CPC-ZC19-03 – Conditions of approval.

Condition 1: Construct a traffic signal at the intersection of Liberty Road S and Davis Road S City of Salem Standards. The signal shall be interconnected via underground fiber-optic cable to the existing traffic signal at Liberty Road S and Kuebler Boulevard SE and shall be designed to accommodate the east leg extension of Rainier Drive SE. The timing of the traffic signal installation shall be determined at the time of Site Plan Review.

Condition 2: Construct a traffic signal at the intersection of Liberty Road S and Mildred Lane SE to City of Salem Standards. The signal shall be interconnected via underground fiber-optic cable to the existing traffic signal at Liberty Road S and Kuebler Boulevard SE. The timing of the traffic signal installation shall be determined at the time of Site Plan Review.

Condition 3: The required Local street connections through the subject property are described as follows:

a. Joynak Street S shall be extended into or through the subject property at the time of future development.

b. Honey Bee Street S shall be extended into or through the subject property at the time of future development.

c. Fire Cloud Avenue S shall be extended from the west line of the subject property, and shall connect to proposed Fire Cloud Avenue S within Marion County Tax Lot Number 083W16CC / 1500.

d. Eagle Dance Street S and Big Mountain Avenue S shall be extended through subject property at the time of future development.

e. Stub a Local street to the north line of the subject property abutting Marion County Tax Lot Number 083W16C / 101 in an alignment that accommodates future extension through the neighboring property and its steep topography.

Condition 4: Provide access to Marion County Tax Lot Number 083W16C / 800 through the Local street system within the proposed development.

2) The subject property is located in a high probability archaeological zone.

Staff Response: Please contact Kimberli Fitzgerald for more information.

3) SRC 514.010(a) Land Division in the RM-II zone. Lots subdivided in the RM-II zone shall be a minimum of 20,000 square feet in size, unless the lots are restricted to contain three or more attached dwelling units per lot, are used for townhouse development, or are used for allowed uses other than household living.

Staff Response: Proposed lot 32 is less than 20,000 square feet in size. Development of the lot will be restricted to contain three or more attached units.

4) SRC 514.010(c) Dwelling unit density. Dwelling unit density within the RM-II zone shall conform to the standards set forth in Table 514.03.

   Staff Response: Proposed lots 12, 18, 23, 33, and 45 are large enough that the minimum dwelling unit requirement for these lots is two. The proposed townhome development for these lots does not comply with minimum dwelling unit density requirements.

5) SRC 702.020 – Design review standards for multiple family development with thirteen or more units.

   a. To ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks.

      Staff Response: Ped connection required to Liberty for complex.

   b. To enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RA or RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.

      Staff Response: Balconies oriented towards the adjacent RA zone shall have sigh-obscuring railings.

   c. On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.

      Staff Response: Does not appear to comply with standard on Joynak Street S.

   d. To orient buildings to the street, any ground-level unit, cluster of units, interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have a building entrance facing that street, with direct pedestrian access to adjacent sidewalks.

      Staff Response: Orient rec/office building toward Joynak Street S.

   e. To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided. (See Figure 702-4)

      Staff Response: Building length appears to exceed 100 feet without providing difference in elevation.

   f. To visually break up the building's vertical mass, the first floor of each building, except for single-story buildings, shall be distinguished from its upper floors by at least one of the following (see examples in Figure 702-6):

      a) Change in materials.
      b) Change in color.
      c) Molding or other horizontally-distinguishing transition piece.

      Staff Response: ground floor facades do not appear to be distinguished from upper floors using the methods outlined.

Urban Growth Area Preliminary Declaration

This section applies to development within the urban growth area, or within the urban service area but preceding the construction of required facilities that are shown in the adopted capital improvement plan, public facilities plan or comparable plan for the area. An Urban Growth Preliminary Declaration may be obtained prior to, or concurrent with, an application for development.

Requirements for Urban Growth Area Preliminary Declaration can be found in Salem Revised Code (SRC) Chapter 200.

Subdivision

If you want to divide your property into four or more lots, then you need to apply for a subdivision. The approval process starts with the tentative plan review outlined below and ends with finalizing your land survey.

Requirements for a subdivision tentative plan can be found in Salem Revised Code (SRC) Chapter 205.

Site Plan Review

The purpose of Site Plan Review is to provide a unified, consistent and efficient means to conduct review for development activity that requires a building permit, to ensure that such development meets all applicable standards of the UDC, including, but not limited to, standards related to access, pedestrian connectivity, setbacks, parking areas, external refuse storage areas, open areas, landscaping, and transportation and utility infrastructure.

Requirements for Site Plan Review can be found in Salem Revised Code (SRC) Chapter 220.

- ***Staff Response:*** *Class 3 Site Plan Review is required for this application because of the requirement for a Class 2 Driveway Approach Permit, and the likely need for Adjustments to multi-family design standards.*

Adjustments

The purpose of this chapter is to provide a process to allow deviations from the development standards of the UDC for developments that, while not meeting the standards of the UDC, will continue to meet the intended purpose of those standards. Adjustments provide for an alternative way to meet the purposes of the Code and provide for flexibility to allow reasonable development of property where special conditions or unusual circumstances exist.

Requirements for Adjustments can be found in Salem Revised Code (SRC) Chapter 250.

Design Review

Design review is required for certain types of development, or in specified areas of the City, where design review requirements have been established to achieve a desired community character, to promote greater compatibility between uses, and to promote established principles of urban design. SRC Chapter 702 establishes design review standards for multiple family development. Multiple family development with 13 or more dwelling units shall comply with the design review standards set forth in SRC 702.020.

Requirements for Design Review can be found in Salem Revised Code (SRC) Chapter 225, and the multiple family design standards are found in SRC Chapter 702.

Natural Resources

Trees: The City's tree preservation ordinance (SRC Chapter 808) protects Heritage Trees, Significant Trees *(including Oregon White Oaks with diameter-at-breast-height of 24 inches or greater)*, trees and native vegetation in riparian corridors, and trees on lots and parcels greater than 20,000 square feet. The tree preservation ordinance defines "tree" as, "any living woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more dbh, and possesses an upright arrangement of branches and leaves."

All significant trees on the subject property shall be preserved. A Chapter 808 variance is required for removal of any significant tree.

A tree conservation plan is required in conjunction with any development proposal for the creation of lots or parcels to be used for single family or two family uses, if the development proposal will result in the removal of trees.

Wetlands: According to the Salem-Keizer Local Wetland Inventory (LWI) there are no wetlands mapped on the subject property. The applicant should contact the Department of State Lands to verify if permits are required for the proposed scope of work.

Landslide Hazard Susceptibility: According to the City's adopted landslide hazard susceptibility maps there are landslide hazard areas identified in the area of development, equal to 2 points. In addition, a subdivision is assigned 3 activity points. A cumulative score of 5 points indicates a moderate landslide hazard risk. A geologic assessment or geotechnical report is required in conjunction with the proposed development.

Neighborhood Association Contact Information

Staff recommends that applicants/property owners contact the relevant neighborhood association(s) regarding their proposals as soon as possible. This allows for the neighborhood association(s) to be involved early in the process and helps to identify any potential issues that might arise.

SRC Table 300-2 indicates that Neighborhood Association contact is required prior to submittal of an application for a Class 3 Site Plan Review. Please see SRC 300.310 for more details.

https://egov.cityofsalem.net/SRCUtility/src/300

For your convenience, neighborhood association(s) contact information is included below. Please note that the identified neighborhood association chair(s), and their corresponding contact information, is current as of the date of the pre-application conference, but this information is subject to change if the chair(s) or their contact information has changes subsequent to the date of the pre-application conference.

Up-to-date contact information for neighborhood representatives may also be obtained by contacting the City's Neighborhood Enhancement Division at 503-588-6207 or by visiting the City's website at the following location: https://www.cityofsalem.net/Pages/find-your-neighborhood-association.aspx

Applicable Neighborhood Association(s):	Sunnyslope Neighborhood Association	
Meeting Date, Time, & Location:	Schirle Elementary School 4875 Justice Way S	
Neighborhood Association Chair	Alan Alexander (Chair) awa8025@aol.com	Evan White (Land Use Chair) epwhitehouse@comcast.net

Specific contact information for neighborhood representatives may also be obtained by contacting the City's Neighborhood Enhancement Division at 503-588-6207.

Salem Revised Code Available On-Line

For specific reference to the requirements of the Salem Revised Code (SRC) discussed in this report, the code can be accessed on-line through the City's website at:
http://www.cityofsalem.net/Pages/salem-revised-code.aspx

Attachments: A. Vicinity map
B. Applicant's proposal

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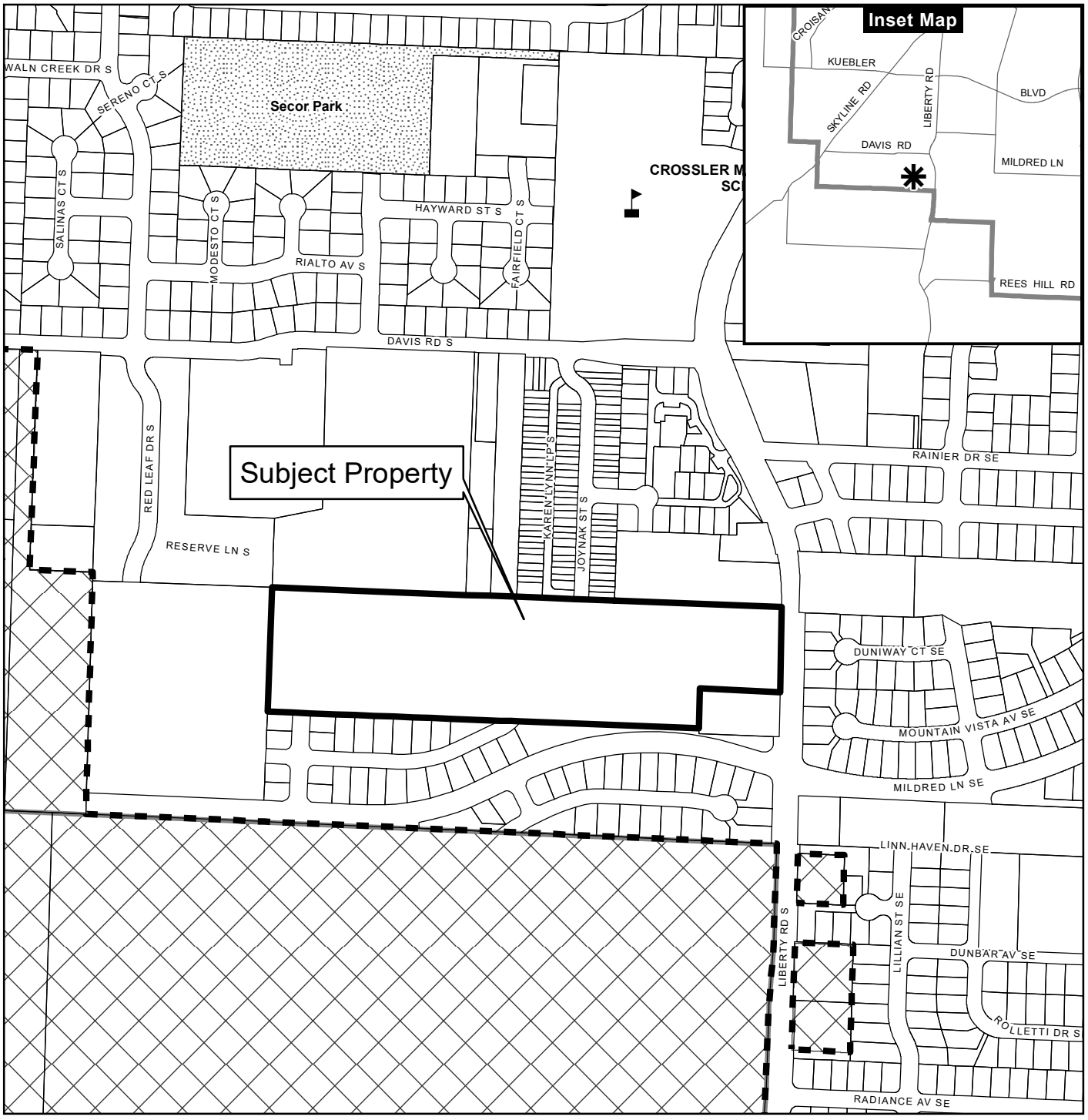
Vicinity Map
5871 Liberty Road S



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet

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Community Development Dept.

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Design Review Pre-Application Meeting

Proposal:

The subject property is located at 5871 Liberty Road (083W16C/Tax Lot 600), about 15.80 acres is size and zoned RMII. The applicant is requesting a Pre-Development Meeting to discuss the development of 66 Multi-Family units on the site. See attached site plans.

