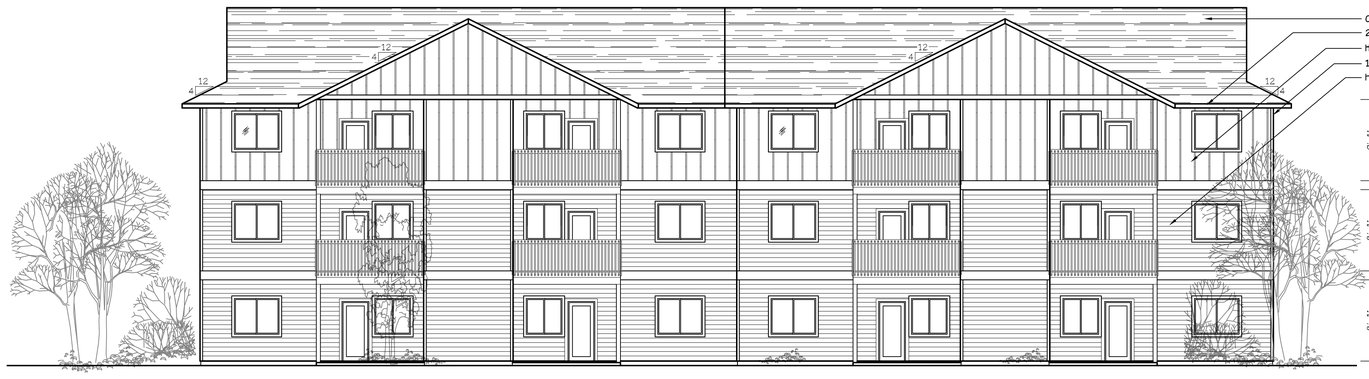


WEST ELEVATION (TYPE D UNITS)

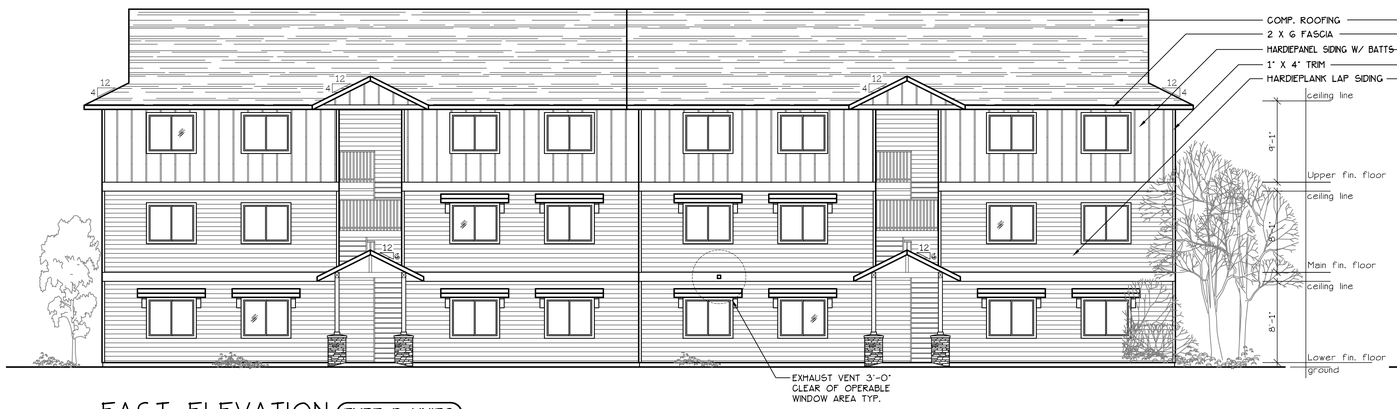
SCALE: 1/8" = 1'-0"

(BLD. 2+3)

SOUTH ELEVATION (TYPE D UNITS)

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

(BLD. 2+3)



EAST ELEVATION (TYPE D UNITS)

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

(BLD. 2+3)

NORTH ELEVATION (TYPE D UNITS)

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

(BLD. 2+3)

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BUILDING ELEVATIONS

PRINEVILLE APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-12-SDR/PLD11
ALKREEK

