FOR MEETING OF: DECEMBER 22, 2021
CASE NO.: CU-SPR-ADJ-DAP-DR21-05

TO: **HEARINGS OFFICER**

FROM: **LISA ANDERSON-OGILVIE, AICP, DEPUTY COMMUNITY DEVELOPMENT DIRECTOR AND PLANNING ADMINISTRATOR**

SUBJECT: **CONDITIONAL USE / CLASS 3 SITE PLAN REVIEW / CLASS 2 ADJUSTENT / CLASS 2 DRIVEWAY APPROACH PERMIT / CLASS 1 DESIGN REVIEW CASE NO. CU-SPR-ADJ-DAP-DR21-05**
4900 BLOCK OF STATE STREET - 97301
AMANDA NO. 21-117429-ZO, 21-117432-RP, 21-117433-ZO, 21-117435-ZO & 21-121189-DR

REQUEST

Summary: Development of a new twenty-six building apartment complex with 291 dwelling units.

Request: A Conditional Use Permit request to allow a new multi-family residential use, and Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new twenty-six building apartment complex containing a total of 291 dwelling units, with a Class 2 Adjustment request to:

1) Allow an off-street parking area near Greencrest Street NE to be located in front of adjacent buildings, instead of behind or beside buildings as required by SRC 702.020(d)(2);
2) To allow buildings to be placed at a 20-foot setback along State Street and Cordon Road NE instead of five-ten feet as required by 702.020(e)(4), and to allow no buildings at the minimum setback on Greencrest Street NE; and
3) To eliminate the direct pedestrian access to adjacent sidewalk requirement for ground level units adjacent to State Street and Cordon Road NE as required by 702.020(e)(5).

For a portion of property approximately 10.7 acres in size, zoned CR (Retail Commercial), and located at the 4900 Block of State Street - 97301 (Marion County Assessor Map and Tax Lot numbers: 072W29C / 00100 and 00101).

A vicinity map illustrating the location of the property is attached hereto and made a part of this staff report (**Attachment A**).

APPLICANT/OWNER: Kiril Ivanov, East Park LLC

AGENT: Brandie Dalton, Multi-Tech Engineering, Inc.

RECOMMENDATION

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer DENY the request for a conditional use, site plan review, adjustments, driveway approach permit, and design review applications.

APPLICATION PROCESSING

On September 22, 2021, Conditional Use Permit, Class 3 Site Plan Review, Class 2 Adjustment, Class 2 Driveway Approach Permit, and Class 1 Design Review applications were accepted for processing. After receiving additional information, the collective applications were deemed complete for processing on December 1, 2021. The 120-day state mandated decision deadline for this collective application is March 31, 2022.

The public hearing before the City of Salem Hearings Officer is scheduled for December 22, 2021, at 5:30 p.m. Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on December 2, 2021. Public hearing notice was also posted on the property on December 10, 2021 pursuant to SRC requirements.

PROPOSAL

The applicant has submitted Conditional Use Permit, Class 3 Site Plan Review, Class 2 Adjustment, Class 2 Driveway Approach Permit and Class 1 Design Review applications for development of a proposed twenty-six building apartment complex with a total of 291 dwelling units with associated site improvements for property located at the 4900 Block of State Street.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

The applicant's proposed development plans are included as **Attachment B**, and the applicant's statement addressing the applicable approval criteria for the consolidated applications is included as **Attachment C**.

FACTS AND FINDINGS

1. Salem Area Comprehensive Plan (SACP) designation

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is "Commercial." The subject property is located within the Urban Growth Boundary; however, the property is outside of the Urban Service Area.

An Urban Growth Area Preliminary Declaration has been previously approved for the subject property (UGA09-07 and UGA 09-07MOD1) to determine the public facilities

required to serve the East Park Estates Planned Unit Development/Subdivision, including the subject property located at the 4900 Block of State Street.

2. Zoning and Surrounding Land Uses

The subject property is zoned CR (Retail Commercial). The zoning of surrounding properties is as follows:

North: CR (Retail Commercial); Proposed Lot 349 from Phase 3, East Park Estates Planned Unit Development/Subdivision

South: State Street

East: Cordon Road NE, Urban Growth Boundary

West: Greencrest Street NE, CR (Retail Commercial) zone

3. Site Analysis

The subject property is proposed Lot 350 from Phase 3 of the East Park Estates Planned Unit Development/Subdivision (CPC-ZC-PUD-SUB-ADJ19-08MOD2) and is approximately 12.77 acres in size and has approximately 566 feet of frontage on State Street to the south, 697 feet of frontage on Cordon Road NE to the east and approximately 456 feet of frontage along Greencrest Street NE to the west.

Proposed Lot 350 is split zoned RM-II (Multi-Family Residential) and CR (Retail Commercial). The RM-II zoned portion of the lot is approximately 2 acres in size; CPC-ZC-PUD-SUB-ADJ19-08 previously approved a 36-unit multi-family apartment complex for this portion of the lot. This 36-unit apartment complex on the RM-II portion of the property is shown on the applicant's site plan but is not part of this land use request.

The proposed twenty-six building apartment complex containing 291-units subject to this application occurs on the CR zoned portion of proposed Lot 350, which is approximately 10.77 acres in size.

4. Neighborhood and Citizen Comments

The subject property is located within the East Lancaster Neighborhood Association (ELNA). Pursuant to SRC Chapter 300, the applicant is required to contact the Neighborhood Association prior to submittal of this consolidated application. On June 15, 2021 the applicant contacted ELNA meeting the requirements of SRC 300.310(c). Notice was provided to ELNA and to surrounding addresses, property owners, and tenants within 250 feet of the subject property. At the time of this staff report, no neighborhood association or public comments had been received.

5. City Department and Public Agency Comments

The Public Works Department reviewed the proposal and provided a memo which is included as **Attachment D**.

The Salem Building and Safety Division reviewed the proposal and indicated no concerns.

The Salem Fire Department reviewed the proposal and indicated no concerns.

Salem-Keizer Public Schools has reviewed the proposal and provided a memo which is included as **Attachment E**.

Oregon Department of Aviation reviewed the proposal and indicated no concerns.

6. Analysis of Conditional Use Criteria

SRC Chapter 240.005(a)(1) provides that no building, structure, or land shall be used or developed for any use which is designated as a conditional use in the UDC unless a conditional use permit has been granted pursuant to this Chapter.

SRC Chapter 240.005(d) establishes the following approval criteria for a conditional use permit:

Criterion 1:

The proposed use is allowed as a conditional use in the zone.

Finding: SRC Chapter 522, Table 522-1 provides that multi-family uses are allowed in the CR (Retail Commercial) zone with a conditional use permit.

Criterion 2:

The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions.

Finding: The development standards of the zoning code, including setbacks, building height, and landscaping, are intended to address the difference in compatibility between different uses, however, the code does not anticipate all development scenarios that could arise. The proposal is to build a 291-unit apartment complex in a Commercial Retail zoned area, subject to a Conditional Use permit. This property was rezoned to Commercial Retail with surrounding properties rezoned to a combination of residential zones in a voter approved annexation in 2010. The voters' approval was subject to a conceptual plan that was submitted. Analysis of the proposal against the voter approved conceptual map is included later in this report.

While this criterion requires an analysis of the proposed apartments against the

immediate use, it is important to note that there would be adverse impacts on the apartment complex from the proposed adjacent retail and gas station use shown on the site plan (but which are not part of this application). The allowable use in the CR zone include many intensive and auto-oriented uses, which could have adverse impacts on the future residents of this complex.

In this case, the proposal includes development of a 291-unit multi-family apartment complex next to Cordon Road NE, which is designated as a Parkway in the Salem Transportation System Plan. In terms of traffic volume, Parkway streets are second only to freeways in capacity for traffic volume, carrying and anticipated 30,000-60,000 average daily trips. The applicant's site plan shows multi-family apartment buildings within 20 feet of Cordon Road NE, other than landscaping there is no buffer provided between Cordon Road NE and these buildings. If the Hearings Officer grants the Conditional Use Permit, staff recommends that a condition of approval be placed requiring a minimum six-foot tall wall be constructed along the Cordon Road NE frontage in order to reduce noise and visual impacts.

The proposed 291-unit multi-family residential development has been evaluated based on the size and scale of the development as shown on the site plan. Any increase to the size and scale of the development beyond 291-dwelling units could have additional impacts that have not been evaluated with this application. If the Hearings Officer grants the Conditional Use Permit, staff recommends that a condition limiting the development to 291 units be included.

As discussed below in response to the Salem Area Comprehensive Plan policies, the City has a documented deficit of commercial land. This property was approved for annexation and rezoning by the voters, as a commercial area that would serve the existing residential area and the new residential developments in the adjacent East Park development. The nearest commercially zoned property is approximately 4,900 feet to the west located at Lancaster Drive NE. There are no other commercially zoned properties located within one mile of the subject property available to serve the surrounding residentially zoned area. At the time of annexation, the proposal was for approximately 19 acres of commercial zoning in order to address the deficit of commercial services in the surrounding area. A future City Park will occur on approximately 6.25 acres of commercially zoned land, and this proposed multi-family use would occupy approximately 10.77 acres, leaving only 1.23 acres (less than 7 percent) of the land originally envisioned for providing commercial services in a largely residential area available for actual commercial development.

Therefore, staff recommends that the Hearings Officer find that the proposal does NOT meet this criterion.

Criterion 3:

The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

Finding: To determine the compatibility and impacts on livability of the proposed use on the surrounding area, staff is evaluating the proposal based on two factors, first, what is the impact of the proposed residential use on the surrounding property, and second, what will be the impact on livability with the loss of 10.77 acres of commercially zoned land on the surrounding area.

1. Evaluation of Residential Use.

The Salem Area Comprehensive Plan provides the following guidance for establishing residential uses:

Residential Development (SACP IV Section E)

Establishing Residential Uses.
The location and density of residential uses shall be determined after considering the proximity to services. Such services include, but are not limited to, shopping, employment and entertainment opportunities, parks, religious institutions, schools and municipal services. Relative proximity shall be determined by distance, access, and ability to provide services to the site.

Multi-Family Housing.
Multiple family developments should be located in areas that provide walking, auto or transit connections to:

1) Employment Centers
2) Shopping Areas
3) Transit Service
4) Parks
5) Public Buildings

Vehicular access to the subject property is provided by State Street and Greencrest Street NE. There is not a complete public sidewalk network along State Street to connect the subject property to Lancaster Drive NE which is where the nearest existing employment, shopping, or public services are located, leaving the proposed development largely auto dependent. Transit service is not provided in the area currently. However, as the area develops and grows in the future, public sidewalks and transit service will likely extend to the subject property.

Cordon Road NE provides vehicle access north towards arterial streets such as Center Street NE and Silverton Road NE, and provides vehicle access to the south towards Macleay Road SE, Highway 22 and eventually Kuebler Boulevard SE.

The nearest public parks to the subject property are Royal Oaks Park, which is classified as a Neighborhood Park, and Geer Community Park, which is classified as a Community Park. Royal Oaks Park is located approximately 1.5 miles to the north of the subject property, accessed by Center Street NE, Royalty Drive NE and Regal Drive NE. Geer Community Park is located approximately 1.9 miles to the west, accessed by State Street and Hawthorne Avenue NE. A future City park is planned

abutting the subject property to the north.

Mary Eyre Elementary School, Houck Middle School, and South Salem High School will serve students in this area. Students residing at the proposed development and attending Mary Eyre Elementary School and South Salem High School are outside of the walk zone and will be eligible for school transportation, the subject property is within the walk zone for Houck Middle School.

Protection of Residential Areas
Residential areas shall be protected from more intensive land use activity in abutting zones.

Development Compatibility
Land use regulations which govern the siting of any development shall encourage development to reduce its impact on adjacent properties by screening, landscaping, setback, height, and mass regulations.

Screening of Storage
Outdoor storage areas should be screened from the public streets and from adjacent uses.

Lighting
Exterior lighting shall be designed to provide illumination to the site and not cause glare into the public right-of-way and adjacent properties.

The Comprehensive Plan states that residential areas shall be protected from intensive land activities. The applicant's plan shows a retail and gas station use sharing the driveway and drive aisles of the propose apartment complex with no landscaping or fencing separating the uses. While the retail and gas station use are not part of the application's review, it shows that intensive uses, which are permitted outright in the Commercial Retail zone, are being considered in conjunction with the apartment complex. Because the proposal does not propose to protect residential areas from more intensive uses, it does not comply with this Comprehensive Plan policy. It also does not appear to comply with the Comprehensive Plan policies regarding screening, outside storage and lighting. Because the retail and gas station use are permitted uses in the Commercial Retail zone, the design of the apartments would need to consider the impacts from these uses on the livability of future apartment residents and design accordingly.

The proposed multi-family use for the subject property could be made consistent with the goals and policies of the Salem Area Comprehensive Plan if appropriate separation from the commercial uses was proposed but is NOT consistent in the current proposal.

2. Evaluation of Loss of Commercial Land.

The subject property is on the edge of the Urban Growth Boundary and was annexed

into the City in 2011 (ANXC-689) as part of a larger development site containing approximately 120 acres. The surrounding area between Cordon Road NE and Lancaster Drive NE is largely in the jurisdiction of Marion County and is developed with a mix of residential housing types and residential zoning designations. The East Park Estates Planned Unit Development will add approximately 685 new dwelling units to the area. The nearest commercially zoned property is approximately 4,900 feet to the west located at Lancaster Drive NE. There are no other commercially zoned properties located within one mile of the subject property available to serve the surrounding residentially zoned area.

The rezoning of the property and the annexation was approved by the voters. At the time of annexation, the commercial zoning designation was added to approximately 18 acres of the property in order to address the deficit of commercial services in the surrounding area. However, the future City Park will occur on approximately 6.25 acres of commercially zoned land, and this proposed multi-family use would occupy approximately 10.77 acres, leaving only 1.23 acres (less than 7 percent) of the land originally envisioned for providing commercial services in a largely residential area available for actual commercial development.

The proposal results in the loss of 10.77 acres of commercial land, leaving approximately 1.23 acres of commercial land to serve a large area of existing developed residential uses which is NOT consistent with the Salem Area Comprehensive Plan Goals and Policies for siting neighborhood and community shopping facilities, which is stated below.

Commercial Development (SACP IV Section G)

Neighborhood and Community Shopping and Service Facilities.
New commercial development shall be clustered and located to provide convenience goods and services for neighborhood residents or a wide variety of goods and services for a market area of several neighborhoods. New commercial development will generally be within a range of sizes of commercial centers, such as convenience shopping centers, neighborhood shopping centers, and community shopping centers. The size of the commercial center should be scaled and consistent with the character of surrounding and nearby residential development.

Further, the Salem Economic Opportunities Analysis 2015-2035 examined Salem's need for industrial and commercial land through 2035 and concluded that Salem has a projected commercial land shortage of 271 acres and highlighted as need for providing zoning designations that allow for retail uses in or near residential neighborhoods to provide easy access to shopping and services.

The proposed multi-family use for the subject property is NOT consistent with the goals and policies of the Salem Area Comprehensive Plan for commercial development, and is not consistent with goals and policies recommended by the adopted Economic Opportunities Analysis and therefore, staff recommends that the

Hearings Officer DENY the applicant's request for a Conditional Use Permit to establish a multi-family residential on approximately 10.77 acres of land zoned CR (Retail Commercial). However, if the Hearings Officer determines that the applicant's request does comply with the Conditional Use Permit approval criteria, staff recommends that the Hearings Officer adopt the recommended alternative conditions listed in this section.

3. Analysis of Multi-family land deficit

The City has an accepted Housing Needs Analysis (HNA) which projected a 207 acres deficit projected 207-acre deficit of multifamily land (2,897 dwelling units) in Salem's portion of the urban growth boundary (UGB) by 2035.

Between January 2014 and March 2020, there has been a net increase of roughly 40 acres of land designated as Multi-Family Residential on the Comprehensive Plan Map. The amount of additional multifamily land does not account for zone changes from Multiple Family-I (RM-I) to Multiple Family-II (RM-II). The HNA – and the projected deficit of multifamily land – is based on Comprehensive Plan designations as opposed to zoning, and land that is zoned RM-I and RM-II generally have a Comprehensive Plan designation of Multi-Family Residential.
In addition to the new Multifamily land, there has been a net increase of roughly 102 acres of land designated as Mixed Use on the Comprehensive Plan Map. Much of this land was redesignated to accommodate mixed-use developments that include multifamily housing.

The City is proposing to redesignate and rezone the additional land through the *Our Salem* Comprehensive Plan project. The City Council initiated adoption of the *Our Salem* project on December 6, 2021 and is expected to adopt the redesignations/rezoning by late spring 2022.

4. Analysis of Conformance to Conceptual Plan

The annexation (ANXC-689) and concurrent rezoning was subject to a conceptual plan in SRC 260.090. The applicant submitted a conceptual plan with their annexation (**Attachment F**) which is binding on the property. SRC 260.090 states that "development of the property shall be in substantial conformance with any conceptual plan approved under SRC 260.035. For the purposes of this section, development is in substantial conformance with a conceptual plan if the development:

(1) Is consistent with the character and intent of the conceptual plan;
(2) The impacts from the development, including, but not limited to, noise, vibration, dust, odor, or fumes, detectable at the property line will not exceed the maximums typical for the categories of uses proposed in the conceptual plan;
(3) The number and types of vehicular trips to and from the site will not exceed the maximums typical for the categories of uses proposed in the conceptual plan; and

(4) That the amount and types of outside storage, loading, and parking will not exceed the maximums typical for the categories of uses proposed in the conceptual plan.

The conceptual plan showed exclusive commercial uses, therefore, the proposed multi-family use on the commercial zoned property is not consistent with the conceptual plan.

SRC 260.090 states the following:

"If proposed development of the property is not in substantial conformance with the conceptual plan approved under SRC 260.035, on application the Director shall approve the substitution of a modified or alternative plan if the landowner demonstrates the plan complies with the land use and development regulations applicable to the property, the plan is consistent with the character of, and development patterns in, the surrounding area and the plan minimizes any reasonably likely adverse impacts on the surrounding area." And that the "Director may approve changes to a conceptual plan, if such changes are necessary to comply with land use and development regulations in effect at the time development occurs, to comply with conditions of approval imposed as part of a land use decision or to comply with any permit or license required for development to occur, and may impose conditions necessary to minimize reasonably likely adverse impacts resulting from revisions to the conceptual plan, or the substitution of a new conceptual plan."

Findings submitted by the applicant with the Annexation (ANXC-689) indicate that:

> "[the proposed commercial zoning designations allow for] proposed community and neighborhood shopping that will offer a wide variety of goods and services for a market area of several neighborhoods. Although specific future tenants have not been identified, it is anticipated that the proposed community and neighborhood shopping will be anchored by a grocery store, with small variety stores such as a drugstore, hair salon, etc., or possibly a bank, as principal tenants. Applicants anticipate that the grocery store will be approximately 50,000 square feet to 80,000 square feet. The intent is to provide community and neighborhood shopping that will provide for the sale of convenience goods, such as food, drugs and sundries, and personal services to meet the daily needs of the existing and future residential neighborhoods."

The applicant has not explained how the proposal to provide less commercial services in the area that shown at the time of annexation is consistent with the character of, and development patterns in, the surrounding area or how the plan minimizes any reasonably likely adverse impacts on the surrounding area. Therefore, because the applicant does not comply with SRC 260.090(b), the Director cannot approve a substitution, modification, or alternative to the conceptual plan.

The applicant's proposed plan does not minimize any reasonably likely adverse impacts on the surrounding area as discussed above and does not meet the land use

and development regulations applicable to the property as discussed in this section and later in this report. Staff recommends that the Hearings Officer find that the applicant's proposal does not meet the criteria for substitution or modification of the conceptual plan.

7. Analysis of Class 3 Site Plan Review Approval Criteria

SRC 220.005(f)(3) establishes the following approval criteria for a Class 3 Site Plan Review:

Criterion 1:

The application meets all applicable standards of the UDC.

Finding: The applicant is requesting approval to develop a new twenty-six building multi-family residential apartment complex with a total of 291 dwelling units. The proposed site plan complies with all applicable development standards of the Unified Development Code (UDC).

Use and Development Standards – CR (Retail Commercial) Zone:

SRC 522.005(a) – Uses:

Finding: Permitted, special and conditional uses for the CR zone are found in SRC Chapter 522, Table 522-1. Multiple family residential uses require a conditional use permit in the CR zone per Table 522-1.

Staff is recommending that the Hearings Officer deny the requested Conditional Use Permit for the proposed 291-unit multi-family residential use. If the Conditional Use Permit is denied, the proposed use will not be allowed in the CR zone and therefore the Site Plan Review criteria cannot be met and must also be denied.

SRC 522.010(a) – Lot Standards:
There are no minimum lot area or dimension requirements in the CR zone. All uses are required to have a minimum of 16 feet of street frontage.

Finding: The subject property is proposed Lot 350 from Phase 3 of the East Park Estates Planned Unit Development/Subdivision (CPC-ZC-PUD-SUB-ADJ19-08MOD2). Phase 3 has not yet been recorded, prior to issuance of any civil site work or building permits for the proposed development, the final plat creating this lot shall be recorded. If the application were to be approved, a condition requiring the plat to be recorded would need to be imposed.

SRC 522.010(b) – Setbacks:

North: Adjacent to the north is property zoned CR (Commercial Retail) that is the site for a future City park (proposed Lot 349, CPC-ZC-PUD-SUB-ADJ19-08MOD2). Multi-family buildings, structures, and vehicle use areas require a minimum 10-foot setback

adjacent to a CR zone.

Finding: The site plan indicates that Buildings 10-13 are setback 10 feet and the nearest vehicle use area is setback approximately 70 feet from the property line to the north in compliance with the setback standard of the CR zone.

South: Adjacent to the south is right-of-way for State Street. Per Table 522-3, there is a minimum five-foot building setback required adjacent to a street, vehicle use areas shall be setback a minimum 6-10 feet per SRC Chapter 806.

Finding: The site plan indicates that Buildings 1-5 are setback 20 feet and the nearest vehicle use area is setback approximately 88 feet from State Street in compliance with the setback standard of the CR zone.

East: Adjacent to the east is right-of-way for Cordon Road NE. Per Table 522-3, there is a minimum five-foot building setback required adjacent to a street, vehicle use areas shall be setback a minimum 6-10 feet per SRC Chapter 806.

Finding: The site plan indicates that Buildings 6-10 are setback 20 feet and the nearest vehicle use area is setback approximately 20 feet from Cordon Road NE in compliance with the setback standard of the CR zone.

West (Greencrest): Adjacent to the west is right-of-way for Greencrest Street NE. Per Table 522-3, there is a minimum five-foot building setback required adjacent to a street, vehicle use areas shall be setback a minimum 6-10 feet per SRC Chapter 806.

Finding: The nearest building, proposed building 29, is setback approximately 190 feet and the vehicle use area is setback 20 feet from Greencrest Street NE, in compliance with the setback requirement.

West (Commercial Use/Zone): Adjacent to the west is property zoned CR (proposed Lot 351, CPC-ZC-PUD-SUB-ADJ19-08MOD2). Multi-family buildings, structures, and vehicle use areas require a minimum 10-foot setback adjacent to a CR zone.

Finding: The site plan indicates that proposed Lot 351 could be developed with a gasoline service station and future retail uses and shows a shared vehicle use area between the two uses with no setback or buffer. SRC 220.005(f)(3)(A) provides that a Class 3 Site Plan Review application shall be granted if the application meets all applicable standards of the UDC. Because the proposed site plan does NOT comply with an applicable development standard, the Site Plan Review application cannot be approved.

SRC 522.010(c) – Lot Coverage, Height:
There is no maximum lot coverage standard in the CR zone, the maximum height allowance for all buildings and structures is 50 feet.

Finding: The proposed multi-family buildings range in height from 37-40.5 feet. The proposed clubhouse is approximately 25 feet in height and a garage/storage building to be used exclusively by residents of the complex is approximately 23 feet in height. Proposed garage and maintenance buildings are less than 15 feet in height, in

compliance with the maximum height allowance of the CR zone.

SRC 522.010(d) – Landscaping:
(1) *Setbacks.* Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
(2) *Vehicle Use Areas.* Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.
(3) *Development Site.* A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicle use areas, may count towards meeting this requirement.

Finding: The total area of the subject property is approximately 10.77 acres (469,311 square feet) requiring a minimum of 70,397 square feet of landscape area (469,311 x 0.15 = 70,396.7). The site plan indicates that approximately 138,830 square feet (29.6%) of the development site will be landscaped, exceeding the minimum requirement.

SRC 522.015(a) – Design Review:
Multiple family development shall be subject to design review according to the multiple family design review standards set forth in SRC Chapter 702.

Finding: The applicant has applied for Class 1 Design Review, demonstrating that the proposed multi-family development is consistent with the multiple family design review standards set forth in SRC Chapter 702.

General Development Standards SRC 800

SRC 800.055(a) – Applicability.
Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

Finding: The site plan indicates that one solid waste and recycling service area with a trash compactor is provided at the northeast corner of the site. The following is a summary of applicable design standards for the solid waste service area.

SRC 800.055(b) – Solid Waste Receptacle Placement Standards.
All solid waste receptacles shall be placed at grade on a concrete pad that is a minimum of 4 inches thick, or on an asphalt pad that is a minimum of 6 inches thick. The pad shall have a slope of no more than 3 percent and shall be designed to discharge stormwater runoff.

1) Pad area. In determining the total concrete pad area for any solid waste service area:

a. The pad area shall extend a minimum of 1-foot beyond the sides and rear of the receptacle.
b. The pad area shall extend a minimum 3 feet beyond the front of the receptacle.
c. In situations where receptacles face each other, a minimum four feet of pad area shall be required between the fronts of the facing receptacles.

Finding: The design and materials for the slab is not indicated in the proposed plans but will be reviewed for conformance with this development standard at the time of building permit review. The proposed enclosure is large enough that the receptacles may face each other with four feet or more of separation provided. If the application is approved, a condition requiring the applicant to comply with all applicable solid was service area development standards of SRC Chapter 800 should be included.

2) Minimum Separation.
   a. A minimum separation of 1.5 feet shall be provided between the receptacle and the side wall of the enclosure.
   b. A minimum separation of 5 feet shall be provided between the receptacle and any combustible walls, combustible roof eave lines, or building or structure openings.

   Finding: Adequate separation distance is provided within the enclosure. Receptacles will not be placed within 5 feet of a building or structure.

3) Vertical Clearance.
   a. Receptacles 2 cubic yards or less in size shall be provided with a minimum of 8 feet of unobstructed overhead or vertical clearance for servicing.
   b. Receptacles greater than 2 cubic yards in size shall be provided with a minimum of 14 feet of unobstructed overhead or vertical clearance for serving.

   Finding: It does not appear that a roof is proposed for the solid waste enclosure, therefore this standard is not applicable.

SRC 800.055(c) – Permanent Drop Box and Compactor Placement Standards.

1) All permanent drop boxes shall be placed on a concrete pad that is a minimum of six inches thick. The pad shall have a slope of no more than one percent and shall be designed to discharge stormwater runoff consistent with the overall stormwater management plan for the site approved by the Director.
2) All permanent compactors shall be placed on a concrete pad that is structurally engineered or in compliance with the manufacturer specifications. The pad shall have a slope of no more than three percent and shall be designed to discharge stormwater runoff consistent with the overall stormwater management plan for the site approved by the Director.
3) Pad area. The pad area shall be a minimum of 12 feet in width. The pad area shall extend a minimum of five feet beyond the rear of the permanent drop box or compactor.

4) Minimum separation. A minimum separation of five feet shall be provided between the permanent drop box or compactor and any combustible walls, combustible roof eave lines, or building or structure openings.

   Finding: The design and materials for the slab where the compactor will be placed is not indicated in the proposed plans but will be reviewed for conformance with this development standard at the time of building permit review.

SRC 800.055(d) – Solid Waste Service Area Screening Standards.

1) Solid waste, recycling, and compostable service areas shall be screened from all streets abutting the property and from all abutting residentially zoned property by a minimum six-foot-tall sight-obscuring fence or wall; provided, however, where receptacles, drop boxes, and compactors are located within an enclosure, screening is not required. For the purpose of this standard, abutting property shall also include any residentially zoned property located across an alley from the property.
2) Existing screening at the property line shall satisfy screening requirements if it includes a six-foot-tall sight-obscuring fence or wall.

   Finding: The solid waste service area is completely enclosed and screened from view from surrounding streets and abutting property.

SRC 800.055(e) – Solid Waste Service Area Enclosure Standards.

When enclosures are used for required screening or aesthetics, such enclosure shall conform to the following standards:

1) Front Opening of Enclosure. The front opening of the enclosure shall be unobstructed and shall be a minimum of 12 feet in width.

   Finding: The enclosure has two openings approximately 12 feet in width, at the time of building permit review the applicant shall provide construction details verifying the front openings are a minimum of 12 feet in width in compliance with this provision.

2) Measures to Prevent Damage to Enclosure. Enclosures constructed of concrete, brick, masonry block, or similar types of material shall contain a minimum four-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure, or a fixed bumper rail to prevent damage from receptacle impacts.

   Finding: The design and materials for the enclosure walls, or measures of preventing damage to the enclosure, are not indicated in the application materials but will be reviewed for conformance with this development standard at the time of building permit review.

3) Enclosure Gates. Any gate across the front opening of an enclosure shall swing freely without obstructions. For any enclosure opening with an unobstructed width

of less than 15 feet, the gates shall open a minimum of 120 degrees. All gates shall have restrainers in the open and closed positions.

Finding: The enclosure gates are less than 15 feet in length, the angle of the swing of the gates is not indicated in the application materials but will be reviewed for conformance with this development standard at the time of building permit review.

SRC 800.055(f) – Solid Waste Service Area Vehicle Access.

1) Vehicle Operation Area. A vehicle operation area shall be provided for solid waste collection service vehicles that are free of obstructions and no less than 45 feet in length and 15 feet in width. Vehicle operation areas shall be made available in front of every receptacle.

Finding: The proposed vehicle operation area meets the minimum dimensional requirements for service vehicle access.

Streets and Right-of-Way Improvements, Connectivity SRC 803

SRC 803.030(a) and SRC 803.035(a) – Street Spacing.
Streets shall have a maximum spacing of 600 feet from right-of-way line to right-of-way line along one axis, and not less than 120 feet and not more than 400 feet from the right-of-way line to right-of-way line along the other axis.

Finding: Street connectivity for the subject property was addressed with the tentative subdivision approval (CPC-ZC-PUD-SUB-ADJ19-08MOD2), due to access limits on Cordon Road NE and State Street, internal streets through the subject property connecting to Cordon Road NE and State Street were not required.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005 - Off-Street Parking; When Required.
Off-street parking shall be provided and maintained for each proposed new use or activity.

SRC 806.010 - Proximity of Off-Street Parking to Use or Activity Served.
Required off-street parking shall be located on the same development site as the use or activity it serves.

SRC 806.015 - Amount of Off-Street Parking.
a) *Minimum Required Off-Street Parking.* For multi-family residential uses containing 13 or more dwelling units, a minimum of one space is required per studio unit or dwelling unit with one bedroom. A minimum of 1.5 spaces are required per dwelling unit with 2 or more bedrooms.

b) *Compact Parking.* Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.

c) *Carpool and Vanpool Parking.* New developments with 60 or more required off-street parking spaces, and falling within the public services and industrial use classifications, and the business and professional services use category, shall designate a minimum of five percent of their total off-street parking spaces for carpool or vanpool parking.

d) Maximum Off-Street Parking. The maximum number of off-street parking spaces shall not exceed 1.75 times the minimum number of spaces required.

Finding: The proposed multi-family use contains a total of 291 dwelling units, 96 of the proposed units are studio or single bedroom, and the remaining 195 units are two and three-bedroom units. A minimum of 300 off-street parking spaces are required for the proposed use ((96 x 1) + (195 x 1.5) = 389). The maximum off-street parking allowance is 1.75 times the minimum requirement, or 681 spaces (389 x 1.75 = 680.75). The site plan indicates that 447 spaces are proposed, with 51 of the spaces proposed to be compact. Carpool/vanpool parking spaces are not required for multi-family uses. The proposal complies with the parking requirements of this section.

SRC 806.035 - Off-Street Parking and Vehicle Use Area Development Standards.

a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to the development of new off-street parking and vehicle use areas.

b) *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.

c) *Perimeter Setbacks and Landscaping.* Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

Adjacent to Buildings and Structures: The off-street parking or vehicle use area shall be setback from the exterior wall of the building or structure by a minimum 5-foot wide landscape strip or by a minimum 5-foot wide paved pedestrian walkway.

Finding: As indicated in the setback findings in the CR zone above, the vehicle use area setbacks are not met to the abutting commercially zoned property to the southwest. SRC 220.005(f)(3)(A) provides that a Class 3 Site Plan Review application shall be granted if the application meets all applicable standards of the UDC. Because the proposed site plan does NOT comply with an applicable development standard, the Site Plan Review application cannot be approved.

d) *Interior Landscaping.* Interior landscaping shall be provided in amounts not less than those set forth in Table 806-5. For parking areas less than 50,000 square feet in size, a minimum of 5 percent of the interior parking area shall be landscaped.

A minimum of 1 deciduous shade tree shall be planted for every 12 parking spaces within the off-street parking area. Landscape islands and planter bays shall have a minimum planting area of 25 square feet and shall have a minimum width of 5 feet.

Finding: Pursuant to SRC 702.020(b)(8), multiple family developments with 13 or more units are exempt from the landscaping requirements in SRC Chapter 806; therefore, this standard is not applicable.

e) *Off-Street Parking Area Dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

Finding: The proposed parking spaces, driveway and drive aisle for the off-street parking area meet the minimum dimensional requirements of SRC Chapter 806.

f) *Additional Off-Street Parking Development Standards 806.035(f)-(m).*

Finding: The proposed off-street parking area is developed consistent with the additional development standards for grade, surfacing, and drainage. Bumper guards and wheel barriers are shown on the proposed site plan.

The parking area striping, marking, signage and lighting shall be consistent with SRC Chapter 806, required compact parking spaces shall be marked and signed per SRC 806.035(k)(2). The CR zoned portion of the subject property does not abut residentially zoned property.

SRC 806.040 – Driveway Development Standards for Uses or Activities Other Than Single Family, Two Family, Three Family, or Four Family.

(b) location. Driveways shall not be located within required setbacks except where:
(1) The driveway provides direct access to the street, alley, or abutting property.
(2) The driveway is a shared driveway located over the common lot line and providing access to two or more uses.

Finding: The proposed site plan shows a shared drive aisle located across the common property line separating proposed lots 350 and 351 (CPC-ZC-PUD-SUB-ADJ19-08MOD2). The applicant may think that SRC 806.040(b)(2) allows the shared drive aisle to be placed across the property line; however, this standard only allows driveways to be placed over the common lot line. Driveway is defined in Chapter 111 as an area providing vehicular access to a site that begins at the property line and extends into the site, but driveway does not include maneuvering areas or drive aisles within parking areas. The proposal includes rows of parking with the drive aisle/maneuvering area crossing over the common lot line, because this area is a drive aisle and maneuvering area, not a driveway, all applicable setback standards apply. The proposed site plan shows not setback provided over the common property

line and therefore does NOT comply with an applicable development standard; therefore, the Site Plan Review application cannot be approved.

Bicycle Parking

SRC 806.045 - General Applicability.
Bicycle parking shall be provided and maintained for each proposed new use or activity.

SRC 806.050 – Proximity of Bicycle Parking to use or Activity Served.
Bicycle parking shall be located on the same development site as the use or activity it serves.

SRC 806.055 - Amount of Bicycle Parking.
Per SRC Chapter 806, Table 806-8, multi-family residential uses are required to provide the greater of four spaces or one space per 10 dwelling units.

Finding: The proposed 291-unit multi-family residential apartment complex requires a minimum of 29 bicycle parking spaces. The site plan indicates that 30 bicycle parking spaces are provided throughout the complex, meeting the minimum bicycle parking requirements.

SRC 806.060 – Bicycle Parking Development Standards.
(a) Location. Except as otherwise provided in this section, bicycle parking shall be located outside a building.
  (1) Bicycle parking located outside a building shall be located within a convenient distance of, and be clearly visible from, the primary building entrance. In no event shall bicycle parking be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route.
  (2) Where bicycle parking cannot be located outside a building, it may be located inside a building within a convenient distance of, and accessible from, the primary building entrance.
(b) Access. Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.
(c) Dimensions. Except as provided in subsection (f) of this section, bicycle parking areas shall meet the following dimension requirements:
  (1) Bicycle parking spaces. Bicycle parking spaces shall be a minimum of six feet in length and two feet in width with the bicycle rack centered along the long edge of the bicycle parking space. Bicycle parking space width may be reduced, however, to a minimum of three feet between racks where the racks are located side-by-side.
  (2) Access aisles. Bicycle parking spaces shall be served by a minimum four-foot-wide access aisle. Access aisles serving bicycle parking spaces may be located within the public right-of-way.

(d) Surfacing. Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.
(e) Bicycle racks. Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall meet the following standards.
  (1) Racks must support the bicycle frame in a stable position, in two or more places a minimum of six inches horizontally apart, without damage to wheels, frame, or components.
  (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;
  (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and
  (4) Racks shall be securely anchored.
  (5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-10.

Finding: The site plan shows five individual bicycle parking pads, each with three staple racks, which provide two bicycle parking spaces each, for a total of thirty bicycle parking spaces. However, one of the bicycle parking pads with required bicycle parking spaces is provided between buildings 20 and 21 in a location more than 50 feet from a primary building entrance, and therefore not in compliance with SRC 806.060(a)(1). SRC 220.005(f)(3)(A) provides that a Class 3 Site Plan Review application shall be granted if the application meets all applicable standards of the UDC. Because the proposed site plan does not comply with an applicable development standard, the Site Plan Review application cannot be approved.

Off-Street Loading Areas

SRC 806.065 - General Applicability.
Off-street loading areas shall be provided and maintained for each proposed new use or activity.

SRC 806.075 - Amount of Off-Street Loading.
For multi-family residential uses containing 200 or more dwelling units, a minimum of three loading spaces are required. If a recreation building is provided, at least one of the required loading spaces shall be located in conjunction with the recreation building. Loading spaces shall be a minimum 12 feet in width, 19 feet in length and 12 feet of unobstructed vertical clearance.

Finding: The proposed 291-unit apartment complex requires a minimum of three off-street loading spaces. The proposed site plan indicates that three loading spaces are provided, and one of the loading spaces is located in conjunction with the recreation building in compliance with all applicable off-street loading development standards of SRC Chapter 806.

Landscaping

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

Finding: The proposed site plan indicates that 138,830 square feet of landscaping will be provided for the development site requiring a minimum of 6,942 plant units (138,830 / 20 = 6,941.5). Of the required plant units, a minimum of 2,777 plant units (6,942 x 0.4 = 2,776.8) shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees.

Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC Chapter 807 at the time of building permit application review.

Natural Resources

SRC 808 - Preservation of Trees and Vegetation: The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove a significant tree (Oregon White Oak greater than 24 inches in diameter at breast height) (SRC 808.015) or a tree or native vegetation in a riparian corridor (SRC 808.020), unless the removal is excepted under SRC 808.030(a)(2), undertaken pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045.

There are no riparian areas located on the subject property. There are ten significant trees located on the RM-II zoned portion of the property containing the previously approved 36-unit multi-family use, each of the ten significant trees will be protected and preserved during construction. There are two significant trees approximately 40 and 48 inches dbh located on the CR zoned portion of the property subject to this application that are proposed to be preserved.

All trees designated for preservation shall be marked and protected during construction. Any tree designated for preservation shall require that at least 70 percent of a circular area beneath the tree measuring one foot in radius for every one inch of dbh be protected by an above ground silt fence, or its equivalent. Protection measures shall continue until the issuance of a certificate of final occupancy.

SRC 809 - Wetlands: Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetland laws are also administered by the DSL and

Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

The Salem-Keizer Local Wetland Inventory shows that there are hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s). Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

SRC 810 - Landslide Hazards: A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. There are no areas of mapped landslide hazards identified on the subject property. Multi-family residential development is assigned two activity points. Per Table 810-1E, a total of two points indicates a low landslide hazard risk, a geological assessment of the property is not required for the proposed development.

Pursuant to SRC 220.005(f)(3)(A), because the proposal does not comply with applicable development standards of the UDC, specifically SRC 522.005(a) (use of the property), SRC 522.010(b) (setbacks adjacent to Commercial zoned property), SRC 522.010(c) (height of accessory structure), and SRC 806.060(a) (bicycle parking location), the Class 3 Site Plan Review application cannot be approved.

Criterion 2:

The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately.

Finding: The existing condition of State Street does not meet current standards for its classification of street per the *Salem Transportation System Plan*. The applicant shall convey for dedication a half-width right-of-way up to 48 feet to major arterial street standards as specified in the Public Works Design Standards and based on a rational nexus calculation. The applicant shall construct a half-street improvement to Major Arterial street standards as specified in the Public Works Design Standards and consistent with the provisions of SRC Chapter 803.

Greencrest Street NE is specified as a collector street in the Salem TSP and is planned to run along the western lot line of the subject property. The applicant shall construct a half-street improvement along the frontage of Greencrest Street NE to collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

The applicant submitted a traffic impact analysis for the proposed multi-family development that includes all six phases of the East Park development site. The recommended mitigation measures as specified in the TIA were incorporated into the conditions of development for CPC-ZC-PUD-SUB-ADJ19-08MOD2. Because the connection of Greencrest Street NE to State Street is required as a condition of this proposed multi-family development phase, the mitigation measure from the TIA

applicable to the proposed development shall apply.

Criterion 3:

Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

Finding: The applicant proposes access onto State Street along the southern lot line, Greencrest Street NE along the western lot line, and Stella Street NE along the northern lot line. The driveway access onto Greencrest Street NE and Stella Street provides for safe turning movements into and out of the property.

The proposed access onto State Street does not comply with standards in SRC 804.035. State Street is classified as a major arterial in the Salem TSP. The proposed driveway onto State street is approximately 275-feet from the intersection of Greencrest Street NE and State Street. The proposed driveway onto State Street does not meet the minimum driveway spacing according to 804.035(d). Additionally, the lot will have frontage and access directly onto Greencrest Street NE. Per 804.035(a)(2) no driveway approach is allowed onto a major arterial for a development that abuts a local or collector street. Direct access onto State Street is not permitted.

Criterion 4:

The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Finding: The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development.

As a condition of CPC-ZC-PUD-SUB-ADJ19-08MOD2, the applicant constructed a 24-inch water main along Cordon Road to serve the proposed development as specified in the Water System Master Plan. The Water System Master Plan specifies a 12-inch loop to be connected to the Cordon Road main along Auburn Road NE, Greencrest Street NE, and State Street.

Pursuant to PWDS and the Water System Master Plan, the applicant shall be required to extend the 12-inch public main from the intersection of Cordon Road NE and State Street to Greencrest Street. Additionally, the applicant shall construct a 12-inch public main within Greencrest Street NE from the intersection of State Street and Greencrest Street NE to the north line of the subject property.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4) and SRC Chapter 71 based on the regulations in effect at the time of original submittal of the East Park development. The

preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

8. Analysis of Class 2 Adjustment Criteria

SRC Chapter 250.005(d)(2) provides that an applicant for a Class 2 Adjustment shall be granted if all of the following criteria are met:

Criterion 1:

The purpose underlying the specific development standard proposed for adjustment is:
(i) Clearly inapplicable to the proposed development; or
(ii) Equally or better met by the proposed development.

Finding: The applicant is requesting three Class 2 Adjustments to:

1) Allow an off-street parking area near Greencrest Street NE to be located in front of adjacent buildings, instead of behind or beside buildings as required by SRC 702.020(d)(2);
2) To allow buildings to be placed at a 20-foot setback along State Street and Cordon Road NE instead of five-ten feet as required by 702.020(e)(4), and to allow no buildings at the minimum setback on Greencrest Street NE; and
3) To eliminate the direct pedestrian access to adjacent sidewalk requirement for ground level units adjacent to State Street and Cordon Road NE as required by 702.020(e)(5).

Allow an off-street parking area in front of adjacent buildings, instead of behind or beside buildings as required by SRC 702.020(d)(2):

Most of the site will be developed in compliance with this standard, however the applicant is requesting a Class 2 Adjustment in one location to allow an off-street parking area to be developed in front of an adjacent building (Building 29) along Greencrest Street NE, instead of behind or beside a building as required by SRC 702.020(d)(2). The applicant's revised statement dated October 26, 2021 does not address the correct location, instead referencing an off-street parking area on the previously approved 36-unit multi-family residential complex in the RM-II zoned portion of the site. However, it seems that the purpose behind the adjustment request is to preserve the two significant trees in this area along Greencrest Street NE, because of the significant trees it is not possible to locate any buildings and close to Greencrest Street NE than the parking area.

The proposal equally or better meets the intent of this provision and is therefore in compliance with this criterion. If the Conditional Use Permit, Site Plan Review, and

Design Review applications are approved by the Hearings Officer, staff recommends approval of this Adjustment request as well.

To eliminate the requirement for a minimum of 40 percent of the buildable width to be occupied by buildings placed at the minimum setback per 702.020(e)(4):

The minimum building setback requirement in the CR zone is 5 feet adjacent to a street. Pursuant to SRC 702.020(e)(4), a minimum of 40 percent of the buildable width shall be occupied by buildings placed at the minimum setback line. The applicant is requesting a Class 2 Adjustment to place buildings at a 20-foot setback adjacent to all streets.

The applicant indicates that proposed buildings 1-5 will have a setback of approximately 20 feet adjacent to State Street, and that proposed buildings 6-10 and a garage building will be setback approximately 20 feet from Cordon Road NE. locating buildings at the minimum 5-foot setback line is not feasible for this development because it would conflict with the required 10-foot public utility easements along the streets. In addition, the minimum setback for multi-family developments in multi-family residential zoning designations where this design standard would typically be found is 20 feet. The proposed setback increase would allow for a multi-family development that is similar in appearance from the street to other complexes in the City, the applicant further indicates the larger setback will provide more room for landscaping.