Questions for Pre-App Meeting:

1. Land-Use process and costs?
2. How best to accomplish this project?
3. Any foreseen issues?
4. What offsite improvements are required for the development?
5. What requirements through Public Works will the applicant have to meet to develop the site?
6. TIA or TPR?
7. Design Standards that will apply to the development?
8. All other relevant information

SITE PLAN

1" = 60'-0"

66 TOTAL APT UNITS

12	TYPE (A) 2 BED/ 1 BATH	(903 sqft)
18	TYPE (B) 2 BED/ 2 BATH	(1005 sqft)
12	TYPE (C) 2 BED/ 2 BATH	(1139 sqft)
12	TYPE (D) 3 BED/2 BATH	(1127 sqft)
12	TYPE (E) 1 BED/1 BATH	(728 sqft)

119 TOTAL PARKING STALLS

95 STANDARD STALLS
19 COMPACT
5 HANDICAPPED STALL

SITE

1 REC BLD/OFFICE
1 RECREATION PLAY AREA
1 US MAIL BOX AREA
1 MAINT. BLD
2 TRASH/RECYCLE
1 KEY GATE ENTRY

TREES WITHIN WORK AREAS

⊙ = EXISTING TREE TO REMAIN
⊠ = EXISTING TREE TO BE REMOVED
⊛ = EXISTING OAK TREE 24"+ DIA. TO REMAIN
▨ = EXISTING OAK TREE 24"+ DIA. TO BE REMOVED

TREE 00 (00)
DRIP LINE DIA. (FEET)
TRUNK DIA. (INCHES)

N
W E
S
0' 60'
SCALE: 1" = 60'

MARIEL PL.
HONEY BEE ST.
SUMMIT VIEW AV.
JOYNAX ST.
RESE ST.
BIG MOUNTAIN AV.
EAGLE DANCE ST.
MILDRED AV.
TRACT 'A'
ARROWHEAD ST.
THUNDERBIRD DR.
LIBERTY ROAD S.

S89°46'48"E 1,721.94'
S89°50'32"E 1,459.99'
S89°44'12"E 270.25'
S0°00'37"W 422.04'
N1°01'29"W 213.98'
N0°56'50"W 132.07'
CH=N1°24'31"W 74.72'
R=5,576.20'
L=74.72'
T=37.36
Δ=0°46'04"

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

CONCEPTUAL SITE PLAN

PROPOSED:
66 UNIT APARTMENT COMPLEX
LIBERTY ROAD APTS
SALEM, OR
5871 LIBERTY ROAD S.

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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Drawn: D.G.G.
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Date: JAN. 2020
Scale: AS SHOWN

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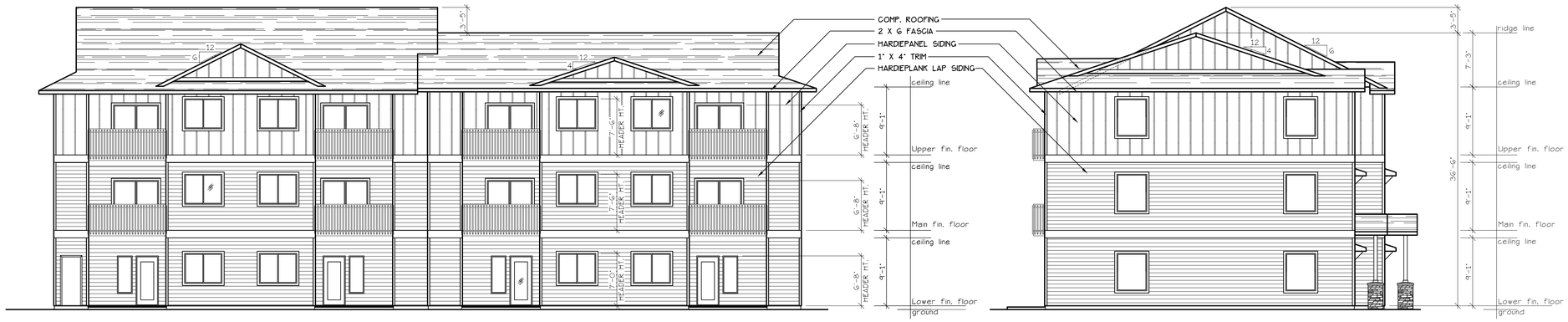

SOUTHEAST ELEVATION (TYPE A UNITS) (BLD. 4)

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

NORTHEAST ELEVATION (TYPE A UNITS) (BLD. 4)

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

NORTHWEST ELEVATION (TYPE A UNITS) (BLD. 4)

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

SOUTHWEST ELEVATION (TYPE A UNITS) (BLD. 4)

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

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www.multitech.we office@multitech.we

BUILDING ELEVATIIONS

LIBERTY ROAD APARTMENT COMPLEX

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Design: P.L.M.
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Checked: M.D.G.
Date: Apr-20
Scale: AS SHOWN

JOB # 6727

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2021

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EAST ELEVATION (TYPE B UNITS) (BLD. 6)

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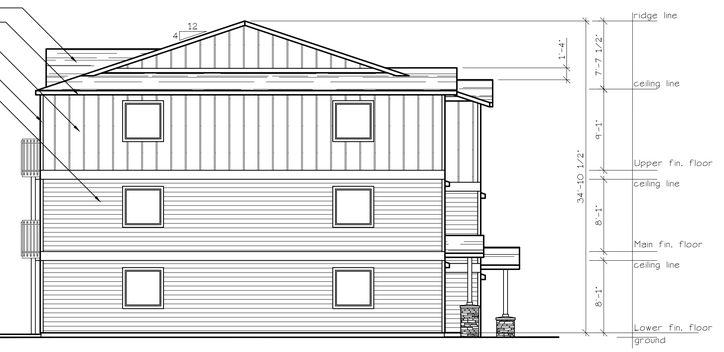

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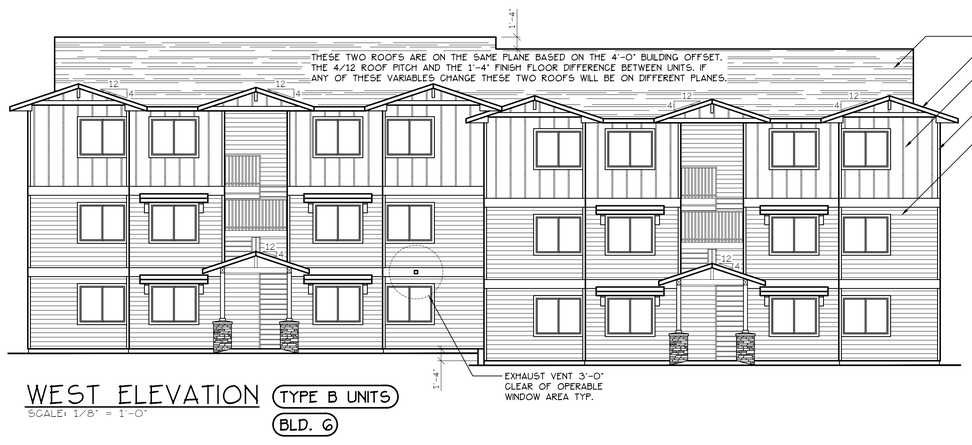

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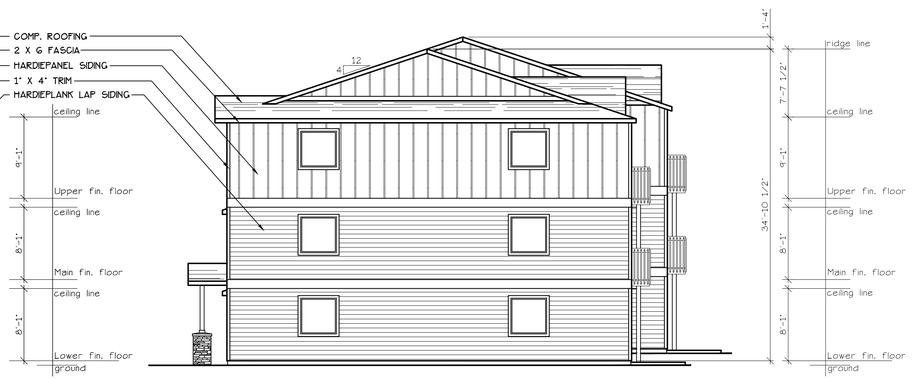

SOUTH ELEVATION (TYPE B UNITS) (BLD. 6)

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MARK D. GRENZ

Renew date June 30, 2021

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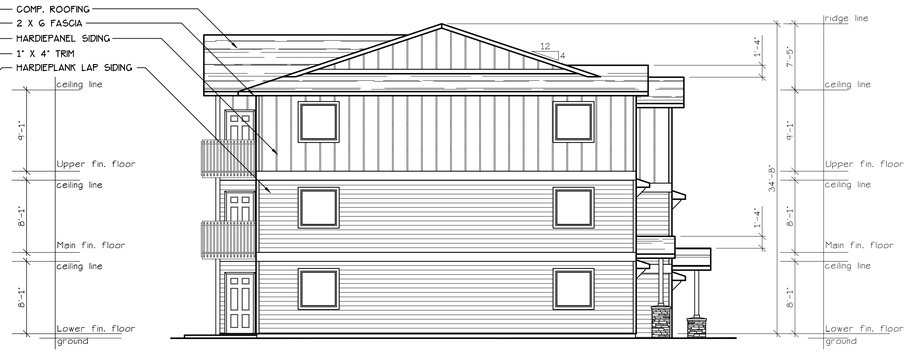


EAST ELEVATION (TYPE C UNITS)

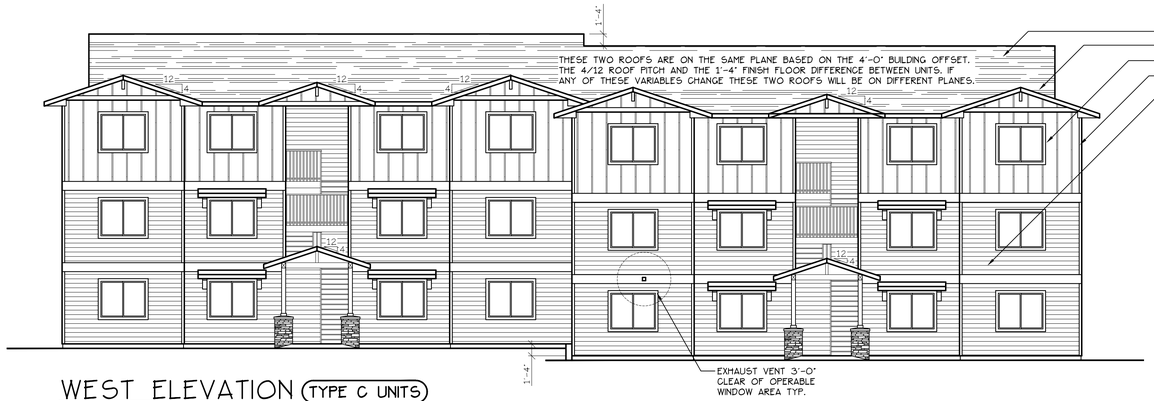
SCALE: 1/8" = 1'-0"

BLD. 11

NORTH ELEVATION (TYPE C UNITS)

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

BLD. 11



WEST ELEVATION (TYPE C UNITS)

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

BLD. 11

SOUTH ELEVATION (TYPE C UNITS)

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

BLD. 11

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BUILDING ELEVATIIONS

LIBERTY ROAD APARTMENT COMPLEX

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Scale: AS SHOWN

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JULY 14, 1978
MARK D. GRENZ

Renew date June 30, 2021

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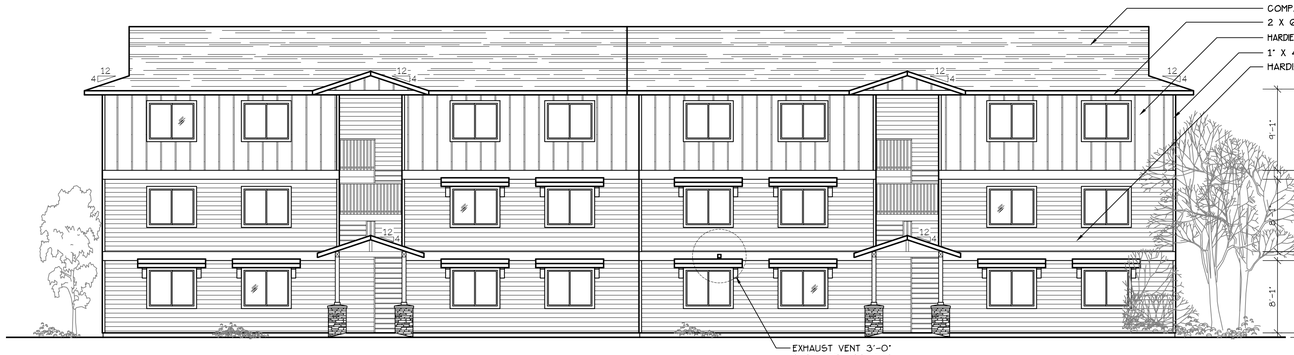

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NORTH ELEVATION (TYPE D UNITS) BLD. 4

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

MULTI/TECH
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BUILDING ELEVATIONS

LIBERTY ROAD 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.