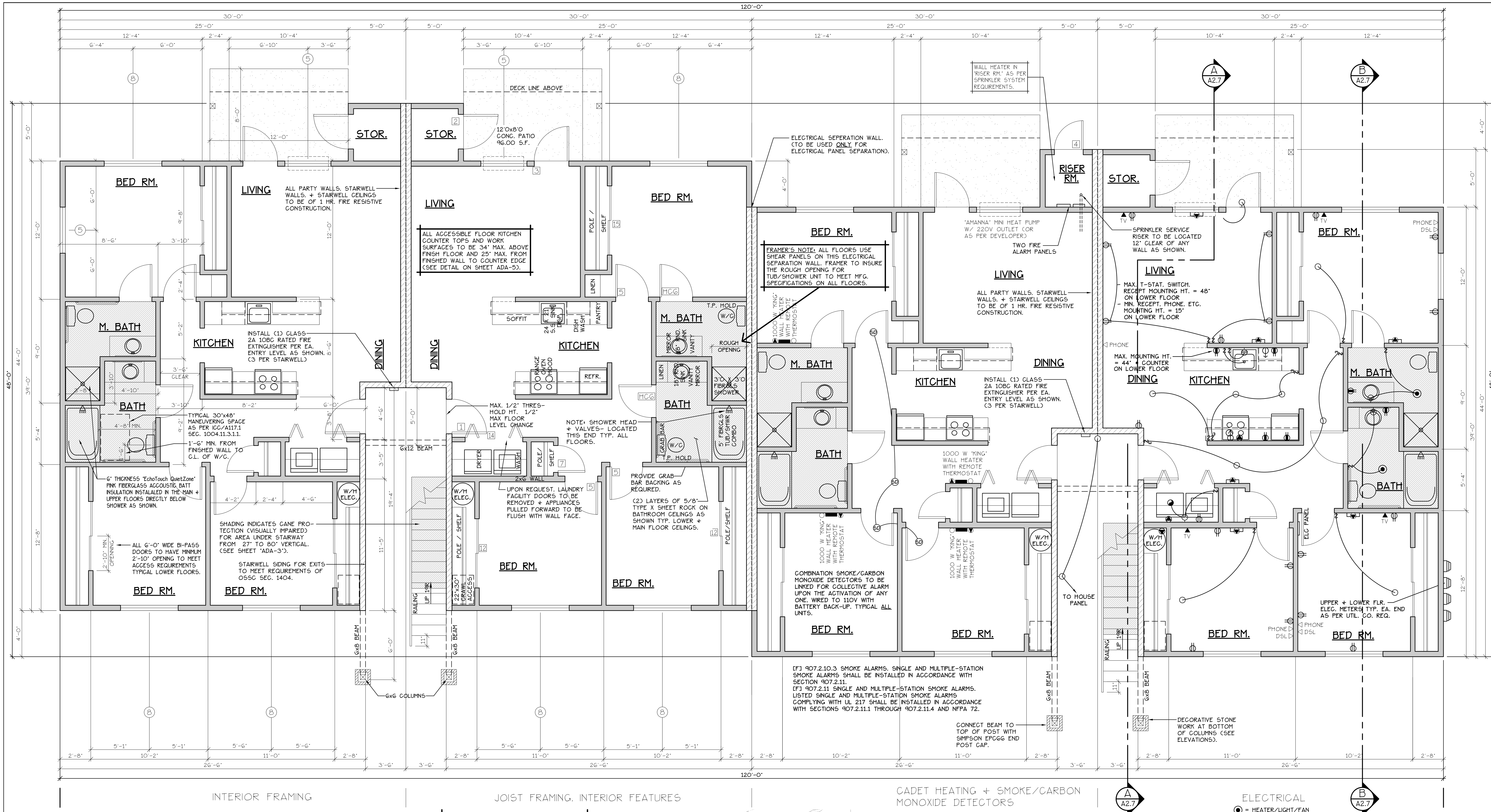
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Feb-19
Scale: AS SHOWN

JOB # 6801

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

Renew date June 30, 2019

A5.80



LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

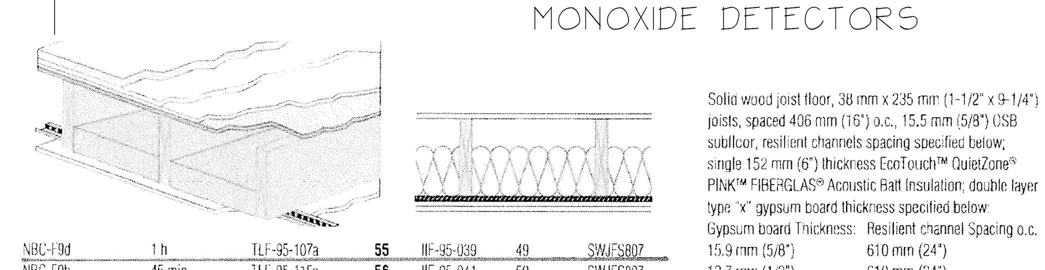
EA. UNIT = 1127 S.F.

TYPE D UNITS

BLD. 2+3

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.



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
HC6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
7	2'-4"	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	
HC9	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
10	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

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

WINDOW SCHEDULE

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

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

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A2.2 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1003. 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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LOWER FLOOR PLAN

PRINEVILLE 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.