The proposal otherwise complies with the 40 percent buildable width standard applied to the greater setback and will be landscaped. The proposal equally or better meets the intent of this provision and is therefore in compliance with this criterion. If the Conditional Use Permit, Site Plan Review, and Design Review applications are approved by the Hearings Officer, staff recommends approval of this Adjustment request as well.

To eliminate the direct pedestrian access to adjacent sidewalk requirement for ground level units per 702.020(e)(5).

The applicant is requesting to eliminate the requirement to orient buildings to the street and provide direct pedestrian pathways from the public sidewalk to ground floor units. The applicant explains that the buildings are oriented inwards towards the site, but will be visually appealing including windows, offsets and architectural features where facing the street, and that adequate pedestrian access will be provided from the surrounding public sidewalks into the development site.

The purpose of the standard is to provide a pedestrian friendly development with buildings oriented outward towards the street, and with direct pedestrian access from ground floor units to the abutting sidewalk. In this case, State Street is designated as a Major Arterial Street and Cordon Road NE is designated as a Parkway, both streets carry a significant amount of traffic. If the Hearings Officer approves the Conditional Use Permit with the alternative condition requiring construction of a solid wall a

minimum of 6-feet in height along the Cordon Road NE frontage, then it would not be possible to provide individual pedestrian access points for ground level units to the future sidewalk on Cordon Road NE. The applicant is proposing common pedestrian connections at two points along Cordon Road NE and two points along State Street. These connections help ensure adequate pedestrian access is provided along both street frontages.

The proposal equally or better meets the intent of this provision and is therefore in compliance with this criterion. If the Conditional Use Permit, Site Plan Review, and Design Review applications are approved by the Hearings Officer, staff recommends approval of this Adjustment request as well.

Criterion 2:

If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Finding: The subject property abuts residential zoning and uses, and the proposal is for multi-family residential development. However, the subject property is located within the CR (Retail Commercial) zone; therefore, the criterion is not applicable.

Criterion 3:

If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Finding: Three separate Class 2 Adjustments have been requested with this development. Each of the adjustments has been evaluated separately for conformance with the Adjustment approval criteria. If the Conditional Use Permit and Site Plan Review applications are approved by the Hearings Officer, staff recommends approval of the requested Adjustments as well and finds that he cumulative impact of the adjustments results in an overall project which is consistent with the intent and purpose of the zoning code.

If approved, any future development, beyond what is shown in the proposed plans, should conform to all applicable development standards of the UDC, unless adjusted through a future land use action, therefore staff would recommend the imposition of a condition stating that.

9. Analysis of Class 2 Driveway Approach Permit Criteria

Salem Revised Code (SRC) 804.025(d) sets forth the following criteria that must be met before approval can be granted to an application for a Driveway Approach Permit.

Driveway Approach Permit – State Street

Criterion 1:

The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.

Finding: The proposed driveway does not meet the standards for SRC Chapter 804 and Public Works Design Standards (PWDS) as described below.

Criterion 2:

No site conditions prevent placing the driveway approach in the required location.

Finding: There are no site conditions prohibiting the location of the proposed driveway.

Criterion 3:

The number of driveways onto an arterial is minimized.

Finding: The proposed development does not reduce the number of driveway approaches onto arterial streets. The proposed development includes access onto State Street, Greencrest Street NE, and Stella Street NE. Access onto State Street is not warranted.

Criterion 4:

The proposed driveway approach, where possible:

a) Is shared with an adjacent property; or
b) Takes access from the lowest classification of street abutting the property.

Finding: The proposed driveway onto State Street does not take access from the lowest classification.

Criterion 5:

The proposed driveway approach meets vision clearance standards.

Finding: The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

Criterion 6:

The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

Finding: The proposed driveway onto State Street does not meet the minimum driveway spacing according to 804.035(d), creating a potential traffic hazard at the proposed intersection.

Criterion 7:

The proposed driveway approach does not result in significant adverse impacts in the vicinity.

Finding: Staff analysis of the proposed driveway indicate the location of the State Street driveway may have adverse impacts to the adjacent streets.

Criterion 8:

The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections.

Finding: The property is located on the corner of a Major Arterial street (State Street) and a future Collector street (Greencrest Street NE). The applicant proposes access onto State Street and Greencrest Street, which does not minimize impacts to the functionality of adjacent streets and intersections. Additionally, the proposed driveway onto State Street does not meet the spacing requirements of SRC Chapter 804.

Criterion 9:

The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding: The proposed development is surrounded by residentially zoned property. The proposed development abuts Major Arterial and Collector streets. The proposed driveway onto State Street has an adverse effect on the functionality of the adjacent streets because it does not meet minimum spacing standards for an arterial street and increases the risk of traffic conflicts.

Driveway Approach Permit – Greencrest Street NE

Criterion 1:

The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.

Finding: The proposed driveway meets the standards for SRC Chapter 804 and Public Works Design Standards (PWDS).

Criterion 2:

No site conditions prevent placing the driveway approach in the required location.

Finding: There are no site conditions prohibiting the location of the proposed driveway.

Criterion 3:

The number of driveways onto an arterial is minimized.

Finding: The proposed driveway is not accessing onto an arterial street.

Criterion 4:

The proposed driveway approach, where possible:

a) Is shared with an adjacent property; or
b) Takes access from the lowest classification of street abutting the property.

Finding: The subject property abuts a Parkway, Major Arterial, Collector and Local street. A shared driveway approach is not feasible because the proposed multi-family development abuts residential lots. It is not possible to serve the approximately 10-acre development with all driveway accesses to the lowest classification of street because access is not permitted to the Parkway (Cordon Rd) or Major Arterial (State St) frontages. The proposed driveway to the future Collector street (Greencrest Street NE) is required to serve the proposed development.

Criterion 5:

The proposed driveway approach meets vision clearance standards.

Finding: The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

Criterion 6:

The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

Finding: No evidence has been submitted to indicate that the proposed driveway will create traffic hazards or unsafe turning movements. Additionally, staff analysis of the proposed driveway indicates that it will not create a traffic hazard and will provide for safe turning movements for access to the subject property.

Criterion 7:

The proposed driveway approach does not result in significant adverse impacts in the vicinity.

Finding: Staff analysis of the proposed driveway indicate the location of the proposed driveway will not have any adverse impacts to the adjacent properties or streets.

Criterion 8:

The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections.

Finding: The proposed driveway approach is located on a future collector street and does not create a significant impact to adjacent streets and intersections.

Criterion 9:

The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding: The proposed development is surrounded by residentially zoned property. The proposed development abuts a Parkway, Arterial, Collector and Local street. The proposed driveway is taken from of the lower street classifications abutting the subject property. The driveway balances the adverse impacts to residentially zoned property and will not have an adverse effect on the functionality of the adjacent streets.

Driveway Approach Permit – Stella Street NE

Criterion 1:

The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.

Finding: The proposed driveway meets the standards for SRC Chapter 804 and Public Works Design Standards (PWDS).

Criterion 2:

No site conditions prevent placing the driveway approach in the required location.

Finding: There are no site conditions prohibiting the location of the proposed driveway.

Criterion 3:

The number of driveways onto an arterial is minimized.

Finding: The proposed driveway is not accessing onto an arterial street.

Criterion 4:

The proposed driveway approach, where possible:

a) Is shared with an adjacent property; or
b) Takes access from the lowest classification of street abutting the property.

Finding: The proposed driveway is currently located with access to the lowest classification of street abutting the subject property.

Criterion 5:

The proposed driveway approach meets vision clearance standards.

Finding: The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

Criterion 6:

The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

Finding: No evidence has been submitted to indicate that the proposed driveway will create traffic hazards or unsafe turning movements. Additionally, staff analysis of the proposed driveway indicates that it will not create a traffic hazard and will provide for safe turning movements for access to the subject property.

Criterion 7:

The proposed driveway approach does not result in significant adverse impacts in the vicinity.

Finding: Staff analysis of the proposed driveway indicate the location of the proposed driveway will not have any adverse impacts to the adjacent properties or streets.

Criterion 8:

The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections.

Finding: The proposed driveway approach is located on a future local street and does not create a significant impact to adjacent streets and intersections.

Criterion 9:

The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding: The proposed development is surrounded by residentially zoned property. The proposed driveway is taken from of the lowest street classification abutting the subject property. The driveway balances the adverse impacts to residentially zoned property and will not have an adverse effect on the functionality of the adjacent streets.

10. Analysis of Class 1 Design Review Criteria

Salem Revised Code (SRC) 225.005(e)(1) provides that a Class 1 Design Review application shall be approved if all of the applicable design review standards are met.

Development Standards – Multiple Family Design Review Standards SRC 702

SRC 702.020 - Design review standards for multiple family development with thirteen or more units.

(a) Open space standards.

(1) To encourage the preservation of natural open space qualities that may exist on a site and to provide opportunities for active and passive recreation, all newly constructed multiple family developments shall provide a minimum 30 percent of the gross site area as designated and permanently reserved open space. For the purposes of this subsection, the term "newly constructed multiple family developments" shall not include multiple family developments created through only construction or improvements to the interior of an existing building(s). Indoor or covered recreation space may count toward this open space requirement.

Finding: The proposed development occurs on a portion of the subject property that is approximately 10.77 acres in size (469,311 square feet). A minimum of 140,793 square feet (469,311 x 0.3 = 140,793.3) of common open space, including indoor or covered recreation space. The site plan indicates that 159,913 square feet (approximately 34.1 percent of the site area) of open space, including landscaped areas, a recreation building, and a pool is provided for this development site, exceeding the minimum open space requirement.

(A) To ensure usable open space, at least one common open space area shall be provided within the development that is at least 1,000 square feet in size, plus an additional 250 square feet for every 20 units, or portion thereof, over 20 units and has a minimum dimension of 25 feet for all sides.

Finding: The proposed multi-family development contains 291 dwelling units; per Table 702-3 the 291-unit development requires a minimum open space area that is 4,500 square feet in size with no dimension less than 25 feet. The site plan indicates a large open space area is provided between buildings 17-22 that is 12,367 square feet in size with a minimum dimension of 65 feet, exceeding the minimum standard.

(B) To ensure the provided open space is usable, a maximum of 15 percent of the common open space shall be located on land with slopes greater than 25 percent.

Finding: The existing conditions plan indicates that there are no slopes greater than 25 percent on the subject property. Therefore, the applicant meets this requirement.

(C) To allow for a mix of different types of open space areas and flexibility in site design, private open space, meeting the size and dimension standards set forth in Table 702-4, may count toward the open space requirement. All private open space must meet the size and dimension standards set forth in Table 702-4.

Finding: The applicant has met the minimum open space requirement by providing common open space. Therefore, the applicant does not need to use the reductions offer by this section to meet the common open space requirement.

(D) To ensure a mix of private and common open space in larger developments, private open space, meeting the size and dimension standards set forth in Table 702-4, shall be provided for a minimum of 20 percent of the dwelling units in all newly constructed multiple family developments with 20 or more dwelling units. Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway.

Finding: The applicant is providing private open space for each unit. Ground floor units will have patios at least 96 square feet in size, with no dimension less than six feet. The second and third story units will have decks that are a minimum of 60 square feet in size. The private open space areas comply with the minimum size requirements of Table 702-4.

(E) To encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection. Example: a 750-square-foot improved open space area may count as 1,500 square feet toward the open space requirement.
  (i) Be a minimum 750 square feet in size with a minimum dimension of 25 feet for all sides; and
  (ii) Include at least one of the following types of features:
    a. Covered pavilion.
    b. Ornamental or food garden.
    c. Developed and equipped children's play area, with a minimum 30-inch tall fence to separate the children's play area from any parking lot, drive aisle, or street.
    d. Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer).
    e. Swimming pool or wading pool.

Finding: The applicant has met the minimum open space requirement without using the reduction offered in this section; therefore, this standard is not applicable.

(F) To encourage proximity to and use of public parks, the total amount of required open space may be reduced by 50 percent for developments that are located within one-quarter mile of a publicly-owned urban, community, or neighborhood park as measured along a route utilizing public or private streets that are existing or will be constructed with the development.

Finding: The applicant has met the minimum open space requirement without using the reduction offered in this section; therefore, this standard is not applicable.

(b) Landscaping standards.

(1) To encourage the preservation of trees and maintain or increase tree canopy, a minimum of one tree shall be planted or preserved for every 2,000 square feet of gross site area.

Finding: The proposed development occurs on a portion of the subject property that is approximately 10.77 acres in size (469,311 square feet) requiring a minimum of 235 trees (469,311 / 2,000 = 234.7). The applicant's written statement and landscape plan does not indicate a total number of trees provided for the development site but will be reviewed for conformance with this development standard at the time of building permit/landscape plan review.

(2) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:

(A) A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width; and

(B) A minimum six-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chain-link fencing with slats shall not be allowed to satisfy this standard.

Finding: The subject property does not abut property zoned RA or RS; therefore, this standard is not applicable.

(3) To define and accentuate primary entryways, a minimum of two plant units, shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.

Finding: The landscaping plan provided indicates at least two plant units will installed at each shared entrance.

(4) To soften the visual impact of buildings and create residential character, new trees shall be planted, or existing trees shall be preserved, at a minimum

density of ten plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.

Finding: The landscaping plan provided indicates at least ten plant units of trees per 60 linear feet of exterior building wall are to be planted within 25 feet on each side of the proposed buildings.

(5) Shrubs shall be distributed around the perimeter of buildings at a minimum density of one plant unit per 15 linear feet of exterior building wall.

Finding: The landscaping plan provided indicates at least one plant unit of shrubs per 15 linear feet are to be planted on each side of the proposed buildings.

(6) To ensure the privacy of dwelling units, ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.

Finding: According to the applicant's written statement and landscape plan, all private open space located contiguous to the dwelling unit will be screened with five-foot tall landscaping ensuring privacy for private open space areas.

(7) To provide protection from winter wind and summer sun and to ensure trees are distributed throughout a site and along parking areas, a minimum of one canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within ten feet of the edge of the parking area (see Figure 702-3).
   (A) A minimum of one canopy tree shall be planted within each planter bay.
   (B) A landscaped planter bay a minimum of nine feet in width shall be provided at a minimum spacing of one for every 12 spaces. (see Figure 702-3).

Finding: The parking area contains 447 parking spaces, requiring 37 planter bays at least nine feet in width. The landscaping plan indicates at least 50 planter bays, nine feet in width and each with a canopy tree, will be provided. A minimum of one canopy tree is provided every 50 feet around the perimeter of the parking areas in compliance with this standard.

(8) Multiple family developments with 13 or more units are exempt from the landscaping requirements in SRC Chapter 806.

Finding: The proposal includes more than thirteen units; therefore, this development is exempt from the landscaping requirements of SRC Chapter 806.

(c) Site safety and security.
   (1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.

(2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development.
(3) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, the term "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.
(4) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of three feet to encourage visual surveillance of such areas.

Finding: The preliminary site plan indicates that exterior lighting (pole lights a maximum of 14 feet tall, and post lights a maximum of 5 feet tall) will be provided along pedestrian paths and adjacent to vehicle use areas, lighting will also be provided on building exteriors. According to the site plan and landscaping plan, there are no fences near the entryways or common open space.

The floor plans and elevations provided indicate that windows are not provided in habitable rooms at the end elevations for Buildings 1-8, 10, 14-20, 22, 25, and 27, which is not in compliance with SRC 702.020(c)(1). SRC 225.005(e)(1) provides that a Class 1 Design Review shall be approved if all of the applicable design review standards are met. Because the proposal does not comply with an applicable development standard, the Design Review application cannot be approved.

(d) Parking and site design.
(1) To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of nine feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-3).

Finding: The applicant indicates that there are no parking areas greater than 6,700 square feet in size. Planter bays a minimum of nine feet in width, and each planted with a canopy tree, have been provided throughout the development site to minimize large expanses of continuous pavement, in compliance with this standard.

(2) To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.

Finding: The applicant has requested an adjustment to this standard to allow an off-street parking area to be provided adjacent to Greencrest Street NE in front of the nearest building, the Community Building (Building 29), rather than behind or beside a building or structure. Findings for the Adjustment can be found in Section 8 of this report.

(3) Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, parking areas shall be set back not less than 20 feet from the property line of the abutting RA or RS zoned property to ensure parking areas are designed to consider site topography and minimize visual impacts on abutting residential properties.

Finding: The subject property does not abut RA or RS zoned property; therefore, this standard is not applicable.

(4) 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.

Finding: Sidewalks are shown connecting the development site to existing/proposed public sidewalk along Greencrest Street NE, State Street and Cordon Road NE, between buildings, and connecting to the common open space. However, no sidewalk is proposed on east side of Buildings 23 and 28 connecting the adjacent parking spaces to the rest of the development site and no adjustment requested. SRC 225.005(e)(1) provides that a Class 1 Design Review shall be approved if all of the applicable design review standards are met. Because the proposal does NOT comply with an applicable development standard, the Design Review application cannot be approved.

(e) Façade and building design.
(1) To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.

Finding: There are no buildings within the proposed development that exceed 150 feet in length, in compliance with this standard.

(2) Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate transitions between new buildings and structures on-site and existing buildings and structures on abutting sites.
(A) A 5-foot reduction is permitted to each required setback in Table 702-5 provided that the height of the required fence in Sec. 702.015(b)(1)(B) is increased to eight feet tall.

Finding: The subject property does not abut property zoned RA or RS; therefore, this standard is not applicable.

(3) 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.

Finding: The subject property does not abut property zoned RA or RS; therefore, this standard is not applicable.

(4) 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.

Finding: The applicant has requested an adjustment to eliminate the requirement for buildings to be placed at the minimum 5-10-foot setback line, rather the applicant is proposing to set the buildings back approximately 20 feet adjacent to State Street and Cordon Road NE, and further along Greencrest Street NE. Findings for the Adjustment can be found in Section 8 of this report.

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

Finding: The applicant has requested an adjustment to eliminate the requirement for ground floor units within 25 feet of the property line abutting a street to have direct pedestrian access to the adjacent sidewalk. Findings for the Adjustment can be found in Section 8 of this report.

(6) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade or portico.

Finding: Covered entry areas are provided at each of the primary entrances for the dwelling units in compliance with this standard.

(7) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment and shall be integrated with exterior building design.

Finding: The applicant indicates that roof mounted equipment will be screened and integrated into the building design in compliance with this standard.

(8) 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.

Finding: For each of the buildings with a roof line exceeding 100 feet in length without a change in elevation of at least four feet, the building design instead includes cross gables and/or dormers greater than four feet in length, in compliance with this standard.

(9) To minimize the appearance of building bulk, each floor of each building's vertical face that is 80 feet in length or longer shall incorporate one or more of the design elements below (see examples in Figure 702-5). Design elements shall vary from other wall surfaces by a minimum of four feet and such changes in plane shall have a minimum width of six feet.
(A) Offsets (recesses and extensions).
(B) Covered deck.
(C) Covered balcony.
(D) Cantilevered balcony, provided at least half of its depth is recessed.
(E) Covered entrance.

Finding: According to the applicant's written statement and proposed building elevation plans; building offsets, covered decks, recessed balconies and covered entrances will be incorporated into the design for each building in compliance with this standard.

(10) 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.

Finding: According to the applicant's written statement and building elevation plans, the third floor of each building will have contrasting building materials and colors, as well as using horizontally distinguishing transition pieces to visually break up the mass of each building, however, this development standard requires the first floor of each building to be distinguished from the upper floors and not the upper floor to be distinguished from the lower floors. SRC 225.005(e)(1) provides that a Class 1 Design Review shall be approved if all of the applicable design review standards are met. Because the proposal does not comply with an applicable development standard, the Design Review application cannot be approved.

Pursuant to SRC 225.005(e)(1), because the proposal does not comply with applicable standards of SRC Chapter 702, specifically sections 702.020(c)(1), 702.020(d)(4) and SRC 702.020(e)(10), the Class 1 Design Review application cannot be approved.

RECOMMENDATION

Based upon the Facts and Findings contained in this staff report, staff recommends that the Hearings Officer **DENY** the request for a conditional use, site plan review,

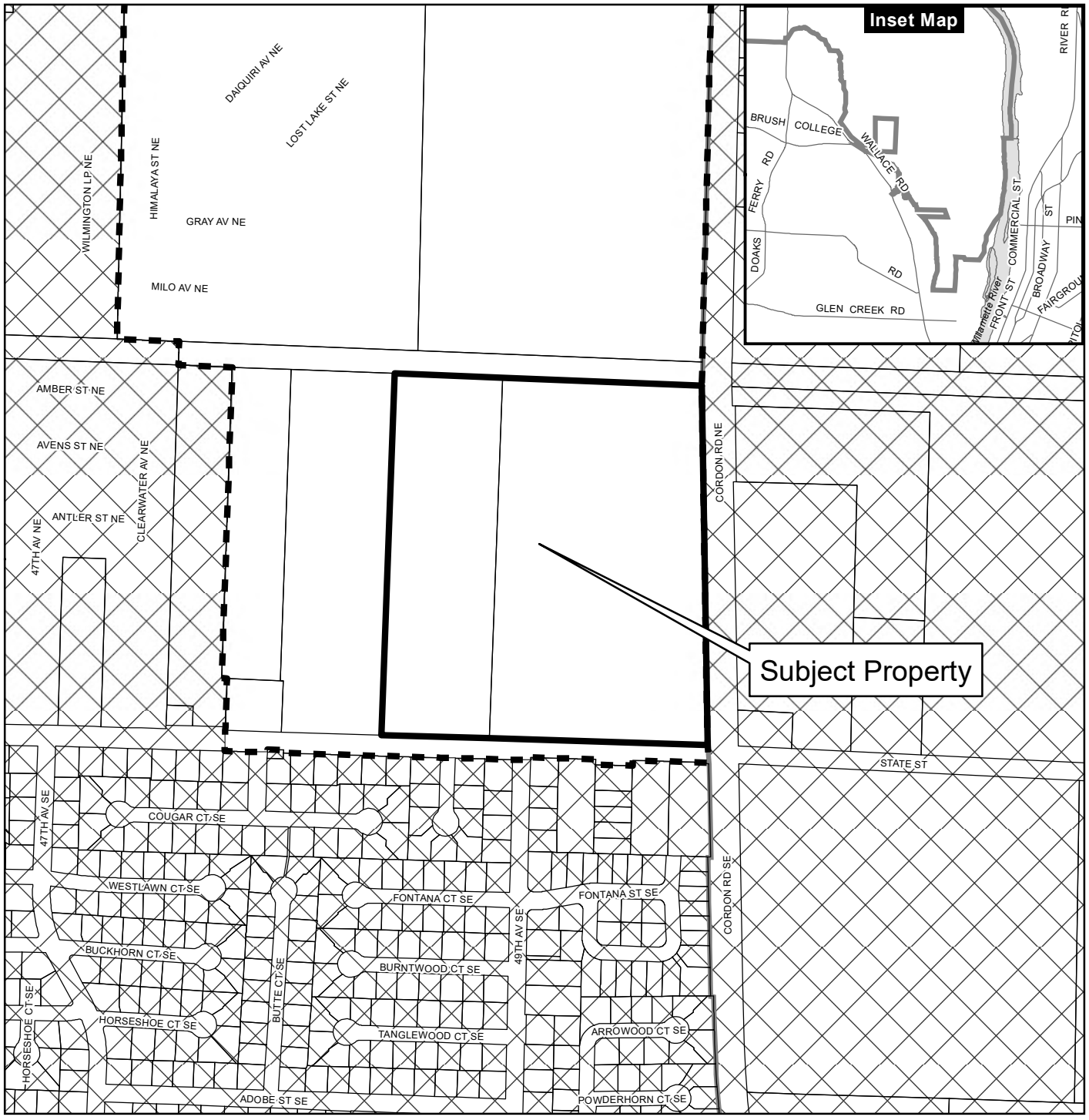
adjustments, driveway approach permit, and design review collective applications for the proposed development of a 291-unit multi-family residential apartment complex for property approximately 10.77 acres in size and located at the 4900 Block of State Street.

Prepared by Aaron Panko, Planner III

Application Deemed Complete Date: December 1, 2021
State Mandated Decision Date: March 31, 2021

Attachments:
A. Vicinity Map
B. Proposed Development Plans
C. Applicant's Statement Addressing Approval Criteria
D. Public Works Memo
E. Salem-Keizer School District Memo Dated December 14, 2021
F. Annexation C-689 Conceptual Site Plan

Vicinity Map
4900 Block of State Street
(Taxlots 072W29C / 00100 and 00101)



Legend

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

0 100 200 400 Feet

CITY OF Salem AT YOUR SERVICE
Community Development Dept.

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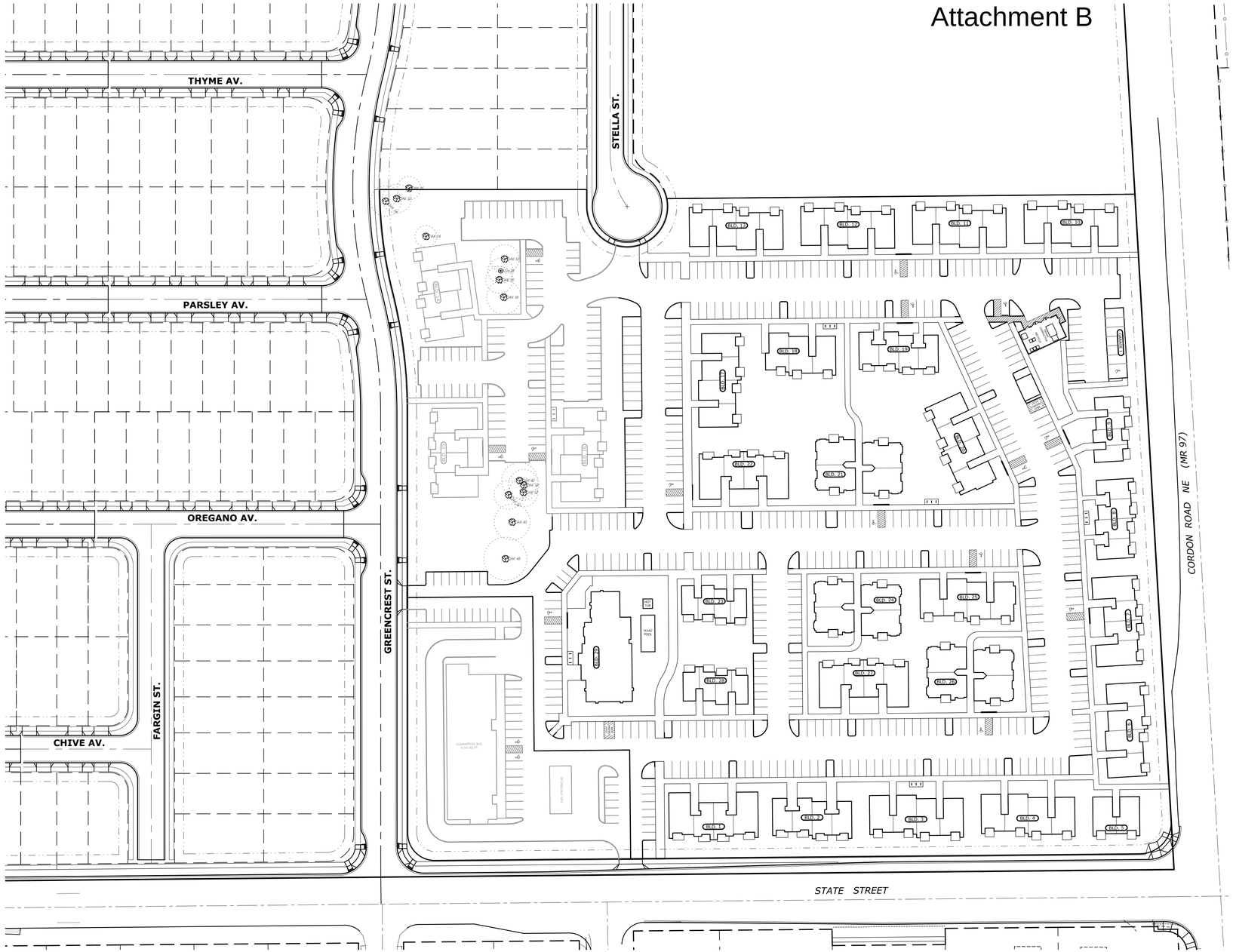
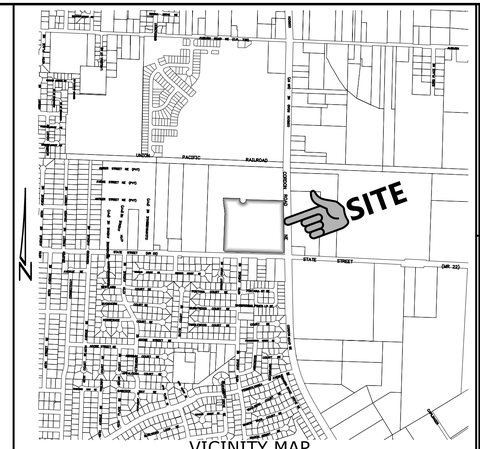
G:\CD\PLANNING\Aaron\2021\Conditional Use\255 Cordon Road NE\VicinityMap.mxd - 11/30/2021 @ 11:47:12 AM

Attachment B



0' 60'
1 INCH
SCALE: 1" = 60'



EAST PARK APARTMENTS

SEC. 29, T. 7 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Owner / Developer:

EAST PARK LLC
9550 SE CLACKAMAS RD.
CLACKAMAS, OREGON 97015

B.M. 215.21
A 3 INCH BRASS DISK DESIGNATED 7052 LOCATED IN THE TOP OF CURB AT THE S.E. CORNER OF STATE STREET & 49TH AV.

SHEET INDEX

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

L1.1 LANDSCAPE PLAN
L1.2 LANDSCAPE PLAN
L1.3 LANDSCAPE PLAN
L1.4 LANDSCAPE PLAN
L1.5 LANDSCAPE NOTES AND DETAILS

BUILDING 5 (TYPE "A" UNITS)
A1.3 LOWER FLOOR PLAN
A1.4 MIDDLE FLOOR PLAN
A1.5 UPPER FLOOR PLAN
A1.9 BUILDING ELEVATIONS

BUILDING 18 (TYPE "A" UNITS)
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A2.9 BUILDING ELEVATIONS

BUILDING 3,4,6,10-14,16,17,20,& 25 (TYPE "A" UNITS)
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BUILDING 9,26,& 28 (TYPES "B" UNITS)
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BUILDING 1,17,15,22,& 27 (TYPES "C" & "D" UNITS)
A6.3 LOWER FLOOR PLAN
A6.4 MIDDLE & UPPER FLOOR PLAN
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BUILDING 21,24,& 26 (TYPES "E" UNITS)
A7.3 LOWER FLOOR PLAN
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A7.8 BUILDING ELEVATIONS

BUILDING 29 (RECREATION BUILDING)
A8.3 LOWER FLOOR PLAN
A8.8 BUILDING ELEVATIONS

SYMBOLS

EXIST.	PROP.	
⊖	◓	BLOW OFF ASSY.
▥	▥	CATCH BASIN
▣	■	CATCH BASIN CLEANOUT
▣	▣	CATCH BASIN INLET
△	▲	CATV PED. / BOX
○	●	CLEANOUT
◪	◪	ELEC. PED. / BOX
⊖	◓	FIRE HYDRANT
⊛	⊛	GAS LOCATION MARKER
⋈	⋈	GAS VALVE
▭	▭	MAIL BOX

EXIST.	PROP.	
Ⓢ	Ⓢ	MANHOLE SAN. SEWER
Ⓢ	Ⓢ	MANHOLE STORM DRAIN
Ⓒ	Ⓒ	2' DIA. C.O. / M.H.
Ⓣ	Ⓣ	MANHOLE TELEPHONE
Ⓦ	Ⓦ	MANHOLE WATER
▷	▶	REDUCER / INCREASER
▣	▣	TEL. PED. / BOX
▭	▭	TRAFFIC PED. / BOX
⊸	⊸	UTILITY / POWER POLE
□	■	WATER METER
⊗	⊗	WATER VALVE

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

ABBREVIATIONS

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

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

COVER SHEET

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6789b SDR1.COV

Design: M.D.G.
Drawn: T.M.S.
Checked: J.J.G.
Date: JULY 2021
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6789

SDR1

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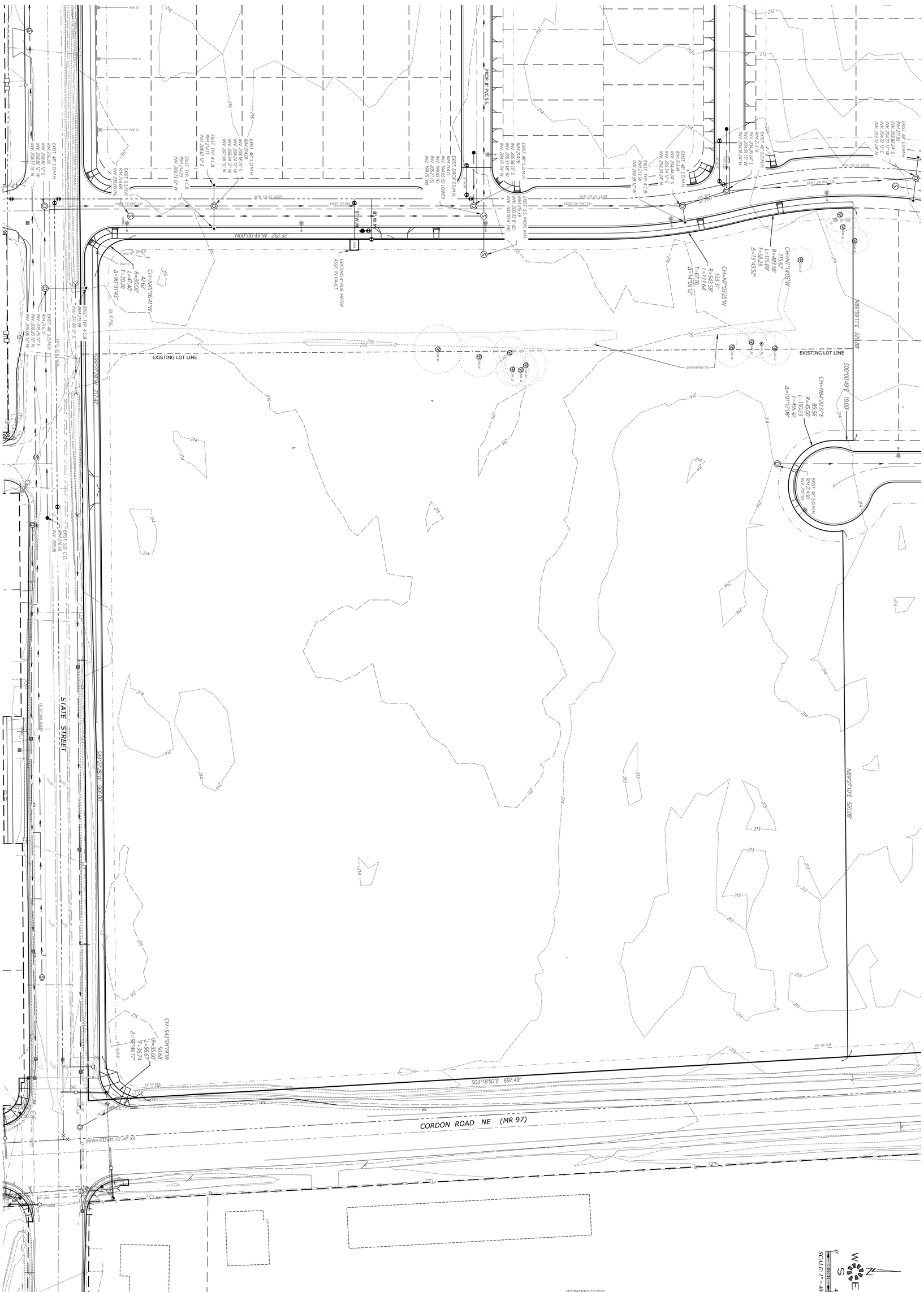
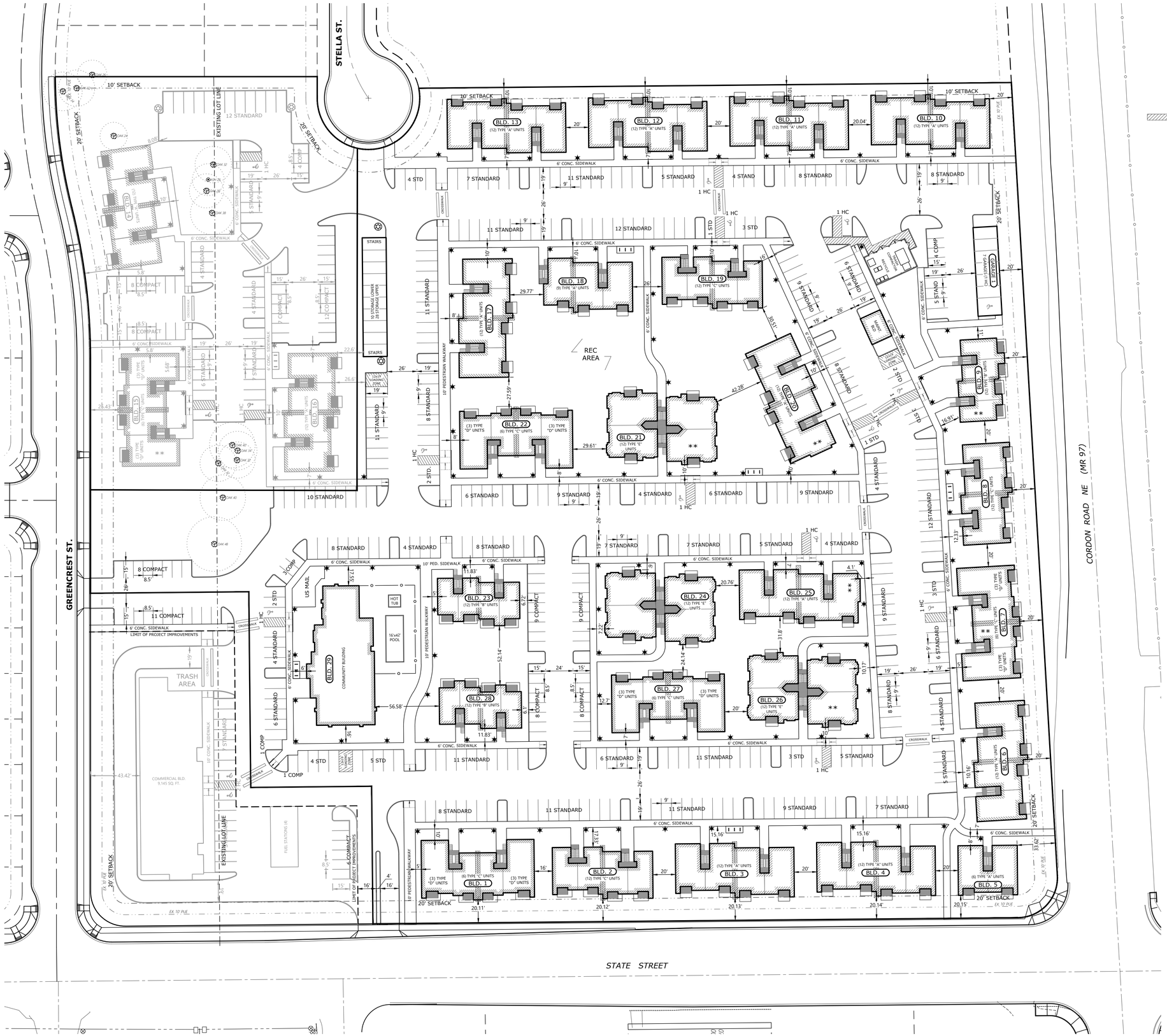


SDR2	JOB # 6789 EXPIRES: 06/30/2023	6789b SDR2-XCOND Design: M.D.G. Drawn: T.N.S. Checked: J.J.G. Date: JULY 2021 Scale: AS SHOWN	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	**EAST PARK APARTMENTS**	**EXISTING CONDITIONS PLAN**

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



**THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 7, 9, 20, 21, 25, & 26 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

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

W E S N

0' 40'

1 INCH

SCALE: 1" = 40'

MULTI FAMILY:

36	TOTAL APARTMENT UNITS
24	TYPE "A" 2-BD, 3-BA (952 S.F.) UNITS
6	TYPE "C" 1-BD, 1-BA (728 S.F.) UNITS
6	TYPE "D" 3-BD, 2-BA (1204 S.F.) UNITS

COMMERCIAL RETAIL:

291	TOTAL APARTMENT UNITS
135	TYPE "A" 2-Bd, 3-Ba (952 S.F.) UNITS
36	TYPE "B" STUDIO (549 S.F.) UNITS
60	TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
24	TYPE "D" 3-Bd, 2-Ba (1204 S.F.) UNITS
36	TYPE "E" 2-BD, 2-BA (1162 S.F.) UNITS

MULTI FAMILY:

80	TOAL PARKING STALLS
38	STANDARD STALLS
39	COMPACT STALLS
3	HADICAP STALLS
6	BICYCLE SPACES (1 RACK)

COMMERCIAL RETAIL:

447	TOTAL PARKING STALLS
378	STANDARD STALLS
51	COMPACT STALLS
11	HANDICAP STALLS*
7	GARAGES (1 HANDICAP)
30	BICYCLE SPACES (5 RACKS)
3	LOADING ZONES
9	STORAGE UNITS
1	COMMUNITY BUILDING
1	TRASH COMPACTOR / RECYCLE
1	SWIMMING POOL (42'x16')
1	U.S. MAIL BOX AREA

(* 1-MARKED "WHEELCHAIR USE ONLY")

ADA HANDICAP ACCESSIBLILITY NOTES:

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

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

SITE PLAN

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6789b SDR3-SITE

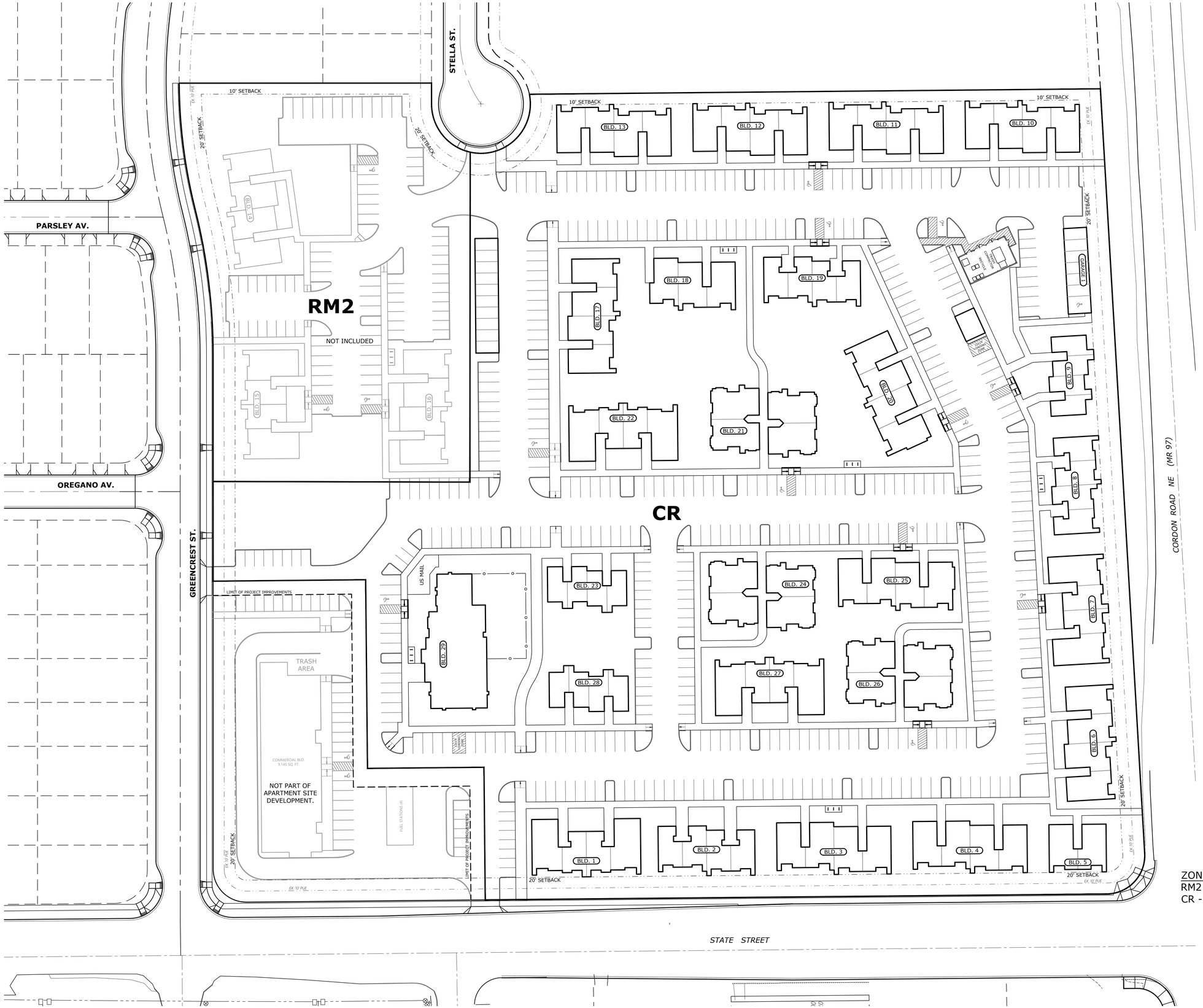
Design: M.D.G.
Drawn: T.M.S.
Checked: J.J.G.
Date: JULY 2021
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
9654
OREGON
JAN. 19, 1979
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6789

SDR3

J:\6700-6799\6789-EastParkApartments\Dwg .s20\6789b.dwg, SDR3-SITE, 11/23/2021 8:05:15 AM, TShull



ZONE KEY
RM2 - MULTI FAMILY RESIDENTIAL
CR - RETAIL COMMERCIAL

W E S N

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

MULTI/TECH
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1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
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ZONING MAP

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6789b SDR4-ZONE
Design: M.D.G.
Drawn: T.N.S.
Checked: J.J.G.
Date: JULY 2021
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
9654
OREGON
JUNE 17, 1978
MARK D. GRENZ

EXPIRES: 06-30-2023

JOB # 6789

SDR4

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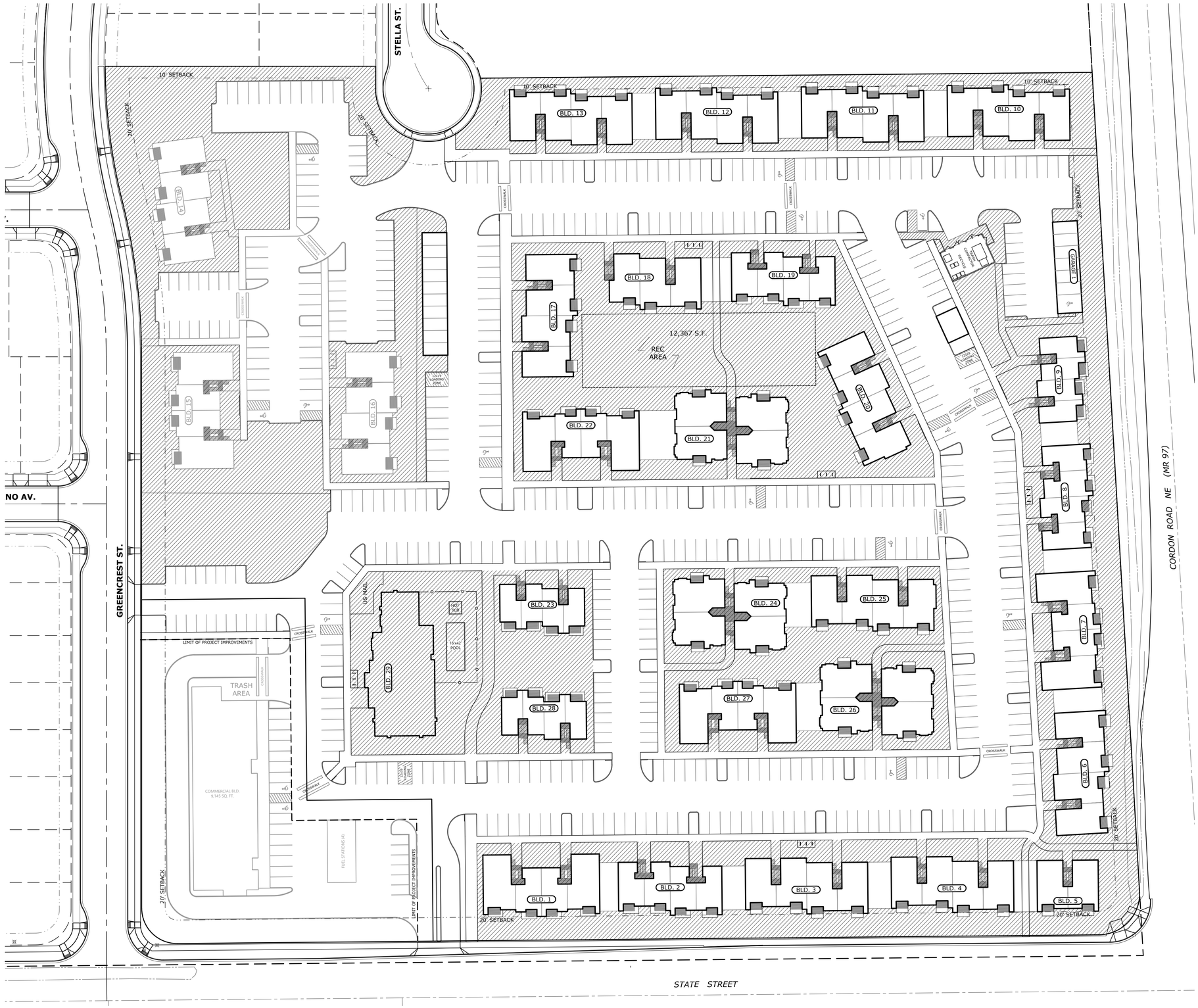

0' 40'
1 INCH
SCALE: 1" = 40'

SITE AREAS COMMERCIAL

SITE AREA	469,311 S.F.
COMMON OPEN SPACE	159,913 S.F. (34.1%)
COMMON OPEN SPACE WITHIN SETBACKS	31,476 S.F.
PRIVATE SPACE (GROUND FLOOR PATIOS)	9,301 S.F.
LANDSCAPE	138,830 S.F. (29.6%)
PARKING LOT LANDSCAPING	11,511 S.F.