BLDD-12-SDR/PLOT.1
ASBELEV

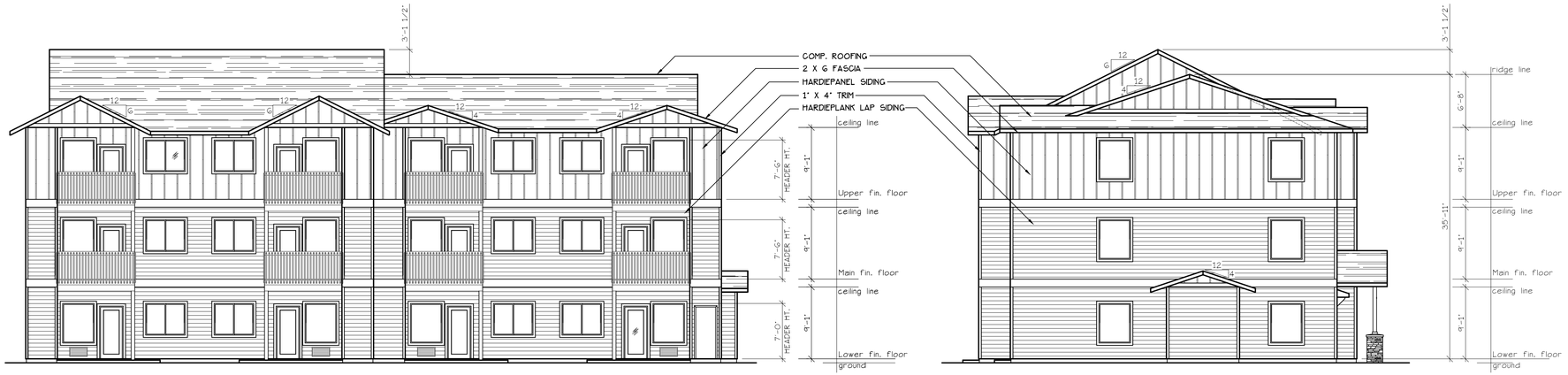
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Apr-20
Scale: AS SHOWN

JOB # 6727

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2021

A5.80

J:\6700-6799\6727-Liberty(5871)\Dwg v18\SDR\BLDD-12-SDR.dwg, A5.80ELEV, 4/28/2020 10:59:15 AM, GDeHaven



SOUTHEAST ELEVATION (TYPE E UNITS)

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

BLD. 1

NORTHEAST ELEVATION (TYPE E UNITS)

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

BLD. 1

NORTHWEST ELEVATION (TYPE E UNITS)

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

BLD. 1

SOUTHWEST ELEVATION (TYPE E UNITS)

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

BLD. 1

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BUILDING ELEVATIIONS

LIBERTY ROAD APARTMENT COMPLEX

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDE-A-12-SDR/PLOT11
ARCH/D/E1

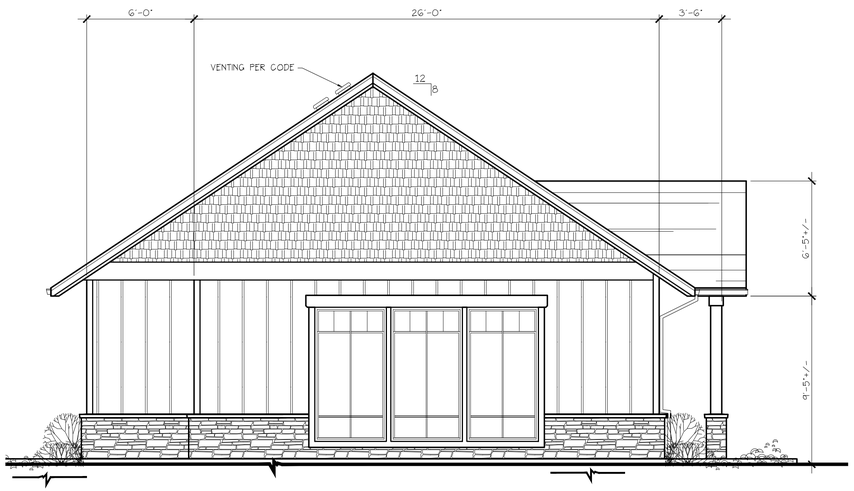
Design: P.E.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Apr-20
Scale: AS SHOWN

JOB # 6727

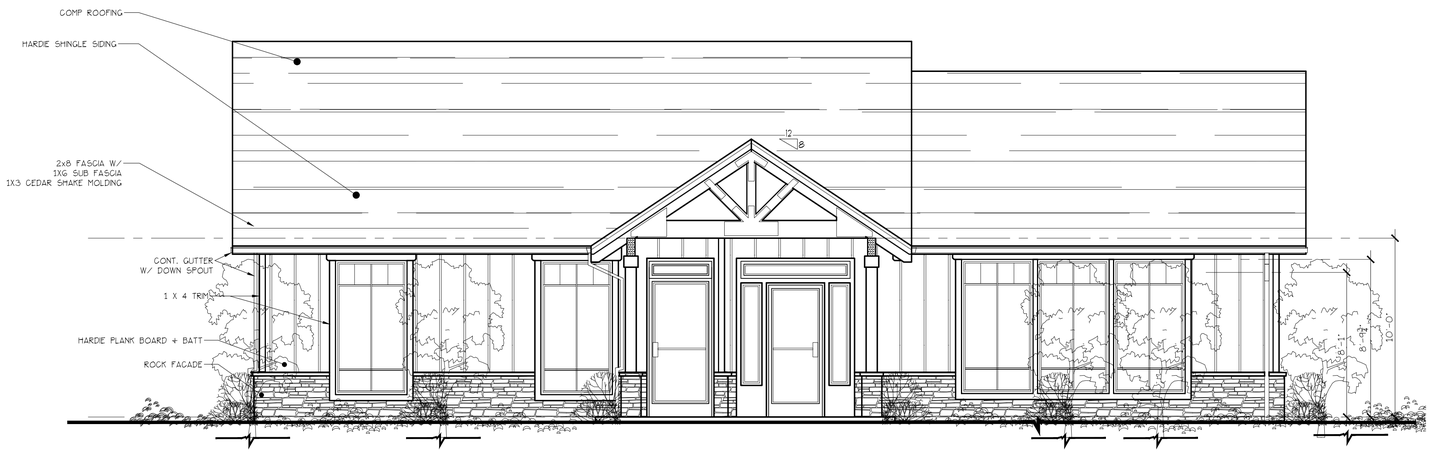
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2021

A6.80

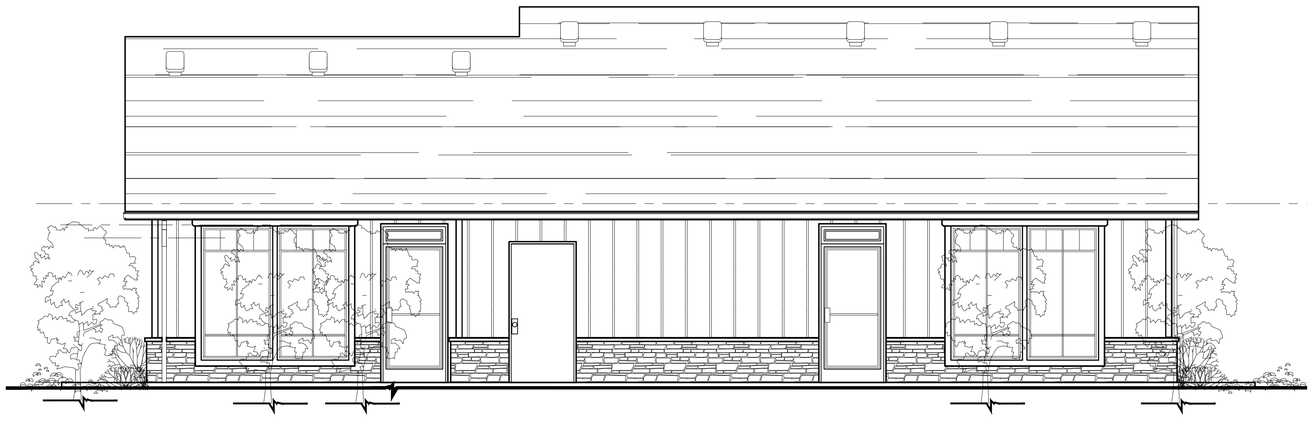
J:\6700-6799\6727-Liberty(5871)\Dwg v18\SDR\BLDE-A-12-SDR.dwg, A6.80ELEV, 4/28/2020 12:18:45 PM, GGattmyer



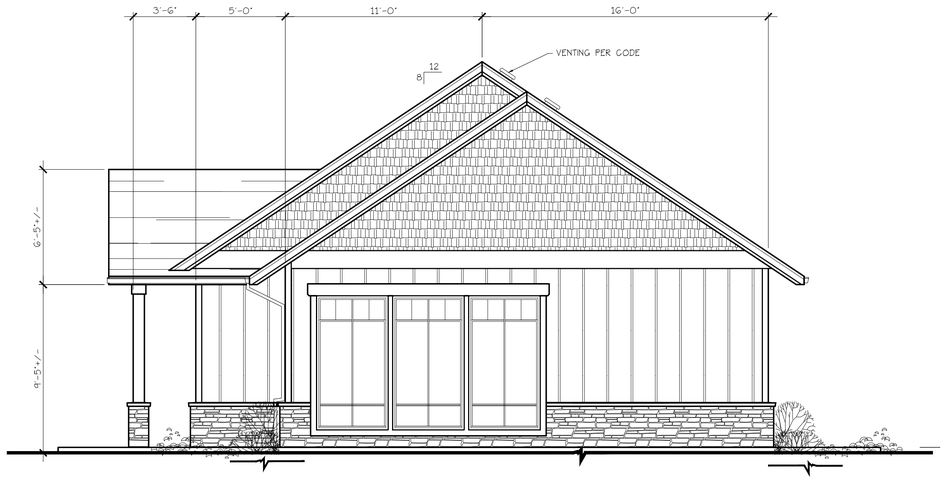
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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ELEVATION PLAN