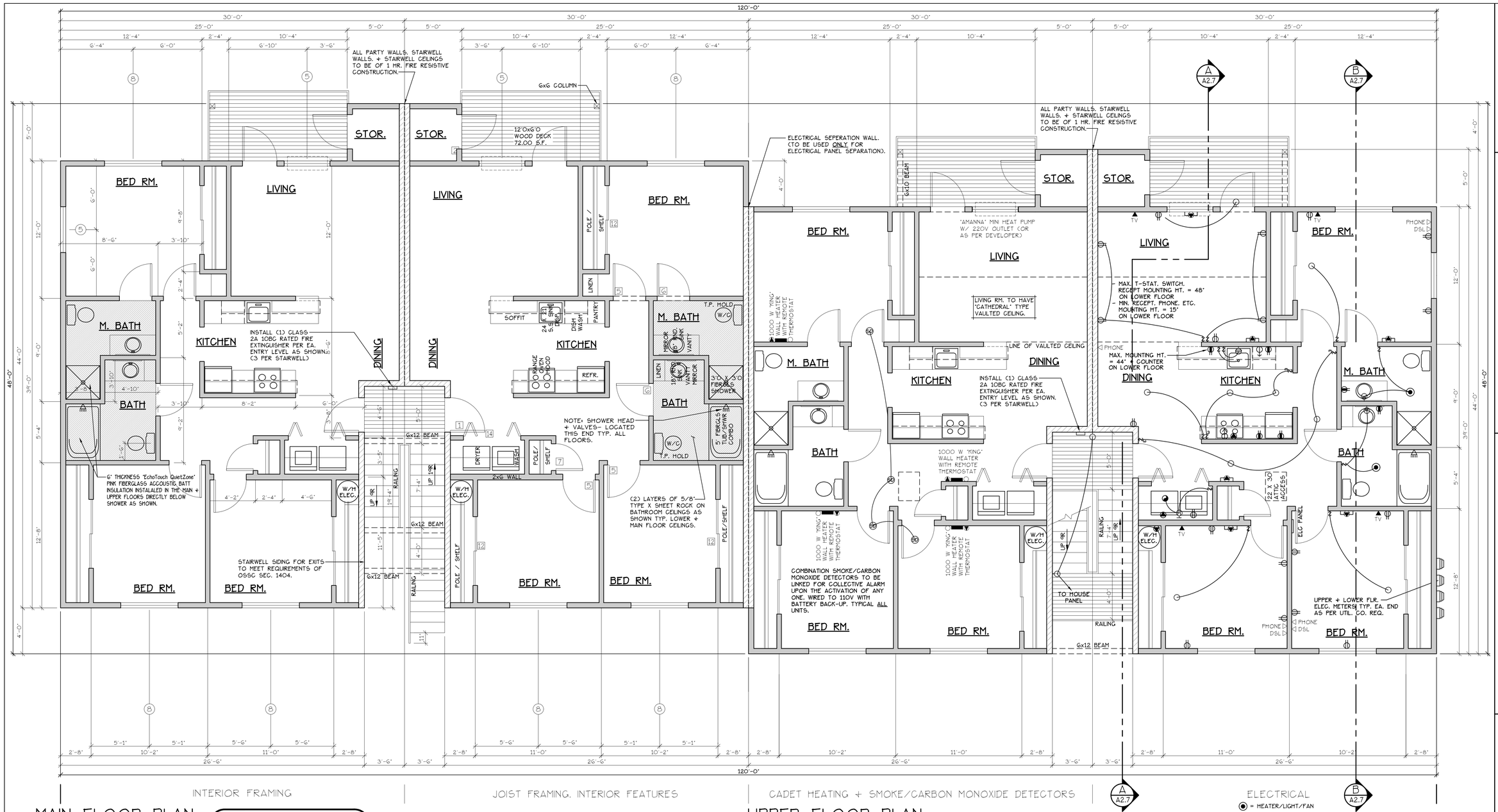
BLDD-12-SDR/PLOT:1 A5.31LFLR
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Feb-19
Scale: AS SHOWN

JOB # 6801

REGISTERED PROFESSIONAL ENGINEER 9654 OREGON JULY 14, 1978 MARK D. GRENZ
Renew date June 30, 2019

A5.31

J:\68xx\6801-PrinevilleApartments\Dwg v18\SDR\BLDD-12-SDR.dwg, A5.31LFLR, 3/13/2019 3:02:53 PM, GDettwyler



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 = 1127 S.F.

TYPE D UNITS

BLD. 2+3

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.	Typ.	Frames: Matl.	Fin.	Remarks
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASST. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6A	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
7	2'-4"	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	
9A	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
10	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

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

WINDOW SCHEDULE

#	Size	Type	Mfg.	Color	Insul.	Remarks	Headers
1	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 3'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ FROSTED GLASS	
3	3'6 X 4'6	VINYL SGH.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
4	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
5	4'0 X 4'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
6	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
7	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
8	5'0 X 4'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
9	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
10	3'6 X 4'6	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	
11	4'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	
12	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12

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

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

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

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

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A2.2 BEFORE BEGINNING ANY CONSTRUCTION.

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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PRINEVILLE 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/PLOT01
AS-41MUFLR

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Feb-19
Scale: AS SHOWN

JOB # 6801

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GROSS
Renew date June 30, 2019

A5.41