SITE AREAS MULTI FAMILY

SITE AREA	86,861 S.F.
COMMON OPEN SPACE	39,805 S.F. (45.8%)
COMMON OPEN SPACE WITHIN SETBACKS	10,865 S.F.
PRIVATE SPACE (GROUND FLOOR PATIOS)	1,159 S.F.
LANDSCAPE	37,943 S.F. (43.7%)
PARKING LOT LANDSCAPING	1,148 S.F.

= COMMON OPEN SPACE

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OPEN SPACE PLAN

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6789 SDR5-OS

Design: M.D.G.
Drawn: T.N.S.
Checked: J.J.G.
Date: JULY 2021
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
9654
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6789

SDR5

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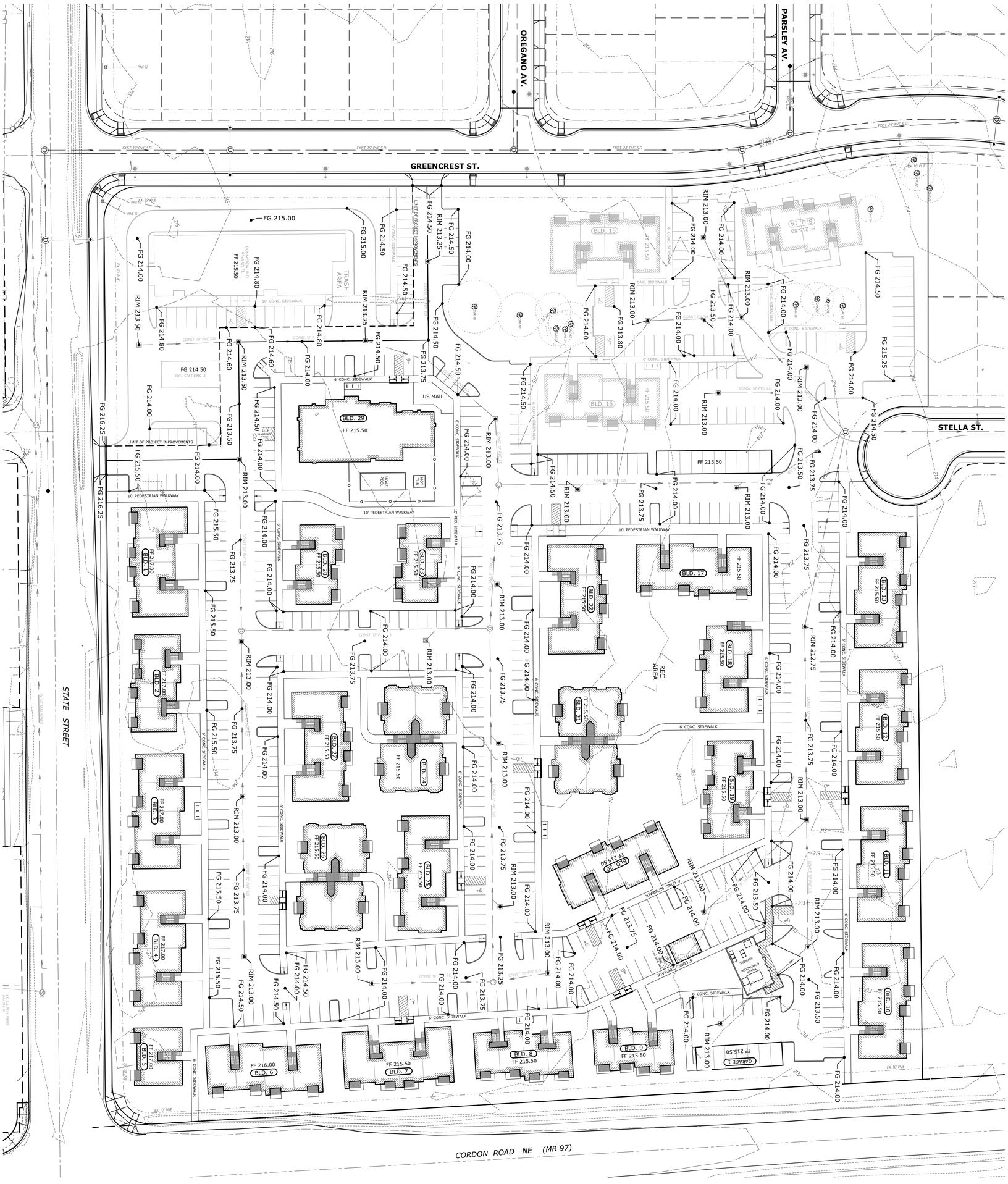

6789b SDR6-GRD

Design: M.D.G.
Drawn: T.N.S.
Checked: J.J.G.
Date: JULY 2021
Scale: AS SHOWN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

EAST PARK APARTMENTS

GRADING PLAN

SDR6

JOB # 6789

EXPIRES: 06-30-2023

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 9, 1974 — GREGORY D. WALKER

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

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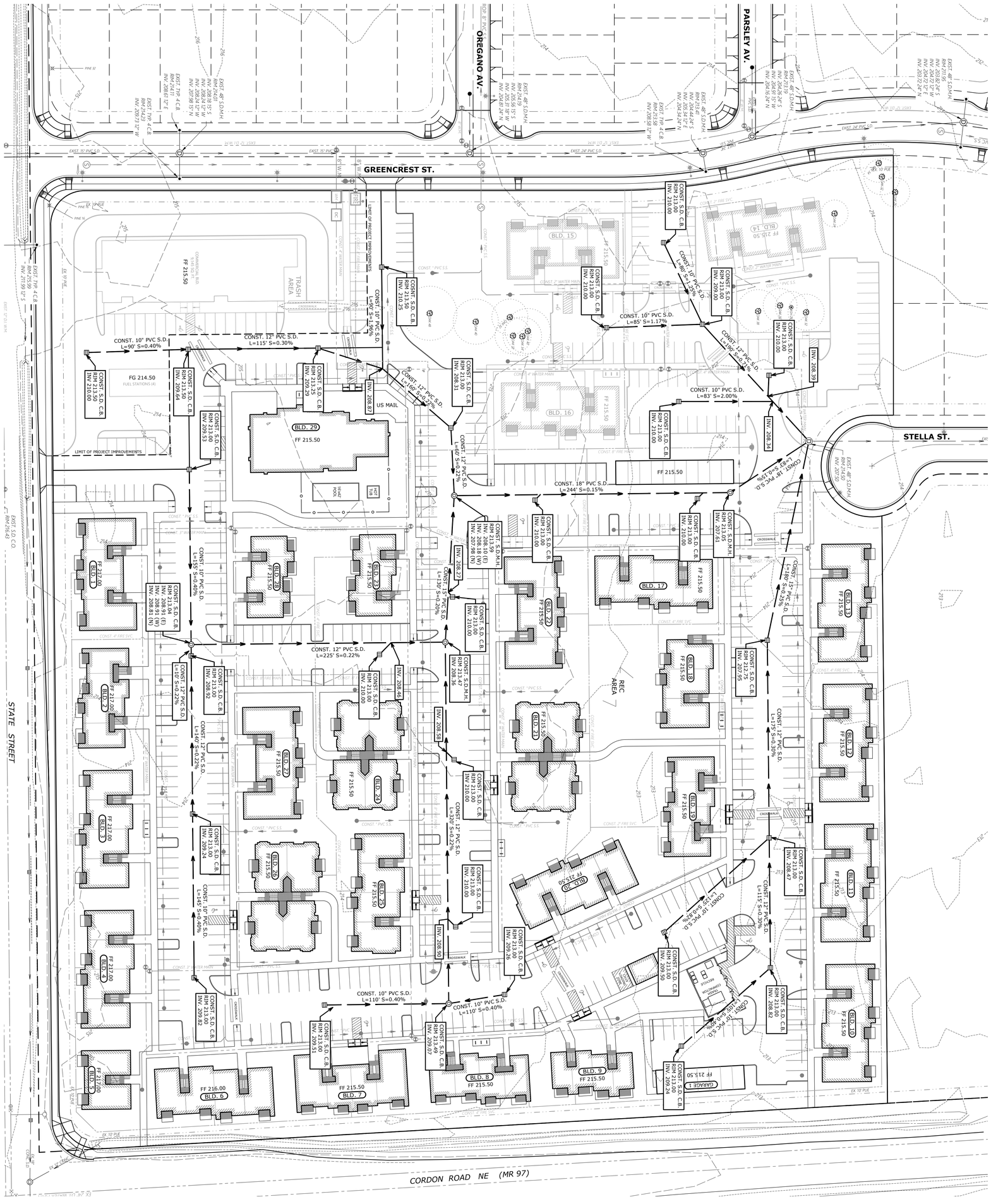
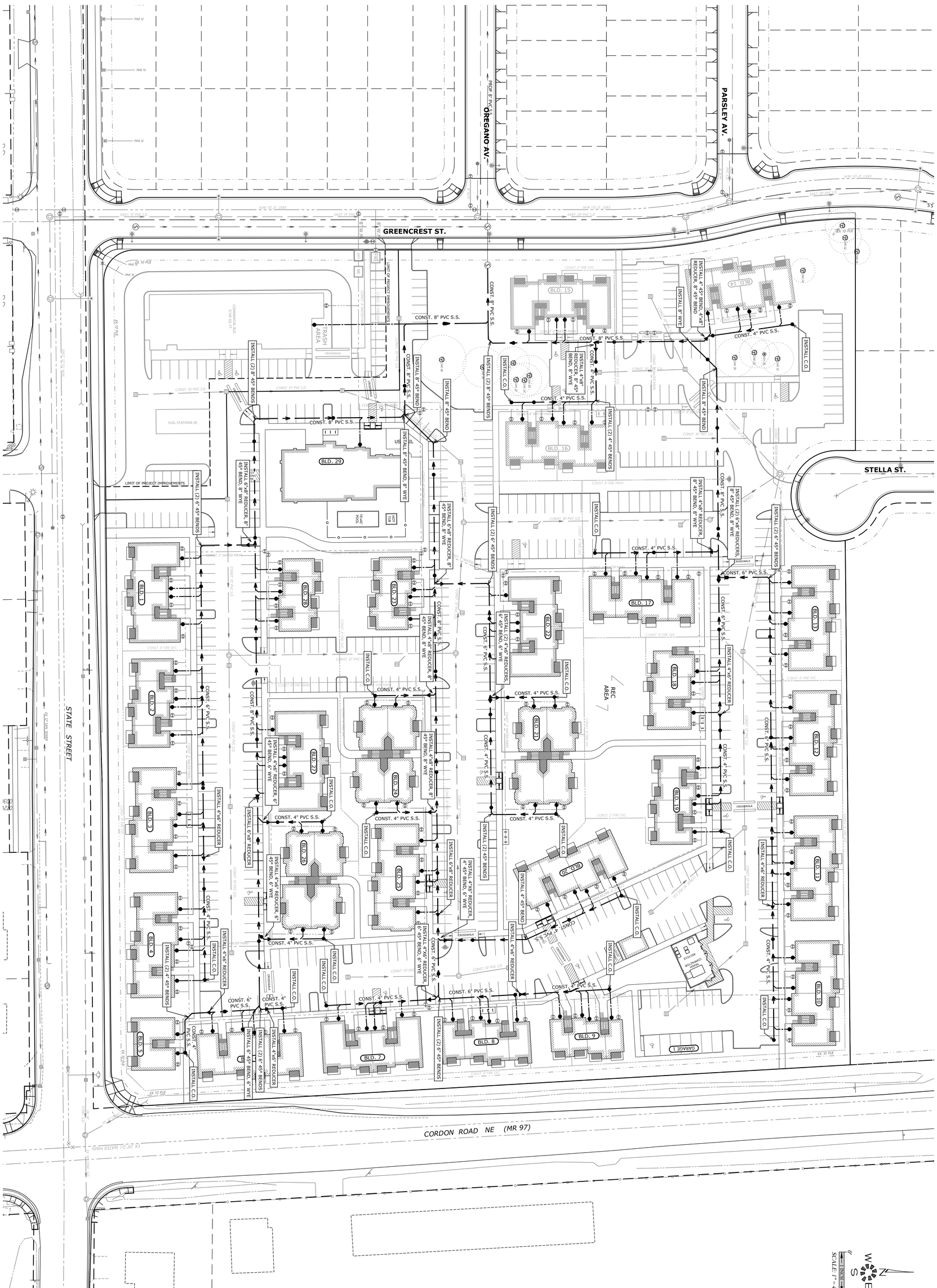

GREENCREST ST.
OREGANO AV.
PARSLEY AV.
STELLA ST.
STATE STREET
CORDON ROAD NE (MR 97)
LIMIT OF PROJECT IMPROVEMENTS
REC AREA
US MAIL
TRASH AREA
CONST. 10" PVC S.D. L=90' S=0.40%
CONST. 12" PVC S.D. L=115' S=0.30%
CONST. 10" PVC S.D. L=85' S=1.17%
CONST. 10" PVC S.D. L=83' S=2.00%
CONST. 18" PVC S.D L=244' S=0.15%
CONST. 12" PVC S.D. L=225' S=0.22%
CONST. 12" PVC S.D. L=320' S=0.22%
CONST. 12" PVC S.D. L=179' S=0.30%
CONST. 10" PVC S.D. L=110' S=0.40%
CONST. 10" PVC S.D. L=145' S=0.40%
CONST. 12" PVC S.D. L=145' S=0.40%
CONST. 15" PVC S.D. L=100' S=0.20%
CONST. 15" PVC S.D. L=180' S=0.25%
CONST. 18" PVC S.D. L=150' S=0.15%
CONST. 12" PVC S.D. L=315' S=0.30%
CONST. 12" PVC S.D. L=68' S=0.15%
CONST. 12" PVC S.D. L=40' S=0.40%
CONST. 10" PVC S.D. L=115' S=0.40%
CONST. 10" PVC S.D. L=110' S=0.40%
CONST. 10" PVC S.D. L=110' S=0.40%
CONST. 10" PVC S.D. L=110


GREENCREST ST.
PARSLEY AV.
OREGANO AV.
STELLA ST.
STATE STREET
CORDON ROAD NE (MR 97)
LIMIT OF PROJECT IMPROVEMENTS
REC AREA
TRASH AREA
BLD. 1
BLD. 2
BLD. 3
BLD. 4
BLD. 5
BLD. 6
BLD. 7
BLD. 8
BLD. 9
BLD. 10
BLD. 11
BLD. 12
BLD. 13
BLD. 14
BLD. 15
BLD. 16
BLD. 17
BLD. 18
BLD. 19
BLD. 20
BLD. 21
BLD. 22
BLD. 23
BLD. 24
BLD. 25
BLD. 26
BLD. 27
BLD. 28
BLD. 29
CONST. 8" PVC S.S.
CONST. 6" PVC S.S.
CONST. 4" PVC S.S.
INSTALL C.O.
INSTALL (2) 8" 45° BENDS
INSTALL (2) 6" 45° BENDS
INSTALL 8" 45° BEND
INSTALL 8" WYE
INSTALL 6"x8" REDUCER, 8"
INSTALL 4"x8" REDUCER, 8"
INSTALL 4"x6" REDUCER
INSTALL 8" 45° BEND, 8" WYE
INSTALL 6" 45° BEND, 6" WYE
INSTALL 4"x6" REDUCER, 6"
INSTALL 6"x8" REDUCER
INSTALL (2) 4"x6" REDUCERS
INSTALL (2) 6" 45° BENDS, 8" WYE
INSTALL 4"x6" REDUCER, 8" 45° BEND, 8" WYE
INSTALL 6"x8" REDUCER, 8" 45° BEND, 8" WYE
INSTALL 4"x6" REDUCER, 6" 45° BEND, 6" WYE
INSTALL 4" 45° BEND
INSTALL (2) 4" 45° BENDS
INSTALL (2) 4"x6" REDUCERS, 8" 45° BEND, 8" WYE
INSTALL 4"x6" REDUCER, 8" 45° BEND, 8" WYE
INSTALL 4"x6" REDUCER, 6" 45° BEND, 6" WYE
INSTALL (2) 4"x6" REDUCERS, 6" 45° BEND, 6" WYE
INSTALL 6" 45° BEND, 6" WYE
INSTALL 6"x8" REDUCER, 8" 45° BEND, 8" WYE
INSTALL 4"x6" REDUCER, 8" 45° BEND, 8" WYE
INSTALL 4"x6" REDUCER, 6" 45° BEND, 6" WYE
INSTALL (2) 4"x6" REDUCERS, 8" 45° BEND, 8" WYE
INSTALL (2) 4"x6" REDUCERS, 6" 45° BEND, 6" WYE
INSTALL 4"x6" REDUCER, 8" 45° BEND, 8" WYE
INSTALL 4"x6" REDUCER, 6" 45° BEND, 6" WYE
INSTALL (2) 6"x8" REDUCERS, 8" 45° BEND, 8" WYE
INSTALL (2) 6"x8" REDUCERS, 6" 45° BEND, 6" WYE
INSTALL 4"x8" REDUCER, 8" 45° BEND, 8" WYE
INSTALL 4"x8" REDUCER, 6" 45° BEND, 6" WYE
INSTALL 6" 45° BEND, 8" WYE
INSTALL 6"x8" REDUCER, 8" 45° BEND, 8" WYE
INSTALL 6"x8" REDUCER, 6" 45° BEND, 6" WYE
INSTALL 4"x6" REDUCER, 6" 45° BEND, 6" WYE
INSTALL 4"x6" REDUCER, 8" 45° BEND, 8" WYE
INSTALL 4"x6" REDUCER, 6" 45° BEND, 6" WYE
INSTALL (2) 4"x6" REDUCERS, 8" 45° BEND, 8" WYE
INSTALL (2) 4"x6" REDUCERS

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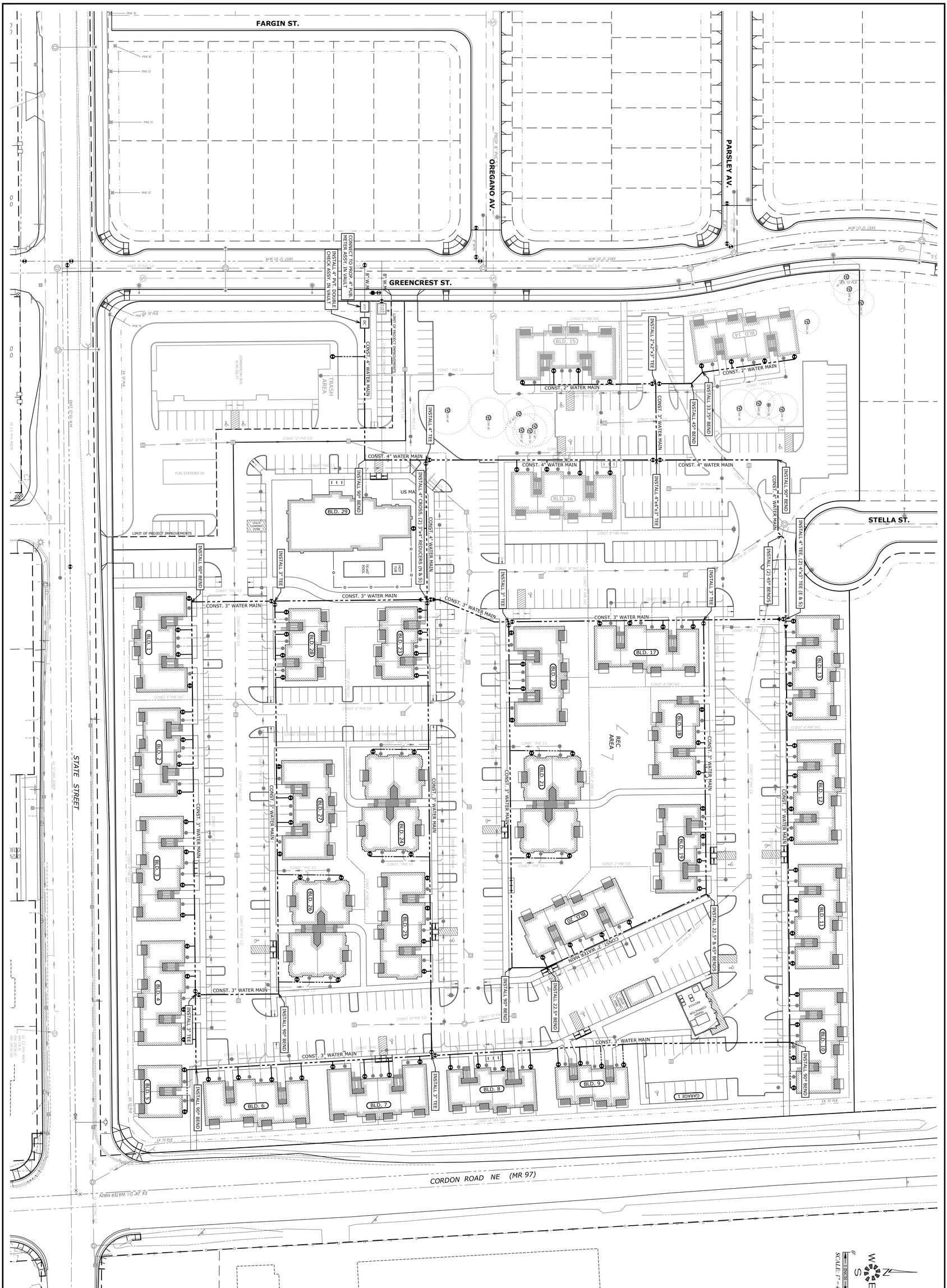
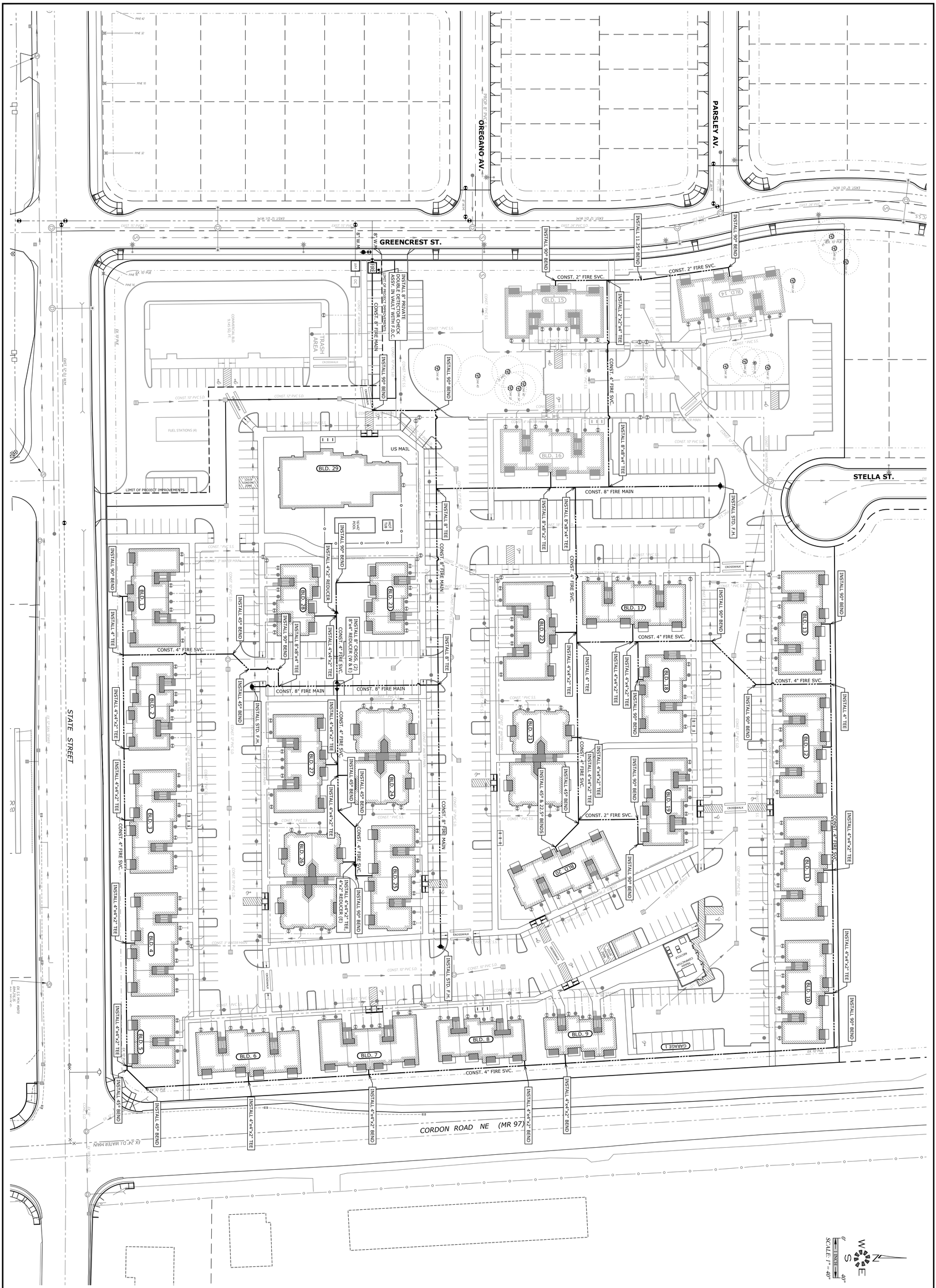


SDR9	JOB # 6789	6789b SDR9-WM Design: M.D.G. Drawn: T.N.S. Checked: J.J.G. Date: JULY 2021 Scale: AS SHOWN	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	**EAST PARK APARTMENTS** **PRIVATE DOMESTIC WATER PLAN**	MULTI/TECH ENGINEERING SERVICES, INC. 1155 13th ST. S.E. SALEM, OR. 97302 PH. (503) 363 - 9227 FAX (503) 364-1260 www.mtengineering.net office@mtengineering.net

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2023



SDR10	6789b SDR10-FIRE Design: M.D.G. Drawn: T.N.S. Checked: J.J.G. Date: JULY 2021 Scale: AS SHOWN	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	**EAST PARK APARTMENTS**	**PRIVATE FIRE SERVICE PLAN**	MULTI/TECH ENGINEERING SERVICES, INC. 1155 13th ST. S.E. SALEM, OR. 97302 PH. (503) 363 - 9227 FAX (503) 364-1260 www.mtengineering.net office@mtengineering.net

REGISTERED PROFESSIONAL ENGINEER — OREGON — 9684 — MATTHEW D. GRENZ — EXPIRES: 06-30-2023

JOB # 6789

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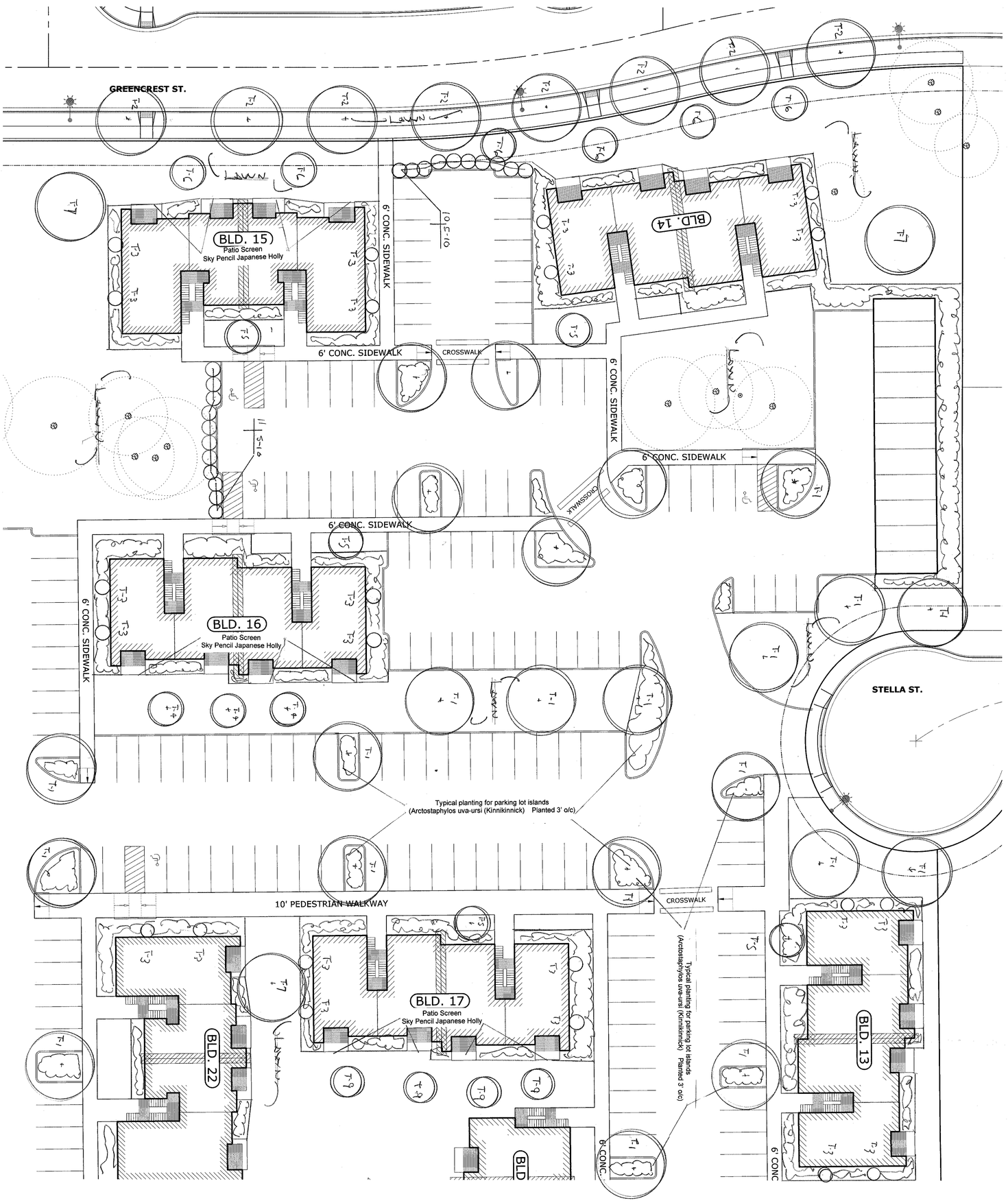

PERMANENT UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED

SCALE: 1" = 20'

LANDSCAPE & IRRIGATION DESIGN BY:

LANDSCAPE DESIGN & CONSULTANTS LLC

During Business Since 1985

639 WOMMACKOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8890

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

OREGON

JULY 19, 1994

EXPIRES: 06-30-2023

67899 L1.1

Design: M.D.G.
Drawn: T.N.S.
Checked: J.J.G.
Date: JULY 2021
Scale: AS SHOWN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

EAST PARK APARTMENTS

LANDSCAPE PLAN

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

JOB # 6789

L1.1

PERMANENT UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED

N
W E
S
0' 20'
1 INCH
SCALE: 1" = 20'

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

LANDSCAPE PLAN

EAST PARK APARTMENTS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6789b L1.2

Design: M.D.G.
Drawn: T.N.S.
Checked: J.J.G.
Date: JULY 2021
Scale: AS SHOWN

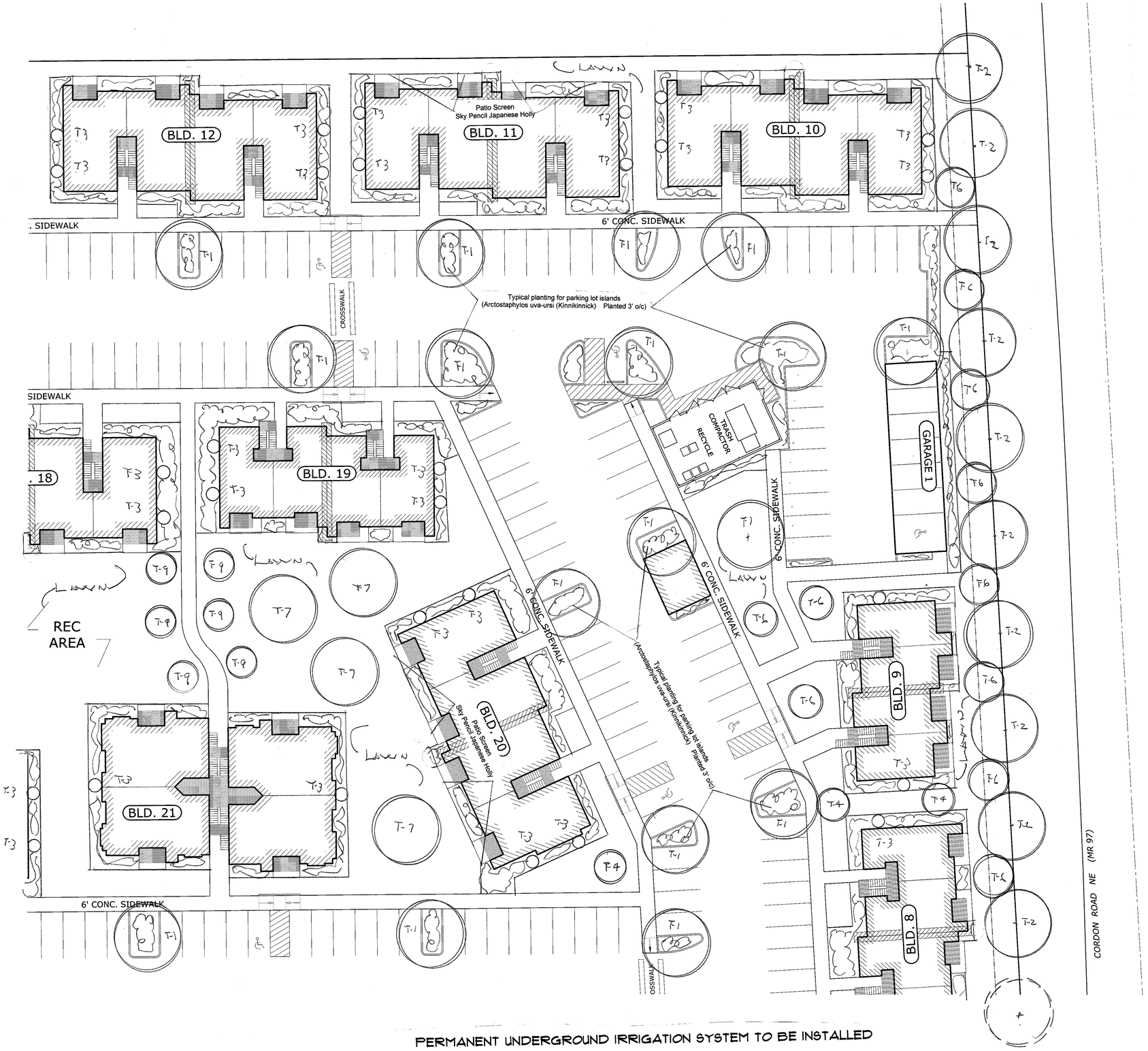
REGISTERED PROFESSIONAL ENGINEER
OREGON
MAY 14, 1976
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6789

L1.2

LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
Doing business since 1985
620 WORMWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8590

J:\6700-6799\6789-EastParkApartments\Dwg =20\6789b.dwg, L1.2, 9/1/2021 11:51:2 PM, 15full



PERMANENT UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED

N
W E
S
0' 20'
1 INCH
SCALE: 1" = 20'

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

LANDSCAPE PLAN

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6789 L1.3
Design: M.D.G.
Drawn: T.N.S.
Checked: J.J.G.
Date: JULY 2021
Scale: AS SHOWN

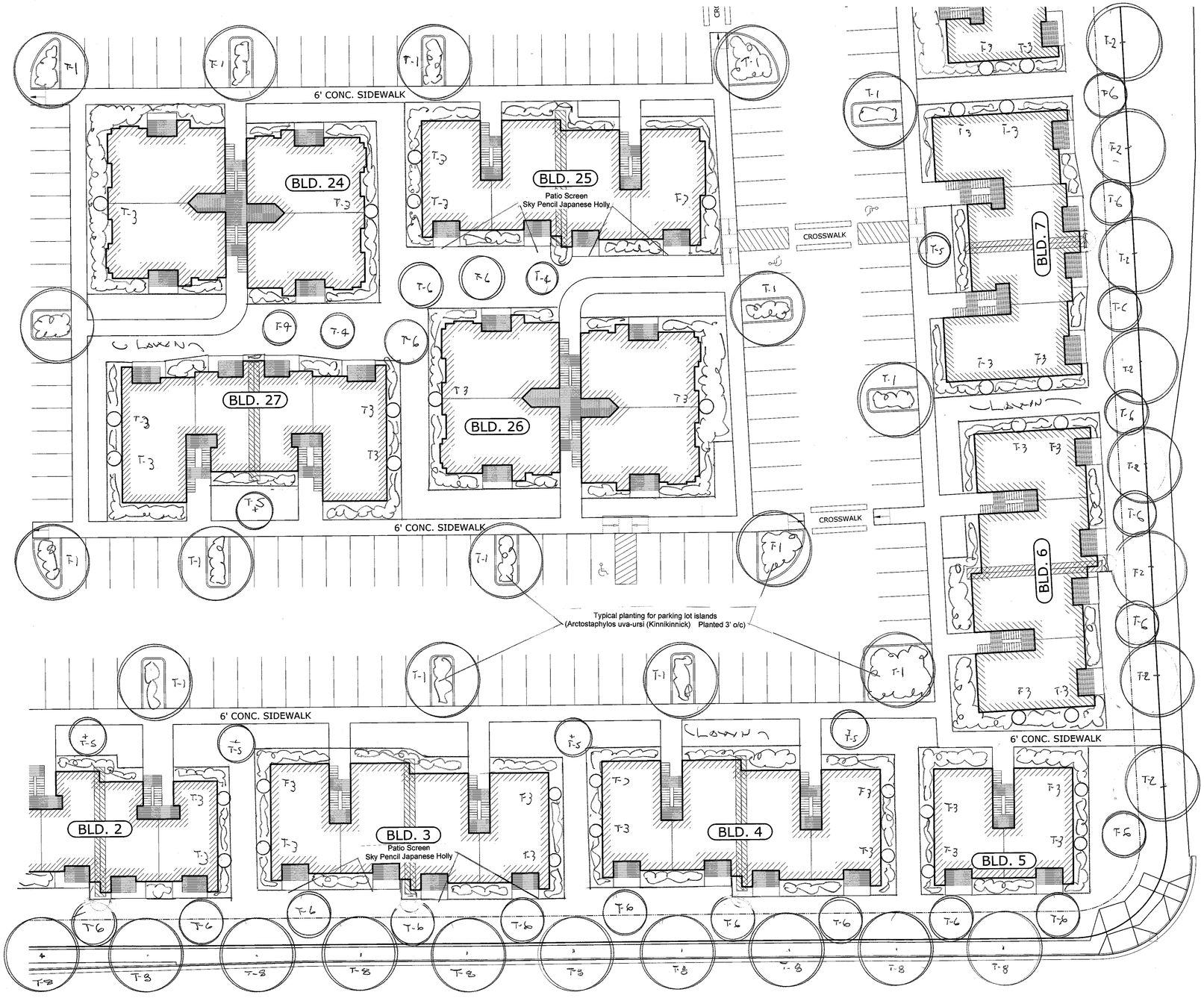
REGISTERED PROFESSIONAL ENGINEER
9854
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6789

L1.3

LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
Doing business since 1985
620 WORMWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8590

J:\6700-6799\6789-EastParkApartments\Dwg v20\L6789b.dwg, L1.3, 9/1/2021 11:51:18 PM, TSkull



N W E S

0' 20'

1 INCH

SCALE: 1" = 20'

PERMANENT UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED

MULTI/TECH

ENGINEERING SERVICES, INC.