LIBERTY ROAD APARTMENT COMPLEX

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDA PLOT: 7:58 4/7.60ELEV

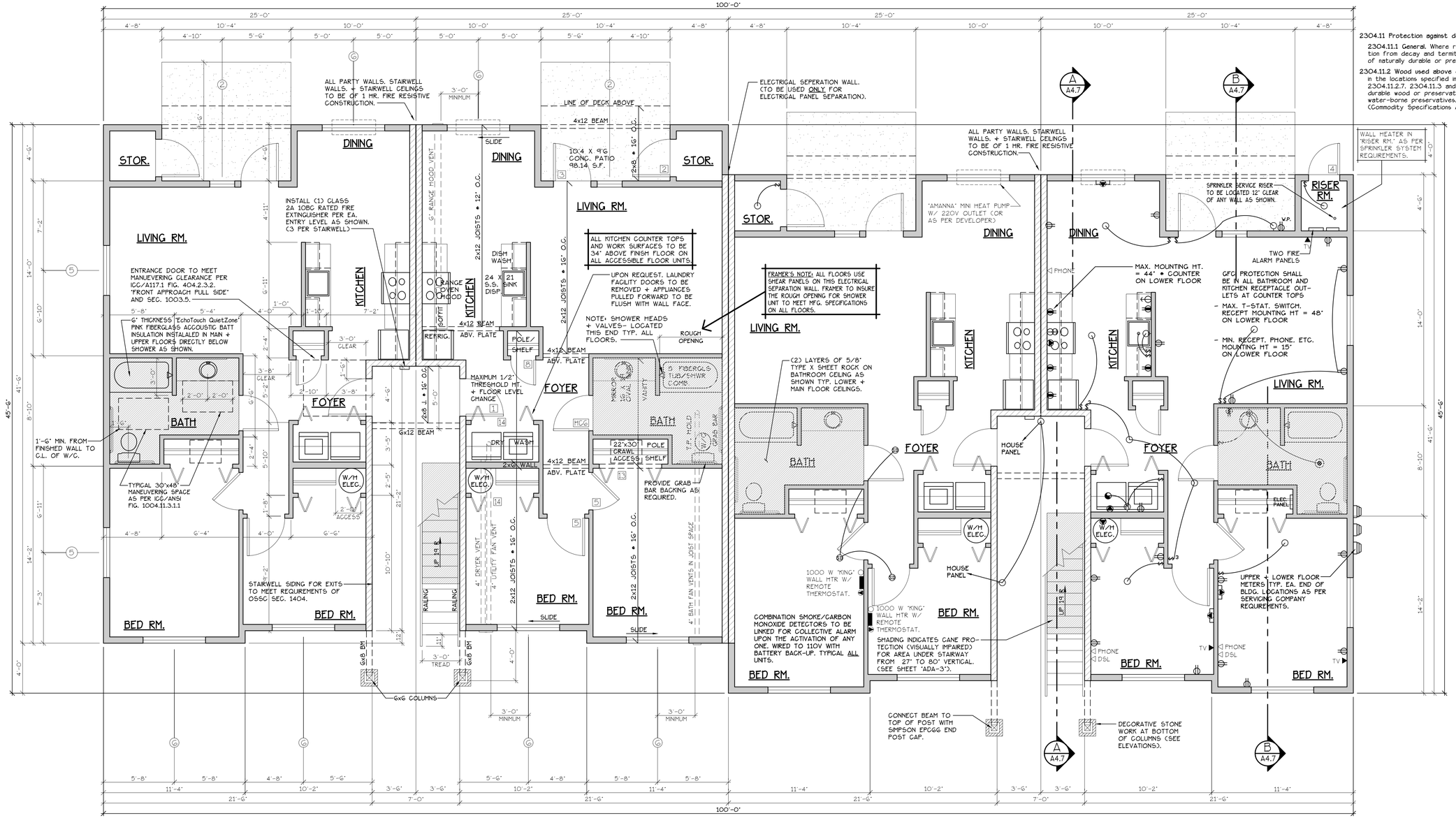
Design: S.P.N.
Drawn: G.I.D.
Checked: M.D.G.
Date: APRIL 2020
Scale: AS SHOWN

JOB # 6727

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2021

A7.60

J:\6700-6799\6727-Liberty(5817)\Dwg v18\SHT\BLDAEC-SDR.dwg, A7.60ELEV, 4/28/2020 9:46:14 AM, GDeHuyer



2304.11 Protection against decay and Termites.

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

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

INTERIOR FRAMING

JOIST FRAMING, INTERIOR FEATURES

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

ELECTRICAL

◉ = HEATER/LIGHT/FAN

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

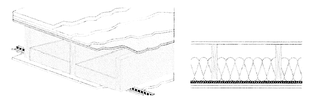
"A" UNIT = 903 S.F.

TYPE A UNITS

BLD. 4

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.



NRC-F98	1 h	TLI-05-107a	55	BF-05-039	49	SW/F3897
NBC-F96	45 min	TLI-05-115a	58	BF-05-041	50	SW/F3807
NBC-F99	1 h	NBC-F09	61	NRC-F05	44	SW/F3807

Solida 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 15z mm (6") thickness EcoTouch™ QuietZone™ PINK™ FIBERGLAS™ Acoustic Batt Insulation, double layer type "x" gypsum board thickness specified below

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A4.2 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1003. WITHIN ICC/ANSI A117.1, CHAPTER 10 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 10 SETS OUT THE CODE REQUIREMENTS THAT ALL GROUND FLOOR UNITS MUST MEET.

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

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

WITHIN THE PROJECT THERE ARE ALSO TYPE "B" UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10. SECTION 1004.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2014, CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.

CONSTRUCTION TYPE V B SPRINKLED.

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office@multitech.ws • www.multitech.ws

LIBERTY ROAD 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.

BLDA-11-SDR/PLOT11
A1.30DR.DGN

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Apr-20
Scale: AS SHOWN

JOB # 6727

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2021

A1.30

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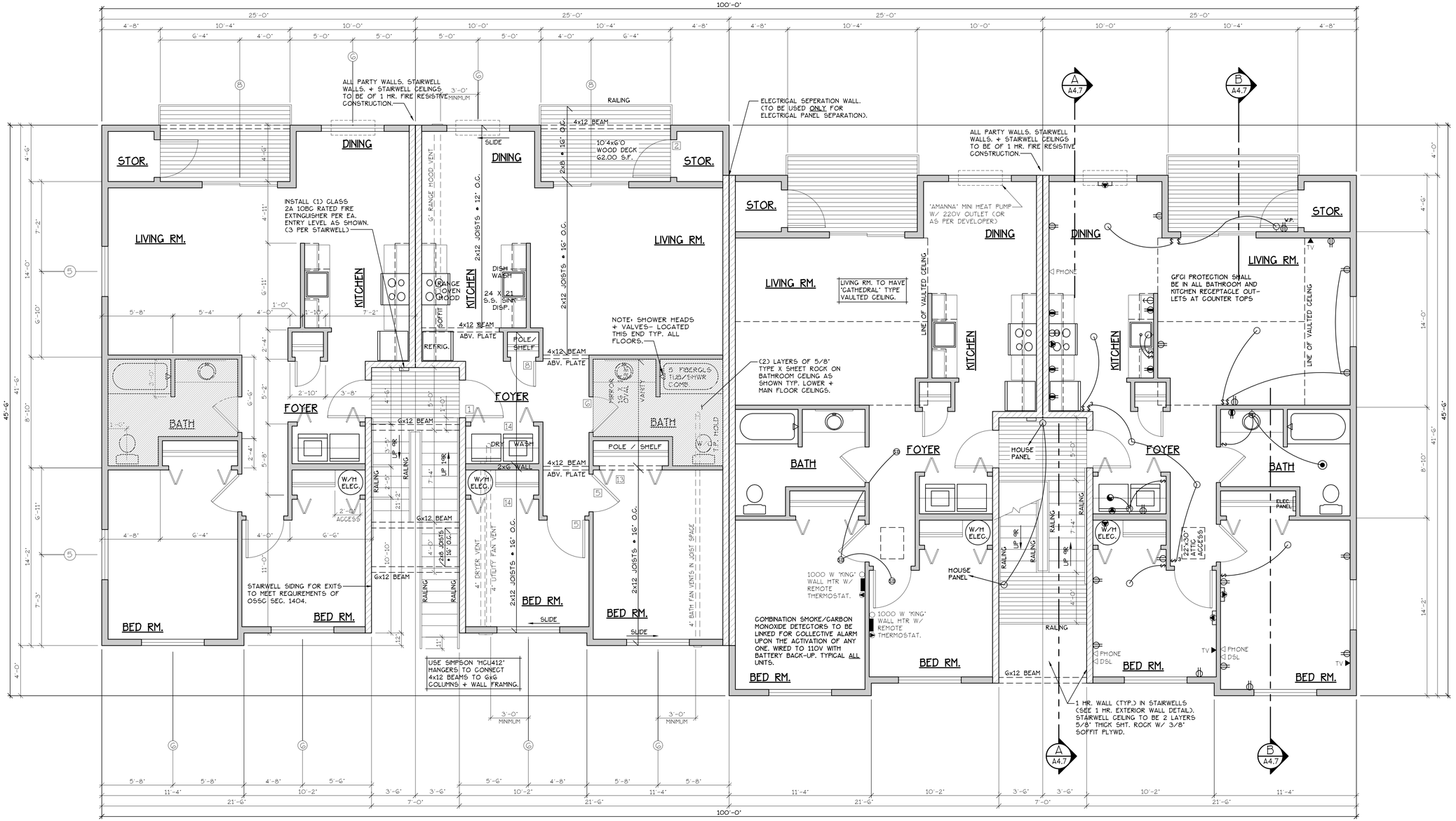

INTERIOR FRAMING | JOIST FRAMING, INTERIOR FEATURES | CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL

● = HEATER/LIGHT/FAN

MAIN FLOOR PLAN

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

EA. UNIT = 903 S.F.

TYPE A UNITS

BLD. 4

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

UPPER FLOOR PLAN

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

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

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A4.2 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSSC 718.2.2 AND OSSC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
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6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
7. AS PER OEESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLOURESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

CONSTRUCTION TYPE V B SPRINKLED.

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MAIN FLOOR PLAN

LIBERTY ROAD APARTMENT COMPLEX

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDA-12-SDR/PLOT1
A1.40/MAIN.DGN

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Apr-20
Scale: AS SHOWN

JOB # 6727

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2021

A1.40

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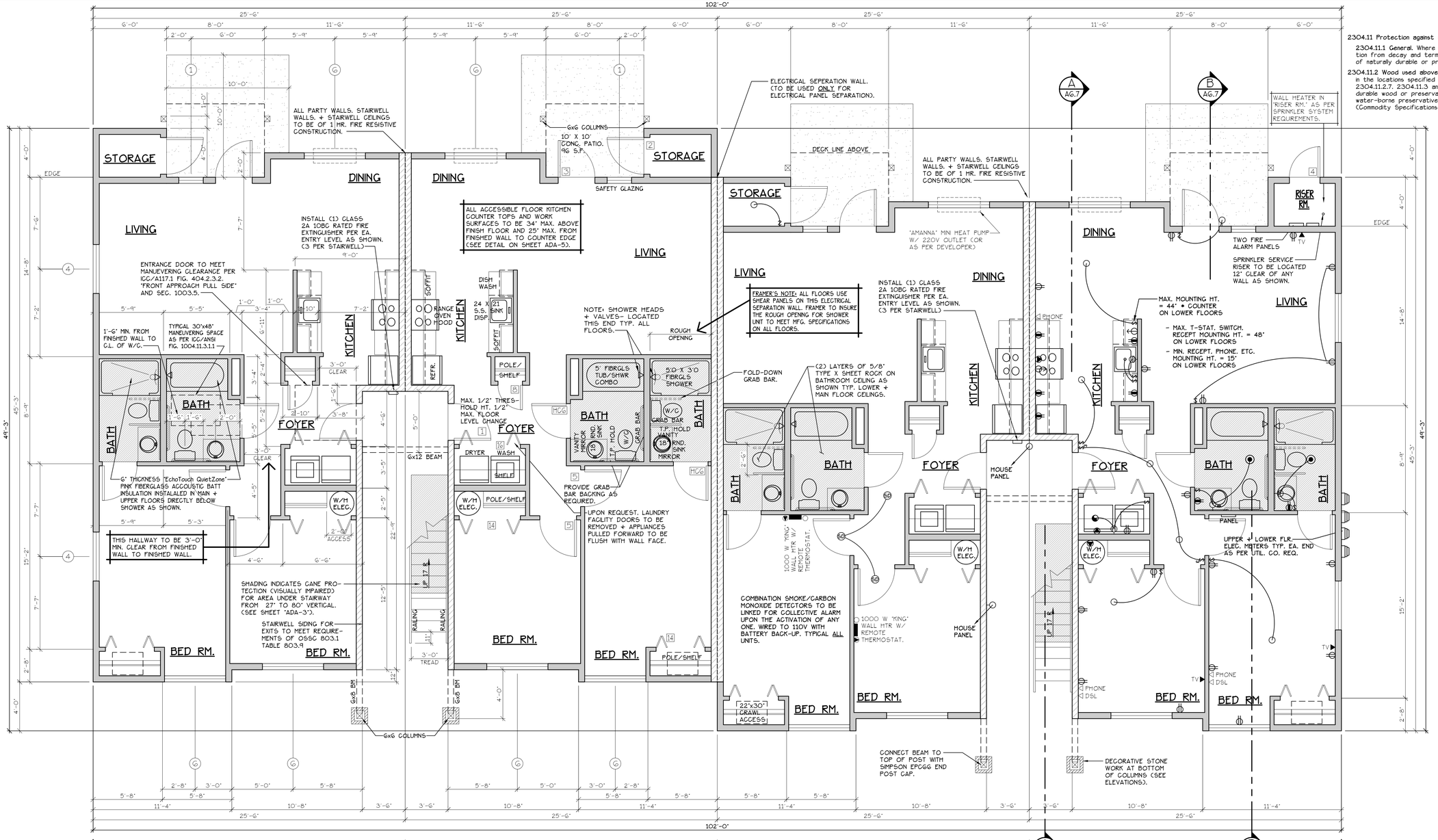

2304.11 Protection against decay and Termites.

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

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

INTERIOR FRAMING | INTERIOR FEATURES | CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL

⊙ = HEATER/LIGHT/FAN

LOWER FLOOR PLAN

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

(CHANDICAP ADAPTABLE/ACCESSIBLE)

EA. UNIT = 1005 S.F.

TYPE B UNITS

BLD. 6

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

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

NBC-F9d	1 h	TLI-95-1075	55	RF-95-033	49
NBC-F9h	45 min	TLF-95-1154	56	RF-95-041	50
NBC-F9g	1 h	NBC-F9g	51	NRC-F95	44

SWJ-5807
SWJ-5807
SWJ-5807

Solid wood joist floor, 38 mm x 235 mm (1-1/2" x 9-1/4") joists, spaced 406 mm (16") o.c., 15.5 mm (5/8") OSB subfloor, resilient channels spacing specified below, single 152 mm (6") thickness EcoTouch™ QuietZone™ PINK™ FIBERGLAS® Acoustic Batt Insulation, double layer type "x" gypsum board thickness specified below

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

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

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP
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	
7	THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.									
8	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-6"	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	*THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.*									
12	5'-0"	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	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
17	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
18	3'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	E	HEMLOCK	STAIN	
19	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
20	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.
21	4'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 5'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 6X8
2	2'6 X 3'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8
3	3'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4OO)
4	4'0 X 4'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4OO)
5	4'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4OO)
6	5'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4OO)
7	6'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4OO)
8	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4OO)
9	6'0 X 6'8	VINYL SLIDE	MILGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	DF#1 4x12

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

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A13.40.

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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 309.4. AND 404.2.6.

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

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

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1003. 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 2014, CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.

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LIBERTY ROAD APARTMENT COMPLEX

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDB-12-SDR/PLOT1
4/28/2020

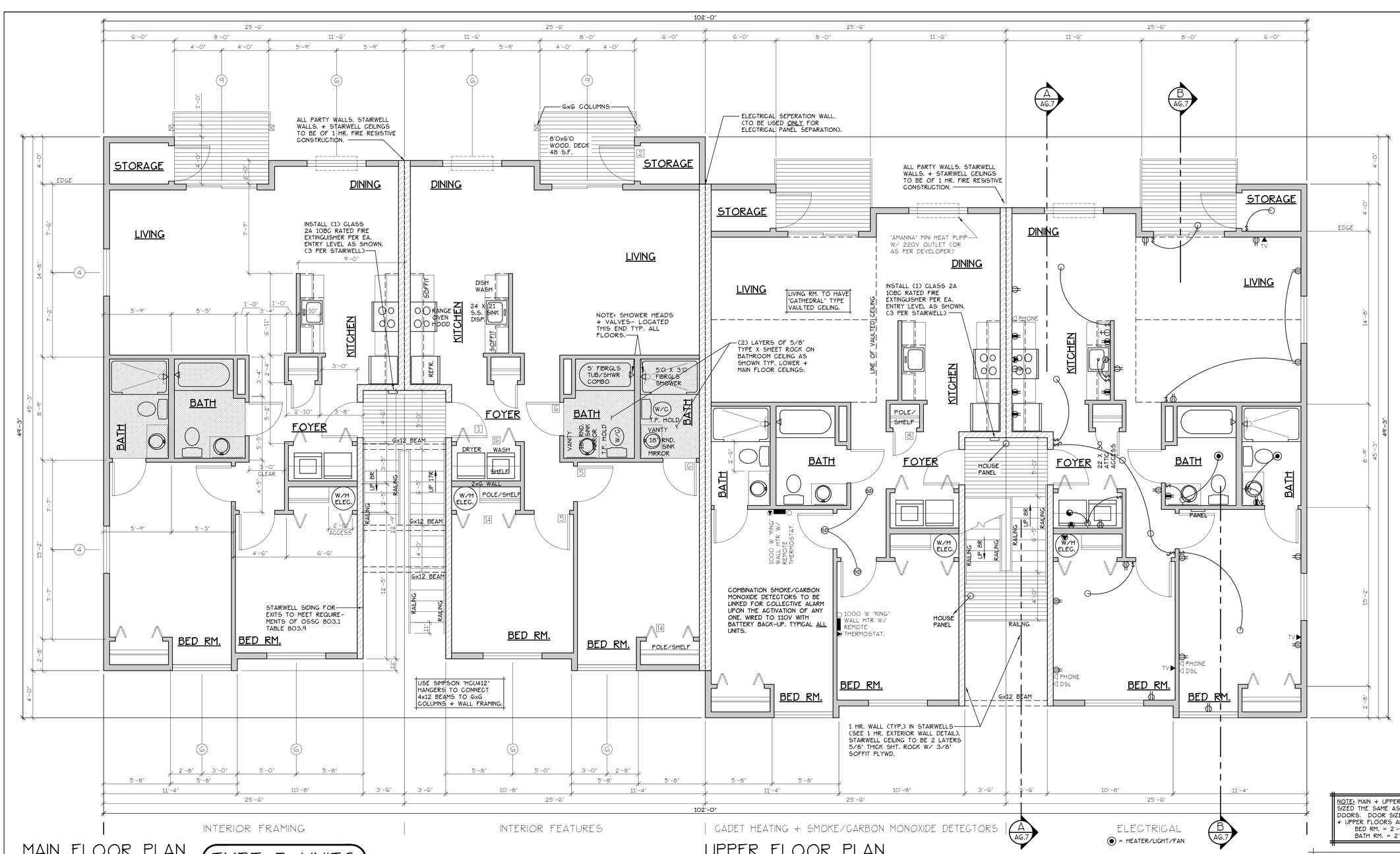
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Apr-20
Scale: AS SHOWN

JOB # 6727

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2021

A2.31

J:\6700-6799\6727-Liberty(SRT)\Dwg 11\SDR\BLDB-12-SDR.dwg, A2.31LFLR, 4/28/2020 10:38:52 AM, GSchaefer



INTERIOR FRAMING | INTERIOR FEATURES | CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL

MAIN FLOOR PLAN

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

EA. UNIT = 1005 S.F.

TYPE B UNITS

BLD. 6

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.

⊙ = HEATER/LIGHT/FAN

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 AG.2 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP
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	
[6]	THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.									
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	
9	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
[10]	*THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.*									
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	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
13	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	E	HEMLOCK	STAIN	
17	3'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
18	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS
19	2'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 5'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 GX8
2	2'6 X 3'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8
3	3'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
4	4'0 X 4'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
5	4'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
6	5'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
7	6'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
8	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
9	6'0 X 6'8	VINYL SLIDE	MILGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	DF#1 4x12
10							

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.5.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A13.40.

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

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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LIBERTY ROAD APARTMENT COMPLEX

MAIN & UPPER FLOOR PLAN

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

BLDG-12-SDR/PLOT1
AG.1/SHEET

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Apr-20
Scale: AS SHOWN

JOB # 6727

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2021

A2.41

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2304.11 Protection against decay and Termites.

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

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

LINE OF DECK ABOVE

6x6 COLUMN

12'0x8'0 CONC PATIO 96.00 S.F.

3'-0" MINIMUM

SAFETY GLAZING

STOR

STOR

LIVING ROOM

DINING

LIVING ROOM

DINING

KITCHEN

KITCHEN

ENTRANCE DOOR TO MEET MANUEVERING CLEARANCE PER ICC/A117.1 FIG. 404.2.3.2. FRONT APPROACH PULL SIDE' AND SEC. 1003.5.

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

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

TYPICAL 30"x48" MANEUVERING SPACE AS PER ICC/ANSI FIG. 1004.11.3.1.1

RANGE OVEN HOOD

SOFFIT

24" S.S. DISH

21" SINK

DISH WASH

POLE/ SHELF

REFR.

PANTRY

W/H ELEC.

BATH

M. BATH

3'-0" CLEAR

3'-6" CLEARANCE

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

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

CONTRACTOR TO APPLY 5/8" TYPE 'X' SHEET ROCK OVER EXTERIOR PLYWOOD WALL SHEATHING ON THIS WALL UP TO UNDERSIDE OF ROOF SHEATHING. THIS IS REQUIRED BECAUSE OF PROXIMITY WITH BUILDING #12. (SEE '1 HOUR EXTERIOR WALL' DETAIL ON SHEET A13.30).

BED RM.

STAIRWELL SIDING FOR EXITS TO MEET REQUIREMENTS OF OSSC 803.1 TABLE 803.9

BED RM.

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

6x12 BEAM

POLE/SHELF

HC6

5

4

RAILING

UP 17 8/8

11"

3'-0" TREAD

RAILING

6x6 BM

6x6 BM

6x6 COLUMNS

1'-0"

4'-0"

3'-0" MIN.

3'-0" MINIMUM

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).

NOTE: SHOWER HEAD + VALVES- LOCATED THIS END TYP. ALL FLOORS.

PROVIDE GRAB BAR BACKING AS REQUIRED.

2x6 PLUMBING WALL

LINEN

VANITY MIRROR

18" RND. SINK

T.P. HOLD

W/C GRAB BAR

2x6 WALL

4'-0"x36" FIBERGLS SHOWER

BATH

5' FIBERGLS TUB/SHWR COMBO

WASH SHELF

2X6 WALL

DRYER

LINEN

MIRROR VANITY 18" RND. SINK

T.P. HOLD

W/C GRAB BAR

M. BATH

POLE/SHELF

22"x30" CRAWL ACCESS

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

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

SPRINKLER RISER RM.

LOCATE AS PER UTILITY PLAN

TWO FIRE ALARM PANELS

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

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

LIVING ROOM

DINING

KITCHEN

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

BATH

M. BATH

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

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

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.

BED RM.

BED RM.

CONNECT BEAM TO TOP OF POST WITH SIMPSON EPC66 END POST CAP.

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

PHONE

KITCHEN

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

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

LIVING ROOM

DINING

TV

W/H ELEC.

BATH

M. BATH

TO HOUSE PANEL

PANEL

TV

TV

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

UP 17 8/8

PHONE

DSL

PHONE

DSL

BED RM.

BED RM.

UPPER + LOWER FLOOR METERS TYP. EA. END OF BLDG. LOCATIONS AS PER SERVICING COMPANY REQUIREMENTS.

114'-0"

28'-6" | 23'-6" | 5'-0" | 5'-0" | 28'-6" | 23'-6" | 5'-0" | 5'-0" | 28'-6" | 23'-6"

7'-0" | 12'-0" | 4'-6" | 4'-6" | 12'-0" | 7'-0"

51'-0"

4'-6" | 7'-0" | 6'-8" | 2'-5" | 3'-5" | 6'-0" | 2'-4" | 6'-4" | 13'-10" | 7'-1" | 4'-0"

4'-0" | 4'-6" | 13'-6" | 2'-5" | 3'-5" | 6'-10" | 2'-4" | 13'-10" | 4'-0"

5'-10" | 9'-10" | 3'-10" | 9'-0" | 9'-8" | 13'-8" | 13'-8" | 9'-0"

6'-10" | 6'-8" | 5'-5" | 5'-4" | 3'-5" | 2'-0" | 2'-0" | 3'-0" | 3'-10" | 5'-0" | 6'-4" | 4'-6" | 5'-0" | 6'-0" | 4'-0" | 22'-10" | 12'-0" | 12'-0"

8'-4" | 5'-0" | 6'-2" | 8'-6"

6'-10" | 6'-10" | 5'-4" | 6'-0" | 6'-0" | 5'-4" | 6'-10" | 6'-10" | 13'-8" | 11'-4" | 3'-6" | 3'-6" | 13'-8" | 11'-4" | 3'-6" | 3'-6" | 13'-8" | 11'-4" | 3'-6"

28'-6" | 28'-6" | 28'-6" | 28'-6"

114'-0"

INTERIOR FRAMING | INTERIOR FEATURES | CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL

A A11.7 | B A11.7

= HEATER/LIGHT/FAN

LOWER FLOOR PLAN

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

(CHANDICAP ADAPTABLE/ACCESSIBLE)

EA. UNIT = 1139 S.F.

TYPE C UNITS

BLD. 11

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.

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")	

NBC-F9d	1 h	TLI-35-107a	55	RI-65-033	49	SWI/S3807
NBC-F9h	45 min	TLI-35-115a	56	RI-65-041	50	SWI/S3807
NBC-F9g	1 h	NBC-F9g	51	NBC-F9g	44	SWI/S3807

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
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THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1003. WITHIN ICC/ANSI A117.1, CHAPTER 10 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 10 SETS OUT THE CODE REQUIREMENTS THAT ALL GROUND FLOOR UNITS MUST MEET.

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

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

WITHIN THE PROJECT THERE ARE ALSO TYPE 'B' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1, CHAPTER 10, SECTION 1004. 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 2014. CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.