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

PH. (503) 363-9227 FAX (503) 364-1260

www.mtengineering.net office@mtengineering.net

LANDSCAPE PLAN

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: T.N.S.
Checked: J.J.G.
Date: JULY 2021
Scale: AS SHOWN

JOB # 6789

L1.4

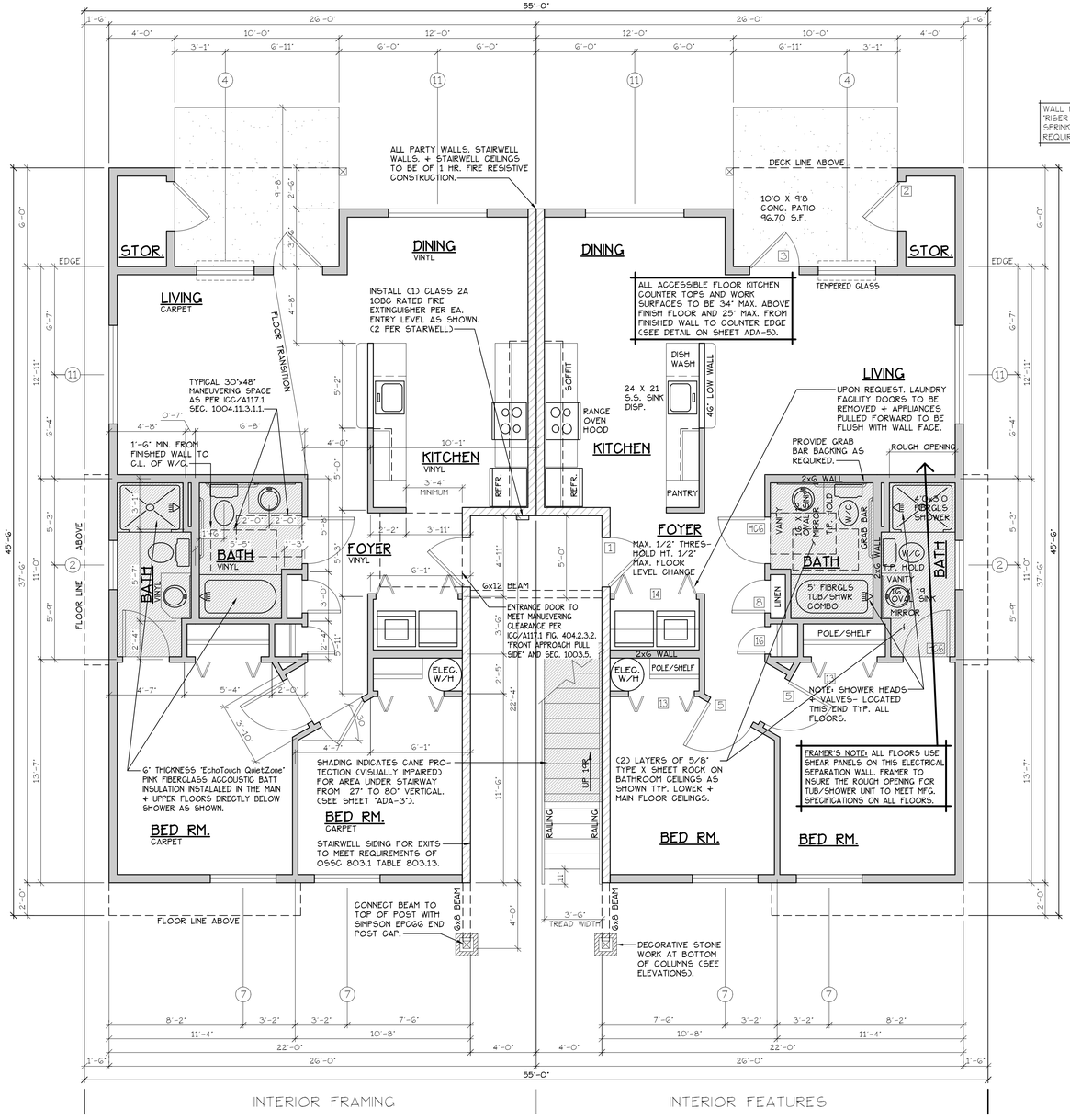
LANDSCAPE & IRRIGATION DESIGN BY:

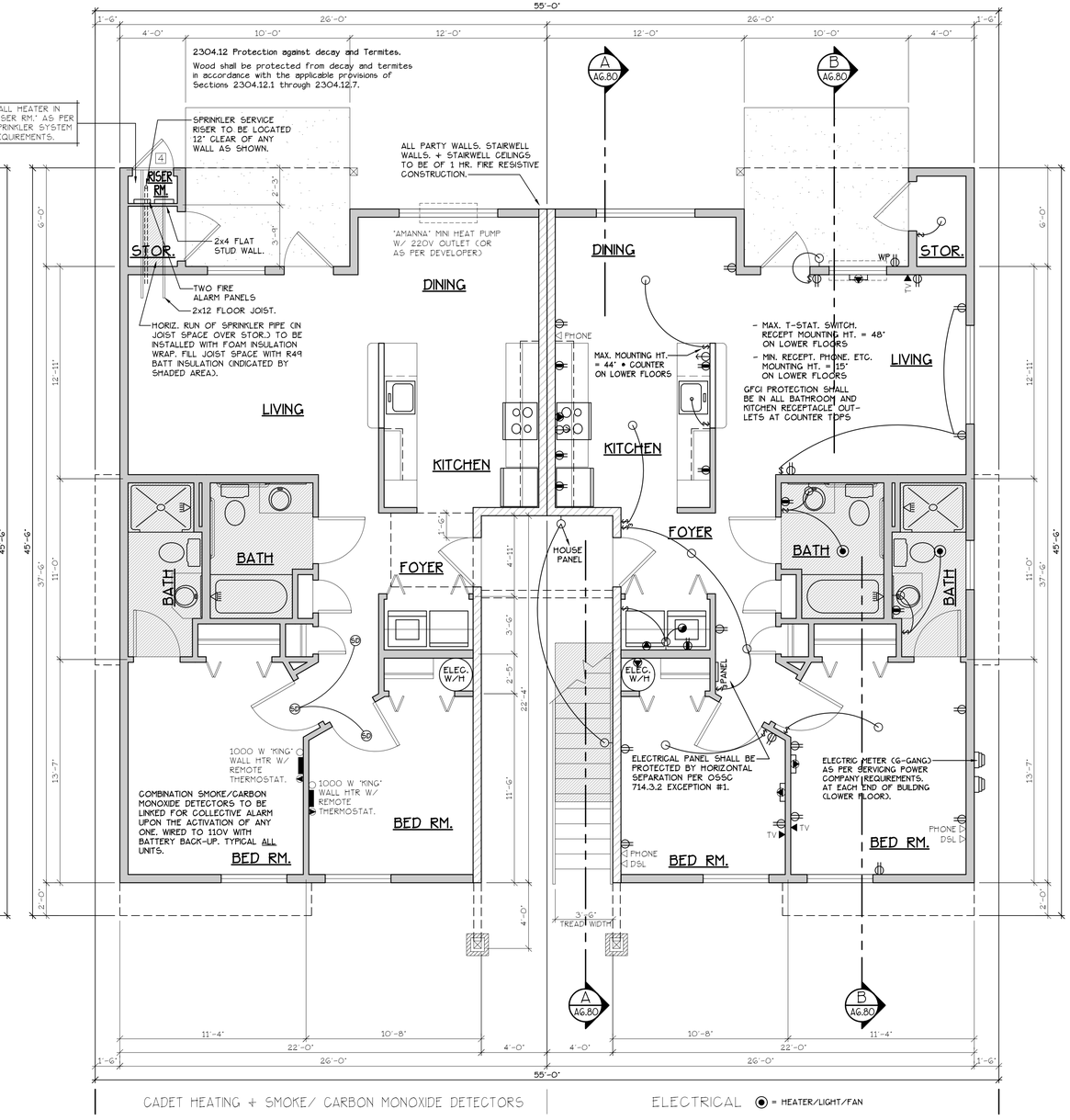
LANDSCAPE DESIGN & CONSULTANTS LLC

Doing business since 1985

620 WORMWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8590

J:\6700-6799\6789-EastParkApartments\Dwg =z05\6789L.dwg, L1.4, 9/1/2021 1:15:25 PM, 15in





LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 5

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

NOTES:

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

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

DOOR SCHEDULE

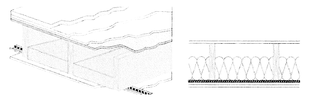
	DOORS WIDTH	HEIGHT	THICK	FRAMES TYP.	MATL.	FIN.	TYP	MATL.	FIN.	REMARKS
(A)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	
(B)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(C)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS,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

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 7'-0" A.F.F. U.N.O.



NRC-F30	1 h	FLI-95-107a	55	IIF-95-039	49	STC/IIC 57/57
NRC-F19	45 min	TAF-95-115a	56	IIF-95-041	50	STC/IIC 58/57
NRC-F39	1 h	NRC-F39	51	NRC-F39	44	STC/IIC 58/57

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 ExoTouch™ QuietZone® PINK™ FIBERGLAS® Acoustic Batt Insulation; double layer type "x" gypsum board thickness specified below Gypsum board Thickness: Resilient channel Spacing o.c.

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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www.multitech.ws office@multitech.ws

EAST PARK APARTMENTS

LOWER FLOOR PLAN

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

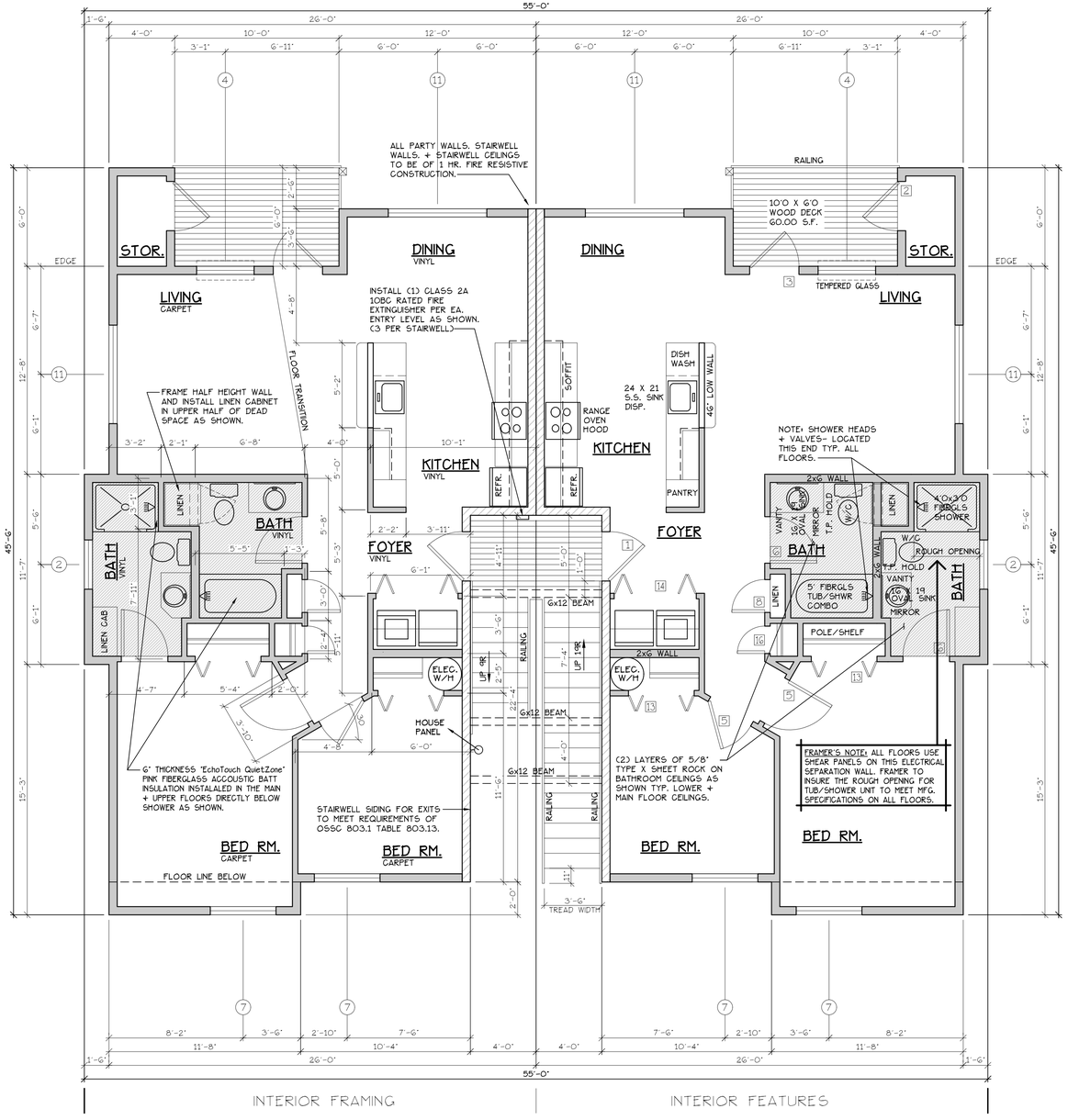
BLDA-6-SERVTECH1
ALTERNATE

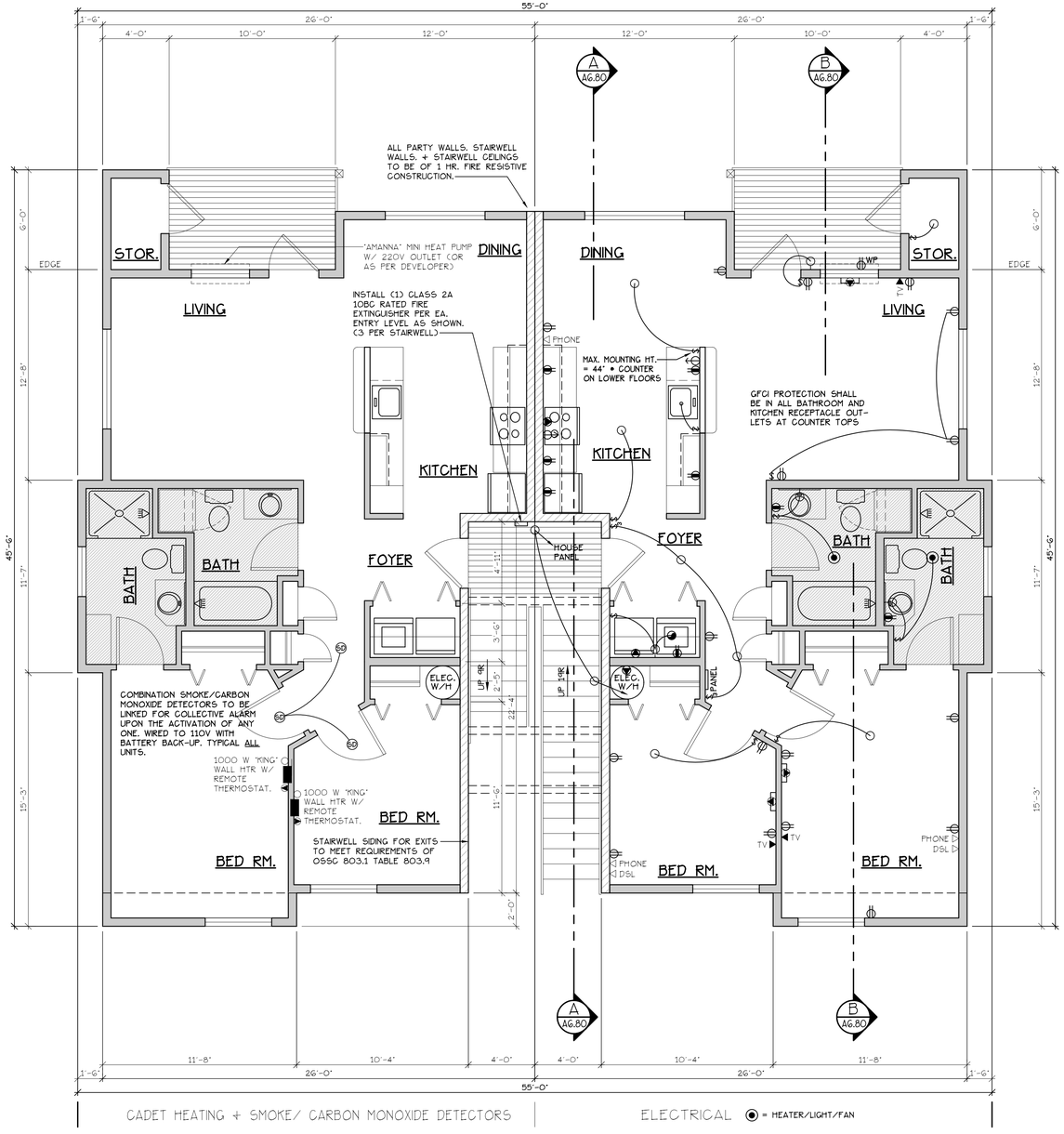
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2023

A1.31





MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 5

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

NOTES:

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

DOOR SCHEDULE

	DOORS							FRAMES		REMARKS
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
(A)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(B)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(C)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(D)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(E)	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(EA)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(EAA)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(F)	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(G)	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(H)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	POCKET DOOR
(HA)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(I)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(J)	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(K)	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(L)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(M)	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(N)	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(O)	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

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 A6.20 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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EAST PARK APARTMENTS

MAIN FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

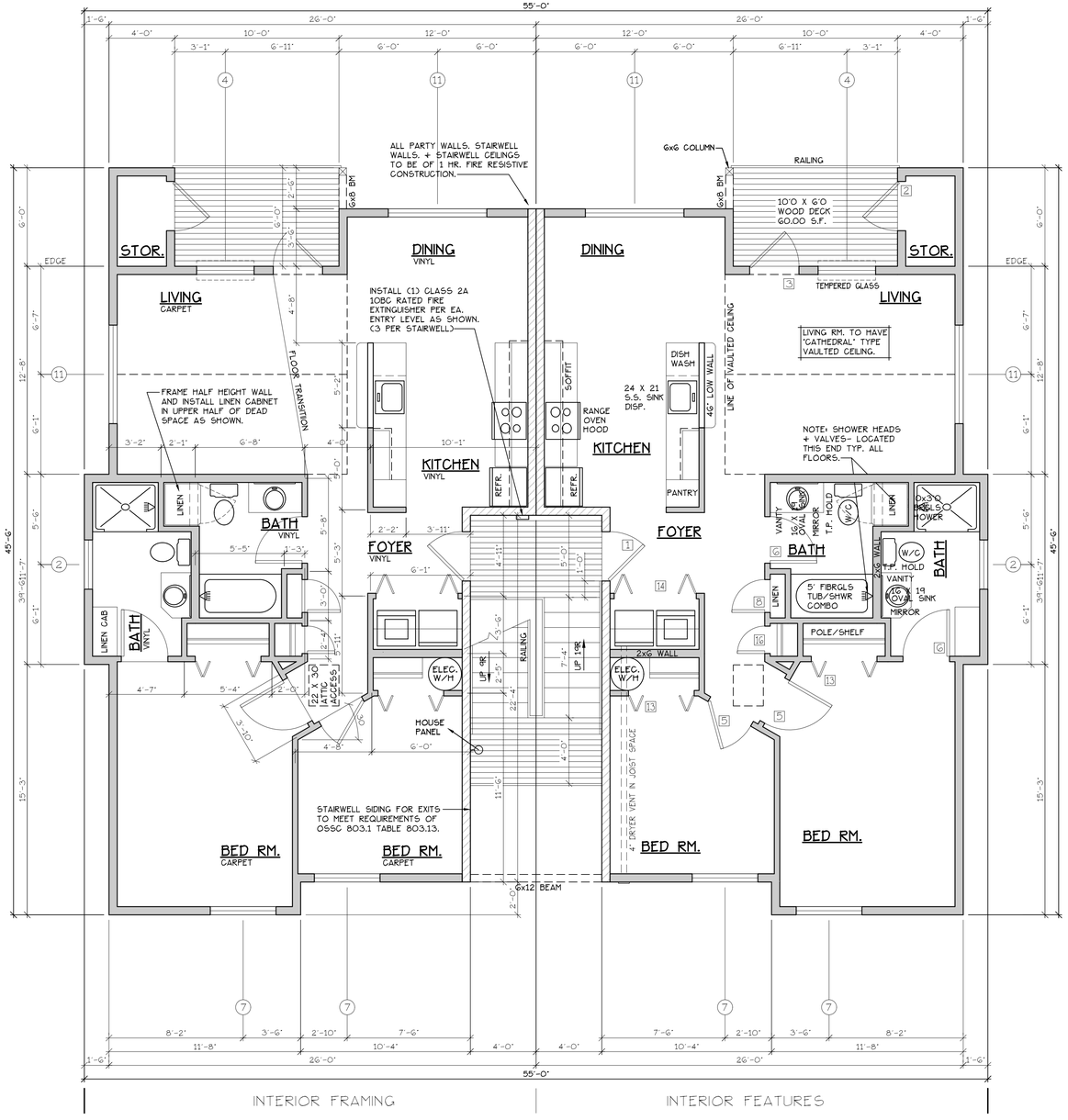
BLDG-6-CONSTRUCT1
A1.41SHEET #

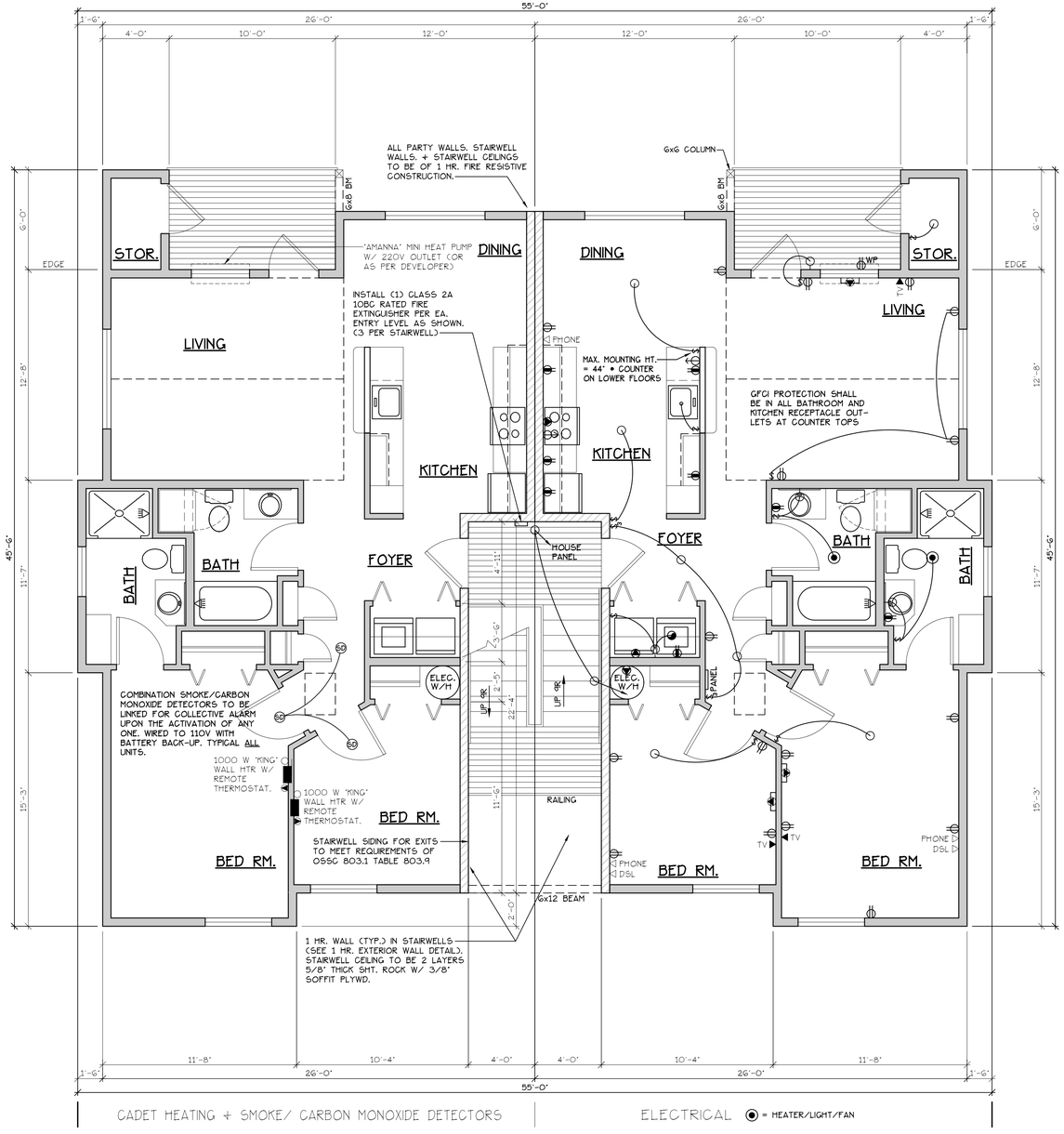
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1976
MARK D. GRENZ
Renew date June 30, 2023

A1.41





INTERIOR FRAMING | INTERIOR FEATURES

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

UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 5

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

NOTES:

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

DOOR SCHEDULE

#	DOORS 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	
(2)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(3)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	G PANEL W/ THRESHOLD. WEATHERSTRIP AND KEYED LOCK
(4)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(5)	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(6)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)**	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9)*	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(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 HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

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EAST PARK APARTMENTS

UPPER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

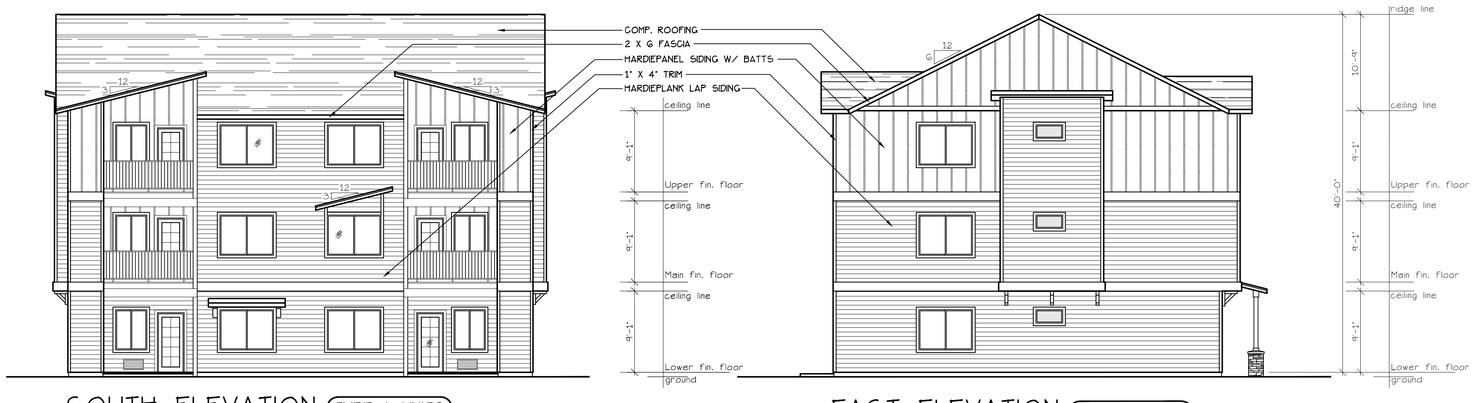
BLDA-E-SDR/PLOT1
A1.50.DGN

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

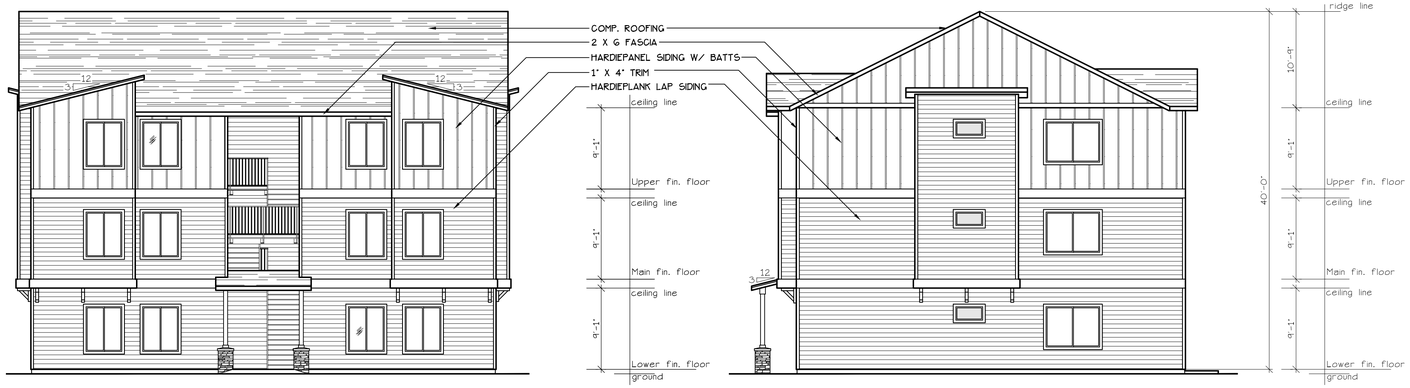
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1976
MARK D. GRENZ
Renew date June 30, 2023

A1.50



SOUTH ELEVATION (TYPE A UNITS) (BLD. 5)
SCALE: 1/8" = 1'-0"

EAST ELEVATION (TYPE A UNITS) (BLD. 5)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (TYPE A UNITS) (BLD. 5)
SCALE: 1/8" = 1'-0"

WEST ELEVATION (TYPE A UNITS) (BLD. 5)
SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDA-6-SDR/PLOT1
A.MIDDLEY

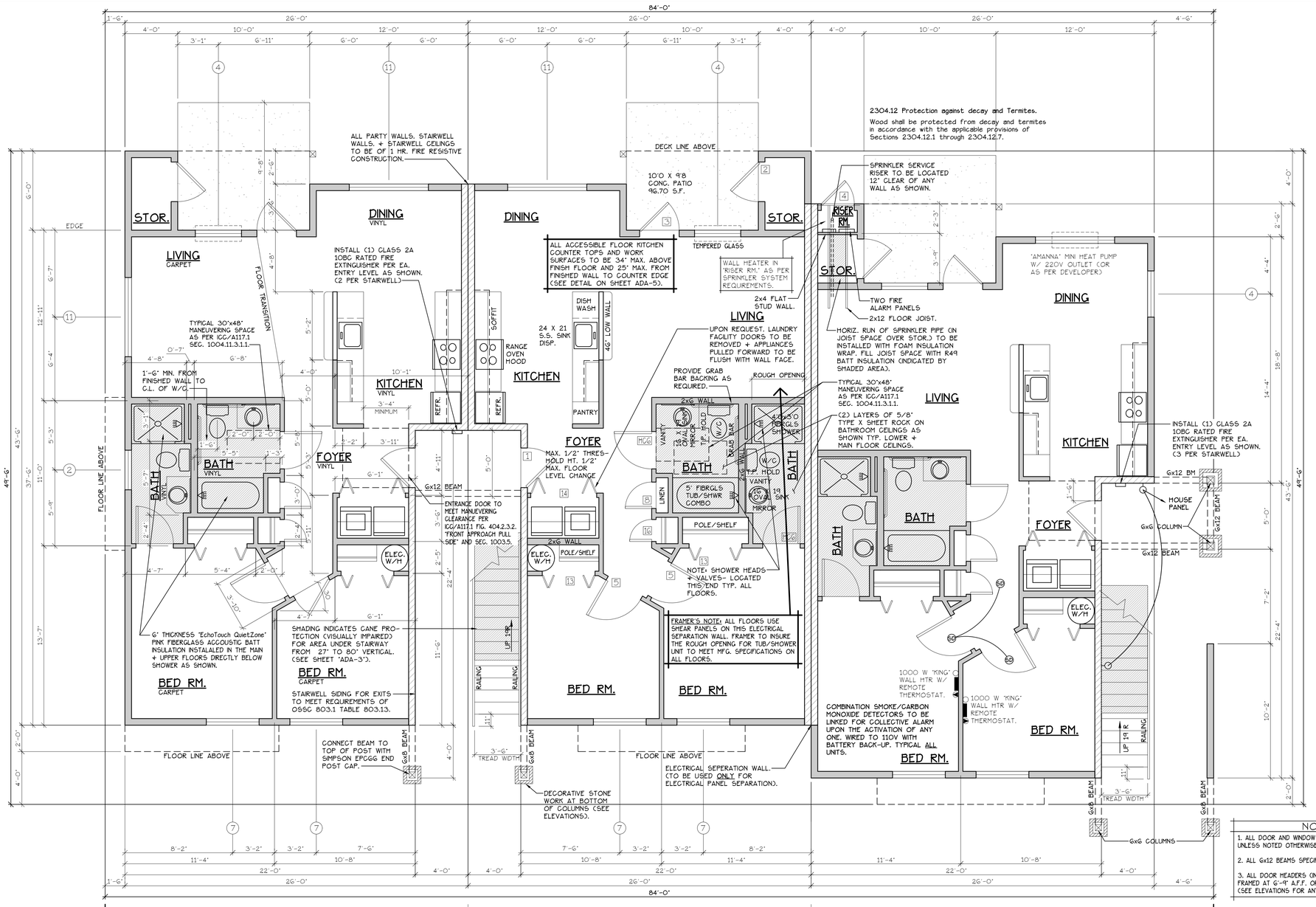
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

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

Renew date June 30, 2023

A1.90



NOTES:

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

INTERIOR FRAMING

INTERIOR FEATURES

CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"A" UNIT = 952 S.F.

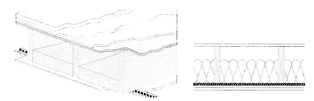
TYPE A UNITS

BLD. 18

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

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

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



NRC-R38	1 h	TU-25-107a	55	IIF-05-019	49	STC/IIC 57/57
NRC-F39	45 min	TU-25-115a	56	IIF-05-041	50	STC/IIC 58/57
NRC-F39	1 h		51	NRC-F39	44	STC/IIC 58/57

Solitia 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 15.1 mm (5/8") 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

DOOR SCHEDULE

	DOORS WIDTH	DOORS HEIGHT	DOORS THICK	FRAMES TYP.	FRAMES MATL.	FRAMES 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.G.	BIRCH	STAIN	E HEMLOCK STAIN
6	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E HEMLOCK STAIN
7	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E HEMLOCK STAIN **: **
8	2'-6"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E HEMLOCK STAIN
9	2'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E HEMLOCK STAIN
10	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F HEMLOCK STAIN POCKET DOOR
11	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F HEMLOCK STAIN POCKET DOOR*, **
12	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G HEMLOCK STAIN BI-PASS DOOR
13	5'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G HEMLOCK STAIN BI-PASS DOOR
14	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G HEMLOCK STAIN BI-PASS DOOR
15	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H HEMLOCK STAIN BI-FOLD DOOR
16	5'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H HEMLOCK STAIN BI-FOLD DOOR
17	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H HEMLOCK STAIN BI-FOLD DOOR
18	1'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E HEMLOCK STAIN

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

WINDOW SCHEDULE

⑥	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
8	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
11	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A6.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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EAST PARK APARTMENTS

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDA-A-SDR/PLOT1 ACCESS

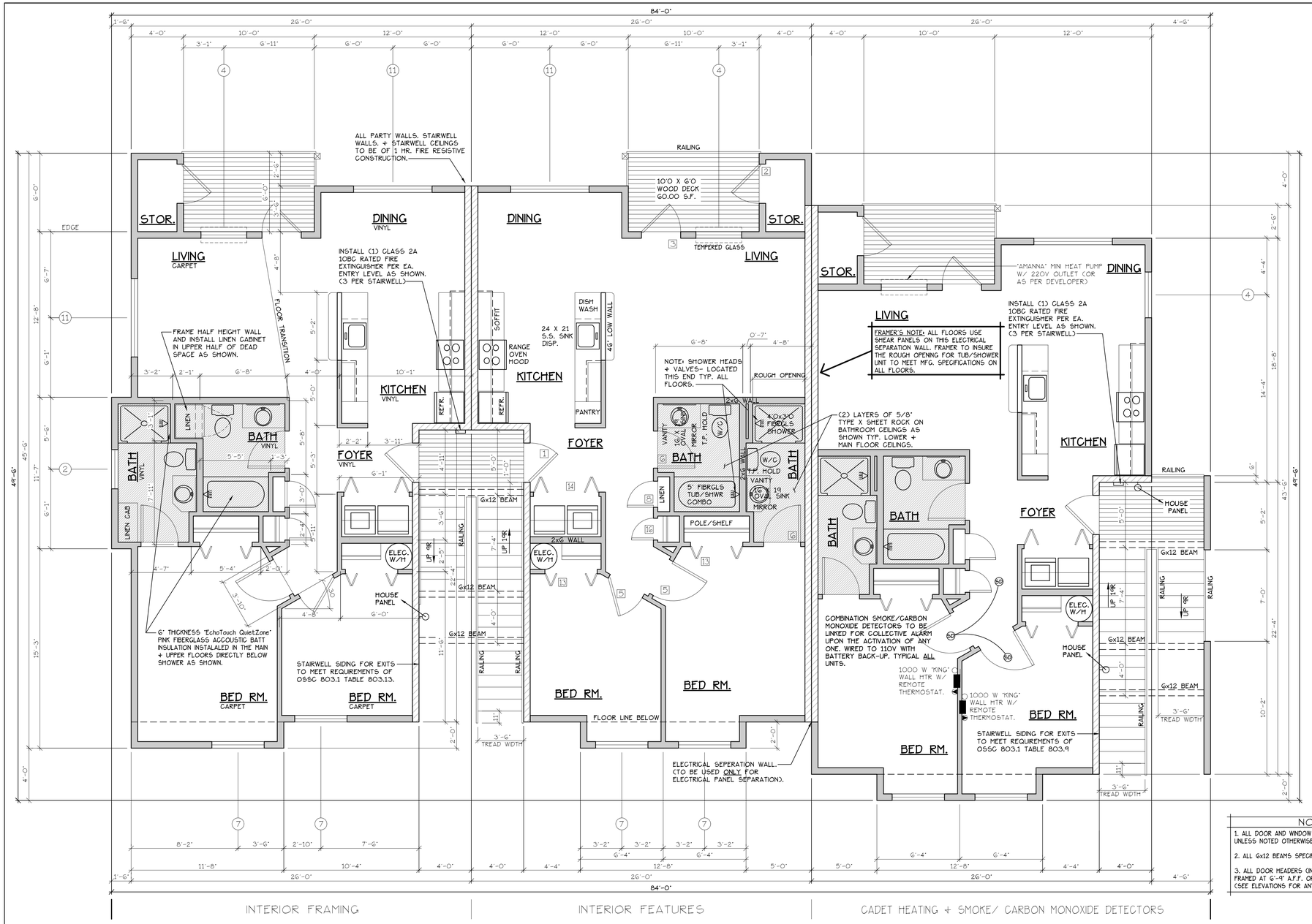
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

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

Renew date June 30, 2023

A2.31



MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 18

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	FRAMES MATL.	FIN.	TYP	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	A	METAL	PAINT	G PANEL GO MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	B	METAL	PAINT	G 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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
8	2'-6"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
11	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
12	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	5'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
14	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
15	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	5'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
17	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
18	1'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

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

WINDOW SCHEDULE

⑥	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
①	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
②	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
③	3'0 X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
④	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑤	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑥	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑦	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A29.40)
⑧	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑨	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑩	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A29.40)
⑪	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑫	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

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

NOTES:

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

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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MAIN FLOOR PLAN

EAST PARK APARTMENTS

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

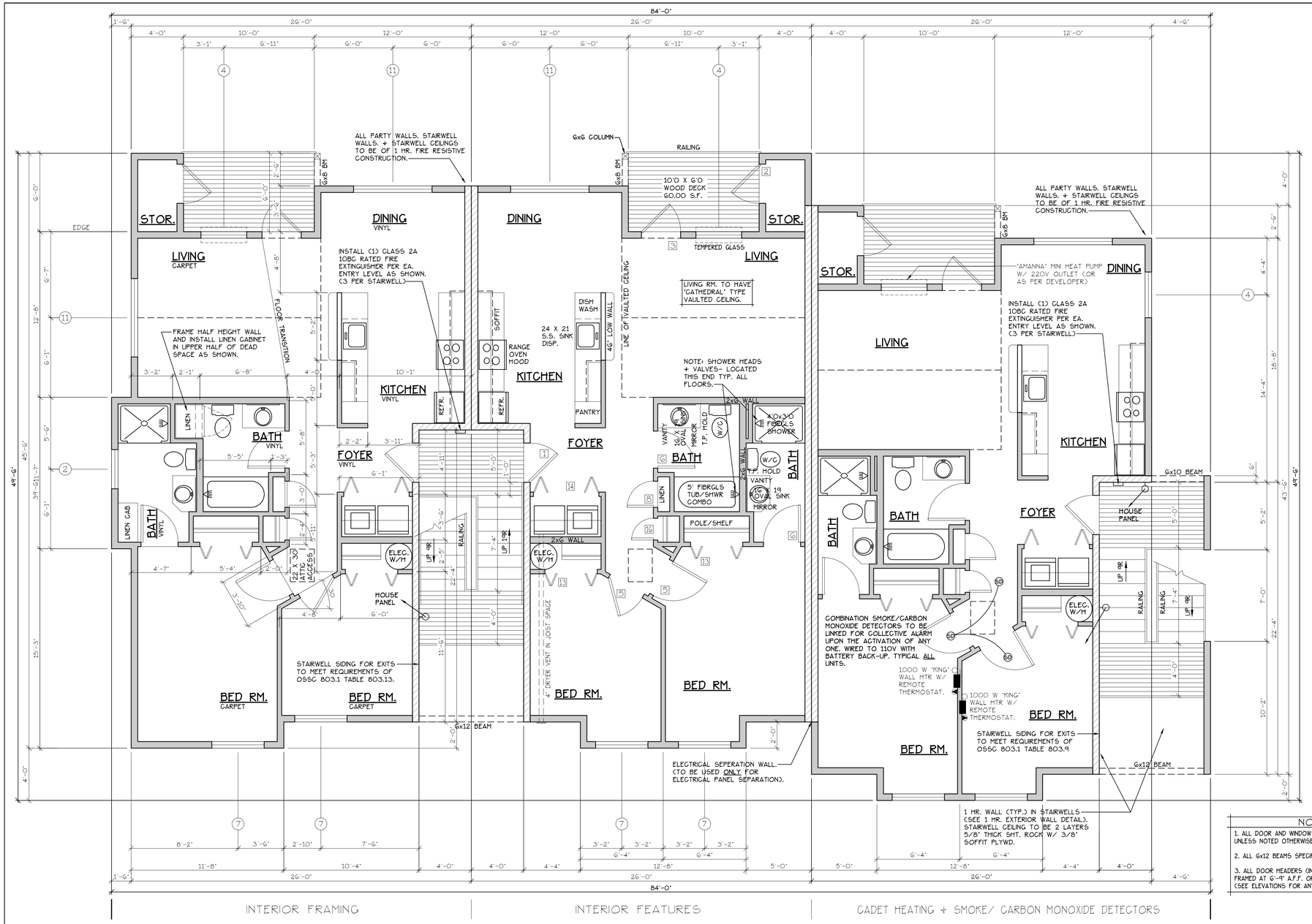
BLDA-9-SDR/PLOT1
AS MARKED

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A2.41



NOTES:

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

UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 18

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
8	2'-6"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
11	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
12	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	5'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
14	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
15	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	5'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
17	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
18	1'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

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

WINDOW SCHEDULE

⑥	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
①	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
②	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
③	3'0 X 4'6	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
④	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑤	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑥	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑦	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A29.40)
⑧	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑨	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑩	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A29.40)
⑪	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑫	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

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EAST PARK APARTMENTS

UPPER FLOOR PLAN

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

BLDA-9-SDR/PLOT1
ACCUCRAFT

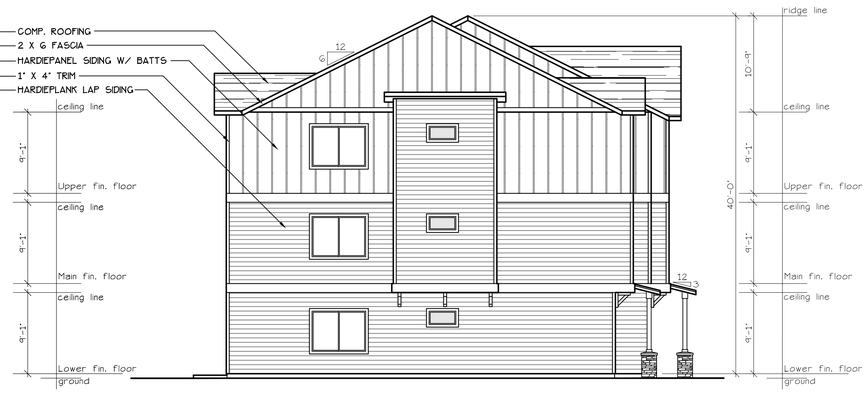
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A2.50

REAR ELEVATION (TYPE A UNITS) (BLD. 18)
SCALE: 1/8" = 1'-0"



END ELEVATION (TYPE A UNITS) (BLD. 18)
SCALE: 1/8" = 1'-0"

FRONT ELEVATION (TYPE A UNITS) (BLD. 18)
SCALE: 1/8" = 1'-0"

END ELEVATION (TYPE A UNITS) (BLD. 18)
SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDA-9-SDR.DWG
A2.90EX1

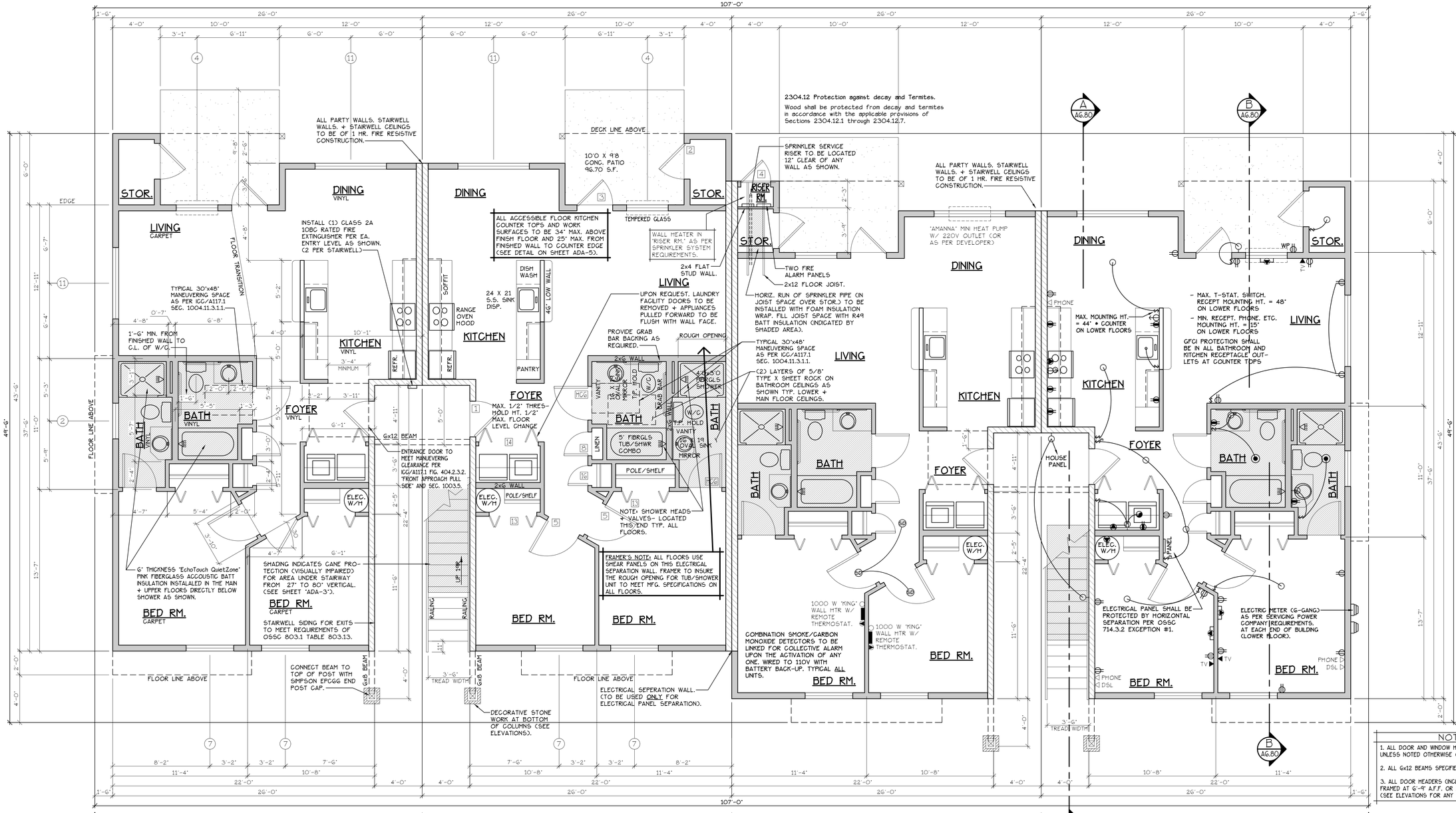
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

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

Renew date June 30, 2023

A2.90



LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 3,4,6,10-14,16,17,20+25

INTERIOR FRAMING

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

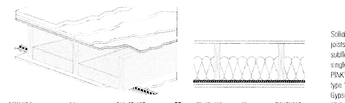
INTERIOR FEATURES

[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



NBC-93d	1h	TU-25-107a	55	IR-05-039	49	SNW 5807
NBC-79h	45 min	TU-25-115a	56	IR-05-041	50	SNW 5827
NBC-93g	1h	NBC-93g	51	NBC-93g	44	SNW 5880

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

DOOR SCHEDULE

	DOORS WIDTH	DOORS HEIGHT	DOORS THICK	FRAMES TYP.	FRAMES MATL.	FRAMES FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	A
2	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	B
3	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	C
4	2'-6"	6'-8"	1 3/4	MTL.	CLAD	PAINT	D
5	3'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E
6	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E
7	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E
8	2'-6"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E
9	2'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E
10	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F
10A	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F
10	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G
11	5'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G
12	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G
13	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H
14	5'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H
16	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H
17	1'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E

	REMARKS
A	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
B	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
C	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
D	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
E	**
F	POCKET DOOR
F	POCKET DOOR*, **
G	BI-PASS DOOR
G	BI-PASS DOOR
G	BI-PASS DOOR
H	BI-FOLD DOOR
H	BI-FOLD DOOR
H	BI-FOLD DOOR
E	

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

WINDOW SCHEDULE

⑥	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
8	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
11	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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EAST PARK APARTMENTS

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

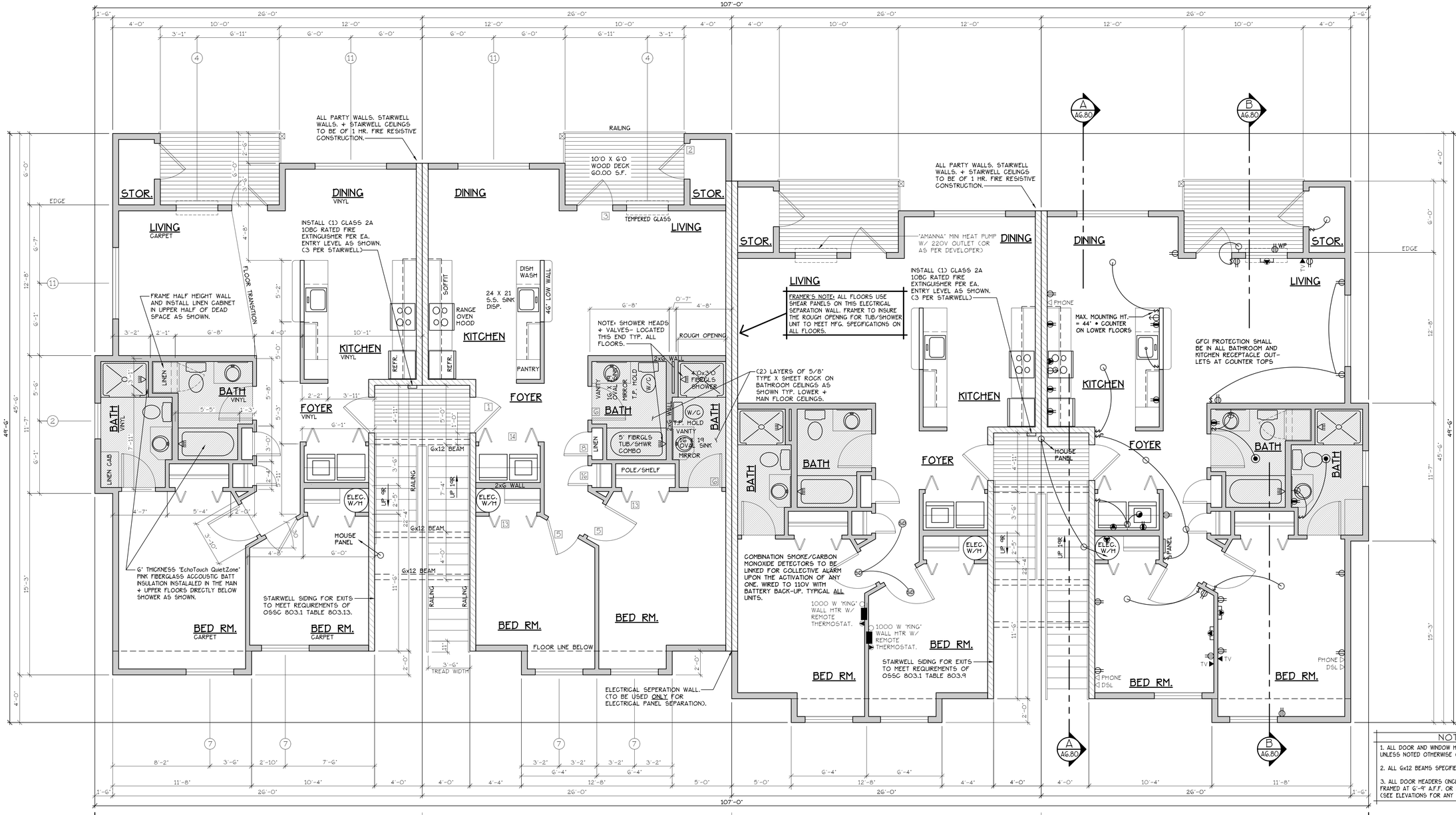
BLDA-12-SDP/PLOT1
A.S.I.S.D.E.

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A3.31



MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 3,4,6,10-14,16,17,20+25

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

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	FRAMES MATL.	FIN.	TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + 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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
8	2'-6"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
11	2'-10"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
12	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	5'-8"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
14	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
15	4'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	5'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
17	6'-0"	6'-8"	1 3/8	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
18	1'-8"	6'-8"	1 3/8	H.G.	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.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'O X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'O x 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A29.40)
8	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A29.40)
11	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'O X 4'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

NOTES:

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

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EAST PARK APARTMENTS

MAIN FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

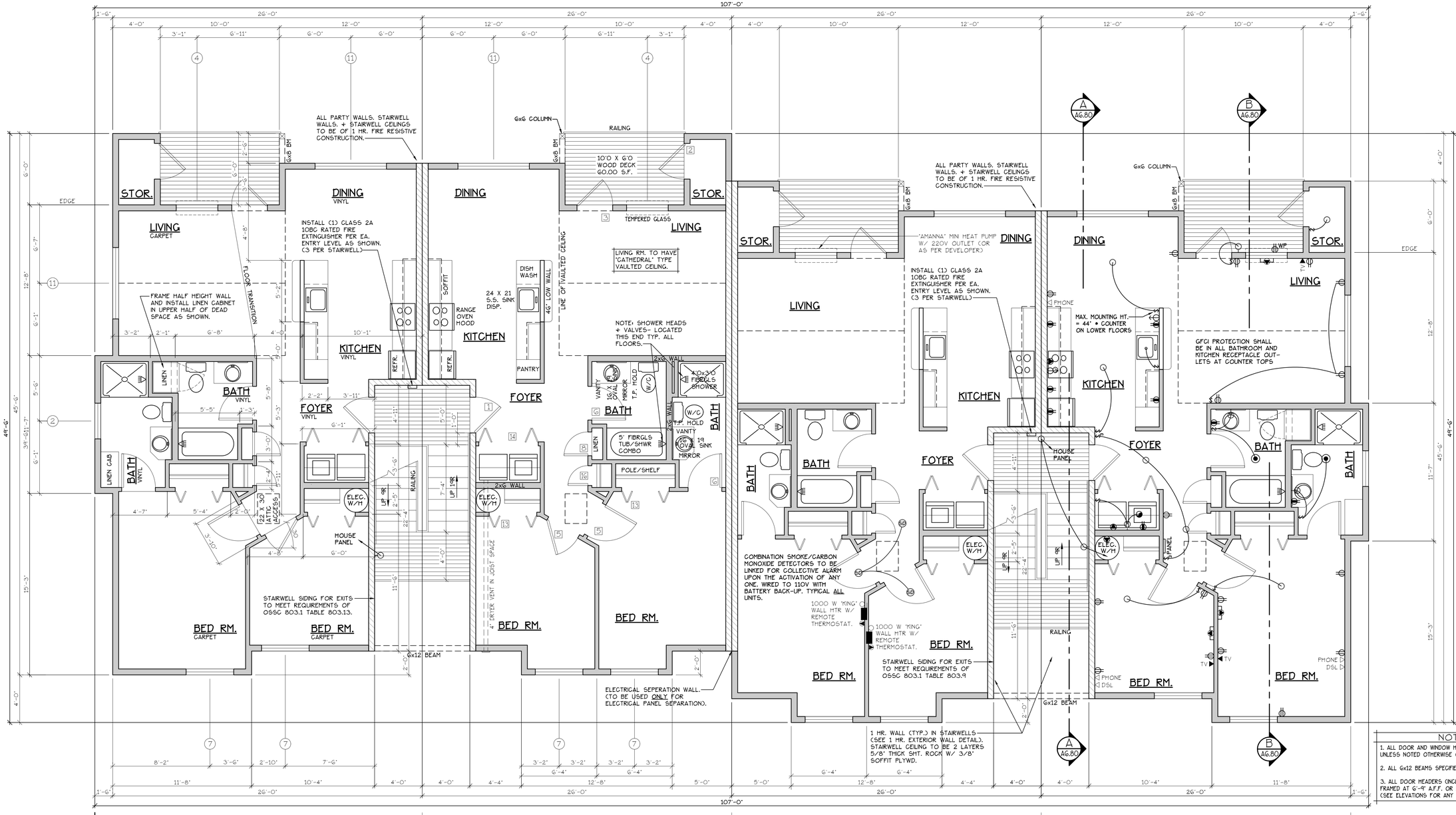
BLDA-12-SDR.PLOT1
ALL MODELS

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A3.41



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

UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 3,4,6,10-14,16,17,20+25

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4		MTL.	CLAD	PAINT	A	METAL	PAINT	G PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4		MTL.	CLAD	PAINT	B	METAL	PAINT	G 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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8		H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-10"	6'-8"	1 3/8		H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
8	2'-6"	6'-8"	1 3/8		H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-0"	6'-8"	1 3/8		H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1 3/8		H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
12	2'-10"	6'-8"	1 3/8		H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
13	4'-0"	6'-8"	1 3/8		H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
14	5'-8"	6'-8"	1 3/8		H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
16	6'-0"	6'-8"	1 3/8		H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
50	4'-0"	6'-8"	1 3/8		H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
60	5'-0"	6'-8"	1 3/8		H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
70	6'-0"	6'-8"	1 3/8		H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
80	1'-8"	6'-8"	1 3/8		H.G.	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.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
8	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
11	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

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

NOTES:

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

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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EAST PARK APARTMENTS

UPPER FLOOR PLAN

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

BLDA-12-SDR/PLOT1
A.SDG/DES

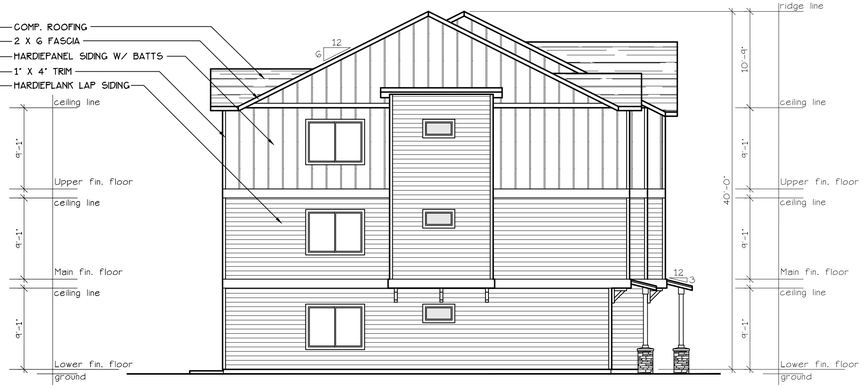
JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A3.50

REAR ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"

BLD. 3.4.6.10-14.16.17.20+25



END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"

BLD. 3.4.6.10-14.16.17.20+25

FRONT ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"

BLD. 3.4.6.10-14.16.17.20+25

END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"

BLD. 3.4.6.10-14.16.17.20+25

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BUILDING ELEVATIONS

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDA-12-SDR/PLOT:1
A3.90.DGN

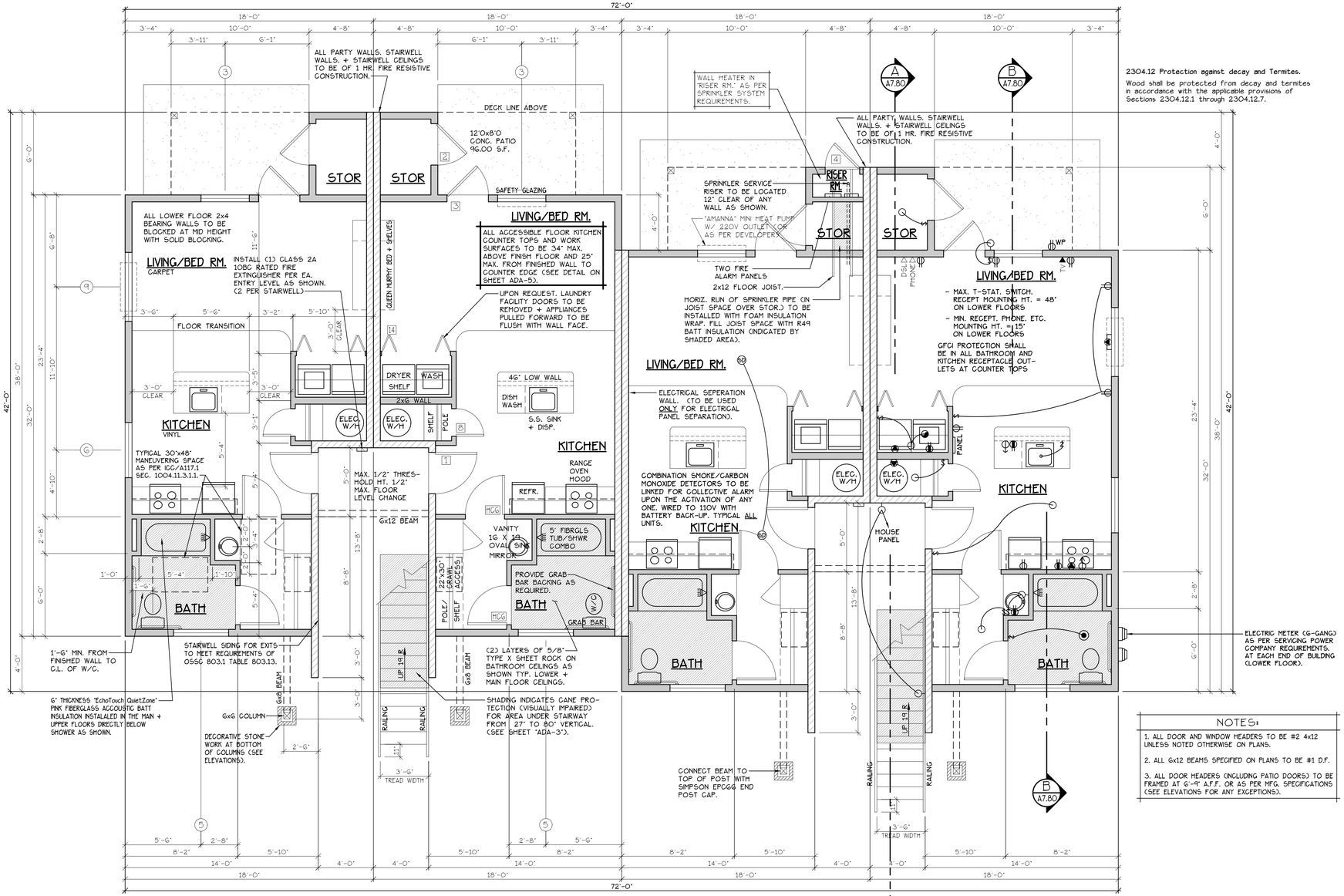
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

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

Renew date June 30, 2023

A3.90



2304.12 Protection against decay and Termites.

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

NOTES:

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

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"B" UNIT = 547 S.F.

TYPE B UNITS BLD. 9,23+28

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

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP	FRAMES MATL.	FIN.	REMARKS
(1)	3'-0"	6'-8"	1 3/4"	MTL.	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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(6A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(10)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

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

WINDOW SCHEDULE

⑧	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
①	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
②	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
③	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
④	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑤	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑥	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
⑦	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑧	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑨	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑩	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
⑪	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑫	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.5.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 7'-0" A.F.F. U.N.O.

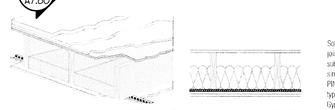
NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.



NBC-1hr	1 h	TLI-95-107a	55	RI-95-059	49	SWA5807
NBC-45h	45 min	TLI-95-115a	56	RF-95-041	50	SWA5807
NBC-1hg	1 h	NBC-1hg	51	RF-95-042	44	SWA5807

Solid wood joist floor, 38 mm x 235 mm (1-1/2" x 9-1/4") joists, spaced 406 mm (16") o.c., 15.9 mm (5/8") OSB subfloor, resilient channels spacing specified below, single 15.c 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 A7.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

MULTI/TECH CONSULTANTS
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EAST PARK APARTMENTS

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDB-12-ISSKYLOT1
A4.31.DGT

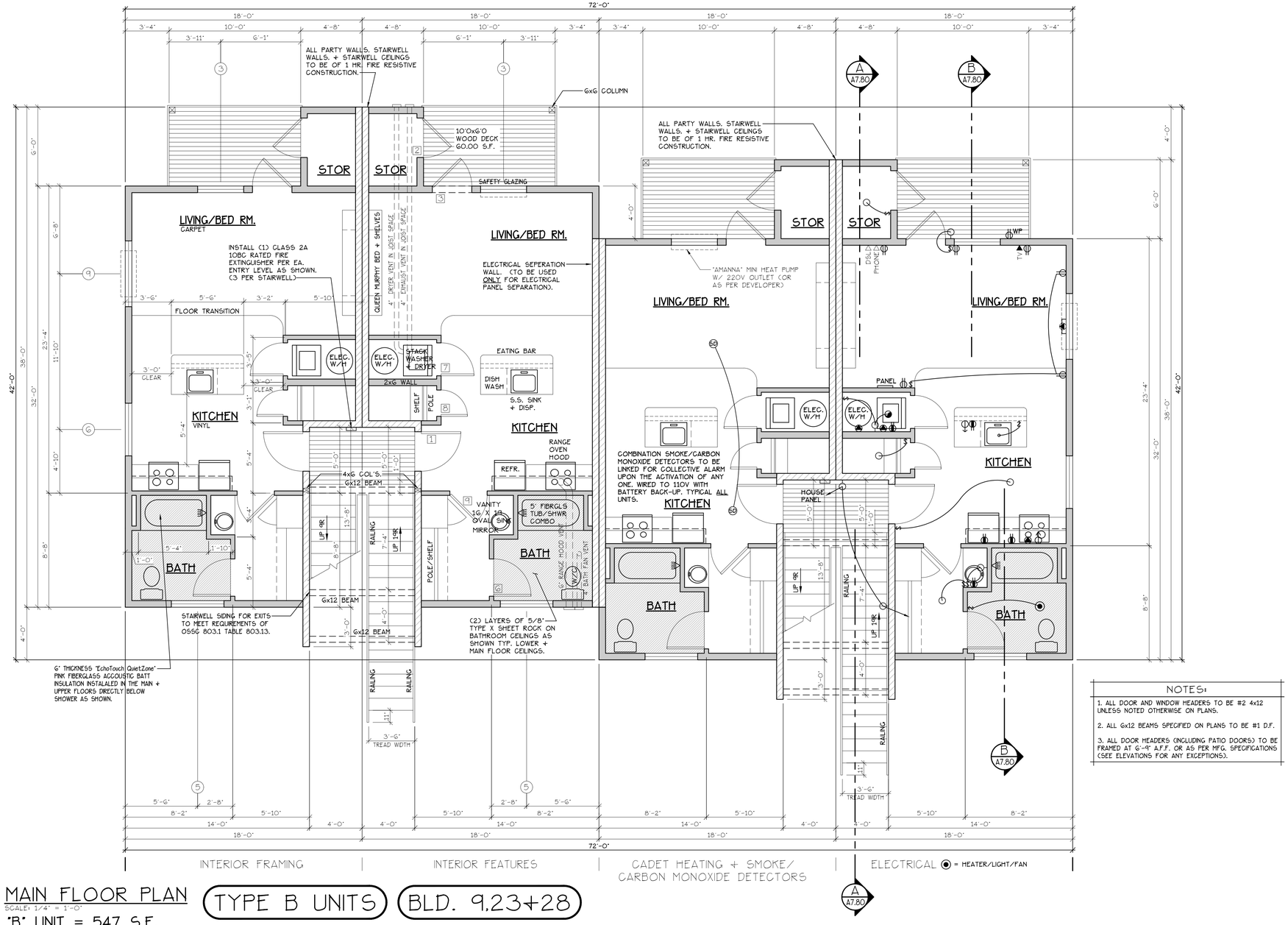
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

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

Renew date June 30, 2023

A4.31



NOTES:

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

MAIN FLOOR PLAN

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

"B" UNIT = 547 S.F.

TYPE B UNITS

BLD. 9,23+28

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.

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 A7.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP	FRAMES MATL.	FIN.	REMARKS
(A)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSERS.
(B)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(C)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(D)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(E)	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F)**	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(G)	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(H)	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(I)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(I)*	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR* **
(J)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(K)	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(L)	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(M)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(N)	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(O)	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(P)	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

MULTI/TECH
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EAST PARK APARTMENTS

MAIN FLOOR PLAN

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

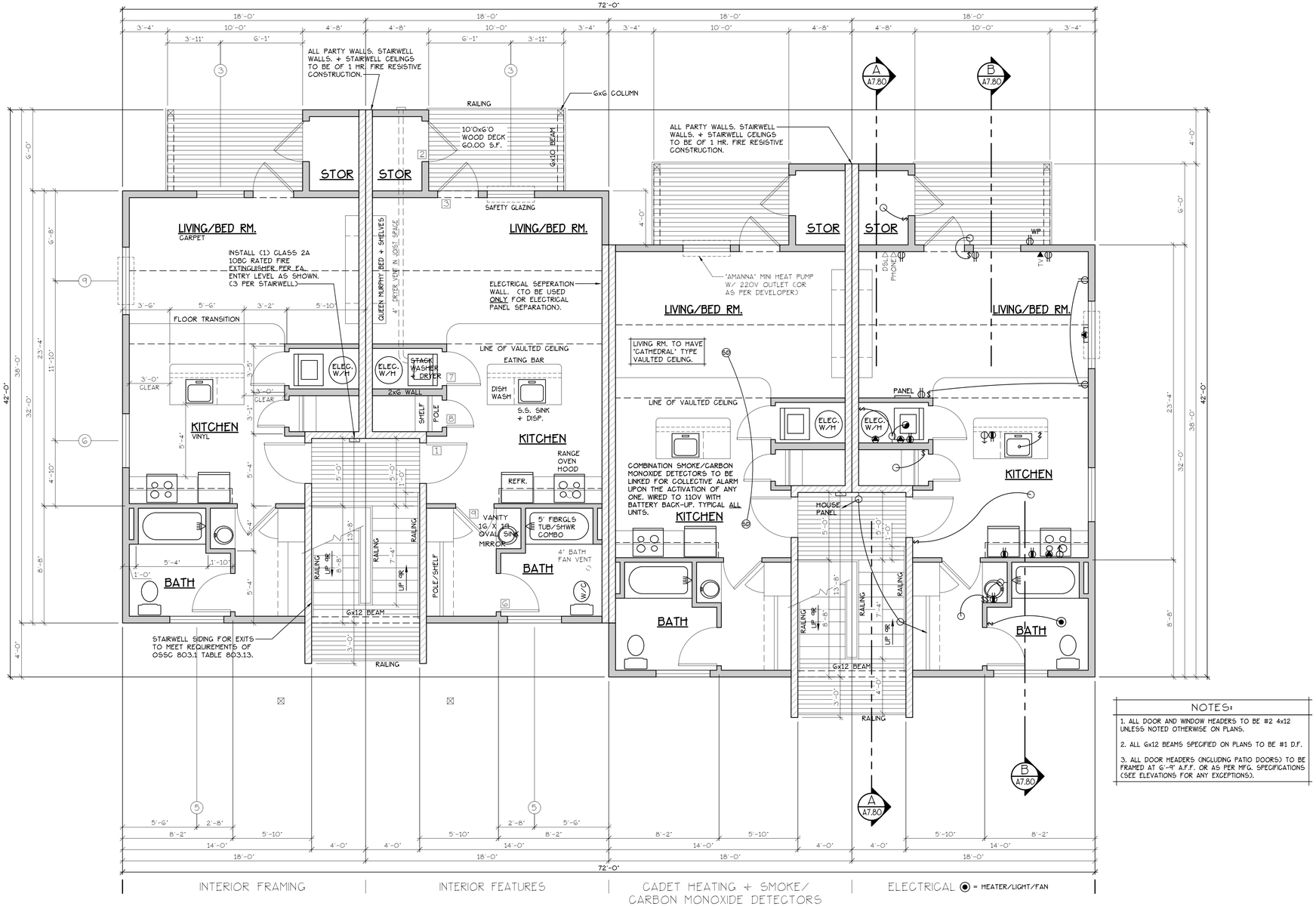
BLDB+12-SDR/PLOT1
A4.41MF.DGN

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A4.41



NOTES:

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

UPPER FLOOR PLAN

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

"B" UNIT = 547 S.F.

TYPE B UNITS

BLD. 9,23+28

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
(A)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSERS.
(B)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(C)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(D)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(E)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(G)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(PKR)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(J)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(K)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(P)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(PDR)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR* **
(R)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(S)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(U)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(W)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(X)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(Y)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(Z)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A7.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

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EAST PARK APARTMENTS

UPPER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDB+12-SDR/PLOT1
24.00x36.00

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A4.50

REAR ELEVATION (TYPE B UNITS)

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

BLD. 9, 23+28

SIDE ELEVATION (TYPE B UNITS)

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

BLD. 9, 23+28

FRONT ELEVATION (TYPE B UNITS)

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

BLD. 9, 23+28

SIDE ELEVATION (TYPE B UNITS)

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

BLD. 9, 23+28

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BUILDING ELEVATIONS

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDB-12-SDR/PLOT11
24.MSTR

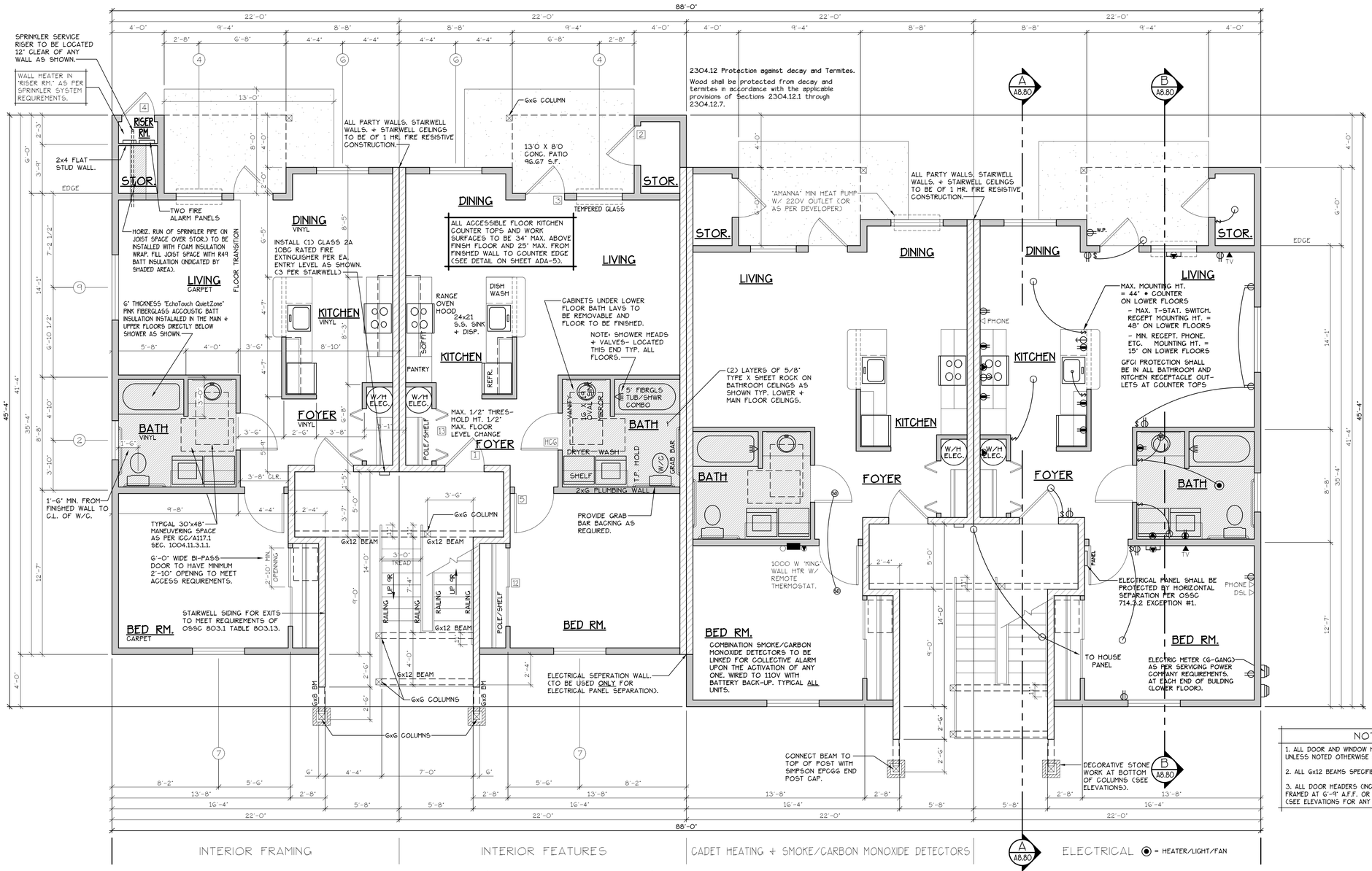
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

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

Renew date June 30, 2023

A4.90



LOWER FLOOR PLAN

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

(CHANDICAP ADAPTABLE/ACCESSIBLE)

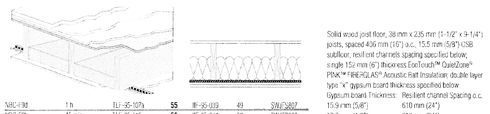
"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 2,8+19

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-91d	1 h	TLI-35-107a	55	IIF-95-059	49
NBC-91h	45 min	TLI-35-115a	56	IIF-95-041	50
NBC-91g	1 h	NBC-91g	51	NRC-91g	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 15.1 mm (5/8") 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")

SWJS807
SWJS807
SWJS807

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A8.20 BEFORE BEGINNING ANY CONSTRUCTION.

NOTES:

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

DOOR SCHEDULE

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

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'O X 1'O	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'O X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'O X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'O X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'O x 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
8	5'O X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'O X 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
11	6'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'O X 4'O	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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EAST PARK APARTMENTS

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

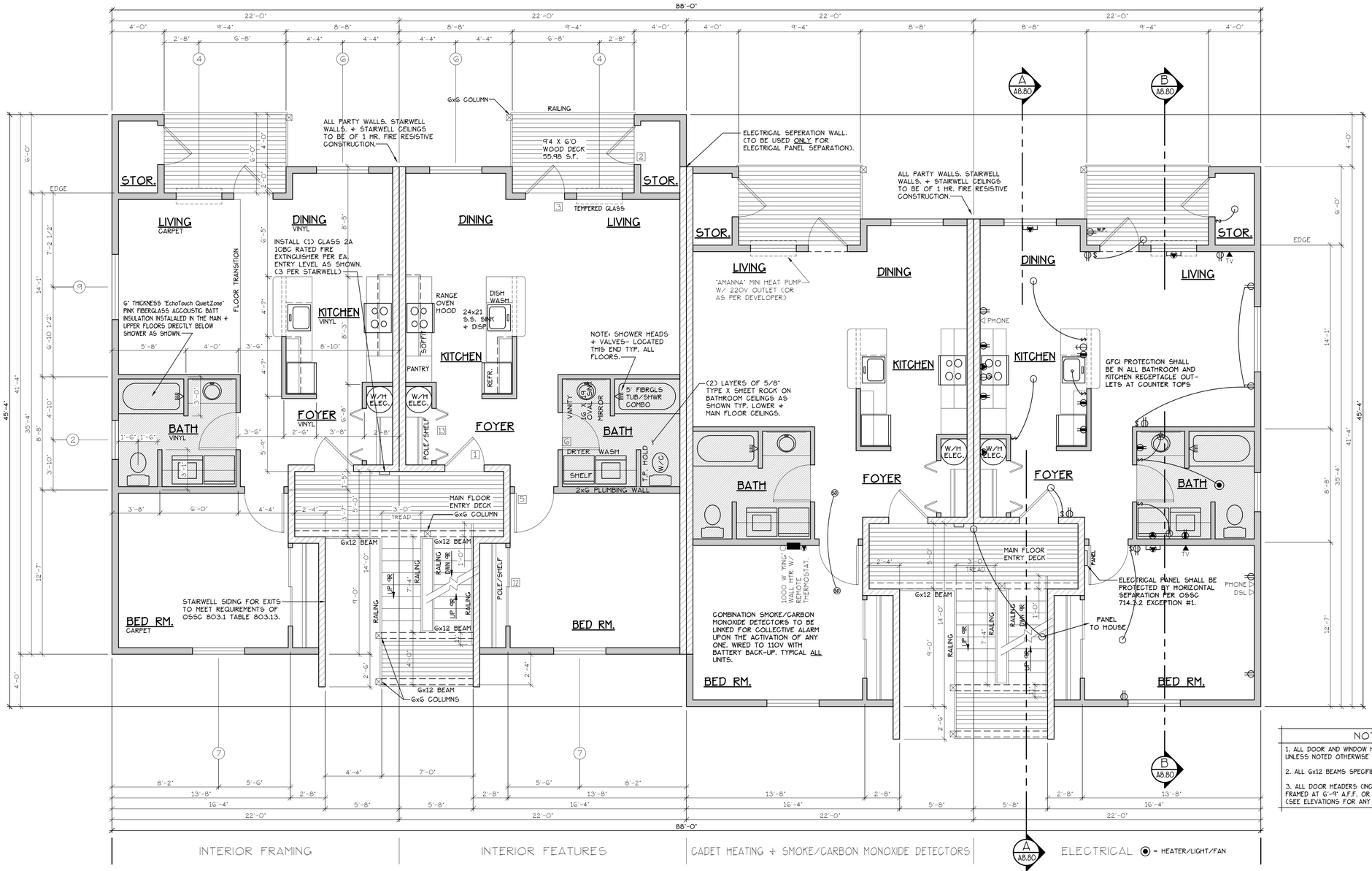
BLDG-12-SDR/PLOT1
A2LL06

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A5.31



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

MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 2,8+19

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

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

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

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A8.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

DOOR SCHEDULE

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

* 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.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'O X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'O x 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
8	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
11	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'O X 4'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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EAST PARK APARTMENTS

MAIN FLOOR PLAN

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

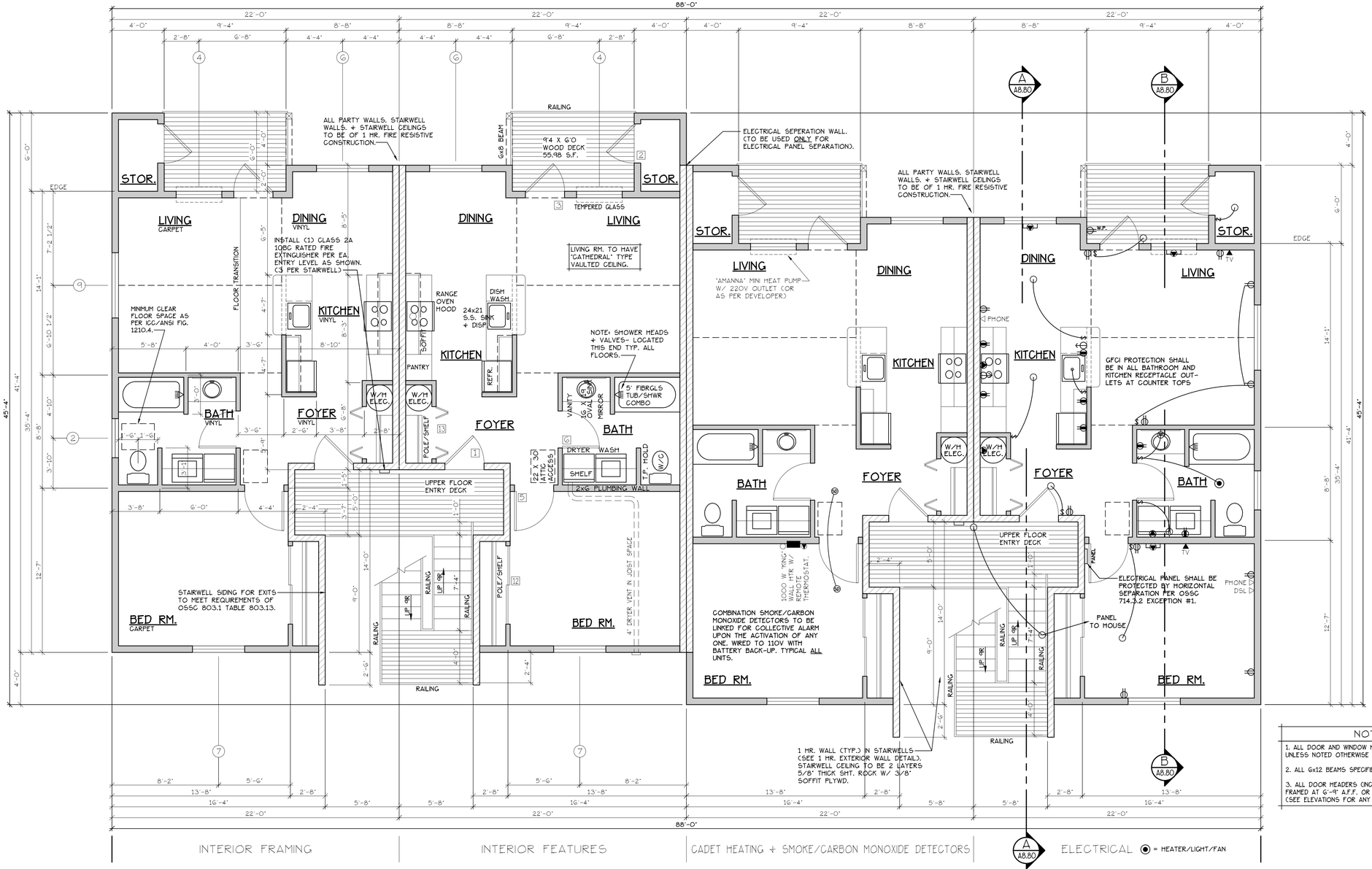
BLOC-12-SDR.PLOT1
ALWAYS

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A5.41



UPPER FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 2,8+19

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

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

NOTES:

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

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A8.20 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MN 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	D	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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
6A	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
8	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
9A	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
10	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* 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.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
8	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
11	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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EAST PARK APARTMENTS

UPPER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-12-SDR/PLOT1
ACSI/D/E

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

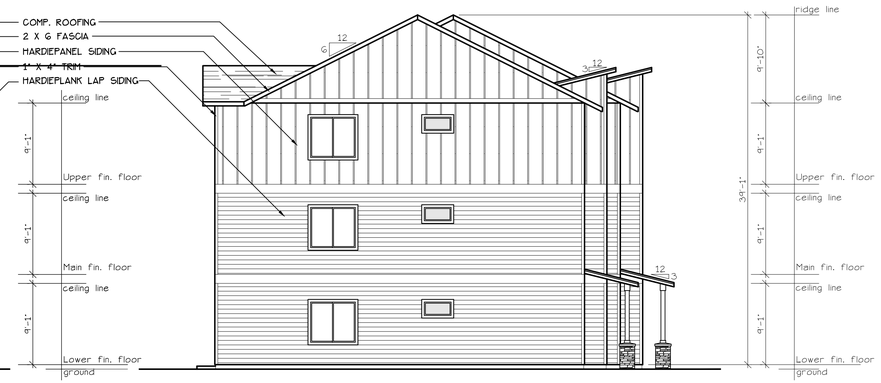
JOB # 6789

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

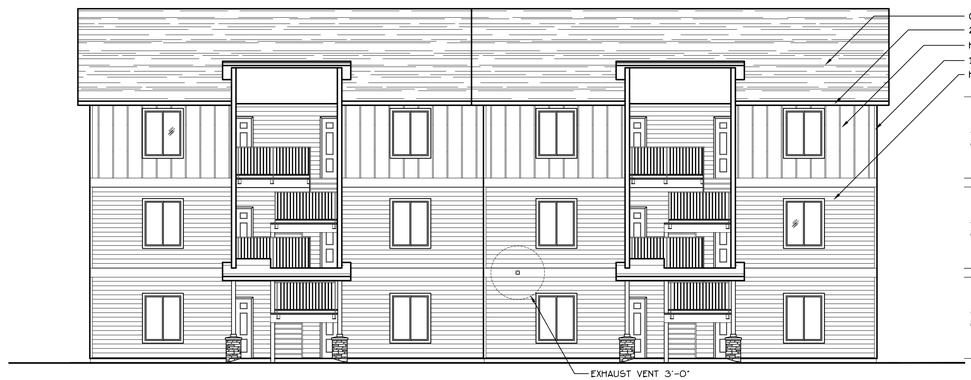
Renew date June 30, 2023

A5.50

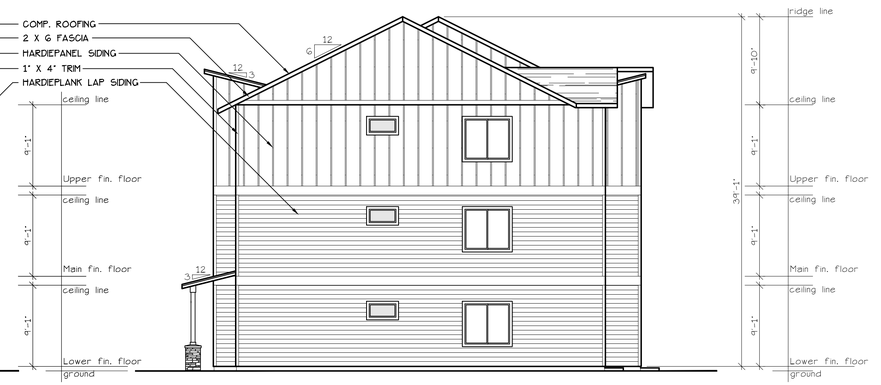
REAR ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 2.8+19)



END ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 2.8+19)



FRONT ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 2.8+19)



END ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 2.8+19)

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BUILDING ELEVATIONS

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

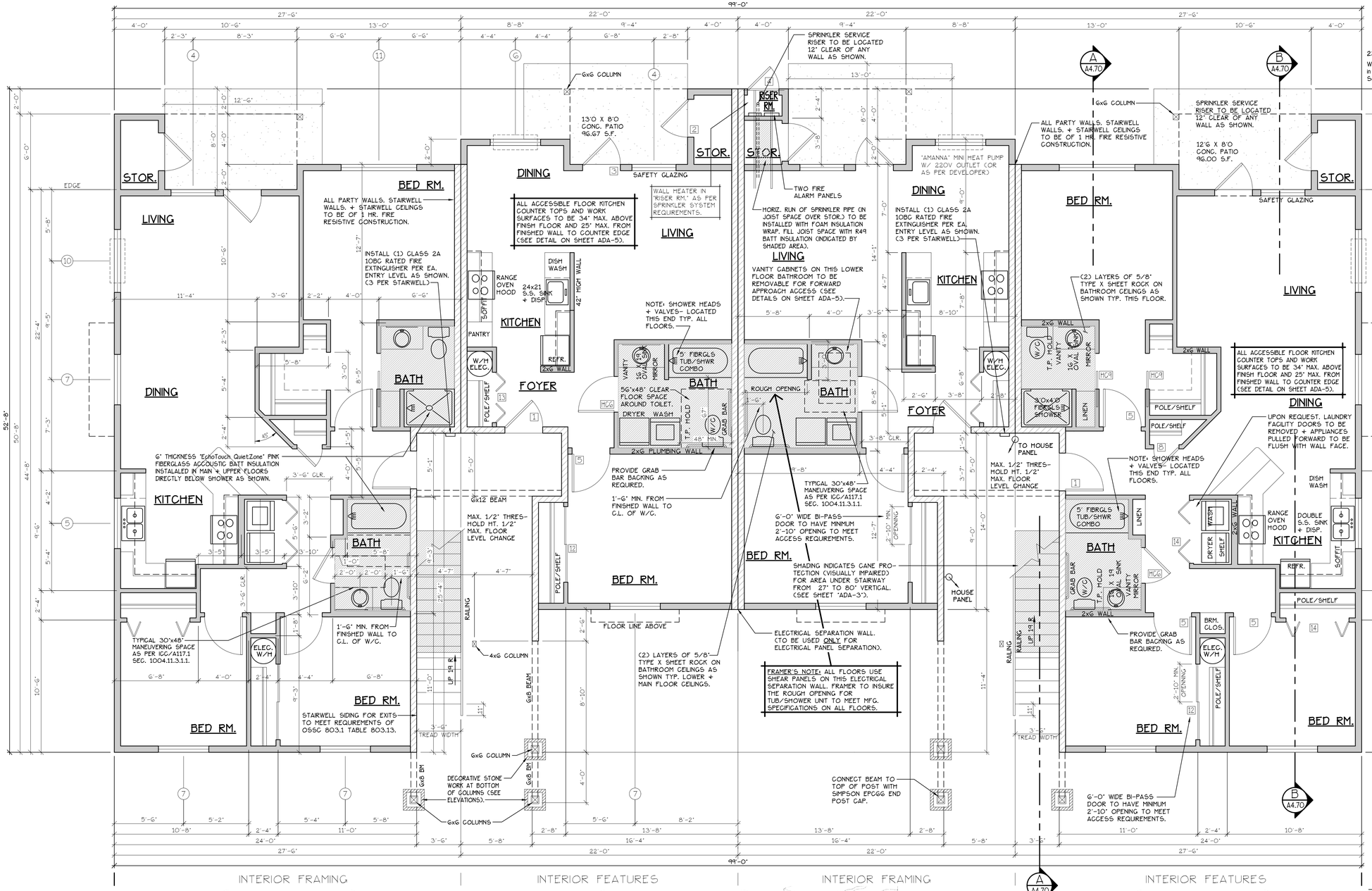
BLOC-12-SDR/PLOT1
ACADCLG

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A5.90



2304.12 Protection against decay and Termites.

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

INTERIOR FRAMING

TYPE D UNIT

INTERIOR FEATURES

TYPE C UNITS

INTERIOR FRAMING

INTERIOR FEATURES

TYPE D UNIT

LOWER FLOOR PLAN

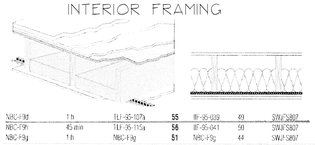
SCALE: 1/4" = 1'-0"

(HANDICAP ADAPTABLE/ACCESSIBLE)

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

BLD. 1,7,15,22+27

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



NRC-1196	1 h	TLU-35-1076	55	IIR-35-0338	49	SWA13807
NRC-1195	45 min	TLU-35-1154	56	IIR-35-0411	50	SWA13807
NRC-1194	1 h	NRC-1194	51	NRC-1194	44	SWA13807

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

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6A	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
7	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
8	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	POCKET DOOR
10	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	POCKET DOOR*, **
10	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
12	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
12	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	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.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'O X 1'O	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'O X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'O X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'O X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'O x 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
8	5'O X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'O X 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
11	6'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'O X 4'O	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

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.