DOOR SCHEDULE

	DOORS WIDTH	DOORS HEIGHT	DOORS THICK	FRAMES TYP.	FRAMES MATL.	FRAMES FIN.	HDWE TYP	HDWE MATL.	HDWE FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6a	THIS DOOR TO MEET ADA DESIGN STANDARDS OF 'DOOR CLEAR OPENING' DETAIL AS SHOWN ON SHEET ADA-3.									
7	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
8	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
10a	*THIS DOOR TO MEET ADA DESIGN STANDARDS OF 'DOOR CLEAR OPENING' DETAIL AS SHOWN ON SHEET ADA-3.*									
10	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
13	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	3'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	E	METAL	PAINT	
17	3'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
18	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.
19	4'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP

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

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 5'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 GX8
2	2'6 X 3'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8
3	3'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
4	4'0 X 4'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
5	4'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
6	5'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
7	6'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
8	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
9	6'0 X 6'8	VINYL SLIDE	MILGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	DF#1 4x12

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

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A13.40.

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

MULTI/TECH CONSULTANTS
ENGINEERING SERVICES, INC.
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www.multitech.we office@multitech.we

LIBERTY ROAD 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-12-SSK/PLOT.01
A4.31.DWG

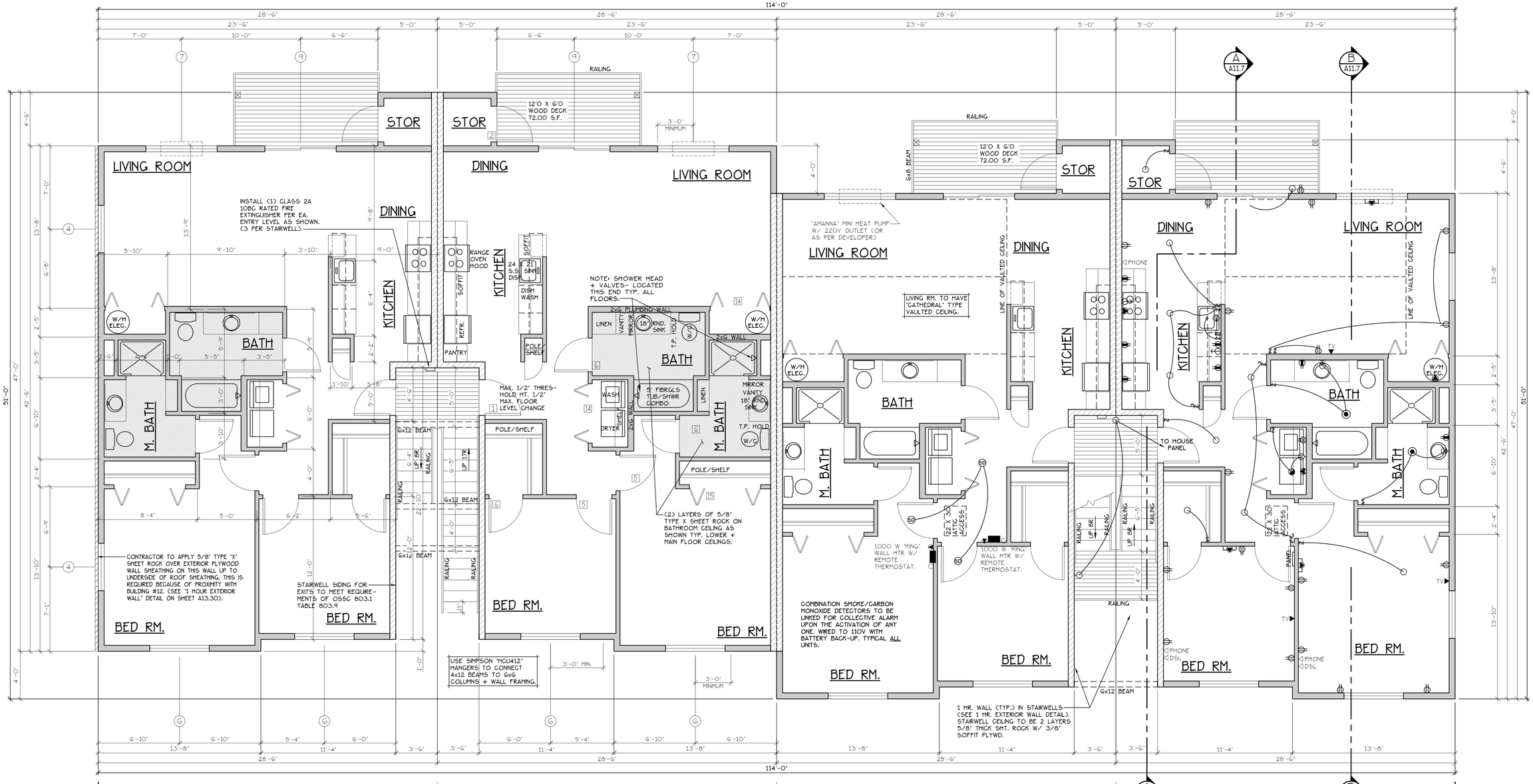
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Apr-20
Scale: AS SHOWN

JOB # 6727

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2021

A4.31

J:\6700-6799\6727-Liberty(5871)\Dwg 1st\SSK\BLDG-12-SSK.dwg, A4.31\FLR, 4/28/2020 10:48:09 AM, GileHeiser



MAIN FLOOR PLAN

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

EA. UNIT = 1139 S.F.

TYPE C UNITS

BLD. 11

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.

INTERIOR FRAMING | INTERIOR FEATURES | CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL

= HEATER/LIGHT/FAN

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 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP
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	
	THIS DOOR TO MEET ADA DESIGN STANDARDS OF 'DOOR CLEAR OPENING' DETAIL AS SHOWN ON SHEET ADA-3.									
7	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
8	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	POCKET DOOR
9A	*THIS DOOR TO MEET ADA DESIGN STANDARDS OF 'DOOR CLEAR OPENING' DETAIL AS SHOWN ON SHEET ADA-3.*									
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	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
13	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	E	HEMLOCK	STAIN	
17	3'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
18	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS
19	4'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 5'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 6X8
2	2'6 X 3'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8
3	3'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
4	4'0 X 4'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
5	4'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
6	5'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
7	6'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
8	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
9	6'0 X 6'8	VINYL SLIDE	MILGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	DF#1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.5.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A13.40.

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

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

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

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 A11.2 BEFORE BEGINNING ANY CONSTRUCTION.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

MULTI/TECH CONSULTANTS
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LIBERTY APARTMENT

MAIN & UPPER FLOOR PLAN

19TH STREET & CITY ROAD DEVELOPMENT COMPLEX

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

BLDG-12-SSR/PLOT1
A4.41MEP.DF

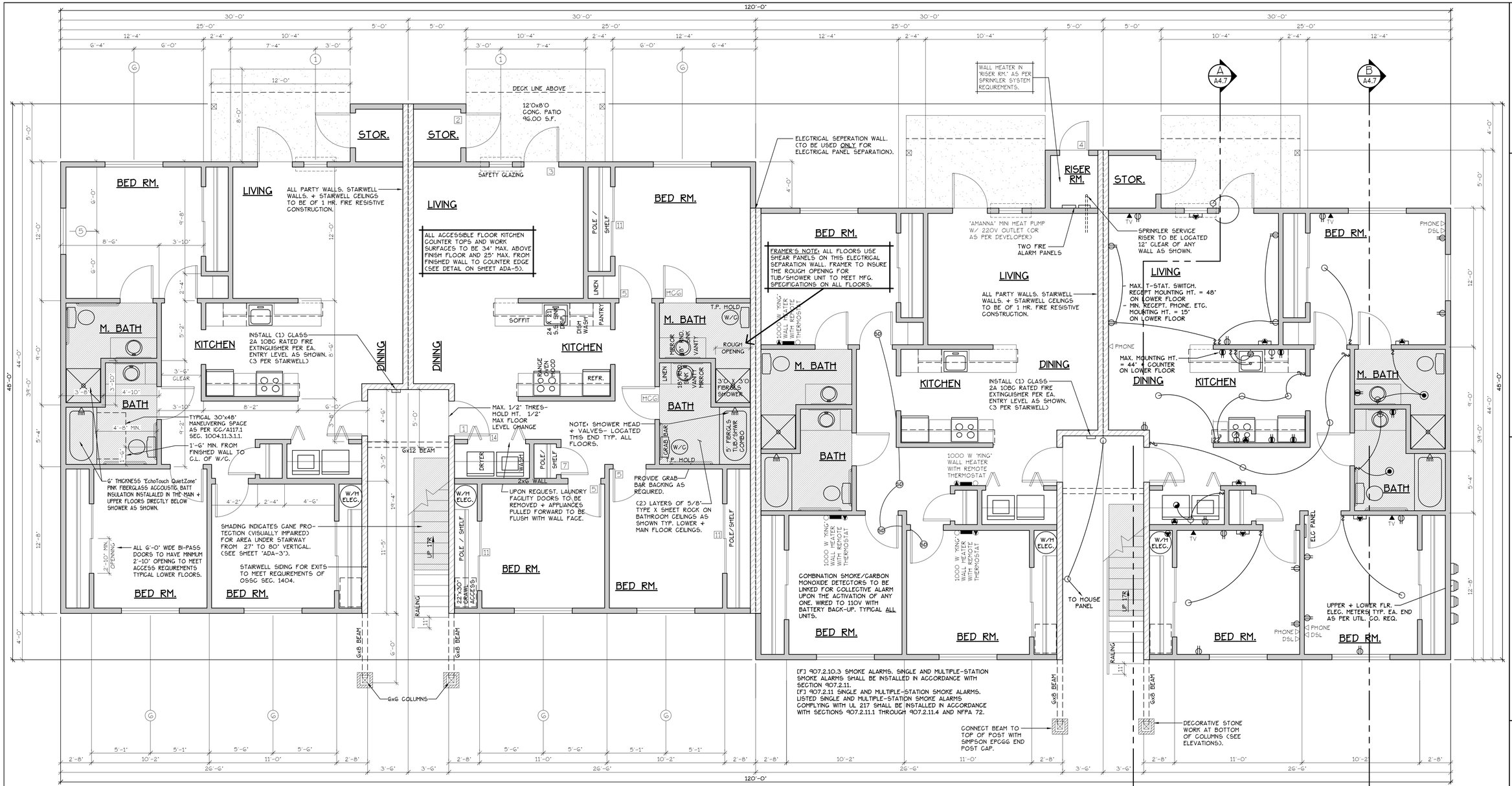
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Apr-20
Scale: AS SHOWN

JOB # 6727

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 1, 1978 — MARK D. GRENZ — Renew date June 30, 2021

A4.41

J:\6700-6799\6727-Liberty\6871\Dwg's\ARSSUB\BLDG-12-SSR.dwg, A4.41MEP.DF, 4/28/2020 10:48:11 AM, GSatterlee



LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

EA. UNIT = 1127 S.F.

TYPE D UNITS

BLD. 4

INTERIOR FRAMING

INTERIOR FEATURES

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.

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

ELECTRICAL

● = HEATER/LIGHT/FAN

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	FRAMES TYP.	MATL	FIN.	TYP.	MATL	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL 45 MN LABEL W/ THRESHOLD, WEATHERSTRIP
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	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	THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.									
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	*THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.*									
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	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
13	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-6"	6'-8"	1 3/8"	H.C.	GLAD	PAINT	E	HEMLOCK	STAIN	
17	3'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
18	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.
19	4'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL 45 MN LABEL W/ THRESHOLD WEATHERSTRIP

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

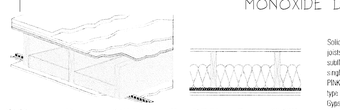
WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'O X 5'O	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 GX8
2	2'6 X 3'O	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8
3	3'O X 4'O	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4O)
4	4'O X 4'O	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4O)
5	4'O X 4'O	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4O)
6	5'O X 4'O	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4O)
7	6'O X 4'O	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4O)
8	3'O X 4'O	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4O)
9	6'O X 6'8	VINYL SLIDE	MILGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	DF#1 4x12
10							

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

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A13.40.

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS



NRC=1.00	1 h	TLI-35-107a	55	IIC-65-1339	49
NRC=1.04	45 min	TLI-26-115a	54	IIC-65-1441	50
NRC=1.04	1 h	NRC-1.04	51	NRC-1.04	44
				SWS 3807	
				SWS 3807	
				SWS 3807	

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 fiber batts in cavity. 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 309.4. AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-O.35.

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

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A4.2 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1003. WITHIN ICC/ANSI A117.1. CHAPTER 10 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 10 SETS OUT THE CODE REQUIREMENTS THAT ALL GROUND FLOOR UNITS MUST MEET.

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

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

WITHIN THE PROJECT THERE ARE ALSO TYPE 'B' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10. SECTION 1004. 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 2014. CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.