NOTES:

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A4.20 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

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

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

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

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

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

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EAST PARK APARTMENTS

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLOCD-12-SSK/PLOT1
ARCH/ADA

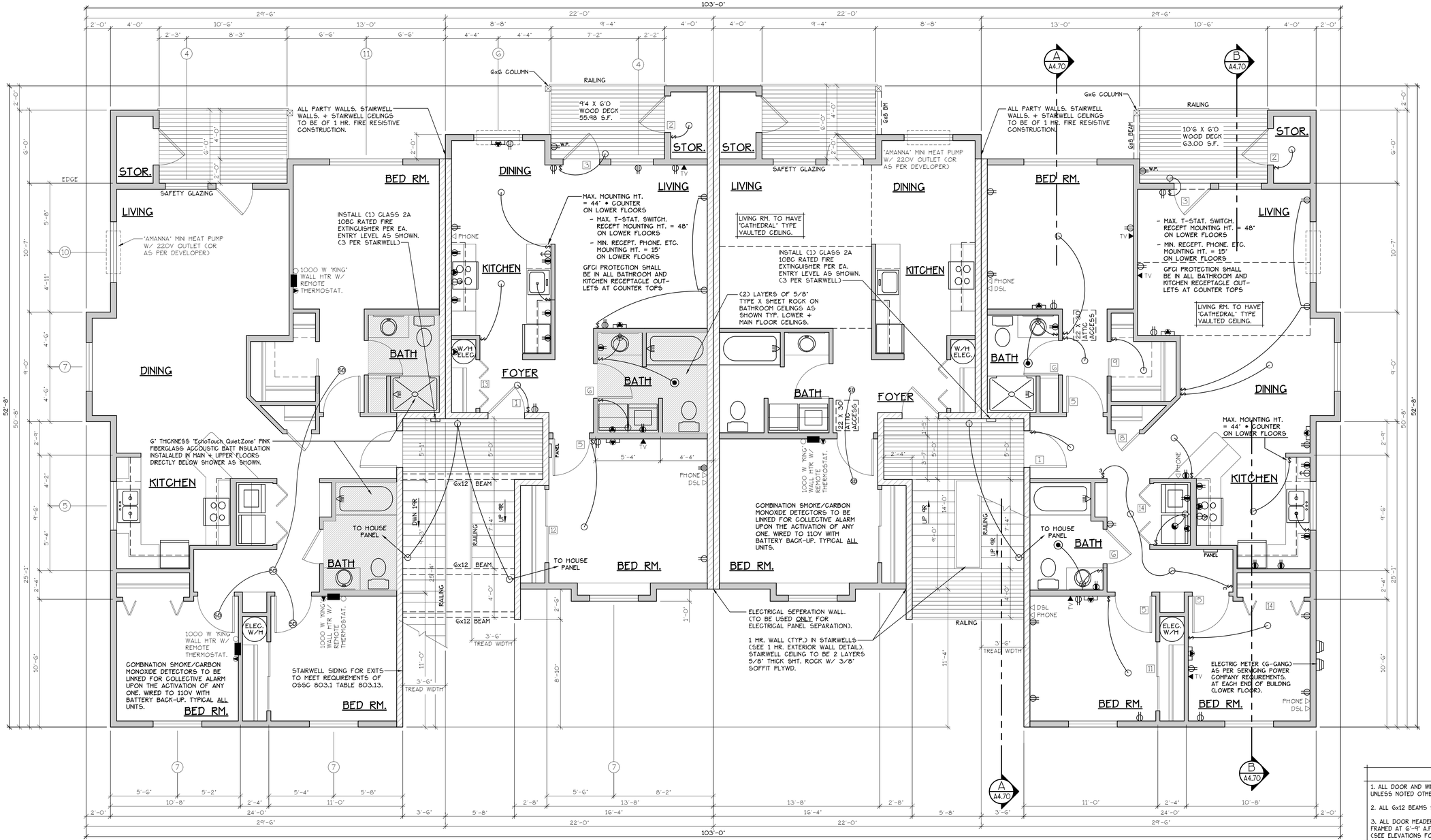
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

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

Renew date June 30, 2023

A6.31



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

TYPE D UNIT

TYPE C UNITS

TYPE D UNIT

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

MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

"D" UNIT = 1190 S.F.

BLD. 1,7,15,22+27

[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.

UPPER FLOOR PLAN

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A4.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTES:

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

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

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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EAST PARK APARTMENTS

MAIN & UPPER FLOOR PLANS

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

BLDG-12-SSK/PLOT1
AS-MARKED

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

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

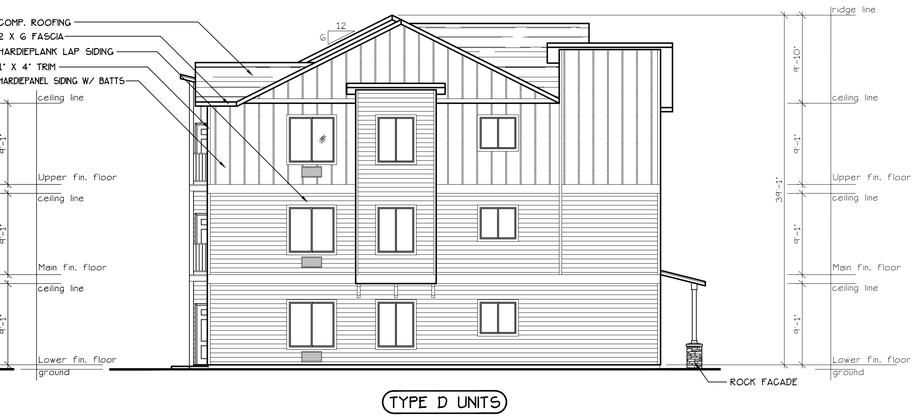
Renew date June 30, 2023

A6.41

TYPE D UNIT | TYPE C UNITS | TYPE D UNIT

REAR ELEVATION (BLD. 1.7.15.22+27)

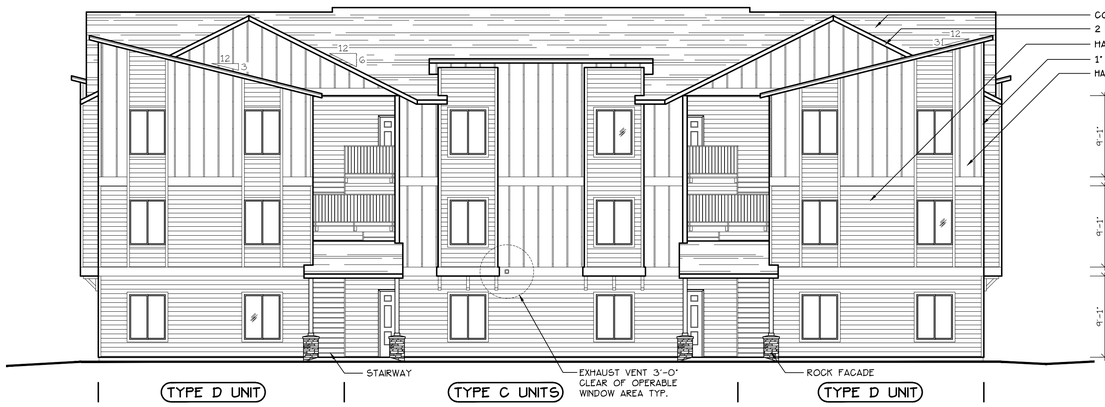
SCALE: 1/8" = 1'-0"



TYPE D UNITS

END ELEVATION (BLD. 1.7.15.22+27)

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



TYPE D UNIT | TYPE C UNITS | TYPE D UNIT

FRONT ELEVATION (BLD. 1.7.15.22+27)

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

TYPE D UNITS

END ELEVATION (BLD. 1.7.15.22+27)

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

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BUILDING ELEVATIONS

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-1-12-SDR/PLOT11
MULTI/TECH

Design: P.L.M.
Drawn: G.I.D./A.R.T.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

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

Renew date June 30, 2023

A6.90

NOTES:

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

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

BED RM. · STOR. · LIVING · BED RM. · WALK-IN · BATH · KITCHEN · FOYER · PANTRY · LAUNDRY · WASHER · DRYER · WH · RISER RM. · 11'Ox8'9 CONC. PATIO 96.25 S.F.

- 6" THICKNESS "EchoTouch QuietZone" PINK FIBERGLASS ACCOUSTIC BATT INSULATION INSTALALED IN THE MAIN + UPPER FLOORS DIRECTLY BELOW SHOWER AS SHOWN.
- 1'-6" MIN. FROM FINISHED WALL TO C.L. OF W/C.
- TYPICAL 30"x48" MANEUVERING SPACE AS PER ICC/A117.1 SEC. 1004.11.3.1.1.
- ALL PARTY WALLS, STAIRWELL WALLS, + STAIRWELL CEILINGS TO BE OF 1 HR. FIRE RESISTIVE CONSTRUCTION.
- MAX. 1/2" THRESHOLD HT. 1/2" MAX. FLOOR LEVEL CHANGE
- NOTE: SHOWER HEADS + VALVES LOCATED THIS END ALL UNITS.
- SHOWER HEAD AND CONTROLS LOCATED THIS END ALL UNITS.
- GRAB BAR
- 5' FIBRGLS TUB/SHWR COMBO
- T.P. HOLD
- 16x19 OVAL SINK MIRROR VANITY
- RANGE OVEN HOOD
- SOFFIT
- REFER
- LINEN
- COAT
- D.W.
- S.S. SINK + DISP.
- INSTALL (1) CLASS 2A 10BC RATED FIRE EXTINGUISHER PER EA. ENTRY LEVEL AS SHOWN. (3 PER STAIRWELL)
- (2) LAYERS OF 5/8" TYPE X SHEET ROCK ON BATHROOM CEILINGS AS SHOWN TYP. LOWER + MAIN FLOOR CEILINGS.
- POLE/SHELF
- UPON REQUEST, LAUNDRY FACILITY DOORS TO BE REMOVED + APPLIANCES PULLED FORWARD TO BE FLUSH WITH WALL FACE.
- 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).
- DECORATIVE STONE WORK AT BOTTOM OF COLUMNS (SEE ELEVATIONS).
- 6x6 COLUMNS
- 2x4 FLAT STUD WALL.
- WALL HEATER IN "RISER RM." AS PER SPRINKLER SYSTEM REQUIREMENTS.
- SHADING INDICATES CANE PROTECTION (VISUALLY IMPAIRED) FOR AREA UNDER STAIRWAY FROM 27" TO 80" VERTICAL. (SEE SHEET "ADA-3").
- MAX. T-STAT. SWITCH RECEPT MOUNTING HT.= 48" ON LOWER FLOORS
- MIN. RECEPT. PHONE, ETC. MOUNTING HT. = 15" ON LOWER FLOORS
- GFCI PROTECTION SHALL BE IN ALL BATHROOM AND KITCHEN RECEPTACLE OUTLETS AT COUNTER TOPS
- MAX. MOUNTING HT. = 44" • COUNTER ON LOWER FLOORS
- USE SIMPSON MU5412 TO FASTEN 4x12 BEAM TO CORNER. INSTALL SIMPSON HD7B AT UNDERSIDE OF 4x12 BEAM AND BOLT INTO CORNER IN WALL (4 LOCATIONS).
- USE SIMPSON MUCQG12 TO FASTEN GLB TO COLUMN. INSTALL SIMPSON HDU11 AT UNDERSIDE OF GLB AND BOLT INTO CORNER IN WALL (4 LOCATIONS).
- 2'-10" MIN. OPENNNG
- 6'-0" WIDE BI-PASS DOOR TO HAVE MINIMUM 2'-10" OPENING TO MEET ACCESS REQUIREMENTS.
- 1000 W "KING" WALL HTR W/ REMOTE THERMOSTAT.
- STAIRWELL SIDING FOR EXITS TO MEET REQUIREMENTS OF OSSC 803.1 TABLE 803.13.
- HORIZ. RUN OF SPRINKLER PIPE ON JOIST SPACE OVER STOR.) TO BE INSTALLED WITH FOAM INSULATION WRAP. FILL JOIST SPACE WITH R49 BATT INSULATION (INDICATED BY SHADED AREA).
- SPRINKLER SERVICE RISER TO BE LOCATED 12" CLEAR OF ANY WALL AS SHOWN.
- 2x12 FLOOR JOIST.
- TWO FIRE ALARM PANELS
- "AMANNA" MINI HEAT PUMP W/ 220V OUTLET. (OR AS PER DEVELOPER).
- COMBINATION SMOKE/CARBON MONOXIDE DETECTORS TO BE LINKED FOR COLLECTIVE ALARM UPON THE ACTIVATION OF ANY ONE. WIRED TO 110V WITH BATTERY BACK-UP. TYPICAL ALL UNITS.
- [F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
- [F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.
- ELECTRIC METER (6-GANG) AS PER SERVICING POWER COMPANY REQUIREMENTS. AT EACH END OF BUILDING (LOWER FLOOR).
- TYPICAL 30"x48" MANEUVERING SPACE AS PER ICC/A117.1 SEC. 1004.11.3.1.1.

INTERIOR FRAMING · INTERIOR FEATURES · ELECTRICAL ⊙ = HEATER/LIGHT/FAN · CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

LOWER FLOOR PLAN

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

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

TYPE E UNITS · BLD. 21, 24+26

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A14.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

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

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
①	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
②	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
③	3'O X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
④	3'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑤	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑥	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑦	4'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A29.40)
⑧	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑨	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑩	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A29.40)
⑪	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑫	3'O X 4'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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 152 mm (6") thickness EcoTouch™ QuietZone™ PINK™ FIBERGLAS® Acoustic Batt Insulation, double layer type 'x' gypsum board thickness specified below.

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OSSC 2019 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-10003, WITHIN ICC/ANSI A117.1, CHAPTER 10 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 10 SETS OUT THE CODE REQUIREMENTS THAT ALL GROUND FLOOR UNITS MUST MEET.

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

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

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

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

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EAST PARK APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

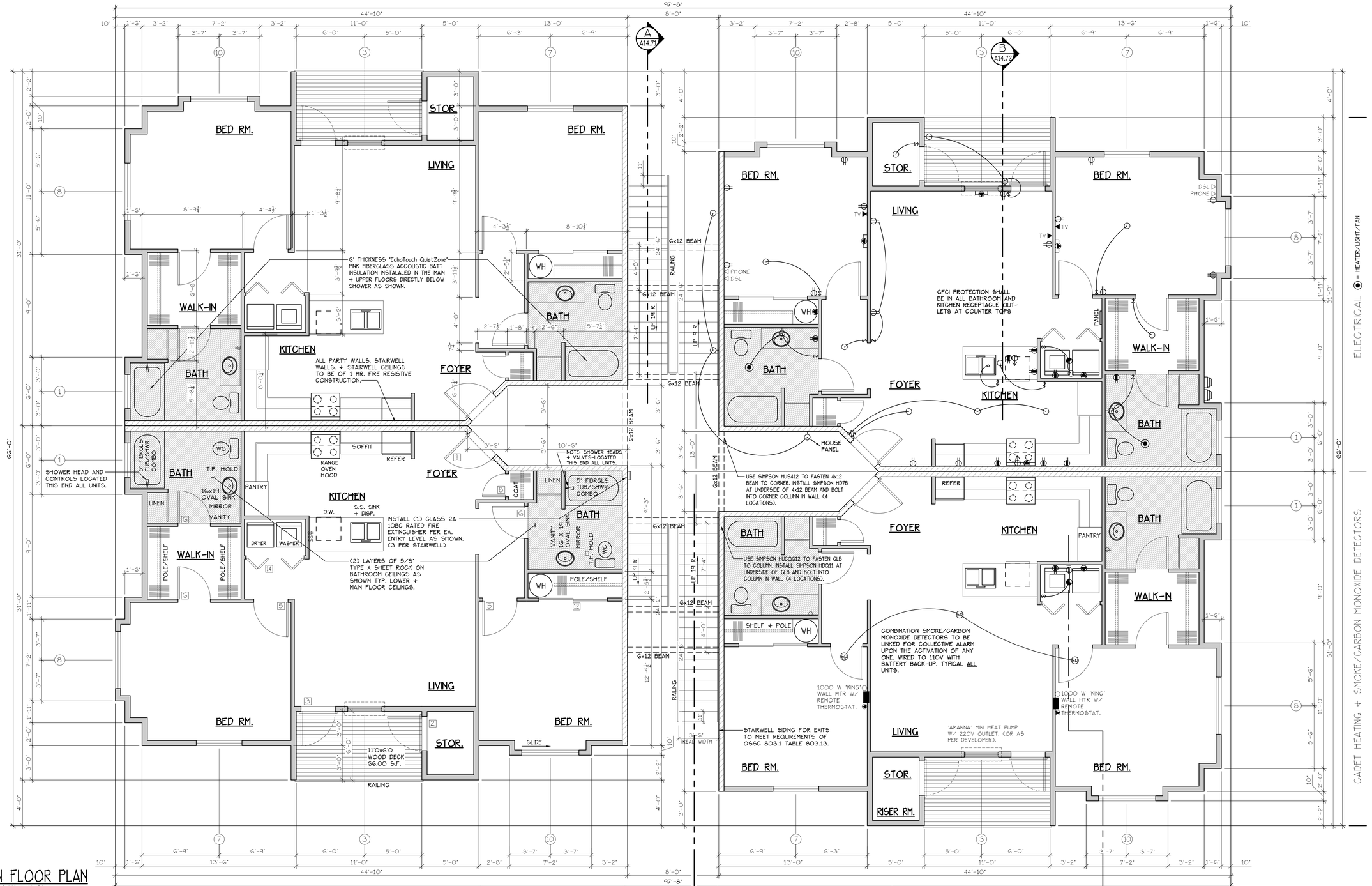
BLDG-12-SDR/PLOT1
A7.31.DGN

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2023

A7.31



MAIN FLOOR PLAN

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

"E" UNIT = 1162 S.F.

TYPE E UNITS | BLD. 21, 24+26

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

A A14.71 — SEE "GENERAL STRUCTURAL NOTES" ON SHEET A14.20 BEFORE BEGINNING ANY CONSTRUCTION.

B A14.72

DOOR SCHEDULE

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

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

** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER IGC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'O X 1'O	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'O X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'O X 4'6	VINYL SGN.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'O X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'O X 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(8)	5'O X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #2 4x12
(9)	5'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'O X 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(11)	6'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'O X 4'O	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO IGC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTES:

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

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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EAST PARK APARTMENT COMPLEX

MAIN FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

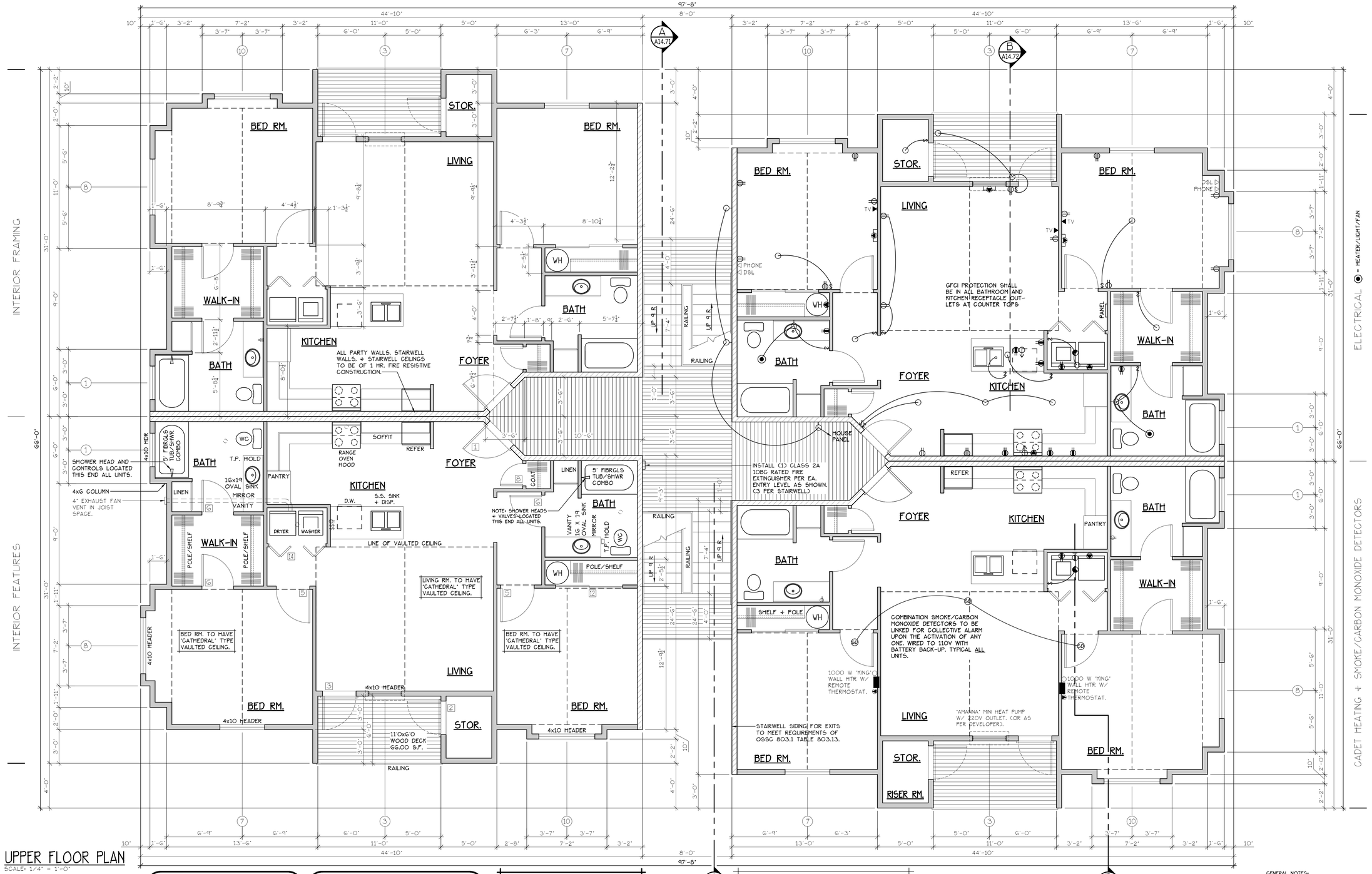
BLDG-12-3SPK.PLOT1
ARCH/ASE

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2023

A7.41



UPPER FLOOR PLAN

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

"E" UNIT = 1162 S.F.

TYPE E UNITS | BLD. 21, 24+26

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

A A14.71 SEE "GENERAL STRUCTURAL NOTES" ON SHEET A14.20 BEFORE BEGINNING ANY CONSTRUCTION.

B A14.72

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	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	MEMLOC	STAIN	
(6)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOC	STAIN	
(6A)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOC	STAIN	**
(7)	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOC	STAIN	
(8)	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOC	STAIN	
(9)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	MEMLOC	STAIN	POCKET DOOR
(9A)	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	MEMLOC	STAIN	POCKET DOOR* **
(10)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	MEMLOC	STAIN	BI-PASS DOOR
(11)	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	MEMLOC	STAIN	BI-PASS DOOR
(12)	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	MEMLOC	STAIN	BI-PASS DOOR
(13)	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	MEMLOC	STAIN	BI-FOLD DOOR
(14)	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	MEMLOC	STAIN	BI-FOLD DOOR
(15)	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	MEMLOC	STAIN	BI-FOLD DOOR
(16)	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	MEMLOC	STAIN	

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

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'O X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(8)	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A29.40)
(11)	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'O X 4'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO IGC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 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 IGC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-0.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

NOTES:

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

GENERAL NOTES:

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

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www.multitech.we office@multitech.we

EAST PARK APARTMENT COMPLEX

UPPER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDE-12-1234/TL01
ALTERATION

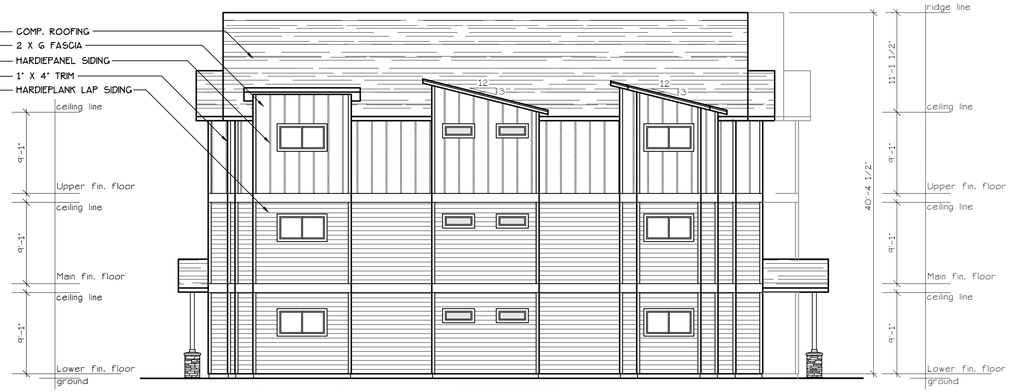
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2023

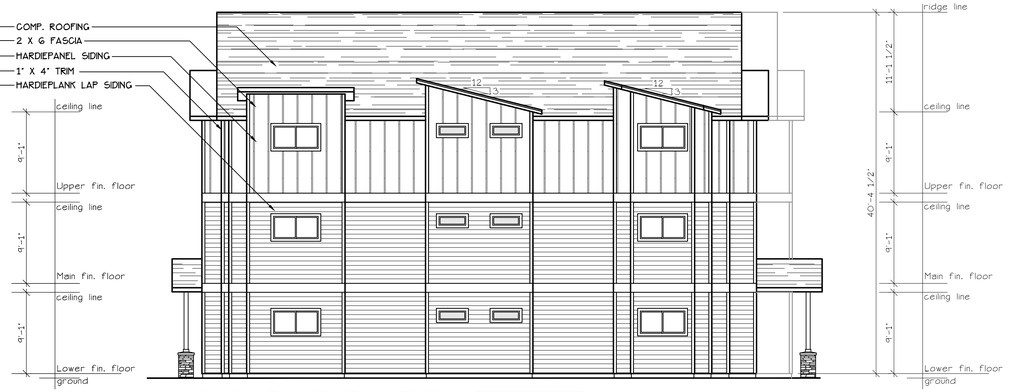
A7.50

WEST ELEVATION (TYPE E UNITS)
SCALE: 1/8" = 1'-0"
BLD. 21, 24+26



SOUTH ELEVATION (TYPE E UNITS)
SCALE: 1/8" = 1'-0"
BLD. 21, 24+26

EAST ELEVATION (TYPE E UNITS)
SCALE: 1/8" = 1'-0"
BLD. 21, 24+26



NORTH ELEVATION (TYPE E UNITS)
SCALE: 1/8" = 1'-0"
BLD. 21, 24+26

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ENGINEERING SERVICES, INC.
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BUILDING ELEVATIONS

EAST PARK APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

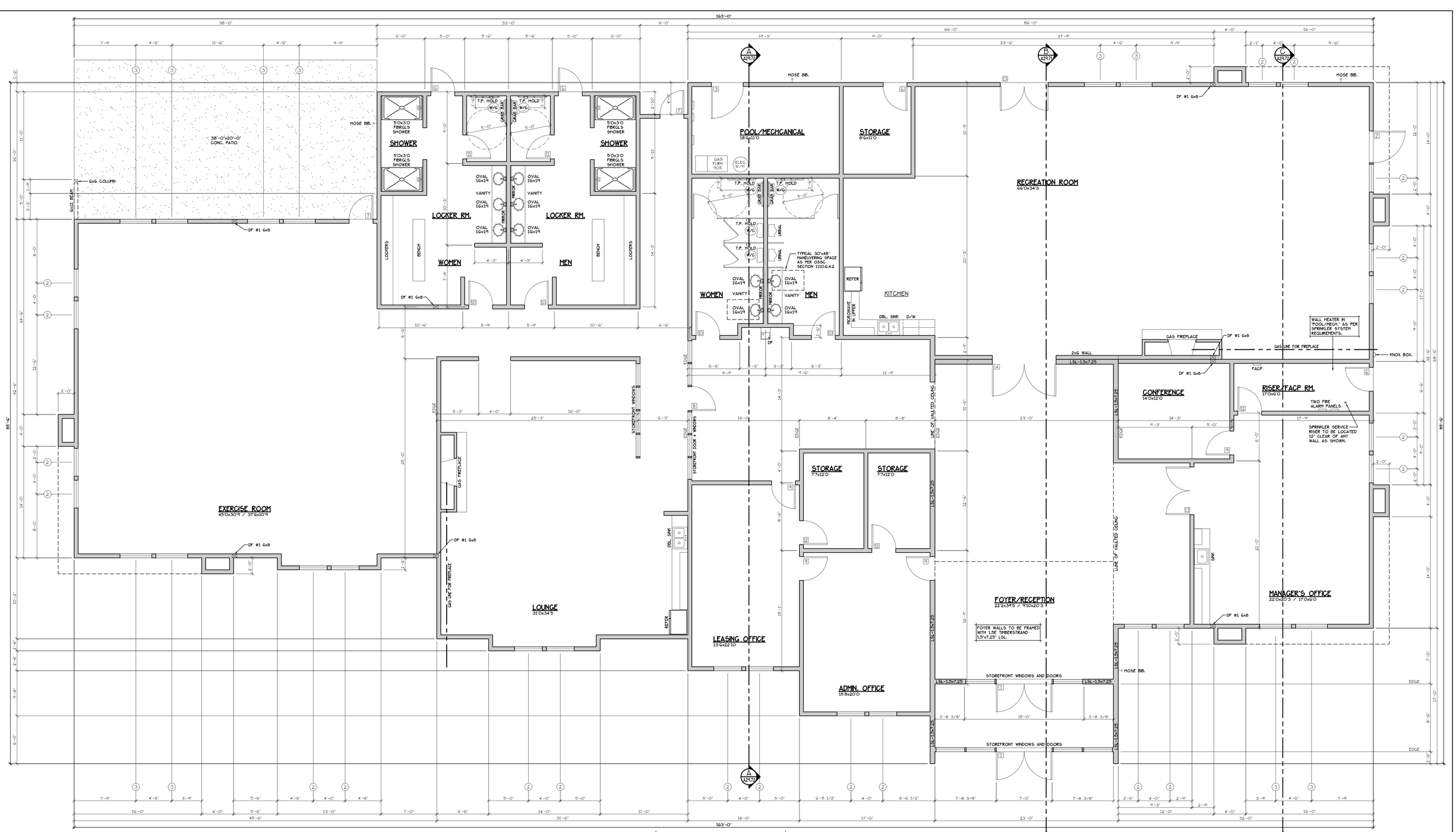
BLDE-12-SDR/PLOT1
24"X36"(D) V.1

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A7.80



FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

10,554 S.F.

GENERAL NOTES:

1. ALL WALLS TO BE 2xG 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. 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.

COMMUNITY BUILDING

BLD. 29

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A29.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

	DOORS							FRAMES		
NO.	WIDTH	HEIGHT	THICK	TYP.	MAT'L	FIN.	TYP.	MAT'L	FIN.	REMARKS
1	3'-0"	8'-0"					A			PR DOORS IN STOREFRONT ASSEMBLY W/ PANIC HRDWR, CLOSURE + KEYED LOCK.
2	2'-0"	8'-0"					B			DOOR IN STOREFRONT ASSEMBLY W/ LEVER HANDLE, PANIC HRDWR, + KEYED LOCK.
3	4'-0"	8'-0"	1 1/4"	HTL.	GLAD	PAINT	C	METAL	PAINT	SOLID CORE METAL W/ LEVER HANDLE + LOCK.
4	4'-0"	8'-0"	1 1/4"	HTL.	GLAD	PAINT	D	METAL	PAINT	PAIR DOORS W/ PANIC HRDWR, TRANSOM, PUSH/PULL + CLOSURES.
5	3'-0"	8'-0"	1 1/4"	HTL.	GLAD	PAINT	D	METAL	PAINT	PAIR DOORS W/ PANIC HRDWR, TRANSOM, LEVER HANDLE + LOCK.
6	3'-0"	8'-0"	1 1/4"	HTL.	GLAD	PAINT	E	METAL	PAINT	SOLID CORE METAL, LEVER HANDLE, CLOSURE + KEYED LOCK.
7	3'-0"	8'-0"	1 1/4"	HTL.	GLAD	PAINT	F	METAL	PAINT	20 MIN. W/ FULL LITE, LEVER HANDLE, PANIC HRDWR, CLOSURE + KEYED LOCK.
8	3'-0"	8'-0"	1 3/8"	H.C.	BRIGHT	STAIN	G	MFR'S DOOR	STAIN	DOOR IN STOREFRONT ASSEMBLY, PUSH/PULL + CLOSURE.
9	3'-0"	8'-0"	1 1/4"	HTL.	GLAD	PAINT	H	METAL	PAINT	FULL LITE W/ LEVER HANDLE + LOCK.
10	3'-0"	8'-0"	1 1/4"	HTL.	GLAD	PAINT	I	METAL	PAINT	W/ PUSH/PULL + CLOSURE.
11	3'-0"	8'-0"	1 1/4"	HTL.	GLAD	PAINT	J	METAL	PAINT	LEVER HANDLE W/ BATH LOCK.
12	3'-0"	8'-0"	1 1/4"	HTL.	GLAD	PAINT	K	METAL	PAINT	LEVER HANDLE W/ LOCK.
13	5'-0"	8'-0"	1 1/4"	HTL.	GLAD	PAINT	G	METAL	PAINT	PAIR DOORS W/ TRANSOM, LEVER HANDLE + LOCK.

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

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

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

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	NAIL	REMARKS	HEADERS
A	3'0x8'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	PER PLAN
2	3'6x8'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	PER PLAN
3	4'0x8'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	PER PLAN

CONSTRUCTION TYPE V B.

EAST PARK APARTMENTS

FLOOR PLAN

MULTI/TECH CONSULTANTS
ENGINEERING SERVICES, INC.
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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.

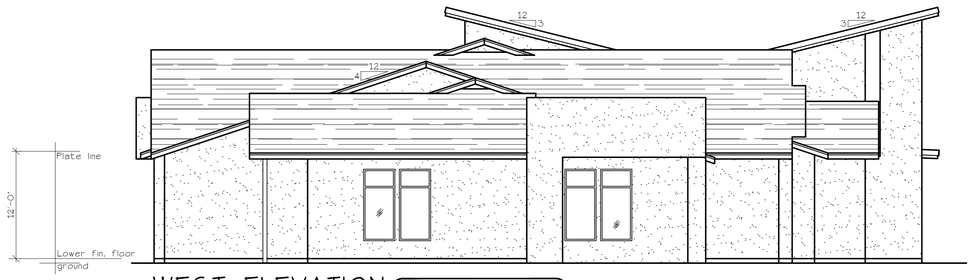
BLD29-REC-SDR/PLOT: 1
A8.30FLR

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

JOB # 6788

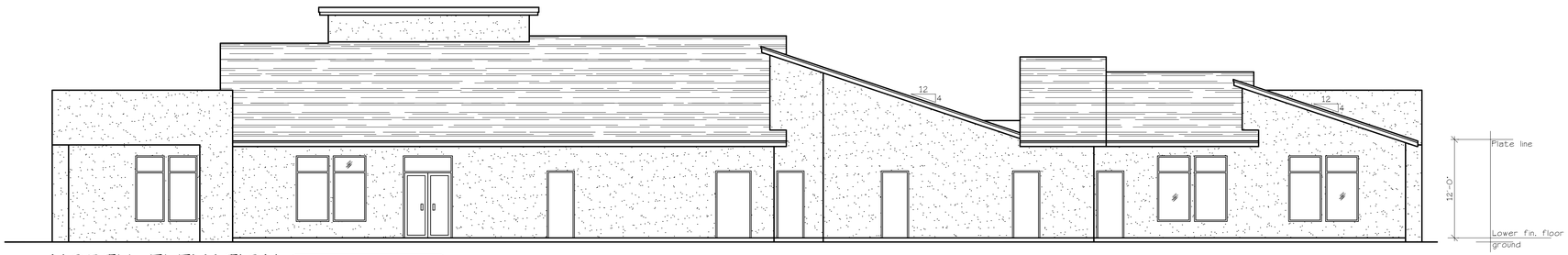
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A8.30



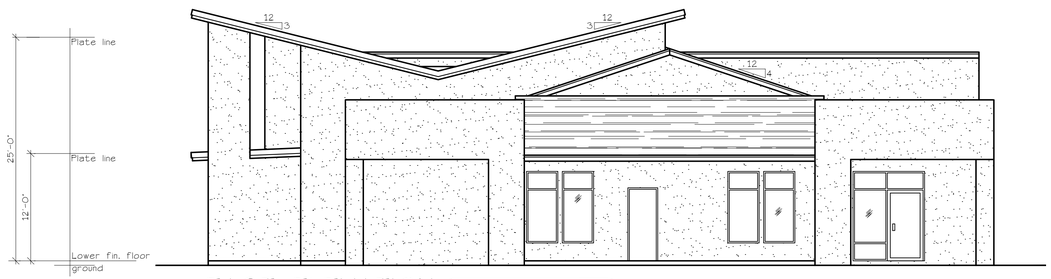
WEST ELEVATION (COMMUNITY BUILDING BLD. 29)

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



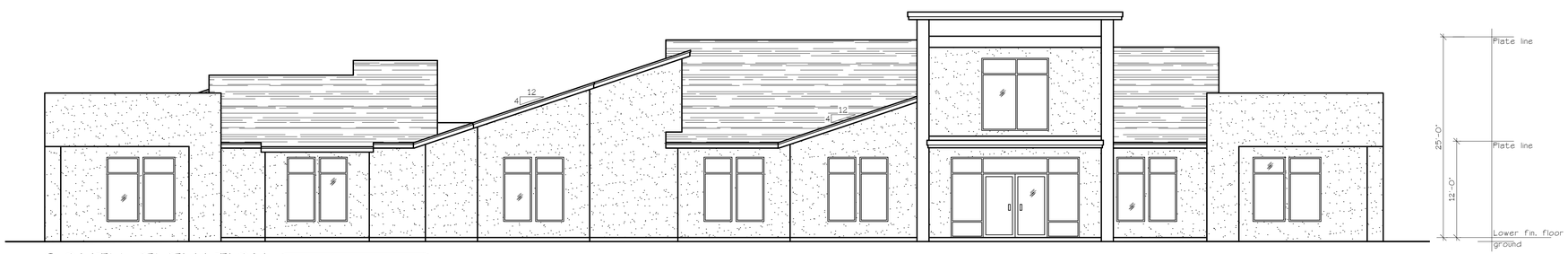
NORTH ELEVATION (COMMUNITY BUILDING BLD. 29)

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



EAST ELEVATION (COMMUNITY BUILDING BLD. 29)

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



SOUTH ELEVATION (COMMUNITY BUILDING BLD. 29)

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

EAST PARK APARTMENTS

BUILDING ELEVATIONS

MULTI/TECH
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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

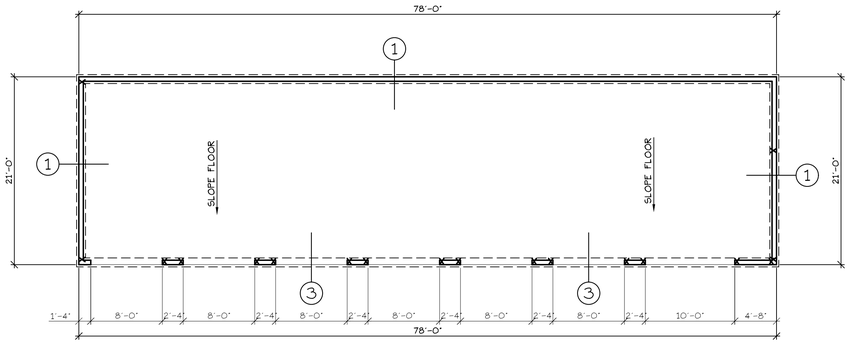
BLD29-REC-SDR/PLOT: 1
A8.80ELEV

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN

687.9 # BOT

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

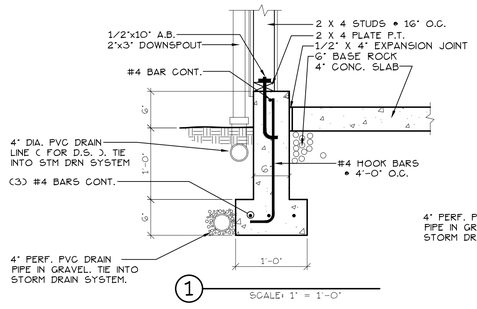
A8.80



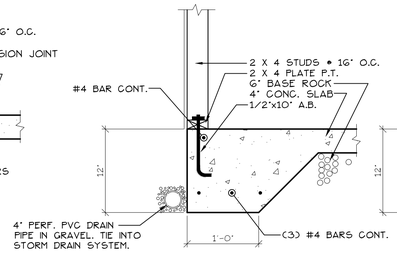
FOUNDATION PLAN

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

GARAGE 1 (7 GARAGES)



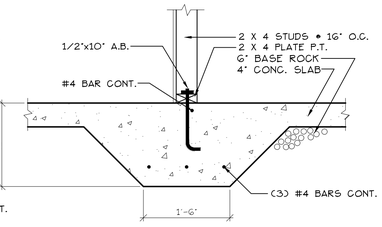
1 SCALE: 1" = 1'-0"



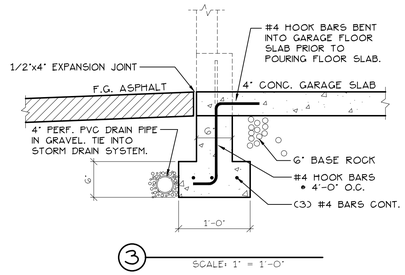
1 ALTERNATE

SCALE: 1" = 1'-0"

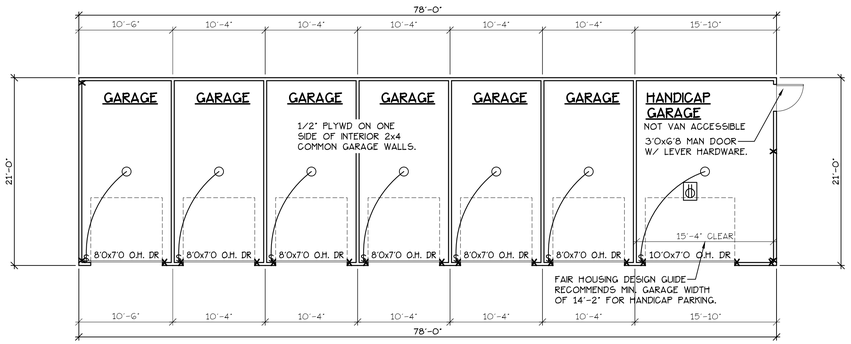
NOTE: FOOTING DEPTH MUST ACCOMODATE HOLDOWNS WHERE SHOWN.