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LIBERTY ROAD 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.

BLDD-12-SDR/FLOOR1
A1.50.DGT

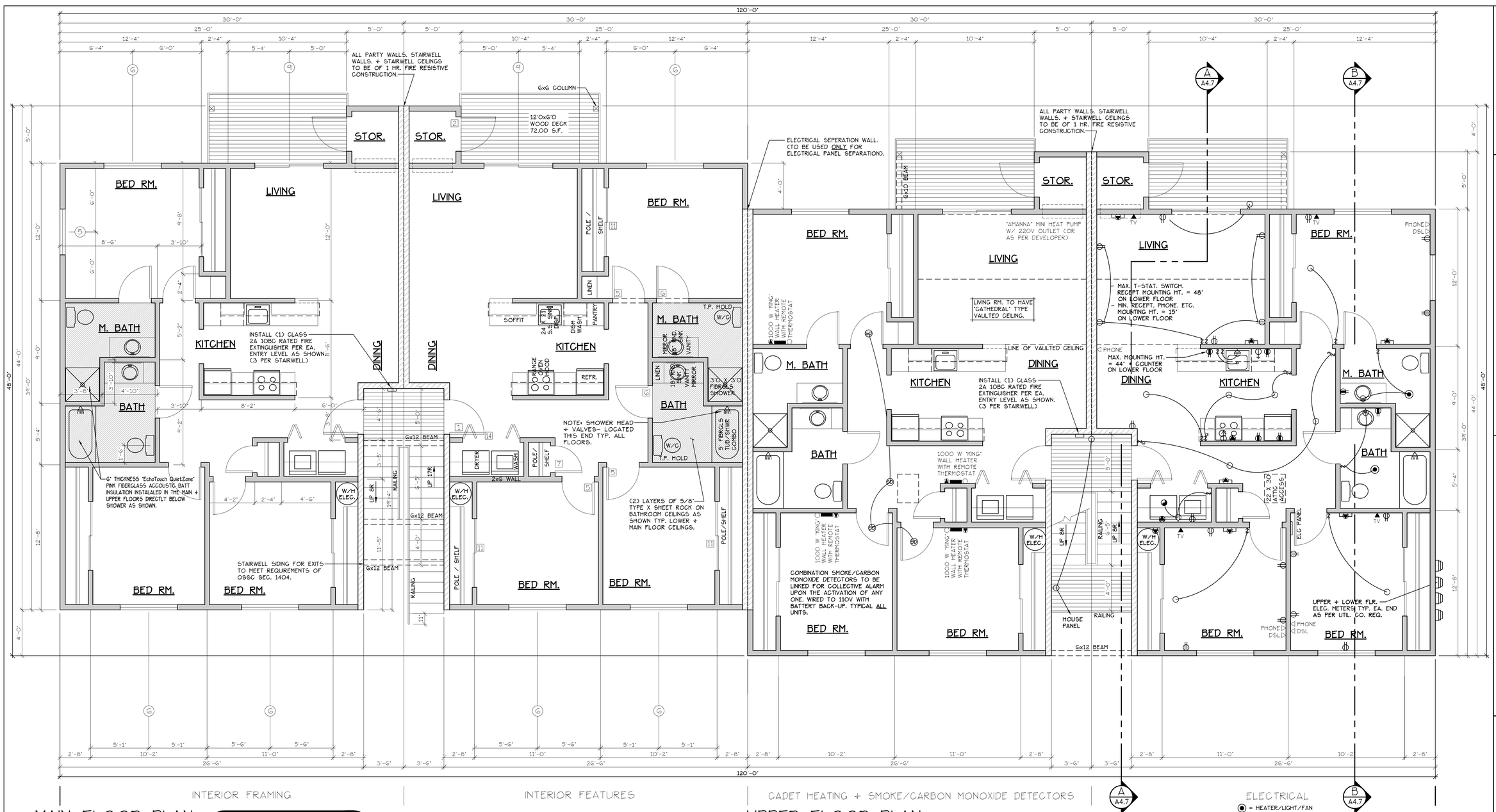
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Apr-20
Scale: AS SHOWN

JOB # 6727

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2021

A5.31

J:\6700-6799\6727-Liberty(SR7)\Dwg's\6 SDR\BLDD-12-SDR.dwg, A5.31(FLR, 4/28/2020 10:59:12 AM, GTechwriter



INTERIOR FRAMING

INTERIOR FEATURES

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

ELECTRICAL

◉ = HEATER/LIGHT/FAN

MAIN FLOOR PLAN

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

EA. UNIT = 1127 S.F.

TYPE D UNITS

BLD. 4

UPPER FLOOR PLAN

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

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP
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	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	THIS DOOR TO MEET ADA DESIGN STANDARDS OF 'DOOR CLEAR OPENING' DETAIL AS SHOWN ON SHEET ADA-3.									
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	*THIS DOOR TO MEET ADA DESIGN STANDARDS OF 'DOOR CLEAR OPENING' DETAIL AS SHOWN ON SHEET ADA-3.*									
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	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
13	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	
17	3'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
18	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.
19	4'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP

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

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 5'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 GX8
2	2'6 X 3'0	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8
3	3'0 X 4'0	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
4	4'0 X 4'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
5	4'0 X 4'0	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
6	5'0 X 4'0	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
7	6'0 X 4'0	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
8	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
9	6'0 X 6'8	VINYL SLIDE	MLGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	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 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

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

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A13.40.

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

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A4.2 BEFORE BEGINNING ANY CONSTRUCTION.

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 MOUSE 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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LIBERTY ROAD APARTMENT COMPLEX

MAIN & UPPER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-12-SSK/PLOT1
AS-MAP.CR

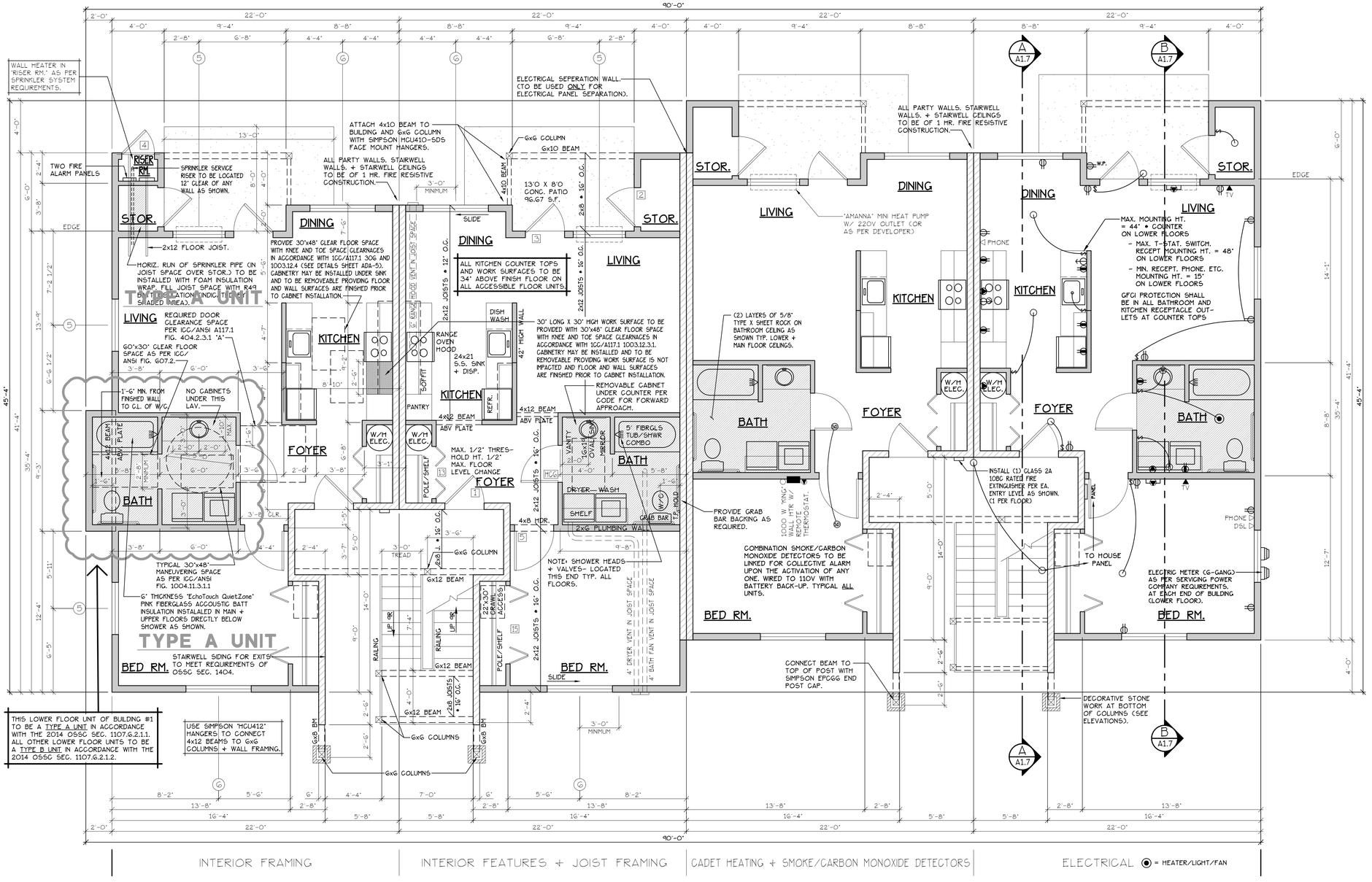
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Apr-20
Scale: AS SHOWN

JOB # 6727

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2021

A5.41

J:\6700-6799\6727-Liberty(587)\Dwg's\SSK\BLDG-12-SSK.dwg, AS-4Multi5, 4/28/2020 10:58:14 AM, GDeMeyer



LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"E" UNIT = 728 S.F.

TYPE E UNITS

BLD. 1

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

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	'G' PANEL 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP
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	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]	THIS DOOR TO MEET ADA DESIGN STANDARDS OF 'DOOR CLEAR OPENING' DETAIL AS SHOWN ON SHEET ADA-3.									
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]	•THIS DOOR TO MEET ADA DESIGN STANDARDS OF 'DOOR CLEAR OPENING' DETAIL AS SHOWN ON SHEET ADA-3.•									
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	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
13	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	E	HEMLOCK	STAIN	
17	3'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	'G' PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
18	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.
19	4'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	'G' PANEL 45 MN LABEL W/ THRESHOLD, WEATHERSTRIP

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

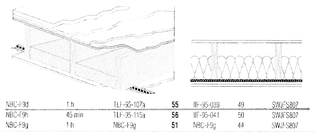
WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 5'0	VINYL SLIDE	MILGARD	WHITE	YES	STATIONARY	DF#1 6X8
2	2'6 X 3'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8
3	3'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4O)
4	4'0 X 4'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4O)
5	4'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4O)
6	5'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4O)
7	6'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4O)
8	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.4O)
9	6'0 X 6'8	VINYL SLIDE	MILGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	DF#1 4x12
10							

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

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A13.4

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS



NRC-1.90	1 h	TLI-35-107a	55	RF-35-033	49
NRC-1.90	45 min	TLI-35-115a	56	RF-35-041	50
NRC-1.89	1 h	NRC-1.89	51	NRC-1.89	44

Solid wood joist floor, 38 mm x 235 mm (1-1/2" x 9-1/4") joists, spaced 406 mm (16") o.c., 15.5 mm (5/8") OSB subfloor, resilient channels spacing specified below, single 152 mm (6") thickness EcoTouch™ QuietZone™ PINK™ FIBERGLAS® Acoustic Batt Insulation, double layer type "x" gypsum board thickness specified below. Gypsum board Thickness: Resilient channel Spacing o.c.
15.9 mm (5/8") 610 mm (24")
12.7 mm (1/2") 610 mm (24")
12.7 mm (1/2") 406 mm (16")

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + 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-O.35.

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

CONSTRUCTION TYPE V B SPRINKLED.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A1.2 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1003. WITHIN ICC/ANSI A117.1, CHAPTER 10 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 10 SETS OUT THE CODE REQUIREMENTS THAT ALL GROUND FLOOR UNITS MUST MEET.

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

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

WITHIN THE PROJECT THERE ARE ALSO TYPE "B" UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10. SECTION 1004.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2014. CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.

2304.11 Protection against decay and Termites.

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

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

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LIBERTY ROAD 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.

BLUE-A-12-SDR/PLOT1
A4.350.DR

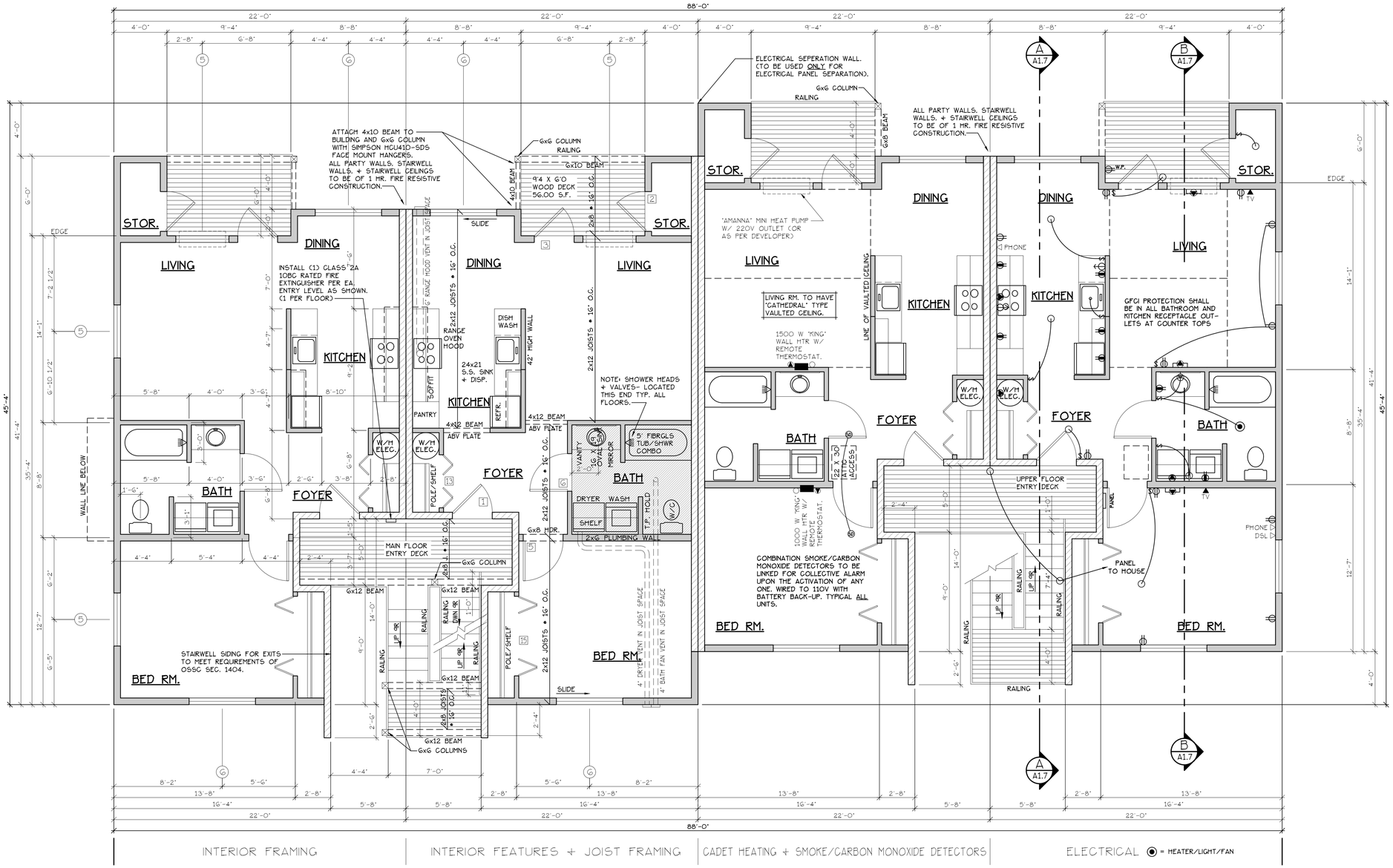
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Apr-20
Scale: AS SHOWN

JOB # 6727

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2021

A6.30

J:\6700-6799\6727-Liberty(5871)\Dwg 1\ARCH\BLUE-A-12-SDR.dwg, A6.350.FLR, 4/28/2020 12:18:42 PM, GlenHeuer



MAIN FLOOR PLAN

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

"E" UNIT = 728 S.F.

TYPE E UNITS

BLD. 1

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

UPPER FLOOR PLAN

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

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

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 A1.2 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

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 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP
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	THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.									
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	*THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.*									
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	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
13	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	E	HEMLOCK	STAIN	
17	3'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
18	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS
19	4'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 5'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 6X8
2	2'6 X 3'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8
3	3'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
4	4'0 X 4'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
5	4'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
6	5'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
7	6'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
8	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	GASEMENT W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
9	6'0 X 6'8	VINYL SLIDE	MILGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	DF#1 4x12
10							

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A13.40

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

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MAIN & UPPER FLOOR PLAN

LIBERTY ROAD 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.

BLUE-A-12-ISOR/PLOT1! 44.40WLF.DF

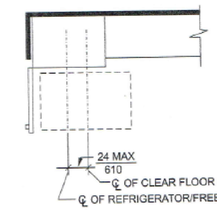
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Apr-20
Scale: AS SHOWN

JOB # 6727

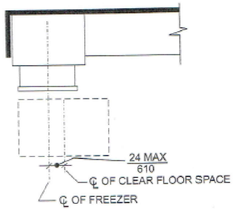
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1976
MARK D. GRENZ
Renew date June 30, 2021

A6.40

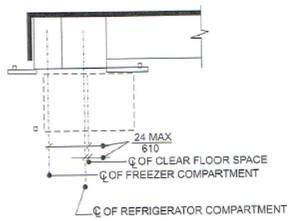
J:\6700-6799\6727-Liberty(5871)\Dwg's\ISOR\BLUE-A-12-ISOR.dwg, A6.40WLF.DF, 4/28/2020 12:18:44 PM, GGeltmeyer



a) ACCESS TO REFRIGERATOR WITH A TOP OR BOTTOM FREEZER

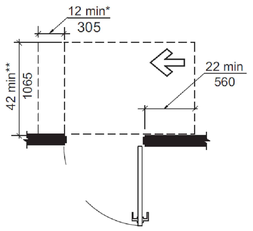


b) ACCESS TO BOTTOM FREEZER



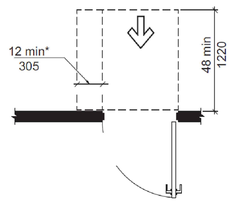
c) ACCESS TO SIDE-BY-SIDE REFRIGERATOR/FREEZER

FIGURE C804.5.6
REFRIGERATOR/FREEZER ACCESS



* If both closer and latch are provided
** 48 min (1220) if both closer and latch provided

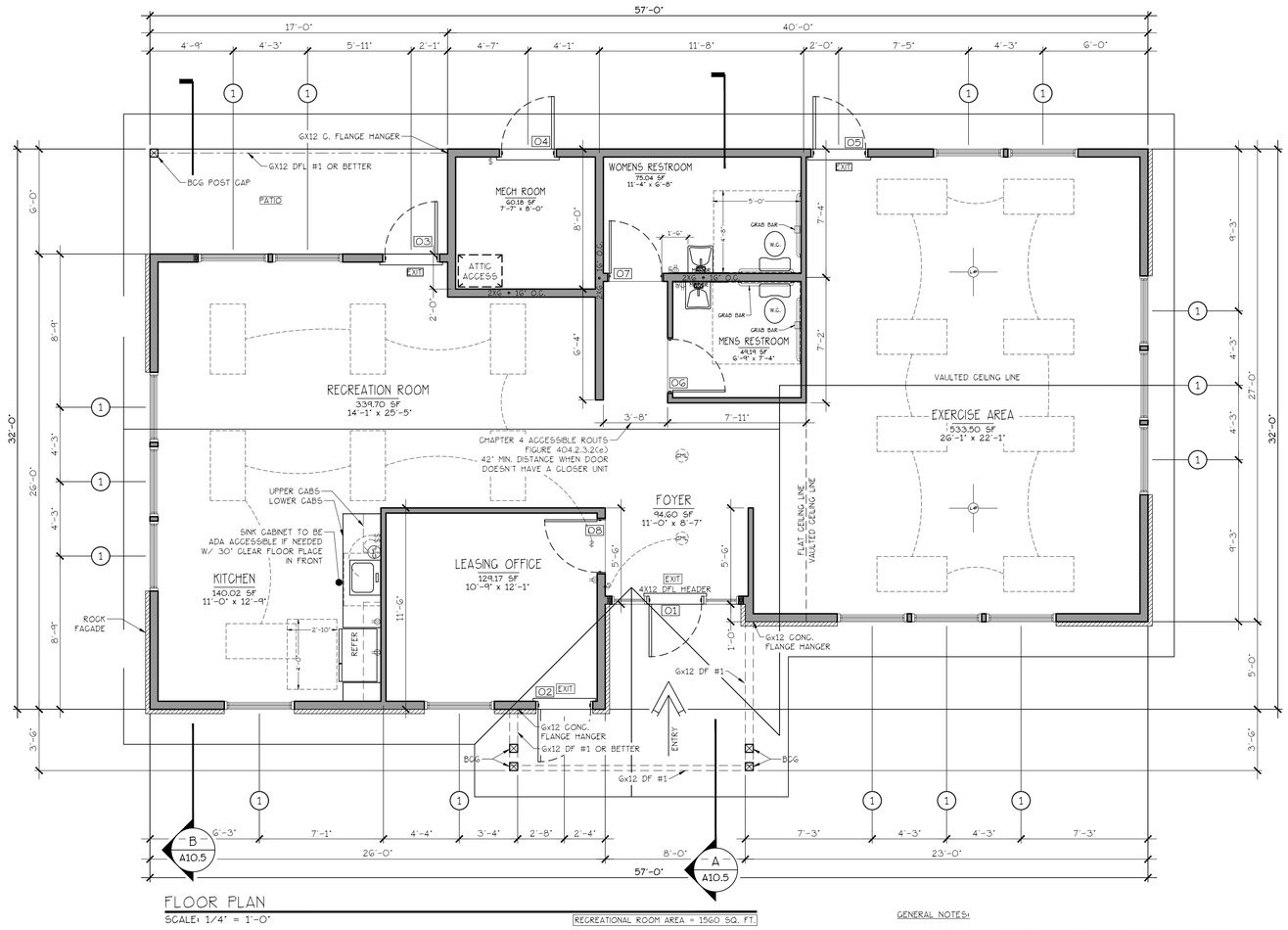
(e) Hinge Approach, Push Side



*If both closer and latch are provided

(b) Front Approach, Push Side

FIG. 404.2.3.2
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS



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

REGREATIONAL ROOM AREA = 1560 SQ. FT.

BLD. 4

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 + HORISONTAL) AS PER OSSC 717.2 AND OSSC 717.4.2.
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. 70 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.

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE WD	HGT	THK	Frame Material	Style	SIDELITE	TRANSOM	SOLID CORE	Fire Rating	NOTES
1	3'-0"	7'-0"	1 3/4"	METAL	Hinged - Single - Exterior	16"X72"	YES	YES	20 MIN.	Full glass entry
3	3'-0"	7'-0"	1 3/4"	METAL	Hinged - Single - Exterior	16"X72"	YES	YES	20 MIN.	Full glass entry
4	3'-0"	7'-0"	1 3/4"	METAL	Hinged - Single - Exterior	NO	NO	YES	20 MIN.	--
5	3'-0"	7'-0"	1 3/4"	METAL	Hinged - Single - Exterior	16"X72"	YES	YES	20 MIN.	Full glass entry
6	3'-0"	7'-0"	1 1/4"	METAL	Hinged - Single	NO	NO	YES		Ada compliance w/ no closer
7	3'-0"	7'-0"	1 1/4"	METAL	Hinged - Single	NO	NO	YES		Ada compliance w/ no closer
8	3'-0"	7'-0"	1 1/4"	METAL	Hinged - Single	NO	YES	YES		Lever style handle w/ lock & ada compliant

WINDOW SCHEDULE

MARK	Quantity	SIZE WIDTH	HEIGHT	MFG.	Style	Frame Material	Remarks	Head Detail
1	15	4'-0"	7'-6"	MILGARD	Single Hung	VINYL	BAR AT 18" OF F.F.	4X12 DFL
	15							

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LIBERTY ROAD APARTMENT COMPLEX

FLOOR FRAMING PLAN

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG PLOT: T:\BLD-A7.30FLR

Design: P.L.M.
Drawn: S.P.N.
Checked: M.D.G.
Date: APRIL 2020
Scale: AS SHOWN

JOB # 6727

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

Renew date June 30, 2021

A7.30

J:\6700-6799\6727-Liberty(5871)\Dwg's+ISSUE\BLDGREC-SSH.dwg, A7.30FLR, 4/28/2020 9:46:11 AM, GDeHaven