2 SCALE: 1" = 1'-0"



3 SCALE: 1" = 1'-0"

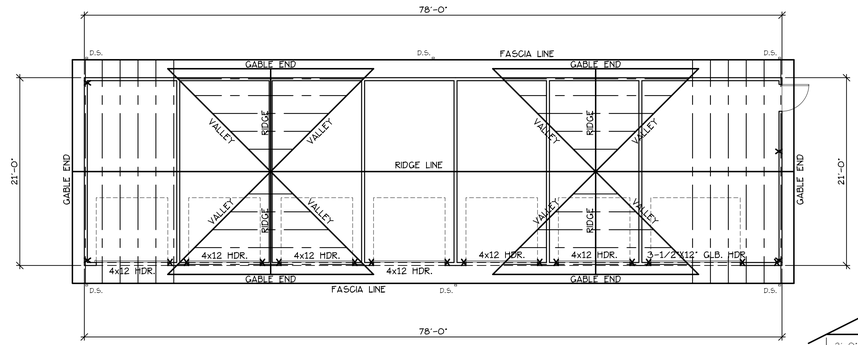


FLOOR PLAN

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

GARAGE 4 (7 GARAGES)

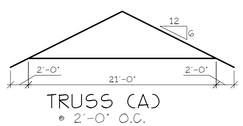
NOTE: ALL WALLS TO BE FRAMED WITH 2x4 STUDS. UNLESS NOTED OTHERWISE.



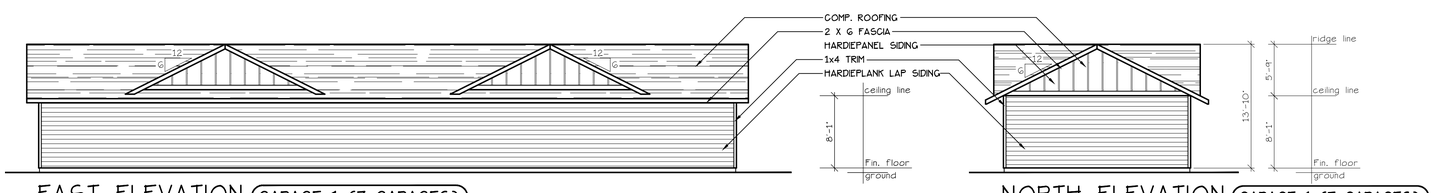
ROOF + TRUSS PLAN

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

GARAGE 1 (7 GARAGES)



TRUSS (A) @ 2'-0" O.C.

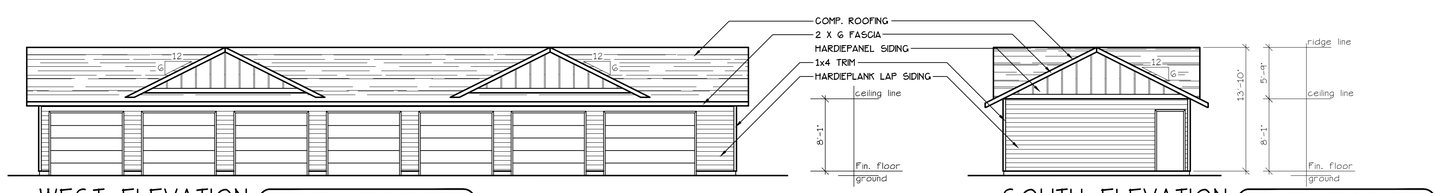


EAST ELEVATION (GARAGE 1 (7 GARAGES))

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

NORTH ELEVATION (GARAGE 1 (7 GARAGES))

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



WEST ELEVATION (GARAGE 1 (7 GARAGES))

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

SOUTH ELEVATION (GARAGE 1 (7 GARAGES))

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

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www.multitech.we office@multitech.we

FOUNDATION, FLOLOR AND ROOF PLANS

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

CAD4-7/PLOT1
1/4"=1'-0"/TYP.

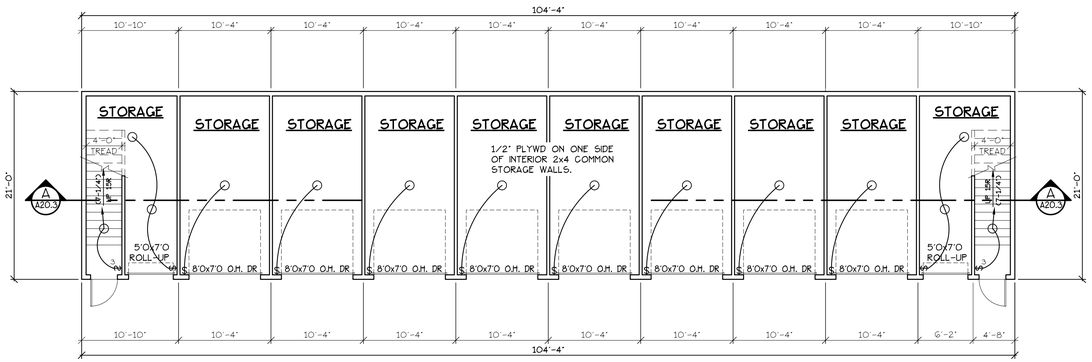
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: SEPT 2021
Scale: AS SHOWN

JOB # 6789

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

Renew date June 30, 2023

A17.1

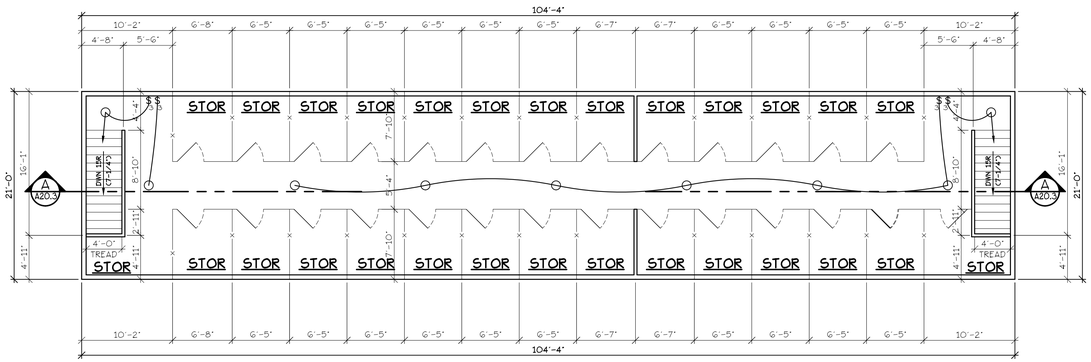


LOWER FLOOR PLAN

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

10 STORAGE UNITS

NOTE: EXTERIOR WALLS TO BE FRAMED WITH 2xG STUDS. INTERIOR WALLS TO BE 2x4 UNLESS NOTED OTHERWISE.

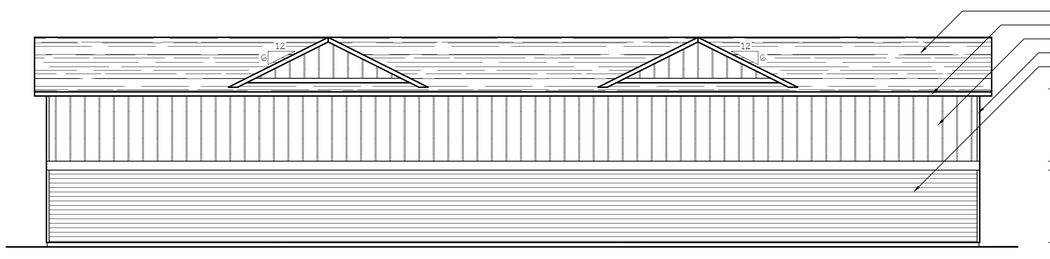


UPPER FLOOR PLAN

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

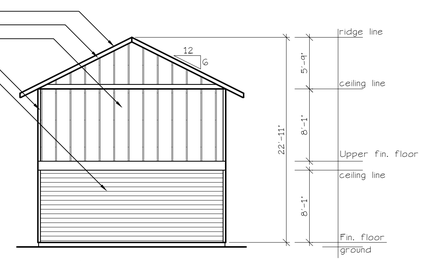
28 STORAGE UNITS

NOTE: ALL WALLS TO BE FRAMED WITH 2x4 STUDS. UNLESS NOTED OTHERWISE.



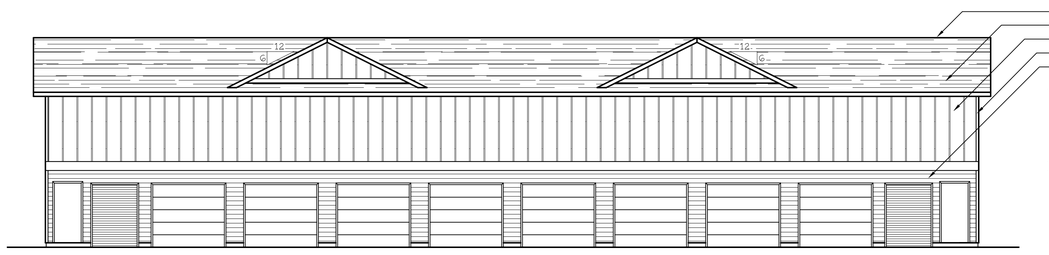
NORTH ELEVATION

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



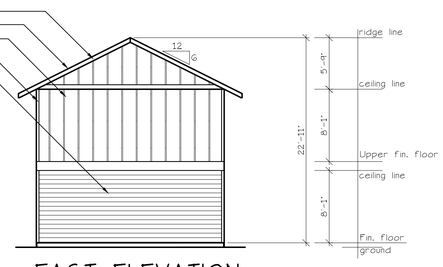
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

MULTI/TECH
CONSULTANTS
ENGINEERING SERVICES, INC.
P.O. BOX 5317 - SALEM, OR. 97304
PHONE: (503) 363-9227 FAX: (503) 364-1260
www.multitech.we office@multitech.we

FOUNDATION, FLOOR ROOF & ELEVATIONS

EAST PARK APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

STORAGE PLOT
TAB=A11.1 PLOT=1-36R

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: SEPT 21
Scale: AS SHOWN

JOB # 6789

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2023

A11.1

East Park Apartments
Conditional Use

Revised-November 23, 2021

SITE HISTORY:

*On June 18, 2018, a Pre-Application Conference (PRE-AP18-72) was held with the applicant and City staff. The purpose of the pre-app was to discuss the potential development of the property.

*The applicant attended the East Lancaster Neighborhood Association meeting and the East Suburban Neighborhood Association meeting on October 4, 2018, to discuss the proposal with the Neighborhood Association and adjacent property owners.

*On January 3, 2019, the required PUD Pre-Application Conference (PRE-AP18-126) was held with the applicant and City staff.

*On October 16, 2019, CPC-ZC-PUD-SUB-ADJ19-08 was approved for East Park PUD. The approval was for a 695-unit Planned Unit Development and Subdivision to be completed in six phases, a Minor Comprehensive Plan Map Amendment and Zone Change from CR (Retail Commercial) to RMll (Multi-Family Residential)for approximately 2.11 acres, and from lP (Industrial Park) to RS (Single Family Residential) for approximately 3.25 acres, and a Class-2 Adjustment to reduce the amount of required off-street parking spaces for the 36-unit multi-family portion of the PUD from 77 spaces (2.14 per unit) to 64 spaces (1.77 spaces per unit).

*On December 29, 2020, CPC-ZC-PUD-SUB-ADJ19-08MOD1 was approved for East Park PUD. The approval modified the original approval to allow the application to subdivide 122 acres into a six (6) Phase, 642-Lot Subdivision (SUB) with 12.29 acres of open space.

*On July 8, 2021, the required Design Review Pre-Application Conference (PRE-AP21-76) was held with the applicant and City staff.

*On August 27, 2021, CPC-ZC-PUD-SUB-ADJ19-08MOD2 was approved for East Park PUD. The approval modified the original approval to allow a revision to the phase boundaries.

PROPOSAL:

Under SRC 522.005(a)-Table 522-1, multiple family dwellings are allowed within the CR zone with a Conditional Use permit.

The following statement addresses the applicable Design Review Standards in the SRC Chapter 702 (Multiple Family Design Review) and the requirements under the CR (SRC 522) and RMII (SRC 514) Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

The subject property is 12.77 acres in size, zoned CR and RMII, and located west of Cordon Road, north of State Street, and east of Greencrest Street. The subject property is part of the East Park PUD (CPC-ZC-PUD-SUB-ADJ19-08MOD2).

RMII Portion:
86,861 square feet (1.99 acres)
36-units proposed

CR Portion:
469,311 square feet (10.77 acres)
291-units proposed

The applicant is proposing a development consisting of 291-apartment units in the CR zone. Therefore, a Conditional Use Permit is required for the units within the CR zoned portion of the site.

CONDITIONAL USE CRITIERIA:

SRC 240.005(d) - An application for a Conditional Use Permit shall be granted if all of the following criteria are met:

> ***(1)*** *The proposed use is allowed as a conditional use in the zone;*
>
> ***(2)*** *The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and*
>
> ***(3)*** *The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.*

APPLICANT'S REASONS ADDRESSING CHAPTER 240.005(d):

(1) Under SRC 522.005(a)-Table 522-1, multiple family dwellings are allowed within the CR zone with a Conditional Use permit.

(2) The proposed apartments will have little to no impact on the neighborhood. The property is bordered on the east side by Cordon Road, State Street to the south, and Greencrest Street to the west which all provide a buffer/setback of at least 100 feet from any development adjacent development. The property to the north is zoned CR and will be developed as a City park. The proposed apartments are setback at least 10 to 20 feet from any property line.

The subject property is within the East Park PUD which consists of detached and attached single family dwellings, which will all be consistent with the proposed multi-family units.

The required Design Review standards help to minimize impacts on adjacent properties and provide compatibility. The setbacks, adjacent uses, and Design Standards help eliminate any impacts on the surrounding neighborhood.

(3) The property is bordered on the east side by Cordon Road, State Street to the south, and Greencrest Street to the west which all provide a buffer/setback of at least 100 feet from any development adjacent development. The property to the north is zoned CR and will be developed as a City park.

All minimum setbacks to property lines, between buildings and distances to the

entrances are met as shown on the tentative plan. Setbacks are shown on the tentative plan.

Northeast:	10-foot setback-Buildings 10, 11, 12, 13 (CR zoned/proposed park)
North:	82-foot setback-Building 29 (RMII zoned)
East:	Adjacent Cordon Road; 20-foot setback Buildings 5, 6, 7, 8, 9, 10 and Garage 1
South:	Adjacent Greencrest Street; 20-foot setback-Buildings 1, 2, 3, 4, 5 (building & parking)
West:	82-foot setback-Buildings 13, 17, 22 (RMII zoned)

The apartments will be required to go through Site Plan/Design Review, which requires open space and landscaping at a higher percent than what a commercial use would be required to provide. Amenities like landscaped open space will help with the visual appeal of this area and reduce impacts on the neighborhood. The design standards are in place to help ensure compatibly with adjacent uses.

The proposed apartment development will provide pedestrian paths throughout the site and to Cordon Road, State Street, Greencrest Street and to the cul-de-sac to the north. The pedestrian paths will provide access and circulation to the surrounding neighborhoods. Therefore, increasing their livability as well.

The proposed multi-family use is consistent with the goals and policies of the Salem Area Comprehensive Plan for multi-family residential development

Residential Development

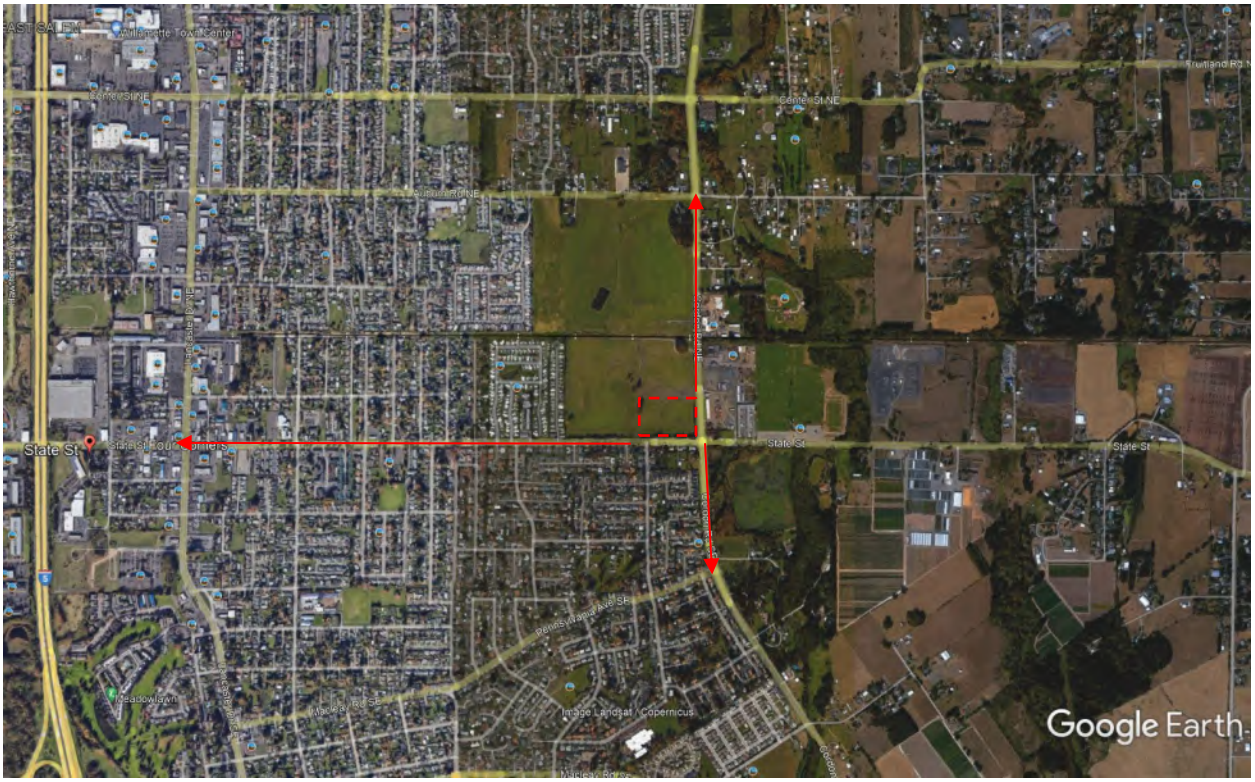
Establishing Residential Uses.

The location and density of residential uses shall be determined after considering the proximity to services. Such services include, but are not limited to, shopping, employment and entertainment opportunities, parks, religious institutions, schools and municipal services. Relative proximity shall be determined by distance, access, and ability to provide services to the site.

Multi-Family Housing.

Multiple family developments should be located in areas that provide walking, auto or transit connections to:
1) Employment Centers
2) Shopping Areas
3) Transit Service
4) Parks
5) Public Buildings

Findings: The subject property is located along State Street and Cordon Road, which are both major corridors. Services are located on both State Street and Cordon Road which will provide commercial services to this development with existing and future uses.



The proposed development will have access to services to the north, west, and south along Cordon Road and State Street. There is a park area located along the north property line of the subject development. Along these areas are existing offices, shopping, Transit, and parks. All services that will be available to the future residents of this development.

This area of Salem is growing and changing. There are several commercial projects proposed along Kuebler Boulevard to the south as well.

Transit Service is available to the west of the site along State Street and Cordon Road, Route 16 (16th/State Street).

East Park Apartments

Class 3-Site Plan Review

Revised-November 23, 2021

SRC 220.005(f)(3) Class 3 Site Plan Review Criteria:

(A) The application meets all applicable standards of the UDC;

Applicant Findings: The applicant is requesting to meet all Design Review Standards, except for the following adjustments that have been requested:

Adjustments Requested:
SRC 702.020(d)(2) Parking and Site Design
SRC 702.020(e)(4) Façade and Building Design
SRC 702.020(e)(5) Façade and Building Design

Therefore, the applicant will meet Guidelines for those standards.

The subject property is 12.77 acres in size, zoned CR and RMII, and located west of Cordon Road, north of State Street, and east of Greencrest Street. The subject property is part of the East Park PUD (CPC-ZC-PUD-SUB-ADJ19-08MOD2). The 36-units proposed within the RMII zoned portion of the property already received approval through the PUD approval and are not part of this Site Plan Review request.

RMII Portion:
86,861 square feet (1.99 acres)
36-units proposed

CR Portion:
469,311 square feet (10.77 acres)
291-units proposed

Therefore, the applicant is proposing Site Plan Review approval for the CR portion of the development consisting of 291-apartment units as shown on the site plans.

All applicable standards and guidelines have been outlined below and on the attached site plans.

Commercial Retail (CR)-SRC Chapter 522

Density:	There are no density requirements for multi-family dwellings in the CR zone.
Setbacks:	All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan. Setbacks are shown on the tentative plan.
Northeast:	10-foot setback-Buildings 10, 11, 12, 13 (CR zoned/proposed park)
North:	82-foot setback-Building 29 (RMII zoned)
East:	Adjacent Cordon Road; 20-foot setback Buildings 5, 6, 7, 8, 9, 10 and Garage 1

South: Adjacent Greencrest Street; 20-foot setback-Buildings 1, 2, 3, 4, 5 (building & parking)
West: 82-foot setback-Buildings 13, 17, 22 (RMII zoned)

Maximum Height: Maximum building height allowed in the CR zone is 50'. All proposed buildings are in compliance with the requirements of the Code.

*Building 1 (Type D) is 39.1 feet in height (measured to the highest point)
*Building 2 (Type C) is 39.1 feet in height (measured to the highest point)
*Building 3 (Type A) is 40 feet in height (measured to the highest point)
*Building 4 (Type A) is 40 feet in height (measured to the highest point)
*Building 5 (Type A) is 40 feet in height (measured to the highest point)
*Building 6 (Type A) is 40 feet in height (measured to the highest point)
*Building 7 (Type D) is 39.1 feet in height (measured to the highest point)
*Building 8 (Type C) is 39.1 feet in height (measured to the highest point)
*Building 9 (Type B) is 37.9 feet in height (measured to the highest point)
*Building 10 (Type A) is 40 feet in height (measured to the highest point)
*Building 11 (Type A) is 40 feet in height (measured to the highest point)
*Building 12 (Type A) is 40 feet in height (measured to the highest point)
*Building 13 (Type A) is 40 feet in height (measured to the highest point)
*Building 17 (Type A) is 40 feet in height (measured to the highest point).
*Building 18 (Type A) is 40 feet in height (measured to the highest point)
*Building 19 (Type C) is 39.1 feet in height (measured to the highest point)
*Building 20 (Type A) is 40 feet in height (measured to the highest point).
*Building 21 (Type E) is 40.4 feet in height (measured to the highest point)
*Building 22 (Type D) is 39.1 feet in height (measured to the highest point)
*Building 23 (Type B) is 37.9 feet in height (measured to the highest point)
*Building 24 (Type E) is 40.4 feet in height (measured to the highest point)
*Building 25 (Type A) is 40 feet in height (measured to the highest point)
*Building 26 (Type E) is 40.4 feet in height (measured to the highest point)
*Building 27 (Type D) is 39.1 feet in height (measured to the highest point)
*Building 28 (Type B) is 37.9 feet in height (measured to the highest point)
*Building 29 (Community Building) is 25 feet in height (measured to the highest point)

*Garage Building-13.10 feet in height (measured to the highest point)

*Maintenance Building-13.1 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

Parking (Sheet SDR3): The development is for a 327-unit apartment complex. Code requires 1 vehicle parking spaces per every studio or 1-bedroom dwelling unit and 1.5 vehicle parking spaces per every 2 or more bedrooms. As shown on the site plan, 447 on-site parking spaces are being provided on the CR zoned portion of the site. There are an additional 80 parking spaces being provided within the RMII zoned portion of the site. All parking and amenities will be shared between the RMII zoned development and the CR zoned development. Garages are also being proposed on the site, as shown on the site plan.

378 Standard Parking Stalls
51 Compact Parking Stalls
11 Handicap Parking Stalls
7 Garages
447 Total Parking Stalls

There are 447 parking spaces located in the CR portion of the site and 80 located in the RMII portion. Adequate parking has been provided throughout the development with 1.65 parking spaces per dwelling unit. All parking and amenities will be shared between the RMII development and the CR development.

Three (3) loading spaces have been provided as well. Adequate parking has been provided throughout the development with 1.53 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle Parking: The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents. A total of 36 bicycle parking spaces have been provided on-site.

Recycling (Sheet SDR3): There is one trash/recycle area provided within the development. The trash/recycle area is located on the northeast corner of the development. The trash receptacle is accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle area will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

Stormwater: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. A Preliminary Drainage Report dated September 15, 2021, has been submitted as part of this proposal. Therefore, meeting the requirements of the Public Works Department.

Landscaping: The CR zone requires that 15% of the site be landscaped. The net developable area within the CR zoned portion of the development is 469,311 square feet in size with 138,830 square feet of landscaping throughout. Therefore, the development provides 29% landscaping throughout the site.

Traffic: A Traffic Impact Analysis (TIA) dated February 2019 was approved with the original submittal. See Land-Use approval CPC-ZC-PUD-SUB-ADJ19-08MOD2.

Trees: TCP 19-15 was approved for the subject property. There are 7 significant Oregon White Oak trees located within of the development. All 7 Oregon White Oak trees will remain on the site.

Oak Tree-26”
Oak Tree-32”
Oak Tree-34”
Oak Tree-24”
Oak Tree-32”
Oak Tree-30”
Oak Tree-38”

(B) ***The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;***

Applicant Findings: The subject property has street frontage on Cordon Road to the east, State Street to the south, Greencrest to the west, and a cul-de-sac to the north. A Traffic Impact Analysis (TIA) dated February 2019 was approved with the original submittal. See Land-Use approval CPC-ZC-PUD-SUB-ADJ19-08MOD2.

As shown on the site plan, safe and efficient access and circulation has been provided into and throughout the development. The proposed development 26-foot wide driveways throughout the site. The driveways provide circulation throughout the site and onto the surrounding street system.

The design of on-site circulation is clearly identifiable, safe, pedestrian friendly and interconnected. The subject property is located in a developing area where improved streets and sidewalks continue as required by the City. Improved access is required by code. Approval does not adversely affect the safe and healthful development of any adjoining land or access thereto.

(*C)* ***Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and***

Applicant Findings: The development is for a 327-unit apartment complex. Code requires 1 vehicle parking spaces per every studio or 1-bedroom dwelling unit and 1.5 vehicle parking spaces per every 2 or more bedrooms. As shown on the site plan, 447 on-site parking spaces are being provided on the CR zoned portion of the site. There are an additional 80 parking spaces being provided within the RMII zoned portion of the site. All parking and amenities will be shared between the RMII zoned development and the CR zoned development. Garages are also being proposed on the site, as shown on the site plan.

378	Standard Parking Stalls
51	Compact Parking Stalls
11	Handicap Parking Stalls
7	Garages
447	Total Parking Stalls

Adequate parking has been provided throughout the development with 1.53 parking spaces per dwelling unit.

Three (3) loading spaces have been provided as well.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle Parking: The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents. A total of 36 bicycle parking spaces have been provided on-site.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

Therefore, this standard has been met.

(D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Applicant Findings: Utility plans have been provided that show how the site will be served with City water, sewer, storm water facilities, and other utilities appropriate to the development.

East Park Apartments
Adjustment Class-2 Application
Revised-October 26, 2021

Proposal:

The subject property is 12.77 acres in size, zoned CR and RMII, and located on the corner of Cordon Road and State Street.

The subject property is part of the East Park PUD (CPC-ZC-PUD-SUB-ADJ19-08MOD2).

RMII Portion:
86,861 square feet (1.99 acres)
36-units proposed

CR Portion:
469,311 square feet (10.77 acres)
291-units proposed

The applicant is proposing a development consisting of 327-apartment units as shown on the site plans.

The applicant is requesting an adjustment greater than 20% adjustment to Sec. 702.020(d)(2) Façade and building design:

> ***"SRC 702.020(d)(2): "To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street."***

Adjustment Criteria-SRC 250.005(d)(2) Criteria:

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or
(ii) Equally or better met by the proposed development.

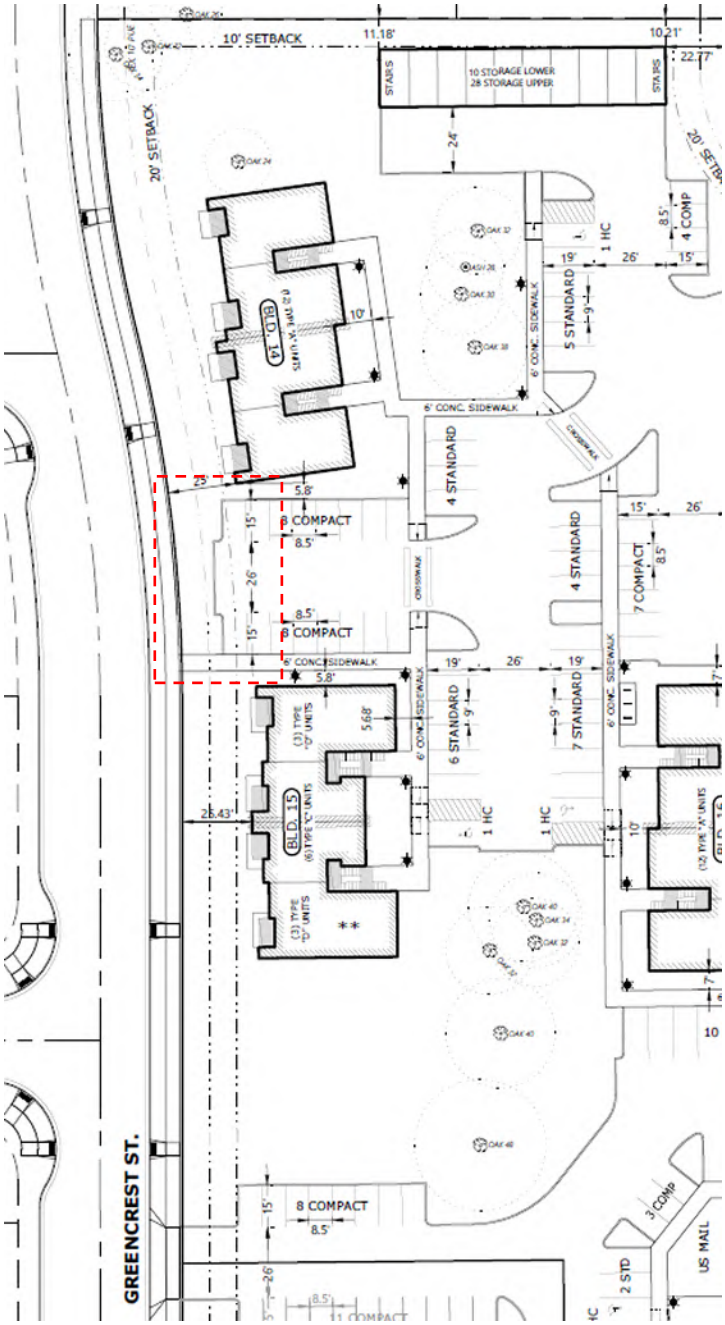
(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant Findings:

(A) The purpose of this requirement is to provide a pedestrian friendly development with building located close to the sidewalks instead of parking areas.

Due to the location of accessways, parking, and trees, Buildings 14 and 15 are located behind the parking garages.



The applicant's proposal includes landscaping within this area to make it visually appealing. See attached landscape plans.

(B) The apartment development will provide landscaped areas throughout the site with pedestrian paths/sidewalks through, along with visual appealing buildings. There will be landscaping adjacent Buildings 14 and 15 to enhance the pedestrian experience. All of which will create a pedestrian friendly development. The reduction of buildings along the setback line and parking location will have no effect on the proposed use or surrounding uses.

(C) There are three adjustments being requested for this proposal. The three adjustments do not have any effect on the project. The cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone, as shown on the site plans.

East Park Apartments
Adjustment Class-2 Application
Revised-October 26, 2021

Proposal:

The subject property is 12.77 acres in size, zoned CR and RMII, and located on the corner of Cordon Road and State Street.

The subject property is part of the East Park PUD (CPC-ZC-PUD-SUB-ADJ19-08MOD2).

RMII Portion:
86,861 square feet (1.99 acres)
36-units proposed

CR Portion:
469,311 square feet (10.77 acres)
291-units proposed

The applicant is proposing a development consisting of 327-apartment units as shown on the site plans.

The applicant is requesting an adjustment greater than 20% adjustment to Sec. 702.020(e)(5) Façade and building design:

> ***"(5) 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."***

Adjustment Criteria-SRC 250.005(d)(2) Criteria:

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or
(ii) Equally or better met by the proposed development.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant Findings:

(A) The purpose of this requirement is to provide a pedestrian friendly development with buildings entrances facing the street. The applicant is requesting an adjustment to the pedestrian paths from the buildings to the sidewalk system. All buildings within the

development have direct pedestrian access onto sidewalks. The internal pedestrian circulation system consists of hard 6-foot-wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, and the trash disposal area. The pedestrian system connects the buildings to the public sidewalk system within Greencrest Street, State Street, Cordon Road, and the cul-de-sac to the north, via the proposed internal sidewalk system.

Proposed and existing sidewalks will further enhance the pedestrian connections and circulation to and from the site. The proposed sidewalks to and from the site will provide pedestrian circulation to the entrances of the buildings.

Proposed pedestrian sidewalk connections are illustrated on the tentative site plan. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

All buildings face the interior of the lot. All buildings face the interior of the lot. The rear side of Buildings 14 and 15 face Greencrest Street; the rear side of Buildings 1, 2, 3, 4, and 5 face State Street; and the rear side of Buidlings 6, 7, 8 and 9 face Cordon Road. The street side of these buildings (rear) will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, entryways, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

All buildings within the development have direct pedestrian access onto sidewalks. The internal pedestrian circulation system consists of hard 6-foot-wide surfaced sidewalks and 10-foot wide pedestrian paths that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, and the trash disposal area. The pedestrian system connects the buildings to the public sidewalk system within Greencrest Street to the west, State Street to the south, Cordon Road to the east, and the cul-de-sac to the north, via the proposed internal sidewalk system.

Proposed and existing sidewalks will further enhance the pedestrian connections and circulation to and from the site. The proposed sidewalks to and from the site will provide pedestrian circulation to the entrances of the buildings.

Proposed pedestrian sidewalk connections are illustrated on the tentative site plan.

(B) The apartment development will provide landscaped areas throughout the site along with pedestrian paths/sidewalks throughout, along with visual appealing buildings. All of which will create a pedestrian friendly development. Buildings not facing the street will have no effect on the proposed use or surrounding uses.

(C) There are three adjustments being requested for this proposal. The three adjustments do not have any effect on the project. The cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone, as shown on the site plans.

East Park Apartments
Adjustment Class-2 Application
Revised-October 26, 2021

Proposal:

The subject property is 12.77 acres in size, zoned CR and RMII, and located on the corner of Cordon Road and State Street.

The subject property is part of the East Park PUD (CPC-ZC-PUD-SUB-ADJ19-08MOD2).

RMII Portion:
86,861 square feet (1.99 acres)
36-units proposed

CR Portion:
469,311 square feet (10.77 acres)
291-units proposed

The applicant is proposing a development consisting of 327-apartment units as shown on the site plans.

The applicant is requesting an adjustment greater than 20% adjustment to Sec. 702.020(e)(4) Façade and building design:

> ***"(4) 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."***

Adjustment Criteria-SRC 250.005(d)(2) Criteria:

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or
(ii) Equally or better met by the proposed development.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

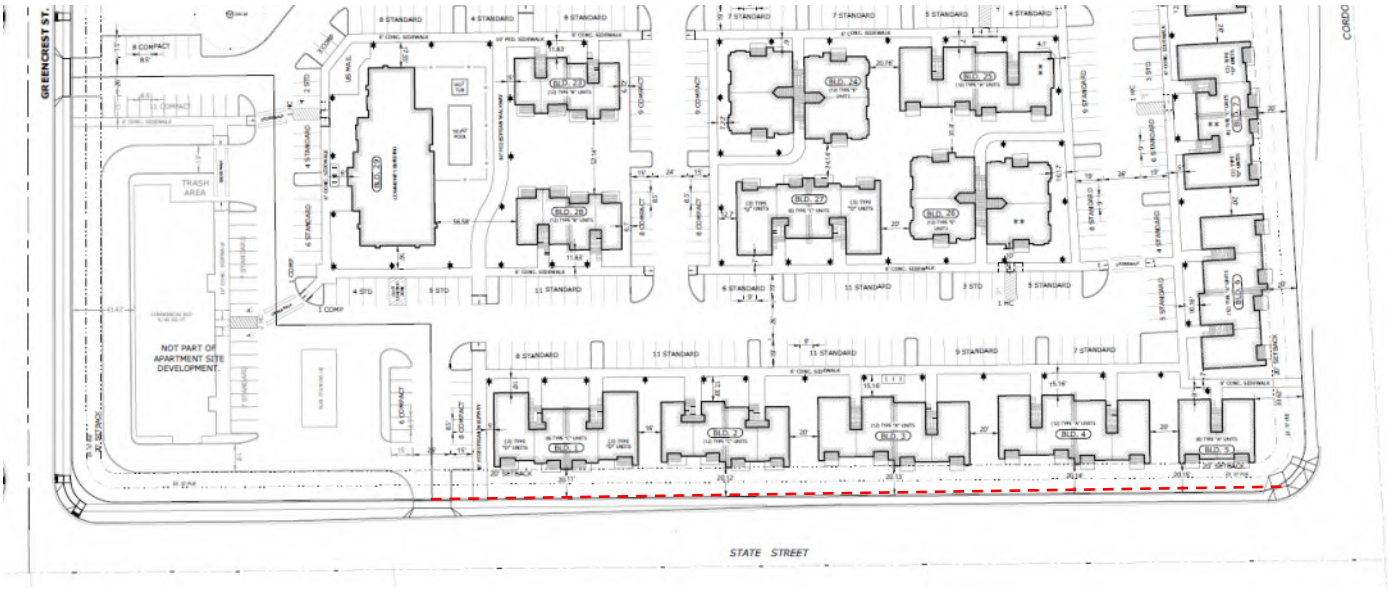
(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant Findings:

(A) The purpose of this requirement is to provide a pedestrian friendly development with building located close to the sidewalks instead of parking areas.

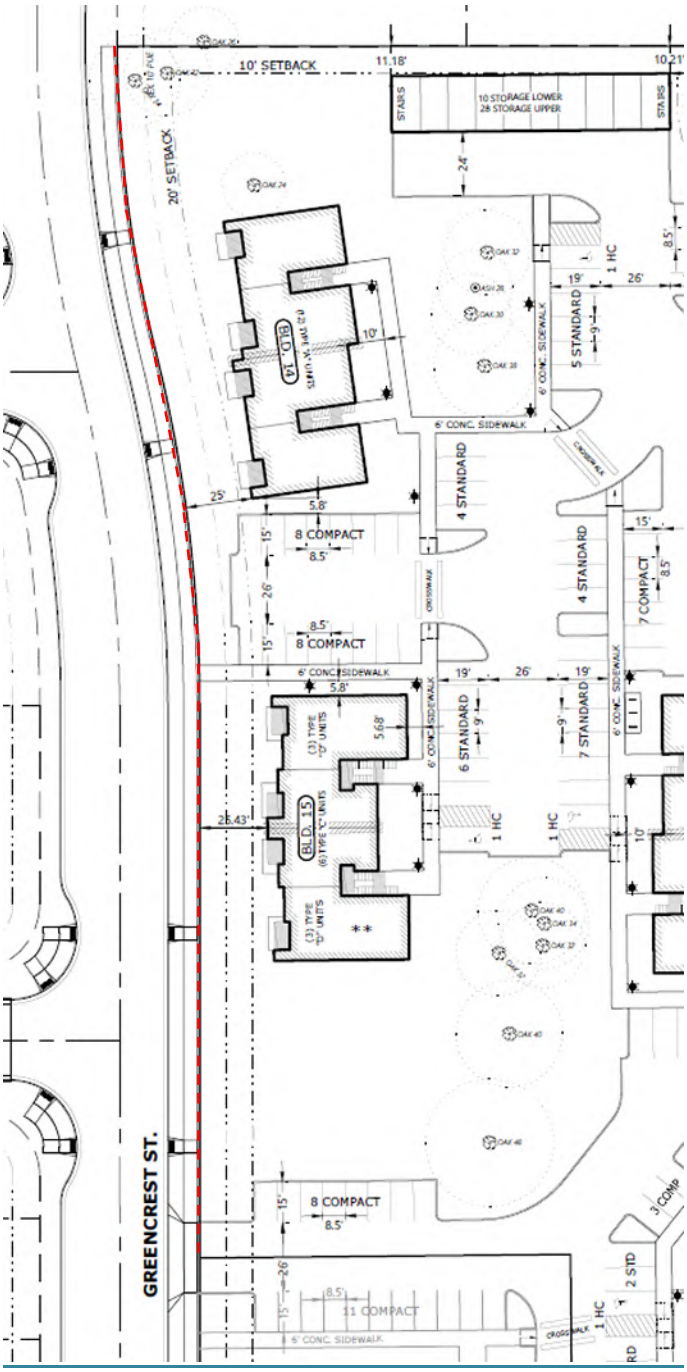
State Street

The subject property has 567 feet of buildable width (this excludes required side setbacks and driveway) along State Street. Buildings 1, 2, 3, 4, and 5 are located adjacent State Street with a setback of about 20 feet. However, buildings in the CR zone are required to have a setback of 5 to 10 feet. Therefore, none of these buildings are located on the setback line and this standard is not met.



Greencrest Street

The subject property has 427 feet of buildable width (this excludes required side setbacks and driveway). Buildings 14 and 15 are located adjacent Greencrest Street with a setback of over the 25 feet. However, buildings in the RMII zone are required to have a maximum setback of 25 feet. Therefore, none of these buildings are located on the setback line and this standard is not met.


10' SETBACK
11.18'
10.21'
20' SETBACK
10 STORAGE LOWER
28 STORAGE UPPER
STAIRS
STAIRS
24'
1 HC
19'
26'
8.5'
5 STANDARD
6' CONC. SIDEWALK
6' CONC. SIDEWALK
CROSSWALK
25'
5.8'
8 COMPACT
8.5'
15'
26'
4 STANDARD
4 STANDARD
7 COMPACT
8.5'
8 COMPACT
6' CONC. SIDEWALK
19'
26'
19'
5.8'
6 STANDARD
7 STANDARD
6' CONC. SIDEWALK
5.68'
(3) TYPE "D" UNITS
BLD. 15
(6) TYPE "C" UNITS
(3) TYPE "D" UNITS
26.43'
1 HC
1 HC
10'
**
GREENCREST ST.
8 COMPACT
8.5'
15'
26'
11 COMPACT
6' CONC. SIDEWALK
2 STD
1 HC
CROSSWALK

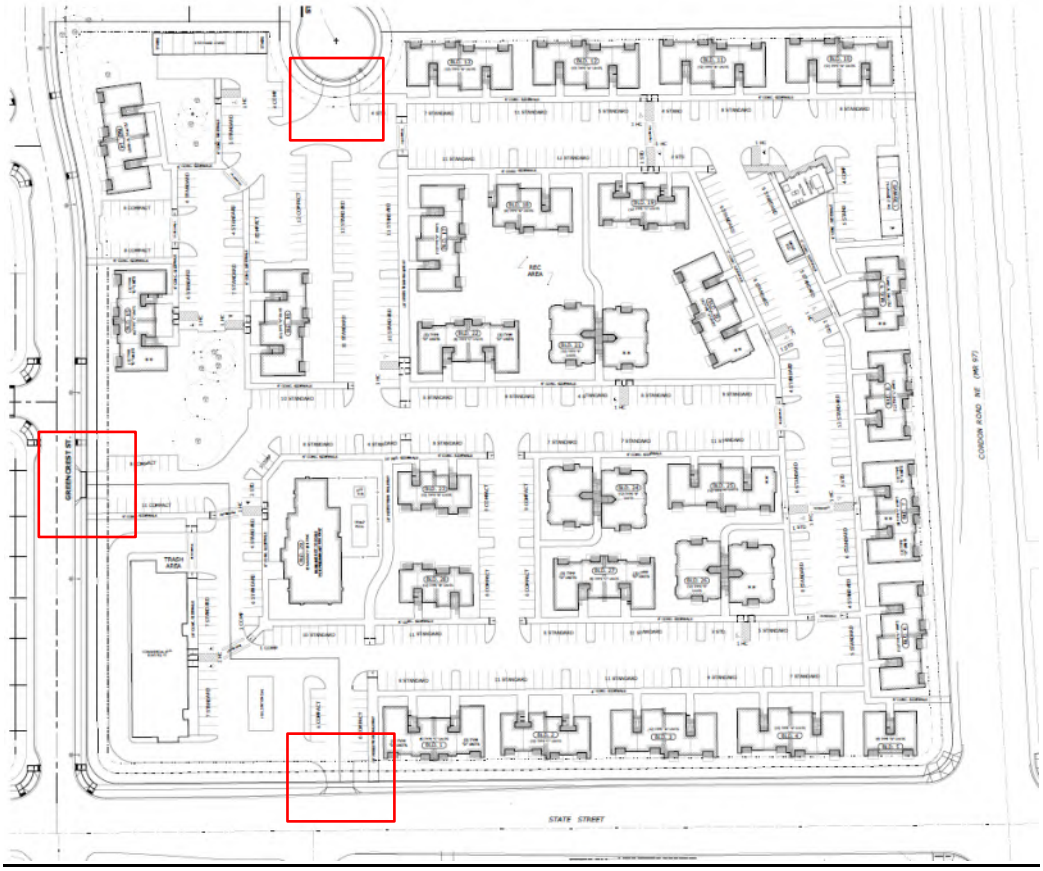
Cordon Road

The subject property has 685 feet of buildable width (this excludes required side setbacks and driveway) along Cordon Road. Buildings 5, 6, 7, 8, 9, and 10 are located adjacent Cordon Road with a setback of about 20 feet. However, buildings in the CR zone are required to have a setback of 5 to 10 feet. Therefore, none of these buildings are located on the setback line and this standard is not met.

(B) The apartment development will provide more than adequate landscaped areas throughout the site along with pedestrian paths/sidewalks throughout, along with visual appealing buildings. All of which will create a pedestrian friendly development. The reduction of buildings along the setback line will have no effect on the proposed use or surrounding uses.

(C) There are three adjustments being requested for this proposal. The three adjustments do not have any effect on the project. The cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone, as shown on the site plans.

Class 2-Driveway Approach Permit
Revised-October 26, 2021



SRC 804.025 (d) Criteria. A Class 2 Driveway Approach Permit shall be granted if:

(1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;

Applicant Response: The subject property is 12.77 acres in size, zoned CR and RMII, and located west of Cordon Road, north of State Street, and east of Greencrest Street.

The applicant is proposing a development consisting of 327-apartment units as shown on the site plans.

The proposed development will have access onto State Street located to the south and Greencrest Street to the west. The development will also have access to a proposed cul-de-sac to the north. State Street is designated as a 'major arterial' street and Greencrest Street is designated as a 'collector' street on the Salem Transportation System Plan. The proposed cul-de-sac to the north is a designated as a 'local' street. All three (3) driveways will meet Public Works design standards. As shown on the site plan the driveways are required for access to the site and are in compliance with design standards.

(2) No site conditions prevent placing the driveway approach in the required location;

Applicant Response: The location of the driveways was taken into consideration prior to laying the site out. Access onto Cordon Road to the east is not allowed, so all access for the development is taken to and from the three streets shown on the site plan. The location of the proposed driveways take into consideration the location of internal streets adjacent to the site and access onto the local streets. Therefore, all factors were taken into consideration and there are no conditions on the site that prevent the driveway approach.

(3) The number of driveway approaches onto an arterial are minimized;

Applicant Response: State Street is designated as a 'major arterial'. There is one driveway proposed onto State Street.

Per Sec. 804.035., ***"Access onto major and minor arterials.***

> ***(a)Number of driveway approaches.***
> ***(1)Except as otherwise provided in this chapter, a complex shall be entitled to one driveway approach onto a major or minor arterial. Additional driveway approaches for a complex may be allowed where:***
> ***(A) A complex has more than 370 feet of frontage abutting a major or minor arterial;***
> ***(B)There is a shared access agreement between two or more complexes; or***
> ***(C)It is impracticable to serve the complex with only one driveway approach."***

The proposed apartment complex development only has one driveway approach onto the major arterial. The apartment complex site has more then 370 feet of frontage abutting State Street. Therefore, this criteria has been met.

(4) The proposed driveway approach, where possible:
(A) Is shared with an adjacent property; or
(B) Takes access from the lowest classification of street abutting the property;

Applicant Response to (4)(B): The proposed development will have access onto State Street located to the south and Greencrest Street to the west. The development will also have access to a proposed cul-de-sac to the north. State Street is designated as a 'major arterial' street and Greencrest Street is designated as a 'collector' street on the Salem Transportation System Plan. The proposed cul-de-sac to the north is a designated as a 'local' street.

The driveway onto State Street will be shared with a future commercial use located on the corner of Greencrest Street and State Street. The lowest classified street adjacent to the subject property is the proposed cul-de-sac to the north. In order to avoid having all the apartment traffic onto the cul-de-sac and meet fire code, other driveway approaches are being provided onto Greencrest Street and State Street. Therefore, this criterion has been met.

(5) The proposed driveway approach meets vision clearance standards;

Applicant Response: Through the pre-app process, the applicant has been working with Public Works to ensure that the driveway approach is in the required location and meets vision clearance standards. As shown on the site plan, this criterion has been met.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Applicant Response: The driveway approaches do not create traffic hazards. As shown on the site plan, this criterion has been met.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Applicant Response: Public Works has had the opportunity to review the site plan for any adverse impacts. No adverse impacts to the vicinity have been identified. As shown on the site plan, the location of the driveways will not have any impacts on the subject property or adjacent properties. This criterion has been met.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approach is in the required locations to minimize impacts to adjacent streets and intersections. As shown on the site plan, this criterion has been met.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approaches are in the required location to help balance the adverse impacts to residentially zoned property. The location of the proposed driveways takes into consideration the location of the streets adjacent to the site and access onto Greencrest Street, State Street, and the cul-de-sac to the north. As shown on the site plan, this criterion has been met.

East Park Apartments

Design Review

Revised-November 23, 2021

BACKGROUND:

*On June 18, 2018, a Pre-Application Conference (PRE-AP18-72) was held with the applicant and City staff. The purpose of the pre-app was to discuss the potential development of the property.

*The applicant attended the East Lancaster Neighborhood Association meeting and the East Suburban Neighborhood Association meeting on October 4, 2018, to discuss the proposal with the Neighborhood Association and adjacent property owners.

*On January 3, 2019, the required PUD Pre-Application Conference (PRE-AP18-126) was held with the applicant and City staff.

*On October 16, 2019, CPC-ZC-PUD-SUB-ADJ19-08 was approved for East Park PUD. The approval was for a 695-unit Planned Unit Development and Subdivision to be completed in six phases, a Minor Comprehensive Plan Map Amendment and Zone Change from CR (Retail Commercial) to RMll (Multi-Family Residential)for approximately 2.11 acres, and from lP (lndustrial Park) to RS (Single Family Residential) for approximately 3.25 acres, and a Class-2 Adjustment to reduce the amount of required off-street parking spaces for the 36-unit multi-family portion of the PUD from 77 spaces (2.14 per unit) to 64 spaces (1.77 spaces per unit).

*On December 29, 2020, CPC-ZC-PUD-SUB-ADJ19-08MOD1 was approved for East Park PUD. The approval modified the original approval to allow the application to subdivide 122 acres into a six (6) Phase, 642-Lot Subdivision (SUB) with 12.29 acres of open space.

*On July 8, 2021, the required Design Review Pre-Application Conference (PRE-AP21-76) was held with the applicant and City staff.

*On August 27, 2021, CPC-ZC-PUD-SUB-ADJ19-08MOD2 was approved for East Park PUD. The approval modified the original approval to allow a revision to the phase boundaries.

PROPOSAL:

The following statement addresses the applicable Design Review **Standards** in the SRC Chapter 702 (Multiple Family Design Review) and the requirements under the CR (SRC 522) and RMII (SRC 514) Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

The subject property is 12.77 acres in size, zoned CR and RMII, and located west of Cordon Road, north of State Street, and east of Greencrest Street. The subject property is part of the East Park PUD (CPC-ZC-PUD-SUB-ADJ19-08MOD2). The 36-units proposed within the RMII zoned portion of the property already received approval through the PUD approval.

RMII Portion:
86,861 square feet (1.99 acres)
36-units proposed

CR Portion:
469,311 square feet (10.77 acres)
291-units proposed

Therefore, the applicant is proposing Design Review approval for the CR portion of the development consisting of 291-apartment units as shown on the site plans.

Adjustments Requested:
SRC 702.020(d)(2) Parking and Site Design
SRC 702.020(e)(4) Façade and Building Design
SRC 702.020(e)(5) Façade and Building Design

Commercial Retail (CR)-SRC Chapter 522

Density: The applicant is proposing Design Review approval for the CR portion of the development consisting of 291-apartment units as shown on the site plans. There are no density requirements for multi-family dwellings in the CR zone.

Setbacks: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan. Setbacks are shown on the tentative plan.

Northeast:	10-foot setback-Buildings 10, 11, 12, 13 (CR zoned/proposed park)
North:	82-foot setback-Building 29 (RMII zoned)
East:	Adjacent Cordon Road; 20-foot setback Buildings 5, 6, 7, 8, 9, 10 and Garage 1
South:	Adjacent State Street; 20-foot setback-Buildings 1, 2, 3, 4, 5 (building & parking)
West:	82-foot setback-Buildings 13, 17, 22 (RMII zoned)

Maximum Height: Maximum building height allowed in the CR zone is 50'. All proposed buildings are in compliance with the requirements of the Code.

*Building 1 (Type D) is 39.1 feet in height (measured to the highest point)
*Building 2 (Type C) is 39.1 feet in height (measured to the highest point)
*Building 3 (Type A) is 40 feet in height (measured to the highest point)
*Building 4 (Type A) is 40 feet in height (measured to the highest point)
*Building 5 (Type A) is 40 feet in height (measured to the highest point)
*Building 6 (Type A) is 40 feet in height (measured to the highest point)
*Building 7 (Type D) is 39.1 feet in height (measured to the highest point)
*Building 8 (Type C) is 39.1 feet in height (measured to the highest point)
*Building 9 (Type B) is 37.9 feet in height (measured to the highest point)
*Building 10 (Type A) is 40 feet in height (measured to the highest point)
*Building 11 (Type A) is 40 feet in height (measured to the highest point)
*Building 12 (Type A) is 40 feet in height (measured to the highest point)
*Building 13 (Type A) is 40 feet in height (measured to the highest point)
*Building 17 (Type A) is 40 feet in height (measured to the highest point).
*Building 18 (Type A) is 40 feet in height (measured to the highest point)
*Building 19 (Type C) is 39.1 feet in height (measured to the highest point)
*Building 20 (Type A) is 40 feet in height (measured to the highest point).
*Building 21 (Type E) is 40.4 feet in height (measured to the highest point)
*Building 22 (Type D) is 39.1 feet in height (measured to the highest point)
*Building 23 (Type B) is 37.9 feet in height (measured to the highest point)
*Building 24 (Type E) is 40.4 feet in height (measured to the highest point)
*Building 25 (Type A) is 40 feet in height (measured to the highest point)
*Building 26 (Type E) is 40.4 feet in height (measured to the highest point)
*Building 27 (Type D) is 39.1 feet in height (measured to the highest point)
*Building 28 (Type B) is 37.9 feet in height (measured to the highest point)
*Building 29 (Community Building) is 25 feet in height (measured to the highest point)

*Garage Building-13.10 feet in height (measured to the highest point)

*Maintenance Building-13.1 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

Parking (Sheet SDR3): The development is for a 327-unit apartment complex. Code requires 1 vehicle parking spaces per every studio or 1-bedroom dwelling unit and 1.5 vehicle parking spaces per every 2 or more bedrooms. As shown on the site plan, 447 on-site parking spaces are being provided on the CR zoned portion of the site. There are an additional 80 parking spaces being provided within the RMII zoned portion of the site. All parking and amenities will be shared between the RMII zoned development and the CR zoned development. Garages are

also being proposed on the site, as shown on the site plan.

CR Zone:

378	Standard Parking Stalls
51	Compact Parking Stalls
11	Handicap Parking Stalls
7	Garages
447	Total Parking Stalls

Three (3) loading spaces have been provided as well.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle Parking: The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents. A total of 36 bicycle parking spaces have been provided on-site.

Recycling (Sheet SDR3): There is one trash/recycle area provided within the development. The trash/recycle area is located on the northeast corner of the development. The trash receptacle is accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle area will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

Stormwater: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. A Preliminary Drainage Report dated September 15, 2021, has been provided as part of this submittal. Therefore, meeting the requirements of the Public Works Department.

Landscaping: The CR zone requires that 15% of the site be landscaped. The net developable area within the CR zoned portion of the development is 469,311 square feet in size with 138,830 square feet of landscaping throughout. Therefore, the development provides 29% landscaping throughout the site.

Traffic: A Traffic Impact Analysis (TIA) dated February 2019 was approved with the original submittal. See Land-Use approval CPC-ZC-PUD-SUB-ADJ19-08MOD2.

Trees: TCP 19-15 was approved for the subject property. There are 7 significant Oregon White Oak trees located within of the development. All 7 Oregon White Oak trees will remain on the site.

Oak Tree-26”
Oak Tree-32”
Oak Tree-34”
Oak Tree-24”
Oak Tree-32”
Oak Tree-30”
Oak Tree-38”

Multiple Family Design Review Standards- Chapter 702

702.020(a):

702.020(a)(1) Open Space (Sheet SDR4): In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that open space is an integral part of the overall development design.

Per the code the proposed development shall provide a minimum 30% open space. The minimum open space area required for this development is 140,793 square feet of the net developable area. The subject area is zoned CR and is 469,311 (10.77 acres) square feet in size with 159,913 square feet of open space, including landscaped areas, a recreation building and pool. Therefore, totaling 34% open space.

The proposed development provides a 10,554 square foot recreation building in the center of the site, along with a pool; and landscaped open space areas throughout the site for both the CR and RMII zoned portions. There are also two large open space (one south of Building 15 within the RMII zone/one in the center of Buildings 17, 18, 21, 22) areas located within the development that is about 12,376 square feet in size and has a dimension of at least 65 feet. The recreation building, open space areas, and recreation areas are available to all 327 dwelling units and accessible via the proposed pedestrian pathways. The interior pathways are 6-foot-wide paved sidewalks and 10-foot-wide pedestrian all sidewalks throughout the development are 6-foot-wide paved sidewalks. The recreation building, play areas, and open space areas are located in convenient and safe areas for the residents.

The proposed development provides approximately 210,272 square feet of total common open space located within the RMII zoned and CR zoned portion of the site, that includes the recreation building and pool. Therefore, this standard has been met. See attached site plans and open space plan.

702.020(a)(1)(A) Common Open Space Area Size and Dimensions (Sheet SDR4):

The applicant is proposing a development the CR portion of the site consisting of 291-apartment units as shown on the site plans. The CR zoned portion of the site that consist of 10.77 acres.

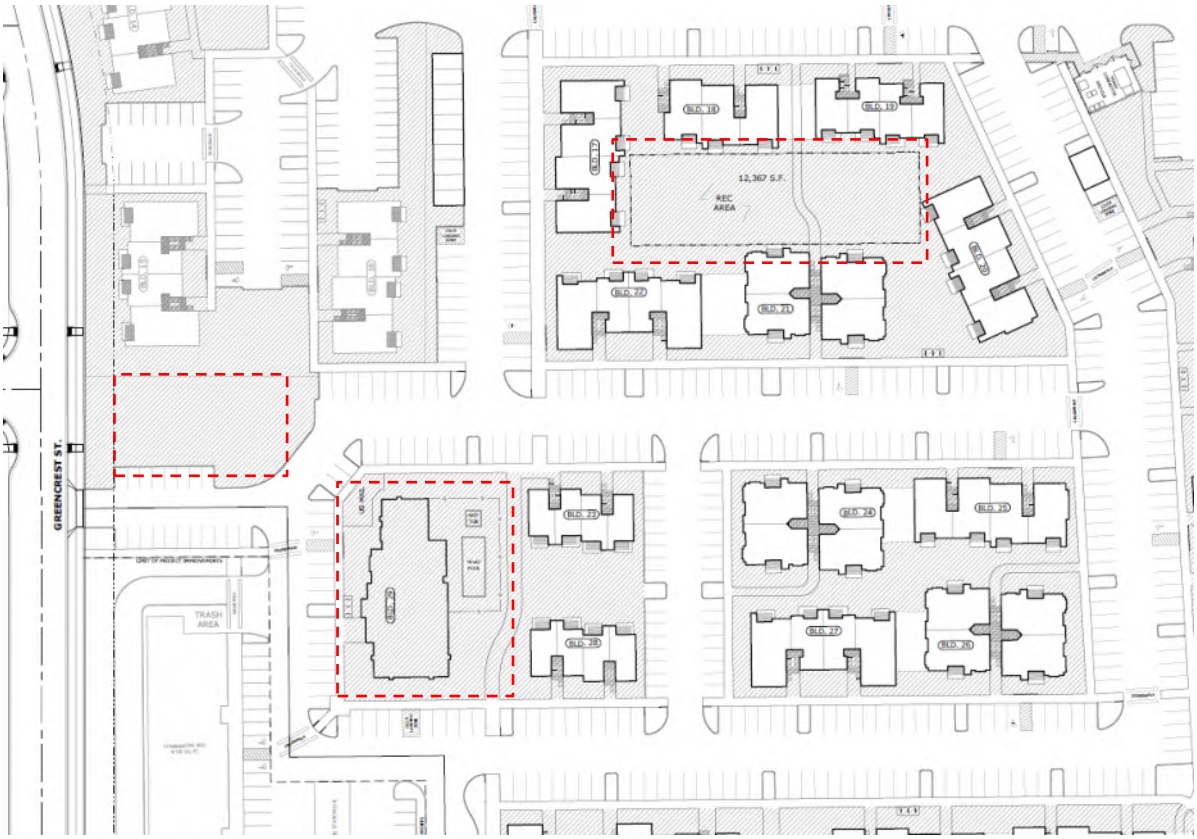
Per Table 702-3, the minimum open space area required for this development is 77,750 square feet of the site. The subject area of the site is zoned CR and is 469,311 (10.77 acres) square feet in size with 159,913 square feet of common open space, including landscaped areas, a recreation building and pool. Therefore, totaling 34% open space.

SITE AREAS COMMERCIAL	
SITE AREA	**469,311 S.F.**
COMMON OPEN SPACE	**159,913 S.F. (34.1%)**
COMMON OPEN SPACE WITHIN SETBACKS	**31,476 S.F.**
PRIVATE SPACE (GROUND FLOOR PATIOS)	**9,301 S.F.**
LANDSCAPE	**138,830 S.F. (29.6%)**
PARKING LOT LANDSCAPING	**11,511 S.F.**

702.020(a)(1)(B): As shown on the site plan all open space is usable open space. The existing conditions plan, and grading plan identify all the slopes throughout the site.

702.020(a)(1)(C) and (D): Private Open Space: Each unit will have private open space as required by code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum 60 square feet in size. All private open space areas are located contiguous to the dwelling unit and will be screened with 5-foot-high landscaping. This private open space includes the patios and balconies/decks. Therefore, this standard has been met.

702.020(a)(1)(E): In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that usable open space is an integral part of the overall development design. As shown on the site plan, there is a usable open space area located within the development.



<u>702.020(a)(1)(F):</u> The portion of East Park PUD located along the north property line of this development, has been designated for a City park. The proposed development will have adequate open space areas on-site.

<u>702.020(b)(1) and 702.020(b)(2) Landscaping Standards:</u> The subject property does not abut RS zoned properties. Landscaping is being provided adjacent all property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree will be planted for every 2,000 square feet of the site. Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 159,913 square feet of landscaped area throughout the CR site. Therefore, 34% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape standards have been met. See attached landscape plans.

A permanent underground irrigation system will be provided when development plans are final.

Trees: TCP 19-15 was approved for the subject property. There are 7 significant Oregon White Oak trees located within of the development. All 7 Oregon White Oak trees will remain on the site.

Oak Tree-26”
Oak Tree-32”
Oak Tree-34”
Oak Tree-24”
Oak Tree-32”
Oak Tree-30”
Oak Tree-38”

702.020(b)(3), (4), (5): Landscaping has been provided around the proposed buildings as shown on the plans.

At the time of development, trees identified for removal and preservation will be identified. Replanting requirement will be met as required by code.

702.020(b)(6): All private ground level open space areas are located contiguous to the dwelling unit and will be screened with 5-foot-high landscaping. This will help to ensure privacy for the patio areas designated as private open space for residents.

702.020(b)(7) and (8): All parking areas are within the requirements of the code and are separated by planter bays that are a minimum of 9 feet in width. All parking areas are landscaped as required and separated by landscaped bays that meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds. There is 11,511 square feet of landscaping within the parking area of the CR zoned portions.

Interior Parking Lot Landscaping: The proposal is for 291-units; therefore, the development is exempt from the requirements of SRC 806.035(d)(2).

702.020(c)(1) and (2) Site Safety and Security Standards: All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. Lighting on the buildings and along the sidewalks will be provided as well.

702.020(c)(3) and (4): Safety of the residents is very important, and all requirements are met to assure safety and compliance with code. There are no fences or plant materials located in areas within the development that obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

702.020(d)(1), (2), and (4) Parking and Site Design Standards: The subject property has street frontage on Greencrest Street, State Street, and Cordon Road. Internal accessways are proposed within the development as well.

Per SRC 702.020(d)(1): *"To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of nine feet in width. Individual parking areas may be connected by an aisle or driveway."*

As shown on Sheet SDR5, there no parking areas greater than 6,700 square feet in area. Planter bays a minimum of 9 feet in width have been provided adjacent all parking areas. Therefore, in order to minimize large expanses of continuous pavement, 9-foot-wide planter islands have been provided a maximum of every 12 parking spaces. Therefore, meeting the code.

All parking areas are within the requirements of the code and are separated by planter bays that are a minimum of 9 feet in width. The layout of the parking areas has been taken into consideration and provides for safe and efficient circulation throughout the development. In order to take into consideration circulation, pedestrian access, landscaping, and the requirements of the code, the parking areas have been carefully designed. All parking areas are landscaped as required and separated by landscaped bays that meet the minimum width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds. There is 11,511 square feet of landscaping within the parking areas within the CR portion.

All other buildings and parking areas on the site are in compliance with this standard.

The development does provide setbacks between the buildings and pathways. All the pathways connect the buildings, open space, parking areas, and surrounding uses.

Therefore, meeting this standard.

<u>702.020(e)(1) through (8) Façade and Building Design:</u> These guidelines are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets.

There are no buildings within the development that exceed 150 feet in length.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated in the building design to add some visual element to the buildings. Therefore, breaking up the long building length.

All buildings face the interior of the lot. The rear side of Buildings 1, 2, 3, 4, and 5 face State Street; and the rear side of Buidlings 6, 7, 8 and 9 face Cordon Road. The street side of these buildings (rear) will be designed to be visually appealing, by providing similar design as is being

provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way. There are no balconies facing the RA zoned properties. All of which will help to provide privacy.

In order to provide safety and convenience for the residents, both buildings will face the interior the lot. This provides more eyes on the site, which provides greater safety for residents. This also provides convenience since all parking is located within the interior of the site.

The subject property does not abut any RS or RA zoned properties.

North:	CR zoned/proposed park
East:	Adjacent Cordon Road
South:	Adjacent State Street
West:	Adjacent Greencrest Street

State Street

The subject property has 567 feet of buildable width (this excludes required side setbacks and driveway) along State Street. Buildings 1, 2, 3, 4, and 5 are located adjacent State Street with a setback of about 20 feet. However, buildings in the CR zone are required to have a setback of 5 to 10 feet. Therefore, none of these buildings are located on the setback line and this standard is not met.

An adjustment to this standard has been requested.

Cordon Road

The subject property has 685 feet of buildable width (this excludes required side setbacks and driveway) along Cordon Road. Buildings 5, 6, 7, 8, 9, and 10 are located adjacent Cordon Road with a setback of about 20 feet. However, buildings in the CR zone are required to have a setback of 5 to 10 feet. Therefore, none of these buildings are located on the setback line and this standard is not met.

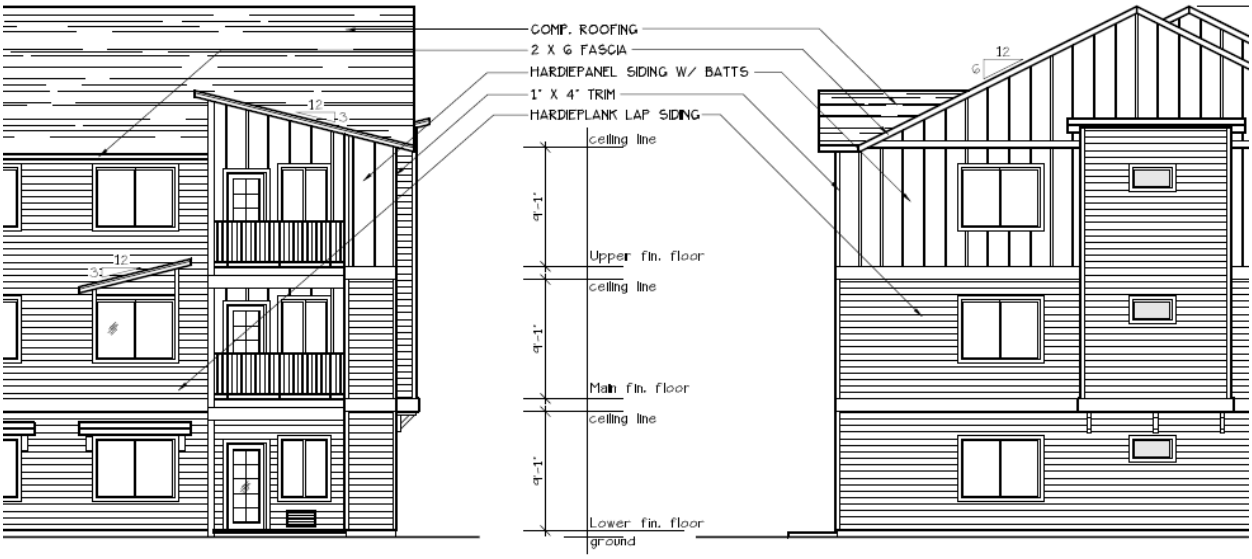
An adjustment to this standard has been requested.

All roof-mounted equipment will be screened and integrated into the building design. Further review of this requirement will take place at the time of building permits.
Therefore, this guideline has been met.

All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. All external stairways are recessed into the buildings.
Therefore, physically and visually incorporating them into the building's architecture design.

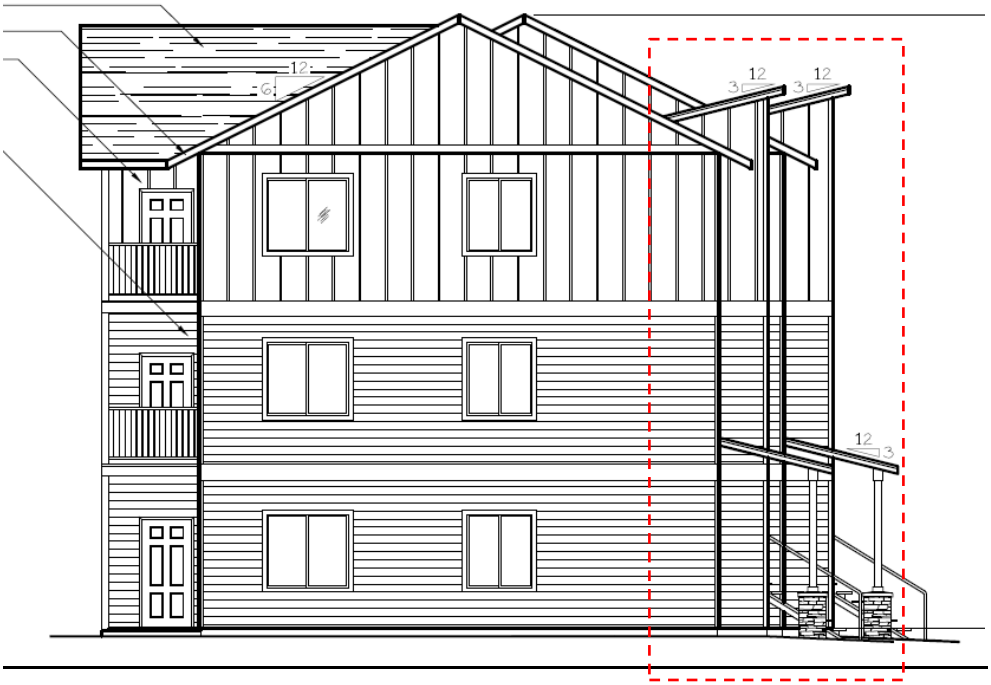
The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.

<u>702.020(e)(9) and (10) (See Building Elevations):</u> Varied materials, textures, and colors are being used on the buildings. The applicant has provided building elevations to show how this is being complied with. The materials used on the front, rear, and sides of the apartments are the same; shake siding, trim board, and lap siding. See attached building elevations.



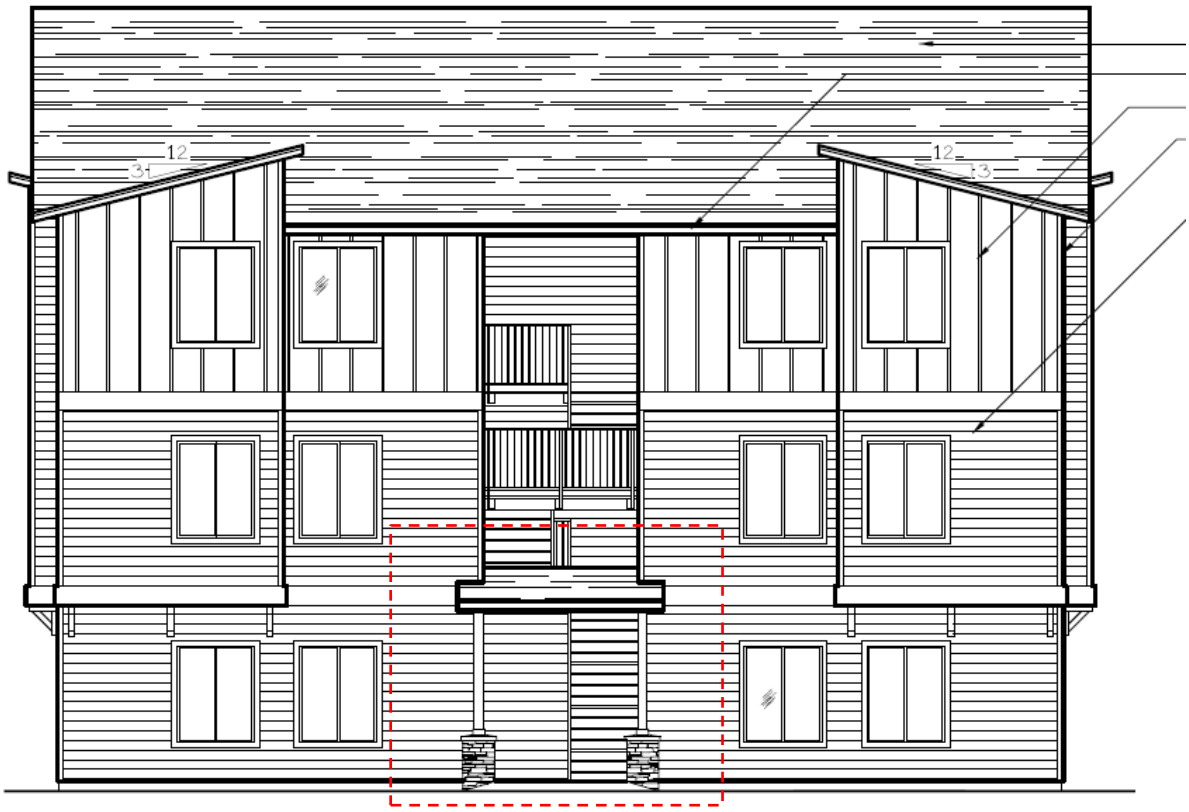
The proposed buildings proved the required offsets and design elements as shown on the building elevations.

The proposed buildings provide offsets:



Covered Decks and Recessed Balconies:

Covered Entrance:



MEMO

TO: Aaron Panko, Planner III
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department

DATE: December 15, 2021

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
CU-SPR-ADJ-DAP-DR21-05 (21-117432)
255 CORDON ROAD NE
MULTI-FAMILY RESIDENTIAL COMPLEX

PROPOSAL

A Conditional Use Permit request to allow a new multi-family residential use, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new multi-family residential complex with a Class 2 Adjustment.

For a portion of property approximately 10.7 acres in size, zoned CR (Retail Commercial), and located at the 4900 Block of State Street - 97301 (Marion County Assessor Map and Tax Lot numbers: 072W29C / 00100 and 00101).

RECOMMENDED CONDITIONS OF APPROVAL

1. Convey land for dedication to equal a half-width right-of-way of 48 feet along the entire frontage of State Street, including sufficient right-of-way to accommodate public infrastructure at the property corners.

2. Construct a half-street improvement along the entire frontage of State Street to Major Arterial street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

3. Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Greencrest Street NE, including sufficient right-of-way to accommodate public infrastructure at the property corners.

4. Construct a half-street improvement along the frontage of Greencrest Street NE to Collector standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

5. As specified in the TIA, construct eastbound-to-northbound and westbound-to-southbound left-turn lanes at the intersection of State Street and Greencrest Street NE.

6. Construct a minimum 12-inch water main in State Street from Cordon Road NE to Greencrest Street NE.

7. Construct a minimum 12-inch water main in Greencrest Street NE along the entire frontage of the proposed development.

8. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

9. The proposed driveway onto State Street shall be eliminated.

FACTS

Streets

1. Cordon Road NE

    a. Standard—This street is designated as a Parkway street in the Salem TSP and is under jurisdiction of Marion County.

    b. Existing Conditions—This street has an approximate 35-foot improvement within a 100-foot-wide right-of-way abutting the subject property.

2. State Street

    a. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.

    b. Existing Conditions—This street has an approximate 36-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

3. Greencrest Street NE

    a. Standard—This street is designated as a Collector street in the Salem TSP and is under construction. The standard for this street classification is a 40-foot-wide improvement within a 60-foot-wide right-of-way.

b. Existing Conditions—Portions of this street are under construction.

Storm Drainage

1. Existing Conditions

   a. An 18-inch storm main is located in State Street NE.

   b. A 16-inch storm main is located in Greencrest Street NE north of the subject property.

Water

1. Existing Conditions

   a. The subject property is located in the G-0 water service level.

   b. A 12-inch water main is located in State Street at the intersection with Cordon Road NE. Mains of this size generally convey flows of 500 to 1,100 gallons per minute.

   c. An 8-inch water main is located in Greencrest Street NE, north of the subject property. Mains of this size generally convey flows of 1,100 to 2,500 gallons per minute.

   d. A 24-inch water main is located in Cordon Road NE. Mains of this size generally convey flows of 8,500 to 9,700 gallons per minute.

Sanitary Sewer

1. Existing Conditions

   a. A12-inch sewer main is located in State Street.

   b. An 8-inch sewer is located in Greencrest Street NE, north of the subject property.

CRITERIA AND FINDINGS

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC *(Unified Development Code)*

Finding—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain; 802 – Public Improvements; 803 – Streets and Right-of-Way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; and 810 - Landslides.

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

The Salem-Keizer Local Wetland Inventory shows that there are hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s). Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

Criteria: SRC 220.005(f)(3)(B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately

Finding—The existing condition of State Street does not meet current standards for its classification of street per the Salem TSP. The applicant shall convey for dedication a half-width right-of-way up to 48 feet to Major Arterial street standards as specified in the PWDS and based on a rational nexus calculation. The applicant shall construct a half-street improvement to Major Arterial street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803.

> **Condition:** Convey land for dedication to equal a half-width right-of-way of 48 feet on the development side of State Street, including sufficient right-of-way to accommodate public infrastructure at the property corners.
>
> **Condition:** Construct a half-street improvement along the frontage of State Street to Major Arterial street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

Greencrest Street NE is specified as a Collector street in the Salem TSP and is planned to run along the western lot line of the subject property. The applicant shall construct a half-street improvement along the frontage of Greencrest Street NE to Collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

Condition: Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Greencrest Street NE, including sufficient right-of-way to accommodate public infrastructure at the property corners.

Condition: Construct a half-street improvement along the frontage of Greencrest Street NE to Collector standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.

The applicant submitted a traffic impact analysis for the proposed multi-family development that includes all six phases of the East Park development site. The recommended mitigation measures as specified in the TIA were incorporated into the conditions of development for CPC-ZC-PUD-SUB-ADJ19-08MOD2. Because the connection of Greencrest Street NE to State Street is required as a condition of this proposed multi-family development phase, the mitigation measure from the TIA applicable to the proposed development is as follows:

Condition: As specified in the applicant's Traffic Impact Analysis, construct eastbound-to-northbound and westbound-to-southbound left-turn lanes at the intersection of State Street and Greencrest Street NE.

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding—The applicant proposes access onto State Street along the southern lot line, Greencrest Street NE along the western lot line, and Stella Street NE along the northern lot line. The driveway access onto Greencrest Street NE and Stella Street NE provides for safe turning movements into and out of the property.

The proposed access onto State Street does not comply with standards in SRC 804.035. State Street is classified as a Major Arterial in the Salem TSP. The proposed driveway onto State Street is approximately 275 feet from the intersection of Greencrest Street NE and State Street. The proposed driveway onto State Street does not meet the minimum driveway spacing according to SRC 804.035(d). Additionally, the lot will have frontage and access directly onto Greencrest Street NE. Per 804.035(a)(2), no driveway approach is allowed onto a Major Arterial for a development that abuts a Local or Collector street. Direct access onto State Street is not permitted.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding—The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development.

As a condition of CPC-ZC-PUD-SUB-ADJ19-08MOD2, the applicant constructed a 24-inch water main along Cordon Road NE to serve the proposed development as specified in the Water System Master Plan. The Water System Master Plan specifies a 12-inch loop to be connected to the Cordon Road NE main along Auburn Road NE, Greencrest Street NE, and State Street.

Pursuant to PWDS and the Water System Master Plan, the applicant shall be required to extend the 12-inch public main from the intersection of Cordon Road NE and State Street to Greencrest Street NE. Additionally, the applicant shall construct a 12-inch public main within Greencrest Street NE from the intersection of State Street and Greencrest Street NE to the north line of the subject property.

> **Condition:** Construct a minimum 12-inch water main in State Street from Cordon Road NE to Greencrest Street NE.
>
> **Condition:** Construct a minimum 12-inch water main in Greencrest Street NE along the entire frontage of the proposed development.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4) and SRC Chapter 71 based on the regulations in effect at the time of original submittal of the East Park development. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

> **Condition:** Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

Class 2 Driveway Approach Permit -State Street

Analysis of the proposed driveway based on relevant criteria in SRC 804.025(d) is as follows:

(1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;

Finding—The proposed driveway does not meet the standards for SRC Chapter 804 and PWDS as described below.

(2) No site conditions prevent placing the driveway approach in the required location;

Finding—There are no site conditions prohibiting the location of the proposed driveway.

(3) The number of driveway approaches onto an arterial are minimized;

Finding—The proposed development does not reduce the number of driveway approaches onto Arterial streets. The proposed development includes access onto State Street, Greencrest Street NE, and Stella Street NE. Access onto State Street is not warranted.

(4) The proposed driveway approach, where possible:

i. Is shared with an adjacent property; or

ii. Takes access from the lowest classification of street abutting the property;

Finding—The proposed driveway onto State Street does not take access from the lowest classification.

(5) Proposed driveway approach meets vision clearance standards;

Finding—The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Finding—The proposed driveway onto State Street does not meet the minimum driveway spacing according to SRC 804.035(d), creating a potential traffic hazard at the proposed intersection.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Finding—Staff analysis of the proposed driveway indicate the location of the State Street driveway may have adverse impacts to the adjacent streets.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Finding—The property is located on the corner of a Major Arterial street (State Street) and a future Collector street (Greencrest Street NE). The applicant proposes access onto State Street and Greencrest Street, which does not

minimize impacts to the functionality of adjacent streets and intersections. Additionally, the proposed driveway onto State Street does not meet the spacing requirements of SRC Chapter 804.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding—The proposed development is surrounded by residentially zoned property. The proposed development abuts Major Arterial and Collector streets. The proposed driveway onto State Street has an adverse effect on the functionality of the adjacent streets because it does not meet minimum spacing standards for an Arterial street and increases the risk of traffic conflicts.

Class 2 Driveway Approach Permit -Greencrest Street NE

Analysis of the proposed driveway based on relevant criteria in SRC 804.025(d) is as follows:

(1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;

Finding—The proposed driveway meets the standards for SRC Chapter 804 and PWDS.

(2) No site conditions prevent placing the driveway approach in the required location;

Finding—There are no site conditions prohibiting the location of the proposed driveway.

(3) The number of driveway approaches onto an arterial are minimized;

Finding—The proposed driveway is not accessing onto an Arterial street.

(4) The proposed driveway approach, where possible:

i. Is shared with an adjacent property; or

ii. Takes access from the lowest classification of street abutting the property;

Finding—The subject property abuts a Parkway, Major Arterial, Collector, and Local street. A shared driveway approach is not feasible because the proposed multi-family development abuts residential lots. It is not possible to serve the

approximately 10-acre development with all driveway accesses to the lowest classification of street because access is not permitted to the Parkway (Cordon Road NE) or Major Arterial (State Street) frontages. The proposed driveway to the future Collector street (Greencrest Street NE) is required to serve the proposed development.

(5) Proposed driveway approach meets vision clearance standards;

Finding—The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Finding—No evidence has been submitted to indicate that the proposed driveway will create traffic hazards or unsafe turning movements. Additionally, staff analysis of the proposed driveway indicates that it will not create a traffic hazard and will provide for safe turning movements for access to the subject property.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Finding—Staff analysis of the proposed driveway indicate the location of the proposed driveway will not have any adverse impacts to the adjacent properties or streets.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Finding—The proposed driveway approach is located on a future Collector street and does not create a significant impact to adjacent streets and intersections.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding—The proposed development is surrounded by residentially zoned property. The proposed development abuts a Parkway, Arterial, Collector, and Local street. The proposed driveway is taken from of the lower street classifications abutting the subject property. The driveway balances the adverse impacts to residentially zoned property and will not have an adverse effect on the functionality of the adjacent streets.

Class 2 Driveway Approach Permit -Stella Street NE

Analysis of the proposed driveway based on relevant criteria in SRC 804.025(d) is as follows:

The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;

Finding—The proposed driveway meets the standards for SRC Chapter 804 and PWDS.

(2) No site conditions prevent placing the driveway approach in the required location;

Finding—There are no site conditions prohibiting the location of the proposed driveway.

(3) The number of driveway approaches onto an arterial are minimized;

Finding—The proposed driveway is not accessing onto an Arterial street.

(4) The proposed driveway approach, where possible:

i. Is shared with an adjacent property; or

ii. Takes access from the lowest classification of street abutting the property;

Finding—The proposed driveway is currently located with access to the lowest classification of street abutting the subject property.

(5) Proposed driveway approach meets vision clearance standards;

Finding—The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Finding—No evidence has been submitted to indicate that the proposed driveway will create traffic hazards or unsafe turning movements. Additionally, staff analysis of the proposed driveway indicates that it will not create a traffic hazard and will provide for safe turning movements for access to the subject property.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Finding—Staff analysis of the proposed driveway indicate the location of the proposed driveway will not have any adverse impacts to the adjacent properties or streets.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Finding—The proposed driveway approach is located on a future Local street and does not create a significant impact to adjacent streets and intersections.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding—The proposed development is surrounded by residentially zoned property. The proposed driveway is taken from of the lowest street classification abutting the subject property. The driveway balances the adverse impacts to residentially zoned property and will not have an adverse effect on the functionality of the adjacent streets.

cc: File

SALEM•KEIZER PUBLIC SCHOOLS

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Christy Perry, Superintendent

December 14, 2021

Aaron Panko, Planner
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

RE: Land Use Activity Case No. CU-SPR-ADJ-DAP-DR21-05, 4900 Block State St.

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Eyre	Elementary	K thru 5
Houck	Middle	6 thru 8
South Salem	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Eyre	Elementary	586	653	90%
Houck	Middle	1,069	1,224	87%
South Salem	High	2,258	2,248	100%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2014 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	291	MF	0.201	58
Middle			0.077	22
High			0.084	24

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll. /Cap. Ratio
Eyre	Elem.	586	2	58	60	653	99%
Houck	Mid.	1,069	44	22	66	1,224	93%
South Salem	High	2,258	183	24	207	2,248	110%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Eyre	Elementary	Eligible for School Transportation
Houck	Middle	Walk Zone
South Salem	High	Eligible for School Transportation

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	58	$64,220	$3,724,760
Middle	22	$76,882	$1,691,404
High	24	$89,544	$2,149,056
TOTAL			$7,565,220

Table 6

*Cornerstone Management Group, Inc. estimates based on RLB cost index average, 2021 Third Quarter.

Sincerely,

David Fridenmaker

David Fridenmaker, Manager
Planning and Property Services

c: David Hughes, Director – Custodial, Property and Auxiliary Services, T.J. Crockett, Director of Transportation

Exhibit H

THE PICTSWEET COMPANY ET AL
ANNEXATION / ZONE CHANGE
SHADOW PLAN
WHPacific
SHEET
EX 1.0
SCALE
1 INCH = 60 FT
N
DEDICATED R.O.W.
RIGHT-IN, RIGHT-OUT, LEFT-IN ACCESS
49TH AVENUE SE
OAKMONT COURT
SIGNALIZED INTERSECTION
STATE STREET
EXISTING UTILITY EASEMENT
CORDON ROAD
RM2 ZONE
INTERNAL R.O.W. DEDICATION
RIGHT-IN, RIGHT-OUT ACCESS
NOTE:
THIS SHADOW PLAN IS DIAGRAMATIC ONLY AND IS INTENDED TO ILLUSTRATE A POTENTIAL LAYOUT, MASSING AND DENSITY OF USES WITHIN THE CR ZONE.